

(County Line Road), north of the Union Pacific Railroad. RS-3 zoning was approved by the City Council with BAZ-1960 on September 6, 2016. The plat for Oak Creek South Phase II Amended was recorded in Wagoner County on April 18, 2018.

Applicant is requesting adjust the lot lines on Lots 12 & 13 for the purpose of providing more buildable area for Lot 12. An approximately 0.07 acre piece of Lot 13 is proposed to be attached to Lot 12, giving Lot 12 a total of 0.26 acres and Lot 13 a total of 0.16 acres. The 0.07-acre tract being transferred to Lot 12 shall be permanently tied to Lot 12 through the filed deed. All lots meet the frontage and size requirements of the RS-3 zoning district.

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
Lot Split Survey
Oak Creek South Phase II Amended Plat and Covenants

Recommendation:

Staff recommends BAL-2046 be approved, subject to the following:

1. The warranty deeds for each parcel being brought to the Plan Development Division to be stamped prior to being recorded in Wagoner County.
2. Lot 12 and the 0.07-acre parcel shall be permanently tied together, and it shall be acknowledged and stated in the warranty deed that the property cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY