



Tulsa Metropolitan Area
Planning Commission

Case : Ernest Childers VA Clinic
(Related to Ernest Childers VA Clinic
Authorization for Accelerated Release of
Building Permits)

Hearing Date: March 20, 2019
(Continued from February 6, 2019,
February 20, 2019 and March 6, 2019)

Case Report Prepared by:

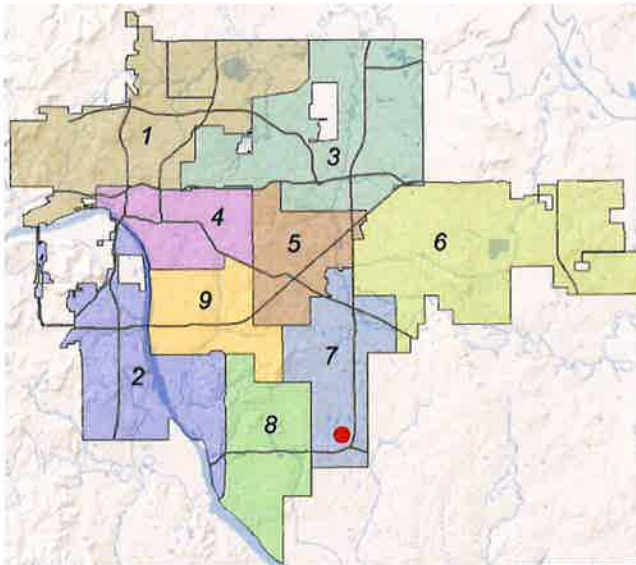
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Thedford, Wallace
Engineering

Owner: Morningcrest Healthcare
Foundation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat & Modification to the
Subdivision & Development Regulations to
remove requirements for performance
guarantees

1 lot, 1 block, 21.649 ± acres

Location: Northeast corner of East 91st
Street South and South Mingo Road

Zoning: CO

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat and the modification

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use Map, Growth & Stability Map, Preliminary Plat,
Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Ernest Childers VA Clinic - (CD 7)

Northeast corner of East 91st Street South and South Mingo Road

This plat consists of 1 lot, 1 block on 21.64 ± acres.

The Technical Advisory Committee (TAC) met on January 17, 2019 and provided the following conditions:

- 1. Zoning:** The property is zoned CO (Corridor District). A corridor development plan (CO-8) was presented to TMAPC on February 20, 2019. TMAPC voted 8-0-0 to recommend approval of the development plan to City Council. The proposed lot would conform to the requirements of the development plan. CO-8 must be in effect prior to approval of the final plat.
- 2. Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with address disclaimer.
- 3. Transportation & Traffic:** Label all adjacent right-of-way with recording information and appropriate dimensions. If right-of-way is to be dedicated by this plat, indicate "by plat". 50 foot dedication required for both arterial streets. Sidewalks are required to be installed on South Mingo Road and East 81st Street South. Access limitations are currently shown offsite. Provide recording information for LNA or revise dimensions to reflect lot being platted. Language for sidewalks and LNA required in deed of dedication.
- 4. Sewer:** A public sanitary sewer extension is required to support the proposed lot. Infrastructure Development Plans (IDP) must be submitted and approved prior to approval of the final plat. Easements required by Development Services must be affixed to the face of the plat.
- 5. Water:** Water mainline extensions are required to serve the subject lot. Infrastructure Development Plans (IDP) must be submitted and approved prior to approval of the final plat. Easements required by Development Services must be affixed to the face of the plat.
- 6. Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add all platted boundaries to the location map and label all other property unplatted. Under the basis of bearing heading include the coordinate system used and provide a bearing angle associated with this plat. Graphically show all pins found or set that are associated with this plat. Add general location to plat title. Label Point of Beginning (POB). Provide surveyor CA information and renewal date. Add signature block for official signature.
- 7. Stormwater, Drainage, & Floodplain:** City regulatory floodplain exists on the subject lot and is required to be delineated on the final plat. All floodplain areas are required to be contained within an overland drainage easement. Infrastructure Development Plans (IDP) are required for drainage

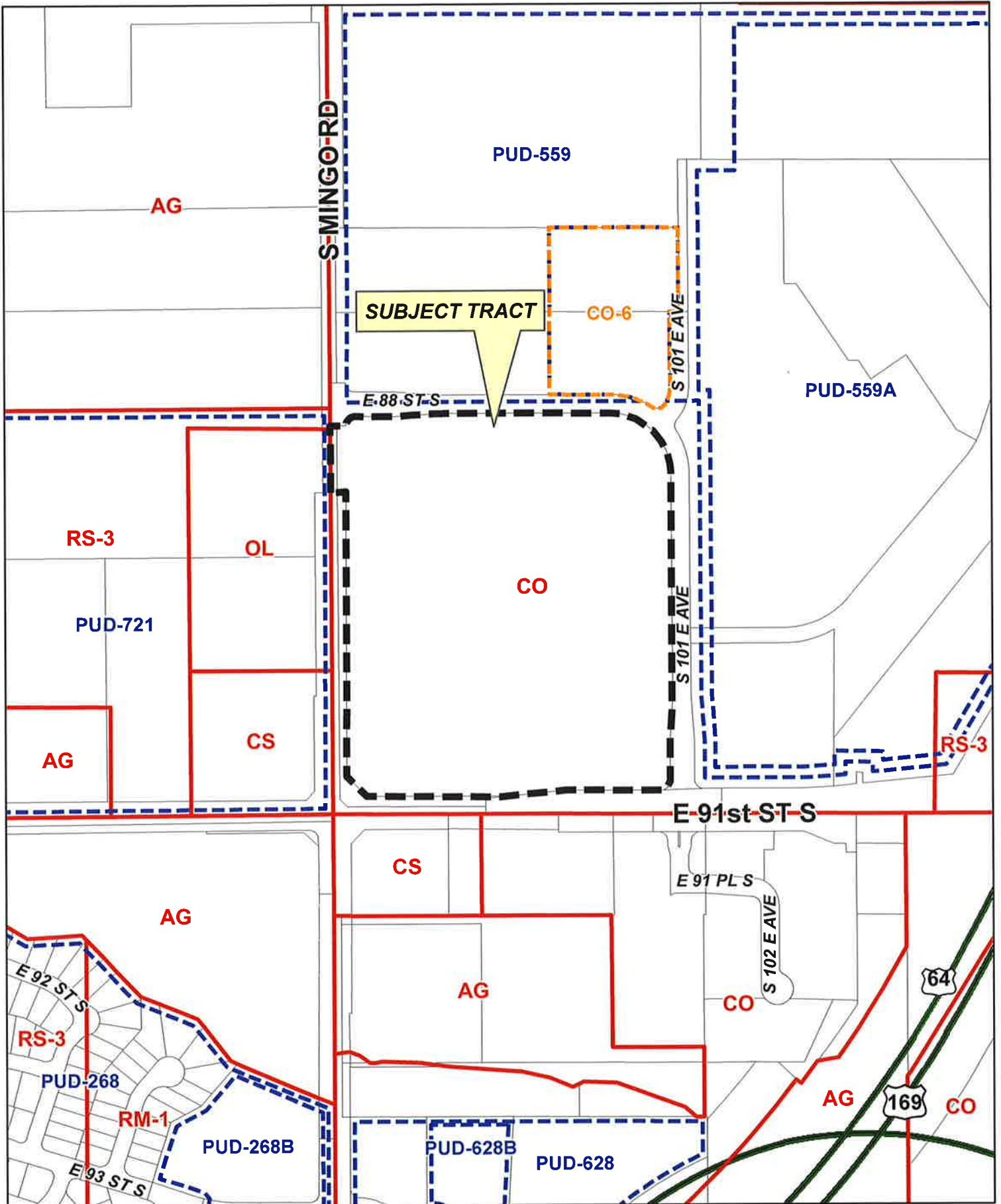
and stormwater plans. Onsite detention pond, outflow pipe, and any storm sewer which conveys offsite storm water discharges are required to be placed in proper easements.

