

this stipulation.

Along the south end of the property, there is a 60-foot wide strip that has a private roadway easement associated with it. This property was recently acquired by the applicant. With this acquisition, both parcels associated with the proposed lot split will have frontage onto public street (i.e. Evans Road). In addition, both properties will meet the minimum lot frontage requirement of the RS-3 district of 60 feet.

According to the FEMA maps, none of the subject property is located in the 100-year floodplain.

Oklahoma Natural Gas (ONG), Public Service Company of Oklahoma (PSO), Cox Communications, and Windstream have indicated that they do not have any problems with the proposed lot split.

Attachments: Case map
Aerial
Lot Split Legal Descriptions and Exhibit

Recommendation:

Staff recommends BAL-2032 be approved, subject to all conditions of BAZ-2004 being met and warranty deeds for both parcels being brought simultaneously to the Plan Development Division to be stamped prior to being recorded in Wagoner County.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM