

To Planning Commission
Hearing Date March 04, 2021
Case Number JL 21-354 | SmithCo Development
Request Lot Split & Combination
Location 9340 S Elwood Ave W
Applicant Steven Hollabaugh

Staff Report Preparer | Marcaé Hilton

Attachments Preparer
 Lot Split Exhibit and Legal Description Steven Hollabaugh

Background Information

STAFF COMMENTARY | The SmithCo Group owns two lots on S Elwood Ave across from South Lakes Golf Course. They are seeking to split the northern portion of the southern lot and attach it to the northern lot; they want to move the shared boundary north by Twenty (20) feet. This will make the lots the same width at 220 feet. The requested lot split & combination causes no issues with the surrounding area.

PLANNING DATA

Public Comment None | no notice is given to public for Lot Split cases
Special District None
Zoning CG | Commercial General
General Location North of Main Street and West of Elwood Avenue West
North Lot | 9340 S Elwood Ave W
South Lot | 9402 S Elwood Ave W
Plat Unplatted
Parcel ID North Lot | 98223822307600
South Lot | 98223822308780
Legal North Lot | PRT E/2 NE BEG 995N SECR NE TH W543 N200.56 E543 S200.56
POB LESS E50 THEREOF SEC 23 18 12 2.27AC

South Lot | BEG 755 N & 35 W SE COR NE TH W 508 N240 E 508 S 240 TO BEG SEC 23-18-12

Gross Acres North Lot | 2.27

South Lot | 2.8

Site Plan Included in packet | general in nature

Staff Evaluation & Recommendation

EVALUATION Staff believes the Lot Split is in compliance with all City requirements.

CONDITIONS

1. Provide additional/required Street ROW
2. Platting is required per Zoning
3. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
4. Provide City Planner with copy of recorded Deeds

