



Tulsa Metropolitan Area Planning Commission

Case: Costco North Tulsa

Hearing Date: October 6, 2021

Case Report Prepared by:

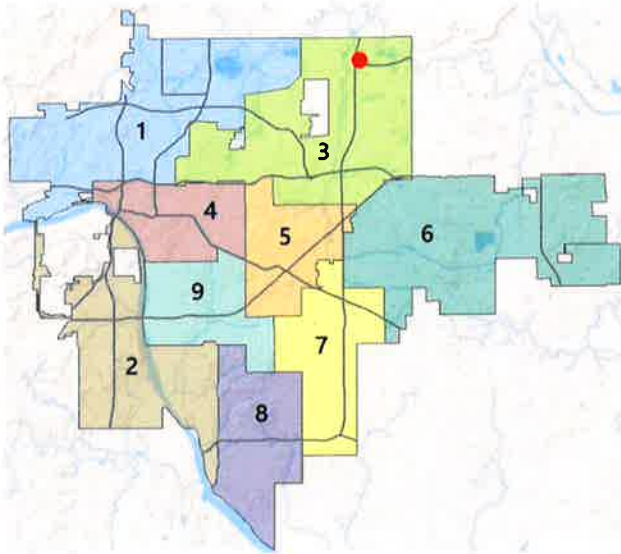
Nathan Foster

Owner and Applicant Information:

Applicant: Michael Clark

Owner: Greenhill Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 27.07 ± acres

Location: Northeast corner of East 46th Street North and Highway 169

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

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

PRELIMINARY SUBDIVISION PLAT

Costco North Tulsa - (CD 3)

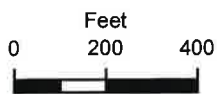
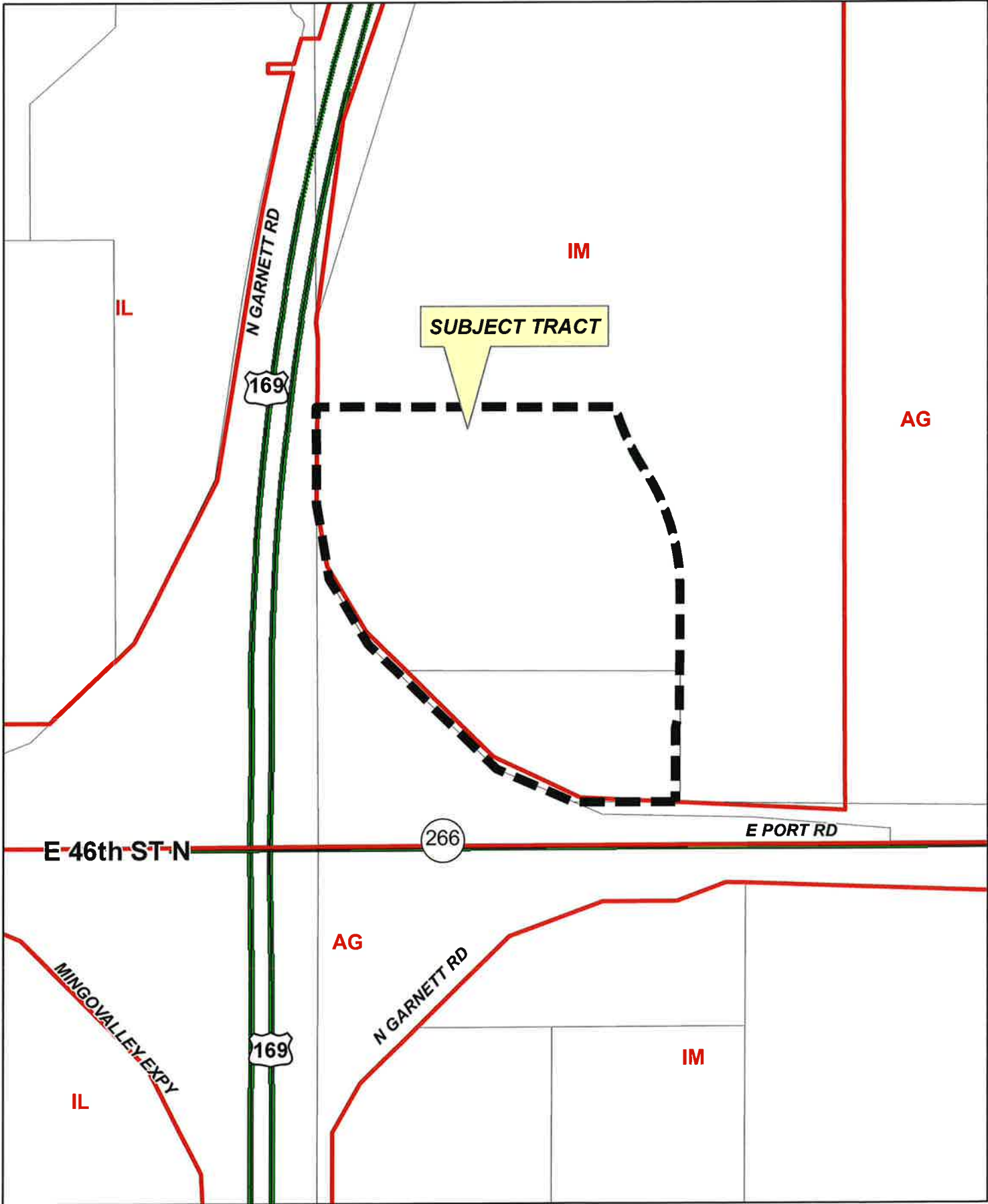
Northeast corner of East 46th Street North and Highway 169

This plat consists of 1 lot, 1 block on 27.07 ± acres.

The Technical Advisory Committee (TAC) met on September 16, 2021 and provided the following conditions:

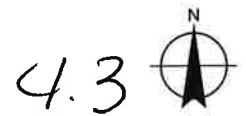
1. **Zoning:** The property is zoned IM (Industrial – Moderate). The proposed lot conforms to the requirements of the IM district.
2. **Addressing:** City of Tulsa address and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New dedication for North Garnett Road will require a 100' ultimate width. Approved turnaround required where Garnett Road will dead-end. Sidewalks will be required per Title 35. Provide limits of no access along each adjacent street frontage except where proposed drives enter North Garnett Road. IDP for new street construction including sidewalks and ADA ramps must be approved prior to final plat approval.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide subdivision statistics (lots, blocks, acreage) on the face of the plat. Remove contours from final plat submittal. Update engineer and surveyor information to include CA number, email, and other relevant contact information. Under the basis of bearings information include the coordinate system used. Provide a bearing angle shown on the face of the plat. Provide symbology for property pins found or set under legend.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. All drainage must be contained within appropriate easements. Final stormwater plans must be approved through the IDP process prior to final plat approval.
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.

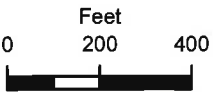
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to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



**COSTCO
NORTH TULSA**

20-14 08





Subject Tract

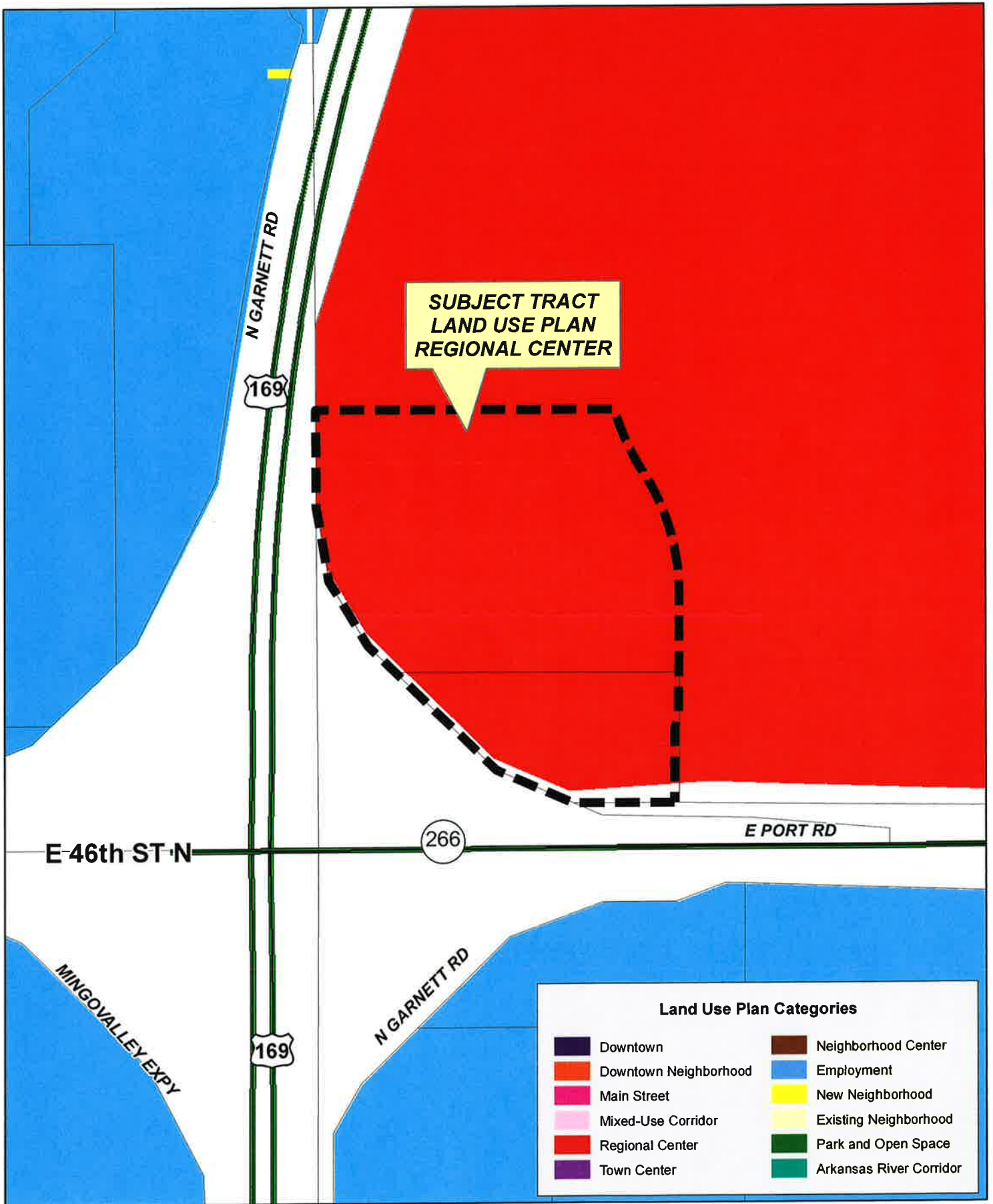
COSTCO NORTH TULSA

20-14 08

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

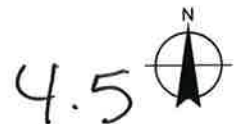
Aerial Photo Date: 2020/2021

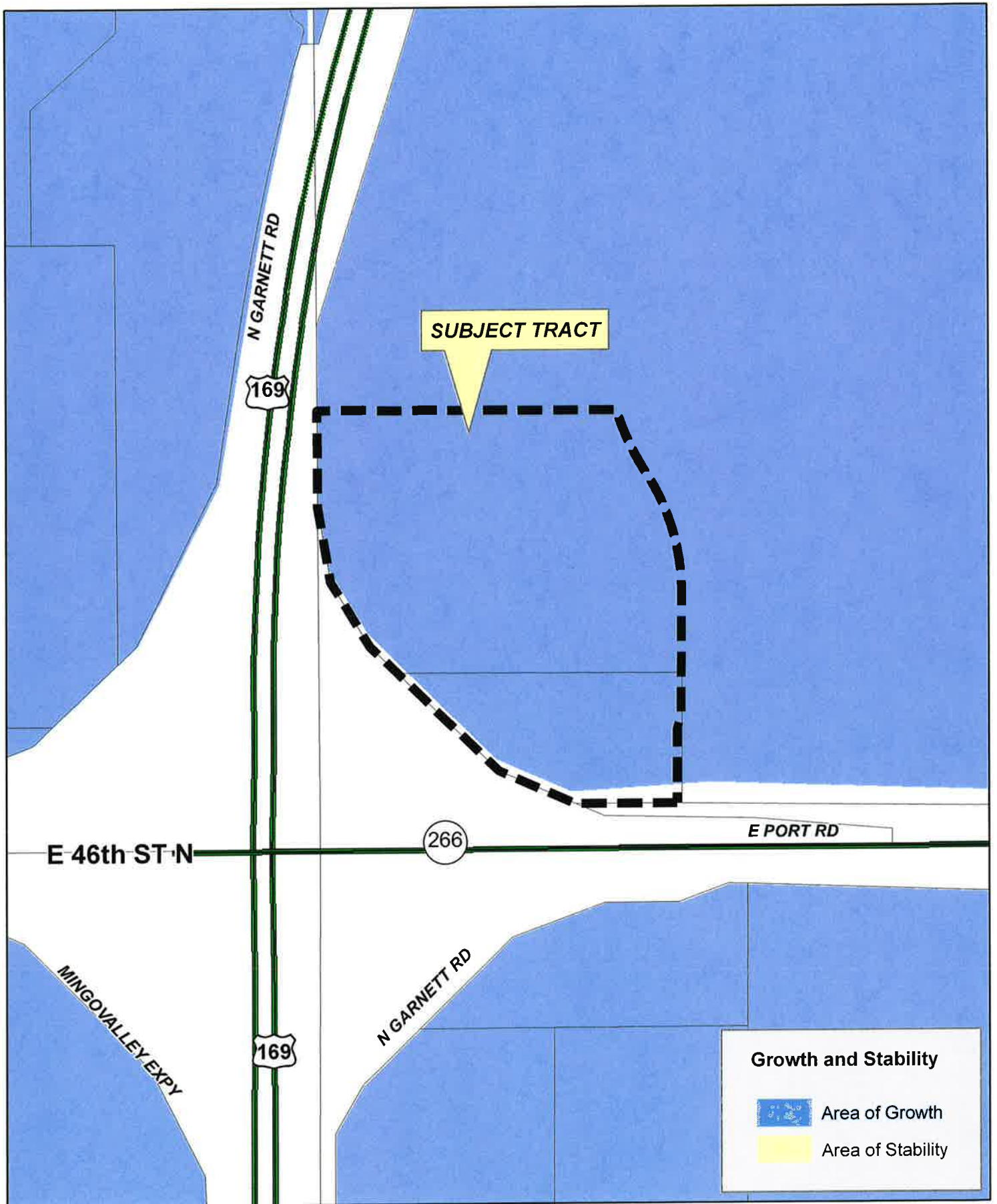




**COSTCO
NORTH TULSA**

20-14 08





SUBJECT TRACT

169

266

169

E PORT RD

E 46th ST N

N GARNETT RD

MINGO VALLEY EXPY

Growth and Stability

- Area of Growth
- Area of Stability



COSTCO NORTH TULSA

20-14 08

4.6



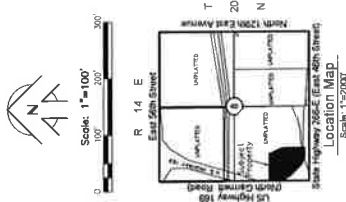
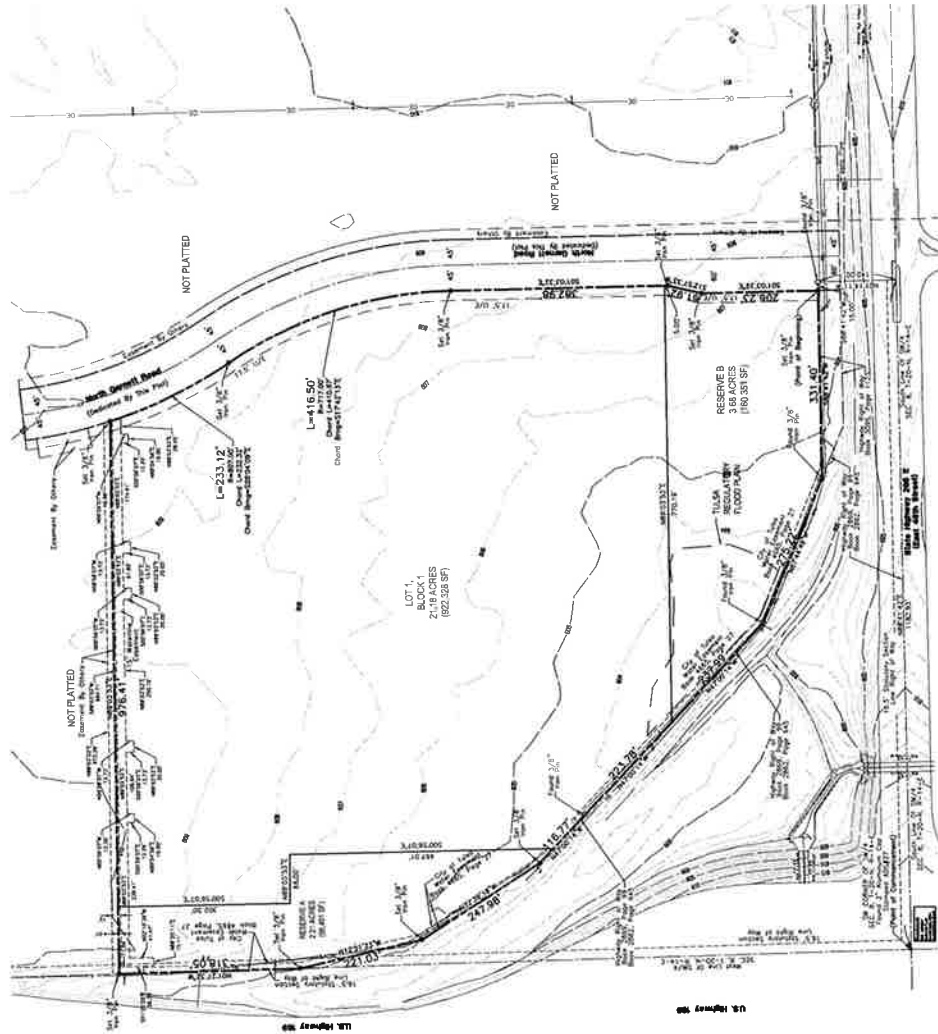
Preliminary Subdivision Plat Costco North Tulsa Addition

A part of the Southwest Quarter (SW/4)
of Section 8, T-20-N, R-14-E, of the I.B. & M.,
City of Tulsa, Tulsa County, State of Oklahoma.

FINAL PLAT
CERTIFICATE OF APPROVAL
I, the undersigned, hereby certify that
this plat is a true and correct
reproduction of the original
as submitted to me.

TULSA COUNTY
CITY ENGINEER
APPROVED BY THE CITY OF
TULSA, OKLAHOMA,
this _____ day of _____,
2021.

City Engineer
Mayor
Attest: City Clerk
Approved: City Attorney



OWNER
GREENHILL PROPERTIES, LLC
1000 WEST 10TH STREET
SUITE 200, OWASSO, OK 74055

SURVEYOR
BENNETT SURVEYING, INC.
1100 BOX 92337
CLOUD, OK 74037
PHONE (918) 476-7464
FAX (918) 476-7464
Cell: (918) 476-7464
E-mail: info@bennettsurveying.com
Expires June 30, 2022.

ENGINEER
WINKELMANN & ASSOCIATES, INC.
8750 HILLCREST PLAZA DR, STE 215
DALLAS, TX 75230
PHONE (972) 412-7999
FAX (972) 412-7999
E-mail: info@winkelman.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF SECTION 8 AS BEING N89°41'42\"/>

MONUMENTATION
A 3\"/>

LEGEND
U/E = UTILITY EASEMENT
M/A/E = MUTUAL ACCESS EASEMENT

VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS BASED ON NAVD83 GPS DATA

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATION ONLY. ADDRESSES FILED WITH THIS PLAT ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

4.7

Preliminary Subdivision Plat

Costco North Tulsa

A part of the Southwest Quarter (SW/4) of Section 8, T-20-N, R-14-E, of the I.B. & M. City of Tulsa, Tulsa County, State of Oklahoma.

DATE OF RECORDATION	10/11/2021
BOOK	100
PAGE	100
FILE NO.	100-100
RECORDING OFFICE	TULSA COUNTY, OKLAHOMA
OWNER	GREENHILL PROPERTIES, LLC
SURVEYOR	BENNETT SURVEYING, INC.
ENGINEER	WINKELMANN & ASSOCIATES, INC.

THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPOSED SUBDIVISION. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PLAT OR RECORDATION. THE SURVEYOR AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

THE SURVEY WAS MADE BY THE SURVEYOR AND ENGINEER IN ACCORDANCE WITH THE OATH AND ETHICS OF THE SURVEYING PROFESSION. THE SURVEY WAS MADE ON THE BASIS OF THE BEST AVAILABLE INFORMATION AND THE SURVEYOR AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

LEGAL DESCRIPTION

THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE PROPOSED SUBDIVISION. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PLAT OR RECORDATION. THE SURVEYOR AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.



OWNER
GREENHILL PROPERTIES, LLC
1400 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103

SURVEYOR
BENNETT SURVEYING, INC.
1400 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103

ENGINEER
WINKELMANN & ASSOCIATES, INC.
1400 W. 10th Street, Suite 100
Tulsa, Oklahoma 74103

LEGEND

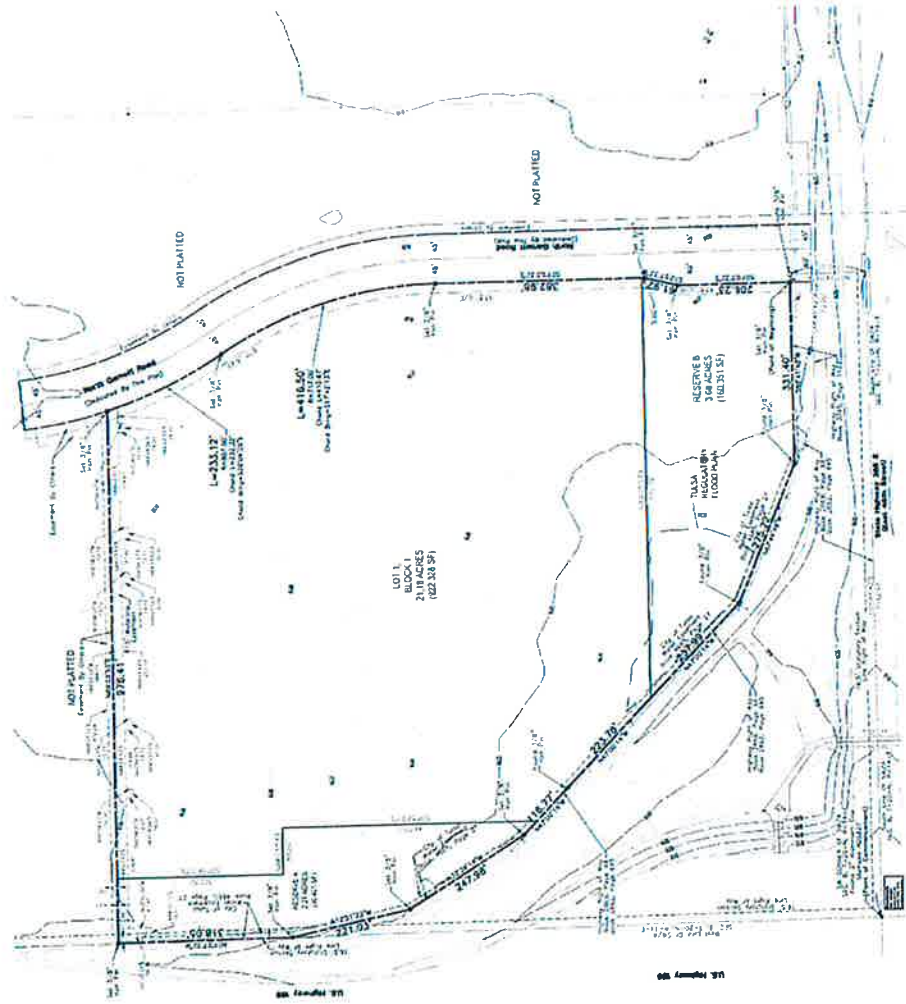
- BASELINE BEARING**
The bearing of a line is the angle measured clockwise from the back-sight line to the fore-sight line.
- MONUMENTATION**
The monumentation is shown as a solid line with a dashed line indicating the location of the monument.
- LEGEND**
The legend is shown as a solid line with a dashed line indicating the location of the monument.

VERTICAL DATUM NOTE

The vertical datum is based on the mean sea level of the Gulf of Mexico.

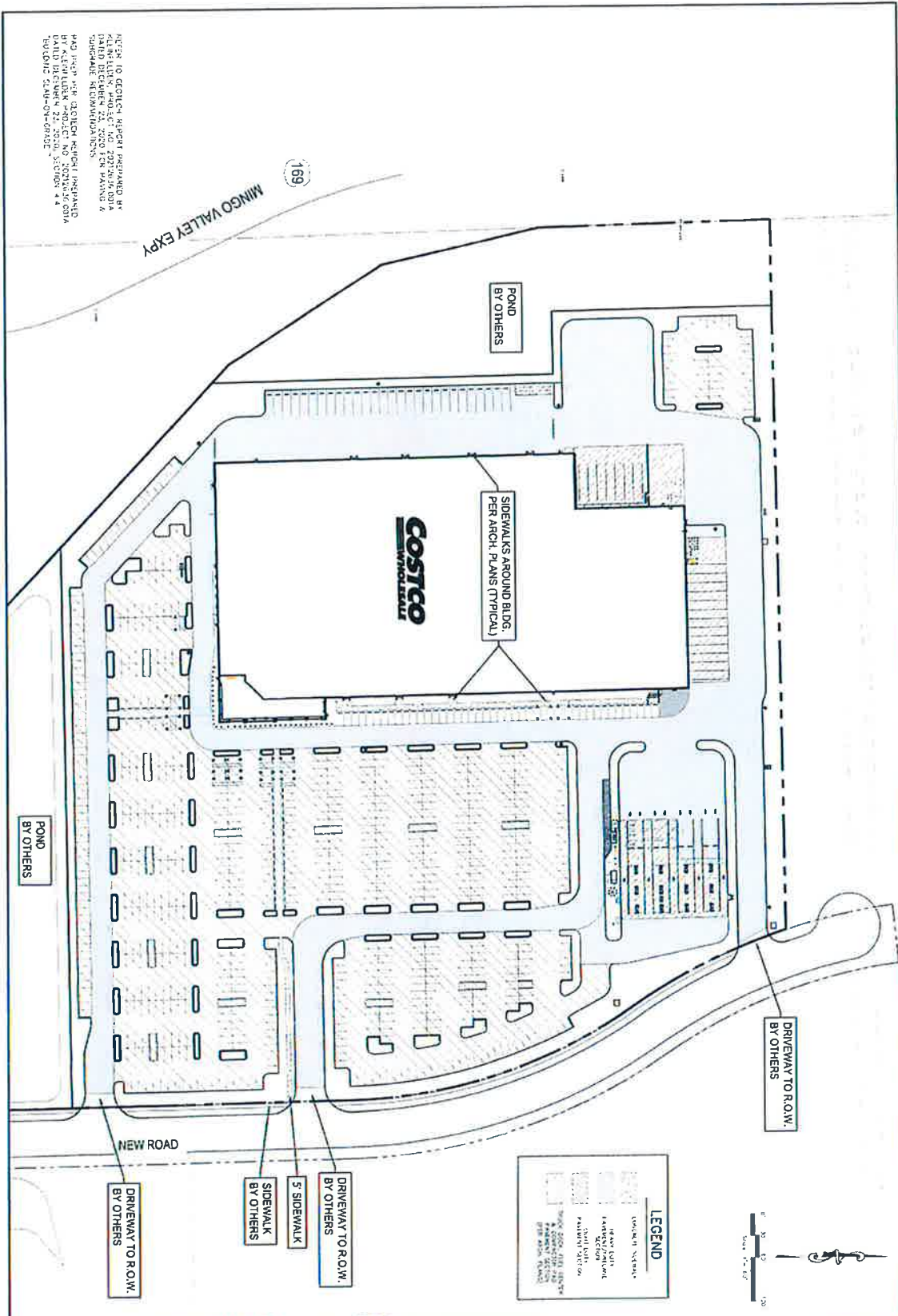
ADDRESS DISCLAIMER NOTE

The address shown on this plat is for informational purposes only and is not to be used as a basis for any other plat or recordation.



4.9

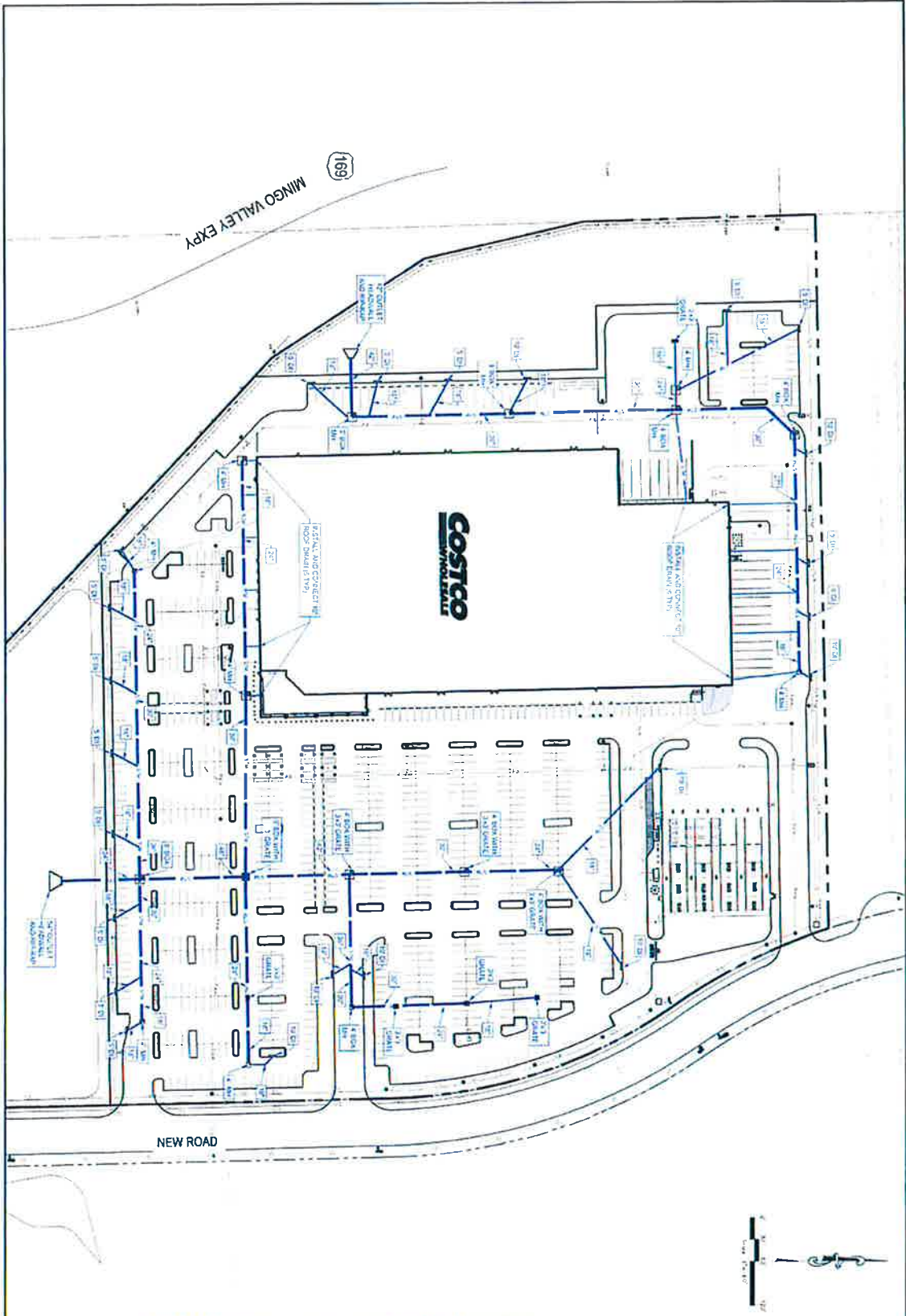
REFER TO GEOTECH REPORT PREPARED BY
KLEINFELDER, INC. PROJECT NO. 2020-0014
DATE 08/16/2021 FOR FURTHER
SCHEDULE INFORMATION.
HAD FROM THE GEOTECH REPORT PREPARED
BY KLEINFELDER, INC. PROJECT NO. 2020-0014
DATE 08/16/2021 FOR FURTHER
SCHEDULE INFORMATION.
BUILDING CLAM-ON-FRAME



