

# Jenks | PC Staff Report



To Planning Commission  
Hearing Date March 23, 2023  
Case Request LS 22-380 | Lot Split | Lot 4 & 5, Block 1  
Location Between Elwood and Elm | North of 121<sup>st</sup>  
Applicant Ryan McCarty, Select Design

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## Staff Report

Preparer | Marcaé Hilton

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### Attachments

Lot Split Exhibit

### Preparer

Ryan McCarty

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## Background Information

**STAFF COMMENTARY** | Mr. Kevin Jordan owns over twenty-one acres between Elgin and Elwood and north of West 121<sup>st</sup> Street South. These two lots are being split for new development.

Request Lot Split | Lot 4, Lot 5 of Block 1 | Area identified on face of plat  
Public Comment Lot Splits are not advertised | No comments at time of report  
Uses Office  
Current Zoning PUD 112 | IL (Industrial Light)  
Comprehensive Plan Local Commercial  
General Location North of 121st between Elm and Elwood

### Current Parcel Data

**ACCT\_NUM** 60903823647050 (NEW LOT) 150' by 200'  
**LEGAL** LOT 4 BLOCK 1  
**OWNER** MARTIN COMMERCIAL PROPERTIES LLC  
**TR\_SEC** 8236  
**GROSS ACRES** 2.07  
**ACCT\_NUM** 60903823647100 (NEW LOT) 150' by 200'  
**LEGAL** LOT 5 BLOCK 1  
**OWNER** SOUTH COUNTY PARTNERS LLC  
**TR\_SEC** 8236  
**GROSS ACRES** 1.66  
**Plat** South County Crossing | PUD 112  
No. 6849 | 04/23/2019

## UNIFIED DEVELOPMENT ORDINANCE | SUBDIVISION REGULATIONS

### *Subdivision Procedures*

#### *(A) Types of Subdivision of Land.*

- (1) Lot Split.*
- (2) Minor Subdivisions.*
  - (a) Lot Combination.*
  - (b) Other Subdivision Corrections.*
- (3) Major Subdivisions.*
  - (a) Preliminary Plat.*
  - (b) Final Plat*

#### *(B) General Subdivision Procedures.*

- (1) Application Submittal.*
  - (a) All land subdivision applications shall be submitted to the City Planner and be accompanied by a fee as set forth in the Master Fee Schedule.*
  - (b) After the receipt of the application, the City Planner shall review the application to determine that all required information has been submitted and notify the applicant of completeness or deficiencies.*
  - (c) Failure to cure the deficiencies within six (6) months from notification of such deficiencies shall be deemed abandonment of the application without further notice from the City.*
  - (d) A pre-platting conference shall be required before the submittal of any Major Subdivision application.*
- (2) City Planner Report.*
  - (a) After the determination of completeness, the subdivision application shall be reviewed by the City Planner pursuant to the criteria set forth in this Article per application type.*
  - (b) The City Planner shall meet with the Technical Advisory Committee as needed to review the subdivision application.*
  - (c) The City Planner shall prepare and issue a report to the applicant identifying issues of concern to be addressed as well as a recommendation for approval, approval with conditions, or denial.*
  - (d) The City Planner shall forward their report to the applicant for review.*

*(C) Lot Splits. Subdivisions containing three (3) or fewer lots defined as "lot splits" in these regulations, may be exempted by City Council from all or part of the procedural provisions applicable for Major or Minor 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 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) Lot Split Review Requirements.*

- ✓ 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 UDO requirements or Variance of zoning code requirements have been obtained by Jenks Board of Adjustment.
- ✓ Public water and/or sanitary sewer is not available (appropriate tests shall be conducted by health department of its assigns to determine the proposed lots' suitability for a private sewer disposal device).
- ✓ If the lot split results in inadequate access to utility easements, dedication of easement has been provided.
- ✓ If the lot split results in inadequate access to public street, dedication of right-of-way has been provided.

