

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2612**

**October 19, 2011, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Work Session Report:**

**Director's Report:**

1. Minutes of September 21, 2011, Meeting No. 2610
2. Minutes of October 5, 2011, Meeting No. 2611

**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.**

3. **LS-20463**, (Lot-Split) (CD-9), Location: West of the southwest corner of South Rockford Avenue and East 34<sup>th</sup> Street South (continued from 10/5/2011)
4. **LS-20465**, (Lot-Split) (CD-8), Location: East of the southeast corner of South Yale Avenue and East 105<sup>th</sup> Street South
5. **LS-20466**, (Lot-Split) (CD-8), Location: Southeast corner of South Yale Avenue and East 105<sup>th</sup> Street South
6. **The Boulevard -** Final Plat, Location: North of the northwest corner of East 51<sup>st</sup> Street and South 177<sup>th</sup> East Avenue (CD 6)
7. **PUD-306-D-1 – Claude Neon/James Adair/The Garden Trug**, Location: East of the northeast corner of 101<sup>st</sup> Street South and Riverside Parkway, Requesting **Minor Amendment** to reduce the setback for a sign from the east boundary of the PUD, **RM-0/RS-3/CS**, (CD-2)



8. **AC-109 – Dave Cannon/Will Rodgers United Methodist Church**, Location: South of the southwest corner of 11<sup>th</sup> Street South and South Yale Avenue, Requesting **Landscape Alternative Compliance** to allow the required street yard landscaping along one street to be located within the street right-of-way and permit several parking spaces to be located greater than 75 feet from a landscaped area, **CS/RS-3/PUD**, (CD-4)
9. **PUD-230 – Kevin VanOver/Milestones Pediatric Care**, Location: North of the northwest corner of East 41<sup>st</sup> Street South and US Highway 169, Requesting **Detail Site Plan** for a 4,826 single-story medical office building, **OL**, (CD-5)
10. **Z-7008-SP-3 – Tanner Consulting, LLC/Jiffy Lube**, Location: North of the northeast corner of West 81<sup>st</sup> Street South and South Olympia Avenue, Requesting a **Detail Site Plan** for 4,759 square foot oil change and lubrication service, **CO**, (CD-2).

#### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

##### **PUBLIC HEARINGS:**

11. **West Park Apartments – Preliminary Plat**, Location: Northwest corner of South Atlanta Avenue and East 5<sup>th</sup> Place, (CD 4) (Related to Item 12)
12. **West Park Apartments – Authorization for an Accelerated Building Permit**, Location: Northwest corner of South Atlanta Avenue and East 5<sup>th</sup> Place, (CD 4) (Related to Item 11)
13. **Franklin Park – Plat Waiver**, Location: 1736 East Virgin, east of North Utica Avenue, south of East Virgin Street North, (CD 1)
14. **Greenhill Distribution Center II – Final Plat**, Location: Southeast corner of East 46<sup>th</sup> Street North and U.S. 169, (CD 3)
15. **Z-7101-SP-2 – Andrew A. Shank/Joshua Operating Company, LLC** – Location: South of southeast corner of East 45<sup>th</sup> Street and South 109<sup>th</sup> East Avenue, Requesting **Corridor Plan** to allow the digitization of the existing and previously approved outdoor advertising sign located on the subject tract, **CO**, (CD-6)

##### **OTHER BUSINESS**

16. **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](http://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.

**RS-4**

**RS-4**

**RS-3**

**THE BOULEVARD**

**AG**

**E 51st ST**

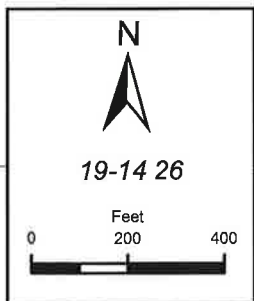
**A-1**

**RM**

**PUD-110**

**FD**

6.1









## Final Subdivision Plat

**The Boulevard** - (0428 (CD 6)

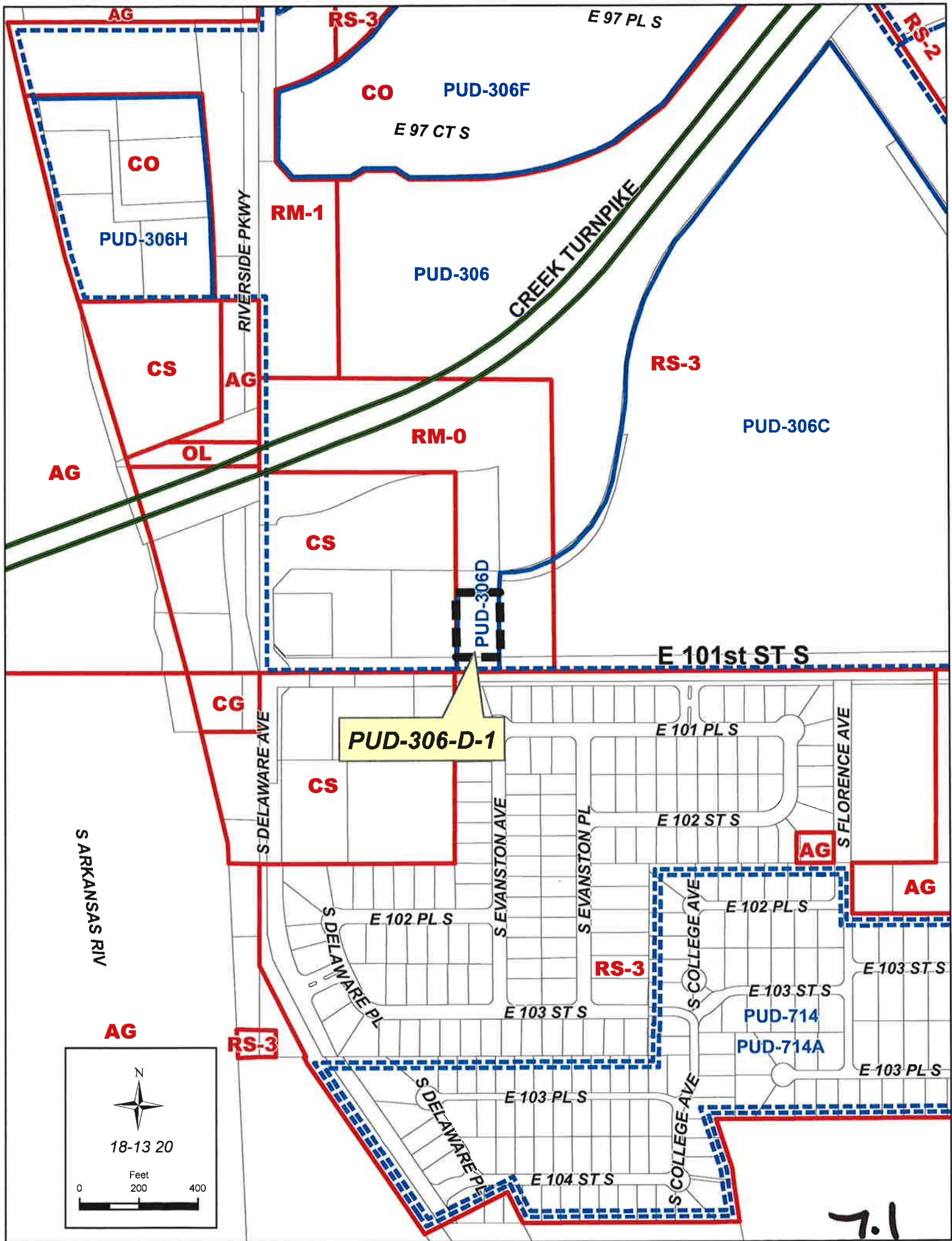
North of the northwest corner of East 51<sup>st</sup> Street and South 177<sup>th</sup> East Avenue

This plat consists of 21 lots in 3 blocks on 9.93 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.











S ARKANSAS RIV

RIVERSIDE PKWY

CREEK TURNPIKE

PUD-306-D-1

E 101st ST S

E 101 PL S

E 102 ST S

E 102 PL S

E 103 ST S

E 103 ST S

E 103 PL S

E 103 ST S

E 103 PL S

E 104 ST S

S FLORENCE AVE

S COLLEGE AVE

S COLLEGE AVE

S EVANSTON AVE

S EVANSTON PL

S DELAWARE PL

E 102 PL S



18-13 20



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

7.2



**CREEK TURNPIKE**

**PUD-306-D-1**

**E 101st ST S**



18-13 20

Feet  
0 50 100

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

**S EVANSTON AVE**

**E 101 PL S**

**EVANSTON PL**

**7.3**



October 19, 2011

### **STAFF RECOMMENDATION**

**PUD-306-D-1:** Minor Amendment – East of the northeast corner of 101<sup>st</sup> Street South and Riverside Parkway; 3009 E. 101<sup>st</sup> Street South; Lot 3, Block 1 – River Creek Village; TRS 18-13-20; CZM 56; Atlas 2277; CD 2; RM-0/RS-3/CS.

The applicant is requesting a minor amendment to reduce the setback for a sign from the east boundary of the PUD. Currently the PUD restricts signs from being placed within 120 feet of the east boundary of the subject tract.

Section 1107.H.12 of the code allows the Planning Commission to relax sign standards within PUDs via the minor amendment process so long as the size, location, number and character (type) of sign(s) is not substantially altered.

Please refer to the attached case photographs and site plan. The subject tract is 150 feet wide. There is a sign for the neighboring property to the west located almost directly on the west lot line of the subject tract. With the PUD requirement that any sign for this lot be located a minimum of 120 feet from the east lot line combined with section 1103.B.2.b.3 requiring signs in PUDs to have a minimum separation distance of 100-feet it is impossible to locate a sign on this site.

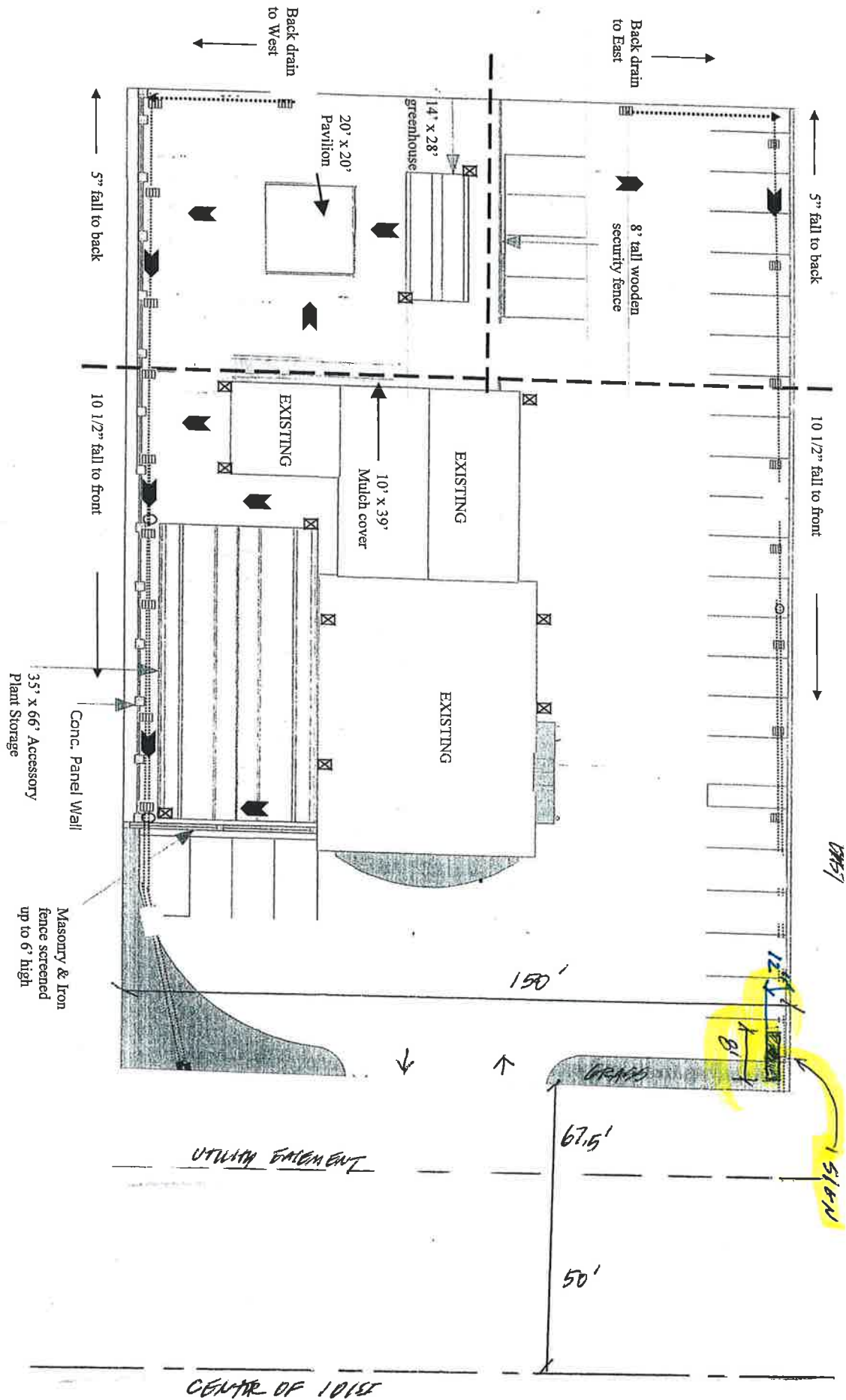
The property to the east from which the 120-foot setback is required is a Jenks Public School. Specifically the area immediately adjacent to the subject tract is a walking/running track and most likely would not be developed residentially.

Staff contends the request will not substantially alter the size, location, number and character (type) of sign(s) permitted within the PUD and recommends **APPROVAL** of minor amendment PUD-306-D-1.

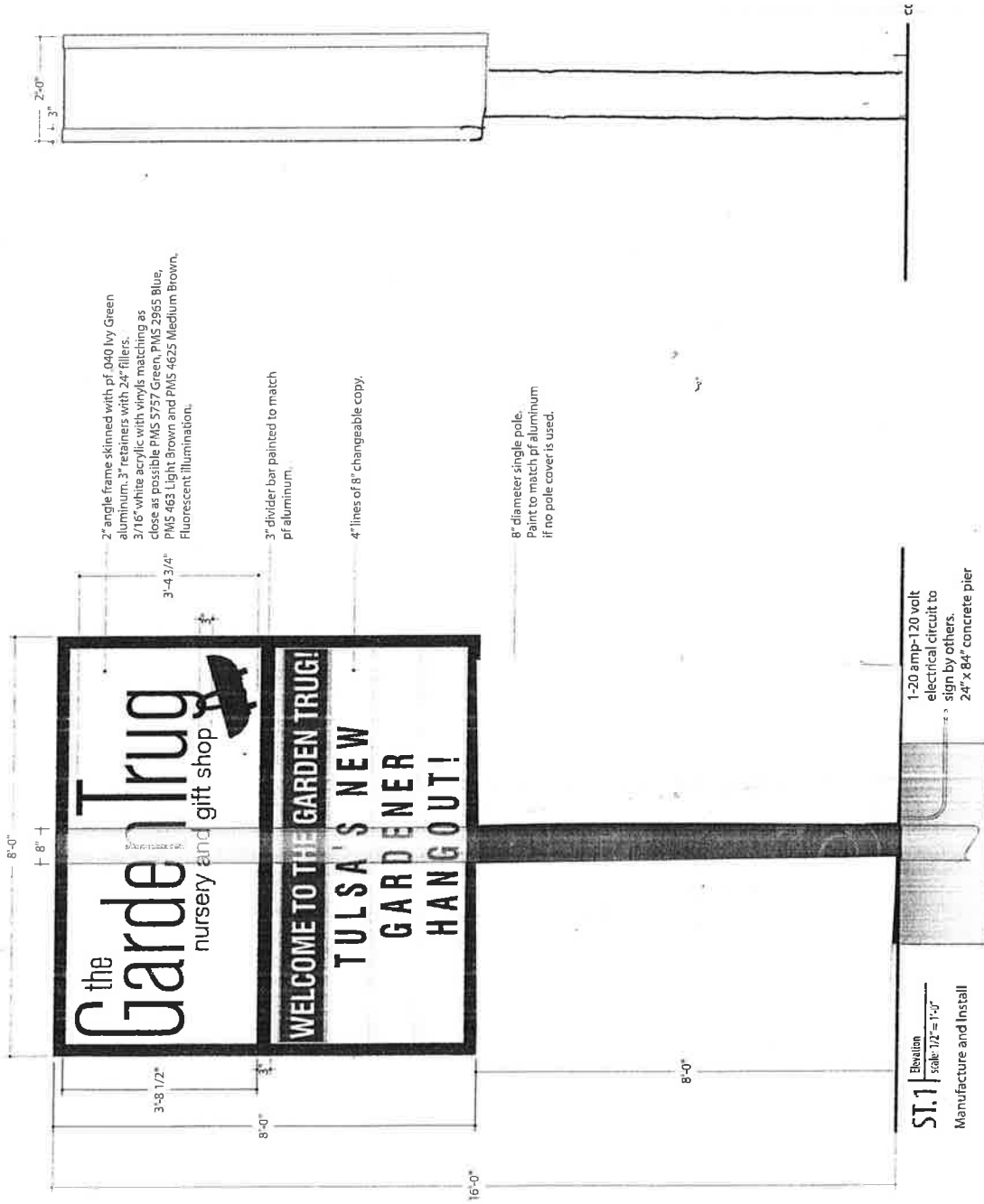
*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

7.4





7.5



ST.1 Revision  
Scale: 1/2" = 1'-0"  
Manufacture and Install



This drawing is the property of T&E Group, Inc. and is to be used only for the project and location specified. Any reproduction or use of this drawing for any other project or location without the written consent of T&E Group, Inc. is strictly prohibited. T&E Group, Inc. reserves the right to make changes to this drawing without notice. The user of this drawing assumes all liability for any errors or omissions. © 2011 T&E Group, Inc.

Project/Client Name:  
Business  
Location  
Tulsa, OK

Account Executive:  
Salesman

Drawn By:  
Wade Sanders

Sign Type:  
Description

Date Original DWG:  
00 September 2011

Issues/Revisions:  
09.00.11 REVIEW

Sheet No:  
ST-1.0

7.6







**SUBJECT PROPERTY**



**Sign location from the west**

7.8





Property adjacent to sign location on the east.



Looking north along east property line of subject tract.

7.9



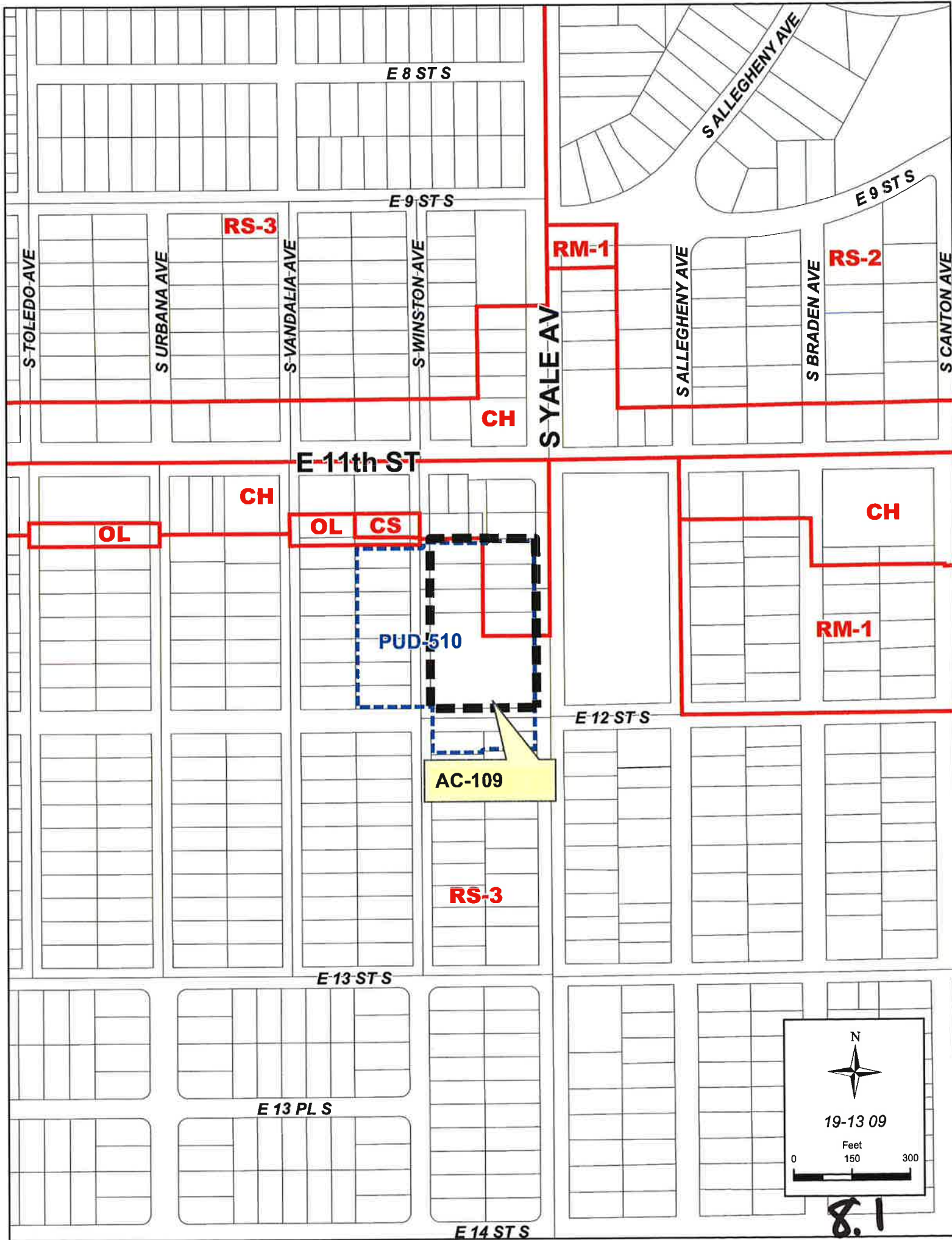


Looking west along front of subject tract, at neighboring sign.

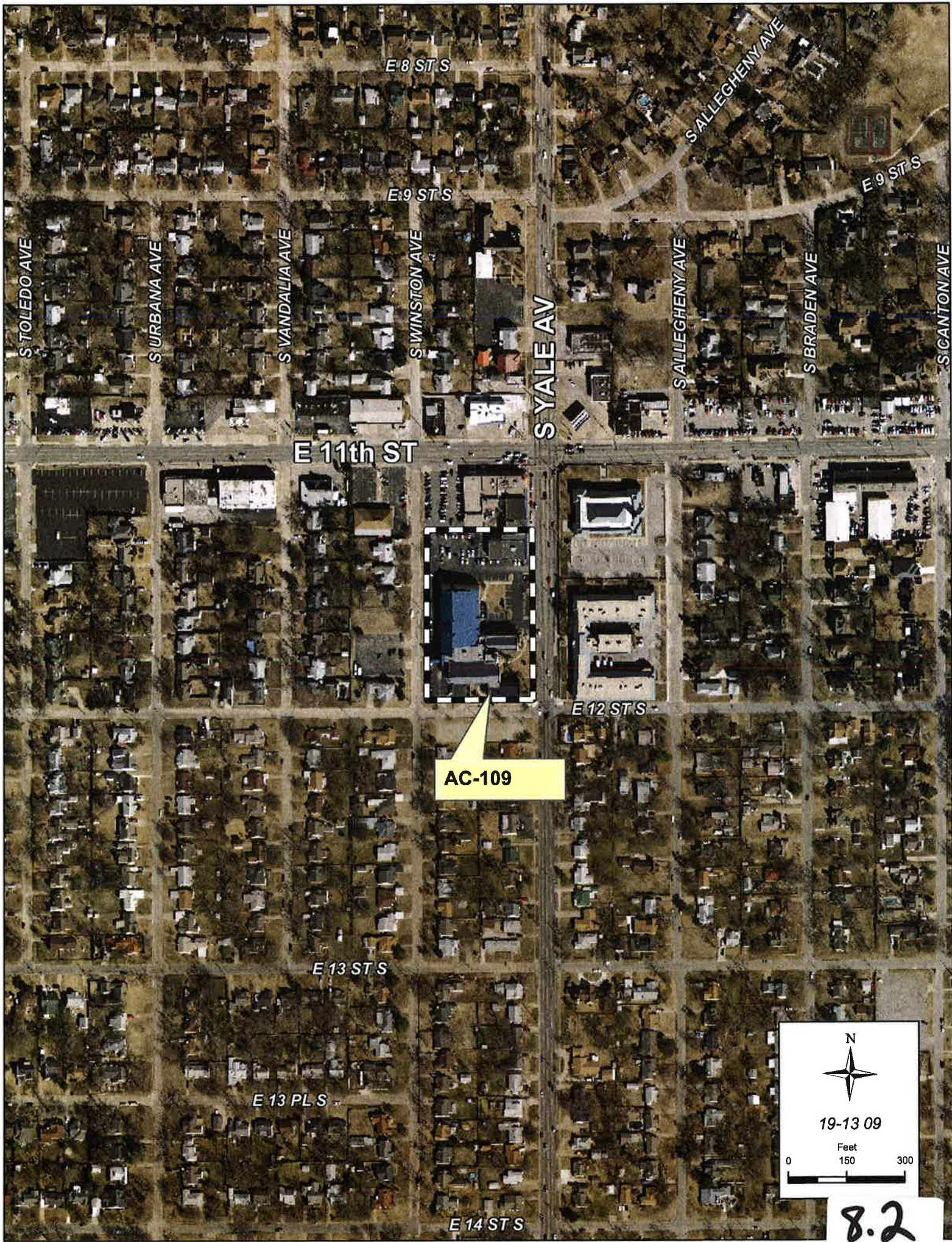


Looking east along 101st St. S.

7.10







N

19-13 09

Feet  
0 150 300

8.2



October 19, 2011

## **STAFF RECOMMENDATION**

### **AC-109**

Alternative Compliance Landscape Plan – South of the southwest corner of 11<sup>th</sup> Street South and South Yale Avenue; 1938 South Yale Avenue; TRS 19-13-09; CZM 37; Atlas 128; CD 4; CS/RS-3/PUD

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan to allow the required street yard landscaping along one street to be located within the street right-of-way and permit several parking spaces to be located greater than 75-feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

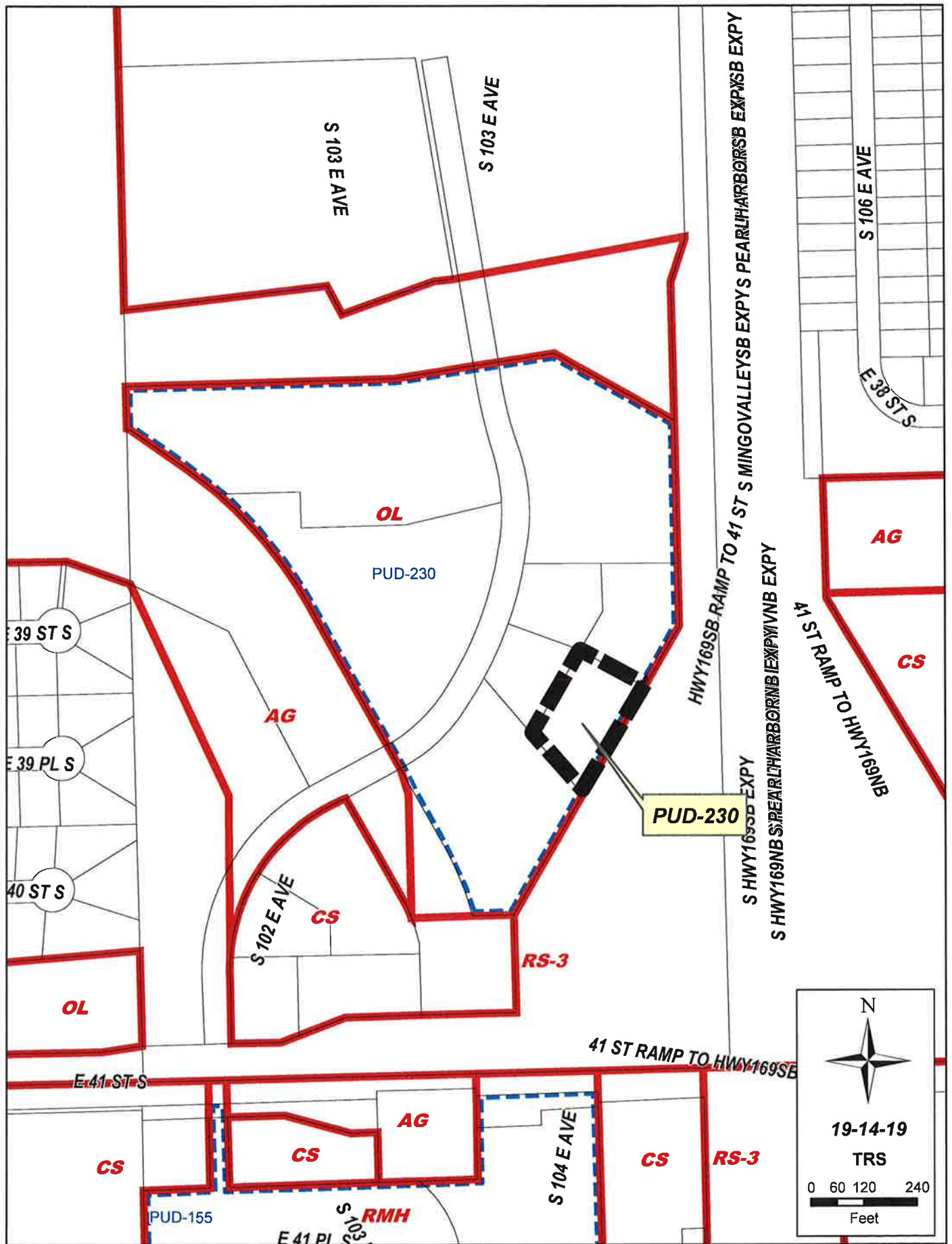
Section 1003.D of the code states that the Planning Commission may determine that, although not meeting the technical requirements of Chapter 10 the submitted plan is equivalent to or better than the requirements of Chapter 10 of the code.

Please refer to the attached plan. Triggering the need to update the landscape plan is the installation of a new driveway near the southeast corner of the site. The existing South Winston Avenue street yard landscaping is located in the street right-of-way (ROW). In order to meet or exceed the technical requirements of Chapter 10 of the code the applicant is proposing to plant 19 crepe myrtles in the street yard where 7 are required.

Approximately 4 parking spaces located at the northwest corner of the site are not within 75' of a landscaped area. In the alternative the applicant will increase the number of parking area trees from the required 11 to 16 trees.

Staff can support these efforts as equivalent to, or better than the technical requirements of Chapter 10 and recommends **APPROVAL** of AC-109.





9.1





N

**PUD-230**  
**19-14-19**  
**TRS**

0 60 120 240  
Feet

9.2



October 19, 2011

## STAFF RECOMMENDATION

**PUD-230:** Detail Site Plan – North of the northwest corner of East 41<sup>st</sup> Street South and US Highway 169; Lot 4, Block 1 – Tuscany Pointe; TRS 19-14-19; CZM 49; Atlas 646; CD 5; OL.

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The applicant is requesting approval of a detail site plan for a 4,826 single-story medical office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-230.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided via mutual access easement from South 103<sup>rd</sup> East Avenue. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. A solid screened trash enclosure will be provided as required by the PUD.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Tuscany Pointe.

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

9.3



Sheet No.	Revisions



Impact Engineering & Planning, LLC  
1401 South Denver Avenue, Suite B  
Tulsa, Oklahoma 74119-5448  
phone: (918) 438-7192  
www.impacteng.com



SCALE: 1"=20'



BUILDING DATA	
BUILDING GROSS AREA:	4,826 S.F.
BUILDING HEIGHT:	17 FT.
PARAPET TOWER ROOF PEAK	19 FT.
ALLOWED BY SETBACK	21.5 FT.
NUMBER OF FLOORS:	1



10/17/2011

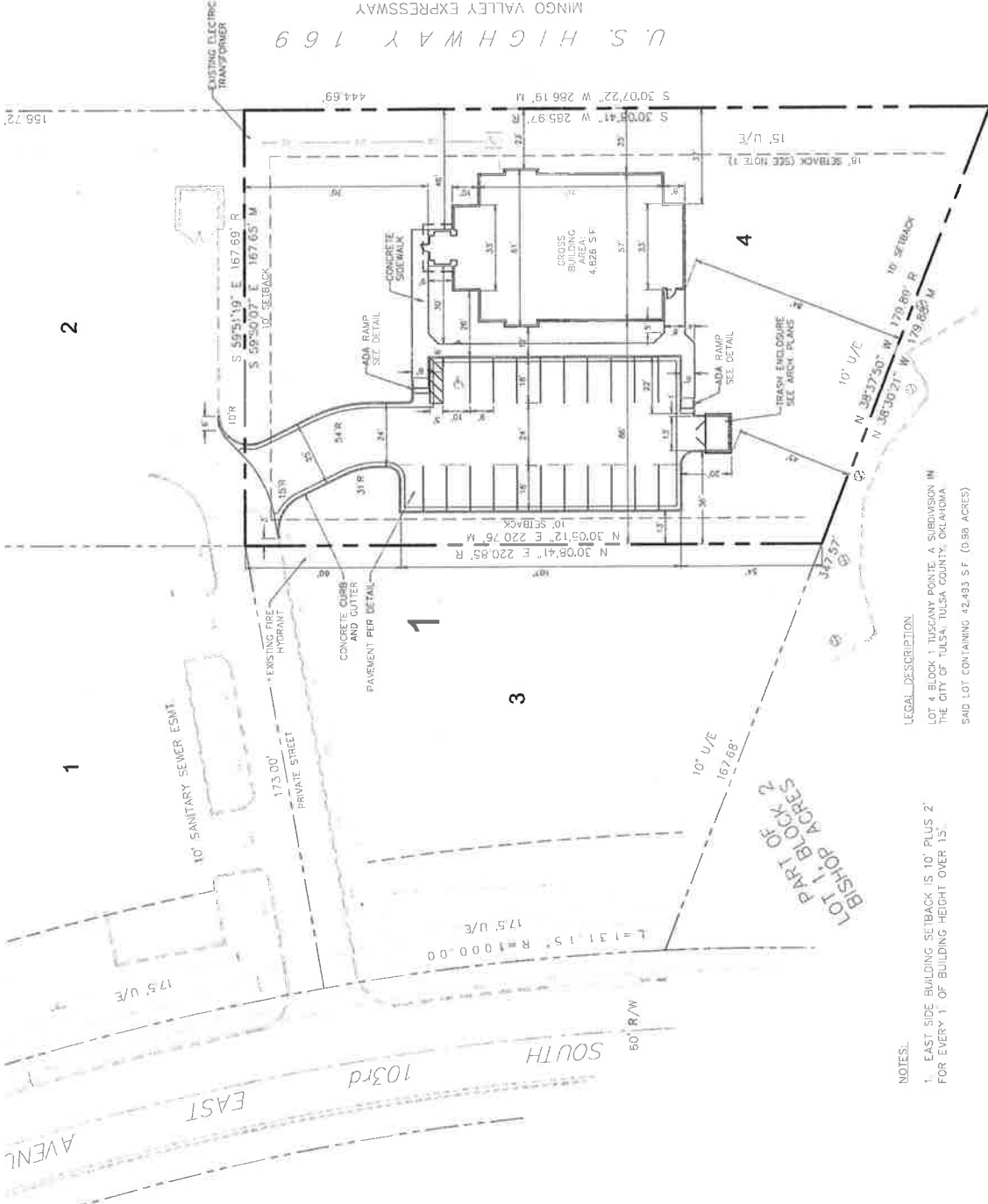
# **MILESTONES PEDIATRIC CARE**

## **SITE PLAN**

Drawn	KGW	Project Number	11013
Checked	KGW		

Date	9/30/2011

**C102**



SITE DATA	
PUD / CORRIDOR SITE PLAN NUMBER:	PUD-230 TRACT 4
DEVELOPMENT AREA:	TRACT 4
PERMITTED USES:	ALL USES IN 'OL' PLUS BARBER AND BEAUTY SHOPS
PROPOSED USES:	USE UNIT 11 (MEDICAL OFFICE)
MAX. BUILDING FLOOR AREA PERMITTED:	16,373 S.F.
BUILDING FLOOR AREA PROPOSED:	4,826 S.F.
MAXIMUM BUILDING HEIGHT PERMITTED:	6 STORIES
MINIMUM BUILDING SETBACKS REQUIRED:	19 FT.
NORTH PROPERTY LINE:	10 FT.
EAST PROPERTY LINE (SEE NOTE 1):	10-2 FT.
SOUTH PROPERTY LINE:	50 FT.
WEST PROPERTY LINE:	10 FT.
OFF-STREET PARKING	3.5 PER 1,000 S.F. RATIO PER PUD-230
PROPOSED SPACES REQUIRED PER PUD-230	22 SPACES PROPOSED
MIN. % AND CORR. LANDSCAPE AREA REQ'D:	66.2% 28,127 S.F.
MIN. % AND CORR. LANDSCAPE AREA PROVIDED:	66.2% 28,127 S.F.
LANDSCAPE STREET YARD PER STREET FRONTAGE REQUIRED:	1,677 S.F. FRONT W. SIDE 2,021 S.F. E. SIDE 4,715 S.F.
PROVIDED:	11,807 S.F. FRONT W. SIDE 8,260 S.F. REAR 14,197 S.F. E. SIDE 2,247 S.F.
ADDITIONAL LANDSCAPE AREAS:	N/A
LIGHTING HEIGHT FOR PARKING AREAS:	N/A
MAXIMUM HEIGHT PERMITTED:	N/A
MAXIMUM HEIGHT PROPOSED:	N/A

### **LEGAL DESCRIPTION**

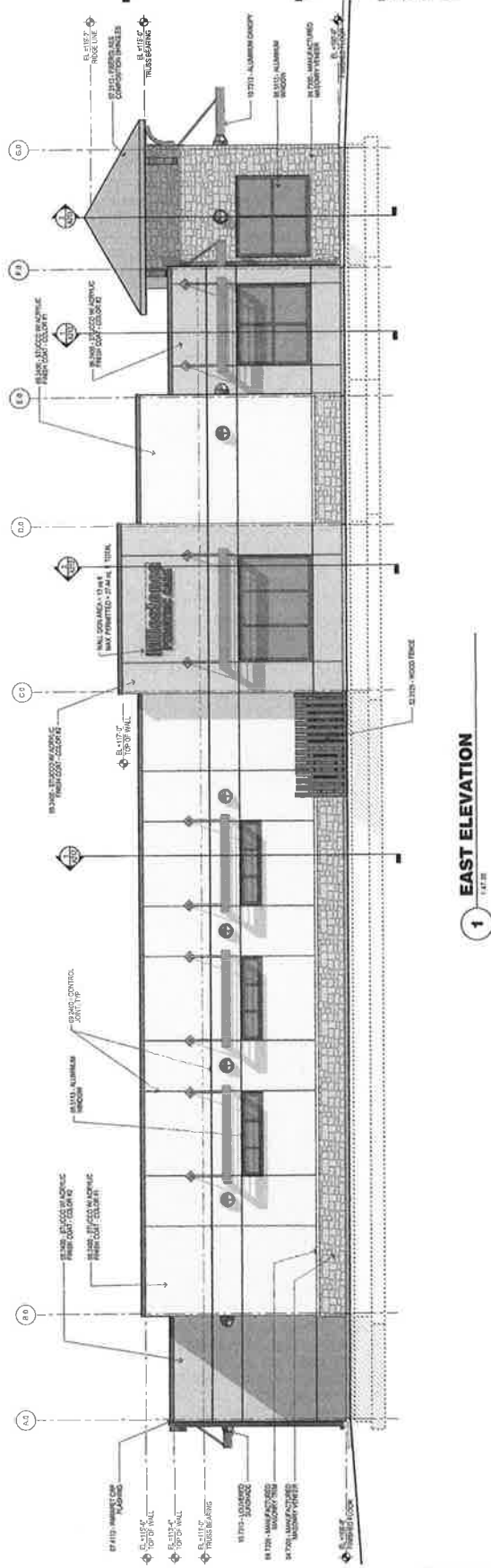
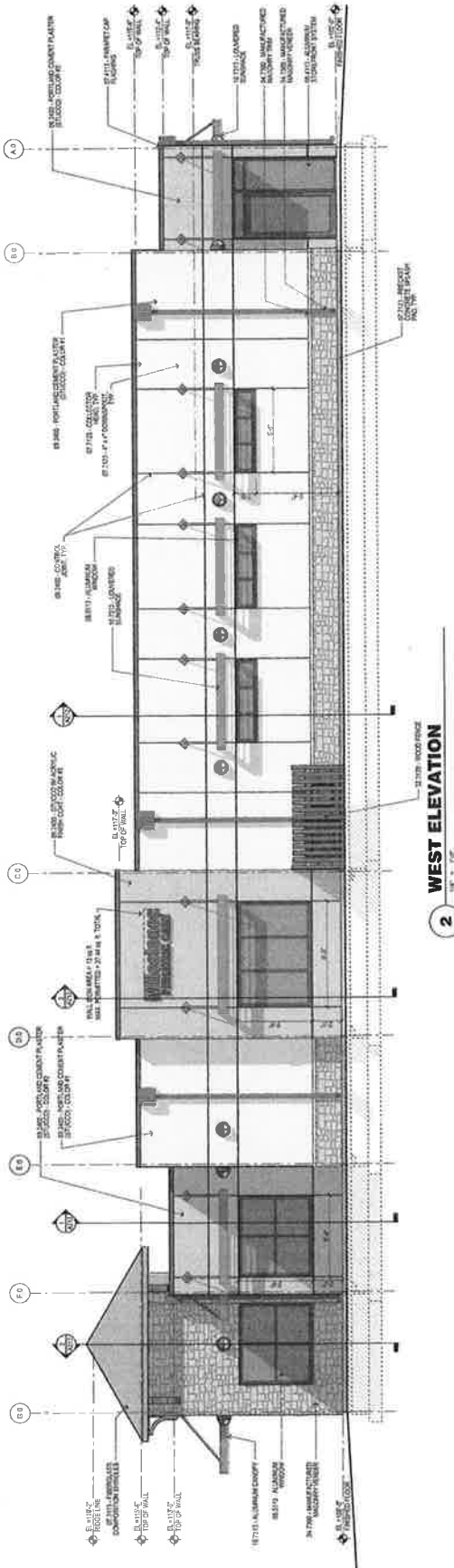
LOT 4, BLOCK 1, TUSCANY POINTE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
SAID LOT CONTAINING 42,493 S.F. (0.98 ACRES)

### **NOTES:**

1. EAST SIDE BUILDING SETBACK IS 10' PLUS 2' FOR EVERY 1' OF BUILDING HEIGHT OVER 13'.

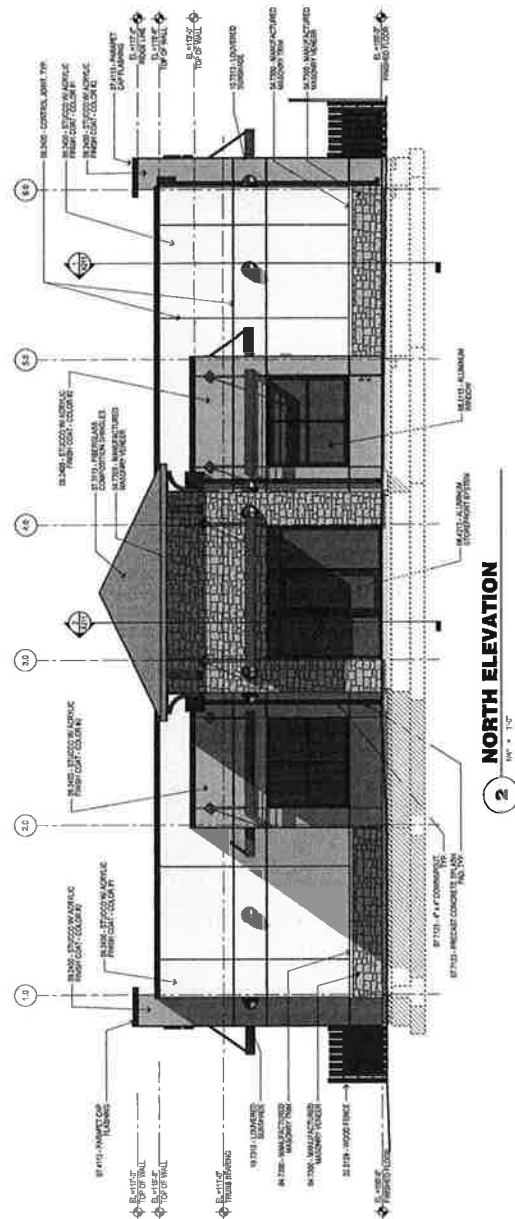
48 HOURS BEFORE YOU DIG, CALL ONE  
800-4-A-DIG (463-4644)  
TULSA AREA ONLY

9.4

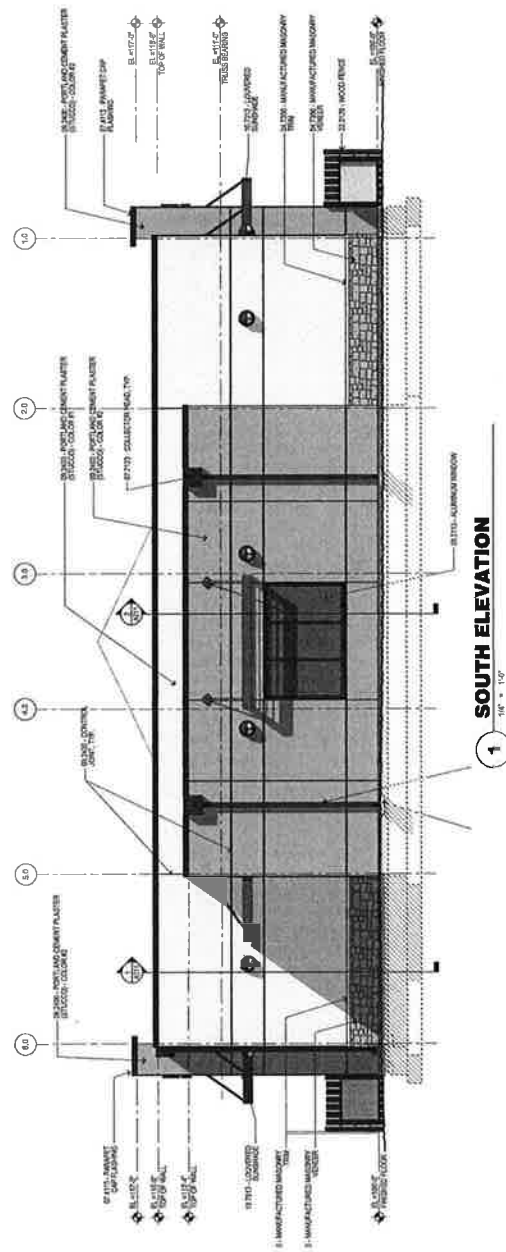


9.5





**NORTH ELEVATION**

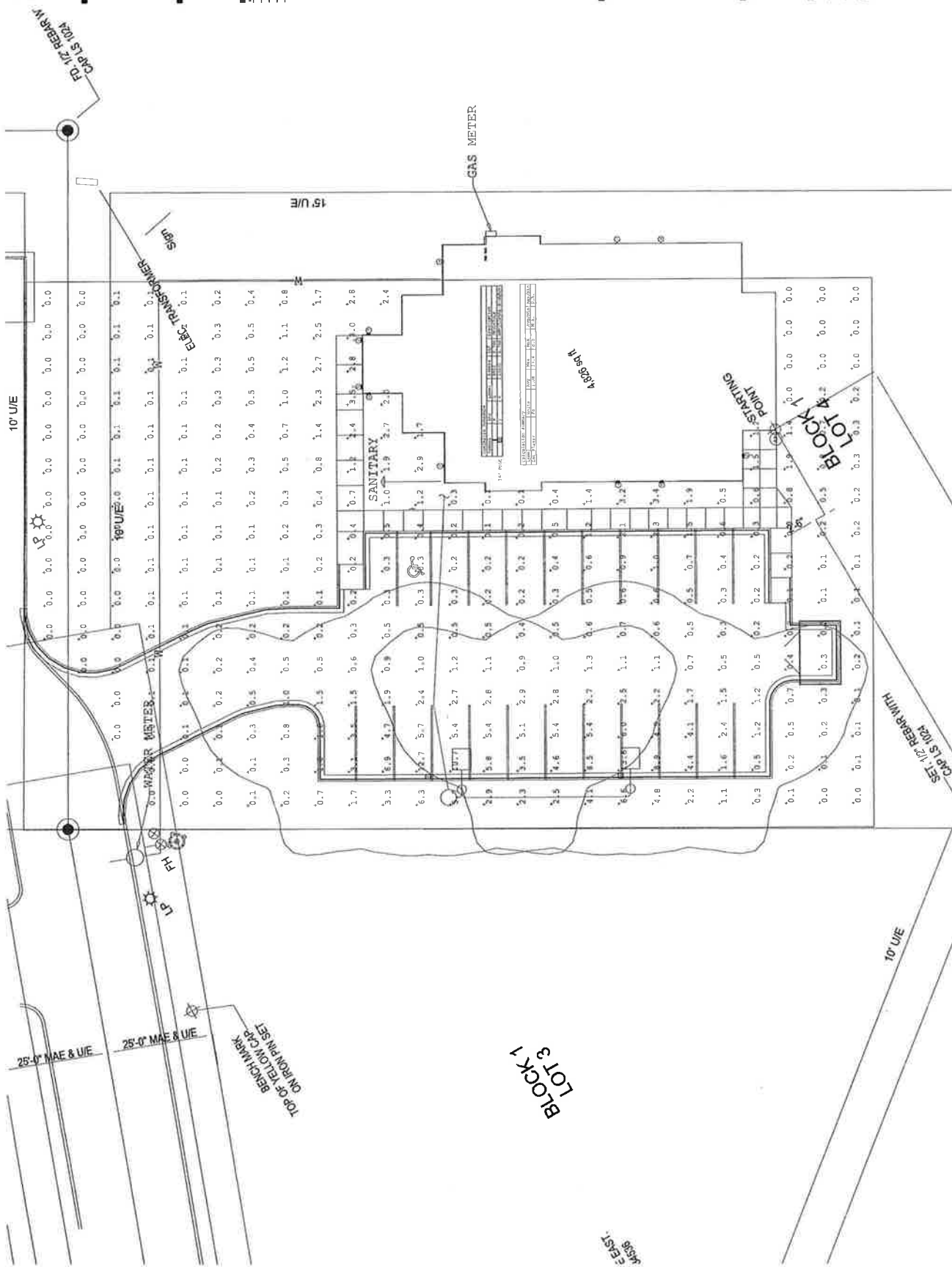


### SOUTH ELEVATION

**MILESTONES  
PEDIATRIC  
CARE**

## Buildings Elevations

The image shows the A202 Form 10/10/11, which is a standard form for construction contracts. The form is divided into several sections, including a header section with the form number and date, a section for project information, a section for contract information, and a section for the contract itself. The form is titled "A202" in large, bold letters. The form is also labeled "Form 10/10/11" in the top right corner. The form is divided into several sections, including a header section with the form number and date, a section for project information, a section for contract information, and a section for the contract itself. The form is titled "A202" in large, bold letters. The form is also labeled "Form 10/10/11" in the top right corner. The form is divided into several sections, including a header section with the form number and date, a section for project information, a section for contract information, and a section for the contract itself. The form is titled "A202" in large, bold letters. The form is also labeled "Form 10/10/11" in the top right corner.



4.038' A

**MILESTONES  
PEDIATRIC  
CARE**

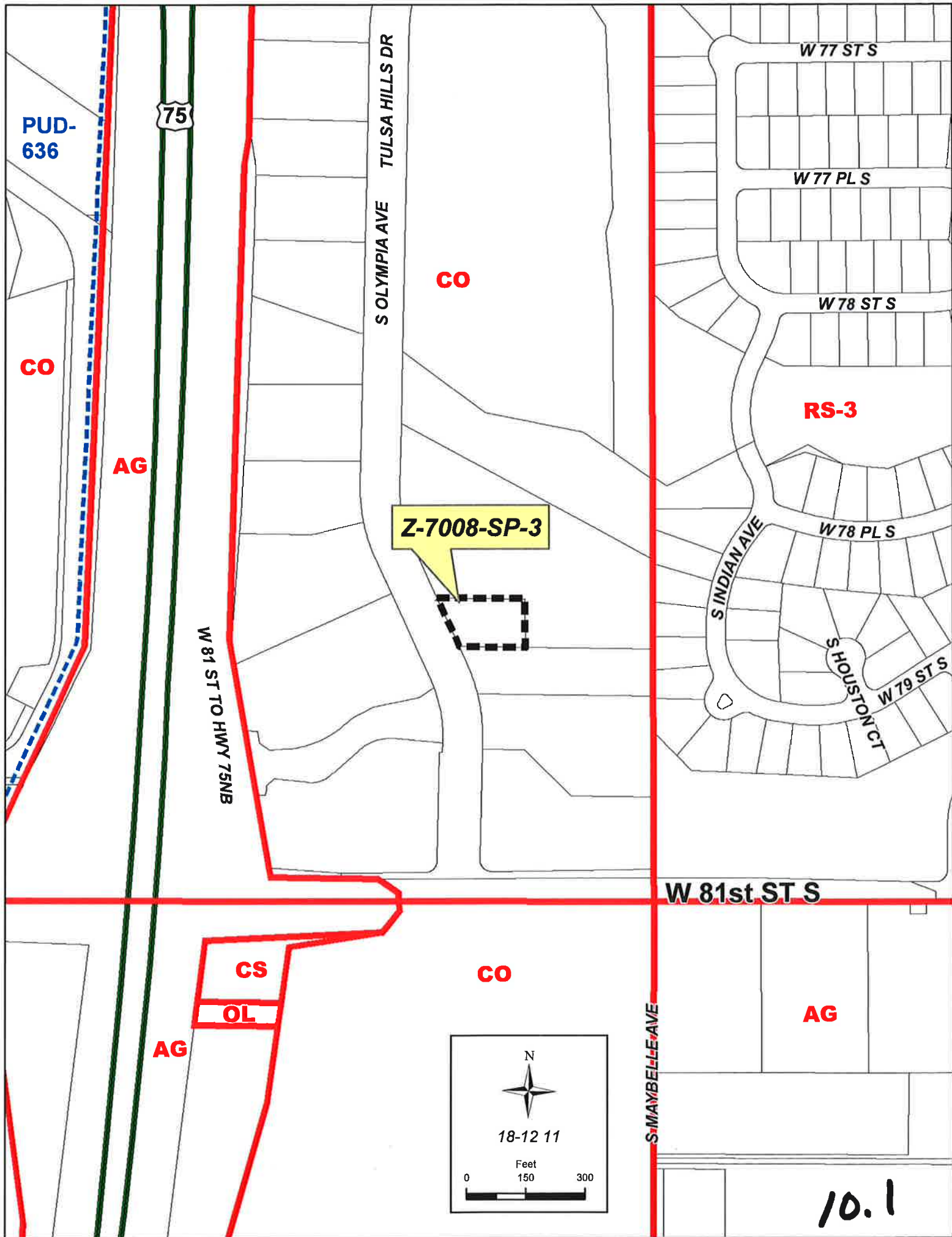
**SITE LIGHTING  
PHOTOMETRICS**

Project No.	1001
Project Name	Milestones Pediatric Care
Project Location	1401 South Denver Avenue, Suite B, Littleton, CO 80120
Project Date	10/4/2011
Project Status	Final

**ES01**











Z-7008-SP-3

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

W 79 ST S

W 81st ST S

S MAYBELLE AVE

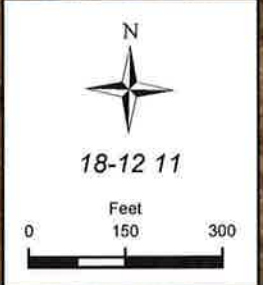
S INDIAN AVE

S HOUSTON CT

75

TULSA HILLS DR

S OLYMPIA AVE



10.2



October 19, 2011

### STAFF RECOMMENDATION

**Z-7008-SP-3:** Detail Site Plan – North of the northeast corner of West 81<sup>st</sup> Street South and South Olympia Avenue; TRS 18-12-11; CZM 51; CD 2; CO.

