

with the sports complex. A site plan for Kirkland Activity Complex was approved for this property in May of 2017.

Right-of-way has been dedicated along Detroit Street in accordance with the subdivision regulations. A total of 50-feet of right-of-way has been dedicated along the north 267-feet of frontage along 9th Street. The remaining 477.70-feet has a total of 38-feet of right-of-way dedicated. 9th Street is designated as a secondary arterial street in the Comprehensive Plan, which requires an ultimate right-of-way of 100-feet, or 50-feet on each side of the centerline of the street, per the Engineering Design Criteria Manual.

No utility easement has been provided for the north 267-feet of frontage along 9th Street. A 12-foot utility easement has been dedicated along the south 477.71 feet of frontage along 9th Street. 17.5-foot utility easements are required along arterial streets per the Subdivision Regulations. Utility easements and the deed for right-of-way were approved by the City Council on April 18, 2017 by Resolution No. 1013 and were recorded in Tulsa County on April 28, 2017.

Surrounding land uses and zoning classifications include the following:

North:	R-3	Single-Family Residential
East:	R-3	Single-Family Residential
South:	IL	PACCAR Winch
West:	R-3	Single-Family Residential

According to FEMA Maps, there is no 100-year floodplain associated with this property.

The property associated with SP-282 has not been platted. Staff recommends that platting be waived, provided that right-of-way and utility easements be dedicated along 9th Street in accordance with the subdivision regulations.

Attachments: Case map
Aerial photo
Approved site plan for Kirkland Activity Complex
Recorded Resolution 1013
Recorded Deed for Right-of-Way
Recorded Utility Easement Document

Recommendation:

Based on the Comprehensive Plan, the location of the property, past history of the property, and the surrounding land uses, Staff recommends that SP-282 be approved and platting be waived, subject to right-of-way and utility easements being dedicated along 9th Street in accordance with the Subdivision Regulations.

Reviewed By: Larry R. Curtis

Approved By: Michael W. Skates

ALY