



City of Broken Arrow

Request for Action

File #: 18-675, Version: 1

**Broken Arrow Planning Commission
06-14-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2031, Margaret H. Page Revocable Trust Lot Split, 1 Lot, 2.58 acres, one-quarter mile west of Elm Place, one-third mile north of Jasper Street

Background:

Applicant: Russell D. Peterson
Owner: Margaret H. Page Revocable Trust
Developer: None
Surveyor: Mickey Blackwell, Land Surveyor
Location: One-quarter mile west of Elm Place and one-third mile north of Jasper Street
Size of Tract 2.58 total acres; Tract 1 - 1.19 acres; Tract 2 - 1.19 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-R-1 (RS-1 requested with BAZ-2002)
Comp Plan: Level 1 (Rural Residential)

Lot split request BAL-2031 involves a 2.58-acre parcel located one-quarter mile west of Elm Place and one-third mile north of Jasper Street. This property was annexed into the City of Broken Arrow on May 20, 2002 by Ordinance No. 2446 and is unplatted. In this neighborhood, property has been divided through the lot split process. In conjunction with BAL-2031, BAZ-2002, a request to change the zoning on the property associated with this lot split request from A-R-1 to RS-1, has also been submitted. The proposed lot split meets the minimum lot size and frontage requirement for the RS-1 zoning district requested with BAZ-2002. In addition, while the City cannot enforce private covenants, the proposed lot split meets the private restrictions one-acre minimum lot size contained in Document #2005075824 that was recorded in Tulsa County on August 8, 2015.

A residential structure is currently on the westernmost parcel created by this lot split. All setbacks required by the RS-1 zoning district appear to have been met in excess although, a full survey of the property including the home has not been provided.

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 Exhibit
Approximate Setback Exhibit
Amendment to Protective Restrictions

Recommendation:

Staff recommends BAL-2031 be approved, subject to City Council approval of BAZ-2002, all conditions of BAZ-2002 being met and 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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