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The applicant is requesting approval of a detail site plan for a 4,759 square foot oil change and lubrication service. The proposed use, Oil and Lubrication Service within Use Unit 14 – Shopping Goods and Services is a permissible use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code with access derived from South Olympia Avenue. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 13-feet in height, will be wall mounted only and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along South Olympia Avenue as required by CO District Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 2/Tract 2B, Block 2 – Tulsa Hills.

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





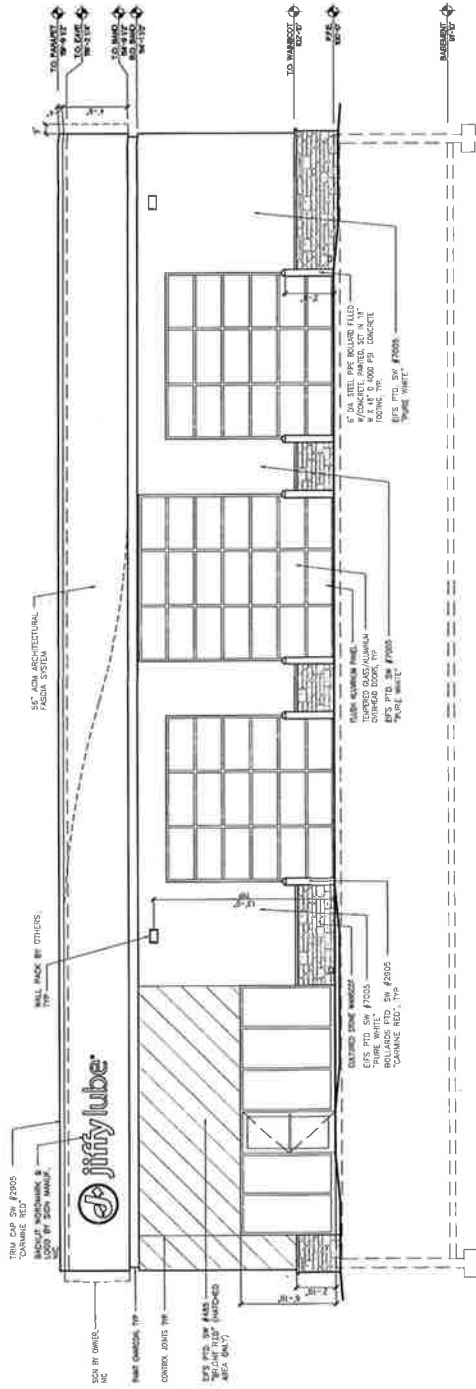
# Jiffy Lube

Lot 2B - Tulsa Hills  
Tulsa, Oklahoma

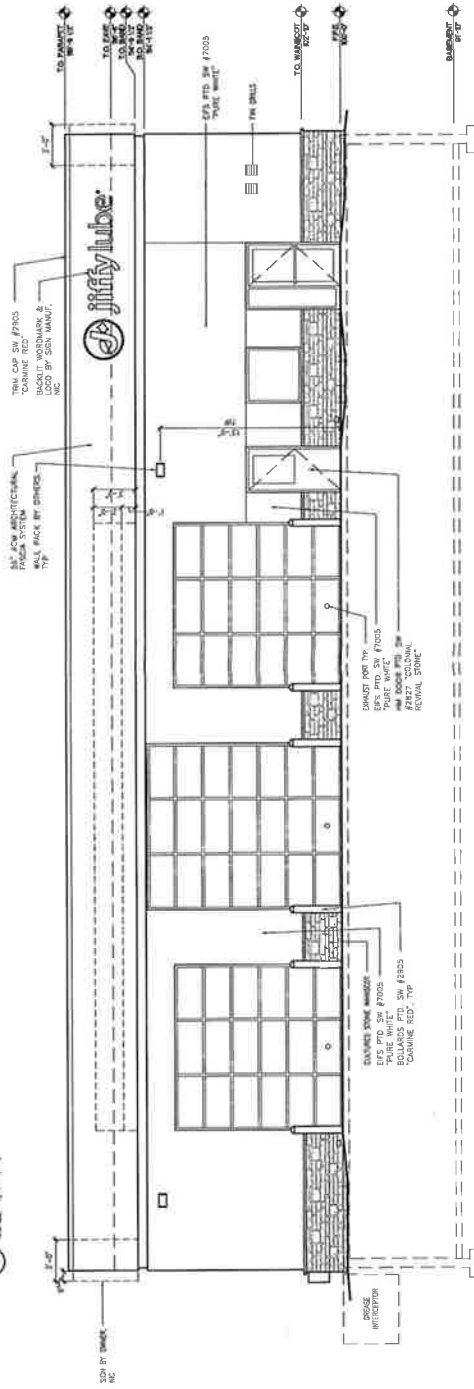
**Design LLC**  
1432 South Oyster, Suite A  
Tulsa, OK 74120  
918.266.1505  
www.designllc.com

**A200**

NO.	REVISION/DATE



**2 SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**1 NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

10.5



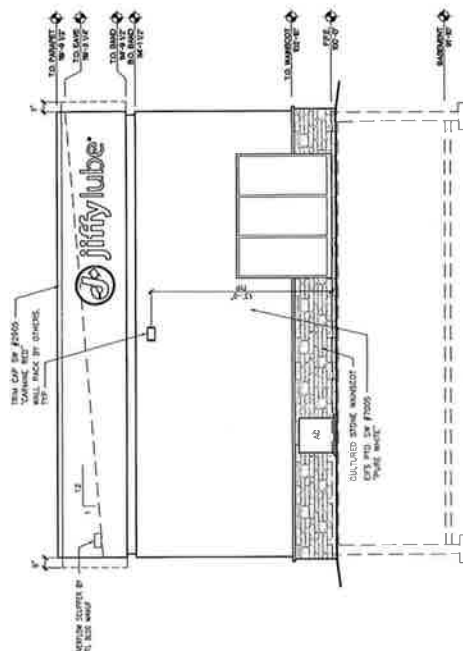


**Jiffy Lube**  
Lot 2B - Tulsa Hills  
Tulsa, Oklahoma

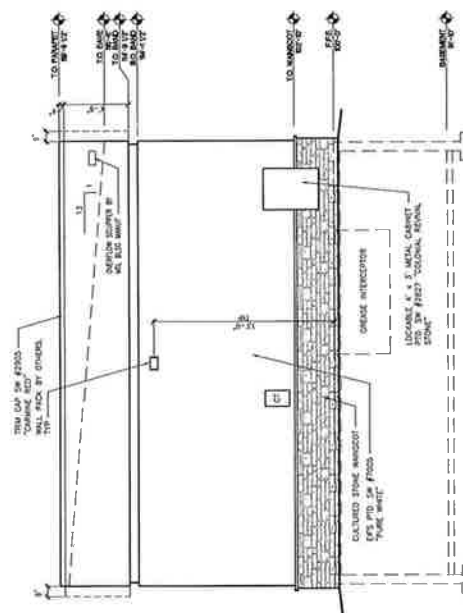
MO	REVISION DATE	DATE

**A201**

DATE: 04/06/2011	TIME: 12:00
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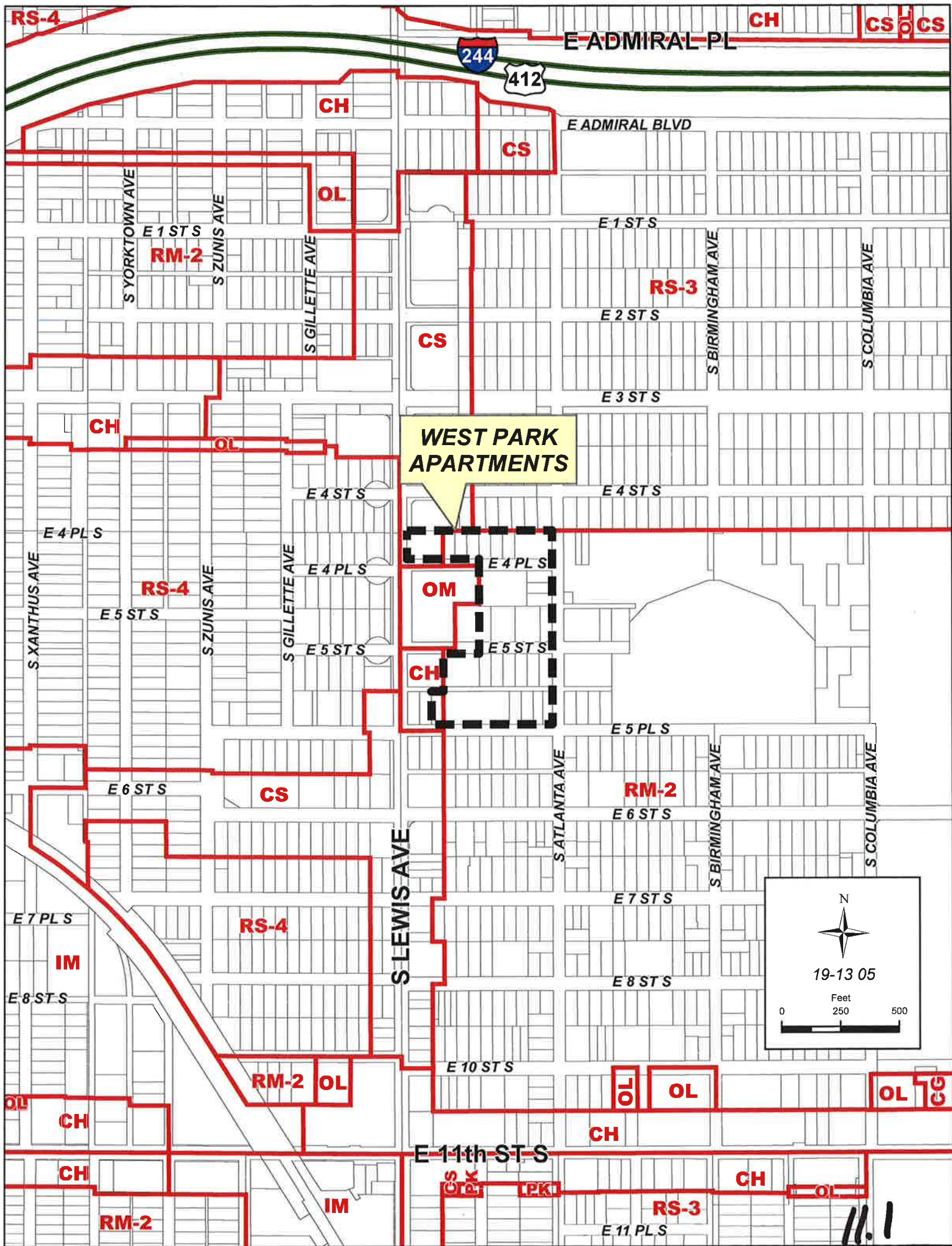


1 WEST ELEVATION  
SCALE: 1/8"=1'-0"



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

10.6







**WEST PARK  
APARTMENTS**

N

19-13 05

Feet  
0 250 500

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

11.2



## PRELIMINARY SUBDIVISION PLAT

### West Park Apartments - (CD 4)

Northwest corner of South Atlanta Avenue and East 5<sup>th</sup> Place

This plat consists of 4 Lots, 3 Blocks, on 7.03 acres.

The following issues were discussed September 15, 2011, and October 6, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RM-2, CS, CH and Planned Unit Development 787 (pending). Covenants must contain PUD standards.
2. **Streets:** Property lines for Block 1 southeast corner must be in bold, while the right-of-way dedicated should be identified inside the property line with a lower line weight (see southwest corner of Block 1 for proper depiction). Corners of Blocks 2 and 3 also need to be corrected.
3. **Sewer:** Add perimeter easements on each block. We need a minimum of 11 feet along the north boundary line of Block 1, since there is an existing sanitary sewer line just north of the boundary line. The proposed sanitary sewer relocation must be completed and in service before the existing sanitary sewer system can be closed and taken out of service. No building permits can be issued for buildings encroaching on the existing system until the existing utility lines have been closed. All sanitary sewer pipe, that will be located under a paved driving surface, must be ductile iron pipe.
4. **Water:** A 17.5 foot utility easement is needed adjacent roadway right-of-ways. Building lines may need to be moved to accommodate utility easements. Show the existing 12 inch waterline along Lewis Avenue and proposed new connections of new lines. Along South Atlanta Avenue and 5<sup>th</sup> Street there is a possible conflict between storm sewer line and the new replaced water main line. Show offset of the new water main lines from right-of-way and back of curb. Staff will work with the developer and utilities on easement sizes and requirements.
5. **Storm Drainage:** Remove contours from face of plat. Use the standard covenant language, revised March 11, 2011 for Section I.C.2, 4, 5; Verbatim. Add a "Roof Drainage Requirements" subsection, modified to fit this development. Section IV: A. states that "The restrictions herein set forth are covenants to run with the land and shall be binding upon the owners and their respective successors and assigns in title." B and C say that the restrictions can be amended or terminated by the owner, which eliminates the statement in B which states they will be in full force and effect for a term



of not less than 30 years. It appears that these covenants, which are included in the PUD and the plat, are not binding upon the owners. That will not be acceptable. Add a legend for all symbols, and show and label all existing and proposed easements.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be required.
7. **Other: Fire:** Item 1 – off street parking shall not interfere with the aerial fire apparatus access requirements. Need to indicate location and sizes of new water mains. Drawing still showing one fire hydrant without indicating water mains to serve it. If buildings exceeding 30 feet in height will need to provide aerial fire apparatus access lanes per Section D105 of the International Fire Code. **GIS:** Please update the date of preparation with each new submittal. Submit a subdivision control data form.

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 staff and development services staff must be taken care of to their satisfaction.

**Standard Conditions:**

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

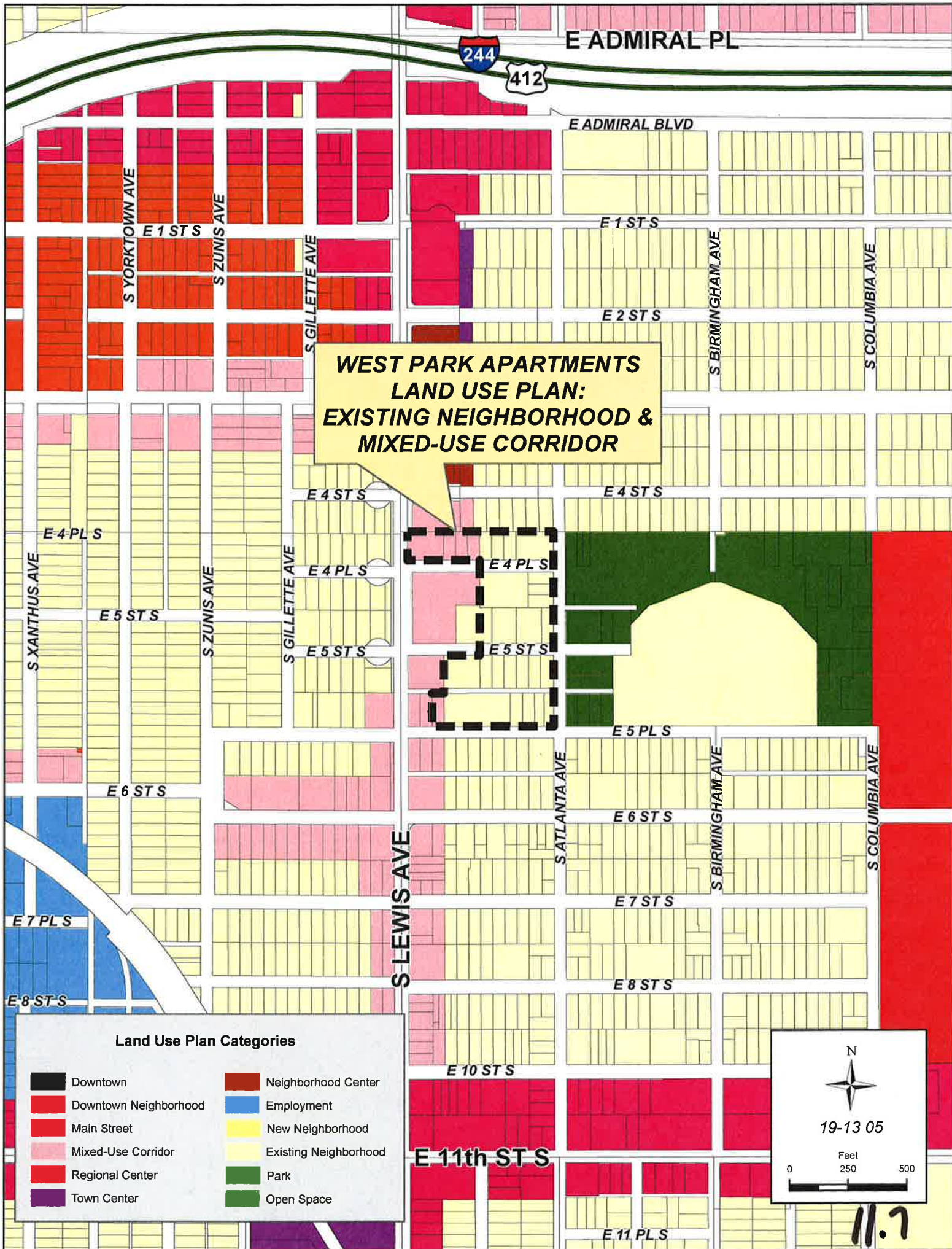
11.9

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.



