



Tulsa Metropolitan Area
Planning Commission

Case : Rubio Addition

Hearing Date: November 15, 2017

Case Report Prepared by:

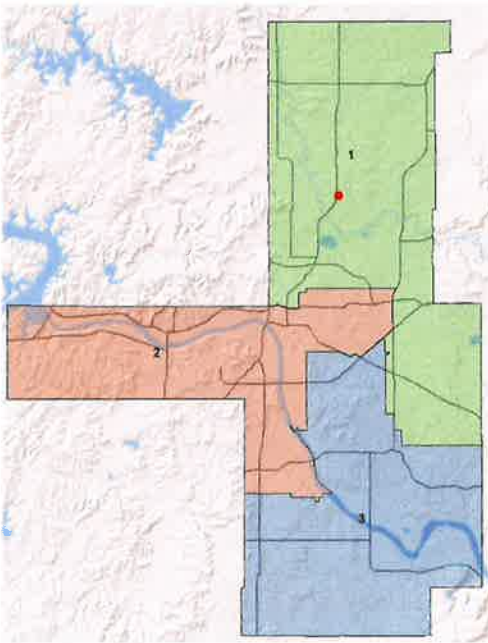
Nathan Foster

Owner and Applicant Information:

Applicant: Olsson Associates, Kevin Vanover

Owner: Abel & Rojelio Rubio

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

3 lots, 1 block, 4.52± acres

Location: Southwest corner of East 76th
Street North and North Yale Avenue

Zoning: IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat Submittal

14.1

PRELIMINARY SUBDIVISION PLAT

Rubio Addition - (Tulsa County)

Southwest corner of East 76th Street North and North Yale Avenue

This plat consists of 3 lots, 1 block on 4.52 ± acres.

The Technical Advisory Committee (TAC) met on November 2, 2017 and provided the following conditions:

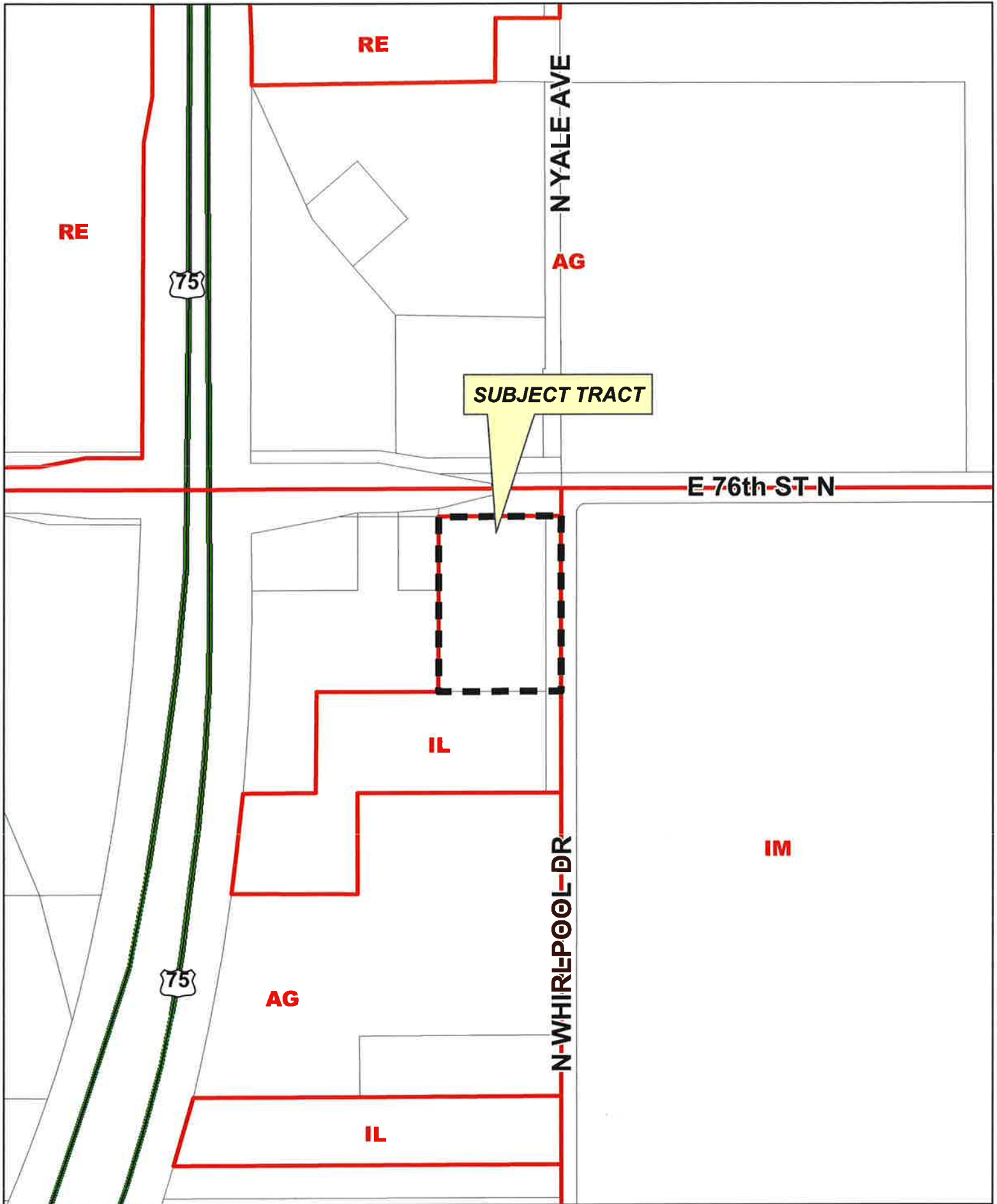
1. **Zoning:** All property contained within the proposed subdivision is zoned IL and is required to meet the lot regulations of the Tulsa County Zoning Code. Lot 3 on the preliminary plat does not provide the required 150' of frontage and will need to be revised or labeled as "Reserve A". All other proposed lots conform to the zoning requirements.
2. **Addressing:** Addresses will be assigned by INCOG and need to be shown on the final plat.
3. **Transportation & Traffic:** County Engineer recommends removal of the proposed access onto East 76th Street North. Provide a 25' corner clip at the intersection of 76th St N & N Yale Ave. Include limits of no access language in the deed of dedication. Sidewalks are required along arterial streets.
4. **Sewer:** Submit sewer extension plans to City of Tulsa and include any required easements on final plat.
5. **Water:** Submit water extension plans to City of Tulsa and include any required easements on the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle and spell out "Indian Base Meridian". Define the basis of bearing between two known points and state/provide the bearing angle. Under the basis of bearing heading add 3501 after North Zone. Include only platted property in the location map and label all other property as "unplatted". Provide date of preparation in the lower left hand or lower right hand corner. Include ownership information on the face of the plat. Include surveyor and engineer information on the face of the plat including a CA number and renewal date. Show scale both written and graphically. Provide a summary statistic for the plat (lots, blocks, acreage).
7. **Fire:** Local fire service approval is required.
8. **Stormwater, Drainage, & Floodplain:** Label Lot 3/Detention Easement as "Reserve A" and provide reserve language in the deed of dedication.
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.

