



Tulsa Metropolitan Area
Planning Commission

Case : CZ-465 Plat Waiver

Hearing Date: December 6, 2017

Case Report Prepared by:

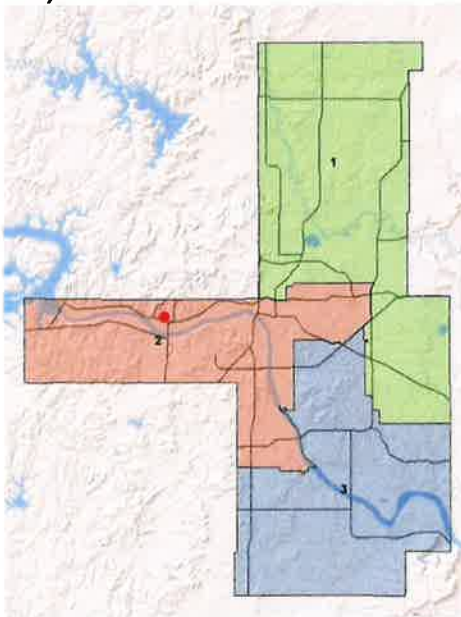
Nathan Foster

Owner and Applicant Information:

Applicant: Earl Holcomb

Owner: Earl Holcomb

Location Map:
(shown with County Commission districts)



Applicant Proposal:

Plat Waiver

Location: West of the northwest corner of West 2nd Street and North Industrial Avenue

Zoning:

Current: RS (Residential Single-Family)
Proposed: CS (Commercial – Shopping)

Staff Recommendation:

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

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Applicant Submittal

27.1

PLAT WAIVER

CZ-465 – (County)

West of the northwest corner of West 2nd Street and North Industrial Avenue

The platting requirement for this property is being triggered by a rezoning request (CZ-465) to rezone the property from RS to CS. The property owner has indicated that no immediate development of the property is proposed and that the intent of the rezoning is to permit metal building sales on the site.

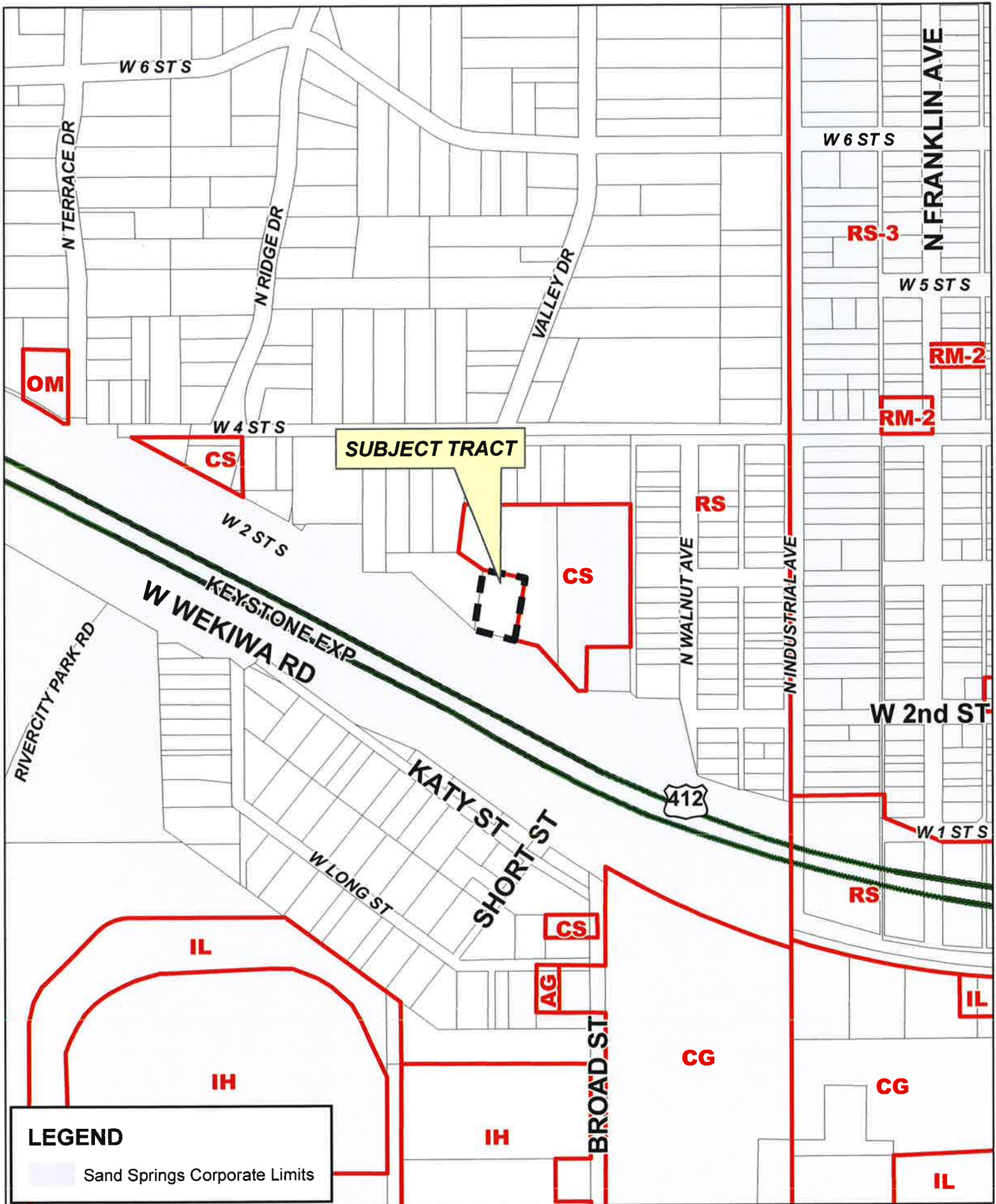
The Technical Advisory Committee met on November 16, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements and utilities are all in place and no additional easements will be needed at this time.
3. No further subdivision of the property is proposed at this time.
4. The property has a minor amount of floodplain present in the far northeast corner. Development will be restricted within the floodplain.

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

Per the Subdivision Regulations, plat waivers granted on unplatted properties will require the filing of a current ALTA/ACSM/NSPS survey with the County Clerk's office.

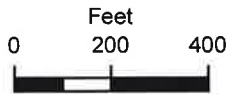
27.2



SUBJECT TRACT

LEGEND

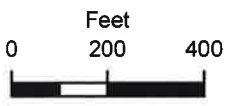
Sand Springs Corporate Limits



CZ-465

19-11 10

27.3



 Subject Tract

CZ-465

19-11 10

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

Aerial Photo Date: February 2016

