

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2500

December 19, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC Receipts for the Month of November 2007

1. Minutes of November 28, 2007 Meeting No. 2498

COMPREHENSIVE PLAN

2. City of Tulsa's CIP request for Council Oak Park Improvements located at 1750 South Cheyenne.

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.

3. **The Greens Office** – Reinstatement of Plat (8324) (PD 18) (CD 8)
South side of East 91st Street, West of Mingo Road
4. **L-20160** – Joe Covey (9312) / Lot-Split (PD 16) (CD 5)
1939 South Memorial Drive
5. **L-20161** – Sergey Fadeyev (9313) / Lot-Split (PD 17) (CD 5)
Northeast corner East 26th Street and 91st East Avenue
6. **L-20163** – Patricia Hoffman (0201) / Lot-Split (County)
513 East 63rd Street North
7. **L-20164** – LPP One LLC (6308) / Lot-Split (County)
19187 South Lewis
8. **L-20166** – Sisemore Weisz (9323) / Lot-Split (PD 17) (CD 5)
Southwest corner East 31st Court & I-44
9. **L-20167** – Daniel Bridgewater (7224) / Lot-Split (County)
15810 South Peoria

10. **L-20168** – Clayton Guinn (6302) / Lot-Split (County)
18523 South Sheridan Road
11. **L-20169** – Jason Rogers (9220) / Lot-Split (County)
5465 ½ West 31st Street South
12. **L-20170** – Sack & Associates (9401) / Lot-Split (PD 17) (CD 6)
345 South Lynn Lane Road
13. **L-20171** – Millard Smalygo, Jr. (2323) / Lot-Split (County)
15328 North Memorial Drive
14. **L-20174** – Rebecca Carr (2307) / Lot-Split (County)
1707 East 168th Street North
15. **Z-7024-SP-1 – Tulsa Engineering & Planning/Tim Terral** (PD-18) (CD-7)
North side of East 83rd Place South between South 111th
East Avenue and South 112th East Avenue (Corridor Detail
Plan for two gated entries and a pool house.)
16. **PUD-597-3 – Stave Building Corp.** (PD-18) (CD-8)
9353 East 95th Court South (Detail Site Plan/Landscape
Plan an office building.)
17. **PUD-431-C – T.J. Enterprises, LLC** (PD-26) (CD-8)
6321 East 102nd Street South (Detail Site Plan for an office
park.)
18. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
PUBLIC HEARINGS
19. **Mingo Crossing Park –** (9431)/Minor Subdivision Plat (PD 18) (CD 5)
Southeast corner of East 59th Street South and Mingo
Road (continued from 12/5/07 for further TAC review)
20. **Penn Office Park –** (8315)/Preliminary Plat (PD 18) (CD 8)
North of the northeast corner of East 91st Street South and
Yale Avenue (**Staff requests a continuance to January
9, 2008, in order for the City Council to approve PUD
standards.**)
21. **Stratford Ridge –** (9411)/Preliminary Plat (PD 17) (CD 6)
East of the southeast corner of East 11th Street South and
161st East Avenue
22. **Crossing at 86th Street Phase IV –** (1326)/Preliminary Plat (County)
South and east of the southeast corner of East 86th Street
North and Sheridan Road
23. **L-20159** – White Surveying (1326)/Lot-Split (County)
8470 North 66th East Avenue

24. **L-20173** – Robert McGuire (9234)/Lot-Split (PD 8) (CD 2)
5902 South 32nd West Avenue
25. **PUD-575-B/Z-6611-SP-3 – Sack & Associates** (PD-18) (CD-8)
Northeast corner of South Mingo Road and South 79th Street (Major Amendment/Corridor Site Plan to allow an assisted living facility, office buildings and clinic/school-child care uses.)
26. **Z-7008-SP-1-c – Charles Norman/Tulsa Hills, LLC** (PD-8) (CD-2)
Southeast corner 71st Street South and U.S. Highway 75 (Corridor Minor Amendment to increase the permitted height of center identification signs along U.S. Highway 75.)
27. **Z-7079/PUD-748 – Kevin Coutant** RS-3 to RM-1/PUD
West of southwest corner of Memorial and East 31st Street (PUD) (Applicant is requesting a continuance to January 9, 2008.) (PD-5) (CD-5)

OTHER BUSINESS

28. **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.

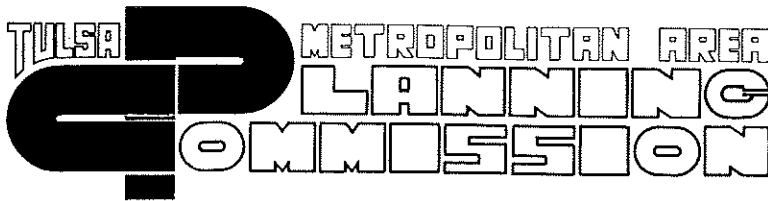
Visit our website @ www.tmapc.org

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

TMAPC RECEIPTS
Month of November 2007

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	0	\$0.00	\$0.00	\$0.00	56	\$297.50	\$297.50	\$595.00
Zoning	4	250.00	250.00	500.00	30	7,887.50	7,887.50	15,775.00
PUDs & Plan Reviews	14	1,025.00	1,025.00	2,050.00	131	11,807.50	11,807.50	23,615.00
Refunds	1	(75.00)	(75.00)	(150.00)	1	(175.00)	(175.00)	(350.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,200.00</u>	<u>\$1,200.00</u>	<u>\$2,400.00</u>		<u>\$19,817.50</u>	<u>\$19,817.50</u>	<u>\$39,635.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	3	\$1,315.00	\$1,315.00	\$2,630.00
Preliminary Plats	3	1,835.00	1,835.00	\$3,670.00	22	11,388.13	11,388.12	22,776.25
Final Plats	2	977.50	977.50	1,955.00	9	4,225.43	4,225.42	8,450.85
Plat Waivers	0	0.00	0.00	0.00	4	550.00	550.00	1,100.00
Lot Splits	8	397.50	397.50	795.00	53	2,747.50	2,747.50	5,495.00
Lot Combinations	1	50.00	50.00	100.00	20	1,000.00	1,000.00	2,000.00
Access Changes	1	25.00	25.00	50.00	3	75.00	75.00	150.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,285.00</u>	<u>\$3,285.00</u>	<u>\$6,570.00</u>		<u>\$21,301.06</u>	<u>\$21,301.04</u>	<u>\$42,602.10</u>
BOARDS OF ADJUSTMENT								
Fees	6	\$2,700.00	\$0.00	\$2,700.00	66	\$26,200.00	\$5,600.00	\$31,800.00
Refunds	1	(350.00)	0.00	(350.00)	9	(2,640.00)	0.00	(2,640.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,350.00</u>	<u>\$0.00</u>	<u>\$2,350.00</u>		<u>\$23,560.00</u>	<u>\$5,600.00</u>	<u>\$29,160.00</u>
TOTAL		\$6,835.00	\$4,485.00	\$11,320.00		\$64,678.56	\$46,718.54	\$111,397.10



201 Executive Center
Suite 600
201 West 5th Street
Tulsa, Oklahoma 74103-4212
918/584-7526-Fax 918/583-1024

MEMORANDUM

TO: TMAPC MEMBERS
BOB TAYLOR, CAPITAL PLANNING, DEPARTMENT OF
FINANCE

FROM: DANE MATTHEWS, INCOG *DM*

SUBJECT: COUNCIL OAK PARK IMPROVEMENTS CIP REQUEST

DATE: 12/05/07

Staff has reviewed the request for improvements to the City's CIP program of improvements to the Council Oak Park property at 1750 South Cheyenne. These improvements include a stickball field and memorial. The property is in Planning District 7 and policies generally include preservation of historical properties. Staff finds the proposed improvements to the site in accord with the District 7 Detail Plan and recommends that the TMAPC do likewise.



TULSA PRESERVATION COMMISSION

111 South Greenwood Avenue, Suite 200
Tulsa, Oklahoma 74120-1820
Phone 918.596.2600 Fax 918.596.2608
Web www.tulsapreservationcommission.org

MEMORANDUM

To: Dane Matthews, INCOG
From: Amanda DeCort, COT Planning Dept.
CC: Greg Warren, COT Parks Dept.
Date: December 6, 2007
Re: Council Oak and Stickball Park CIP comments

Dane:

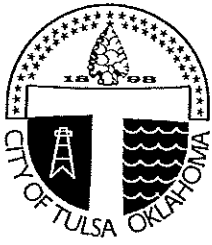
Several comments on the Council Oak and Stickball Park CIP proposal from Tulsa Preservation Commission staff:

- The area falls within the Historic Preservation Zoning overlay.
- Parks Department staff has kept Planning Department staff involved since the project's inception.
- Greg Warren's presentations to the Riverview Neighborhood Association were met with great enthusiasm from residents.
- Greg Warren has presented the plans to the Tulsa Preservation Commission twice.
- The Tulsa Preservation Commission finds the plans in very much in keeping with the Council Oak/Stickball Park design guidelines and the historic context of the neighborhood.

In summary, the Tulsa Preservation Commission is extremely pleased with the project plans. We encourage TMAPC approval. Thank you very much for including the Commission.

Best,

Amanda



Department of Finance
Budget and Planning Division
Capital Planning Section
200 Civic Center, 10th Floor, City Hall
Tulsa, Oklahoma 74103 (918) 596-7652

To: Dane Mathews,
Assistant Manager TMAPC

From: Bob Taylor, Manager
Capital Planning

Date: December 3, 2007

Subject: FY 08-12 CIP Amendment

The City of Tulsa has received a donation for the construction of a sculpture garden and park improvements at Council Oak Park located at 1750 S. Cheyenne Ave. Currently, the Council Oak Park is not in the Capital Improvements Plan (CIP). It is therefore necessary that this park project be added to the City's Capital Improvement Plan (CIP). Please determine:

- If the project will, in fact, affect the City's Comprehensive Plan, and
- If the project is in accord with the City's Comprehensive Plan.

If you have any questions, please contact me at 596-7682 or Gary Hamer at 596-7573.

Attachments

cc: Gary Hamer

PROJECT TITLE (Be specific- i.e. "Replace Convention Center Air Handling ") Council Oak			
REQUESTING DEPT. Tulsa Parks		CONTACT PERSON(S) Greg Warren	
PURPOSE OF PROJECT The Creek Council Oak/Stickball Park is one of Tulsa's Historic assets as identified in the Tulsa Preservation Comprehensive Plan. The Park was listed on the National Register of Historic Places in 1976 for the historical significance to the City of Tulsa. To complement this historic site it is recommended that the site be landscaped with traditional Indian plants, signage to display it's historic context on Council Oak and Stickball park, irrigation, lighting, ornamental iron fencing and two sculptures representing our Indian heritage in Tulsa.			
DEPARTMENTS CLASSIFICATION OF PROJECT NEED: <input type="checkbox"/> CRITICAL <input checked="" type="checkbox"/> IMPORTANT <input type="checkbox"/> DESIRABLE <input type="checkbox"/> DEFERABLE			
REASON FOR CLASSIFICATION The oak and park, standing in its small, well-landscaped city park, serves as a meaningful memorial to the proud Indian tribe that brought law and order to a new homeland nearly 156 years ago. The Creek Council Tree was placed under Historic Preservation Zoning in January of 1992 and listed on the National Register of Historic Places in 1976.			
LOCATION OF PROJECT (Address or general area) 1800 South Cheyenne Avenue.			
CLASSIFICATION OF PROJECT: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> REPLACEMENT <input type="checkbox"/> REHAB		ESTIMATED USEFUL LIFE (IN YEARS)	
ESTIMATED PROJECT COST		ANNUAL OPERATING COSTS (ABOVE CURRENT)	
(A) DESIGN	\$ 20,000	(A) PERSONNEL COSTS	\$ 2,000
(B) LAND	\$ 0	(B) MAINTENANCE AND OPERATING COSTS	\$ 3,000
(C) CONSTRUCTION	\$ 480,000	(C) CAPITAL EQUIPMENT REPLACEMENT	\$
(D) EQUIPPING	\$		
TOTAL EST. COST \$ 500,000		TOTAL A & O COSTS \$ 5,000	
TIME NEEDED TO DESIGN AND CONSTRUCT PROJECT 90 days		RELATIONSHIP TO OTHER CAPITAL PROJECTS: (IN YEARS)	
AGENCIES TO BE COORDINATED WITH Public Works Riverview Neighborhood Assoc.		PLAN OR STUDY IDENTIFYING PROJECT NEED Park Ten Year Development Plan	
REQUESTING DEPARTMENT		December 3, 2007	
APPROVED BY: Greg Warren DATE			

2.4

Centennial Commemoration Commission
J.Blake Wade, Executive Director
133 West Main Street, Suite 100
Oklahoma City, Ok. 73102

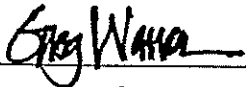
Dear Commission,

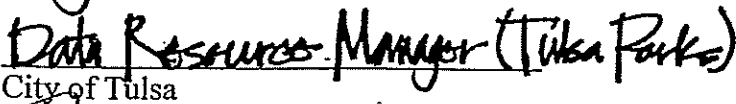
The City of Tulsa and the Tulsa Committee of the Oklahoma Centennial Commission hereby submit the plans for a grant committed by the 2007 Oklahoma Legislature.

Centennial Grant Agreement – Council Oak Tree Park Expansion and Enhancement

1. Budget – see attachment
2. City of Tulsa will be the entity responsible for grant and its execution
3. \$150,000 in matching funds are committed by the Creek and Cherokee Tribes of Northeast Oklahoma
4. Construction of Park enhancements will be completed by Nov. 17, 2007 and bronzes installed as soon as they are finished – prior to April 30, 2008.
5. – 12. See attachment.

Sincerely,




City of Tulsa





Oklahoma Centennial Commission, Tulsa Committee

Centennial Grant Agreement

This grant will be used to expand and enhance Council Oak Park and the adjacent Stickball Park both owned by the City of Tulsa which are memorials to our Native American Heritage.

Budget:

Lifesize Bronze figures depicting the three Tribal Chiefs and their followers that inhabited the lands surrounding Tulsa, Oklahoma. \$380,000

Story of the Tribes' settlement in Northeast Oklahoma on stone marker. \$20,000.

Enhancements to Stickball Park – Landscaping and Steel Fencing \$75,000

A lifesize Bronze of young Native Americans playing stickball - \$125,000

Brick walk between the Parks - \$15,000

Bronze plaque acknowledging Centennial Commission - \$5,000

Installation of Bronzes - \$30,000

Total \$650,000

Funding Agreement: Category B

This agreement made and entered into by and between the OKLAHOMA CAPITOL COMPLEX AND CENTENNIAL COMMEMORATION COMMISSION and representative(s) of Oklahoma's Beginning - Tulsa's Council Oak Park and Three Indian Nations Marker/Park, is in consideration for funding through an Oklahoma Centennial Commemoration grant.

Terms of the Agreement:

In order to receive this grant, project sponsor will submit the following:

- 1) Budget
Submit a budget indicating how funds will be used. Line items with amounts are preferred but not required. A narrative outlining specific uses of the funds is acceptable. **Budget must be signed and dated by authorized representative.**
- 2) Organizational information
Please indicate the 501(c)(3) or municipal government that is responsible for this project. Include the FEI # for the responsible party and if the entity is a 501(c)(3), please attach a copy of the IRS letter granting 501(c)(3) tax exempt status.
- 3) Matching funds information
Please submit a report indicating matching funds that have been secured and are currently available for expenditure on this project. Please do not include in-kind services or in-kind contributions; do not include monies expended prior to July 17, 2007.
- 4) Anticipated project completion date
The project or phase of the project funded under this grant must be completed and accessible to the public no later than Wednesday, April 30, 2008. **NO EXCEPTIONS WILL BE GRANTED.** Submit a projected date upon which the project will be accessible to the public.

In order to receive this grant, project sponsor will read the following and initial and date after each that he/she understands and agrees to adhere to these conditions.

- 5) Initial funds allocated for this project will equal **one-half of the award** and will be distributed after satisfactory review of this agreement and accompanying documents. Funds must be expended no later than **Friday, December 21, 2007. NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 6) A report on the expenditure of the funds, including copies of receipts and cancelled checks must be postmarked or delivered to the Centennial office no later than 5 p.m., Wednesday, December 31, 2007. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 7) After satisfactory review of the expenditure report, the second half of the funds earmarked for the project will be released to the project as soon as possible. Funds must be expended no later than **Friday, April 11, 2008. NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

- 8) An expenditure report for the second half of the grant, including copies of receipts and cancelled checks, must be postmarked or delivered to the Centennial office no later than 5 p.m., Wednesday, April 30, 2008. **NO EXTENSIONS WILL BE GRANTED.**

Initial AWGAN Date 8/14/07
8/15/07

2.7

- 9) Funds may not be used as matching funds for the purpose of receiving grant monies or compensation from other programs.

Initial AWGAN Date 8/14/07

- 10) All materials such as press releases, invitations to dedications, etc., must be submitted in a timely fashion to the Centennial office.

Initial AWGAN Date 8/14/07

- 11) All marketing and publicity materials, media materials, etc. related to this project must include the following statement:

(Name of Project) is an official project of the Oklahoma Centennial Commemoration and was funded (or was funded in part) through a grant made possible by the Oklahoma Legislature.

Initial AWGAN Date 8/14/07

- 12) Upon completion of the project, sponsor will submit to the Centennial Commission no later than May 7, 2008, digital images or photographs of the completed project and the project dedication.

Initial AWGAN Date 8/14/07

Please sign below indicating your agreement to all areas initialed above and return this form with materials requested under numbers 1, 2, 3 and 4. Failure to complete any section of this agreement negates the consideration of funds.

MATERIALS MUST BE POSTMARKED OR DELIVERED TO THE CENTENNIAL OFFICE NO LATER THAN 5:00 P.M. ON WEDNESDAY, AUGUST 15, 2007. Emailed or faxed copies will not be accepted.

We will notify you as to your funding status as soon as possible after the satisfactory review of your materials.

City of Tulsa
Sponsor Organization

Greg Nance
Signature of Authorized Representative

Greg Nance
Typed Name and Title of Authorized Representative

8/15/07
Date

Oklahoma Centennial Commemoration Commission
Sponsor Organization

Signature of Authorized Representative

Typed Name and Title of Authorized Representative

Date

Mail completed form and materials to:
Terri Humphrey
3 West Main Street, Suite 100
Oklahoma City, OK 73102

PLEASE RETAIN A COPY OF THIS FORM FOR YOUR FILE.



N

**THE GREENS
PROFESSIONAL PARK**

8324
Feet

0 200 400

S MINCO RD

E 88th ST

E 91st ST

SANDERS ENGINEERING, INC.

Civil Engineering Services

ROBERT DAVID SANDERS, P.E.

TMAPC

c/o Diane Fernandez, INCOG
201 West 5th, Suite 600
Tulsa, OK 74103

December 7, 2007

RE: Greens Professional Park

Diane:

The preliminary plat of Greens Professional Park was approved in early 2006. The project has lain dormant since that time due to a number of reasons, not the least of which is the determination of necessity of, and negotiations for, the purchase of adjacent land over which the plat shows easements for sanitary sewers and storm sewers. In addition, my client has been reevaluating the market demand for the type of development he is proposing. I have recently spoken with my client, Mr. Mike Lester, and I am assured that he intends to obtain either ownership or easement right over part of the adjacent property, so that offsite easements may be prepared and filed and the plat may move forward.

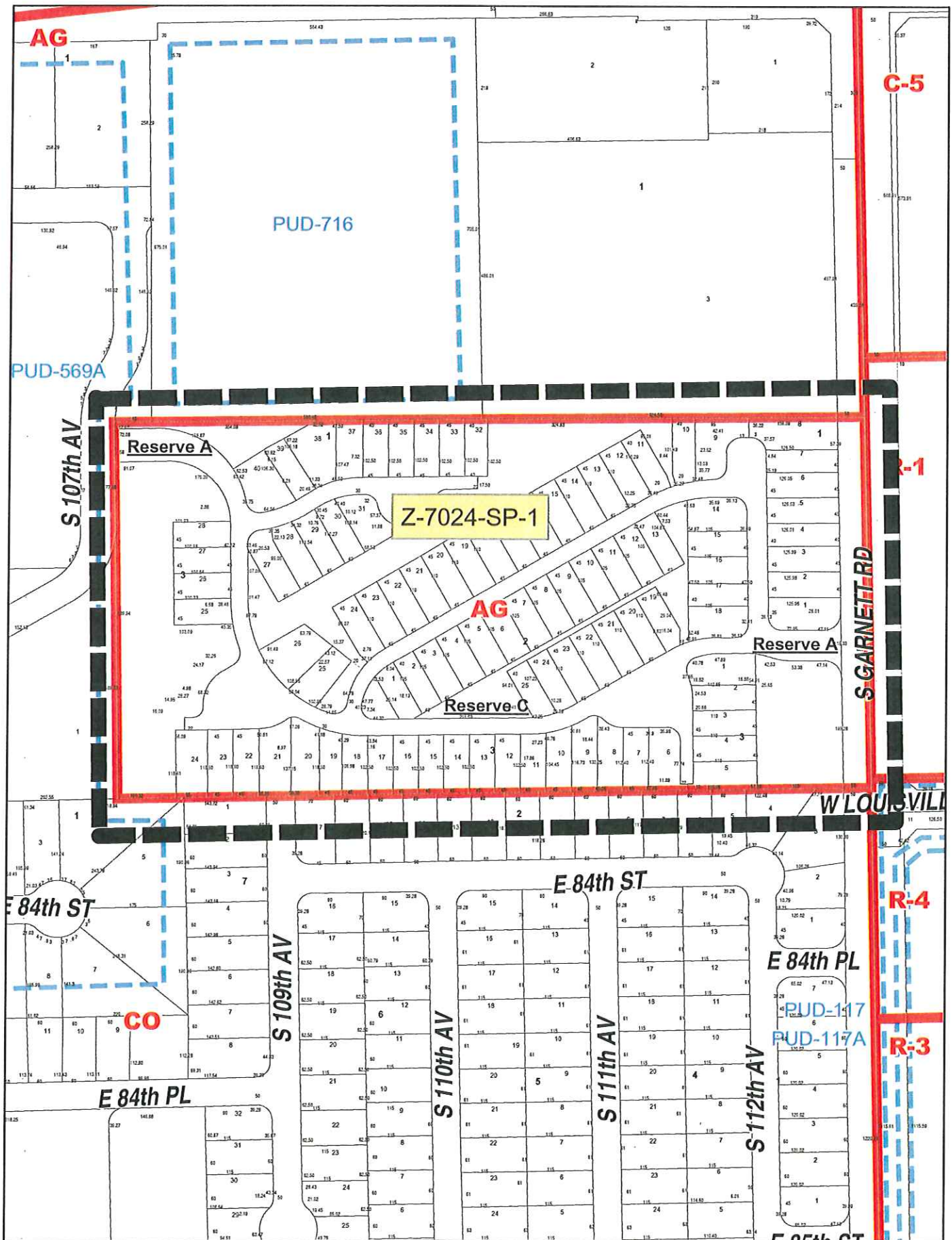
Mr. Lester has instructed me to request reinstatement of the Preliminary Plat. This letter serves as the said request, and a check in the amount of \$100.00 is enclosed for the reinstatement fee, per your instruction. Please contact me if you have any questions and thank you for your consideration of this matter.

