



Tulsa Metropolitan Area Planning Commission

Case : St. Joseph Church

Hearing Date: May 16, 2018

Case Report Prepared by:

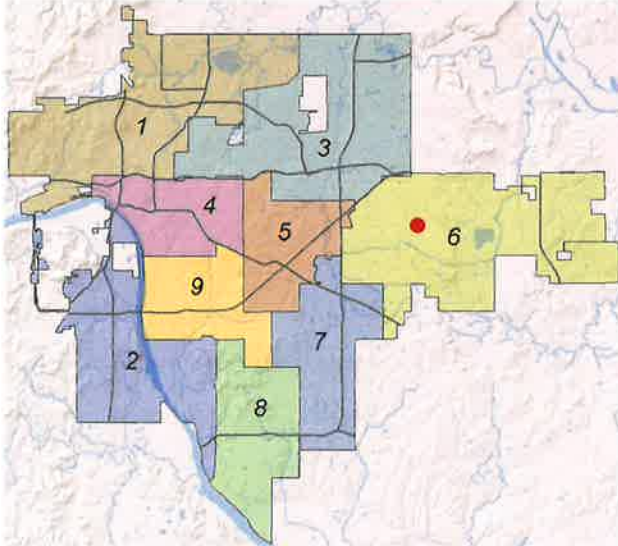
Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Engineering

Owner: Most Reverend David A. Konderla

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 7.38 ± acres

Location: East of the northeast corner of East 21st Street South and South 145th East Avenue

Zoning: RS-3 (Residential Single Family - 3)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Mike Craddock

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

PRELIMINARY SUBDIVISION PLAT

St. Joseph Church - (CD 6)

East of the northeast corner of East 21st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block on 7.38 ± acres.

