



Tulsa Metropolitan Area
Planning Commission

Case : The Dearborn

Hearing Date: December 6, 2017

Case Report Prepared by:

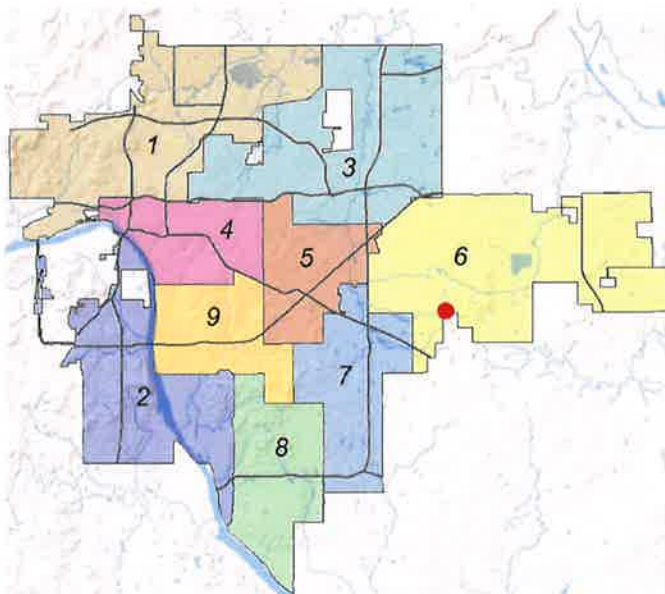
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: 41st Street Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 12.92 ± acres

Location: North and east of the corner of
East 41st Street South and South 145th
East Avenue

Zoning: RM-2 (Residential Multifamily)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements

PRELIMINARY SUBDIVISION PLAT

The Dearborn - (CD 6)

North and east of the northeast corner of East 41st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block on 12.92 ± acres.

The Technical Advisory Committee (TAC) met on November 16, 2017 and provided the following conditions:

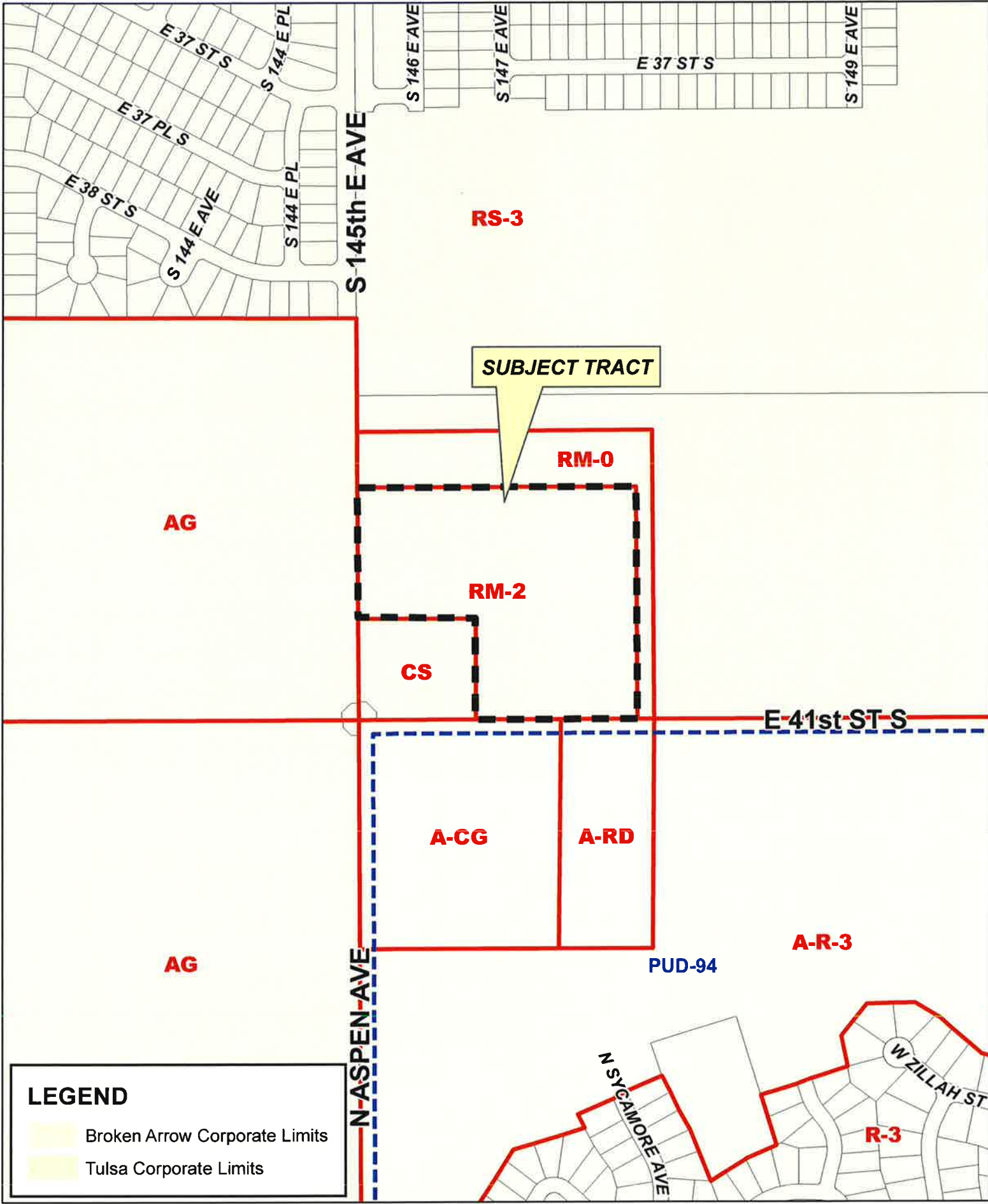
1. **Zoning:** The property is zoned RM-2 (Residential-Multifamily). All proposed lots conform to the lot regulations of the RM-2 district. Development of multifamily will be required to comply with lot area per unit and minimum open space per unit requirements of the district.
2. **Addressing:** Lot 1 Block 1 will be assigned address is 3915 S 145th Ave. E. Additional addresses will be provided upon receipt of development details. Provide addresses on final plat.
3. **Transportation & Traffic:** Sidewalks required along arterial streets per Subdivision Regulations.
4. **Sewer:** Internal sanitary sewer easements must be a minimum of 15'. Perimeter easements of 17.5' should be provided 145th Ave E. and E 41st St as well as the along the property line with the unplatted area to the north.
5. **Water:** All proposed internal looped water main lines should be private or placed in a dedicated 20' waterline easement.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat. Add "State of" before Oklahoma in the plat subtitle. Label the plat location in the location map as "site" or "project location" and label all unplatted property as "unplatted". Correct bearing angle under the Basis of Bearing.
7. **Fire:** Internal fire hydrants will be required.
8. **Stormwater, Drainage, & Floodplain:** Provide storm sewer/overland drainage for offsite stormwater runoff and include language in covenants.
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

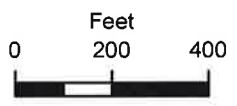
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

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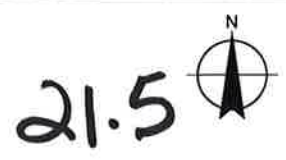
LEGEND

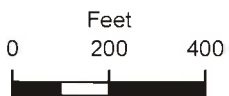
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



THE DEARBORN

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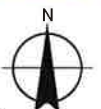
Subject Tract

THE DEARBORN

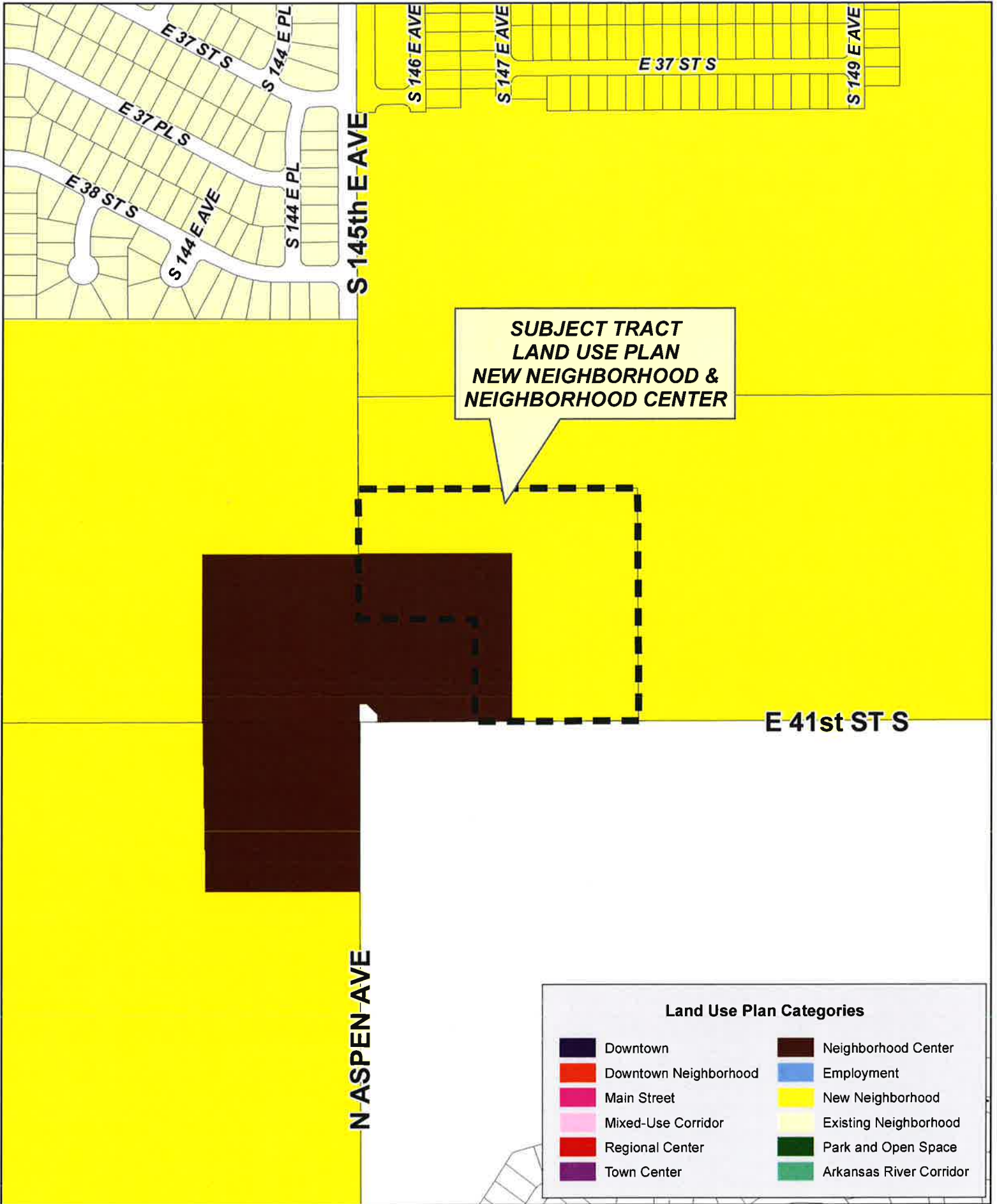
Note: Graphic overlays may not precisely align with physical features on the ground.

