

To Planning Commission
Hearing Date May 05, 2022
Case Number JL 22-370 Clearfield Estates
Request Lot Split
Location Northeast corner of 141st and Harvard
Applicant Jack Taber, TEP Engineering

Staff Report

Preparer | Marcaé Hilton

Attachments

Lot Split Exhibits and Legal Description

Preparer

TEP Engineering

Background Information

STAFF COMMENTARY | The applicant Jack Taber of TEP, is representing Mr. Cozort in this lot split, and seeks approval of a lot split for a portion of undeveloped land south of Clearfield Estates. The property is unplatted with the parent tract serving as a detention area for Clearfield Estates. Staff has met with the engineer of record and the owner to discuss the development. The parent tract will become two lots with this split. No application has been made at this time for a structure and staff is not aware an any specific plans. This does not impact the hard corner with different ownership.

PLANNING DATA

Public Comment	None no notice is given to public for Lot Split cases	
Zoning History	Zoning	Ordinance No.
JZ-614	Commercial (CS)	1443
Use	Undeveloped	
General Location	South of Clearfield Estates West of the NE corner of 141 st and Harvard	
Plat	Unplatted	
Tract Data	Parcel ID	97308730856280
Parent Tract	Exhibit A	2.6604 acres
New Tract Tract A	Exhibit B	0.5115 acres new commercial parcel
Balance Tract Tract B	Exhibit C	2.1489 detention area

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
 - 3) Provide additional easements as needed
 - 4) Resolve Access during building permit/site plan process
 - 5) Add Easements to plat

RECOMMENDATION: *Staff recommends approval of JL 22-370 with conditions.*

Figure 1: Zoning Map | INCOG

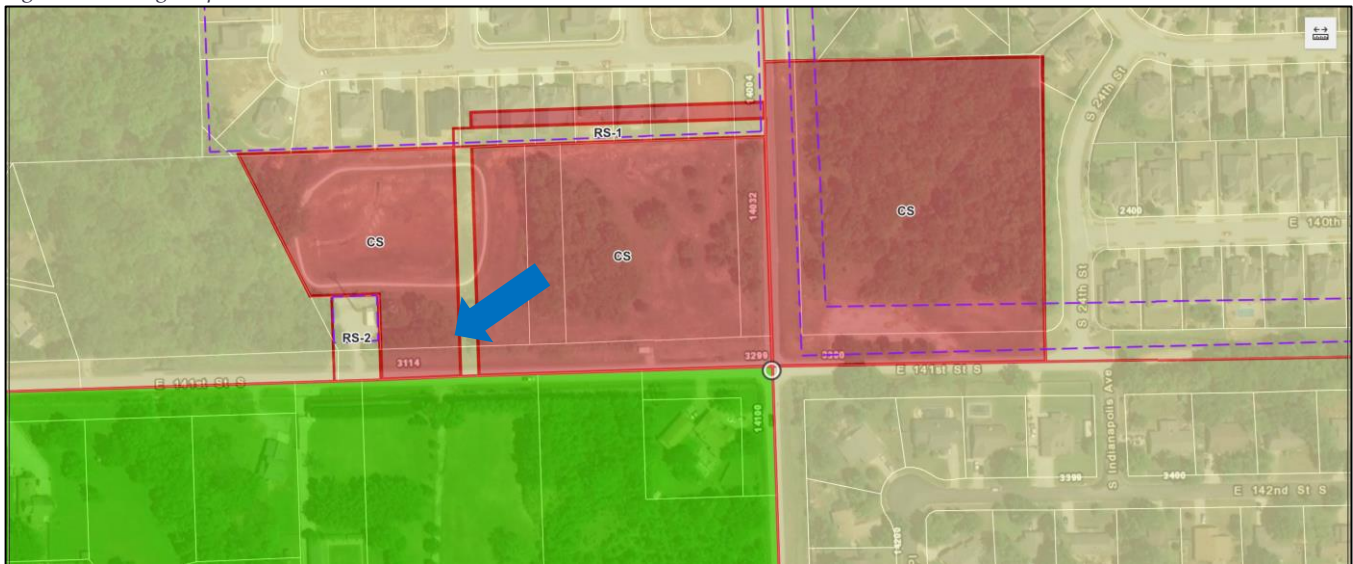


Figure 2: Parcel Data for Development Area "A"

