



City of Broken Arrow

Request for Action

File #: 18-881, Version: 1

**Broken Arrow Planning Commission
08-09-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of CA 18-100, Chase Bank, Lot 1, Block 1, 1.35 acres, CH, one-quarter mile south of Albany Street, east of 9th Street

Background:

Applicant: Cumulus Design
Owner: Adams Creek Company LLC
Developer: Chase Bank
Location: One-quarter mile south of Albany Street, east of 9th Street
Size of Tract 1.35 acres
Number of Lots: 1
Present Zoning: CH
Comp Plan: Level 6

CA 18-100 is a request for an access point for Lot 1 Block 1 of the Hillcrest Lynn Lane plat by allowing access from the north across the Reno Street right-of-way to 9th Street. Currently there is no point of access along the north and west boundaries of the lot as shown on the plat. The adjustment in the location of the access point will cause a change in the Limits of No Access along the north boundary of the plat and along the east side of N. 9th Street.

As part of the 9th Street widening project, Reno Street was rerouted to the south and became 10th Street. The right-of-way for 10th Street was dedicated by separate instrument and was recorded in Book 7149, Page 2104 in Tulsa County on October 7, 2003. The pavement for Reno Street west of 10th Street was removed but the right-of-way remains.

Section 6.4.7.C.2 of the Engineering Design Criteria Manual requires all driveways along an arterial or collector street to be offset at least 250 feet from the centerline of an arterial or collector street intersection to the centerline of the driveway. By creating an access point along the Reno Street right-of-way to 9th Street, the access is 300 feet from the intersection with Hillside Drive meeting the driveway separation requirement. A driveway in this location will also align with the existing driveway for the commercial center along the west side of 9th Street. Applicant proposes to construct an entry driveway with landscaping along either side of the entrance and to maintain the Reno Street right-of-way.

PUD-282, which involves a request to add an additional access point per that shown with CA18-100 is being processed concurrently with this change of access. PUD-282 is scheduled to be heard by Planning Commission on August 9, 2018.

Attachments: Case map
Aerial
License Agreement with Exhibit
Hillcrest Lynn Lane Plat
Site Plan

Recommendation:

Staff recommends CA18-100 be approved, subject to City Council approval of PUD-282 and to the following conditions of approval.

1. The applicant shall provide documentation that PSO is agreeable to allowing driveway access the 40-foot-wide easement along the north end of the site.
2. If the City Council approves PUD-282, applicant shall record the change of access documentation in Tulsa County and provide a digital copy to the City of Broken Arrow after filing.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW