



Tulsa Metropolitan Area
Planning Commission

Case : Enclave II at Addison Creek

Hearing Date: March 17, 2021

Case Report Prepared by:

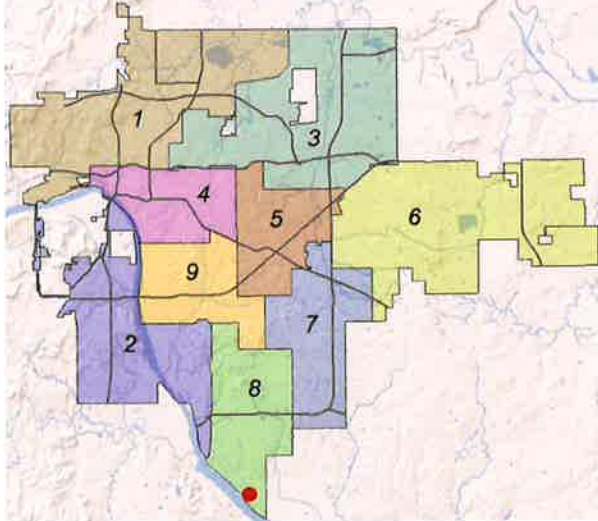
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(Shown with City Council districts)



Applicant Proposal:

Preliminary Plat

106 lots, 9 blocks, 27.8 ± acres

Location: West of South Sheridan Road at
East 123rd Street South

Zoning: RS-3 / PUD-828

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

Enclave II at Addison Creek - (CD 8)

West of South Sheridan Road at East 123rd Street South

This plat consists of 106 lots, 9 blocks, 27.8 ± acres.

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

1. **Zoning:** Proposed lot conforms to the requirements RS-3 zoning. Boundary for PUD-828 should be delineated on the face of the plat to indicate which lots are included and subject to the development standards.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Sidewalks on individual lots will be required to be constructed as construction occurs. Sidewalks along reserve areas are required to be installed in conjunction with the final plat. Block 5 exceeds maximum block length allowable by the Subdivision & Development Regulations. Incorporate additional connection to the north to break up block.
4. **Sewer:** IDP approval required prior to final plat approval.
5. **Water:** IDP submittal must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all pins found or set associated with this plat. Add legend entries for found/set property pins. Platted subdivisions at the time of final plat approval must be shown in the location map. All other property should be labeled unplatted. Label plat location as "Site" or "Project Location".
7. **Stormwater, Drainage, & Floodplain:** Delineate any remaining floodplain boundaries on the face of the plat. IDP approval for stormwater and drainage 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 the requirements of the Subdivisions Regulations. Final plat release from the City of Tulsa is required prior to final plat approval.

