



Tulsa Metropolitan Area
Planning Commission

Case : 33rd Center

Hearing Date: February 5, 2020

Case Report Prepared by:

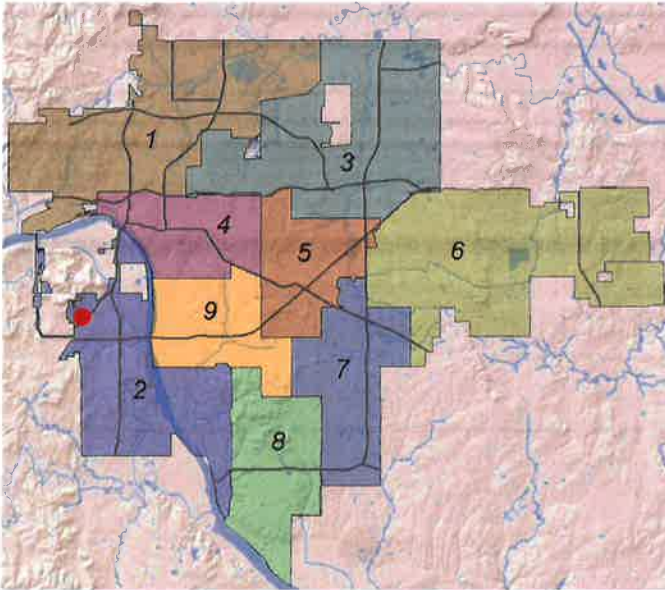
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering

Owner: QuikTrip Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 1.98 ± acres

Location: North of the northeast corner of
South 33rd West Avenue and Southwest
Boulevard

Proposed Use: Commercial

Zoning:

CS (Commercial – Shopping)
IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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

PRELIMINARY SUBDIVISION PLAT

33rd Center - (CD 2)

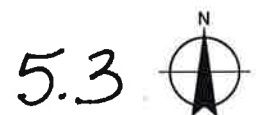
North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

This plat consists of 1 lot, 1 block, 1.98 ± acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

1. **Zoning:** Lot contains two separate zoning districts (CS & IL). Proposed lot conforms to requirements of both zoning districts.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Sidewalks required along South 33rd West Avenue. Remove vacated ROW upon completion of vacation process. Provide dimension and dedication information for new ROW associated with or adjacent to the plat. IDP required for roadway improvements and sidewalks. IDP must be approved prior to final plat approval.
4. **Sewer/Water:** Provide recording information for existing sanitary sewer easements or indicate dedication by plat. Any required IDP must be approved prior to the approval of a final plat.
5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.
6. **Fire:** Proposed cul-de-sac does not meet the requirements of the International Fire Code. Approved turnaround will be required.
7. **Stormwater, Drainage, & Floodplain:** Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.
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 Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.





0 200 400
Feet



Subject
Tract

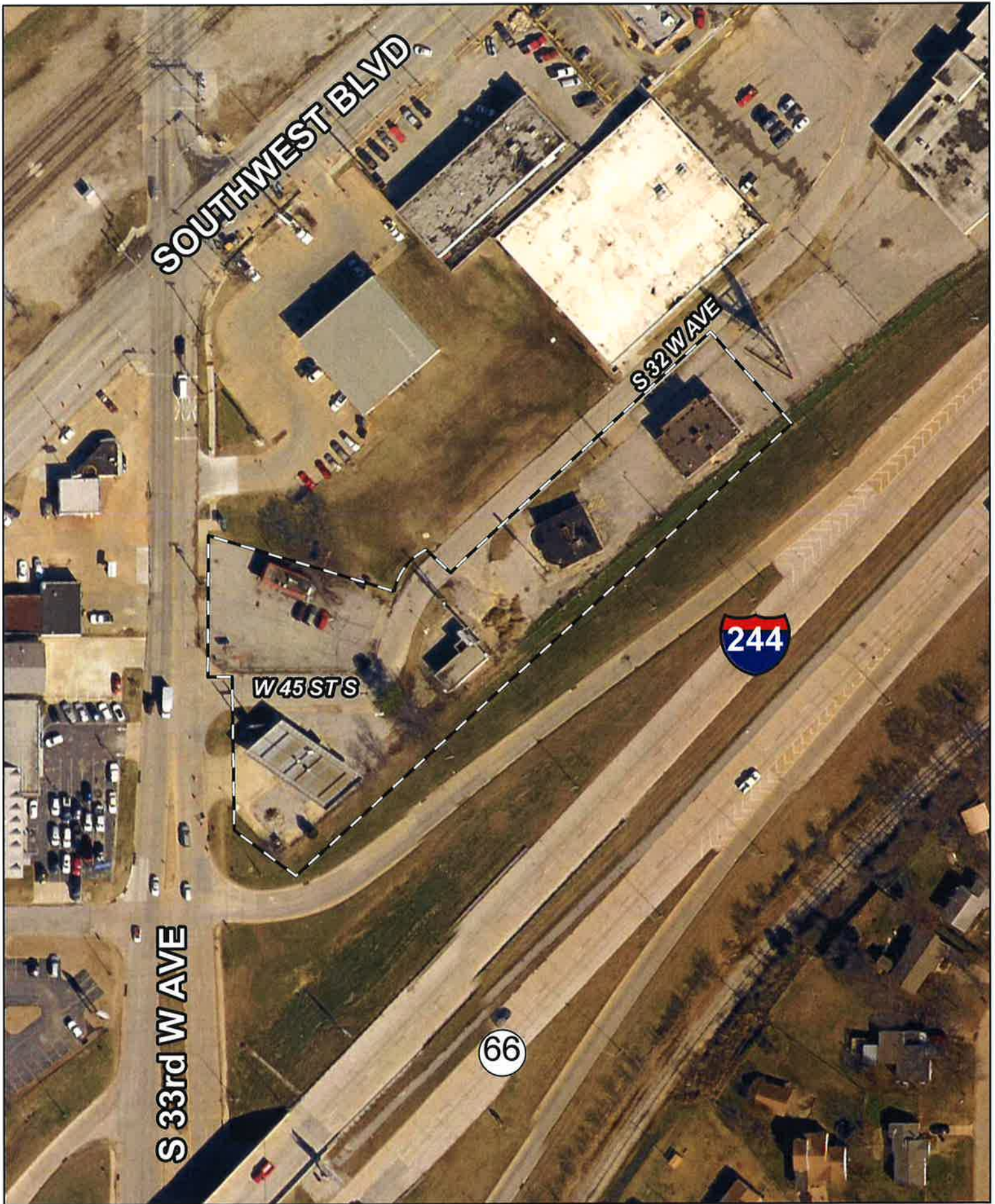
33RD CENTER

19-12 27

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

Aerial Photo Date: February 2018





