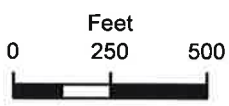


SUBJECT TRACT

LEGEND

- Sapulpa Corporate Limits
- Tulsa Corporate Limits



CBOA-2654

3.1



**BOARD OF ADJUSTMENT
CASE REPORT**

STR:9232

Case Number: CBOA-2654

CZM:45

PD:

HEARING DATE: 01/16/2018 1:30 PM

APPLICANT: Richard Kosman

ACTION REQUESTED: Variance to reduce the frontage requirement from 50' to 41' in the IM district to permit a lot-split (Section 930).

LOCATION: S. of the SW/c of W. 51st St. S. and S. 49th W. Ave. **ZONED:** IM

PRESENT USE: Vacant

TRACT SIZE: 29.48 acres

LEGAL DESCRIPTION: BEG 1321.53 S NEC NE TH S90 W1492.03 S901.36 W1158.65 N991.93 E2654.05 POB SEC 32 19 12 29.480 ACS, Tulsa County, State of Oklahoma

RELEVANT PREVIOUS ACTIONS:

None relevant.

ANALYSIS OF SURROUNDING AREA: The subject tract is surrounded by IM zoned vacant land and industrial businesses.

STAFF COMMENTS:

The applicant is requesting a Variance of the frontage requirement on a non-arterial street from 50' to 41' to permit a lot split as shown on the attached drawings. The applicant provided the following statement with their application: *"We are asking for a variance of the 50' frontage requirement for the parcel shown where the owner would like to have a lot split with the proposed property line being the center of the W. 55th St. S. right-of-way."*

As shown on the attached survey the applicant intends to create two parcels. **Tract 1** will be 13 acres and **Tract 2** will be 8.9 acres; the proposed frontage for both lots along W. 55th St. S. is 41'. The Code requires that lots within the IM district contain a minimum frontage of 50' when abutting a non-arterial road.

If inclined to approve the Board may consider any condition it deems necessary and reasonably related to the request to ensure that the proposed use and future development of the subject property is compatible with and non-injurious to the surrounding area.

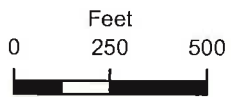
Sample Motion:

"Move to _____ (approve/deny) a Variance to reduce the frontage requirement from 50' to 41' in the IM district to permit a lot-split (Section 930).

- Per the conceptual plan on page ____ of the agenda packet.

- Finding the hardship to be _____.

Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan.”



Subject Tract

CBOA-2654

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

19-12 32

Aerial Photo Date: February 2016

N
3.4

549.15'

563.05'



Tract 1

5601 W.
55th Street
13.00 ACRES

Tract 2

5511 W.
55th Street
8.90 ACRES

TULSA HOSPITAL CENTER, L.L.C.

N 89° E 12° E 41.82'
 RADIUS - 114.87'
 CURVE LENGTH - 35.65'
 CHORD LENGTH - 4.95'
 DELTA - 11° 02' 00"

N 89° E 10° E 41.21'
 RADIUS - 97'
 CURVE LENGTH - 52.82'
 CHORD LENGTH - 4.95'
 DELTA - 11° 02' 00"

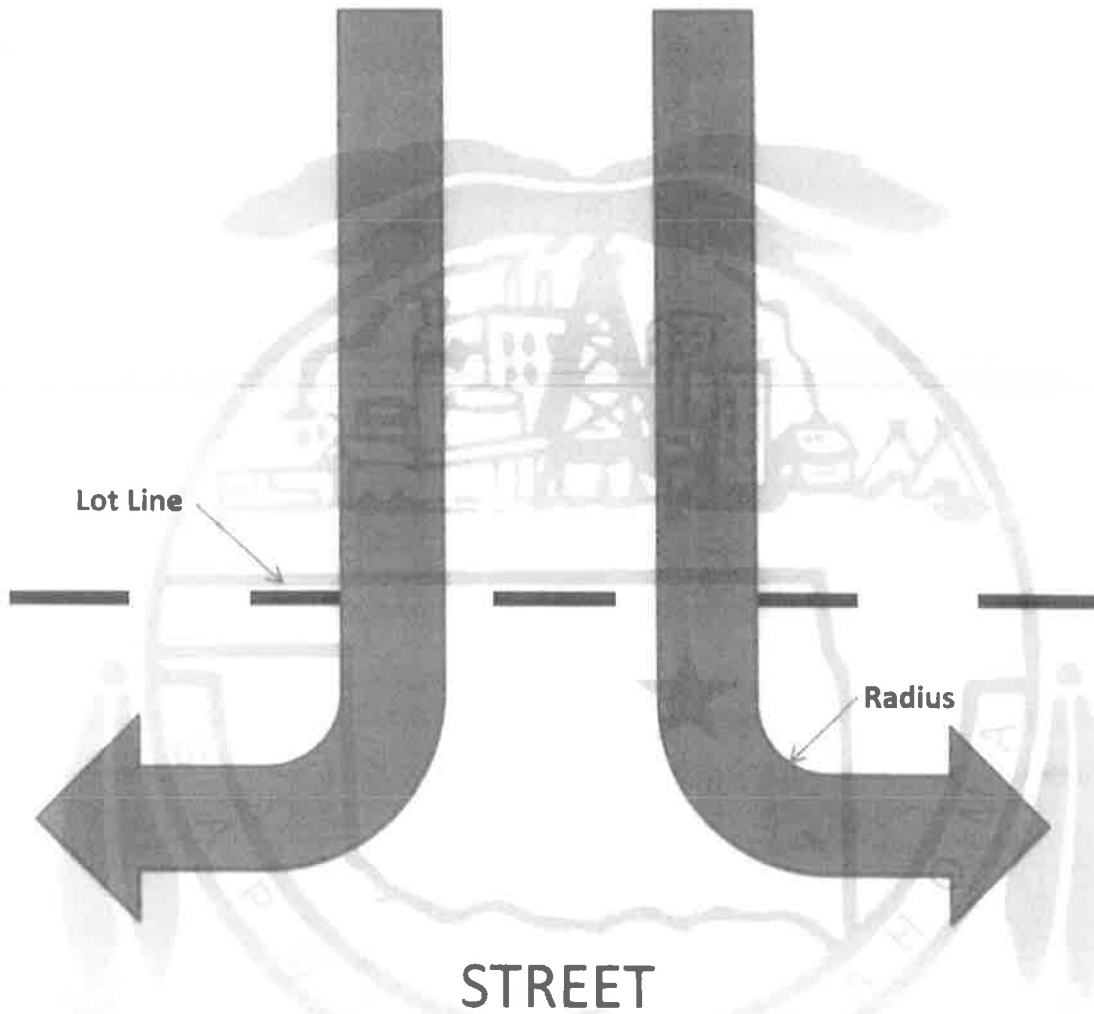
RADIUS - 148.02'
 CURVE LENGTH - 142.87'
 CHORD LENGTH - 12.98'
 DELTA - 14° 59' 00"

RADIUS - 86.02'
 CURVE LENGTH - 86.37'
 CHORD LENGTH - 12.98'
 DELTA - 14° 59' 00"

RADIUS - 110.02'
 CURVE LENGTH - 110.37'
 CHORD LENGTH - 12.98'
 DELTA - 14° 59' 00"

10862
 JLB BYC 8/18/12
 784.33'

Typical Driveway Approach



3500 # Concrete 6" Deep (or)
3500 # Concrete 5" Deep with Steel on 2ft. Centers

All Joints must be Saw Cut



& ASSOCIATES, PLC.
CIVIL ENGINEERING

November 14, 2017

Amy Ulmer, Assistant Planner
INCOG
2 West Second Street
Tulsa, Oklahoma 74103

*Re: Tulsa Industrial Center II LLC
BOA Application – Requesting Variance of 50' Frontage
For Parcel 99232-92-32-16470*

Dear Amy,

I am representing Bryan McCracken, Managing Member of Tulsa Industrial Center II LLC concerning the BOA application requesting a variance of the 50' Frontage requirement for the parcel shown above which the owner would like to have a lot split with the proposed property line being the center of the existing Road Right of Way. (See attached BOA Application ,Exhibit C, Existing Deed and Property Search information).

I have met with the City Planner of the City of Sapulpa, Nikki White (918-248-5917), and the City of Sapulpa has no objections to the construction of a joint driveway on the City's Right of Way as shown on Exhibit C. The only City of Sapulpa requirement is that the applicant submit a Right of Way/Curb Cut/Driveway Permit to Farly Fisher (Building Inspector 918-224-3040) for approval. (Copy of Form attached for reference.)

If you need additional information please contact me.

Sincerely,



Richard Kosman, P.E.

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