



Tulsa Metropolitan Area
Planning Commission

Case : Kaiser North Industrial Park
(Related to Z-7607)

Hearing Date: May 19, 2021

Case Report Prepared by:

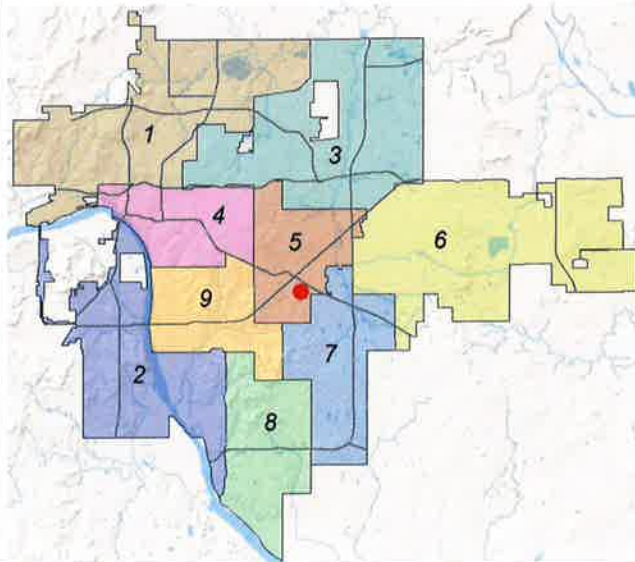
Nathan Foster

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: Bolick Enterprises, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat and
Modification of Subdivision &
Development Regulations

11 lots, 2 blocks, 17.3 ± acres

Location: West of the northwest corner of
East 41st Street South and South 79th East
Avenue

Zoning:

Current: IL (Industrial – Light)
Pending: IL with an optional development plan
to permit private street (Z-7607)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat and modifications

City Council District: 5

Councilor Name: Mykey Arthrell-Knezek

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

Kaiser North Industrial Park - (CD 5)

(Related to Z-7607)

West of the northwest corner of East 41st Street South and South 79th East Avenue

This plat consists of 11 lots, 2 blocks on 17.3 ± acres for use as an industrial park.

The Technical Advisory Committee (TAC) met on May 6, 2021 and provided the following conditions:

1. **Zoning:** The property is currently zoned IL. Proposed lots conform to the requirements of the IL district. An optional development plan has been proposed (Z-7607) to allow for a private street within the industrial park. Optional Development Plan standards must be approved and effective prior to approval of the final plat. Standards for private street must be included in the deed of dedication.
2. **Transportation & Traffic:** Sidewalks are required to be installed per Title 35 in conjunction with any newly platted subdivision. Private street must meet all public street standards and approved IDP is required prior to final plat approval. Cul-de-sac length violates the Subdivision & Development Regulations and requires approval of the modification included with this preliminary plat to be accepted.
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, existing and proposed, 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, existing and proposed, 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. 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. **Fire:** Dead-end street requires approval of the Fire Chief. Dead-end street length with no secondary access will limit allowable height & square footage of any buildings constructed on the proposed lots. All requirements of the Fire Marshal must be met prior to the approval of the final plat. Additional language will be required in the covenants

