



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21039

Lot-Split

Hearing Date: September 6, 2017

Case Report Prepared by:

Amy Ulmer

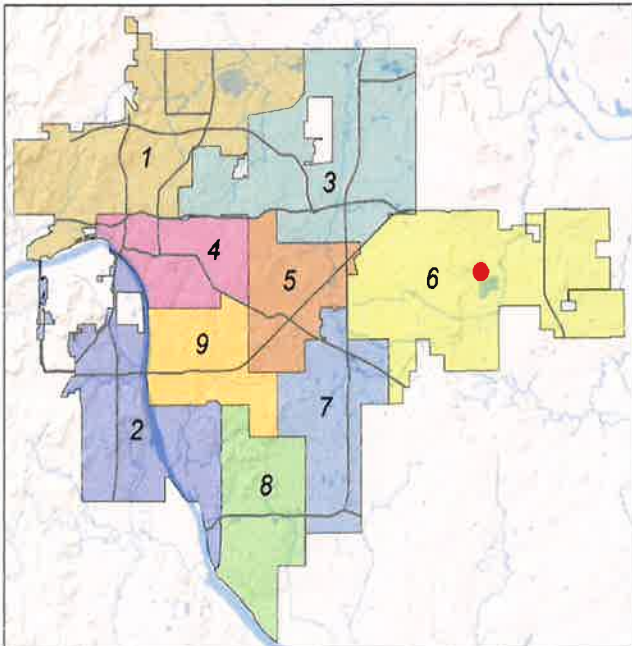
Owner and Applicant Information:

Applicant: David M. Dryer

Property Owners: Dhamma Corp

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing RS-1 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: 2.7 ± acres

Tract B Size: 2.3 ± acres

Location: East of Northeast corner of South Lynn Lane Road and East 21st Street South

Comprehensive Plan:

Land Use Map:

Mixed-Use Corridor

Stability and Growth Map:

Area of Growth

Zoning:

Existing Zoning: RS-1

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: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

September 6, 2017

LS-21039

David M. Dryer, (9412) (RS-1) (Council District 6)

Location: East of Northeast corner of South Lynn Lane Road and East 21st Street South

The Lot-Split proposal is to split an existing Single-Family Residential (RS-1) 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 August 17, 2017 and had the following comment. Development Services is requiring that 20'-25' feet of right-of-way be dedicated along East 21st Street South, including any previously dedicated right-of-way. Additionally, the extension of a water main line along the tracts frontages will be a requirement during construction development on either tracts.

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 15 ST S

S 177 E AVE

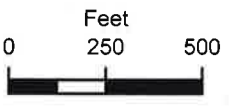
S 181 E AVE

S LYNN LANE RD

A

B

E 21st ST S



 Subject Tract

LS-21039

19-14 12

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

Aerial Photo Date: February 2016

14.3 

