



Tulsa Metropolitan Area
Planning Commission

Case : QuikTrip No. 0046

Hearing Date: November 3, 2021

Case Report Prepared by:

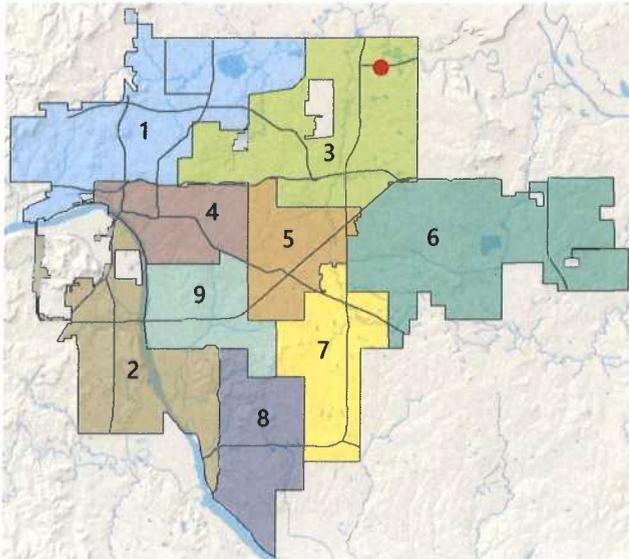
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, Alan Betchan

Owner: Greenhill Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 5.15 ± acres

Location: Southwest corner of East 46th Street North and North 125th East Avenue

Proposed Use: Commercial

Zoning: IH (Industrial – High)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

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

9.1

PRELIMINARY SUBDIVISION PLAT

QuikTrip No. 0046 - (City of Tulsa, CD 3)

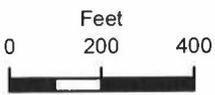
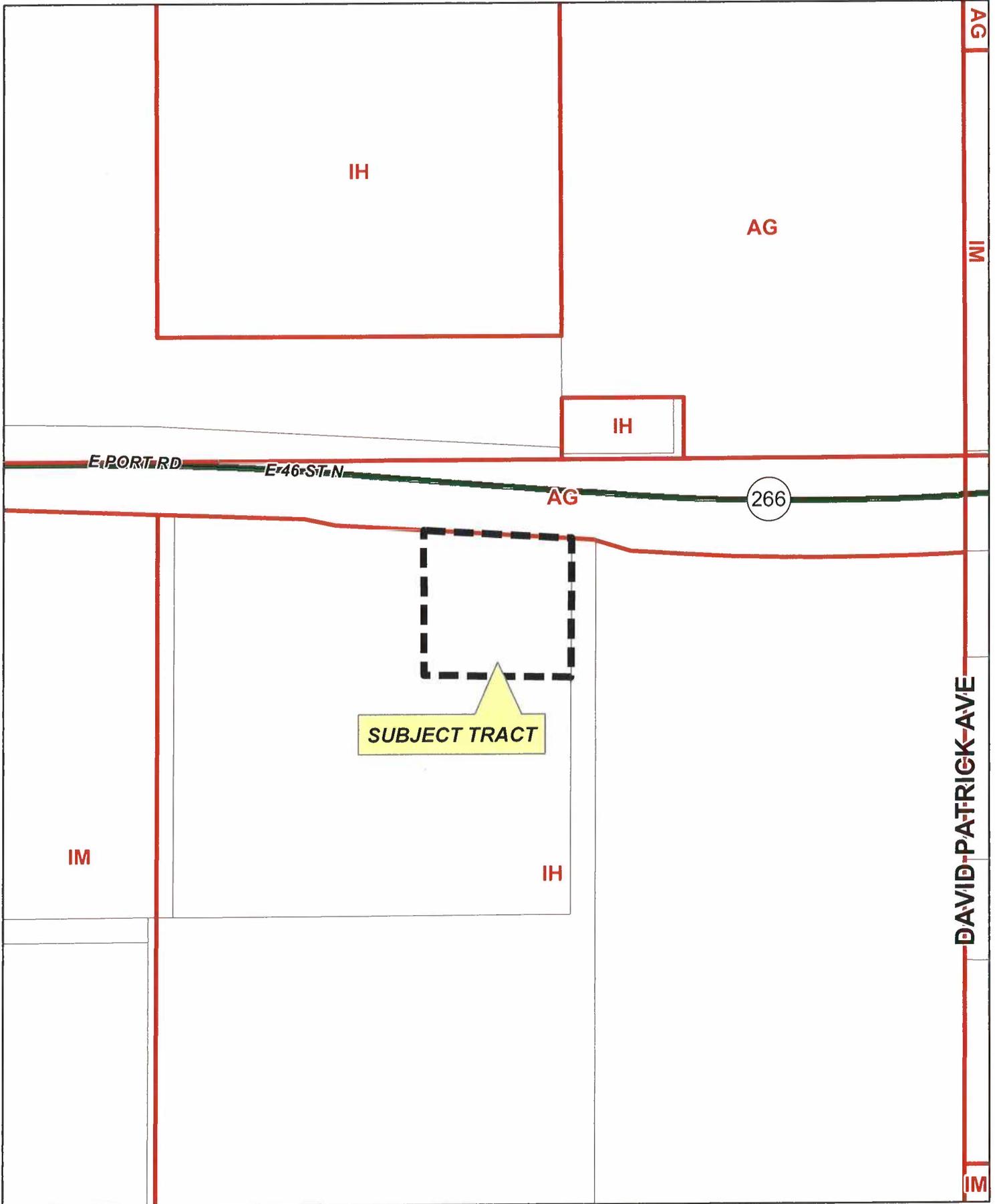
Southwest corner of East 46th Street North and North 125th East Avenue