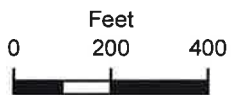
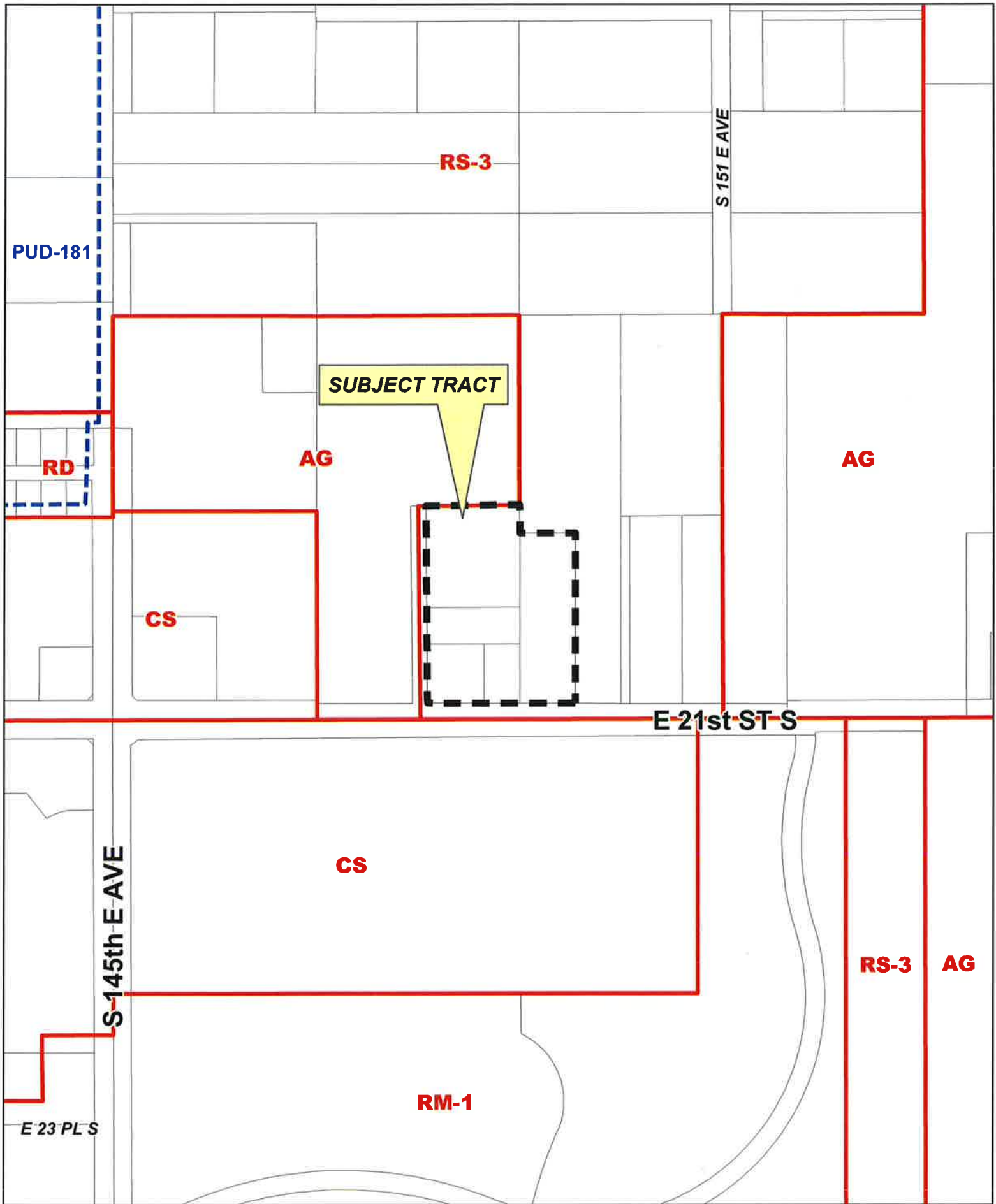
The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3 (Residential Single Family – 3). The use of the property as a religious assembly was approved by the City of Tulsa Board of Adjustment (BOA-22245). The special exception approval triggers the requirement for platting.
2. **Addressing:** Label lot with assigned address prior to submittal of final plat.
3. **Transportation & Traffic:** Provide recording information for the right-of-way adjacent to the plat and dimension the width of each.
4. **Sewer:** Mainline extension required for sewer service. Final IDP must be approved prior to approval of the final plat.
5. **Water:** Mainline extension required for water service. Final IDP must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours and improvements from final plat. Add “State of” before Oklahoma in the plat subtitle. Provide full information for owner, engineer, and surveyor on the face of the plat. Graphically show all property pins found or set associated with this plat. Add date of preparation. Correct location map to show platted properties and label all other property unplatted. Remove parcel lines from location map. Label plat in location map as “Site” or “Project Location”.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Storm water easements are required to convey any off-site drainage on site. No floodplain present on the lot.
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.

Waivers of Subdivision Regulations:

1. None requested

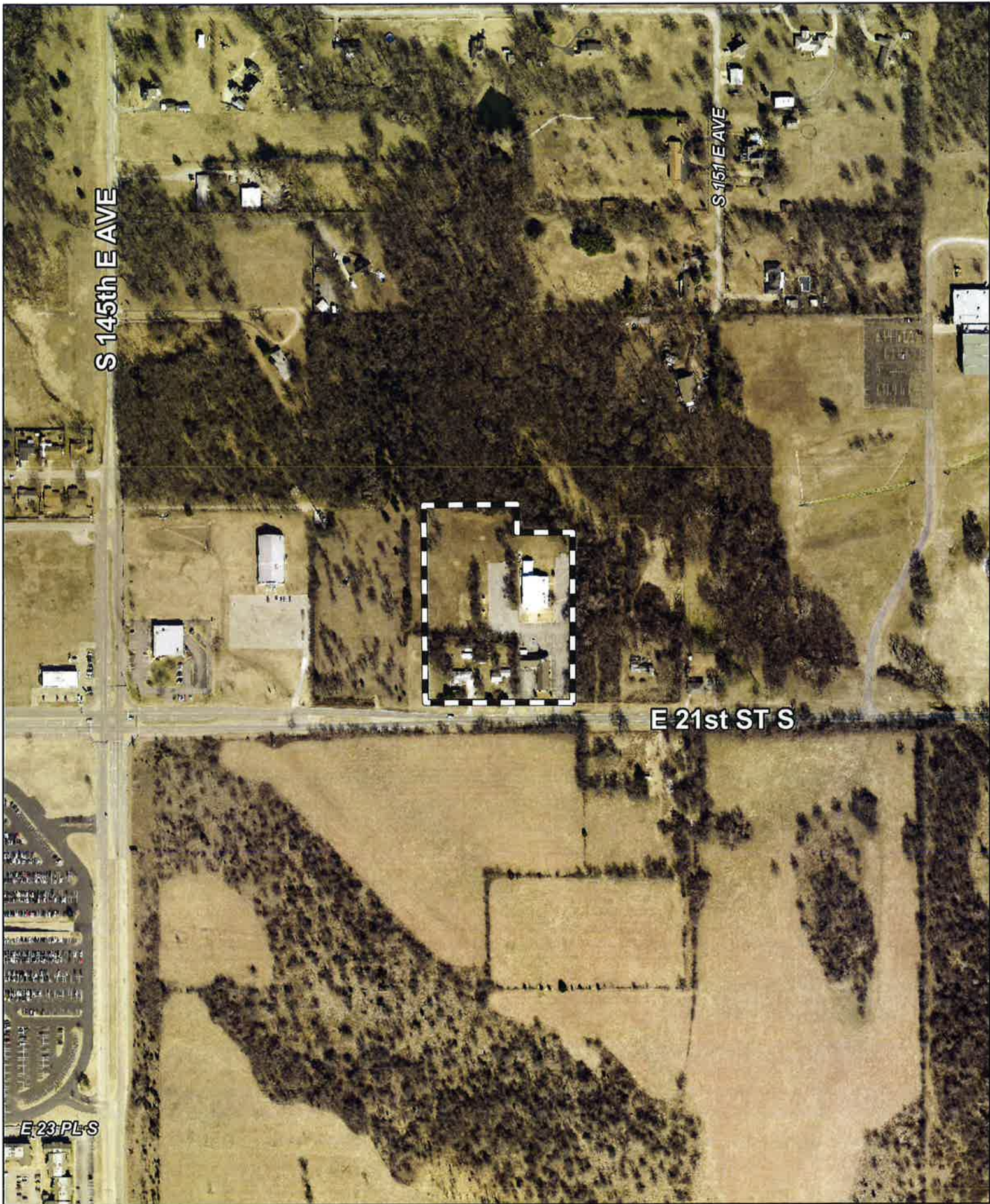
Staff recommends **APPROVAL** of the preliminary subdivision plat and requested subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.