Waivers of Subdivision Regulations:

1. None Requested

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

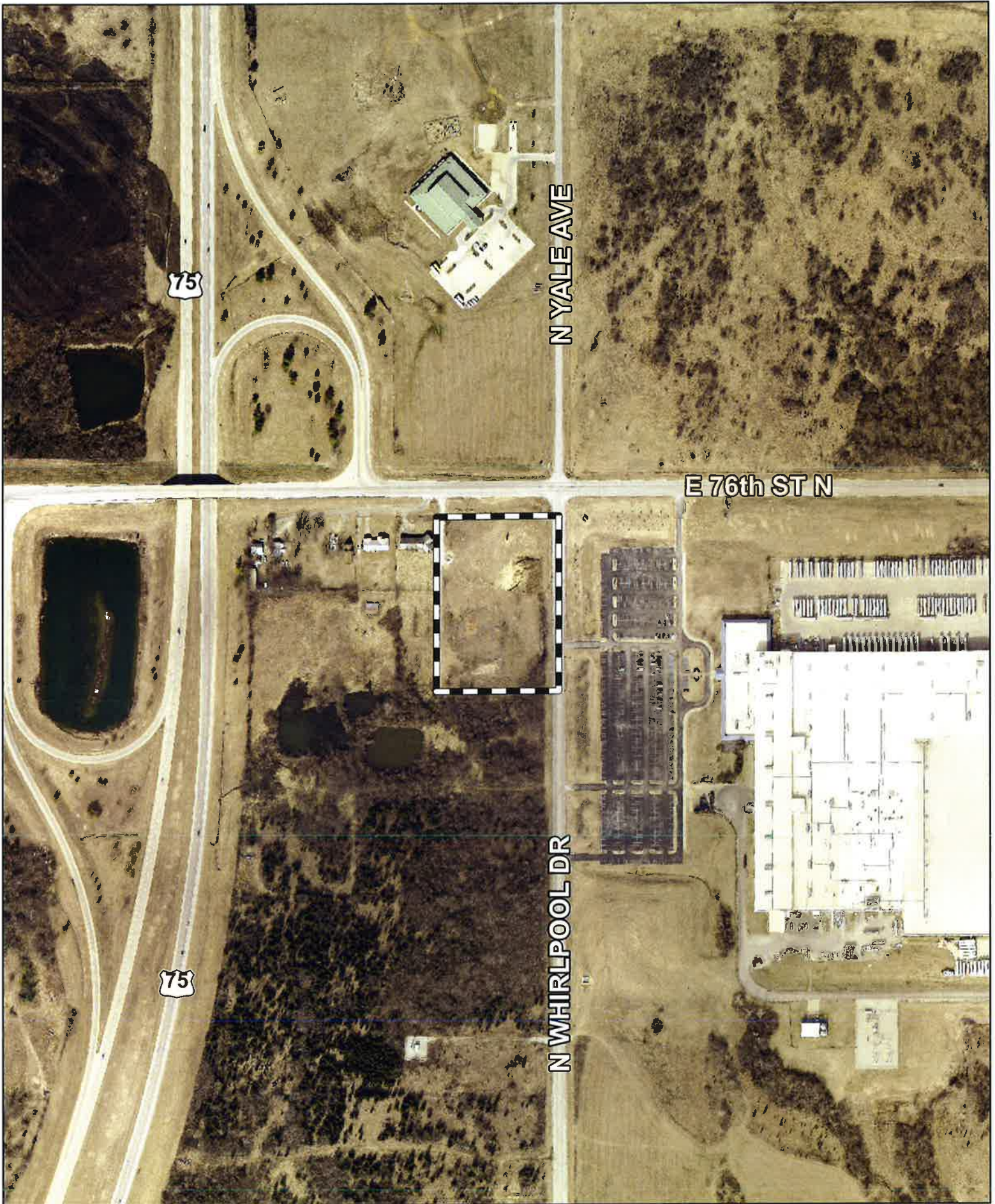


RUBIO ADDITION

21-13 33

14.4





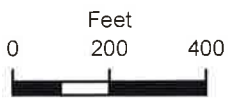
75

N YALE AVE

E 76th ST N

75

N WHIRLPOOL DR



Subject Tract

RUBIO ADDITION

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

21-13 33

Aerial Photo Date: February 2016



14.5

E 76th ST N

N YALE AVE

N WHIRLPOOL-DR



Subject Tract

RUBIO ADDITION

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

21-13 33

14.6

Aerial Photo Date: February 2016



