



Tulsa Metropolitan Area
Planning Commission

Case: Blue Anchor

Hearing Date: September 6, 2017

Case Report Prepared by:

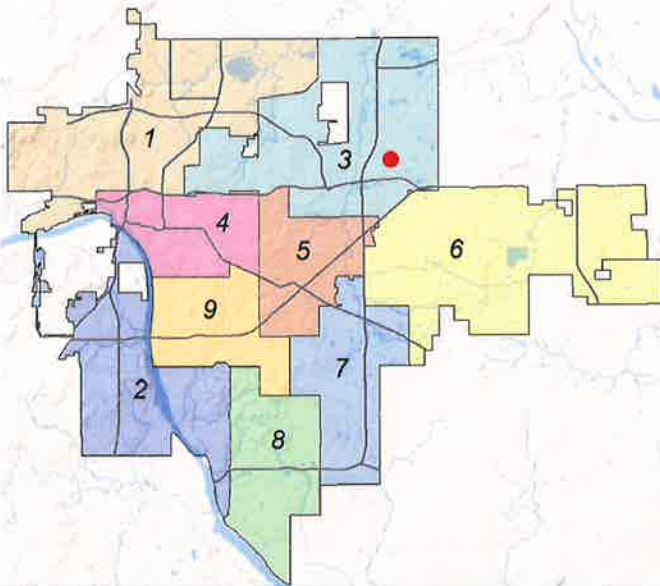
Nathan Foster

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace Engineering

Owner: Anchor Stone Co.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Extension of Preliminary Plat Approval

Location: 12144 East 46th Street, North of East 46th Street North, and west of North 129th East Avenue

Summary: Preliminary approval was given on September 7, 2016. No objections were raised to the 6-month extension to allow time for a final plat to be completed.

Zoning: IH

Staff Recommendation:

Staff recommends **approval** of the preliminary plat approval extension

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Letter of explanation from applicant, previously approved preliminary plat conditions



August 7, 2017

Mr. Nathan Foster
INCOG
2 West 2nd Street; Suite 800
Tulsa, Oklahoma 74103

RE: Blue Anchor Draft Final Plat Status
Request for Preliminary Plat Approval Timeline Extension
Wallace Project No. 1640083

Nathan:

We are writing to ask for an extension of the 1-year Blue Anchor Preliminary Plat approval timeline.

Since receiving the Preliminary Plat approval on September 7, 2016, and accepted by TMAPC Chair on September 21, 2016, we encountered some soil stability issues that caused us to halt all progress on the Plat to focus on the site, evaluate the situation, hire a Geotechnical Engineer to perform site exploration studies, and evaluate the viability of the site for the proposed use.

We are now back to working on the Draft Final Plat, but do not believe we can have everything comfortably through the process with an approved Final Plat by the end of our 1-year timeline, September 7, 2016.

We appreciate the opportunity to share this information with you and respectfully ask for a 6-month extension.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

Carolyn Back
Senior Land Use Planner

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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TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2729

Wednesday, September 7, 2016 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

| Members Present | Members Absent | Staff Present | Others Present |
|-----------------|----------------|---------------|-----------------------|
| Covey | Carnes | Fernandez | Berry, COT |
| Dix | Midget | Hoyt | VanValkenburgh, Legal |
| Fretz | | Miller | Warlick, COT |
| Millikin | | Sawyer | Warrick, COT |
| Reeds | | White | |
| Shivel | | Wilkerson | |
| Stirling | | | |
| Walker | | | |
| Willis | | | |

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, September 1, 2016 at 3:51p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:30 p.m.

REPORTS:

Chairman's Report:

Director's Report: Ms. Miller reported on City Council actions and updated TMAPC on Receipts for the month of July 2016.

Mr. Dix asked Ms. Miller if the TMAPC receipt report could include a comparison of this year to the same time last year. Ms. Miller answered yes she will provide that to TMAPC in the future .

1. Minutes:

Minutes of August 17, 2016, Meeting No. 2728

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **WALKER**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** LS-20908 per staff recommendations.

