



The property is under Planned Unit Development (PUD)-29, which was approved by City Council on August 2, 1982. PUD-29 stipulates that lots as initially platted may be further subdivided in compliance with adopted lot-split procedures, provided that not more than 4 splits shall be permitted, and any resulting lot shall meet the lot size and frontage requirements of the PUD. No split of Lot 2, Block 1 has previously been recorded. This property is located within Development Areas A & B.

Minimum lot size and frontage requirements are as follows for all Development Areas A-F:

- Minimum Lot Size: 25,000 sq ft
- Minimum Frontage: 50 ft
- Minimum Frontage If Arterial: 75 ft

Additionally, the PUD requires no building setback from zoning district lines, development area lines, or lot lines.

According to the exhibit submitted by the applicant, the proposed lots are in conformance with the requirements of PUD-29.

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 Image  
Survey  
PUD-29 Dimensional Standards  
Timbercrest Park Amended Plat  
Timbercrest Park Original Plat

**Recommendation:**

Staff recommends that BAL-2159 be approved subject to the following:

- Warranty deeds shall be brought simultaneously to the Planning & Development Division to be stamped prior to being recorded with Tulsa County

**Reviewed by: Jill Ferenc**

**Approved by: Larry R. Curtis**

LMS