



Tulsa Metropolitan Area
Planning Commission

Case: Saint Francis Hospital South

Hearing Date: March 1, 2023 (Continued from
February 15, February 1, 2023 and January 18, 2023)

Case Report Prepared by:

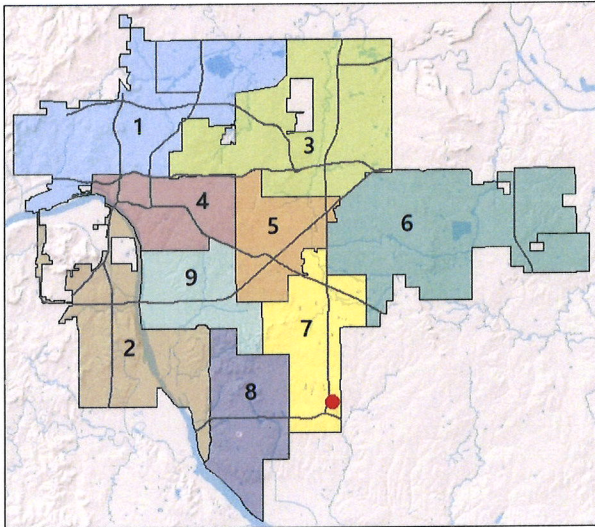
Nathan Foster

Owner and Applicant Information:

Applicant: Nathalie Cornett, Eller & Detrich

Owner: Saint Francis Health System

Location Map:
(shown with City Council districts)



Applicant Proposal:

Request for authorization to receive accelerated
release of building permits

2 lots, 1 block, 40.93 ± acres

Location: Northeast corner of East 91st Street South
and Highway 169

Zoning:
CO/PUD-586-A

Staff Recommendation:

Staff recommends **approval** of the authorization to
receive an accelerated release of a building permit

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Kelly Dunkerley

4.1

ACCELERATED RELEASE OF BUILDING PERMIT

Saint Francis Hospital South - (CD 7)

Northeast corner of East 91st Street South and Highway 169

The subject property is required to obtain full compliance with the Subdivision & Development Regulations due to a rezoning to PUD-586-A that occurred in December of 2001. A portion of the property was platted following the original approval, but the remainder of the tract is still subject to the platting requirements in the Tulsa Zoning Code Section 70.080.

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The *Subdivision & Development Regulations* require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat for this project was approved on April 6, 2022.

The project is seeking to abandon and reconfigure existing public infrastructure that impacts that site. The abandonment of certain public infrastructure will include the closure and vacation of existing public utility easements that impact the project site. No construction will be permitted within the existing easements until closure of the easements has been completed. If approved, this application would allow work to begin on portions of the project that exist within the previously unplatted areas while the process to close and vacate existing easements continues. Closed easements will be depicted on the final plat. Any easements that have completed the vacation process will be removed from the final plat.

The Technical Advisory Committee met on January 5, 2023 and had no objections to the authorization for accelerated release of building permits.