**WEST PARK APARTMENTS  
LAND USE PLAN:  
EXISTING NEIGHBORHOOD &  
MIXED-USE CORRIDOR**

**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            |



19-13 05

Feet  
0 250 500

11.7





A RESUBDIVISION OF PART OF AMENDED COLLEGE VIEW ADDITION TO THE CITY OF TULSA, OKLAHOMA,  
 KENNETH E. TONKLEFFER, S.D. MURDOCK, TRACE A. EAST, TULSA COUNTY STATE OF OKLAHOMA

**Engineer:**  
**Wallace Engineering-Structural**  
**Consultants Inc.**  
200 EAST BRADY STREET  
TULSA, OK 74103  
(918) 584-5858  
C.A.: 1460 EXP. DATE: 6/30/13  
[wallaceinc.com/](http://wallaceinc.com/)

**Basis of Bearing:**  
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE  
OF THE EAST HALF SECTION 36, T4N, R10E, S1/2, AS BEING 5.897553° E.

**Monumentation:**  
ALL LOT CORNERS SHOWN ON THIS PLAT WERE SET USING AN IRON  
PIN WITH A CAP STAMPED BENNETT CA 4502.

**Flood Plain Designation:**  
ALL OF WEST PARK APARTMENTS LIES IN UNSHADED ZONE X PER FIRM  
COMMUNITY PANEL NO. 40143C0240X, REVISED AUGUST 3, 2008,  
UNSHADED ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE  
100-YEAR FLOODPLAIN.

**Benchmark**  
7/8" IRON PIN LOCATED NORTH OF EAST 5TH STREET SOUTH,  
APPROXIMATELY 100' WEST OF LOT 1 BLOCK 2 WEST PARK  
APARTMENTS.  
NAD83 DATUM  
ELEVATION=744.63

**Note:** ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

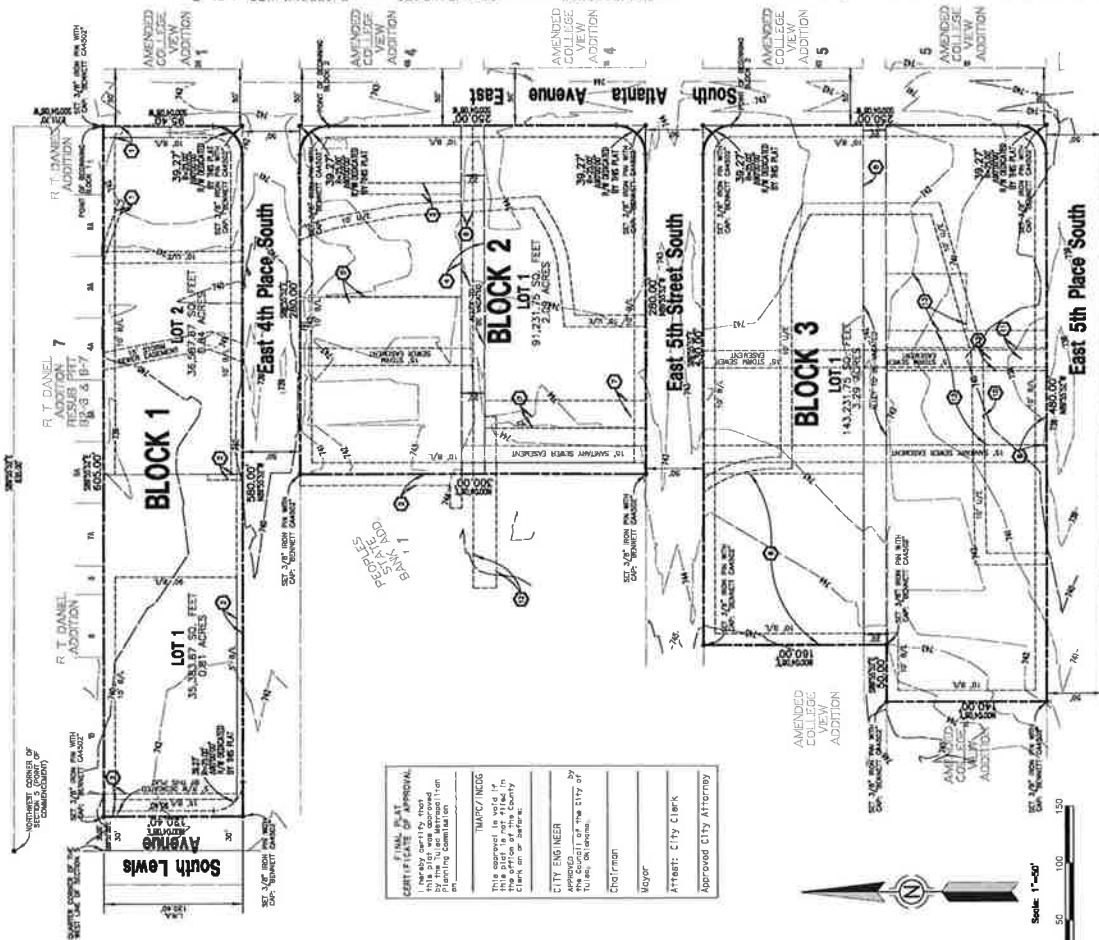
**Legend:**  
 B/L = BUILDING SETBACK LINE  
 BLDG = BUILDING  
 N.A. = LIMITS OF NO ACCESS  
 D.E. = OVERGROUND DRAINAGE EASEMENT  
 R/W = RIGHT-OF-WAY  
 U/E = UTILITY EASEMENT

STATE OF OKLAHOMA }  
COUNTY OF OKLAHOMA } SS

I HEREBY CERTIFY THAT ALL REAL ESTATE TAXES DUE IN THIS  
 COUNTY HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX ROLLS  
 OF THE YEAR 20\_\_\_\_. THE AMOUNT OF THE TAXES SO PAID  
 WAS \$\_\_\_\_. THE AMOUNT OF THE TAXES DUE TO BE  
 PAID TO THE YEAR 20\_\_\_\_ WAS \$\_\_\_\_. THE AMOUNT OF THE  
 TAXES DUE TO BE PAID TO THE YEAR 20\_\_\_\_ WAS \$\_\_\_\_. THE  
 AMOUNT OF THE TAXES DUE TO BE PAID TO THE YEAR 20\_\_\_\_ WAS \$\_\_\_\_.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND  
 SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 COUNTY TREASURER



SCALE: 1"=2000'  
SUBDIVISION CONTAINS FOUR (4) LOTS IN  
THREE (3) BLOCKS.  
SUBDIVISION CONTAINS 7.03 TOTAL ACRES

Legal Description

TRACT OF LAND Lying in BLOCK TWO (A) COLLEGE VIEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SEQUOIA QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP NINETEEN NORTH, RANGE TWENTY EAST OF THE INDIAN BASIN AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY OF THE PUBLIC LANDS, BEING MORE PARTICULARLY DISCLOSED AS FOLLOWS TO-WIT:


[illegible]

35

CHRYSTAL CHASE, 47, of Belmont, says she has been in the business of selling and buying jewelry for 15 years. She says she has never seen a diamond ring that was not made in the United States. She says she has seen a lot of jewelry that is made in the United States, but she has never seen a diamond ring that was not made in the United States. She says she has seen a lot of jewelry that is made in the United States, but she has never seen a diamond ring that was not made in the United States.

TRACT OF LAND LYING IN BLOCK 204 (1) COLLIER'S NEW ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND TRACT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 18 WEST, MERIDIAN 10 WEST, IN THE THIRTEEN EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY MAPS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

[illegible]

**Easements**  NOTE: ALL EXISTING EASEMENTS & ALIENS NOTED BELOW ARE IN PROCESS TO BE VACATED. RECORDING REFERENCE(S) WILL BE ADDED TO FINAL PLAT.  
UNDEVELOPED RIGHT-OF-WAY IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED BOOK 4838, PAGE 1702. (ATTIC(S) AS SHOWN)  
RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, RECORDED

[illegible]

1. SANITARY SEWER DASHBOARD IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED BOOK 424, PAGE 197A. (PLANET, AFFECTS CITY, AFFECTS AS SHOWN)
2. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED BOOK 398, PAGE 144A. (AFFECTS AS SHOWN, NO EVIDENCE OF INTERESTING PARTY)
3. SANITARY SEWER DASHBOARD IN FAVOR OF CITY OF TULSA RECORDED BOOK 146, PAGE 83. (AFFECTS AS SHOWN)
4. HOOK AND PACE DESCRIBES A LINE AND NO WITHIN EIGHT, AFFECTS AS SHOWN. (AFFECTS AS SHOWN)
5. SANITARY SEWER DASHBOARD IN FAVOR OF CITY OF TULSA RECORDED BOOK 232, PAGE 273. (AFFECTS AS SHOWN)
6. HOOK AND PACE DESCRIBES A LINE AND NO WITHIN EIGHT, AFFECTS AS SHOWN. (AFFECTS AS SHOWN)
7. SANITARY SEWER DASHBOARD IN FAVOR OF CITY OF TULSA RECORDED BOOK 207, PAGE 520. (AFFECTS AS SHOWN)

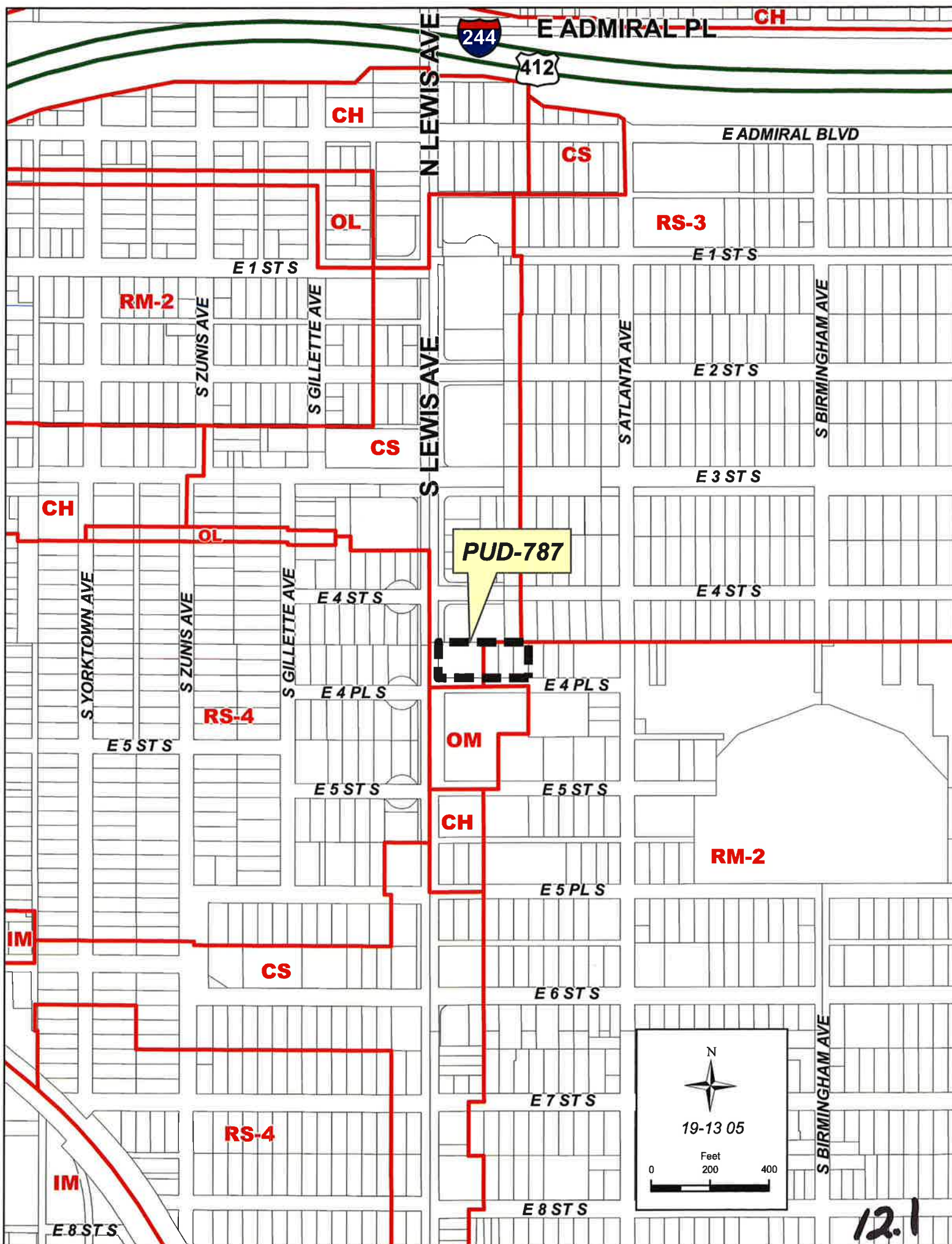
2. SANITARY SEWER EASEMENT IN FAVOR OF CITY OF TULSA RECORDED BOOK 387, PAGE 524,  
(AFFECTS AS SHOWN)

3. EASEMENT DEDICATION (DRIVEWAY AND PARKING LOT USED RECORDED AS DOC. NO. 20051137169  
(AFFECTS LOTS 80, 81, 82, 83, AND THE NORTH HALF OF LOTS 84, AND 45 OF BLOCK 8.)

**WEST PARK APARTMENTS**  
DATE OF PREPARATION: 8-25-11  
PRELIMINARY PLAT  
SHEET 1 OF 2











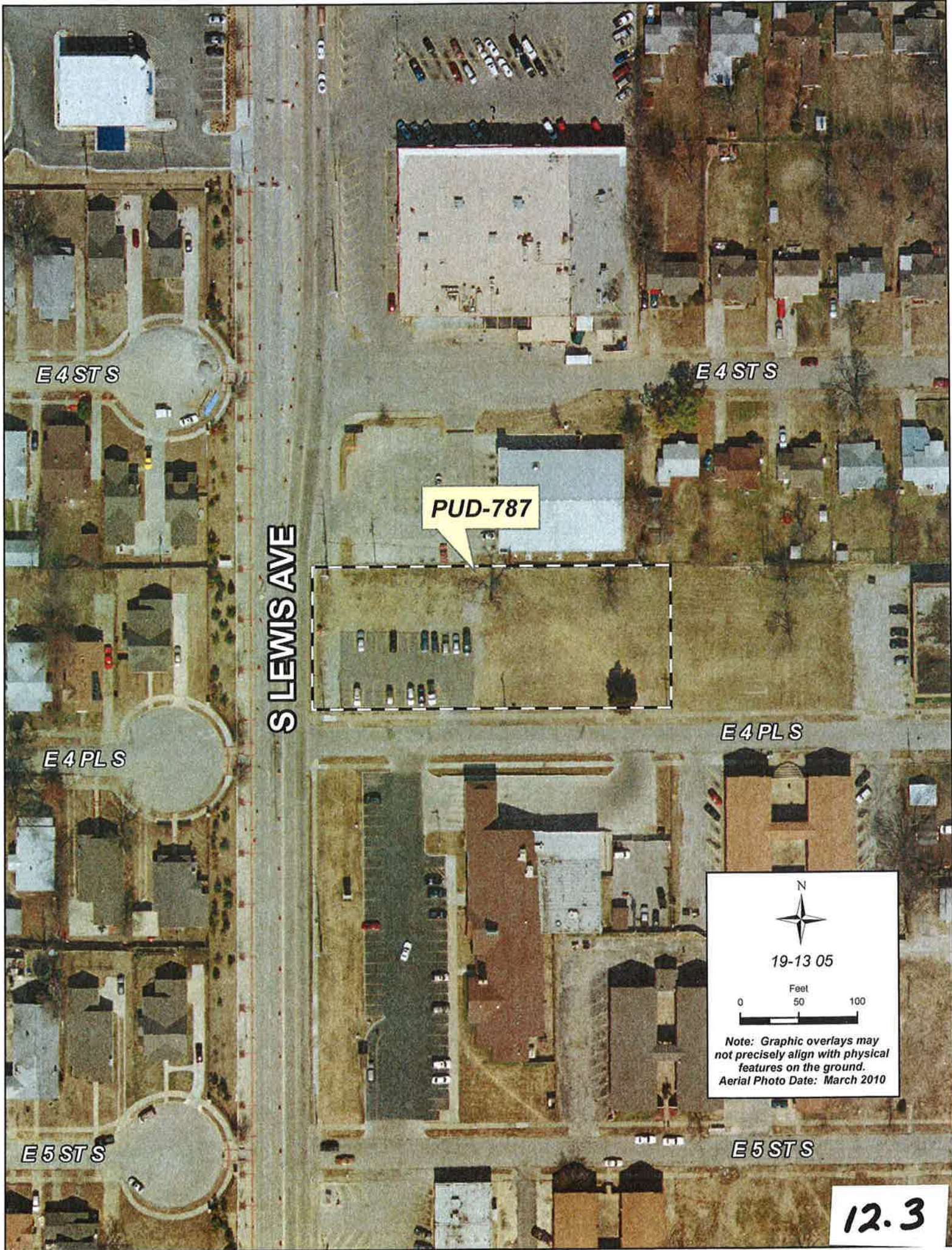
N

19-13 05

Feet  
0 200 400

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





N

19-13 05

Feet  
0 50 100

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



12.4

## **AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT**

### **West Park Apartments – (CD 4)**

Northwest corner of South Atlanta Avenue and East 5<sup>th</sup> Place

The property is zoned RM-2,CS,CH,with a Planned Unit Development pending (PUD 787). Full permits are requested. A preliminary subdivision plat is on this TMAPC agenda for the site.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: Project has been in planning and site acquisition for a long period of time. Funding requirements have now set an aggressive schedule to complete and occupy. City of Tulsa, TDA (Tulsa Development Authority), and Tulsa Community Foundation are owners. Project is funded and will be completed. Also a letter is attached for consideration.

***The following information was provided by the Technical Advisory Committee in its meetings September 15, 2011 and October 6, 2011.***

### **ZONING:**

- *TMAPC Staff:* Full permits are requested.

### **STREETS:**

- *Transportation:* No comments.

### **SEWER:**

- *Public Works, Waste Water:* The existing sanitary sewer lines must be closed by Ordinance before a building permit can be issued for a building that will encroach on the existing sewer system.

### **WATER:**

- *Public Works, Water:* No comments.

### **STORM DRAIN:**

- *Public Works, Storm Water:* Acceptable if compliant with Section I.H of the plat covenants.

### **FIRE:**

- *Public Works, Fire:* No comments.

12.5



**UTILITIES:**

- *Franchise Utilities:* No objection.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) did not object to the accelerated building permit. Staff can recommend approval of the accelerated permits with the conditions as commented by the Technical Advisory Committee.



## **West Park Apartments Request for Accelerated Release of the Building Permit**

The funding of the project includes time restrictions. To meet these restrictions, the current schedule calls for construction to begin in January 2012 with substantial completion in early 2013.

There are complex easements and alley vacations that must be accomplished before platting can be completed. The utilities, drainage and street design, along with the plat itself are complicated due to the age of the existing infrastructure and underlying property records. Work is well underway to complete these activities but they are not expected to be finished before building permits are needed to begin construction.

The mixed use building is owned by the George Kaiser Family Foundation. The remainder of the project is owned by the City of Tulsa. The developer, McCormack Baron Salazar, has a long resume of similar successful projects completed across the U.S. They will retain a long-term lease on the entire project.

The developer respectfully requests the Planning Commission authorize the accelerated release of all building permits prior to completion of the subdivision plat.

Approval of the accelerated release of the building permits will allow the development to proceed to a timely completion. The benefit to the City is the completion of a quality development providing new housing opportunities in the redeveloping Kendall-Whittier neighborhood. The risks of allowing full building permits to be released prior to completing the plat are negligible considering the owners involved and the reputation of the developer.

The developer accepts the risks that occupancy permits may be withheld pending filing of the final plat.



# WEST PARK APARTMENTS MIXED USE BUILDING

NE/C of South Lewis and East 4th Place South

PLANNED UNIT DEVELOPMENT NO. 787

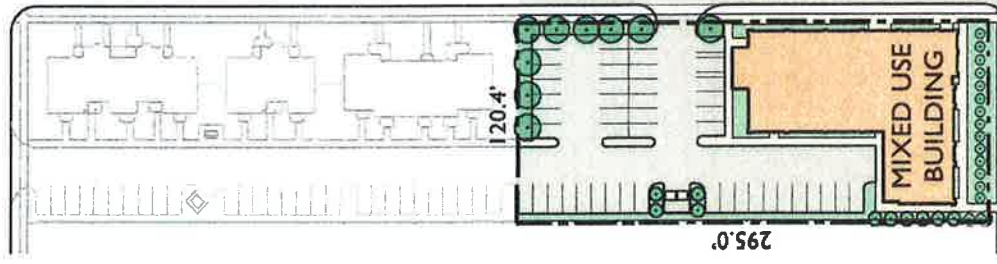


LEWIS AVE. Frontage

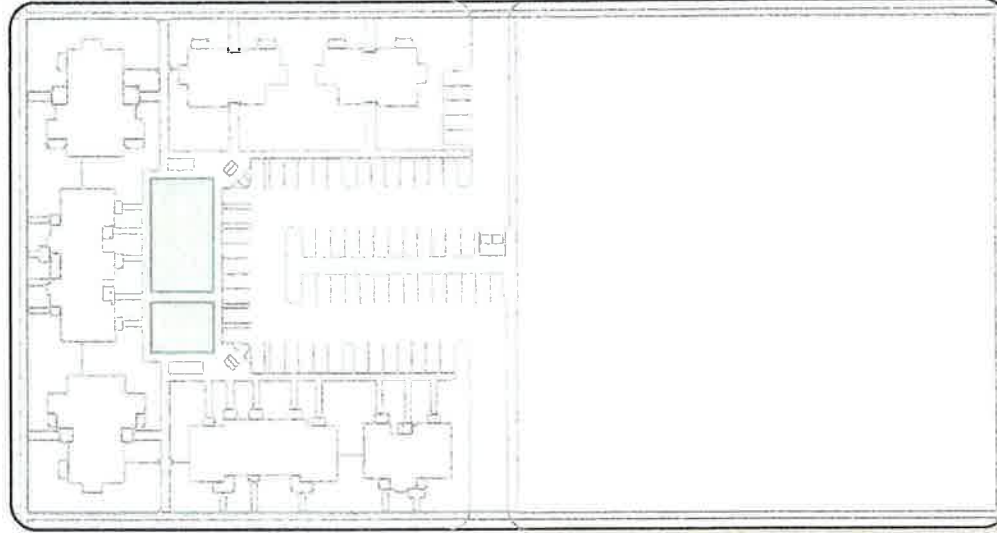
September 21, 2011.rev

12.8

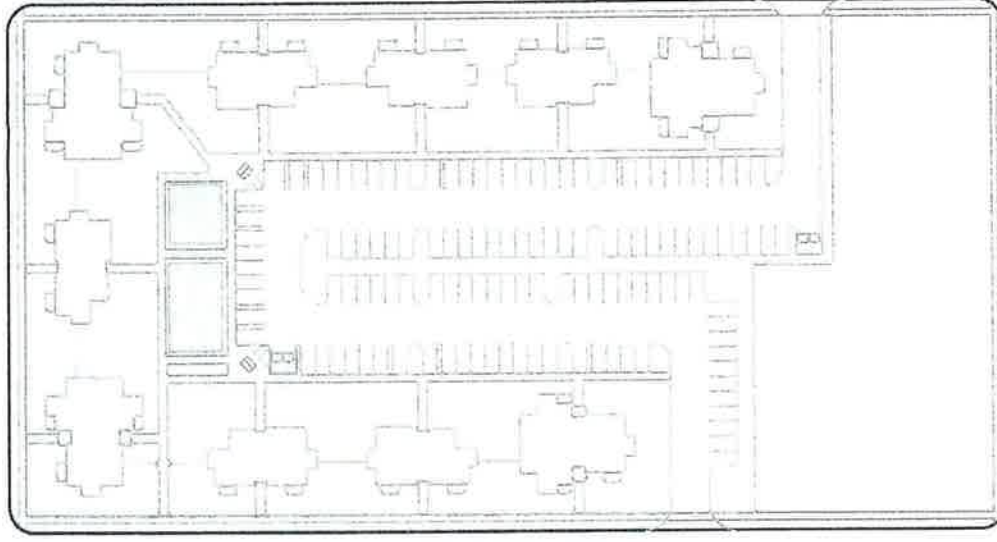
SOUTH ATLANTA AVENUE EAST



EAST 4TH PLACE SOUTH



EAST 5TH STREET SOUTH



EAST 5TH PLACE SOUTH

LEWIS AVENUE



SITE PLAN

EXHIBIT A - Conceptual Site Plan

WEST PARK APARTMENTS - MIXED USE BUILDING

MCCORMACK BARON SALAZAR, INC.  
DEVELOPER

wallace

Wallace Engineering  
Mechanical and Electrical Division



FENNELL PURIFOY  
ARCHITECTS

12.9





# EXHIBIT B - Proximity Aerial Photograph

## WEST PARK APARTMENTS - MIXED USE BUILDING

MCCORMACK BARON SALAZAR, INC  
DEVELOPER

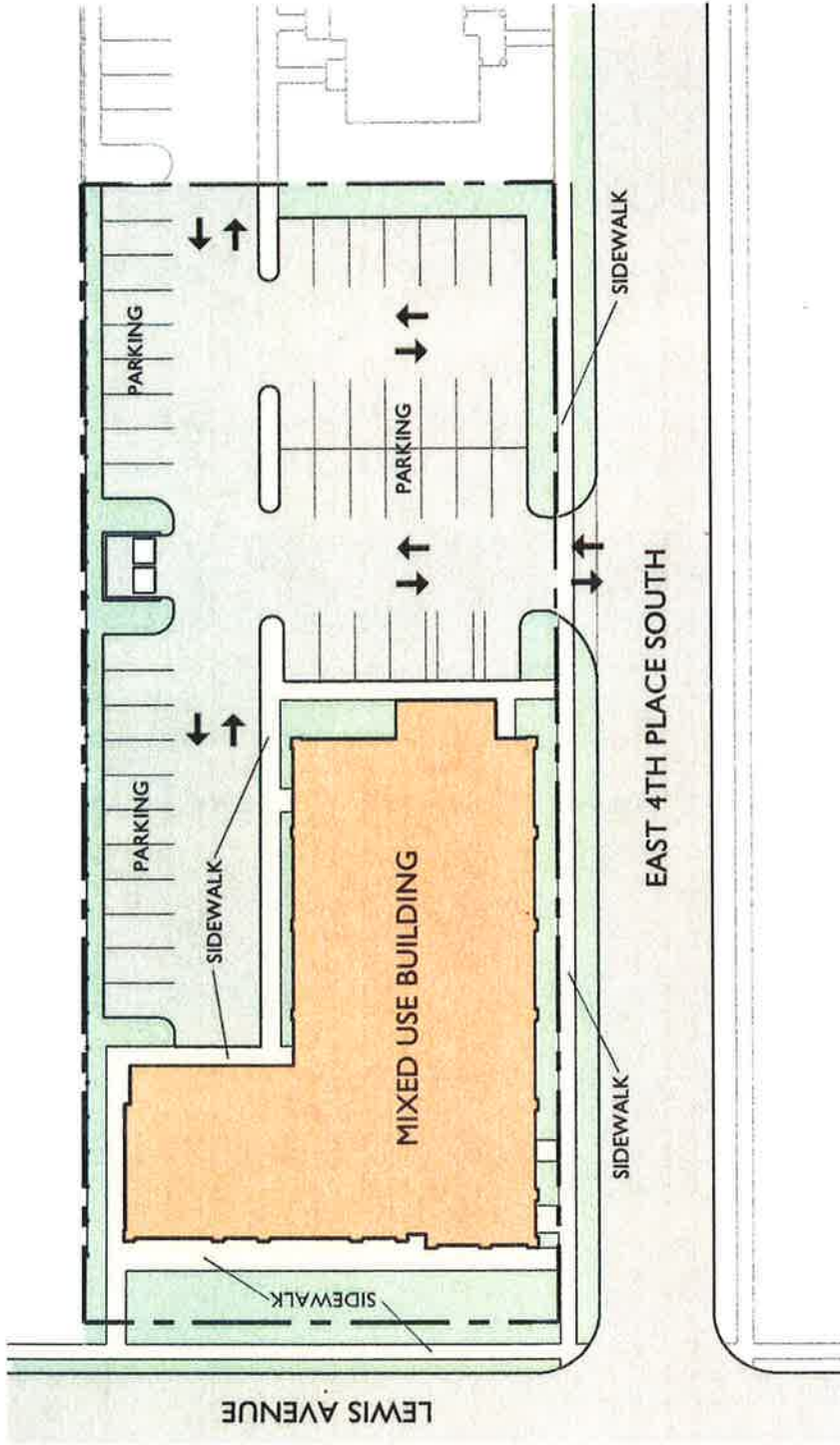


FENNELL PURIFOY  
ARCHITECTS









SITE PLAN

# EXHIBIT D - Access and Circulation

## WEST PARK APARTMENTS - MIXED USE BUILDING

MCCORMACK BARON SALAZAR, INC  
DEVELOPER



FENNEL PURIFOY  
ARCHITECTS

12.12



## EXHIBIT E - Conceptual Utilities and Drainage

**McCORMACK BARON SALAZAR, INC**  
**DEVELOPER**

**Voltage Engineering**

wallace

**FENNEL PURIFOY**  
ARCHITECTS

12.13





## PLAT WAIVER

**October 19, 2011**

**Franklin Park** – 1736 East Virgin, East of North Utica Avenue, South of East Virgin Street North (0330) (CD 1)

The platting requirement is being triggered by a requested permit in an existing park.

**Staff provides the following information from TAC at their October 6, 2011 meeting:**

**ZONING:**

- TMAPC Staff: The property is zoned RS-3.

**STREETS:**

- No comments.

**SEWER:**

- No comments.

**WATER:**

- No comments.

**STORMWATER:**

- No comments.

**FIRE:**

- No objection to plat waiver, however need to see conceptual drawing to determine if additional fire hydrants or fire department access is required.

**UTILITIES:**

- No objection.

Staff recommends **APPROVAL** of the plat waiver for the existing park use.

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

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



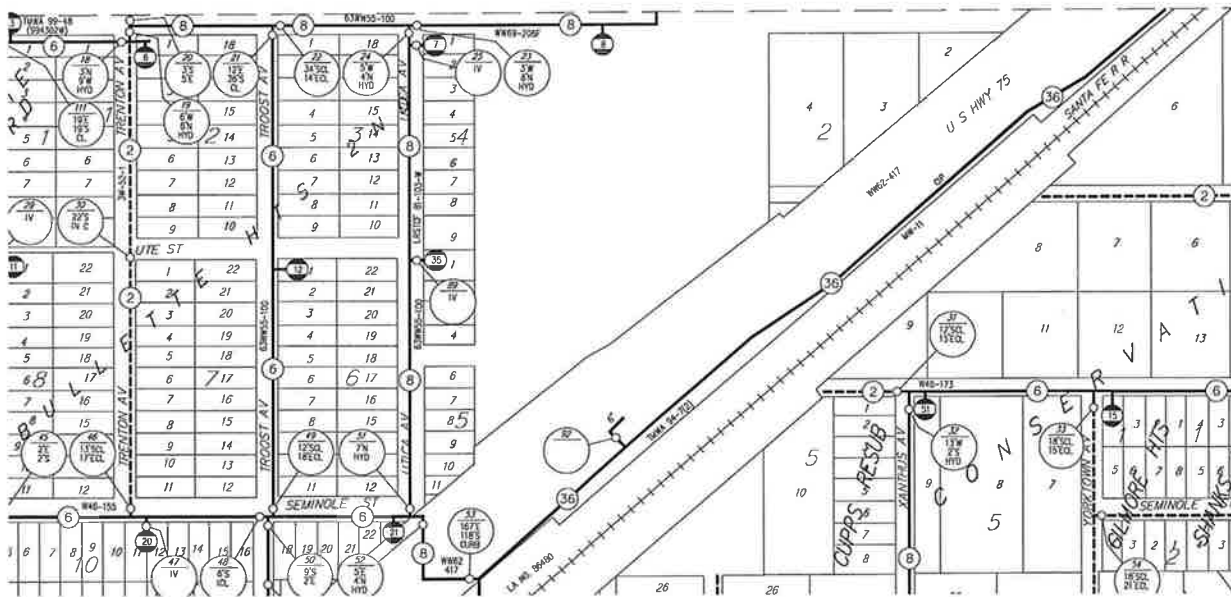
**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

	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

S: 1-4, 7-11, 15-17, 26, 27, 34, 35-38, 70-76, 83-85, 93  
 S: 1-3, 5, 9, 13, 14, 22, 25, 29, 30, 33

(117)

PROJECT NO:  
 LOCATION: READING ST & TROOST AV / XANTHUS AV & TECUMSE  
 DESCRIPTION: REPLACED HYDRANT 25 WITH 50 / REPLACED HYDRAN

