



Tulsa Metropolitan Area Planning Commission

Case Number: LS-21000

Lot-Split

Hearing Date: May 17, 2017

Case Report Prepared by:

Amy Ulmer

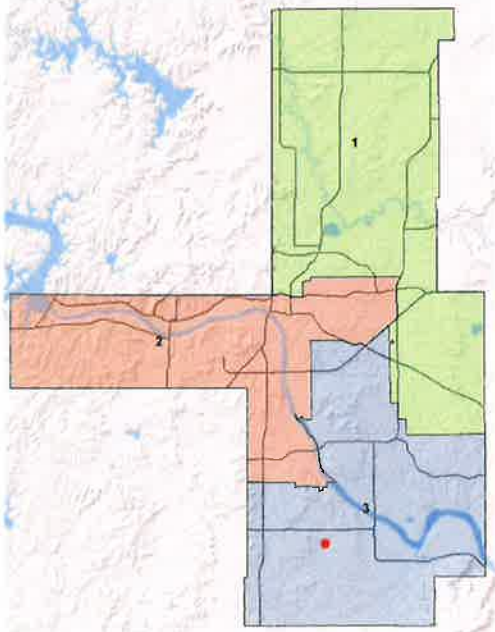
Owner and Applicant Information:

Applicant: Nathalie Schaefer

Property Owners: Mary L. Williams Revocable Trust

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: 5.2 ± acres

Tract 2 Size: 6.9 ± acres

Tract 3 Size: .59 ± acres

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

Comprehensive Plan:

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

18.1

Lot-Split and Waiver of Subdivision Regulations

May 17, 2017

LS-21000

Mary L. Williams Revocable Trust, (7320) (AG) (County)

Location: Northwest Corner of East 161st Street South & South Harvard Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Tract 1 and Tract 2 will meet the Bulk and Area requirements of the Tulsa County Zoning Code. Tract 3 will meet the Bulk and Area requirements with the concurrent lot-combination application (LC-898).

The Technical Advisory Committee met on May 4, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along East 161st Street South and South Harvard Avenue.

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.



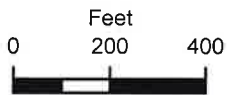
E 161st St S

S HARVARD AVE

1

2

3



Subject Tract

LS-21000

17-13 20

18.3

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

Aerial Photo Date: February 2016

