

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2568

December 16, 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 December 2, 2009, Meeting No. 2567

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.

2. **LS-20348** – Jenna Coulter (9402)/Lot Split (PD 17) (CD 6)
17211 East 11th Street, West of Northwest Corner of East 11th Street
South and South 177th East Avenue
3. **LS-20349** – Terry D. Cooper (6309)/Lot Split (County)
19305 South Harvard, East of South Harvard Avenue and South of East
191st Place
4. **Timothy Taylor** – (9214) Plat Waiver (PD 9) (CD 2)
Southeast corner of West 21st Place and South Rosedale Avenue
5. **John Moody** – (9331) Plat Waiver (PD 18 A) (CD 9)
South of East 55th Street and East of South Peoria Avenue (Continued
from 11/18/2009 and 12/2/2009.)
6. **Request release of Deed Restriction Language** (PD 17) (CD 5)
Lots Two and Four, Block One, Interstate Park Addition, formerly
Strawberry Creek Addition
7. **Z-7143** – (9228) Plat Waiver (PD 9) (CD 2)
5032 South 33rd West Avenue
8. **PUD-759-2 – Tanner Consulting, LLC/Crestwood at the River** (PD-26) (CD-8)
Northwest corner of 121st Street South and South Sheridan Road (Minor
Amendment to increase permissible building height from one story to
two story, allow 15% increase in floor area from 35,000 SF to 40,250 SF
and decrease the side setbacks on several lots.)

9. **PUD-686-6 – Jerry Hall** (PD-26) (CD-8)
Northwest of the northwest corner of 121st Street South and South Yale Avenue (Minor Amendment to reduce the required rear setback from 25 feet to 20 feet.)

10. **PUD-766 – Crafton, Tull, Sparks/Jason Emmett/Hilton Garden Inn** (PD-18) (CD-7)
West of the northwest corner of 51st Street South and South Yale Avenue, Lot 3, Block 1 – 51 Yale (Detail Site Plan for a five-story, 22,559 square foot, 107 room hotel.)

11. **PUD-766 – Crafton, Tull, Sparks/Jason Emmett/Residence Inn** (PD-18) (CD-7)
West of the northwest corner of 51st Street South and South Yale Avenue, Lot 2, Block 1 – 51 Yale (Detail Site Plan for a five-story, 22,551 square foot, 115-room hotel.)

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

PUBLIC HEARINGS

13. **Hyde Park at Tulsa Hills – (8211) Preliminary Plat** (PD 8) (CD 2)
East of South U.S. Highway 75 and North of West 81st Street (Applicant will resubmit plat. This item was continued from 11/18/2009 meeting.)

14. **LaNueva Jerusalen – (9308) Preliminary Plat** (PD 17) (CD 6)
Southwest corner of East 13th Street and South 119th East Avenue, 1302 South 119th East Avenue

15. **Tuscan on Yale – (8315) Preliminary Plat** (PD 18B) (CD 8)
North of Northeast corner of South Yale Avenue and East 91st Street

16. **CVS Tulsa – Admiral/Sheridan – (9303) Minor Subdivision Plat** (PD 5) (CD 4)
Southwest corner of East Admiral Place and South Sheridan Road

17. **Tulsa Downtown Stadium – (9201) Minor Subdivision Plat** (PD 1) (CD 4)
201 North Elgin Avenue (Continued from 12/2/09)

18. **PUD-722-2 – Sisemore Weisz & Associates, Inc./Hutcherson YMCA Tee-Ball Field** (PD-2) (CD-1)
Southwest corner of East Oklahoma Street and North Owasso Avenue (Minor Amendment to allow an accessory T-ball/baseball diamond in Development Area B.) (Related to Item 19.) (Continued from 12/2/09)

19. **PUD-722 – Sisemore Weisz & Associates, Inc./Hutcherson YMCA Tee-Ball Field** (PD-2) (CD-1)
Southwest corner of East Oklahoma Street and North Owasso Avenue (Detail Site Plan for construction of a T-ball/baseball diamond in Development Area B.) (Related to Item 18.) (Continued from 12/2/09)

20. **PUD-775 – Larry Kester/Victory Christian Housing** **RM-1 to RM-1/PUD**
East of South Wheeling Avenue on East 74th Place (PUD for a 120-unit apartment complex for use by the Victory Christian Center's missionary students, including a community meeting center with a mail station for the units.) (PD-18a) (CD-2)

OTHER BUSINESS

21. **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

WORK SESSION

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

Wednesday, December 16, 2009– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

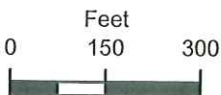
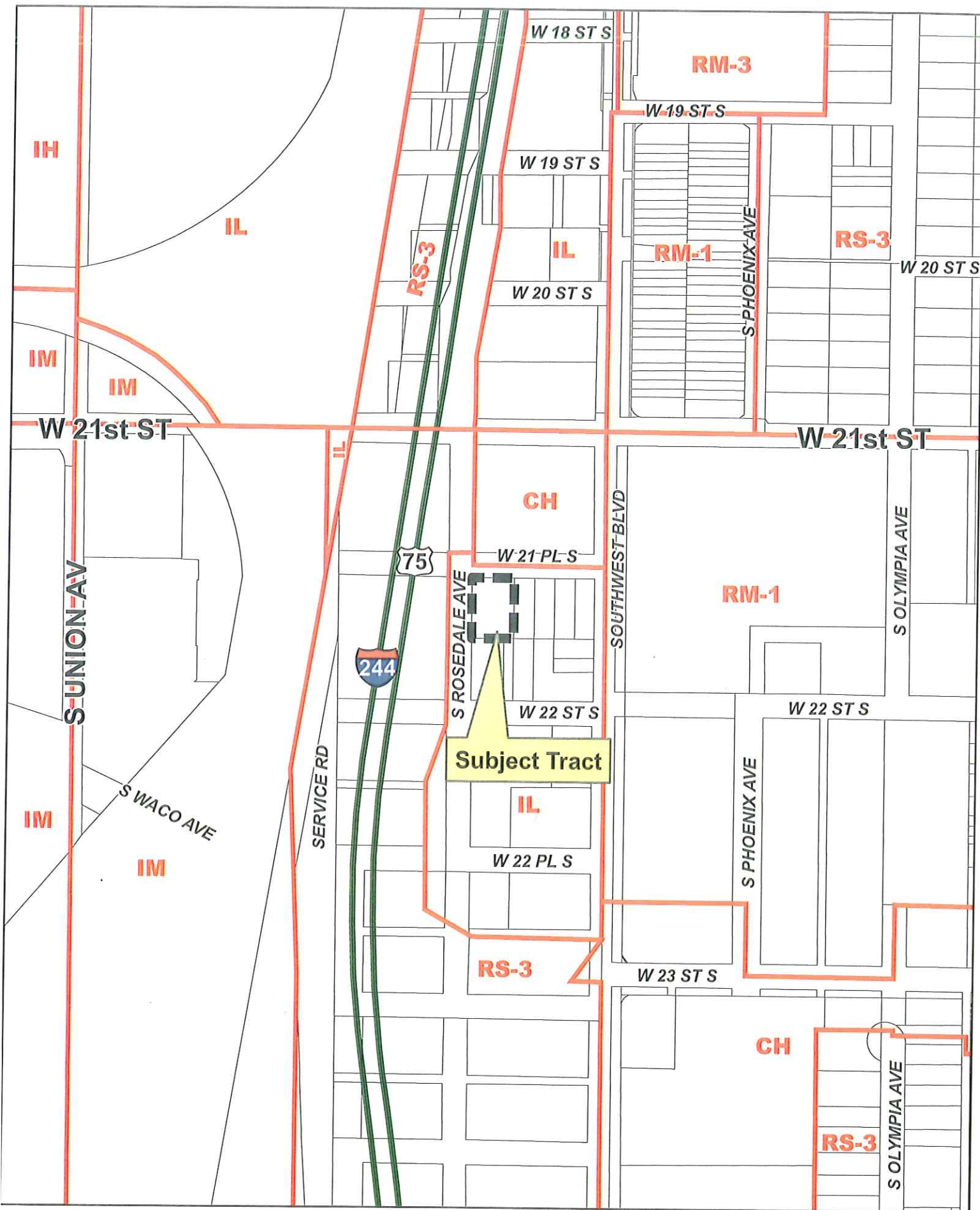
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Update on for the Comprehensive Plan/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



BOA-20997

19-12 14

4.1



PLAT WAIVER

December 16, 2009

Southeast corner of West 21st Place and South Rosedale Avenue (9214) (PD 9)
(CD 2)

The platting requirement is being triggered by Board of Adjustment case # 20997 which approved a Special Exception to allow for an industrial waste water treatment facility in an IL zoning district. The facility is to be housed in an existing building.

Staff provides the following information from TAC at their November 19, 2009 meeting:

ZONING:

- TMAPC Staff: The property has been previously platted and the new use is to be located in an existing building.

STREETS:

- Sidewalks required along Rosedale and West 21st Place.

SEWER:

- No comment.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property.

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

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

4.2

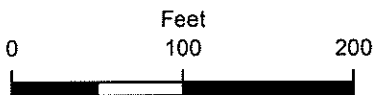
properties or street right-of-way?

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

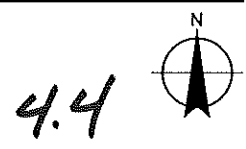
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an 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



**Subject
Property**



BOA-20997



PLAT WAIVER

November 18, 2009

South of East 55th Street and East of South Peoria Avenue (9331) (PD 18A) (CD 9)

The platting requirement is being triggered by a previous rezoning to OL.

Staff provides the following information from TAC at their November 5, 2009 meeting:

ZONING:

- TMAPC Staff: The property has been previously platted.

STREETS:

- Fifteen feet of additional right-of-way is required on Peoria Avenue. Sidewalks are required.

SEWER:

- The property has access to an existing sanitary sewer main for service. However, neither the sewer line, nor the easement for the line, was shown on the plat of survey that accompanied the TAC documents. If no easement exists, then an additional 15 foot wide sanitary sewer easement, with the pipe located in the center of the easement, must be provided to the City of Tulsa.

WATER:

- No comment.

STORM DRAIN:

- No drainage will be allowed to flow from this commercial development onto adjacent residential development.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff can recommend **APPROVAL** of the plat waiver. Requirements for easements and right-of-way dedication have been agreed to and are in process of dedication.

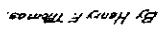
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted? | X | |

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

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

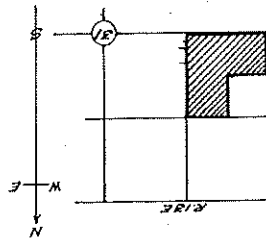
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an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



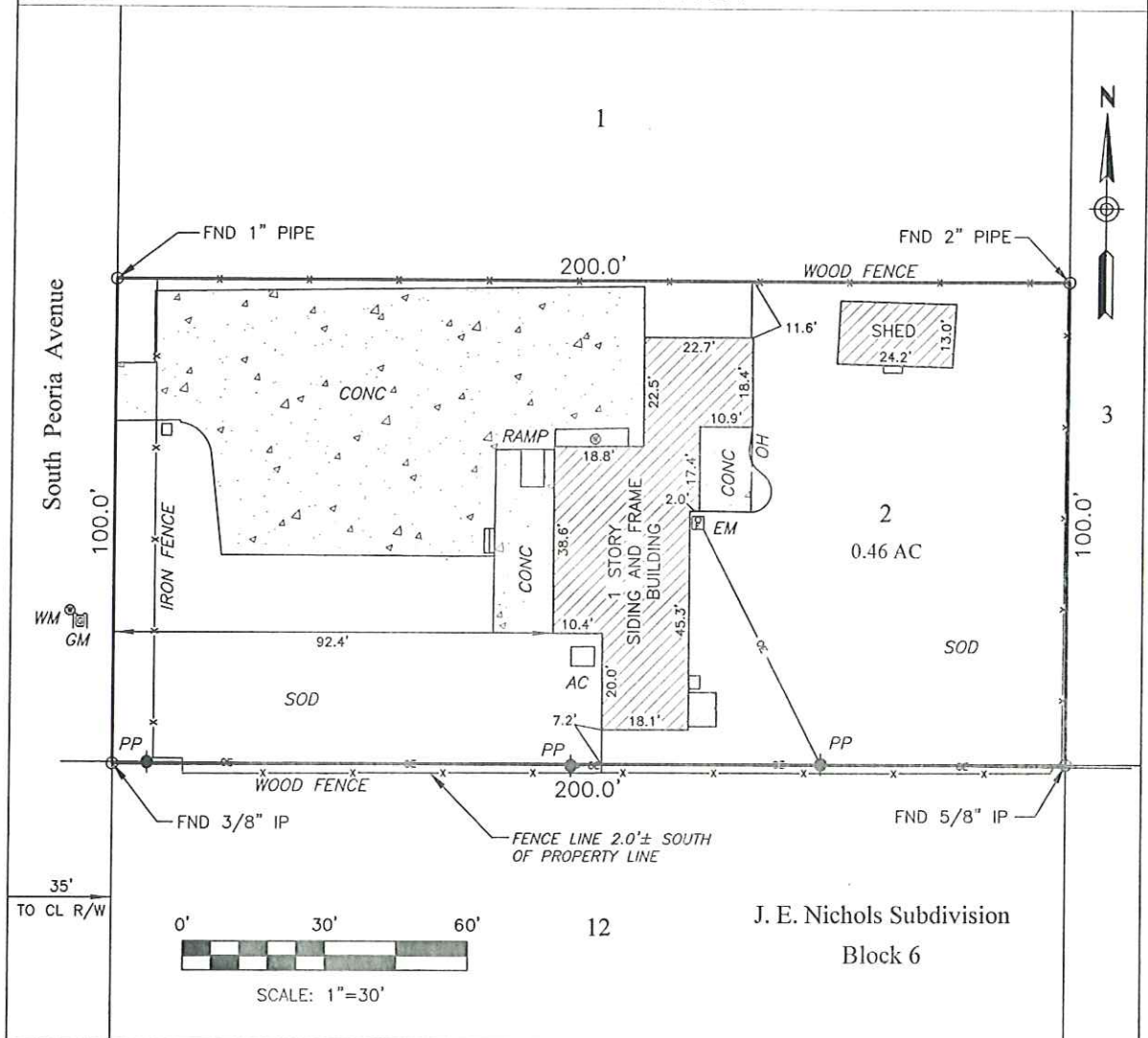
J. E. NICHOLS SUBDIVISION
OF
Lot 2, less the Northwest 10 Acres
Range 13 East of the Indian Base and
Meridian in Tulsa County, Oklahoma
Scale 1" = 100'

Scots 12100'

By Henry F. Thomas.



PLAT OF SURVEY



NOTES

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THE TRACT SHOWN HEREON CONTAINS 0.46 ACRES MORE OR LESS.

LEGEND

B/L	BUILDING SETBACK LINE	IP	IRON PIN
CL	CENTER LINE	MAG	MAGNETIC OVERHANG
CONC	CONCRETE	OH	OVERHANG
CX	CABLE MARKER	PP	POWER POLE
D/E	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	U/E	UTILITY EASEMENT
EPED	ELECTRIC PEDESTAL	WL	WATERLINE
FND	FOUND	WM	WATER METER
GM	GAS METER	WV	WATER VALVE

LEGAL DESCRIPTION

LOT TWO (2), BLOCK SIX (6), J.E. NICHOLS SUBDIVISION, A PART OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 13 EAST, 1B&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT

WE, ROYCE LAND SURVEYING, P.C., HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THIS DATE. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS PROVIDED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR OTHER APPURTENANCES ON SAID PROPERTY.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

SIGNATURE:

Michael Royce

DATE: 04/24/09



SURVEYED BY	BK/PG	DATE
MAR	103/50	04/21/09
DRAWN BY	SCALE	DATE
MAR	1"=30'	04/24/09
DRAWING NAME	PROJECT NUMBER	
10329-PLAT.DWG	10329	

Royce
Land Surveying, P.C.

CERTIFICATE OF AUTHORIZATION NUMBER: 5270
EXPIRATION DATE: 06/30/2009

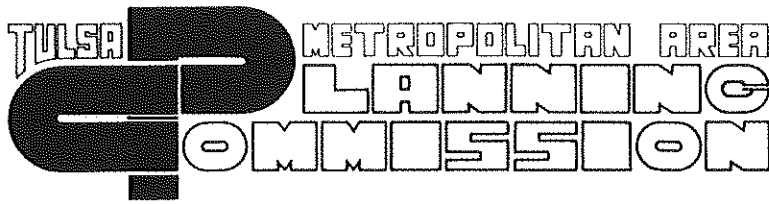
8502-A N 128TH E AVE PH 918-376-9327
OWASSO, OK 74055 FAX 918-376-9425

PREPARED FOR:

RICHARD COMFORT

REVISION	DESCRIPTION	DATE

5.4



WILLIAMS TOWER II, SUITE 800
TWO WEST SECOND STREET 74103
918.584.7526 • FAX 918.583.1024

TO: TMAPC Members

From: Diane Fernandez, INCOG Senior Planner *DF*

RE: Lot Split Deed Restriction, Lots 2 and 4, Block 1, Interstate Park Addition

Date: December 10, 2009

There was a lot split action approved and a lot split stamp put on a deed as shown on the attached Correction Deed # 670808. Staff has tried to research pertinent information for this property but have been unsuccessful. Of concern is the restrictive language that was put on the deed which appears to be an attempt to use part of some old lot split rider (tie agreement) attachment language but is totally restrictive to the sale of the property without approval of the Tulsa Metropolitan Area Planning Commission.

Staff does not find a reason for the restrictive wording as appears on the deed to be required. Any sale of the property at all whether properly combined or split would need Planning Commission approval per the restricting language. The old deed and a new proposal is attached for consideration.

Staff requests the language no longer be required or used so that normal land transactions can be approved on the property.

#670808

CORRECTION DEED

Dated: January 20, 1988
Filed: January 21, 1988 at 2:22 P.M.
Recorded in Book 5075, Page 2312
Consideration: \$10.00
D.S. NONE SHOWN

THIS INDENTURE, Made this 20th day of January A. D., 19 88
between MURPHY PROPERTIES III, INC.

a corporation, organized under the laws of the State of Oklahoma
of the County of Tulsa State of Oklahoma, party of the first part,
and MURPHY PROPERTIES III, INC.

part y of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100ths -----
----- (\$10.00)----- DOLLARS,

the receipt of which is hereby acknowledged, said party of the first part does, by these presents,
grant, bargain, sell and convey unto said part y of the second part its heirs, executors or
administrators, all of the following described real estate, situated in the County of Tulsa
State of Oklahoma, to-wit:

Lot Four (4), Block One (1) and the West 39 feet of the North 160.33 feet
of Lot Two (2), Block One (1), less the West 10 feet of the North 50.29 feet
of Lot One (1), Block One (1), Interstate Park, formerly Strawberry Creek,
an addition to the City of Tulsa, Tulsa County, Oklahoma, according to the
recorded plat thereof. This property is restricted from being transferred or
conveyed as above described without approval of the Tulsa Metropolitan Area
Planning Commission, or it's successors, according to law, approves such
conveyance or transfer.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments
and appurtenances thereto belonging or in any wise appertaining forever.

And said MURPHY PROPERTIES III, INC.
its successors or assigns, does hereby covenant, promise and agree to and with said part y of the second
part at the delivery of these presents it is lawfully seized in its own right of an absolute and
indefeasible estate of inheritance in fee simple, of and in all singular the above granted and described
premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of
and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encum-
brances, of whatsoever nature and kind. EXCEPT,

and that said Corporation will WARRANT and FOREVER DEFEND the same unto said part y of
the second part its heirs, executors or administrators, against said party of the first part, their
successors or assigns, and all and every person or persons whomsoever, lawfully claiming or to claim
the same.

-continued-

Guaranty Abstract Company

IN WITNESS WHEREOF, The said party of the first part hereto has caused these presents to be signed to its name by its ^{Vice} president, and the corporate seal to be affixed, attested by its Asst. Secretary of Tulsa, Oklahoma, the year and day first above written.

CORPORATION
SEAL

MURPHY PROPERTIES III, INC.

Name of Corporation

ATTEST:

By

Charles I. Murphy
Charles I. Murphy

Vice President

By

Marilyn C. Murphy
Marilyn C. Murphy Asst. Secretary

STATE OF OKLAHOMA,

County of Tulsa

(CORPORATION ACKNOWLEDGMENT)

Before me the undersigned, a Notary Public, in and for said County and State, on this 20th day of January, 1988, personally appeared Charles I. Murphy to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires March 8, 1989

Dorothy M. Goad
Dorothy M. Goad

Notary Public

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2009, between Murphy Properties, III, Inc., an Oklahoma corporation, party of the first part, and Murphy Properties, II, Inc., an Oklahoma Corporation, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it duly paid, the receipt whereof is hereby acknowledged, does hereby quit-claim, grant, bargain, sell and convey unto the said party of the second part, and to its heirs and assigns forever, all its right, title, interest and estate, both at law and in equity, of, in and to, the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

The West Thirty-Nine (39) feet of the North One Hundred Sixty and Thirty-Three Hundredths (160.33) feet of Lot Two (2), AND Lot Four (4) in Block One (1), INTERSTATE PARK, formerly Strawberry Creek, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. LESS AND EXCEPT a strip, piece or parcel of land lying in Lot Four (4), Block One (1), being more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of said Lot Four (4), thence Southeasterly along the East line of said Lot Four (4) a distance of 84.84 feet; thence S 60° 18' 51" W a distance of 342.29 feet; thence N 42° 20' 11" W a distance of 34.88 feet to a point on the North line of said Lot 4; thence Northeasterly along said North line a distance of 335.54 feet to the POINT OF BEGINNING.

This Quit Claim Deed is given to extinguish any outstanding interest in Murphy Properties, III, Inc., an Oklahoma corporation, and to obtain approval of the removal of the restriction upon transfer imposed by the Tulsa Metropolitan Area Planning Commission (or their successor) on the Corrected Deed from Murphy Properties, III, Inc. to Murphy Properties, III, Inc. dated January 20, 1988, filed January 21, 1988 in Book 5075 at Page 2312 of the Records of the Tulsa County Clerk.

NO DOCUMENTARY STAMPS PURSUANT TO 68 O.S. § 3202 (3)

Together with all and singular the hereditaments and appurtenances thereunto belonging.

6.4

TO HAVE AND TO HOLD the above granted premises unto the said party of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part does hereunto set its hands the day and year above written.

MURPHY PROPERTIES, III, INC., AN OKLAHOMA CORPORATION

By: _____
Charles I. Murphy, President

STATE OF OKLAHOMA)
) ss:
COUNTY OF TULSA)

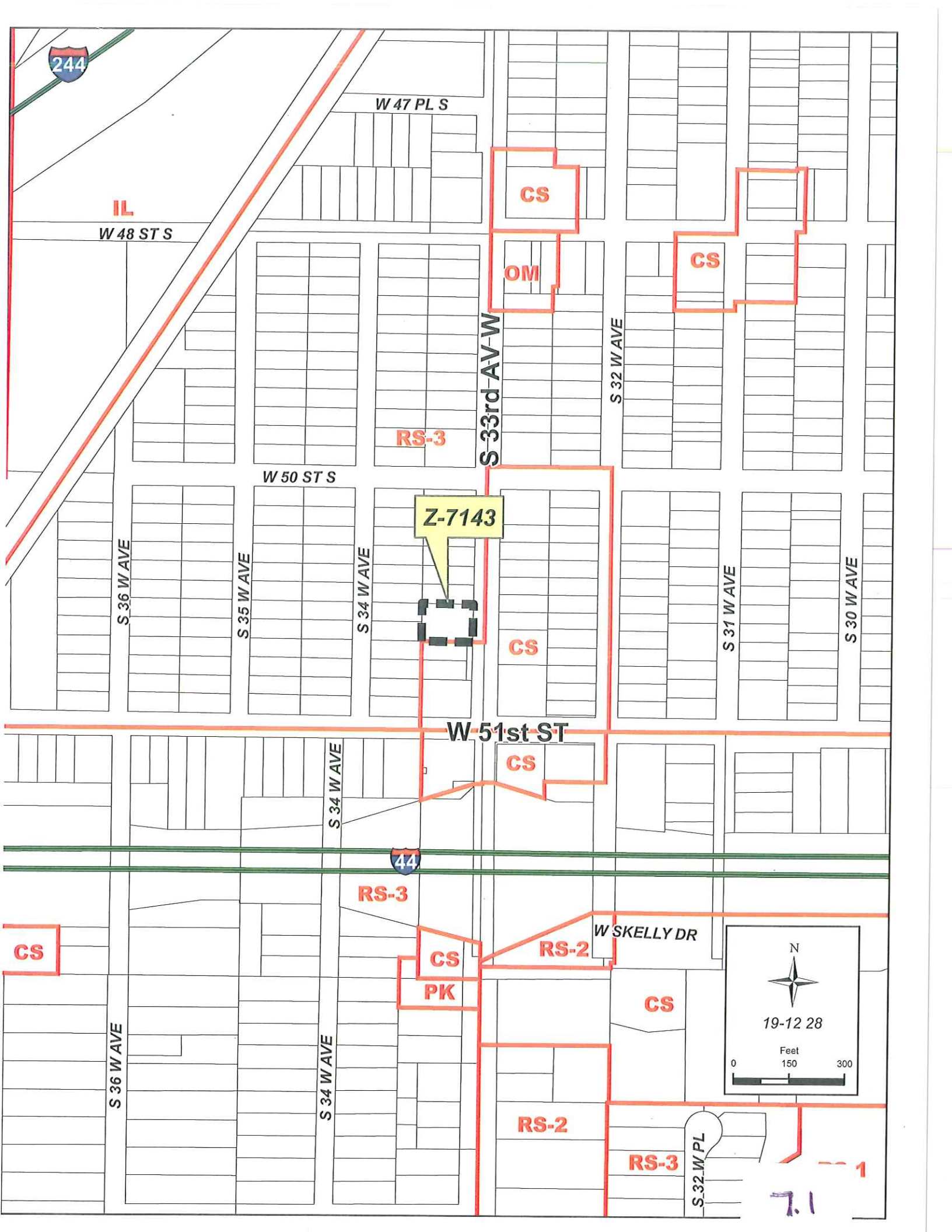
BEFORE me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of November, 2009, personally appeared Charles I. Murphy, President of MURPHY PROPERTIES, III, INC., to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires:

Commission No.:



244

IL

W 48 ST S

W 47 PL S

CS

OM

CS

RS-3

S 33rd AV-W

S 32 W AVE

W 50 ST S

Z-7143

S 36 W AVE

S 35 W AVE

S 34 W AVE

CS

S 31 W AVE

S 30 W AVE

W 51st ST

CS

S 34 W AVE

44

RS-3

CS

CS

RS-2

W SKELLY DR

CS

PK

S 36 W AVE

S 34 W AVE

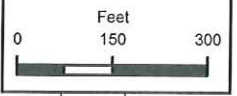
RS-2

RS-3

S 32 W PL



19-12 28



7.1



19-12 28

Feet
0 50 100

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

7.2

PLAT WAIVER

December 16, 2009

Z-7143 5032 South 33rd West Avenue (9228) (PD 9) (CD 2)

The platting requirement is being triggered by a rezoning to CS and OL.

