

Both properties have septic tanks for sanitary sewer. The health department requires all lots with septic tanks to have at least a half-acre. With the proposed lot split, Tract 1 still contains a half acre. When the lot split was done for BAL-829, the lateral lines were shown to be on the east part of Tract.

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. Water to the property is provided by Rural Water District 4.

Attachments: Case map
Aerial
Lot split legal descriptions exhibits
Septic tank location information submitted with BAL-829

Recommendation:

Staff recommends BAL-829A be approved, subject to the following:

1. The warranty deeds for both parcels shall be submitted simultaneously to the Plan Development Division to be stamped prior to being recorded in the County.
2. Tract 2 shall be permanently tied to the abutting property to the west. It shall be acknowledged and stated on the warranty deed that the property associated with Tract 2 and the abutting property to the west cannot be divided without receiving lot split approval from the Planning Commission.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

BDM