



Tulsa Metropolitan Area  
Planning Commission

**Case:** Whisper Lane

**Hearing Date:** October 6, 2021

**Case Report Prepared by:**

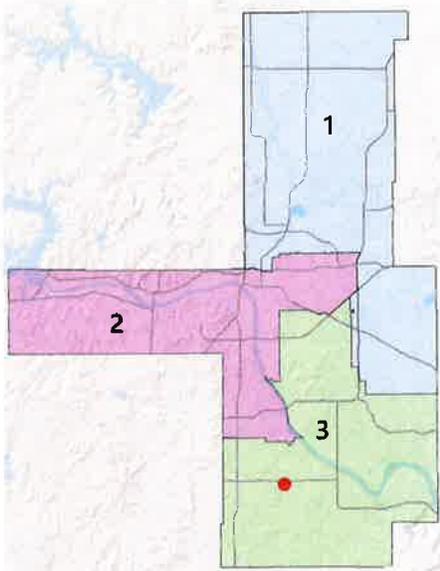
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Select Design, Ryan McCarty

*Owner:* Lindsay Development, LLC

**Location Map:**  
(shown with County Commission  
Districts)



**Applicant Proposal:**

Preliminary Plat and Modification of  
Subdivision & Development Regulations to  
increase allowable cul-de-sac and block  
length

*31 lots, 3 blocks, 36.44 ± acres*

*Location:* East of the southeast corner of East  
151<sup>st</sup> Street South and South Lewis Avenue

**Zoning:**

Present: AG (Agriculture)  
Proposed: RE (Residential Estate) and  
PUD-859

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat and modification of the  
Subdivision & Development Regulations

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, County Land Use Plan, Preliminary Plat, Conceptual  
Improvements

## PRELIMINARY PLAT

### Whisper Lane – (Tulsa County)

East of the southeast corner of East 151<sup>st</sup> Street South and South Lewis Avenue

This plat consists of 31 lots, 3 blocks on 36.44 ± acres.

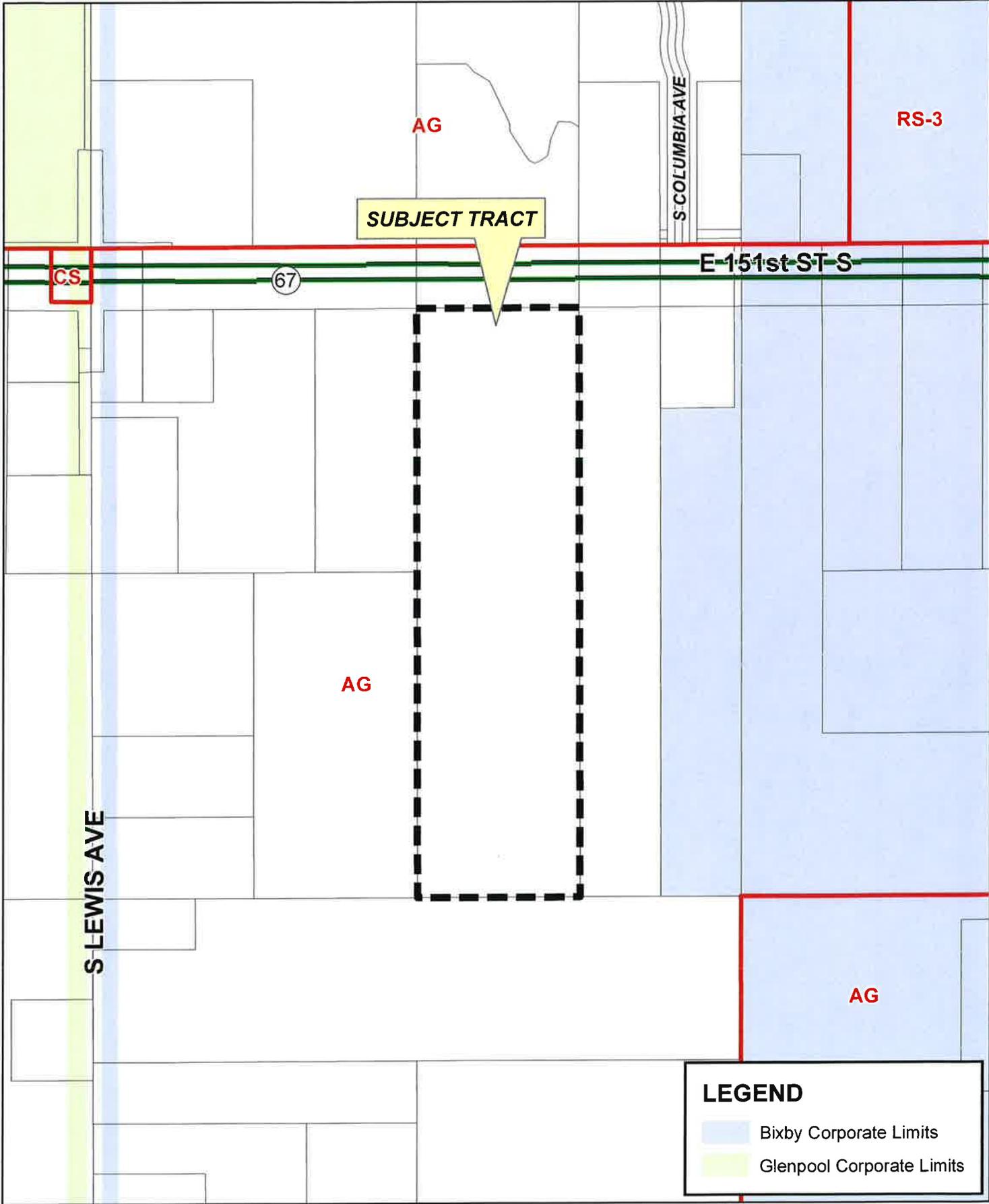
The Technical Advisory Committee (TAC) met on September 2, 2021 and provided the following comments:

1. **Zoning:** The subject tract is currently zoned AG. TMAPC recommended approval of a rezoning to RE (CZ-518) with an associated planned unit development (PUD-859) on September 15, 2021. Lots are required to conform to the final approved development standards for PUD-859 and development standards must be included with the final plat.
2. **Addressing:** Final address assignments by INCOG must be shown on the face of the final plat.
3. **County Engineering:** Private streets are required to obtain approval from Tulsa County Engineering prior to final plat approval. Plans for stormwater and drainage are required to be approved and completed prior to final plat approval.
4. **Sewer/Water:** On-site sewage disposal must be approved by the Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Water line extensions must be completed and final plat must be released by the rural water district including capacity for any required fire systems to be installed by the developer.
5. **Fire:** Extended dead-end will require an approved turnaround. Cul-de-sacs extending beyond 750' are limited to 30 lots unless approved sprinkler systems are installed in structures exceeding that limit.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters are required from all utilities serving the site. Provide certificate of records from Oklahoma Corporation Commission related to oil & gas activity on the site.

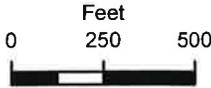
### **Modification of Subdivision Regulations:**

1. Modification to extend the allowable block length of 1,500 feet and the allowable cul-de-sac length of 750'.

Staff recommends **APPROVAL** of the preliminary plat and the modification to the Subdivision & Development Regulations due to the recommendation of approval for private streets. Streets located within the subdivision would not provide any opportunity for connectivity for public street networks and are required to be maintained by an approved homeowner's association. Approval is subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



