



Tulsa Metropolitan Area
Planning Commission

Case : Z-7406 Plat Waiver
(related to Z-7406 rezoning)

Hearing Date: September 6, 2017

Case Report Prepared by:

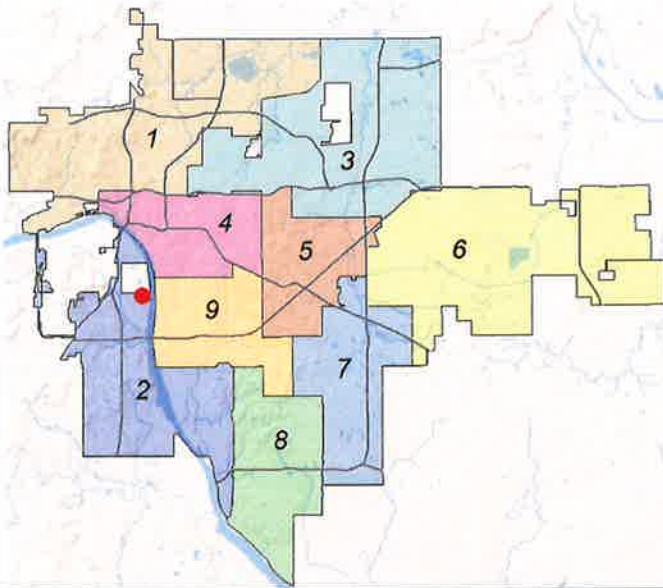
Nathan Foster

Owner and Applicant Information:

Applicant: Mark Hilsheimer

Owner: Patricia Langley, Quapaw Investments

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Southwest corner of West 36th Place South & South Elwood Avenue

Zoning:
Current: RS-3
Proposed: IM

Staff Recommendation:

Staff recommends **approval** of the plat waiver

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Survey

PLAT WAIVER

Z-7406 – (CD 2)

Southwest corner of West 36th Place and South Elwood Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7406). The property owner is requesting a rezoning from RS-3 to IM to permit moderate manufacturing on the site.

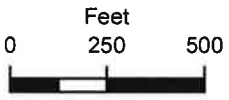
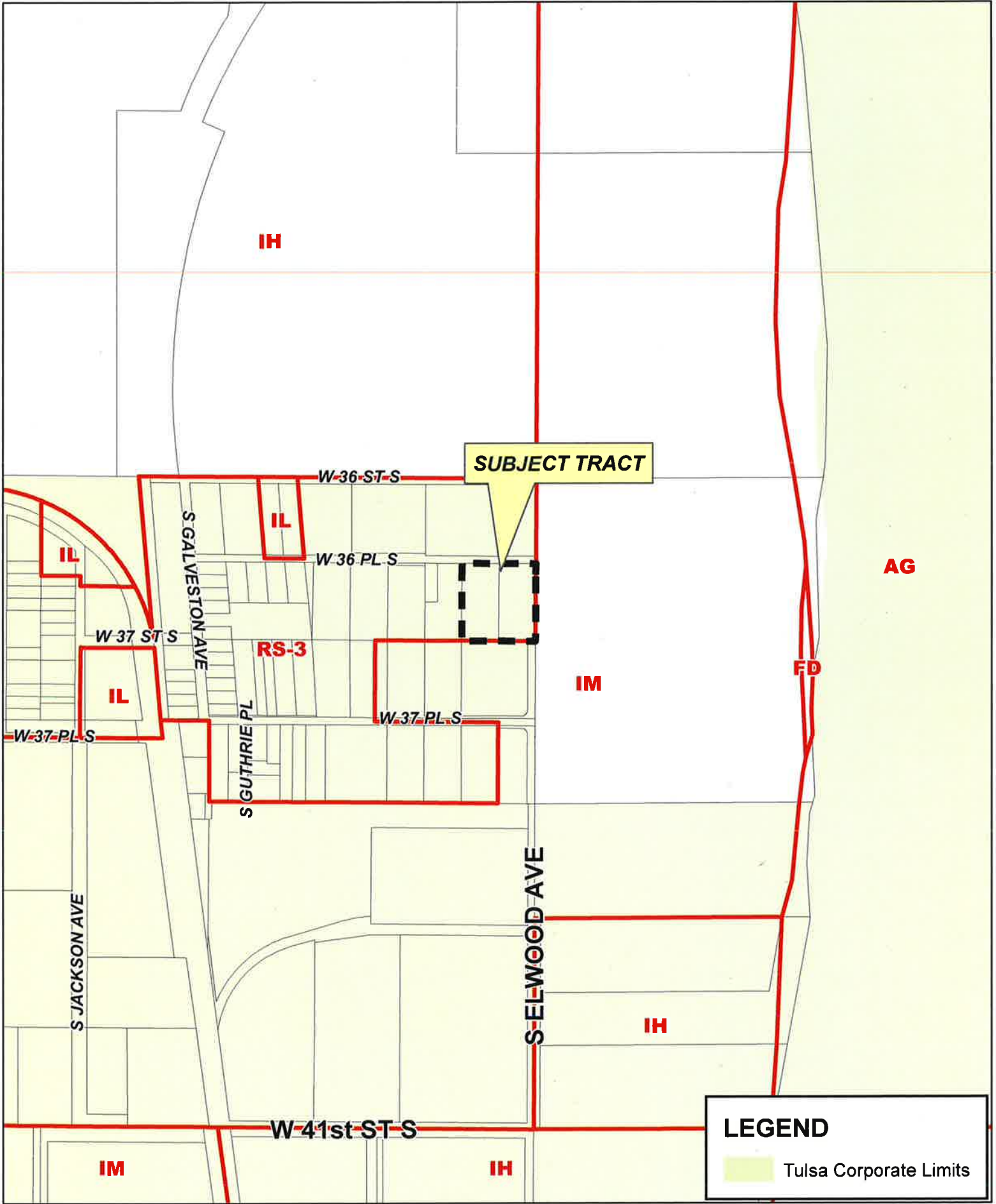
The Technical Advisory Committee met on August 17, 2017 and the following items were determined:

1. The property was previously platted as part of the Garden City plat and is currently made up of two lots.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. Floodplain is present on the western edge of the property.
4. Right-of-way has not been dedicated for Elwood Avenue

Staff recommends **approval** of the plat waiver with the following conditions:

1. Property owner must dedicate the required 25' of right-of-way for South Elwood Avenue
2. Floodplain must be contained within a dedicated easement

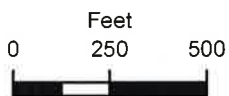
Property could be processed as a minor subdivision plat.



Z-7406

19-12 23





Subject Tract

Z-7406

19-12 23

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

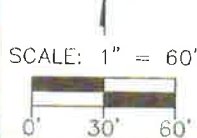
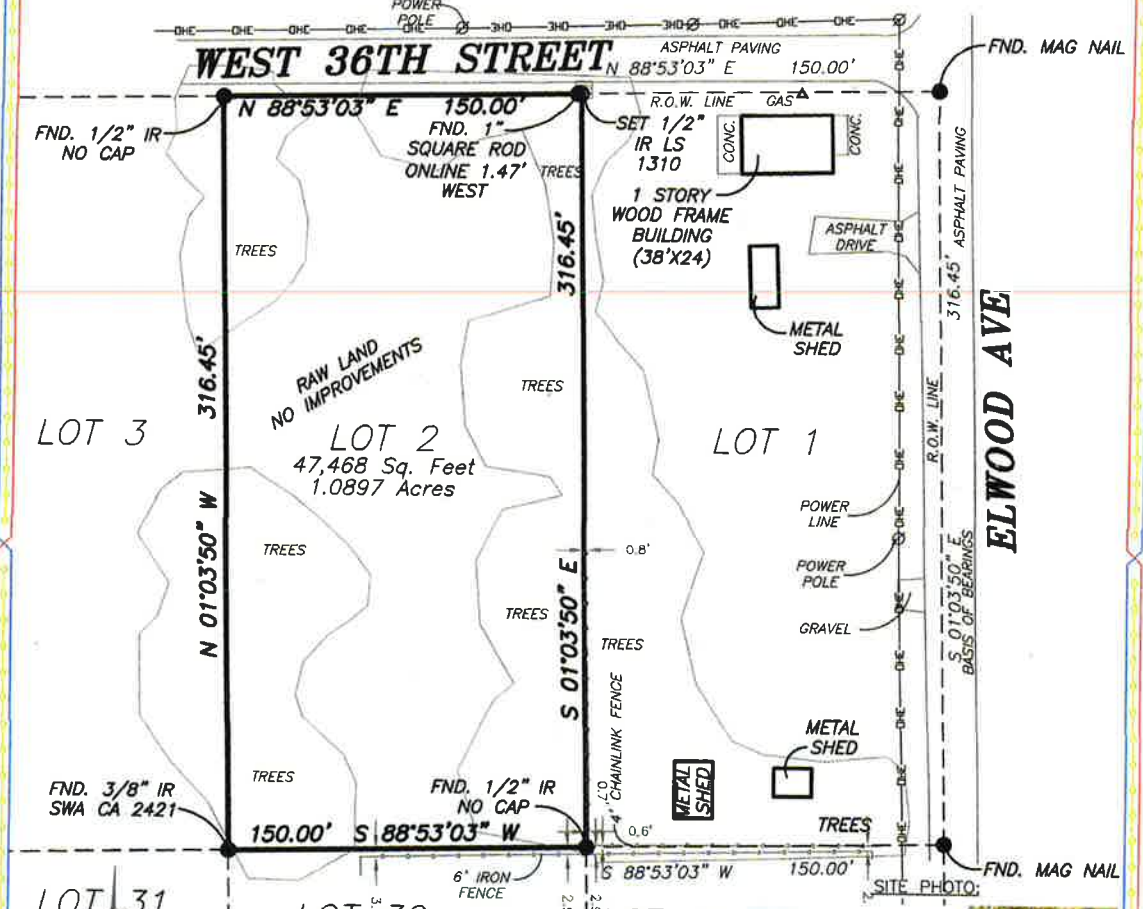
Aerial Photo Date: February 2016



20.4

BOUNDARY SURVEY

PROPERTY ADDRESS: RAW LAND, TULSA, OKLAHOMA



P.O.B. - POINT OF BEGINNING; FND - FOUND; IR - IRON ROD
 P.O.C. - POINT OF COMMENCEMENT; R.O.W. - RIGHT OF WAY

LINETYPE LEGEND



LEGAL DESCRIPTION:

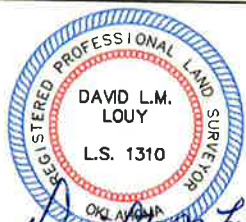
LOT ONE (2), BLOCK TWO (2), GARDEN CITY ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

BASIS OF BEARINGS:

BASIS OF BEARINGS PER GPS OBSERVATIONS BETWEEN FOUND MONUMENTS ALONG EAST PLAT LINE HAVING A BEARING OF S 01°03'50" E.

NOTES:

- 1) SURVEY CONDUCTED WITHOUT BENEFIT OF TITLE EXAMINATION.
- 2) FENCES ARE NOT CONCLUSIVE OF TITLE LINES.



David L.M. Louy
 4-21-2017
 SURVEY DATE: 07/21/17

CERTIFICATION:

THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS FOR RURAL PROPERTY AS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.



RED PLAINS LENDER SURVEYS
 714 Enterprise Drive, Edmond, OK 73013
 Phone: 855-263-2333 / Fax: 405-947-8636
 Email: info@LenderSurveys.com
 Oklahoma CoA No.: 7462, Expires 06/30/19