**ST. JOSEPH
CHURCH**

19-14 10



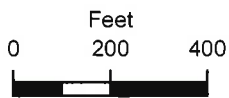


S 145th E AVE

S 151 E AVE

E 21st ST S

E 23 PL S



Subject Tract

ST. JOSEPH CHURCH

19-14 10

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

Aerial Photo Date: February 2016





E 21st ST S



Subject Tract

ST. JOSEPH CHURCH

19-14 10

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

Aerial Photo Date: February 2016



**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

S 151 E AVE

E 21st ST S

S 145th E-AVE

E 23 PL S

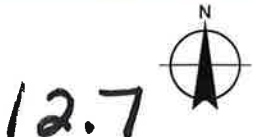
Land Use Plan Categories

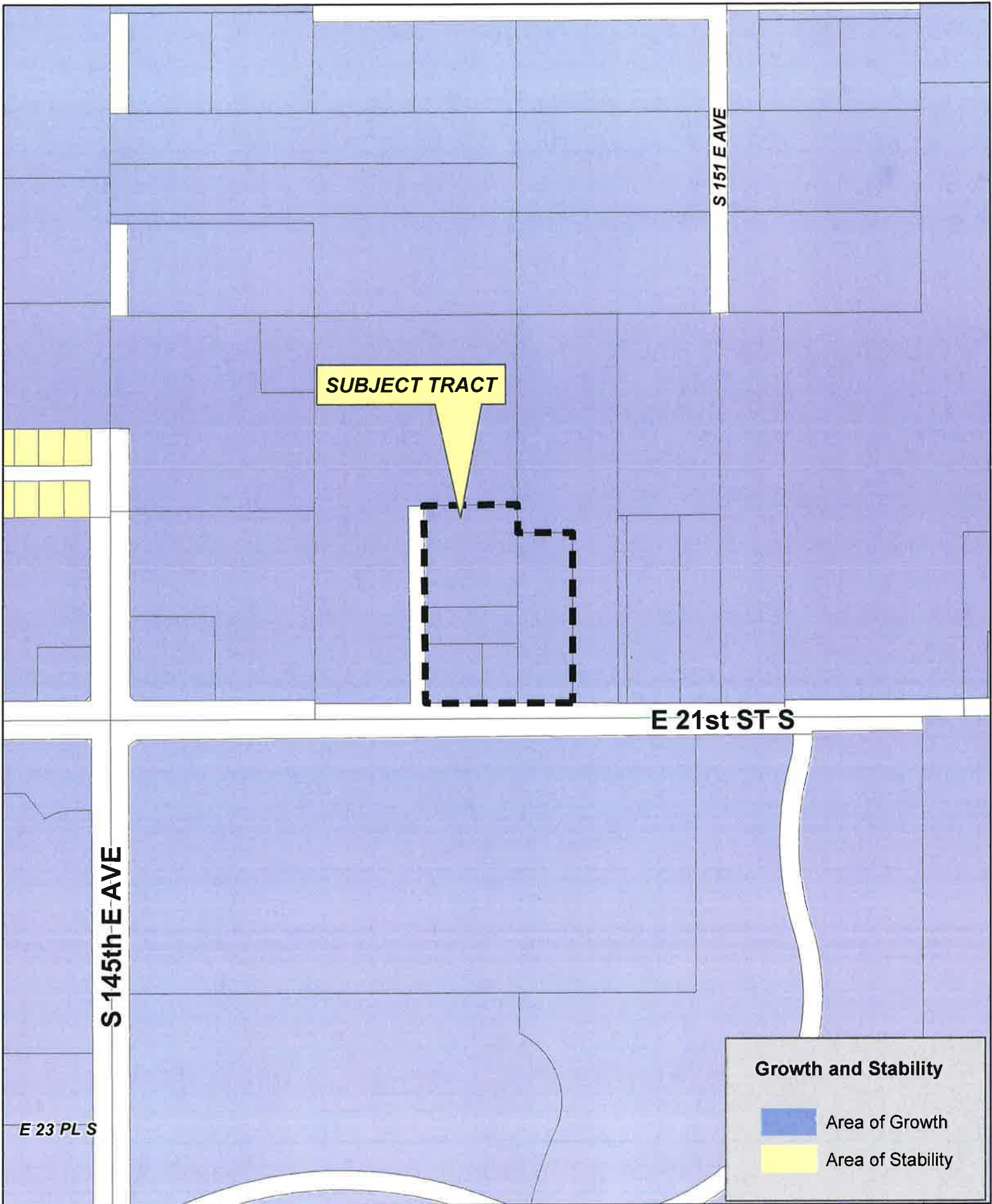
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



**ST. JOSEPH
CHURCH**

19-14 10





SUBJECT TRACT



S 151 E AVE

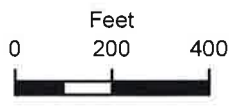
E 21st ST S

S 145th E AVE

E 23 PL S

Growth and Stability

-  Area of Growth
-  Area of Stability



**ST. JOSEPH
CHURCH**

19-14 10