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards										
Standard	AG	OL	OM	LC	CS	CG	DC	RTC	IL	IM
<b>Lot Standards (Minimum)</b>										
Lot Area (acres)	2.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot Width (ft)	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<b>Yard Setbacks (Minimum, unless otherwise stated)</b>										
Front (ft)	25	25	40	0	0	25	0	0	50	50
Front, maximum (ft)	n/a	n/a	n/a	10	n/a	60	10	60	n/a	n/a
Exterior Side (ft) (3)	25	25	40	0	0	25	0	0	50	50
Exterior Side, maximum (ft)	n/a	n/a	n/a	10	n/a	60	25	60	n/a	n/a
Interior Side (ft) (3)	10	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
Rear (ft) (3)	40	10 (1)	20	10 (1)	10 (1)	10 (1)	0	0	25 (2)	50 (4)
<b>Building Standards (Maximum)</b>										
Height (ft)	35	50	60	50	60	60	85	85	60	60
Impervious Surface Coverage	n/a	60%	70%	60%	70%	70%	100%	70%	70%	70%
<b>Notes</b>										

### SURROUNDING ZONING DATA

Zoning       North | AG (Agriculture) & South Creek  
 East | PUD 12, South Creek | Single Family Residential  
 South | IM (Industrial Medium)  
 West | IM (Industrial Medium)

