



Tulsa Metropolitan Area
Planning Commission

Case : Z-7416 Plat Waiver

Hearing Date: November 15, 2017

Case Report Prepared by:

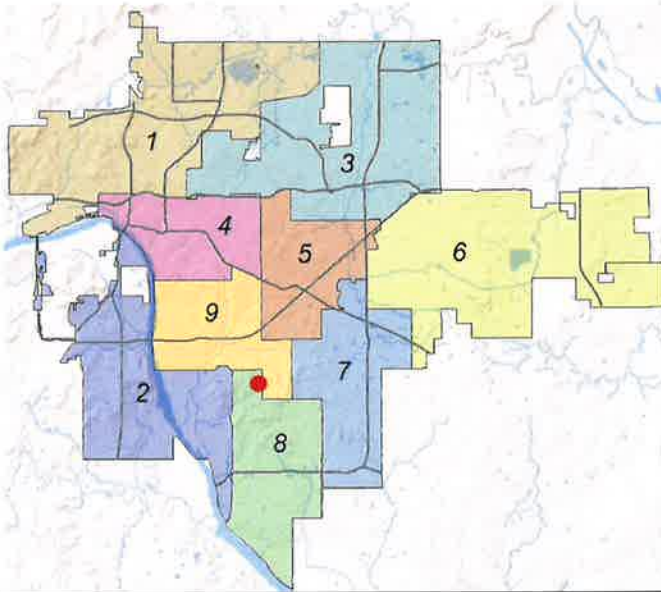
Nathan Foster

Owner and Applicant Information:

Applicant: Eller & Detrich, Lou Reynolds

Owner: William K. Warren Medical
Research Center

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northwest corner of East 66th
Street South and South Yale Avenue

Zoning:

Present: OM (Office – Medium)

Proposed: CH (Commercial – High)

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

Z-7416– (CD 8)

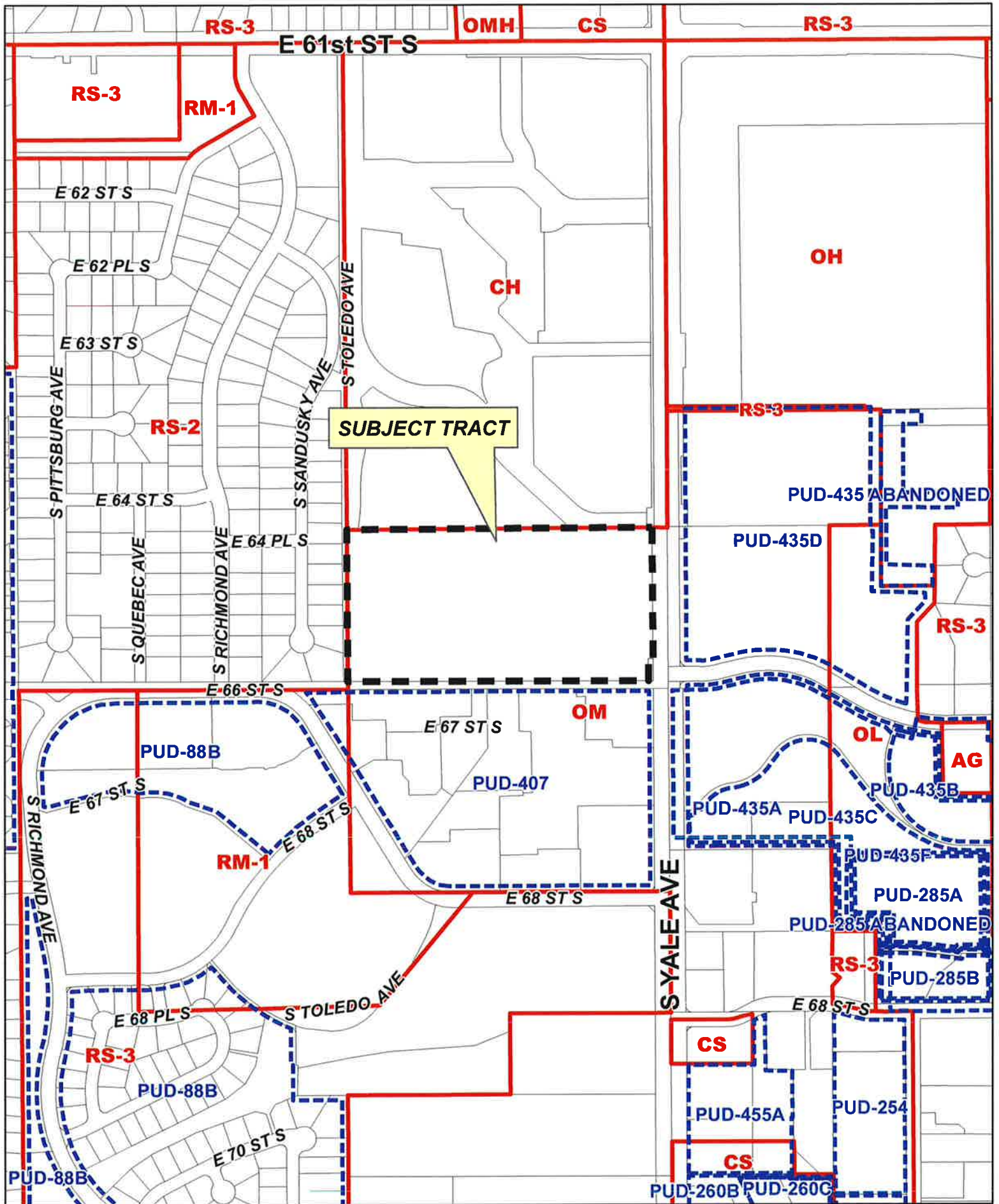
Northwest corner of East 66th Street South and South Yale Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7416). The property owner is requesting a rezoning from OM to CH to permit office and laboratory uses in an existing building on the site.

The Technical Advisory Committee met on November 2, 2017 and the following items were determined:

1. The property was previously platted as part of the Warren Center Second Amended plat.
2. Existing lot conforms to all zoning requirements of the proposed zoning district.
3. All required right-of-way has been dedicated and is in place.
4. Utilities are all existing within required easements.
5. No additional development is proposed at this time.
6. No land divisions or combinations are proposed at this time.

Staff recommends **approval** of the plat waiver.



SUBJECT TRACT

Z-7416

18-13 04

15.3





E 61st ST S

E 62 ST S

E 62 PLS

E 63 ST S

E 64 ST S

E 64 PLS

E 66 ST S

E 67 ST S

E 67 ST S

E 68 ST S

E 68 ST S

E 68 PLS

E 70 ST S

E 68 ST S

S PITTSBURG AVE

S QUEBEC AVE

S RICHMOND AVE

S SANDUSKY AVE

S TOLEDO AVE

S RICHMOND AVE

S TOLEDO AVE

S YALE AVE



Subject Tract

Z-7416

18-13 04

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

Aerial Photo Date: February 2016

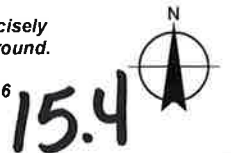


EXHIBIT "A"

Legal Description

Lot Two (2), SECOND AMENDED PLAT OF WARREN CENTER, an Addition in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT the Easterly Ten (10) feet thereof. More particularly described as follows to-wit:

Beginning at the Southwest corner of said Lot 2, said point of beginning being the Southwest corner of the E/2 NE/4 of Section 4, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma: Thence N 0°03'56" W along the West boundary of said E/2 NE/4 a distance of 657.53 feet to the Northwest corner of said Lot 2; Thence S 89°57'29" E a distance of 1270.49 feet to the Northeast corner of said Lot 2; Thence due South parallel with and 50 feet from the East boundary of the E/2 NE/4 along the East boundary of said Lot 2 a distance of 661.77 feet to the Southeast corner of said Lot 2, said Southeast corner being in the South boundary of said E/2 NE/4; Thence N 89°46'00" W along the South boundary of said Lot 2 and said E/2 NE/4 a distance of 1269.74 feet to the point of beginning.

LESS the East ten (10) feet thereof previously dedicated to the Public for road purposes.

Exhibit "B"

Applicant requests a plat waiver for the Property, currently being rezoned from OM to CH (which triggers a platting requirement under the Tulsa Zoning Code). The infrastructure and utilities needed for this development are already available within existing easements. No purposes, as set forth in the Subdivision Regulations, will be served by replatting the Property and/or have already been served by previous platting.

NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

**TMAPC POLICY ON PLAT WAIVERS:
(This form is to be completed by applicant.)**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE:

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

