

To Planning Commission
Hearing Date March 04, 2021
Case Number JL 21-353 | Gateway First Bank
Request Lot Split
Location 100 S GATEWAY PL W
Applicant Lou Reynolds

Staff Report

Preparer | Marcaé Hilton

Attachments

Lot Split Exhibit and Legal Description

Preparer

Bennett Surveying, Inc.

Background Information

STAFF COMMENTARY | Lou Reynolds is seeking approval of a lot split in Gateway Plaza for Gateway Bank which is currently under construction. This Lot Split was first seen in the approved Gateway First Bank, Minor Amendment to PUD 83. "PUD 83B" was approved by Planning Commission on February 25, 2020 and City Council, March 3, 2020. The new structure is to be located east of HWY 75 and south of Main Street in the northwest corner of Gateway Plaza. This lot split is formalizing Development Area A-2 as seen in PUD 83, with a minor change along the south lot area due to parking requirements. This will split off the northern part of Lot One, Block 2 creating Tract "A" and Tract "B" within "Gateway Plaza Jenks" Plat and a new boundary for Development Area A and B as identified in PUD 83; allowing for the southern portion of Tract B (Lot Two) to be developed at a later date.

PLANNING DATA

Public Comment None | no notice is given to public for Lot Split cases
Special District Corridor Appearance District (Exempted) | Project is part of a PUD
Zoning PUD 83B1 Amended | JZ 20-650 | Approved March 03, 2020 | Bank Use
General Location Gateway Place and Main Street | East of HWY 75 and south of W 96th Street S
Tract "A" 1.07 acres
Tract "B" 2.73 acres
Plat Gateway Plaza Jenks | No. 6614 | June 08, 2015

Parcel ID 60645822339710

Legal LOT 1 LESS BEG SWC LT 1 TH N222.15 E246.50 S122.56 CRV LF12.20 W247.68 POB BLOCK 2

Gross Acres 3.03 +/-

Site Plan Included in packet | general in nature

Conditions by CC

1. A detailed finalized landscape plan must be submitted before any building permits are issued; and
2. The new additions must comply with the existing standards in PUD 83; and
3. Signage to be posted in the parking lot to alert users about the possibility of flooding (Not Applicable to Bank Site)

Staff Evaluation & Recommendation

EVALUATION Staff believes the Lot Split is in compliance with all City requirements, and meets the expectation presented with PUD 83B. Approval of the lot split is necessary to complete the project.

CONDITIONS

- 1) Submit Deeds to be stamped by City Planner before applicant files Deeds with Tulsa County.
- 2) Provide City Planner with copy of recorded Deeds

RECOMMENDATION: *Staff recommends approval of JL 21-353 as presented.*

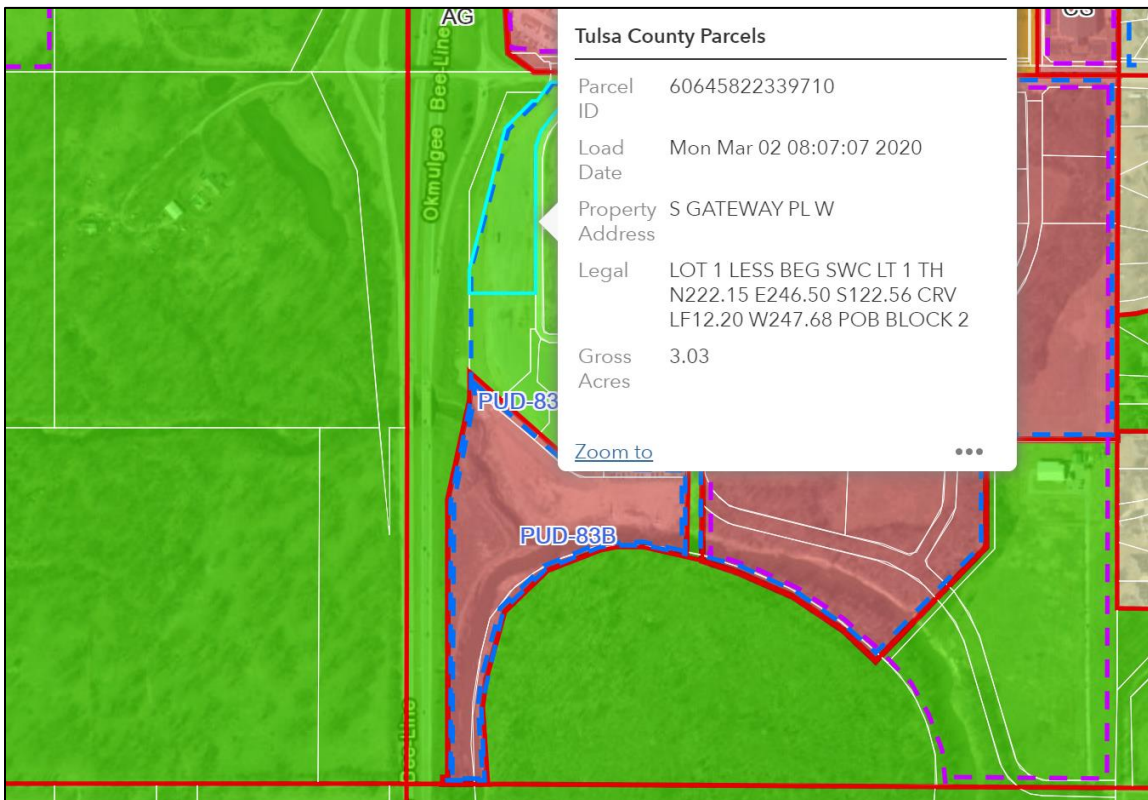


Figure 1: Zoning Map | INCOG

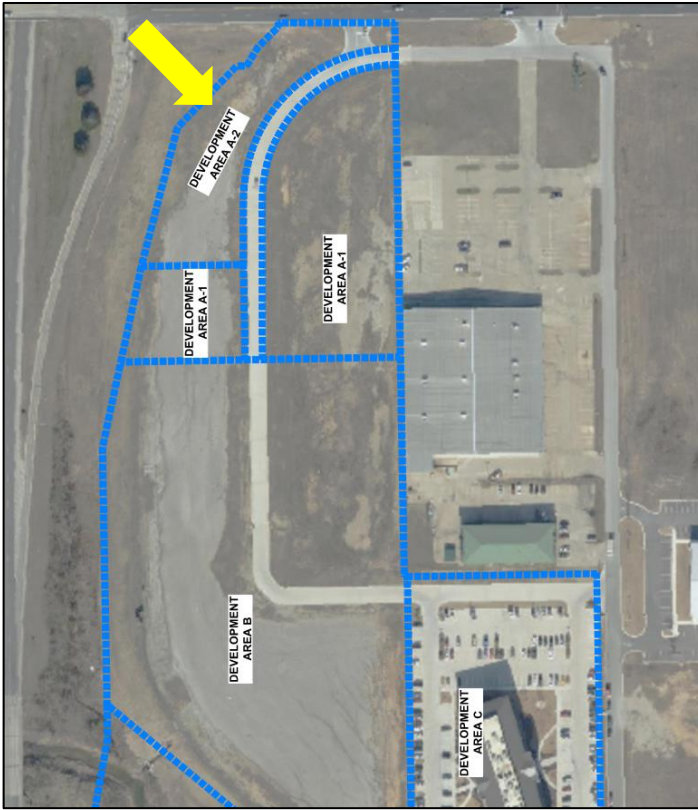


Figure 2: PUD 83 "B" Amended Development Area Plan

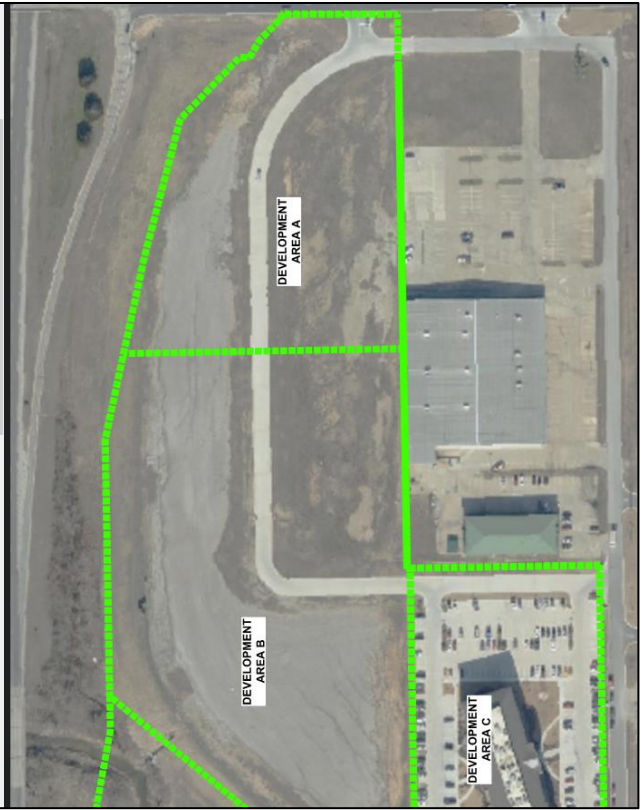


