

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2477

April 18, 2007

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

## REPORTS

2. Chairman's Report:

3. Worksession Report:

4. Director's Report:

Review of TMAPC Receipts for the month of March 2007

5. Minutes of March 28, 2007, Meeting No. 2475

6. **CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may; however, remove an item by request.

- a. **169 Business Park- Final Plat** (8406) (PD 6) (CD 8)  
East of South 101<sup>st</sup> East Avenue, South of East 61<sup>st</sup> Street South
- b. **Scissortail at Wind River – Final Plat** (8333) (PD 26) (CD 8)  
East of Delaware at East 118<sup>th</sup> Street South
- c. **L-20073** – Chris Heroux (9326)/**Lot-Split** (PD 18) (CD 5)  
6515 East 46<sup>th</sup> Street South
- d. **L-20077** – Tulsa Engineering & Planning (8315)/**Lot-Split** (PD 18) (CD 8)  
8519 South Maplewood Avenue
- e. **L-20080** – William Jones (9325)/**Lot-Split** (PD 18) (CD 8)  
4441 South 86<sup>th</sup> East Avenue
- f. **L-20086** – Sack & Associates (9330)/**Lot-Split** (PD 6) (CD 9)  
Northeast corner East 42<sup>nd</sup> Street South and Rockford
- g. **L-20087** – Sack & Associates (9330)/**Lot-Split** (PD 6) (CD 9)  
Northwest corner East 42<sup>nd</sup> Street South and Rockford
- h. **L-20088** – John Duvall (9306)/**Lot-Split** (PD 4) (CD 4)  
777 South Utica Avenue
- i. **L-20089** – White Surveying (1314)/**Lot-Split** (PD 18) (CD 7)  
6767 South Yale Avenue
- j. **LC-43** – Jerry Butts (0334)/**Lot Combination** (PD 16) (CD 3)

Southeast corner East Haskell Place and Irvington

- k. **LC-44** – DeShazo, Tang & Associates (9430)/**Lot Combination** (PD 17) (CD 6)

4738 South 101<sup>st</sup> East Avenue

- l. **LC-45** – Sack & Associates (9330)/**Lot Combination** (PD 6) (CD 9)

Southwest corner East 41<sup>st</sup> Street South and Rockford

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

**7.**

**PUBLIC HEARINGS**

- a. **Quincy Lofts at Cherry Street Phase II/Preliminary Plat** (PD 6)(CD 4)  
(9307)

1426 South Quincy Avenue

- b. **Shadow Ridge Farm/Preliminary Plat-**(1328) (County)

East of Southeast Corner of East 86<sup>th</sup> Street North and  
Harvard Avenue

- c. **BOA 20399/LC-38 – Plat Waiver-**(0319) (PD 2) (CD 3)

1826 East 29<sup>th</sup> Street North

- d. **L-20075** – Ronald Lewis (9225) (PD 6) (CD 9)

4144 South Detroit

- e. **L-20076** – Marsha Watkins (6405) (County)

11505 East 191<sup>st</sup> Street South

- f. **PUD-312-A-9** - Minor Amendment – Tulsa Bone & Joint  
Center; 4802 South 109<sup>th</sup> East Avenue; Lot 1, Block 1, Tulsa  
Bone & Joint; Development Areas B-1-A-1, B-1-A-2 and B-1-  
B; IL/PUD (PD-18C) (CD-5)

- g. **Z-7054** – (0224) **AG/OL to RM-1**  
(PD-2) (CD-1)  
North of northeast corner of North Cincinnati Avenue and  
East 31<sup>st</sup> Street North

- h. **Z-7055** – (0421) **AG/RS-3 to IM**  
(PD-16) (CD-6)  
Southeast corner of East 36<sup>th</sup> Street North and North 129<sup>th</sup>  
East Avenue

- i. **PUD-274-A** – (9332) (PD-18) (CD-9)  
North of northeast of South Lewis Avenue and East 61<sup>st</sup>  
Street South

- j. **Z-4900-SP-5** – Detail Site Plan – Cell Tower; 9901 East 73<sup>rd</sup>; (PD-18c) (CD-8)  
Lot 1, Block 1, Stonecreek III Addition; CO

- k. **PUD – 706-A-1** – Minor Amendment – Cabana Addition; (PD-26) (CD-8)  
10907 South New Haven; Lot 16, Block 1, Belmont; RS-  
1/PUD



- I. **PUD – 693-1** – Minor Amendment – Southern Woods Park III Office Park; West of the NW Corner of 91<sup>st</sup> Street South and South Yale Avenue; Lots 1-10, Block 1 Southern Woods Park III; Development Areas A & B; OL/PUD (PD-18) (CD-8)
- m. **PUD-306-H-3** – Minor Amendment – Riverside Market II; 9708 South Riverside Parkway; Lot 1, Block 1, Riverside Market II; CO/PUD (PD-18) (CD-2)
- n. **PUD-648-4/Z-6001-SP-1d** – Minor Amendment – Tulsa Spine Hospital; 6901 South Olympia West Avenue; Lot 3, Block 2, Olympia Medical Park; Development Area A; CO/PUD (PD-8) (CD-2)
- o. **PUD: 727 - Detail Site Plan – Gated Entries; Brady Village**; East Latimer Place North/East Marshall Street North (Block 1, Brady Village); East Marshall Street North/East Newton Street North (Block 2, Brady Village); East Newton Street North/East Oklahoma Street North (Block 3, Brady Village); RS-4 (PD-2) (CD-1)

8.

## OTHER BUSINESS

### **PUD – 360-D**

Refund of TMAPC Application Fee

### **Commissioners' Comments**

## ADJOURN

PD = Planning District/CD = Council District

**NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

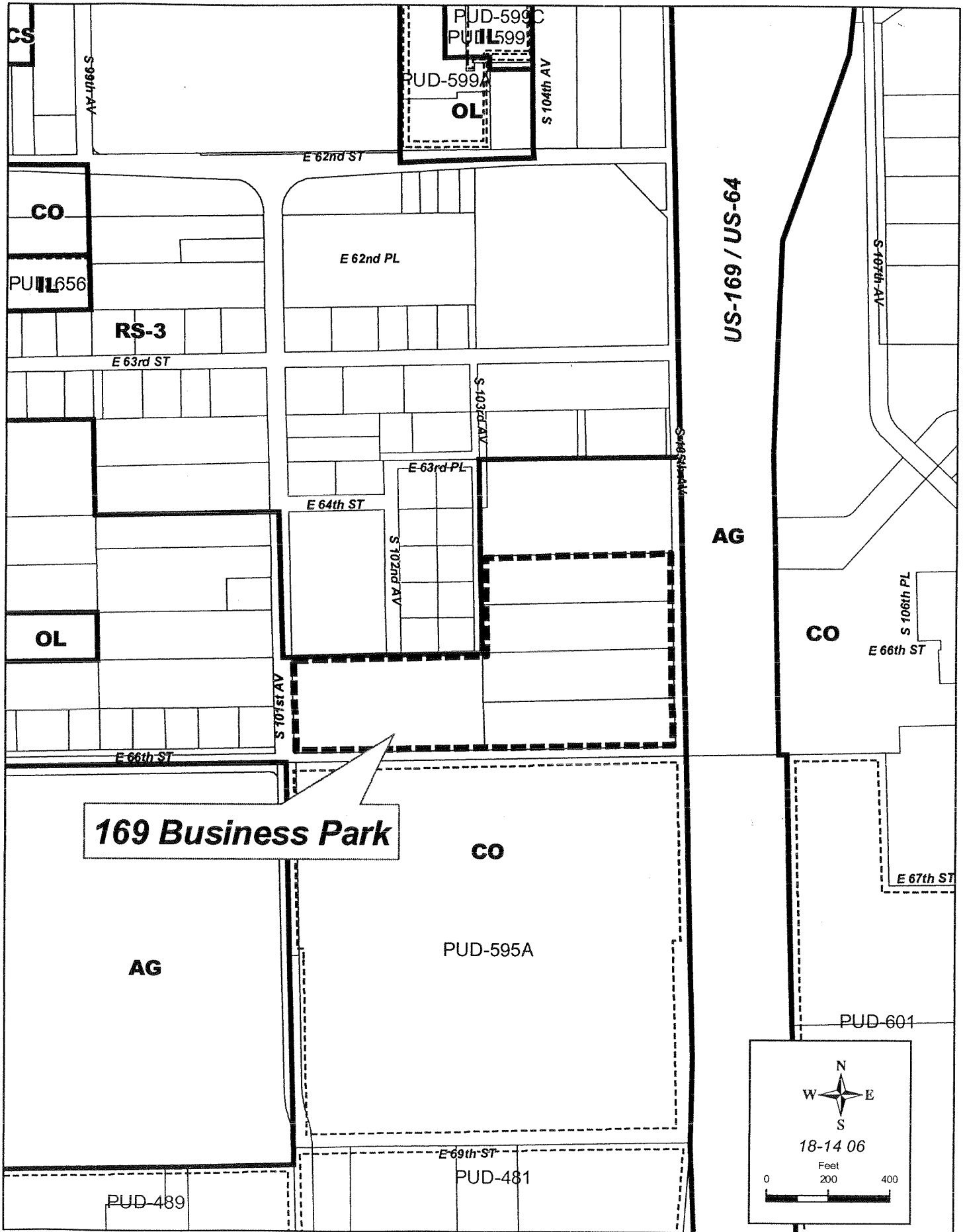
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

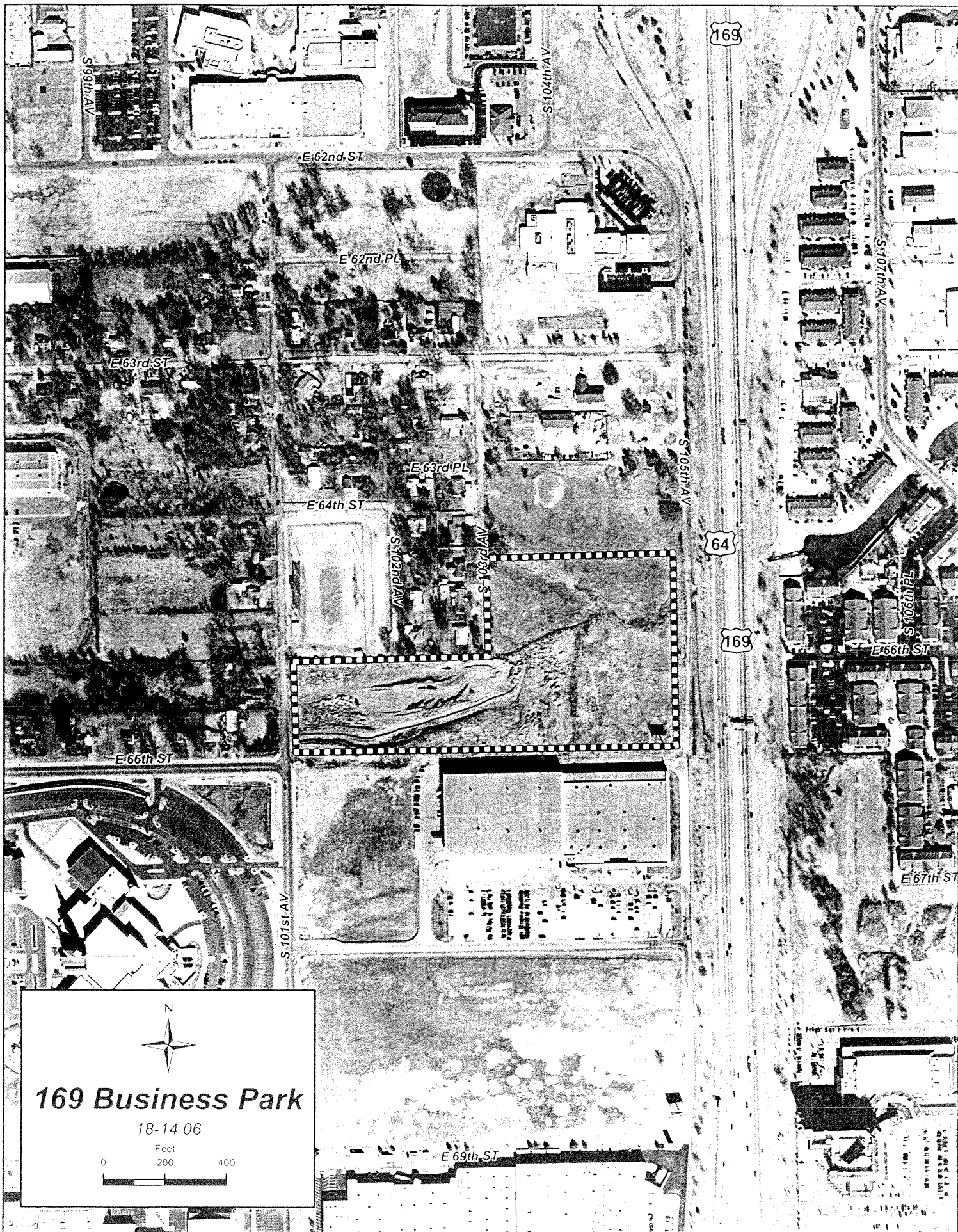
Visit our website @ [www.tmapc.org](http://www.tmapc.org)

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**



l.a.a.1



# 169 Business Park

18-14 06



## Final Subdivision Plat

**169 Business Park** - (8406) (PD 6) CD 8)

East of South 101<sup>st</sup> East Avenue, South of East 61<sup>st</sup> Street South

This plat consists of 18 Lots in 1 Block on 13.10 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

4/10/07

*l.o.a.3*

# 169 Business Park

A Resubdivision of  
 Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Six (6),  
 UNION GARDENS an Addition to the City of Tulsa, Tulsa County, State of Oklahoma  
 Addition has 18 Lots and 3 Reserves in 1 Block  
 contains 13.10 acres, more or less.

Corridor Site Plan No. Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1

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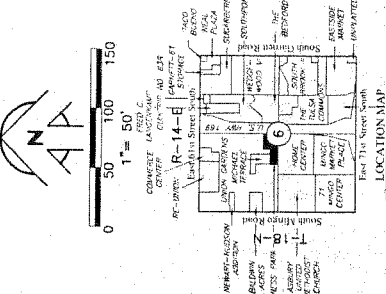
**FLOOD ZONE**  
 The property described herein is in FLOOD ZONE "X-UNSHADED".  
 The property owner is advised that the property is in a flood zone and that the property may be subject to flooding.  
 The property owner is advised that the property is in a flood zone and that the property may be subject to flooding.

**ADDRESSES**  
 Addresses shown on this plat were obtained from the City of Tulsa. The City of Tulsa is the authority on the correct addresses for the property shown on this plat.  
 The property owner is advised that the property is in a flood zone and that the property may be subject to flooding.

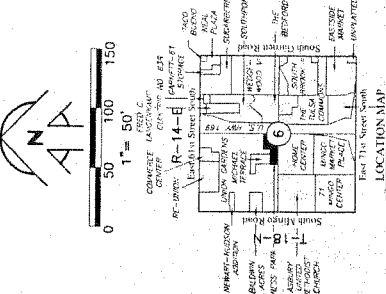
**MONUMENTATION**  
 All lot corners are to be monumented with a 3/8" iron pin with a plastic cap upon completion of the infrastructure construction.  
 The property owner is advised that the property is in a flood zone and that the property may be subject to flooding.

**SIDEWALKS**  
 Sidewalks are to be constructed on the East side of South 101st and South 102nd Avenues.  
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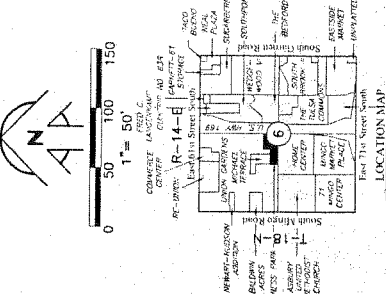
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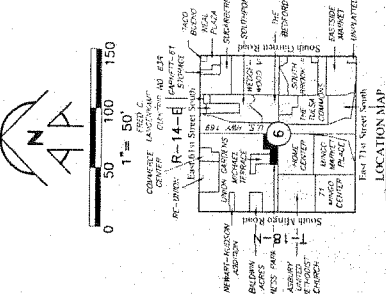
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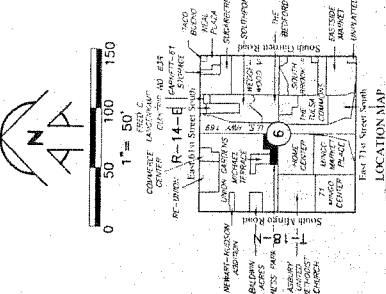
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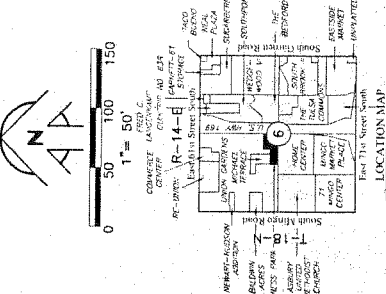
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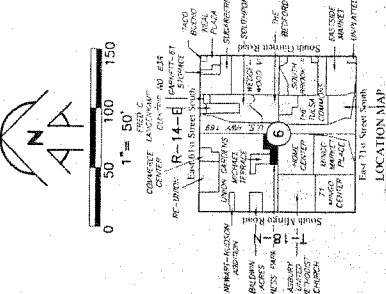
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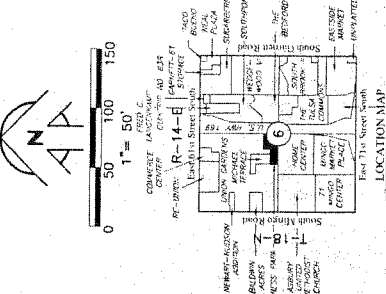
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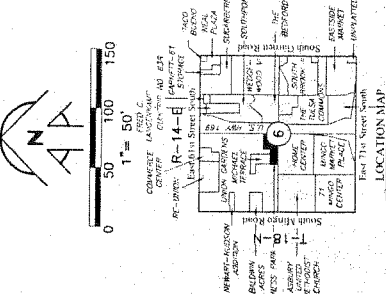
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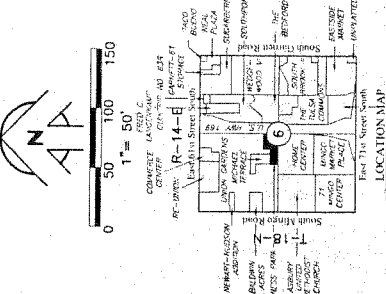
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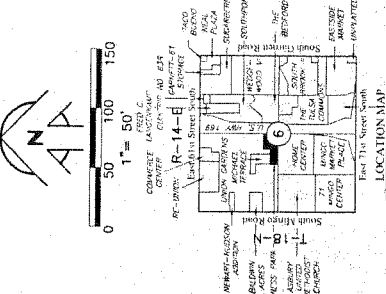
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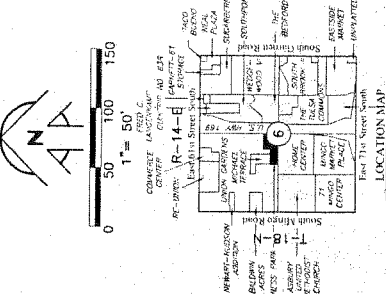
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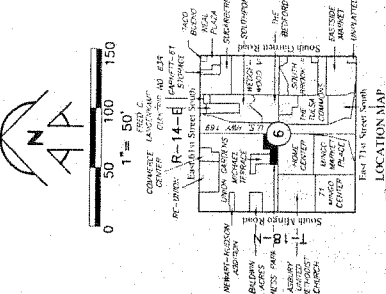
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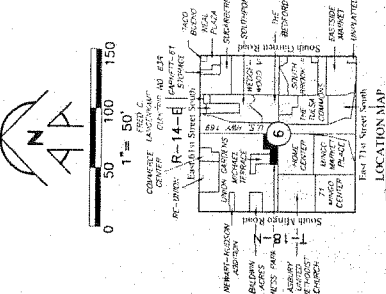
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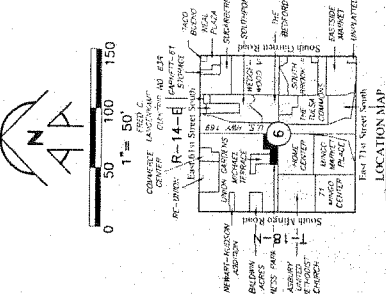
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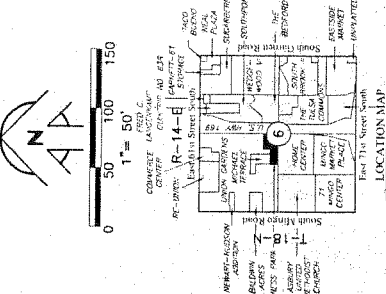
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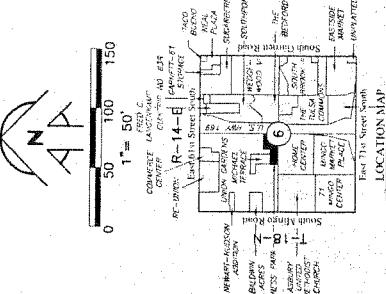
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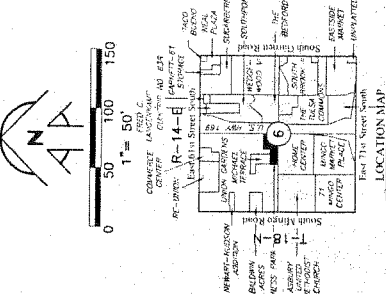
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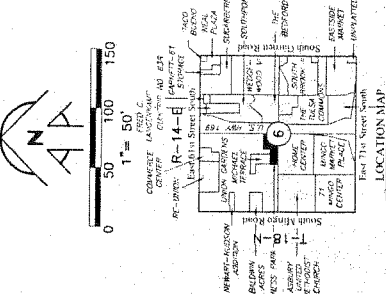
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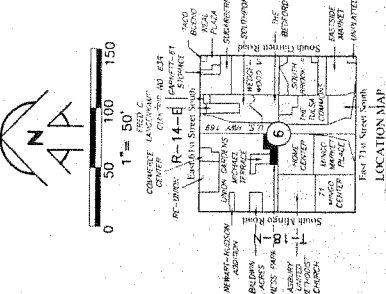
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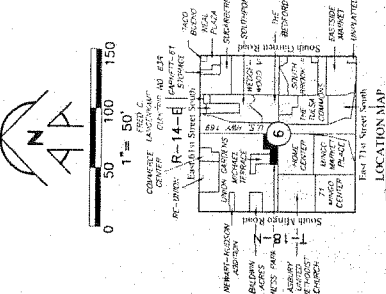
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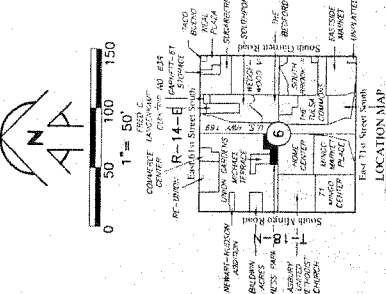
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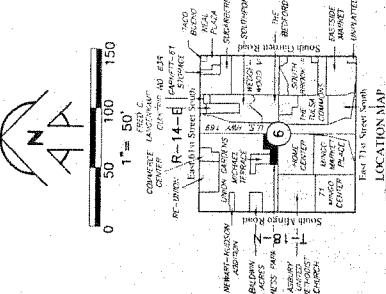
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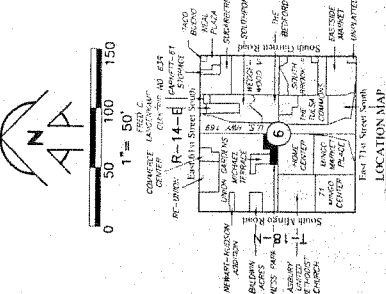
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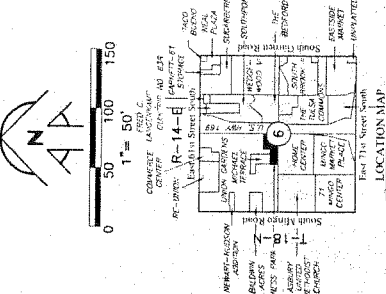
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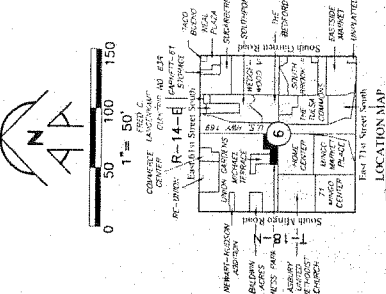
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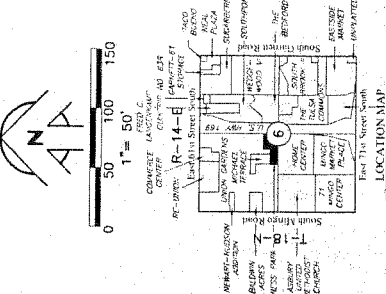
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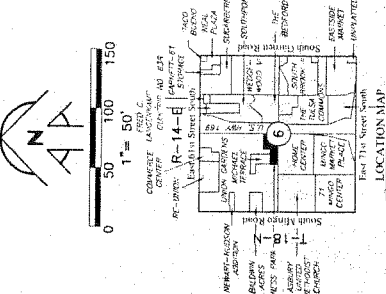
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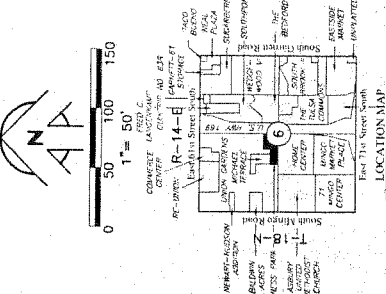
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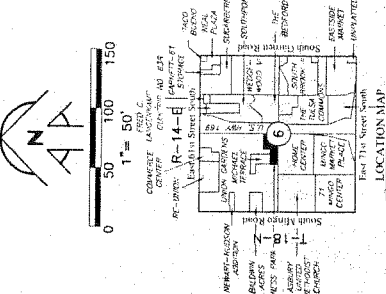
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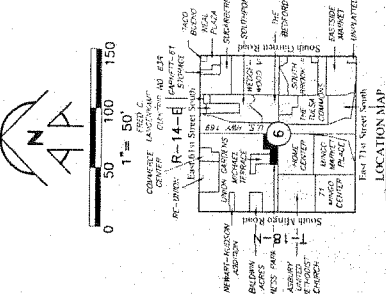
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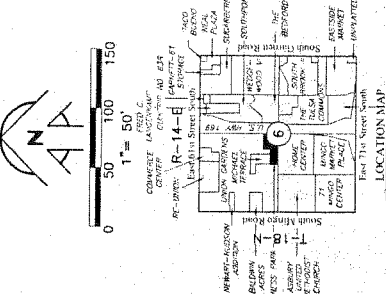
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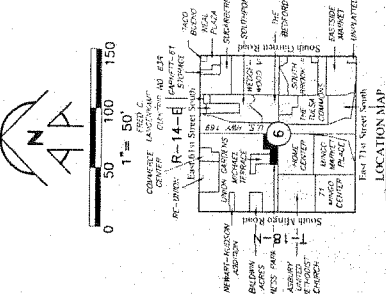
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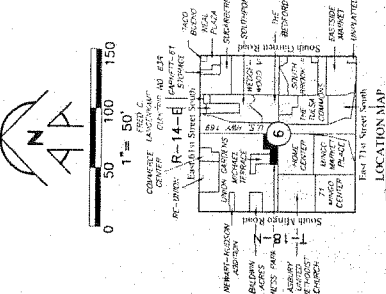
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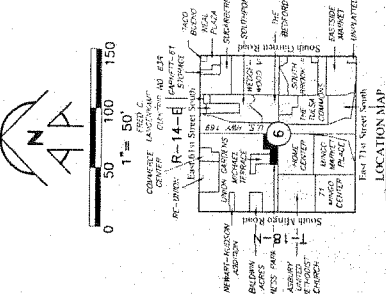
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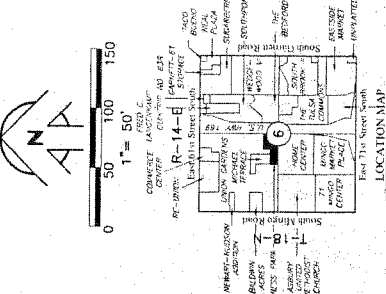
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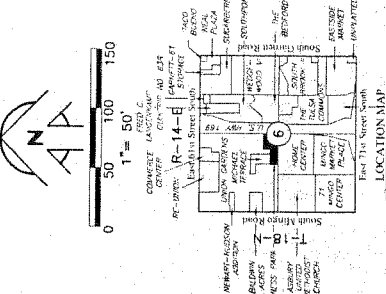
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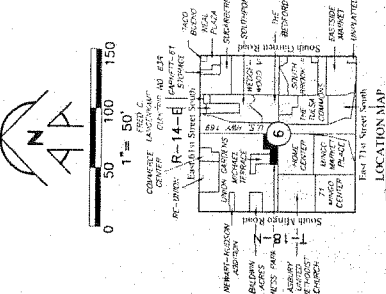
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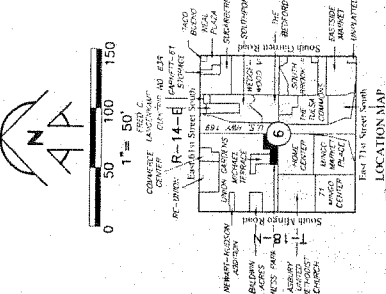
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 PUBLIC RECORDS DEPARTMENT



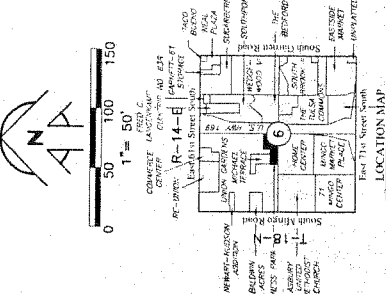
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 MAY 10 2007  
 TULSA COUNTY, OKLAHOMA  
 PUBLIC RECORDS DEPARTMENT



