



Tulsa Metropolitan Area  
Planning Commission

**Case :** PUD-531-B/ CO-7 Plat Waiver

**Hearing Date:** March 7, 2018

**Case Report Prepared by:**

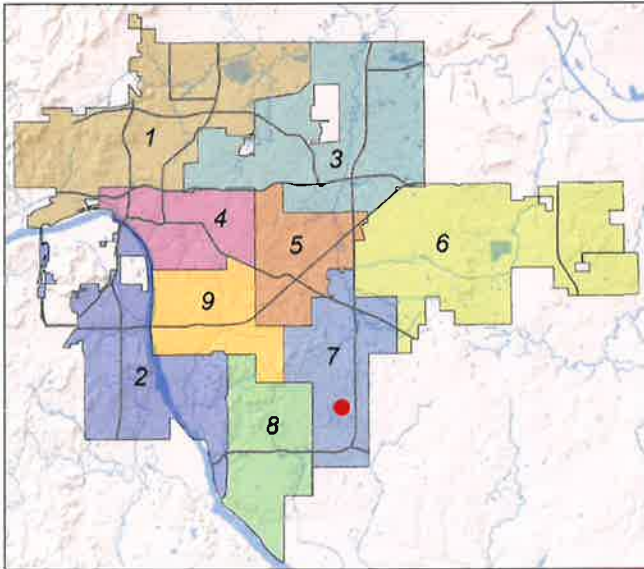
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mark Capron, SWA

*Owner:* Manley Properties, LP

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



**Applicant Proposal:**

Plat Waiver

*Location:* North of the northeast corner of East 81<sup>st</sup> Street South and South Mingo Road

**Zoning:**

*Current:* PUD-531-A, CS, CO

*Proposed:* PUD-531-B & A, CS, CO

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**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-531-B – (CD 7)

North of the northeast corner of East 81<sup>st</sup> Street South and South Mingo Road

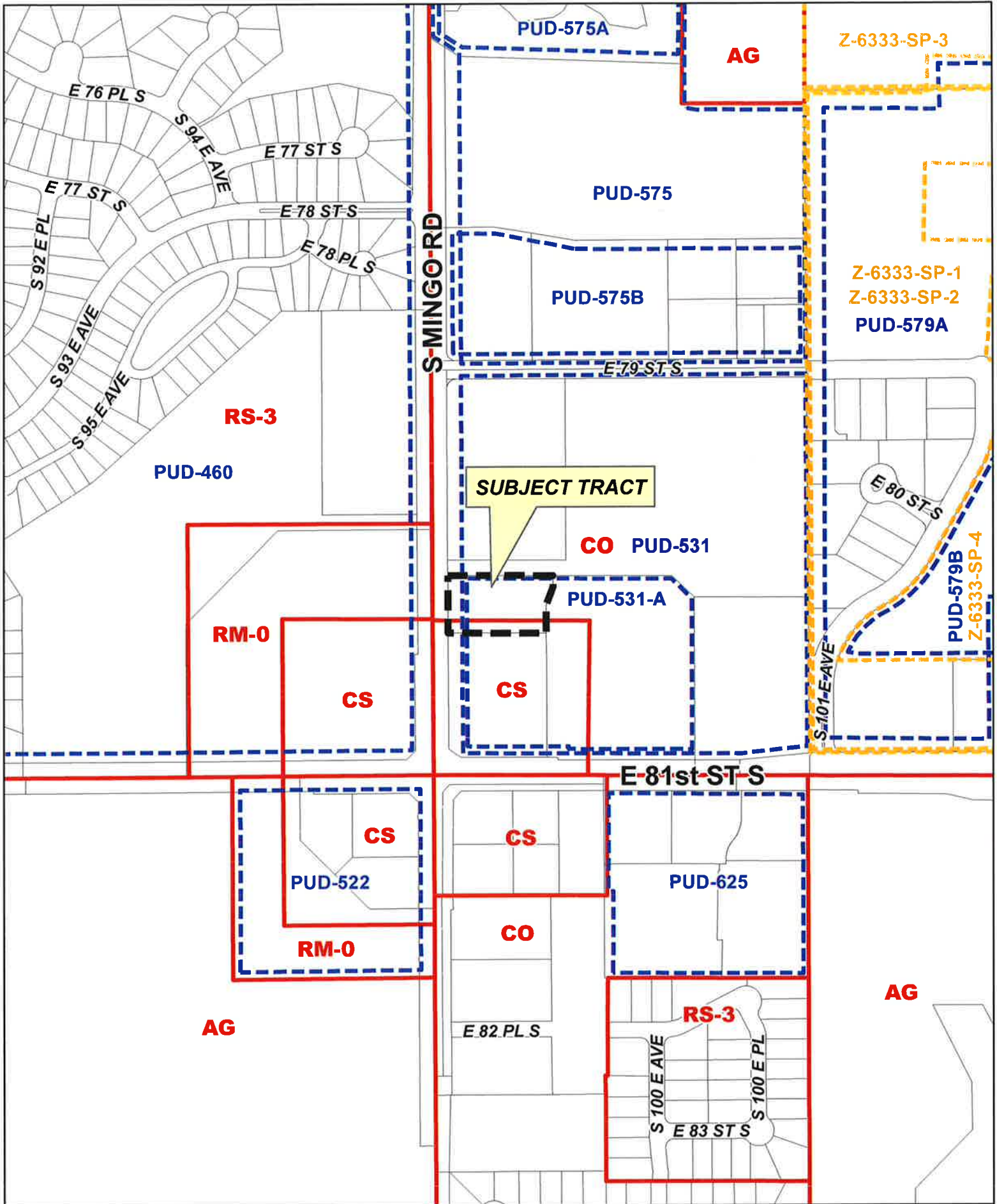
The platting requirement for this property is being triggered by a major amendment to a previously approved Planned Unit Development (PUD-531-B). The major amendment request is to increase the allowable floor area and building height of previously approved uses on the property.

The Technical Advisory Committee met on February 15, 2018 and the following items were determined:

1. The property was previously platted under the Meadowbrook Chase subdivision plat.
2. All required right-of-way has been dedicated and is in place.
3. A mutual access easement has been established to provide internal access to the subject property. No additional access points are proposed on Mingo.
4. Necessary utilities and easements are in place and nothing further is required

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

1. If approved, the development standards for PUD-531-B must be recorded with the Tulsa County Clerk's office.
2. Sidewalks are required to be installed along South Mingo Road



**SUBJECT TRACT**

**PUD-531-B**



18-14 07





Subject Tract



18-14 07

**PUD-531-B**

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

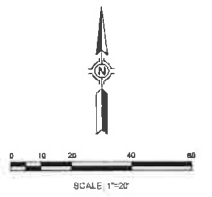
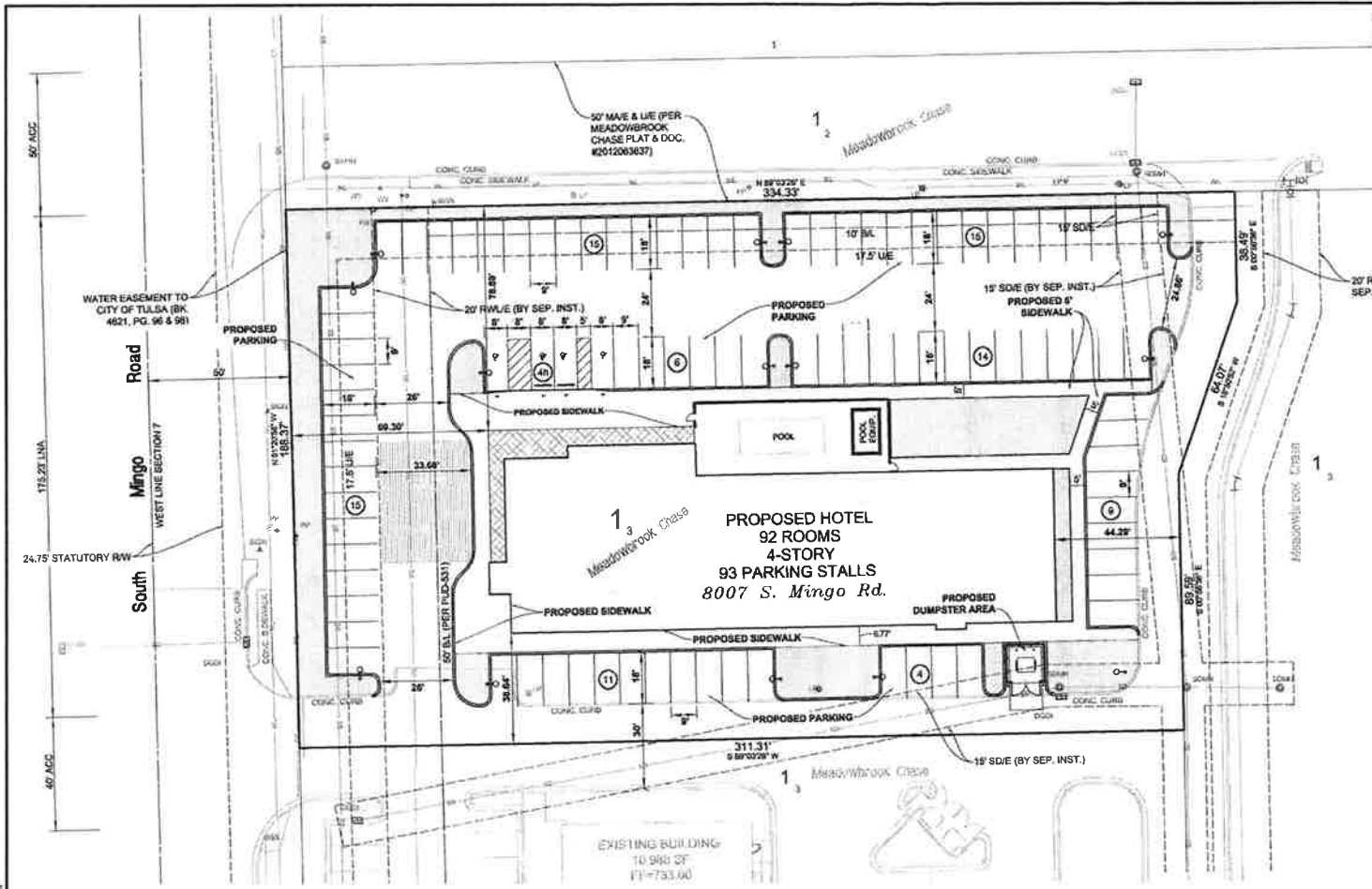
Aerial Photo Date: February 2016



254



255



- Legend:**
- UE = UTILITY EASEMENT
  - BL = BUILDING SETBACK LINE
  - SD/E = STORM SEWER EASEMENT
  - R/W = RIGHT-OF-WAY
  - ACC = ACCESS
  - LNA = LIMITS OF NO ACCESS
  - BK = BOOK
  - PG = PAGE
  - (sh) = HANDICAP PARKING STALL COUNT
  - (P) = PARKING STALL COUNT
  - [ ] = LANDSCAPED AREA

**Legal Description**

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 9442, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS THE NORTH-WEST CORNER OF SAID LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE; THENCE NORTH 89°03'28" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 334.34 FEET; THENCE SOUTH 00°59'39" EAST FOR 38.49 FEET; THENCE SOUTH 18°50'52" WEST FOR 84.07 FEET; THENCE SOUTH 00°56'36" EAST FOR 86.88 FEET; THENCE SOUTH 89°03'28" WEST FOR 311.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT THREE (3); THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID LOT THREE (3) FOR 199.37 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ENGINEERING SERVICES DEPARTMENT SPECIFICATIONS, INCLUDING O.D.S.T. 2008 EDITION SPECIFICATIONS.