Figure 2A: Original PUD 83 Development Area Plan



Figure 3: View Southeast from HWY 75 Access Road



Figure 4: Google Map South view from Main Street & N. Douglas Street

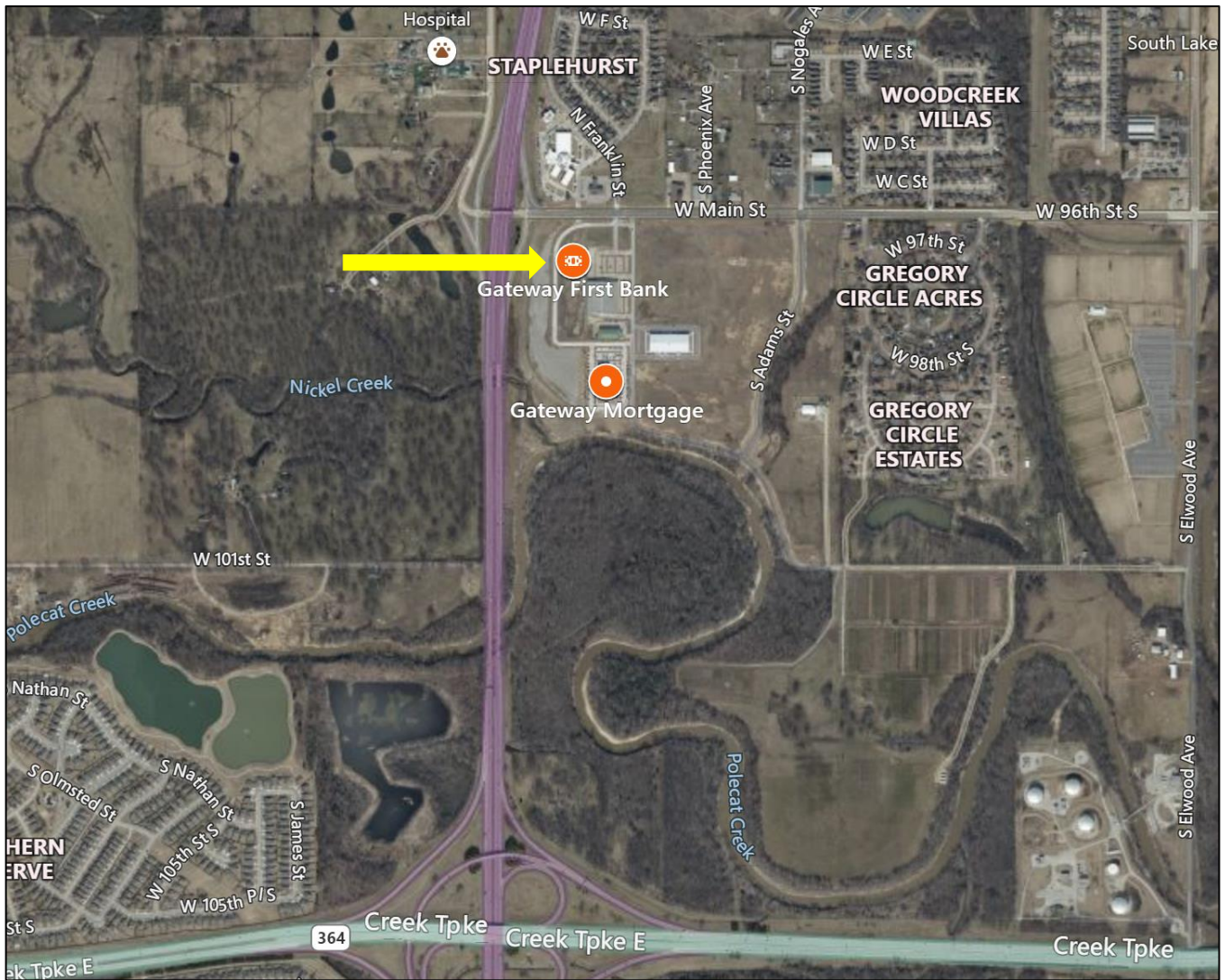


Figure 5: Bing Aerial Map