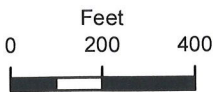
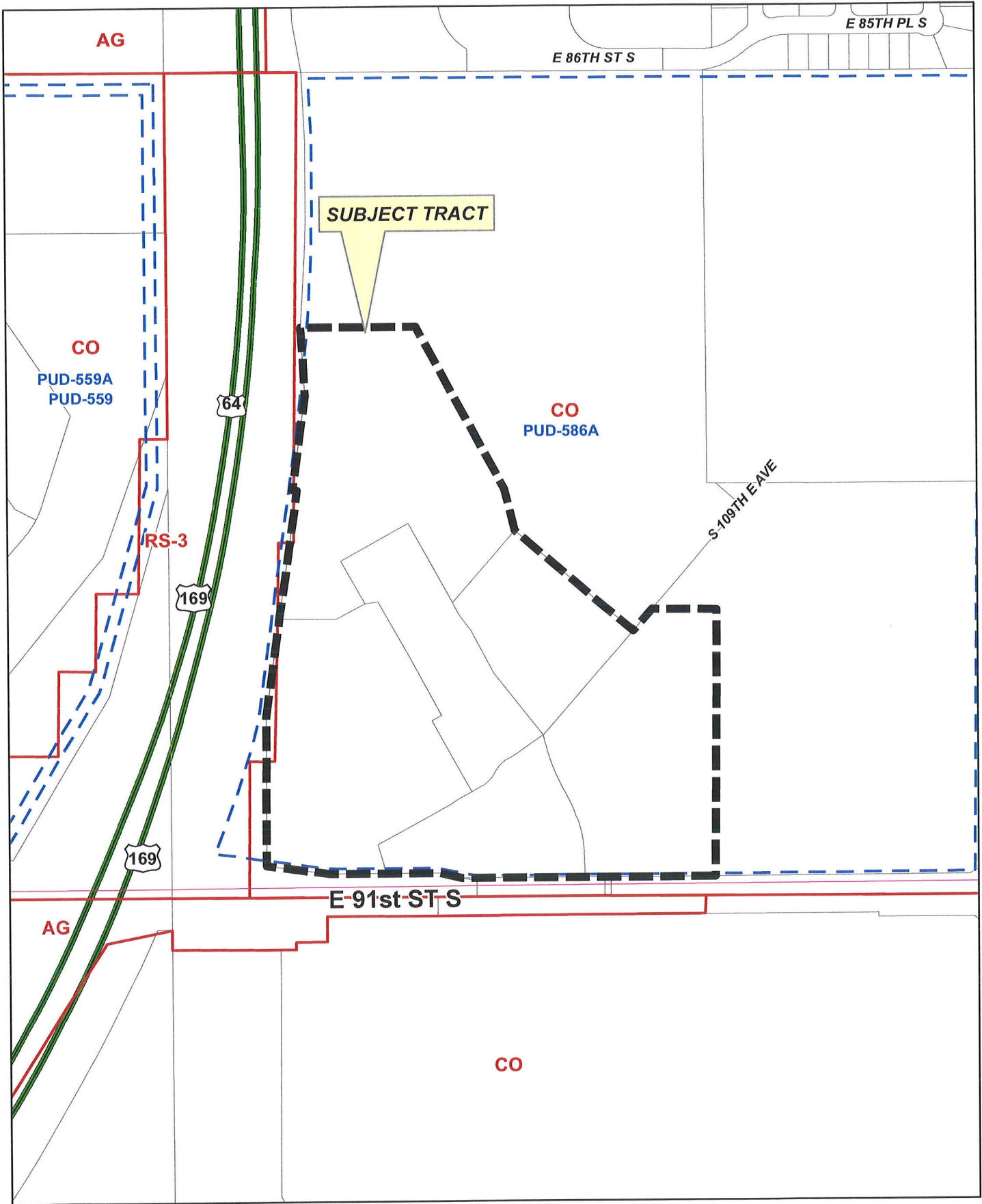
If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.

Staff has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which dedication of right-of-way and easements would be required and recommend TMAPC include these findings to defer those dedications to the final plat.

