



**Tulsa Metropolitan Area  
Planning Commission**

**Saint Francis South Staff Report**

**Hearing Date:** May 6, 2026  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

**Owner and Applicant Information**

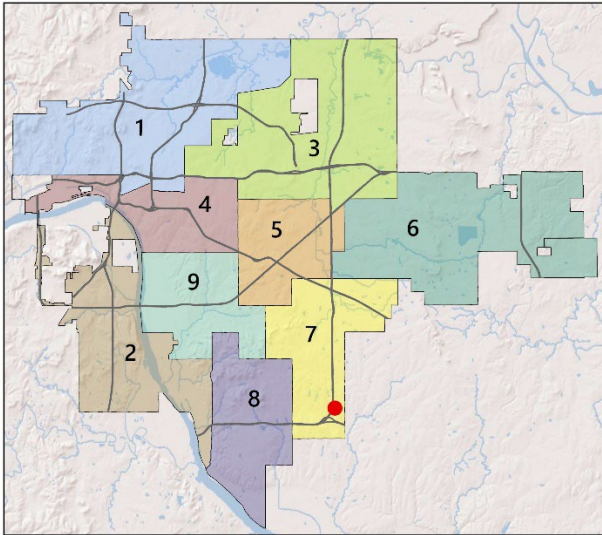
Applicant: Nathalie Cornett  
Property Owner: Saint Francis Health system

**Property Location**

Northeast corner of East 91<sup>st</sup> Street South and Highway 169

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 7, Lori Decter Wright  
County Commission: District 3, Kelley Dunkerley

**Public Notice Required**

Mailed Notice to adjacent property owners a minimum of 10 days in advance

**Staff Recommendation**

Staff recommends approval of the extension to 04/06/2027.

**Request Summary**

Extension of the approval of the Saint Francis Hospital South Plat , expired on 4/06/2026. The request is to extend the approval to 04/06/2027.

Tract Size: ±40.93 acres

**Zoning**

Existing Zoning: CO\PUD-586-A

Existing Overlays: None

**Use**

Current Use: Hospital

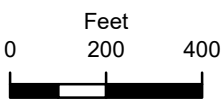
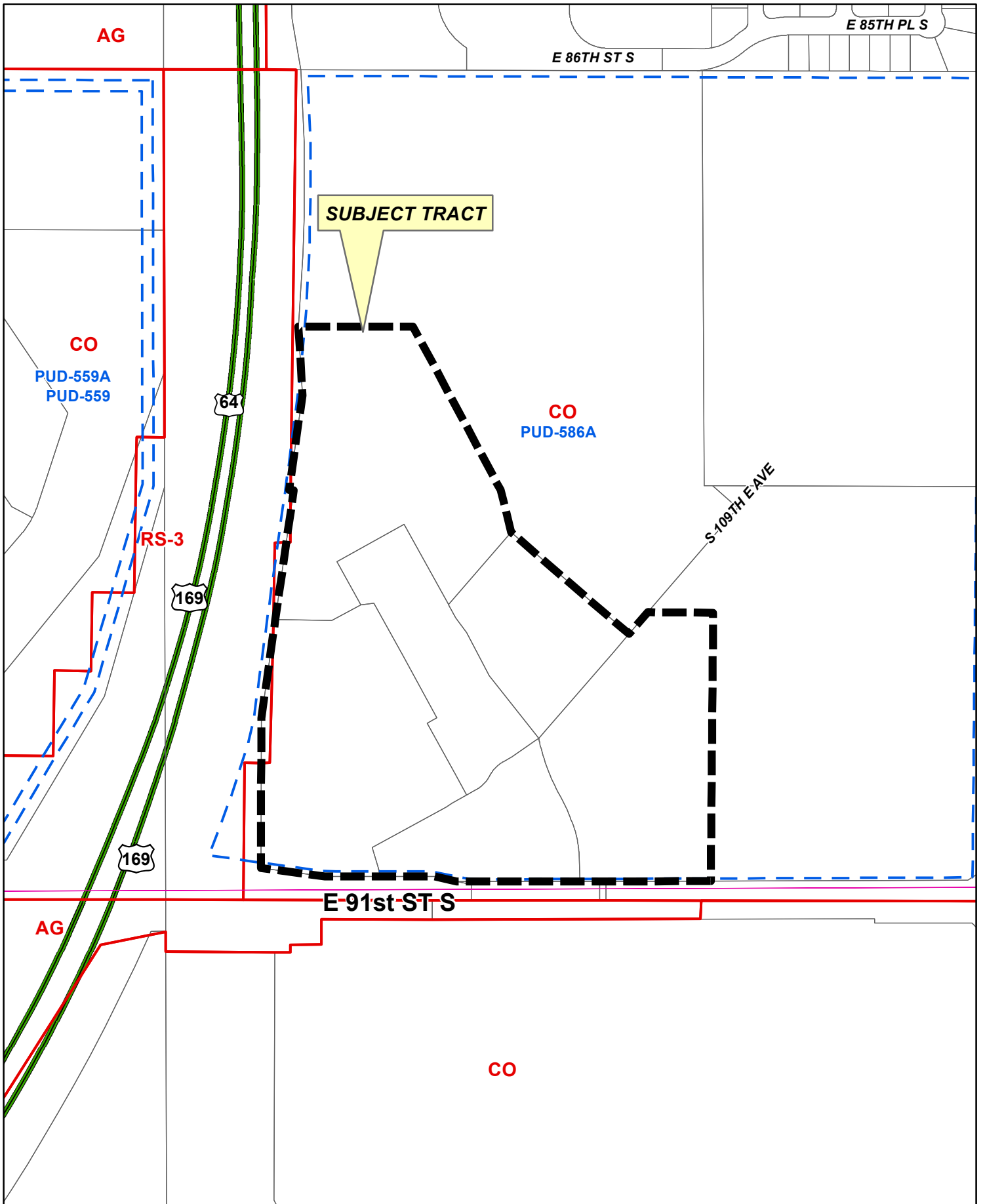
**Exhibits**

Case map  
Draft Final Plat - Dated 4/6/26

**Detailed Staff Recommendation**

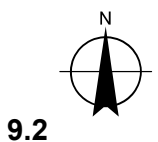
Staff recommends approval. In recommending approval staff finds the following to be true:

- a) Circumstances affecting the timing of final plat approval have changed and are beyond the control of the applicant;
- b) The applicant can meet the new deadline despite changed circumstances;
- c) All aspects of the planning commission’s original decision to approve the preliminary subdivision plat will continue to be valid if the extension is granted;
- d) There are no significant changes in or near the area included in the preliminary subdivision plat have occurred or are expected to occur within the extension period that would change the evaluation of the preliminary subdivision plat; and
- e) The provision of public facilities and services in the area will not be disrupted if the extension is granted.



# SAINT FRANCIS HOSPITAL SOUTH

18-14 18



**Eller & Detrich**  
A Professional Corporation

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*Of Counsel*  
Katherine Saunders, PLC  
Jerry M. Snider  
Shanann Pinkham Passley  
Steven. P. Flowers  
Donald L. Detrich, *Retired*

April 3, 2026

***VIA E-MAIL***

Austin Chapman, AICP, Senior Planner  
Tulsa Planning Office  
175 E. 2<sup>nd</sup> St., 4<sup>th</sup> Floor  
Tulsa, OK 74103  
[achapman@cityoftulsa.org](mailto:achapman@cityoftulsa.org)

Re: Request for Extension of Preliminary Plat Approval for  
Saint Francis Hospital South

Dear Austin:

This letter serves as the Applicant's request for a third extension of the Preliminary Plat of Saint Francis Hospital South pursuant to Section 10-040.4(G) of the Subdivision and Development Regulations. The Preliminary Plat was approved by TMAPC on April 6, 2022. On April 17, 2024, TMAPC granted a one-year extension. On April 16, 2026, TMAPC granted an additional one-year extension. On February 10, 2026, a Draft Final Plat was submitted to the Tulsa Planning Office for review and comments thereto were received on March 20, 2026.

The Project is a major expansion of the Saint Francis South campus. Infrastructure work for IDP # 112350-2022 commenced in May of 2022 and approximately 99% of the IDP work is now completed. As of the date of this request, the developer anticipates the final stormwater IDP to be completed by May 31, 2026.



www.EllerDetrich.com

2727 East 21<sup>st</sup> Street, Suite 200 Tulsa Oklahoma 74114-3533

In addition to the extensive IDP work for this project, the original Saint Francis South Plat must be vacated. This process includes the added complexity of the fact that a majority of the easements on the original plat were dedicated by separate instrument. There were originally eighteen (18) easement closures associated with the Project. As of the date of this request, one (1) easement closure remains pending, which is related to the final stormwater IDP. The easements cannot be vacated until the completion of the IDP process.

Due to the scale and complexity of the Project, the Applicant requests an additional one (1) year extension of the Preliminary Plat approval to allow time to complete the necessary IDP work and vacate the current Saint Francis South Plat and associated utility easements.

Sincerely,

**ELLER & DETRICH**  
*A Professional Corporation*



Nathalie M. Cornett

# SAINT FRANCIS HOSPITAL SOUTH

P.U.D. 586-A-13

A REPLAT OF ALL OF SAINT FRANCIS SOUTH (PLAT #6440), ACCORDING TO THE RECORDED PLAT THEREOF, AND A PORTION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**ENGINEER**  
**WALLACE DESIGN COLLECTIVE, PC**  
123 NORTH MARTIN LUTHER KING JR. BLVD.  
TULSA, OK 74103  
(918) 584-5858  
OKLAHOMA CA #1460  
EXP DATE 6/30/27  
ALAN TAYLOR P.E.  
alan.taylor@wallace.design

**SURVEYOR**  
**WALLACE DESIGN COLLECTIVE, PC**  
123 NORTH MARTIN LUTHER KING JR. BLVD.  
TULSA, OK 74103  
(918) 584-5858  
OKLAHOMA CA #1460  
EXP DATE 6/30/27  
R. WESLEY BENNETT, PLS 1562  
wes.bennett@wallace.design

**OWNERS**  
**SAINT FRANCIS HOSPITAL SOUTH L.L.C.**  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
6161 S. YALE AVE  
TULSA, OKLAHOMA 74136

**SAINT FRANCIS HOSPITAL, INC.**  
AN OKLAHOMA NOT FOR PROFIT CORPORATION  
6161 S. YALE AVE  
TULSA, OKLAHOMA 74136

**WARREN PROFESSIONAL BUILDING CORPORATION**  
AN OKLAHOMA NOT FOR PROFIT CORPORATION  
6585 S. YALE AVE., STE 1040  
TULSA, OKLAHOMA 74136

**THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC**  
AN OKLAHOMA NOT FOR PROFIT CORPORATION  
PO BOX 470372  
TULSA, OKLAHOMA 74147

### SUBDIVISION STATISTICS

TRACT OF LAND CONTAINS TWO (2) LOTS IN ONE BLOCK (1) AND ONE (1) RESERVE CONTAINING 40.79 ACRES MORE OR LESS.

### MONUMENTATION

3/8" IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.  
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.  
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

### BENCHMARK

<b>BENCHMARK</b> BM-1 CHISELED "X" ELEV=710.90 N=383328.398 E=2601572.607	<b>BENCHMARK</b> BM-2 CHISELED "X" ELEV=700.85 N=383031.104 E=2602300.570	<b>BENCHMARK</b> BM-3 CHISELED "X" ELEV=702.84 N=382790.868 E=2601924.355
<b>BENCHMARK</b> BM-4 3/8" IRON PIN ELEV=707.88 N=382723.667 E=2601533.473	<b>BENCHMARK</b> BM-5 CHISELED SQUARE ELEV=708.59 N=382896.290 E=2601554.628	<b>BENCHMARK</b> BM-6 CHISELED "X" ELEV=710.21 N=383188.330 E=2601575.031

### BASIS OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501. THE BASIS OF BEARING FOR THE SURVEY HEREON IS THE FINAL PLAT OF SAINT FRANCIS SOUTH, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18 AS N88°58'03"E  
VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 GPS DATA.

### ADDRESS NOTE

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.

### SURVEYOR'S LAST SITE VISIT

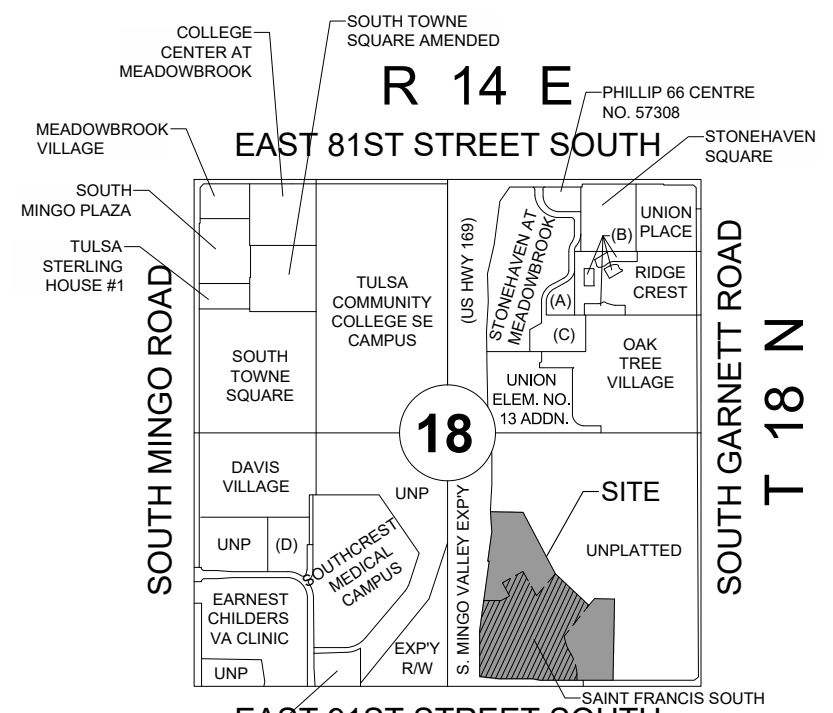
DECEMBER 4, 2025

### (POC)

POINT OF COMMENCEMENT  
SOUTHEAST CORNER OF THE  
(SE/4), SECTION 18, T-18-N,  
R-14-E.

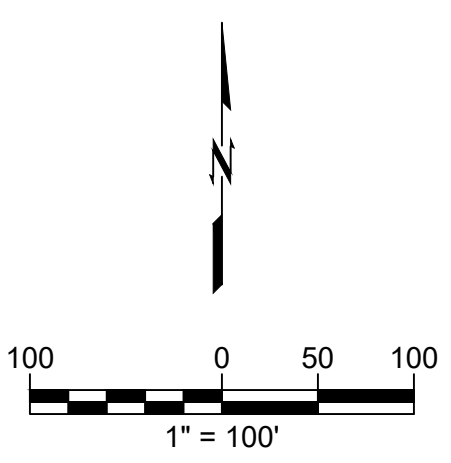
(POB)  
POINT OF BEGINNING

PLACE HOLDER  
CO. RECORDING STAMP



### LOCATION MAP

SCALE 1" = 2000'  
(A) SAINT THERESA MARONITE CHURCH  
(B) RIDGE CREST AMENDED  
(C) OAK TREE CENTER  
(D) TULSA SKILLED NURSING FACILITY

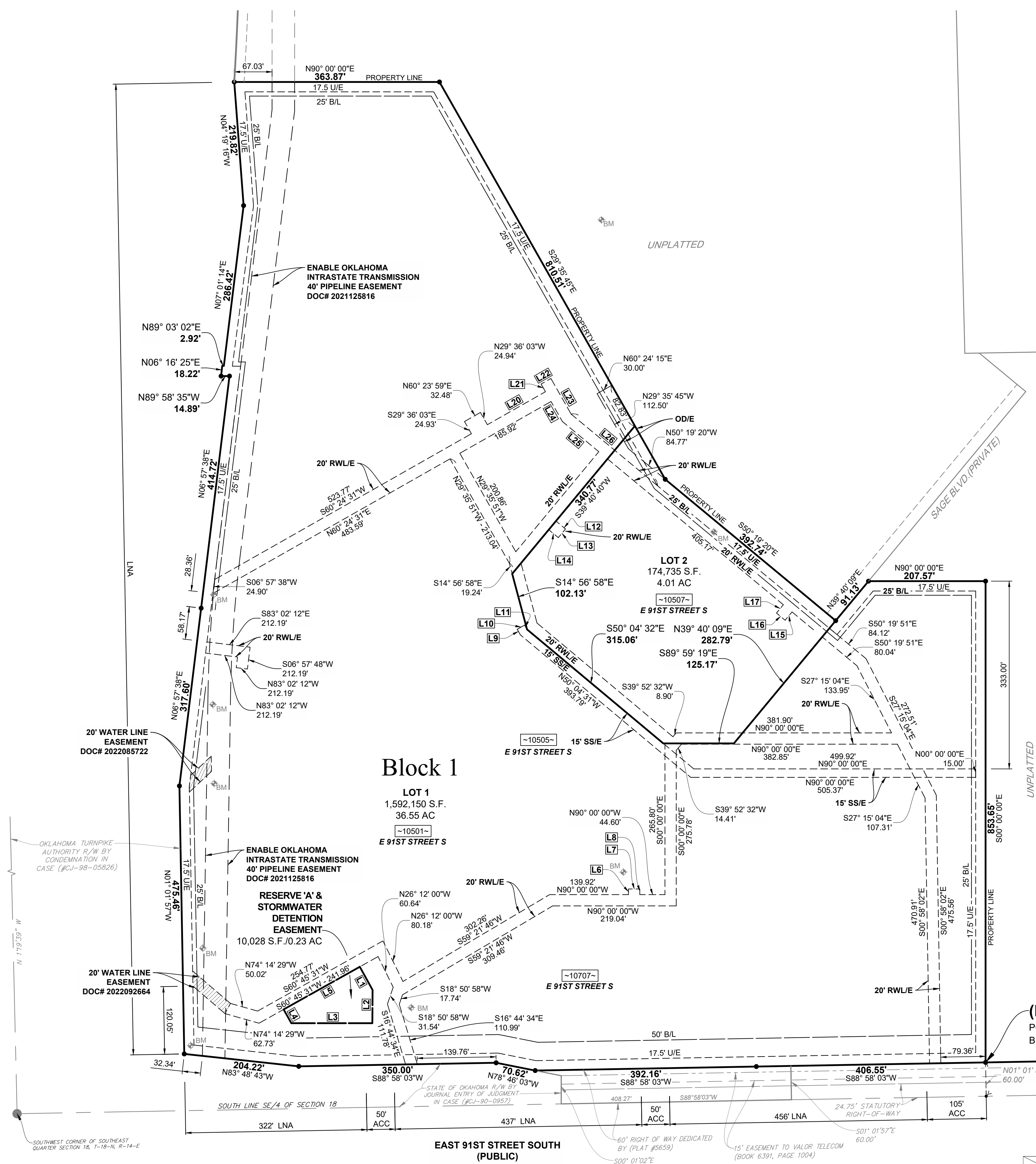


LINE NO.	LENGTH (FT)	BEARING
L1	46.98	S28° 51' 10"E
L2	58.90	N0° 25' 00"E
L3	143.65	N90° 00' 00"E
L4	27.99	N29° 14' 29"W
L5	154.81	S60° 45' 31"W
L6	10.02	N0° 00' 00"E
L7	20.00	N90° 00' 00"E
L8	10.02	N0° 00' 00"E
L9	11.36	S29° 35' 51"E
L10	15.00	N60° 24' 09"E
L11	8.65	S29° 35' 51"E
L12	22.00	S50° 19' 20"E
L13	20.00	S39° 40' 40"W
L14	22.00	N50° 19' 20"W
L15	19.13	S39° 52' 32"W
L16	20.00	N50° 07' 28"W
L17	19.07	N39° 52' 32"E
L20	118.43	N60° 24' 31"E
L21	15.65	N29° 35' 51"W
L22	20.00	N60° 24' 02"E
L23	72.72	S29° 35' 51"E
L24	40.75	N29° 35' 51"W
L25	83.96	N50° 19' 20"W
L26	199.01	S50° 19' 20"E

FINAL PLAT  
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission	CHAIR
Approval Date: _____	MAYOR
_____	ATTEST: CITY CLERK
TMAPC	
_____	CITY ATTORNEY
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date: _____	

The approval of the 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.



PLACE HOLDER  
CO. CLERK STAMP

PLACE HOLDER  
CO. TAX STAMP



# SAINT FRANCIS HOSPITAL SOUTH

P.U.D. 586-A-13

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## DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SAINT FRANCIS HOSPITAL SOUTH, L.L.C.  
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS PRESIDENT AND  
CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY \_\_\_\_\_ AS  
PRESIDENT AND CHIEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL SOUTH, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SAINT FRANCIS HOSPITAL, INC.  
AN OKLAHOMA NOT FOR PROFIT CORPORATION

BY: \_\_\_\_\_  
ITS PRESIDENT AND  
CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026  
BY \_\_\_\_\_ AS PRESIDENT AND CHIEF EXECUTIVE OFFICER OF SAINT FRANCIS HOSPITAL, INC., AN OKLAHOMA NOT FOR PROFIT  
CORPORATION.

NOTARY PUBLIC

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

THE WILLIAM K. WARREN  
MEDICAL RESEARCH CENTER, INC.  
AN OKLAHOMA NOT FOR PROFIT CORPORATION

BY: \_\_\_\_\_  
ITS PRESIDENT AND  
CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, BY \_\_\_\_\_ AS PRESIDENT  
AND CHIEF EXECUTIVE OFFICER OF THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC., AN OKLAHOMA NOT FOR PROFIT CORPORATION.

NOTARY PUBLIC

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WARREN PROFESSIONAL  
BUILDING CORPORATION  
AN OKLAHOMA NOT FOR PROFIT CORPORATION

BY: \_\_\_\_\_  
ITS PRESIDENT AND  
CHIEF EXECUTIVE OFFICER

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY \_\_\_\_\_ AS CHAIRMAN  
AND CHIEF EXECUTIVE OFFICER OF THE WARREN PROFESSIONAL BUILDING CORPORATION, AN OKLAHOMA NOT FOR PROFIT CORPORATION.

NOTARY PUBLIC

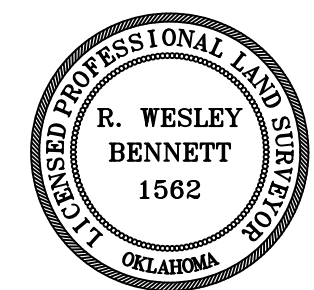
MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF SURVEY

I, R. WESLEY BENNETT, A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS SAINT FRANCIS HOSPITAL SOUTH, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.



R. WESLEY BENNETT, PLS  
OK PLS 1562

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

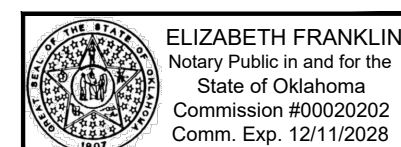
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, PERSONALLY APPEARED R. WESLEY BENNETT, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028

MY COMMISSION NUMBER: 00020202

[SEAL]



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