



Tulsa Metropolitan Area
Planning Commission

Case : Union E-14

Hearing Date: July 19, 2017

Case Report Prepared by:

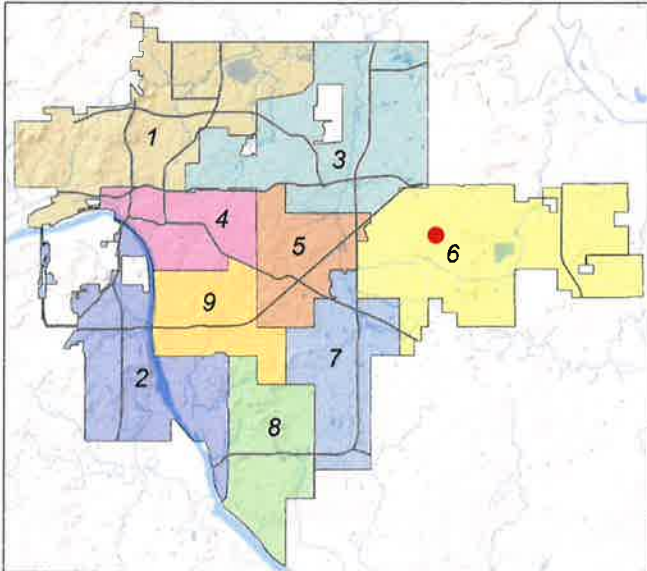
Nathan Foster

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: Union Public Schools

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat
Approval

Location: East of the southeast corner of
East 31st Street South and South Garnett
Road

Summary: Preliminary plat was originally
approved in January of 2016 and has
expired. Before proceeding with a final
plat, preliminary approval must be
reinstated.

Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Applicant Statement, Approved Preliminary Plat & Conditions



July 6, 2017

**Union E-14
Request to Reinstate Preliminary Plat**

The preliminary Plat of "Union E-14" was approved February 3, 2016 with an accompanying approval of Accelerated Release of a Building Permit.

Since then, the project has experienced delays as a water main extension IDP had to be designed and negotiations with adjacent property owners were necessary to establish a final alignment of access to serve the cell tower site and a connection to East 32nd Street which terminates on the east side of a 40-foot panhandle providing access to Garnett Village, and which separates 32nd Street from the Union site.

Garnett Village is a HUD owned senior living facility managed by an out of state management company. All documents to effect easements are required to be signed by HUD and funneled through the management company. These processes have taken considerably longer than expected.

The preliminary plat expired approximately five months ago. The essential concepts of the preliminary plat remain the same as when it was approved. The school is scheduled to open for this coming Fall semester 2017 and as for completing the plat, time is of the essence.

We respectfully ask the Planning Commission to extend its approval of the preliminary plat so that we can proceed with the final plat in time to meet the school's opening schedule.

Thank you for your consideration.

Jim Beach
Land Development Planner
Civil Engineering Services

Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com

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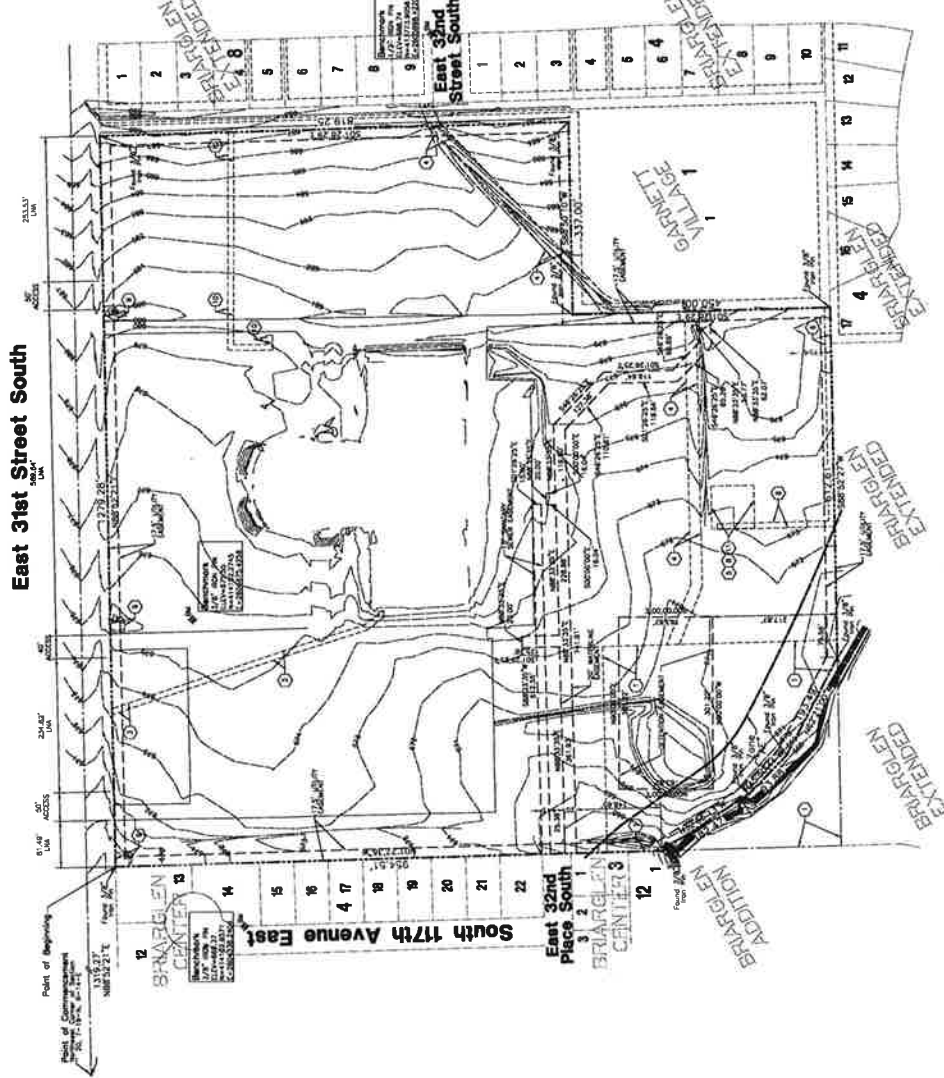
PRELIMINARY PLAT of Union E-14

PART OF THE NORTHEAST QUARTER NE¼ OF THE NORTHWEST QUARTER NW¼ OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

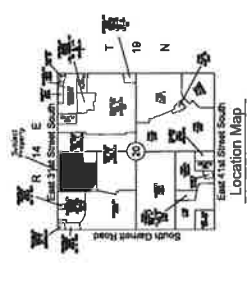
ENGINEER:
 BRUCE J. SHANNON, INC.
 2115 EAST 17TH STREET
 TULSA, OKLAHOMA 74117
 (918) 584-2000 FAX
 BRUCE@brucejshannon.com
 EXP. DATE: 8/25/17

CONTRACTOR:
 BROADWAY CONCRETE, INC.
 811 EAST 11TH AVENUE
 TULSA, OKLAHOMA 74107
 (918) 521-5227
 BRUCE@brucejshannon.com

