

ADDENDUM*
TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2518

June 25, 2008

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:

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.

1. **L-20208** – Herman Reavis (9229)/Lot-Split (County)
South of West 43rd Street and East of South 61st West
Avenue, 4355 S. 61st West Avenue
2. **L-20218** – Charles Hanson (0431)/Lot-Split (PD 5) (CD 6)
Southeast corner of I-244 and North Mingo Road, 65
North Mingo Road
3. **L-20230** – Harden Associates (8326)/Lot-Split (PD 26) (CD 8)
South of East 106th Street and east of South Sheridan
Road, 6516 East 106th Street
4. **Pine Street Park** – (0431) Final Plat (PD 16) (CD 6)
South of East Pine Street, and east of Mingo Road
5. **Life Park** – (9234) Final Plat (PD 8) (CD 2)
West of the northwest corner of West 61st Street and
South Union
6. **PUD-541-9/PUD-541-A-2** – Lou Reynolds (PD-6) (CD-9)
East of the northeast corner of 44th Place and South
Peoria Avenue (Minor Amendment to change the design
limitations placed on Lot 2, Block 2 allow windows on the
second floor of easterly- and southern-facing building
walls.)

7. **PUD-575-A – Sack & Associates, Mark Capron** (PD-18) (CD-7)

East side of 76th Street at Mingo Road (Detail Site Plan for a 13,889 SF assisted living facility and associated accessory structure.)

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

PUBLIC HEARINGS

9. **PUD-759 – Tanner Consulting, LLC** **CS/RS-3 to CS/RS-3/PUD**

Northwest corner of East 121st Street South and South Sheridan Road (PUD proposes 24 single-family lots on the northern 2/3 of the site, with 21,000 SF of commercial floor area on the southern 1/3 of the site.) (PD-26) (CD-8)

10. **PUD-559-B/Z-5888-SP-5 – John Moody** (PD-18) (CD-8)

North and east of the northeast corner of East 91st Street and South 101st East Avenue (Major Amendment to allow a second outdoor advertising sign within the southern half of Development Area A.)

11. ***L-20220** – Anna Patterson (9136)/Lot-Split For Waiver (County)

West of South 81st Avenue and North of West 61st Street, 5846 South 81st West Avenue

12. ***L-20222** – Wallace Engineering (9303)/Lot-Split For Waiver (PD 5) (CD 4)

North of East 7th Street and East of the Saint Louis Santa Fe Railway, 5505 East 7th Street

OTHER BUSINESS

13. **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

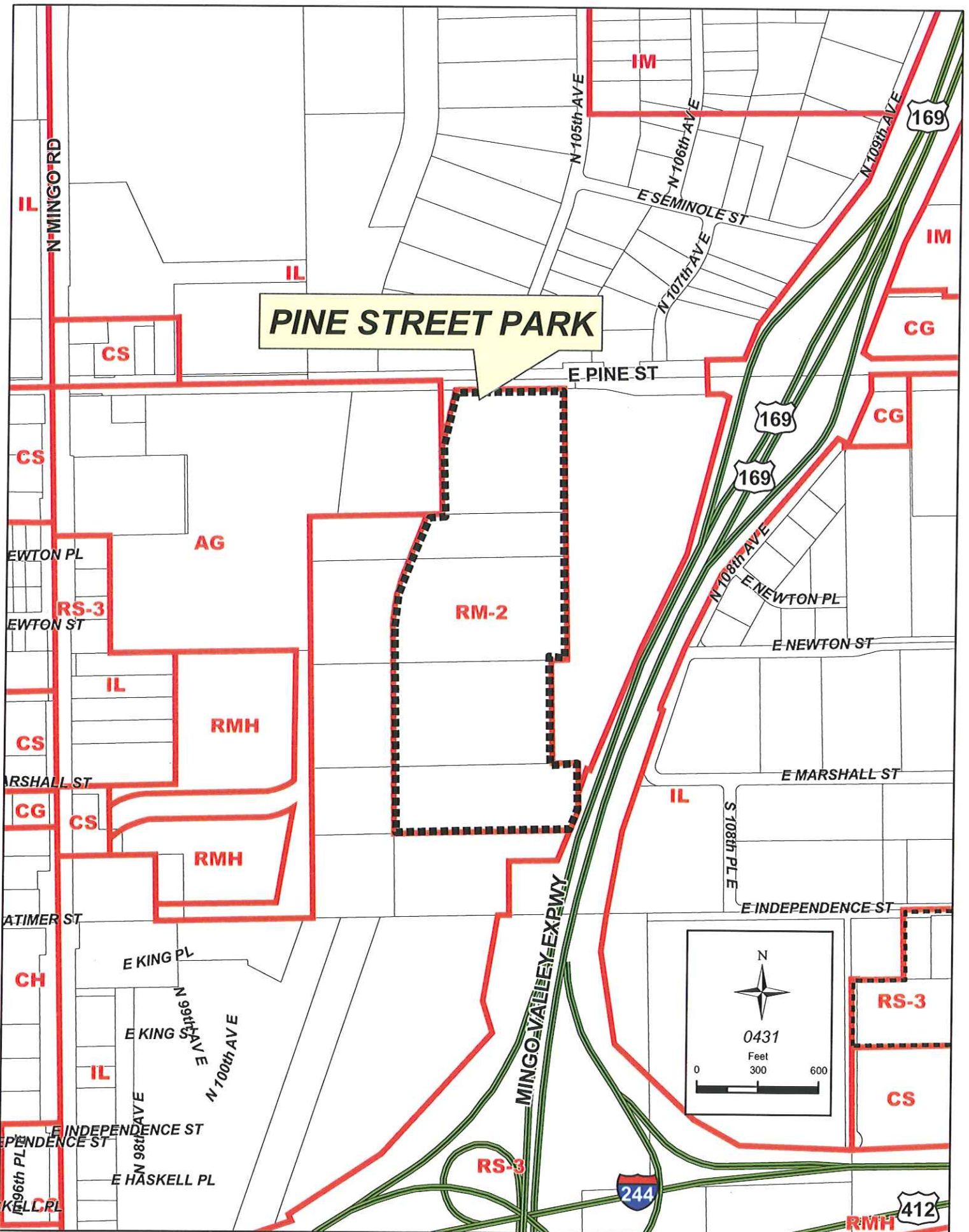
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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





Final Subdivision Plat

Pine Street Park (revised) - (0431) (PD 16) (CD 6)
South of East Pine Street, and East of Mingo Road

This plat consists of 39 Lots in 3 Blocks on 44.3 acres.

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

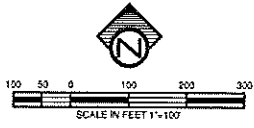
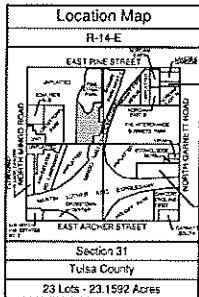
STATE OF OKLAHOMA
COUNTY OF TULSA
I, Earlene Wilson, Tulsa County Clerk, do and
for the County and State above named, do
hereby certify that the foregoing is a true
and correct copy of a like instrument now
on file in my office.
Dated this _____ day of _____ 20____
EARLENE WILSON, Tulsa County Clerk

Plat No.

Pine Street Park II

(Lots 10-29, Block 2; All of Block 3)

A subdivision in the City of Tulsa, being a part of the E/2 of the NW/4 of
Section 31, T-20-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma



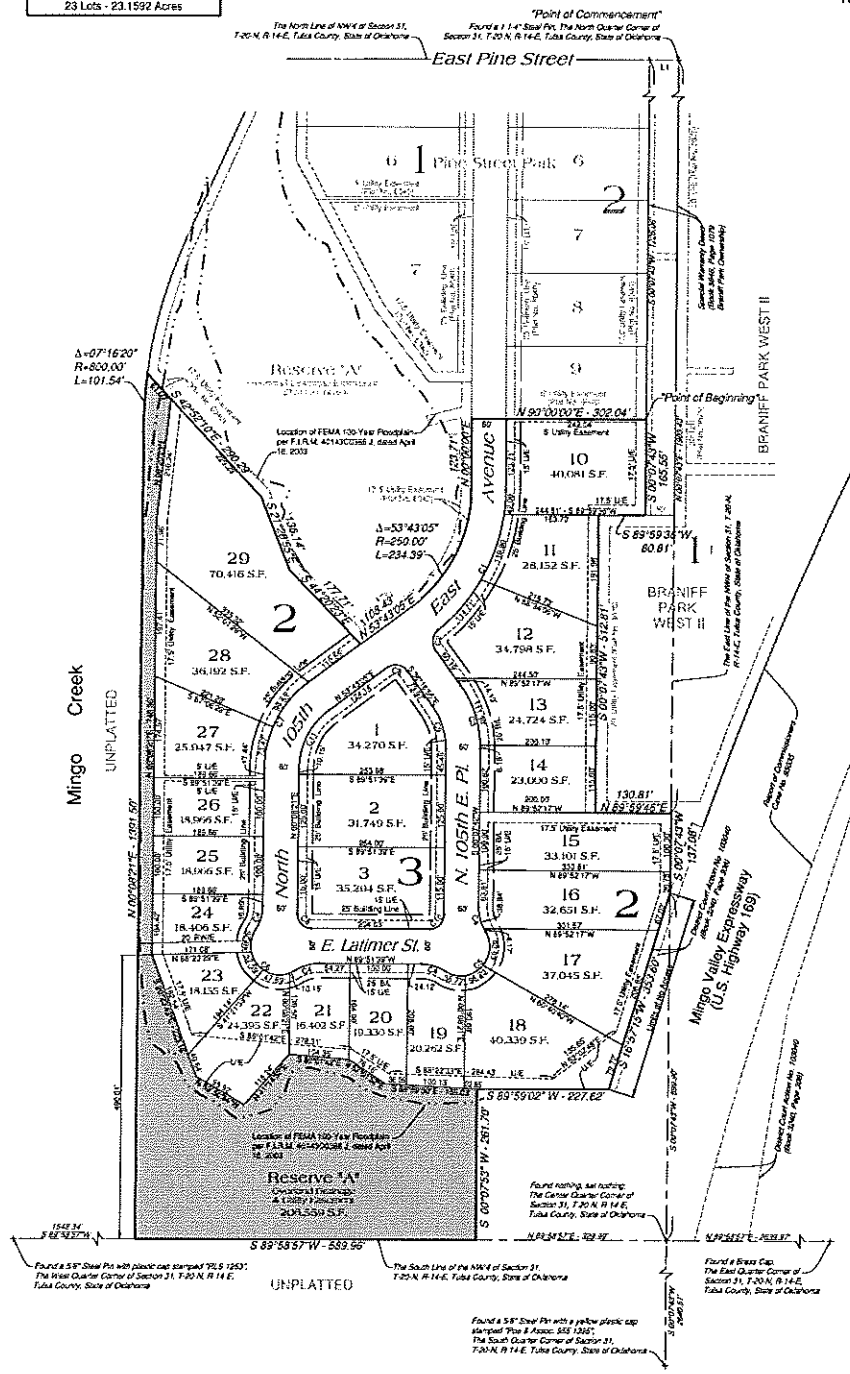
OWNER / DEVELOPER

Pine Street Investment Group, L.L.C.,
an Oklahoma limited liability company
By: OLT-Pine Street Investment Group, L.L.C.
an Oklahoma limited liability company
Member
Pete Kourts, Managing Member
12150 E. 96th St. N., Suite 200
Owasso, Oklahoma 74055
918.272.3292

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
6737 South 85th Avenue
Tulsa, Oklahoma 74133
918.252.9521

CERTIFICATE OF AUTHORIZATION NO. 351
RENEWAL DATE: JUNE 23, 2022



Legend

- S.F. = Square Feet
- Pine E. = Restricted Wire-line Easement
- BL = Building Line
- UE = Utility Easement
- Reserve Area 'A'

Monument Notes

A 55' x 18' monument bar with a yellow plastic cap stamped 'P.S. 1253' to be set at all plat boundary corners prior to recordation unless noted otherwise.

A 34' x 18' monument bar with a yellow plastic cap stamped 'P.S. 1253' to be set at all lot corners after completion of improvements, unless noted otherwise.

A 35' x 18' monument bar with a yellow plastic cap stamped 'P.S. 1253' to be set at all street corners, intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-decks and center of hydrants, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-scientific bearings for said plat are based on an assumed bearing of S 89° 59' 34" W along the west line of 'Pine Street Park II', also being the east line of the NW/4 of Section 31, T-20-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

A 4" x 4" x 16" iron nail at the Southwest Corner of the Pine Street bridge over Mingo Creek.

Elevation = 616.38 NGVD 1929

Line Table

No.	Bearing	Distance
1-1	S 89° 59' 34" W	50.00

Curve Table

No.	Date	Radius	Length	No.	Date	Radius	Length
C1	51° 57' 27"	270.00	278.61'	C7	53° 34' 44"	160.00	173.30
C2	87° 34' 22"	25.00	36.74'	C8	80° 50' 30"	25.00	35.27
C3	18° 24' 30"	155.00	117.80'	C9	28° 42' 38"	125.00	72.44'
C4	32° 51' 30"	75.00	43.01'	C10	80° 50' 30"	25.00	35.27
C5	155° 40' 30"	50.00	135.87'	C11	53° 34' 44"	125.00	116.82'
C6	155° 40' 30"	50.00	135.87'				

Lot Addresses

Addresses shown on this plat are provided by the City of Tulsa House Numbering Department. The addresses are subject to change and should not be relied upon in place of the legal description.

Lot	Address	Lot	Address	Lot	Address
10	1333	20	1154	30	1121
11	1222	21	1054	31	1111
12	1222	22	1054	32	1111
13	1113	23	1054	33	1111
14	1113	24	1104	34	1111
15	1113	25	1104	35	1111
16	1113	26	1104	36	1111
17	1113	27	1104	37	1111
18	1113	28	1104	38	1111
19	1113	29	1104	39	1111

Sidewalks

Sidewalks shall be constructed in compliance with the engineering design standards for the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner or the owners' association.

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was prepared by the Tulsa Engineering & Planning Associates, Inc.

APPROVED by the County of Tulsa, Oklahoma.

County Clerk

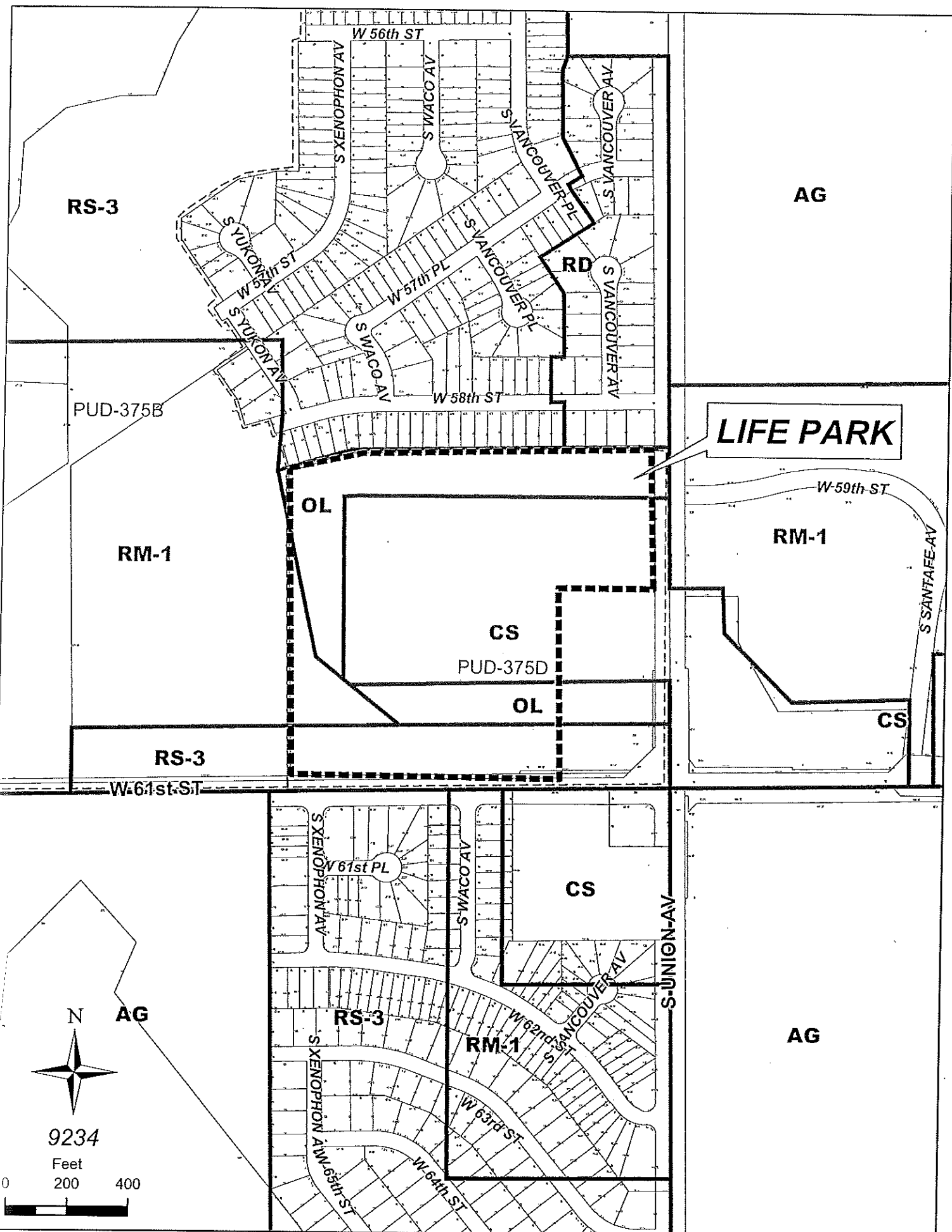
APPROVED by the City of Tulsa, Oklahoma.

Mayor

APPROVED by the City of Tulsa, Oklahoma.

City Attorney

6.4





LIFE PARK
9234
Feet
0 200 400

Final Subdivision Plat

Life Park - (9234) (PD 8) (CD 2)

West of northwest corner of West 61st Street and South Union Avenue

This plat consists of 2 Lots in 1 Block on 17.9 acres.

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

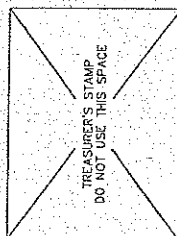
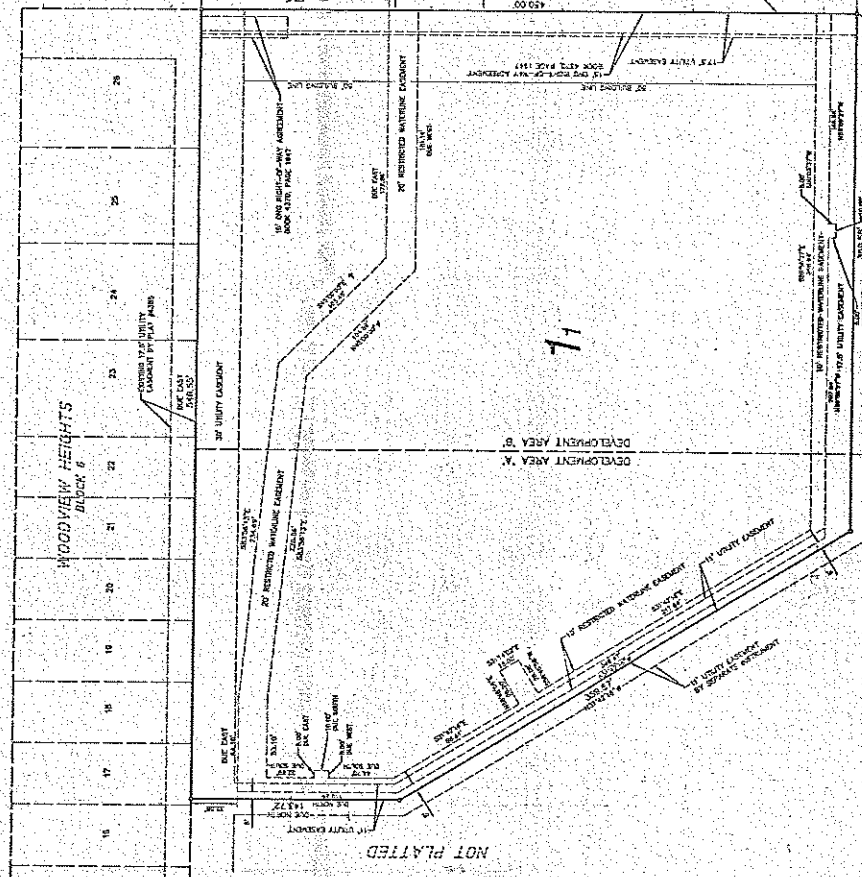
'DRAFT FINAL'

Life Park

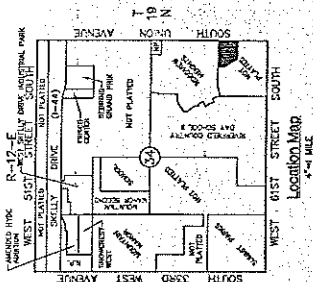
A SUBDIVISION OF PART OF THE
SE/4 OF THE SE/4 OF SECTION 34, T-19-N, R-12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 375-0

WEST 58TH STREET SOUTH



PLAT NO.
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OWNER
LIFE PARK CHRISTIAN FOLLOWERS, INC.
P.O. BOX 100
SAND SPRING, OKLAHOMA 74063
PHONE: (405) 636-0077

Engineer / Surveyor
BARK AND ASSOCIATES, INC.
1111 SOUTH CLARK AVENUE
TULSA, OKLAHOMA 74106
PHONE: (918) 332-4111
C-MAIL: SURVEYING@BARKANDASSOCIATES.COM
C-MAIL: 1111 SOUTH CLARK AVENUE, TULSA, OK 74106 (2005 JUNE 20, 2009)

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
LOT 1 CONTAINS 3.000 ACRES (APPROX 33.71)

Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF 'WOODVIEW HEIGHTS' PLAT NUMBER 100.

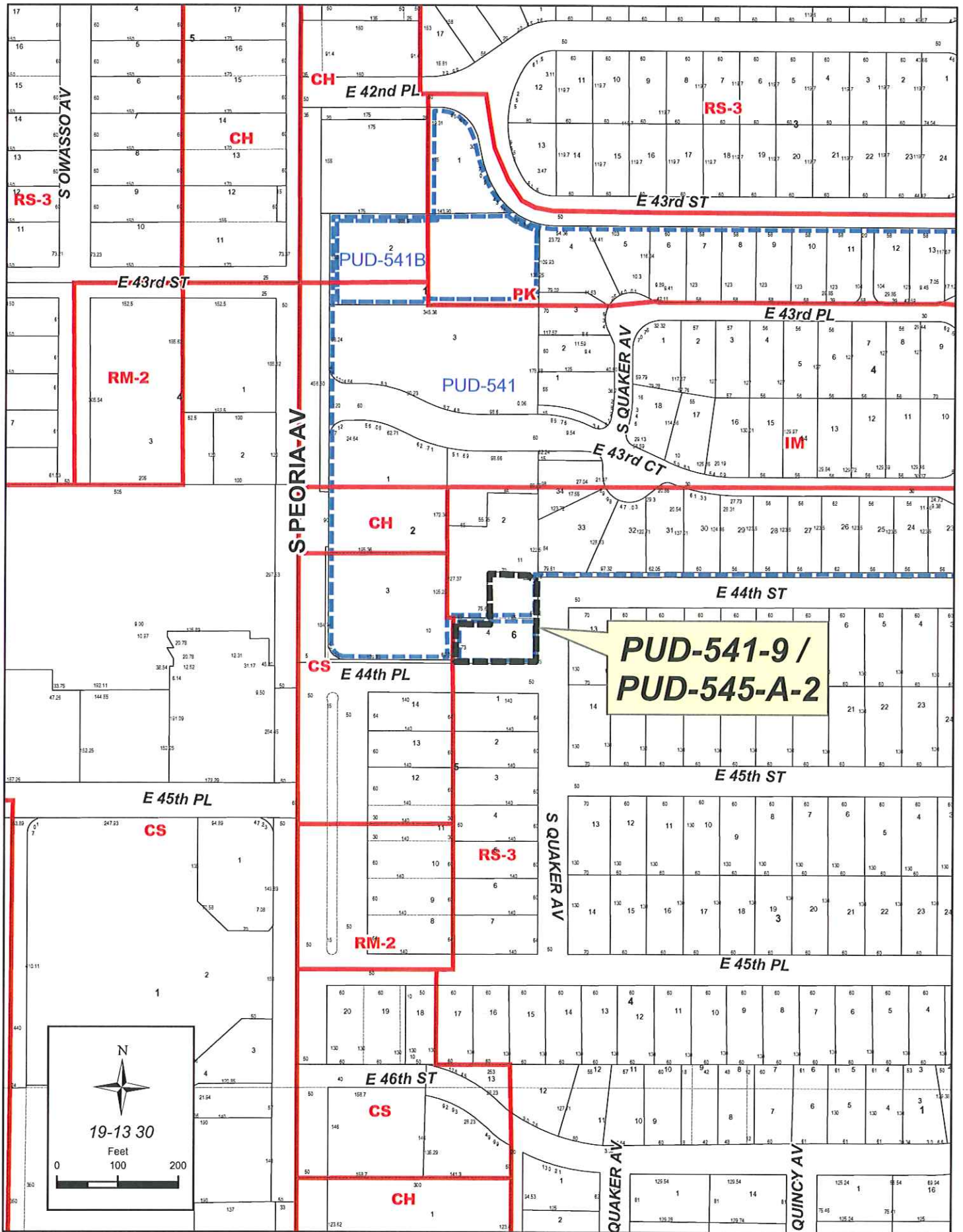
Monumentation
ALL CORNERS WERE SET USING A 3/4" DIA IRON PIN WITH A YELLOW CAP STAMPED 'BARK 12 1130'.

DRAFT FINAL COPY

RECEIVED
AUG 2 2007
TULSA
OK

RECEIVED
AUG 2 2007
TULSA
OK

7.4





N

PUD-541-9 /
PUD-545-A-2

19-13 30

Feet
0 100 200



June 25, 2008

STAFF RECOMMENDATION

PUD-541-9 and PUD-541-A-2: Minor Amendment – East of the Northeast Corner of 44th Place and South Peoria Avenue; Lot 2, Block 2 – 4300 Brooktowne and Lot 4, Block 6 – Wilder Addition; 1323 E. 44th Place; TRS 19-13-30; CZM 47; Atlas 315; PD 6 CD9; RS-3/PUD.

The applicant is requesting a minor amendment to change the design limitations placed on Lot 2, Block 2 – 4300 Brooktowne/Development Area E of PUD-541 to allow windows on the second floor of easterly and southern facing building walls. Specifically, the applicant is requesting one window on the east facing wall, and six windows on the southern facing wall.

The original approval of PUD-541 did not include Lot 4, Block 6 – Wilder Addition. Staff's interpretation of the inclusion of this requirement was to eliminate privacy issues that may result from the single-family lot (Lot 4, Block 6 – Wilder Addition), being immediately adjacent to a lot which permits 2-story office structures (Lot 2, Block 2 – 4300 Brooktowne).

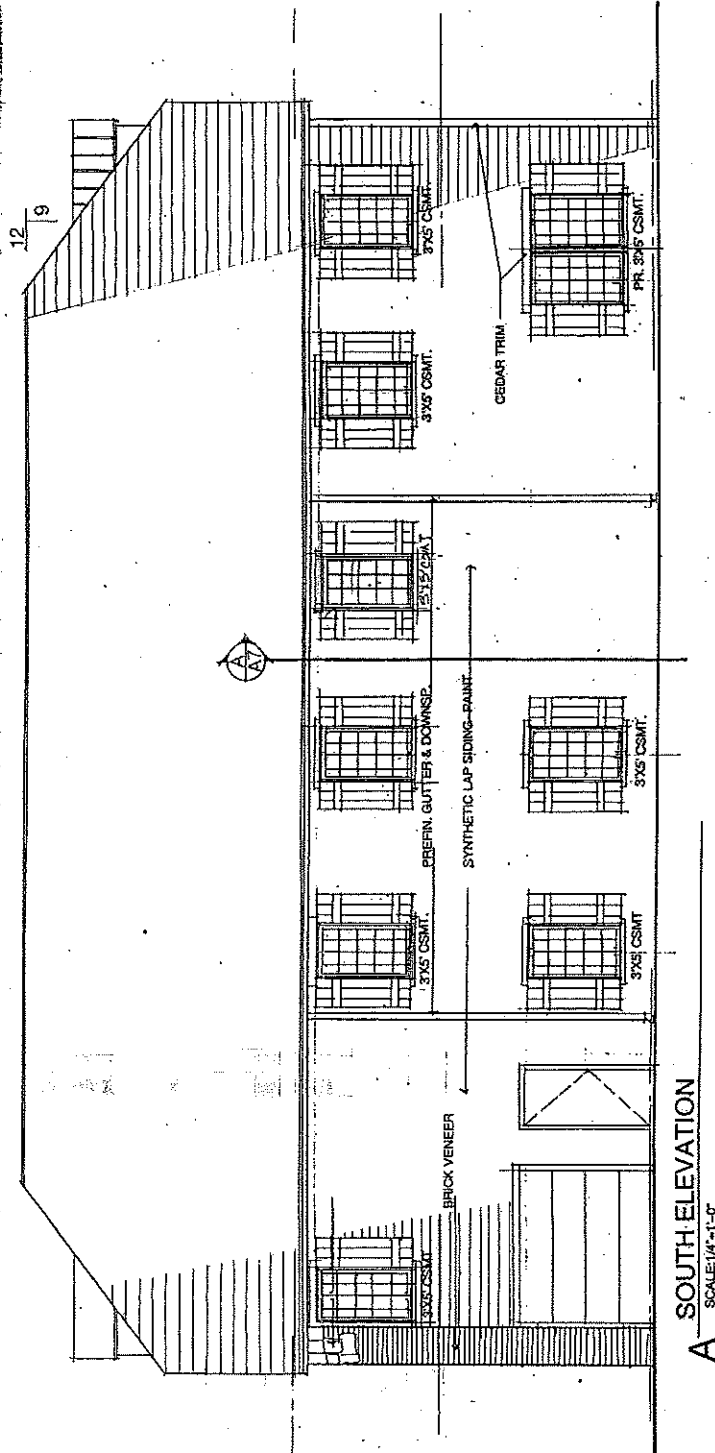
To fill the need for additional required parking for PUD-541, major amendment PUD-541-A was approved by the TMAPC along with Lot Combination, LC-75 allowing the parking use on a residential lot, and effectively making Lot 4, Block 6 – Wilder Addition part of PUD-541. Subsequently, there are no longer any residentially used lots immediately adjacent to Lot 2, Block 2 – 4300 Brooktowne.

Site visit indicates that the proposed single window on the second floor facing east should be screened from view of the residential dwellings to the east and across South Quaker Avenue, by three medium sized maple trees. The six south facing windows will be immediately facing a single floor, single family dwelling. Site visit indicates that the 8-foot solid masonry wall along 44th Place south should help to obscure at least a portion of the second story window from view of this residence. Additionally, the windows will be approximately 150' from this residence.

Given the distance from the nearest single family-dwelling and the screening provided by trees along the east boundary, staff recommends **APPROVAL** of minor amendment PUD541-9/PUD-541-A-2 with the condition that the windows are dressed with either blinds or drapes in the upper ½ of the windows, or that the glass in the upper ½ of the windows be opaque in nature

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

8.5



A SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

8.7

8.8



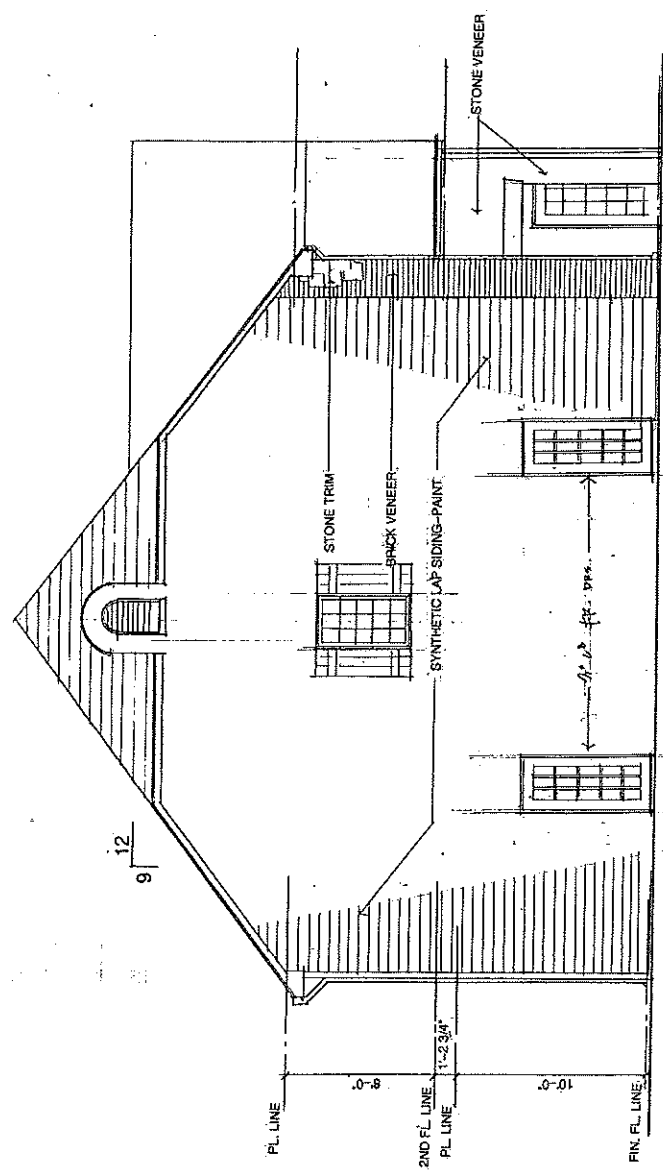
A6

9/12/2007

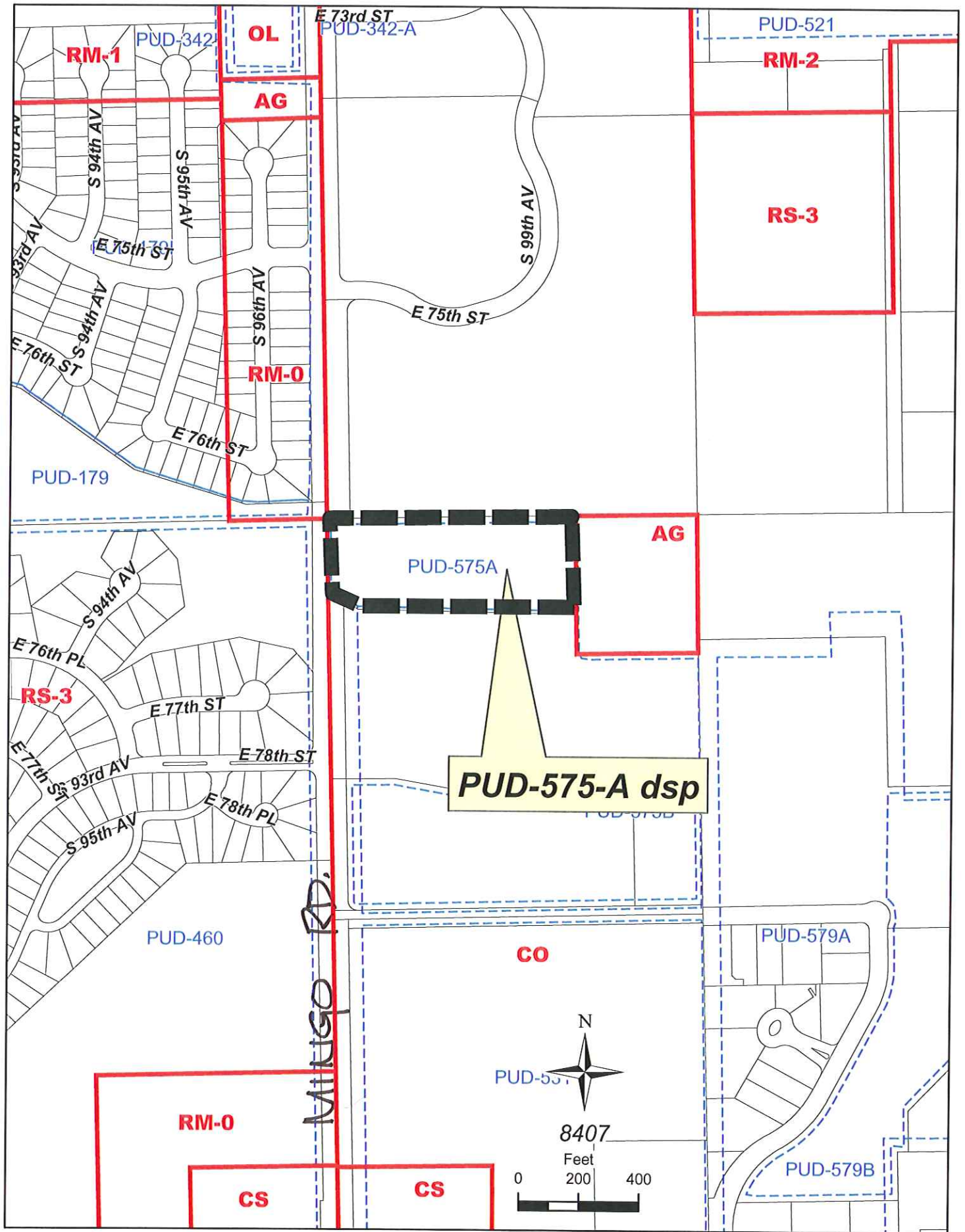
NORIA

TULSA, OKLAHOMA

MICHAEL F. DWYER
ARCHITECT
1-207-266-4975



A EAST ELEVATION
SCALE 1/4" = 1'-0"



June 25, 2008

STAFF RECOMMENDATION

PUD-575-A: Detail Site Plan – East side of 76th Street at Mingo Road; Lot 1, Block 1 – Clarehouse; TRS 8407; CZM 54; Atlas 1266; PD 18 CD 7; CO/PUD.

The applicant is requesting approval of a detail site plan for a 13,889 square foot assisted living facility and associated accessory structure. The proposed use, Use Unit 8, is a permitted use within PUD-575-A.

The submitted site plan meets all applicable building floor area, building height and setback limitations. Primary access to the site is provided from Mingo Road per approval of BOA case 18387. Parking is provided per the Zoning Code and PUD development standards. All sight lighting will be directed down and away from adjoining properties per application of the Kennebunkport Formula. A trash enclosure is provided per PUD requirements along the north boundary of the tract. A sidewalk waiver was approved by the TMAPC as part of the platting process, as a result of the presence of the 100-year regulatory floodplain. Internal pedestrian circulation, while not required, is provided with internal sidewalks along the north parking lot. There is no construction permitted or proposed in the regulatory floodplain. The turn-around located along the north border of the site will require the approval of City of Tulsa Traffic Engineering and Fire Marshall prior to the release of building permits.

Staff recommends **APPROVAL** of the detail site plan for PUD-575-A - Clarehouse, with the condition that the proposed turnarounds be approved by the City of Tulsa Traffic Engineering and Fire Marshall.

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

9.3

NOT PLATTED
(CITY OF TULSA)

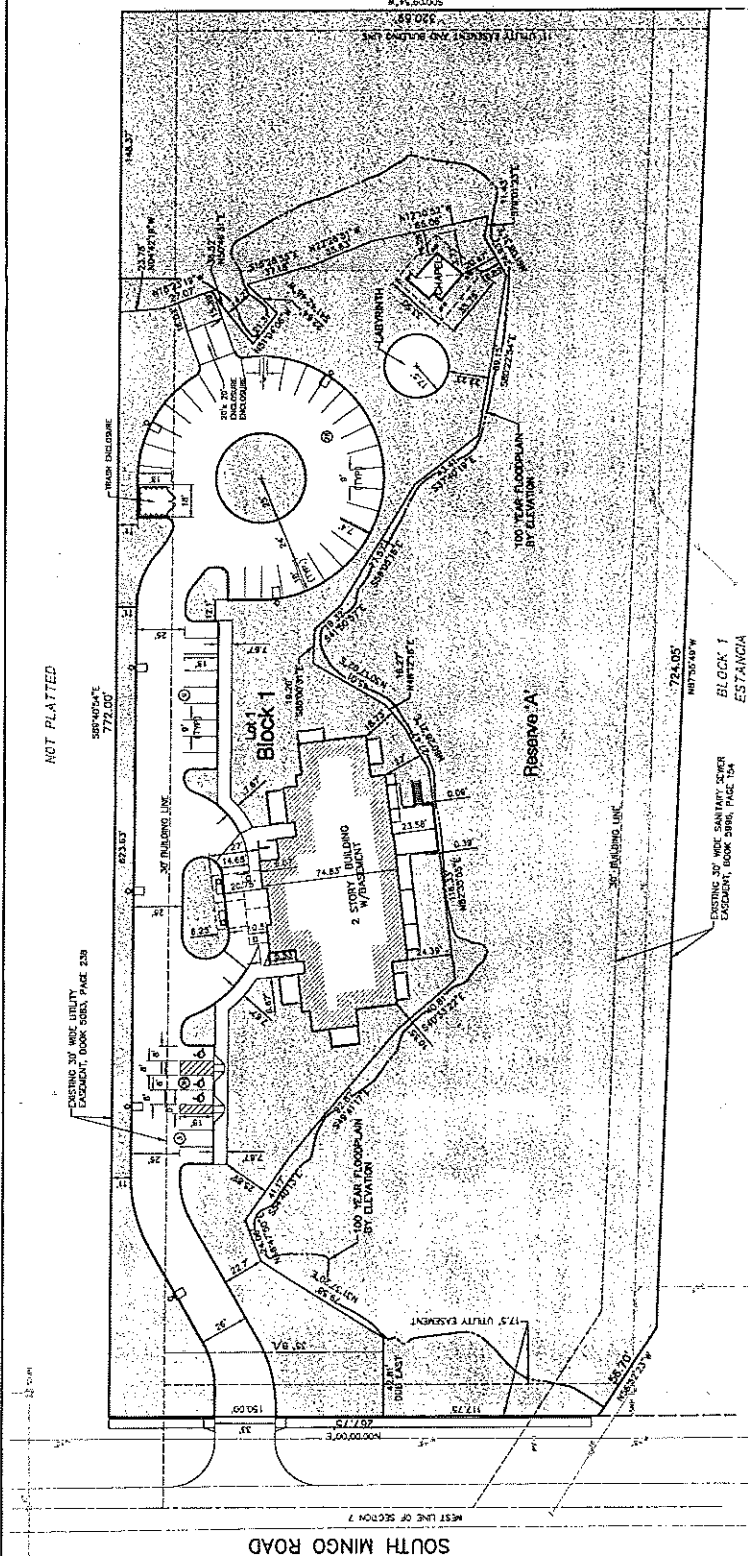
DETAIL SITE PLAN
FOR
'CLAREHOUSE'

IN PART OF THE
SW/4 OF SECTION 7, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

JUNE 17, 2008



SACK AND ASSOCIATES, INC.
 • ENGINEERING • SURVEYING • PLANNING
 1000 N. 11th Street, Suite 200, Milwaukee, WI 53233-1616
 Phone (414) 224-1100 • Fax (414) 224-1101
 Telex 150000 SACK INC • Cable SACK INC
 CA membership 1790 PLASB and 1462 CIV. Lic. No. 05, 00000



Site Plan Statistics

PLANNED UNIT DEVELOPMENT NUMBER: 070A	DEVELOPMENT AREA: 0
CORRIDOR SITE PLAN NUMBER: 2-0111-0-2	
TOTAL LOT AREA: 227,697 SQ. FT.	
PERMITTED USE: ASSORTED LIVING FACILITY	
PERMITTED USE: ASSORTED LIVING FACILITY	
MAXIMUM BLDG. FLOOR AREA PERMITTED:	30,000 SQ. FT.
FLOOR AREA PROPOSED:	13,689 SQ. FT.
MAXIMUM BLDG. HEIGHT PROPOSED:	34 FT.
TWO STORY NOT TO EXCEED 36 FEET	
IMPERVIOUS AREA	0.00 FT.
DRAINAGE:	40.07 SQ. FT.
NET INCREASE:	40.07 SQ. FT.
REQUIRED PARKING SPACES	72 SPACES
0.75 PER DWELLING UNIT	0 UNITS
0.03 PER NET GROSS BLDG. AREA	26 SPACES
TOTAL NUMBER OF SPACES PROPOSED: 41	(41 INCLUDES 3 HANDICAP SPACES)
REQUIRED PERCENTAGE A CORRESPONDING UNDEVELOPED AREA:	10%
REQUIRED PERCENTAGE B CORRESPONDING UNDEVELOPED AREA:	80%
LANDSCAPE STRIP TWO PER STREET FRONTAGE:	
REQUIRED: 767 YARD	
PROVIDED: 600 (77.9%)	
REQUIRED: 50,000 SQ. FT.	
PROVIDED: 11,689 SQ. FT.	

MAXIMUM FLOOR AREA RATIO:	30%
MAXIMUM LAND COVERAGE OF BUILDINGS PROPOSED:	50%
EAST DEVELOPMENT AREA BOUNDARY	11 FT.
SOUTH DEVELOPMENT AREA BOUNDARY	20 FT.



11

10

1-2

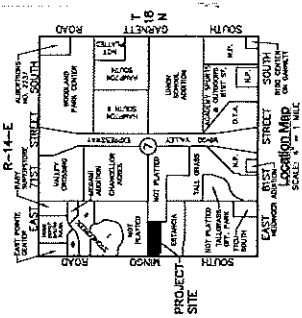
[illegible]

Site Plan Legend

⑦	NUMBER OF STANDARD PARKING SPACES
⑧	NUMBER OF HANDICAP PARKING SPACES
	LANDSCAPED AREA
	LIGHT BOX

Survival Legend

1. *Staphylococcus aureus* (ATCC 12228)
 2. *Staphylococcus aureus* (ATCC 12228)
 3. *Staphylococcus aureus* (ATCC 12228)
 4. *Staphylococcus aureus* (ATCC 12228)
 5. *Staphylococcus aureus* (ATCC 12228)
 6. *Staphylococcus aureus* (ATCC 12228)
 7. *Staphylococcus aureus* (ATCC 12228)
 8. *Staphylococcus aureus* (ATCC 12228)
 9. *Staphylococcus aureus* (ATCC 12228)
 10. *Staphylococcus aureus* (ATCC 12228)



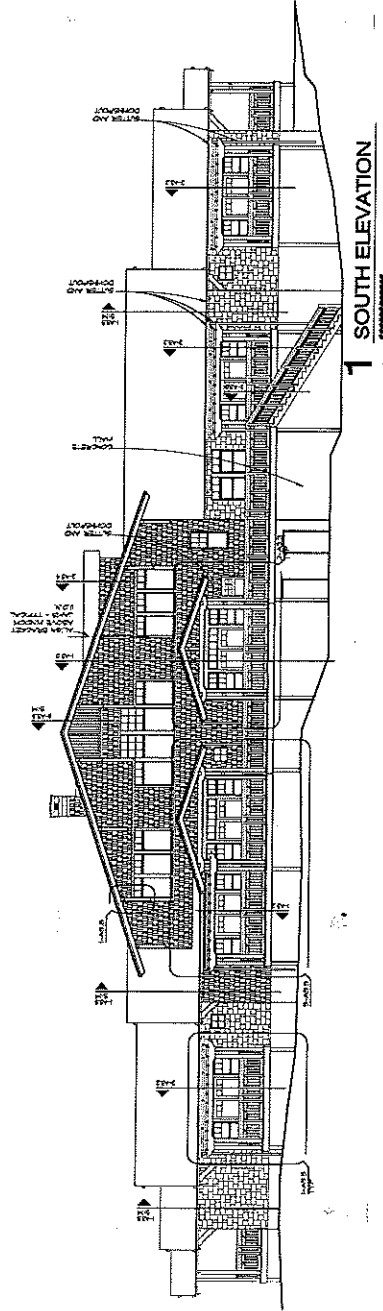
Owner
HIDRICE HOMES OF OKLAHOMA, INC.
ATTN: MS. WENDY THOMAS
203 SOUTH SYCAMORE PLACE
BROOKER ARROW, OKLAHOMA 74012
PHONE: (818) 254-3243

**BEFORE
YOU DIG**

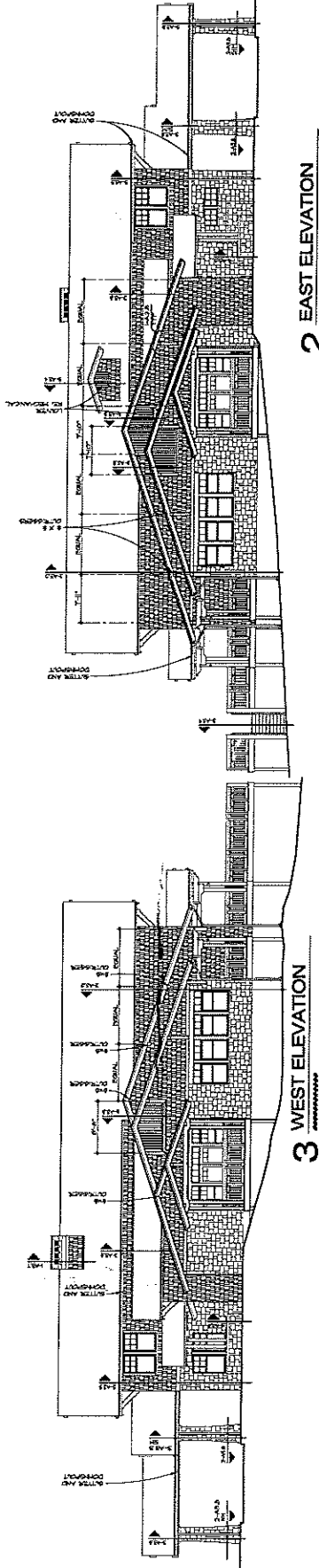


CALL OKIE
(800) 632-0647

9.4

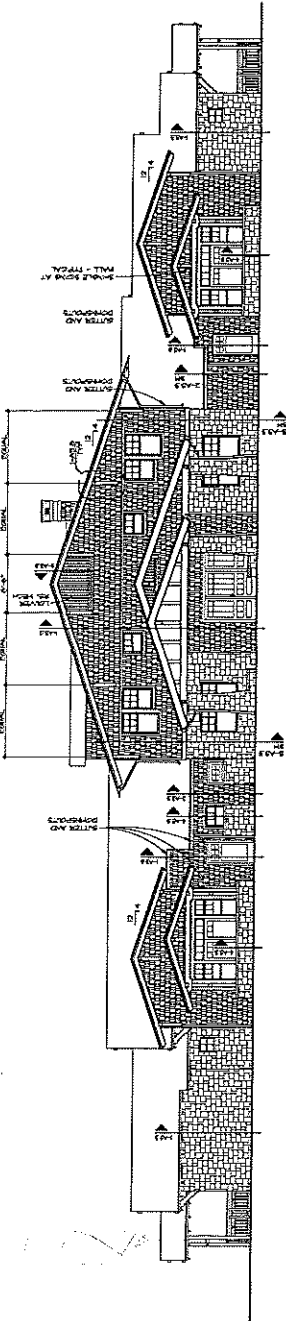


1 SOUTH ELEVATION

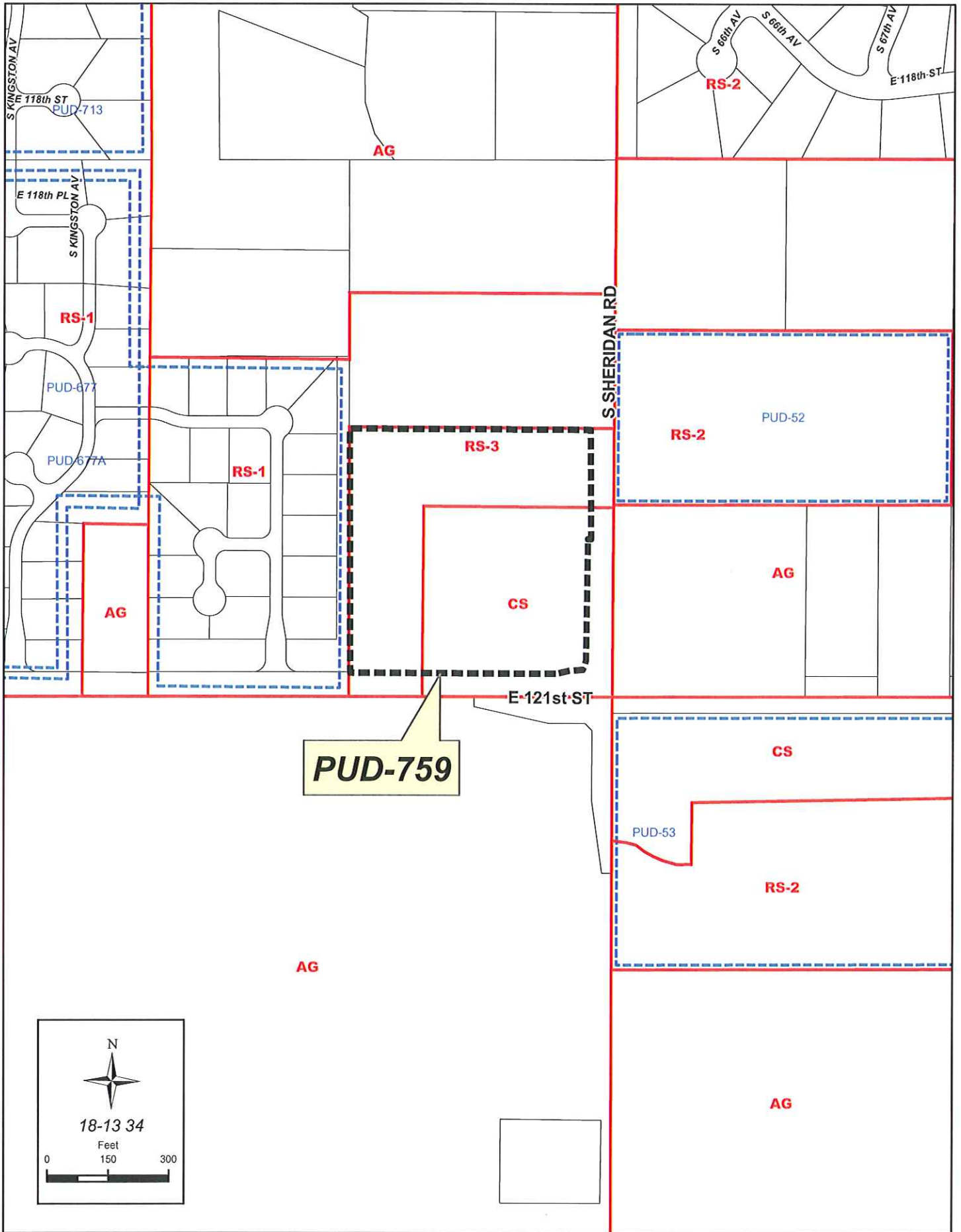


2 EAST ELEVATION

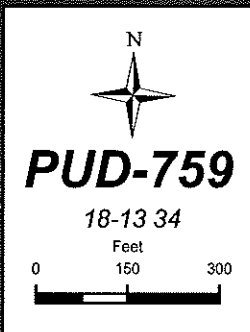
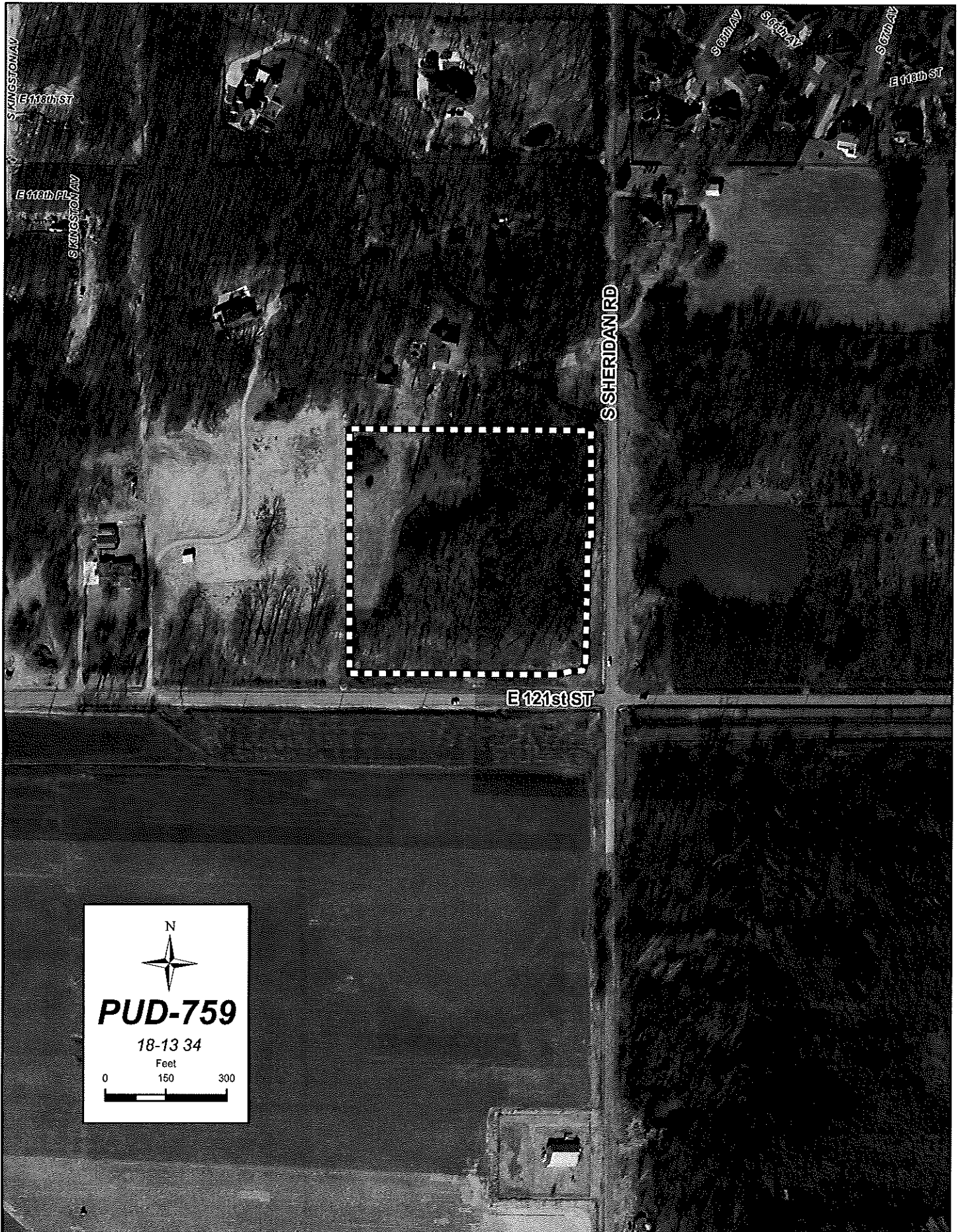
3 WEST ELEVATION



4 NORTH ELEVATION



11.1



SUBJECT
TRACT

S SHERIDAN RD

E 121st ST



PUD-759

18-13 34

Feet

0 75 150

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-759

TRS 8334

Atlas 0

CZM 57

PD-26 CD-8

TMAPC Hearing Date: June 25, 2008 (continued
from 6/18/08)

Applicant: Tanner Consulting, LLC

Tract Size: 10± acres

ADDRESS/GENERAL LOCATION: Northwest corner of East 121st Street South and South
Sheridan Road

EXISTING ZONING: RS-3/CS

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19643 dated September 24, 1999, established
zoning for the subject property.

PROPOSED ZONING: RS-3/CS/PUD

PROPOSED USE: Single-family and
commercial

RELEVANT ZONING HISTORY:

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/PUD for residential development, located on East 116th St., directly south of South Hudson Avenue and northwest of the subject property.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located South and West of the Southwest corner of E 116th St. and S Hudson Ave and located northwest of subject property.

Z-6702 September 1999: All concurred in approval for a request to rezone a 10± acre tract from AG to CS/RS-3 for commercial and residential development, located on the northwest corner of East 121st and South Sheridan Road and the subject property. It was approved for CS on the South 467' x 467' corner and the balance RS-3.

BOA-18309 February 1999: The Board of Adjustment approved a minor Special Exception of the required front yard from 35' to 30' for all lots for a subdivision in an RS-1 district on property located west of the subject property.

11.5

Z-6457 September 1994: All concurred in approval of a request to rezone a 13-acre tract located west of the northwest corner of E. 121st Street S. and S. Sheridan Road from AG to RS-1.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located northwest corner of East 121st Street South and South Sheridan Road. The property appears to be wooded and is zoned RS-3/CS.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Road	Secondary arterial	100'	2
East 121 st Street South	Primary arterial	120'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by City limits of Bixby, zoned AG/RS-2/PUD-52; on the north by residential, zoned RS-1; on the south by vacant land, zoned AG; and on the west by residential development, zoned RS-1/PUD-677-A.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 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, the existing CS and RS-3 zoning is in accord with the Plan. No portion of the site is within Special District 1 of District 26, although the site is bordered by Special District 1 on the north and a portion of the west.

STAFF RECOMMENDATION:

PUD-759 is a 10 acre (435,622 sf) vacant and partially wooded site, located on the northwest corner of Sheridan Road and 121st Street South. The subject tract is currently zoned RS-3 and CS. The subject property has 217,533 sf (4.99 acres) of residential zoning as well as, 218,089 sf (5 acres) of commercial zoning available.

PUD-759 proposes 24 single-family lots on the northern 2/3 of the site, with approximately 21,000 sf of commercial floor area on the southern 1/3 of the site (see Exhibit A). The existing underlying zoning would permit 27 single family lots, as well as, 135,837 square feet of commercial floor area with no TMAPC action required. The PUD overlay will allow the permissible number of lots and commercial floor area to be spread across the entire development area in a manner which will meet subdivision regulations while providing the appropriate buffers and access between residential and commercial development.

Residential lots within the development will be accessed by private streets from a gated entry off South Sheridan Road and two access points from the commercial Development Area B. Emergency access will be provided through the commercial development to the south. A secondary emergency access will be provided along the west boundary via mutual access easement providing access to the 30' drive parallel to the development area and the adjacent Crestwood at the River II.

