



City of Broken Arrow

Request for Action

File #: 18-1056, **Version:** 1

**Broken Arrow Planning Commission
08-30-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2037, Sound Mind, approximately 19.50 acres, CG/PUD-279, located one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike

Background:

Applicant: Broken Arrow Economic Development Authority
Owner: Broken Arrow Economic Development Authority
Developer: SoundMind Behavior Health Hospital, LLC
Surveyor: Geodeca Land Survey Company
Location: One-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike
Size of Tract 14.1569 total acres
Number of Lots: 2
Present Zoning: CG/PUD-279
Comp Plan: Level 6

Lot split request BAL-2037 involves one tract of land approximately totaling 19.5-acres one-half mile north of Tucson Street, west of Aspen Avenue, north of the Creek Turnpike. The applicant proposes to split off from the property two tracts creating a total of two lots. The first tract totals 14.1569 acres, the second tract contains approximately 5.34 acres.

The property is currently unplatted and undeveloped. BAZ-1848, a request to change the zoning from A-1 (Agricultural) to CG (Commercial General) was approved on this, and adjacent, property by City Council on July 20, 2010. BAZ-1848 was approved subject to the property being platted. With the exception of the area platted as Aspen Creek Towne Center I, to the northeast, the remainder of the property remains unplatted.

SoundMind is a proposed health care facility and commercial development. As part of the development of the property, West Norfolk Drive will be extended to the edge of the Sound Mind Development. The remaining right-of-way for the western part of Norfolk Drive will be dedicated during the platting process. The first phase of this development will be the SoundMind Behavioral Health Hospital, with the commercial developments to the east to begin at a later date.

On August 7, 2018, the City Council conditionally approved PUD-279, a request to change the zoning for a health care facility.

According to the FEMA maps, the smaller tract will be located within a 100-year floodplain area.

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 and lot consolidation.

Attachments: Case map
Aerial
Survey

Recommendation:

Staff recommends BAL-2037 be approved, subject to the following:

1. A Quit Claim Deed or other Deed or Instrument shall be executed to accomplish the transfer of the property that is the subject of BAL-2037. Warranty deeds with adjusted legal descriptions for all parcels involved shall be brought to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. That during the platting process Right-of-Way will be dedicated for access to the smaller tract of land.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

LRC