



# City of Broken Arrow

## Request for Action

---

**File #:** 17-2335, **Version:** 1

---

**Broken Arrow Planning Commission**  
**06-22-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL 2022, Roland Investments Stone Wood Hills Lot Split, 1 Lot, 4.83 acres, one-quarter mile east of Elm Place, south of Albany Street

**Background:**

**Applicant:** Phil Roland, Roland Investments  
**Owner:** Roland Investments  
**Developer:** Roland Investments  
**Surveyor:** John L. Libby, Route 66 Surveying  
**Location:** One-quarter mile east of Elm Place, south of Albany Street  
**Size of Tract** 4.83 total acres; Tract 1 - 2.92 acres; Tract 2 - 1.91 acres  
**Number of Lots:** 1 (2 proposed)  
**Present Zoning:** PUD 156/CH  
**Comp Plan:** Level 6 (Regional Commercial/Employment)

Lot split request BAL 2022 involves a 4.83-acre parcel located one-quarter mile east of Elm Place, south of Albany Street. The unplatted property is presently zoned PUD 156/CH and is part of Tract D of the Stone Wood Hills development. The property is located immediately west of Bass Pro Drive and Bass Pro.

As of this report, no predevelopment meetings have occurred regarding development on either parcel. Tracts 1 and 2 meet the minimum lot size and frontage requirements of PUD 156.

According to FEMA maps, none of this property is located within the 100-year floodplain. Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

**Attachments:** Case map  
Aerial  
Lot Split Legal Descriptions and Exhibits  
Alta Survey  
Excerpts from PUD 156  
Bass Pro at the Village at Stone Wood Hills plat

**Recommendation:**

Approve BAL 2022, subject to warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.

**Reviewed By:**                      **Larry R. Curtis**

**Approved By:**                    **Michael W. Skates**

BDM