

Applicant is requesting to split this property into two three. Tract A will consist of 0.08 acres, Tract B will consist of 0.06 acres, and Tract C will consist of 0.31 acres. Each tract meets the size and frontage requirements of the Mixed-Use B/Commercial building type in DROD Area 6.

According to FEMA maps, none of this property is located within 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
 Exhibit

Recommendation:

Staff recommends BAL-2065 be approved subject to warranty deeds for each parcel being brought to the Planning and Development Division to be stamped prior to being recorded in Tulsa County. Since the property has been platted, Staff recommends that platting be waived.

Reviewed and Approved By: **Larry R. Curtis**

ALY