



**Tulsa Metropolitan Area  
Planning Commission**

**Accelerated Release of Building Permits  
Staff Report**

**Hearing Date:** April 17, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

**Owner and Applicant Information**

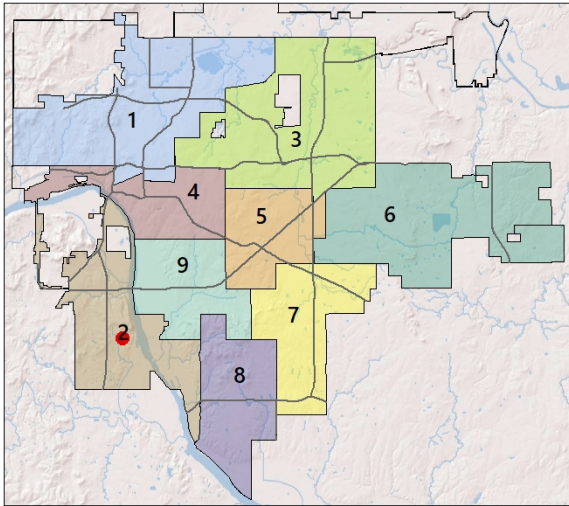
Applicant: Mark. B. Capron, Wallace Design Collective  
Property Owner: Mohr Tulsa Marketplace, LLC

**Property Location**

Northwest corner of W. 71st Street South and S. Elwood Ave.

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 2, Jeannie Cue  
County Commission: District 2, Karen Keith

**Public Notice Required**

Must appear on properly posted TMAPC agenda after TMAPC has acted on preliminary plat approval.

**Staff Recommendation**

Staff recommends approval subject to conditions.

**Request Summary**

Applicant is requesting the Accelerated Release of Building Permit prior to the recording of a new subdivision named Tulsa Hills Marketplace. If authorized, no certificates of occupancy will be issued until final plat is recorded.

Tract Size: ±18.13 acres

**Zoning**

Existing Zoning: CS  
Existing Overlays: None

**Use**

Current Use: Vacant  
Proposed Use: Commercial/Retail

## **Detailed Staff Recommendation**

The proposed plat consists of 6 lots, 1 blocks, ±18.13 acres located at the NW/c of W. 71st Street South and S. Elwood Ave. If the Accelerated release is 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.

The Technical Advisory Committee met on Thursday, April 4th and no objections were raised to the authorization of an accelerated release of building permits subject to the following conditions:

### Fire:

- Fire Access roads will be required to be a minimum of 20' in width and support 88,000lbs. Fire access roads will be required to provide access within 150' to all portions of buildings that are not sprinkled and within 200' for sprinkled buildings. A minimum 28' inside turning radius will be required for fire access roads. Buildings over 30' in height will require 26' wide aerial fire access along one entire side of the building.

### Water lines

- Fire hydrants will be required to be within 400' of all portions of unsprinkled buildings and within 600' of all portions of sprinkled buildings.

Development Services has provided the following summary of their infrastructure to be installed:

- Required improvements under IDP Plans (IDP #136859-2022) were approved on June 14, 2023. Public improvements for IDP#136859 are currently under construction.
- Required improvements of 71st and Elwood approved under IDP #152091-2023 on February 14, 2024. The improvement to the intersection at 71st and Elwood are a requirement for the development outside of the platting requirement. Certificates of Occupancy will be held by Development Services until these improvements have been constructed and accepted by the City of Tulsa. The improvements were necessitated by the additional traffic to be generated by the proposed development and are not a requirement of the plat.
- No certificates of occupancy will be issued until a final plat for all lots has been approved and recorded with the Tulsa County Clerk.

Staff recommends approval of the accelerated release of a building permit finding that the following criteria is met required per Sec. 10-110.6 of the Subdivision and Development Regulations:

- A. The subject building permit is for a lot or parcel that is not required to be platted by Oklahoma statutes;
- B. The planning commission has determined that circumstances related to the subject property reasonably preclude the future use or improvement of the area for which rights-of-way and easements dedications are required and have not yet been dedicated; and
- C. All required improvements are in place or have been secured with a financial guarantee in accordance with 5-180.

## **Exhibits**

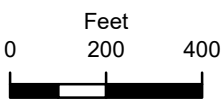
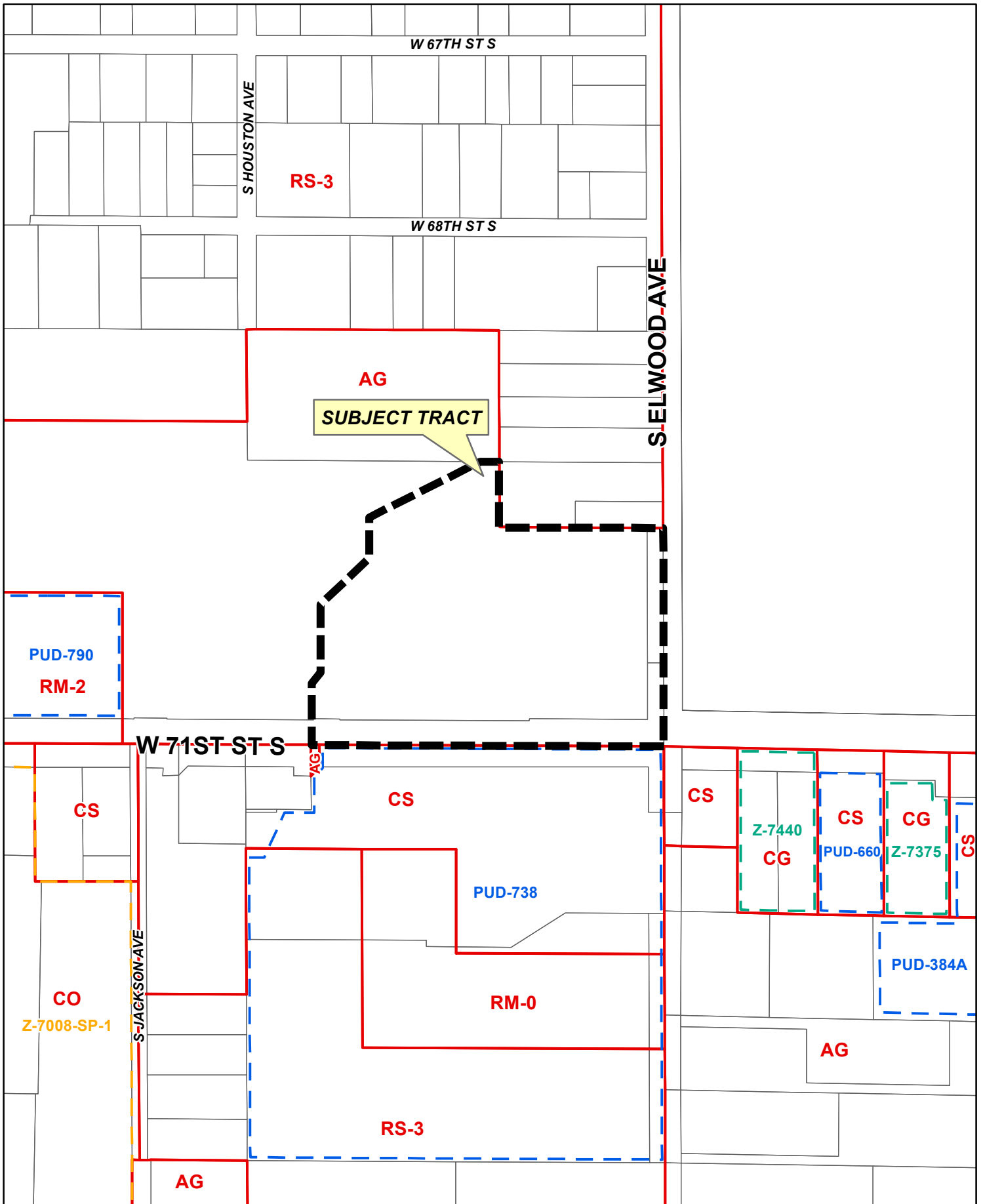
Case map

Aerial

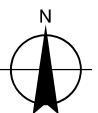
Tulsa Comprehensive Plan Land Use Map

Draft Final Plat submitted March 23rd, 2024

Proposed Site plans for Development



# TULSA HILLS MARKETPLACE







W 71ST ST S

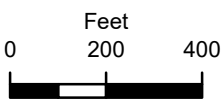
W 67TH ST S

W 68TH ST S

S HOUSTON AVE

S SELWOOD AVE

S JACKSON AVE

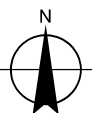


Subject Tract

# TULSA HILLS MARKETPLACE

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

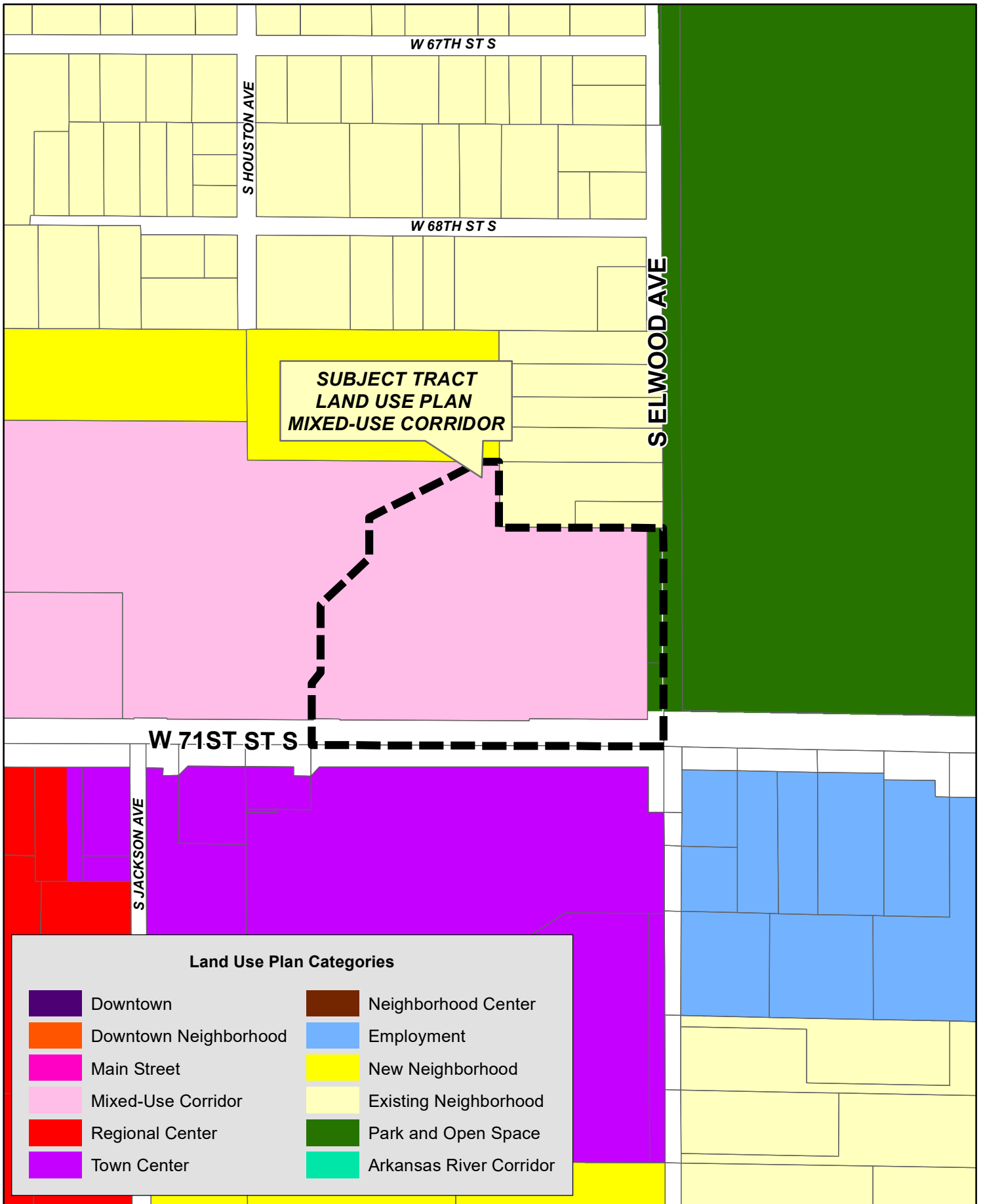
Aerial Photo Date: 2020/2021



18-12 02




10.4

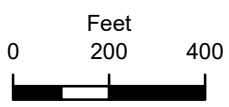




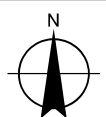
**SUBJECT TRACT  
LAND USE PLAN  
MIXED-USE CORRIDOR**

**Land Use Plan Categories**

- |   |   |
|---|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |



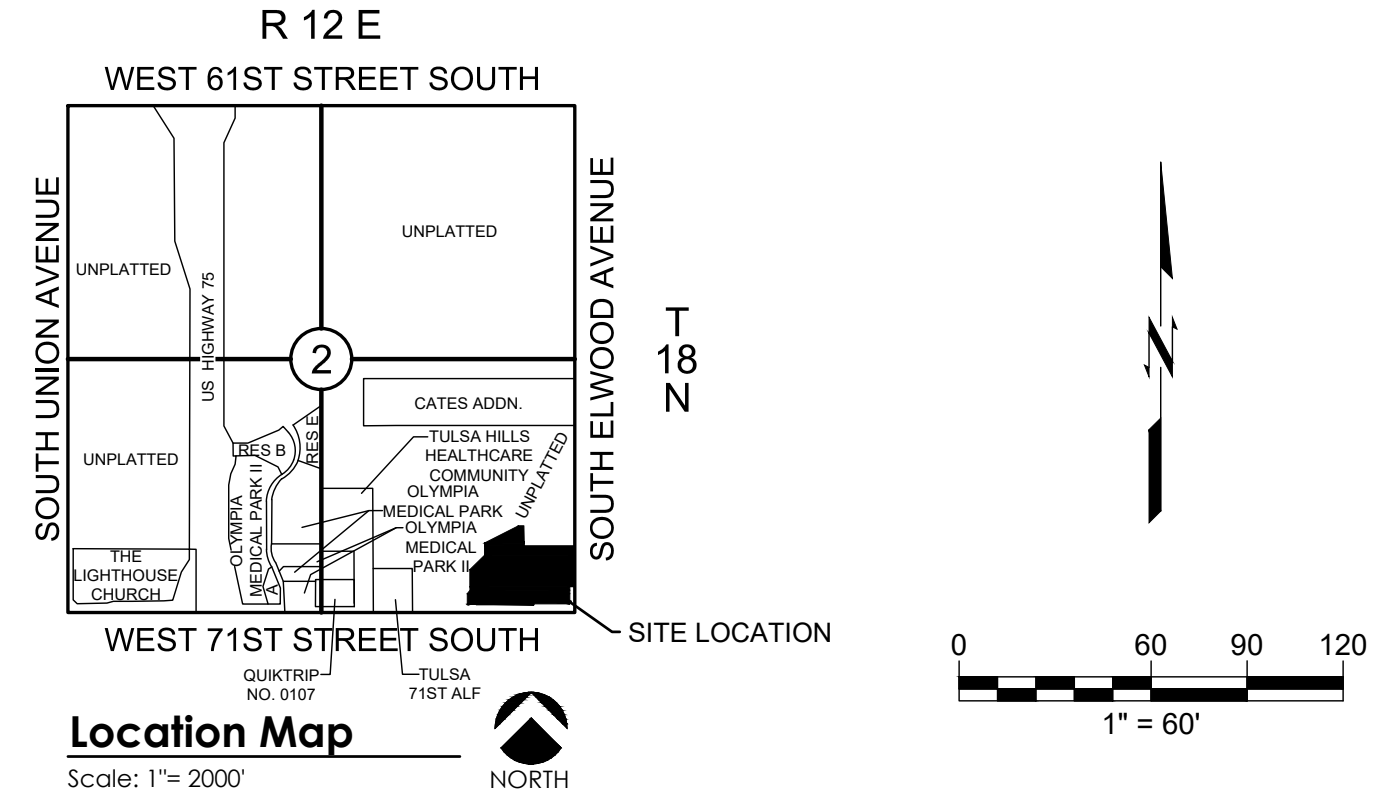
**TULSA HILLS  
MARKETPLACE**



Final Plat

# Tulsa Hills Marketplace

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF



### NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ADDRESSES SHOWN ON THIS PLAT ARE 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.

### FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0361L AND 40143C0353L, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE PORTION OF THE PROPERTY DESCRIBED HEREON WITHIN ZONE X DEFINED AS "AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ANOTHER PORTION (HATCHED) WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED NOVEMBER 2021.

### BASIS OF BEARINGS

HORIZONTAL DATUM BASED ON NAD 83 OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 USING S89°09'03"W AS THE SOUTH LINE OF THE SE/4 OF SECTION 2, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN WAS USED AS THE BEARING FOR THIS SURVEY.

### SITE DATA

TOTAL ACREAGE: 18.13 ACRES ( 789,861.23 SQUARE FEET)  
 NUMBER OF BLOCKS: 1  
 NUMBER OF LOTS: 6

### ABBREVIATIONS

- ACC ACCESS
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- LNA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- SS/E SANITARY SEWER EASEMENT
- ST/E STORM SEWER EASEMENT
- U/E UTILITY EASEMENT
- MA/E MUTUAL ACCESS EASEMENT

### MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098" UNLESS OTHERWISE NOTED.

### LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE SE/4 OF THE SE/4; THENCE SOUTH 89°09'03"W ALONG THE SOUTH LINE OF THE SE/4 OF THE SE/4 FOR 118.70 FEET; THENCE NORTH 01°20'23"W WEST FOR 196.00 FEET; THENCE NORTH 38°00'00" EAST FOR 45.00 FEET; THENCE NORTH 01°20'23" WEST FOR 215.00 FEET; THENCE NORTH 45°00'00" EAST FOR 215.00 FEET; THENCE NORTH 01°20'23" WEST FOR 128.00 FEET; THENCE NORTH 82°13'42" EAST FOR 393.75 FEET; THENCE NORTH 89°08'41" EAST PARALLEL WITH AND 417.40 FEET SOUTH OF THE NORTH LINE OF THE SE/4 OF THE SE/4 FOR 60.00 FEET; THENCE SOUTH 01°20'23" EAST PARALLEL WITH AND 522.00 FEET WEST OF THE EAST LINE OF THE SE/4 OF THE SE/4 FOR 208.70 FEET; THENCE NORTH 89°08'41" EAST PARALLEL WITH AND 626.10 FEET SOUTH OF THE NORTH LINE OF THE SE/4 OF THE SE/4 FOR 522.02 FEET TO A POINT ON THE EAST LINE OF THE SE/4 OF THE SE/4; THENCE SOUTH 01°20'23" EAST ALONG THE EAST LINE OF THE SE/4 OF THE SE/4 FOR 693.47 FEET TO THE POINT OF BEGINNING.  
 SAID TRACT OF LAND CONTAINING 789,861.23 SQUARE FEET OR 18.13 ACRES.

### Lot Sizes

BLOCK	LOT	LOT AREA (SQ FT)
1	1	406,600.71
	2	47,740.00
2	3	44,042.48
	4	75,629.27
	5	42,357.81
	6	46,388.82

### LINE LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- ADJACENT PROPERTY

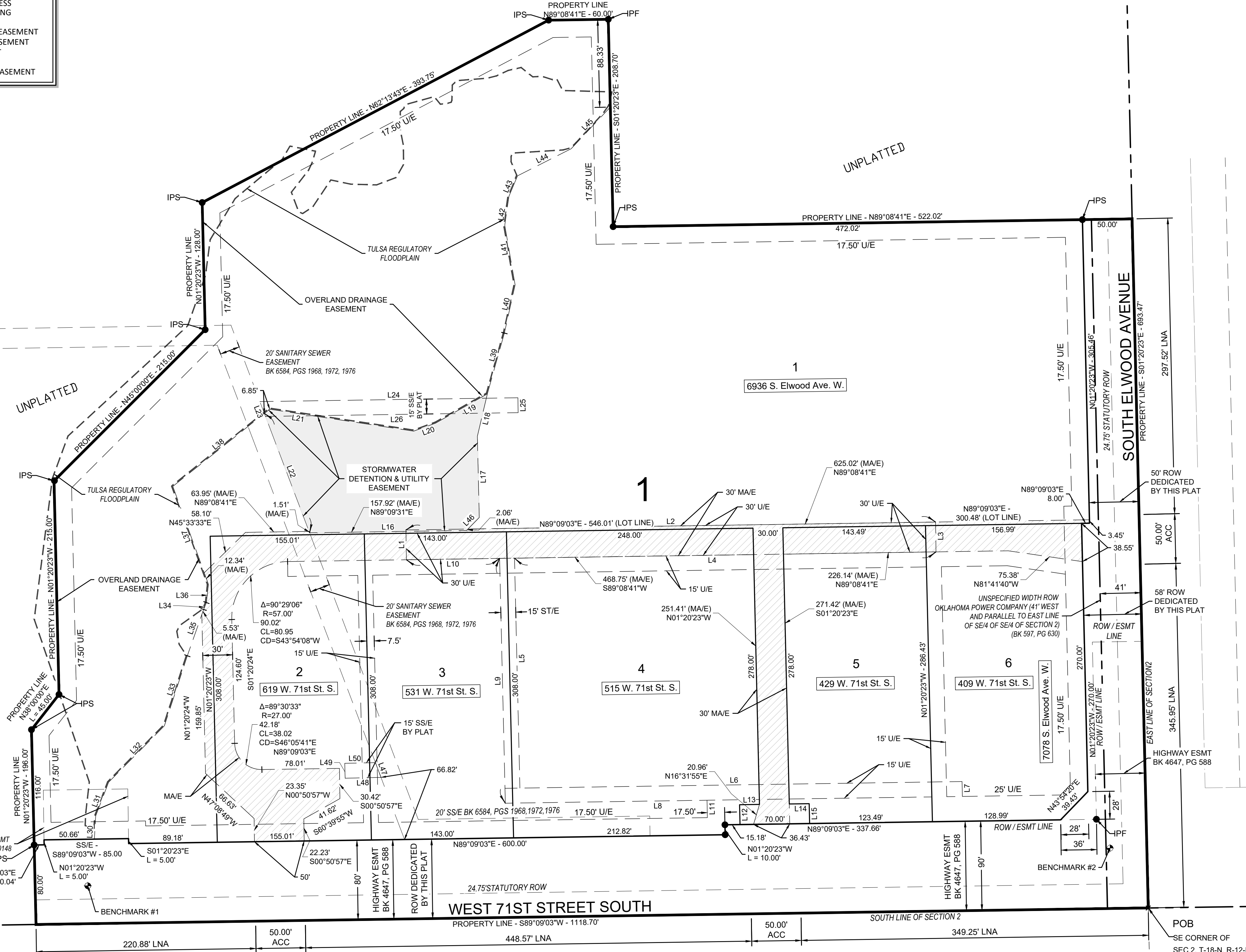
### Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	30.00	N00°50'29"W	L25	15.00	S00°50'57"E
L2	532.72	N89°08'41"E	L26	264.12	S89°09'03"W
L3	30.00	S00°50'46"E	L30	23.32	N03°11'27"E
L4	423.96	S89°08'41"W	L31	36.32	N20°55'19"E
L5	231.39	S01°20'23"E	L32	79.84	N44°39'38"E
L6	459.72	S89°09'03"W	L33	74.19	S18°08'17"W
L7	15.00	S01°15'09"E	L34	7.48	N22°06'53"E
L8	459.70	S89°09'03"W	L35	49.38	N19°22'27"E
L9	246.39	N01°20'23"W	L36	18.46	N06°15'20"E
L10	93.76	S89°08'41"W	L37	104.86	N19°58'04"W
L11	17.50	N01°07'46"W	L38	124.58	N51°26'26"E
L12	20.00	N01°20'23"W	L39	63.50	N15°37'57"E
L13	20.00	S89°09'03"W	L40	49.65	N12°33'19"E
L14	20.00	N89°09'03"E	L41	60.91	N09°49'54"W
L15	20.00	S01°20'23"E	L42	29.42	N08°11'43"E
L16	157.92	N89°09'31"E	L43	22.28	N22°41'12"E
L17	81.79	N01°20'23"W	L44	60.54	N63°09'59"E
L18	43.79	N13°16'43"E	L45	57.49	N43°12'38"E
L19	59.74	N60°30'00"E	L46	18.26	N44°09'29"E
L20	23.60	N69°56'35"E	L47	415.85	S20°44'39"E
L21	146.43	N81°19'36"W	L48	36.11	S88°39'37"W
L22	128.45	N20°44'39"W	L49	15.00	N01°20'23"W
L23	15.95	N20°44'39"W	L50	30.83	N88°39'37"E
L24	269.55	N89°09'03"E			

OWNER:  
**Mohr Tulsa Marketplace, LLC**  
 A TEXAS LIMITED LIABILITY COMPANY  
 4851 LBJ Freeway, Suite 900  
 Dallas, Texas 75244  
 Phone: (469) 363-5181  
 CONTACT: ROBERT A. MOHR

ENGINEER:  
**Wallace Design Collective, PC**  
 123 MLK Jr. Blvd.  
 Tulsa, Oklahoma, 74103  
 Phone: (918) 584-5858  
 A. NICOLE WATTS, P.E. NO. 21511  
 OK CA NO. 1460, EXPIRES 6/30/2025  
 nicole.watts@wallace.design

SURVEYOR:  
**White Surveying Company**  
 9936 East 55th Place  
 Tulsa, Oklahoma 74146  
 Phone: (918) 663-6924  
 OK CA NO. CA 1098, EXPIRES 6/30/2024  
 CONTACT: JOHN LIBBY  
 john@whitesurvey.com



**FINAL PLAT**  
**ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_

\_\_\_\_\_ TMAPC

CITY ENGINEER  
 Council of the City of Tulsa, Oklahoma

Approval Date: \_\_\_\_\_

CHAIR

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

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.

### ADS Benchmark Location

STATION	COORDINATES	DESCRIPTION OF POINTS
GPS 2	N: 397463.074	1/2" REBAR- 2" ALUMINUM CAP-FLUSH-SET STAMPED "ODOT GPS2" SET S.E. OF 61ST ST OVERPASS, OVER HWY. 75.
	E: 2557633.445	
54 RESET	N: 387255.958	5/8" REBAR- 1 1/2" ALUMINUM CAP-FLUSH-SET STAMPED "54 RESET" SET N.E. OF THE INTERSECTION OF 81ST ST. AND RIVERSIDE PKWY
	E: 2566997.226	

Benchmark #1	Benchmark #2
SET MAGNETIC NAIL WITH WASHER N: 392370.13 E: 2560384.04 ELEVATION = 698.42	SET MAGNETIC NAIL WITH WASHER N: 392408.17 E: 2561412.11 ELEVATION = 720.61

**NOTE**  
 DATE OF SURVEYOR'S LAST SITE VISIT: JULY 19, 2022.

FILE: U:\NLS-SENIOR\PROJECTS\2024\08\07\71ST & ELWOOD\DRAWING\PRODUCTION\PLAT\DRAWING\FINAL PLAT.DWG





March 21, 2024

Mr. Randy Westbrook  
City of Tulsa  
Development Services  
175 E 2<sup>nd</sup> Street, Suite 450  
Tulsa, OK 74103-3227

Re: Tulsa Hills Market Place  
Response to Draft Final Plat 5 Review Comments

Dear Mr. Westbrook:

Wallace Engineering has reviewed the City comments dated July 11, 2023 sent via email from Randy Westbrook. We have the following response in blue (original comments repeated for direct reference):

### **Specification for Documents**

#### **Engineering Graphics**

- No comments. (stall)

#### **Addressing**

- No comments on addresses. (AR)
- No comments on the street names.

### **Article 5: Design and Improvements**

#### **Required Infrastructure and Public Improvements (5-020)**

- IDP Plans (IDP #136859-2022) for required sanitary and water main extensions, sidewalks and ramps in the public ROW and storm sewer improvements including a private detention facility were approved on June 14, 2023. (sms)
- This project requires certain improvements to the intersection at 71st and Elwood. It is understood that IDP plans for the required intersection improvements will be separate from the IDP for the rest of the required public infrastructure. The level of service of the intersection in its current configuration, without this development is already very poor. The intersection must be improved prior to this development opening for business. IDP plans for the intersection improvements, IDP #152091-2023 South Elwood Avenue Expansion, are currently in the review process. The plat cannot be approved until plans are approved. (sms)

*Response: Acknowledge. At the date of this response the referenced intersection IDP plans have been approved.*

#### **Streets (transportation) (5-060)**

- No comments. (RR)

#### **Streets (fire) (5-060)**

- No comments. (CRB)



**Sidewalks (5-070)**

- No comments. (RR)

**Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)**

- No Comments. Tulsa Regulatory Flood Plain on site addressed (Drains to Hager Creek; COT panel 51. (WLD)

**Stormwater Management (5-100)**

- No comments. IDP-136859-2022 approved. (WLD)

**Sewage Disposal (5-130)**

- No comments. (nqe)

**Water Supply (5-130)**

- Fire: No comments. (CRB)
- Water: No comments. (adh)

**Easements (5-150)**

- No comments. (sms)

**Perpetual Maintenance of Common Areas and Improvements (5-200)**

- INCOG to comment.

**Legal Comments**

**Face of the Plat:**

- 1.

**Deed of Dedication:**

- 1.

Please contact us with any questions or comments.

Sincerely,



Mark B Capron, PLA, APA  
Land Development Planner II  
Landscape Architect





ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

**Tulsa Hills Marketplace**  
71st & Elwood,  
Tulsa, Oklahoma



ISSUE LOG

#	DATE	DESCRIPTION
1	12/19/2022	IDP 1st SUBMITTAL
2	2/10/2023	IDP 2nd SUBMITTAL
3	4/4/2023	IDP 3rd SUBMITTAL

HORT SCALE · 1"=50'  
VERT SCALE · -  
ATLAS PAGE NO. · 566  
IDP NO. · 136859-2022  
MANAGER · ANW  
DRAWN BY · LSJ

OVERALL SITE PLAN

**C300**

Site Plan Notes:

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND LINE/METER SIZING WITH THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE OKIE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY WHITE SURVEYING COMPANY DATED 7/27/2022.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- VERTICAL DATUM BASED ON GPS DATA (NAVD88)
- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Sidewalk & ADA Ramp Notes

SIDEWALKS ADJACENT TO RESERVE AREAS, COMMON AREAS AND AT INTERSECTIONS ARE TO BE INSTALLED WITH THIS IDP. ALL OTHER SIDEWALKS ARE TO BE INSTALLED AT THE HOMEBUILDERS EXPENSE. ALL RAMPS ARE TO BE INSTALLED WITH THIS IDP.

Line Legend

- CENTERLINE
- EASEMENT
- SANITARY SEWER LINE
- STORM SEWER LINE

\*

ALL RIGHT OF WAY AND EASEMENTS ARE PER THE TULSA HILLS MARKETPLACE PLAT.

THIS PLAT WILL BE FILED UPON COMPLETION OF CONSTRUCTION. PLEASE REFERENCE C101 FOR MORE DETAILED ROW AND EASEMENT INFORMATION.

Benchmark #1

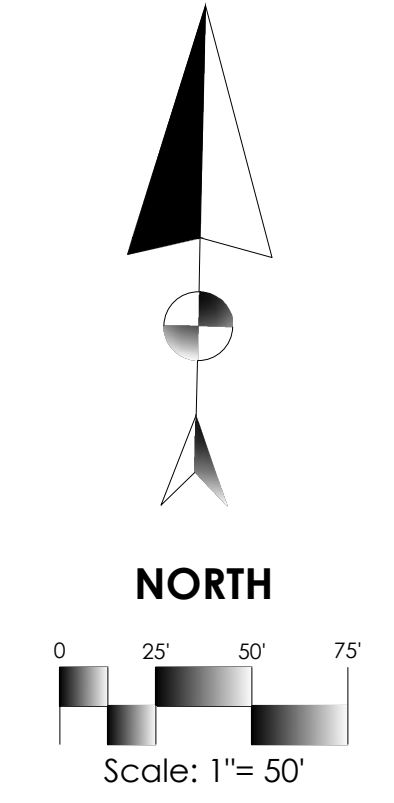
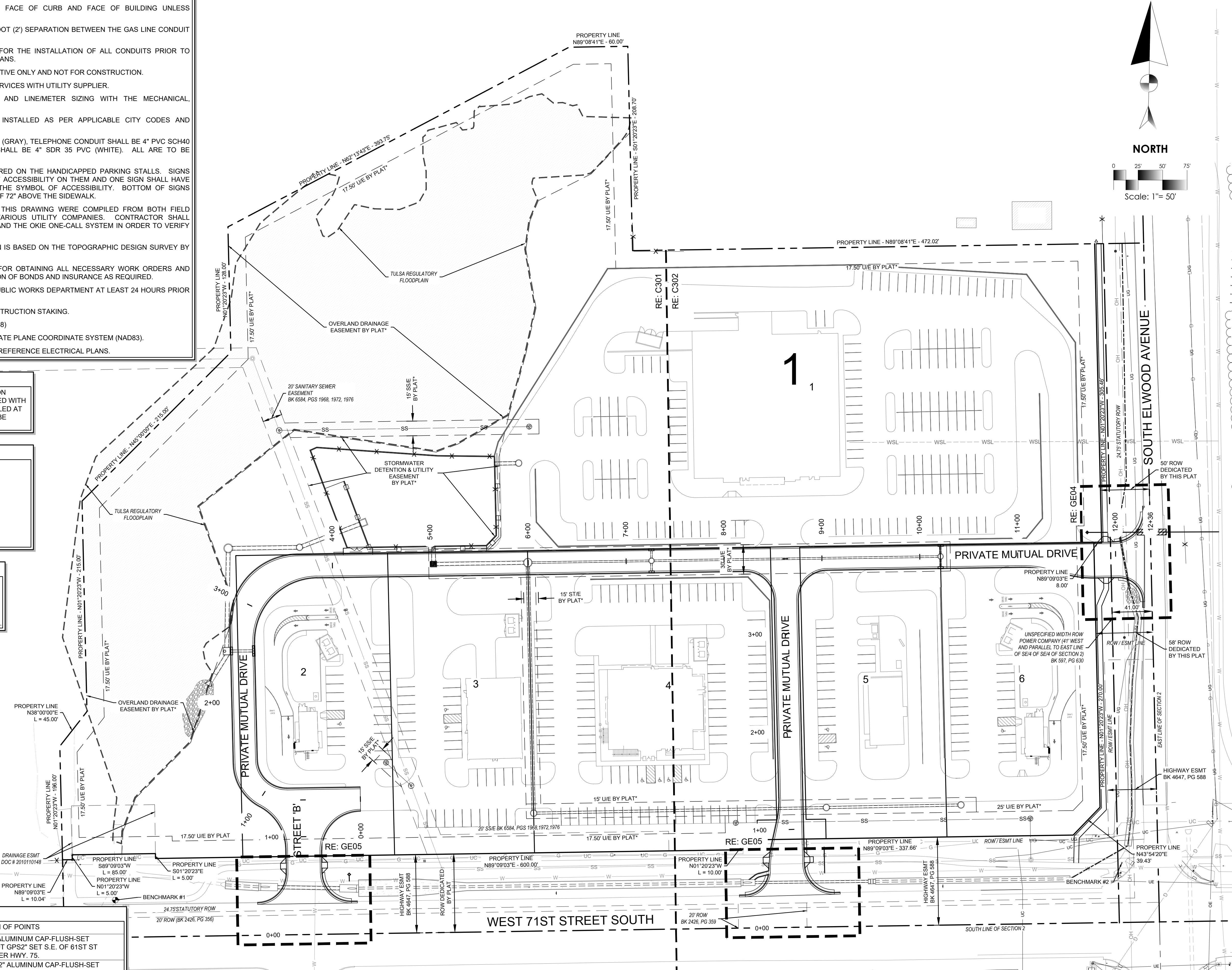
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Benchmark #2

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ELEVATION = 620.61

ADS Benchmark Location

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54 RESET	N: 387255.958 E: 2569997.226	5/8" REBAR- 1 1/2" ALUMINUM CAP-FLUSH-SET STAMPED "54 RESET" SET N.E. OF THE INTERSECTION OF 81ST ST. AND RIVERSIDE PKWY



PLOT DATE: THU, 04/04/2023 FILE: I:\GMA\_SERVER\PROJECTS\5246397\_71ST & ELWOOD\WORKPRODUCTION\DWG\DRAWINGS\BPS9\_C300 - OVERALL SITE PLAN