



City of Broken Arrow

Request for Action

File #: 18-912, **Version:** 1

Broken Arrow Planning Commission
08-09-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2032, Martha A. Helm Trust Lot Split, 1 Lot, 8.49 acres, one-half mile north of Houston Street, west of Evans Road

Background:

Applicant: Martha A. Helm
Owner: Martha A. Helm Trust
Developer: None
Surveyor: Randy K. Shoefstall, Land Surveyor
Location: One-half mile north of Houston Street, west of Evans Road
Size of Tract: 8.49 total acres; Tract 1 - 5.99 acres; Tract 2 - 2.50 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-1 (RS-3 requested with BAZ-2004)
Comp Plan: Level 2 (Urban Residential)

Lot split request BAL-2032 involves an 8.49-acre parcel located one-half mile north of Houston Street, west of Evans Road. The A-1 zoning was assigned to the property when it was annexed into the City Limits on June 2, 1980, with Ordinance 833. There is an existing single family house on the northeast part of the property. The west half of the property is undeveloped. On July 17, 2018, the City Council approved BAZ-2004 to change the zoning on the property from A-1 to RS-3, provided right-of-way was dedicated along Evans Road in accordance with the Subdivision Regulations, which is 50 feet from the section line and 17.5 feet of utility easement was provided adjacent to the right-of-way line. Applicant acknowledged they were in agreement with this stipulation.

Along the south end of the property, there is a 60-foot wide strip that has a private roadway easement associated with it. This property was recently acquired by the applicant. With this acquisition, both parcels associated with the proposed lot split will have frontage onto public street (i.e. Evans Road). In addition, both properties will meet the minimum lot frontage requirement of the RS-3 district of 60 feet.

According to the FEMA maps, none of the subject property is located in 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

Recommendation:

Staff recommends BAL-2032 be approved, subject to all conditions of BAZ-2004 being met and warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM