**Case:** Tulsa Honor Academy  
(related to Tulsa Honor Academy Authorization for Accelerated Release of Building Permits)

**Hearing Date:** March 4, 2020

<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: Olsson, INC – Todd Lipe</td>
</tr>
<tr>
<td></td>
<td>Owner: The Honor Academies Foundation</td>
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</tbody>
</table>

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

**Applicant Proposal:**
- Preliminary Plat
- 1 lot, 1 block, 11.44 ± acres
- **Location:** Northeast corner of East 15th Street South and South Sheridan Road

**Zoning:**
CH, IM

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

**City Council District:** 5  
**Councilor Name:** Cass Fahler

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

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

Tulsa Honor Academy - (CD 5)
Northeast corner of East 15th Street South and South Sheridan Road

This plat consists of 1 lot, 1 block, 11.44 ± acres.

The Technical Advisory Committee (TAC) met on February 20, 2020 and provided the following conditions:

1. **Zoning:** The subject property is zoned CH and IM. There was a special exception approved by the City of Tulsa Board of Adjustment to permit a school use on the site.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** Sidewalks required to be installed adjacent to all public streets prior to the issuance of a certificate of occupancy. ROW permits will be required for construction of sidewalks. Required ROW dedications are shown on the preliminary plat. Reduce limits of access width at the northwest corner of the property to align with the existing drive.

4. **Sewer/Water:** Label water meter easement as “Dedicated by plat” or provide recording information for existing easement.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Update location map to include all platted boundaries and label all other property as unplatted. Show scale both graphically and written on the face of the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set that are associated with the plat. Remove contours from final plat.

6. **Fire:** Gated entry and access should be reviewed and approved by the Fire Marshal prior to final plat approval.

7. **Stormwater, Drainage, & Floodplain:** There is no floodplain on the property. No additional impervious surface proposed at this time.

8. **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 the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
SECTION 5: ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

2.0 ENFORCEMENT

THE RESTRICTIONS HEREBY ASSIGNED AND CONTROLLED WITH THE LAND AND SHALL BE BINDING UPON THE CUMMINS, successors or assigns, and their respective successors or assigns. No person or corporation shall be deemed to have implied consent to the subdivision of the land shown on this plat unless the consent is in writing and signed by the owner of the land shown on the plat. A violation of any provision of this plat, or any alteration, sub-division, or severance of any portion of the land shown on this plat shall be a violation of the plat and shall give the owner of said land the right to enforce any such provisions of this plat.

2.1 DURATION

THE Restrictions, to the extent permitted by applicable law, shall be perpetual in nature and may be enforced by any person or corporation that is authorized to enforce the plat.

2.2 AMENDMENT

The covenants, conditions and restrictions contained in this plat shall be binding upon the owner of the land shown on the plat, and the successors and assigns thereof, and shall run with the land and be binding upon all persons who acquire title thereto, either directly or indirectly, and shall be binding upon all persons who may hereafter become owners of the land shown on the plat. Any amendment to this plat must be made in writing and signed by the owner of the land shown on the plat.

CERTIFICATE OF SURVEY

[ Signature ]

STATE OF OKLAHOMA

COUNTY OF TULSA

BEFORE ME, THY UNDERTAKING, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE , 2012, Thi undertook to certify the plat shown herewith, and the annexed plat, as a true copy of said plat, and to certify that it is true to the best of his knowledge, information, and belief. Thi further undertook to certify that he executed the plat as his own work and that it is true to the best of his knowledge, information, and belief.

NOTARY PUBLIC

[ Signature ]

[ Address ]

[ Phone Number ]

TULSA HONOR ACADEMY