



Tulsa Metropolitan Area Planning Commission

**Case :** BMX Headquarters – Authorization for Accelerated Release of Building Permits (Related to BMX Headquarters Preliminary Plat)

**Hearing Date:** September 4, 2019

**Case Report Prepared by:**

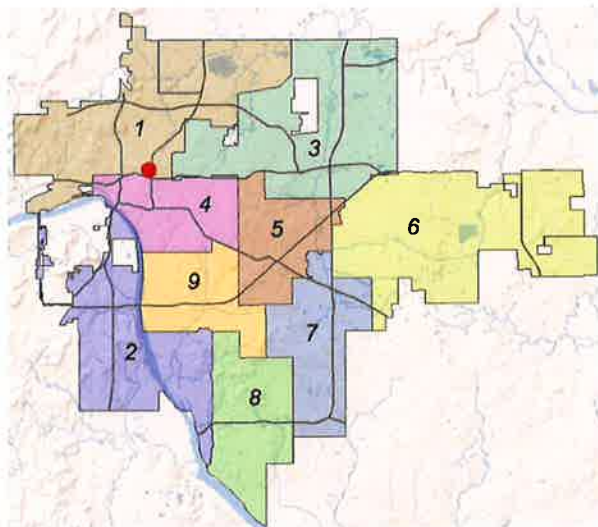
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mike Thedford, Wallace Engineering

*Owner:* City of Tulsa

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



**Applicant Proposal:**

Request for authorization to receive accelerated release of building permits and a modification to the *Subdivision & Development Regulations*

1 lot, 1 block, 22.34 ± acres

*Location:* Northwest corner of East Archer Street and North Lansing Avenue

**Zoning:** IM (Industrial – Moderate)

**Staff Recommendation:**

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit and a modification to the *Subdivision & Development Regulations*

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

**EXHIBITS:** See exhibits for BMX Headquarters Preliminary Plat

12.1

## ACCELERATED RELEASE OF BUILDING PERMIT

### BMX Headquarters - (CD 1)

Northwest corner of East Archer Street and North Lansing Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The *Subdivision & Development Regulations* require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat has been submitted and reviewed by the Technical Advisory Committee and is being presented concurrently with this request.

This project is being managed by the City of Tulsa and was funded through an allocation of Vision Tulsa funds. The site is currently encumbered by a number of easements, right-of-way, and previous subdivision plats that are required to be vacated prior to the approval and filing of a final plat. It is anticipated that those processes will take an extended amount of time and could cause significant delays for completion of the plat.

The Technical Advisory Committee met on Thursday, August 15, 2019 and no objections were raised to the authorization of an accelerated release of a building permit with the condition that any authorization for accelerated release be tied only to the portion of the property presented in the conceptual improvements plan.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

### **Modification to the Subdivision & Development Regulations:**

The applicant has requested a modification to Section 10-110.6-C of the *Subdivision and Development Regulations* which would require the developer to submit a financial guarantee to the City of Tulsa for outstanding infrastructure improvements required for the project. Due to the nature of the project being publicly funded and managed, the financial guarantees would be impractical and unnecessary.

Staff recommends **approval** of the accelerated release of a building permit and the requested modification with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.
2. Any authorizations approved are tied to the area of property shown on the conceptual improvements plan provided by the applicant with the preliminary plat