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Aerial Photo Date: February 2016



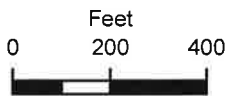
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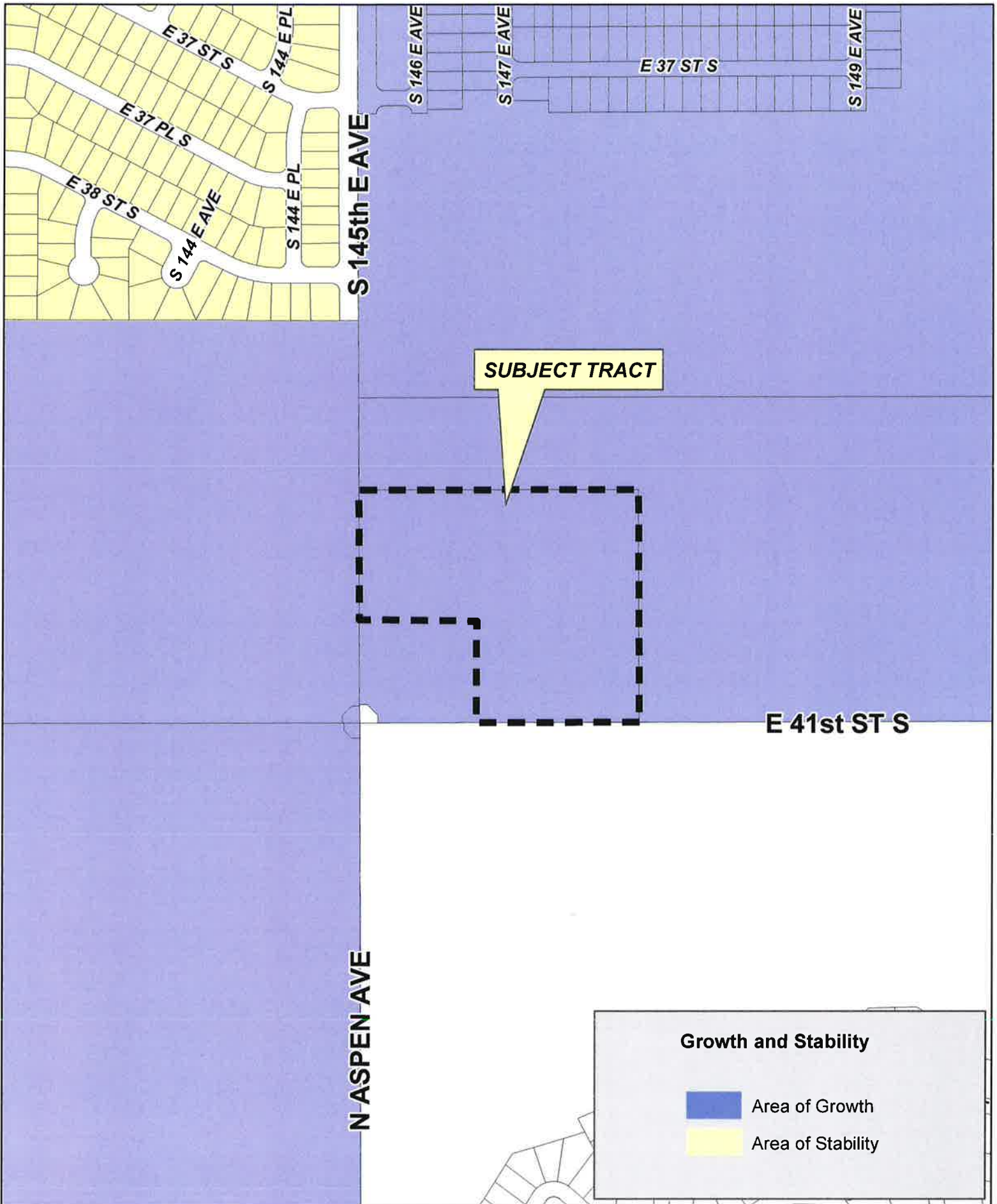


**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD &
NEIGHBORHOOD CENTER**

THE DEARBORN

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S 145th E AVE

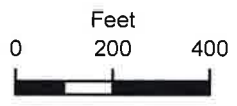
SUBJECT TRACT

E 41st ST S

N ASPEN AVE

Growth and Stability

- Area of Growth
- Area of Stability



THE DEARBORN

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21.8

