

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2610

September 21, 2011, 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 TMAPC Receipts for the month of August 2011

CONSENT AGENDA:

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

1. **LS-20462**, (Lot-Split) (County), Location: South of the southwest corner of North Mingo Road and East 136th Street North
2. **Partial Vacation of Plat and Amendment of Deed of Dedication-** Stanford Court Subdivision, Location: North of northwest corner of East 51st Street South and South 177th East Avenue
3. **PUD 460-** Change of Access, Location: West of South Mingo Road, north of East 81st Street, Lot 2, Block 1, Sonoma Grande Addition, (CD-7)
4. **Z-7008-SP-3b – Lou Reynolds/CPBS Land Company, LLC**, Location: North of the northeast corner of West 81st Street South and South Olympia Avenue, Requesting a Corridor Plan Minor Amendment to transfer 2,000 square feet of floor area from Lot 2/Tract 2A to Lot 2/Tract 2B within Block 2 of Tulsa Hills to accommodate a Jiffy Lube retail oil change outlet, CO, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

5. **LC-354**, (Lot-Combination) (CD-8), Location: West of the northwest corner of South Sheridan Road and 121st Street South (Related to Item 6)
6. **LS-20457**, (Lot-Split) (CD-8), Location: West of the northwest corner of South Sheridan Road and 121st Street South (Related to Item 5)
7. **Stonegate III - Preliminary Plat**, Location: East of the northeast corner of East 51st Street South and South 177th East Avenue (CD 6) (Continued from 9/7/2011)
8. **Crossing at 86th Street Phase V** – Preliminary Plat, Location: Southwest corner of North 86th East Avenue and Sheridan Road (County)
9. **Tradition Blocks 8-11** – Minor Subdivision Plat, Location: West of the northwest corner of East 111th Street South and South Sheridan Road (CD 8)
10. **Z-1072-** Plat Waiver, Location: 3333 East 28th Street South, Lots 23, 24, Block 9, Kirkmoore Addition (CD 9)
11. **CBOA-2410** – Plat Waiver, Location: 5802 West 51st Street South (County)
12. **Z-7008-SP-4** – Plat Waiver, Location: North of the northwest corner of West 81st Street South and South Olympia Avenue (CD 2)
13. **PUD-786 – Tulsa Development Authority & Tulsa North Community Development Corporation**, Location: North and east of East Latimer Street and North Main Street, Requesting PUD to construct a mixed-use facility permitting 162 senior living apartment units with commercial floor area space, **RS-4/CS to RM-3/CS/PUD** (CD-1) (Continued from 9/7/11)

OTHER BUSINESS

14. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

TRAINING SESSION

Meeting Location: 175 East 2nd Street, 2nd Level, One Technology Center,
15th Floor Board Room, City Hall

Date and Time: Wednesday, September 21, 2011 – 11:30 A.M.

CONSIDER AND DISCUSS:

1. Discussion and status of the Form-Based Code for the remainder of the Pearl District/staff.

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 August 2011

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	14	\$70.00	\$70.00	\$140.00	24	\$120.00	\$120.00	\$240.00
Zoning	5	2,985.00	2,985.00	5,970.00	6	3,455.00	3,455.00	6,910.00
PUDs & Plan Reviews	23	3,280.00	3,280.00	6,560.00	48	5,697.50	5,697.50	11,395.00
Refunds		(200.00)	(200.00)	(400.00)	0	(200.00)	(200.00)	(400.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,135.00</u>	<u>\$6,135.00</u>	<u>\$12,270.00</u>		<u>\$9,072.50</u>	<u>\$9,072.50</u>	<u>\$18,145.00</u>
LAND DIVISION								
Minor Subdivisions	3	\$650.00	\$650.00	\$1,300.00	3	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	5	2,565.00	2,565.00	5,130.00	7	3,515.00	3,515.00	7,030.00
Final Plats	1	340.27	340.27	680.54	1	340.27	340.27	680.54
Plat Waivers	5	625.00	625.00	1,250.00	6	750.00	750.00	1,500.00
Lot Splits	6	321.00	321.00	642.00	11	571.00	571.00	1,142.00
Lot Combinations	2	100.00	100.00	200.00	4	200.00	200.00	400.00
Access Changes	102	100.00	100.00	200.00	102	100.00	100.00	200.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,701.27</u>	<u>\$4,701.27</u>	<u>\$9,402.54</u>		<u>\$6,126.27</u>	<u>\$6,126.27</u>	<u>\$12,252.54</u>
BOARDS OF ADJUSTMENT								
Fees	20	\$5,350.00	\$1,300.00	\$6,650.00	20	\$10,950.00	\$1,900.00	\$12,850.00
Refunds		(100.00)	0.00	(100.00)	0	(100.00)	0.00	(100.00)
NSF Check			<u>0.00</u>	<u>0.00</u>	0	0.00	0.00	0.00
Fees Waived		\$0.00	\$0.00	\$0.00		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,250.00</u>	<u>\$1,300.00</u>	<u>\$6,550.00</u>		<u>\$10,850.00</u>	<u>\$1,900.00</u>	<u>\$12,750.00</u>
TOTAL		\$16,086.27	\$12,136.27	\$28,222.54		\$26,048.77	\$17,098.77	\$43,147.54

ROY D. JOHNSEN, P.L.L.C.
ATTORNEYS AT LAW
Williams Center Tower One, Suite 1010
1 West Third Street
Tulsa, Oklahoma 74103
(918) 585-5641 - fax (918) 585-2758

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

September 8, 2010

Diane Fernandez
Senior Planner/Subdivision Administrator
INCOG
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Hand Delivered

Re: Partial Vacation of Plat and Amendment of Deed of Dedication
Stanford Court

Dear Diane:

Enclosed for consideration by the Planning Commission is an instrument entitled "Partial Vacation of the Plat and Amendment of the Deed of Dedication of Stanford Court".

In December, 2005, a ten acre tract of land located north of the northwest corner of East 51st St. South and South 177th East Avenue (South Lynn Lane Road) was platted as a single family residential subdivision known as Stanford Court, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat (No. 5935) thereof ("Stanford Court"). Due to economic circumstances, development did not occur, no streets or other utilities were installed, and the owner of Stanford Court eventually sold the property.

The new owner of the subject 10 acre tract is developing the property as a gated single family residential community with private streets known as "The Boulevard". The Boulevard has been submitted and approved as PUD No. 780, and the final plat of The Boulevard has recently been submitted for approval.

The owner of the subject property desires to vacate the Plat of Stanford Court, except as to the right of way of South 177th East Avenue (South Lynn Lane Road) that was dedicated by the Stanford Court Plat, and to amend to the Deed of Dedication to terminate all provisions thereof excepting the dedication of the right of way of South 177th East Avenue. We have drafted, and the owner of the property has executed, the enclosed Partial Vacation of the Plat and Amendment of the Deed of Dedication of Stanford Court, and we are requesting that the document be processed for approval by the Planning Commission.

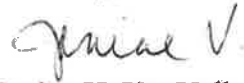
Diane Fernandez
September 8, 2011
Page 2

You are in possession of the Draft Final Plat of The Boulevard. Enclosed for your reference is a copy of the Plat of Stanford Court.

Bob Edmiston is processing the Partial Vacation and Amendment for approval by the City Council and asked if I would submit the document to you for processing with the Planning Commission. Could you please place the Partial Vacation and Amendment on the next available agenda for consideration by the Planning Commission?

Please call if we can answer any questions or help in any way. Thanks so much for your help.

Sincerely,



Janine H. VanValkenburgh

JHV:lm
enc

2.2

**PARTIAL VACATION OF THE PLAT
AND AMENDMENT OF THE DEED OF DEDICATION
OF
STANFORD COURT**

This Partial Vacation of the Plat and Amendment of the Deed of Dedication of Stanford Court is dated this _____ day of _____, 2011.

RECITALS

- A. This instrument is made and entered into pursuant to Title 11 Okla. Stat. § 42-106, paragraph B. for the purposes of vacating a portion of the plat described as follows:

Stanford Court, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat (No. 5935) thereof ("Stanford Court").

- B. The Plat of Stanford Court and accompanying Deed of Dedication was recorded on December 13, 2005 in the records of the Tulsa County Clerk as Plat No. 5935.
- C. The undersigned is the owner of all the property within Stanford Court, and has platted or intends to replat the property comprising Stanford Court as a subdivision to be known as "The Boulevard".
- D. The undersigned desires to partially vacate the plat of Stanford Court and to amend the Deed of Dedication accompanying the plat of Stanford Court.

THEREFORE, in consideration of the above and for other good and valuable consideration, the undersigned hereby vacates the Plat of Stanford Court (Plat No. 5935) in its entirety, with the exception of the right-of-way of South 177th East Avenue dedicated by the Plat which is not hereby vacated, and vacates all easements and building setback lines depicted on the Plat of Stanford Court or established by the accompanying Deed of Dedication. This instrument shall operate to destroy the force and effect of the recording of the Plat of Stanford Court (Plat No. 5935) insofar as it pertains to all portions of the Plat excepting the right-of-way of South 177th East Ave. and to divest all public rights in the other public ways, public easements, commons, and public grounds laid out as described in the Plat. The undersigned further hereby amends the Deed of Dedication accompanying the Plat of Stanford Court to terminate all provisions therein except for the dedication of the right-of-way of South 177th East Avenue.

IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year first above written to be effective as of the date of recording of the plat of The Boulevard.

2.3

Freedom Square, L.L.C.
An Oklahoma limited liability company

By: SCB
Manager

State of Oklahoma)
) ss.
County of Tulsa)

This instrument was acknowledged before me this 29th day of Aug, 2011,
by Stephen C. Braun as Manager of Freedom Square, L.L.C., an Oklahoma limited liability
company.

Tracy L. Puett
Notary Public



My Commission Number is: 10007357

My Commission expires: 9/3/14

APPROVED BY THE TULSA METROPOLITAN
AREA PLANNING COMMISSION
ON _____, 2011

By: _____
Chairman

2.4

APPROVED BY
THE CITY COUNCIL
CITY OF TULSA, OKLAHOMA
ON _____, 2011

By: _____
Chairman

APPROVED BY THE MAYOR,
CITY OF TULSA, OKLAHOMA

Mayor

Date: _____

ATTEST:

City Clerk, City of Tulsa, Oklahoma

APPROVED AS TO FORM:

Assistant City Attorney
City of Tulsa, Oklahoma

Date: _____

Change of Access on Recorded Plat TMAPC September 21, 2011

Lot 2, Block 1, Sonoma Grande Addition – (8312) (CD 7)
West of South Mingo Road, North of East 81st Street

This application is made to allow a change of access to delete a 30 foot access and add a 40 foot access to the east along South Mingo Road. The property is zoned PUD 460 (Planned Unit Development # 460).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, HEALTH CARE REIT, INC.
are the owners of LOT 2, Block 1 - Sonoma Grande - Plat No. 6216,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from _____
S. Mingo Road to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the City Engineer of the
City of Tulsa, Oklahoma, or County Engineer of Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 6216 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of no
access previously existing along the area of access now permitted by this change and
consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 30 day of AUGUST, 2011.

Erin C. Ibele

Owner

HEALTH CARE REIT, INC.

By: Erin C. Ibele, Senior Vice President
Administration & Corporate Secretary

APPROVED:

Michael A. Brown
City/County Engineer

Owner

TMAPC

Change of Access Exhibit

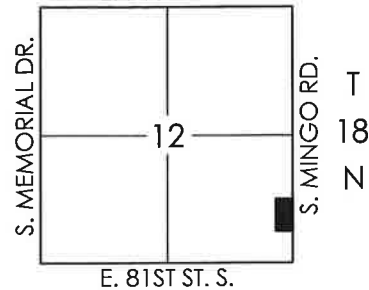
Legend Assisted Living

Tulsa, Oklahoma

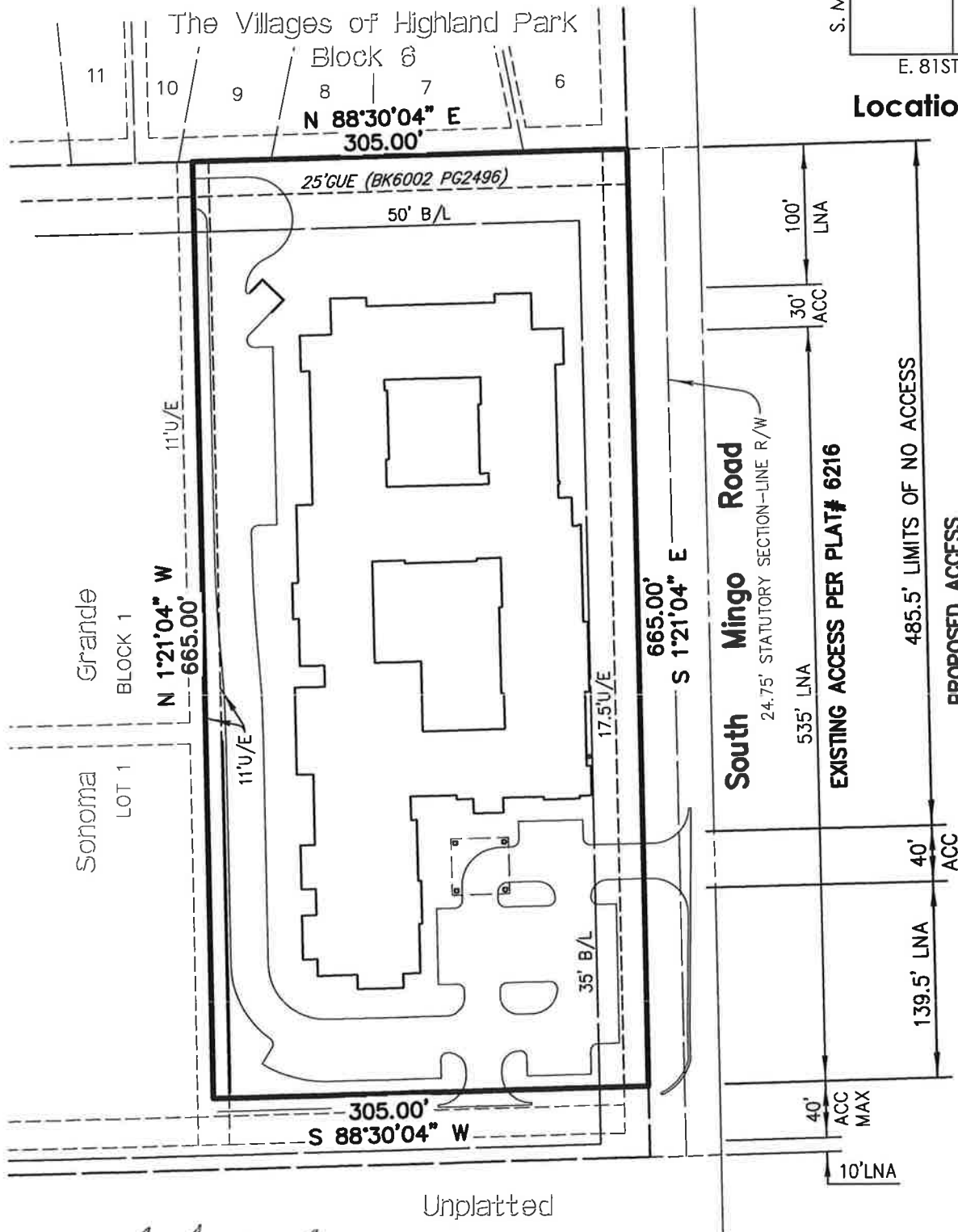


ACC = ACCESS
LNA = LIMITS OF NO ACCESS

R 13 E
E. 71ST ST. S.



Location Map



Unplatted

APPROVED:

TRAFFIC ENGINEER

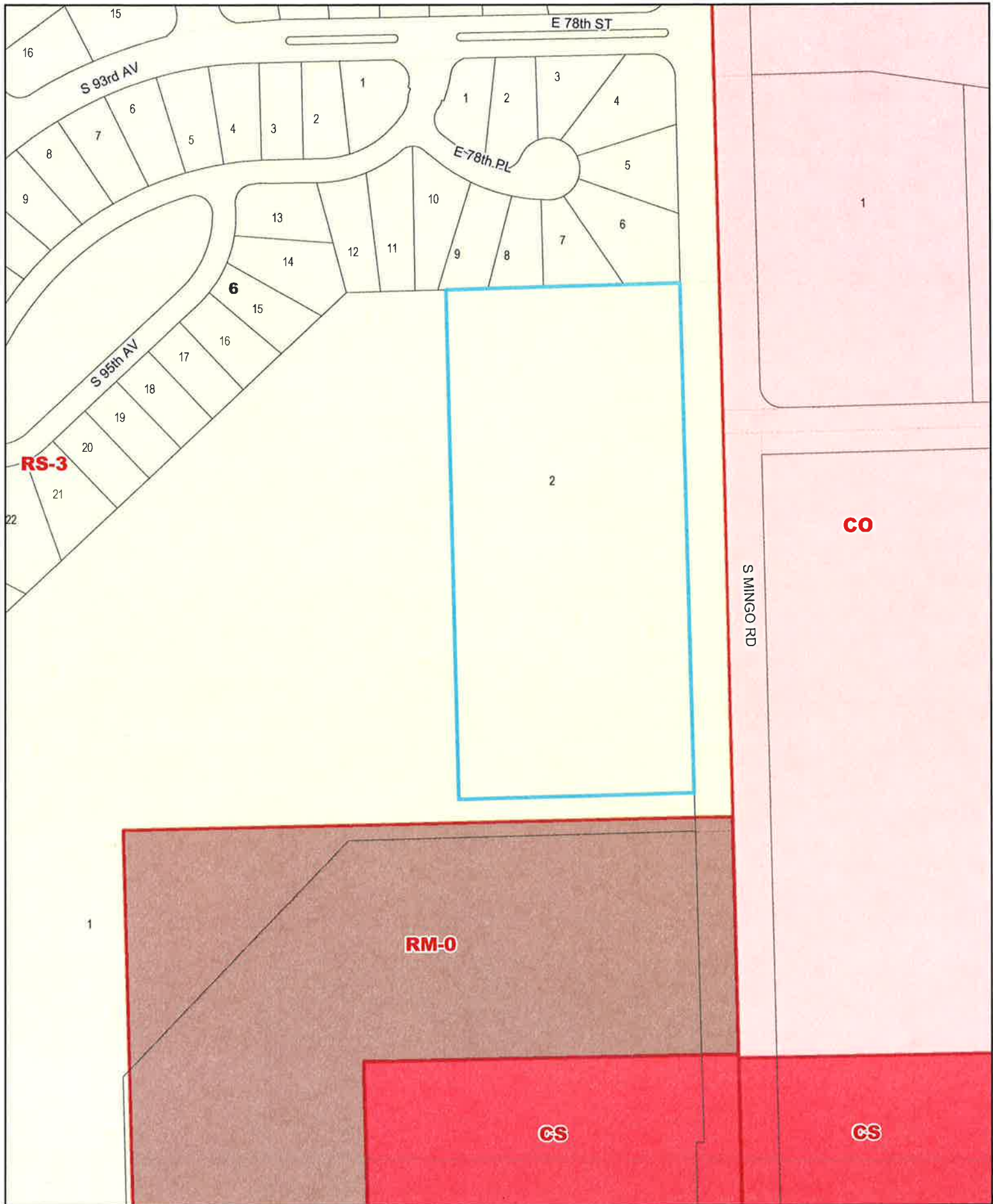
DATE

6/23/2011 10210EX_COA

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

3.4



75

TULSA HILLS DR

S OLYMPIA AVE

Z-7008-SP-3-b

S INDIAN AVE

W 77 ST S

W 77 PL S

W 77 ST S

W 78 ST S

W 78 PL S

S HOUSTON CT

W 79 ST S

W 80 ST S

W 81st ST S

S MAYBELLE AVE



18-12 11



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

4.2

STAFF RECOMMENDATION

Z-7008-SP-3b: Corridor Plan Minor Amendment – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lot 2, Block 2 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting a minor amendment to transfer 2,000 square feet (sf) of floor area from Lot 2 / Tract 2A to Lot 2 / Tract 2B within Block 2 of Tulsa Hills (see attached exhibit). The requested transfer of floor area is to accommodate the construction of a Jiffy Lube retail oil change outlet.

There is no request to increase floor area within the development area.

Lot 2, Block 2 is also identified as Development Area E within Tulsa Hills. Existing floor area allocations for Lot 2 are as follows:

Lot / Tract	Lot Size	Allocated Floor Area	Floor Area Ratio (FAR)
Lot 2 / Tract 2A	126,460 SF	29,943 SF	.24
Lot 2 / Tract 2B	24,231 SF	2,800 SF	.11
Lot 2 / Tract 2C	55,727 SF	5,500 SF	.10
Lot 2 / Tract 2D	79,541 SF	18,818 SF	.24
Total:	258,959 SF	57,061 SF	.20

Proposed floor area allocations as the result of a transfer of 2,000 sf of floor area from Tract 2A to Tract 2B are as follows:

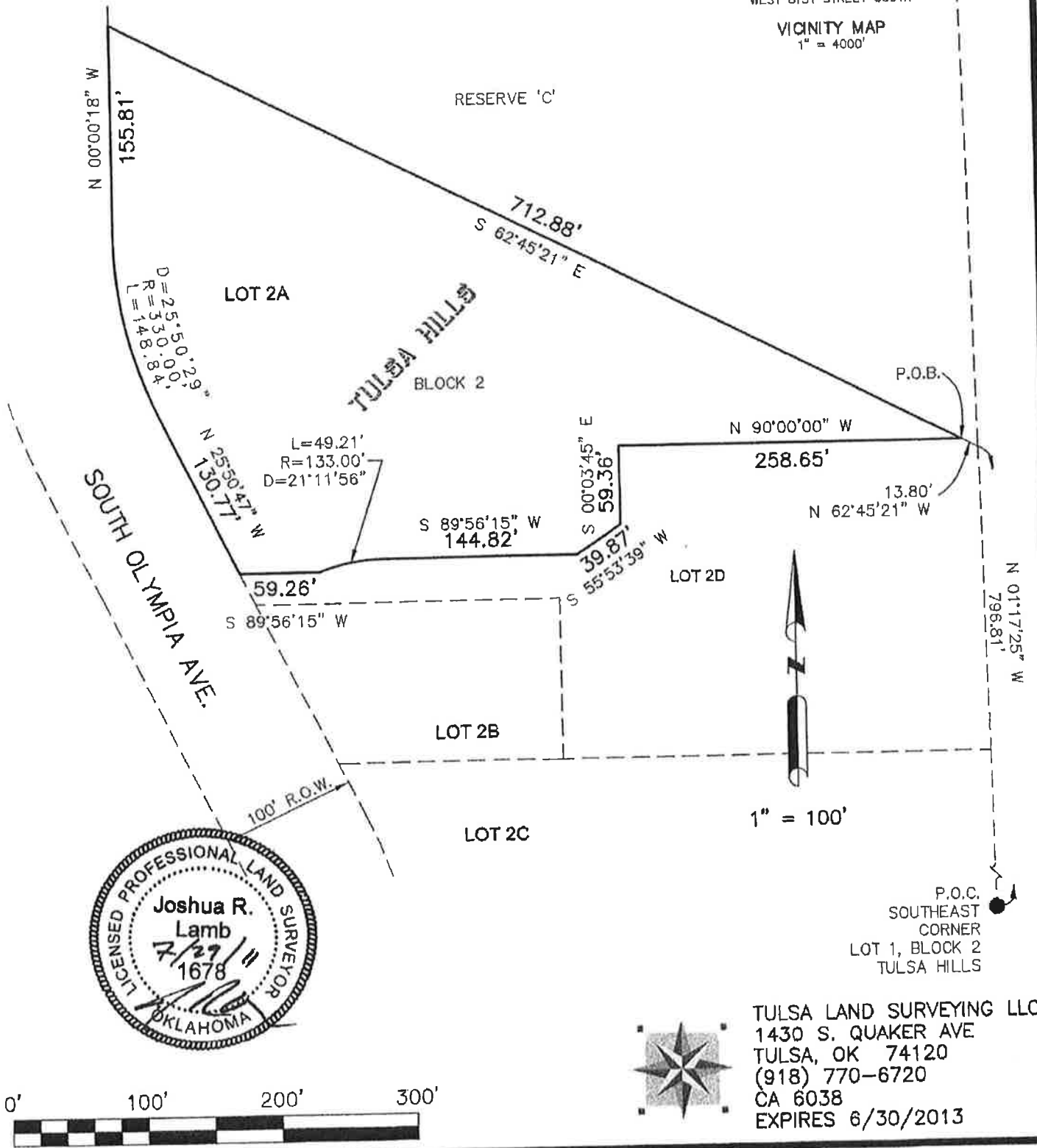
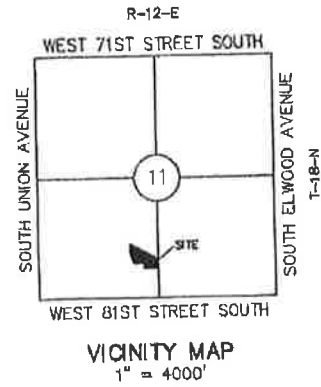
Lot / Tract	Lot Size	Allocated Floor Area	Floor Area Ratio (FAR)
Lot 2 / Tract 2A	126,460 SF	27,943 SF	.22
Lot 2 / Tract 2B	24,231 SF	4,800 SF	.19
Lot 2 / Tract 2C	55,527 SF	5,500 SF	.10
Lot 2 / Tract 2D	79,541 SF	18,818 SF	.24
Total:	285,959 SF	57,061 SF	.20

Staff contends that the transfer of 2,000 sf of floor area will not significantly alter the approved development plan or the purposes and standards of the Corridor Chapter of the Code and recommends **APPROVAL** of minor amendment Z-7008-SP-3b

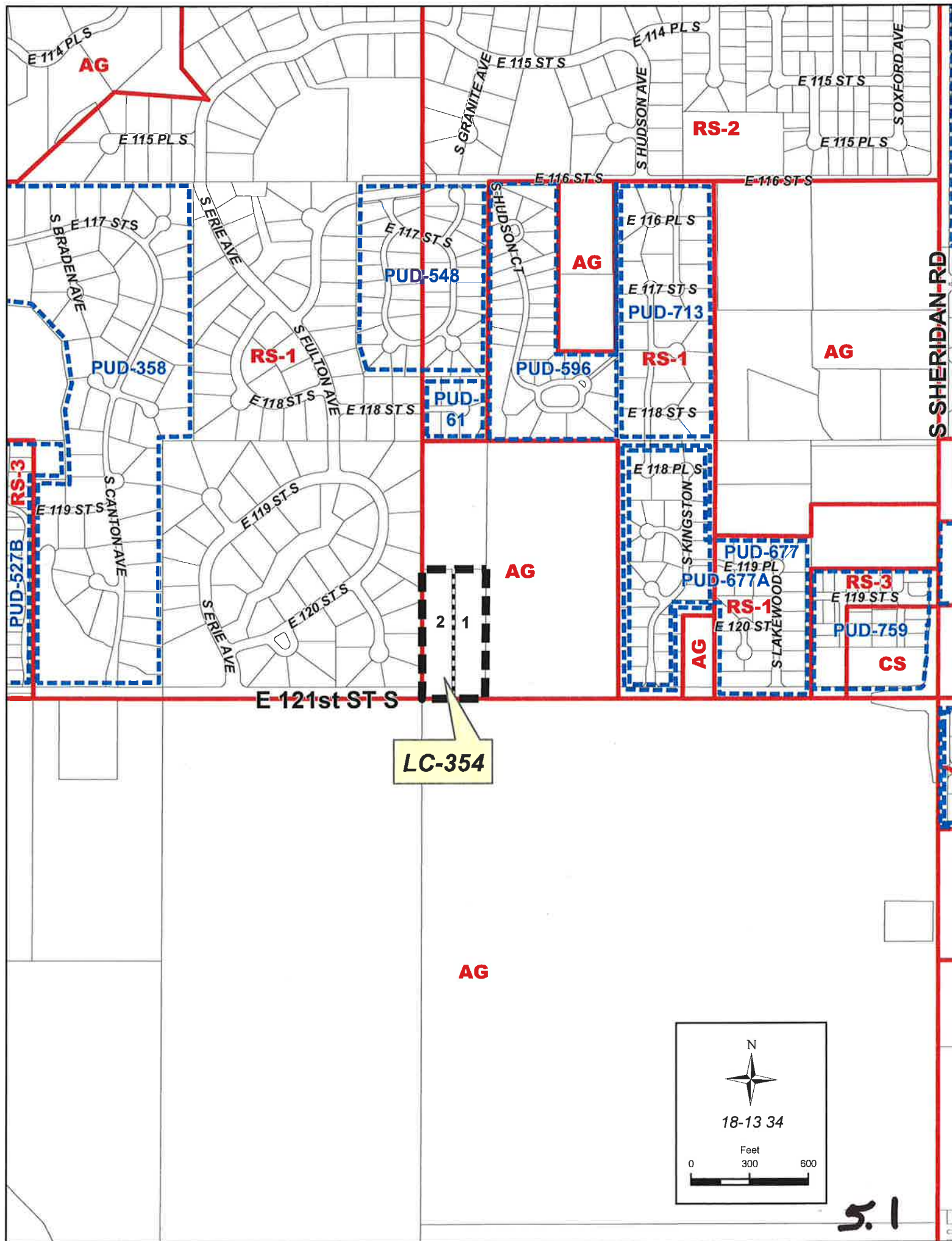
Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval

EXHIBIT 'C.1'

REMAINING LOT 2A



4.4





18-13 34

Feet
0 300 600

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

Lot-Combination
Waiver Major Street and Highway Plan

September 21, 2010

LC-354

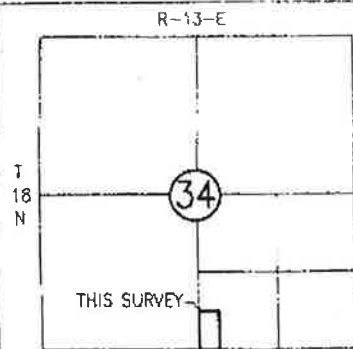
Rob Hart, (8334) (AG) (CD8)

West of the Northwest corner of South Sheridan Road and 121st Street South

The Lot-Combination proposal is to combine two AG (Agricultural) Tracts for the purpose of a Lot-Split application (LS-20457).

The City of Tulsa is requiring that a total of 60 feet of right-of-way be dedicated per the *Major Street and Highway Plan* before the lot-combination can be approved. The applicant is requesting a waiver of the *Major Street and Highway Plan* from the required 60 feet to 30 feet. City staff is not in favor of the waiver and is requiring the 60 feet to be dedicated. Staff can not support the waiver of the *Major Street and Highway Plan*.

Given that the applicant is asking for a waiver of the *Major Street and Highway Plan* staff can not recommend approval of the Lot-Combination and is recommending **DENIAL**. Staff could support this application and recommend **APPROVAL** of the Lot-Combination if right-of-way was dedicated per the *Major Street and Highway Plan* and City of Tulsa recommendation.

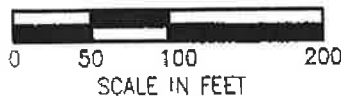


LOCATION MAP
SCALE 1"=2640'

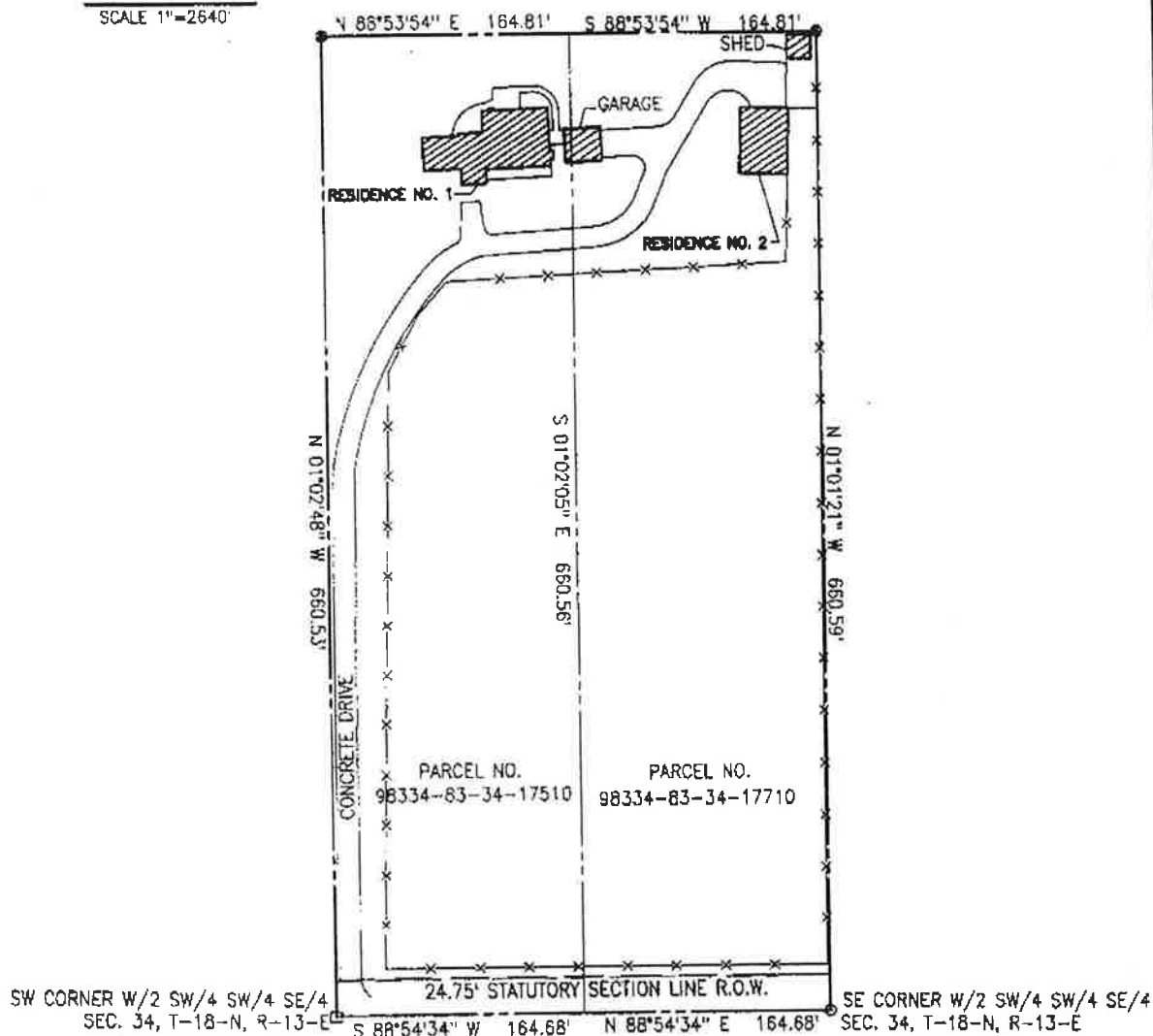
SURVEY PLAT

- ⊙ DENOTES SET 1/2" IRON PIN W/CAP
- ⊠ DENOTES FOUND IRON PIN
- ⊙ DENOTES SET MAG NAIL W/FLASH

BASIS OF BEARINGS: OKLAHOMA STATE PLANE
NORTH ZONE (NAD 1983)



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



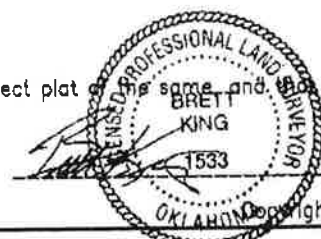
CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-13, of 245 S. Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

The East Half of the West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter AND the West Half of the West Half of the Southwest Quarter of the Southwest Quarter of the Southeast Quarter All in Section 34, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

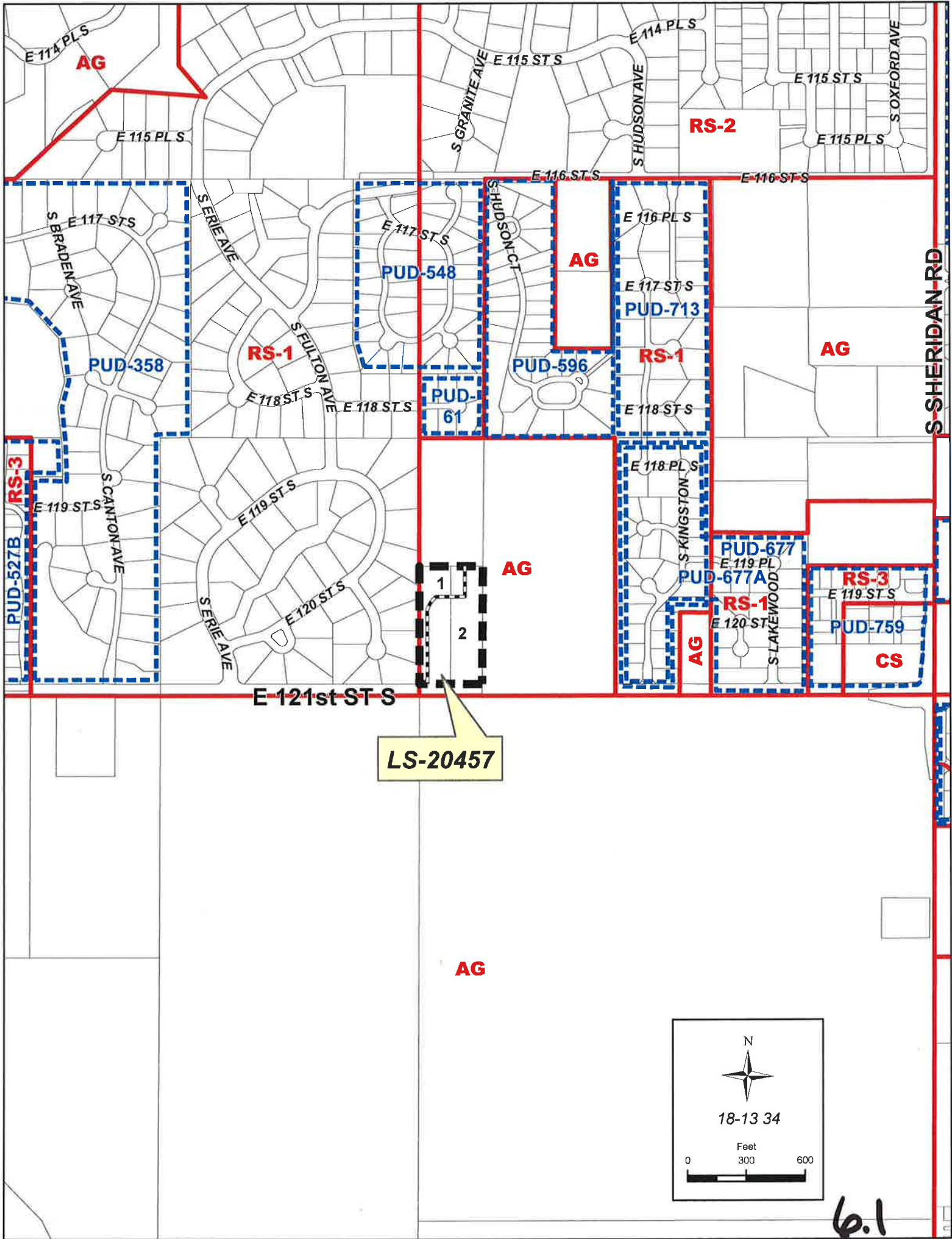
I further certify the above and foregoing is a true and correct plat of the same, and that there are no encroachments except as indicated.

Witness my hand and seal this 12th day of July, 2011.



54

Copyright July, 2011





E 111 A PLS

E 115 PLS

S GRANITE AVE

E 115 ST S

E 114 PLS

SHUDSON AVE

E 115 ST S

E 115 PLS

S OXFORD AVE

E 116 ST S

E 116 ST S

E 117 ST S

S ERIE AVE

E 117 ST S

E 116 PLS

E 117 ST S

E 118 ST S

E 118 ST S

E 118 ST S

E 118 PLS

E 119 ST S

S CANTON AVE

E 119 ST S

S KINGSTON

E 119 PL

E 119 ST S

S ERIE AVE

E 120 ST S

E 120 ST S

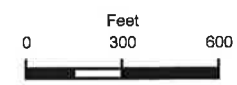
S LAKEWOOD

E 121st ST S

LS-20457



18-13 34



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

6.2

LOT-SPLIT
WAIVER OF SUBDIVISION REGULATIONS & MSHP

September 21, 2010

LS-20457

Rob Hart, (8334) (AG) (CD8)

West of the Northwest corner of South Sheridan Road and 121st Street South

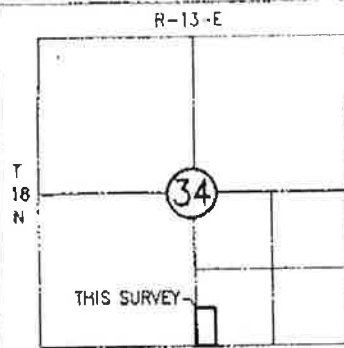
The Lot-split proposal is to split an AG (Agricultural) Tract that will be combined through Lot-Combination 354 into two tracts.

