

Case: Southern Hill Eleven

Hearing Date: January 3, 2024

Case Report Prepared by:

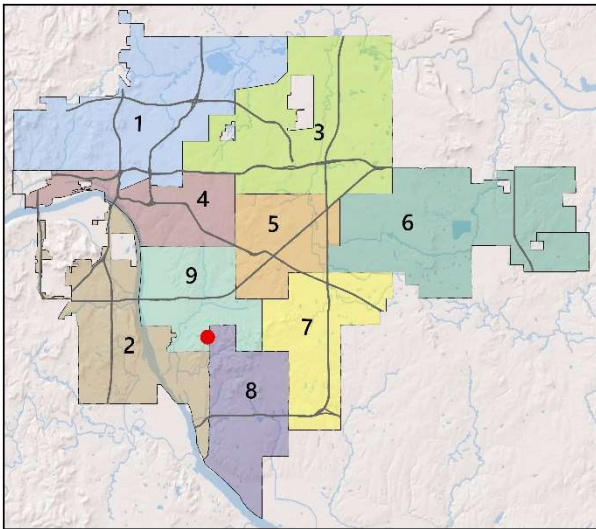
Nathan Foster

Owner and Applicant Information:

Applicant: Erik Enyart, Tanner Consulting

Owner: Southern Eleven, LLC

**Location Map:
(shown with City Council districts)**



Applicant Proposal:

Preliminary Plat and Modification of Subdivision & Development Regulations to remove requirement for sanitary sewer extension

1 lot, 1 block on 1.64 ± acres

Location: North of the northwest corner of East 71st Street South and South Harvard Avenue

Zoning: RS-1/PUD-735

Staff Recommendation:

Staff recommends **approval** of the preliminary plat and the modification with conditions

City Council District: 9

Councilor Name: Jayme Fowler

County Commission District: 3

Commissioner Name: Kelly Dunkerley

PRELIMINARY SUBDIVISION PLAT

Southern Hill Eleven - (CD 9)

North of the northwest corner of East 71st Street South and South Harvard Avenue

1 lot, 1 block, 1.64 ± acres

The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

1. **Zoning:** The zoning for the property is RS-1 with a planned unit development (PUD-735). A minor amendment was approved to permit a single-family residence on the lot. PUD standards and minor amendment approval must be reflected in the deed of dedication. PUD-735 must be shown on the face of the plat.
2. **Addressing:** Address assignment from City of Tulsa must be shown on the face of the plat with the standard address disclaimer.
3. **Transportation & Traffic:** Sidewalks and ADA ramps are required to be installed along South Harvard Avenue. Provide limits of access on the face of the plat. Label and dimension all public right-of-way.
4. **Sewer/Water:** Label and dimension all utility easements both proposed and existing with appropriate recording information. Public water is available on the subject site. There is currently no public sanitary sewer available on the property. The applicant has applied for a policy variance to permit the replacement of a single-family home to be served by on-site sewage disposal. A modification of the Subdivision & Development Regulations is required to remove the requirement for extending public sanitary sewer to the property. Oklahoma Department of Environmental Quality approval is required for any approved on-site sewage disposal.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Show all platted properties in the location map and label all other property as unplatted. Include label for subject property in the location map. Under the basis of bearing heading include coordinate system used and provide a bearing angle, preferably shown on the face of the plat. Provide the date of the last site visit by the surveyor.
6. **Stormwater, Drainage, & Floodplain:** New single-family dwelling is required to comply with residential drainage design requirements. No floodplain is present on the subject property.
7. **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.

Modification to the Subdivision & Development Regulations:

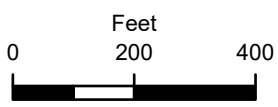
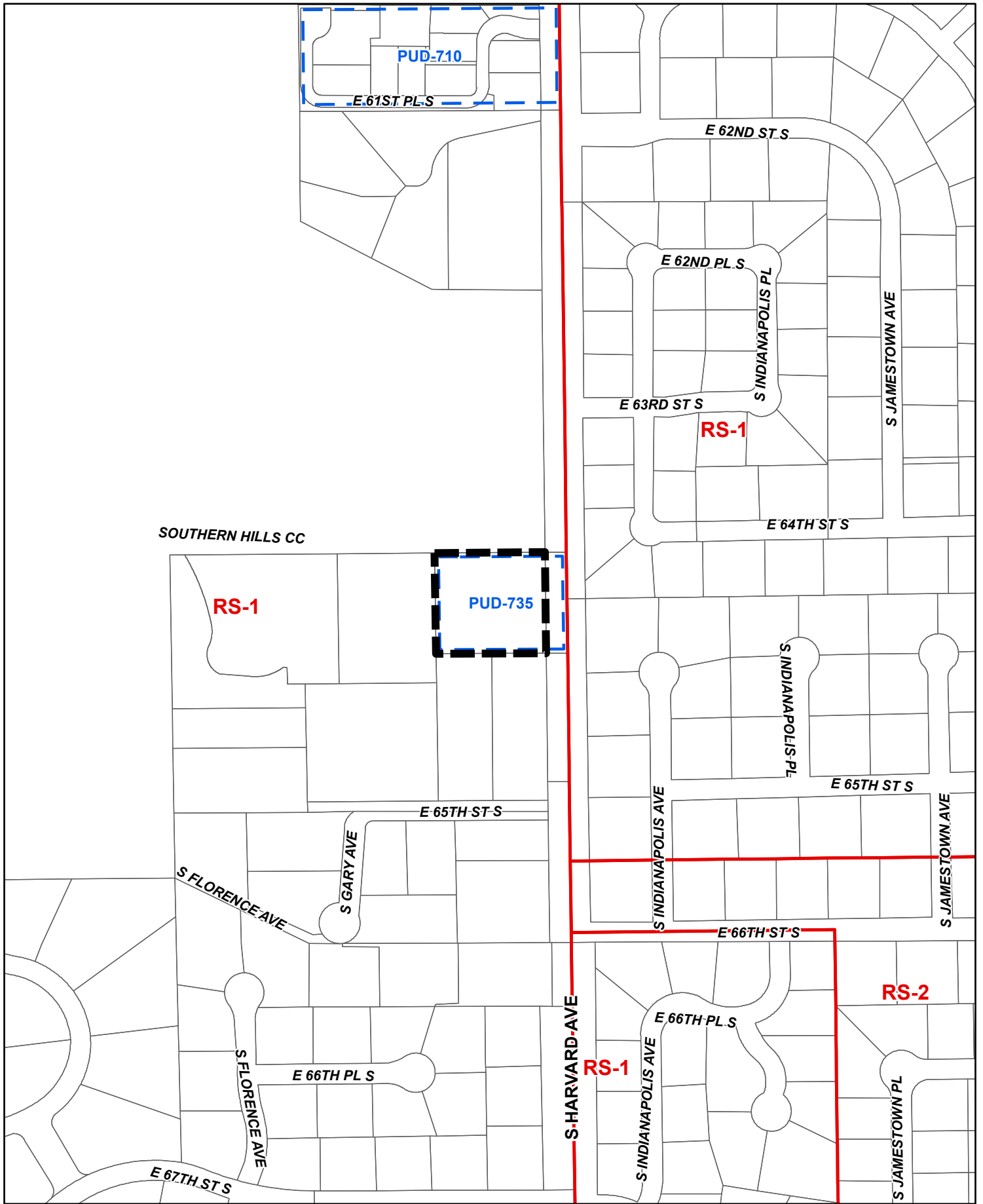
The applicant has requested a modification to Section 5-130.1.B of the *Subdivision and Development Regulations* which would require the extension of a public sanitary sewer system to the site. The applicant has submitted a variance request to the City of Tulsa Water & Sewer department to remove the requirement for a sanitary sewer extension.

The property is adjacent to the Southern Hills Country Club. Public sanitary sewer lines to the east and north of the property are not accessible by the subject site due to property and line elevations.

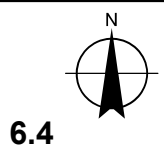
The proposal is for one single-family dwelling where a previous dwelling already existed. No additional subdividing or lot splits are proposed. Future subdivisions of the property would not be covered by this modification and would need to address sanitary sewer requirements if proposed in the future.

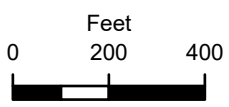
Staff supports the request for modification with the condition that the policy variance must be approved prior to final plat approval.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification to the Subdivision & Development Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.



