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## Memorandum

To: Honorable Mayor and City Council  
From: Carolyn Back, Community Development Director  
Location: 25701 East 107<sup>th</sup> Street South  
Zoning: Residential Single-Family (RS-1)  
Re: CLS 20-04 – Minor Subdivision (Lot Split)  
Date: 07.06.2020

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### **BACKGROUND**

The applicant has applied for a Minor Subdivision (Lot Split) on the subject property. This tract of land lies within the (RS-1) Residential Single-Family District. The proposed Tract 1 contains an existing residence and will continue to meet the minimum yard requirements for the Residential Single-Family (RS-1) District.

The applicant requested a rezone (CZ 20-09) of Tract 2, from Residential Single-Family (RS-1) zoning to the Industrial Light (IL) zoning. A Technical Advisory Committee (TAC) Agenda was sent on March 30, 2020. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: RS-1 E: RS-1 S: IL W: AG

Legal Description:

Original Tract: The South 209 feet of the North 418 feet of the West 217 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter NW/4 NW/4 SW/4 LESS the North 25 feet thereof and LESS and LESS West 25 feet thereof, in Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

Tract 1: The South 99 feet of the North 338.59 feet of the West 217 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter NW/4 NW/4 SW/4 LESS the North 25 feet thereof and LESS and LESS West 25 feet thereof, in Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

Tract 2: The South 85 feet of the North 418 feet of the West 217 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter NW/4 NW/4 SW/4 LESS West 25 feet thereof, in Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

**STAFF COMMENTS**

The Planning Commission made a recommendation for approval to the Coweta City Council of the Minor Subdivision (Lot Split) request. Staff recommends the City Council review the legal standards and apply the facts to those standards in considering any motion.

**ATTACHMENTS**

1. TAC Agenda  
4. Zoning Map

2. Location Map  
5. Lot Split Exhibit

3. Aerial View Map