

To Planning Commission
Hearing Date April 08, 2021
Case The SmithCo Group North & South (2 Plats)
Request Request to recommend approval of both Preliminary/Final Plats
Location 9340 S Elwood Ave W
Applicant Steven Hollabaugh, Native Strategies, PLLC

Staff Report

Preparer | Marcaé Hilton

Attachments

- Preliminary/Final Plat and DOD
The SmithCo Group North
- Preliminary/Final Plat and DOD
The SmithCo Group South

Preparer

Steven Hollabaugh

Steven Hollabaugh

Background Information

STAFF COMMENTARY | The SmithCo Group owns two lots on S Elwood Ave across from South Lakes Golf Course. Their Lot Split/Combination request to the northern portion of the southern lot, which moved the shared boundary north by Twenty (20) feet was approved on March 04, 2021. This created two (2) lots the same width at 220 feet. Currently, they are seeking approval of the required plating.

PLANNING DATA

Public Comment None | no notice is given to public for plats
Special District None
Zoning CG | Commercial General
General Location North of Main Street and West of Elwood Avenue West
North Lot | 9340 S Elwood Ave W
South Lot | 9402 S Elwood Ave W
Parcel ID North Lot | 98223822307600
South Lot | 98223822308780
Plat Data Staff Comments

The key or location map showing in a small scale: Other subdivisions in the area

Size in acres

The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified.

Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision Dimensions of Easements and other lines.

Any other information as may be deemed by the Planning Commission and City Council as reasonably necessary for the full and proper consideration of the proposed subdivision.

City Code | SUNSET CLAUSE | The approval of a preliminary plat shall be effective for a period of two (2) years from the date of approval by the Planning Commission for an extended period of time,

At the end of which time approval of the final plat must have been obtained from the Planning Commission.

Provide Deed of Dedication

TAC COMMENTS FROM MARCH 23, 2021

Donald Kafer ONG | UE needed along NS (eastern property line) high pressure gas main south of property.

Gross Acres North Lot | 2.27

South Lot | 2.8

Site Plan Included in packet | general in nature

Staff Evaluation & Recommendation

EVALUATION Staff believes the Preliminary/final Plats will be in compliance with all City requirements once staff/Tac comments are addressed.

CONDITIONS

1. Submit Lot Split/Combo Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
2. Provide City Planner with copy of recorded Deeds
3. Provide resolution to all comments before submittal to City Council on April 14, 2021

RECOMMENDATION: *Staff recommends approval of the Preliminary/Final Plat for SmithCo North and SmithCo South per staff comments.*

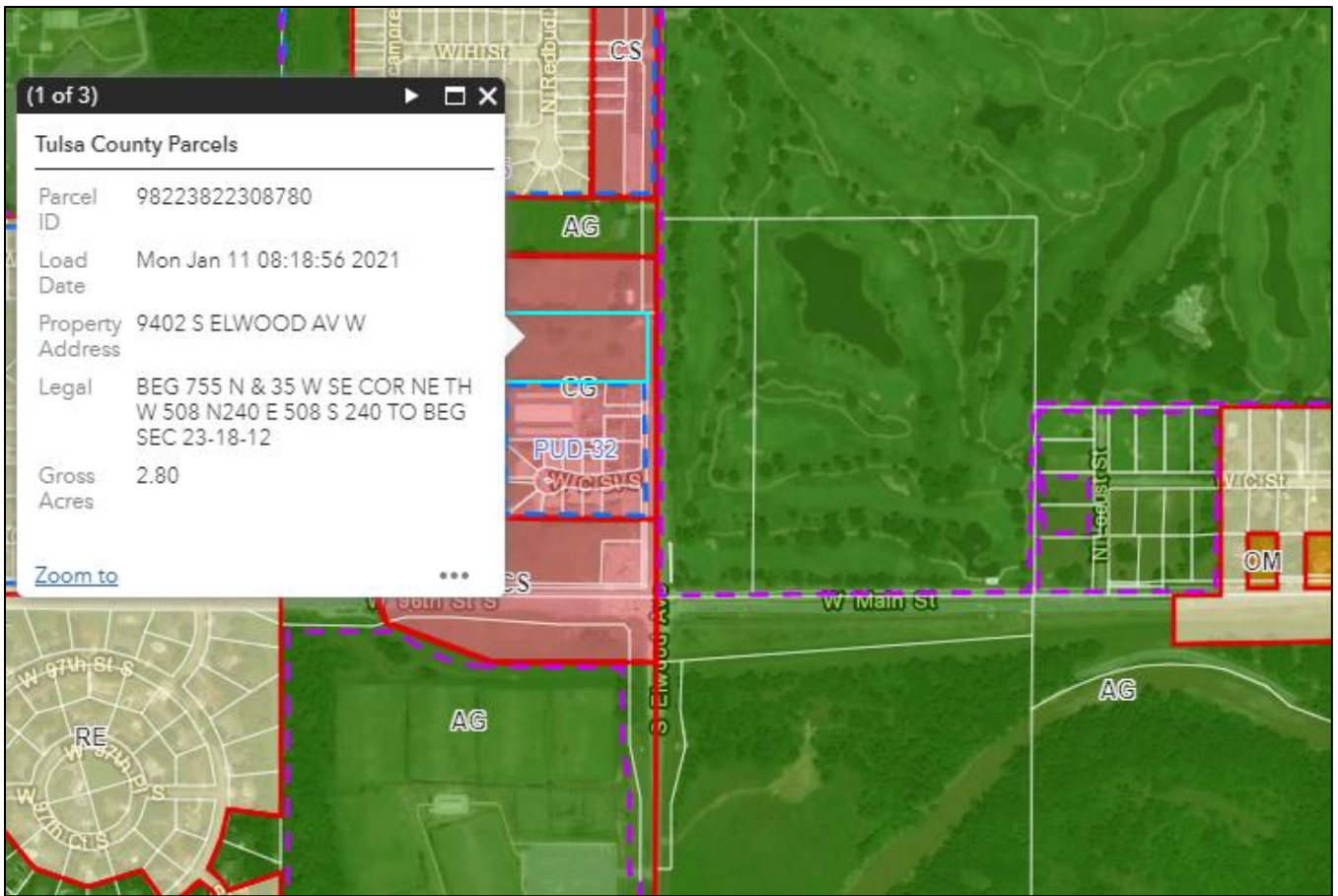


Figure 1. Southern lot highlighted

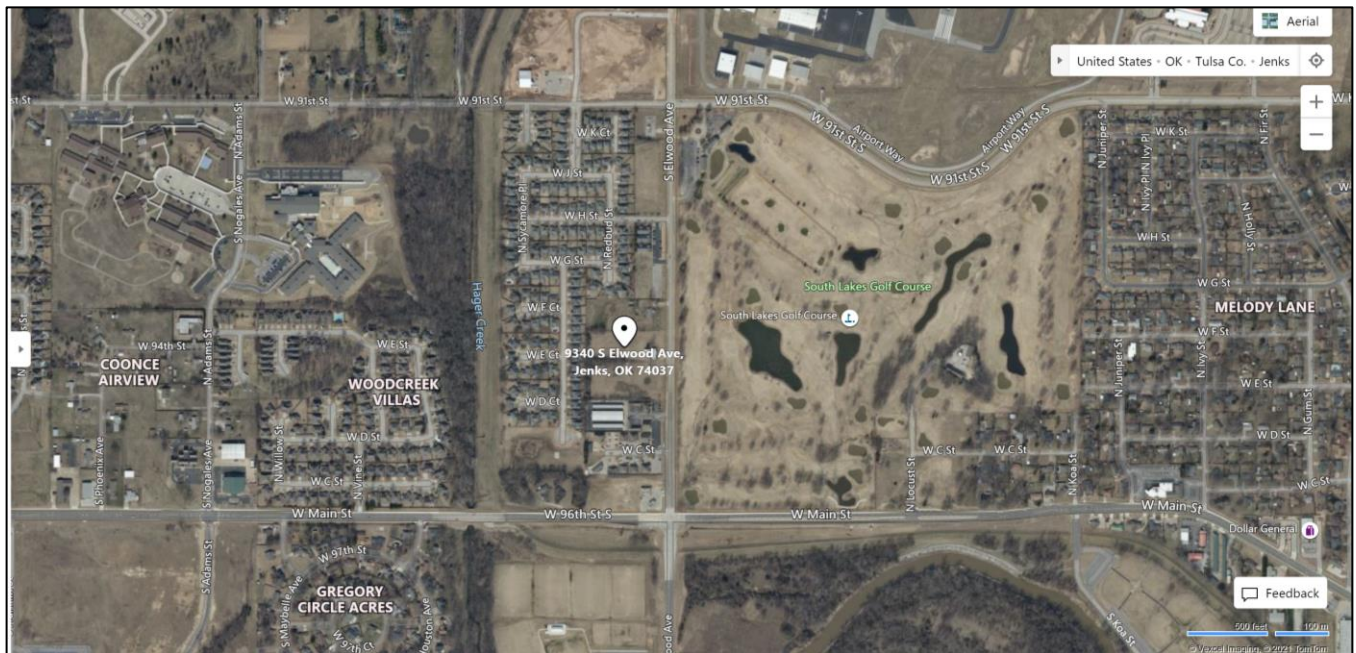


Figure 2: Bing Map Aerial View

