



Tulsa Metropolitan Area
Planning Commission

Case: River West Phase V & VI – Authorization for Accelerated Release of Building Permits
(Related to River West Phase V & VI Preliminary Plat)

Hearing Date: October 6, 2021

Case Report Prepared by:

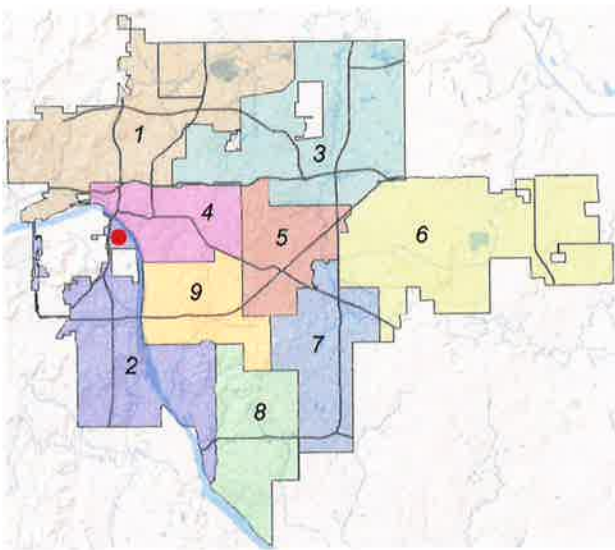
Nathan Foster

Owner and Applicant Information:

Applicant: Wallace Design, Mark Capron

Owner: THA Brightwaters Apartments

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Request for authorization to receive accelerated release of building permits

2 lots, 2 blocks, 2 phases, 10.66 ± acres

Location: Southeast corner of West 21st Street South and Southwest Boulevard

Zoning: MX1-U-55

Staff Recommendation:

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

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

ACCELERATED RELEASE OF BUILDING PERMIT

River West Phase V & VI - (CD 2)

Southeast corner of West 21st Street South and Southwest Boulevard

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.

This project is being managed by the Tulsa Housing Authority in partnership with the City of Tulsa and the U.S. Department of Housing and Urban Development along with other private partners. The site was awarded a federal CHOICE neighborhood grant through HUD that seeks to revitalize areas through the creation of affordable, walkable, and safe neighborhoods. The required infrastructure will be funded by the City of Tulsa and the implementation projects will be managed by Engineering Services. Any additional infrastructure not funded by the City of Tulsa will be required to obtain IDP approval.

As part of the platting process there will be relocation of existing utilities and expansions of new infrastructure as well as a need to close and vacate several underlying easements and existing rights-of-way. The associated grant with this project requires construction to begin on a specific timeline where delays could create issues. The applicant has requested deferring the requirement for the plat to be filed to the certificate of occupancy to prevent delays on building permits. The Technical Advisory Committee met on Thursday, September 16, 2021, and no objections were raised to the authorization of an 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