

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2588

October 20, 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:

Director's Report:

Review of TMAPC receipts for the month of September 2010

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-283– Eric P. Nelson (9430) Lot-Combination (CD-6)
Northwest of the northwest corner of South Garnett Road and 51st Street South (Related to Item 2.)
2. PUD-312-A-12 – Tulsa Bone and Joint Clinic IL/PUD
Northwest of the northwest corner of South Garnett Road and 51st Street South (Minor Amendment to combine two development areas within PUD-312-A for the purpose of constructing across a lot line). (Related to Item 1.)
3. PUD 564-B - Declaration of Covenants Amendment- North and East (CD 3)
of the Northeast corner of East 31st Street and South Memorial Drive, 8220 East Skelly Drive (Related to Item 11.)
4. PUD-648-A-4 – Olympia Land Development CO/PUD
North of the northeast corner of South Olympia Avenue and West 71st Street South (Minor Amendment to add Use Unit 10 – Off Street Parking as a permitted principal use in Development Area F of PUD-684-A.)
5. AC-99 – Olympia Medical Park CO/PUD
North of the northeast corner of South Olympia Avenue and West 71st Street South (Alternative Compliance Landscape Plan to preserve a naturally wooded area on the west side of the parcel.)
6. PUD-773 – Parkhill Liquors CS/PUD
Northwest of the northwest corner of 101st Street South and South Memorial Drive (Detail Site Plan for an 11,778 square foot (sf) liquor store.)

7. **PUD-386-B-1 – Sanctuary Church**

CS/RM-1/AG/PUD

North of the northeast corner of 91st Street South and South Memorial Drive (Minor Amendment to reduce the required parking for a broadcast studio and church to 127 spaces.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

8. **Rockford Industrial Park** – (0331) Minor Subdivision Plat (CD 1)
1212 North Rockford, South of East Pine Street, East of North Peoria Avenue (Continued from 10/5/2010, Request continuance to 12/7/2010 for plat revisions and further TAC review.)
9. **Oklahoma Methodist Manner (OMM/Crestwood)** – (9321) (CD 9)
Preliminary Plat, 4234 East 31st Street South, South of East 31st Street South, West of South Yale Avenue
10. **Darby Industrial Park** – (0321) Preliminary Plat (CD 3)
2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue
11. **PUD 564 B** – (9313) Plat Waiver (CD 3)
8220 East Skelly Drive, North and East of the Northeast corner of East 31st Street and South Memorial Drive (Related to Item 3.)

OTHER BUSINESS

12. Request by Tulsa City Council directing TMAPC to study and report on recommending Zoning Code amendments to protect Historic Preservation District boundaries.
13. **Commissioners' Comments**

ADJOURN

CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

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

**Wednesday, October 20, 2010
11:30 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by Tulsa River Parks Authority / Matt Meyer, Executive Director

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, October 20, 2010 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation and discussion on proposed draft of Form Base Codes for Pearl District / Cuthbertson
2. TMAPC Discussion on implementation of the new comprehensive plan.

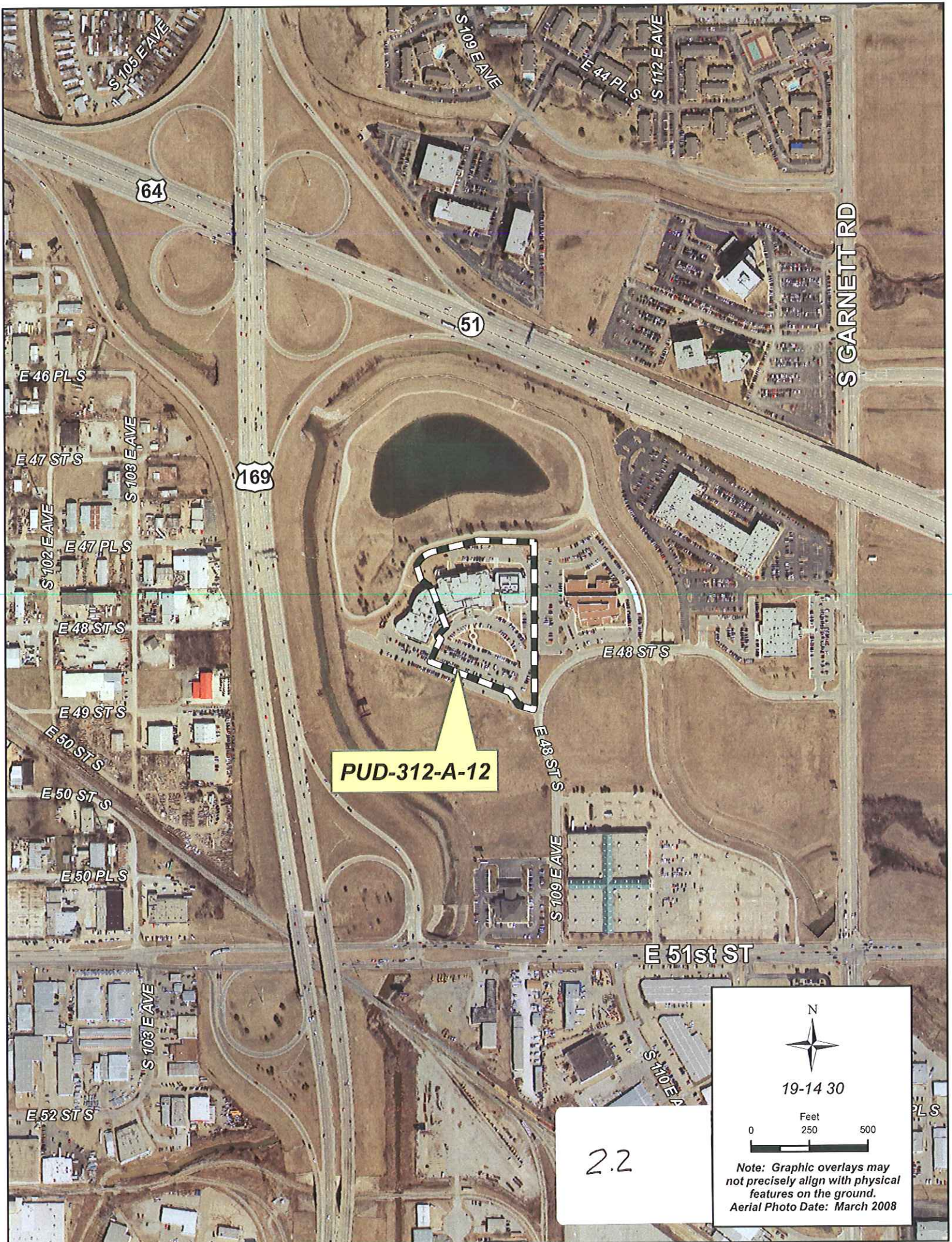
Adjourn.

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of September 2010

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	17	\$85.00	\$85.00	170.00	38	\$190.00	\$190.00	\$380.00
Zoning	5	1,845.00	1,845.00	3,690.00	11	4,205.00	4,205.00	8,410.00
PUDs & Plan Reviews	45	2,825.00	2,825.00	5,650.00	118	8,372.50	8,372.50	16,745.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,755.00</u>	<u>\$4,755.00</u>	<u>\$9,510.00</u>		<u>\$12,767.50</u>	<u>\$12,767.50</u>	<u>\$25,535.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	3	\$975.00	\$975.00	\$1,950.00
Preliminary Plats	2	1,147.50	1,147.50	2,295.00	6	3,449.18	3,449.17	6,898.35
Final Plats	0	0.00	0.00	0.00	1	382.50	382.50	765.00
Plat Waivers	2	250.00	250.00	500.00	7	875.00	875.00	1,750.00
Lot Splits	2	90.00	90.00	180.00	11	507.50	507.50	1,015.00
Lot Combinations	3	150.00	150.00	300.00	17	850.00	850.00	1,700.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$1,962.50</u>	<u>\$1,962.50</u>	<u>\$3,925.00</u>		<u>\$7,039.18</u>	<u>\$7,039.17</u>	<u>\$14,078.35</u>
BOARDS OF ADJUSTMENT								
Fees	20	\$5,860.00	\$600.00	\$6,460.00	36	\$15,985.00	\$2,300.00	\$18,285.00
Refunds	0	0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	\$0.00	0	0.00	0.00	0.00
		<u>\$5,860.00</u>	<u>\$600.00</u>	<u>\$6,460.00</u>		<u>\$15,985.00</u>	<u>\$2,300.00</u>	<u>\$18,285.00</u>
TOTAL		\$12,577.50	\$7,317.50	\$19,895.00		\$35,791.68	\$22,106.67	\$57,898.35



PUD-312-A-12

2.2

N

19-14 30

0 250 500

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

October 20, 2010

STAFF RECOMMENDATION

PUD-312-A-12: Minor Amendment – Northwest of the northwest corner of South Garnett Road and 51st Street South; TRS 19-14-30; CZM 49; Atlas 753/754; CD 6; IL/PUD.

The applicant is requesting a minor amendment to combine two development areas within PUD-312-A for the purpose of constructing across a lot line allowing internal access to and from both buildings as seen on the attached exhibits. Associated with this minor amendment is lot combination LC-283 also appearing on the October 20, 2010 agenda of the TMAPC.

There is no request for additional floor area or request to relax any existing development standard of the PUD.

Referring to the attached Exhibits A and B by constructing across the internal lot line the two buildings effectively become one according to the Tulsa/International Building Code. If the two lots are not legally combined the applicant would be required to put a firewall along the lot line, negating internal access between the two buildings.

Floor area in the existing development areas is allocated as follows:

Area B1-A-1 Maximum Building Floor Area:

Use units 12, 13, 14, 16, and 17 -	45,977 sf
Use units 11, 19, and 22 -	172,873 sf

Area B1-A-2 Maximum Building Floor Area:

Use units 12, 13, 14, 16, and 17 -	20,470 sf
Use units 11, 19, and 22 -	76,970 sf

Upon combination of the two areas, creating Development Area B1-A floor area allocation will be combined as follows:

Area B1-A Maximum Building Floor Area:

Use units 12, 13, 14, 16, and 17 -	66,447 sf
Use units 11, 19, and 22 -	249,843 sf

Since there is no limit to floor area ratio (FAR) in the IL district, and there is no request to add floor area or relax any existing development standard of PUD-312-A, staff recommends **APPROVAL** of minor amendment PUD-312-A-12.

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

OM
EOK-51

CO

Detention Facility

EOK-51

SUBJECT AREA ↴

Tract "A"
A-1

PUD-312

UNION PINES

Tulsa Bone and
Joint Clinic

B-1-A-2

USO Venture

B-2

DEV. Area "A"

B-1-B

DEV. Area "B"

A-2

Tract "B"

B-1-A-1

B-1-C-1

E-1

DEV. Area "E"

E-2

B-1-C-2

DEV. Area "F"

Tract "B"

DEV. Area "C"

C-2

RS-3

The Pawnee
Center At the
Metroplex

Tract "A"

C1

DEV. Area "D"

The Metroplex

S GARNETT RD

S US-169

RS-3

S 110th AV

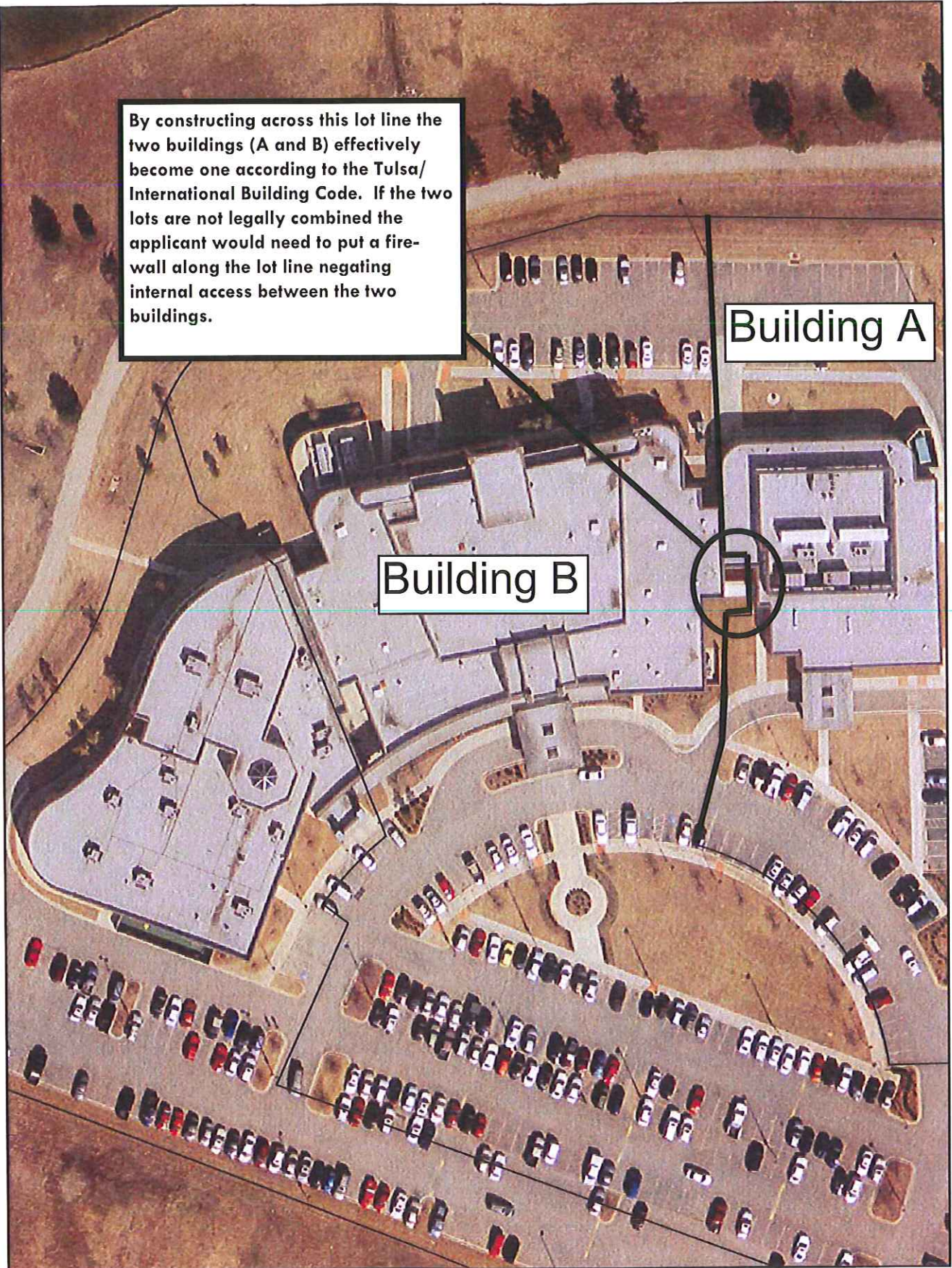
IL

2.4

By constructing across this lot line the two buildings (A and B) effectively become one according to the Tulsa/International Building Code. If the two lots are not legally combined the applicant would need to put a fire-wall along the lot line negating internal access between the two buildings.

Building A

Building B



Tulsa Bone + Joint



Area of Construction



2.6



Eller & Detrich
A Professional Corporation

Philip J. Eller
Donald L. Detrich
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
Daniel C. Cupps
Andrew A. Shank
Phillip J. Jennings

Of Counsel
Philip R. Feist, PLLC
Jerry M. Snider
John H. Lieber

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail:
rlreynolds@ellerdetrich.com

September 20, 2010

VIA EMAIL – dfernandez@incog.org

Ms. Diane Fernandez
INCOG
Williams Tower II, Two West Second Street,
Suite 800, Tulsa, OK 74103

Re: PUD 564-B
Plat Waiver

Dear Diane:

Attached is a copy of the Declaration of Covenants and Restrictions under Planned Unit Development No. 564-B. The purpose of the Declaration is to permit the waiving of the platting requirements as provided in Section 1102 of the Tulsa Zoning Code (the "Code") by: (1) memorializing the PUD covenants and restrictions; (2) making the City of Tulsa a beneficiary of such covenants and restrictions; and (3) recording such covenants and restrictions in the land records so that any future title holder will be aware of the same.

This Declaration is necessitated because the subject property, Lot 1, Block 1, RIVERSIDE NISSAN ADDITION, was part of a Major Amendment that was processed as Planned Unit Development No. 564-B which was approved last month.

Since the property is a platted lot, and the existing building will not be expanded as a result of PUD 564-B, the Applicant has requested that a Plat Waiver be approved by the TMAPC and the Declaration filed in the land records as provided in the Zoning Code.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

3.1

Ms. Diane Fernandez
September 20, 2010
Page 2

Should you have any questions, please do not hesitate to call.

Yours very truly,



R. Louis Reynolds

RLR:kfm
Enclosure

cc: Mr. Greg Wolter
Patrick Boulden, Esq.

E:\10-1051-01\N&C\Fernandez ltr-1.doc

**DECLARATION OF COVENANTS AND RESTRICTIONS
UNDER PLANNED UNIT DEVELOPMENT NO. 564-B**

(PUD 564-B)

THIS DECLARATION OF COVENANTS AND RESTRICTIONS UNDER PLANNED UNIT DEVELOPMENT NO. 564-B (this "Declaration"), is made and entered into as of this _____ day of September, 2010, by GREGORY WOLTER, a single person ("Wolter").

RECITALS:

A. Wolter is the owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as:

Lot One (1), Block One (1), RIVERSIDE NISSAN, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (the "Property").

B. The Property was processed as a Major Amendment to Planned Unit Development No. 379-B such action being Planned Unit Development 564-B ("PUD 564-B") pursuant to Chapter 11 of Title 42 of the Tulsa Zoning Code, and was approved by the Tulsa Metropolitan Area Planning Commission (the "TMAPC") on July 6, 2010.

C. On September _____, 2010, the TMAPC, at a public hearing, waived the platting requirement for the Property and determined that the purpose of such platting could be achieved, by the recording of this Declaration in the Office of the Tulsa County Clerk.

COVENANTS AND RESTRICTIONS:

NOW, THEREFORE, in accordance with Title 42, Section 1102 of the Tulsa Zoning Code requiring the establishment of covenants and restrictions of record, inuring to and enforceable by the City of Tulsa, Oklahoma, a municipal corporation (the "City"), sufficient to assure the implementation and continued compliance with PUD 564-B and any amendments thereto, Wolter, for his successors, grantees and assigns, does hereby impose the following covenants and restrictions, which shall run with the land and which shall be enforceable by Wolter, the owner(s) of the Property or by the City.

1. ADDITIONAL DEVELOPMENT STANDARDS

A. Permitted Uses:

Those uses included within Use Unit 10, Off Street Parking; Use Unit 11, Offices and Studios, and Display for Sale of New and Used Automobiles and Light Trucks; and Use Unit 15, Other Trades and Services, Limited to Contract Construction Services and Uses Customarily Accessory Thereto.

B. Maximum Building Floor Area: 13,500 SF

C. Minimum Building Setbacks:

From easterly boundary of Development Area	90 FT
From southerly boundary of Development Area	85 FT
From westerly boundary of Development Area	0 FT
From northerly boundary of Development Area	50 FT

D. Screening:

The existing 6 FT screening fence along the easterly boundary of the Property shall be maintained by the owner of the Property from the southeast corner of the Property to the northwest corner of Lot Eleven (11), Block Two (2), CANDLELIGHT ADDITION, and a 4 FT round rail wooden fence with black vinyl coated chain link fencing shall be constructed and maintained by the owner of the Property on the westerly side of the landscaped area along the easterly boundary of the Property and connected to the northwest corner of Lot Eleven (11), Block Two (2), CANDLELIGHT ADDITION.

2. TERM, AMENDMENT, ENFORCEMENT AND PARTIAL INVALIDITY

A. Term and Amendment:

The covenants and restrictions set forth herein shall be covenants and restrictions which shall run with the land and shall be binding upon and enforceable by Wolter, his successors, grantees and assigns and by the City, until September 1, 2025, at which time such covenants and restrictions shall be automatically extended for successive periods of ten (10) years; provided, however, such covenants and restrictions may be amended, terminated or modified, in whole or part, at any time by written

instrument signed by majority of the owner(s) of the Property and the City and the provision of such instrument shall be binding from and after the date it is recorded.

B. Enforcement:

All of the covenants and restrictions set forth in this Declaration shall inure to the benefit of and be enforceable by the City. If Wolter or his grantees, successors and assigns shall violate any of the covenants and restrictions of this Declaration, the City may bring an action at law or at equity against the person or persons violating or attempting the same to prevent him or them from doing so or to compel compliance with the same or to recover damages. In addition to the foregoing, and not by way of limitation, in the event Wolter, his grantees, successors or assigns fail to properly maintain and repair the fencing as provided herein, the City or its designated contractor may enter the Property and perform such maintenance and repairs as are necessary to achieve the intended purposes of this Declaration and the costs thereof shall be paid by the owner of the Property. In the event the owner of the Property fails to pay the costs of such maintenance and repair by the City after the completion of the maintenance and repair and receipt of a statement of costs, the City may file of record a copy of the statement of costs and thereafter the costs shall be a lien against the Property for such costs. Such lien hereby created may be enforced and foreclosed as a mortgage lien in accordance with applicable Oklahoma law.

C. Partial Invalidity:

Invalidation of any of the covenants or restrictions set forth herein by judgment or other action shall not effect the validity of any other covenant or restriction and shall remain in full and force and effect.

3. PLAT, DEED OF DEDICATION AND CONFLICTS

A. Plat, Deed of Dedication and Conflicts:

Every owner by acceptance of a deed to any or all of the Property acknowledges that the Property and the use thereof are subject to covenants and restrictions of this Declaration. To the extent that this Declaration is in conflict with any term, condition and provision of the Plat or Deed of Dedication of RIVERSIDE NISSAN, or any prior amendment thereto, the provisions of this Declaration shall control.

IN WITNESS WHEREOF, Wolter has caused this Declaration to be executed on the day herein set forth above.

Gregory Wolter

"Wolter"

APPROVED AS TO FORM:

TULSA METROPOLITAN AREA
PLANNING COMMISSION

By: _____
Assistant City Attorney

By: _____
Chairman

"TMAPC"

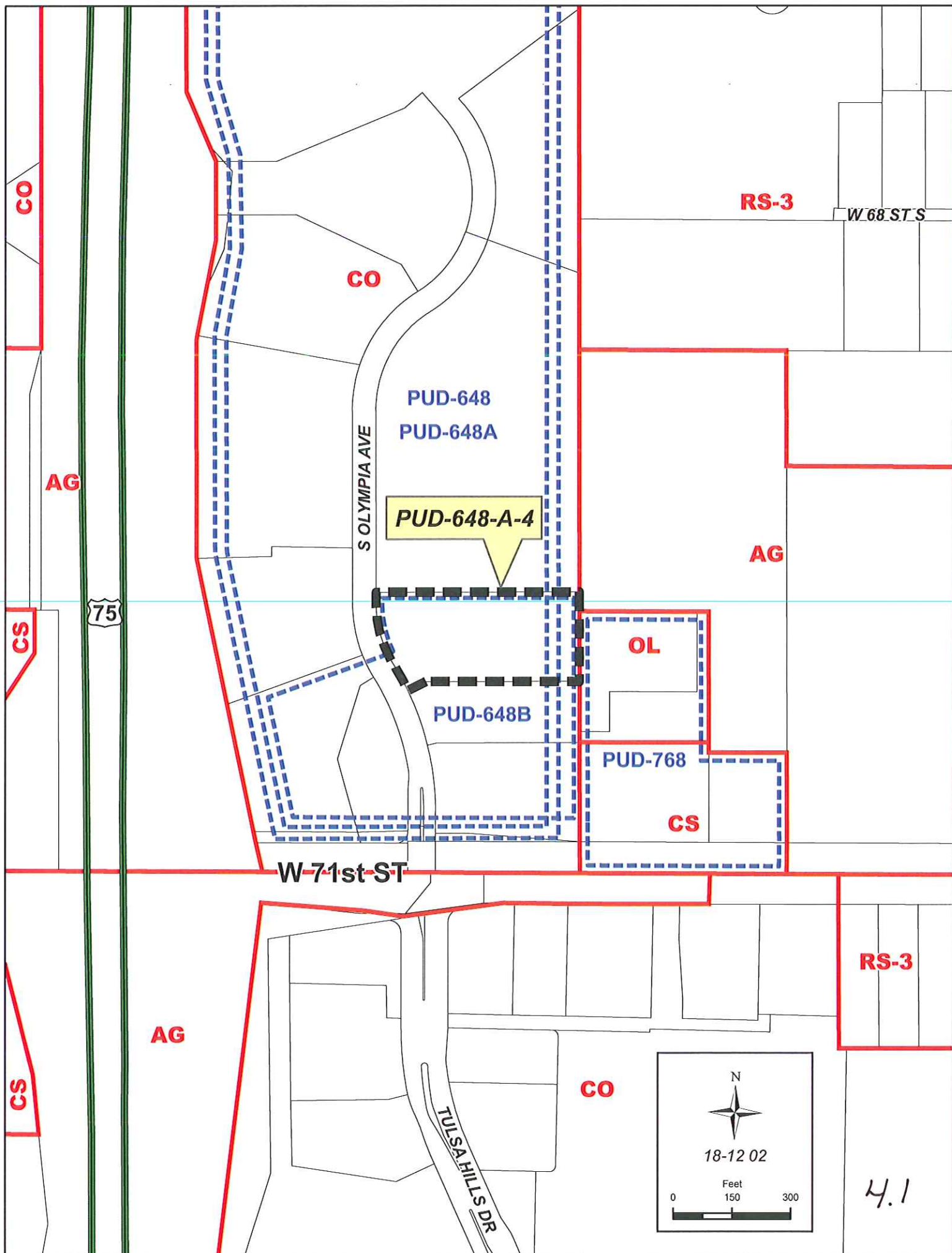
STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me on this _____ day of September, 2010, by Gregory Wolter, a single person.

My Commission Expires:

Notary Public

My Commission Number:



75

W 68 ST S

S OLYMPIA AVE

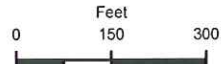
PUD-648-A-4

W 71st ST

TULSA HILLS DR



18-12 02



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

4.2

October 20, 2010

STAFF RECOMMENDATION

PUD-648-A-4: Minor Amendment – North of the Northeast corner of South Olympia Avenue and West 71st Street South; Lot 2, Block 2 – Olympia Medical Park II; TRS 18-12-2; CZM 51; Atlas 1012; CD 2; CO/PUD.

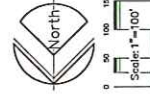
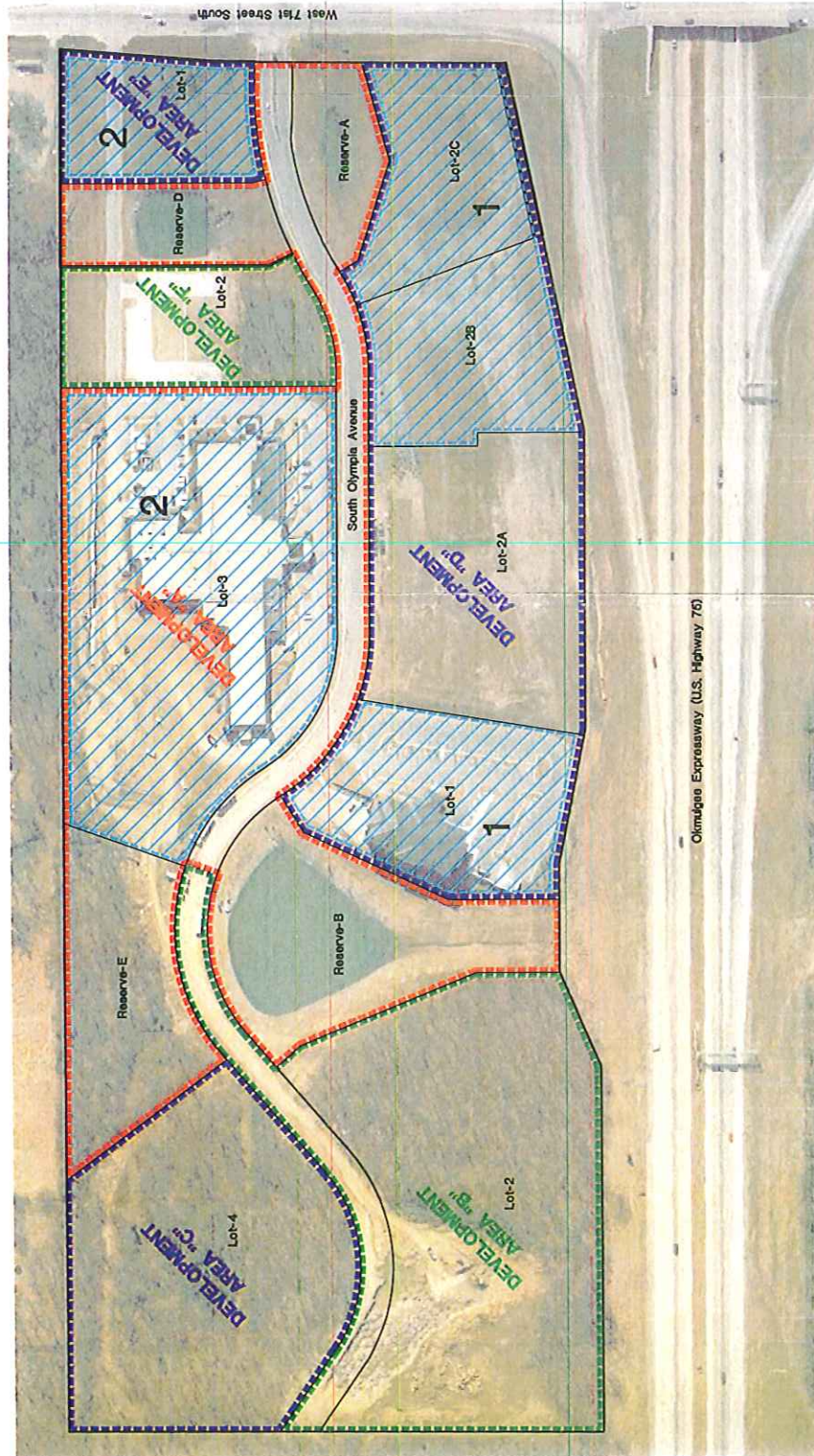
The applicant is requesting a minor amendment to add Use Unit 10 – Off Street Parking as a permitted principal use in Development Area F of PUD-684-A as shown on the attached Exhibit A.

The applicant contends the success of the Tulsa Spine and Specialty Hospital located adjacent to this lot to the north has created the need for over-flow parking. Separate site visits for this case and familiarity with the area verify that the parking on the Tulsa Spine site is at or near capacity regularly during weekday business hours. Please see the attached case report photographs.

Staff believes with 44,300 square feet of floor area dedicated to the subject tract that the proposed parking lot will be temporary in nature because the lot will eventually be developed in the future when market conditions improve.

Staff recommends **APPROVAL** of minor amendment PUD-648-A-4 for Lot 2, Block 2 – Olympia Medical Park.

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



Development Area - "A"	Existing
Gravel Land Area:	116,647 SF
Net Land Area:	110,712 SF
Net area exclusive of ditches and reserves.	
Maximum Building Floor Area:	44,300 SF
Minimum Building setbacks:	
From eastside of South Olympia Ave.	65 FT
From west boundary of the Development Area	75.00 FT
From south boundary of the Development Area	10 FT
From north boundary of the Development Area	35 FT
Maximum Building Height:	
Minimum Not Landscaped Area:	10% of each lot

Development Area "C"		Existing
Grass Land Area:	19,007 sq ft	50 FT
Net Land Area:	83,026 sq ft	75 FT
Net area exclusive of streets and easements.	20,000 sq ft	10 FT
Maximum Building Floor Area:		35 FT
Minimum Building setbacks:		10% of each lot
From rear of West 71st Street		
From front of South Olympia Ave		
From front of West 71st Street		
From front boundary of the Development Area		
Maximum Building Height:		
Minimum Net Lot Covered Area:		

[illegible]

Development Area "C"	Existing
Grass Land Area:	323,442 SF
Net Land Area:	323,442 SF
<i>Net Land Area exclusive of streets and reserves.</i>	
Maximum Building Floor Area:	130,000 SF
Minimum Building setbacks:	
From centerline of South Olympia Ave.	65 FT
From east boundary of the Development Area	71.6 FT
From south boundary of the Development Area	20 FT
Maximum Building Height:	26 FT
Minimum Net Landscaped Area:	15% of each lot

Development Area "1"	Existing
<p>Grass Land Area: *Net area exclusive of streets and easements.</p>	<p>444,109 SF 348,050 SF</p>
<p>Minimum Building Floor Area:</p>	<p>219,000 SF</p>
<p>Minimum Building Footprint: From centerline of South Olympia Ave. From west boundary of the Development Area From south boundary of the Development Area From east boundary of the Development Area</p>	<p>05 FT 50 FT 50 FT 20 FT</p>
<p>Maximum Building Height:</p>	<p>05 FT</p>
<p>Minimum Net Landscaped Area:</p>	<p>15% of each lot</p>

Developed Area "A"	Developed Area "B"	Existing Land Use
<p>Grass Land Area: Net Land Area:</p>	<p>305,054 SF 302,006 SF</p>	<p>60 FT 60 FT 77.5 FT 10 FT</p>
<p>Maximum Building Height:</p>	<p>133,000 SF</p>	<p>35 FT</p>
<p>Maximum Building Footprint Area:</p>	<p>Minimum Building Footprint: From the center of South Olympia From the east boundary of the Dev. Area From other boundaries</p>	<p>50 FT 60 FT 77.5 FT 10 FT</p>
<p>Maximum Building Height:</p>	<p>Maximum Building Height:</p>	<p>35 FT</p>
<p>Minimum Net Landscaped Area:</p>	<p>Minimum Net Landscaped Area:</p>	<p>15%</p>

24.4

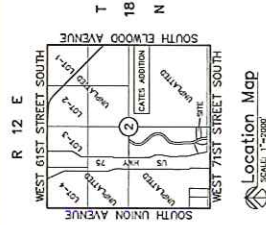
PUD 648-B Site Data (Development Area "B")

SITE DATA EXCLUSIVE OF STREETS AND RESERVES:	234 AC / 10,212 SF
EXISTING LANDSCAPED OPEN SPACE:	1,01 AC / 43,168 SF
EXISTING UNLANDSCAPED OPEN SPACE:	1,50 AC / 65,401 SF
EXISTING OPEN SPACE:	2,51 AC / 108,569 SF
EXISTING PARKING SPACES:	43 SPACES
EXISTING OPEN SPACES:	89 SPACES
TOTAL PARKING SPACES:	132 SPACES

PUD No. 648-A

Olympia Medical Park

A PART OF LOT 2, BLOCK 2, OLYMPIA MEDICAL PARK (PLAT #6070)
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



CIVIL ENGINEER:
Tanner Consulting, LLC
3323 S. Lewis Avenue
Tulsa, Oklahoma 74106
Phone: (918) 745-9929

Olympia Medical Park
LOT 2, BLOCK 2
Detailed Site Plan
PUD-648-A

Tanner Consulting, LLC
CIVIL ENGINEERING
ARCHITECTURE
LAND PLANNING
SURVEYING
LANDSCAPE ARCHITECTURE
PLANNING
1223 SOUTH LINDA AVENUE
TULSA, OK 74106
PHONE (918) 745-9929
FAX (918) 745-1818
TANNER CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 2017 6/30/2017

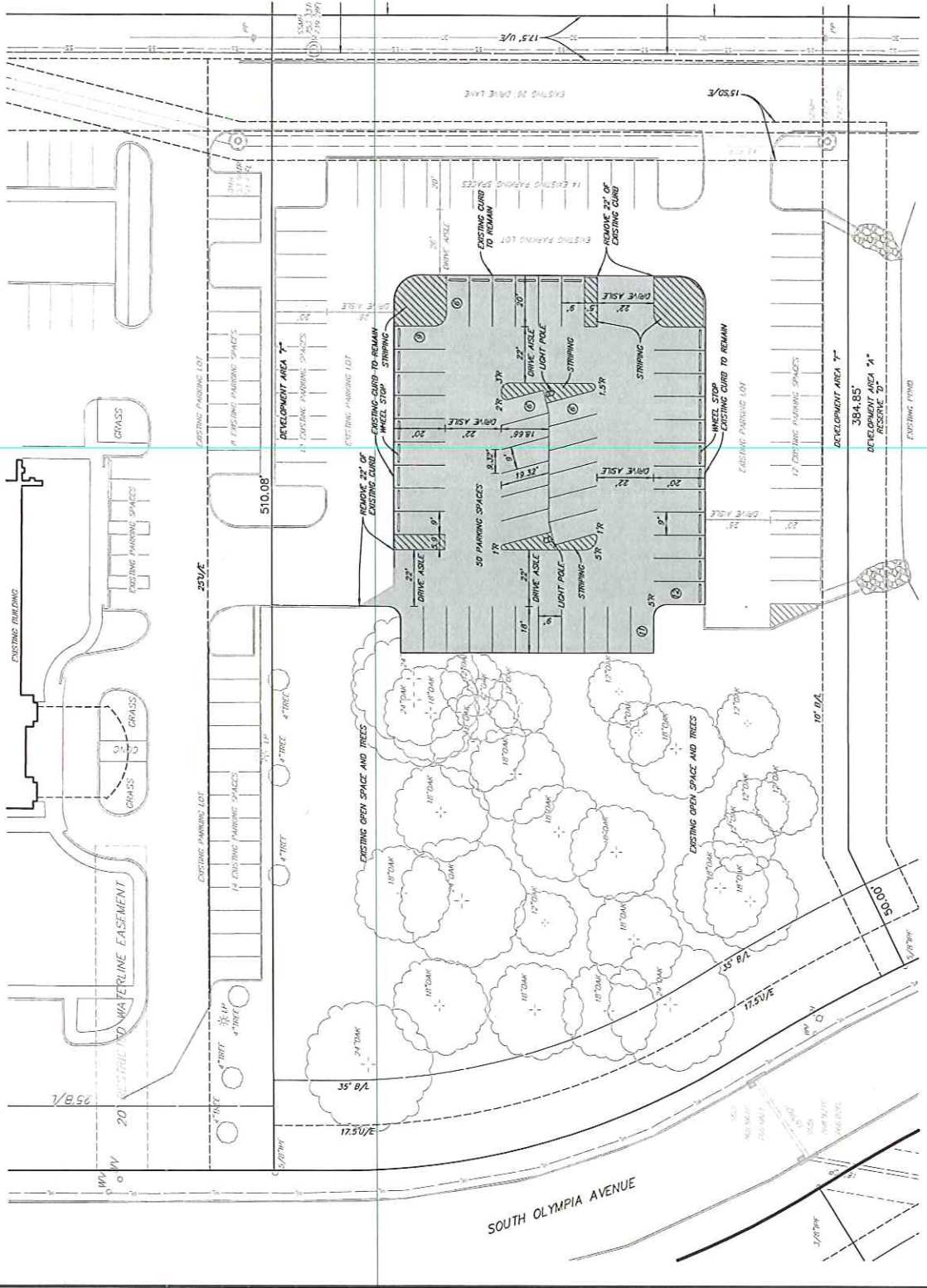


DATE:	
PROJECT:	LOT 2, BLOCK 2
SCALE:	1" = 20'
VERTICAL:	1" = 20'
HORIZONTAL:	1" = 20'

