



City of Broken Arrow

Request for Action

File #: 19-1370, **Version:** 1

Broken Arrow Planning Commission
11-07-2019

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2065 (Lot Split), Callison Development, 1 Lot, 0.27 acres, DM (Downtown Mixed-Use)/Downtown Residential Overlay District Area 6, northwest corner of 1st Street and Commercial Street

Background:

Applicant: Jacob Callison
Owner: Jacob Callison
Developer: Jacob Callison
Surveyor: Atlas Land Office
Location: Northwest corner of 1st Street and Commercial Street
Size of Tract: 0.27 total acres
Number of Lots: 1 (3 proposed)
Present Zoning: DM/DROD Area 6
Comp Plan: Level 5 (Downtown Area)

Lot split request BAL-2065 involves 0.27 acres of property located at the northwest corner of 1st Street and Commercial Street. The property is zoned DM (Downtown Mixed-Use) and Area 6 of the Downtown Residential Overlay District (DROD), and has been platted as Lots 13-17, Block 34, Original Town of Broken Arrow.

Applicant is requesting to split this property into two three. Tract A will consist of 0.08 acres, Tract B will consist of 0.06 acres, and Tract C will consist of 0.31 acres. Each tract meets the size and frontage requirements of the Mixed-Use B/Commercial building type in DROD Area 6.

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
Exhibit

Recommendation:

Staff recommends BAL-2065 be approved subject to warranty deeds for each parcel being brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County. Since the property has been platted, Staff recommends that platting be waived.

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

ALY