



Tulsa Metropolitan Area Planning Commission

Case Number: LS-21134
Lot-Split (Related to LC-1023)

Hearing Date: June 6, 2018

Case Report Prepared by:

Austin Chapman

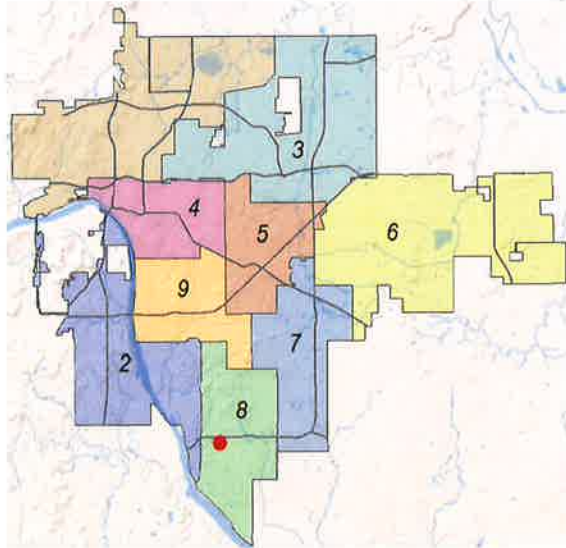
Owner and Applicant Information:

Applicant: **Russell and Sylynda Thrash**

Property Owners: William Morgan/Russell and Sylynda Thrash

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposal to split an RS-1 tract into two tracts and combine the back tract with a separate parcel.

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

Existing Use: Residential

Tract 1 Size: 0.397 ± acres
Tract 2 Size: 0.743 ± acres
Tract 3 Size: 0.784 ± acres

Location: South and West of the SW/c of East 97th Place South and South Urbana Avenue

Comprehensive Plan:

Land Use Map:
Existing Neighborhood

Stability and Growth Map:
Area of Stability

Zoning:

Existing Zoning: RS-1/PUD-216

Staff Recommendation:

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

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

Lot-Split and Waiver of Subdivision Regulations

June 6, 2018

LS-21134

Russell and Sylynda Thrash, (1404) (RS-1/PUD 216) (City)

Location: South and West of the SW/c of East 97th Place South and South Urbana Avenue

The Lot-Split/Combination proposal is to split a portion of the property located at 9703 S. Sandusky and combine it with the property located at 9726 S. Urbana. Both tracts will meet the Lot and Area requirements of the City of Tulsa Zoning Code for an RS-1 zoning District and for PUD-216.

The Technical Advisory Committee met on May 17, 2018 and had no comments.

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