



City of Broken Arrow

Request for Action

File #: 20-1256, **Version:** 1

**Broken Arrow Planning Commission
10-08-2020**

To: Chairman and Commission Members
From: Development Services Department
Title: Approval of BAL-2099CB (Lot Combination), Primrose School of Broken Arrow, 2 Lots, 2.21 acres, one-quarter mile east of Aspen Avenue (145th East Avenue), south of Albany Street (61st Street)

Background:

Applicant: Wallace Engineering, Jim Beach
Owner: Primrose School Franchising Company, LLC
Developer: Primrose School Franchising Company, LLC
Engineer: Wallace Engineering
Location: One-quarter mile east of Aspen Avenue (145th East Avenue), south of Albany Street (61st Street)
Size of Tract: 2.21 total acres
Number of Lots: 2 Lots
Present Zoning: CG/PUD-44G
Comp Plan: Level 6 (Regional Employment/Commercial)

Lot combination request BAL-2099CB involves two lots totaling 2.21 acres located one-quarter mile east of Aspen Avenue (145th East Avenue), south of Albany Street (61st Street). This property is platted as Lots 7 and 10, Block 1, The Park at Greenway and is zoned CG (Commercial General), and PUD-44G (Planned Unit Development).

BAL-2099CB is a request to combine Lots 7 and 10, Block 1 into one parcel. This lot consolidation is to facilitate the construction of a new childcare facility on the property.

According to FEMA maps, none of the property is in a 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 consolidation.

Attachments: Case map
Aerial
Exhibit
The Park at Greenway Plat

Recommendation:

Staff recommends BAL-2099CB be approved subject to the warranty deed for the new parcel being brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County.

Reviewed by: **Larry R. Curtis**

Approved by: **Jill Ferenc**

ALY