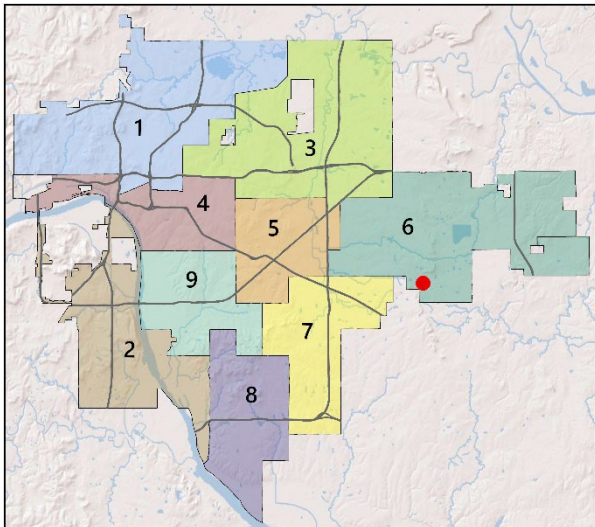


Case: 41 East Apartments
Hearing Date: September 6, 2023

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Tanner Consulting, LLC
Owner: 151 Bixby, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Plat
1 lot, 1 block, on 12.91 ± acres
Location: North and east of the northeast corner of East 41st Street South and South 145th East Avenue

Zoning: RM-3 with optional development plan (Z-7683)

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

City Council District: 6
Councilor Name: Christian Bengel
County Commission District: 1
Commissioner Name: Stan Sallee

PRELIMINARY SUBDIVISION PLAT

41 East Apartments - (CD 6)

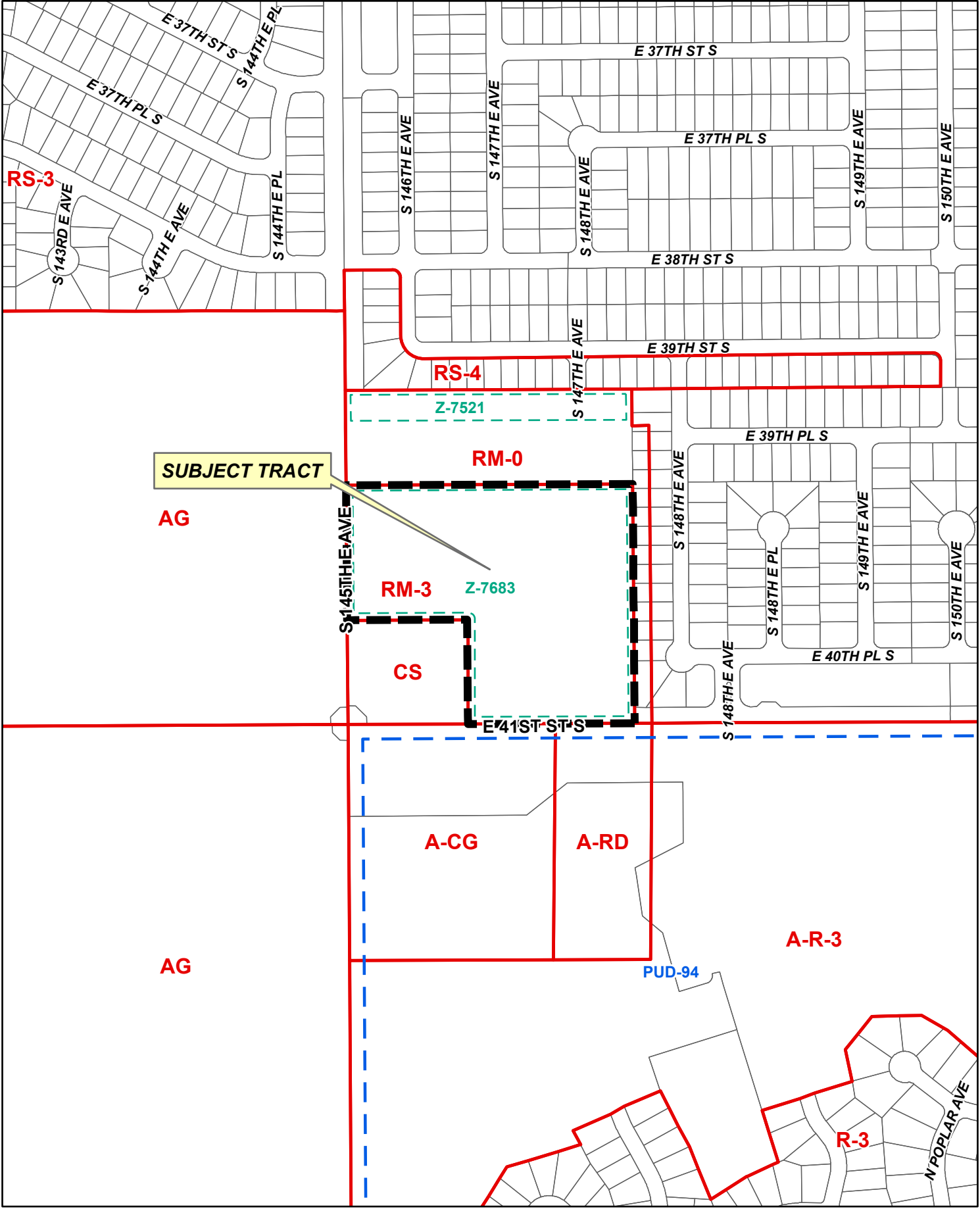
North and east of the northeast corner of East 41st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block on 12.91 ± acres.

