



Tulsa Metropolitan Area
Planning Commission

Case : PUD-268-C Plat Waiver

Hearing Date: February 7, 2018

Case Report Prepared by:

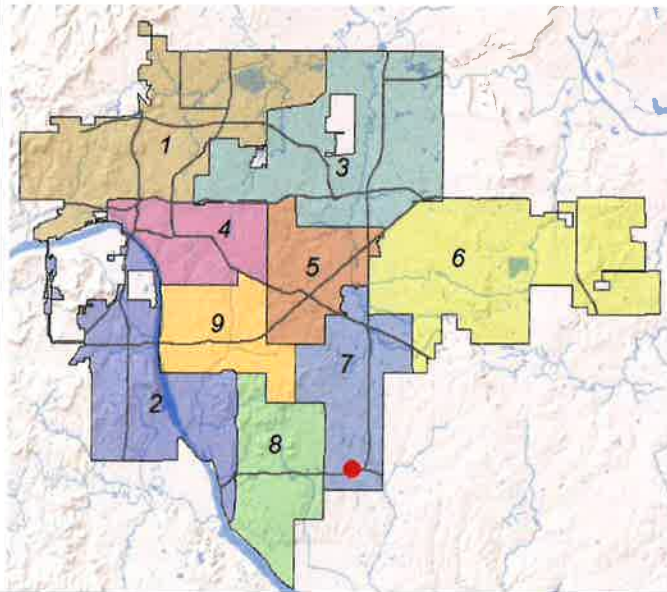
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Lester

Owner: Mike Lester

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: West of the southwest corner of East 91st Street South and South Mingo Road

Zoning: OL, PUD-268-C

Staff Recommendation:

Staff recommends **approval** of the plat waiver **with conditions**

