



# City of Broken Arrow

## Request for Action

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**File #:** 19-282, **Version:** 1

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

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2050 (Lot Split), Aspen Creek Elementary, 1 Lot, 78.44 acres, one-third mile west of Aspen Avenue (145<sup>th</sup> E. Avenue), north of Florence Street (111<sup>th</sup> Street)

**Background:**

**Applicant:** Broken Arrow Public Schools  
**Owner:** Broken Arrow Public Schools  
**Developer:** City of Broken Arrow  
**Surveyor:** City of Broken Arrow  
**Location:** One-third mile west of Aspen Avenue (145<sup>th</sup> E. Avenue), north of Florence Street (111<sup>th</sup> Street)  
**Size of Tract** 78.44 total acres  
**Number of Lots:** 1 (2 proposed)  
**Present Zoning:** A-1  
**Comp Plan:** Public/Semi Public

Lot split request BAL-2050 involves 78.444 acres of property located approximately one-third mile west of Aspen Avenue (145<sup>th</sup> E. Avenue), north of Florence Street (111<sup>th</sup> Street). The property is zoned A-1 (Agricultural) and is platted as Lot 1 Block 1 BAPS Elementary + ECDC - West Florence Street.

The southeast portion of this property is developed with the Aspen Creek Elementary School and the Aspen Creek Early Childhood Center on 24.023 acres of the site. Approximately the west 350 feet of the site and the north 1,500 feet of the site is undeveloped and totals 54.417 acres. The City of Broken Arrow (COBA) and Broken Arrow Public Schools (BAPS) are in the process of exchanging properties. The properties involved in the exchange include the property that is the subject of this lot split and the BAPS Elementary No. 16 lot split (BAL-2049). Upon approval of the lot splits, the COBA will acquire the 54.417-acre west and north portion of this site for a city park, and BAPS will acquire 38.734 acres north of E. Gary Street and the Events Park for Elementary No. 16.

Applicant is requesting to split this property into two lots. The developed southeast portion will be retained by BAPS. The north and west portion of the site, shown on the Lot Split Exhibit as 54.417 acres, is proposed to be used for a new park. Both the school and park sites will meet the frontage and size requirements of the A-1 zoning district.

According to FEMA maps, none of this property is located within the 100-year floodplain; however, a blue line stream crosses the northwest corner of the site, and there are two ponds in that general 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.

**Attachments:** Case map  
Aerial  
Lot Split Exhibit  
Existing Site Layout

**Recommendation:**

Staff recommends BAL-2050 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 Tulsa County.

**Reviewed By:** Larry R. Curtis

**Approved By:** Michael W. Skates

JMW