This plat consists of 1 lot, 1 block, on 5.15 ± acres.

The Technical Advisory Committee (TAC) met on October 21, 2021 and provided the following conditions:

1. **Zoning:** The subject property is zoned IH (Industrial – High). The proposed lot conforms to the requirements of the IH district.
2. **Transportation & Traffic:** Sidewalks, ADA ramps, and driveways in the public right-of-way require approval of IDP. IDP approval is required prior to final plat approval.
3. **Sewer/Water:** Sanitary sewer extensions require IDP approval. IDP approval is required prior to final plat approval.
4. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the plat subtitle, add "City of Tulsa" before Tulsa County. In the Location Map, only show platted subdivision boundaries and label each. All other land should be labeled as "Unplatted". Under the basis of bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Graphically label all plat boundary pins that were found or set. Provide address assigned by City of Tulsa on face of the plat.
5. **Stormwater, Drainage, & Floodplain:** Public storm sewers proposed as part of this project will require IDP approval. IDP approval is required prior to final plat approval. No floodplain on property.
6. **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. City of Tulsa release required prior to final plat approval.



QUIKTRIP
NO.0046
20-14 17

9.3 



E PORT RD

E 46 ST N

266

DAVID PATRICK AVE



Subject Tract

**QUIKTRIP
NO.0046**

20-14 17

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

Aerial Photo Date: 2020/2021

P.4

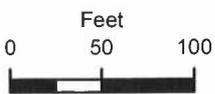
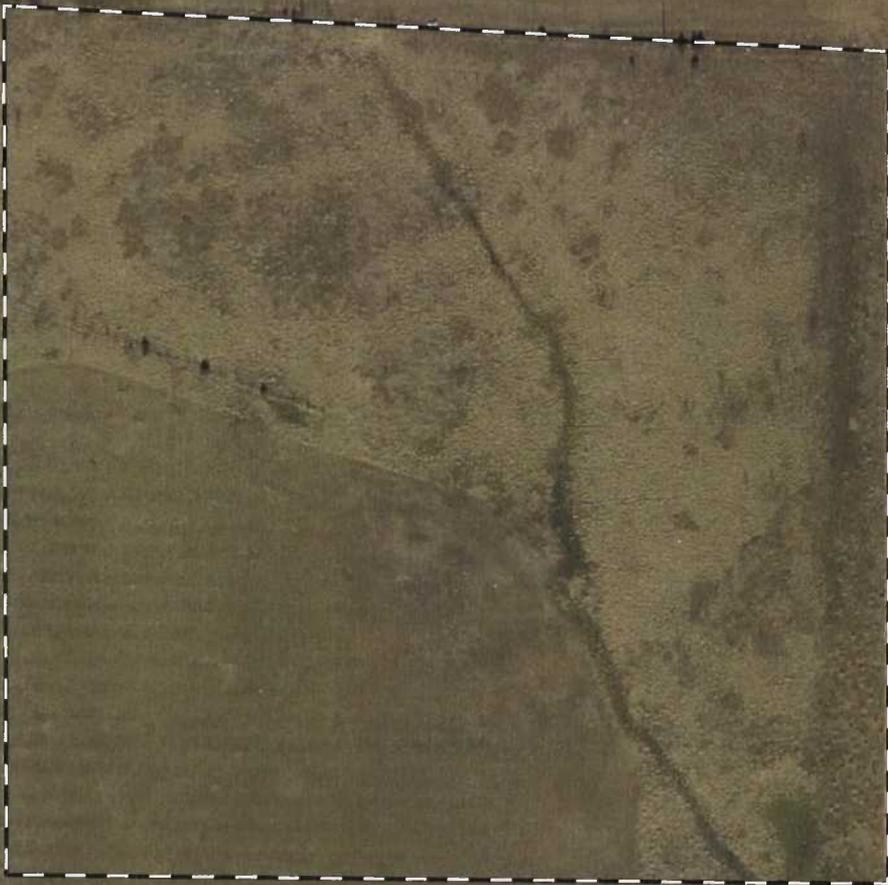




E PORT RD

E 46 STN

266



Subject Tract

**QUIKTRIP
NO.0046**

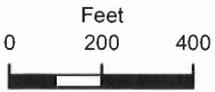
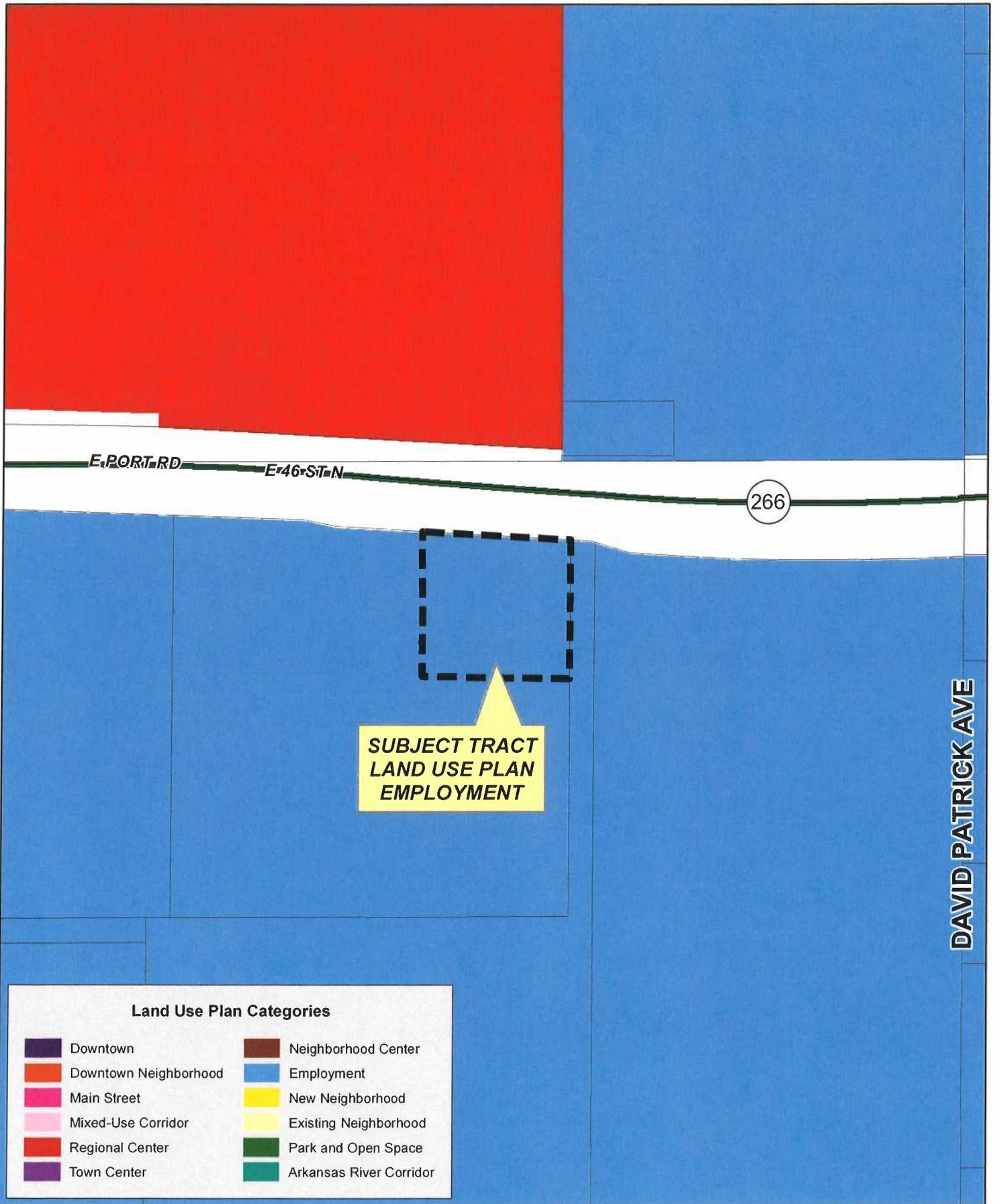
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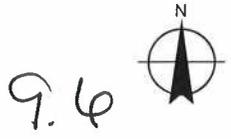
Aerial Photo Date: 2020/2021