8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. Due to the funding sources for this project being provided by public entities, additional guarantees would not be able to be obtained and would prevent the issuance of building permits if required. Staff supports the request for modification.

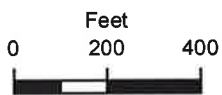
Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.



**ERNEST CHILDERS
VA CLINIC**

18-14 18

2.4





S MINGO RD

E 88 ST S

S 101 E AVE

S 101 E AVE

E 91st ST S

E 91 PL S

S 102 E AVE

E 92 ST S

S 94 E AVE

S 95 E AVE

E 93 ST S

64

169



 Subject Tract

ERNEST CHILDERS VA CLINIC

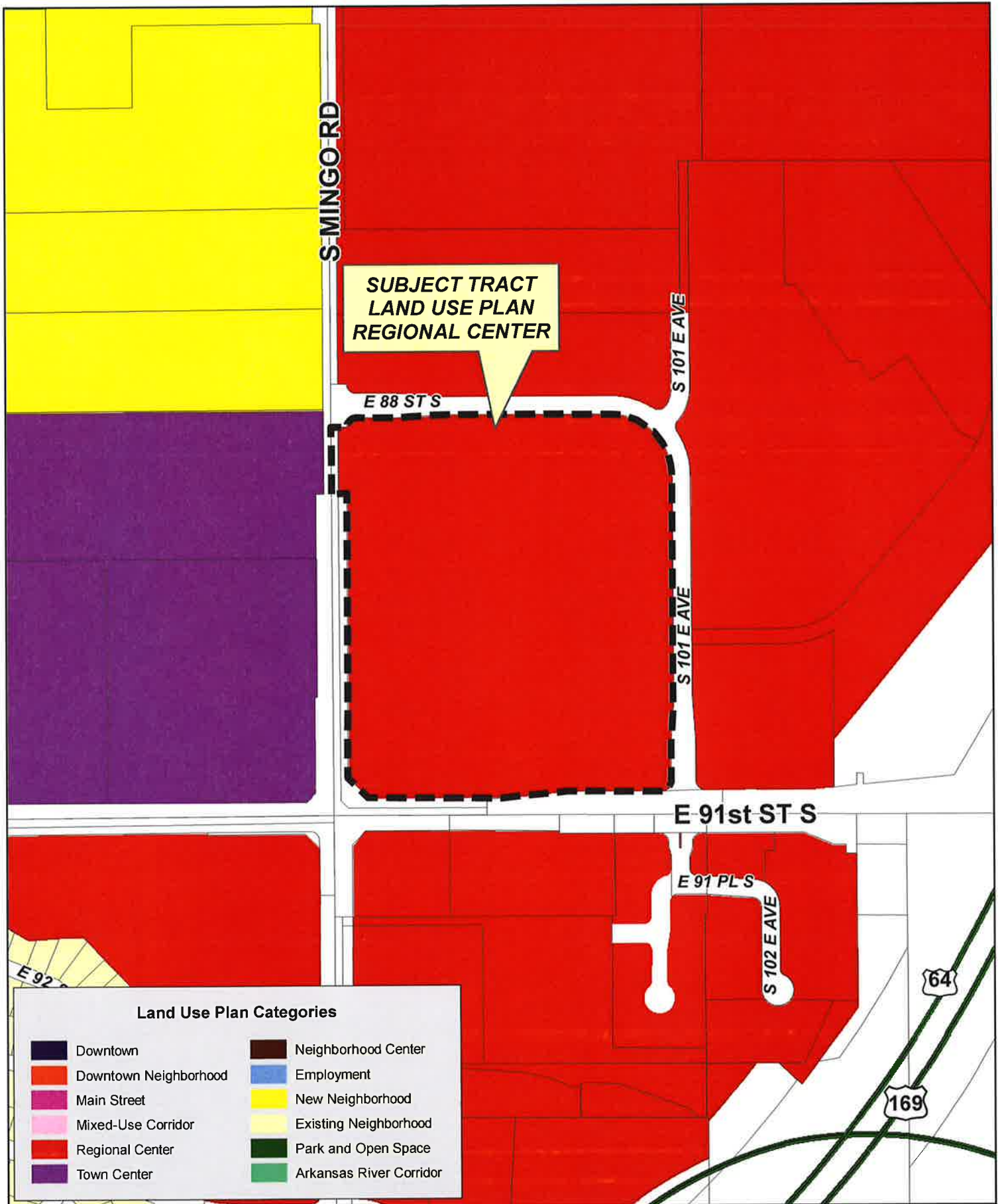
18-14 18

d.5

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

Aerial Photo Date: February 2018

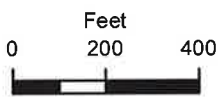




**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER**

Land Use Plan Categories

Downtown	Neighborhood Center
Downtown Neighborhood	Employment
Main Street	New Neighborhood
Mixed-Use Corridor	Existing Neighborhood
Regional Center	Park and Open Space
Town Center	Arkansas River Corridor

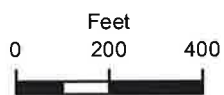
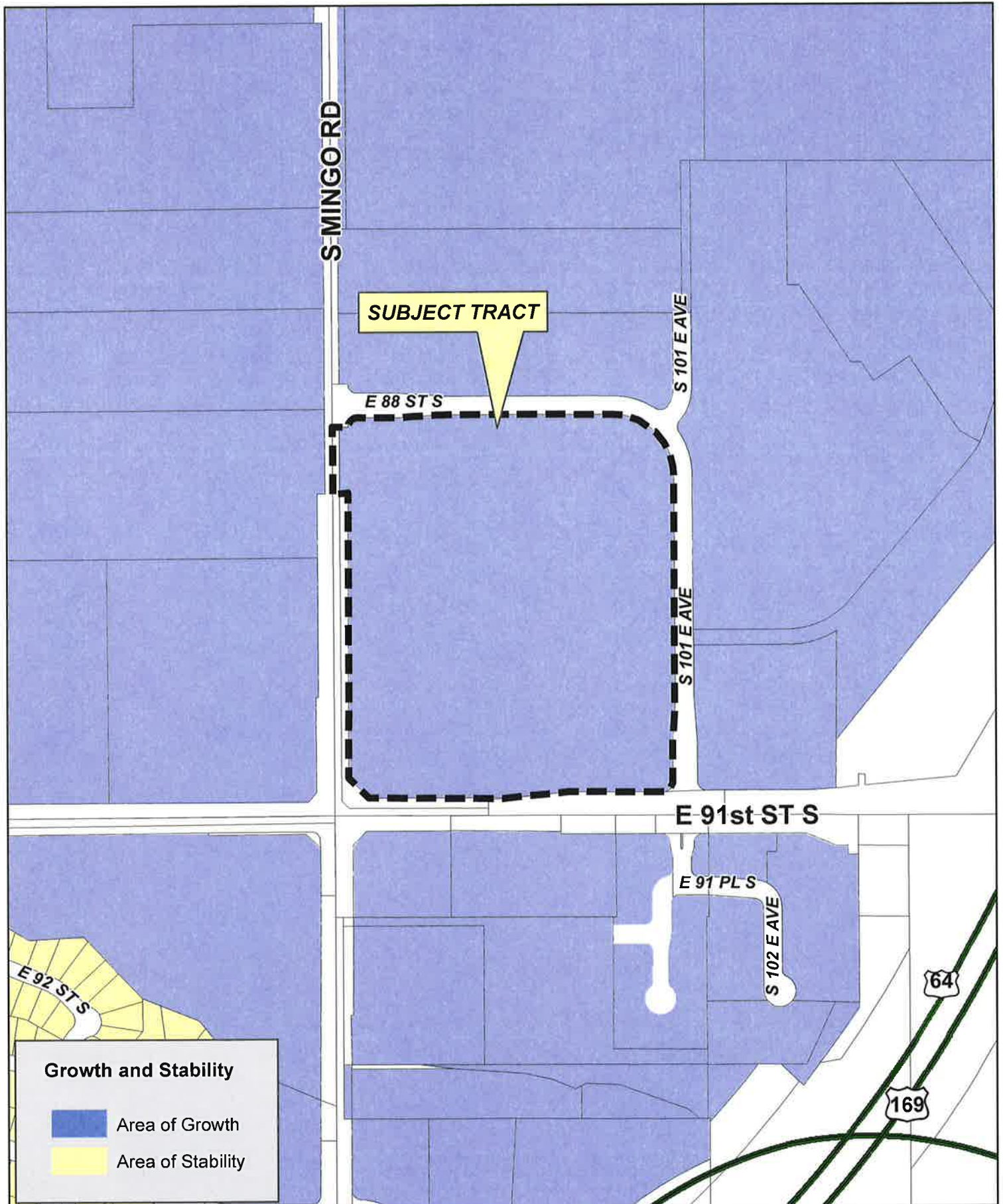


**ERNEST CHILDERS
VA CLINIC**

18-14 18

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**ERNEST CHILDERS
VA CLINIC**

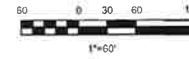
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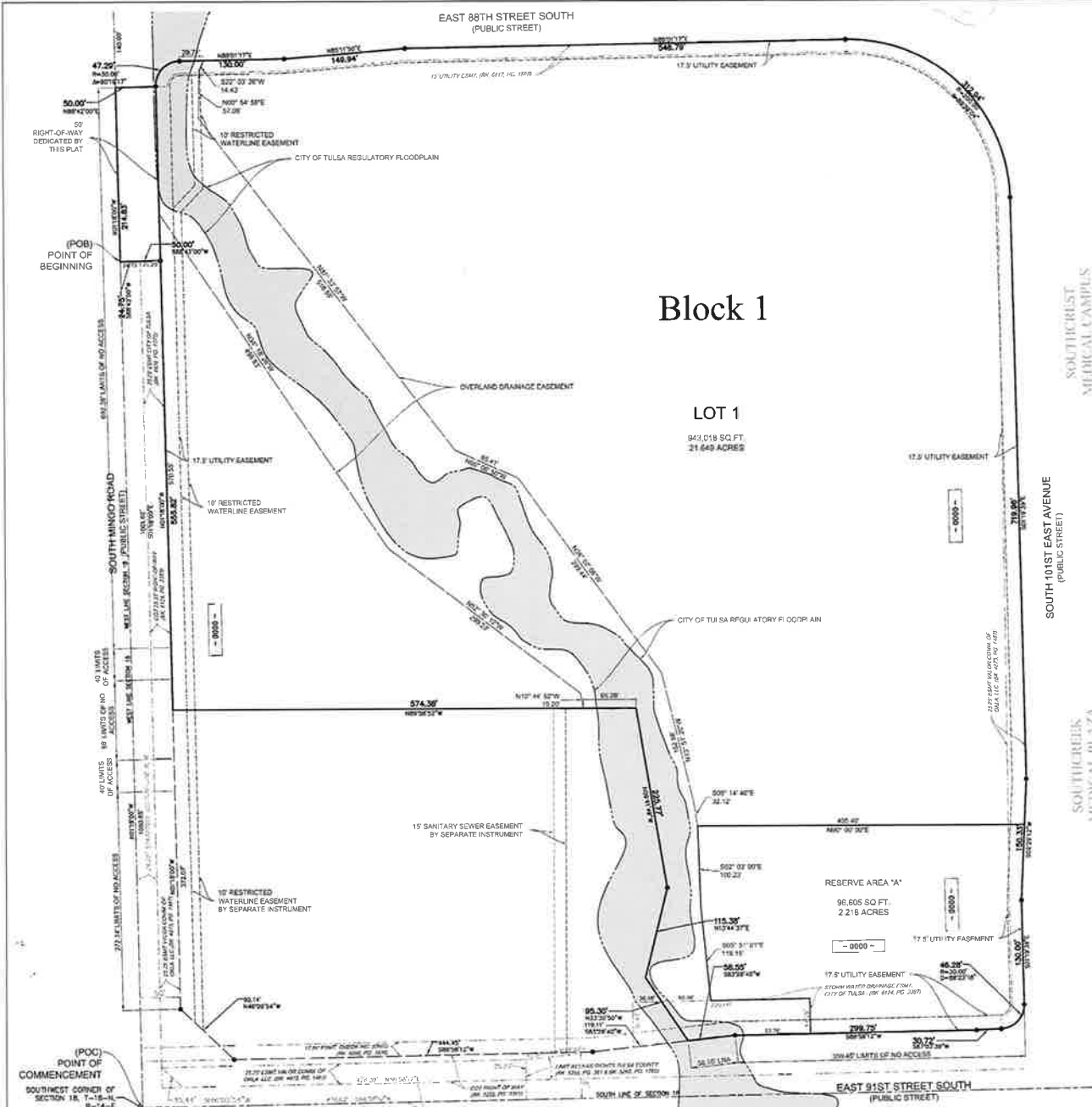
PRELIMINARY PLAT ERNEST CHILDERS VA CLINIC

A PART OF THE SOUTH WEST QUARTER (NW/4) OF SECTION EIGHTEEN (18),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE
AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Block 1

LOT 1
943,018 SQ. FT.
21.649 ACRES



SOUTHCREEK
MEDICAL CAMPUS

SOUTH 10TH EAST AVENUE
(PUBLIC STREET)

SOUTHCREEK
MEDICAL PLAZA

DEVELOPER

SASO DEVELOPMENT GROUP, LLC
6895 PACIFIC HIGHWAY
SAN DIEGO, CA 92110
ATTN: STEVE DOCTOR

ENGINEER

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
200 EAST BRADY STREET
TULSA, OK 74102
(918) 594-8285
OKLAHOMA CA #1485
EXP. DATE 8/20/15
ALLAN TAYLOR P.E.
ataylor@wallaceeng.com

SURVEYOR

BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-478-7464
RPLS 1558, CA #4502
EXPIRES 8/20/2019
wob@bennettsurveying.com

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND
ONE (1) RESERVE.

LOT ONE CONTAINS 943,018 SQUARE FEET, 21.649 ACRES
RESERVE A CONTAINS 96,605 SQUARE FEET, 2.218 ACRES
S MINGO ROAD RIGHT-OF-WAY BEING DEDICATED BY PLAT
CONTAINS 10,742 SQUARE FEET, 0.247 ACRES

SUB DIVISION CONTAINS 1,039,944, 24.540 SQUARE FEET.

MONUMENTATION

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED.

BENCHMARK

BENCHMARK "BRASS CAP" AT EAST QUARTER CORNER NORTH
370064.70, EAST 2630573.67 ELEVATION 899.12 NAVD83

BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON NAD 83 (1993) OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501
VERTICAL DATUM BASED UPON NAVD 88 USING N 01°18'07" W,
AS THE WEST LINE OF THE SOUTH-WEST QUARTER OF SECTION
18, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE
AND MERIDIAN WAS USED AS THE BEARING FOR THIS PLAT

ADDRESS NOTE

ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME
THIS PLAT WAS ADDED. ADDRESSES ARE SUBJECT TO CHANGE AND
SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
DESCRIPTIONS

BENCHMARK NOTES

BENCHMARK 1 SET MAG NAIL ELEV. 712.88 N: 381077.8195 E: 256149.6887	BENCHMARK 2 FOUND 38" IRON PIN ELEV. 702.73 N: 381077.7377 E: 256148.3007	BENCHMARK 3 FOUND 38" IRON PIN ELEV. 674.00 N: 381078.4028 E: 256151.1272	BENCHMARK 4 SET 38" IRON PIN ELEV. 687.99 N: 381061.0864 E: 256148.2079
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DATE: 01/14/19
ERNEST CHILDERS VA CLINIC
PRELIMINARY PLAT
SHEET 1 OF 1

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