

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2601

May 4, 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:

1. Minutes of April 20, 2011, Meeting No. 2600

CONSENT AGENDA:

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

2. **LC-328 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: Southeast corner of North Cincinnati Avenue and East Seminole Place
3. **LC-329 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: North of the Northwest corner of East Reading Street and North Cincinnati Place
4. **LC-330 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: North of the Northwest corner of East Reading Street and North Cincinnati Place
5. **LC-331 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: Northwest corner of East Reading Street and North Cincinnati Place
6. **LC-332 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: Northeast corner of East Reading Street and North Cincinnati Avenue
7. **LC-333 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: North of the Northeast corner of East Reading Street and North Cincinnati Avenue
8. **LC-334 – Tulsa Development Authority**, (Lot-Combo) (CD-1) Location: North of the Northeast corner of East Reading Street and North Cincinnati Avenue

9. **LC-339 – Kurston P. McMurray**, (Lot-Combo) (CD-4) Location: Southeast corner of South Denver Avenue and West 2nd Street. (Related to LS-20431)
10. **LS-20431 – Kurston P. McMurray**, (Lot-Split) (CD-4) Location: Southeast corner of South Denver Avenue and West 2nd Street. (Related to LC-339)
11. **LC-340 – Kurston P. McMurray**, (Lot-Combo) (CD-4) Location: Southwest corner of South Cheyenne Avenue and West 2nd Street. (Related to LS-20431)
12. **Riverbend Gardens** – Final Plat, (9211) (CD 4), Location: South and west of southwest corner of West 7th Street and South Elwood Avenue (Continued from 4/6/11 and 4/20/11.) **Strike item.**
13. **PUD-166-A-1 – Crown Neon Signs/Sheridan South Office Park**, Location: South of the southeast corner of East 91st Street South and South Sheridan Road, Requesting a Minor Amendment to increase the size of a sign to allow for the replacement of a sign removed by the City of Tulsa due to the widening of South Sheridan Road, **CS/PUD** (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

14. **Consider Adoption of the City of Tulsa Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan as Amendments to the Comprehensive Plan for the City of Tulsa**

PUBLIC HEARINGS:

15. **Jenks West 3rd and 4th Grade Center Addition** – (8214) (CD 2) Minor Subdivision Plat, Location: North of West 91st Street, East of U.S. 75
16. **Authorization for an Accelerated Building Permit** – (8214) (CD 2), Jenks West 3rd and 4th Grade Center Addition, Location: North of West 91st Street, East of U.S. 75
17. **Woodland Valley Office Park II** – (8301) (CD 7) Minor Subdivision Plat, Location: 8920 East 61st Street
18. **Authorization for an Accelerated Building Permit** – (8301) (CD 7) Woodland Valley Office Park II, Location: 8920 East 61st Street
19. **PUD-397-C – Sack & Associates/Mark Capron/Tinker Federal Credit Union**, Location: Southwest corner of 61st Street South and South 90th East Avenue, Requesting Detail Site Plan for a single story, 9,654 square foot federal credit union, **RM-1/PUD** (CD-7)

20. **PUD 781** – (9934) (CD 2) Plat Waiver, Location: Southwest corner of West 53rd Street and South Union Avenue
21. **BOA 21250** – (9314) (CD 5) Plat Waiver, Location: 2190 South 67th East Avenue
22. **Bluecross Blueshield Addition** – (9212) (CD 4) Sketch Plat, Location: 1400 South Boston Avenue
23. **Plaza 41 Neighborhood Center** – (9220) (County) Sketch Plat, Location: Northwest corner of West 41st Street South and South 57th West Avenue
24. **PUD-237-A – CRB Companies, LLC/CB Richard Ellis**, Location: West of southwest corner East 73rd Street and Lewis Avenue, Requesting a Major Amendment to add Antenna and Supporting Structure only within Use Unit 4 – Protection and Utilities as a permitted use within the PUD to allow for a cellular antenna to be mounted on the top of the office building, **OM/PUD-237 to OM/PUD-237-A**, (CD-2)
25. **PUD 237 A** – (8307) (CD 2) Plat Waiver, Location: 2250 East 73rd Street South
26. **Z-7166 – Bob David/Leadership Property**, Location: Southwest corner of East 31st Street and South Gary Place, **Requesting RS-1 to OL**, (CD-9) **APPLICANT HAS WITHDRAWN THIS REQUEST.**
27. **PUD-784 – HRAOK/Dwayne Wilkerson/Stonegate II**, Location: East of northeast corner of East 51st Street and South 177th East Avenue, Requesting PUD for three car garages and an associated extra wide driveway to accommodate the garage, **RS-3 to RS-3/PUD**, (CD-6)
28. **Z-7167/PUD-785 – Roy D. Johnsen/Urban 12**, Location: Southwest corner 36th Place and Quincy Avenue, Requesting **RS-3 to RM-0/PUD**, (CD-9) **APPLICANT HAS WITHDRAWN THIS REQUEST.**
29. **Z-7168 – Edwin M. Harris/Charles Jamison**, Location: Southeast corner of East Apache Street and North Rockford Avenue, **Requesting OL to CS**, (CD-3)

OTHER BUSINESS

30. **Proposed amendments of the Zoning Code**, City of Tulsa, Oklahoma to Chapter 8; to attempt to provide Code amendments responsive to the new Comprehensive Plan. These are proposed “bridge” amendments until the Zoning Code will receive a thorough study and update. (Public Hearing closed 3/2/11 and final revision continued to 3/16/11, 4/6/11, 4/20/11 and 5/4/11.)
31. **Commissioners' Comments**

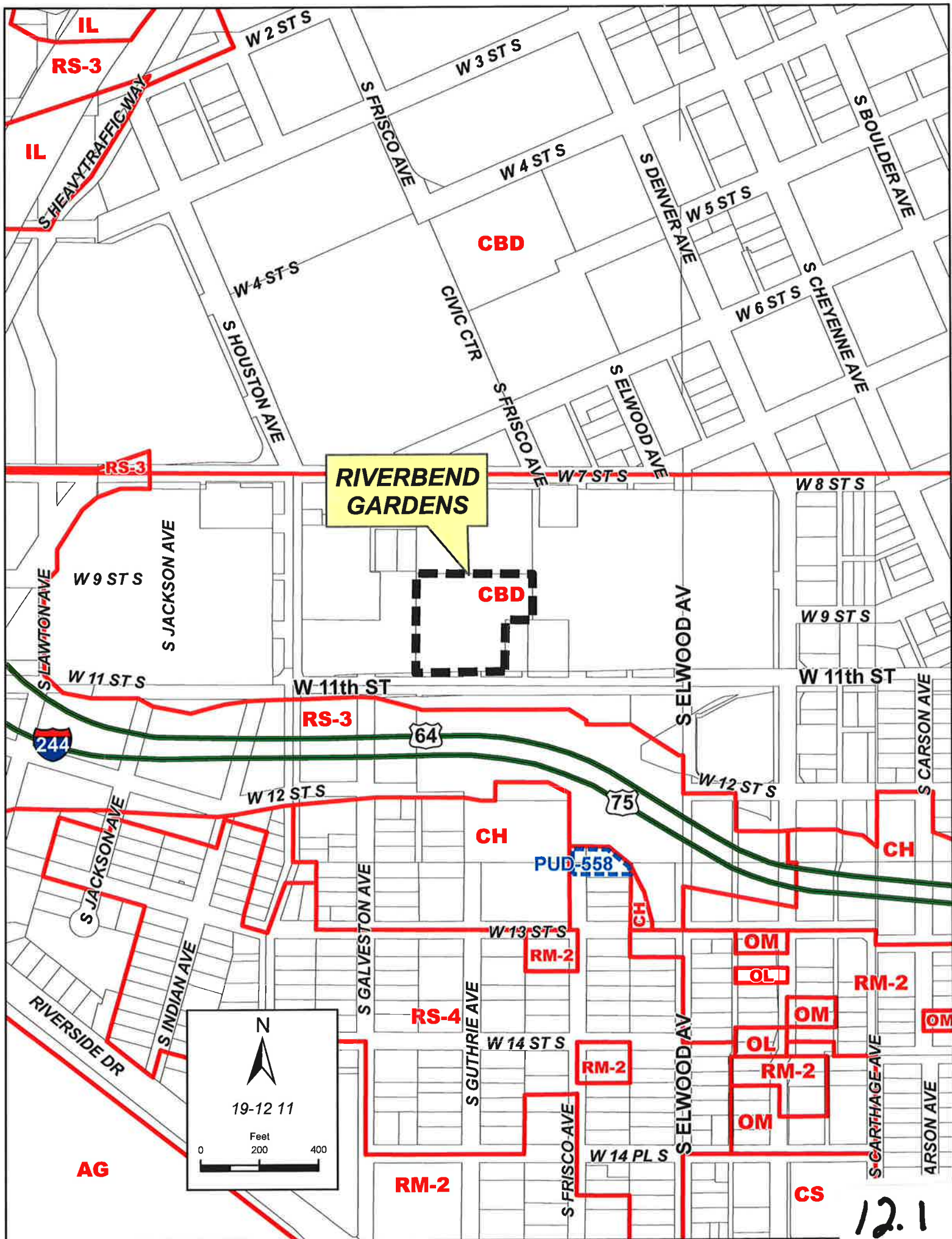
ADJOURN

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.





**RIVERBEND
GARDENS**

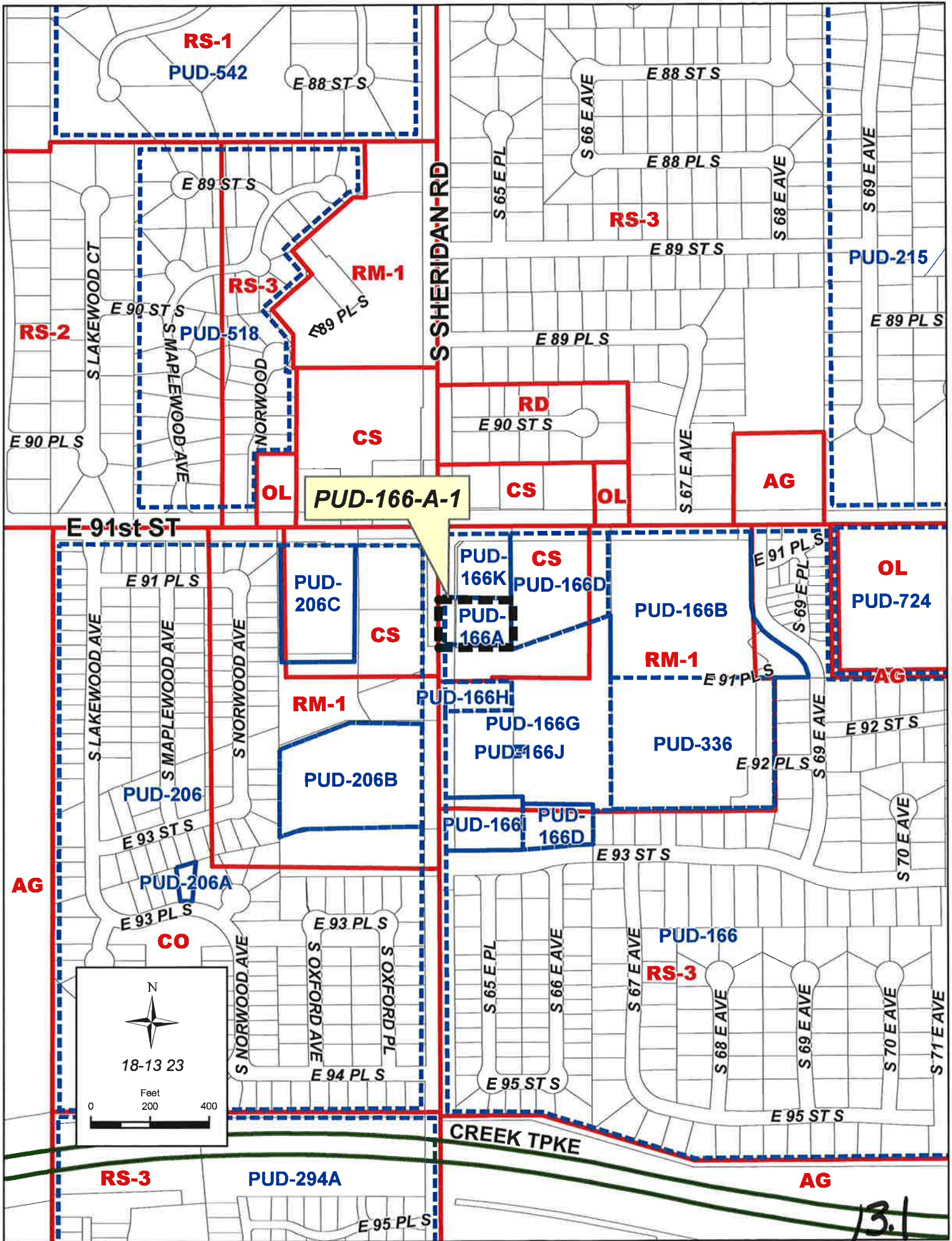
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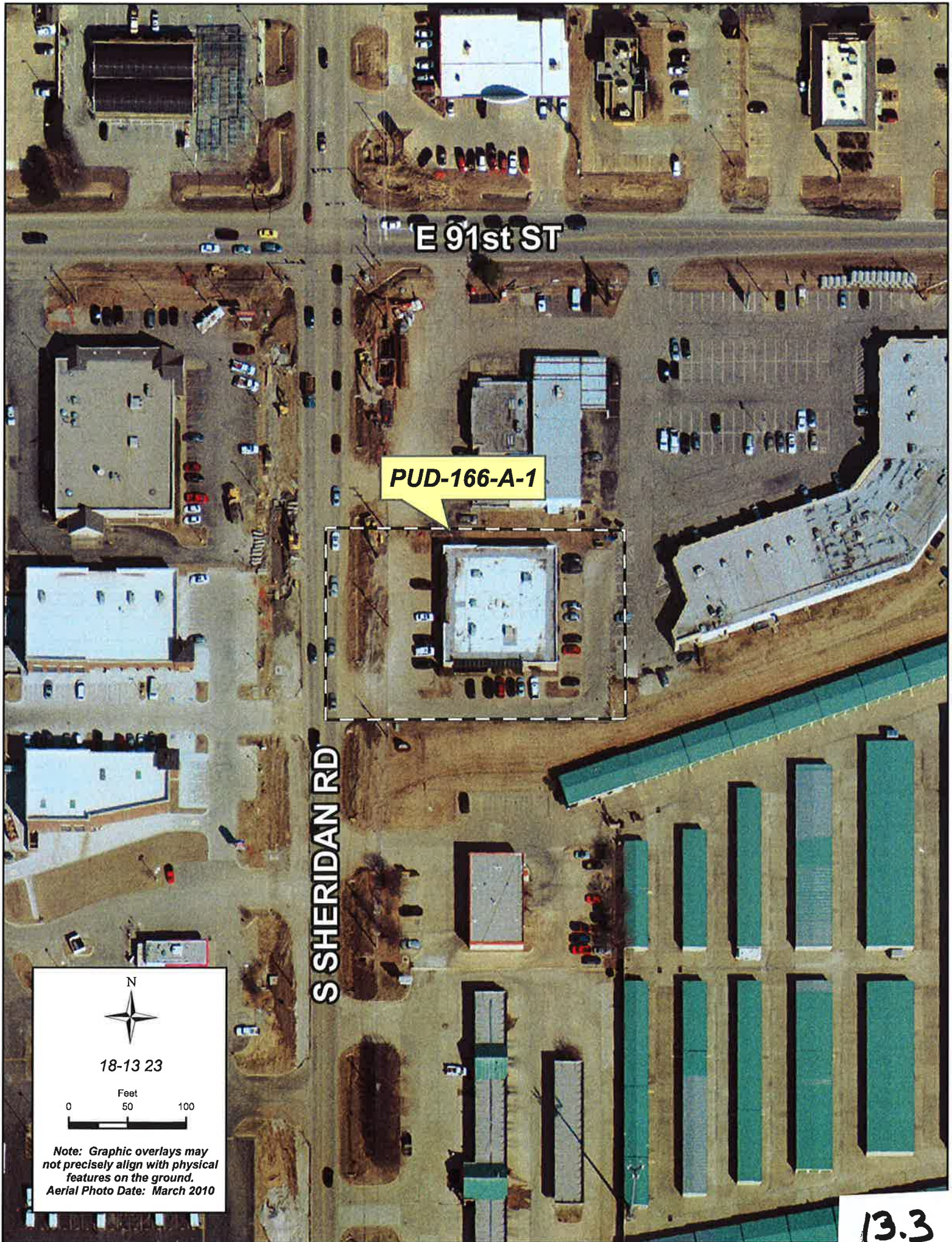
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

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13.1



May 4, 2011

STAFF RECOMMENDATION

PUD-166-A-1: Minor Amendment – South of the southeast corner of East 91st Street South and South Sheridan Road; Lot 1, Block 1 – Mailath-Dunavent; TRS 18-13-23; CZM 57; Atlas 1906; CD 8; CS/PUD.

The applicant is requesting a minor amendment to increase the size of a sign to allow for the replacement of a sign removed by the City of Tulsa due to the widening of South Sheridan Road (see Exhibit A).

The requested sign would be a multi-tenant sign, 18-feet in height with 102 square feet (sf) of display surface area (dsa) as seen on the attached Exhibit B.

The PUD currently allows for one sign not to exceed 12-feet in height or 32 sf of display surface area. While this standard is consistent with the office use of the property it is not consistent with the underlying CS zoning of the property or the signs allowed on surrounding properties. The underlying CS zoning would permit a sign 25-feet in height with 330 sf of display area based on the 165-feet of frontage the lot has on South Sheridan Road.

All four corners of the intersection of 91st Street South and South Sheridan Road are zoned CS. Please refer to the attached Exhibit C for photographs of other signs in PUD-166 as well as signs in the vicinity.

The original approval of PUD-166 allowed for commercial uses on this tract. When PUD-166 was amended in 1981 to allow this tract to be developed as a multi-tenant office the standard was written to follow the office use since the area was much more remote at the time. Since then the intersection has transitioned into much more of a commercial center.

Staff contends approval of the minor amendment will not substantially alter the size, location, number and types of signs within the PUD and will not significantly change the character of the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-166-A-1.

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

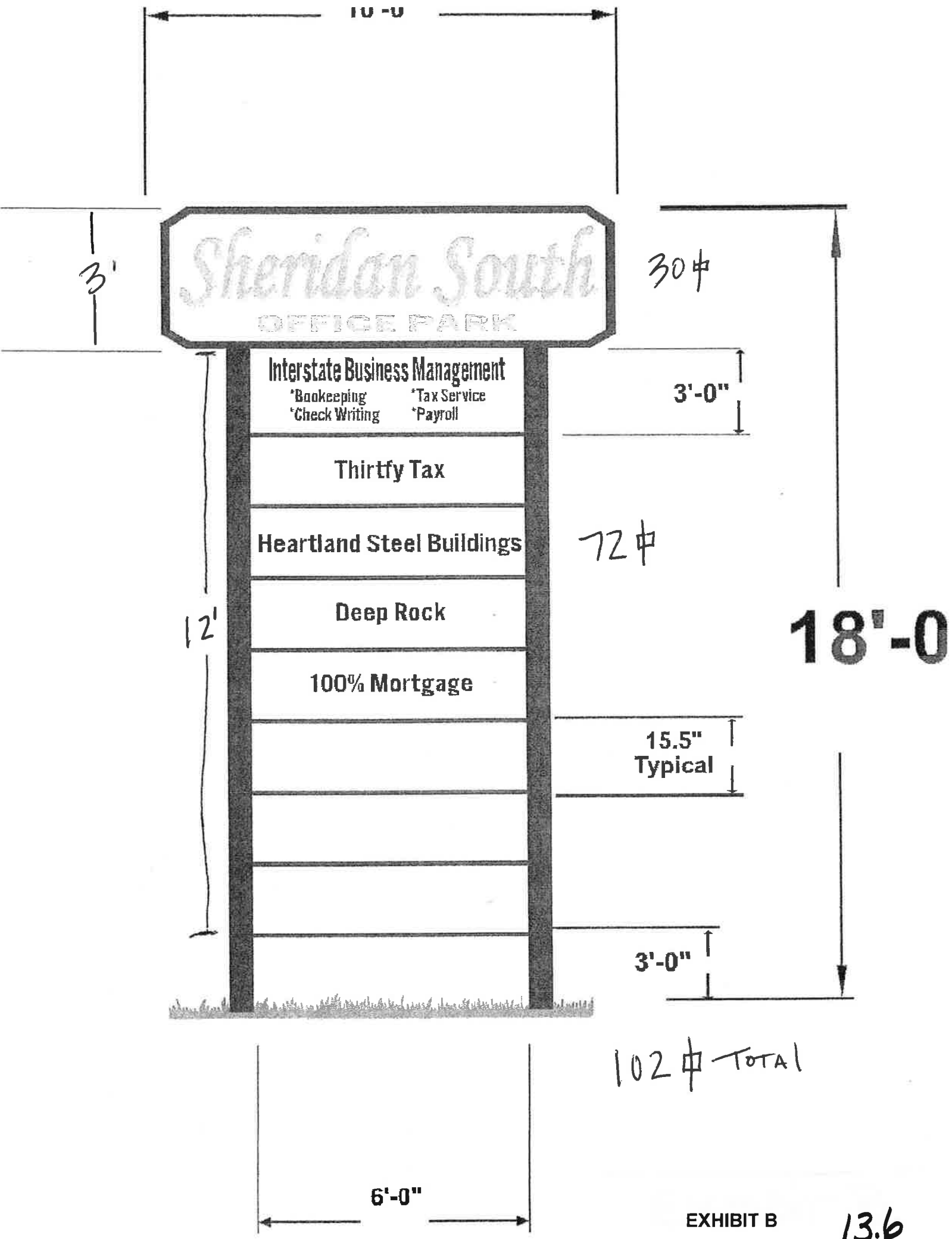
13.4

Chris
 579-9475
 Tulsa Planning Commission
 Address P. 445
 912-784-7516



EXHIBIT A

13.5



SIGNS IN THE VICINITY OF PUD-166-A



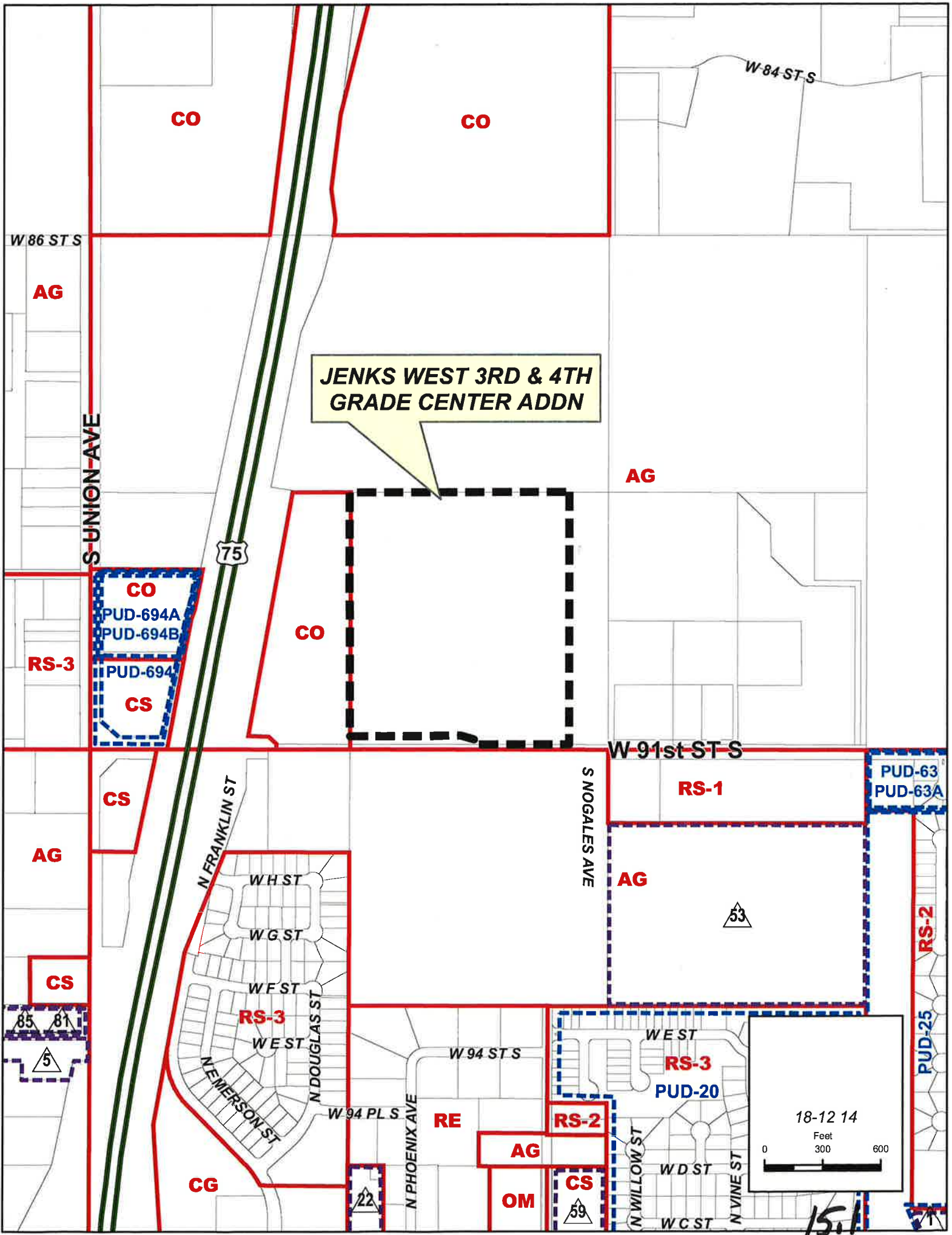
EXHIBIT C

M E M O R A N D U M

TO: TMAPC MEMBERS
FROM: DANE MATTHEWS, AICP
SUBJECT: AMERICANS WITH DISABILITIES ACT (ADA) SELF-EVALUATION AND
TRANSITION PLAN UPDATE
DATE: May 4, 2011
COPY: BRENT STOUT, PUBLIC WORKS DEPARTMENT

Staff has reviewed the above-referenced plan, which is required to update the City's compliance with Federal ADA regulations and indicate plans for future improvements. The City of Tulsa has long been cognizant of the need for accessibility by all people.

The recently adopted comprehensive plan encourages full accessibility by all residents to all venues within the city by a variety of forms of transportation. The transportation plan component also encourages multi-modal transportation on the major roadways, including sidewalks along streets. The City's Subdivision Regulations also address the need for sidewalks. Currently, the permitting process includes review of building and other plans for compliance with ADA regulations. The public transit system (Tulsa Transit) is now totally ADA accessible and the LIFT program operates to serve its clients as a part of Tulsa Transit. This ADA Plan Update reinforces that proactive approach and emphasizes the vision of the comprehensive plan. Therefore, staff recommends that the ADA Self Evaluation and Transition Plan Update be adopted as part of the comprehensive plan and recommends that the TMAPC do likewise.





MINOR SUBDIVISION PLAT

Jenks West 3rd and 4th Grade Center Addition - (8214) (CD 2)
North of West 91st Street, East of U.S. 75

This plat consists of 1 Lots, 1 Block, on 32.75 acres.

The following issues were discussed April 21, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) and Board of Adjustment case # 21238 which permits a public school use. The Board approved the use to the east to Maybelle Avenue, but the plat leaves the eastern 200 feet of the property unplatted. This is apparently proposed so that no right-of-way dedication or road improvement will need to be made.
2. **Streets:** The maximum throat width of each driveway cannot exceed 40 feet. The face of plat does not need to show the driveway radius. The distance between tangent points of both driveways must be increased. Given the fact that the school will serve 7 square miles west of Highway 75, and storage is 25 feet per car, 55.65 feet of separation appears to be inadequate. A minimum of 300 feet separation, tangent point to tangent point, is recommended. A traffic report was reportedly finished by the applicant but Development Services staff has not seen the study. Access points need to be smaller and approved by Development Services staff.
3. **Sewer:** The platted area does not have access to sanitary sewer service, therefore, the plat can not be filed until offsite easements have been shown on the plat with document numbers and construction started. The covenants provide restrictions for a sanitary sewer easement, but I did not find such an easement on the face of the plat. The sanitary sewer main must extend a minimum of 15 feet into the property to be served in order to access the sewer line for service. Construction plans need to be approved before easements can be submitted. Before a plat can be filed a sewer line needs to be under construction.
4. **Water:** TMUA action must be followed. Before a plat can be filed a water line needs to be under construction.
5. **Storm Drainage:** Remove the contours and the site features such as roads, ponds, buildings, etc. from the face of plat. How is the portion of the detention easement, that is outside the limits of the platted area, being dedicated by the plat? Much of the easement and right-of-way labeling is too small. Separate easements are needed for the planned detention facility on

the 220 foot strip proposed to be left unplatted.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO needs an additional 10 foot easement. AT&T needs a 17.5 foot utility easement on the east side of the site.
7. **Other: Fire:** No comment. **GIS:** Submit subdivision data control sheet. **Airport:** An aviation easement is needed.

The Board of Adjustment under BOA # 21238 approved the public school use on property which extends east to Maybelle Avenue. Planning staff has concerns about the fact that the applicant has not shown the eastern 200 feet of the site in the minor subdivision plat per Board of Adjustment approval of the property for the school use. All of the property needs to be included in the plat per the Board of Adjustment approval. The roadway to the east of the site will have no right-of-way dedication nor street improvement for the school use. Separate water and sewer lines will need easements to be dedicated by separate instrument and per Development Services approval. TMUA has postponed a meeting on water supply to the site until May 11, 2011 so it is unclear how the property will be served and under what conditions. The stormwater detention area planned for the unplatted east 200 feet of the site will also need additional easements and would typically be placed in a Reserve Area in a subdivision plat. Traffic engineering needs to review the plat information. Normally, minor subdivision plats do not have as many issues as this request. Although staff understands that the school has special time and financial constraints, a preliminary plat would typically be appropriate for this case.

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.

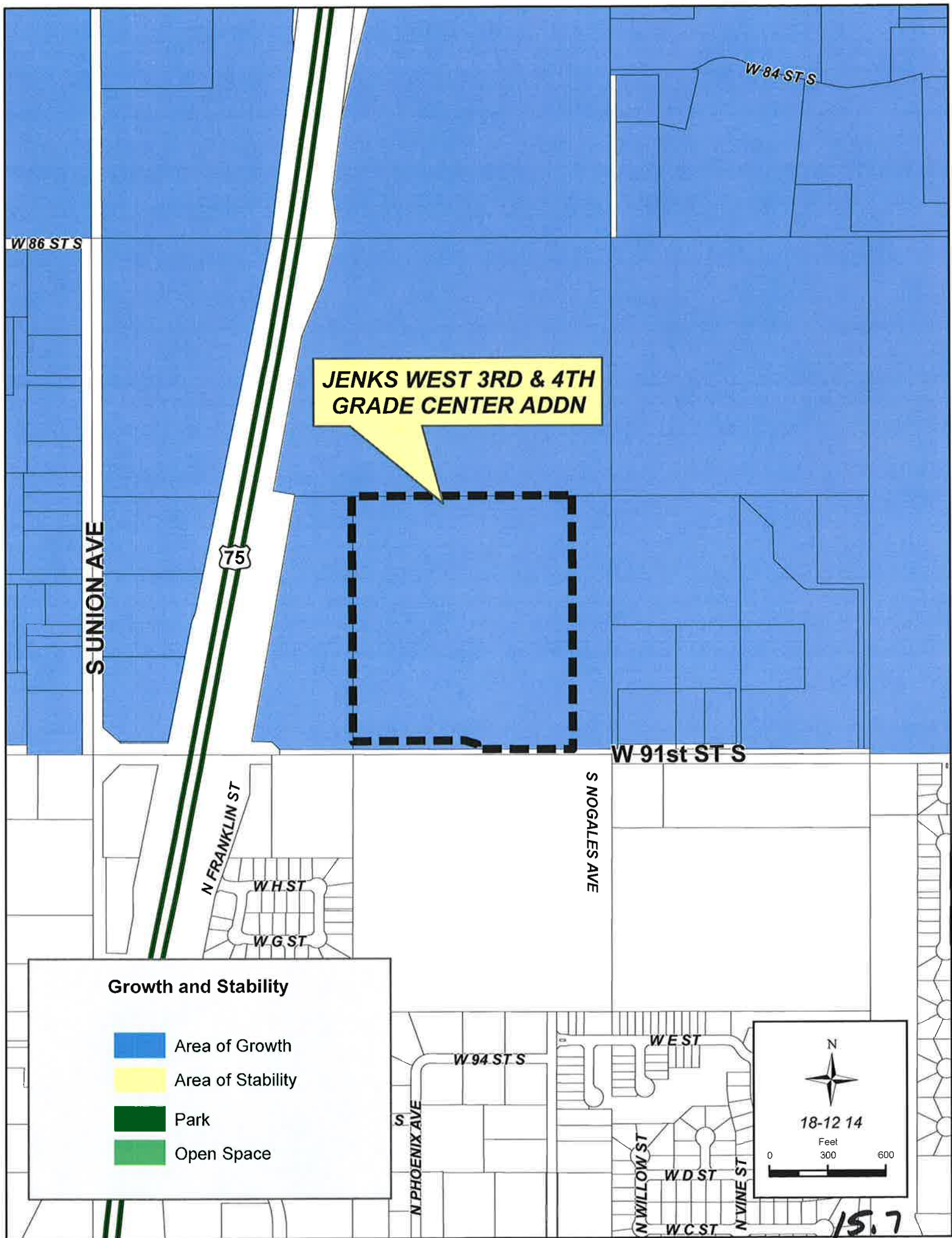
Standard Conditions:

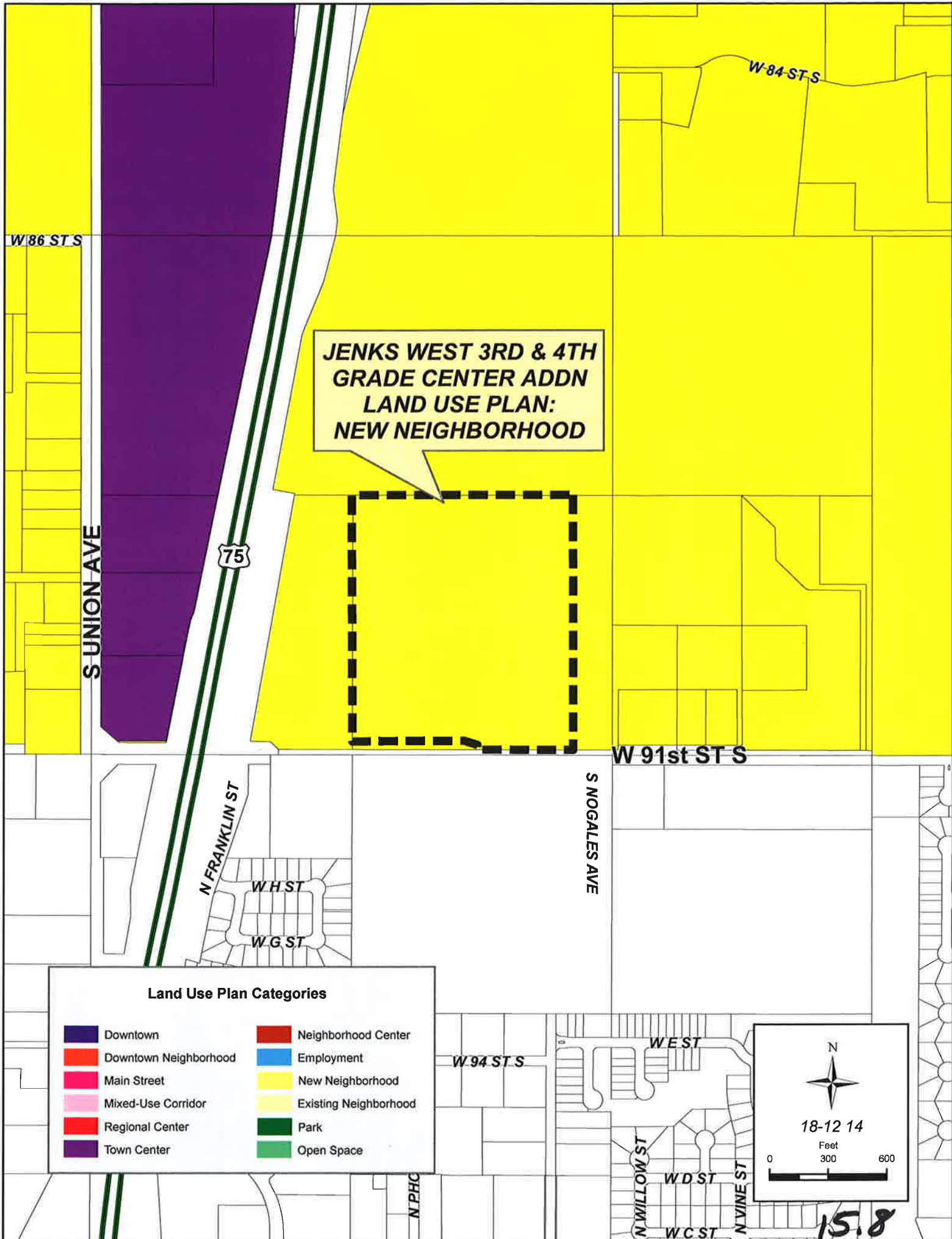
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

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.







CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007

JENKS, OKLAHOMA 74037-2007

PHONE (918) 299-5883 • FAX (918) 299-4489

April 27, 2011

INCOG
Diane S. Fernandez
Senior Planner
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

RE: Jenks 3rd and 4th Grade Center Plat

Dear Ms. Fernandez:

I received the referral for the above described plat and development on April 25, 2011. The following information is submitted for review and consideration. I trust you will find this information helpful.

The development plan identifies that a detention facility will be located in the southeast corner of the property with outflow towards the barrow ditches associated with West 91st Street South. Development of the subject tract should require that no greater amount of storm water can be discharged from the property at any given time than what existed prior to the development. The City of Jenks would expect that a drainage plan facilitating the need for the detention facility and that the facility has been designed to allow detention of all storm water drainage associated with the development to the level of a 100-year storm event has been submitted. The storm water discharge from the subject tract should be required to remain on the north side of 91st Street until entering Hagar Creek at a point also on the north side of the Street. The storm water must not traverse south of 91st Street prior to Hagar Creek, the existing barrow ditches on the south side of the roadway would not contain the discharge.

With multiple school campuses along 91st Street, Tulsa County and the School District may need to cooperate to improve 91st Street to facilitate a safer environment for expected turning motions to each of these facilities.

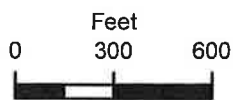
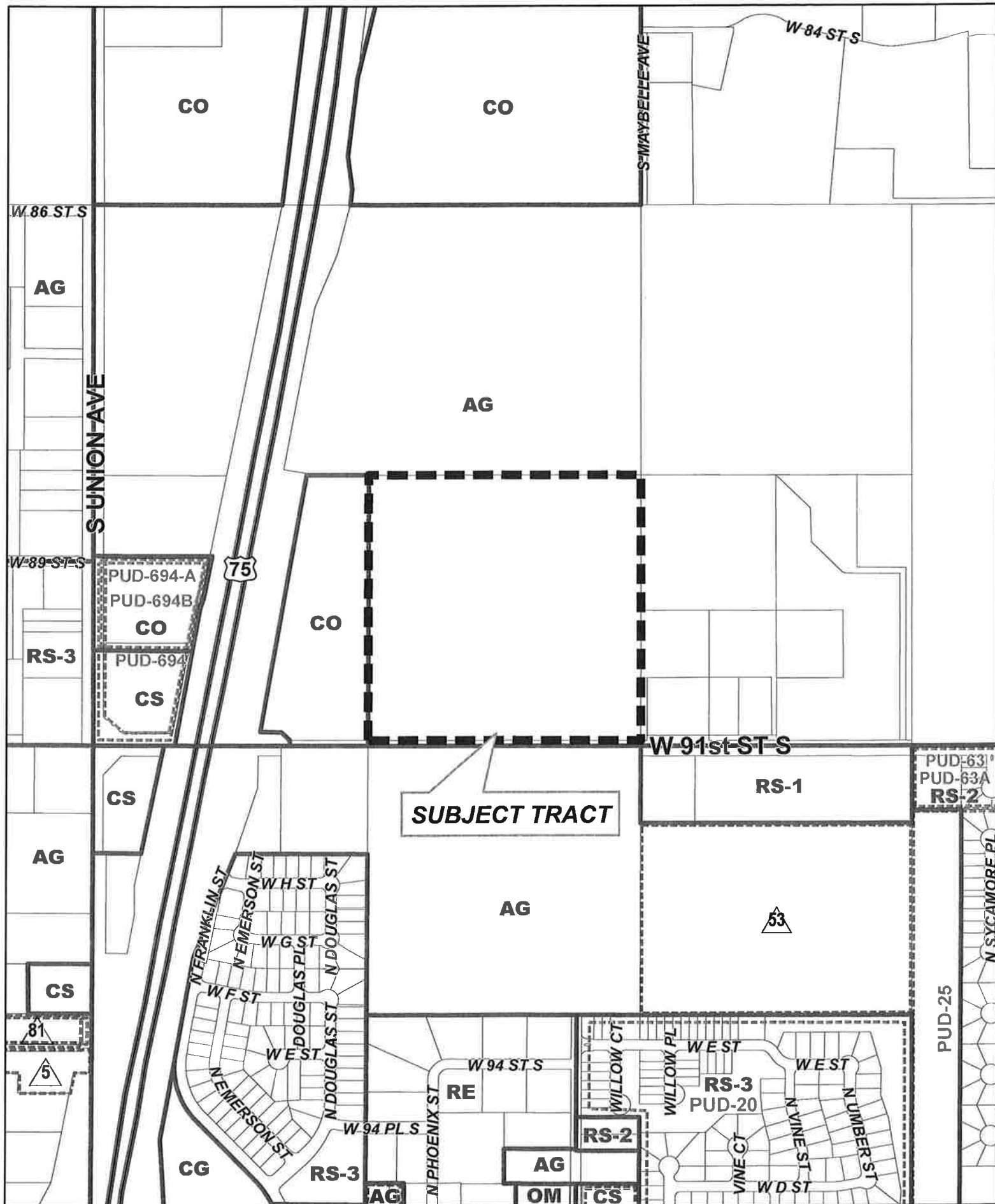
In addition, the School District and Tulsa County need to consider electronically marking the school zones and the hours of operation.

Should you require any further information please feel free to contact me at 918-299-5883 or by email at rbell@jenksok.org.

Sincerely,

Robert Bell
Planning Director
City of Jenks

cc: Mike Tinker, City Manager
Robert Carr PE, City Engineer

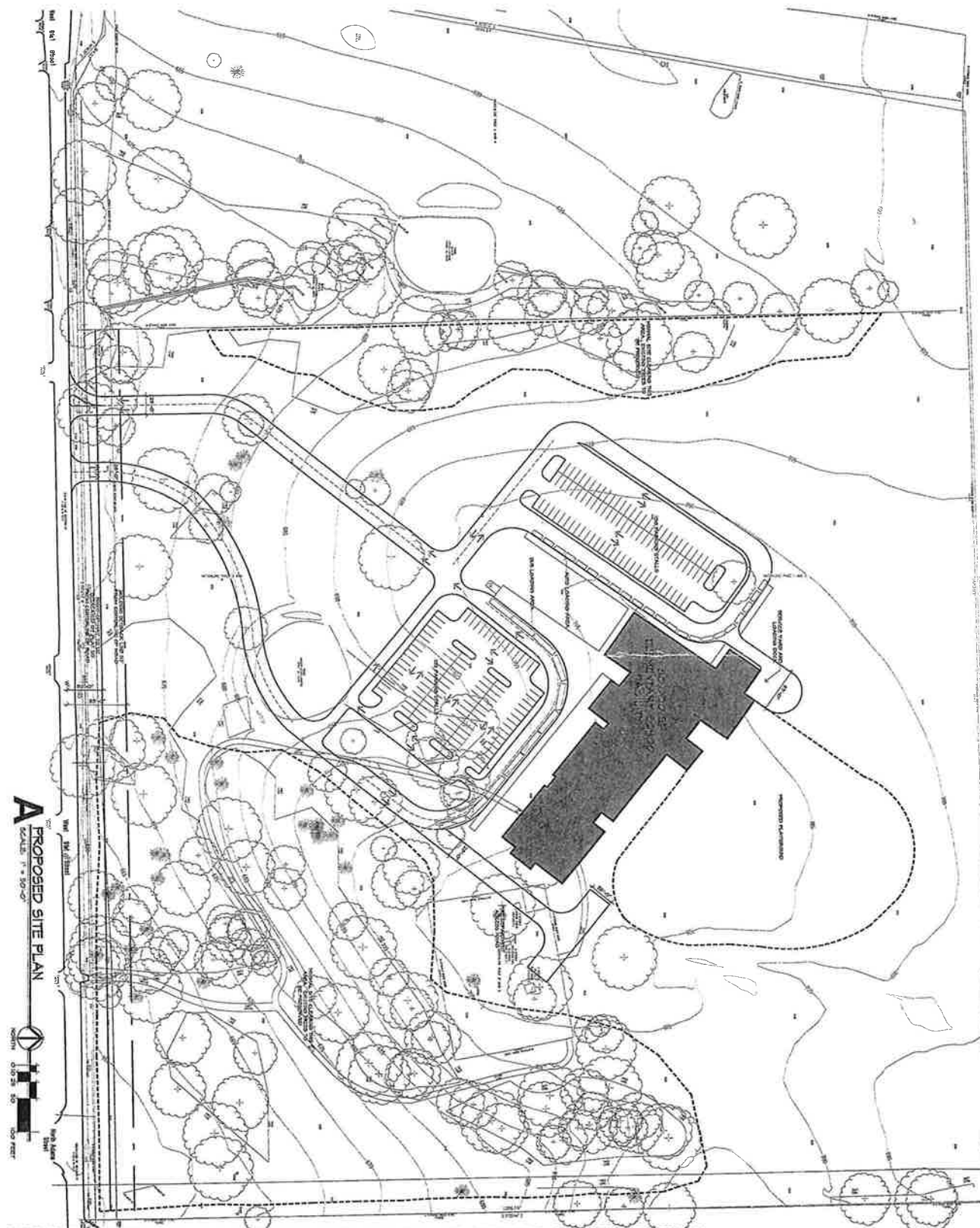


BOA-21238

18-12 14

15.10





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4001

20100123

Jenks Public Schools
New West Elementary 3rd & 4th Grade Center
Conceptual Design
PROPOSED SITE PLAN

DRAWN BY SMAJ
CHECKED BY

100

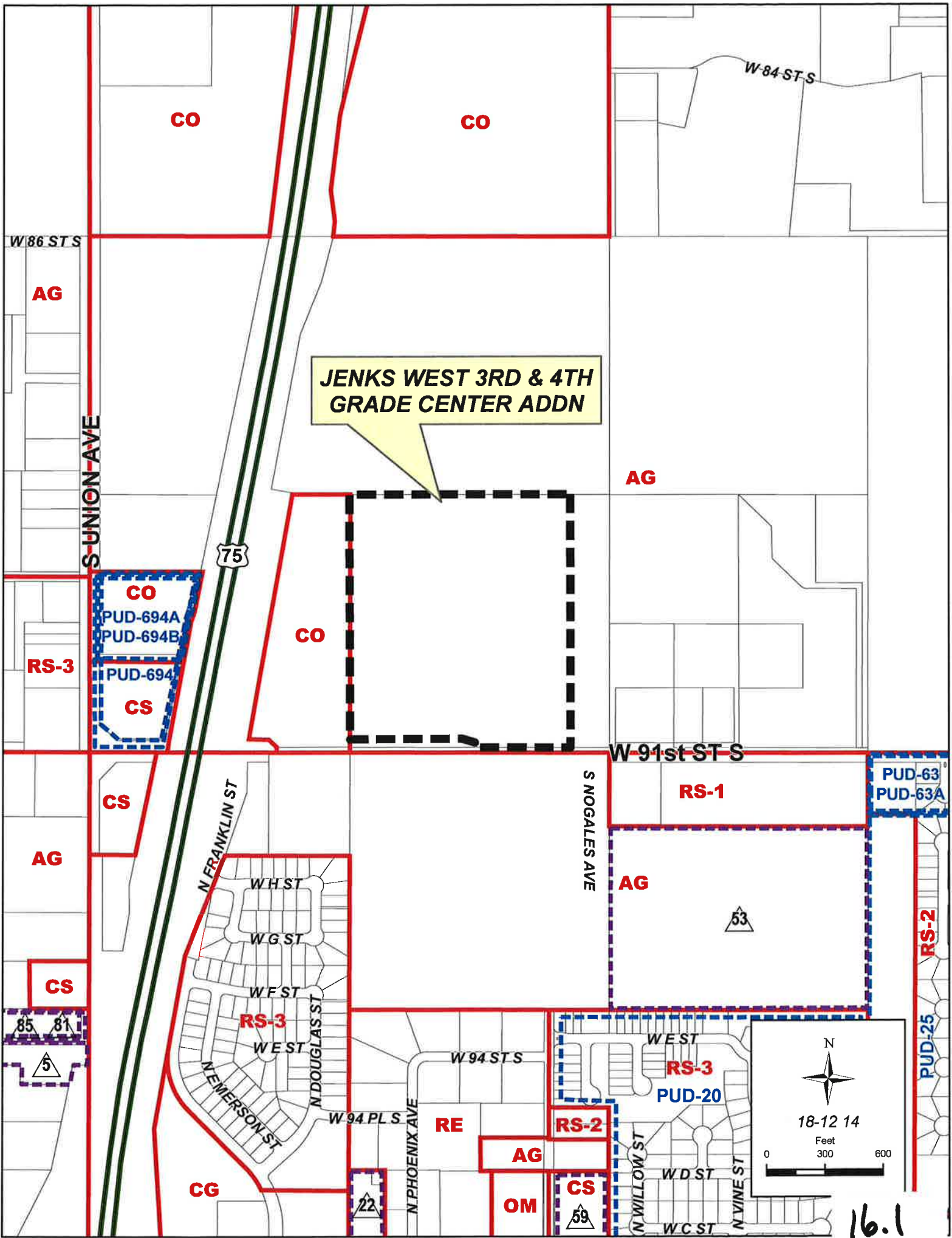
INTERIM REVIEW
ONLY

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NOT INTENDED FOR PERMIT,
BIDDING OR CONSTRUCTION

GH2 | ARCHITECTS



15.12





**JENKS WEST 3RD & 4TH
GRADE CENTER ADDN**

CO
PUD-694A
PUD-694B
PUD-694
CS

PUD-63
PUD-63A



18-12 14

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

16.2

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Jenks West 3rd and 4th Grade Center Addition – (8214) (CD 2)
North of West 91st Street, East of U.S. 75

The property is zoned AG (agricultural) with a Special Exception, BOA 21238, which approved of a public school use. Full permits are requested. A minor 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: Time restrictions on using school funding. This school will relieve a long-standing overcrowding problem and is needed for 2012-2013 school year. Construction must begin May 2011 to open July 2012. Jenks Public Schools is fully funded to complete this project as currently planned and accepts that certificate of occupancy will be withheld until plat is filed.

The following information was provided by the Technical Advisory Committee in its meeting April 21, 2011.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Transportation:* No comments.

SEWER:

- *Public Works, Waste Water:* No connections for water to the building can be approved until the sanitary sewer main has been completed and approved for service.

WATER:

- *Public Works, Water:* Pending TMUA action.

STORM DRAIN:

- *Public Works, Storm Water:* Separate instrument easements will be required.

FIRE:

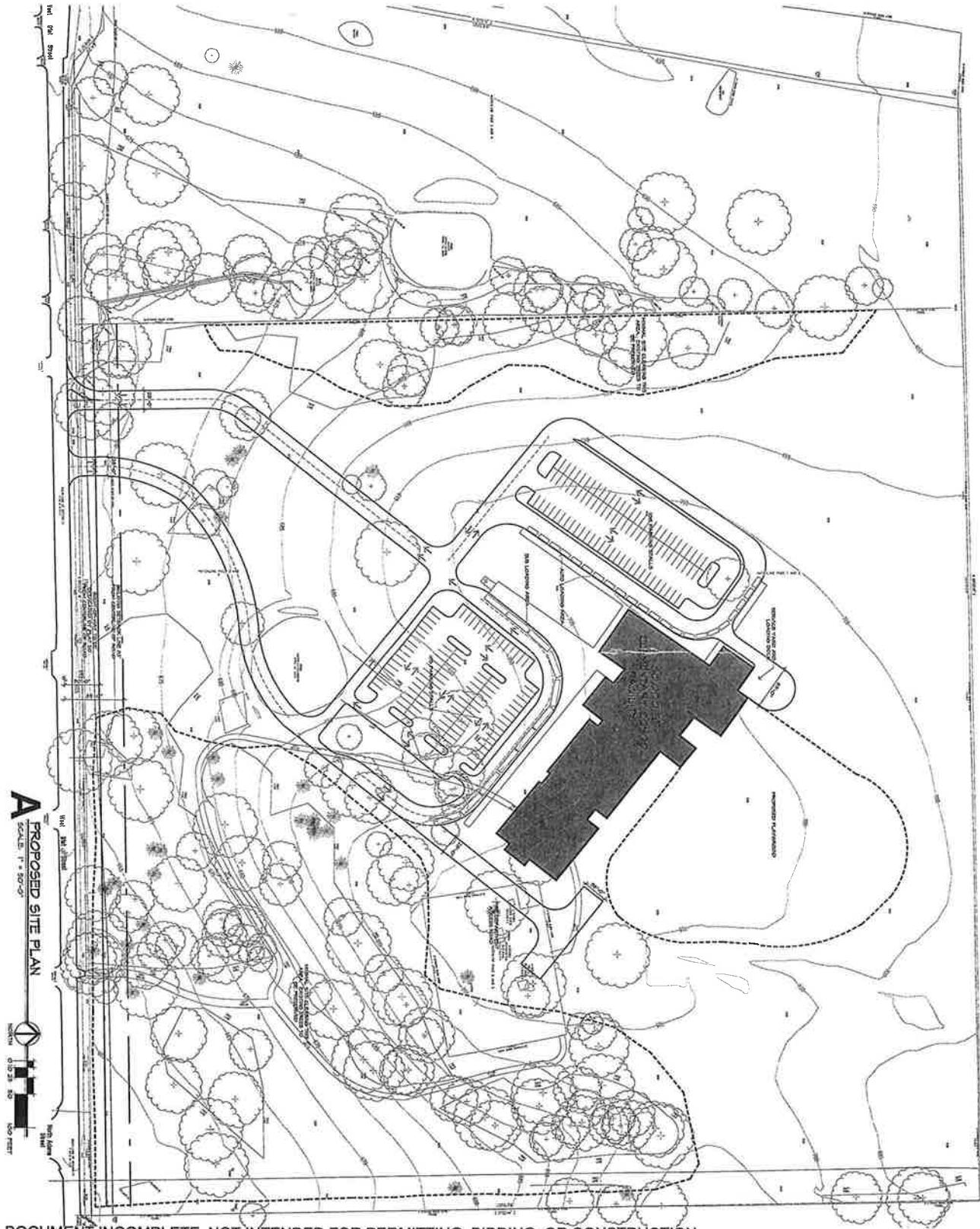
- *Public Works, Fire:* No comments.

UTILITIES:

- *Franchise Utilities:* No comments.

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. Planning staff has concern about the plat for the site and would like to have the plat approved before the approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION

A001

20100123

Jenks Public Schools
New West Elementary 3rd & 4th Grade Center
Conceptual Design

PROPOSED SITE PLAN

DRAWN BY: SMJ
CHECKED BY:

INTERIM REVIEW
ONLY

DOCUMENT INCOMPLETE,
NOT INTENDED FOR PERMIT,
BIDDING OR CONSTRUCTION

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225 South Broadway, Suite 1000, Tulsa, Oklahoma 74106
Tel: 918.592.7800, Fax: 918.592.7801, www.gh2.com
A QUALITY PRACTICE OF GH2 ARCHITECTS, LLC



16.5

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FORTY-ONE (41), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THERE.

Owner/Developer: Independent School District #5
Jenks Public Schools
2035 JAS. JACKSON FREEWAY
JEFFERSON, AR 72037
(918) 239-4415

Engineer: Wallace Engineering-Structural
Consultants, Inc.
200 LUSHER DRIVE, STREET
TULSA, OK 74103
(918) 384-3858
C.A.: 1460 EXP. DATE: 06/30/11
gphilips@wallace.com

Surveyor: Bennett Surveying, Inc.
P.O. BOX #18
CHICKADEE, OK 74337
(918) 476-7484
C.A.: 4502 EXP. DATE: 5/30/12
wade@bennettsurveying.com

Engineer: **Alcolac Engineering—Structural Consultants Inc.**
2000 S. 19TH AVE., STEET
GULFPORT, MS 39503
(918) 584-5858
C.A.: 1460 EXP. DATE: 06/30/11
qphillips@alcolacsc.com

Surveyor: **Bennett Surveying, Inc.**
P.O. BOX 449
CHOLEAU, OK 74337
(918) 478-7484
C.A.: 4502 EXP. DATE: 6/30/12
wade@bennettsurveying.com



SOLUTIONS CONTAINING

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE SW/4 OF SECTION 14 AS BEING S 88°59'13" W.

Monumentation:
ALL LOT CORNERS SHOWN ON THIS PLAN WERE EITHER SET USING AN IRON PIN WITH A CAP STAMPED BENNETT CA 4522 OR FOUND IRON PINS WITH CAPS PLACED BY OTHERS.

Flood Plain designated:
ALL OF JENKS WEST AND 4TH GRADE CENTER ADDITION LIES IN
UNSHADED ZONE "X" PER FIRM COMMUNITY PANEL 4013C-0342K AS
LAST REVISED AUGUST 3, 2008 UNSHADED ZONE "X" ARE AREAS
DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

SS ()

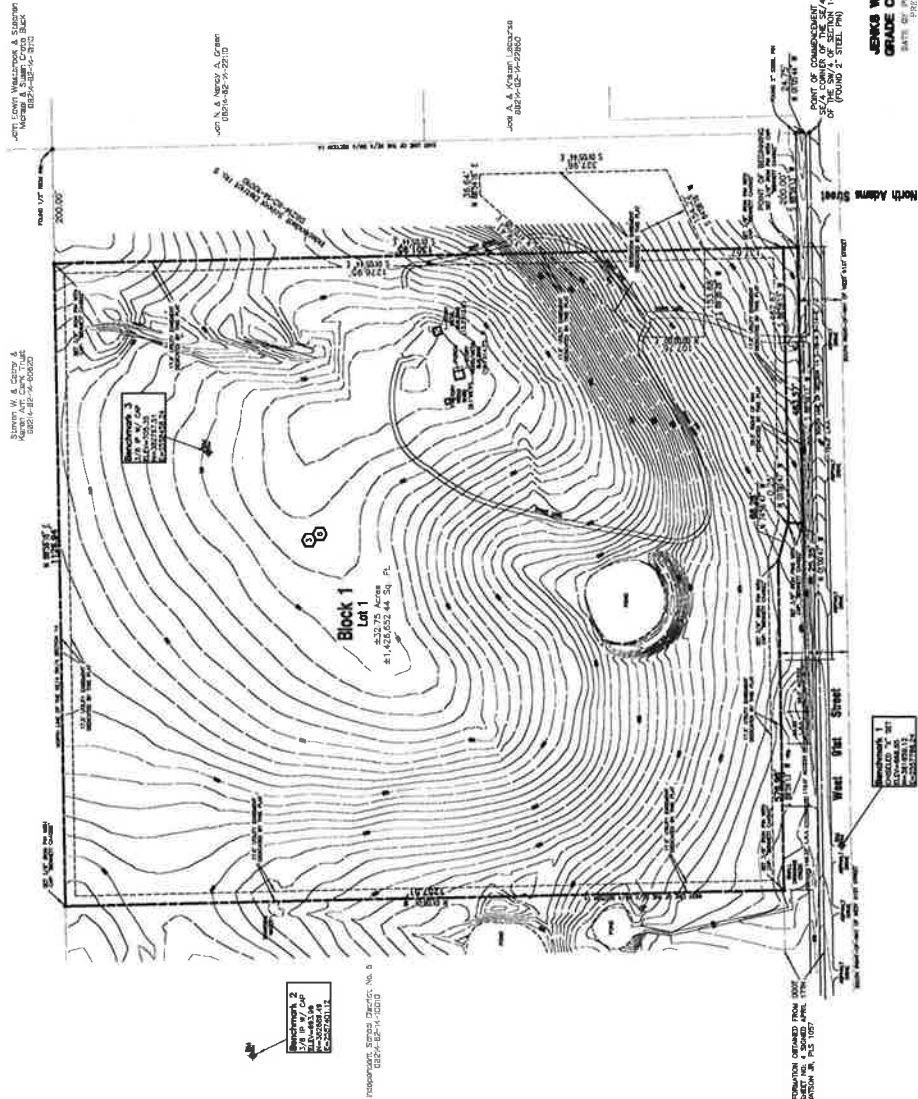
_____, EARLENE WILSON, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT

DATED THE DAY OF 20
CARLENE WILSON TULLSA COUNTY CLERK

I HEREBY CERTIFY THAT THE ABOVE REAL ESTATE TAXES INVOLVED IN THIS
 RETURN HAVE BEEN PAID TO THE CREDIT OF THE SECURITY DEPOSIT.
 THE SECURITY AS REQUIRED HAS BEEN DEDUCTED IN THE AMOUNT OF
 \$ _____ PER TRUST RECEIPT NO. TO BE
 APPLIED TO 30 _____ TAXES. THIS CERTIFICATE IS NOT TO BE
 CONSIDERED AS PAYMENT OF 20 _____ TAXES IN FULL BUT IS GIVEN
 IN ORDER THAT THIS PAYMENT MAY BE FILED ON RECORD NO. _____
 TAXES COULD EXCEED THE AMOUNT OF THE SECURITY DEPOSIT
 DATED THE _____ DAY OF _____ 20 _____
 DENNIS SULLIVAN, TULSA COUNTY TREASURER

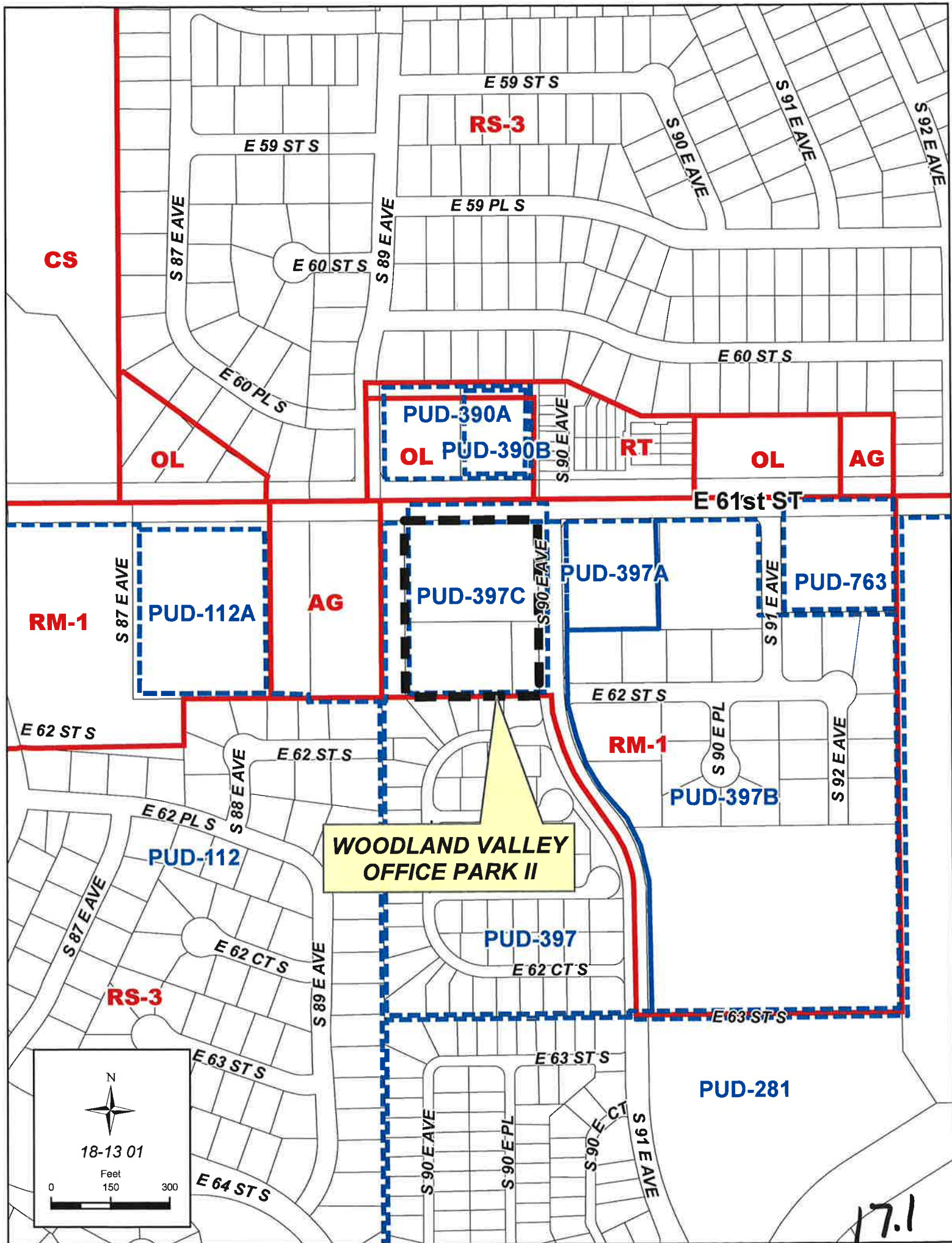
3. RECD. OF MONT. AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, DATED SEPTEMBER 24, 1919, FILED SEPTEMBER 27, 1919, RECORDED IN BRICK 279, PAGE 411 (APPEARS AS BLANKET ASSIGNMENT)

4. RIGHT OF WAY EASEMENT TO CREEK COUNTY RURAL WATER DISTRICT NO. 2, DATED _____ FILED JUNE 9, 1985, RECORDED IN BOOK 3385, PAGE 845; AS PARTIALLY RELEASED BY PARTIAL RELEASE OF EASEMENT DATED OCTOBER 27, 1984, FILED DECEMBER 13, 1984, RECORDED IN BOOK 3428, PAGE 312 (ATTENTION: AS IRRAWATT EASEMENT).



**JENKS WEST 3RD & 4TH
GRADE CENTER ADDITION**
DATE OF PREPARATION: 3-23-11
PRELIMINARY PLAN
SHEET 3 OF 2

16.4





MINOR SUBDIVISION PLAT

Woodland Valley Office Park II - (8301) (CD 7)

Southwest corner of East 61st Street South and South 90th East Avenue

This plat consists of 2 Lots, 1 Block, on 3.5 acres.

The following issues were discussed April 21, 2011, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 397 C. Setbacks need to meet requirements of the Planned Unit Development standards. PUD standards need to be recited in the restrictive covenants.
2. **Streets:** Include sections on Limits of No Access and sidewalks. Maximum width of driveway on 90th East Avenue cannot exceed 36 feet.
3. **Sewer:** The 15 foot utility easement shown along the west boundary line of the plat needs to be increased to a 17.5 foot utility easement. Show the existing easement width for the existing lots along the south boundary line of the plat. Since Lot 1 does not have access to a sanitary sewer main for service, the plat can not be filed until sanitary sewer plans have been approved and construction started. The scale shown on the title block area does not appear to match the one used in the drawing. The proposed lamphole must extend a minimum of 10 feet into Lot 1. If the generator enclosure is constructed of anything other than a fence, it will not be allowed to encroach into the utility easement.
4. **Water:** A looped water main line extension could be required for meeting fire hydrant spacing needs.
5. **Storm Drainage:** Remove contours from the face of plat. Drainage flowing onto the site from the west is public drainage, and must be conveyed across the site in a public overland drainage easement and/or storm sewer easement. Remove "Paragraph C" from the 1st line of Subsection I.C.5, and replace it with "Above Paragraphs" or "Subsection I.C". Add the standard language for overland drainage easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Back to back 11 foot easements are acceptable. Additional easement may be required on Lot 1.

7. **Other: Fire:** Fire hydrant will be required within 400 feet of any part of a non-sprinkled building and within 600 feet of any part of a sprinkled building. **GIS:** Scale the location map and state what the scale is. Provide the expiration date for the engineer/surveyor number. The basis of bearings need to provide degrees, minutes and seconds of that bearing from the described plat. Please make note on the face of the plat of any benchmarks. On face of plat show number of lots, blocks, and reserves. Add the word "scale" and move the text 1" = 40" to be beneath the graphic scale bar. On face of plat add the bearing for the 60 foot distance leading to point of beginning. Submit subdivision control data form. Add date of preparation. Fix inconsistencies between metes and bounds description and face of plat. The bearing described for the distance of 348.52 feet on the northerly line of "The Cottages at Woodland Valley" does not match what is shown on the face of the plat. The distance leading back to the point of beginning is shown as 449.99 feet on the face of the plat but is described in the legal description as 450.00 feet.

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

Standard Conditions:

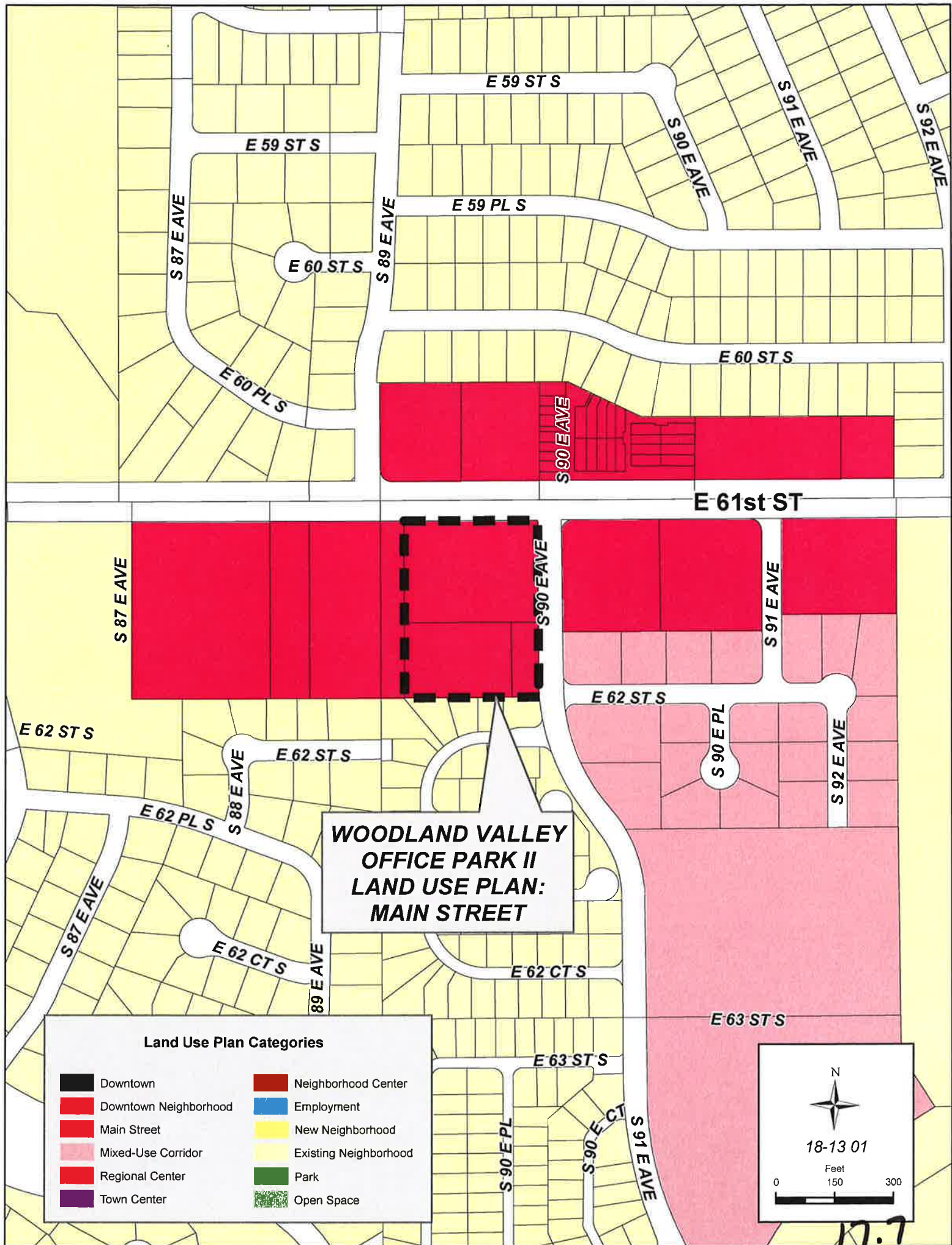
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

Works Department.

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













3.6.5 Subdivision Regulations.)

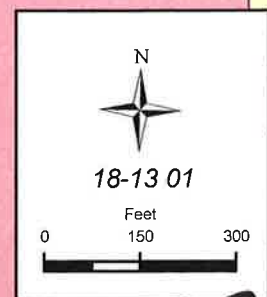
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat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

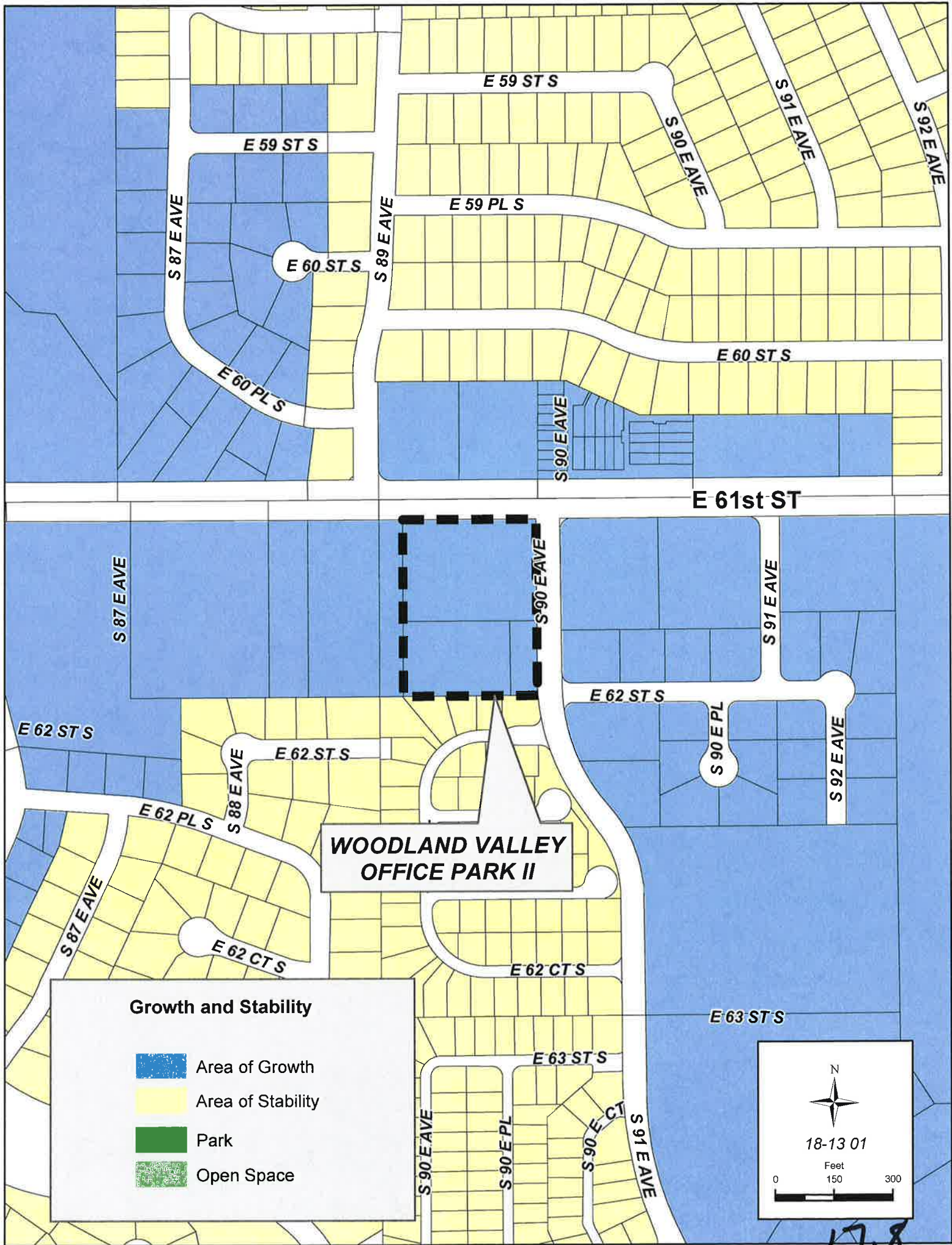


**WOODLAND VALLEY
OFFICE PARK II
LAND USE PLAN:
MAIN STREET**

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 |





18-13 01

Feet
0 150 300



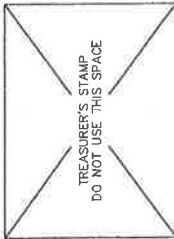
17.8

'MINOR SUBDIVISION PLAT

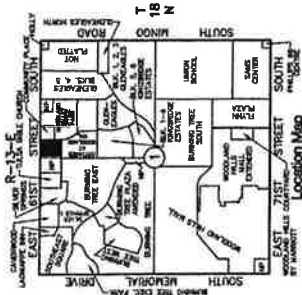
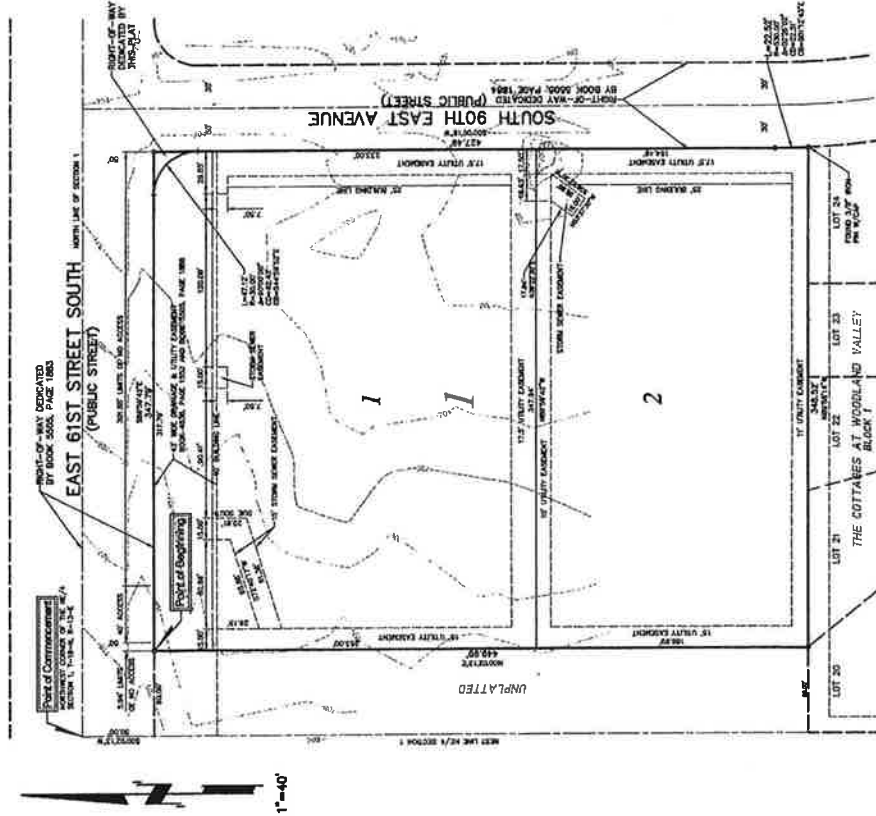
Woodland Valley Office Park II

A SUBDIVISION OF PART OF THE
NW1/4 OF THE NE1/4 OF SECTION 1, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Platted Under Development No. 387-C



COUNTY CLERK'S STAMP DO NOT USE THIS SPACE	
CERTIFICATE OF APPROVAL I hereby certify that this plat was properly recorded in accordance with the provisions of the Oklahoma Statutes.	
COUNTY CLERK Name Address City State Zip	APPROVED BY THE CITY OF TULSA Name Address City State Zip



OWNER

TINER FEDERAL CREDIT UNION
ATTN: ASST. VP. COMM. BANKING
TINER AVE. OK 74106-1720
PHONE: (405) 318-2823

AND

ENGINEER / SURVEYOR

6344, L.L.D.
ATTN: ASST. VP. COMM. BANKING
TULSA, OKLAHOMA 74106
PHONE: (405) 482-3380
E-MAIL: SAMPSON@SAMPSONLTD.COM
C.A. No. 1783

MONUMENTATION

ALL CORNERS AND BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON THE
TINER FEDERAL CREDIT UNION PLAT NO. 387-C, T-18-N, R-13-E, OKLAHOMA
OR C.A. NO. 1783, UNLESS OTHERWISE NOTED.

BEARS OF BOUNDARY

THE BEARS SHOWN ON THIS PLAT ARE BASED ON THE
TINER FEDERAL CREDIT UNION PLAT NO. 387-C, T-18-N, R-13-E,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK
BLOCK 1 CONTAINS 3.5868 ACRES

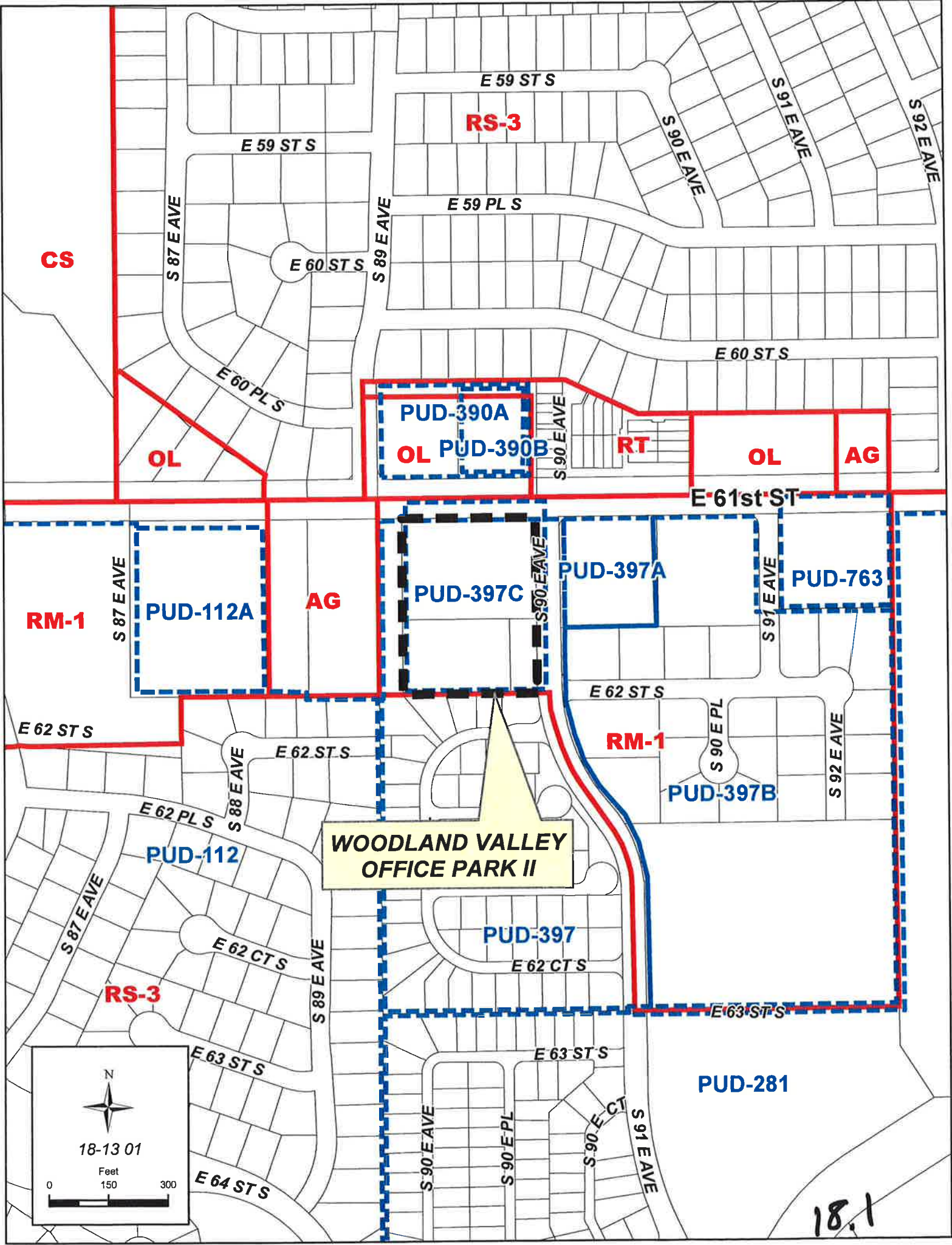
LEGEND

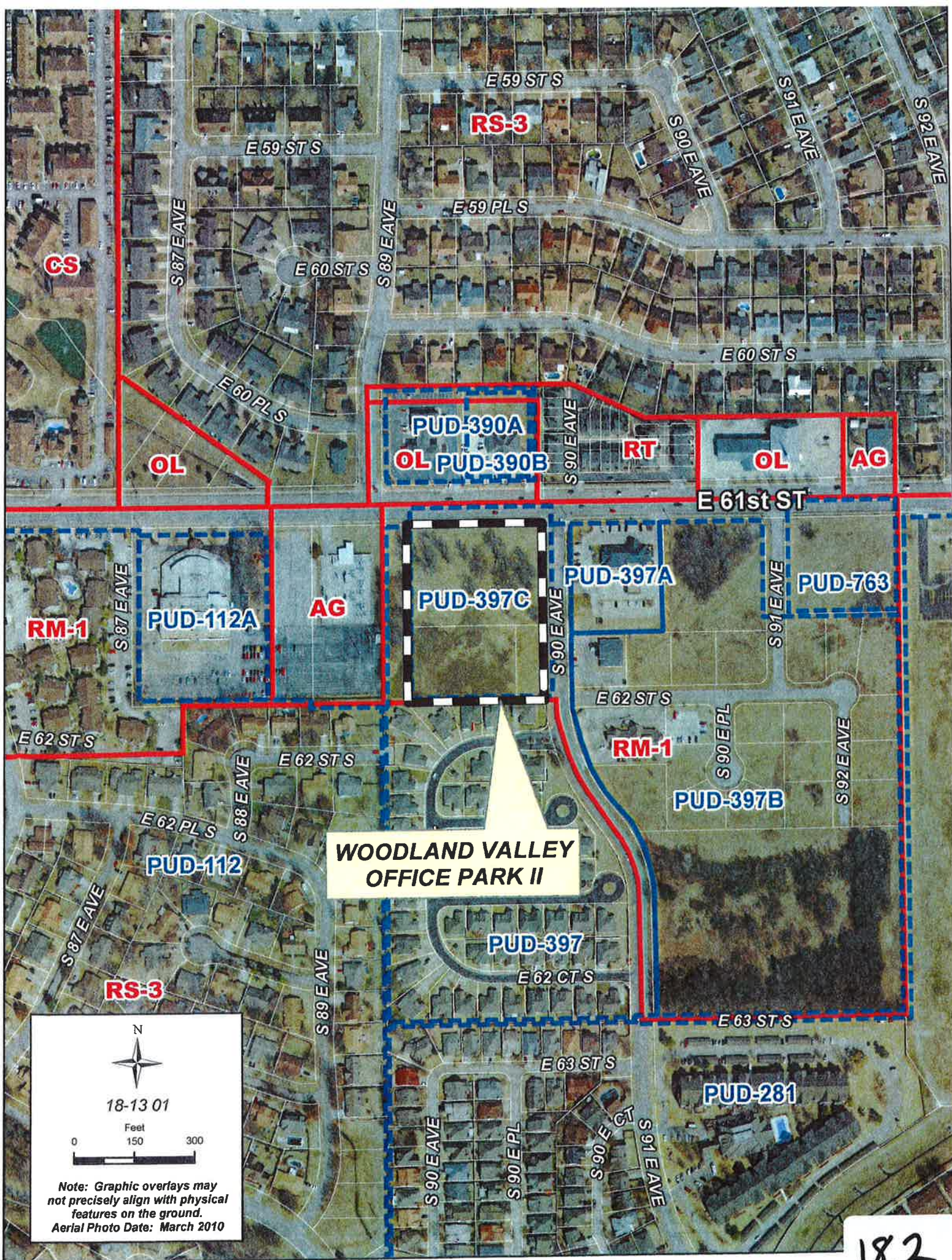
CD CHORD DISTANCE
OR CHORD BEARING

SURVEYOR'S NOTE

THE LAST SITE VISIT WAS MADE ON _____, 2011.

17.9





18-13 01

Feet

0 150 300

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

18.2

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Woodland Valley Office Park II – (8301) (CD 7)
8920 East 61st Street

The property is zoned Planned Unit Development 397 C. Full permits are requested. The site has been previously platted.

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: TFCU (Tinker Federal Credit Union) is proposing a relocation of TFCU's branch at 61st and Memorial (Eton Square). In order to vacate the existing facility this year the new branch must be open. This permit if approved will give TFCU more time for construction and more flexibility should weather become a factor. Nothing is proposed on Lot 2.

The following information was provided by the Technical Advisory Committee in its meeting April 21, 2011:.

ZONING:

- *TMAPC Staff:* A full permit is requested.

STREETS:

- *Transportation:* No comment.

SEWER:

- *Waste Water:* No water tap can be issued for the building until the sanitary sewer main extension has been completed and accepted into service.

WATER:

- *Water:* No comments.

STORM DRAIN:

Storm Water: Separate instrument easements will be required.

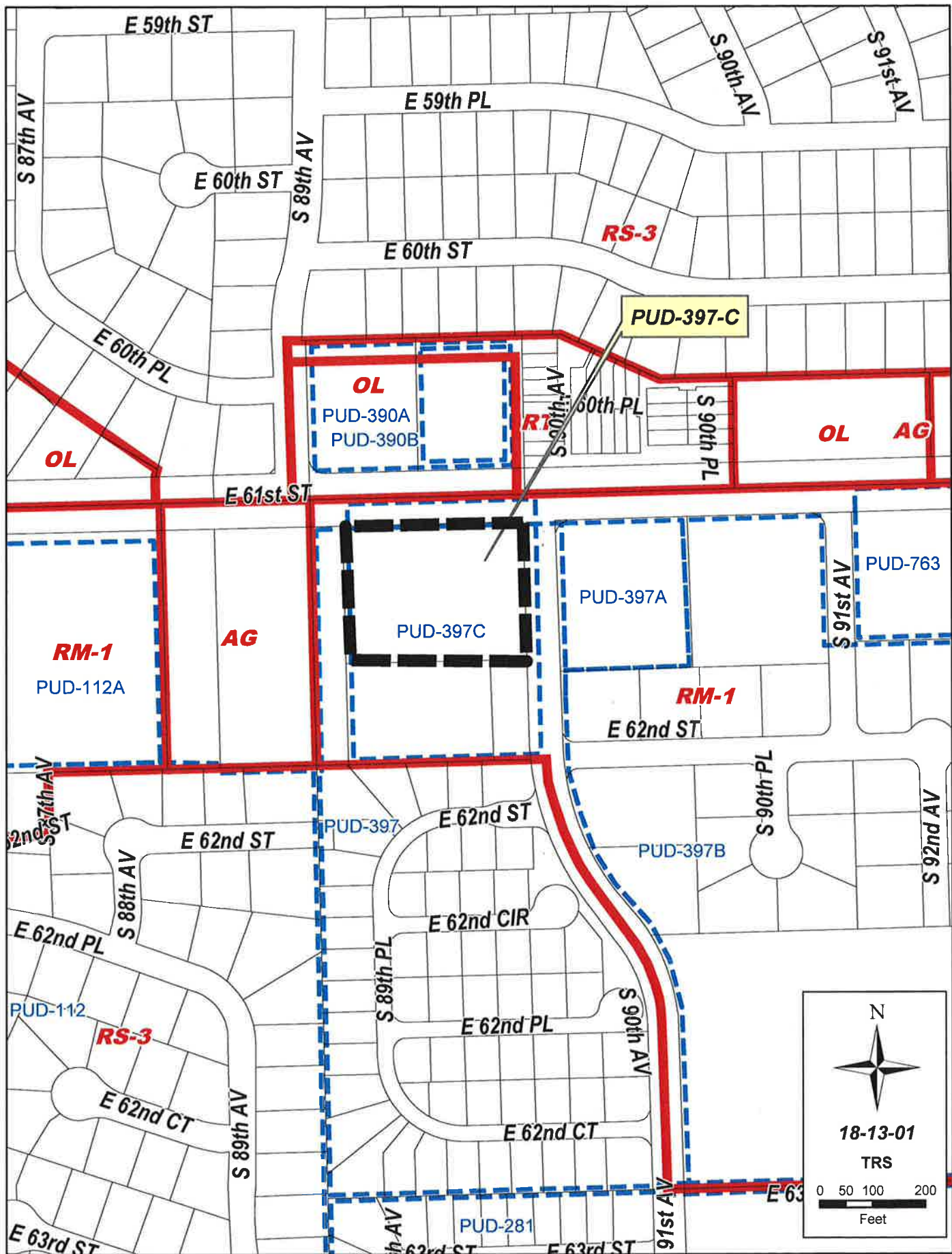
FIRE:

Fire: No comment.

UTILITIES:

- No comment.

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 adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.





19.2

May 4, 2011

STAFF RECOMMENDATION

PUD-397-C: Detail Site Plan – Southwest corner of 61st Street South and South 90th Avenue East; Lot 1, Block 1 – Tinker Federal Credit Union; TRS 18-13-01; CZM 53; Atlas 759; CD 7; RM-1/PUD.

The applicant is requesting approval of a detail site plan for a single story, 9,654 square foot federal credit union. The proposed use, drive-thru banking within Use Unit 11 – Offices, Studios and Support Services and Use Unit 5 – Community Services and Similar Uses are permitted uses in PUD-397-C.

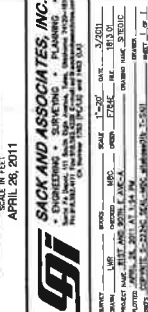
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from 61st Street and South 90th Avenue East. Parking is provided per the applicable use units of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Zoning Code. Landscaping will be provided per PUD requirements and the landscape chapter of the Zoning Code. There is no exterior sight lighting proposed at this time. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided along 61st Street and South 90th East Avenue as required by PUD Development Standards and Subdivision Regulations.

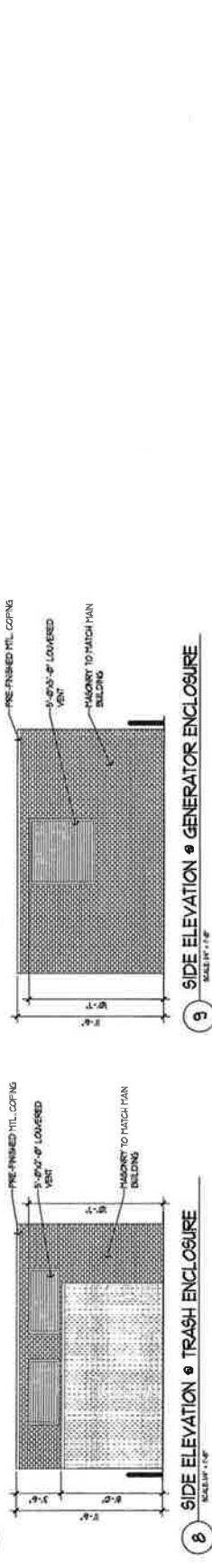
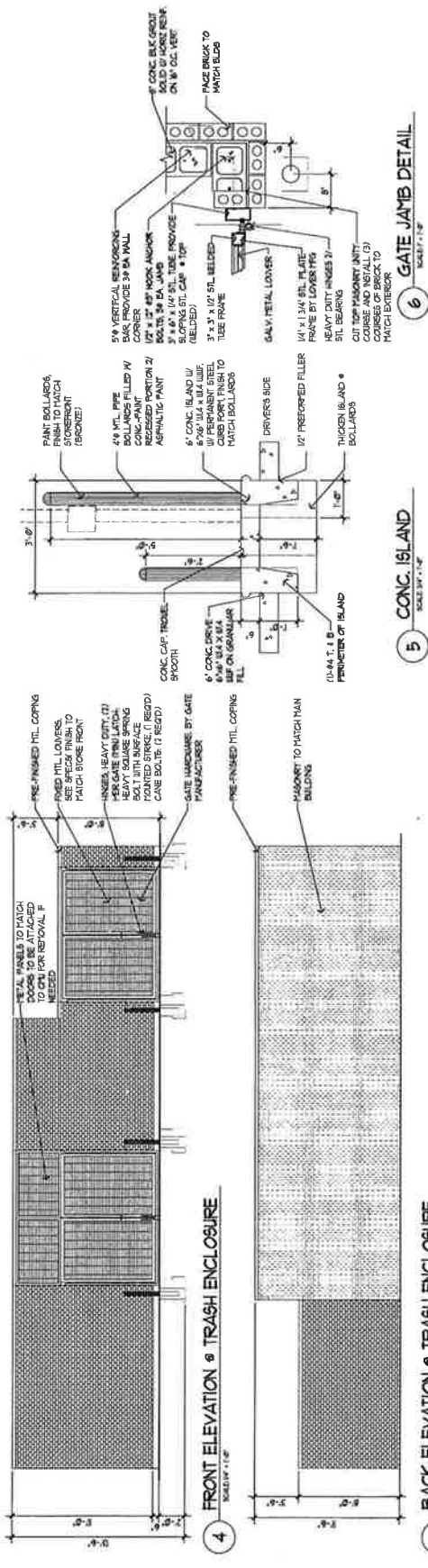
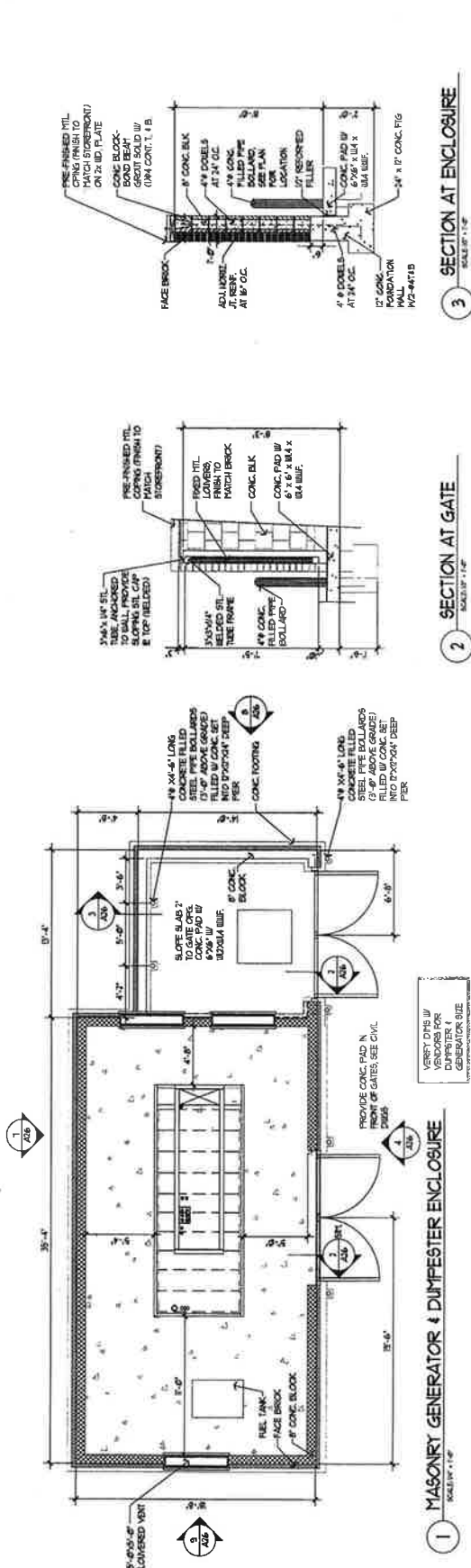
Distinct pedestrian access is provided from the sidewalk along 61st Street and South 90th East Avenue through the parking lot to the front and east side of the building as required by the PUD. Pedestrian access does not cut-through any parking spaces and will be distinguished by either raised pavement or striping on the ground as required (see attached Detail Site Plan Sheet 1).

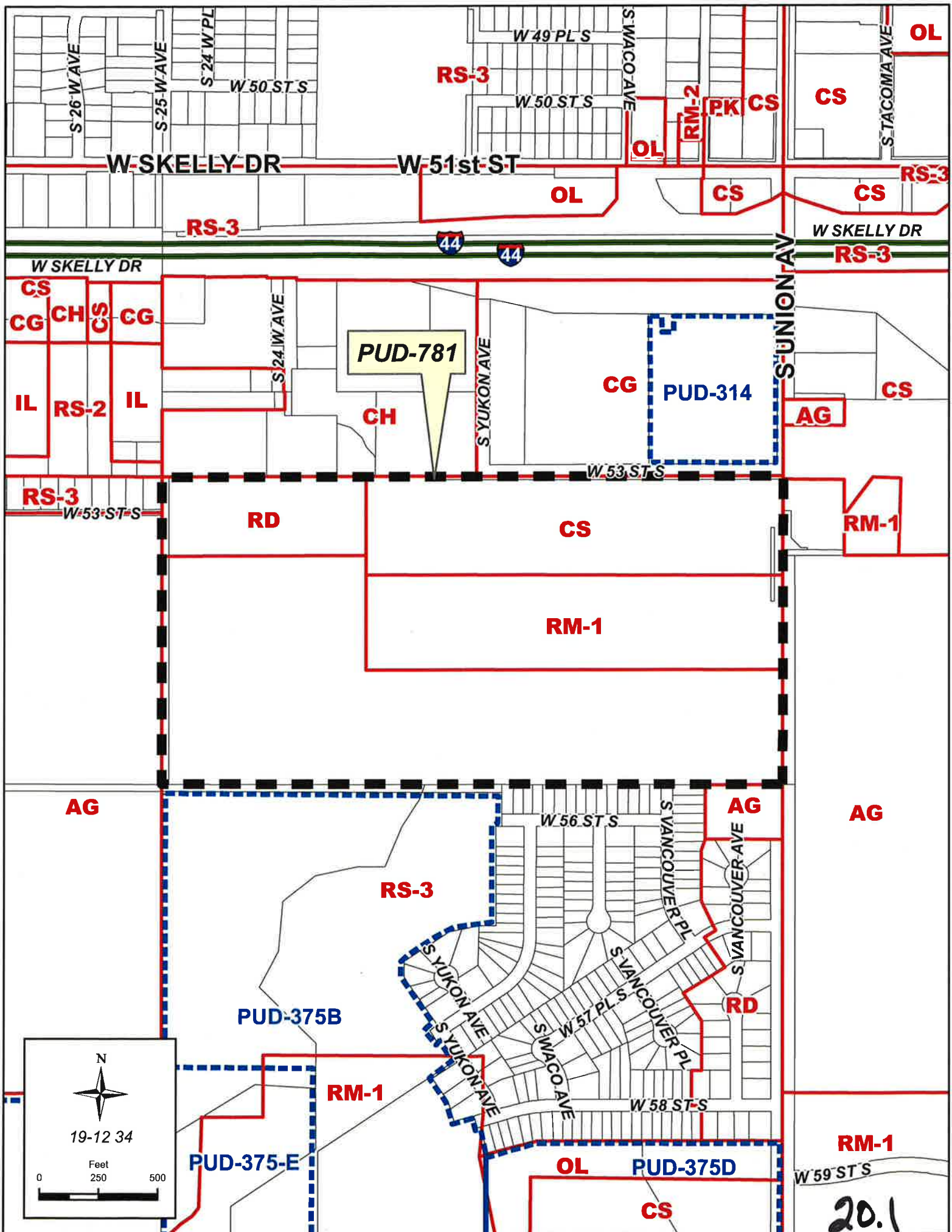
Staff recommends **APPROVAL** of the detail site plan for PUD-397-C, Lot 1, Block 1 - Tinker Federal Credit Union.

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

19.3







PLAT WAIVER

May 4, 2011

PUD- 781 – Southwest corner of West 53rd Street and South Union Avenue (9934) (CD 2)

The platting requirement is being triggered by a new Planned Unit Development for the zipline canopy tour project.

Staff provides the following information from TAC at their April 21, 2011 meeting:

ZONING:

- TMAPC Staff: The use proposed for the site is an outdoor recreational type of use that is viewed as temporary by the applicant until sometime in the future when redevelopment will occur. At that time a plat will be required for a rezoning or major use amendment. Restrictive covenants detailing right-of-way and trail dedications must be filed.

STREETS:

- Fifty foot right-of-way dedication required along Union Avenue, Sidewalks required along Union and 53rd Street.

SEWER:

- A mainline extension will be required to provide access to a sanitary sewer main for service. No service connections will be allowed on the existing 18 inch or 21 inch main.

WATER:

- Approval required for connection onto the 24 inch water main line.

STORMWATER:

- Okay for this development. Future change of use will need to trigger platting.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff can recommend **APPROVAL** with the restrictive covenants being filed of record as proposed.

20.3

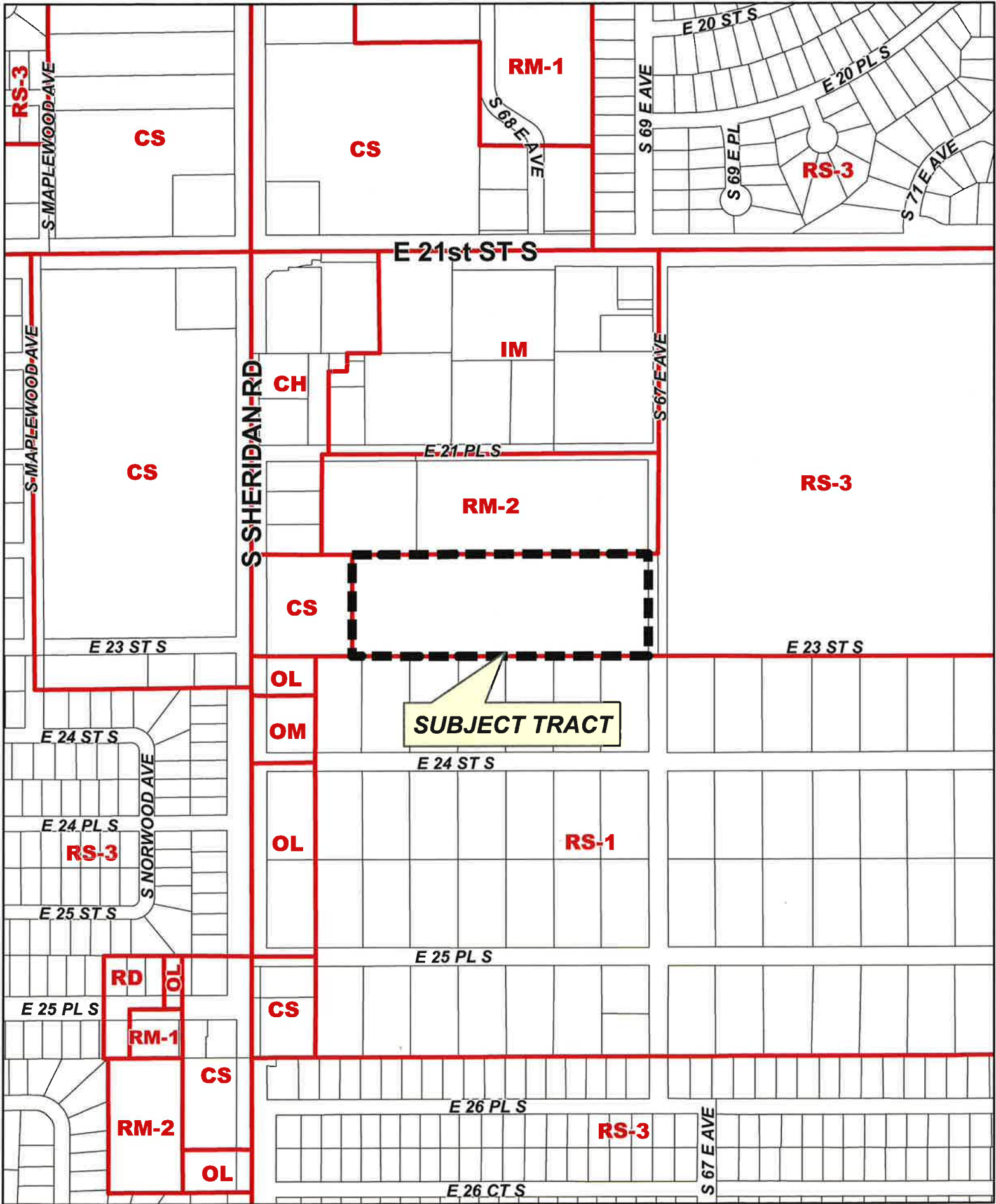
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 |

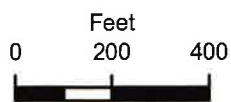
*Restrictions will be filed of record. ** Right-of-way will be dedicated.



BOA-21250

19-13 14





Aerial Photo Date: March 2010

BOA-21250

19-13 14

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



21.2

PLAT WAIVER

May 4, 2011

BOA-21250 – 2190 South 67th East Avenue (9314) (CD 5)

The platting requirement is being triggered by a Special Exception for a school use in an RS-3 zoning district.

Staff provides the following information from TAC at their April 7, 2011 meeting:

ZONING:

- TMAPC Staff: The property was previously platted. Lot splits or combinations will be needed.

STREETS:

- Impact of development on traffic may need to be evaluated.

SEWER:

- No comment.

WATER:

- Depending on the plans for the property a waterline extension for a fire hydrant may be required.

STORMWATER:

- Plat was originally filed in 1951. Off site drainage needs to be collected. An Infrastructure Development Plan may be needed. Jones Creek floodplain is located on the western portion of the site. Overland Drainage Easements or Reserve Areas may be needed.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff can agree to the plat waiver because the property was previously platted, but would prefer a replat of the property. Easements for drainage will be needed per approval of Development Services staff. A minor subdivision plat would be acceptable if the property is replatted.

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

Yes NO

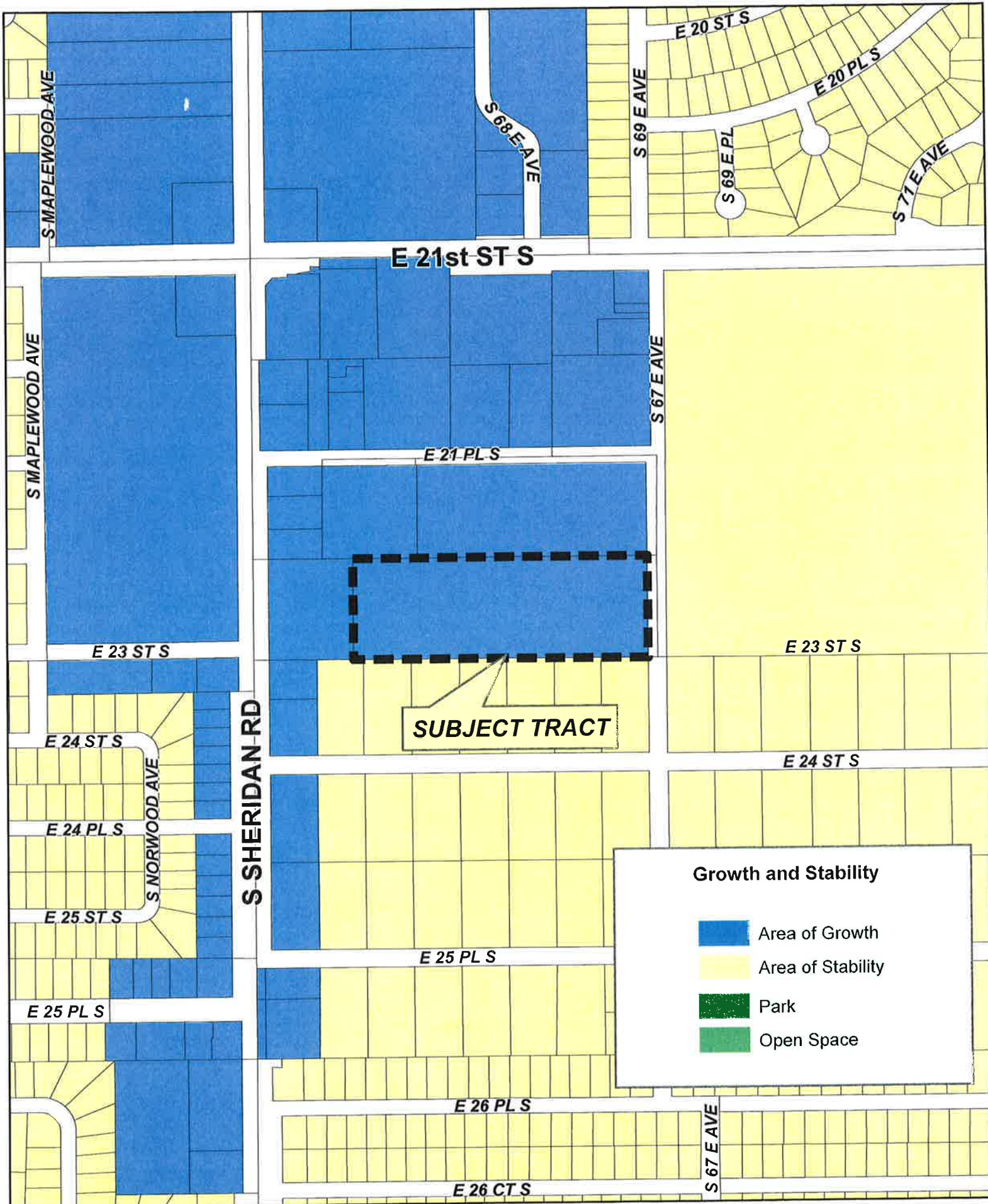
213

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

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

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

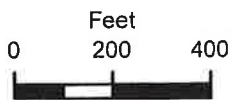
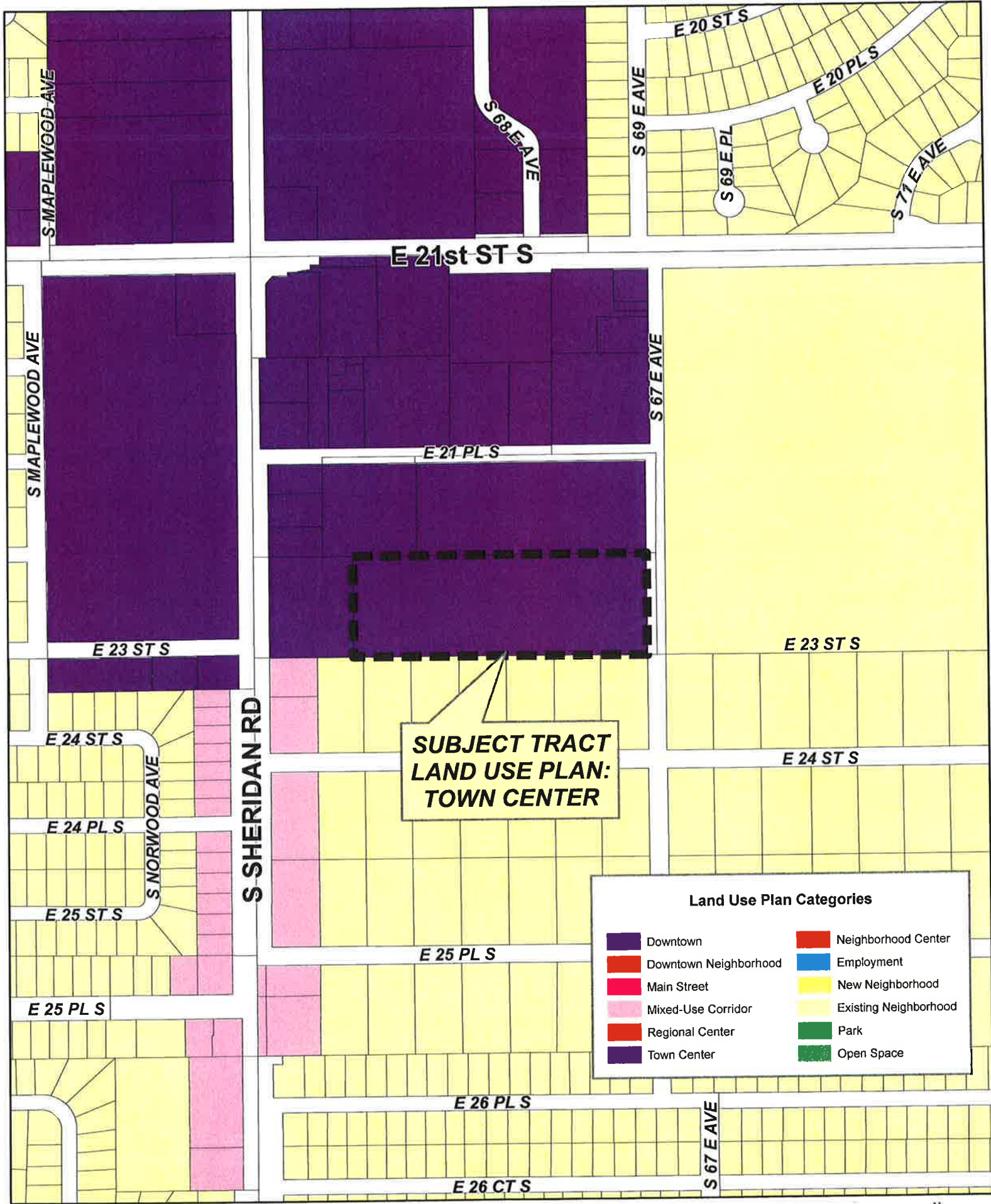
*There may be additional easements needed.



