



City of Broken Arrow

Request for Action

File #: 19-420, Version: 1

**Broken Arrow Planning Commission
04-11-2019**

To: Chairman and Commission Members
From: Development Services Department

Title: Approval of BAL-2047 (Lot Split), Washington Lane VII, 1 Lot (3 Proposed), 58.941 acres, one-third mile south of Washington Street (91st Street), west of 9th Street (/177th E. Avenue/Lynn Lane)

Background:

Applicant: Olsson Associates
Owner: Armory, LLC
Developer: Armory, LLC
Surveyor: Kevin M. Newlun
Location: One-third mile south of Washington Street (91st Street), west of 9th Street (177th E. Avenue/Lynn Lane)
Size of Tract 58.941 total acres
Number of Lots: 1 (3 proposed)
Present Zoning: R-2/PUD-135C
Comp Plan: Level 2 (Urban Residential) and Greenway/Floodplain

Lot split request BAL-2047 involves a 58.941-acre parcel located one-third mile south of Washington Street (91st Street), west of 9th Street (177th E. Avenue/Lynn Lane). This unplatted property is zoned R-2/PUD-135C (single-family residential).

On December 2, 2002, the City Council approved PUD-135 and BAZ-1580 for the Washington Lane residential development, subject to platting. The development has been phased with each phase being platted as development moves forward. Subsequent amendments were made to PUD-135, and the current lot split request governed by PUD-135C, a minor amendment to reduce side yard setbacks to five feet on each side (approved by Planning Commission on June 24, 2004).

In accordance with PUD-135, the area along the western side of Washington Lane VII and Washington Lane VIII is designated for open space and recreational uses. The exhibits within the PUD indicate that this area is planned for a park and trail system and is consistent with a future trail shown on the City of Broken Arrow, Park and Recreation Master Plan and on INCOG's Go Plan as part of the Broken Arrow Creek Trail. Accordingly, an easement will need to be recorded on these parcels to facilitate future development of the trail.

Applicant is requesting to split the 58.941-acre tract into three tracts. The 4.028-acre northernmost tract will be

a remainder tract. The middle 2.073-acre tract is proposed to be combined with Lot 35 Block 1 of Washington Lane VII. The southern 6.249-acre tract will become a part of the Washington Lane VIII subdivision along with a 6.62-acre parcel and a 39.94-acre parcel. These combined parcels are in the process of being platted as Washington Lane VIII (PT19-103).

BAL-2048CB is being processed concurrently to consolidate the middle portion (2.073 acres) of this lot split (BAL-2047) with Lot 35 Block 1 of Washington Lane VII. With the lot combination facilitated with BAL-2048CB, all lots created by this lot split will meet the zoning requirements of the R-2 zoning district and of PUD-135.

According to FEMA maps, portions of the property are 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.

Attachments: Case map
Aerial
Lot Split Exhibits
PUD-135 and PUD-135C Excerpts
Broken Arrow Creek Trail Excerpt

Recommendation:

Staff recommends BAL-2047 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. All necessary utility easements must be recorded before building permits may be issued on any of the newly created parcels.
3. A trail easement shall be dedicated to the City of Broken Arrow, and recorded in Tulsa County, to facilitate a future trail as part of the Broken Arrow Creek Trail.
4. The middle 2.073-acre tract shall be combined with Lot 35 Block 1 of Washington Lane VII.
5. The southern remainder tract shall not be used until platted.

Reviewed and Approved By: **Larry R. Curtis**

JMW