

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2605**

**July 6, 2011, 1:30 PM**

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

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

Call to Order:

### **REPORTS:**

#### **Chairman's Report:**

#### **Worksession Report:**

#### **Director's Report:**

Review the TMAPC Receipts for the Month of May 2011

1. Minutes of June 1, 2011, Meeting No. 2603
2. Minutes of June 15, 2011, Meeting No. 2604

### **CONSENT AGENDA:**

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

3. **LC-346**, (Lot-Combination) (CD-4) Location: Northwest corner of East First Street and South Iroquois Avenue (related to Item 4)
4. **LS-20443**, (Lot-Split) (CD-4) Location: Northwest corner of East First Street and South Iroquois Avenue (related to Item 3)
5. **LC-345**, (Lot-Combination) (CD-7) Location: Northeast corner of South Peoria Avenue and East 67<sup>th</sup> Street South
6. **LS-20444**, (Lot-Split) (CD-8) Location: Northwest of the northwest corner of East 121<sup>st</sup> Street South and South Sheridan Road (related to Item 7)
7. **LC-347**, (Lot-Combination) (CD-8) Location: North of the northwest corner of East 121<sup>st</sup> Street South and South Sheridan Road (related to Item 6)
8. **Riverbend Gardens** – Final Plat, Location: South and west of southwest corner of West 7<sup>th</sup> Street and South Elwood Avenue (9211) (CD 4)

9. **Correction of Scrivener's Error** – Lot 6, Block 14, Blocks 8-14, Shadow Mountain Estates
10. **Amendment of Deed of Dedication** – Ridge Crest, Partial vacation of plat of Ridge Crest, Location: South of the southwest corner of East 81<sup>st</sup> Street and South Garnett Road (8418) (CD 8)
11. **Hyde Park at Tulsa Hills** – Final Plat, Location: East of South U.S. 75, South of West 81<sup>st</sup> Street (8211) (CD 2)
12. **Jet Port Industrial Park** - Final Plat, Location: West of U.S. 169, North of West 46<sup>th</sup> Street North (2407) (CD 3)
13. **PUD-117-5 – 9 One 8 Designs/Jeff Davis/Bandon Trails Apartments**, Location: North of the northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue, Requesting a Minor Amendment to reduce the required setback from the west boundary of the PUD from 25 feet to 23 feet to reflect as built conditions, **RS-2/RM-1/PUD**, (CD 2)
14. **PUD-460 – Tanner Consulting/Matt Baer/Legend Assisted Living Facility**, Location: North of the northwest corner of East 81<sup>st</sup> Street South and South Mingo Road, Requesting a Detail Site Plan for a 75 unit assisted living facility, **RS-3/RM-0/CS/PUD**, (CD-7)
15. **AC-107 – Wallace Engineering/Jim Beach/KOTV, Channel 6**, Location: Northeast corner North Boston Avenue and East Cameron Street, Requesting an Alternative Compliance Landscape Plan to allow the five required trees to be planted in the ROW and in exchange plat a total of 31 trees along the ROW of Cincinnati Avenue and Boston Avenue, **CBD**, (CD-1)

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

**COMPREHENSIVE PLAN PUBLIC HEARINGS:**

16. **Public Hearing to Consider Amending the Major Street and Highway Plan (MSHP) for the City and County of Tulsa, Oklahoma, and Adopting the Major Street and Highway Plan update as part of the Comprehensive Plan of the Tulsa Metropolitan Area, Resolution No. 2605:904**

**ZONING CODE PUBLIC HEARINGS:**

17. **Public Hearing to Analyze and Recommend to the City Council Proposed Ordinance Amendments to the Zoning Code Regarding Uses Permitted in a Planned Unit Development (PUD) within the City of Tulsa, Including but not limited to Amending Title 42, Tulsa Revised Ordinances, Section 1103 by Deleting Subsection (A) (3)**

## **PUBLIC HEARINGS:**

18. **Sheridan Medical Park** – Preliminary Plat, Location: 6371 East 67<sup>th</sup> Place South, Northwest corner of East 67<sup>th</sup> Place South and South Sheridan Road (833) (CD 7)
19. **Greater Cornerstone Community Center** – Minor Subdivision Plat, Location: South of West 51<sup>st</sup> Street South, West of South 33<sup>rd</sup> West Avenue (9233) (CD 2)
20. **Z-7168** – Plat Waiver, Location: Southeast Corner of east Apache and North Rockford Avenue, 1500 East Apache (0330) (CD 3)
21. **Z-7170 – Susanne Thompson/Three C's Medical Clinic**, Location: Southeast corner of West Edison Street and North 27<sup>th</sup> West Avenue, Requesting **OM to CS**, (CD-1)
22. **Z-7171 – Sisemore Weisz & Assoc., Inc./3B Generation, LLC**, Location: North of northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue, Requesting **RS-3 to IL**, (CD-6)
23. **Z-7173 – All-Commerce, LLC**, Location: East of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue, Requesting **RS-3 to IL**, (CD-6)
24. **Z-7174 – Lou Reynolds/William K. Warren Medical Research Center, Inc.**, Location: North and west of the northwest corner of South Sheridan Road and East 71<sup>st</sup> Street, Requesting **OL/OM to CS**, (CD-7)
25. **Z-7175 – TMAPC/M&M Corporation**, Southeast corner of East 1<sup>st</sup> Street and South Detroit, Requesting **IL to CBD**, (CD-4)
26. **CZ-407/PUD-566-A – Bill Breisch**, Location: Northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue, Requesting **CS/OL/RS/PUD-566 TO AG/CS/OL/PUD-566-A** and Major Amendment, (County) (Continued from 6/1/11, 6/15/11).

## **OTHER BUSINESS**

### **27. Commissioners' Comments**

## **ADJOURN**

CD = Council District

**NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.**

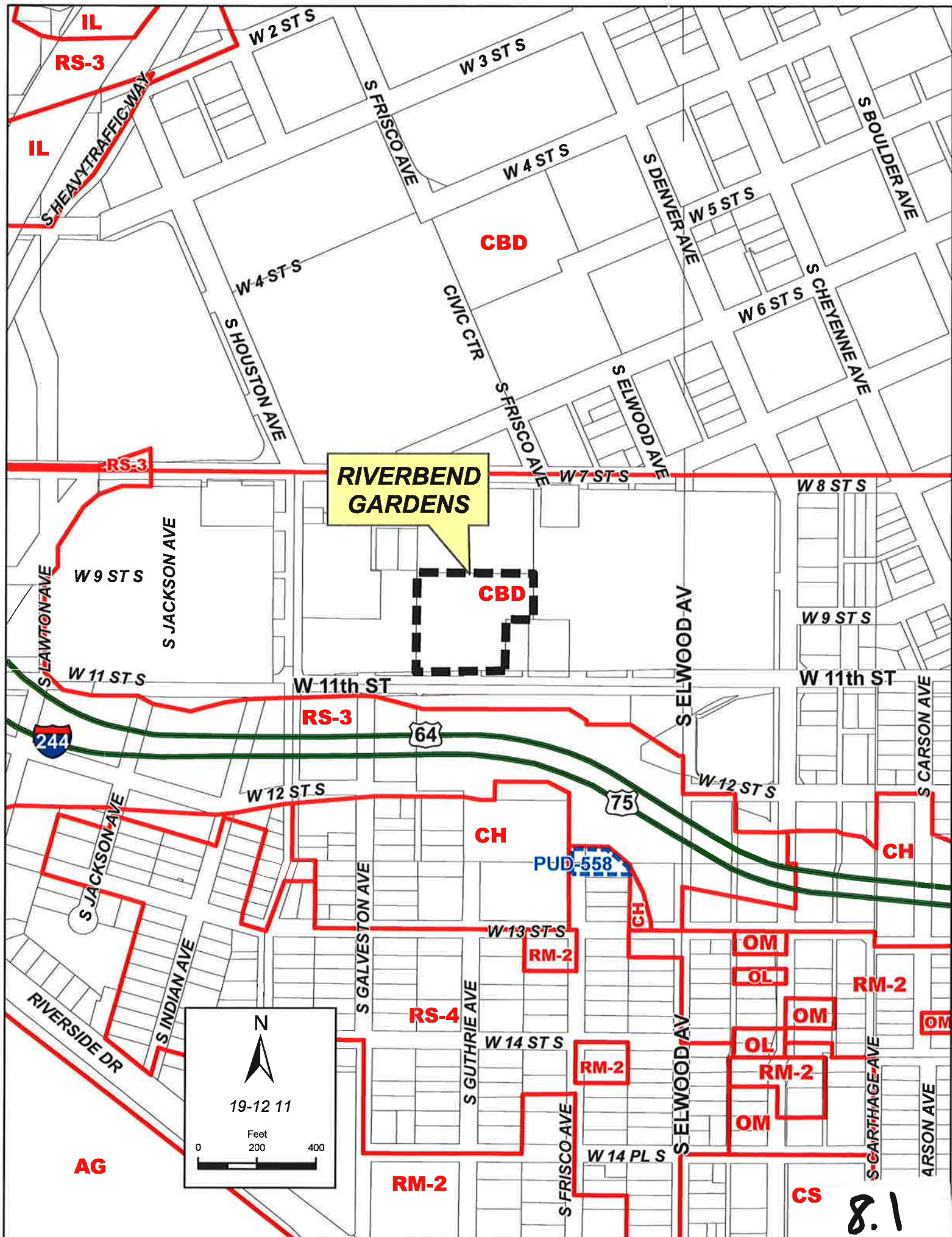
Visit our website at [www.tmapc.org](http://www.tmapc.org)

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

**TMAPC RECEIPTS**  
**Month of May 2011**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$45.00	\$45.00	\$90.00	121	\$607.00	\$607.00	\$1,214.00
Zoning	2	990.00	990.00	1,980.00	34	15,060.30	15,060.30	30,120.60
PUDs & Plan Reviews	30	2,398.50	2,398.50	4,797.00	349	25,530.95	25,530.95	51,061.90
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,433.50</u>	<u>\$3,433.50</u>	<u>\$6,867.00</u>		<u>\$41,198.25</u>	<u>\$41,198.25</u>	<u>\$82,396.50</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	13	\$3,862.50	\$3,862.50	\$7,725.00
Preliminary Plats	1	572.50	572.50	1,145.00	22	8,946.68	8,946.67	17,893.35
Final Plats	0	0.00	0.00	0.00	10	4,325.05	4,325.05	8,650.10
Plat Waivers	0	0.00	0.00	0.00	17	2,125.00	2,125.00	4,250.00
Lot Splits	10	550.00	550.00	1,100.00	52	2,540.50	2,540.50	5,081.00
Lot Combinations	6	300.00	300.00	600.00	51	2,550.00	2,550.00	5,100.00
Access Changes	1	25.00	25.00	50.00	51	25.00	25.00	50.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,447.50</u>	<u>\$1,447.50</u>	<u>\$2,895.00</u>		<u>\$24,374.73</u>	<u>\$24,374.72</u>	<u>\$48,749.45</u>
BOARDS OF ADJUSTMENT								
Fees	19	\$5,600.00	\$650.00	\$6,250.00	195	\$65,560.00	\$8,550.00	\$74,110.00
Refunds		(100.00)	0.00	(100.00)	1	(3,512.25)	0.00	(3,512.25)
NSF Check			0.00	0.00	<u>0</u>	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,500.00</u>	<u>\$650.00</u>	<u>\$6,150.00</u>		<u>\$62,047.75</u>	<u>\$8,550.00</u>	<u>\$70,597.75</u>
TOTAL		\$10,381.00	\$5,531.00	\$15,912.00		\$127,620.73	\$74,122.97	\$201,743.70





8.1



## Final Subdivision Plat

**Riverbend Gardens - (9211) (CD 4)**

South and West of Southwest corner of West 7<sup>th</sup> Street and South Elwood

This plat consists of 41 Lots, in 7 Block, on 2.62 acres.

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

8.4

**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  
rdj@rjohnsenlaw.com

ROY D. JOHNSEN  
JANINE H. VANVALKENBURGH

June 15, 2011

The Tulsa Metropolitan Area Planning Commission  
c/o Ms. Diane Fernandez  
Senior Planner, Subdivision Administrator  
2 West Second Street, Suite 800  
Tulsa, Oklahoma 74103

Via: courier

Re: Ellison Property  
Lot 6, Block 14, Blocks 8-14, Shadow Mountain Estates (Plat # 3221)  
Correction of Scrivener's Error

I represent Judge Ellison in regard to the referenced property which is owned by his son, James Scott Ellison. I am endeavoring to cure a title exception. The basic facts are these:

1. The east boundary of Lot 6, Block 14, forms a part of the east boundary of Blocks 8-14, Shadow Mountain Estates, a residential subdivision platted in 1971.
2. It is the determination of Dan E. Tanner, a registered land surveyor, that a "15' Easement" was intended along the east boundary of Lot 6, Block 14, consistent with the "15' Easement" established along the east boundary of the other lots that form a part of the east boundary of the subdivision, but as a result of a scrivener's error, a "15' Bldg Line" was depicted along the east boundary of Lot 6, Block 14.
3. The east building wall of the house located within Lot 6, Block 14, extends 2 feet into the intended "15' Easement" and an extended roof line extends 5 feet 3 inches into the intended "15' Easement".

We are proceeding, pursuant to Title 11 Okla. Stat. §41-115 to correct the scrivener's error by a surveyor's certificate of correction and to thereafter proceed with an application to close that portion of the easement, within which the dwelling extends.

Enclosed is a copy of Mr. Tanner's Land Surveyor's Certificate of Correction of Error (hereafter the "Surveyor's Certificate"). The referenced Statute requires that the Surveyor's Certificate be approved by the Tulsa Metropolitan Area Planning Commission and by the City of Tulsa.


We are requesting that the Commission approve an original of the enclosed Surveyor's Certificate which will be provided at the time of hearing.

9.1

Tulsa Metropolitan Area Planning Commission  
June 15, 2011  
Page 2

Upon approval by the Commission, we will request the City Attorney's office to submit the Surveyor's Certificate to the Council and Mayor for approval.

Respectfully submitted,



Roy D. Johnsen

Cc: Pat Boulden

**Registered Land Surveyor's Certificate of Correction  
of Error Within  
Lot 6, Block 14, of Blocks 8-14, Shadow Mountain Estates,  
An Addition To the City of Tulsa, Tulsa County, Oklahoma**

I, Dan E. Tanner, pursuant to Title 11 Okla. Stat. § 41-115, state as follows:

1. The original plat of Blocks 8-14 Shadow Mountain Estates, an Addition to the City of Tulsa, Tulsa County, Oklahoma, located within Section 2 of Township 18 North, Range 13 East, was recorded August 23, 1971 as Plat # 3221 in the office of the County Clerk of Tulsa County, Oklahoma (hereinafter "Blocks 8-14, Shadow Mountain Estates or the "Subdivision"), a copy of which is attached as Exhibit "A".
2. The original survey of the Subdivision was certified by Raymond E. Landsford, a registered professional land surveyor in the State of Oklahoma, (registration number 237). Raymond E. Landsford is now deceased.
3. I am a registered professional land surveyor in the State of Oklahoma (registration number 1435) and a registered professional engineer in the State of Oklahoma (registration number 13090) and I am experienced in the survey and preparation of single family residential subdivision plats and the development of residential subdivisions in the City of Tulsa.
5. Blocks 8-14, Shadow Mountain Estates, is developed as a single family residential subdivision.
6. I have examined the plat of Blocks 8-14, Shadow Mountain Estates, and have particularly examined Lot 6, Block 14, also known as 7238 E. 64<sup>th</sup> Place, have interviewed Tulsa Metropolitan Area Planning Commission staff members in regard to Lot 6, Block 14, and have made an onsite inspection of Lot 6, Block 14 and proximate lots.
7. The east boundary of Lot 6, Block 14, forms a part of the east boundary of the Subdivision and in addition to Lot 6, Block 14, there are 7 residential lots along the balance of the east boundary of the Subdivision. The south boundary of Lot 6, Block 14, forms a part of the south boundary of the Subdivision and in addition to Lot 6, Block 14, there are 13 residential lots along the balance of the south boundary of the Subdivision. There are 12 lots along the west boundary of the Subdivision. There are 12 lots along the northerly boundary of the Subdivision.
8. It is customary in the City of Tulsa, that utility easements are established by the plat and deed of dedication along the perimeter boundaries of the subdivision. Building set back lines are established along the street boundary of those lots that abut a public street.

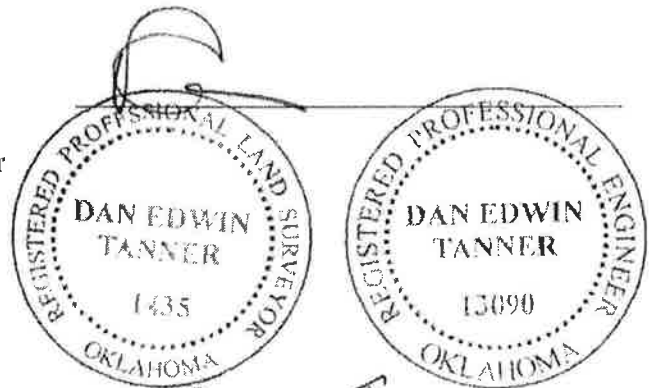
9. In the instance of Lot 6, Block 14, along the east boundary of the lot, there is a dashed line identified as a "15' Bldg Line". There is no recitation of a utility easement along the east boundary of the lot. Along the south boundary of the lot, there is a dashed line identified as a "15' Easement". The graphic depiction (dashed line spacing) of the two lines are identical and does not match the graphic depiction (dashed line spacing) of the building setback lines established within those lots that abut public streets. In each of the other 32 lots that include a perimeter boundary of the Subdivision, there is a dashed line along the perimeter boundary identified as "15' Easement" or "10' Easement (northerly boundary) and there are no lines identified as building setback lines.
10. Along the east boundary of Lot 6, Block 4, within the area depicted as "15' Bldg Line" there are located an underground natural gas line and an overhead electric line.

Based on the foregoing, it is my determination that a "15' Easement" was intended along the east boundary of Lot 6, Block 14 and that the depiction of the "15' Bldg line" along the east boundary of Lot 16, Block 14, was a scrivener's error and is herein corrected to read "15' Easement".

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 13 day of June, 2011.

Dan E. Tanner  
Registered Professional Land Surveyor  
Registration Number 1435

STATE OF OKLAHOMA     )  
  ) ss.  
COUNTY OF TULSA     )



This instrument was acknowledged before me this 13 day of June, 2011, by Dan E. Tanner as a Registered Professional Land Surveyor.

My commission expires:  
My commission number is:



Jennifer R. Miller  
Notary Public

APPROVED BY THE TULSA METROPOLITAN  
AREA PLANNING COMMISSION

By: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

APPROVED BY THE  
CITY COUNCIL  
CITY OF TULSA, OKLAHOMA

By: \_\_\_\_\_  
Chairman

Date: \_\_\_\_\_

APPROVED BY THE MAYOR,  
CITY OF TULSA, OKLAHOMA

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

ATTEST:

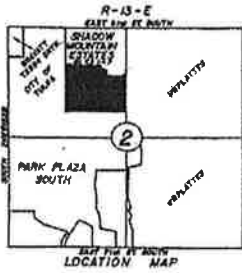
\_\_\_\_\_  
City Clerk, City of Tulsa, Oklahoma

Plot # 3221

BLOCKS 8-14

152752

# SHADOW MOUNTAIN ESTATES



**RECEIVED**  
AUG 17 1971  
TULSA METRO. AREA  
PLANNING COMM.

AN ADDITION LOCATED IN A PART OF THE E/2  
OF THE NW/4 OF SECTION 2, T-18-N, R-13-E,  
TULSA COUNTY, OKLAHOMA, CONTAINING  
ACRES

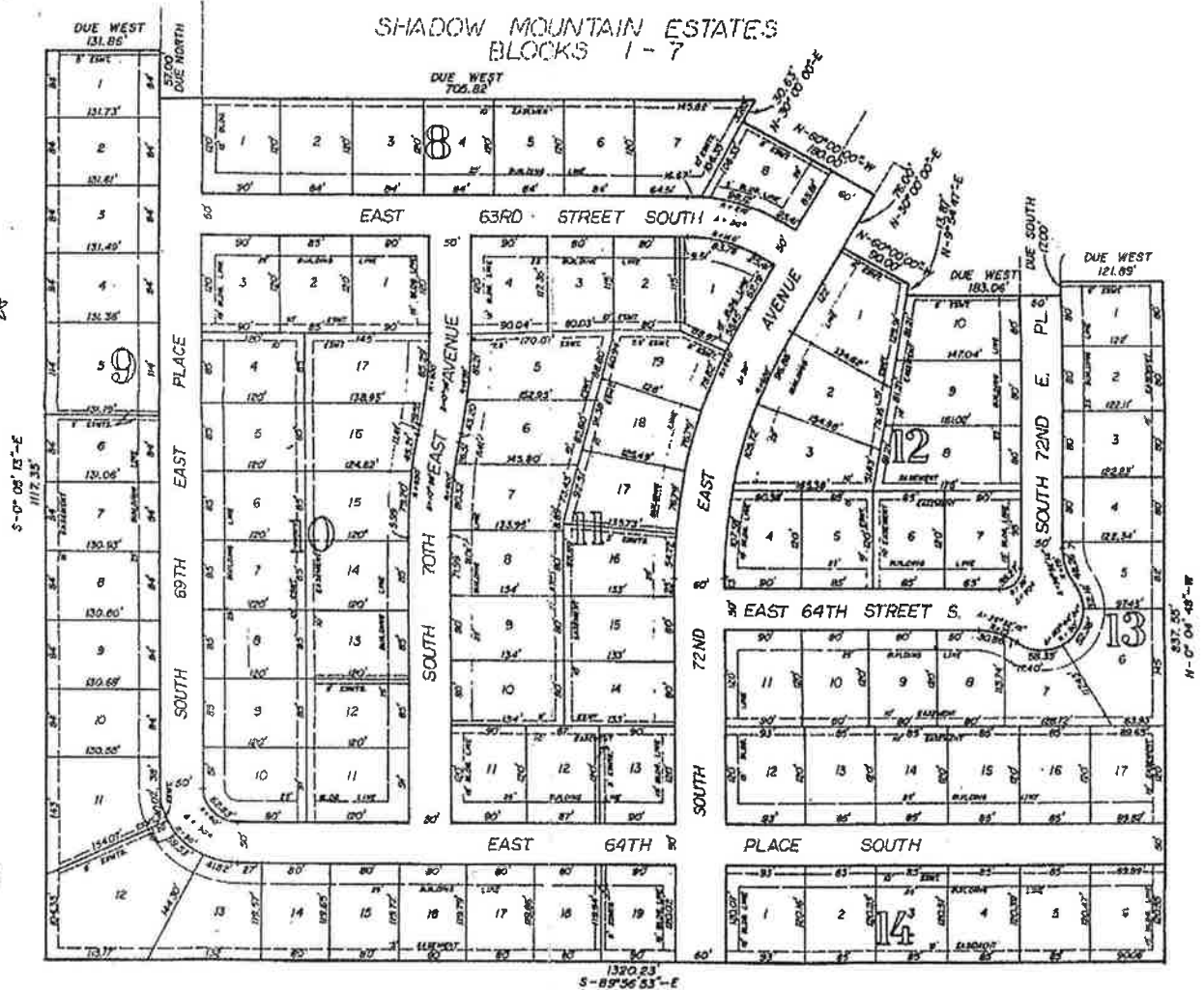
**OWNER:**  
SHADOW MOUNTAIN DEVELOPMENT CORP  
4711 SOUTH MINGO RD., TULSA  
OK 74126