4.2

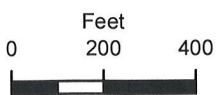


**SAINT FRANCIS
HOSPITAL SOUTH**

18-14 18



4.3



Subject
Tract

SAINT FRANCIS HOSPITAL SOUTH

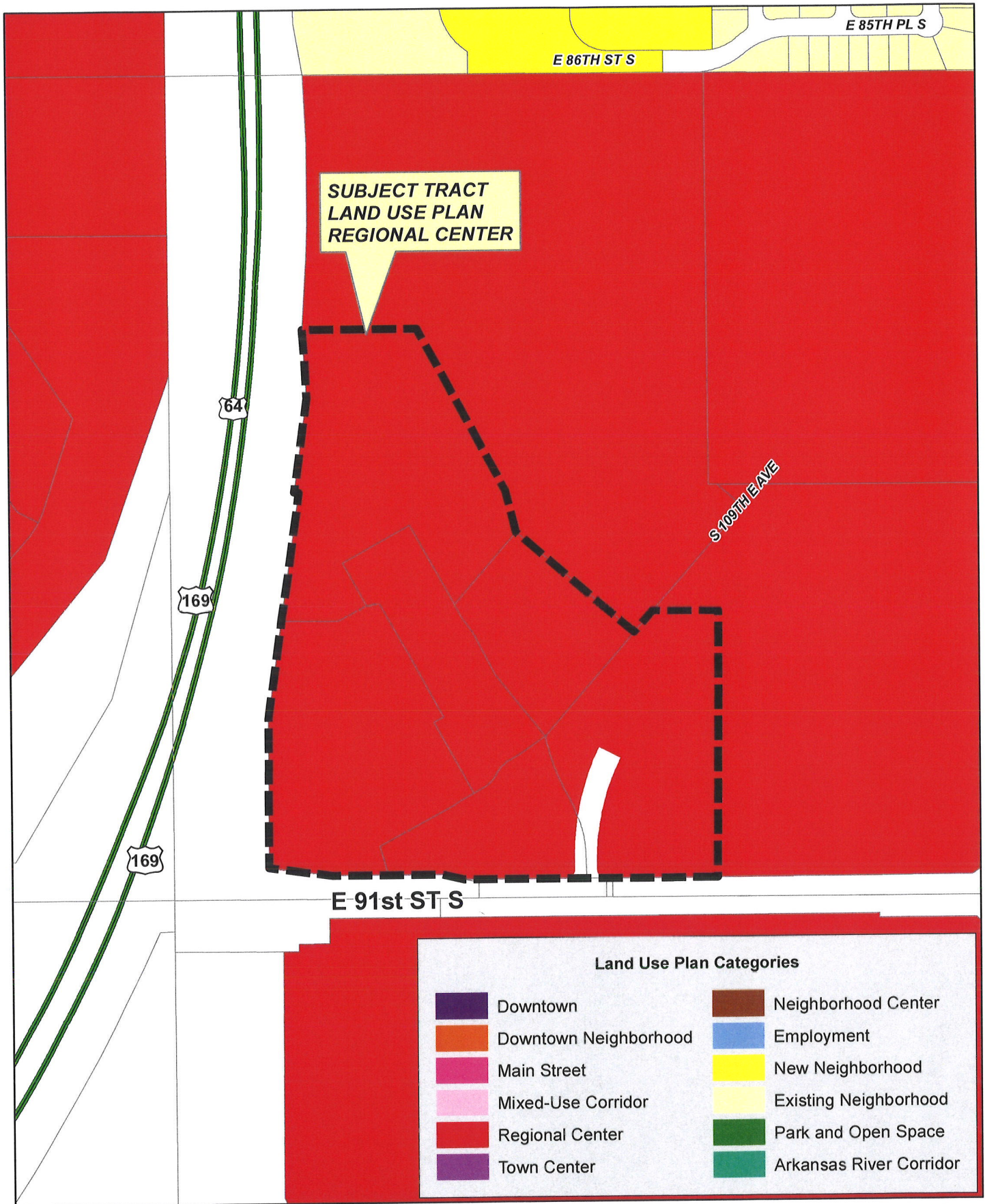
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: 2020/2021



18-14 18

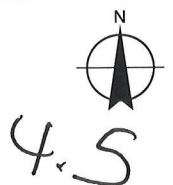
44

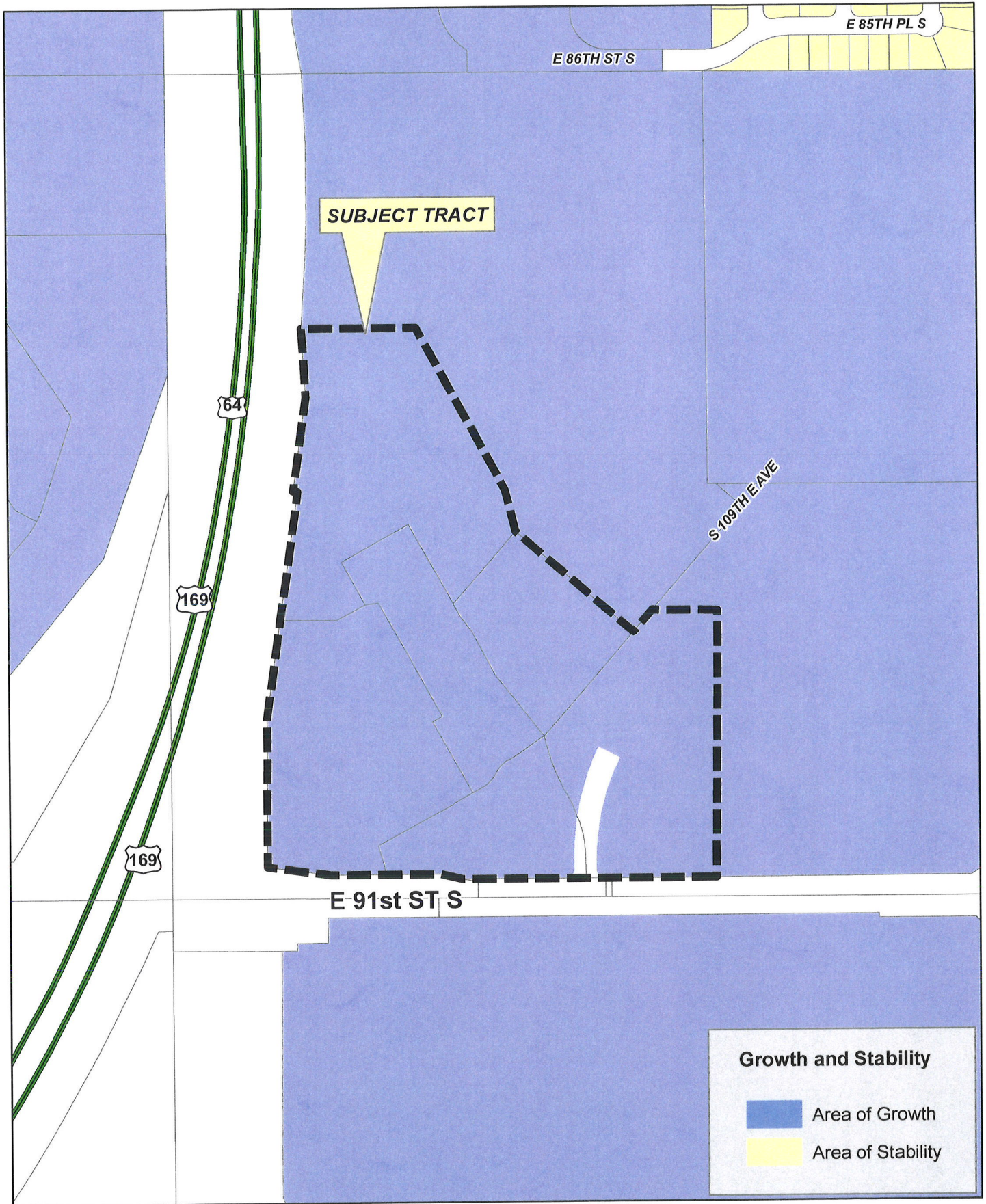


0 Feet 200 400

SAINT FRANCIS HOSPITAL SOUTH

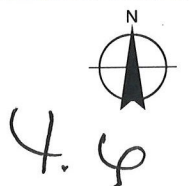
18-14 18

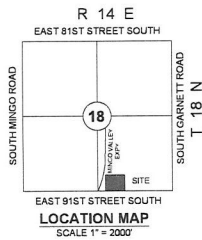




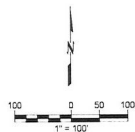
SAINT FRANCIS HOSPITAL SOUTH

18-14 18

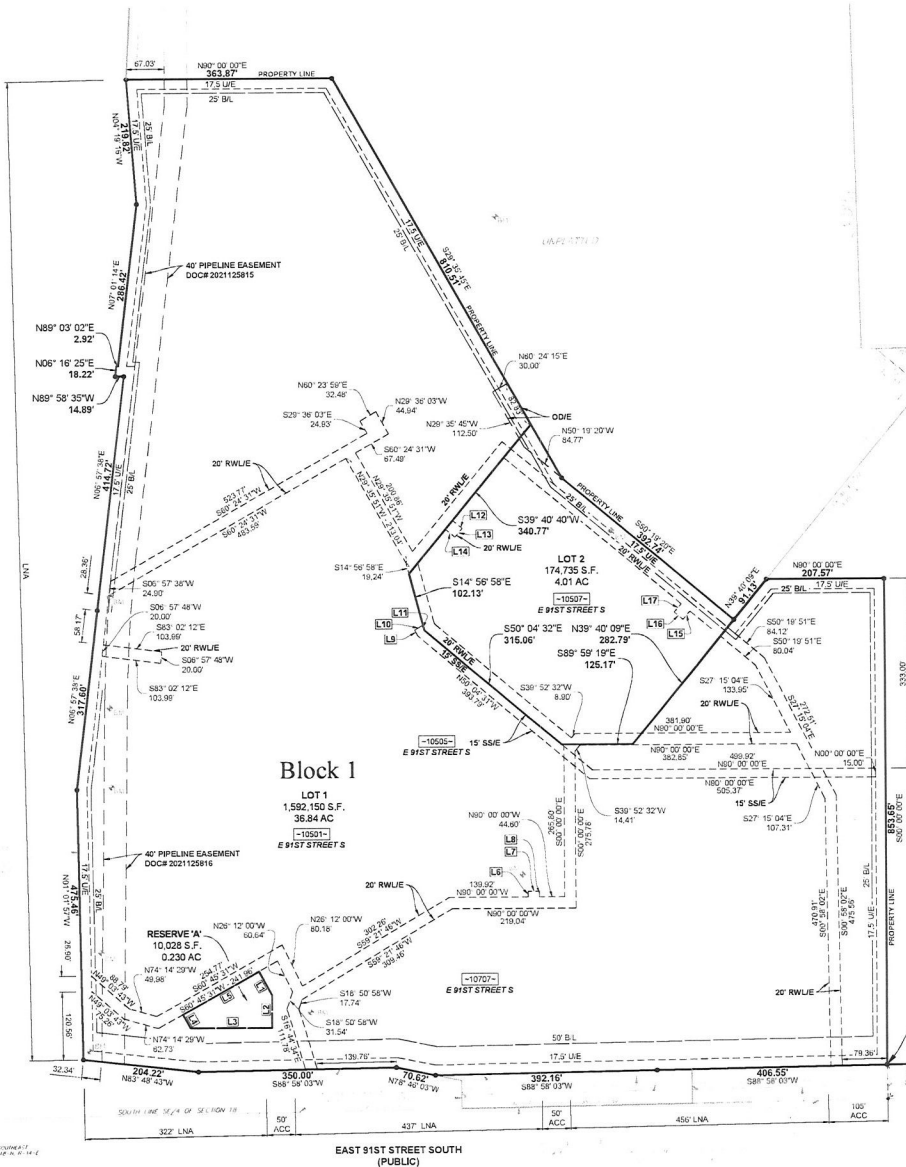




EAST 91ST STREET SOUTH
LOCATION MAP
SCALE 1" = 2000'



LINE NO.	LENGTH (FT)	BEARING
L1	46.88	S28° 51' 10"E
L2	58.80	N0° 25' 00"E
L3	143.65	N80° 00' 00"E
L4	27.89	N29° 14' 29"W
L5	154.81	S00° 45' 31"W
L6	10.02	N0° 00' 00"E
L7	20.00	N50° 00' 00"E
L8	10.02	N0° 00' 00"E
L9	11.36	S29° 30' 51"E
L10	15.00	N60° 24' 08"E
L11	8.65	S29° 30' 51"E
L12	22.00	S50° 19' 20"E
L13	20.00	S39° 40' 40"W
L14	22.00	N50° 19' 20"W
L15	19.13	S39° 52' 32"W
L16	20.00	N50° 07' 28"W
L17	19.07	N39° 52' 32"E



DRAFT FINAL PLAT SAINT FRANCIS HOSPITAL SOUTH

CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

OWNER
SAINT FRANCIS HEALTH SYSTEM
0101 S. YALE AVE.
TULSA, OKLAHOMA 74106

ENGINEER
WALLACE DESIGN COLLECTIVE, PC
123 NORTH MARTIN LUTHER KING JR. BLVD.
TULSA, OK 74103
(918) 584-6565
OKLAHOMA CA #1460
EXP. DATE 6/30/2023
ALAN TAYLOR P.E.
alan.taylor@wallace-design.com

SURVEYOR
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL. 918-925-0250
RPLS 1556, CA #4502
EXP. DATE 6/30/2023
wade@bennettsurveying.com

SUBDIVISION STATISTICS

TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.85 ACRES MORE OR LESS.

