<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Tanner Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: Stone Horse Development, LLC</td>
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</tbody>
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<thead>
<tr>
<th>Location Map:</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(shown with City Council Districts)</td>
<td>Preliminary Subdivision Plat &amp; Modification to Subdivision &amp; Development Regulations to extend allowable block length for Block 15</td>
</tr>
<tr>
<td></td>
<td>87 lots, 6 blocks, 24.87 ± acres</td>
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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>RS-3</td>
<td>Staff recommends approval of the preliminary plat and the modification</td>
</tr>
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<tr>
<th>City Council District: 8</th>
<th>County Commission District: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Phil Lakin</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
</tbody>
</table>

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat Submittal
PRELIMINARY SUBDIVISION PLAT

Addison Creek Blocks 10-15 - (CD 8)
West of the South Sheridan Road at East 126th Place South

This plat consists of 114 lots, 9 blocks, 7 reserve areas on 56.41± acres for use as a single-family residential subdivision.

The Technical Advisory Committee (TAC) met on June 1, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3. All lots shown on the preliminary plat conform to the lot and building regulations of RS-3 in the City of Tulsa Zoning Code.

2. **Transportation & Traffic:** Stub streets are required as shown on the preliminary plat to the west and south to provide future connections to new development. Sidewalks will be required to be installed on both sides of all residential streets.

3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.

6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

7. **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.
Modification of Subdivision & Development Regulations:

1. The applicant has requested a modification to the allowable block length for “Suburban” block types from 1,000 feet to 1,150 feet for Block 15 on the western edge of the subdivision. Given the connection to the east provided at the north end of the block and the presence of necessary drainage improvements to the west of the block, staff finds the request to extend the block length non-injurious and recommends approval of the modification.

Staff recommends APPROVAL of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

Land Use Plan Categories
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

ADDISON CREEK
B10-19
17-13 03
Conceptual Utility Plan (IDP#9542)

ADDISON CREEK BLOCKS 10-15

Owner: Stone Horse Development, LLC

Survey Engineer: Tanner Consulting, L.L.C.

Notes:
1. This document is preliminary and subject to change. It is not to be construed as a final plan for development.
2. This document may not be reproduced or distributed without express permission from the developer.
3. All dimensions are approximate and should be verified.
4. This document is intended for informational purposes only and should not be relied upon for legal or planning purposes.
5. The developer reserves the right to modify this plan at any time without notice.

Addison Creek Blocks 10-15

Map Scale: 1" = 100'