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

PUD-268-C/Z-6863 – (CD 7)

West of the southwest corner of East 91st Street South and South Mingo Road

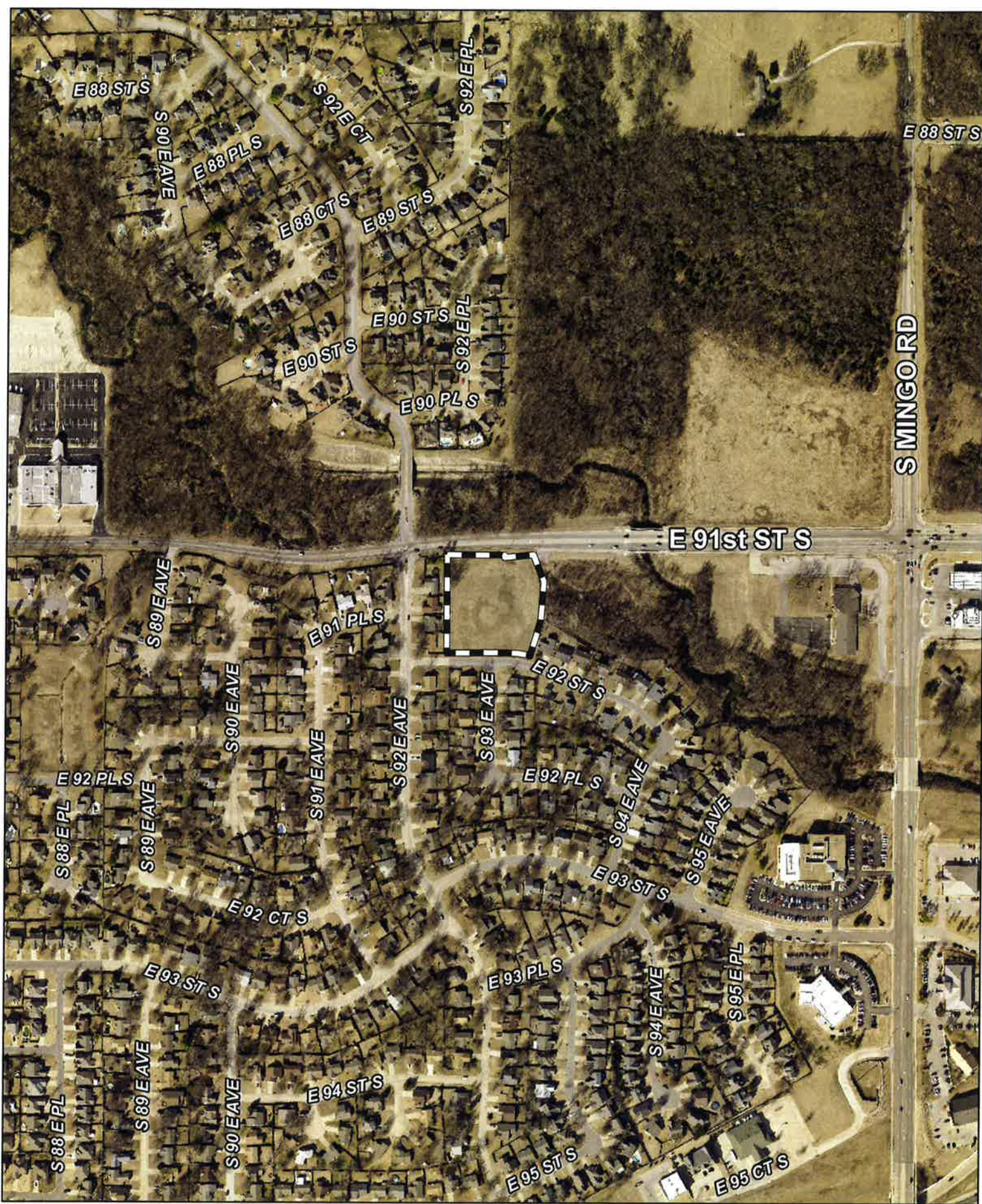
The platting requirement for this property is being triggered by a rezoning and major amendment approval to a PUD. Both requests were approved in July of 2002, but the property was never developed. The requests permitted office uses on the property as well as an electrical substation.

