

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2554

July 15, 2009, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chambers

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:

1. Minutes of June 24, 2009, Meeting No. 2552
2. Minutes of July 1, 2009, Meeting No. 2553

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. **LS-20312** – Barry Simpson (20312)/Lot-Split (PD) (CD 6)
South of West Skyline Drive and East of South 67th Avenue, 4340
South 65th West Avenue
4. **LS-20314** – Roy Johnsen (8211)/Lot-Split (PD 8) (CD 2)
North of West 81st Street and East of South US-75, Tulsa Hills
5. **LS-20315** – Timothy D. Carter (1316)/Lot-Split (County)
South of East 106th Street North and West of New Haven Avenue,
10402 North New Haven Avenue East
6. **LC-180** – Rosalino Saavedra (0332)/Lot Combination (PD 3) (CD 3)
Northwest corner of North Atlanta Place and East Marshall Street,
2523 East Marshall Street
7. **LC-182** – Tulsa Habitat For Humanity (9233)/Lot Combination (PD 8) (CD 2)
South of West 54th Street and West of South 37th Avenue. 3707 West
55th Street
8. **LC-183** – Tulsa Habitat For Humanity (9233)/Lot Combination (PD 8) (CD 2)
South of West 54th Street and West of South 37th Avenue, 3711 West
55th Street
9. **LC-184** – Tulsa Habitat For Humanity (9233)/Lot Combination (PD 8) (CD 2)
Northeast corner of South 41st Avenue and West 55th Place, 4033 W
55th South Place

10. **Z-7008-SP-1j – Roy Johnsen** (PD-8) (CD-2)
 North of the northwest corner of West 81st Street and South Olympia Avenue (Corridor Minor Amendment to split Tract B of Lot 11, Block 1 – Tulsa Hills into 2 new tracts and reallocate floor area to the two new tracts. Request to increase the permitted floor area for new Tracts.)
11. **PUD-744-A-1 – Khoury Engineering, Inc.** (PD-6) (CD-9)
 Southeast of the southeast corner of 41st Street and Peoria Avenue (Minor Amendment to reduce the number of permitted dwelling units from 14 to 12, to establish minimum lot widths of 50 feet to clarify a five-foot rear yard setback.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

12. **Thorny Acres -** (1327) Minor Subdivision Plat (County)
 Southeast corner of East 86th Street North and North Whirlpool Drive
13. **The Offices at Holland Lakes –** (8310) Preliminary Plat (PD 18) (CD 8)
 East of South Yale Avenue and North of East 81st Street South
14. **Z-7129 –** (9328) Plat Waiver (PD 6) (CD 7)
 East of the Northeast corner of South Harvard and East 51st Street
15. **PUD-728-1 – Todd Adair** (PD-4) (CD-4)
 Southwest corner of East 12th Street and South Trenton Avenue (Minor Amendment) (Staff is requesting a continuance to readvertise.)
16. **Z-7137/PUD-771 – Jim Schwerts Company** RS-3 to RM-0/PUD
 Northeast corner East 25th Street and South 111th East Avenue (PUD (PD-17) (CD-5)
 to allow 12 multifamily units to be constructed)
17. **PUD-379-C – Lou Reynolds** PK/PUD-379 to PK/PUD-379-C
 South of the southwest corner of South Memorial Drive and East 66th (PD-18) (CD-7)
 Street South (Major Amendment to add bar use only and to extend the hours of operation to 2 a.m. to allow for occupancy by a Baker Street Pub.)

OTHER BUSINESS

18. **LS-20294** – Smalygo Properties/Lot-Split
 Refund Request for Lot-Split fee due to overpayment
19. **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 unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

CO
PUD-636

AG

75

S OLYMPIA AV

CO

AG

W 77th ST

W 77th PL

W 78th ST

RS-3

W 78th PL

W 79th ST

PUD-739

Z-7008 - SP-1j

CS

PUD-765

CS

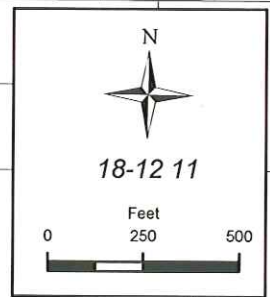
OL

W 81st ST

CO

AG

S MAYBELLE AV



10.1

Z-7008 - SP-1j

75

S OLYMPIA AV

S INDIAN AV

W 77th ST

W 77th PL

W 78th ST

S GALVESTON AV

W 78th PL

S INDIAN AV

W 79th ST

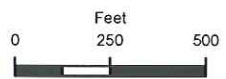
S HOUSTON AV

W 81st ST

S MAYBELLE AV



18-12 11



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Aerial Photo Date: M

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N

18-12 11

Feet
0 100 200

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Aerial Photo Date: M

10.3

July 15, 2009

STAFF RECOMMENDATION

Z-7008-SP-1j: Corridor Plan Minor Amendment – North of the northwest corner of West 81st Street and South Olympia Ave.; Lot 11, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to split Tract B of Lot 11, Block 1 – Tulsa Hills into 2 new tracts, Tracts B-1 and B-2 and reallocate floor area to the two new tracts (see Exhibits A and B). In addition to the split and reallocation, the applicant is requesting an increase the permitted floor area for new Tracts B-1, B-1 and Tract C of Lot 11. Since the increase in floor area for these tracts is accompanied by a subsequent decrease in floor area of other lots within Tulsa Hills (Lot 12, Block 1 and Lots 1 and 2, Block 2)(see Exhibit C), there is no actual over-all increase of floor area within the over-all development. Lot split application LS-20314 is also on the 7/15/09 agenda of the TMAPC requesting the lot split reflected herein (see Exhibit D).

In March 2008, the TMAPC approved a minor amendment to split Lot 11, Block 1 into three tracts and allocate floor area in the following manner:

Table 1

Existing Floor area allocation for Lot 11, Block 1 per minor amendment Z-7008-SP-1e			
Parcel	Area	Floor Area Allocated	Floor to Area Ratio (FAR)
Lot 11 – Tract A	56,932 sf	10,250 sf	.18
Lot 11 – Tract B	145,271 sf	11,645 sf	.08
Lot 11 – Tract C	115,650 sf	66,500 sf	.58
Total	317,853 sf	88,395 sf	.28

This minor amendment request seeks to reallocate 28,341 sf of existing permitted floor area from Lot 12, Block 1 and Lots 1 and 2, Block 2 to the newly created Tracts B-1 and B-2 and Tract-C of Lott 11, Block 1 per the following decreases in floor area on Lot 12, Block 1 and Lots 1 and 2, Block 2 (Note: all lots in which floor area is being reallocated from, are under common ownership of the applicant's client):

Table 2

Parcel	Area	Proposed Floor Area	Decrease	FAR
Lot 12, Block 1	124,856 sf	31,214 sf	3,509 sf	.25
Lot 1, Block 2	102,489 sf	25,622 sf	2,745 sf	.25
Lot 2, Block 2	285,966 sf	57,061 sf	22,087 sf	.20
Total			28,341	

The floor area being reallocated from Lot 12, Block 1 and Lots 1 and 2, Block 2 will be distributed to Lot 11, Tracts B-1 and B-2 and Tract-C per the following:

10.4

Table 3

New Allocation of Floor Area for Lot 11, Block 1 Tracts A, B-1, B-2, and C				
Parcel	Area	Proposed Floor Area	Increase	FAR
Lot 11 – Tract A	56,932 sf	10,250 sf	0	.18
Lot 11 - Tract B-1	54,521 sf*	14,400 sf	2,755 sf	.26
Lot 11 – Tract B-2	90,761 sf*	22,568 sf	22,568 sf	.25
Lot 11 – Tract C	115,650 sf	69,518 sf	3,018 sf	.60
Total	317,374 sf	116,736 sf	28,341 sf	.37

*The size of Tract B in minor amendment Z-7008-SP-1e was incorrectly shown as 145,271 sf. The actual lot size per applicant's survey is 145,282 s (see attached Exhibit E).

The FAR for Tulsa Hills as originally approved is .25. The request being made here will raise the FAR for the entirety of Lot 11 to a .37, still well below the permitted 1.25 FAR allowed in the Corridor (CO) District.

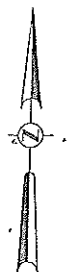
Considering that:

- There is no increase in the over-all FAR for the Tulsa Hills development being requested;
- The FAR for the lots from which the floor area is allocated from is decreasing;
- The over-all floor area for the entire development is still well below the permitted 1.25 FAR allowed by the CO District; and
- All the lots in question are in common ownership, staff supports this request.

Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1j allocating floor area to Lot 11, Block 1 – Tracts A, B-1, B-2, and C – Tulsa Hills per Table 3 above.

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

'TULSA HILLS'
SECTION 11, T-18-N, R12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



403 South Choyonno, Suite 900, Tulsa, OK 74103
Phone (918) 592-3904 Fax (918) 592-3341
Certificate of Authorization 227 - Expires June 30, 2000

135

10.6

10.7

Final Plat

Tulsa Hills

PART OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1

OWNER: As to Lot 8, Block 2 Only

Target Corporation

A MINNESOTA CORPORATION
Nicholas Papeth
1000 Nicollet Mall, TPN-12F
Minneapolis, Minnesota 55403
Phone: (612)761-7960

OWNER: As to Reserve A & B,
Lot 12, Block 1, Lot 1, Block 2,
Part of Lot 11, Block 1 &
Part of Lot 2, Block 2 Only

CPBS LAND COMPANY, LLC.

AN OKLAHOMA LIMITED LIABILITY COMPANY
Bob Stearns
912 NW 57th Street
Oklahoma City, Oklahoma 73118
Phone: (405)842-0456

SURVEYOR:

Carter & Burgess, Inc.

Anthony B. Cole, P.L.S.

TonyCole@a-b.com

10501 North Broadway Extension

Oklahoma City, Oklahoma 73114

Phone: (405)810-8254

CA 227 EXPIRES 6-30-08

Legend

AGC = ACCESS PERMITTED
LVA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
M/E = MUTUAL ACCESS EASEMENT
E/SW = EASEMENT
OGE = OVERLAND GRASSLAND EASEMENT
RES. = RESERVE
R/W = RESTRICTED WATERLINE EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS:
THIRTY ONE (31) LOTS IN TWO (2) BLOCKS
AND TWELVE (12) RESERVES
GROSS SUBDIVISION AREA: 175.57 ACRES

Aviation Notice

Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above this plat of land. Solid aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of this plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through solid aircraft which result directly or indirectly from the operations of aircraft or the Airport, now and in the future, including but not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the Airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operations may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said objects.

PLAT NO.
6154

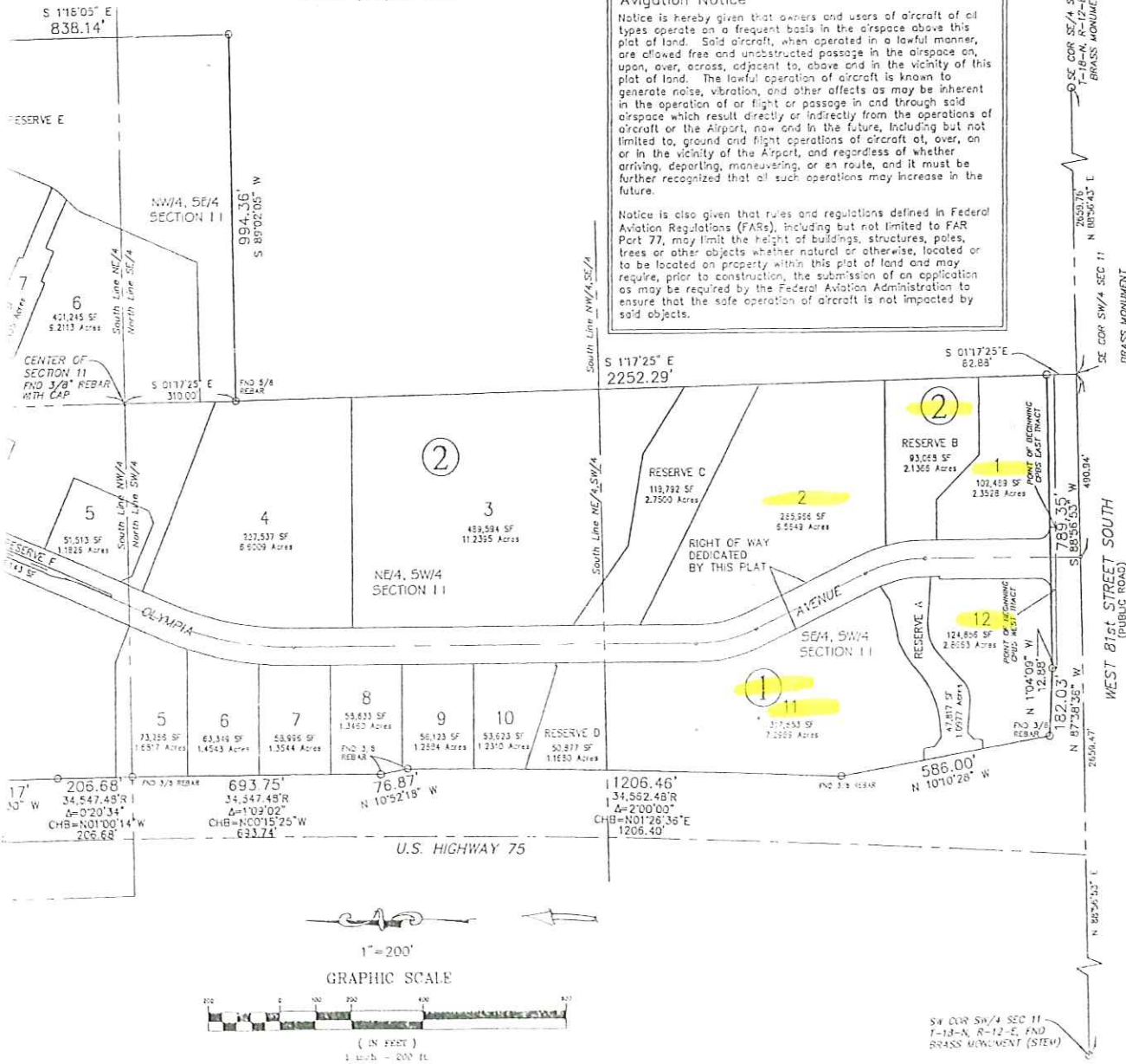
FINAL
CERTIFICATE OF
I hereby certify that
this plat has been
approved by the
Tulsa County Clerk
on
10/18/07

Approved by
Earlene Wilson
Tulsa County Clerk

Approved by
[Signature]
Tulsa County Clerk

Approved by
[Signature]
Tulsa County Clerk

Approved by
[Signature]
Tulsa County Clerk



Basis of Bearing
THE BASIS OF BEARINGS FOR
SURVEY SHOWN HEREON IS
83°09'10\"/>

Monumentation
EXCEPT AS SHOWN ON THIS
ALL EXTERIOR AND INTERIOR
PROPERTY CORNERS ARE A 5
INCH REBAR WITH YELLOW
STAMPED "C&B CA 1006"

CERTIFICATE
I hereby certify that all real estate
this plat have been paid as reflected
rolls. Security as required has been
amount of \$ 109,433.00
2225 to be applied to 2
certificate is NOT to be construed
20 07 axes in full but is given in
may be filed on record. 20 07
amount of the security deposit.

Dated 10/18/07
Deanna Semel
Tulsa County Clerk
[Signature]
Deputy

STATE OF OKLAHOMA } ss.
COUNTY OF TULSA }
I, Earlene Wilson, Tulsa County Clerk,
for the County and State do hereby
certify that the foregoing is a true
and correct copy of a file in my
office.
Dated the 10/18/07 day of
EARLENE WILSON, Tulsa County Clerk
Deputy

EXIST C
10.8

TULSA METROPOLITAN AREA PLANNING COMMISSION LOT SPLITS

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 - jfaddis@incog.org

www.incog.org

APPLICATION INFORMATION

APPLICATION DATE: 6/18/09 RECEIVED BY: J. Addis LOT SPLIT NUMBER: LS-20314

PRIOR APPROVAL LOT SPLIT: ☐ YES ☐ NO LOT SPLIT TO TAC: _____ LOT SPLIT TO TMAPC: _____

PUD/CO REFERENCE CASE: 2-7008-SP-1-H TMAPC HEARING DATE: _____ TMAPC ACTION: _____

BOA REFERENCE CASE: _____ BOA HEARING DATE: _____ BOA ACTION: _____

☒ CITY ☐ COUNTY REFERRAL CITIES: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Part of Lot 11 Block 1 Tulsa Hills Addition

LEGAL DESCRIPTION OF UNDIVIDED TRACT: _____

PRESENT USE: Vacant PRESENT ZONING: CO T-R-S: 18-12-11 CZM: _____ ATLAS: _____ PD: 8 CD: 2

WATER SUPPLY: City SANITARY SEWER: City MSHP DESIGNATION: _____

INFORMATION ABOUT YOUR LOT SPLIT PROPOSAL

TRACT 1 LEGAL:	<u>Attached</u>	TRACT 2 LEGAL:	<u>Attached</u>
ABUTTING STREET:	<u>Olympia</u>	ABUTTING STREET:	<u>Olympia</u>
AVG LOT WIDTH:	<u>165</u>	AVG LOT WIDTH:	<u>220'</u>
PROPOSED USE:	<u>Commercial</u>	PROPOSED USE:	<u>Commercial</u>
INST. RELEASED:		INST. RELEASED:	
TRACT 3 LEGAL:		TRACT 4 LEGAL:	
ABUTTING STREET:		ABUTTING STREET:	
AVG LOT WIDTH:		AVG LOT WIDTH:	
PROPOSED USE:		PROPOSED USE:	
INST. RELEASED:		INST. RELEASED:	

APPLICANT INFORMATION

NAME: Ray Johnson
ADDRESS: 201 West 5th
CITY, ST, ZIP: Tulsa OK 74103
DAYTIME PHONE: 585-5644
EMAIL: rdj.ejlaw@spcglobal.net
FAX: 585-2758

PROPERTY OWNER INFORMATION

NAME: CPBS Land Company LLC
ADDRESS: c/o applicant
CITY, ST, ZIP: _____
DAYTIME PHONE: 481-5380
EMAIL: _____
FAX: 743-3820

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: Ray Johnson 6/18/09

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES ☐ NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? attorney for owner

APPLICATION FEES

PROCESS TRACKING

FEE: 100.00 RECEIPT NUMBER: 219407 APPROVAL ADVISED: CITY _____ COUNTY _____

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

PRIOR APPROVAL DATE: _____ TAC RECOMMENDATION: _____ TMAPC ACTION: _____ DATE/VOTE: _____

CONDITIONS: _____

COMMENTS: _____

REVISED 5/27/2009

EXHIBIT D 10.10

Z-SP-7008-1e:
Approved Floor Area Allocation for Lot 11, Block 1 – Tulsa Hills

	Square Footage	Requested Floor Area	FAR
Lot 11 - Tract A	56,932	7,000 SF	.12
Lot 11 - Tract B	145,271 ←	14,895 SF	.10
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

Z-SP-7008-1g:
Revised Floor Area Allocation for Lot 11, Block 1 – Tulsa Hills

	Square Footage	Requested Floor Area	FAR
Lot 11 - Tract A	56,932	10,250 SF	.18
Lot 11 - Tract B	145,271 ←	11,645 SF	.08
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

While the intensity of development will be most concentrated on Tract C, the proposed .58 FAR is well within the permitted 1.25 FAR permitted in the CO zoning district. There is also no increase of permissible floor area being requested for the over-all development area. Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1e.

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

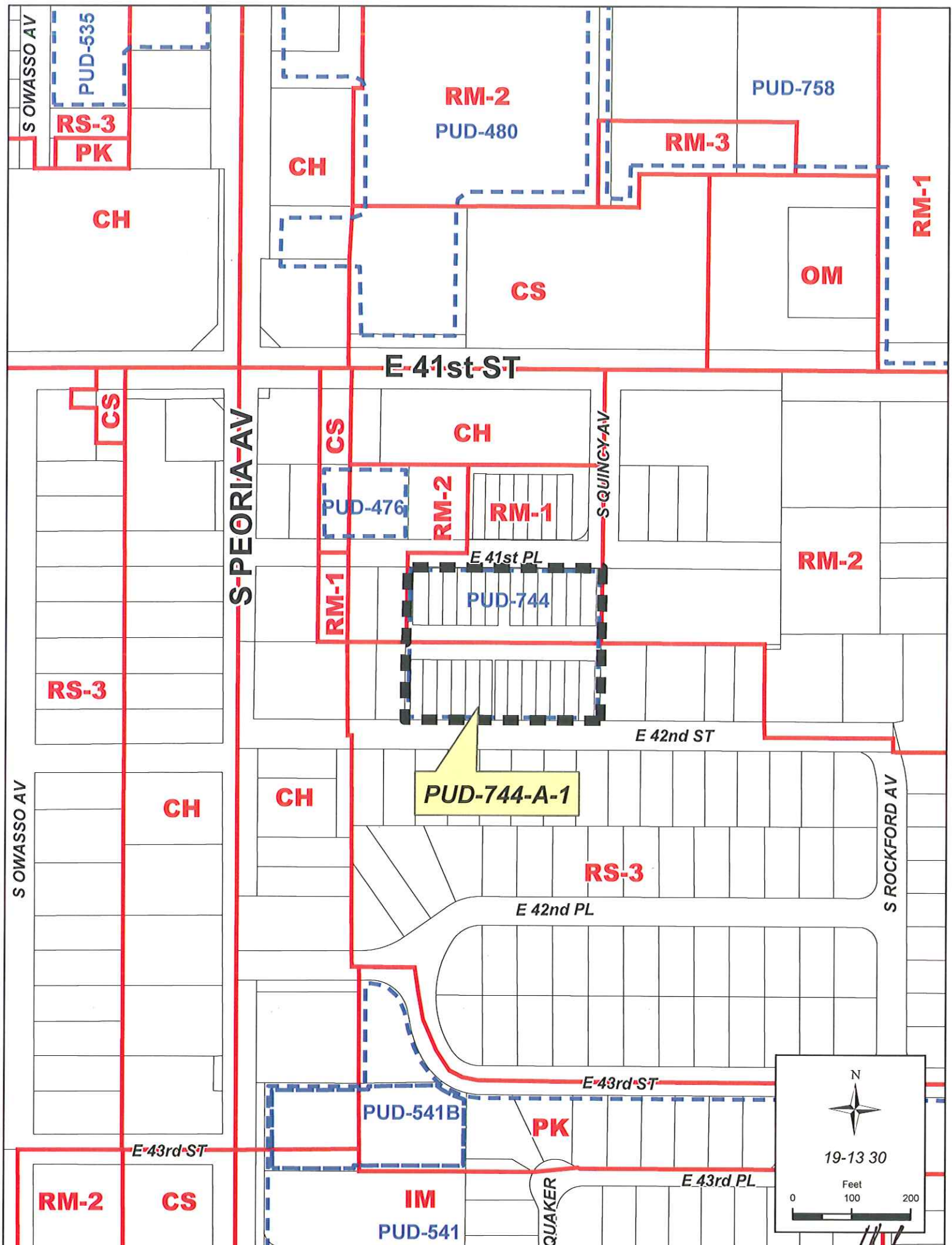
14. PUD-734 – Richard Conrad (PD-26) (CD-8)

Lot 1 and Lot 12 of Block 1, Ridgewood Hollow Subdivision (Site Plan for a gated entry, guardhouse and masonry wall.)

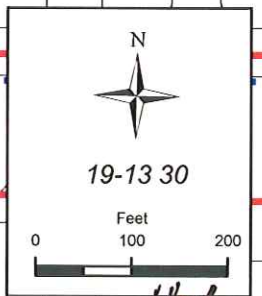
STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a gated entry, guardhouse and masonry wall for PUD-734 – Ridgewood Hollow. The proposed use is in conformance with the approved Development Standards of PUD-734.

The masonry wall extends the length of the PUD limits along South Louisville Avenue while the entry gate and guardhouse is proposed for placement in the privately-held 103rd Place South right-of-way (ROW). The wall extends to a



PUD-744-A-1





SOWASSO AV

SOWASSO AV

S PEORIA AV

E 41st ST

S QUINCY AV

E 41st PL

E 42nd ST

PUD-744-A-1

E 42nd PL

S ROCKFORD AV

E 43rd ST

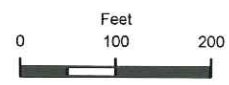
E 43rd ST

E 43rd PL

QUAKER



19-13 30



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11.2

July 15, 2009

STAFF RECOMMENDATION

PUD-744-A-1: Minor Amendment – Southeast of the southeast corner of 41st Street and Peoria Ave. approximately 250' east of Peoria Ave. on 41st Place; TRS 9330; CZM 47; Atlas 315; PD 6; CD 9; RM-1/RS-3/PUD.

The applicant is requesting minor amendments to reduce the number of permitted dwelling units from 14 to 12, to establish minimum lots widths of 50' and to clarify that a 5' rear yard setback is permissible (see Exhibit A).

§1107, H – 9 of the Code allows by minor amendment changes in setbacks and lot widths or frontages, provided the approved Development Plan the approved PUD standards and the character of the development are not substantially altered. PUD-744-A was approved with the following setbacks:

From R.O.W. line of East 41st Place.....	20 feet
From R.O.W. line of East 42nd Street South.....	20 feet
Side Setbacks	5 feet
Internal Lot Line.....	5 feet
Minimum Distance Between Buildings.....	10 feet

Since setbacks were established from the ROWs (front setback) and side setbacks were established it is clear that the intent of the "internal lot line" setback was to establish the rear setback at 5'. Since the 5' rear setback is actually 5 feet away from a 60' wide reserve/common/open space (see Exhibit A) staff can support this request.

The approval of PUD-744-A also allowed for 45-foot wide lots. Since this request for 50' wide lots will actually increase the width of each lot accompanied by a decrease in the number of permitted dwelling units, the PUD will become less intensive and is therefore also supported by staff.

§1107, H – 14 of the Code allows by minor amendment changes reducing the number of permitted dwelling units. As stated above, since the development is essentially becoming less intensive, staff supports this request as well.

Staff finds the proposed minor amendments do not represent a significant departure from the approved Development Plan and approved PUD development standards, nor do they substantially change the character of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment request PUD-744-A-1. All other development standards of PUD-744-A remain effective. Development standards for PUD-744-A as amended by PUD-744-A-1, are included for reference as Exhibit A-1.

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

11.3

EXHIBIT A-1: PUD-744-A Development Standards as amended by minor amendment PUD-744-A-1*.

* Amended development standards have been underlined.

Development Standards:

LAND AREA:

Net Area:	1.98 AC	86,445 SF
Gross:	2.37 AC	103,132 SF

PERMITTED USES:

Patio Homes:	As permitted in RM-1, Multi-Family Residential Zoning Districts and Use Unit 6 – Single Family Dwellings.
Reserve A:	Open Space, pool and recreational equipment, and uses customarily accessory to residential uses.

MINIMUM LOT AREA:	0.0975 Acres (4,250 SF)
MAXIMUM NUMBER OF DWELLING UNITS:	<u>12</u>
MAXIMUM FLOOR AREA RATIO PER LOT:	0.50
MINIMUM LOT FRONTAGE:	<u>50 feet</u> (along public street)

* Within 35 feet of the East property line the maximum building height shall be 35 feet.

MINIMUM BUILDING SETBACKS:

From R.O.W. line of East 41st Place:	20 feet
From R.O.W. line of East 42nd Street South:	20 feet
<u>Rear Setback:</u>	<u>5'</u>
Side Setbacks:	5 feet
MINIMUM BUILDING SEPARATION:	10 feet
MAXIMUM BUILDING HEIGHT:	42 feet *

* Within 35 feet of the East property line the maximum building height shall be 35 feet.

OFF-STREET PARKING:	2 spaces per dwelling unit
LIVABILITY SPACE PER DWELLING UNIT:	3,400 SF (2,000 SF per lot and 1,400 SF in Reserve A per §1104-C.)

SIGNS:

One project identification ground sign shall be permitted along the East 41st Place and East 42nd Street frontages each with a maximum of 32 square feet of display surface area and 12 feet in height.

11.4

ACCESS AND CIRCULATION:

Access to individual lots will be derived from the street onto which the lot has frontage. Sidewalks will be provided along East 41st Place South and East 42nd Street South per subdivision regulations.

3. No sign permits shall be issued for erection of entry signs until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. 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.
5. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, common and reserve areas, including any stormwater detention areas, sidewalks, trails, parks, security gates, guard houses or other commonly owned structures within the PUD.
6. 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. The final plat shall serve as the detail site plan.
7. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
8. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, County Engineering and the appropriate water/ fire district, prior to issuance of a building permit for the gates or guard houses.
9. A public clubhouse and/or pool, if proposed in Reserve A, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the clubhouse and/or pool.
10. 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.

General: A revised plat and a revised IDP (PFPI) must be done. See stormwater comments.

Water: No comments.

Fire: No comments.

Stormwater: In Exhibit A: The Finished Floor Elevations (FFE's) on the east half of the development are too low to comply with minimum FFE's approved for PFPI No. 869. Plat No. 6215 has been approved and filed for this development area. The Plat requires 39-

foot wide Floodplain Easements (FP/E) along the north and south sides; And Reserve "A" has ten-foot wide FP/E along the east and west sides, with a 45'X65' and a 102'X45' FP/E in the middle area of the Platted Area. This is not what Exhibit A shows. Further, the Plat has 45-foot building setbacks, from 41st Place and 42nd Street. Exhibit A is not in compliance with the platted building setbacks.

Wastewater: All proposed lots have access to sanitary sewer service, so OK for PUD Amendment. However, the concept plan shows a common service line for at least two properties, and that will not be allowed.

Transportation: Confirm if 25' Right-of-Way (ROW) is available from center line all along 41st Place. The street appears to taper from 50' to 46' at the Peoria Street end. Additional ROW dedication may be required. Five-foot wide sidewalks required along 41st Place and 42nd Street. Add standard sidewalk language in Access and Circulation Section on Page 3.

INCOG Transportation:

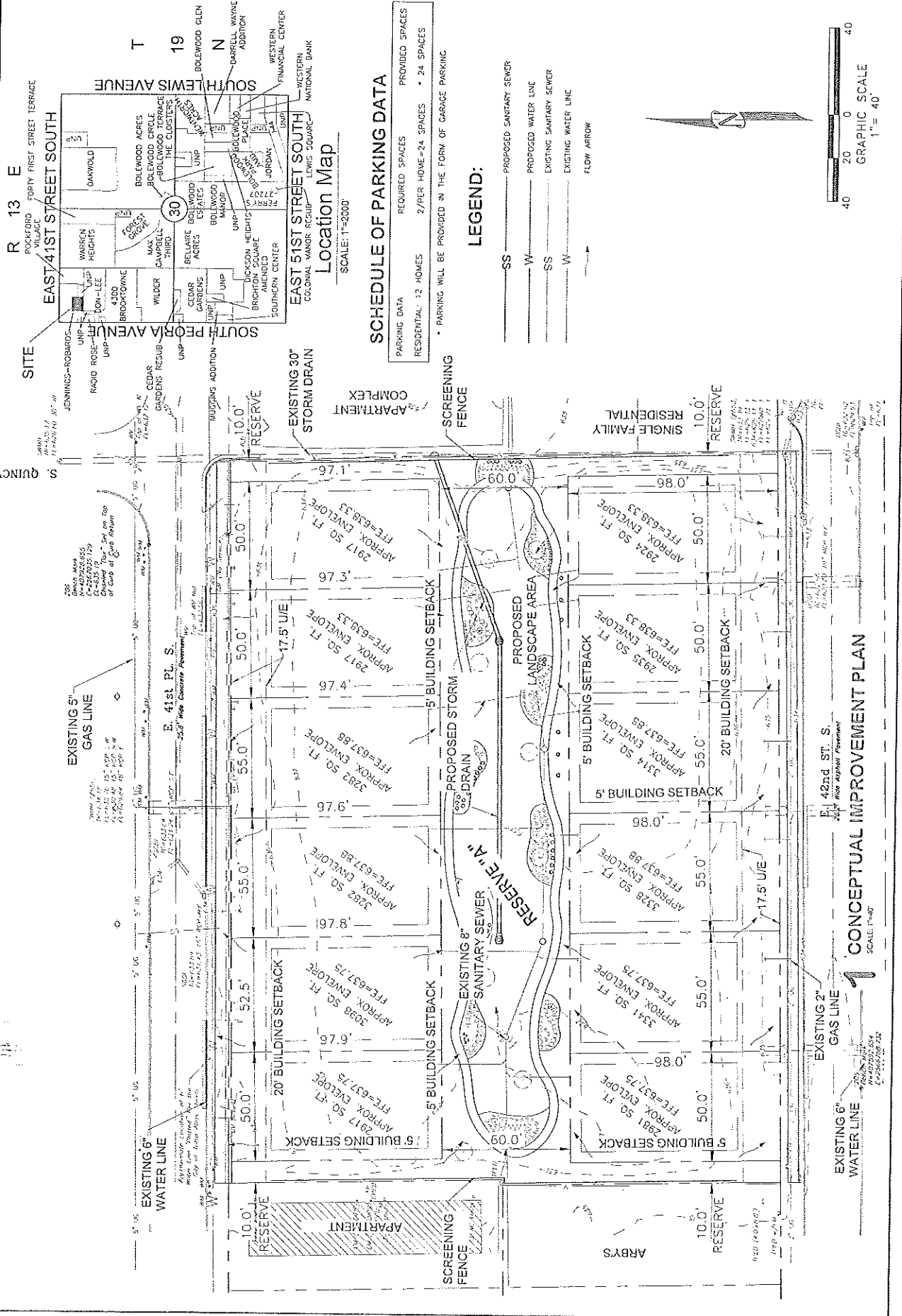
- MSHP: No comment
- LRTP: South Peoria Avenue, between 41st Street South and 51st Street South, existing four lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No comment
- Transit: Currently, Tulsa Transit operates an existing route on South Peoria Avenue and 41st Street South. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No Comments.



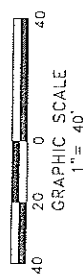
SCHEDULE OF PARKING DATA

PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
RESIDENTIAL: 12 HOMES	2/PER HOME=24 SPACES	• 24 SPACES

* PARKING WILL BE PROVIDED IN THE FORM OF GARAGE PARKING

LEGEND:

- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- SS EXISTING SANITARY SEWER
- W EXISTING WATER LINE
- FLOW ARROW



CONCEPTUAL IMPROVEMENT PLAN

SCALE: 1"=40'

11.7

RMH

N 45th AV

AG

RE

N YALE AV

AG

THORNY ACRES

CS

E 86th ST N

75

CS

AG

N WHIRLPOOL DR

AG

RE

RE

E 83rd ST N

AG

RE

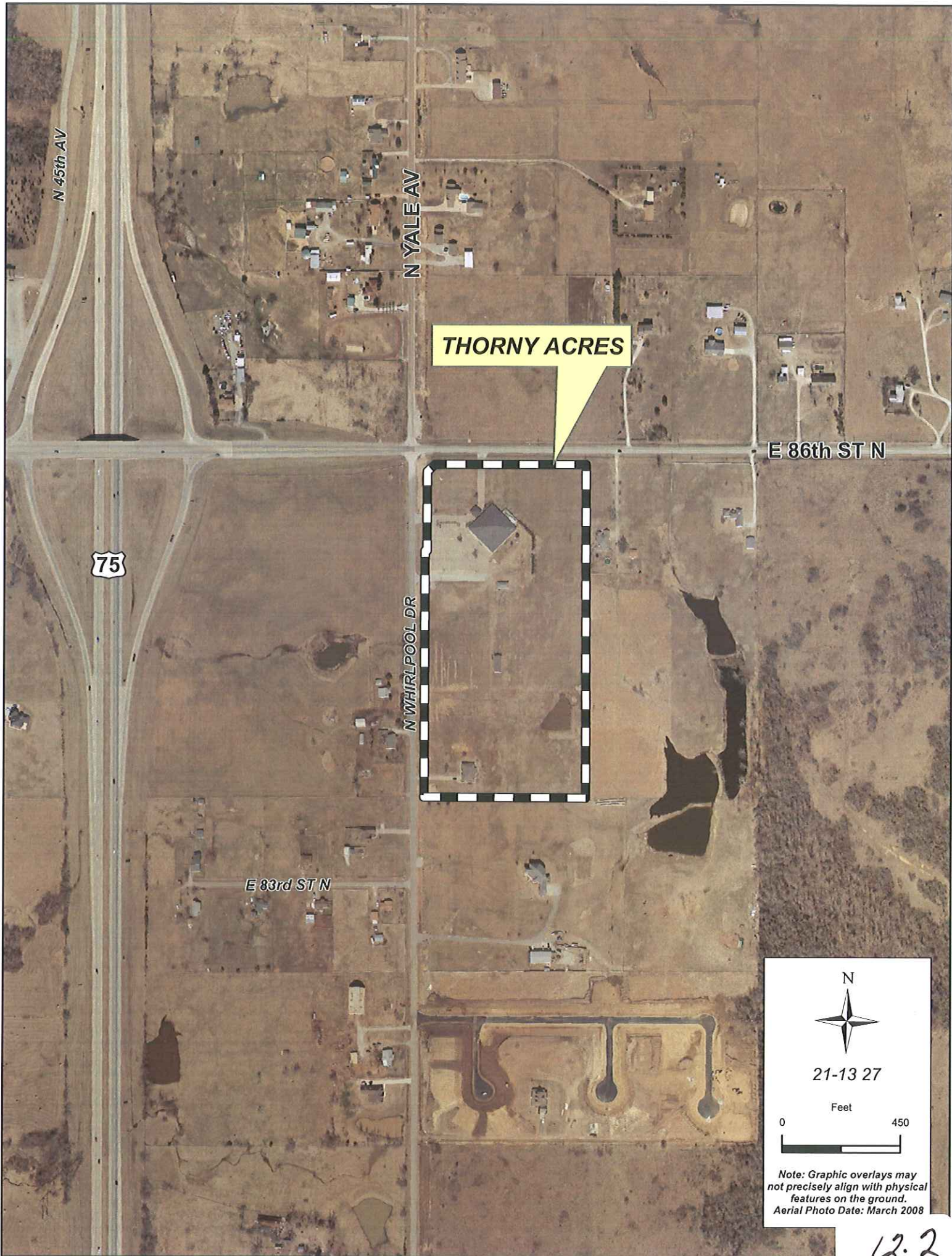


21-13 27

Feet



12.1



N 45th AV

N YALE AV

THORNY ACRES

E 86th ST N

75

N WHIRLPOOL DR

E 83rd ST N



21-13 27

Feet



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

12.2

MINOR SUBDIVISION PLAT

Thorny Acres - (1327) (County)

Southeast corner of East 86th Street North and North Whirlpool Drive

This plat consists of 4 Lots, 1 Block, on 17.66 acres.

The following issues were discussed June 18, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG/RE.
2. **Streets:** Access points need to be approved by the County Engineer. Provide curve data for northwest corner. Thirty foot radius required.
3. **Sewer:** No comment. Septic or aerobic system planned.
4. **Water:** Rural water district # 3 will serve the property.
5. **Storm Drainage:** The contours, not to be shown on a final plat, indicate that drainage flows from Lots 2 and 4 onto Lot 3. Once drainage crosses the lot line it becomes public drainage, and must be placed in an Overland Drainage Easement, or be collected at the lot line and piped across the lot in a storm sewer easement. Add the standard language for an overland drainage easement. Section I. C. should use our standard language. Section 2, 3, 4 and 5 must be revised as follows: 2. within utility easement, restrictive waterline and drainage easement areas..., the alteration of grade from the contours existing...public water main, sanitary sewer main, or storm sewer, or any...which would interfere with public water mains, sanitary sewer mains, and storm sewers...3...successors, or Tulsa County or its successors...public water mains, sanitary sewer mains and storm sewers, but the owner...4. Remove "utility" from line 3, and add "underground" to the end of line 5. 5. On line 3, after successors add "and Tulsa County or its successors".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** The fire department serving the site needs to be identified and a release letter received before final approval. **GIS:** Submit a subdivision

control data form. In addition to the description of the Basis of Bearing, state in degrees, minutes, and seconds. Tie the plat from a section corner using bearings and distances from a labeled Point of Commencement (POC) to the labeled Point of Beginning (POB). Instead of having two separate legal descriptions to describe the plat, give a closing on the Point of Beginning (POB). If there is a reason why the church tract and the Igler tract should be described separately, please do so after a description of the plat as a whole. The County Engineer is in agreement with the project as proposed.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

12.4

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.

Thorny Acres

A RESUBDIVISION OF
GOSPEL ASSEMBLY CHURCH'
SECTION 27, T-21-N, R-13-E
TULSA COUNTY, OKLAHOMA

100 500 1000

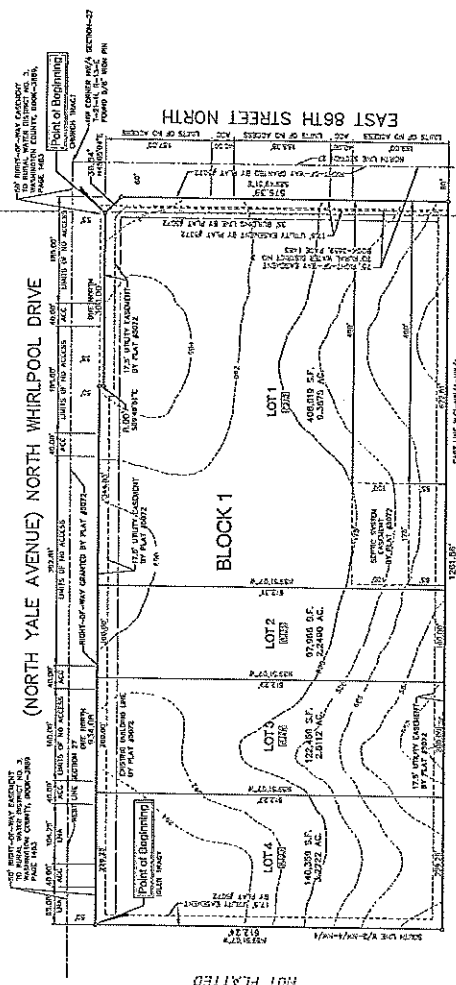
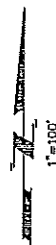
Feet in Feet

FINAL PLAT
CERTIFICATE OF APPROVAL
In which the title and plat are approved by the Tulsa Municipal Area Planning Commission on _____

TIME/PRICE
This plat is sold for _____
County Clerk or her/his

COUNTY ENGINEER

TREASURER'S STAMP
DO NOT USE THIS SPACE



NOT FLATTED

Cymrot

GOSPEL ASSEMBLY CHURCH TRUST
AND THOMAS F. AND MARIANA G. KLEIR
8515 NORTH WHEELPOOL DRIVE
SPERRY, OKLAHOMA 74103
PHONE: (918) 835-2024

Engineer / Surveyor

JACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1310
PHONE: (918) 582-4111
E-MAIL: SAWSACKANDASSOCIATES.COM
C.A. No. 1763 (EXP. JUNE 30, 2009)

Legend:

ACC - ACCESS PERMITTED
LNA - LIMITS OF NO ACCESS
TZ - STREET ADDRESS

Basics of Borging

THE HEARINGS SHOWN HEREON ARE BASED ON THE
PLAY OF 'GOSPEL ASSEMBLY CHURCH', PLAY NO. 5072

Subdivision Statistics

SUBDIVISION CONTAINS 4 LOTS IN 1 BLOCK
BLOCK 1 CONTAINS 17.0590 ACRES

Monumentation

ALL CORNERS WERE SET USING A 3/8" IRON PIN WITH A YELLOW CAP STAMPED 'SACK L51139', UNLESS OTHERWISE NOTED.

Sidewalks Note

SIDEWALKS SHALL BE CONSTRUCTED ALONG EAST 68TH STREET NORTH AND N. WHIRLPOOL DR., IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

Supervisor Note

THE LAST SITE VISIT WAS MADE ON MAY 4, 2009.

Address:

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

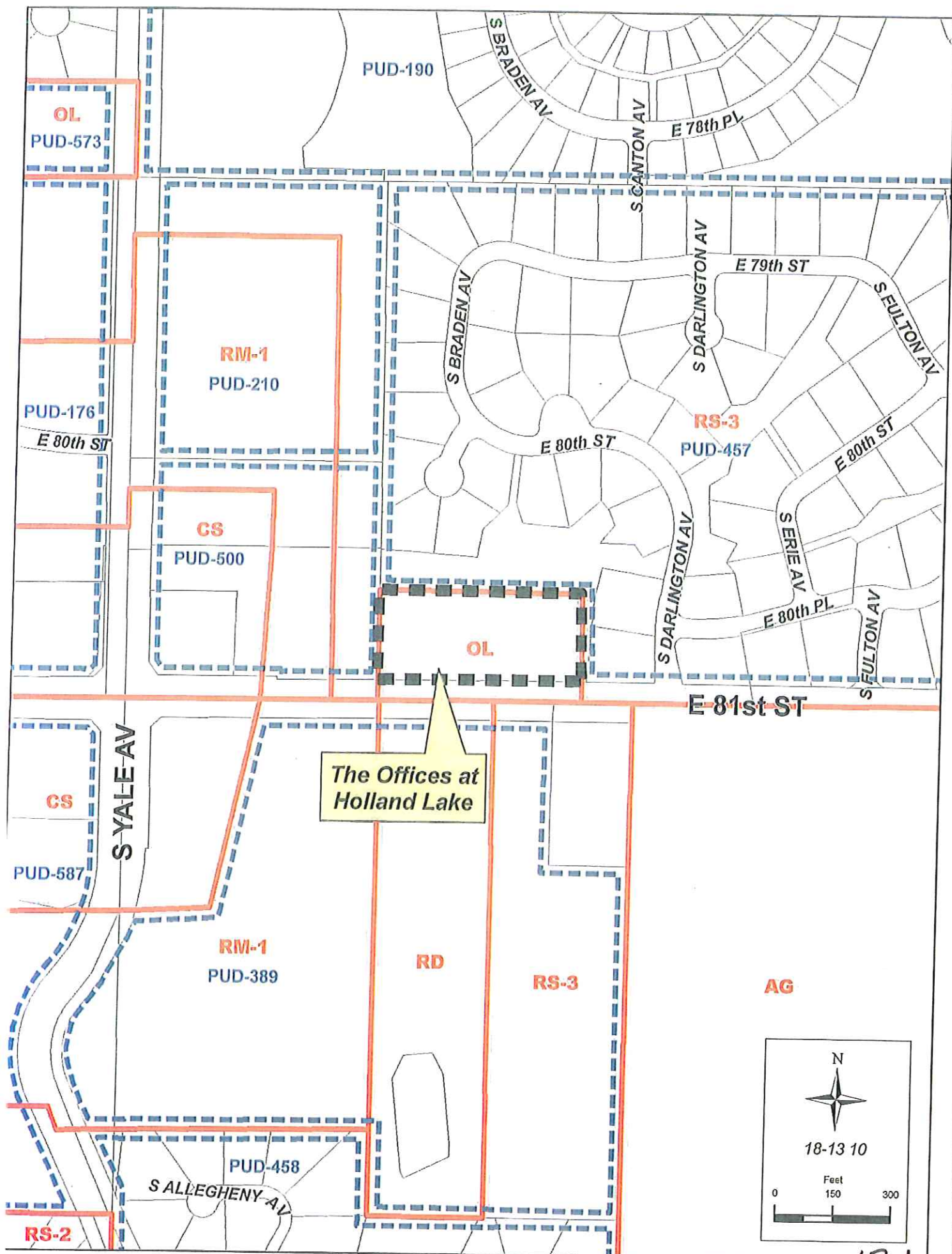
RECEIVED
JUN 01 2009
a Microsoft® Agent

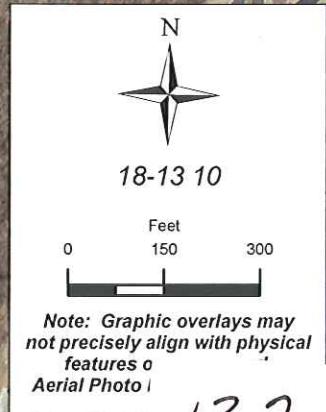
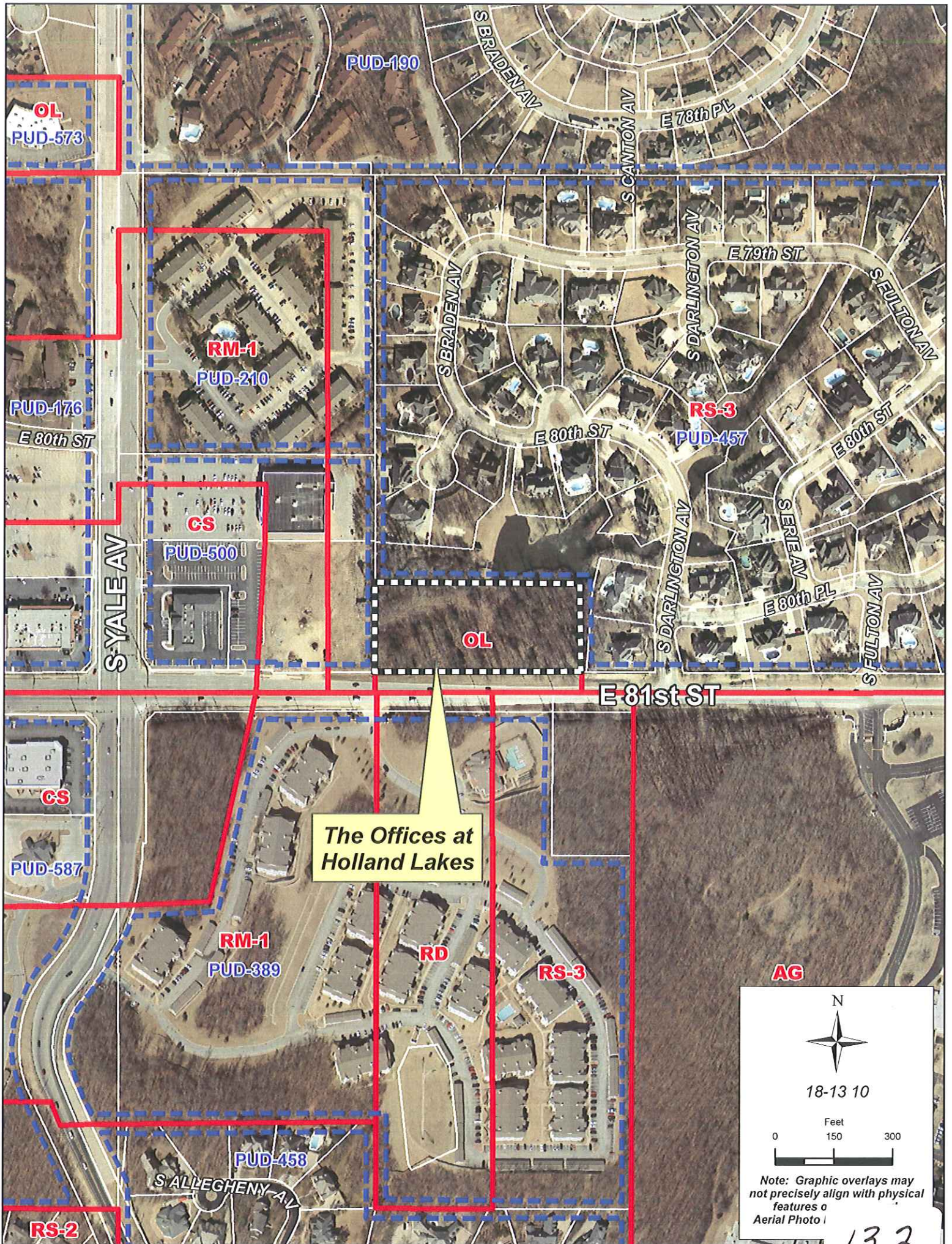
JUN 10 2009
COMMUNICATIONS SECTION
U.S. DEPARTMENT OF JUSTICE

THORNY ACRES
SHEET 1 OF 2

PREPARED: MAY 28, 2000, 'MINOR SUBDIVISION'

PREPARED BY 12.7





PRELIMINARY SUBDIVISION PLAT

The Offices at Holland Acres - (8310) (PD 18) (CD 8)
East of Yale Avenue, North of East 81st Street South

This plat consists of 5 Lots, 1 Block, on 2.71 acres.

The following issues were discussed July 1, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OL (office light).
2. **Streets:** No comment.
3. **Sewer:** When the IDP (Infrastructure Development Process) plans come in for review, please be sure to include all existing and proposed utility locations within the easements, including offsite adjacent easements, so we can insure adequate separation between the lines.
4. **Water:** Install a 6 inch gate valve on each of the proposed fire hydrants. The installation of one inline 12 inch gate valve will be required.
5. **Storm Drainage:** The Vensel Creek City of Tulsa regulatory floodplain must be labeled as such, and must be placed, in its entirety, in the Overland Drainage Easement (ODE). This is a multi-lot development. Therefore, this ODE should be placed in a "Reserve" area. Section I.H.: This Overland Drainage Easement Covenant should be revised to the language for ODE in a Reserve. The drainage from all lots within this addition is conveyed to this ODE, therefore, there should be a Property Owners' Association formed to maintain this easement, and the Covenants should reflect maintenance by that Association. Language requiring mandatory participation in that Association should be included in other Sections of the Covenants. This plan should show and label the off-site 10'X6' RCB (reinforced concrete box), that the drainage from this site is being conveyed to.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Submit a Subdivision Control Data Form (Appendix D), last page of the Subdivision Regulations for the Tulsa

Metropolitan Area, in which the first point shall be the POB with two other points on or near the plat's boundary. The Basis of Bearing should be clearly described and stated in degrees, minutes and seconds. Tie the plat from a Section Corner using bearings and distances from a labeled Point of Commencement (POC) to the labeled Point of Beginning (POB). Review the metes and bounds legal description and what is shown on the face of the plat. Note that the surveyors' license expires prior to the TAC meeting.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

The Offices at Holland Lake

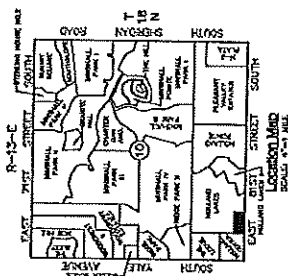
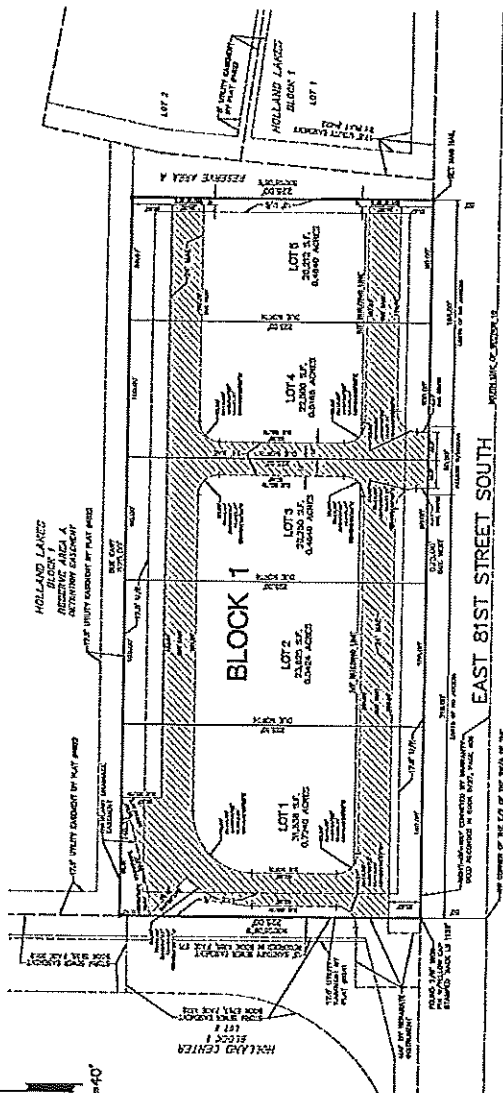
AN ADDITION TO THE CITY OF TULSA
IN THE
E/2 OF THE SW/4 OF THE SW/4 OF SECTION 10, T-18-N, R-13-E
TULSA COUNTY, OKLAHOMA



TEACHER'S STAMP
DO NOT USE THIS SPACE

[illegible]

COUNTY CLERK STAMP
DO NOT USE THIS SPACE



SPARTAN CONSTRUCTION MANAGEMENT, INC.
ATTN: BRADFORD A. MANNING, PRESIDENT
10001 SOUTH YALE AVENUE, SUITE 200
TULSA, OKLAHOMA 74137
PHONE: (918) 258-8844

BLACK AND ASSOCIATES, INC.
SANTA FE DRIVE
171 SOUTH ALAM AVENUE
TULSA, OKLAHOMA 74106-1818
PHONE (918) 832-4111
E-MAIL: SALES@BLACKANDASSOCIATES.COM
CL. No. 1703 (D/R, JUNE 30, 2001)

THE BEAR (NOT) SHOW HEREON ARE BASED ON THE
PLAY OF RECORD OF "HOLLING LAVER", PLAY
MAY 1942,

[illegible]

ALL CANDIDATES WERE SET USING 2 1/2" IRON P/W WITH A YELLOW C STAMPED "BACK L3 1139". UNL OTHERWISE NOTED.

U/E = UTILITY CASIMENT
WAE = MUTUAL ACCESS CASIMENT

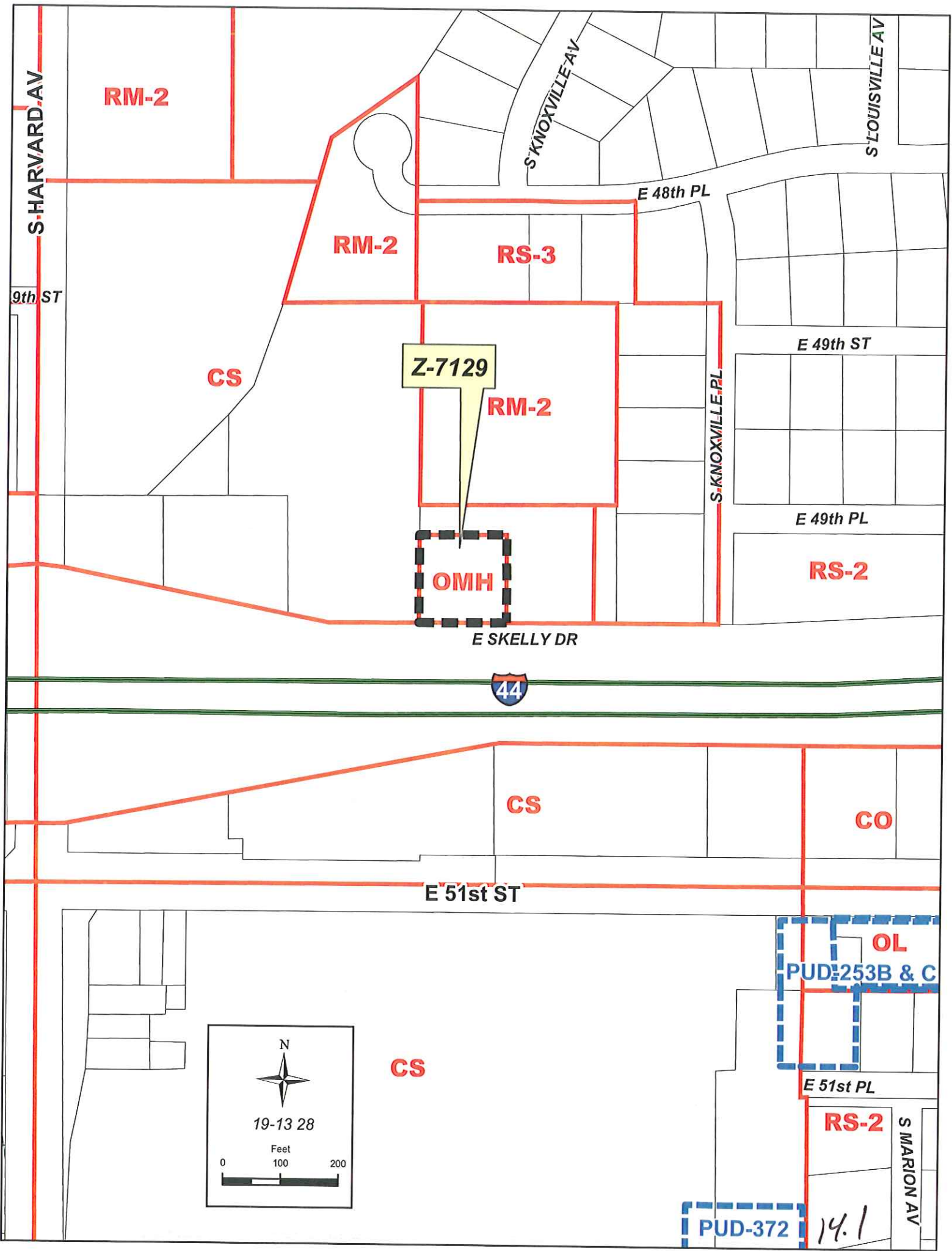
SEVERAL NEWLY SHALL BE CONSTRUCTED ALONG EAST 51ST STREET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

THE LAST SITE VISIT WAS MADE ON JUNE 2, 2000.

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

reported June 11, 2000, 'Preliminary Plot'

THE OFFICES AT HOLLAND LAKE
SHEET 1 OF 2



S HARVARD AV

RM-2

S KNOXVILLE AV

S LOUISVILLE AV

E 48th ST

RM-2

RS-3

E 48th PL

CS

Z-7129

RM-2

E 49th ST

E 49th PL

RS-2

OMH

E SKELLY DR



CS

CO

E 51st ST

CS

OL

PUD-253B & C

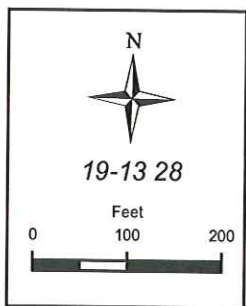
E 51st PL

RS-2

S MARION AV

PUD-372

14.1



SHARVARD AV

9th ST

S KNOXVILLE AV

E 48th PL

S LOUISVILLE AV

E 49th ST

S KNOXVILLE PL

E 49th PL

E SKELLY DR



E 51st ST

E 51st PL

S MARIO



19-13 28

Z-7129

Feet

0 100 200

AERIAL PHOTO: MARCH 2008

14.2

PLAT WAIVER

July 15, 2009

Z-7129 (9328) (PD 6) (CD 7) (Bill LaFortune for ODOT)
East of the Northeast corner of South Harvard and East 51st Street South

The platting requirement is being triggered by a lot combination and rezoning (Z-7129) to CS from OM for the property.

Staff provides the following information from TAC at their May 21, 2009 meeting:

ZONING:

- TMAPC Staff: A piece of the ODOT property that has never been platted will be joined to an existing tract. A plat waiver was previously granted on the site before the rezoning to CS.

STREETS:

- Sidewalks should be constructed along Skelly. Also, any access to these lots would need a driveway permit from ODOT (Oklahoma Department of Transportation).

SEWER:

- Show the proposed I-44 right-of-way, and the proposed utility easement across the entire property. Include the width of the proposed utility easement. Show the existing easement for the existing sanitary sewer line along the west boundary line of the property. If no easement exists, then additional easement must be provided to protect the sewer main.

WATER:

- An existing 8 inch water main line exists along the north side of Skelly Drive.

STORM DRAIN:

- An IDP (infrastructure development plan) will be required to address stormwater runoff.

FIRE: No comment.

•

UTILITIES:

- No comment.

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

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

Yes NO

14.3

1. Has Property previously been platted? X*
2. Are there restrictive covenants contained in a previously filed plat? X*
3. Is property adequately described by surrounding platted properties or street right-of-way? X*

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

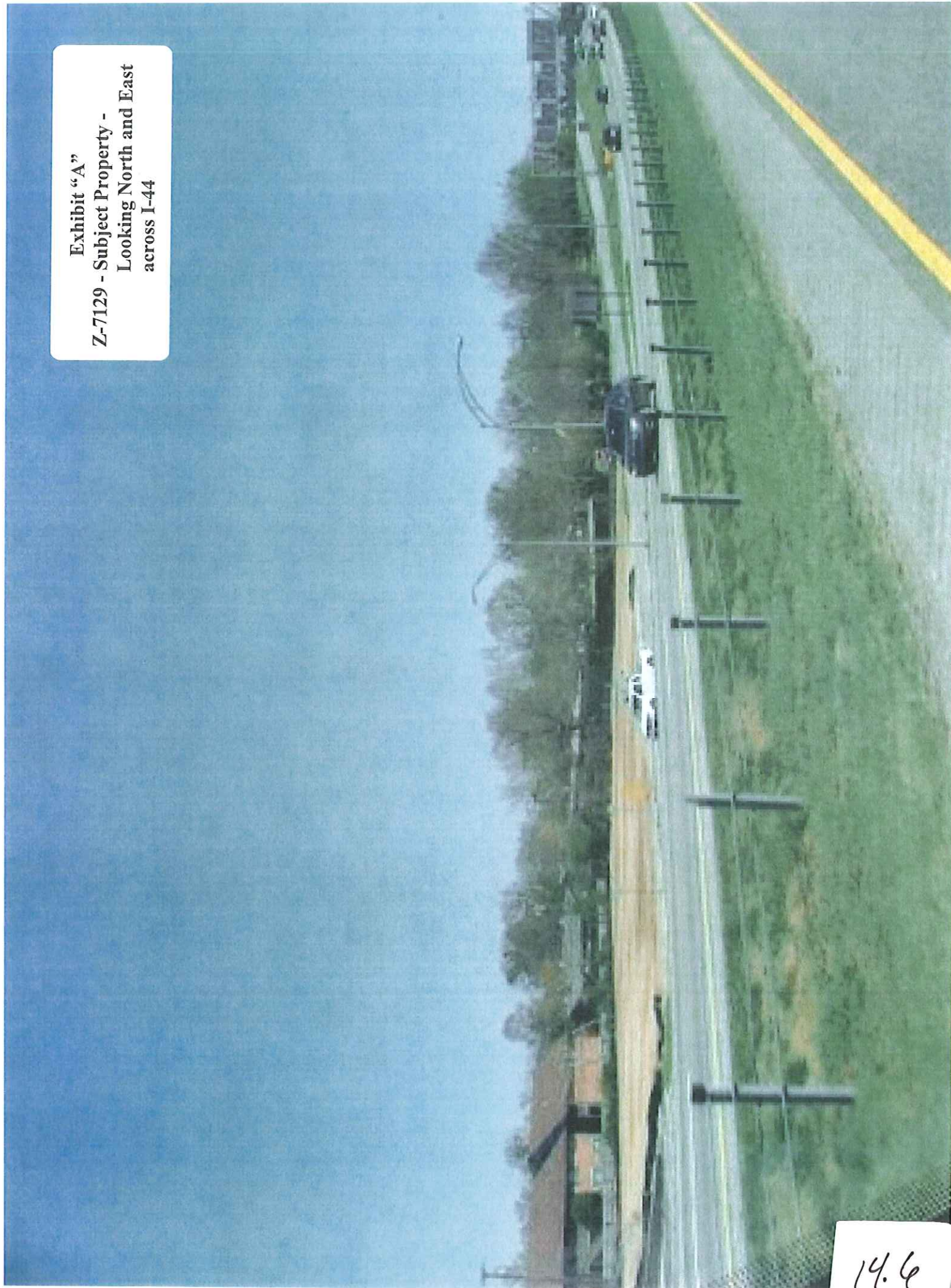
- | | YES | NO |
|---|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |
| a) Water | | |
|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

*Part of the property has been platted and a small piece that will be tied to it has not been platted.

Exhibit "B"
Z-7129 - Subject Property -
Looking West along
I-44 Service Road



Exhibit "A"
Z-7129 - Subject Property -
Looking North and East
across I-44



DESCRIPTION PLAT

OF: A part of the West Half (W/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

3355 EAST SKELLY DRIVE

LEGAL DESCRIPTIONS OF THE INDIVIDUAL TRACTS

TRACT 1

Part of the West Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 19 North, Range 13 East of the Indian Base and Meridian, State of Oklahoma, being more particularly described as follows, to-wit:

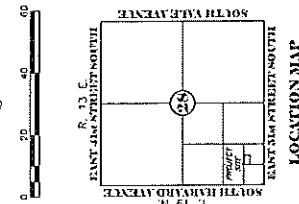
BEGINNING at a point 65.07 feet South of the Southwest Corner of said Section, thence South 89°55'18" East 150 feet, thence North 00°03'17" West, 150.00 feet to the POINT OF BEGINNING. Containing 22,499.84 square feet or 0.517 acres, more or less.

TRACT 2

All that part of the West Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (W/2 SE/4 SW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point on the West Boundary of said W/2 SE/4 SW/4 16 feet South of the Northwest Corner thereof; thence S 07°07' E 200.77 feet to a point on the North Right-of-Way line of Skelly Drive (U.S. Highway 66 Bypass); thence South 89°55'18" East along the North Right-of-Way of Skelly Drive a distance of 300.32 feet to a point 30 feet West of the East Boundary of said W/2 SE/4 SW/4 16 feet, thence North 00°03'17" West parallel to and 30 feet West of the East Boundary of said W/2 SE/4 SW/4 a distance of 201.15 feet, thence North 89°55'18" East parallel to and 10 feet South of the North Boundary of said W/2 SE/4 SW/4 a distance of 300.35 feet to the POINT OF BEGINNING. LESS 150 feet by 150 feet in the Southwest Corner.

Containing 37,855.00 square feet or 0.868 acres, more or less.

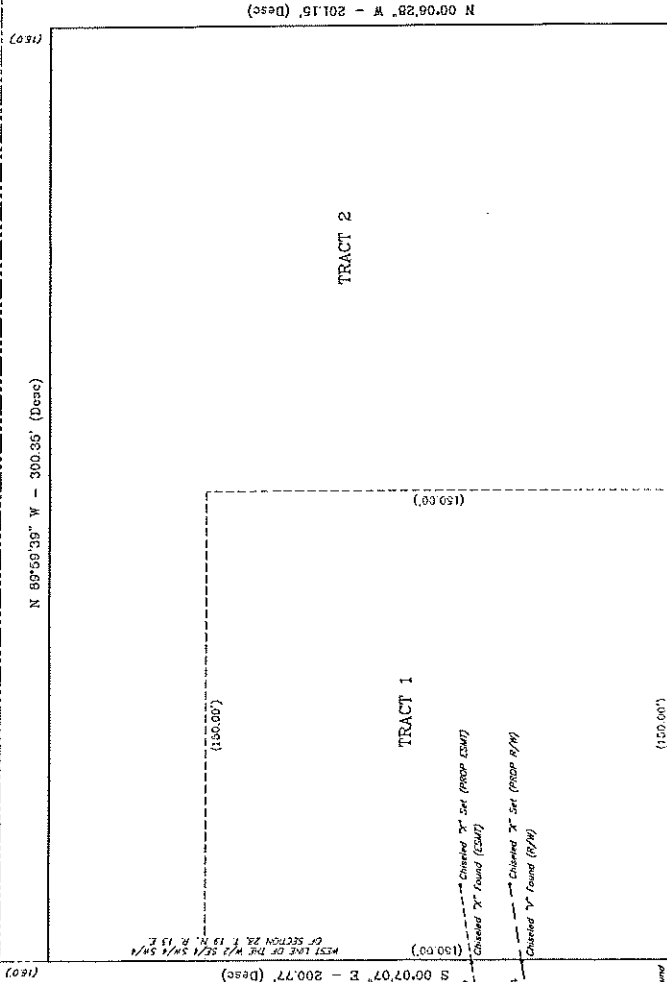


LEGAL DESCRIPTION OF THE COMBINED TRACT

All that part of the West Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (W/2 SE/4 SW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point on the West Boundary of said W/2 SE/4 SW/4 16 feet South of the Northwest Corner thereof; thence S 07°07' E 200.77 feet to a point on the North Right-of-Way line of Skelly Drive (U.S. Highway 66 Bypass); thence South 89°55'18" East along the North Right-of-Way of Skelly Drive a distance of 300.32 feet to a point 30 feet West of the East Boundary of said W/2 SE/4 SW/4 16 feet, thence North 00°03'17" West parallel to and 30 feet West of the East Boundary of said W/2 SE/4 SW/4 a distance of 201.15 feet, thence North 89°55'18" East parallel to and 10 feet South of the North Boundary of said W/2 SE/4 SW/4 a distance of 300.35 feet to the POINT OF BEGINNING.

Containing 60,355.10 square feet or 1.386 acres, more or less.



E. SKELLY DRIVE

GENERAL NOTES

- The bearings shown hereon are based on the N. line of the Existing Right-of-Way line of E. Skelly Drive, being S 89°55'18" E.
- The property described hereon contains 1,386 acres, more or less.
- The property described hereon is located in flood zone "X-UNSHADED" as per Flood Insurance Rate Map, Community Panel No. 405381 00001, effective date: September 22, 1999.
- The property described hereon is not located within the regulatory flood plain of the Tulsa County of Tulsa Regulatory Floodplain Map ALMA, dated January 2008.
- Fieldwork completed October 14, 2008.
- No current Title Opinion or Commitment for Title Insurance was available at the time of the Survey, therefore, No Certification is made that all Easements or Rights-of-Way are shown hereon.