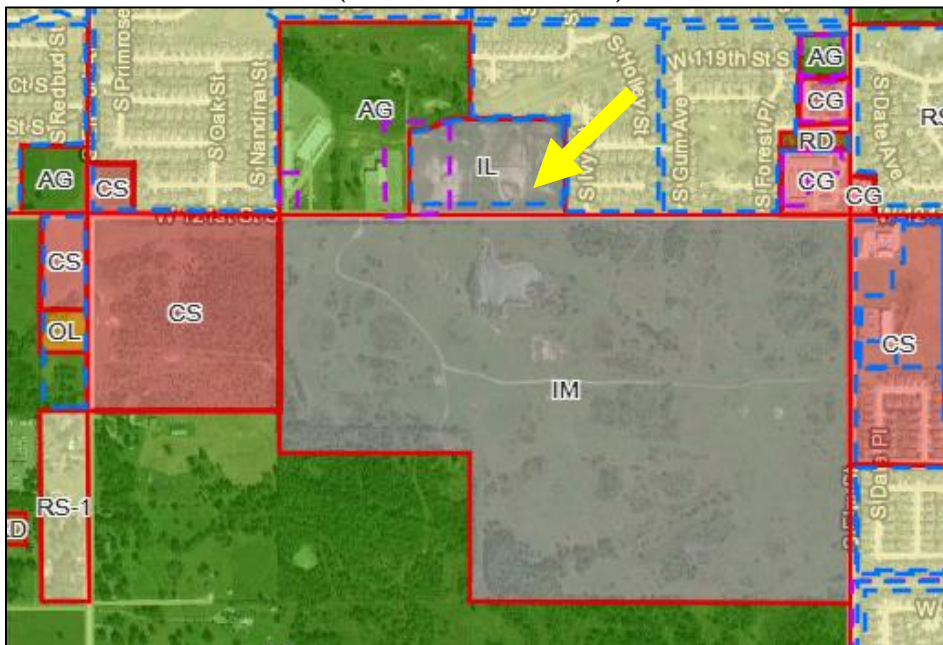


Figure 1: Zoning Map | INCOG



# 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                       |                                    |

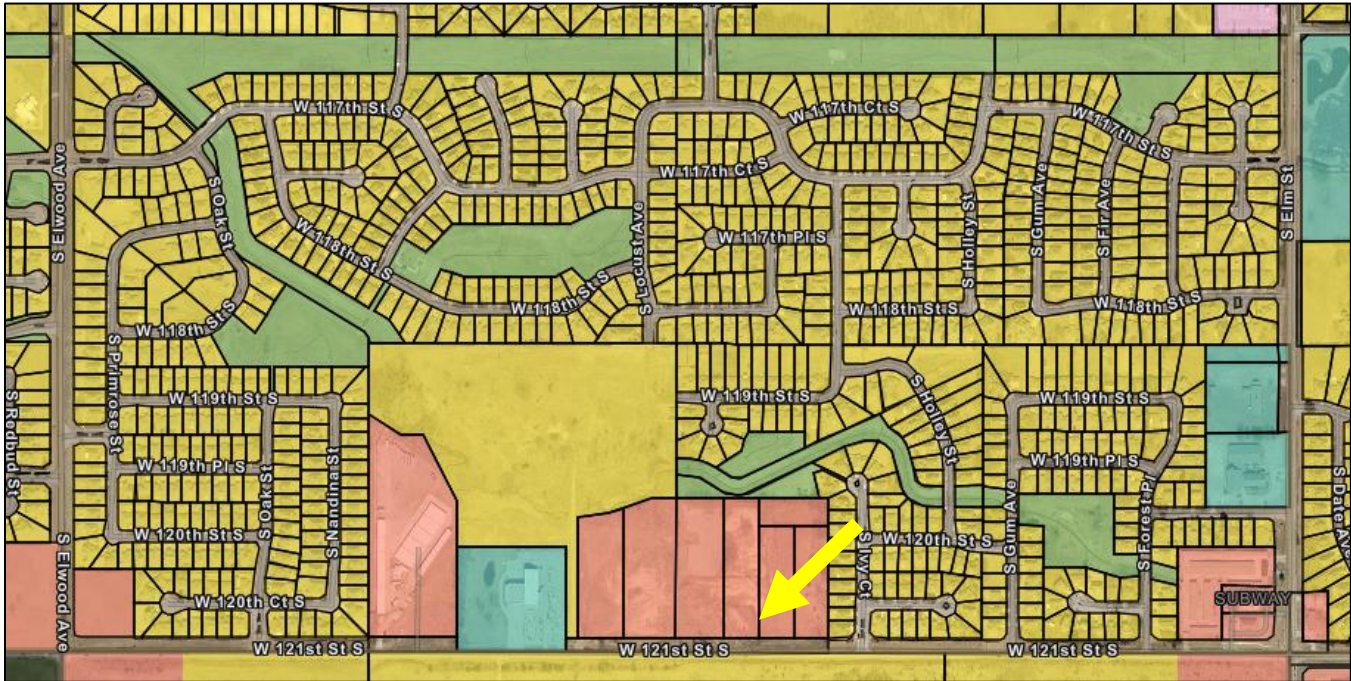


Figure 2: Horizon Jenks Comp Plan | Local Commercial



Figure 3: Google Earth Aerial View

**Evaluation** | This application has one request: LOT SPLIT for Lots 4 and 5.

This lot split request is a technical action required for land development meeting the requirements of the UDO. Staff has received several TAC responses of “No Issue”. The Lot Split is located on Lots 4 & 5 of Block 1 of South County Crossing. It is common for large non-residential development tracts to plat large lots and come back later with a lot split request. This is the third lot split process for South County Crossing. Staff has no objection to the request. The applicant will file a Mutual Access Easement (MAE) separate from the Lot Split.

UDO LANGUAGE:

(2) Procedure.

(a) *Application for Lots Splits. Applications for lots splits shall include a scaled drawing showing:*

- ✓ *All existing and proposed lot lines,*
- ✓ *All existing buildings, and*
- ✓ *All 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 City Planner, upon receiving a lot split application shall visually inspect the tract being split, notify the Planning Commission of the proposed lot split, review the proposed lot split in regard to the requirements of this UDO, prepare a recommendation concerning the proposed lot split and submit the matter for Planning Commission review and approval. If the lot split is approved by the Planning Commission 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 City Planner. Should the Planning Commission recommend that a lot split proposal be denied, the applicant may appeal to the Board of Adjustment for relief. Such appeal shall be by written petition and shall be accompanied by a fee as prescribed by ordinance.*

(3) *Approval Guidelines. Approval or denial of lot splits shall be based on the following conditions:*

(a) *Lot Characteristics.*

- ✓ *Lot dimensions and area shall either conform with UDO requirements or a Variance must be obtained from the Board of Adjustment.*
- ✓ *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 Planning Commission.*

(c) *Access and Streets.*

- ✓ *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.*
- ✓ *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.*



- ✓ *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:
  - (i) *All utilities are in place and the additional right-of-way is not required for utility placement and,*
  - (ii) *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.**

**Recommendation** | Staff, recommends approval of Lot Split JL 22-380 creating the legal parcels as identified on the plat.

**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.