Sincerely,



Robert D. Sanders, P.E.
Sanders Engineering, Inc.

Copy: Mike Lester, American Medical Properties, LLC



15.1



Z-7024-SP-1

18-14 18

0 Feet 200 400

December 19, 2007

STAFF RECOMMENDATION

Z-7024-SP-1 : Detail Site Plan – North side E. 83rd Place South between South 111th E. Ave and South 112th E. Ave.; Reserve Areas A and C, Ridgecrest subdivision; CO.

The applicant is requesting approval of a detail site plan for two gated entries and a pool house located in Reserve Areas A and C respectively, Ridgecrest Subdivision (plat 6129). The proposed use of the reserve areas are in conformance with the permitted Reserve Area Development Standards of Z-7024-SP-1.

The proposed site plan for the pool house located in Reserve Area C meets building floor area, height, setback and parking requirements. Vehicular access to the site is provided from one access point from East 83rd Place South. Pedestrian access is provided on the northeastern portion of the site allowing pedestrian access from the lots to the east and north, as well as internal pedestrian circulation.

Entry gates and guardhouses located in Reserve Area A (both east and west entries) meet the minimum required setback distances and development standards, and have been approved by the City of Tulsa Fire Marshall and City of Tulsa Traffic Engineer as meeting all applicable codes and requirements.

PUD development standards state that sidewalks and a bus-stop pad be included in the development of entry gates in Reserve Area A along Garnett Road within 50 feet of the southern boarder of the PUD boundary. Tom Raines of the City of Tulsa Engineering Department has recommended to the applicant that this portion of the project be included in the proposed widening of Garnett Road within the vicinity of Reserve Area A. Staff agrees with this recommendation.

Therefore, staff recommends **APPROVAL** of detail site plans for Reserve Areas A and C, Ridge Crest Subdivision, Z-7024-SP-1.

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

FLOOR PLAN NOTES

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
2. $\frac{1}{2} \times \frac{1}{4} = \frac{1}{8}$
3. $\frac{1}{4} \times \frac{1}{4} = \frac{1}{16}$
4. $\frac{1}{2} \times \frac{1}{16} = \frac{1}{32}$

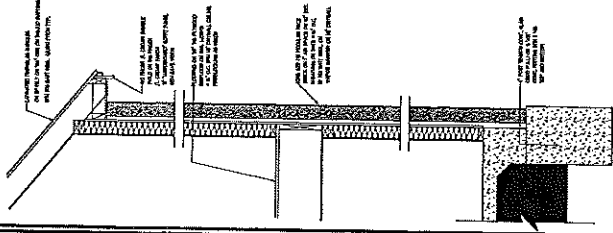
CODE SUMMARY

APPLICABLE CODE	NC 3000
USE CLASSIFICATION	RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAME
ASSEMBLY TYPE	NONE


BUILDING SUMMARY

SUBVYBENT ENTRY FEATURES
 1. 2000-2001 model year

WALL SECTION



TYP. WALL SECTION
3/4" - 1'-0"

REVISIONS:	DATE	DESCRIPTION
MARK 	10.01.01	CODE REVISÉ COMMENTÉ DATÉE 10.01.01

RESERVE "C" 10943 E. 83RD, PL. 50.
RIDGECREST ..

A subdivision in the City of Tulsa, being a part of the NE/4 of the NE/4 of Section 18, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma

RidgeCrest

STATE OF OKLAHOMA
RANDALL
LYNN
HILL
3038
TULSA, OK

14650 S. Harvard
Bixby, Oklahoma 74008
randy@architects-llk.com
918-366-2828
Fax: 918-366-6011

15.4

DRAWING INDEX

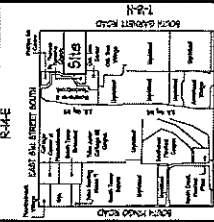
A-0.1 SITE / ENTRY PLANS / DETAILS
A-1.1 ENTRY DETAIL ELEVATIONS

SITE PLAN LEGEND

66150
PROPERTY LINE
ELECTRICAL LINE
GAS LINE
BANGALAY COVER
POND POLE
STONE MACHINE
MALE

STATION 100+00 (EAST) (FUTURE/RECONSTRUCTION)

LOCATION MAP



EAST 3RD STREET SOUTH

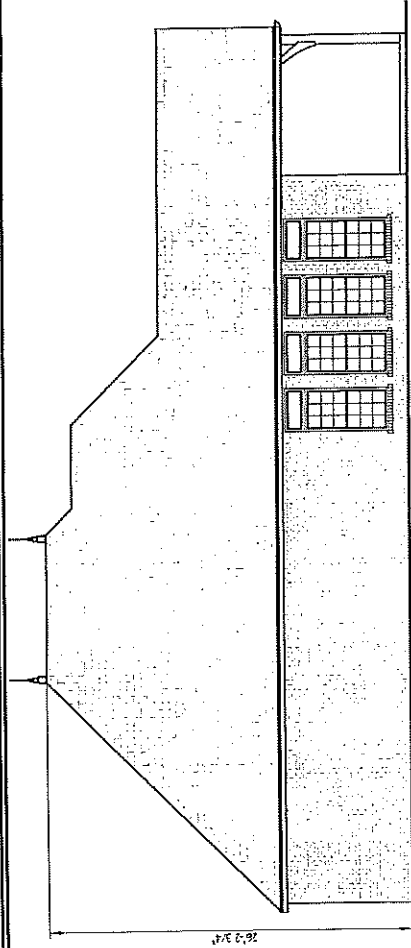
Section 18
Tulsa County

93 Lots - 20,000 Acres

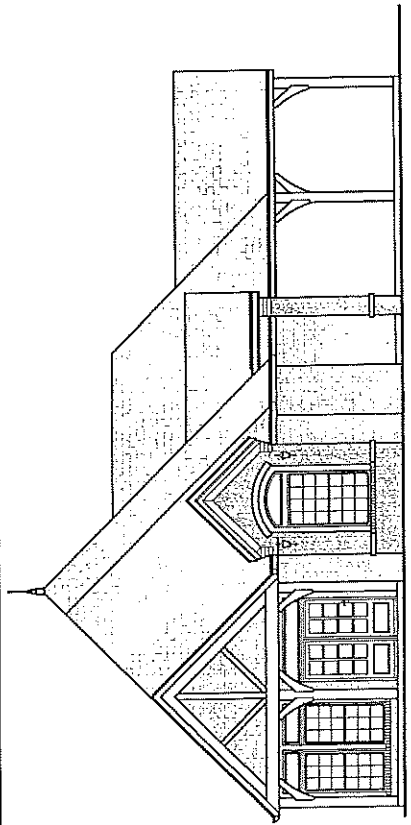
DATE	09.06.07	SCALE	1/8" = 1'
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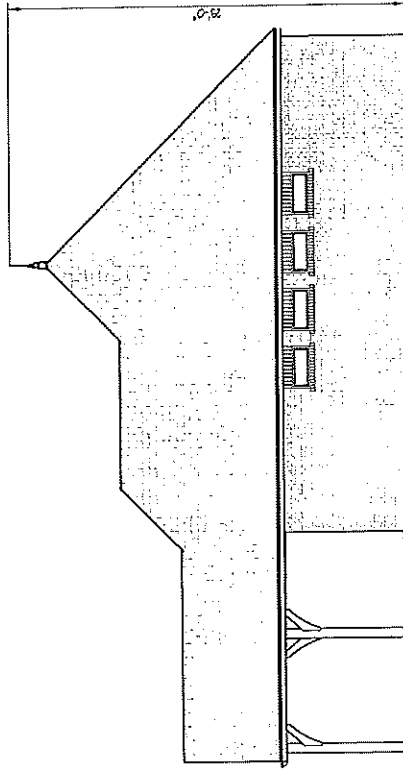
A-O.2



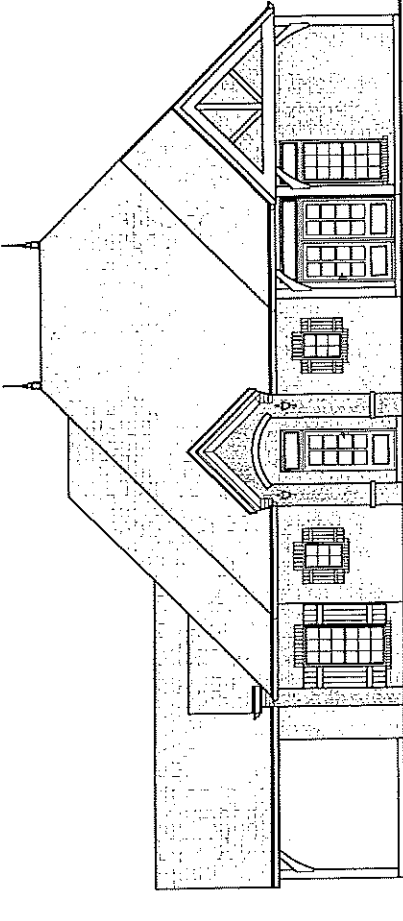
4 REAR ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



2 LEFT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



3 RIGHT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"



1 FRONT ELEVATION "CLUB" - RESERVE "C"
1/4" = 1'-0"

REVISION:
MARK

DATE

DESCRIPTION

RESERVE "C" 10943 E. 83RD. PL. 50.
RIDGECREST
A subdivision in the City of Tulsa, being a
part of the NE1/4 of the NE1/4 of Section 18,
Township 18 North, Range 14 East, Tulsa County,
State of Oklahoma

RidgeCrest

STATE OF OKLAHOMA
RIDGECREST
A
TULSA
COUNTY
LICENSED ARCHITECT

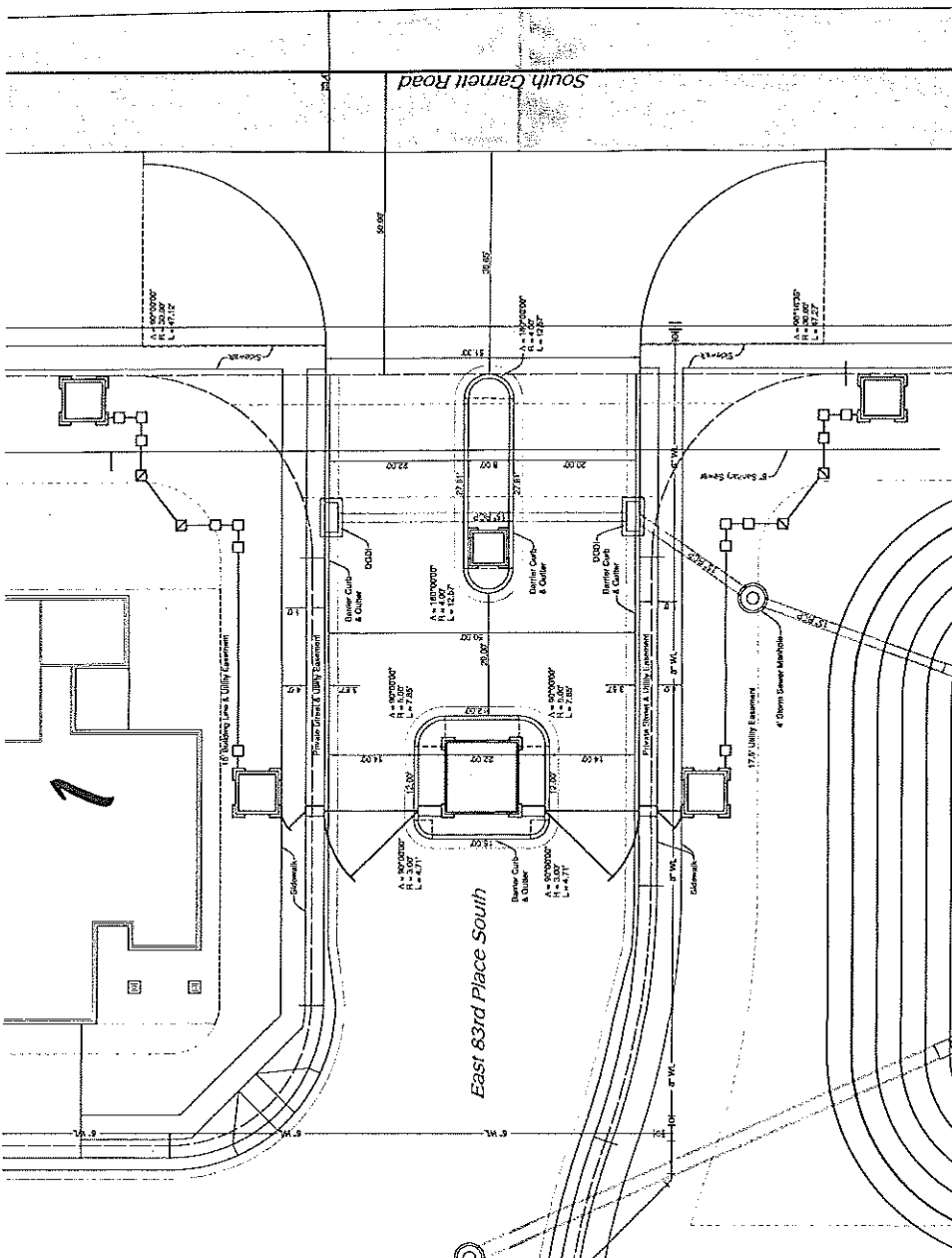
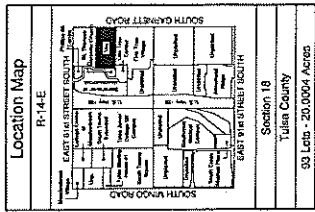
A Architects
14650 S. Harvard
Bixby, Oklahoma 74008
randy@architects-rk.com
918-346-2838
FAX 918-346-6071
ARCHITECTS • BUILDING SOLUTIONS

DATE
12.28.07

PAGE NO.

A-2.1

15.5



DATE	BY	APP.	REVISION
06/28/07	JAL	JAL	1.00
07/10/07	JAL	JAL	1.01
07/10/07	JAL	JAL	1.02
07/10/07	JAL	JAL	1.03
07/10/07	JAL	JAL	1.04
07/10/07	JAL	JAL	1.05
07/10/07	JAL	JAL	1.06
07/10/07	JAL	JAL	1.07
07/10/07	JAL	JAL	1.08
07/10/07	JAL	JAL	1.09
07/10/07	JAL	JAL	1.10
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07/10/07	JAL	JAL	1.12
07/10/07	JAL	JAL	1.13
07/10/07	JAL	JAL	1.14
07/10/07	JAL	JAL	1.15
07/10/07	JAL	JAL	1.16
07/10/07	JAL	JAL	1.17
07/10/07	JAL	JAL	1.18
07/10/07	JAL	JAL	1.19
07/10/07	JAL	JAL	1.20

RidgeCrest

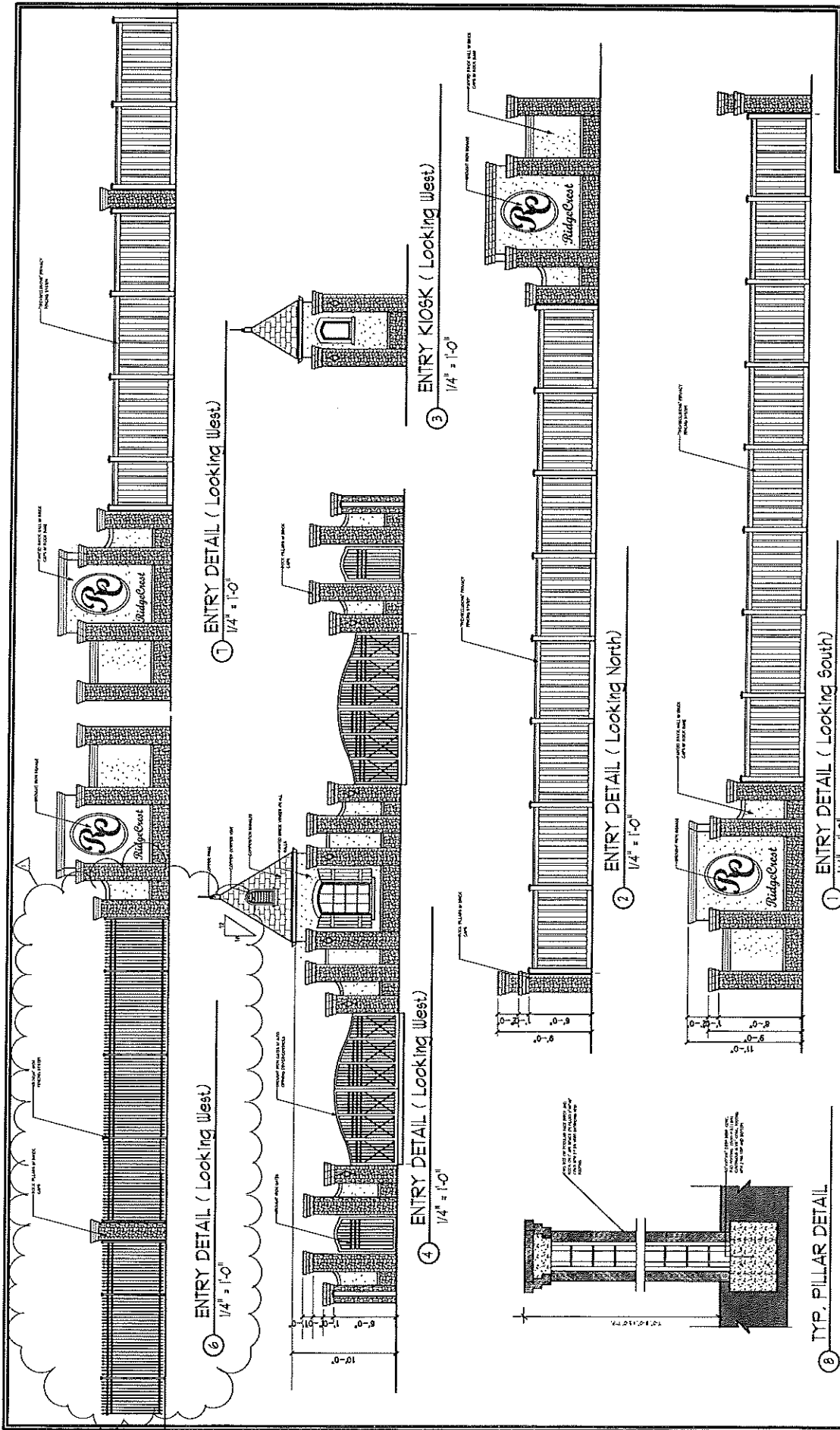
Entry Detail at South Garrett Road and East 83rd Place South

TULSA ENGINEERING & PLANNING ASSOCIATES, INC.

