



Tulsa Metropolitan Area  
Planning Commission

**Case :** FoodHome

**Hearing Date:** August 4, 2021

**Case Report Prepared by:**

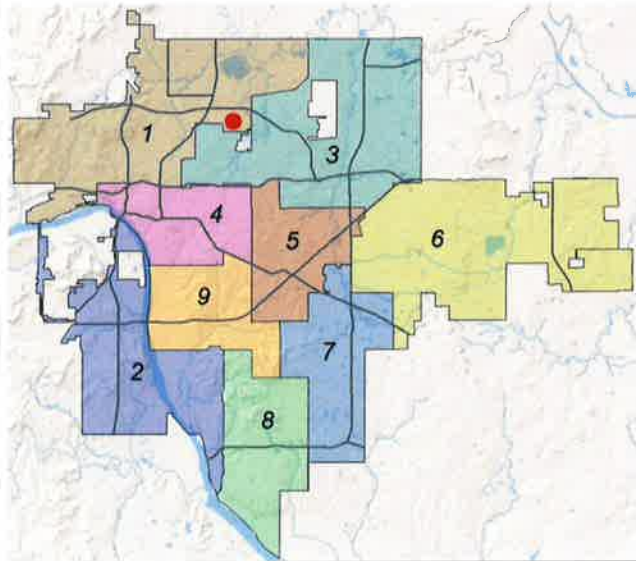
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Wallace Design

*Owner:* Food on the Move

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

Preliminary Subdivision Plat

1 lot, 1 block, 5.01 ± acres

*Location:* Northwest corner of East Apache Street and North New Haven

**Zoning:** CG (Commercial – General)

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

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

## PRELIMINARY SUBDIVISION PLAT

### FoodHome - (CD 1)

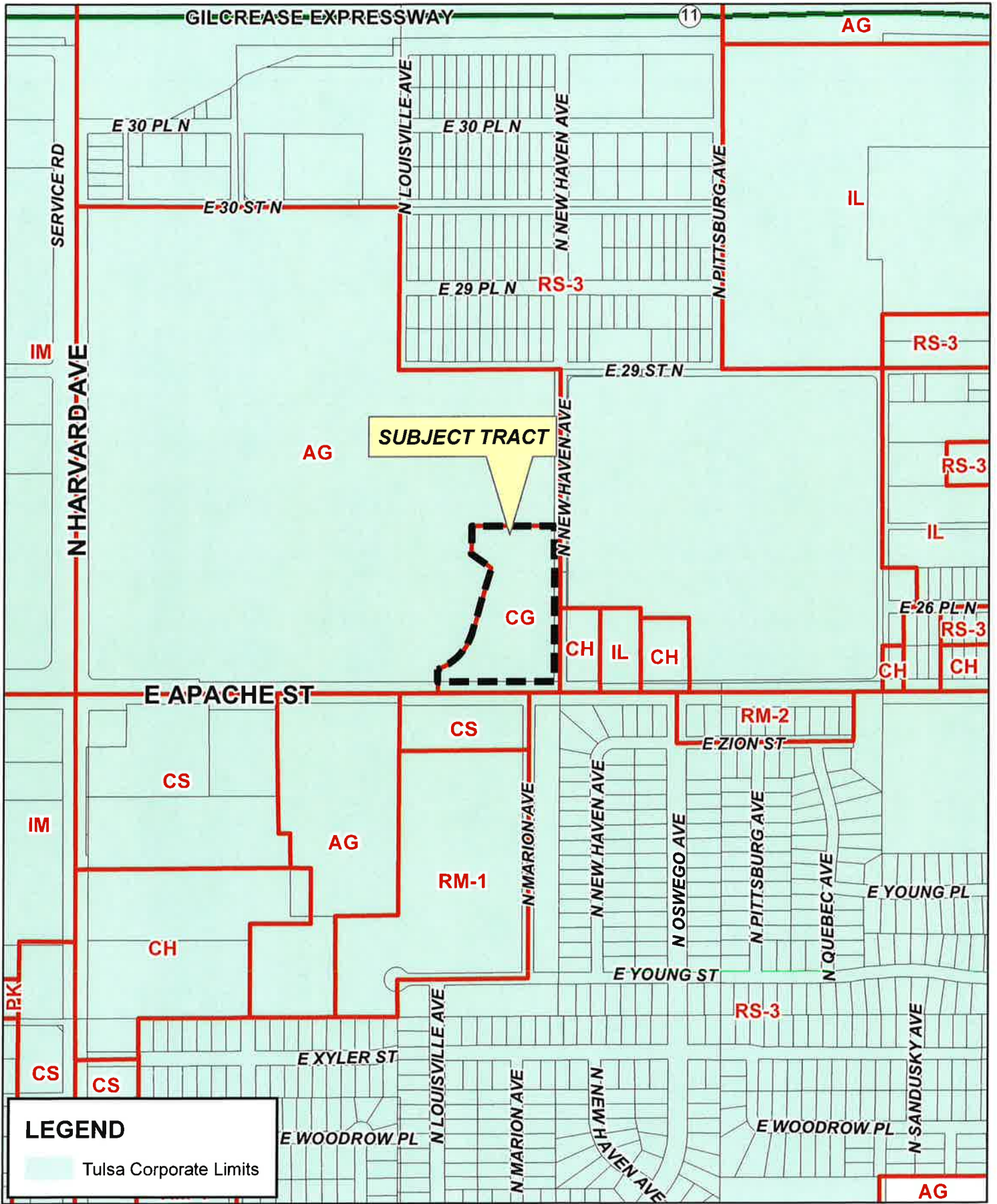
Northwest corner of East Apache Street and North New Haven

