

Jenks | PC Staff Report



To Planning Commission
Hearing Date August 05, 2021
Case Request LS 21-362 | Lot Split
Location Between Elwood and Elm | North of 121st

Staff Report

Preparer | Marcaé Hilton

Attachments

Lot Split Exhibit

Preparer

Andy Fritz

Background Information

Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121st Street South. This lot being split is currently under construction on the north. Mr. Jordan is seeking a lot split to build an office adjacent to 121st.

Request Lot Split | Area identified on face of plat
Public Comment Lot Splits not Advertised | No comments at time of report
Uses Office | All uses allowed in OM
Current Zoning (OM) Office Medium
Comprehensive Plan Business Park
General Location 1115 W 121 ST S | North of 121st between Elm and Elwood
Current Parcel Data
Parcel ID 609-0382-364-7000
Property Address 1081 W 121 ST S
Legal LOT 3 BLOCK 1
Gross Acres 2.91
Plat South County Crossing | PUD 112
No. 6849 | 04/23/2019

CITY CODE | SUBDIVISION REGULATIONS

LOT SPLIT CHECKLIST

- ✓ Lot Split Designation.
- ✓ Lot Split application is complete.
- ✓ Lot Split fees paid.
- ✓ Scaled drawing of lot split(s) provided.

- ✓ Drawing shows all existing and proposed lot lines.
- ✓ Drawing shows adjacent streets and street widths.
- ✓ Drawing shows existing access limitations.
- ✓ Drawing shows a north arrow and map scale.
- ✓ Lot dimensions and area either conform with zoning code requirements or variance of zoning code requirements have been obtained by Jenks BOA.

✓ Lot Area	NA
✓ Frontage Non-Arterial	50 feet
✓ Floor Area Ratio	.25
✓ Set back from AG or R	10
✓ Building Height	35

- ✓ Public water and/or sanitary sewer is NOT available (appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewer disposal device). **Public utilities are available.**
- ✓ If the lot split results in inadequate access to utility easements, dedication of easement has been provided. **Easements are to be dedicated per staff and TAC.**
- ✓ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided. **Private Access has been provided.**

A. *Exceptions for Lot Splits – Subdivisions containing three (3) or fewer lots and as otherwise defined as “lot splits” in these regulations, may be excepted by the Planning Commission and City Council from all or part of the procedural provisions applicable to the platting of standard subdivisions. The number of lots for purposes of determination of status as a lot split shall be counted cumulatively from the date of adoption of these regulations with respect to each parcel, provided that for the preservation of the spirit of these regulations, any and all parcels that have been similarly divided upon review of the Jenks Planning Commission under the provisions of previous subdivision regulations shall be counted into the cumulative total for the determination of eligibility for consideration of a request for treatment as a lot split.*

1. *Procedure*

- a. *Application for Lots Splits – A request for a lot split shall be submitted to the Planning Commission secretary on forms provided by the secretary. The application shall be accompanied by a fee as prescribed by ordinance and by a scaled drawing showing all existing and proposed lot lines, all existing buildings and improvements and their distances from lot lines, adjacent streets and street widths, existing access limitations, a north arrow and map scale.*
- b. *City Action on Lot Splits – The secretary of the Planning Commission upon receiving a lot split application shall visually inspect the tract being split, notify the Technical Advisory Committee of the proposed lot split, review the proposed lot split in regard to the requirements of the Jenks Zoning Code and these regulations, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and recommendation. If the Planning Commission is satisfied that the proposed lot split satisfied the minimum requirements of the Jenks Zoning Code and these regulations, it shall transmit the proposal along with its recommendations to the Jenks City Council for consideration. If the lot split is approved by the City Council and if a conveyance of interest of the created parcels is presented, the “Lot Split Approval Stamp” shall be affixed to the instrument of the transfer of interest and signed by the mayor or vice mayor of the City of Jenks. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the City Council for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

2. *Approval Guidelines – Approval or denial of lot splits shall be based on the following conditions:*

- a. *Lot Characteristics*
 - (1) *Lot dimensions and area shall either conform with zoning code requirements or variance of zoning code requirements must be obtained from the Jenks Board of Adjustment.*
 - (2) *Where public water and/or public sanitary sewer is not available, appropriate tests shall be conducted by the health department or its assigns to determine the proposed lots suitability for a private sewage disposal device. Each proposed lot shall meet the minimum standards of the health department.*
- b. *Easements*

Where a lot split will result in a lot having inadequate access to utility easements, dedication of easements will be required in accordance with the requirements of the Technical Advisory Committee and the Planning Commission.

c. Access and Streets

- (1) Where a tract to be split is controlled by non-access provisions, no lot shall be approved where such provision will preclude access for said lot.
- (2) The splitting of land shall provide each lot with access to a public street or highway, so that the convenience of the lot owner or user is assured.
- (3) Where land to be split contains, within its boundaries, areas designated for street right-of-way on the Jenks City-County Major Street and Highway Plan, the split shall not be approved where street rights-of-way fail to conform to said plan except, upon a finding that:
 - (a) All utilities are in place and the additional right-of-way is not required for utility placement and,
 - (b) The public has, by virtue of statutory easement suitable roadway dedication, right-of-way sufficient to allow the placement of pavement of a width necessary to meet the standards of the street plan for the particular street involved.

SURROUNDING ZONING DATA

Zoning North | AG (Agriculture) & South Creek
East | IM (Industrial Medium)
South | IM (Industrial Medium)
West | IM (Industrial Medium)

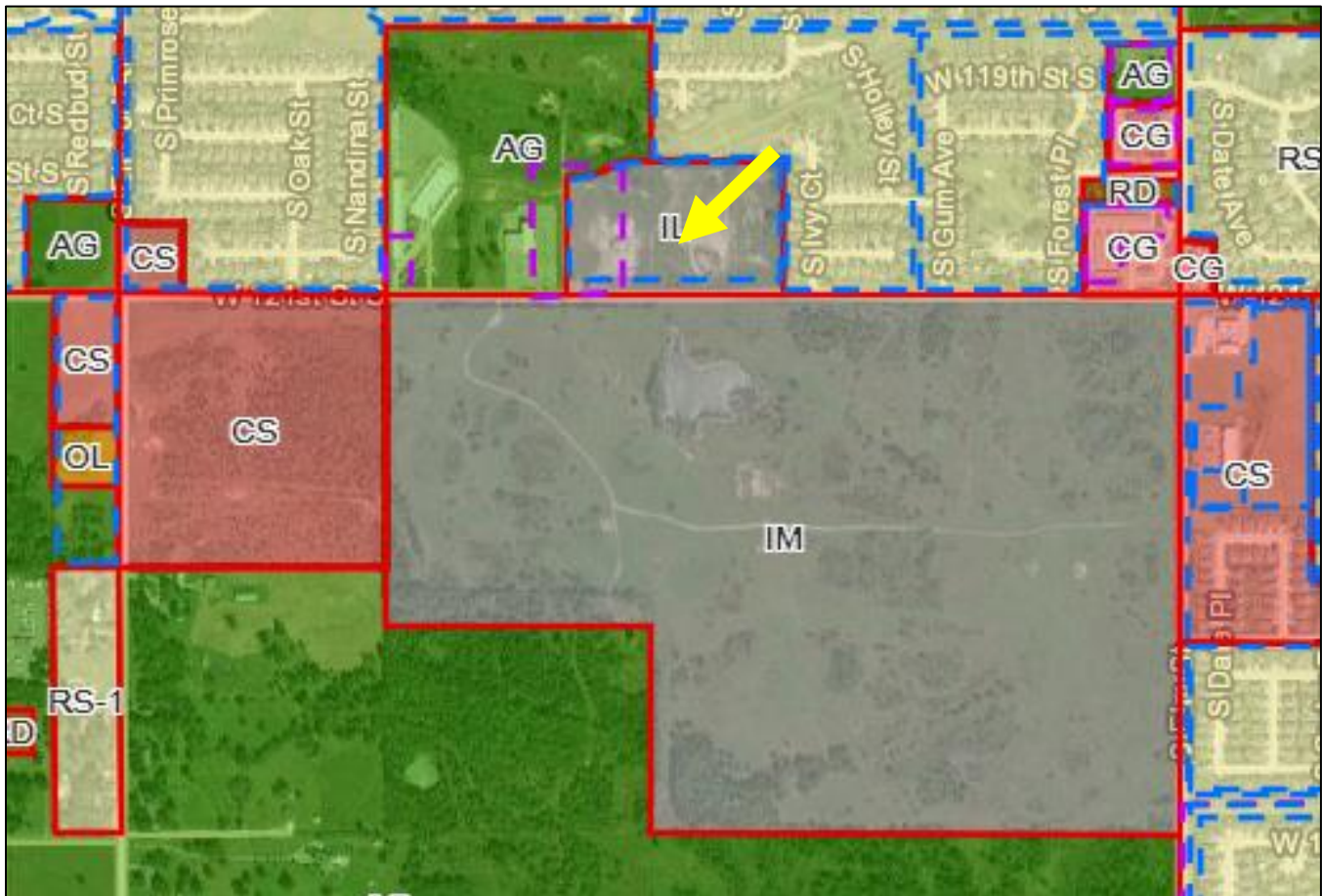


Figure 1: Zoning Map | INCOG

Land Use Plan

- | | |
|--|--|
|  Low Intensity Single-Family |  Light Industrial |
|  Medium Intensity Single-Family |  Heavy Industrial |
|  High Intensity Single-Family |  Parks and Open Space |
|  Multi-Family Residential |  Public and Semi-Public |
|  Business Park |  Utility |
|  Regional Commercial |  Potential South Tulsa-Jenks Bridge |
|  Local Commercial |  Potential Road Connections |
|  Downtown | |

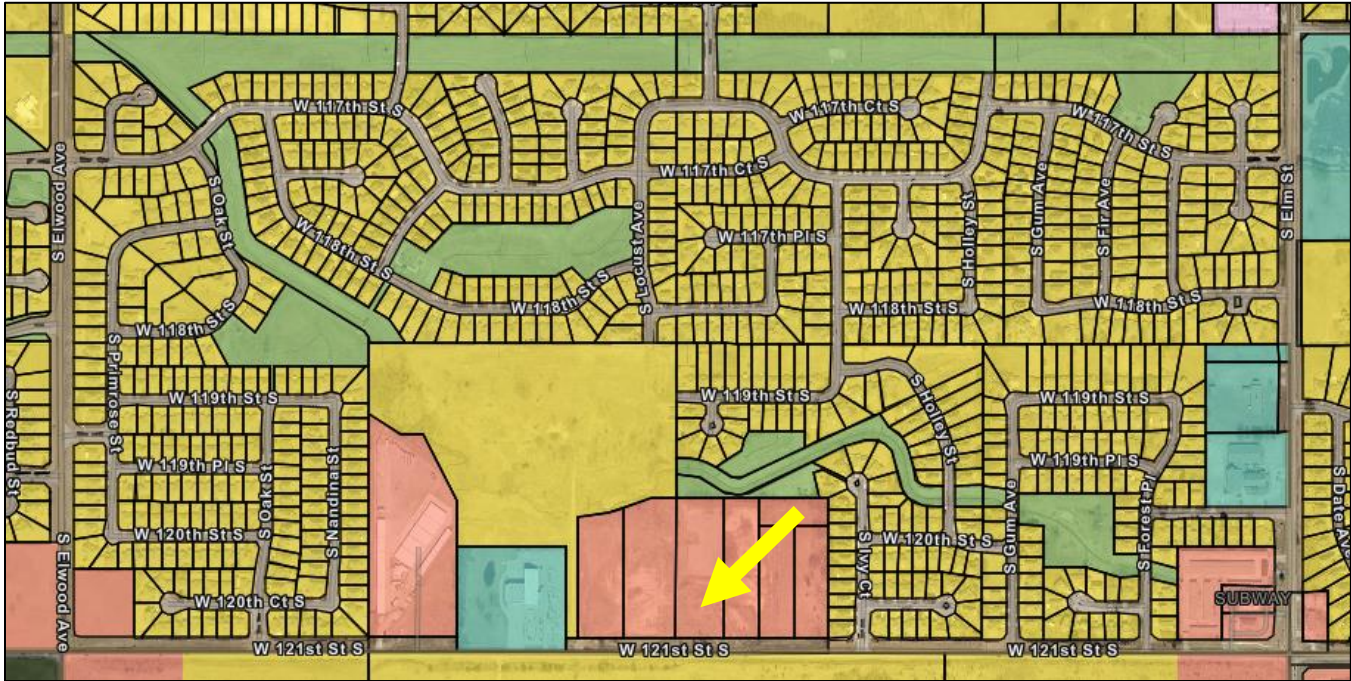


Figure 2: Horizon Jenks Comp Plan | CC voted to Amended Plan from Medium Intensity to Business Park

