



Tulsa Metropolitan Area
Planning Commission

Case : Magnolia Farms

Hearing Date: September 6th, 2023

Case Report Prepared by:

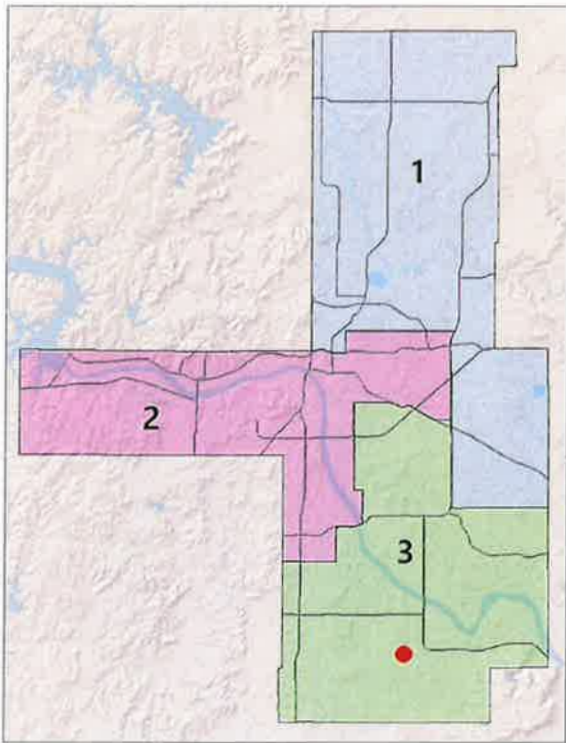
Jay Hoyt

Owner and Applicant Information:

Applicant: Select Design

Owner: Pine Springs Development Group, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Preliminary Plat

32 lots, 3 blocks, 41.5 ± acres

Location: South of the southwest corner of South Sheridan Road and East 171st Street South

EXHIBITS:

- Zoning Case Map
- Aerial
- Land Use Plan
- Plat Submittal

Zoning: RE (Residential Estate)/PUD-863

Staff Recommendation:

Staff recommends **approval** of the preliminary plat.

County Commission District: 3

Commissioner Name: Kelly Dunkerley

PRELIMINARY PLAT

Magnolia Farms - (County)

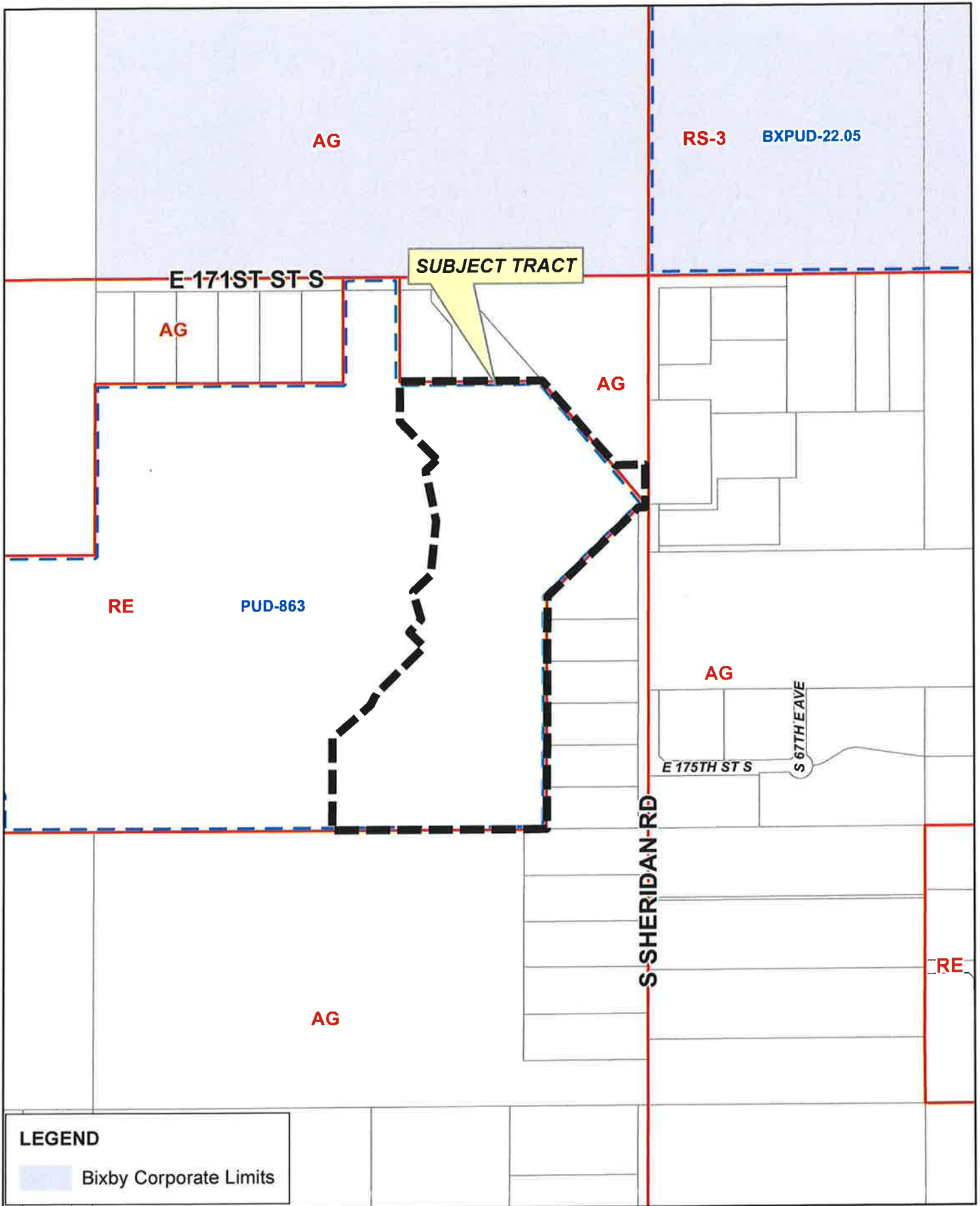
South of the southwest corner of South Sheridan Road and East 171st Street
South

This plat consists of 32 lots, 2 blocks on 41.5 ± acres.

The Technical Advisory Committee (TAC) met on August 17th, 2023 and provided the following comments:

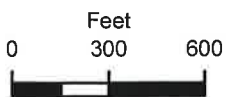
1. **Zoning:** Proposed lots conform to the requirements of the RE district and PUD-863. Planning Services will provide comments prior to final plat release.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the final plat.
3. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Okmulgee County Rural Water District #6. Any improvements to existing water lines must be approved through the RWD.
4. **County Engineering:** Provide Right-Of-Way along Sheridan Road.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters are required from all utilities serving the site.

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



LEGEND

 Bixby Corporate Limits



MAGNOLIA FARMS

17-13 34





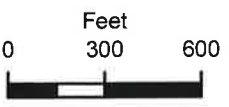
E 171ST ST S

SUBJECT TRACT

S SHERIDAN RD

E 175TH ST S

S 67TH E AVE



Subject Tract

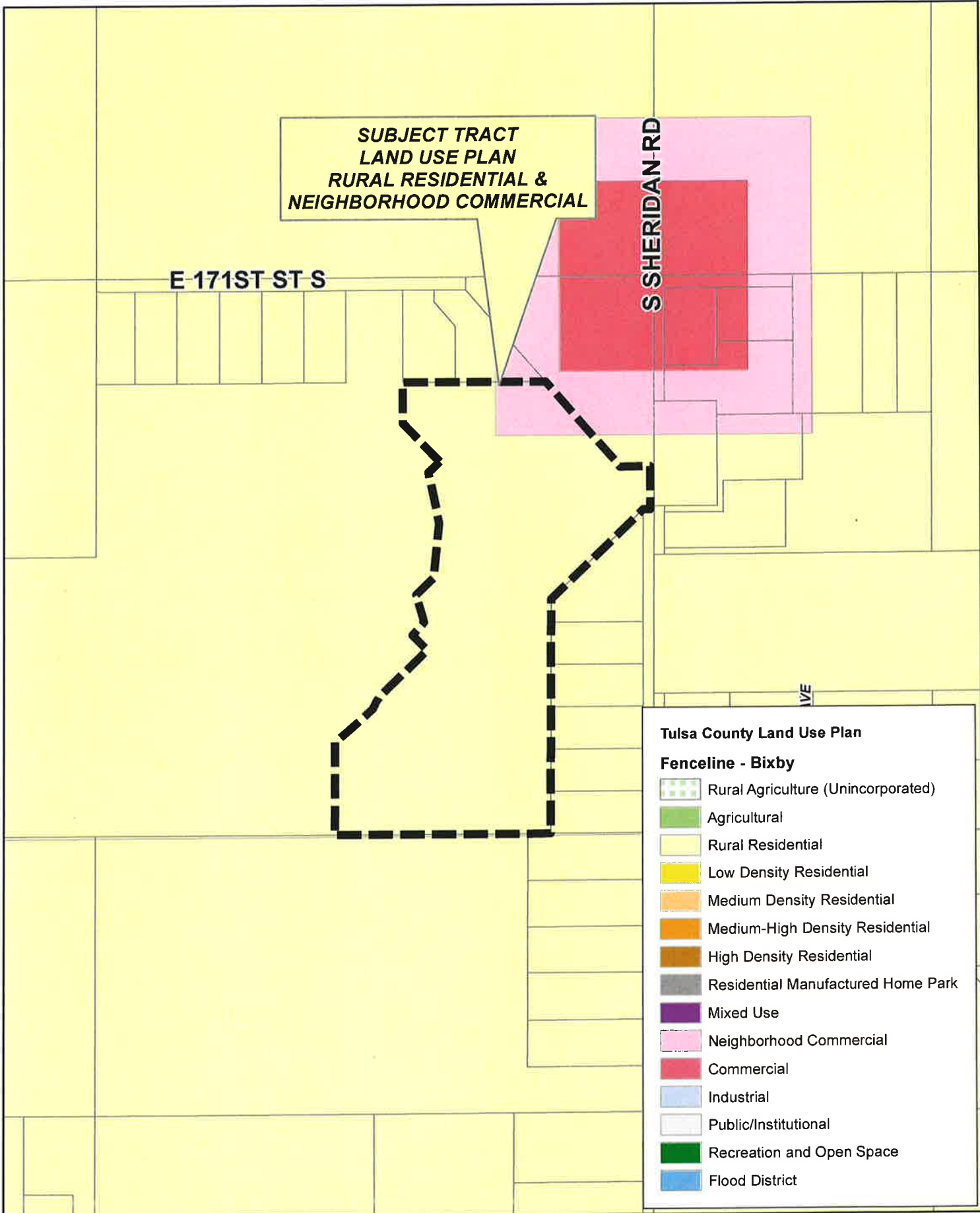
MAGNOLIA FARMS

17-13 34

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

Aerial Photo Date: 2023





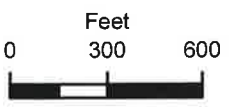
**SUBJECT TRACT
LAND USE PLAN
RURAL RESIDENTIAL &
NEIGHBORHOOD COMMERCIAL**

E 171ST ST S

S SHERIDAN RD

IVE

- Tulsa County Land Use Plan**
- Fenceline - Bixby**
-  Rural Agriculture (Unincorporated)
 -  Agricultural
 -  Rural Residential
 -  Low Density Residential
 -  Medium Density Residential
 -  Medium-High Density Residential
 -  High Density Residential
 -  Residential Manufactured Home Park
 -  Mixed Use
 -  Neighborhood Commercial
 -  Commercial
 -  Industrial
 -  Public/Institutional
 -  Recreation and Open Space
 -  Flood District



MAGNOLIA FARMS

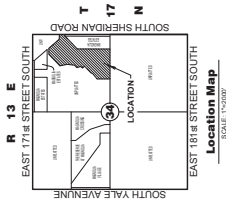
17-13 34



PUD-863

Magnolia Farms

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

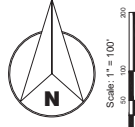


THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

Owner/ Developer
FINE SPRINGS DEVELOPMENT GROUP, LLC
13710 SOUTH
MOUNDS, OK 74247
PHONE: (918) 330-2998
MR. JERRY GORDON

Engineer
ENGINEERED DESIGN, PLLC
P.O. BOX 10587
DEL CITY, OKLAHOMA 73158
PHONE: (405) 234-0980
www.edesign.com
C.A. # 898 SPRINGS 0102024

Surveyor
FRITZ JAMES SURVEYING, LLC
2017 WEST FIRST STREET
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CONCEPTUAL IMPROVEMENTS PLAN