Both of the resulting tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines. Staff does not feel that this request would have an adverse affect on the surrounding properties and would recommend approval of this waiver.

Additionally, one of the resulting Tracts does not meet the Bulk and Area Requirements for an AG zoned piece of property. The applicant sought variances from the Board of Adjustments to vary the Bulk and Area Requirements through case BOA-21319. The necessary variances were approved at the 9/13/2011 Board of Adjustment meeting. However, the Board approved the variances with the condition that adequate right-of-way be dedicated to the City of Tulsa

The City of Tulsa is requiring that a total of 60 feet of right-of-way be dedicated per the *Major Street and Highway Plan* before the lot-split can be approved. The applicant is requesting a waiver of the *Major Street and Highway Plan* from the required 60 feet to 30 feet. City staff is not in favor of the waiver and is requiring the 60 feet to be dedicated. Staff can not support the waiver of the *Major Street and Highway Plan*.

Given that the applicant is asking for a waiver of the *Major Street and Highway Plan* staff can not recommend approval of the Lot-Split and is recommending **DENIAL**. Staff could support this application and recommend **APPROVAL** of the Lot-Split if a waiver of the *Subdivision Regulations* was granted for no lots with more than three side lot lines and if right-of-way was dedicated per the *Major Street and Highway Plan*.



LOCATION MAP

SCALE 1"=2640'

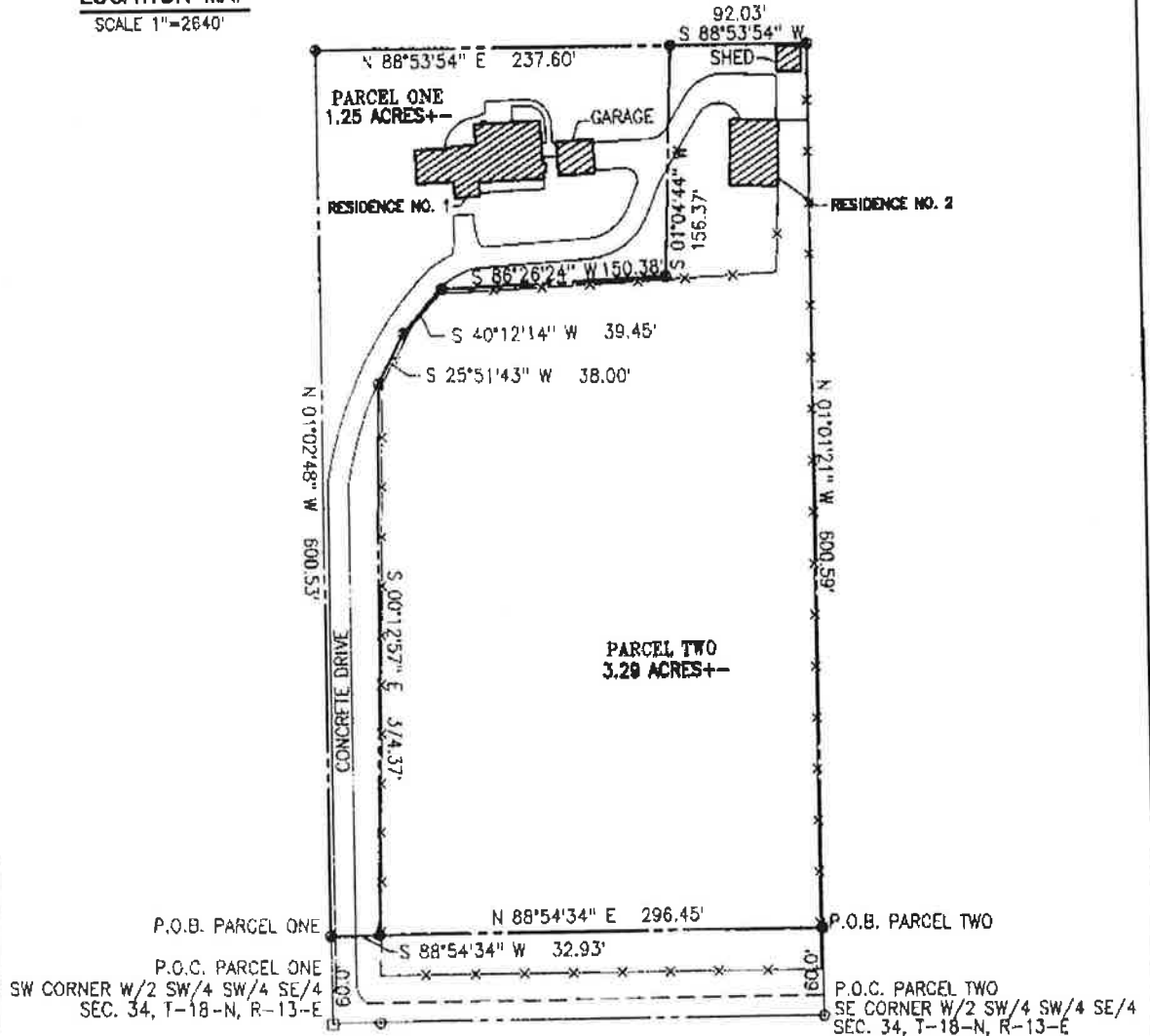
SURVEY PLAT

- DENOTES SET 1/2" IRON PIN W/CAP
- ◻ DENOTES FOUND IRON PIN
- DENOTES SET MAG NAIL

BASIS OF BEARINGS: OKLAHOMA STATE PLANE
NORTH ZONE (NAD 1983)



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



CERTIFICATE

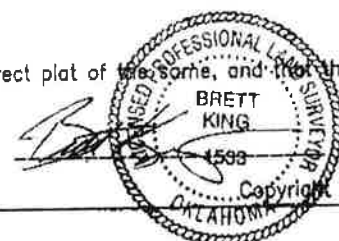
I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-13, of 245 S. Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

I further certify the above and foregoing is a true and correct plat of the same, and that there are no encroachments except as indicated.

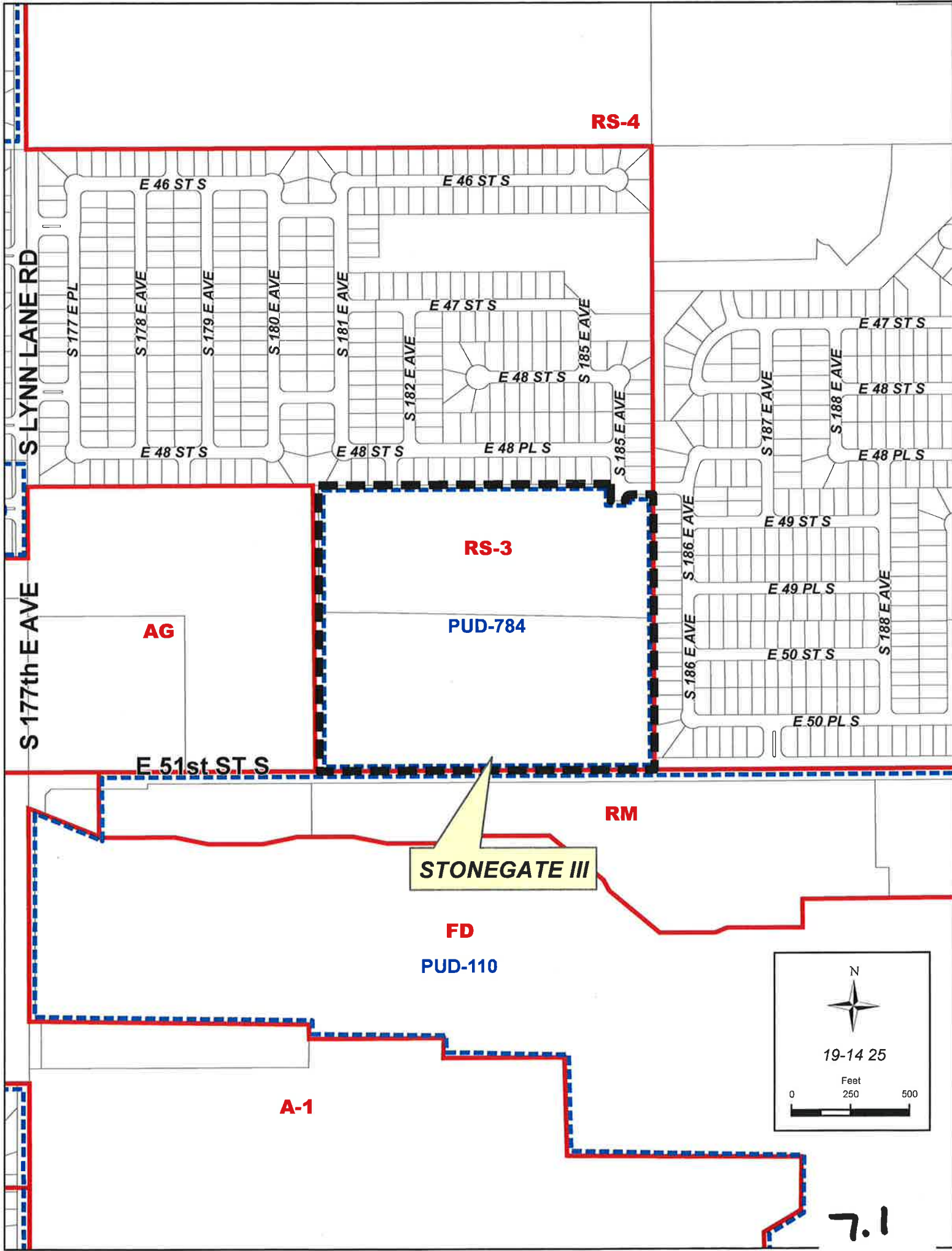
Witness my hand and seal this 12th day of July, 2011.

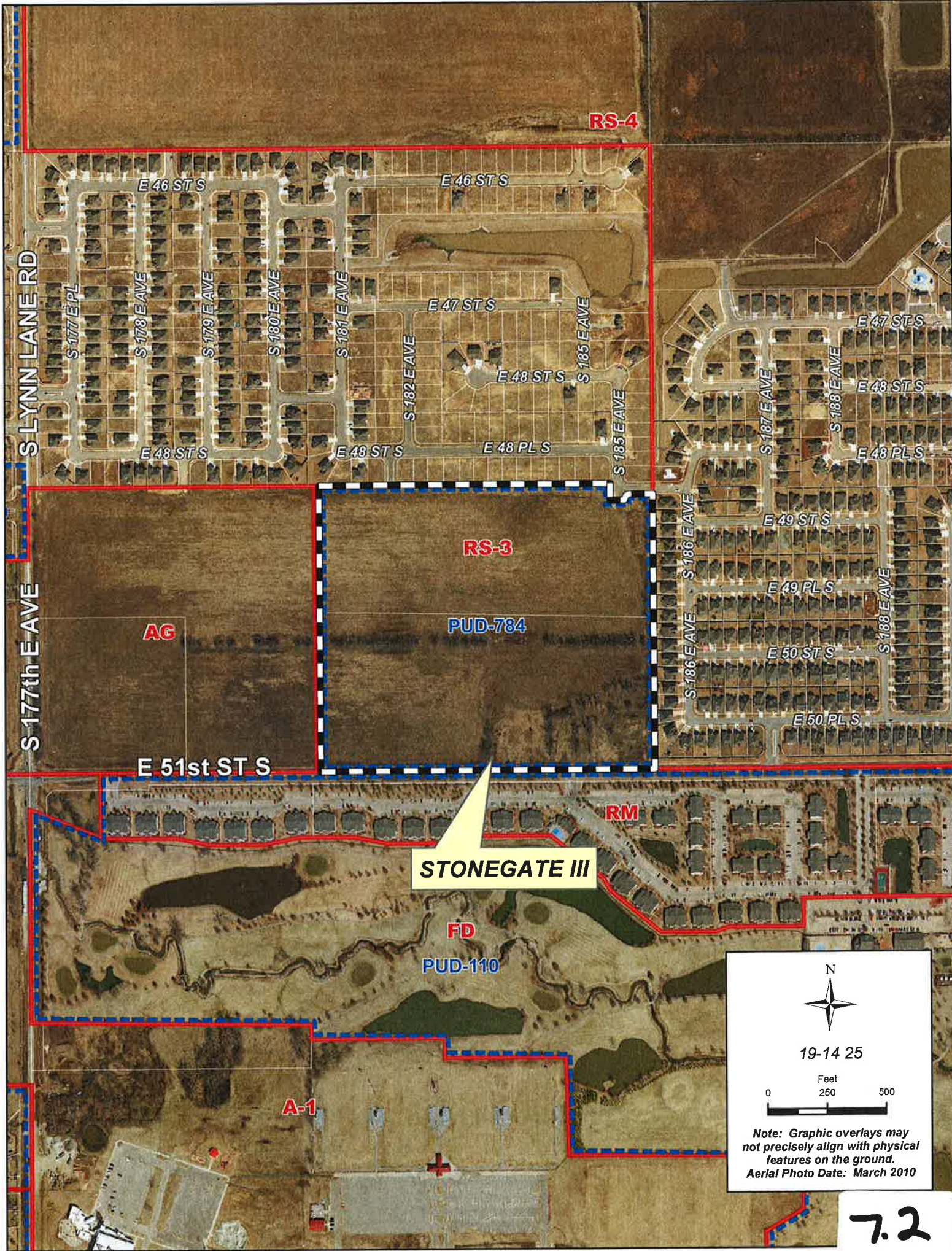
LAST VISIT TO SITE 8/01/11



Copyright July, 2011

6.4





RS-4

RS-3

PUD-784

AG

RM

STONEGATE III

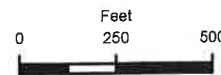
FD

PUD-110

A-1



19-14 25



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

7.2

PRELIMINARY SUBDIVISION PLAT

Stonegate III - (9425) (CD 6)

East of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 153 Lots, 6 Blocks, on 38.99 acres.

The following issues were discussed August 18, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 784 (RS-3). Square footages of each lot need to be shown. Typos in covenants need to be corrected. All PUD standards need to be shown in the covenants. A Homeowners' Association is required to be formed. All PUD standards must be met.
2. **Streets:** Add note on face of plat: Where sidewalks are not constructed by developer, the builder of each lot shall construct the required sidewalk.
3. **Sewer:** None of the side lot easements are dimensioned, and they appear to be a different size from the back to back 11' easements along the back lot lines. The side lot easement between Lots 11 and 12, Block 1, and between Lots 20 and 21, Block 1, must be a minimum of 15' in width with the sewer pipe centered within the easement. The 15' building line along the south boundary line of Block 1 must also be designated as a utility easement. In Section II b-2, omit the words "In Excess of 3 Feet".
4. **Water:** Provide utility easements on the south side and east side of roadways along the route of the water main line. The extension of a looped water main line is required. Show water service conduits serving each lot. Include fire hydrants and valves on the proposed water main line.
5. **Storm Drainage:** Remove the contours, the phases, and the phase dividing line. Label the storm sewer easements running north and south in Blocks 3, 5, and 6. They should be centered on the lot lines and have a minimum width of 7.5 feet on each lot. These widths must be labeled on the plat. Add storm sewer easement to the legend. Use standard language for "water, sanitary sewer, and storm sewer service", "Reserve "A" Stormwater Detention Easement", and "Surface Drainage". Add standard language for "Roof Drainage Requirements". In Section II G. and H. Overland drainage easement use is defined. If overland drainage easements will be required for this platted area, then the standard language for overland drainage

easements must be added to the covenants.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.
7. **Other: Fire:** No fire hydrants shown on conceptual drawings. Provide fire hydrants per Appendix B, C and D of the international fire code. **GIS:** Provide the email address for the engineer/surveyor. Label all subdivisions within the mile section of the location map (Oak Ridge Park and Stone Creek Commercial Center are not labeled). Provide a written scale for the location map. Add a north arrow to the location map. On the face of the plat provide a written scale under the graphic scale. The plat scales 1"=100' but the graphic scale bar shown measures 1"=50'. Add point of beginning and a description for it to the legend. The basis of bearings information from Exhibit A of the legal description needs to also be shown on the face of the plat. In the northeast corner of the plat along East 49th Place South the bearing for the distance of 95.17 feet is shown on the face of the plat as N89°56'33W but should be S89° 56'33E as shown in the legal description. Add Stonegate III label above sheet 1 and 2 label in the lower right corner of the page. Submit a Subdivision Control Data Form (Appendix D), last page of the subdivision regulations for the Tulsa Metropolitan Area, in which the first point shall be the point of beginning with two other points on or near the plat's boundary. Scale and plat dimensions need to match. Add paragraphs for Certificate of Occupancy restrictions and utility easement dedication.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

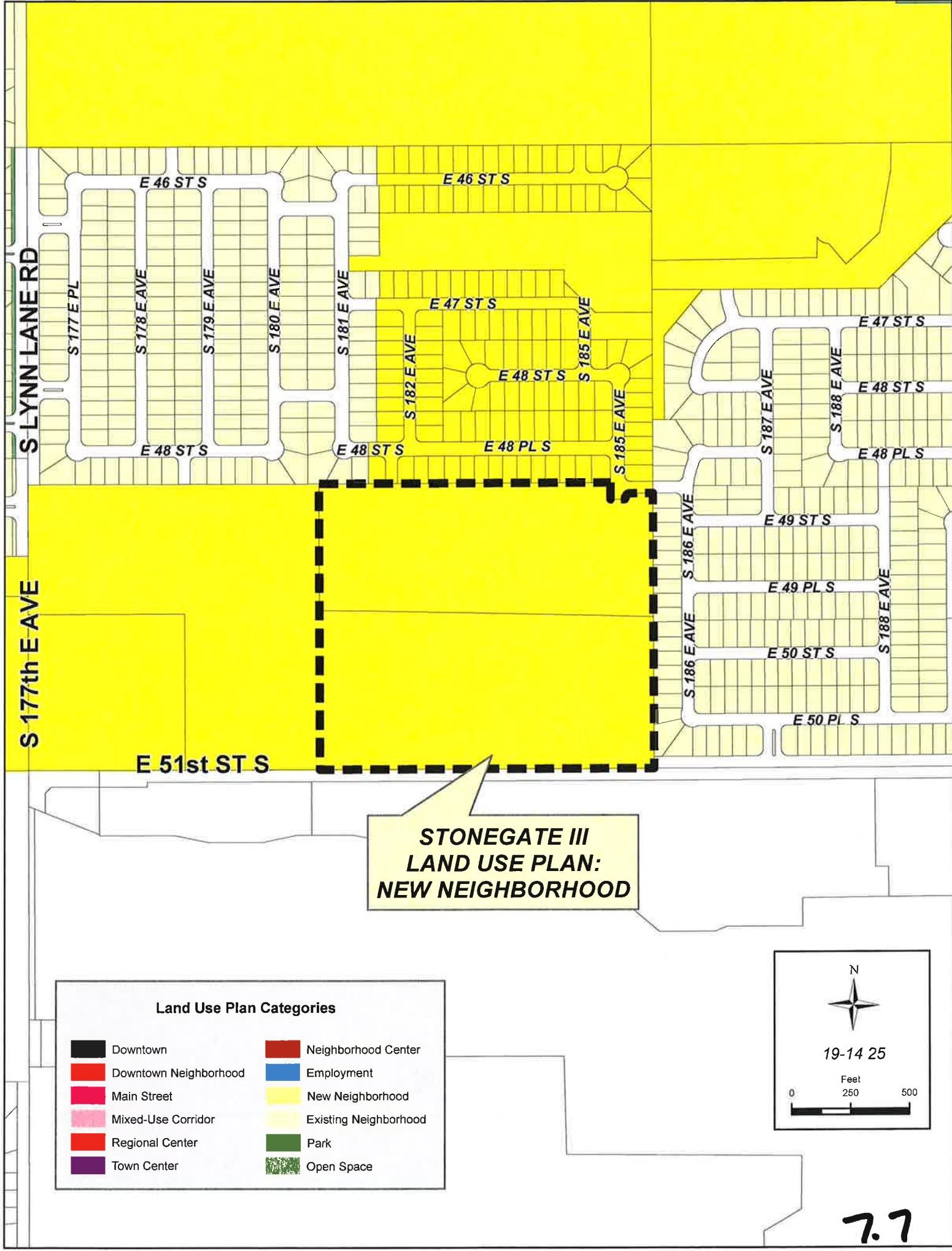
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities

7.4













in covenants.)

