



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22385 Plat Waiver

Hearing Date: January 17, 2018

Case Report Prepared by:

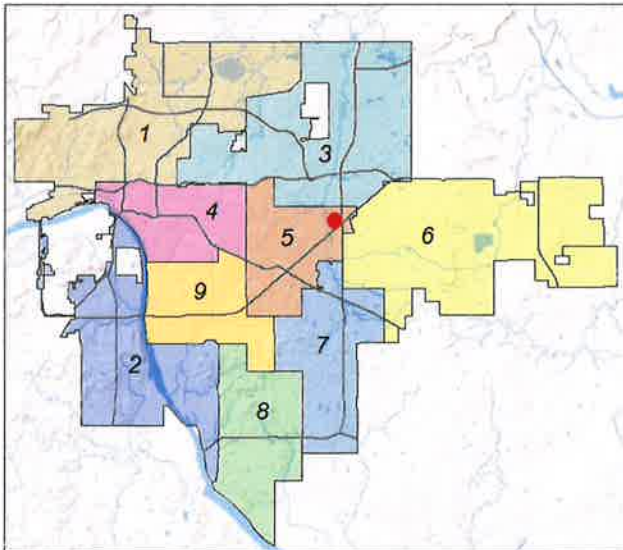
Nathan Foster

Owner and Applicant Information:

Applicant: Leo Coffman

Owner: DL Tulsa I, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of East 15th Street South and South 101st East Avenue

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the plat waiver

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22385 – (CD 5)

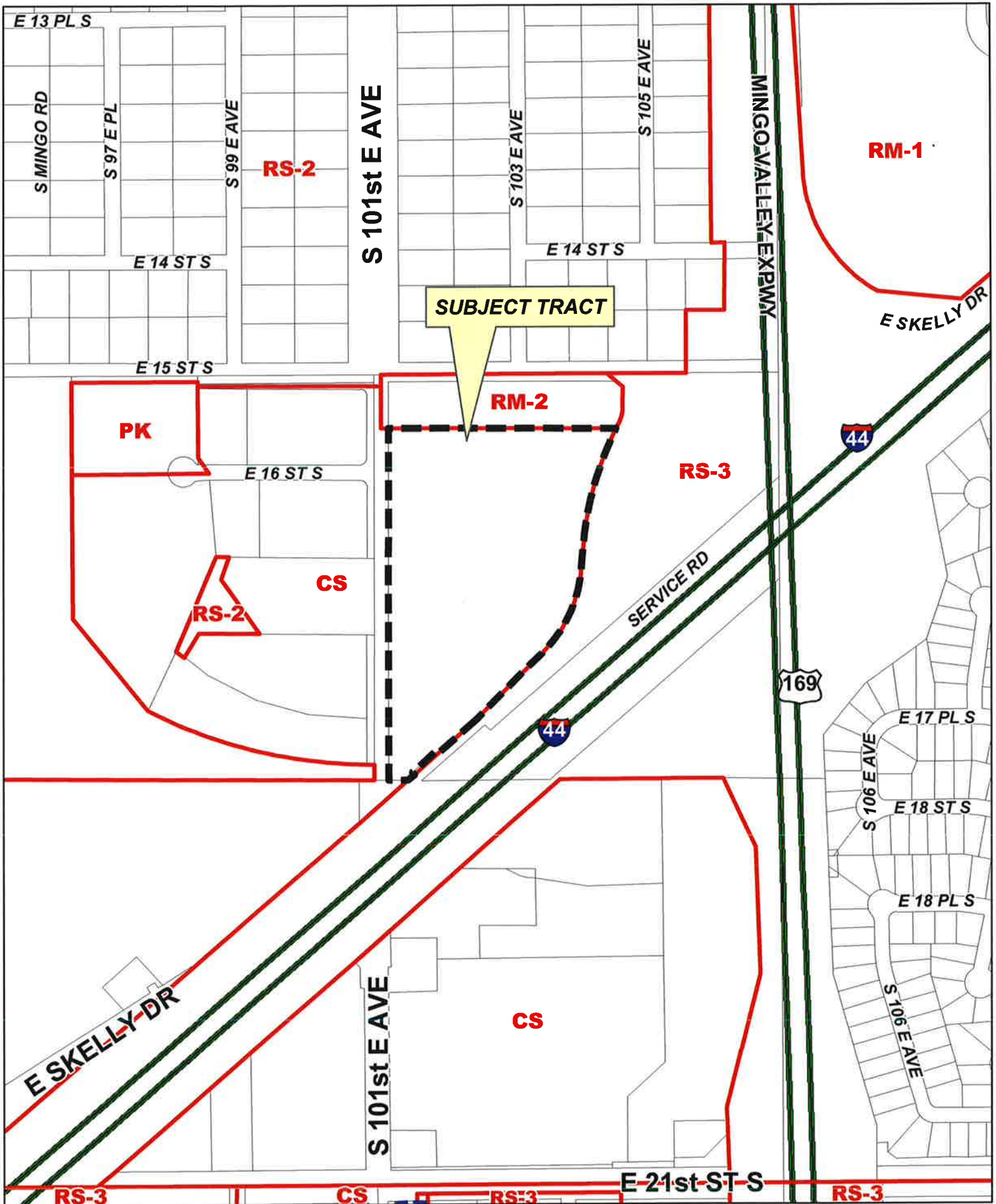
South of the southeast corner of East 15th Street South and South 101st East Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on January 9, 2018 to permit a Governmental Services use in the CS district.

