



Tulsa Metropolitan Area Planning Commission

Case Number: LS-21114
Lot-Split

Hearing Date: March 7, 2018

Case Report Prepared by:

Amy Ulmer

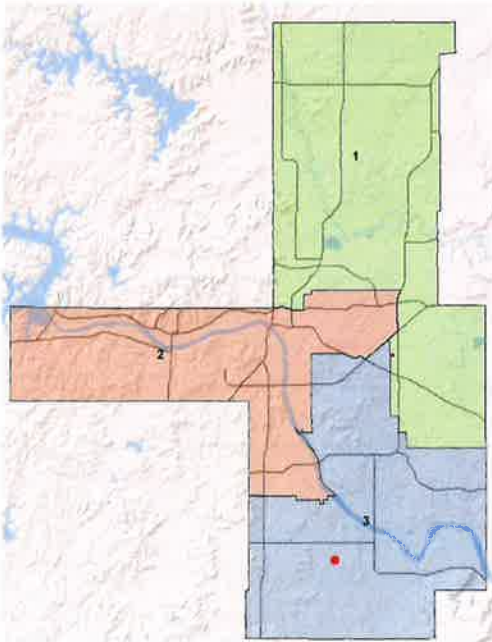
Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Property Owners: Precision Project Management, INC.

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into three tracts.

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

Existing Use: Vacant

Tract 1 Size: 2.51 ± acres

Tract 2 Size: 2.51 ± acres

Tract 3 Size: 5.0 ± acres

Location: East of the southeast corner of East 161st Street South & South Harvard Avenue

Comprehensive Plan:

Land Use Map:

N/A

Stability and Growth Map:

N/A

Zoning:

Existing Zoning: AG

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.

County Commission District: 3

Commissioner Name: Ron Peters

Lot-Split and Waiver of Subdivision Regulations

March 7, 2018

LS-21114

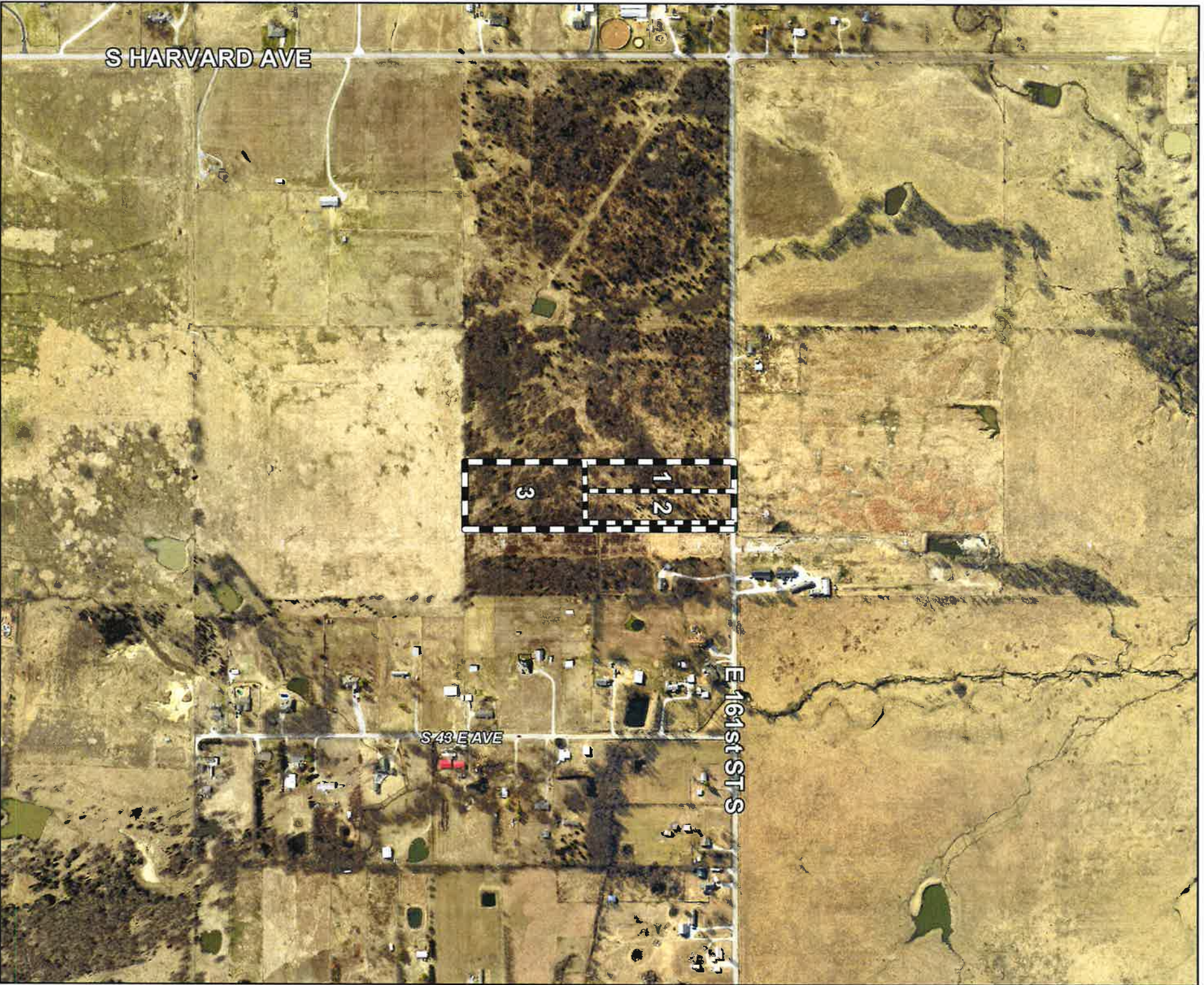
Tanner Consulting, LLC., (7328) (AG) (County)

Location: East of the southeast corner of East 161st Street South and South Harvard Avenue

The Lot-Split proposal is to split an existing Agriculture-Residential (AG) tract into three tracts. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on February 15, 2018 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along East 161st Street South, including any previously dedicated right-of-way.

The proposed lot-split would not have an adverse affect 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.



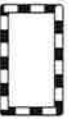
S HARVARD AVE

E 161st ST S

S 43rd E AVE

3

1
2



Subject
Tract

LS-211114

17-13 28

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

Aerial Photo Date: February 2016