8787 South 83rd East Avenue
Tulsa, Oklahoma 74133
Phone: (918) 252-5211
Fax: (918) 252-5212

• Land Planning
• Civil Engineering
• Surveying

Trailer: *As Filed 1-24-09*
File Marshall, any utility 1-24-09



REVISIONS: DATE: 07/15/11 DESCRIPTION: DESIGN CHANGE		DRAWN BY: JAT DATE: 07/15/11 SCALE: 1/4" = 1'-0"	
PROJECT NO.: 14650 S. Harvard Blaney, Oklahoma 74008 rnzj@architects-ink.com 918-366-8825 Fax: 918-366-4071		PAGE NO.: A-1.1 EAST	
ARCHITECTS: Architects INK ARCHITECTS + BUILDING SOLUTIONS		STATE OF OKLAHOMA PROFESSIONAL ARCHITECT LICENSE NO. 14650	
RidgeCrest			
RESERVE 'B' (EAST) ENTRY FEATURE/FENCING 10208 E. 83RD PL. SO. A subdivision in the City of Tulsa, being a part of the NE1/4 of the NE1/4 of Section 16, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma			

15.8

FLOOR PLAN NOTES

1. a) NH_4Cl b) NaCl c) KCl d) CaCl_2
2. H_2O and H_2O_2 are both a) acids b) bases c) salts d) none of these
3. A solution of NaOH is a) acidic b) basic c) neutral d) none of these
4. The pH of a 0.1 M HCl solution is a) 1 b) 2 c) 3 d) 4

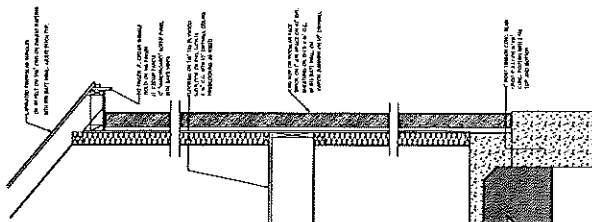
CODE SUMMARY

APPLICABLE CODE	IRC 2000
UIC CLASSIFICATION	RESIDENTIAL
CONSTRUCTION TYPE	WOOD FRAME
SPRINKLER TYPE	NONE

BUILDING SUMMARY

EXTRA-VISION ENTRY FEATURE
LAST ENTRY

WALL SECTION



TYP. WALL SECTION
3/4" - 1'-0"

REVISIONS	DATE	DESCRIPTION
MARK	10/01/01	CORE RINGS COMPLETED ROAD 1
Δ		

RESERVE "E" (ENTRY FEATURE/FENCING)
A subdivision in the City of Tulsa, being a
part of the NE¼ of the NE¼ of Section 18,
Township 18 North, Range 14 East, Tulsa County,
State of Oklahoma

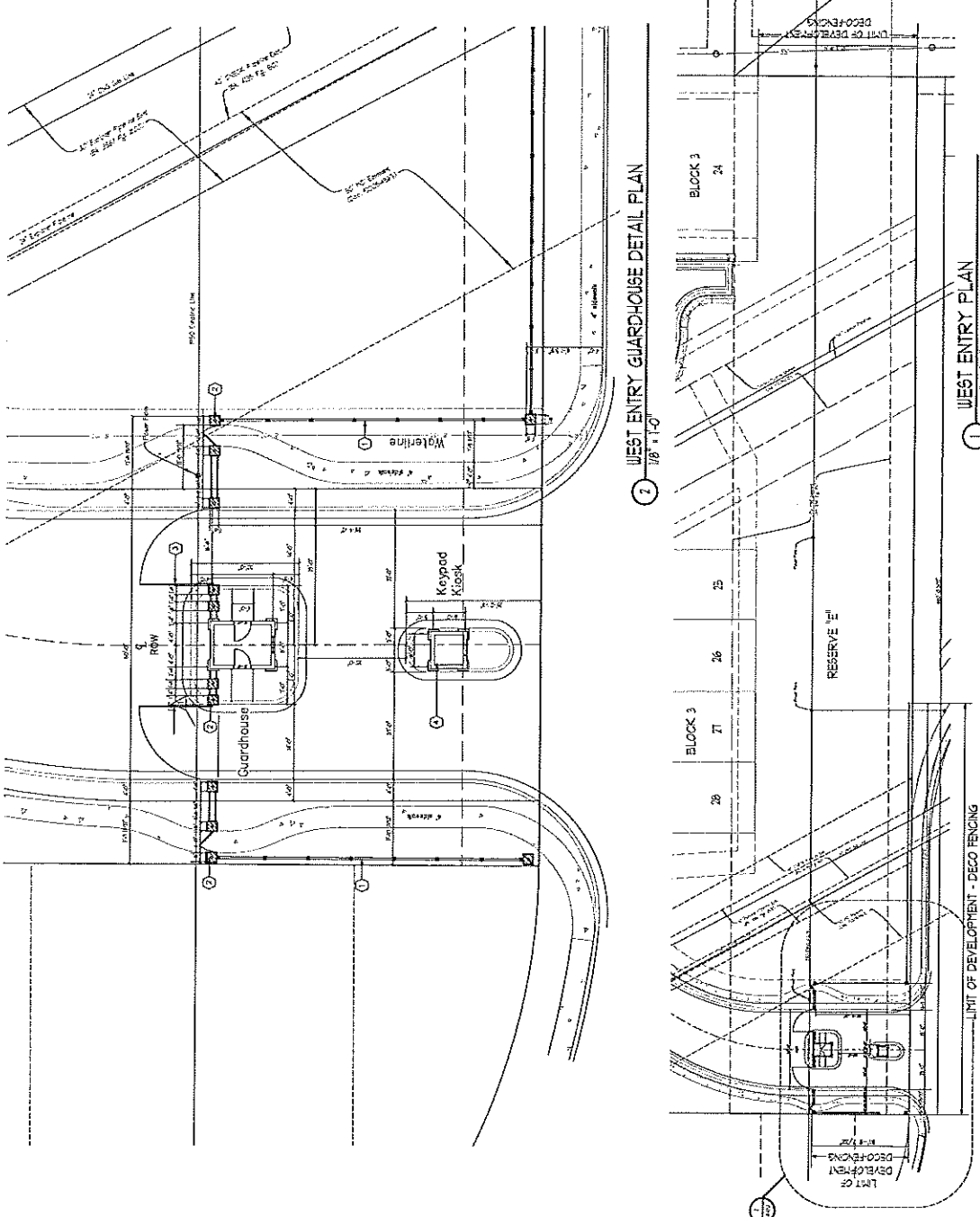


RidgeCrest

Architects
ANK

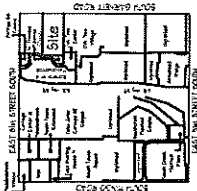
PAGE NO.

A-O.2



2 WEST ENTRY GUARDHOUSE DETAIL PLAN
1/8" = 1'-0"

1 WEST ENTRY PLAN
1/32" = 1'-0"



LOCATION MAP

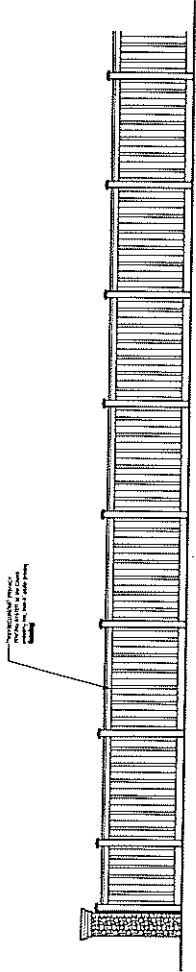
RESERVE B' (ENTRY FEATURE/FENOMING)
RIDGEcrest
A subdivision in the City of Tulsa being a
part of the NE1/4 of the NE1/4 section 16,
Township 18 North, Range 14 East, T18N R14E
State of Oklahoma

SITE PLAN LEGEND

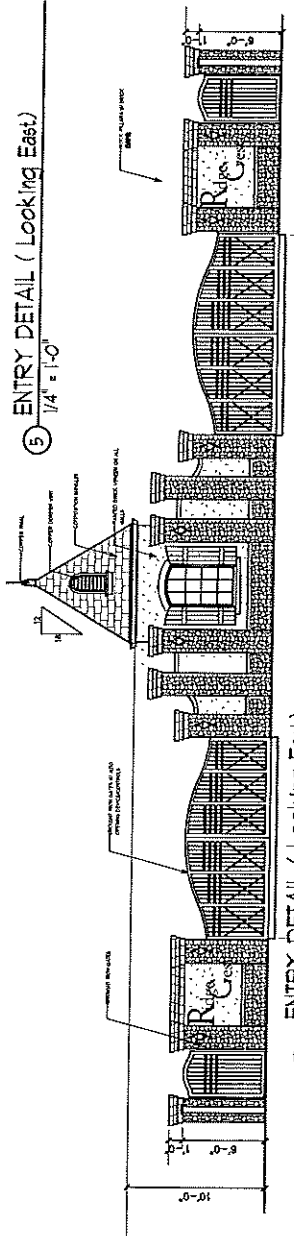
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DRAWING INDEX

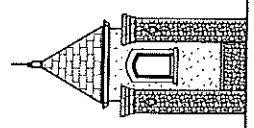
A-0.1 SITE / ENTRY PLANS / DETAILS
A-1 ENTRY DETAIL ELEVATIONS



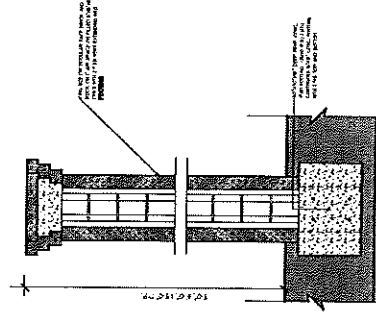
5 ENTRY DETAIL (Looking East)
1/4" = 1'-0"



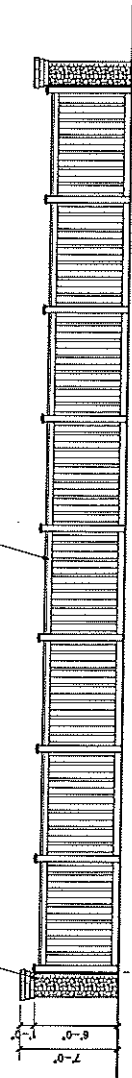
4 ENTRY DETAIL (Looking East)
1/4" = 1'-0"



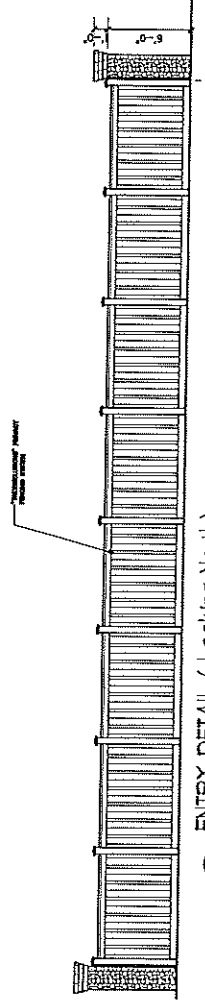
3 ENTRY KIOSK (Looking East)
1/4" = 1'-0"



6 TYP. PILLAR DETAIL
1/4" = 1'-0"



2 ENTRY DETAIL (Looking South)
1/4" = 1'-0"



1 ENTRY DETAIL (Looking North)
1/4" = 1'-0"

REVISIONS DATE DESCRIPTION	RESERVE "E" (WEST ENTRY FEATURE/FENCING) 5102 S. 10TH, E. AVE. A subdivision in the City of Tulsa, being a part of the NE1/4 of the NE1/4 of Section 18, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma		RidgeCrest ARCHITECTS / BUILDING SOLUTIONS	A InK ARCHITECTS 14650 S. Harvard Bixby, Oklahoma 74008 ridgearchitects@ink.com 918-366-2828 Fax: 918-366-6071	DRAWING NO. DATE 10.25.07 SCALE	PAGE NO. A-11 WEST
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11.5.11

December 19, 2007

STAFF RECOMMENDATION

PUD-597-3:

**Detail Site and Landscape Plan – The Dance Pointe,
9353 E. 95th Ct. South; Tract 1A, Part of Lot 3, Block 1;
9600 Mingo Office Park; OL/PUD**

The applicant is requesting approval of a detail site and landscape plan for PUD-597 – Mingo Office Park. The proposed use for Tract 1A, Part of Lot 3, Block 1, Use Unit 11 Office, Studio and Support Services is in conformance with Development Standards of PUD-597.

The proposed site plan meets building floor area, height, setback and parking requirements. Access to and within the site is provided from one access point from East 95th Court South as required and one internal access point on the north-east corner of the site providing access from the adjacent lot to the east.

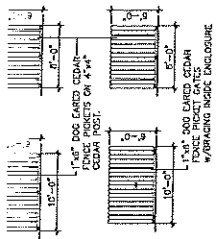
The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer is provided along the north and south boundary of the lot. A six-foot screening fence is provided along the north boundary in conformance with development standards. There are no plans for free-standing light poles in the parking lot, and any lighting attached to the building will be directed down and away from the residential area to the north per the Kennebunkport formula.

PUD development standards state that the internal access drive be setback no less than 50' from the residential development to the north. However, development standards allow deviations from this during detail site plan review. The applicant is proposing the internal access drive to be placed 43' 9 ³/₄" from the residential development area to the north. Because the applicant is seeking a reduction of 6' 2 ¹/₄", there is a six-foot privacy fence located on the lot line in common with the R District and the access drive runs parallel to the R District, staff views this request as minor in nature having no significant impact on the residential development.

Therefore, staff recommends **APPROVAL** of detail site and landscape plans for Tract 1A, Part of Lot 3, Block 1; 9600 Mingo Office Park, PUD-597-3.

(Note: Detail site plan approval does not constitute detail landscaping or sign plan approval.)

16.2



B Trash Enclosure Elevations

ATTACHMENT "B"
Standardized location box for Detail Site Plans

Detail Site Plans:
 100' Corridor Site Plan Number: 597
 Development Area: _____
 Permitted Uses: Office
 Proposed Uses: A-3 (Dance Studio)
 Maximum Bldg. Floor Area Permitted: 10,000 Square Foot
 Bldg. Floor Area Proposed for Each Use: 4,000 Square Foot

Maximum Bldg. Height Permitted: One Story
 Maximum Bldg. Height Proposed: 10'

Minimum Bldg. Setbacks Required: 5'-0" from southern property line

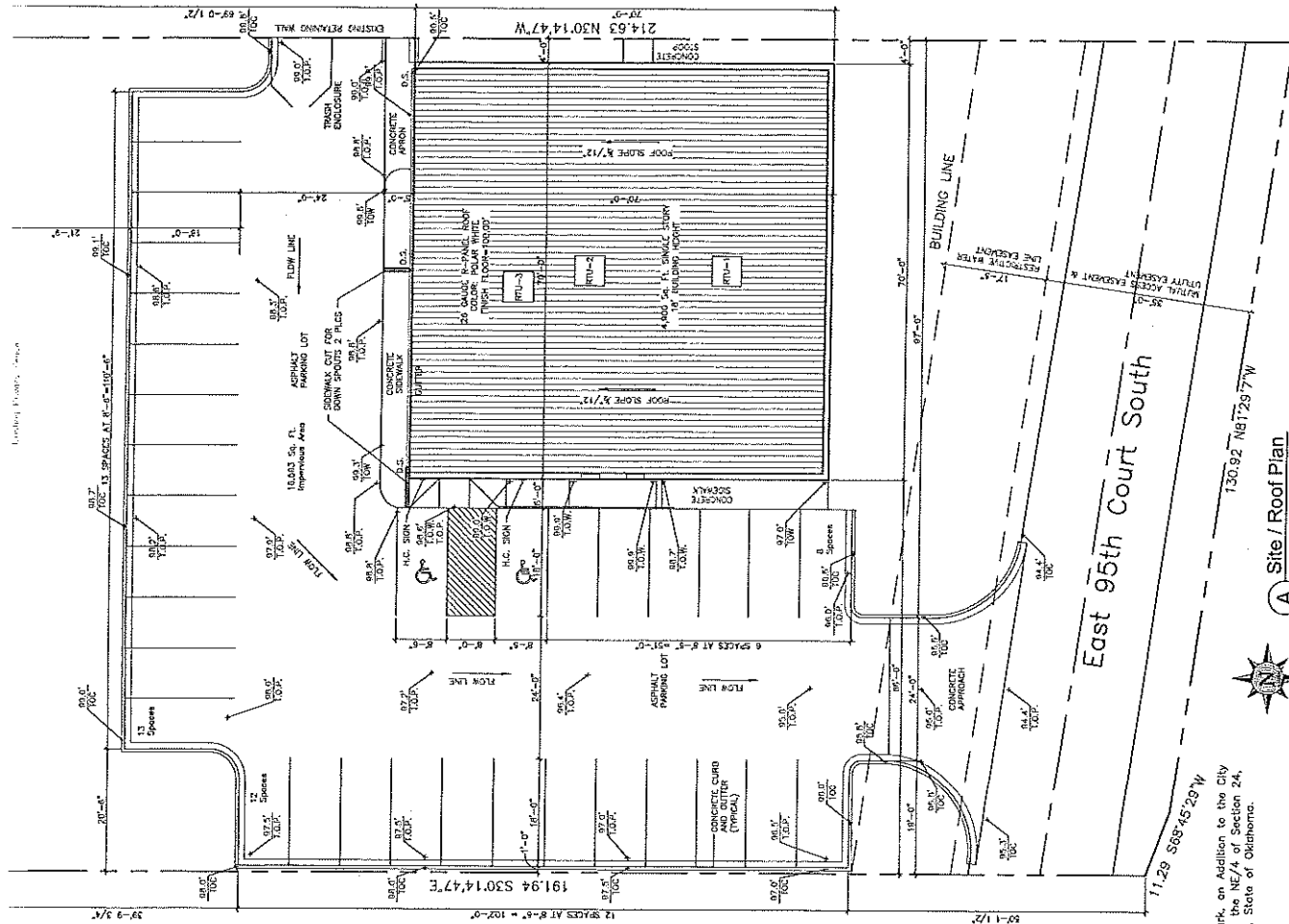
Off Street Parking
 31' Per 100 Sq. Ft. (Ratio Per Use)
 33 Spaces Required (Number of Spaces Required per Use)
 33 Spaces Provided (Total Number of Spaces Proposed)
 33 Spaces Required (Total Number of Spaces Required)
 33 Spaces Provided (Total Number of Spaces Proposed)

Minimum Percentage and Corresponding Landscaped Area Required: 1% = 4,313 S.F.
 Minimum Percentage and Corresponding Landscaped Area Provided: 2.6% = 7,627 S.F.
 Landscaped Street Yard per Street Frontage:
 Required: _____
 Provided: _____
 None: 3,990 S.F.

Additional Landscaped Area(s) Required (if any): None
 Lighting Height for Parking Areas:
 Maximum Height Permitted: 8' Height Proposed: 8'

LEGAL DESCRIPTION:

Tract 1B part of Lot 3, Block 1, 9600 Wings Office Park, on Addition to the City of Tulsa, Being a Subdivision of a part of the SE 1/4 of the NE 1/4 of Section 24, T-18-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma. Known as 9353 East 95th Court South.



(A) Site / Roof Plan



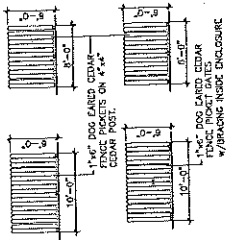
The Dance Pointe
 9353 East 95th Court South
 Tulsa, Oklahoma

MICHAEL E. DWYER
 ARCHITECT
 230 East Main Road
 Muskogee, Moore 04653
 1-207-546-7246



DATE: 07/01/07	PROJECT: 03 OKL. 2007
DESIGNER: STAVA BUILDING CORP.	OWNER: STAVA BUILDING CORP.
PROJECT: 03 OKL. 2007	PROJECT: 03 OKL. 2007

16.3



B Trash Enclosure Elevations

SCALE: 1/8"=1'-0"

ATTACHMENT "A"

Standardized Notation link for Detail Landscape Plans

Site/Corridor Site Plan Number: 587

Development Area: _____

Total lot Area Square Footage: 28,762 S.F.

Minimum Landscaped Area Required 15% = 4,315 S.F.

Landscaped Area Provided 204 = 7,027 S.F.

Street Yard Area per Street Frontage 3,990 S.F.

Street Name: E. 95th Court South

Landscaped Area per Street Frontage (Street Yard)

Required: 2,100 S.F.

Provided: 5 Trees

Number of Trees per Street Yard

Required: 3 Trees

Number of Trees for Parking Areas

Required: 5 Trees

Provided: 5 Trees

LANDSCAPE PLAN CONFORMS TO THE CITY OF TULSA LANDSCAPE PLAN REQUIREMENTS.

LEGAL DESCRIPTION:

Tract 1R part of Lot 3, Block 1, 6600 Mingo Office Park, an Addition to the City



STAVA BUILDING CORPORATION
TULSA, OKLAHOMA 74113
FAX (918) 742-0000

ARCHITECT
MICHAEL F. DWYER
2300 Burt Road
Midwest, Tulsa, OK 74109
1-207-546-2346

The Dance Pointe
Tulsa, Oklahoma
9353 East 95th Court South

DATE: 04.04.2007
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

16.4

December 19, 2007

STAFF RECOMMENDATION

PUD-431-C: Detail Site Plan – Copper Oaks Office Park; 6321 E. 102nd St. S.; Lot 1, Block 1 – Copper Oaks Office Park; CS

The applicant is requesting approval of a detail site plan for Lot 1, Block 1, Copper Oaks Office Park. The proposed use, Use Unit 11, Offices, Studios and Support Services is in conformance with Development Standards of PUD-431-C.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided from two access points; one on the south from 102nd Street and a mutual access easement on the eastern portion of the lot with Lot 2, Block 1 – South Tulsa Baptist Church Extended (plat no. 6034). The site meets parking and landscape requirements per development standards and the Zoning Code, and a landscaped buffer is provided along the north and west boundary, and along lot frontages in conformance with PUD development standards and the Zoning Code.

The detail site plan is missing required sidewalks along the mutual access easement along the eastern boundary of the lot, and along South 102nd Streets as required by PUD development standards. However, staff did verify with the applicant that sidewalks will be added to the site plan, prior to approval by the TMAPC staff.

