



Tulsa Metropolitan Area
Planning Commission

Case : QTD/K Addition

Hearing Date: August 16, 2017

Case Report Prepared by:

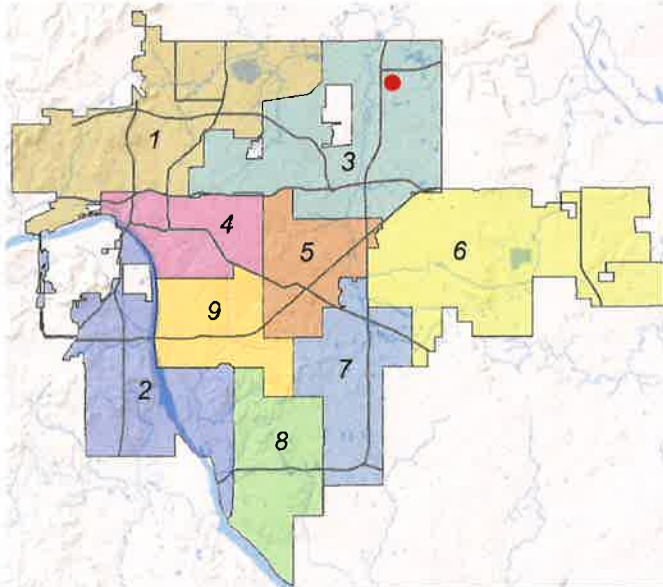
Nathan Foster

Owner and Applicant Information:

Applicant: Carly Goodnight

Owner: O.L.T. - Greenhill Investment Co.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Requests modification to previously approved conditions for an accelerated release of a building permit

Location: East of North Garnett Road between East 36th Street North and East 46th Street North

Zoning: IM (Industrial – Moderate)
IH (Industrial – Heavy)

Staff Recommendation:

Staff recommends **approval** of the modification

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

Modification to Previously Approved Authorization of Accelerated Release of a Building Permit

QTD/K Addition – (CD 3)

On August 16, 2017, TMAPC authorized the City of Tulsa Permit Center to issue building permits prior to the filing of a final plat.

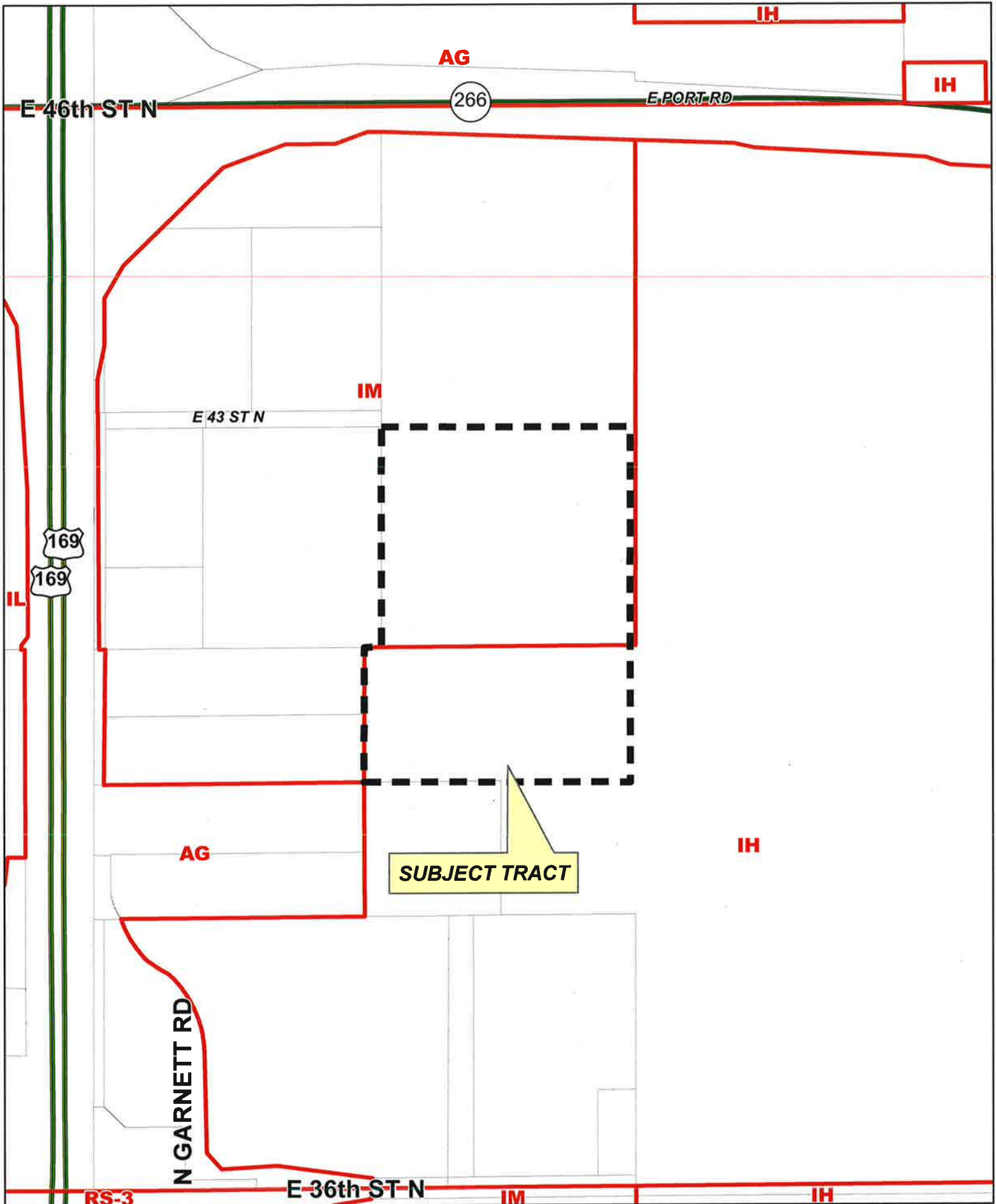
With regard to that authorization, Section 70.080-B-2-c of the City of Tulsa Zoning Code reads as follows:

“The planning commission, pursuant to its exclusive jurisdiction over subdivision plats, is authorized to allow the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. All required street right-of-way dedications must occur before issuance of a building permit. Prior to allowing accelerated release of a building permit, the planning commission must determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In exercising its discretion to allow accelerated release of a building permit, the planning commission may:

1. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;
2. Require that no final inspection of buildings or structures occur, that no certificate of occupancy be issued and that no building be occupied until the platting requirement is fully complied with; and
3. Prescribe other conditions determined to be necessary to ensure the filing of the final plat.”


The applicant has requested a waiver of the requirement that street dedication be completed prior to the issuance of a permit. No objections were raised and staff supports this request while retaining the condition that no Certificates of Occupancy be issued prior to the filing of a plat.

Staff recommends **approval** of the modification of the previous approval.



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QTD/K ADDITION

14.3 



E 46th ST N

266

E PORT RD

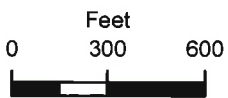
E 43 ST N

169

169

N GARNETT RD

E 36th ST N



Subject Tract

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QTD/K ADDITION

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

Aerial Photo Date: February 2016

