

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2555

July 22, 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:

Review TMAPC Receipts for the Month of June 2009

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. **LS-20138** – Tanner Consulting (8328)/Lot-Split (PD 26) (CD 8)
Northwest corner of 111th Street South and South Oswego Place,
2. **PUD-728-1 – Todd Adair** (PD-4) (CD-4)
Southwest corner of East 12th Street and South Trenton Avenue (Minor Amendment to allow a second ground sign on Lot 1, Block 1, to increase the permitted display surface area for ground signs on Lot 1 only from 32 SF to 122 SF.)
3. **AC-088 – HRAOK, Inc./Dwayne Wilkerson** (PD-17) (CD-6)
Northwest corner of Admiral Place and 193rd East Avenue (Alternative Compliance Landscape Plan for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard.)
4. **CBOA-02331-** (7427) Plat Waiver for Cell Tower County
16602 South 157th East Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

No Items.

OTHER BUSINESS

5. **PUD-260-B-9 – Jacobs Engineering/Ron Cardwell**
Request for refund for withdrawn minor amendment.
6. **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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**Two West 2nd Street, Suite 800
Large Conference Room/North**

**Wednesday, July 22, 2009
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Planning Ethics for Planning Commissioners/APA CD training.

Adjourn

www.tmapc.org

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers**

Wednesday, July 22, 2009– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

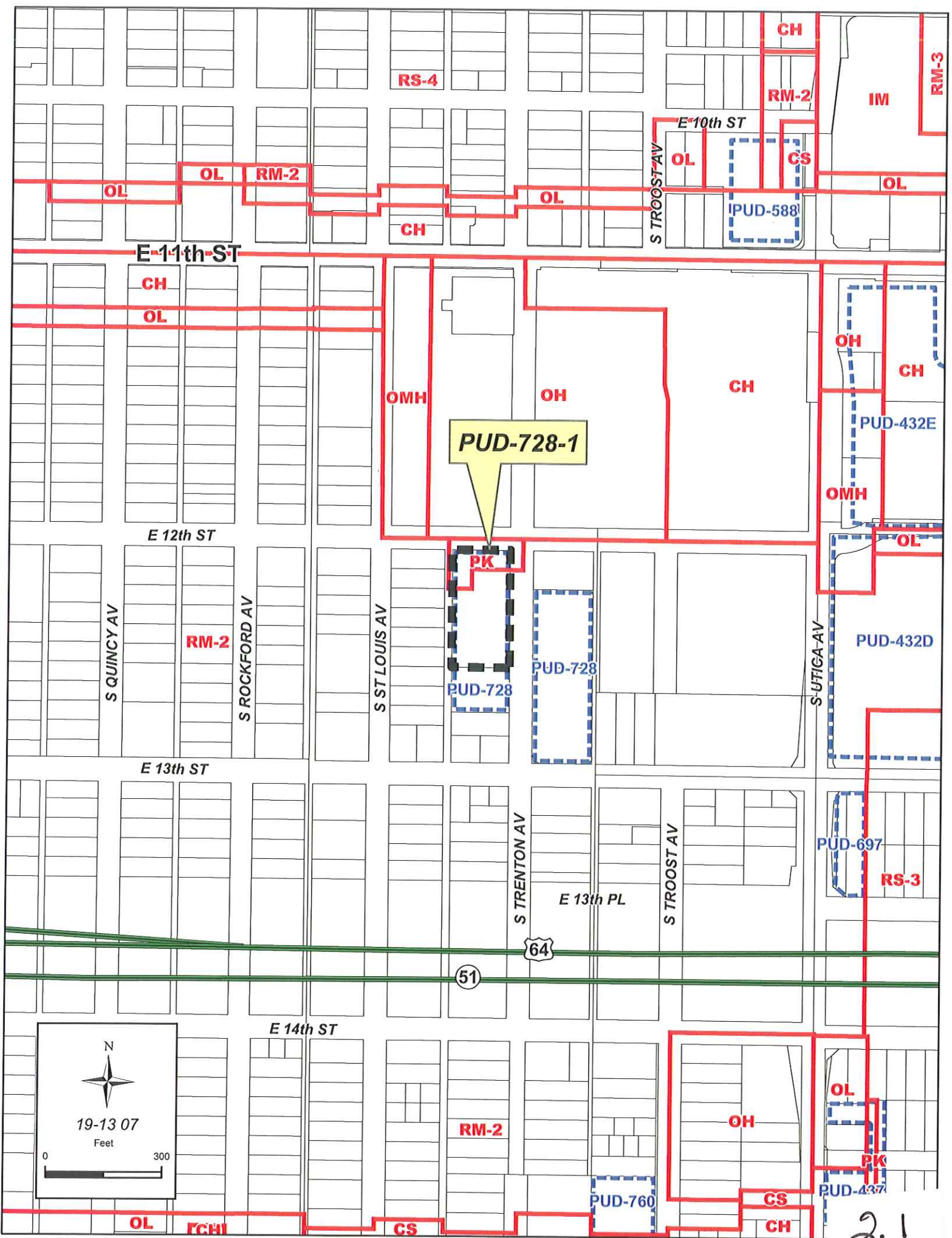
1. Presentation by Planitulsa.

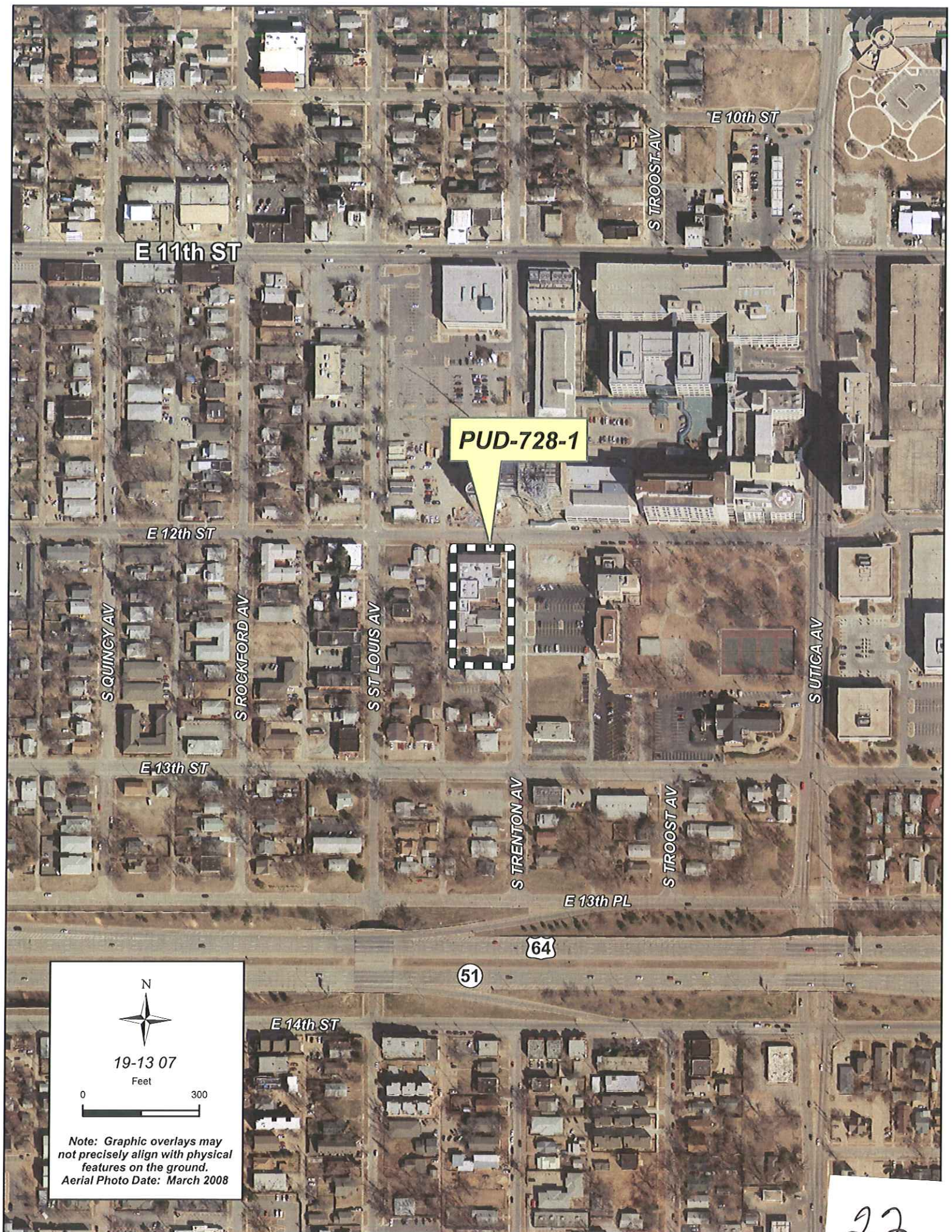
Adjourn. Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of June 2009

----- Current Period -----				----- Year To Date -----			
ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING							
Zoning Letters	\$25.00	\$25.00	\$50.00	129	\$660.00	\$660.00	\$1,320.00
1	350.00	350.00	700.00	95	26,135.00	26,135.00	52,270.00
13	2,825.00	2,825.00	5,650.00	371	33,366.10	33,366.10	66,732.20
Refunds	(250.00)	(250.00)	(500.00)	3	(355.00)	(355.00)	(710.00)
0	0.00	0.00	0.00	4	355.00	355.00	710.00
Fees Waived							
	<u>\$2,950.00</u>	<u>\$2,950.00</u>	<u>\$5,900.00</u>		<u>\$59,806.10</u>	<u>\$59,806.10</u>	<u>\$119,612.20</u>
LAND DIVISION							
Minor Subdivisions	\$757.50	\$757.50	\$1,515.00	8	\$2,895.35	\$2,895.35	\$5,790.70
Preliminary Plats	433.03	433.03	866.05	18	9,527.78	9,527.78	19,055.55
Final Plats	487.50	487.50	975.00	20	8,796.13	8,796.12	17,592.24
Plat Waivers	0.00	0.00	0.00	21	2,625.00	2,625.00	5,250.00
Lot Splits	187.50	187.50	375.00	82	4,177.50	4,177.50	8,355.00
Lot Combinations	300.00	300.00	600.00	68	3,475.00	3,475.00	6,950.00
Access Changes	0.00	0.00	0.00	10	(175.00)	(175.00)	(350.00)
Other	0.00	0.00	0.00	1	50.00	50.00	100.00
Refunds	(432.50)	(432.50)	(865.00)	1	(432.50)	(432.50)	(865.00)
0	0.00	0.00	0.00	1	50.00	50.00	100.00
Fees Waived							
	<u>\$1,733.03</u>	<u>\$1,733.03</u>	<u>\$3,466.05</u>		<u>\$30,939.25</u>	<u>\$30,939.24</u>	<u>\$61,878.49</u>
BOARDS OF ADJUSTMENT							
Fees	\$6,200.00	\$1,200.00	\$7,400.00	251	\$65,775.00	\$12,150.00	\$77,925.00
Refunds	(650.00)	0.00	(650.00)	4	(1,300.00)	0.00	(1,300.00)
NSF Check	0.00	(550.00)	(550.00)				
1	500.00	0.00	500.00	8	2,950.00	350.00	3,300.00
Fees Waived							
	<u>\$5,550.00</u>	<u>\$1,200.00</u>	<u>\$6,200.00</u>		<u>\$64,475.00</u>	<u>\$12,150.00</u>	<u>\$76,625.00</u>
TOTAL							
	<u>\$10,233.03</u>	<u>\$5,883.03</u>	<u>\$15,566.05</u>		<u>\$155,220.35</u>	<u>\$102,895.34</u>	<u>\$258,115.69</u>







PUD-728-1

E 12th ST

S ST LOUIS AV

E 13th ST



19-13 07

Feet



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

July 22, 2009

STAFF RECOMMENDATION

PUD-728-1: Minor Amendment – Southwest corner of E. 12th Street and S. Trenton Ave.; Lot 1, Block 1 – Parkside Addition; TRS 9307; CZM 37; Atlas 3; PD 4; CD 4; PK/RM-2/PUD.

The applicant is requesting a minor amendment to allow a second ground sign on Lot 1, Block 1 only of PUD-728, and to increase the permitted display surface area for ground signs on Lot 1 only from 32 square feet to 122 square feet. The amendments would allow for a four-sided directional sign to be located on the corner of 12th Street and S. Trenton Ave., to clearly direct patients to the location of services within the Parkside Psychiatric Hospital and Clinic (see attached exhibits).

Sign standards for PUD-728 allow for one sign per lot, not to exceed 32 square feet of display surface area or eight feet in total height. Currently there is one sign approved for Lot 1 to identify the Parkside Residential Psychiatric Youth Treatment Center.

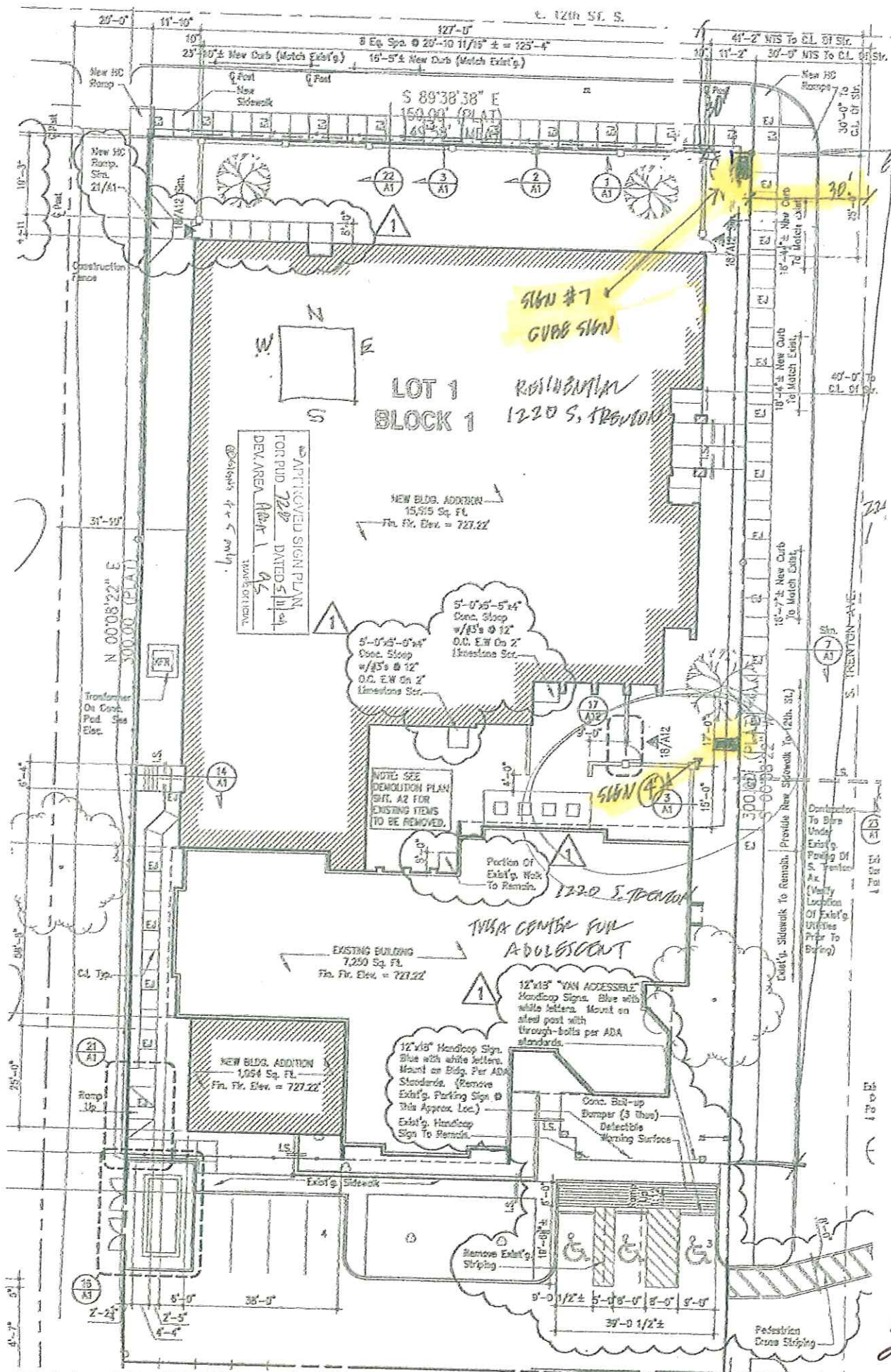
§1107, H-12 of the code allows by minor amendment modifications to approved signage provided the size, location, number, and character (type) of the sign(s) is not substantially altered.