B

10153
SHEET NUMBER
DSP1
of 1

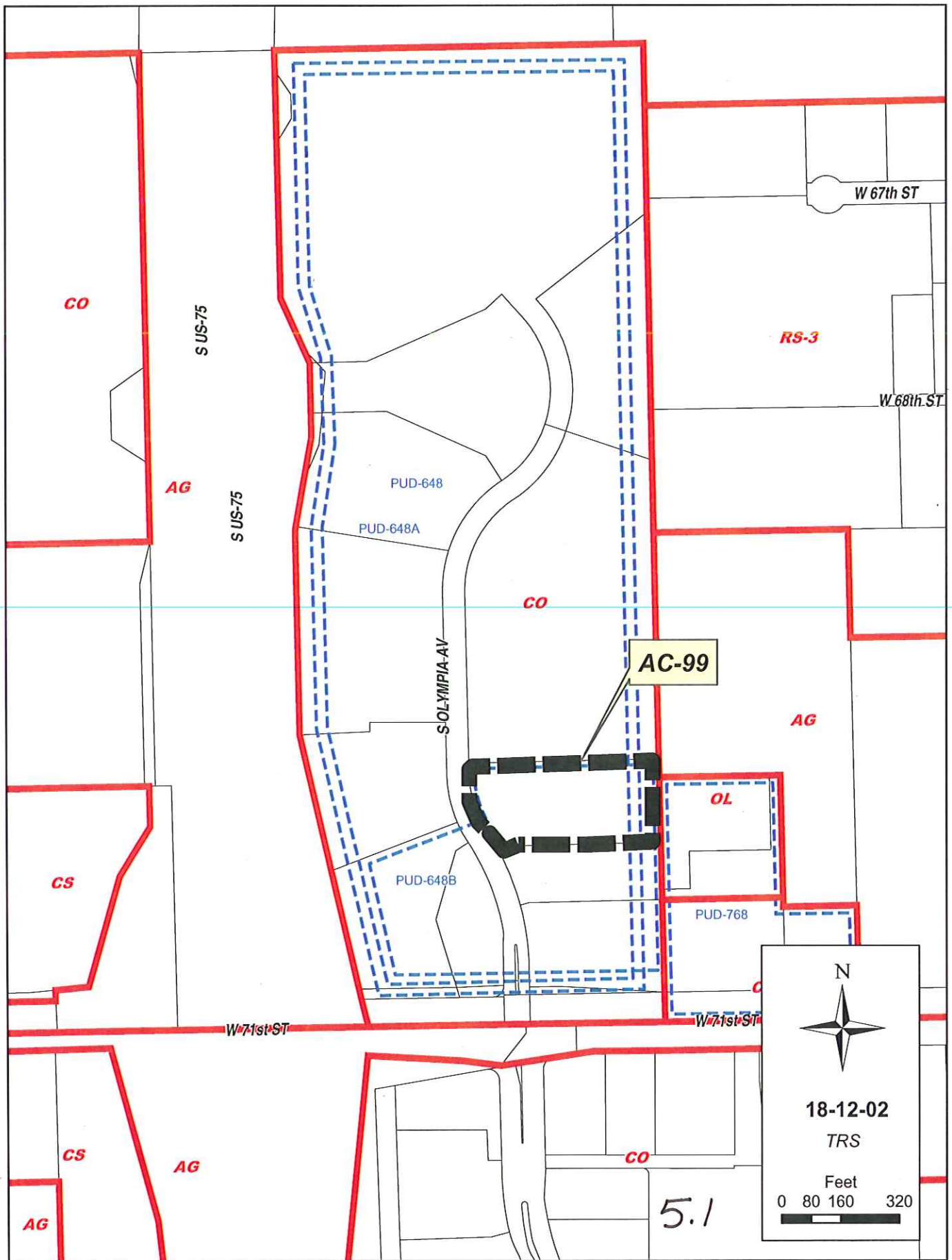
4.5

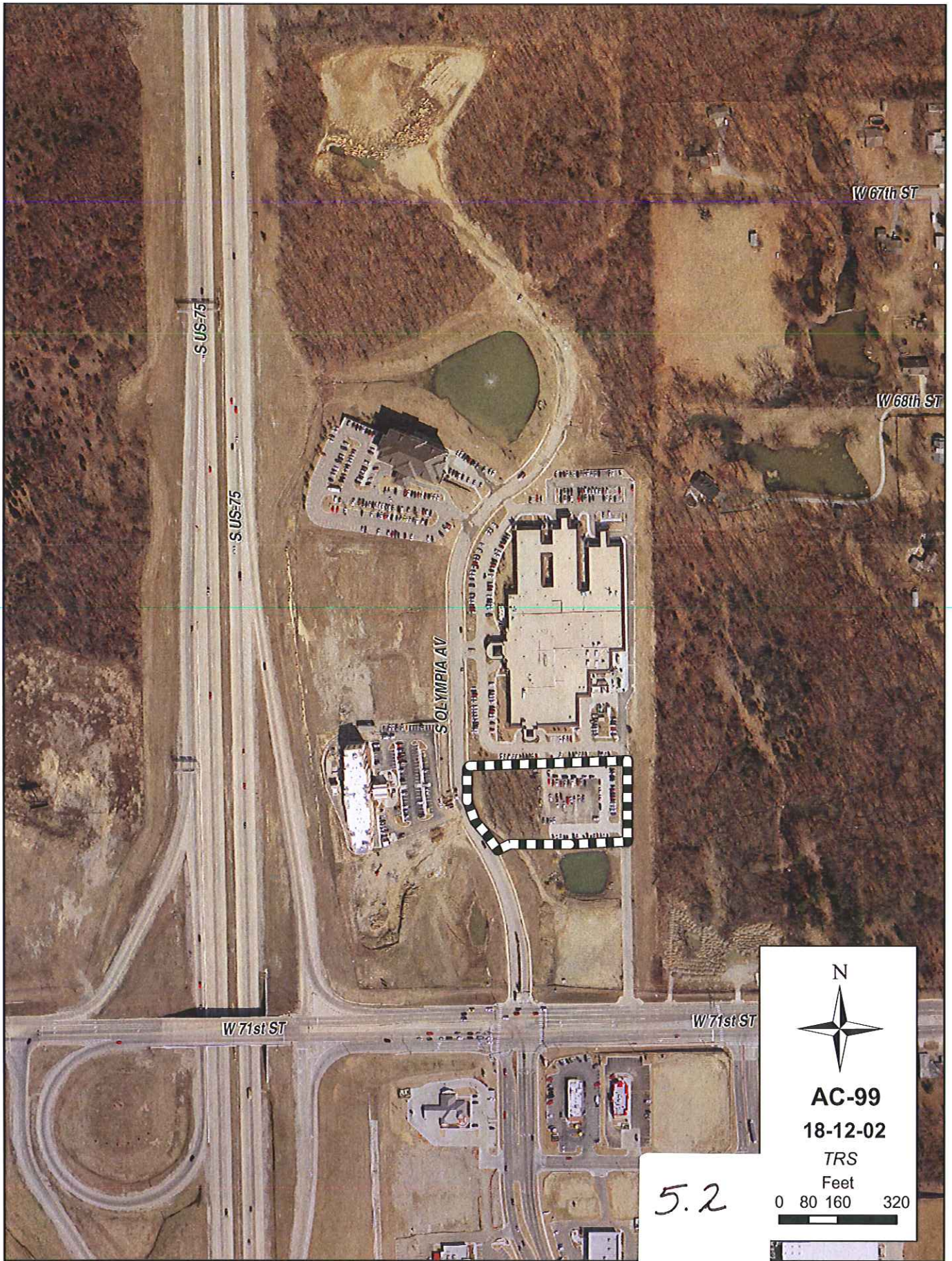




4.6







N

AC-99
18-12-02
TRS
Feet
0 80 160 320

5.2

October 20, 2010

STAFF RECOMMENDATION

AC- 99

Alternative Compliance Landscape Plan – North of the northeast corner of South Olympia Avenue and West 71st Street South; Lot 2, Block 2 – Olympia Medical Park II; TRS 18-12-02; CZM 51; Atlas 1012; CD 2; CO/PUD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for Lot 2, Block 2 – Olympia Medical Park II in order to preserve a naturally wooded area on the west side of the parcel as seen on the attached plan and photographs. This area contains 25 mature oaks trees ranging from 12 inches to 24 inches in diameter. Section 1002, E of the code encourages the retention of existing mature trees by providing incentive credits for preserving mature trees.

The proposed landscape plan does not meet the technical requirements of Chapter 10 of the code because seven parking spaces are not within 75 feet of a landscaped area "containing at least 100 square feet, with a minimum width or diameter of seven feet" and the street yard trees are not technically located within the street yard as defined by the code.

Although not meeting the technical requirements of chapter 10 of the code, section 1003 allows the TMAPC to approve alternative compliance landscape plans so long as the proposed plan is equivalent to or better than the requirements of chapter 10.

Staff contends that the proposed plan is equivalent to or better than the requirements of chapter 10 since the plan easily exceeds the 10% open space requirement and there are 34 trees on site when 15 are required. Staff recommends **APPROVAL** of AC-99 for Lot 2, Block 2 – Olympia Medical Park II.

PUD No. 648-A

Olympia Medical Park

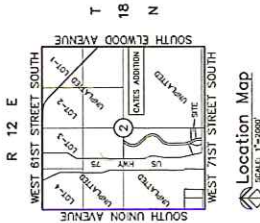
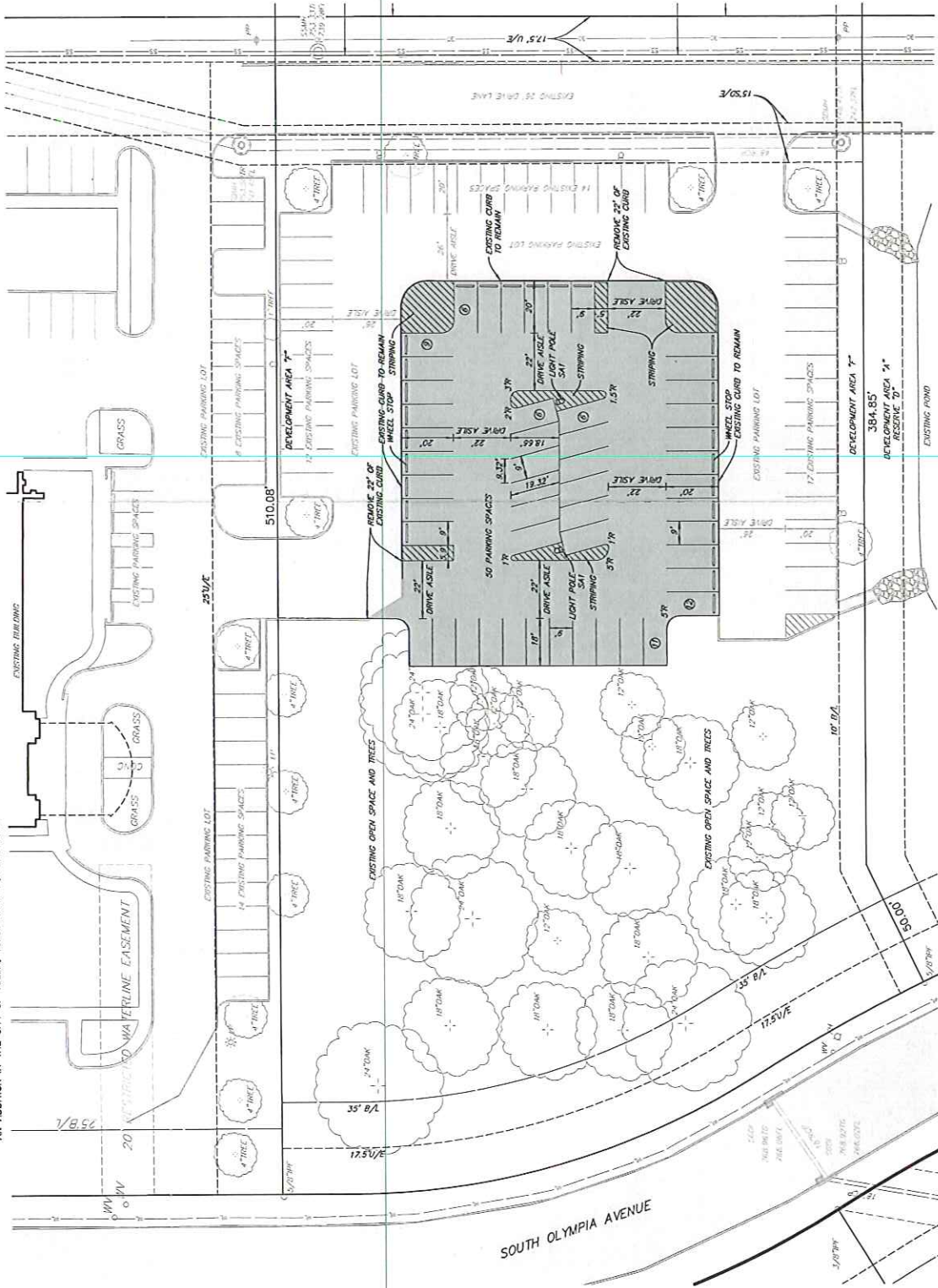
A PART OF LOT 2, BLOCK 2, OLYMPIA MEDICAL PARK (PLAT #8070)
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Landscape Requirements

PROVIDED	REQUIRED
810 PARKING SPACES PROVIDED (09/12)	9 TREES
STREET YARD LANDSCAPE (OLYMPIA AVE.) (1 TREE PER 1500 SF)	6 TREES
1,500 SF / 8,976 SF	6 TREES

PUD 648-B Site Data (Development Area "F")

SITE DATA	2.54 AC / 10,713 SF
EXCLUSIONS OF STREETS AND RESERVES	1.01 AC / 43,168 SF
REMAINING LANDSCAPED OPEN SPACE	1.50 AC / 65,401 SF
EXISTING PARKING SPACES	43 SPACES
PROPOSED PARKING SPACES	50 SPACES
TOTAL PARKING SPACES	93 SPACES



Olympia Medical Park
LOT 2, BLOCK 2
Detailed Landscape Plan
PUD-648-A

Tanner Consulting, LLC
CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, PLANNING
3225 SOUTH KENNESAW AVENUE, SUITE 100
TULSA, OK 74114
PHONE (918) 745-8933
FAX (918) 745-8933
WWW.TANNERCONSULTING.COM

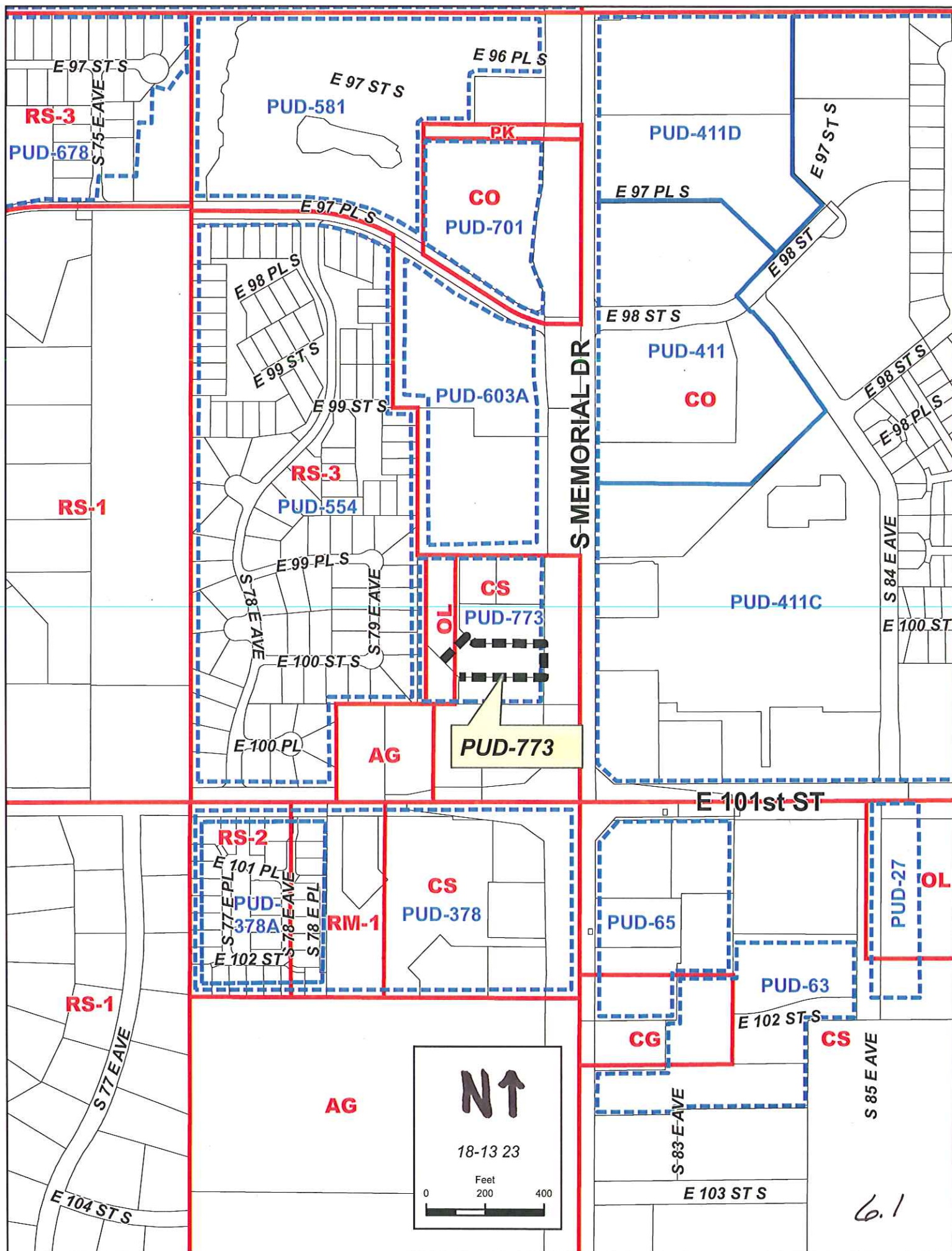


DATE	
PROJECT NO.	648-A
PROJECT NAME	OLYMPIA MEDICAL PARK
SCALE	1"=30'
DATE	10/11/2010

10153
SHEET NUMBER
DLP1
OF 1

5.4







October 20, 2010

STAFF RECOMMENDATION

PUD-773: Detail Site Plan – Northwest of the northwest corner of 101st Street South and South Memorial Drive; Lot 5, Block 1 – NPG Business Complex; TRS 18-13-23; CZM 57; Atlas 2271; CD 8; RS-3/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for an 11,778 square foot (sf) liquor store. The proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-773.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided via mutual access easement from Memorial Drive. 43 parking spaces will be provided per a variance granted by the Board of Adjustment in case number 21133 on September 14, 2010 and minor amendment to the PUD approved September 15, 2010 by the TMAPC. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. All sight lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within any residential district. A trash enclosure will be provided as required by the PUD. Pedestrian access is provided from Memorial Drive. Sidewalks are provided along Memorial Drive as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 5, Block 1 – NPG Business Complex.

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

6.4

General Notes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Soil Preparation

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Planting Notes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Irrigation Notes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Planting Notes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Planting Notes

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE UTILITIES (DRAIN, GAS, ETC.) DURING THE CONSTRUCTION OF THE LANDSCAPE.

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

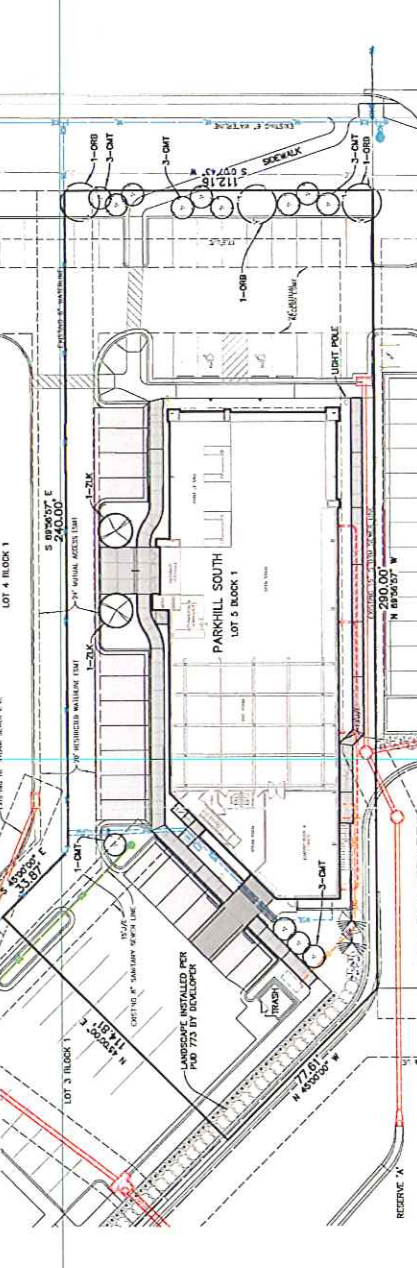
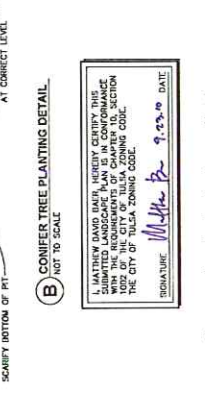
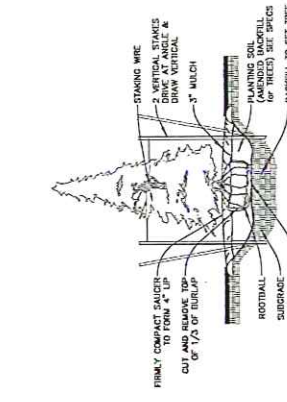
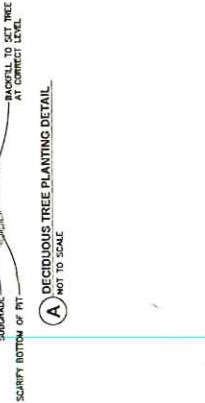
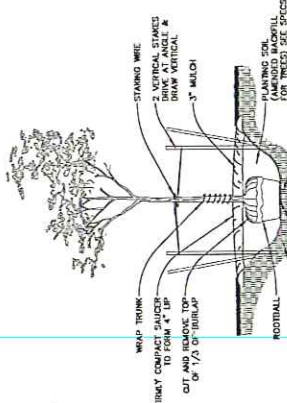
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



Plant Material Schedule			
QUANTITY	TAG	COMMON NAME	SIZE / REMARKS
3	21A	ZELKOVA NERITA	3\"/>
3	21B	ZELKOVA NERITA	3\"/>
13	08T	BURGMUND COTTON	6\"/>

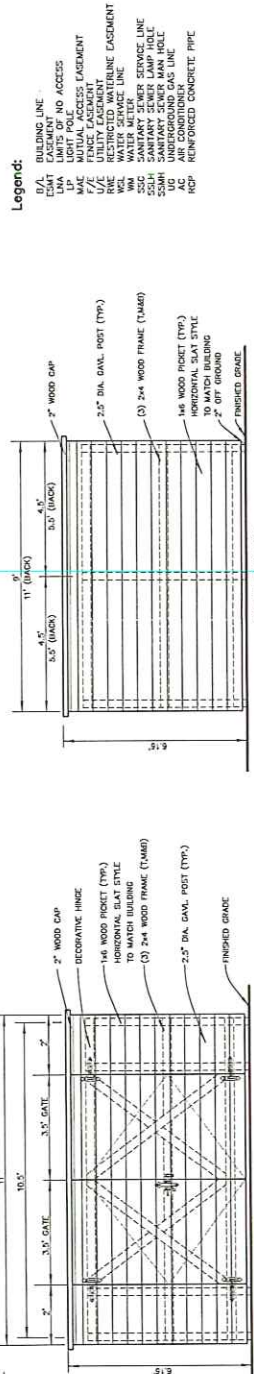
Landscaping Requirements			
STREET	WAD	REQUIREMENT	REMARKS
SOUTH MARSHAL DRIVE	6,000/1,500	12 TREES	PROVIDED
LANDSCAPE OPEN SPACE	6,000/1,500	4 TREES	REQUIRED
LANDSCAPE OPEN SPACE	6,000/1,500	158 - 5,416 SF	17,338 - 6,032 SF
LANDSCAPE OPEN SPACE	6,000/1,500	4 TREES	PROVIDED

PERMIT LANDSCAPE PLAN
PARKHILL SOUTH
LOT 5, BLOCK 1
PUD-773

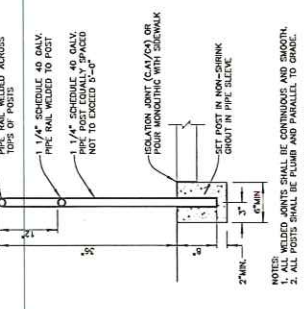
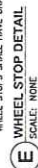
ARCHITECT: JERRY W. PARKER ARCHITECTS
2200 SOUTH MAIN STREET, SUITE 210
TULSA, OKLAHOMA 74114
PHONE: (918) 743-9444
CONTACT: JERRY PARKER

NGP Business Complex
City of Tulsa, Tulsa County, OK

LANDSCAPE ARCHITECT: JERRY W. PARKER ARCHITECTS
2200 SOUTH MAIN STREET, SUITE 210
TULSA, OKLAHOMA 74114
PHONE: (918) 743-9444
CONTACT: JERRY PARKER



B Trash Enclosure Detail
SCALE: 1"=2'



MANUSCRIPT ACCEPTED

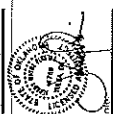


424 South Boston Avenue
Sulte 724
Tulsa, Oklahoma 74119
Phone
918.743.9444
Fax
918.747.6516
www.pediatricwheezing.net

**Parkhill's South Liquors
& Wine**

10050 S. Memorial

...the ...



தமிழக அரசு

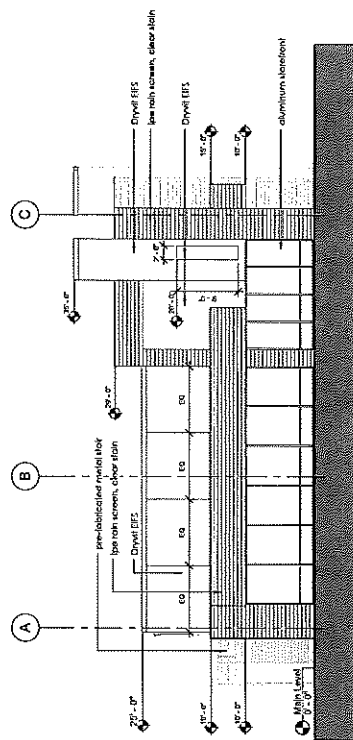
Exterior Elevations

$$\frac{1}{\theta^h} = 1 - \theta^h$$

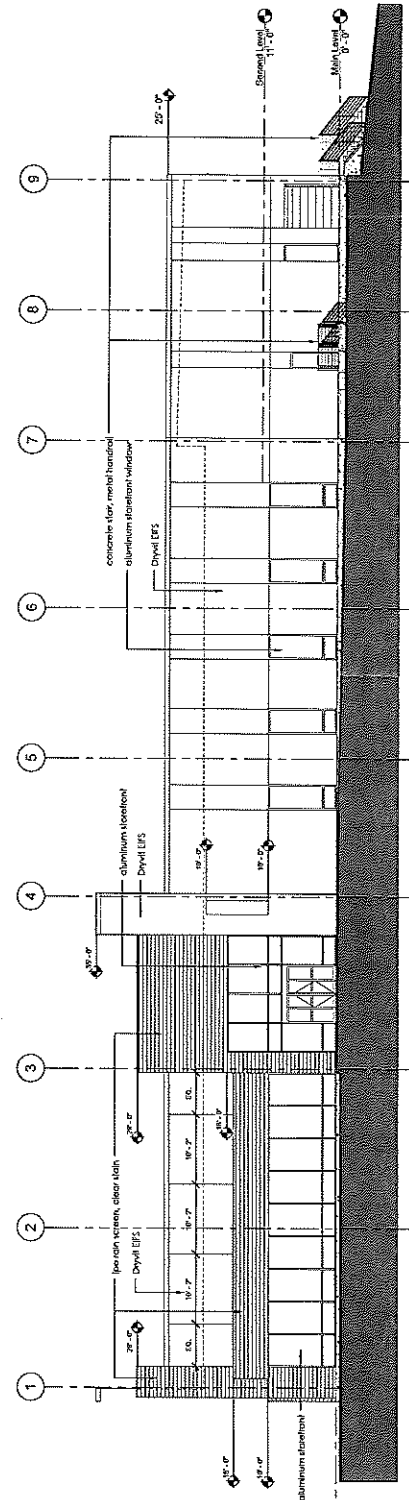
FOR PERMIT 09/10/10

المجلس الوطني

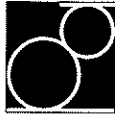
8. A2



East
 $1/8^{\text{th}} = 1^{\circ} 0'$



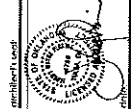
North
 $1/8^{\circ} = 1^{\circ} 0''$



JORIMY W
PERKINS
ARCHITECTS

624 South Benton Avenue
Suite 724
Mesa, Oklahoma 74119
Phone
918.323.9444
Fax
918.323.9416
www.jorimyperkins.com

project name:
Frederick Smith Library
& Wings
project address:
18020 E. Memorial



architect's seal

date:

drawing:
Exterior Elevations

scale:
1/8" = 1'-0"

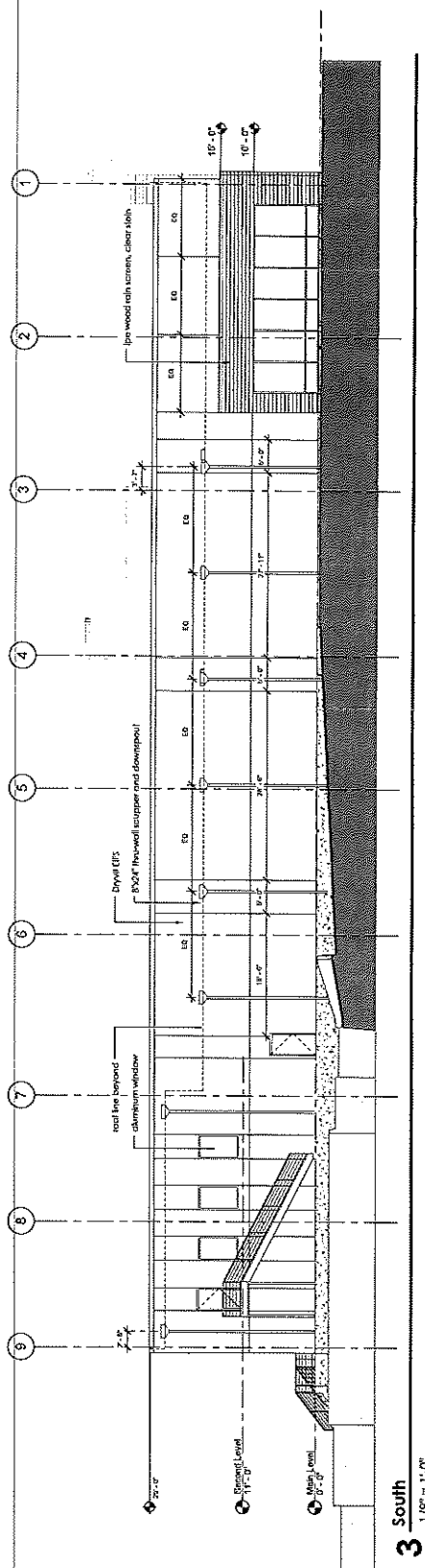
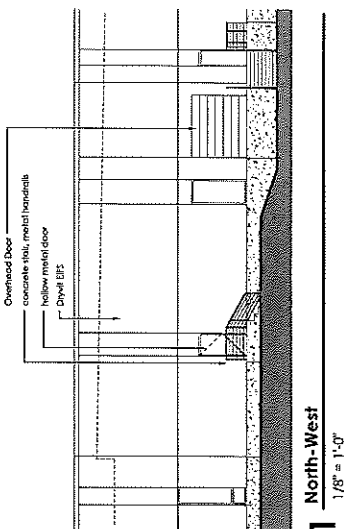
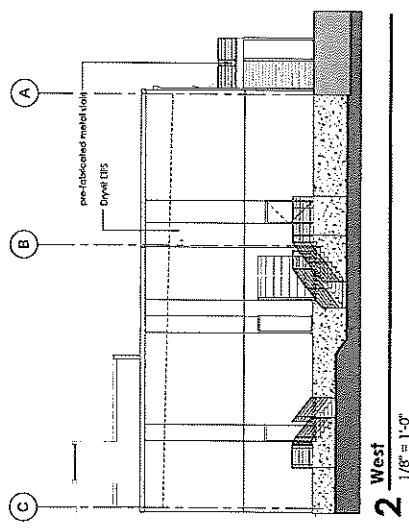
date:
9/17/2010 10:59:04 AM

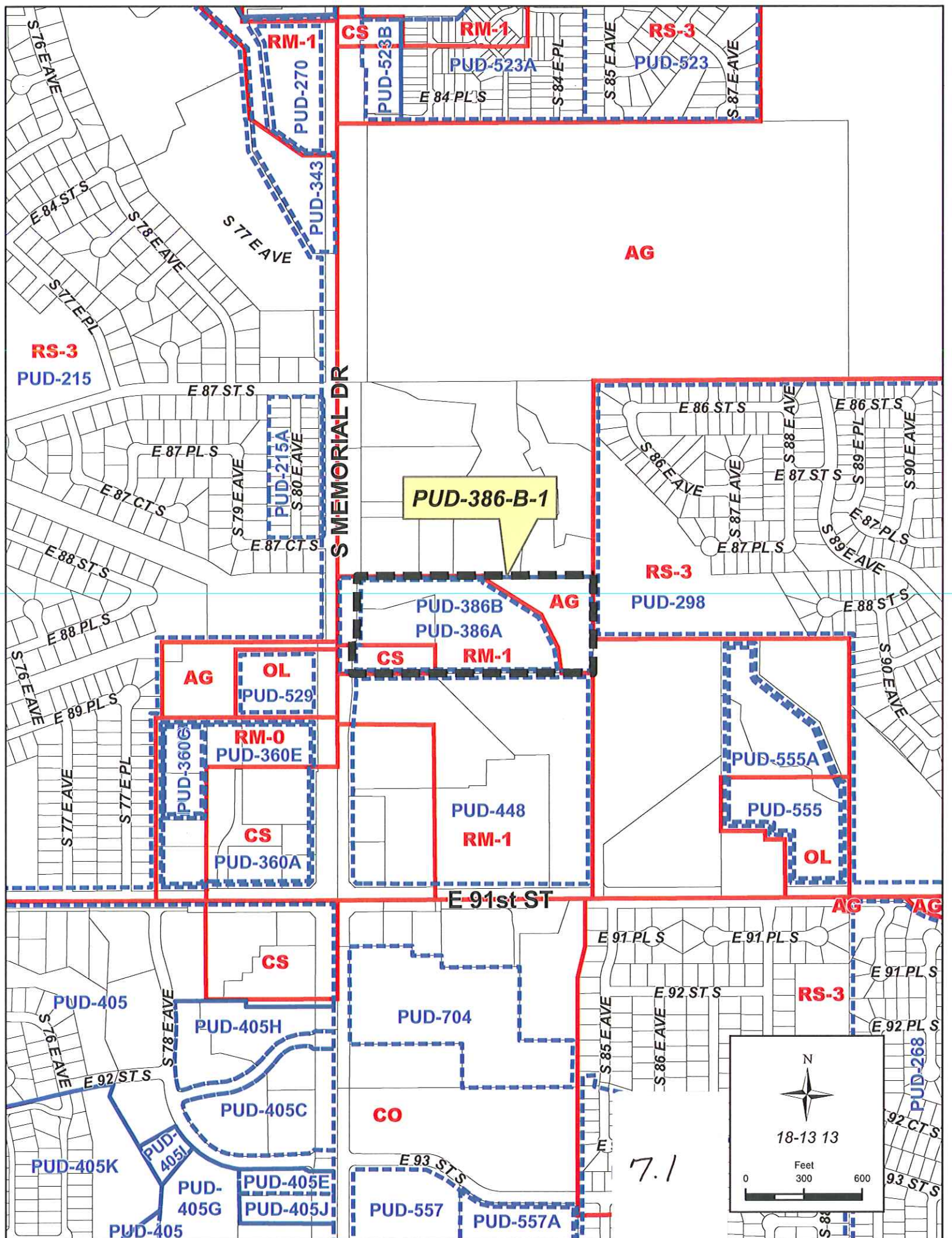
revision title:
FOR PERMIT 09/10/10

project number:

A2.1

6.9





October 20, 2010

STAFF RECOMMENDATION

PUD-386-B-1: Minor Amendment – North of the northeast corner of 91st Street South and South Memorial Drive; Lot 1, Block 1 – Carmen Ministries, Inc. Headquarters; TRS 18-13-13; CZM 53; Atlas 1733; CD 8; CS/RM-1/PUD.

The applicant is requesting a minor amendment to reduce the required parking for a broadcast studio and church to 127 spaces. Based on the square footage dedicated to each use, the parking requirement for the broadcast studio would be 88 spaces and for the church 125 spaces.

On September 14, 2010 the Board of Adjustment (BOA) in case number 21136 granted a variance of the parking requirement for the uses based on the differing hours of operation for the uses and the unlikelihood that the existing parking lot could be expanded. Opportunity for expansion is limited since much of the adjoining lot area is limited to open space, recreation and stormwater management which limits the probability of additional parking spaces.

Exhibits presented to the BOA including the Board's motion are attached hereto.

Staff recommends **APPROVAL** of minor amendment PUD-386-B-1 decreasing the required parking for the broadcast studio and church to 127 spaces.

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

BOA-21136

Presentation:

Scott Smith, Kinslow, Keith & Todd, Inc., 2200 South Utica Place, Tulsa, OK; represents the client located in the subject property which is a broadcast studio and an office building. Mr. Smith stated approximately one and a half years ago a church approached them to use the studio space for Sunday services. The client sought a PUD to allow the church use and it was approved in July 2009. In the course of the change of use changes now need to be made, and parking is one of the changes. The applicant is asking for a Variance for the design of the parking for the church use since they only meet on Sunday and not as a combined total for the broadcasting use and church use.

Ms. Stead asked Mr. Smith how many spaces were already in existence. Mr. Smith stated that for the church use 125 spaces are needed and for the office use 88 spaces are needed, and with restriping 127 spaces can be obtained which would be enough for the church and the office use.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On MOTION of STEAD, the Board voted 4-0-0 (Henke, Stead, Tidwell, White "aye"; no "nays"; no "abstentions") to **APPROVE** the Variance of the parking requirement for an existing church (Section 1205) and broadcasting studio (Section 1211). The Board finds this property of commercial use is permitted in a development Area A. Development Area C is limited to open space, recreational and stormwater management which limits the probability of additional parking spaces. The Board also finds that the church services are principally limited to weekends, whereas, the recording studio is to be limited to Monday through Friday only. The Board finds that the parking lot will be restriped giving a total of 127 spaces which should be sufficient with the two entities operating at different times; subject to page 6.6, dated July 19, 2010 enumerating the hours for the two entities. In granting this Variance the Board finds by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following described property:

PRT LT 1 BEG SWC TH N165.02 E25 N166.24 E135.19 NE279.43 S402.35 W430
POB BLK 1, PRT LT 1 BEG NWC TH E672 EL THEREOF S22.03 SE334.31 SE190
SE128 SL W658.57 N402.35 SW279.43 W135.19 WL N163.79 POB BLK 1, CARMAN
MINISTRIES INC HEADQUARTERS



July 19, 2010

To Whom It May Concern,

This letter is to inform you of the business hours of KWHB TV47 and the business hours of Sanctuary Church.

KWHB TV47 operates between the hours of 8am- 5pm Monday thru Friday. Sanctuary Church operates Saturday 6pm-8pm and Sunday 9am – 10:30am and 11:00 am to 12:30pm.

If you have any further questions please let me know.

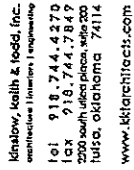
Blessings,

Kevin Krebbs
General Manager
KWHB TV47/LeSEA Broadcasting

8835 South Memorial

Tulsa, Oklahoma 74133

918-254-4701



**LeSEA
BROADCASTING
KWHB TV47**

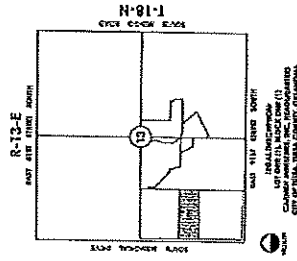
**SANCTUARY
CHURCH
INTERIOR
IMPROVEMENTS**

8835 S MEMORIAL
TULSA, OK 74133



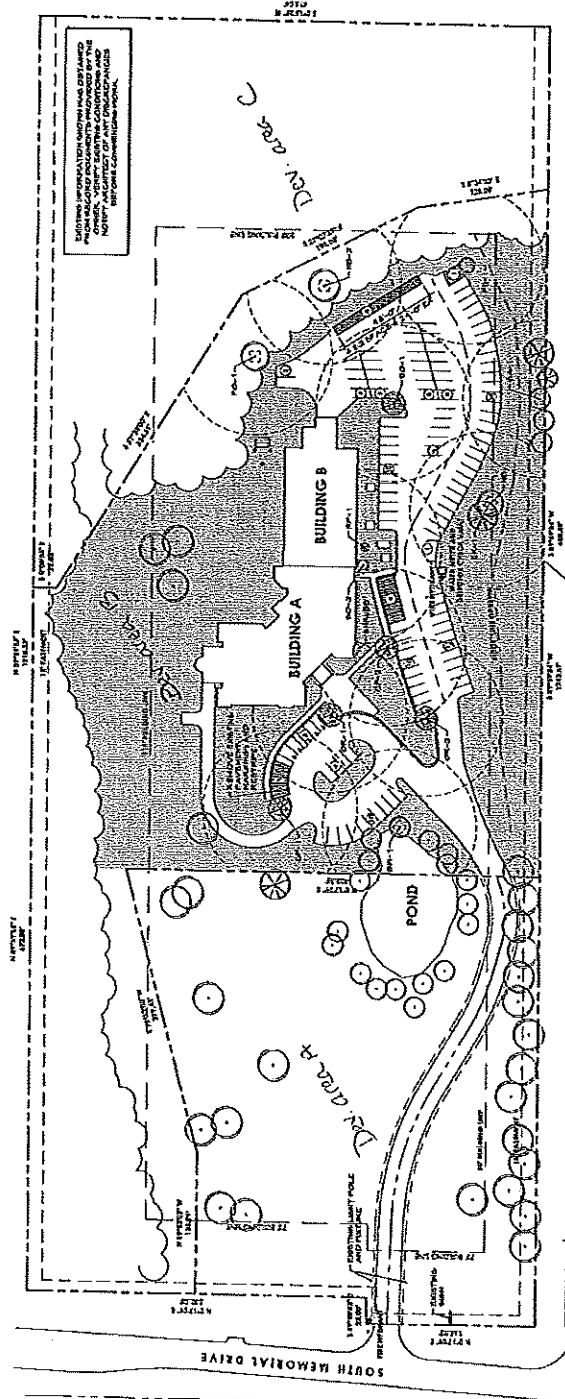
LEAD	1	AS MOD	15
PLS NAME	2		15
MANAGER	3		15
OWNER BY	4		15
CONSTRUCTION NO	5	04/20/20	15
REVISION 1	6	04/20/20	15
	7		15
	8		15
	9		15
	10		15
	11		15
	12		15
	13		15
	14		15
	15		15

ARCHITECTURAL
LANDSCAPE AND
SITE PLAN
A1.1



GENERAL NOTES:

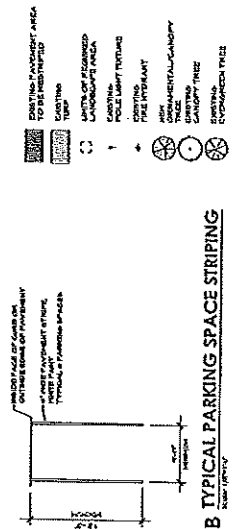
1. ALL PAVEMENT LANE STRIPES ARE TO BE SET OUT BY HANDPAID APPLICATIONS USING WHITE EMULSION PAINT.
2. ALL UNPAVED AREAS SHALL BE GRADED TO A FINISH GRADE AND NOT COVERED OR COVERED WITH GRAVEL OR OTHER MATERIALS.
3. LOCATE THE STOPS AND SET THE STOPS AT THE LOCATION APPROVED BY THE LOCAL PLANNING DEPARTMENT.



A ARCHITECTURAL SITE PLAN

[illegible]

