

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2582

July 21, 2010, 1:30 PM

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

Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

1. **LC-263**– Tanner Consulting, LLC (9311) (PD5) (CD5)
Northeast corner East 21st Place South and South Sheridan Road
2. **LC-267** – Chad Grubb (9330) (PD6) (CD9)
East of the Northeast corner of Oak Road and East 45th Place South,
1939 East 45th Place
3. **LC-268** – Prime Distributers (9212) (PD7) (CD4)
Southwest corner of East 15th Street and South Main Street, 1506 South
Main Street
4. **LS-20385** – George D. DeMier (9319) (Related to LC-265) (PD6) (CD9)
Southeast of the Southeast corner South Peoria Avenue and East 31st
Street South, 3155 South Rockford Drive
5. **LC-265**– George D. DeMier (9319) (Related to LS-20385) (PD6) (CD9)
Southeast of the Southeast corner South Peoria Avenue and East 31st
Street South, 3159 South Rockford Drive
6. **LC-266**– Jerry Dean Hine (9302) (PD5) (CD5)
East of the Southeast corner of South Sheridan Road and East Admiral
Place, 6814 & 6840 East Admiral Place
7. **LS- 20386**– Joseph Watt, PE (9315) (PD5) (CD4)
South of the Southwest corner of East 25th Place South and South Braden
Avenue, 2545 South Yale Avenue
8. **LC- 263** – Tanner Consulting (9311) (PD5) (CD5)
Northeast corner of East 21st Place South and South Sheridan Road

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING

9. Additional CIP for FY2011

Consider and review additional CIP for FY2011 to find in conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

PUBLIC HEARINGS

10. BOA – 21076 – (9226) Plat Waiver (PD 9) (CD 2)
1238 West 41st Street South
11. BOA – 21116 – (8309) Plat Waiver (PD 18B) (CD 8)
7220 South Yale Avenue
12. CBOA – 2381 – (1333) Plat Waiver (County)
4301 East 66th Street North
13. CBOA – 2369 – (7224) Holy Angels Apostles Church of Tulsa, Inc. – (County)
Plat Waiver
15710 South Peoria Avenue (continued from 5/19/2010 and 6/16/2010)
14. Z-7156 – Roy D. Johnsen/Sunsett Hill Development, LLC RS-3 to RS-4
South and west of the southwest corner of East 41st Street and South Lynn Lane Road (PD-17) (CD-6)
15. Z-7151 – David Rogers IM to CS
Southeast corner of East 6th Street and South Xanthus Avenue (corrected legal description) (PD-4) (CD-4)
16. Z-7152 – Roy D. Johnsen/101st & Yale Properties, LLC RS-4/PUD to OL/PUD
East of southeast corner of East 101st Street and South Yale Avenue (PD-26) (CD-8)
(corrected legal description)

OTHER BUSINESS

17. 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.

Ringtone/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

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

Wednesday, July 21, 2010

11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by Sign Advisory Board

Adjourn

www.tmapc.org

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, July 21, 2010 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation Downtown Master Plan/Dr. Jack Crowley, Ph.D.

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

MEMORANDUM

TO: TMAPC MEMBERS

COPY: GARY HAMER, CAPITAL PLANNING AND FINANCE

FROM: DANE MATTHEWS, INCOG

SUBJECT: ADDITIONAL CIP PROPOSAL

DATE: JULY 21, 2010

The City of Tulsa Office of Sustainability has submitted another Capital Improvement Project for review in terms of relationship to the Comprehensive Plan. This is under the Energy Efficiency Conservation Block Grant Program (EECBG) and is for Energy Efficient Traffic Control and Pedestrian Signal Retrofit, at an estimated cost of \$740,000 in the downtown area. The Office estimates that the savings from this project will allow the City to restore lighting to 745 additional highway lights.

While the current Comprehensive Plan and the recently-adopted PLANiTULSA Comprehensive Plan encourage energy efficiency generally, this project is more specific than Plan policies. The intent to conserve resources and reallocate to ensure public safety are certainly Plan goals. Staff finds this CIP proposal in accord with the spirit and intent of the Comprehensive Plan and recommends the TMAPC do likewise.

EECBG Project Summary – 6/10/10

The Energy Efficiency Conservation Block Grant program is administered by the U.S. Dept. of Energy. The City of Tulsa has received \$3,883,500 in EECBG funding for programs that increase energy efficiency, reduce dependence on foreign energy and create or retain jobs. Below are the City's identified EECBG projects.

Project 1 - Office of Sustainability - \$330,000

Established by executive order in February 2010, the Office has one employee and is tasked with overseeing all aspects of the EECBG funding and process. Grant related work performed by COT employees in other departments is charged back to the grant. The Office is funded through July 2012. The Office will also fund a consultant to monitor the City's natural gas usage and bills to identify opportunities for cost savings for one year at an approximate cost of \$30,000.

Project 2 - OSU Medical Center Retrofit Project - \$1,436,377

The OSU Medical Center Retrofit project will allow for selection and replacement of specific equipment (as part of an existing retrofit project) to increase energy efficiency and reduce costs. OSUMC has agreed to leverage \$400,000 from other, non-federal sources, and this project will result in an estimated \$210,000 in annual energy savings.

Project 3 - Energy Efficient Traffic Control & Pedestrian Signal Retrofit - \$740,000

In order to save money in the City's lighting budget that can be used to turn highway lights back on, we have elected to perform a comprehensive energy efficient retrofit of traffic signals and pedestrian crossing signals in downtown Tulsa. A total of 425 3-section traffic signals and 742 countdown pedestrian crossing signals will be replaced with high efficiency LED units. The existing fixtures currently use incandescent bulbs, and it is estimated this project will save 8,397 kWh and \$55,000 per year. It is also estimated that these savings will allow the City to turn on approximately 745 additional highway lights. The City will hire an outside contractor to perform the work, and plans to advertise for bids in June 2010.

Project 4 - City of Tulsa Energy Audit & Retrofit Program - \$1,202,123

The City of Tulsa has literally hundreds of building it maintains. Last year, the City spent approximately \$12 million on electricity to power this large number of facilities and is looking for ways to reduce energy costs not only to save money but to decrease our environmental impact. The City of Tulsa plans to use EECBG funding to perform energy audits on City's facilities and implement those improvements identified by the audits. The City hopes to reduce energy consumption in the audited facilities by 25%.

Project 5 - Renewable Energy Feasibility Assessment - \$50,000

The City of Tulsa will spend EECBG funds to perform a renewable energy feasibility assessment of selected City facilities. We will identify suitable locations on City owned buildings and properties for renewable energy installations focusing mainly on solar energy, but other forms of energy will also be considered, as recommended by

