



Tulsa Metropolitan Area
Planning Commission

Case : Addison Creek Crossing

Hearing Date: May 5, 2021

Case Report Prepared by:

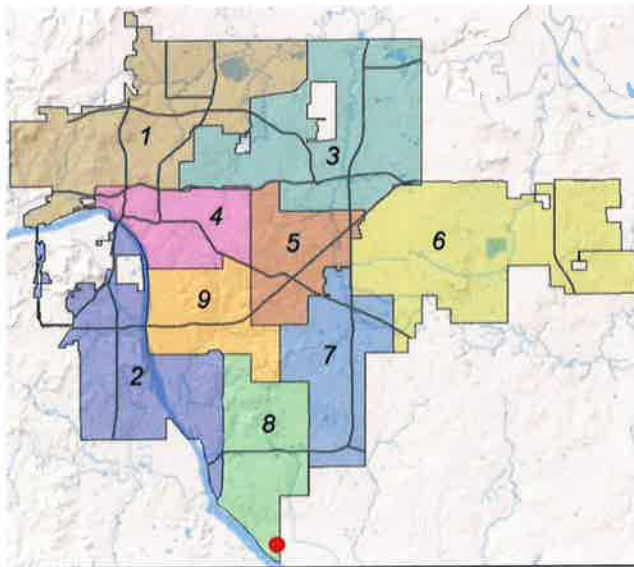
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

48 lots, 3 blocks, 20.01 ± acres

Location: South of the southeast corner of
East 121st Street South and South
Hudson Avenue

Zoning:

Current: AG (Agriculture)

Pending: RS-3

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

Addison Creek Crossing - (CD 8)

South of the southeast corner of East 121st Street South and South Hudson Avenue

This plat consists of 48 lots, 3 blocks on 20.01 ± acres for use as a single-family residential subdivision.

