



Tulsa Metropolitan Area  
Planning Commission

**Case :** Mingo 20

**Hearing Date:** November 17, 2021

**Case Report Prepared by:**

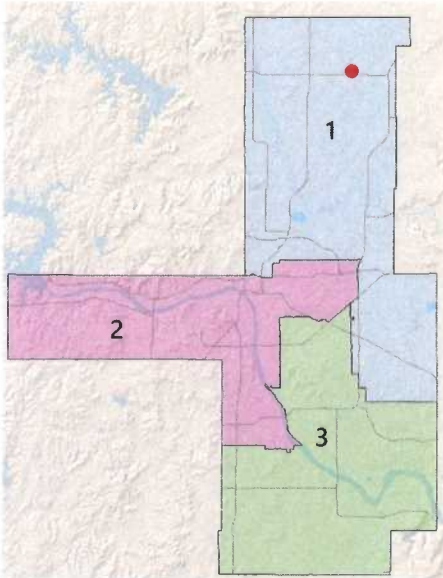
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting

*Owner:* Smalygo Properties

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



**Applicant Proposal:**

Minor Subdivision Plat

*2 lots, 1 block, 12.54 ± acres*

*Location:* Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

**Zoning:** CG (Commercial – General)

**Staff Recommendation:**

Staff recommends **approval** of the minor subdivision plat

**County Commission District: 1**

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Tulsa County Land Use Plan, Plat Submittal

13.1

## MINOR SUBDIVISION PLAT

### Mingo 20 - (County)

Northwest corner of East 146<sup>th</sup> Street North and North Mingo Road

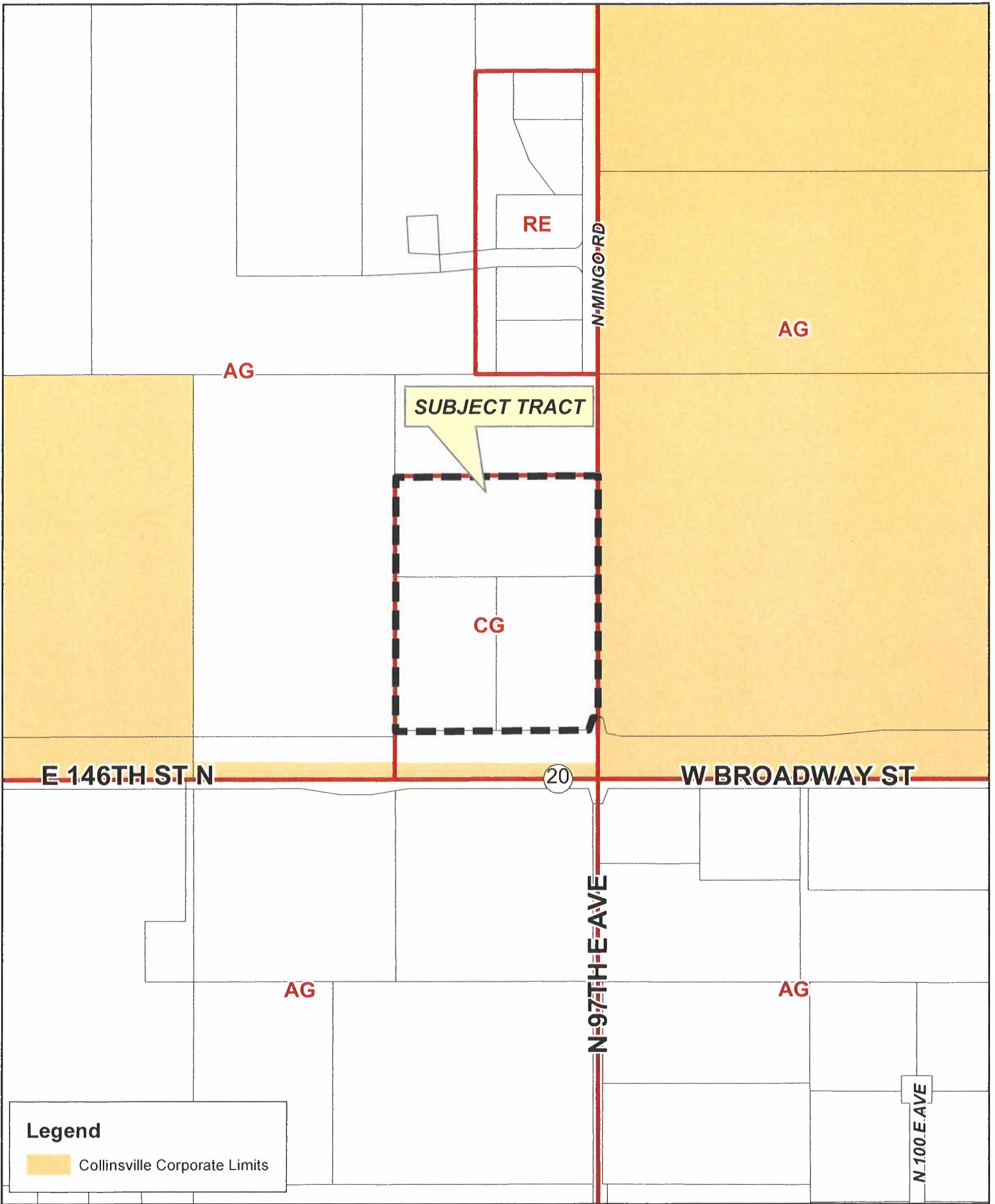
This plat consists of 2 lots, 1 block on 12.54 ± acres.

The Technical Advisory Committee (TAC) met on November 4, 2021 and provided the following conditions:

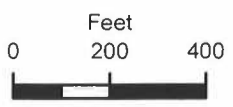
1. **Zoning:** Property is zoned CG (Commercial – General). Proposed lots conform to the requirements of the CG district.
2. **Addressing:** Addresses provided by INCOG must be shown on face of the plat.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer/Water:** On-site sewage disposal requires approval by Oklahoma Department of Environmental Quality. Water service to be provided by Washington County Rural Water District #3. Any improvements to existing water lines must be approved through the RWD.
5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

Plat was released by the Tulsa County Engineer on November 9, 2021. Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

13.2



**Legend**  
Collinsville Corporate Limits



**MINGO 20**  
22-13 24

13.3



E 146TH ST N

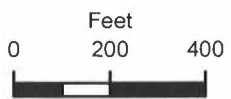
20

W BROADWAY ST

N MINGO RD

N 97TH E AVE

N 100 E AVE



 Subject Tract

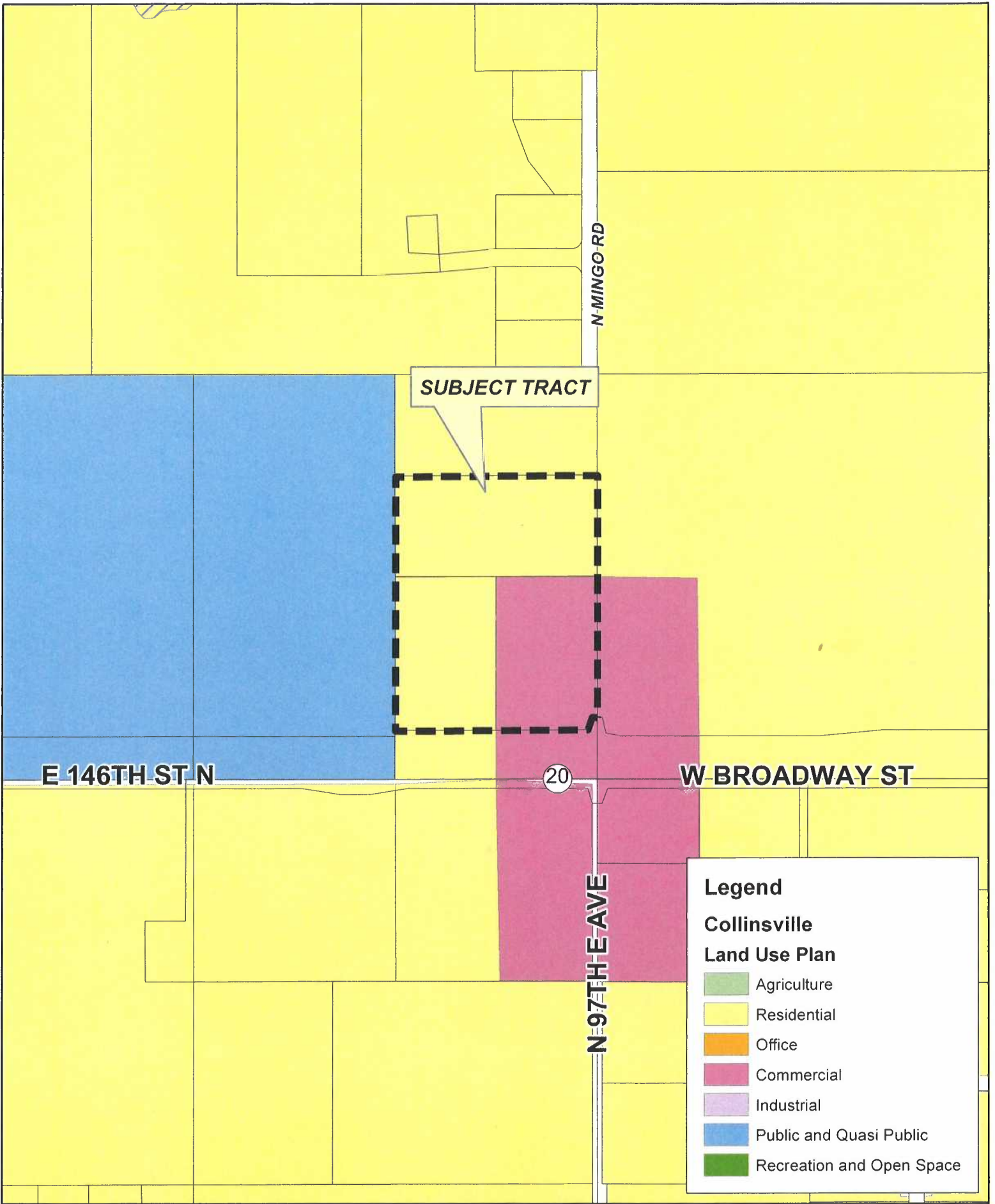
# MINGO 20

22-13 24

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

Aerial Photo Date: 2020/2021





**SUBJECT TRACT**

N-MINGO RD

E 146TH ST N

20

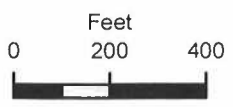
W BROADWAY ST

N-97TH-AVE

**Legend**

**Collinsville**  
**Land Use Plan**

- Agriculture
- Residential
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Recreation and Open Space



**MINGO 20**  
22-13 24

