

To	Planning Commission
Hearing Date	March 23, 2023
Case Number	JL 23-381
Request	Lot Split
Location	131 <sup>ST</sup> and Harvard
Applicant	Randy Shoefstall, White Surveying Company

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## Staff Report

Preparer | Marcaé Hilton

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### Attachments

Dedication Documents

### Preparer

White Surveying

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## Background Information

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**STAFF COMMENTARY** | This was Lot Split-Lot Combination came to the City with a Right of Way (ROW) Dedication request. The UDO requires Planning Commission to approve Lot Splits and Minor Subdivisions. In this case, the applicant is in the process of selling the land and would like to close in a short window. The City of Jenks requires the additional Right of Way to be dedicated as part of the Minor Subdivision process. The ROW along 131<sup>st</sup> which is a secondary arterial has an ultimate dedication of a 100' (one-hundred foot) width.

### PLANNING DATA

Request	Lot Split with ancillary acceptance Right of Way Dedication
Address:	1181 E. 131st St. S
ACCT_NUM	97305730518595
LEGAL	SW SW LESS S35 THEREOF SEC 5 17 13 38.939ACS
OWNER	STRNAD, CHARLES M AND JOY
PROP_ADD	1181 E 131 ST S
TR_SEC	7305
GROSS ACRES	38.94 STR:
Zoning:	Agriculture
Use:	Homestead

**Evaluation** | This Lot Split/combo request is referred to as a minor subdivision. The Right of Way Dedication is expected to be approved by City Council on March 21, 2023. the dedication will allow the property to be lot split/combined and sold.

**Sec. 16-8-2. General Subdivision Standards.**

(A) Land Suitability.

- (1) General Land Suitability. Land which the Planning Commission finds to be unsuitable for subdivision or because of flooding, improper drainage and erosion, adverse topography, steep slopes, or rock formations, shall not be subdivided or developed unless adequate steps are taken by the subdivider and approved by the Planning Commission to resolve the hazards created by the unsuitable land conditions.
- (2) Unsuitable Land for Subdivision. Land which the Planning Commission finds to be unsuitable for development within a proposed subdivision because of flooding, improper drainage and erosion, adverse topography, steep slopes, or rock formations, and not detrimental to the development of the subdivision, shall be set aside for uses as permitted by the Planning Commission.

(B) Zoning District Compliance. No subdivision shall be approved unless it conforms to all of the requirements of this UDO. Whenever there is a discrepancy between minimum standards or dimensions noted in this article and those contained in other chapters of this UDO, building codes or other adopted regulations, codes or ordinances, the most restrictive shall apply.

(C) Comprehensive Plan Conformance.

- (1) All proposed subdivisions shall conform to the most recently adopted Comprehensive Plan.
- (2) The arrangement, character, extent, width, grade, and location of all streets shall conform to all the elements of the Comprehensive Plan and shall be designed in accordance with sound planning and engineering principles as well as the improvement provisions outlined in this article.

(3) Permanent Markers and Monuments.

- (a) Permanent reference markers shall be placed at the intersection of the centerlines of rights-of-way. There shall be in each subdivision a minimum of two such monuments. If no two of the intersection monuments are within line-of-sight to each other, an additional marker shall be placed on right-of-way centerline so as to establish a straight line which can be seen line-of-sight from one end to the other. An additional such marker shall be placed at the center point of the turn-around in each cul-de-sac. These markers shall be in the form of a non-corrosive metal plate and each shall be stamped with a cross at the point of the intersection and the elevation to the tenth of a foot.

- (b) Permanent reference markers shall be placed at each turning point in the boundary of the subdivision. These markers shall be a 24-inch long iron pipe or bar of at least one-half inch diameter, to be set in concrete.
- (c) Permanent reference markers shall be placed at a minimum of two corners of each lot in an addition. The markers shall be at least 24 inches long and at least one-half inch in diameter made of iron pipe or bar and driven into unexcavated soil.
- (d) Permanent reference markers shall be placed at the points of curvature and points of tangency of all inside and outside rights-of-way lines, and at the point of intersection of the outside line of a curve in street right-of-way. These markers shall be a 24-inch long iron pipe or bar of at least one-half inch diameter to be driven into unexcavated soil.
- (e) The location of all permanent markers shall be shown on the face of the record plat.

**Recommendation** | *Staff recommends acceptance of the Minor Subdivision by allowing the Lot Split/Lot Combination to be approved.*