0 50 100
Feet



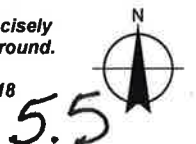
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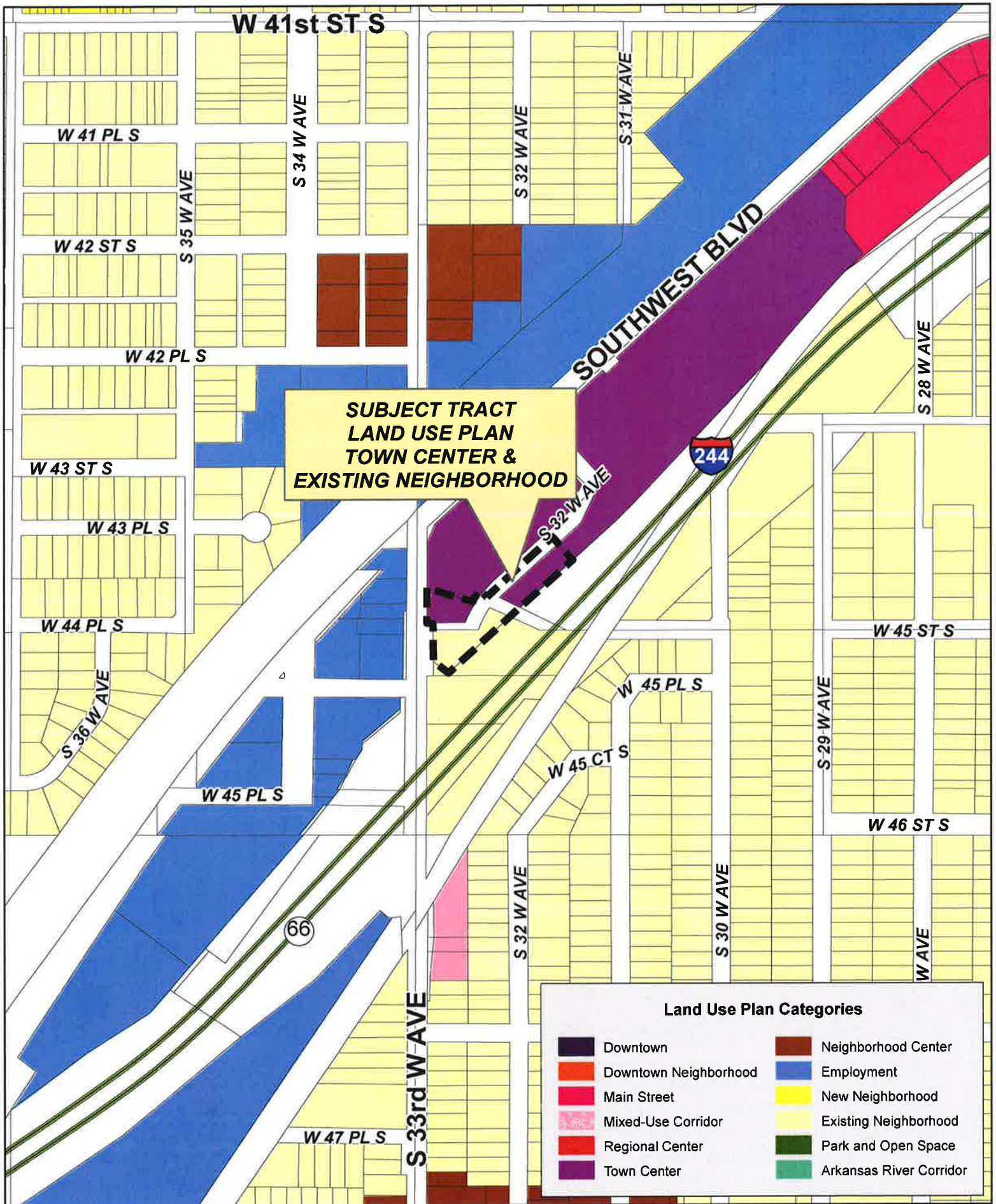
33RD CENTER