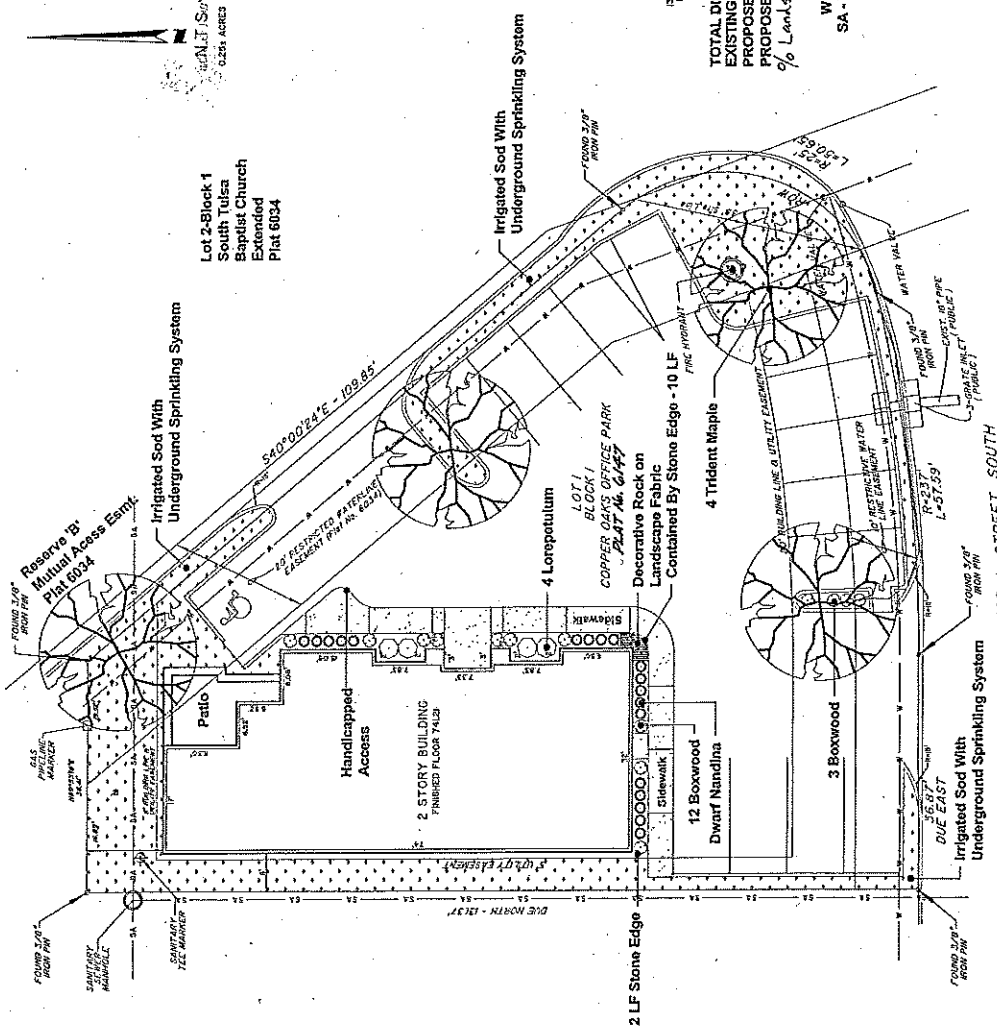
Therefore, staff recommends **APPROVAL** of detail plan for PUD-431-C - Copper Oaks Office Park subject to the following minor revisions to the detail site plan submitted: add sidewalks along east boundary of the PUD/mutual access easement with Lot 2. Block 1 – South Tulsa Baptist Church Extended (plat no. 6034) and along 102nd Street South

(Note: Detail site plan approval does not constitute landscape, lighting or sign plan approval.)

17.4



LANDSCAPE PLAN



NOTE:
ALL DIMENSIONS ARE TO
CENTERS UNLESS NOTED
FROM ARCHITECT DRAWINGS
PRIOR TO CONSTRUCTION.

Paul Allen
11/14/07



PARKING

REQUIRED
13 STANDARD
1 HANDICAP

TOTAL DISTURBED AREA - 10,960 S.F.
EXISTING IMPERVIOUS AREA - NONE
PROPOSED IMPERVIOUS AREA - 6,597 S.F.
PROPOSED IRRIGATED AREA - 2,500 S.F.
% LANDSCAPED AREA = 29% proposed

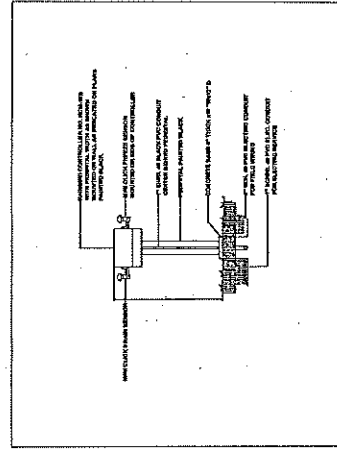
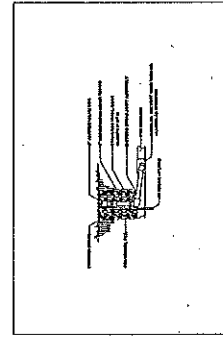
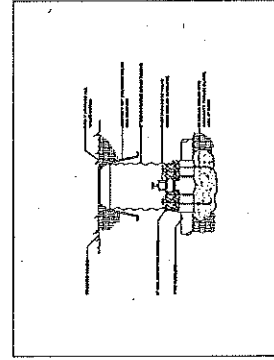
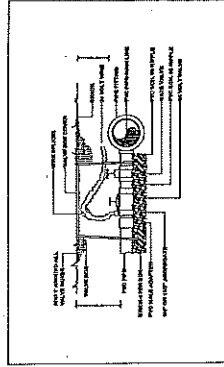
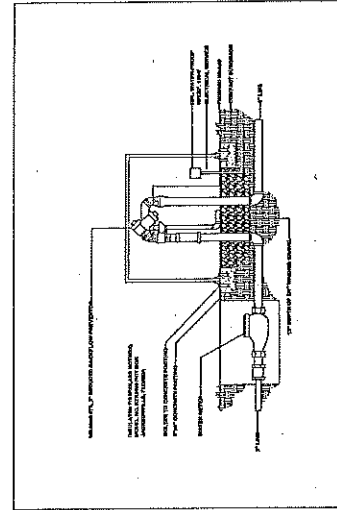
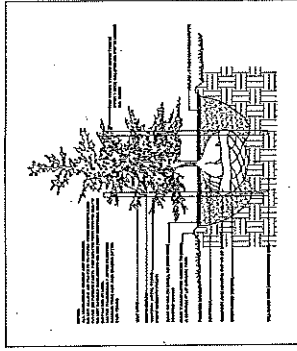
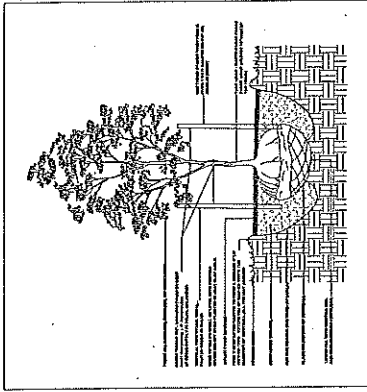
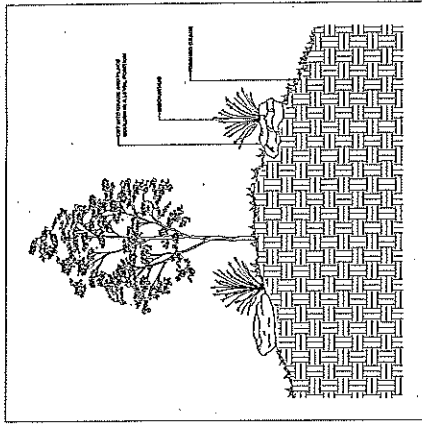
LEGEND

W - DENOTES WATER LINE
SA - DENOTES SANITARY SEWER

Prepared by: COV & ASSOCIATES, INC. - 7935 East 57th Street South - Tulsa, Oklahoma 74145 - Tel: (918) 664-3337

17.5

LANDSCAPE DETAILS

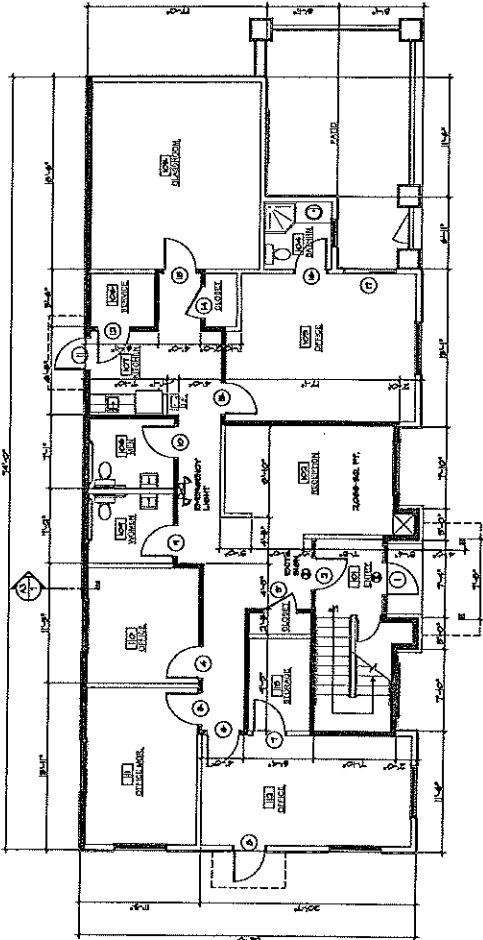


ALVIN L. MCCREARY ARCHITECT 2501 E. 81ST STREET, SUITE 200 TULSA, OK 74105 PHONE: (918) 744-2291 FAX: (918) 744-2201		LOT 1, BLOCK 1 TULSA, OKLAHOMA	
PROJECT NO. _____ DATE: 11/06/07		DATE: 07/07/07	
REVISIONS DATE: _____ REV. NO. _____ DESCRIPTION: _____		PAGE: AI OF: 5	

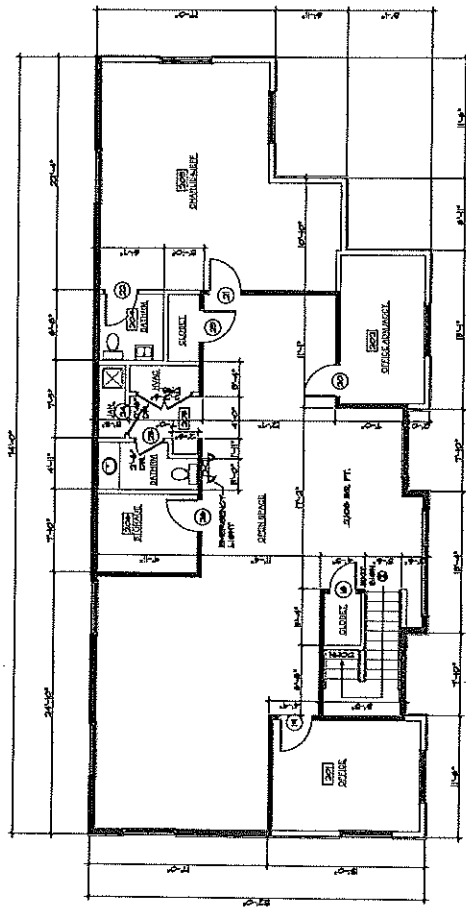
Copyright by Alvin L. McCreary & Associates. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system or transmitted in any form without the prior written consent of Alvin L. McCreary & Associates.



- NOTES:**
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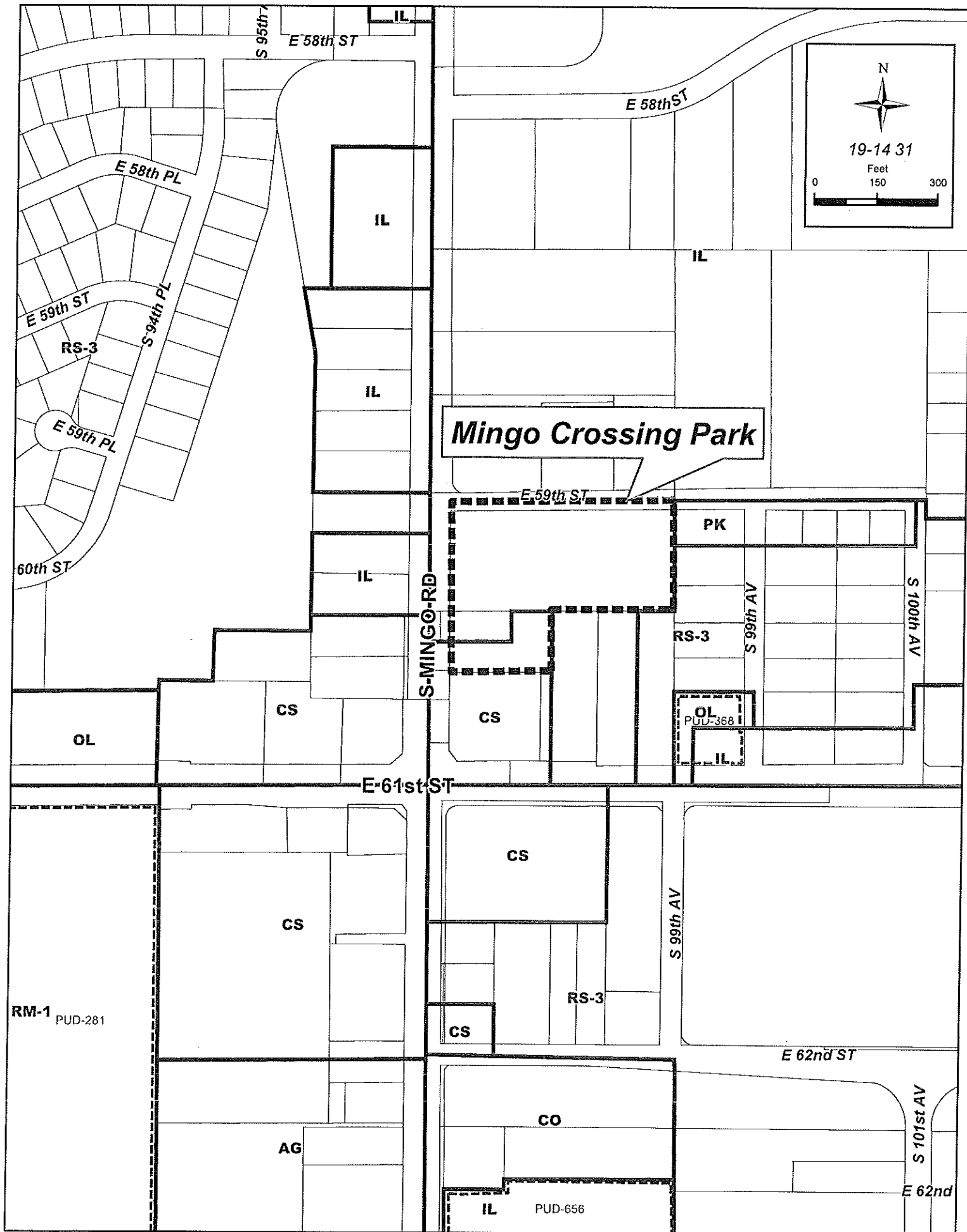


1 FIRST FLOOR PLAN
 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 1/8" = 1'-0"

17.7





MINOR SUBDIVISION PLAT

Mingo Crossing Park - (9431) (PD 18) (CD 5)

Southeast corner of East 59th Street South and Mingo Road

This plat consists of one lot, one block, on 4.87 acres.

The following issues were discussed November 15, 2007 and December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.
2. **Streets:** Show and dimension access and Limits of No Access along the arterial. Dedicate a 30-foot intersection radius per subdivision regulations and label as "Right-of-Way to be dedicated by this plat." Document the arterial right-of-way and label as South Mingo "Road". Show and document right-of-way along the north and label as "East 59th Street". Include a five-foot sidewalk along 59th Street per Subdivision Regulations (existing Mingo sidewalk). *At the 12/6/07 TAC meeting the Traffic Engineer handed out the following: Show and dimension "Limits of Access" along the Arterial. Dimensions of LNA and Access shall add up to the frontage (~377.50 feet). Dedicate a 30-foot intersection radius per subdivision regulations ("label as "right-of-way to be dedicated by this plat"), thus requiring additional lot dimensions. Verify that both the north and south half of the 59 Street right-of-way was platted by the "Bloss" Addition as your latest legal implies that you do not own the south half (previous legals included the south 25 feet to the centerline). Fill in the name of the arterial street with restricted access in Section I.H. Include standard language for dedication of public right-of-way in Section IA (revise the section title) due to the required intersection radius. Include a five-foot sidewalk along 59th Street per subdivision regulations. (Existing Mingo Sidewalk) Recommend Only A Preliminary Plat*
3. **Sewer:** No comment.
4. **Water:** Show the existing 12-inch and 36-inch water mains more clearly.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters have been received from the utility companies.
7. **Other: Fire:** No comment. **GIS:** No comment.

There were still several concerns about the Minor Subdivision plat at the time the staff report was prepared. We anticipate that these issues can be taken care of in time for the TMAPC meeting. Staff may, however, have to recommend a continuance of the plat at the meeting.

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 topography 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.

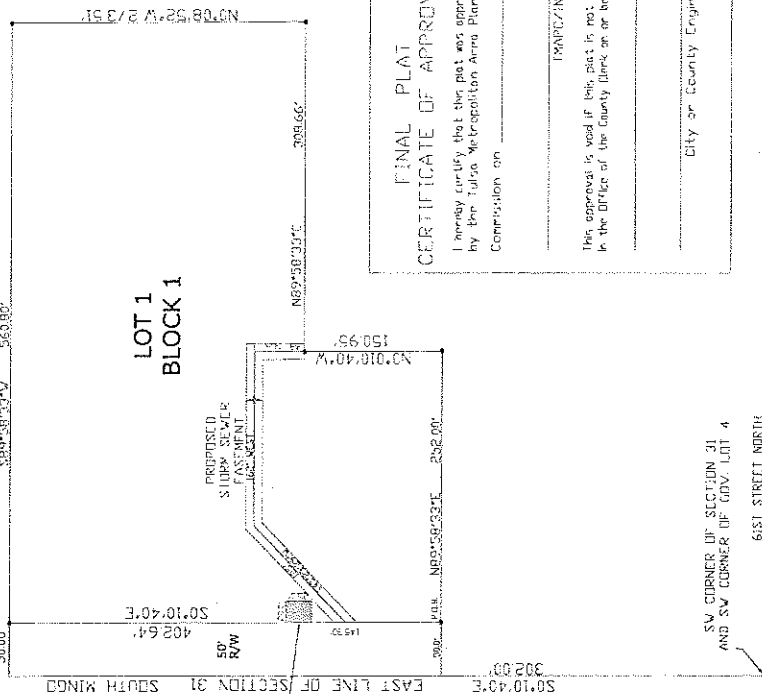
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or 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 therefor 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 therefor 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.

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, ss.: I, JAMES E. COUGHLIN, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10TH DAY OF SEPTEMBER, 1968.

JAMES E. COUGHLIN
County Clerk

LOCATION MAP
SUBDIVISION CONTAINS
1 LOT IN 3 BLOCKS
TOTAL AREA 4.17 ACRES
WE BECAME BACK FOR THIS PLAC
CE HINGD BEINGING



FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on

This approval is void if this plat is not filed in the Office of the County Clerk on or before

City or County Engineer

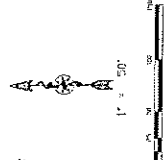
SW CORNER OF SECTION 31
AND SW CORNER OF TOW. LOT 4

DENKER/DEVELOPER
ROCKWALL HILL STATE OK LLC
DONG WEN KANG
F802 S. SHENKMAN
TULSA, OKLAHOMA 74133
TEL: 918-484-1991

ENGINEERING
ROGERI ENGINEERING & CONSULT. INC.
6008 S. INDUSTRIAL BLVD.
CHICAGO, ILL. 60629
312/353-7800-5000

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SUPPLY
LANDMARK SUPPLYING LLC
246 S. TAYLOR
PO BOX 1327
MUYON, OK. 74302
916-626-2804



WILLIS TOWNSEND
MAY 19 1894

[illegible]

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, THE UNDERSIGNED PARTIES HAVE CAUSED THIS CERTIFICATE OF INDICATION AND RESTRICTIVE COVENANTS TO BE EXECUTED THIS _____ DAY OF _____, 2007.

WITNESSES, JULIE STAMP, NK 100

TING WEN KANG, *patrick@*

REPORT OF THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 1922, PERSONALLY APPEARING

2 YEARS LAST APRIL: WINTER.

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ACKNOWLEDGMENTS

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[illegible][illegible][illegible]

CLERK OF COUNTY TREASURER

2. DOES THE RESEARCHER HAVE EXAMINED THE RELATIONSHIP BETWEEN THE VOLUME OF THE TONGUE AND THE ACCOMPANYING DIET AND FIND THAT ALL THE ABORIGINAL TRIBES HAVE BEEN EATEN IN THE SAME MANNER?

