



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21079

Lot-Split

Hearing Date: December 6, 2017

Case Report Prepared by:

Amy Ulmer

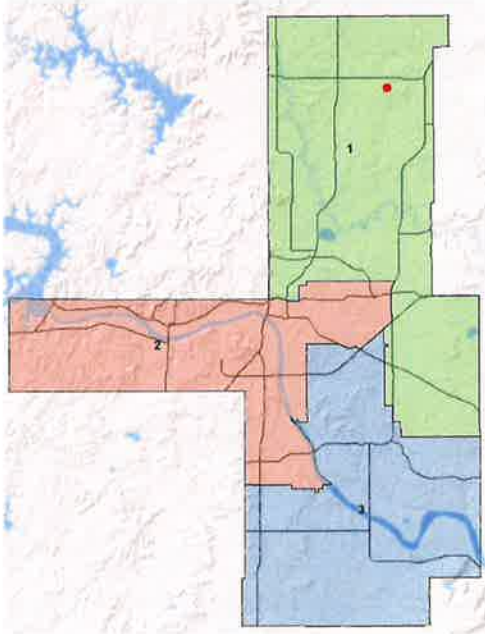
Owner and Applicant Information:

Applicant: Zac Allphin

Property Owners: same

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: Residential

Tract 1 Size: 2.2 ± acres

Tract 2 Size: 2.8 ± acres

Location: North of the northeast corner of East 136th Street North and North Mingo Road

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: John Smaligo

18.1

Lot-Split and Waiver of Subdivision Regulations

December 6, 2017

LS-21079

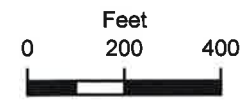
Zac Allphin, (2430) (AG) (County)

Location: North of the northeast corner of East 136th Street North and North Mingo Road

The Lot-Split proposal is to split an existing Agriculture (AG) tract into two tracts. Tract 1 and Tract 2 of the resulting split will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on November 16, 2017 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along North Mingo Road, 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.



Subject Tract

LS-21079

22-14 30

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

Aerial Photo Date: February 2016



18.3

