



City of Broken Arrow

Request for Action

File #: 18-1240, **Version:** 1

**Broken Arrow Planning Commission
11-01-2018**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2042, Lynn Lane Business Park Lot Split, 3 Lots, 1.38 acres, north and east of the northeast corner of Houston Street and 9th Street

Background:

Applicant: 20th Street Investments, LLC
Owner: 20th Street Investments, LLC
Developer: None
Surveyor: D&S Surveying and Mapping
Location: North and east of the northeast corner of Houston Street and 9th Street
Size of Tract 1.38 total acres
Number of Lots: 3
Present Zoning: IL
Comp Plan: Level 6 (Regional Employment/Commercial)

Lot split request BAL-2042 involves a 1.38-acre parcel located north and east of the northeast corner of Houston Street and 9th Street. This property is platted as Lots 2, 3 and 4, Block 1, Lynn Lane Business Park.

The purpose of this lot split is to convey a portion of Lot 3 to Lot 4. The existing building on Lot 2 was constructed on the south property line of Lot 2 as part of the overall site development. The proposed lot split would convey the northern 15 feet (approximately 0.06 acres) of Lot 3, to Lot 2. Lot 4 will remain the same and was only included in the application due to a building being constructed over the property line of Lots 3 and 4. All lots meet the frontage and size requirements of the IL zoning district.

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 Exhibit
Lynn Lane Business Park Plat

Recommendation:

Staff recommends BAL-2042 be approved, subject to the following:

1. The warranty deed for each parcel shall be brought to the Plan Development Division to be stamped prior to being recorded in Tulsa County.
2. Lot 2 and the 0.06 acre parcel shall be permanently tied together, and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: **Larry R. Curtis**

Approved By: **Michael W. Skates**

ALY