



Tulsa Metropolitan Area  
Planning Commission

**Case :** Kirkdale Commercial Center –  
Block One

**Hearing Date:** July 21, 2021

**Case Report Prepared by:**

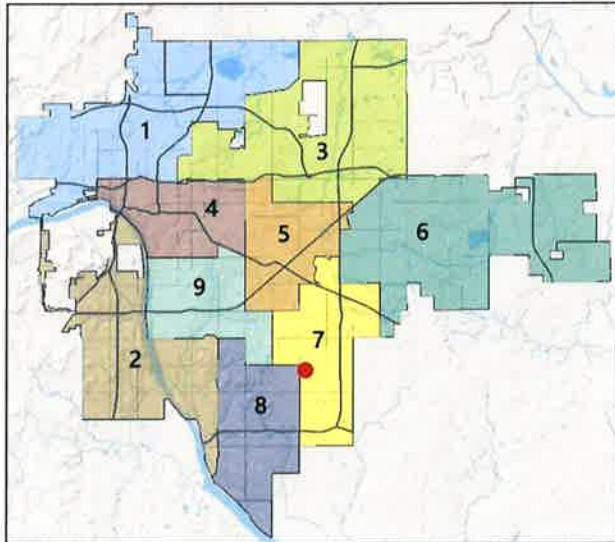
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Wallace Design

*Owner:* NNMCG, LLC

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



**Applicant Proposal:**

Change of Access

*Location:* Southeast corner of East 71<sup>st</sup>  
Street South and South Sheridan Road

*Summary:* Reduce access points on East  
71<sup>st</sup> Street South and South Sheridan  
Road from two to one.

**Zoning:** CS

**Staff Recommendation:**

Staff recommends **approval** of the  
change of access

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Change of Access Exhibits

4.1

**CHANGE OF AND CONSENT TO  
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, NNMCG, LLC are the owners of Kirkdale Commercial Center - Block One, in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from East 71st Street South and South Sheridan Road to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve such change of access with a favorable recommendation by the designated Engineer of the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 2955 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on attached Exhibit A, which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

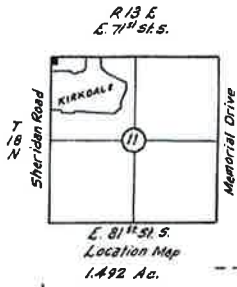
NNMCG, LLC  
Owner

BY: Craig Grotts  
Craig Grotts, Member

APPROVED:  
Brent W. Keuff  
City/County Engineer

\_\_\_\_\_  
TMAPC



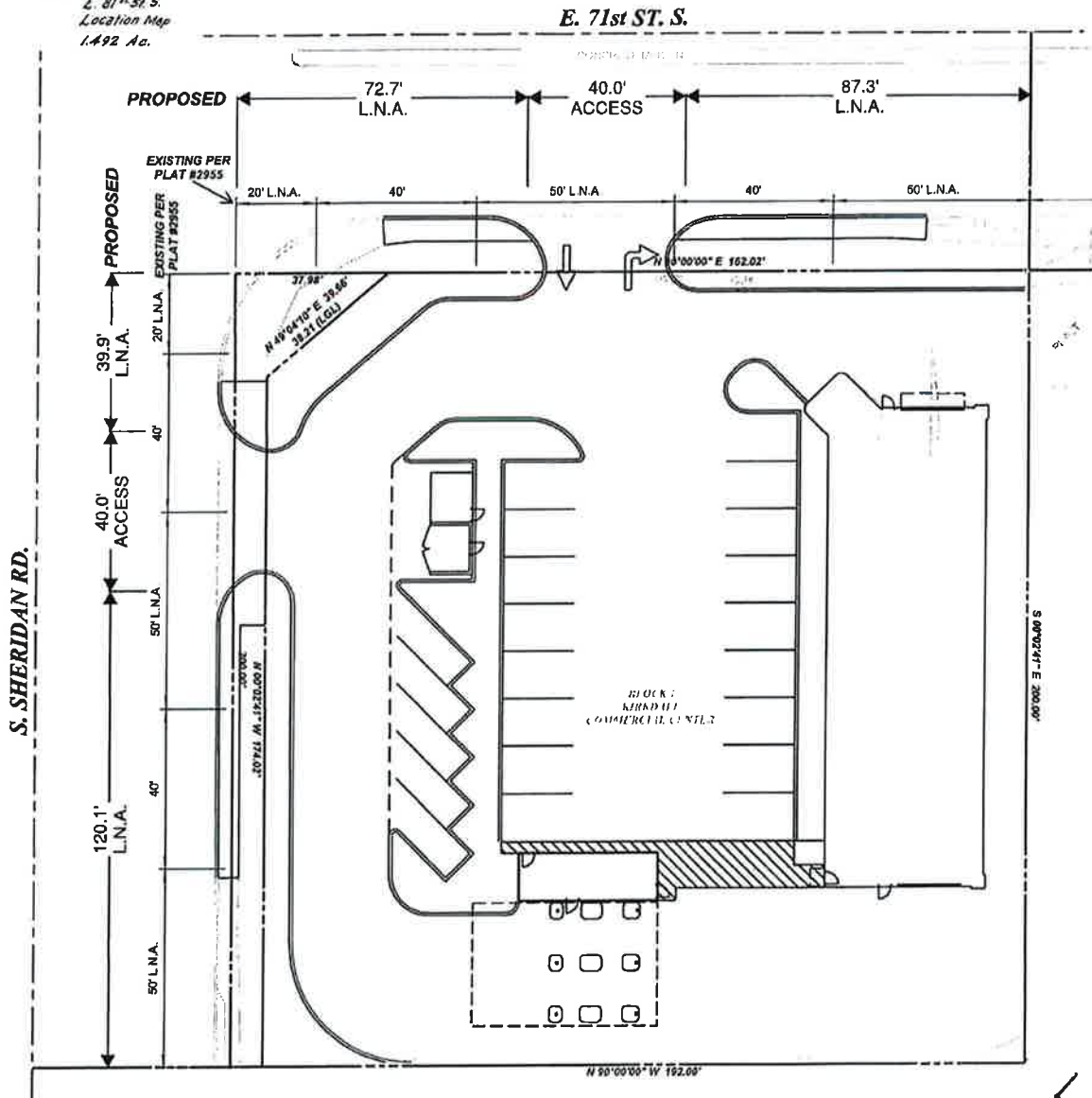


# EXHIBIT "A"

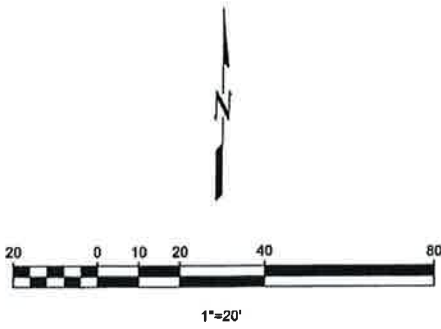
## CHANGE OF PLATTED ACCESS

### BLOCK 1, KIRKDALE COMMERCIAL CENTER

Approved: *Kurt W. Kuff* 7-12-21  
Traffic Engineer



4.4



wallace design collective, pc  
structural · civil · landscape · survey  
123 north martin luther king jr boulevard  
tulsa, oklahoma 74103  
918.584.5858 · 800.364.5859

OKLAHOMA CA # 1460  
EXP DATE 6/30/23