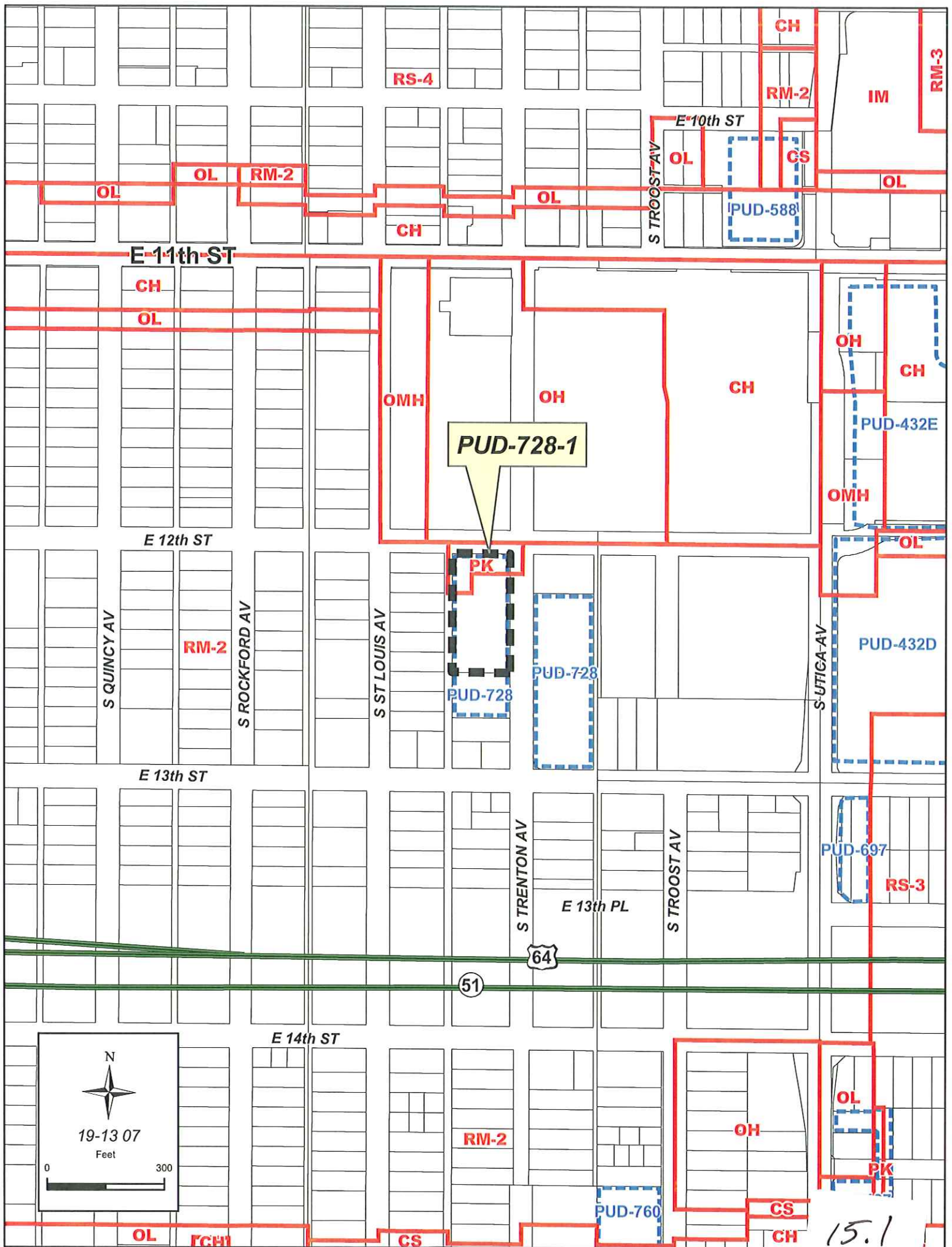
SYMBOL LEGEND

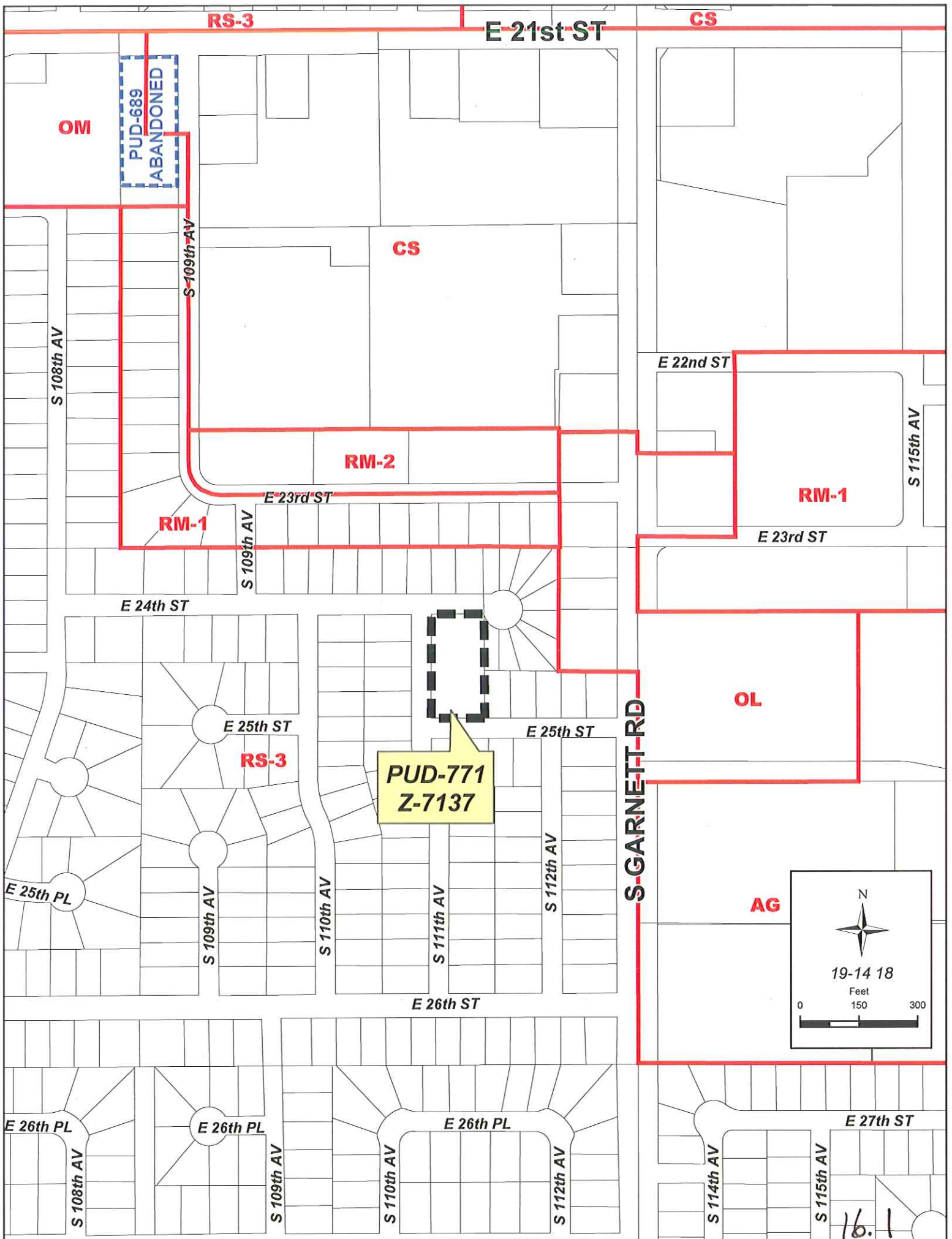
- Tract Line
- - - - - Proposed Right-of-Way Line
- - - - - Proposed Utility Easement Line
- Bench Mark
- Survey Control Point
- Survey Control Point Set
- D/L Building Subbase Line
- U/E Utility Easement Line
- LM Limits of No Access

HARDEN ASSOCIATES		0134-354-358 0134-358-0134	
2108 North 11th East Avenue Tulsa, Oklahoma 74104		(918) 487-3333 Fax (918) 487-3333	
BY: <u> </u>	DATE: <u> </u>	Certificate of Registration No. 4026 Expires: June 30, 2008	
DESCRIPTION PLAT		DATE: <u> </u>	
DRAWN BY: <u> </u>		CHECKED BY: <u> </u>	
DATE: <u> </u>		PAGE: <u> </u> OF <u> </u>	

48 HOURS BEFORE YOU DIG...CALL ONE
1-800-332-6243
Tulsa County Surveyors Inc.

14.7





19-14 18

Feet

0 150 300

16.1



E 21st ST

E 22nd ST

E 23rd ST

E 23rd ST

E 24th ST

E 25th ST

E 25th ST

PUD-771
Z-7137

E 25th PL

E 26th ST

E 26th PL

E 26th PL

E 26th PL

E 27th ST

N

19-14 18

Feet
0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

16.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7137/PUD-771

TRS 9418

Atlas 747

CZM 39

PD-17 CD-5

TMAPC Hearing Date: July 15, 2009

Applicant: Jim Schwers Company, Inc.

Tract Size: .85± acres

37,026± square feet

ADDRESS/GENERAL LOCATION: Northeast corner East 25th Street and South 111th East Avenue

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: RM-0/PUD

PROPOSED USE: 3 four-plexes

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-12015 June 24, 1982: The Board of Adjustment approved a Special Exception to allow duplex use in an RS-3 district; and a Variance of the frontage requirement in accordance with the plot plan and elevation plans in accordance with the applicant's statement that he will provide the necessary fire walls between the units, on property located east of the southeast corner of 24th Street and 111th East Avenue and abutting northeast of subject property.

BOA-9036 May 6, 1976: The Board of Adjustment approved a Special Exception to permit a public park with improvements consisting of parking, unlighted sports field, jogging trail, tot playground restrooms, covered patio, picnic facilities and two unlighted tennis courts, per site plan in an AG district, on property located at South 116th East Avenue and East 24th Place.

BOA-8455 January 23, 1975: The Board of Adjustment approved a Special Exception to permit church and parking facilities in an AG district, on property located just south of East 25th Street on the east side of South Garnett Road.

BOA-8250 May 2, 1974: The Board of Adjustment approved a Special Exception to permit a library in an AG district, on property located north and east of East 27th Street and South Garnett Road.

BOA-8157 December 20, 1973: The Board of Adjustment approved a Special Exception to permit a YMCA, subject to the approval of a subdivision plat establishing the continuation of the collector street system to the east through the subject tract to provide adequate access in an AG district, on property located east of northeast corner of East 25th Street and South Garnett Road.

BOA-4999 April 13, 1966: The Board of Adjustment approved a recreation center for owners in Magic Circle Third Addition, on property located at and described as Lots 6, 7, 8, and 9, Block 2, Magic Circle Third Addition and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .85± acres in size and is located northeast corner East 25th Street and South 111th East Avenue. The property appears to be vacant and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 111 th East Avenue	Residential Collector	50'	2
East 24 th Street	Residential Collector	50'	2
East 25 th Street	Residential Collector	50'	2

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

SURROUNDING AREA: The subject tract is abutted on north, south, west and partly the east sides by single-family residential uses, zoned RS-3. On the cul-de-sac to the northeast of the property are duplexes, also zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RM-O/PUD zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION FOR ZONING:

Based on the existing conditions, staff cannot support the requested RM-O zoning for two reasons. First, this property is in the interior of the neighborhood, adjacent to seemingly stable single-family uses. The duplexes that exist to the northeast of the subject property are on a cul-de-sac and therefore somewhat removed from the single-family uses. Second, approval of the application for a multifamily use in this location would constitute spot zoning, which practice the TMAPC has historically eschewed. Therefore, staff recommends **DENIAL** of RM-O zoning for Z-7137.

STAFF RECOMMENDATION FOR PUD:

PUD-771 is a .85 acre/37,167 square foot site located on the northeast corner of 25th Street South and 111th East Avenue. The vacant site is located approximately 335-feet west South Garnett Road and is generally flat.

The subject tract is bordered on the east by RS-3 zoned property with a residential single family use as well as RS-3 zoned property with duplex uses as permitted by the Board of Adjustment by special exception. The site is bordered on the north, west and south by non-arterial streets and then RS-3 zoned property, all with residential single-family uses.

PUD-771 and concurrent rezone application Z-7137 proposes to rezone the subject tract to RM-O zoning and allow 12-multi-family units to be constructed (see Exhibit B). Three buildings each with 4-units are proposed, as allowed by the land area per dwelling unit required by RM-O zoning. PUD-771 proposes basic bulk and area requirements as prescribed

16.4

by the RM-O district with the exception of the 1,200 square foot (sf) minimum livability space/open space required per dwelling unit within the RM-O district. With 12 units proposed the open space requirement for this proposal would be 14,400 sf. PUD-771 proposes 2,000 sf of open/livability space. All other bulk and area requirements of the RM-O district appear to be met in the development proposal.

Self imposed restrictions being offered in exchange for the density of development through the rezone of the property and a decrease in open space include no parking of recreational vehicles, boats or trailers on the property, no detached accessory buildings permitted, and all brick exteriors of the buildings. A six foot, solid screened fence would be required along the eastern boundary of the site.

Staff has reviewed the development proposal and based on existing conditions within the surrounding neighborhood can not support this PUD proposal. Because the property is in the interior of a neighborhood adjacent to single-family uses and approval of the application for a multifamily use in this location constitutes spot zoning, the practice of which the TMAPC has not traditionally supported, staff recommends **DENIAL** of PUD-771.

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The site plan shows Block 2 bounded by S. 111th E. Ave. to the west, E. 24th St. So. to the north, and E. 25th St. So. to the south. The block is divided into four lots: Lot 6 (bottom right), Lot 7 (bottom left), Lot 8 (top left), and Lot 9 (top right). Dimensions for the lots and block boundaries are provided. Existing infrastructure includes a 60-inch storm sewer along the west boundary and a 6-foot screening fence along the east boundary. The plan also shows existing water lines and sanitary sewers.

Block 2 Dimensions and Features:

- Block Boundaries:**
 - West: 120.00' (between E. 24th and E. 25th St. So.)
 - East: 120.00' (between E. 24th and E. 25th St. So.)
 - North: 135.78' (between S. 111th E. Ave. and E. 24th St. So.)
 - South: 135.78' (between S. 111th E. Ave. and E. 25th St. So.)
- Lot Dimensions:**
 - Lot 6:** 75.00' (width), 65.00' (depth)
 - Lot 7:** 75.00' (width), 120.00' (depth)
 - Lot 8:** 75.00' (width), 135.78' (depth)
 - Lot 9:** 75.00' (width), 135.78' (depth)
- Block Internal Dimensions:**
 - West: 120.00' (between E. 24th and E. 25th St. So.)
 - East: 120.00' (between E. 24th and E. 25th St. So.)
 - North: 135.78' (between S. 111th E. Ave. and E. 24th St. So.)
 - South: 135.78' (between S. 111th E. Ave. and E. 25th St. So.)
- Block Internal Features:**
 - Block 2:** 135.78' (width), 135.78' (depth)
 - Block 2:** 135.78' (width), 135.78' (depth)
 - Block 2:** 135.78' (width), 135.78' (depth)
 - Block 2:** 135.78' (width), 135.78' (depth)

--- U/E UTILITY EASEMENT
 L/E LANDSCAPE EASEMENT
 - - - - - BL BUILDING LINE

EXHIBIT "B"

PROPOSED SITE PLAN

Magic Circle Village

E. 24th ST. SO.

S. 111th E. AVE.

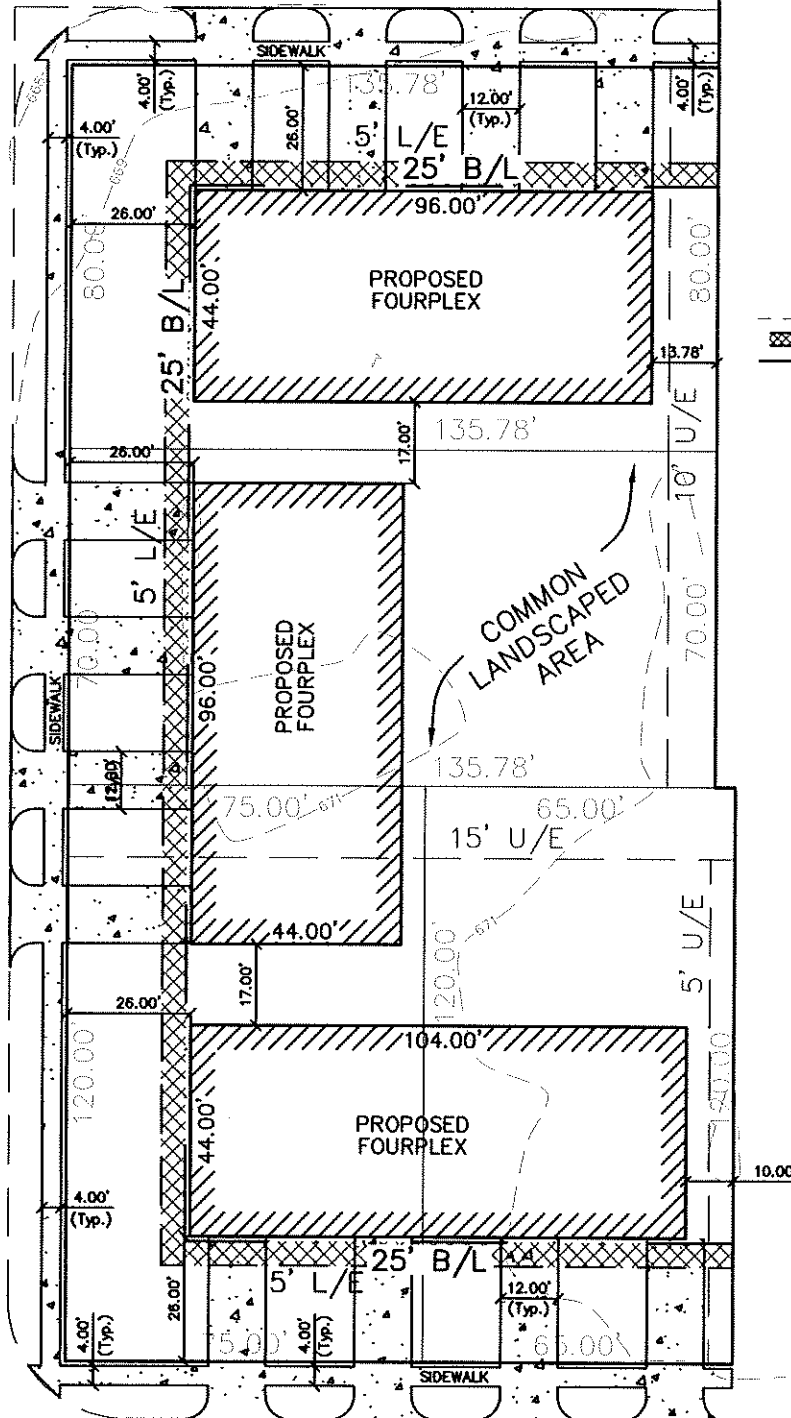
E. 25th ST. SO.

