



City of Broken Arrow

Request for Action

File #: 17-2380, **Version:** 1

Broken Arrow Planning Commission
07-13-2017

To: Chairman and Commission Members
From: Development Services Department
Title: Consideration and possible action regarding BAL-2024,
Thornbrugh Property Lot Split and Consolidation, 0.40 acres,
Original Town, R-3, north of West Fort worth Street and west of
South Birch Avenue

Background:

Applicant: Wayne Thornbrugh
Owner: Cecil R. Thornbrugh
Developer: NA
Surveyor: NA
Location: North of W. Fort Worth Street, west of S. Birch Avenue
Size of Tract 0.40 acres
Number of Lots: 2 tracts containing 5 lots
Present Zoning: R-3 (Single Family Residential)
Comp Plan: Level 5 (Downtown Area)

Lot split and consolidation request BAL 2024 involves two tracts containing five lots located north of West Fort Worth Street and west of South Birch Avenue at 308 and 314 West Fort Worth Street. The property was platted as the Original Town of Broken Arrow with 25-foot-wide lots, Block 62, Lots 17, 18, 19, 20 and 21. Applicant is proposing to split Lot 19 in half and consolidate half to Tract 1 and half to Tract 2.

Tract 1 consists of Lots 17 and 18, is currently 7,000 square feet, and has 50 feet of street frontage. This meets the minimum lot area requirement for the R-3 zoning district but it does not meet the frontage requirement of 60 feet. Tract 2 consists of Lots 19, 20, and 21, is currently 10,500 square feet, and has 75 feet of street frontage. By dividing Lot 19 and consolidating half of the lot to each Tract 1 and Tract 2, both lots will meet the area and frontage requirement for the R-3 district. In essence, this is a lot line adjustment as no new lots are being created. Adjusting the lot line will bring the frontage requirement of 60 feet for Tract 1 into compliance with the Zoning Code and will leave Tract 2 in compliance.

No new structures are proposed at this time; however, because the site is located within the Downtown Area, any proposed new structures will need to go before the Downtown Advisory Board (DAB) for review and approval.

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 consolidation.

Attachments: 2-Case map
 3-Aerial
 4-Lot Split and Merger Combination Exhibit

Recommendation:

Staff recommends BAL 2024 be approved, subject to the following:

1. Warranty deed for the lot split and consolidated parcels shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. Any proposed new structure will need to go before the DAB for review and approval.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

LRC:JMW