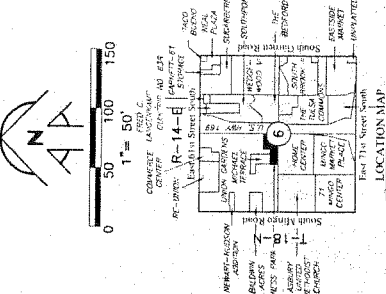
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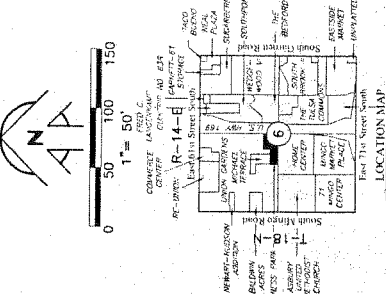
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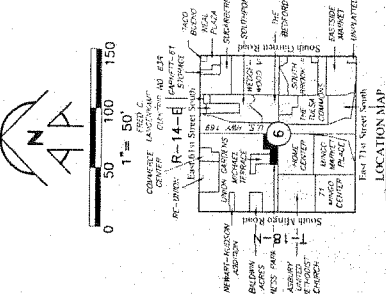
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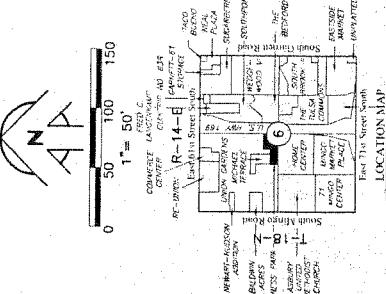
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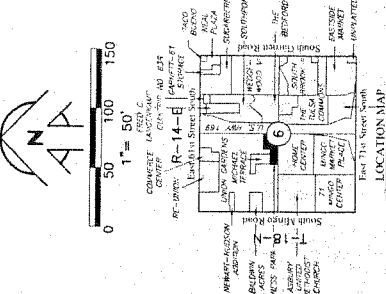
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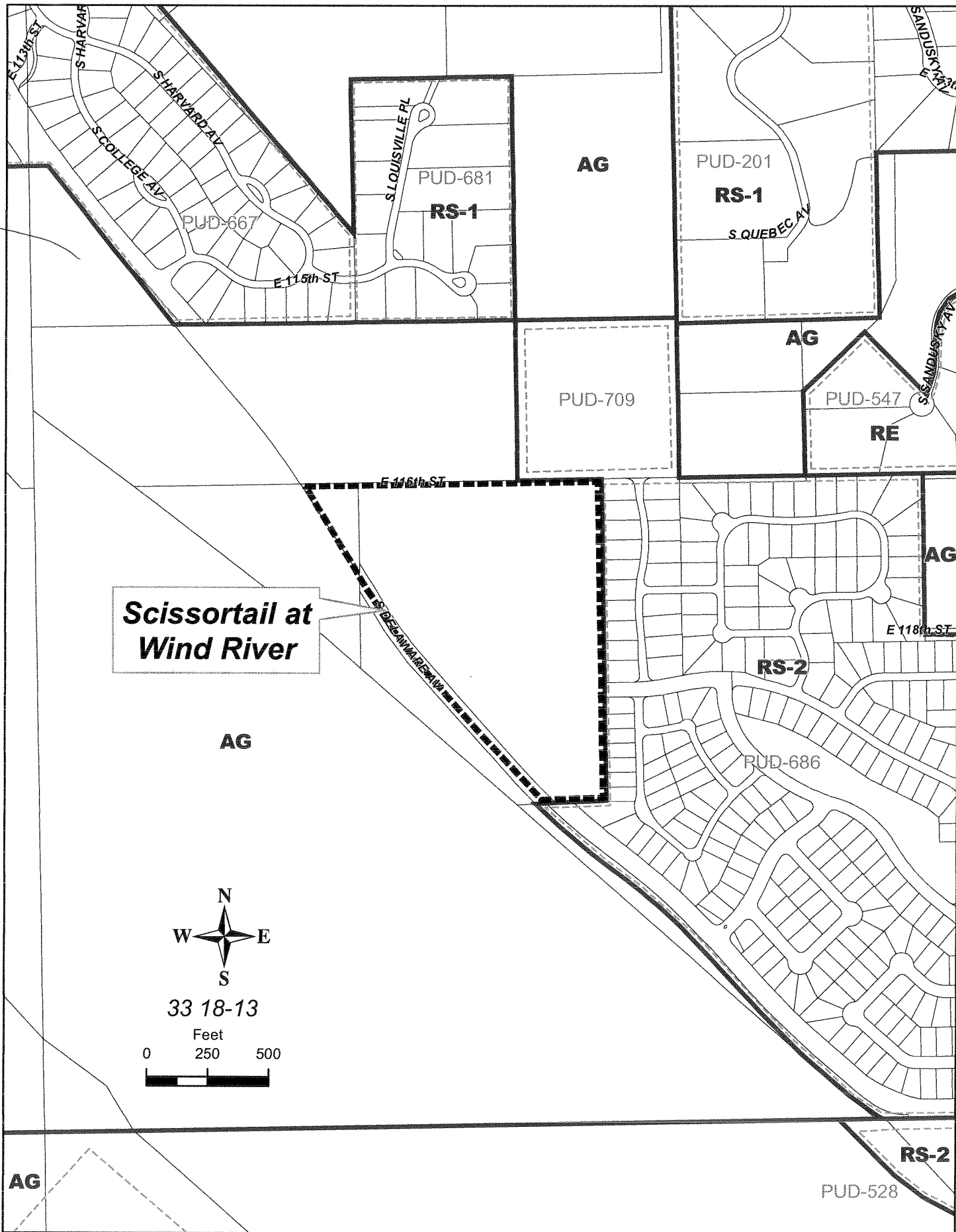
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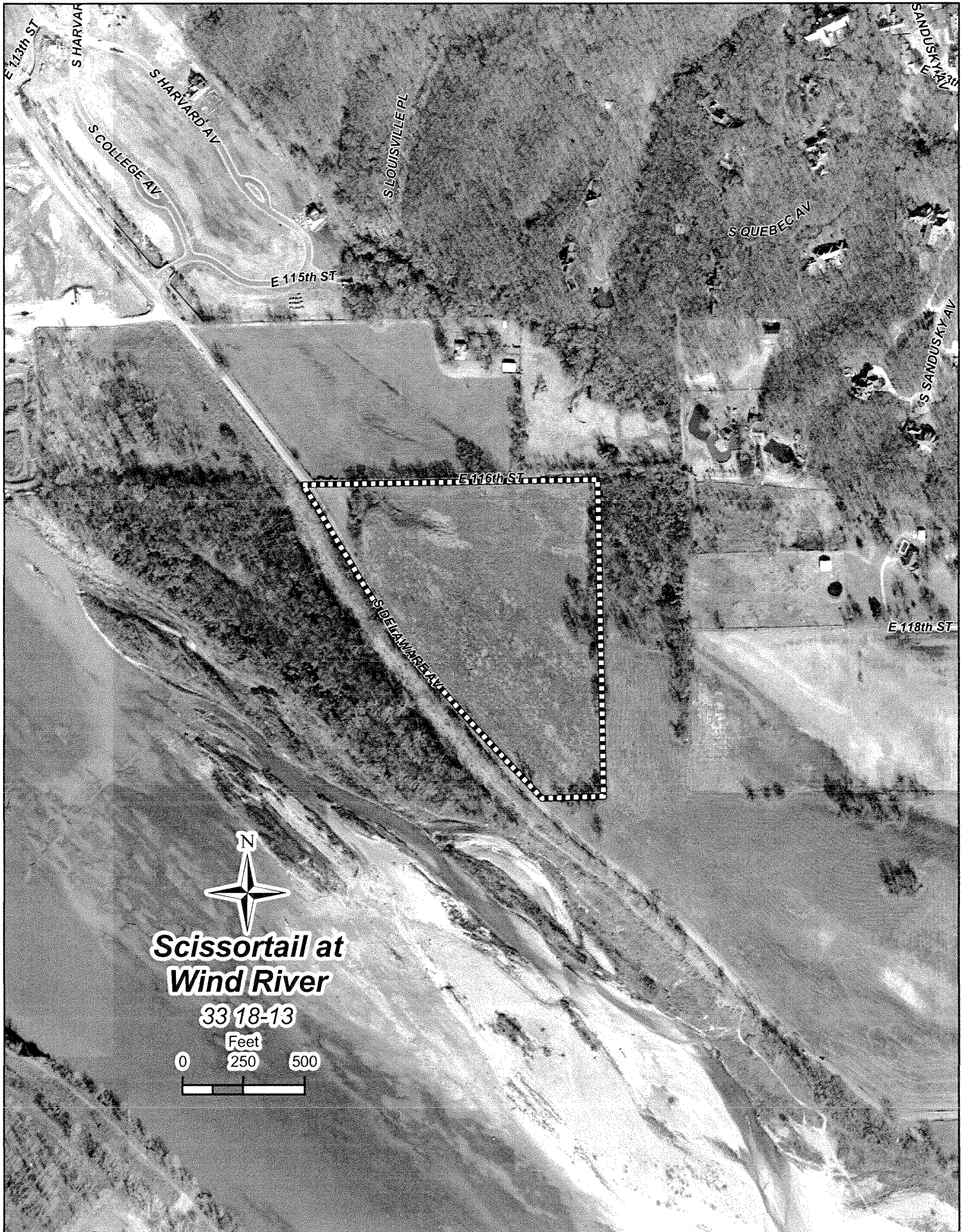
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 TULSA COUNTY, OKLAHOMA  
 PUBLIC RECORDS DEPARTMENT



FILED  
 MAY 10 2007  
 TULSA COUNTY, OKLA







N  
Scissortail at  
Wind River

33 18-13

Feet  
0 250 500

## Final Subdivision Plat

**Scissortail at Wind River** - (8333) (PD 26) (CD 8)  
East of Delaware at East 118<sup>th</sup> Street South

This plat consists of 68 Lots in 6 Blocks on 23.3 acres.

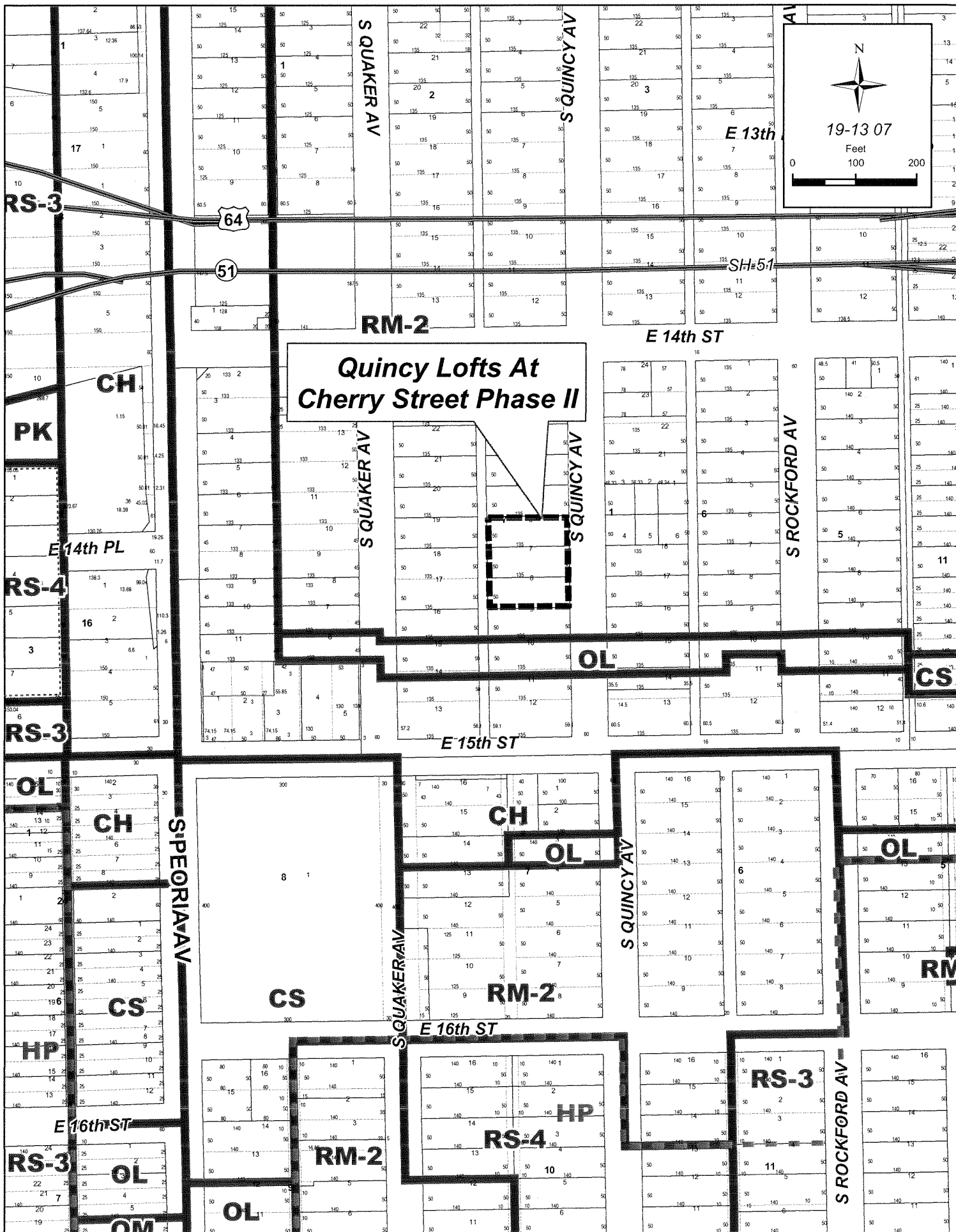
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

4/11/07

l.h.a



6.6.4





**E 14th ST**

**SUBJECT  
TRACT**

**S QUAKER AV**

**S QUINCY AV**

**E 15th ST**

**S QUAKER AV**

N

**Quincy Lofts At  
Cherry Street Phase II**

19-13 07

Feet

0 50 100

## PRELIMINARY SUBDIVISION PLAT

**Quincy Lofts at Cherry Street Phase II** – (9307) (PD 6) (CD 4)  
South of East 14<sup>th</sup> Street, West of South Quincy Avenue

This plat consists of 10 Lots, 1 Block, on .465 acres.

The following issues were discussed April 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RM-2.
2. **Streets:** The maintenance of the proposed mutual access easement is provided by a homeowners association. The visibility while exiting from the garages is severely limited due to the zero setback from the access easement, but is consistent with the previous phase. The existing alley is only 16 feet wide but provides an emergency access. A 20 foot wide mutual access easement is proposed.
3. **Sewer:** All sanitary sewer pipe, both mainline and service lines, must be ductile iron construction.
4. **Water:** No comment.
5. **Storm Drainage:** If drainage flows onto this site from the Quincy Avenue rights-of-way, then an overland drainage easement will be required to convey this drainage across the site. Section I.G. should address conveyance of the drainage required to flow in the mutual access easement, as specified in Section I. F. The additional runoff generated by the more dense development, concentration of flow, and increased velocity of the flow from the mutual access easement to Lot 18, Block 7, of the Bellview Addition may not be allowed. No drainage improvements, inlets or storm sewer pipes, or even roof drains, were shown on a conceptual plan.
6. **Utilities: PSO, Telephone, ONG, Cable:** Okay.
7. **Other: Fire:** No comment.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.









75

E 86th ST N

N 37th AV

N 41st AV

N 45th AV

N QUEBEC AV

E 84th ST N

N HARVARD AV

N COLLEGE AV

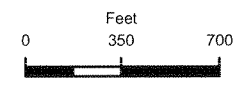
E 80th ST N

N FLORENCE AV



**SHADOW RIDGE FARM**

21-13 28



767

## PRELIMINARY SUBDIVISION PLAT

### **Shadow Ridge Farm** – (1328) (County)

East of southeast corner of East 86<sup>th</sup> Street North and Harvard Avenue

This plat consists of 86 Lots, 4 Blocks, on 64.63 acres.

The following issues were discussed April 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with RS zoning pending. The Department of Environmental Quality requires half acre minimum lot sizes (excluding easements) for aerobic and septic systems. Another access point is recommended and should be approved by the County Engineer. Sidewalks are required. All oil wells need to be shown on the face of the plat. There are large GRDA and PSO easements on the plat and these utilities will need to supply release letters for the plat. The Fire Department providing service also needs to be identified and a release letter from the responsible department received.
2. **Streets:** Corner lots at intersections with the arterials must have 30 foot radii labeled accordingly. Label right-of-way dedications by this plat and show documentation of existing right-of-way dedications. Show and label statutory right-of-way. What is the 150 foot wide strip in the abutting area of the outparcel? The fine dashed line along Harvard at the projected 50 foot right-of-way line of the outparcel should include the additional 8 foot dedication for future right turn bay for 388 feet from the 86<sup>th</sup> Street centerline. Dimension the Limits of No Access and reduce the access to 60 feet along both arterials. Recommend a stub street to the south. In Section I.A change "street" to "street right-of-way" dedication.
3. **Sewer:** Out of Tulsa service area.
4. **Water:** Washington County Rural Water District # 3 will serve water.
5. **Storm Drainage:** Offsite drainage flowing onto the site from the east must be conveyed across the site in an overland drainage easement, located in a Reserve Area, or must be collected and piped in a storm sewer easement. Add language for required Reserve Areas and the standard drainage language for overland drainage easement in a Reserve, storm sewers, and surface (lot) drainage. Should be a separate sheet, and should not be shown on the face of plat. Existing grades require many more culverts under the streets. The downstream lots are adversely impacted by drainage that is

neither being conveyed in overland drainageways, nor in storm sewer pipes.

6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements may be needed.
7. **Other: Fire:** Cul-de-sacs shall not exceed seven hundred and fifty (750) feet in length, measured from the centerline of the intersecting streets to the center of the turn-around. Cul-de-sacs shall have a turnaround radius of not less than thirty-eight (38) feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty (50) feet of right-of-way at the property line. Cul-de-sacs greater than two hundred and fifty (250) feet in length shall have a turn-around radius of not less than forty (40) feet of paving and a radius of fifty-two (52) feet of right-of-way at the property line. Cul-de-sacs greater than five hundred (500) feet in length and with abutting front yards for more than twenty (20) lots shall have a turn-around radius of not less than forty-eight (48) feet of paving and a radius of sixty (60) feet of right-of-way at the property line. For a cul-de-sac with a rolled curb section the turnaround radius may be measured to the back of the curb. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet. See cul-de-sac comment for plat above. **GIS:** Add "engineer/surveyor": to the engineer title. Include email address of surveyor. Dimensions in location map need to be corrected (corner outparcel is square, but shown as long rectangle). Location map needs surrounding subdivisions labeled. Please call out "basis of bearing" on face of plat. Add "blocks" and "lots", i.e., 86 Lots in 4 Blocks. Streets within the plat need to be labeled with street names. **County Engineer:** Need a stub street to the south, prefer toward east end. Complete the location map. Street names and addresses will be assigned by E-911. Show 40 foot access on 86<sup>th</sup> and Harvard. May need overland drainage easement across lots in Block 2 and Lot 12, Block 1. Make all drainage easements overland drainage easements and include standard language in covenants. Need more separation of intersections along the north street. Reserve areas mentioned in covenants, but no reserves on plat. If there are reserves, need standard language in covenants. Some of the intersections are too close. Drainage is the biggest concern.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. Staff is not favorable to the waiver requested for this proposed subdivision which has RS

7.6.4

zoning pending in the County. Because of the late submittal of the waiver request there may be more staff input submitted at the TMAPC meeting.

**Waivers of Subdivision Regulations:**

1. Staff has received a waiver request to the sidewalk requirement as of 4/12/07 (late afternoon).

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
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23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

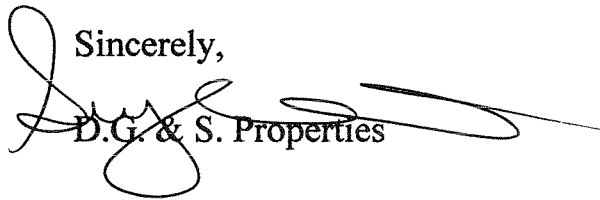
4-12-07

Tulsa County Commissioners  
INCOG  
201 W. 5<sup>th</sup> ST.  
Suite 600  
Tulsa, Ok 74103

To Whom It May Concern:

This is a county rural subdivision with bar ditches. It is not is close proximity to any shopping or schools therefore we are requesting a waiver to the requirement of sidewalks in this subdivision.

Sincerely,

  
D.G. & S. Properties



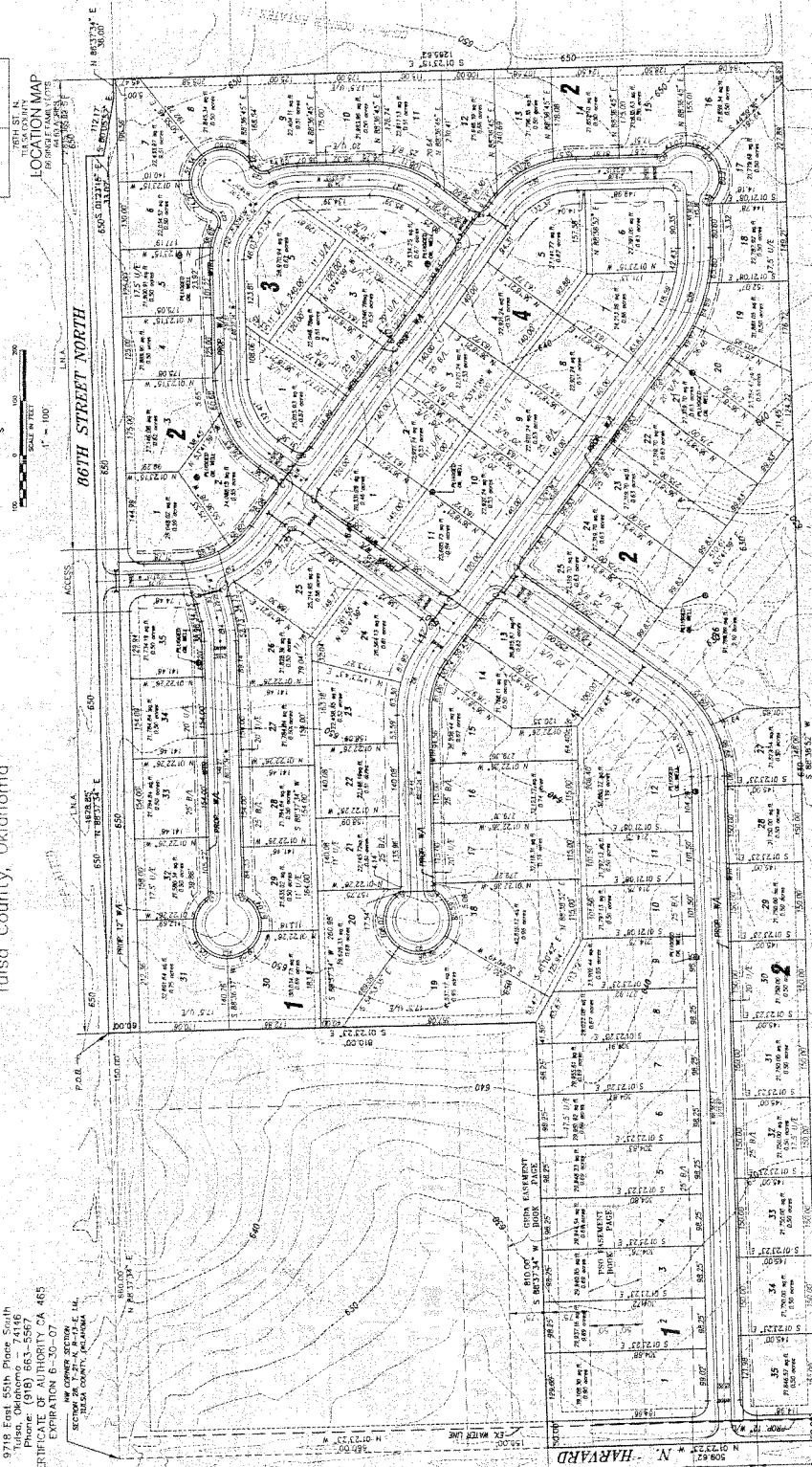
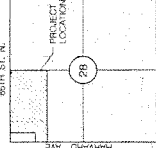
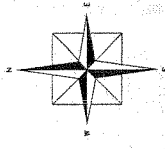
PLAT No.

OWNER/DEVELOPER:  
**D.G. & S. Properties**  
an Oklahoma limited liability company  
P.O. BOX 454  
Collinsville, Oklahoma 74021  
Phone: (918) 371-6622

**ENGINEER:**  
**Tuttle & Associates, Inc.**  
9718 East 55th Place South  
Tulsa, Oklahoma — 74146  
Phone: (918) 663-5567  
CERTIFICATE OF AUTHORITY CA 465  
EXPIRATION 6-30-07

A tract of land being a subdivision of the NW/2 of the NW/4 of Section 28, T-21-N, R-13-E, Tulsa County, Oklahoma

PRELIMINARY PLAT  
SHADOW RIDGE FARM



**LEGAL DESCRIPTION**

COMPANIONS at the Northwest Corner of grid Station 70.  
 THENCE N. 85°17'34" E. a distance of 810.00 feet to the PLAZA OF RECORDING containing  
 THENCE S. 63°37'04" E. a distance of 197.98 feet to a point  
 THENCE S. 23°15' E. a distance of 121.00 feet to a point  
 THENCE S. 60°55'37" E. a distance of 161.00 feet to a point  
 THENCE S. 68°37'34" E. a distance of 121.00 feet to a point  
 THENCE S. 07°23'05" E. a distance of 125.63 feet to a point  
 THENCE S. 07°23'05" E. a distance of 125.63 feet to a point  
 THENCE S. 07°23'31" W. a distance of 520.63 feet to a point  
 THENCE S. 69°37'34" E. a distance of 810.04 feet to the PLAZA OF RECORDING containing  
 THENCE S. 07°23'35" W. a distance of 810.00 feet to the PLAZA OF RECORDING containing

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	200.00'	93.9011°	182.71'	68.29'	0.87189°	176.47'
C2	200.00'	93.9011°	30.77'	22.50'	0.87189°	31.34'
C3	210.00'	93.9011°	79.75'	31.50'	0.87189°	71.31'
C4	210.00'	93.9011°	39.87'	15.75'	0.87189°	35.65'
C5	210.00'	93.9011°	39.87'	15.75'	0.87189°	35.65'
C6	200.00'	176.0040°	13.37'	6.834'	0.87189°	12.97'
C7	200.00'	176.0040°	30.67'	15.33'	0.87189°	28.77'
C8	200.00'	176.0040°	20.45'	10.225'	0.87189°	19.77'
C9	200.00'	89.6011°	21.65'	11.557'	0.87189°	21.00'
C10	200.00'	89.6011°	39.37'	22.50'	0.87189°	31.34'
C11	200.00'	89.6011°	39.37'	22.50'	0.87189°	31.34'
C12	200.00'	51.9141°	65.84'	37.722°	0.87189°	51.91'
C13	200.00'	77.9235°	32.84'	20.50'	0.87189°	31.31'

