



Tulsa Metropolitan Area
Planning Commission

Case : Elwood Crossing (Related to CZ-479 & PUD-851)

Hearing Date: October 17, 2018

Case Report Prepared by:

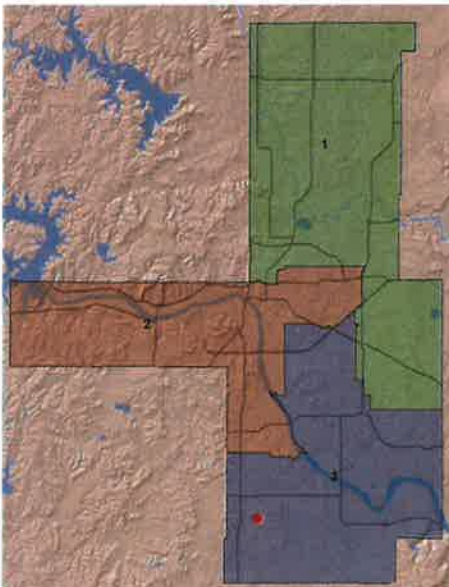
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Linden Street, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

99 lots, 16 blocks, 80.244 ± acres
(Subdivision to be completed in 2 phases)

Location: North of the northeast corner of East 171st Street South and South Elwood Avenue

Zoning:

Current: AG (Agriculture)

Proposed: RE/PUD-851 (Single-Family Residential)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat

PRELIMINARY SUBDIVISION PLAT

Elwood Crossing - (County)
(Related to CZ-479 & PUD-851)

North of the northeast corner of East 171st Street South and South Elwood Avenue

This plat consists of 99 lots, 16 blocks on 80.244 ± acres and would be implemented in two phases as illustrated on the preliminary plat.

The Technical Advisory Committee (TAC) met on October 4, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). A concurrent rezoning (CZ-479) and planned unit development (PUD-851) application have been filed and are required to be approved and effective prior to approval of the final plat.
2. **Addressing:** Property is located within the unincorporated limits of Tulsa County. Addresses and street names to be assigned by INCOG and must be affixed to the face of the final plat.
3. **Transportation & Traffic:** Connection to East 167th Street South will require improvement of existing street and turnaround to align with new subdivision streets.
4. **Sewer:** ODEQ approval required for proposed on-site sewage disposal.
5. **Water:** Water is to be provided by Creek County Rural Water District #2 and a main line extension is required to serve the project. Water line plans must be approved and a release must be provided by the rural water district prior to approval of the final plat.
6. **Engineering Graphics:** Graphically show all property pins found/set that are associated with this plat.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Tulsa County drainage standards apply to this site. Tulsa County Engineering must release final plat prior to approval.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

9.2

S ELWOOD AVE

AG

SUBJECT TRACT

E 167 ST S

W 171st ST S

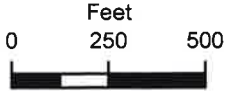
E 171st ST S

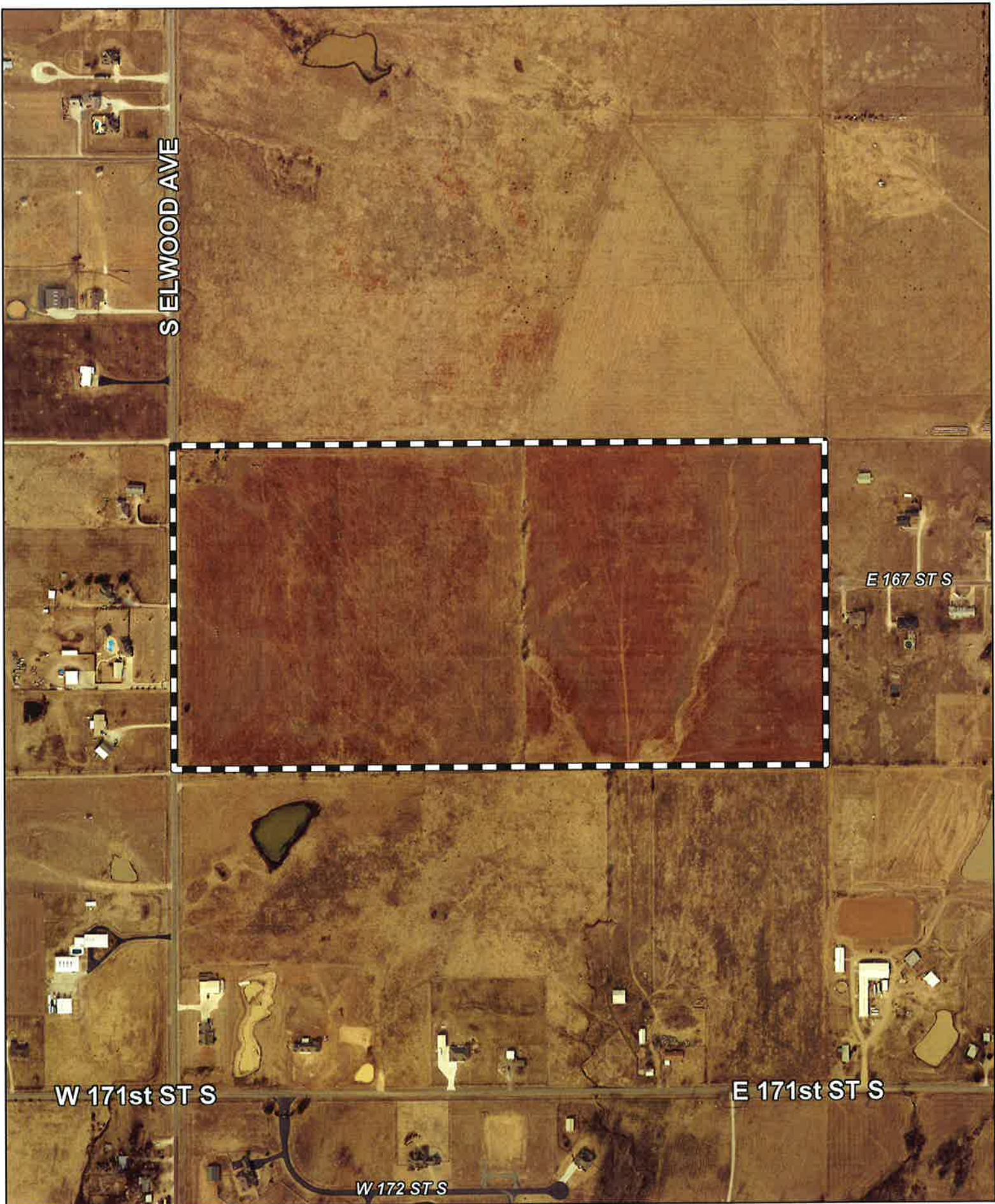
AG

W 172 ST S

ELWOOD
CROSSING

17-12 25





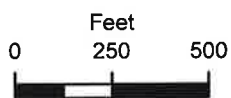
S ELWOOD AVE

E 167 ST S

W 171st ST S

E 171st ST S

W 172 ST S



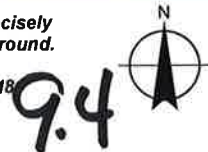
Subject Tract

ELWOOD CROSSING

17-12 25

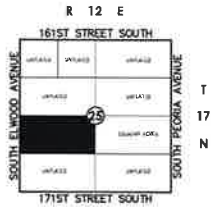
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/4" IRON REBAR WITH YELLOW CAP STAMPED "TANNER LLS 1433" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE (SSPL), NORTH AMERICAN DATUM 1983 (NAD83); S&B BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25;
 - (B) MANGROVE SPIKE FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 25;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°30'25" WEST.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF NORTHWAY DEDICATED BY THIS PLAT AND BY EAST 167TH STREET SOUTH, BEING A PUBLIC STREET.



Location Map
SCALE 1" = 2000'

Preliminary Plat
PUD-851

Elwood Crossing

ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2 SW1/4)
SECTION TWENTY FIVE (25), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Elwood Crossing, LLC
CONTACT: ALEX SHREVE
3714 West 113th Street South
Jenks, Oklahoma 74037
Phone: (918) 402-5402

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OKLA. NO. 2861, EXP. 06/30/2018
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



LEGEND

BL	BUILDING LINE
BU	BUILDING LINE & UTILITY
BR PG	BASEMENT
CB	BOOK & PAGE
CR	CHORD BEARING
CRS	CROSSING
INT	INTERLINE
DR	DRIVEWAY
DO	DOOR
EM	EASEMENT
GOVT	GOVERNMENT
LN	LIMITS OF NO ACCESS
OC	OVERLAND DRAINAGE EASEMENT
PR	RESERVE
R/W	RIGHT-OF-WAY
UE	UTILITY EASEMENT
Z	ADDRESS ADDED

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

TMAPC/INCOG

The approval of this final plat will expire on year from the date of Tulsa County Commission approval if not filed in the Office of the County Clerk before that date.

COUNTY ENGINEER

SUBDIVISION CONTAINS:
NINETY NINE (99) LOTS
NINETEEN (19) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 80.244 ACRES

Unplatted
SHARP WORTGAGE
DOC #2014076497

N 88°45'55" E
2645.51'



2645.43'
S 88°45'55" W

Unplatted
CONVON & SAMUELS
DOC #201611123

Unplatted
MORRAN, REV. (RUS1)
DOC #2012021342

DATE OF PREPARATION: September 20, 2018

Unplatted
FRITZ, DOC
#2017076818

Elwood Crossing
SHEET 1 OF 2

95

Notes:

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- ALL PROPERTY CORNERS ARE SET BY "B" IRON REBAR WITH YELLOW CAP STAMPED "TANNER ALS 1437" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (2301), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15;
 - MANAGED SPIKE FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°20'25" WEST.
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- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELWOOD AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



Conceptual Utility Plan
PUD-851

Elwood Crossing

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OWNER:
Elwood Crossing, LLC
CONTACT: ALEX SHIBLEY
3714 West 113th Street South
Jenks, Oklahoma 74037
Phone: (918) 402-5402

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1425
OK CA NO. 2661, EXPIRES 6/30/2015
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



- LEGEND:**
- BL BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BU/BK BOOK & PAGE
 - CB ONE TO BE BOUND
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - CLTA ANGLE
 - DOC DOCUMENT
 - DOVT EASEMENT
 - GOVT GOVERNMENT
 - LNA LIMITS OF A/D ACCESS
 - RES RESERVE
 - CDE OVERLAND DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - UTE UTILITY EASEMENT
 - 12/4 ADDRESS ASSIGNED
- SUBDIVISION CONTAINS:**
- NINETY-NINE (99) LOTS
 - SIXTEEN (16) BLOCKS
 - WITH THREE (3) RESERVE AREAS
- GROSS SUBDIVISION AREA: 80.244 ACRES

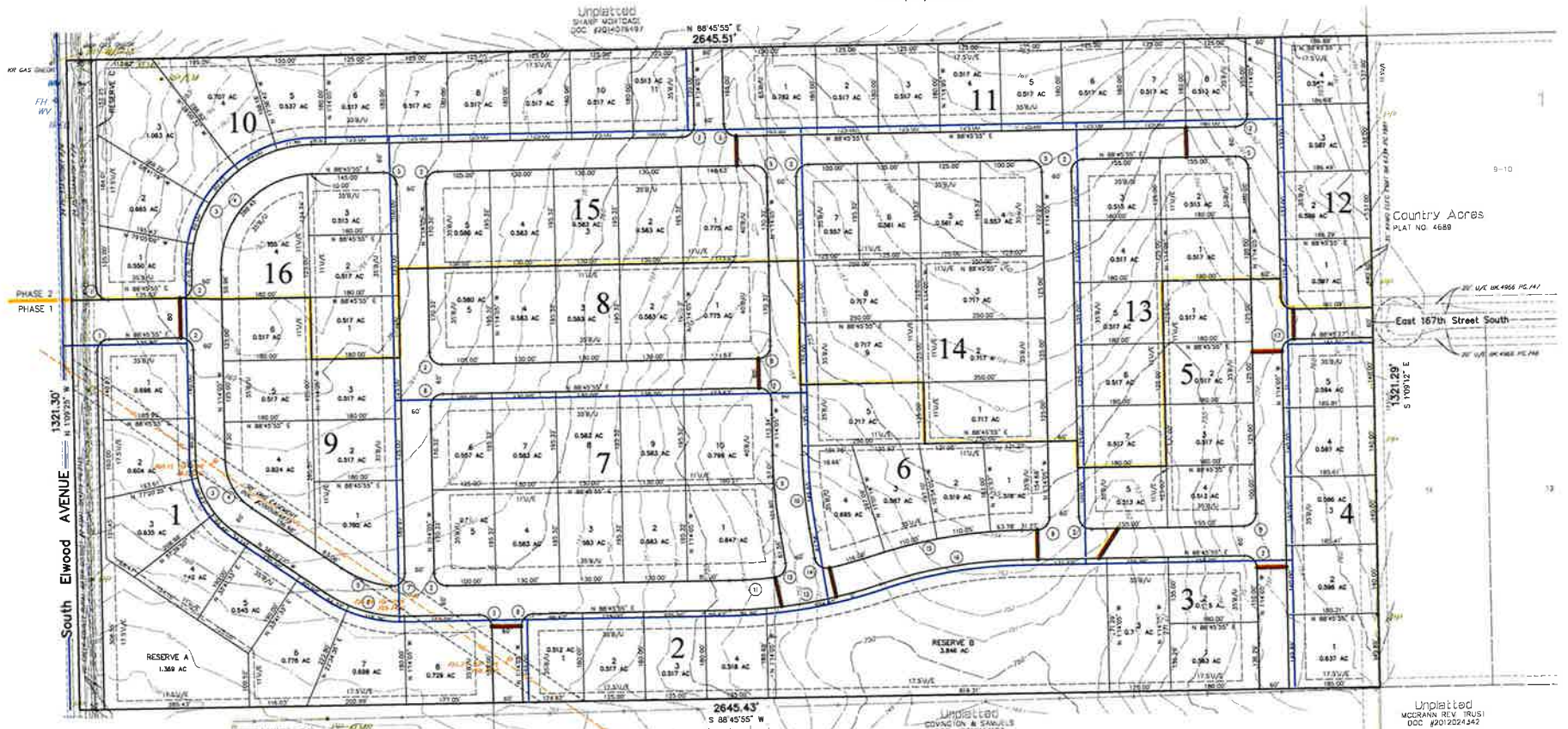
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COUNTY ENGINEER



DATE OF PREPARATION: September 20, 2018

UNPLATTED
MORANS R.V. (RUS)
DOC #2017426818

UNPLATTED
CONYON & SONS
DOC #201813123

UNPLATTED
MORANS R.V. (RUS)
DOC #2012224242

L.b

A:\2018\17N12E25\17N12E25_PUD_851.dwg, PLOT DATE: 9/20/18, PLOT TIME: 10:00 AM, PLOT USER: DAN@TANNERBAITSHOP.COM, PLOT DEVICE: HP PLOTTER