DATE:
 8/25/17



- LEGEND:**
- Existing Easements
 - Shimmy Dango Construction Contract by and between the City of Tulsa, Oklahoma and Shimmy Dango Construction, Inc. recorded in Book 4376, Page 4. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Underground water-utility easement to public service company of Oklahoma, Inc. recorded in Book 4378, Page 1488. (AFFECTS SUBJECT PROPERTY AS A BARRIED) (TO BE RELINQUISHED)
 - Underground water-utility easement to public service company of Oklahoma, Inc. recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - City of Tulsa Oklahoma Development Authority. 1977. Cited as "Authority" in the Subdivision Plat of Union E-14, recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Local dated October 3, 1996, by and between Garnett Village, Inc., an Oklahoma corporation, as Lessor, and Shimmy Dango Construction, Inc., as Lessee. Dated October 3, 1996. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Underground water-utility easement to public service company of Oklahoma, Inc. recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Underground water-utility easement to public service company of Oklahoma, Inc. recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Sublease dated December 4, 2004, by and between SEE "OWN" HOLDINGS LLC, a Delaware limited liability company, as Lessor, and Shimmy Dango Construction, Inc., as Lessee. Recorded in Book 7333, Page 708. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Underground water-utility easement to public service company of Oklahoma, Inc. recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)
 - Local dated October 3, 1996, by and between Garnett Village, Inc., an Oklahoma corporation, as Lessor, and Shimmy Dango Construction, Inc., as Lessee. Recorded in Book 4485, Page 471. (AFFECTS SUBJECT PROPERTY AS SHOWN)



- NOTES:**
1. ALL RIGHTS RESERVED UNLESS OTHERWISE SHOWN.
 2. THE PROPERTY BOUNDS ARE SHOWN WITHIN 1/8" TOLERANCE.
 3. ALL RIGHTS RESERVED UNLESS OTHERWISE SHOWN.
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 5. ALL RIGHTS RESERVED UNLESS OTHERWISE SHOWN.
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 7. ALL RIGHTS RESERVED UNLESS OTHERWISE SHOWN.
 8. THE PROPERTY BOUNDS ARE SHOWN WITHIN 1/8" TOLERANCE.
 9. ALL RIGHTS RESERVED UNLESS OTHERWISE SHOWN.
 10. THE PROPERTY BOUNDS ARE SHOWN WITHIN 1/8" TOLERANCE.

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PRELIMINARY SUBDIVISION PLAT

Union E-14 Addition - (CD 6)

East of southeast corner of East 31st Street South and South Garnett Road

The plat consists of 1 Lots, 1 Block, on 32 acres.

The following issues were discussed January 21, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (Agricultural) with BOA-21749 to allow a school use..
2. **Streets:** Show right-of-way on 31st Street and provide reference such as plat number of book/page number. Covenants Section 1A refer to public right-of-way dedication although none is shown on the face of the plat. There appears to be a mutual access easement to Garnett Village which should be called out on the face of the plat.
3. **Sewer:** In the covenants, provide language restricting the use of the sanitary sewer easement. On the conceptual plan, SDR 26 pipe is only allowed with special written permission from the City of Tulsa Lead Wastewater Design Engineer. A manhole will be required just outside of the school building per City of Tulsa standards.
4. **Water:** Add a width dimension to the waterline easement on the eastern property line. Covenants, add standard waterline easement language to the covenants. Conceptual, an off-site waterline easement will be required on Garnett Village plat from the owners for the extension of the water main line.
5. **Storm Drainage:** The easement shown for flood plain was based on data from 1978. The flood plain information may have changed and should be updated based on elevations to conform to updated FEMA information and the easement adjusted accordingly. Information needs to be provided to demonstrate that existing easements are appropriately sized. This would include stormwater detention easement and overland drainage easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** fire hydrant coverage per IFC 2015 will be required for any new structures constructed onsite. Fire access road will be required within 150 feet of any non-sprinkled building and within 200 feet of any sprinkled building as the hose lay. All fire access roads are required on any fire access road. An approved turnaround will be required on all fire access roads over 150 feet dead ended. Aerial access will be required if any part of the buildings eave or parapet is over 30 feet high from the lowest level of fire department access. Contact Rick Bruder at 918.527.0300 for any questions. An infrastructure development process permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before final approval of plat.

8. **Other: GIS:** Submit data control sheet. Provide individual addresses with final plat. Define the basis of bearing. Provide coordinates. Graphically show all property pins. Make the bearings and distances associated with the legal description bolder. In the location map add South 129th East Avenue. Provide engineer email address. Provide phone number for developer. Fill in all subdivisions on location map.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.