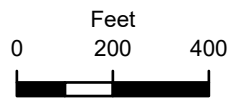
The Technical Advisory Committee (TAC) met on August 17th and provided the following conditions:

1. **Zoning:** The property is currently zoned RM-3 with an optional development plan, Z-7683. The proposed lot conforms to the requirements of the development plan. Optional development plan number must be included on the face of the plat and the approved development standards are required to be incorporated into the deed of dedication.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required prior to final plat approval. Label and dimension all street right-of-way adjacent to the site with either recording information or "dedicated by plat". Right-of-way dedications are required to comply with major street and highway plan. Align limits of access and no access dimensions with proposed driveway. Fire access roads will require a minimum 28 feet inside turning radius. Ensure proper right of way dedication is made for turn lane extension.
4. **Sewer/Water:** Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat. Internal lines that serve only this project should be made private.
5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Provide the date of the surveyor's last visit or range if consecutive days. Update surveyor/engineer heading with valid expiration date.
6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval.
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.

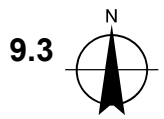
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to final plat approval.

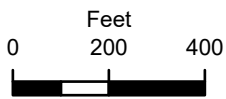


SUBJECT TRACT



41 East Apartments





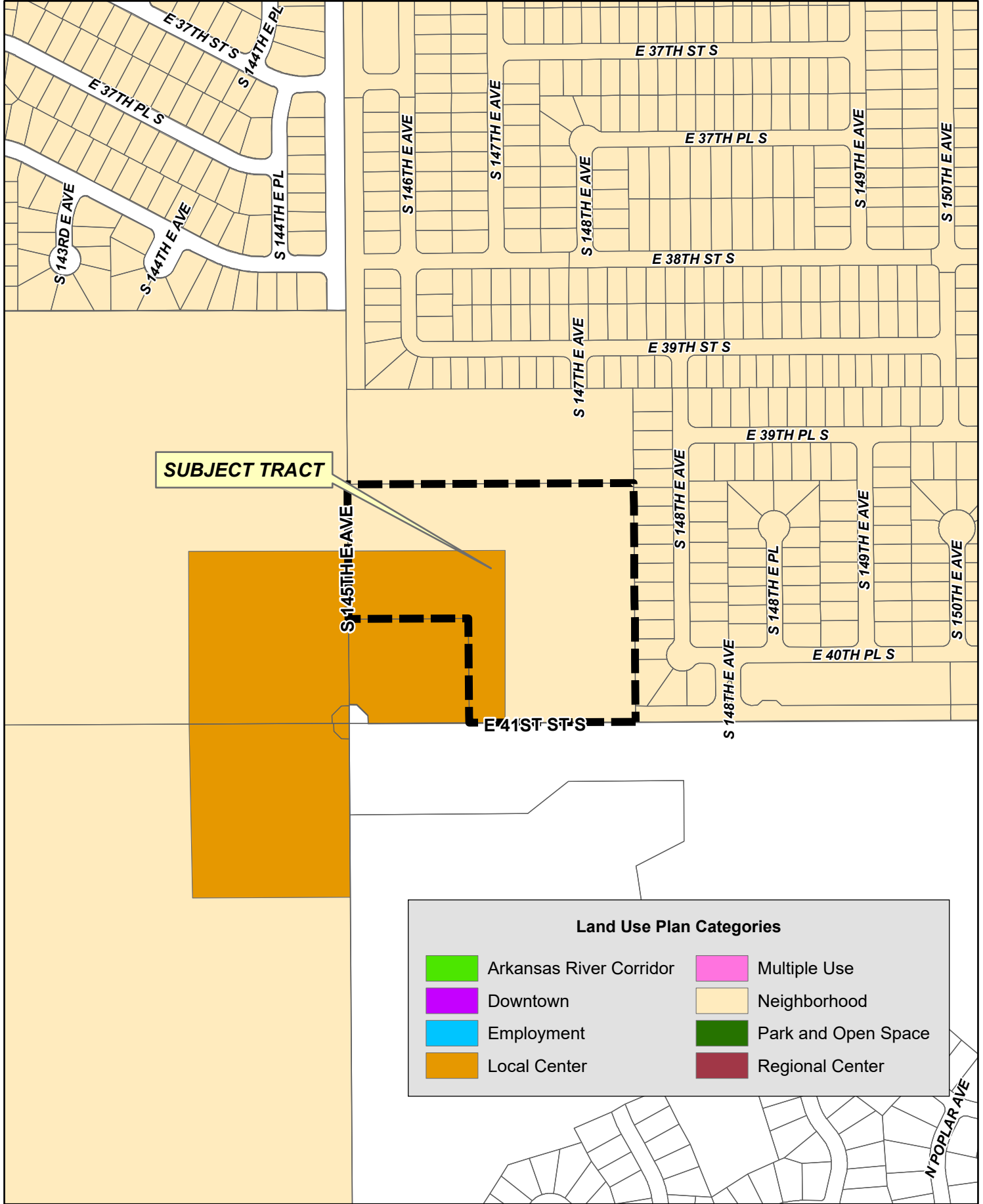
Subject Tract

41 East Apartments

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









Aerial Photo Date: 2021

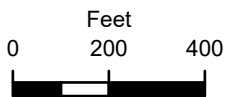




SUBJECT TRACT

Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



41 East Apartments

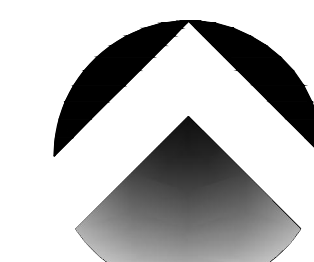
OPTIONAL DEVELOPMENT PLAN Z-7683

41 East Apartments

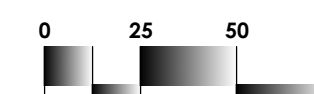
OWNER:
151 Bixby LLC
 AN OKLAHOMA LIMITED LIABILITY COMPANY
 CONTACT: JULIUS PUMA
 EMAIL: PUMA74011@YAHOO.COM
 10618 South Winston Court
 Tulsa, Oklahoma 74137
 Phone: (918) 298-6700

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22),
 TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
 A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2661, EXPIRES 6/30/2019
 EMAIL: DAN@TANNERBAITSHOP.COM
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918) 745-9929



NORTH



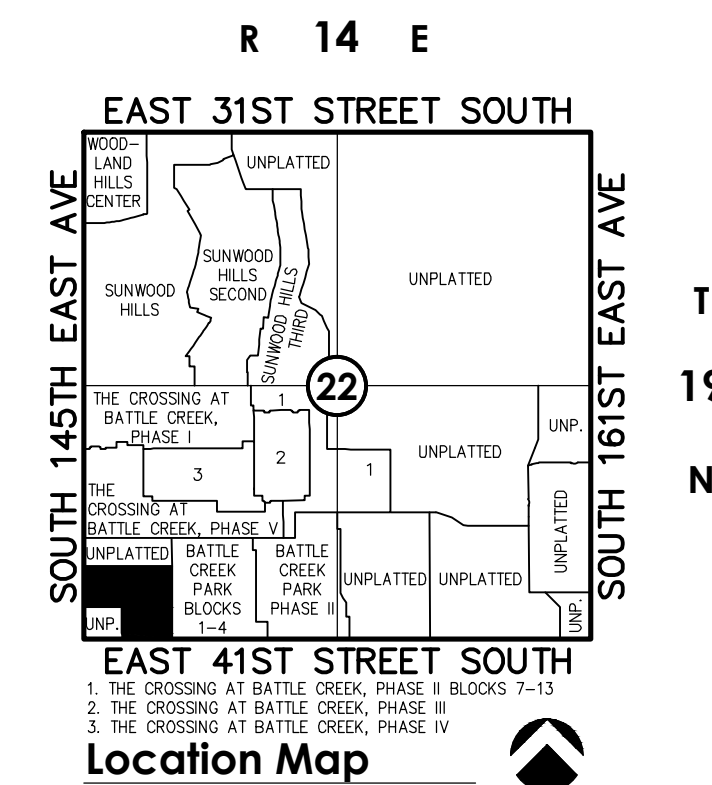
Scale: 1" = 50'
 Tanner Consulting

LEGEND

B/L	BUILDING LINE
BK PG	BOOK & PAGE
DOC	DOCUMENT
ESMT	EASEMENT
FL/E	FENCE & LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
SEP INSTR	SEPARATE INSTRUMENT
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED
●	SET MONUMENT (SEE NOTE #2)
○	FOUND MONUMENT

Notes:

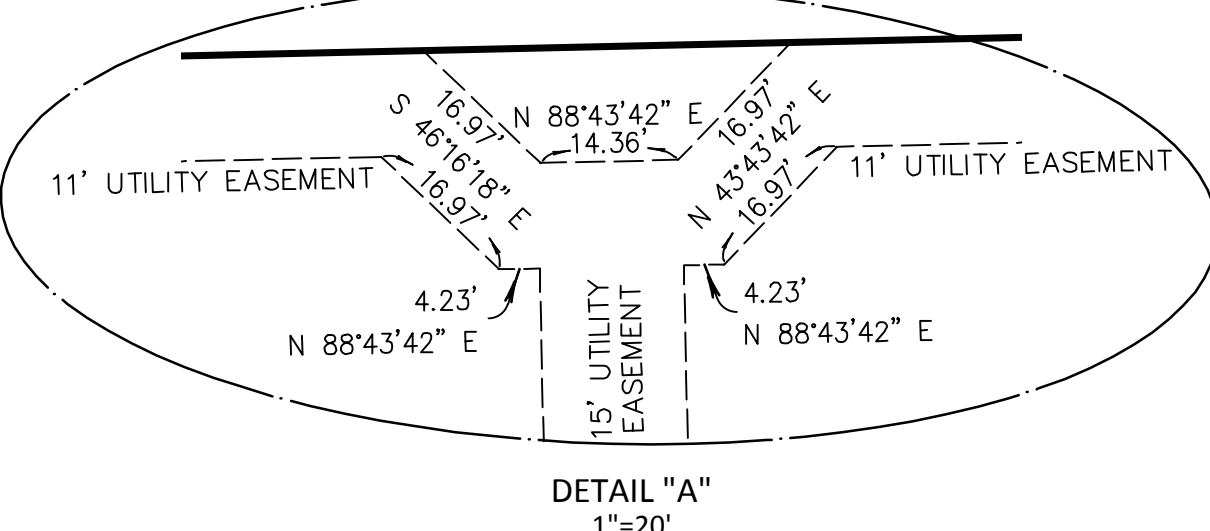
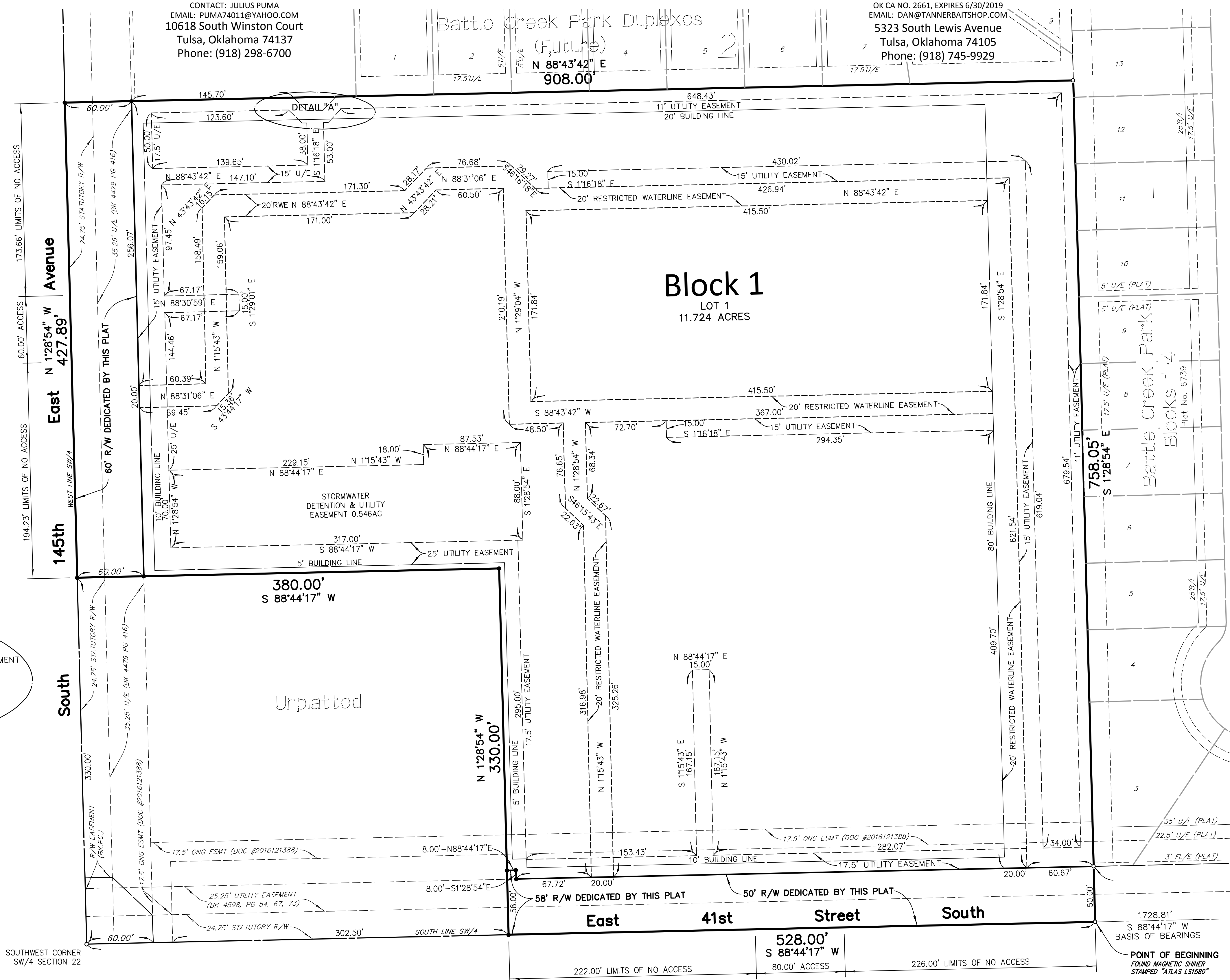
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (a) FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22
 - (b) FOUND MAGNETIC NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°44'17" WEST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 145TH EAST AVENUE AND EAST 41ST STREET SOUTH BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.



GROSS SUBDIVISION AREA: 12.921 ACRES
 NET SUBDIVISION AREA: 11.724

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date: _____
TMAPC/INCOG	_____
CITY ENGINEER	_____
Council of the City of Tulsa, Oklahoma	Approval Date: _____
CHAIRMAN	_____
MAYOR	_____
ATTEST: CITY CLERK	_____
CITY ATTORNEY	_____

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.



DATE OF PREPARATION: July 27, 2023

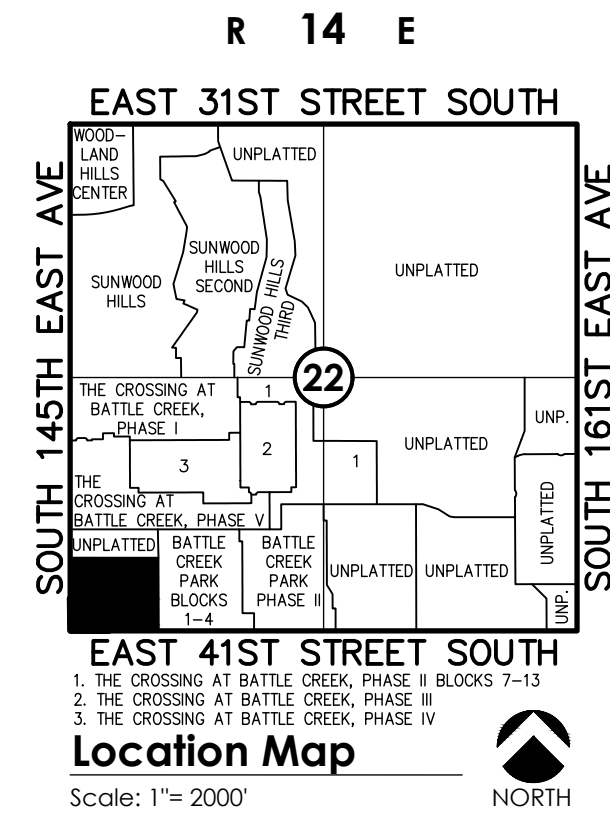
41 East Apartments
 SHEET 1 OF 2

P:\2022\2221\IN\LSHEETS\2221P.DWG, PFI, 7/27/2023 2:16:51 PM, ELCA, H, TANNER CONSULTING, LLC, OK, CA, 2661 EXP 6/30/2019

Conceptual Utility Plan

41 East Apartments

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION CONTAINS:

ONE (1) LOTS
IN ONE (1) BLOCK
WITH ONE (1) RESERVE

GROSS SUBDIVISION AREA: 12.921 ACRES

OWNER:

151 Bixby LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: JULIUS PUMA
EMAIL: PUMA74011@YAHOO.COM
10618 South Winston Court
Tulsa, Oklahoma 74137
Phone: (918) 298-6700

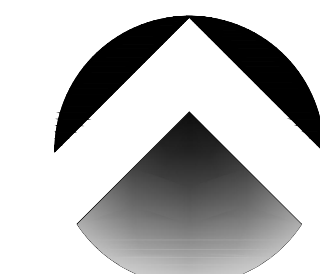
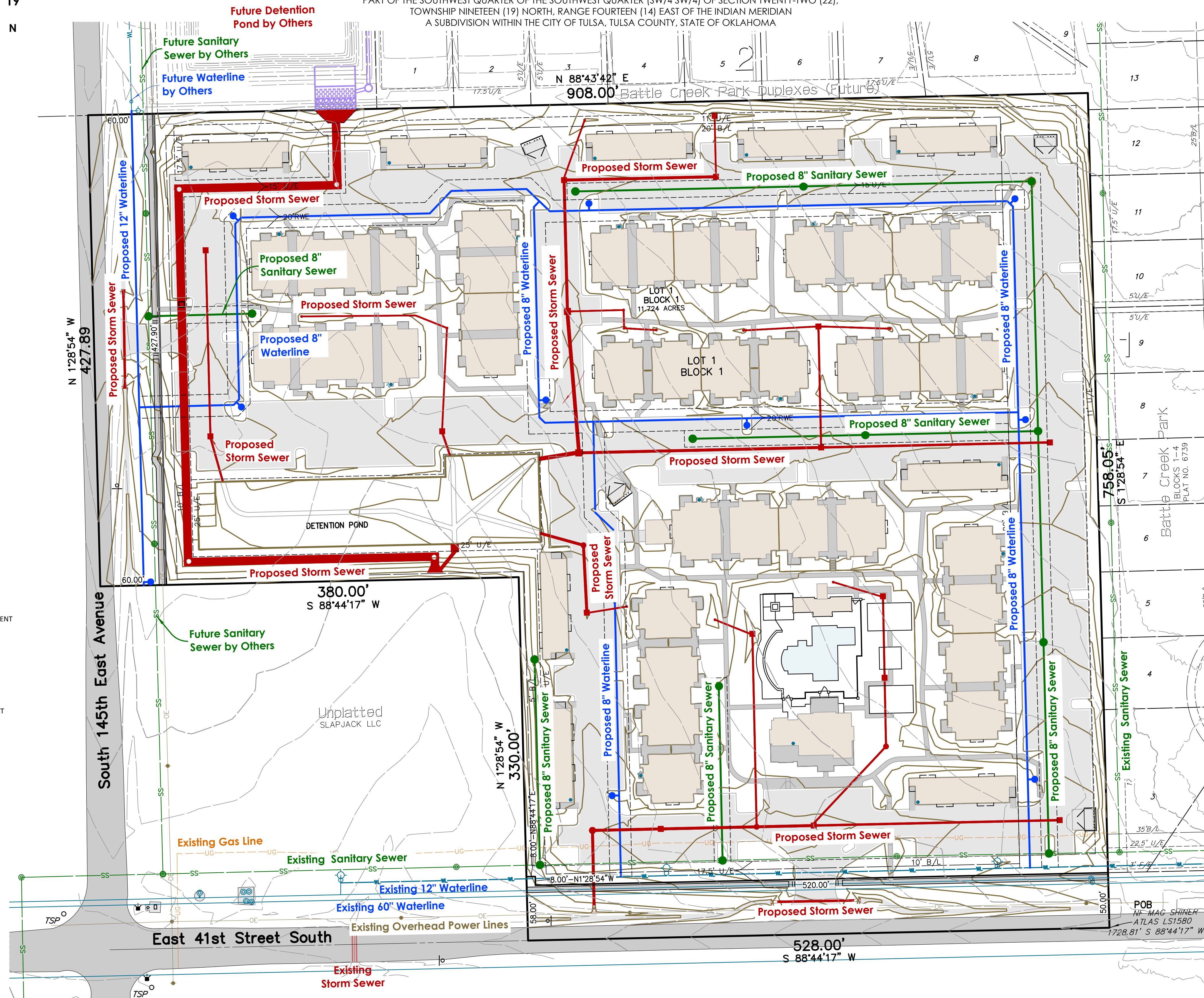
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
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EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
R	RADIUS
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED

- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER INLET



NORTH

Scale: 1"= 50'
Tanner Consulting

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/INCOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	
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POC
SE CORNER
SW/4 SECTION 22
NF MAG

DATE OF PREPARATION: July 27, 2023

41 East Apartments