Because of the lack of directional signage within the hospital complex there is difficulty with locating specific services within the Parkside Psychiatric Facility and therefore can support this application. Staff believes the request does not significantly alter the character and intent of the PUD, nor does the request substantially alter the approved development plan. Aside from the increase in display area and the additional sign on this lot only, no other sign standards such as the permitted height of the signs will change.

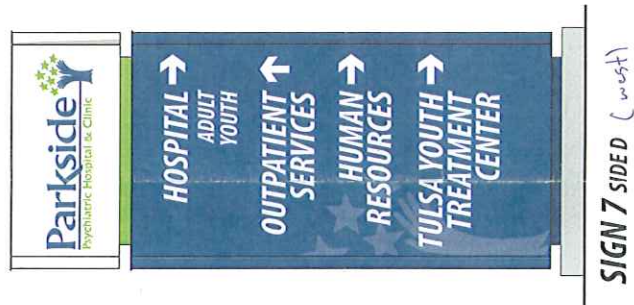
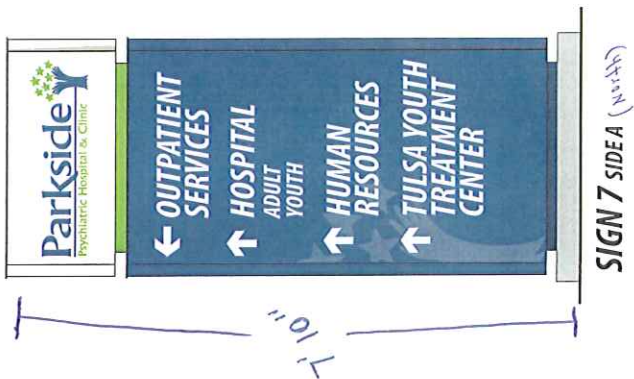
Therefore, staff recommends **APPROVAL** of minor amendment PUD-728-1.

Note: Approval of a minor amendment does not constitute detail sign plan approval.

2.4



2.6



PROJECT/CUSTOMER NAME: Parksider 11th and Ulica area		DWG. #/FILE REFERENCE #: 06-121106JK	SHEET NO. G-5.1
DATE: 11 December 2006 DATE - ORIGINAL DWG: 03.18.09 ISSUES/REVISIONS: VERSION 7 - REVISED		DRAWN BY: Joe Kesterson ACCOUNT EXECUTIVE: Todd Adair	
SIGN TYPE: DIRECTIONAL SIGN SIGN MESSAGES DWS, SCALE: AS NOTED		LOCATION/ADDRESS: 11th and Ulica area LOCATION/ADDRESS: 11th and Ulica area	
Client Name: _____ ☒ Approved as Shown ☐ Approved as Noted I hereby give my approval to proceed with fabrication of the signage depicted in this drawing in order to meet the project objectives as a timely fashion. I understand that any change (addition, deletion, or modification) to the fabrication process, including layout, or the signage requires a revision to this signage.			

CLAUDE WYON FEDERAL SIGNS
 593 South Rockford
 Tulsa, Oklahoma 74120
 ph: 918.587.7171
 fax: 918.587.7176
 These drawings are the exclusive property of Claude Wyon Federal Signs, Inc. and are not to be reproduced, copied, or used in any way without the written permission of Claude Wyon Federal Signs, Inc. There are no limitations on the use of these drawings for the purpose of the project. However, the use of these drawings for any other purpose without the written permission of Claude Wyon Federal Signs, Inc. is strictly prohibited. © 2006 CW Sign

Sign 7

CNF
CLAUDE KNOX FURNITURE SIGNS

533 South Rockford
Tulsa, Oklahoma 74120
ph: 918.587.7171
fax: 918.587.7176

These signs are to be installed on the exterior of the building at the location specified. The signs are to be made of aluminum and are to be painted in the colors specified. The signs are to be made of aluminum and are to be painted in the colors specified. The signs are to be made of aluminum and are to be painted in the colors specified.

1. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified.

2. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified.

3. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified. I warrant that the signs are to be made of aluminum and are to be painted in the colors specified.

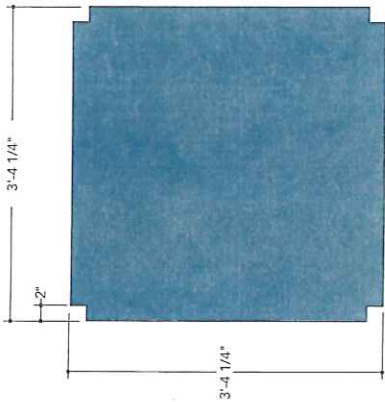
DATE: ORIGINAL DWG: 11 December, 2006
DATE: REVISIONS: 03.10.09
VERSION: 6 - REVISED

ISSUES/REVISIONS:
03.10.09
VERSION: 6 - REVISED

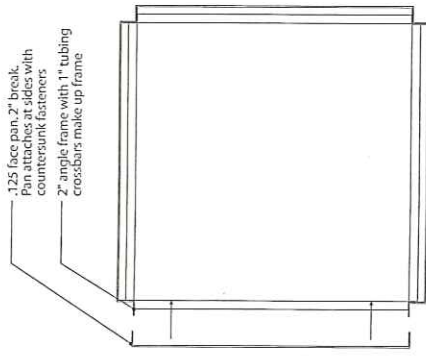
SIGN TYPE: DIRECTIONAL SIGN
DWG. SCALE: AS NOTED

PROJECT/CUSTOMER NAME: Parkside
LOCATION/ADDRESS: 11th and Ulita area
ACCOUNT EXECUTIVE: Todd Adair
DRAWN BY: Joe Kesterson

