



Tulsa Metropolitan Area
Planning Commission

Case : RLH Business Center

Hearing Date: July 19, 2017

Case Report Prepared by:

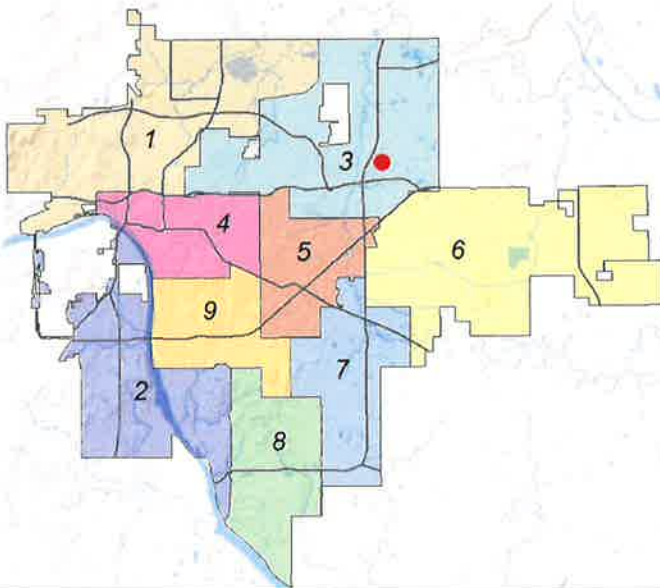
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: Forza Construction Services, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

3 lots, 1 block, 9.55± acres

Location: South of the southeast corner of East Pine Street North and North Garnett Road

Proposed Use: Industrial

Zoning: IL (Industrial – Low)

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

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

12.1

PRELIMINARY SUBDIVISION PLAT

RLH Business Center - (CD 3)

South of the southeast corner of East Pine Street North and North Garnett Road

This plat consists of 3 lots, 1 block on 9.55± acres.

The Technical Advisory Committee (TAC) met on July 6th, 2017 and provided the following conditions:

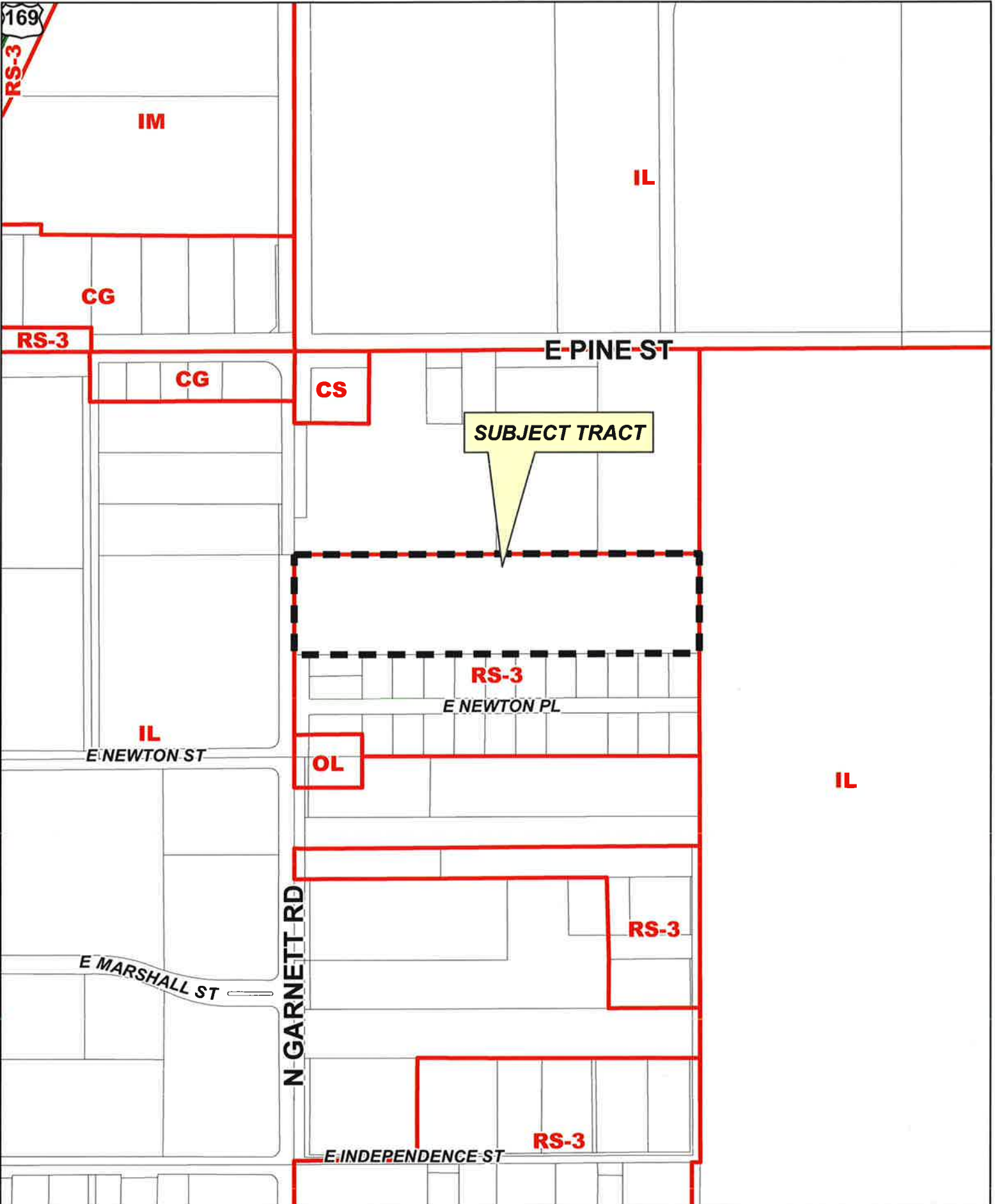
1. **Zoning:** The property was approved for rezoning to IL by City Council on May 25, 2017. All proposed lots conform to the lot regulations of the IL district.
2. **Addressing:** Provide individual lot addresses on the final plat.
3. **Transportation & Traffic:** Provide book and page for right-of-way dedication or indicate dedication by plat.
4. **Sewer:** Approved as submitted.
5. **Water:** Private water line and private fire hydrant would not be permitted within the proposed 17.5' utility easement.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Remove contour lines on final plat. Under the basis of bearing heading include "Oklahoma State Plane Coordinate System, Oklahoma North Zone 3501 Feet or Survey Feet, North American Datum (NAD83)". State bearing angle shown on face of plat. Provide a north arrow for the location map. Label the point of beginning (POB) on the face of the plat. Include all platted property on the location map and label all other land unplatted.
7. **Fire:** Additional access may be required by IFC2015 and will be determined at the development stage.
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.

Waivers of Subdivision Regulations:

1. None Requested


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

12.2



RLH BUSINESS CENTER

20-14 32

12.3 

169



E PINE ST

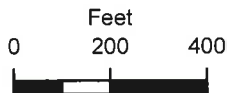
E NEWTON PL

E NEWTON ST

N GARNETT RD

E MARSHALL ST

E INDEPENDENCE ST



Subject Tract

RLH BUSINESS CENTER

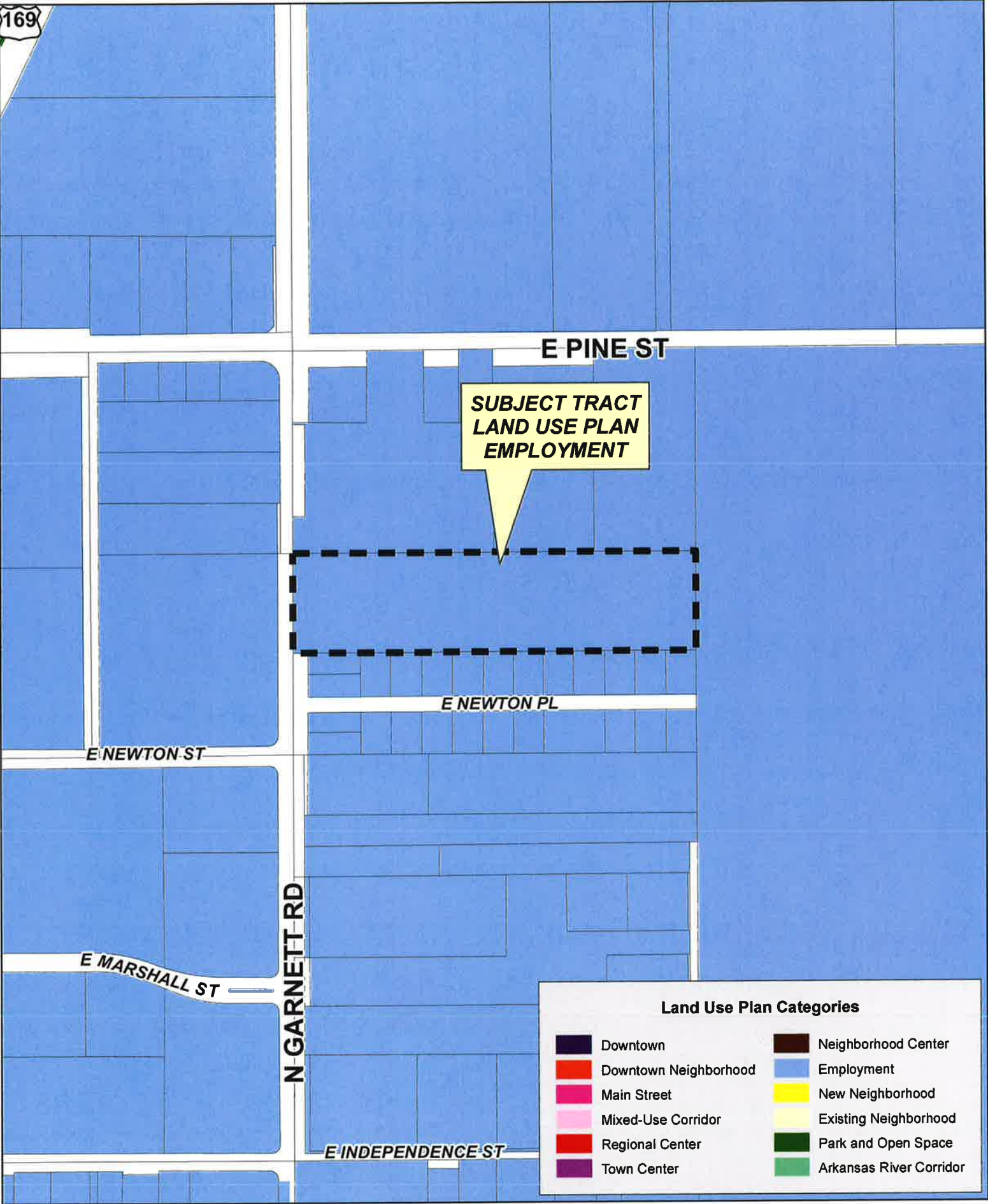
20-14 32

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

Aerial Photo Date: February 2016



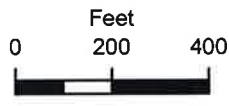
169



**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

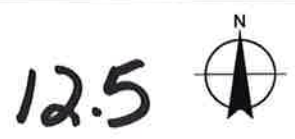
Land Use Plan Categories

 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



**RLH BUSINESS
CENTER**

20-14 32



169

E PINE ST

SUBJECT TRACT

E NEWTON PL



E NEWTON ST

E MARSHALL ST

N GARNETT RD

E INDEPENDENCE ST

Growth and Stability

-  Area of Growth
-  Area of Stability



RLH BUSINESS CENTER

20-14 32

12.6



PRELIMINARY PLAT
FOR

RLH Business Center

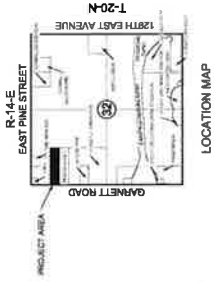
A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER
FORZA CONSTRUCTION SERVICES, LLC
1218 S JOPLIN AVE
TULSA, OK 74106
PHONE: 918-471-1188

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018
PO BOX 2136
TULSA, OK 74103
PHONE: 918-514-4283
FAX: 918-514-4283
EMAIL: ALAN@AABENG.COM



REC. NO. COVER SHEET 32
T20N R14E



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS THREE (3) LOTS, IN ONE (1) BLOCK,
BLOCK 1 AREA. 3 LOTS @ 25 ACRES.

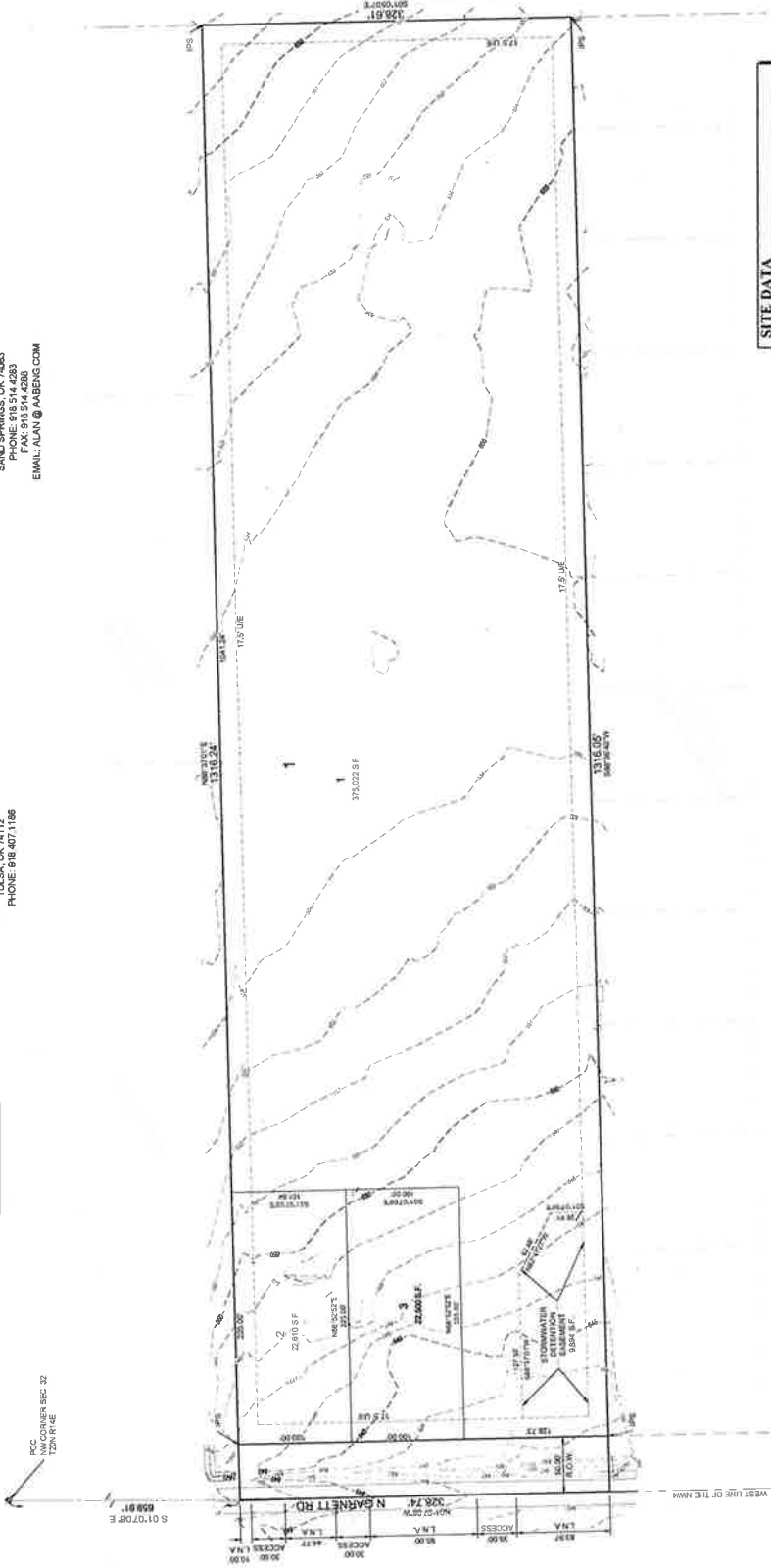
FLOODPLAIN
THIS PLAT SHOWS THE FLOODPLAIN AS SHOWN
ON THE 2012 ANNUAL CHANCE FLOODPLAIN AS SHOWN
ON THE FLOODPLAIN MAP, DATED OCTOBER 16,
2012.

LEGEND

- UNLINED LOT
- LIMIT OF NO ACCESS
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- UTILITY EASEMENT
- ROCK
- IRON PIN FOUND
- IRON PIN SET
- STREET ADDRESS

FINAL PLAT
ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission
Approval Date: _____
TAMPCINCO _____
CITY ENGINEER _____
Council of the City of Tulsa, Oklahoma
Approval Date: _____
CHAIRMAN _____
MAYOR _____
ATTEST CITY CLERK _____
CITY ATTORNEY _____
The approval of this Plat has been duly passed by the Council of the City of Tulsa, Oklahoma, in the Office of the County Clerk before this date.

RLH BUSINESS CENTER
SHEET 12.7
Date Platted: June 23, 2017



SITE DATA

BEARINGS FOR ALL CORNERS AND SET IN CONCRETE
STAMPED 'S'. SET NORTHWEST OF THE INTERSECTION OF PINE
STREET AND GARNETT ROAD, TULSA, OKLAHOMA
ELEVATION: 117.78 FEET (198)

BASE OF BEARINGS
BEARINGS BASED ON THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 32 BEING SOUTH-91°07'08\"/>

LAND AREA
432,975 S.F. (9.92 ACRES)

MONUMENTATION
ALL CORNERS WERE SET WITH 2\"/>

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME OF SURVEY. IF THERE IS A CHANGE IN ADDRESS,
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
DESCRIPTION.

CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
TULSA, OK 74102

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
TULSA, OK 74102
PHONE: 918-488-8000

WATERS OF OKLAHOMA
TULSA, OK 74102
PHONE: 918-581-6000

NOT
5802 S 71ST STREET
TULSA, OK 74108
PHONE: 918-488-8000

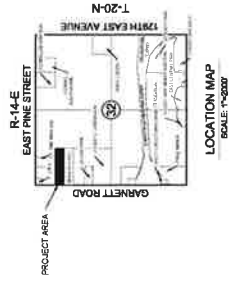
12.7

CONCEPTUAL IMPROVEMENTS PLAN
FOR
RLHB Business Center

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER, NW/4, OF SECTION 03, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