MONUMENTATION

3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

BENCHMARK	BENCHMARK	BENCHMARK
BM-1 CHISELED "X" ELEV: 710.80 N=363328.388 E=2601572.507	BM-2 CHISELED "X" ELEV: 702.85 N=382031.104 E=2603300.570	BM-3 CHISELED "X" ELEV: 702.84 N=382031.104 E=2601624.355
BM-4 3/8" IRON PIN ELEV: 707.88 N=362722.687 E=2601533.473	BM-5 CHISELED SQUARE ELEV: 708.59 N=362686.290 E=2601554.628	BM-6 CHISELED "X" ELEV: 710.21 N=382188.330 E=2601515.001

BASIS OF BEARINGS

HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83. VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

LEGEND

ACC LIMITS OF ACCESS
LNA NO LIMITS OF ACCESS
BL BUILDING LINE SETBACK
RWL/E RESTRICTED WATER LINE EASEMENT
SDE STORM DRAIN EASEMENT
O/E OVERLAND DRAINAGE EASEMENT
U/E UTILITY EASEMENT
R/W RIGHT OF WAY
F 3/8" IRON PIN
F 3/8" IRON PIN
-XXX- ADDRESS
C20 LINE NUMBER TAG

(POB)
POINT OF BEGINNING

(POC)
POINT OF COMMENCEMENT
SOUTHEAST CORNER (SE/4)
OF THE (SE/4), SECTION 18,
T-18-N, R-14-E

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date _____ CHAIR _____

THWPCINCOG _____ MAYOR _____

CITY ENGINEER _____ ATTEST CITY CLERK _____

Council of the City of Tulsa, Oklahoma _____ CITY ATTORNEY _____

Approval Date _____

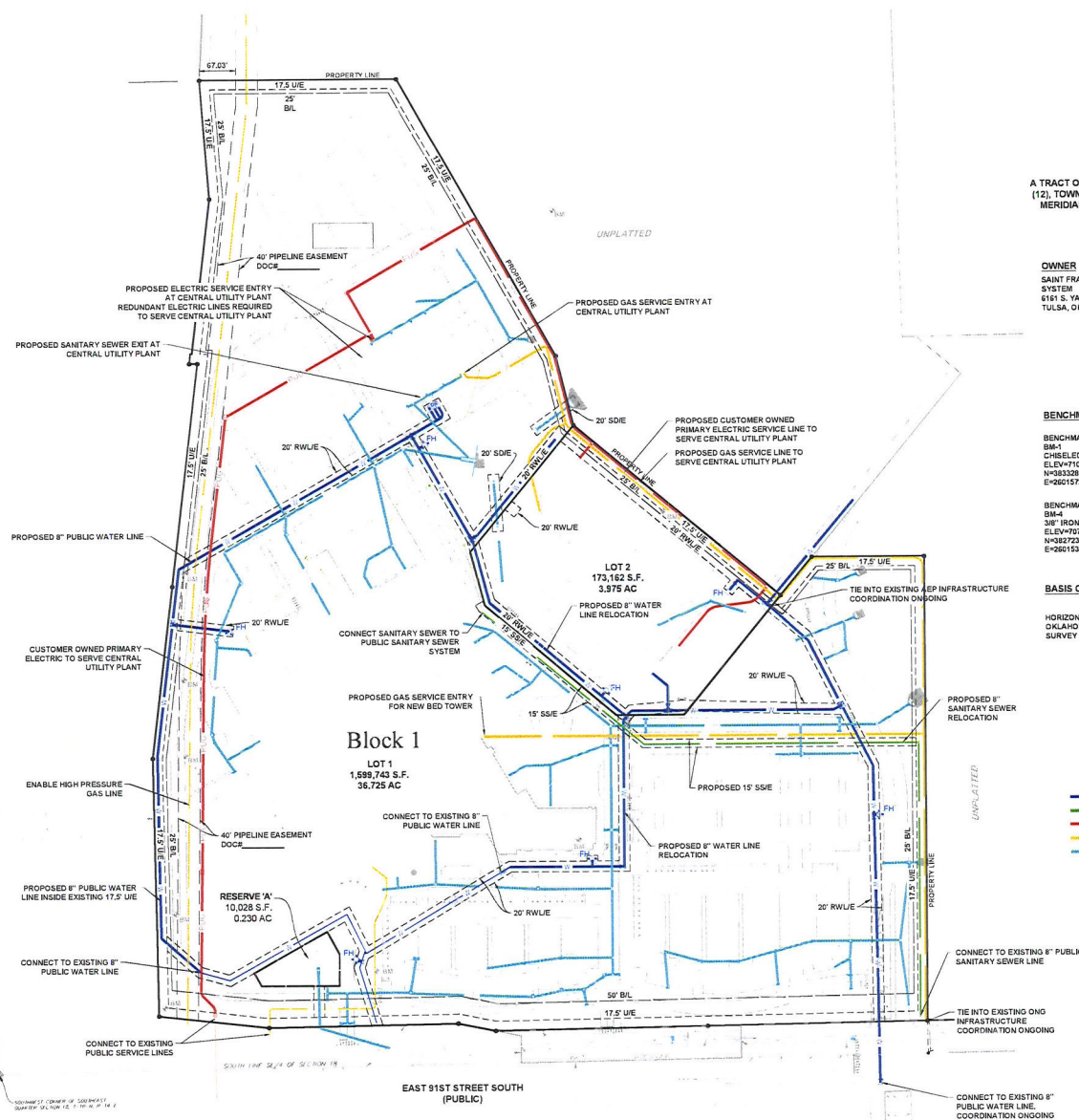
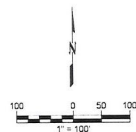
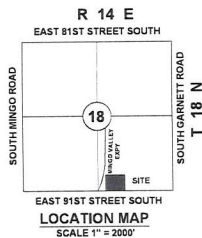
The approval of the Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per trust receipt no. _____ to be applied to _____ taxes. This certificate in full but is construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed on record. 20 _____ taxes may exceed the amount of the security deposit.

Dated: _____ DENNIS SEMLER
Tulsa County Treasurer

By: _____ Deputy



CONCEPTUAL UTILITY PLAN **SAINT FRANCIS HOSPITAL SOUTH**

CITY OF TULSA, TULSA COUNTY

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE4) OF SECTION TWELVE (12), TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE FIVE (5) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT

OWNER
SAINT FRANCIS HEALTH SYSTEM
6161 S. YALE AVE.
TULSA, OKLAHOMA 74136

ENGINEER
WALLACE DESIGN COLLECTIVE, PC
122 NORTH MARTIN LUTHER KING JR. BLVD.
TULSA, OK 74103
(918) 584-6558
OKLAHOMA CA #1400
EXP. DATE 6/20/23
ALAN TAYLOR P.E.
alan.taylor@wallace-design.com

SURVEYOR
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74037
TEL. 918-495-0390
RPLS 1556, CA #4562
EXPIRES 6/26/2022
wade@bennettsurveying.com

BENCHMARK

BENCHMARK	BENCHMARK	BENCHMARK
BM-1 CHISELED "X" ELEV=710.85 N=383328.398 E=2601572.657	BM-2 CHISELED "X" ELEV=702.85 N=382031.104 E=2602205.570	BM-3 CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355
BM-4 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	BM-5 CHISELED SQUARE ELEV=705.59 N=382896.290 E=2601554.628	BM-6 CHISELED "X" ELEV=710.21 N=383188.330 E=2601570.031

BASIS OF BEARINGS

HORIZONTAL DATUM FOR THE SURVEY IS BASED ON OKLAHOMA STATE PLANE NAD 83. VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

LEGEND

ACC	LIMITS OF ACCESS
LNA	NO LIMITS OF ACCESS
BL	BUILDING LINE SETBACK
RWUE	RESTRICTED WATER LINE EASEMENT
SDIE	STORM DRAIN EASEMENT
UE	UTILITY EASEMENT
ROW	RIGHT OF WAY
•	FOUND 3/8" IRON PIN
•	SET 3/8" IRON PIN
—	NEW WATER LINE
—	NEW SANITARY SEWER LINE
—	NEW ELECTRICAL & COMMUNICATIONS
—	NEW GAS
—	LINE NEW STORM LINE