# WHISPER LANE



17-13 20

3.3



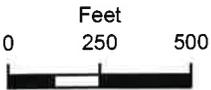


S LEWIS AVE

S COLUMBIA AVE

E 151st ST S

67



Subject Tract

# WHISPER LANE

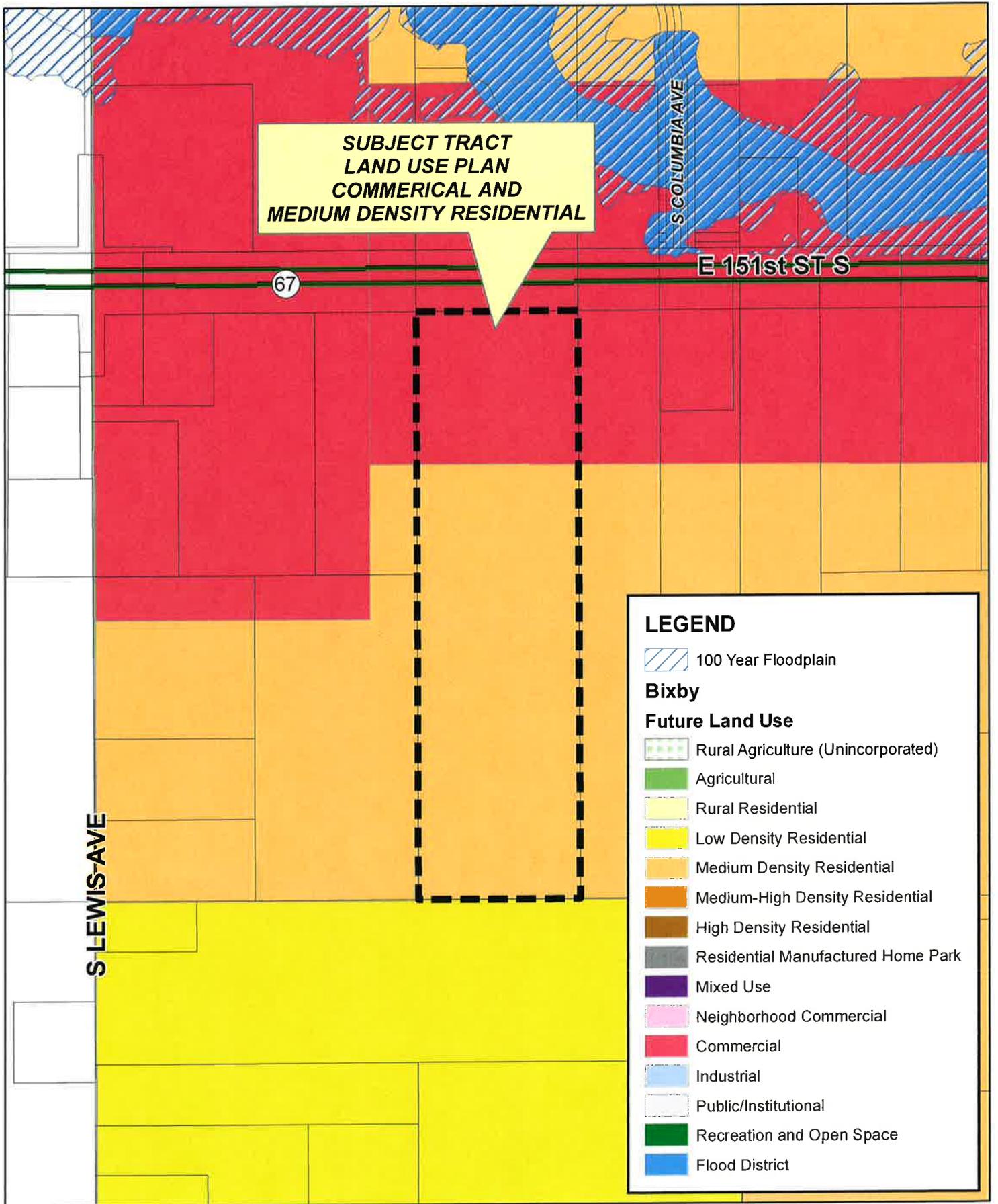
Note: Graphic overlays may not precisely align with physical features on the ground.

17-13 20

Aerial Photo Date: 2020/2021



3.4



**WHISPER LANE**

17-13 20

3.5









# CONCEPTUAL IMPROVEMENTS PLAN

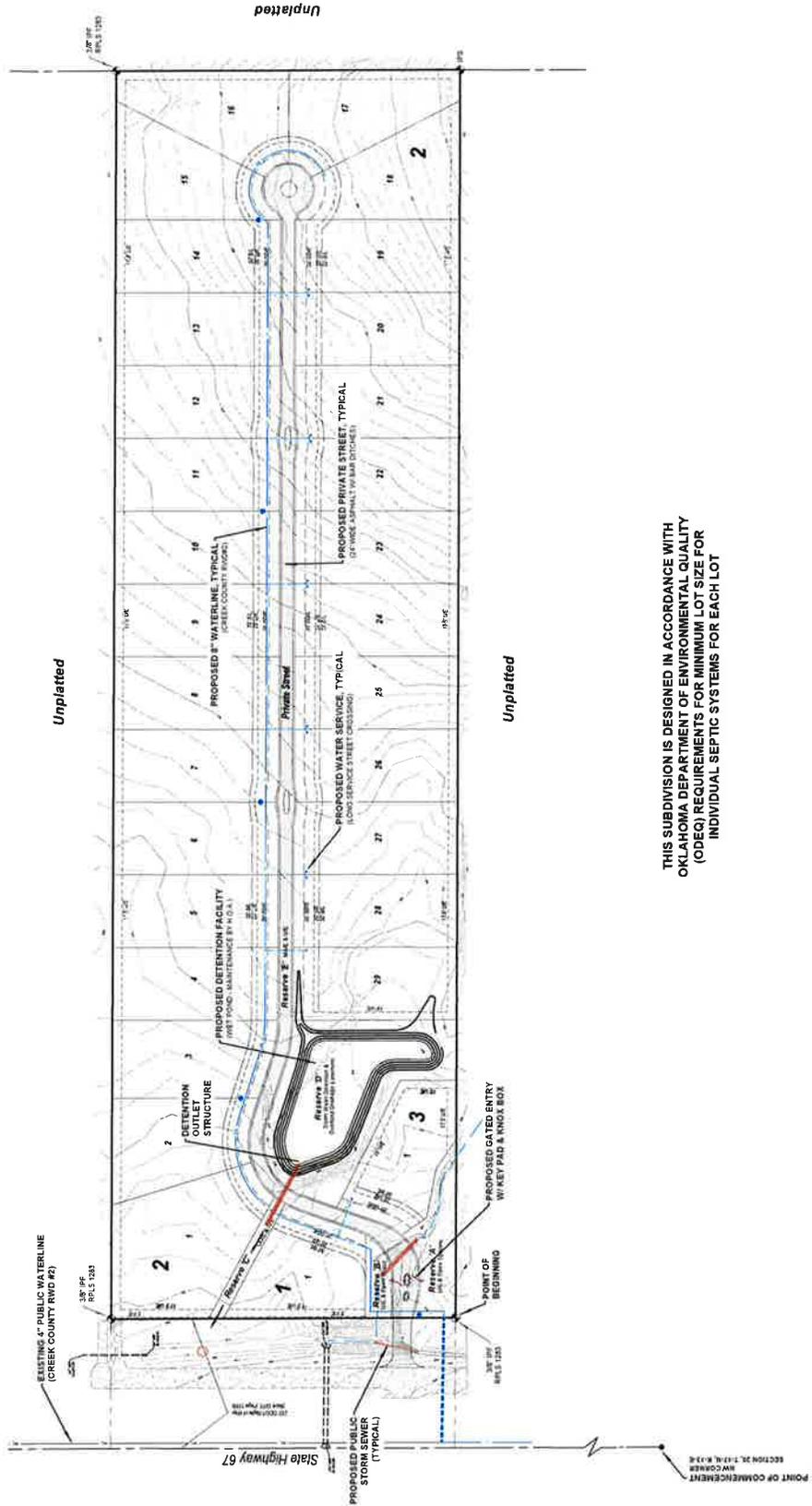
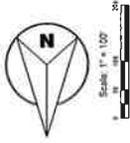
## Whisper Lane

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE NW/4 OF SECTION TWENTY (20), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

**Engineer**  
 ENGINEERED BY DESIGN, PLLC  
 1000 WEST 17TH AVENUE  
 DEL CITY, OKLAHOMA 73116  
 PHONE (405) 234-5960  
[info@engineeredbydesign.com](mailto:info@engineeredbydesign.com)  
 O.A. # 1988 EXPIRES 6-30-2022

**Surveyor**  
 FRITZLAND SURVEYING, LLC  
 1000 WEST 17TH AVENUE  
 TULSA, OKLAHOMA 74116  
 PHONE (918) 221-0275  
[info@fritzland.com](mailto:info@fritzland.com)  
 O.A. # 1848 EXPIRES 6-30-2022

**Owner / Developer**  
 LINDSAY DEVELOPMENT, LLC  
 1000 WEST 17TH AVENUE  
 TULSA, OKLAHOMA 74116  
 PHONE (918) 742-1037  
 MR. LINDSAY PERKINS



THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY (ODEQ) REQUIREMENTS FOR MINIMUM LOT SIZE FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT

