



**Tulsa Metropolitan Area
Planning Commission**

ASCO Equipment - Accelerated Release of a Building Permit

Hearing Date: November 20, 2024
Prepared by: Austin Chapman
 achapman@cityoftulsa.org
 918-596-7597

Owner and Applicant Information

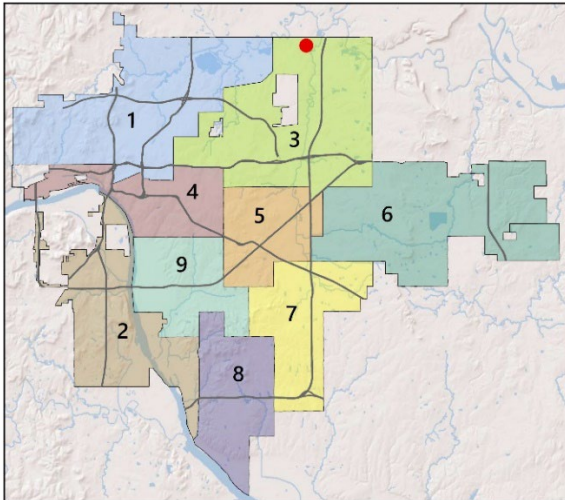
Applicant: Wallace Design Collective
 Property Owner: Industrial Developers of Oklahoma 20 LLC

Property Location

East of southeast corner of East 56th Street North and North Mingo Road

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Christa Patrick
County Commission: District 1, Stan Sallee

Public Notice Required

None.

Request Summary

Applicant is requesting an Accelerated Release of a Building Permit prior to the filing of the final plat for the ASCO Equipment subdivision plat. The applicant has made substantial progress completing the subdivision and plat and all infrastructure has been secured with a letter of credit.

Preliminary plat was approved by TMAPC on July 17th, 2024
 Tract Size: ±25 acres

Zoning

Existing Zoning: IH
Existing Overlays: None

Use

Current Use: Vacant

Conditions of permits to be released:

There is a required IDP, 190675, that has been returned to the applicant after second review on 11/01/24. That IDP does not include development of the south half of the site and shows detention at the West edge of the property. IDP improvements are required prior to building construction.

Staff Recommendation

Staff recommends approval of an Accelerated Release of a Building Permit subject to the required performance guarantees prescribed by the Subdivision and Development Regulations and the conditions listed above. Release limited to the improvement shown in the attached Conceptual Improvement plan.