1007

2017年12月15日

[illegible]

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 4D: _____

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NOV 15 2007

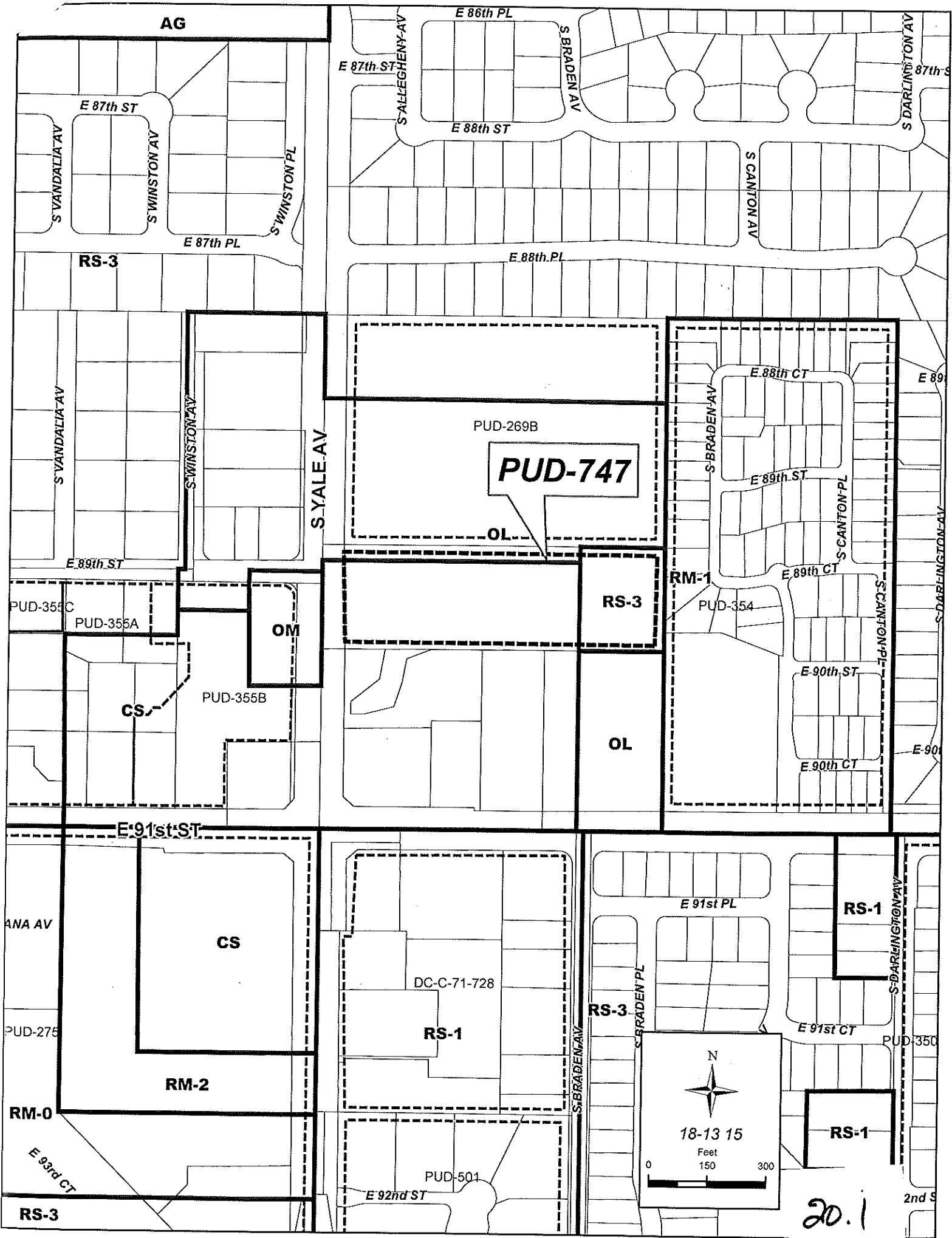
RECEIVED

OCT 24 2007

John M. Grogan, Attorney
Susan R. Hill, Clerk



John M. Grogan, Attorney
Susan R. Hill, Clerk

19.4



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**Penn
Office Park**
18-13 15
Feet
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PRELIMINARY SUBDIVISION PLAT

Penn Office Park - (8315) (PD 18) (CD 8)

North of the northeast corner of East 91st Street South and Yale Avenue

This plat consists of three lots, one block, on 4.96 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OL, CS, RS-3 with PUD 747 pending. The plat may need to be held until City Council approves the standards for the PUD. The western setback line needs to adhere to the PUD standards.
2. **Streets:** Locate and show 89th Street right-of-way on the west side of Yale per subdivision regulations. Align the 40-foot access with the existing 89th Street median opening (concept shows paving somewhat north of access limits). Include language in line #9 below Development C in Section II B describing who maintains the private roadway within the residential area. Provide for two outbound lanes (80-foot minimum length) at the main entry per PUD comments.
3. **Sewer:** Dimension the east and west lot line of Lot 1. The distance describing the western lot line of Lot 3 should be moved to the Lot 3 side of the lot line. The proposed retaining wall will not be allowed within the proposed utility easement. A sanitary sewer main extension will be required to serve Lot 3. The line must be positioned seven feet off the property line for an eleven-foot easement or 12.5 feet off the property line for a 17.5-foot easement. The line must be ductile iron pipe if it is under a paved driving surface.
4. **Water:** Route the proposed restricted waterline easement around the northwest corner of the building line of Lot 3. A water main extension is required.
5. **Storm Drainage:** Location map does not label properties to the north and south. Easements are discussed in the covenants but not shown on the face of plat. Paragraph 3 under drainage easements allows trees in the easement. Trees are not allowed. Reference to the south for PFPI 882 is incorrect. The PFPI is 822. Note that sidewalks are required on all streets per subdivision regulations. The retaining wall will not be allowed in the utility easement. Perhaps the utility easement could be reduced to 11 feet (since an 11-foot exists to the south) and the retaining wall moved to the north. Utility companies would have to approve the reduction.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** Parking spaces on the other lot have to be approved in the PUD or an approved variance will be necessary.

GIS: Add surveyor's e-mail address. Show location and names of all subdivisions within the mile section of the location map. Give a basis of bearing for this plat in addition to describing this basis of bearing please give this bearing in degrees, minutes and seconds. Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants.

Staff recommends a continuance of the plat so that the Council can approve standards for this PUD development before Preliminary Plat approval.

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 topography 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 therefor 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 therefor 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.

Penn Office Park

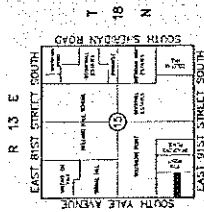
PUD 747

Penn Office Park

PART OF THE 2 1/2 OF THE SW/4 OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

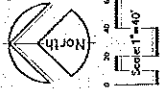
OWNER:
DBS Properties, LLC.
AN OKLAHOMA LIMITED LIABILITY COMPANY
9175 South Yale Avenue
Tulsa, Oklahoma 74137
918-392-2473

SURVEYORS:
Tanner Consulting, LLC.
DAN E. TANNER, P.L.S., 1425
OKLAHOMA AVE., SUITE 200
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9925

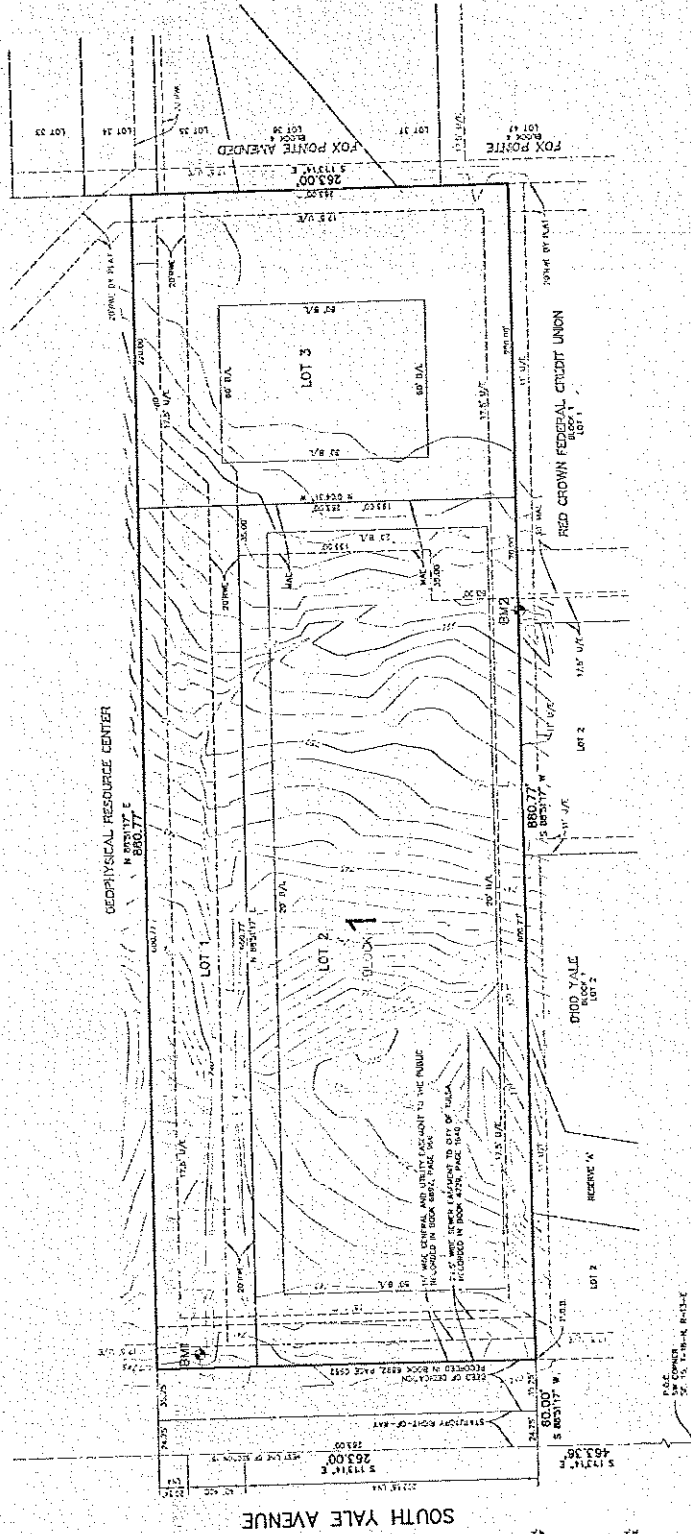


Location Map
SCALE: 1"=200'

SURVEYING CONTINUED
THREEZED LOTS IN ONE(1) BLOCK
GROSS DIMENSIONS ARE: 140' X 100'



ALL ACCESS MEASUREMENTS
WAS TAKEN BY TANNER CONSULTING, LLC
AND A MEASUREMENT WAS TAKEN
AND A MEASUREMENT WAS TAKEN
AND A MEASUREMENT WAS TAKEN



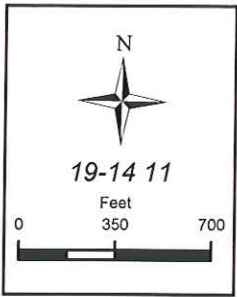
Benchmark 14
CORNER OF N. 13TH ST. & E. 13TH ST.
ELEVATION: 745.10' (HARD COPY)

Benchmark 24
CORNER OF N. 13TH ST. & E. 13TH ST.
ELEVATION: 745.10' (HARD COPY)

DATE OF PREPARATION: NOVEMBER 15, 2007

RECEIVED
NOV 15 2007
Tulsa County Jail
Planning Commission
Penn Office Park
SHEET 1 OF 2

20.6



AG

RS-3

AG

CS

OL

E 11th ST

CS

E 12th ST

PUD-737

E 12th ST

RS-3

E 13th ST

S 157th AV

RS-3

RS-1

E 13th ST

Stratford Ridge

E 14th ST

E 15th ST

RD

E 15th ST

AG

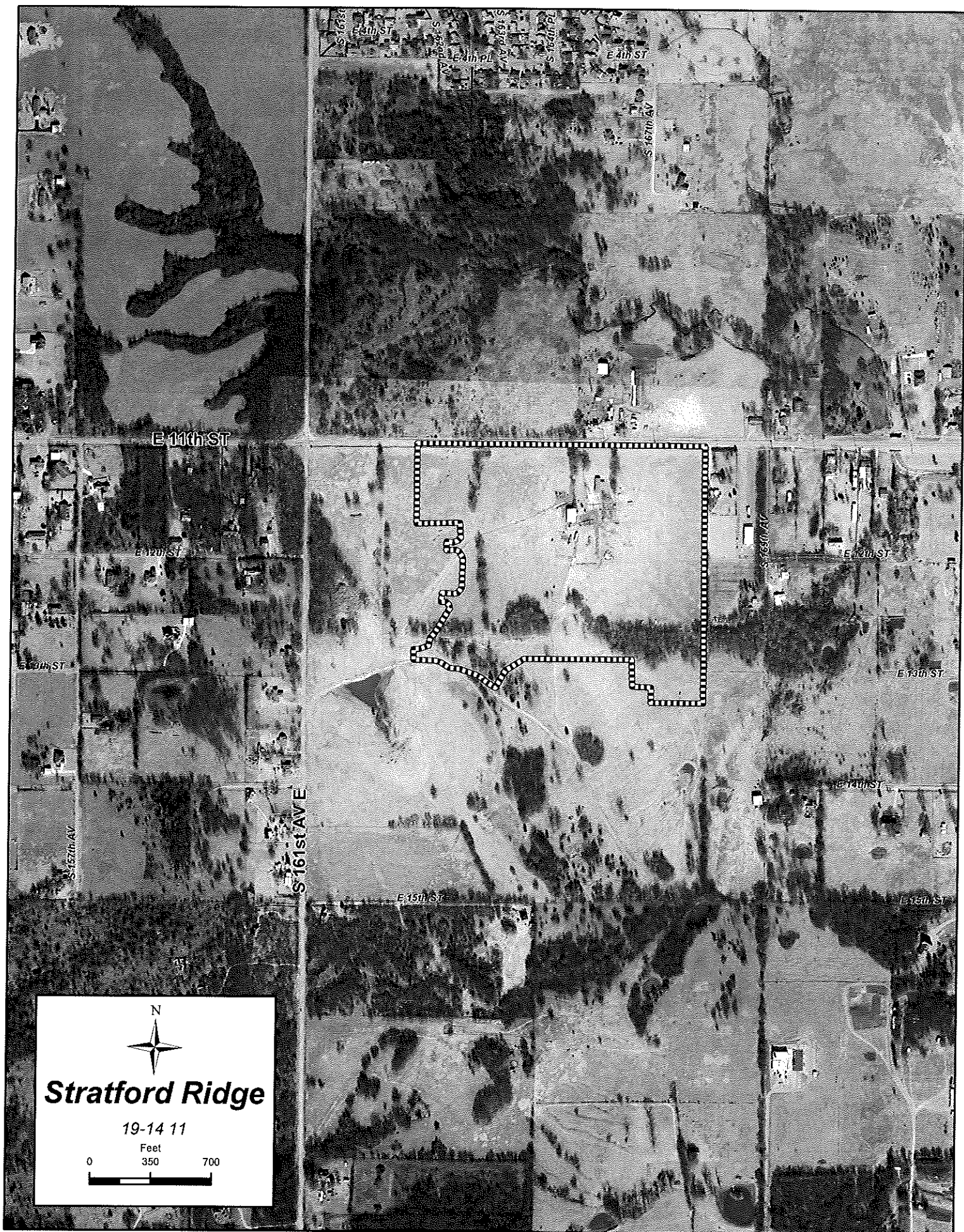
S 161st AVE

AG

RD

RE

21.1



PRELIMINARY SUBDIVISION PLAT

Stratford Ridge - (9411) (PD 17) (CD 6)

East of the southeast corner of East 11th Street South and 161st East Avenue

This plat consists of 158 lots, eight blocks, on 43.01 acres.

The following issues were discussed December 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD-737. All PUD conditions must be followed and described in the covenants. This is phase one for this development.
2. **Streets:** Radius curves C10 and C11 must be a minimum of 30 feet. Label both accesses as "75 feet with median". No objection to the short section of 164 East Avenue as proposed, but for future phases, please note the PUD comment that a physical break in the long continuous street may be required. In the description under the title, please modify some of the wording.
3. **Sewer:** The rear easements in Lots 20 and 21, Block 7, are not adequate to support the required sanitary sewer extension. A 15-foot easement width is the minimum acceptable for sanitary sewer. If the 17.5-foot easement by separate instrument along the east boundary has already been filed, then you must provide the document number for the filed easement. If it has not been filed, then omit the term "general" from the easement. Add another note describing the easement at the north end of the easement. Add "& U/E" to the face of the plat description for the reserve areas. Add language to the covenants for Reserve D concerning the sanitary sewer lift station. In Section I.3.5, the City of Tulsa would also like to have authority to enforce the covenants. Sewer must be extended to serve Lots 20 and 21, Block 7. An all weather road that will support fire trucks must be provided for access to the lift station. Provide a manhole outside the lift station to connect the sewer line from the development to the lift station inflow line. The line into the lift station can not be revised without approval from Engineering Wastewater Design. Natural gas, electricity, and water must be provided to the lift station. A collateral payment of \$3,100.00/acre must be provided before the Final Draft Plat can be approve to meet requirements of RFA #25477.
4. **Water:** A water main extension is required.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. Label the point of commencement and the point of beginning. East 12th Place should be changed to East 12th Street South. Correct suffixes for several street names. Location map needs to label the NW 1/4 as unplatted. Subdivision

regulations require that addresses be provided for all residential lots. The lift station also needs an address. Please use language found on the website. Some examples of errors are the use of General in the title of 1.1.; paragraph 1.1 should end with the words "...that do not constitute obstructions"; paragraph 1.3.5 refers to Broken Arrow; language for the reserves is not provided.

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 topography 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.

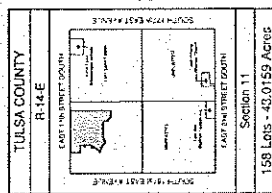
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department 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.

Preliminary Plat
Planned Unit Development No. 737

An Addition to the City of Tulsa, being a subdivision of a part of the NW/4 and a part of the Section 11, Township 19 North, Range 14 East, Tulsa County, State of Oklahoma

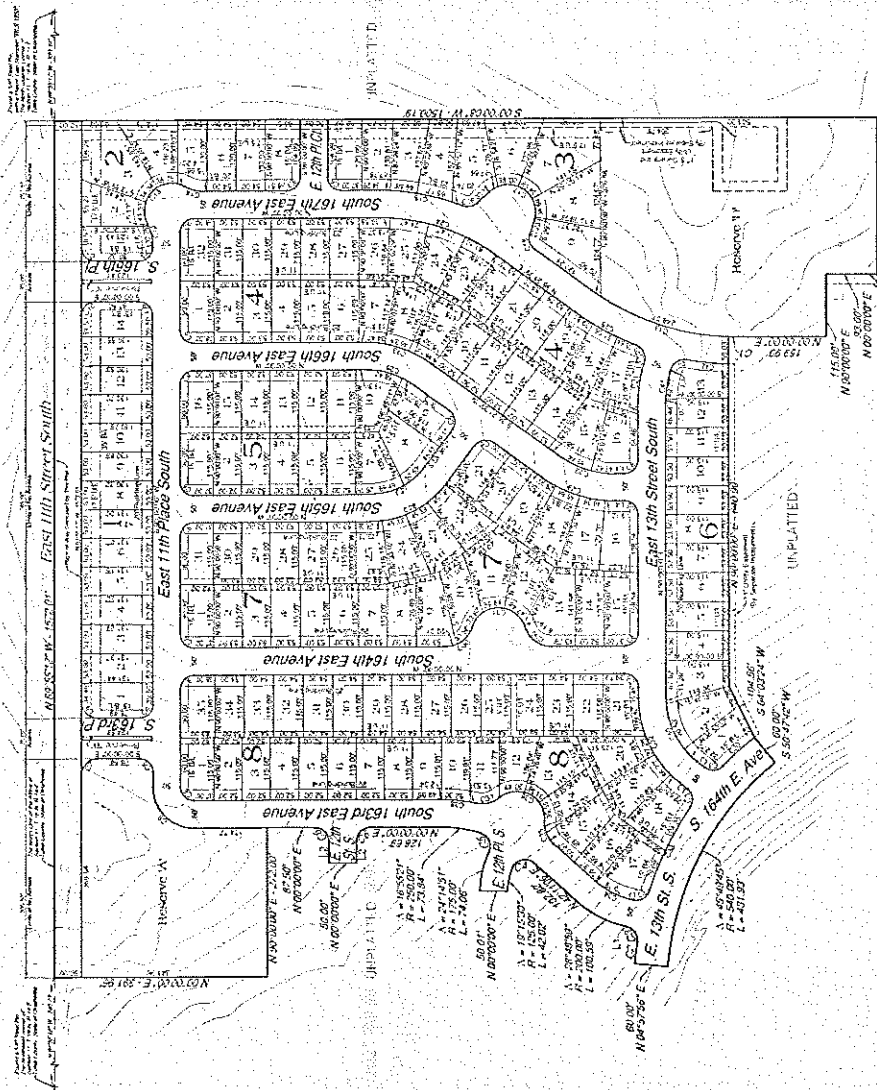
OWNER / DEVELOPER
Siratford Ridge, LLC
6314 East 20th Street
Tulsa, Oklahoma 74137
918.664.2600

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.