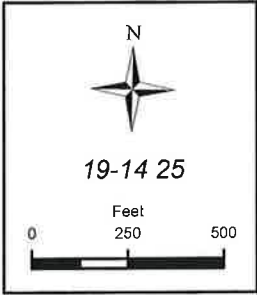
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted 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.

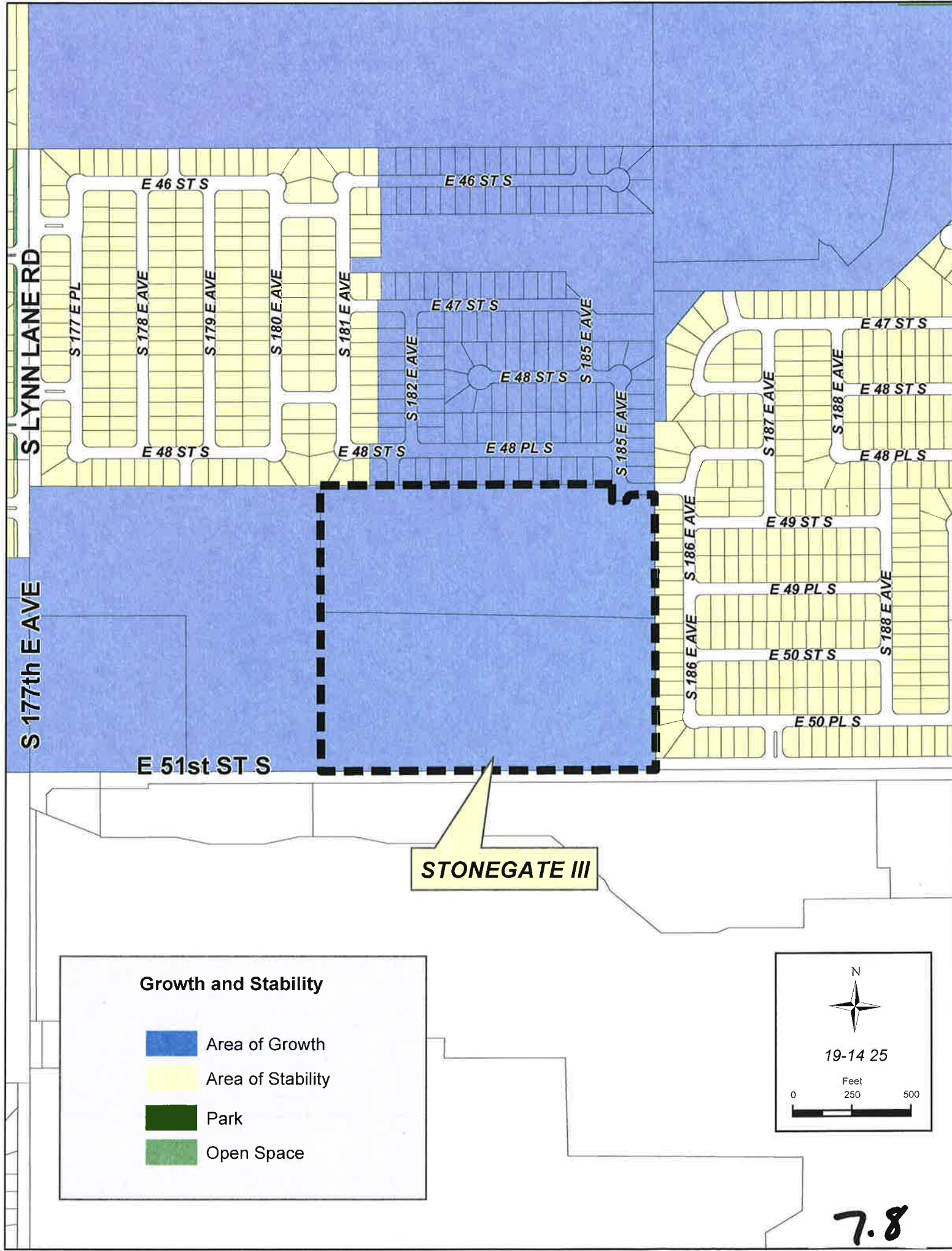
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. 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.



**STONEGATE III
LAND USE PLAN:
NEW NEIGHBORHOOD**

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





AG

AG

E 86th ST N

N SHERIDAN RD

AG

AG

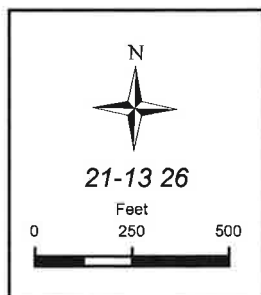
RS-2

RS-3

RE

CROSSING AT 86th
STREET PHASE V

AG



8.1



AG

AG

E 86th ST N

E 85 ST N

E 84 ST N

E 83 ST N

E 81 ST N

E 80 ST N

N SHERIDAN RD

AG

AG

RS-2

RS-3

N 74 E AVE

N 72 E AVE

N 70 E AVE

N 71 E AVE

N 69 E AVE

N 68 E PL

N 68 E AVE

N 67 E AVE

N 66 E AVE

CROSSING AT 86th
STREET PHASE V



21-13 26

Feet

0

250

500

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2010

8.2

PRELIMINARY SUBDIVISION PLAT

Crossing at 86th Street Phase V - (01326) (County)
Southeast corner of East 86th Street North and North Sheridan Road

This plat consists of 28 Lots, 4 Blocks, on 20.33 acres.

The following issues were discussed September 1, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RE (residential estate).
2. **Streets:** Show existing street right-of-way with dimension lines and reference plat number of book/page number. Include sidewalk note on face of plat that mentions that sidewalks must be constructed by individual lot owners. Include section on sidewalks. There should be a gate at the end of cul-de-sac on East 81st Street North to prevent cars from driving into the detention pond.
3. **Sewer:** No comment.
4. **Water:** Rural water district 3 will serve water.
5. **Storm Drainage:** Please remove contours from the face of plat. Add a note stating where stormwater detention is being provided for this platted area. Use the new standard language for "Water, Sanitary Sewer, and Storm Sewer Service", "Reserve 'A' Stormwater Detention Easement", "Surface Drainage", and "Roof Drain Requirements" as found on the website. All additional stormwater runoff must be collected and piped to the stormwater detention area.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements are requested.
7. **Other: Fire:** Coordinate with responding fire department. A release letter will be required from the fire department. Verify the following comments with responding fire department: One location shows fire hydrant on a 4 inch water line, this is normally not acceptable. Street widths appear to be narrow. Fire trucks require a 28 foot radius on a 20 foot fire lane.
GIS: On the location map North Memorial Road should be North Memorial

Drive. Provide the email address for the surveyor and engineer. Subdivision Regulations require recording references and widths for all adjacent easements. Include the recording reference for the detention pond where the storm water goes. **County Engineer:** Paving and drainage plans are needed. Show culvert sizes. Reinforced concrete pipes are required. E911 will supply addresses and County Engineer will help facilitate this process.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

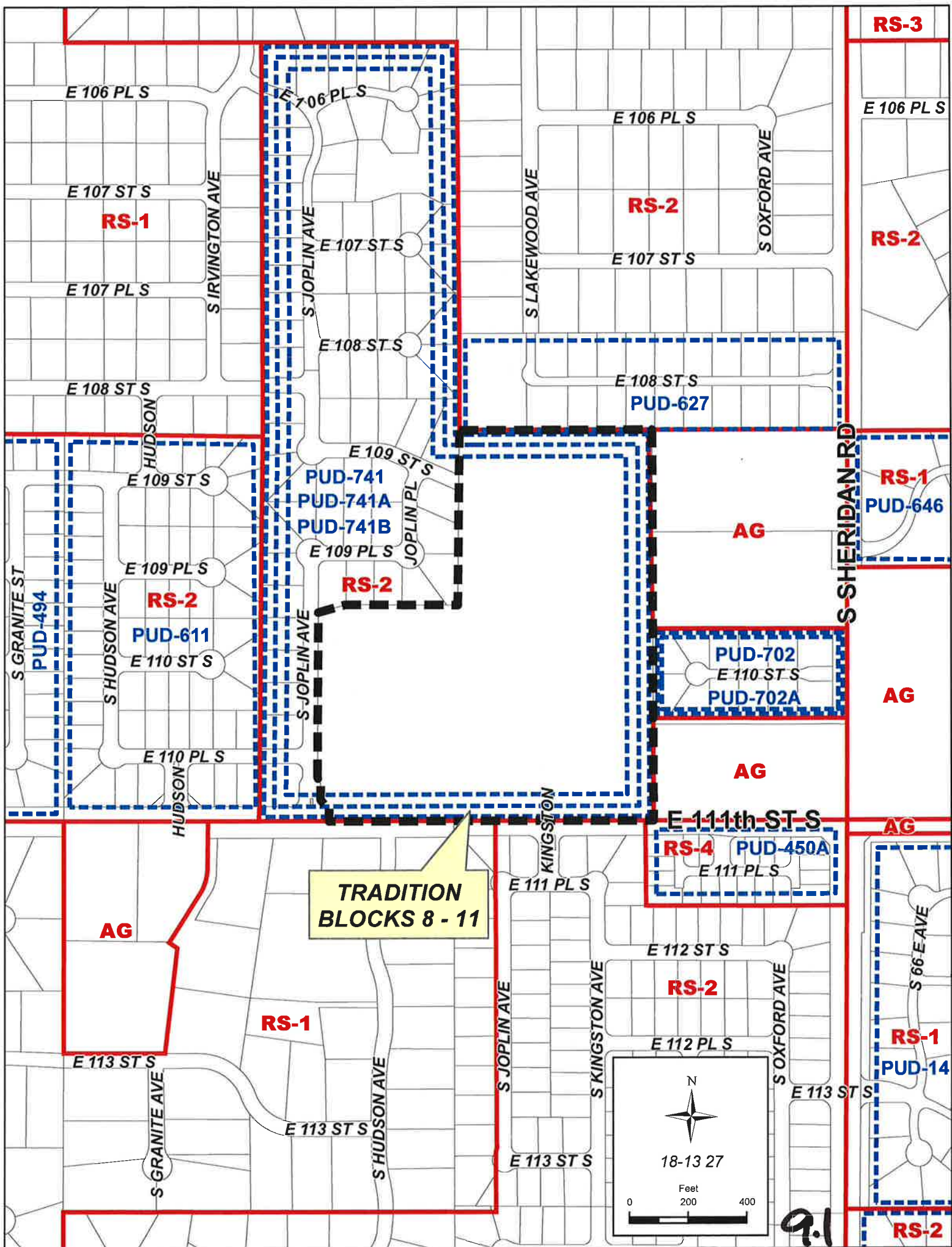
1. The concerns of the County Engineer must be taken care of to his satisfaction.

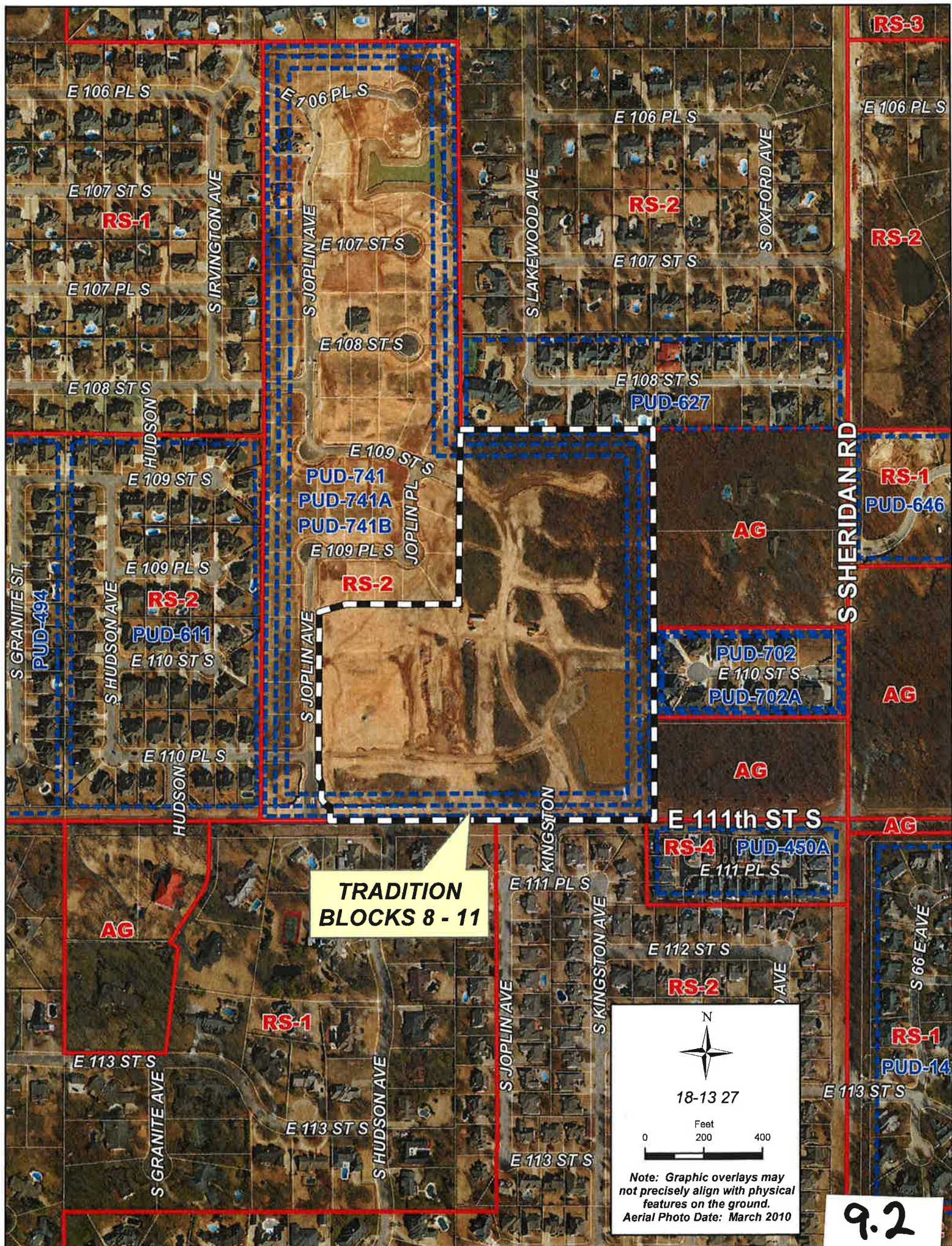
Standard Conditions:

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

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

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





MINOR SUBDIVISION PLAT

Tradition Blocks 8-11 (revised) – (8327) (CD 8)

West of the northwest corner of East 111th Street South and South Sheridan Road

This plat consists of 55 Lots, 4 Blocks, on 25.6 acres.

The following issues were discussed September 1, 2011 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 741 A, B. All PUD conditions must be met and shown in the covenants. Show lot square footages. Make sure liveability space and lot width meet PUD standards.
2. **Streets:** Sidewalk note should include the provision that individual lot owners have to construct sidewalks fronting their lots.
3. **Sewer:** If Block 11 will discharge to the south into the main serving Augustus, excess capacity fees will probably be required.
4. **Water:** Use the standard language found on the website. Add water service conduit lines for each lot.
5. **Storm Drainage:** The widths of the existing dedicated right-of-way and the right-of-way being dedicated must be added. On sheets 2 and 3; add the bearing for the south boundary of the subdivision and the Reserve B Detention Area. Use the new standard language for "Water, Sanitary Sewer, and Storm Sewer Service", "Reserve A Stormwater Detention Easement", "Surface Drainage", and "Roof Drain Requirements" as found on the website. Existing utilities are difficult to see and follow. Add existing manhole numbers and pipe sizes. Label easement types and widths.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** Provide hydrant within 250 feet of end of cul-de-sac on 109th.
GIS: Bring the location map to scale and state what the scale is. Label all

subdivisions within the mile section. Provide renewal date for C.A. number for the engineer/surveyor. For the basis of bearings replace the phrase "Due West" with an actual bearing. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. On the face of the plat label the traverse around the property boundary with bearings and distances. Submit a Subdivision Control Data Form. In describing the plat, replace phrases like "Due North" and "Due East" with actual bearings. **General:** This minor subdivision plat has minor comments. Utility extensions need to be started before the plat is filed.

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

Waivers of Subdivision Regulations:

1. None requested.

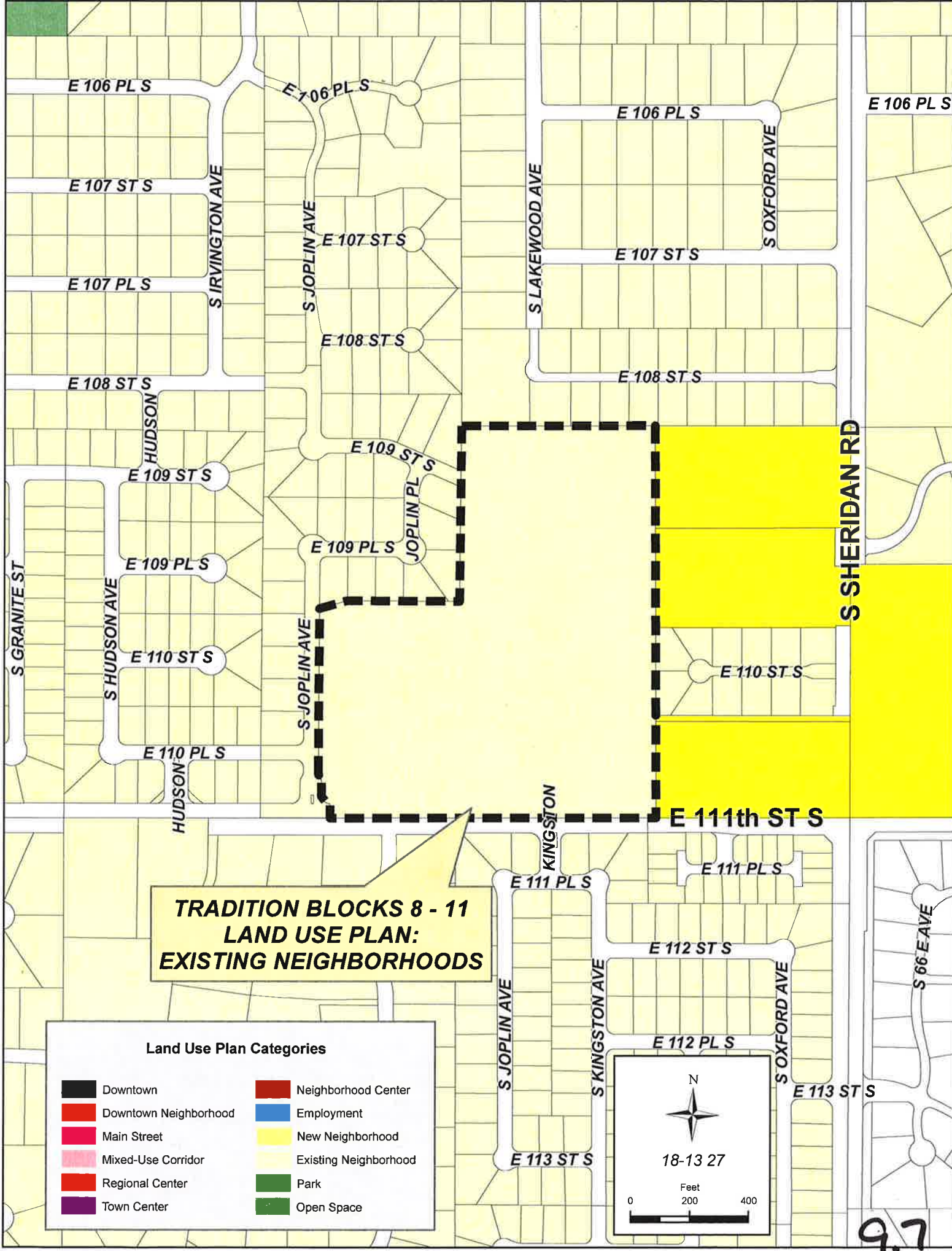
Special Conditions:

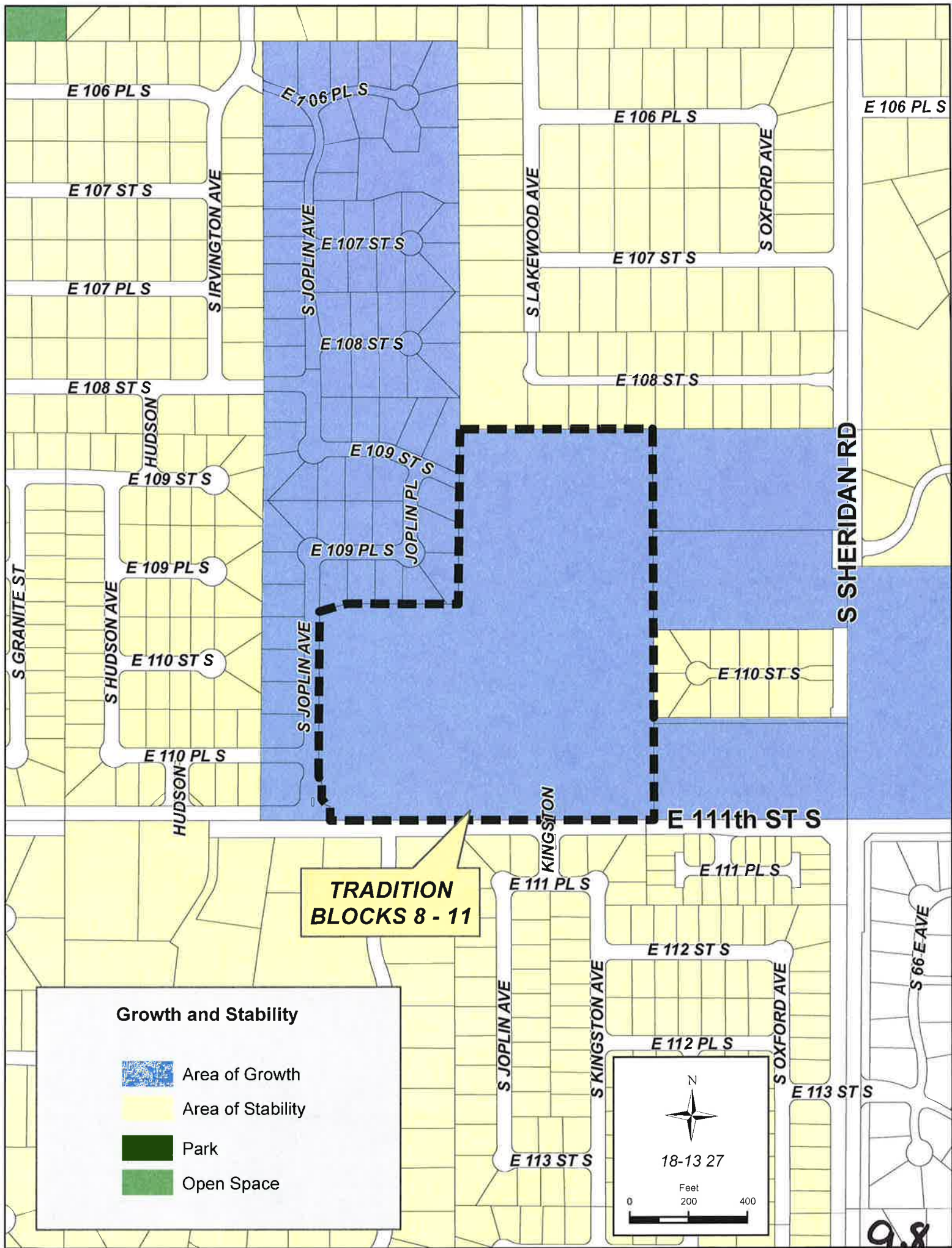
1. The concerns of the public works department staff must be taken care of to their satisfaction.

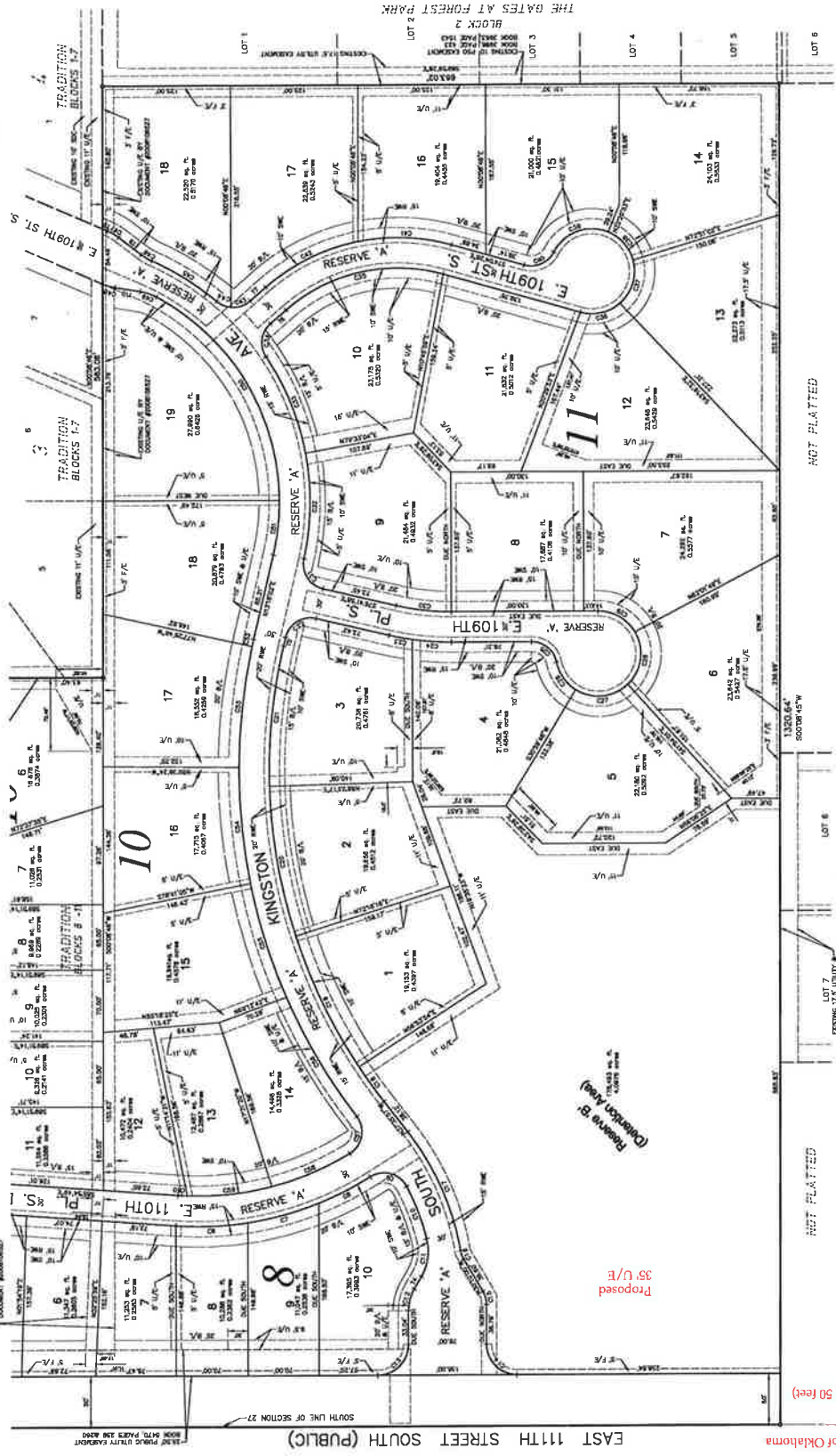
Standard Conditions:

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

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

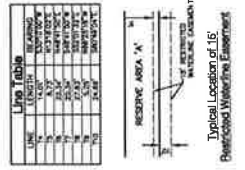






Curve Table

CHORD	LENGTH	INCHES	DELTA	DEGREE	CHORD
1.00	1.00	1.00	180.00	180.00	1.00
1.05	1.05	1.05	171.89	171.89	1.05
1.10	1.10	1.10	164.06	164.06	1.10
1.15	1.15	1.15	156.46	156.46	1.15
1.20	1.20	1.20	149.07	149.07	1.20
1.25	1.25	1.25	141.87	141.87	1.25
1.30	1.30	1.30	134.85	134.85	1.30
1.35	1.35	1.35	127.99	127.99	1.35
1.40	1.40	1.40	121.29	121.29	1.40
1.45	1.45	1.45	114.74	114.74	1.45
1.50	1.50	1.50	108.34	108.34	1.50
1.55	1.55	1.55	102.08	102.08	1.55
1.60	1.60	1.60	95.96	95.96	1.60
1.65	1.65	1.65	89.97	89.97	1.65
1.70	1.70	1.70	84.11	84.11	1.70
1.75	1.75	1.75	78.37	78.37	1.75
1.80	1.80	1.80	72.75	72.75	1.80
1.85	1.85	1.85	67.24	67.24	1.85
1.90	1.90	1.90	61.84	61.84	1.90
1.95	1.95	1.95	56.54	56.54	1.95
2.00	2.00	2.00	51.33	51.33	2.00
2.05	2.05	2.05	46.21	46.21	2.05
2.10	2.10	2.10	41.17	41.17	2.10
2.15	2.15	2.15	36.21	36.21	2.15
2.20	2.20	2.20	31.33	31.33	2.20
2.25	2.25	2.25	26.52	26.52	2.25
2.30	2.30	2.30	21.78	21.78	2.30
2.35	2.35	2.35	17.11	17.11	2.35
2.40	2.40	2.40	12.51	12.51	2.40
2.45	2.45	2.45	8.00	8.00	2.45
2.50	2.50	2.50	3.57	3.57	2.50



Legend
 B/L = BUILDING LINE
 E = EASEMENT
 RWE = RESTRICTED WATERLINE EASEMENT
 SWE = SIDEWALK EASEMENT
 U/E = UTILITY EASEMENT

Note
 ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED

Public Service Company of Oklahoma
 Right-of-Way Easement
 Book 4070 Page 1484
 (North 25.25 feet of South 50 feet)

PLAT WAIVER

September 21, 2011

Z-1072- 3333 East 28th Street South, Lots 23, 24, Block 9, Kirkmoore Addition (CD 9)

The platting requirement is being triggered by a rezoning for an addition to an existing nursing home use.

Staff provides the following information from TAC at their September 1, 2011 meeting:

ZONING:

- TMAPC Staff: The platting requirement is triggered by a rezoning case on an existing platted site for expansion of a nursing home.

STREETS:

- Sidewalks are required.

SEWER:

- No objection to plat waiver, but we do need easement along the north property line to protect the existing sanitary sewer line. The plat did not dedicate any easement for utilities. If none exists, we will need at least 10 foot along the north property line to protect the sanitary sewer line.

WATER:

- No comments.

STORMWATER:

- Kirkmore addition had no restrictive covenants. The additional stormwater runoff, generated by the addition to the nursing home may not create a need for any additional stormwater easements, however; Joe Creek Tulsa Regulatory Floodplain is in 28th Street adjacent to the southwest quadrant of the property, and there are flooded structures immediately downstream of 28th Street.

FIRE:

- No objection.

UTILITIES:

- No comments.

Staff can recommend **APPROVAL** of the plat waiver with TAC conditions as requested.

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

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

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

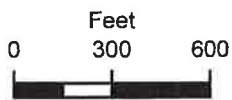
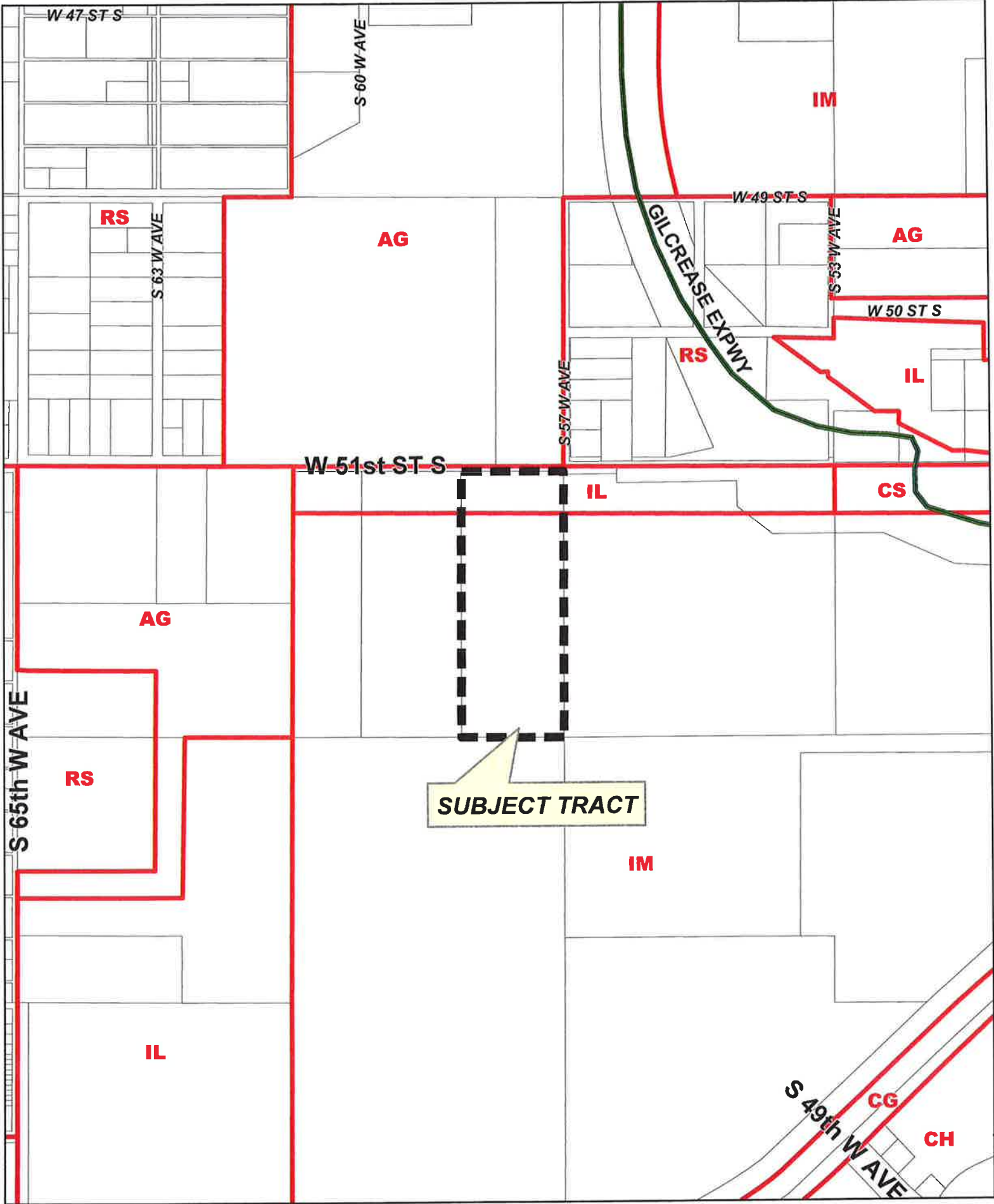
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an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



TRS

10.3





CBOA-2410

19-12 32

11.1





0 Feet 300 600

Aerial Photo Date: March 2010

CBOA-2410

19-12 32

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



11.2

PLAT WAIVER

September 21, 2011

CBOA-2410 – 5802 West 51st Street South (County)

The platting requirement is being triggered by a Special Exception request to allow amusement activities in an IL (industrial light) zoning district.

Staff provides the following information from TAC at their September 1, 2011 meeting:

ZONING:

- TMAPC Staff: The plat waiver will need to be conditioned upon Board of Adjustment approval of the Special Exception. The new uses proposed are not intense in nature ("kiddie" rides).

STREETS:

- No comments.

SEWER:

- No comments.

WATER:

- No comments.

STORMWATER:

- No comments.

FIRE:

- Get with responding fire department. There is not adequately sized water main in this area for fire protection. If any buildings are built, a minimum 6 inch diameter water main extension with proper hydrant coverage will be required.

UTILITIES:

- No comments.

Staff can recommend **APPROVAL** of the plat waiver for the pre-existing use and new light amusement activity use for the property. In the future changes to zoning or intensity of use may warrant a subdivision plat.

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 |

11.3

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

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

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

PLAT WAIVER

September 7, 2011

Z-7008-SP-4 – North of the northwest corner of West 81st Street South and South Olympia Avenue

The platting requirement is being triggered by an amendment to a Corridor district.

Staff provides the following information from TAC at their August 18, 2011 meeting:

ZONING:

- TMAPC Staff: The property has been platted properly and a replat is not necessary at this time.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- A 12 inch water main line exists on the east side of Olympia Avenue.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **Approval** of the waiver for the previously platted property.

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

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

12.1

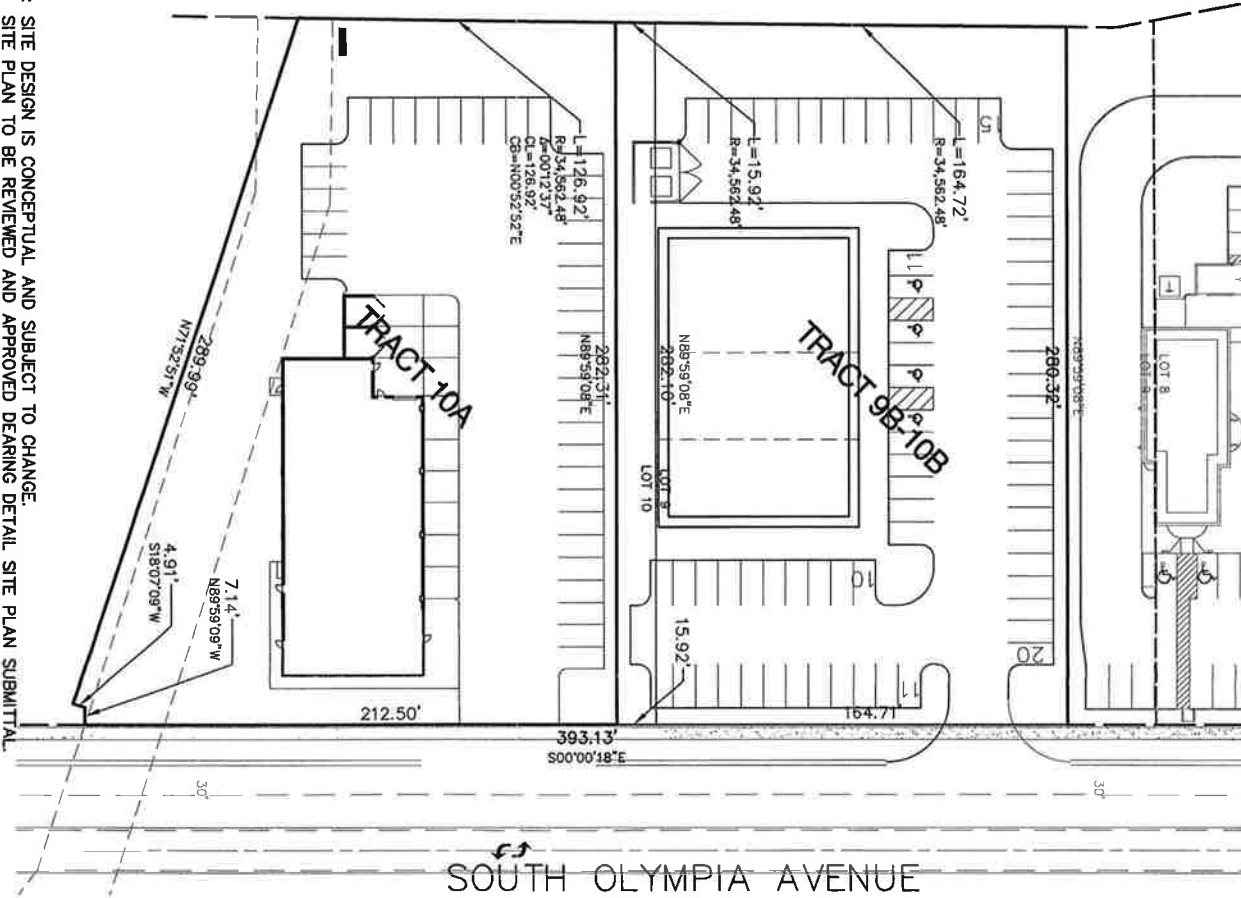
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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

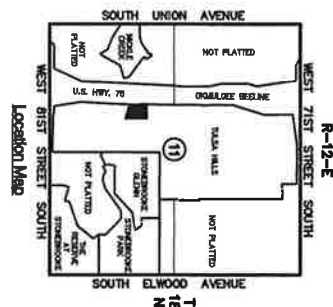


U.S. HIGHWAY 75

NOTE: SITE DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE.
SITE PLAN TO BE REVIEWED AND APPROVED DEARING DETAIL SITE PLAN SUBMITTAL.



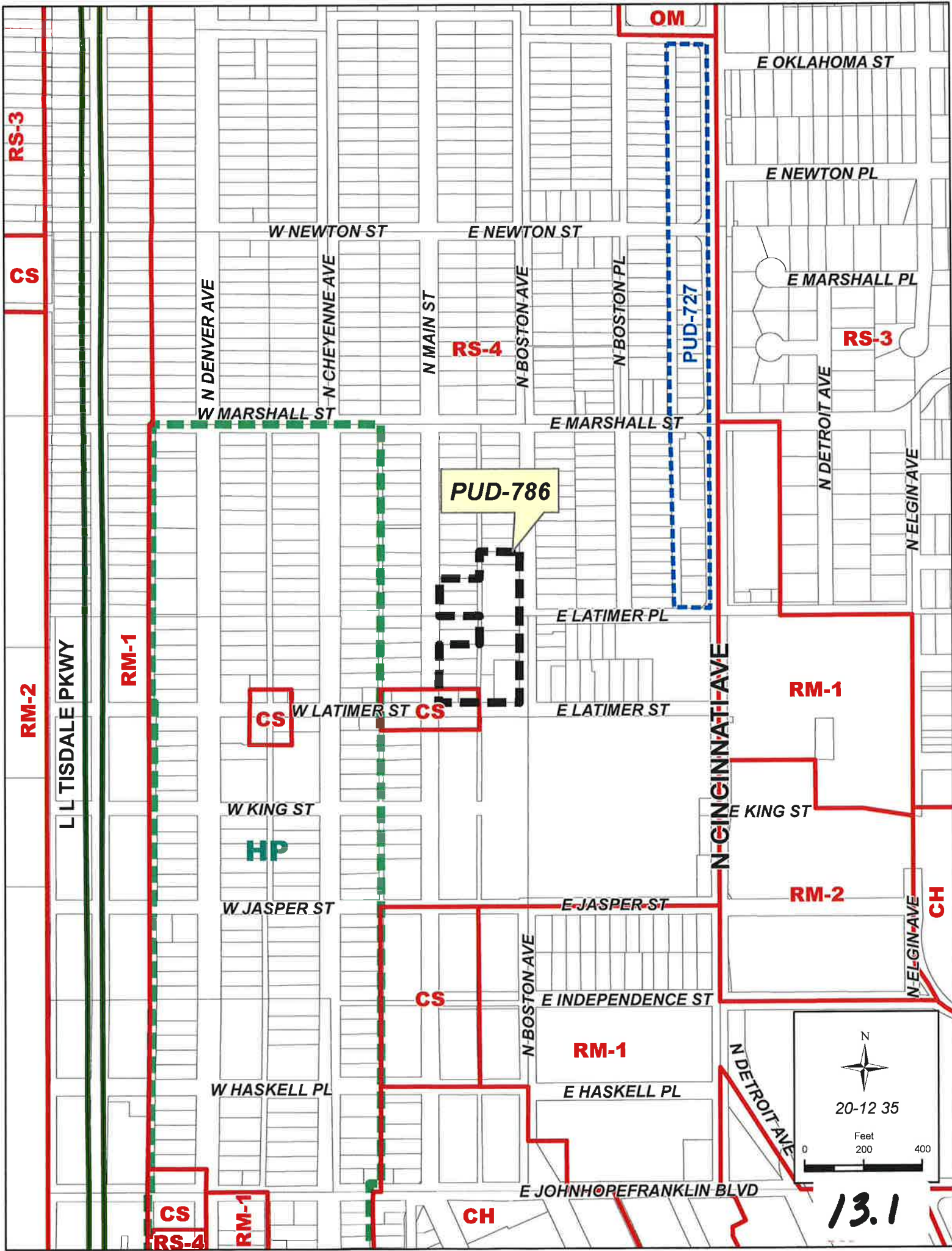
SOUTH OLYMPIA AVENUE



12.3



CONCEPTUAL SITE PLAN EXHIBIT
CORRIDOR DISTRICT SITE PLAN
MAJOR AMENDMENT Z-7008-SP-1S
IN DEVELOPMENT AREA D
OF
PART OF LOT 9 AND LOT 10
IN BLOCK 1
OF
'TULSA HILLS'
SECTION 11, T-18-N, R-11-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



N

20-12 35

Feet
0 200 400

13.1



PUD-786



20-12 35

Feet
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

13.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-786

TRS 0235

Atlas 75

CZM 28

CD-1

TMAPC Hearing Date: September 21, 2011

(continued from September 7, 2011)

Applicant: Tulsa Development Authority & Tulsa
Community Development Corp.

Tract Size: 2.63± acres
114,562± square feet

ADDRESS/GENERAL LOCATION: North and east of East Latimer Street and North Main
Street

EXISTING ZONING: RS-4/ CS

EXISTING USE: Vacant

PROPOSED ZONING: RM-3/ CS/ PUD

PROPOSED USE: Mixed use senior living
commercial center

RELEVANT ZONING HISTORY:

Z-6373, October 23, 1992: All concurred in approval of a request for rezoning a 6,500 square foot tract of land from RM-2 to RS-4 on subject property as part of a larger blanket rezoning study.

PUD-727, March 2, 2006: All concurred in approval of a request for rezoning a 7.6± acre tract of land from RS-4 to RS-4/PUD-727 on property located fronting North Cincinnati Avenue between East Oklahoma Street and East Latimer Place, east of the subject properties.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.63± acres in size and is located north and east of East Latimer Street and North Main Street. The property is mostly vacant with a few residential uses and is zoned RS-4/CS.

SURROUNDING AREA: The subject tract is abutted on the east by Boston Avenue and then Kirkpatrick Heights and the Pouder and Pomeroy Second Addition Amended, both zoned RS-4 with single-family residential uses; on the north by the Pouder and Pomeroy Addition and the Pouder and Pomeroy Second Addition Amended, both zoned RS-4 with single-family residential uses; on the south by Latimer Street and then Burgess Hill Addition, zoned CS/RS-4 and the location of Emerson Elementary School; and on the west by Main Street and then Burgess Hill Addition and the Pouder and Pomeroy Addition, zoned RS-4 with single-family residential uses.



A large version of this graphic is attached.

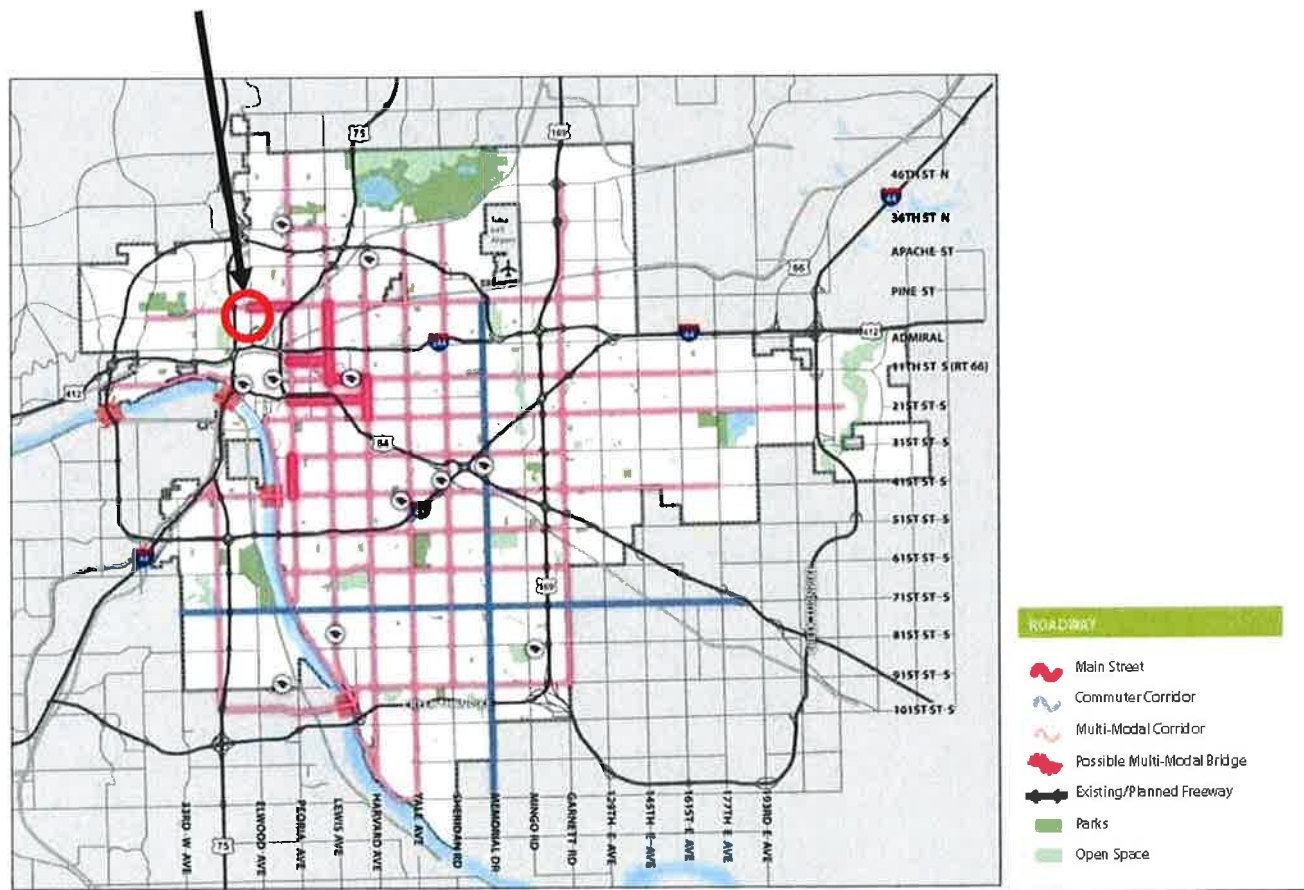
UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

13.4

The Comprehensive Plan does not designate any of the surrounding streets. These streets are rather narrow and have no direct access at the present time to bus transit. Furthermore, at peak periods both vehicular and pedestrian traffic associated with the elementary school to the south becomes heavy.

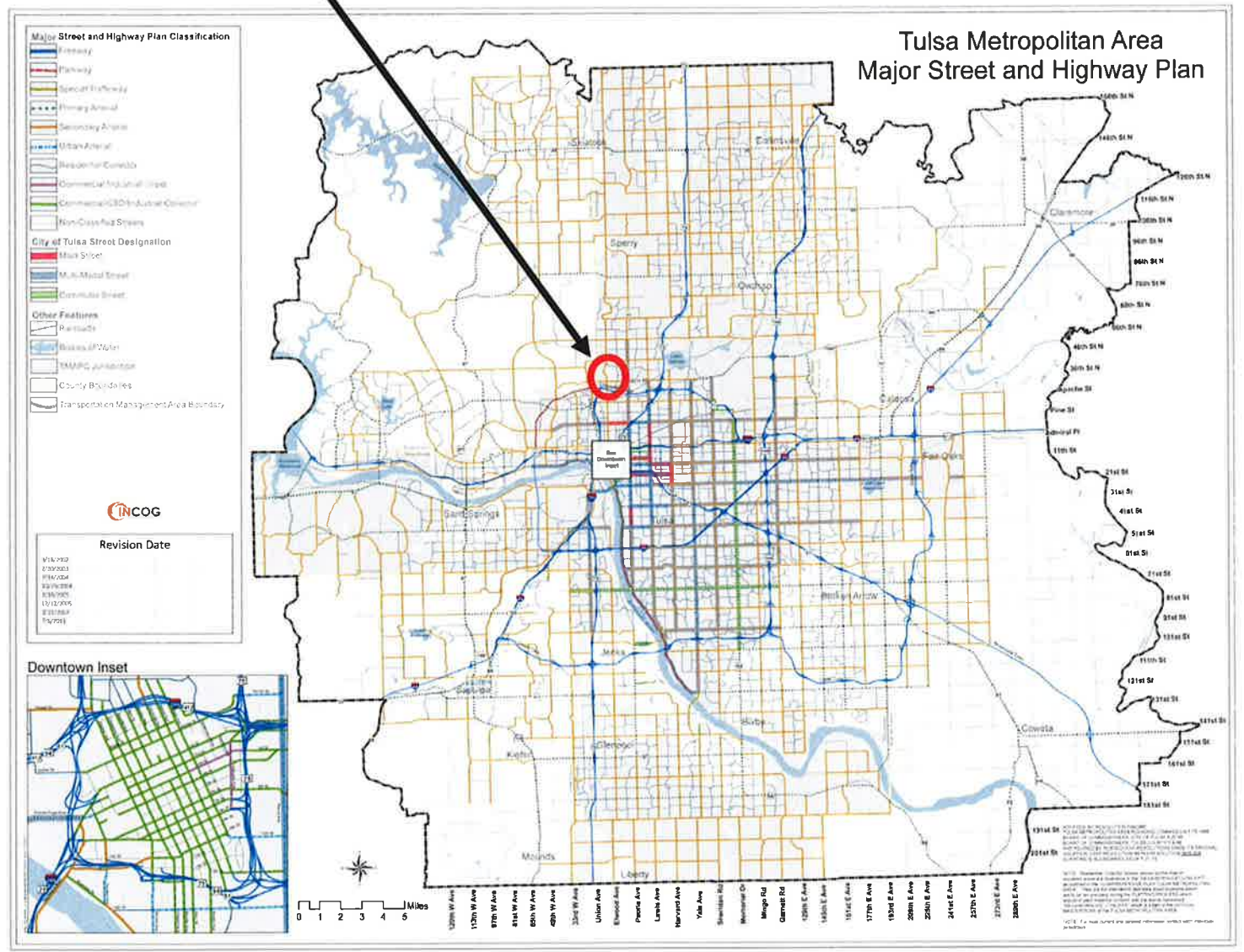
SUBJECT AREA



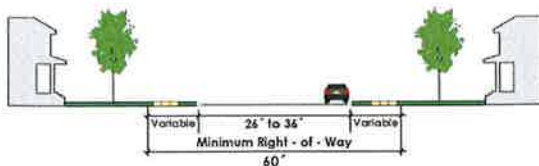
TULSA CITY-COUNTY MAJOR STREET AND HIGHWAY PLAN:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Main Street	Residential Collector	60'	2
East Latimer Street	Residential Collector	60'	2
North Boston Avenue	Residential Collector	60'	2

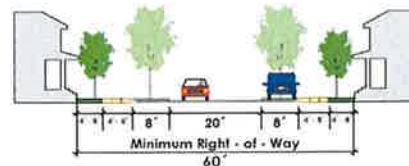
SUBJECT AREA



Residential Collector



Residential Collector



13.6

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this property as an Area of Stability and an Existing Neighborhood. The subject site is surrounded by single-family residential uses and an elementary school.

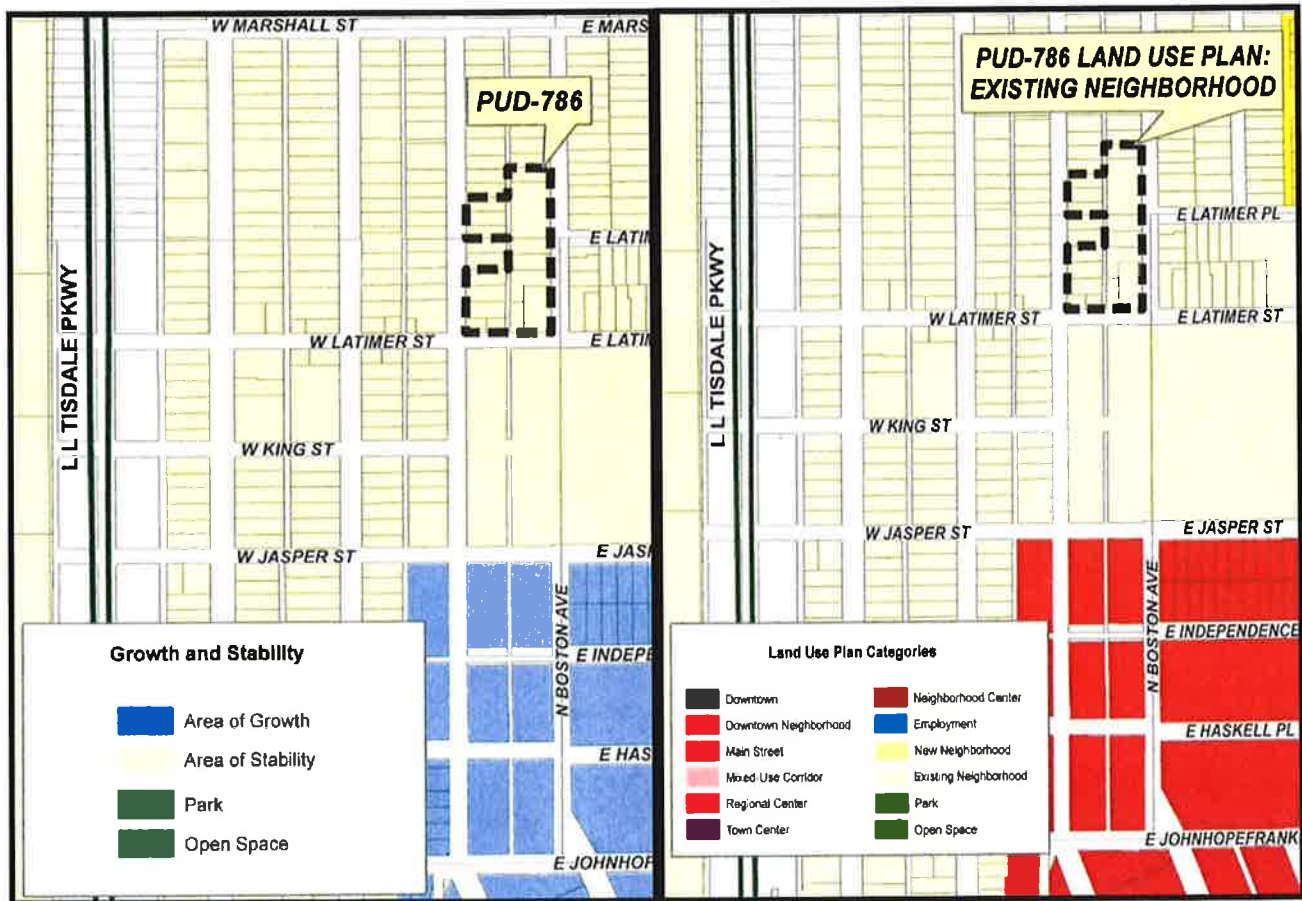
The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Within some **Areas of Stability**, there lie areas which should be designated as **Reinvestment Areas**. Reinvestment areas are those that have an overall character that is desirable to maintain, but would benefit from reinvestment through modest infill and redevelopment, or major projects in a small area such as an abandoned or underused commercial area. These areas would encourage investment, but in a more limited and targeted way than in Areas of Growth.

For the Commissions convenience, Part VI of the Plan – “Managing the Plan” which includes full descriptions of Areas of Stability and Areas of Growth are attached as Exhibit A.

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

The requested zoning would be of higher intensity than the remainder of the neighborhood and would **not be in accord** with either the Plan or surrounding uses. The requested RM-3 is the highest multifamily residential zoning category allowed by the zoning code, and development to this density could have negative impacts on the neighborhoods around it, which have benefited greatly by the City's efforts to clean up the subject properties and rid the area of crime.



Large versions of these maps are attached.

STAFF RECOMMENDATION FOR ZONING:

For the above reasons, staff cannot support the requested rezoning. Staff further understands that this neighborhood, as with the adjacent Brady Heights, is trying to revitalize, but we do not believe that the requested rezoning and use would further that cause. Therefore, staff recommends **DENIAL** of RM-3 zoning for the subject property.

On September 7, 2011 the TMAPC voted to APPROVE RM-3 zoning on the subject property.

PUD STAFF RECOMMENDATION:

PUD-786 is an in-fill development proposal comprising a 2.63 acre tract located at the northeast corner of North Main Street and East Latimer Street. The site is mostly vacant with a few residential structures and has a very slight slope extending from south to north. The property is currently zoned RS-4 with two parcels located at the southwest corner zoned CS.

The purpose of PUD-786 is to allow the construction of a mixed-use facility permitting 162 senior living apartment units with a maximum of 20,000 square feet (sf) of commercial floor area. The proposal calls for two, 4-story apartment buildings with commercial uses located on the ground floor of the southern building along Latimer Street (see Exhibits A-1, B and C). The building on the northern half of the site would be limited to the residential use.

Rezoning is required to allow the Use Unit 8 uses (senior living apartments) and to extend the CS zoning along Latimer Street to garner requisite commercial floor area. The applicant has submitted zoning requests to rezone the property from RS-4, with two tracts of CS zoning at the southwest corner of the site, to RM-3 zoning with CS zoning extending along the entirety of the Latimer Street Frontage to a depth of 121 feet (see Exhibit D).

In order for the PUD development proposal to be considered for approval the requested rezone would first need to be supported and recommended for approval by the TMAPC.

At the September 7, 2011 meeting of the TMAPC, the Commission unanimously voted to approve the rezoning request for the subject property.

Since the PUD is not in accord with the Comprehensive Plan "Stability and Growth" designation and Land Use categorization as an Existing Neighborhood, careful consideration of the compatibility of PUD with the surrounding neighborhood was considered by the TMAPC.

The TMAPC found the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. The TMAPC found PUD-786 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code. The TMAPC continued the case for two weeks to September 21, 2011 to allow for PUD development standards to be incorporated into the case report.

As a result of the TMAPC's findings and ruling on the rezoning requests, staff recommends **APPROVAL** of PUD-786 subject to the following conditions:

1. The applicant's Concept Development Plan and Text be made a condition of approval, unless modified herein.
2. The Tulsa Metropolitan Area Planning Commission (TMAPC) or Tulsa City Council order a change to the Tulsa Comprehensive Plan to change the land use maps within the plan to reflect a change in property designation from an "Area of Stability" to an "Area of Growth" and the Land Use designation from "Existing Neighborhood" to the appropriate plan designation to accommodate the approved up-zoning of the property.

3. Development Standards:

Gross Land Area:	145,882 SF	3.35 Acres
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Net Land Area:	114,587 SF	2.63 Acres
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Permitted Uses:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 8, Multi-Family Dwellings and Similar Uses, limited to Elderly/Retirement Housing; Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Eating Establishments, Other Than Drive-Ins; Use Unit 13, Convenience, Goods and Services; Use Unit 14, Shopping, Goods and Services; Use Unit 21, Business Signs and Outdoor Advertising Signs, Limited to, Business Signs Identifying the Project and Businesses and Tenants within the Project and Uses Customarily Accessory to the Permitted Uses. Provided, however,

that all Use Unit 11, Use Unit 12, Use Unit 13 and Use Unit 14 uses shall be limited to the south 240 feet of the east 137 feet and the south 175 feet of the west 137 feet of the Project.

The following uses shall be expressly forbidden:

Alarm installation, auto parts and accessories, auto radio and stereo systems installation, auto window tinting, bail bonds office, bars, blood bank and plasma center, dance hall, day labor hiring center, gasoline service stations, gunsmith, oil and lubrication service, pawn shop, pool hall, secondhand store, taverns and tune-up service.

Maximum Permitted Commercial Floor Area: 20,000 SF

Maximum Number of Dwelling Units: 162 DUS

Minimum Land Area of Dwelling Units: 500 SF

Maximum Building Height:* 4 Stories or 50 FT

** Floors above the first floor and architectural features such as parapets, balconies, awnings, signage and architectural features shall be permitted to exceed maximum height and extend into the required setback by five feet, with detail site plan approval.*

Minimum Off-Street Parking Spaces:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified by the TMAPC.

Minimum Building Setback Requirements:*

From N. Boston Ave. right-of-way:	15 FT**
From E. Latimer St right-of-way:	15 FT**
From N. Main St. right-of-way:	15 FT**
From North Property Line of PUD	20 FT
From North Property Line of Out Parcel:	10 FT
From East Property Line of Out Parcel:	10 FT
From South Property Line of Out Parcel	10 FT

**Floors above the first floor and architectural features such as parapets, balconies, awnings, signage and architectural features shall be permitted to exceed maximum height and extend into the required setback by five feet, with detail site plan approval.*

***At a street intersection, the required building set back shall be reduced proportionately by the amount of any dedication required for the turning radius of such street intersection.*

Minimum Common Landscaped Open Space

A minimum of 10% of the total net land area of the Project shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Due to the nature of this mixed use PUD, there shall be no street yard open space requirement; however, the required trees shall still be installed as required by the landscape chapter of the Tulsa Zoning Code.

Signs

Wall signs shall be permitted within the area between the second story floor and the first floor within a horizontal band not to exceed two (2) feet in height. In no case shall this band be higher than fifteen (15) feet or lower than eleven (11) feet above an adjacent sidewalk. Lettering within this band shall not exceed eighteen (18) inches in height or width.

Company logos or names may be placed within such horizontal band or placed or painted within ground floor windows. Company logos or names shall not greater than a rectangle of eight (8) square feet.

Blade signs (perpendicular to the required building line) not more than two (2) feet by three (3) feet at a minimum of nine (9) feet clear height above the sidewalk may be hung below the second story level, from the façade or from an overhanging awning. Lettering on awnings or overhangs shall be limited to six (6) inches in height.

Neon style signs shall be permitted within shop front windows.

Not more than twenty-five percent (25%) of a shop or store window shall be covered by signage.

All illumination of signs and buildings shall be by constant light, flashing, travelling, animated or intermittent lighting shall not be permitted on the exterior of any building, whether such lighting is temporary or permanent.

Outdoor advertising signs, roof signs, free-standing pole signs, monument signs, any kind of animation and signs painted on the exterior walls of buildings shall be prohibited. No digital, flashing, scrolling, travelling, animated or intermittent lighting shall be on the exterior of any building whether such light is temporary or long-term duration. Portable or wheeled signs and advertising located outside any buildings shall not be permitted.

Site Lighting

Lighting shall be arranged so as to shield and direct the light away from the surrounding residential areas.

Specifically, all pole mounted lighting within the north of 25 feet of the Project will be shielded and/or cut off to reduce the potential for lighting to spill over to the north of the light fixture.

Pole mounted lighting shall not exceed 14 FT in height as measured from adjacent ground level. For purposes of measurement, ground level shall be considered the adjacent paved surface, where applicable.

All light standards, including building mounted, shall be hooded and directed downward and away from adjacent residential boundaries. Compliance shall be verified by submittal of a photometric plan and manufacturer's cut sheets for all light fixtures.

Access and Circulation

There will be two primary points of ingress and egress. One point of ingress is centered on the block between North Main Street and North Boston Avenue, off of East Latimer Street. The other main point of ingress is off of North Boston Avenue. See **Exhibit B** for the access locations. The Project also has two secondary points of ingress and egress on the western side of the property, onto North Main Street. Internal circulation will connect all points of access onto adjacent streets. If the market demands, the Project will include a gated access. Any gated access will be approved through the City of Tulsa Traffic Engineer and Fire Marshall and will have detailed site plan approval from the TMAPC.

The Project will consist of off street surface parking, parallel parking off of North Main Street, East Latimer Street and North Boston Avenue, and a structured parking garage. The surface and structured parking will be primarily used for the residents of the development and the parallel parking will be primarily used for the commercial components of the Project.

Adequate circulation shall be designed to provide for the creation of meaningful open space and landscaped areas to blend into the surrounding existing neighborhood.

The Access and Circulation Plan for the Project is attached as **Exhibit J**.

Landscape and Screening

The screening for the Project is to provide a semi-transparent screen from vehicles and their headlights, while preserving the openness of the existing surrounding neighborhood.

There will be a minimum of a 5 foot landscaped strip on the entire north boundary. There will be a minimum of a 5 foot landscaped strip along the north, east, and south portions of the out parcel. Within this 5 foot landscaped strip, there will be a 6' wrought iron fence on the property line with upright evergreen plant materials spaced every 20 feet and an evergreen hedgerow with a minimum of 2' height at installation. See **Exhibit A** for the conceptual location of the landscaping and screening of which substantial compliance will be maintained.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma

shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. Where applicable, the City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: Area must be replatted. The alley and some of the easements must be vacated.

Water: Existing 6" along North Main St and 12" along North Boston Ave, provide additional information regarding the development

Fire: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire aerial apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 150 feet where:

1. The building is equipped throughout with an approved automatic sprinkler system.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
3. There are not more than two Group R-3 or Group U occupancies.

Other Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire apparatus roads shall be designed with a minimum of 28 feet inside radius and a minimum of 48 feet' outside radius.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. A fire hydrant shall be located within 100' of the fire department connection.

Stormwater: Public Storm Sewer and its Easement proceed northward up the alleyway from Latimer Street to mid Lot 5 Block 18, and thence proceeds northwesterly across Lots 5 and 4 to Boston Avenue. Buildings are planned for that area; also a Public Storm Sewer extends from Main to Boston and would pass through the planned North Building, therefore, the Storm Sewers must be relocated and their Easements must be vacated.

Wastewater: The proposed relocation of the existing sanitary sewer main must be completed and in service before the existing alley can be closed. The alley, and any associated easements, must be closed before a building permit can be issued. Sanitary sewer service must be maintained for all existing lines during construction of

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the relocation, and new connections for all remaining existing properties must be provided at the developer's expense.

Transportation: 25' radius required at intersection of N Main and Latimer; North Boston and Latimer.

INCOG Transportation:

- **MSHP:** Main Street is designated residential collector.
- **LRTP:** Per Subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** Main Street is a planned on-street bikeway.
- **Transit:** No comments.

Traffic: No comments.

GIS: No comments.

Street Addressing: House Number(s) listed on property:

- 1133,1127,1117,1115,1109,1107,1105,1101 N MAIN ST E
 - 11,13,15,17 E LATIMER ST N
 - 1142,1130,1124,1120,1116,1112,1108 N BOSTON AV E
- Addressing Atlas Page #'s): 00075

Inspection Services: No comments.

County Engineer: No comments.

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Southwest corner of site



Northern portion of site



Emerson Elementary



Looking east down Latimer St.



Single Family Homes



Looking north from southwest corner of site



Looking north through center of site



Apartment building, not subject of application



Northeast corner Latimer & Boston



Looking north up Boston Ave.



Southeast corner of Main & Latimer—Emerson Elem. property



Looking south down Main St. from just south of Marshall St.

Land Use

Part VI: Managing the Plan

The comprehensive plan is the blueprint for how Tulsa will be shaped over the next 30 years. It lays out the goals, and policies that will guide decisions about how to invest in infrastructure and transportation, how land should be zoned for development, and what initiatives, such as small area or new community plans, should be undertaken.

The plan translates widely-held values and priorities from *Our Vision for Tulsa* into a set of long-range priorities and policies. It is not an immutable document, however. It can and should evolve over time as the city grows and changes. Technological, cultural, and environmental shifts are hard to predict, and the plan should not unnecessarily bind the city to policies that cannot be adapted. That said, the plan should not be altered too often or without public involvement and an evaluation of its performance.

Management Tools

This plan has been designed with some tools that will help guide decision makers in managing and implementing its goals. The Areas of Stability and Growth map and policies are intended to prioritize where the majority of growth and investment should take place and which neighborhoods should remain substantially as they are. The city's zoning code translates overarching land use goals into specific use and development regulations at the parcel level. The zoning code must be aligned with the vision and plan map so as to shape development in a way that meets those goals. The small area and neighborhood planning process provides a structure for how to go about working with specific areas to implement the vision. This includes working with areas that are already developed and are in need of infill strategies, and new communities on vacant land, both inside the city and in areas to be annexed.

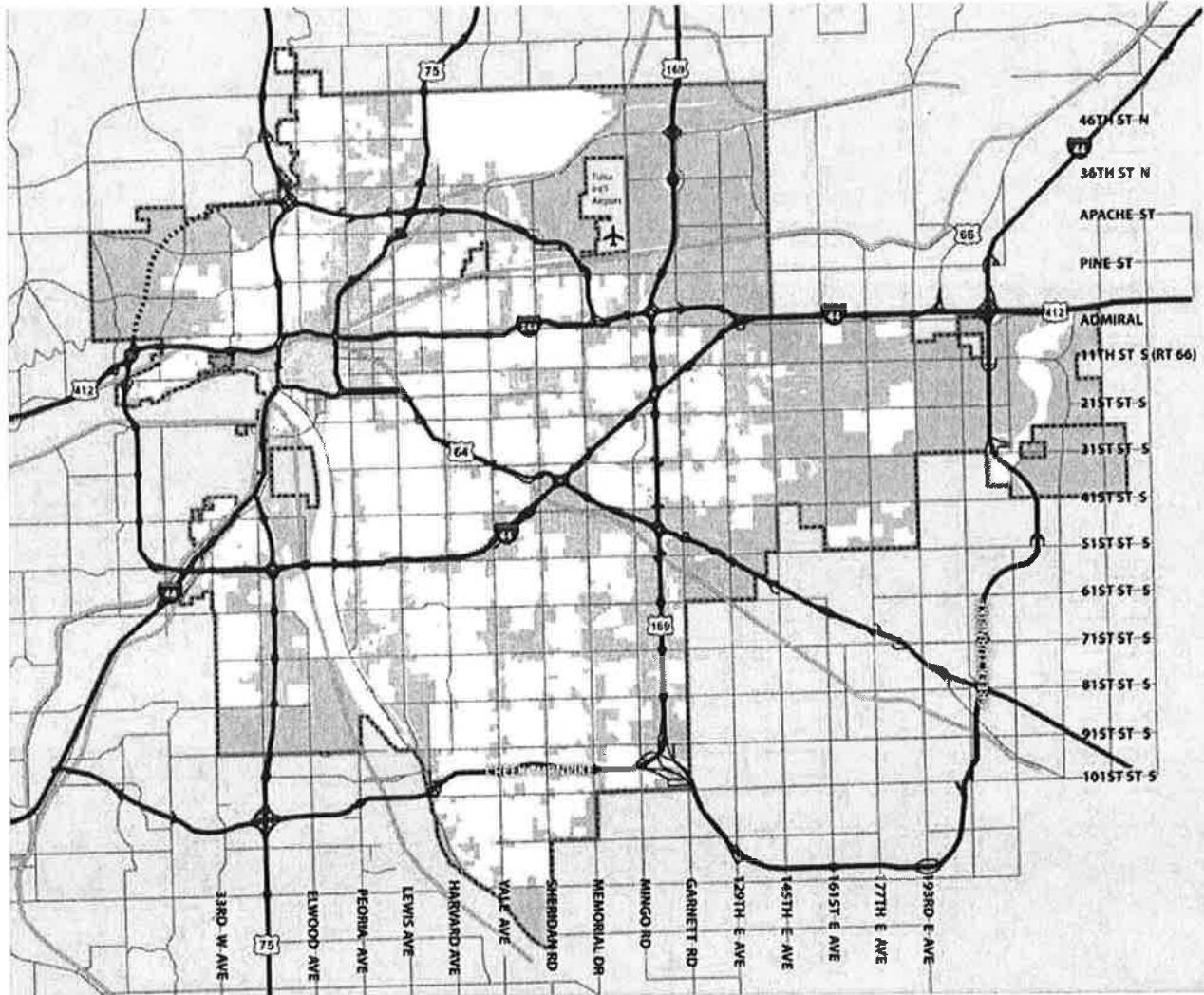
Areas of Stability

Shaping Tulsa's future involves more than deciding where and how new development will take place. It is equally important to enhance those qualities that attracted people here in the first place. In recognition of how strongly Tulsa's citizens feel about their neighborhoods, the comprehensive plan includes tools for the maintenance of valued community characteristics in older and stable neighborhoods. These new measures provide tools that address rehabilitation of property and help shape where and how redevelopment occurs.

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation,

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Figure 20: Areas of Stability and Growth



Source: Fregonese Associates

- Area of Stability
- Area of Growth

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improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Relationship to Areas of Growth

The plan focuses growth where it will be most beneficial, i.e., Areas of Growth, and away from where it may have some negative consequences, i.e., Areas of Stability. Thus Areas of Stability and Areas of Growth are interrelated.

Despite this relationship, Areas of Stability and Growth should not be considered as mutually exclusive. First, each area in the city can be thought of as located on a continuum from growth to stability. Second, in stable residential neighborhoods there are often elements of stagnant commercial development that would benefit from revitalization. These areas, due to their lack of reinvestment, have a negative visual impact on the surrounding area. In Areas of Growth there are sometimes pockets of stable residential development; these areas should be noted and considered stable.

Types of Areas of Stability

While residents of many parts of Tulsa seek to maintain the character of their neighborhoods, these predominantly residential areas do not all have similar characteristics. The Areas of Stability can be thought of as belonging predominantly to one of the following two categories: "Established Areas" and "Reinvestment Areas", as described below.

ESTABLISHED AREAS

Established areas are those neighborhoods that have a sufficient level of property investment such that

they would be harmed by large amounts of infill redevelopment. For example, reinvestment in the Florence Park neighborhood is not necessary to improve its character. Tools appropriate for this neighborhood seek to maintain present character and to motivate modest redevelopment of selected areas such as vacant lots or dilapidated homes. Programs for Established Areas may also encourage new investment in parks, streets, and other facilities.

Established Areas of Stability face many different challenges. For example, some neighborhoods are primarily concerned about the transitions or lack of transitions between commercial areas and residential areas. Some neighborhoods are primarily concerned with traffic issues. Other neighborhoods are primarily concerned about the expansion or replacement of housing that sometimes results in designs incompatible with existing single-family houses. The challenge in these places is to preserve character without preventing property owners from reinvesting in, rehabilitating or rebuilding their homes.

REINVESTMENT AREAS

Reinvestment areas are those that have an overall character that is desirable to maintain, but would benefit from reinvestment through modest infill and redevelopment, or major projects in a small area such as an abandoned or underused commercial area. These areas would encourage investment, but in a more limited and targeted way than in Areas of Growth.

Residents in these areas face a variety of challenges and opportunities. Challenges include concern over inadequate sidewalks, inappropriate land uses or inadequate buffering between uses, lack of services such as grocery stores, and maintaining their housing stock. Opportunities can also vary widely. Examples include redeeming vacant land for neighborhood parks or redeveloping underutilized land to provide needed neighborhood services.

This plan does not identify which areas are Established and which are Reinvestment Areas. These distinctions will shift and change over time as Tulsa develops, and many neighborhoods will not cleanly fit into the committed or reinvestment types. Thus, through the small area and neighborhood planning process, the community and the city can identify the proper tools to promote redevelopment in one portion of a neighborhood and those to stabilize other portions.

From Stability to Growth

As the comprehensive plan is implemented, many areas currently designated as stability may transition to those that should support growth. Where appropriate, this may be accomplished with small area plans, master development plans, and planned unit developments.

Areas of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

From Growth to Stability

As the comprehensive plan is implemented, many areas currently designated as growth will transition to those that should remain stable. This will occur particularly in new communities that develop on vacant land, but also where redevelopment successfully revitalizes main streets or centers.

CRITERIA FOR AREAS OF GROWTH AND FOR SELECTING ADDITIONAL AREAS OF GROWTH IN THE FUTURE

The following criteria were used to select the Areas of Growth in the plan. After the plan is adopted, new or revised Areas of Growth can be proposed based on these same criteria.

- Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors
 - Areas already undergoing positive change which is expected to continue
 - Areas adjacent to transit and around transit stations, existing and planned
 - Areas along corridors with frequent bus service that can accommodate development on underutilized land
 - Locations where appropriate infill development will promote shorter and less frequent auto trips
 - Areas with special opportunities such as where major public or private investments are planned
-

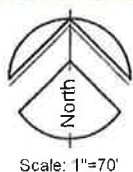
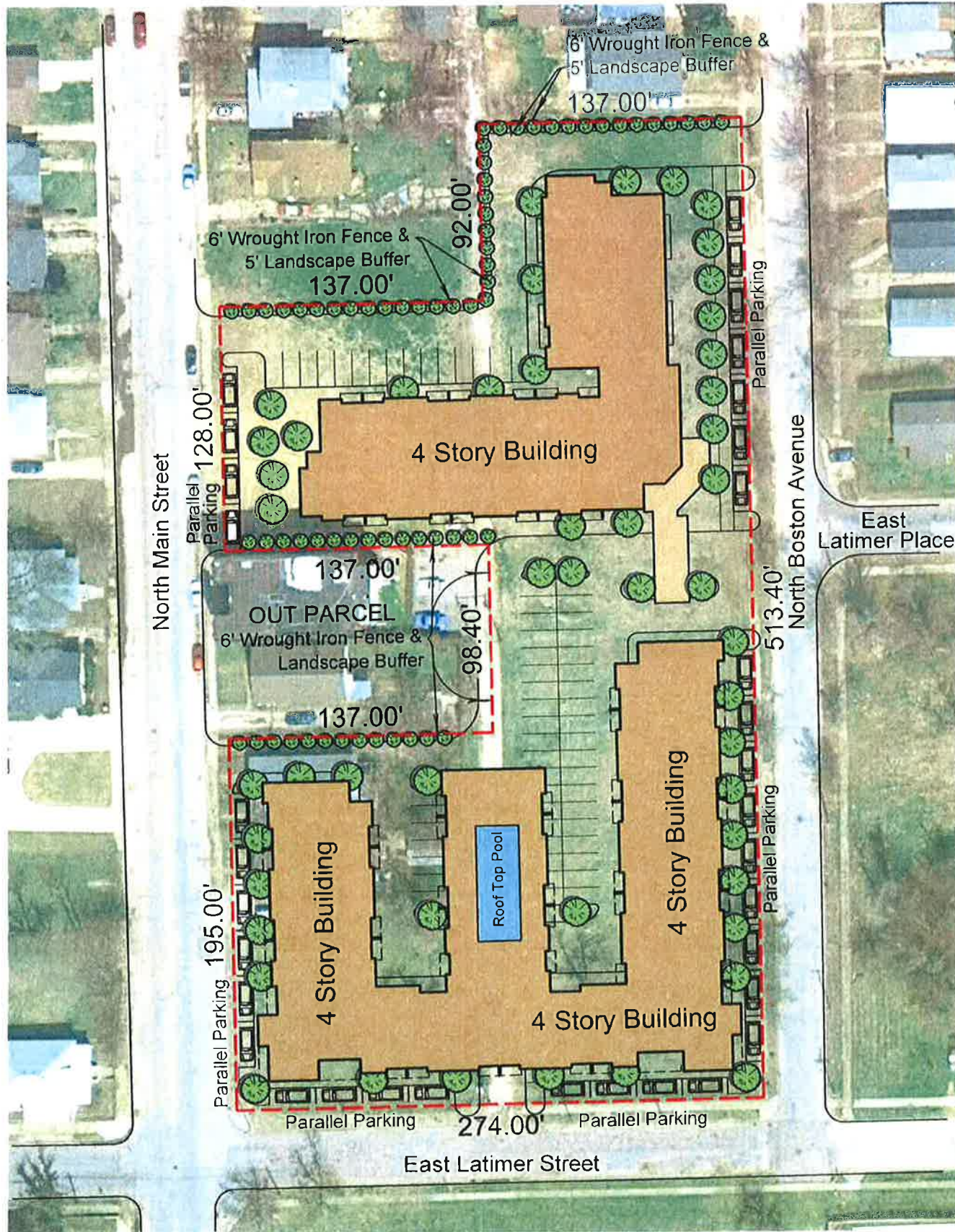
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JULY 2010

LAND USE – TULSA COMPREHENSIVE PLAN

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06/23/2011 11109_PUD

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Tulsa North Senior Living Community

Tulsa, Oklahoma

Project Development Concept
11109

A-1



Graphic Scale

North Boston Avenue Elevation - Senior Housing Only



The Tulsa North Community Development Corporation
Senior Living Community



109_PUD

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EXHIBIT B



North Boston Avenue Elevation - Mixed Use Commercial and Senior Housing



East Latimer Street Elevation - Mixed Use Commercial and Senior Housing



The Tulsa North Community Development Corporation
Senior Living Community



PUD

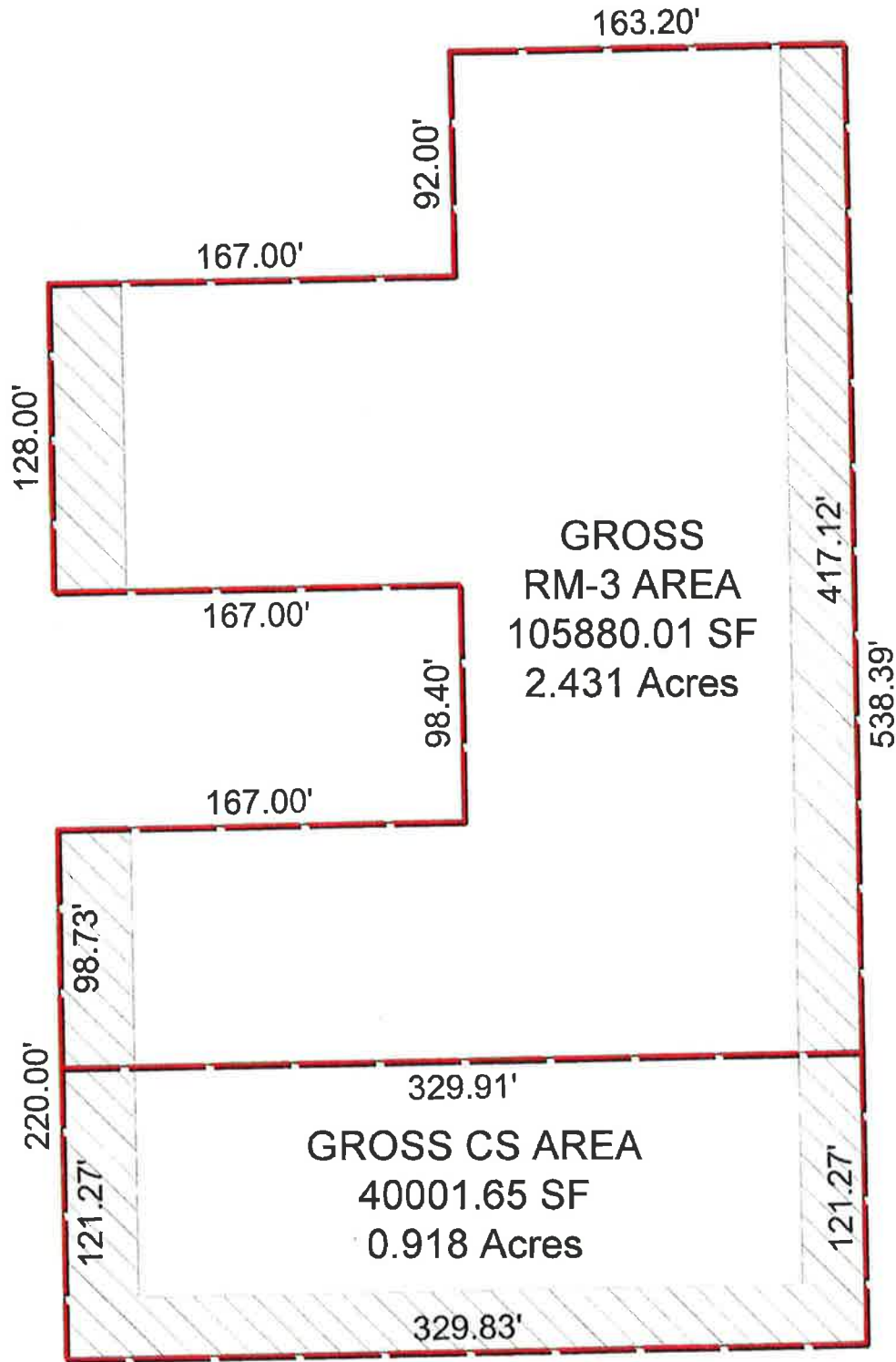
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EXHIBIT C



Graphic Scale



ZONING ANALYSIS

GROSS PROJECT AREA: 145,882 SF OR 3.35 ACRES

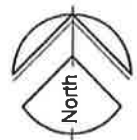
PROPOSED CS LAND AREA: 40,001.65 SF

PROPOSED CS FLOOR AREA: 20,000 SF

PROPOSED RM-3 LAND AREA: 105,880.01 SF

PROPOSED RM-3 UNIT COUNT: 1 UNIT PER 500 SF

105,880.01 DU \ 500 SF = 211 DU PERMITTED

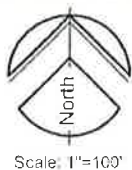
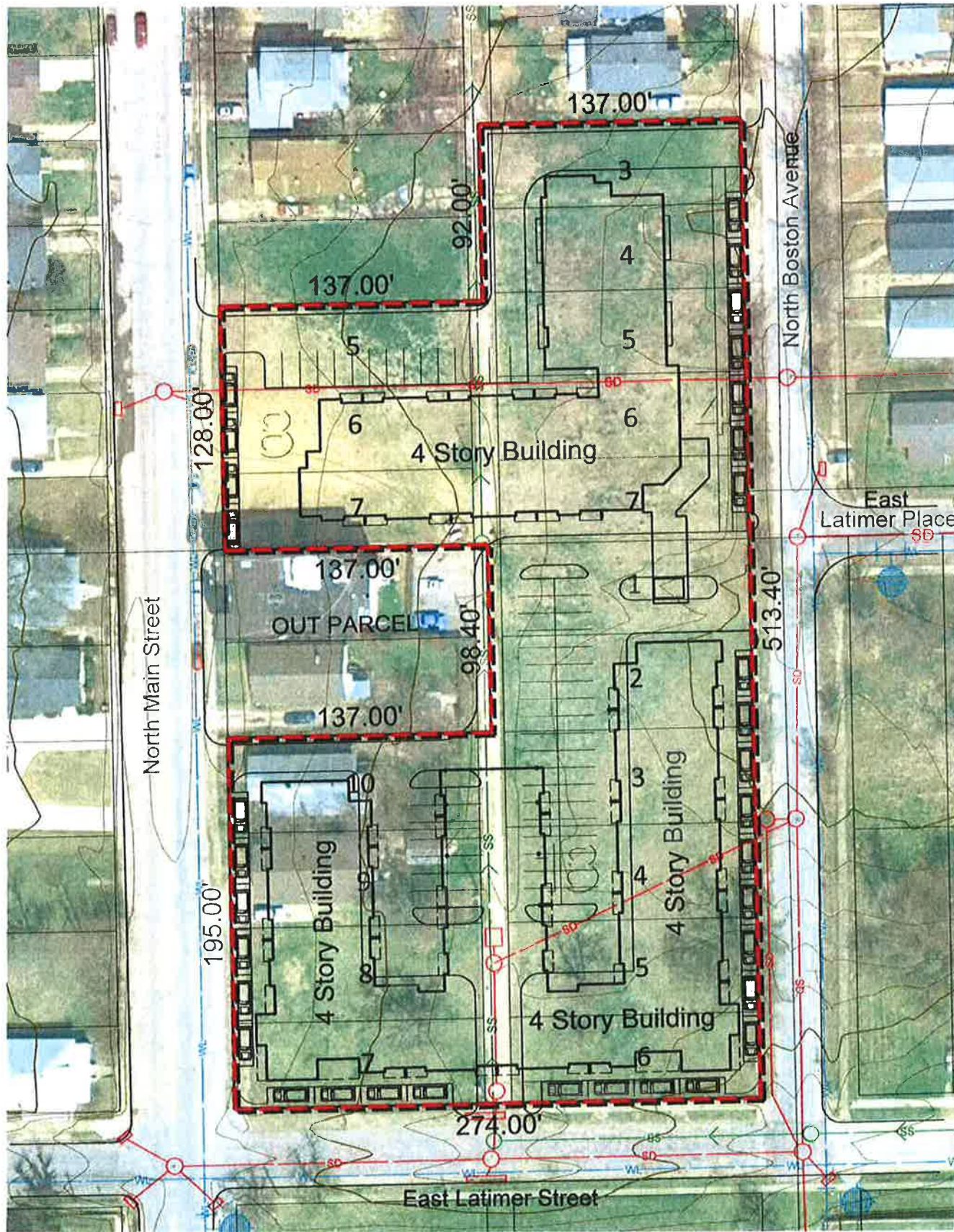


Graphic Scale



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SS Storm Sewer WL Water Line S Sanitary Sewer



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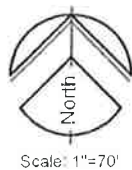
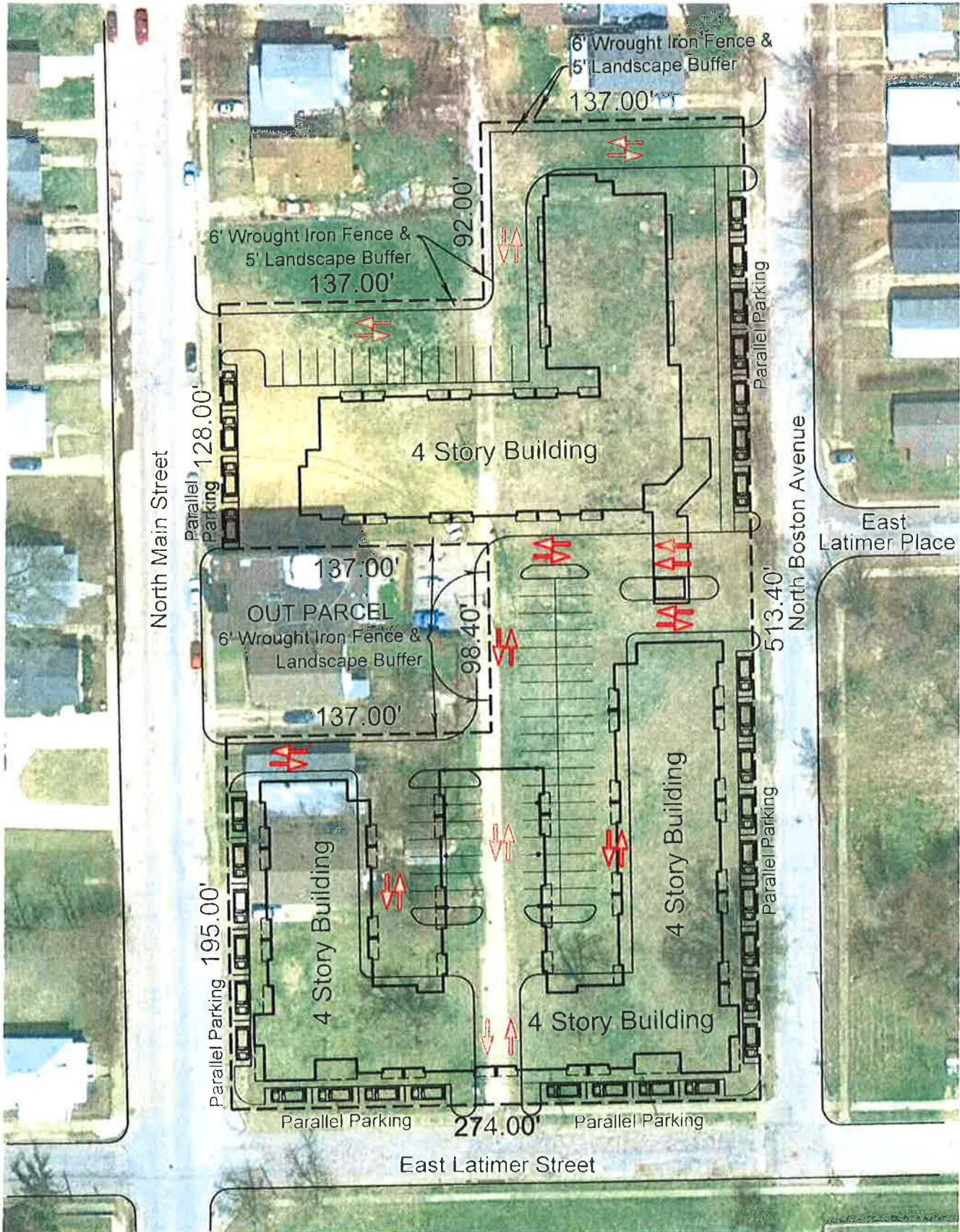
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Tulsa North Senior Living Community

Existing Utilities and Topography
11109

Tulsa, Oklahoma

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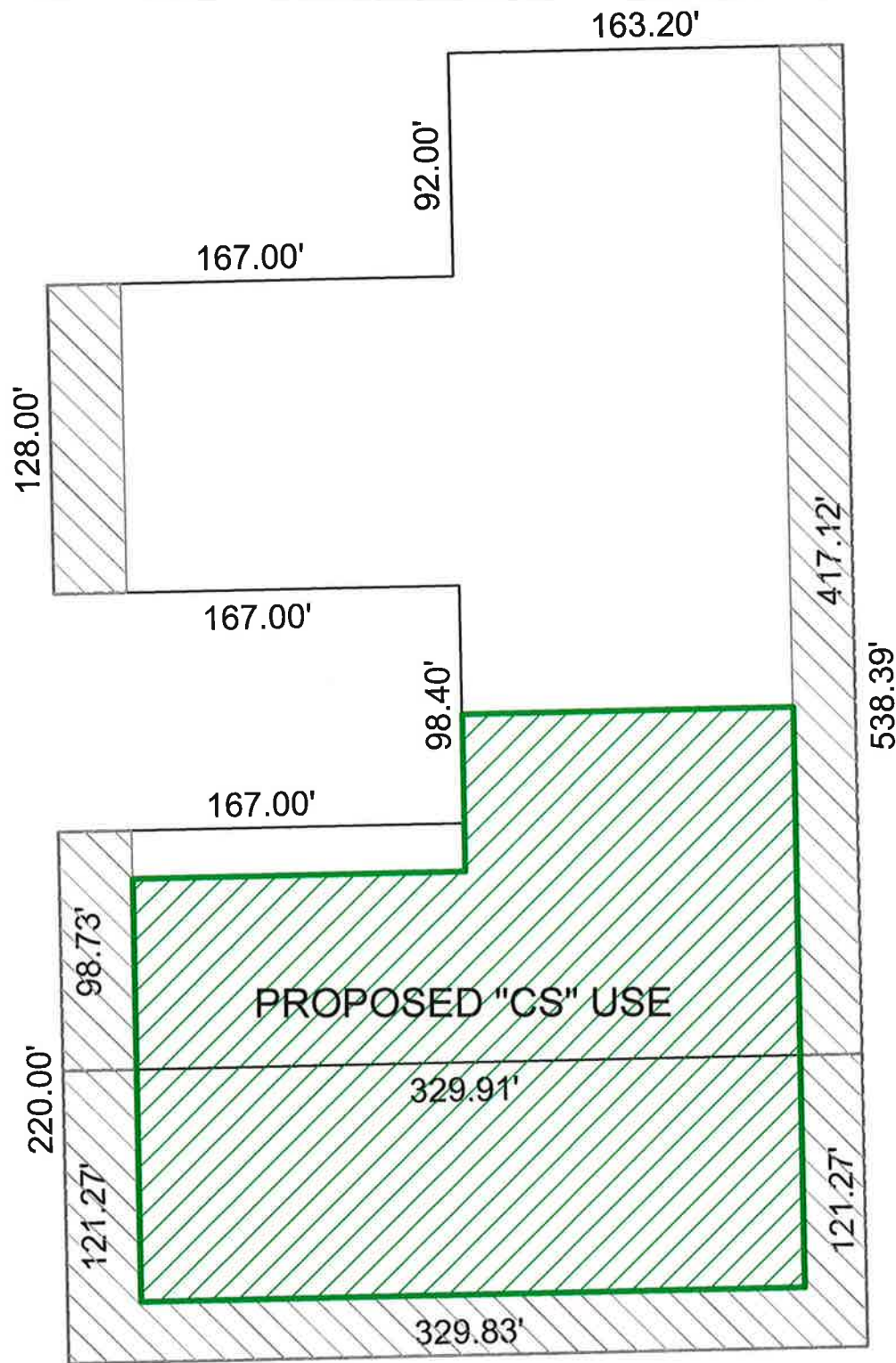
Tulsa North Senior Living Community

Tulsa, Oklahoma

Access and Circulation Plan
11109

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ZONING ANALYSIS

GROSS PROJECT AREA: 145,882 SF OR 3.35 ACRES

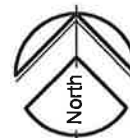
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Graphic Scale





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