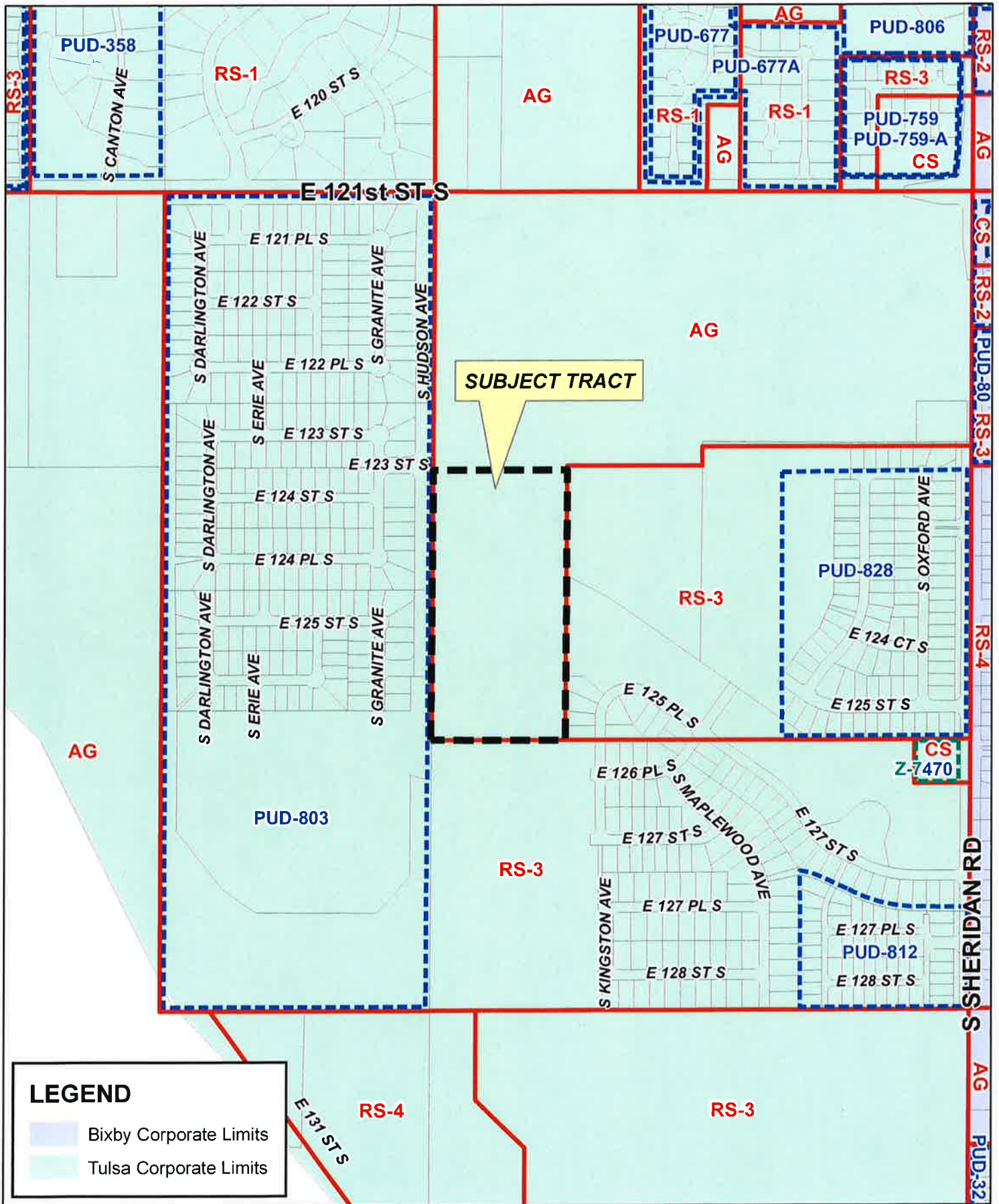
The Technical Advisory Committee (TAC) met on April 15, 2021 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG. TMAPC recommended approval of a rezoning (Z-7603) to RS-3 on April 21, 2021. Rezoning to RS-3 must be approved and effective prior to final plat approval to ensure compliance for all lots proposed.
2. **Transportation & Traffic:** Sidewalks are required to be installed by the developer along South Hudson Avenue. Sidewalks required along both sides of residential streets to be installed as part of construction on individual lots. IDP approval for required sidewalks must be completed prior to final plat approval. City of Tulsa Streets and Stormwater approval is required for proposed mid-block pedestrian crossings on South Hudson Avenue. Consider additional pedestrian connection to reserve area from South Irvington Avenue cul-de-sac.
3. **Sewer:** Proposed sanitary sewer extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
4. **Water:** Proposed water main extensions will require approval of an IDP. IDP approval is required prior to approval of the final plat. Easements and dedications must be clearly dimensioned and labeled on the face of the plat.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Provide addresses for individual lots. Label the property being platted as "site" or "project location" in the location map. Show only filed plats in the location map and label all other property as unplatted. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Graphically show all pins found or set associated with this plat. Graphically label the Point of Beginning and Point of Commencement.
6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be placed on the plat. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions. Stormwater improvements are required

to obtain IDP approval 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 regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.



LEGEND

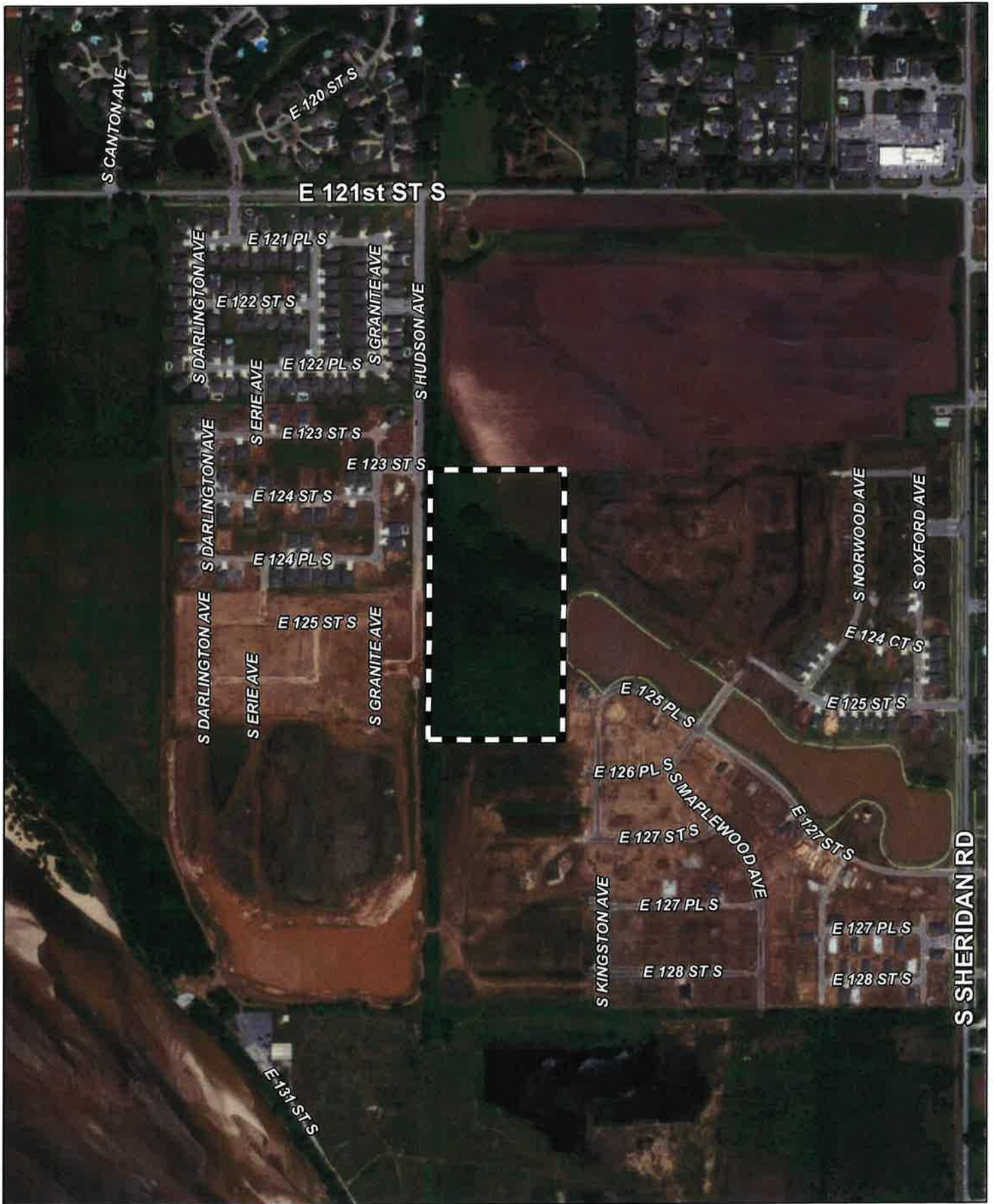
- Bixby Corporate Limits
- Tulsa Corporate Limits

**ADDISON CREEK
CROSSING**

17-13 03



2.4



0 Feet 300 600



Subject Tract

ADDISON CREEK CROSSING

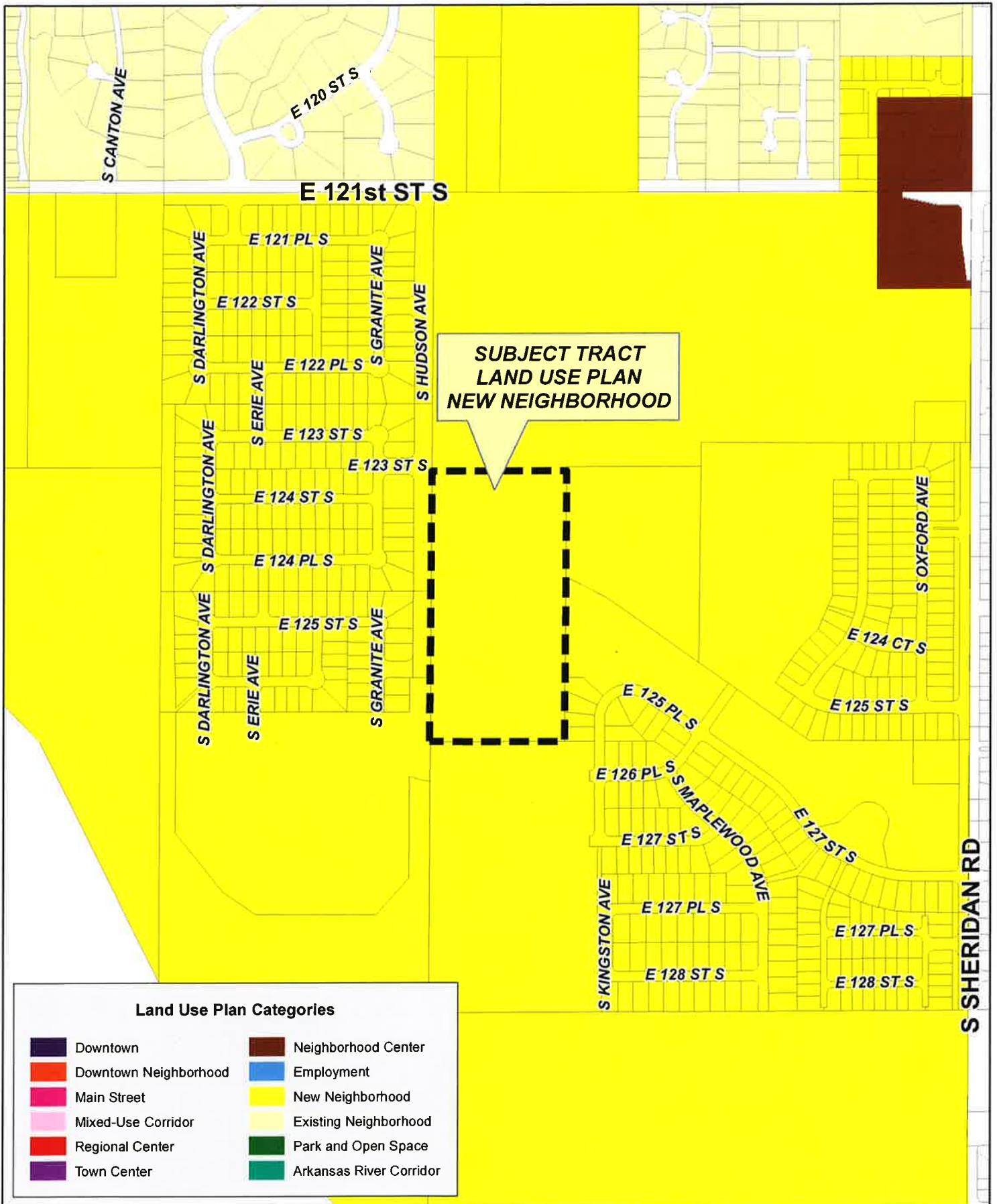
17-13 03

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

Aerial Photo Date: May 2020



2.5



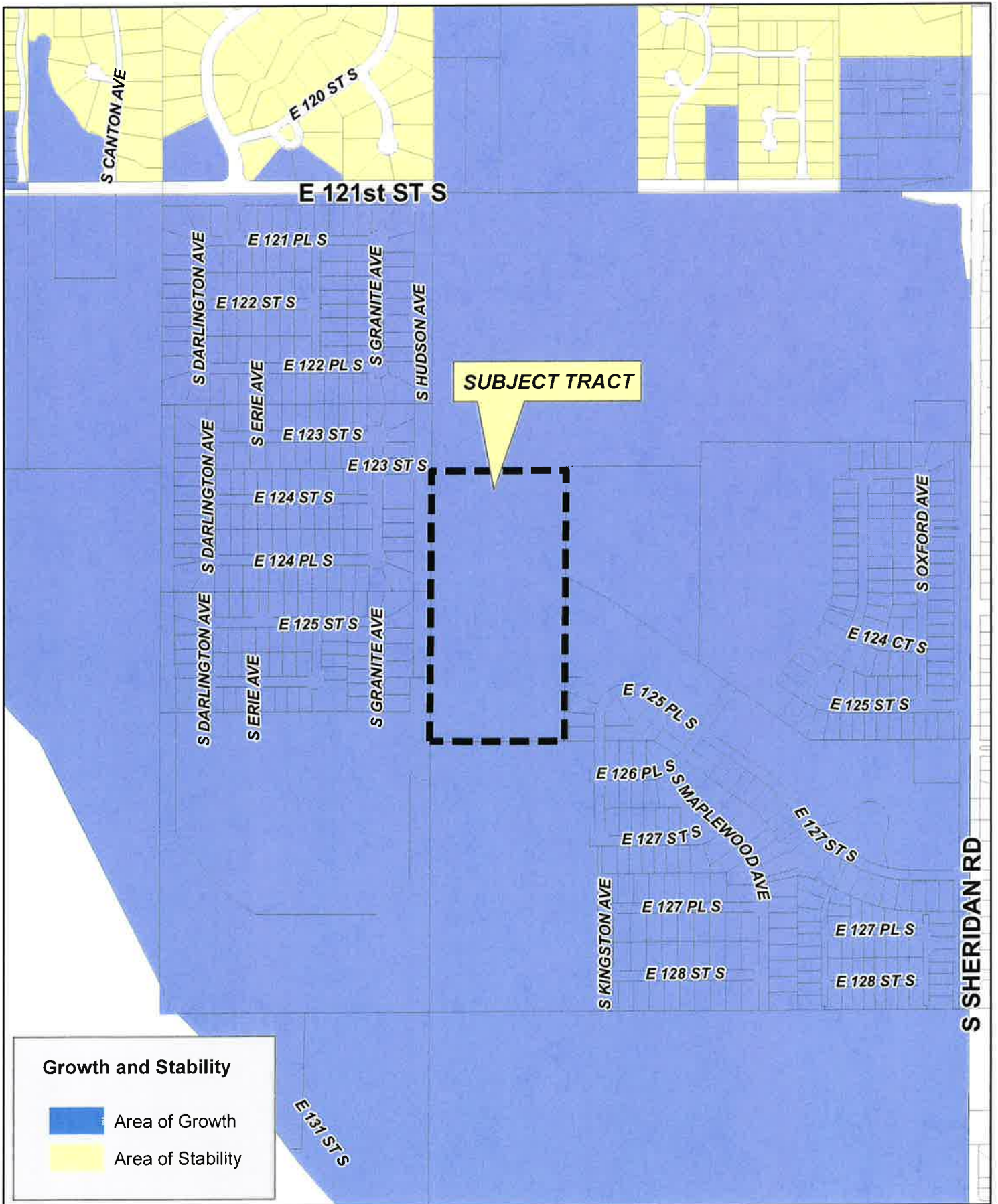


Exhibit "A"
21023 Addison Creek Crossing, Tulsa, OK
Property Description

Property Description

A TRACT OF LAND THAT IS THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID W/2 SW/4 NE/4; THENCE NORTH 0°57'49" WEST AND ALONG THE WEST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 1322.74 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88°54'35" EAST AND ALONG THE NORTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 658.99 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°58'35" EAST AND ALONG THE EAST LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 1322.03 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°50'52" WEST AND ALONG THE SOUTH LINE OF THE W/2 SW/4 NE/4, FOR A DISTANCE OF 659.28 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 871,628 SQUARE FEET OR 20.010 ACRES.

Basis of Bearing

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:

- (1) 1" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 3;
- (2) 3/8" IRON PIN WITH YELLOW PLASTIC CAP FOUND AT THE SOUTHWEST CORNER THE SOUTHEAST QUARTER (SE/4) OF SECTION 3;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 0°57'49" EAST.

ADDISON CREEK CROSSING

Deed of Dedication (Continued)

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

PRIVATE INSTRUCTIONS AND CONTINUITY

C. MEMBERSHIP

D. ASSESSMENT

ASSOCIATION TO BE BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DETERMINED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

Abstract

8. Conclusions

C. AMENDMENT OR TERMINATION

9. *Survivability*

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

BY: _____

GOIN UNDER HIS HAND AND SEAL THE DAY AND YEAR I PUT ABOVE MY SIGNATURE.

MY COMMISSION EXPIRES

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH:

MY COMMISSION EXPIRES

ADDISON CREEK CROSSING
SHEET 3 OF 3

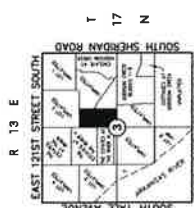
Conceptual Utility Plan

ALL OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER 1W/2 SW/4 NE/4 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2021
EMAIL: DAN@TANNERBATSHP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

OWNER:
Stone Horse Development, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

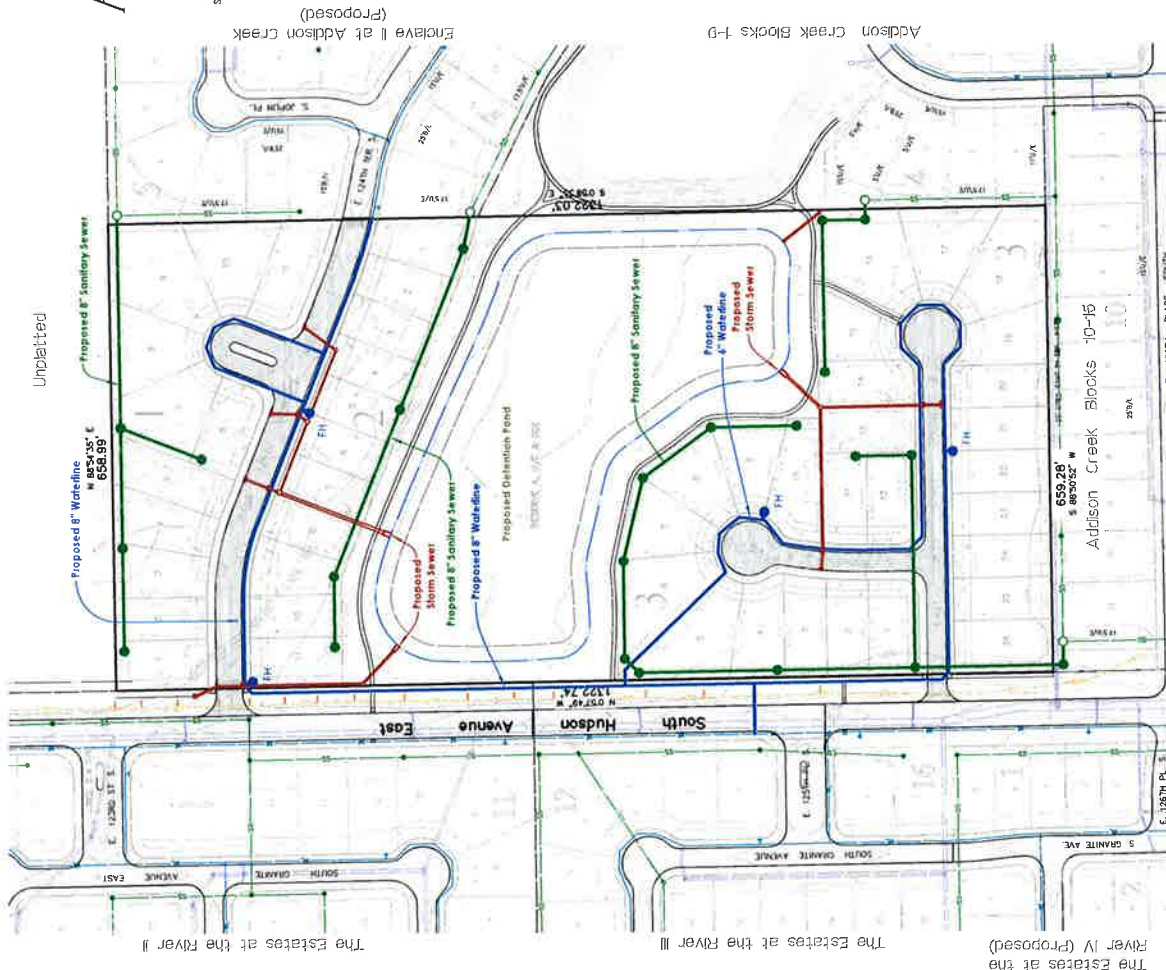
CONTACT: BRIAN SCOTT
12150 East 96th Street North, Suite 200
Owasso, Oklahoma 74055
Phone: (918)376-6533



Location Map

ROSS SUBDIVISION AREA :

NA LIMITS OF NO ACCESS
 CODE OVERLAND DRAINAGE EASEMENT
 RESERVE
 ROW RIGHT-OF-WAY
 UTILITY UTILITY EASEMENT
 2214 ADDRESS ASSIGNED
 FOUND FOUND MONUMENT
 SET MONUMENT (SEE NOTE 2)



Notes:

- [illegible]

[illegible]

DATE OF PREPARATION: April 1, 2021

ADDISON CREEK CROSSING

2.12