



Tulsa Metropolitan Area
Planning Commission

Case : PUD-737 Plat Waiver

Hearing Date: June 6, 2018

Case Report Prepared by:

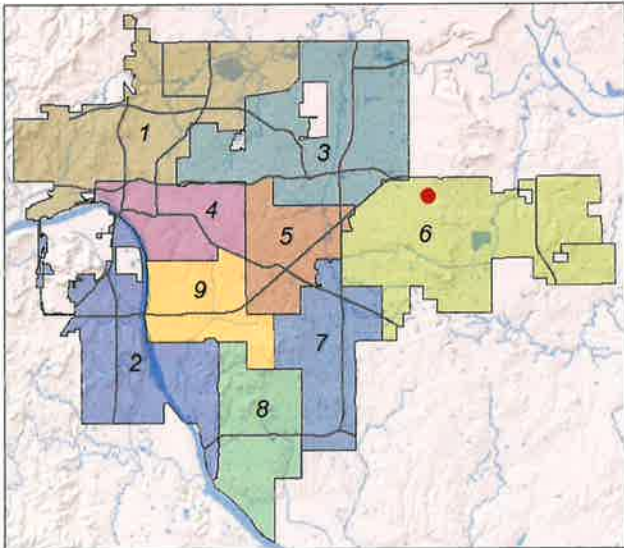
Nathan Foster

Owner and Applicant Information:

Applicant: Ruben Najera

Owner: Ruben Najera

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of East 11th Street South and South 161st East Avenue

Zoning: RS-3 / PUD-737

Staff Recommendation:

Staff recommends **approval** of the plat waiver

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Mike Craddock

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Site Plan

10.1

PLAT WAIVER

PUD-737 – (CD 6)

South and east of the southeast corner of East 11th Street South and South 161st East Avenue

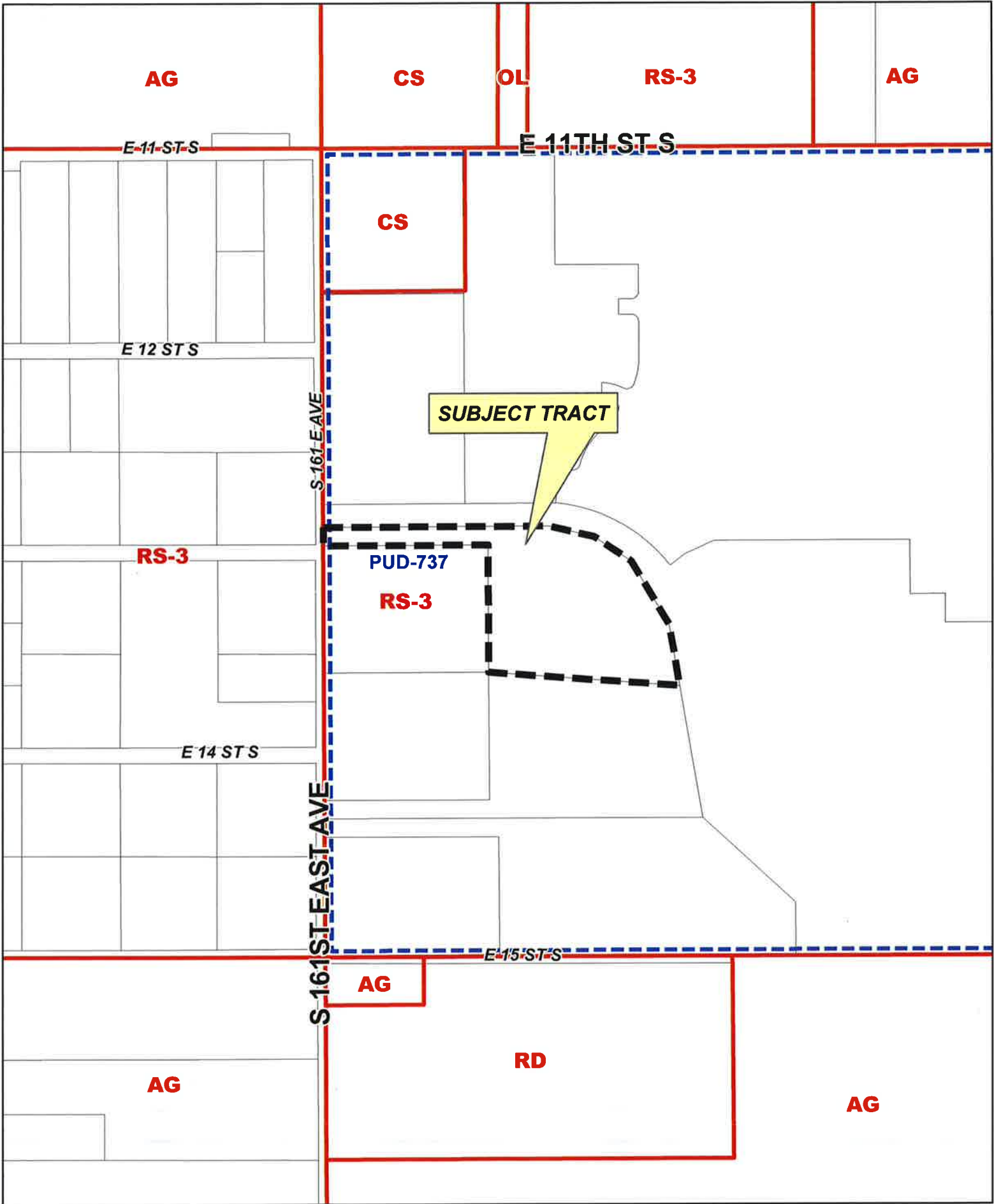
The platting requirement for this property is being triggered by the approval of a Planned Unit Development (PUD-737) in 2007 that was never developed. In 2010, the landowner divided the property into several large tracts and sold tracts to individual owners without addressing the need or requirement to plat the property. The current proposal is to permit the construction of one single-family home on the subject property.

The Technical Advisory Committee met on May 17, 2018 and the following items were determined:

1. Single-family residential uses are a permitted use on the site.
2. No additional easements are required at this time.
3. A right-of-way dedication is required for S 161st East Ave to comply with the Major Street and Highway Plan
4. Water service is available on the site through service connections.
5. The property meets and exceeds the minimum requirements of the Oklahoma Department of Environmental Quality to permit on-site sewage disposal.


Staff recommends **approval** of the plat waiver with the following conditions:

1. The required right-of-way dedication for S 161st East Ave must be made.
2. An ALTA survey is required to be filed of record with Tulsa County due to the property being unplatted.



PUD-737 PLAT WAIVER

19-14 11

10.3 



E 11 ST S

E 11TH ST S

E 12 ST S

S 161 E AVE

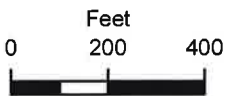
E 14 ST S

S 161ST EAST AVE

E 15 ST S

PUD-737 PLAT WAIVER

10.4



Subject Tract

19-14 11

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018





P.O. Box 330381 (918) 606-1740
 Tulsa, Oklahoma 74133 www.godeca.com
 Certificate of Authorization #0204
 Renewal Date: June 30, 2012



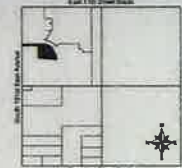
Legal Description:

A tract of land located in the NW/4 of Section 11, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