Southern Hill Eleven



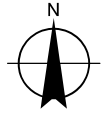


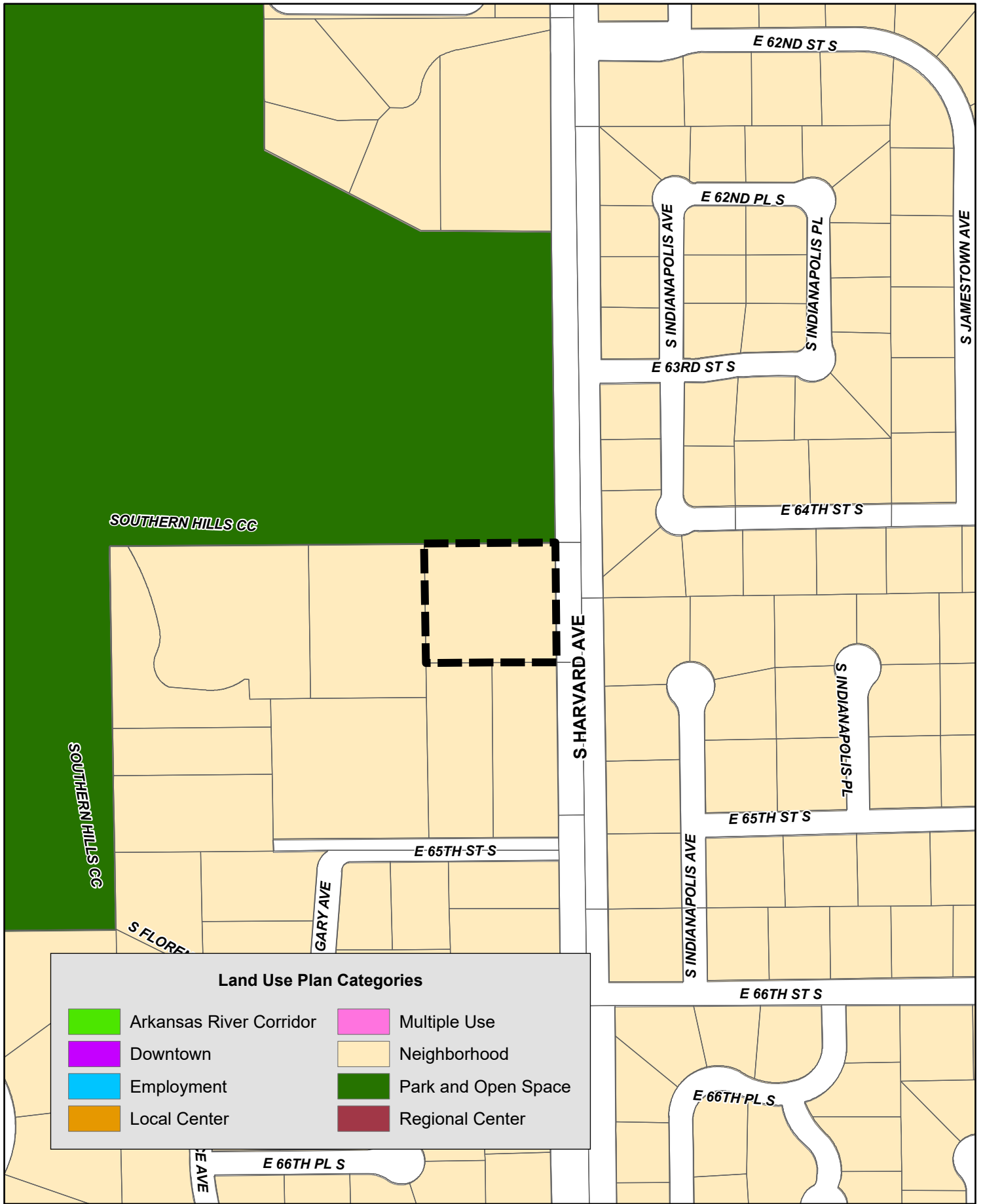
Subject Tract

Southern Hill Eleven









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

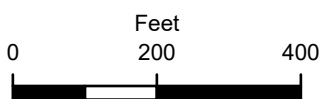
Aerial Photo Date: 2021



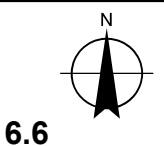


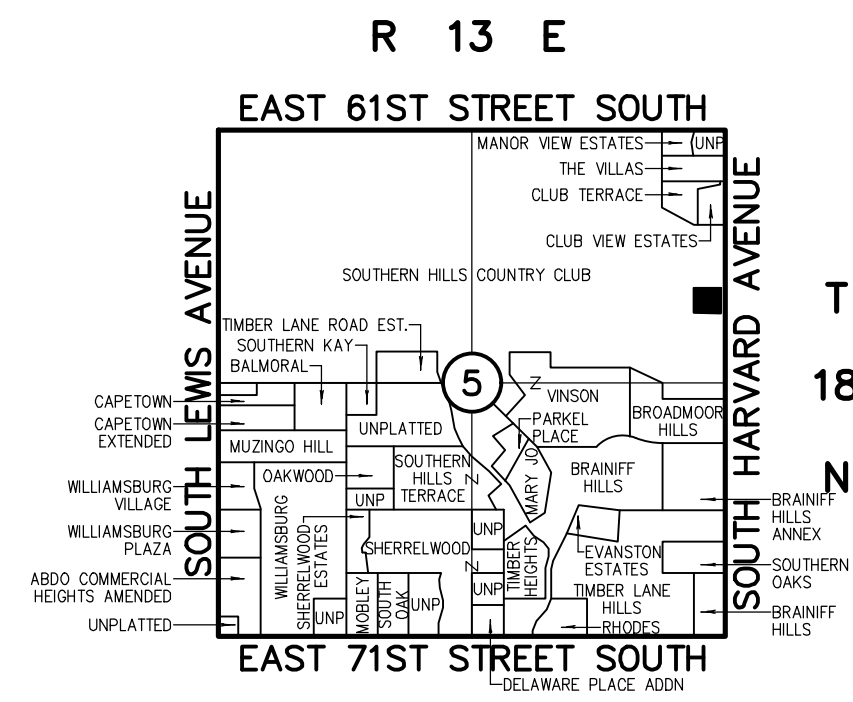
Land Use Plan Categories

- | | |
|---|---|
|  Arkansas River Corridor |  Multiple Use |
|  Downtown |  Neighborhood |
|  Employment |  Park and Open Space |
|  Local Center |  Regional Center |



Southern Hill Eleven





Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS:
ONE (1) LOT
IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 1.641 ACRES

Draft Final Plat

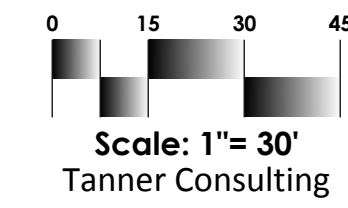
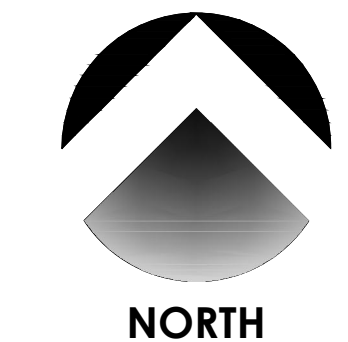
PUD-735-1

Southern Hill Eleven

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Southern Eleven, LLC
CONTACT: JULIUS PUMA
EMAIL: PUMA74011@YAHOO.COM
5420 South 99th East Avenue
Tulsa, Oklahoma 74146
Phone: (918) 298-6700

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



LEGEND

| | |
|-------|---------------------------|
| BK PG | BOOK & PAGE |
| DOC | DOCUMENT |
| ESMT | EASEMENT |
| R/W | RIGHT-OF-WAY |
| U/E | UTILITY EASEMENT |
| 9929 | ADDRESS ASSIGNED |
| ○ | FOUND MONUMENT |
| ● | SET MONUMENT (SEE NOTE 2) |

| FINAL PLAT ENDORSEMENT OF APPROVAL | |
|---|----------------------|
| Tulsa Metropolitan Area Planning Commission | Approval Date: _____ |
| TMAPC/INCOG | _____ |
| CITY ENGINEER | _____ |
| Council of the City of Tulsa, Oklahoma | Approval Date: _____ |
| CHAIR | _____ |
| 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.

Notes:

- THIS PLAT 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF TULSA AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH HARVARD AVENUE, BEING A PUBLIC STREET.

