



Tulsa Metropolitan Area Planning Commission

**Case Number:** LS-21101 (related LC-978)  
**Lot-Split**

**Hearing Date:** January 17, 2018

**Case Report Prepared by:**

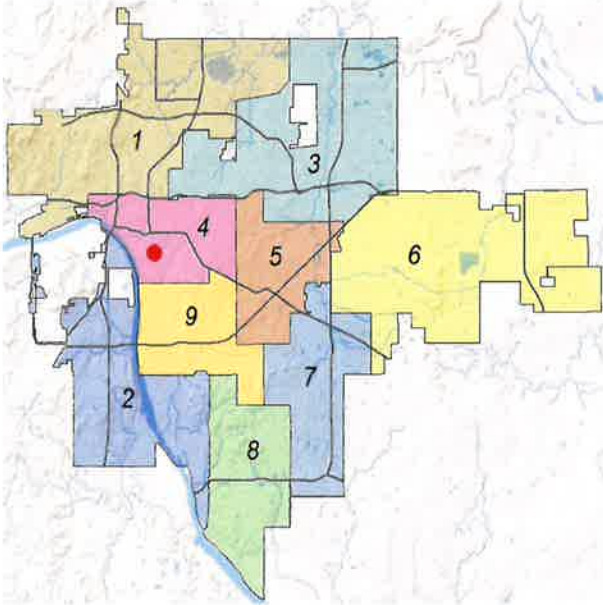
Amy Ulmer

**Owner and Applicant Information:**

Applicant: Ginger Gibson

Property Owners: same

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Proposal to split an existing RS-2 tract into two tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Residential

Tract 1 Size: .26 ± acres

Tract 2 Size: .03 ± acres

Location: Southwest corner of East 21<sup>st</sup> Street South and South Peoria Avenue

**Comprehensive Plan:**

Land Use Map:  
*Existing Neighborhood*

Stability and Growth Map:  
*Area of Stability*

**Zoning:**

Existing Zoning: RS-2

**Staff Recommendation:**

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

**City Council District: 4**

*City Councilor Name:* Blake Ewing

Lot-Split and Waiver of Subdivision Regulations

January 17, 2018

**LS-21101**

**Ginger Gibson, (9213) (RS-2) (CD-4)**

**Southwest corner of East 21<sup>st</sup> Street South & South Peoria**

The Lot-split proposal is to split an existing RS-2 (Residential Single-family) tract into two tracts. Tract 2 will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code. Tract 1 will be combined with the lot directly to the south per LC-978. The resulting combined tract will meet the Bulk and Area requirements of the City of Tulsa Zoning Code.

A previous Lot-split (LS-21023) and corresponding Lot-combination (LC-918) were approved, per the consent agenda, at the 7/5/17 Planning Commission meeting involving the same tracts. The revised Lot-split application is to allow both lots access to a sanitary sewer line.

The proposed Lot-split would not have an adverse effect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



E 20 STS

E 21st ST S

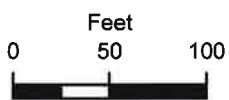
SOWASSO AVE

S PEORIA AVE

E 21 PLS

2

1



Subject Tract

LS-21101

19-12 13

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