The Technical Advisory Committee met on January 18, 2018 and the following items were determined:

1. The property is unplatted and will require the filing of an ALTA survey per the Subdivision Regulations
2. All required right-of-way has been dedicated and is in place.
3. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
4. A lot split was approved (LS-21055) to create two tracts for development.

Staff recommends **approval** of the plat waiver with the following condition:

- Applicant must record approved development standards for PUD-268-C with the Tulsa County Clerk's office.



 Subject Tract

PUD-268-C-3

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

Aerial Photo Date: February 2016

18-13 24





8801 N. Central Avenue
 Suite 101
 Phoenix, Arizona 85026
 phone 602.266.2712
 www.ONEarchitecture.us

FKC Union Dialysis
 #8618-1-DN-W-GU-2017
 Tulsa, OK
 PRELIMINARY SITE PLAN - VERSION G (8.7.17)
 GROSS SF = 6,558 SF
 USABLE SF = 6,196 SF

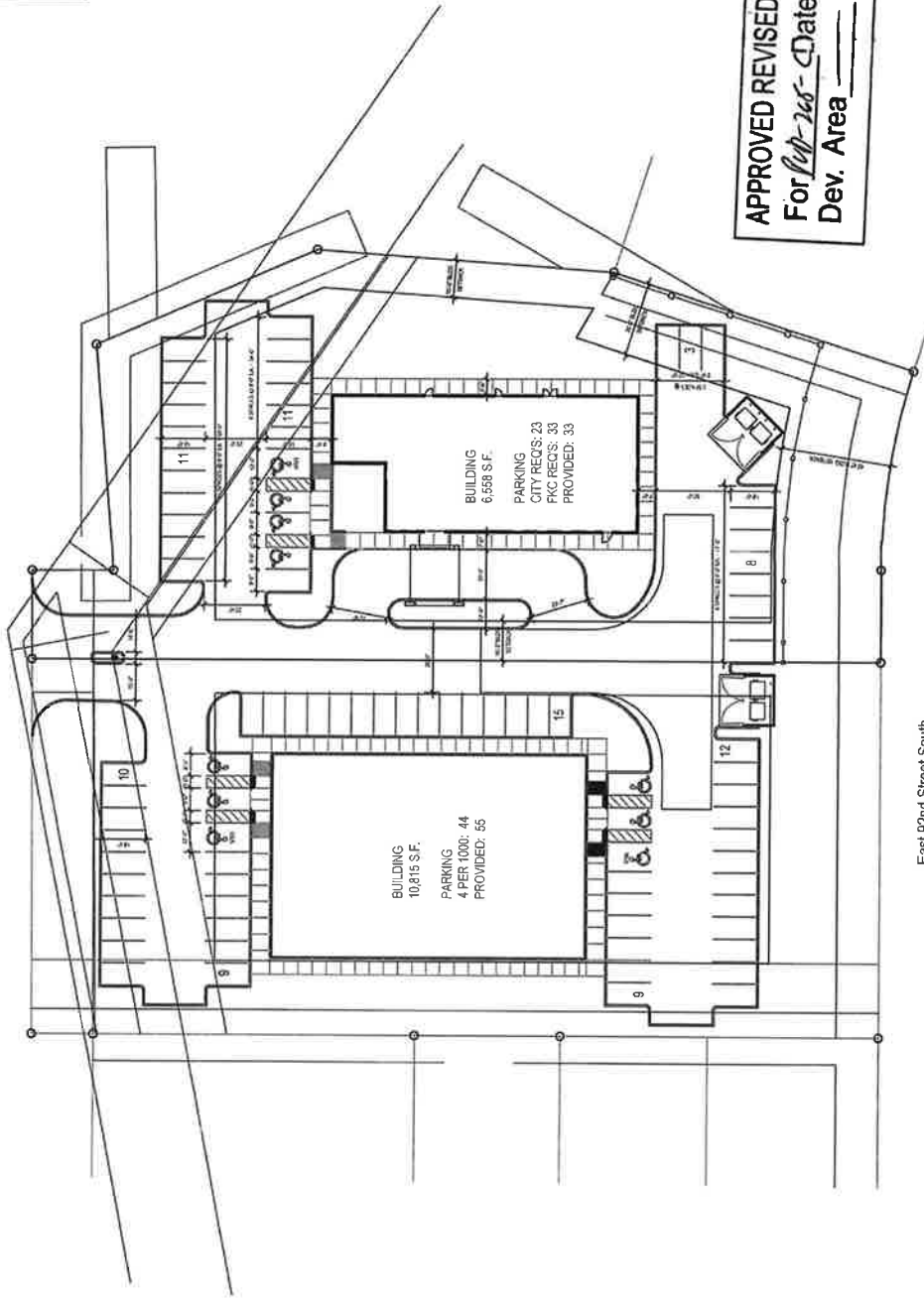
APPROVED REVISED SITE PLAN
 For ~~861-268~~ - Dated ~~10/27/17~~
 Dev. Area _____
 TUNAC OFFICE



