



City of Broken Arrow

Request for Action

File #: 18-1067, **Version:** 1

Broken Arrow Planning Commission
09-13-2018

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-829A, Thomas and Dollie Shaw Lot Split, 1 Lot, 0.53 acres, south of Dearborn Street, east of 37th Street at 20925 E. 43rd Street South

Background:

Applicant: Thomas and Dollie Shaw
Owner: Thomas and Dollie Shaw
Developer: None
Surveyor: Randy K. Shoefstall, Land Surveyor
Location: South of Dearborn Street, east of 37th Street at 20925 E. 43rd Street South
Size of Tract 0.53 total acres; Tract 1 - 0.50 acres; Tract 2 - 0.03 acres
Number of Lots: 1 (2 proposed)
Present Zoning: A-RMH
Comp Plan: Level 3 (Transition Area)

Lot split request BAL-829A involves a 0.53-acre parcel located south of Dearborn Street, east of 37th Street at 20925 E. 43rd Street South. On June 12, 2003, the Planning Commission approved BAL-829 that created the existing parcel. Applicant is requesting to split the west 7 feet of the parcel and attach it to the adjoining property to the west. There is an existing mobile home on Tract 1. With Tract 2 attached to the existing parcel to the west, the proposed lots meet the minimum lot size and frontage requirements of the RMH district.

Both properties have septic tanks for sanitary sewer. The health department requires all lots with septic tanks to have at least a half-acre. With the proposed lot split, Tract 1 still contains a half acre. When the lot split was done for BAL-829, the lateral lines were shown to be on the east part of Tract.

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. Water to the property is provided by Rural Water District 4.

Attachments: Case map
Aerial

Lot split legal descriptions exhibits
Septic tank location information submitted with BAL-829

Recommendation:

Staff recommends BAL-829A be approved, subject to the following:

1. The warranty deeds for both parcels shall be submitted simultaneously to the Plan Development Division to be stamped prior to being recorded in the County.
2. Tract 2 shall be permanently tied to the abutting property to the west. It shall be acknowledged and stated on the warranty deed that the property associated with Tract 2 and the abutting property to the west cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

BDM