



# City of Broken Arrow

## Request for Action

---

**File #:** 18-313, **Version:** 1

---

**Broken Arrow Planning Commission**  
**03-08-2018**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2029, Rabbit Run Reserve F Lot Split, 1 Lot, 0.03 acres, one-quarter mile west of Olive Avenue, one-eighth mile south of New Orleans Street

**Background:**

**Applicant:** Spectacular Homes, Brad Hoffman  
**Owner:** Spectacular Homes  
**Developer:** Spectacular Homes  
**Surveyor:** Fritz Land Surveying, LLC  
**Location:** One-quarter mile west of Olive Avenue, one-eighth mile south of New Orleans Street  
**Size of Tract:** 0.03 total acres; Tract 1 - 0.01 acres; Tract 2 - 0.02 acres  
**Number of Lots:** 1 (2 proposed)  
**Present Zoning:** RS-3/PUD-235  
**Comp Plan:** Level 2 (Urban Residential)

Lot split request BAL-2029 involves a 0.03-acre parcel located one-quarter mile west of Olive Avenue, one-eighth mile south of New Orleans Street on the southeast corner of Orlando Street and Sweet Gum Avenue. The property is zoned RS-3/ PUD-235 and is platted as Reserve F of Rabbit Run. Tract 2 of the proposed lot split does not meet the minimum lot size requirement for the RS-3 district and is proposed to be attached to Lot 1, Block 3, Rabbit Run.

A residential structure was constructed on the property to the south, Lot 1, Block 3, Rabbit Run, which has a drive that encroaches into Reserve F to the north. Reserve F is being split with the intention of connecting Tract B to Lot 1, Block 3. Tract 1 will be left as Reserve F.

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  
Case map close up  
Aerial  
Lot Split Legal Descriptions and Exhibit

Survey showing encroachment

**Recommendation:**

Staff recommends BAL-2029 be approved, subject to the following:

1. The warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. The warranty deed for the consolidated parcel shall be brought to the Plan Development Division to be stamped prior to being recorded in Tulsa County. Both tracts shall be permanently tied together, and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

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

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

ALY