CALL OKIE 1  
 EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE-CALL 1-800-832-6943  
 SOUTHWESTERN BELL TELEPHONE COMPANY  
 COX COMMUNICATIONS  
 OKLAHOMA NATURAL GAS COMPANY  
 AMERICAN ELECTRIC POWER COMPANY



DATE	REVISIONS



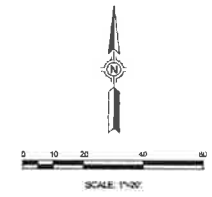
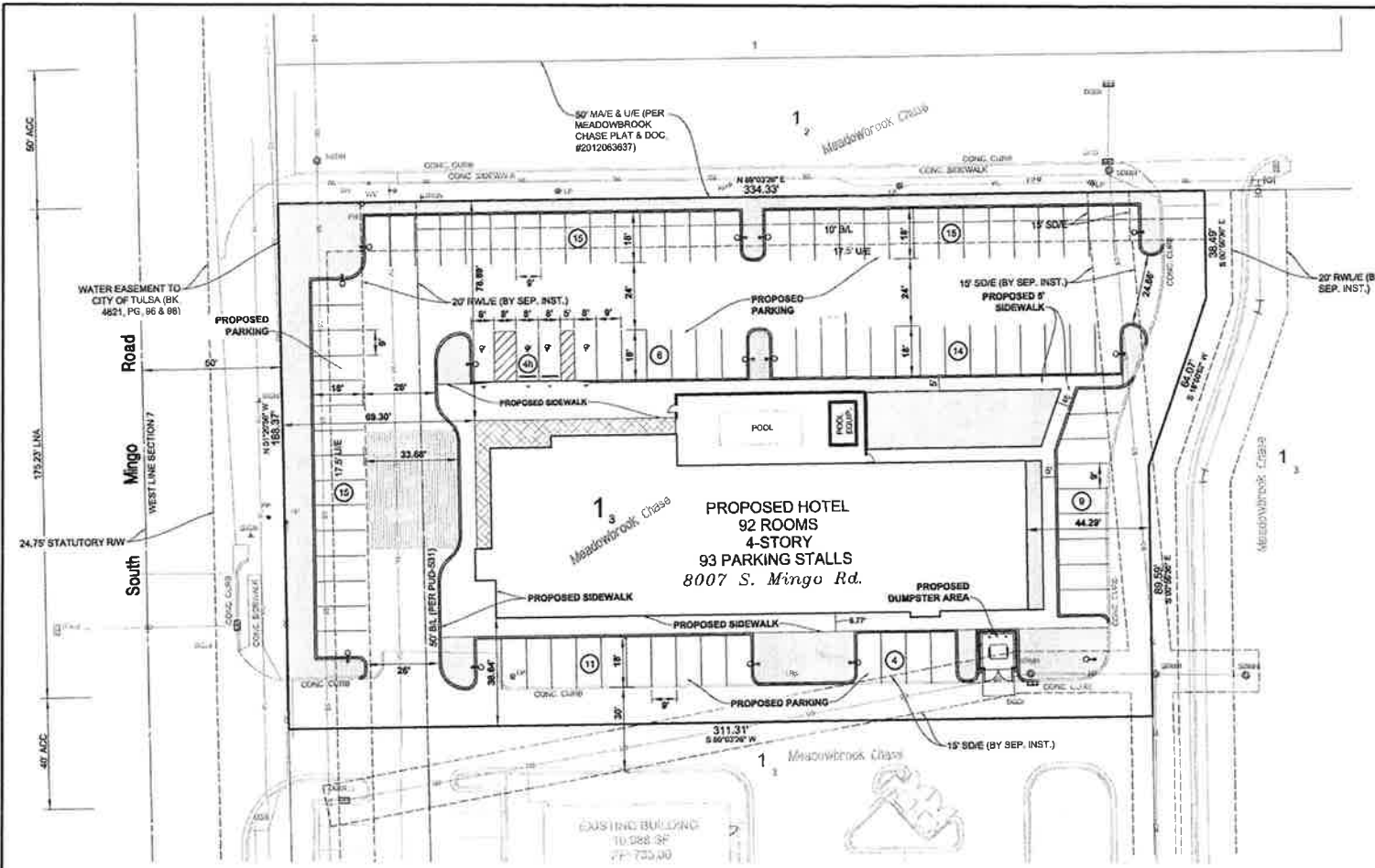
**SWA** Siewers, Watz & Associates, Inc.  
 413 EAST 25TH PLACE TULSA, OKLAHOMA 74106  
 PLYMOUTH 1988 PFS-1922 FAX: 405-833-0816  
 TULSA 1988 PFS-1922 FAX: 405-833-0816  
 S.W. No. 2027 EXP. DATE 8/16/28

