



Tulsa Metropolitan Area
Planning Commission

Case : The Vineyard Office Park

Hearing Date: April 18, 2018

Case Report Prepared by:

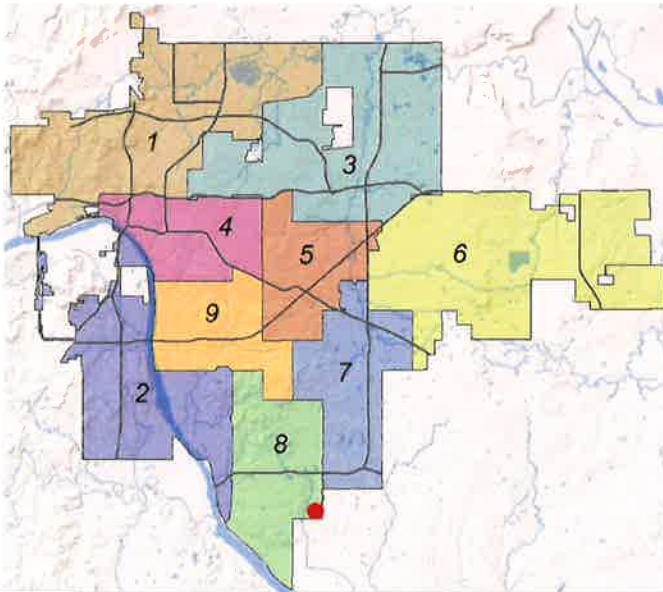
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: 101st Copper Oaks, Hess Investments, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

6 lots, 1 block, 2.56 ± acres

Location: West of South Memorial Drive at East 108th Street South

Proposed Use: Offices

Zoning:
RS-3, PUD-619-C

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

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

24.1

PRELIMINARY SUBDIVISION PLAT

The Vineyard Office Park - (CD 8)

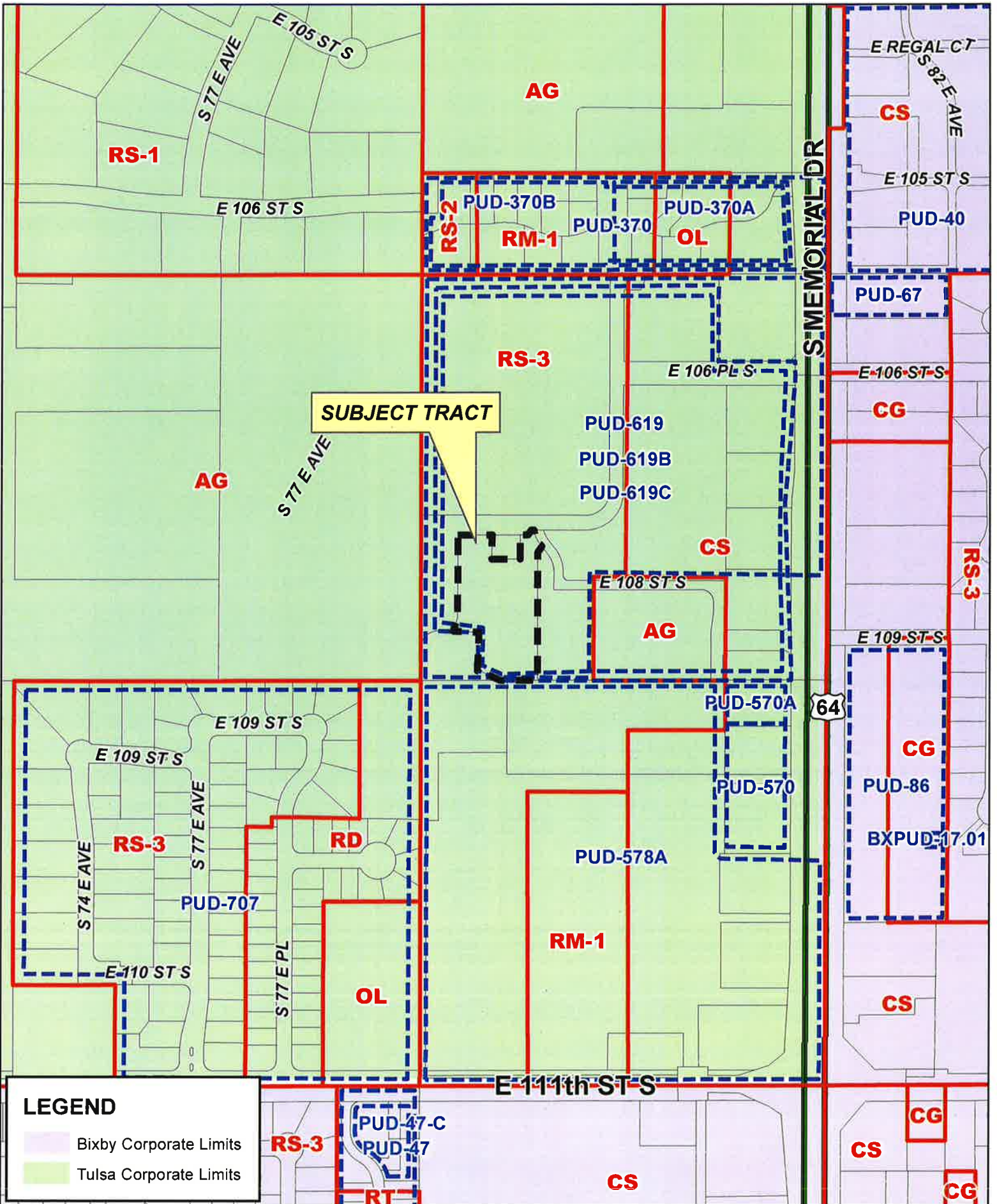
West of South Memorial Drive at East 108th Street South

This plat consists of 6 lots, 1 block, 2.56 ± acres

The Technical Advisory Committee (TAC) met on April 5th, 2018 and provided the following conditions:

1. **Zoning:** Plat is located within PUD-619-C. Lots conform to the requirements of the PUD.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** No comments.
4. **Sewer:** Call out mutual access easement as a utility easement to facilitate utility service to all internal lots.
5. **Water:** Label existing waterline easements with book and page if they are not part of the plat.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all property pins found or set on the face of the plat with the correct symbols. Label graphically the point of commencement (POC) and provide it in the written legal description along with bearing angle and distance to the Point of Beginning (POB). Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP.
7. **Fire:** Per conceptual plan, additional fire hydrants may be required. If required, provide appropriate easement for anything outside of the ROW.
8. **Stormwater, Drainage, & Floodplain:** No comments.
9. **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.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



SUBJECT TRACT

LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits

**THE VINEYARD
OFFICE PARK**

18-13 26

24.3





 Subject Tract

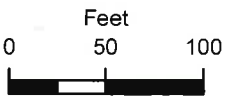
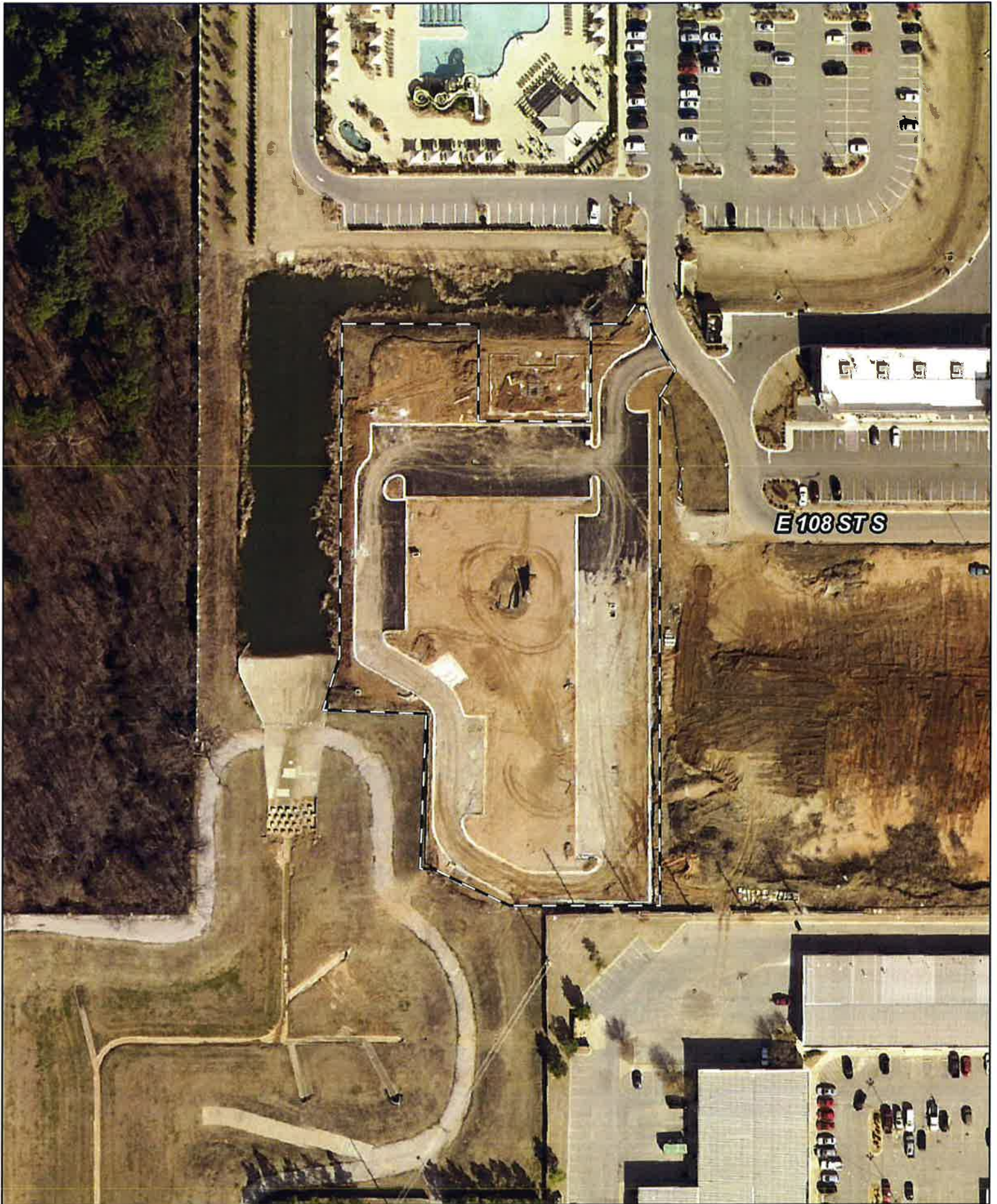
THE VINEYARD OFFICE PARK

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

Aerial Photo Date: February 2016

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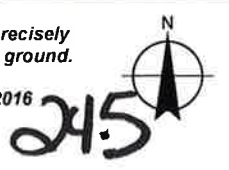
 Subject Tract

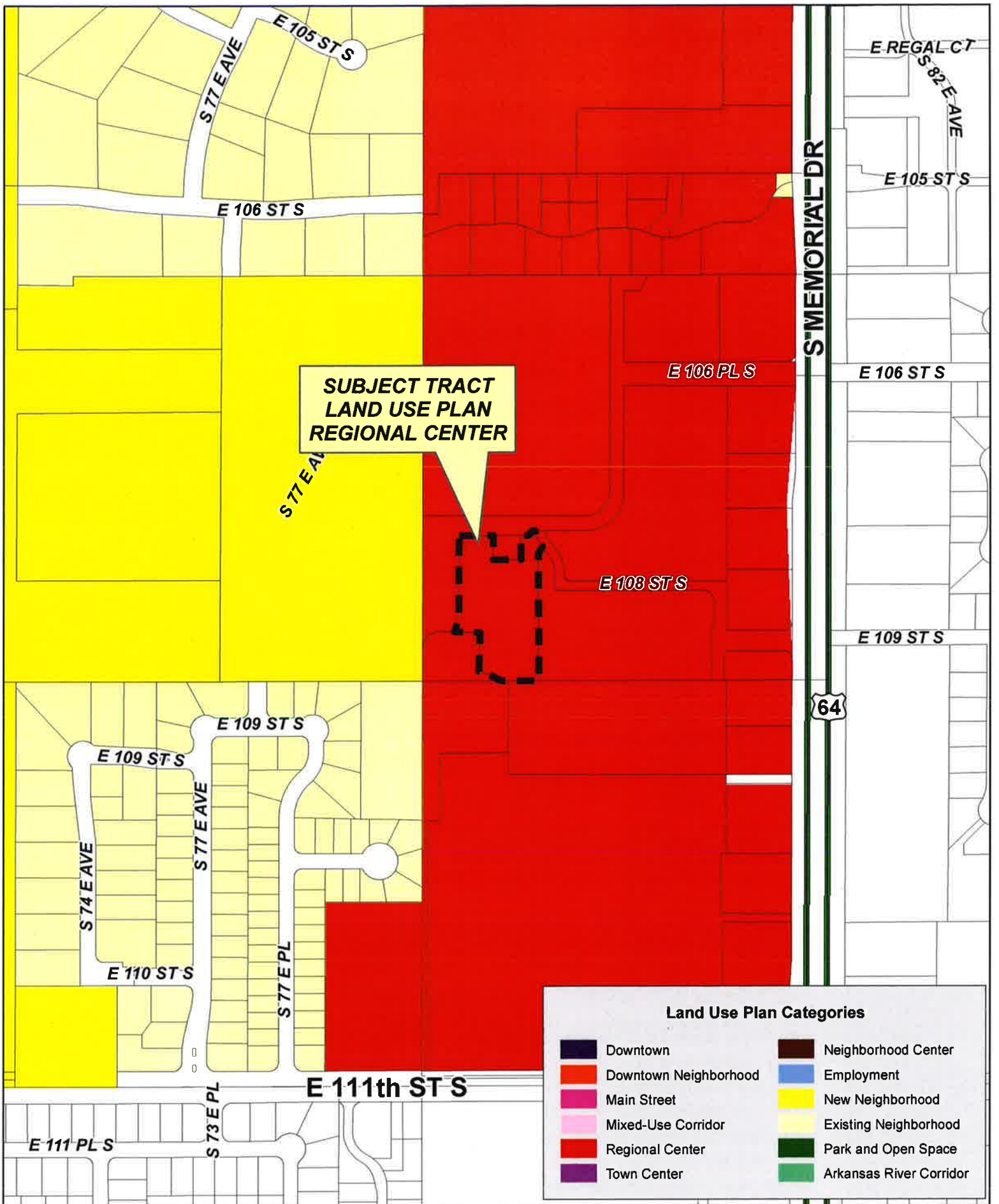
THE VINEYARD OFFICE PARK

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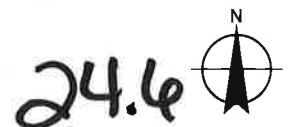
Aerial Photo Date: February 2016

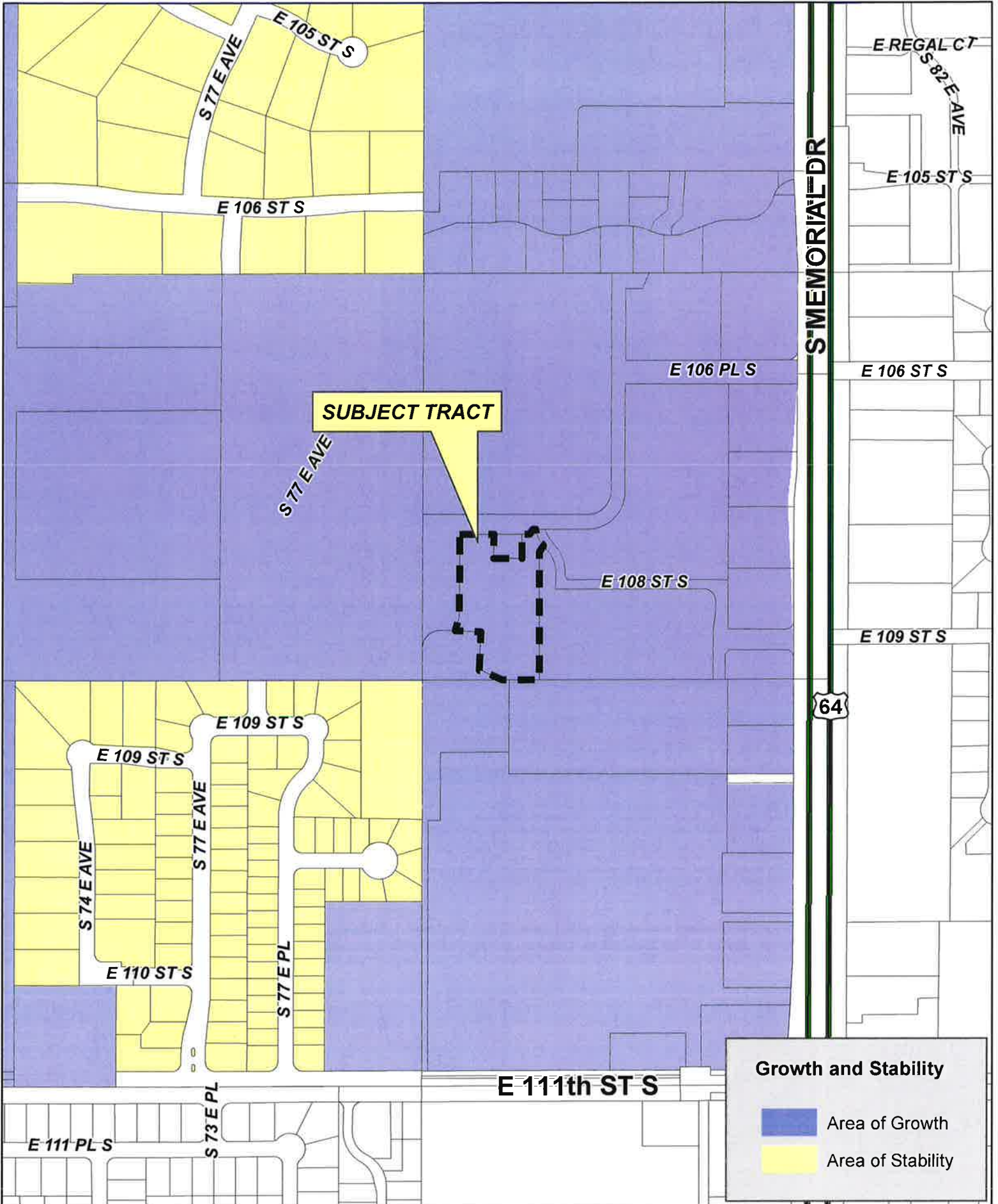




THE VINEYARD OFFICE PARK

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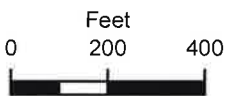




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



**THE VINEYARD
OFFICE PARK**

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