



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21028

Lot-Split

Hearing Date: July 19, 2017

Case Report Prepared by:

Amy Ulmer

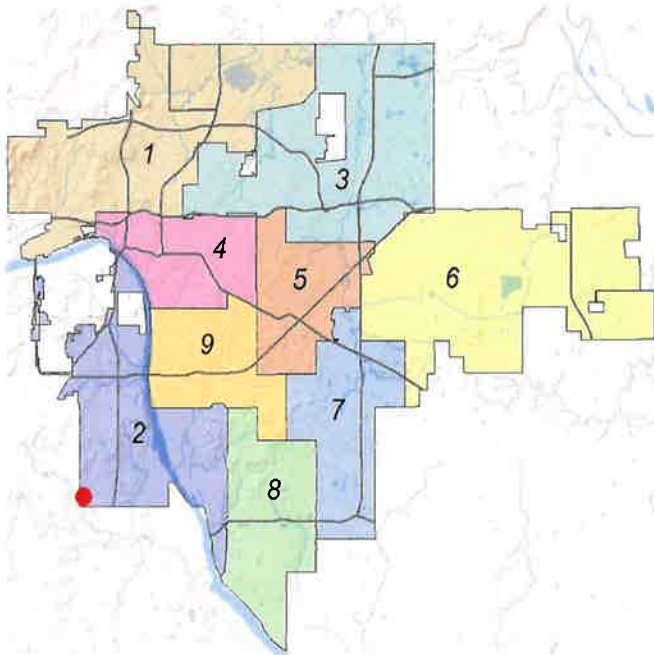
Owner and Applicant Information:

Applicant: Legacy Home Builders

Property Owners: NACC Enterprises, LLC

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG 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: Vacant

Tract A Size: .58 ± acres

Tract B Size: 5.45 ± acres

Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South

Comprehensive Plan:

Land Use Map:

Existing Neighborhood

Stability and Growth Map:

Area of Stability

Zoning:

Existing Zoning: RS-3

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: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

Lot-Split and Waiver of Subdivision Regulations

July 19, 2017

LS-21028

Legacy Home Builders, LLC., (8215) (RS-3) (Council District 2)

Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South

The Lot-Split proposal is to split an existing Single-Family Residential (RS-3) tract into two tracts. The two resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on July 7, 2017 and had the following comment. Development Services is requiring that 25' feet of right-of-way be dedicated along South 33rd West Avenue, including any previously dedicated right-of-way. Additionally, Tract A will need a sanitary sewer extension as the lot split will remove access to the sewer line. Tract B may also need an extension as service connection is not allowed to a 20" line without permission from Sewer operations and maintenance.

Release letters will be required from Development Services on the before mentioned issues prior to Deeds being released for stamping and filing.

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.

10.2



W 85 ST S

S 34 W AVE

S 33rd W AVE

A

B

S 28 WAVE

W 91st ST S

S 27 WAVE



Subject Tract

LS-21028

18-12 15

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

Aerial Photo Date: February 2016