RECEIVED
AUG 15 1964
CIVIL RIGHTS DIVISION
U.S. DEPARTMENT OF JUSTICE

Stratford Ridge
Date 11/15/2007 Sheet 1 of 3



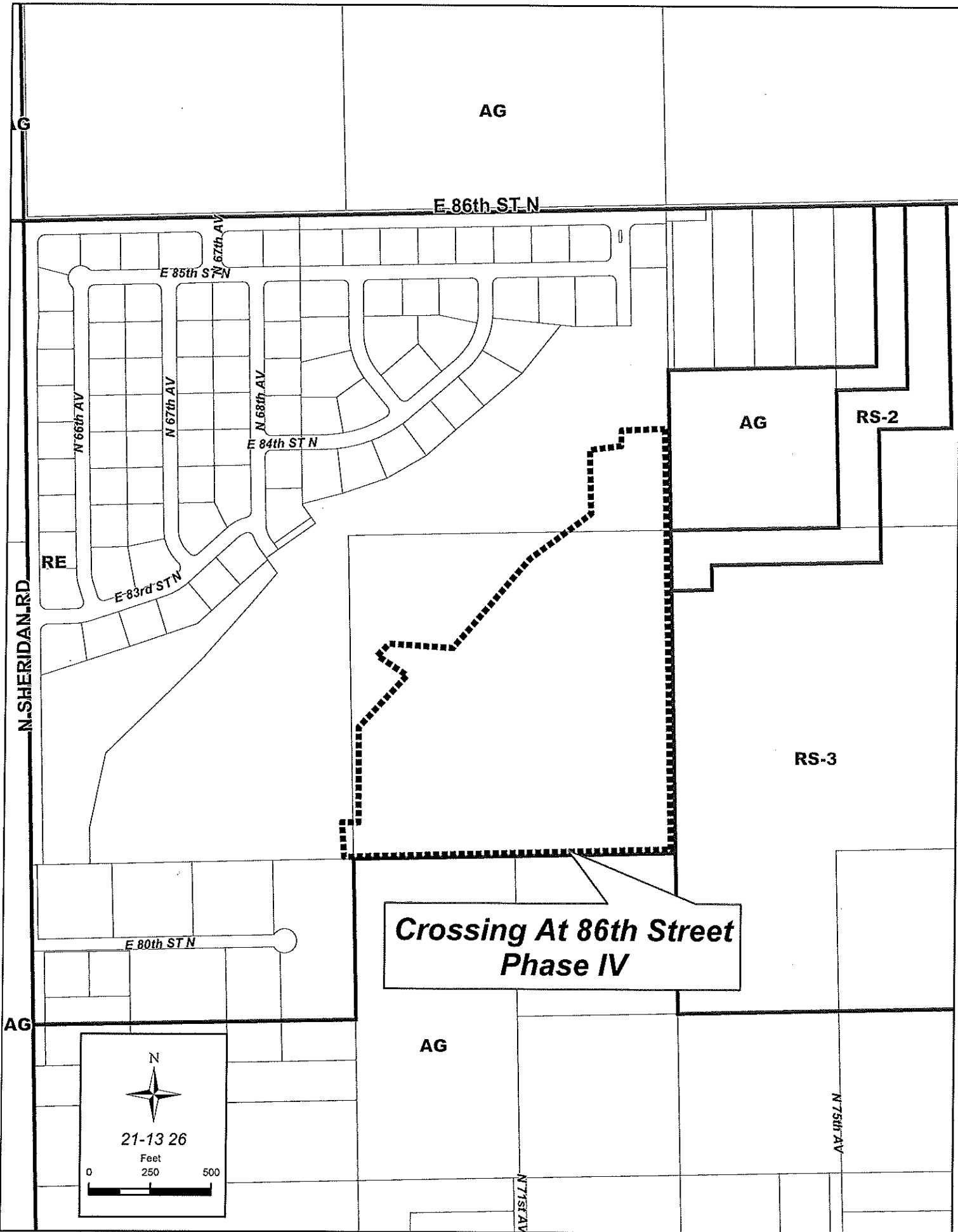
Plat No.

INTENT TO FILE CRIMINAL
COMPLAINT IN FLA
JAN 1986

Discussion

[illegible]

216



AG

E. 86th ST. N.

E. 85th ST. N.

N. 66th AV.

N. 67th AV.

N. 68th AV.

E. 84th ST. N.

E. 83rd ST. N.

RE

AG

RS-2

RS-3

**Crossing At 86th Street
Phase IV**



21-13 26

Feet

0

250

500

AG

N. 75th AV.

N. 75th AV.

22.1



**Crossing At 86th Street
Phase IV**

21-13 26

Feet
0 250 500

PRELIMINARY SUBDIVISION PLAT

Crossing at 86th Street Phase IV - (1326) (County)

South and east of the southeast corner of East 86th Street North and Sheridan Road

This plat consists of 42 lots, four blocks, on 35.9 acres.

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

1. **Zoning:** The property is zoned AG with RE pending. A release letter will be required from the appropriate Fire Department providing service.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** No comment. **GIS:** Add surveyor's e-mail address. Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants. Dimension the east and south lot lines of Reserve A. **County Engineer:** Check bearing for 62.45-foot distance in description on face of plat and in covenants. Complete location map (school on 76th Street). Change N. 72nd E. Ave to N. 72nd E. Ave. Street names and addresses on face of plat, as provided by E911. Dimension Reserve A. Section 1.5 – LNA refers to Aspen Street. With no limits on access in this phase, this section could be deleted, or corrected to reflect Tulsa County. Stub streets per approval of County Engineer.

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 County Engineer must be taken care of to his 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 topography 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 therefor 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 therefor 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.

AG

AG

E 86th ST N

L-20159

E 85th ST N

N 67th AV

N SHERIDAN RD

N 66th AV

N 67th AV

N 68th AV

E 84th ST N

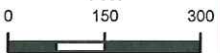
RE

E 83rd STN



21-13 26

Feet



E 86th ST N

SUBJECT
TRACT

E 85th ST N

N SHERIDAN RD

N 66th AV

N 67th AV



L-20159

21-13 26

Feet

0 75 150

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

December 19, 2007 (Continued from December 5, 2007)

L-20159 White Surveying (1326) (RE) (County)
8470 North 66th East Avenue

The proposal is to split a small parcel off Tract 1 and tie it to Tract 2 because of a building encroachment. The proposed tracts will not meet the RE bulk and area requirements which will be considered by the County Board of Adjustment at their public hearing on December 18, 2007.

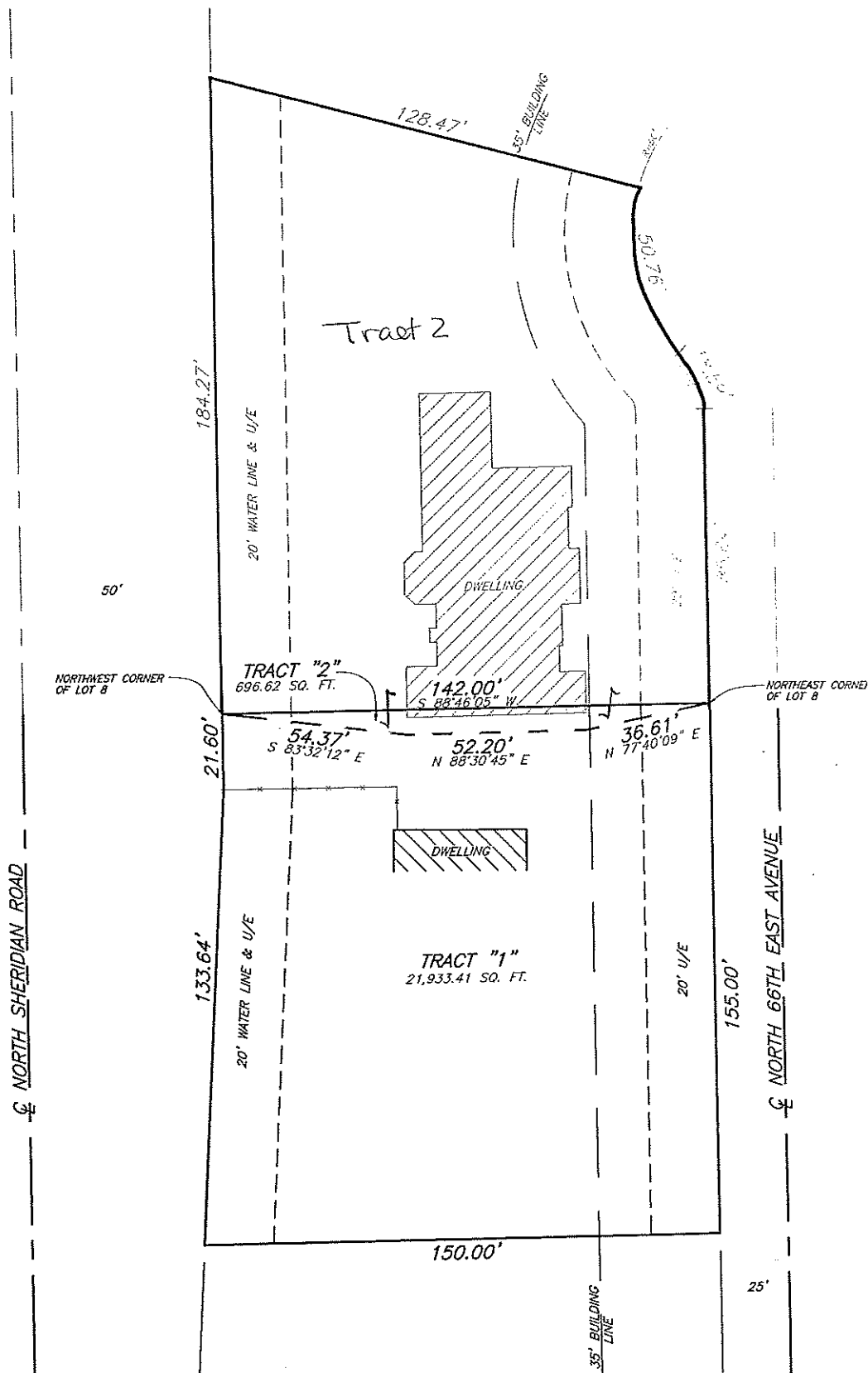
Because both tracts would have four side lot lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their November 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, subject to the County Board of Adjustment approving the necessary variances and subject to the split-off parcel being tied to Tract 2.

Existing

Proposed



23.4

↑ N

PUD-483

CS

S 31st AV

W 58th ST

RS-3

L-20173

W 59th ST

RS

CS

S 33rd AV-W

S 32nd AV

S 31st AV

OL

CS

W 61st ST

CS

RS-3

W 61st PL

24.1

PUD-159

RM-1



19-12 34

Feet

0 100 200



S 34th AV



S 31st AV

W 58th ST

W 59th ST

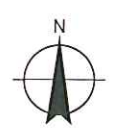
S 32nd AV

S 31st AV

S 33rd AV W

W 61st ST

W 61st PL



19-12 34

L-20173

Feet

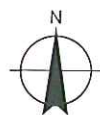
0 100 200

24.2

W 59th ST

S 33rd AV W

S 32nd AV



19-12 34

L-20173

Feet

0 50 100



24.3

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

December 19, 2007

L-20173 Robert McGuire (9234) (RS-3) (PD 8) (CD 2)
5902 South 32nd West Avenue

The proposal is to split off the rear portion of three adjoining lots (Tracts A, B, and C) to tie to the adjacent church property (Tract 4) for additional parking spaces. The City Board of Adjustment approved a number of variances on November 13, 2007. Single-family dwellings will be built on Tracts 1, 2 and 3.

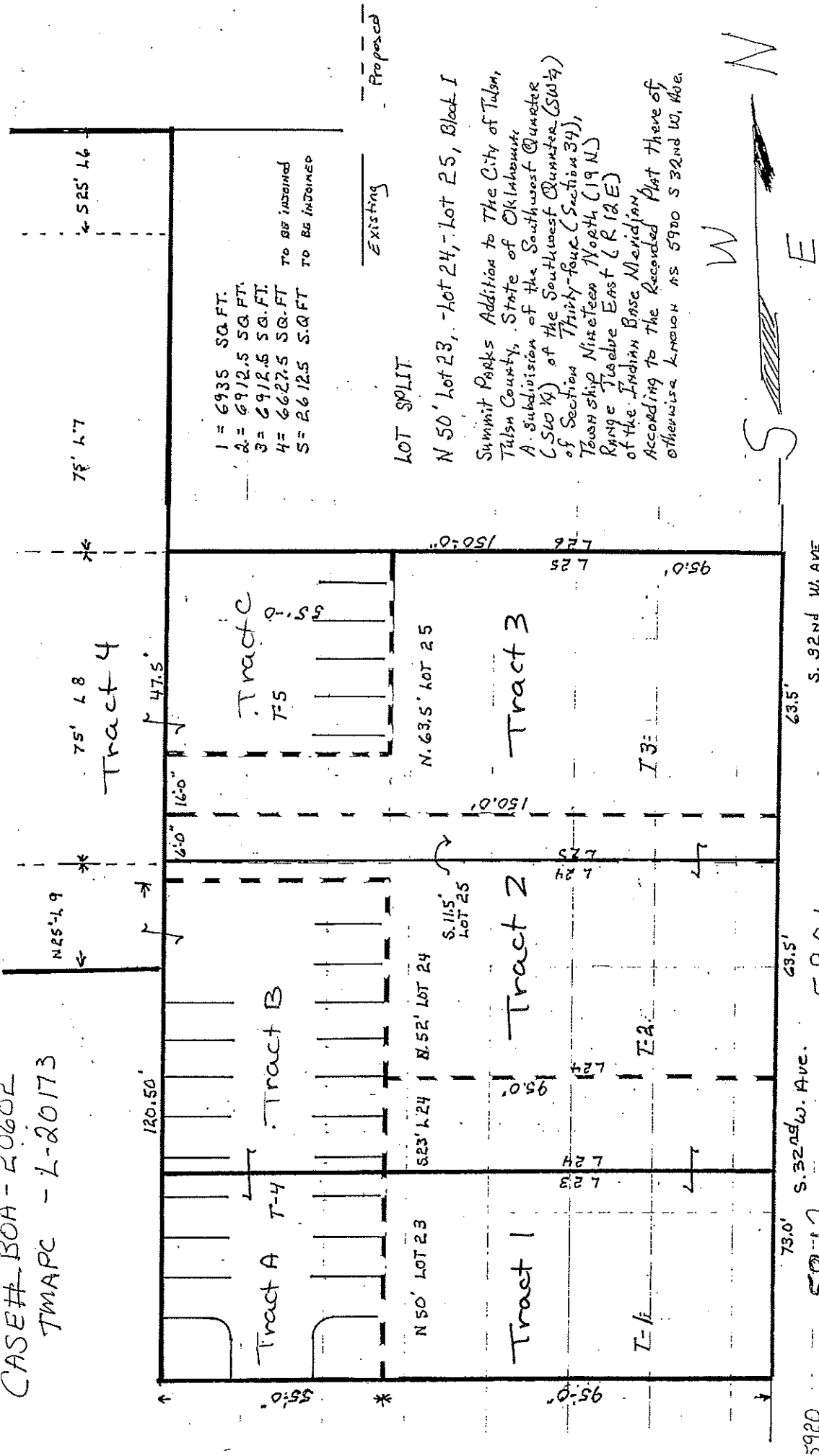
The sanitary sewer main line runs along the rear of the subject property. In order for Tracts 2 and 3 to abut that main line, panhandle lots were created. Sewer service for Tract 1 will be obtained by boring under 32nd West Avenue.

Because two of the resulting residential tracts will have more than three side lot-lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Committee expressed no concerns at their December 6, 2007, meeting.

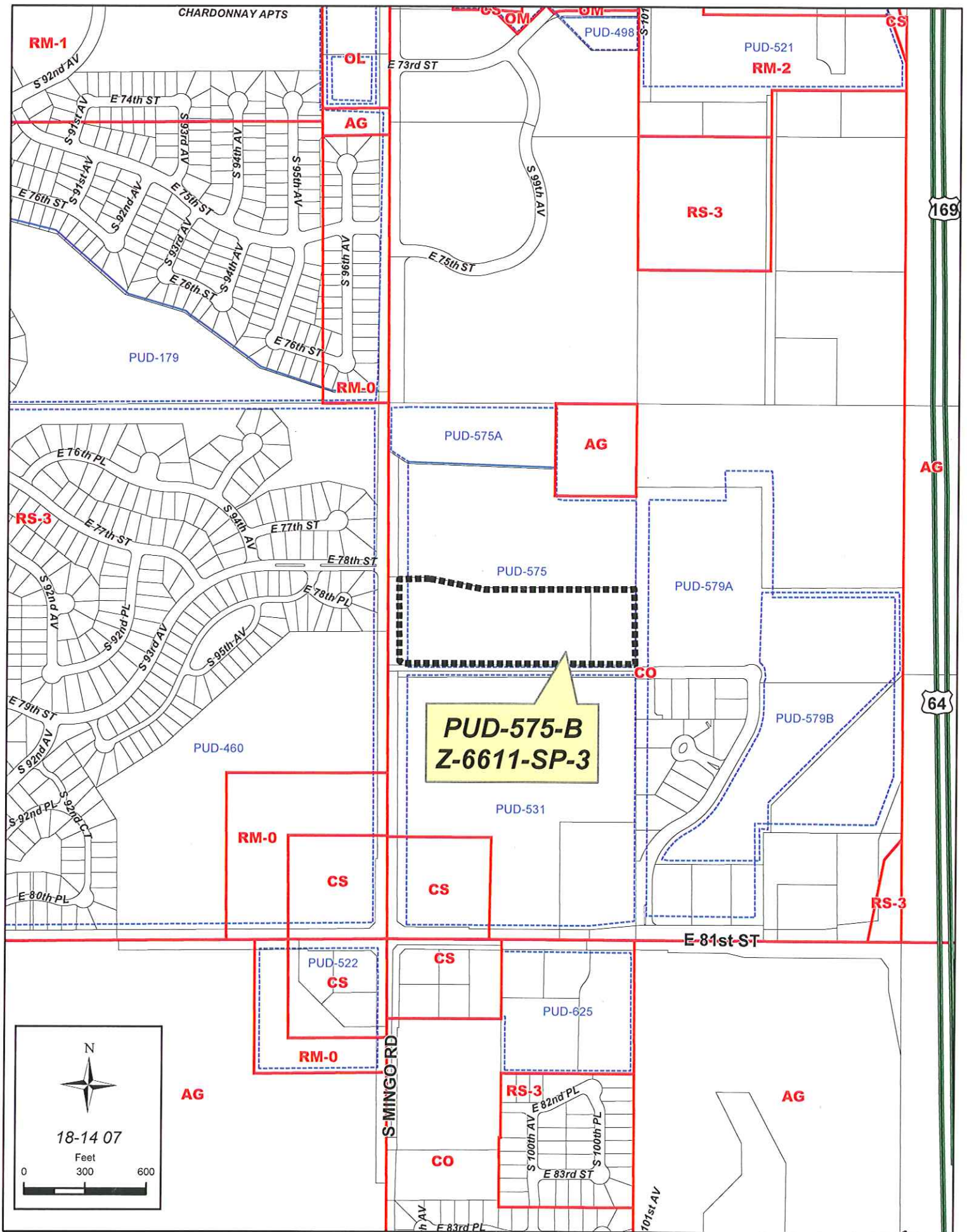
The proposed uses are a good compromise between the church and the surrounding neighborhood. Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split, subject to the split-off parcels being tied to the adjacent church property.

CASE# BOA - 20602
 TMAPC - L-20173



32nd West Avenue

24.5



25.1

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6111-SP-3/PUD-575-B

TRS 8407

Atlas 1266

CZM 54

PD-18 CD-8

TMAPC Hearing Date: December 19, 2007

Applicant: Sack and Associates, Inc./Ted Sack

Tract Size: 11± acres

ADDRESS/GENERAL LOCATION: Northeast corner of South Mingo Road and South 79th Street

EXISTING ZONING: CO-PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19164 dated December 31, 1997, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Office/childcare

RELEVANT ZONING HISTORY:

Z-6333-SP-4/PUD-579-B December 2006: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 16.63± acre tract of land to add hotel, motel and recreation facility uses, within Development Area B; more specifically Lot 4, Block 1, Tall Grass, on property located north of the northeast corner of East 81st Street South and South 101st East Avenue.

Z-6333-SP-3 November 2006: All concurred in approval for a proposed Corridor Site Plan for a City Park on a 20+ acre tract per staff comments on property located northeast of the northeast corner of South Mingo Road and East 79th Street South.

PUD-579-A-1 January 2002: The TMAPC approved a Minor Amendment to PUD to amend Development Areas subject to conditions of staff recommendation.

Z-6611-SP-2/PUD-575-A December 2001: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6735/Z-6735-SP-1/PUD-625 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, located east of the southeast corner of East 81st Street and South Mingo Road, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation.

Z-4900-SP-4 June 1999: All concurred in approval of a proposed Corridor Site Plan on a 12.7 acre tract for a 184 unit multi-family complex on property located on the southeast corner of South Mingo Road and East 75th Street South.

BOA-18387 April 27, 1999: The Board of Adjustment approved a Variance of the required internal collector service street access into a CO zoned development allowing access to the subject tract directly from South Mingo Road on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6281/PUD-460 March 1990: All concurred in approval of a request for rezoning a 150+ acre tract of land from AG to RS-3/RM-0/CS/PUD for a commercial, office, multifamily and single-family development on property located northwest corner of East 81st Street South and South Mingo Road and west of subject property.

Z-6333-SP-2/PUD-579-A February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway and abutting subject property to the east.

Z-6333-SP-1/PUD-579 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of E. 81st Street S. at the Mingo Valley to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment.

Z-6611/PUD-575 December 1997: All concurred in approval of a request to rezone a 32.8-acre tract which included the subject property, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¼ mile north of the northeast corner of East 81st Street and South Mingo Road, and the subject property.

PUD-531 April 1995: All concurred in approval of a proposed Major Amendment on a 36.8 acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road and abutting south of subject property.

Z-6470/PUD-522 January 1995: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RM-0/CS/PUD for a shopping center on property located on the southwest corner of East 81st Street South and South Mingo Road.

Z-4900-SP-3 November 1985: All concurred in approval of a Corridor Site Plan and detail landscape plan to permit a courier/mail service with a 37,400 square foot building per conditions.

Z-4900-SP-2 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 12 acre tract for 276 multifamily dwellings on property located south of southeast corner of East 71st Street and Mingo Road.

Z-4900-SP-1 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 16.6 acre tract for multi family dwellings on property located south of southeast corner of 71st Street and Mingo Road.

PUD-179-I June 1982: All concurred in approval of a proposed Major Amendment to PUD-179 on a 102+ acre tract of land that would revise the six development area boundary lines and densities originally approved in the Major Amendment PUD-179-F for a maximum 1,748 dwelling units, located on the south side of East 71st Street South and West of South Mingo Road.

PUD-179 July 1975: All concurred in approval of a proposed Planned Unit Development on a 257+ acre tract of land for 53 acres of commercial/office, 65 acres single-family, 33 acres for water retention, 85 acres for multifamily and an additional 8 acres on the southwest corner of 71st Street and Mingo Road with offices, located on the southeast corner of East 71st Street South and South Memorial Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11± acres in size and is located northeast corner of South Mingo Road and South 79th Street. The property appears to be vacant and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary Arterial	100'	2
South 79 th Street	Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by office, zoned CO/PUD-579-A; on the north by multifamily uses (Estancia), zoned CO/PUD-575; and on the west by commercial and residential uses, zoned CS/RM-O/RS-3/PUD-460; on the south by vacant, zoned CS/CO/PUD-531.

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 to low intensity. According to the Zoning Matrix adding the requested use units to the existing approved zoning is in accord with the Plan.

STAFF RECOMMENDATION:

The site comprises 32.8 acres located in the east side of South Mingo Road, 1,320 feet north of East 81st Street South. The site is within an expressway corridor designated by the District 18 Comprehensive Plan and extends from South Mingo Road eastward to the Mingo Valley Expressway.

The 7600 Fairfield Planned Unit Development and Corridor District Site Plan were approved by the Tulsa City Council in January 2000 as recommended by the Tulsa Metropolitan Area Planning Commission on December 4, 1997.

The Fairfield Planned Unit Development and Corridor District Site Plan as approved consisted of two development areas. Development Area A, 25.88 net acres permits multifamily development. Since the time of PUD approval the northern portion of Development Area A (14.32 acres) has been developed as the multifamily development 'Estancia', designated herein as Development Area A-2 (see applicant's exhibit B).

The applicant is now proposing to amend the PUD and Corridor District Site Plan to allow Use Unit 5 - Community Services and Similar Uses and Use Unit 11 - Office, Studios and Support Services in addition to the permitted Use Unit 8 - Multifamily and Similar Uses in the remaining undeveloped portion of Area A, now designated as Development Area A-1 and described as 7900 Mingo (see applicant's exhibit B). The proposed Development Area A-1 would include an assisted living facility, office buildings and a clinic/school-child care (see applicants exhibit A-2).

PUD 575-B comprised Development Area A-1 of 7600 Fairfield will be re-platted as a single subdivision known as 7900 Mingo.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD 575-B/Z-6611-SP-3 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 575-B/Z-6611-SP-3 subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area A-1

Gross Area	12.0953 acres
Net Area	10.7581 acres
Permitted Uses	Multifamily dwellings including Assisted Living Facility and uses customarily accessory thereto; Community Services and Similar Uses including childcare/school; Offices, Studios and Support Services.
Maximum Number of Dwelling Units	30 dwelling units/acre
Maximum Floor to Area Ratio for Use Units 5 and 11	1.25
Maximum land coverage of Use Units 5 and 11	30%
Minimum Livability Space per Dwelling Unit For Use Unit 8	200 square feet
Maximum Building Height	45 feet not to exceed three stories
Minimum building setbacks	
From the centerline Mingo Road	85 feet
From the north boundary of Development Area A-2	11 feet
From the east boundary of Development Area A-2	11 feet
From the centerline 79 th East Ave.	55 feet
Other Bulk and Area Requirements Use units 5 and 11	As established within CO district
Bulk and Area Requirements for Use Unit 8	As established within the RM-2 district

Parking Requirements

Per Zoning Code
Standards for Use Units 5,
8 and 11

Pedestrian Circulation

A pedestrian circulation plan shall be required for detail site plan approval that includes the following:

- (a) Sidewalks along the east side of Mingo Road and the north side of 79th East Avenue;
- (b) Pedestrian walkways through parking lot(s); a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Site Lighting

All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height if within 150 feet of any existing or planned residential area and all such lights shall be set back at least 25 feet from such residential areas abutting the PUD. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Signs

As permitted by the
Planned Unit Development
Chapter of the Zoning
Code

- 3. No zoning clearance or building 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 development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer

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. 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.
10. 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.
11. Platting Requirement: No building permit shall be issued until the requirements of Section 1107-F 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.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. 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.
14. 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.
15. 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 12/6/07:

General: No comments.

Water: A water main extension and 20' of 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 the distance requirement shall be 600 feet.

Stormwater: Tulsa regulatory floodplain exists on the property.

Wastewater: Excess Capacity Fees of \$1,128.03/acre and Broken Arrow System Development Fees of \$700.00/acre must be paid prior to Plat approval. All proposed lots must have access to the sanitary sewer system.

Transportation: No comments.

Traffic: Provide for a North-South Mutual Access Easement along the west side of Lot-2.

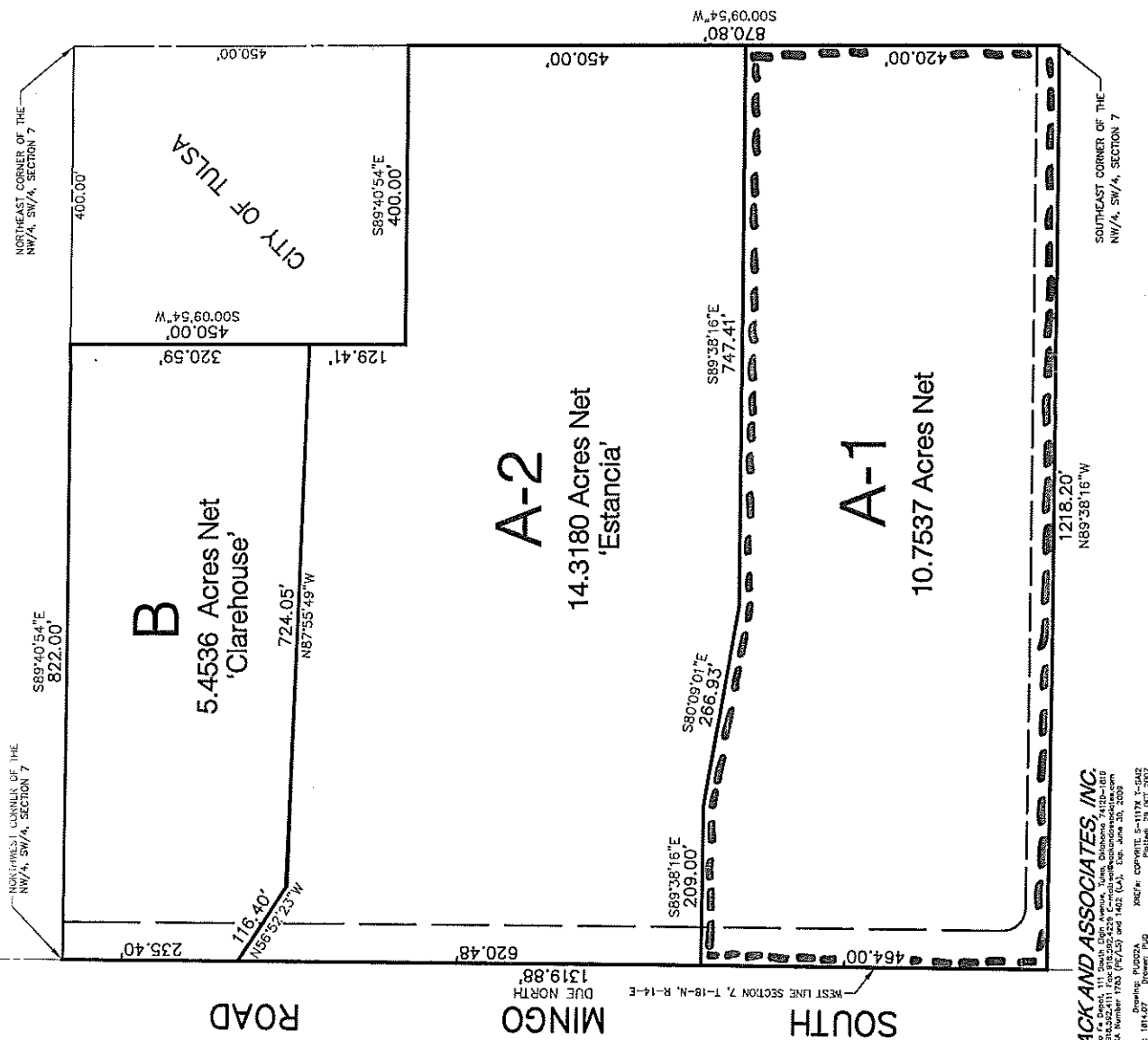
GIS: No comments.

Street Addressing: No comments.

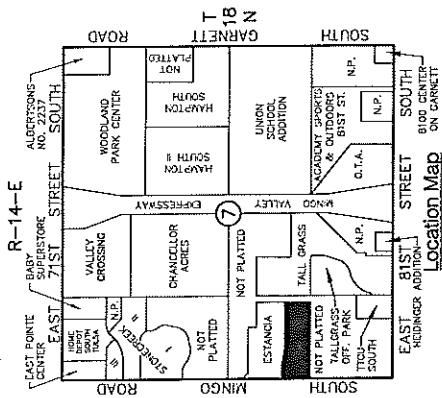
County Engineer: No comments.

12/19/07

25.10



SACK AND ASSOCIATES, INC.
Surveyors
111 South 13th Avenue, Suite 100, Oklahoma City, Oklahoma 73102-1818
Phone: (405) 555-1111 Fax: (405) 555-1112
E-mail: info@sackandassoc.com
OS Number 1783 (R/L) and 1425 (L/A), Exp. June 30, 2009
Project: 7071 AND MINGO-A
Drawn: GDU
Checked: GDU
Date: 11/13/07
Title: 1844.07 Drawn: PUG
Plotted: 28 OCT 2007

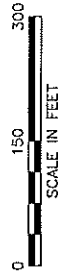
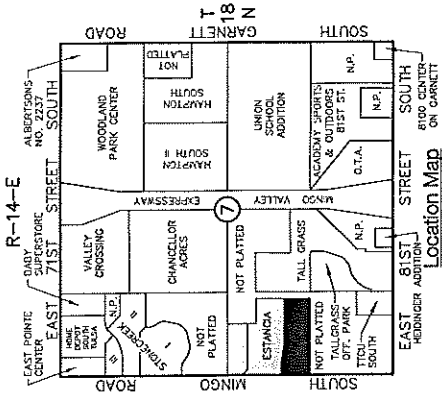


7900 Mingo

Development Area Map

EXHIBIT 'B'

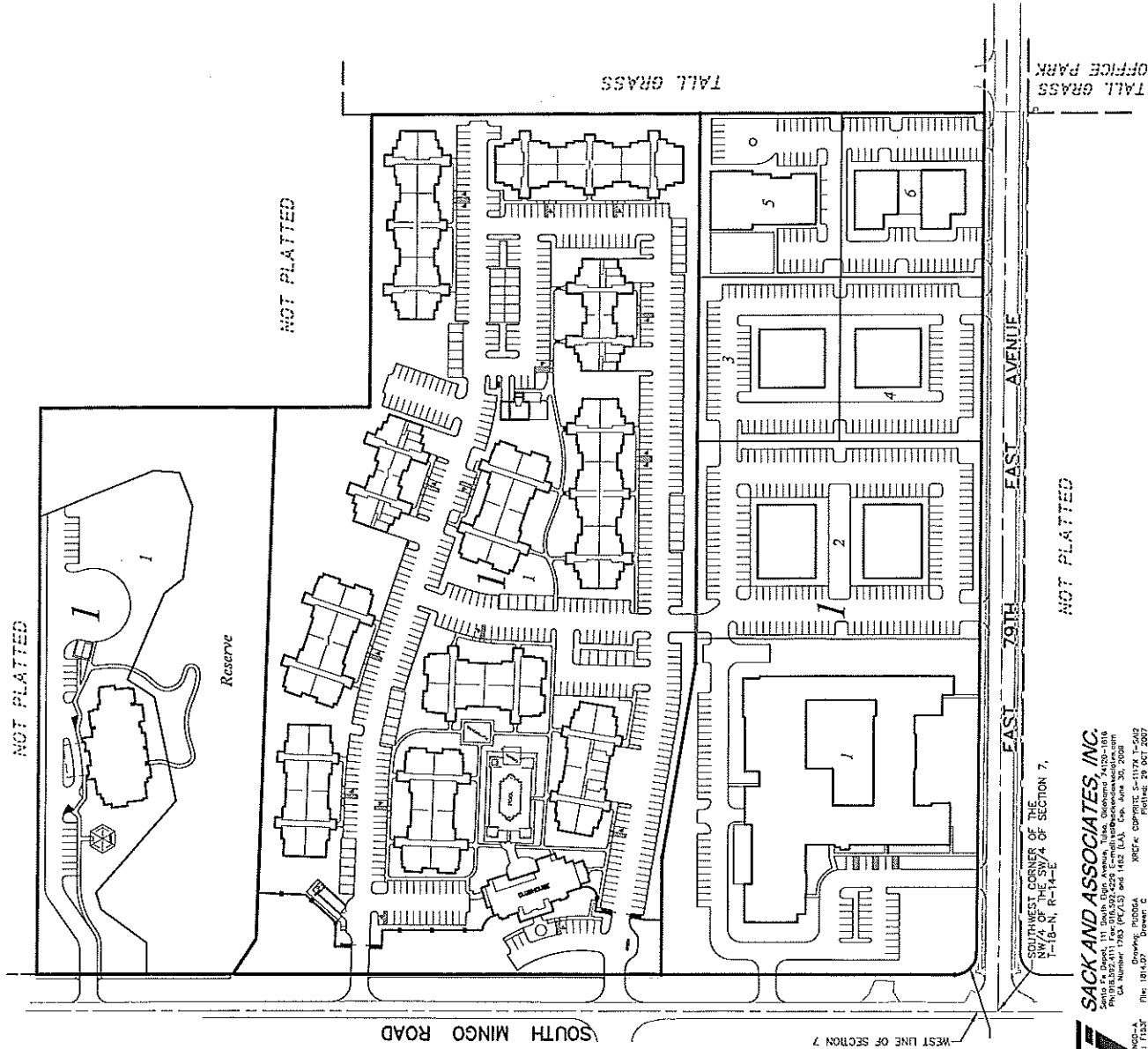
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-4411 SP-3



7900 Mingo

Conceptual Illustration
EXHIBIT 'A-1'

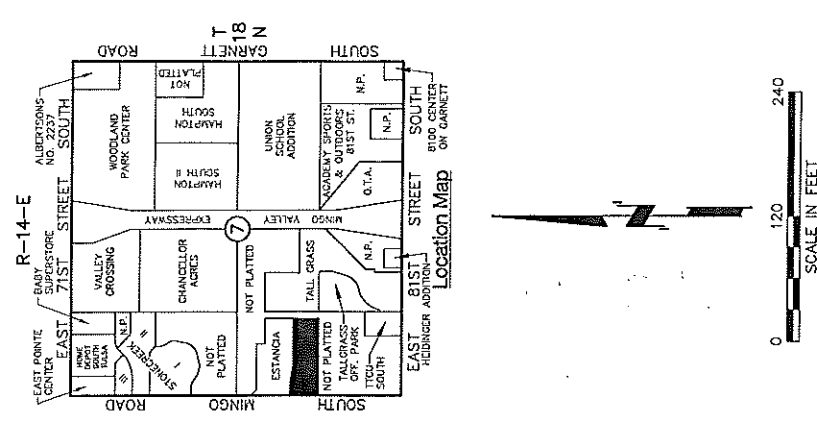
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-441-SP-3



SACK AND ASSOCIATES, INC.
Sack & Associates, Inc.
111 South Orange Avenue, Suite 200
Orange, CA 92667
Phone: 714.941.1111
Fax: 714.941.1112
www.sackandassociates.com



25.11



Legend:

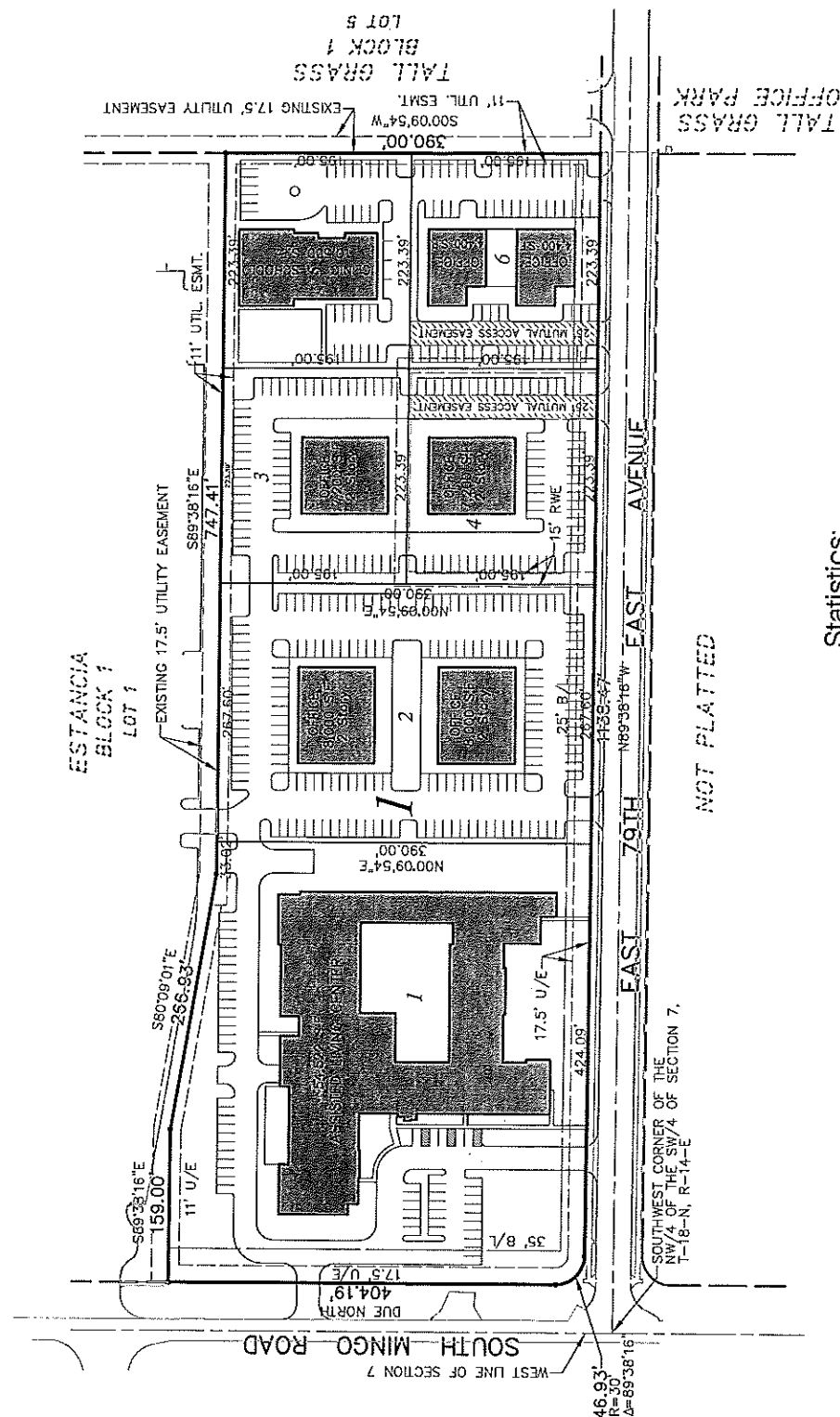
- B/L BUILDING LINE
- RWE RESTRICTED WATERLINE EASEMENT
- U/E UTILITY EASEMENT

7900 Mingo

Conceptual Illustration

EXHIBIT 'A-2'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-441-SP-3



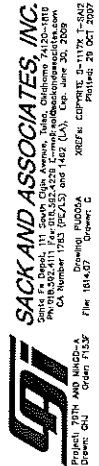
Statistics:

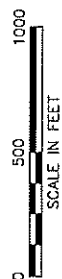
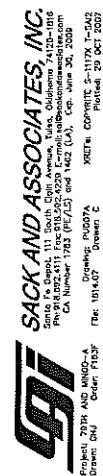
BLOCK 1 AREA: 468,420 S.F.
BUILDING S.F. 104,222 S.F.
REQUIRED PARKING: (1/250 S.F.OF BUILDING) 417
PROVIDED PARKING: 446

SACK AND ASSOCIATES, INC.
Sack & Associates, Inc. is a professional engineering and architectural firm located at 1111 South 11th Street, Suite 100, Phoenix, Arizona 85006. The firm is a member of the National Society of Professional Engineers and the American Institute of Architects. The firm has been in business since 1964 and has completed over 100 projects. The firm is currently working on several projects in the Phoenix area. The firm is a 501(c)(3) non-profit organization. The firm is a member of the National Society of Professional Engineers and the American Institute of Architects. The firm has been in business since 1964 and has completed over 100 projects. The firm is currently working on several projects in the Phoenix area. The firm is a 501(c)(3) non-profit organization.

25.12

25.13



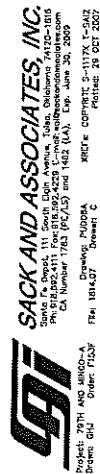


7900 Mingo

Land Use Map

EXHIBIT 'E'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-2211-SP-3



7900 Mingo

Area Zoning

EXHIBIT 'F'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-4411-SP-3



26.1

December 19, 2007

STAFF RECOMMENDATION

Z-7008-SP-1c

Minor Amendment – Lot 4, Block 1 (Development Area A) and Lot 10, Block 1 (Development Area D) – Tulsa Hills; s/e corner 71st Street South and U.S. Hwy. 75; CO.

