



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** LS-21127 (Related to LC-1008)

**Lot-Split**

**Hearing Date:** April 18, 2018

**Case Report Prepared by:**

Austin Chapman

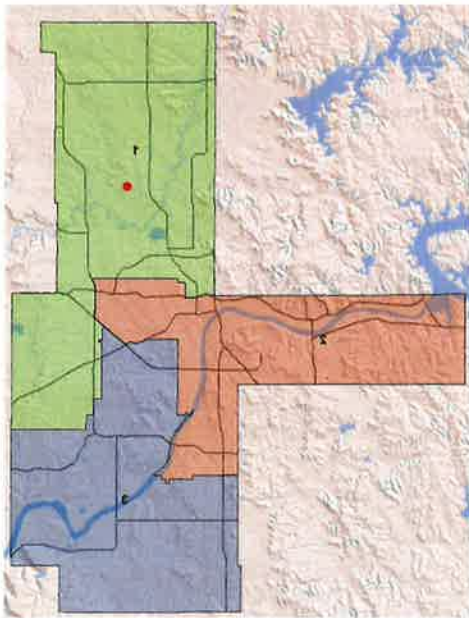
**Owner and Applicant Information:**

Applicant: Joshua Keech

Property Owners: David Dixon

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an AG tract (created through LC-1008) 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: 5.68 ± acres

Tract 2 Size: 3.84 ± acres

Tract 3 Size: 2.68 ± acres

Location: East of the northeast corner of North Sheridan Road and East 76th Street North

**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: 1**

*Commissioner Name:* Mike Craddock

22.1

**Lot-Split and Waiver of Subdivision Regulations**

**April 18, 2018**

**LS-21127 (related to LC-1008)**

**Joshua Keech, (1326) (AG) (County)**

**Location: East of the northeast corner of North Sheridan Road and East 76th Street North**

The Lot-Split proposal is to split an Agriculture (AG) tract (created through LC-1008) into three tracts. All three tracts require a waiver of the subdivision regulations requiring that no lot have more than three side lot lines. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on April 5, 2018 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along East 76<sup>th</sup> Street North, 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.

22.2



E 80 ST N

N SHERIDAN RD

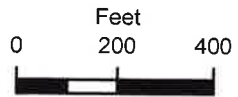
N 71 E AVE

2

1

3

E 76th ST N



 Subject Tract

**LS-21127**

21-13 26

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

Aerial Photo Date: February 2016



22.3