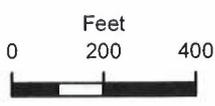
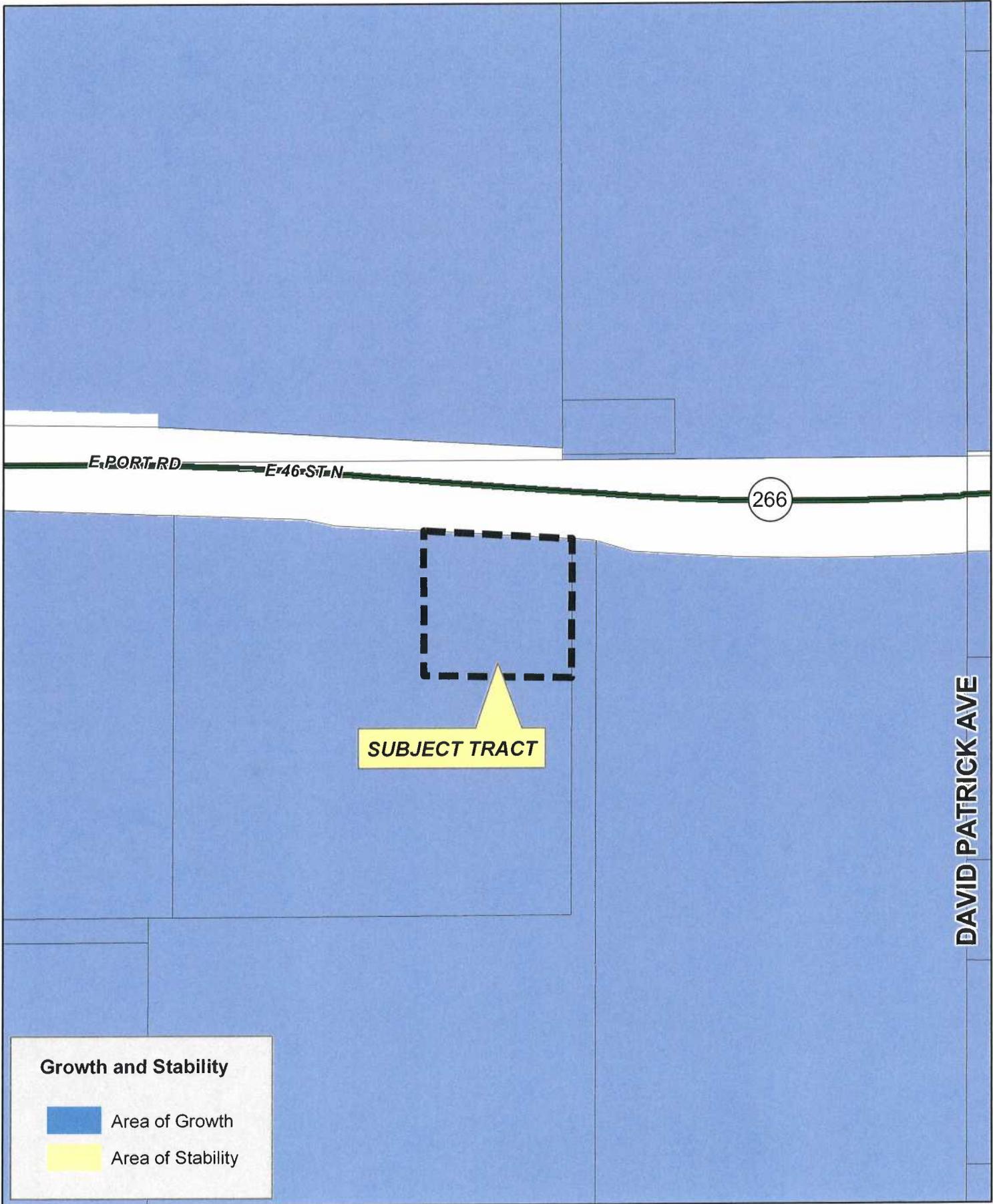
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NO.0046
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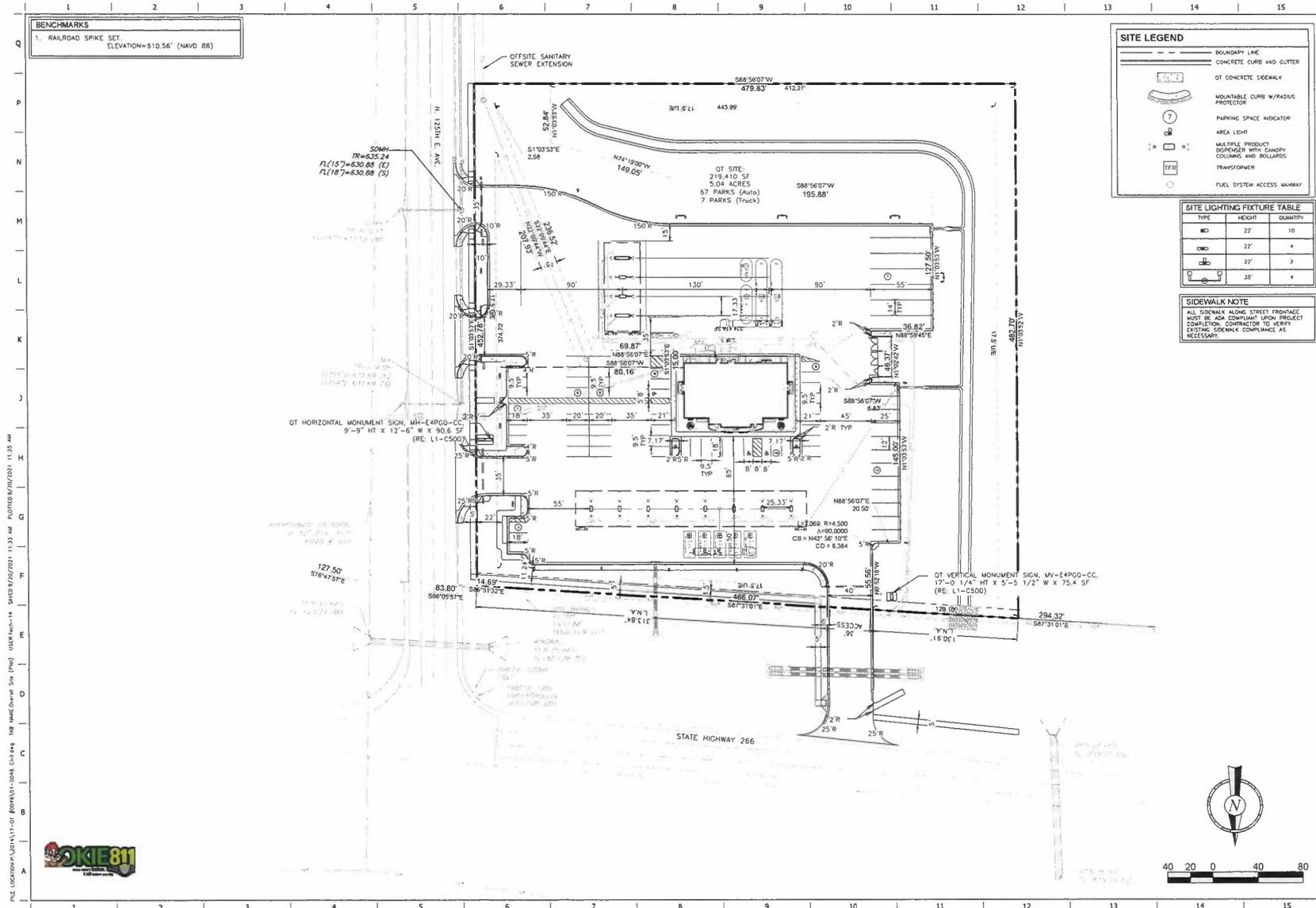




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20-14 17



Q116



BENCHMARKS
 1. RAILROAD SPIKE SET
 ELEVATION=610.56' (NAVD 88)

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- OT CONCRETE SIDEWALK
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CASHIER COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANNAY

SITE LIGHTING FIXTURE TABLE

ID	HEIGHT	QUANTITY
1	22'	10
2	22'	4
3	27'	3
4	35'	4

SIDEWALK NOTE
 ALL SIDEWALK ALONG STREET FRONTAGE MUST BE ADA COMPLIANT UPON PROJECT COMPLETION. CONTRACTOR TO VERIFY EXISTING SIDEWALK COMPLIANCE AS NECESSARY.



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 Engineering • Surveying
 1100 N. W. 13th Ave.
 Tulsa, Oklahoma 74103
 Phone: 918.438.1234
 Fax: 918.438.1235

QuikTrip No. 0046
 EAST 46TH STREET NORTH
 TULSA, OK

QT

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PROJECT NO.	0046 (001001)
DESIGNER	
VERSION NO.	
DESIGNED BY	
DRAWN BY	
REVIEWED BY	

REV#	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C100



FILE: C:\WORKSPACE\15333\15333-01_0046\15333-01_0046.dwg USER: aab Date: 08/20/2024 11:33 AM PLOT: 08/20/2024 11:35 AM