The Technical Advisory Committee met on January 4, 2018 and the following items were determined:

1. Property was previously platted under the Magic Circle addition plat.
2. All required right-of-way has been dedicated and no further dedications are required.
3. All major utilities are available on the site with no need for main line extensions or new easements.
4. The property is to remain one single lot with no further subdivision proposed at this time.
5. Increases in impervious area may require additional detention easements at the time of permits.
6. There is no floodplain on the property.

Staff recommends **approval** of the plat waiver.



BOA-22385

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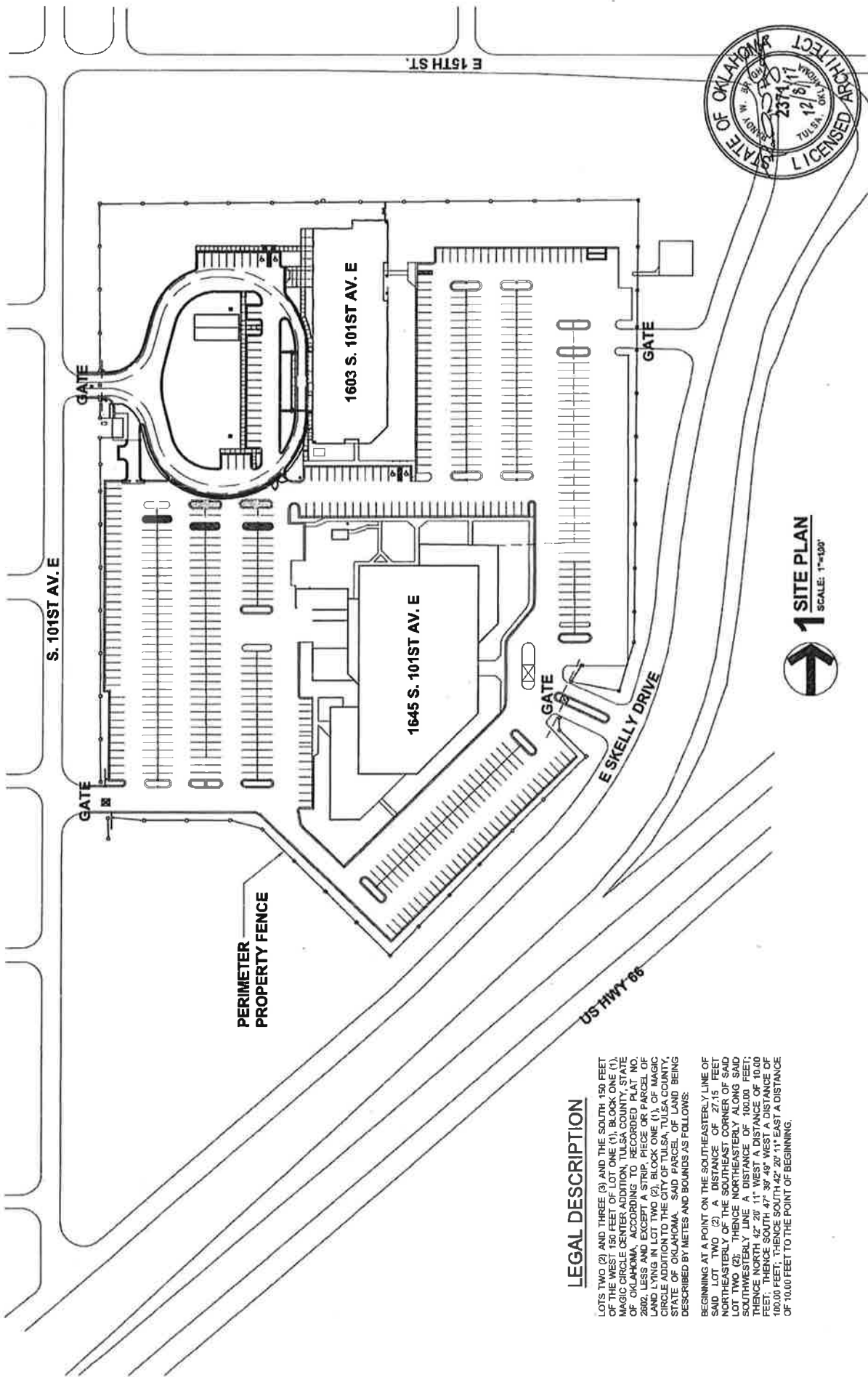
BOA-22385

Note: Graphic overlays may not precisely align with physical features on the ground.

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Aerial Photo Date: February 2016






1 SITE PLAN
 SCALE: 1"=100'

LEGAL DESCRIPTION

LOTS TWO (2) AND THREE (3) AND THE SOUTH 150 FEET OF THE WEST 150 FEET OF LOT ONE (1), BLOCK ONE (1), MAGIC CIRCLE CENTER ADDITION, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 2802, LESS AND EXCEPT A STRIP, PIECE OR PARCEL OF LAND LYING IN LOT TWO (2), BLOCK ONE (1), OF MAGIC CIRCLE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THE BOUNDS OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT TWO (2) A DISTANCE OF 27.15 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF SAID LOT TWO (2); THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 100.00 FEET; THENCE WITH AN INTERIOR ANGLE OF 100.00 FEET; THENCE SOUTH 47° 30' WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 42° 20' 11" EAST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.