19-12 27

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

Aerial Photo Date: February 2018



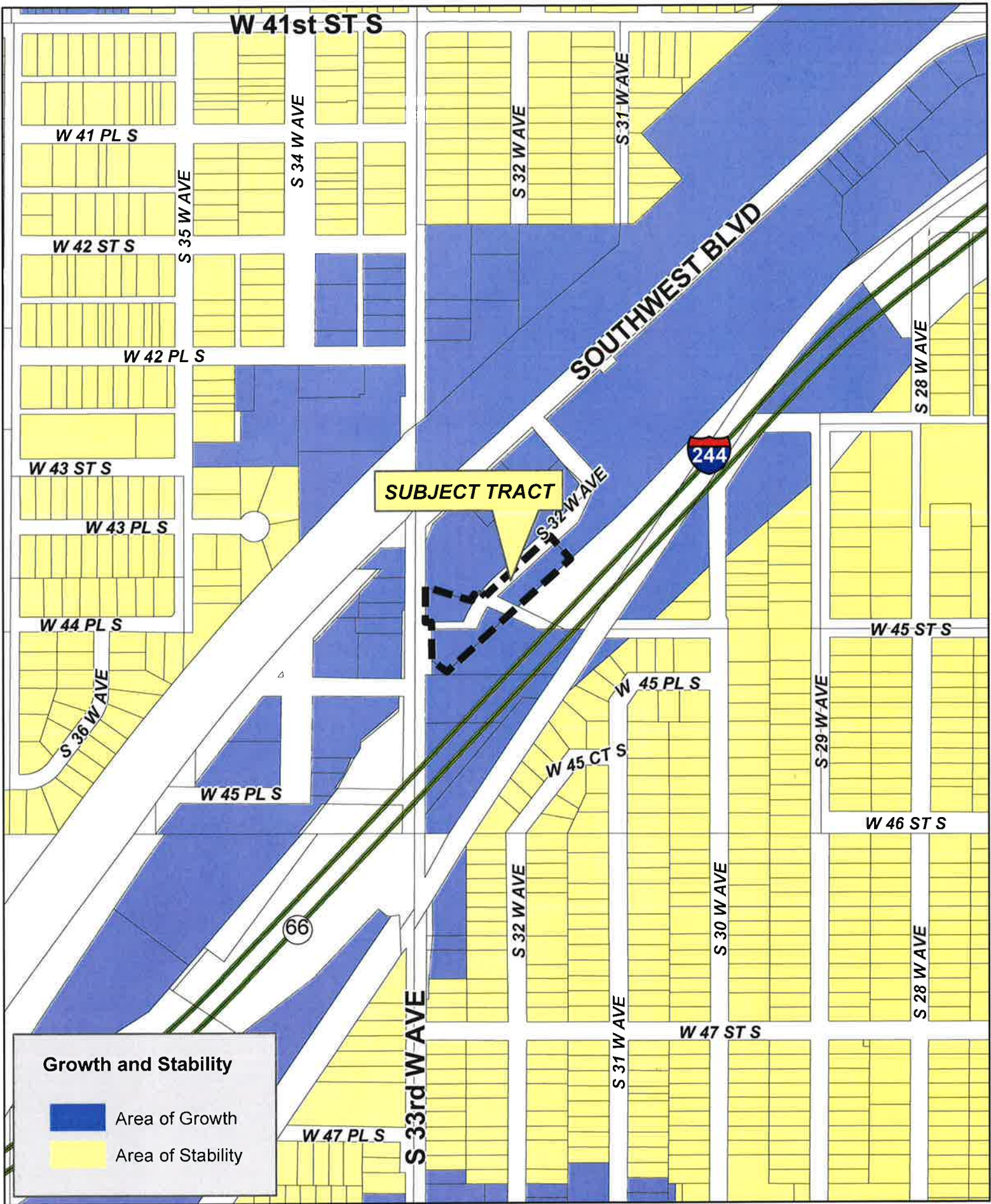


33RD CENTER



19-12 27





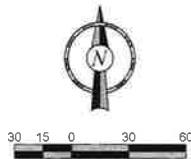
33RD CENTER

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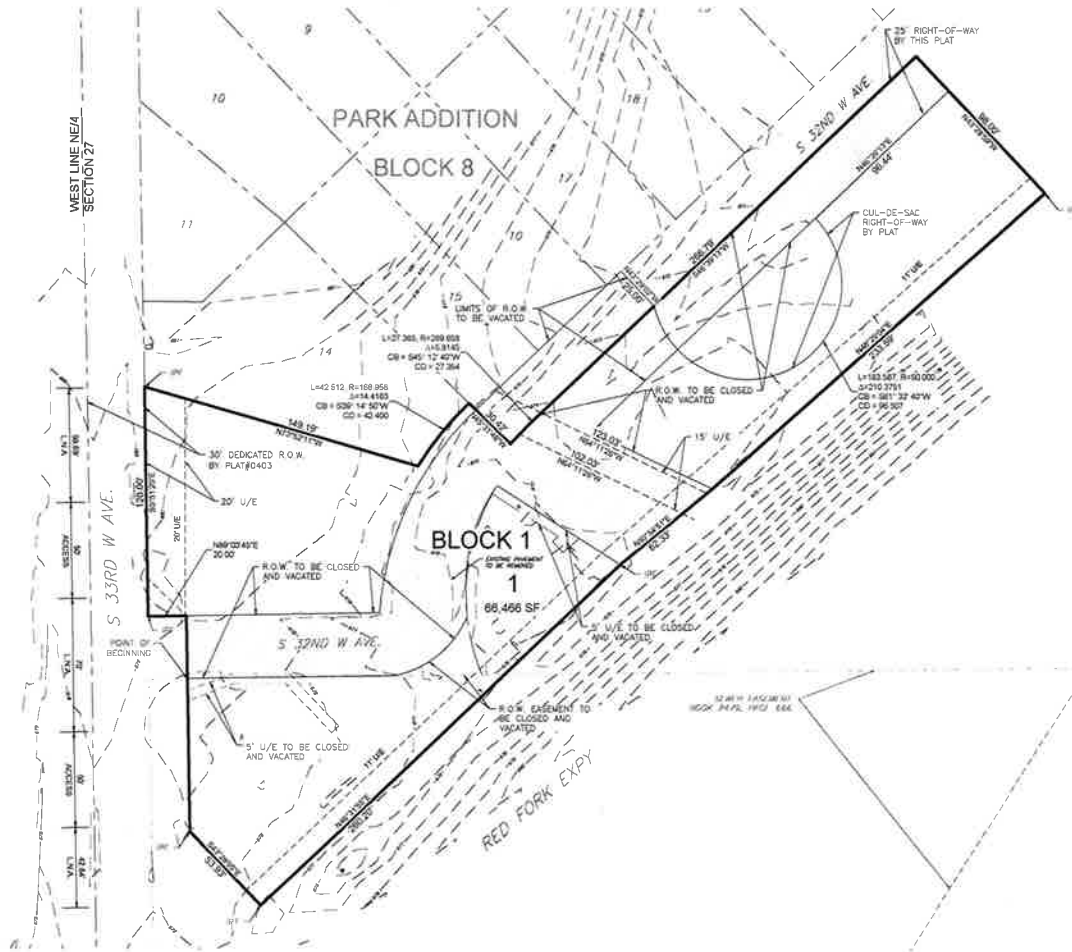
Preliminary Plat 33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4); AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4)



OWNER:
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4705 S. 128TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 616-7137
EMAIL: DCHAMBERS@QUIKTRIP.COM
CONTACT: DANIEL CHAMBERS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2020
P.O. BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 614-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN



SITE DATA	
BENCHMARK CHISELED BOX SET LOCATED ON A CURB APPROXIMATELY 144 L.F. SOUTH AND 68 L.F. WEST OF THE NORTHWEST CORNER OF PROPERTY ELEVATION: 860.89 (NAVD 83)	
BASIS OF BEARINGS OKLAHOMA STATE PLANE COORDINATE SYSTEM OKLAHOMA NORTH ZONE 3601 U.S. SURVEY FEET (NAD83) BEARINGS BASED ON THE WEST LINE OF SECTION 27 BEING NORTH 00°11'27" WEST	
LAND AREA 66,466.16 S.F. (1.51 ACRES)	
ADDRESSES ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION	
CERTIFICATE OF SURVEY THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS	
DATE OF LAST SITE VISIT 12-15-2017	

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK BLOCK 1 AREA: 1.50 ACRES (66,466 S.F.)

LEGEND	
BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
UE	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
SWC	SOUTHWEST CORNER
SEC	SOUTH EAST CORNER
IPF	IRON PIN FOUND
IPS	IRON PIN SET WITH CAP 6218
ROW	RIGHT OF WAY
OWD	GENERAL WARRANTY DEED
	R.O.W. TO BE VACATED

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	_____
TAMAPC/DOO	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	_____
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	
The approval of this 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.	