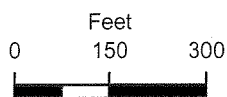
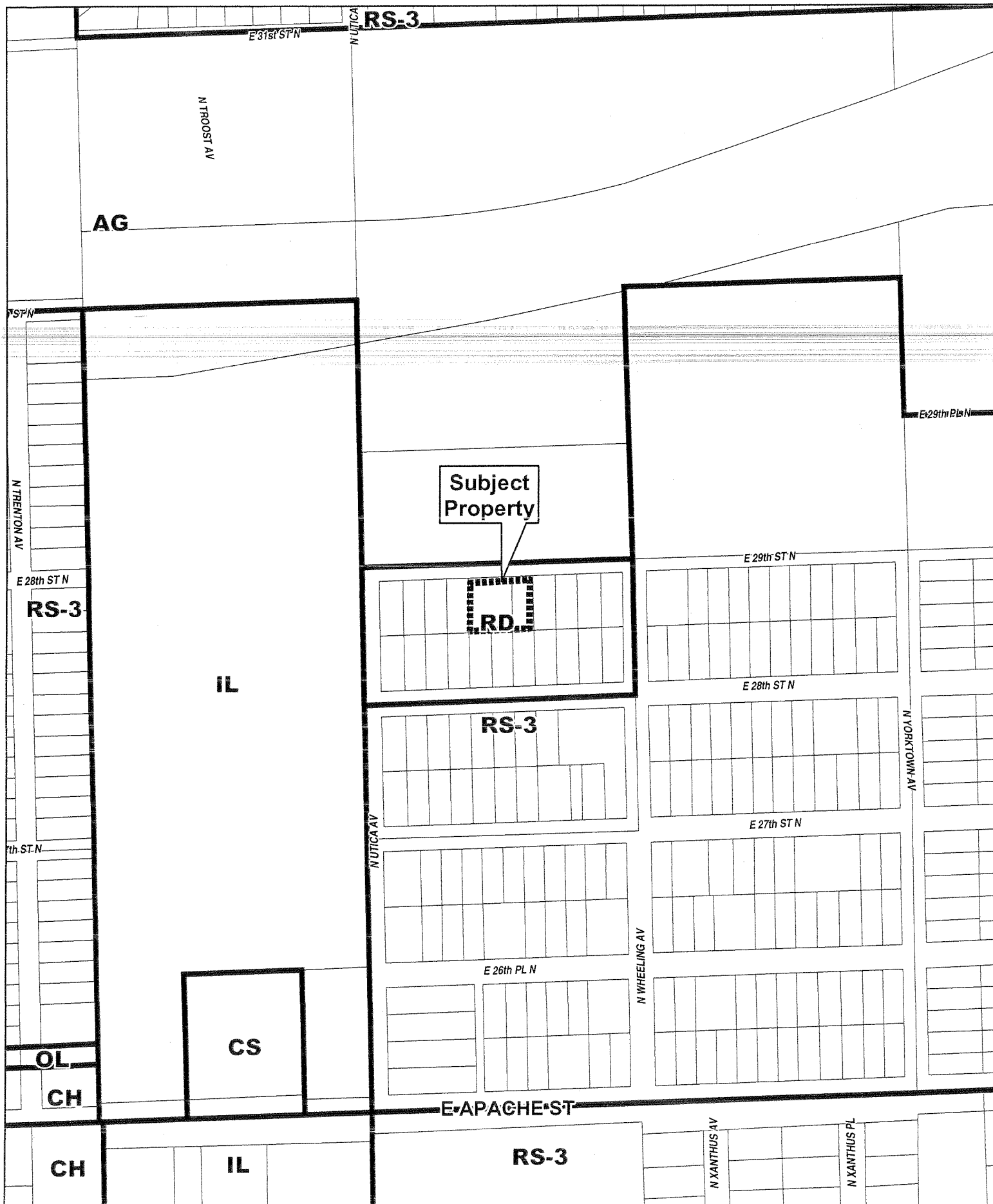
1953	14.00	17.55	21.84	25.08	28.15	31.04	33.78	36.38	38.84	41.16	43.35	45.42	47.37	49.20	50.91	52.50	53.98	55.35	56.61	57.76	58.81	59.76	60.61	61.36	62.01	62.56	63.01	63.46	63.81	64.16	64.51	64.86	65.11	65.46	65.71	66.06	66.31	66.66	66.91	67.26	67.51	67.86	68.11	68.46	68.71	69.06	69.31	69.66	69.91	70.26	70.51	70.86	71.11	71.46	71.71	72.06	72.31	72.66	72.91	73.26	73.51	73.86	74.11	74.46	74.71	75.06	75.31	75.66	75.91	76.26	76.51	76.86	77.11	77.46	77.71	78.06	78.31	78.66	78.91	79.26	79.51	79.86	80.11	80.46	80.71	81.06	81.31	81.66	81.91	82.26	82.51	82.86	83.11	83.46	83.71	84.06	84.31	84.66	84.91	85.26	85.51	85.86	86.11	86.46	86.71	87.06	87.31	87.66	87.91	88.26	88.51	88.86	89.11	89.46	89.71	90.06	90.31	90.66	90.91	91.26	91.51	91.86	92.11	92.46	92.71	93.06	93.31	93.66	93.91	94.26	94.51	94.86	95.11	95.46	95.71	96.06	96.31	96.66	96.91	97.26	97.51	97.86	98.11	98.46	98.71	99.06	99.31	99.66	99.91	100.26	100.51	100.86	101.11	101.46	101.71	102.06	102.31	102.66	102.91	103.26	103.51	103.86	104.11	104.46	104.71	105.06	105.31	105.66	105.91	106.26	106.51	106.86	107.11	107.46	107.71	108.06	108.31	108.66	108.91	109.26	109.51	109.86	110.11	110.46	110.71	111.06	111.31	111.66	111.91	112.26	112.51	112.86	113.11	113.46	113.71	114.06	114.31	114.66	114.91	115.26	115.51	115.86	116.11	116.46	116.71	117.06	117.31	117.66	117.91	118.26	118.51	118.86	119.11	119.46	119.71	120.06	120.31	120.66	120.91	121.26	121.51	121.86	122.11	122.46	122.71	123.06	123.31	123.66	123.91	124.26	124.51	124.86	125.11	125.46	125.71	126.06	126.31	126.66	126.91	127.26	127.51	127.86	128.11	128.46	128.71	129.06	129.31	129.66	129.91	130.26	130.51	130.86	131.11	131.46	131.71	132.06	132.31	132.66	132.91	133.26	133.51	133.86	134.11	134.46	134.71	135.06	135.31	135.66	135.91	136.26	136.51	136.86	137.11	137.46	137.71	138.06	138.31	138.66	138.91	139.26	139.51	139.86	140.11	140.46	140.71	141.06	141.31	141.66	141.91	142.26	142.51	142.86	143.11	143.46	143.71	144.06	144.31	144.66	144.91	145.26	145.51	145.86	146.11	146.46	146.71	147.06	147.31	147.66	147.91	148.26	148.51	148.86	149.11	149.46	149.71	150.06	150.31	150.66	150.91	151.26	151.51	151.86	152.11	152.46	152.71	153.06	153.31	153.66	153.91	154.26	154.51	154.86	155.11	155.46	155.71	156.06	156.31	156.66	156.91	157.26	157.51	157.86	158.11	158.46	158.71	159.06	159.31	159.66	159.91	160.26	160.51	160.86	161.11	161.46	161.71	162.06	162.31	162.66	162.91	163.26	163.51	163.86	164.11	164.46	164.71	165.06	165.31	165.66	165.91	166.26	166.51	166.86	167.11	167.46	167.71	168.06	168.31	168.66	168.91	169.26	169.51	169.86	170.11	170.46	170.71	171.06	171.31	171.66	171.91	172.26	172.51	172.86	173.11	173.46	173.71	174.06	174.31	174.66	174.91	175.26	175.51	175.86	176.11	176.46	176.71	177.06	177.31	177.66	177.91	178.26	178.51	178.86	179.11	179.46	179.71	180.06	180.31	180.66	180.91	181.26	181.51	181.86	182.11	182.46	182.71	183.06	183.31	183.66	183.91	184.26	184.51	184.86	185.11	185.46	185.71	186.06	186.31	186.66	186.91	187.26	187.51	187.86	188.11	188.46	188.71	189.06	189.31	189.66	189.91	190.26	190.51	190.86	191.11	191.46	191.71	192.06	192.31	192.66	192.91	193.26	193.51	193.86	194.11	194.46	194.71	195.06	195.31	195.66	195.91	196.26	196.51	196.86	197.11	197.46	197.71	198.06	198.31	198.66	198.91	199.26	199.51	199.86	200.11	200.46	200.71	201.06	201.31	201.66	201.91	202.26	202.51	202.86	203.11	203.46	203.71	204.06	204.31	204.66	204.91	205.26	205.51	205.86	206.11	206.46	206.71	207.06	207.31	207.66	207.91	208.26	208.51	208.86	209.11	209.46	209.71	210.06	210.31	210.66	210.91	211.26	211.51	211.86	212.11	212.46	212.71	213.06	213.31	213.66	213.91	214.26	214.51	214.86	215.11	215.46	215.71	216.06	216.31	216.66	216.91	217.26	217.51	217.86	218.11	218.46	218.71	219.06	219.31	219.66	219.91	220.26	220.51	220.86	221.11	221.46	221.71	222.06	222.31	222.66	222.91	223.26	223.51	223.86	224.11	224.46	224.71	225.06	225.31	225.66	225.91	226.26	226.51	226.86	227.11	227.46	227.71	228.06	228.31	228.66	228.91	229.26	229.51	229.86	230.11	230.46	230.71	231.06	231.31	231.66	231.91	232.26	232.51	232.86	233.11	233.46	233.71	234.06	234.31	234.66	234.91	235.26	235.51	235.86	236.11	236.46	236.71	237.06	237.31	237.66	237.91	238.26	238.51	238.86	239.11	239.46	239.71	240.06	240.31	240.66	240.91	241.26	241.51	241.86	242.11	242.46	242.71	243.06	243.31	243.66	243.91	244.26	244.51	244.86	245.11	245.46	245.71	246.06	246.31	246.66	246.91	247.26	247.51	247.86	248.11	248.46	248.71	249.06	249.31	249.66	249.91	250.26	250.51	250.86	251.11	251.46	251.71	252.06	252.31	252.66	252.91	253.26	253.51	253.86	254.11	254.46	254.71	255.06	255.31	255.66	255.91	256.26	256.51	256.86	257.11	257.46	257.71	258.06	258.31	258.66	258.91	259.26	259.51	259.86	260.11	260.46	260.71	261.06	261.31	261.66	261.91	262.26	262.51	262.86	263.11	263.46	263.71	264.06	264.31	264.66	264.91	265.26	265.51	265.86	266.11	266.46	266.71	267.06	267.31	267.66	267.91	268.26	268.51	268.86	269.11	269.46	269.71	270.06	270.31	270.66	270.91	271.26	271.51	271.86	272.11	272.46	272.71	273.06	273.31	273.66	273.91	274.26	274.51	274.86	275.11	275.46	275.71	276.06	276.31	276.66	276.91	277.26	277.51	277.86	278.11	278.46	278.71	279.06	279.31	279.66	279.91	280.26	280.51	280.86	281.11	281.46	281.71	282.06	282.31	282.66	282.91	283.26	283.51	283.86	284.11	284.46	284.71	285.06	285.31	285.66	285.91	286.26	286.51	286.86	287.11	287.46	287.71	288.06	288.31	288.66	288.91	289.26	289.51	289.86	290.11	290.46	290.71	291.06	291.31	291.66	291.91	292.26	292.51	292.86	293.11	293.46	293.71	294.06	294.31	294.66	294.91	295.26	295.51	295.86	296.11	296.46	296.71	297.06	297.31	297.66	297.91	298.26	298.51	298.86	299.11	299.46	299.71	300.06	300.31	300.66	300.91	301.26	301.51	301.86	302.11	302.46	302.71	303.06	303.31	303.66	303.91	304.26	304.51	304.86	305.11	305.46	305.71	306.06	306.31	306.66	306.91	307.26	307.51	307.86	308.11	308.46	308.71	309.06	309.31	309.66	309.91	310.26	310.51	310.86	311.11	311.46	311.71	312.06	312.31	312.66	312.91	313.26	313.51	313.86	314.11	314.46	314.71	315.06	315.31	315.66	315.91	316.26	316.51	316.86	317.11	317.46	317.71	318.06	318.31	318.66	318.91	319.26	319.51	319.86	320.11	320.46	320.71	321.06	321.31	321.66	321.91	322.26	322.51	322.86	323.11	323.46	323.71	324.06	324.31	324.66	324.91	325.26	325.51	325.86	326.11	326.46	326.71	327.06	327.31	327.66	327.91	328.26	328.51	328.86	329.11	329.46	329.71	330.06	330.31	330.66	330.91	331.26	331.51	331.86	332.11	332.46	332.71	333.06	333.31	333.66	333.91	334.26	334.51	334.86	335.11	335.46	335.71	336.06	336.31	336.66	336.91	337.26	337.51	337.86	338.11	338.46	338.71	339.06	339.31	339.66	339.91	340.26	340.51	340.86	341.11	341.46	341.71	342.06	342.31	342.66	342.91	343.26	343.51	343.86	344.11	344.46	344.71	345.06	345.31	345.66	345.91	346.26	346.51	346.86	347.11	347.46	347.71	348.06	348.31	348.66	348.91	349.26	349.51	349.86	350.11	350.46	350.71	351.06	351.31	351.66	351.91	352.26	352.51	352.86	353.11	353.46	353.71	354.06	354.31	354.66	354.91	355.26	355.51	355.86	356.11	356.46	356.71	357.06	357.31	357.66	357.91	358.26	358.51	358.86	359.11	359.46	359.71	360.06	360.31	360.66	360.91	361.26	361.51	361.86	362.11	362.46	362.71	363.06	363.31	363.66	363.91	364.26	364.51	364.86	365.11	365.46	365.71	366.06	366.31	366.66	366.91	367.26	367.51	367.86	368.11	368.46	368.71	369.06	369.31	369.66	369.91	370.26	370.51	370.86	371.11	371.46	371.71	372.06	372.31	372.66	372.91	373.26	373.51	373.86	374.11	374.46	374.71	375.06	375.31	375.66	375.91	376.26	376.51	376.86	377.11	377.46	377.71	378.06	378.31	378.66	378.91	379.26	379.51	379.86	380.11	380.46	380.71	381.06	381.31	381.66	381.91	382.26	382.51	382.86	383.11	383.46	383.71	384.06	384.31	384.66	384.91	385.26	385.51	385.86	386.11	386.46	386.71	387.06	387.31	387.66	387.91	388.26	388.51	388.86	389.11	389.46	389.71	390.06	390.31	390.66	390.91	391.26	391.51	391.86	392.11	392.46	392.71	393.06	393.31	393.66	393.91	394.26	394.51	394.86	395.11	395.46	395.71	396.06	396.31	396.66	
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C27	172.00	7.7473	110.13	58.25	17.727331	11.010
C28	25.00	85.0000	39.27	23.00	8.898781	35.36
C29	25.00	85.0000	39.27	23.00	5.084130	1.30
C30	172.00	82.2121	86.83	15.16	21.778027	154.47
C31	25.00	17.81	17.81	8.1	2.762767	1.15
C32	172.00	1.011171	76.81	392.30	5.433748	119.63
C33	60.00	47.0000	17.81	8.1	7.717337	6.18
C34	25.00	60.0000	39.29	23.03	2.437700	20.37
C35	275.00	275.0000	162.76	93.57	17.7180	

INSTITUTIONAL MEMBERSHIP  
EXPIRATION DATE: 12/31/2002  
RECEIVED  
MAY 16 2003  
TOLSON MEMORIAL  
PLANNING COMMISSION

Preliminary Plot  
Prepared 3-14-97  
Sheet 1 of 2

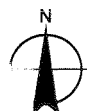
7. h a



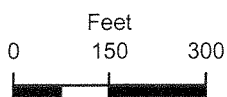
**BOA-20399**

20-13 19

7.c.1







7.c.2

## PLAT WAIVER

April 18, 2007

**BOA 20399/LC-38** - (0319) (PD 2) (CD 3)  
1826 East 29th Street North

The platting requirement is being triggered by approval of Board of Adjustment case #20399 allowing a church use in an RD zoning district.

**Staff provides the following information from TAC at their April 5, 2007 meeting:**

**ZONING:**

- TMAPC Staff: A lot combination was approved under LC-38.

**STREETS:**

- Existing 30 foot right-of-way is adequate.

**SEWER:**

- No additional sewer lines or easement is required.

**WATER:**

- A 4-inch main exists along 29<sup>th</sup> Street North.

**STORM DRAIN:**

- No comments.

**FIRE:**

- Water main extension will be required to locate fire hydrant to within acceptable distance, or internal system or fire line required.

**UTILITIES:**

- Appropriate setbacks from utility lines are needed.

Staff recommends **APPROVAL** of the plat waiver.

**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X   |    |

***A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:***

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		X
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

29TH STREET NORTH

ASPHALT ROAD

GUAR.  
W/C.

N 89°03'12" E  
160.80'

34.4'

COVER

64.3'

68.7'

4.3'

1 STORY  
CONCRETE BLOCK  
BUILDING

28.55'

36.1'

27.8'

36.1'

32.25'

135.00'

PROPOSED 32' x 100'  
EXPANSION

LOT 7  
9 LOT  
7 LOT

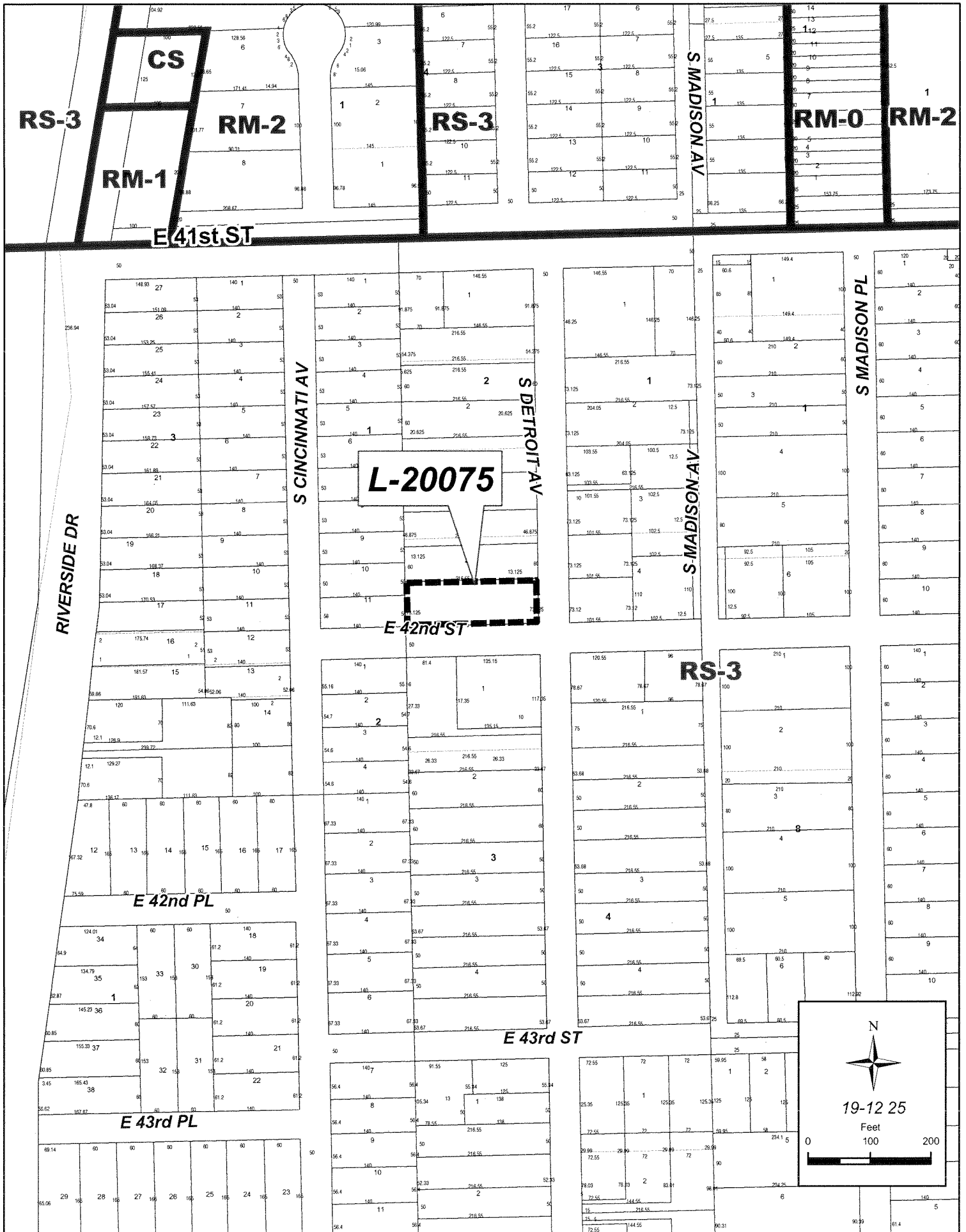
LOT 6  
9 LOT  
5 LOT

32.0'

5.0'

3.4'

7.5



7.d.1





N

**L-20075**

19-12 25

Feet  
0 100 200

## LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

April 18, 2007

L-20075 Ronald Lewis (9225) (RS-3) (PD 6) (CD 9)  
4144 South Detroit

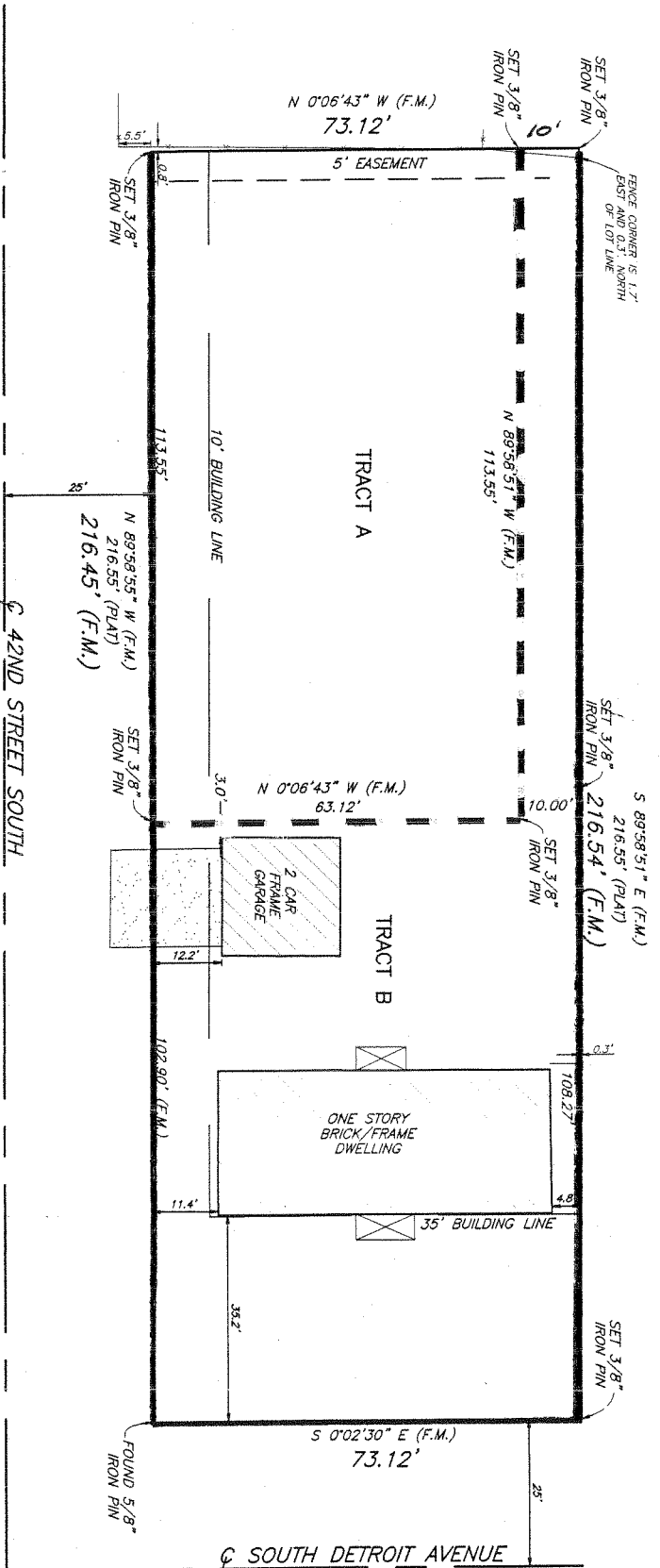
The proposal is to split a lot into two tracts. On March 27, 2007, the City of Tulsa Board of Adjustment approved a variance of the average lot width. All other RS-3 bulk and area requirements were met; however, Tract B would have more than three side lot lines. The panhandle is necessary for Tract B to abut the sanitary sewer main line. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Commission expressed no concerns at their March 15, 2007, meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

Existing

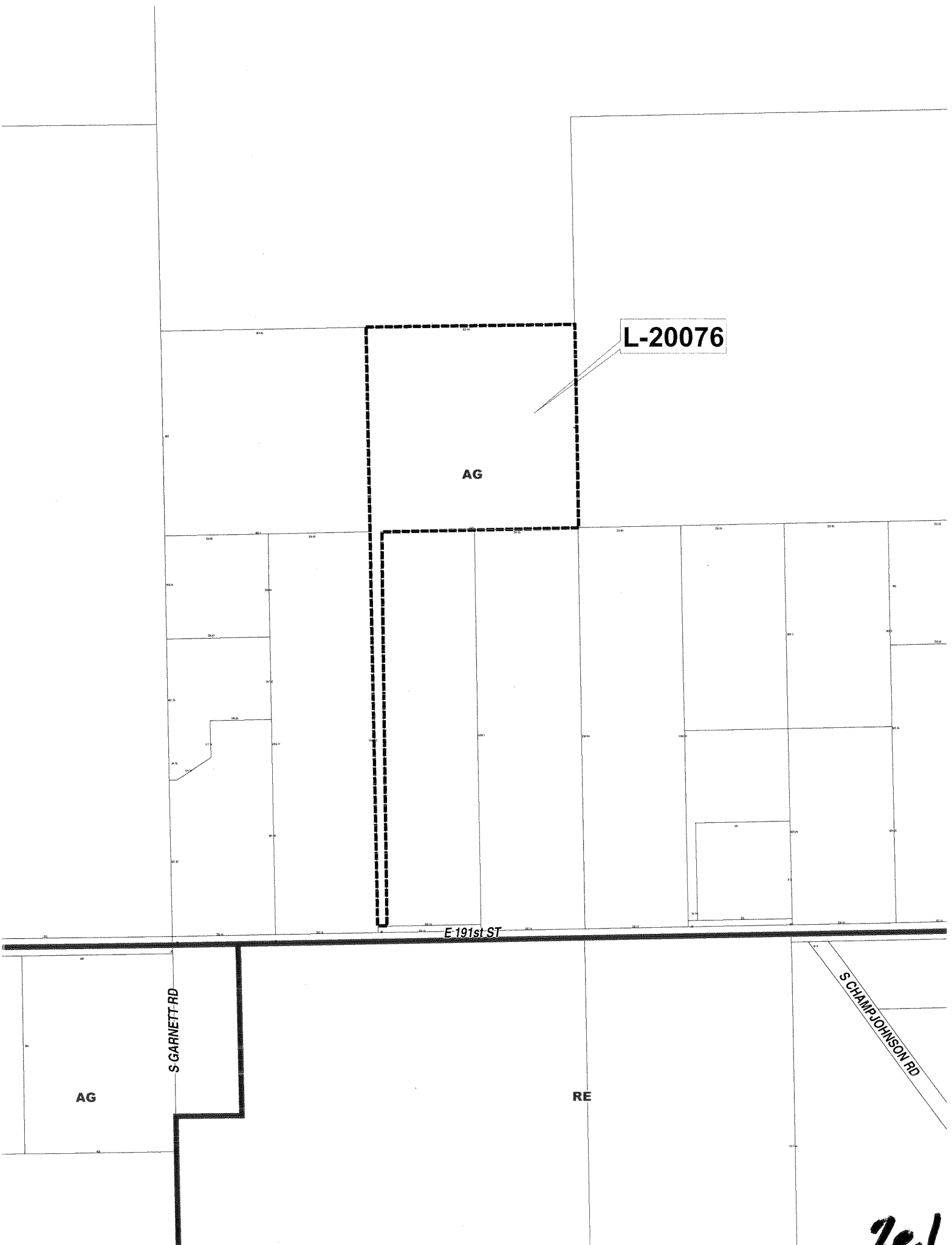
Proposed



UNDIVIDED TRACT:  
THE SOUTH 73.12 FEET OF LOT FOUR (4) BLOCK TWO (2), DEMOREST, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
TRACT A:  
THE WEST 113.55 FEET OF THE SOUTH 63.12 FEET OF THE SOUTH 73.12 OF LOT FOUR (4) BLOCK TWO (2), DEMOREST, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.  
TRACT B:

↑ N





L-20076

AG

E 191st ST

S GARNETT RD

S CHAMP JOHNSON RD

AG

RE



L-20076

E 191st ST

S GARNETT RD

S CHAMPUHNSON RD

102

## LOT-SPLIT TO RESCIND TIE AGREEMENT LANGUAGE

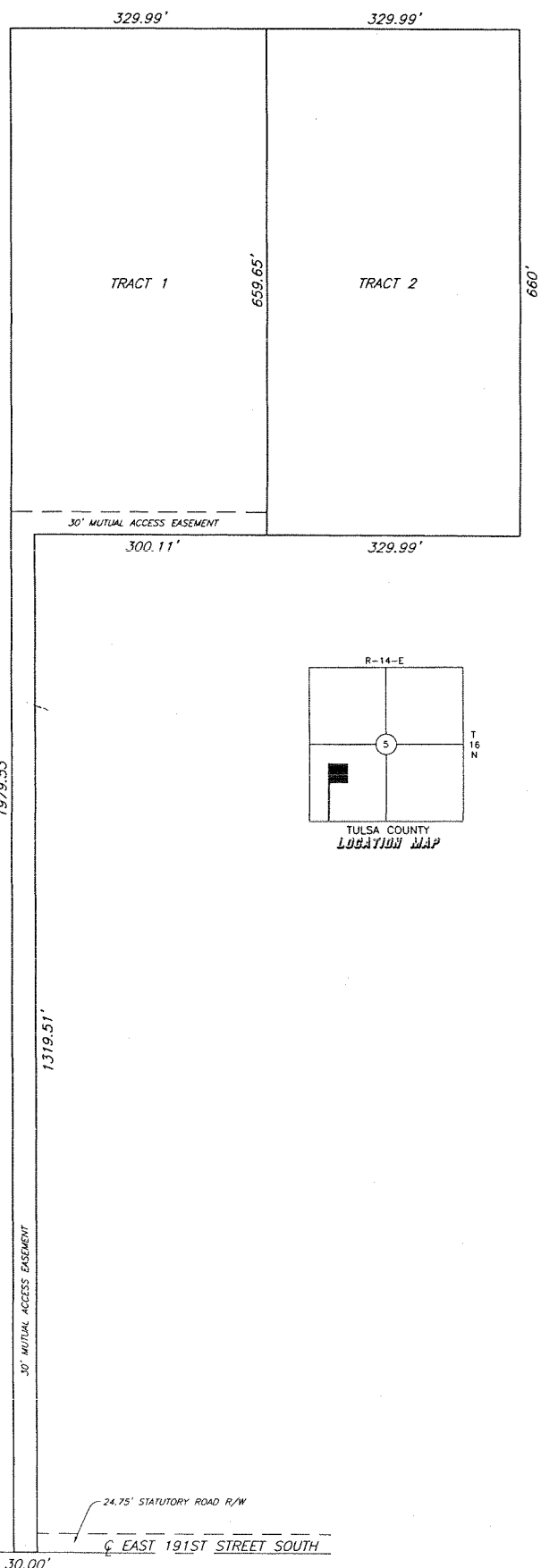
**April 18, 2007**

**L-20076 Marsha Watkins** (6405) (AG) (County)  
11505 East 191<sup>st</sup> Street South

On October 29, 2004, L-19760 was approved to split a 30' strip off one unplatted tract and tie it to another land-locked tract, to provide street frontage to a resulting 10-acre tract of land.

The current owner has now applied to split that 10-acre tract into two five-acre tracts (L-20076). Both resulting tracts would meet the AG bulk and area requirements; however, Tract 2 would not have street frontage. The County Board of Adjustment will consider a variance of the street frontage at their April 17, 2007, public hearing.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **RESCINDING** the tie language of L-19760 for the proposed Tract 2 and recommends **APPROVAL** of the current lot-split request, L-20076, subject to the County Board of Adjustment approving the street frontage variance.



1"=100'

**LEGEND**

— FENCE	U/E UTILITY EASEMENT
— METERING POINT	U/E DRAINAGE EASEMENT
— BURIED ELECTRIC & TELEPHONE CABLE	BEFORE YOU DIG, CALL ONE FOR LOCATION OF UNDERGROUND UTILITIES. 1-800-522-5543
— EASEMENT (APPROXIMATE LOCATION)	
— B.L. BUILDING LINE	

**WHITE SURVEYING COMPANY**  
 • 9938 EAST 65TH PLACE TULSA, OKLAHOMA 74148 • (918) 663-8924

# DESCRIPTION PLAT

INVOICE NO.: WS 07-33970  
 CLIENT: MARSHA WATKINS  
 PLAT NO. N/A

## LEGAL DESCRIPTION AS PROVIDED:

**UNDIVIDED TRACT**  
**PARCEL A:**  
 A PARCEL OF LAND LOCATED IN THE S/2 SW/4 OF SECTION 5, T-16-N, R-14-E, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID PARCEL MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 50' 28" EAST ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 660.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03' 36" WEST A DISTANCE OF 1,319.53 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 00 DEGREES 03' 54" EAST A DISTANCE OF 1,319.51 FEET TO A POINT ON THE SOUTH OF SAID SECTION 5; THENCE NORTH 89 DEGREES 50' 28" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT IS RESTRICTED FROM BEING TRANSFERRED OR CONVEYED AS ABOVE DESCRIBED WITHOUT INCLUDING THE FOLLOWING DESCRIBED TRACT, UNLESS THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, ACCORDING TO LAW, APPROVES SUCH CONVEYANCE OR TRANSFER.

