TMAPC
Tulsa Metropolitan Area
Planning Commission

Case: Foster Creek (Related to CZ-540)

Hearing Date: March 22, 2023

Case Report Prepared by:

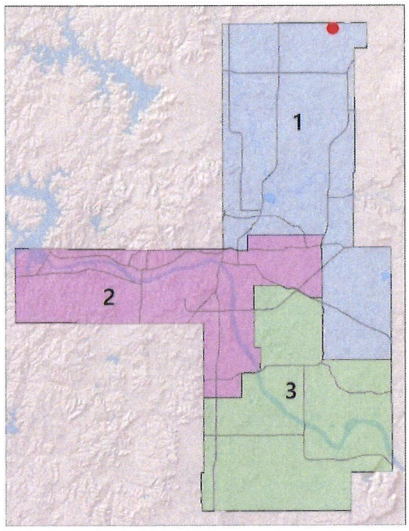
Nathan Foster

Owner and Applicant Information:

Applicant: Joe Pace

Owner: William S. Ford

Location Map:
(shown with County Commission districts)



Applicant Proposal:

Preliminary Plat and Modification of the Subdivision & Development Regulations to extend allowable block length

73 lots, 3 blocks, 66.98 ± acres

Location: North of the northeast corner of North Garnett Road and East 180th Street North

Zoning:
Existing: AG and RE
Proposed: RS

Staff Recommendation:

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

County Commission District: 1

Commissioner Name: Stan Sallee

PRELIMINARY SUBDIVISION PLAT

Foster Creek - (County)
North of the northeast corner of North Garnett Road and East 180th Street North

This plat consists of 73 lots, 3 blocks, 66.98 ± acres.

The Technical Advisory Committee (TAC) met on March 2, 2023, and provided the following conditions:

1. **Zoning:** The subject property is currently zoned AG and RE. There is a concurrent rezoning request (CZ-540) to rezone the property to RS for single-family residential development. The lots conform to the RS zoning district standards. Approval of CZ-540 and the subsequent zoning change must be effective prior to final plat approval.

2. **Addressing:** Addresses to be assigned by INCOG. Add address assignments to the face of the plat and include address disclaimer. Street names must be approved by the County Engineer.

3. **Transportation & Traffic:** New public streets are required to obtain plan approval from the Tulsa County Engineer. Blocks exceeds the allowable block length defined in the Subdivision & Development Regulations. Modification approval for block length is required for final plat approval. Add notation required by Section 5-060.5 to temporary dead-end streets.

4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality and signature must be included on plat for final plat approval. Water to be served by Washington County Rural Water District #3. Rural water district must approve all plans and release the plat prior to final plat approval.

5. **Engineering Graphics:** Add signature block for TMAPC and County Engineer. Example can be provided by the Tulsa Planning Office.

6. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved by the Tulsa County Engineer 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.

Modifications of the Subdivision & Development Regulations:

Section 5-030.3 Block Length

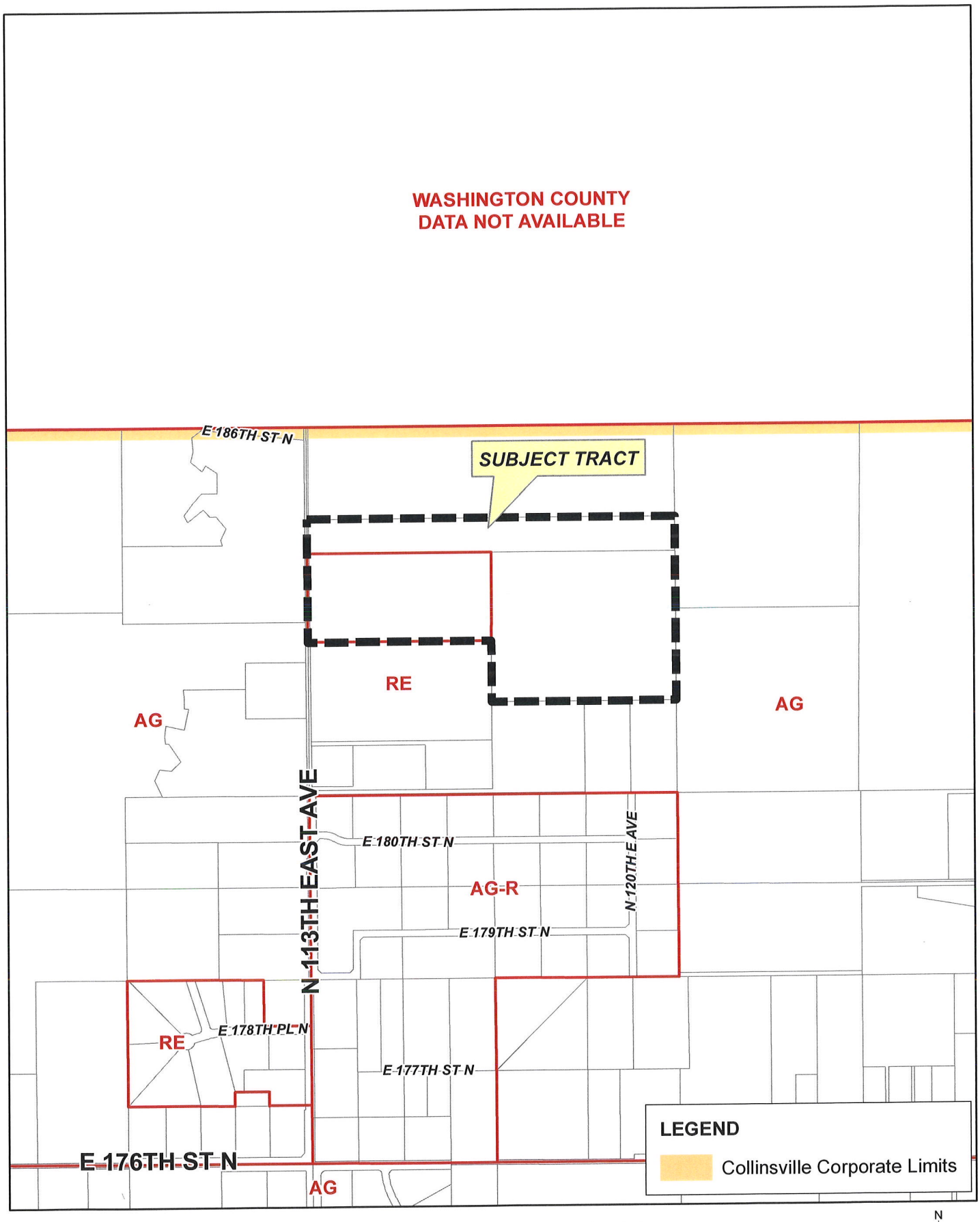
Block length maximums are established by the Subdivision & Development Regulations depending upon the lot size along the block face. For lots with an average width of greater than 125 feet, the maximum block length allowed is 1500 feet.

The applicant has requested a modification to allow an extended block length for Block 1 between lots 1-25 on the preliminary plat. Due to adjacent property concerns and the absence of an arterial street to the north, including the limits of Tulsa County jurisdiction, a connection to the north is seen as impractical per the modification requirements of Section 5.030-C. An extension of the allowable block length for the northernmost block in the subdivision is supported with the following conditions:

1. Provide two stub streets to the east of the development to connect to undeveloped/unplatted tracts adjacent to the subject site.
2. Provide a stub street to the south or extend cul-de-sac to southern boundary of the property to allow for future extension of streets to the south.
3. Provide a connection through Block 2 to connect internal streets and reduce block length for Block 2.

Staff supports the request for an extended block length only for the areas described and with the conditions stated above.

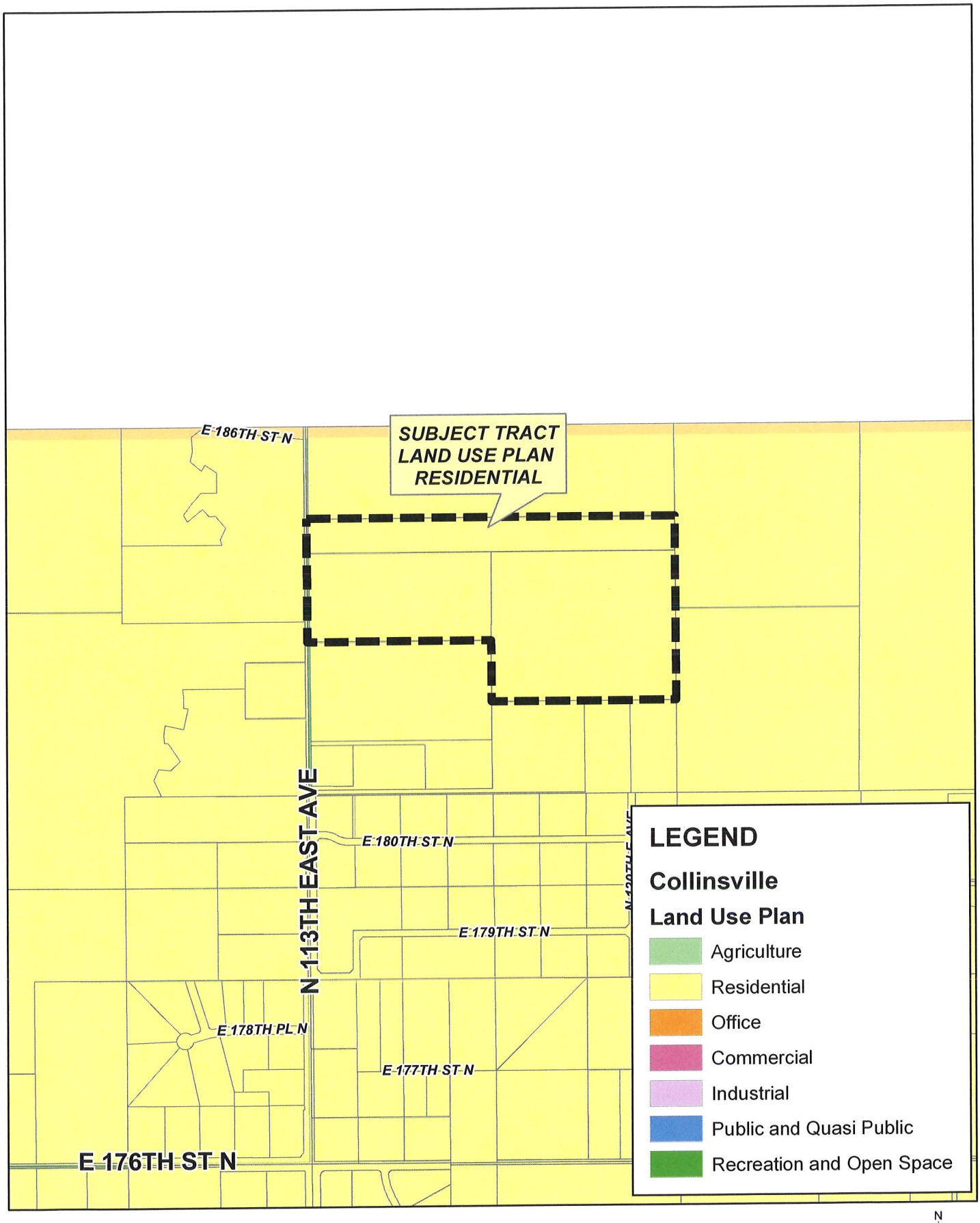
Staff recommends **APPROVAL** of the preliminary plat and the modification of the Subdivision & Development Regulations for block lengths subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. Tulsa County release letter is required prior to approval of the final plat.



FOSTER CREEK

22-14 05

7.4



FOSTER CREEK

22-14 05

7.5

Feet
0 450 900

Subject Tract

FOSTER CREEK

22-14 05

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

Aerial Photo Date: 2020/2021

N

7.6

PRELIMINARY PLAT

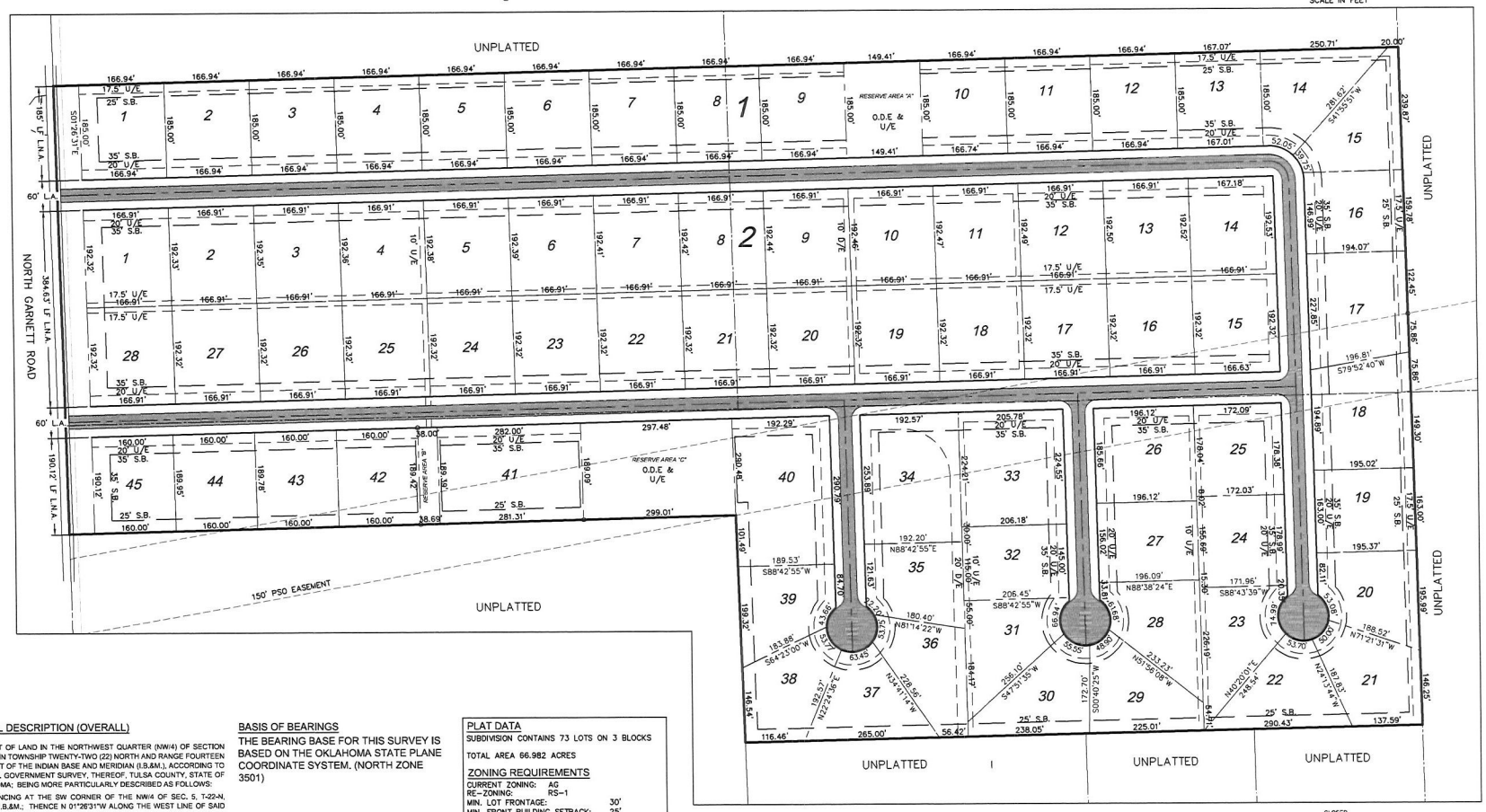
FOSTER CREEK

A PART OF THE NW/4 OF SEC. 05, T-22-N, R-143-E, I.M.
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
BAREFOOT PROPERTIES, LLC
WILLIAM S. FORD
10429 NORTH SHERIDAN
SPERRY, OK 74073
918.344.3553
EMAIL: BILL@OLDSCHOOLCONSTRUCTION.COM

ENGINEER:
JOE PACE, PE
16757 EAST 79TH ST NORTH
OWASSO, OK 74055
918.812.2493
EMAIL: JOEFRANKPACE@GMAIL.COM

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC
KEVIN M NEWLUN, PLS
OK C.A. No. 2235, EXPIRES APRIL 30, 2024
PO BOX 1078 OWASSO, OK 74055
918.274.9081
EMAIL: XXXX@



LEGAL DESCRIPTION (OVERALL)

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION FIVE (5) IN TOWNSHIP TWENTY-TWO (22) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NW/4 OF SEC. 5, T-22-N, R-14-E, I.B.&M.; THENCE N 01°26'31"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 1103.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°26'31"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 879.81 FEET; THENCE N 88°37'12"E A DISTANCE OF 2640.50 FEET TO THE EAST LINE OF SAID NW/4; THENCE S 01°29'17"E ALONG THE EAST LINE OF SAID NW/4 A DISTANCE OF 1328.36 FEET; THENCE S 88°43'26"W A DISTANCE OF 1328.95 FEET; THENCE N 01°54'21"W A DISTANCE OF 447.57 FEET; THENCE S 88°33'29"W A DISTANCE OF 1309.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 66.982 ACRES, MORE OR LESS.

CONTROL DATA

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
3/8" IRON PIN	3/8" IRON PIN	3/8" IRON PIN
PT. #20003	PT. #20001	PT. #20104
ELEV.=703.81	ELEV.=704.01	ELEV.=683.28
N=468303.822	N=468362.537	N=466784.904
E=2583002.027	E=2581681.060	E=2583004.367

BASIS OF BEARINGS

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501)

FLOOD ZONE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40143C0065K, MAP REVISED: AUGUST 03, 2009, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

UTILITY NOTES:

WATER SERVICE BY WASHINGTON COUNTY RWD3.

PLAT DATA

SUBDIVISION CONTAINS 73 LOTS ON 3 BLOCKS

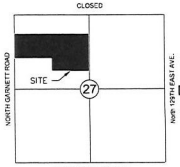
TOTAL AREA 66.982 ACRES

ZONING REQUIREMENTS

CURRENT ZONING:	AG
RE-ZONING:	RS-1
MIN. LOT FRONTAGE:	30'
MIN. FRONT BUILDING SETBACK:	25'
MIN. SIDE YARD SETBACK (BOTH):	5'
MIN. REAR BUILDING SETBACK:	20'

LEGEND AND ABBREVIATIONS

PROPERTY BOUNDARY LINE		U/E	UTILITY EASEMENT
PROPOSED RIGHT OF WAY		D/E	DRAINAGE EASEMENT
PROPOSED LOT LINE		S.B.	BUILDING SETBACK
PROPOSED BUILDING SETBACK		EX.	EXISTING
PROPOSED MUTUAL ACCESS		PROP.	PROPOSED
PROPOSED EASEMENT LINE		L.N.A.	LIMITS OF NO ACCESS
EXISTING EASEMENT LINE		L.A.	LIMITS OF ACCESS
EXISTING RIGHT OF WAY		M.A.E.	MUTUAL ACCESS EASEMENT
EXISTING SECTION LINE		1	BLOCK NUMBER



LOCATION MAP
SCALE: 1" = 2000'

JOE PACE, PE
16757 EAST 79TH ST. NORTH
OWASSO, OK 74055
EMAIL: JOEFRANKPACE@GMAIL.COM
TEL: 918.812.2493

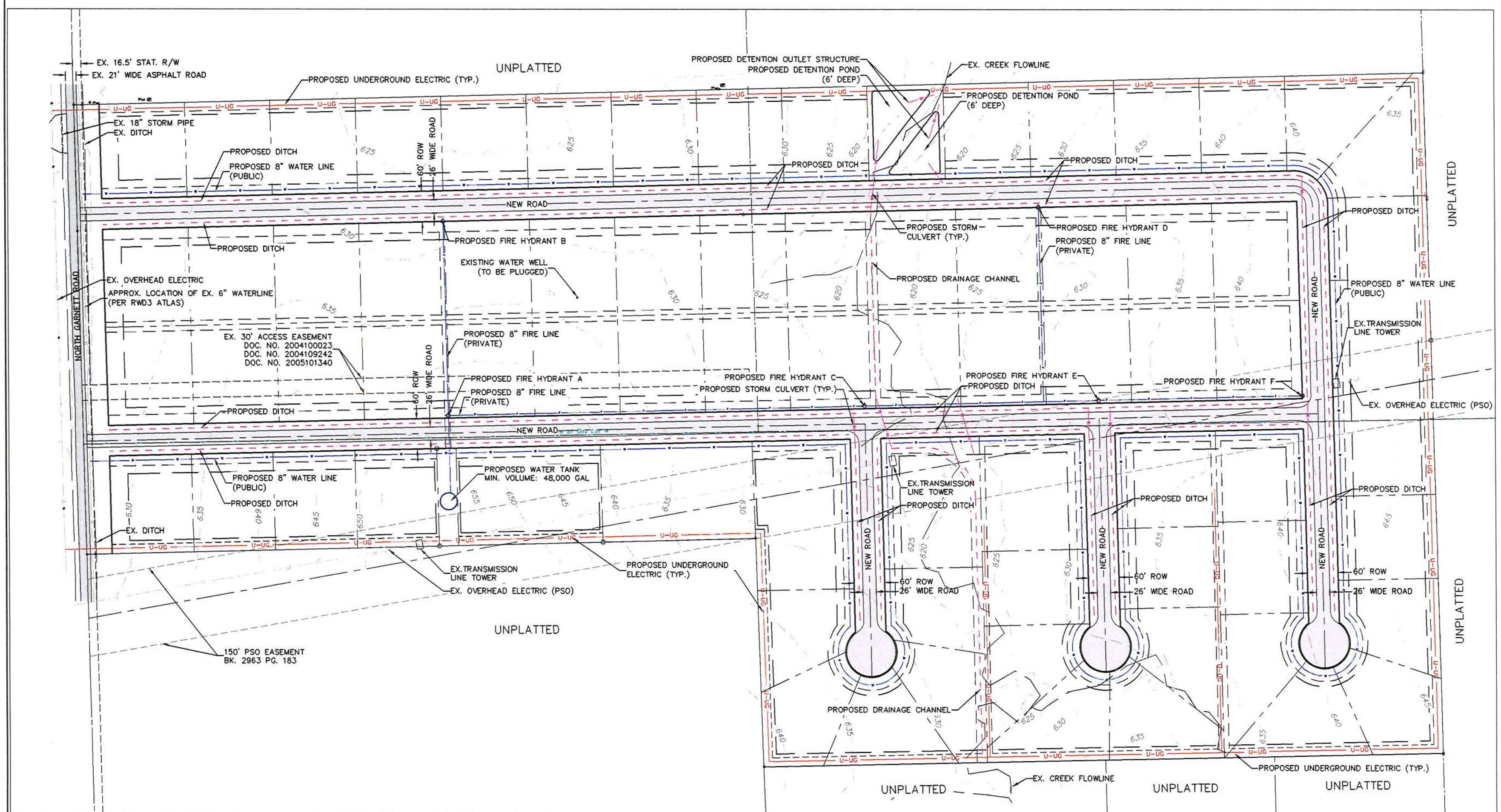
REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

BAREFOOT PROPERTIES, LLC
FOSTER CREEK
2023
COLLINSVILLE, OKLAHOMA

drawn by:
checked by
approved by
QA/QC by:
project no.
drawing no.:
date:

SHEET

8.L



FIRE PROTECTION:
TANK: 48,000 GAL

LOCATION:	ELEVATION:	GPM (6-INCH):	GPM (8-INCH):
BOTTOM OF TANK:	658		
HYDRANT A:	646	1,586	3,378
HYDRANT B:	625	1,174	2,502
HYDRANT C:	624	857	1,826
HYDRANT D:	629	588	1,254
HYDRANT E:	632	617	1,315
HYDRANT F:	642	444	947

CONTROL DATA

CONTROL POINT #1	CONTROL POINT #2	CONTROL POINT #3
3/8" IRON PIN	3/8" IRON PIN	3/8" IRON PIN
PT. #20003	PT. #20001	PT. #20104
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N=468303.822	N=468362.537	N=466784.904
E=2583002.027	E=2581681.060	E=2583004.367

LEGEND

- PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- EXISTING WOOD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING WATER LINE
- EXISTING OVERHEAD POWER
- PROPOSED DRAINAGE DITCH
- PROPOSED CURB AND GUTTER
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- SD — PROPOSED STORM SEWER
- U-UG — PROPOSED UNDERGROUND POWER

N

0' 50' 100' 200'
SCALE IN FEET

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

CONCEPTUAL IMPROVEMENTS PLAN

BAREFOOT PROPERTIES, LLC
FOSTER CREEK

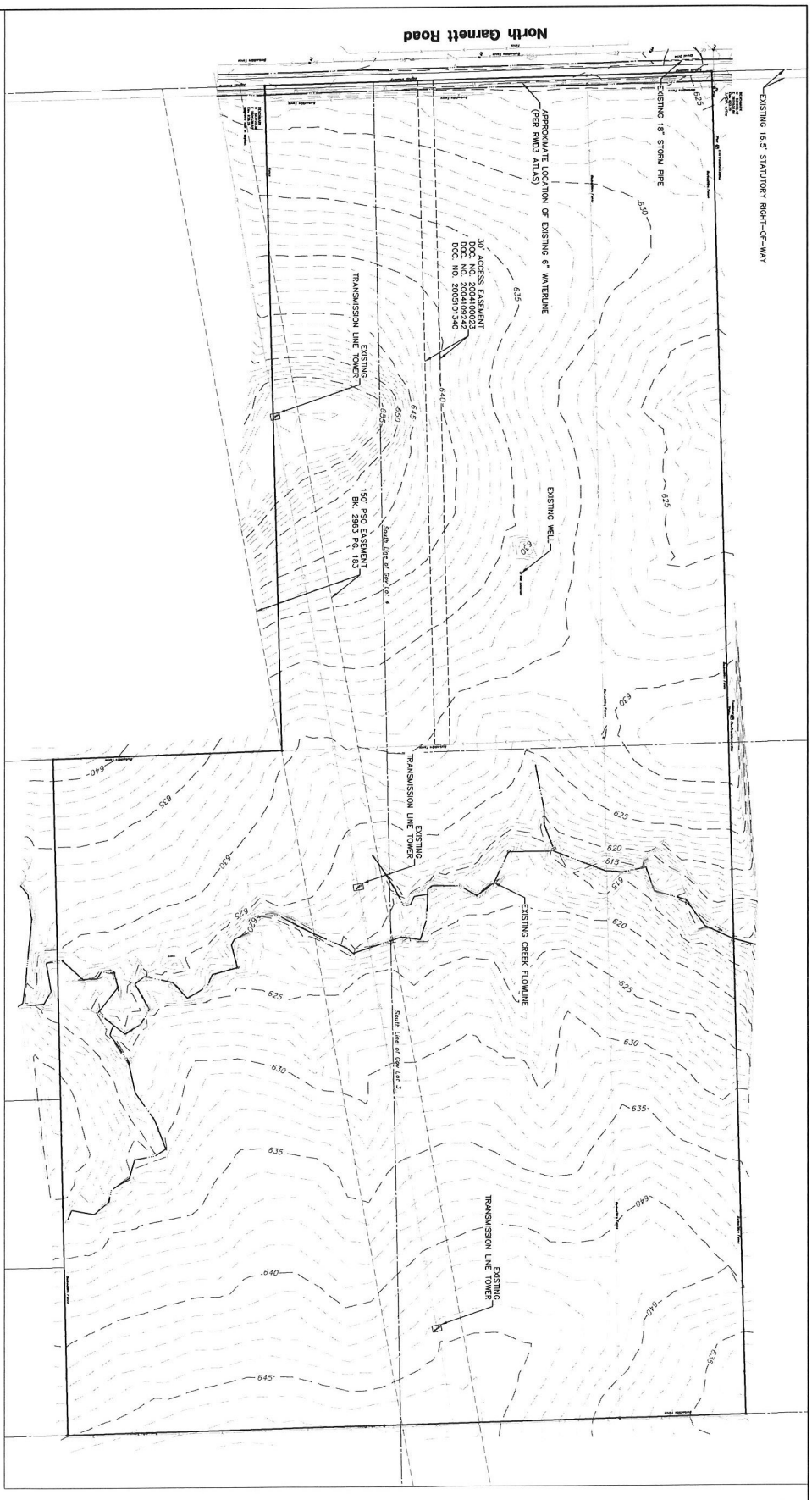
COLLINSVILLE, OKLAHOMA — 2023

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

SHEET
Y

JOE PACE, PE
16757 EAST 79TH ST. NORTH
OWASSO, OK 74055
EMAIL: JOEFRANKPACE@GMAIL.COM
TEL: 918.812.2493

6-2



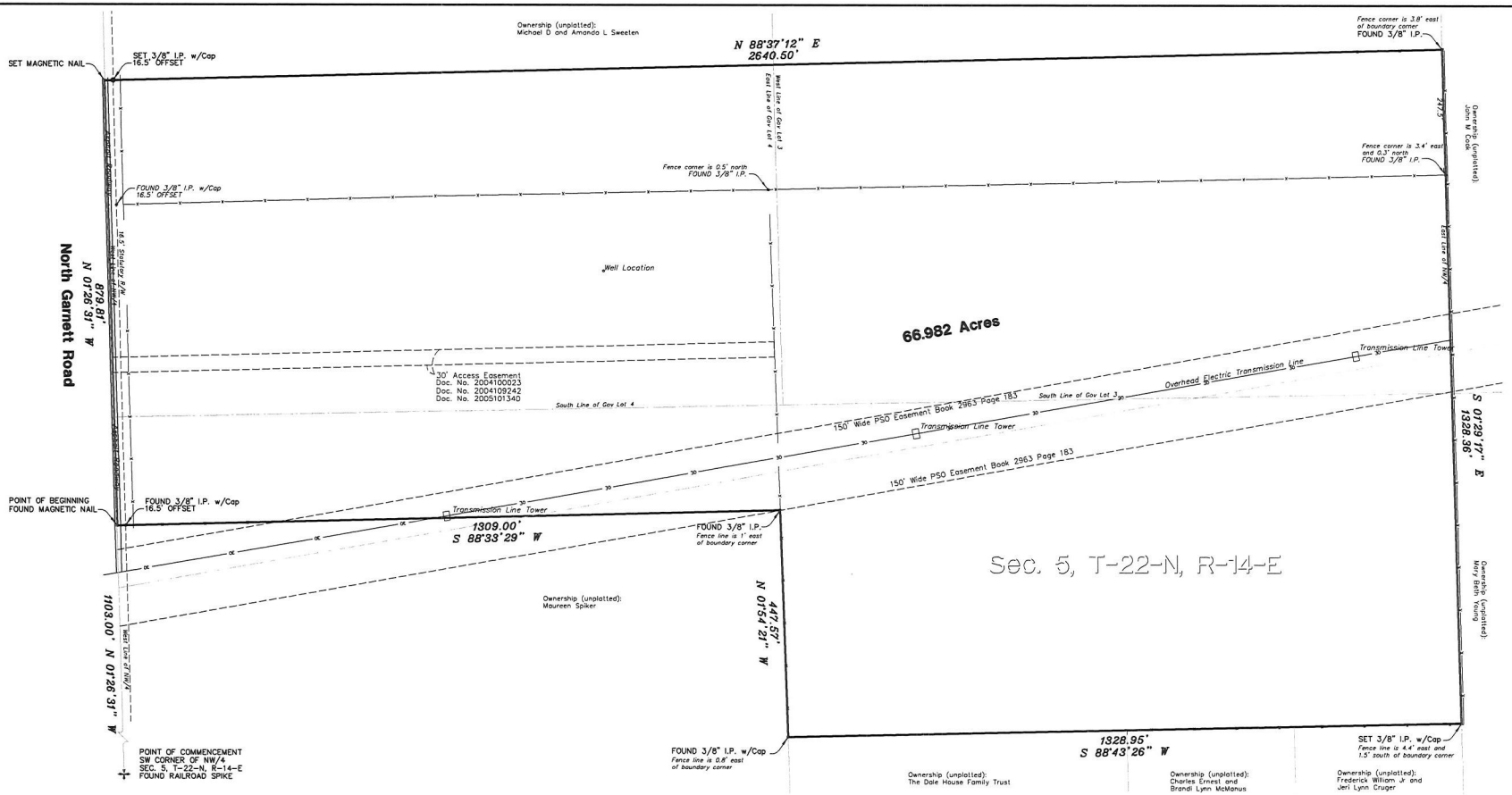
LEGEND AND ABBREVIATIONS

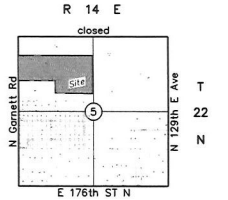
- PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD POWER
- EXISTING BARBED WIRE FENCE
- EXISTING CREEK FLOWLINE

0' 50' 100' 200'
SCALE IN FEET

N

SHEET Y	EXISTING CONDITIONS	REV. NO. / DATE / REVISIONS DESCRIPTION	JOE PACE, PE 16737 EAST 79TH ST. NORTH OWASSO OK 74055 EMAIL: JOEFRANKPACE@GMAIL.COM TEL: 918.812.2493
drawn by: checked by: approved by: OA/QC by: project no. date:	BAREFOOT PROPERTIES, LLC FOSTER CREEK		
	COLLINSVILLE, OKLAHOMA 2023	REVISIONS	





Location Map
SCALE 1"=2000'

Scale: 1"=100'

0 50 100 200 300

Legend

—x—	FENCE
I.P.	IRON PIN
OE	OVERHEAD ELECTRIC LINE
PP	POWER POLE
R/W	RIGHT-OF-WAY

Legal Description – 66.982 Acre Tract

A tract of land in the Northwest Quarter (NW/4) of Section Five (5) in Township Twenty-two (22) North and Range Fourteen (14) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

COMMENCING at the SW corner of the NW/4 of Sec. 5, T-22-N, R-14-E, I.B.&M.; THENCE N 01°26'31"W along the west line of said NW/4 a distance of 1103.00 feet to the POINT OF BEGINNING; THENCE N 01°26'31"W along the west line of said NW/4 a distance of 879.81 feet; THENCE N 88°37'12"E a distance of 2640.50 feet to the east line of said NW/4; THENCE S 01°29'17"E along the east line of said NW/4 a distance of 1328.36 feet; THENCE S 88°43'26"W a distance of 1328.95 feet; THENCE N 01°54'21"W a distance of 447.57 feet; THENCE S 88°33'29"W a distance of 1309.00 feet to the POINT OF BEGINNING; and containing 66.982 acres, more or less.

Notes

1. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE PREPARED BY KEVIN M. NEWLUN, OKLAHOMA LICENSED PROFESSIONAL SURVEYOR, OKLAHOMA No. 1289.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
3. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
4. THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

Boundary Survey
of
A Part of the NW/4
Sec. 5, T-22-N, R-14-E, I.B.&M.
Tulsa County, Oklahoma

Surveyor's Statement

I, KEVIN M. NEWLUN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP (UNPLATTED) OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 5th DAY OF DECEMBER, 2022.

REGISTERED PROFESSIONAL LAND SURVEYOR
KEVIN M. NEWLUN
1289
OKLAHOMA

BY: _____
KEVIN M. NEWLUN
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1289

REVISIONS	BY	DATE
LAST FIELD VISIT *	BKN	12-1-22

Benchmark Surveying and Land Services, Inc.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
C.A. NO. 2295
PHONE (918) 274-0881
FAX (918) 274-0807
EMAIL DAVE@BSLS.COM

FILE:	2214.0540	SURVEY BY:	BKN	DATE:	12/05/22
ORDER:	33119	DRAWN BY:	TLG	SCALE:	1"=100'
BOOK:	--	CHECKED BY:	KMN	SHEET	1 OF 1

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