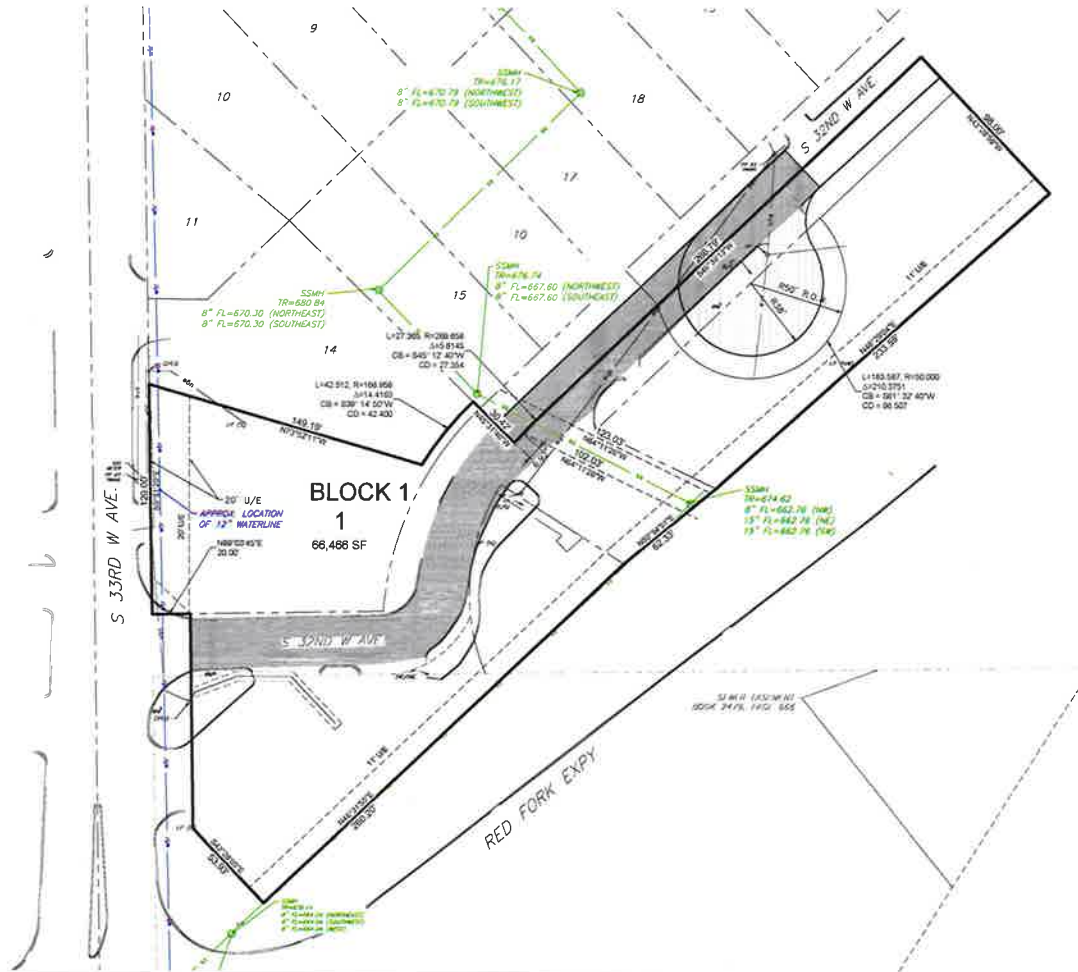
CONTACTS	
MUNICIPAL AUTHORITY	
CITY OF TULSA 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103	
UTILITY CONTACTS	
OKLAHOMA NATURAL GAS COMPANY 2010 W. EDISON ST TULSA, OK 74127 918-484-8300	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E 6TH ST TULSA, OK 74119 1-800-215-3529
AT&T 5303 E 71ST STREET TULSA, OK 74136 918-586-6422	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-235-4555

FLOODPLAIN
THIS PROPERTY LIES IN UNSHADED ZONE 'X' AND IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA, COMMUNITY PANEL NUMBER 40143C0332L EFFECTIVE OCTOBER 18, 2015.

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OWNER:
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4706 S.129TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 615-7137
EMAIL: DCHAMBERS@QUIKTRIP.COM
CONTACT: DANIEL CHAMBERS

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CONTACT: ALAN BETHCAN



 PROPOSED CUL-DE-SAC
 EXISTING PAVEMENT TO BE REMOVED

33RD CENTER
PREPARED JAN 21, 2020
Sheet 1 of 1

FILE LOCATION: \\V11N27-28 RLV\Survey\1112-27 of SW Survey Plot BML.mxd THE NAME PAGE: 3 USER: bml-119 SAVED: 1/16/2020 10:43 AM PRINTED: 1/16/2020 10:43 AM

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