



Tulsa Metropolitan Area  
Planning Commission

Case : Z-6860 Plat Waiver

Hearing Date: May 17, 2017

**Case Report Prepared by:**

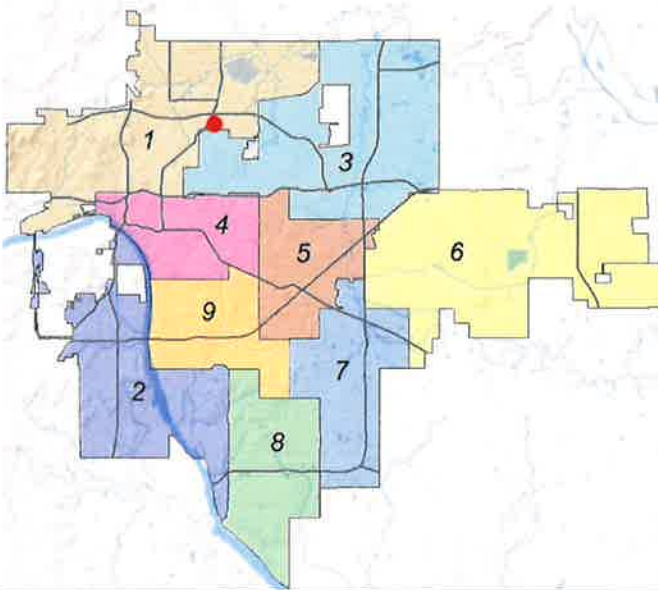
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Virgie J. Brown

*Owner:* Same as applicant

**Location Map:**  
**(Shown with City Council districts)**



**Applicant Proposal:**

Plat Waiver

*Location:* East of the northeast corner of East Apache Street North and North Birmingham Avenue

**Zoning:** IL

**Staff Recommendation:**

Staff recommends **approval** of the Plat Waiver

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:** Site Map, Aerial, Applicant Submittal

20.1

## PLAT WAIVER

Z-6860 – (CD 1)

East of the northeast corner of East Apache Street North and North Birmingham Avenue

The platting requirement for this property is being triggered by a rezoning approval given in July of 2002. The property was rezoned from a CS designation to an IL designation. The applicant is seeking to continue using the property for used car sales and was met with a platting requirement while seeking a new Certificate of Occupancy. The property was previously platted under the Ben C. Franklin addition plat.

The Technical Advisory Committee met on May 4, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
3. The proposed use of the property is a continuance of an existing use within existing buildings that will require no additional building or construction permits.
4. The property currently consists of two separate lots that will require a lot combination if they are both being used for the proposed car lot.

Staff recommends **approval** of the plat waiver.

**NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.**

**TMAPC POLICY ON PLAT WAIVERS:**

**(This form will be completed by staff from information provided by the Technical Advisory Committee.)**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

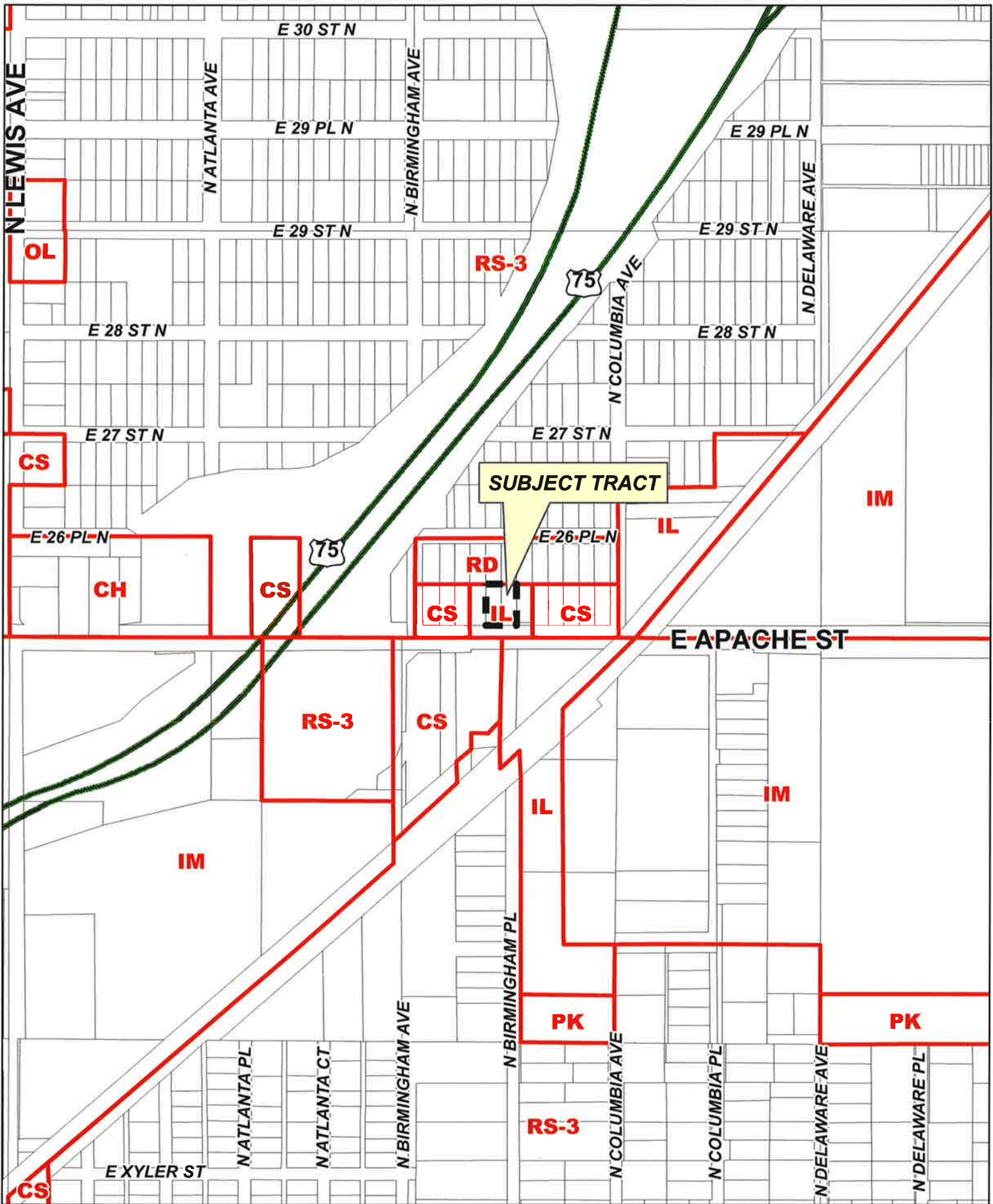
- |  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2) Are there restrictive covenants contained in a previously filed plat?             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

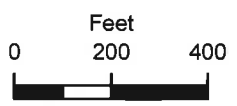
- |  |                          |                                     |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan?           | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument?                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements   |                          |                                     |
| a) Water   |                          |                                     |
| i) Is a main line water extension required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer  |                          |                                     |
| i) Is a main line extension required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer   |                          |                                     |
| i) Is a P.F.P.I. required?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain  |                          |                                     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access  |                          |                                     |
| a) Are revisions to existing access locations necessary?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input type="checkbox"/>            |

**NOTE:**

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.




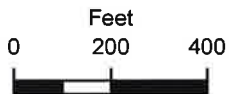
**SUBJECT TRACT**



**Z-6860**

20-13 20

20.4 



Subject Tract

**Z-6860**

20-13 20

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

Aerial Photo Date: February 2016

20.5