DWG. #/FILE REFERENCE #: 05-121106JK
SHEET NO. 1

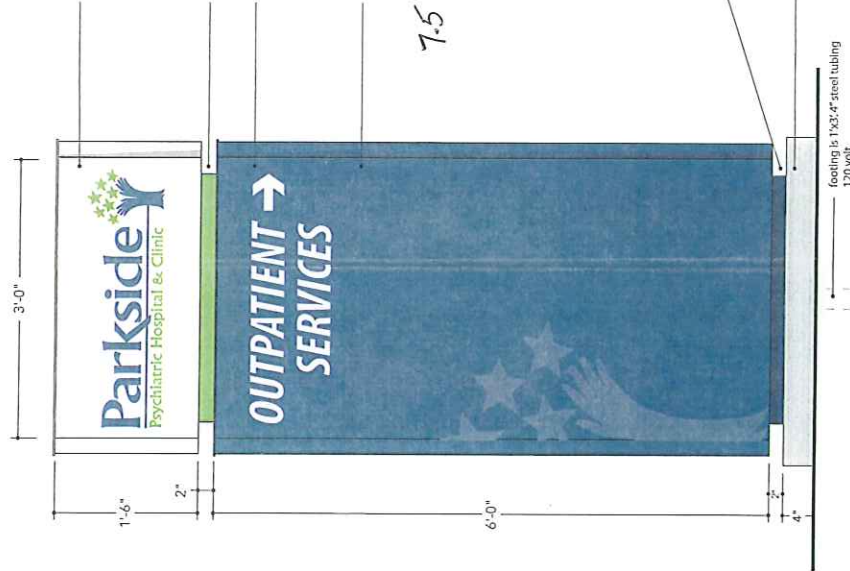


1 Top View
scale: 3/4" = 1'-0"



2 Top View: Construction
scale: 3/4" = 1'-0"

Internally Illuminated



3 Elevation
scale: 3/4" = 1'-0"

Logo panel cap has frame from 2" steel angle and 1" tubing, primed and painted to prevent rust. Face pans are broke from routed .125 aluminum and backed with 3/16" white acrylic with Avery translucent vinyl overlays in Angie Green and Pacific Blue. Logo appears on all 4 sides. H.O. fluorescent lamps.

2" reveals paint to match PMS 376 Green. Skinned in .063 aluminum

Directional cabinet has frame from 2" steel angle and 1" tubing, primed and painted to prevent rust. Face pans are broke from routed .125 aluminum and backed with 3/16" white acrylic. Aluminum faces paint to match PMS 294 Blue. Text appears on all 4 sides with varying arrows. H.O. fluorescent lamps.

All four side of directional can be used. Allows fewer signs to be used at intersections

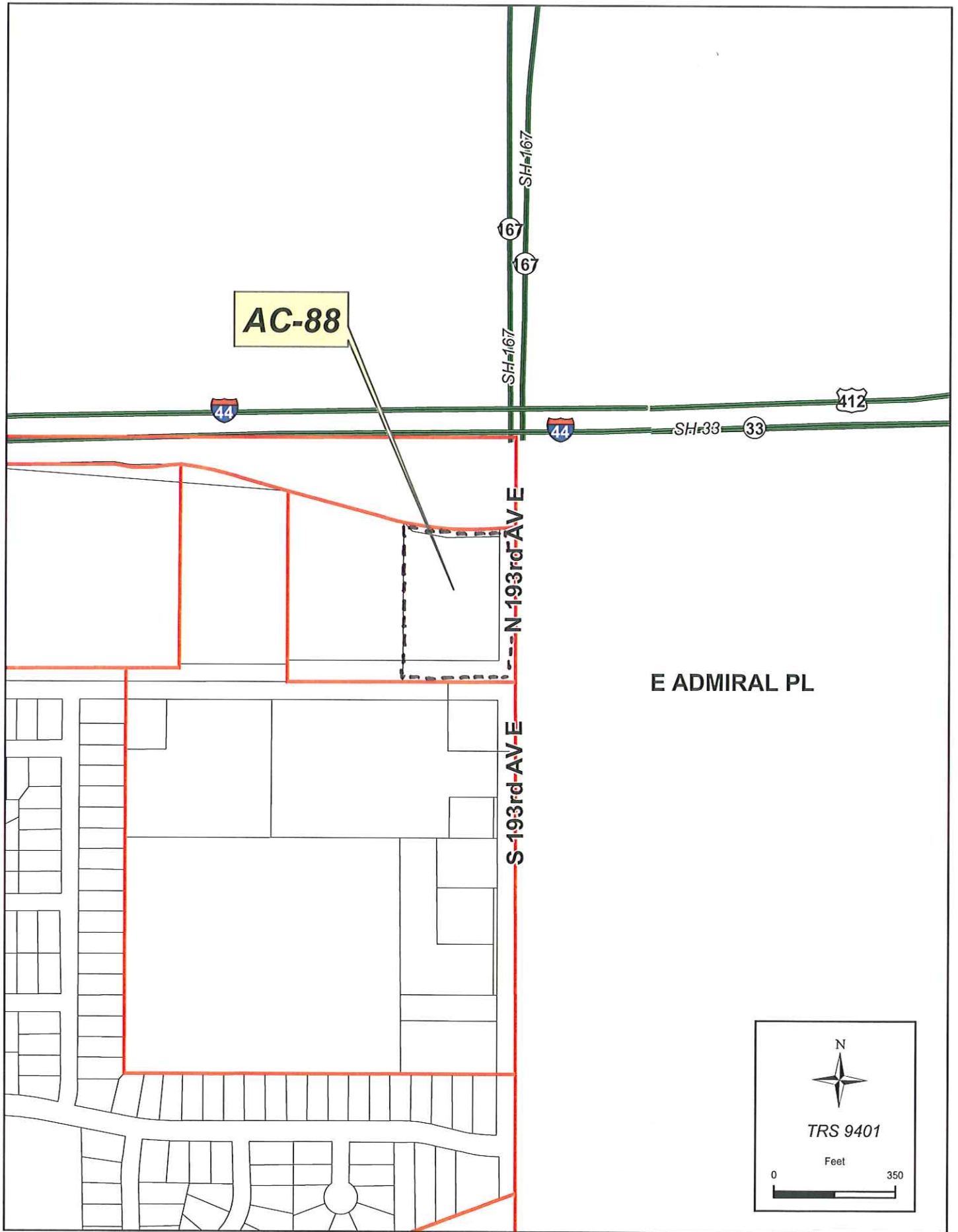
$$7.5' \times 3 = 22.5 \text{ ft}$$

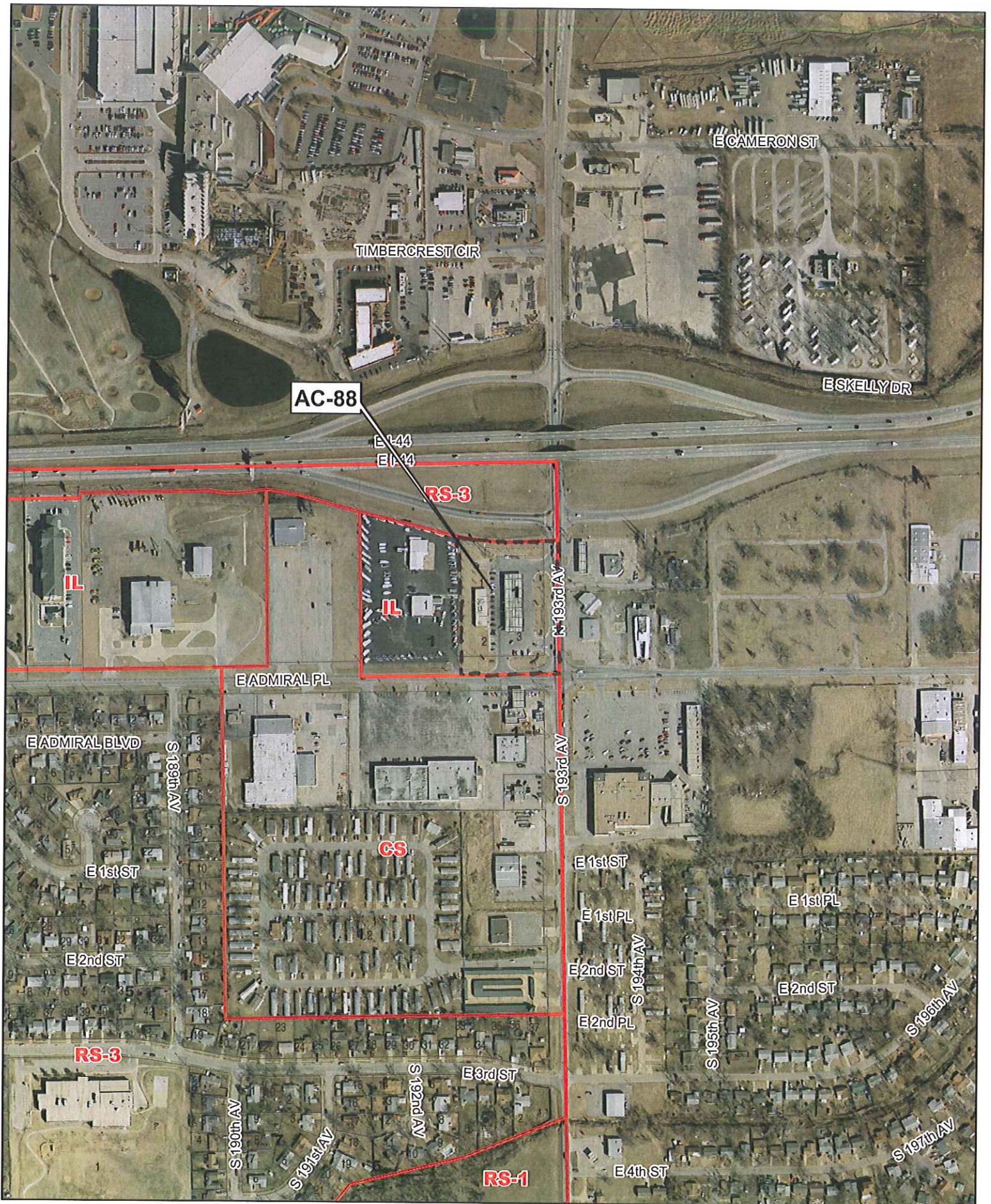
$$\frac{22.5 \text{ ft}}{4} = 5.625 \text{ ft}$$

$$90 \text{ ft TOTAL}$$

2" reveals paint paint dark blue, TBD. Skinned in .063 aluminum

Sign fastens to j-bolts set in concrete pad. Pad extends above grade to protect sign from mowers.



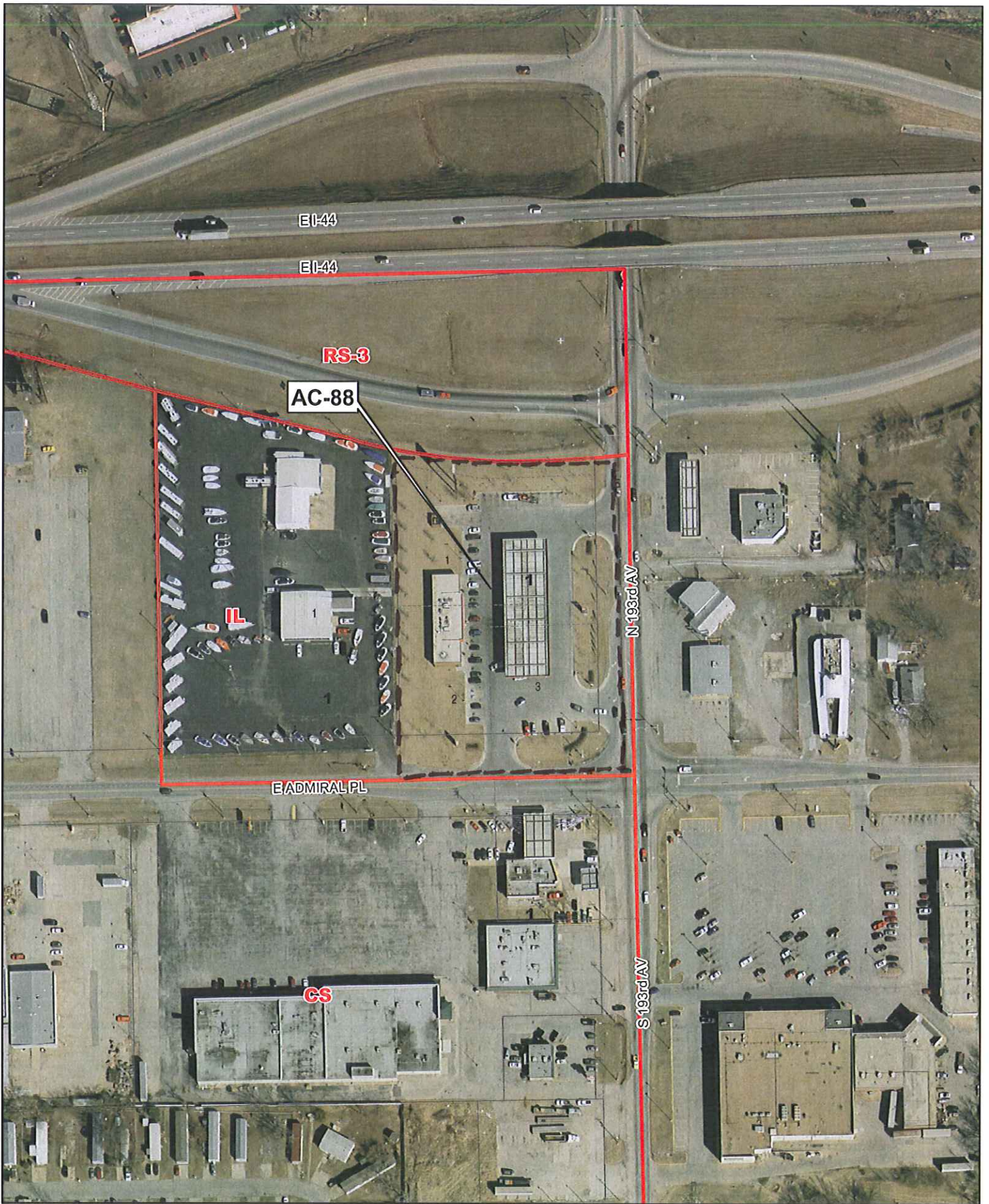


Feet
0 100 200

9401
TRS

3.2





0 Feet 100 200

9401

TRS

3.4



July 22, 2009

STAFF RECOMMENDATION

AC- 88

Alternative Compliance Landscape Plan – Northwest corner of Admiral Place and 193rd East Avenue; TRS 9401; CZM 40; Atlas 2230; PD 17; CD 6; IL.

The applicant is requesting approval of an alternative compliance landscape plan for the QuikTrip store located on the northwest corner of Admiral Place and 193rd East Avenue. The request is for relief from the requirement to have a landscaped area within 50 feet of parking spaces outside the street yard. There are three (3) parking spaces in front of the store that are not within 50 feet of a landscaped area.

Relief from the requirement was originally approved as part of alternative compliance landscape plan AC-60, approved by the TMAPC in 2001 for the original construction of the store. Alternative compliance landscape plan AC-88 is being triggered by the expansion of the parking lot on the west side of the store, and the need to subsequently update the landscape plan to accommodate for this expansion.

Alternative Compliance allows the Planning Commission to review a proposed plan and determine that although not meeting the technical requirements of the landscape chapter of the Zoning Code, the plan is equivalent to or better than the requirements of chapter 10.

The use of Crape Myrtle, only under power lines along 193rd East Avenue instead of trees approved per the landscape chapter of the Zoning Code was approved as part of the original AC-60. Only Crape Myrtle that will grow to a mature height of 15 to 20 feet was approved as part of that plan. No new Crape Myrtle is being introduced to the site as part of AC-88, and the two Crape Myrtles along Admiral Place are not being counted in the tree calculations herein.

The applicants' street yard landscape calculations show 12 trees/Crape Myrtles required and provided along South 193rd East Avenue. There are 8 trees required and proposed along Admiral Place. Sod is provided to surround the site. There are 44 parking spaces provided outside the street yard, making 4 trees required for the "1 tree per 12 parking spaces requirement" outside the street yard. The applicant is proposing to add 5 new trees for the parking expansion making the total number of trees outside the street yard 14, ten trees more than are required. The total number of trees required for the site is 32 trees while 52 trees are being provided - exceeding the landscape requirements of chapter 10 by 20 trees.

Staff feels the proposed alternative compliance landscape plan exceeds the requirements of Chapter 10 and since there are only three parking spaces not within 50 feet of a landscaped area, can recommend **APPROVAL** of the Alternative Compliance Landscape Plan AC-88.

3.5



4705 South 128th East Ave.
Tulsa, OK 74134-0008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7200

1. TWO 2' DE BRITS ARE TO BE INSTALLED AT THE 10' AND 18' MARKS OF THE 18' RISE OF PILE (GLOW CONCRETE) SHALL BE PAINTED WITH BOTH UNOS MARKED WITH STAKES.
2. ALL REQUIRED LANDSCAPE AREAS ARE TO BE CONSIDERED. THE FOLLOWING SHALL BE THE SPECIFICATION SYSTEM REQUIRED BY THE CONTRACTOR
3. ALL NONPAVED AREAS DISTURBED BY SPADING OPERATION SHALL BECOME A PART OF "GRASS" TO FILL GRASS.
4. LANDSCAPE SHOWN AS BASED ON ALTERNATE LANDSCAPE PLANS REQUIREMENTS

No.	Revision	Date

WILL, JAMES HENRI & ASSOCIATES
1000 W. 10TH AVENUE, SUITE 1000, DENVER, CO 80202
CALL 303.733.1111
WWW.WILLHENS.COM



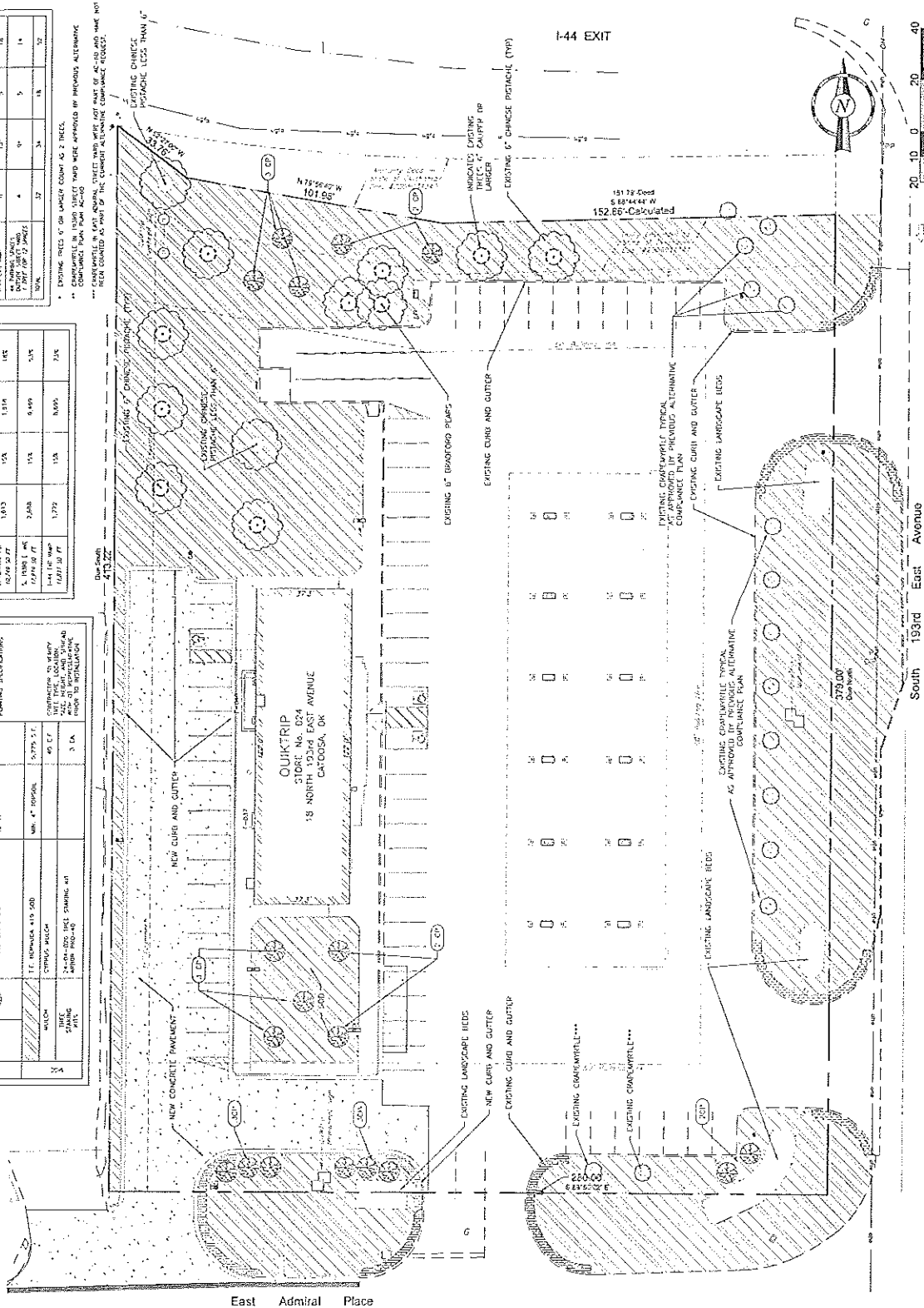
ALTERNATIVE COMPLIANCE
LANDSCAPE PLAN

DATE	06/25/00
PRINTED BY	MSH
DESIGNED BY	WJ
DESIGNED BY	TJM
DRAWN BY	
SHEET	10

SITE/T NAME	TREES				
	REQUIRED #	PLANTED #	SPRING #	FALL #	TOTAL #
1. NATIONAL FL.					
2. 15000 L. AC.	12	12	12	0	36
3. 10000 L. AC.	12	12	12*	5	41
4. 10000 L. AC.	12	12	12	5	41
5. 10000 L. AC.	12	12	12	5	41
6. 10000 L. AC.	12	12	12	5	41
7. 10000 L. AC.	12	12	12	5	41
8. 10000 L. AC.	12	12	12	5	41
9. 10000 L. AC.	12	12	12	5	41
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11. 10000 L. AC.	12	12	12	5	41
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13. 10000 L. AC.	12	12	12	5	41
14. 10000 L. AC.	12	12	12	5	41
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16. 10000 L. AC.	12	12	12	5	41
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22. 10000 L. AC.	12	12	12	5	41
23. 10000 L. AC.	12	12	12	5	41
24. 10000 L. AC.	12	12	12	5	41
25. 10000 L. AC.	12	12	12	5	41
26. 10000 L. AC.	12	12	12	5	41
27. 10000 L. AC.	12	12	12	5	41
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29. 10000 L. AC.	12	12	12	5	41
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31. 10000 L. AC.	12	12	12	5	41
32. 10000 L. AC.	12	12	12	5	41
33. 10000 L. AC.	12	12	12	5	41
34. 10000 L. AC.	12	12	12	5	41
35. 10000 L. AC.	12	12	12	5	41
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37. 10000 L. AC.	12	12	12	5	41
38. 10000 L. AC.	12	12	12	5	41
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41. 10000 L. AC.	12	12	12	5	41
42. 10000 L. AC.	12	12	12	5	41
43. 10000 L. AC.	12	12	12	5	41
44. 10000 L. AC.	12	12	12	5	41
45. 10000 L. AC.	12	12	12	5	41
46. 10000 L. AC.	12	12	12	5	41
47. 10000 L. AC.	12	12	12	5	41
48. 10000 L. AC.	12	12	12	5	41
49. 10000 L. AC.	12	12	12	5	41
50. 10000 L. AC.	12	12	12	5	41
51. 10000 L. AC.	12	12	12	5	41
52. 10000 L. AC.	12	12	12	5	41
53. 10000 L. AC.	12	12	12	5	41
54. 10000 L. AC.	12	12	12	5	41
55. 10000 L. AC.	12	12	12	5	41
56. 10000 L. AC.	12	12	12	5	41
57. 10000 L. AC.	12	12	12	5	41
58. 10000 L. AC.	12	12	12	5	41
59. 10000 L. AC.	12	12	12	5	41
60. 10000 L. AC.	12	12	12	5	41
61. 10000 L. AC.	12	12	12	5	41
62. 10000 L. AC.	12	12	12	5	41
63. 10000 L. AC.	12	12	12	5	

[illegible]

Landscape Schedule - (New Trees)						
SIZE	PLY	SPECIES	COMMON NAME (Scientific Name)	HEIGHT (10' - 15' - 20' - 25')	QUANTITY	COMMENTS
8232	CP		PAWPAW Asimina speciosa	12' - 15' - 20'	10 EA	SEE LANDSCAPE PLAN AND NOTES FOR LOCATION AND PLANTING SPECIFICATIONS
704		WICKO	11' - 12' - 13' - 14' - 15' - 16' - 17' - 18' - 19' - 20' - 21' - 22' - 23' - 24' - 25' - 26' - 27' - 28' - 29' - 30'	40' - 50'	3 EA	SEE LANDSCAPE PLAN AND NOTES FOR LOCATION AND PLANTING SPECIFICATIONS





QuikTrip.
 4700 South 17th East Ave.
 Tulsa, Oklahoma 74109
 Tel: 918.433.7700
 Fax: 918.433.7700

GENERAL NOTES

1. ALL LANDSCAPE PLANTING ARE TO BE SPECIFIED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE PLANTING. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE PLANTING. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE PLANTING.

HRACK, INC.

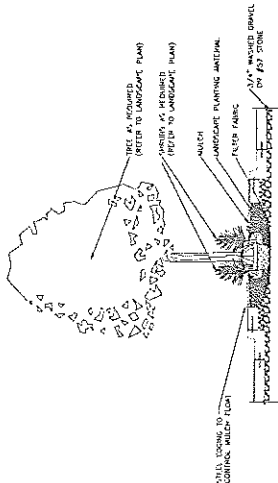
HRACK, INC.
 1000 N. WILSON AVE.
 TULSA, OK 74103
 TEL: 918.433.7700
 FAX: 918.433.7700
 WWW.HRACK.COM



LANDSCAPE DETAILS

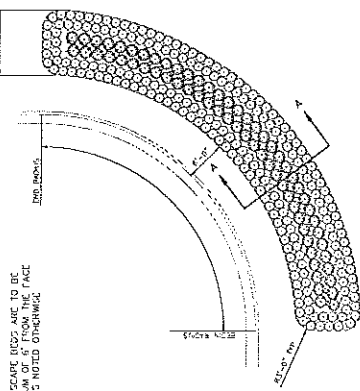
Sheet	16
of	15
Date	08/15/20

NOTE: LANDSCAPE PLANTING ISLANDS ARE TO BE ANCHORED WITH A REINFORCING BOLT. THE BOLT SHALL BE 1/2" DIA. X 12" LONG. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND.



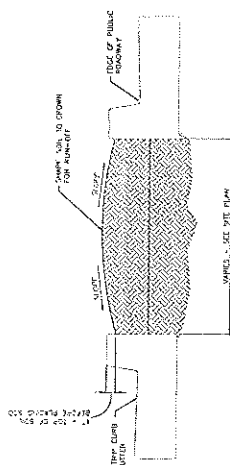
Parking Island Landscape W Tree

NOTE: ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6" FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.



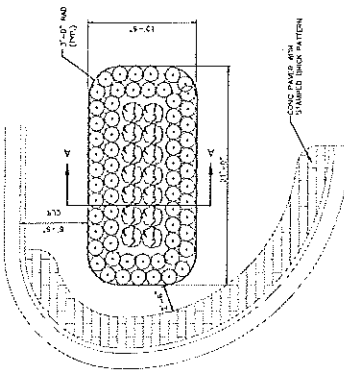
Landscape Bed Type B

NOTE: LANDSCAPE PLANTING ISLANDS ARE TO BE ANCHORED WITH A REINFORCING BOLT. THE BOLT SHALL BE 1/2" DIA. X 12" LONG. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND. THE BOLT SHALL BE PLACED IN THE CENTER OF THE ISLAND.

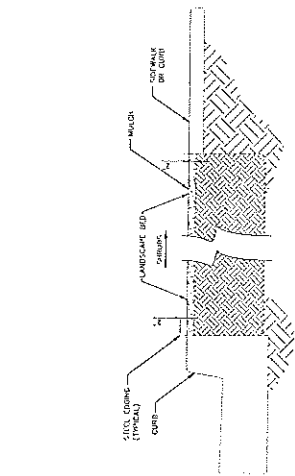


Typical Lawn Section

NOTE: ALL LANDSCAPE BEDS ARE TO BE PLACED A MINIMUM OF 6" FROM THE FACE OF CURB, UNLESS NOTED OTHERWISE.

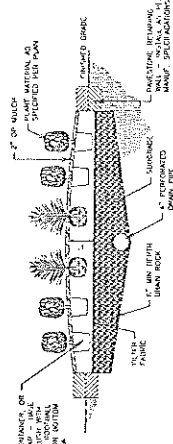


Landscape Bed Type A



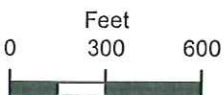
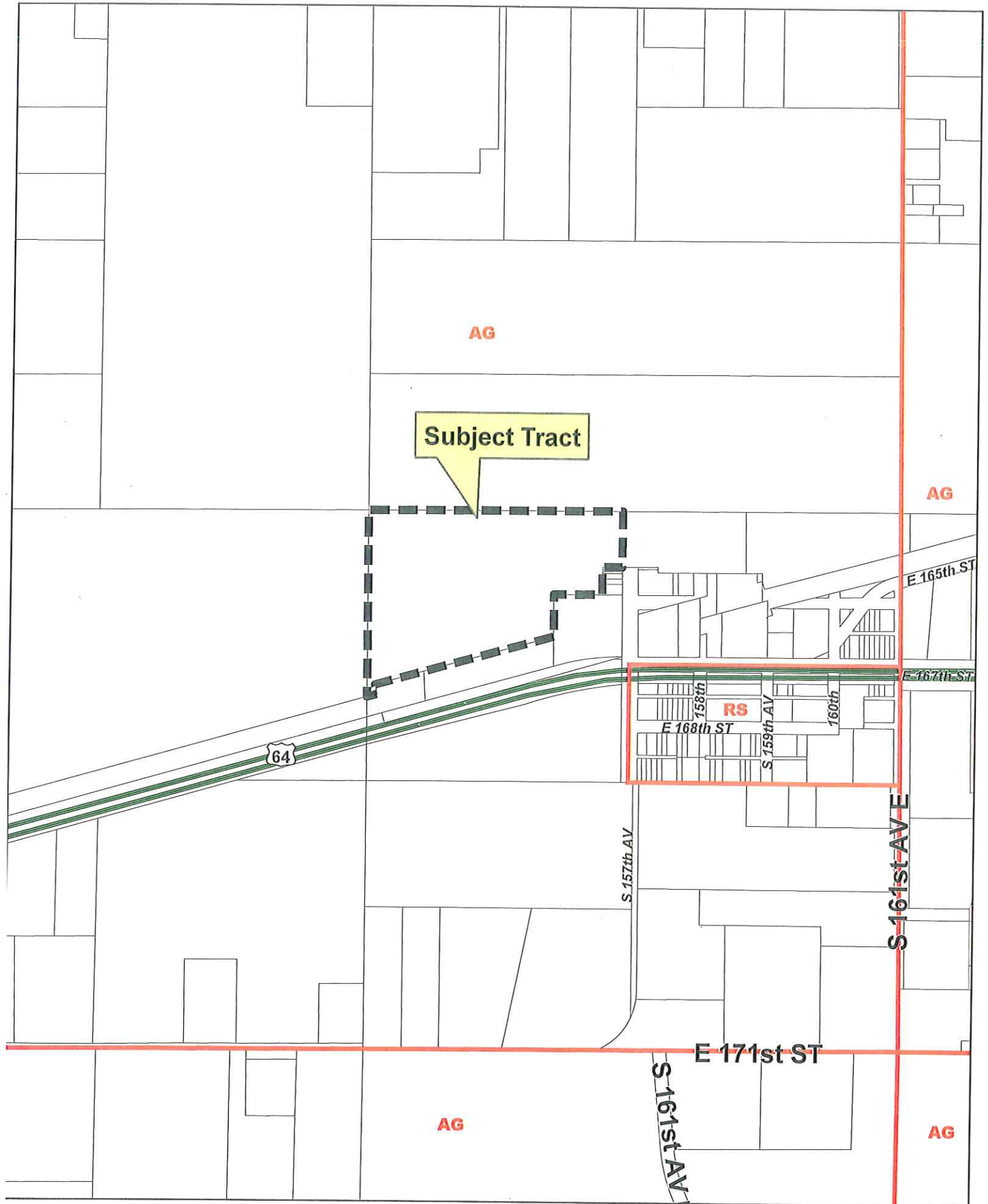
Landscape Edging Detail Adjacent To Concrete

NOTE: DRAIN LOCATIONS FOR PLANTING MATERIALS AND DRAINAGE SHALL BE AS SHOWN, UNLESS NOTED OTHERWISE.



SHRUB PLANTING DETAIL (PAVESTONE WALL)

Shrub Planting Section AA FD Pavestone



CBOA-2331

17-14 27

4.1





Subject Tract

64

E 165th ST

E 167th ST

E 168th ST

S 159th AV

160th

S 161st AV E

E 171st ST

S 161st AV



Aerial Photo Date: March 2008

CBOA-2331

17-14 27

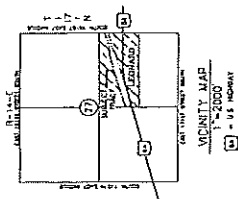
Note: Graphic overlays may not pi
align with physical features on the



CBOA-02331 – (7427)(County) Plat Waiver for Cell Tower
16602 South 157th East Avenue

The platting requirement was triggered by BOA 02331 which allowed a cell tower in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver.



**TOWER LAYOUT SHOWN
HEREON IS BASED UPON
A 180° SELF-SUPPORTING
STRUCTURE**

W/SCATTERED LARGE TIMBER

DATE COORDINATES - LEONARDI

[illegible]

C **Supplied
by Unpaying**

DIC, 804 South Street, East Avenue,
Baltimore Avenue, Baltimore, Md.
Tel. (410) 694-1000 FAX (410) 694-1000

DATE 10/17/23 QALD

PLAT OF SURVEY

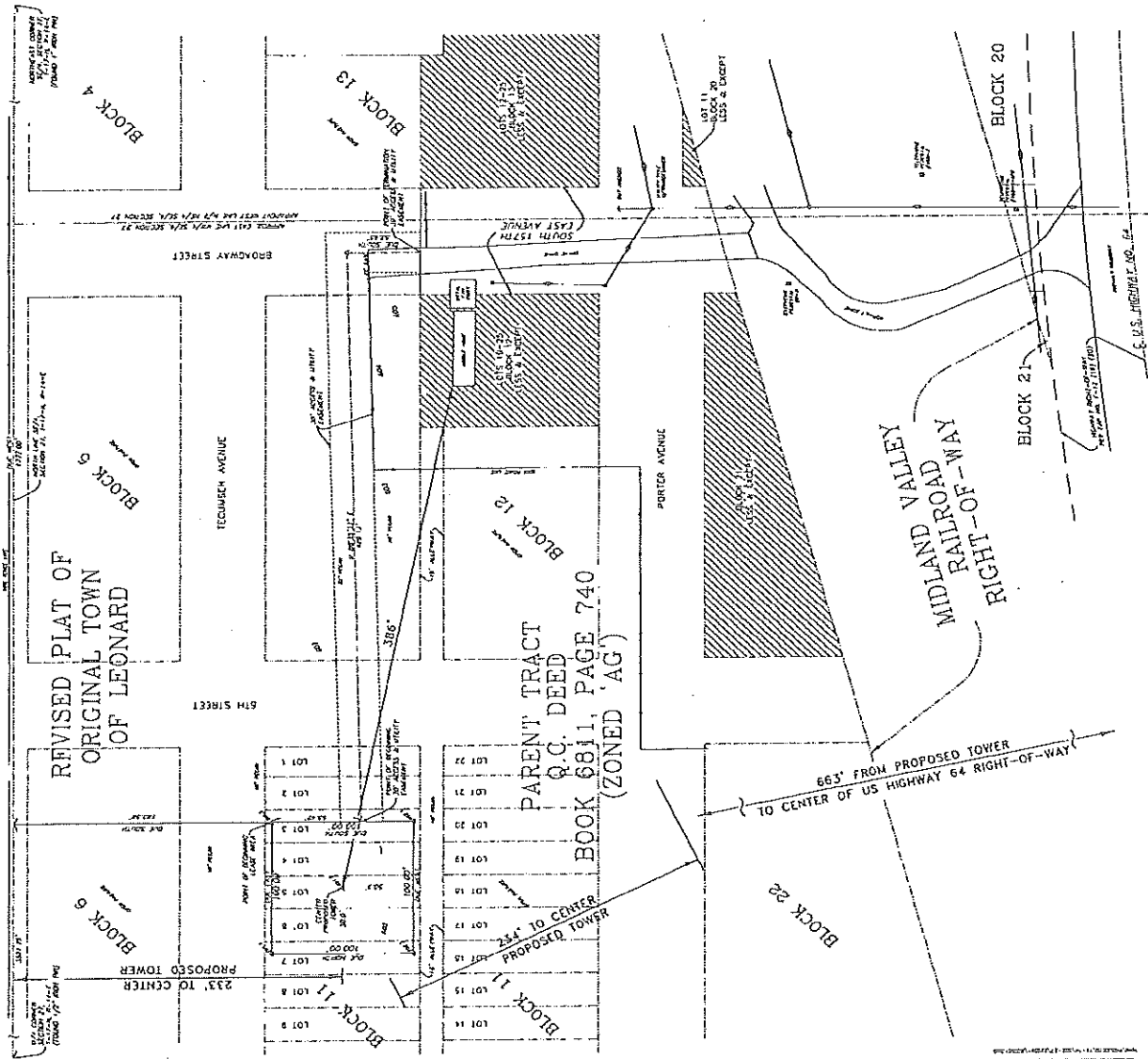
LEONARD (222581)
16602 SOUTH 157TH EAST AVENUE,
CITY OF BIXBY, TULSA COUNTY,
STATE OF OKLAHOMA

FORM UNITED STATES CELLULAR TELEPHONE OF GREATER TULSA, LLC.

[illegible]

WITNESS MY HAND AND SEAL OF OFFICE
 DATE OF SIGNATURE _____
 DATE OF EXPIRATION JANUARY 2, 2014
 L.S. 3-404

DAVID E. MADDOX
 DAVID E. MADDOX, LINDA MADDOX AND
 CONNOR E. MADDOX, THE CHILDREN OF
 DAVID E. MADDOX AND LINDA MADDOX, ALL OF THE
 COUNTY OF HARRIS, STATE OF TEXAS, COVENANT



4.4