The applicant is requesting a minor amendment to the Tulsa Hills Corridor Site Plan to increase the permitted height of center identification signs along U.S. Highway 75 from 35 feet measured from grade at each sign base, to 35 feet measured from grade of U.S. Highway 75.

Detail sign plan approval for the North and Middle sign (Lot 4, Block 1 – Development Area A) was granted by the TMAPC in August 2007 for which sign permits have been issued. No detail sign plan approval has been issued the sign proposed for Lot 10, Block 1 – Development Area D (see applicant's exhibit B).

Grading of the Tulsa Hills site along U.S. Highway 75 has created elevation differences along the northbound lanes averaging 29.6 feet between highway and proposed sign locations (see applicant's exhibits C, D and E). Specifically, the north sign location is 24.9 feet below U.S. Highway 75 grade; the middle sign location is 26.5 feet below U.S. Highway 75 grade; and the south sign is 38 feet below U.S. Highway 75 grade. The proposed signs will also be placed no less than 100 feet east of the northbound lanes of U.S. Highway 75, potentially further increasing visibility problems from Highway 75.

Corridor Site Plan approval granted in February 2006 states that these center identification signs will replace three billboards in the vicinity. Section 1221, F-15 of the Zoning Code allows for Outdoor Advertising Signs to be constructed up to 60 feet in height, when the elevation of the freeway next to which the sign will be located is 10 feet or greater in height than the proposed sign location. This is the applicable standard for this case as the standard is the maximum permitted height for any sign in the City of Tulsa. Any approved Corridor District Minor Amendment over the 60' total height permitted by the Zoning Code would first require a variance from the City of Tulsa Board of Adjustment, prior to final approval of such Minor Amendment.

Given the elevation difference between U.S. Highway 75 and the sign locations and the distance from each sign location to U.S. Highway 75, staff finds that the approval of the minor amendment will not significantly alter the approved Corridor Development Standards nor will it detract from the intent of the standards set forth in section 802-B or section 1221, sections C and D as referenced in Chapter 8. Therefore staff recommends **APPROVAL** of the following:

Sign Location/name per exhibit B	Permitted Display Surface Area (DSA)	Permitted height from grade at sign location to top of sign
Lot 4, Block 1 – Dev. Area A – North sign	Limited to 500 sf per 1221, D-4	60 feet

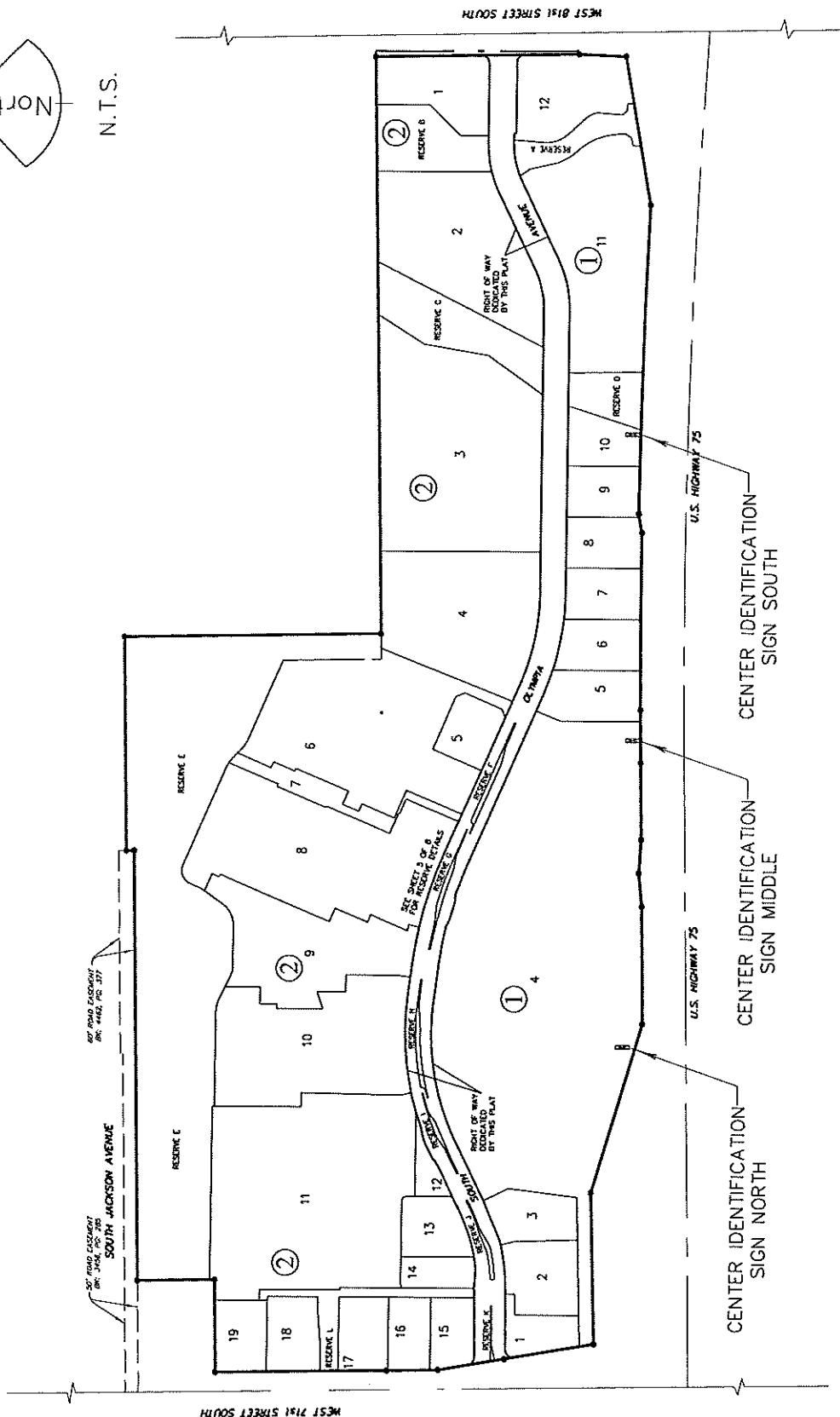
26.3

Lot 4, Block 1 – Limited to 500 sf per 60 feet
Dev. Area A – 1221, D-4
Middle sign

Lot 10, Block 1 – Per section 1221, D-3 60 feet
Dev Area D

(Note: Minor amendment approval does not constitute detail sign plan approval.)

N.T.S.



Carter • Burgess

Consultants in Engineering, Architecture,
Planning and the Environment

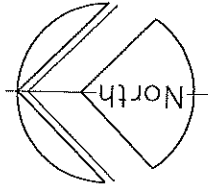
CARTER & BURGESS, INC.
403 S. Cheyenne, Suite 900
TULSA, OKLAHOMA 74103

26.5

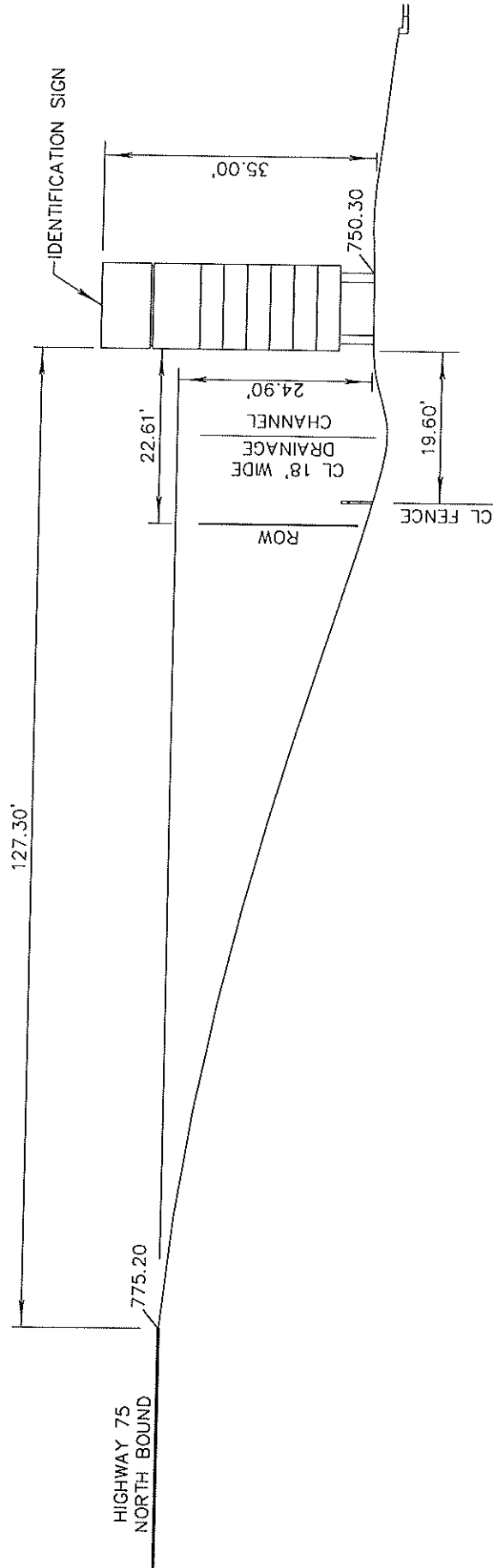
Exhibit "C"

Tulsa Hills Center

Identification Sign North



1"=20'



Carter & Burgess

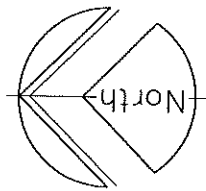
Consultants in Engineering, Architecture,
Planning and the Environment

CARTER & BURGESS, INC.
401 S. Greenwood
TULSA, OKLAHOMA 74103

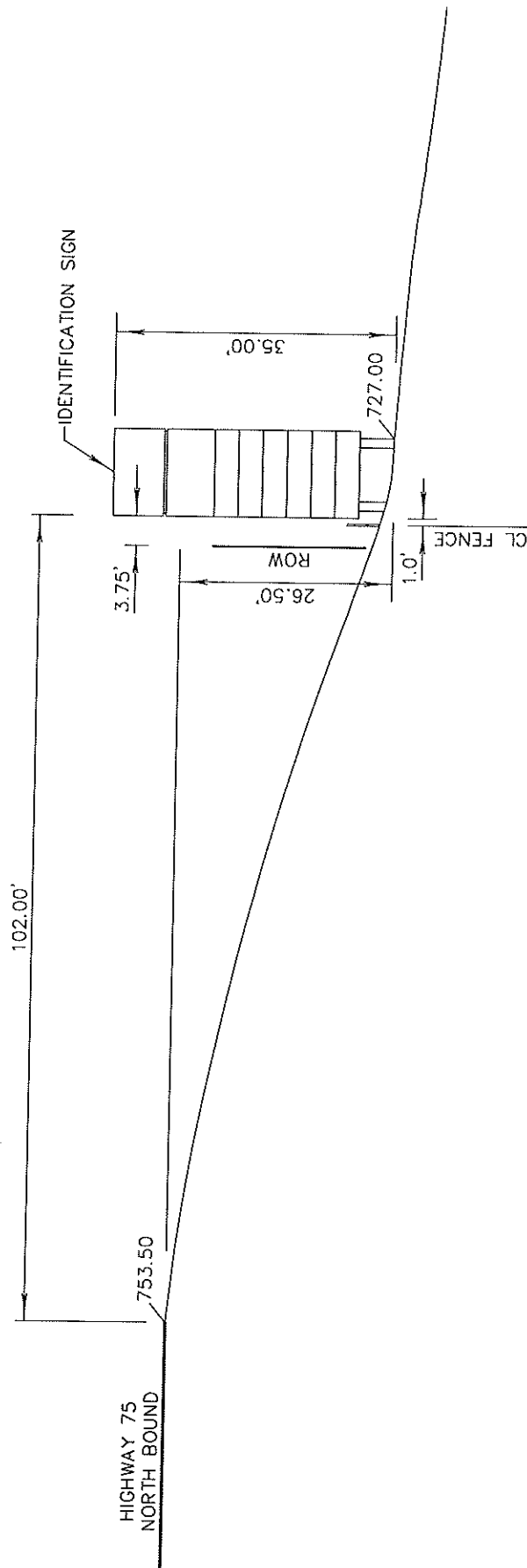
Exhibit "D"

Tulsa Hills Center

Identification Sign Middle



1" = 20'



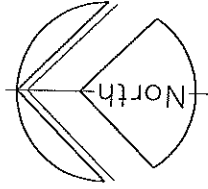
Carter & Burgess

Consultants in Engineering, Architecture,
Planning and the Environment

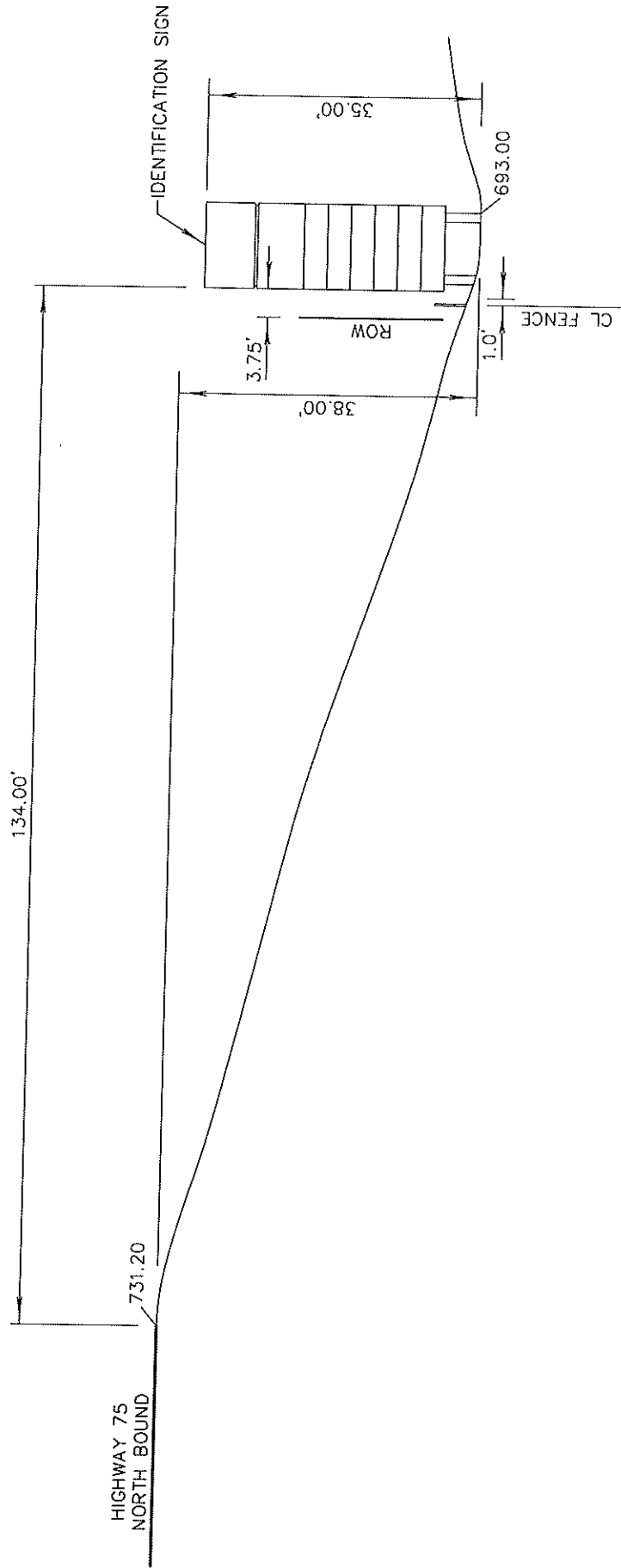
CARTER & BURGESS, INC.
401 S. Delaware, Suite 900
TULSA, OKLAHOMA 74103

Exhibit "E"

Tulsa Hills Center Identification Sign South



1" = 20'

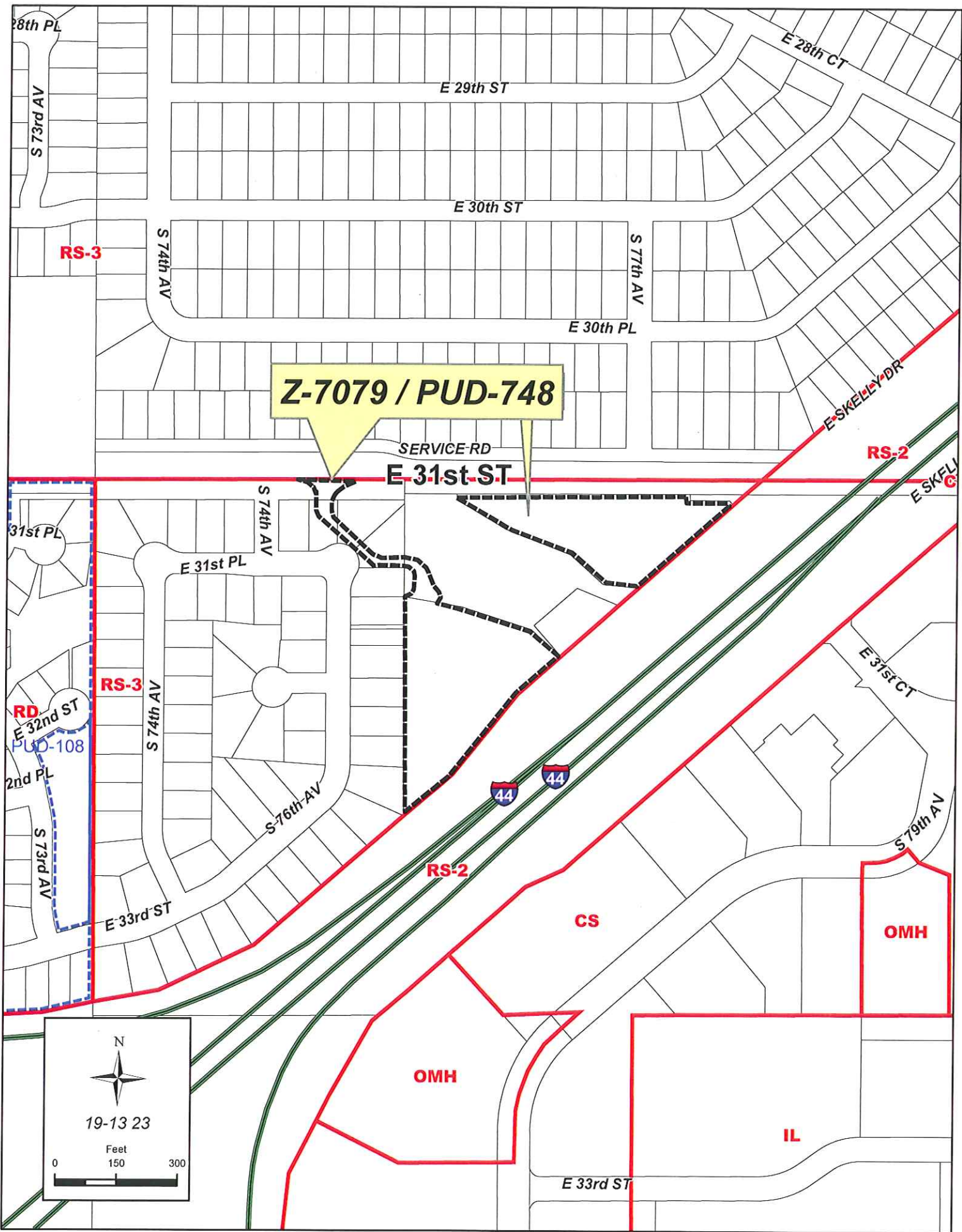


Carter & Burgess

Consultants in Engineering, Architecture,
Planning and the Environment

CARTER & BURGESS, INC.
403 S. Chouteau, Suite 800
TULSA, OKLAHOMA 74103

Z-7079 / PUD-748



Huntsinger, Barbara

From: Coutant, Kevin C. [kcoutant@dsda.com]
Sent: Wednesday, December 12, 2007 1:18 PM
To: Huntsinger, Barbara
Subject: RE: Z-7079/PUD-748 Storage Station of Tulsa

We have come to understand that the access originally planned for the westerly parcel of the project was not supported by City engineering. The applicant continues its efforts to determine whether alternative access arrangements can be made. Until this effort is completed, an appropriate and complete presentation regarding the access issue cannot be made. The applicant expects to have completed this work prior to the January hearing. Kevin

From: Huntsinger, Barbara [mailto:bhuntsinger@incog.org]
Sent: Wednesday, December 12, 2007 12:56 PM
To: Coutant, Kevin C.
Subject: RE: Z-7079/PUD-748 Storage Station of Tulsa

The Planning Commission will need a reason why you are continuing it.

From: Coutant, Kevin C. [mailto:kcoutant@dsda.com]
Sent: Wednesday, December 12, 2007 12:49 PM
To: Huntsinger, Barbara
Subject: RE: Z-7079/PUD-748 Storage Station of Tulsa

Barbara: We request that it be continued to a date after the holidays. We suggest January 9. If you need something more from me, please let me know. Thanks. Kevin

From: Huntsinger, Barbara [mailto:bhuntsinger@incog.org]
Sent: Wednesday, December 12, 2007 12:46 PM
To: Coutant, Kevin C.
Subject: Z-7079/PUD-748 Storage Station of Tulsa

This case was continued from 11/28/07. Is this case ready to be heard or do you need another continuance? Dane is out due to no electricity at her home.

Barbara Huntsinger
Administrative Assistant for Wayne Alberty, Manager Land Development Services
Recording Secretary for Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103
Office Phone: 584-7526
Direct Line: 579-9413
Fax: 579-9513
email: bhuntsinger@incog.org
www.tmapc.org