NOT FOR CONSTRUCTION

SOUTH MINING ROAD

East 91st Street South



East 92nd Street South

Preliminary Site Plan

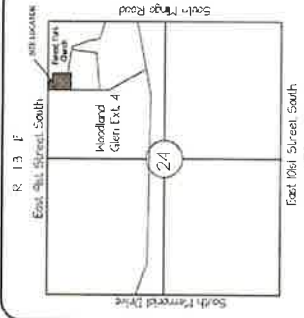
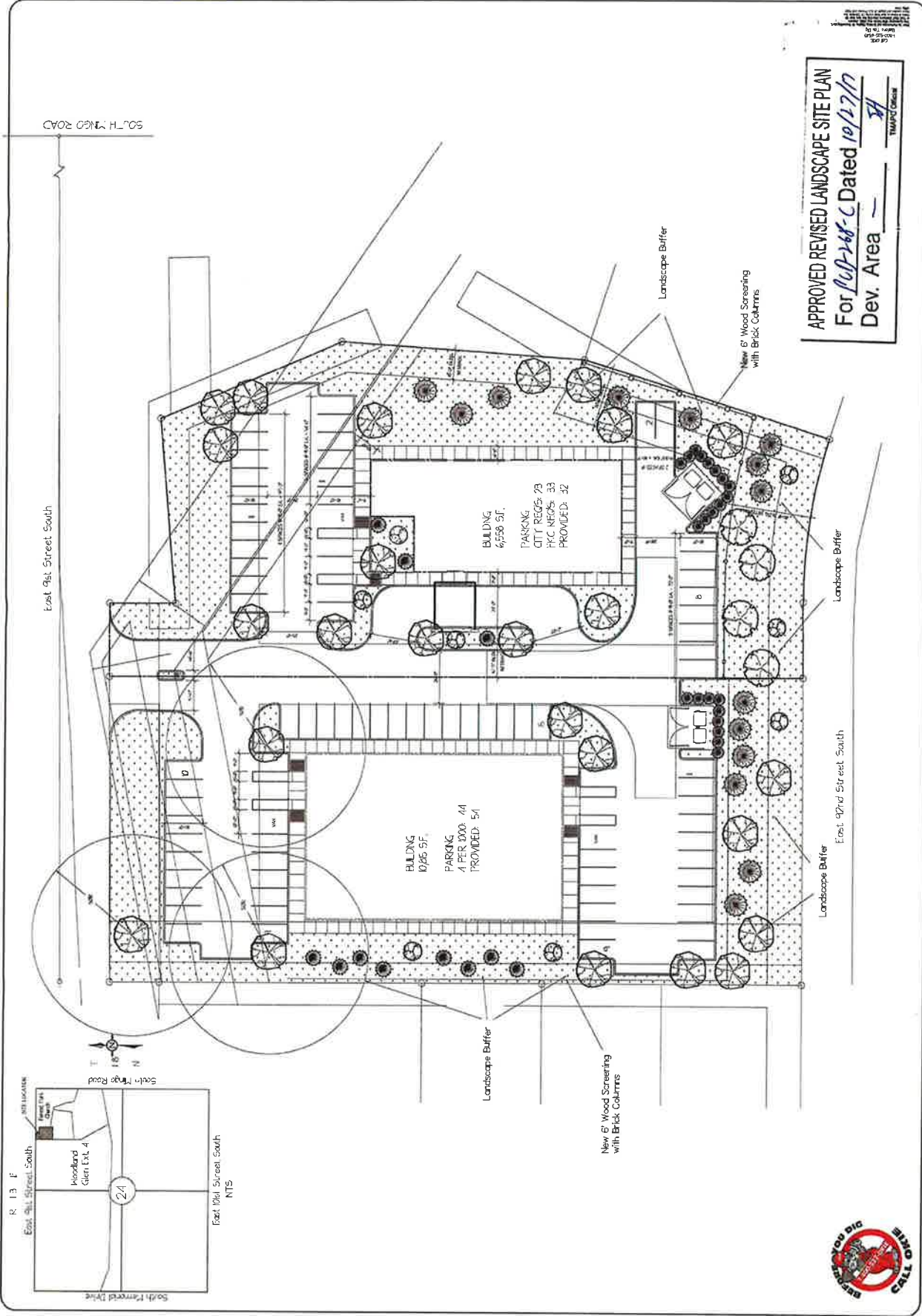
NOT TO SCALE

Union Dialysis
 9310 E 91st Street
 Tulsa, OK
 8/14/17 Conceptual
 DATE: 8/14/17
 SCALE: 1" = 20'