PLAN SCALE: 1"=20'	WORK ORDER NO: 18004	TYPE OF WORK: N/A	DATE: 1/1/18
PROFILE SCALE: HORIZ. NA	FILE: 1814.0730	PHASE: N/A	DRAFTED BY: LAB
VERT. N/A	ATTN: AD RASHLEY 741-3-761		BHEET: 1 OF: 1

**Meadowbrook Chase AVID Hotel**  
 Conceptual Site Plan  
 PUD 531-B CO-6

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT.

25.4



- Legend:**
- U/E = UTILITY EASEMENT
  - BL = BUILDING SETBACK LINE
  - SDE = STORM SEWER EASEMENT
  - RW = RIGHT-OF-WAY
  - ACC = ACCESS
  - LMA = LIMITS OF NO ACCESS
  - BK = BOOK
  - PG. = PAGE
  - (4h) = HANDICAP PARKING STALL COUNT
  - (8) = PARKING STALL COUNT
  - [Hatched Area] = LANDSCAPED AREAS

**Legal Description**

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6442, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS THE NORTHWEST CORNER OF SAID LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE; THENCE NORTH 89°03'28" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 334.34 FEET; THENCE SOUTH 90°56'08" EAST FOR 38.49 FEET; THENCE SOUTH 18°50'52" WEST FOR 84.01 FEET; THENCE SOUTH 80°56'39" EAST FOR 89.89 FEET; THENCE SOUTH 89°03'28" WEST FOR 311.31 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT THREE (3); THENCE NORTH 01°20'58" WEST ALONG THE WESTERLY LINE OF SAID LOT THREE (3) FOR 188.31 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ENGINEERING SERVICES DEPARTMENT SPECIFICATIONS, INCLUDING C.D.O.D.T. 2008 EDITION SPECIFICATIONS  
CALL OKIE!

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN SENT TO THE EFFECTED UTILITY OWNERS FOR VERIFICATION OF EXISTING LINES. BEFORE YOU DIG, CONTACT OKLAHOMA ONE CALL: 1-800-325-6963.  
SOUTHWESTERN BELL TELEPHONE COMPANY  
COX COMMUNICATIONS  
OKLAHOMA NATURAL GAS COMPANY  
AMERICAN ELECTRIC POWER COMPANY



DATE	REVISIONS



**SWA** Sizemore Walker & Associates, Inc.  
439 LAKE BOW PLACE  
TULSA, OKLAHOMA 74104  
CA. REG. 1487  
PHONE: 325-340-0445  
FAX: 325-340-0448  
E-MAIL: S.WALKER@SWA-OK.COM

PLAN SCALE 1"=20'	WORK ORDER NO. 18064	TYPE OF WORK NA	DATE: 12/18/18
PROFILE SCALE: HORZ. NA VER. 1"	FILE: 1814.0730	PHASE: NA	DRAFTED BY: LAD
			SHEET: 1

DATE: 12/18/18
DRAFTED BY: LAD
SHEET: 1

**Meadowbrook Chase AVID Hotel**  
Conceptual Site Plan  
PUD 531-B CO-6

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.