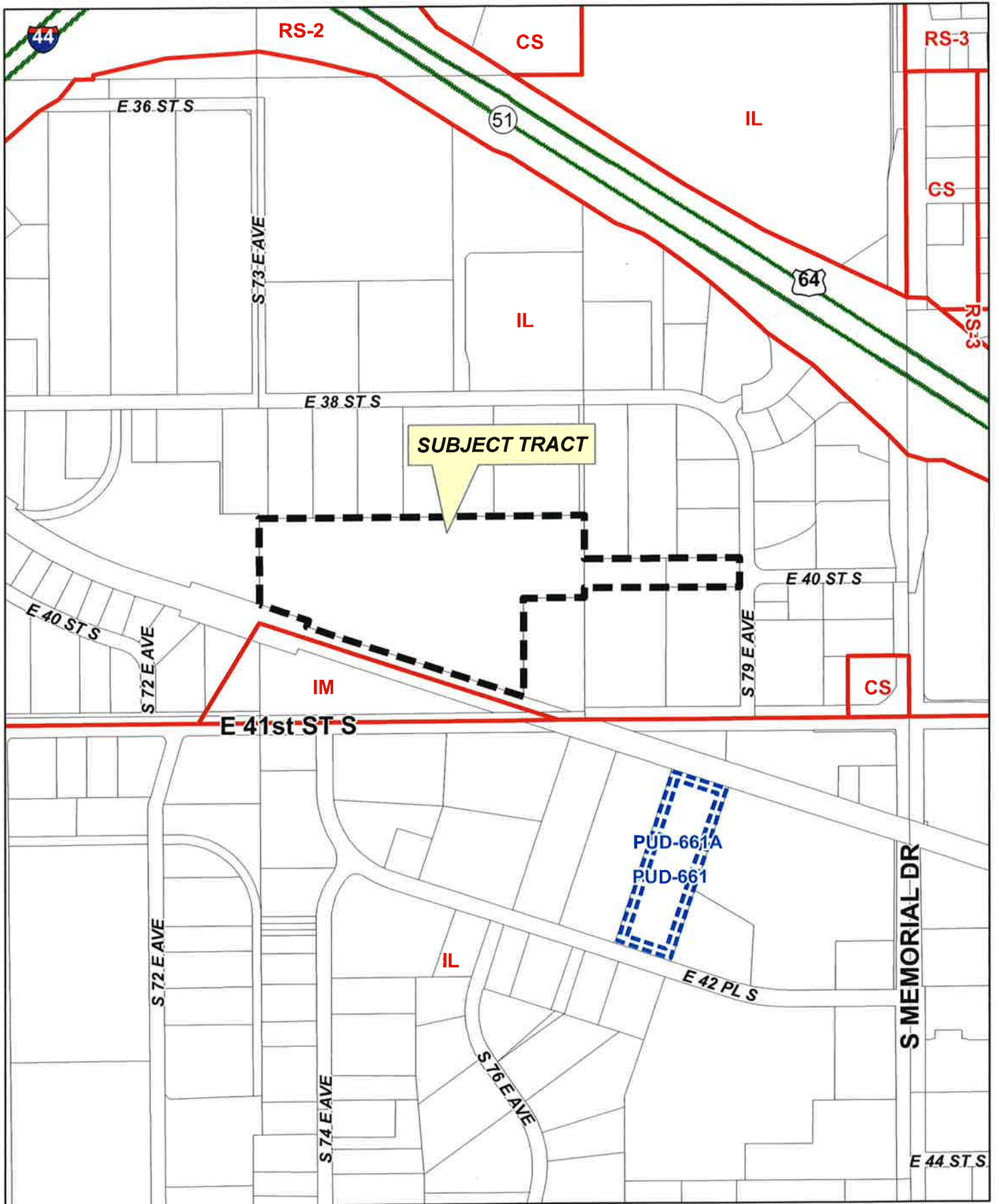
6. **Stormwater, Drainage, & Floodplain:** All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, must be clearly and accurately shown on the plat with base flood elevations labeled. It is recommended that the current effective map panels with map effective dates also be 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. Public Service Company of Oklahoma has requested permission to install overhead electric within the area dedicated for the private street due to topographical challenges and the nature of use as an industrial park. Subdivision & Development Regulations only allow overhead utilities within the perimeter of new subdivisions. Approval of the included modification is required to permit overhead electric.

Modification of Subdivision and Development Regulations:

1. Section 5.060.5.B.2 – Permanent dead-end streets may not exceed 750 feet in length measured from the centerline of the intersecting street to the center of the turnaround.
2. Section 5-140.2 – Overhead lines for the supply of electric, telephone, communication, and cable television services may be located within alleys or perimeter easements of a subdivision. All other supply lines for electric, telephone, communication, cable television, natural gas, and similar services must be located underground in easements dedicated for general utility services or in street rights-of-way.

Staff recommends **APPROVAL** of the modifications to the Subdivision & Development Regulations finding the property to be uniquely isolated with several challenges to external connectivity including a railroad right-of-way, existing buildings, and a drainage channel. Overhead utilities have been specifically requested by Public Services Company of Oklahoma due to the existing topographical challenges within the perimeter of the subdivision and the desired flexibility for equipment within industrial areas.

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.

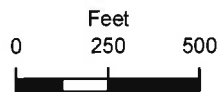


**KAISER NORTH
INDUSTRIAL PLANT**

19-13 23

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Subject Tract

KAISER NORTH INDUSTRIAL PLANT

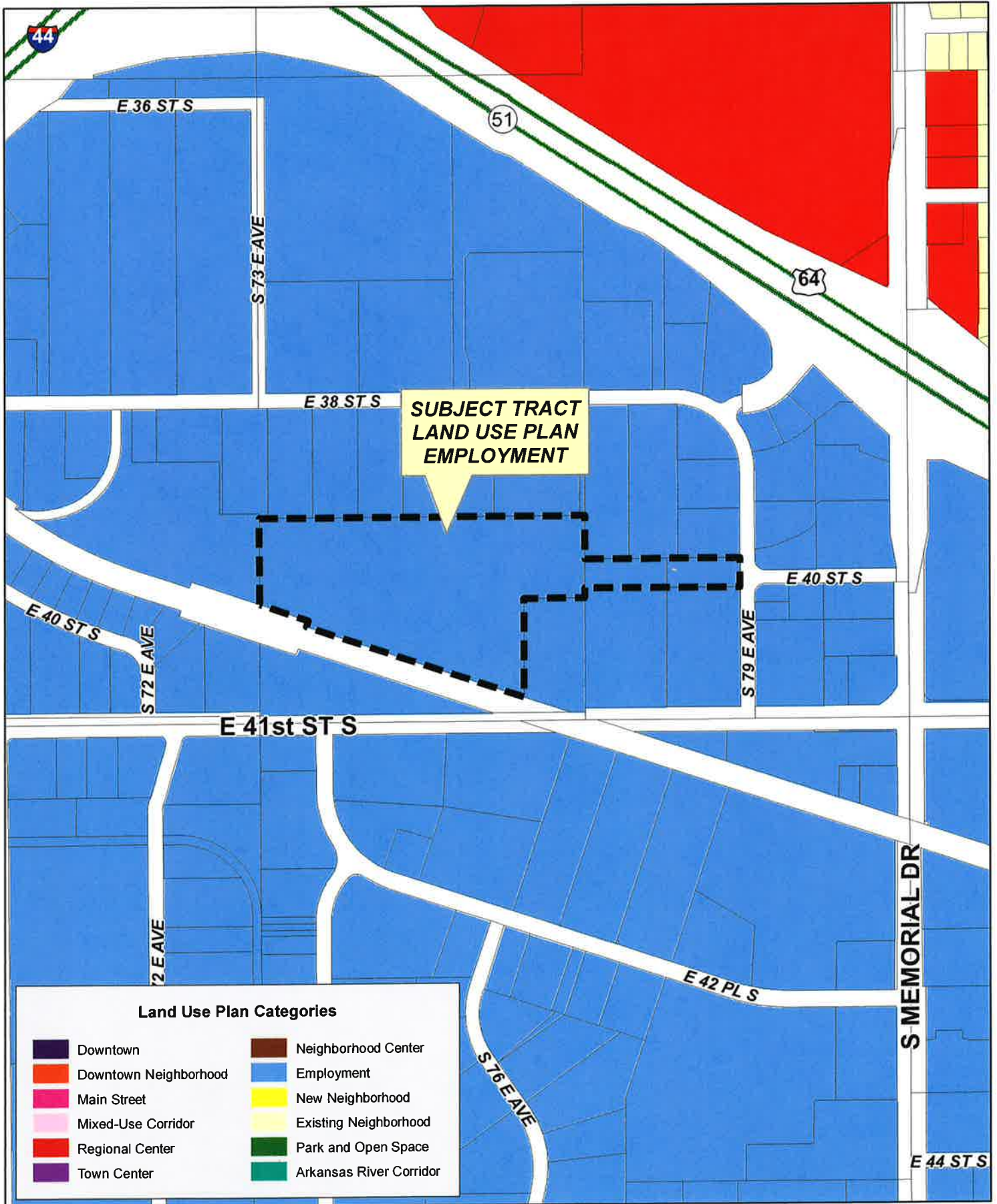
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



19-13 23

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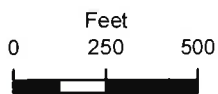
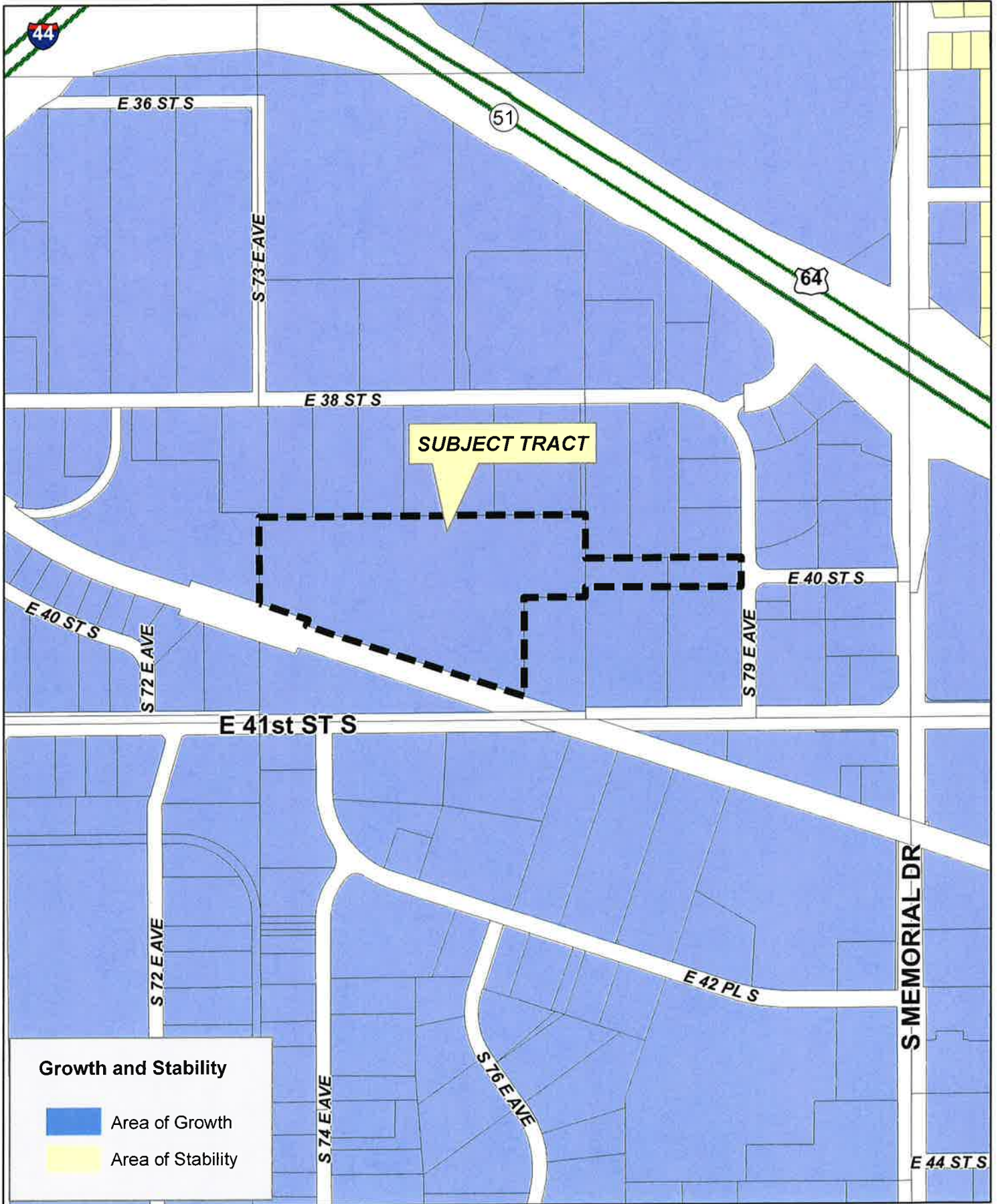


KAISER NORTH INDUSTRIAL PLANT

19-13 23

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KAISER NORTH INDUSTRIAL PLANT

19-13 23

7.7



Kaiser North Industrial Park

Modification of Subdivision Regulations

Project Information

Kaiser North Industrial Park is being developed on an unplatted, IL-zoned tract. It is proposed to have 11 lots in 2 blocks with 2 reserves, one for storm water detention and one for a private street. It contains approximately 17.3 acres with a reserve containing approximately 0.86 acres. The lots vary in size, averaging approximately 1.2 acres each.

