



# City of Broken Arrow

## Request for Action

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**File #:** 19-421, **Version:** 1

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

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of BAL-2048CB (Lot Consolidation), Washington Lane VII, 2 Lots (1 proposed), 58.941 acres, one-half mile south of Washington Street (91<sup>st</sup> Street), west of 9<sup>th</sup> Street (177<sup>th</sup> 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:** 2 (1 proposed)  
**Present Zoning:** R-2/PUD-135C  
**Comp Plan:** Level 2 (Urban Residential) and Greenway/Floodplain

Lot consolidation request BAL-2048CB involves a 58.941-acre parcel located one-third mile south of Washington Street (91<sup>st</sup> Street), west of 9<sup>th</sup> Street (177<sup>th</sup> E. Avenue/Lynn Lane). This platted and 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 combine a 2.073-acre tract (a resulting tract from lot split BAL-2047) with Lot 35 Block 1 of Washington Lane VII. On its own, the 2.073-acre tract would not meet the frontage requirements of the R-2 zoning district. By combining the tract with Lot 35, the resulting 2.328-acre lot is in conformance with the R-2 district and with 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 Combination Exhibits  
Lot Combination Legal Description  
PUD-135 and PUD-135C Excerpts  
Broken Arrow Creek Trail Excerpt

**Recommendation:**

Staff recommends BAL-2048CB 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.

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

JMW