WATER-QUALITY		DECONTAMIN	CAUTION	DUSTING	THREE CONTAIN.
CH-1	CRIBSSE PESTICIDE	1	1	1	1
CH-2	CRIBSSE PESTICIDE	1	1	1	1
CH-3	CRIBSSE PESTICIDE	1	1	1	1
CH-4	CRIBSSE PESTICIDE	1	1	1	1
CH-5	CRIBSSE PESTICIDE	1	1	1	1
CH-6	CRIBSSE PESTICIDE	1	1	1	1
CH-7	CRIBSSE PESTICIDE	1	1	1	1
CH-8	CRIBSSE PESTICIDE	1	1	1	1
CH-9	CRIBSSE PESTICIDE	1	1	1	1
CH-10	CRIBSSE PESTICIDE	1	1	1	1
CH-11	CRIBSSE PESTICIDE	1	1	1	1
CH-12	CRIBSSE PESTICIDE	1	1	1	1
CH-13	CRIBSSE PESTICIDE	1	1	1	1
CH-14	CRIBSSE PESTICIDE	1	1	1	1
CH-15	CRIBSSE PESTICIDE	1	1	1	1
CH-16	CRIBSSE PESTICIDE	1	1	1	1
CH-17	CRIBSSE PESTICIDE	1	1	1	1
CH-18	CRIBSSE PESTICIDE	1	1	1	1
CH-19	CRIBSSE PESTICIDE	1	1	1	1
CH-20	CRIBSSE PESTICIDE	1	1	1	1
CH-21	CRIBSSE PESTICIDE	1	1	1	1
CH-22	CRIBSSE PESTICIDE	1	1	1	1
CH-23	CRIBSSE PESTICIDE	1	1	1	1
CH-24	CRIBSSE PESTICIDE	1	1	1	1
CH-25	CRIBSSE PESTICIDE	1	1	1	1
CH-26	CRIBSSE PESTICIDE	1	1	1	1
CH-27	CRIBSSE PESTICIDE	1	1	1	1
CH-28	CRIBSSE PESTICIDE	1	1	1	1
CH-29	CRIBSSE PESTICIDE	1	1	1	1
CH-30	CRIBSSE PESTICIDE	1	1	1	1
CH-31	CRIBSSE PESTICIDE	1	1	1	1
CH-32	CRIBSSE PESTICIDE	1	1	1	1
CH-33	CRIBSSE PESTICIDE	1	1	1	1
CH-34	CRIBSSE PESTICIDE	1	1	1	1
CH-35	CRIBSSE PESTICIDE	1	1	1	1
CH-36	CRIBSSE PESTICIDE	1	1	1	1
CH-37	CRIBSSE PESTICIDE	1	1	1	1
CH-38	CRIBSSE PESTICIDE	1	1	1	1
CH-39	CRIBSSE PESTICIDE	1	1	1	1
CH-40	CRIBSSE PESTICIDE	1	1	1	1
CH-41	CRIBSSE PESTICIDE	1	1	1	1
CH-42	CRIBSSE PESTICIDE	1	1	1	1
CH-43	CRIBSSE PESTICIDE	1	1	1	1
CH-44	CRIBSSE PESTICIDE	1	1	1	1
CH-45	CRIBSSE PESTICIDE	1	1	1	1
CH-46	CRIBSSE PESTICIDE	1	1	1	1
CH-47	CRIBSSE PESTICIDE	1	1	1	1
CH-48	CRIBSSE PESTICIDE	1	1	1	1
CH-49	CRIBSSE PESTICIDE	1	1	1	1
CH-50	CRIBSSE PESTICIDE	1	1	1	1
CH-51	CRIBSSE PESTICIDE	1	1	1	1
CH-52	CRIBSSE PESTICIDE	1	1	1	1
CH-53	CRIBSSE PESTICIDE	1	1	1	1
CH-54	CRIBSSE PESTICIDE	1	1	1	1
CH-55	CRIBSSE PESTICIDE	1	1	1	1
CH-56	CRIBSSE PESTICIDE	1	1	1	1
CH-57	CRIBSSE PESTICIDE	1	1	1	1
CH-58	CRIBSSE PESTICIDE	1	1	1	1
CH-59	CRIBSSE PESTICIDE	1	1	1	1
CH-60	CRIBSSE PESTICIDE	1	1	1	1
CH-61	CRIBSSE PESTICIDE	1	1	1	1
CH-62	CRIBSSE PESTICIDE	1	1	1	1
CH-63	CRIBSSE PESTICIDE	1	1	1	1
CH-64	CRIBSSE PESTICIDE	1	1	1	1
CH-65	CRIBSSE PESTICIDE	1	1	1	1
CH-66	CRIBSSE PESTICIDE	1	1	1	1
CH-67	CRIBSSE PESTICIDE	1	1	1	1
CH-68	CRIBSSE PESTICIDE	1	1	1	1
CH-69	CRIBSSE PESTICIDE	1	1	1	1
CH-70	CRIBSSE PESTICIDE	1	1	1	1
CH-71	CRIBSSE PESTICIDE	1	1	1	1
CH-72	CRIBSSE PESTICIDE	1	1	1	1
CH-73	CRIBSSE PESTICIDE	1	1	1	1
CH-74	CRIBSSE PESTICIDE	1	1	1	1
CH-75	CRIBSSE PESTICIDE	1	1	1	1
CH-76	CRIBSSE PESTICIDE	1	1	1	1
CH-77	CRIBSSE PESTICIDE	1	1	1	1
CH-78	CRIBSSE PESTICIDE	1	1	1	1
CH-79	CRIBSSE PESTICIDE	1	1	1	1
CH-80	CRIBSSE PESTICIDE	1	1	1	1
CH-81	CRIBSSE PESTICIDE	1	1	1	1
CH-82	CRIBSSE PESTICIDE	1	1	1	1
CH-83	CRIBSSE PESTICIDE	1	1	1	1
CH-84	CRIBSSE PESTICIDE	1	1	1	1
CH-85	CRIBSSE PESTICIDE	1	1	1	1
CH-86	CRIBSSE PESTICIDE	1	1	1	1
CH-87	CRIBSSE PESTICIDE	1	1	1	1
CH-88	CRIBSSE PESTICIDE	1	1	1	1
CH-89	CRIBSSE PESTICIDE	1	1	1	1
CH-90	CRIBSSE PESTICIDE	1	1	1	1
CH-91	CRIBSSE PESTICIDE	1	1	1	1
CH-92	CRIBSSE PESTICIDE	1	1	1	1
CH-93	CRIBSSE PESTICIDE	1	1	1	1
CH-94	CRIBSSE PESTICIDE	1	1	1	1
CH-95	CRIBSSE PESTICIDE	1	1	1	1
CH-96	CRIBSSE PESTICIDE	1	1	1	1
CH-97	CRIBSSE PESTICIDE	1	1	1	1
CH-98	CRIBSSE PESTICIDE	1	1	1	1
CH-99	CRIBSSE PESTICIDE	1	1	1	1
CH-100	CRIBSSE PESTICIDE	1	1	1	1
CH-101	CRIBSSE PESTICIDE	1	1	1	1
CH-102	CRIBSSE PESTICIDE	1	1	1	1
CH-103	CRIBSSE PESTICIDE	1	1	1	1
CH-104	CRIBSSE PESTICIDE	1	1	1	1
CH-105	CRIBSSE PESTICIDE	1	1	1	1
CH-106	CRIBSSE PESTICIDE	1	1	1	1
CH-107	CRIBSSE PESTICIDE	1	1	1	1
CH-108	CRIBSSE PESTICIDE	1	1	1	1
CH-109	CRIBSSE PESTICIDE	1	1	1	1
CH-110	CRIBSSE PESTICIDE	1	1	1	1
CH-111	CRIBSSE PESTICIDE	1	1	1	1
CH-112	CRIBSSE PESTICIDE	1	1	1	1
CH-113	CRIBSSE PESTICIDE	1	1	1	1
CH-114	CRIBSSE PESTICIDE	1	1	1	1
CH-115	CRIBSSE PESTICIDE	1	1	1	1
CH-116	CRIBSSE PESTICIDE	1	1	1	1
CH-117	CRIBSSE PESTICIDE	1	1	1	1
CH-118	CRIBSSE PESTICIDE	1	1	1	1
CH-119	CRIBSSE PESTICIDE	1	1	1	1
CH-120	CRIBSSE PESTICIDE	1	1	1	1
CH-121	CRIBSSE PESTICIDE	1	1	1	1
CH-122	CRIBSSE PESTICIDE	1	1	1	1
CH-123	CRIBSSE PESTICIDE	1	1	1	1
CH-124	CRIBSSE PESTICIDE	1	1	1	1
CH-125	CRIBSSE PESTICIDE	1	1	1	1
CH-126	CRIBSSE PESTICIDE	1	1	1	1
CH-127	CRIBSSE PESTICIDE	1	1	1	1
CH-128	CRIBSSE PESTICIDE	1	1	1	1
CH-129	CRIBSSE PESTICIDE	1	1	1	1
CH-130	CRIBSSE PESTICIDE	1	1	1	1
CH-131	CRIBSSE PESTICIDE	1	1	1	1
CH-132	CRIBSSE PESTICIDE	1	1	1	1
CH-133	CRIBSSE PESTICIDE	1	1	1	1
CH-134	CRIBSSE PESTICIDE	1	1	1	1
CH-135	CRIBSSE PESTICIDE	1	1	1	1
CH-136	CRIBSSE PESTICIDE	1	1	1	1
CH-137	CRIBSSE PESTICIDE	1	1	1	1
CH-138	CRIBSSE PESTICIDE	1	1	1	1
CH-139	CRIBSSE PESTICIDE	1	1	1	1
CH-140	CRIBSSE PESTICIDE	1	1	1	1
CH-141	CRIBSSE PESTICIDE	1	1	1	1
CH-142	CRIBSSE PESTICIDE	1	1	1	1
CH-143	CRIBSSE PESTICIDE	1	1	1	1
CH-144	CRIBSSE PESTICIDE	1	1	1	1
CH-145	CRIBSSE PESTICIDE	1	1	1	1
CH-146	CRIBSSE PESTICIDE	1	1	1	1
CH-147	CRIBSSE PESTICIDE	1	1	1	1
CH-148	CRIBSSE PESTICIDE	1	1	1	1
CH-149	CRIBSSE PESTICIDE	1	1	1	1
CH-150	CRIBSSE PESTICIDE	1	1	1	1
CH-151	CRIBSSE PESTICIDE	1	1	1	1
CH-152	CRIBSSE PESTICIDE	1	1	1	1
CH-153	CRIBSSE PESTICIDE	1	1	1	1
CH-154	CRIBSSE PESTICIDE	1	1	1	1
CH-155	CRIBSSE PESTICIDE	1	1	1	1
CH-156	CRIBSSE PESTICIDE	1	1	1	1
CH-157	CRIBSSE PESTICIDE	1	1	1	1
CH-158	CRIBSSE PESTICIDE	1	1	1	1
CH-159	CRIBSSE PESTICIDE	1	1	1	1
CH-160	CRIBSSE PESTICIDE	1	1	1	1
CH-161	CRIBSSE PESTICIDE	1	1	1	1
CH-162	CRIBSSE PESTICIDE	1	1	1	1
CH-163	CRIBSSE PESTICIDE	1	1	1	1
CH-164	CRIBSSE PESTICIDE	1	1	1	1
CH-165	CRIBSSE PESTICIDE	1	1	1	1
CH-166	CRIBSSE PESTICIDE	1	1	1	1
CH-167	CRIBSSE PESTICIDE	1	1	1	1
CH-168	CRIBSSE PESTICIDE	1	1	1	1
CH-169	CRIBSSE PESTICIDE	1	1	1	1
CH-170	CRIBSSE PESTICIDE	1	1	1	1
CH-171	CRIBSSE PESTICIDE	1	1	1	1
CH-172	CRIBSSE PESTICIDE	1	1	1	1
CH-173	CRIBSSE PESTICIDE	1	1	1	1
CH-174	CRIBSSE PESTICIDE	1	1	1	1
CH-175	CRIBSSE PESTICIDE	1	1	1	1
CH-176	CRIBSSE PESTICIDE	1	1	1	1
CH-177	CRIBSSE PESTICIDE	1	1	1	1
CH-178	CRIBSSE PESTICIDE	1	1	1	1
CH-179	CRIBSSE PESTICIDE	1	1	1	1
CH-180	CRIBSSE PESTICIDE	1	1	1	1
CH-181	CRIBSSE PESTICIDE	1	1	1	1
CH-182	CRIBSSE PESTICIDE	1	1	1	1
CH-183	CRIBSSE PESTICIDE	1	1	1	1
CH-184	CRIBSSE PESTICIDE	1	1	1	1
CH-185	CRIBSSE PESTICIDE	1	1	1	1
CH-186	CRIBSSE PESTICIDE	1	1	1	1
CH-187	CRIBSSE PESTICIDE	1	1	1	1
CH-188	CRIBSSE PESTICIDE	1	1	1	1
CH-189	CRIBSSE PESTICIDE	1	1	1	1
CH-190	CRIBSSE PESTICIDE	1	1	1	1
CH-191	CRIBSSE PESTICIDE	1	1	1	1
CH-192	CRIBSSE PESTICIDE	1	1	1	1
CH-193	CRIBSSE PESTICIDE	1	1	1	1
CH-194	CRIBSSE PESTICIDE	1	1	1	1
CH-195	CRIBSSE PESTICIDE	1	1	1	1
CH-196	CRIBSSE PESTICIDE	1	1	1	1
CH-197	CRIBSSE PESTICIDE	1	1	1	1
CH-198	CRIBSSE PESTICIDE	1	1	1	1
CH-199	CRIBSSE PESTICIDE	1	1	1	1
CH-200	CRIBSSE PESTICIDE	1	1	1	1
CH-201	CRIBSSE PESTICIDE	1	1	1	1
CH-202	CRIBSSE PESTICIDE	1	1	1	1
CH-203	CRIBSSE PESTICIDE	1	1	1	1
CH-204	CRIBSSE PESTICIDE	1	1	1	1
CH-205	CRIBSSE PESTICIDE	1	1	1	1
CH-206	CRIBSSE PESTICIDE	1	1	1	1
CH-207	CRIBSSE PESTICIDE	1	1	1	1
CH-208	CRIBSSE PESTICIDE	1	1	1	1
CH-209	CRIBSSE PESTICIDE	1	1	1	1
CH-210	CRIBSSE PESTICIDE	1	1	1	1
CH-211	CRIBSSE PESTICIDE	1	1	1	1
CH-212	CRIBSSE PESTICIDE	1	1	1	1
CH-213	CRIBSSE PESTICIDE	1	1	1	1
CH-214	CRIBSSE PESTICIDE	1	1	1	1
CH-215	CRIBSSE PESTICIDE	1	1	1	1
CH-216	CRIBSSE PESTICIDE	1	1	1	1
CH-217	CRIBSSE PESTICIDE	1	1	1	1
CH-218	CRIBSSE PESTICIDE	1	1	1	1
CH-219	CRIBSSE PESTICIDE	1	1	1	1
CH-220	CRIBSSE PESTICIDE	1	1	1	1
CH-221	CRIBSSE PESTICIDE	1	1	1	1
CH-222	CRIBSSE PESTICIDE	1	1	1	1
CH-223	CRIBSSE PESTICIDE	1	1	1	1
CH-224	CRIBSSE PESTICIDE	1	1	1	1
CH-225	CRIBSSE PESTICIDE	1	1	1	1
CH-226	CRIBSSE PESTICIDE	1	1	1	1
CH-227	CRIBSSE PESTICIDE	1	1	1	1
CH-228	CRIBSSE PESTICIDE	1	1	1	1
CH-229	CRIBSSE PESTICIDE	1	1	1	1
CH-230	CRIBSSE PESTICIDE	1	1	1	1
CH-231	CRIBSSE PESTICIDE	1	1	1	1
CH-232	CRIBSSE PESTICIDE	1	1	1	1
CH-233	CRIBSSE PESTICIDE	1	1	1	1
CH-234	CRIBSSE PESTICIDE	1	1	1	1
CH-235	CRIBSSE PESTICIDE	1	1	1	1
CH-236	CRIBSSE PESTICIDE	1	1	1	1
CH-237	CRIBSSE PESTICIDE	1	1	1	1
CH-238	CRIBSSE PESTICIDE	1	1	1	1
CH-239	CRIBSSE PESTICIDE	1	1	1	1
CH-240	CRIBSSE PESTICIDE	1	1	1	1
CH-241	CRIBSSE PESTICIDE	1	1	1	1
CH-242	CRIBSSE PESTICIDE	1	1	1	1
CH-243	CRIBSSE PESTICIDE	1	1	1	1
CH-244	CRIBSSE PESTICIDE	1	1	1	1



B TYPICAL PARKING SPACE STRIPING
X-1000 1/8" x 1/4"

7.6

View into subj prop. from S. Memorial Dr.



View of south side of existing building/existing parking lot



Parking area at the eastern edge of subj. prop.



View of existing parking area west of existing building



View toward existing building on subj. property



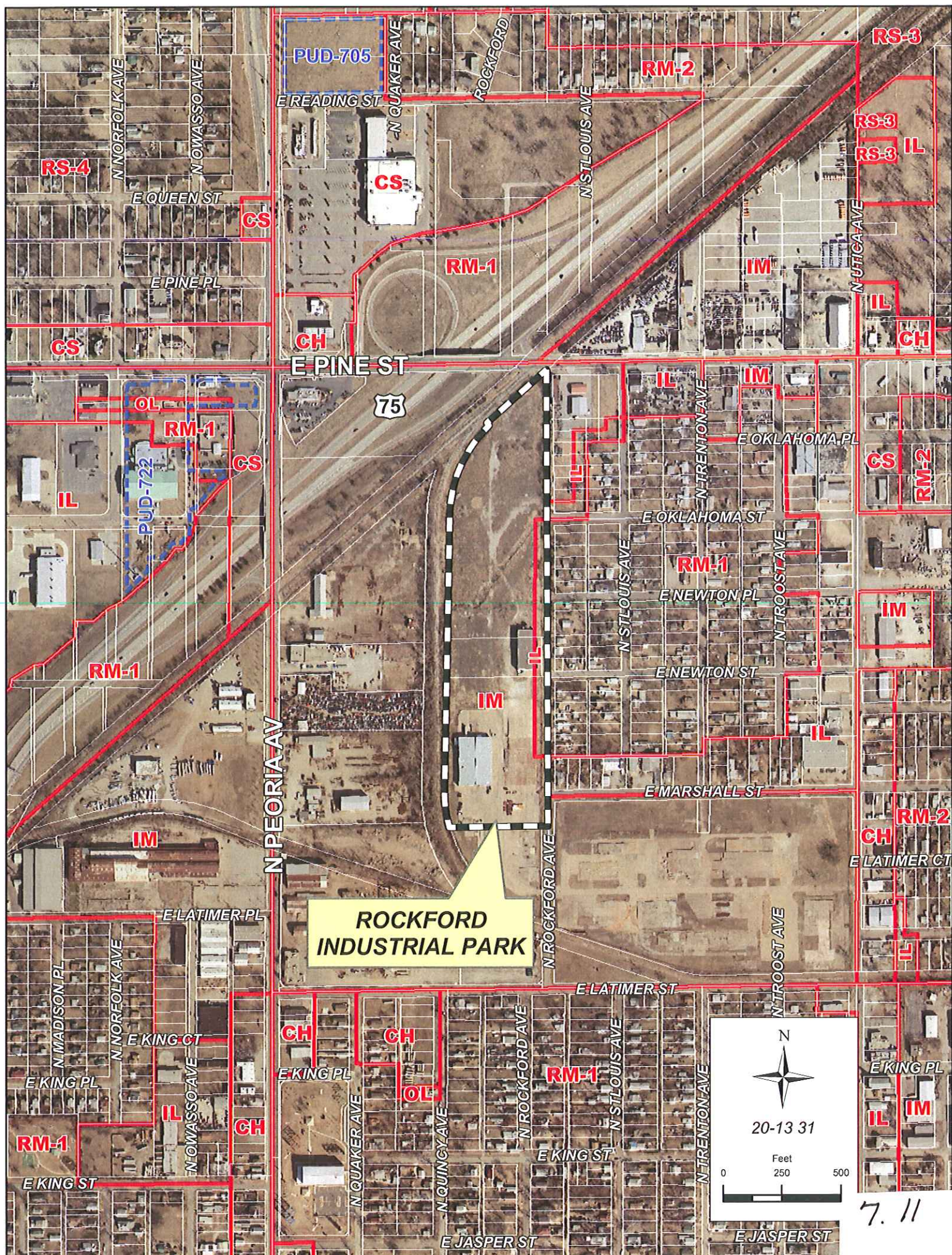
View north on S. Memorial Dr. in front of subj property

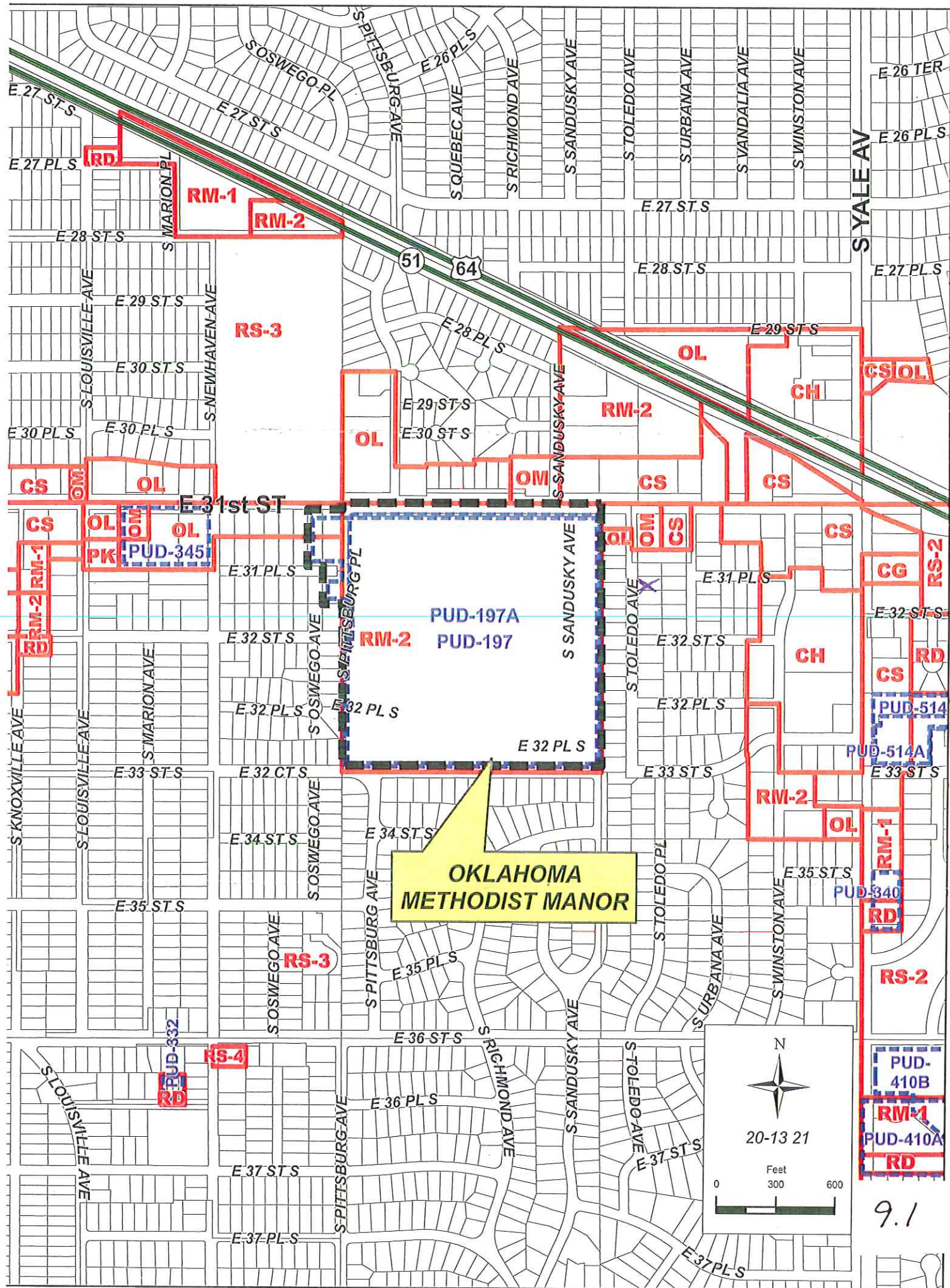


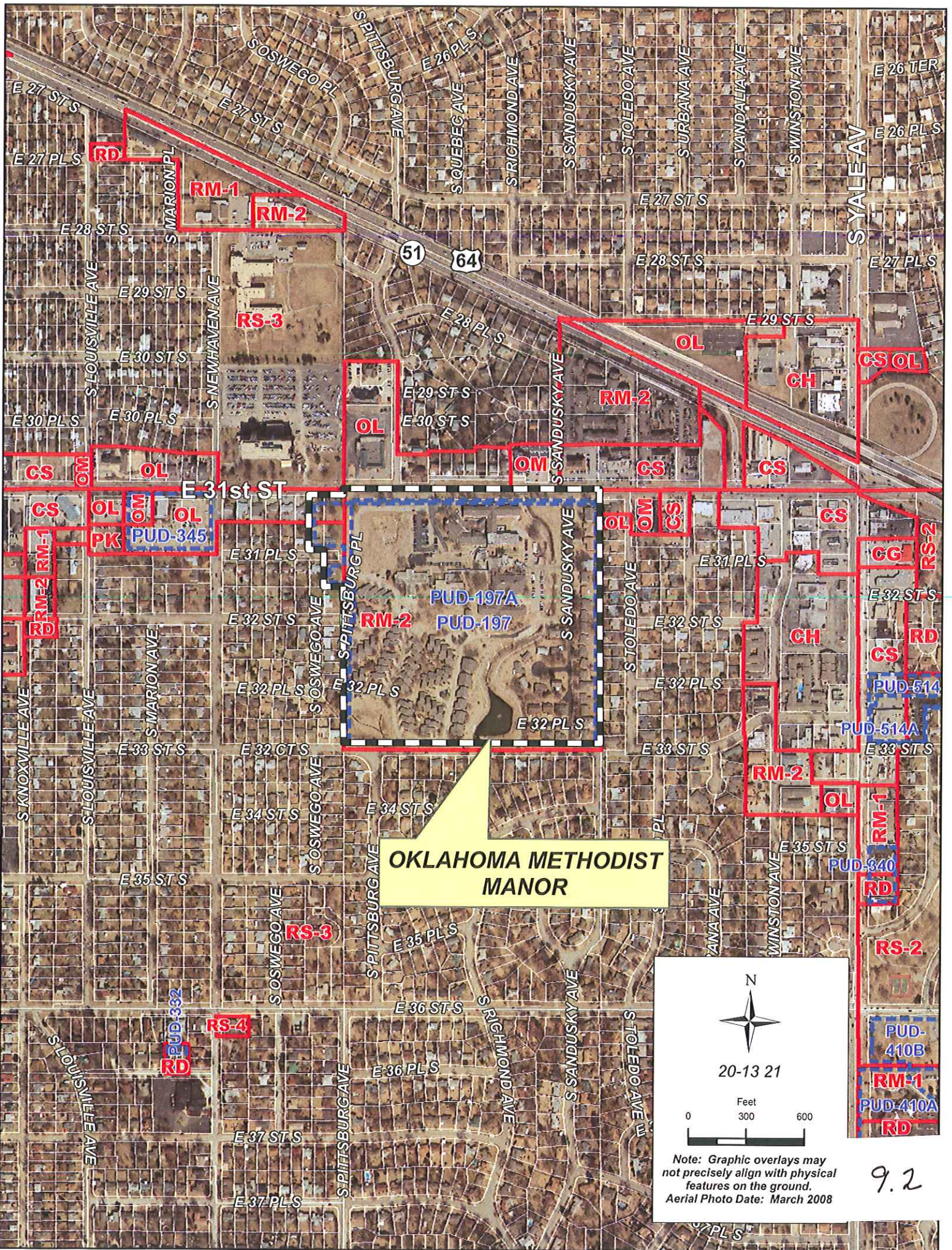
View south on S. Memorial Dr. in front of subj. prop.