RECOMMENDATION: *Staff recommends approval of JL 21-354 per staff comments.*

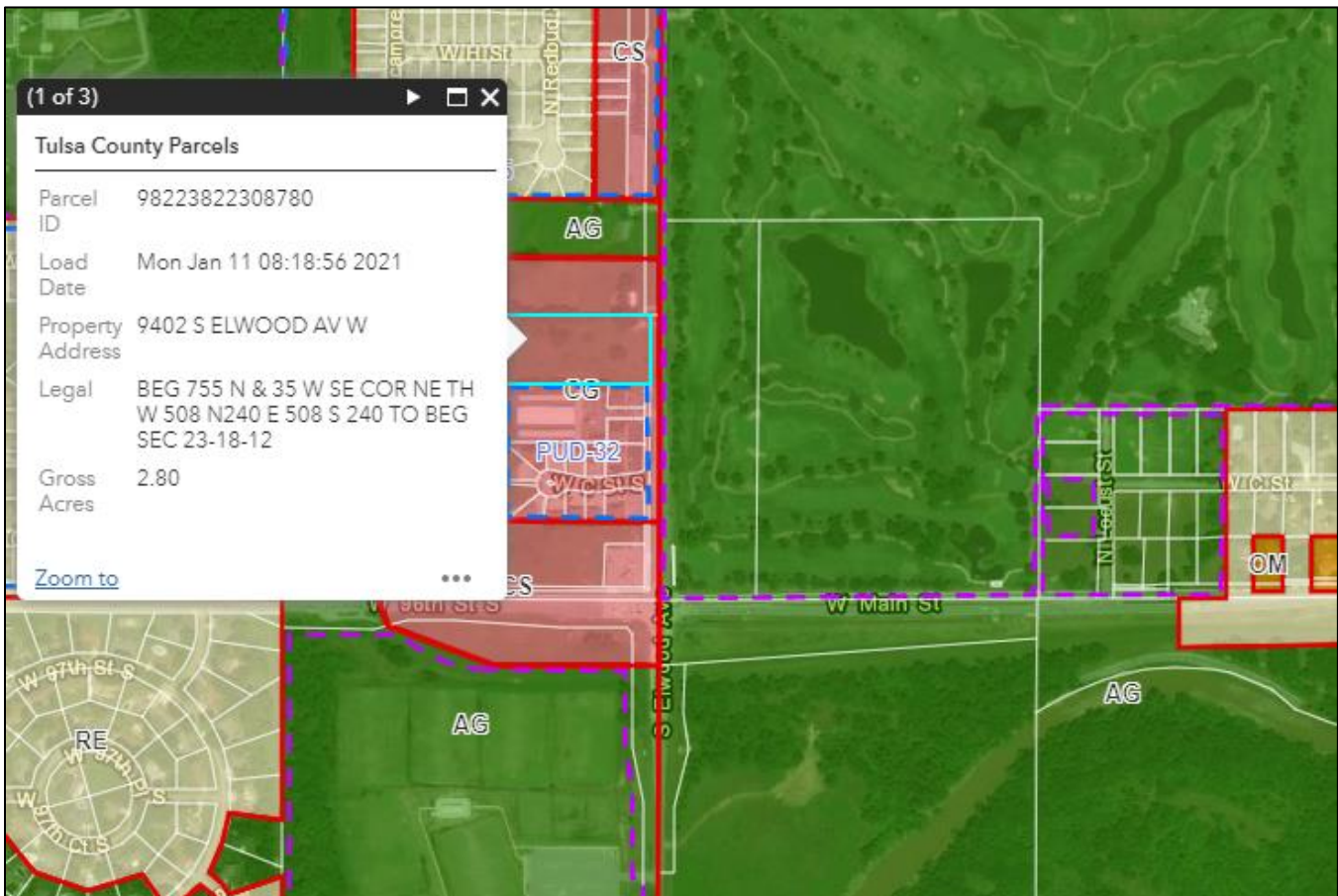


Figure 1. Southern lot highlighted



Figure 2: Bing Map Aerial View