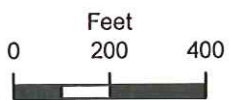
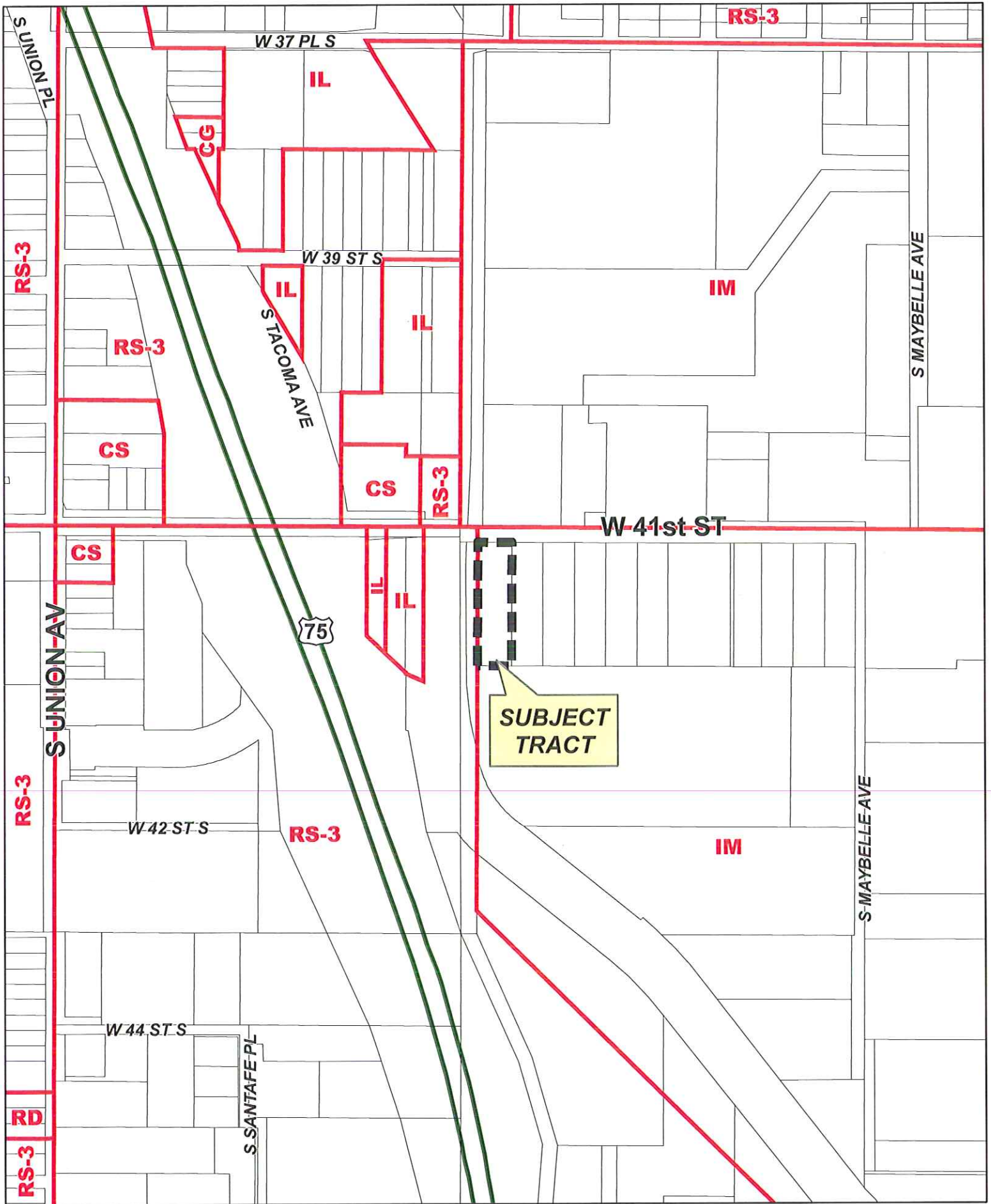
consultants. Once recommendations are made, the City will determine which projects to proceed with and will identify funding for implementation.

Project 6 - Revolving Loan Program Development - \$50,000

The City of Tulsa will develop an energy efficiency revolving loan program with the intent of making loans available to citizens and small business owners to perform energy efficiency upgrades to their homes and places of business. The City will spend EECBG funding to retain consultants to help develop and implement this program. Although EECBG funds will be used to develop the revolving loan program, other funding will be used to actually provide loans. The goal of the City is to offer \$1,000,000 in energy efficiency loans.

Project 7 - Long Term Energy & Sustainability Plan Development - \$75,000

The City of Tulsa will use EECBG funds to develop and implement an over-arching energy efficiency and sustainability plan for the next 3-5 years. This plan will involve methods for tracking internal and external GHG emissions, developing, implementing and quantifying the success of a broad based sustainability education plan, tracking cost and energy savings over time and measuring progress toward other sustainability goals.



BOA-21076

19-12 26





0 200 400
Feet

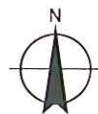
Aerial Photo Date: March 2008

BOA-21076

19-12 26

Note: Graphic overlays may not precisely align with physical features on the ground.

10.2



PLAT WAIVER

July 21, 2010

BOA-21076 – 1238 West 41st Street South (9226) (PD 9) (CD 2)

The platting requirement is being triggered by a Special Exception to allow a center/meeting and performance activity use in an existing multi-space center.

Staff provides the following information from TAC at their July 1, 2010 meeting:

ZONING:

- TMAPC Staff: The new use and space is a rental unit in an existing structure.

STREETS:

- No comment.

SEWER:

- No objection to the plat waiver. However, the existing sanitary sewer line is 18 inches in diameter and is not available for new taps. If any new sewer connections are necessary, a mainline extension of an 8 inch line will be required.

WATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

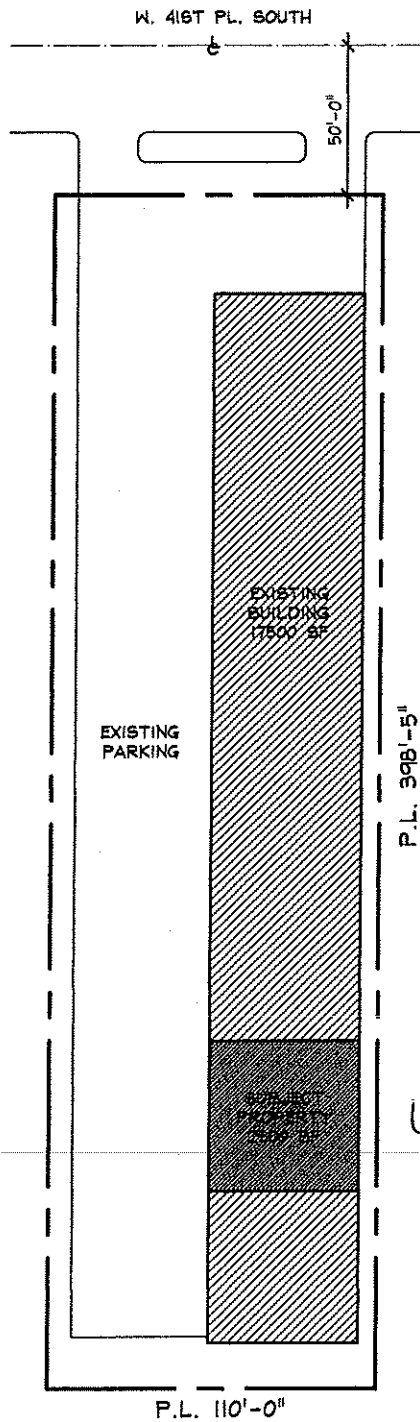
Staff recommends **APPROVAL** of the plat waiver because of the existing structure grandfathered with no platting previously required.

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



CASE NO. 21076
 OFFICIAL RECORDS EXHIBIT A-1
 ENTERED IN THE 05/25/2010
 MINUTES OF THE TULSA BOARD OF
 ADJUSTMENT.

site plan
 1/64"=10'



ONE Architecture
 418 S. Peoria
 Tulsa, Oklahoma 74120
 PH. 918.764.9996

UNIT D

1238 W. 41ST.
 Tulsa, Ok. 74107

PROJECT NO.
 1004-005

REVISION NO.

SHEET NO.

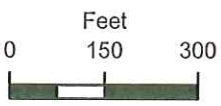
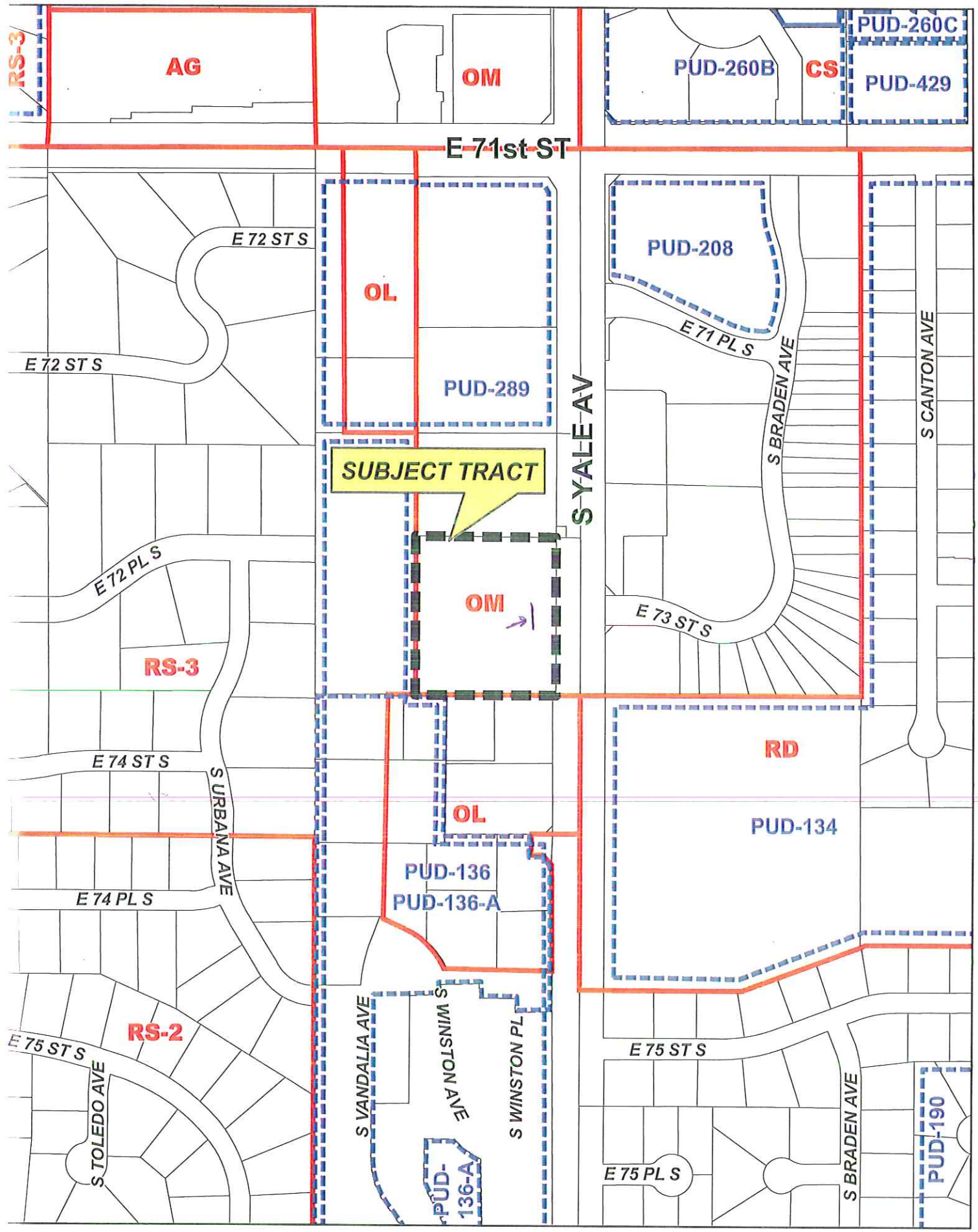
ISSUE DATE
 04.12.10

DRAWN BY

DRAWING NO.

10.5



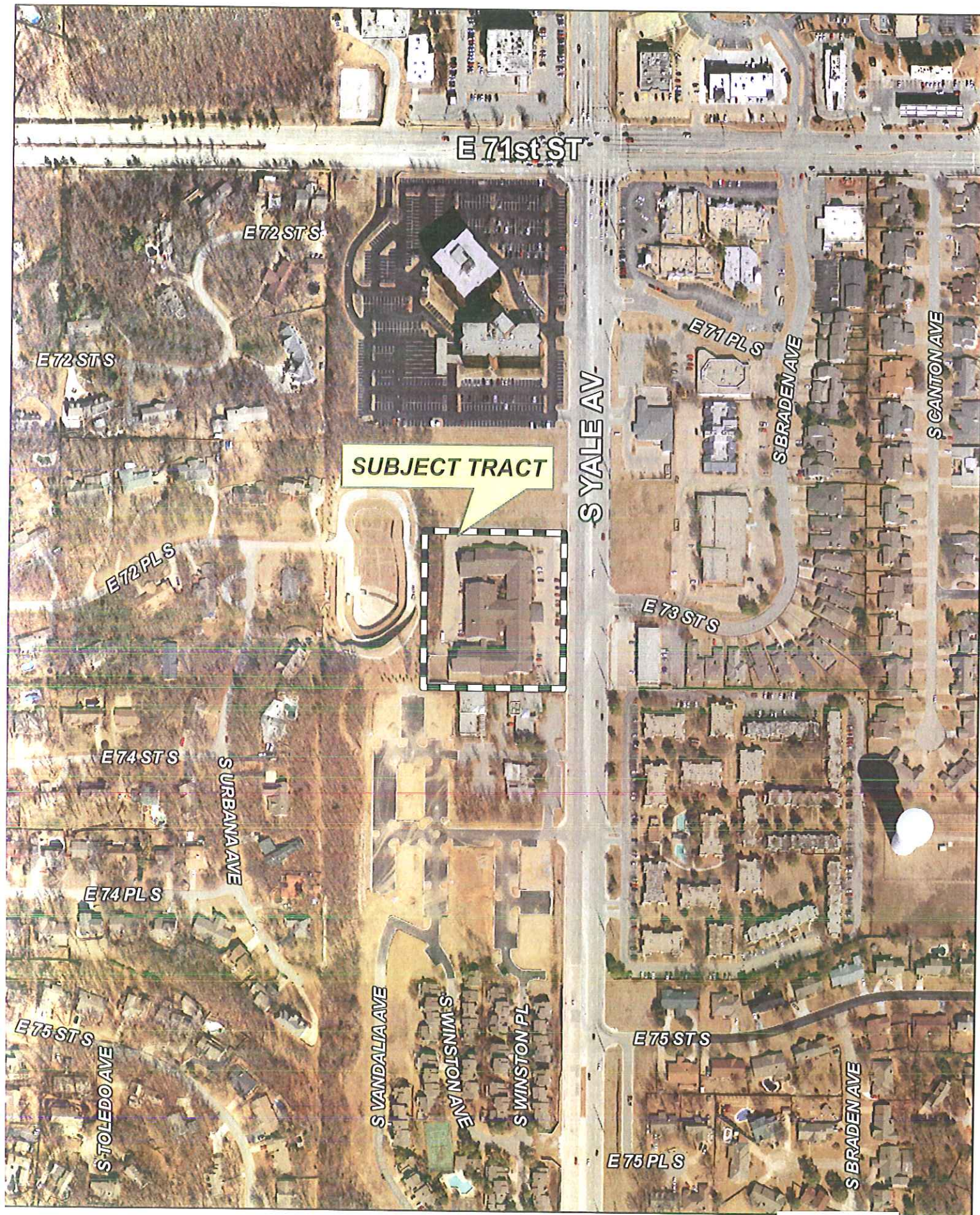


BOA-21116

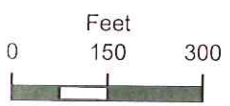
18-13 09

11.1





SUBJECT TRACT



Aerial Photo Date: March 2008

BOA-21116

18-13 09

Note: Graphic overlays may not precisely align with physical features on the ground.



PLAT WAIVER

July 21, 2010

BOA-21116 – 7220 South Yale Avenue (8309) (PD 18B) (CD 8)

The platting requirement is being triggered by a Special Exception for an assisted living use.

Staff provides the following information from TAC at their July 1, 2010 meeting:

ZONING:

- TMAPC Staff: The use is existing but had never received the proper Special Exception. Property has been previously platted.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