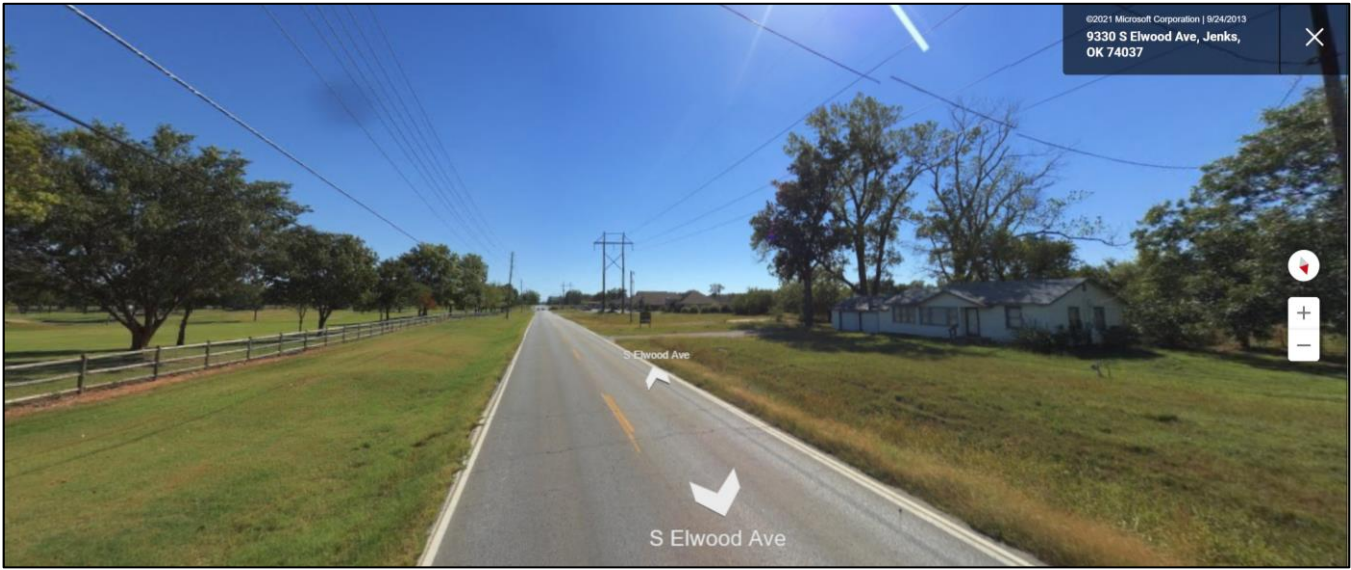


Figure 3: Bing Map Street View Golf Course on east, Lots in question on west