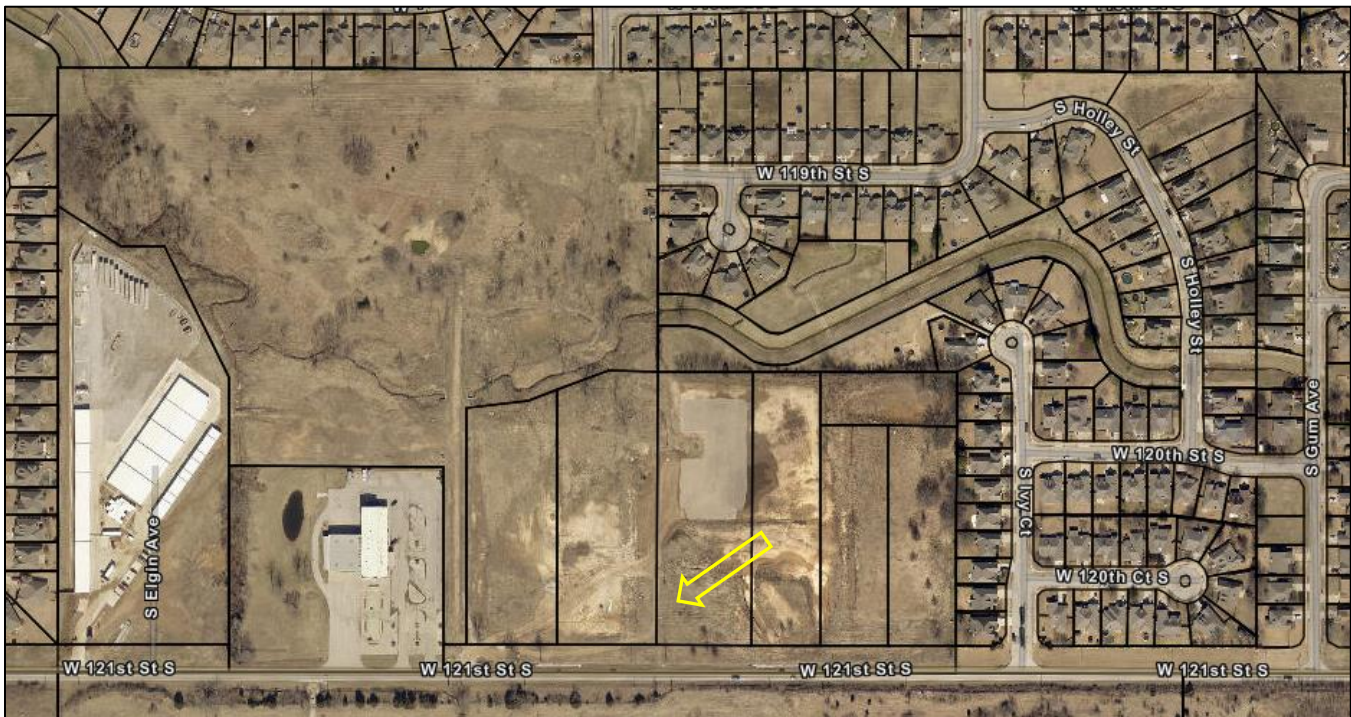


Figure 3: Google Earth Aerial View

Evaluation | This application has one request: LOT SPLIT.

The applicant has expressed to staff they are under contract with to build an office building. This lot split request is a technical action required for land development and building permit. Staff has not received any TAC comments. The Lot Split is located on Lot 3, Block 1 of South County Crossing, it is common for large commercial developments to plat large lots and come back later with a lot split request. Staff has no objection to the request.

Recommendation | Staff, Planning Commission, and TAC recommend approval of Lot Split JL 21-362 creating the legal parcel as identified in the attached documents.

Conditions of Approval

1. Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds.
3. Adhere to all environmental considerations from Local, State and Federal entities