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

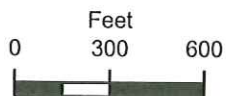
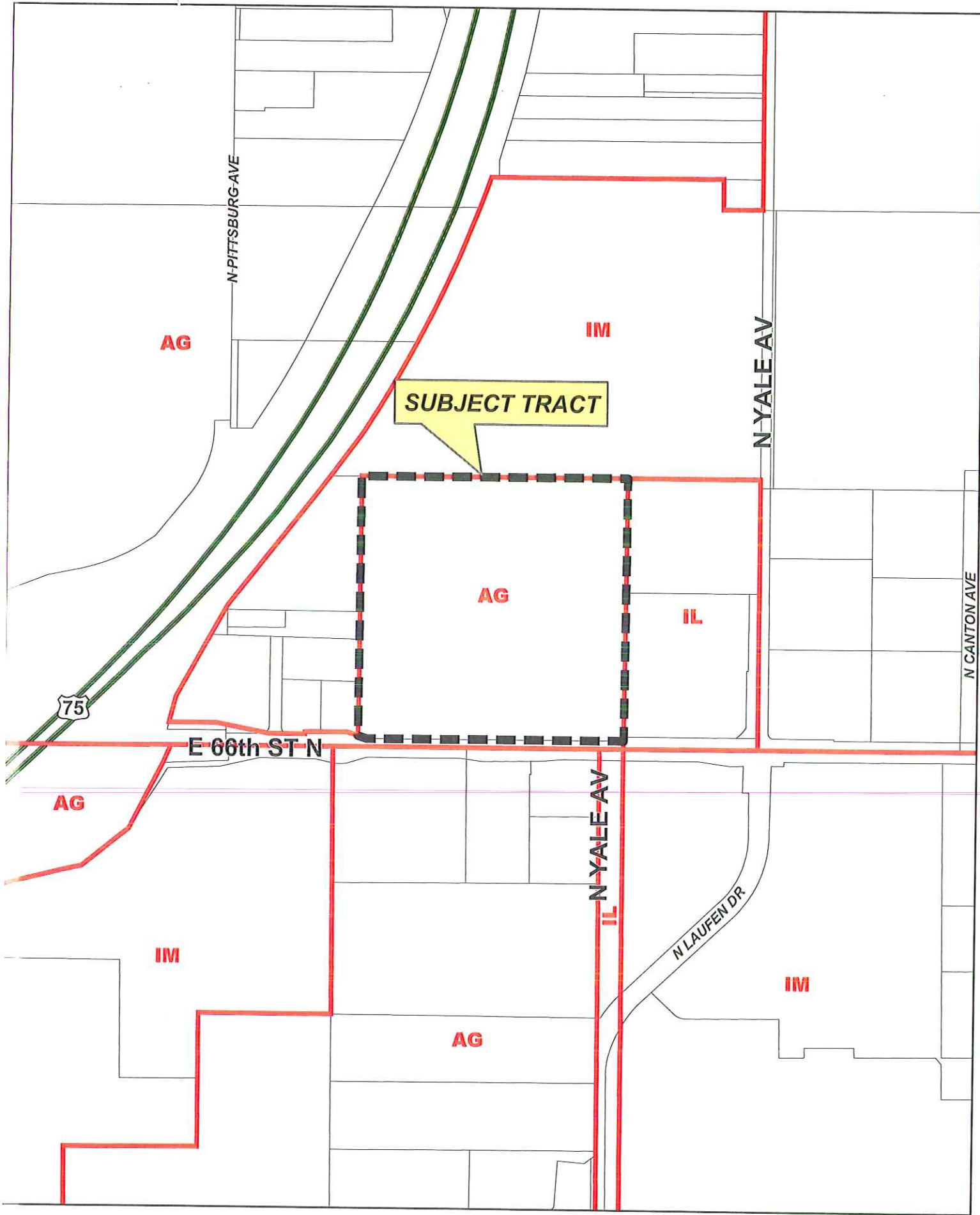
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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:

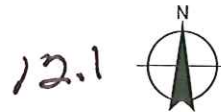
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an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

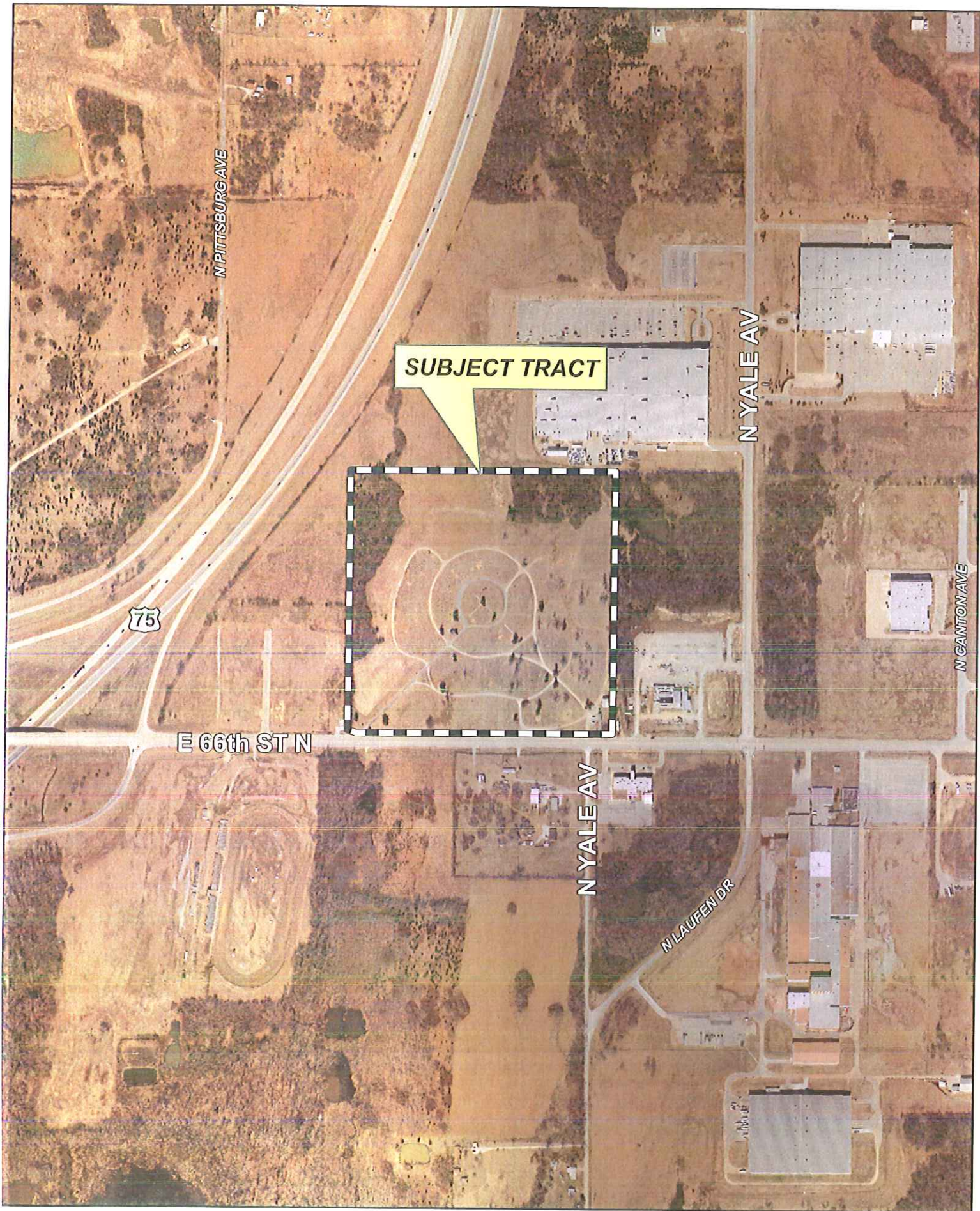
11.5



CBOA-2381

21-13 33





SUBJECT TRACT

N PITTSBURG AVE

N YALE AV

N CANTON AVE

75

E 66th ST N

N YALE AV

N LAUFEN DR



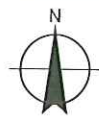
Aerial Photo Date: March 2008

CBOA-2381

21-13 33

Note: Graphic overlays may not precisely align with physical features on the ground.

12.2



PLAT WAIVER

July 21, 2010

CBOA-2381 - (1333) (County)
4301 East 66th Street North

The platting requirement is being triggered by a Special Exception to permit a cemetery and accessory funeral home in an AG zone.

Staff provides the following information from TAC at their July 1, 2010 meeting:

ZONING:

- TMAPC Staff: There is an existing cemetery use but the request added several interior buildings.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment. Out of City. Contact servicing fire department for requirements.

UTILITIES:

- No comment.

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

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 | |

12.3

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

the laws of the State of
 now or hereafter put
 and successors, govern
 The
 hereby dedicated for
 of said Cemetery, vi
 from time to time by

STATE OF OKLAHOMA
 COUNTY OF TULSA
 Public, in and for
 day of March
 Earle G. Hartings, Jr.
 of Crown Hill Cemetery
 the identical per
 foregoing instrumen
 that they executed
 act and deed, and
 said express trust, for
 In Witness
 and official seal on
 31 Feb

My Commission Expires
 45 Feet
 From
 Property Line

45 Feet
 From Road

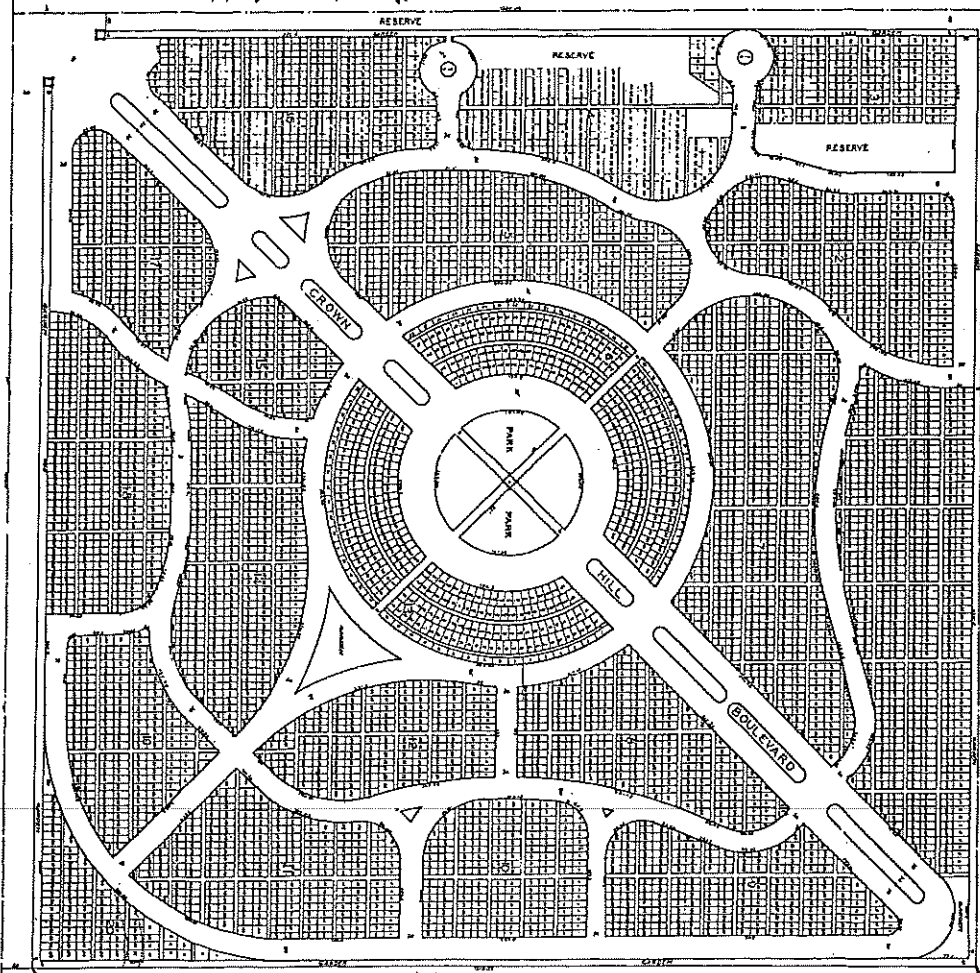
⊙ parking spaces

66th St.

(W) (E)
 (S)

12.5

CROWN HILL CEMETERY



[Illegible text, likely a certificate or legal notice]

[Illegible text, likely a certificate or legal notice]

12.4

Subject Tract

RMH

AG

AG

SPEORIA AV

E 159 PL S

E 161st ST

AG

AG

CBOA-2369

17-12 24

13.1

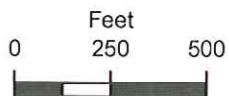




Subject Tract

S PEORIA AV

E 161st ST



Aerial Photo Date: March 2008

CBOA-2369

17-12 24

13.2
Note: Graphic overlays may not precisely align with physical features on the ground.



PLAT WAIVER

June 16, 2010 (continued from 5/19/10)

CBOA 2369 - (7224) (County)
15710 South Peoria Avenue

The platting requirement is being triggered by a County Board of Adjustment case requesting an additional cemetery use for an existing church use (Holy Apostles church).

Staff provides the following information from TAC at their May 6, 2010 meeting:

ZONING:

- TMAPC Staff: This case involves an addition of a cemetery to a platted church use.

STREETS:

- Sidewalks required per subdivision regulations. Access is limited to 36 feet in width each.

SEWER:

- Out of Tulsa service area. No comment.

WATER:

- Site located in the service area of Creek RWD # 2.

STORM DRAIN:

- No comment.

FIRE:

- Applicant shall get with responding fire department for comments pertaining to this plat waiver.

UTILITIES:

- No comment.

County Engineer:

- No concerns.

Staff can recommend **APPROVAL** of the plat waiver conditioned upon Board of Adjustment approval of the requested use. The Board will review the case the day before this planning commission agenda date.

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 |

[illegible]

ENGINEER/SURVEYOR
HOWARD CONSULTING
1000 W. 28th ST. PO.
OKTALA OKLAHOMA 74100
918-684-0844
CA. NO. 3545
EXP. DATE: 6/30/07

5954

FINAL PLAT
HOLY APOSTLES CHURCH

AN ADDITION IN TULSA COUNTY, OKLAHOMA
A SUBDIVISION IN THE NE 1/4 OF THE BE 1/4,
OF SECTION 24, T-17-N, R-12-E OF THE 13.4 M.

OWNER,
HOLY APOTHEOSIS ORTHODOX CHRISTIAN
CHURCH OF TULSA, OKLAHOMA, INC.
P.O. BOX 4484
TULSA, OK 74109-0484
918-808-7633
CONTACT: JOHN GAMES

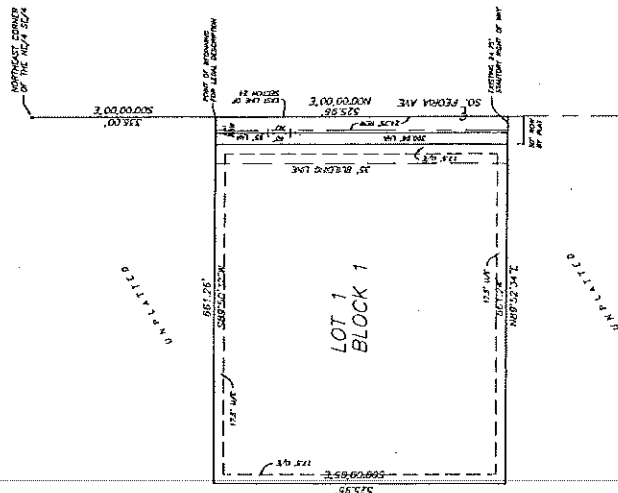
CERTIFICATE OF APPROVAL
 I hereby certify that the data
 was submitted in the listed appli-
 cation for Federal Registration in
 accordance with the provisions of
 the Act.
 SEC. 2, 1933

[Signature]
 JUNE 17, 1933

The following is a copy of the
 original data submitted by the
 County Clerk of the County.
 SEC. 2, 1933

[Signature]
 JUNE 17, 1933

COUNTY ENGINEER



STATE OF OKLAHOMA } ss.

COUNTY OF TULSA } 35
L. Lonnie Wilson, Tulsa County Clerk, in and
for the County and State of Oklahoma above
mentioned, do hereby certify that the foregoing is
a true and correct copy of a file instrument

Dated the 10 day of February, 1920
 Lertene Wilson, Twpso County Clerk

Abstract

CONCLUSIONS

LEGEND

BL	BUILDING LINE
CL	CENTER LINE
UL	UTILITY EASEMENT
AO	ACCESS OPENING
LA	LIMITS OF NO ACCESS
MO	DEDICATED ROAD RIGHT-OF-WAY

ADDRESS: 15710 SO. PICO BLVD. APT. 100
LOS ANGELES, CALIF. 90045

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

THE BASIS OF BEARINGS FOR THE
SUNWAY SHOWN THEREON IS THE
LAST LINE OF SAID SECTION 24
SEALING APPROXIMATELY

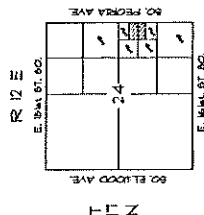
CERTIFICATE

I hereby certify that all real estate taxes involved in this plot have been paid as reflected by the certificate on roll. Security as required has been provided in the amount of Seventy per cent receipt no. on the applied to 20 taxes. This certificate is NOT to be construed at parceled of 20 taxes in full but is given in order that this plot may be filed on record. 20 taxes represented the amount of the security deposit.

CERTIFICATE

SUBDIVISION CONTAINING
1 LOT
TWS ACRES
October 12, 2009
C-10017462310

LOCATION MAP



RECEIVED

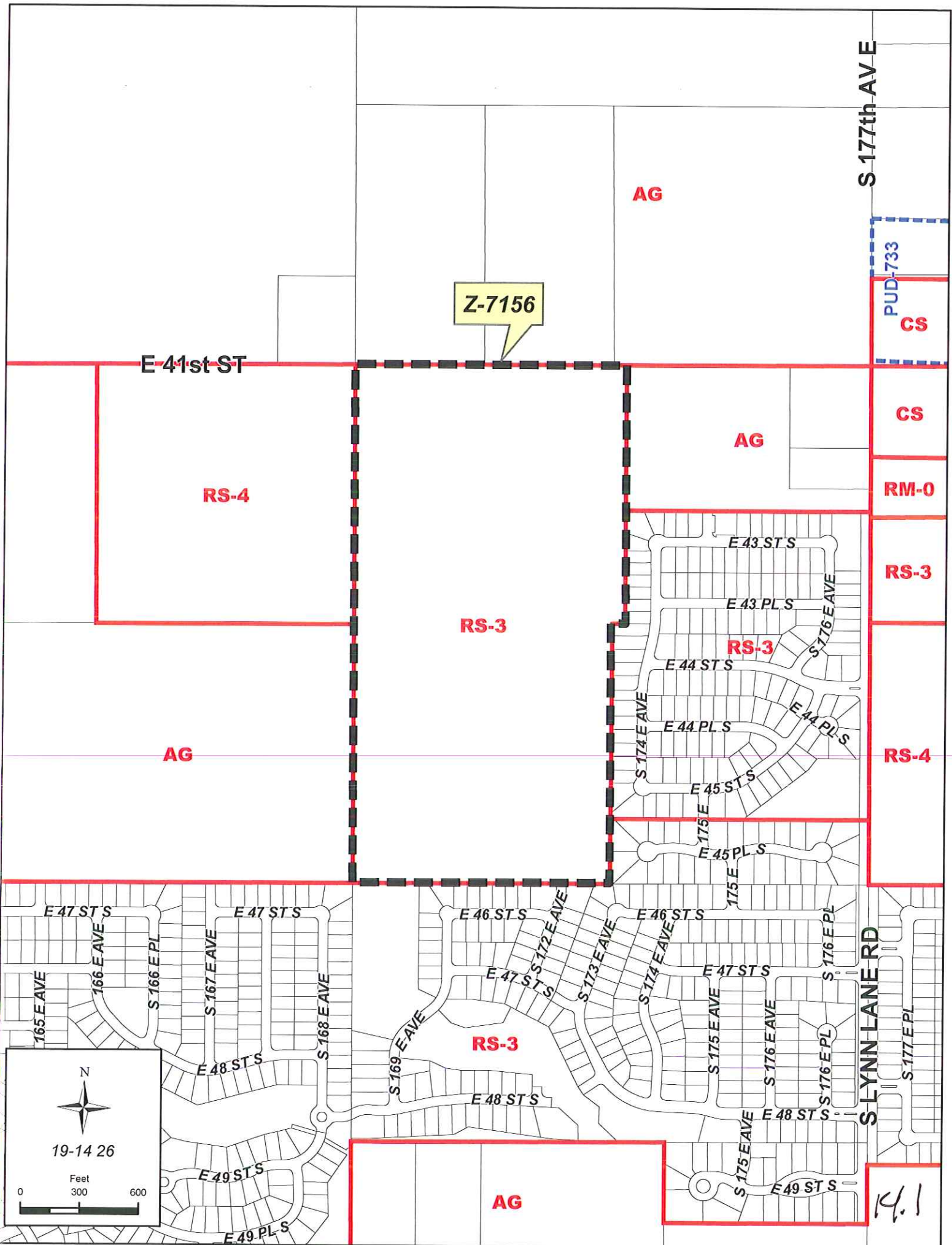
DEC 22 2005
Tulsa Municipal
Public Library

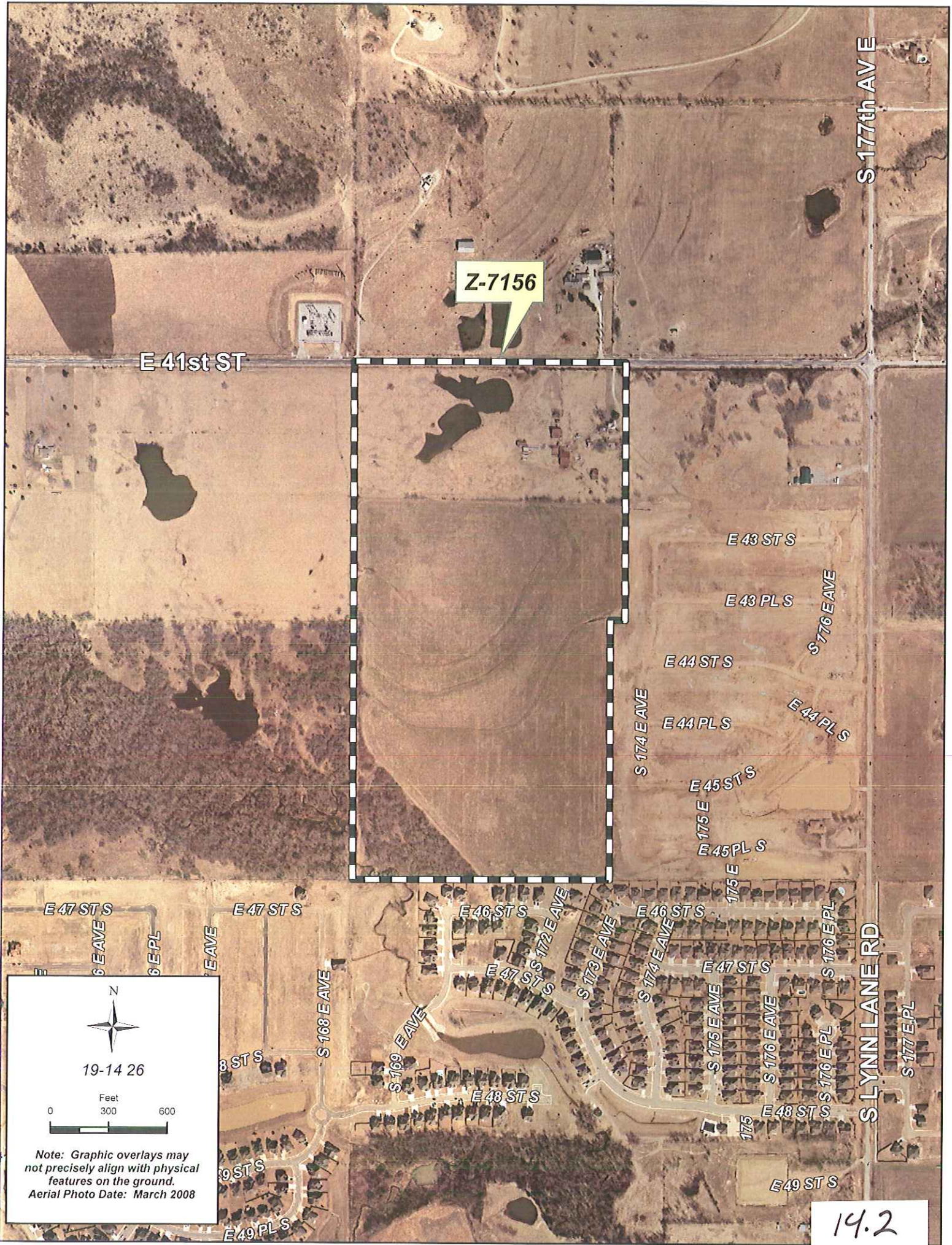
RECEIVED BY LIBRARY A 1254

PLAT NO.
5954

PAGE
1 of 2

13.6





Z-7156

E 41st ST

S 177th AVE

E 43 ST S

E 43 PL S

E 44 ST S

E 44 PL S

E 45 ST S

E 45 PL S

E 47 ST S

E 47 ST S

E 46 ST S

E 46 ST S

E 47 ST S

E 48 ST S

E 49 ST S

S 168 E AVE

S 169 E AVE

S 172 E AVE

S 173 E AVE

S 174 E AVE

S 174 E AVE

S 175 E AVE

S 176 E AVE

S 176 E AVE

S LYNN LANE RD

S 177 E PL



19-14 26

0 Feet 300 600

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

14.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7156

TRS 9426

Atlas 0

CZM 50

PD-17 CD-6

TMAPC Hearing Date: July 21, 2010

Applicant: Roy D. Johnsen

Tract Size: 82.06± acres

ADDRESS/GENERAL LOCATION: South and west of the southwest corner of East 41st Street and South Lynn Lane Road

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: RS-4

PROPOSED USE: Single-family

ZONING ORDINANCE: Ordinance number 21690 dated December 20, 2007, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7075 December 2007: All concurred in approval of a request for rezoning a 122± acre tract of land from AG to RS-3 on the east 80± acres and RS-4 on the northwest 40 acres, on property located west of the southwest corner of East 41st Street and South Lynn Lane Road and a part of the subject property.

Z-7048 March 2007: All concurred in approval of a request for rezoning a 46.7± acre tract of land from AG to RS-4 for single-family development on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

PUD-733 January 2007: All concurred in approval of a request for a Planned Unit Development on a 13.6± acre tract of land for commercial development, on property located at the northeast corner of South 177th East Avenue and East 41st Street South.

Z-7028 August 2006: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.

Z-7006 January 2006: All concurred in approval of a request to rezone an 80± acre tract from RS-3 to RS-4 for Residential purposes located south of the southeast corner of East 41st Street South and South 177th East Avenue.

Z-6999 September 2005: All concurred in approval of a request to rezone a 90± acre tract located west of the southwest corner of East 41st Street and 193rd East Avenue from AG/RS-3/OL/CS to RS-4 for single-family development.

Z-6970 February 2005: All concurred in approval of a request to rezone a ten-acre tract located south of the southwest corner of East 49th Street and South 177th East Avenue, from AG to RS-3.

14.3

PUD-711 February 2005: Approval was granted for a gated single-family development for 38 lots. The property is located west of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6913 October 2003: A request to rezone 11.6 acres, located west of the northwest corner of East 51st Street and South Lynn Lane (South 177th East Avenue) from AG to RS-4. Staff recommended denial on the grounds there were no other zoning and development patterns in the area with RS-4 zoning. Staff recommended the applicant re-submit the application along with a Planned Unit Development.

Z-6911 September 2003: Approval was granted to rezone 160 acres located east of the northeast corner of East 51st Street South and South 161 East Avenue from AG to RS-3 for single-family development.

Z-6500 September 1995: The TMAPC and City Council approved rezoning from AG to RS-4 on a property north of East 51st Street between South 177th East Avenue and South 193rd East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 82.06+ acres in size and is located south and west of the southwest corner of East 41st Street and South Lynn Lane Road. The property appears to be vacant and is zoned RS-3.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land and a single-family residential use under development, zoned AG/RS-3; on the north by vacant land and large-lot single-family residential use, zoned AG; on the south by single-family residential uses, zoned RS-3; and on the west by vacant land-, zoned AG/RS-4.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

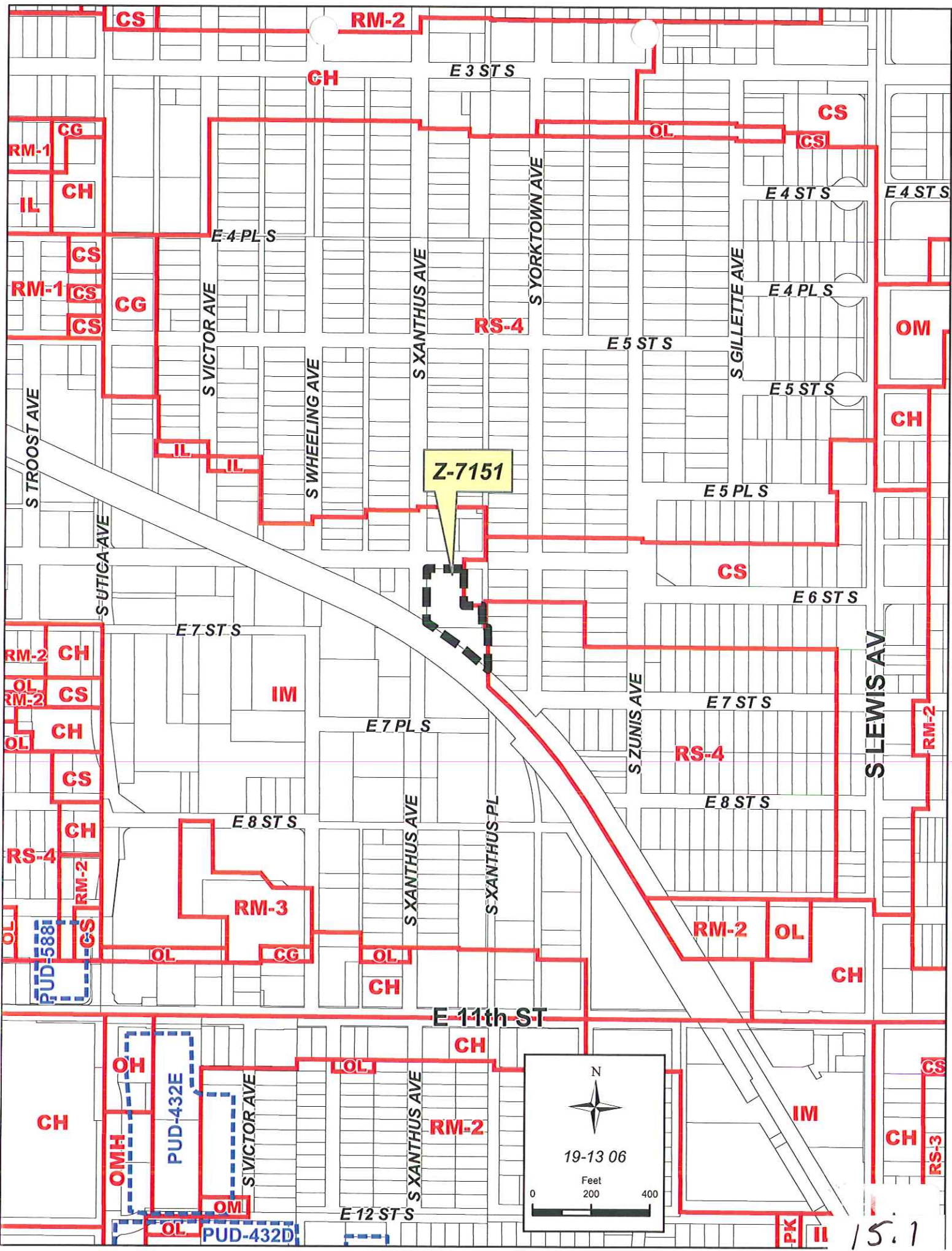
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-4 zoning is in accord with the Plan.

STAFF RECOMMENDATION:

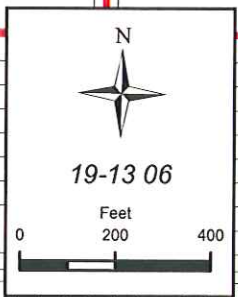
Surrounding zoning districts are all either AG or RS-3/RS-4. Uses association on these properties are single-family residential or vacant/agricultural. A large area of RS-4 zoned property abuts the subject property on its northwest boundary. For these reasons, staff can support the requested rezoning and recommends **APPROVAL** of RS-4 zoning for Z-7156.

07/21/10

14.4



Z-7151



15.1



19-13 06

Feet
0 50 100

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

15.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7151

TRS 9306

Atlas 11

CZM 37

PD-4 CD-4

TMAPC Hearing Date: July 21, 2010

Applicant: David Rogers

Tract Size: .96± acres
41,817.6± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 6th Street and South Xanthus Avenue

EXISTING ZONING: IM

EXISTING USE: Vacant

PROPOSED ZONING: CS

PROPOSED USE: CS uses and single-family residential

ZONING ORDINANCE: Ordinance number 11815, dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6912 November 2003: All concurred in approval of a request for rezoning 7916.25± square feet of land from IM to CS for office machine sales on property located southwest corner of East 6th Street and South Xanthus Place and abutting east of subject property.

Z-6415 October 1993: The Hillcrest blanket-zoned neighborhood was rezoned from RM-2 to RS-4, at the neighborhood's request and the TMAPC's sponsorship, on property located southeast of subject property.

Z-6414 October 1993: The Wells blanket-zoned neighborhood was rezoned from RM-1 to RS-4, at the neighborhood's request and the TMAPC's sponsorship, on property located north of the subject property.

BOA-15682 March 26, 1991: The Board of Adjustment approved a *Special Exception* to permit an antique and furniture store only (Use Unit 14) in an IM district; a *Variance* of the required number of off-street parking spaces from 54 to 18; and a *Variance* to permit required off-street parking to be located on a lot not containing the principal use; subject to the prohibition of a flea market operation, as well as any auctions being conducted on the property; and to the parking lot to the west being retained as parking for the antique and furniture store during the term of the lease; finding the use, as presented compatible with the area; and finding a hardship imposed by the size of the building in an IM zoned district, and the fact that the building has limited parking and almost any use made of the building would require relief by the Board, on property located at 1924 East 6th Street and abutting west of subject property across South Xanthus Street.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .96+ acres in size and is located at the southeast corner of East 6th Street and South Xanthus Avenue. The property appears to be vacant and is zoned IM. The southern portion of the tract abuts South Xanthus Place and a railroad track abuts it on the south. This was the original ice house in Tulsa and is quite old.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 6 th Street	Collector	56'	4
South Xanthus Avenue	N/A	N/A	2
South Xanthus Place	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by mixed commercial/residential uses, zoned CS and RS-4; on the north by mixed industrial/commercial uses, zoned IM; on the south by railroad tracks, zoned IM; and on the west by mixed industrial/commercial/office uses, zoned IM. This is an older industrial area that was and is served by the railroad.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

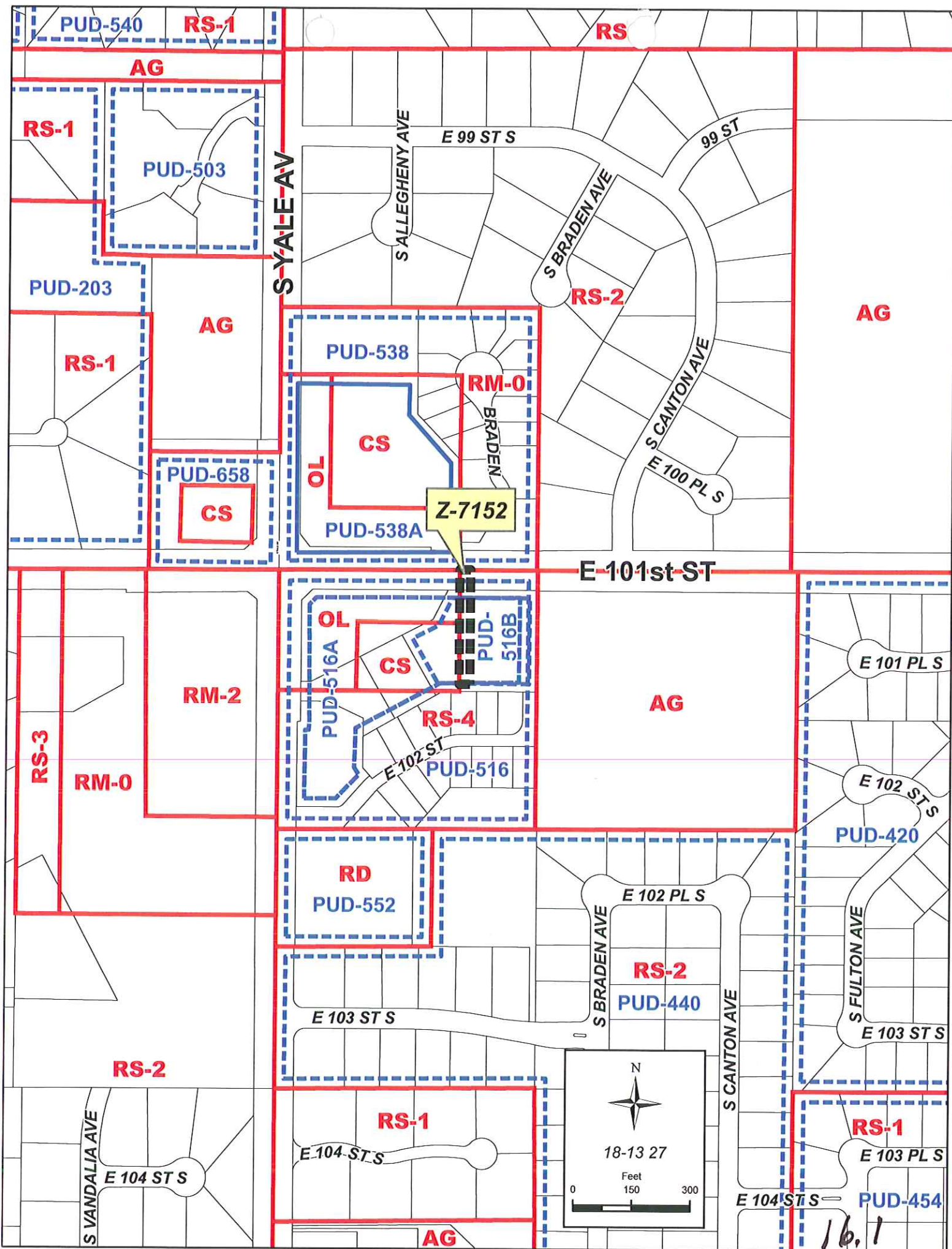
The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan. However, a large part of the area so designated on the Plan has been zoned IM for many years, which designation is also not in accord with the Plan. Staff believes the designation is in error and that, at the very least, the Residential land use overlay should be removed. With the Residential designation, the requested CS zoning **is not** in accord with the Plan. Without it, the CS would have been in accord.

STAFF RECOMMENDATION:

The applicant is seeking a mixed use approval for CS zoning which is not currently in accord with the District Detail Plan. Along with the commercial use of part of the property, the applicant proposes to renovate this historic building as residential use for his family and caretakers. In light of the ongoing discussions in favor of allowing mixed uses in some areas, staff can support the requested CS zoning, finding that RS-4 and CS zoning and uses currently exist to the east of the subject property. The property's reuse would actually be less intense than the IM as it is currently zoned. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7151.

07/21/10

15.4





16.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7152

TRS 8327

Atlas 2471

CZM 57

PD-26 CD-8

TMAPC Hearing Date: July 21, 2010

Applicant: Roy D. Johnsen

Tract Size: .161± acres
7,020± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of East 101st Street and South Yale Avenue

EXISTING ZONING: RS-4/PUD

EXISTING USE: Vacant

PROPOSED ZONING: OL/PUD

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 22102, dated August 3, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-516-B August 2009: All concurred in approval of a proposed Major Amendment to PUD on a 1.73± acre tract of land to include Children's Nursery only within Use Unit 5 and to amend development standards to accommodate new use, on property located east of southeast corner of East 101st Street and South Yale Avenue and the subject property.

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

PUD-516-A June 1999: All concurred in approval of a proposed Major Amendment to PUD on a .81± acre tract of land to reallocate floor area and add Development areas for mixed use development on property located south of southeast corner of East 101st Street South and South Yale Avenue and a part of subject property

Z-6572/PUD-552 December 1996: All concurred in approval of a request to rezone a 2.5 acre tract from AG to RD/PUD and a proposed Planned Unit Development for a residential elderly housing facility, on property located on the southeast corner of South Yale Avenue and East 102nd Street and south the subject tract.

PUD-538-A November 1996: All concurred in approval of a proposed Major Amendment to PUD-538 to add a dry cleaner and laundry business on property located in the northeast corner of East 101st Street and South Yale.

Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5± acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150' and the south 150' of the tract which was designated for OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue and across E. 101st Street from the subject tract.

Z-6451/PUD-516 July 1994: A request to rezone a 10+ acre tract of land from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and uses because of the school which is located across S. Yale from the property. It was recommended for the request to be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150' and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC on the subject property.

BOA-15228 September 1989: The Board of Adjustment approved a Special Exception to permit a public school in an RM-2, RM-0, RS-3 and RS-2 zoned district on property located on the southwest corner of E. 101st Street South and South Yale Avenue and west of the subject tract.

Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue and southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

BOA-11508 June 11, 1981: The Board of Adjustment approved a Special Exception to permit a church, church school, and related activities, per plans submitted with the condition that plans for any future structures on the property be submitted to the Board for approval, on property located east of the southeast corner of East 101st Street and South Yale Avenue and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .161± acres in size and is located east of the southeast corner of East 101st Street and South Yale Avenue. The property appears to be vacant and is zoned RS-4/PUD. A previous case, PUD-516B, was to allow for offices and a children's nursery.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 101 st Street South	Secondary arterial	100'	2

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

16.4

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned PUD-516B; on the north by mixed office and commercial uses, zoned PUD-538A; on the south by single-family residential uses, zoned RS-4; and on the west by mixed office, retail and related parking uses, zoned PUD-516B.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 2, defined as an area of steep slopes and erodible soils. Plan policies call for the area to be developed at low intensities unless done through a PUD. According to the Zoning Matrix, the requested OL/PUD zoning **may be found** in accord with the Plan due to its location within a Special District.

STAFF RECOMMENDATION:

Based on the surrounding land uses and the small size of the site in question, staff can support the requested rezoning. Therefore, staff recommends **APPROVAL** of OL/PUD zoning on Z-7152, if the TMAPC deems it appropriate to recommend approval of the accompanying PUD amendment.

07/21/10