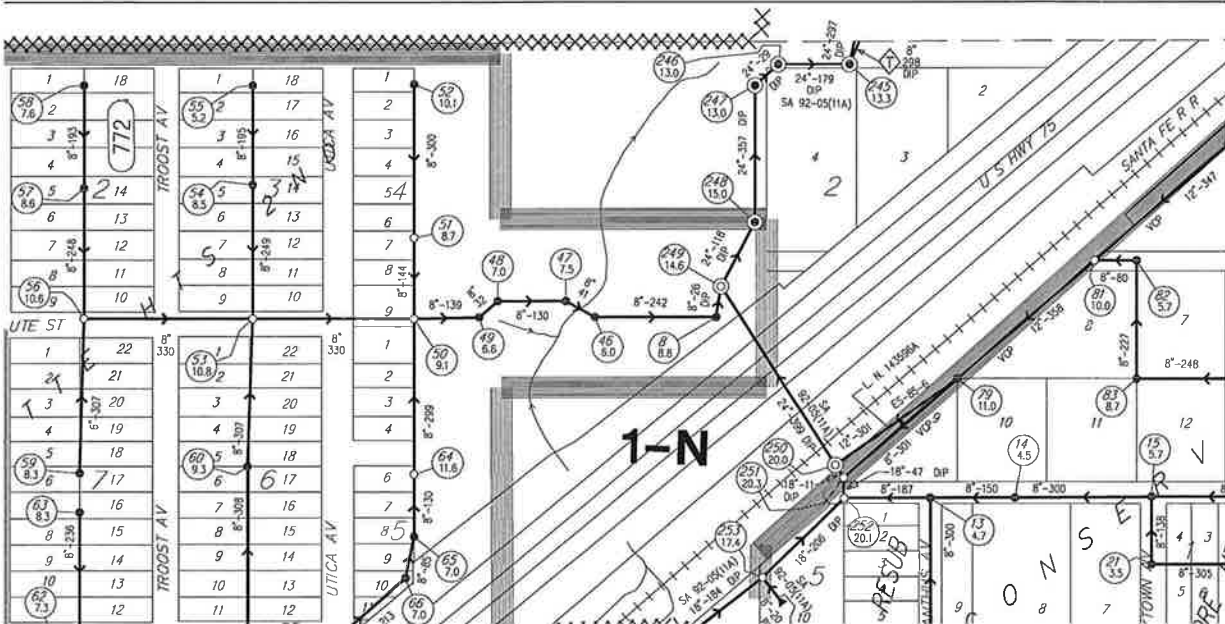


13.3



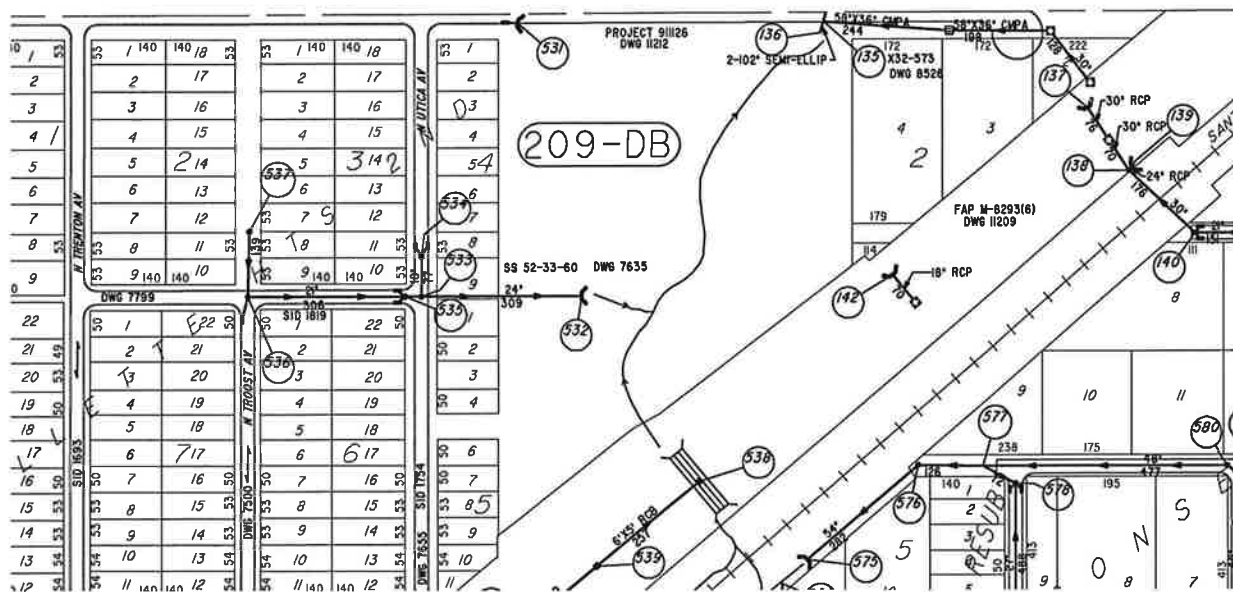
117

LOCATION: EAST OF N PEORIA AV & SEMINOLE ST  
DESCRIPTION: RECORD DRAWINGS



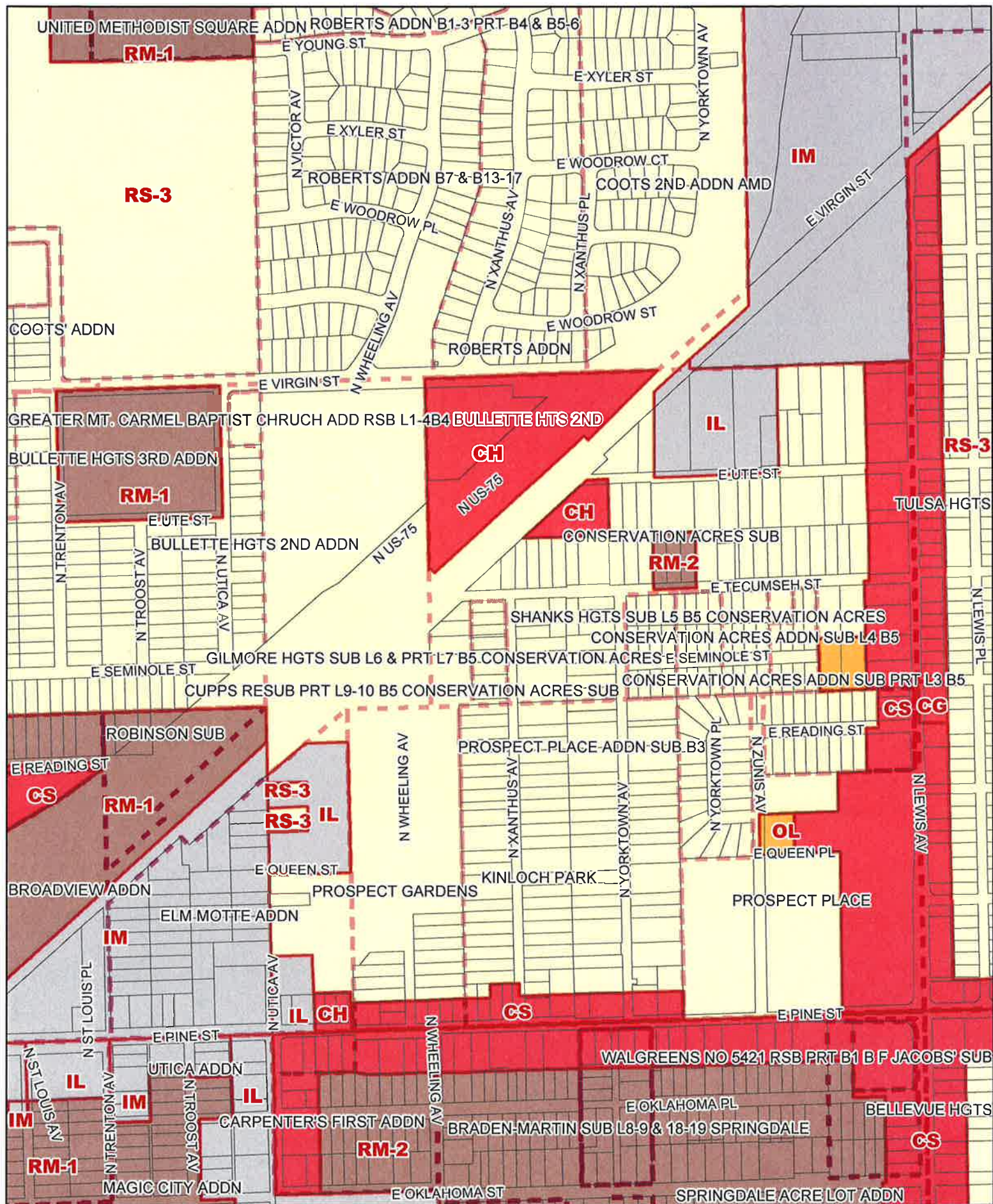
13.4

(117)



13.5



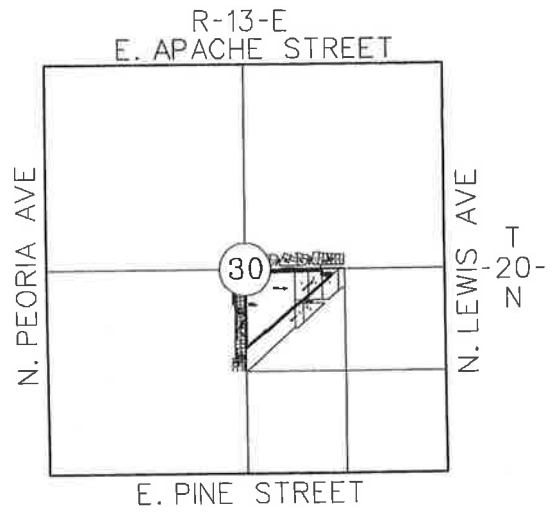




BASIS OF BEARING IS PER  
NAD83 (1993) GRID DATUM

0 50 100

SCALE: 1" = 100'



LOCATION MAP  
SCALE: 1" = 2000'

#### LEGEND

- $\Delta$  FOUND MONUMENT
- $\circ$  SET 5/8" REBAR W/ PLASTIC CAP  
MARKED "COT/ LS 1495"
- X— FENCE

#### DESCRIPTION PROVIDED

Quit Claim Deed  
Book 3875, Page 1576  
Filed Jan 11, 1969

General Warranty Deed  
Book 7262, Page 1055  
Filed Mar 31, 2004

Special Warranty Deed  
Book 4154, Page 2155  
Tracts 242 & 243  
Filed Feb 26, 1975

General Warranty Deed  
Book 4096, Page 44  
Filed Nov 15, 1973

#### DESCRIPTION

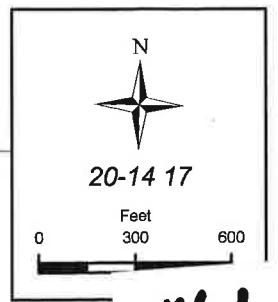
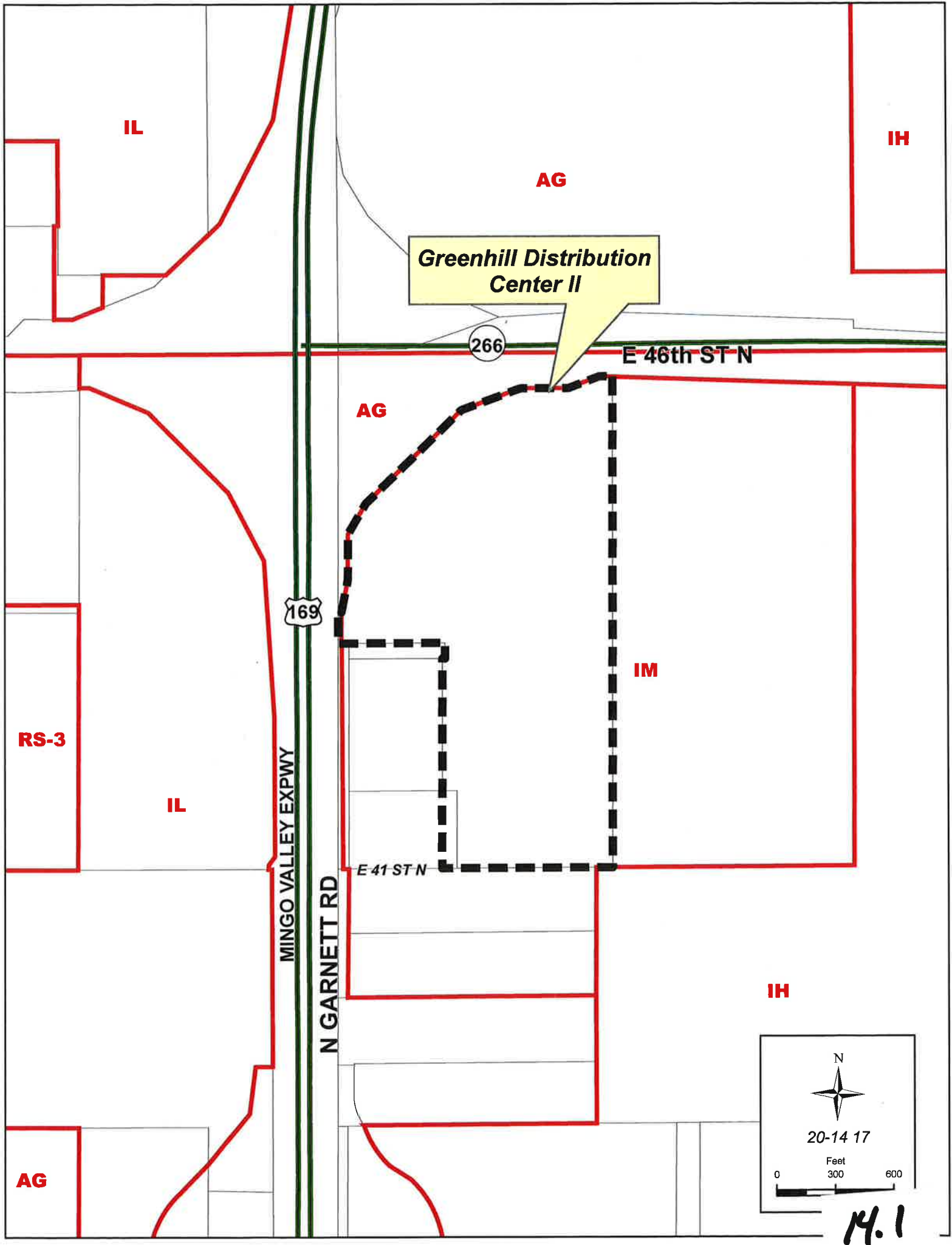
A tract of land lying in the Northwest Quarter of the Southeast Quarter (NW/4, SE/4) of Section 30, Township 20 North, Range 13 East of the Indian Based and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

Beginning at the Northwest corner of said NW/4, SE/4; thence  $S01^{\circ}14'02''E$  along the West line of said NW/4, SE/4 a distance of 30.00 feet to the Point of Beginning; thence  $N88^{\circ}05'40''E$  and parallel with the North line of said NW/4, SE/4 a distance of 1017.67 feet to a point on the West line of Lot 2, Block 2 of Conservation Acres, an addition to the City of Tulsa; thence  $S01^{\circ}07'20''E$  along said West line of Lot 2 a distance of 60.01 feet; thence  $N88^{\circ}05'40''E$  a distance of 144.79 feet to a point on the Westerly right-of-way of Highway 75; thence  $S48^{\circ}39'57''W$  along said Westerly right-of-way a distance of 605.98 feet; thence  $N41^{\circ}20'03''W$  along said Westerly right-of-way a distance of 10.00 feet; thence  $S48^{\circ}39'57''W$  along said Westerly right-of-way a distance of 501.74 feet; thence  $S59^{\circ}17'43''W$  along said Westerly right-of-way a distance 81.39 feet; thence  $S48^{\circ}39'57''W$  along said Westerly right-of-way a distance of 310.69 feet to a point on the West line of said NW/4, SE/4; thence  $N01^{\circ}14'02''W$  along the West line of said NW/4, SE/4 a distance of 992.41 to the Point of Beginning, said tract containing 13.95 acres, more or less.

13.7

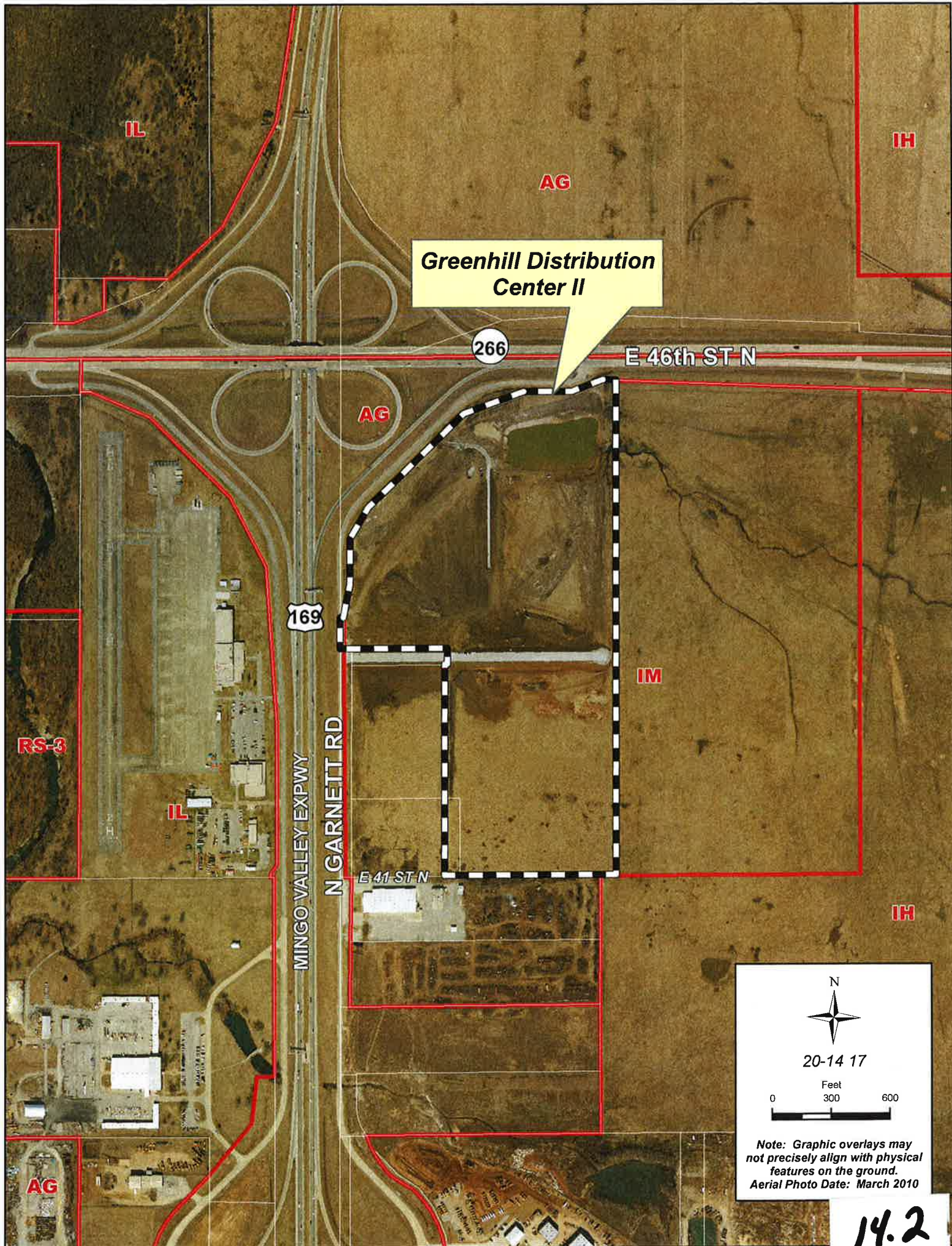






14.1





14.2



## Final Subdivision Plat

**Greenhill Distribution Center II - (0417) (CD 3)**  
Southeast corner of East 46<sup>th</sup> Street North and U.S. 169

This plat consists of 4 Lots, in 2 Blocks, on 58.21 acres.

The plat was proposed and received Preliminary approval in 2006 but was never finalized.

The plat expired and was reintroduced in April of 2011. The Preliminary Plat was approved on June 1, 2011.

An application for authorization for an accelerated building permit for the site was received on June 30, 2011 but was withdrawn.

Staff has received release letters for this plat and can recommend approval of the final plat. However, there has been concern raised from ODOT (Oklahoma Department of Transportation) about drainage issues for the property. There have been meetings held with the consulting engineers for the project and involving staff from the City of Tulsa. The City of Tulsa has released the plat and approved of the drainage and stormwater plans. ODOT has not sent a release letter for this plat. Information concerning the drainage will need to be discussed at the TMAPC meeting so the final plat was not placed under the Consent agenda items.



0 100 200 300  
1" = 100'

N/4 Corner Section 17  
N=451.308, 210  
E=280+950.825  
EL=518.81  
1" Iron Pipe Found

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

**TULSA PLANNING OFFICIAL**

This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_

**COUNTY OR CITY ENGINEER**

APPROVED \_\_\_\_\_ by \_\_\_\_\_  
the Council of the City of Tulsa, Oklahoma

Chairman \_\_\_\_\_

Mayor \_\_\_\_\_

Attest: City Clerk \_\_\_\_\_

Approved: City Attorney \_\_\_\_\_

PLAY NO

STATE PLANE COORDINATES			
Northing		Easting	
448594.772	60280884.864	450399.107	2602363.268
449772.162	2803881.891	450508.582	2602471.008
449772.421	2802890.891	451047.858	2602049.088
448852.006	2602897.808	451186.100	2603250.196
448636.838	2602343.307	451177.887	2603463.728
449988.291	2602340.460	451234.585	2603580.952
449988.587	2602359.598	451235.612	2603716.007
450156.644	2602387.444	448710.506	2603762.008

## EASEMENTS

- ① 28.5' Right-of-Way Agreement to Oklahoma Natural Gas Company, a Division of ONEOK, Inc., recorded in Book 5559 at Page 2082.
- ② 20' Sanitary Sewer Easement to the City of Tulsa, recorded as Document No.04107151.
- ③ 10' Easement to the City of Tulsa, recorded as Document No. 04113754.
- ④ 37.50' Sanitary Sewer Easement, recorded as Document No. 2006064422.

RESERVE 'A'  
FORMWATER DETENTION,  
LAND DRAINAGE EASEMENT,  
COMPENSATORY STORAGE EASEMENT  
350,211 Sq. Ft.



### LOCATION MAP

1<sup>st</sup> = 2000

OWNER

**TC GREENHILL, LLC**  
c/o Trammell Crow Company  
2215 South York Road, Suite 204  
Oakbrook, IL 60523  
(630) 990-1532

ENGINEER

**Cyntergy Engineering, PLLC**  
320 South Boston, 12th Floor  
Tulsa, Oklahoma 74103  
(918) 877-6000  
(918) 877-4000 fax  
mkinney@cyntergyaac.com  
Certificate of Authorization No. 3537  
Expires June 30, 2012

**SURVEYOR**

**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
phone: (918) 234-4859  
fax: (918) 437-5551  
email: [chuck@hardenandassoc.com](mailto:chuck@hardenandassoc.com)  
Certificate of Authorization No. 4656  
Expires June 30, 2013

### LEGEND

U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
OD/E = OVERLAND DRAINAGE ESMT  
R/W/E = RESTRICTED WATER LINE ESMT  
P.O.B = POINT OF BEGINNING  
P.O.C = POINT OF COMMENCEMENT  
L.N.A. = LIMITS OF NO ACCESS  
XXXX = STREET ADDRESS

## BEARING BASIS

The bearings shown hereon are based on the Oklahoma State Plane Coordinate System NAD 83 (1993), with the West line of the NW/4 of Section 17 being N 01°01'45" W.

## BENCHMARKS

No. 1  
RR Spike Found in the E. face of Power  
Pole, 1.0' above ground.  
N=448677.444  
E=2602342.141  
Elevation=518.16 (NAVD 1988)

No. 2  
Southeast Bolt of East Leg of Highway  
Sign  
N=449496.937  
E=2602256.307  
Elevation=608.06 (NAVD 1988)

## SIDEWALKS

A sidewalk is required within the public right-of-way of North Garnett Road and East 43rd Street North.

## ADDRESSES

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

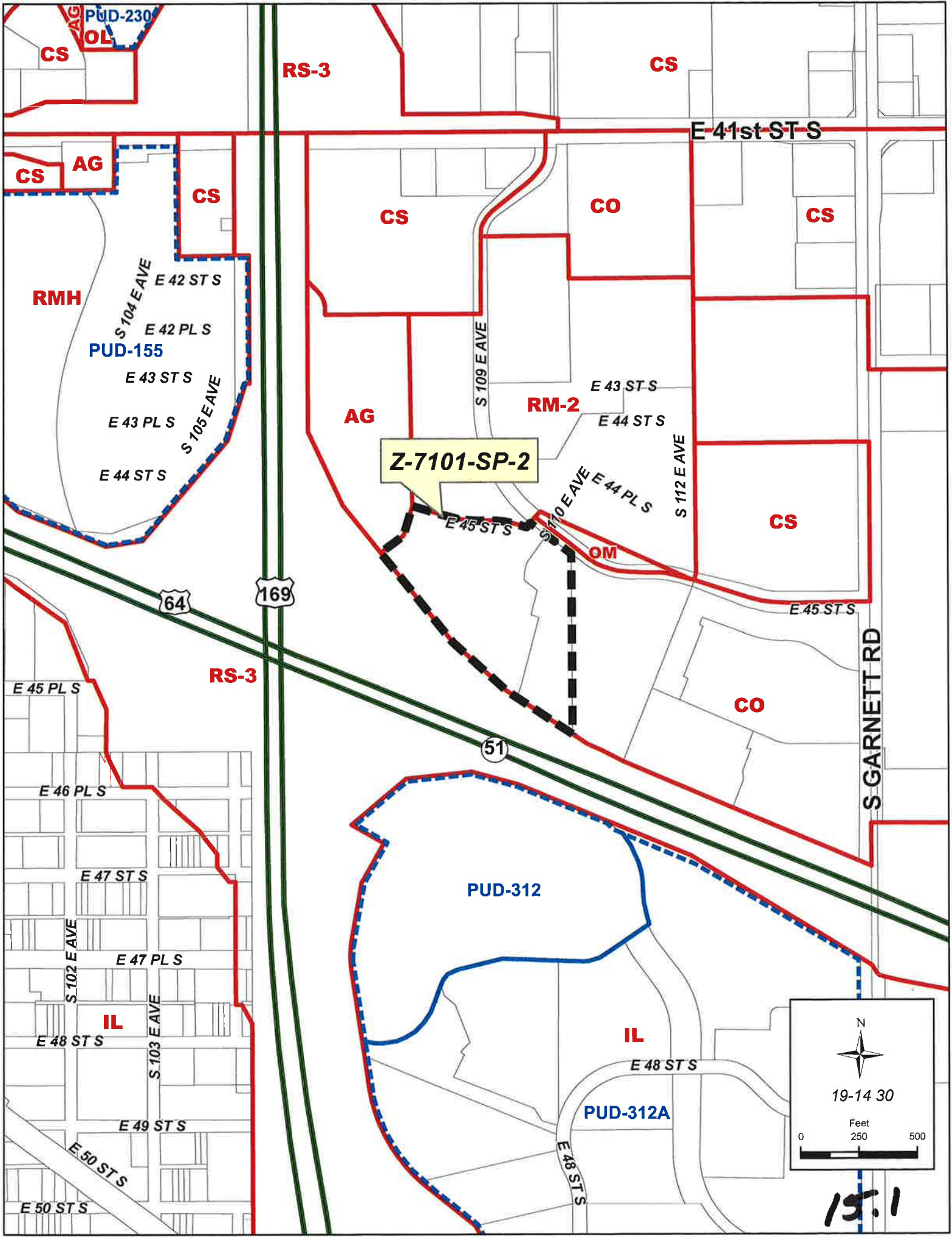
## MONUMENTATION

All lot corners are to be monumented with a 3/8" Iron Pin with Plastic Cap upon completion of the infrastructure construction.

Southwest Corner of  
the 100' x 4' of Section  
14-446763-537  
C-2605000.00  
Grass Can Found

Greenhill Distribution Center II, Tulsa County  
Draft Final Plat, Date of Preparation, July 7, 2011  
SHEET 1 OF 2

14.4







E 41st ST S

Z-7101-SP-2

64

169

51

S GARNETT RD



19-14 30

Feet  
0 250 500

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

15.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7101-SP-2**

**TRS 9430**

**Atlas 752**

**CZM 49**

**CD-6**

**TMAPC Hearing Date:** October 19, 2011

**Applicant:** Andrew A. Shank

**Tract Size:** 7.2± acres

**ADDRESS/GENERAL LOCATION:** South of southeast corner of East 45<sup>th</sup> Street and South 109<sup>th</sup> East Avenue

**EXISTING ZONING:** CO

**PROPOSED USE:** Digital outdoor advertising sign

**ZONING ORDINANCE:** Ordinance number 21885 dated October 9, 2008, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**BOA-21330 October 11, 2011:** The Board of Adjustment accepted a verification of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way subject to the action of the Board being void should another digital outdoor advertising sign be constructed within 1,200 feet of the sign location. This action was taken on the subject property.

**BOA-21120 August 10, 2010:** The Board of Adjustment accepted a verification of the spacing requirement for a digital outdoor advertising sign from another outdoor advertising sign; subject to the action of the Board being void should another digital outdoor advertising sign be constructed within 1,200 feet of the sign location. This action was taken on the subject property.

**Z-7101/Z-7101-SP-1 October 2008:** All concurred in approval of a request for rezoning a 10.4± acre tract of land from OM to CO and a Corridor Site Plan for office, commercial and outdoor advertising sign use, on property located south of southeast corner of East 45<sup>th</sup> Street and South 109<sup>th</sup> East Avenue and is the subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 7.2± acres in size and is located south of southeast corner of East 45<sup>th</sup> Street and South 109<sup>th</sup> East Avenue. The property is developed as an office complex with an existing outdoor advertising sign on site and is zoned CO.

**15.3**





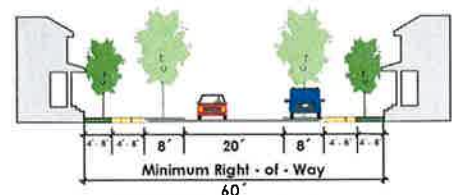
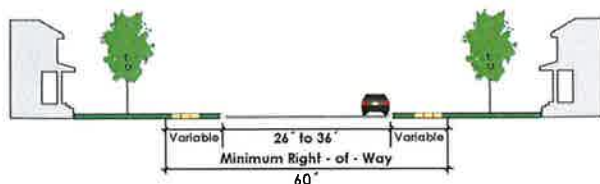
### Tulsa City-County Major Street and Highway Plan:

The Tulsa City-County Major Street and Highway Plan designates US Highway 51 and US Highway 169 as Freeways. South 109<sup>th</sup> East Avenue is classified as a residential collector.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 109 <sup>th</sup> East Avenue	Residential Collector	60'	4

 Residential Collector

 Residential Collector



### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the subject tract as an "Area of Growth" with a land use designation of "Employment Area".

**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.

**Employment areas** contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

**Employment areas** require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Since this proposal does not include a zoning change and the outdoor advertising / billboard use is already permitted by the Corridor Plan, the proposed digitization of the existing billboard **may be found** in accord with the Plan.

15.5



### **STAFF RECOMMENDATION:**

The purpose of Corridor District Plan Z-7101-SP-2 is to allow the digitization of the existing and previously approved outdoor advertising sign located on the subject tract. Section 1221.G.14 of the code states that the digitization of an existing billboard is considered a change of use, therefore triggering the need for a new Corridor District Plan proposal.

The subject tract and existing sign is located along the exit ramp from the westbound travel lanes of US Highway 51 to the northbound US Highway 169 and is located in a Freeway Sign Corridor as required by code. There is another digital outdoor advertising sign located to the southeast of the existing sign and another located to the northwest.

On October 11, 2011 the City of Tulsa Board of Adjustment (BOA) in case number BOA-21330 accepted the spacing verification for this sign from the aforementioned outdoor advertising signs.

Given the existing sign location along a freeway right-of-way (ROW), within a freeway sign corridor and the acceptance by the BOA of the spacing verification staff is inclined to support the proposal.

Staff finds the existing use, as well as the proposed use to be in harmony with the spirit and intent of the Code. Staff finds Z-7107-SP-2 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 CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7107-SP-2 subject to the following conditions:

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

All requirements and development standards of Z-7101-SP-2 remain effective unless modified below.

2. Development Standards:

### **PERMITTED USES:**

Use Unit 11, Multi-story Offices and the accessory uses permitted in the OH-Office High Intensity District, as defined and regulated by Section 602 of the Tulsa Zoning Code; and Outdoor Advertising as permitted within Use Unit 21 – Business Signs & Outdoor Advertising including digital outdoor advertising.

### **SIGNS:**

Outdoor Advertising Signs\*:

Maximum Number of Signs: One (1)

Maximum Display Surface Area: 672 sq. ft.

15.6

Maximum Height:	50 feet**
Setback from Expressway right-of- way:	10 feet
Setback from AG District (Reserve "A"):	10 feet

*\*Outdoor Advertising signs must verify the 1,200 foot spacing requirement with the City of Tulsa Board of Adjustment (BOA), prior to the issuance of a building/sign permit.*

*\*\*Per section 1221, F-15 the height of the O/A sign may be increased to 60' with verification the highway ROW is greater than 10 feet higher than the location of the O/A sign. This will be verified at CO District detail sign plan review.*

#### Business Signs:

Maximum Number of Ground Signs:	
Fronting East 45 <sup>th</sup> Place:	2 (one per Tract A and B)
Fronting Expressways:	2 (one per Tract A and B)
Maximum Display Surface Area of Ground Signs:	As Provided in Sections 1221 C and D of the Tulsa Zoning Code
Maximum Height of Ground Signs:	25 feet
Maximum Display Surface Area of Wall Signs:	As provided in Sections 1221 C and D of the Tulsa Zoning Code

#### Minimum Sign Separation:

Business Signs:	50 FT
Setback between Outdoor Advertising Sign and Business Signs:	75 FT

3. No sign permits shall be issued for erection of a sign on a lot within the CO Plan area until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved CO District development standards. Outdoor Advertising signs must also verify the 1,200 foot spacing requirement with the City of Tulsa Board of Adjustment (BOA), prior to the issuance of a building/sign permit.
4. General business signs may not flash and have electronically changeable copy. Running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited for general business signs.
5. No building or sign permit shall be issued until the requirements of Section



1107.F of the Zoning Code have been satisfied or a plat waiver granted and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the CO District conditions of approval and making the City beneficiary to said covenants that relate to CO District conditions.

6. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

**TAC Comments:**

**General:** No comments.

**Water:** City atlas page is 183.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** No comments.

**Transportation:** No comments.

**Traffic:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.

**Inspection Services:** No comments.

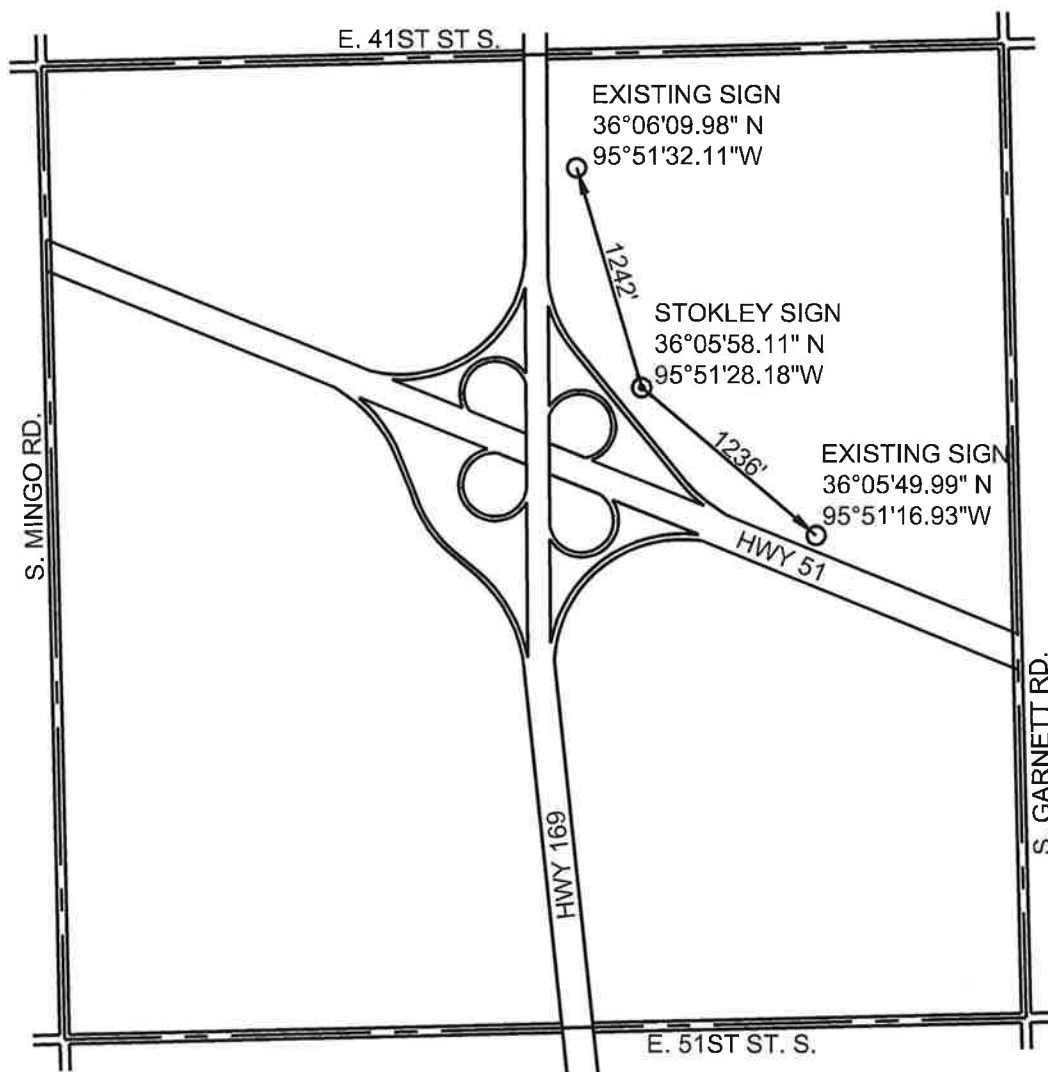
10/19/11

15.8

DATE: 08/30/11  
SCALE: 1" = 1000'  
SECTION 30, T-19-N, R-14-E

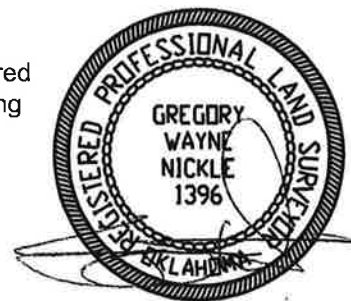
## EXHIBIT

Nickle & Associates, Inc.  
108 S. 109th E. PLACE, Tulsa, Oklahoma, 74128  
(918) 664-5411. C.A. #1749 Expires 6/2013.



I hereby certify that the south face of the proposed sign is more than 1200 feet, as measured from center of sign to center of sign, from any existing digital outdoor advertising sign facing the same traveled way.

Gregory Nickle, PLS #1396 Oklahoma



15.9





Subject outdoor advertising (O/A) sign



O/A sign to the southeast

15110



O/A sign to the northwest



OK 51 / US 169 interchange

15.11