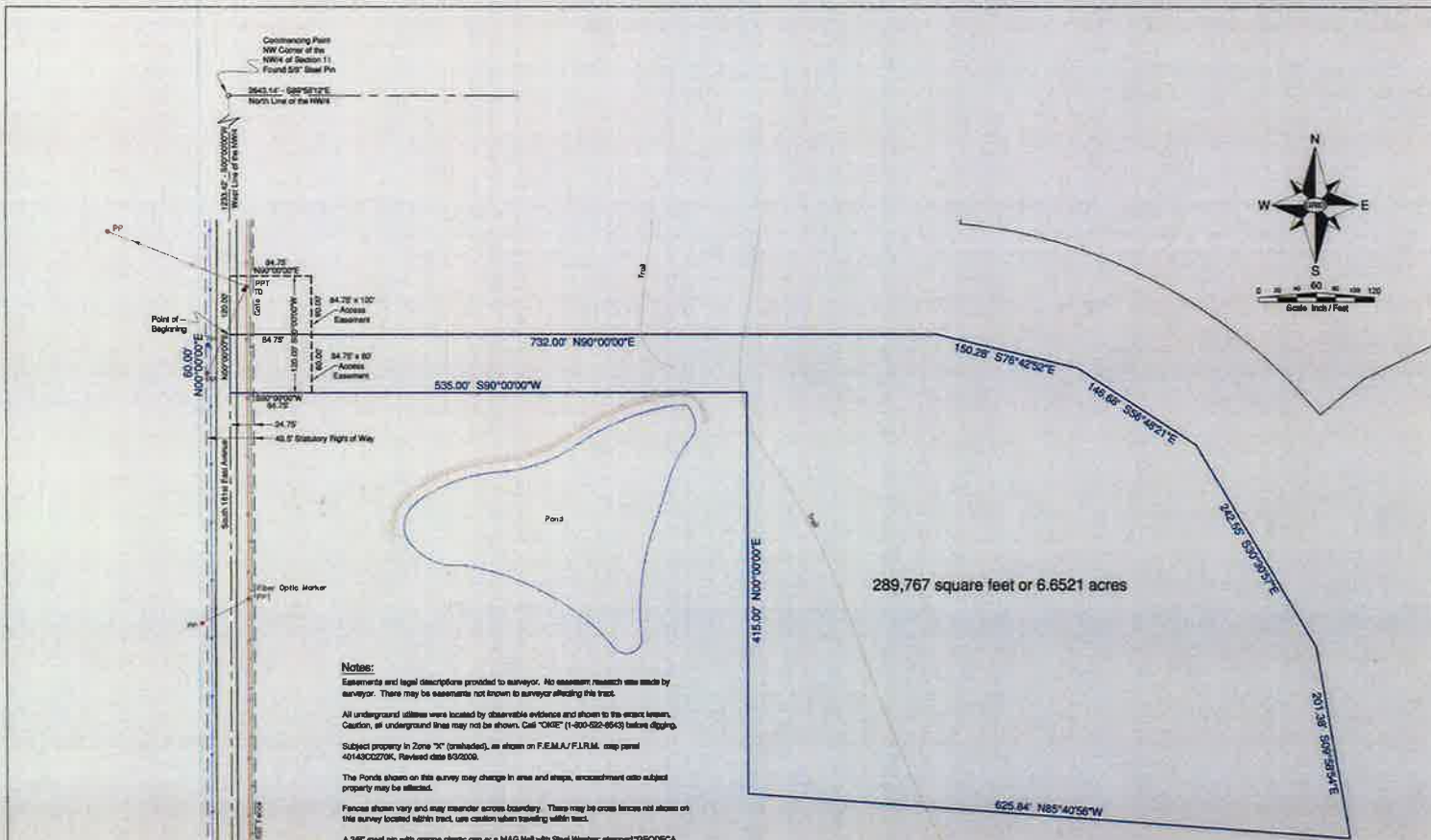
Commencing at the northwest corner of Section 11, a 60' Steel Pin; Thence 500'00"00"W along the west line of the NW/4 of Section 11, a distance of 1253.42 feet to the "Point of Beginning"; Thence N40°00'00"E a distance of 732.00 feet; Thence S78°42'32"E a distance of 150.26 feet; Thence S89°49'21"E a distance of 145.86 feet; Thence S28°07'37"E a distance of 625.84 feet; Thence S88°59'55"E a distance of 201.28 feet; Thence N40°00'00"W a distance of 625.84 feet; Thence N02°00'00"E a distance of 415.00 feet; Thence S80°00'00"W a distance of 635.00 feet to the west line of the NW/4 of Section 11; Thence N02°00'00"E along the west line of the NW/4 of Section 11, a distance of 60.00 feet to the "Point of Beginning"; Said tract contains 289,767 square feet or 6.6521 acres. The non-astronomic bearings for said tract are based on an assumed bearing of N02°00'00"E along the west line of the NW/4 of Section 11 and S88°59'55"E along the north line of the NW/4 of Section 11, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Legal description authorized by others.

Location Map



Section 11, T-19-N, R-14-E



289,767 square feet or 6.6521 acres

Notes:

Estimates and legal descriptions provided to surveyor. No easement research was made by surveyor. There may be easements not known to surveyor affecting this tract.

All underground utilities were located by observable evidence and shown to the exact extent. Caution, all underground lines may not be shown. Call "800" (1-800-522-6543) before digging.

Subject property in Zone "C" (unshaded), as shown on F.E.M.A./F.I.R.M. map panel 40145C02270K, Revised date 9/30/09.

The Pond shown on this survey may change in area and shape, encroachment onto subject property may be allowed.

Fences shown vary and may encroach across boundary. They may be cross fences not shown on this survey located within tract, use caution when traveling within tract.

A 3/8" steel pin with orange plastic cap or a MAG Nail with Steel Washer, stamped "GEODECA CA825P" set all corners unless noted otherwise.

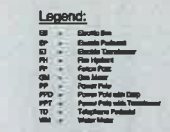
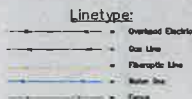
According to the I.A.C.O.G. Digital Zoning Map current to September 2010, subject property zoned R32 and is part of P.U.D. 737. Builders, buyers, lenders and insurers are responsible for familiarizing themselves with state and local regulations and statutes concerning subdivisions and zoning. The acceptance and use of this survey for any purpose by its sellers, buyers, lenders and insurers and their agents, shall be an explicit release of liability of the surveyor regarding the subdivision and laws of subject property.

Created to: Valerian Landin and Maria Landin
 Main Street Title Company, LLC
 First American Title & Trust

This Plat of Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness to said plat and seal this 13th day of October, 2010.

Russell M. Muzika
 Russell M. Muzika
 Licensed Professional Land Surveyor
 Oklahoma No. 1903
 GEODECA, LLC
 CA # 0024 renewed date June 2006, 2012



Easements & Encumbrances:

Assessor's Certificate, Effective Date: April 13, 2010 at 7:30 a.m. Order No. 100400

Pipeline Right of Way Agreement Plat 12-19-14 in Book 221, Page 808.
 Does not affect subject property.

11. Agreement regarding pipeline Plat 6-8-18 in Book 250, Page 444, (Page 36)
 Does not affect subject property.

12. Right of Way in favor of Public Service Company of Oklahoma Plat 1-6-10 in Book 1353, Page 436, (Page 146)
 Affects subject property. Surveyor indemnifies this instrument on the right, privilege and authority in call claim, remove or take any and all lines that may interfere or change utility lines that are located in the existing right of way along the west line of the subject property, and does not create a right of way in addition to the existing right of way for the placement and construction of utility lines. Cannot be shown graphically.

13. Easement for Use and Maintenance of Lake Plat 4-10-03 in Book 1271, Page 296, (Page 167)
 Does not affect subject property.

BEFORE YOU DIG,

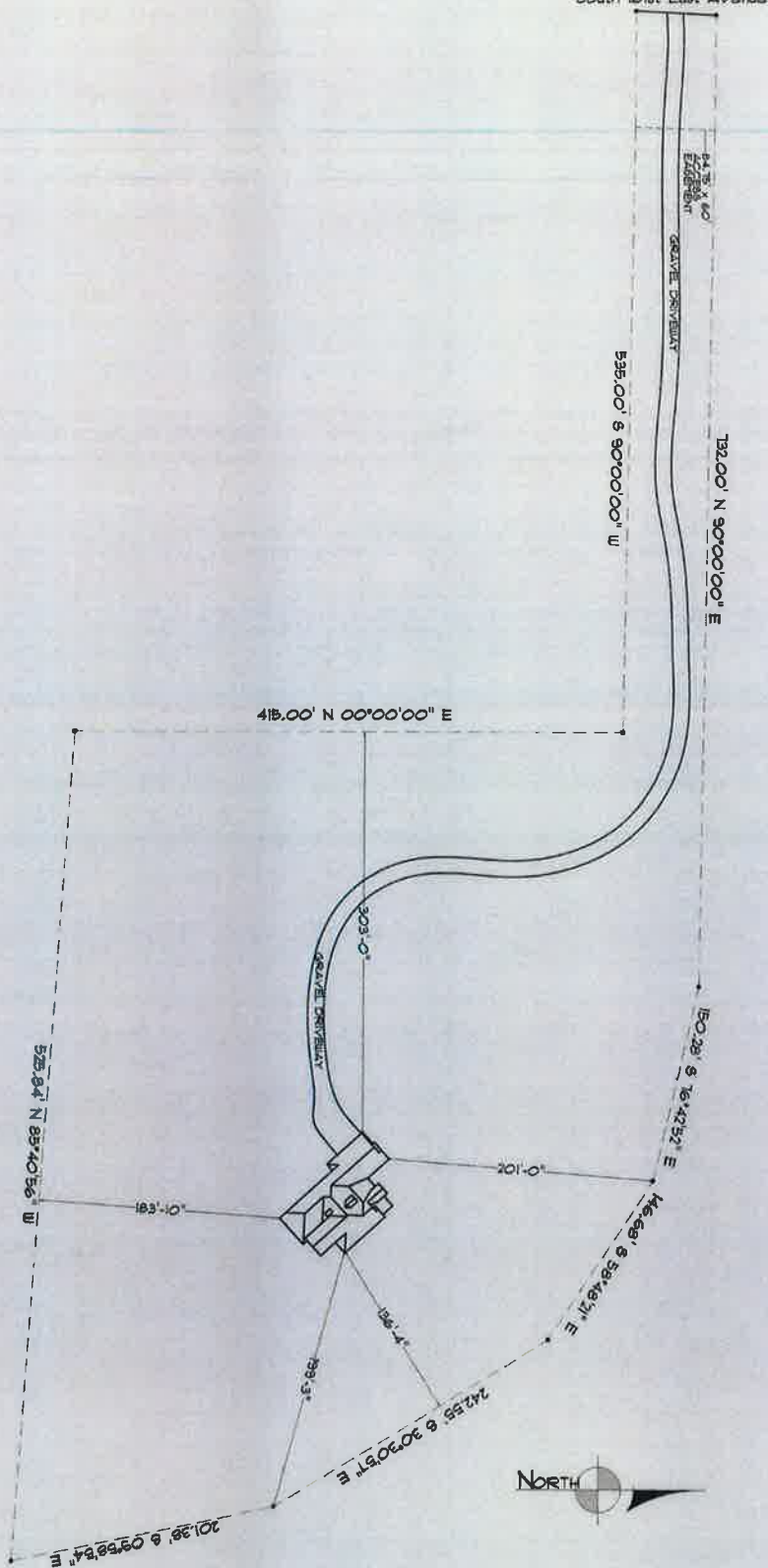
 CALL 800-522-6543

Part of the NW/4 of Section 11, T-19-N, R-14-E		
Prepared For: Bid Loud Auctions	Survey: Boundary Survey	
Survey Date: October 11, 2010	New Date: October 11, 2010	Revision:
GEODECA Project #: 1039228	Order #: 1984	Sheet: 1 of 1
County: Tulsa	Approved: 1984	date: 10/11
Drawing File: ...PPL_SURV\1039228_SURV\1000205_survey.dwg		

105

10/16

South 161st East Avenue



CONSTRUCTION MANAGER

PROJECT FOR:

The Najera-Landeros Residence

The design shown here has been prepared by Chris E. Hill, State of Florida, License No. 13012. The design shown here is not to be used for any other project without the written consent of the designer. The designer assumes no responsibility for any errors or omissions in this plan. The client is responsible for verifying all information provided and for obtaining all necessary permits.

C.01