**Case**: Addison Creek Blocks 10-15  
**Hearing Date**: March 3, 2021

**Case Report Prepared by**: Nathan Foster

**Owner and Applicant Information**:  
**Applicant**: Tanner Consulting, LLC  
**Owner**: Stone Horse Development, LLC

**Location Map**: (shown with City Council Districts)

![Location Map Image]

**Applicant Proposal**:  
Preliminary Subdivision Plat & Modification to Subdivision & Development Regulations to extend allowable block length for Block 15
87 lots, 6 blocks, 24.87 ± acres  
**Location**: West of South Sheridan Road at East 126th Place South

**Zoning**: RS-3

**Staff Recommendation**:  
Staff recommends approval of the preliminary plat and the modification

**City Council District**: 8  
**Councilor Name**: Phil Lakin  
**County Commission District**: 3  
**Commissioner Name**: Ron Peters

**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.
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

Subject Tract Land Use Plan New Neighborhood
DEED OF DEDICATION CONTINUED

SECTION II. LAND USE RESTRICTIONS

A. EFFECTIVE DAY AND DATE

All lots in the subdivision shall be subject to the following Regulations governing use and development of lots within the subdivision, which Regulations shall become effective upon the recording of the Plat, and shall bind all successors and assignees of the record owners of any lots within the subdivision, their heirs, and assigns.

B. PROHIBITED USES

The use and development of any lot in the subdivision shall be subject to the following Regulations. These Regulations shall be interpreted to restrict all activities, uses, and improvements to each lot within the subdivision consistent with the purposes of this Declaration and the use restrictions herein set forth.

C. ADDITIONAL USE RESTRICTIONS

In addition to the restrictions set forth herein, the following additional use restrictions shall apply:

1. The minimum width of any road or street shall be 20 feet.

D. ENFORCEMENT, AMENDMENT OR TERMINATION, & SUSPENSION

A. ENFORCEMENT

The restrictions, conditions, and easements set forth in this Declaration shall be enforceable by the Association and any successor to the Association, its assigns, and successors in interest, and any person or corporation owning or holding any of the lots, and any person or corporation having an interest in any of the lots, whether or not a member of the Association.

B. AMENDMENT OR TERMINATION

No amendment or termination of this Declaration shall be valid unless and until recorded in the public records of the county or counties in which the lands are situated.

C. SUSPENSION

No suspension of the provisions of this Declaration shall be valid unless and until recorded in the public records of the county or counties in which the lands are situated.