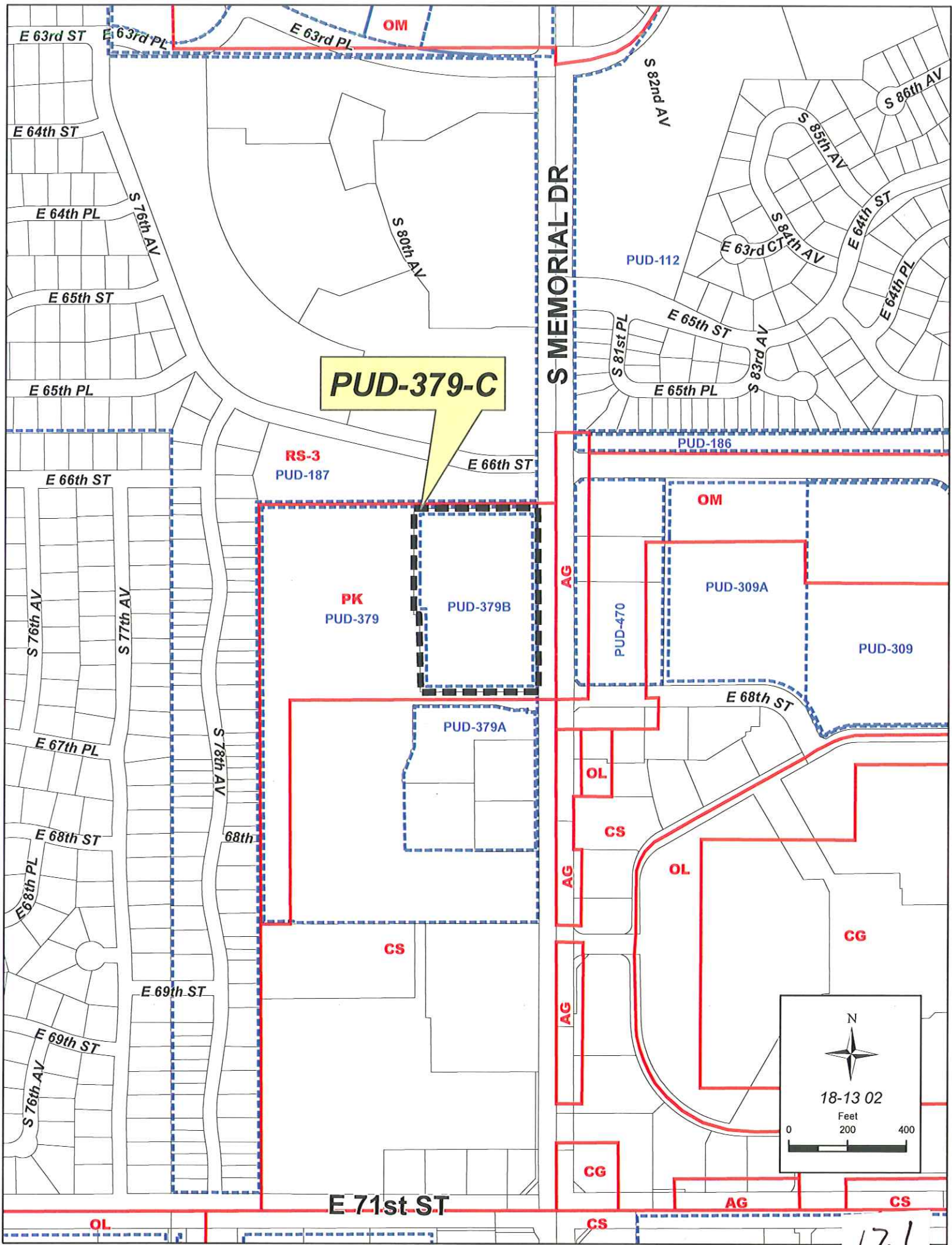


1" = 40'

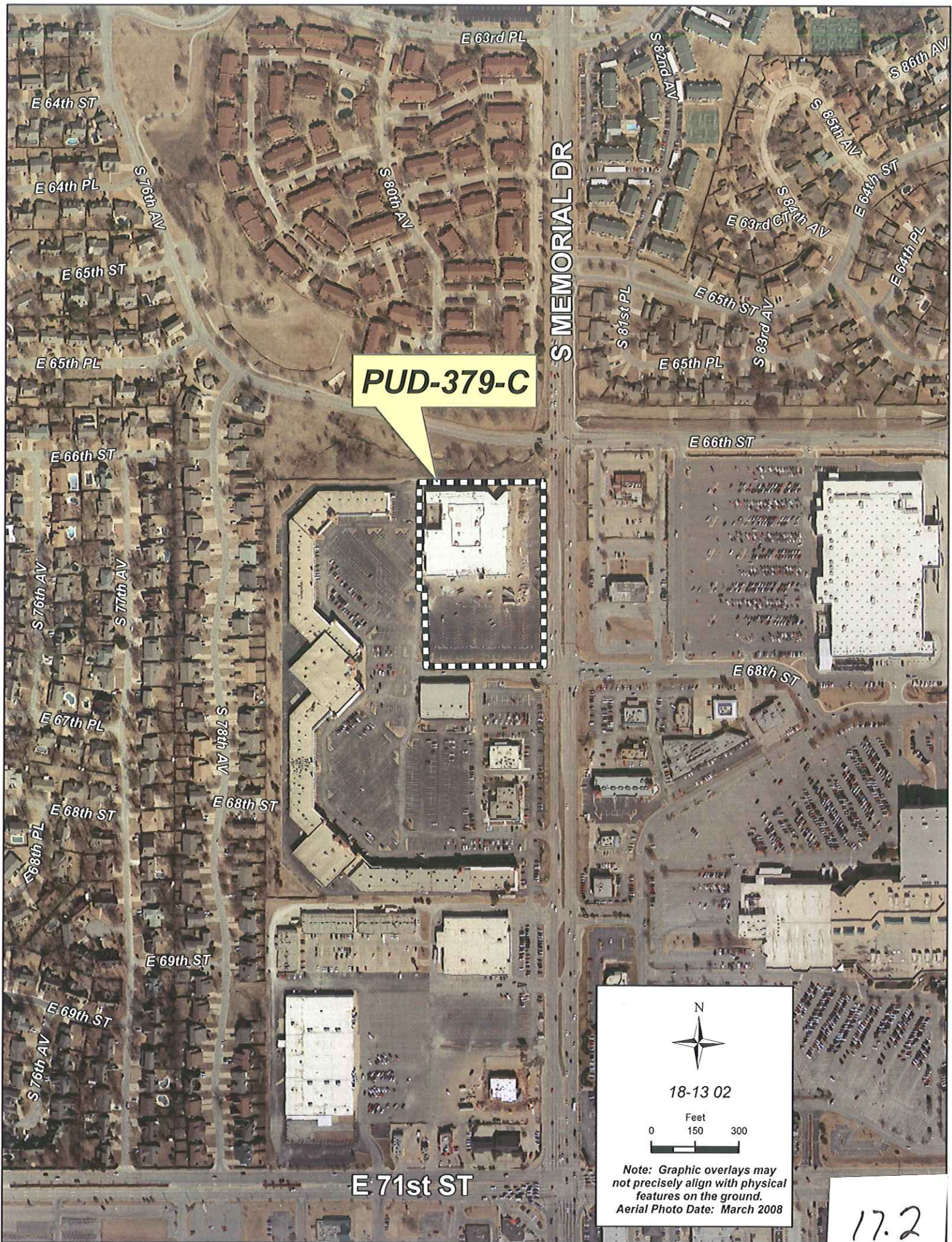
LEGEND

- U/E UTILITY EASEMENT
- ▨ L/E LANDSCAPE EASEMENT
- BL BUILDING LINE





17.1



PUD-379-C



18-13 02



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

17.2

PUD-379-C

E 66th ST

S MEMORIAL DR

E 68th ST



18-13 02

Feet
0 75 150

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

17.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-379-C

TRS 8312

Atlas 876/999

CZM 53

PD-18 CD-7

TMAPC Hearing Date: July 15, 2009

Applicant: Lou Reynolds

Tract Size: 5.95± acres

ADDRESS/GENERAL LOCATION: South of the southwest corner of South Memorial Drive and East 66th Street South.

EXISTING ZONING: PK/PUD

EXISTING USE: Vacant

PROPOSED ZONING: PK/PUD

PROPOSED USE: To add Bar use only (Use Unit 12a)

ZONING ORDINANCE: Ordinance number 16243 dated January 8, 1985, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-379-B May 2008: All concurred in approval of a proposed Major Amendment to a PUD a 5.95± acre tract of land to add restaurant use (Use Unit 12) as a permitted use on property located south of southwest corner of South Memorial Drive and East 66th Street South and the subject property.

PUD-379-6 July 11, 2007: The Planning Commission approved a Minor Amendment to PUD-379 to increase the number of ground signs permitted from two to three; and to increase the maximum allowable (aggregate) display surface area for ground signs from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half square feet per lineal foot of building wall to two square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn's retail store on subject property.

PUD-379-5 April 4, 2007: The Planning Commission approved a Minor Amendment to reduce the parking requirement from 448 to 391, as approved by the Board of Adjustment (BOA-20452) on March 13, 2007; and increasing permitted building height from 30 feet to 40 feet to accommodate proposed changes to the building's façade, associated with reuse of the former Mervyn's store as a gym and retail space.

BOA-20491 May 8, 2007: The Board of Adjustment approved a Special Exception to reduce parking requirements 10% for a mixed use commercial center on property located and abutting the subject property. A Minor Amendment was done to the PUD to reflect the Boards decision as case number: PUD-379-7/PUD-379-A-8.

BOA-20452 March 13, 2007: The Board of Adjustment approved a *Variance* of the parking requirement from 448 to 391; finding the requirement of one parking space to 200 sq. ft. is

excessive in this case; and the applicant has cross-parking agreements with other areas in the center; located at 6612 S. Memorial Drive and the subject property.

Z-7029 September 2006: All concurred in approval of a request for rezoning a .55+ acre tract of land from AG/OL to CS for restaurant and retail uses on property located on north of the northeast corner of South Memorial Drive and East 71st Street South.

PUD-186-A May 2002: All concurred in approval of a request to rezone at 2.97+ acre tract from RM-1 to CS and a proposed Major Amendment to PUD, on property located on the east side of South 85th East Avenue and south of East 66th Street South. The original PUD approved and restricted this property to a public library but the Major Amendment allows for retail and office uses.

Z-6320/PUD-470 June 1991: A request to rezone a tract approximately 4.85 acres in size and located on the southeast corner of East 66th Street South and South Memorial Drive from AG and OM to CS/PUD for commercial uses. All concurred in approval of CS zoning on the East 32' of the south 605' of Lot 1, Block 3, to align with the CS zoning to the east. The balance of the tract remained zoned OM and approved the PUD for 9,500 square feet of commercial use.

PUD-379-A/Z-6113 July 1986: All concurred in approval of a request for rezoning and a Major Amendment to PUD-379 on a 32.9+ acre tract of land from PK to CS to add commercial property to the existing development, therefore changing the development standards, located directly west of subject property.

PUD-379/Z-6011 December 1984: A request for rezoning and a Planned Unit Development on a 33+ acre tract of land from CS/RS-3/OL/AG to CS/RM-2/PUD for commercial development was approved by the TMAPC recommending CS and PK instead of RM-2, for retail development, located and a part of subject property. The request also abandoned the original PUD-209 that was approved for the property.

PUD-309/Z-5790 April 1983: All concurred in approval of a request for rezoning a Planned Unit Development on a 10.28+ acre tract of land from OM to CS for retail shopping and a cinema theater, with the North 300 feet remaining OM on property located northeast of subject property.

PUD-209-A April 1981: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 33+ acre tract of land to allow for a mixed use and was approved for 169, 000 square feet of commercial use and 88 dwelling units on property located north of the northwest corner of East 71st Street and South Memorial Drive and the subject property.

PUD-187 August 1976: All concurred in approval of a proposed Planned Unit Development 165.5+ acre tract of land for single-family, duplexes, multi-family, tennis club expansion and park/detention facilities with a total of 863 dwelling units on property located between East 61st Street South and East 71st Street South and between South Memorial Drive and South Sheridan Road; and abutting north and west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5.95+ acres in size and is located south of the southwest corner of South Memorial Drive and East 66th Street South. The property is developed and is zoned PK/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
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17.5

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

SURROUNDING AREA: The subject tract is abutted on the east by Memorial Drive and Woodland Hills Mall, zoned AG/OL/OM/CS/CG/PUD; on the north by Shadow Mountain, zoned RS-3/PUD; on the south by PUD-379-A and Clark Plaza Third, zoned CS; and immediately on the west by PUD-379, zoned PK and further west by Shadow Mountain, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the existing PK zoning is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-379 is a 30 acre (+/-) site located north of the northwest corner of 71st Street South and Memorial Drive. The site is fully developed and is zoned PK/CS/PUD. PUD-379 was amended twice; first to extend restaurant use to the eastern out lots of the site along Memorial Drive and secondly to extend the restaurant use to the north-eastern portion of the site along Memorial Drive. This latter tract is the subject of major amendment application PUD-379-C.

The PUD-379-C tract is a 5.95 acre/259,182 sf tract located at the north-east corner of PUD-379. The single story structure is currently used as a multi-tenant facility and is anchored by Gold's Gym. The tract is bordered on the west by PK/PUD-379 zoned property used as a commercial strip center; on the south by CS/PUD-379-A zoned property being used commercially; on the north by a reserve/detention area for the Shadow Mountain single family residential development owned by the City of Tulsa; and on the east by major arterial street Memorial Drive. Across Memorial Drive is OM/CS zoned property, PUD-470.

PUD-379-C proposes to add bar use only, within Use Unit 12a – Adult Entertainment Establishments as a permitted use only within the existing PUD-379-B and to extend the hours of operation to 2 am to allow for occupancy by a Baker Street Pub.

There are no plans to expand the existing structure within PUD-379-B and there is no request to increase floor area or seek relief from any existing development standards. With the exception of the additional use and expanded hours of operation to 2 am, all applicable development standards of the original PUD-379/PUD-379-B and applicable minor amendments will remain effective.

On July 14, 2009 the City of Tulsa Board of Adjustment (BOA) will hear case #20936 for: A special exception to permit an adult entertainment establishment (bar) on a lot within 150 ft. of R zoned land; verification of the spacing requirement for the entry door of an adult entertainment establishment of 50 ft. from an R district; verification of the 300 ft. spacing from a public park, school, church, and other adult entertainment establishments (Section 1212a.C.3).

Staff finds the proposed additional use and existing intensity of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-379-C 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 existing development of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, pending the approval of the aforementioned BOA case #20936, staff recommends **APPROVAL** of PUD-379-C 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: Lot 2, Block 1 –The Village at Woodland Hills

Gross Area: 5.95 +/- acres

Permitted Uses: Uses permitted as a matter of right in the CS – Commercial Shopping Center District; Use Unit 12 – Eating Establishments Other than Drive-ins; and Use Unit 12-a, Bar Use only. No other Use Unit 12a uses shall be permitted.

Maximum Floor Area (existing): 78,000 SF (.3 FAR)

Minimum building setbacks:

From the West Boundary	85 feet
From the south boundary	20 feet
From the north boundary	35 feet
From the centerline South Memorial	130 feet

Maximum Building Height (to top of parapet): 40 feet

Parking Requirements: 391 spaces

Minimum Landscaped Open Space: 8%*

**Landscaped open space includes required arterial street landscaping, interior landscape buffer, landscaped yards and plazas and pedestrian areas, but does not include any parking, building or driveway areas.*

Site Lighting:

Any new site lighting shall not exceed the height of any existing lighting on the site and shall be directed down and away from adjoining residential areas in a manner that shields the light from a person standing at ground level in the adjoining residential district. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Site Screening:

An 8-foot solid screening wall or fence shall be erected along any lot line or lines in common with an R District if one does not exist.

Signs:

One ground sign shall be permitted along Memorial Drive not to exceed 25 feet in height and 72 SF of Display Surface Area. Wall signs shall be limited to 2 SF of display

surface area for each lineal foot of building wall, or storefront/lease space to which the sign will be affixed.

Hours of Operation:

Hours of operation shall not extend past 2 am.

3. No zoning clearance or building permits shall be issued for the lot until a detail site plan for the lot, which includes all buildings, building elevations, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. Where applicable and per section 1001 of the Zoning Code, a detail landscape plan 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 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 when applicable.
9. 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, or an amendment is approved by the TMAPC that will incorporate within the existing restrictive covenants these PUD conditions of approval and making the City beneficiary to said covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the major amendment advisory process which is approved by TMAPC.
11. Approval of the PUD amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside

a solid-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:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

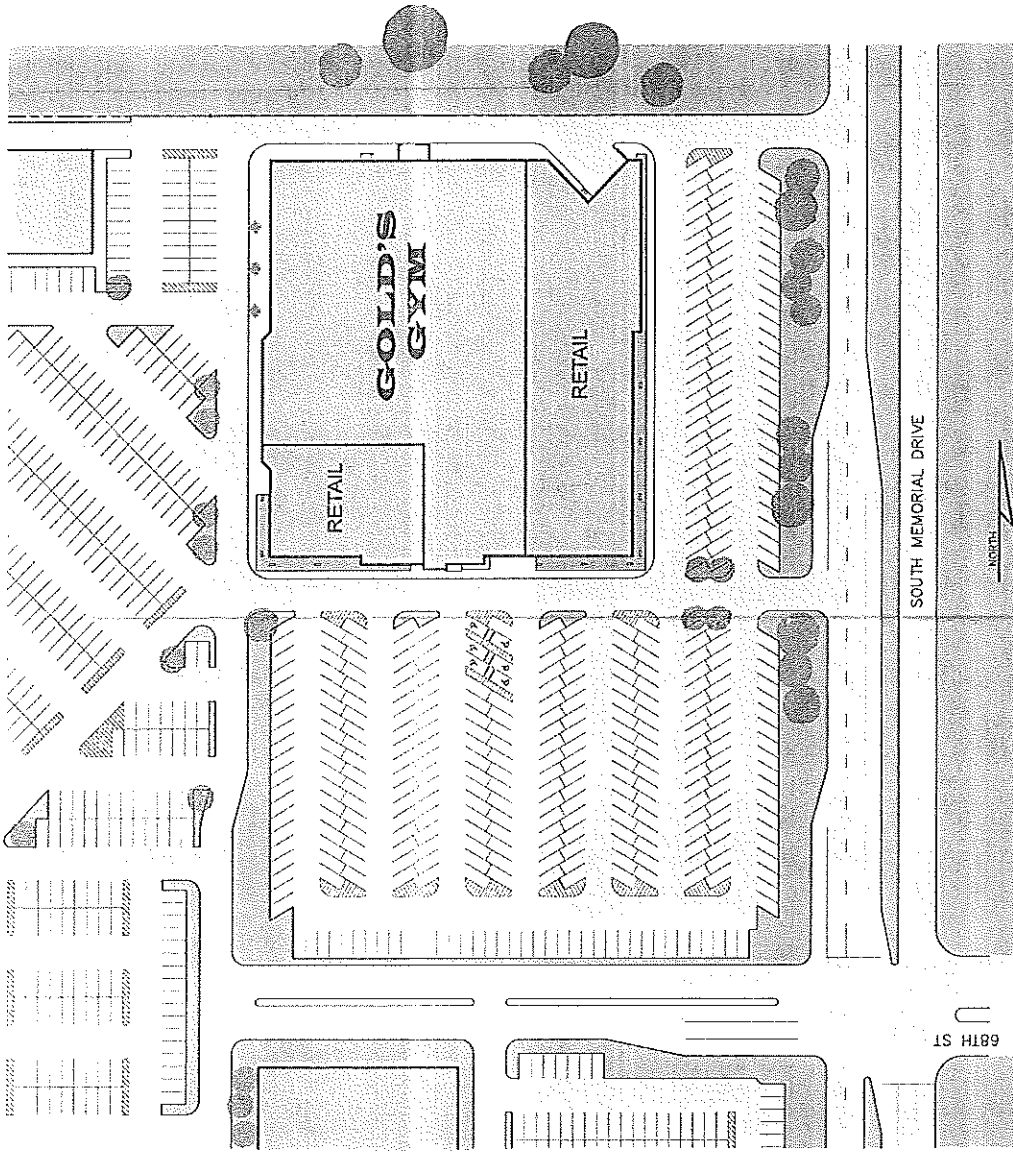
Transportation: No comments.

- MSHP: S. Memorial Drive, between 61st St. S. and 71st St. S., designated primary arterial.
- LRTP: S. Memorial Drive, between 61st St. S. and 71st St. S., planned 6 lanes.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.

07/15/09



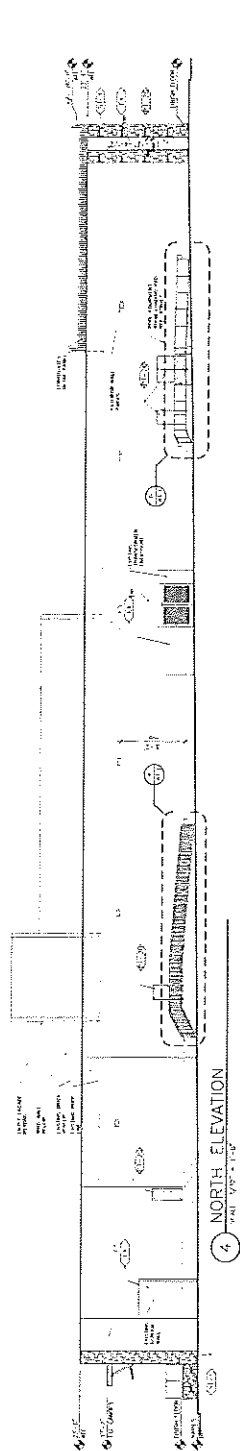
GOLD'S GYM
Tulsa, Oklahoma

CamargoCopeland Architects, LLP
03.12.07
CaCof# 0721.002

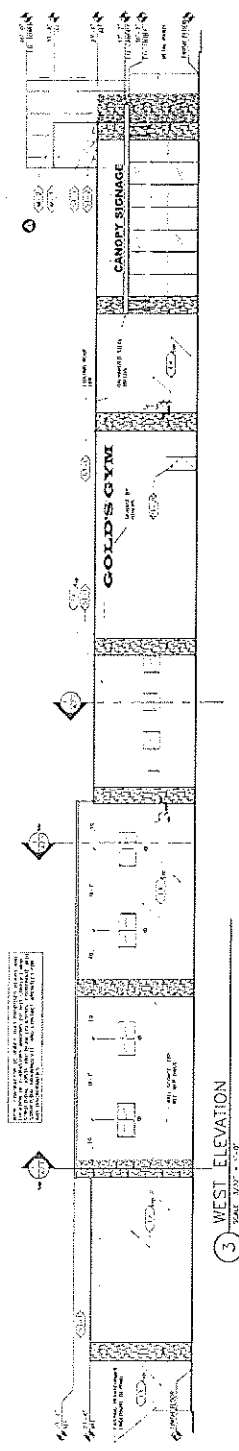


Cresta Development Company

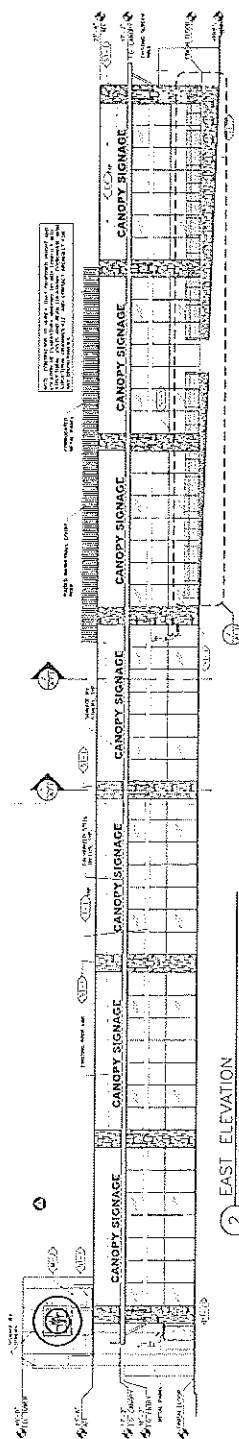
PD 379-C
EXHIBIT "A"



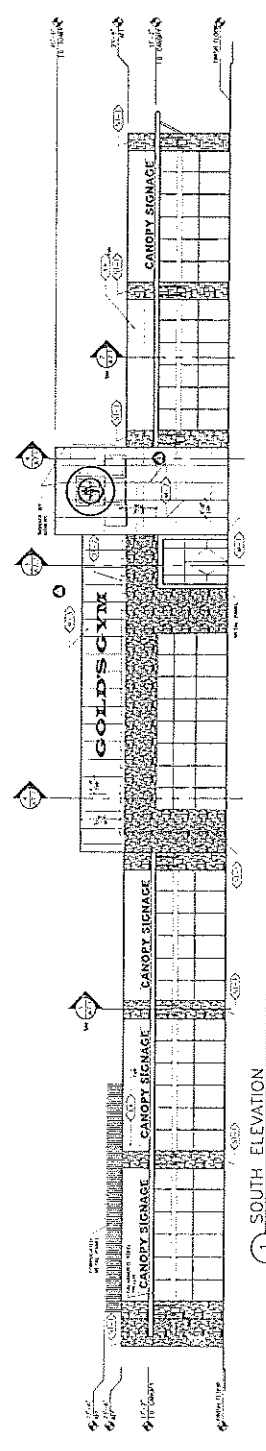
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

**GOLD'S GYM
AND RETAIL CENTER
BID/PERMIT SET**
FORMER MERVYN'S STORE
6612 SOUTH MEMORIAL DRIVE
TULSA, OKLAHOMA 74133

[illegible]

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- 2. EXISTING CURB TO REMAIN
- 3. EXISTING SIDEWALK TO REMAIN
- 4. EXISTING DRIVEWAY TO REMAIN
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EXHIBIT "C"
P.D. 379-C

GOLD'S GYM AND RETAIL CENTER

BID/PERMIT SET

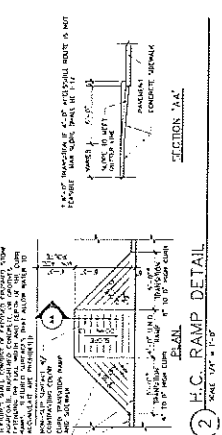
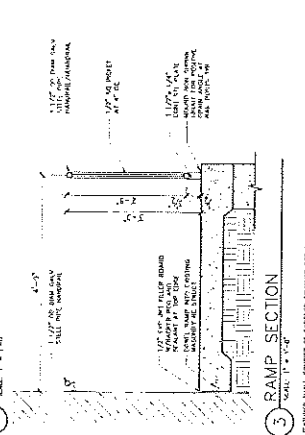
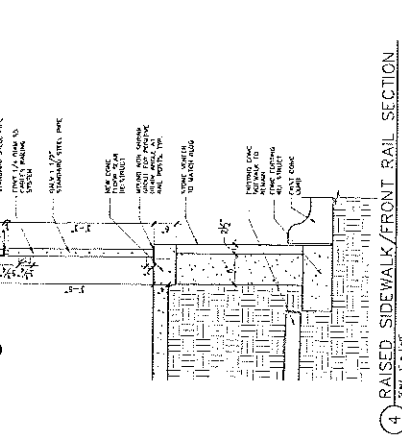
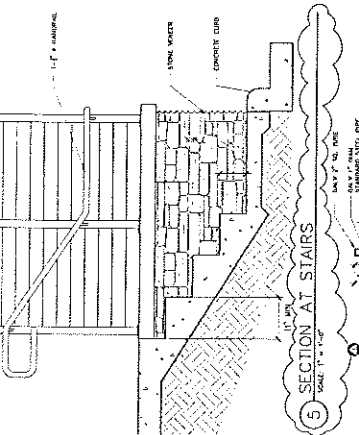
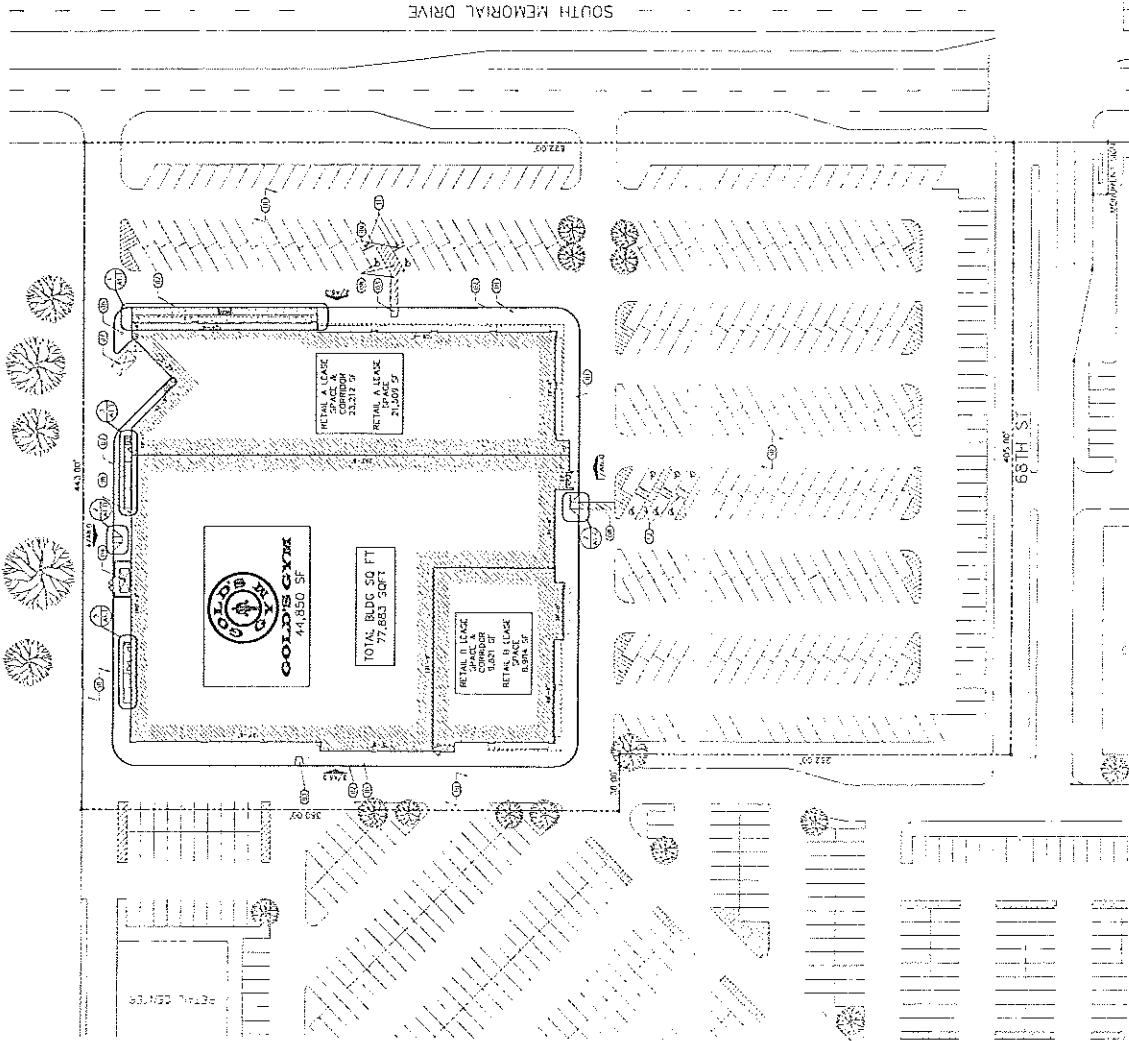
FORMER MERVYN'S STORE
6812 SOUTH MEMORIAL DRIVE
TULSA, OKLAHOMA 74133

Project Number: 14732
Project Name: GOLD'S GYM AND RETAIL CENTER
Project Location: 6812 SOUTH MEMORIAL DRIVE, TULSA, OKLAHOMA 74133
Project Date: 11/11/2024
Project Status: BID/PERMIT SET

SEE PLAN FOR DETAILS

A1.0

1. ARCHITECTURAL SITE PLAN SCALE: 1/8" = 1'-0"



SMALYGO PROPERTIES INC

123 N 7th St
Collinsville OK 74021
918-371-3183
918-371-5669 (fax)

June 24, 2009

INCOG/TMAPC

Please accept this written request for a refund in reference to LS 20294 in which an over payment of \$300.00 was issued. Please remit refund to Smalygo Properties Inc, 123 N 7th St, Collinsville OK 74021. If I can be of any assistance, please do not hesitate to call Kyle Smalygo @ 637-3712. Any other assistance could be handled by Joeclynn Feddis.

Thank you.

SMALYGO PROPERTIES INC


Kyle M Smalygo