



City of Broken Arrow

Request for Action

File #: 19-281, Version: 1

**Broken Arrow Planning Commission
02-28-2019**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2049 (Lot Split), Broken Arrow Municipal Authority, 80.258 acres, one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue), south of the MK&T Railroad

Background:

Applicant: Broken Arrow Municipal Authority
Owner: Broken Arrow Municipal Authority
Developer: Broken Arrow Public Schools
Surveyor: Sisemore Weisz & Associates, Inc.
Location: One-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue), south of the MK&T Railroad
Size of Tract 80.258 total acres
Number of Lots: 1 (3 proposed)
Present Zoning: A-1
Comp Plan: Public/Semi Public, and Public Recreation

Lot split request BAL-2049 involves 80.258 acres of property located approximately one-half mile north of New Orleans Street (101st Street), one-half mile west of Evans Road (225th E. Avenue), south of the MK&T Railroad. The unplatted property is zoned A-1 (Agricultural).

The City of Broken Arrow (COBA) is in the process of acquiring this property that is adjacent to the existing Events Park. A site plan for an adult softball complex (ST18-137) was approved on January 9, 2019 for the south portion of the property. The north portion of the property (38.734 acres) will be transferred to Broken Arrow Public Schools (BAPS) for use as an elementary school. In exchange, COBA will acquire 54.417 acres north of Aspen Creek Elementary School after approval of that lot split (BAL-2050). The middle portion of the site is to be used as a public right-of-way.

Applicant is requesting to split this property into three lots. The north portion of the site, shown as Tract A, is a 38.734-acre tract proposed to be used for a new elementary school. The south portion of the site, shown as Tract B, is a 39.083-acre tract to be used for an adult softball complex at the Events Park. In December 2012, the property generally contained within Tract C was dedicated to the City of Broken Arrow for the E. Gary Street (E. 96th Street) street right-of-way. The bounds of Tract C are being modified with this lot split to meet

the roadway requirements for an 80-foot-wide roadway. Tracts A and B meet the frontage and size requirements of the A-1 zoning district.

A Specific Use Permit (SP-292) and Preliminary/Conditional Final Plat (PT19-100) applications are under review for an elementary school on agricultural-zoned property (on Tract A).

According to FEMA maps, none of this property is located within the 100-year floodplain; however, there is a blue line stream traversing the property from northeast to southwest. 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 Survey
Alta Survey
Conceptual Site Plan

Recommendation:

Staff recommends BAL-2049 be approved subject to the following:

1. The warranty deeds for each parcel being brought to the Plan Development Division to be stamped prior to being recorded in Wagoner County.
2. The final legal description for Tract C shall meet the requirements for an 80-foot-wide roadway.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

JMW