Staff provides the following information from TAC at their December 3, 2009 meeting:

ZONING:

- TMAPC Staff: The property is platted in the Carbondale 3rd addition.

STREETS:

- Sidewalk required along 33rd Avenue.

SEWER:

- No comment.

WATER:

- The installation of a fire hydrant could be required.

STORM DRAIN:

- No comment.

FIRE:

- Building permit may require fire hydrant to be added.

UTILITIES:

- No comment.

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

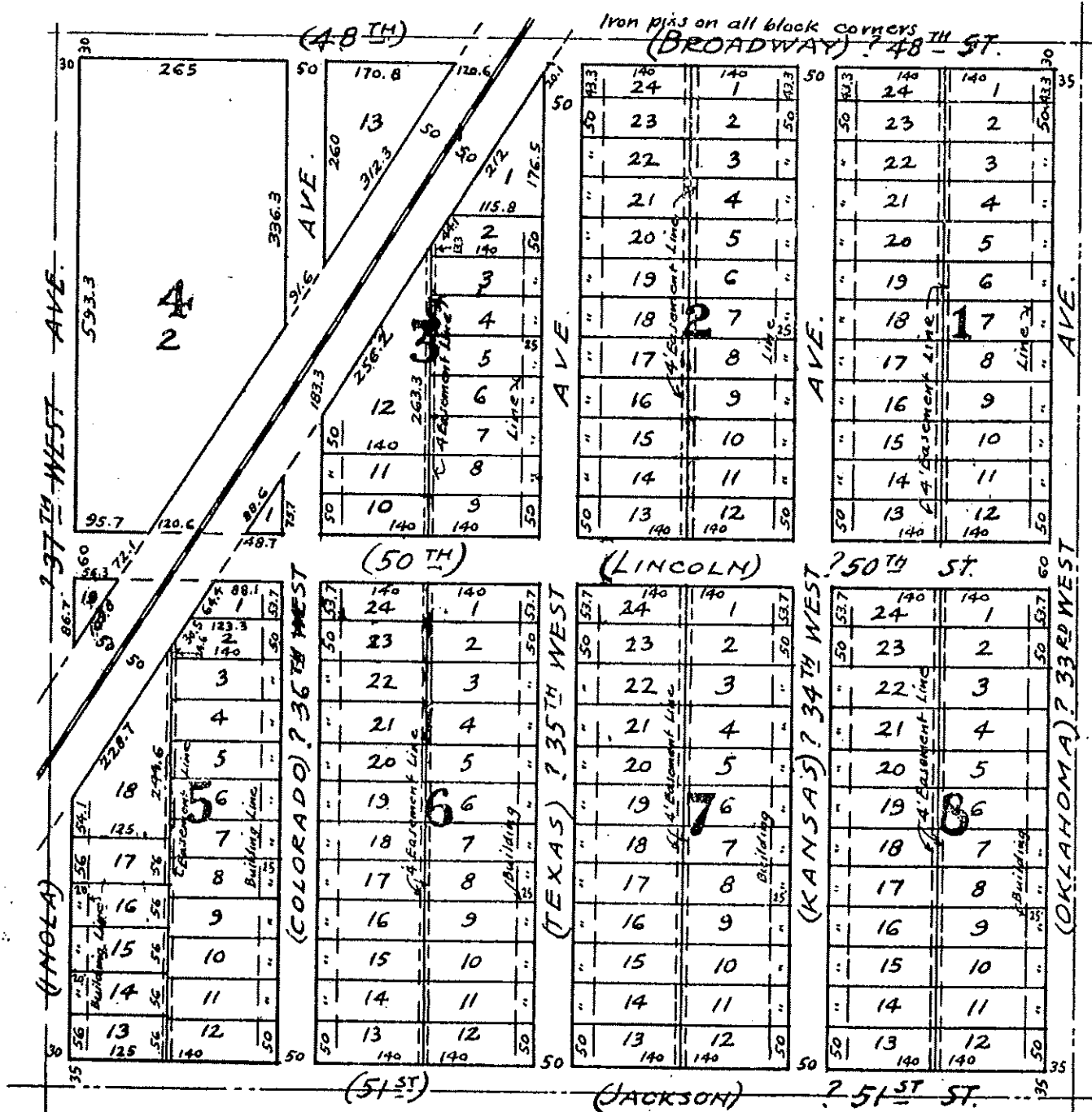
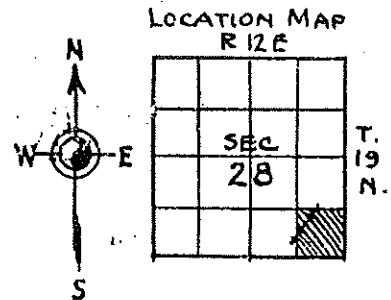
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

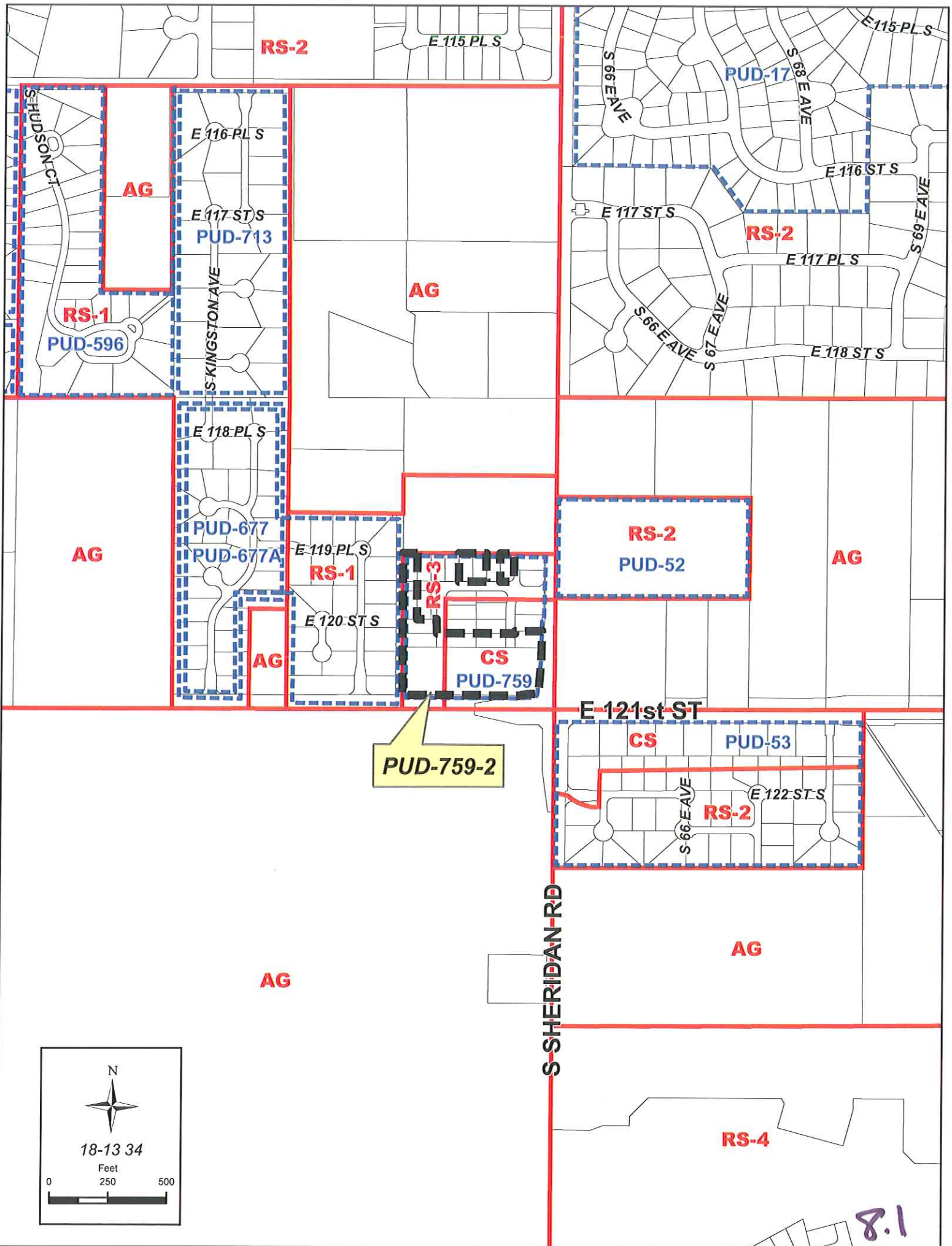
- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

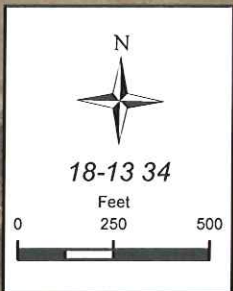
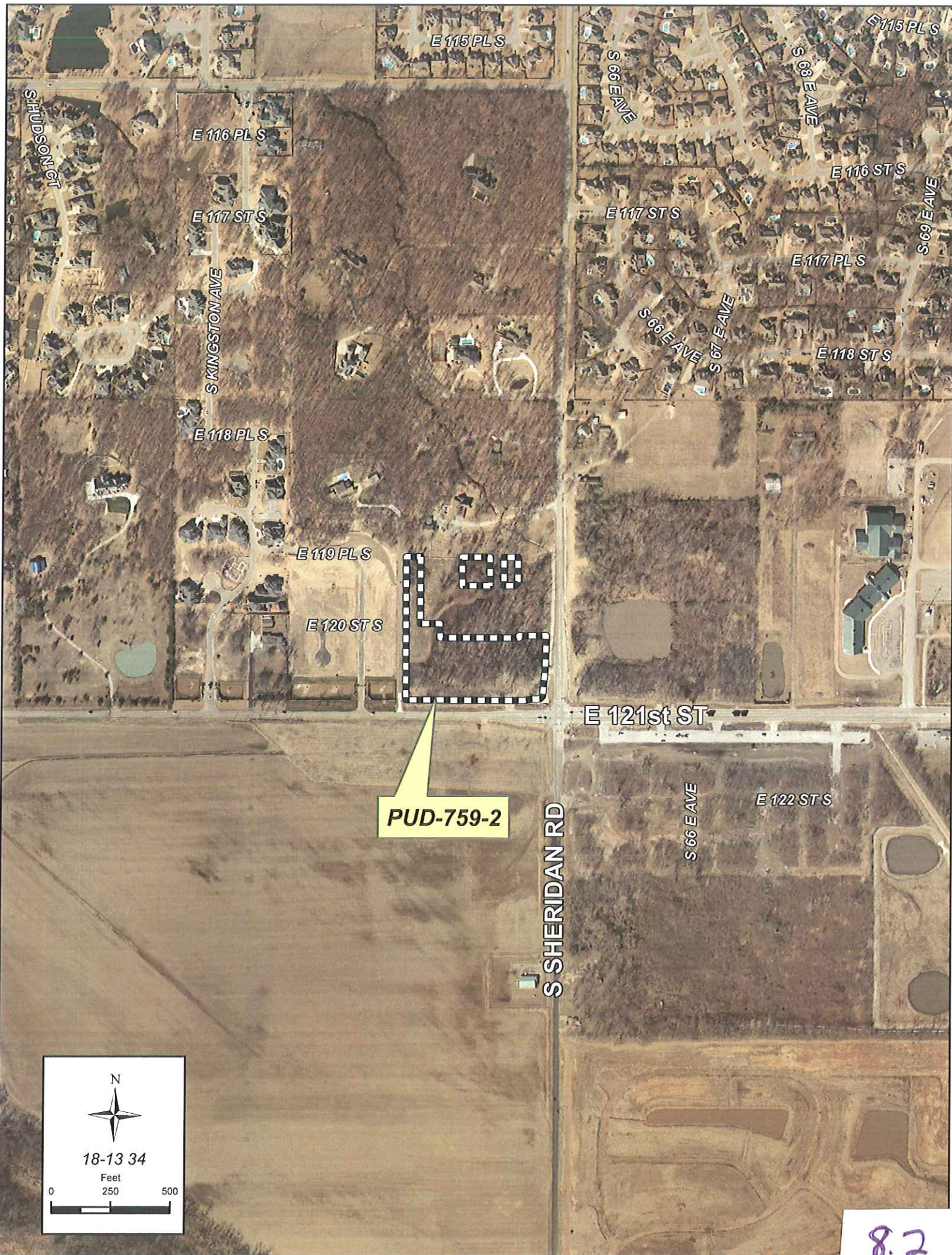
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	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

SCALE 1" = 200'







December 16, 2009

STAFF RECOMMENDATION

PUD-759-2: Minor Amendment – Northwest corner of 121st Street South and South Sheridan Road; TRS 8334; CZM 57; PD 26; CD 8; CS/RS-3/PUD.

The applicant is requesting minor amendments to:

- Increase the permissible building height in the east 300' of the commercial portion of the PUD (along 121st Street) from one story not to exceed 35' to two (2) stories not to exceed 40';
- Allow a 15% increase in floor area in the commercial portion of the PUD from 35,000 sf to 40,250; and
- Decrease the side setback on Lot 3, Block 2; Lots 4 and 5, Block 3; Lots 1, 3 and 4, Block 4; and Lots 3, 5, 6, and 10, Block 5 from 5' to 2'.

The height increase is being sought in the east 300-feet of Development Area B. The area is adjacent to 3 of the residential lots to the north. With a 35-foot setback requirement from the residential area, an 8-foot masonry wall with extensive landscaping provided for added buffering, staff contends the 5-foot increase in height will not substantially alter the character of the development.

The requested 5,250 square foot (sf) increase in floor area to 40,250 sf is seen as negligible when considering the underlying CS zoning would permit 135,837 sf of commercial floor area.

The setback reduction for the residential lots is being sought because these lots have utility easements along three of the four lot lines, thereby limiting the buildable area. The opposite side lot line on each lot have 7.5 to 11-foot utility easements. This, combined with minimum building separation required by the Building Code leaves plenty of room for maintenance equipment to enter the rear yards.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-759-2.

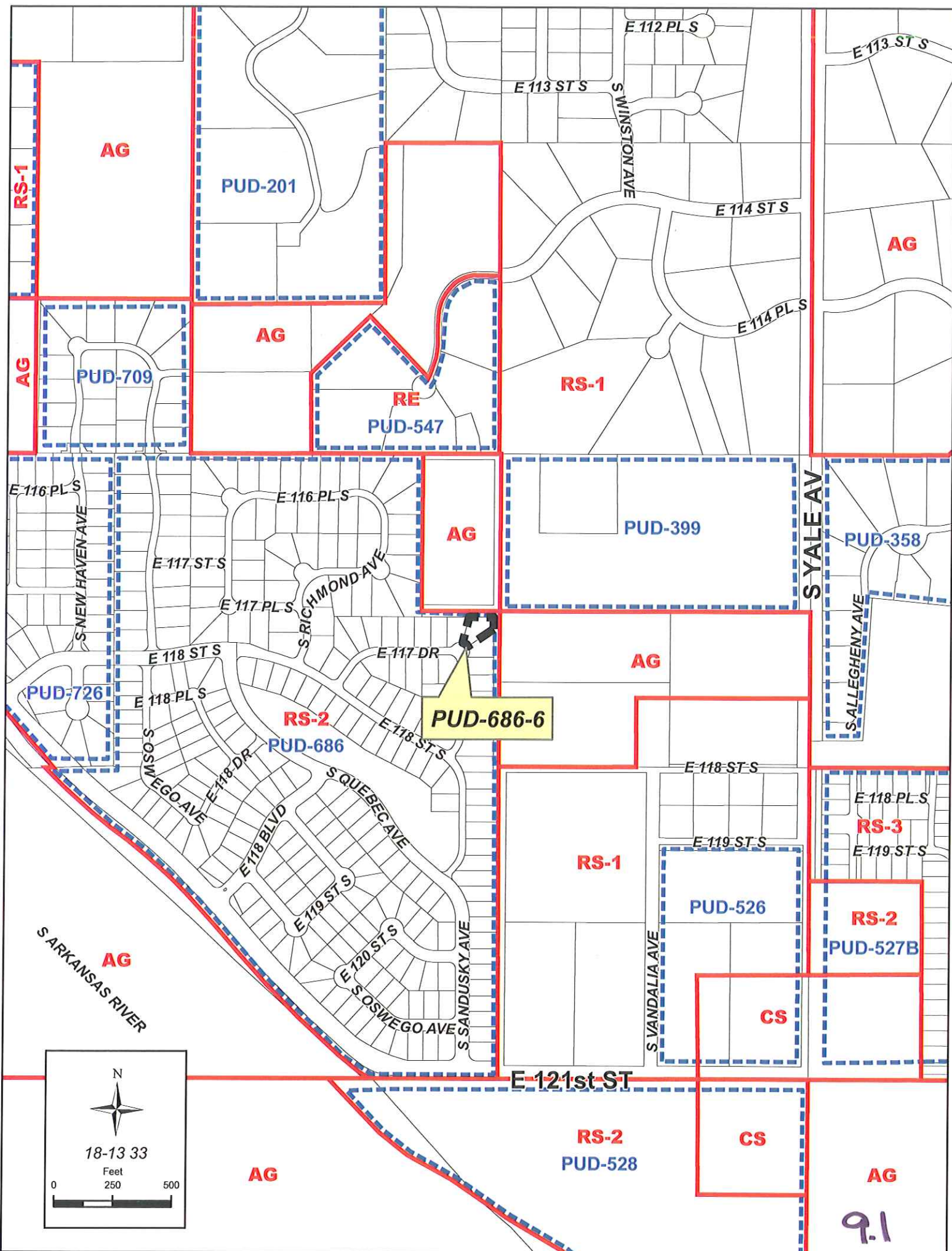
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

Exhibit 'A'

PUD 759-2

Tanner Consulting, LLC on behalf of Crestwood at the River, LLC is requesting minor amendments to PUD 759 development standards so as to better meet current changes in market demand. Within "Development Area 'B' – Commercial" a 15% increase in floor area from 35,000 SF to 40,250 SF is proposed with a corresponding request to allow that portion of the building within the east 300' of Lot 1, Block 1 to be two-story with a maximum height of 40' (an increase in permitted building height from 35'). Within the remaining west 300.97' of the lot the existing development standards for "Development Area 'B' – Commercial" still apply.

A minor amendment to reduce the side setback from 5' to 2' is proposed for ten residential lots within "Development Area 'A' – Residential". This reduction is requested for lots (Lot 3, Block 2; Lots 4 & 5, Block 3; Lots 1, 3 & 4, Block 4; and Lots 3, 5, 6, and 10, Block 5) that are bounded on three sides by utility easements.





PUD-686-6

December 16, 2009

STAFF RECOMMENDATION

PUD-686-6: Minor Amendment – Northwest of the northwest corner of 121st Street South and South Yale Avenue; Lot 15, Block 6 – Wind River; 11705 South Sandusky Avenue; TRS 8333; CZM 109; Atlas 3577; PD 26; CD 8; RS-2/PUD.

The applicant is requesting a minor amendment to reduce the required rear setback from 25' to 20' on Lot 15, Block 6 of the Wind River residential single-family subdivision. The request is for a small portion of the house only as depicted on the attached exhibit A and would not relax the setback for the entire lot.

Lot 15, Block 6 is a five sided lot with utility easement along all lot lines somewhat limiting the buildable area of the lot. Also, the lot line along which the reduction is being sought abuts directly to South Toledo Avenue. The small encroachment into the required setback should not have any affect on another single-family property.

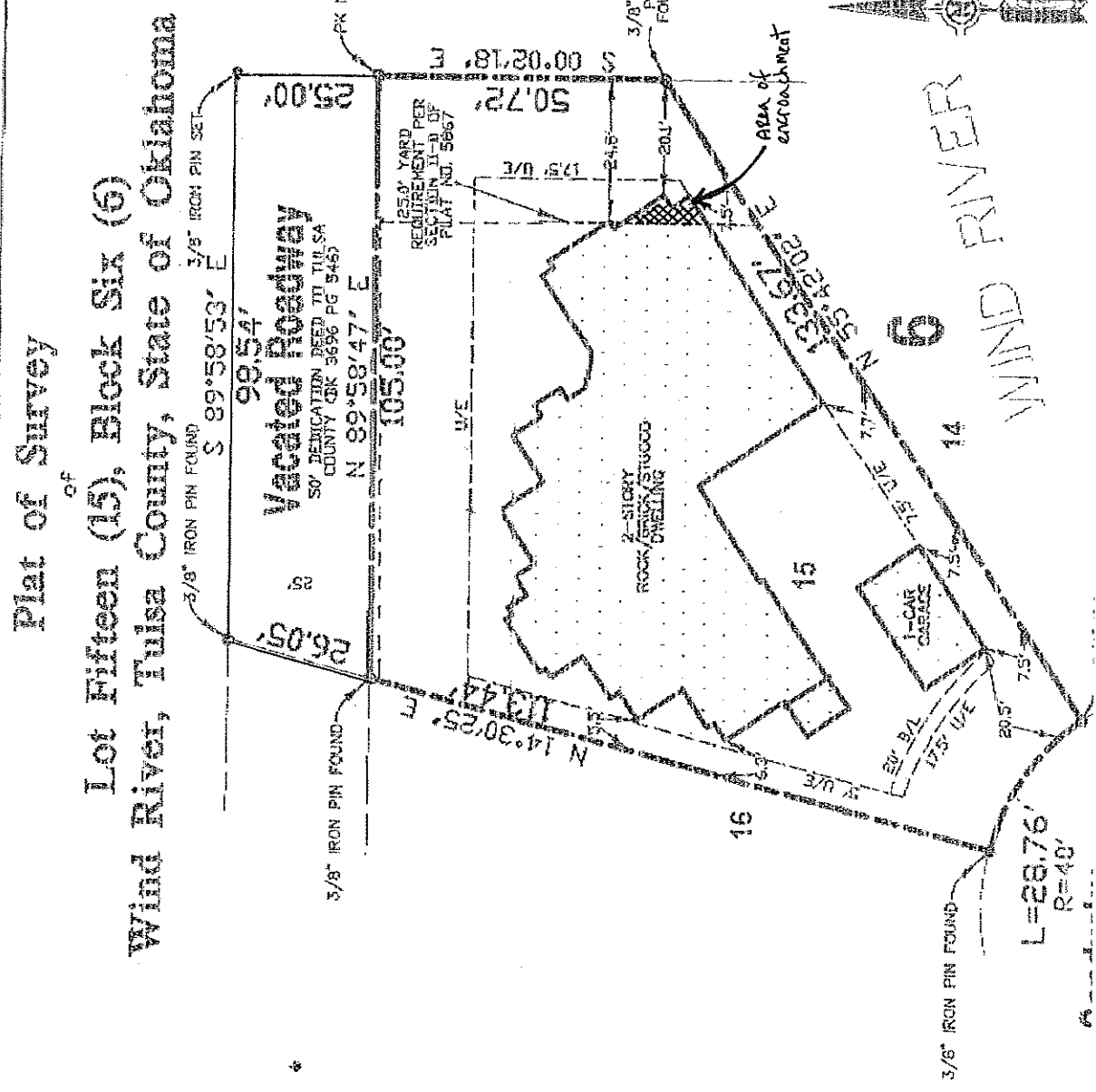
Therefore, staff recommends **APPROVAL** of minor amendment PUD-686-6 reducing the rear setback on Lot 15, Block 6 – Wind River from 25' to 20' for the area highlighted on the attached exhibit only.

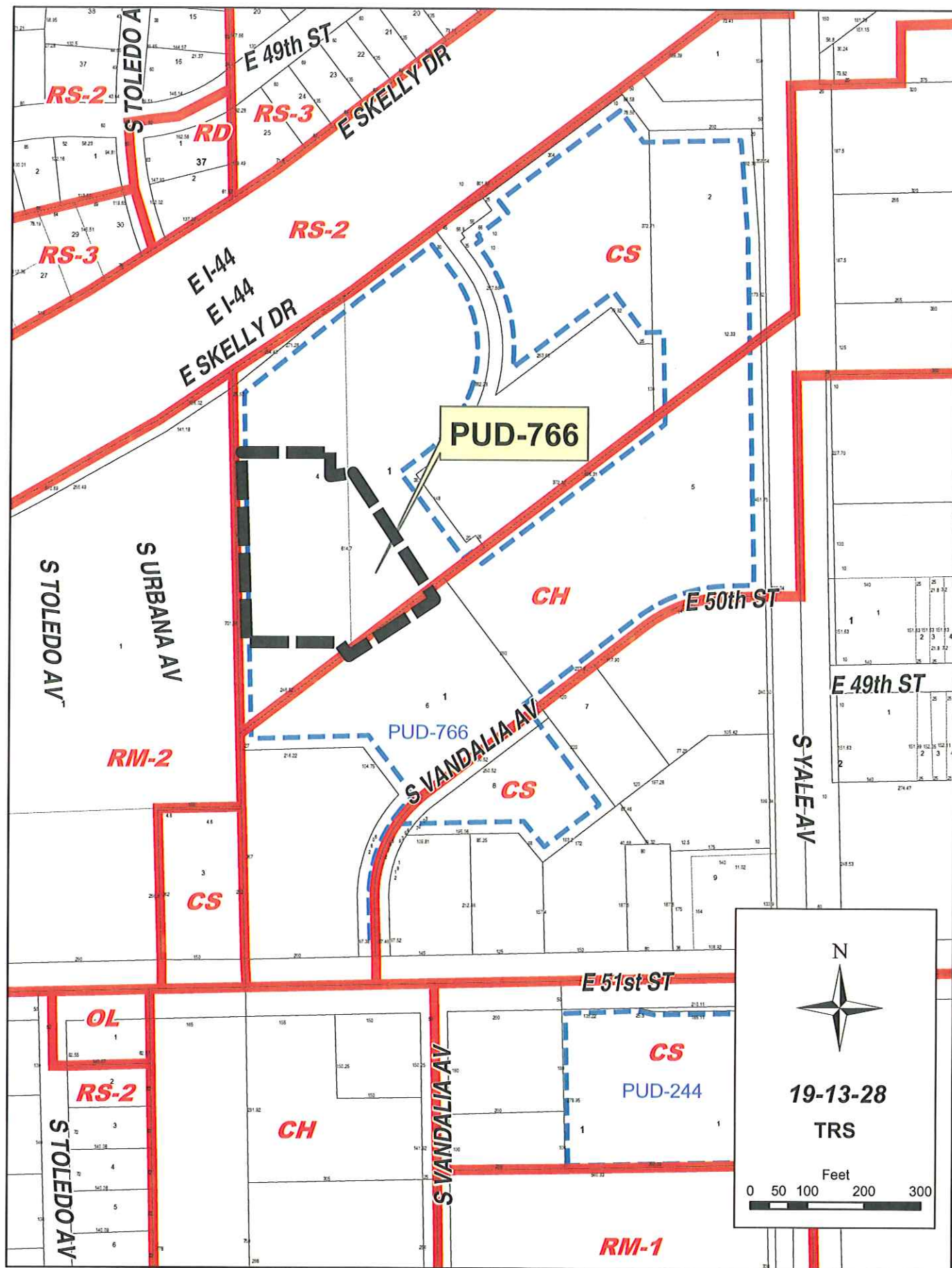
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

11/10/2000 09:41 FAX 918 476 7483

Bennett Survey

W 004







December 16, 2009

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – West of the northwest corner of 51st Street South and South Yale Avenue; Lot 3, Block 1 – 51 Yale; TRS 9328; CZM 47; Atlas 468; PD 18b; CD 7; CH/CS/PUD.

The applicant is requesting approval of a detail site plan for a 5-story, 22,559 square foot (sf), 107-room Hilton Garden Inn Hotel. The proposed use, Use Unit 19 – Hotel, Motel, and Recreation Facilities is a permitted use within PUD-766.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from private drive/mutual access easement extending from the private street 50th Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6' solid screened wall/fence will be constructed along the west boundary line per PUD requirements. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining residential properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along the mutual access as depicted on the attached site plan per PUD requirements.

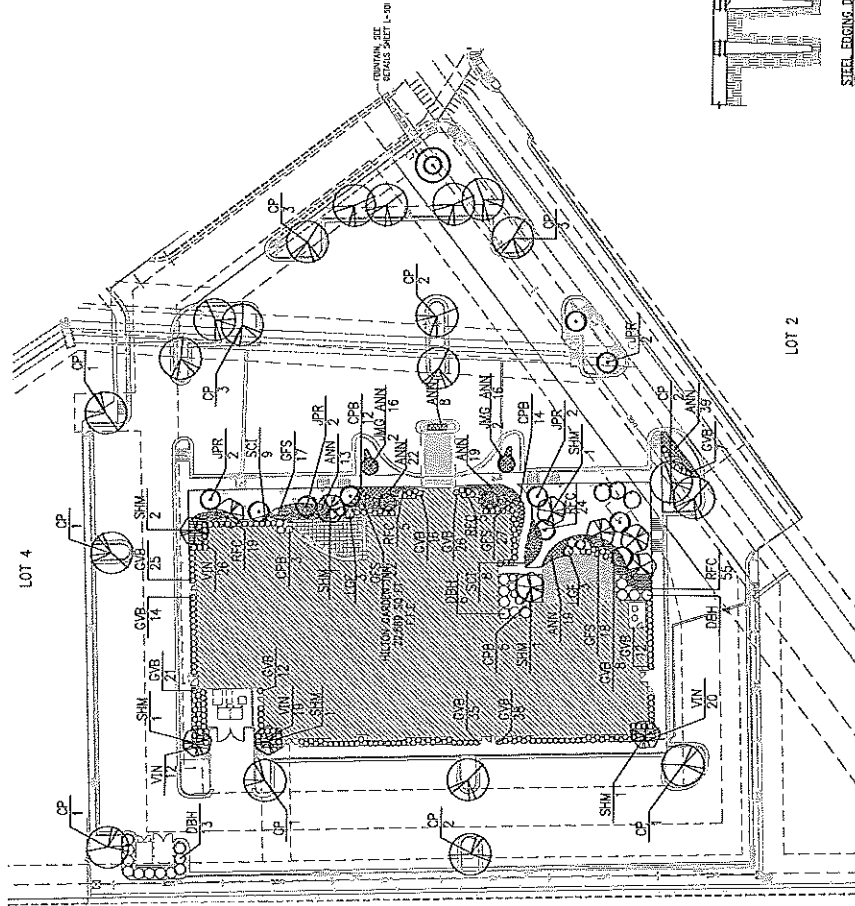
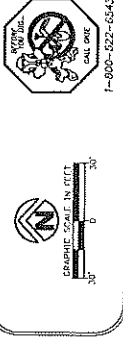
Staff recommends **APPROVAL** of the detail site plan for Lot 3, Block 1 – 51 Yale.

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

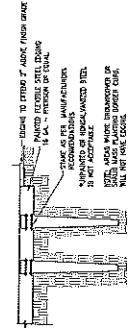
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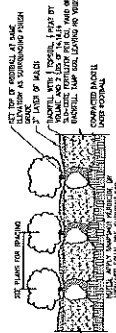
1. CONTRACTOR SHALL OBTAIN THE PERMISSION OF ALL INTERESTED PARTIES IN PLANTING WORK. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS. ALL PLANTING MATERIALS SHOWN ON THIS PLAN ARE APPROVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS. ALL PLANTING MATERIALS SHOWN ON THIS PLAN ARE APPROVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS.
2. ALL PLANT MATERIAL SHALL BE SUFFICIENTLY GROWN TO BE PLANTED IMMEDIATELY AFTER THE COMPLETION OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS. ALL PLANTING MATERIALS SHOWN ON THIS PLAN ARE APPROVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS.
3. ALL PLANTING MATERIALS SHALL BE SUFFICIENTLY GROWN TO BE PLANTED IMMEDIATELY AFTER THE COMPLETION OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS. ALL PLANTING MATERIALS SHOWN ON THIS PLAN ARE APPROVED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND WORKING PERMISSIONS.
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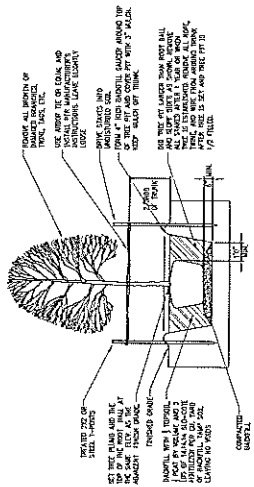
Lot 2



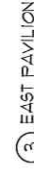
STEEL EDGING...DETAIL...



US
SHIPS PLANNING DETAIL

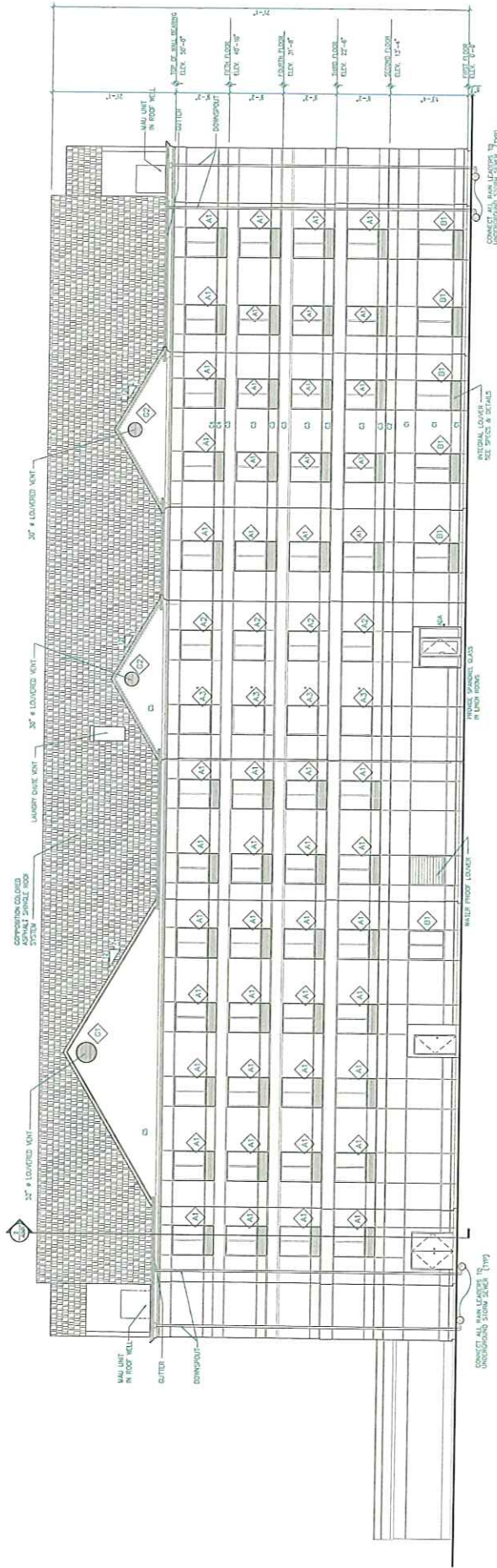


10.5

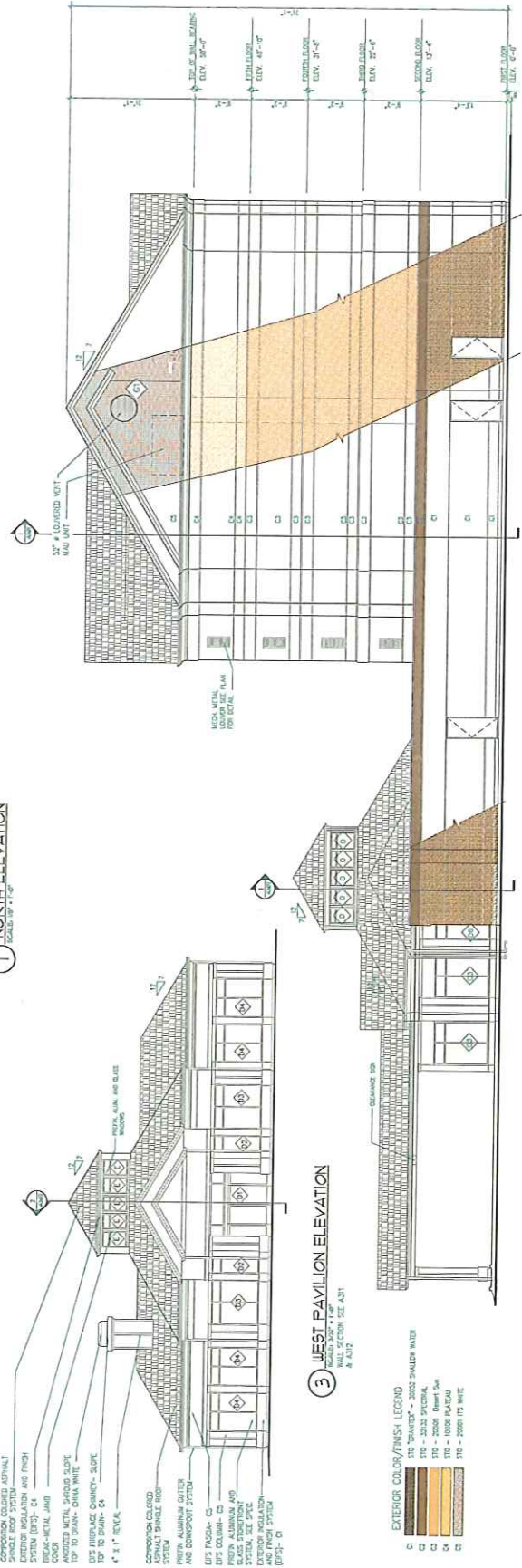


EXTERIOR COLOR/FINISH LEGEND

C1	STD "GRANTIC" - 30202 SHALLOW WATER
C2	S10 - 32132 SPECTRAL
C3	S10 - 20506 Desert Sun
C4	S10 - 19006 PLATEAU
C5	S10 - 20001 ITS WHITE

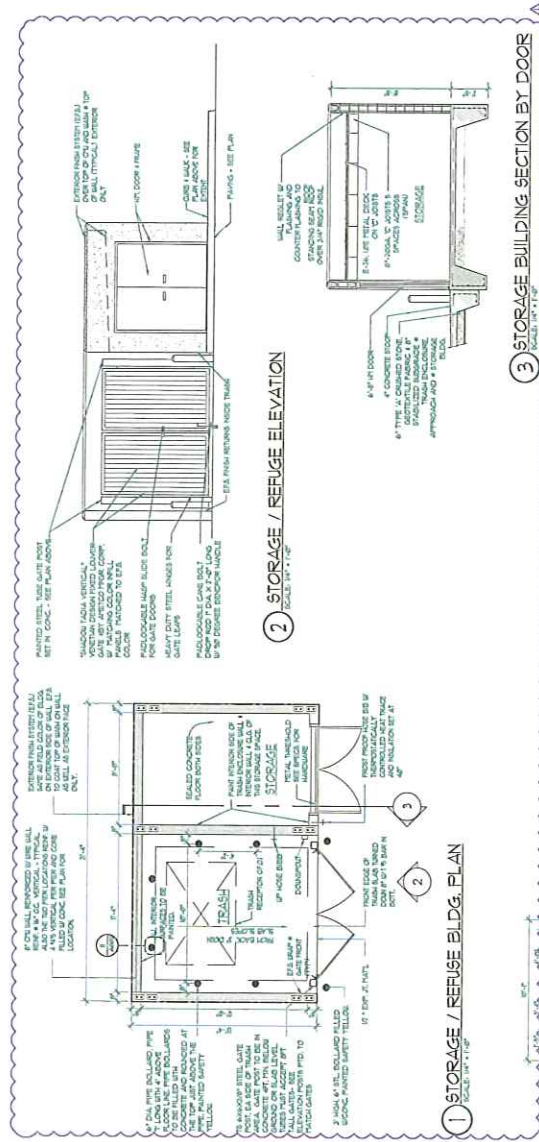


① NORTH ELEVATION



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"





NOTE: THE SCREEN SYSTEMS COMPARISON TO A TYPICAL CONSTRUCTION OF THE DIVISION 10 VERTICAL SILENCE AND SILENCE PANELS. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF THE SCREEN SYSTEMS. THE SCREEN SYSTEMS ARE TO BE INSTALLED ON AN ANTI-VIBRATION MOUNT. THE SCREEN SYSTEMS ARE TO BE INSTALLED ON AN ANTI-VIBRATION MOUNT. THE SCREEN SYSTEMS ARE TO BE INSTALLED ON AN ANTI-VIBRATION MOUNT.

1008 Archtech Inc.

10.01

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

2 SCREENED FENCE
SCALE: 1/8" = 1'-0"

3 SCREENED FENCE
SCALE: 1/8" = 1'-0"

4 COL. DTL.
SCALE: 1/4" = 1'-0"

5 COL. DTL.
SCALE: 1/4" = 1'-0"

6 COL. DTL.
SCALE: 1/4" = 1'-0"

7 BASE PLATE
SCALE: 1/4" = 1'-0"

8 COL. DTL.
SCALE: 1/4" = 1'-0"

9 COL. DTL.
SCALE: 1/4" = 1'-0"

10 CONC. TURN DOWN
SCALE: 1/8" = 1'-0"

11 BOLLARD DETAIL
SCALE: 1/8" = 1'-0"

12 MONUMENT SIGN PLAN
SCALE: 1/8" = 1'-0"

13 MONUMENT SIGN ELEV./SECTION
SCALE: 1/8" = 1'-0"

14 ENTRY SIGN & SECTION
SCALE: 1/8" = 1'-0"

15 ACCESSIBLE SIGN
SCALE: 1/8" = 1'-0"

16 MECHANICAL SCREEN
SCALE: 1/4" = 1'-0"

17 VERTICAL SILENCE SECTION
SCALE: 1/8" = 1'-0"

18 VERTICAL SILENCE SECTION
SCALE: 1/8" = 1'-0"

1008 Archtech Inc.

10.01

1008 Archtech Inc.

10.01

Sansone, Christopher

From: Jon Crowdus [jc@arctechpc.com]
Sent: Monday, December 07, 2009 3:47 PM
To: Sansone, Christopher
Cc: 'Jason Emmett'; 'Pete Voth'
Subject: RE: square footages

Chris,

Here is the info you have requested for each hotel:

Hilton Garden Inn

Meeting room area (Rm # 132, 133, 134) = 2,542 sq. ft
 Dining room area = 722 sq. ft (This room is primarily for guests and should be incidental and subordinate to hotel use)

Parking for guest rooms 1:1 = 107 parking spaces
 Parking for additional area of the meeting room = 47 parking spaces

Total Parking = 157 parking spaces

Residence Inn

Meeting room area (Rm # 33 & 34) = 835 sq. ft
 Meeting room area (Rm # 19) = 495 sq. ft

Total meeting room areas = 1,330 sq. ft

Parking for guest rooms 1:1 = 115 parking spaces
 Parking for additional area of the meeting room's = 13 parking spaces

Total Parking = 128 parking spaces

If you need any other information please E-mail or call me.

Thank you,

Jon

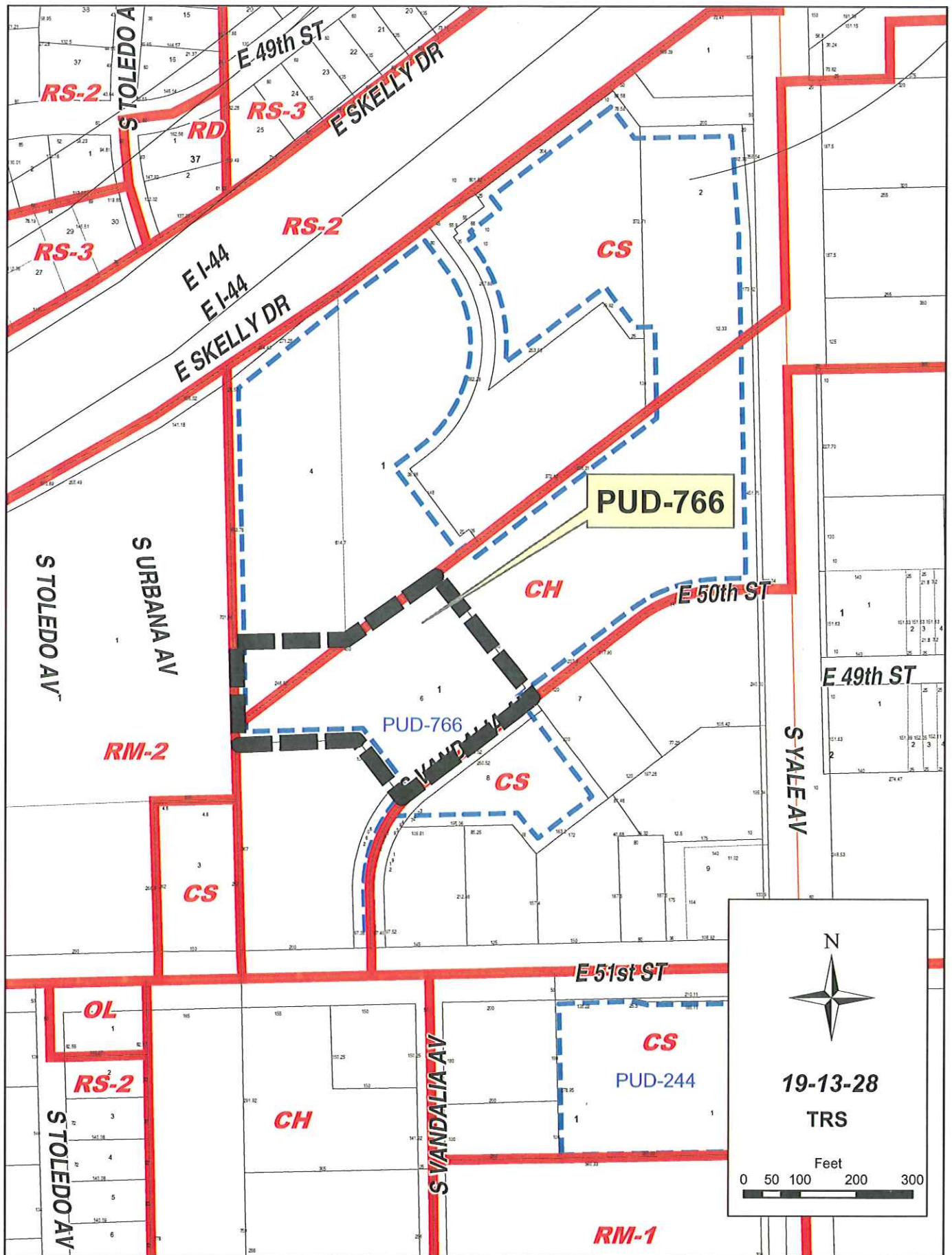
ARCTECH

Jon C. Crowdus AIA
 3202 East 21st
 Tulsa, Oklahoma 74114
 P 918-582-4200

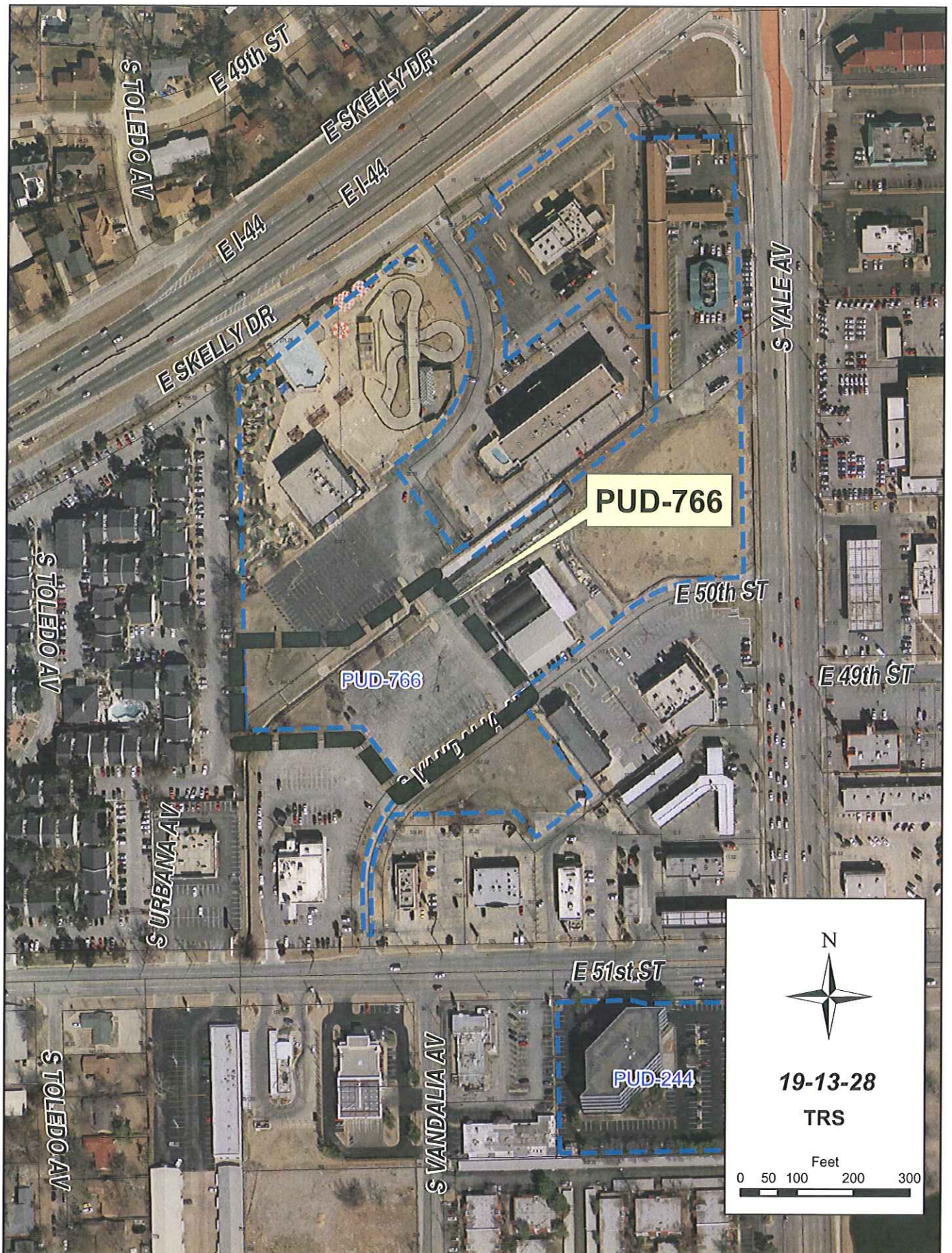
www.arctechpc.com

12/7/2009

10.11



11.1



December 16, 2009

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – West of the northwest corner of 51st Street South and South Yale Avenue; Lot 2, Block 1 – 51 Yale; TRS 9328; CZM 47; Atlas 468; PD 18b; CD 7; CH/CS/PUD.

The applicant is requesting approval of a detail site plan for a 5-story, 22,521 square foot (sf), 115-room Residence Inn Hotel. The proposed use, Use Unit 19 – Hotel, Motel, and Recreation Facilities is a permitted use within PUD-766.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from private street 50th Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6' solid screened wall/fence will be constructed along the west boundary line per PUD requirements. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining residential properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along the mutual access as depicted on the attached site plan per PUD requirements.

Staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 – 51 Yale.

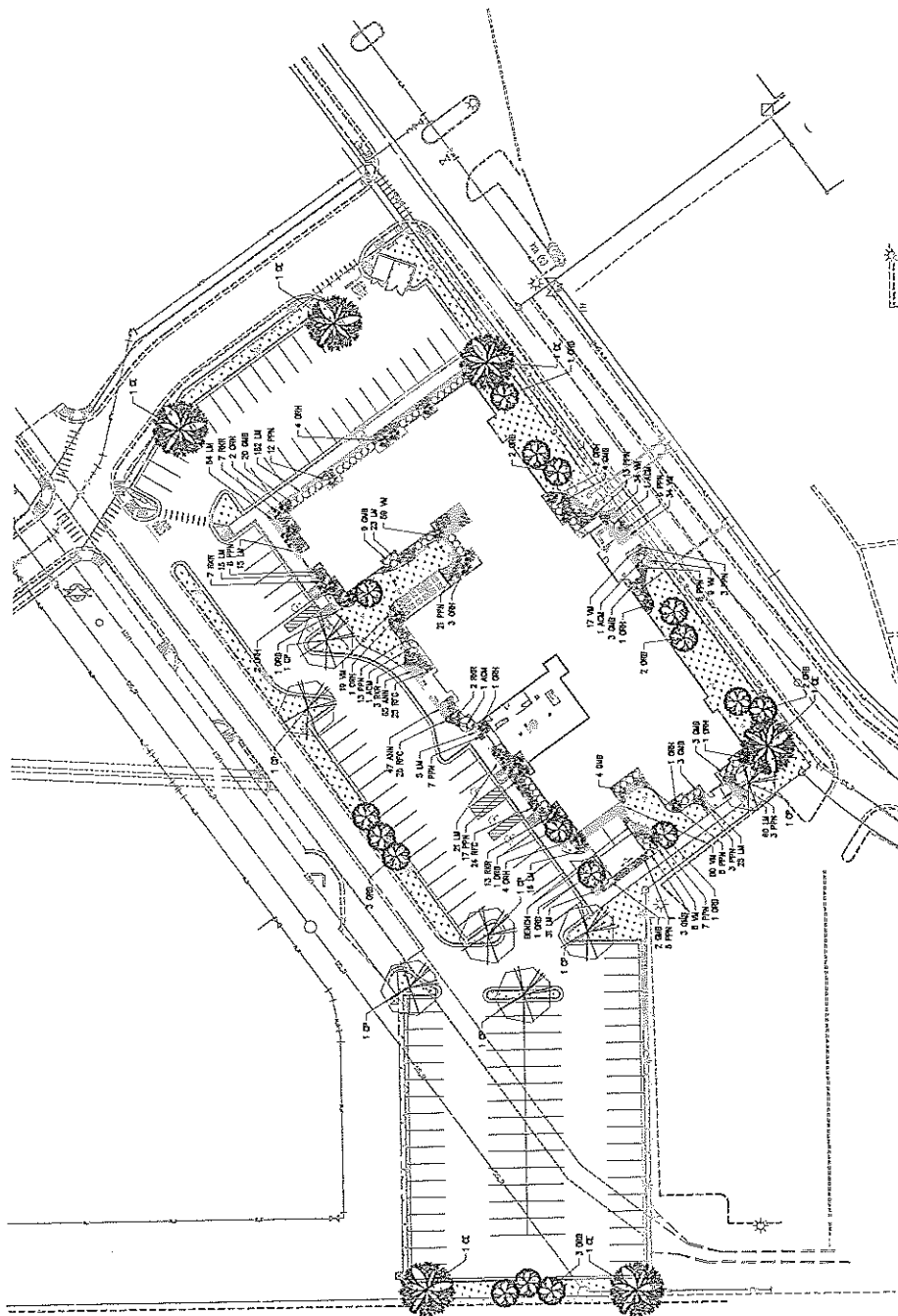
Note: Detail site plan approval does not constitute landscape and sign plan approval.

RESIDENCE INN
TULSA, OKLAHOMA

USED FOR
ADDING

LANDSCAPE PLAN

L-101



Plant Material: Yucca

Team	Year	Symbol	Superior Name	Quantity	Only Name	Measuring Size	Notes
1	22	W	Marine's advantage	10	GP	5'-x-6'	
2	22	W	Liberty the only	10	GP	7' x 9'	Pyramidal form fully installed in ground
3	22	W	United America	10	GP	5'-x-6'	
4	22	W	United America	10	GP	5'-x-6'	
5	22	W	United America	10	GP	5'-x-6'	
6	22	W	United America	10	GP	5'-x-6'	
7	22	W	United America	10	GP	5'-x-6'	
8	22	W	United America	10	GP	5'-x-6'	
9	22	W	United America	10	GP	5'-x-6'	
10	22	W	United America	10	GP	5'-x-6'	
11	22	W	United America	10	GP	5'-x-6'	
12	22	W	United America	10	GP	5'-x-6'	
13	22	W	United America	10	GP	5'-x-6'	
14	22	W	United America	10	GP	5'-x-6'	
15	22	W	United America	10	GP	5'-x-6'	
16	22	W	United America	10	GP	5'-x-6'	
17	22	W	United America	10	GP	5'-x-6'	
18	22	W	United America	10	GP	5'-x-6'	
19	22	W	United America	10	GP	5'-x-6'	
20	22	W	United America	10	GP	5'-x-6'	
21	22	W	United America	10	GP	5'-x-6'	
22	22	W	United America	10	GP	5'-x-6'	
23	22	W	United America	10	GP	5'-x-6'	
24	22	W	United America	10	GP	5'-x-6'	
25	22	W	United America	10	GP	5'-x-6'	
26	22	W	United America	10	GP	5'-x-6'	
27	22	W	United America	10	GP	5'-x-6'	
28	22	W	United America	10	GP	5'-x-6'	
29	22	W	United America	10	GP	5'-x-6'	
30	22	W	United America	10	GP	5'-x-6'	
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32	22	W	United America	10	GP	5'-x-6'	
33	22	W	United America	10	GP	5'-x-6'	
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36	22	W	United America	10	GP	5'-x-6'	
37	22	W	United America	10	GP	5'-x-6'	
38	22	W	United America	10	GP	5'-x-6'	
39	22	W	United America	10	GP	5'-x-6'	
40	22	W	United America	10	GP	5'-x-6'	
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42	22	W	United America	10	GP	5'-x-6'	
43	22	W	United America	10	GP	5'-x-6'	
44	22	W	United America	10	GP	5'-x-6'	
45	22	W	United America	10	GP	5'-x-6'	
46	22	W	United America	10	GP	5'-x-6'	
47	22	W	United America	10	GP	5'-x-6'	
48	22	W	United America	10	GP	5'-x-6'	
49	22	W	United America	10	GP	5'-x-6'	
50	22	W	United America	10	GP	5'-x-6'	
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52	22	W	United America	10	GP	5'-x-6'	
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62	22	W	United America	10	GP	5'-x-6'	
63	22	W	United America	10	GP	5'-x-6'	
64	22	W	United America	10	GP	5'-x-6'	
65	22	W	United America	10	GP	5'-x-6'	
66	22	W	United America	10	GP	5'-x-6'	
67	22	W	United America	10	GP	5'-x-6'	



1-913-234-4444

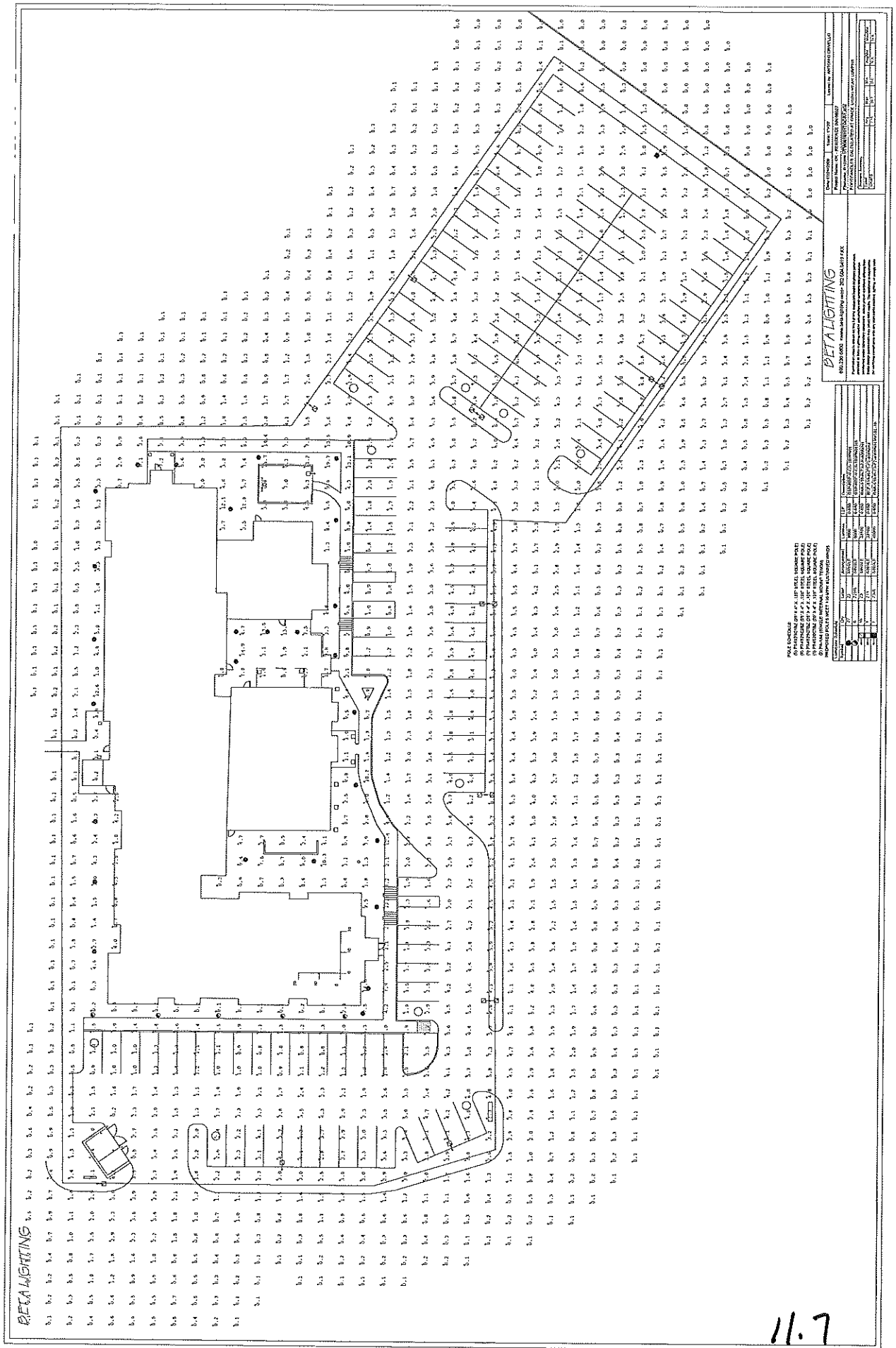


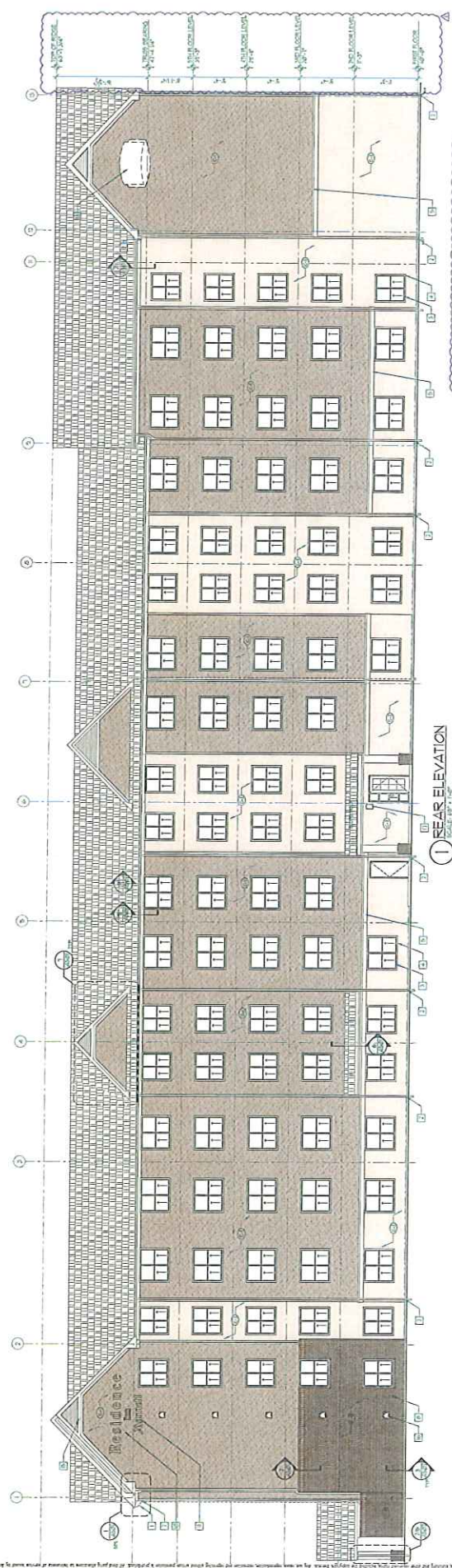
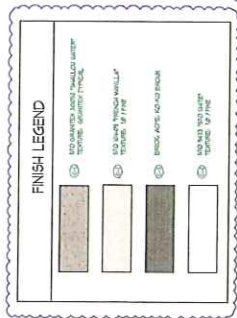
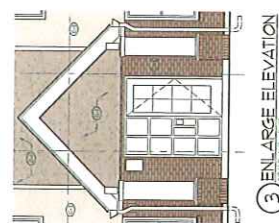
GRAPHIC SCALE IN FEET

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3

11.6

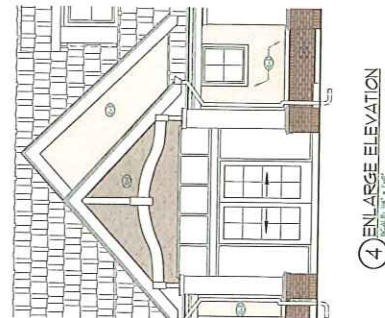
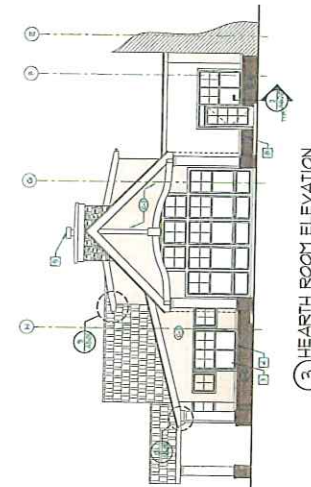
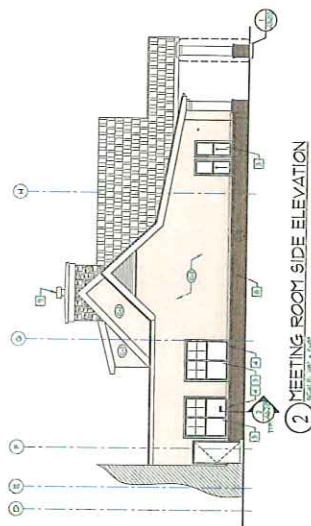
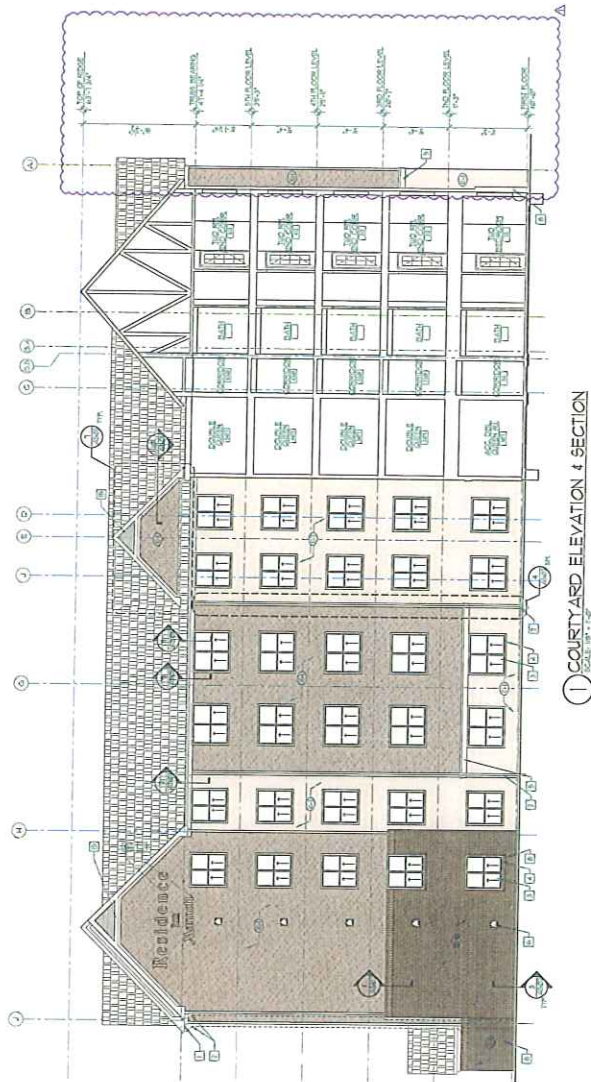


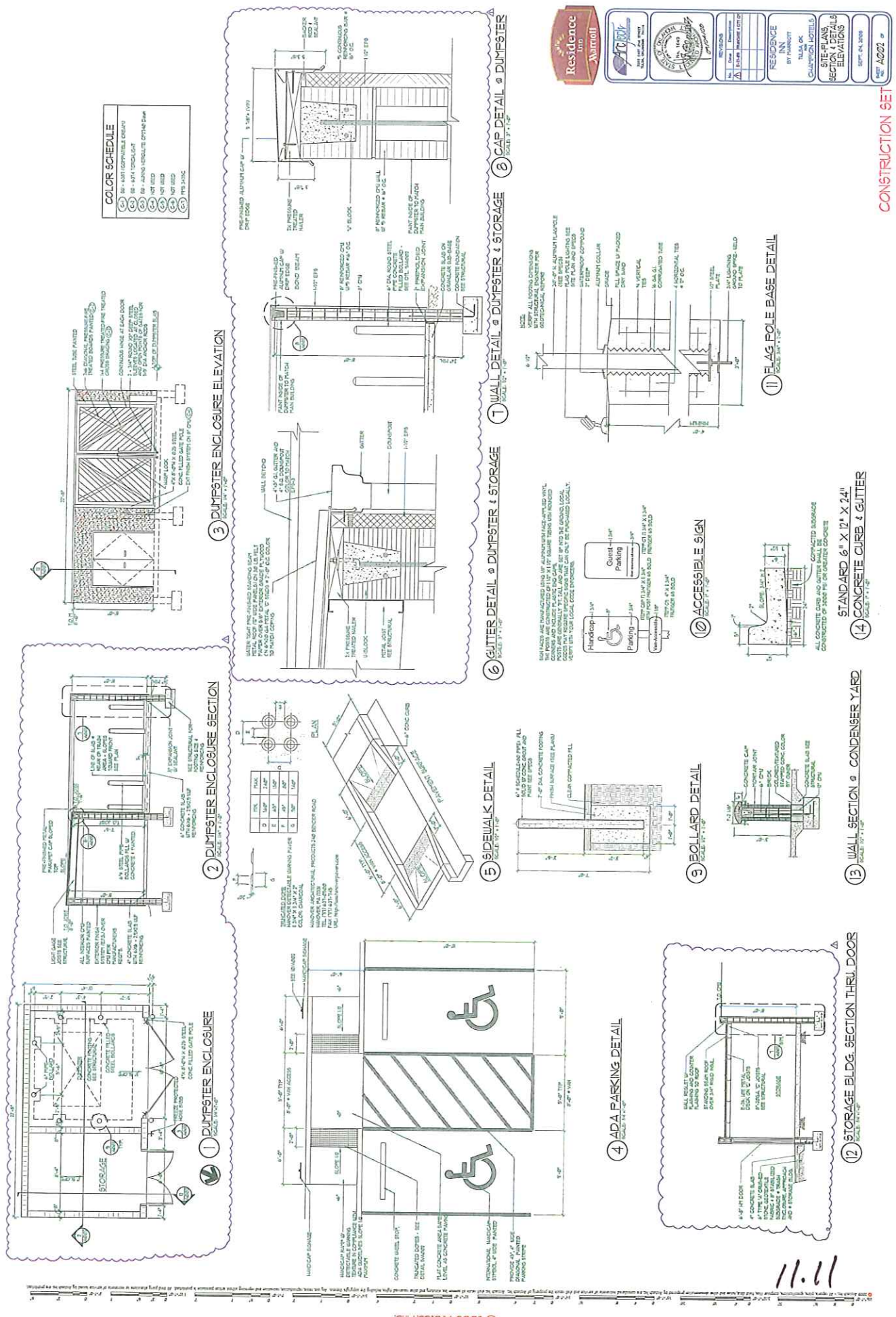
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11.9

FINISH LEGEND	
	RESIDENCE INN HOTEL MARKER BRICK - GUARANTEED FINISH
	SEE FINISH SCHEDULE
	SEE FINISH SCHEDULE
	SEE FINISH SCHEDULE

KEY NOTES	
1	SOFT-CHANCE NOTED TO HAVE 1/2" VENTILATION OPENING
2	CONCRETE TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
3	ALUMINUM WINDOW FINISH
4	ALUMINUM WINDOW FINISH AT ALUMINUM WINDOW FINISH
5	FINISH WINDOW FINISH AT ALUMINUM WINDOW FINISH
6	CONCRETE AND REBAR TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
7	SOFT-CHANCE NOTED TO HAVE 1/2" VENTILATION OPENING
8	CONCRETE TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
9	ALUMINUM WINDOW FINISH
10	ALUMINUM WINDOW FINISH AT ALUMINUM WINDOW FINISH
11	FINISH WINDOW FINISH AT ALUMINUM WINDOW FINISH
12	CONCRETE AND REBAR TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
13	SOFT-CHANCE NOTED TO HAVE 1/2" VENTILATION OPENING
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15	ALUMINUM WINDOW FINISH
16	ALUMINUM WINDOW FINISH AT ALUMINUM WINDOW FINISH
17	FINISH WINDOW FINISH AT ALUMINUM WINDOW FINISH
18	CONCRETE AND REBAR TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
19	SOFT-CHANCE NOTED TO HAVE 1/2" VENTILATION OPENING
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21	ALUMINUM WINDOW FINISH
22	ALUMINUM WINDOW FINISH AT ALUMINUM WINDOW FINISH
23	FINISH WINDOW FINISH AT ALUMINUM WINDOW FINISH
24	CONCRETE AND REBAR TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)
25	SOFT-CHANCE NOTED TO HAVE 1/2" VENTILATION OPENING
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27	ALUMINUM WINDOW FINISH
28	ALUMINUM WINDOW FINISH AT ALUMINUM WINDOW FINISH
29	FINISH WINDOW FINISH AT ALUMINUM WINDOW FINISH
30	CONCRETE AND REBAR TO BE CAST AND CURED REINFORCED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME) AND COVERED WITH STEEL REBAR (MINIMUM 10% OF CONCRETE VOLUME)





Sansone, Christopher

From: Jon Crowdus [jc@arctechpc.com]
Sent: Monday, December 07, 2009 3:47 PM
To: Sansone, Christopher
Cc: 'Jason Emmett'; 'Pete Voth'
Subject: RE: square footages

Chris,

Here is the info you have requested for each hotel:

Hilton Garden Inn

Meeting room area (Rm # 132, 133, 134) = 2,542 sq. ft
 Dining room area = 722 sq. ft (This room is primarily for guests and should be incidental and subordinate to hotel use)

Parking for guest rooms 1:1 = 107 parking spaces
 Parking for additional area of the meeting room = 47 parking spaces

Total Parking = 157 parking spaces

Residence Inn

Meeting room area (Rm # 33 & 34) = 835 sq. ft
 Meeting room area (Rm # 19) = 495 sq. ft

Total meeting room areas = 1,330 sq. ft

Parking for guest rooms 1:1 = 115 parking spaces
 Parking for additional area of the meeting room's = 15 parking spaces

Total Parking = 130 parking spaces

If you need any other information please E-mail or call me.

Thank you,

Jon

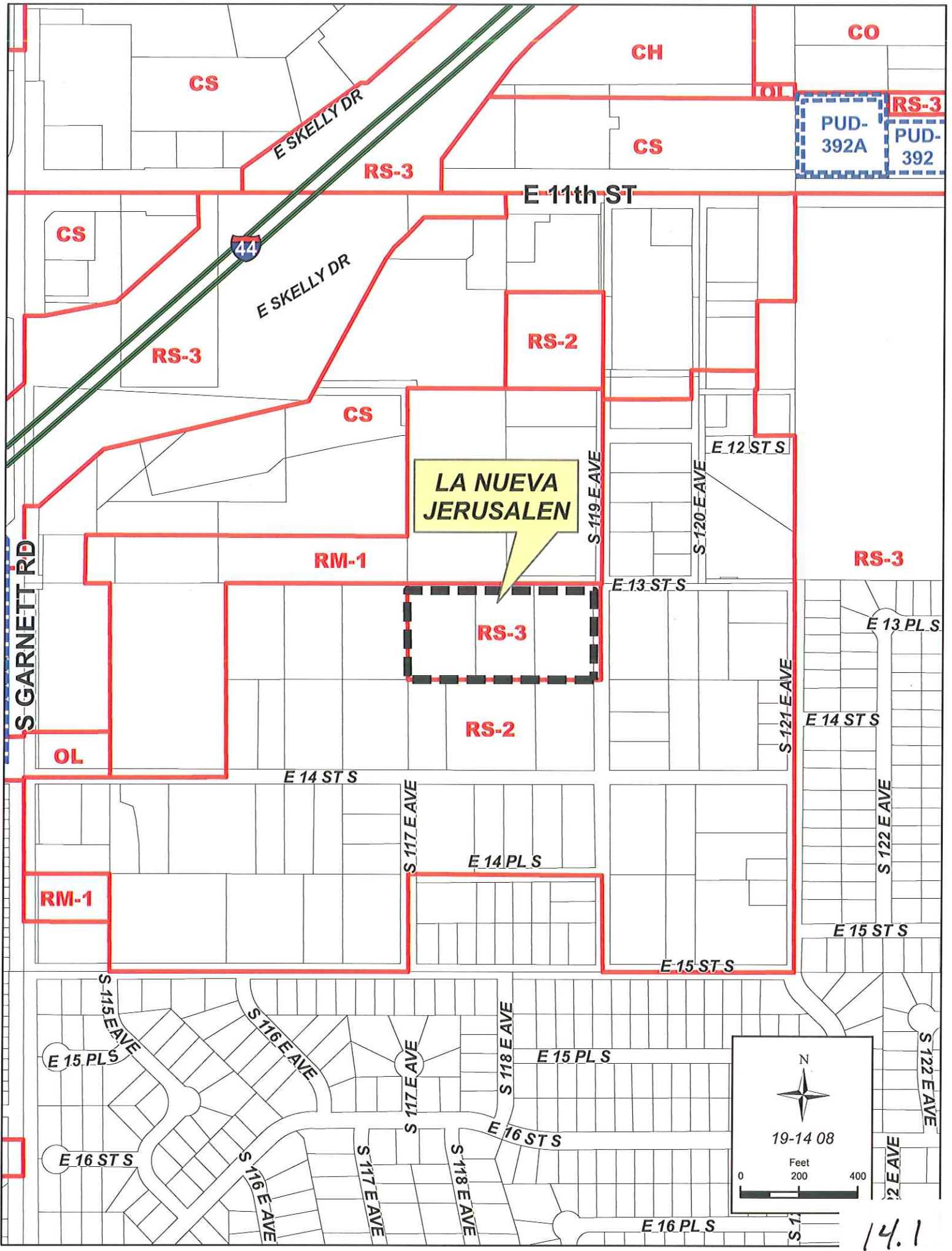
ARCTECH

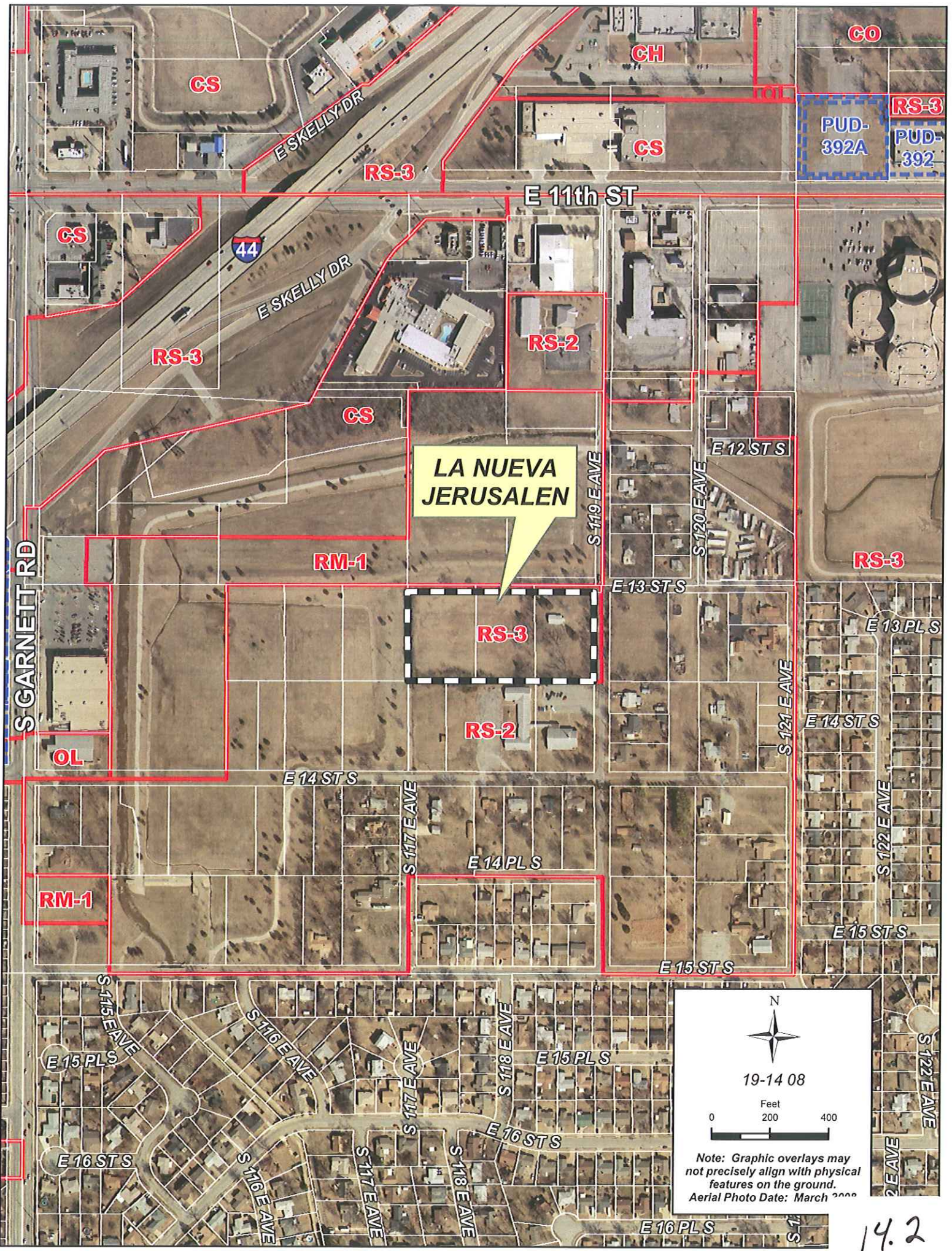
Jon C. Crowdus AIA
 3202 East 21st
 Tulsa, Oklahoma 74114
 P 918-582-4200

www.arctechpc.com

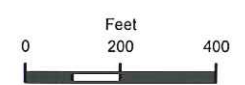
12/7/2009

11.12





19-14 08



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

14.2

PRELIMINARY SUBDIVISION PLAT

La Nueva Jerusalem - (9308) (PD 17) (CD 6)

1302 South 119th East Avenue, Southwest corner of East 13th Street and South 119th East Avenue

This plat consists of 1 Lot, 1 Block, on 4.45 acres.

The following issues were discussed December 3, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3 with Board of Adjustment case # 20035 which permitted a church use.
2. **Streets:** Standard sidewalk language required. Driveways must be between 24-36 feet wide with minimum radius of return minimum of 15 feet.
3. **Sewer:** Increase the size of the 11 foot utility easement where the existing 8 inch sanitary sewer line is located, to a 15 foot utility easement with the pipe centered within the easement. Add a 17.5 foot utility easement along the east boundary line of the plat. Add standard covenant language for utility easements to Section 1. Specifically omit "signs" and "walls" from the list of items allowed within the utility easement.
4. **Water:** Show the existing 8 inch water main along South 119th East Avenue.
5. **Storm Drainage:** City records show the inlet on the northwest corner to be located north of the property line. Please verify location. Show the existing inlet on the southwest corner of the lot. If inlet is no longer visible notify the Mayors' Action Center that maintenance is required. Drives on 110th will require approximately sized culverts.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Range should be 14 East. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire apparatus roads shall be designed with a minimum of 28 feet inside radius

and a minimum of 48 feet outside radius. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. **GIS:** Submit subdivision control data sheet. Reference the correct Range in your legal description and on the face of the plat. Using bearings and distances, give a metes and bounds legal description of the property, starting from a labeled Point of Commencement (POC) at a section corner, to a Point of Beginning (POB) on the corner of the property, with a traverse around the perimeter back to the Point of Beginning. Remove existing features such as contours, utilities, buildings from the face of plat. Use standard covenant language for water, sewer and storm water utilities. Also add surface drainage and any other applicable paragraph.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

Regulations). (Submit with drainage plans as directed.)

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

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

COUNCIL
LA NUEVA JERUSALEN MEXICAN CHURCH
3603 SOUTH 19TH EAST AVENUE
TULSA, OKLAHOMA

PRELIMINARY PLAN
LA NUEVA JERUSALEN
A REPEAT OF LOTS 1, 2 and 3, BLOCK 6
ELM HURST, AN ADDITION TO THE CITY OF
TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

[illegible]

APPROVED _____
SPECIAL AGENT IN CHARGE

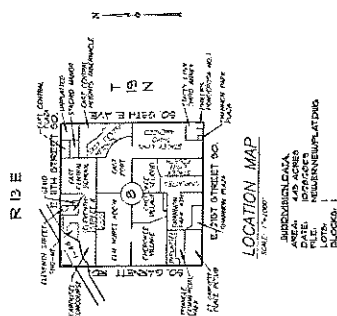
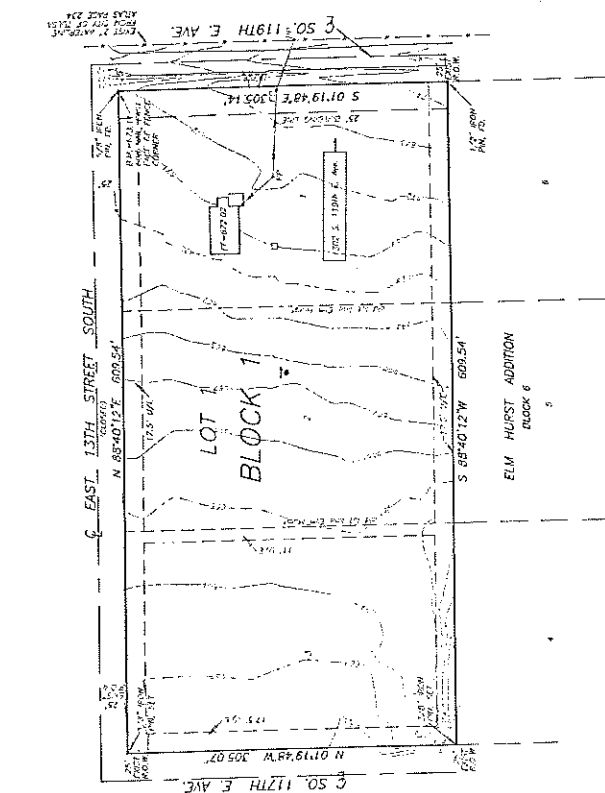
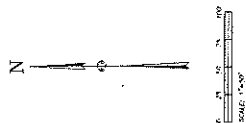
ADVISED THE CHIEF OF THE CITY
QUARTERS.

CHANNAM

MAYOR

ATTEND CITY CLERK

APPROVED CITY ATTORNEY



STATE OF OREGONA } ss
COUNTY OF TULSA }
I, Eugene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the instrument now on file in my office.
Witness the _____ day of _____
19____
Eugene Wilson, Tulsa County Clerk
Tulsa

[illegible]

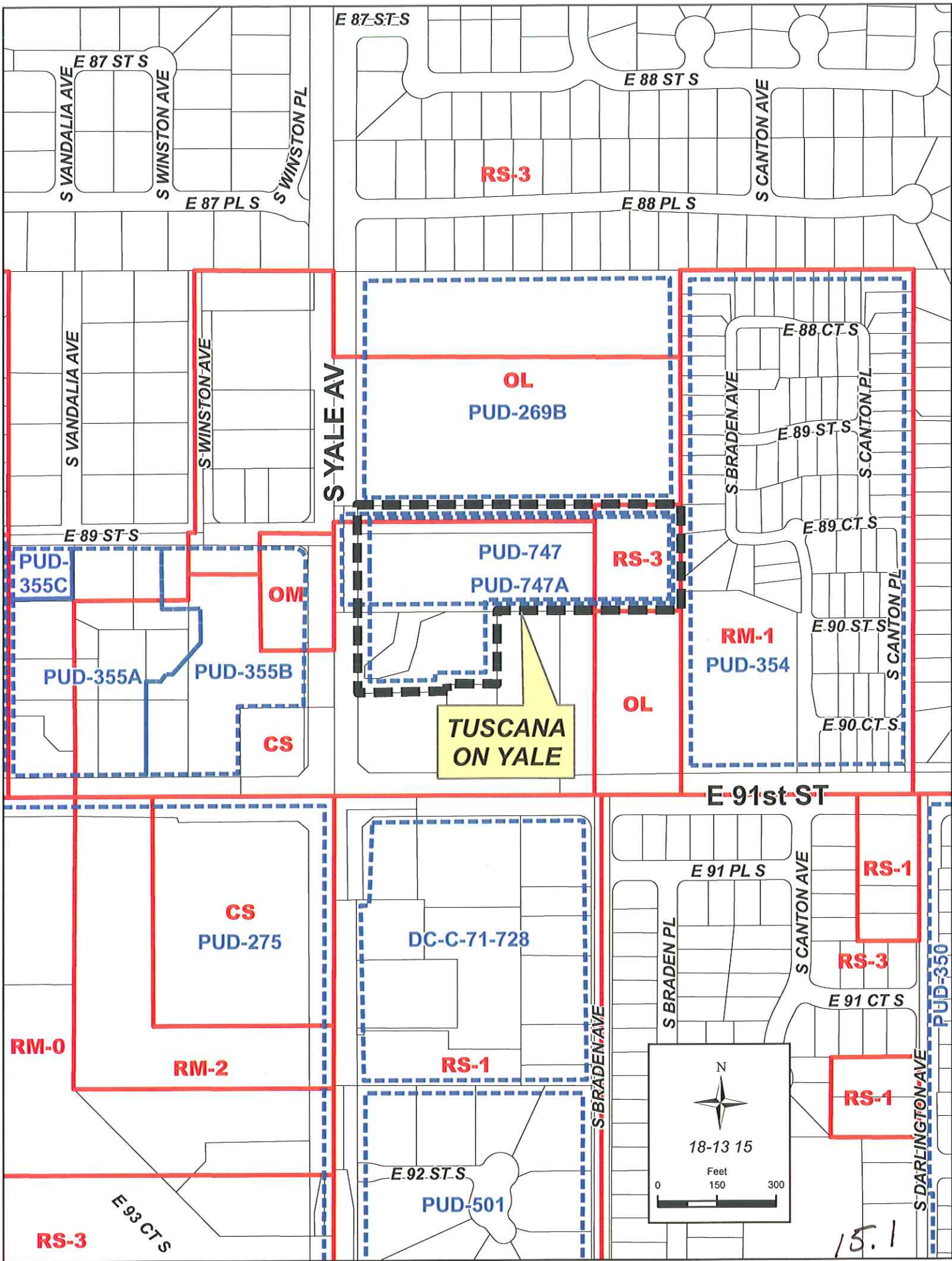
ONE ———
 1/2" ———
 1" ———
 10' ———
 20' ———
 30' ———
 40' ———
 50' ———
 60' ———
 70' ———
 80' ———
 90' ———
 100' ———

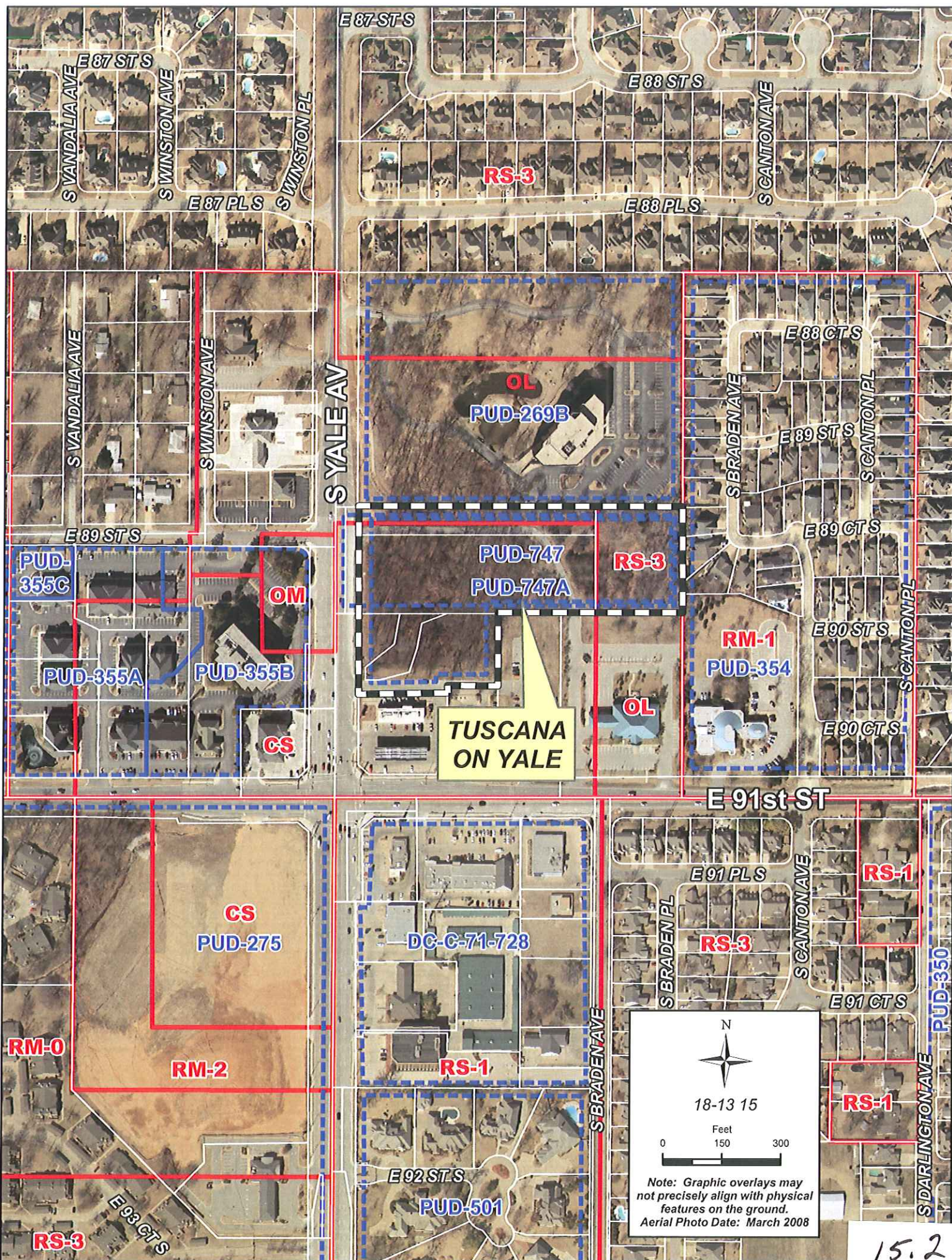
LEGEND

ONEPHOTO ELECTRIC LINE
 UTILITY FACIMENT
 FOUNDING LINE
 ROAD RIGHT OF WAY
 EXISTING
 MATCH LINE
 MATCH LINE
 POINT OF BEGINNING
 STREETS
 ADDRESS

ONE
 1/2"
 1"
 10'
 20'
 30'
 40'
 50'
 60'
 70'
 80'
 90'
 100'

RECEIVED
NOV 12 2019
FBI LABORATORY
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE





PRELIMINARY SUBDIVISION PLAT

Tuscana on Yale - (8315) (PD 18B) (CD 8)

8909 South Yale, North of Northeast corner of South Yale Avenue and East 91st Street

This plat consists of 7 Lots, 1 Block, on 6.53 acres.

The following issues were discussed December 3, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 747 A. Make sure fence is provided per PUD standards. An easement for the fence may be necessary. All PUD standards must be shown in covenants. A property association must be formed.
2. **Streets:** Start Right-of-Way to center line of Yale Avenue and reference plat number or book and page number. Southernmost Limits of No Access and Access are incorrectly labeled. Access widths should be equal to the width of driveway and not more than that for the Mutual Access Easements. Call out width of existing southern mutual access easements with dimension lines. Extend northernmost mutual access easement to Lot 7. For all Mutual access easements either state "Dedicated by this plat" or reference plat number or book and page number. Standard sidewalk language required.
3. **Sewer:** The sewer atlas does not show a main extension providing access to Lot 7. If that line was never constructed, then it must be included in the current IDP (infrastructure development project) through Development Services.
4. **Water:** The extension of a water main line is proposed. The fire hydrant at the south entrance off of Yale Avenue will need to be relocated.
5. **Storm Drainage:** Vacation approval for Reserve A (both of them) is required before the plat can be approved. All public storm sewers (those serving more than one lot) must be in either a storm sewer easement or a utility easement. The Mutual Access Easement is not sufficient to allow maintenance of the storm line. Please check all public lines and assure they are in the proper easement.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire apparatus roads shall be designed with a minimum of 28 feet inside radius and a minimum of 48 feet outside radius. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Submit a subdivision control data sheet. Update CA number and renewal date for the engineer and surveyor. Clarify lot numbers, reserves and face of plat.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be

provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Preliminary Subdivision Plat TUSCANA ON YALE

A Replat of Penn Office Park and Lot 2, Block 1, 9100 Yale

A part of the SW/4 of Section 15, T-18-N, R-13-E, IB&M,
City of Tulsa, Tulsa County, State of Oklahoma.

Addition has 4 Lots and 1 Reserve in 1 Block
and contains 6.53 acres, more or less.

PLAT NO.	FINAL PLAT
	CERTIFICATE OF APPROVAL
	I hereby certify that this plat was approved by the Tulsa County Planning Commission on _____
	TULSA COUNTY OFFICIAL
	This approval is void if this plat is not filed before _____
	Office of the County Clerk on or before _____
	COUNTY OR CITY ENGINEER
	APPROVED _____ by _____
	City of Tulsa, Oklahoma.
	Chairman _____
	Mayor _____
	Attest City Clerk _____
	Approved City Attorney _____

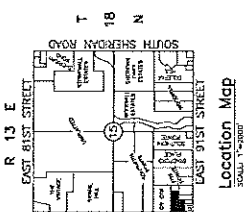
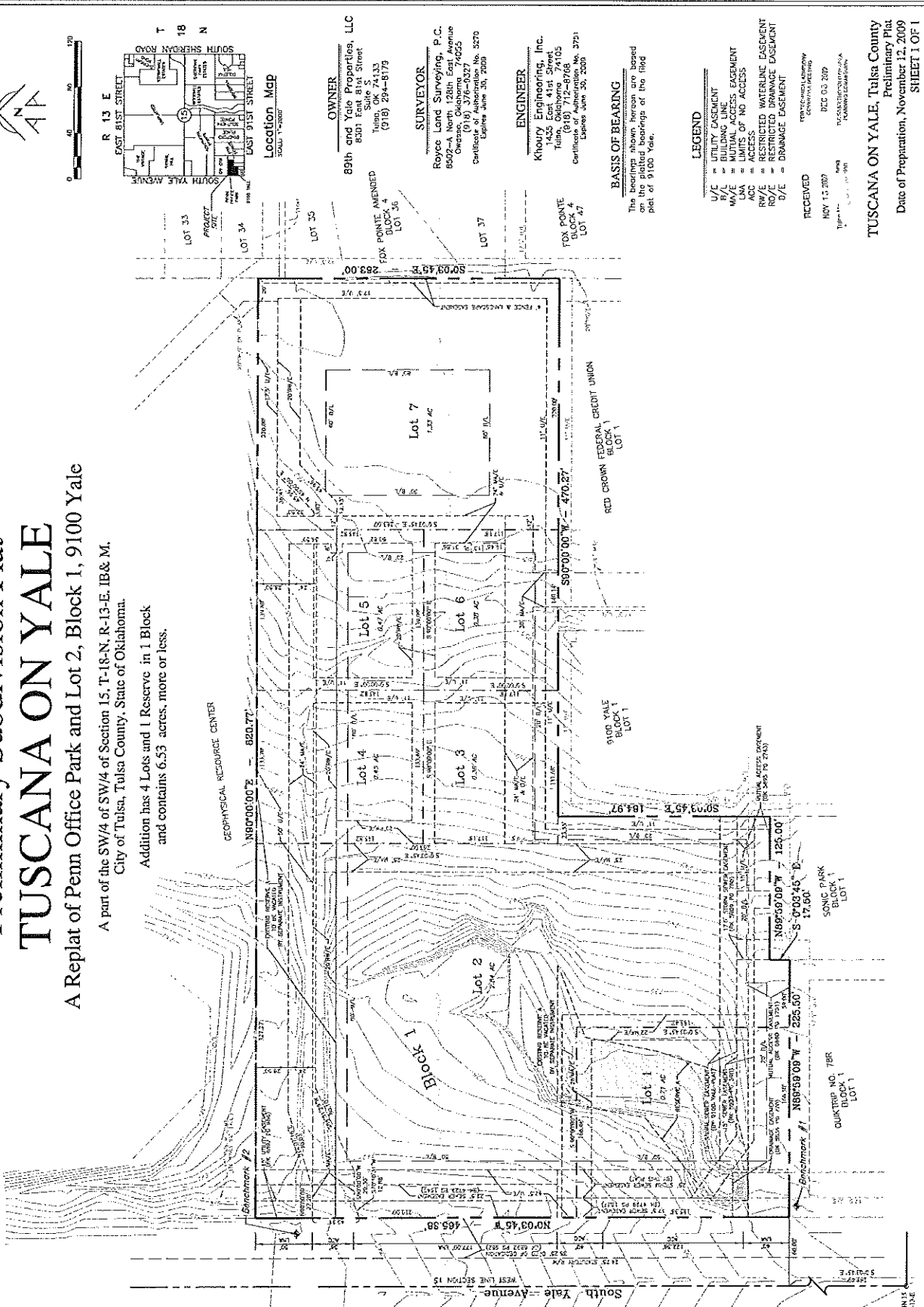
LOT AREA
Lot 1 30.881 57/0.71 AC
Lot 2 12.916 27/2.85 AC
Lot 3 10.490 57/0.45 AC
Lot 4 20.309 57/0.45 AC
Lot 5 19.413 57/0.39 AC
Lot 6 57.660 57/1.50 AC

FLOOD ZONE

The property described herein is in flood zone "X-UNSHADED", which is defined as an area of flood hazard shown on the Flood Insurance Rate Map Community Flood No. 40143Z02001A, as published by the Federal Emergency Management Agency on September 22, 1999.

BENCHMARKS

Benchmark #1
CHELSEA SQUARE TOP OF CURB
DAVIN 747177
BURN 140808
Benchmark #2
CHELSEA SQUARE TOP OF CURB
CHELSEA 733135
DAVIN 140808



OWNER
89th and Yale Properties, LLC
8301 East 81st Street
Suite S
Tulsa, OK 74133
(918) 284-8179

SURVEYOR
Royce Land Surveying, P.C.
8502-A North 128th East Avenue
Owasso, Oklahoma 74455
(918) 376-0327
Certificate of Authorization No. 5270
Expires June 30, 2009

ENGINEER
Khoury Engineering, Inc.
1425 East 41st Street
Tulsa, Oklahoma 74105
(918) 481-4444
Certificate of Authorization No. 3751
Expires June 30, 2009

BASIS OF BEARING

The bearings shown herein are based on the plotted bearings of the filed plat of 9100 Yale.

LEGEND

- U/E = UTILITY EASEMENT
- W/E = WATER EASEMENT
- MAVE = MUTUAL ACCESS EASEMENT
- LMA = LIMITS OF NO ACCESS
- ACC = ACCESS
- RY/E = RESTRICTED WATERLINE EASEMENT
- RO/E = RESTRICTED OVERHEAD EASEMENT
- D/E = DRAINAGE EASEMENT

RECEIVED

NOV 12 2009

TULSA COUNTY

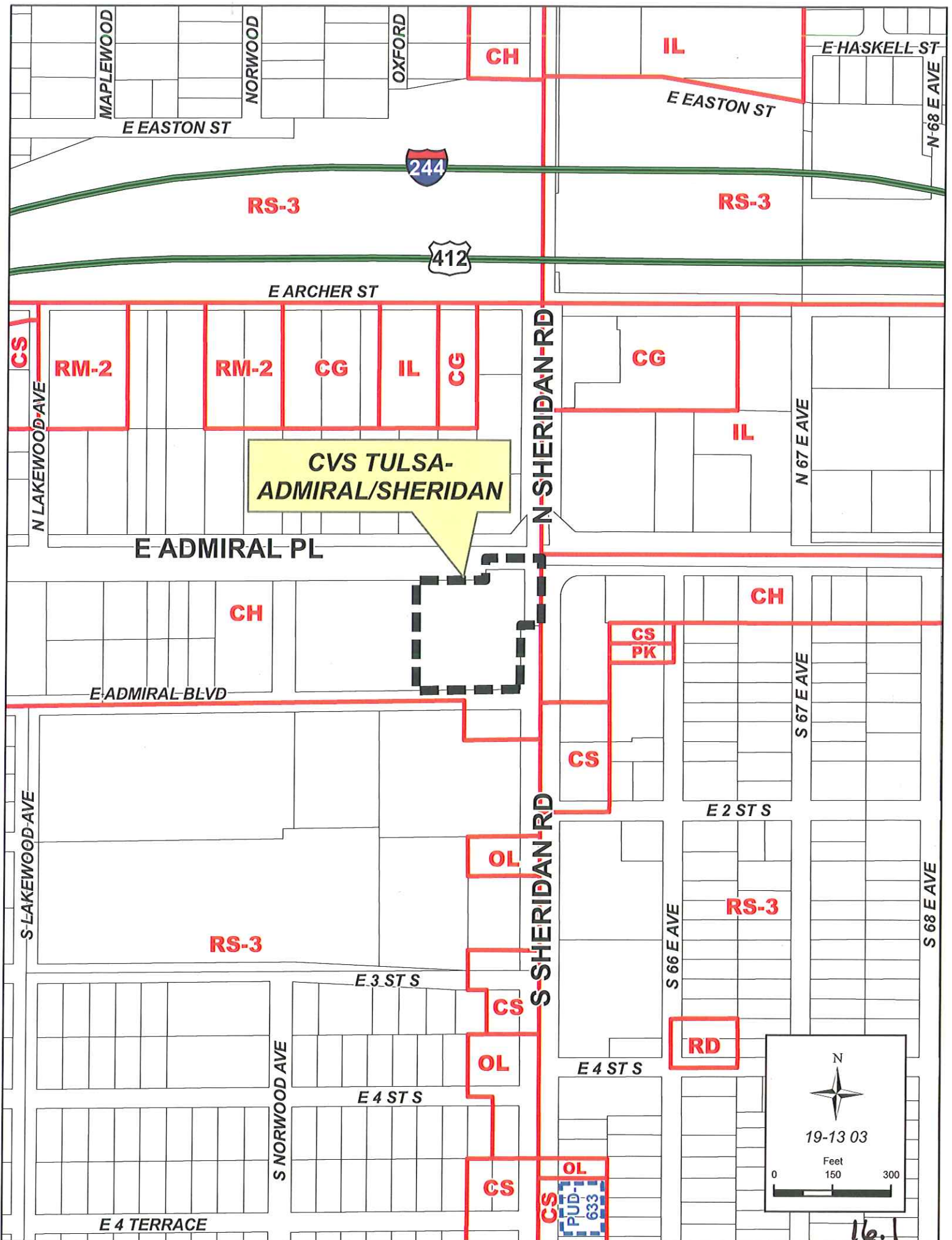
PLANNING COMMISSION

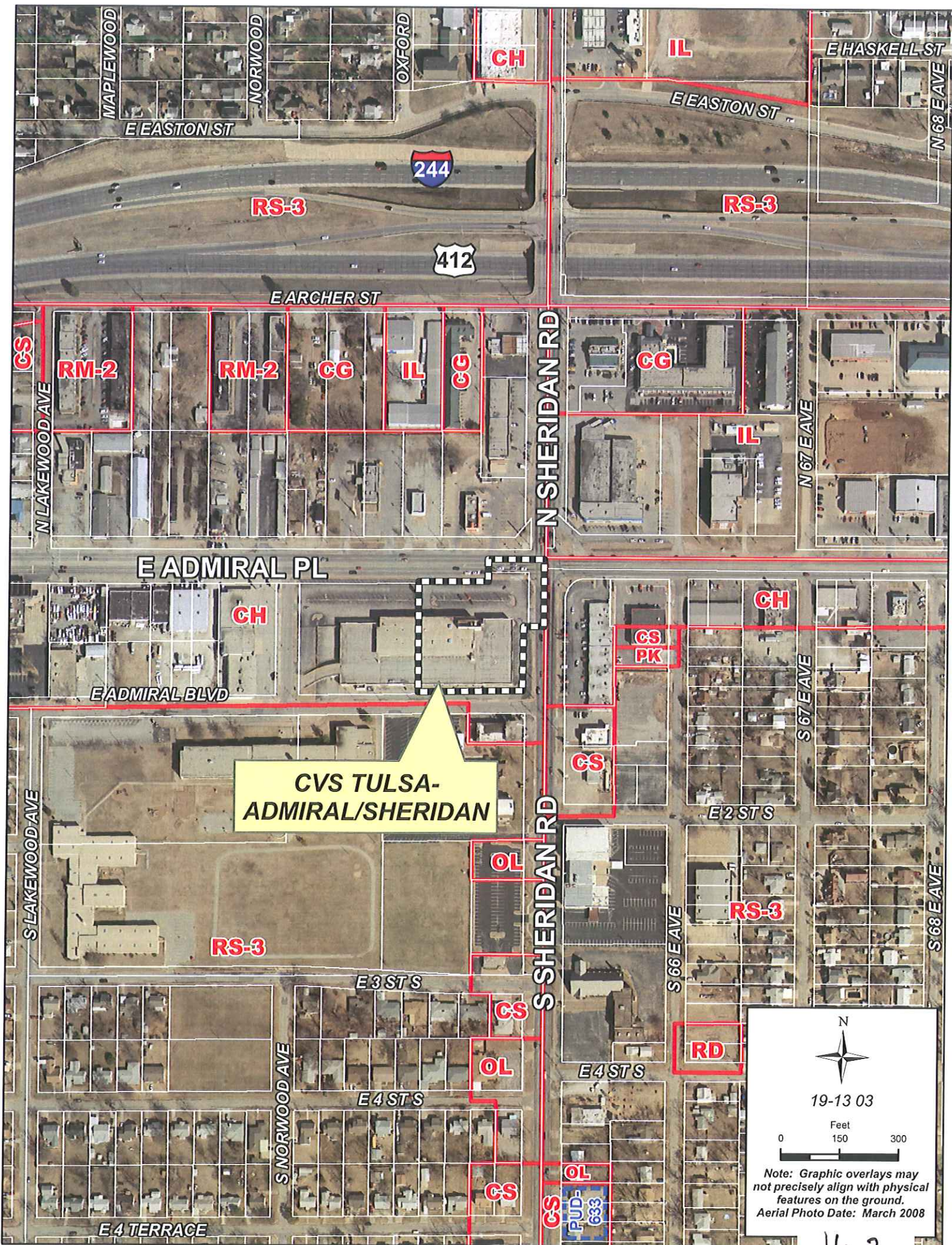
TUSCANA ON YALE, Tulsa County
Preliminary Plat

Date of Preparation, November 12, 2009

SHEET 1 OF 1

15.7





16.2

MINOR SUBDIVISION PLAT

CVS Tulsa – Admiral/Sheridan - (9303) (PD 5) (CD 4)

Southwest corner of East Admiral Place and South Sheridan Road

This plat consists of 1 Lot, 1 Block, on 2.02 acres.

The following issues were discussed December 3, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH (commercial high).
2. **Streets:** No comment.
3. **Sewer:** Since the proposed sanitary sewer mainline extension is within the right-of-way, the entire line must be constructed using ductile iron pipe. The minimum grade allowed on 8 inch sanitary sewer pipe is .40% not .30% as shown on the conceptual plan. In addition, the service line must be ductile iron pipe since it is under paving, and the slope must meet plumbing code. The service line is approved through the building permit process and is not a part of the Infrastructure Development Project.
4. **Water:** The fire hydrant installation can be installed under the Infrastructure Development Project or escrow account process. Each water service connection will require its own connection onto the water main line.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Submit a subdivision control data form. Give the basis of bearing in degrees, minutes and seconds. Add document numbers for separate instrument dedications or vacations.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

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

Minor Subdivision Plat

OF THE NORTHEAST QUARTER (NE¼) OF THE NW¼ OF SECTION 13, TOWNSHIP NINETEEN (19) NORTH, RANGE 11E EAST, CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Legend:

- UT = UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- RD = RIGHT-OF-WAY
- ST = STORM DRAINAGE
- ACC = ACCESS
- LN = LENGTH OF NO ACCESS
- CL = CLOSURE
- PRO = PROPOSED
- MAINT = MAINTENANCE

Goals of Bearing:

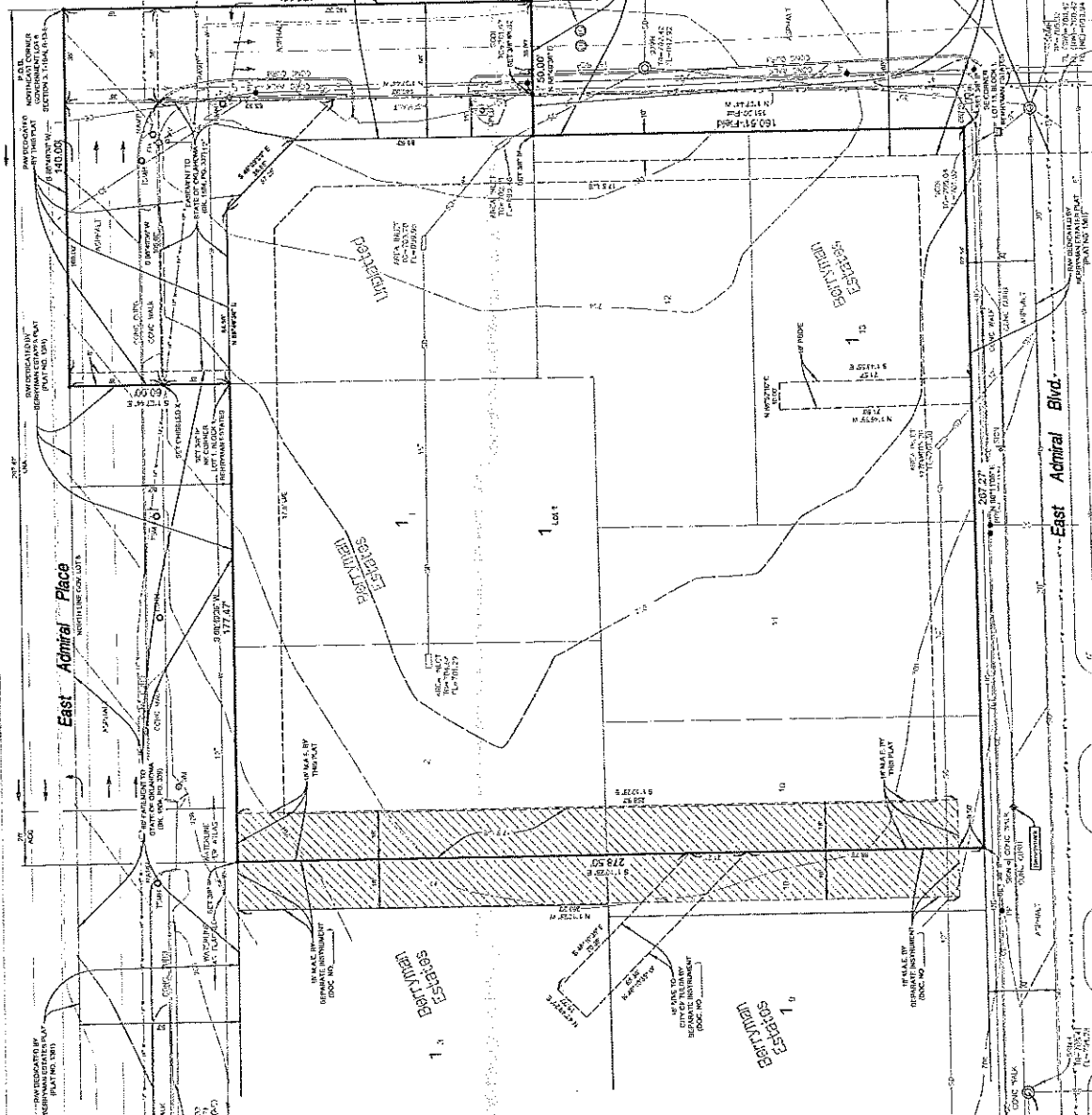
CHANGELLED SQUARE ON TOP OF CLERK LOCATED APPROXIMATELY 100 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 10.

DISCLAIMERS ARE TO BE CONSTRUCTED ALONGSIDE ALL AUTOMATION ACQUISITION AND PRESERVED BY THE CONSTRUCTION OF SUCH DOCUMENTS THAT NO THE

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This document is for internal use only. It is not to be distributed outside the organization.

CVS Tu/5a-Ad

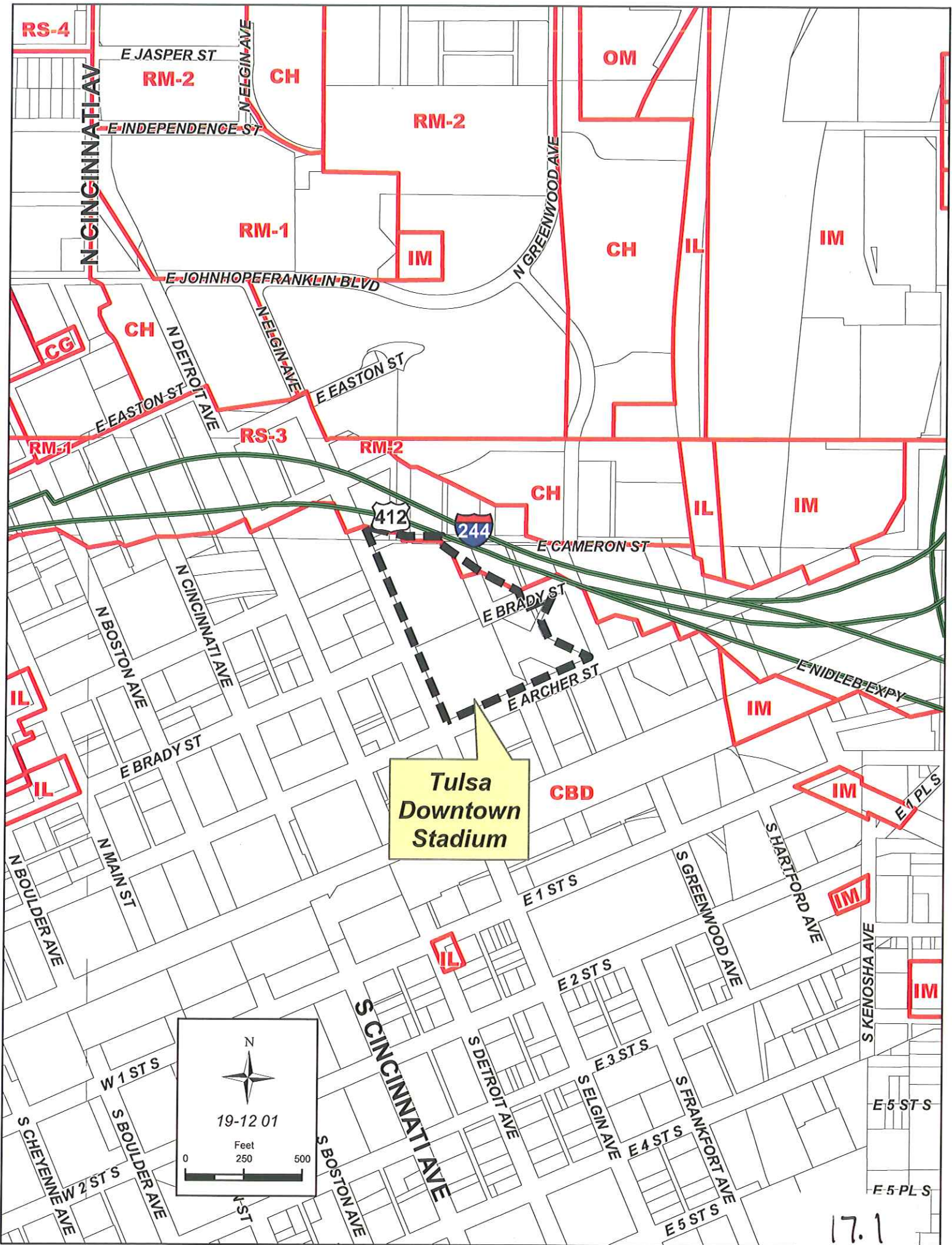


Texas Southwest Gas Corporation
A Texas Corporation
P.O. Box 2300
Tulsa, Oklahoma 74102
Phone: (918) 494-0000

Surveyor:
Isomoro Welsz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2011
6111 E. 32nd Place
Tulsa, Oklahoma 74105

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

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19-12 01

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

MINOR SUBDIVISION PLAT

Tulsa Downtown Stadium - (9201) (PD 1) (CD 4)
201 North Elgin Avenue

This plat consists of 1 Lot, 1 Block, on 8.25 acres.

The following issues were discussed November 19, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CBD. An accelerated building permit had been approved on the site. A release letter is needed from ODOT (Oklahoma Department of Transportation) on this project.
2. **Streets:** Include plat number or book and page for all right-of-way.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** No comment.

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 topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the

City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



OKLAHOMA DEPARTMENT OF TRANSPORTATION
200 N.E. 21st Street
Oklahoma City, Oklahoma 73105

November 30, 2009

City of Tulsa
Metropolitan Area Planning Commission
2 West 2nd Street
Tulsa, Oklahoma 74103

Re: Proposed Subdivision Plat: Tulsa Downtown Stadium

The Planning & Research Division of the Oklahoma Department of Transportation has reviewed the Notice of Hearing for a proposed minor subdivision plat for Tulsa Downtown Stadium located at 201 North Elgin in Tulsa. Please be advised that any new or modified access to US 412 will require the approval of the ODOT Division 8 Engineer. For information concerning access and permits, please have the applicant contact the following:

Mr. Randle White, P.E., Division Engineer
Oklahoma Department of Transportation
P.O. Box 660
Tulsa, Oklahoma 74101
918-838-9933
918-832-9074 FAX

Please be advised that it is the local responsibility to prevent any land use development along highway corridors which would be incompatible with federal noise standards. Failure to properly control development excludes the use of federal transportation funds for noise abatement relief.

We appreciate the opportunity to review and comment on this proposed action.

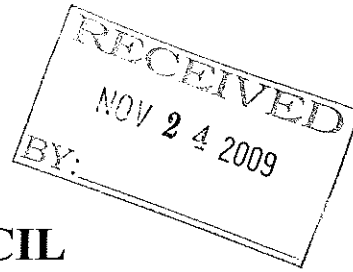
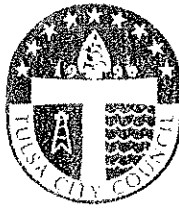
Sincerely,

A handwritten signature in black ink, appearing to read "Ginger McGovern".

Ginger McGovern, P.E.
Planning & Research Division Engineer

GM:DCB

c: Division 8 Engineer



TULSA CITY COUNCIL

November 19, 2009

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

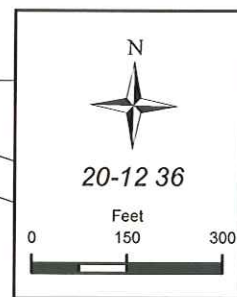
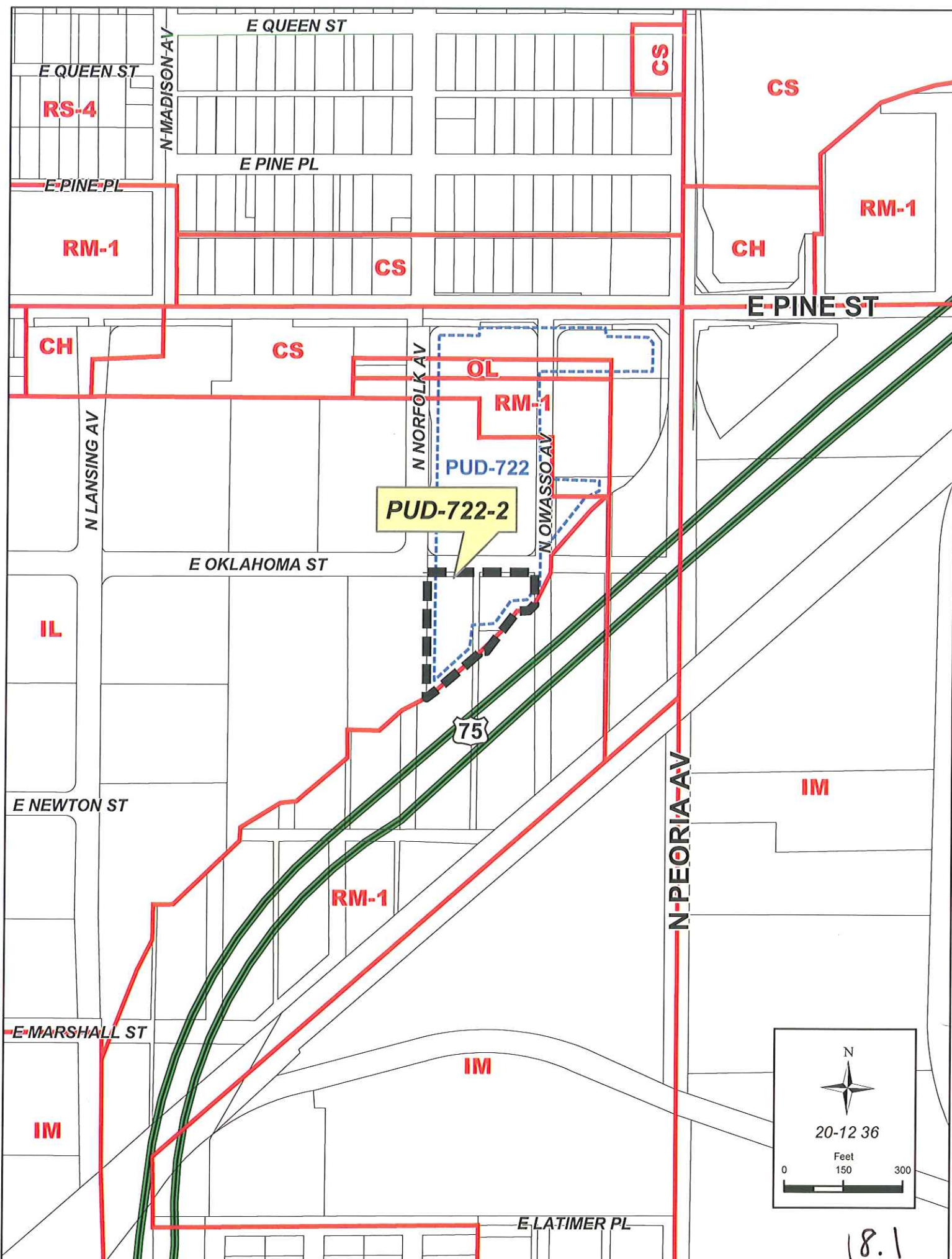
Commissioners,

I am writing to urge your approval of the application for the proposed minor subdivision plat for Tulsa Downtown Stadium. This item is to be heard at the December 2, 2009 TMAPC meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Gomez", written over the typed name.

Eric Gomez
District 4 City Councilor



18.1



E QUEEN ST

E QUEEN ST

E PINE PL

E PINE PL

E PINE ST

N NORFOLK AV

N WASSO AV

N PEORIA AV

PUD-722-2

E OKLAHOMA ST

75

E NEWTON ST

E MARSHALL ST

E LATIMER PL



20-12 36

Feet
0 150 300

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

18.2

December 16, 2009

STAFF RECOMMENDATION

PUD-722-2 : Minor Amendment – Southwest corner of East Oklahoma Street and North Owasso Avenue; Lot 1, Block 2 – Hutcherson Family YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

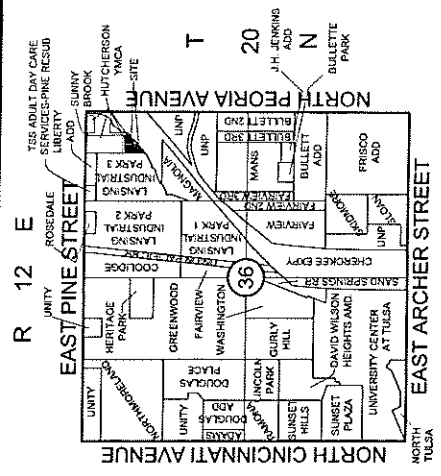
The applicant is requesting a minor amendment to allow an accessory T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A).

The proposed field does not abut any residential properties and is immediately adjacent to U.S Highway 75. There are no permanent structures proposed or lighting associated with construction of the ball field.

Staff understands that an agreement has been made between the YMCA and the property owners to the west of the ball field with respect to restricting access to the property to the west of the ball field during T-ball games. Please see the attached Exhibit B from the YMCA's consultant outlining the agreement.

Staff recommends **APPROVAL** of minor amendment PUD-722-2.

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



Location Map
SCALE: 1"=2000'



- Legend:**
- U/E = UTILITY EASEMENT
 - PLS = PARKING LOT SETBACK
 - ODIE = OVERLAND DRAINAGE EASEMENT
 - R/W = RIGHT-OF-WAY
 - P.O.B. = POINT OF BEGINNING
 - [Hatched Box] = SODDED AREA

PUD Minor Amendment Exhibit

for

Hutcherson YMCA Tee-Ball Field

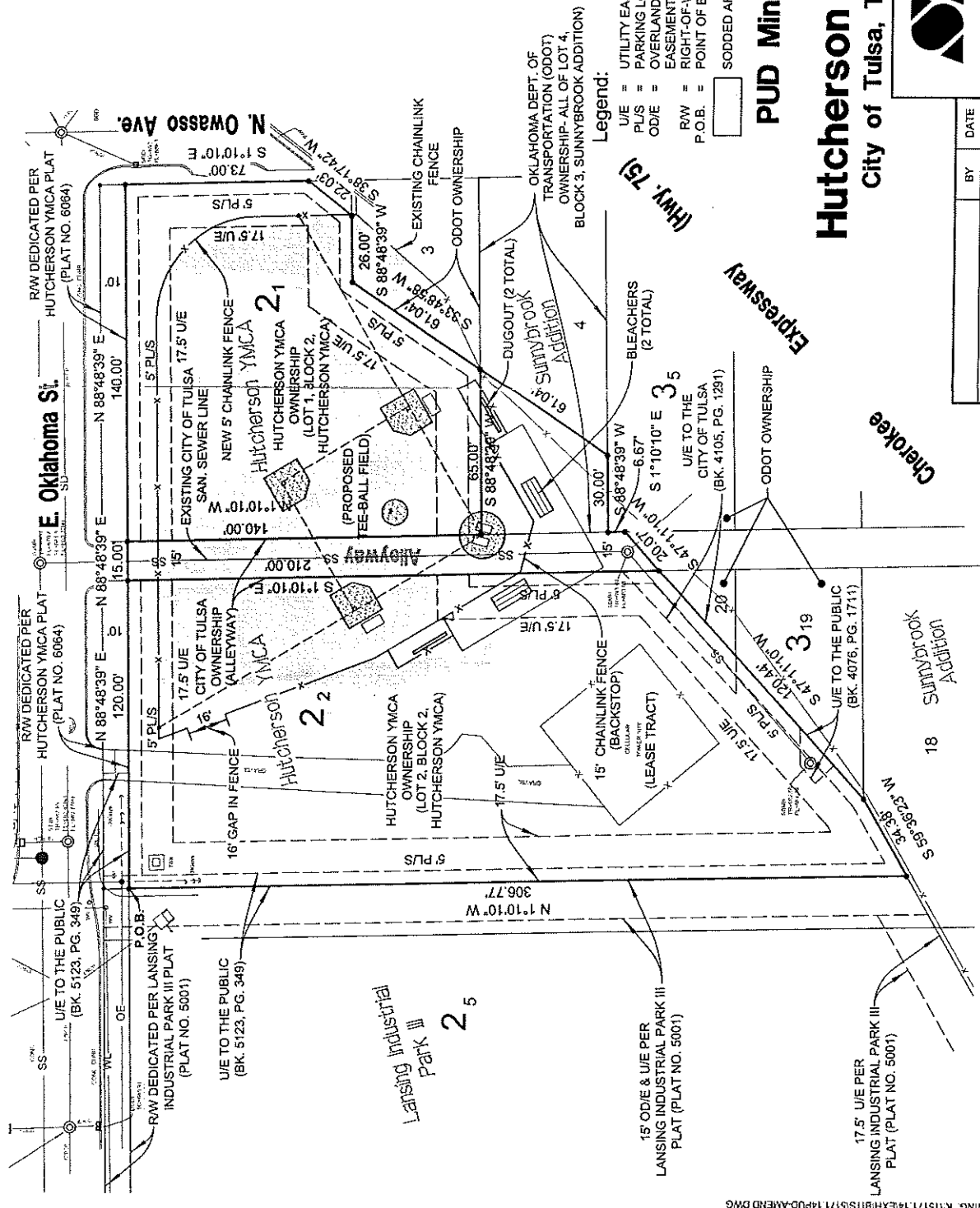
City of Tulsa, Tulsa County, State of Oklahoma



Sisamore Weisz & Associates, Inc.
PHONE (918) 885-3600
FAX (918) 885-8888
E-MAIL: SWA@SWA-OKLA.COM
2421 N. EAST 35TH PL.
TULSA, OKLA. 74103

BY	DATE

FILE:	2012.3611	SURVEY BY:	DATE:	10/29/09	
ORDER:	15171.14	DRAWN BY:	LAD	SCALE:	1"=40'
BOOK:		CHECKED BY:	DLA	SHEET	1 OF 1



18.4

Sansone, Christopher

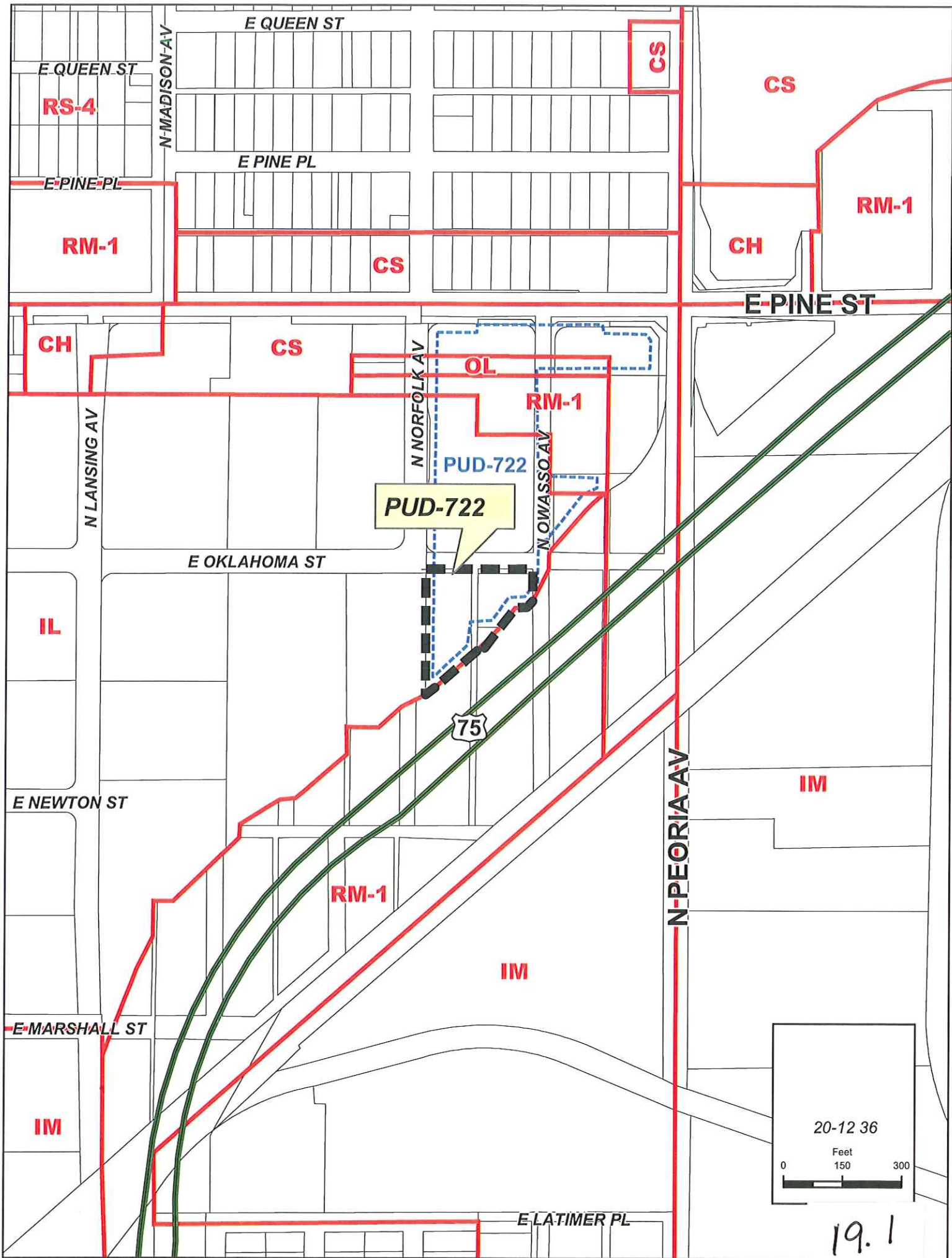
From: Darin Akerman [dakerman@sw-assoc.com]
Sent: Tuesday, December 08, 2009 4:31 PM
To: Sansone, Christopher
Cc: scarroll@ymcatulsa.org; Greg Weisz
Subject: FW: Hutcherson YMCA T-ball field

Chris: Following last Wednesday's (12/2) TMAPC meeting in which the Hutcherson YMCA tee-ball field applications were considered, I spoke with Mr. Rob Dixon (the adjacent property owner to the west of the subject tee-ball field site) and Mr. Sam Carroll, the Chief Operations Office with the YMCA of Greater Tulsa. At that time, we were all in agreement that a meeting should be arranged to discuss the project and Mr. Dixon's concerns voiced at the TMAPC meeting. Per my follow-up efforts with Mr. Carroll on Friday, 12/4, he explained to me that he met with Mr. Dixon and his business partner at Mr. Dixon's office, and that an agreement was reached for the YMCA to place signage on at least two areas of the cyclone fence that separates Mr. Dixon's property from the Hutcherson YMCA property that basically reads "No Climbing on Fence"....in addition to a requirement that barrier cones would be placed by YMCA staff across the access drives to Mr. Dixon's property during the time ballgames are being held at the YMCA tee-ball field site. Following such ballgame events, the barrier cones would be collected and removed from Mr. Dixon's property. With regard to the ODOT and City of Tulsa partial ownership of the land area in which the tee-ball field will be located, we understand that consent from both of these entities is a requirement and Mr. Greg Weisz of our firm has been communicating with ODOT, City of Tulsa, and YMCA staff in efforts of gaining such consent. Greg will be responding to you further on this matter tomorrow, and Mr. Carroll may also wish to provide additional information to you regarding his meeting efforts and agreements with Mr. Dixon. Thank you for your assistance with our applications, and please feel free to contact us should you have further questions at this time.

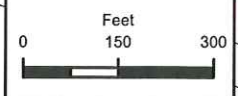
Darin L. Akerman, AICP
Director of Planning
Sisemore Weisz & Associates, Inc.
Ph. (918) 665-3600
Fax. (918) 663.9606

EXHIBIT B

18.5



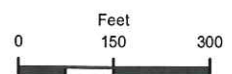
20-12-36



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20-12 36



Note: Graphic overlays may not precisely align with physical features on the g
Aerial Photo Date: N

19.2

December 16, 2009

STAFF RECOMMENDATION

PUD-722: Detail Site Plan – Southwest corner of East Oklahoma Street and North Owasso Avenue; Lot 1, Block 2 – Hutcherson Family YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

The applicant is requesting approval of a detail site plan for construction of a T-ball/baseball diamond in Development Area B of PUD-722 (see Exhibit A). Associated with this detail site plan is minor amendment request PUD-722-2 also appearing on the 12/2/09 agenda of the TMAPC.

The submitted site plan meets all applicable development standards for PUD-722. There are no abutting residential properties and no permanent structures or lights proposed. Parking is provided on Lot 1, Block 1; Lot 1, Block 3 and Lot 1, Block 4, all under ownership of the YMCA. Prior to the release of construction permits the applicant is required to furnish release letters from the Oklahoma Department of Transportation (ODOT) and the City of Tulsa verifying approval of the use of surplus ODOT owned property and a City of Tulsa owned abandoned alleyway within the confines of the baseball diamond.

Staff recommends **APPROVAL** the detail site plan for PUD-722.

Note: Detail site plan approval does not constitute landscape or sign plan approval.

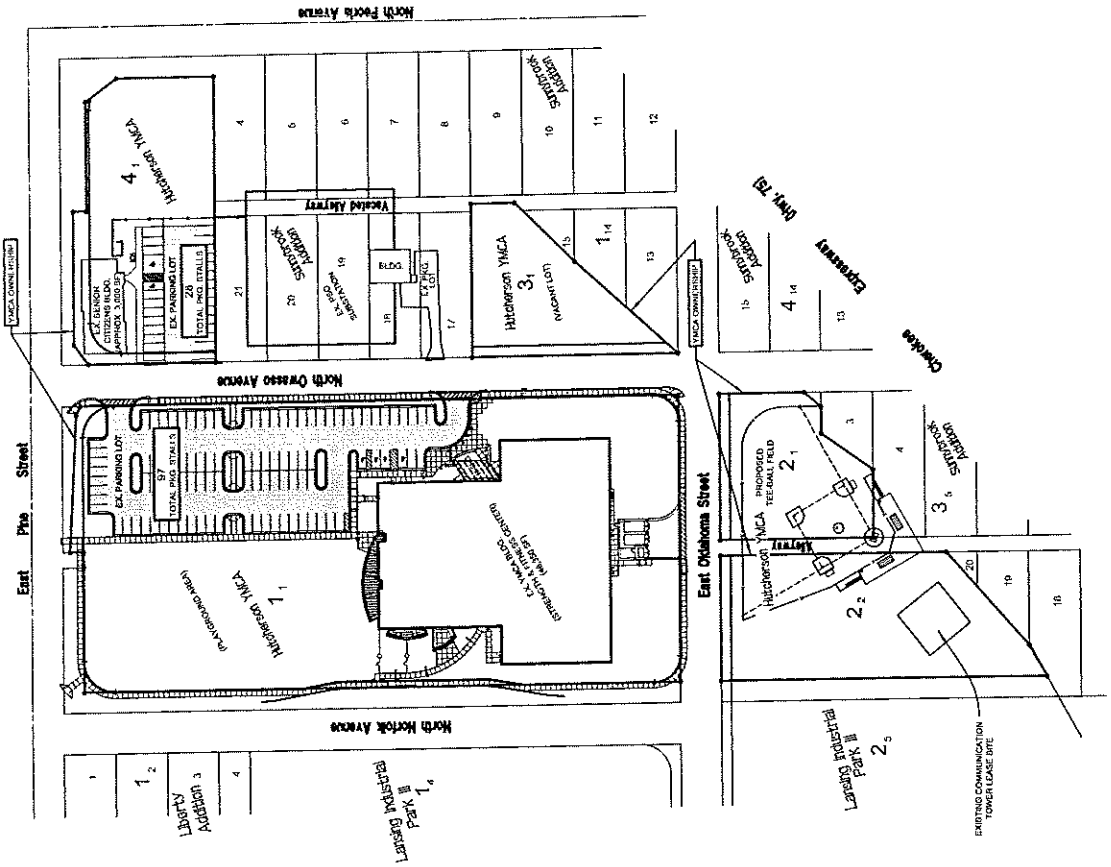
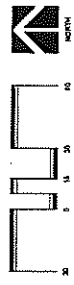
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DETAIL SITE PLAN

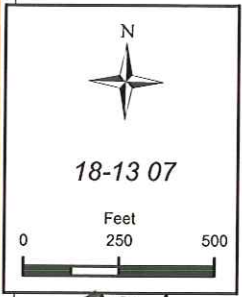
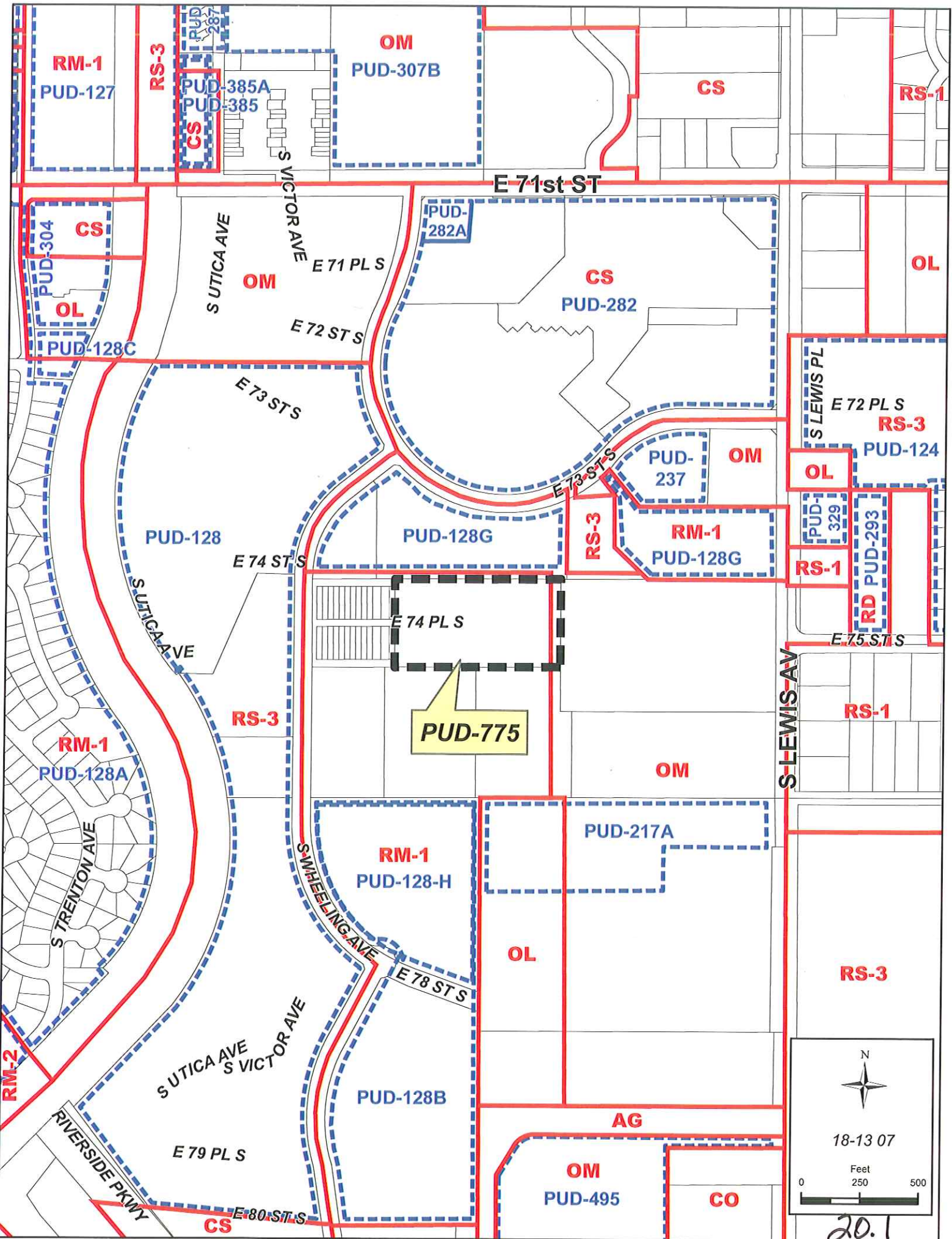
Hutcherson YMCA Tee-Ball Field

SP-2

WORK ORDER: 19174.14
CIVIL ENGINEER
Shawcross West and Associates
6111 East 32nd Place
Tulsa, Oklahoma 74135



19.4



18-13 07

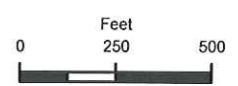
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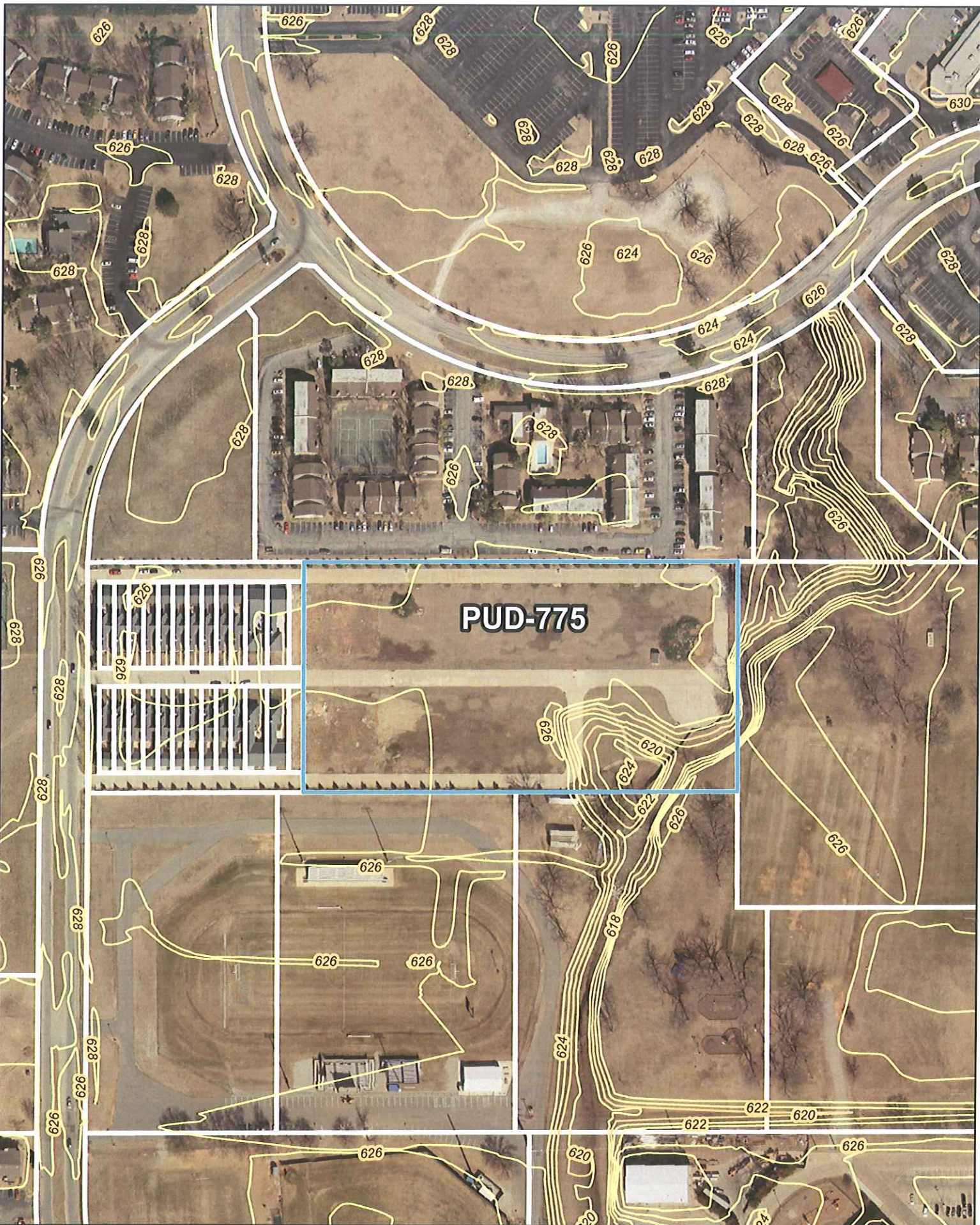
PUD-775



18-13 07



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2020



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-775

TRS 8307

Atlas 1138

CZM 52

PD-18a CD-2

TMAPC Hearing Date: December 16, 2009

Applicant: Larry Kester

Tract Size: 6.15± acres/267,894 sf

ADDRESS/GENERAL LOCATION: East of South Wheeling Avenue on East 74th Place

EXISTING ZONING: RM-1

EXISTING USE: Vacant

PROPOSED ZONING: RM-1/PUD

PROPOSED USE: Multifamily apartments

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1070, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-128-H May 2007: All concurred in approval of a proposed Major Amendment to a PUD on a 8+ acre tract of land for cellular tower use on property located on the northwest corner of South Wheeling Ave and East 78th Street.

PUD-128-G May 2005: All concurred in approval of a proposed Major Amendment to a PUD on a 23.8+ acre tract of land for office use and multifamily use on property located on the southeast corner of East 73rd Street South and South Wheeling Avenue and abutting north of subject property.

BOA-18625 March 28, 2000: The Board of Adjustment approved a Special Exception to permit a Use Unit 5 for a private high school education and athletic buildings, facilities, and fields in an OM, OL, RM-1 districts; a Variance of the off-street parking requirements to permit the minimum of 700 spaces; a Variance of the required access from an arterial street; per plan located on the east side of South Wheeling and north of East 78th Street.

BOA-18585 November 23, 1999: The Board of Adjustment approved a Variance of the minimum living space requirement of 20' x 20' dimension with condition of 14' width, 1500 square feet living area, two-story, finding that the density permitted is inconsistent with core area requirement in the zoning code to permit, on property located south of southeast corner of East 73rd Street and South Wheeling Avenue and the subject property.

BOA-18484 and PUD-237-1 August 1999: A variance was granted by the Board of Adjustment and a minor amendment was approved for the reduction of the number of parking spaces required for the bank and offices located on the lot west of the southwest corner of East 73rd Street South and South Lewis Avenue.

PUD-128-F August 1995: A request for a major amendment to PUD-128 to allow a children's day care facility on a portion of the PUD lying south of East 73rd Street South and on the west side of South Wheeling was withdrawn by the applicant.

BOA-14394 March 5, 1987: The Board of Adjustment approved a Special Exception to permit a Use Unit 5 to allow a church (Victory Church) and related uses in an RM-1 district per plan and subject to conditions put on by the Board located on property located north of the northwest corner of East 81st Street and South Lewis Avenue.

Z-5804/PUD-128-B March 1983: All concurred in approval of a request to rezone a 24.6+ acre tract from RS-3 to RM-1 and a proposed Major Amendment to PUD-128 for multifamily dwellings, on property located east of South Wheeling Avenue and north of East 81st Street South.

PUD-282 May 1982: All concurred in approval of a proposed Planned Unit Development a 47+ acre tract of land for commercial development on property located on the southwest corner of East 71st Street and South Lewis Avenue.

PUD-237 August 1980: All concurred in approval of a proposed Planned Unit Development a 3.2+ acre tract of land for 7-story office building with barber and beauty shop use on property located west of the southwest corner of 73rd Street and Lewis Avenue.

PUD-128 August 1972: All concurred in approval of a proposed PUD allowing a total of 4,441 residential units on a 278+ acre tract located between Lewis Avenue and the Arkansas River and between 71st Street and 81st Street.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6.15+ acres in size and is located East of South Wheeling Avenue on East 74th Place. The property appears to be vacant and is zoned RM-1.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 74 th Place*	N/A	N/A	2 (medians at intersections)

*Any entry from the west off of East 74th Street would have to be through the gated Avignon complex at the present time.

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned OM; on the north by apartments, zoned PUD-128-G; on the south by sports complexes associated with Victory Christian School and Church, zoned RM-1; and on the west by the Avignon townhouse/condominium development (a private, gated community), zoned RM-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18a 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-1/PUD zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

PUD-775 is a 6.15 acre/267,894 square foot (sf) tract of land situated southwest of the southwest corner of 71st Street South and South Lewis Avenue. The tract is flat, vacant and is part of the Victory Christian Church complex as seen on the attached case map, aerial

photograph and site photographs, Exhibit I. The site will be re-platted as a one lot, one block subdivision.

The proposal is for a 120-unit apartment complex for use by the Victory Christian Center's missionary students. The Victory Christian apartments will include a community meeting center with a mail station for the units. The underlying RM-1 zoning would permit 157 units.

Uses permitted within the PUD will be limited to apartment use only within Use Unit 8 Multifamily and Similar uses and customary accessory uses such a pool and pool house and a community meeting center with a mail station for the units.

The planned unit development is submitted to achieve development flexibility pertaining to building height, street frontage, front setback, access to the development and a private street. The planned unit development is intended to establish a conceptual site plan with designation of development areas, allocation of uses and intensity of uses and development standards and conditions to be followed by detailed site plans submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

While the zoning code limits structure height to 35' in the RM district, apartments are permitted to exceed the 35' height limit in a PUD with approval of the Planning Commission. There is no abutting RE or RS zoned properties, although the project will be completely screened from all surrounding properties.

Access to the development will be via mutual access easement along the northern boundary of the adjacent tract to the south, property also owned by Victory Christian. The tract to the south contains the Victory Christian football and track facilities (see Exhibit A). At the request of the property owners to the west the concept plan eliminates direct access through the adjacent townhomes except by emergency vehicles through an ornamental crash gate on the western boundary line. For internal pedestrian circulation sidewalks will be constructed in substantial conformance with attached Exhibit A.

Parking and landscaping will be provided per the zoning code. All other bulk and area requirements of the RM-1 District and subdivision regulations will be met.

After conducting site visits and reviewing the development proposal staff can support this application. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-775 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-775 subject to the following conditions:

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

LOT AREA: 6.15 ACRES 267,894 S.F. +/-

PERMITTED USES:	Multi-family apartments and customary accessory uses including a club house and pool.
MAXIMUM PERMITTED NO. OF DWELLING UNITS:	120
MAXIMUM PERMITTED LOT COVERAGE:	50% of lot area may be covered by parking and buildings.
MAXIMUM PERMITTED BUILDING HEIGHT:	3-stories, not to exceed 45-feet.
SETBACKS:	
From centerline of private street:	35'
From the north and south boundary of the PUD:	50'
From the east and west boundary of the PUD:	35'
MINIMUM PARKING:	Per the applicable use unit within the Tulsa Zoning Code.
SIGNS:	One identification sign, not to exceed 8' in height nor 32 sf of display area shall be permitted at the northwest corner of the adjacent tract to the south in the mutual access easement along South Wheeling Drive.
LIGHTING:	All lights, including building mounted, shall be hooded and directed downward and away from the northern, western and southern boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.
LANDSCAPING AND SCREENING:	
The minimum of 10% of the net land area shall be landscaped in accord with the landscape chapter of the Tulsa Zoning Code. This shall include a minimum ten (10') foot landscaped buffer along the entire perimeter and in substantial conformance with the 'landscape and screening details', Exhibit C.	

An existing six (6') feet wood privacy fence with masonry columns located along the northern, eastern and southern property lines shall remain. A proposed six (6') foot screening wall or fence and ornamental iron fence shall be located on the west property line, providing screening between the existing condominium units to the west and the PUD.

Along the northern and southern property lines, there are a minimum eight (8') foot high, and three (3") inch caliper evergreen trees spaced roughly on twenty (20') feet on center. These existing trees will be maintained as screening trees along the northern and southern boundaries. Interior trees and street yard trees will be installed per zoning code requirements.

ACCESS AND PEDESTRIAN CIRCULATION:

Access is to be derived from a mutual access easement along the northern boundary of the lot immediately adjacent to the south and will be platted as such.

Interior pedestrian circulation shall be provided by sidewalks along the interior private street and in substantial conformance with attached Exhibit A. The pedestrian circulation plan will be subject to detail site plan review by the TMAPC.

3. No zoning clearance permit shall be issued within the development until a detail site plan, which includes all buildings, parking, lighting and landscaped areas has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each development area and/or lot 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 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 development until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Entry gates, emergency access gates and/or guardhouses, pools and pool houses, and detached community meeting centers, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
7. Pools and pool houses and detached community meeting centers, if proposed, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the proposed structures.
8. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
9. 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.

10. 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 sufficient capacity and have been installed in accordance with an approved plan prior to issuance of an occupancy permit on that lot.
11. All private roadways shall have a minimum width of 26' in width. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor public street. The maximum vertical grade of private streets shall be ten percent.
12. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
13. 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.
14. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
15. Approval of the PUD concept plan is not an endorsement of the conceptual layout. This will be done during detail site plan review and the subdivision platting process.
16. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No Comments.

Water: A 6-inch looped water main line exists for service connections.

Fire: Provide 28' radius on Lots 13 of Blocks 1 & 2 to allow a fire truck to make the turn.

Provide Aerial Fire Apparatus Access Roads per Section D105 of the International Fire Code.

Stormwater: No Comments.

Wastewater: The existing sanitary sewer main must be brought up to City of Tulsa Standards before any sewer connections can be permitted.

Transportation: No Comments.

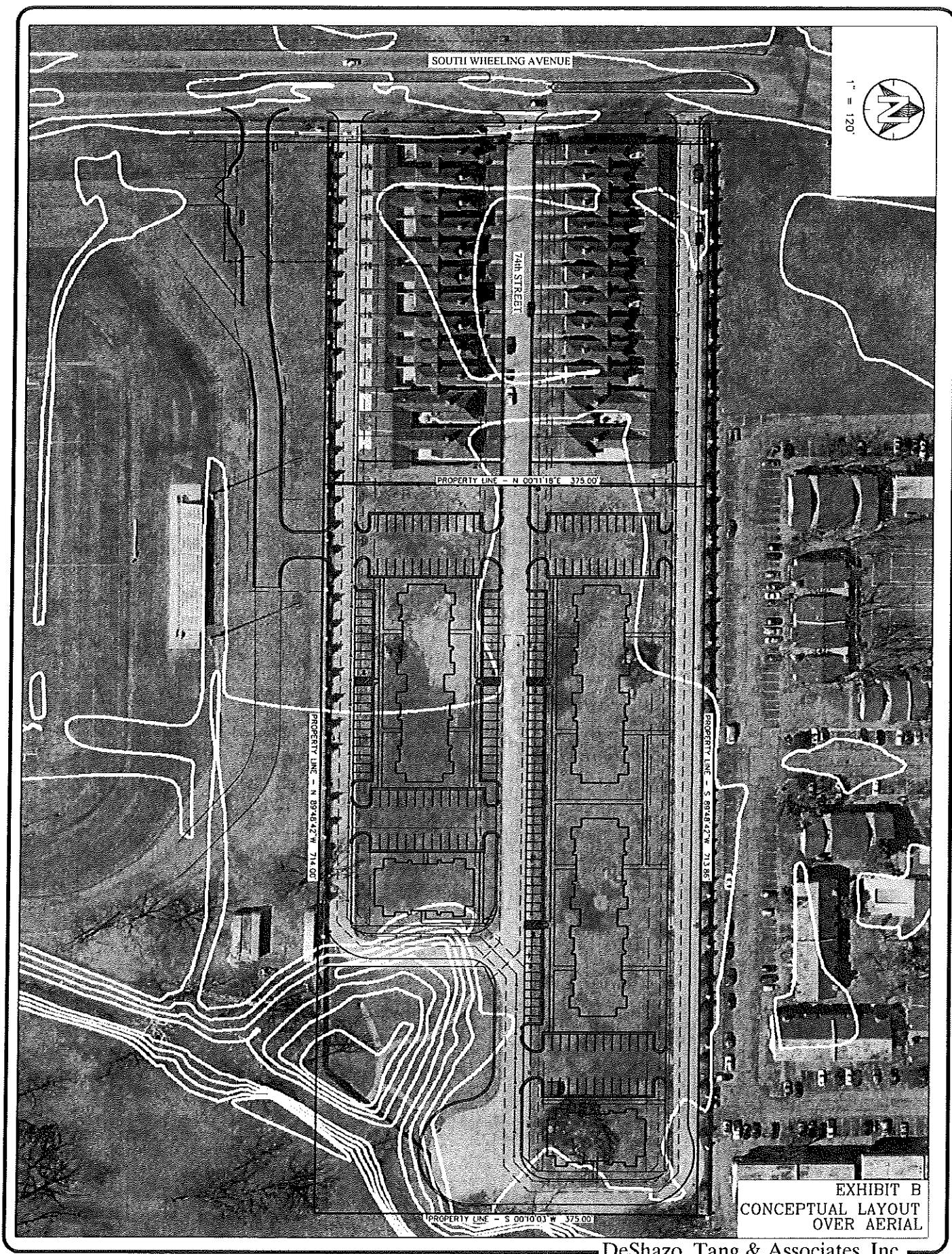
INCOG Transportation:

- **MSHP:** S. Wheeling Ave is a designated residential collector.
- **LRTP:** S. Lewis Ave., between 71st St. S. and 81st St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comment.
- **Transit:** Currently, Tulsa Transit operates an existing route on S. Lewis Ave., between 71st St. S. and 81st St. S. 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.

GIS: No comments.

Street Addressing: No Comments.

12/16/09



DeShazo, Tang & Associates, Inc.

20.12

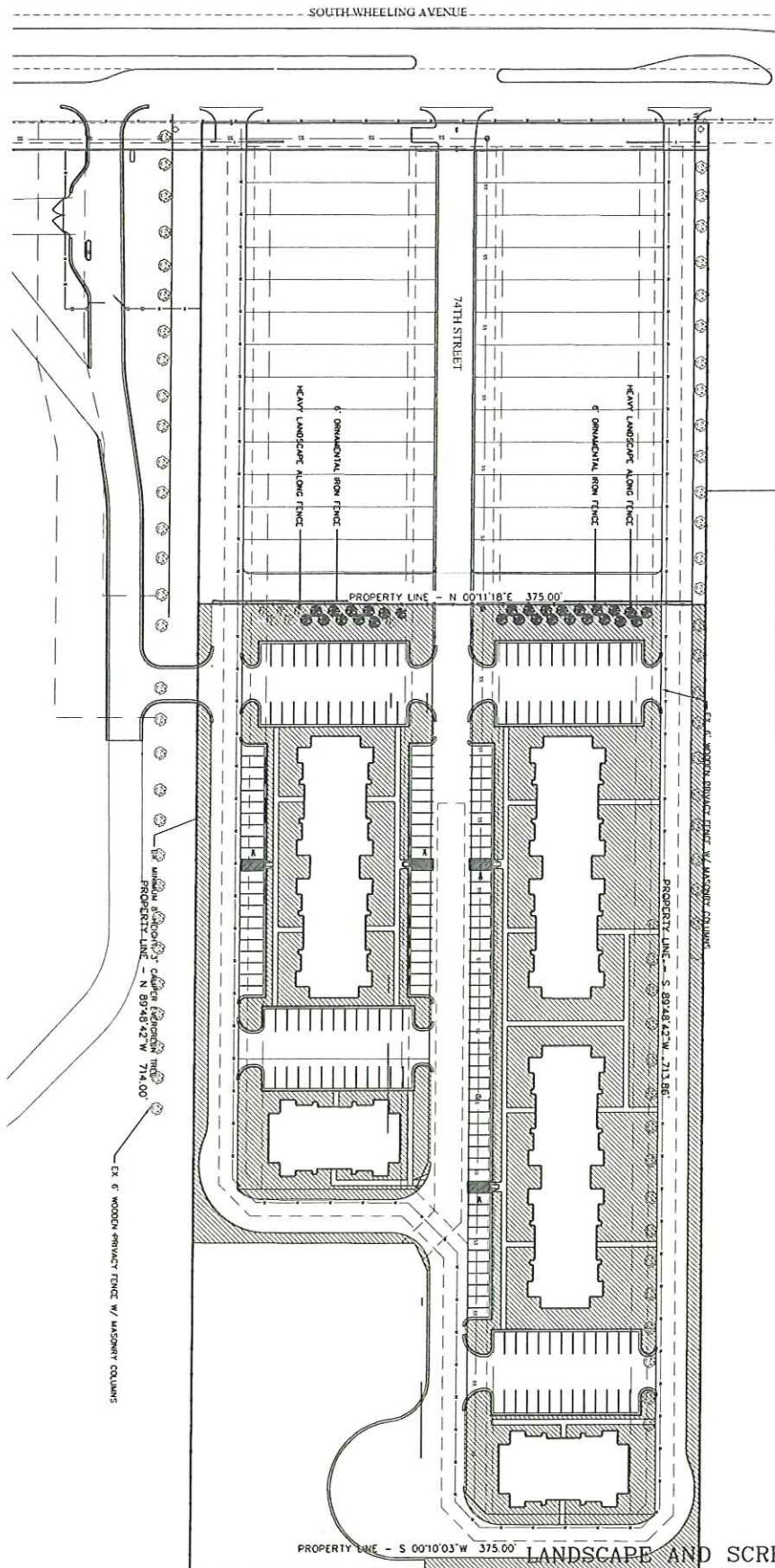


EXHIBIT C
LANDSCAPE AND SCREENING DETAILS

DeShazo, Tang & Associates, Inc.

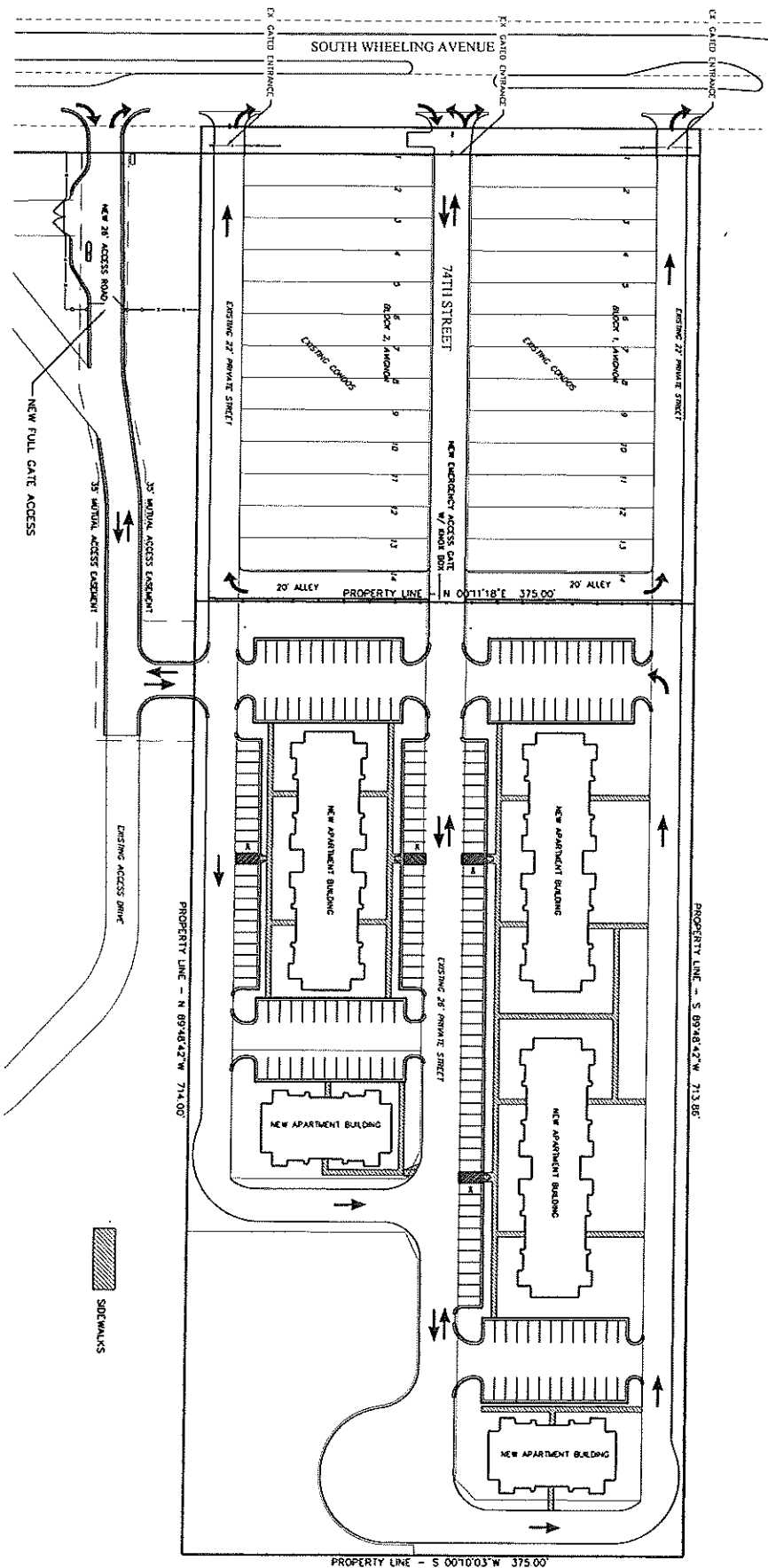


EXHIBIT D
ACCESS AND CIRCULATION
VEHICULAR AND PEDESTRIAN

DeShazo, Tang & Associates, Inc.

20.14

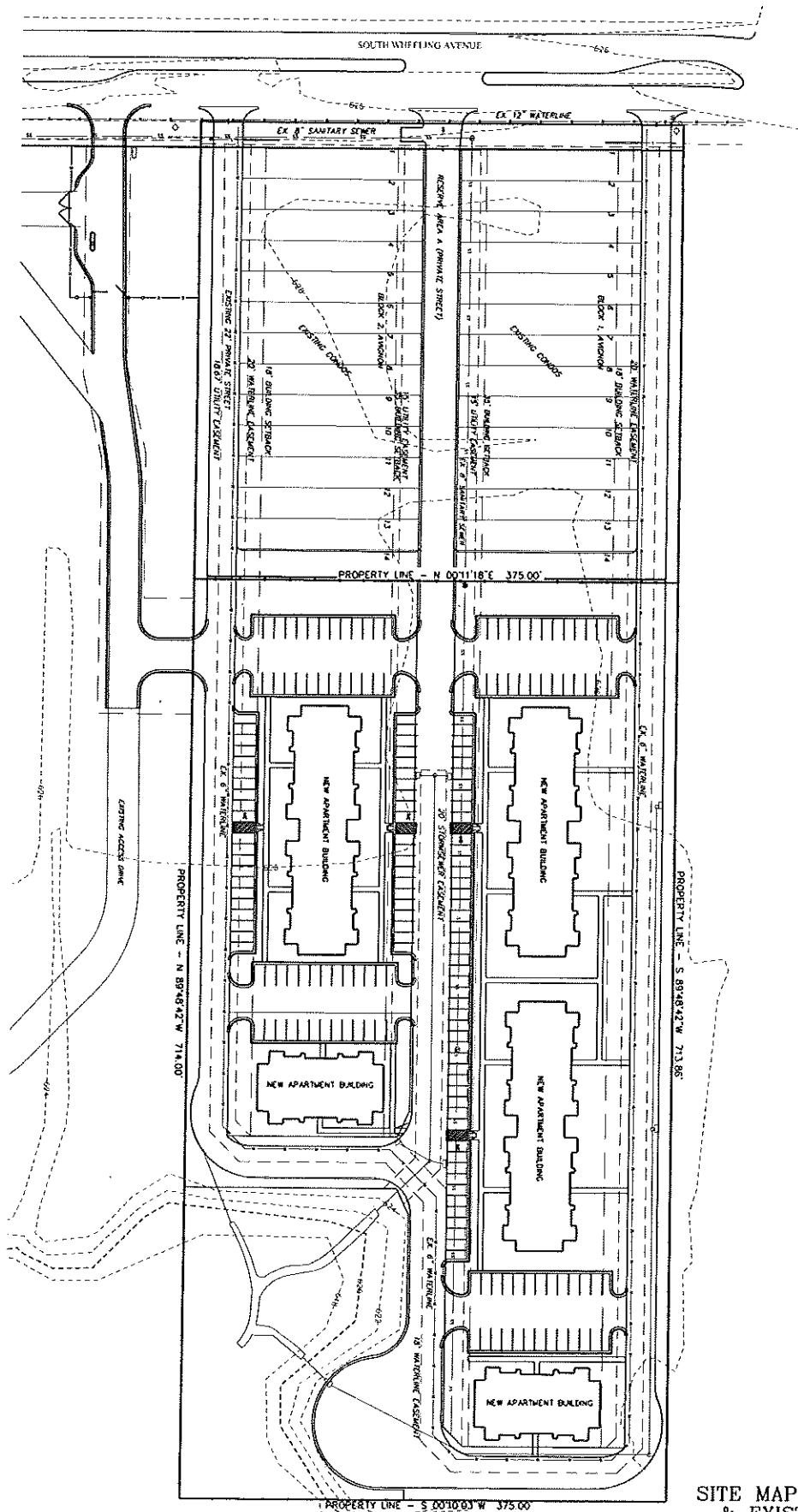


EXHIBIT E
SITE MAP, TOPOGRAPHY
& EXISTING UTILITIES

DeShazo, Tang & Associates, Inc.

20.15

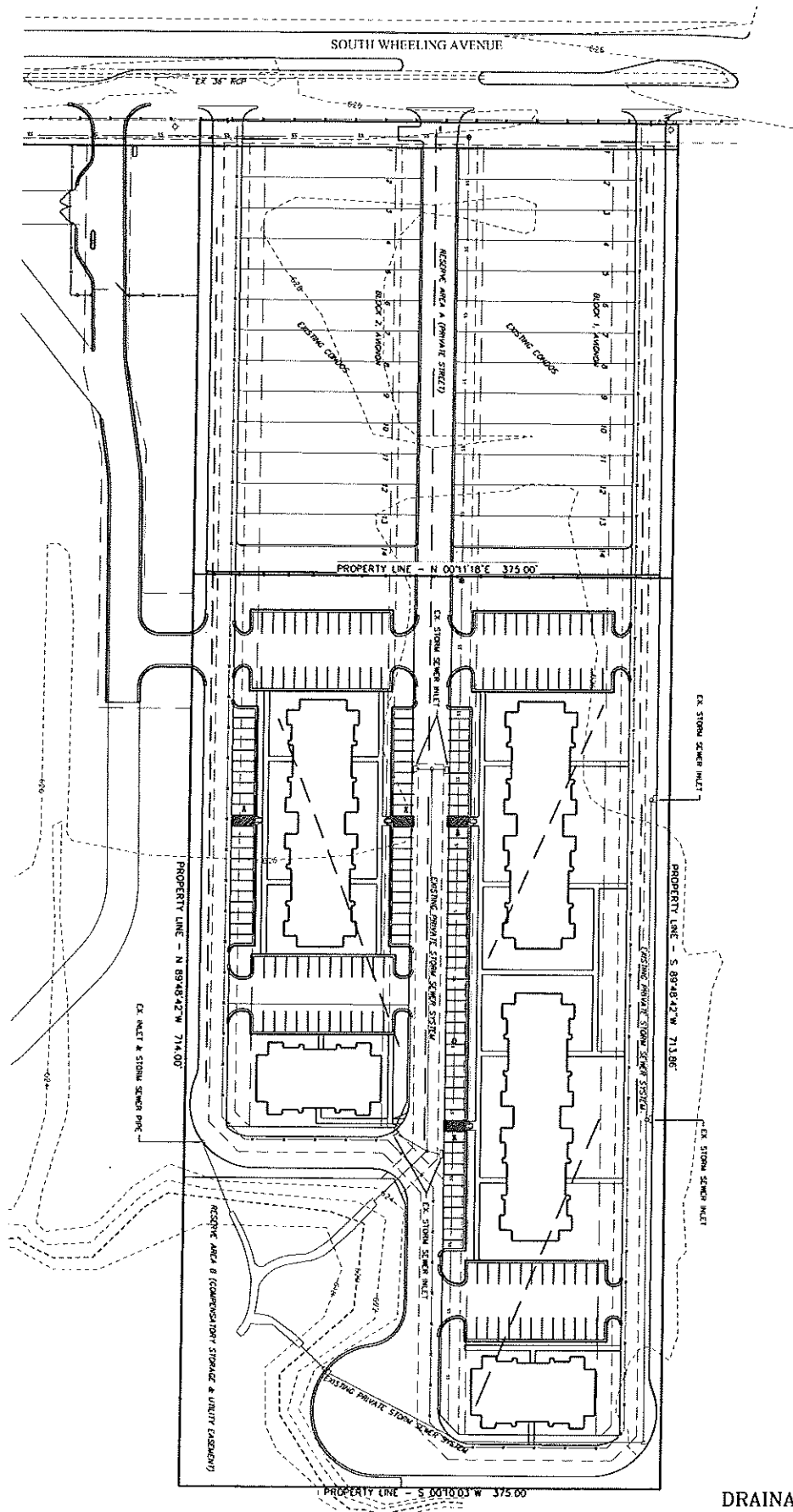
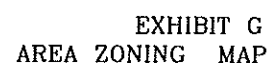
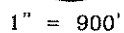


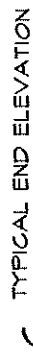
EXHIBIT F
DRAINAGE CONCEPT

DeShazo, Tang & Associates, Inc.

20.16



20.17





EXISTING ACCESS FROM SOUTH LOOKING EAST ↗





LOOKING NORTH-WEST



LOOKING WEST

20.20



LOOKING SOUTHEAST



LOOKING WEST