BOA-21250

19-13 14

21.5

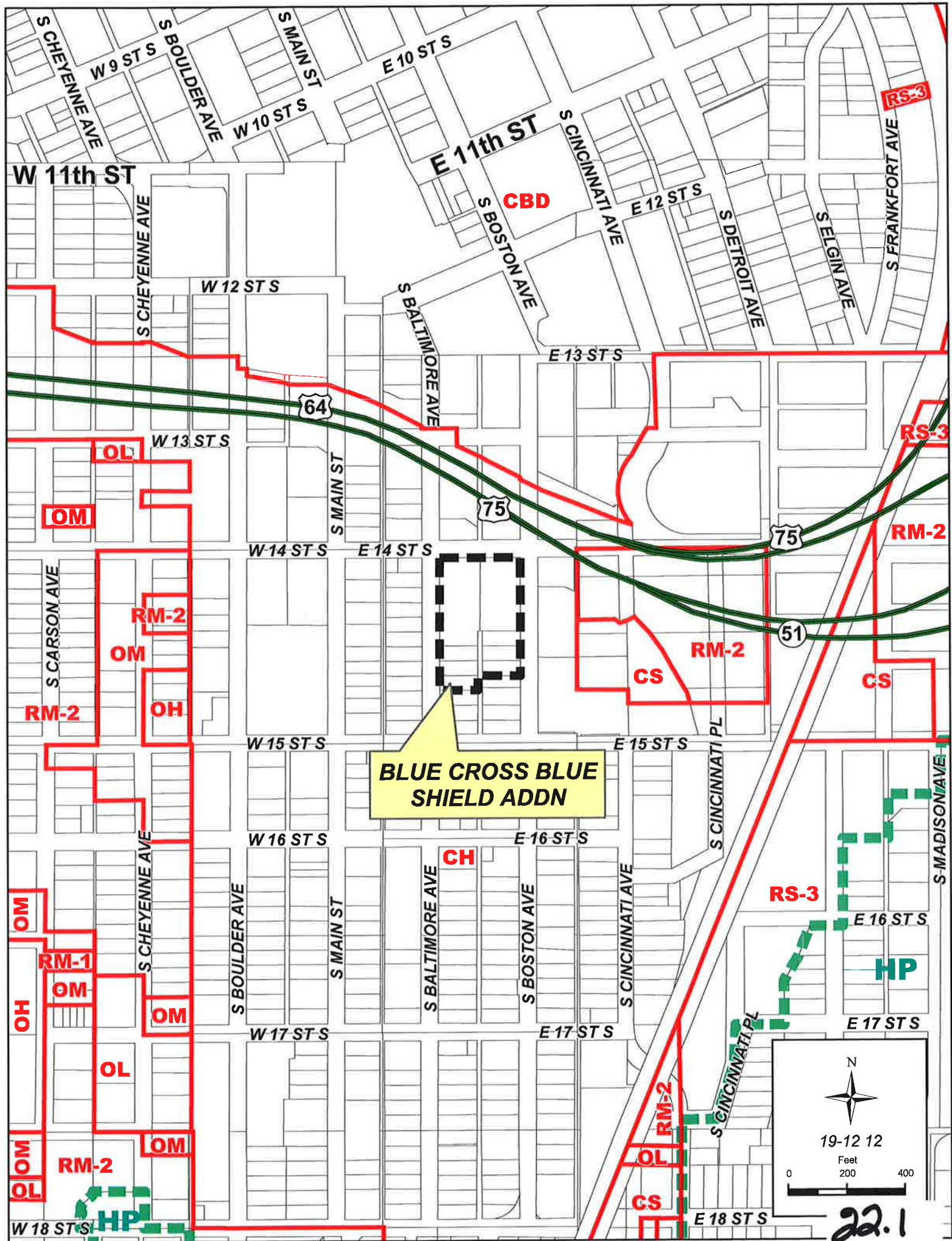


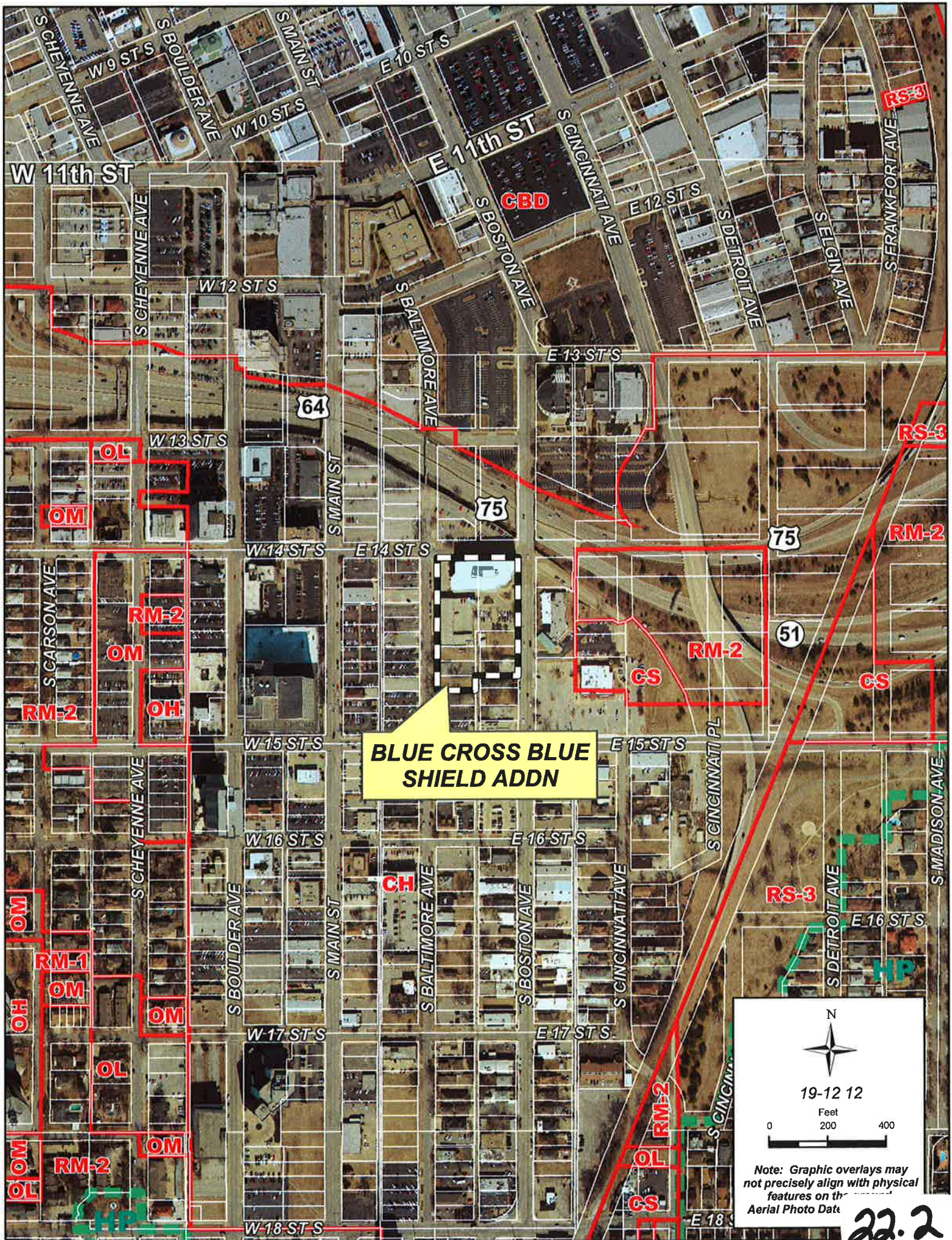
BOA-21250

19-13 14

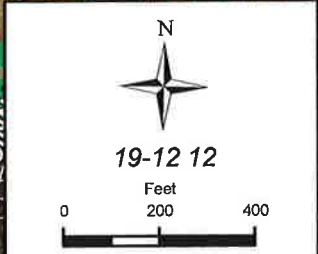
21.4







**BLUE CROSS BLUE
SHIELD ADDN**



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

22.2

SKETCH SUBDIVISION PLAT

Bluecross Blueshield Addition - (9212) (CD 4)

1400 South Boston Avenue

This plat consists of 1 Lot, 1 Block, on 2.68 acres.

The following issues were discussed April 21, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CH. **Sketch plats do not proceed to TMAPC unless the applicant requests approval of the planning commission. In this case the sketch plat was inadvertently advertised for the TMAPC meeting. No action is required of the commission.**
2. **Streets:** Revise sidewalk note as there is only one block. Provide reference for street right-of-way, include plat # or book and page # for street right-of-way. Where are the private streets referenced in the covenants? The alley is a public right-of-way. Since there are no Limits of No Access on the face of the plat, why is the section included in the covenants.
3. **Sewer:** The face of the plat twice refers to "Note#5". However, I did not find any such notes on plat. A sanitary sewer easement, or a utility easement must be provided to protect the existing sanitary sewer pipe. The covenants refer to a sanitary sewer easement, but one was not shown on the face of the plat. If you are going to develop the area over the existing sanitary sewer pipe, then you will be required to video inspect the existing pipe and bring it up to City of Tulsa standards before the work begins. Contact Tony Patete in Engineering Wastewater design to review the video inspection. If you will pave over the existing pipe, then it must be replaced with ductile iron pipe and type A aggregate backfill.
4. **Water:** Use standard language for public streets utility easement; water; sanitary sewer and storm sewer service.
5. **Storm Drainage:** Site features and contours will not be allowed on the face of the preliminary plat. Storm sewer easements must be shown on the face of plat for the public storm sewer system, and they must be a minimum of 15 feet wide, centered on the pipe. The last inlet upstream of a pipe connection to the public system and that pipe will be public, and must be placed in a storm sewer easement. Include standard language for preliminary plat. Show conceptual storm drainage system.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO and Cox may need perimeter and additional easements.
7. **Other: Fire:** No comment. **GIS:** Clarify legal description. Submit subdivision control data sheet.

Staff has included this information for TMAPC review in case the public wished to comment on the sketch plat.

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 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

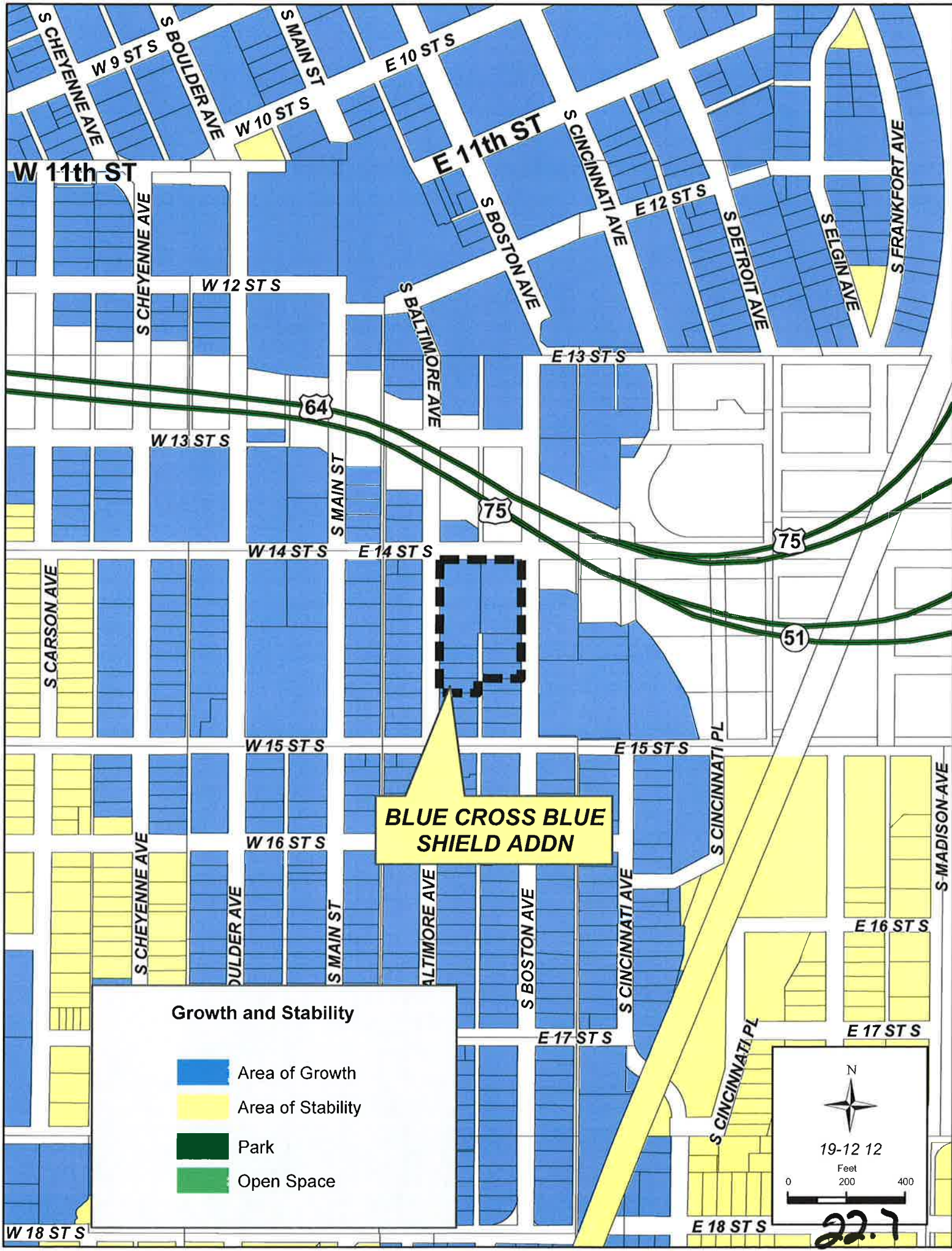
22.4

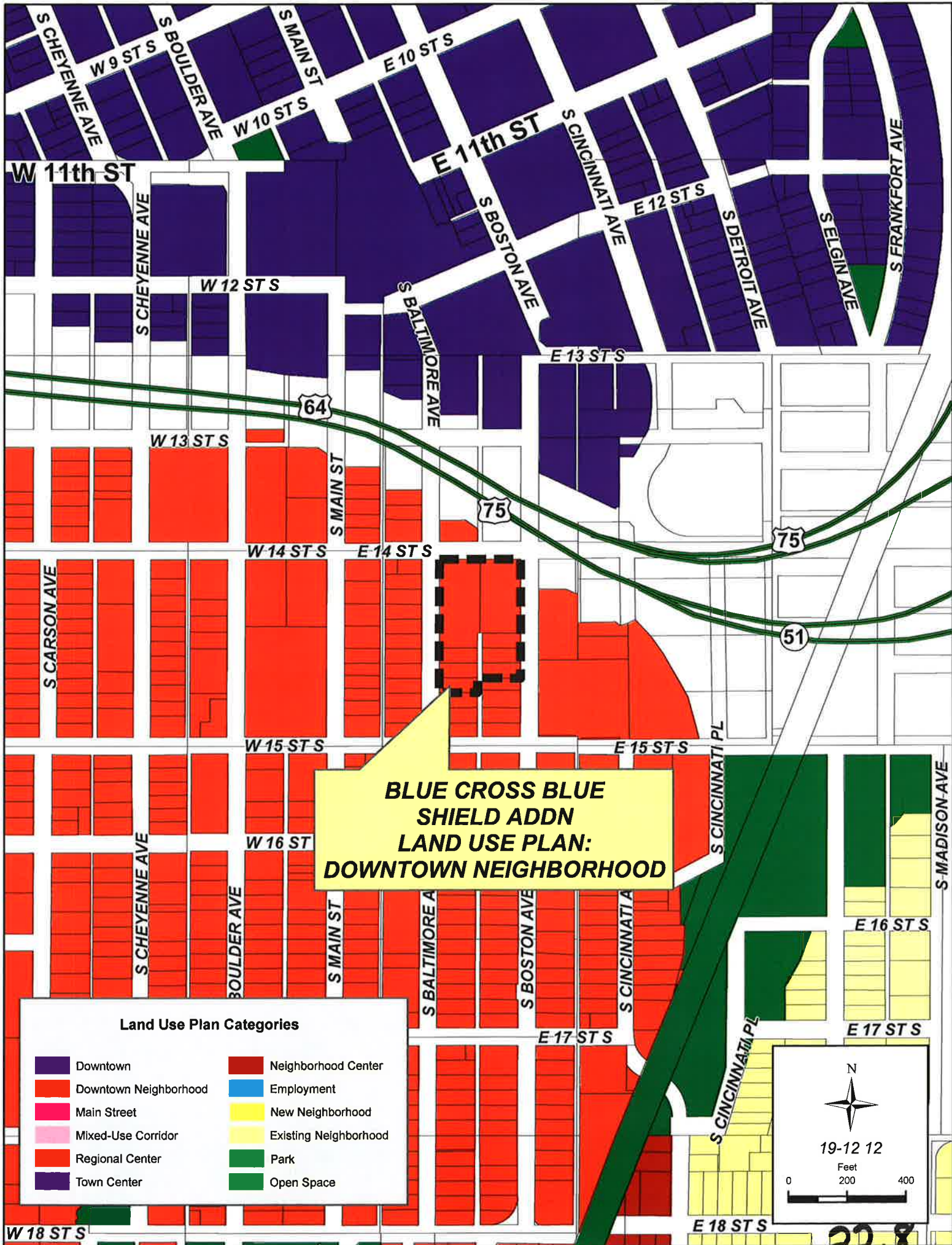
shown on plat.

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.





**BLUE CROSS BLUE
SHIELD ADDN
LAND USE PLAN:
DOWNTOWN NEIGHBORHOOD**

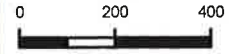
Land Use Plan Categories

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



19-12 12

Feet



22.8

SKETCH PLAT

BLUE CROSS BLUE SHIELD ADDITION

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, BEING A SUBDIVISION OF PART OF THE SE/4 OF THE SE/4 OF THE NW/4 OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN

PROPERTY
LOCATION



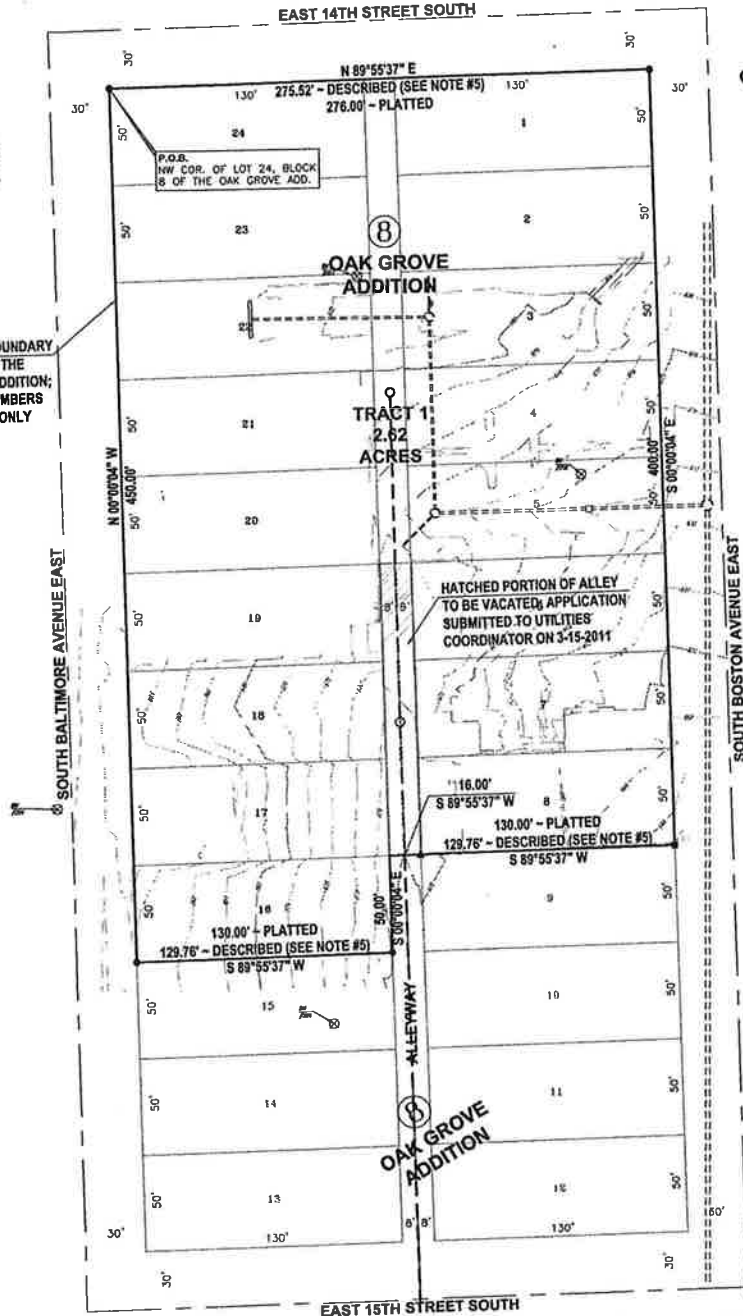
④
OAK GROVE
ADDITION

⑤
OAK GROVE
ADDITION

⑥
OAK GROVE
ADDITION

⑨
OAK GROVE
ADDITION

AREA WITHIN PROPERTY BOUNDARY
WILL BE LOT 1, BLOCK 1 OF THE
BLUECROSS BLUESHIELD ADDITION;
EXISTING LOTS AND LOT NUMBERS
SHOWN FOR INFORMATION ONLY



OWNER/DEVELOPER

BLUECROSS BLUESHIELD
300 E. RANDOLPH ST. 28TH FLOOR
CHICAGO, IL 60601
PHONE: (312) 653-2187
CONTACT: MARJORIE ALLABASTRO
EMAIL: marjorie_allabastro@bcbl.com

ENGINEER

COBB ENGINEERING COMPANY
4617 E. 81ST STREET SOUTH
TULSA, OKLAHOMA 74137-2852
PHONE: 918.663.9401
FAX: 918.663.9404
CONTACT: STEPHEN KING
EMAIL: sking@cobbengr.com
CA 32 EXP. 6-30-12

SURVEYOR

COBB ENGINEERING COMPANY
4516 NW 36TH STREET
OKLAHOMA CITY, OKLAHOMA 73122-2428
PHONE: 405.415.9400
FAX: 405.415.9410
CONTACT: DARREN M. SMITH, PLS #1552
EMAIL: DmSmith@cobbengr.com
CA 32 EXP. 6-30-12

⑦
OAK GROVE
ADDITION

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS THE
EAST RIGHT OF WAY LINE OF SOUTH
BALTIMORE AVENUE AS N 0°00'04" E AS
DESCRIBED ON PREVIOUS ALTA/ACSM SURVEY
PERFORMED BY SISEMORE WEISZ &
ASSOCIATES INC. DATED 11-02-05.

LEGEND

SET 5/8" IRON PIN W/ CAP
SET MAG NAIL W/ SHINER
SET CHISELED "X"
FOUND 3/8" IRON PIN
FOUND CHISELED "X"
BENCHMARK
EXISTING RIGHT-OF-WAY

BASIS OF BEARING FOR THIS SURVEY IS THE EAST RIGHT OF WAY LINE OF SOUTH BALTIMORE AVENUE AS N 0°00'04" E AS DESCRIBED ON PREVIOUS ALTA/ACSM SURVEY PERFORMED BY SISEMORE WEISZ & ASSOCIATES INC. DATED 11-02-05.

ALL MEASUREMENTS MADE USING U.S. SURVEY FEET.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH CONDUCTED BY A TITLE INSURANCE COMPANY, THEREFORE NO LIABILITY IS ASSUMED OF RIGHT-OF-WAY AND/OR EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY.

DISTANCES FOR THIS SURVEY ARE AS DESCRIBED ON PREVIOUS ALTA/ACSM SURVEY PERFORMED BY SISEMORE WEISZ & ASSOCIATES INC. DATED 11-02-05.

PROJECT NAME: BLUE CROSS BLUE SHIELD COBB #: 10063.01
ADDRESS: 1400 S. BOSTON AVE. #100 CITY: TULSA STATE: OK

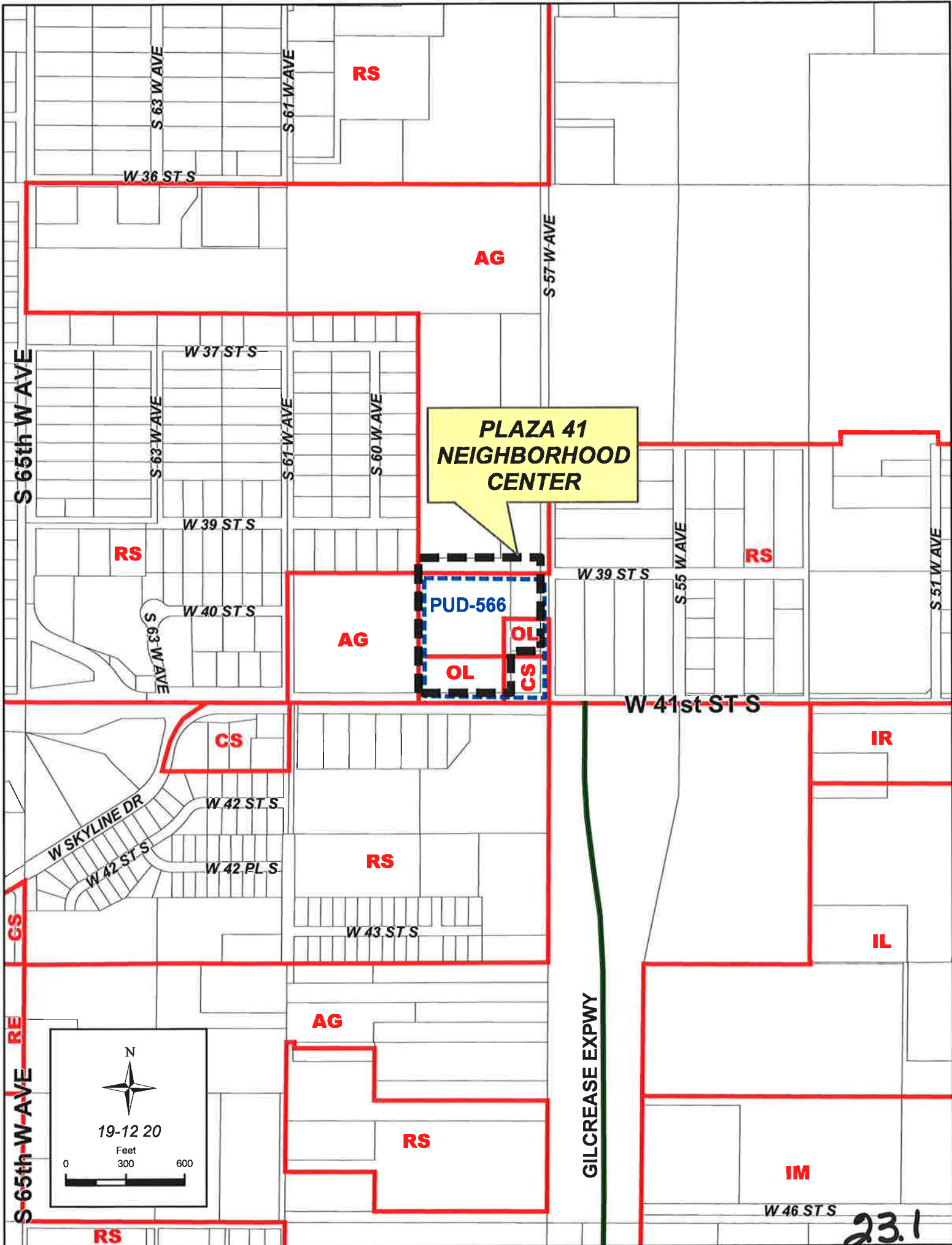
COBB
ENGINEERING
Cobb Engineering Company CO.

4516 N.W. 36TH STREET OKLAHOMA
CITY, OKLAHOMA 73122 PHONE:
(405)415-9400
FAX: (405) 415-9410

CA-32 Expires: 6-30-2012

SHEET 1

22.9



PLAZA 41
NEIGHBORHOOD
CENTER

PUD-566

AG

OL

OL
CS

CS

RS

AG

RS

IR

IL

IM

W 46 ST S

23.1

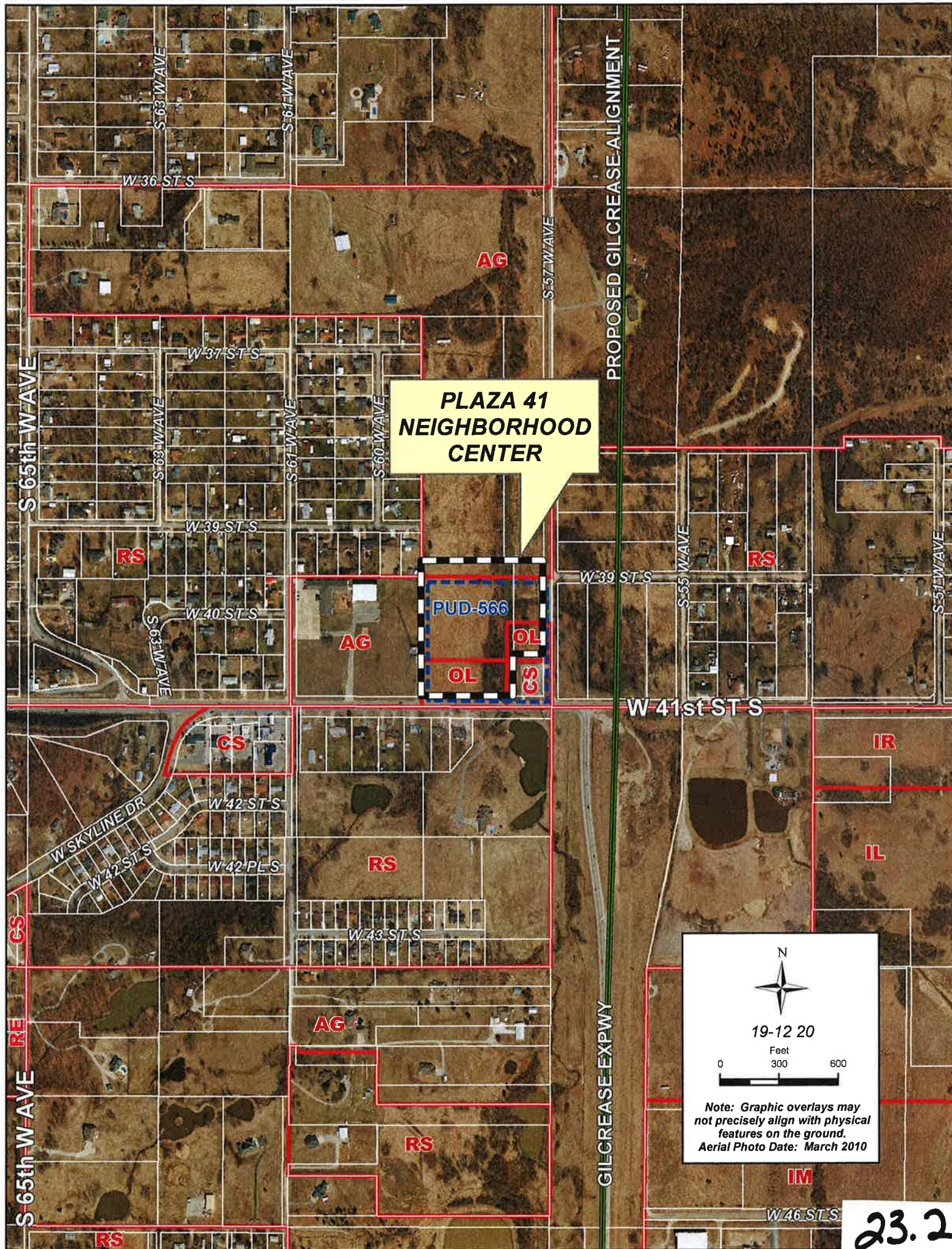


19-12 20

Feet



GILCREASE EXPWY



23.2

SKETCH SUBDIVISION PLAT

Plaza 41 Neighborhood Center - (9220) County
Northwest corner of West 41st Street South and South 57th West Avenue

This plat consists of 1 Lot, 1 Block, on 9.03 acres.

The following issues were discussed April 21, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 566. **Sketch plats do not proceed to TMAPC unless the applicant requests approval of the planning commission. In this case the sketch plat was inadvertently advertised for the TMAPC meeting. No action is required of the commission.** All PUD conditions must be met. The parcel on the northwest corner must be included in the plat as it was never technically filed of record.
2. **Streets:** Revise sidewalk note, as there is only one lot, one block. Provide reference for street right-of-way, include plat # or book and page # for street right-of-way.
3. **Sewer:** Include an easement for the private sanitary sewer septic tank and lateral lines. The 17.5 foot perimeter easement along both the north and south boundary line must extend across the ONG easement, all the way to the west boundary line of the plat. Include restrictive language in the covenants for the private sanitary easement, restricting the use to sanitary sewer purposes only. Include language requiring the owners to disconnect from the septic system, and connect to the City of Tulsa sanitary sewer system within 90 days of it becoming available to the property.
4. **Water:** the extension of a looped water main may be required to serve the tract.
5. **Storm Drainage:** Remove the contours and place them on the conceptual plan for preliminary plat submittal. Label the Berryhill Creek FEMA floodway and floodplain, as such. The entire floodway and floodplain, plus an additional 20 feet adjacent to and outside the limits of those areas on both sides of them, must be placed in overland drainage easements. Flooding downstream of this site makes this site a good candidate for a stormwater detention facility and its related easement. All offsite drainage flowing onto the site must be collected and conveyed across the site in a public drainage system with its related easements. Standard covenant language should be used for the preliminary plat, and it should include language for overland

drainage easements and, if necessary, stormwater detention easements.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant will be required within 400 feet of any part of a non-sprinkled building and within 600 feet of any part of a sprinkled building. Fire department access roads need to be 20 feet wide minimum. If fire access road is dead ended over 150 feet a turn around will be required per International Fire Code 12006 appendix D. A release letter from the fire department serving the site will be required. **GIS:** Clarify legal description. Submit subdivision control data sheet.

Staff has included this information for TMAPC review in case the public wished to comment on the sketch plat..