PRELIMINARY - NOT FOR CONSTRUCTION

<p>08/16/2021 Q1-1A</p>	<p>GREEN INK PAVING PLAN COSTCO WHOLESALE TULSA, TX</p>	<p>Winkelmann & Associates, Inc.</p>	<table border="1"> <tr> <td>DATE</td> <td>DESCRIPTION</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	DESCRIPTION	BY			
DATE	DESCRIPTION	BY							

4.10



PRELIMINARY - NOT FOR CONSTRUCTION

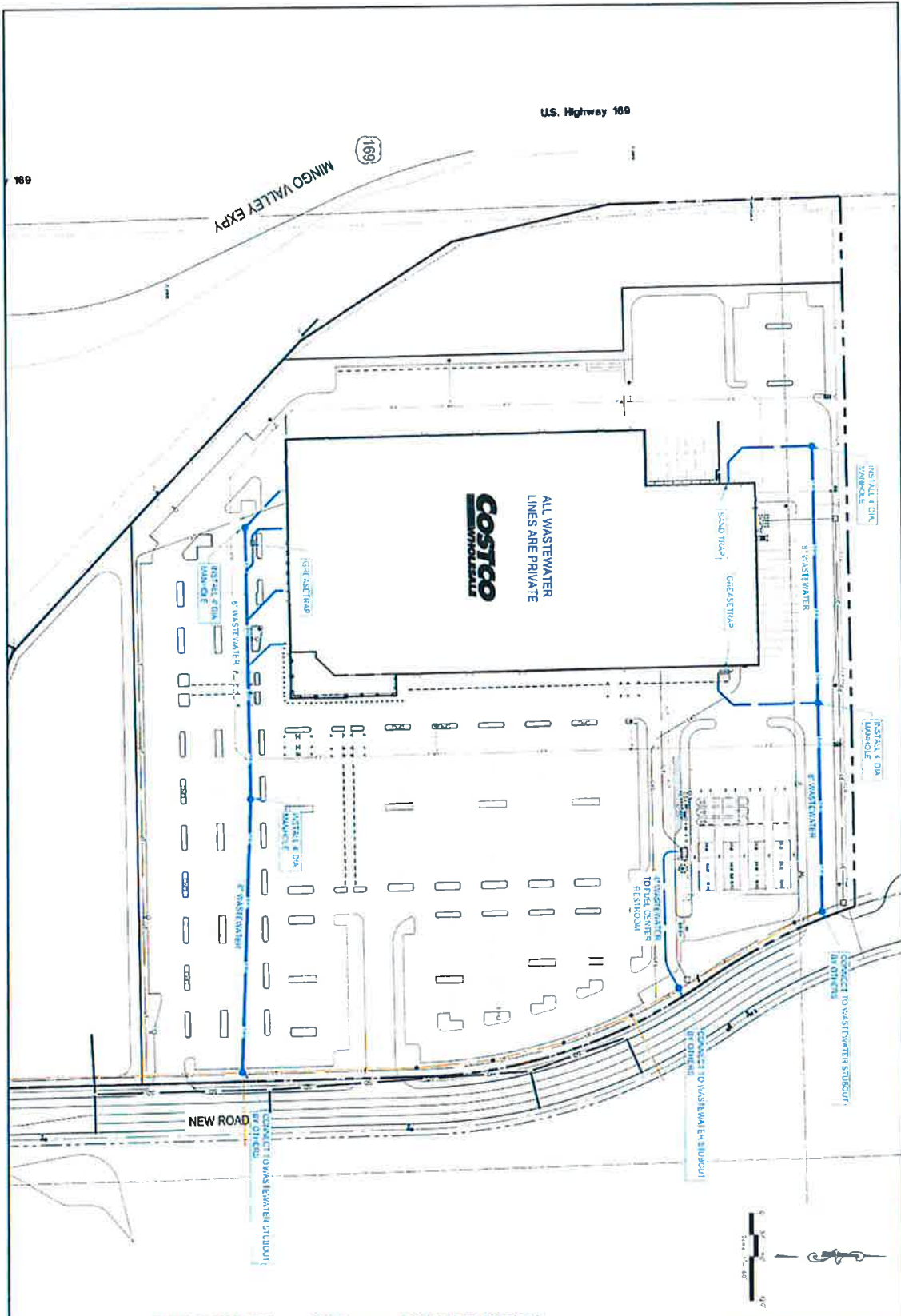
**GREEN INK STORM DRAIN
PLAN**
COSTCO WHOLESALE
TULSA, TX

**Winkelmann
& Associates, Inc.**

06/18/2021
S-10-3

1	DATE	DESIGNER	DATE	APPROVER

4.11



U.S. Highway 169

169

MINGO VALLEY EXPY

Costco
WHOLESALE

NEW ROAD

PRELIMINARY - NOT FOR CONSTRUCTION

01-4

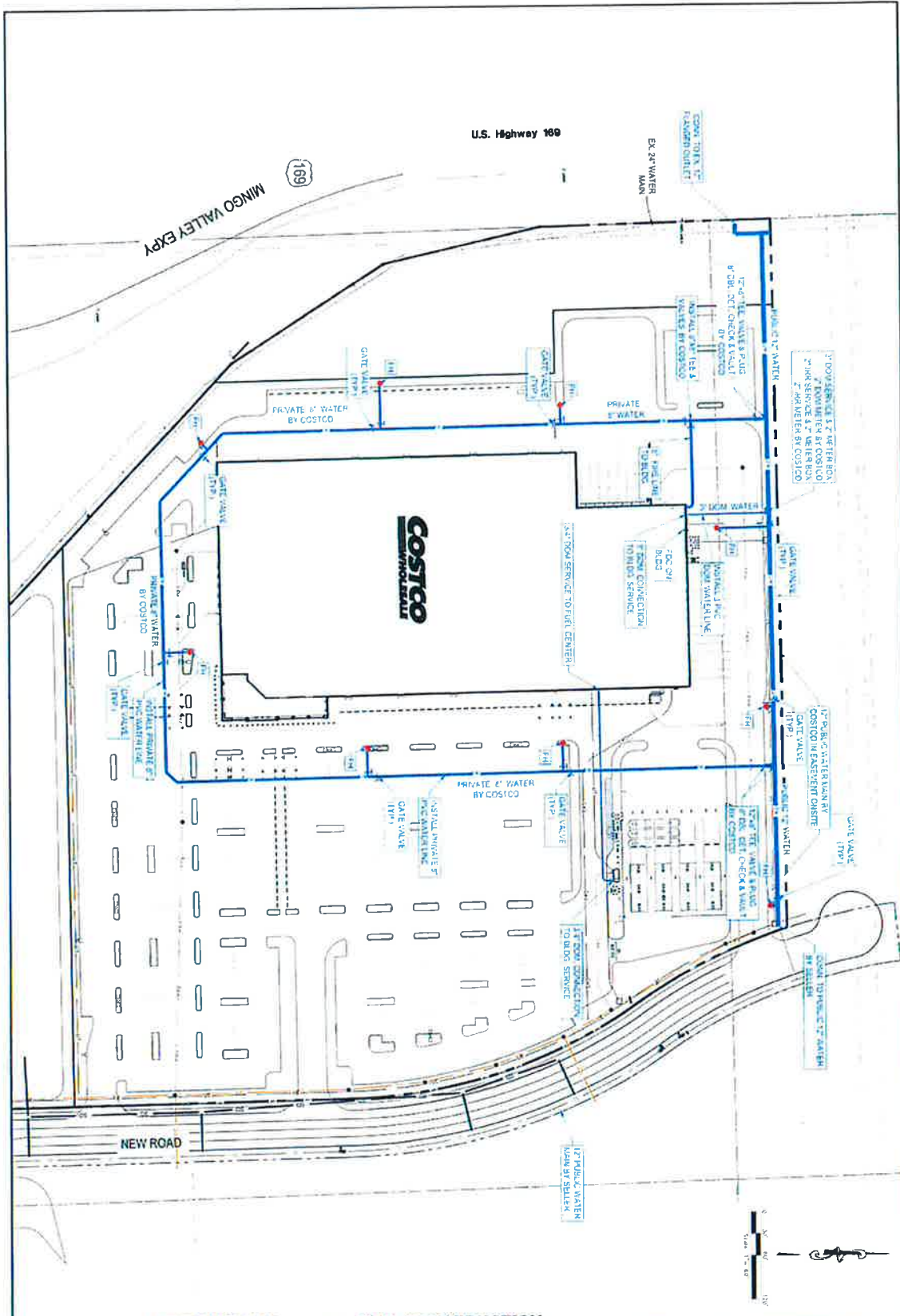
09/18/2021

GREEN INK WASTEWATER PLAN
COSTCO WHOLESALE
TULSA, TX

Winkelmann & Associates, Inc.

4/17/21	2081-14-000	VC
DATE	PROJECT	STATUS

4.12



PRELIMINARY - NOT FOR CONSTRUCTION

	GREEN INK WATER PLAN COSTCO WHOLESALE TULSA, TX	Winkelmann & Associates, Inc. <small>1000 N. W. 10th St., Suite 100, Tulsa, OK 74103 Phone: (918) 438-1111 Fax: (918) 438-1112 Email: info@winkelmann.com</small>	00 00/00/2021
	00 00/00/2021		00 00/00/2021

4.13

