



Tulsa Metropolitan Area Planning Commission

**Case :** Z-7395 Plat Waiver

**Hearing Date:** January 17, 2018

**Case Report Prepared by:**

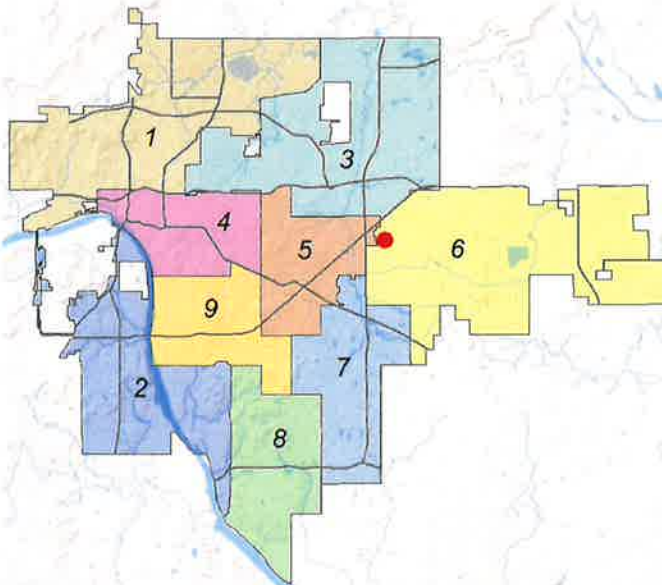
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Stuart E. Van De Wiele

*Owner:* KHACEB Properties, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Modification to previous condition applied to plat waiver approval

*Location:* North of the northeast corner of East 21<sup>st</sup> Street South and South Garnett Road

**Zoning:** OM with optional development plan (Z-7395)

**Staff Recommendation:**

Staff recommends **approval** of the modification to previously applied conditions

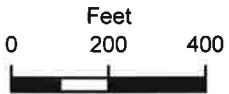
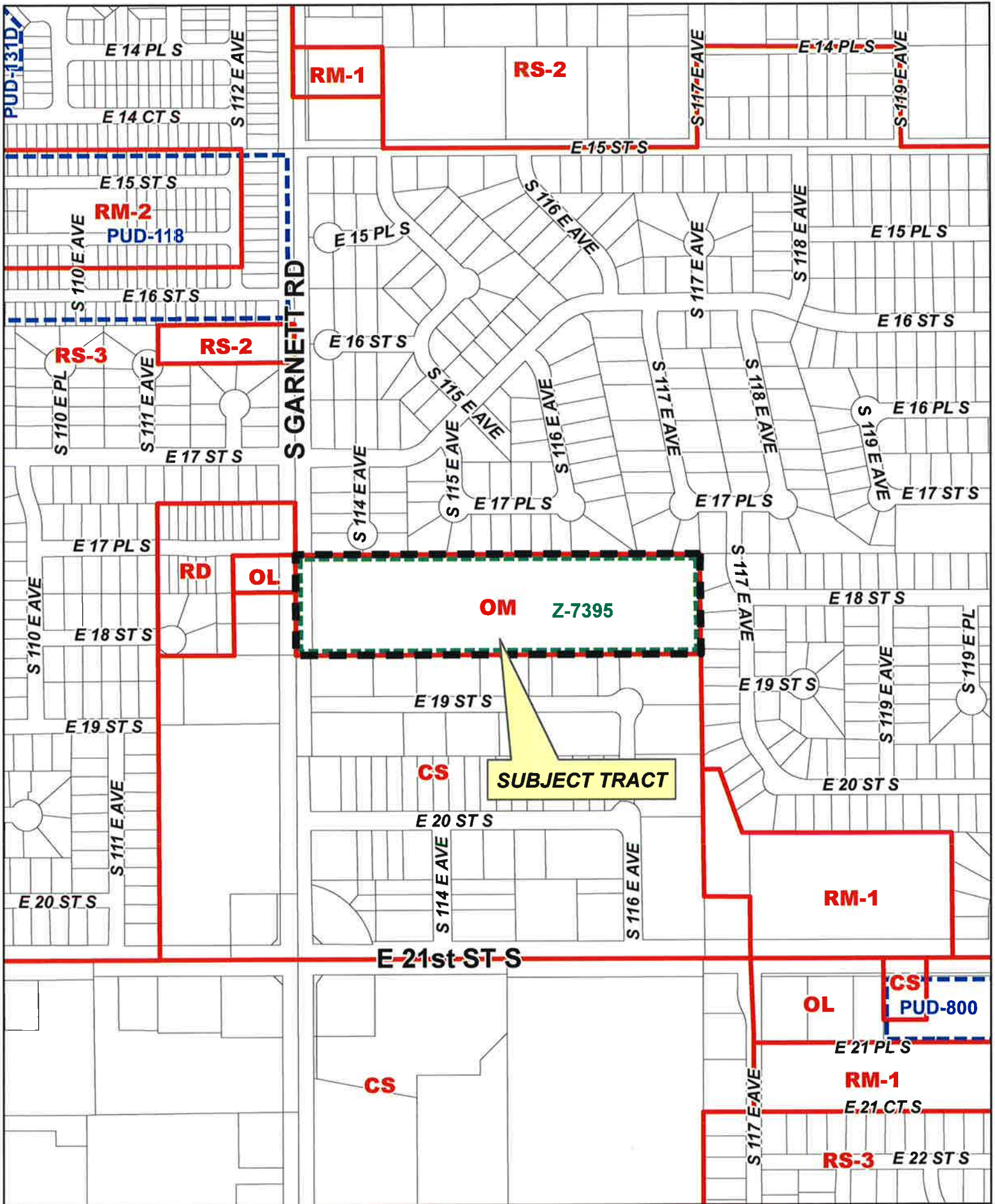
**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**


*Commissioner Name:* John Smaligo

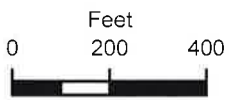
**EXHIBITS:** Site Map, Aerial, Applicant Submittal



19-14 08

**Z-7395  
Plat Waiver**

23.2 



 Subject Tract

19-14 08

# Z-7395 Plat Waiver

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

Aerial Photo Date: February 2016



23.3

**PLAT WAIVER  
Modification to Previous Conditions**

**Z-7395** – (CD 6)

North of the northeast corner of East 21<sup>st</sup> Street South and South Garnett Road

The platting requirement for this property was triggered by an approved rezoning from RS-3 to OM with an optional development plan. A plat waiver was granted on November 1, 2017 that had two conditions of approval:

- A. The approved optional development plan standards be filed of record with the Tulsa County Clerk's office.
- B. The regulatory floodplain existing on the property be placed in the recommended easement

The optional development plan approved under Z-7395 has been recorded with the Tulsa County Clerk's office which satisfies the first condition of the plat waiver approval.

The applicant has prepared the required documentation for the filing of the required overland drainage easement; however, the timeframe for review and approval of the required easement has not been completed and the easement has not been filed. The applicant is seeking a modification to the 2<sup>nd</sup> condition to permit occupancy within the existing building on the site while the easement is still pending. No new construction is proposed at this time and the area to be covered by the overland drainage easement is restricted from any new development by the approved optional development plan.

In order to permit the issuance of a certificate of occupancy on the existing facility staff recommends **approval** of the modification to the previous conditions to reflect the following:

- ~~A. The approved optional development plan standards be filed of record with the Tulsa County Clerk's office.~~ Condition satisfied by 12/19/17 recorded notice of optional development plan.
- B. The regulatory floodplain existing on the property be placed in the recommended easement prior to any new construction on the site with the excluding any requests for interior remodel of existing structures.