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

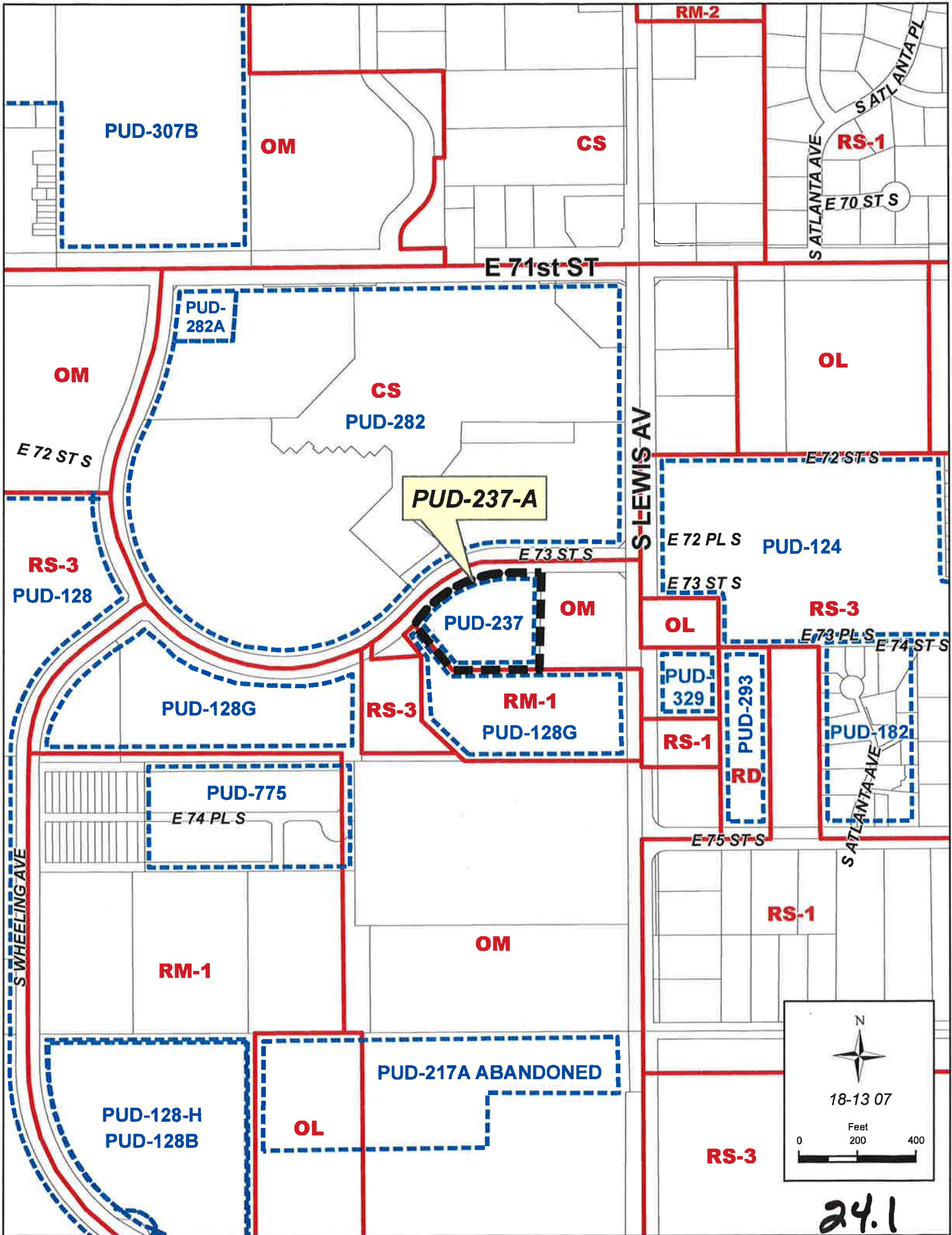
1. The concerns of the public works department and development services staff must be taken care of to their satisfaction.

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 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.





PUD-237-A

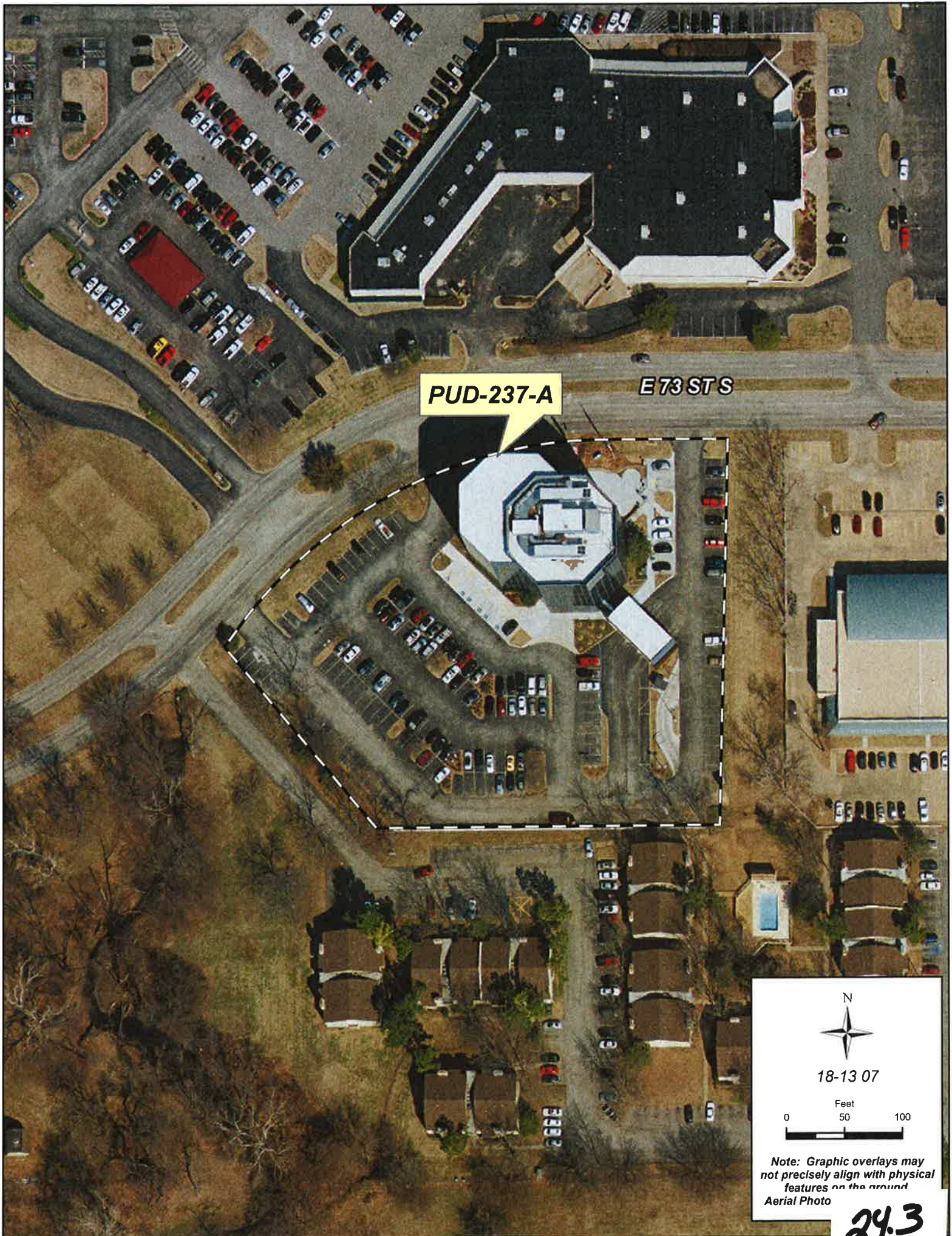


18-13 07

Feet
0 200 400

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

24.2



PUD-237-A

E73 ST S



18-13 07

Feet
0 50 100

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

24.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-237-A

SUMMARY OF RECOMMENDATIONS:

TRS 8307

Atlas 1138

CZM 52

CD-2

TMAPC Hearing Date: May 4, 2011

Applicant: CRB Companies, LLC

Tract Size: 2.68± acres

116,827.92± square feet

ADDRESS/GENERAL LOCATION: West of southwest corner East 73rd Street and South Lewis Avenue

EXISTING ZONING: OM/PUD-237

EXISTING USE: Office use

PROPOSED ZONING: OM-PUD-237-A

PROPOSED USE: Cell tower (Use Unit 4)

ZONING ORDINANCE: Ordinance number 14834 dated August 14, 1980, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21001 November 24, 2009: The Board of Adjustment approved a Variance of the parking requirement for an office use from a previously reduced 201 spaces to 187 spaces and an Amendment to a previously approved site plan (BOA-18484), on property located at 2250 E. 73rd St. S. and the subject property.

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

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

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

PUD-282 May 1982: All concurred in approval of a proposed Planned Unit Development a 47± acre tract of land for commercial development on property located on the southwest corner of East 71st Street and South Lewis Avenue and abutting north across E. 73rd St of subject property.

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

244

SITE ANALYSIS: The subject property is approximately 2.68+ acres in size and is located west of southwest corner East 73rd Street and South Lewis Avenue. The property is developed and is zoned OM/PUD-237.

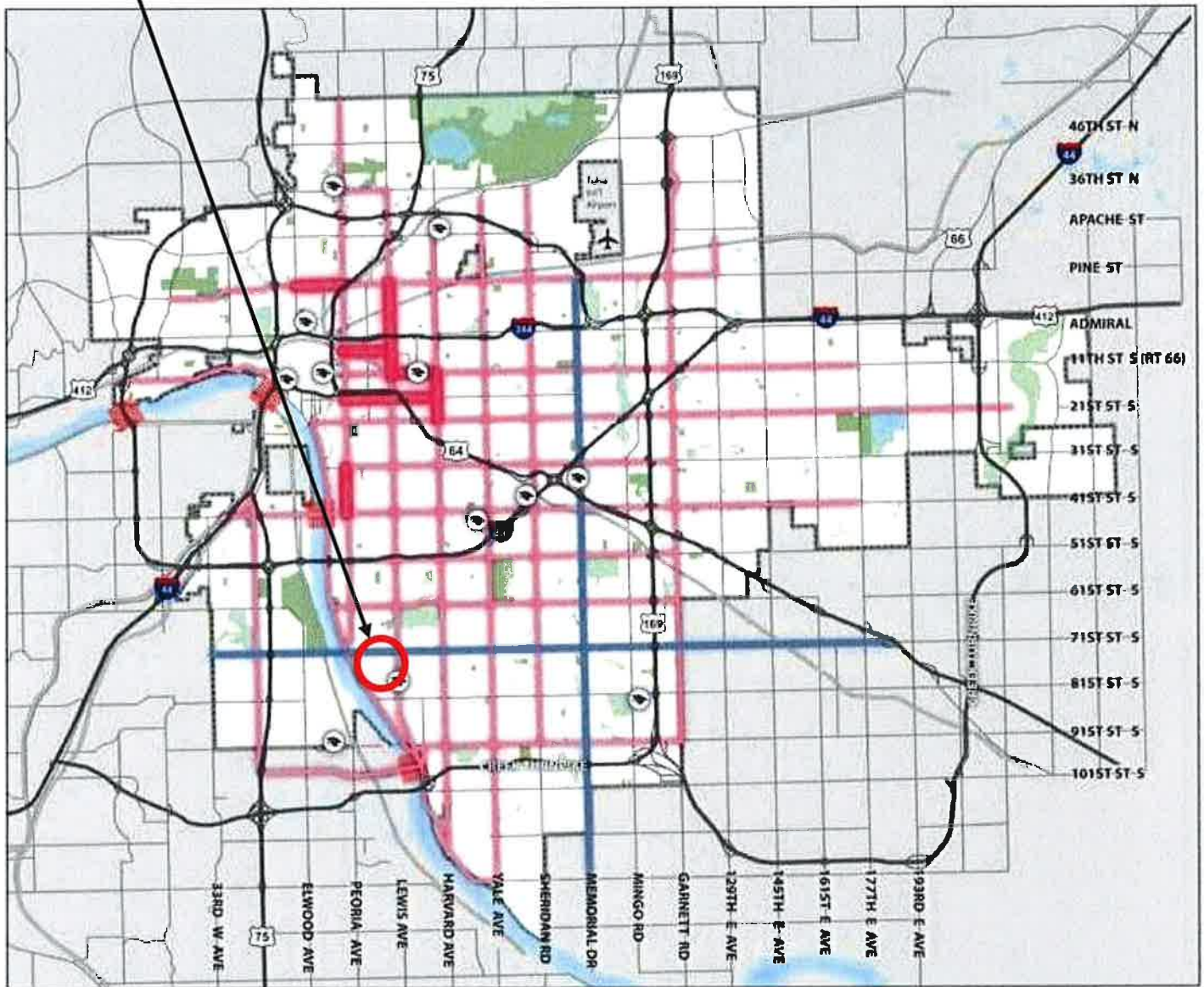
[illegible]

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

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate East 73rd Street South; the primary access to the site.

Subject Area



ROADWAY

- Main Street
- Commuter Corridor
- Multi-Modal Corridor
- Possible Multi-Modal Bridge
- Existing/Planned Freeway
- Parks
- Open Space

24.6

STREETS:

The Tulsa City-County Major Street and Highway Plan Designates East 73rd Street South as a Commercial Collector.

Exist. Access

East 73rd Street

MSHP Design

Commercial Collector

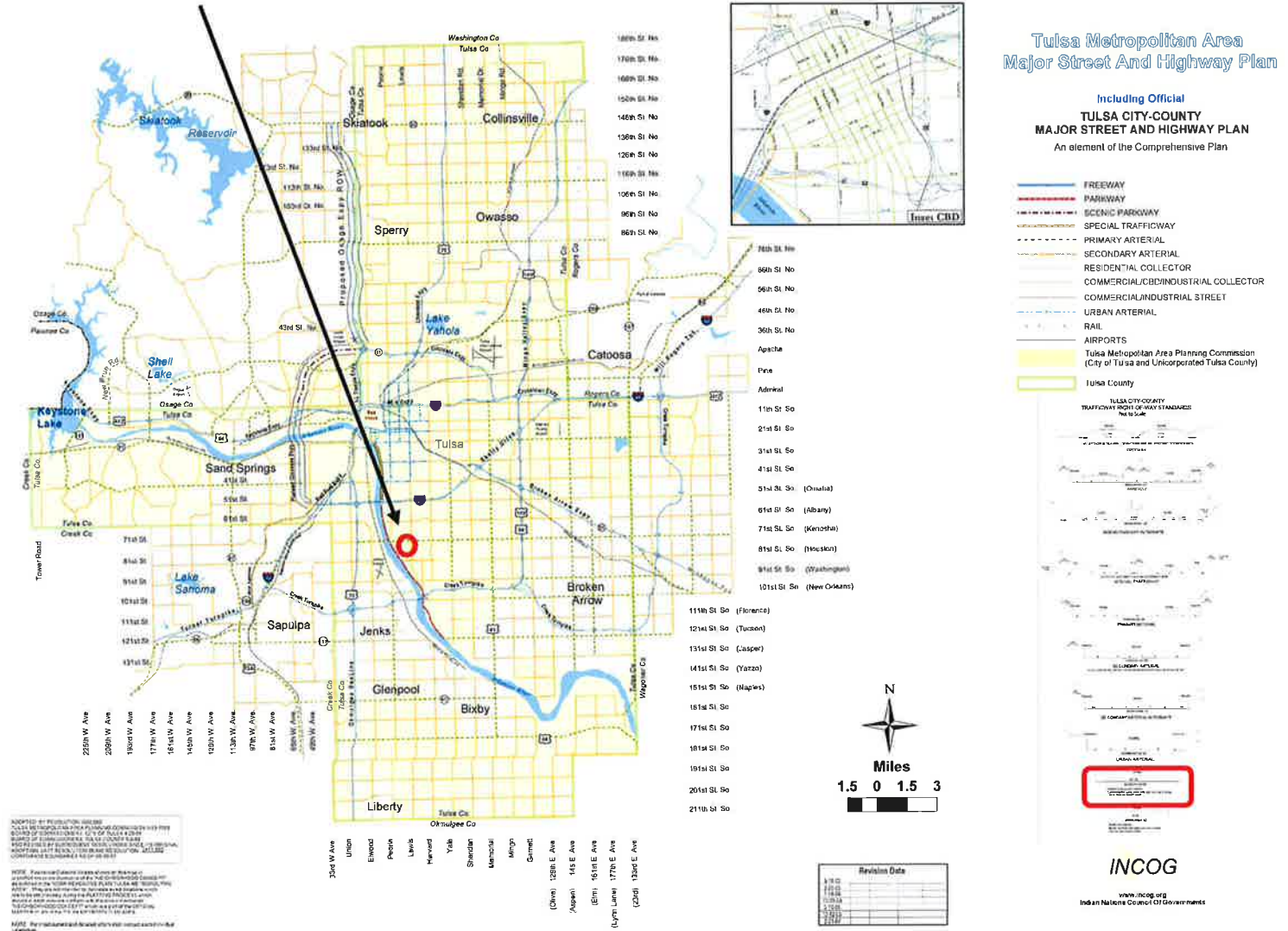
MSHP R/W

80'

Exist. # Lanes

4

SUBJECT AREA



24.7

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject tract as an Area of Growth and a Regional Center.

Areas of Growth are described in the Plan as areas 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.

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Since this PUD was established well before the adoption of the new Comprehensive Plan, there is no-rezone request with this proposal and there is no significant construction involved with the addition of the requested use, staff finds the proposal to be **in accord** with the plan.



STAFF RECOMMENDATION:

PUD-237 is a fully developed 2.6 acre tract located west of the southwest corner of East 73rd Street South and South Lewis Avenue. The tract is flat and is the site of an existing multi-story office building (see attached Exhibit A).

The purpose of major amendment PUD-237-A is to add Antenna and Supporting Structure only within Use Unit 4 – Protection and Utilities as a permitted use within the PUD to allow for cellular antenna to be mounted on the top of the office building (see attached Exhibits A and Sheet C-2). The proposal does not include plans to construct a free-standing cellular tower on which the antenna would be mounted.

Triggering the need for the major amendment is the application for building permits to swap out the outdated and existing antenna with newer equipment which should provide better cellular coverage in the area. Upon application for the permits it was discovered that the cellular use is not a permitted use in the PUD, although the existing antenna have been in service for some time.

Since the proposal does not include any significant construction and should not affect any surrounding properties staff views the addition of the use as not significantly altering the character of the PUD. As a note, should a free-standing cellular tower be proposed in the future the applicant will be required to return to the TMAPC with a PUD major amendment application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-237-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-237-A subject to the following conditions:

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

All conditions of PUD-237 shall remain effective with the addition of the following:

Permitted Uses*:

All uses permitted as a matter of right in the OM District including Barber and Beauty Shops; Antenna and Supporting Structure only within Use Unit 4 – Protection and Utilities and uses customarily incidental and subordinate to principal permitted uses.

** Should an applicant seek to construct a free-standing cellular tower for location of antenna that proposal will be brought to the TMAPC in the form of a major amendment application.*

Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

24.9

TAC COMMENTS:

General: No comments

Water: No comments

Fire: No comments

Stormwater: No comment

Wastewater: No comments

Transportation: No comments

INCOG Transportation:

- **MSHP:** No comments.
- **LRTP:** No comments.
- **TMP:** E 73rd Street is a planned on-street bikeway.
- **Transit:** No comments.

Traffic: No comments

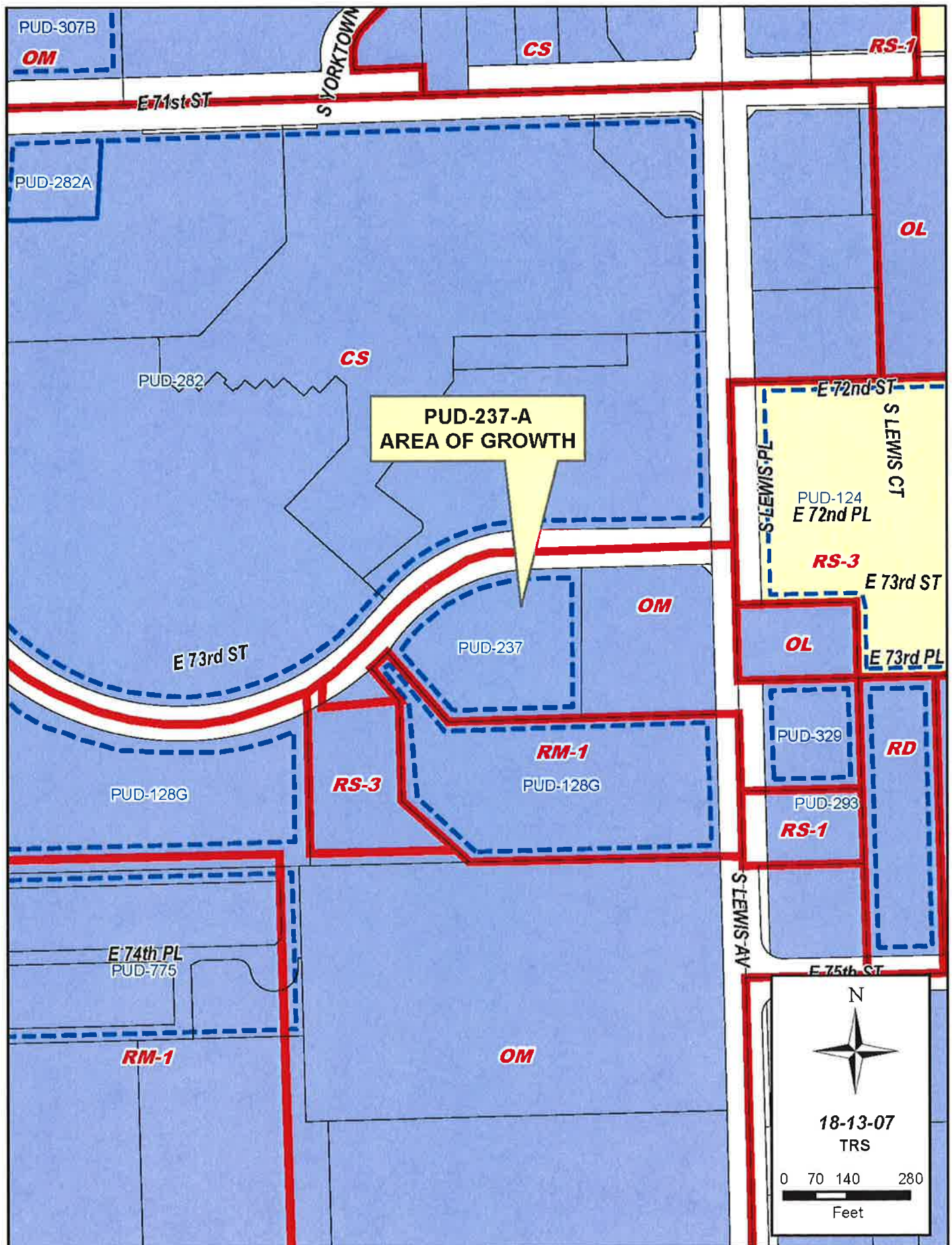
GIS: No comments

Street Addressing: No Comment (2250 E 73 ST S)

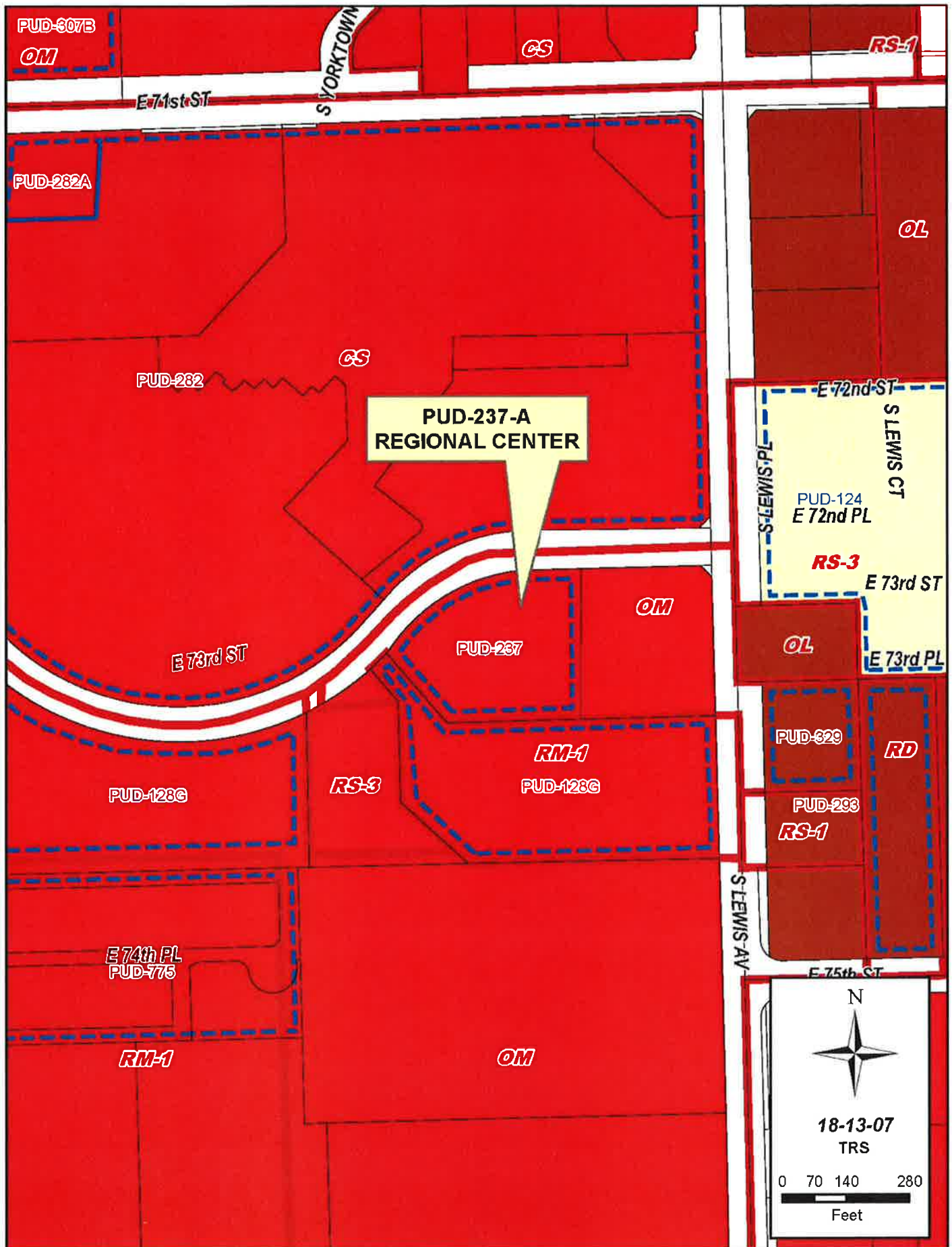
County Engineer: No Comments

05/04/11

24.10



24.11



24.12

CELLULAR ANTENNA – PUD-237-A





B&T ENGINEERING
 1775 E. BOULDER, STE. 300
 TULSA, OK 74119
 PH: (918) 597-4039
 FAX: (918) 257-0685



at&t
 Your World. Delivered.
 14201 Wilshire Way
 Oklahoma City, OK 73154
 PH: (405) 524-1334

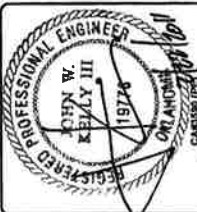


Goodman Networks
 Network Enabling... Connected.
 2500 S. Park Drive
 Oklahoma City, OK 73128
 (405) 881-5371, 0186

PROJECT NO: 61274.074
 DRAWN BY: SOL
 CHECKED BY: SLW

ISSUED FOR:

REV	DATE	DESCRIPTION
A	02/22/11	PERMIT ISSUE



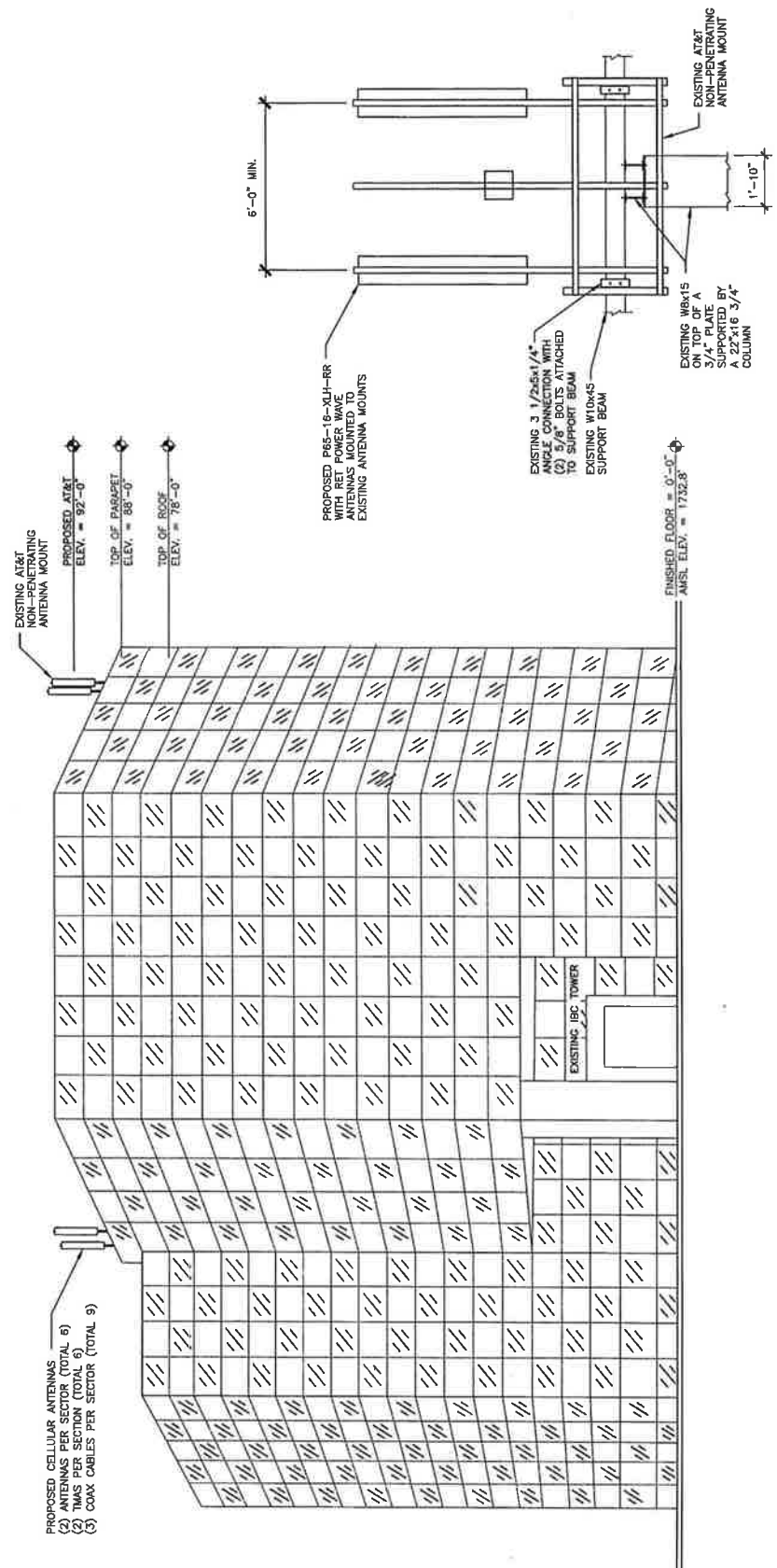
REGISTERED PROFESSIONAL ENGINEER
 JOHN W. KELLY III
 19746
 OKLAHOMA
 CATEGORY 0000012
 EXPIRES 03/09/12
 IT IS A VIOLATION OF LAW FOR ANY PERSON
 TO REPRODUCE OR TRANSMIT THE CONTENTS
 OF A LICENSED PROFESSIONAL
 ENGINEER, TO ADORN THIS DOCUMENT.

TU0112
 KENSINGTON
 2250 EAST 73RD STREET
 TULSA, OK 74137
 EXISTING
 ROOFTOP

SHEET TITLE
 BUILDING ELEVATION

SHEET NUMBER
C-2

REVISION
0



2 ANTENNA MOUNT
 SCALE: N.T.S.

1 BUILDING ELEVATION
 SCALE: N.T.S.

24.14

CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION



1717 S. BOULDER, STE. 200
TULSA, OK 74119
PH: (918) 587-4800
FAX: (918) 255-0285



1607 Westwood Way
Tulsa, Oklahoma 74104
PH: (405) 524-5334



Goodman Networks
2000 S. Peoria Drive
Oklahoma City, OK 73108
(405) 881-8817 Office

PROJECT NO: B1274.074
DRAWN BY: SLM
CHECKED BY: SLM

REV	DATE	DESCRIPTION
A	02/22/11	PRINT ISSUE

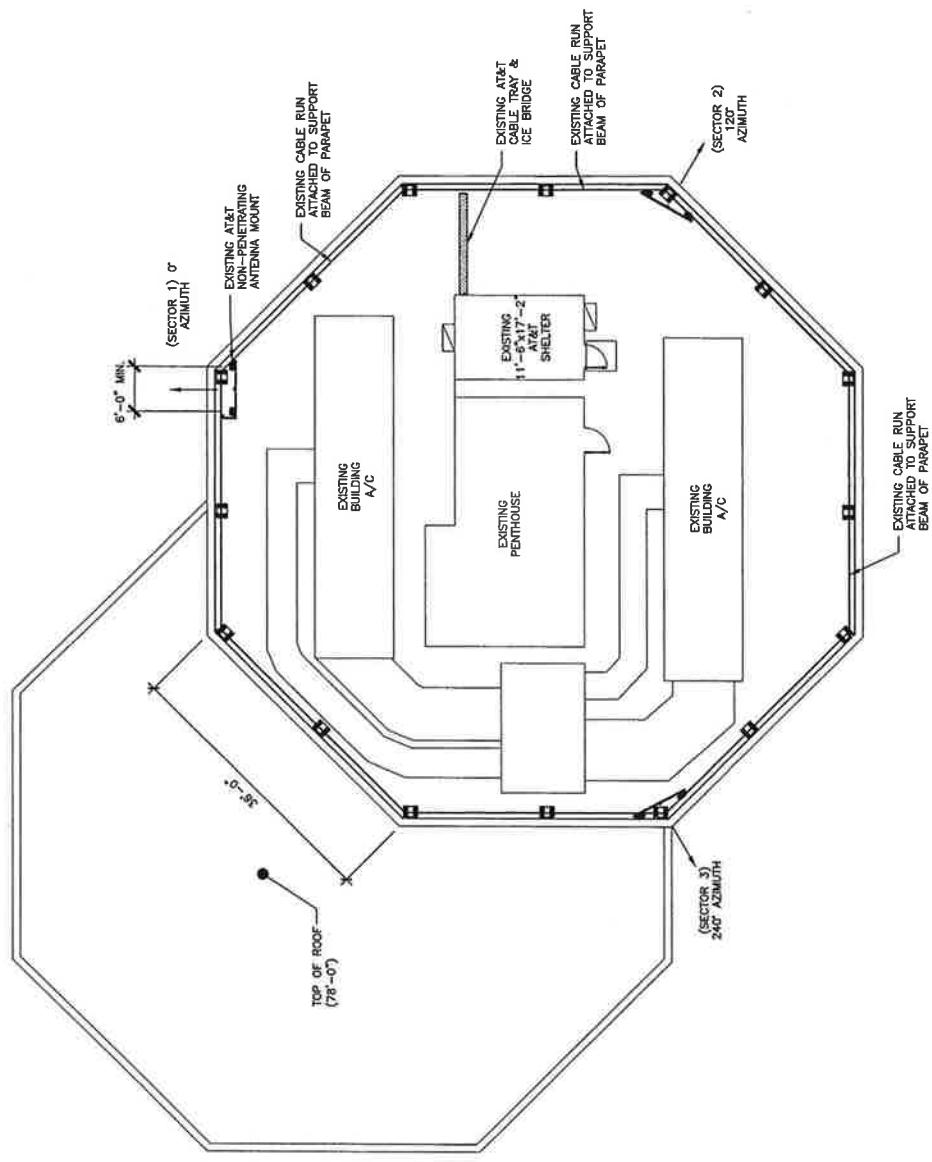


IT IS A VIOLATION OF LAW FOR ANY PERSON
UNLICENSED TO PREPARE OR SEAL ANY
DRAWING THAT ARE ADVERSELY AFFECT THE
PUBLIC HEALTH, SAFETY OR WELFARE.
PENALTY: TO ALTER THE DOCUMENT.

TU0112
KENSINGTON
2250 EAST 73RD STREET
TULSA, OK 74137
EXISTING
ROOFTOP

SHEET TITLE
ENLARGED BUILDING SITE
PLAN AND AZIMUTH

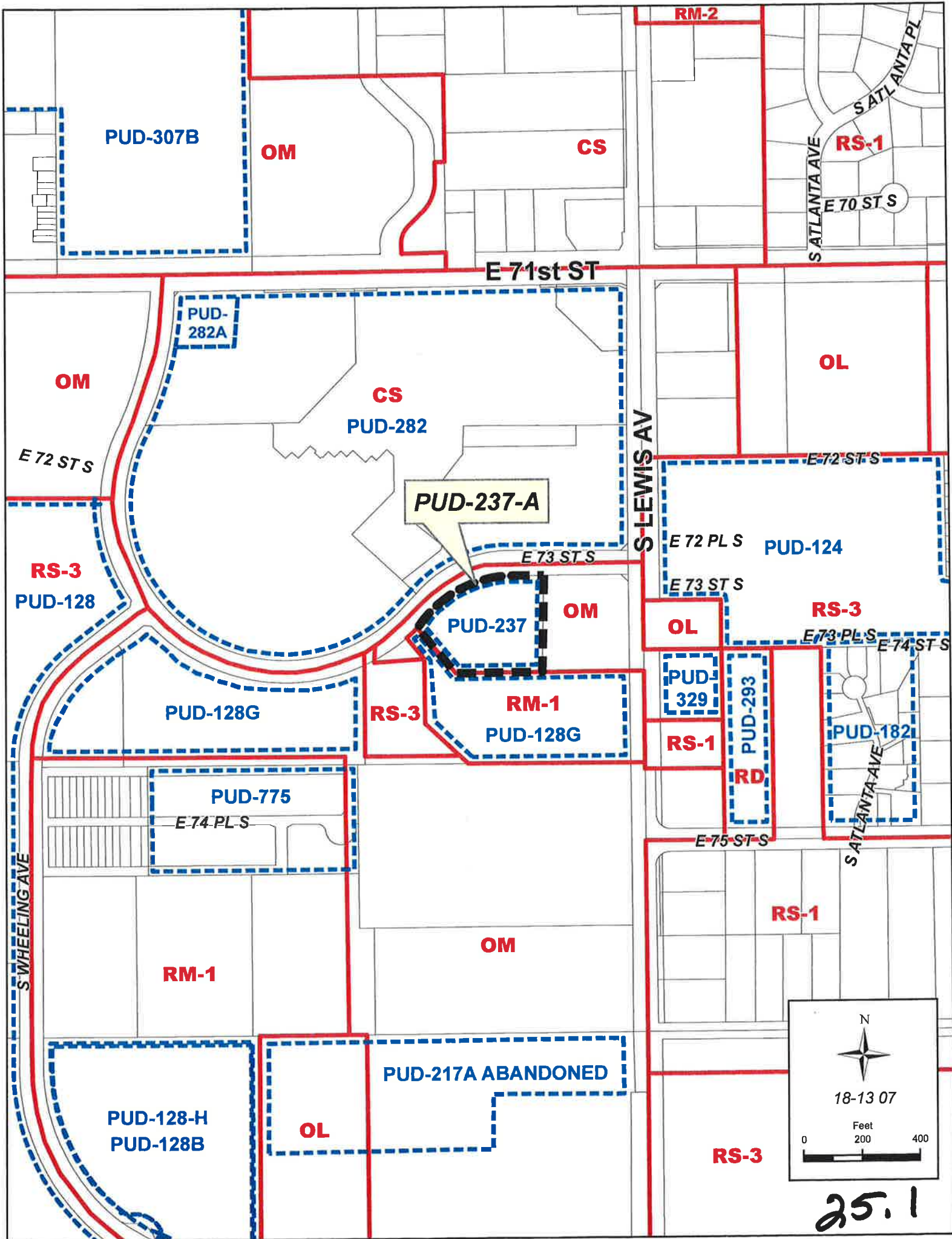
SHEET NUMBER
C-1
REVISION
0

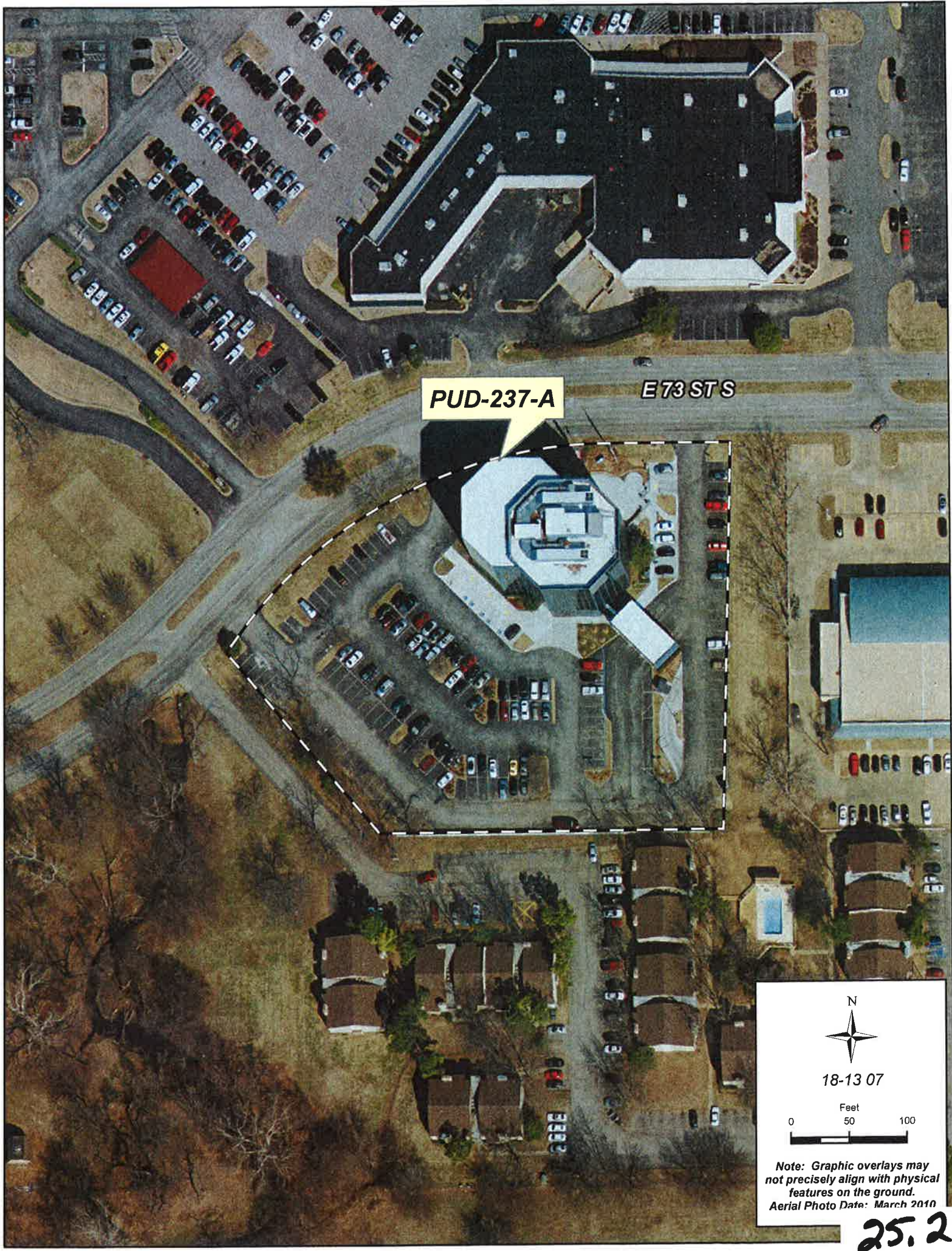


1 ENLARGED SITE PLAN
SCALE: 0' 5' 10' 20' 40'

24.15







PUD-237-A

E73 STS



18-13 07



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

25.2

PUD 237 A – Plat Waiver for Cell Tower
2250 East 73rd Street South

The platting requirement is being triggered by PUD 237 A an amendment to allow a cell antenna on the rooftop of an existing building.

It is the policy of TMAPC to waive the platting requirement for the cell antenna use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **APPROVAL** of the requested plat waiver per pending approval of the Planned Unit Development amendment.



EXISTING 78'-0" ROOFTOP

10/14/2010

4201 Wilshire Way
Oklahoma City, OK 73134
Tel: (405) 528-8134

GoodmanNetworks
Network. Knowledge.  Delivery.

2500 S. Purdue Drive
Oklahoma City, OK 73128
(405) 881-5517 Office

PROJECT NO:	81274.074
DRAWN BY:	SDL
CHECKED BY:	SLM

[illegible]

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALIEN THIS DOCUMENT.

TU0112
KENSINGTON
2250 EAST 73RD STREET
TULSA OK 74137
EXISTING
BOOSTER

SHEET NUMBER	T-1
REVISION	0

ELECTRIC PROVIDER: AEP PUBLIC SERVICE CO. OF
OKLAHOMA
(888) 216-3523
CUSTOMER SERVICE
TELEPHONE PROVIDER: AT&T
(800) 331-0500
CUSTOMER SERVICE

DRIVING DIRECTIONS

[illegible]

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

CODE TYPE	CODE
BUILDING/DWELLING	IBC 2006
STRUCTURAL	IBC 2006
MECHANICAL	IMC 2006
ELECTRICAL	NEC 2005

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. SEE SHEETS GN-1 AND GN-2 FOR ADDITIONAL CONSTRUCTION NOTES.



**OKIE ONE CALL OF
OKLAHOMA
(800) CALL-OKIE**

CALL 3 WORKING DAYS BEFORE YOU DIG!
(800) CALL-ORILL

[illegible]

TITLE	SIGNATURE	DATE
NYSP CONSTRUCTION MANAGER		
RF ENGINEER:		
ZONING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		

STATUS CODE	
1	ACCEPTED—WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2	NOT ACCEPTED RESOLVE COMMENTS AND RESUBMIT

ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN, CALCULATIONS, ANALYSIS, TEST METHODS OF MATERIALS DEVELOPED OR SELECTED BY THE SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.

25.4

CONTRACTOR TO FIELD
VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION



1717 S. BOULDER, STE. 200
TULSA, OK 74119
TEL: (918) 255-4200
FAX: (918) 255-4205



at&t
Your World. Our World.

14521 Wireless Way
Oklahoma City, OK 73124
PH: (405) 326-9334



Goodman Networks
2500 S. Lincoln Blvd.
Oklahoma City, OK 73128
(405) 881-5817 Office

PROJECT NO: 81274.074
DRAWN BY: SOL
CHECKED BY: SLN

REV	DATE	DESCRIPTION
1	02/22/11	PURMIT ISSUE

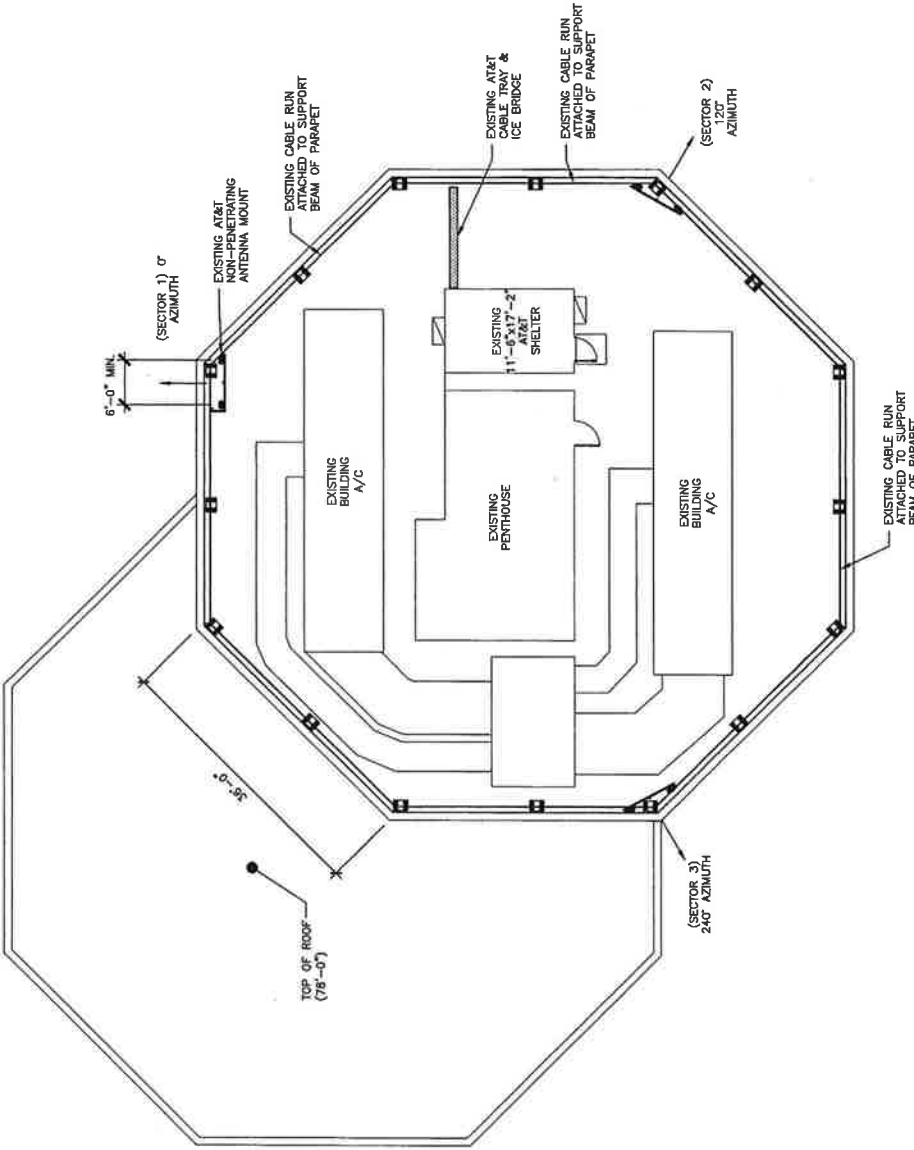


IF A BUSINESS OR INDUSTRY WANTS TO
MAKE USE OF ANY INFORMATION
CONTAINED HEREIN, IT MUST BE
OBTAINED FROM THE ORIGINAL
SOURCE, AND NOT FROM THIS DOCUMENT.

TU0112
KENSINGTON
2250 EAST 72ND STREET
TULSA, OK 74137
EXISTING
ROOFTOP

SHEET TITLE
ENLARGED BUILDING SITE
PLAN AND AZIMUTH

SHEET NUMBER
C-1



1 ENLARGED SITE PLAN
SCALE: 0' 5' 10' 20' 40'

25.5



1717 S. BOULDER, STE. 300
TULSA, OK 74107
PH: (918) 581-4000
FAX: (918) 265-0885



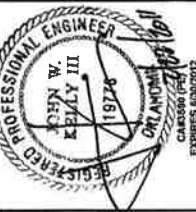
14001 Wilshire Way
Oklahoma City, OK 73154
PH: (405) 624-4134



2500 S. Parale Drive
Oklahoma City, OK 73109
(405) 891-5611 Tulsa

PROJECT NO: 81274.074
DRAWN BY: SLL
CHECKED BY: SLL

REV	DATE	DESCRIPTION
A	02/22/11	PRINT ISSUE



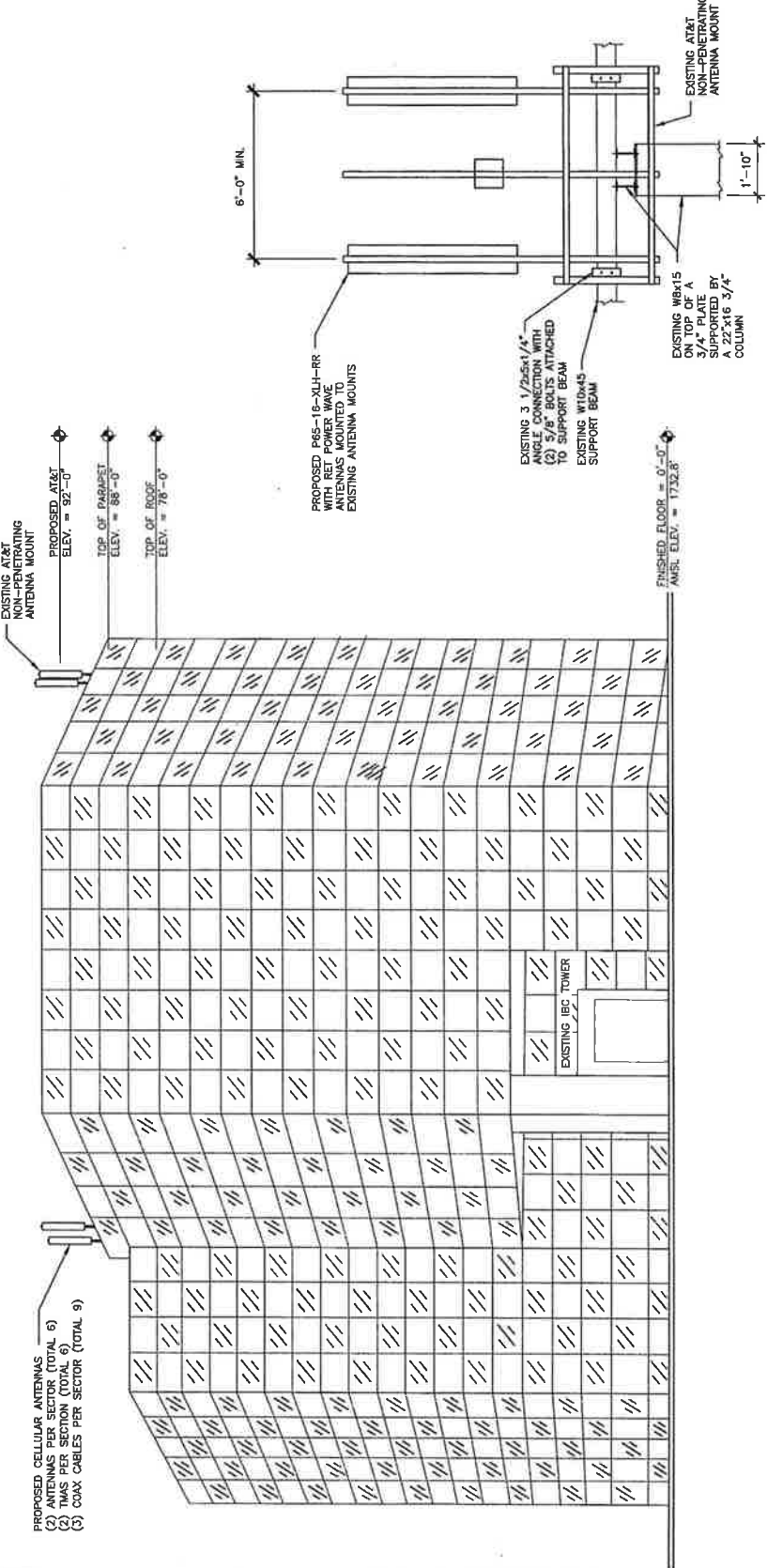
IT IS A VIOLATION OF LAW FOR ANY PERSON
TO SIGN THESE PLANS WITHOUT BEING A
LICENSED PROFESSIONAL ENGINEER IN THE
STATE OF OKLAHOMA. TO AVOID THIS VIOLATION,
THE ENGINEER MUST SIGN THESE DOCUMENTS.

TU0112
KENSINGTON
2250 EAST 73RD STREET
TULSA, OK 74137
EXISTING
ROOFTOP

SHEET TITLE
BUILDING ELEVATION

SHEET NUMBER
C-2

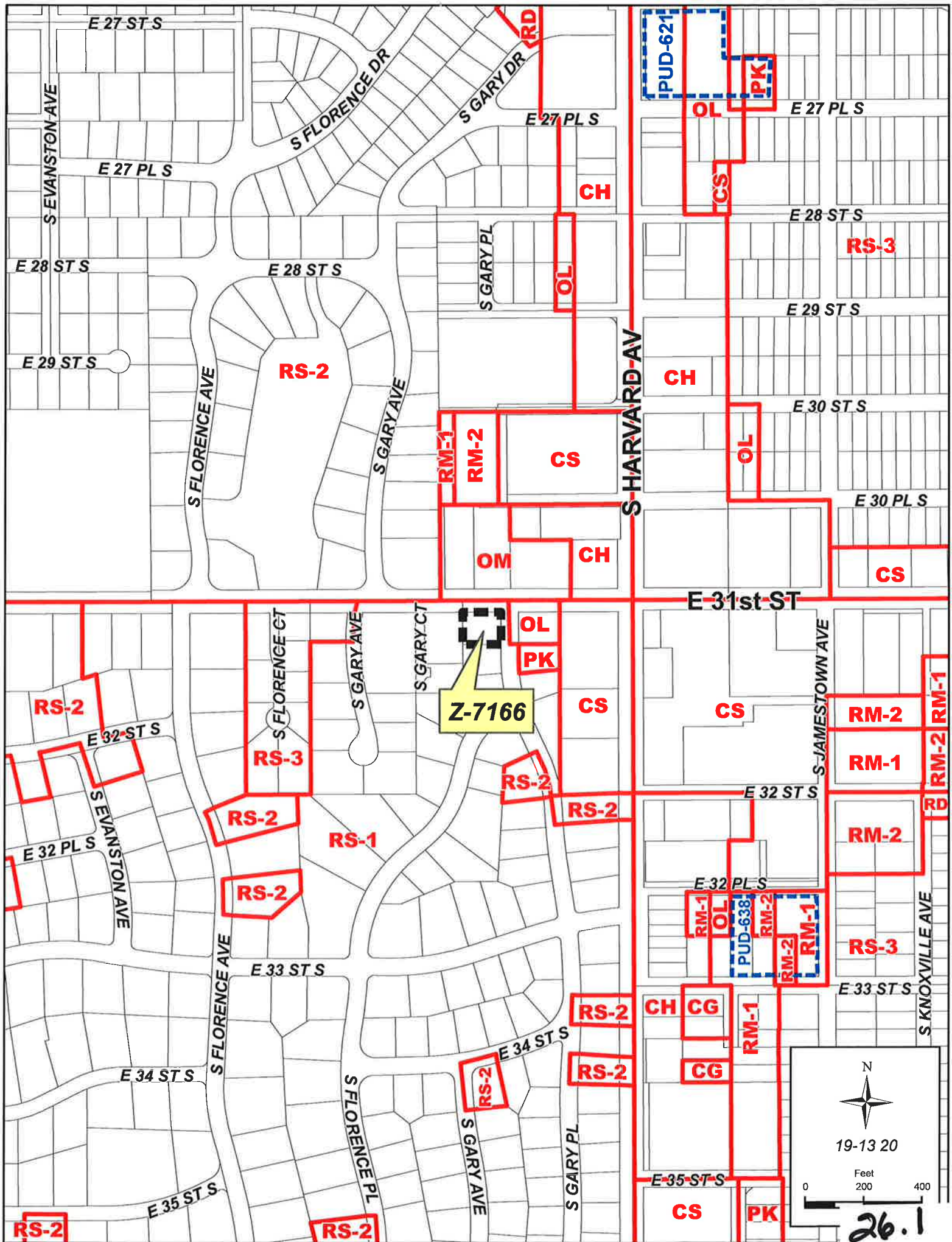
REVISION
0

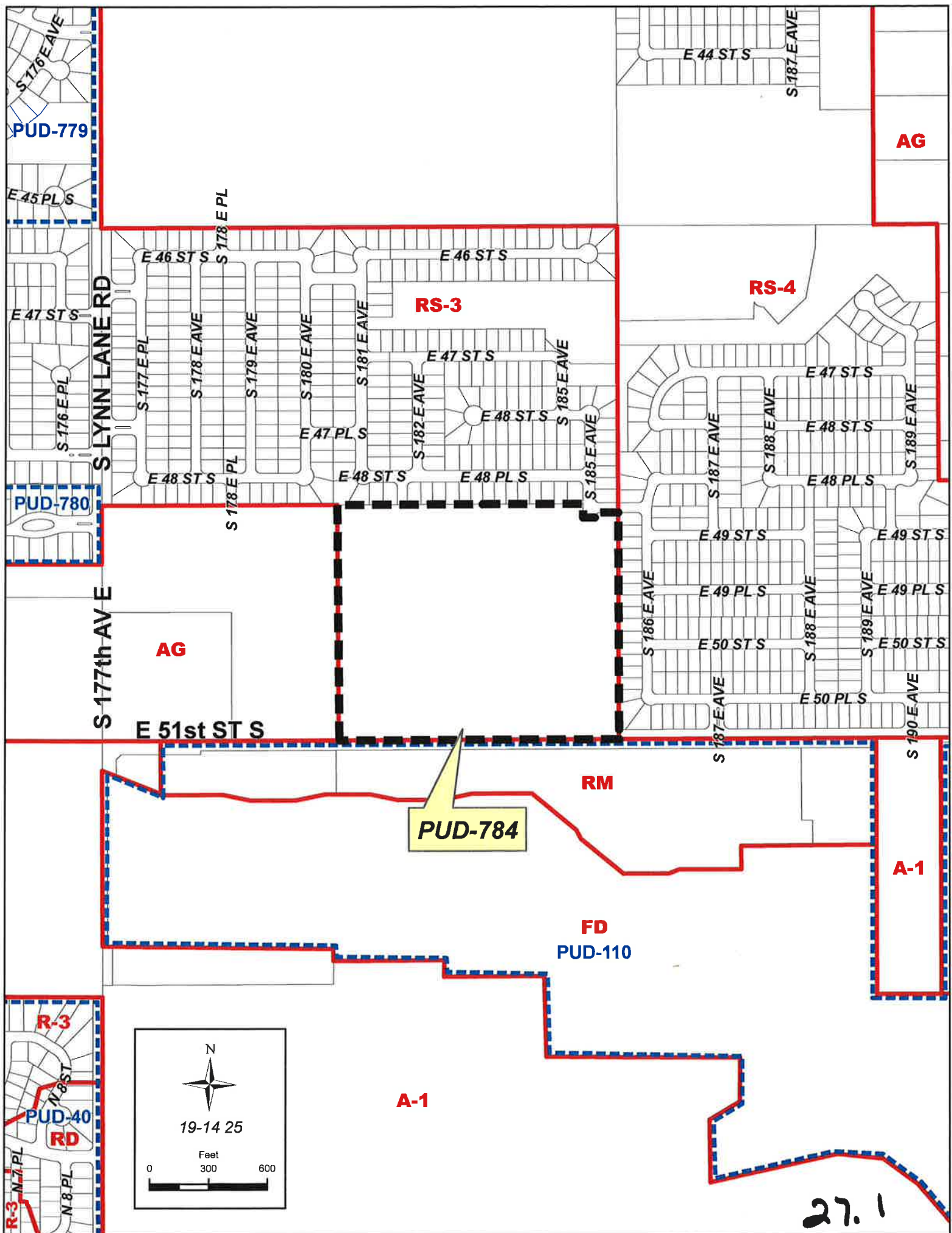


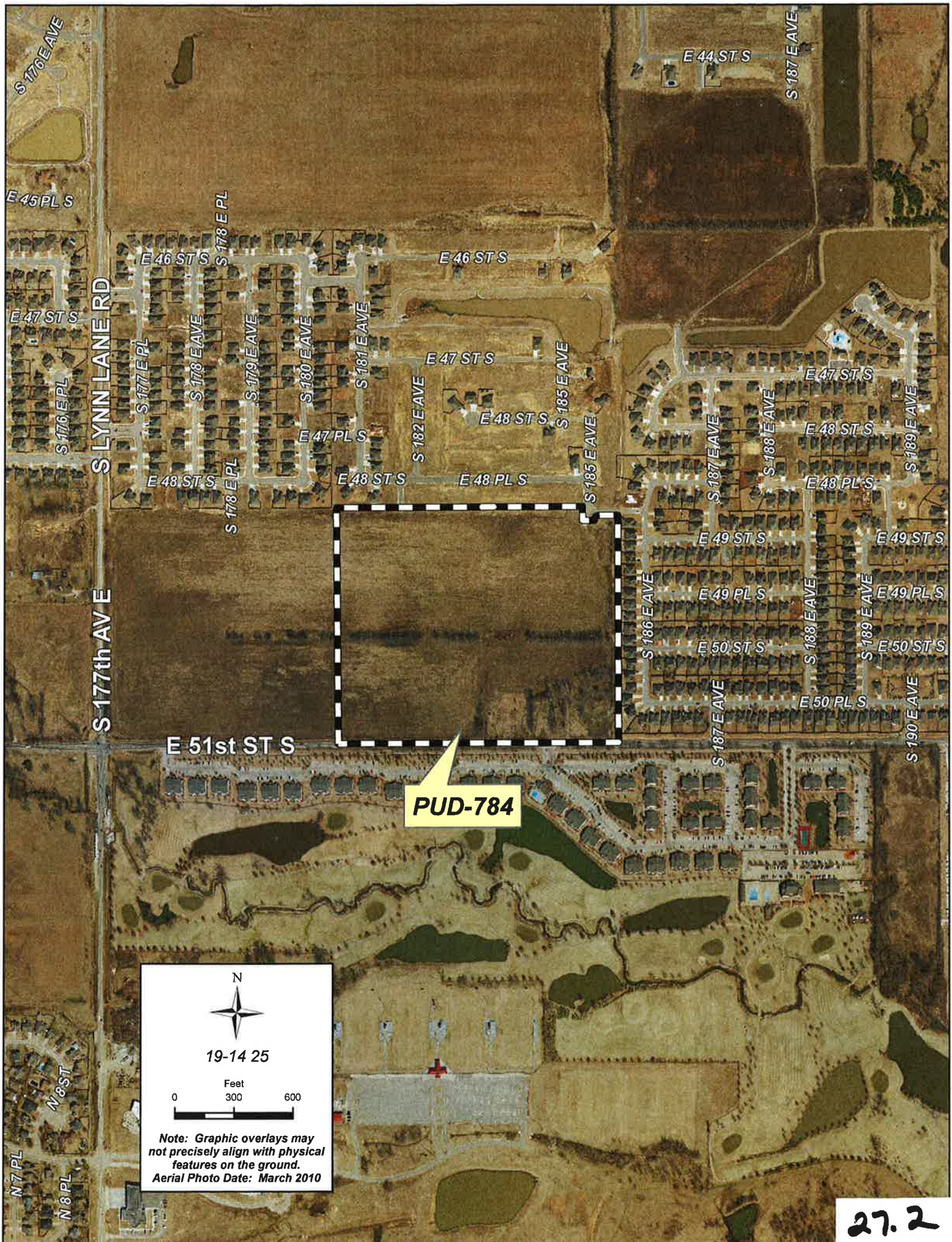
1 BUILDING ELEVATION
SCALE: N.T.S.

2 ANTENNA MOUNT
SCALE: N.T.S.

25.4







PUD-784



19-14 25

Feet
0 300 600

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



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-784

TRS 9425

Atlas 0

CZM 50

CD-6

TMAPC Hearing Date: May 4, 2011

Applicant: HRAOK, Inc./ Dwayne Wilkerson

Tract Size: 39± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 51st Street and South 177th East Avenue

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: RS-3/PUD

PROPOSED USE: Single-family

ZONING ORDINANCE: Ordinance number 20915 dated August 25, 2004, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-20265: This application is pending and will be heard by the Board of Adjustment on May 24, 2011. The requests are: Special Exception to permit a (Use Unit 5) Child Care Center and Church use in the AG district (Section 301); and a Variance to permit Recreational Vehicles parked on the site during construction of the facility to be used for dwelling purposes and to be connected to utilities (Section 302.B.3.b); and a Variance to permit the RV's to be parked on a non-all-weather surface (Section 222), on property located north of northeast corner of E. 51st St. and S. 177th E. Ave. and abutting west of subject property.

BOA-20256 April 26, 2011: An application was made to the Board of Adjustment for a Variance of the maximum amount of the required front yard permitted to be covered with an all-weather surface in the RS-3 district from 34% to 45% to permit three car wide driveways in front of three car garages (Section 1303.D), on property located at east of the northeast corner of East 51st Street and South 177th East Avenue and the subject property. The applicant requested and was granted a continuance to the May 10th meeting.

PUD-780 March 2011: All concurred in approval of a proposed Planned Unit Development on a 9.93± acre tract of land for a gated single-family development, on property located north of the northwest corner of East 51st Street and South 177th East Avenue and west of subject property.

BOA-21101-A October 12, 2010: The Board of Adjustment *approved* a Variance of the maximum amount of required front yard permitted to be covered with an all-weather surface parking area in the RS-3 district from 34% to permit 28 ft. wide driveways in front of three (3) bay garages (Section 1303.D). It is specifically emphasized this approval is limited to those residences containing three-bay garages. It is also specifically emphasized there shall remain a minimum of 4,000 square feet livability space per lot throughout the addition regardless of lot size. It is also noted that in the material submitted this area is now known as Oxford Court. This approval is pending the approval of PUD No. 779. The Board finds that according to the Comprehensive Plan this is an area of stability in an existing neighborhood. The existing platted RS-3 zoning is in accordance with developmental objectives as outlined in the Comprehensive Plan. Today's marketing trend is in favor of three-car garages in the Tulsa region as many new homes and new subdivisions are building them, and some possess wide driveways; the driveways in this case shall be limited to 28 feet in width and pertain to the larger rectangular and the pie shaped lots in the addition; on property located south of southwest corner of East 41st Street and South 177th East Avenue and northwest of subject property.

PUD-779 November 2010: All concurred in approval of a proposed Planned Unit Development on a 57± acre tract of land for a single-family development that allows for 28 foot driveways in the required front yard, subject to the approval of the Board of Adjustment, on property located south of southwest corner of East 41st Street and South 177th East Avenue and northwest of subject property.

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

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

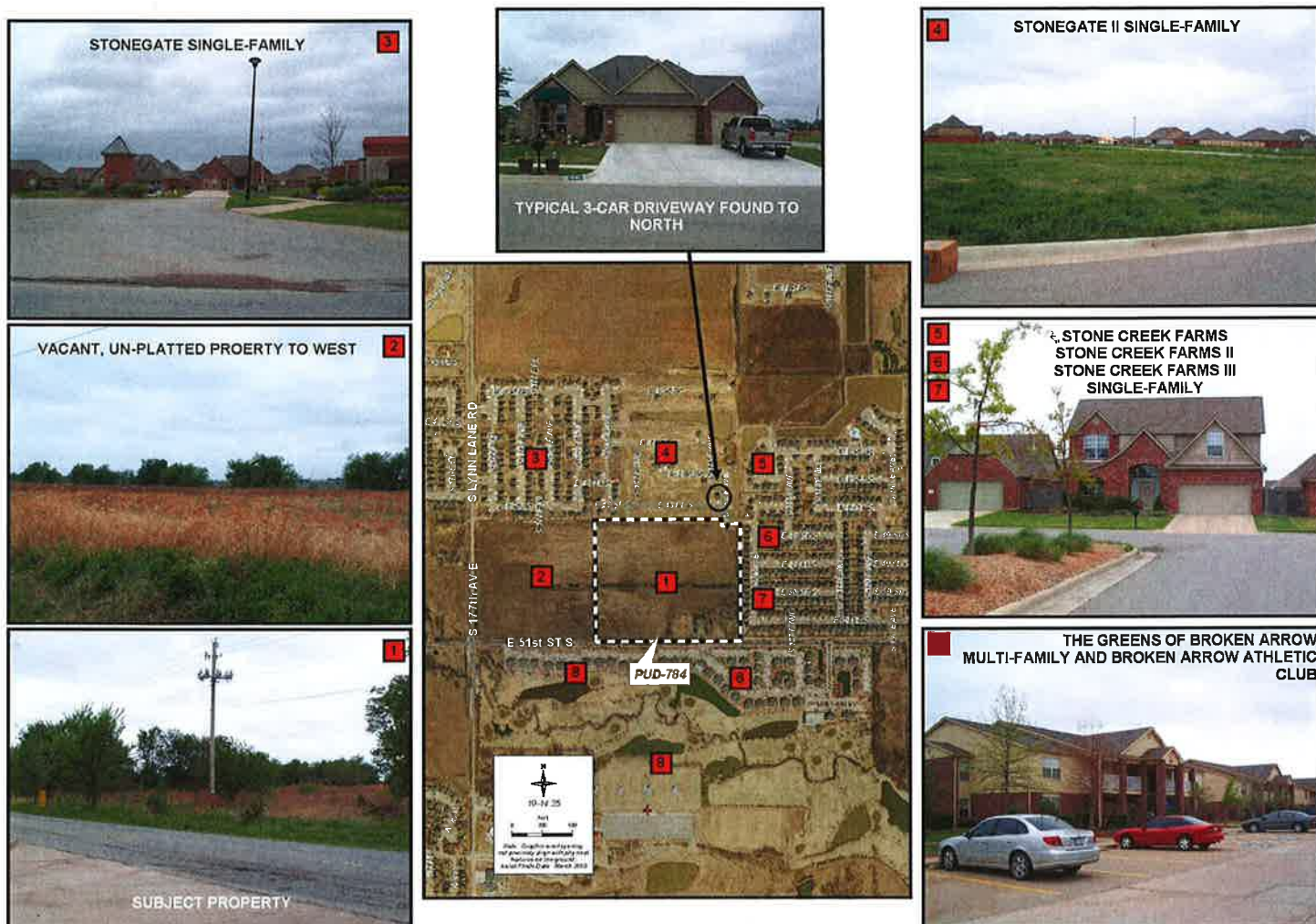
Z-6970 February 2005: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3, located south of the southwest corner of East 49th Street and South 177th East Avenue.

Z-6945 August 2004: All concurred in approval of a request to rezone a on a 126.5± acre tract from AG to RS-3, on property located north and east of the northeast corner of East 51st Street and South 177th East Avenue and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 39± acres in size and is located east of northeast corner of East 51st Street and South 177th East Avenue. The property is vacant and zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by Stonecreek Farms I, II and III, zoned RS-4; on the north by Stonegate and Stonegate II, zoned RS-3; on the south by 51st Street and then The Greens at Broken arrow and the Broken Arrow Athletic Club, zoned RM/FD/PUD; and on the west by un-platted land, zoned AG.

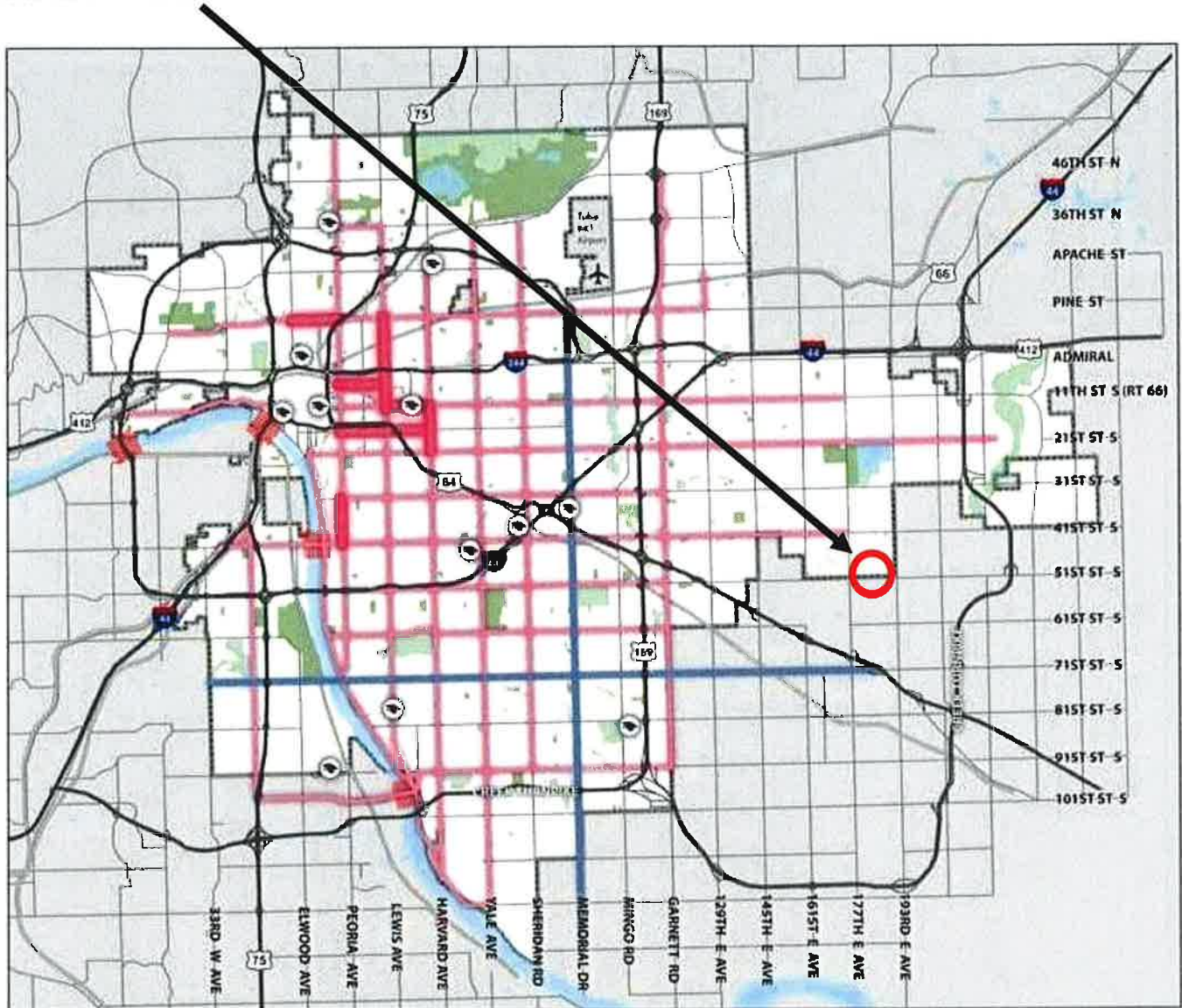


UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate 51st Street in the project vicinity.

SUBJECT AREA



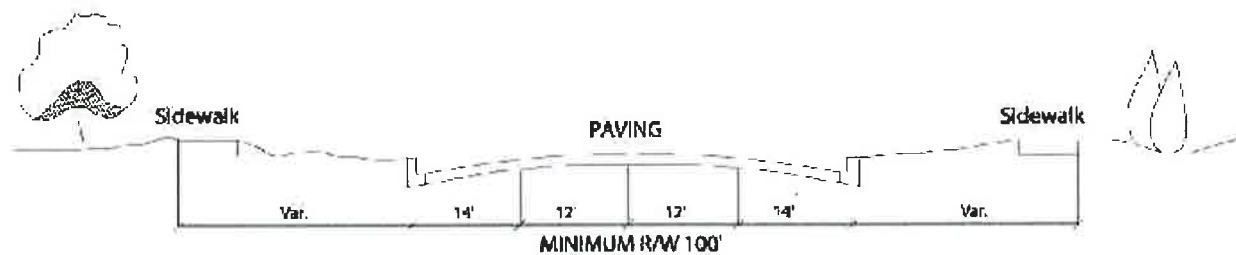
ROADWAY

-  Main Street
-  Commuter Corridor
-  Multi-Modal Corridor
-  Possible Multi-Modal Bridge
-  Existing/Planned Freeway
-  Parks
-  Open Space

STREETS:

The Tulsa City-County Major Street and Highway Plan designates 51st Street South as a secondary arterial.

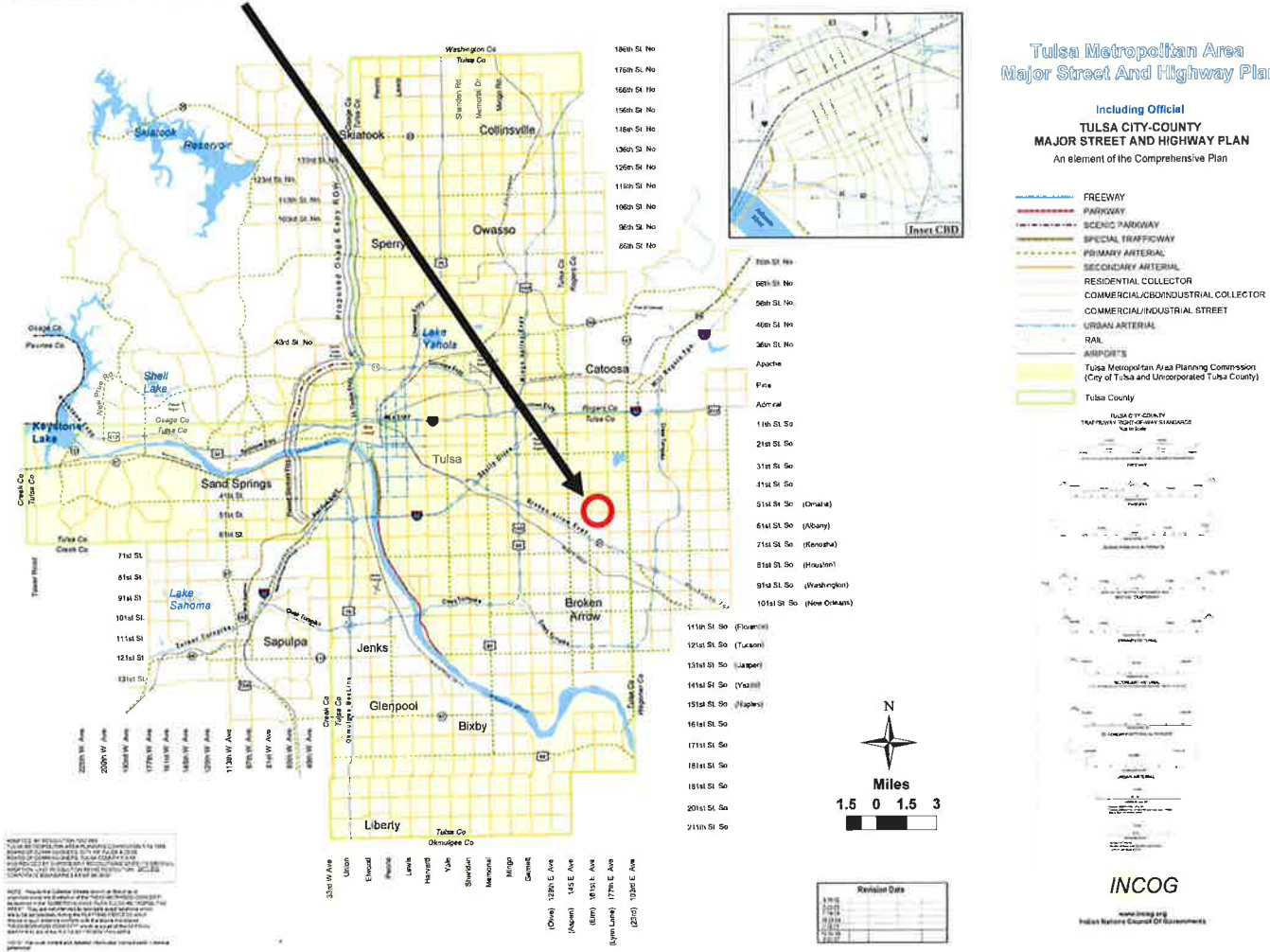
<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street	Secondary Arterial	100'	2



SECONDARY ARTERIAL

*CENTER MEDIAN WILL BE USED WHERE DESIGN AND OPERATING CONDITIONS DICTATE

SUBJECT AREA



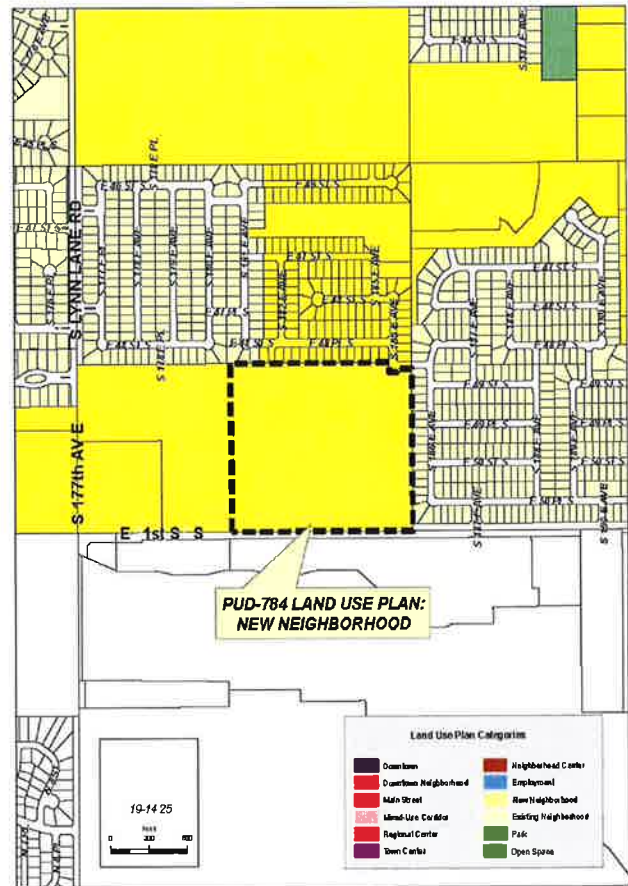
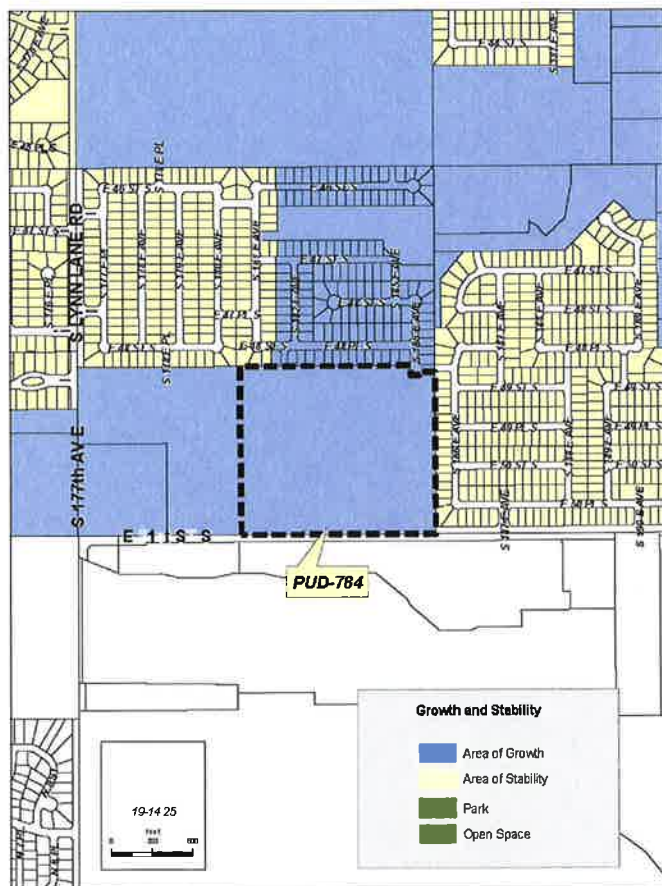
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the subject tract as an Area of Growth and a New Neighborhood.

Areas of Growth are described in the Plan as areas at which the allocation of resources should be directed and growth channeled 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.

New Neighborhoods are intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Staff finds the proposal to be **in accord** with the plan.



STAFF RECOMMENDATION:

PUD-784 is an RS-3 zoned tract located on the north side of 51st Street South, east of 177th Avenue East. The subject property is relatively flat with a low point in elevation of 690-feet at the northeast corner of the site to a high point of 698-feet at the center of the site (see attached aerial photograph with contours). The property is vacant and will be platted as Stonegate III.

The purpose of PUD-784 is to reflect what the applicant describes as market demand for three car garages and an associated extra wide driveway to accommodate the garage. In an RS-3 zoned district driveways are limited to covering 34% of the required front yard per §1303-D of the Zoning Code. With the smaller sized lots located in the RS-3 district a three car driveway inevitably exceeds the 34% limitation.

This case addresses exactly the same issue that the TMAPC heard in September 2010 for Oxford Court an existing residential single-family subdivision located on the west side of 177th Avenue East, south of 41st Street South. In that case, the applicant originally sought relief from the City Board of Adjustment (BOA – case #21102) in the form of a blanket variance which the BOA had granted four times in the past (2005 - case #20016; 2007 - case #20458; and twice in 2008 - cases #20888 and #20890). In the 2010 case, the BOA advised the applicant they did not have the authority to grant blanket variances, denied the application and advised the applicant to take the proposal to the TMAPC in the form of a PUD proposal.

The proposal was brought to the TMAPC in the form of a PUD. The TMAPC had an extensive conversation debating whether the Commission had the authority to vary this requirement in a PUD. The TMAPC voted 6-3-0 to approve the PUD conditioned upon the applicant returning to the BOA for the blanket variance. Ultimately the blanket variance was approved by the BOA (case #21102-A) in October 2010.

Until the zoning code can be amended or rewritten and following what the staff and applicant believe is the proper course of action for this type of request, on April 26, 2011 the current applicant sought the same relief from the BOA in case #21256. That case has been continued by the BOA pending the outcome of the PUD request before the TMAPC today.

Staff has conducted site visits and can support the application since all other requirements of the RS-3 district will continue to be met. Most importantly, each lot will still need to meet the 4,000 square foot (sf) livability/open space requirement. There is no other relief being sought from any other requirement of the RS-3 district or subdivision regulations.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-784 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-784 subject to the following conditions:

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

Land Area:

38.99 acres (gross)

27.10

Permitted uses:

Those uses permitted as a matter of right in Use Unit 6 – Single Family Dwelling and customary accessory uses.

Bulk and Area Requirements:

RS-3 Bulk and Area requirements remain applicable with the following exceptions:

- a. Maximum unenclosed off street parking area shall be surfaced with an all weather material not covering more than 45% of the required front yard;
- b. Livability space: 3,463 sf/per lot;
- c. Minimum common open space 1.90 acres (537 sf minimum per lot).

Signs:

Signs shall be subject to the conditions of Chapter 4 of the Tulsa Zoning Code as allowed on May 4, 2011.

Street Design and Access Limitation:

All street pavement will be constructed to meet or exceed the minimum standards as defined by the City of Tulsa for public minor residential street construction. The streets will be public streets.

Sidewalks will be constructed by the developer within the street right-of-way along East 51st Street South. No residential lots will be allowed to have direct vehicular or pedestrian access to East 51st Street South.

Sidewalks will be constructed on both sides of the street within the street right of way as required in section 4.3 of the City of Tulsa subdivision regulations. The sidewalk plan is depicted on the Connectivity Exhibit.

Landscape and Screening:

A screening fence with a minimum height of 6 feet will be provided along 51st Street South within a reserve area as shown on the attached Exhibit E.

All fencing, landscaping, gates and appurtenances which are placed in a reserve area will be maintained by the homeowners association.

3. 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. For the purposes of detail site plan review the final plat shall serve as the detail site plan.
4. No sign permits shall be issued for erection of a sign on a lot 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.
5. 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.
6. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets (where applicable), sidewalks, landscaped areas and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
7. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
8. 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.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. 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.
11. 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.

TAC Comments:

General: No comments

Water: A looped water main extension line will be required.

Fire: Fire Hydrant spacing will need to meet the requirements of International Fire Code 2006 Appendix C. Any gates across fire access roads will require Knox access.

Stormwater: No comment

Wastewater: No comment

Transportation: Page 3; Minimum width of driveway entrances is 24'.

INCOG Transportation:

- **MSHP:** E. 51st St., between S. 177th East Ave and S. 193rd East Ave, designated secondary arterial. S. 177th East Ave, between 41st St S. and 51st St. S., designated secondary arterial. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **LRTP:** E. 51st St., between S. 177th East Ave and S. 193rd East Ave., existing 2 lanes. S. 177th East Ave, between 41st St S. and 51st St. S., existing 2 lanes.
- **TMP:** No comment
- **Transit:** No current or future plans for this location.

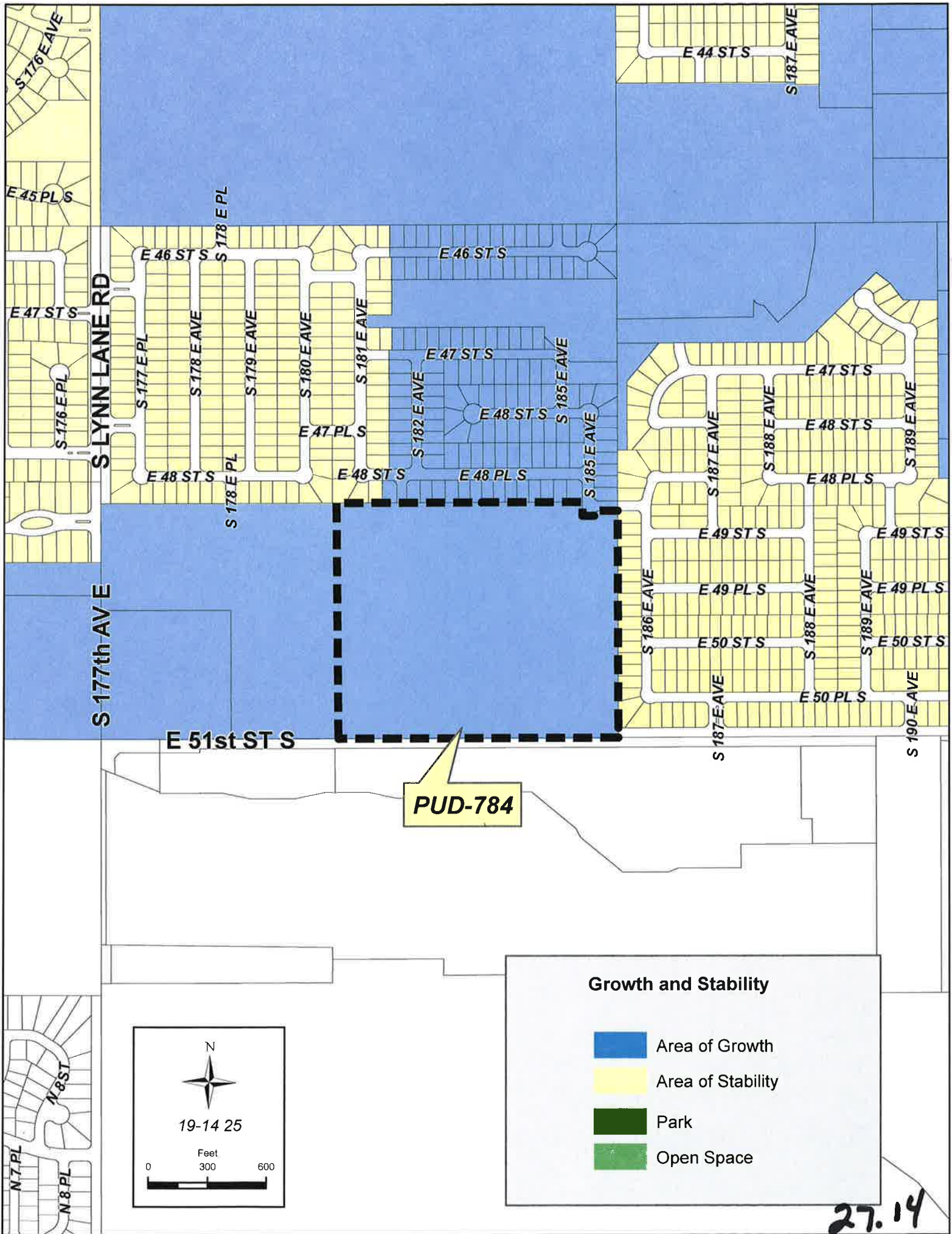
Traffic: No comments

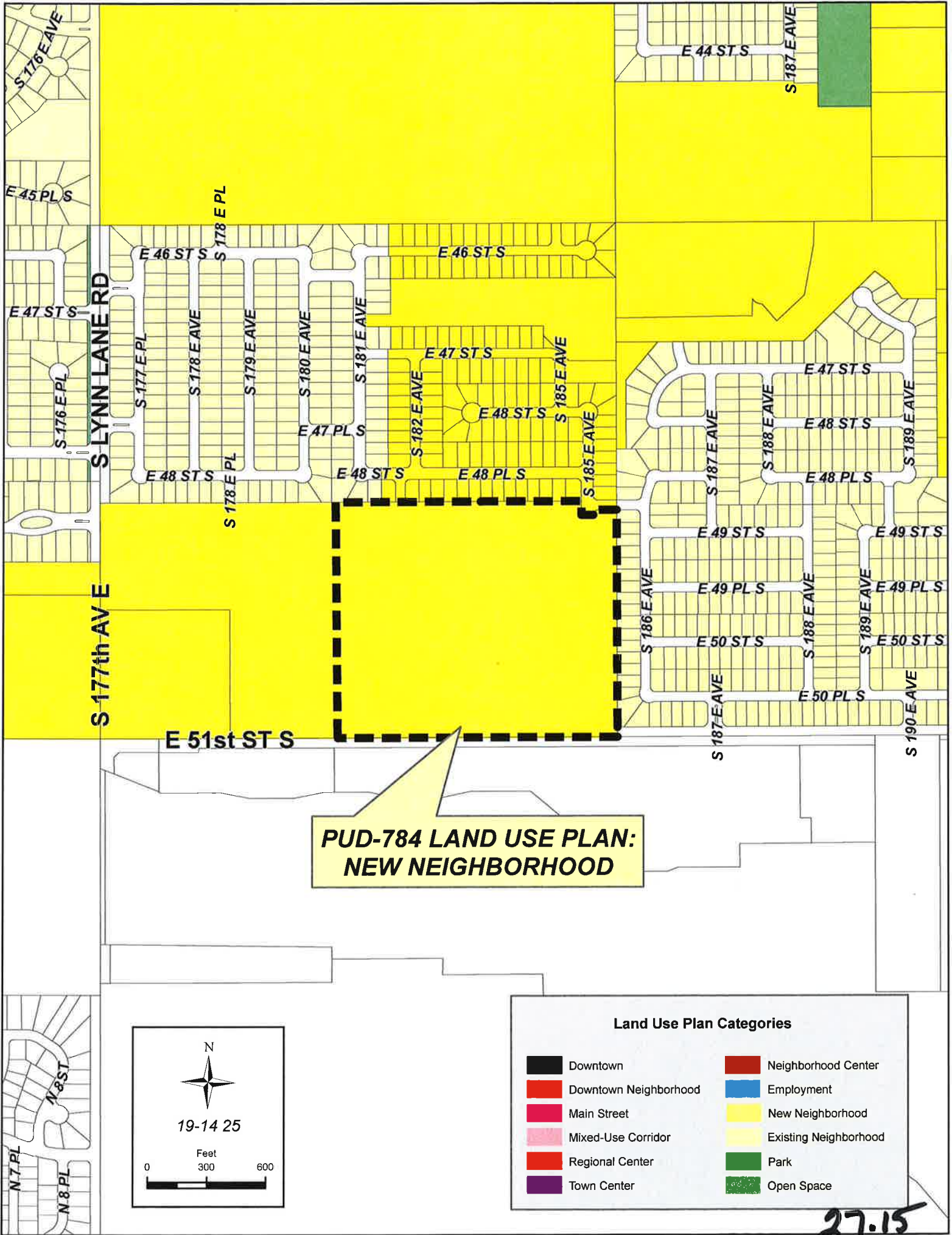
GIS: No comments

Street Addressing: No Comment (Will Address Lots Upon Receipt of "a" Plat)

County Engineer: No Comments.













05/04/11





**PUD-784 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 |

A SUBDIVISION IN THE SOUTHWEST QUARTER OF (SW(4)) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer
OWING CLAXTON
8407 SOUTH LEWIS AVE.
TULSA, OK 74128
PHONE (918) 746-3940
FAX: (918) 746-1812

Engineer/Surveyor
HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE (918) 258-3737
FAX (918) 258-2551
C.A. #3683 EXPIRES JUNE 30, 2011

[illegible]

CLYDE S. HARRIS

COUNTY INQUIRY STATE W

EXHIBIT A

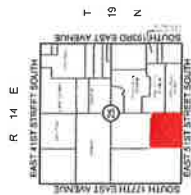
EXHIBIT A

27.14

Connectivity Exhibit

Stonegate III

A SUBDIVISION IN THE SOUTHWEST QUARTER OF (SW¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN CITY OF TULSA COUNTY, STATE OF OKLAHOMA



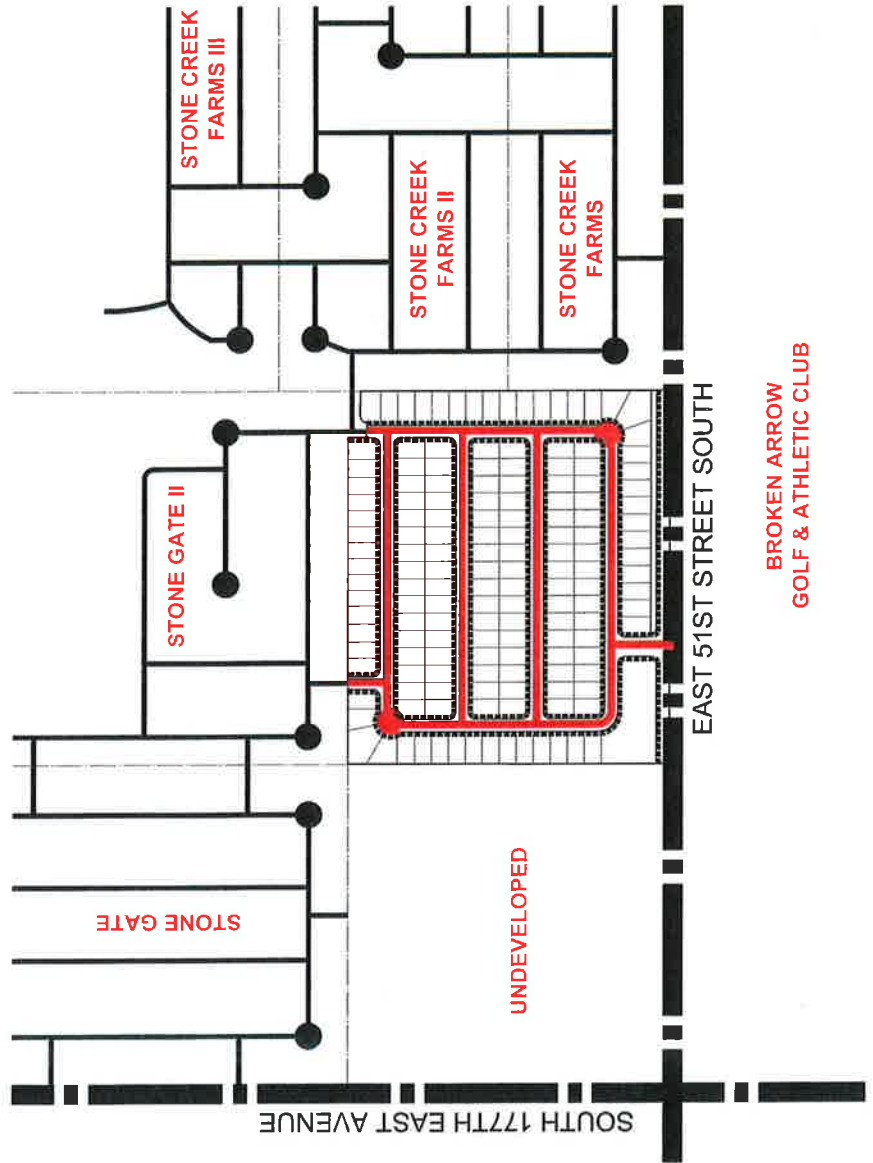
Location Map

SUBDIVISION CONTAINS ONE HUNDRED AND SEVENTY-ONE (171) LOTS, 1,354 ACRES, 1,354 ACRES (100% OF THE TOTAL AREA) IN TWO (2) PHASES:

PHASE I
 BLOCK 1 28 LOTS
 BLOCK 2 28 LOTS
 BLOCK 3 28 LOTS
 BLOCK 4 28 LOTS
 BLOCK 5 28 LOTS
 BLOCK 6 28 LOTS
 BLOCK 7 28 LOTS
 BLOCK 8 28 LOTS
 BLOCK 9 28 LOTS
 BLOCK 10 28 LOTS
 BLOCK 11 28 LOTS
 BLOCK 12 28 LOTS
 BLOCK 13 28 LOTS
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- Legend
- 2 LANE ARTERIAL STREET
 - EXISTING RESIDENTIAL STREET
 - PROPOSED RESIDENTIAL STREET
 - PROPOSED PEDESTRIAN ACCESS



BROKEN ARROW
 GOLF & ATHLETIC CLUB

The map shows a grid of streets. A vertical street on the left is labeled "EAST 1ST STREET SOUTH". A horizontal street at the top is labeled "SOUTH 19TH AVENUE". The intersection of these two streets is marked with a circled "M". To the right of this intersection, along East 1st Street South, there are several rectangular lots. One lot, located between South 17th Avenue and South 18th Avenue, is shaded in red. This red-shaded lot is the subject property.

A SUBDIVISION IN THE SOUTHWEST QUARTER OF (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Location Map

SUBDIVISION CONTAINS ONE HOMESITE
 38 LOTS (19) LOTS (19) LOTS (19) LOTS (19)
 16 LOTS (16) LOTS (16) LOTS (16) LOTS (16)
 32 LOTS (32) LOTS (32) LOTS (32) LOTS (32)
 14 LOTS (14) LOTS (14) LOTS (14) LOTS (14)
 1.54 ACRES (1.54 ACRES) (1.54 ACRES) (1.54 ACRES)
 0.42 ACRES (0.42 ACRES) (0.42 ACRES) (0.42 ACRES)
 10 LOTS (10) LOTS (10) LOTS (10) LOTS (10)
 74 LOTS (74) LOTS (74) LOTS (74) LOTS (74)
 SUBDIVISION CONTAINS 15,000 ACRES

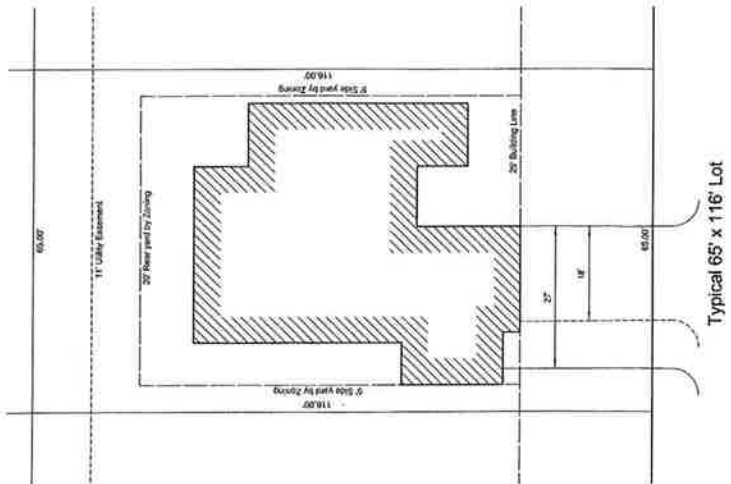
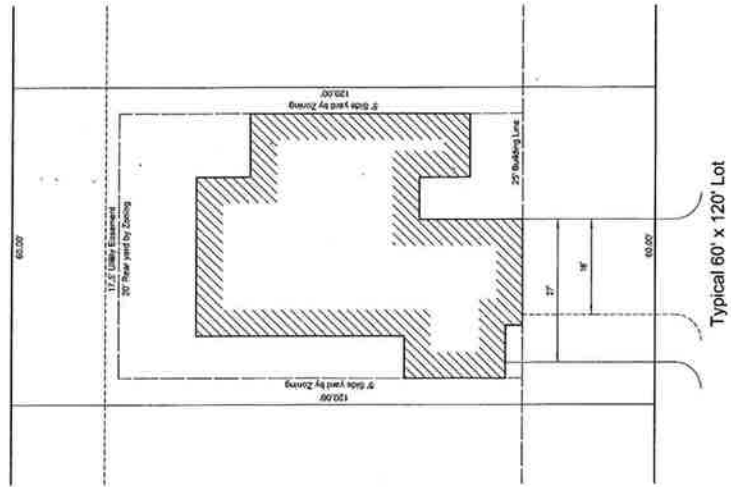
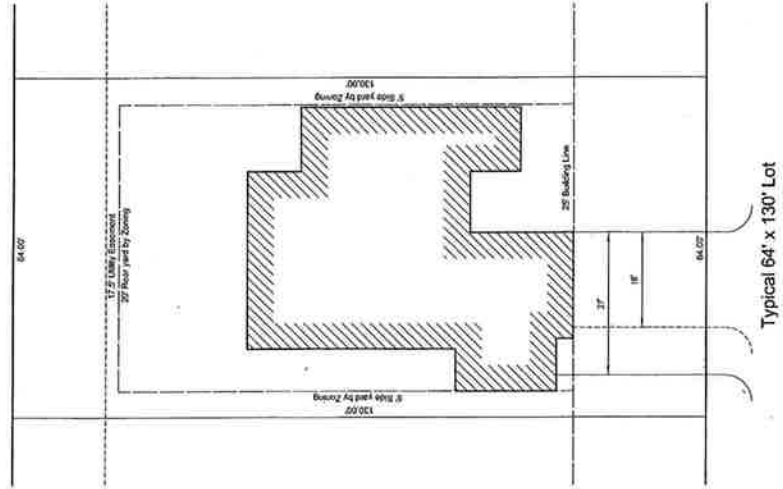


Legend

- B/L BUILDING LINE
- LVA LIMITS OF NO ACCESS
- MAE MULTIPLE ACCESS EAST/WEST
- P/D/L POINT OF BEGINNING
- U/P UTILITY EASEMENT
- STREET ADDRESS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE



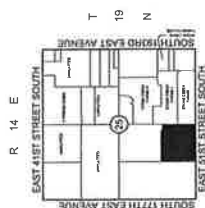
Livability Exhibits Stonegate III



Sketch Plat &

Stonegate III

A SUBDIVISION IN THE SOUTHWEST QUARTER OF (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



SUBDIVISION CONTAINS ONE HUNDRED FIFTY-FOUR (154) LOTS IN 3N (6) BLOCKS AND TWO (2) RESERVE AREAS IN TWO (2) PHASES

BLOCK 1	28 LOTS	1.534 ACRES 0.423 ACRES
BLOCK 2	15 LOTS	
BLOCK 3	32 LOTS	
BLOCK 4	32 LOTS	
BLOCK 5	14 LOTS	
BLOCK 6		
RESERVE A		
RESERVE B		

PHASE 1 50 LOTS (18.150 ACRES)
PHASE 2 74 LOTS (20.796 ACRES)

SUBDIVISION CONTAINS 18.150 ACRES

STUDENTS VISITORS CONTACT AHEAD OF THE AIRPORT



Legend

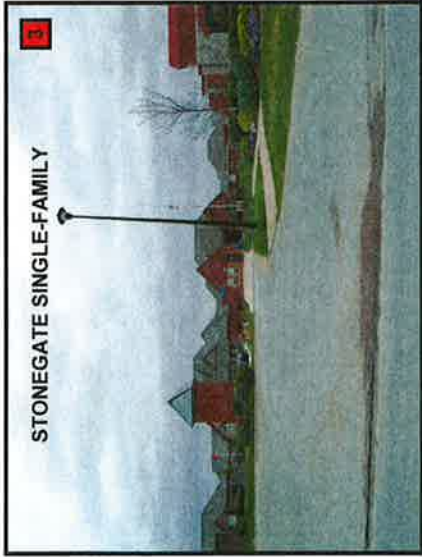
B/L	BUILDING LINE
LNA	LIMITS OF NO ACCESS
LMAE	MULTI ACCESS EASEMENT
LUE	UTILITY EASEMENT
STAD	STREET ADDRESS

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC CAP

Benchmark

5/8" REBAR, 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE, STAMPED "90" SET N.E. OF THE INTERSECTION OF 193RD E AVE. AND 51ST ST
ELEVATION 248' (NAVD 1981)



STONEGATE SINGLE-FAMILY



VACANT, UN-PLATTED PROPERTY TO WEST



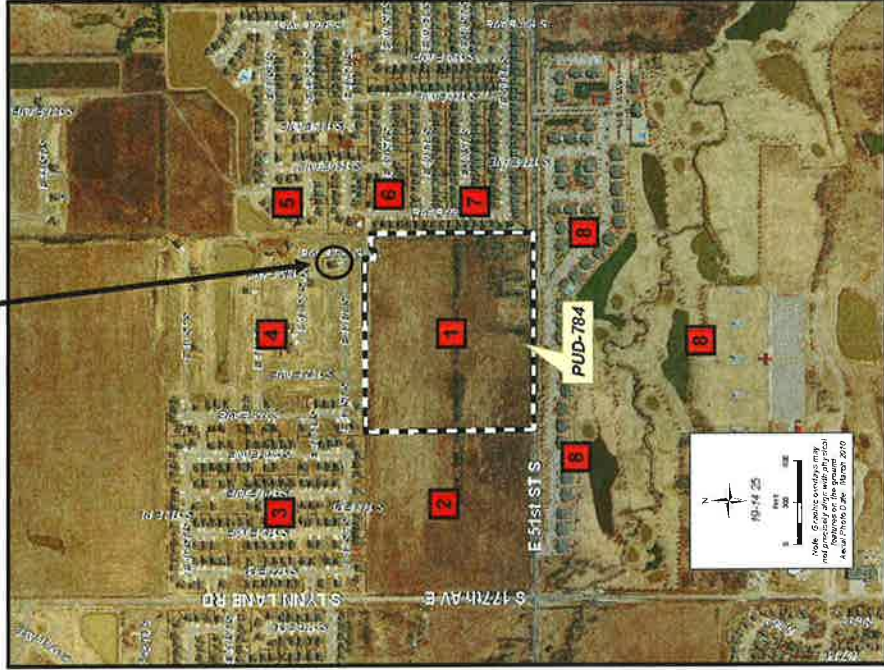
SUBJECT PROPERTY



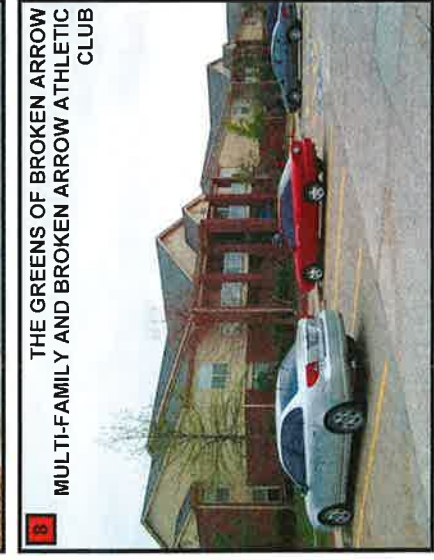
TYPICAL 3-CAR DRIVEWAY FOUND TO NORTH



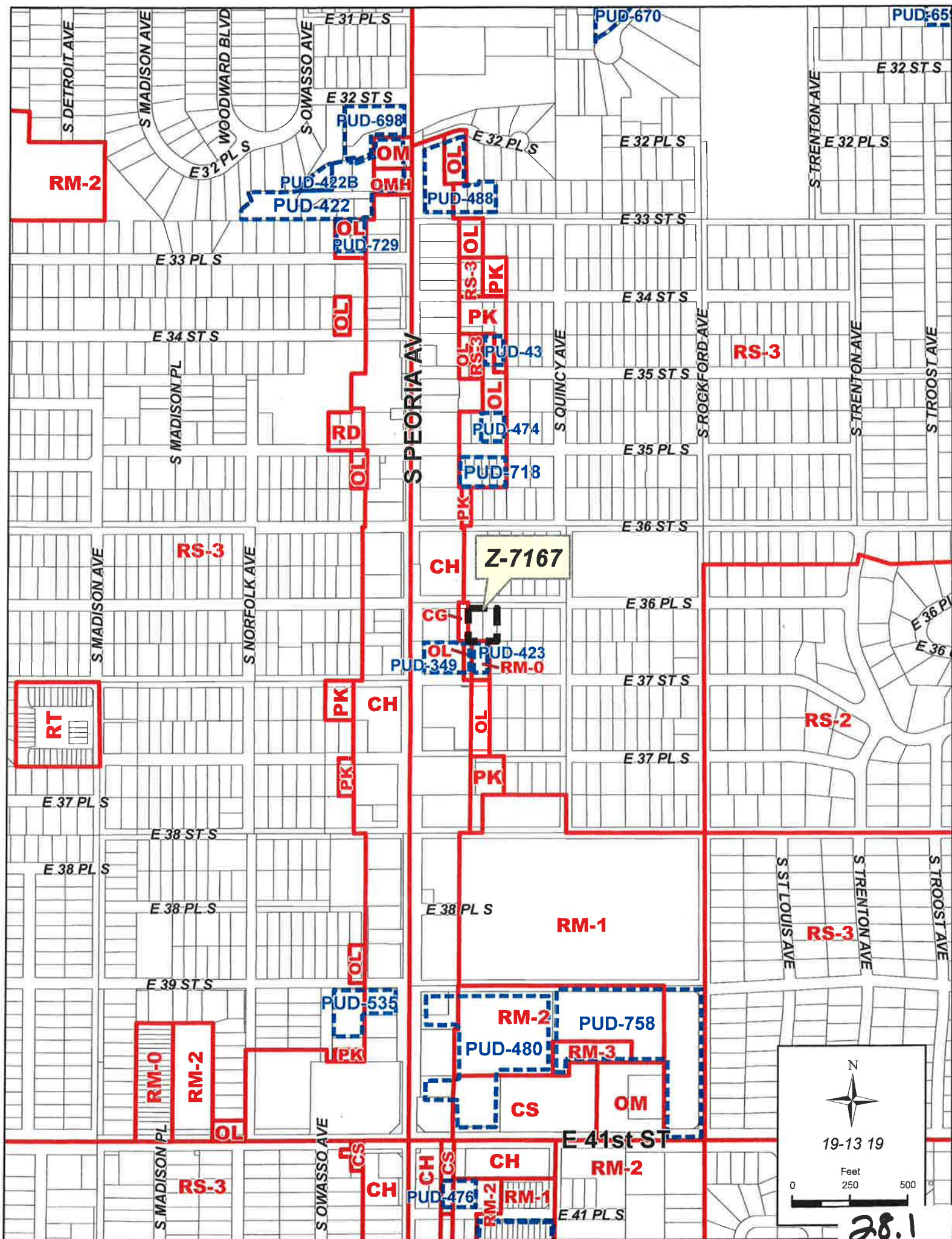
STONEGATE II SINGLE-FAMILY

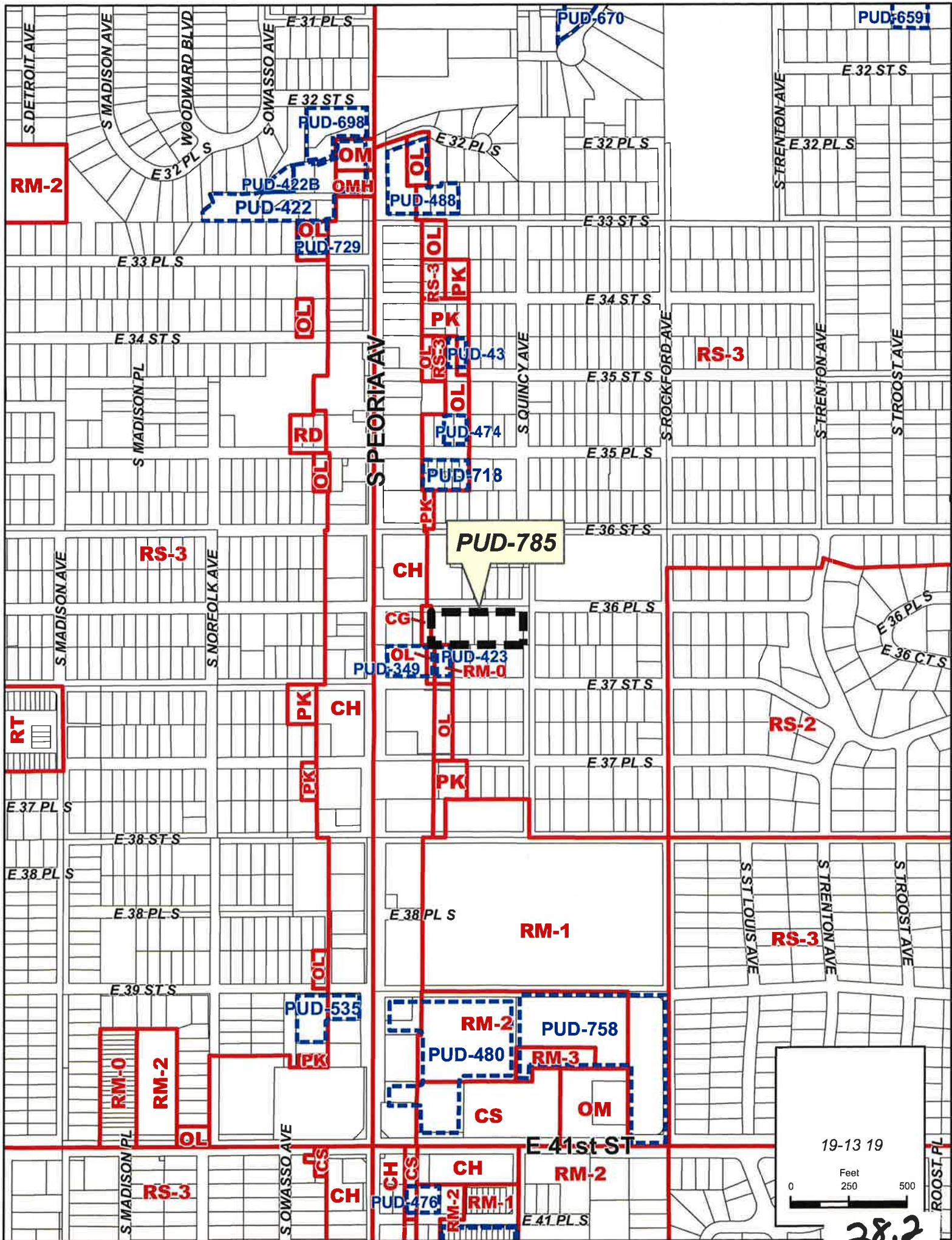


STONE CREEK FARMS
STONE CREEK FARMS II
STONE CREEK FARMS III
SINGLE-FAMILY



MULTI-FAMILY AND BROKEN ARROW ATHLETIC CLUB





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
email: rdj@rjohnsenlaw.com



ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

April 18, 2011

Tulsa Metropolitan Area Planning Commission
c/o Wayne Alberty, Manager
TMAPC and Boards of Adjustment Programs
Williams Tower 1
2 W. 2nd St., Suite 800
Tulsa, OK 74103

Re: Urban 12
S/W C 36th Place & Quincy Avenue
Z-7167
PUD-785

To the Commission:

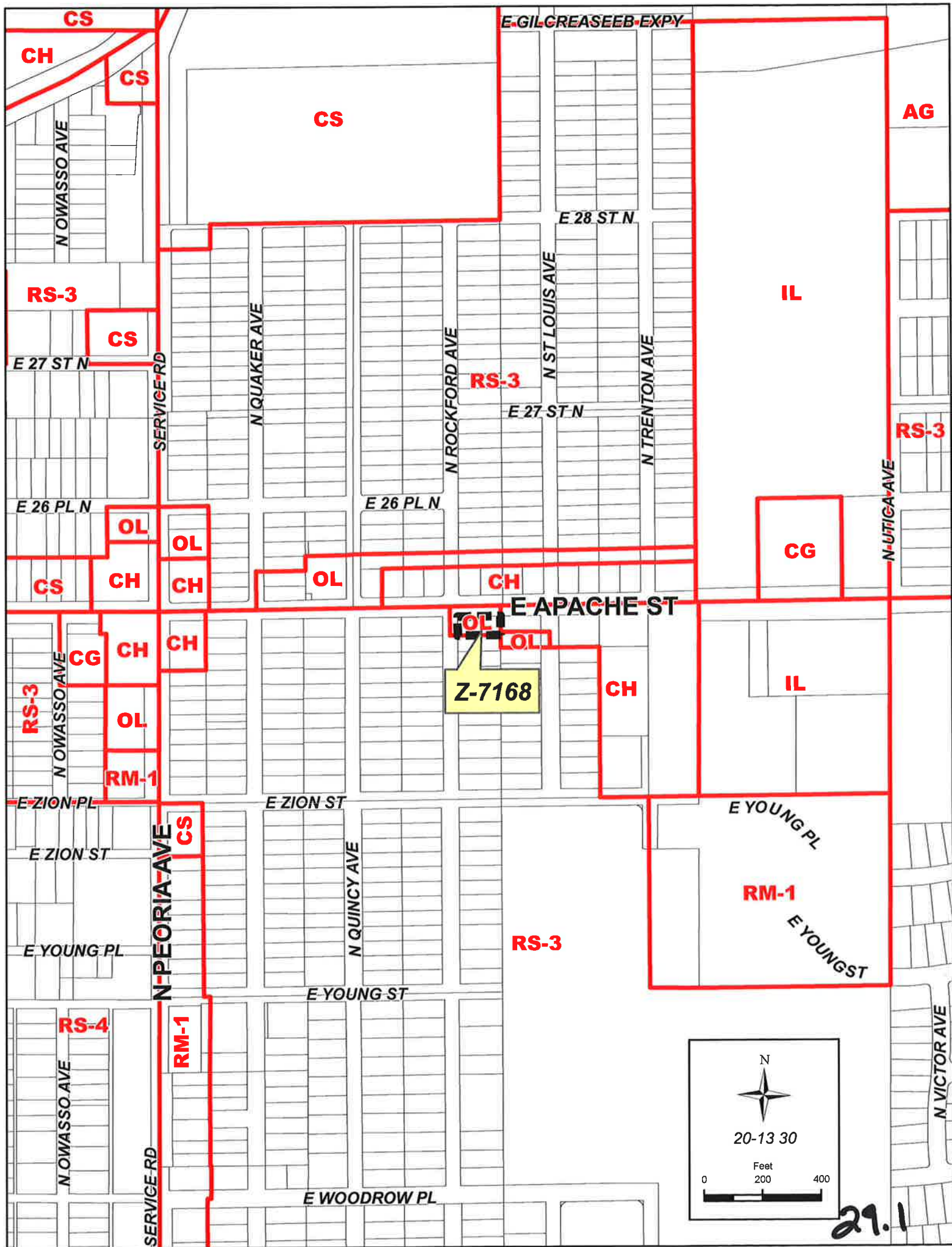
Urban Dwellings, LLC, under contract to purchase the property comprising Z-7167 and PUD-785, at the time of filing the referenced applications, is no longer under contract to purchase the referenced property and herein withdraws its applications submitted as Z-7167 and PUD-785.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roy D. Johnsen".

Roy D. Johnsen
Attorney for Urban Dwellings, LLC

RDJ:djh



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N

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Feet
0 200 400

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

29.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7168

SUMMARY OF RECOMMENDATIONS:

TRS 0330

Atlas 282

CZM 29

CD-3

TMAPC Hearing Date: May 4, 2011

Applicant: Edwin M. Harris

Tract Size: 8,880± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East Apache Street and North Rockford Avenue

EXISTING ZONING: OL

EXISTING USE: Restaurant (now closed)

PROPOSED ZONING: CS

PROPOSED USE: Restaurant

ZONING ORDINANCE: Ordinance number 11809, dated June 26, 1970, established zoning for the subject property. Zoning was done by map, as was legal to do in 1970. It is therefore unclear as to why this property was zoned OL.

RELEVANT ZONING HISTORY:

Z-3619 February 1970: All concurred in denial of a request for rezoning a tract of land from OL to CH on property located on the southeast corner of East Apache Street and North Rockford Avenue and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8,880± square feet in size and is located at the southeast corner of East Apache Street and North Rockford Avenue. The property appears to be a vacant restaurant (The Chicken Hut) and is zoned OL. It was first built and used as a gas station in the 1950s. It was converted to food service uses in the 1970s, and in the intervening years has been used for several different endeavors.

SURROUNDING AREA: The subject tract is abutted on the east by a barbecue restaurant, zoned CH and OL; on the north by mixed retail/office and vacant uses, zoned CH-; on the south by primarily single-family residential uses and vacant properties-, zoned RS-3; and on the west by single-family residential uses, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not designate either Apache Street or North Rockford Avenue as anything other than streets. The vision is that Pine Street one mile to the south will be

29.3

developed as a multi-modal corridor, to accommodate personal vehicles, pedestrians, bicycles and transit.

The Major Street and Highway Plan designates the streets as follows.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Apache Street	Secondary arterial	100'	4
North Rockford Avenue	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

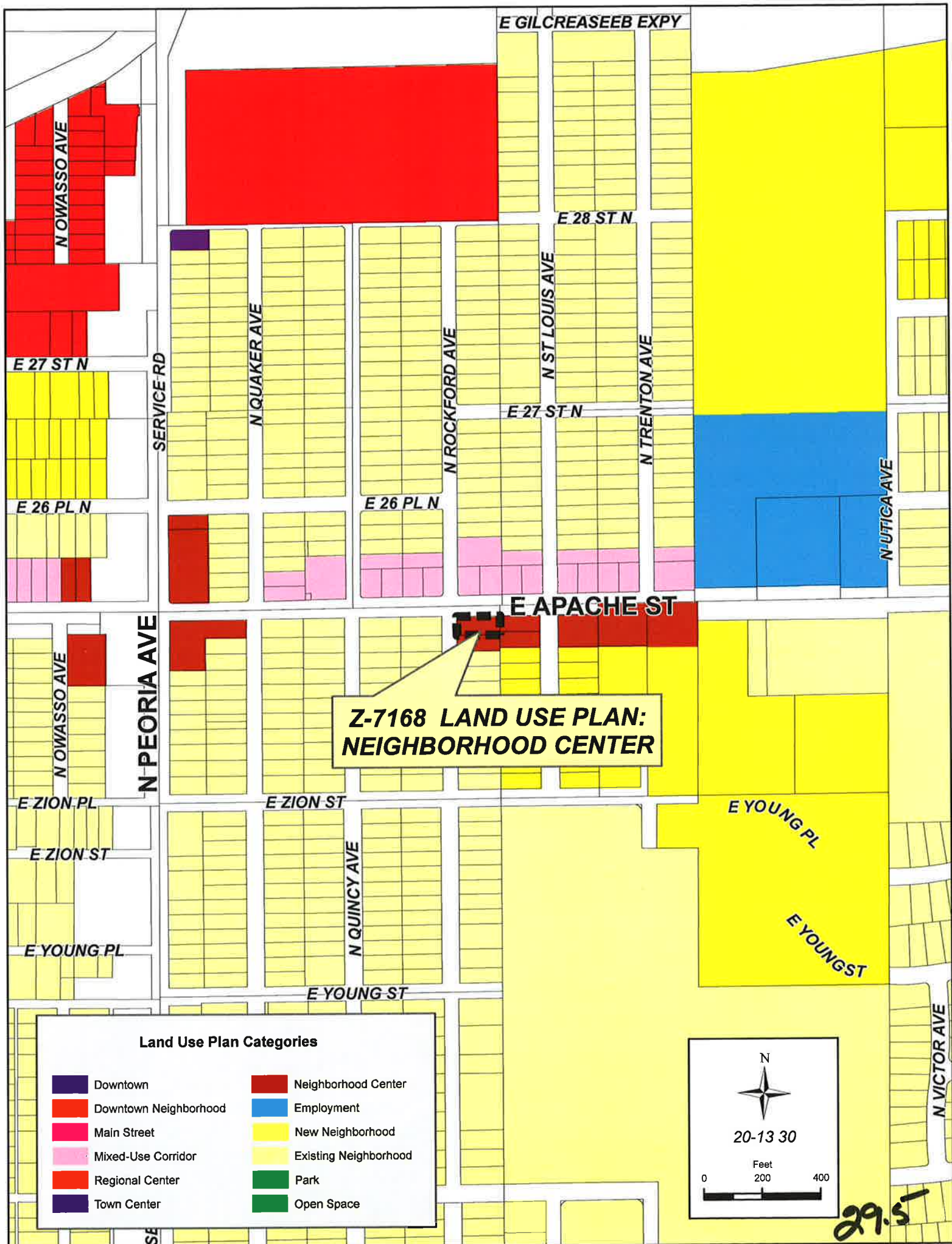
The comprehensive plan designates this as an existing neighborhood and an area of stability. According to the plan, the requested CS zoning **is not** in accord with the plan. However, the comprehensive plan, by the consultant's own admission, was not intended to be parcel-specific and the subject property is not likely or suitable to be redeveloped residentially. The subject property and the non-residentially zoned properties surrounding it change uses and ownerships periodically, so it is questionable to designate them as an area of stability, fronting as they do on a busy thoroughfare.

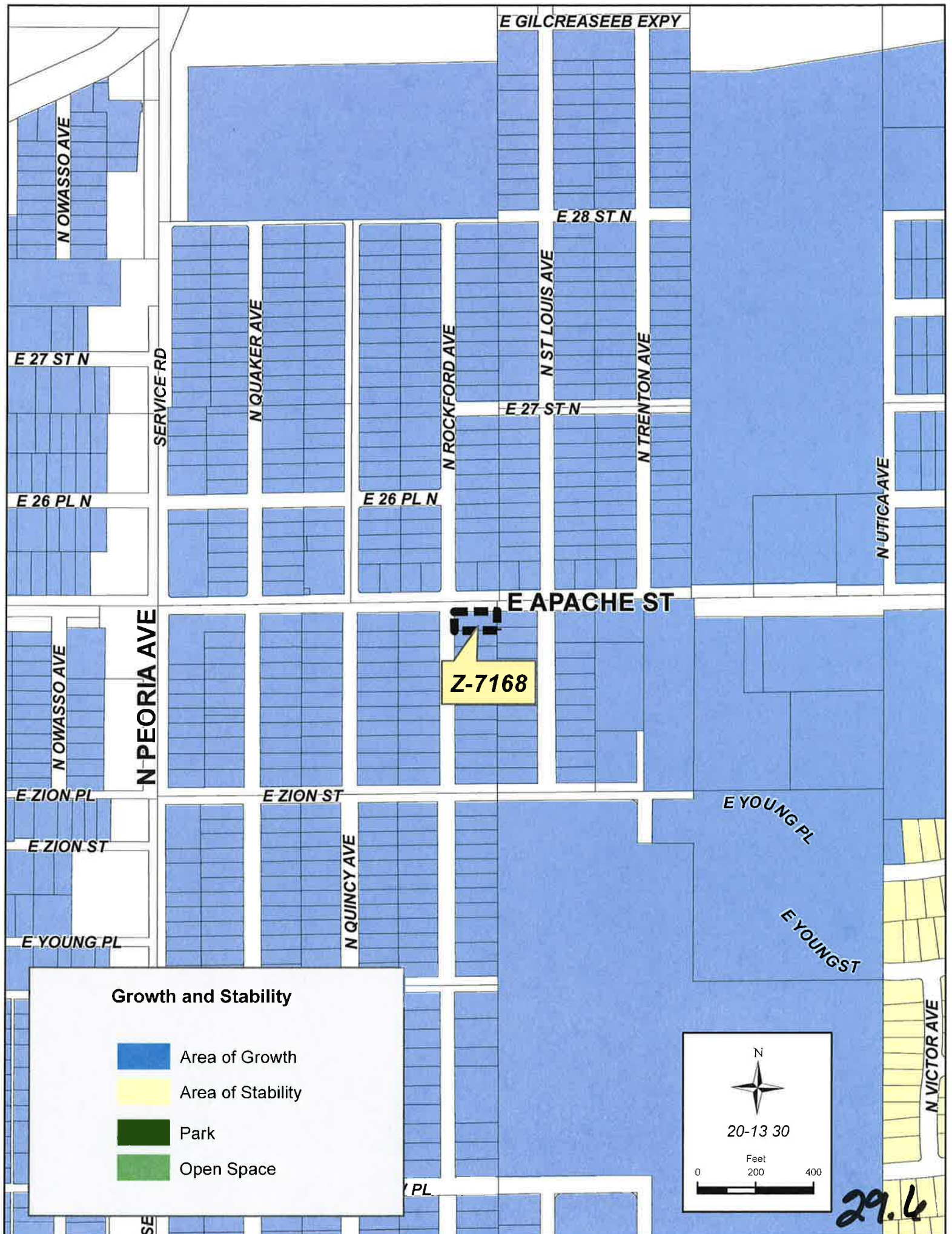
STAFF RECOMMENDATION:

This particular stretch of East Apache Street is heavily traveled and largely stripped out commercially and for offices. It is highly unlikely that a new single-family residence would be built facing onto Apache here. Staff can therefore commend **APPROVAL** of CS zoning for Z-7166. Staff also points out that if CS zoning is approved, the developer must screen areas abutting residentially zoned properties and must landscape the street yard and parking lots. The applicant will also be required to replat or seek a plat waiver. Adequate parking, in accord with the zoning code, must be provided. All of this was discussed with the applicant at his initial meeting with staff.

05/04/11

29.4





PAUL ENIX
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-9495(
penix@ci.tulsa.ok.us



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

July 20, 2010

LOD Number: 523136-1

CHICKEN HUT
1500 E APACHE ST
TULSA, OK 74106-

Phone: (918)691-0946

APPLICATION NO: **232315** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: 1500 E APACHE ST N I-ST
Description: USE CHANGE

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$25 RESUBMITTAL FEE PLUS ONE DOLLAR PER SUBMITTED PAGE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMITTAL OF REVISED/ADDITIONAL PLANS MUST BE SUBMITTED WITH TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE NOTED WITH CLOUDS AND REVISION MARKS.
2. THE FULL TEXT OF THE ZONING CODE, INFORMATION ABOUT INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT WILLIAMS TOWER II, 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE 918-584-7526.
3. QUESTIONS CONCERNING VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF AN ADMINISTRATIVE OFFICIAL, PLANNED UNIT DEVELOPMENTS (PUD), ZONING CHANGES, PLATTING, LOT SPLITS, LOT COMBINATIONS, AND ALTERNATIVE COMPLIANCE LANDSCAPE PLANS SHOULD BE DIRECTED TO AN INCOG REPRESENTATIVE.

(continued)

29.7

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. 232315

1500 E APACHE ST N I-ST

July 20, 2010

1) 42, §601, Table 1 – Permitted Uses in the Office Districts: The location of the subject property is within an OL Zoning District. The proposed use, Use Unit 18 – Drive-in Restaurant, is not a permitted use in an OL Zoned District. The Zoning District will have to be changed to authorize approval of your application for a Drive-in Restaurant. To change the Zoning District you will need to file an application with the Tulsa Metropolitan Area Planning Commission.

2) 42, §213, Table 1 – Platting Requirements: Rezoning the property will make the platting requirement applicable. When the property is rezoned it will either need to be replatted or a plat waiver will need to be obtained from the Tulsa Metropolitan Area Planning Commission.

Please contact INCOG staff at 584-7526 for answers to all questions related to the application for a Zoning change and platting or plat waiver.

Upon approval of a Zoning change it is your responsibility to contact this office and submit appropriate documentation of the change.

NOTE: Building plan review has been placed on hold pending approval of a Zoning change.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

29.8

From Charles Jamison and Eddy Harris

Reference to property at 1501 East Apache St. Tulsa Oklahoma 74016

Phone Number (918) 902-7005

To the city of Tulsa and Tulsa Metropolitan area planning commission:

This letter is being written in response to our visit in your office on February 17, 2011. I bought the building at issue and it was placed under sections 1401 and 1402 of chapter ~~15~~¹³ of the zoning code of the city of Tulsa. The building has remained owned by me for a 25 year period. The building has not been enlarged or extended during the 25 years and the use of the building has remained the same since it was licensed in 2010. Your records will show the building was in compliance with city code prior to August 2010.

After reading section 1402 paragraphs A-G of chapter 13 of the city of Tulsa zoning code it is clear the building is currently in compliance with this section. This building was closed in August 2010 when the city of Tulsa refused to issue a license to operate to the renters of the building.

Prior to 2010 there was never a problem with getting licensed. I do understand the reason the building was closed because of the prior renters. The closing of the renters business was because of the lack of security and poor business practices. The terrible business practices of the renters have nothing to do with the owner of the building. The owner of the building has never had any difficulty with anyone being killed or injured nor complaints from the neighbors at the location. I regret that my building is

in a high crime area. I also know there are few business and employment opportunities on the north side of Tulsa. Unfortunately when one north Tulsa business closes it is a problem not only for the business but also for the entire north Tulsa community. It is very obvious the citizens of the North Tulsa area need employment opportunities to reduce or eliminate crime. In compliance with the community's wishes I have compiled a list of people in the surrounding area who have signed their names, addresses, and telephone numbers reflecting the necessity of businesses and jobs in North Tulsa. City counselors Roscoe Turner and Jack Henderson were briefed on my new business plan. They understand and agree with our efforts to conduct a new business differently from the prior renters of the building. At this time the new business has the full support of the surrounding community.

Please reconsider our status under section 1402 as it is clear to us that we are in compliance with the city of Tulsa zoning code and the Tulsa Metropolitan planning commission requirements. Thank you for giving us your full consideration.

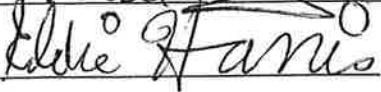
Dated 02/21/2011

Under Signed

Owner

A handwritten signature in dark ink, appearing to read "Charles", written over a horizontal line.

Partner

A handwritten signature in dark ink, appearing to read "Eddie Harris", written over a horizontal line.

29.10

I LIVE IN THE 2500 BLOCK OF NORTH
 ROCKFORD. AND I AM IN AGREEMENT WITH THE
 PLAN ,THAT MR.HARRIS(renter) AND/OR CHARLES
 JAMISON(owner) Has presented.

NAMES

ADDRESS

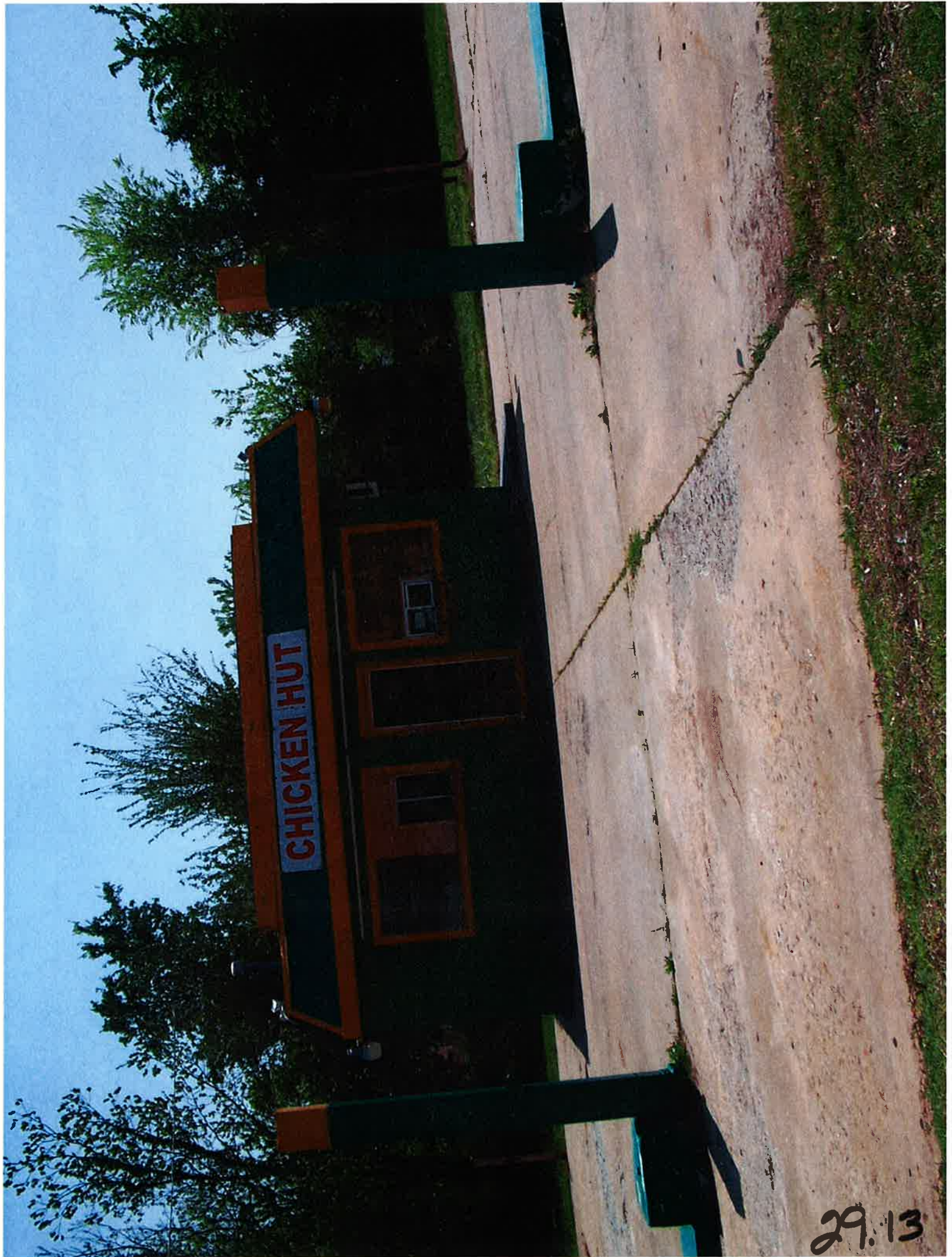
Johnny Ellsworth	2534 N. ROCKFORD AVE
Monica Burns	2534 N. Rockford Ave
Wah Willie	2530 N. Rockford AVE.
LORRY SERNA	2529 N ROCKFORD AVE
Patricia Smith	2522 N ROCKFORD
Michelle P	2514 N, Rockford
Johnny Doe	2500 N. ROCKFORD 629 7333
Jane Mills	2504 A. Rockford
Starla Hoy	2509 N Rockford 899 4816
The Wilson Family	2519 & 2525 N. Rockford 425-2861
Clarence Tipton	1509 E. ZION

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10/20/82

Bennie Shoney 2537 N. Rockford St 312-82

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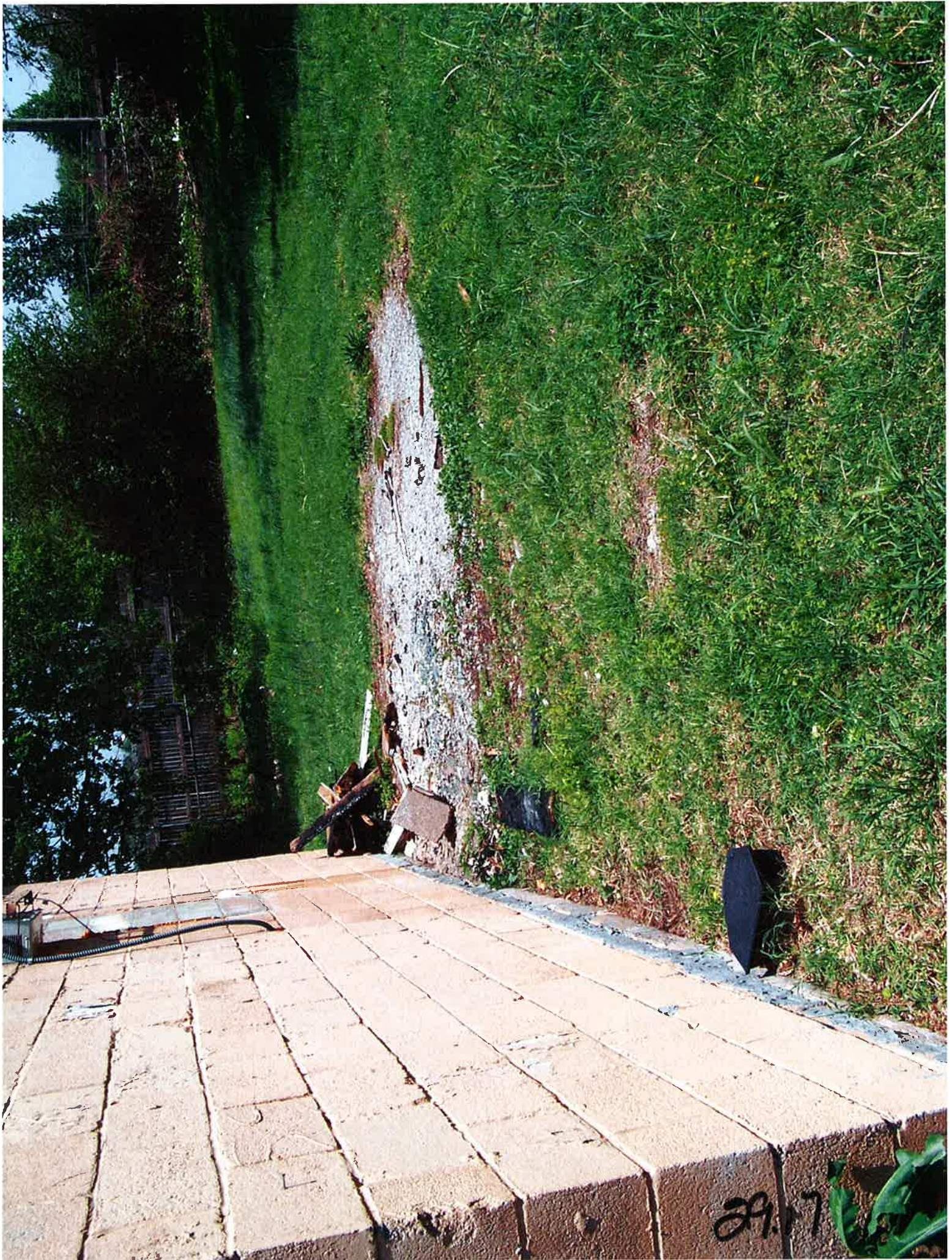


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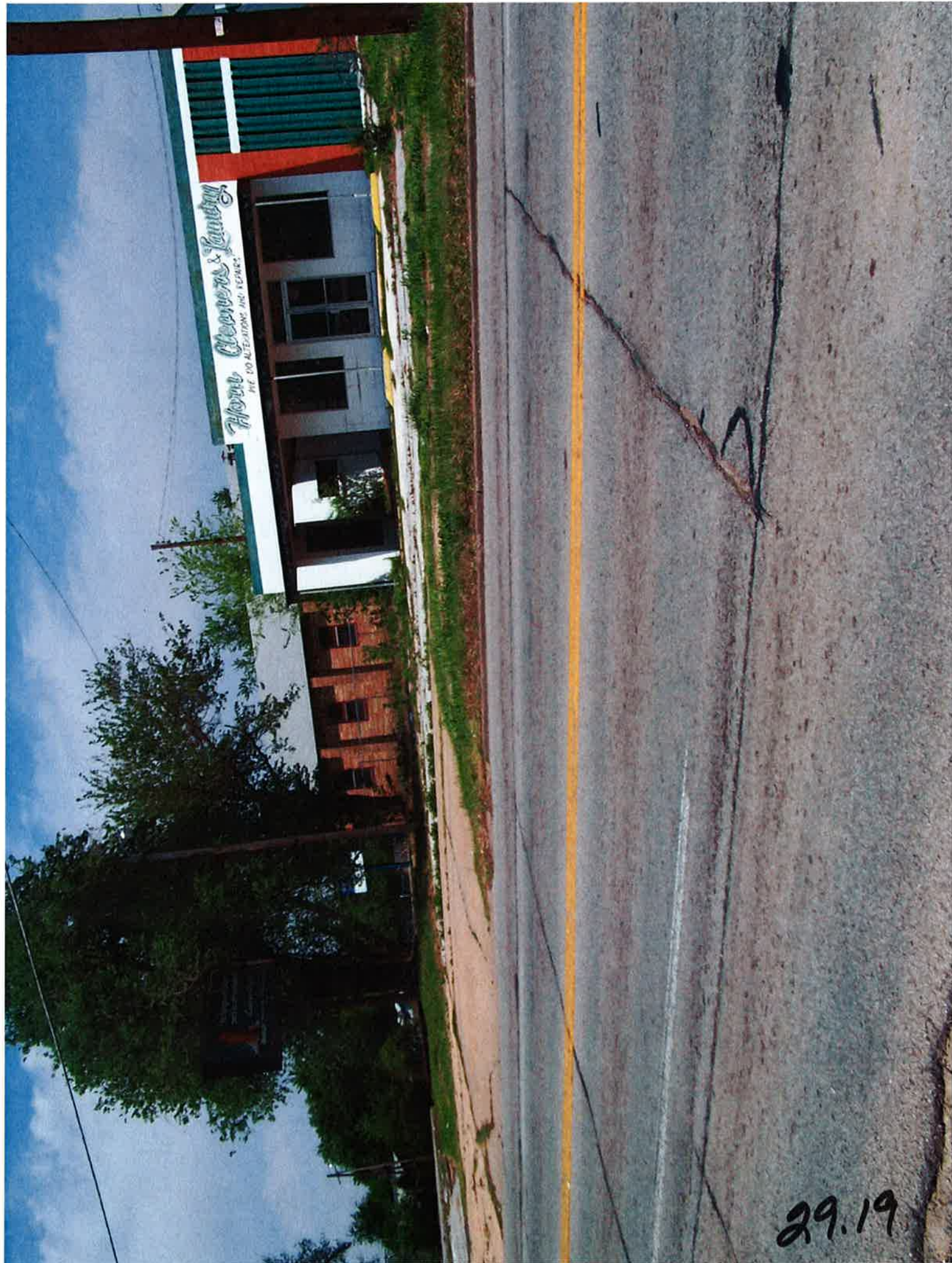
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