



**STAFF REPORT**  
**The City of Oklahoma City**  
**Planning Commission**  
**June 12, 2025**

**Item No. IV. 7.**

**(DA-15-PH) Application by Richard Norris for consideration of a lot split / deed approval on property located at 12025 SW 104<sup>th</sup> Street; and a Variance to Section 3.4.4.C.2(c) of the Subdivision Regulations. Ward 3.**

**I. GENERAL INFORMATION**

**A. Contacts**

Richard Norris  
[rjkbnnorris@yahoo.com](mailto:rjkbnnorris@yahoo.com)

405-200-9455

**B. Case History**

This is a new application.

**C. Reason for Request**

The applicant proposes to split a 10-acre tract into two 5-acre tracts as allowed in the AA Agricultural District. The Planning and Zoning Code (Chapter 59) indicates that AA lots are required to have a minimum width of 150-feet, measured at the front building setback line. The overall site is approximately 275-feet in width. One of the proposed tracts will be able to have the required 150-feet of lot width; however, the second lot will only be able to have 125-feet of width / street frontage. The applicant is requesting a variance to Section 3.4.4.C.2(c) of the Subdivision Regulations to allow a lot to be created without meeting the applicable regulations of the Planning and Zoning Code.

**D. Existing Conditions**

**1. Size of Site:** 10.00 acres

**2. Zoning and Land Use**

	<b>Subject Site</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Zoning</b>	AA	AA	AA	AA, R-A2	AA
<b>Land Use</b>	Residence	Residences	Agricultural	Residences	Residence

**III. REVIEW COMMENTS**

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk indicates that the agency, department, and/or division responded with no adverse comments.

**1) City Departments**

- 1. Airports**
- 2. Central Oklahoma Transportation and Parking Authority (COTPA)**
- 3. Fire \***
- 4. Information Technology/Geographic Support**
- 5. Parks and Recreation**
- 6. Police**
- 7. Public Works**
- 8. Utilities**

a) Sanitary Sewer Availability:

- 1) No objection. No assets in the area.

b) Solid Waste Management

No solid waste service is needed at this time.

c) Water Availability:

- 1) No objection. No assets in the area.

**9. Planning Department**

Section 3.4.4.C.2(c)

2. The property to be conveyed meets the following criteria:

- (c) All applicable regulations of the Planning and Zoning Code are met, including those regulations concerning non-conforming uses.

The property is zoned AA Agricultural. The AA district allows a minimum lot width, measured at the front building setback line, of 150-feet. The 10-acre subject site is approximately 275 feet in width. This will allow for one lot to maintain the required 150-feet of lot width / street frontage. The second lot will have 125-feet of lot width / frontage. Both lots will be 5-acres in size, which is allowed by the AA zoning

district. The applicant is requesting a variance to this section of the Subdivision Regulations to allow the property to be split into two tracts.

### **III. STAFF RECOMMENDATION**

*Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.*

#### **Approve the application subject to the following technical evaluations:**

1. The applicant is requesting a variance to Section 3.4.4.C.2(c) of the Subdivision Regulations regarding the requirement for lots to meet all applicable regulations of the City's Planning and Zoning Code. Six affirmative votes will be necessary for approval of the variance.

jm