Figure 3: Bing Map Street View Golf Course on east, Lots in question on west

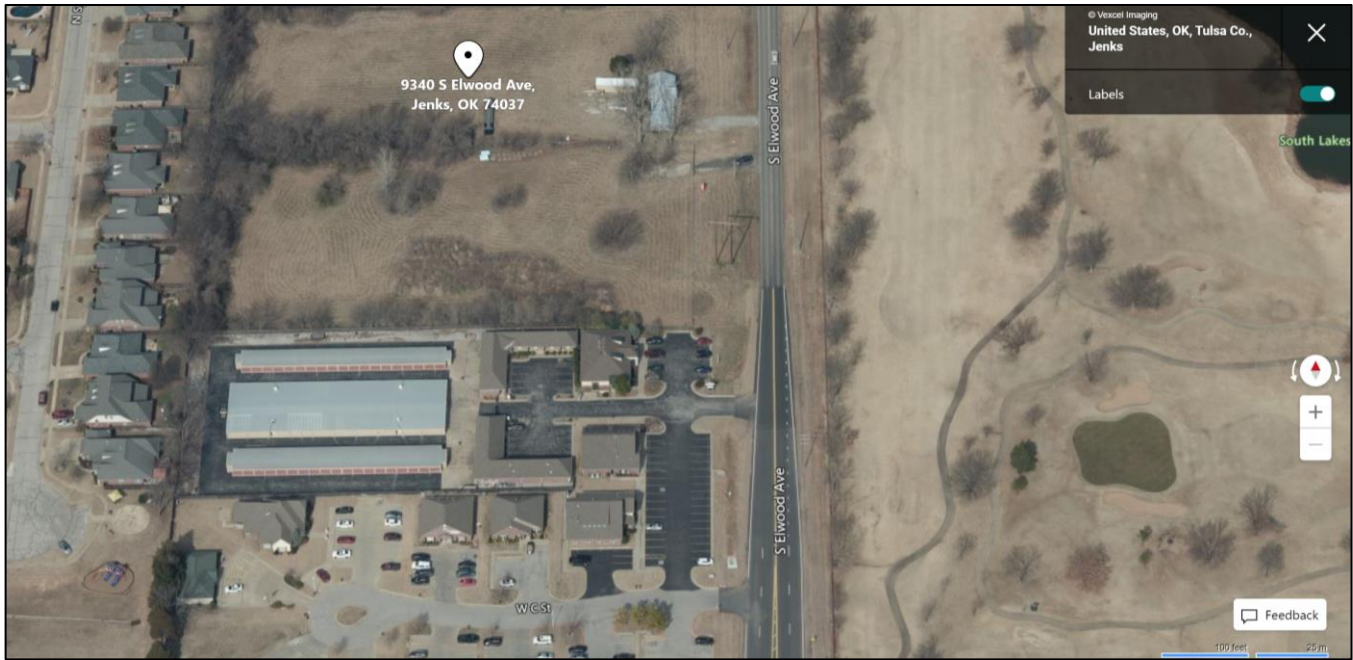


Figure 4: Birds Eye View of property

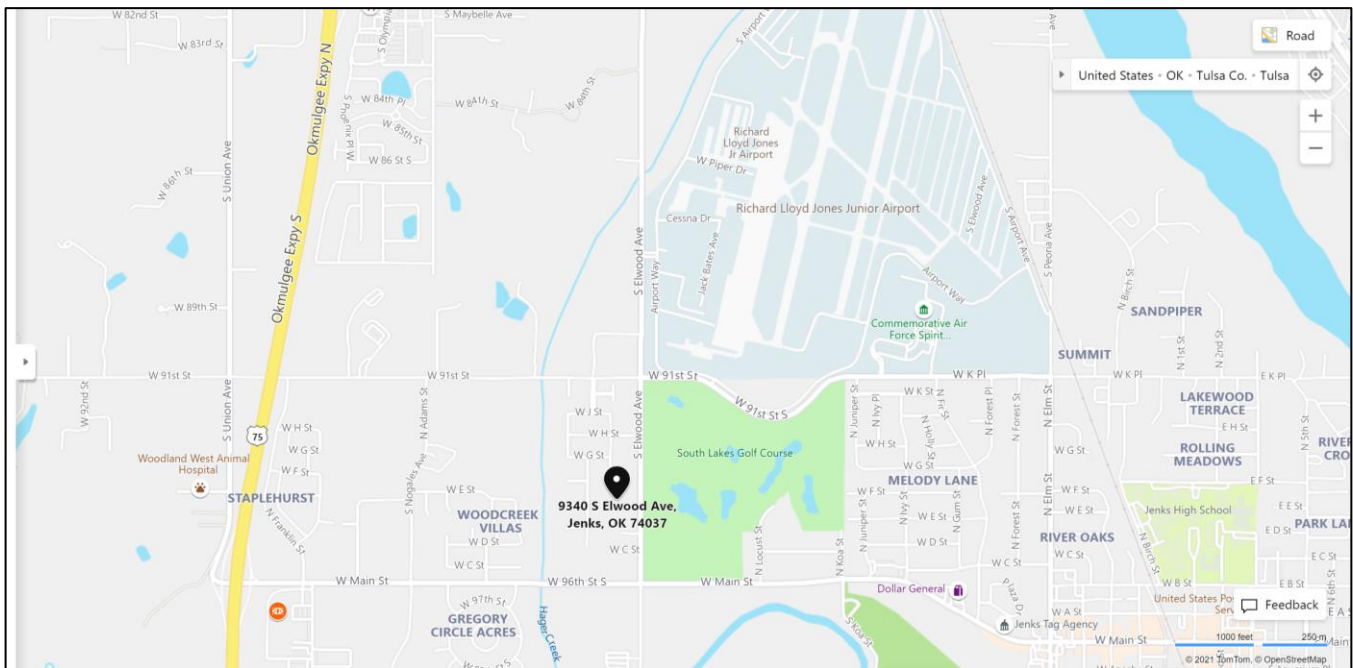


Figure 5: Bing Map | Large Map View