**ENGINEER:**  
LANSFORD ENGINEERING CO.  
1315 S. 73RD E AVENUE  
838 0464

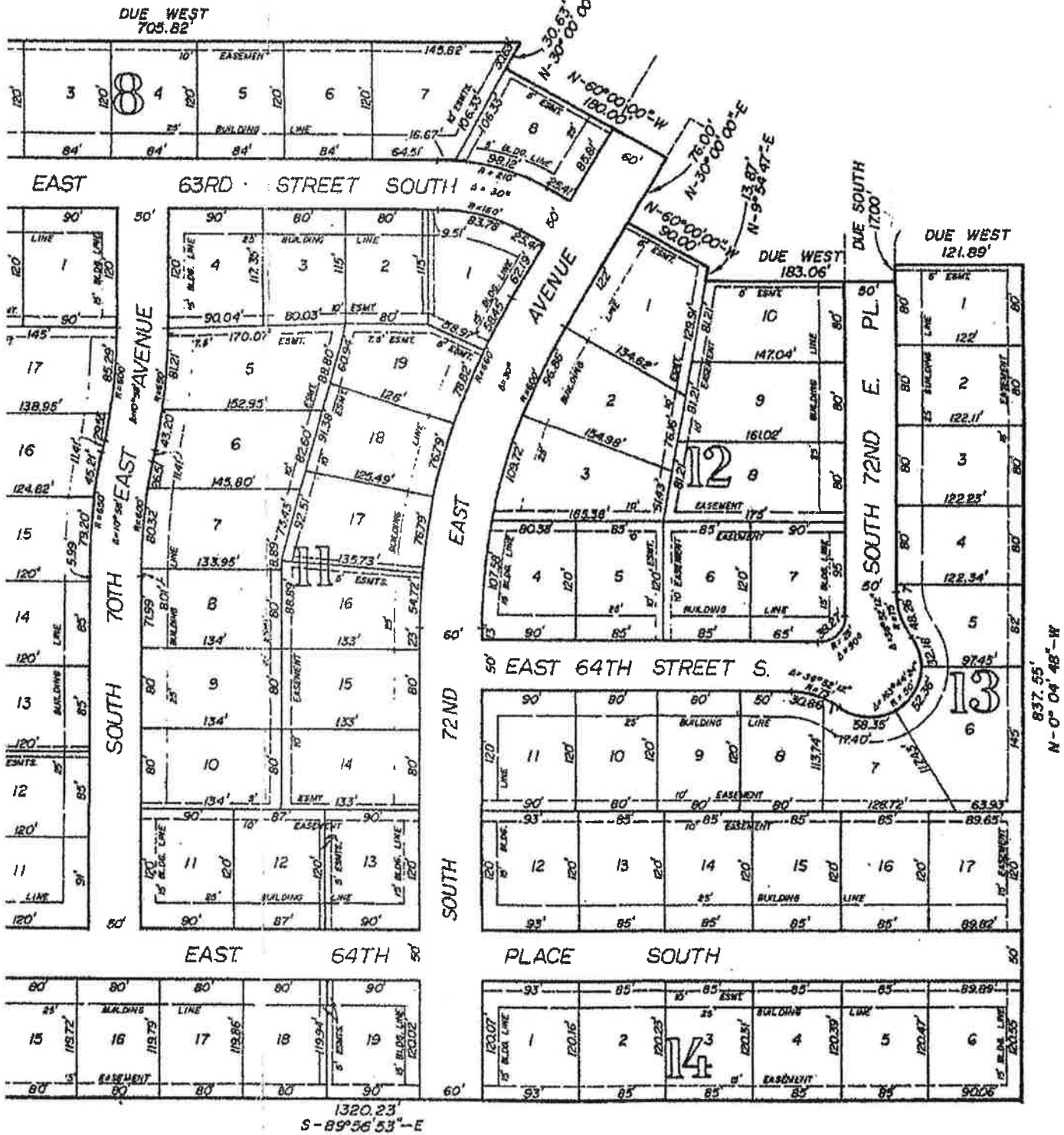
**FINAL PLAT**  
CERTIFICATE OF APPROVAL  
I hereby certify that this plat was approved  
by the Tulsa Metropolitan Area Planning  
Commission on SEP 17 1971  
VICE CHAIRMAN - BOENHART  
This approval is void if this plat is not  
filed in the office of the County Clerk on  
or before SEP 20 1971  
COUNTY CLERK ENGINEER

STATE OF OKLAHOMA  
FILED FOR RECORD  
1971 AUG 23 AM 10 00  
J. W. Dyer  
UNPLATTED

**CERTIFICATE**  
J. W. Dyer  
790  
I, J. W. Dyer, County Clerk of Tulsa County, Oklahoma, do hereby certify that the foregoing plat was duly filed for record in the office of the County Clerk on or before the date hereon set forth.  
J. W. Dyer  
County Clerk of Tulsa County, Oklahoma



SHADOW MOUNTAIN ESTATES  
BLOCKS 1-7



UNPLA



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

ROY D. JOHNSEN  
JANINE H. VANVALKENBURGH

June 15, 2011

Patrick Boulden  
Senior Assistant City Attorney  
City of Tulsa  
175 E. 2<sup>nd</sup> St., Suite 685  
Tulsa, OK 74103

Hand Delivered

Re: Amendment of Deed of Dedication of RidgeCrest  
Partial Vacation of Plat of RidgeCrest (Plat No. 6129)

Dear Pat:

RidgeCrest is a fully developed subdivision (infrastructure completed) located south of the southwest corner of East 81<sup>st</sup> Street and South Garnett Road. The subdivision was originally planned exclusively for residential duplexes and triplexes, and a number of duplexes and triplexes have been constructed and sold. As a result of changes in the real estate market, the decision was made to construct single family residences within certain parts of the subdivision, and the owner/developer obtained an amendment of the Corridor Site Plan for RidgeCrest (Z-7024-SP-2) permitting single family use within certain lots. The lots approved for single family use were included in a new plat called "RidgeCrest Amended" which has been processed and approved as a minor subdivision plat and is ready to be signed by the Mayor. *- has now been signed + is being recorded*

Enclosed are the following documents which have been executed by the requisite number of property owners within RidgeCrest and which we are submitting for approval by the Planning Commission and the City Council:

1. Amendment of Deed of Dedication and Restrictive Covenants of RidgeCrest (establishing the standards approved in the amended Corridor Site Plan and providing for sharing of common area expenses by owners of lots not being replatted and owners of lots being replatted). *This document needs the approval of the Planning Commission and the City Council.*
2. Partial Vacation of Plat of RidgeCrest (as to the lots and blocks included in the replat - all streets and detention areas are constructed and in use and will remain in place, with no streets or other reserve areas being vacated). *This document needs the approval of only the City Council.*

10.1

Patrick Boulden

June 15, 2011

Page 2

Also enclosed for your reference are copies of the Plat of RidgeCrest and of the new plat of RidgeCrest Amended (soon to be recorded).

I wonder if you might help us expedite the processing of the Amendment and the Partial Vacation. The owner/developer has customers who are waiting to purchase new lots and to begin construction on single family residences, and we believe these two documents (and of course the plat) need to be recorded prior to conveyance of the new lots. No utilities are being moved as a result of the replat. Hopefully that fact and the fact that the new plat has been so recently vetted and approved by the various departments and utilities will alleviate the necessity for a waiting period prior to placing the Amendment and Partial Vacation documents on the Planning Commission and City Council agendas for approval.

If it would be possible to have the Planning Commission and City Council approval processes running simultaneously, we would be most appreciative of your making those arrangements. Please call if I can answer any questions or help in any way. Thanks so much for your help.

Sincerely,

Janine H. VanValkenburgh

JHV:lm

enc

10.2

**AMENDMENT OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS  
OF  
RIDGECREST**

This Amendment of Deed of Dedication and Restrictive Covenants of RidgeCrest is dated this 8<sup>th</sup> day of June, 2011.

**RECITALS**

- A. This instrument is made and entered into for the purpose of amending the Deed of Dedication and Restrictive Covenants accompanying the Plat of RidgeCrest, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat (No. 6129) thereof ("RidgeCrest").
- B. The property comprising RidgeCrest was zoned CO Corridor District pursuant to zoning application No. Z-7024 as provided within Sections 800-805 of Title 42, Tulsa Revised Ordinances (hereinafter the "Tulsa Zoning Code") and was approved by the Council of the City of Tulsa on June 8, 2006, the implementing Ordinance No. 21320 being published on June 16, 2006.
- C. A Corridor District Site Plan for RidgeCrest (designated as Corridor District Site Plan No. Z-7024-SP-1) was submitted and was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on July 5, 2006 and approved by the Council of the City of Tulsa on August 24, 2006.
- D. The Plat and accompanying Deed of Dedication and Restrictive Covenants for RidgeCrest, incorporating the provisions of Corridor District Site Plan No. Z-7024-SP-1, was filed in the records of the Clerk of Tulsa County, Oklahoma on June 21, 2007, and RidgeCrest was developed for the location of duplexes and triplexes.
- E. A Corridor District Site Plan Amendment for RidgeCrest (designated as Corridor District Site Plan No. Z-7024-SP-2), was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on April 6, 2011, and approved by the Council of the City of Tulsa on April 28, 2011. Corridor District Site Plan No. Z-7024-SP-2 permits use of certain lots within RidgeCrest for the location of single family detached dwellings.
- F. Bixby Investment Group, L.L.C., an Oklahoma limited liability company, developer of RidgeCrest and owner of certain lots therein (the "Owner/Developer") intends to replat and reconfigure those lots within RidgeCrest which have been approved for single family detached use, the new subdivision to be known as "RidgeCrest Amended". Thirty-one (31)

lots within RidgeCrest are planned for replatting and reconfiguration to result in a total of 24 lots within RidgeCrest Amended for the location of single family detached dwellings. The 62 lots in RidgeCrest which are not planned for replatting shall be restricted to use for the location of duplexes and triplexes.

- G. In order to implement the major amendment to the Corridor District Site Plan (No. Z-7024-SP-2), and to provide for replatting of the lots approved for single family detached use, the Owner/Developer desires to amend the Deed of Dedication and Restrictive Covenants of RidgeCrest.
- H. The Deed of Dedication and Restrictive Covenants accompanying the recorded Plat of RidgeCrest (the "Deed of Dedication") provides, at Section 5.2, that the provisions of Section I. Public Streets, Easements and Utilities and Section III. Land Use Restrictions may be amended by an instrument signed by the owners of more than 75% of the lots in RidgeCrest, with the approval of the City of Tulsa. The Owner/Developer proposes to amend Sections I and III of the Deed of Dedication in certain particulars as hereinafter set forth.
- I. RidgeCrest contains 93 lots. The undersigned comprise the requisite ownership for approval of this Amendment of the Deed of Dedication.

THEREFORE, in consideration of the above and for other good and valuable consideration, the undersigned hereby amend the Deed of Dedication and Restrictive Covenants accompanying the Plat of RidgeCrest as follows:

I. Amendments to Section I.

- A. The first paragraph of Section 1.8, Reserve Area "A" (Private Streets), is amended to read as follows:

The streets depicted on the accompanying Plat as "Reserve 'A'" and marked "Private Street", which constitute all streets within RidgeCrest with the exception of South Garnett Road, are herein established and granted by the Owner/Developer as private streets for the common use and benefit of the owners of all lots within RidgeCrest, including any lots within RidgeCrest which may be replatted, and their respective guests and invitees, for the purpose of providing vehicular and pedestrian access to and from the lots, to and from public streets, and are reserved for subsequent assignment and conveyance to the

Homeowners' Association to be formed for the purposes of administration and maintenance of the private streets and other common area of RidgeCrest.

B. Section 1.9, Reserves "B and "E" (Stormwater Detention Easement), is amended to read as follows:

1.9.1. The Owner/Developer hereby dedicates to the public and establishes, perpetual easements on, over and across Reserves "B" and "E" (hereinafter referred to as the "Detention Easement Areas") for the purposes of permitting the flow, conveyance, detention and discharge of storm water runoff from the various lots within RidgeCrest, including any lots within RidgeCrest which may be replatted, and from properties outside RidgeCrest.

1.9.2. Detention, and other drainage facilities constructed within the Detention Easement Areas shall be in accordance with standards and specifications approved by the City of Tulsa, Oklahoma.

1.9.3. Detention, and other drainage facilities shall be maintained by the homeowners' association to be formed pursuant to Section IV hereof (the "Homeowners' Association") to the extent necessary to achieve the intended drainage and detention functions, including repair of appurtenances and removal of obstructions and siltation, and the Homeowners' Association shall provide routine and customary grounds maintenance within the Detention Easement Areas which shall be in accordance with the following standards:

1.9.3.1. No fence, wall, building or other obstruction may be placed or maintained in the Detention Easement Areas, nor shall there be any alteration of the grades or contours in such easement areas, unless approved by the Department of Public Works of the City of Tulsa or its successors.

1.9.3.2. Within the Detention Easement Areas, landscaping, other than turf, shall be prohibited unless approved by the

Department of Public Works of the  
City of Tulsa or its successors.

- 1.9.3.3. The Detention Easement Areas shall be kept free of debris.
  - 1.9.3.4. The Detention Easement Areas shall be mowed during the growing season at intervals not exceeding 4 weeks.
  - 1.9.3.5 Concrete appurtenances within the Detention Easement Areas shall be maintained in good condition and replaced if damaged.
  - 1.9.3.6 Concrete channels within the Detention Easement Areas shall be cleaned of siltation and vegetation a minimum of twice yearly.
- 1.9.4. In the event the Homeowners' Association should fail to properly maintain the Detention Easement Areas as above provided, the City of Tulsa, Oklahoma, or its designated contractor may enter the Detention Easement Areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.
- 1.9.5. In the event the Homeowners' Association, after completion of the maintenance and receipt of a statement of costs, fails to pay the cost of maintenance as above set forth, the City of Tulsa, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each lot within RidgeCrest, including each lot which may subsequently be replatted, provided however, the lien against each of the 62 lots in RidgeCrest that are not intended for replatting shall not exceed 1/93rd of the costs and the lien against each of the 24 lots resulting from the reconfiguration and replatting of 31 lots in RidgeCrest shall not exceed 1.2917/93rd of the cost.
- 1.9.6. A lien established as above provided may be foreclosed by the City of Tulsa, Oklahoma.

II. Amendments to Section III.

Section III, Land Use Restrictions, is amended to read as follows:

Whereas, the property comprising RidgeCrest was zoned CO Corridor District pursuant to zoning application No. Z-7024 as provided within Sections 800-805 of Title 42, Tulsa Revised Ordinances (hereinafter the "Tulsa Zoning Code") approved by the Council of the City of Tulsa on June 8, 2006, the implementing Ordinance No. 21320 being published on June 16, 2006.

Whereas, a Corridor District Site Plan for RidgeCrest (designated as Corridor District Site Plan No. Z-7024-SP-1) was submitted and was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on July 5, 2006 and approved by the Council of the City of Tulsa on August 24, 2006.

Whereas, a Corridor District Site Plan Amendment for RidgeCrest (designated as Corridor District Site Plan No. Z-7024-SP-2) was submitted and was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on April 6, 2011 and approved by the Council of the City of Tulsa on April 28, 2011.

Whereas, the Corridor District provisions of the Tulsa Zoning Code require the establishment of covenants of record inuring to and enforceable by the City of Tulsa, Oklahoma sufficient to assure the implementation and continued compliance with the approved Corridor District Site Plan; and

Whereas, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to insure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Tulsa, Oklahoma.

Therefore, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth.

3.1. Applicable Ordinance

The use and development of RidgeCrest shall be subject to the Corridor District provisions of the Tulsa Zoning Code as

such provisions existed on April 28, 2011.

- 3.2. Development Standards for Lots Not Planned for Replatting (Lots 1 and 2 and Lots 9 through 28, Block 1; Lots 1 through 25, Block 2; and Lots 1 through 15, Block 3, RidgeCrest, hereinafter referred to collectively as the "Attached Dwelling Lots" or individually as an "Attached Dwelling Lot")

The Attached Dwelling Lots shall be subject to the following restrictions and limitations:

3.2.1. Use

The use of the Attached Dwelling Lots shall be limited to uses permitted by right in Use Unit 7 (Duplex Dwelling) and Use Unit 7a (Townhouse Dwelling), and customary accessory uses; provided however that, as lotted, Duplex use contemplates 2 adjoining lots within each of which there shall be one dwelling unit, and the two dwelling units shall be attached, and Townhouse use contemplates 3 adjoining lots within each of which there shall be one dwelling unit, and the three dwelling units shall be attached.

3.2.2. Maximum Number of Dwelling Units

No more than one dwelling unit shall be permitted within an Attached Dwelling Lot, and the total number of dwelling units within the Attached Dwelling Lots shall be limited to 62.

3.2.3. Minimum Building Setbacks and Yards

- a) No building shall be located nearer to a boundary of an Attached Dwelling Lot than the building lines depicted on the accompanying Plat.
- b) The minimum building setback from a side lot line abutting a private street shall be 15 feet, provided however, garages fronting a side lot line abutting a private street shall be set back

from the street a distance of not less than 20 feet.

- c) The minimum building setback from side lot lines not abutting a private street shall be 0 feet.
- d) The minimum building setback from rear lot lines abutting South Garnett Road shall be 35 feet.
- e) The minimum building setback from rear lot lines not abutting South Garnett Road shall be 15 feet.
- f) Notwithstanding the foregoing, no building shall encroach upon any easement depicted upon the accompanying Plat unless the portion of such easement upon which the building is constructed shall hereafter be vacated.

#### 3.2.4. Maximum Building Height

The maximum building height shall be 35 feet, provided that architectural decorative features such as chimneys and cupolas may extend to a maximum height of 45 feet; further provided that no habitable portion of any building may exceed the 35 foot height limitation.

#### 3.2.5. Minimum Livability Space

There shall be provided within each Attached Dwelling Lot not less than 200 square feet of livability space as defined by the Tulsa Zoning Code (open space of the lot which is not allocated to or used for off-street parking areas or for paved access to off-street parking areas, except that unenclosed parking areas or paved access to parking areas within the rear yard of the lot shall be considered livability space).

### 3.3. Development Standards for Lots Planned for Replatting (Lots 3 through 7, and Lots 29 through 37, Block 1, and Lots 16 through 25, Block 3,

RidgeCrest, hereinafter referred to collectively as the "Single Family Detached Lots" or individually as a "Single Family Detached Lot").

The land use restrictions and development standards established in Section III of the Deed of Dedication are terminated as to the Single Family Detached Lots.

Development Standards for the Single Family Detached Lots have been established under Corridor District Site Plan No. Z-7024-SP-2 and shall be included in the Deed of Dedication accompanying the Plat of RidgeCrest Amended.

#### 3.4. Sidewalks

Within RidgeCrest, there shall be continuous sidewalks constructed in accordance with City of Tulsa engineering design standards and meeting the Subdivision Regulations for the Tulsa Metropolitan Area or modification thereof approved by the Tulsa Metropolitan Area Planning Commission and the Public Works Department, or their respective successors. The Owner/Developer shall be responsible for construction of sidewalks within the right-of-way of South Garnett Road abutting RidgeCrest and within Reserves "B", "C", "D", "E", "F", "G" and "H", and elsewhere within RidgeCrest, the owner of the Lot shall be responsible for construction of the sidewalk within the Lot owned.


This Amendment of Deed of Dedication and Restrictive Covenants of RidgeCrest may be executed in one or more counterparts, all of which taken together shall be deemed one original.

In witness whereof, the undersigned Owner/Developer and owners of other Lots within RidgeCrest, together constituting the owners of more than 75% of the Lots in RidgeCrest have executed this instrument the dates set forth below in the acknowledgment of their signatures.

"Owner/Developer"

Bixby Investment Group, L.L.C.  
An Oklahoma limited liability company

By:

  
Ray Duffy, Manager

Owner of Lots 3 through 8, 11, 12, 17, 18, 21,  
22, 26, and 29 through 40, Block 1;

Lots 1 through 11, 14, 15, and 21 through 25,  
Block 2;

Lots 9 and 12 through 28, Block 3; and

Reserves "A", "B", "C", "D", "E", "F", "G"  
and "H";

All in RidgeCrest

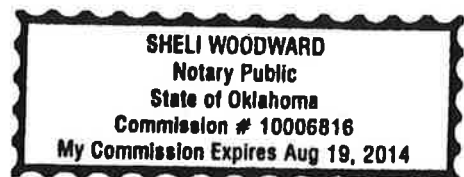
State of Oklahoma     )  
                                      ) ss.  
County of Tulsa        )

This instrument was acknowledged before me this 4<sup>th</sup> day of June,  
2011, by Ray Duffy as Manager of Bixby Investment Group, L.L.C., an Oklahoma limited  
liability company.

