

To	Planning Commission
Hearing Date	April 07, 2022
Case Number	JL 22-367
Request	Lot Split
Location	2101 W 101 <sup>st</sup> St
Applicant	Paul Foster

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## Staff Report

Preparer | Marcaé Hilton, BM

### Attachments

Lot Split Exhibit and Legal Description

### Preparer

Paul Foster

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## Background Information

**STAFF COMMENTARY** | Mr. Foster approached the City to request a lot split of his property. The property is roughly 40 acres near HWY 75, and he is selling the eastern 30 acres. The area is unique, as part of the property is within Tulsa County and is not annexed into the City. The split is happening at the boundary of the non-annexed Tulsa County line and the City of Jenks "city limits". Mr. Foster is keeping the western 10 acres, which is where he currently resides.

## PLANNING DATA

Public Comment None | no notice is given to public for Lot Split cases

Zoning Agriculture

Use Residential

General Location North of 101<sup>st</sup> and West of HWY 75

Lot 7 Data Parcel ID 98222822260110

Property Address 2101 W 101<sup>st</sup> St

Legal E/2 E/2 SW SE & W/2 SE SE & W/2 E/2 SE SE SEC 22  
18 12 40.00ACS

Gross Acres 40

**EVALUATION** Staff believes the Lot Split is in compliance with all City requirements. Approval of the lot split is necessary for a clear title.

- CONDITIONS**
- 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

**RECOMMENDATION:** *Staff recommends approval of JL 21-367 as presented.*

Figure 1: Zoning Map | INCOG

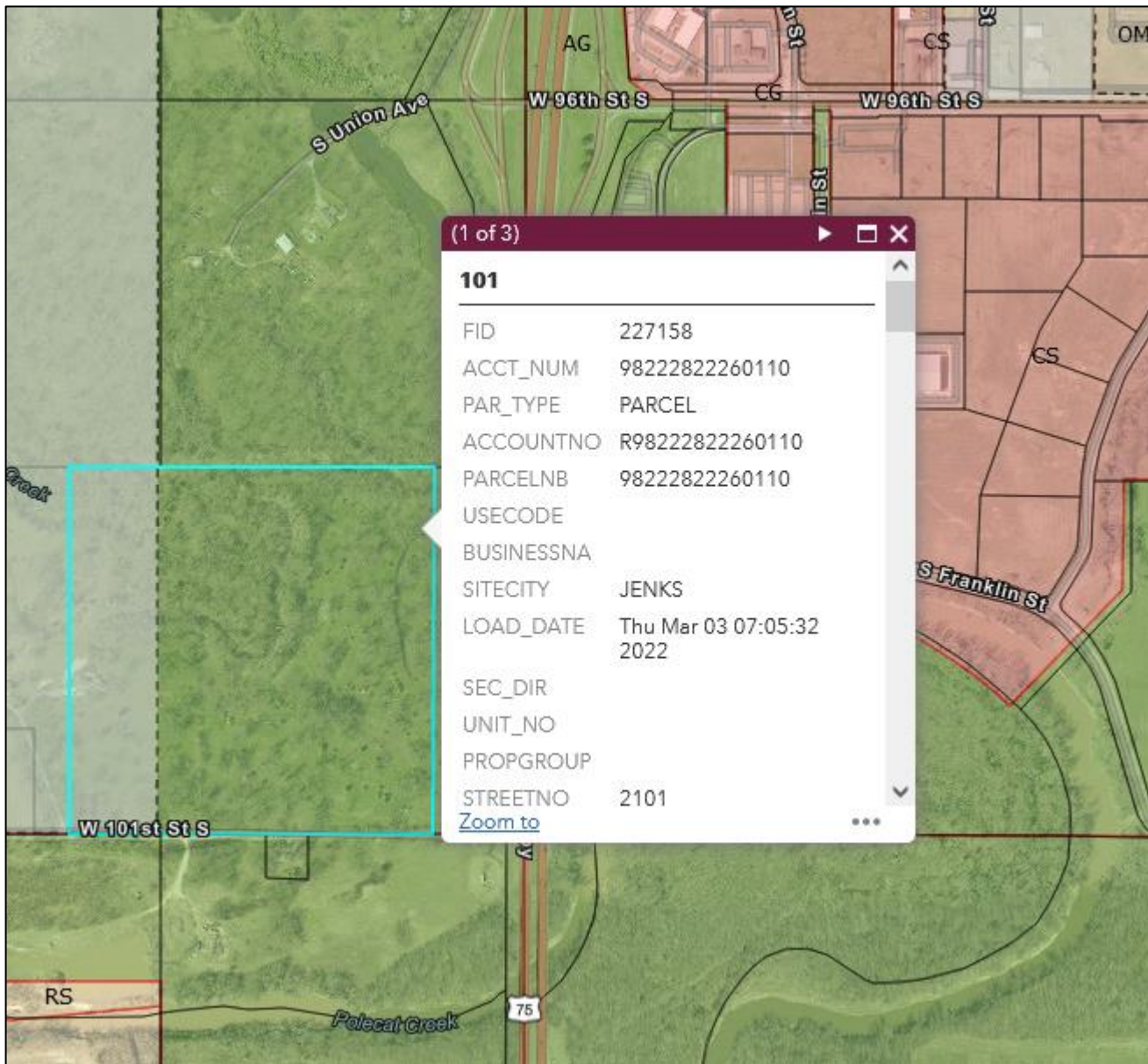


Figure 2: Google Earth view

