



Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7379 Plat Waiver

**Hearing Date:** May 17, 2017

**Case Report Prepared by:**

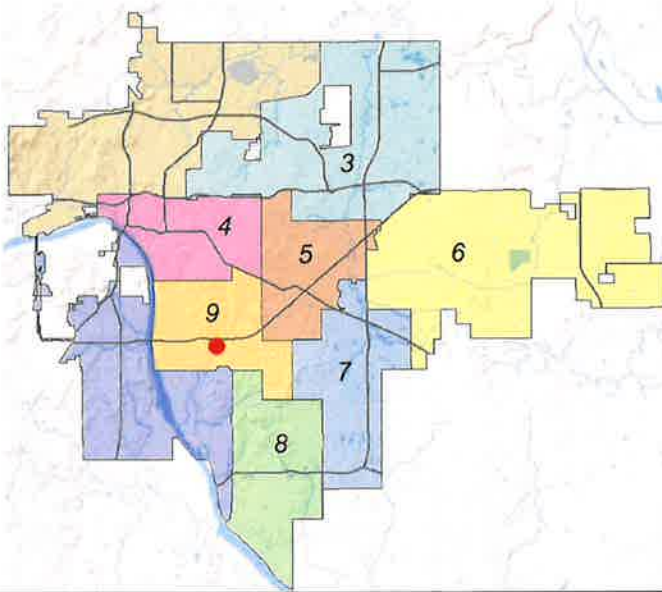
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* Robert L. Downing Rev. Trust

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



**Applicant Proposal:**

Plat Waiver

*Location:* South of the southeast corner of East 51<sup>st</sup> Street South and South Columbia Place

**Zoning:**

Current: RS-2  
RS-3 (Approved by Council 5/4/17)

**Staff Recommendation:**

Staff recommends **approval** of the Plat Waiver

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Applicant Submittal, Lot Split Exhibits

19.1

## PLAT WAIVER

### Z-7379 – (CD 9)

South of the southeast corner of East 51<sup>st</sup> Street South and South Columbia Place

The platting requirement for this property is being triggered by a rezoning approval (Z-7379) on May 4, 2017 from RS-2 to RS-3. The applicant intends to divide a single residential lot into two lots to accommodate two dwelling units. The property was previously platted as part of the Bethel Union Heights subdivision.

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. A lot split application (LS-20995) has been filed and reviewed for compliance with the bulk and area requirements of the City of Tulsa Zoning Code.

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





S COLUMBIA PL

S DELAWARE PL

B

A

S COLUMBIA PL

S DELAWARE AVE

E 53 ST S



Subject Tract

LS-20995

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

19-13 32

19.4

Aerial Photo Date: February 2016



Thursday, April 6, 2017

Nathan Foster  
INCOG  
2 West Second Street  
Suite 800  
Tulsa, OK 74103

Phone: (918)579-9481

**Re: 17009 - Ruhl - Newfield: Rezoning/Lot Split/Plat Waiver -**

Dear Nathan:

Yesterday, the TMAPC recommended approval of rezoning from RS-2 to RS-3, which is intended to allow for Lot-Split to create two (2) tracts for single-family homes. We are also submitting today the Lot-Split application.

Transmitted herewith are the following:

- One (1) Plat Waiver application;
- One (1) exhibit set (survey and legal description), signed and sealed; and
- One (1) check for \$250 for application fee.

We understand that this and/or the Lot-Split application may not be placed on a TMAPC agenda until after the City Council has approved the rezoning. Please let us know when this will be scheduled for TMAPC.

Please let us know if any additional documentation is needed in order to process this application.  
Thanks!



Erik Enyart, AICP, CFM  
eenyart@tannerbaitshop.com

19.5

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

**TMAPC POLICY ON PLAT WAIVERS:  
(This form is to be completed by applicant.)**

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 checked="" 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.

19.6

Technical Advisory Committee (TAC) Meeting Date: Thursday, 04/20/17 1:30 p.m.  
Large Conference Room, 8<sup>th</sup> Floor, INCOG, 2 West 2<sup>nd</sup> Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Case Number: \_\_\_\_\_  
TMAPC Date: Wednesday, 05/03/17 1:30 p.m.  
Tulsa City Council Room, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street

A person knowledgeable of the application and the property must attend the meetings to represent the application.

**PLATTING REQUIREMENTS:**

For any land which has been rezoned upon application of a private party, no building permit or zoning clearance permit may be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to and approved by the Planning Commission, and filed of record in the office of the County Clerk where the property is situated. Provided that the Planning Commission, pursuant to their exclusive jurisdiction over subdivision plats, may waive the platting requirement upon a determination that the above stated purposes have been achieved by previous platting or could not be achieved by a plat or replat.

If your application is approved, you will need additional permits.

Contact the Permit Center at 596-9601 if your tract is in the City of Tulsa or  
Tulsa County Building Inspector's Office at 596-5296 if in unincorporated Tulsa County.

**Tulsa Metropolitan Area Planning Commission**  
2 West 2<sup>nd</sup> Street, Suite 800  
Tulsa, Oklahoma 74103  
(918) 584-7526  
Email: [dfernandez@incog.org](mailto:dfernandez@incog.org)

19.7

REVISED 4/5/2017

**Exhibit "A.1"**  
**Newfield Lot Split**  
**Overall Tract Description**

**Description**

LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SAID TRACT CONTAINS 40,229 SQUARE FEET OF 0.924 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) PK NAIL FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 32;
  - (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°38'51" EAST.

**Certification**

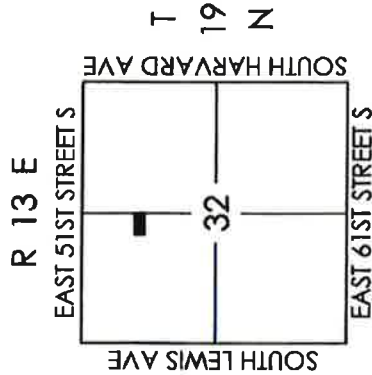
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



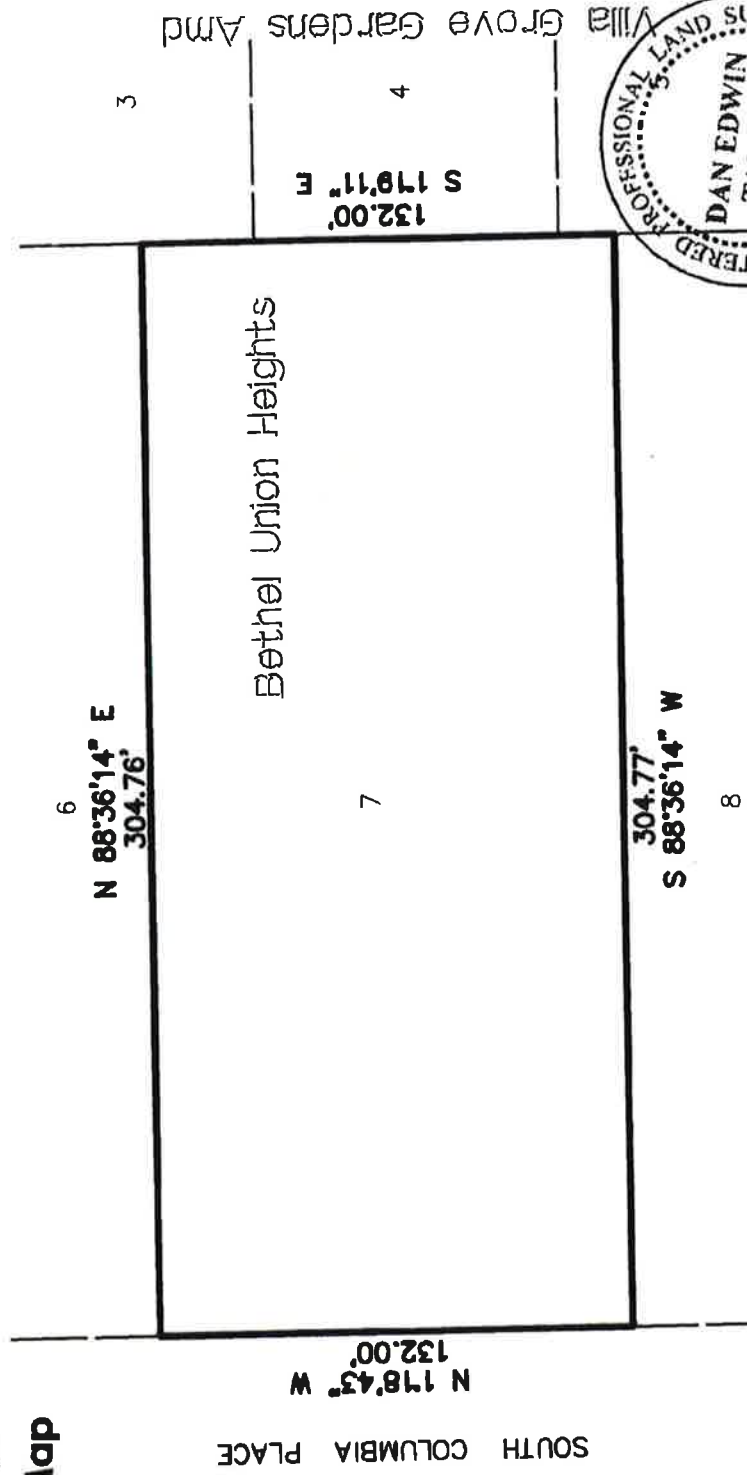
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/17



**Exhibit "A.2"**  
**Newfield Lot Split**  
**Overall Tract Exhibit**



**Location Map**



**Tanner Consulting LLC**  
 5223 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6538 | 918.745.9929

**Exhibit "B.1"**  
**Newfield Lot Split**  
**Tract "A" Description**

**Description**

A TRACT OF LAND THAT IS PART OF LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 1°18'43" WEST AND ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 62.00 FEET; THENCE NORTH 88°36'14" EAST FOR A DISTANCE OF 304.76 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE SOUTH 1°19'11" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 62.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°36'14" WEST AND ALONG THE SOUTH LINE OF SAID LOT 7, FOR A DISTANCE OF 304.77 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 18,896 SQUARE FEET OF 0.434 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

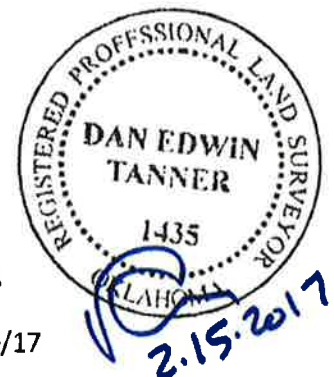
- (1) PK NAIL FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 32;
- (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°38'51" EAST.

**Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

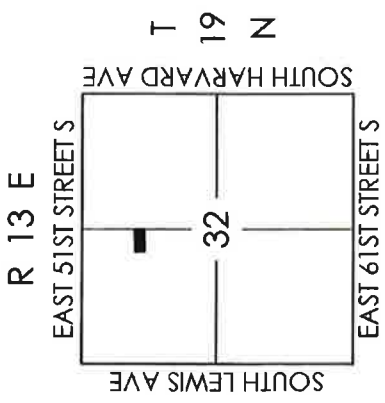
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/17



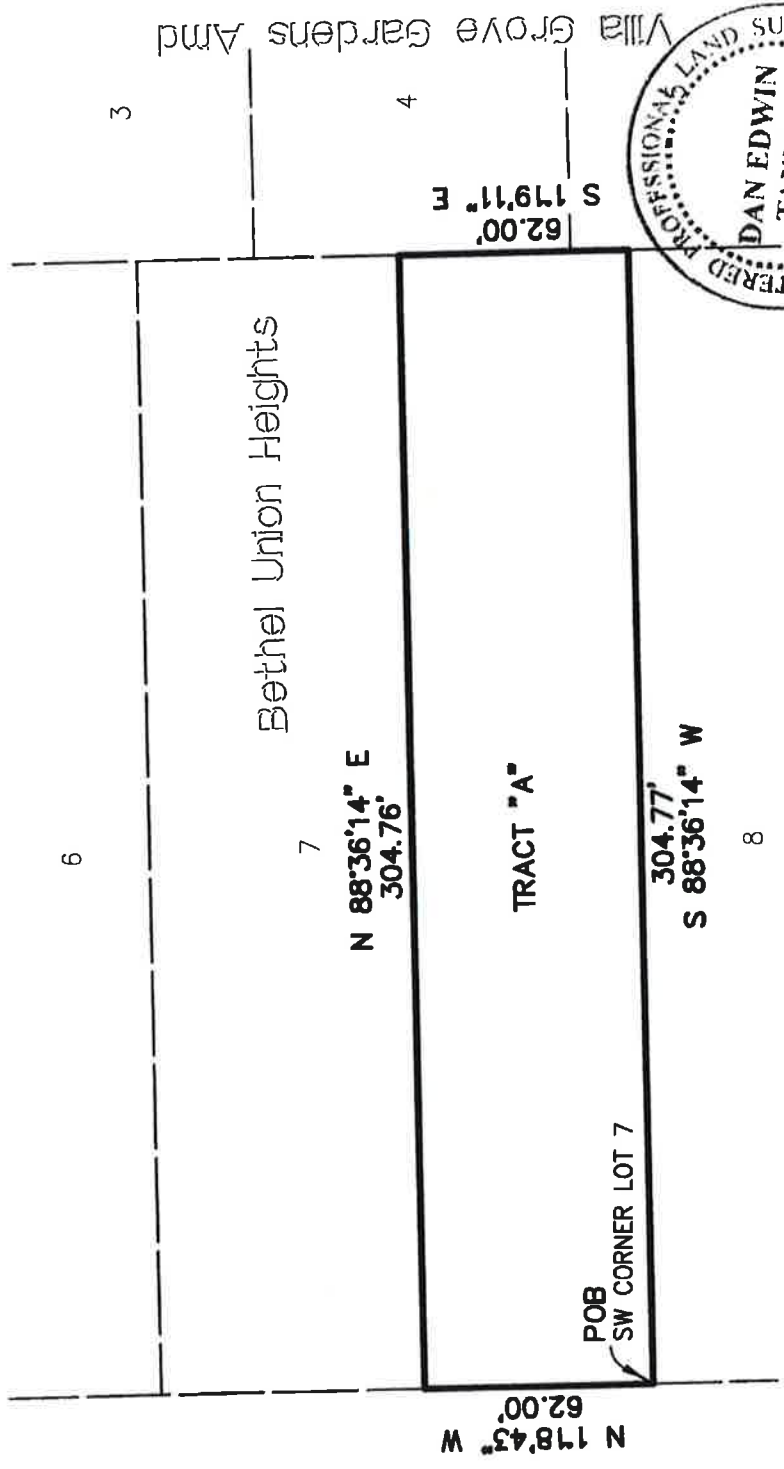
# Exhibit "B.2"

## Newfield Lot Split

### Tract "A" Exhibit



**Location Map**



LEGEND

POB POINT OF BEGINNING

02/15/2017 RMCGILL 17009EX\_LOT SPLIT TRACT A



11.9.11

**Exhibit "C.1"**  
**Newfield Lot Split**  
**Tract "B" Description**

**Description**

A TRACT OF LAND THAT IS PART OF LOT SEVEN (7), "BETHEL UNION HEIGHTS", A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 695), CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 1°18'43" WEST AND ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°18'43" WEST AND CONTINUING ALONG THE WEST LINE OF SAID LOT 7, FOR A DISTANCE OF 70.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88°36'14" EAST AND ALONG THE NORTH LINE OF SAID LOT 7, FOR A DISTANCE OF 304.76 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 1°19'11" EAST AND ALONG THE EAST LINE OF SAID LOT 7, FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°36'14" WEST, FOR A DISTANCE OF 304.77 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 21,334 SQUARE FEET OF 0.490 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

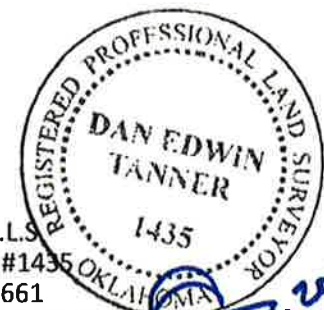
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- (2) PK NAIL FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 32;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°38'51" EAST.

**Certification**

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DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/17

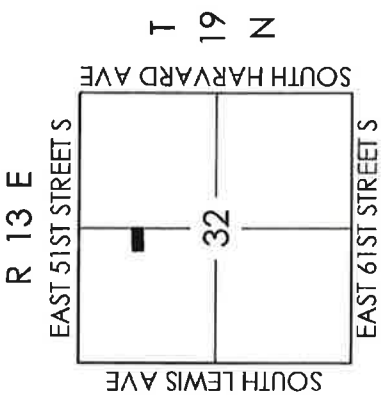


 **Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918 745 9929

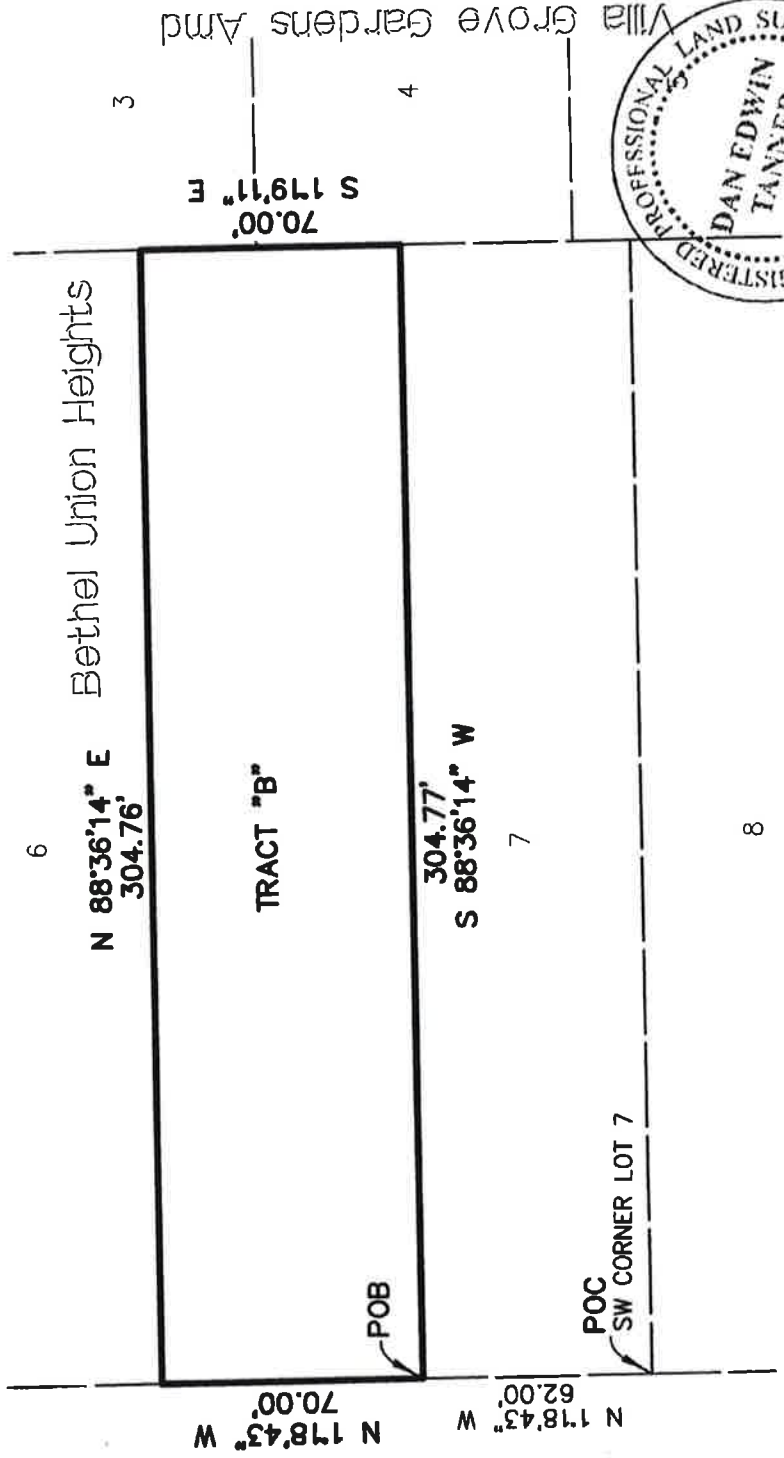
# Exhibit "C.2"

## Newfield Lot Split

### Tract "B" Exhibit



**Location Map**



**LEGEND**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

02/15/2017 RMC GILL 17009EX\_LOT SPLIT TRACT B

5323 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539 | 918.745.9929  
 2.15.2017

19.13