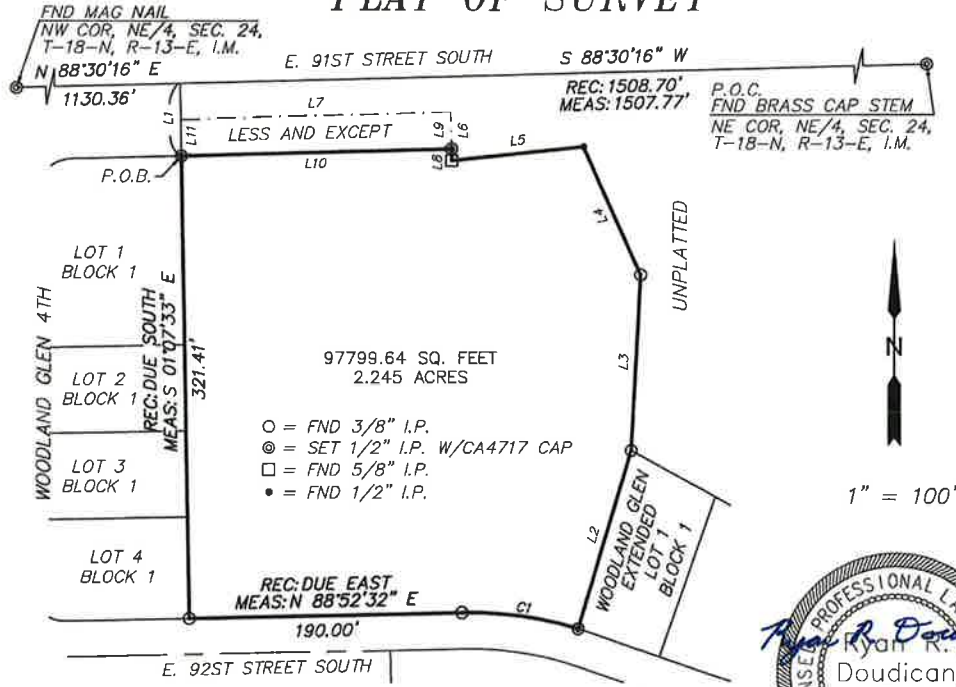
Scott Kilga
 Landscape Designer
 405-593-3424
 wuuskitsite.design.com

APPROVED REVISED LANDSCAPE SITE PLAN
 For 9310 E 91st Street Dated 10/17/17
 Dev. Area
 TMAPC Official



15.6

PLAT OF SURVEY



LINE	RECORD BEARING	MEASURED BEARING	DISTANCE
L1	DUE SOUTH	S 01°06'55" E	50.00'
L2	N 17°53'17" E	N 16°45'49" E	128.82'
L3	N 04°06'13" E	N 02°58'45" E	122.08'
L4	N 23°04'09" W	N 24°11'37" W	98.45'
L5	S 85°17'03" W	S 84°09'35" W	92.80'
L6	N 00°02'30" W	N 01°09'58" W	33.14'
L7	S 89°37'44" W	S 88°30'16" W	188.63'
L8	N 00°02'30" W	N 01°09'58" W	8.14'
L9	N 00°02'30" W	N 01°09'58" W	25.00'
L10	S 88°30'16" W	S 88°30'16" W	188.64'
L11	DUE SOUTH	N 01°07'33" W	25.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	265.00'	82.73'	S 82°10'51" E	82.39'

LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

Commencing at a point on the North line of said Northeast Quarter (NE/4) of Section Twenty-four (24), said point lying 1,508.70 feet West of the Northeast corner thereof; Thence due South a distance of 50.00 feet to the Point of Beginning, said point being the Northeast corner of Lot One (1), Block One (1), of Woodland Glen Fourth, an Addition to the said City of Tulsa, according to the recorded Plat thereof; Thence due South along the East line of said Block One (1) a distance of 321.41 feet to the Southeast corner of Lot Four (4) of said Block One (1); Thence due East a distance of 190.00 feet to a point of curve; Thence along said curve to the right, said curve having a radius of 265 feet, a central angle of 17°53'17", a distance of 82.73 feet to a point; Thence N 17°53'17" E a distance of 128.82 feet to a point; Thence N 04°06'13" E a distance of 122.08 feet to a point; Thence N 23°04'09" W a distance of 98.45 feet to a point; Thence S 85°17'03" W a distance of 92.80 feet to a point; Thence N 00°02'30" W a distance of 33.14 feet to a point lying 25.00 feet South of the said North line of the Northeast Quarter (NE/4) of Section Twenty-four (24); Thence S 89°37'44" W and parallel to said North line a distance of 188.63 feet to a point; Thence due South a distance of 25.00 feet to the Point of Beginning.