All lots will be accessed from a private cul-de-sac connecting to South 79th East Avenue to the east. The street paving and curb will be 26 feet wide in a 30-foot-wide reserve. It aligns with East 40th Street across South 79th East Avenue to Memorial Drive.

The proposed cul-de-sac exceeds the maximum length allowed by the Subdivision Regulations. This is a request to modify the maximum cul-de-sac length regulation.

Subdivision Plat

A preliminary plat was approved on this property in 2018-2019 with lots, blocks, reserve, and street in approximately the same configuration as currently shown on the accompanying plans. A modification to allow a cul-de-sac in approximately the same configuration was approved at that time with concurrence of the fire marshal (TMAPC information packet and hearing minutes attached). The preliminary plat approval expired before the development could start.

A new preliminary plat titled "Kaiser North Industrial Park" is being submitted with this request.

Support of Modification to Subdivision Regulations

There are no opportunities to continue the street through, beyond the boundaries of this property. There is a continuous area of City of Tulsa Regulatory Floodway in an Overland Drainage Easement extending along the entire north and west boundaries of the property. Abutting the site to the south is an active MK&O Railroad.

Nearly the same cul-de-sac was approved with the previously approved preliminary plat, with concurrence of the Fire Marshal (TMAPC information packet and hearing minutes attached). It was deemed then to not be detrimental to the public health, safety, or welfare and the same conditions uphold that finding now.

For the same reason, the extended length of this cul-de-sac will not be injurious to other property or improvements.

The spirit, purposes, and intent of applicable zoning regulations and comprehensive plan policies will be impaired because the dimensions and configuration of the cul-de-sac assure that public safety is protected. Allowing this long-vacant property to be developed with jobs-producing business is what the comprehensive plan envisions.

Preliminary Plat

Kaiser North Industrial Park

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE S.W. 1/4 SECTION 20, TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

RECORD OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ON THIS _____ DAY OF _____, 20____.

CHANNING G. SOUTHWICK, OWNER OF THE SOUTHWICK QUARTERS (W) IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ON THIS _____ DAY OF _____, 20____.

THE UNDERSIGNED HAS REVIEWED THE INSTRUMENT AND THE ACCOMPANYING PLAT AND HAS DETERMINED THAT THE INSTRUMENT AND PLAT COMPLY WITH THE REQUIREMENTS OF THE OKLAHOMA CONVEYANCE ACT AND THE RECORDS ACT.

SECTION 1. UTILITY EASEMENTS

THE OWNER HEREBY AGREES TO APPLICABLE UTILITY EASEMENTS AS SET FORTH IN THE INSTRUMENT AND PLAT. THE UTILITY EASEMENTS SHALL BE CONSIDERED TO BE PART OF THE INSTRUMENT AND PLAT.

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1.2 WATER, SANITARY SEWER AND STORM SEWER SERVICE

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1.3 ROOF DRAIN REQUIREMENTS

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1.4 FLOOD DAMAGE PREVENTION

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Kaiser North Industrial Park
11111 N. MERIDIAN, TULSA, OK 74116

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CONCEPTUAL UTILITY PLAN

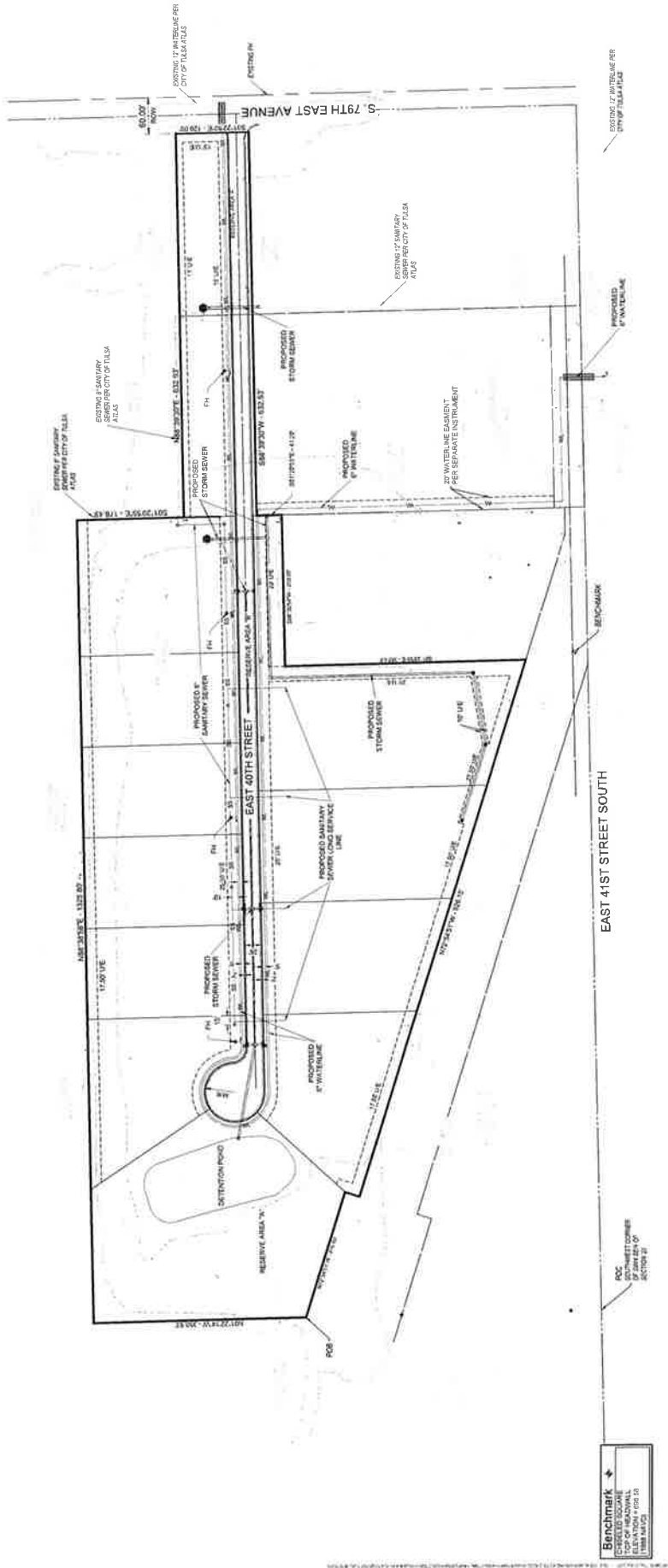
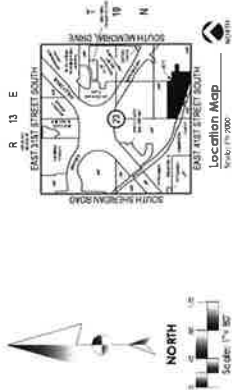
Kaiser North Industrial Park

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
 BEING A PART OF THE S.E. 1/4 OF SECTION 23,
 TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER:
Bolick Enterprises, LLC
 7655 East 41st Street South
 Tulsa, Oklahoma, 74145
 TULSA 2021

ENGINEER:
Wallace Engineers, Inc
 Structural Consultants, INC
 123 MLK Jr. Blvd.
 Tulsa, Oklahoma, 74103
 Phone: (918) 594-5958
 OK CA NO. 441, LICENSE 5030221
 wall@wallace.com

SURVEYOR:
Sisemore Weisz & Associates, Inc.
 6111 E. 32nd Place
 Tulsa, Oklahoma 74135
 Phone: (918) 665-3600
 OK CA NO. 341, LICENSE 5030251



Benchmark
 CHARLES SQUARE
 ELEVATION 103.15
 TBM MARK

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