



# City of Broken Arrow

## Request for Action

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**File #:** 17-2431, **Version:** 1

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**Broken Arrow Planning Commission**  
**07-27-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2025, Stacy Lynn Fifth Reserve Lot Split, 1 Lot, 0.38 acres, north the northeast corner of Washington Street and Aspen Avenue

**Background:**

**Applicant:** Citadel Residential Group  
**Owner:** Grimes Family Trust  
**Developer:** Grimes Family Trust  
**Surveyor:** Salvador Titone, HRAOK  
**Location:** North of the northeast corner of Washington Street and Aspen Avenue  
**Size of Tract** 0.38 total acres; Tract A - 0.16 acres; Tract B - 0.22 acres  
**Number of Lots:** 1 (2 proposed)  
**Present Zoning:** R-3 (Single Family Residential)  
**Comp Plan:** Level 2 (Urban Residential)

Lot split request BAL-2025 involves a 0.38-acre parcel located north of the northeast corner of Washington Street and Aspen Avenue. The property is zoned as R-3 and platted as Reserve A of the Stacy Lynn Fifth Addition.

Reserve A was platted with the intention of a future lift station being built. The lift station was never constructed and is no longer needed. An amendment to the plat and certificate of dedication was approved by the Planning Commission on May 12, 2016, allowing Reserve A to be used for residential lots.

The proposed lots meet the frontage requirements of the R-3 district. Right-of-way has been dedicated along Aspen Avenue in accordance with the Subdivision Regulations.

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

Stacy Lynn Fifth Addition Plat  
Amendment to Plat and Certificate of Dedication

**Recommendation:**

Staff recommends BAL-2025 be approved, 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**

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