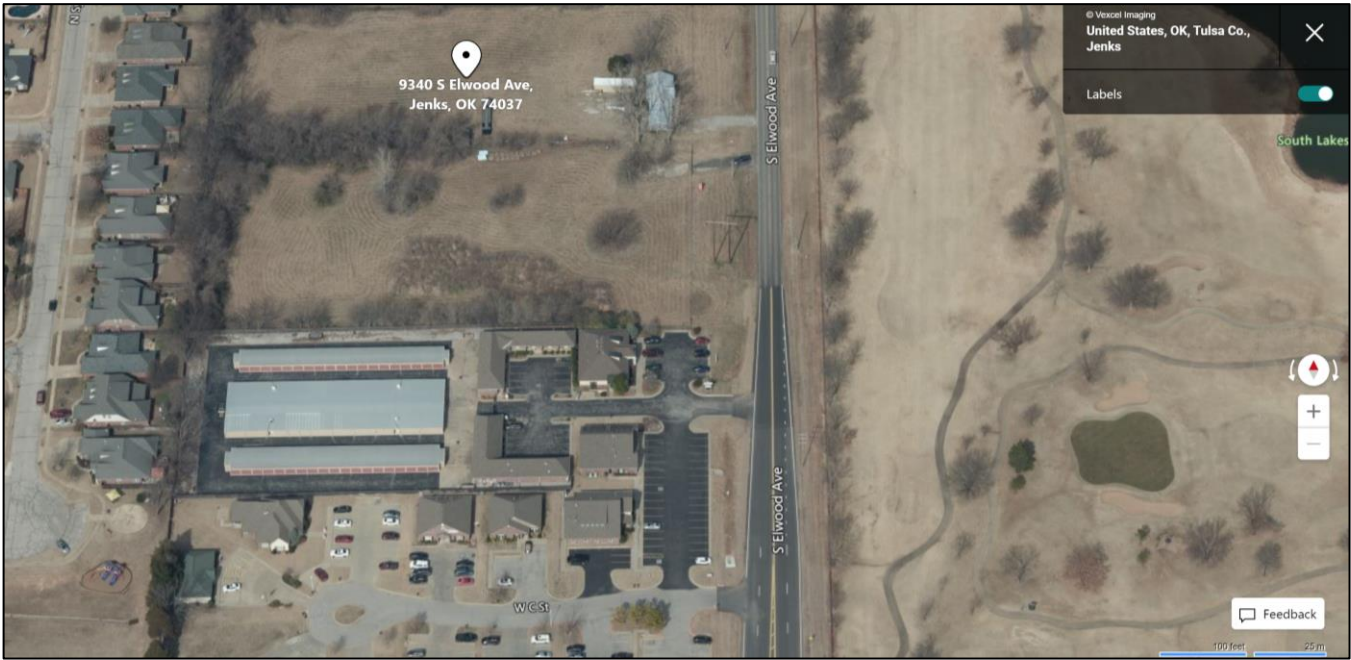


Figure 4: Birds Eye View of property

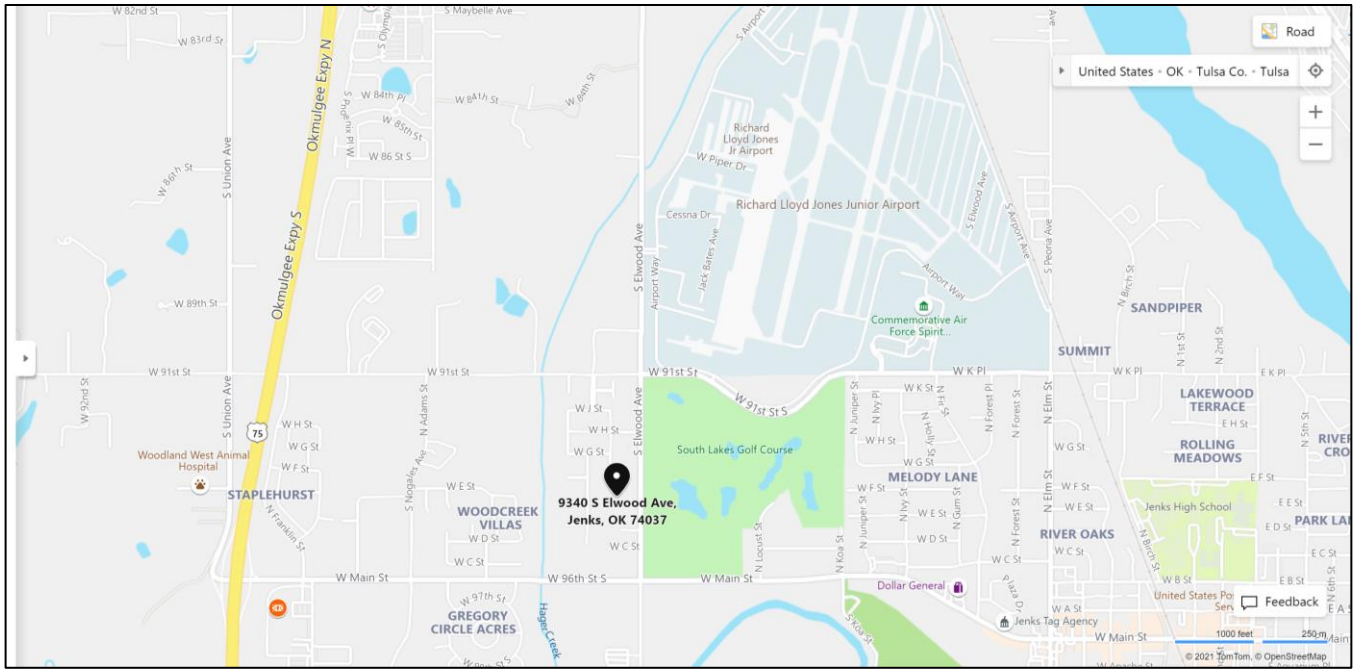


Figure 5: Bing Map | Large Map View