

To Planning Commission
Hearing Date May 05, 2022
Case Number JL 22-369 | Village on Main
Request Lot Split
Location 117 S 7 ST E
Applicant Jason Potter, Wallace Engineering

Staff Report Preparer | Marcaé Hilton

Attachments Preparer
 Lot Split Exhibit and Legal Description Wallace Engineering

Background Information

STAFF COMMENTARY | The applicant Mr. Potter, is representing Village on Main ownership, and seeks approval of a lot split for a portion of undeveloped land within the Village on Main Development Area "A." No application has been made at this time for a structure. This will split off the southern portion of Lot One, Block One creating Tract "1A" and Tract "1B" within "Village n Main I" Plat allowing for the southern portion Tract B (Lot One) is to be developed. The lot is split along the easement running diagonally across lot one (1).

PLANNING DATA

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

Zoning History	PUD	Approval Date	Ordinance No.
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RS-1	PUD 76 JZ 512	June 1, 2009	1246
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	PUD 76A JZ 533	August 15, 2011	1304
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Amended to allow for a setback encroachment along 7th for Arch encroachments

	PUD 76B JZ 575	August 13, 2015	1383
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Amended to change setback of 9 feet along Aquarium Place

Use Commercial Shopping and Office

General Location 204 S. Riverfront Drive | South of Main Street | East of levy

Plat	Village on Main I	No. 6399 09/20/2012
Tract Data	Parcel ID	60981831950660
	Parent Tract	Lot One (1) Block One (1)
	Tract "1A"	1.10 acres
	Tract "1B"	0.66 acres
Gross Acres	1.766	

Staff Evaluation & Recommendation

EVALUATION Staff believes the Lot Split is in compliance with all City requirements. Approval of the lot split is necessary for future project development.

- 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
 - 4) Meet all the requirements of PUD 76 and any amendments
 - 5) Provide additional easements as needed
 - 6) Resolve Access during site plan process

RECOMMENDATION: *Staff recommends approval of JL 22-369 as presented.*

Figure 1: Zoning Map | INCOG

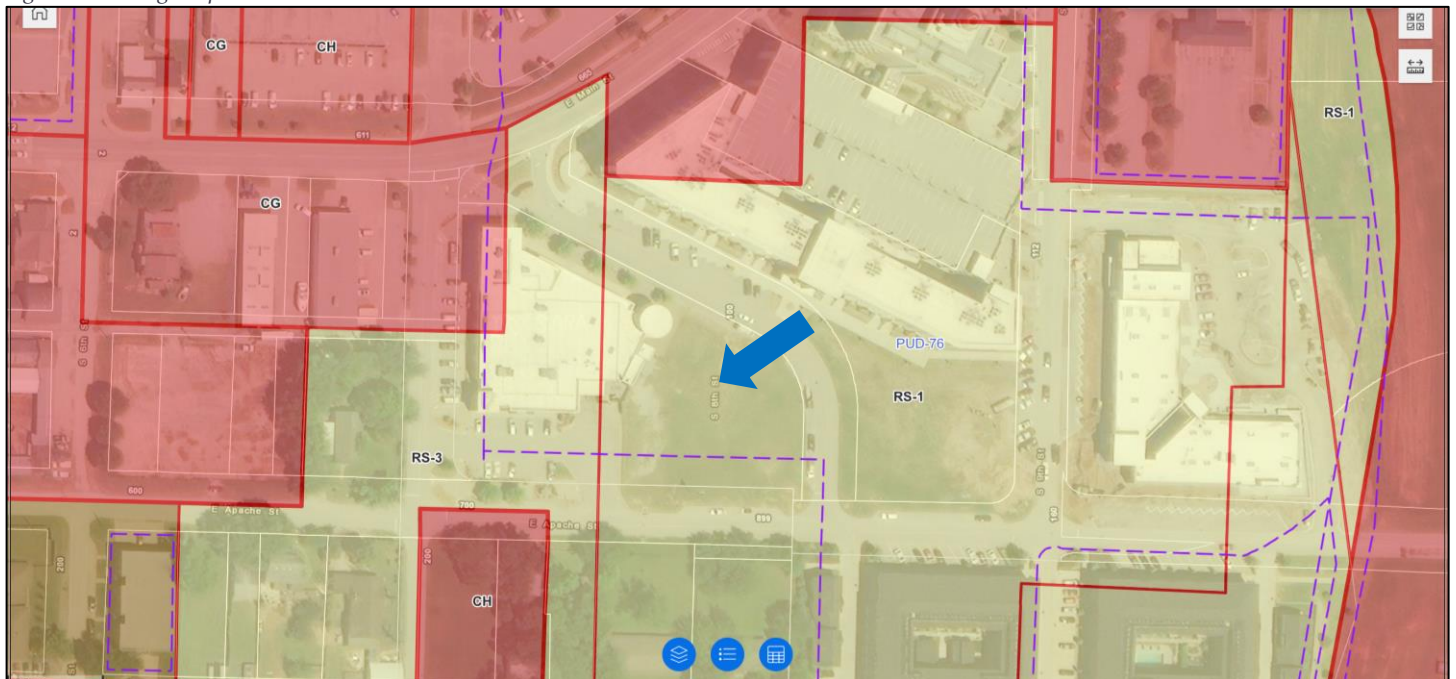


Figure 2: Parcel Data for Development Area "A"



Figure 3: Google Earth View looking north