  
Notary Public

My Commission Number is: 10006816

My Commission expires: Aug. 19, 2014



Charles Batterbee  
CHARLES BATTERBEE

Flossie E. Batterbee  
FLOSSIE BATTERBEE

Owners of Lot 1, Block 1  
RidgeCrest

STATE OF OKLAHOMA   )  
                                  ) ss.  
COUNTY OF TULSA    )

This instrument was acknowledged before me this 4<sup>th</sup> day of June, 2011  
by Charles Batterbee and Flossie Batterbee, husband and wife.

Sheli Woodward  
Notary Public

My commission expires: 10006816  
My commission number is: Aug. 19, 2014



Ronald R. Hicks

RONALD R. HICKS,  
Co-Trustee of the Ronald R. Hicks and Sue  
Elaine Hicks Revocable Trust Dated June 28,  
2007

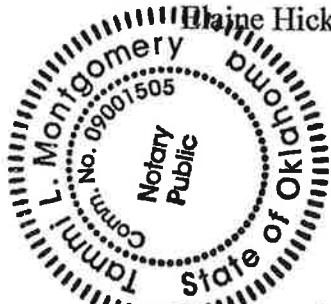
Sue Elaine Hicks

SUE ELAINE HICKS,  
Co-Trustee of the Ronald R. Hicks and Sue  
Elaine Hicks Revocable Trust Dated June 28,  
2007

Owners of Lot 9, Block 1  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 8<sup>th</sup> day of June, 2011  
by Ronald R. Hicks and Sue Elaine Hicks as Co-Trustees of the Ronald R. Hicks and Sue  
Elaine Hicks Revocable Trust Dated June 28, 2007.



Tammi Montgomery  
Notary Public

My commission expires: 2/16/2014  
My commission number is: 09001505

Robert Schroeder  
ROBERT SCHROEDER

Joyce Schroeder  
JOYCE SCHROEDER

Owners of Lot 13, Block 1  
RidgeCrest

STATE OF OKLAHOMA   )  
                                  ) ss.  
COUNTY OF TULSA    )

This instrument was acknowledged before me this 6<sup>th</sup> day of June, 2011  
by Robert Schroeder and Joyce Schroeder, husband and wife.

Charlene Corns  
Notary Public

My commission expires: 07-21-2011  
My commission number is: 99010461

Caroline E. Trickett  
CAROLINE E. TRICKETT

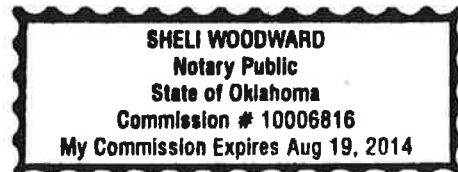
Owner of Lot 15, Block 1  
RidgeCrest

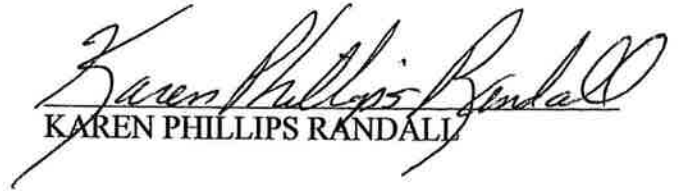
STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 4<sup>th</sup> day of June, 2011  
by Caroline E. Trickett, an unmarried person.

Sheli Woodward  
Notary Public

My commission expires: Aug 19, 2014  
My commission number is: 10006816



  
KAREN PHILLIPS RANDALL

Owner of Lot 16, Block 1  
RidgeCrest

STATE OF OKLAHOMA   )  
                                  ) ss.  
COUNTY OF TULSA    )

This instrument was acknowledged before me this 4<sup>th</sup> day of June, 2011  
by Karen Phillips Randall, an unmarried person.

  
Notary Public

My commission expires: Aug. 19, 2014  
My commission number is: 10006816



Randy C. Oxley  
RANDY C. OXLEY

Owner of Lot 19, Block 1  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 4 day of June, 2011  
by Randy C. Oxley, an unmarried person.

Sheli Woodward  
Notary Public

My commission expires: Aug 19, 2014  
My commission number is: 10006816



Rick Lee Davenport  
RICK LEE DAVENPORT

Marcia Lynn Davenport  
MARCIA LYNN DAVENPORT

Owners of Lot 25, Block 1  
RidgeCrest

STATE OF OKLAHOMA     )  
                                      ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 4<sup>th</sup> day of June, 2011  
by Rick Lee Davenport and Marcia Lynn Davenport, husband and wife.

Sheli Woodward  
Notary Public

My commission expires: Aug. 19, 2014  
My commission number is: 10006816



JOAN L. HENNING REVOCABLE TRUST DATED 1993

By  
Trustee

Joan L. Henning

Owner of Lot 27, Block 1  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA    )

This instrument was acknowledged before me this 4 day of JUNE, 2011  
by Joan L. Henning as Trustee of Joan L. Henning Revocable Trust Dated  
1993.

Sandra L. Sanders  
Notary Public

My commission expires: 6/23/2011  
My commission number is: 03608276



Ailsa Jean Seeger  
AILSJA JEAN SEEGER,  
Trustee of the Ailsa Jean Seeger Trust  
Agreement Dated April 20, 2011

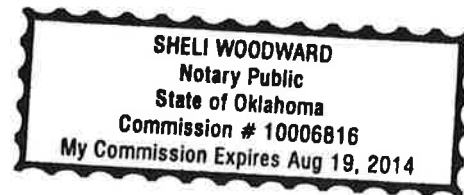
Owner of Lot 20, Block 2  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 4 day of June, 2011  
by Ailsa Jean Seeger as Trustee of the Ailsa Jean Seeger Trust Agreement Dated April 20,  
2011.

Sheli Woodward  
Notary Public

My commission expires: Aug. 19 2014  
My commission number is: 10006816



Joan Mallee Moore  
JOAN MALLEE MOORE

Robert David Sanders  
ROBERT DAVID SANDERS

Owners of Lot 8, Block 3  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 4 day of June, 2011 by Joan Mallee Moore, an unmarried person and Robert David Sanders.

Sandra L Sanders  
Notary Public

My commission expires: 6/23/2011  
My commission number is: 03008276



10.21

REVOCABLE INTERVIVOS TRUST OF ROBERT  
L. CRITZER

By Robert L. Critzer  
Robert L. Critzer, Trustee

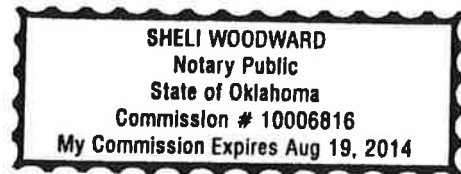
Owner of Lot 7, Block 3  
RidgeCrest

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA    )

This instrument was acknowledged before me this 4<sup>th</sup> day of June, 2011  
by Robert L. Critzer as Trustee of Revocable Intervivos Trust of Robert L. Critzer.

Sheli Woodward  
Notary Public

My commission expires: Aug. 19, 2014  
My commission number is: 10006816



APPROVED BY THE TULSA METROPOLITAN  
AREA PLANNING COMMISSION  
ON \_\_\_\_\_, 2011

By: \_\_\_\_\_  
Chairman

APPROVED BY  
THE CITY COUNCIL  
CITY OF TULSA, OKLAHOMA  
ON \_\_\_\_\_, 2011

By: \_\_\_\_\_  
Chairman

APPROVED BY THE MAYOR,  
CITY OF TULSA, OKLAHOMA

\_\_\_\_\_  
Mayor

Date: \_\_\_\_\_

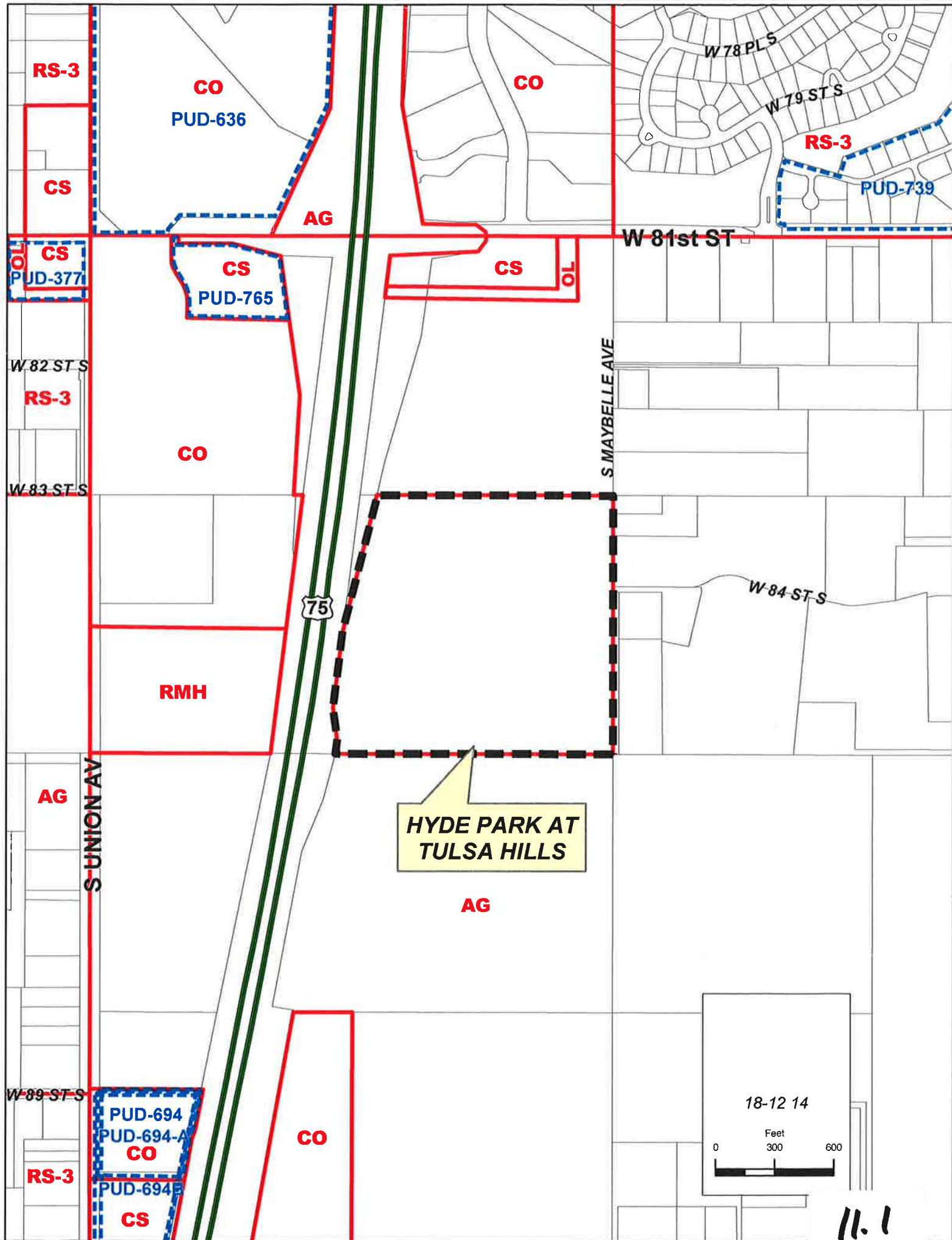
ATTEST:

\_\_\_\_\_  
City Clerk, City of Tulsa, Oklahoma

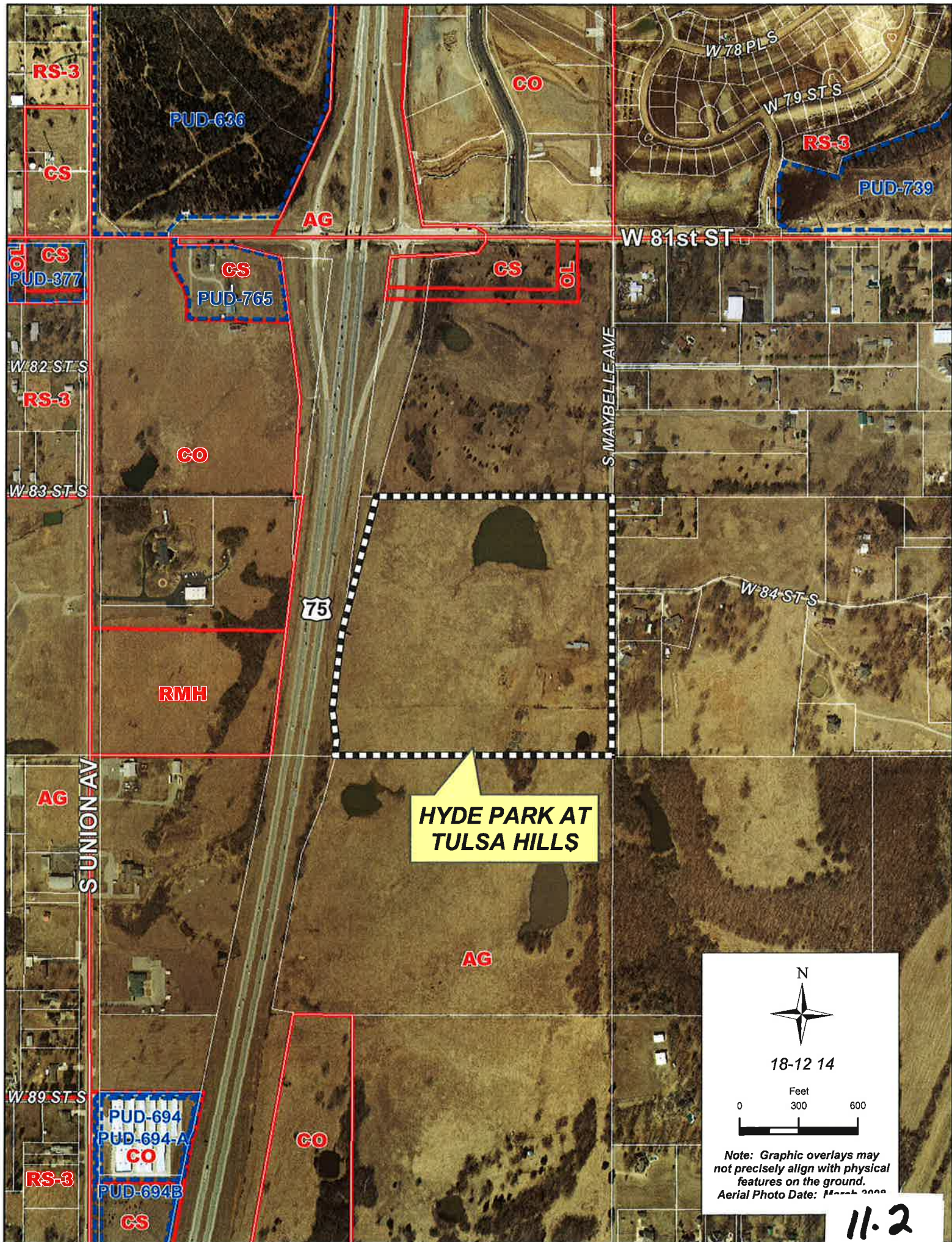
APPROVED AS TO FORM:

\_\_\_\_\_  
Assistant City Attorney  
City of Tulsa, Oklahoma

Date: \_\_\_\_\_



11.1



11.2

## **Final Subdivision Plat**

**Hyde Park at Tulsa Hills - (8211) (CD 2)**  
East of South U.S. 75, South of West 81<sup>st</sup> Street

This plat consists of 165 Lots, in 7 Blocks, on 41 acres.

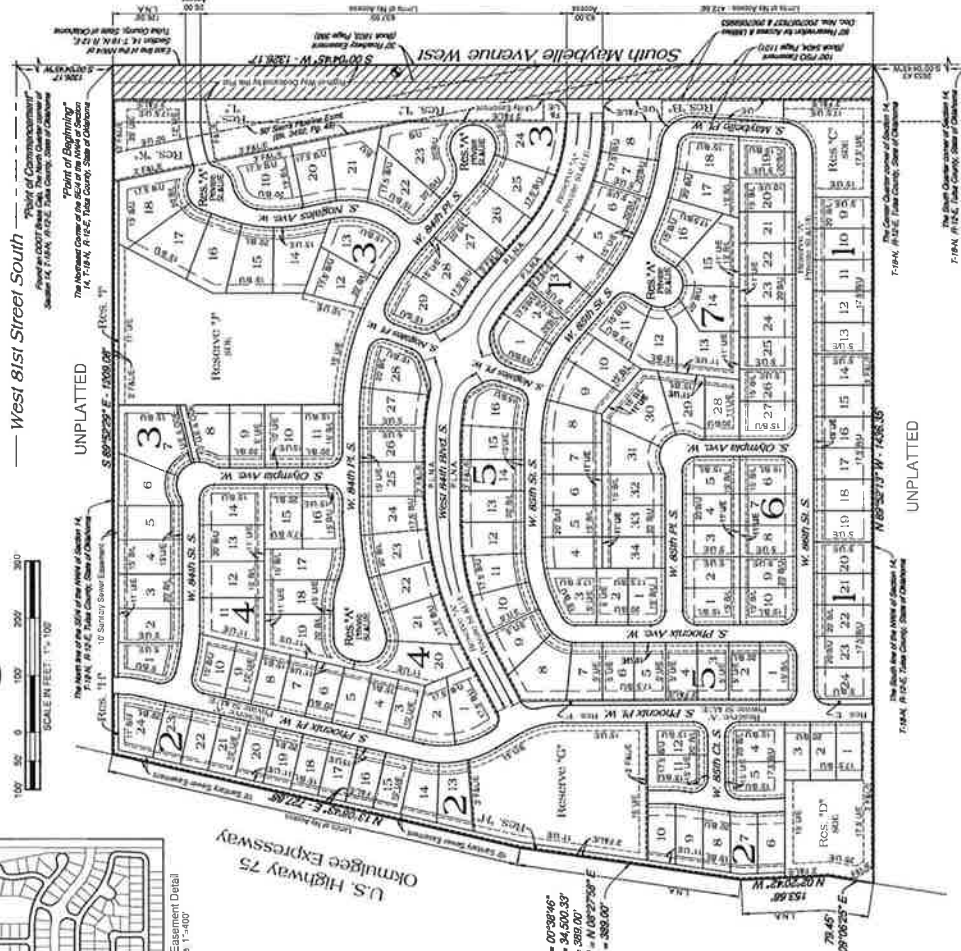
Staff has received release letters for this plat and can recommend approval of the final plat.

**Hyde Park, LLC**  
an American Home Realty Company  
Willie Wolpinkeuper, Manager  
201 East 102nd Street, Suite B  
Tulsa, Oklahoma 74137  
Phone: 918.289.8597  
Fax: 918.296.0213  
[www.hydeparkliving.com](http://www.hydeparkliving.com)

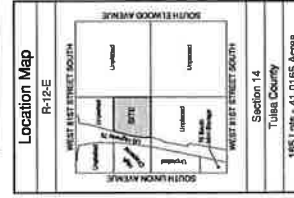
# Hyde Park at Tulsa Hills

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

**Tulsa Engineering & Planning Associates, Inc.**  
an Oklahoma corporation  
6737 South 85th East Avenue  
Tulsa, Oklahoma 74133  
918.252.9821  
jw.bills@tulsaengineering.com  
CERTIFICATE OF AUTHORIZATION NO. 22



Lot Address Square Footage (S.F.)		
Quarantined. The submitted information is subject to change and should not be relied upon.		
Lot	Address	S.F.
1	11010 13th St	1,111
2	11012 13th St	1,111
3	11014 13th St	1,111
4	11016 13th St	1,111
5	11018 13th St	1,111
6	11020 13th St	1,111
7	11022 13th St	1,111
8	11024 13th St	1,111
9	11026 13th St	1,111
10	11028 13th St	1,111
11	11030 13th St	1,111
12	11032 13th St	1,111
13	11034 13th St	1,111
14	11036 13th St	1,111
15	11038 13th St	1,111
16	11040 13th St	1,111
17	11042 13th St	1,111
18	11044 13th St	1,111
19	11046 13th St	1,111
20	11048 13th St	1,111
21	11050 13th St	1,111
22	11052 13th St	1,111
23	11054 13th St	1,111
24	11056 13th St	1,111
25	11058 13th St	1,111
26	11060 13th St	1,111
27	11062 13th St	1,111
28	11064 13th St	1,111
29	11066 13th St	1,111
30	11068 13th St	1,111
31	11070 13th St	1,111
32	11072 13th St	1,111
33	11074 13th St	1,111
34	11076 13th St	1,111
35	11078 13th St	1,111
36	11080 13th St	1,111
37	11082 13th St	1,111
38	11084 13th St	1,111
39	11086 13th St	1,111
40	11088 13th St	1,111
41	11090 13th St	1,111
42	11092 13th St	1,111
43	11094 13th St	1,111
44	11096 13th St	1,111
45	11098 13th St	1,111



FINAL PLAT	YEAR/DATE	COUNTY or CITY ENGINEER
CERTIFICATE OF APPROVAL		APPROVED _____ by the
I hereby certify that the plat		Commissioner of the City of Tulsa,
correctly represents the land		Okmulgee
comprised within the boundaries		
of the County Clerk on or before:		Chairman _____
		Mayor _____
		Assistant City Clerk _____
		Assistant City Attorney _____

Hyde Park at Tulsa Hills  
Date of Preparation: 05/21/2011  
Sheet 1 of 6  
0:09:507 Final IN 247 Final Plots: 627.00 + 6.64 AM

Hyde Park at Tulsa Hills  
Preparation: 06/21/2011 Sheet 1 of 6  
C:\06-0072\mudblock7 Final\Plat Doc. 0/2/2011 8:14 AMHyde Park at Tulsa Hills  
Preparation: 06/21/2011 Sheet 1 of 6  
C:\06-0072\mudblock7 Final Pln.dwg, 6/21/2011 8:14 AM

