



**Case:** River West – Authorization for Accelerated Release of Building Permits  
 (Related to River West Phase I, River West Park, River West Phase II Preliminary Plat)

**Hearing Date:** September 4, 2019

**Case Report Prepared by:**

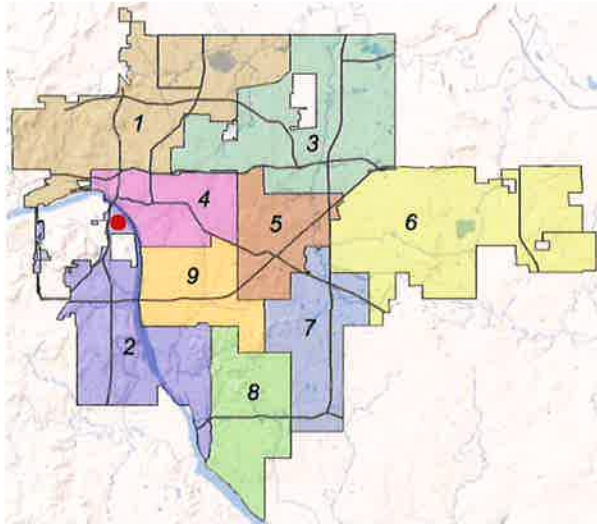
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Ted Sack, Sack & Associates

*Owner:* City of Tulsa, Housing Authority of the 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*

4 lots, 4 blocks, 3 phases, 13.24 ± acres

*Location:* Southwest corner of West 21<sup>st</sup> Street South and South Jackson 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*

**EXHIBITS:** See exhibits for River West Phase I, River West Park, River West Phase II Preliminary Plat

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

14.1

## ACCELERATED RELEASE OF BUILDING PERMIT

**River West Phase I - River West Park - River West Phase II** - (CD 2)  
Southwest corner of West 21<sup>st</sup> Street South and South Jackson 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 Tulsa Housing Authority in partnership with the City of Tulsa and the U.S. Department of Housing and Urban Development along with other private partners. The site was awarded a federal CHOICE neighborhood grant through HUD that seeks to revitalize areas through the creation of affordable, walkable, and safe neighborhoods. A portion of the required infrastructure will be funded by the City of Tulsa and the implementation projects will be managed by Engineering Services. Any additional infrastructure not funded by the City of Tulsa will be required to obtain IDP approval.

As part of the platting process there will be relocation of existing utilities and expansions of new infrastructure as well as a need to close and vacate several underlying easements and existing rights-of-way. The associated grant with this project requires construction to begin on a specific timeline where delays could create issues. The applicant has requested deferring the requirement for the plat to be filed to the certificate of occupancy in order to prevent delays on building permits. The Technical Advisory Committee met on Thursday, August 15, 2019 and no objections were raised to the authorization of an accelerated release of building permits.

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 partially 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.