LESS AND EXCEPT:
 Beginning at a point on the North line of the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Thirteen (13) East, Tulsa County, Oklahoma, said point lying 1,508.70 feet West of the Northeast corner thereof; Thence due South a distance of 50 feet to the Point of Beginning, said point being the Northeast corner of Lot One (1), Block One (1) of Woodland Glen Fourth, an Addition to the City of Tulsa, According to the recorded Plat thereof; Thence East parallel to the North line of said Northeast Quarter (NE/4) a distance of 188.63 feet; Thence North a distance of 25 feet; Thence Westerly along the existing Right of Way line a distance of 188.63 feet; Thence Southerly 25 feet to the Point of Beginning.

NOTES

Basis of Bearing: Oklahoma State Plane Coordinate System, NAD83, S 88°30'16" W along the North line of the NE/4, Sec. 24, T-18-N, R-13-E, I.M.

I, Ryan Doudican, a Registered Professional Land Surveyor, Do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

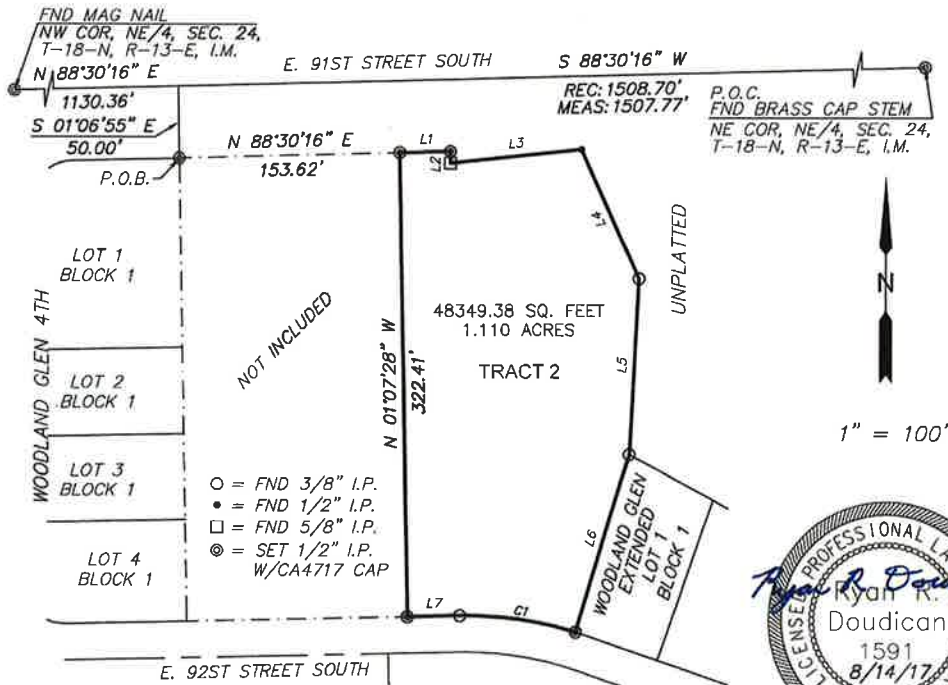
This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 7/31/2017
 Property appears to have access to a public street.

OKLAHOMA SURVEY CO
 12509 S. 71ST EAST AVE. BIXBY, OK 74008
 (405) 821-5856 CA#4717 EXP. 30 JUNE 2019

BOUNDARY SURVEY PART NE/4, SEC. 24 T18N, R13E, I.M. CITY OF TULSA TULSA COUNTY, OK	SCALE 1"=100' DATE: 8/14/2017 SHEET 1 OF 1 PROJECT NO. 2981
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PLAT OF SURVEY



LINE	BEARING	DISTANCE
L1	N 88°30'16" E	35.02'
L2	S 01°09'58" E	8.14'
L3	N 84°09'35" E	92.80'
L4	S 24°11'37" E	98.45'
L5	S 02°58'45" W	122.08'
L6	S 16°45'49" W	128.82'
L7	S 88°52'32" W	36.39'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
CT	265.00'	82.73'	N 82°10'51" W	82.39'