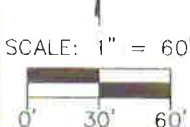
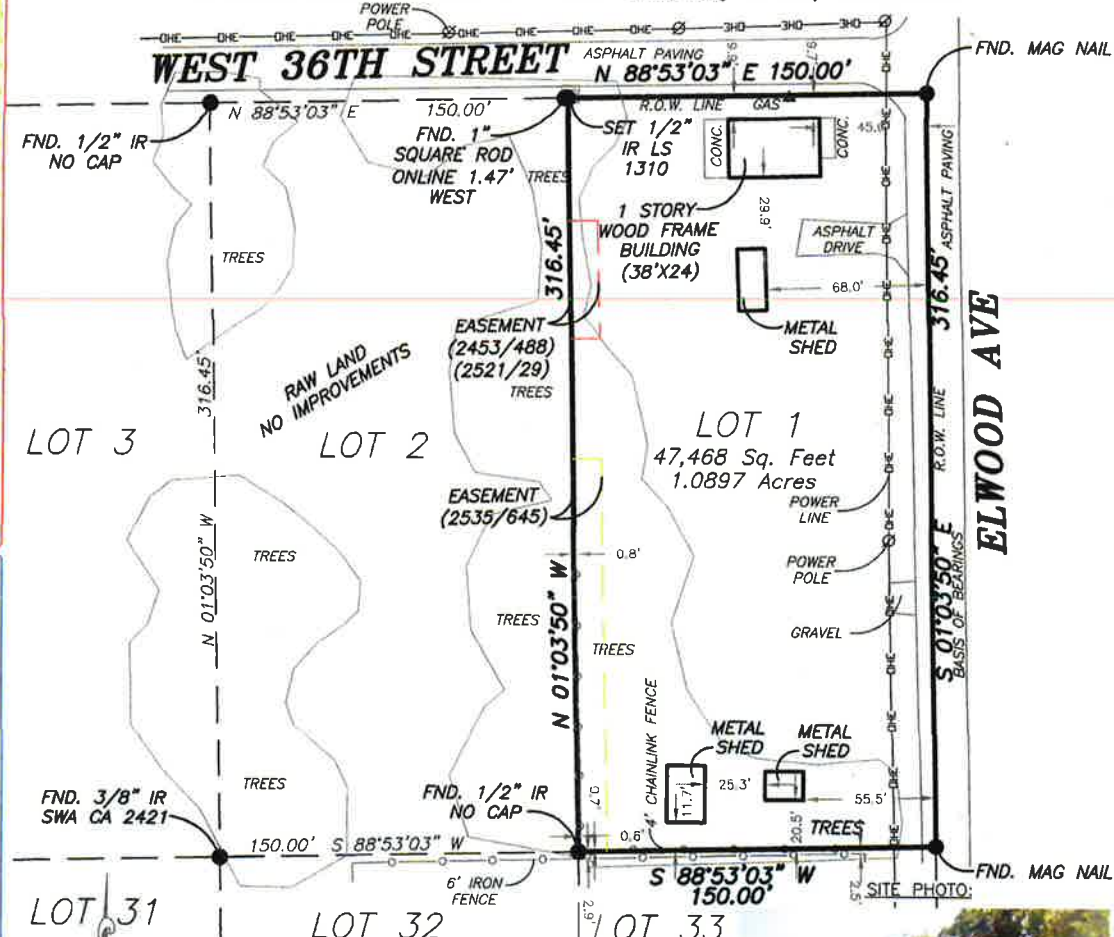
BUYER: MARK HILSHEIMER

J.N. 19955X - DRAWN BY: L.S.

20.5

BOUNDARY SURVEY

PROPERTY ADDRESS: 3628 S ELWOOD AVENUE, TULSA, OKLAHOMA



P.O.B. - POINT OF BEGINNING; FND - FOUND; IR - IRON ROD
 P.O.C. - POINT OF COMMENCEMENT; R.O.W. - RIGHT OF WAY

LINETYPE LEGEND

EASEMENT LINE	ROAD CENTERLINE	SUBJECT BOUNDARY LINE
---------------	-----------------	-----------------------

LEGAL DESCRIPTION:

LOT ONE (1), BLOCK TWO (2), GARDEN CITY ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SCHEDULE B ITEMS:

AS SHOWN WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No.: 17-0934 BEARING AN EFFECTIVE DATE OF MAY 25, 2001.

BASIS OF BEARINGS:

BASIS OF BEARINGS PER GPS OBSERVATIONS BETWEEN FOUND MONUMENTS ALONG EAST PLAT LINE HAVING A BEARING OF S 01°03'50" E.

- 1) EASEMENTS PER PLAT. AFFECTS PROPERTY. (NO EASEMENTS OBSERVED)
- 2) BOOK H, PAGE 127. DOES NOT AFFECT PROPERTY.
- 3) BOOK 2, PAGE 437. DOES NOT AFFECT PROPERTY.
- 4) BOOK 2453, PAGE 488. AFFECTS, PLOTTED HEREON.
- 5) BOOK 2454, PAGE 455. AFFECTS (BLANKET)
- 6) BOOK 2454, PAGE 456. AFFECTS (BLANKET)
- 7) BOOK 2521, PAGE 29. AFFECTS, PLOTTED HEREON.
- 8) BOOK 2535, PAGE 645. AFFECTS, PLOTTED HEREON.



David L.M. Louy
 7-21-2017
 SURVEY DATE: 07/21/17

CERTIFICATION:
 THIS SURVEY MEETS OR EXCEEDS MINIMUM STANDARDS FOR RURAL PROPERTY AS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.



RED PLAINS LENDER SURVEYS
 714 Enterprise Drive, Edmond, OK 73013
 Phone: 505-283-2333 / Fax: 405-947-8636
 Email: info@LenderSurveys.com
 Oklahoma CoA No.: 7462, Expires 06/30/19

BUYER: MARK HILSHEIMER

J.N. 19955X - DRAWN BY: L.S.

20.6