



Tulsa Metropolitan Area Planning Commission

Case : 41st & Lynn Lane

Hearing Date: August 19, 2020

Case Report Prepared by:

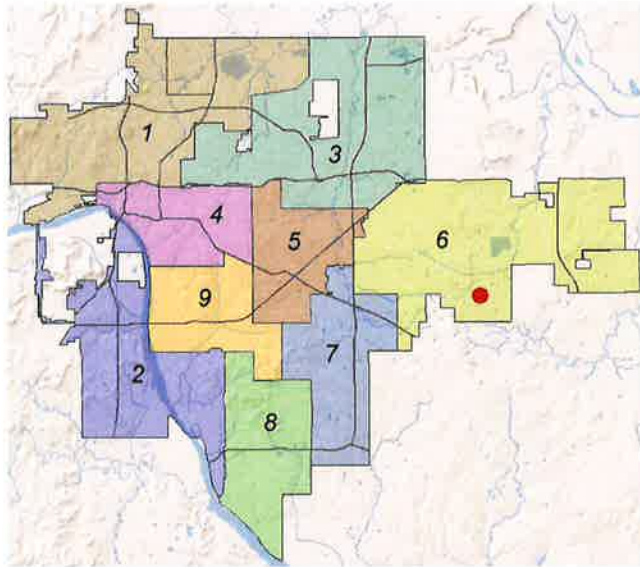
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering

Owner: Baxter Investments

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat & Modification to the Subdivision & Development Regulations

Location: West of the southwest corner of East 41st Street South and South 177th East Avenue (Lynn Lane)

53 lots, 3 blocks, 15.4 ± acres

Single-Family Residential

Zoning:

RS-4 (Residential Single-Family)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat and the modification to the Subdivision & Development Regulations

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements

9.1

PRELIMINARY SUBDIVISION PLAT

41st & Lynn Lane - (CD 6)

West of the southwest corner of East 41st Street South and South 177th East Avenue (Lynn Lane)

The Technical Advisory Committee (TAC) met on August 6, 2020 and provided the following conditions:

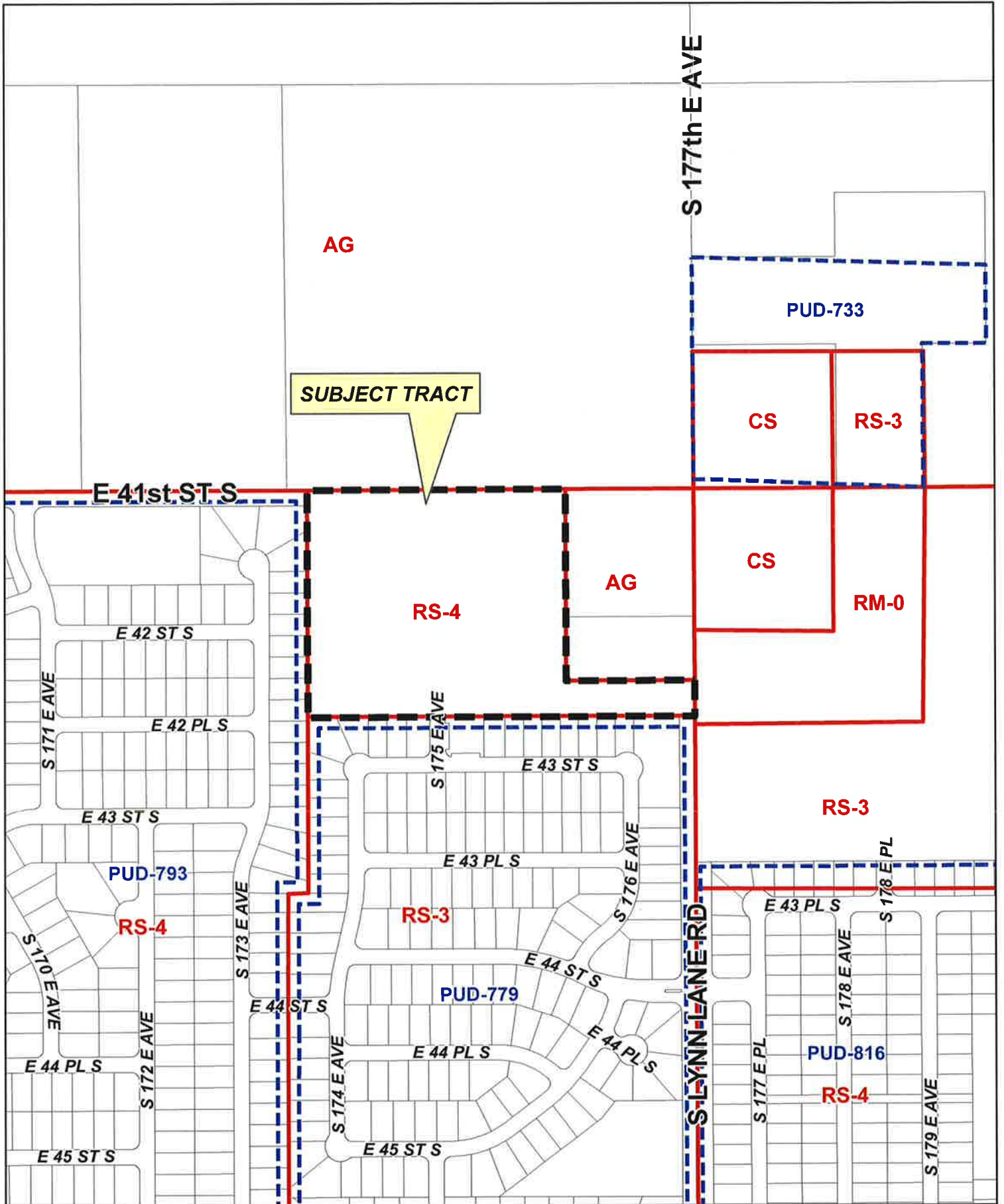
1. **Zoning:** Property within the subdivision is zoned RS-4 (Residential Single-Family). Proposed lots will conform to the requirements of the RS-4 district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New public streets are required to comply with all standards of the City of Tulsa. Sidewalks will be required within the subdivision per Title 35. IDP plans are required to be approved for public sidewalks adjacent to reserve areas and designated open space prior to approval of the final plat.
4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add "City of" before Tulsa in the plat subtitle. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Ensure accuracy and consistency of legal description between written version and face of the plat. Graphically show all pins found or set associated with this plat. Provide address for owner/developer. Remove contours on final plat. Provide a bearing angle shown on the face of the plat and include coordinate system used.
7. **Stormwater, Drainage, & Floodplain:** Additional easements may be required for offsite drainage. Storm sewer IDP plans must be submitted and approved prior to the approval of a final plat.
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.

Modification of Subdivision & Development Regulations:

Applicant has requested a modification of the Subdivision & Development Regulations to permit a flag lot, Lot 21 Block 3.

Regulations require the approval of a modification per Section 5.040.2. Staff has reviewed the request for a flag lot against the criteria in the Subdivision & Development regulations and has determined that the configuration will reduce access points to the arterial street and allow the additional residential lot to be accessed through the internal streets.

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 Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.



SUBJECT TRACT

E 41st ST S

S 177th E AVE

AG

PUD-733

CS

RS-3

RS-4

AG

CS

RM-0

E 42 ST S

E 42 PL S

S 175 E AVE

E 43 ST S

E 43 ST S

E 43 PL S

RS-3

PUD-793

RS-4

RS-3

PUD-779

E 44 ST S

E 43 PL S

S 178 E PL

E 44 PL S

S 172 E AVE

E 44 ST S

E 44 PL S

PUD-816

RS-4

S 174 E AVE

E 45 ST S

E 44 PL S

S LYNN LANE RD

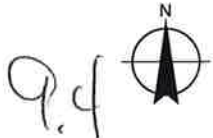
S 177 E PL

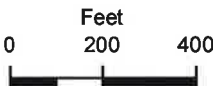
S 178 E AVE

S 179 E AVE



41ST & LYNN





 Subject Tract

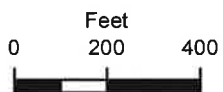
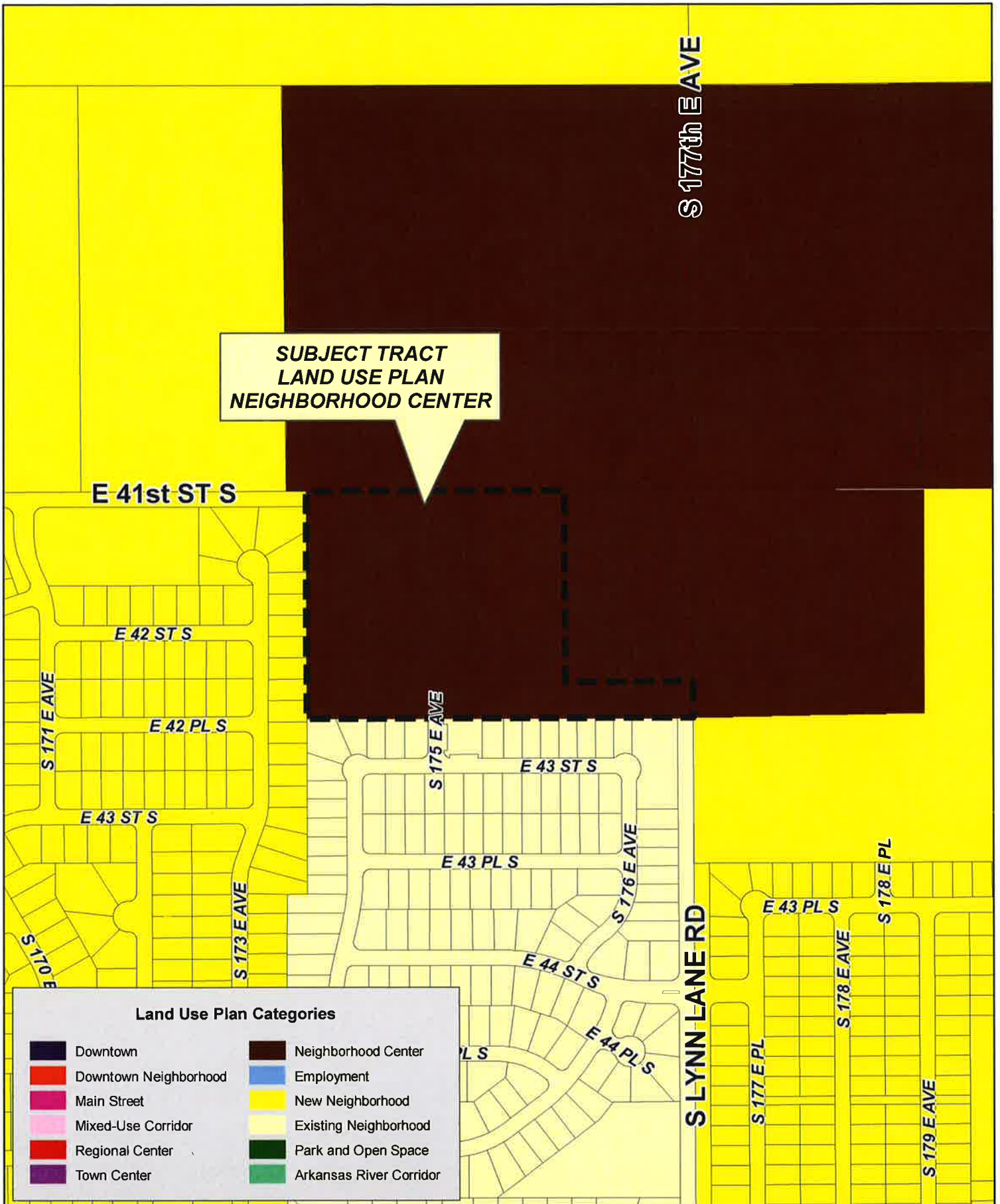
41ST & LYNN

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

19-14 26

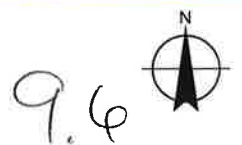
Aerial Photo Date: February 2018





41ST & LYNN

19-14 26



SUBJECT TRACT

E 41st ST S

S 177th E AVE

E 42 ST S

E 42 PL S

E 43 ST S

S 175 E AVE

E 43 ST S

E 43 PL S

S 176 E AVE

E 44 ST S

E 44 PL S

E 44 PL S

E 45 ST S

S LYNN LANE RD



E 43 PL S

S 178 E PL

S 178 E AVE

S 179 E AVE

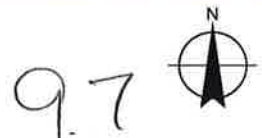
Growth and Stability

-  Area of Growth
-  Area of Stability



41ST & LYNN

19-14 26



PRELIMINARY PLAT

41st & Lynn

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



OWNER/DEVELOPER
BAXTER INVESTMENTS
 PHONE: 478 808 9772
 EMAIL: JOHN@BAXTER.COM
 ATTN: JOHN BAXTER

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION NO. 8516 EXP. JUNE, 30, 2022
 PO BOX 2138
 SAND SPRINGS, OK 74083
 PHONE: 918 514 4283
 FAX: 918 514 4288
 EMAIL: ALAN@AABENG.COM

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL: 42140C0303L DATED SEPTEMBER 30, 2016

WATER AND SEWER

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA, OKLAHOMA

CONTACTS

MUNICIPAL AUTHORITY
 CITY OF TULSA
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74103

UTILITY
 OKLAHOMA NATURAL GAS COMPANY
 2319 W. EDISON ST
 TULSA, OK 74127
 918-534-8000

PUBLIC SERVICE COMPANY OF OKLAHOMA
 212 E. 8TH ST
 TULSA, OK 74119
 1-888-216-3823

AT&T
 1400 S. LEWIS
 TULSA, OK 74104
 918-742-1600

COX COMMUNICATIONS
 11511 EAST 51ST STREET
 TULSA, OK 74145
 918-286-4658

FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

 TMAPC/MCOG

CITY ENGINEER

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.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 33 LOTS IN 3 BLOCKS
 BLOCK 1: 17 LOTS (2.63 ACRES)
 BLOCK 2: 9 LOTS (1.43 ACRES)
 BLOCK 3: 7 LOTS (0.39 ACRES)
 RESERVE AREAS: 7.40 ACRES

SUBDIVISION DATA

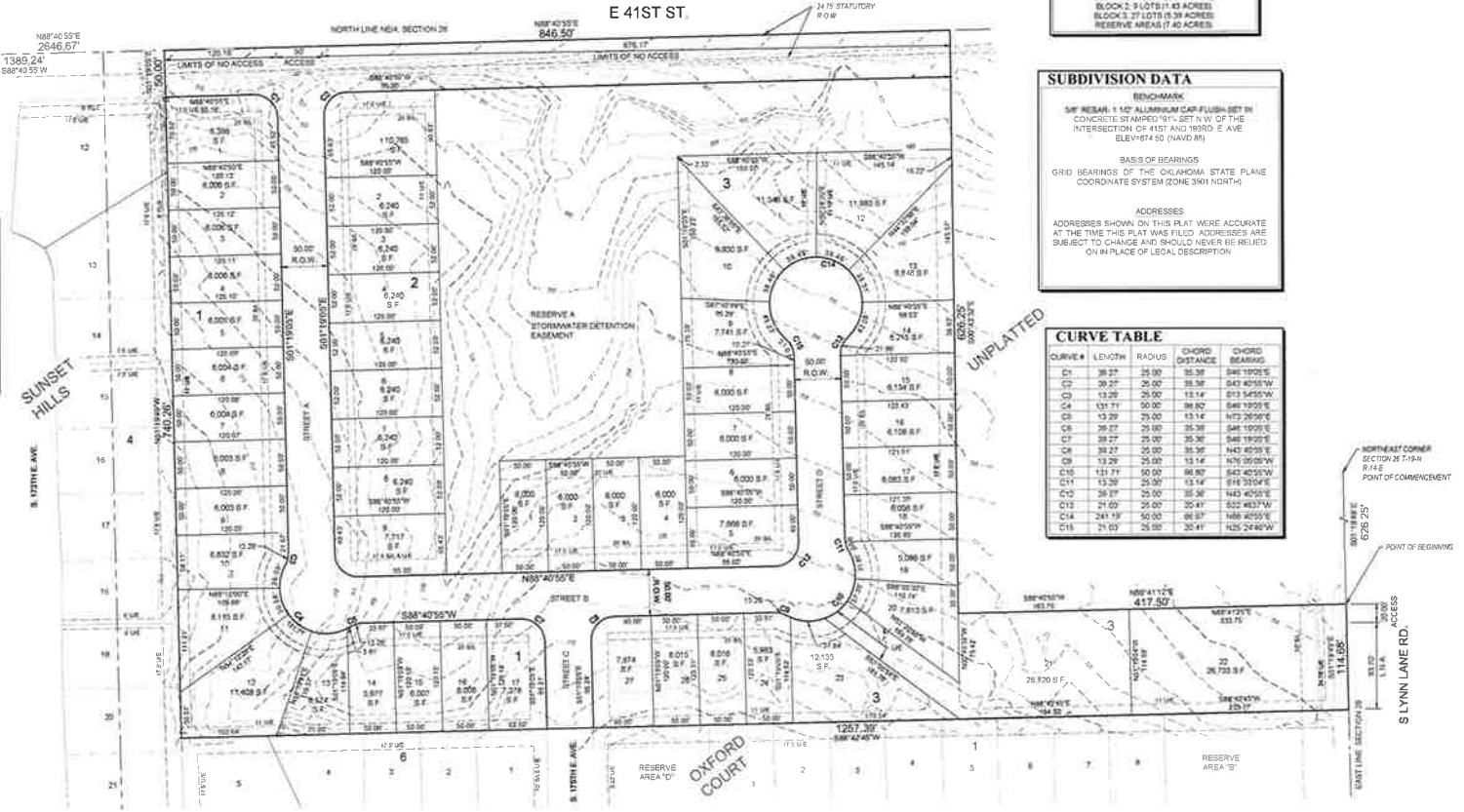
BENCHMARK
 5/8" REBAR, 1" 100' ALUMINUM CAP FLUSH SET IN CONCRETE STAMPEO 91' SET W OF THE INTERSECTION OF 41ST AND 160RD E AVE ELEV: 1674.50 (NAVD 88)

BASIS OF BEARINGS
 GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 30N1 NORTH)

ADDRESSES
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	38.27	35.00	35.38	S84°10'00"W
C2	30.27	35.00	33.38	S43°40'55"W
C3	13.20	35.00	13.14	S13°54'50"W
C4	131.71	50.00	38.82	S46°19'50"E
C5	13.20	35.00	13.14	N72°30'00"E
C6	39.57	35.00	35.38	S46°10'00"E
C7	38.27	35.00	35.38	S46°19'20"E
C8	38.27	35.00	35.38	N42°45'00"E
C9	13.20	35.00	13.14	N76°35'50"W
C10	131.71	50.00	66.89	S42°40'55"W
C11	13.20	35.00	13.14	N16°31'45"E
C12	38.27	35.00	35.38	N43°45'00"E
C13	21.00	35.00	20.41	S22°48'37"W
C14	241.93	50.00	66.87	N66°40'55"E
C15	21.00	35.00	20.41	N25°24'00"W

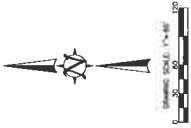


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CONCEPTUAL IMPROVEMENT PLAN

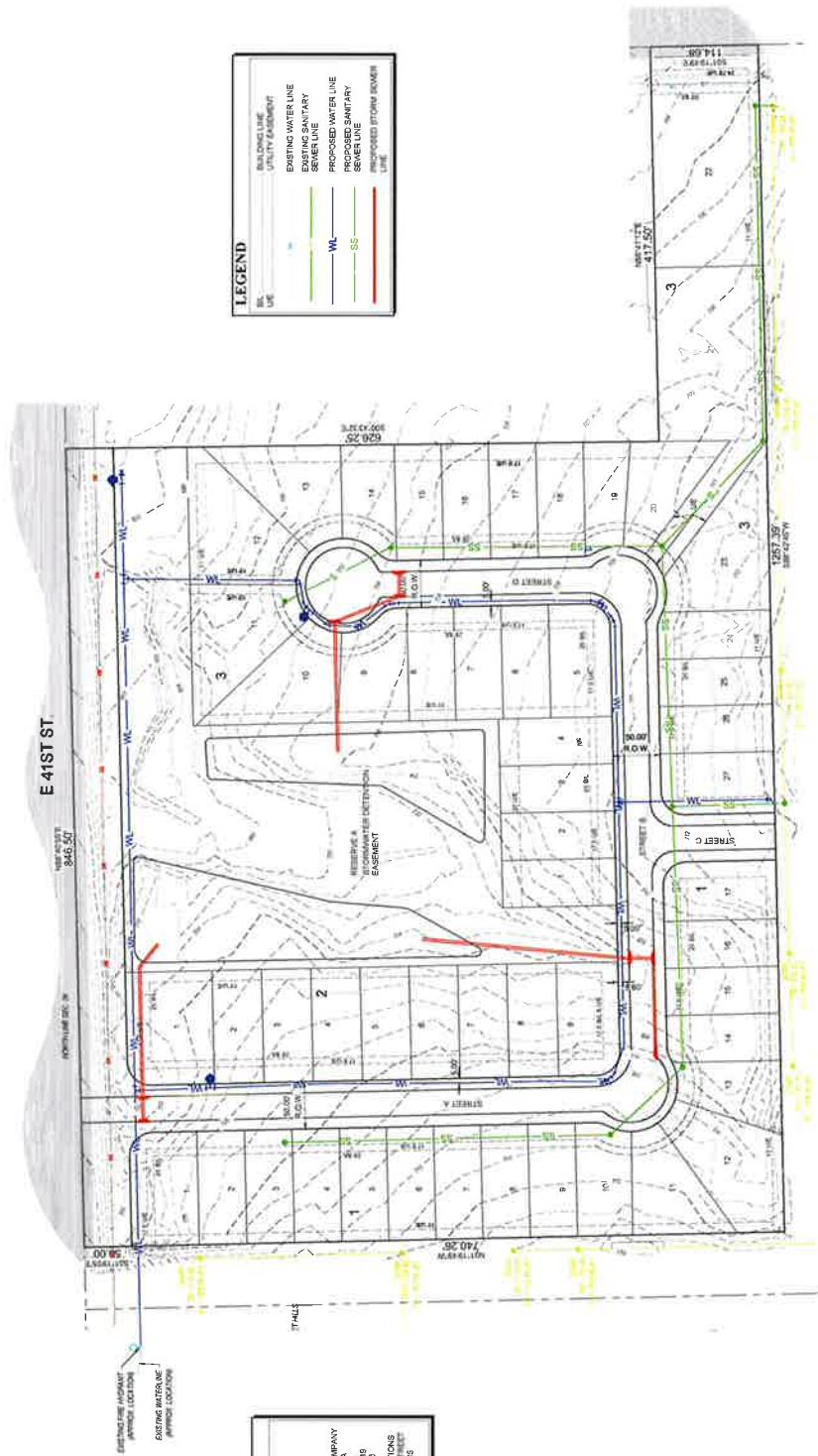
41st & Lynn

A TRACT OF LAND IN THE NORTH-EAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



OWNER/DEVELOPER
BAXTER INVESTMENTS
 1000 W. WASHINGTON
 TULSA, OK 74103
 ATTN: JOHN BAXTER
 PHONE: 918.588.8772
 EMAIL: JBAXTER@BAXTER.COM

ENGINEERS/SURVEYOR
ABE ENGINEERING LLC
 CERTIFICATE OF AUTHORIZATION 0118 DDP, JUNE 30, 2023
 3400 SPRINGS DR #2000
 TULSA, OK 74127
 PHONE: 918.514.4293
 EMAIL: ALAN@ABENGINE.COM



CONTACTS	
MUNICIPAL AUTHORITY CITY OF TULSA 178 SOUTH WILSON AVE TULSA, OK 74103	PUBLIC SERVICE COMPANY 212 E 6TH ST TULSA, OK 74103 1-888-210-3223
OKLAHOMA NATURAL GAS COMPANY 2319 W. EDSON ST TULSA, OK 74127 918.584.6885	COX COMMUNICATIONS 1101 E 15TH ST, 5TH FLOOR TULSA, OK 74103 918.585.6558

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