LEGAL DESCRIPTION

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A tract of land in the Northeast Quarter (NE/4) of Section Twenty-four (24), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows:
 COMMENCING at the Northeast corner of said Northeast Quarter (NE/4);
 Thence S 88°30'16" W along the North line of said Northeast Quarter (NE/4), a distance of 1507.77 feet (record 1508.70 feet);
 Thence S 01°06'55" E a distance of 50.00 feet to the Northeast corner of Lot One (1) in Block One (1) of the recorded plat of Woodland Glenn 4th;
 Thence N 88°30'16" E a distance of 153.62 feet to the POINT OF BEGINNING;
 Thence continuing N 88°30'16" E a distance of 35.02 feet;
 Thence S 01°09'58" E a distance of 8.14 feet;
 Thence N 84°09'35" E a distance of 92.80 feet;
 Thence S 24°11'37" E a distance of 98.45 feet;
 Thence S 02°58'45" W a distance of 122.08 feet to the Northwest corner of Lot One (1), in Block One (1) of the recorded plat of Woodland Glenn Extended;
 Thence S 16°45'49" W along the West line of said Lot One (1), a distance of 128.82 feet to the Southwest corner of said Lot One (1);
 Thence on a curve to the left with an arc length of 82.73 feet, a radius of 265.00 feet, a chord bearing of N 82°10'51" W and a chord length of 82.39 feet;
 Thence S 88°52'32" W a distance of 36.39 feet;
 Thence N 01°07'28" W a distance of 322.41 feet to the POINT OF BEGINNING.

Said tract having an area of 48349.38 Square Feet, 1.110 Acres, more or less.

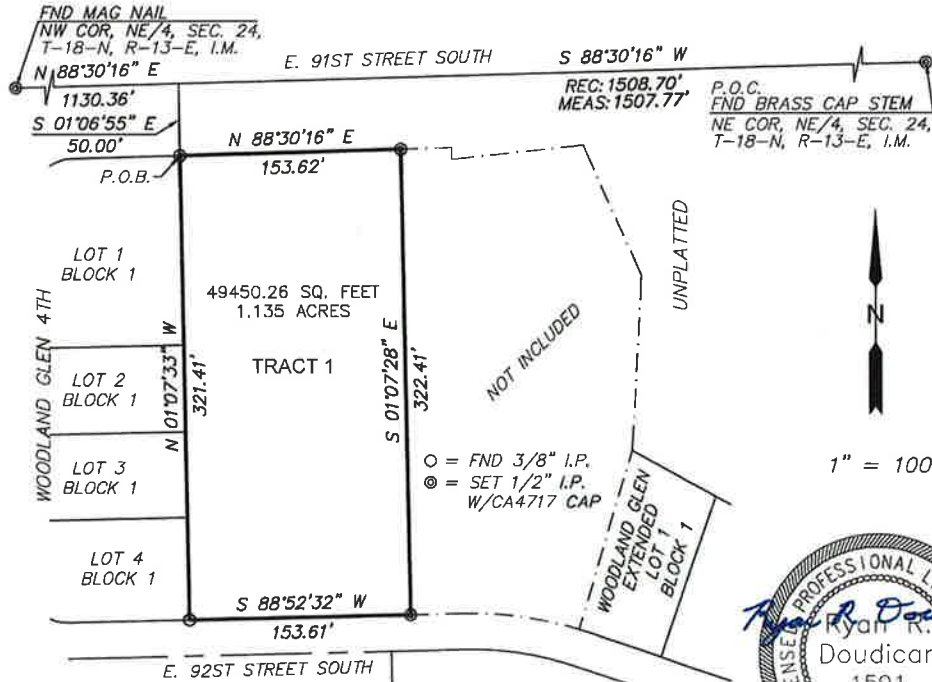
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 Thence S 01°07'28" E a distance of 322.41 feet;
 Thence S 88°52'32" W a distance of 153.61 feet to the Southeast corner of Lot Four (4) in Block One (1) of the recorded plat of Woodland Glenn 4th;
 Thence N 01°07'33" W along the East line of said Block One (1), a distance of 321.41 feet to the POINT OF BEGINNING.

Said tract having an area of 49450.26 Square Feet, 1.135 Acres, more or less.

NOTES

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15.9