CONCEPTUAL IMPROVEMENTS PLAN

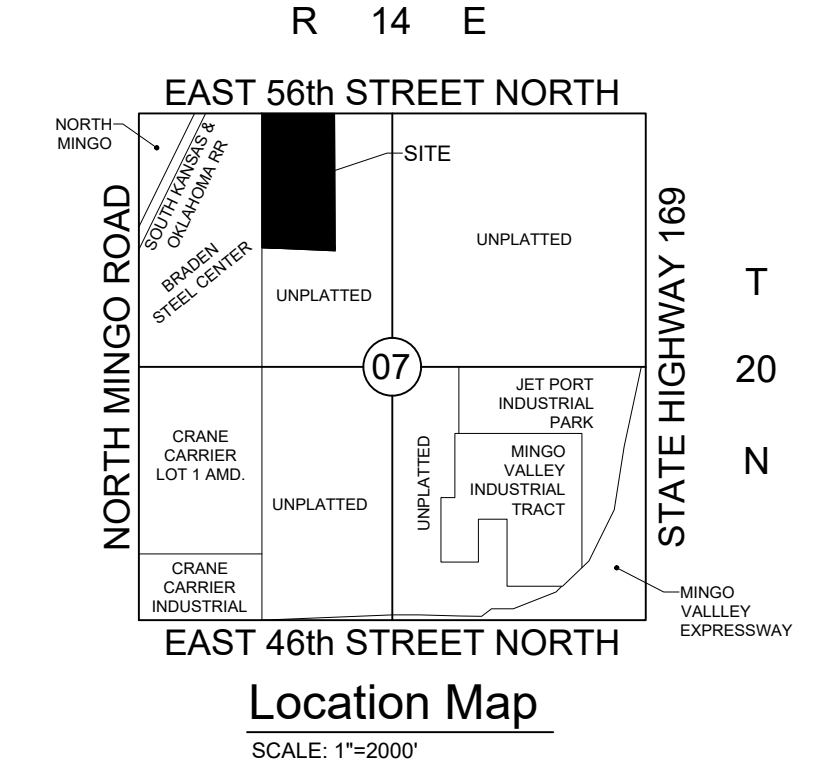
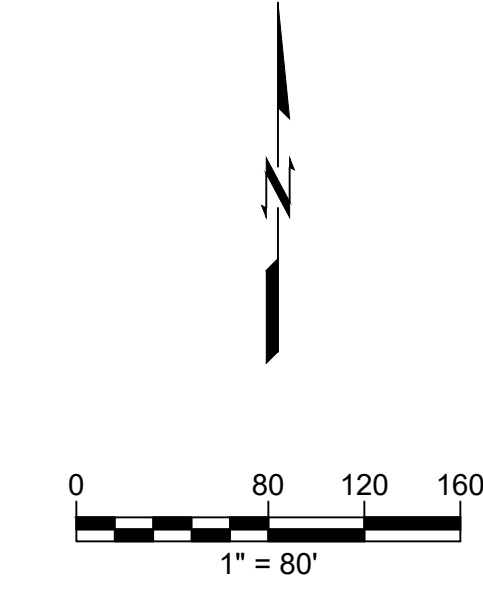
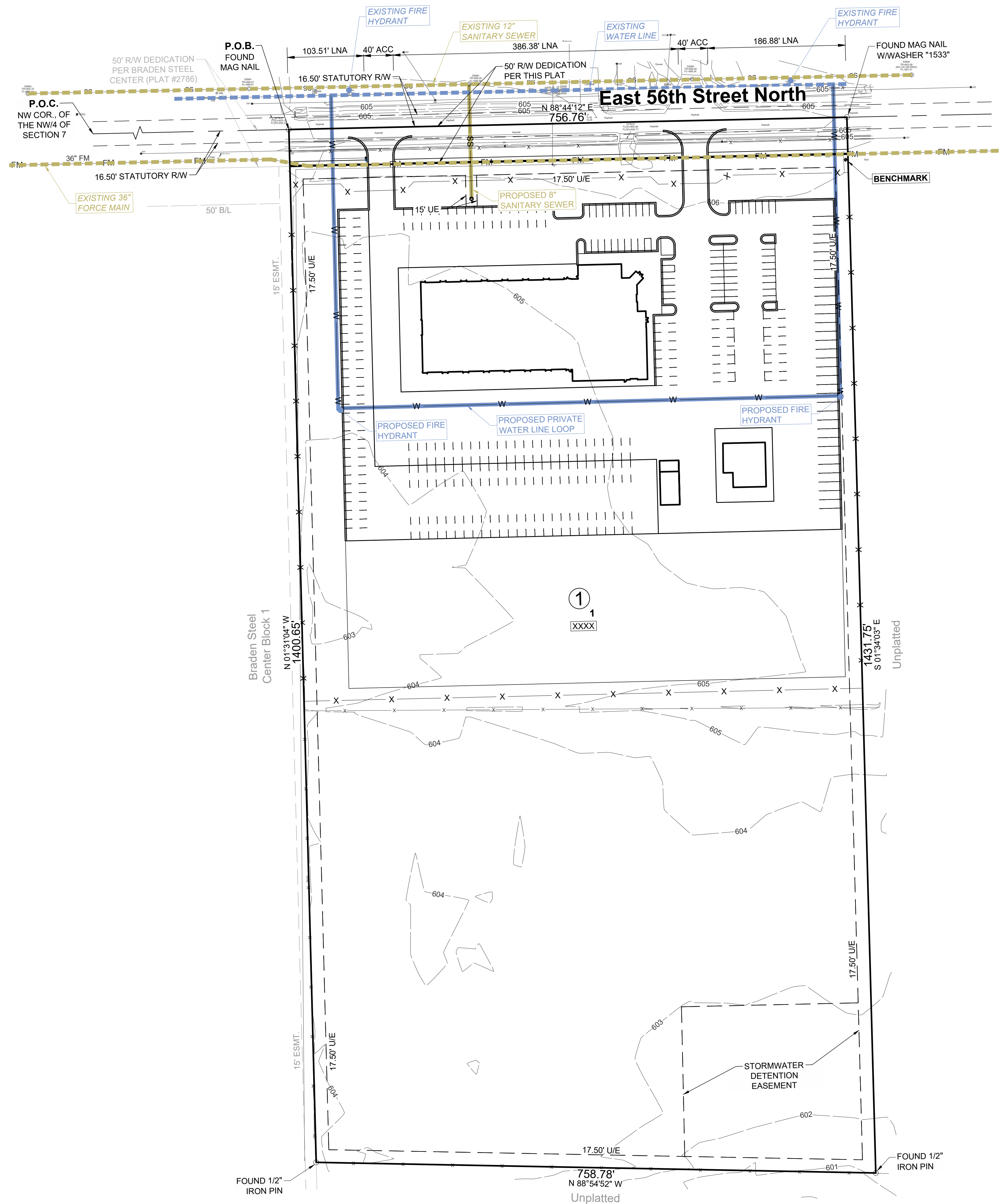
ASCO EQUIPMENT

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
 Texaplex Properties LLC
 111 S. Elgin
 Tulsa, Oklahoma, 74120
 CONTACT: _____

ENGINEER:
 Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 OK CA NO. 1460, EXPIRES 6/30/2025
 A. NICOLE WATTS P.E.
 nicole.watts@wallace.design

SURVEYOR:
 Wallace Design Collective, PC
 123 North Martin Luther King Jr Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 584-5858
 OK CA NO. 1460, EXPIRES 6/30/2025
 R. WESLEY BENNETT, PLS 1562
 wes.bennett@wallace.design

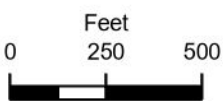
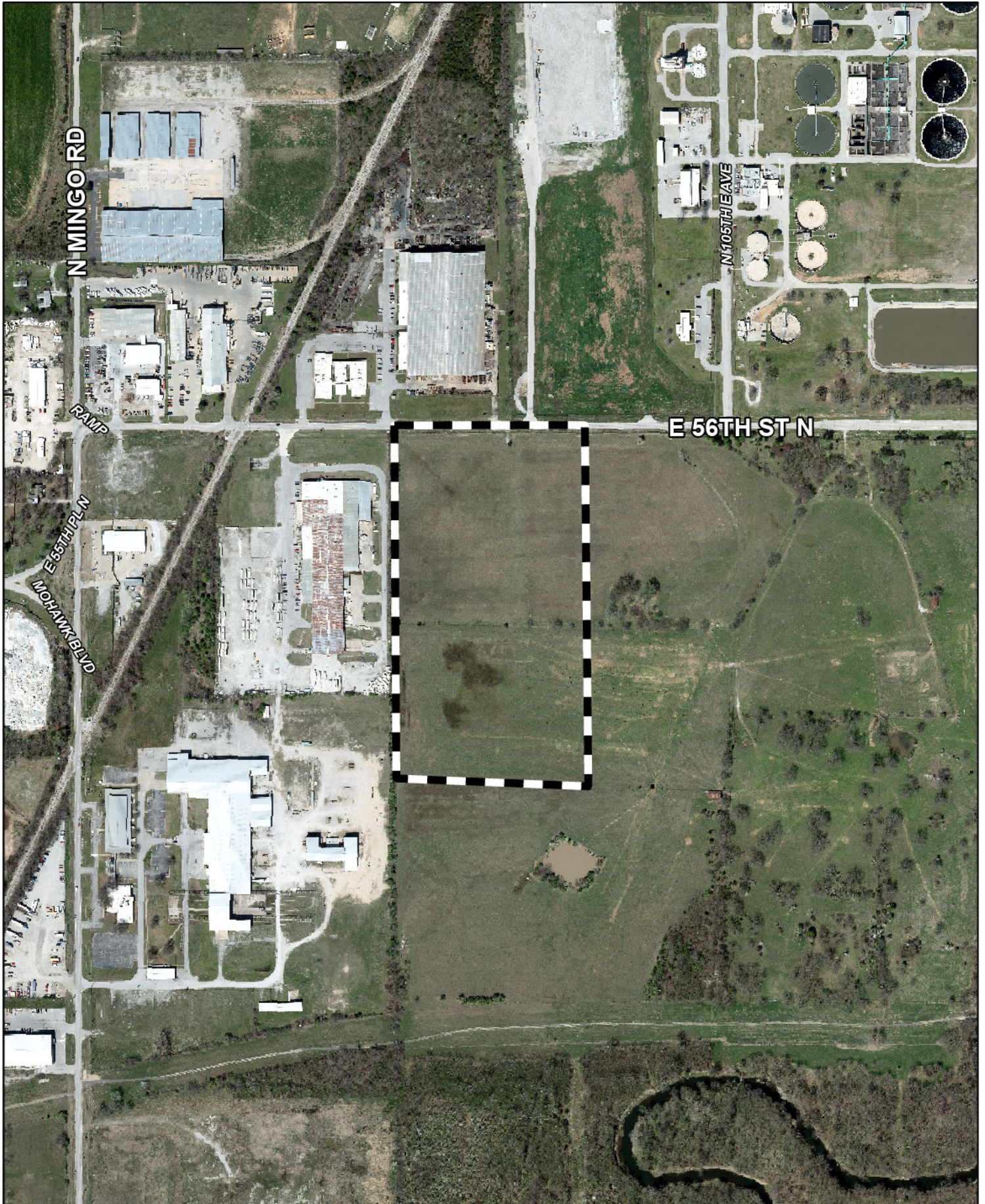


LEGEND

B/L	= BUILDING SETBACK
ACC	= ACCESS
LNA	= LIMITS OF NO ACCESS
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
ESMT.	= EASEMENT

	EXISTING WATER
	PROPOSED PRIVATE WATER LOOP
	EXISTING SANITARY SEWER/FORCE MAIN
	PROPOSED SANITARY SEWER

\\civl-server\projects\2401199 ASCO Equipment\Draw\PRODUCTION\Plan\2401199 Preliminary Plat.dwg PLOT:6/6/24 ORIG SIZE:24"x38"



Subject Tract

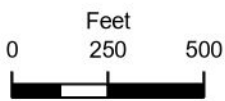
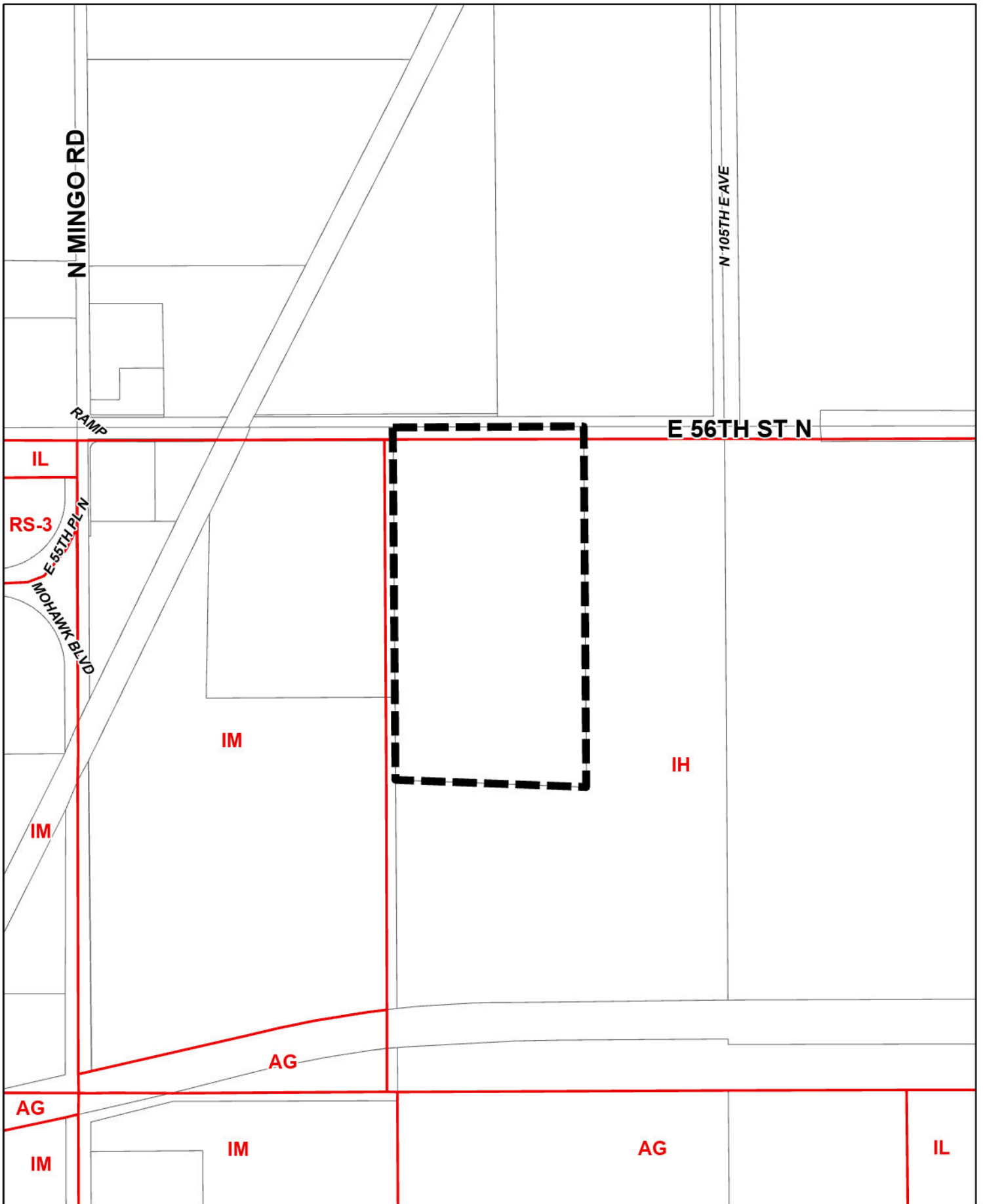
ASCO EQUIPMENT

20-14 07

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

Aerial Photo Date: 2022

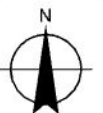


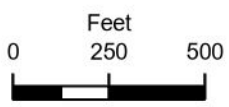
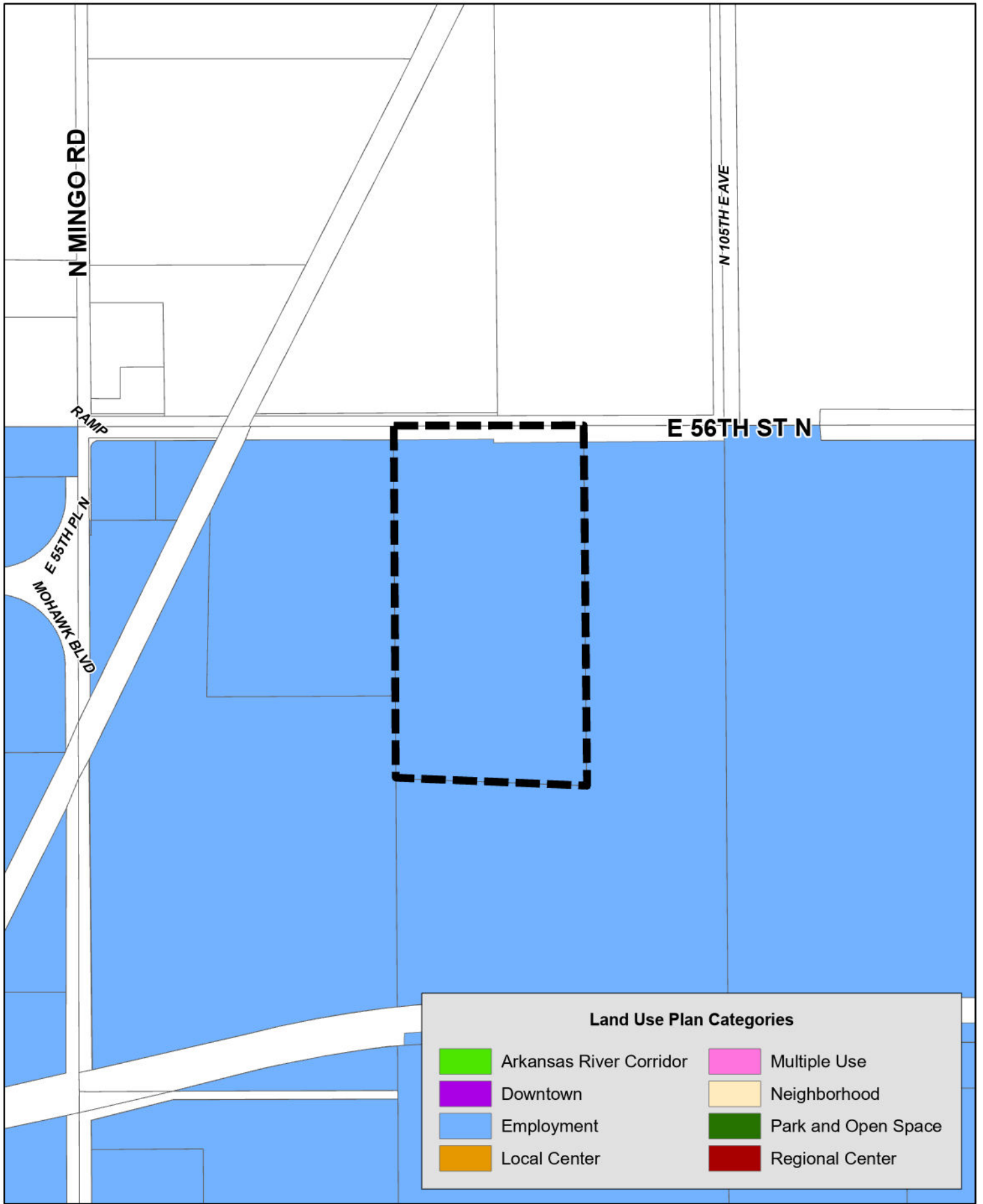


Subject
Tract

ASCO EQUIPMENT

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ASCO EQUIPMENT

20-14 07