7.10



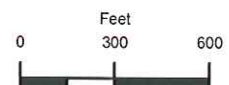




OKLAHOMA METHODIST
MANOR

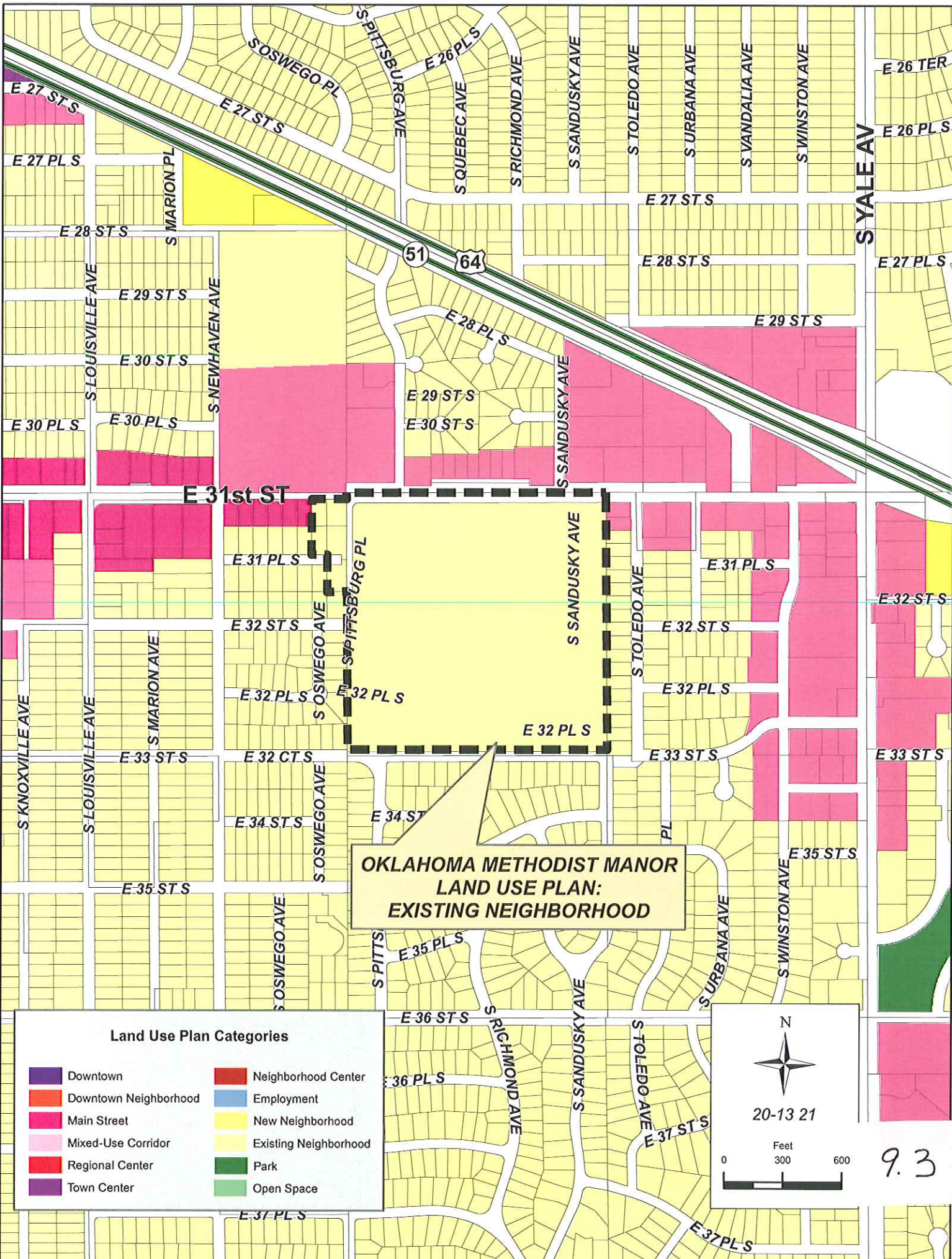


20-13 21



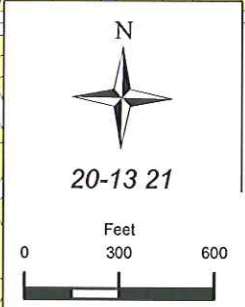
Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

9.2

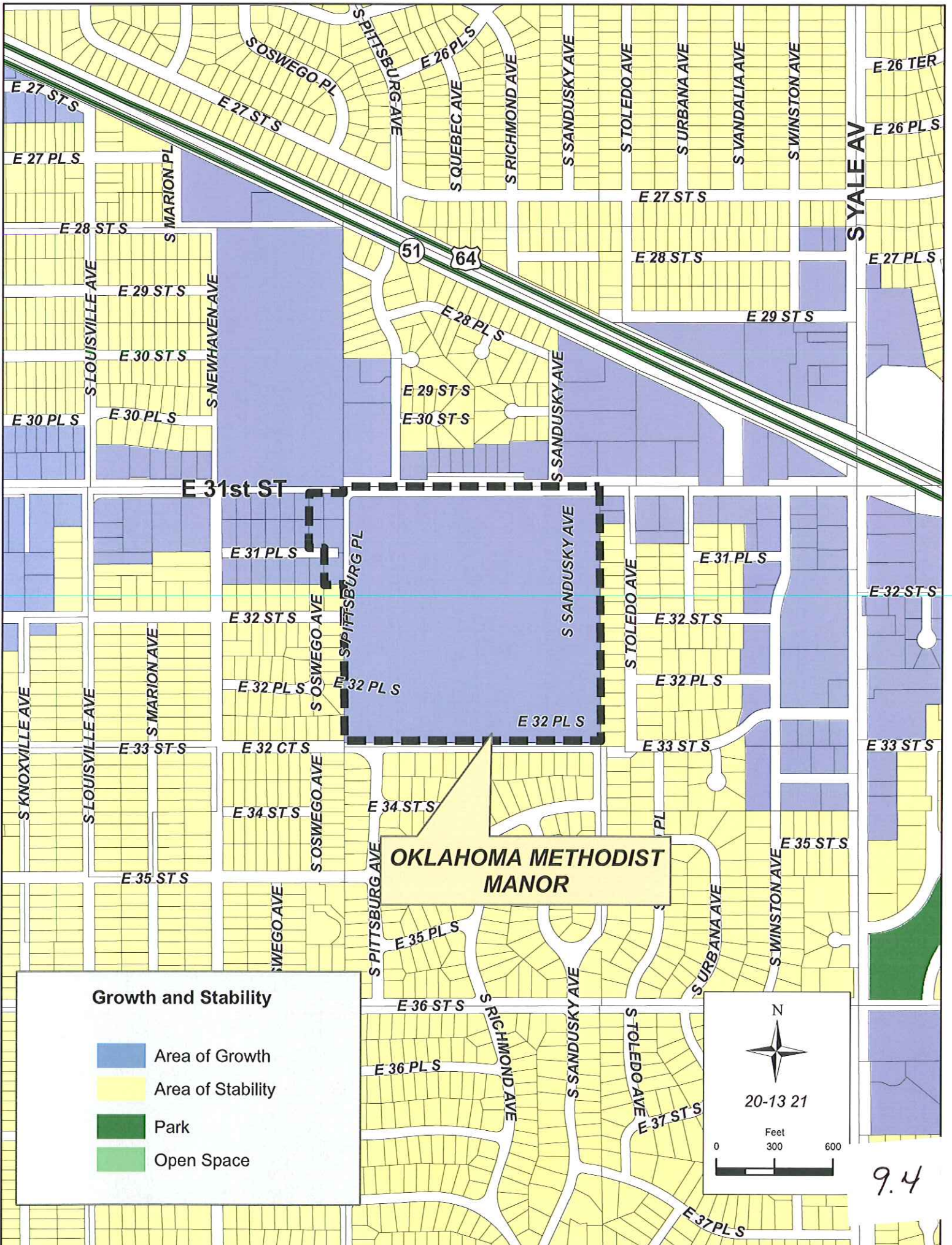


Land Use Plan Categories

- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



9.3



Growth and Stability

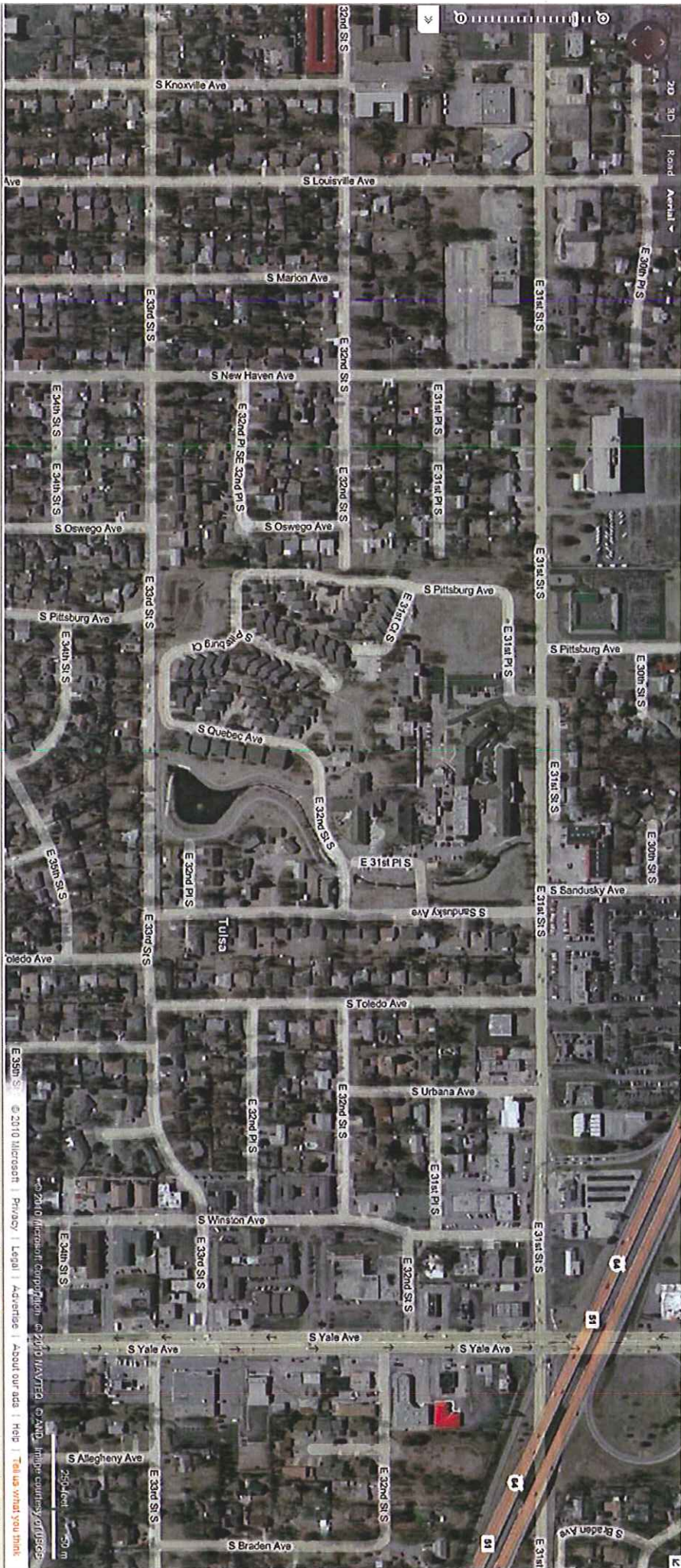
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



20-13 21



9.4



PRELIMINARY SUBDIVISION PLAT

Oklahoma Methodist Manner (OMM/Crestwood) - (9321) (CD 9)
4234 East 31st Street South, South of East 31st Street South,
West of South Yale Avenue

This plat consists of 1 Lot, 1 Block, on 39.03 acres.

The following issues were discussed October 7, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 197 A. Vacate underlying plat and easements. Show gate plan for electronic access on concept plans. Development must meet the PUD standards and recite these in the covenants. Check building line standards and make sure they match PUD requirements. Five lots have been added to the subdivision. The Comprehensive Plan designates the area as Existing Neighborhood and Growth Areas.
2. **Streets:** Access along 31st Street must be limited to a 50 foot access, one 16 foot inbound lane, two 12 foot outbound lanes and a 10 foot median. Sidewalks must be provided along all arterial and non-arterial streets. Modify section 1K to include both 31st and 33rd Street. Concept plan needs to include section along 33rd Street. Sidewalk must be provided along 33rd Street.
3. **Sewer:** No comment.
4. **Water:** Waterlines that are not located within easements must have 20 foot restrictive waterline easements placed over them. Easements that do not contain waterlines should be vacated. Water main line is not shown inside the platted restrictive water line easement.
5. **Storm Drainage:** The existing 15 foot stormwater detention easement located roughly in the center of the plat must be extended to the end of the storm sewer. Similarly, the overland drainage easement in the same area must be extended until it reaches the overland drainage easement coming from the northeast. The IDP project for this site must be completed prior to the filing of this plat. City field engineering will have to investigate flagged easements and lines.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No

comment.

7. **Other: Fire:** The Fire Department connection shall be on the address side of the building with a fire hydrant located within 100 feet of the fire department connection. **GIS:** Tie the plat from a Section Corner using bearings and distances from a labeled point of commencement to the labeled point of beginning on the face of the plat. Add point of commencement to the legend. The basis of bearing should be clearly described and stated in degrees, minutes and seconds. Correct inconsistencies on face of plat and covenants. Use "date of preparation". Submit subdivision closure form.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. There is a sidewalk waiver requested with this plat. Attached is the information as provided by the applicant. Staff points out that there will be a sidewalk put in along 31st Street which is the arterial street. There is an existing fence along 33rd street and there is no ingress or egress to the campus on this side of the development. There are no sidewalks in the surrounding residential neighborhood at all so there will be no connection unless sometime in the future the City builds a new sidewalk system throughout the entire area. The ordinance for fee-in-lieu of sidewalks deals with arterial streets and would not be usable in this instance.

Waivers of Subdivision Regulations:

1. A sidewalk waiver is requested.

Special Conditions:

1. The concerns of the public works department and development services 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.



Sisemore Weisz & Associates, Inc.

October 12, 2010

Ds. Diane Fernandez
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Oklahoma Methodist Manor Sidewalks

Dear Ms. Fernandez:

We wish to request a waiver of the sidewalks required along E. 33rd Street for the Oklahoma Methodist Manor project. The proposed project is on the northern portion of the property over 600 feet away from E. 33rd Street. I have enclosed a copy of our ALTA survey, a plat exhibit with the waiver request location identified and a couple of aerial photos. Please note in reviewing the aerial photos that there are no sidewalks in the fully developed surrounding neighborhood. Also, from the ALTA survey, please note that the fence is approximately 11 feet south of the north R/W line of E. 33rd Street. Therefore, the public sidewalk would have to be located in a non-standard location to avoid having to relocate the fence. There are several telephone pedestals, a power pole and a guard rail in the right-of-way. The sidewalk would need to be designed to meander to avoid these obstructions. There are on-site walking trails for the residents of Oklahoma Methodist Manor. Therefore, a sidewalk outside of the fenced boundary is of no value to Oklahoma Methodist Manor or their residents. Since there are no other sidewalks along the neighborhood streets, it seems that the 33rd Street sidewalk would be of little value to the neighborhood. Please note that OMM will be constructing a sidewalk along E. 31st Street for the full length of their 31st Street frontage.

Also, please note that although we are re-platting the property in order to show the development standards consistent with the recent PUD amendment, the property is currently platted. Thank you for your consideration of this request.

Sincerely,

Gregory T. Weisz, P.E.
Sisemore Weisz & Associates, Inc.

cc: Steve Dickie
Lou Reynolds

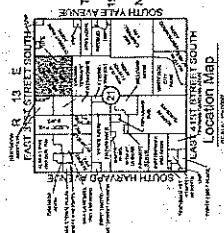
Preliminary Plat

A REPLAY OF ALL OF LOT 1, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-4, BLOCK 3, AND LOTS 1-3, BLOCK 4, METHODIST MANOR, AND A REPLAY OF ALL OF LOT 1, BLOCK 1, THE AMENDED PLAN OF METHODIST MANOR, AND A RESUBDIVISION OF LOT 2, 3, 4, 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,

P.U.D. NO. 197-A

Owner:
Oklahoma Methodist Home for the Aged, Inc.,
New Knoxville Oklahoma Methodist Minor, Inc., An Oklahoma Corporation
4134 E. 31st St.
Tulsa, Oklahoma 74135-1511
Phone: (918) 743-2585
Contact: Mr. Steve Dickie

Engineer/Surveyor:
Sibomere Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2011
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 685-3600
E-mail: gweisz@sw-assoc.com



Subdivision Statistics:

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
 SUBDIVISION CONTAINS 45.58 TOTAL ACRES (1,747,244 SF)
 LOT 1, BLOCK 1 CONTAINS 38.23 TOTAL ACRES (1,688,967 SF)
 LOTS BEING DECEASED BY PLAT CONTAINING 1.35 ACRES (58,277 SF)

• **water**

[illegible]

Notes:

1. ADDRESSEE'S SIGNATURE ON THIS PLAT WOULD ACQUAINT AT THE TIME THIS PLAT WAS FILED, ADDRESSEES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. EASTMENTS AND RIGHT-OF-WAY SHOWN WITHIN THE ADJUTING PROPERTIES CONTAINED WITHIN THE EASTMENT ADDITION, THE VIRGINIA TERRACE ADDITION, THE WALTER FOSTER ADDITION, AND THE CONWAY PARK ADDITION ARE PER THE RECORDED PLATS OF THE TERRACE ADDITION (PLAT NO. 1948), THE VIRGINIA TERRACE ADDITION (PLAT NO. 2053), THE WALTER FOSTER ADDITION (PLAT NO. 1945), AND THE CONWAY PARK ADDITION (PLAT NO. 1945).

Monumentation:

Boats of Boating

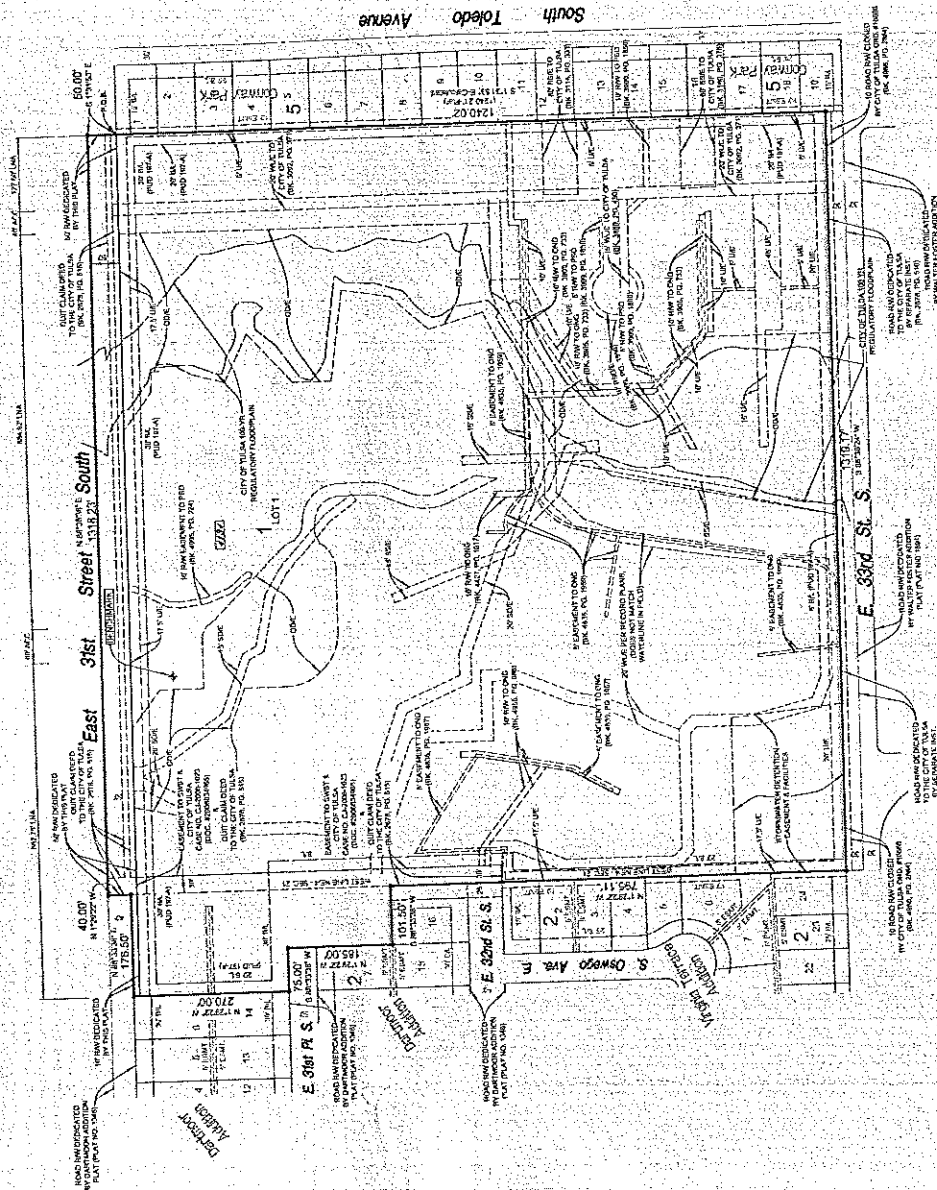
SYSTEM - MONTH ZONE

Benchmark: SCHEDULED SQUARE ON CONCRETE CURB (LOCATED APPROXIMATELY 74' SOUTH AND 52' EAST OF THE NW CORNER OF LOT 1, BLOCK 1, OKLAHOMA METHODIST MANOR.

NOTE: SEE SHEETS 2 & 3 FOR ALL INTERIOR DIMENSIONS.

RECEIVED
JUN 14 1960

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, BONGO AND SEALED DOCUMENT.



FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat complies with the provisions of the Uniform Land Use Planning Enabling Act	I am authorized to seal and place my seal on this office of the County Clerk in its bearing	I am authorized to seal and place my seal on this office of the County Clerk in its bearing	Approved by the Council of the City of Union, Utah, this _____ day of _____, 20____	City Clerk	Mayor	Approved by the City Clerk	Approved by the City Attorney
--	---	---	--	------------	-------	----------------------------	-------------------------------

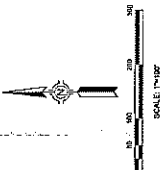
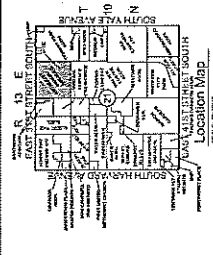
Oklahoma Methodist Manor

A REPLAY OF ALL OF LOT 1, BLOCK 1, THE AMENDED PLAT OF METHODIST MANOR, AND A RECONVEYANCE OF PART OF SOUTH PITTSBURGH AVENUE AND EAST 31ST PLACE, SOUTH ABUTTING LOTS 7, 8, 9 & 10, BLOCK 1, AND LOT 6, BLOCK 2, DARTMOUTH ADDITION, ALL LOCATED WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D. NO. 197-A

Engineer/Surveyor:
Sisomora Wolz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2011
0111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3500
E-mail: gwolz@sw-asoc.com

Owner:
Oklahoma Methodist Home for the Aged, Inc.,
c/o Known As Oklahoma Methodist Home, Inc., An Oklahoma Corporation
4134 E. 31st St.
Tulsa, Oklahoma 74135-1511
Phone: (918) 743-2505
Contact: Mr. Steve Dickie



Subdivision Statistics:
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
 SUBDIVISION CENSUSES 40-50 TOTAL ACRES (1,262,344 SF)
 LOT 1, BLOCK 1 CONTAINS 29.80 TOTAL ACRES (1,699,807 SF)
 NOW BEING RELOCATED BY PLAT CONTAINS 3.55 ACRES (123,277 SF)

Legend:

- [illegible]

11

1. ADDRESSSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. EAST-MOST AND SOUTHWEST CORNERS SHOWN WITHIN THE WAITING PERIOD ARE THE CORNERS LOCATED WITHIN THE EXISTING ACRES. THE VIRGINIA TERRACE ADDITION, THE WAVER POSTER ADDITION, AND THE COMMAN PARK ADDITION ARE PER THE RECORDED PLATS OF THE BARTONWOOD ADDITION PLAT NO. 1540, THE VIRGINIA TERRACE ADDITION PLAT NO. 2081, THE WAVER POSTER ADDITION PLAT NO. 1981, AND THE COMMAN PARK ADDITION PLAT NO. 1941.

Monumentation;

SEE US AT THE SHOW

Basis of Bidding:
THE BIDDING RATE FOR THIS SURVEY ARE GOOD BEARING
BASED ON THE OKLAHOMA STATE PLANE COORDINATE
SYSTEM - NORTH ZONE - NAD 83 (2011)

• • • • •

OFFICINAMORX:
CORREL BOARD OF COMPOSITE DUBLICATED APPROXIMATE
74' SOUTH AND 82' EAST OF THE NW CORNER OF LOT
BLOCK 1, OAKHOLM ALTHODIST MANOR.
NAVD 1983 DATUM
100' X 100' X 100' X 100'

NOTE: SEE SHEETS 2 & 3 FOR ALL INTERIOR DIMENSIONS.

RECEIVED
OCT 07 2010
POLYTECHNIC ADVISORY
COUNCIL ON ETHICS
AND PROFESSIONAL CONDUCT

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

Oklahoma Methodist Manor
 Preliminary Study
 Sheet 1 of 5

9.12

AG

N NEWHAVEN AVE

E 32 ST N

GILCREASE EXPWY

AG

N TOLEDO AVE

E 33 ST N

DARBY INDUSTRIAL PARK

11

RS-3

N NEWHAVEN AVE

E 30 PL N

E 30 ST N

E 29 PL N

E 29 ST N

IL

RS-3

RS-3

RS-3

AG

N NEWHAVEN AVE

N PITTSBURG AVE

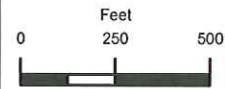
E 27 ST N

E 26 PL N

N TOLEDO AVE



20-13 21



N YALE AV

CH

IL

CH

E APACHE ST

CH

CH

CS

RM-2

RM-1

N MARION AVE

N NEWHAVEN AVE

E ZION ST

N OSWEGO AVE

N PITTSBURG AVE

N QUEBEC AVE

RS-3

E ZION ST

E YOUNG CT

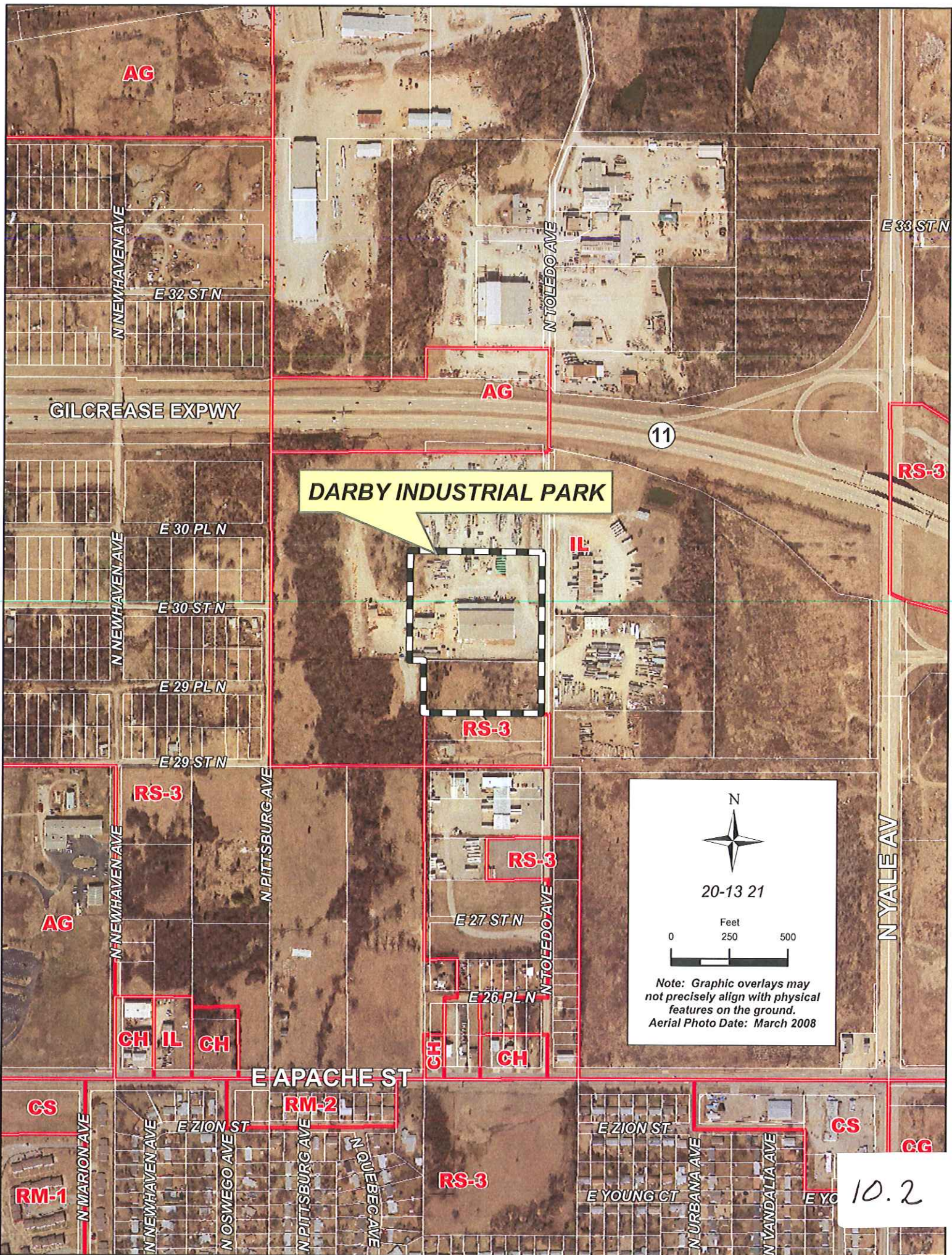
N URBANA AVE

N VANDALIA AVE

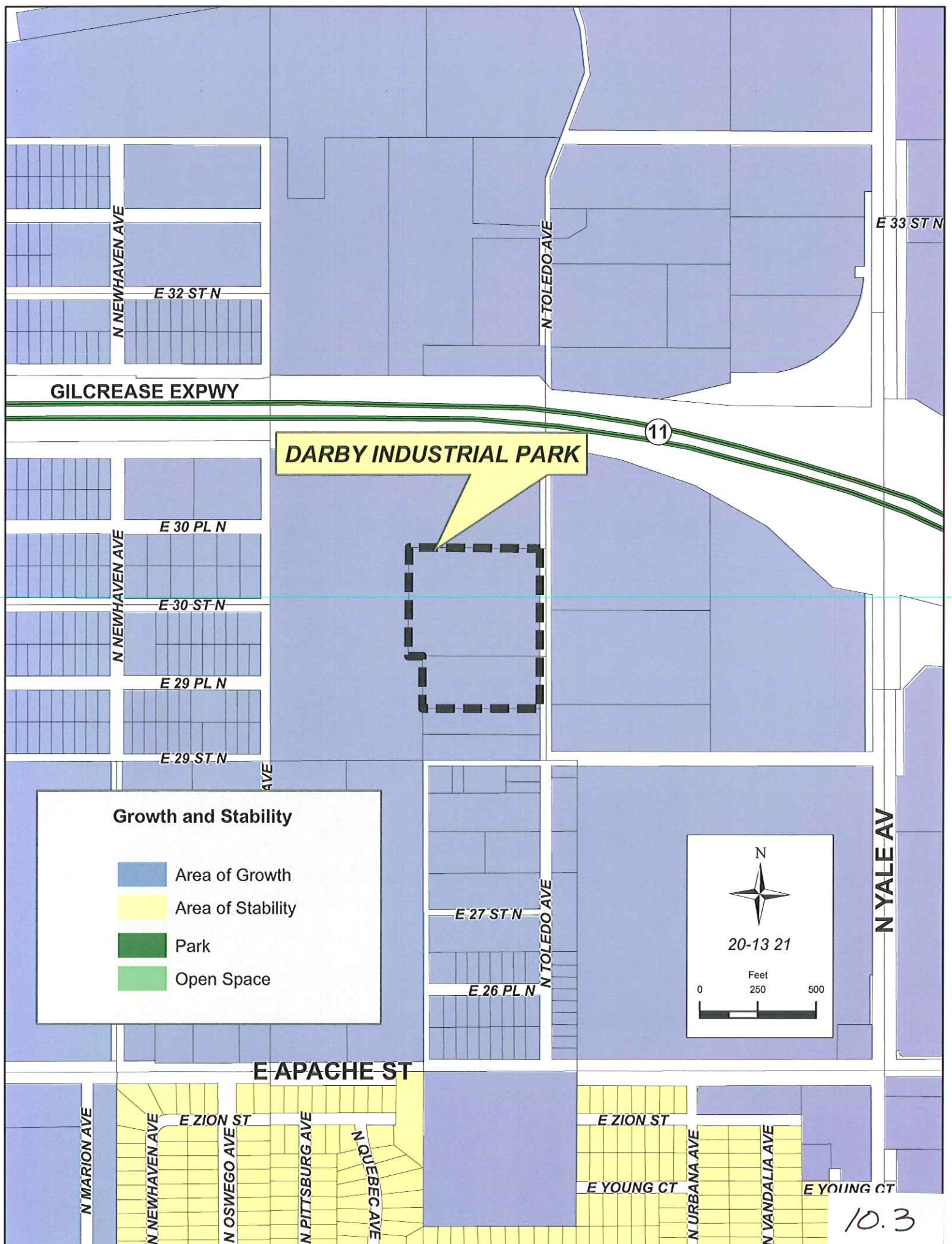
CS

E YOL

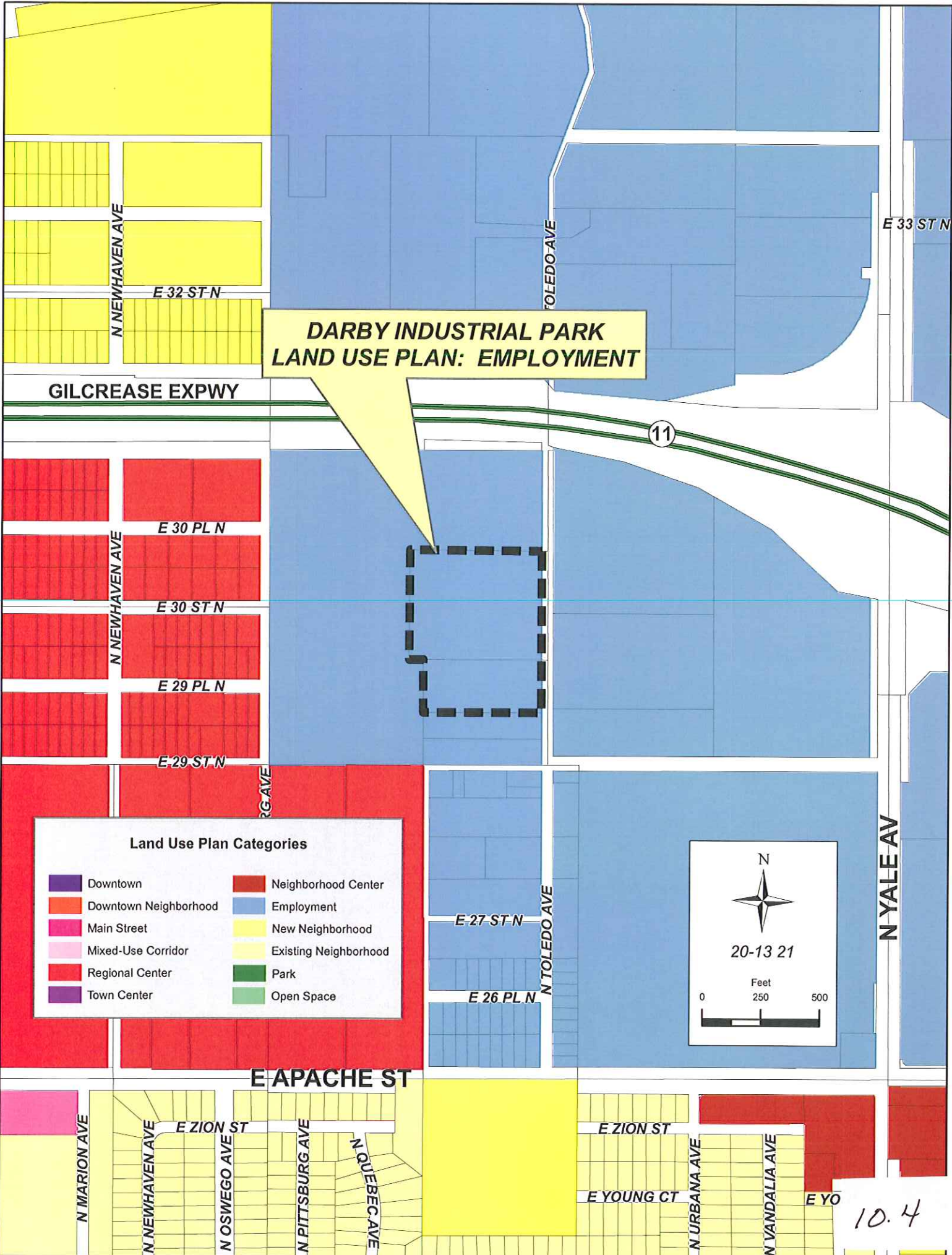
10.1



10.2



DARBY INDUSTRIAL PARK LAND USE PLAN: EMPLOYMENT

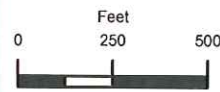


Land Use Plan Categories

- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |



20-13 21



10.4

PRELIMINARY SUBDIVISION PLAT

Darby Industrial Park - (0321) (CD 3)

2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue

This plat consists of 1 Lot, 1 Block, on 8.38 acres.

The following issues were discussed October 7, 2010 , at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light). The Comprehensive Plan designates the area as Growth and Employment areas.
2. **Streets:** Fifty feet of right-of-way along North Toledo must be dedicated to the City of Tulsa. Include standard section for sidewalks. Provide 5 foot wide sidewalk and ramps along North Toledo Avenue.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T pointed out the need to make sure that covenants are completed with standard utility language (see Section B4).
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a Section Corner using bearings and distances from a labeled point of commencement to the labeled point of beginning on the face of the plat. Add point of beginning and point of commencement to the legend. Add scale information. Provide all surveyor and engineer information. Show railroad and Gilcrease Expressway on location map. Correct the inconsistencies in the description for covenants and face of plat. Show "date of preparation". Submit subdivision control data sheet.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. There is a sidewalk waiver requested with this plat. Attached is the information as provided by the applicant. The area in question is industrial with industrial uses except for a site with residential zoning and dilapidated structures on it, which is surrounded by industrial zoning that will eventually transition to industrial zoning. The street for the plat dead-ends into the highway right-of-way and there are no sidewalks anywhere in the area. The ordinance for fee-in-lieu of sidewalks deals with arterial streets and would not be usable in this instance.

Waivers of Subdivision Regulations:

1. A sidewalk waiver is requested.

Special Conditions:

1. The concerns of the public works department and development services 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.

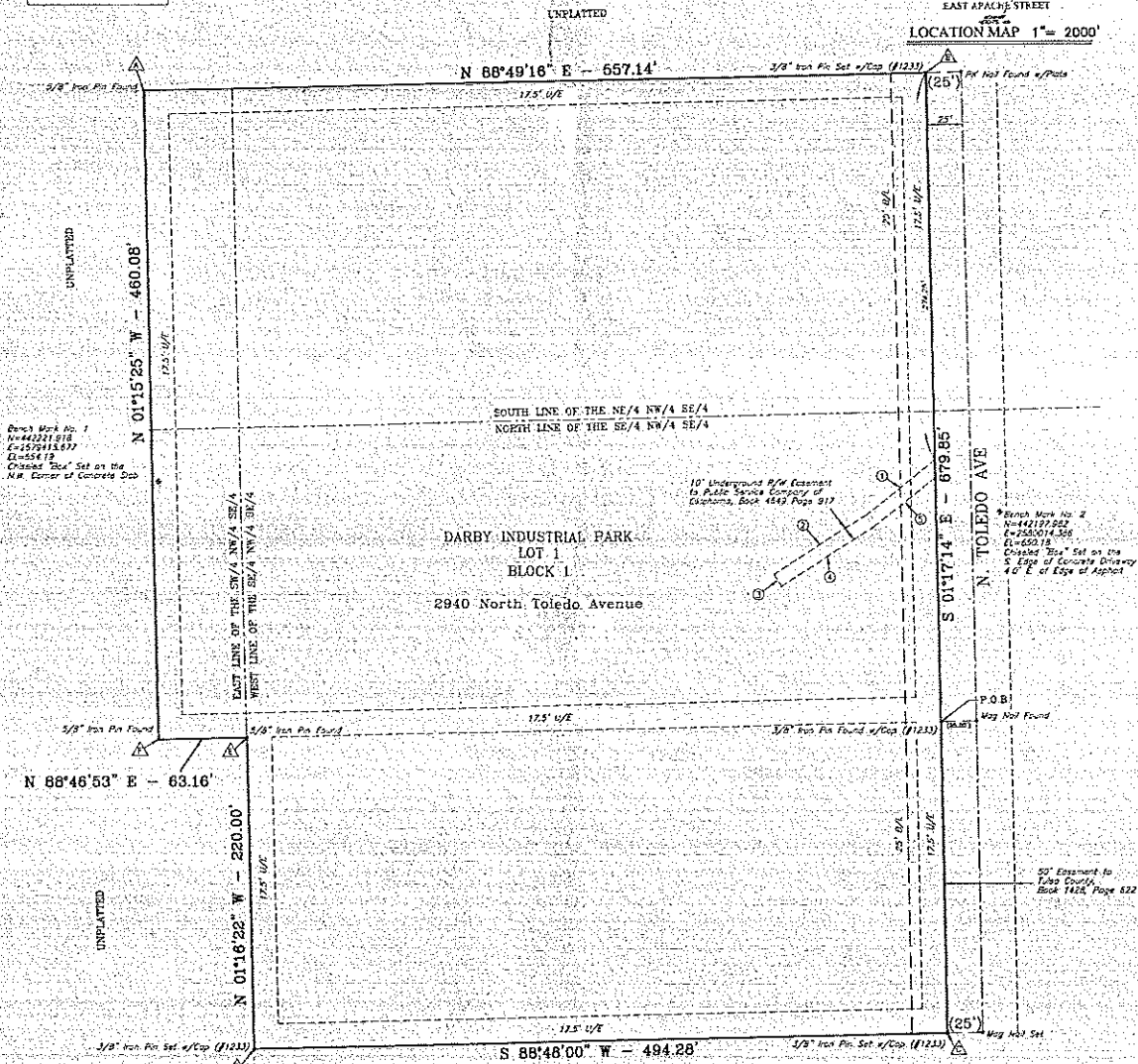
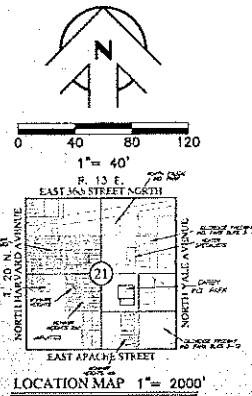
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, 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.

PLAT NO.	
FURN. PLAT	
LAWYER'S CERTIFICATE	
TOWNSHIP OFFICIAL	
COUNTY OFFICIAL	
APPROVED BY	
DRAWN BY	
DATE	
APPROVED BY	

Preliminary Plat Darby Industrial Park

A Re-Plat of Lot 1, Block 1, SHAMROCK INDUSTRIAL PARK, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, and a part of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SE/4 NW/4 SE/4) of Section Twenty-One (21), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

Subdivision has One (1) Lot in One (1) Block and contains 8.380 acres, more or less



STATE PLANE COORDINATES

	Northing	Eastng
1	442488.28	2579405.31
2	442509.74	2579562.34
3	441830.06	2579977.61
4	441819.71	2579483.44
5	442039.66	2579478.55
6	442038.31	2579415.40

UNDERGROUND R/W EASEMENT

Bearing	Distance
① S 50°55'45" W	62.85'
② S 57°40'56" W	77.55'
③ S 32°19'04" E	10.00'
④ N 57°40'55" E	78.14'
⑤ N 50°35'48" E	55.69'

OWNER

Darby Equipment Company
2940 North Toledo Avenue
Tulsa, Oklahoma 74115
(918) 582-2340
email: nick@darbyequip.com

SURVEYOR

Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
phone: (918) 234-4859
fax: (918) 437-5551
email: chuck@hardenandassoc.com
Certificate of Authorization No. 4655
Expires June 30, 2011

ADDRESSES

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

LEGEND

U/E = UTILITY EASEMENT
B/L = BUILDING LINE

BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System, North Zone 5501, NAD 83 (1983) with the East line of Lot 1 Block 1 being S 01°17'14" E

RECEIVED

SEP 17 2010

TULSA COUNTY CLERK

PLAT BOOK 100

PAGE 100

FILED

Darby Industrial Park
Preliminary Plat
Prepared September 13, 2010
SHEET 1 OF 2

**HARDEN &
ASSOCIATES**

SURVEYING AND MAPPING, PC

2001 S. 114th East Ave.
Tulsa, OK 74128
(918) 234-4859 FAX (918) 437-5551

October 12, 2010

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

**RE: Preliminary Plat -- Darby Industrial Park -- 2940 North Toledo Avenue
Request for Waiver of Required Sidewalk and Ramps along North Toledo Avenue**

Dear Commission:

Approval of the above referenced Preliminary Plat of Darby Industrial Park comes on for hearing before the TMAPC on October 10, 2010. At the Technical Advisory Committee ("TAC") meeting held October 7, 2010, Transportation's comments to the Conceptual Site Plan submitted with said Preliminary Plat requested that a 5' wide sidewalk and ramps along N. Toledo Ave. be provided for. Darby Equipment Company, the owner of the lands sought to be platted as Darby Industrial Park, respectfully requests that the TMAPC waive the requirement for such sidewalk and ramps as a condition for approval of said plat. In support of such request, the owner shows the TMAPC the following.

A. Construction of a Sidewalk and Ramps Would Interfere with the Topography of and Drainage in the Existing Bar Ditch Along N. Toledo Ave.

Most of the lands between the West side of the N. Toledo Ave. right-of-way and the West edge of the existing N. Toledo Ave. paving is currently occupied by an existing bar ditch and grades therefore which acts to adequately drain the storm water run-off in this area. (Please see the Conceptual Site Plan enclosed for contours and the existing bar ditch)(Please see also enclosed photos nos. 1 thru 4). TAC had no comments to either the Preliminary Plat or the Conceptual Site Plan related to storm water in order to continue to provide adequate drainage in this vicinity. Construction of a 5 foot wide sidewalk within this area would necessitate the leveling of some of the existing bar ditch slopes to accommodate such a sidewalk. This required leveling would significantly reduce the width of the existing bar ditch, thus reducing the capacity of the existing bar ditch and the volume of water capable of being carried within such bar ditch.

B. Historical Foot-traffic in this Area Does Not Warrant Construction of a Sidewalk and Ramps Along N. Toledo Ave. at the Proposed Plat Location.

Nearly all the lands in the vicinity of the proposed Darby Industrial Park are zoned IL and are being used for industrial purposes. It is recognized that a relatively small tract to the South of the proposed plat is zoned RS-3 as well as another relatively small area of RS-3 zoning further South along N. Toledo Ave. (Please see enclosed zoning map). Notwithstanding these small pockets of residential zoning in the area, this area has been predominately of industrial use for many, many years with uses such as trucking terminals, vacant parcels, and other industrial uses. (Please see enclosed aerial photo)(Please see also enclosed photos nos. 4, 6 & 8). Additionally, the relatively small areas of residentially zoned

lands are, and have been, either vacant or in a dilapidated state and uninhabitable for apparently many years. (Please see enclosed aerial photo)(Please see also enclosed photos nos. 5 & 7).

Historically, there has been little, if any, foot-traffic in this area by the general public. As typical of Industrial uses, general public consumers are not drawn to industrial uses like they are to retail or other such commercial uses. Employees and vendors are the most likely visitors of industrial uses. Moreover, just North of the proposed plat N. Toledo Ave. dead-ends at the Gilcrease Expressway. (Please see enclosed aerial photo). Therefore, no destinations lie past the proposed plat for any foot-traffic. Additionally, this would be the only section of sidewalk in nearly one-half mile of N. Toledo Ave., and said sidewalk section would be over one-quarter of a mile from East Apache Street.

C. The Unlikelihood of Future Foot-traffic in this Area Does Not Warrant Construction of a Sidewalk and Ramps Along N. Toledo Ave. at the Proposed Plat Location.

While it is recognized that the Comprehensive Plan depicts this area as an Employment Area and potential Growth Area, it appears from the current zoning of the area that the likelihood of increased foot-traffic by the general public would not increase above currently levels. As stated above, this area is predominantly zoned for, and is occupied by, industrial uses. Even assuming, *arguendo*, that the small pocket of residential zoning South of the proposed plat could redevelop in the future, there would still be no destination North of such residentially zoned areas in the vicinity of the proposed plat or further North for general public foot-traffic. Especially, since N. Toledo Ave. dead-ends at the Gilcrease Expressway.

D. Waiver of the Sidewalks and Ramps Along N. Toledo Ave. is Warranted in this Case.

It is recognized that sidewalks in Employment Areas and Growth Areas are desired in future developments in the City of Tulsa. However, the detriment which would be caused to the existing drainage system by the construction of a 5 foot wide sidewalk and ramps at this site outweighs the potential minimal, if any, benefit of such a sidewalk and ramps to the general public currently or in the future in this vicinity. Therefore, waiver of such a requirement in this case is warranted.

Respectfully,



Charles R. Holladay, Esq., PLS
Harden & Associates Surveying and Mapping, PC

Enclosures



Looking South along N. Toledo Ave. from proposed plat lands



Looking South along N. Toledo Ave. from proposed plat lands



Looking North along N. Toledo Ave. from proposed plat lands



Looking North along N. Toledo Ave. from proposed plat lands



Dilapidated house on RS-3 Zoned tract, south of proposed plat lands



Looking North along N. Toledo Ave. from RS-3 Zoned tract



Looking South along N. Toledo Ave. from TTI Terminal showing residential zone property on east side of N. Toledo Ave.



Looking North along N. Toledo Ave. from TTI Terminal

PLAT NO.

FINAL PLAT
 COUNTY OF OKLAHOMA
 TOWNSHIP 20 NORTH
 RANGE 13 EAST
 SECTION 21
 The plat is subject to the provisions of the Oklahoma Land Survey Act and the Oklahoma Land Survey Act of 1908.

TOWNSHIP 20 NORTH
 The plat is subject to the provisions of the Oklahoma Land Survey Act and the Oklahoma Land Survey Act of 1908.

COUNTY OF OKLAHOMA
 The plat is subject to the provisions of the Oklahoma Land Survey Act and the Oklahoma Land Survey Act of 1908.

APPROVED
 By the Board of Survey of the County of Oklahoma

DATE
 September 13, 2010

APPROVED
 By the Board of Survey of the County of Oklahoma

DATE
 September 13, 2010

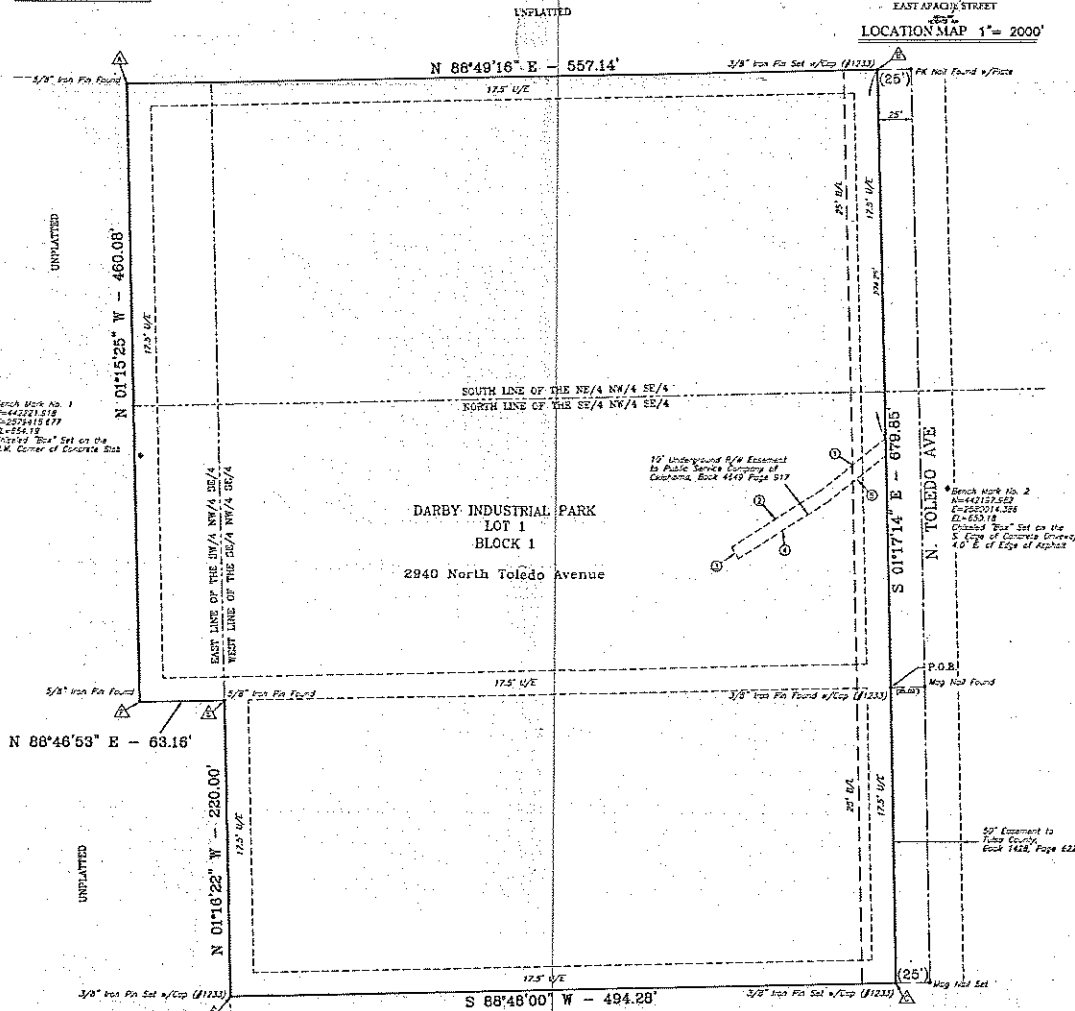
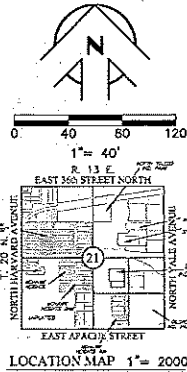
APPROVED
 By the Board of Survey of the County of Oklahoma

DATE
 September 13, 2010

Preliminary Plat Darby Industrial Park

A Re-Plat of Lot 1, Block 1, SHAMROCK INDUSTRIAL PARK, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, and a part of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SE/4 NW/4 SE/4) of Section Twenty-One (21), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

Subdivision has One (1) Lot in One (1) Block and contains 8.380 acres, more or less



STATE PLANE COORDINATES

Northing	Easting
442488.28	2579425.31
442502.74	2579562.34
441830.65	2579577.61
441819.71	2579483.44
442039.66	2579478.55
442038.31	2579415.40

UNDERGROUND R/W EASEMENT

Bearing	Distance
① S 60°55'48" W	62.85'
② S 37°40'55" W	77.55'
③ S 32°19'04" E	10.00'
④ N 57°40'55" E	78.14'
⑤ N 50°55'49" E	55.69'

ADDRESSES

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

LEGEND

U/E = UTILITY EASEMENT
B/L = BUILDING LINE

BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System, North Zone 3501, NAD 83 (1983) with the East line of Lot 1 Block 1 being S 01°17'14" E

OWNER
 Darby Equipment Company
 2940 North Toledo Avenue
 Tulsa, Oklahoma 74115
 (918) 582-2340
 email: nick@darbyequip.com

SURVEYOR
 Harden & Associates
 Surveying and Mapping, PC
 2001 South 114th East Avenue
 Tulsa, Oklahoma 74128
 phone: (918) 234-4859
 fax: (918) 437-5551
 email: chuck@hardenandassoc.com
 Certificate of Authorization No. 4658
 Expires June 30, 2011

RECEIVED

SEP 17 2010

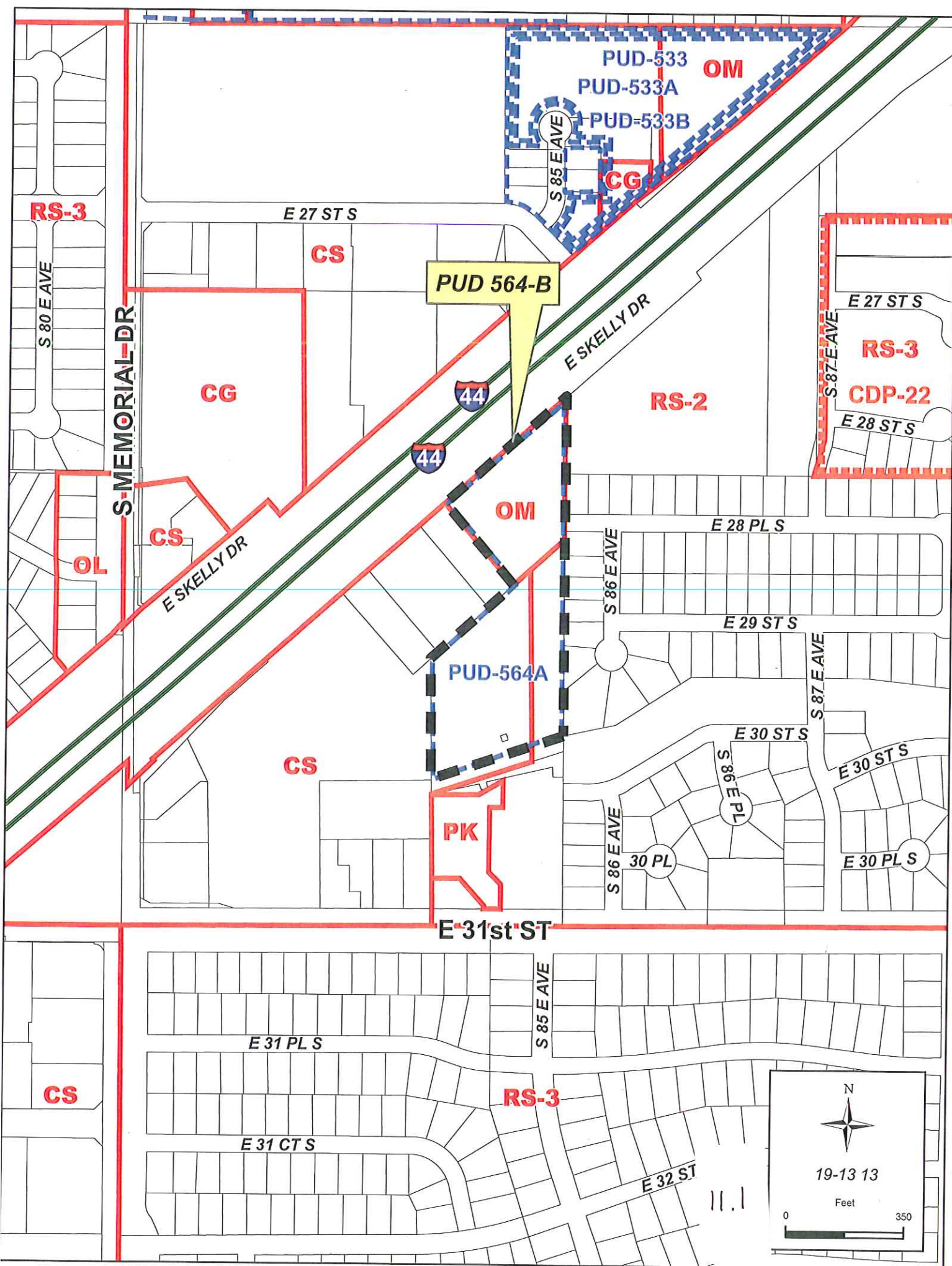
Tulsa Metropolitan Area
Planning Commission

FOR TULSA COUNTY
COMMISSIONER

OCT 07 2010

TULSA COUNTY CLERK
PLANNING COMMISSION

Darby Industrial Park
 Preliminary Plat
 Prepared September 13, 2010
 SHEET 1 OF 2





PUD 564-B

44

44

E 31st ST



19-13 13

0 350
Feet

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

11.2

PLAT WAIVER

October 20, 2010

PUD 564 B (9313) (CD 3)

8220 East Skelly Drive, South of Skelly Drive, East of South Memorial

The platting requirement is being triggered by a Major PUD amendment to allow an additional use under Use Unit 15 "Other Trades and Services" limited to contract construction services for an existing building.

Staff provides the following information from TAC at their October 7, 2010 meeting:

ZONING:

- TMAPC Staff: The property has been previously platted.

STREETS:

- No comment.

SEWER:

- Sidewalk required along Skelly Drive.

WATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property. New covenants are to be approved in a related item on this planning commission agenda.

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.	X	
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.?		X
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

*New covenants are to be approved for filing in a related item for this agenda.



TULSA CITY COUNCIL

October 8, 2010

Wayne Alberty
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103

Re: Historic Preservations Districts

Dear Mr. Alberty:

On September 23, 2010, the City Council voted to approve the Tulsa Planning Commission's request to direct the Tulsa Metropolitan Area Planning Commission to study and report its recommendation on suggested text amendments to the Zoning Code, increasing the City's ability to protect the boundaries of Historic Preservation Districts from encroachment of incompatible development.

I have attached a copy of the Tulsa Planning Commission's request to the City Council for your convenience. Once you have had an opportunity to review the request, I would appreciate it if you could provide me a tentative timeline on when the Council may expect to receive TMAPC's report and recommendation.

Thank you so much for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Barnes".

Maria Barnes
Vice-Chair, Tulsa City Council
City Councilor, District 4

CITY COUNCIL REGULAR MEETING

September 23, 2010



Item 8.d

One of the duties of the Tulsa Preservation Commission, as described in the City of Tulsa Zoning Code, Chapter 10A, Section 1052.N.10, is to “comment on and make recommendations to the appropriate body concerning actions undertaken by other City, State, and Federal agencies with respect to the effect of such actions upon the historical resources in the City of Tulsa.”

The Tulsa Preservation Commission voted 10-3-0 at its September 9, 2010 Regular Meeting to request the City Council “direct the Tulsa Metropolitan Area Planning Commission to study and report its recommendation on suggested text amendments to the Zoning Code increasing the City’s ability to protect the boundaries of Historic Preservation Districts from encroachment of incompatible development.”

Four of Tulsa’s neighborhoods that have requested and been granted Historic Preservation Overlay Zoning – Gillette, North Maple Ridge, Swan Lake and Yorktown – are bordered by commercial properties fronting arterial streets in midtown Tulsa. Development pressures along the arterial streets often impact these historic neighborhoods and create what may be avoidable conflicts between robust development and the protections intended by Historic Preservation Overlay Zoning.

The Tulsa Preservation Commission requests that the City Council direct the TMAPC to research the threats to the boundaries of historic preservation zoning districts, review the intended safeguards of the zoning code, identify strengths and weaknesses, and recommend amendments to address any weaknesses identified.

This specific action by the City Council would help safeguard Tulsa’s historic neighborhoods while promoting commercial development that is in accordance with the new Comprehensive Plan.



175 East 2nd Street, Suite 570, Tulsa, Oklahoma 74103
p 918.576.5687 f 918.699.3418 www.tulsapreservation.org