IH

IL

JET PORT  
INDUSTRIAL PARK

E 50 ST N

IL

AG

AG

E 46th ST N

266

169

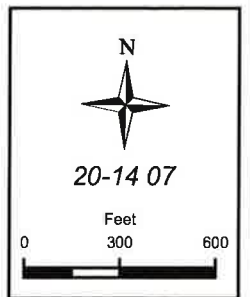
E PORT RD

AG

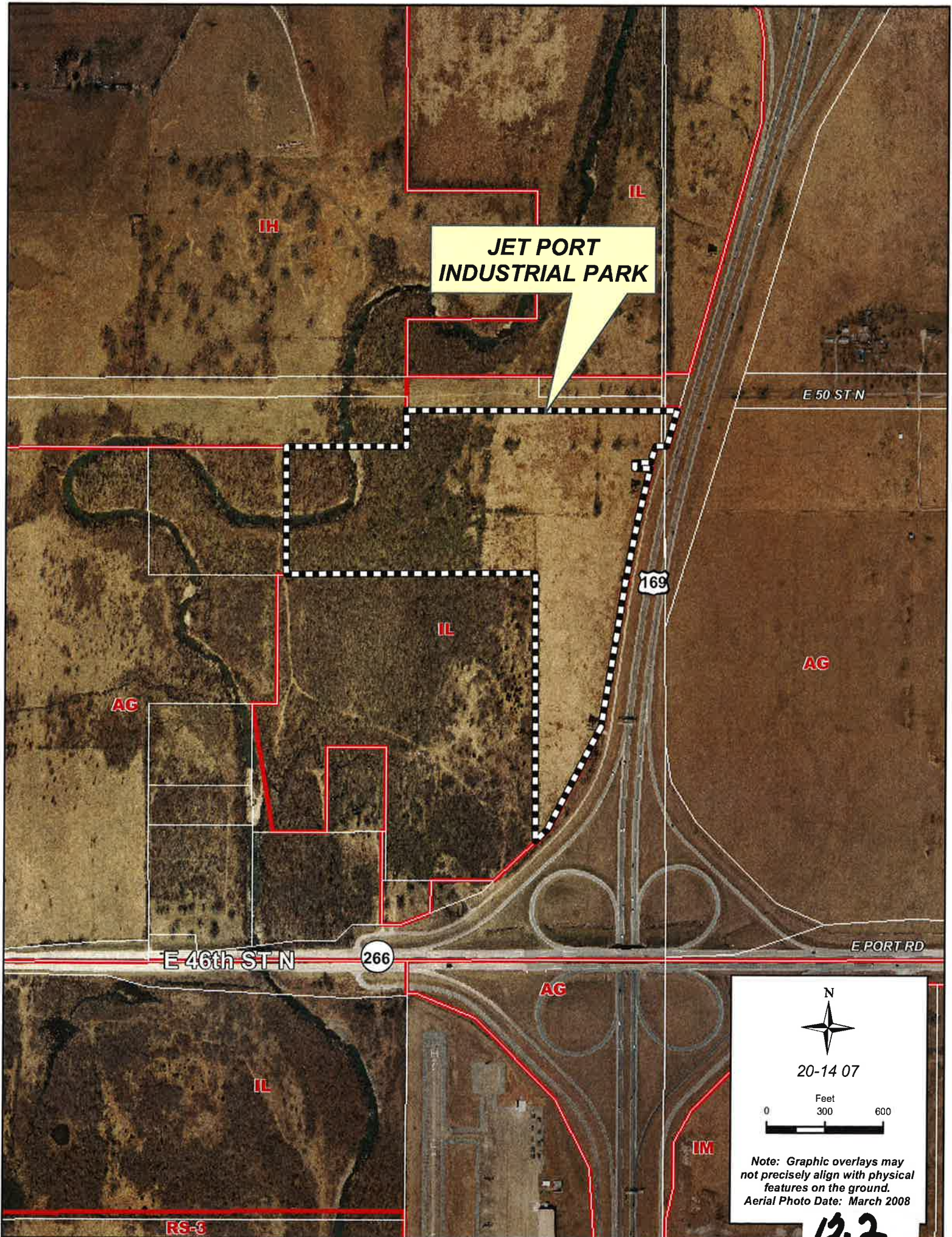
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RS-3



12.1



JET PORT  
INDUSTRIAL PARK

E 50 ST N

169

AG

AG

IL

E 46th ST N

266

E PORT RD

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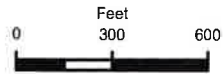
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RS-3

IM



20-14 07



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

12.2

## Final Subdivision Plat

**Jet Port Industrial Park - (2407) (CD 3)**  
West of Highway 169, North of East 46<sup>th</sup> Street North

This plat consists of 1 Lot, in 1 Block, on 42 acres.

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

# Jet Port Industrial Park

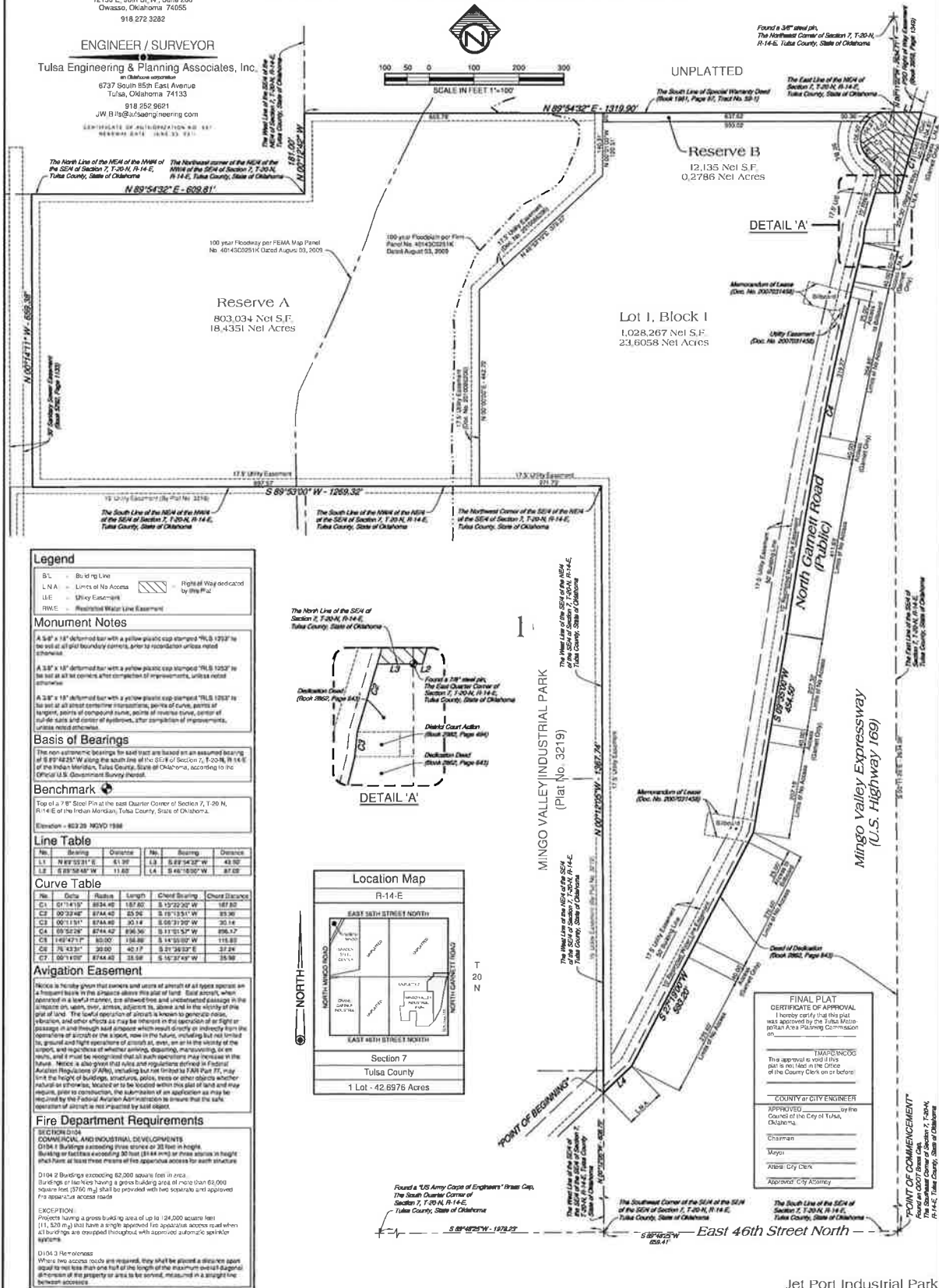
## OWNER / DEVELOPER

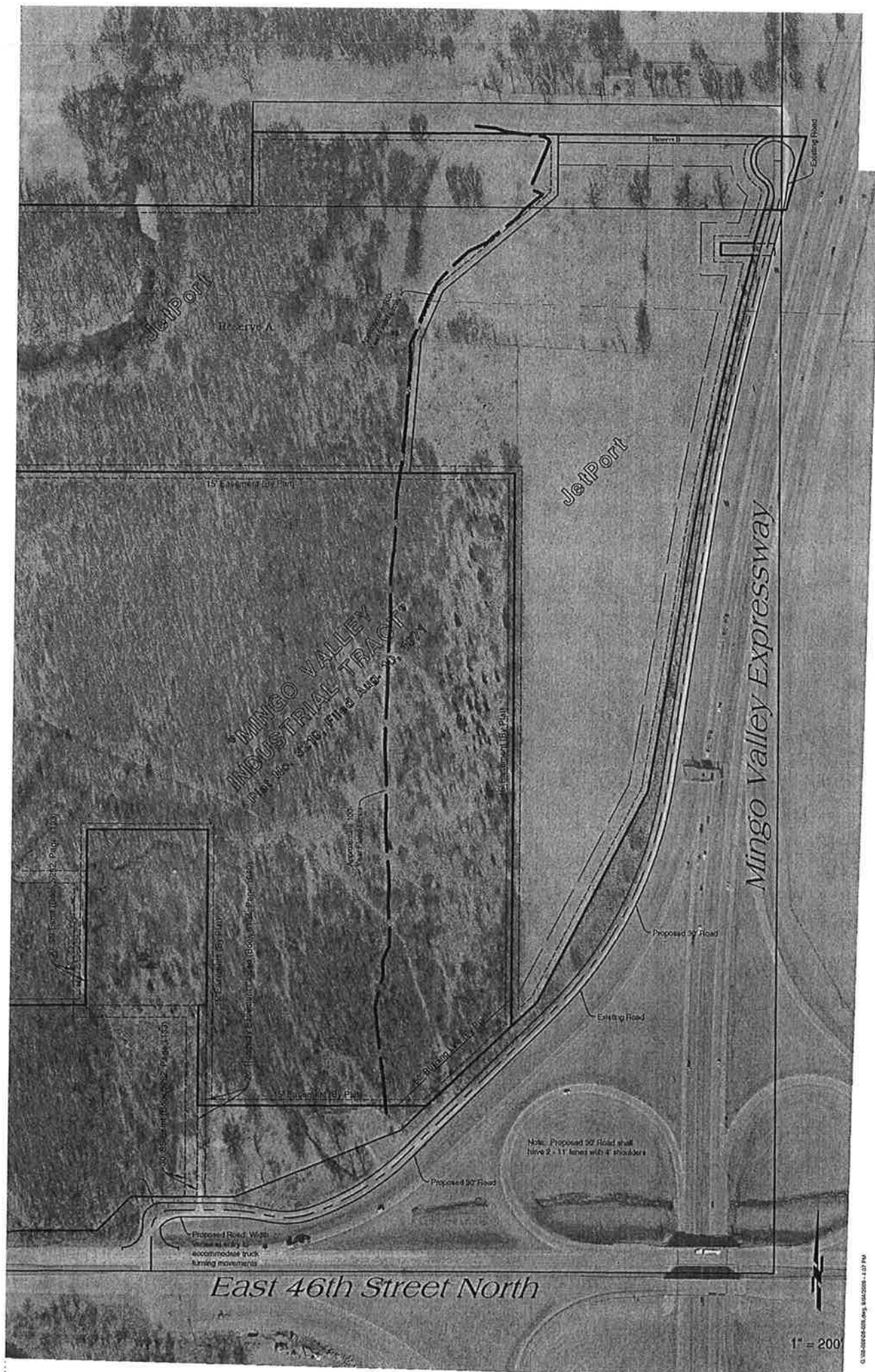
**O.L.T. Jet Port, L.L.C.**  
an Oklahoma limited liability company  
Manager  
David E. Chamey  
12150 E. 96th St., N., Suite 200  
Owasso, Oklahoma 74055  
918.272.3282

## ENGINEER / SURVEYOR

**Tulsa Engineering & Planning Associates, Inc.**  
an Oklahoma corporation  
6737 South 15th East Avenue  
Tulsa, Oklahoma 74133  
918.252.9621  
JW.Bills@tulsaengineering.com  
CERTIFICATE OF REGISTRATION NO. 887  
RENEWAL DATE: JUNE 30, 2011

A subdivision in the City of Tulsa, being a part of the E/2 of Section 7, and a part of the SW/4 of the SW/4 of the NW/4 of Section 8, both in T-20-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma.

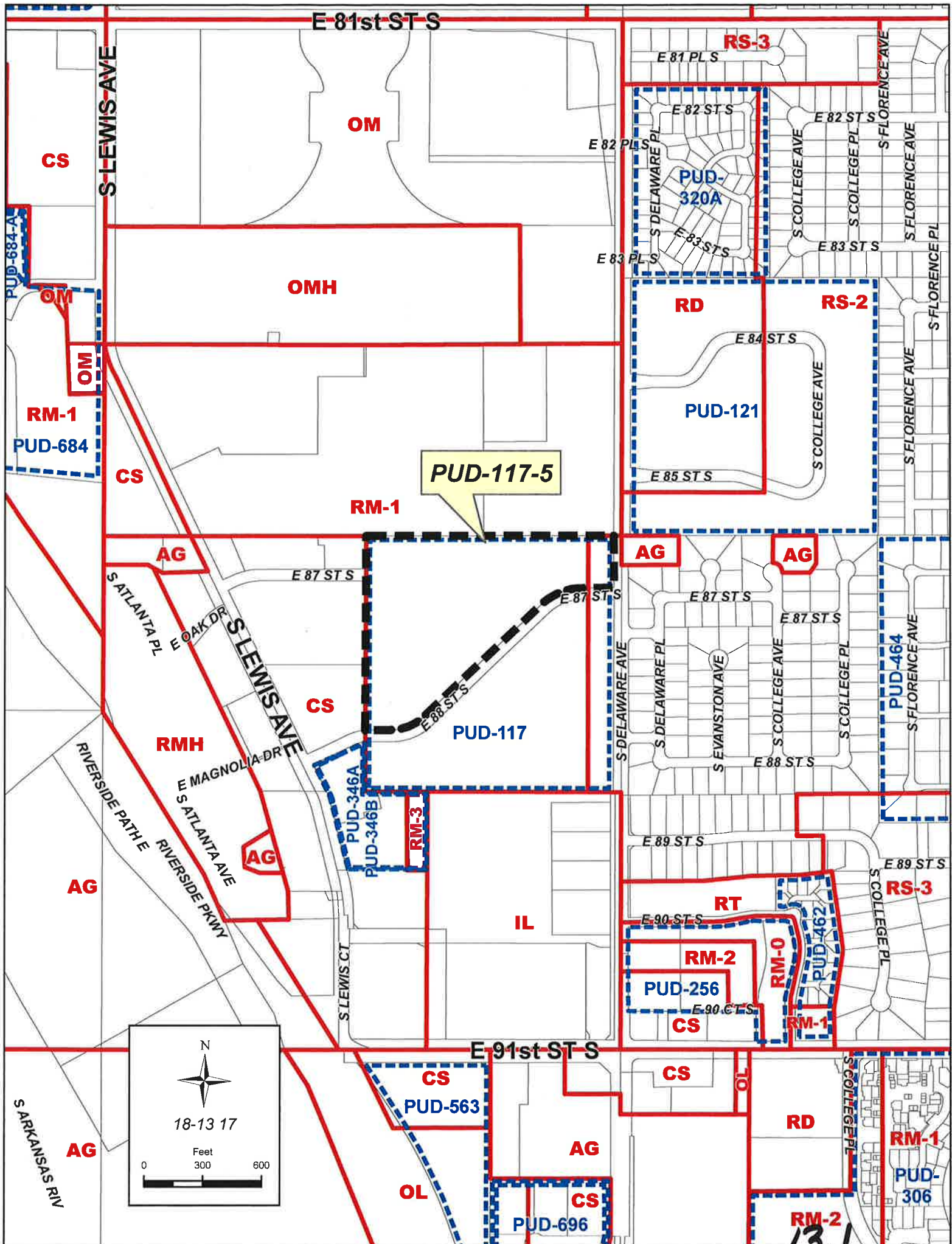




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12.5







E 81st ST S

S LEWIS AVE

E 81 PL S

E 82 ST S

E 82 PL S

E 83 PL S

E 83 ST S

E 84 ST S

E 85 ST S

E 87 ST S

E 87 ST S

E 87 ST S

E 87 ST S

E 88 ST S

E 88 ST S

E 89 ST S

E 90 ST S

E 90 CT S

E 91st ST S

E 89 ST S

S COLLEGE PL



18-13 17

Feet  
0 300 600

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

132

July 6, 2011

### STAFF RECOMMENDATION

**PUD-117-5:** Minor Amendment – North of the northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue; Lot 2, Block 3 – Crown Imperial Addition; TRS 18-13-17; CZM 52; Atlas 1741; CD 2; RS-2/RM-1/PUD.

The applicant is requesting a minor amendment to reduce the required setback from the west boundary of the PUD from 25-feet to 23-feet to reflect as built conditions. The request is being made for the building identified on the attached site plan and the adjacent building to the south.

Originally approved in 1972, PUD-117 is an existing 353-unit apartment complex with associated accessory facilities such as a pool, club house and recreation facilities. The PUD also permits an on-site day care center for the tenants.

Triggering the need for the minor amendment is application to the City of Tulsa for an interior remodel building permit to convert the northern subject building into 13 efficiency apartment units. A pre-construction survey of the building revealed that the existing building and the building to the south are sitting approximately three inches to 1.5 feet over the required setback line.

Please refer to the attached case photographs. The adjacent property to the west is being used commercially. These buildings apparently have been encroaching over the setback for an extended time without incident. Staff contends the reduction of setback will not substantially alter the approved development plan, PUD standards, or the character of the development.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-117-5.

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



**Commercial center adjacent to the west**



**Subject building from the east.**



**West side of subject buildings and west boundary line.**

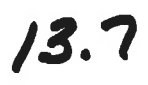




**West side of subject buildings and west boundary line.**

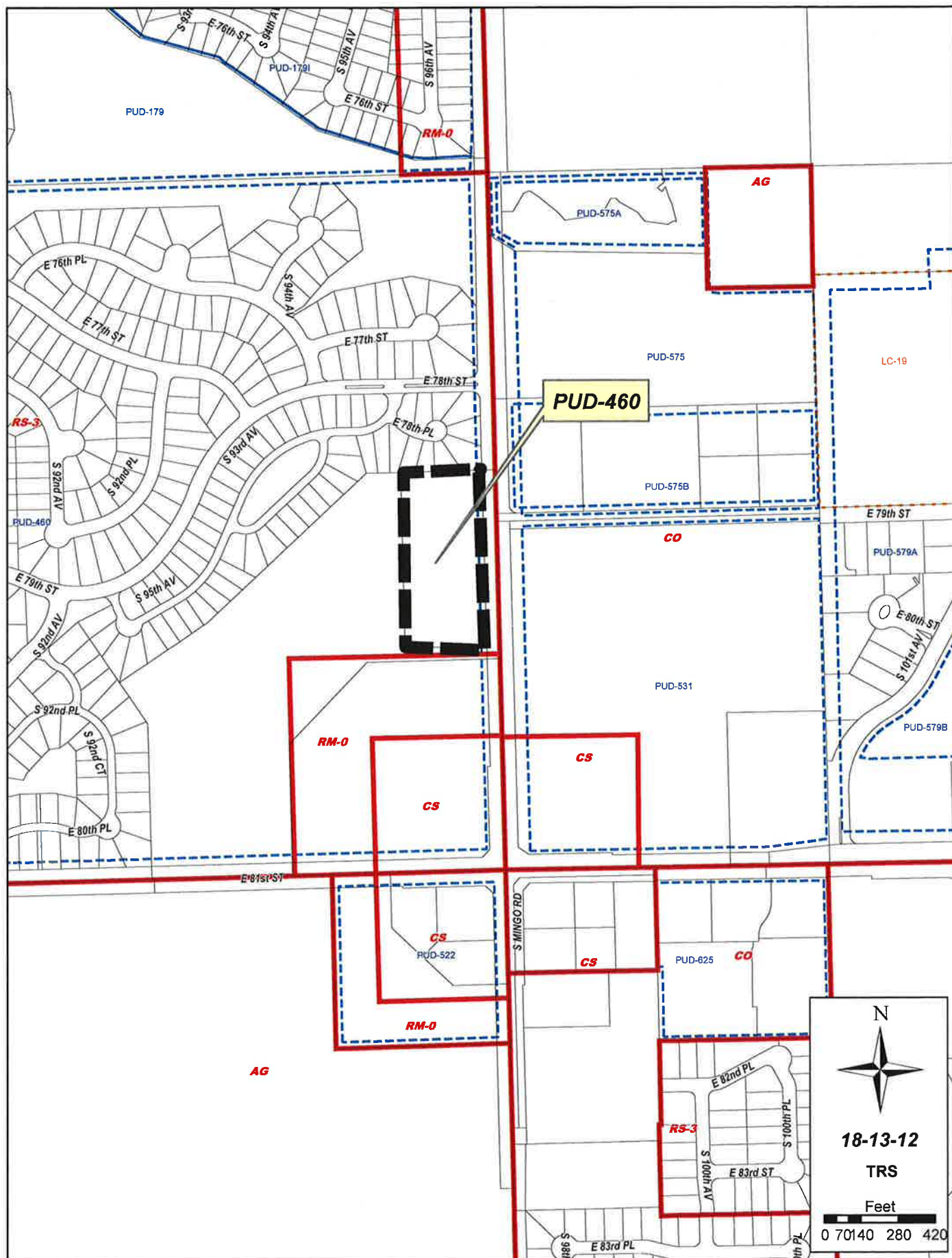


**Commercial property adjacent to the west.**





138





July 6, 2011

## STAFF RECOMMENDATION

**PUD-460:** Detail Site Plan – North of the Northwest corner of East 81<sup>st</sup> Street South and South Mingo Road; Lot 2, Block 1 – Sonoma Grande; TRS 18-13-12; CZM 53; Atlas 1414; CD 7; RS-3/RM-0/CS/PUD.