E 121ST ST S

S SHERIDAN RD

S HUDSON AVE

E 123 ST S

E 123 ST S

E 124 ST S

E 125 ST S

S NORWOOD AVE

S OXFORD AVE

E 124 CT S

E 125 ST S

S KINGSTON AVE

E 125 PL S

E 126 PL S

S MAPLEWOOD AVE

E 127 ST S

E 127 ST S

E 127 PL S

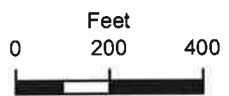
S SHERIDAN RD

S 66 E AVE

S 66 E AVE

E 127 CT S

ENCLAVE II AT ADDISON CREEK



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018

17-13 03



Subject Tract



15.3

E 121ST ST S

S HUDSON AVE

SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

S SHERIDAN RD

E 123 ST S

E 123 ST S

E 124 ST S

E 125 ST S

E 124 CT S

E 125 ST S

S KINGSTON AVE
E 125 PL S
E 126 PL S

S MAPLEWOOD AVE
E 127 ST S

S SHERIDAN RD

S 66 E AVE

S 66 E AVE

E 127 CT S

Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

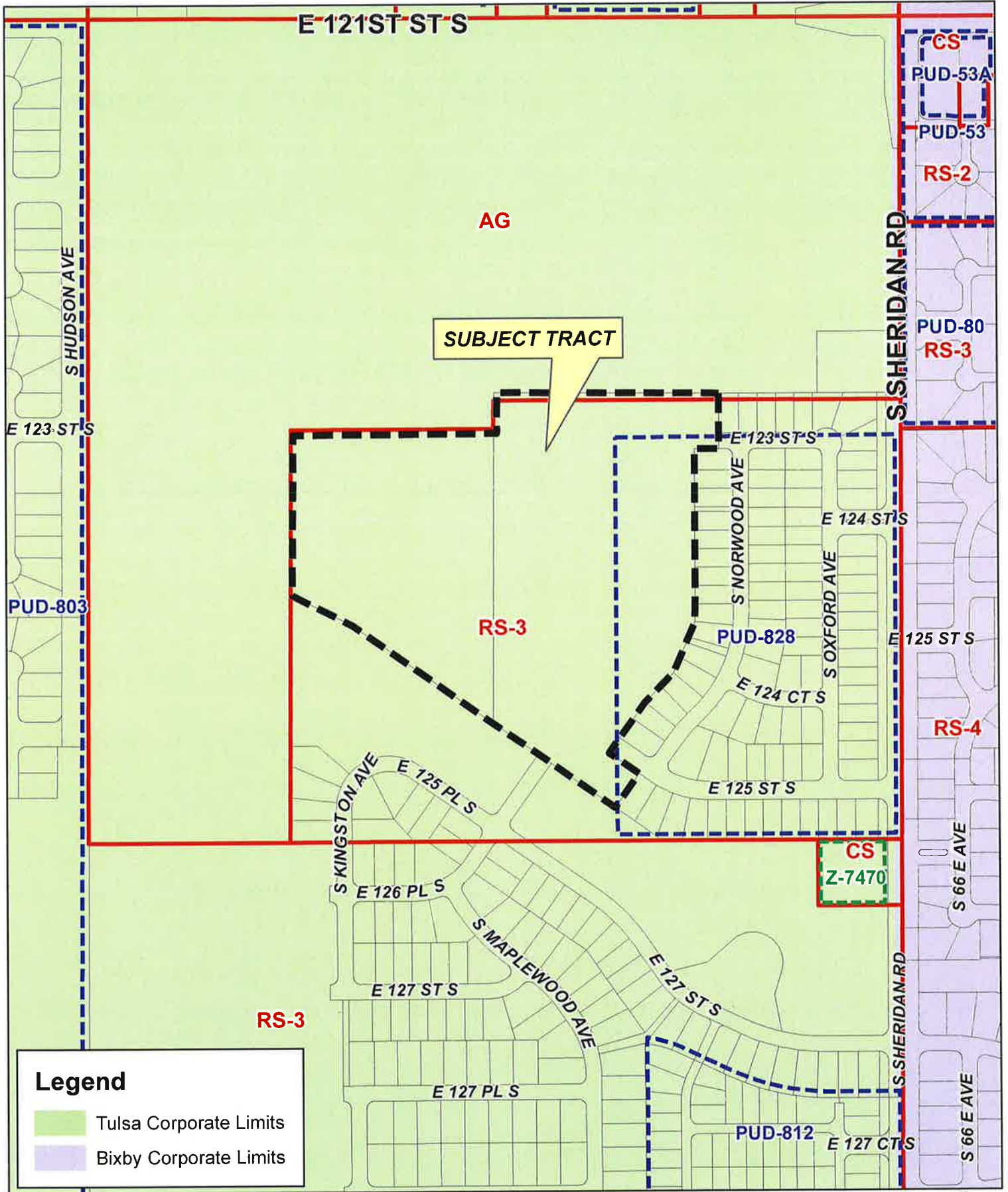


ENCLAVE II AT ADDISON CREEK

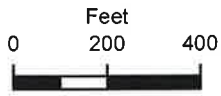
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ENCLAVE II AT ADDISON CREEK



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15.5



E 121ST ST S

S HUDSON AVE

SUBJECT TRACT

S SHERIDAN RD

E 123 ST S

E 123 ST S

E 124 ST S

E 125 ST S

E 124 CT S

E 125 ST S

S KINGSTON AVE

E 125 PL S

E 126 PL S

E 127 ST S

E 127 PL S

S MAPLEWOOD AVE

E 127 ST S



E 127 CT S

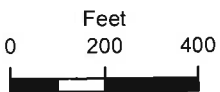
S 66 E AVE

S 66 E AVE

S SHERIDAN RD

Growth and Stability

-  Area of Growth
-  Area of Stability



ENCLAVE II AT ADDISON CREEK

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15.6