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 NW/4 SW/4) OF SECTION FIVE (5), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 03' 01" WEST ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 1,320 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 660.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03' 36" WEST A DISTANCE OF 660 FEET; THENCE SOUTH 89 DEGREES 44' 21" EAST A DISTANCE OF 659.98 FEET; THENCE SOUTH 00 DEGREES 03' 54" EAST A DISTANCE OF 660 FEET; THENCE NORTH 89 DEGREES 48' 01" WEST A DISTANCE OF 660.10 FEET TO THE POINT OF BEGINNING.

**LESS**  
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 NW/4 SW/4) OF SECTION FIVE (5), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 03' 01" WEST ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 1,320 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 660.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03' 36" WEST A DISTANCE OF 131.93 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 300.04 FEET; THENCE SOUTH 00 DEGREES 03' 54" EAST A DISTANCE OF 131.93 FEET; THENCE NORTH 89 DEGREES 48' 01" WEST A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**  
 A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (S/2 NW/4 SW/4) OF SECTION FIVE (5), TOWNSHIP SIXTEEN (16) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

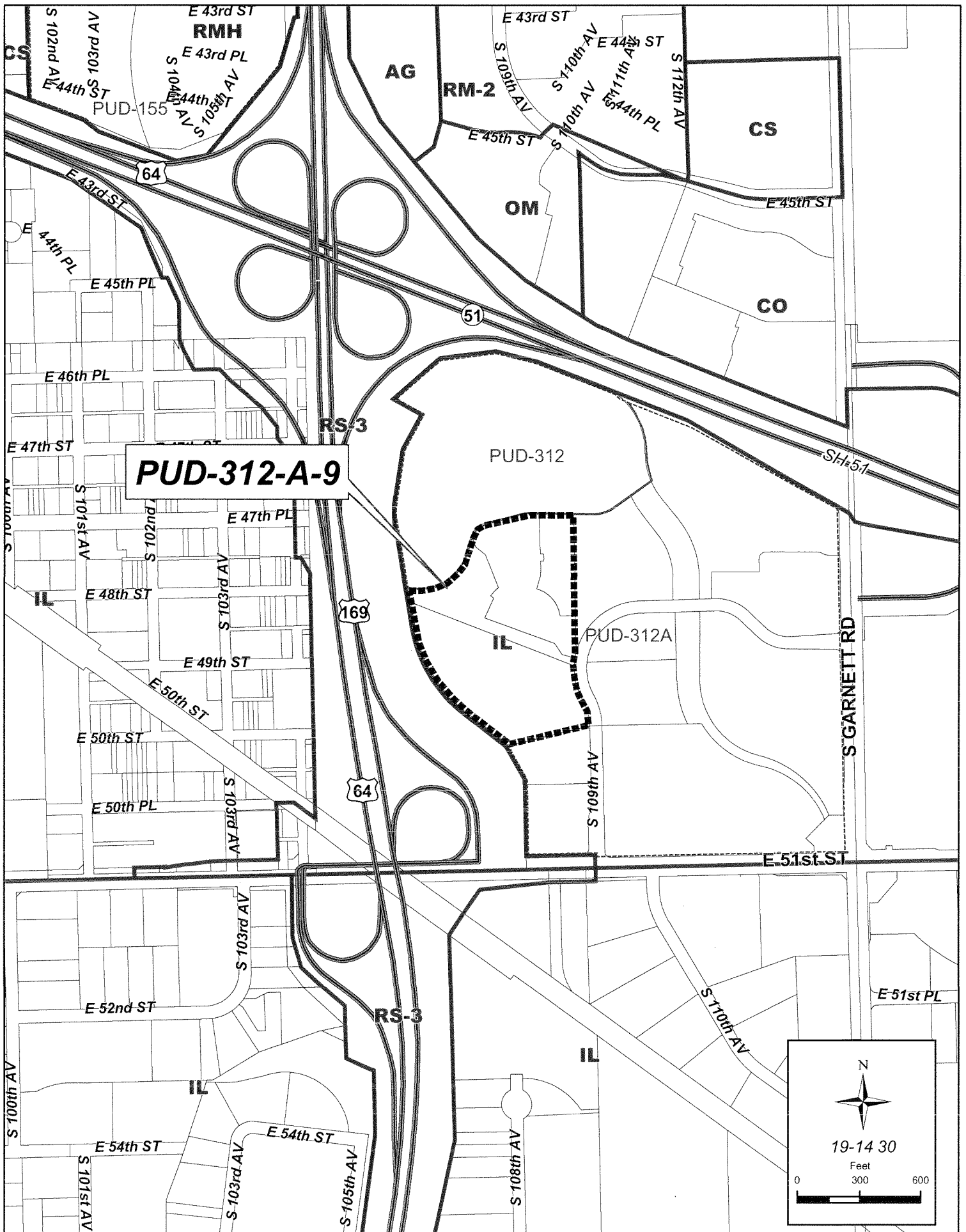
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 03' 01" WEST ALONG THE WEST LINE OF SAID SECTION 5 A DISTANCE OF 1,320 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 660.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 03' 36" WEST A DISTANCE OF 131.93 FEET; THENCE SOUTH 89 DEGREES 48' 01" EAST A DISTANCE OF 300.04 FEET; THENCE SOUTH 00 DEGREES 03' 54" EAST A DISTANCE OF 131.93 FEET; THENCE NORTH 89 DEGREES 48' 01" WEST A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING.

**TRACT NO. 1**  
 A PARCEL OF LAND LOCATED IN THE S/2 SW/4 OF SECTION 5, T-16-N, R-14-E, TULSA COUNTY, OKLAHOMA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID SECTION 5; THENCE S89°50'28"E ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 660.32 FT. TO THE POINT OF BEGINNING; THENCE N00°03'36"W A DISTANCE OF 1979.53 FT.; THENCE S89°44'21"E A DISTANCE OF 329.99 FT.; THENCE S00°03'54"E A DISTANCE OF 659.65 FT.; THENCE N89°48'01"W A DISTANCE OF 300.05 FT.; THENCE S00°03'36"E A DISTANCE OF 1319.51 FT. TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE N89°50'28"W A DISTANCE OF 30.00 FT. TO THE POINT OF BEGINNING. TRACT CONTAINS 5.9 ACRES MORE OR LESS.

**TRACT NO. 2**  
 A PARCEL OF LAND LOCATED IN THE S/2 SW/4 OF SECTIONS, T-16-N, R-14-E, TULSA COUNTY, OKLAHOMA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID SECTION 5; THENCE S89°50'28"E ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 660.32 FT.; THENCE N00°03'36"W A DISTANCE OF 1319.53 FT.; THENCE S89°48'01"E A DISTANCE OF 330.11 FT. TO THE POINT OF BEGINNING; THENCE N00°03'54"W A DISTANCE OF 659.65 FT.; THENCE S89°44'21"E A DISTANCE OF 329.99 FT.; THENCE S00°03'54"E A DISTANCE OF 660.00 FT.; THENCE N89°48'01"W A DISTANCE OF 329.99 FT. TO THE POINT OF BEGINNING. TRACT CONTAINS 4.99 ACRES MORE OR LESS.

**30 FT. WIDE MUTUAL ACCESS EASEMENT**  
 A PARCEL OF LAND LOCATED IN THE S/2 SW/4 OF SECTION 5, T-16-N, R-14-E, TULSA COUNTY, OKLAHOMA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID SECTION 5; THENCE S89°50'28"E ALONG THE SOUTH LINE OF SAID SECTION 5 A DISTANCE OF 660.32 FT. TO THE POINT OF BEGINNING; THENCE N00°03'36"W A DISTANCE OF 1349.53 FT.; THENCE S89°48'01"E A DISTANCE OF 330.04 FT.; THENCE S00°03'35"E A DISTANCE OF 30.00 FT.; THENCE N89°48'01"W A DISTANCE OF 300.11 FT.; THENCE S00°03'36"E A DISTANCE OF 1319.51 FT. TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE N89°50'28"W A DISTANCE OF 30.00 FT. TO THE POINT OF BEGINNING.

7.e.4



7.f.1







April 18, 2007

## STAFF RECOMMENDATION

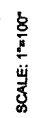
### PUD- 312-A-9

Minor Amendment – Tulsa Bone & Joint Center; 4802 South 109<sup>th</sup> East Avenue; Lot 1, Block 1, Tulsa Bone & Joint; Development Areas B-1-A-1, B-1-A-2 and B-1-B; IL/ PUD; PD-18c; CD-5

The applicant is requesting a minor amendment to PUD 312-A for the purpose of increasing the allowable display surface area from 32 square feet to 100 square feet. The Tulsa Bone & Joint Center, which includes a surgery center, medical offices and a fitness center, is located on a pie-shaped tract with minimal frontage on South 109<sup>th</sup> East Avenue. This tract is actually a combination of three parcels (per PUD 312-A-6) on the north half of Lot 1, Block 1, Tulsa Bone & Joint. The twelve and one-half foot tall tenant sign is to be located in a median at the entry from South 109<sup>th</sup> East Avenue.

Per Development Area 'B' standards one ground sign not to exceed 32 square feet of display surface area and 20 feet in height is permitted for the subject property. Other development areas within PUD 312-A limit ground signage on internal streets to one monument-style sign not to exceed 60 square feet of display surface area and four feet in height. Underlying zoning permits display surface area of 32 square feet; therefore, a variance is also necessary to support the requested 100 square feet. In keeping, the applicant has requested and received approval on April 10, 2007 of a variance per BOA-20473 for 100 square feet of display surface as requested.

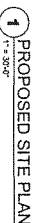
Staff finds the proposed 100 square feet of display surface area in comparison to the 60 square feet of display surface allowed by other development areas fronting South 109<sup>th</sup> East Avenue to be excessive and contrary to the uniformity of development intended by PUD 312-A. Therefore, staff recommends **DENIAL** of PUD 312-A-9 as proposed, but recommends **APPROVAL** of an increase in display surface area from 32 square feet to 60 square feet.



*Exhibit "C"*

PWD 312-A-6

7.f.4



**A NEW FACILITY FOR  
TULSA BONE AND JOINT CLINIC  
TULSA, OKLAHOMA**

**GUEST  
REDDICK  
ARCHITECTS**

603 GARCON AVE.  
SUITE 300  
FORT SMITH  
ARKANSAS  
72901

(479) 782-4085  
FAX (479) 782-7453

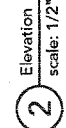
Attachment 1

TBJ Properties, LLC & Tulsa Medical Properties, LLC  
4802 South 109<sup>th</sup> East Avenue  
Tulsa, OK 74146

We are requesting a variance based upon hardship to place a 100 Sq. Ft. (12'5" tall x 7'10" wide informational and directional ground monument sign in the entry island of the subject property. Entrance street frontage is 55' wide and because of the disposition of the entrance in relationship to the overall property size, we request relief in the square footage and location of the sign. It is the property owners desire to provide information to the visitors of the property as to the businesses and directional information needed for visitors to make the proper decision to enter the property and not the adjacent Urologic Specialist properties.

The property consists of 8.47 acres of land. On this property there are three connected buildings. This property has the following unique characteristics.

1. 95,000 square feet of building area.
2. 7 different businesses operating from the property.
3. Approximately 1,000 visitors and patients visit the location per day.
4. Approximately 300 first time visitors and patients per day.
5. 152 full time employees.
6. Minimal 54' for actual street frontage because of lot situation on street.

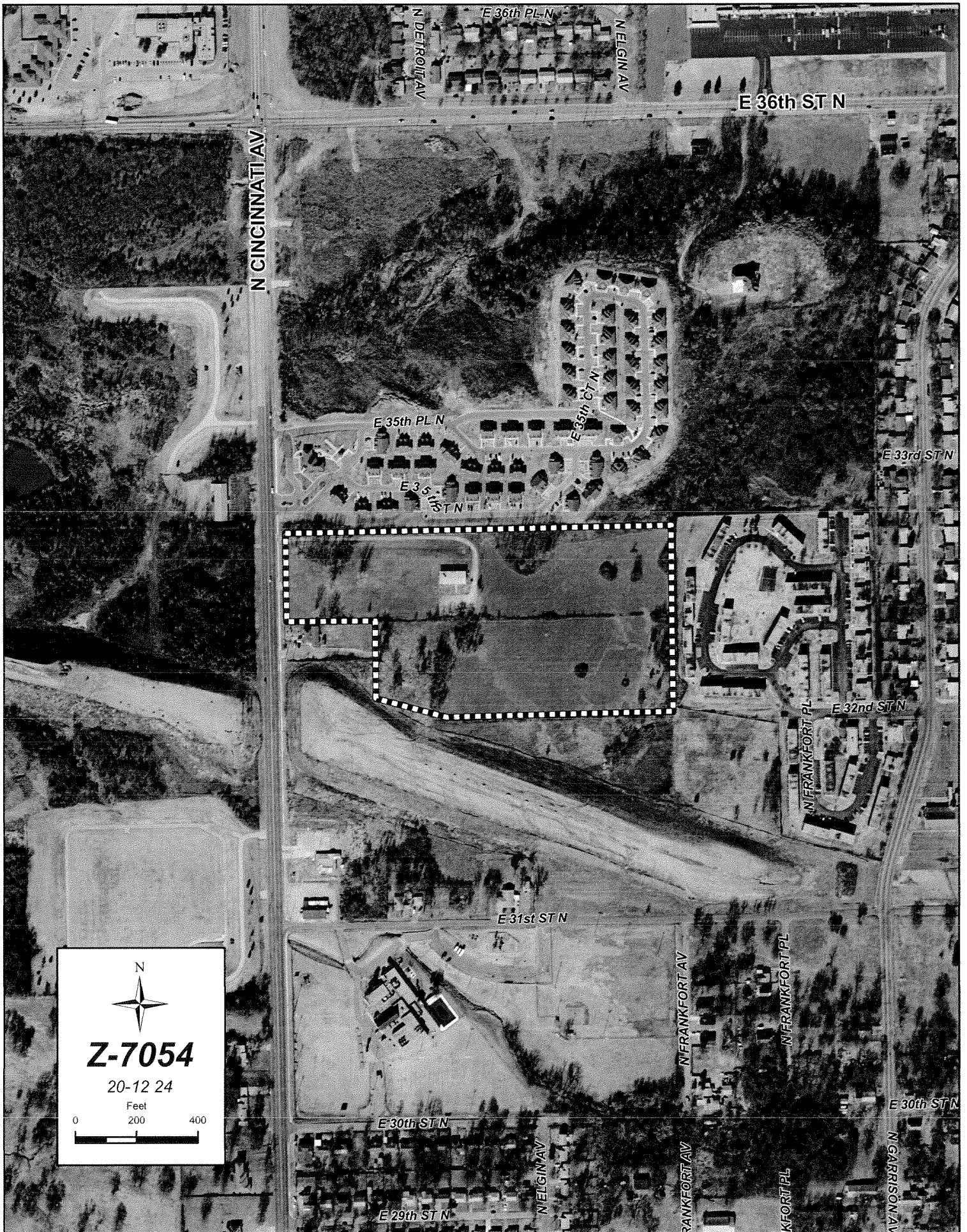












**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7054**

**TRS 0224**

**Atlas 430**

**CZM 28**

**PD-2 CD-1**

**TMAPC Hearing Date:** April 18, 2007

**Applicant:** Charles E. Norman

**Tract Size:** 15.86± acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of North Cincinnati Avenue and East 31<sup>st</sup> Street North

**EXISTING ZONING:** AG/OL

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RM-1

**PROPOSED USE:** Multifamily

**RELEVANT ZONING HISTORY:**

**BOA-18540 November 9, 1999:** The Board of Adjustment approved a special Exception to allow for one-bedroom duplexes as part of "Crestview II" development in an RS-3 and CS district per plan submitted on property located southeast of the southeast corner of East 36<sup>th</sup> Street North and North Cincinnati Avenue and north of subject property.

**Z-6553 September 1996:** All concurred in approval of a request for rezoning a 12+ acre tract of land from RS-3 to RM-1 on property located south of the southeast corner of East 36<sup>th</sup> Street North and North Cincinnati and abutting north of subject property.

**CDP-18 June 6, 1967:** The Board of Adjustment approved a Community Development Plan for multifamily development which allowed 198 dwelling units located at North Garrison and Gilcrease Expressway and abutting east of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 15.86 acres in size and is located north of the northeast corner of North Cincinnati Avenue and East 31<sup>st</sup> Street North. The property appears to be vacant and is zoned AG/OL.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North Cincinnati Avenue	Secondary arterial	100'	4

**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by multifamily residential uses (Bradford Place Apartments, formerly Vernon Manor) zoned RM-1; on the north by the

**7.9.3**

Crestview Senior Duplexes, zoned RM-1; on the south by a church (apparently vacant) and a childcare facility, zoned RS-3; farther to the south by a portion of an expressway alignment now under construction; and on the west by the same expressway alignment under construction. The alignment pieces are zoned AG and RS-3, reflecting the zoning designations of adjacent properties.

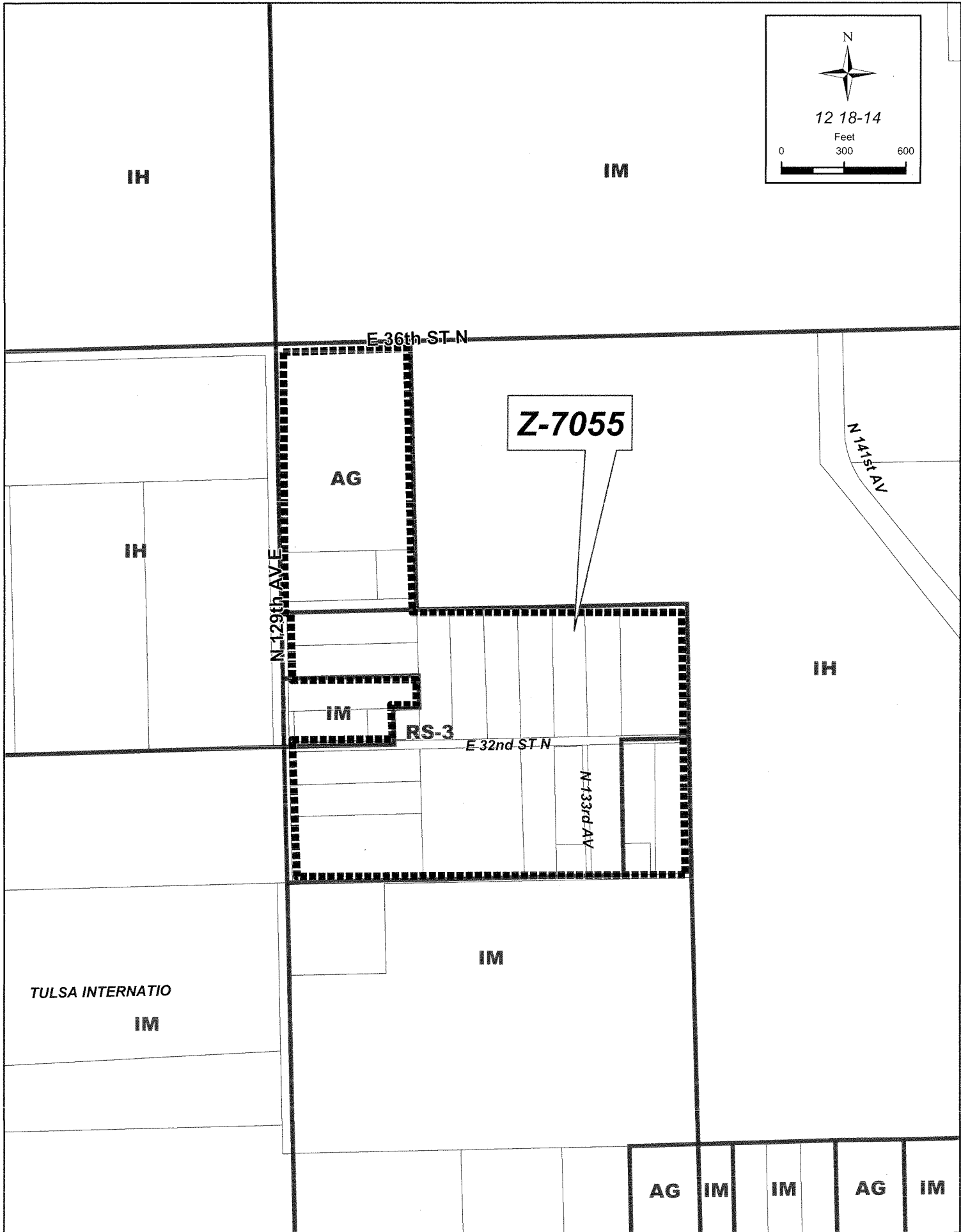
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 25 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being partially within Development Incentive Area 5 and partially in Low Intensity-Residential land use. Policies in Plan section 3.1.6 call for well planned and well designed growth districts using various means to minimize adverse impacts of development. This District Plan designated Development Incentive Areas as means of enticing and encouraging viable new development into the area. According to the Zoning Matrix, the requested RM-1 zoning **may be found** in accord with the Plan for both map designations.

**STAFF RECOMMENDATION:**

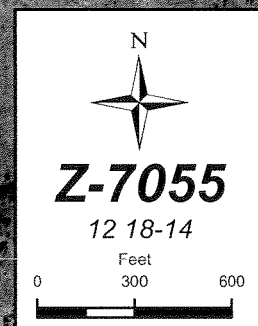
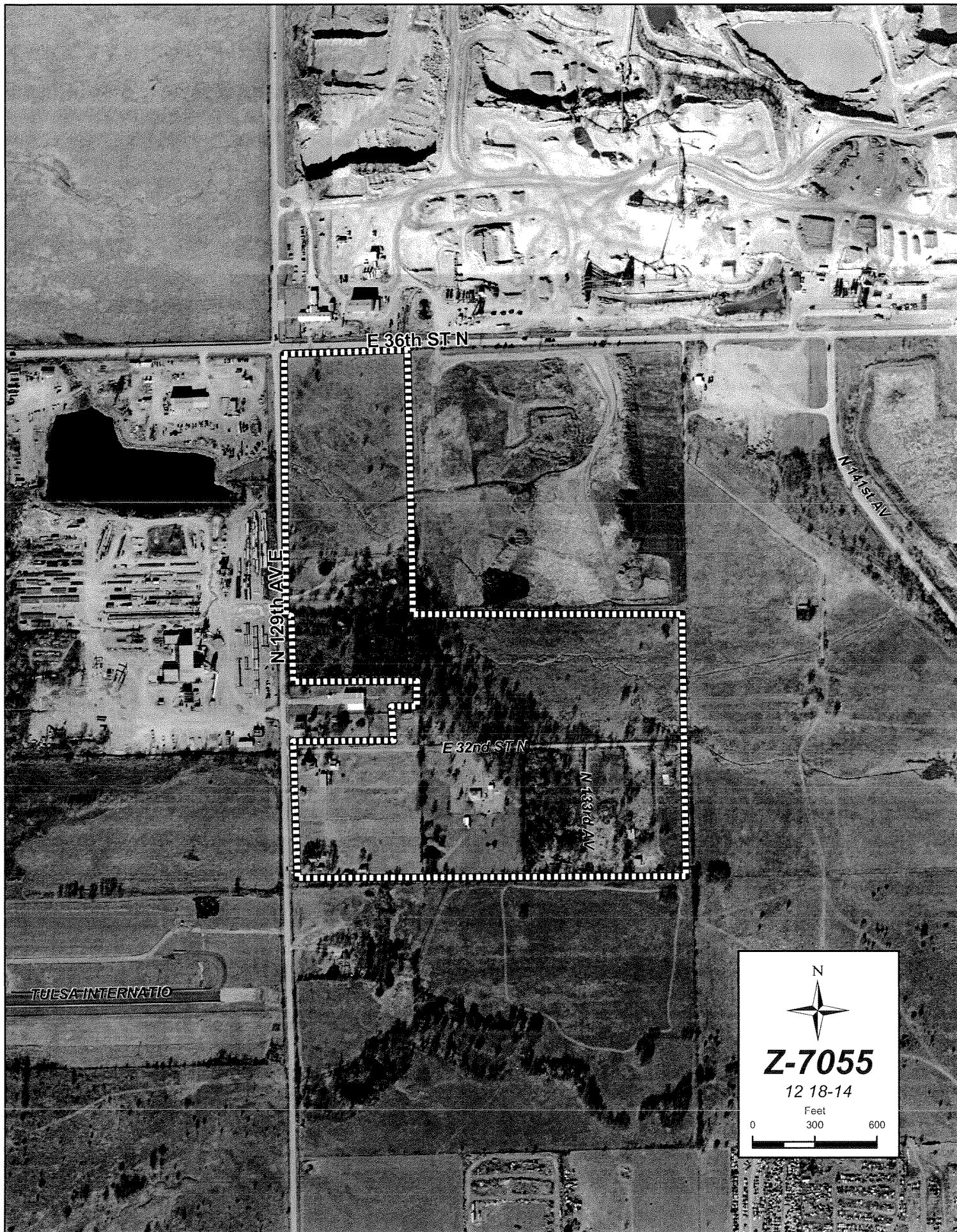
The requested RM-1 zoning is a logical extension of the existing RM-1 to the north and would be compatible as well with the multifamily zoning to the east. Based on the Plan, existing development and trends in the area, staff can support the rezoning and therefore recommends **APPROVAL** of RM-1 zoning for Z-7054.

04/18/07



7.h.1





7.k.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7055**

**TRS 0421**

**Atlas 1096**

**CZM 31**

**PD-16 CD-6**

**TMAPC Hearing Date:** April 18, 2007

**Applicant:** Roy D. Johnsen

**Tract Size:** 75± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner of East 36<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue

**EXISTING ZONING:** AG/RS-3

**EXISTING USE:** Agricultural, Residential and Industrial

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** IM

**PROPOSED USE:** Industrial

**RELEVANT ZONING HISTORY:**

**BOA-20151 November 22, 2005:** The Board of Adjustment approved a Special Exception to permit Use Unit 24 for mining and mineral processing in an AG and IH district; subject to use conditions provided by the applicant and amended that hours of operation for blasting be daylight-hours only, Monday through Friday, located on the southeast corner of 36<sup>th</sup> Street North and 129<sup>th</sup> East Avenue and a part of the subject property.

**Z-6837 October 2001:** All concurred in approval of a request for rezoning a 155± acre tract of land from AG to IM and IH on property located on the southeast corner of East 46<sup>th</sup> Street North and Highway 169 North and northwest of subject property.

**Z-6459 October 1994:** All concurred in approval of a request for rezoning a 5+ acre tract of land from AG to IM and IH on property located west of the northwest corner of East Apache and 141<sup>st</sup> East Avenue and southeast of subject property.

**Z-6280 April 1990:** All concurred in approval of a request for rezoning a tract of land from AG to IL and IM on property located west of the northwest corner of East Apache and 141<sup>st</sup> East Avenue and southeast of subject property.

**BOA-15212 August 9, 1989:** The Board of Adjustment approved a Special Exception to permit Use Unit 9 for a manufactured home in an RS-3 district, subject to removal of existing dwelling and finding that there are multiple zoning classification in the area and numerous mobile homes already in place, located as a part of subject property.

**BOA-11107 July 14, 1980:** The Board of Adjustment approved a Special Exception to permit Use Unit 5 for church use and related activities and a Variance of the one-acre minimum for church in an AG district on a part of the subject property.

**Z-5524 August 1981:** All concurred in approval of a request for rezoning a tract of land from AG to IM on property located and abutting south of subject property.

**Z-5035 November 1977:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IM on property located and abutting west of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 75 acres in size and is located southeast corner of East 36<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue. The property appears to be residential, agricultural and industrial and is zoned AG/RS-3.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North 129 <sup>th</sup> East Avenue	Secondary arterial	100'	2
East 36 <sup>th</sup> Street North	Secondary arterial	100'	2

**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by mixed industrial uses and agricultural uses (appears to be pastureland), zoned IH; on the north by a large concrete/asphalt/gravel plant, zoned IM; on the south by mixed industrial uses, zoned IM; and on the west by a concrete/gravel plant, zoned IH. The Tulsa Raceway lies to the southwest of the subject property and is zoned IM.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

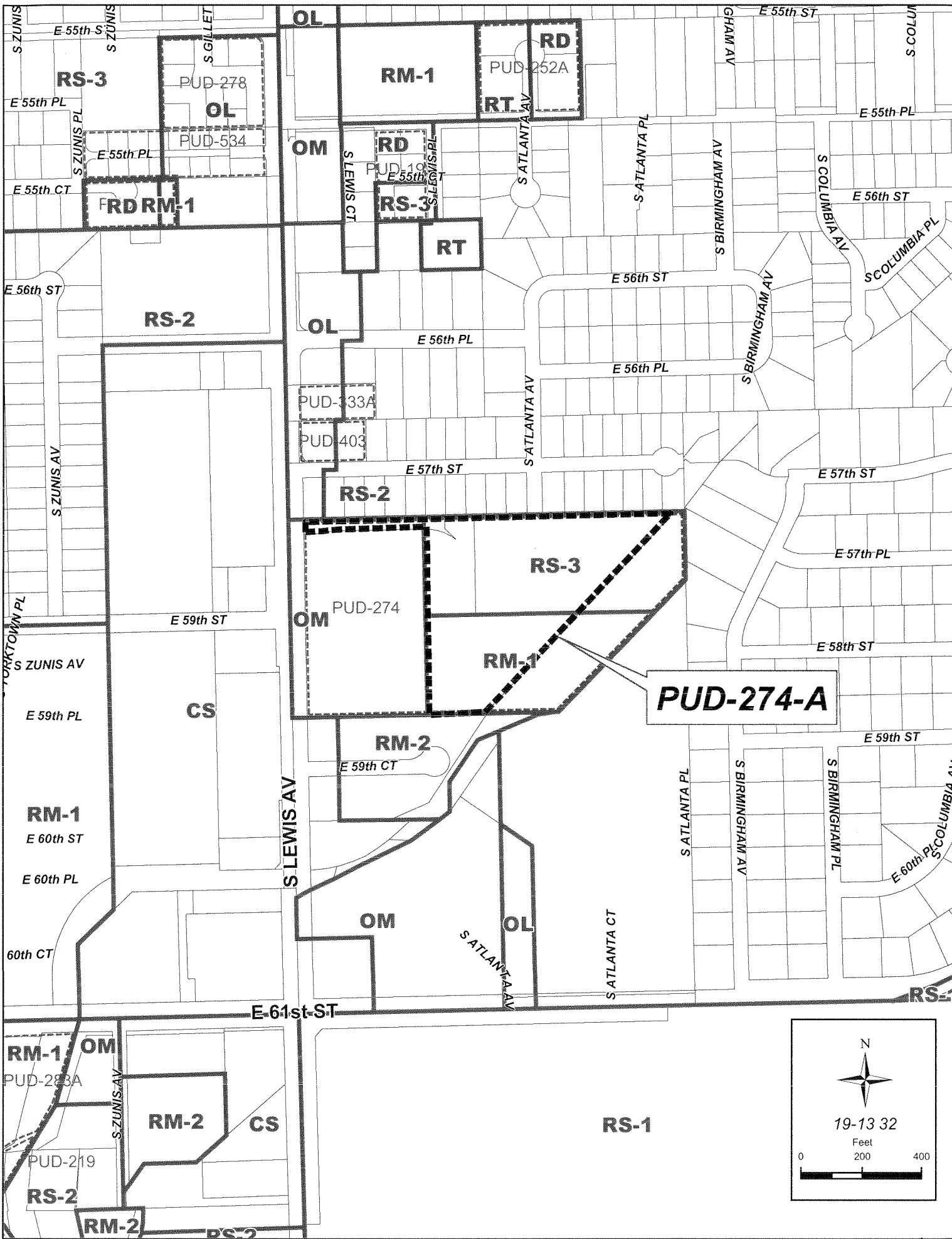
The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being part of Special District 2 – Industrial/Airport–Related Uses. According to the Zoning Matrix, the requested IM zoning **may be found** in accord with the Plan due to its location within a Special District. Industrial Special Districts, and particularly those in Planning District 16, were created to develop in higher intensity industrial uses. The subject case involves rezoning some RS-3 (typically not a designation that is compatible with IM and IH) zoned property to an industrial designation, as the Plan envisions.

**STAFF RECOMMENDATION:**

Based on the Comprehensive Plan, existing surrounding and nearby uses and trends in the area, staff recommends **APPROVAL** of IM zoning for Z-7055.

04/18/07

7.1.4





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-274-A**

**TRS 9332**

**Atlas 661**

**CZM 47**

**PD-18 CD-9**

**TMAPC Hearing Date:** April 18, 2007

**Applicant:** Roy D. Johnsen

**Tract Size:** 8.16± acres

**ADDRESS/GENERAL LOCATION:** North of northeast of South Lewis Avenue and East 61<sup>st</sup> Street South

**EXISTING ZONING** RS-3/RM-1/OM/PUD

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 15270 dated February 8, 1982, established zoning for the subject property.

**PROPOSED ZONING:** RS-3/RM-1/OM/PUD

**PROPOSED USE:** Senior care

**RELEVANT ZONING HISTORY:**

**PUD-333-A April 2003:** All concurred in approval of a Major Amendment to a Planned Unit Development on a .833+ acre tract to allow for a branch bank with drive-thru lanes on property located north of the northeast corner of South Lewis Avenue and East 57<sup>th</sup> Street.

**PUD-534 July 1995:** All concurred in approval of a proposed Planned Unit Development on a 2.3+ acre tract to permit mixed-use office and attached single family on property located on the west side South Lewis Avenue across from the southeast corner of South Lewis Avenue and East 55<sup>th</sup> Place.

**Z-6276 January 1990:** All concurred in approval of a request to rezone a tract of land from RS-2 to OL for office development on property located north of subject property.

**PUD-403 October 1985:** Approval was granted for a request to rezone the one-acre tract from RS-2 and OL to OL/PUD for an office development allowing uses by right in an OL-zoned district, excluding drive-in bank and funeral home on property located on the northeast corner of South Lewis Avenue and East 57<sup>th</sup> Street.

**PUD-333 September 1983:** All concurred, per conditions, in approving a request to rezone the subject tract from RS-2 and OL to OL/PUD-333 for office use.

**Z-5650/PUD-274 February 1982:** All concurred in approval of a request to rezone a 13.8 acre tract from RS-2 to RM-1 and RS-3 and a proposed Planned Unit Development for a multi-story office building with residential condominium units, this included a 40 foot landscape buffer between the project and the abutting single-family residents to the north. On property located north of northeast corner of East 61<sup>st</sup> Street and South Lewis Avenue and a part of subject property. A minor amendment PUD-274-3 added a drive-thru bank as a permitted use approved on September 6, 2006.



**PUD-283-A August 1984:** All concurred in approval of a Major Amendment to a Planned Unit Development to permit a multi-family development as a permitted use, where is was originally approved for an office complex, on property located on the southeast corner of East 61<sup>st</sup> Street and South Yorktown Avenue and southwest of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 8.16 acres in size and is located north of northeast of South Lewis Avenue and East 61<sup>st</sup> Street South. The property appears to be vacant and is zoned RS-3/RM-1/OM/PUD-274.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Lewis Avenue	Secondary Arterial	100'	four

**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east single-family residential, zoned RS-2; on the north by single-family residential, zoned RS-2; on the south by multi-family and commercial, zoned CS/RM-2/RS-2; and on the west by commercial use, zoned CS

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium-intensity.

**STAFF RECOMMENDATION:**

PUD 274-A proposes to combine Development Areas C and D into one new development area, Development Area E, to allow a Senior Care Center, Use Unit 2, as an alternative to the development concept currently permitted per PUD 274.

PUD 274-A comprises 8.16 acres located north and east of the northeast corner of East 61<sup>st</sup> Street South and South Lewis Avenue. The interior tract, a combination of Development Areas A, C and D of PUD 274, has approximately 49 feet of frontage on South Lewis Avenue and will have access to that street via private access easements. Per the original PUD, Development Area A was established for landscaped open space; Development Area C for garden offices and Development Area D for residential. An eight story office building has been constructed on Development Area B.

The existing underlying zoning within PUD 274-A is RM-1, Residential Multifamily, and RS-3, Residential Single Family. The proposed Senior Care Center, Use Unit 2, is permitted by special exception in RS-3 and RM-1 districts. Because a PUD may include uses permitted by right or by special exception per underlying zoning, PUD 274-A has been filed to include the Senior Care use. The zoning code permits a maximum floor area of .50, or approximately 153,113.4 square feet, for special exception uses permitted in RM and RS districts.

The original PUD development standards and concept plan require Development Area A to be devoted to landscaped open space at a minimum width of 40 feet. In keeping, Lots 4, 5 and 6 of the existing plat, One Summit Plaza, are to remain per PUD 274-A as landscaped open space under Development Area A. Development Area C, per PUD 274, required a minimum interior landscaped open space of 24% and Development Area D required livability space per dwelling unit of 1800 square feet. PUD 274-A proposes a decrease in landscaped open space for the combined development areas C and D to 15% and proposes to include Development Area A in meeting that requirement. Staff has advised the applicant that this would be a



significant departure from the landscaping and buffering intended by the original PUD and that the 15% landscaped open space could likely be easily met without including Development Area A (Lots 4, 5 and 6).

Because signage is permitted based upon underlying zoning and frontage on an arterial street, a maximum of 32 square feet of display surface area can be allowed for PUD 274-A. Additional display surface area will require BOA approval of a variance. Therefore, staff cannot support the 128 square feet of display surface area proposed for signage per PUD 274-A.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-274-A as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-274-A subject to the following conditions:

- 1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
- 2. Development Standards:

**Development Area A:**

PERMITTED USES:

Landscaping and screening.

MINIMUM WIDTH: 40 FT

**Alternative Development Area E (Development Areas C & D)**

NET LAND AREA: 7.03 AC

PERMITTED USES:

Senior Care Center, Use Unit 2, Area-Wide Special Exception Uses, which may include skilled nursing, assisted living, memory support, physical therapy/wellness center and related common areas and accessory uses.

MAXIMUM BUILDING FLOOR AREA: 95,000 SF

MINIMUM BUILDING SETBACKS:

From north PUD perimeter boundary 70 FT  
From west development area boundary 50 FT

From south PUD perimeter boundary	70 FT
From southeasterly/ easterly PUD perimeter boundary	35 FT

MAXIMUM BUILDING HEIGHT: Three stories (45 feet)\*  
*\*excluding architectural features*

OFF-STREET PARKING:  
 As required per the applicable use unit.

MINIMUM LANDSCAPED OPEN SPACE:  
 A minimum 15% net lot area of Development Area E (Lots 2 and 3) shall be maintained as landscaped open space.

LANDSCAPING AND SCREENING:  
 A six-foot solid screening fence shall be provided along the north and south boundaries of the PUD. The 40-foot strip within Development Area A shall be heavily landscaped with trees and flowering shrubs and designed to provide a visual transition to adjacent residential as required per PUD 274 and the original concept plan.

SIGNS:  
 Signs shall be limited to one monument sign identifying the senior care facility adjacent to the north entry (Development Area A) and not exceeding 12 feet in height and 32 square feet of display surface area.

LIGHTING:  
 No light standard or building-mounted light shall exceed 20 feet in height. All light standards shall be hooded and directed downward. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in nearby residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

VEHICULAR AND PEDESTRIAN ACCESS:  
 Access shall be provided at minimum by two mutual access easements from South Lewis Avenue through Lot 1, Block 1, One Summit Plaza to Development Area E. Provision for separation of pedestrian circulation from vehicular circulation and parking shall be provided, design of which shall be subject to detail site plan approval.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD

development standards.

4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
11. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
15. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

16. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments 4/5/07:**

**General:** No comments.

**Water:** The existing 8-inch water main line must be relocated and the easements vacated for the planned development. A new 8-inch water main extension will be required with a 20' restrictive water line easement will be required.

**Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

**Exceptions:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

**Stormwater:** No comments.

**Wastewater:** No comments.

**Transportation:** No comments.

**Traffic:** The Existing Private Access Easement currently has one owner with full maintenance responsibilities.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**MSHP:** No Comment.

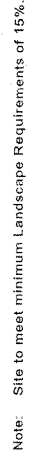
**L RTP:** E. 61<sup>st</sup> St. S., between Harvard Ave and Lewis Ave, planned 4 lanes. Lewis Ave, between 61<sup>st</sup> St. and 71<sup>st</sup> St., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

**TMP:** The Joe Creek Trail is planned in the west side of the Joe Creek Channel at this location. Because there is some uncertainty regarding the location of the property line and the City of Tulsa's easement, a 15' foot trail easement along the southeast edge of the property is requested.

**Transit:** Currently, Tulsa Transit operates an existing route on Lewis, between 61<sup>st</sup> St. and 71<sup>st</sup> St. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

04/18/07

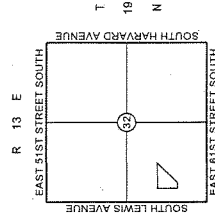




**Tanner Consulting, LLC.**  
 Land Development Consultants  
 Architecture  
 Land Planning  
 Land Surveying  
 Civil Engineering  
 Landscape Architecture



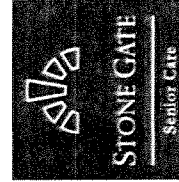
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Location Map  
 SCALE: 1"=400'



Date of Preparation: 03/06/2007



7.1.11

Tanner Consulting, LLC.  
 Land Development Consultants  
 Architecture  
 Land Planning  
 Land Surveying  
 Civil Engineering  
 Landscape Architecture

Aerial Photograph w/ Site Plan  
 27046.01

PUD NO. 274-A  
 Tulsa, Oklahoma

STONEGATE  
 Senior Care

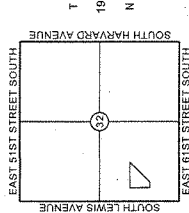
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7.1.12

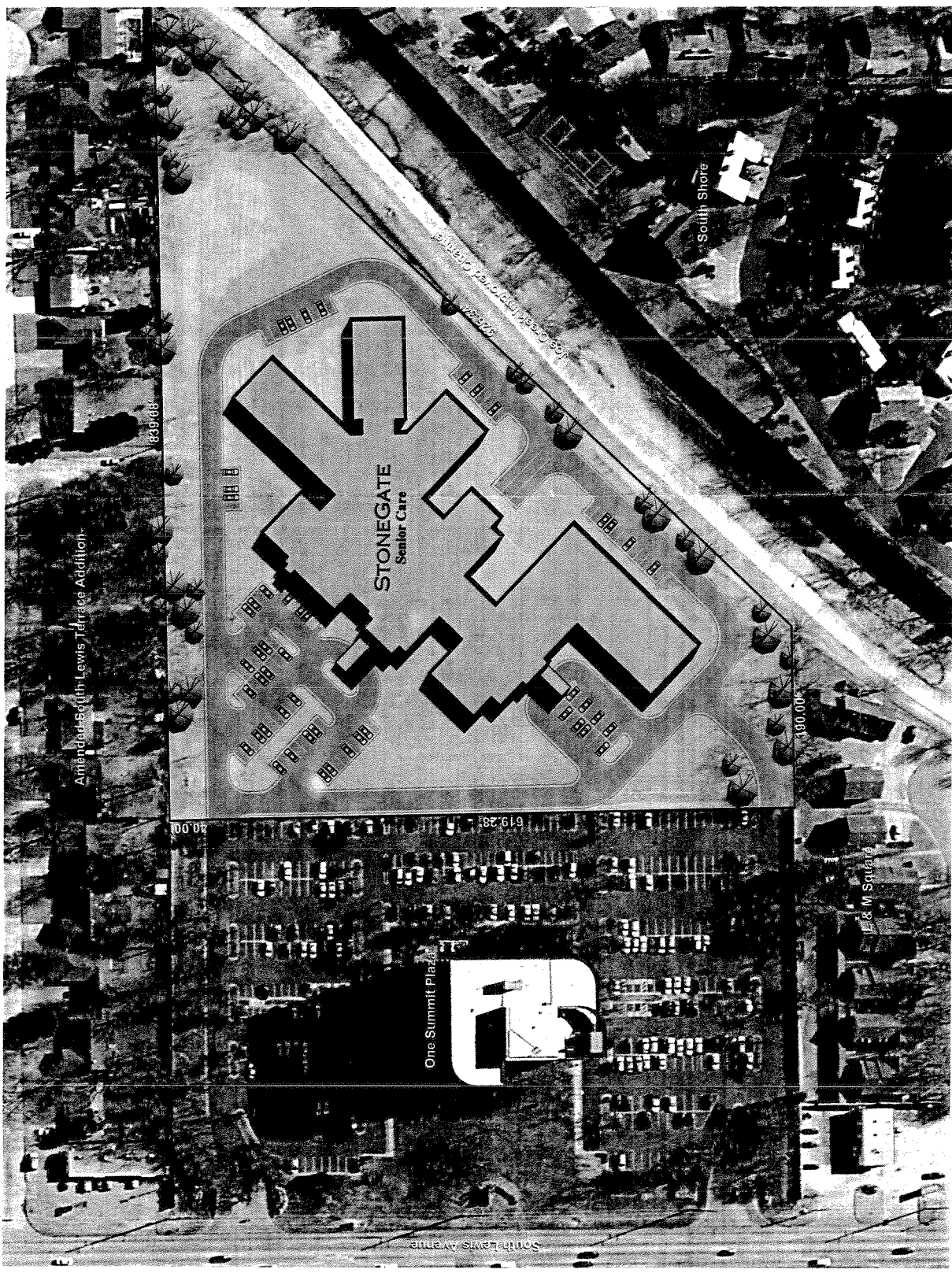
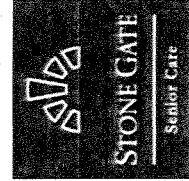


Scale 1" = 100'

R 13 E

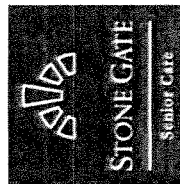


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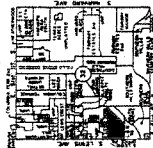
Date of Preparation: 03/09/2007

7.1.12a



DATE FILED JUNE 6, 1984

PLAT NO. 4497

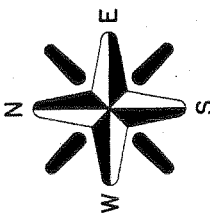


**MANSUR-DAUBERT-STRELLA, INC.**  
ENGINEERS  
CONSULTING  
448 E. BOSTON AVE.  
TULSA, OKLAHOMA  
APRIL 1, 1982 DWS REG NO. 02-DWS-16588  
SCALE: 1" = 50'

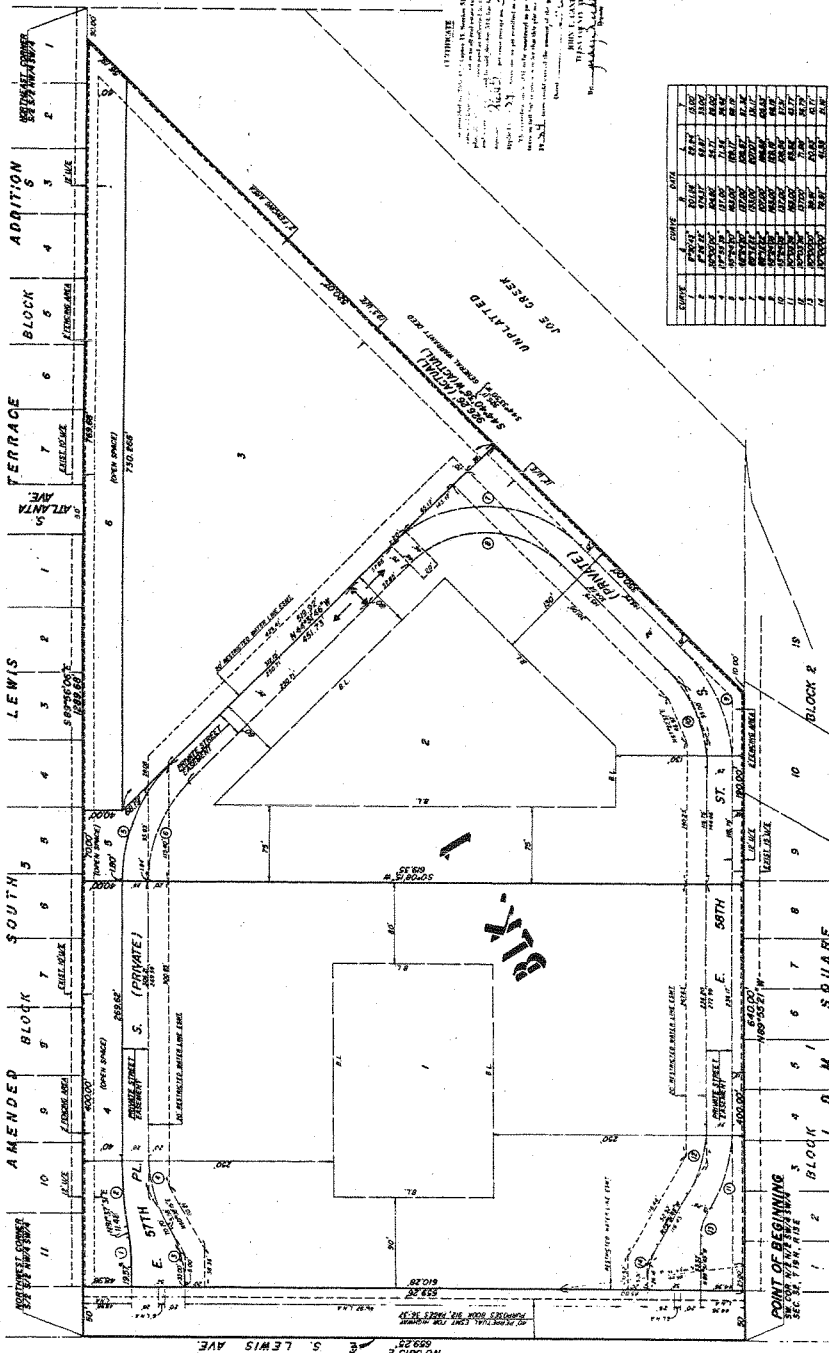
**JAMES W. DILL**  
OWNER & DEVELOPER  
PHONE 482-1700  
5314 S. VALE AVE. - SUITE 600  
TULSA, OKLAHOMA 74135  
ZIP CODE 74135

# ONE SUMMIT PLAZA

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
PART OF THE S/2 S/2 NW/4 SW/4 AND PART OF THE N/2 N/2 SW/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 13 EAST  
PLANNED UNIT DEVELOPMENT NO. 274



- LEGEND**
- E - EAST
  - W - WEST
  - S - SOUTH
  - N - NORTH
  - U - UTILITY EASEMENT
  - B.L. - BUILDING LINE
  - A.V. - AVENUE
  - EX - EXISTING
  - L.N.A. - LIMIT OF NO ACCESS
  - C - CENTERLINE
  - T - TOWNSHIP
  - REC. - SECTION
  - COR. - CORNER



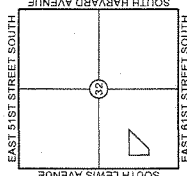
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4	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
5	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
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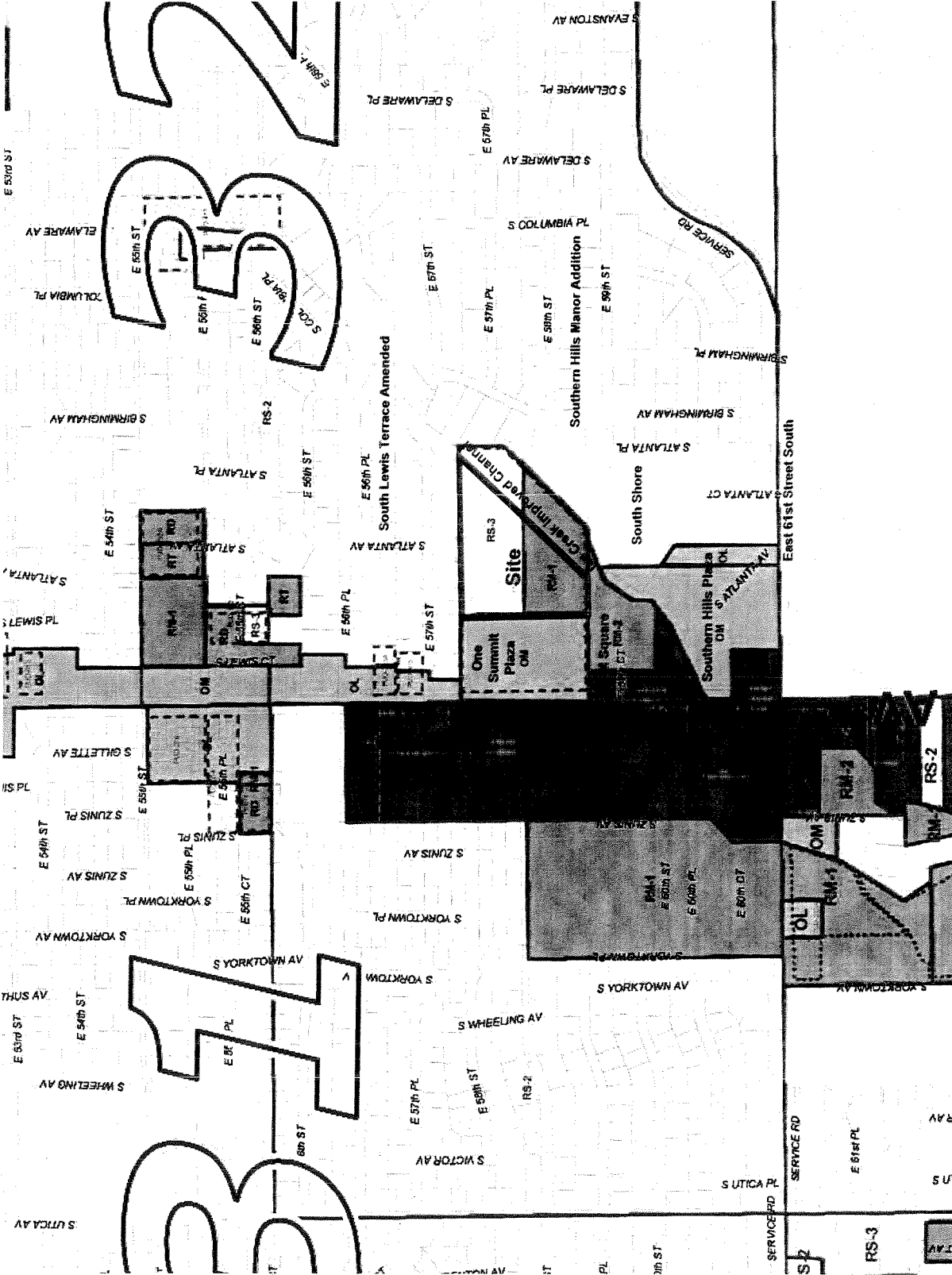
**Tanner Consulting, LLC.**  
 Land Development Consultants  
 Architecture  
 Land Planning  
 Land Surveying  
 Civil Engineering  
 Landscape Architecture



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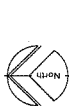
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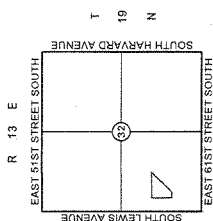
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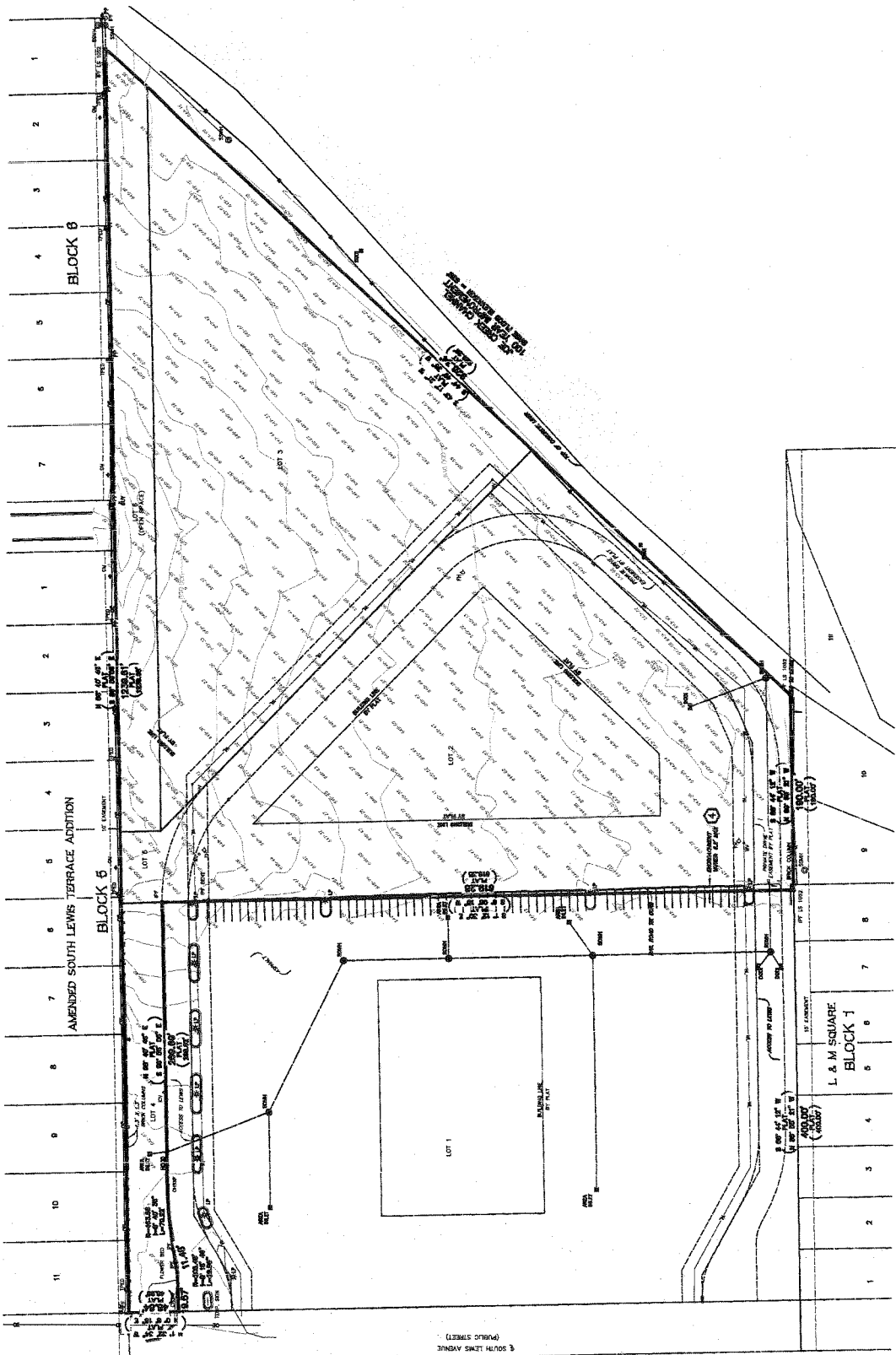
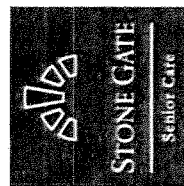
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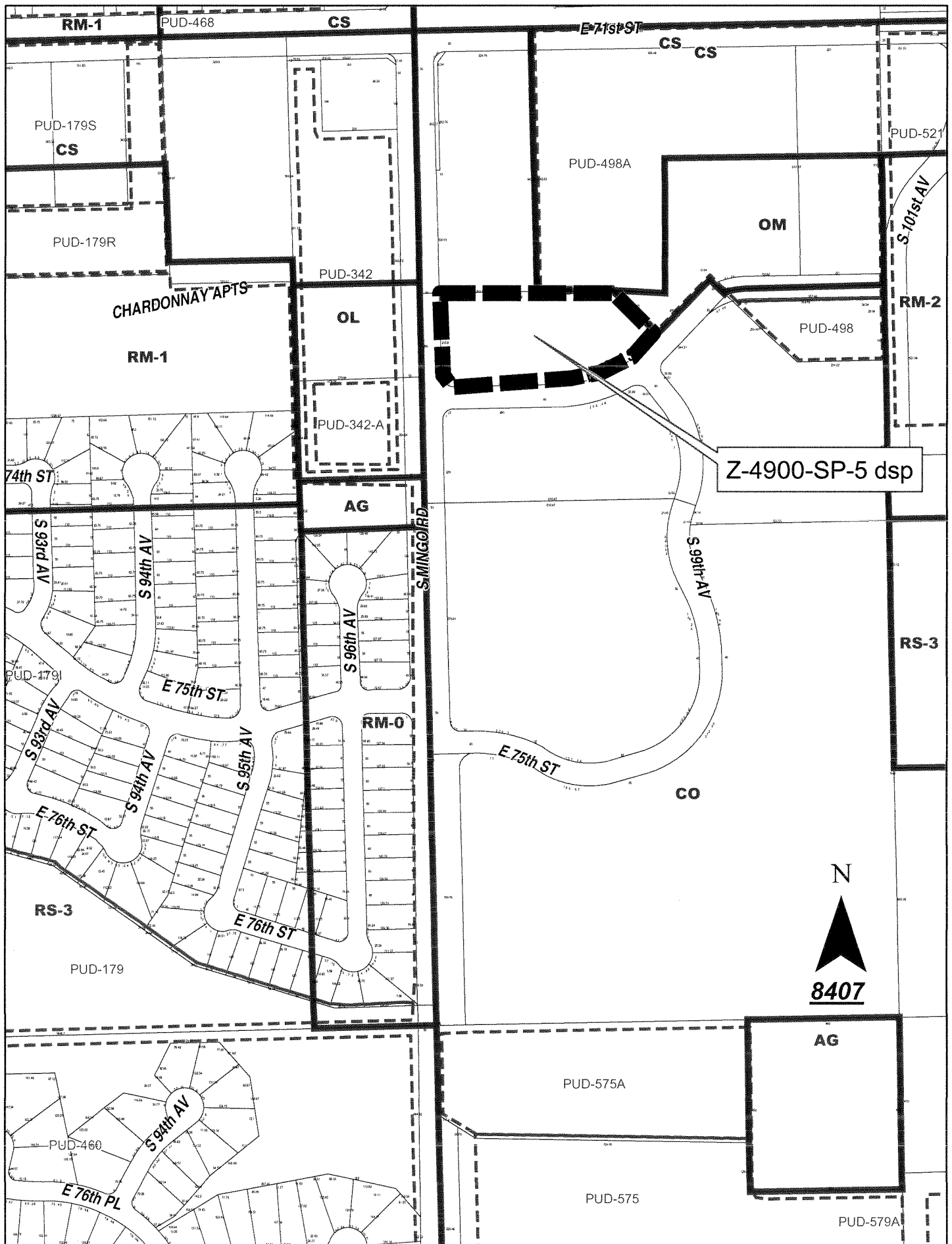