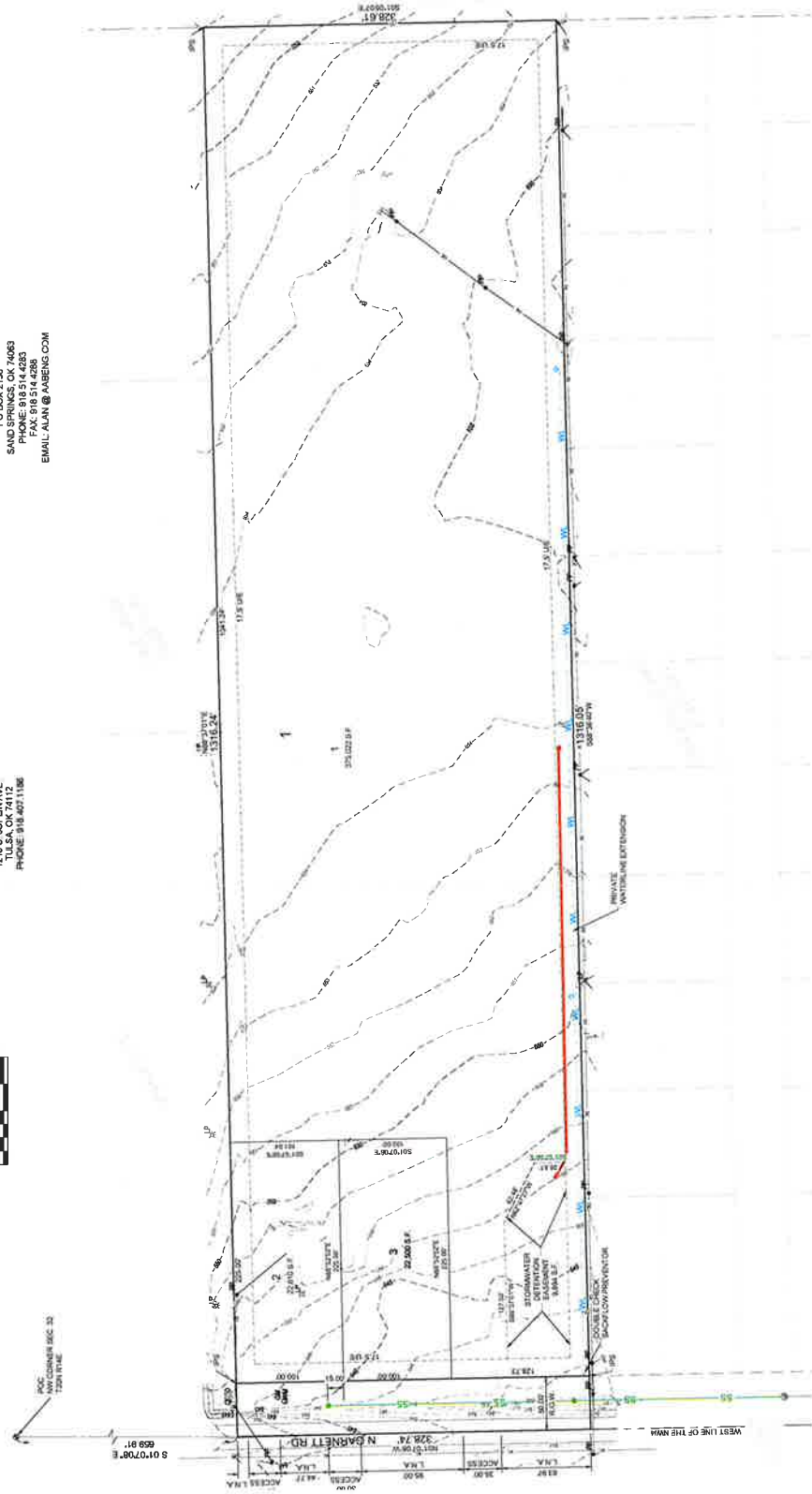
OWNER/DEVELOPER
FORZA CONSTRUCTION SERVICES, LLC
1218 S. JOPPA AVE
TULSA, OK 74106
PHONE: 918.407.1156

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LEGEND

BLDG. LINE	PROPOSED SANITARY
UTILITY EMBANKMENT	SEWER LINE
BOUNDARY	EXISTING SANITARY
BOOK OF SURV.	SEWER LINE
PLAT	PROPOSED STORM SEWER
FACE	LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT



12.9