16. **Blue Anchor** Minor Subdivision Plat (staff recommends Preliminary Plat), Location: North of East 46th Street North, and west of North 129th East Avenue, (CD 3)

STAFF RECOMMENDATION:

MINOR SUBDIVISION PLAT

The plat consists of 1 Lot, 1 Block, on 1.41 acres.

The following issues were discussed August 18, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IH (industrial heavy).
2. **Streets:** Show Limits of No Access and identify access location and size. Since 46th Street is a State Highway, ODOT approval is required. Provide reference for Right of Way such as Document number or book/page number. Location easement has not been shown. Limits of No Access section needs to be included in covenants. Sidewalk section needs to be included in covenants.
3. **Sewer:** No comment.
4. **Water:** Provide book and page number of right of way along East 46th Street North. The 24 inch concrete line can't be tapped. A connection from the 12 inch waterline east of Highway 169 to a flange in the vicinity of 129th must be the connection point. The 12 inch needs to tie to the 24 across the front of the platted property. This should be valved with hydrants. It should front the plat , but the extension to 129th East Avenue might be reduced. An IDP is required.
5. **Storm Drainage:** If on-site detention is planned for the development of the site then a Detention Easement will be required. If on-offsite detention is planned for, then Fees-in-lieu of would be required. If offsite drainage enters site it must be placed in a properly sized drainage easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No

comment.

7. **Other: Fire:** If any structure is built on the site it will be required to have hydrant coverage per IFC 2015.
8. **Other: GIS:** In the location description for the plat, spell out Indian Base and Meridian. Submit a subdivision control data sheet. In the sub-title of the plat add City of Tulsa, Tulsa County, State of Oklahoma. Correct graphic scale bar for the plat. Provide/state the coordinate system used with the basis of bearing. Provide the email address for the surveyor. The correct address for this property should be 12585 East 46th Street North.

Staff recommends **APPROVAL of a Preliminary Plat rather than the submitted Minor subdivision plat** because of issues of access approval being needed through ODOT, floodplain issues and IDP issues especially concerning water lines, and 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 therefore 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 therefore 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.

The applicant indicated her agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **MILLIKIN**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** the Preliminary Plat rather than the submitted Minor subdivision plat per staff recommendations.

- 17. **QuikTrip 0031** Waiver to the Subdivision Regulations for a Sidewalk Waiver, Location: Southwest corner of South Sheridan Road and East 51st Street South, (CD 9) (Applicant withdrew the application September 7, 2016)

OTHER BUSINESS

- 18. **Refund Request** – Coutant Properties/Kevin Coutant, Z-7357 – **City Rezoning with ODP**, Location: 2 West 2nd Street, STE 700 Tulsa, OK 74103 requesting a refund of \$1736.00, Applicant has withdrawn this application and requested a refund. (CD 5)

TMAPC Action; 8 members present:

On **MOTION** of **SHIVEL**, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget, "absent") to **APPROVE** refund request of \$1736.00 per staff recommendations.

19. Commissioners' Comments

Mr. Shivel stated over the past 10 years he has experienced 230 plus TMAPC meetings and without a doubt this was the most complete professional series of presentations for the benefit of Tulsans including the consultants, The Kaiser Foundation, City of Tulsa Planning Department, INCOG and the citizens of Tulsa. Mr. Shivel feels blessed to be here.

ADJOURN

TMAPC Action; 8 members present:

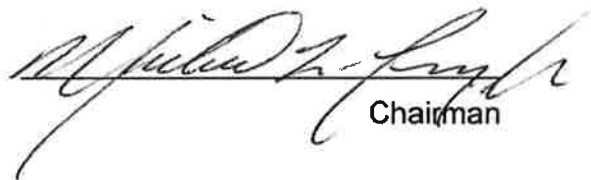
On **MOTION** of Millikin, TMAPC voted **8-0-0** (Dix, Fretz, Millikin, Reeds, Shivel, Stirling, Walker, Willis "aye"; no "nays"; none "abstaining"; Carnes, Covey, Midget "absent") to **ADJOURN** TMAPC meeting 2729.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 3:08 p.m.

Date Approved:

09-21-2016


Chairman

ATTEST:


Secretary