



Tulsa Metropolitan Area  
Planning Commission

**Case :** Magnolia Heights Blocks 8-13  
(Related to CZ-515 & PUD-858)

**Hearing Date:** July 7, 2021

**Case Report Prepared by:**

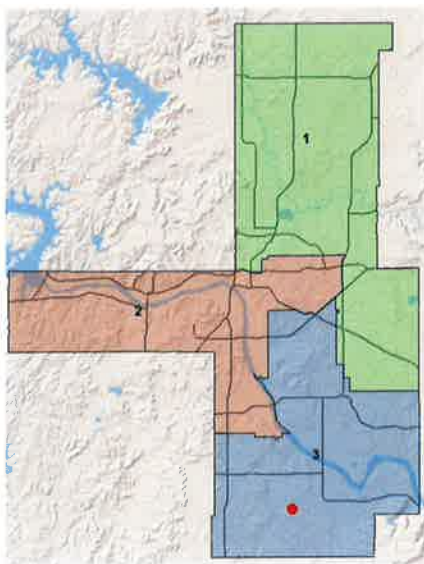
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Ryan McCarty, Select Design

*Owner:* Pine Springs Development Group, LLC

**Location Map:**  
(shown with County Commission districts)



**Applicant Proposal:**

Preliminary Plat

*Location:* North and west of the northwest corner of East 181<sup>st</sup> Street South and South Yale Avenue

*37 lots, 5 blocks, 30 ± acres*

*Single-Family Residential*

**Zoning:**

Current: AG (Agriculture)  
Proposed: RE (Residential – Estate), PUD-858

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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

## PRELIMINARY SUBDIVISION PLAT

### **Magnolia Heights Blocks 8-13** - (County)

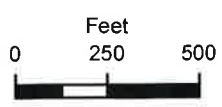
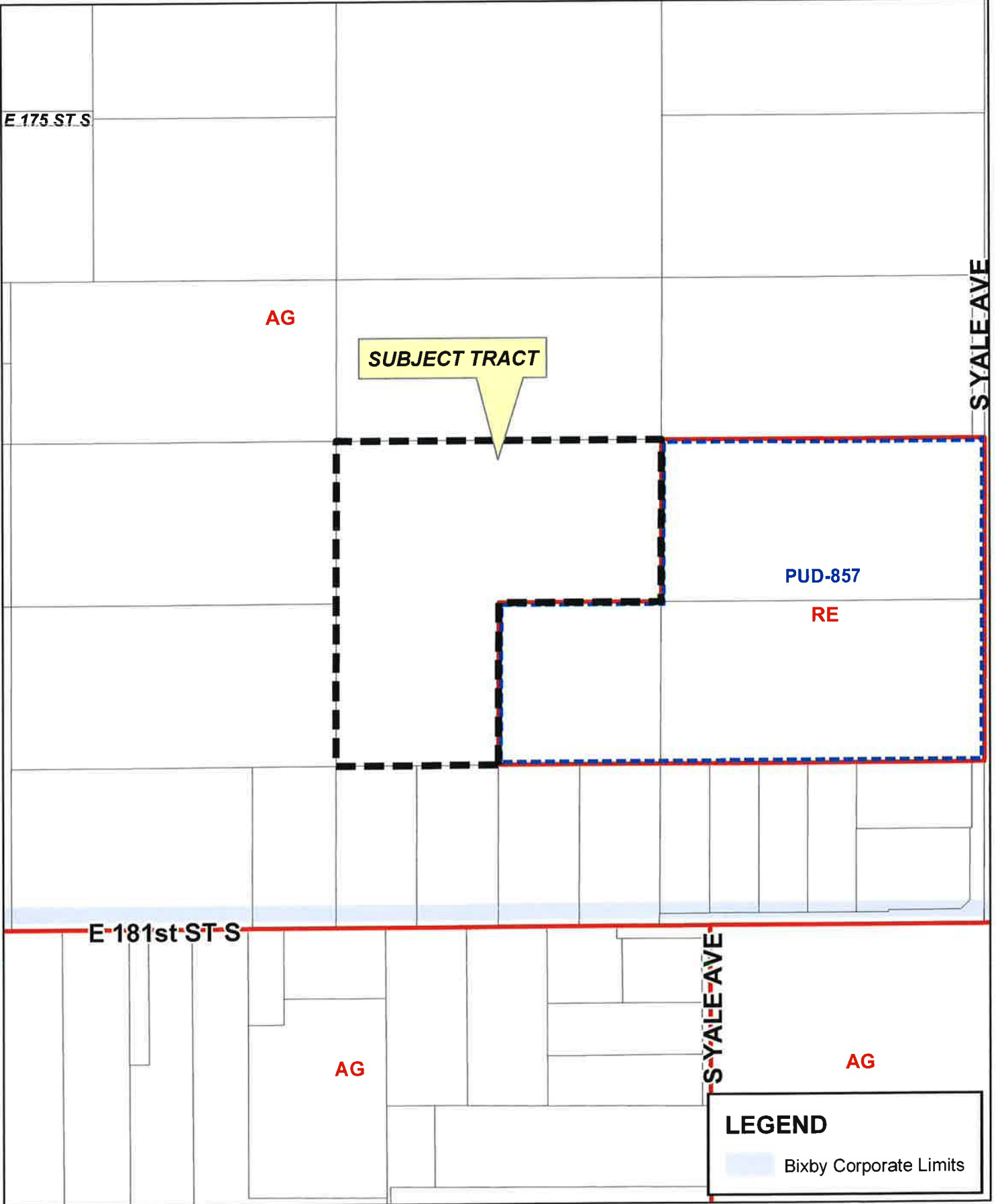
North and west of the northwest corner of East 181<sup>st</sup> Street South and South Yale Avenue

This plat consists of 37 lots in 5 blocks on 30 ± acres.

The Technical Advisory Committee (TAC) met on June 17, 2021 and provided the following conditions:

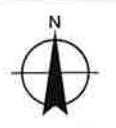
1. **Zoning:** Pending application for rezoning to RE (Residential-Estate) with a Planned Unit Development (PUD-858) must be approved and effective prior to the approval of a final plat.
2. **Addressing:** Addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New public streets are required to comply with all standards of Tulsa County. Plans must be approved by County Engineer and streets must be installed prior to final plat approval. Stub streets are required to the north and west to accommodate future connections to development.
4. **Sewer:** Oklahoma Department of Environmental Quality approval is required for on-site sewage disposal.
5. **Water:** Water line plans must be approved by Okmulgee County Rural Water District #6 and a release must be provided for final plat approval.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Under basis of bearing information, include coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set associated with this plat. Ensure accuracy of written legal description.
7. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with all Tulsa County drainage standards. Review and approval by the County Engineer is required prior to final plat approval.
8. **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 Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.



### MAGNOLIA HEIGHTS BLOCKS 8-13

17-13 33



23.3

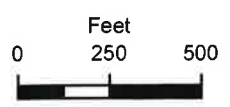


E 175 ST S

S YALE AVE

E 181st ST S

S YALE AVE



 Subject Tract

# MAGNOLIA HEIGHTS BLOCKS 8-13

17-13 33

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

Aerial Photo Date: 2021



23.4

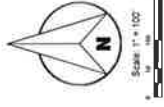






CONCEPTUAL IMPROVEMENTS PLAN  
**Magnolia Heights**  
 BLOCKS 8-13

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE¼ OF SECTION THIRTY-THREE (33), 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.

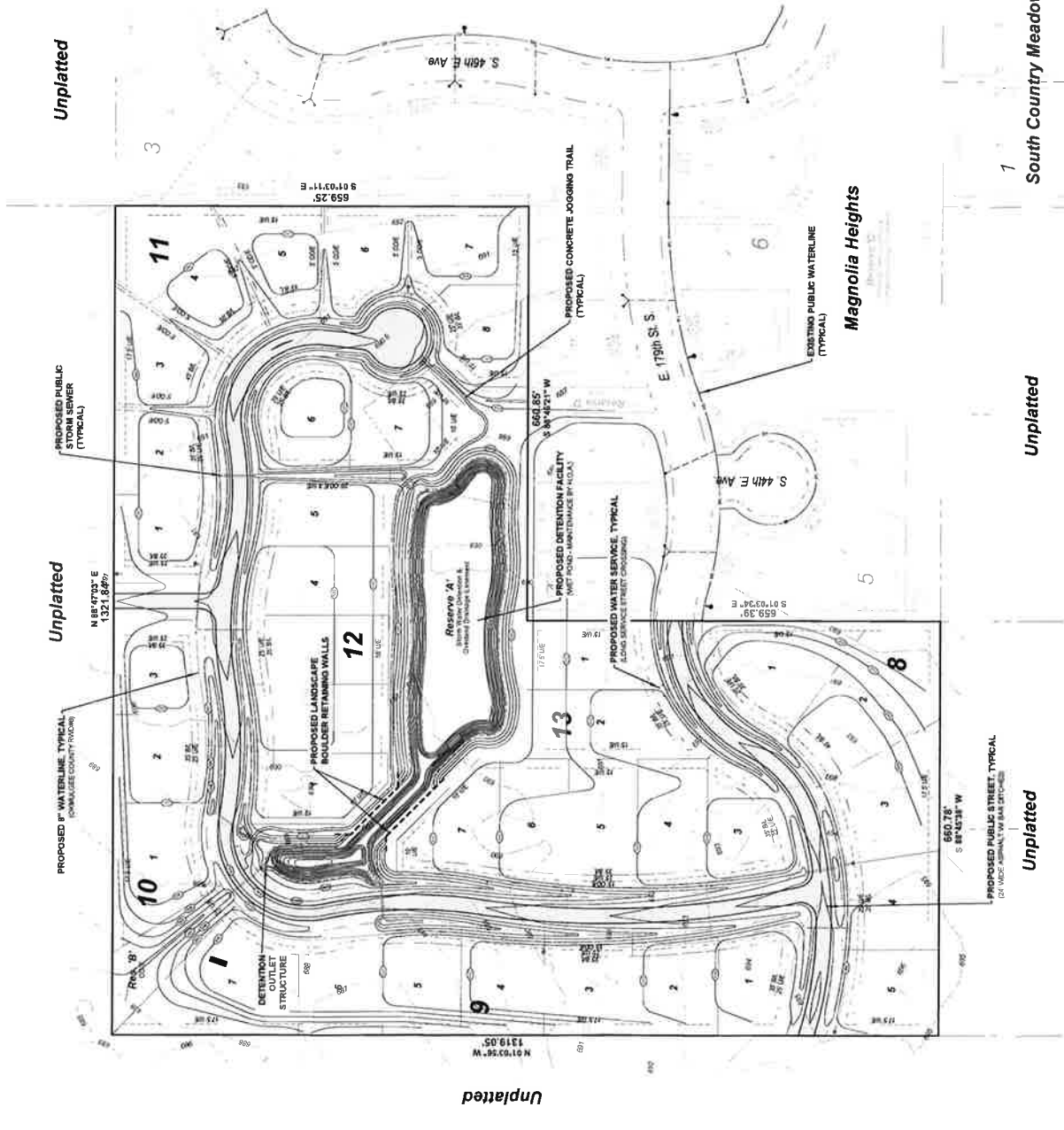


**Owner / Developer**  
 PINE SPRINGS DEVELOPMENT GROUP, LLC  
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 TULSA, OKLAHOMA 74119  
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 WWW.PSPRINGSGROUP.COM

**Engineer**  
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 1000 WEST 17TH STREET  
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 PHONE: (918) 231-0925  
 info@engineeringbydesign.com  
 C.E. & S.E. ENGINEERS & ARCHITECTS

**Surveyor**  
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 PHONE: (918) 231-0925  
 info@fritzland.com  
 C.E. & S.E. ENGINEERS & ARCHITECTS

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



23-8