



# Memorandum

To: Planning Commission  
 From: Tom E Young Jr, City Planner  
 Location: 30157 East 149th Street South  
 Zoning: Residential Single-Family (RS-3)  
 Re: CLS 22-07 – Minor Subdivision (Lot Split)  
 Date: 01-16-2022

## BACKGROUND

**Applicant:** Grounded Homes, LLC

The applicant has applied for a Minor Subdivision (Lot Split) on the subject property, to split the following parcel into two tracts. Both resulting tracts are compliant with zoning regulations.

This tract of land lies within the (RS-3) Residential Single Family District. The new lots will meet the minimum bulk and area requirements for the RS-3 district. Staff received and reviewed the legal descriptions for the original Tract and for both tracts A and B. Tract A and Tract B will face East 149 Street South. Tract A has an existing Single Family Structure. Tract 2 will be for a new Single Family construction.

A Technical Advisory Committee (TAC) Agenda was sent on 17 November 2022. City Staff received no adverse comments to the proposed minor subdivision.

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Residential	RS-3
Northwest: Agricultural	AG

## LEGAL DESCRIPTIONS

**Original Tract:** Lots Thirty-Six (36), Thirty-Seven (37), Thirty-Eight (38), Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), and Forty-Four (44), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

**Suggested Tract A:** Lots Thirty-Six (36), Thirty-Seven (37), and Thirty-Eight (38), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

**Suggested Tract B:** Lots Thirty-Nine (39), Forty (40), Forty-One (41), Forty-Two (42), Forty-Three (43), and Forty-Four (44), Block Two (2), Cooke Addition, Wagoner County, State of Oklahoma.

**STAFF RECOMMENDATION**

Staff recommends approval of the Minor Subdivision request CLS 22-07.

**ATTACHMENTS**

1. Survey
2. Location Map
3. Zoning Map
4. Aerial View Map