Owner and Applicant Information
Applicant: Alan Betchan
Property Owner: Owasso 86th Development LLC

Property Location
Southwest Corner of East 86th Street North and North Yale Ave
Tract Size: ±20.06 acres

Location within Tulsa County
(shown with County Commission districts)

Elected Representatives
County Commission: District 1, Stan Sallee

Staff Recommendation
Staff recommends approval.

Case West Estates Staff Report
Hearing Date: June 26, 2024
(Continued from March 20, 2024, April 3, 2024, and May 1, 2024)

Prepared by: Jay Hoyt
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918-579-9476

Request Summary
Preliminary Plat for a single-family subdivision.

Zoning
Existing Zoning: Commercial Shopping (CS)

Use
Current Use: Vacant
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations
Land Use
Land Use Plan: Rural Commercial (North Tulsa County)

Transportation
Major Street & Highway Plan: N Yale Ave: Secondary Arterial
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: A sidewalk gap is shown on the GO Plan along N Yale Ave.

Environment
Flood Area: None
Parks & Open Space: None
PRELIMINARY PLAT

Detailed Staff Recommendation

**West Estates** - (County)
Southwest Corner of East 86th Street North and North Yale Ave

This plat consists of 28 lots, 2 blocks on 20.06 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024 and provided the following comments:

1. **Zoning:** Proposed lots conforms to the requirements of the CS district. Planning Services will provide comments prior to final plat release.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.

3. **Transportation & Traffic:** Final street construction plans must be approved by the County Engineer and installed prior to final plat release.

4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.

5. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval. Provide access to reserve area for maintenance.

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 all other requirements of the Subdivision and Development Regulations. Tulsa County release is required prior to final plat approval.
3.7

PUBLIC STREETS AND GENERAL RESERVE A - STORMWATER DETENTION
WATER, SANITARY SEWER, AND STORM SEWER SERVICE

PRELIMINARY PLAT

OWNER/DEVELOPER ENGINEER/SURVEYOR
AAB ENGINEERING LLC
West Estates
OF OKLAHOMA

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