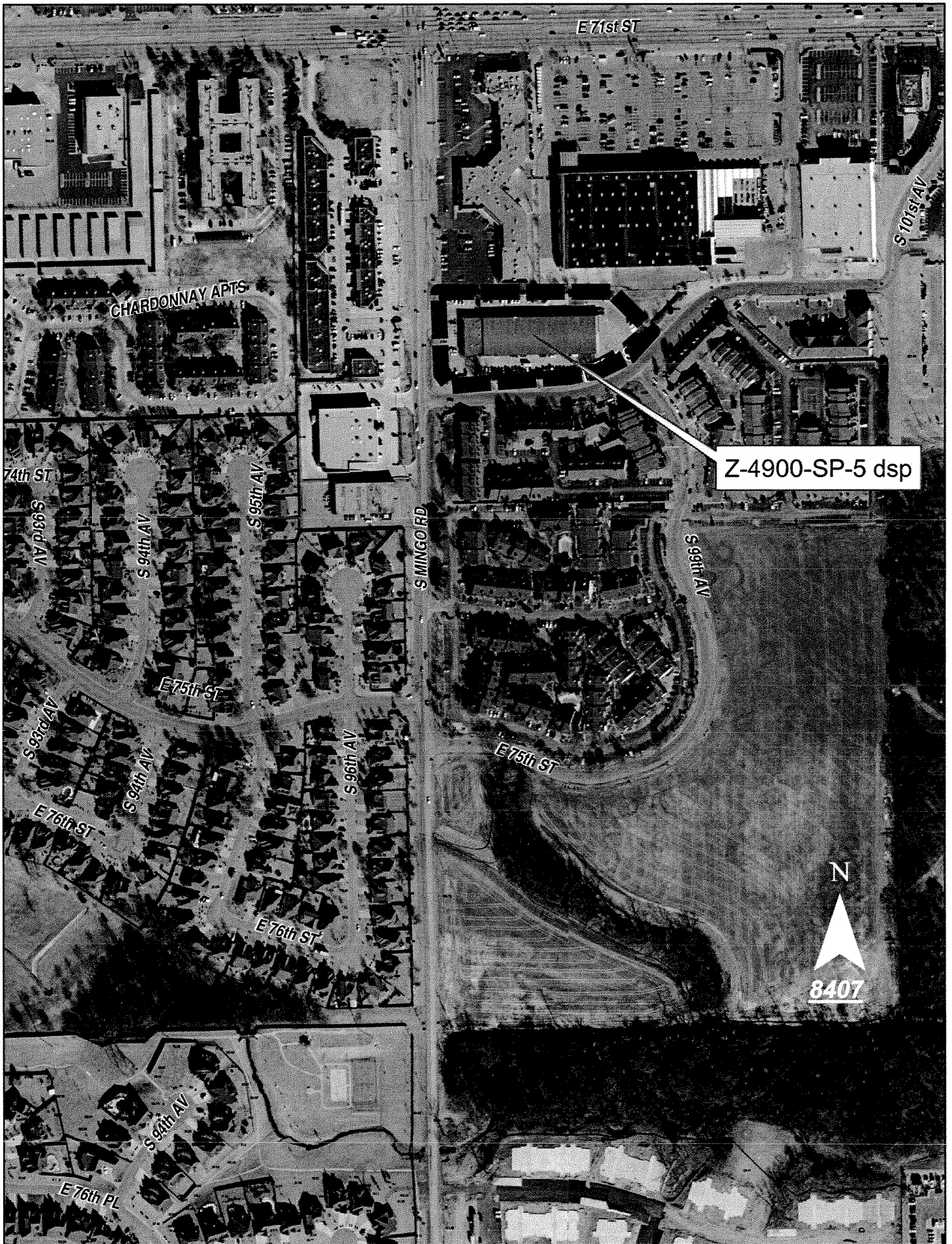
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Location Map  
 SCALE 1"=200'







April 18, 2007

### STAFF RECOMMENDATION

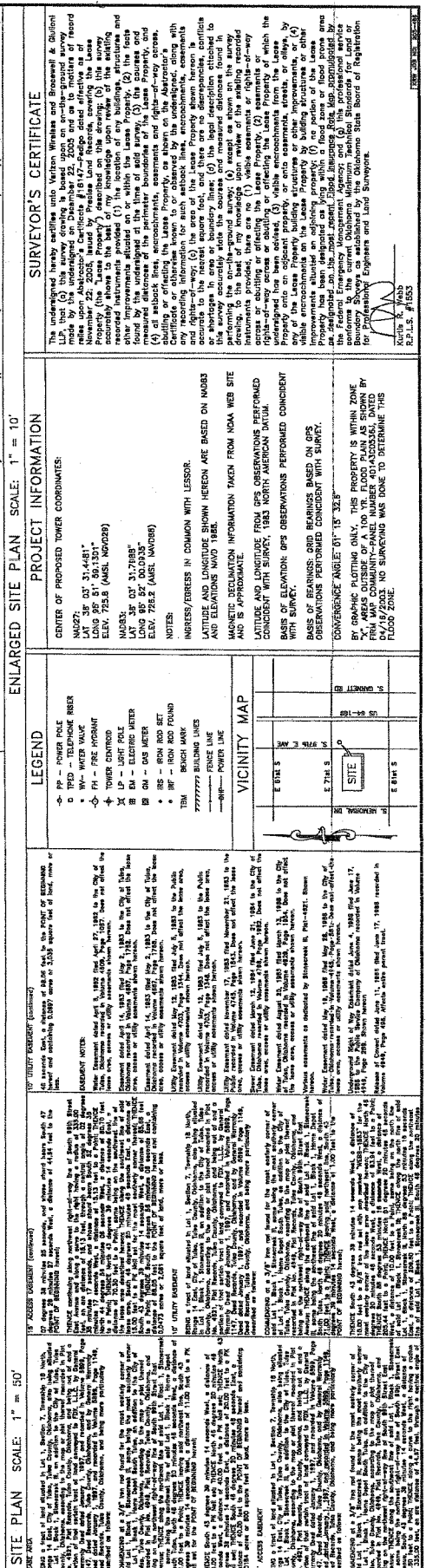
**Z-4900-SP-5:** Detail Site Plan – Cell Tower; 9901 East 73<sup>rd</sup>; Lot 1, Block 1, Stonecreek III Addition; CO; PD-18c; CD-8

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The applicant is requesting approval of a detail site plan for a cell tower. The proposed use, an Antenna and Supporting Structure as provided within Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of Z-4900-SP-5.

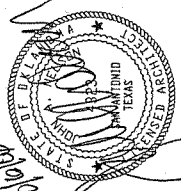
The proposed 120-foot tall tower complies with height and setback requirements. Therefore, staff recommends **APPROVAL** of Z-4900-SP-5 detail site plan as proposed.

*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*





verizon wireless

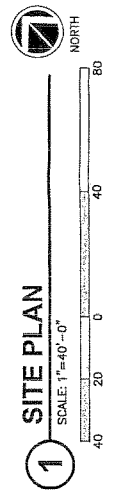
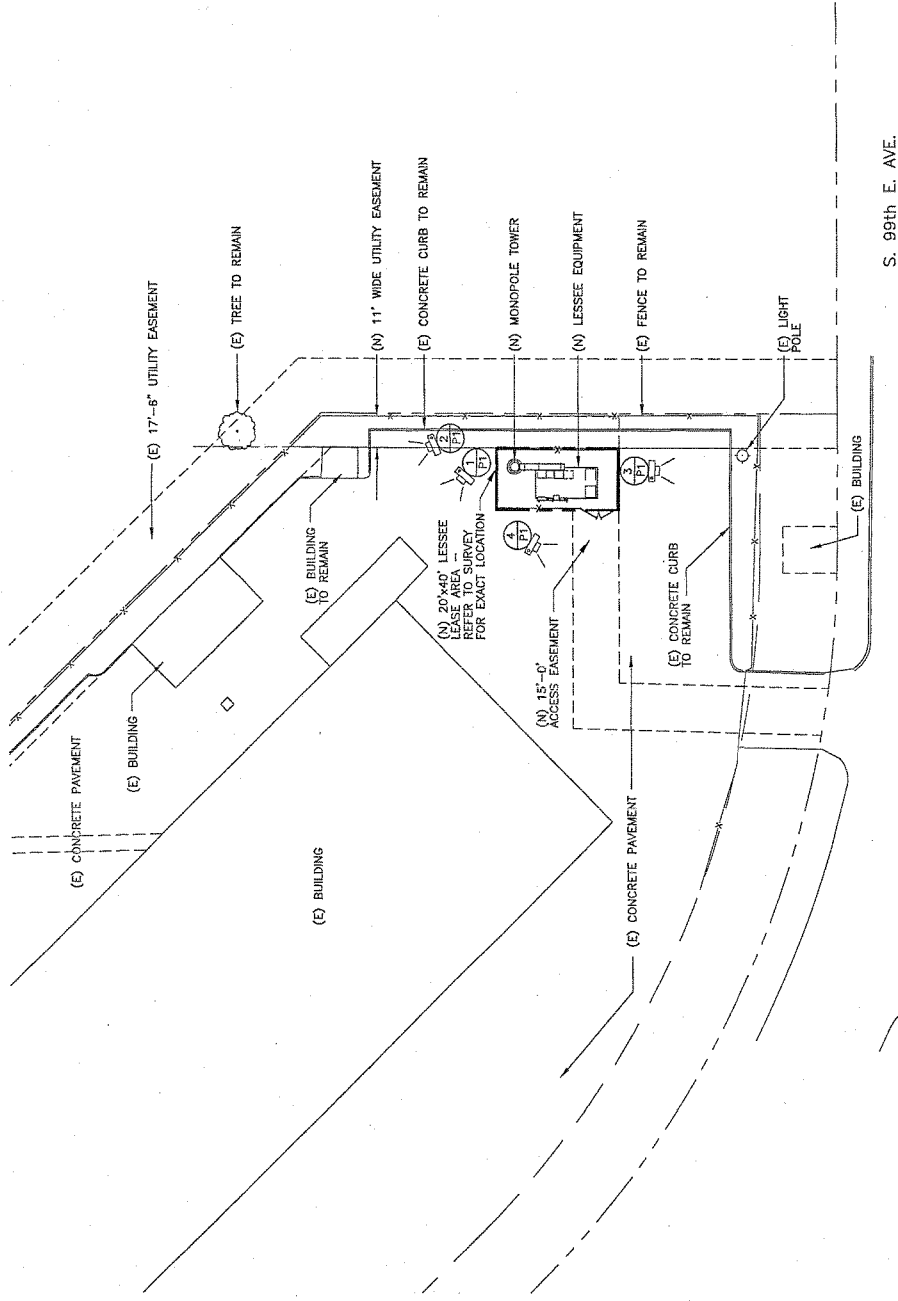


**Mingo\_Valley\_South-OK**  
168413A  
9901 EAST 73RD STREET, TULSA, OK 74133  
ARCHCOMM, INC. - ARCHITECTS  
1840 Lockhill-Seima, Suite 101  
San Antonio, Texas 78213  
(210)308-9905

SHEET TITLE	
SITE PLAN	
SHEET HISTORY	
08.14.06	ISSUE FOR REVIEW
10.02.06	ISSUE FOR CONSTRUCTION
1.	
2.	
3.	
4.	

**A1**  
VZ065393

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE LOANED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



**1 SITE PLAN**  
SCALE: 1"=40'-0"



1-800-522-6543

verizon wireless



EXP. DATE 06/30/07

**Mingo\_Valley\_South\_OK**  
168413A  
9901 EAST 73RD STREET, TULSA, OK 74133  
ARCHCOMM, INC. - ARCHITECTS  
1840 Lockhill-Selma, Suite 101  
San Antonio, Texas 78213  
(210)308-9905



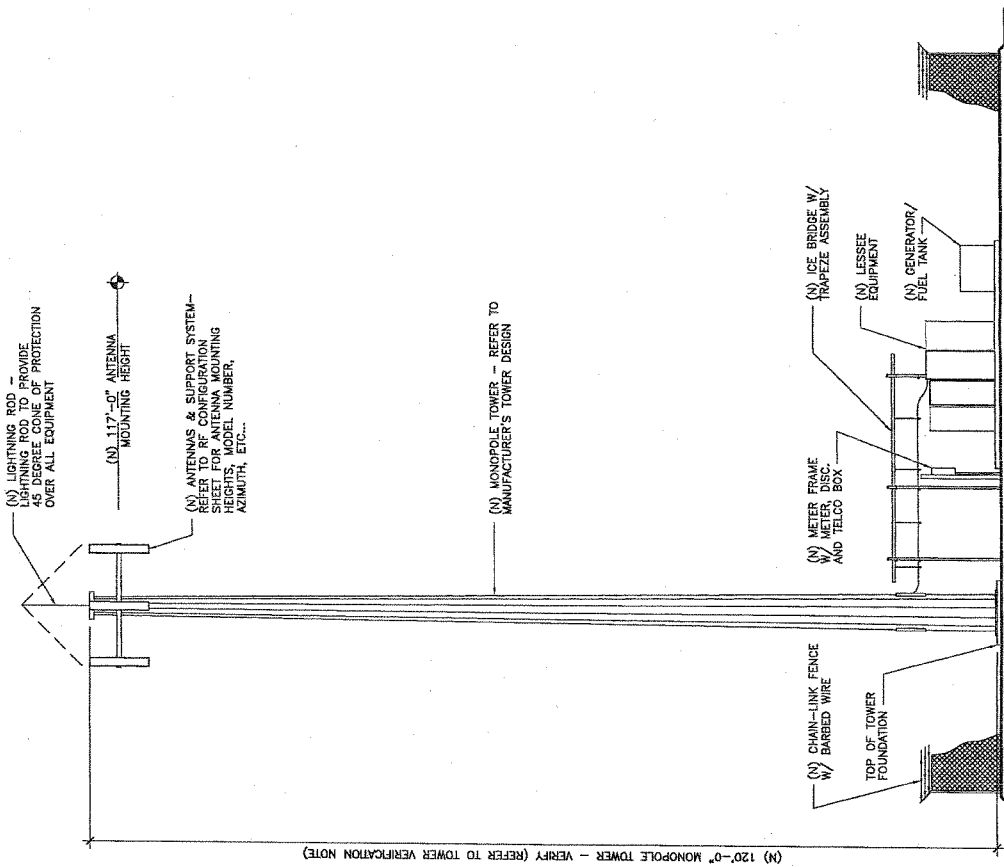
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SITE ELEVATION
SHEET HISTORY
08.14.06 ISSUE FOR REVIEW
10.02.06 ISSUE FOR CONSTRUCTION
1.04.07.07 REVISE ACL & TOWER DETAILS

**A3**

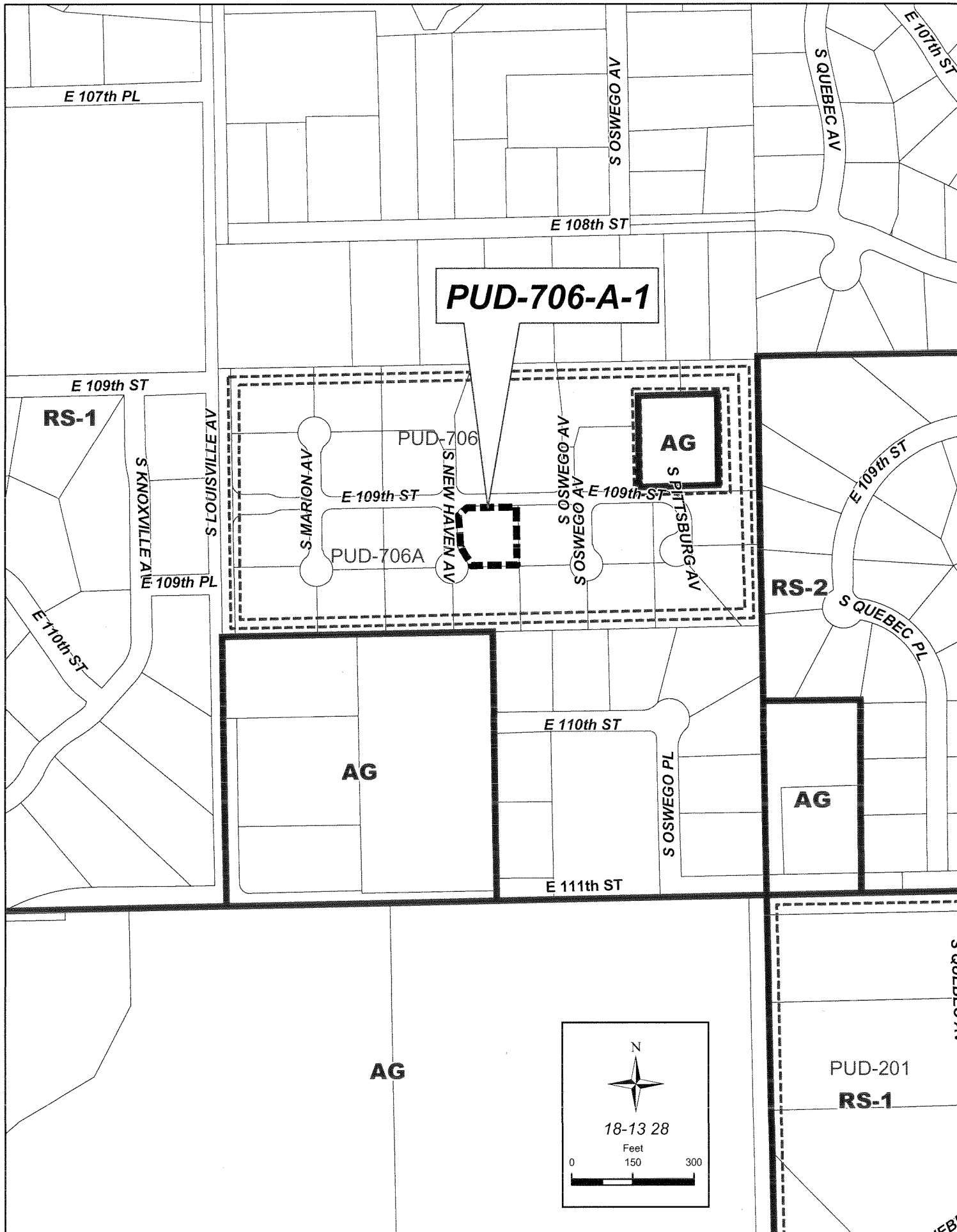
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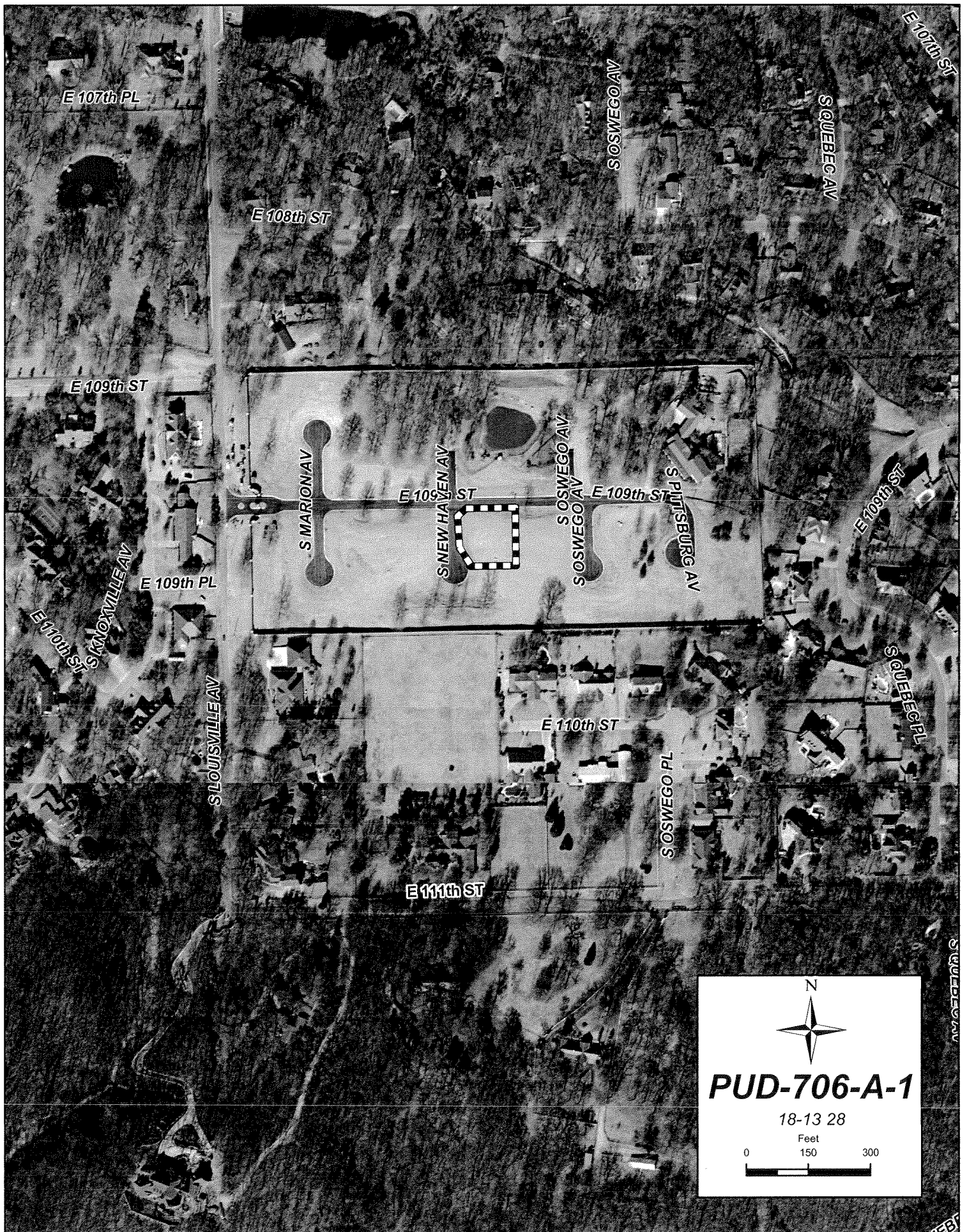
THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.



**1 SITE ELEVATION**  
SCALE: N.T.S.



7.K.1



N

**PUD-706-A-1**

18-13 28

Feet  
0 150 300

7.K.2

April 18, 2007

### STAFF RECOMMENDATION

**PUD- 706-A-1**

Minor Amendment – Cabana Addition; 10907 South New Haven; Lot 16, Block 1, Belmont; RS-1/ PUD; PD-26; CD-8

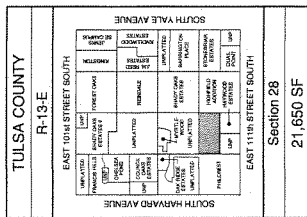
The applicant is requesting a minor amendment to PUD 706 for the purpose of reducing the rear setback from 25 feet to 10 feet to allow for construction of a cabana addition to a residential structure. Although minimum livability space can be maintained with the proposed addition, staff is concerned that such an amendment will set a precedent in this newly developing subdivision for oversizing structures beyond the building envelope intended by PUD 706-A. Therefore, staff recommends **DENIAL** of PUD 706-A-1 as proposed.

7.K.3



# Proposed Site Plan EXHIBIT 'A'

7. K. 4.



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid or provided for by the current tax rolls, Security or otherwise, as required by law. This certificate is NOT to be applied to the plat unless the taxes have been paid or provided for by the current tax rolls, Security or otherwise, as required by law. This certificate is NOT to be applied to the plat unless the taxes have been paid or provided for by the current tax rolls, Security or otherwise, as required by law.

Notary Public  
Tulsa County, Oklahoma  
My Comm. Expires 12/31/2020  
By: [Signature]  
Notary Public

PLAT NO.  
**5929**

RECEIVED BY CITY ENGINEER  
DATE: 10/10/2020  
BY: [Signature]

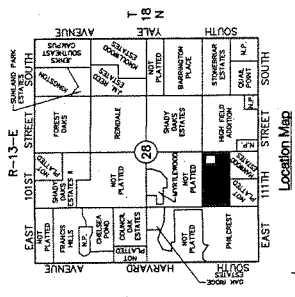
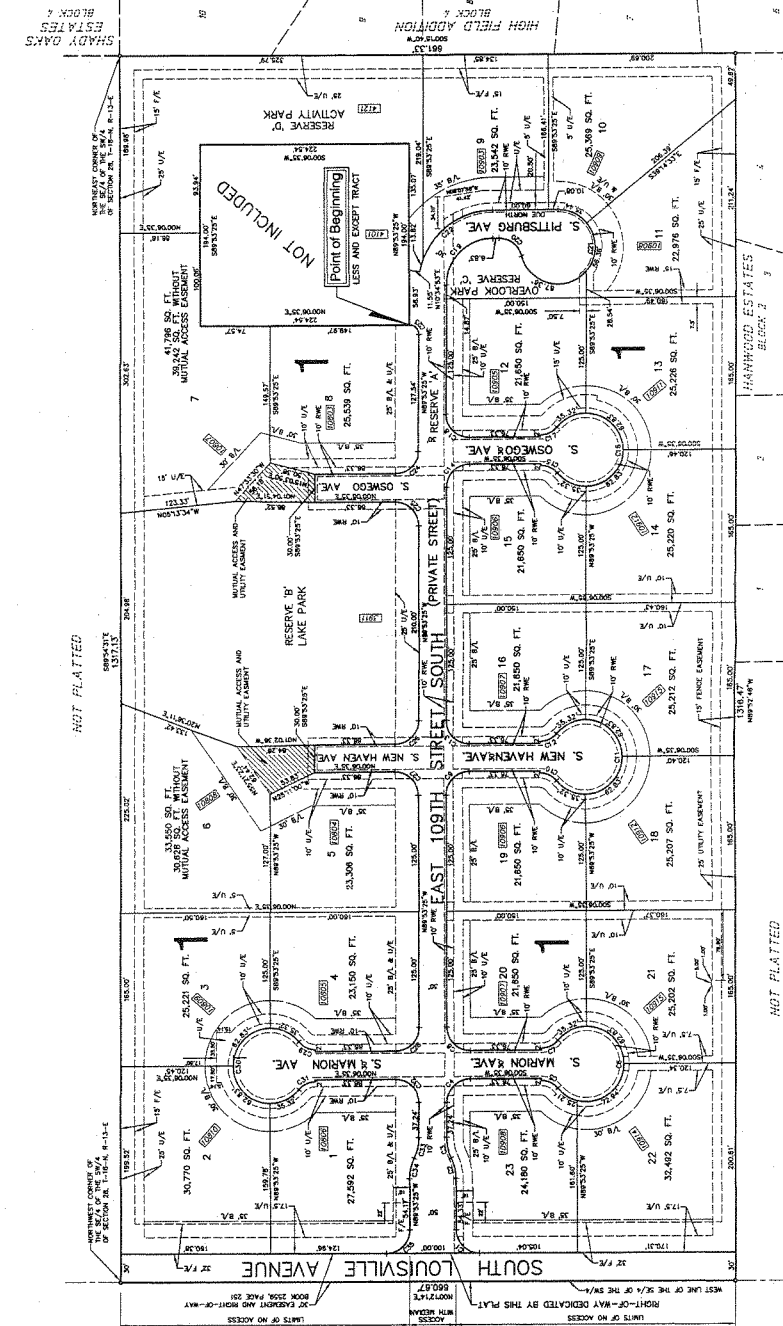
RECEIVED BY CITY ENGINEER  
DATE: 10/10/2020  
BY: [Signature]

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# Belmont

A SUBDIVISION OF PART OF THE  
N/2 OF THE SE/4 OF SECTION 28, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 706-A



**Owner**  
BELMONT TULSA, LLC  
2030 EAST 31ST STREET SOUTH  
TULSA, OKLAHOMA 74105  
PHONE (918) 744-7781

**Engineer / Surveyor**  
SACK AND ASSOCIATES, INC.  
111 SANTA FE BOULEVARD  
TULSA, OKLAHOMA 74102-1816  
PHONE (918) 455-2111  
E-MAIL: P. SACK@SACKANDASSOCIATES.COM  
C.A. No. 1782 (EXP. JUNE 30, 2007)

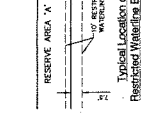
**Legend**  
B/L = BUILDING LINES  
P/L = PLAT LINES  
R/L = RESTRICTED WATERLINE EASEMENT  
U/L = UTILITY LINES  
S/L = STREET ADDRESS

**Monumentation**  
ALL CORNERS WERE SET USING A 3/8" IRON PIN  
WITH A YELLOW CAP STAMPED "SACK LS 1139"

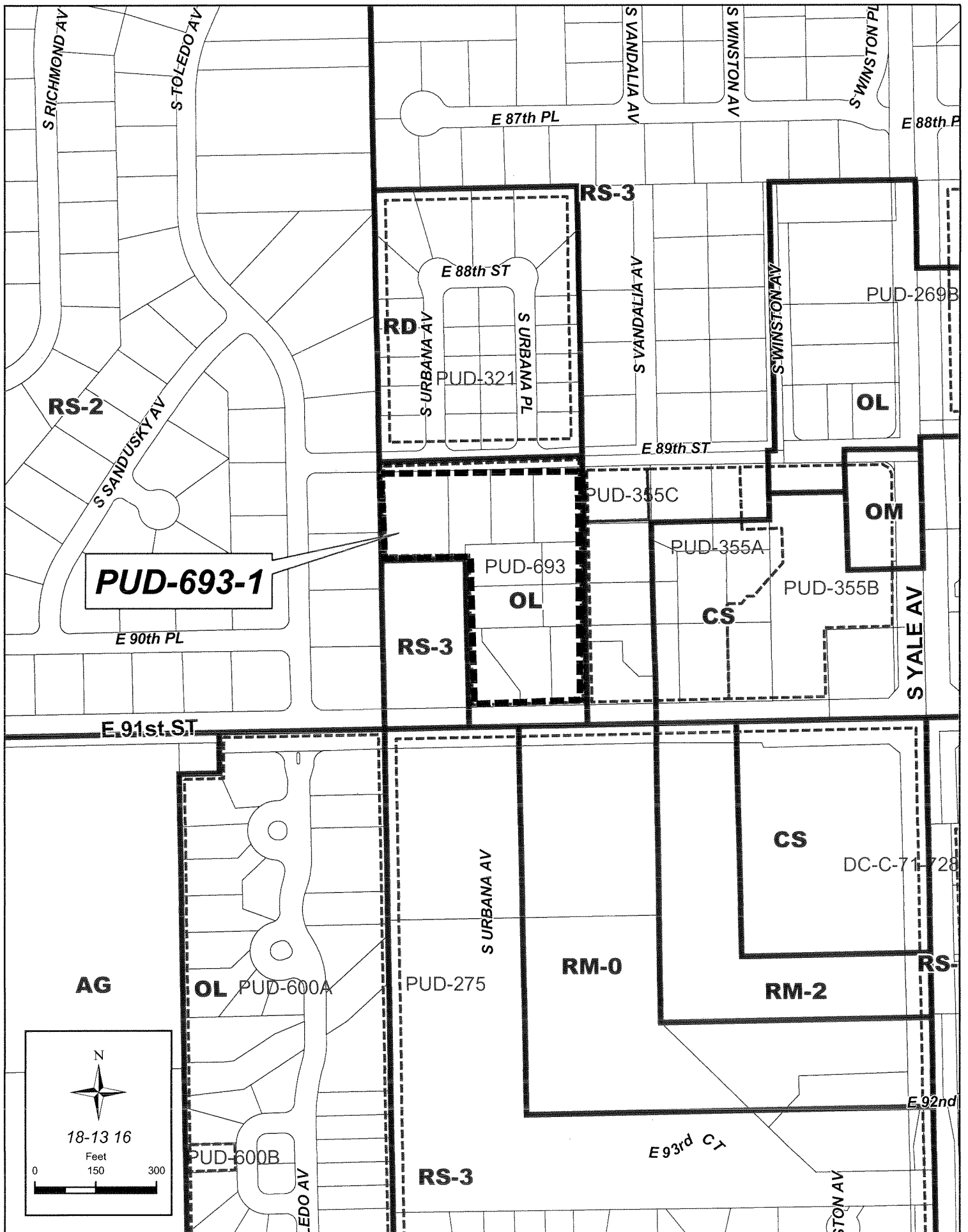
**Basis of Bearings**  
THE BEARINGS AND DISTANCES ARE BASED ON THE  
EAST LINE OF SE/4 OF THE SW/4 OF SECTION 28  
HAVING AN ASSUMED BEARING OF S00°15'40"W.

**Subdivision Statistics**  
SUBDIVISION CONTAINS 23 LOTS IN 1 BLOCK  
AND 1 EASEMENT, A, B, C AND D  
RESERVE A CONTAINS 1.7242 ACRES  
RESERVE B CONTAINS 0.5353 ACRES  
RESERVE C CONTAINS 0.5353 ACRES  
RESERVE D CONTAINS 0.5475 ACRES

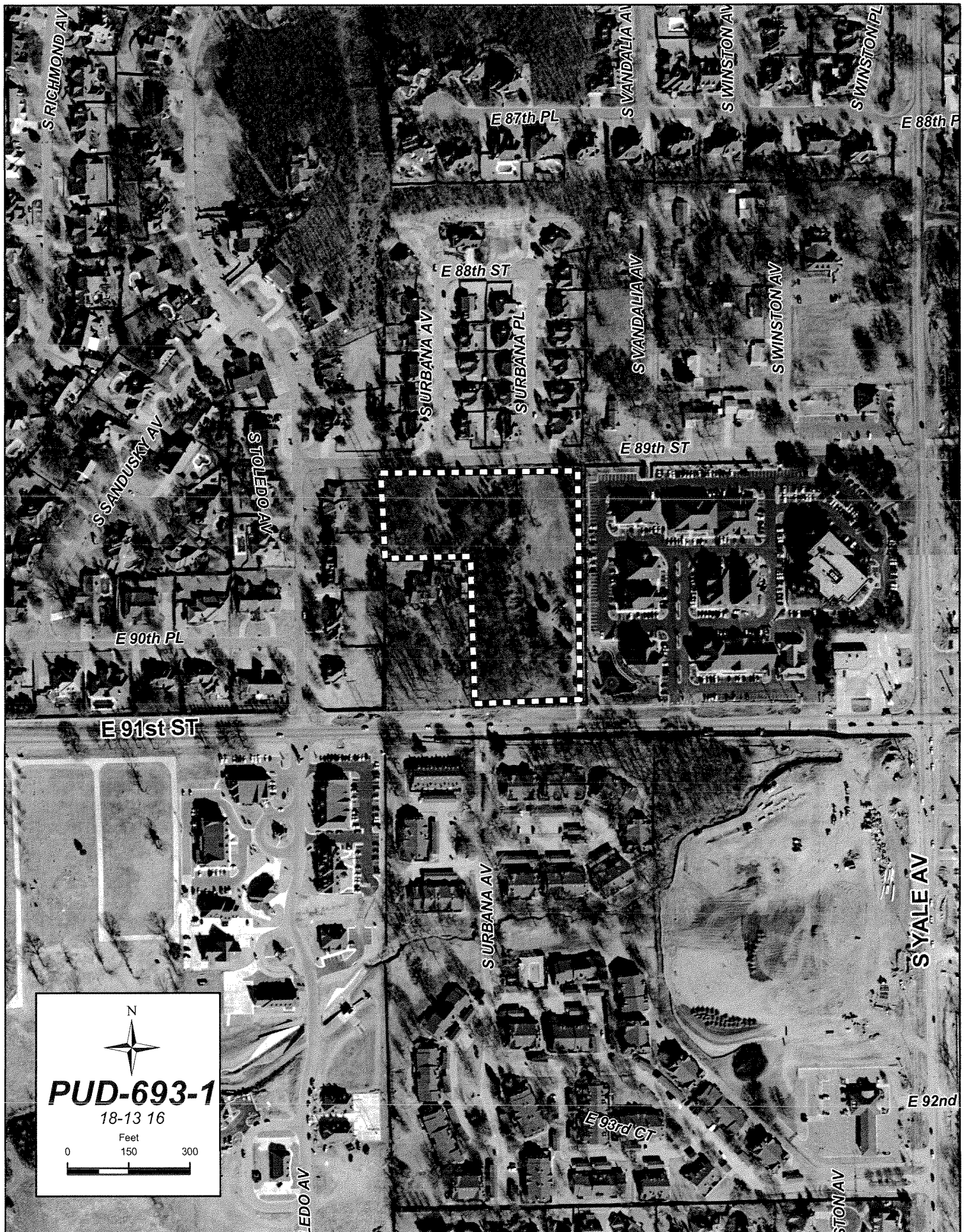
**Addresses**  
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE  
AND SHOULD NEVER BE RELIED UPON  
SUBJECT TO CHANGE OF THE LEGAL DESCRIPTION.



RECEIVED  
**7.K.S.**  
PLAT NO.  
**5929**  
PAGE  
**1 of 3**



7.1.1



April 18, 2007

## STAFF RECOMMENDATION

### PUD- 693-1

Minor Amendment – Southern Woods Park III Office Park;  
West of the NW Corner of 91<sup>st</sup> Street South and South Yale  
Avenue; Lots 1-10, Block 1, Southern Woods Park III;  
Development Areas A & B; OL/ PUD; PD-18; CD-8

The applicant is requesting a minor amendment to PUD 693 for the purpose of amending screening requirements. Currently, PUD development standards require that "Landscaping and screening shall be in substantial compliance with Exhibit B, Screening and Landscaping Concept (attached), which includes a six-foot high or higher screening wall or fence along the north boundary of the PUD, except for approved points of access, along the west boundary and the west 208.75 feet of the south boundary of the PUD." Recently, the neighboring property owner to the west installed a black-coated six foot high chain link fence along the shared in common with PUD 693. The applicant is requesting that the chain link fence in conjunction with a solid hedge of red tip photinia be considered as meeting the screening requirement. The applicant has further indicated that the adjacent property owner is in favor of this screening solution.

Therefore, staff recommends **APPROVAL** of PUD 693-1 as proposed with the added condition that the hedge be maintained at a minimum height of six feet at maturity.

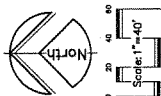


## Site Plan Exhibit

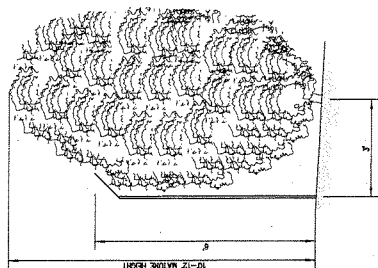
**693**

**City of Tulsa, Tulsa County, Oklahoma  
MINOR AMENDMENT FOR SCREENING FENCE**

### MINOR AMENDMENT FOR SCREENING FENCE



Minor Amendment	Summary	Description
		THIS MINOR AMENDMENT WOULD FENCE THE PUD 693 REQUIREMENT FOR A 6 FOOT HIGH SCREENING FENCE ALONG THE SOUTH 367.50 FOOT OF THE WEST BOUNDARY AND ALONG THE WEST 208.75 FOOT OF THE SOUTH BOUNDARY IN ORDER TO ACCOMMODATE THE 6 FOOT HIGH CHAIN LINK FENCE NEWLY INSTALLED BY THE NEIGHBOR TO THE WEST. THE FENCING REQUIREMENT WOULD BE SUPPLEMENTED BY ADDITION OF A PERSONAL SCREENING CONSISTING OF RED TIP PHOTOINIA TO MEET PUD SCREENING REQUIREMENTS ALONG THE SOUTH 367.50 FOOT OF THE WEST BOUNDARY AND ALONG THE WEST 208.75 FOOT OF THE SOUTH BOUNDARY. THE NEWLY INSTALLED CHAIN LINK FENCE IS DEPICTED IN NEWS 'A' AND 'B'. (THIS SHEET)

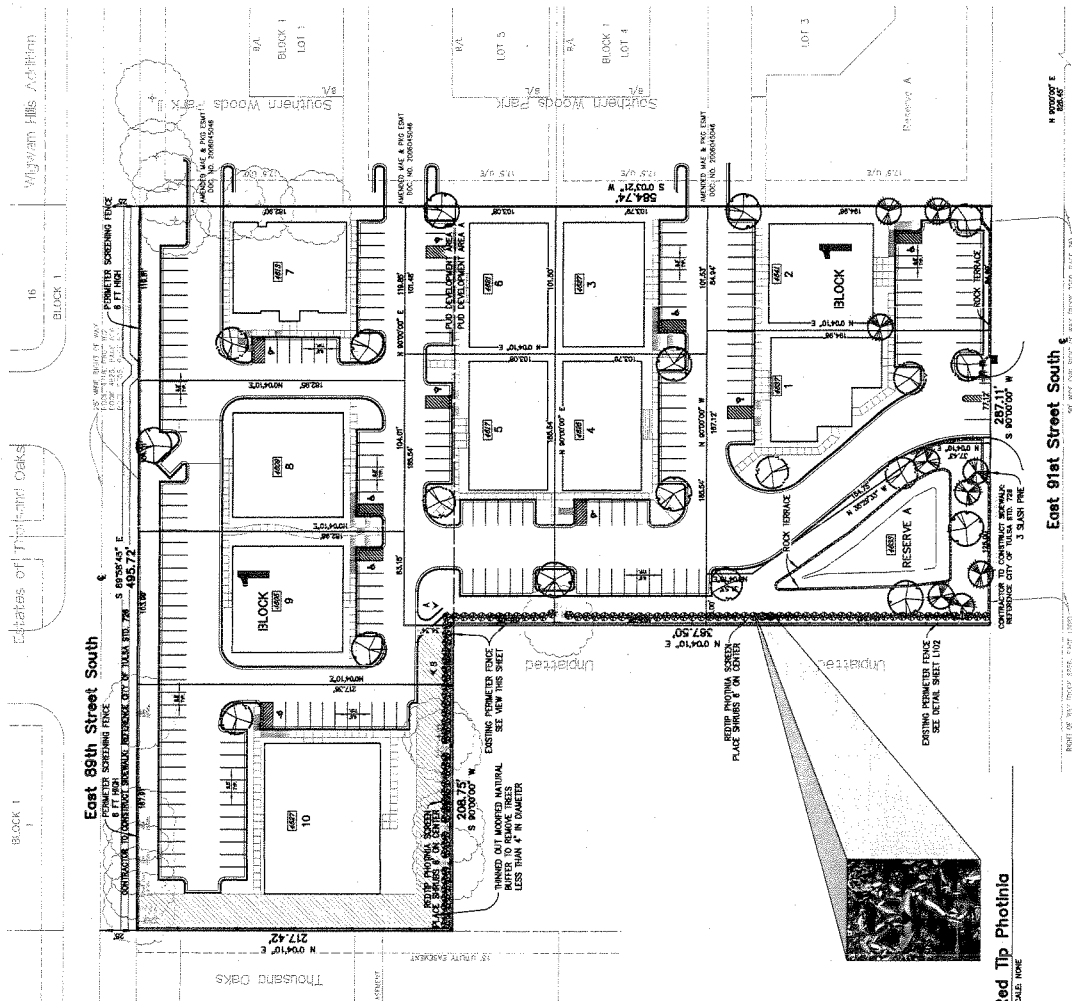


**Fence & Hedge Section**  
SCALE: NONE

**Tanner**  
Consulting, LLC  
Architecture  
Civil Engineering  
Land Surveying  
Land Planning  
Landscape Architecture



712



Red Tip Photinia  
SCALE: NONE

East 91st Street South.

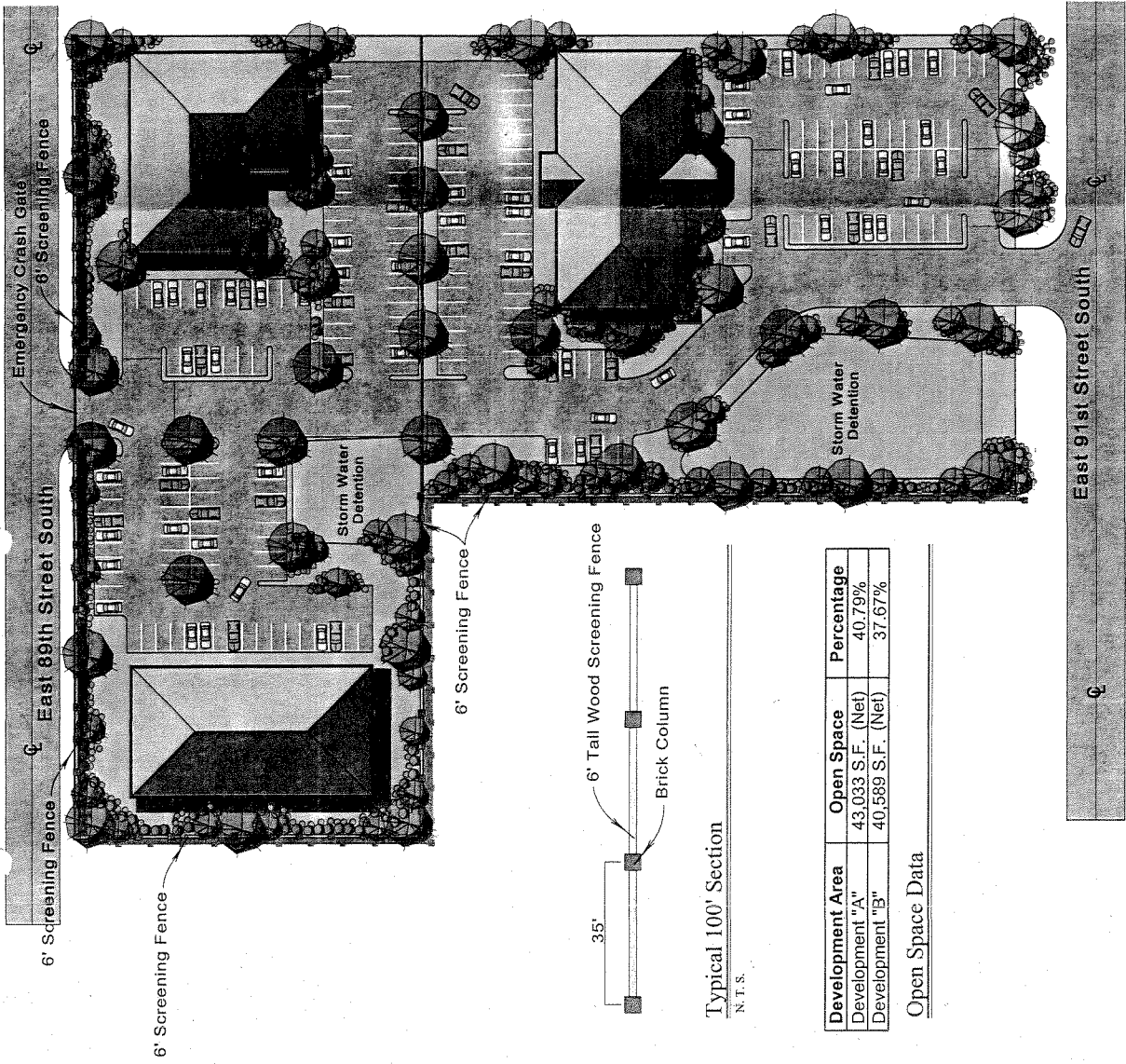
**View Along W. Bndy Looking South**

**3001**

**View Along S. Bndy Looking West**

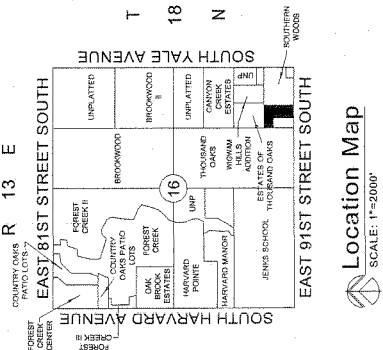
**ONE**

DATE OF PREPARATION: MARCH 22, 2007



Color & Symbol Legend

- 6' Screening Fence
- Large Canopy Tree
- Medium Accent Tree
- Small Accent Shrubs



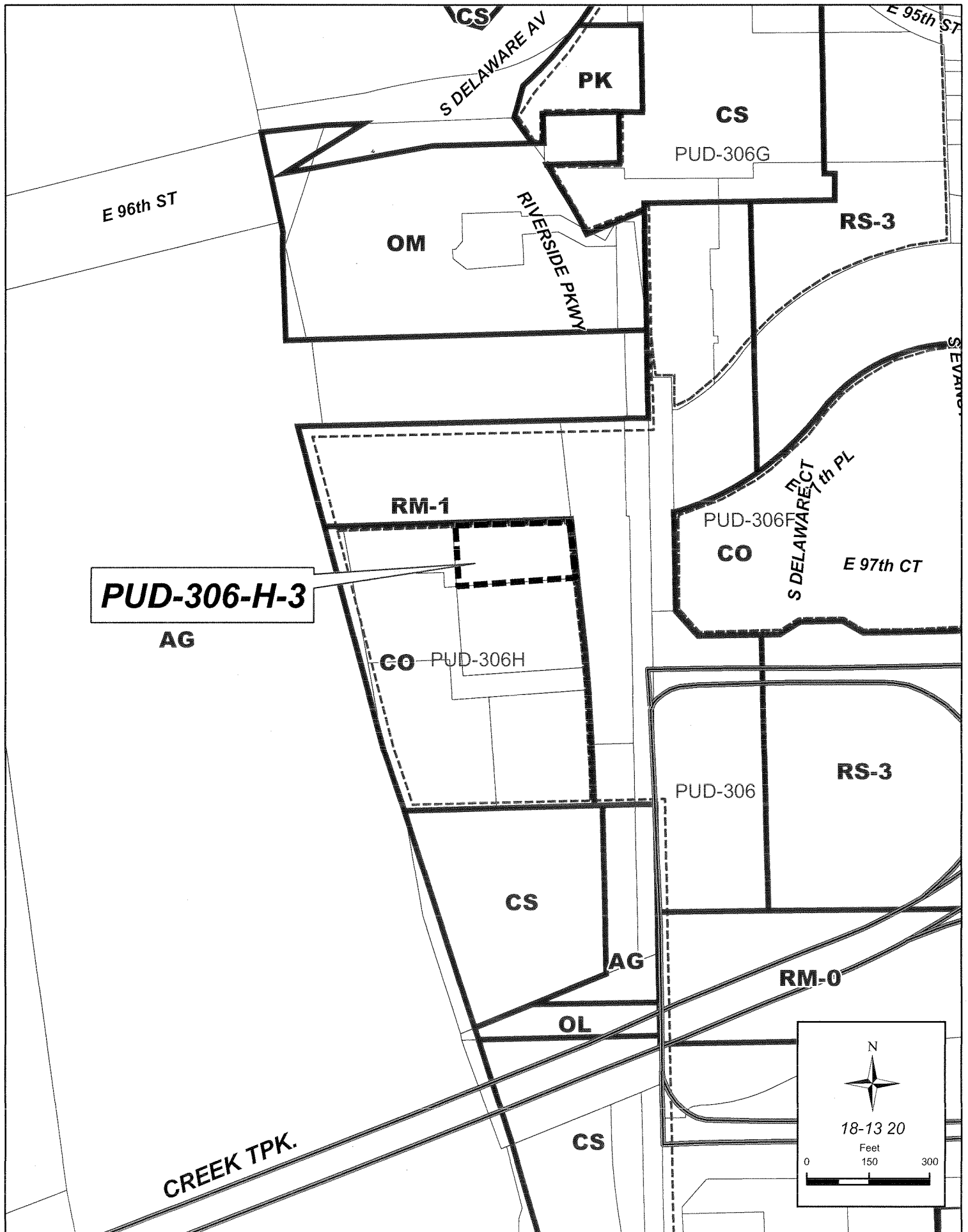
PUD NO. 693

# PenCo Office Park

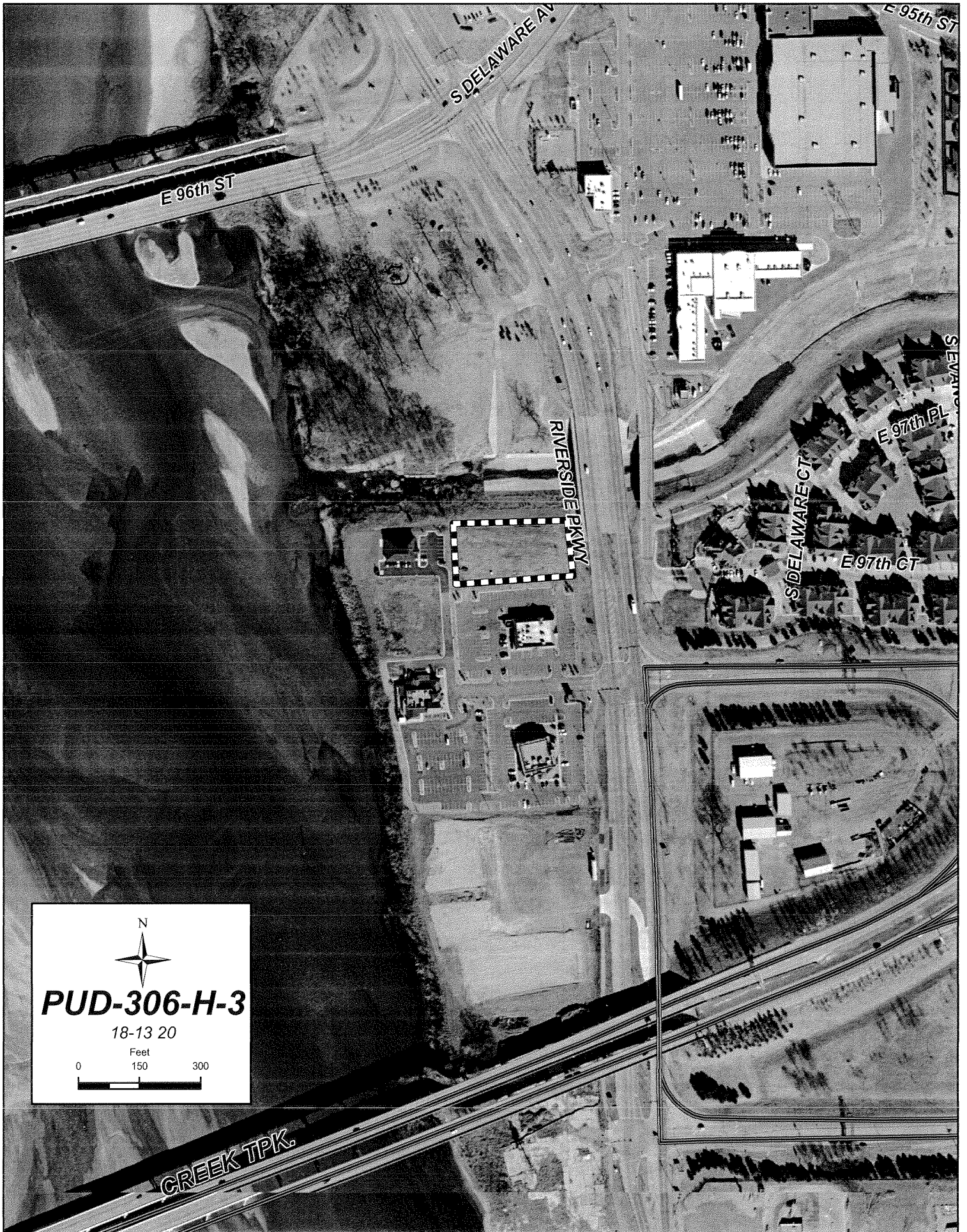
EXHIBIT B  
SCREENING & LANDSCAPE CONCEPT  
FOR: DOUGLAS HUBER ARCHITECTS  
TANNER CONSULTING, LLC  
TULSA, OKLAHOMA



Tanner Consulting, LLC  
TANNER  
13090



7.m.1



7.m.2



April 18, 2007

## STAFF RECOMMENDATION

### PUD- 306-H-3

Minor Amendment – Riverside Market II; 9708 South  
Riverside Parkway; Lot 1, Block 1, Riverside Market II; CO/  
PUD; PD-18; CD-2

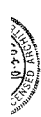
The applicant is requesting a minor amendment to PUD 306-H for the purpose of allowing a pole sign instead of a monument-style sign and increasing permitted height of that sign from eight feet to fifteen feet three inches. Development standards currently permit "one pole sign 25 feet in height and 250 square feet of display surface area and two monument style signs on the Riverside Parkway frontage. No (monument) sign shall exceed eight feet in height or 100 square feet of display surface area. With 38 square feet of display surface area, the proposed sign will comply with development standards. However, the applicant notes that the area adjacent to Riverside Parkway where a sign would be located is a lower grade than the street, making a significant portion of an eight foot tall sign difficult to read. Staff notes that there is a grade difference and that the proposed increase in height is modest and is only what would be necessary to adequately provide visibility.

Therefore, staff recommends **APPROVAL** of PUD 306-H-3 as proposed with the advisement that any sign must comply with requirements for minimum separation between ground signs of 100 feet and no ground sign may be located within a required parking space.

7.11.3







200 SOUTH BAY BLVD. OKLAHOMA CITY, OKLAHOMA 73106  
1-207-546-2346  
MICHAEL E. DWYER, A.L.A.  
ARCHITECT

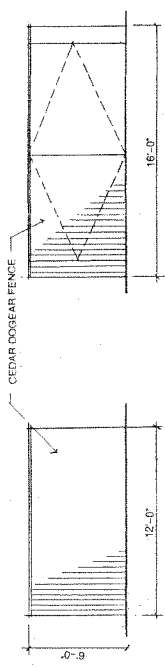
# PELOTON CENTER

TULSA OKLAHOMA  
PUD-306

REVISED 10/10/2005  
1032205

PUD - 1

GROSS FLOOR AREA	10,000 S.F.
BUILDING HEIGHT	23'
NUMBER OF FLOORS	ONE
LOT AREA (TRACT B3)	44,760 S.F.
MINIMUM LANDSCAPE AREA REQUIRED(10% LOT AREA)	4,476 S.F.
LANDSCAPE AREA PROVIDED	8,142 S.F. (18%)
STREET YARD AREA	7,312 S.F.
PARKING REQUIRED	1 SPACE/225 S.F. 45 SPACES
PARKING PROVIDED	49 SPACES

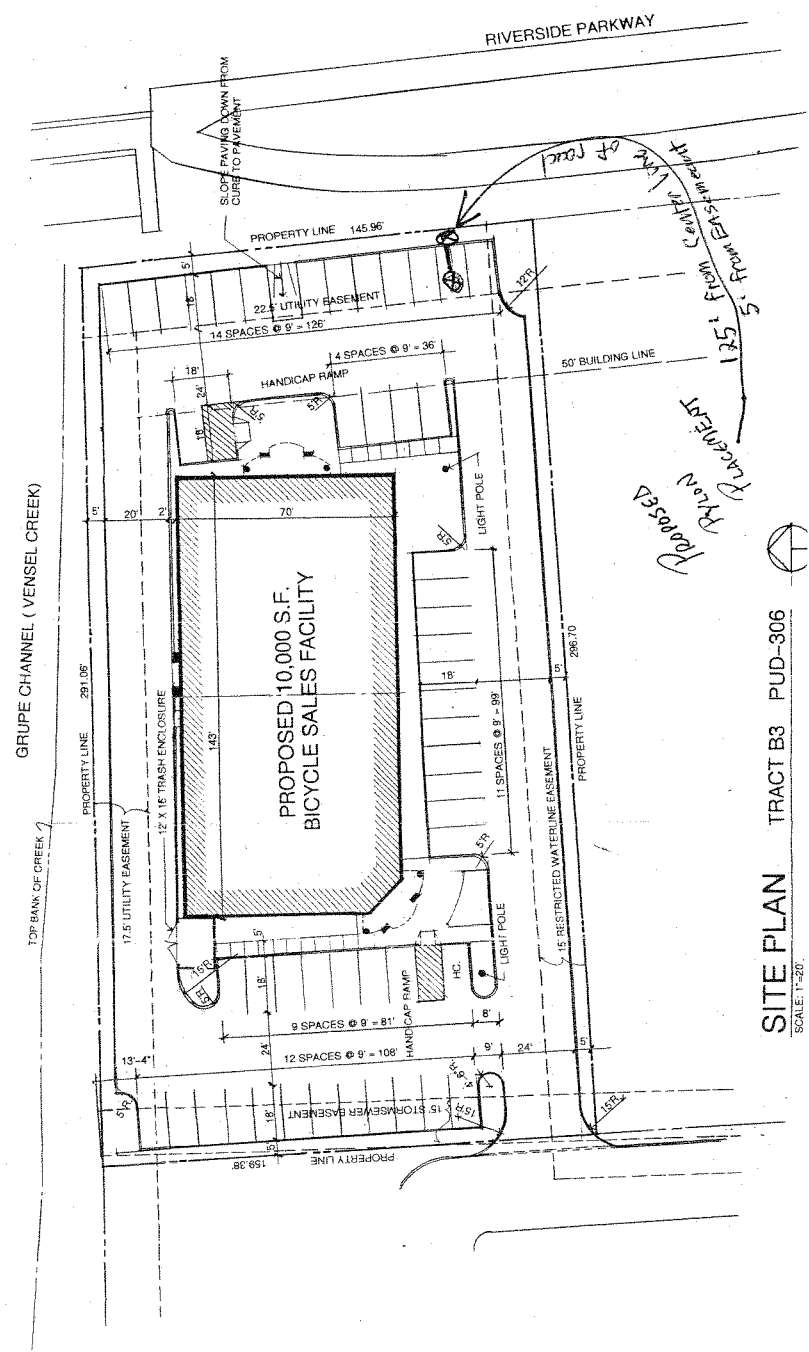
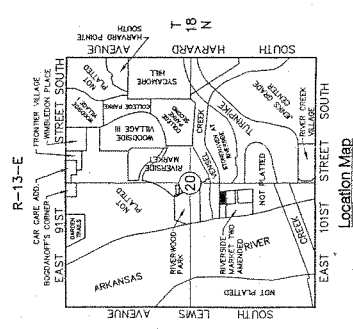


TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

## LEGAL DESCRIPTION

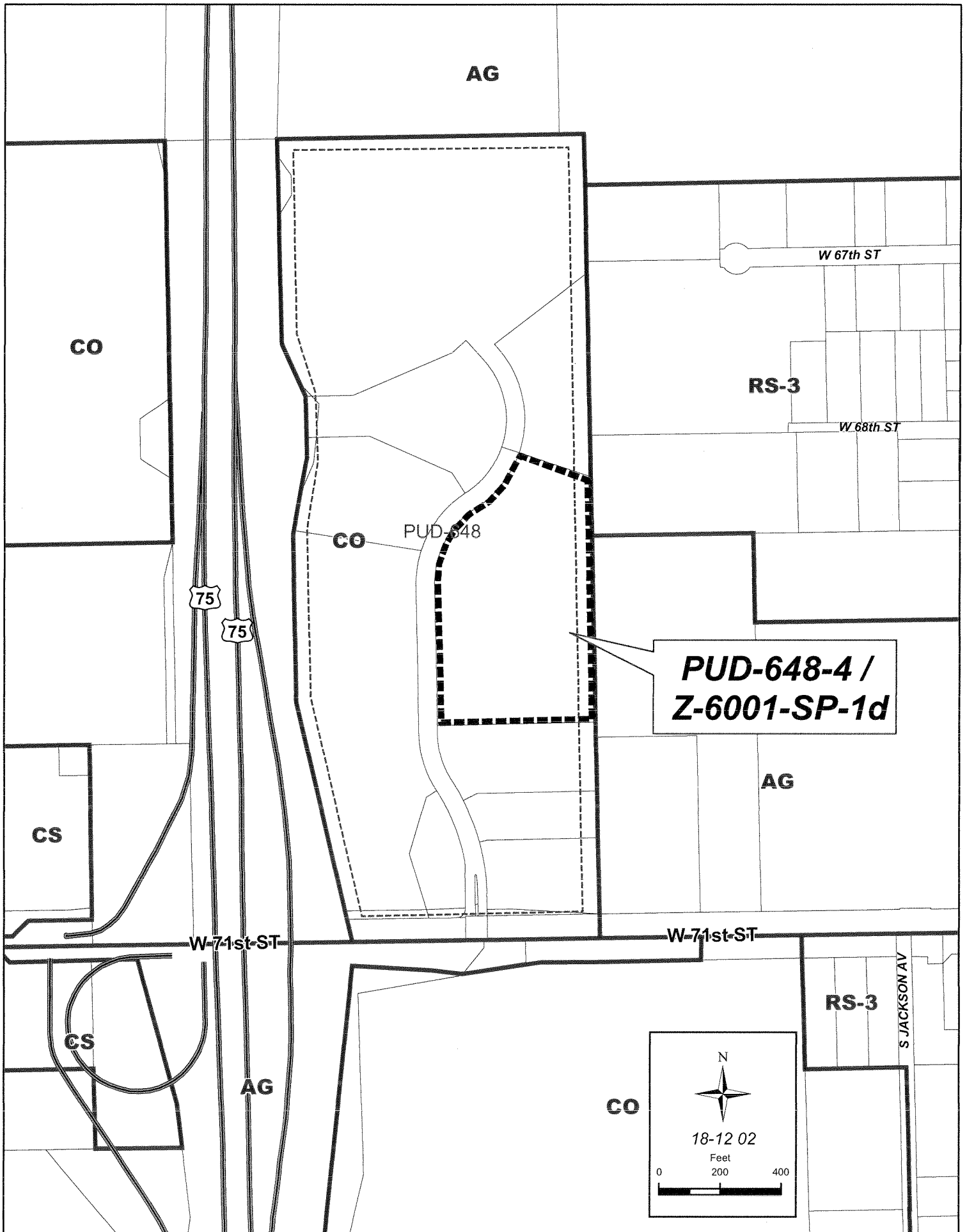
PART OF LOT 1 IN BLOCK 1 OF RIVERSIDE MARKET TWO'



SITE PLAN TRACT B3 PUD-306

SCALE: 1" = 20'

7.11.5



7.n.1



**PUD-648 -4 /  
Z-6001-SP-1d**

18-12 02



75

75

W 68th ST

W 71st ST

W 71st ST

S JACKSON AV

7.n.2

April 18, 2007

### STAFF RECOMMENDATION

**PUD- 648-4/Z-**  
**6001-SP-1d**

Minor Amendment – Tulsa Spine Hospital; 6901 South Olympia West Avenue; Lot 3, Block 2, Olympia Medical Park; Development Area A; CO/PUD; PD-8; CD-2

The applicant is requesting a minor amendment to PUD 648 for the purpose of increasing maximum floor area permitted in Development Area A by fifteen percent (15%). The increase in floor area is to accommodate the first phase of an expansion plan for the hospital. Future expansion is to be proposed through an upcoming request for a major amendment to PUD 648.

Currently, development standards allow a maximum of 76,889 square feet; a fifteen percent increase would allow 88,422.35 square feet. The existing structure is approximately 78,039 square feet. Two areas of expansion totaling approximately 7,650 square feet are proposed on the west side of the structure.

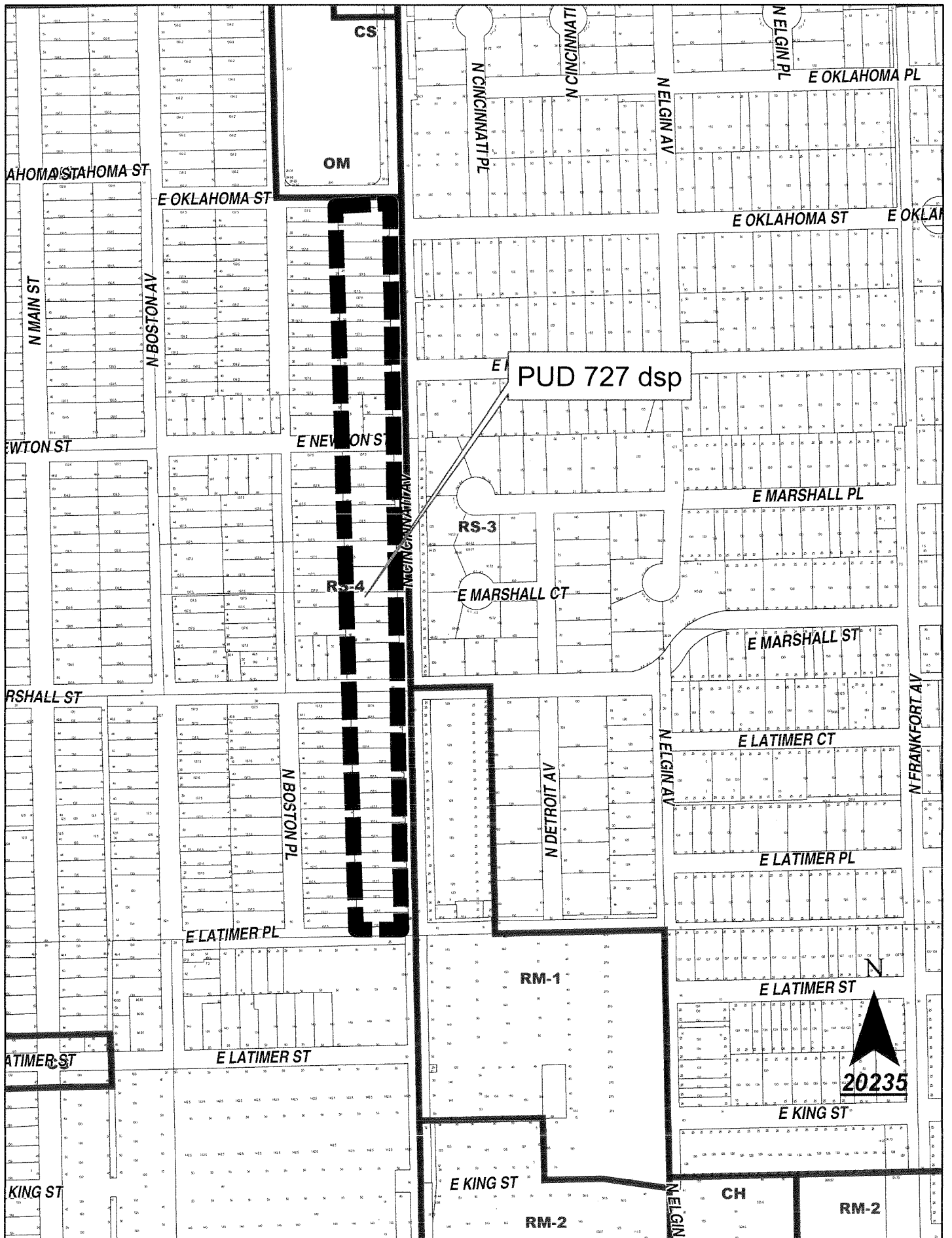
Development Area A has a gross area of 865,054 square feet which includes several large reserve areas. Underlying CO zoning would permit 1,081,317.5 square feet of floor area, significantly more than what is currently permitted.

Staff finds the proposed amendment to be minor in nature and in keeping with spirit and intent of PUD 648 and, therefore, recommends **APPROVAL** of PUD 648-4 as proposed.

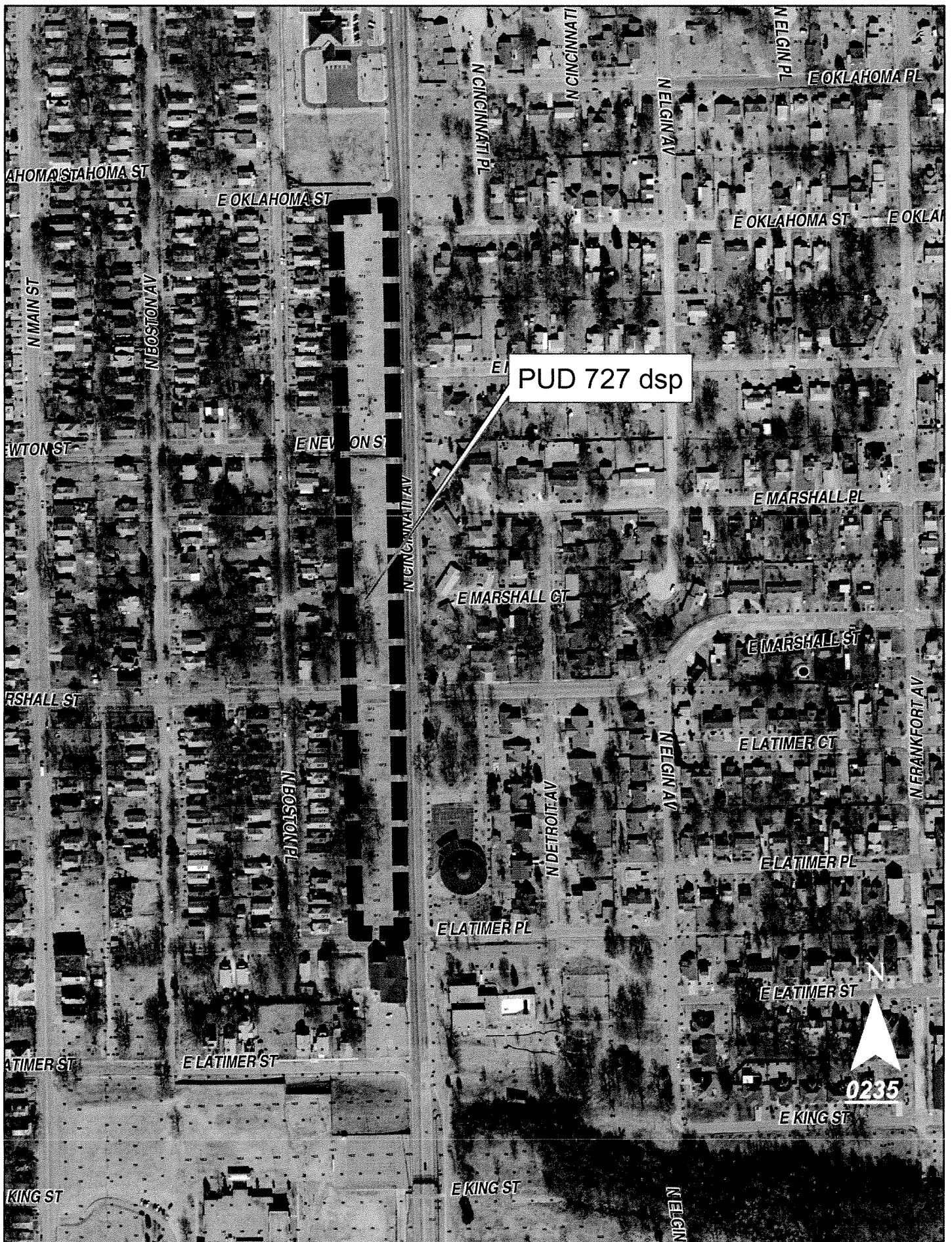
**7.11.3**







7.0.1



April 18, 2007

## STAFF RECOMMENDATION

### PUD: 727

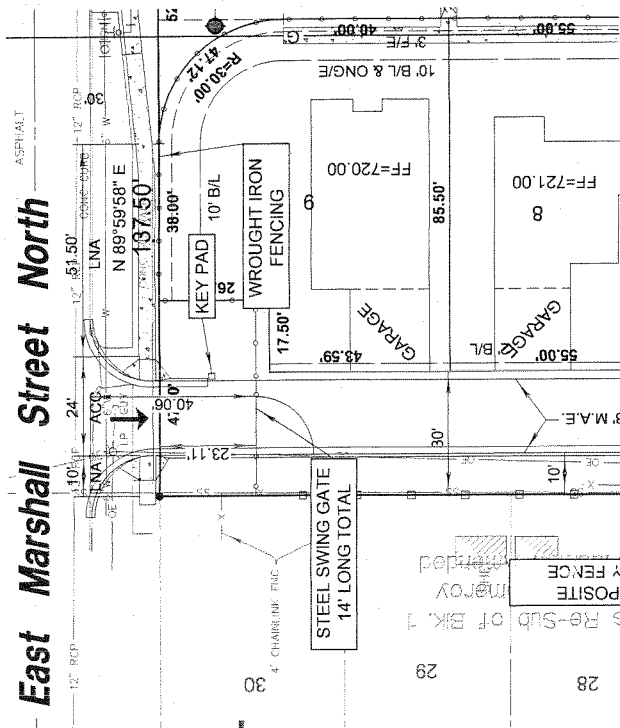
**Detail Site Plan – Gated Entries; Brady Village;** East Latimer Place North/ East Marshall Street North (Block 1, Brady Village); East Marshall Street North/ East Newton Street North (Block 2, Brady Village); East Newton Street North/ East Oklahoma Street North (Block 3, Brady Village); RS-4; PD-2; CD-1

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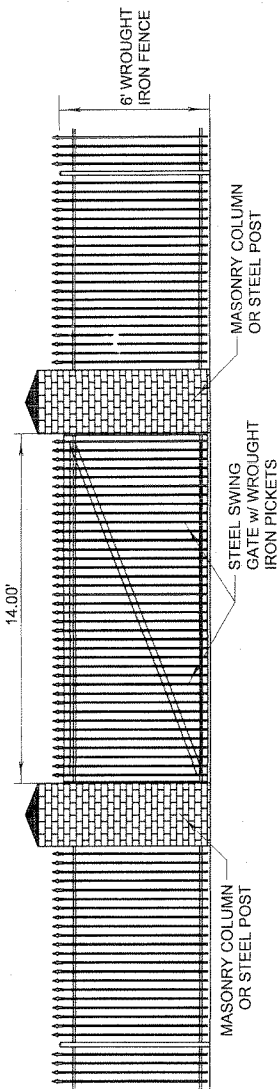
The applicant is requesting approval of a detail site plan for gated entries associate with the Brady Village residential development. Regarding screening and decorative fencing, development standards permit "A six-foot high screening fence shall be constructed along the west boundary line of the PUD for separation of private property ownership areas. Masonry construction, ...a wood/masonry combination or composite type of material is recommended. *(It appears that this screening fence has been installed.)* A maximum six-foot high decorative screening fence shall be constructed along the right-of-way limits of East Oklahoma Street North, East Newton Street North, east Marshall Street North and East Latimer Place North within the boundaries of the PUD, with tapering of said six-foot high fencing to a maximum fence height of four feet in the front yard areas of all lots within the subdivision." The proposed gated entries are associated with this latter screening.

The Fire Marshal and Traffic Engineer have approved the access and gate design plans. Therefore, staff recommends **APPROVAL** of PUD 727 detail site plan for gated entries.

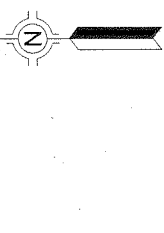
*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*



Entrance Gate Plan View



SCALE: 1"=5'



Scale: 1"=30'

# Vehicular Access Gates of Block 1

**Brady Village**  
City of Tulsa, Tulsa County, Oklahoma

**Brady Village**  
**P.U.D. 727**

P.U.D. 727

Car White, 3-5-07

IRE MARSHAL

DD Fresh 3-2-09

TRAFFIC ENGINEER

[illegible]

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BOOK:		CHECKED BY:	JTB	SHEET	1 OF 3

**Sisemore Weisz & Associates, Inc.**

3111 EAST 32ND PLACE  
TULSA, OKLAHOMA 74135  
PHONE: (918) 865-3500  
FAX: (918) 865-8668  
E-MAIL: [info@okc.com](mailto:info@okc.com)

A. NO. 2421 EXP. DATE 8/30/07

02/21/07  
DATE: \_\_\_\_\_  
SUBJECT: \_\_\_\_\_

DATE: \_\_\_\_\_

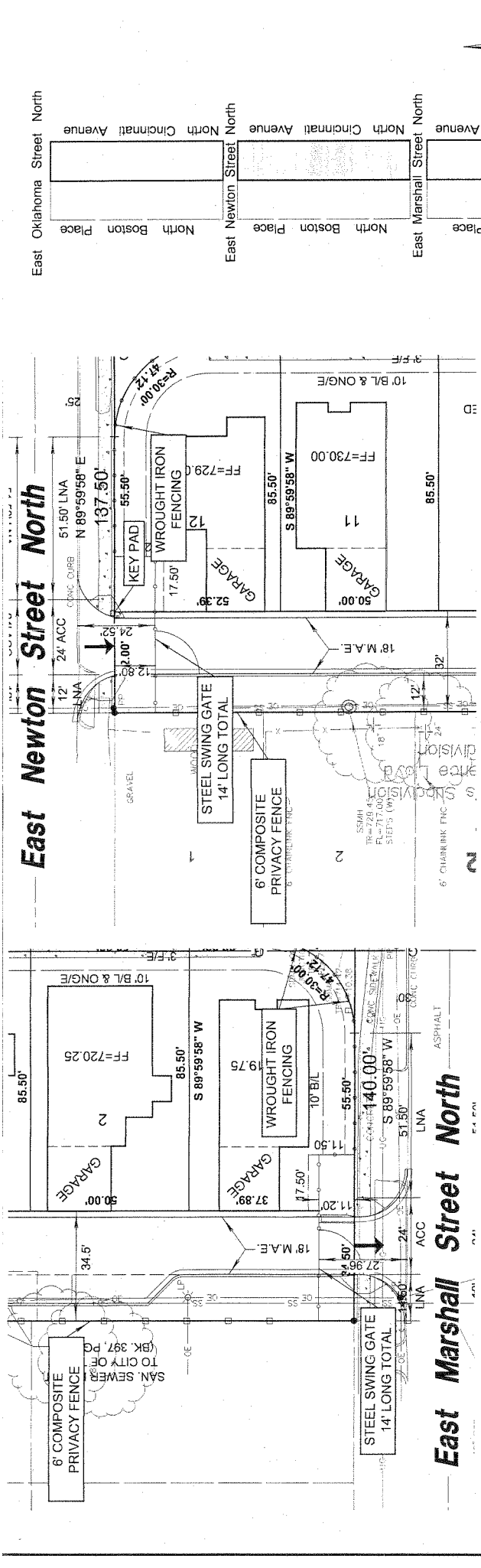
0222110

DRAWN BY: BCC SCALE: 1"=30'

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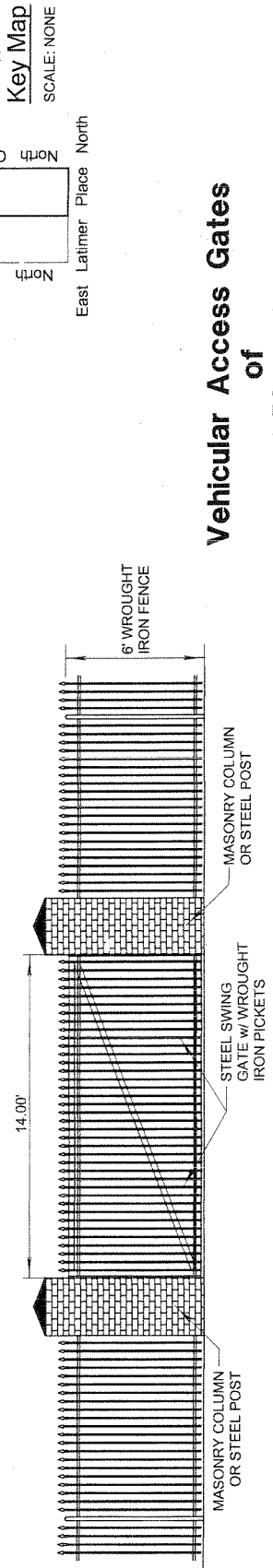
CHECKED BY: JIB SHEET 1 OF 3





**Entrance Gate Plan View**  
SCALE: 1"=30'

**Exit Gate Plan View**  
SCALE: 1"=30'



**Gate Elevation**  
SCALE: 1"=6'

**Vehicular Access Gates**

of Block 2

**Brady Village**  
City of Tulsa, Tulsa County, Oklahoma

P.U.D. 727

*Key Whitley 3-5-07*  
FIRE MARSHAL

*AS French 3-2-07*  
TRAFFIC ENGINEER

REVISIONS	BY	DATE

7	REVISIONS	BY	DATE

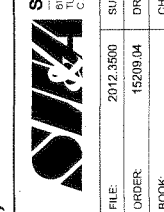
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SHEET:	2 OF 3

DATE:	02/23/11
SCALE:	1"=3'
SHEET:	2 OF 3

DATE:	02/23/11
SCALE:	1"=3'
SHEET:	2 OF 3

Scale: 1"=30'

**Sisemore Welz & Associates, Inc.**  
1011 EAST 34th PLACE  
TULSA, OKLAHOMA 74106  
P.O. BOX 604  
TULSA, OKLAHOMA 74106  
FAX: (918) 695-8989  
EXP. DATE: 6/30/07



**Key Map**  
SCALE: NONE

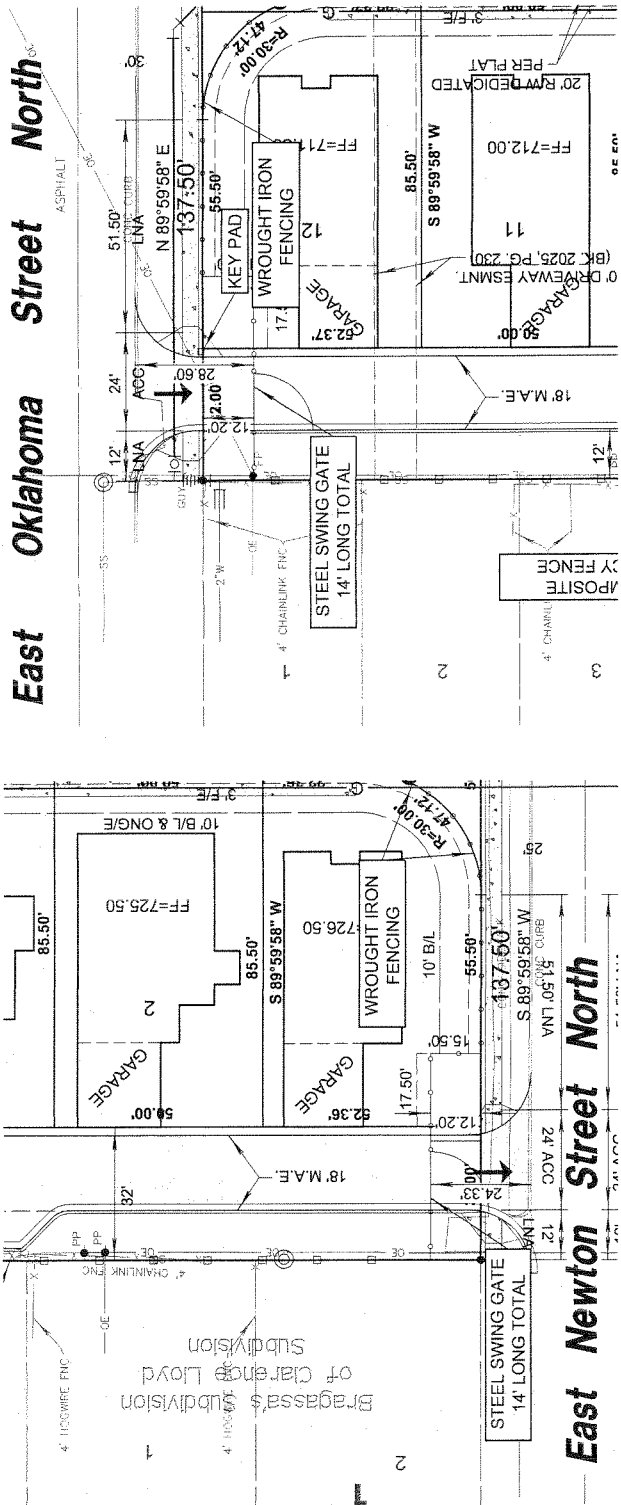
**Key Map**  
SCALE: NONE

**Key Map**  
SCALE: NONE

**Key Map**  
SCALE: NONE

East Oklahoma Street North

East Oklahoma Street North

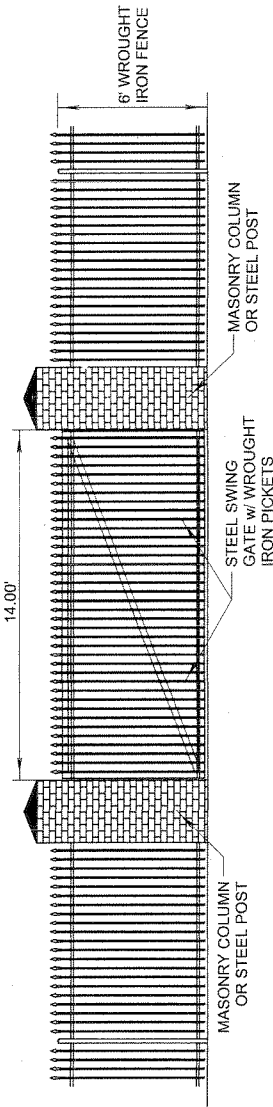


Entrance Gate Plan View

SCALE: 1"=30'

Exit Gate Plan View

SCALE: 1"=30'



Gate Elevation

SCALE: 1"=5'

Vehicular Access Gates  
of  
Block 3


**Brady Village**  
City of Tulsa, Tulsa County, Oklahoma

**Brady Village**  
P.U.D. 727

*Tony Whiteley* 3-5-07  
FIRE MARSHAL

*AD Funch* 3-2-07  
TRAFFIC ENGINEER

**Slattery Weisz & Associates, Inc.**  
201 EAST 20TH PLACE  
TULSA, OKLAHOMA 74103  
P.O. BOX 2000  
TULSA, OKLAHOMA 74103  
FAX: (918) 555-8888  
EXP. DATE: 8/30/07

		C.A. NO. 2421		EXP. DATE 6/30/07	
FILE:	2012.3500	SURVEY BY:	DATE: 02/23/07		
ORDER:	15209.04	DRAWN BY:	BCC	SCALE:	1"=3'
BOOK:		CHECKED BY:	JTB	SHEET	3 OF 3