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<th><strong>Tulsa Metropolitan Area Planning Commission</strong></th>
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| **Case:** Kahn Addition |
| **Hearing Date:** November 4, 2020  
(Continued from October 21, 2020) |

| **Case Report Prepared by:** |
| Nathan Foster |

| **Owner and Applicant Information:** |
| **Applicant:** Geodeca, Russell Muzika  
**Owner:** Tahir Khan |

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

| **Applicant Proposal:** |
| Preliminary Plat  
1 lot, 1 block, 1.8 + acres  
Commercial  
**Location:** East of the southeast corner of East 36th Street North and North MLK Jr. Boulevard |

| **Zoning:** |
| Present: RM-1  
Proposed: CS |

| **Staff Recommendation:** |
| Staff recommends approval of the preliminary plat |

| **City Council District:** 1  
**Councilor Name:** Vanessa Hall-Harper  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee |

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

Kahn Addition - (CD 1)
East of the southeast corner of East 36th Street North and North MLK JR. Boulevard
This plat consists of 1 lot, 1 block on 1.8 ± acres.

The Technical Advisory Committee (TAC) met on September 17, 2020 and provided the following conditions:

1. **Zoning:** TMAPC recommended approval (Z-7572) of CS zoning for the north 260 feet of the subject tract with RM-1 being retained for the remainder of the tract. Lot conforms to the requirements of the zoning districts.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.

3. **Transportation & Traffic:** Dedication of 50 feet of right-of-way for East 36th Street North as required by the Major Street and Highway Plan. Existing improvements located within the planned right-of-way are required to obtain license agreement approval or be removed prior to the filing of the final plat. Limits of no access must be added to the final plat and approved by City Traffic Engineering. Include sidewalk language in the deed of dedication.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Perimeter easements to be shown on the final plat as required by Development Services.

5. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Remove contours and improvements from final plat. Provide surveyors name and email address. Provide engineer, if applicable, with contact information. Graphically label the POB and POC. Add signature block. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat.

6. **Stormwater, Drainage, & Floodplain:** City of Tulsa Regulatory Floodplain exists on the northern portion of the property. Overland drainage easement will be required for any on-site floodplain. Any development proposed in the future within the floodplain area will be required to comply with all city floodplain ordinances and criteria.

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.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.