This plat consists of 1 lot, 1 block on 5.01 ± acres.

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

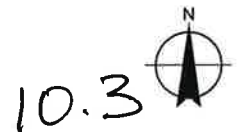
1. **Zoning:** The property is zoned CG. The proposed lot conforms to the requirements of the CG district.
2. **Transportation & Traffic:** ADA compliant sidewalks and ramps are required to be installed/improved by the developer along East Apache Street and North New Haven. Driveways must accommodate ADA sidewalk access. Additional 5 feet of right-of-way required per the Major Street and Highway Plan along North New Haven.
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. Remove contours from final plat. Provide addresses for individual lots. Under the Owner heading include a contact name. Under the Benchmark heading provide the northing/easting coordinates that are associated with the elevation provided. Show coordinate system used under the Basis of Bearing heading. Provide a bearing angle shown on the face of the plat.
6. **Stormwater, Drainage, & Floodplain:** Stormwater detention and drainage improvements are required to obtain IDP approval prior to final plat approval. Easements must be clearly dimensioned and labeled on the face of the plat.
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.

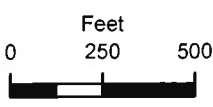
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the regulations. Final plat approval is contingent on a final release from the City of Tulsa including Development Services, City Legal, and City Engineering.



**FOODHOME**

20-13 21





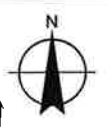
 Subject Tract

# FOODHOME

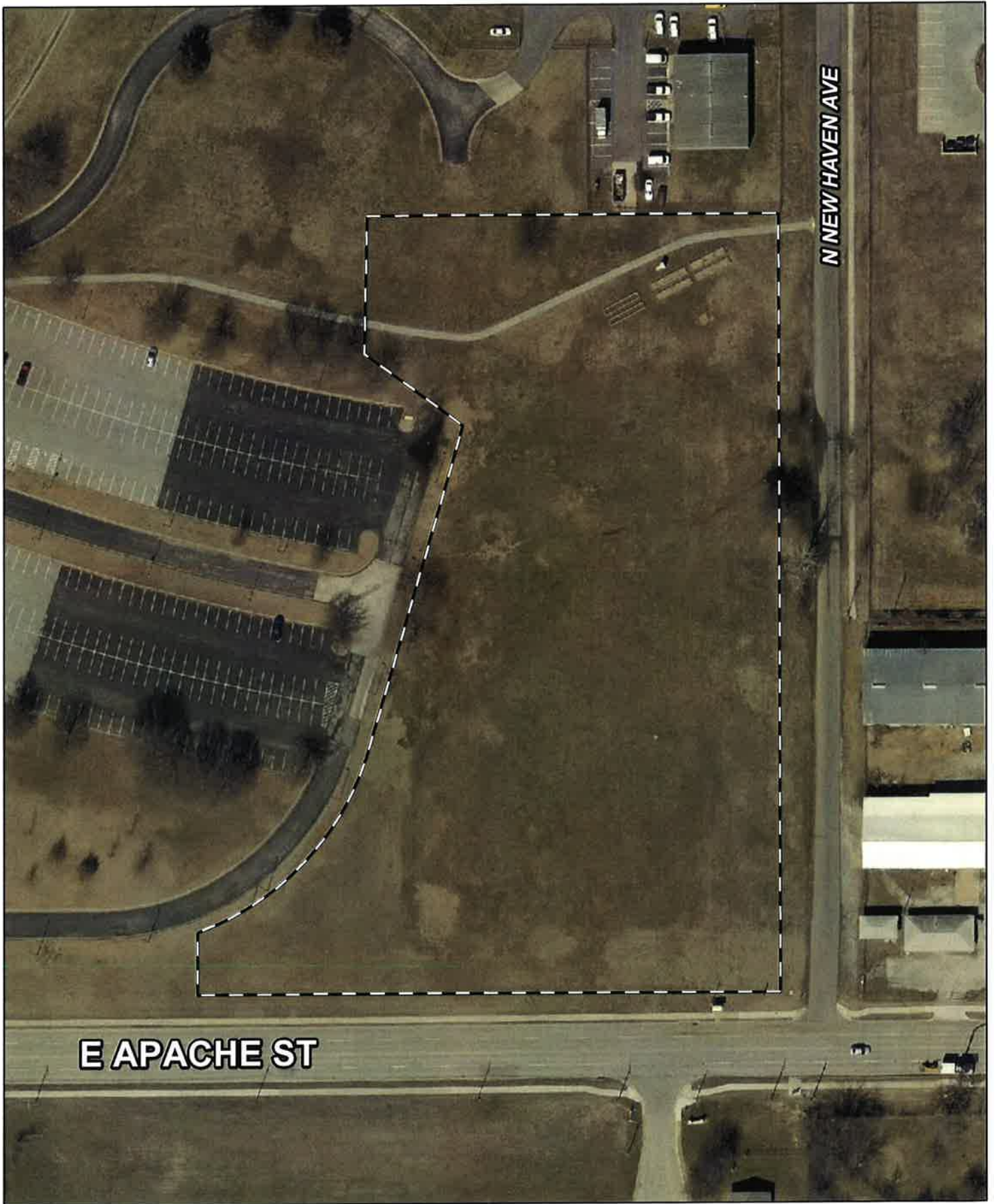
Note: Graphic overlays may not precisely align with physical features on the ground.

20-13 21

Aerial Photo Date: 2020/2021

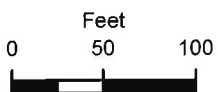


10.4



N NEW HAVEN AVE

E APACHE ST



Subject Tract

# FOODHOME

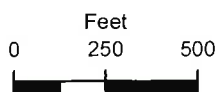
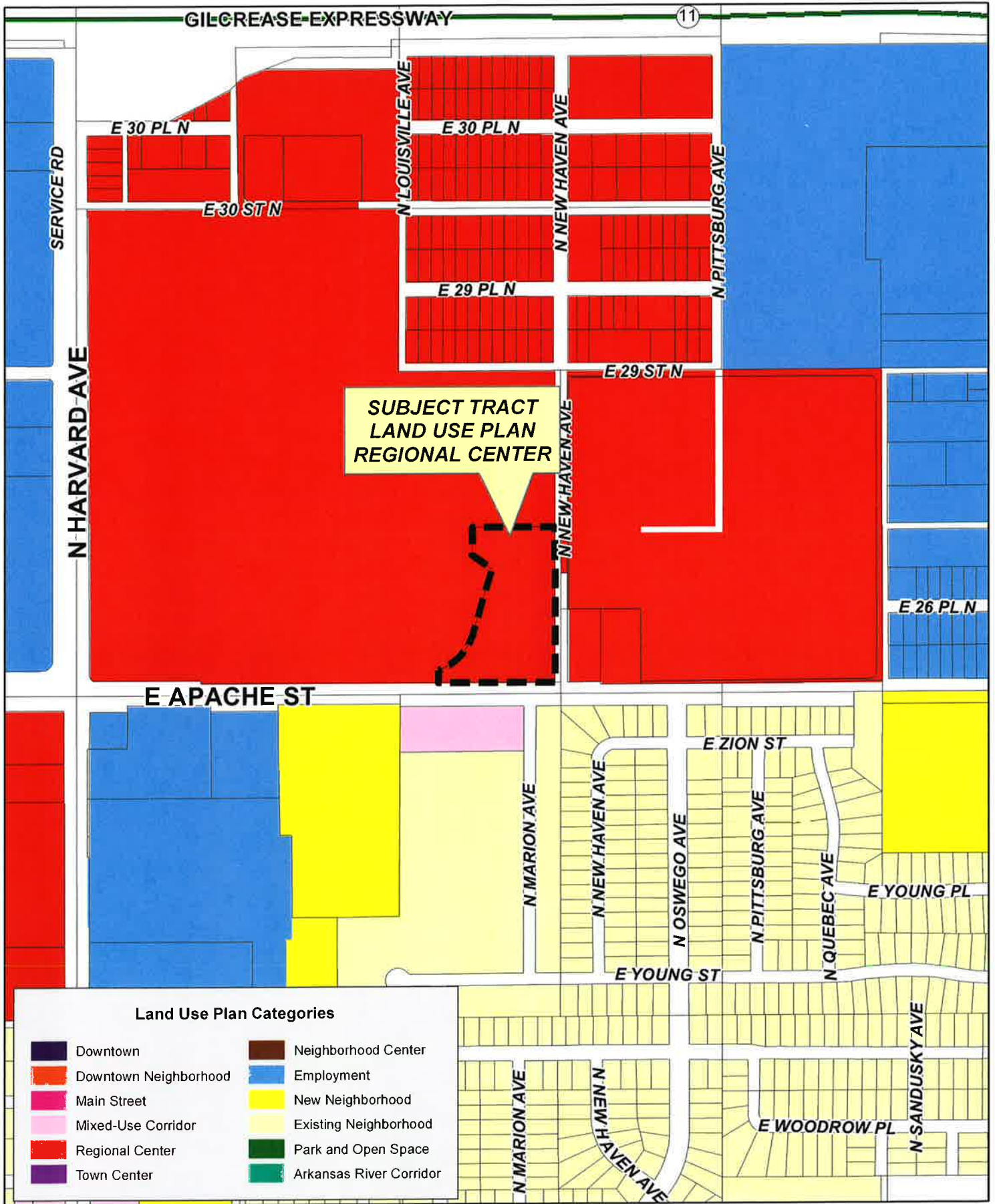
20-13 21

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

Aerial Photo Date: 2020/2021



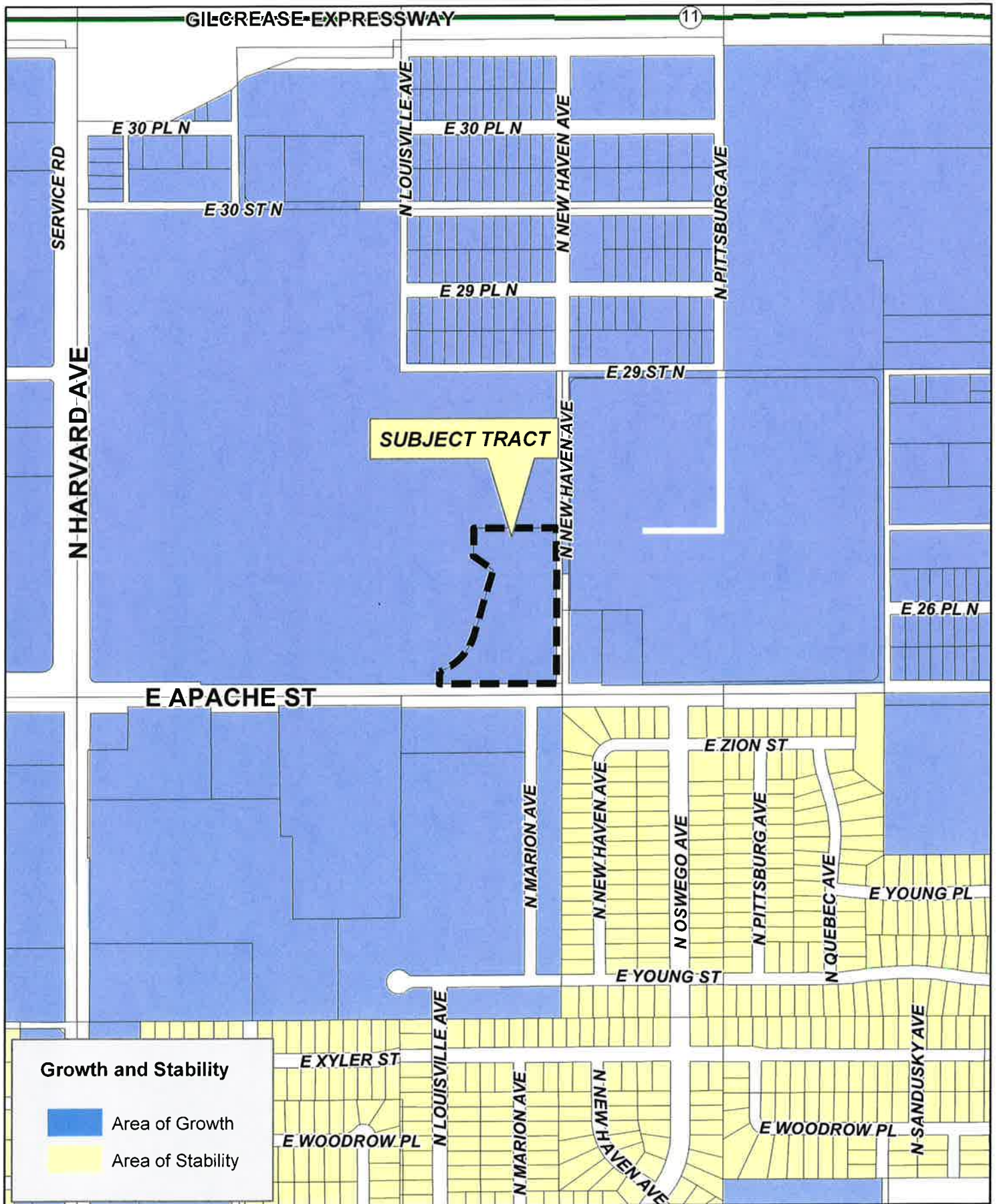
10.5



# FOODHOME

20-13 21





# FOODHOME

20-13 21

