



East: AG (Wagoner County) Large lot single family residential  
South: A-1 Single family residential  
West: RE Single family residential

The property is designated as Level 1 in the Comprehensive Plan. RE zoning is identified as being in conformance with the Comprehensive Plan in Level 1.

The Planning Commission, in their meeting of May 11, 2017, recommended conditional approval (5-0 vote) of BAZ-1977. Planning Commission and Staff recommend that platting be waived, provided right-of-way is dedicated in accordance with the Subdivision Regulations (50 feet from the section line) along Oak Grove Road. In addition, 17.5 feet of utility easement shall be dedicated adjacent to the right-of-way dedication along Oak Grove Road. No one spoke against this item.

**Cost:** \$0

**Prepared By:** Amanda Yamaguchi, Staff Planner

**Reviewed By:** Development Services Department  
Assistant City Manager, Operations  
Legal Department

**Approved By:** Michael L. Spurgeon, City Manager

**Attachments:** Planning Commission Fact Sheet  
Case map  
Aerial photo  
Comprehensive Plan  
Proposed lot split

**Recommendation:**

Approve BAZ-1977 as recommended by Planning Commission and Staff.

LRC:ALY