Residential stub streets are proposed to the west and north. The northern most stub street within Development Area A as depicted on attached Exhibit A will not be permitted. Alternatively, this stub should end south of the northern limits of Development Area A and an

11.6

approved emergency turn-around or cul-de-sac provided. This will be addressed during the platting process and will be reviewed and approved by the City of Tulsa Fire Marshall prior to final approval of the plat. Prior to design and construction, a geotechnical report will be performed to recommend paving sections and sub-grade design. Also, a detailed hydrology analysis and report will be prepared and submitted to the City of Tulsa Engineering and Stormwater Sections for review and approval during the platting process.

The property owner to the north will not allow an 11-foot utility easement on his property for the 659.3 foot northern boundary in common with his property. Therefore a 17.5-foot utility easement running the entire length of northern boundary within the limits of this development will be required.

Sidewalks are proposed along all internal private streets. Because of the extensive stormwater drainage system recently installed along the Sheridan Road and 121st Street frontage (see Exhibit A-1) and proposed road widening, the applicant is requesting a sidewalk waiver and fee in lieu of sidewalks for the South Sheridan and 121st Street frontages.

The residential lots will be separated from the adjoining neighborhood commercial center by a minimum 8-foot wide landscaped strip and eight-foot screening wall or fence. The commercial center will also include landscaped area along the west boundary, which will provide screening and buffering from the adjacent residential neighborhood, Crestwood at the River II.

City of Tulsa water and sewer are available to the site, with a twelve-inch water line located on the South side of East 121st Street South. An eighteen-inch sewer line runs along the north side of East 121st Street South and twelve-inch sewer line extends across South Sheridan Road to the Southeast corner of the site. These lines flow into a 48-inch sewer line that runs south along the west side of Sheridan Road to Lift Station #45. Other utilities, including natural gas, electric, telephone and cable television area available in the area and will be utilized with the proper extensions.

With the proper buffers provided along the western and northern boundary in the form of screening, mutual access, and setbacks with landscaping, staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-759 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 the concept plan and development standards for PUD-759 subject to the following conditions:

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

Land Area:

Gross:	435,622 SF	10.000 AC
Net:	362,000 SF	8.310 AC

11.7

Development Area A - Residential

Land Area:		
Gross:	263,560 SF	6.051 AC
Net:	242,550 SF	5.568 AC
Permitted Uses:	Those uses permitted as a matter of right in RS-3 district and those uses considered customarily accessory to single-family uses.	
Permitted Uses, Reserve Areas:	Open space/park area, landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.	
Maximum Number of Lots:	24	
Minimum Lot Width:	59 FT	
Minimum Lot Size:	6,800 SF	
Minimum Livability Space Required:	96,000 SF	
Minimum Livability Space Required on Each Lot	3,506 SF	
Minimum Livability Space Provided in Common Areas*	11,860 SF	
<i>*Per section 1104-C of the Zoning Code, may be contained within one or more common open areas.</i>		
Maximum Building Height:	35 FT	
Off Street Parking:	Minimum two (2) enclosed off-street parking spaces per dwelling unit.	
Minimum Yards:		
Front:		
From the property line of abutting street	15 FT	
Garages	20 FT	
Side:		
Side yards	5 FT	
Side yard abutting internal private street	15 FT	
Garages accessing internal private street	20'	
Side yard abutting Development Area B	5 FT	
Rear:		
Adjacent to South Sheridan Road	30 FT	
From north development boundary	20 FT	
From west development boundary	15 FT	
Internal Lots	15 FT	

Private Streets: Minimum street right-of-way width of 30 feet with minimum 26' of paving*

* *Shall be constructed to meet the standards of The City of Tulsa for minor residential public streets.*

Signs: One ground sign at the entrance along South Sheridan Road not to exceed 8' in total height or 32 sf of display area, or, Two (2) entry wall signs on opposite sides of the entrance with a display surface area of 32 square feet each.

Utility Easements (U/E): Per submitted concept plan Exhibit A, with the exception that a 17.5 U/E will be required along the northern boundary.

The proposed "11-foot U/E by separate instrument" proposed along the northern boundary of Development Area A will not be permitted.

Development Area B - Commercial

Land Area:

Gross:	172,062 SF	3.950 AC
Net:	119,450 SF	2.742 AC

Permitted Uses: Those uses permitted by right in the CS zoning district and those uses considered customarily incidental to those permitted principal uses.

Maximum Permitted Floor Area: 35,000 SF

Maximum Permitted Building Height: One story not to exceed 35 FT**

** *Maximum permitted height includes all building mounted equipment and screening parapets. Architectural features and elements may exceed permitted building height with detail site plan approval.*

Minimum Building Setbacks:

From Centerline of South Sheridan Road	100 FT
From Centerline of East 121 st Street South	100 FT
From North Boundary of Development Area B	35 FT
From West Boundary of Development Area B	70 FT

11.9

Landscaping and Screening:

An eight-foot masonry or concrete panel wall or fence shall be erected along the west and north boundary (exclusive of pedestrian and emergency access points) of Development area B. A 25-foot landscape buffer will provided along the west boundary and an eight (8) foot landscape buffer along the northern boundary of Area B, along the inside of the screening wall.

Signs:

1. One ground sign shall be permitted along the South Sheridan Road frontage and one ground sign permitted along the East 121st Street South frontage, each not to exceed 25 feet in height and 160 square feet of display surface area.
2. Wall signs shall be permitted not to exceed two (2) square feet of display surface area per lineal foot of building wall to which attached.

Pedestrian Circulation:

A pedestrian circulation plan shall be required that includes the following:

1. Pedestrian walkways through parking lots at approximate 200- foot intervals along 121st Street and at each vehicular access point from Development Area A;
2. Walkways shall be a minimum of three (3) feet in width, separated from vehicular travel lanes to provide safe access to building entrances and/or internal sidewalks. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
3. Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
4. 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.

Lighting:

Light standards, whether pole or building mounted, shall not exceed 25 feet in height. No light standard will be permitted in the western 25-feet of the development Area. The light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas. Shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

11.10

ALL DEVELOPMENT AREAS

3. No building permit for a lot within the residential Development Area A shall be issued until a subdivision plat has been approved by the City of Tulsa Planning commission as being in compliance with the planned unit development concept and development standards. The Plat will serve as the detail site plan for Development Area A only, and must be filed to record with the Tulsa Country Clerk prior to the release of building permits
4. No building permit shall be issued for the commercial Development Area B until a detail site plan for the development area, 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.
5. A detail landscape plan for Development Area B shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed 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.
6. No sign permits shall be issued for erection within the PUD until a detail sign plan for that has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. All trash, mechanical and equipment areas, including building and/or roof mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
9. 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 the development have been installed in accordance with the approved plans prior to issuance of an occupancy permit or approval of the final plat.
10. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas within Development Area A, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
11. 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. 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.
12. 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.

11.11

13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Entry gates, guardhouses, screening walls and crash gates must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the entry gates, guardhouses, screening walls and crash gates.
15. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review and/or the subdivision platting process.
16. In Development Area B, 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 anywhere in the PUD.

TAC Comments:

General: Recommend approval.

Water: The extension of a water main line to serve each lot 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: No comments.

Wastewater: Sanitary Sewer Service, per City of Tulsa Standards, must be provided to all proposed lots within the development. Size all lines with capacity to serve the entire basin.

Transportation: Sidewalks required on both sides of all private streets and along Sheridan. Confirm Right-of-Way along Sheridan. Minimum 50' required.

Traffic: No objection to 36ft paving within 40 ft Reserve with small non-continuous islands. Recommend Limits of No Access restrictions on various lots adjacent to the islands due to limited paving width adjacent to the islands.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

06/18/08

11.12

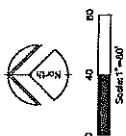
Exhibit A

Concept Illustration
Tanner Consulting LLC
5323 S. Leslie Ave. • Tulsa, OK 74109

PUD No. 759

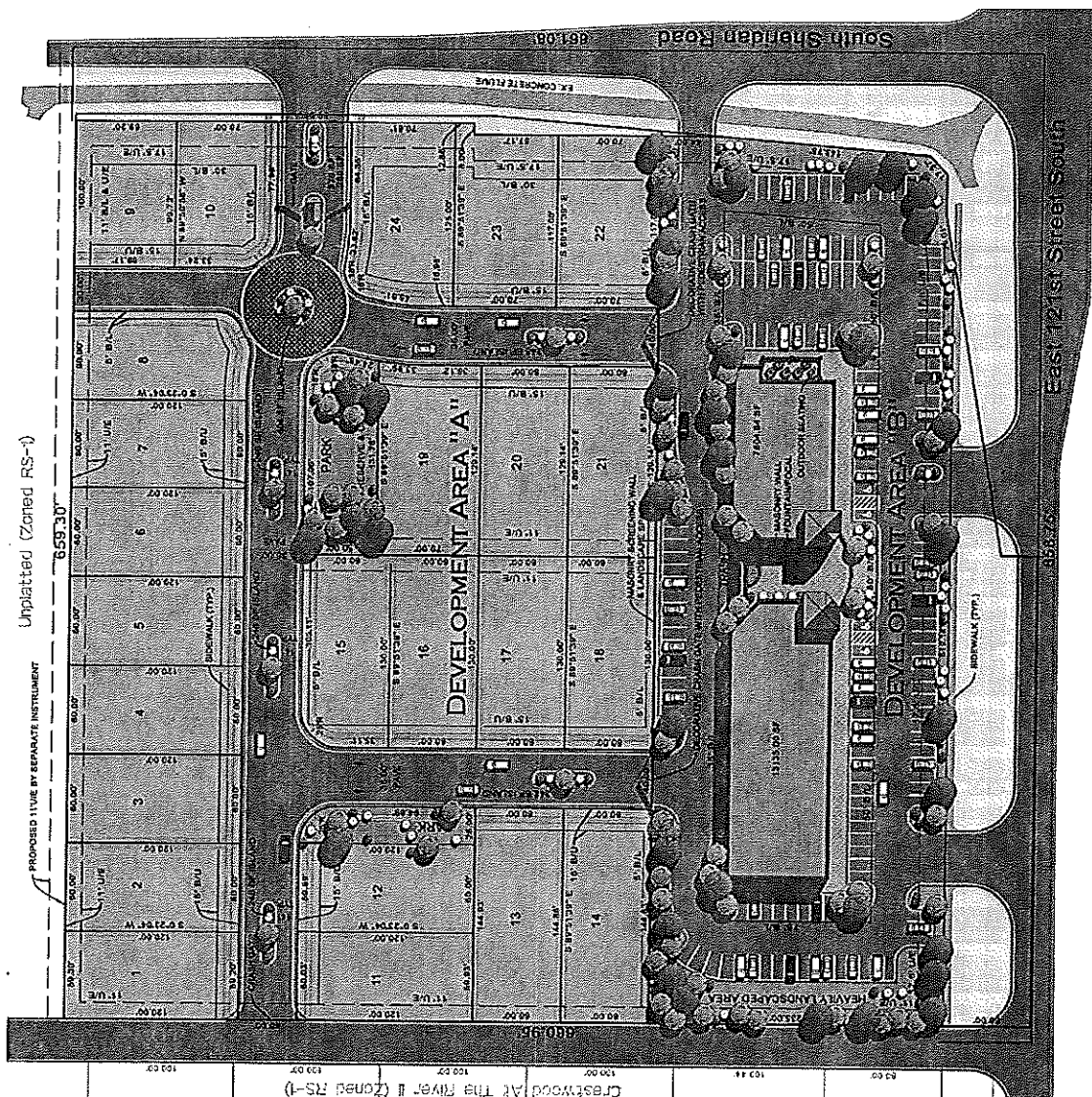
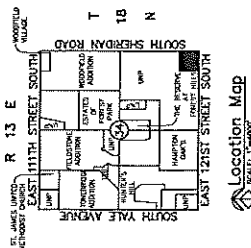
Site Data

Development Area "A": 5.568 Net Acres / 242,550 SF
Development Area "B": 2.742 Net Acres / 119,450 SF



Request Fee-in-Lieu of Sidewalks along arterial streets due to planned street widening & existing concrete flume along east boundary.

See Exhibit F for site photographs.



03/03/2008 28010_FX

11.13



Existing Concrete Channel running along South Sheridan Rd.
(view looking south)



Concrete Flume at corner of E. 121st Street & S. Sheridan Rd.
(view looking north)

Property Line

PUD No. ____

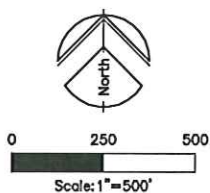
CRESTWOOD VILLAGE & CROSSING

Exhibit F
Site Photography

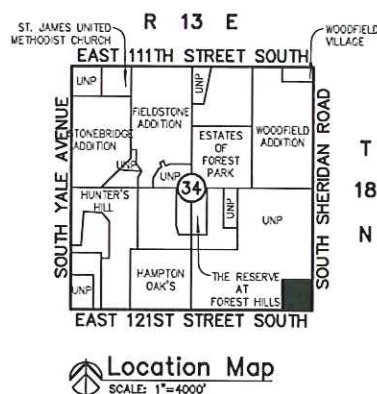
Tanner Consulting
5323 S. Lewis Ave. • Tulsa, OK

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

Site Photography
28010



6/06/2008 28010_EX



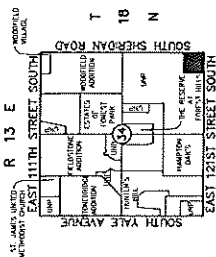
11.14
EXHIBIT A-1

Topography Legend

0.12' Contour Intervals



Scale 1"=80'



Location Map
Scale 1"=800'

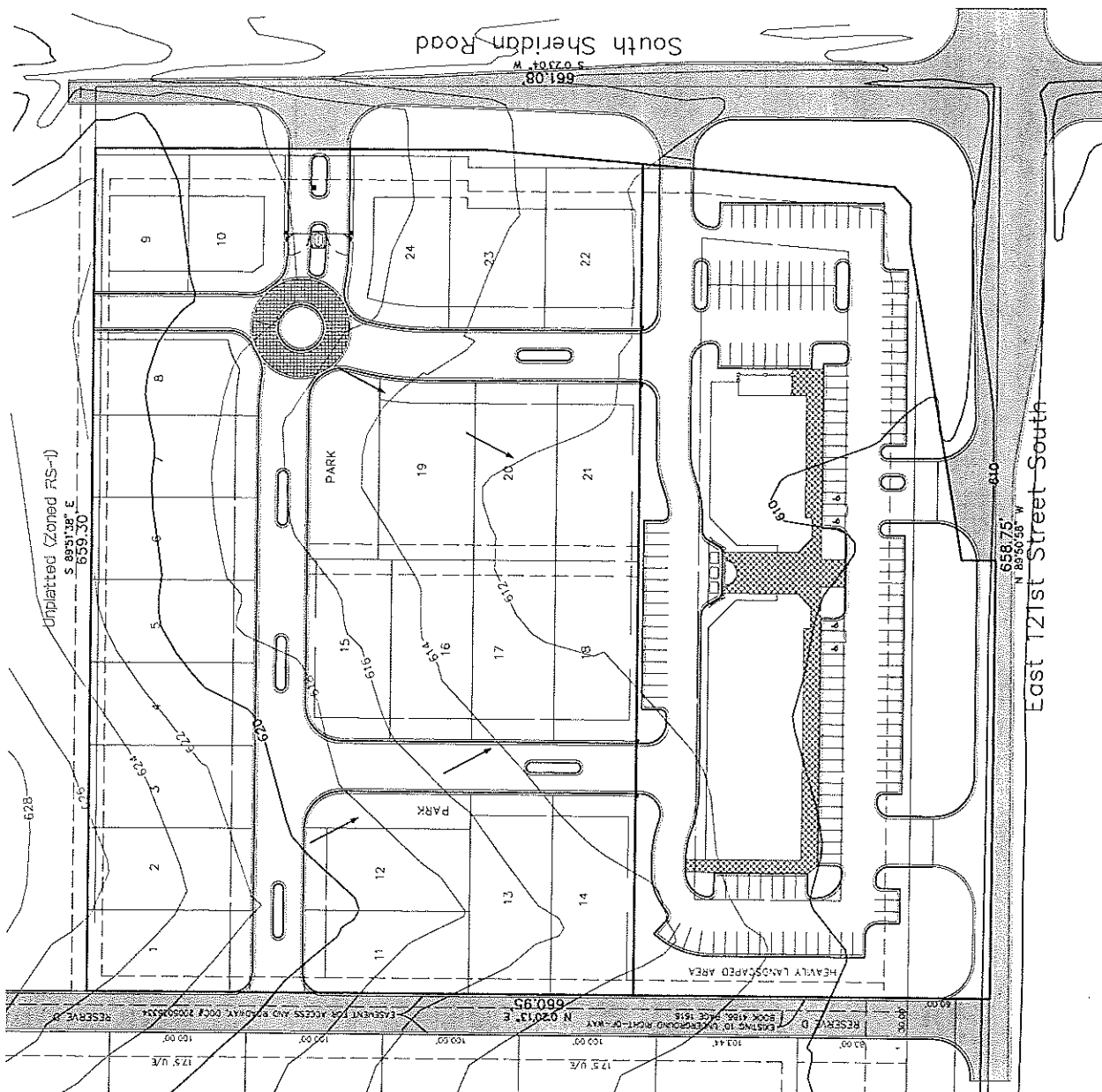
PUD No. 759

CRESTWOOD
VILLAGE & CROSSING

Exhibit B

Existing Topography

Tanner Consulting LLC
5323 S. Lewis Ave. • Tulsa, OK 74105



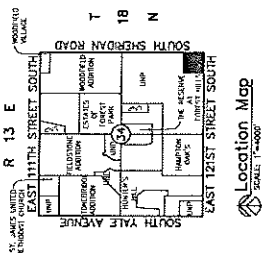
11.15

Utility Legend

- Sanitary Sewer
- Ex. San. Sewer
- Storm Sewer
- Water Line
- Ex. Water Line



Scale 1"=40'



Location Map
Scale 1"=400'

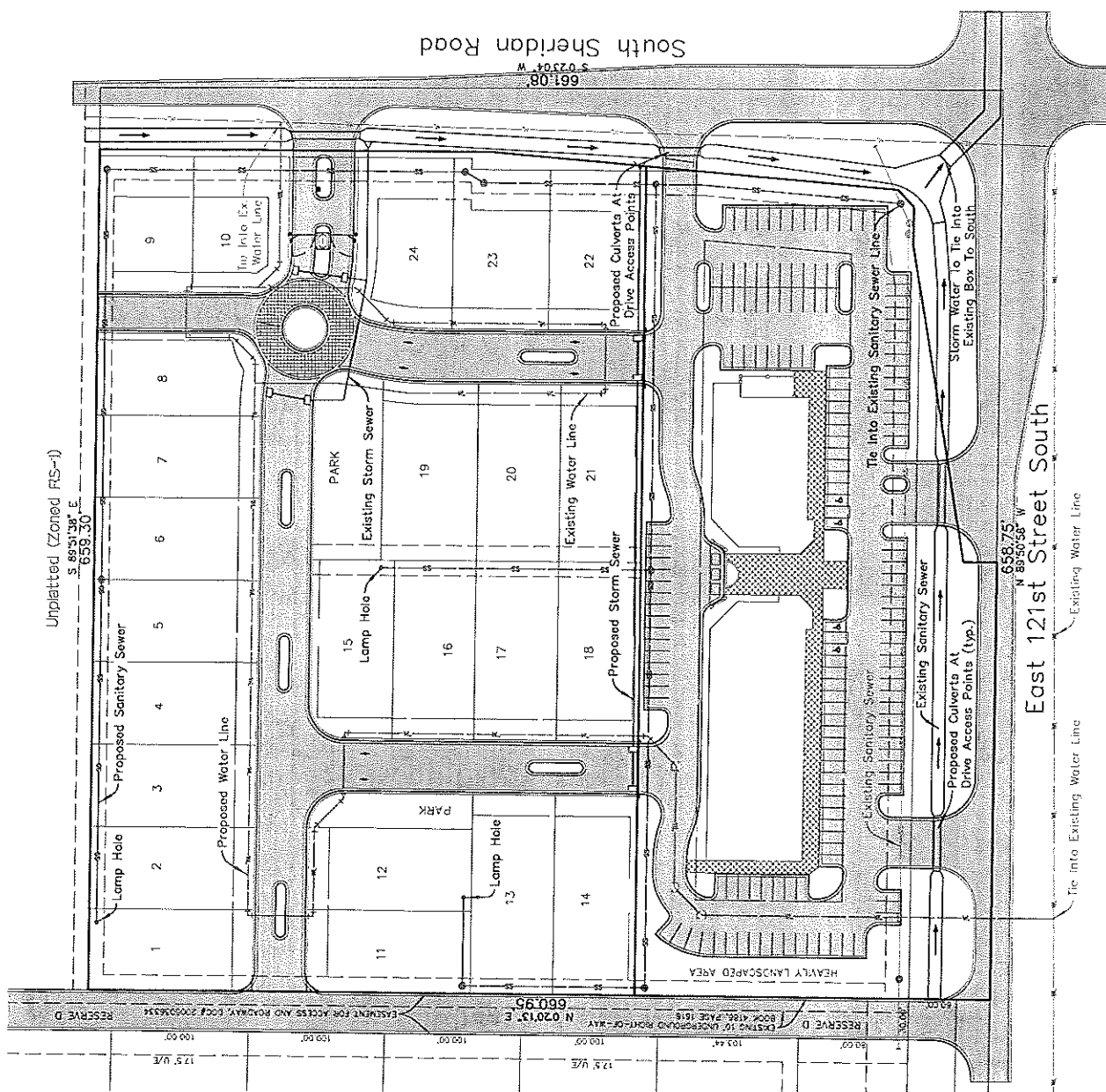
PUD No. 759

CRESTWOOD VILLAGE & CROSSING

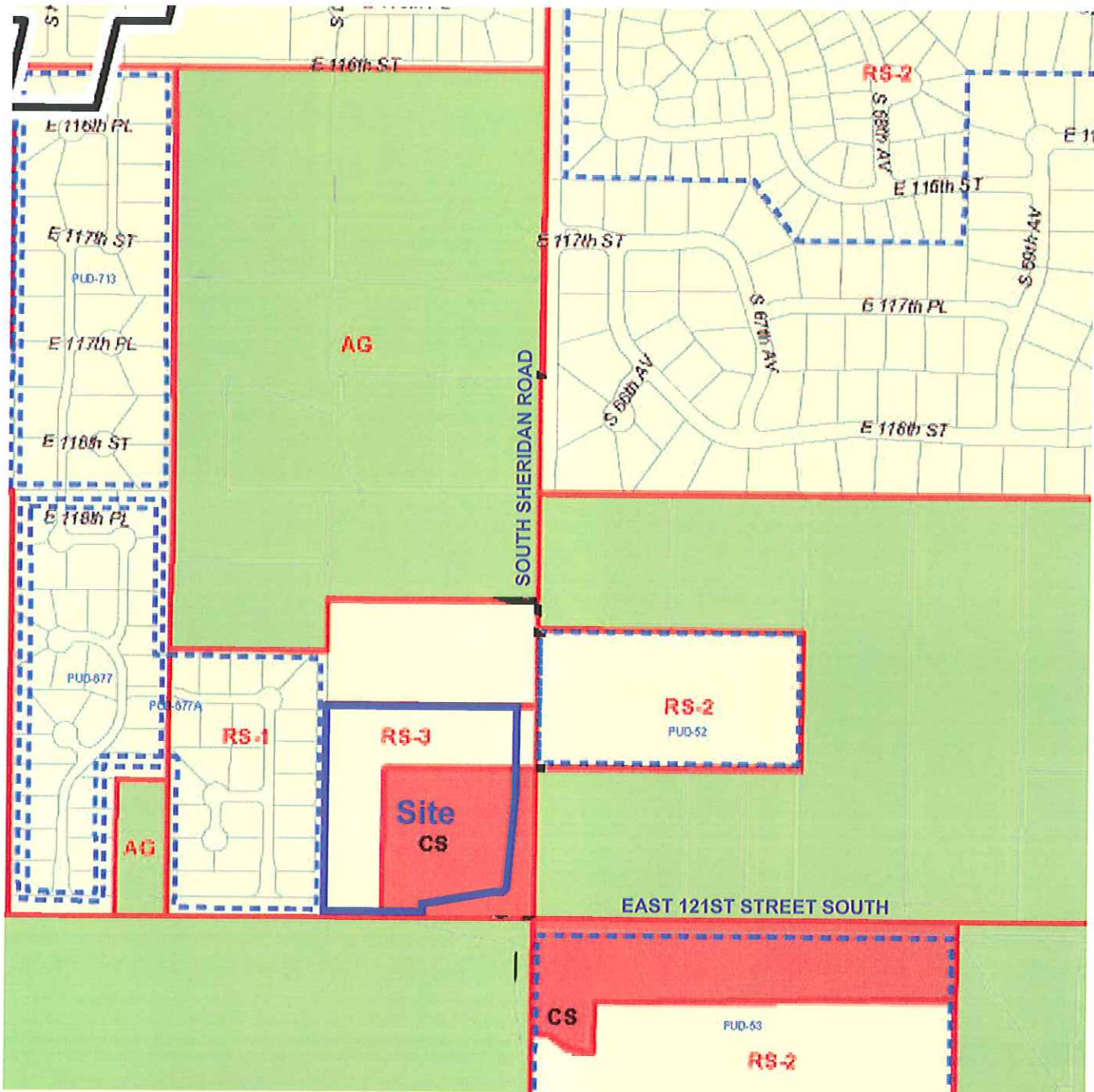
Exhibit C

Proposed Utilities

Tanner Consulting LLC
3025 S. Lewis Ave. • Tulsa, OK 74105



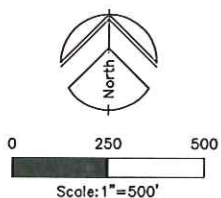
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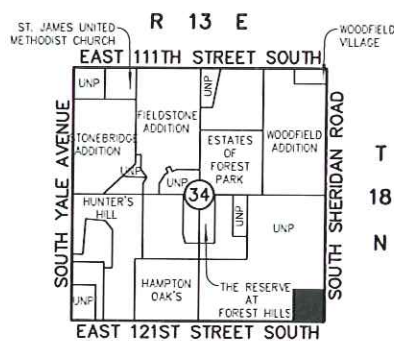
Zoning Summary

Zoning Category	Area (Gross AC)
CS	±5.0 AC
RS-3	±5.0 AC
Total Area (Gross)	±10.0 AC

Ordinance No. 19643



5/08/2008 28010_EX



Location Map
SCALE: 1"=4000'

PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit D
Existing Zoning & Land Use

 **Tanner Consulti**
5323 S. Lewis Ave. • Tulsa, OK

11.17

Existing Zoning & Land Use
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

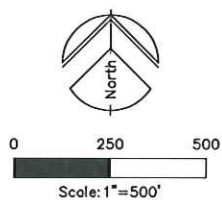
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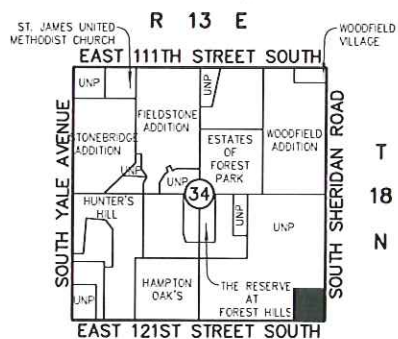
Aerial Photography
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

E



5/08/2008 28010_EX



Location Map
SCALE: 1"=4000'

PUD No. 759

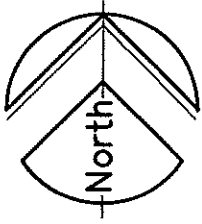
CRESTWOOD VILLAGE & CROSSING

Exhibit E

Aerial Photography

 **Tanner Consulti**
5323 S. Lewis Ave. • Tulsa,

11.18



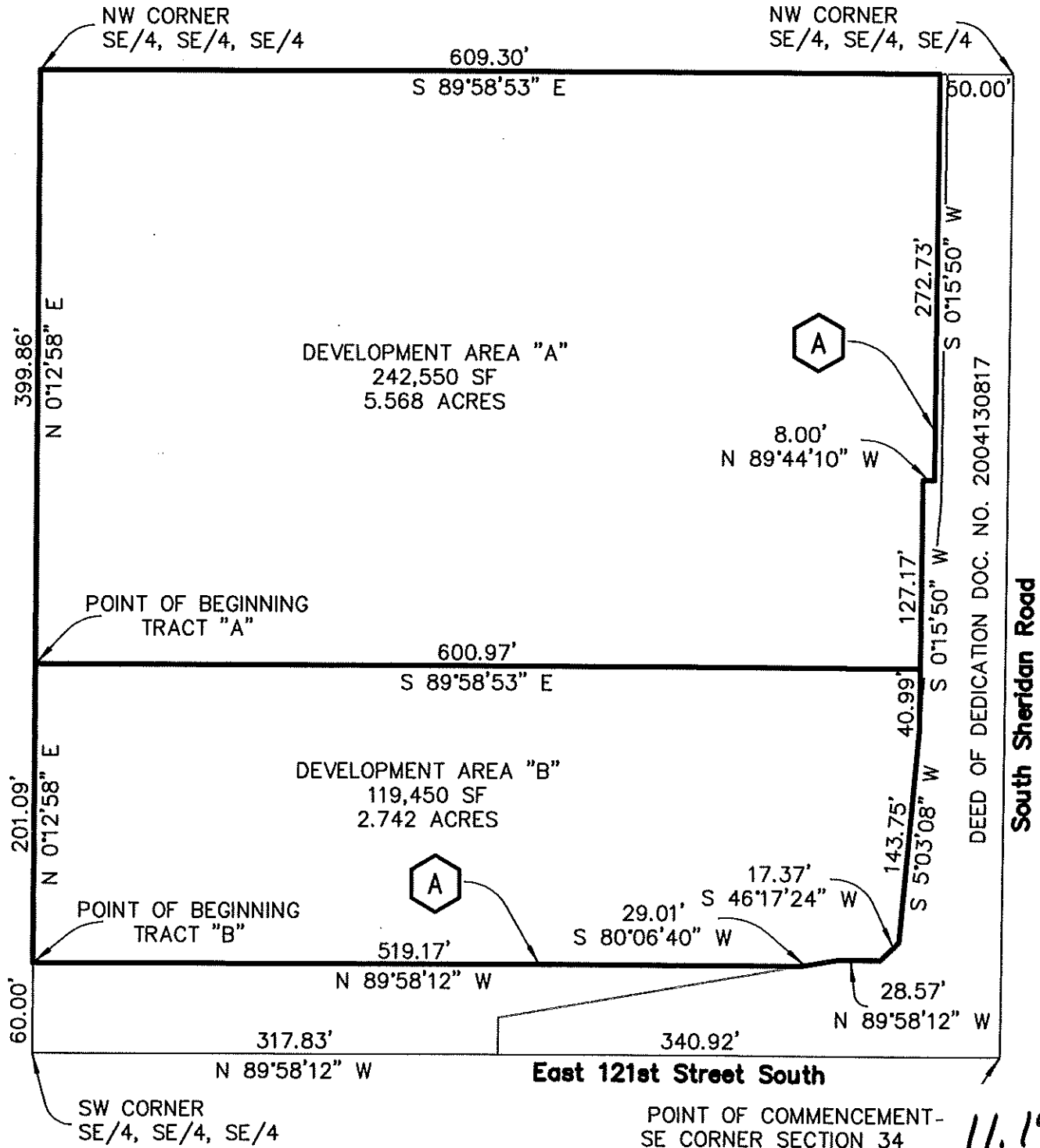
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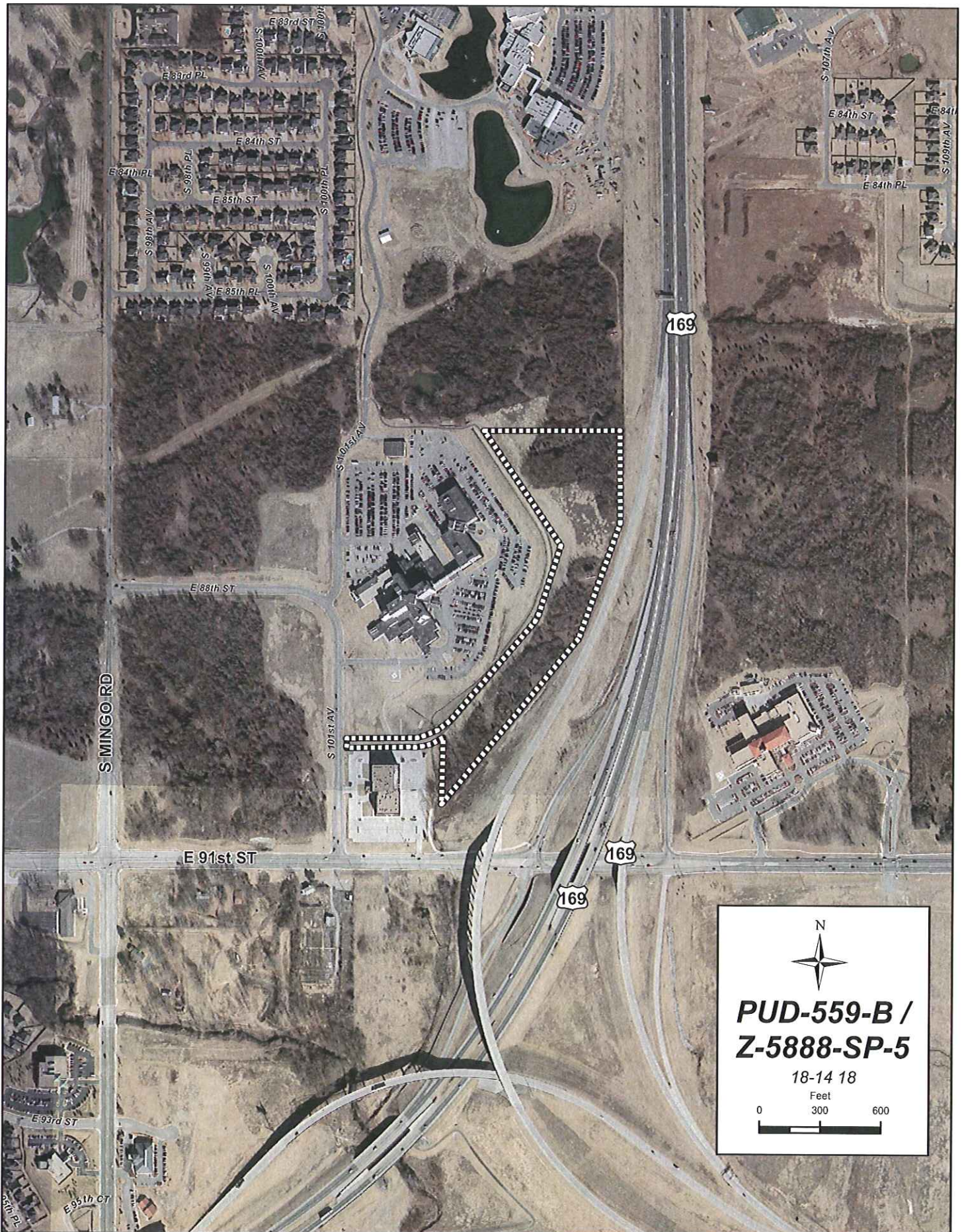
Exhibit "F"

Crestwood Village and Crestwood Crossing
PART OF THE SE/4, SE/4, SE/4
SECTION 34, T-18-N, R-13-E



TMAPC ULTIMATE R/W





12.2

SUBJECT
TRACT

S 101st AV

E 88th ST

S 101st AV

E 91st ST

169

169



**PUD-559-B /
Z-5888-SP-5**

18-14 18

0 Feet 150 300

12.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-559-B/Z-5888-SP-5

TRS 8418

Atlas 1902

CZM 54

PD-18 CD-8

TMAPC Hearing Date: June 25, 2008 (continued
from 6/18/08)

Applicant: John W. Moody

Tract Size: 5.03± acres

ADDRESS/GENERAL LOCATION: North and east of the northeast corner of East 91st Street
and South 101st East Avenue

EXISTING ZONING: CO/PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19538 dated May 17, 1999, established zoning for
the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Use Unit 21, to add a
second outdoor advertising sign

RELEVANT ZONING HISTORY:

Z-6503-SP-2 October 19, 2007: Staff approved a proposed sign application in a Corridor Site Plan on a tract of land to replacing a previously approved outdoor sign, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6503-SP-2 May 2007: All concurred in approval of a proposed Corridor Site Plan on an 8.67± acre tract of land for new commercial and office development, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-7003/PUD-721 January 2006: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on a 40± acre tract of land from AG to RS-3/OL/CS/PUD for mixed use development with four development areas on property located northeast corner of East 91st Street South and South Mingo Road.

Z-5888-SP-4/PUD-586-A January 2002: All concurred in approval of a proposed Corridor Site Plan and Major Amendment to a PUD on a 23.4± acre tract of land to allow Use Unit 21 for two outdoor advertising signs in Development Area A, along the Mingo Valley Expressway with 1,300 feet distance between signs on property located on the northeast corner of East 91st Street South and Mingo Valley Expressway.

Z-6910-SP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate

12.5

floor area of 27,380 square feet for office development on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6910-SP-1 December 2003: All concurred in approval of a proposed Corridor Site Plan for a four-story medical office building on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6910 November 2003: All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located east of southeast corner of East 91st Street South and South Mingo Road.

BOA-18760 June 13, 2000: The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs finding the hardship to be the elevation of the Broken Arrow South Loop interchange on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

BOA-18480 August 1999: The Board of Adjustment denied a request for a variance of the required 1,200' spacing between outdoor advertising signs to 940' to relocate an existing outdoor advertising sign, finding that there is no hardship to support the variance, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6503-SP-1a June 16, 1999: All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign, (located in the Mingo Valley Expressway Right-of-way) and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and the subject property.

PUD-559-A/Z-5888-SP-3 May 1999: All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land for outdoor advertising sign on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and a part of the subject property.

12.6

PUD-559-A May 1999: Approval was granted for a major amendment to allow two outdoor advertising signs on property located east of the northeast corner of East 91st Street and South 101st East Avenue and within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities.

PUD-586 June 1998: All concurred in approval of a request for a proposed Planned Unit Development and Detail Corridor Site Plan on a 29± acre tract for a mixed-use development. The development proposed a medical complex, related offices, residential facilities and retail shopping area, located on the northwest corner of East 91st Street South and South Garnett Road.

PUD-559 November 1997: All concurred in approval of a proposed Planned Unit Development on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway and a part of subject property.

Z-6523 March 1996: All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road and south of the subject property.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6194 July 1988: All concurred in approval of a request for rezoning a 4± acre tract located east of the southeast corner of East 91st Street and South Mingo Road from CS to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5.03± acres in size and is located north and east of the northeast corner of East 91st Street and South 101st East Avenue. The property is vacant and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
91 st Street South	Secondary Arterial	100'	5
South 101 st East Avenue	Commercial Collector	80'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by Highways 169 and 64 zoned RS-3; on the north by Tulsa Community College-Southeast campus, zoned AG; on the south by St. Francis Medical facility, zoned CO; and on the west by Southcrest, zoned CO.

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 Corridor/Development Sensitive (in conjunction with a floodplain) and Low Intensity-No Specific land use. This means that development to Corridor

standards is encouraged; however, if not developed at that higher intensity, then development should be at the Low Intensity-No Specific land use designation. According to the Zoning Matrix the requested zoning is the same as is currently in place. The issue in question is an additional outdoor advertising sign. The Plan does not address this level of detail.

STAFF RECOMMENDATION:

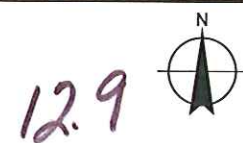
PUD-559-B is an undeveloped 14.86 acre (637,864 sf) tract located east of Southcrest Hospital and west of the southbound inter-dispersal loop of US Highway 169 and the Creek Turnpike. The major amendment request is to allow a second outdoor advertising (OA) sign within the southern ½ of Development Area A of PUD-559-A.

As approved PUD-559 and PUD-559-A permit two OA signs. One permitted OA sign location is within the east 100' of Development Area B and one OA sign within the limits of Development Area A (see Exhibit A). There is one existing OA sign in the northern ½ of Development Area A along the US 169 right-of-way (ROW) as depicted on attached Exhibits A and B. It appears that this sign is greater than 1,200 feet from any other OA sign.

The proposed new OA sign location is also depicted on Exhibits A and B, and appears to be located greater than 1,200 feet south of the existing OA sign within Development Area A.

The new location is less than 1,200 feet from an approved Corridor Site Plan (Corridor site plan # Z-6503-SP-2, located south of the subject property) which has been approved for OA signs as a permitted use, and has historically had an OA sign on site per Z-6503-SP-1.

Since this proposed location is within 1,200 feet of an existing approved Outdoor Advertising sign location, staff recommends **DENIAL** of PUD-559-B.



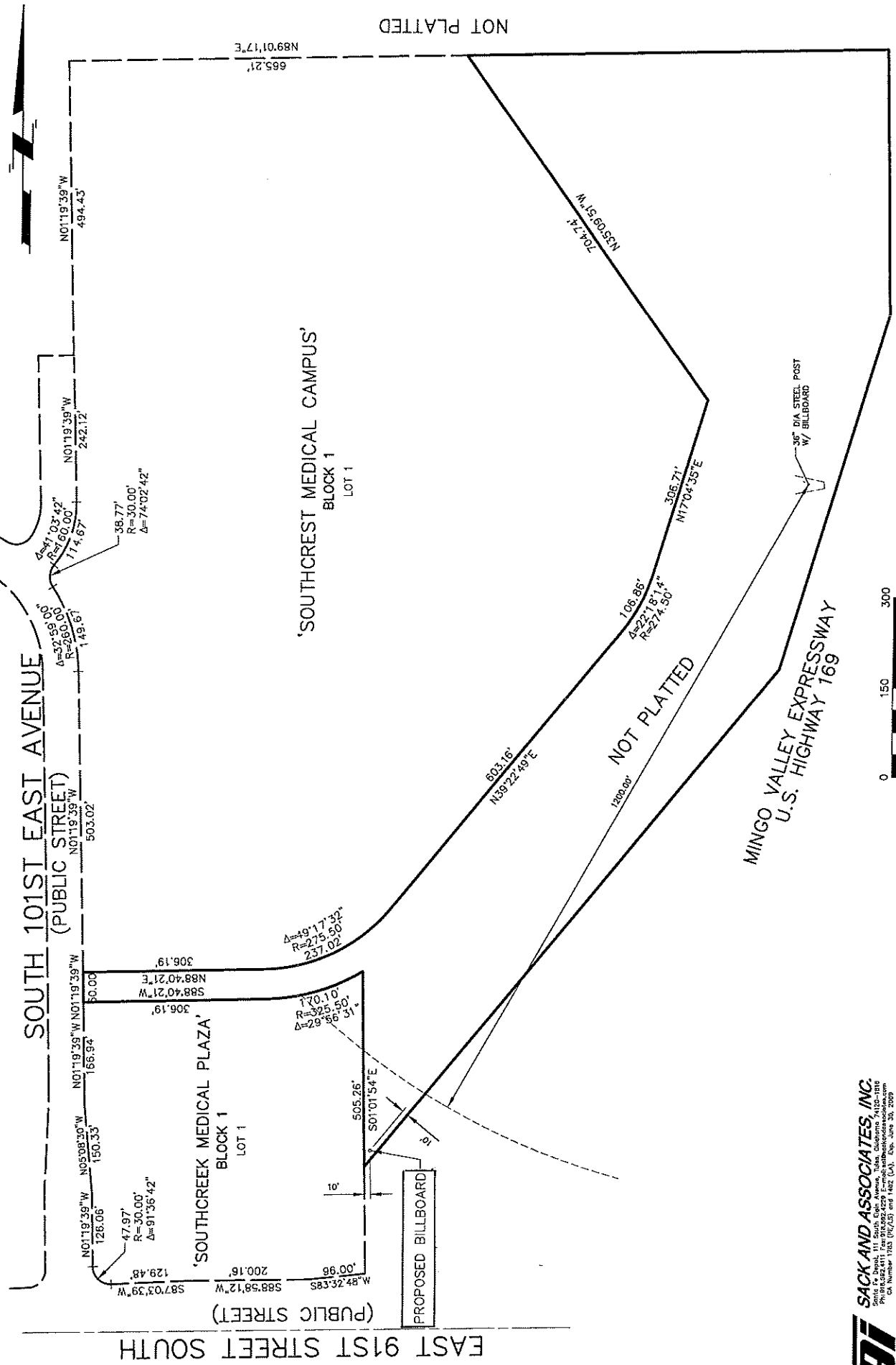
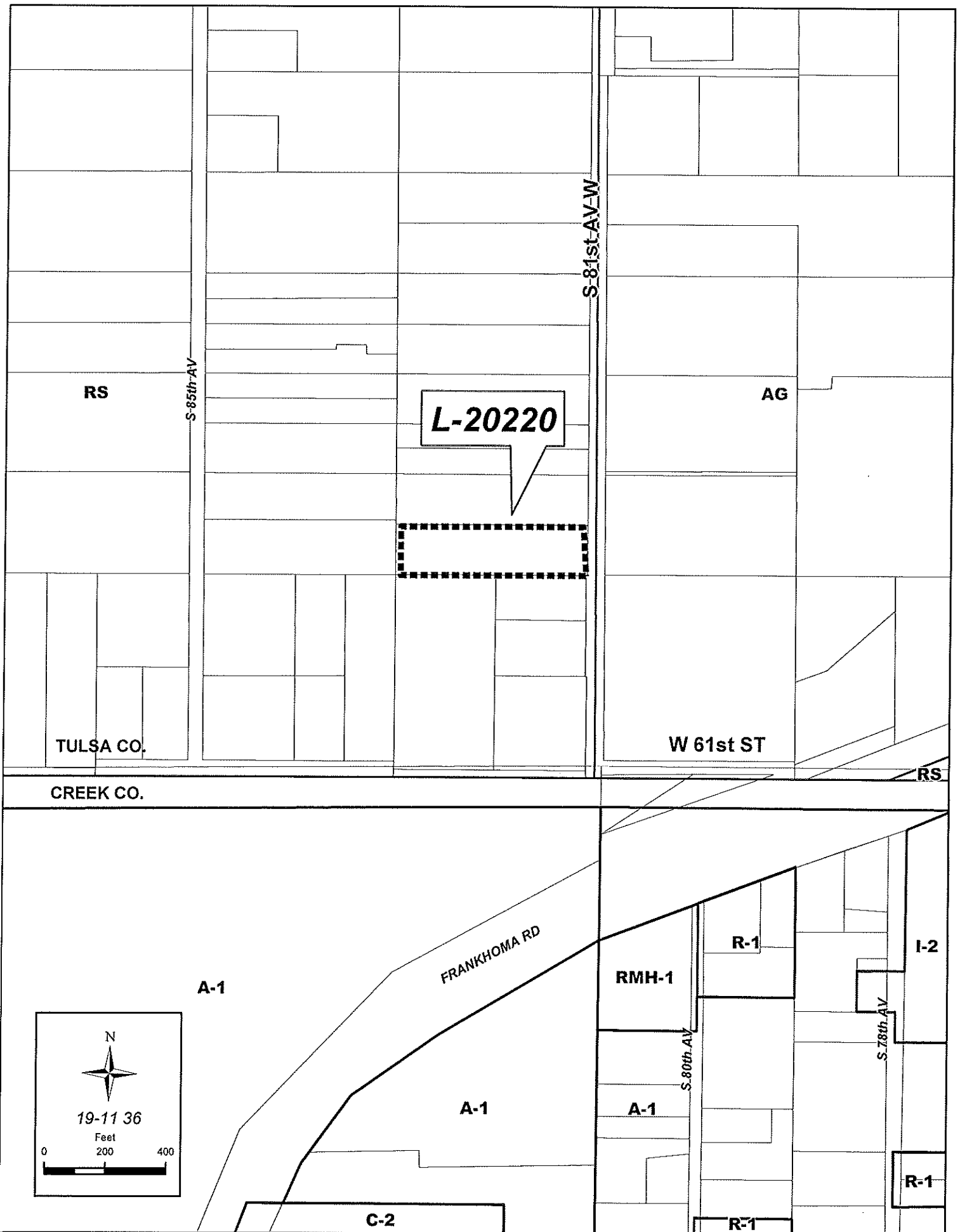


Exhibit B

SACK AND ASSOCIATES, INC.
 11000 S. GATEWAY BLVD., SUITE 100
 DALLAS, TEXAS 75242
 PHONE: (214) 343-1111 FAX: (214) 343-1112
 E-MAIL: SACK@SACKANDASSOCIATES.COM
 DATE: JUNE 30, 2009
 PROJECT: SOUTHCREEK MEDICAL CAMPUS II - GROUNDWATER EXISTING
 DRAWING: 24-M-1010

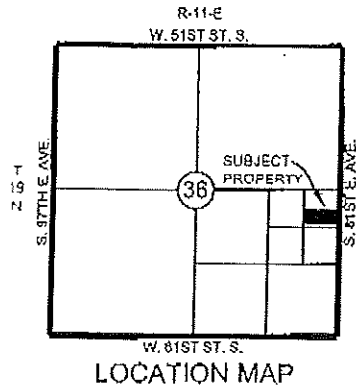
12.10



L-20220 – Anna Patterson (9136)/Lot-Split for Waiver (County)
West of South 81st Avenue and North of West 61st Street, 5846 South 81st West Avenue

This lot-split meets the bulk and area requirements. There's a request for a waiver for more than 3 side lot lines. The Technical Advisory Committee reviewed this lot split at its June 19th meeting with a 5' right-of-way dedication. Staff recommends **APPROVAL** of this lot-split.

LS-20220



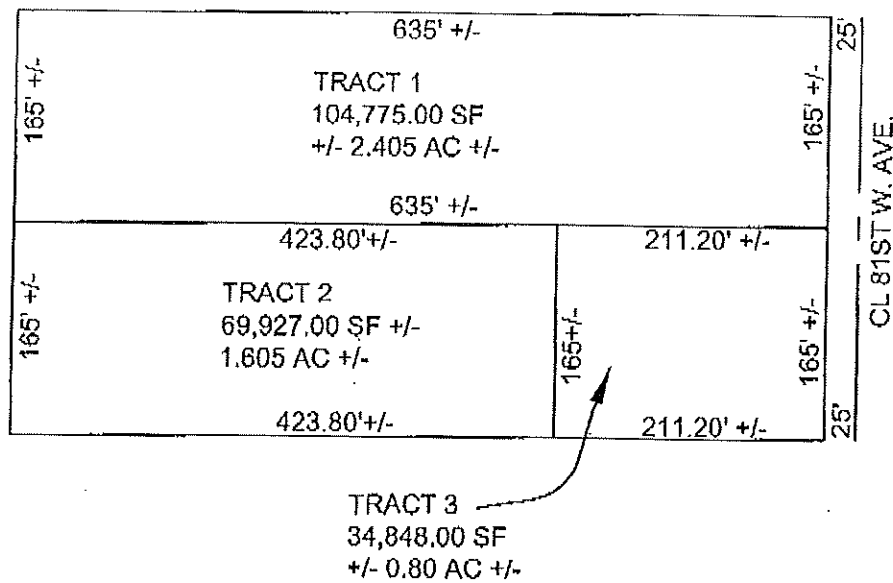
DESCRIPTION PLAT

Nickle & Associates, Inc.

108 S. 109th E. Place, Tulsa, Oklahoma, 74128

(918) 664-5411.

C.A. #1749 Expires 6/2009.



LEGAL DESCRIPTION
SEE ATTACHED SHEET

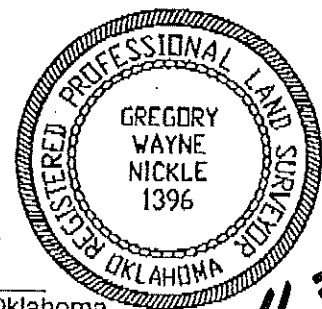
NOTES:

THIS PLAT IS SOLELY AN EXHIBIT SHOWING THE ELGAL DESCRIPTION OF THE SITE,
THIS IS NOT A PLAT OF SURVEY.
NORTH IS ASSUMED NORTH.
5846 S. 81st W. Ave, Tulsa, OK

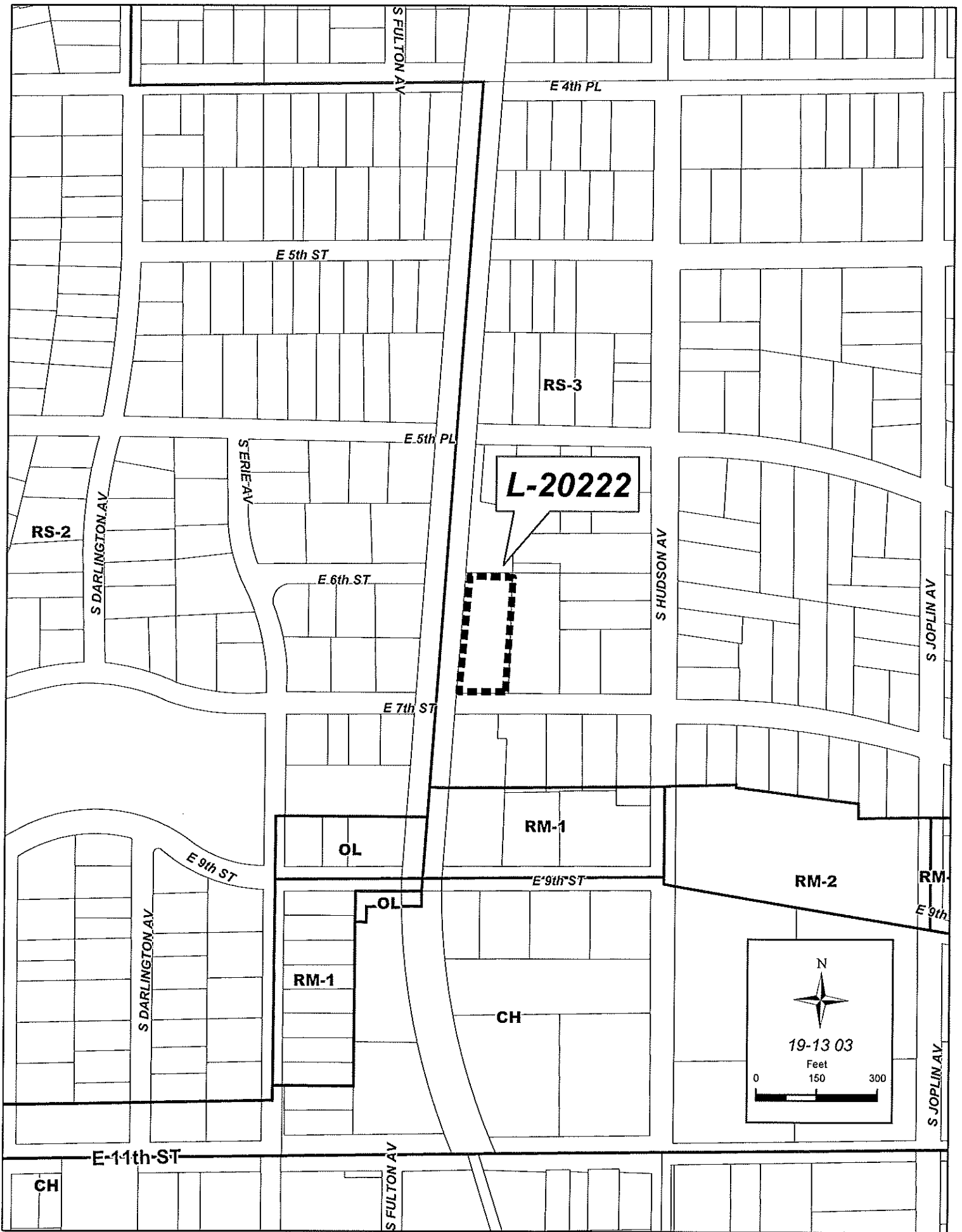
DATE: 05/05/08

SCALE: 1" = 15'

Gregory Nickle, PLS #1396 Oklahoma



11.3

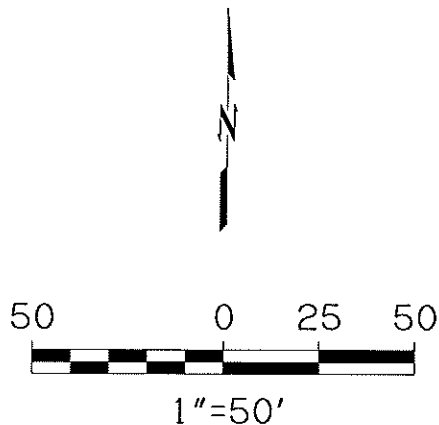
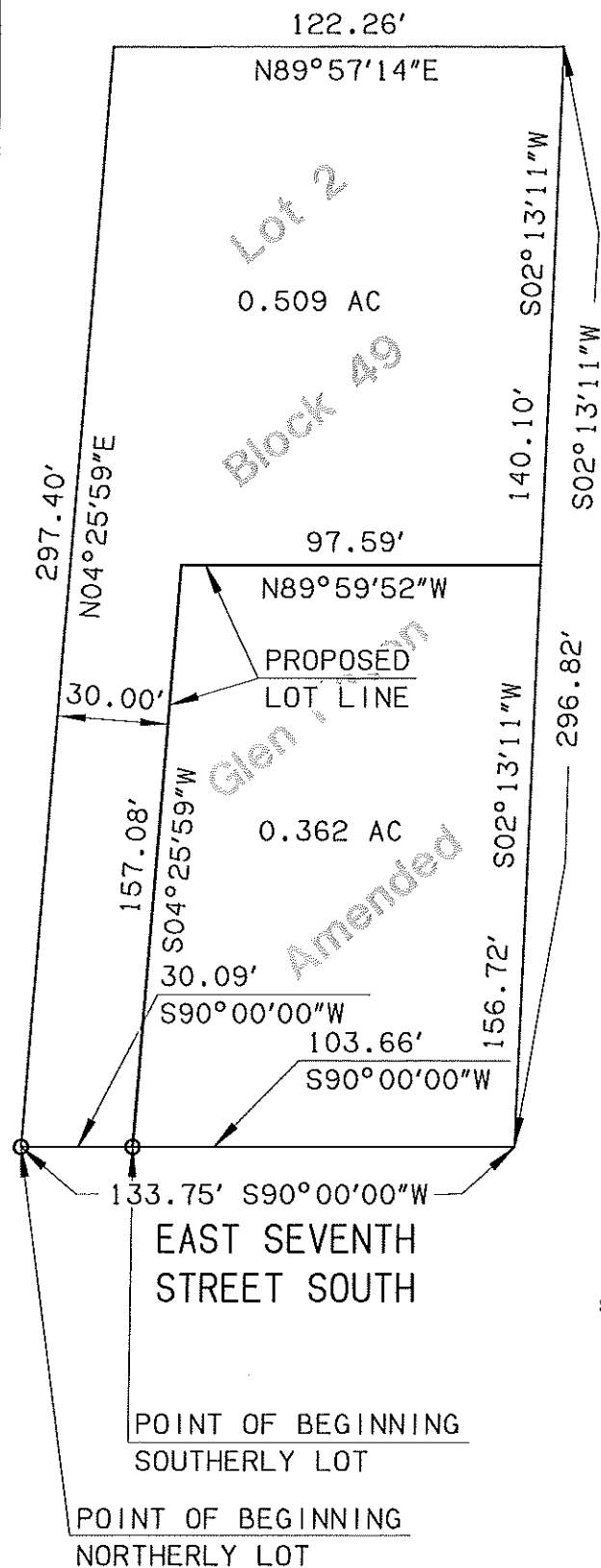


L-20222 – Wallace Engineering (9303)/Lot-Split for Waiver (PD 5) (CD 4)
North of East 7th Street and East of the Saint Louis Santa Fe Railway, 5505 East 7th Street

This lot-split meets the bulk and area requirements. There's a request for a waiver for more than 3 side lot lines. The Technical Advisory Committee reviewed this lot split at its June 19th meeting and recommended approval with a sidewalk requirement. Staff recommends **APPROVAL** for this lot-split.

1520222

5/15/2008 8:41:53 AM \\civil_server\projects\0840040 7th Street Lot Split\Lot-Split.dgn



LEGAL DESCRIPTIONS:

LOT TO BE SPLIT:

LOT 2, BLOCK 49, GLEN HAVEN AMENDED, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO RECORDED PLAT NO. 915 THEREOF.

NORTHERLY LOT TO BE CREATED:

PART OF LOT 2, BLOCK 49, GLEN HAVEN AMENDED, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO RECORDED PLAT NO. 915 THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 04°25'59" EAST 297.40 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE NORTH 89°57'14" EAST 122.26 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 02°13'11" WEST 140.10 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 2; THENCE NORTH 89°59'52" WEST 97.59 FEET; THENCE SOUTH 04°25'59" WEST 157.08 FEET ON A LINE PARALLEL TO AND 30 FEET AWAY FROM THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 90°00'00" WEST 30.09 FEET ALONG THE SOUTHERLY BOUNDARY OF LOT 2 TO THE POINT OF BEGINNING, CONTAINING 0.509 ACRES MORE OR LESS.

SOUTHERLY LOT TO BE CREATED:

PART OF LOT 2, BLOCK 49, GLEN HAVEN AMENDED, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO RECORDED PLAT NO. 915 THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90°00'00" EAST 30.09 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE NORTH 04°25'59" EAST 157.08 FEET ON A LINE PARALLEL TO AND 30 FEET AWAY FROM THE WESTERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 89°59'52" EAST 97.59 FEET; THENCE SOUTH 02°13'11" WEST 156.72 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 2; THENCE SOUTH 90°00'00" WEST 103.66 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 0.362 ACRES MORE OR LESS.

wallace
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
200 EAST BRADY STREET
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/09

PROJECT NO. 0840040

DATE: MAY 15, 2008

12.3
LOT SPLIT EXHIBIT
LOT 2 BLOCK 49
GLEN HAVEN AMENDED