---

The applicant is requesting approval of a detail site plan for a 75 unit assisted living facility. The proposed use, Use Unit 8 – Multi-family and Similar uses is a permitted use in Development Area B of PUD-460.

The submitted site plan meets all applicable dwelling unit limits, open space, building height and setback requirements. Access to the site will be provided from Mingo Road and a mutual access easement on the southern end of the site. Parking is provided per the applicable use unit of the zoning code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code and a 6-foot solid screened fence will be installed on the north boundary line in common with the Villages of Highland Park. All sight lighting, including building mounted will be limited to 12-feet per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. A trash enclosure is provided as required by the PUD. Sidewalks will be provided along Mingo Road as required by the Subdivision Regulations. Distinct pedestrian access is provided from the sidewalk along Mingo Road to the front of the building.

Staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 – Sonoma Grande.

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

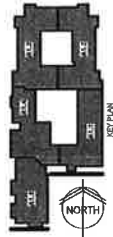
14.3

Plan view of the proposed road layout showing the intersection of the existing road and the proposed road. The plan view includes stationing (11+00 to 11+50) and a note: "NEW CURB/OUTLET TO MATCH EXISTING PAVING EDGE".

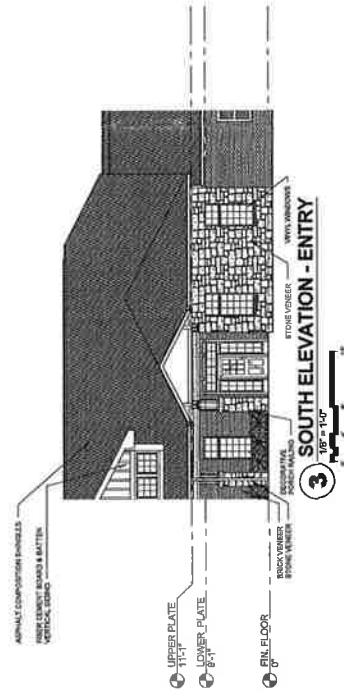
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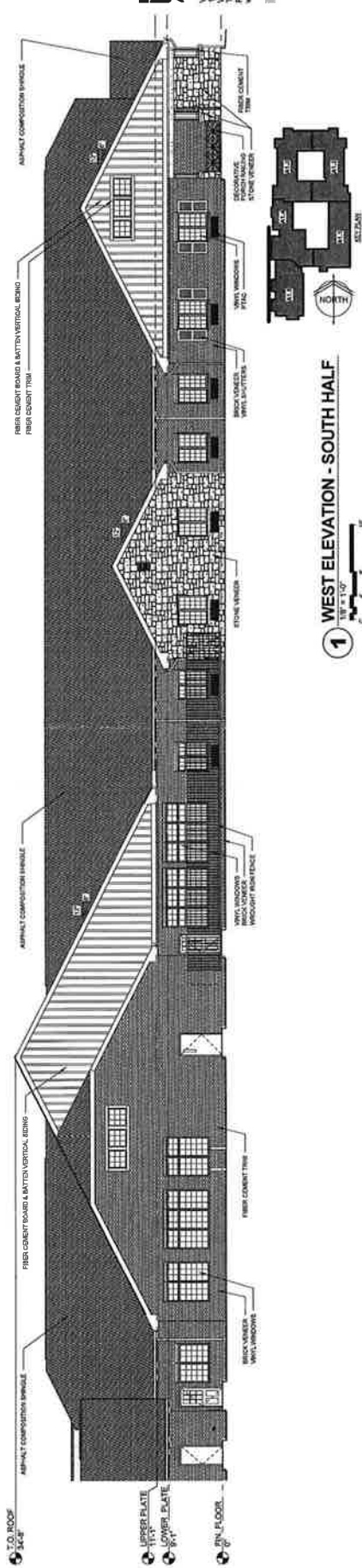
7802 South Mingo Road East  
Tulsa, OK 74133

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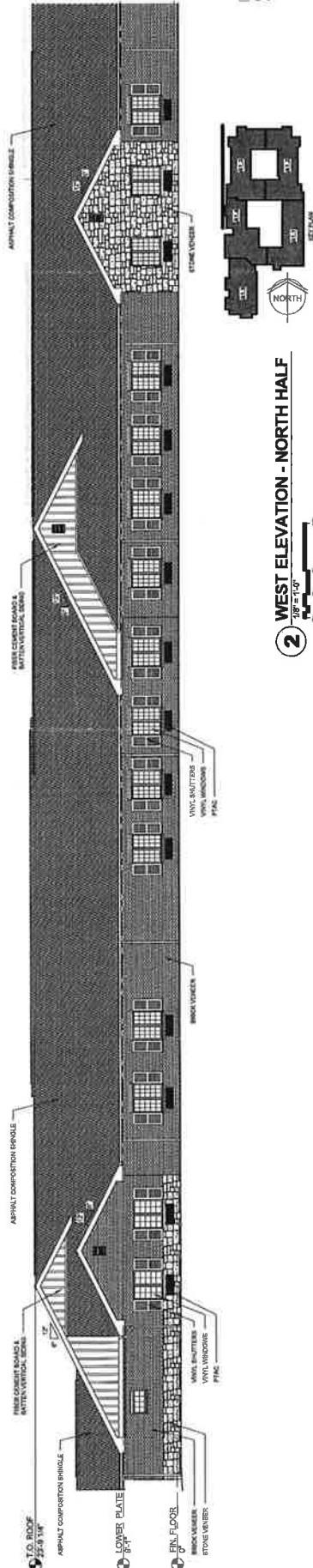


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100	KEYMAP TEXT





1 WEST ELEVATION - SOUTH HALF



**2 WEST ELEVATION - NORTH HALF**

[illegible]

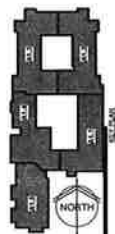
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<b>11038</b>		Charitable Charities

## A2.2

1



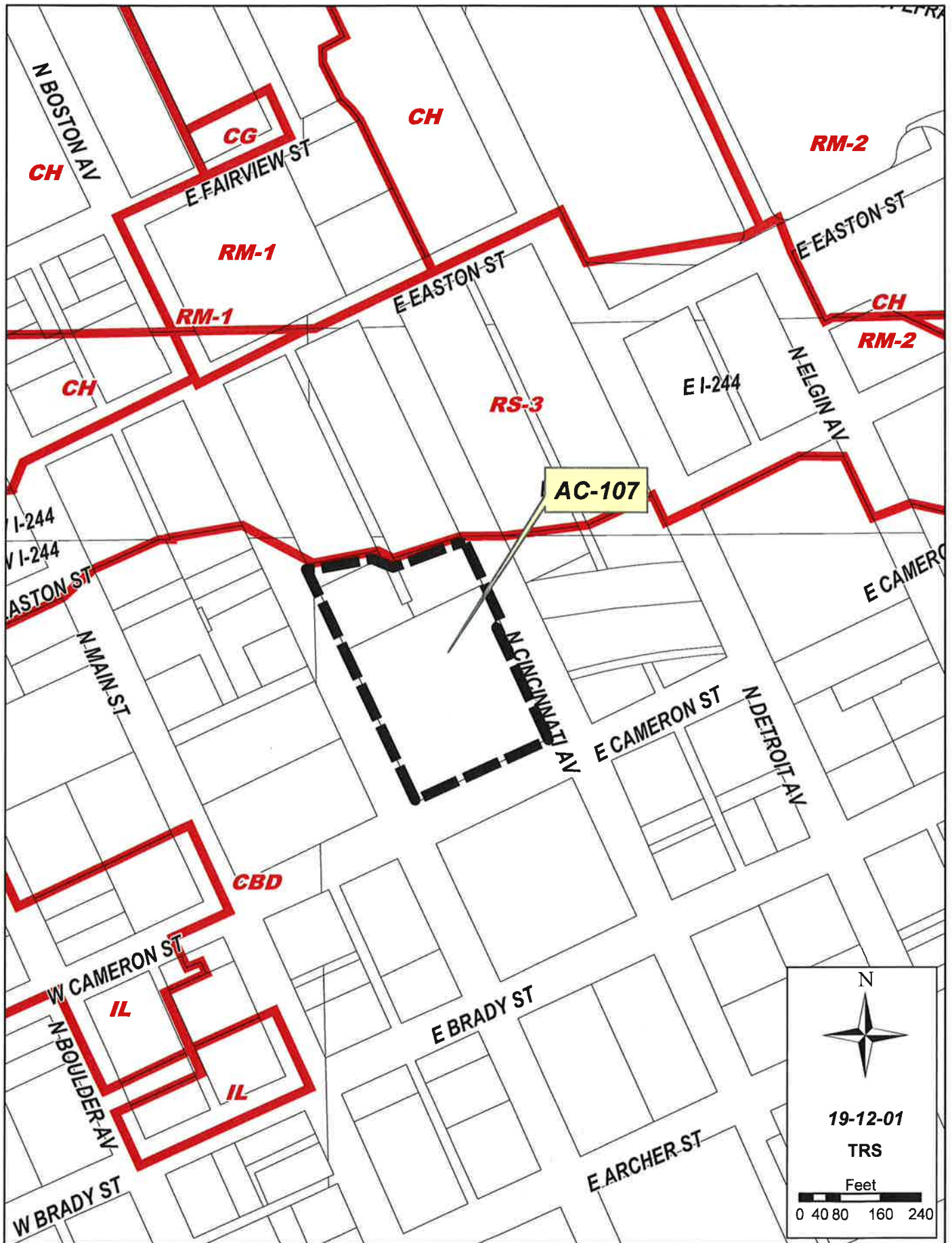
EAST ELEVATION - NORTH HALF



EAST ELEVATION - SOUTH HALF

[illegible]







AC-107

19-12-01

TRS

Feet

0 40 80 160 240

15.2

July 6, 2011

## STAFF RECOMMENDATION

### **AC-107**

Alternative Compliance Landscape Plan – Northeast corner of North Boston Avenue and East Cameron Street; TRS 19-12-01; CZM 28; Atlas 22; CD 1; CBD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for the new KOTV, Channel 6 property located at the Northeast corner of North Boston Avenue and East Cameron Street. The property is zoned Central Business District (CBD).

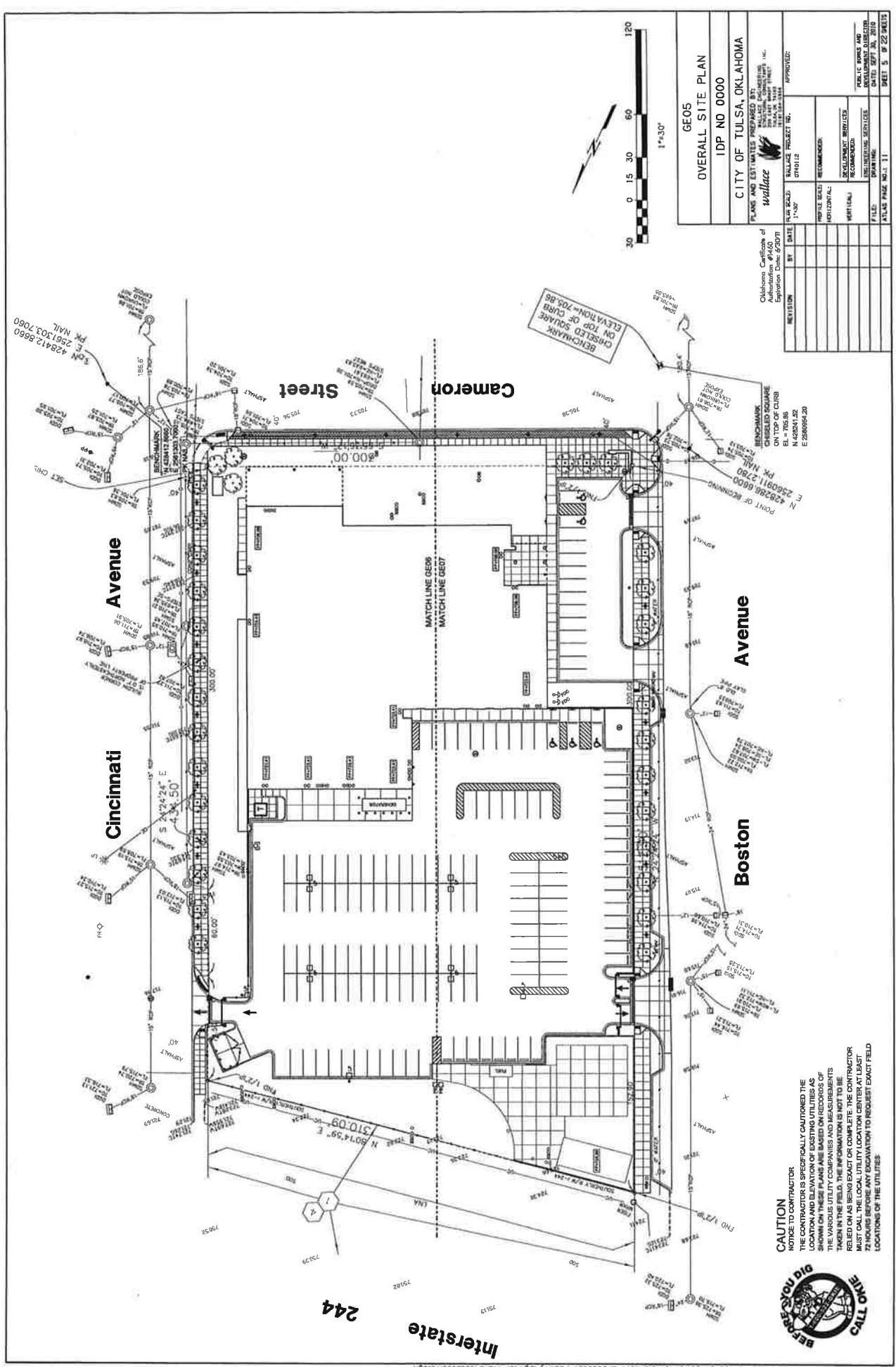
With CBD zoning there are few landscape requirements for this property, since there is technically no "street yard" as defined in section 1800\* of the code. Section 1002, A-5 of the code waives street yard landscaping on lots that have no street yard. Chapter 10 does say that parking areas located within the CBD are required to plant one tree for each 35 lineal feet of parking area located along and parallel to the street boundary which is within 25 feet of public street right-of-way (ROW) and required trees shall be located within 10 feet of a public street ROW.

This property has 153 lineal feet of parking area located along and parallel to the street boundary within 25 feet of the ROW. The tree requirement for the property is five (5) trees.

The applicant is seeking approval of an alternative compliance landscape plan to allow the five (5) required trees to be planted in the ROW. In exchange the applicant will plant a total of 31 trees along the ROW of Cincinnati Avenue and Boston Avenue in a manner that will make the site blend better with the extensive street scraping going on elsewhere throughout the Brady District (see attached landscape plan).

Staff contends that this plan, while not meeting the technical requirements of chapter 10 of the code, it is equivalent to or better than the requirements of the chapter. Therefore, staff recommends **APPROVAL** of landscape alternative compliance plan AC-107.

\* Street Yard is defined as the area of a lot contained between the minimum required building setback line and an abutting public street.



**CAUTION**  
NOTE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL UTILITIES.

GEOS  
OVERALL SITE PLAN  
IDP NO 0000  
CITY OF TULSA, OKLAHOMA

PLANS AND ESTIMATES PREPARED BY:  
**wallace**  
WALLACE ENGINEERING, INC.  
200 S. W. 10th Street  
Tulsa, Oklahoma 74106  
918.581.1111

APPROVED:  
DATE: 07/01/12  
PROJECT NO.: 070012

OKLAHOMA CERTIFICATE OF  
AUTHORIZATION #1400  
EXPIRATION DATE: 2/20/11

DATE: 07/01/12  
BY: [Signature]

REVISIONS:  
NO. DATE DESCRIPTION  
1 07/01/12 PRELIMINARY  
2 07/01/12 REVISIONS  
3 07/01/12 REVISIONS  
4 07/01/12 REVISIONS  
5 07/01/12 REVISIONS  
6 07/01/12 REVISIONS  
7 07/01/12 REVISIONS  
8 07/01/12 REVISIONS  
9 07/01/12 REVISIONS  
10 07/01/12 REVISIONS

PROJECT NO.: 070012  
SHEET NO.: 11  
SHEET 5 OF 22 SHEETS

4.51

**RESOLUTION  
TULSA METROPOLITAN AREA PLANNING COMMISSION**

**A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC), PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; ADOPTING AN AMENDMENT TO THE "COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA", ORIGINALLY ADOPTED ON JUNE 29, 1960 AND AS SUBSEQUENTLY AMENDED; AMENDING THE COMPREHENSIVE PLAN FOR TULSA COUNTY AND INCORPORATED CITY LIMITS OF THE CITY OF TULSA IN THE STATE OF OKLAHOMA; ADOPTING THE MAJOR STREET AND HIGHWAY PLAN UPDATE AS PART OF THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA.**

WHEREAS, the Tulsa Metropolitan Area Planning Commission ("Planning Commission") is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to insure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity and general welfare of the people of the area; and

WHEREAS, pursuant to Title 10 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29<sup>th</sup> day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, a public hearing was held on the 6th day of July, 2011 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt The Major Street and Highway Plan as part of the Tulsa Comprehensive Plan for the Tulsa Metropolitan Area, as contained in the attached plan maps and text.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Comprehensive Plan of the Tulsa Metropolitan Area, as originally adopted by the Tulsa Metropolitan Area Planning Commission on June 29, 1960 and as amended from time to time, shall be and is hereby amended, regarding the Major Street and Highway Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

Section 2. That a true and correct copy of the Major Street and Highway Plan map and cross sections identified in the foregoing Section One is attached to this Resolution and incorporated by reference as if fully written herein.

16.1

**RESOLUTION NO.: 2605:904**

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 4. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Comprehensive Plan within forty-five (45) days of its submission, it shall be approved with the status of an official plan and immediately have full force and effect as to the downtown Tulsa area.

ADOPTED on this \_\_\_\_ day of July, 2011 by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2011.

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Council Chair

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

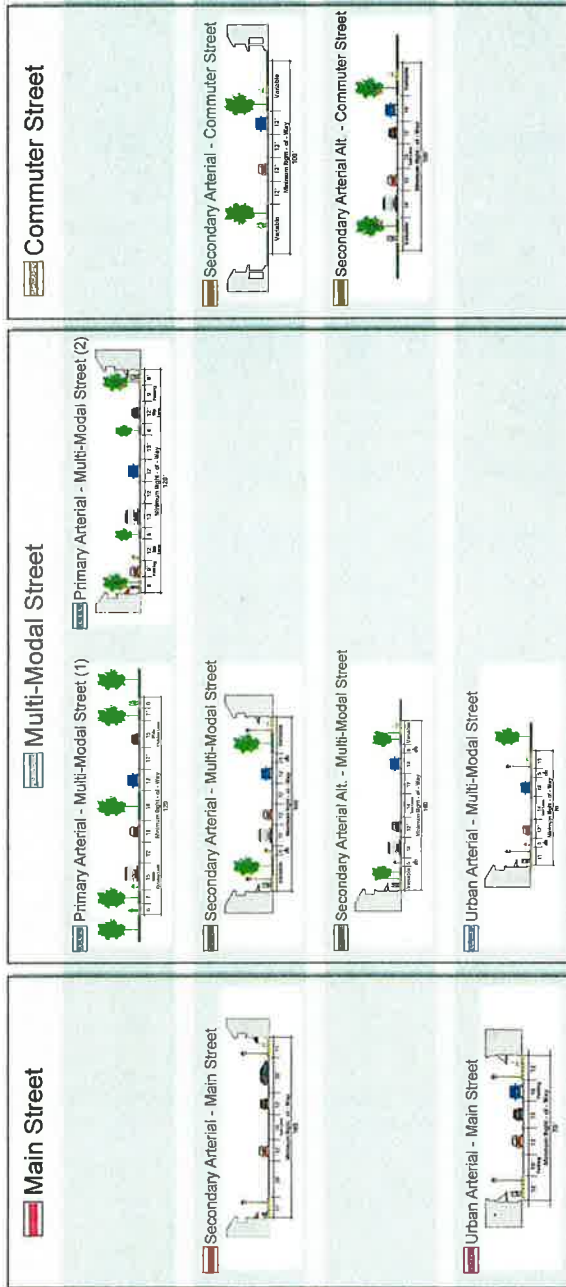
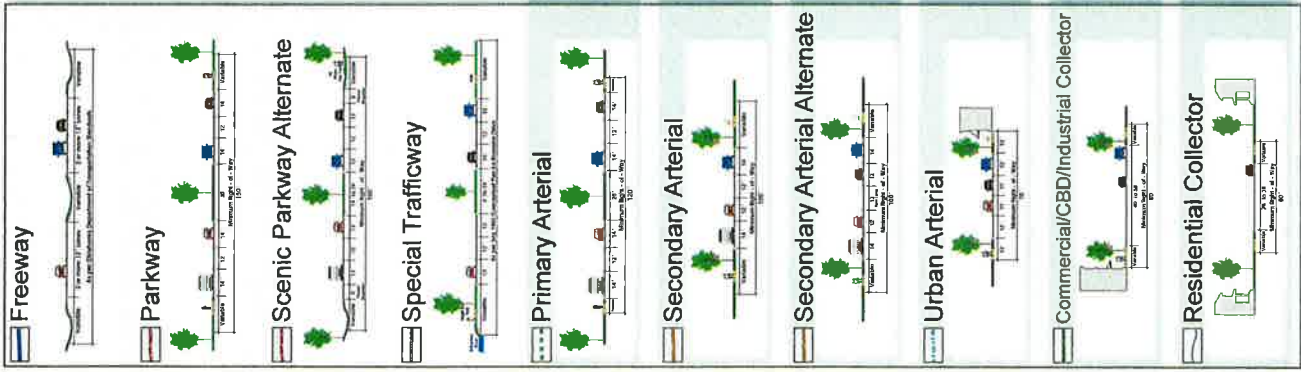
\_\_\_\_\_  
City Attorney

16.2

# Tulsa Metropolitan Area Major Street and Highway Plan

## Tulsa City-County Trafficway Right-of-Way Standards

An Element of the Comprehensive Plan



Note: Central Business District (CBD) cross-sections to be determined by the Downtown Area Master Plan and small area plans



Note: City of Tulsa will choose, based on established Major Street and Highway Plan right-of-way standards, appropriate cross section from above illustrations or from adopted small area plans.

# Tulsa Metropolitan Area Major Street and Highway Plan

## Major Street and Highway Plan Classification

- Freeway
  - Parkway
  - Special Trafficway
  - Primary Arterial
  - Secondary Arterial
  - Urban Arterial
  - Residential Collector
  - Commercial/Industrial Street
  - Commercial/CSD/Industrial Collector
  - Non-Classified Streets
- ### City of Tulsa Street Designation
- Main Street
  - Multi-Modal Corridor
  - Commuter Corridor
- ### Other Features
- Railroads
  - Bodies of Water
  - TMAAP Jurisdiction
  - County Boundaries
  - Transportation Management Area Boundary

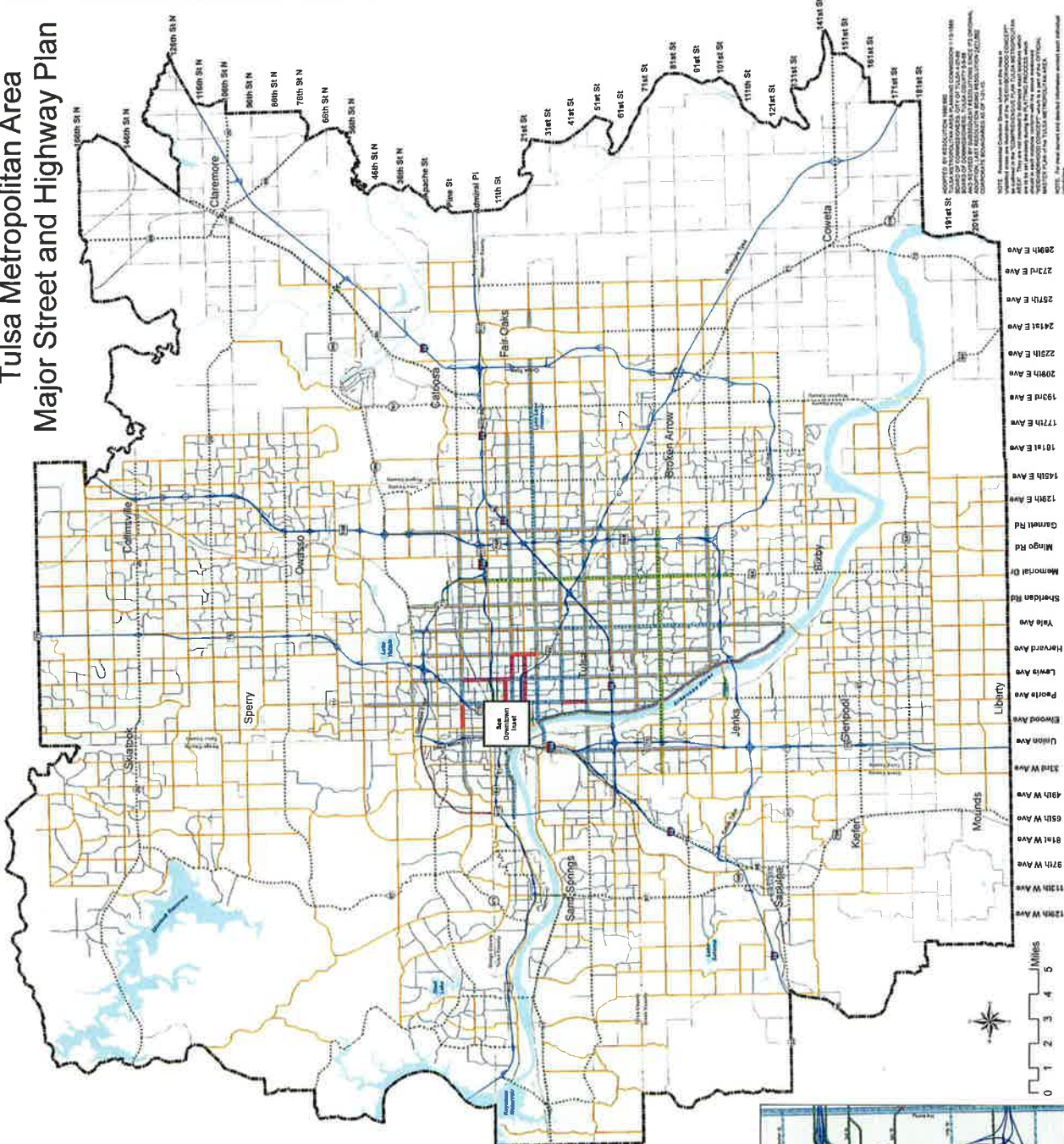
Draft



### Revision Date

10/14/2008	
7/22/2009	
1/15/2010	
3/18/2010	
7/14/2010	
12/14/2010	
3/24/2011	

### Downtown Inset



NOTE: This map is a draft and is not for construction purposes. It is intended to provide a general overview of the major street and highway network in the Tulsa Metropolitan Area. The map is subject to change without notice. The City of Tulsa reserves the right to modify the map at any time.

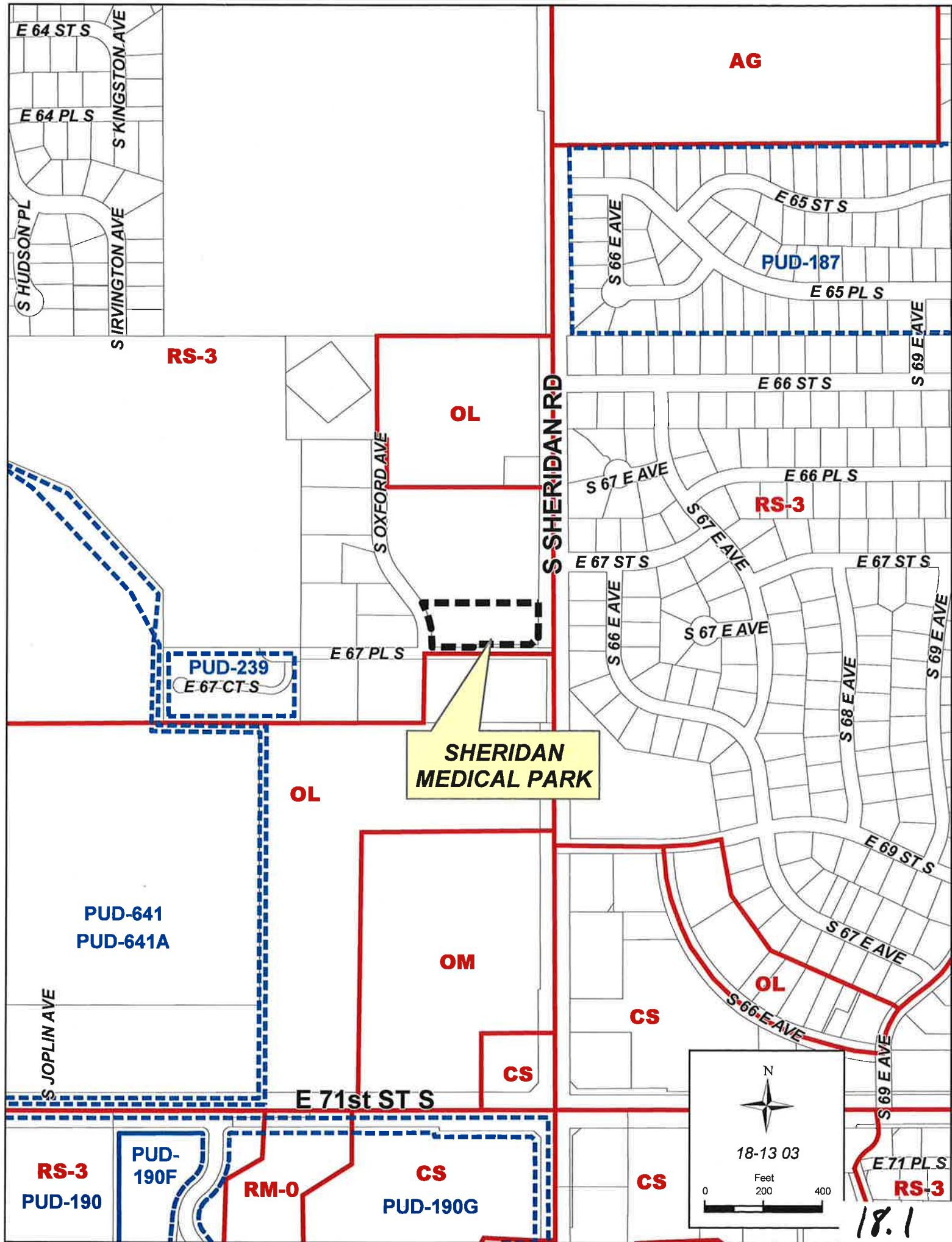
16.4

## **SECTION 1103. USES PERMITTED IN A PLANNED UNIT DEVELOPMENT**

**A. Principal Uses.** The development may consist of one (1) or more of the uses permitted by right or exception within the general zoning district or districts within which the Planned Unit Development is located, provided:

1. That if any part of the Planned Unit Development is located within a residential district, the permitted uses may additionally include one (1) or more of the dwelling types contained in Use Unit 6, Single-Family Dwelling, Use Unit 7, Duplex Dwelling, Use Unit 7a, Townhouse Dwelling, Use Unit 8, Multifamily Dwelling;
2. That Use Unit 9, Manufactured Home Dwelling, shall be a permitted use only within Planned Unit Developments which are located in whole or in part in an RMH District;
3. That the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the general zoning district boundaries;
4. Outdoor advertising signs shall meet the use conditions set forth in Subsection 1221.F.







## PRELIMINARY SUBDIVISION PLAT

### **Sheridan Medical Park - (833) (CD 7)**

6371 East 67<sup>th</sup> Place South, Northwest corner of East 67<sup>th</sup> Place South and South Sheridan Road

This plat consists of 2 Lots, 1 Block, on 1.18 acres.

The following issues were discussed June 16, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned OL.
2. **Streets:** Provide reference for all right-of-ways. Include section on Limits of No Access.
3. **Sewer:** If you intend for the 25 foot building line along the West Boundary line of the plat to also be the utility easement, then you must label it as such on the face of the plat. If not, then you must provide a minimum of 17.5 foot perimeter easement along the West Boundary. The existing 10 foot sanitary sewer easement scales to be about 4 feet and does not agree with the concept plat. Show the correct easement on the plat, and include the book and page for the existing easement.
4. **Water:** No comments.
5. **Storm Drainage:** Remove contours from the face of plat. Use the attached standard language for "water, sanitary sewer, and storm sewer service" and "Overland Drainage Easements". Add the conceptual drainage plan for the collection of the drainage on the individual Lots 1 and 2.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant will need to be located within 400 feet of any part of a structure if the structure is not sprinkled and within 600 feet of any part of a structure if the structure is sprinkled (as it looks now a fire hydrant will need to be added). Fire department access needs to be a minimum of 20 feet wide with 28 feet inside radius on any turns. If structure is sprinkled FDC

will need to be located on address side of structure. **GIS:** Label all subdivisions within the mile section of the location map. Put in actual bearings. Correct inconsistencies in legal description. Submit control data sheet.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

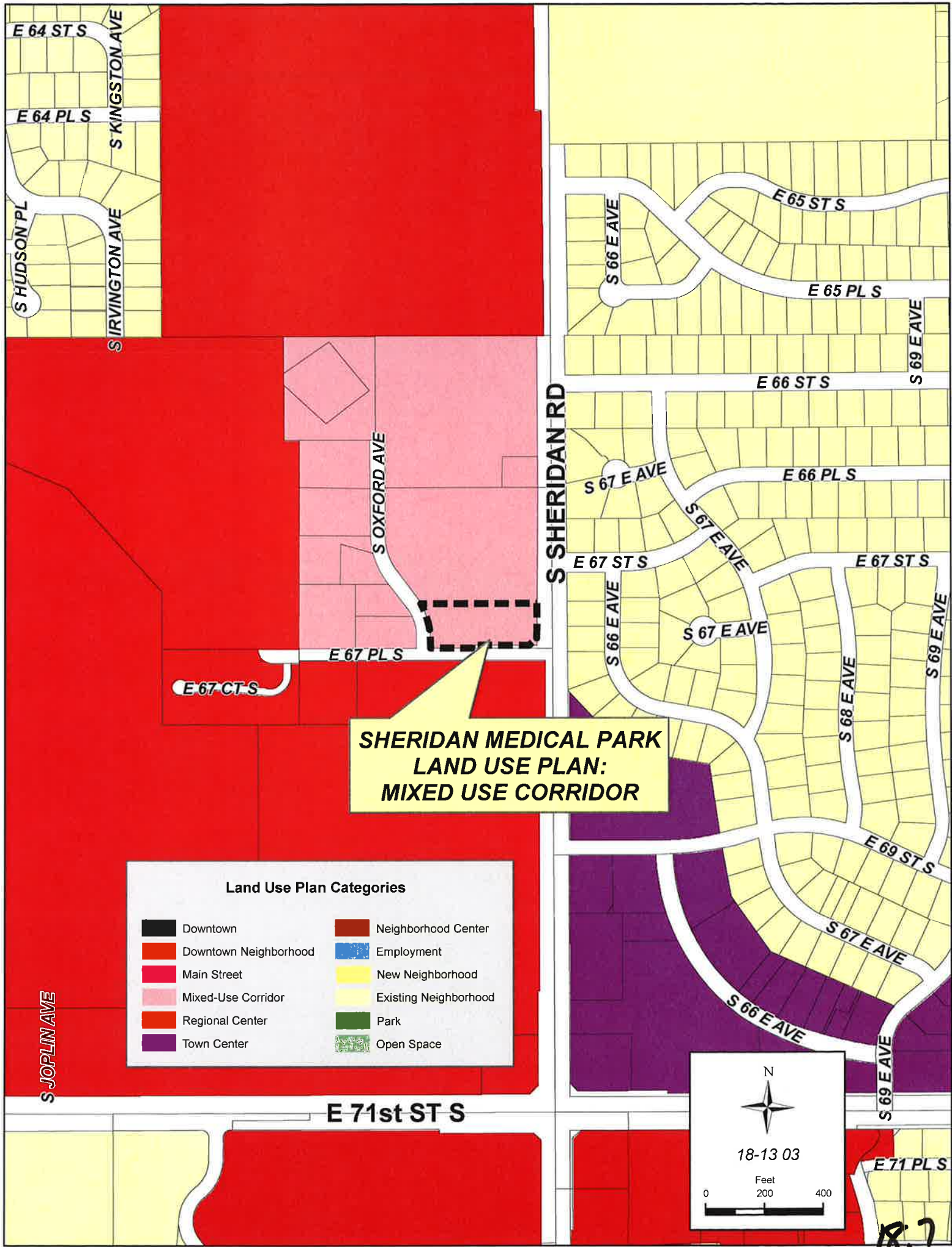
**Standard Conditions:**

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

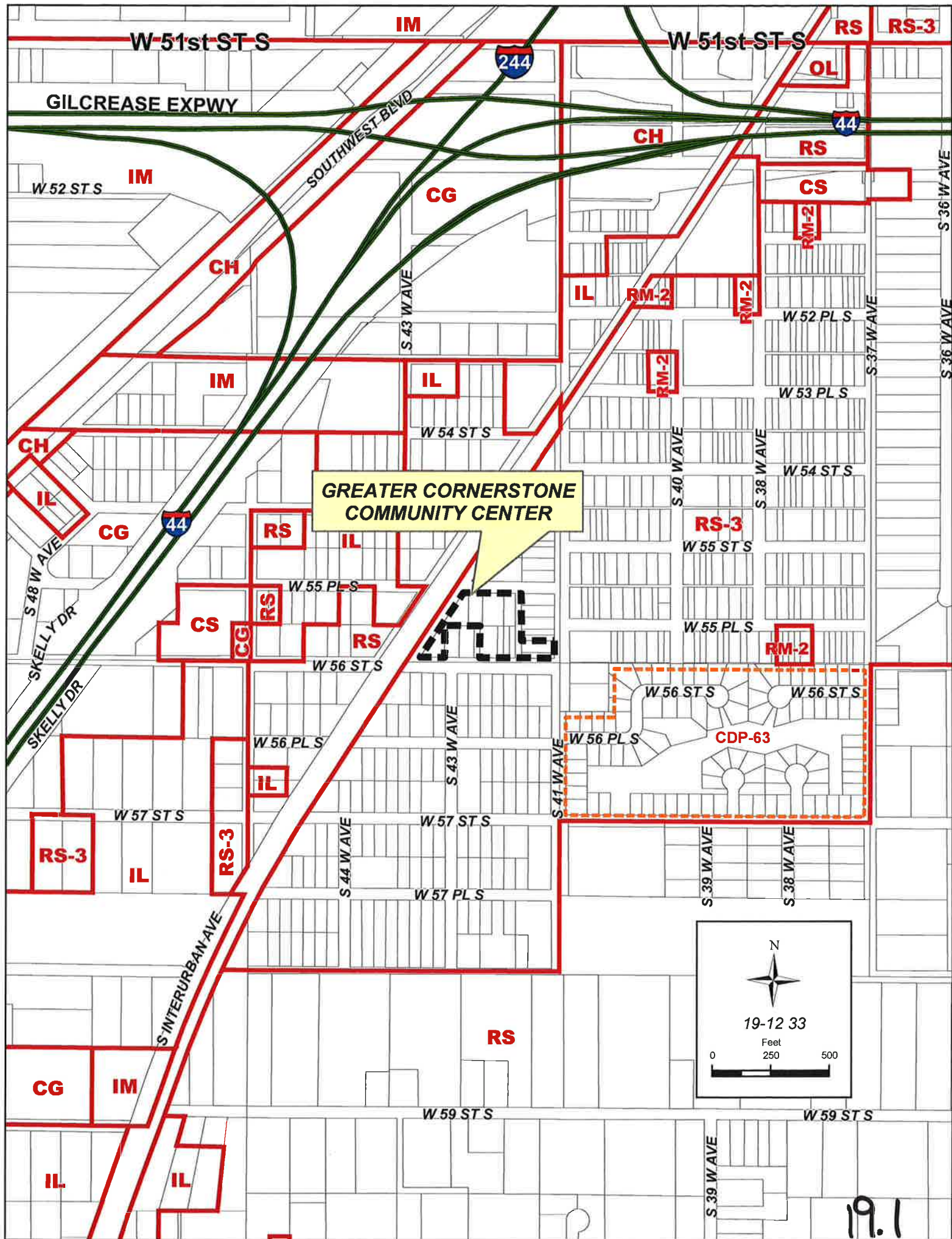


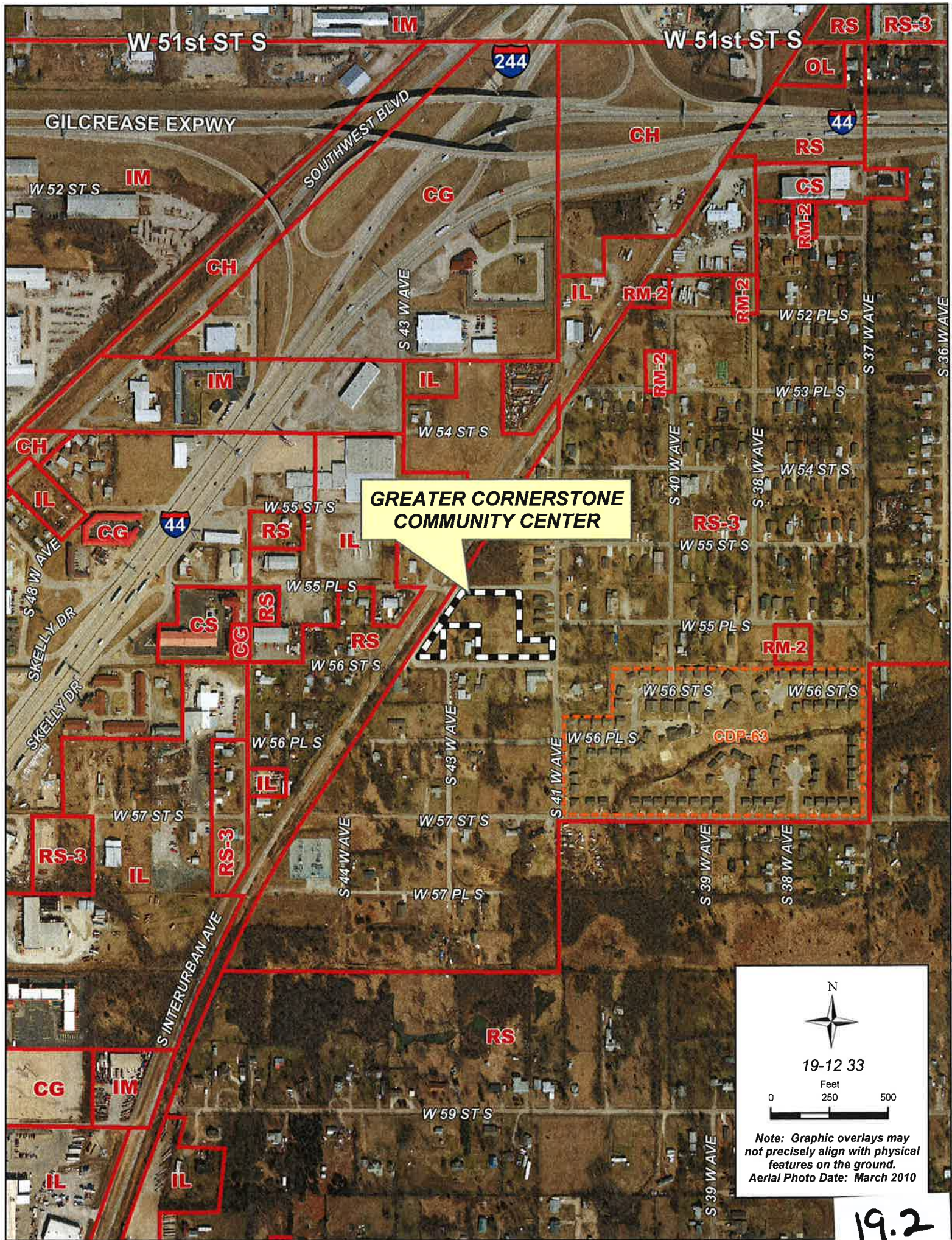
18.6



18.7







**GREATER CORNERSTONE  
COMMUNITY CENTER**



19-12 33



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

19.2

## MINOR SUBDIVISION PLAT

### Greater Cornerstone Community Center - (9233) (CD 2)

South of West 51<sup>st</sup> Street South, West of South 33<sup>rd</sup> West Avenue

This plat consists of 1 Lot, 1 Block, on 1.89 acres.

The following issues were discussed June 16, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 with Board of Adjustment case # 21187 which approved the community center use.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** Service meter vault locations if at all possible should be installed in the street right-of-way or in a dedicated waterline easement as best options.
5. **Storm Drainage:** Remove existing lot numbers and lines from the face of plat. Revise section 1.1.12 to read "... Oklahoma, that the buildings constructed in the addition shall have roof drains designed and constructed to discharge stormwater runoff to the on-site stormwater detention/retention facility." Add both existing and proposed contours to this plan.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** If structure is sprinkled FDC will need to be located on address side of structure. **GIS:** Label all subdivisions within the mile section of the location map. Clarify legal description with bearings and correct point of commencement, etc. Correct street names. Clean up labels on face of plat. Supply control data sheet.

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.

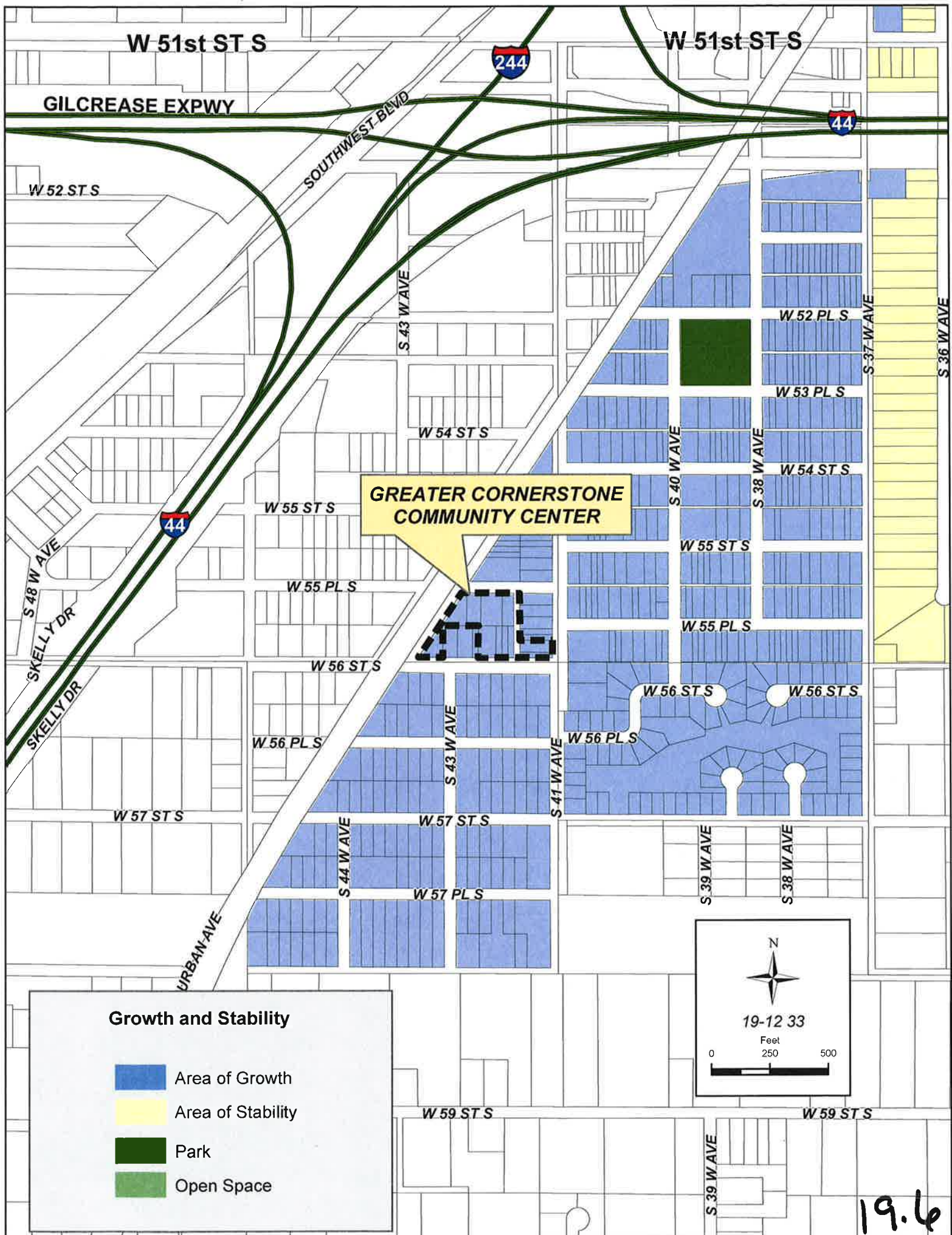
**Special Conditions:**

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.



W 51st ST S

W 51st ST S

GILCREASE EXPWY

244

44

W 52 ST S

SOUTHWEST BLVD

S 43 W AVE

S 36 W AVE

S 37 W AVE

W 52 PL S

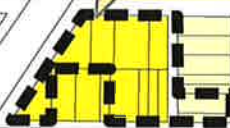
W 53 PL S

W 54 ST S

W 55 ST S

W 55 PL S

**GREATER CORNERSTONE  
COMMUNITY CENTER  
LAND USE PLAN:  
NEW NEIGHBORHOOD &  
EXISTING NEIGHBORHOOD**



W 55 PL S

W 56 ST S

W 56 PL S

W 56 ST S

W 56 ST S

W 56 PL S

W 57 ST S

W 57 ST S

W 57 PL S

S 44 W AVE

S 43 W AVE

S 41 W AVE

S 39 W AVE

S 38 W AVE

ERURBAN AVE

**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 33

Feet

250

500



W 59 ST S

W 59 ST S

S 39 W AVE

19.7

PLAT NO.

**CITY ENGINEER**  
CITY OF OKLAHOMA

I hereby certify that this plat was approved by the City Engineer and the Planning Commission on \_\_\_\_\_.

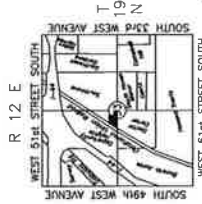
This approval is valid if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_.

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

Chairman  
Mayor  
Attest: City Clerk  
Approved: City Attorney



30 15 0 30 60  
SCALE: 1" = 30'



SCALE: 1" = 2000'

SUBDIVISION CONTAINS  
1 LOT IN 1 BLOCK  
GROSS SUBDIVISION AREA: 1.890 ACRES  
DATE OF PREPARATION: APRIL 22, 2011

**MINOR SUBDIVISION PLAT**

# GREATER CORNERSTONE COMMUNITY CENTER

A RE-PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK 13, OPPORTUNITY HEIGHTS, A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**OWNER:**  
GREATER CORNERSTONE COMMUNITY  
DEVELOPMENT PROJECT, LLC.  
REV. WILLARD JONES, EXC. DIRECTOR

5610 S. 41ST STREET W.  
TULSA, OK 74107  
PHONE (918) 446-3145  
E-MAIL: WJONES@TULSAOK.COM

**ENGINEER:**  
IMPACT ENGINEERING AND PLANNING, PLC  
KEVIN VANOVER, P.E. NO. 20876  
OK C.A. No. 5798, EXPIRES 11/30/2011

109 N. BIRCH STREET, SUITE 200  
OWASSO, OK 74055  
PHONE (918) 376-4294  
E-MAIL: KYANOVER@IMPACT-ENG.NET

**SURVEYOR:**  
BENCHMARK SURVEYING AND LAND SERVICES, INC.  
KEVIN NEWLIN, P.L.S. NO. 1289  
OK C.A. No. 2235, EXPIRES 06/30/2012

P.O. BOX 1078  
OWASSO, OK 74055  
PHONE (918) 274-9081  
E-MAIL: BENCHMARK@ATLASOK.COM

**PLAT LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- FORMER PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- VACATED EASEMENT LINE

PROPOSED BLOCK NUMBER  
**1**  
PROPOSED LOT NUMBER  
**1**  
EXISTING LOT NUMBER  
**J**  
FORMER LOT NUMBER  
**J**

A tract of land located in the Southeast Quarter of the Township 19 North and Range 12 East of the Indian Base and Meridian (18.6M), according to the U.S. Government Survey, Tulsa County, State of Oklahoma, said tract being a re-plat of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of Block Thirteen (13) of CORRECTED PLAT OF OPPORTUNITY HEIGHTS, according to the recorded plat, thereof: said tract being more particularly described as follows:

Beginning at the SE corner of Lot 24, Thence S 89°05'20" W a distance of 150.00 feet to the NE corner of Lot 25; Thence N 0°44'34" E a distance of 137.50 feet to the NW corner of Lot 18; Thence S 89°05'20" W a distance of 150.00 feet to the NE corner of Lot 11; Thence S 0°44'34" E a distance of 137.50 feet to the SE corner of Lot 31; Thence N 89°05'20" E a distance of 140.00 feet to the NW corner of Lot 11; Thence N 32°41'57" E a distance of 330.14 feet to the Northwest corner of Lot 9; Thence N 89°05'20" E a distance of 245.12 feet to the NW corner of Lot 26; Thence N 89°05'20" E a distance of 140.00 feet to the NE corner of Lot 26; Thence S 89°05'20" E a distance of 140.00 feet to the SE corner of Lot 26; Thence S 89°05'20" E a distance of 140.00 feet to the SE corner of Lot 26; Beginning and all within Block 13 of CORRECTED PLAT OF OPPORTUNITY HEIGHTS.

Books of bearing is the Oklahoma State Plane Coordinate System.

STATE OF OKLAHOMA }  
COUNTY OF TULSA }

I, EARLENE WILSON, Tulsa County Clerk, in and for the County of Tulsa, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2011

EARLENE WILSON, Tulsa County Clerk

Deputy

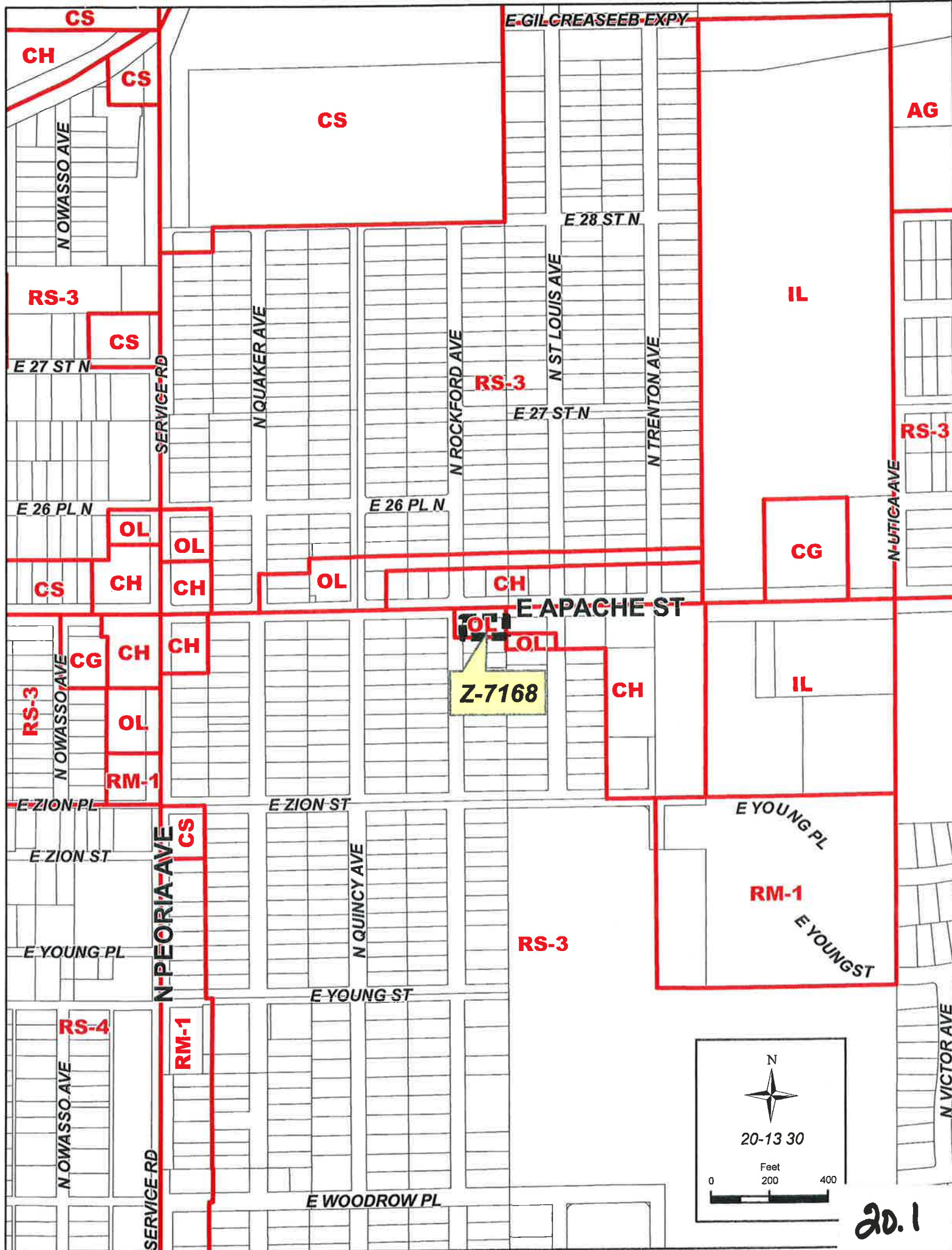
P.S. C. 19-119, N. 19-12-1  
Gross Area

3/20 P. W/Gap at all boundary corners

TEMPORARY BENCHMARK  
ELEVATION  
CHEELED SQUARE @ N.E. CORNER CONCRETE DRIVE 22' EAST  
OF N.E. CORNER GREATER CORNERSTONE BAPTIST CHURCH  
(W 56TH ST & S 41ST W AVE.)

GREATER CORNERSTONE COMMUNITY CENTER  
SHEET 11 OF 22

19.8



20.1



E GILCREASE EXP

N OWASSO AVE

E 27 ST N

E 26 PL N

SERVICE RD

N QUAKER AVE

E 26 PL N

N ROCKFORD AVE

E 28 ST N

N ST LOUIS AVE

E 27 ST N

N TRENTON AVE

N UTICA AVE

E APACHE ST

Z-7168

N OWASSO AVE

E ZION PL

E ZION ST

E YOUNG PL

N PEORIA AVE

SERVICE RD

E ZION ST

N QUINCY AVE

E YOUNG ST

E YOUNG PL

E YOUNG ST

N OWASSO AVE

E WOODROW PL

N VICTOR AVE



20-13 30



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

20.2

## PLAT WAIVER

July 7, 2011

**Z-7168** – Southeast corner of East Apache Street and North Rockford Avenue, 1500 East Apache (0330) (CD 3)

The platting requirement is being triggered by a rezoning to CS.

**Staff provides the following information from TAC at their June 16, 2011 meeting:**

**ZONING:**

- TMAPC Staff: The property has been previously platted for the same use.

**STREETS:**

- Apache is a Secondary Arterial which requires 50 feet of right-of-way from centerline of street. Currently only 40 feet of right-of-way is available. Additional 10 feet of right-of-way dedication is required along Apache.

**SEWER:**

- No comments.

**WATER:**

- No comments.

**STORMWATER:**

- No comments.

**FIRE:**

No comments.

**UTILITIES:**

No comments.

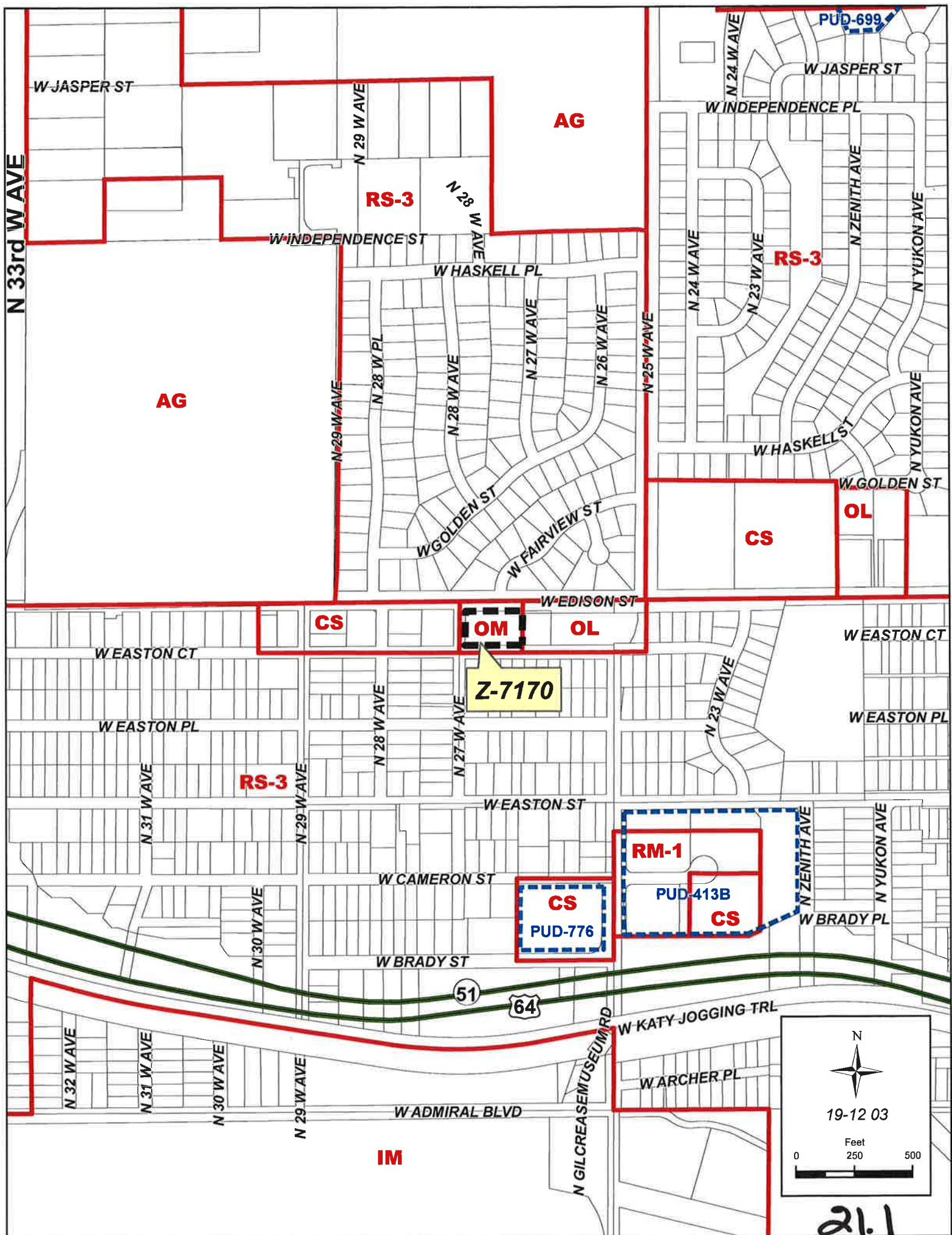
Staff recommends **APPROVAL** of the plat waiver for the previously platted site.

**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





19-12 03

0 250 500  
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Data: March 2019

21.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7170**

**TRS 9203**

**Atlas 108**

**CZM 36**

**CD-1**

**TMAPC Hearing Date:** July 6, 2011

**Applicant:** Susanne Thompson & Three C's  
Medical Clinic

**Tract Size:** .79± acres  
34,320± square feet

**ADDRESS/GENERAL LOCATION:** Southeast corner of West Edison Street & North 27<sup>th</sup>  
West Avenue

**EXISTING ZONING:** OM

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial

**ZONING ORDINANCE:** Ordinance number 20854 dated May 26, 2004, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**Z-6940 May 2004:** All concurred in approval of a request for rezoning a .78± acre tract of land from RS-3 to OM for and office building, on property located on the southeast corner of West Edison Avenue and North 27<sup>th</sup> West Avenue; also known as the subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately .79± acres in size and is located at the southeast corner of West Edison Street & North 27<sup>th</sup> West Avenue. The property is vacant (has been cleared) and zoned OM. An apparently new concrete drainage channel extends from north to south on the west side of the property. There are no curbs and gutters abutting this site and drainage is either through the drainage channel or through borrow ditches.

**SURROUNDING AREA:** The subject tract is abutted on the east by an office and a bank, zoned OL; on the north across West Edison Street by single-family residential uses, zoned RS-3; on the south by single-family residential uses, zoned RS-3; and on the west by mixed commercial/related uses (including a martial arts studio), zoned CS.

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

**TRANSPORTATION VISION:**

The Comprehensive Plan does not designate West Edison Street or North 27<sup>th</sup> West Avenue. Edison, however, functions as one of the main east/west roadways in this area south of Pine Street.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West Edison Street	N/A	N/A	4
North 27 <sup>th</sup> West Avenue	N/A	N/A	2
West Easton Street	N/A	N/A	2

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Comprehensive Plan designates the entire strip on the south side of West Edison from just west of North 29<sup>th</sup> West Avenue to just east of North 25<sup>th</sup> West Avenue as a Regional Center. These are characterized as mid-rise mixed-use areas for large-scale employment, retail and civic or educational uses. These may be key transit hubs and station areas may include housing, retail entertainment and other amenities. On-street automobile parking is to be provided or in shared lots. Regional Centers may include a parking management district.

The Plan also envisions this site as an area of growth, surrounded on two sides (north and south) by areas of stability. For the most part, the areas of stability are older neighborhoods surrounding it. According to the Comprehensive Plan, the requested CS **is in accord** with the plan.

**STAFF RECOMMENDATION:**

The subject property is next to a property that is a physician's office, which is adjacent to a bank and some other commercial/related uses. Staff can support the requested rezoning and recommends **APPROVAL** of CS zoning for Z-7170, finding it **in accord** with the Comprehensive Plan.

07/06/11







① martial arts studio west of site



② site; office building in distance



③ neighborhood to southwest of site



④ roadway to west of site; parking lot for martial arts studio farther west



⑤ north end of drainage channel on west of site



⑥ south end of drainage channel



⑦ roadway & neighborhood south west of site



⑧ neighborhood north of site

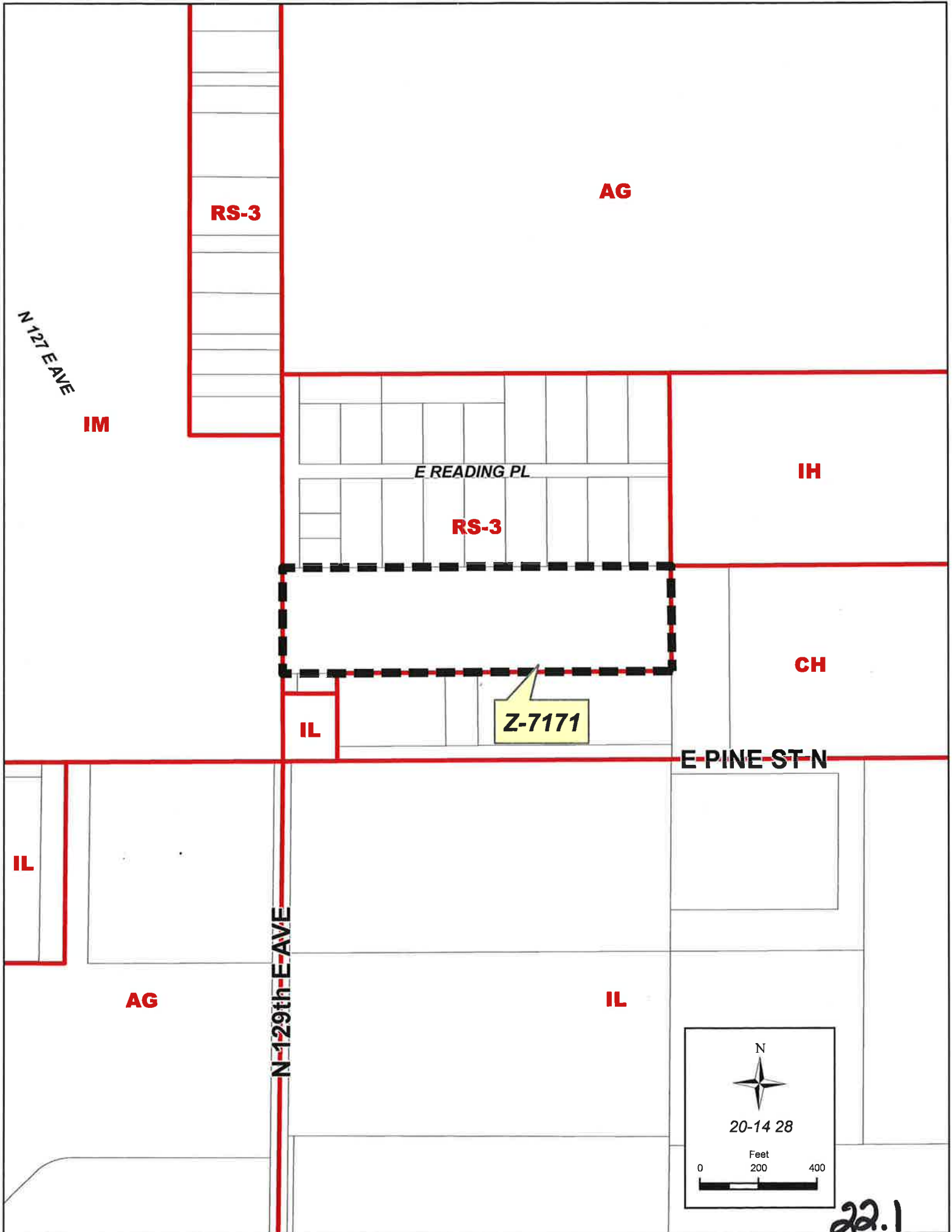


@neighborhood southwest of site



@neighborhood north of site





N 127th E AVE

RS-3

AG

IM

E READING PL

IH

RS-3

CH

IL

Z-7171

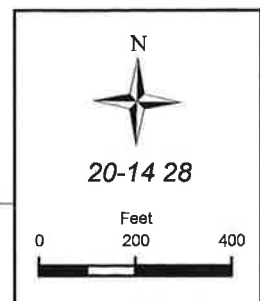
E PINE ST N

IL

AG

IL

N 129th E AVE



22.1



20-14 28



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

22.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7171**

**TRS 0428**

**Atlas 1101**

**CZM 31**

**CD-6**

**TMAPC Hearing Date:** July 6, 2011

**Applicant:** Sisemore, Weisz & Associates, Inc.

**Tract Size:** 10.9± acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**PROPOSED ZONING:** IL

**PROPOSED USE:** Future industrial use

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**Z-6885 April 2003:** All concurred in approval of a request for rezoning a .77± acre tract of land from RS-3 to IL for customizing autos, on property located on the northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue and south of subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 10.9± acres in size and is located north of the northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue. The property is vacant and is zoned RS-3. None of the subject property appears to be in a floodplain, but some of the area to the west of the site is in the Eagle Creek (tributary of Mingo Creek) regulatory floodplain.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant, heavily wooded land, zoned CH; on the north by an older single-family residential development, zoned RS-3; on the south by commercial/mixed use and vacant land, zoned CH; and on the west by vacant, industrial and wooded land, zoned IM. As noted above, Mingo Creek and massive stormwater improvements lie to the west of the subject property and several tributaries traverse the western properties. Many industrial uses exist nearby, including a mining operation, concrete plant and some industrial parks.

Staff notes that the residentially-zoned area to the north of the subject property is largely not being used for that purpose. At least one house appeared to be vacant, as were three lots in the interior, south side of East Reading Place, and it appeared that some illegal uses were occurring on many of the properties. The north side of East Reading Place is being used for

*22.3*

trailer sales and storage (Charlie's Trailer Sales), and the last two lots on the eastern end of the south side of Reading Place also have trailers and storage on them. East Reading Place itself is a narrow two-lane street. This is clearly not a traditional single-family residential neighborhood. It was platted as Garnett Gardens in 1928, when it was in Tulsa County's jurisdiction.

**UTILITIES:** The subject tract has municipal water and no sewer available.

**TRANSPORTATION VISION:**

The Comprehensive Plan designates East Pine Street as a multi-modal corridor west of North 129<sup>th</sup> East Avenue and the latter as a multi-modal corridor north of East Pine Street almost to Apache Street. Multi-modal corridors are intended to accommodate various types of vehicular and pedestrian traffic, such as automobiles, buses, bicycles and those who wish to or need to walk.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North 129 <sup>th</sup> East Avenue	Secondary arterial	100'	2 lanes (a bridge is out north of the site and turnarounds must be through private driveways.)

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Comprehensive Plan designates this property as well as all of that surrounding it as an Employment area. According to the plan (page 33, Land Use), these areas are to contain office, warehousing, light manufacturing and high tech uses. Sometimes big box retail or warehouse clubs are found here. They are characterized by few residences and have more extensive commercial activity. The requested IL zoning **is in accord** with the Comprehensive Plan.

**STAFF RECOMMENDATION:**

Based on the Comprehensive Plan, the Transportation Plan, surrounding land uses and surrounding zoning, staff can support the rezoning and therefore recommends **APPROVAL** of IL zoning for Z-7171.

07/06/11

N 127 E AVE













E READING PL

N 129th E AVE

**Z-7171  
LAND USE PLAN:  
EMPLOYMENT**

E PINE ST N

**Land Use Plan Categories**

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



20-14 28



22.5

N 127 E AVE

E READING PL

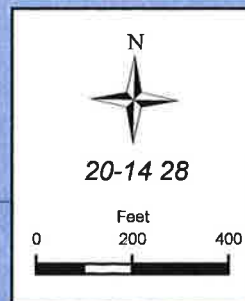
Z-7171

E PINE ST N

N 129th E AVE

**Growth and Stability**

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



22.6

N 145th AV E

IL

AG

CH

RS-25

PK

N 153 E AVE

AG

IL

IL

CH

RS-3

44

44

Z-7173

RS-3

IL

E ADMIRAL PL

RS-3

S 147 E AVE

RS-3

CG

PUD-560

AG

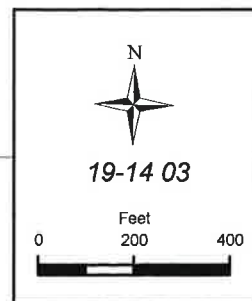
RMH

IL

S 145th AV E

AG

IL



23.1



19-14 03



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

232

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7173**

**TRS 9403**

**Atlas 1386**

**CZM 40**

**CD-6**

**TMAPC Hearing Date:** July 6, 2011

**Applicant:** All-Commerce LLC

**Tract Size:** 2.5± acres  
108,900± square feet

**ADDRESS/GENERAL LOCATION:** East of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue

**EXISTING ZONING:** RS-3

**EXISTING USE:** Church

**PROPOSED ZONING:** IL

**PROPOSED USE:** Church/ future industrial

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**Z-7027 March 2006:** All concurred in approval of a request for rezoning a 9.81± acre tract of land from RS-3 to IL for industrial use, on property located east of the southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue, and abutting west of subject property.

**Z-6939 April 2004:** All concurred in the approval of a request to rezone a 6± acre tract from RS-3 to IL for horse and cargo trailer sales and service located east of the northeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue and northeast of subject property.

**Z-6644 July 1998:** All concurred in approval of a request for rezoning a 119± acre tract from AG to IL for warehouse and distribution center located on the southwest corner of East Admiral Place and South 145<sup>th</sup> East Avenue and located west of subject property.

**BOA-3110 November 12, 1958:** The Board of Adjustment approved a Special Exception to permit a church in an RS-3 district, on property located east of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue and the subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 2.5± acres in size and is located east of the southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue. The property appears to be used as a church and is zoned RS-3.

**SURROUNDING AREA:** The subject tract is abutted on the east by a heavily wooded area that appears vacant, zoned IL; on the north by industrial uses, zoned IL; on the south by

vacant wooded land, zoned AG; and on the west by All-Commerce Business Park, zoned IL. This area has been developing as an industrial corridor for many years. A recent minor subdivision plat for the property to the east was approved at the June 15, 2011 TMAPC meeting.

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

**TRANSPORTATION VISION:** East Admiral Place is not designated on the Transportation Vision, but immediately north of it is I-44, an existing freeway. The subject property lies near the intersection of I-44 and I-244.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
East Admiral Place	Secondary arterial	100'	2

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Comprehensive Plan designates this as an Employment area and an area of growth. Employment areas are envisioned as generating jobs and furthering the tax base for the City. Areas of growth are designated to encourage the direction of resources and personnel into these areas. As such, the requested rezoning **is in accord** with the plan.

**STAFF RECOMMENDATION:**

Due to surrounding physical facts (such as existing zoning and land uses) and the designations of the Comprehensive Plan, staff can support the requested rezoning and recommends **APPROVAL** of IL zoning for Z-7173.

07/06/11

N 145th AV E

N 151 E AVE

N 153 E AVE

44

44

**Z-7173 LAND USE PLAN:  
EMPLOYMENT**

E ADMIRAL PL

S 147 E AVE

S 145th AV E

**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



19-14 03

Feet  
0 200 400

235

N 145th AV E

N 151 E AVE

N 153 E AVE



Z-7173

E ADMIRAL PL

S 147 E AVE

S 145th AV E

**Growth and Stability**

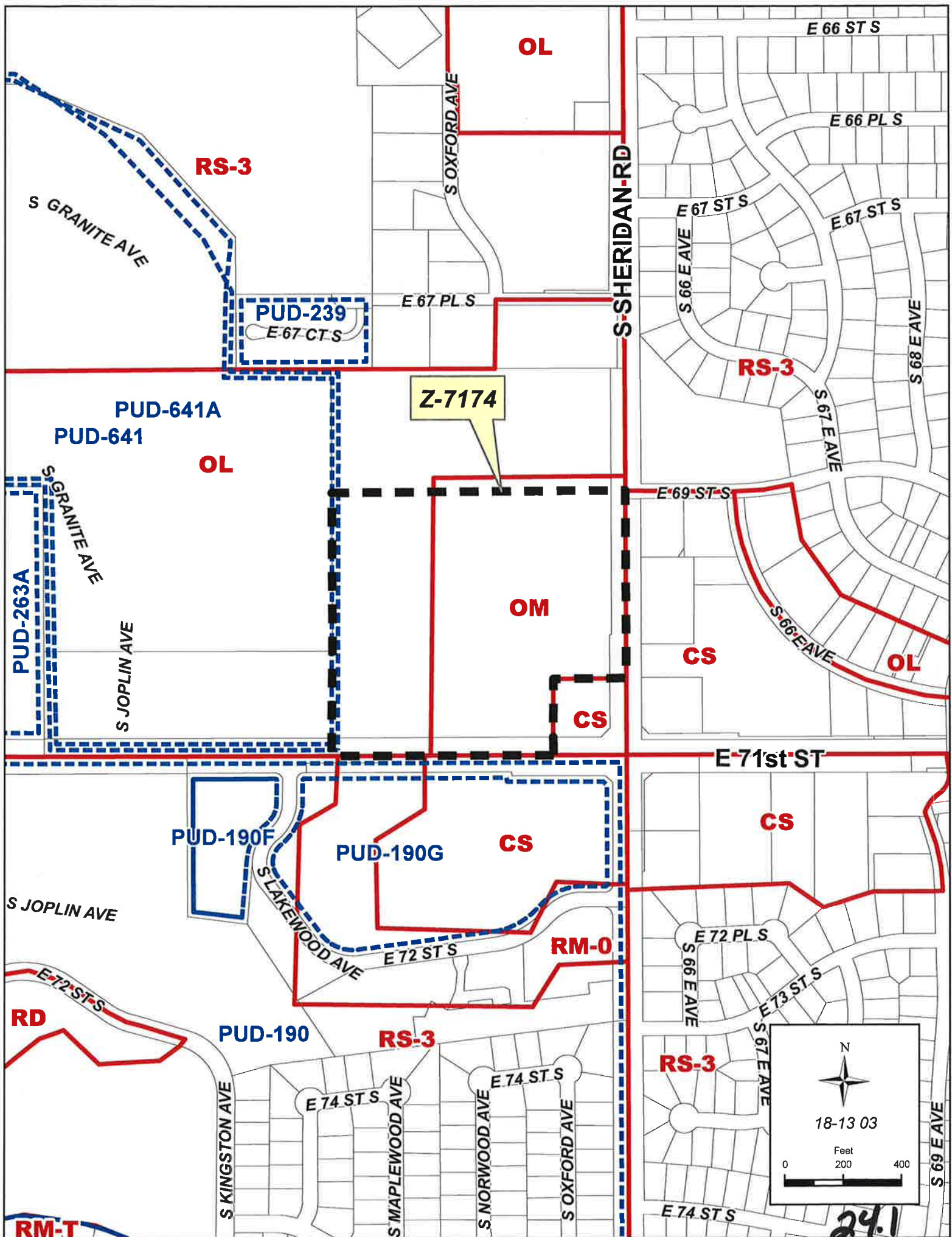
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space

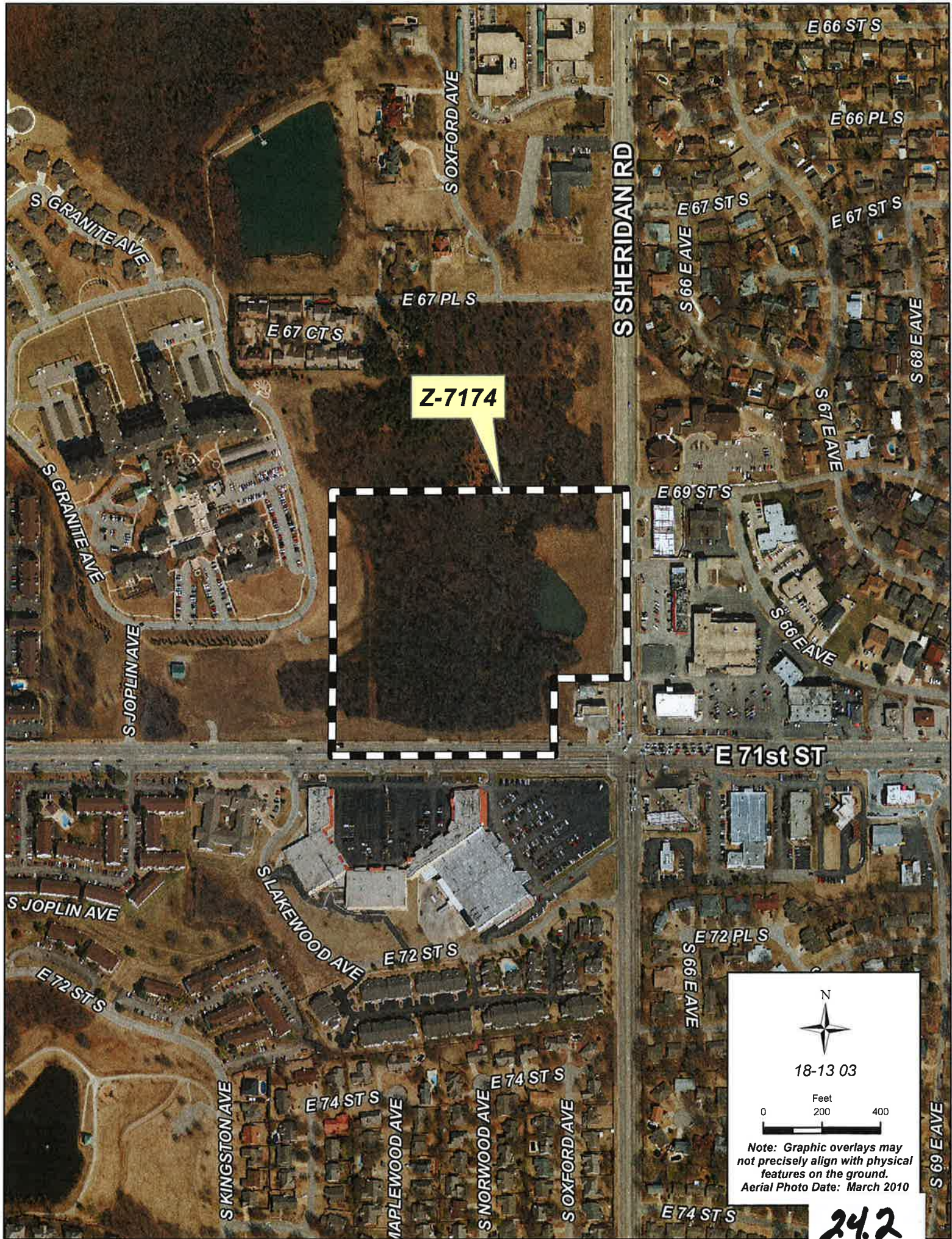


19-14 03



23.6





Z-7174



18-13 03

0 200 400  
Feet

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

24.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7174**

**TRS 8303**

**Atlas 1001**

**CZM 53**

**CD-7**

**TMAPC Hearing Date:** July 6, 2011

**Applicant:** Lou Reynolds

**Tract Size:** 19 $\pm$  acres

**ADDRESS/GENERAL LOCATION:** North and west of the northwest corner of South Sheridan Road and East 71<sup>st</sup> Street

**EXISTING ZONING:** OL/ OM

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CS

**PROPOSED USE:** Mixed use commercial center

**ZONING ORDINANCE:** Ordinance number 15230 dated December 16, 1981, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**PUD-641 November 2000:** All concurred in approval of a Planned Unit Development on a 56 $\pm$  acre tract to permit a retirement development including single-family, apartment, assisted living facility, elderly/retirement housing and nursing home, on property located northwest of the northwest corner of East 71<sup>st</sup> Street and South Sheridan Avenue and abutting west of subject property.

**PUD-190-F December 1996:** All concurred in approval of a proposed major amendment to the original PUD-190 to change the permitted use on a 30-acre tract, from office use to an elderly assisted living center located on the southwest corner of East 71<sup>st</sup> Street South and Lakewood Avenue and southwest of the subject property.

**Z-5565 December 1981:** All concurred in approval of a request for rezoning a 60 $\pm$  acre tract of land from RS-3 to OL/OM for an office park, on property located north and west of the northwest corner of South Sheridan Road and East 71<sup>st</sup> Street and a part of the subject property.

**PUD-190 December 1976:** All concurred in approval of a proposed Planned Unit Development on a 405 $\pm$  acre tract of land for a mixed use development on property located on the southwest corner of East 71<sup>st</sup> Street South and South Sheridan Road and abutting south across East 71<sup>st</sup> Street, of the subject property.

*24.3*

## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 19± acres in size and is located north and west of the northwest corner of South Sheridan Road and East 71<sup>st</sup> Street. The property appears to be vacant, heavily wooded and is zoned OL/OM.

**SURROUNDING AREA:** The subject tract is abutted on the east by commercial uses, zoned CS; on the north by vacant and heavily wooded land, zoned OM and OL; on the south by a commercial center (Summit Square), zoned PUD-190-G/CS/RM-O; and convenience commercial use on the northwest corner of East 71<sup>st</sup> and South Sheridan, zoned CS; on the north by vacant and heavily wooded property, zoned OL; and on the northwest by the Montereau development zoned PUD-641/641A/OL. The St. Francis Medical Center/office developments lie farther to the west and are zoned OL/PUD-641/641-A/PUD-263-A.

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

## **TRANSPORTATION VISION:**

The Comprehensive Plan designates East 71<sup>st</sup> as a commuter corridor and South Sheridan as a multi-modal corridor, in order to accommodate various types of transportation, including the automobile, bus, bicycle and pedestrian.

## **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
East 71 <sup>st</sup> Street	Primary arterial	120'	6
South Sheridan Road	Secondary arterial	100'	4

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Comprehensive Plan designates this property as a Regional Center, part of a much larger Regional Center. It is also designated as an area of growth. Regional Centers are mid-rise mixed use centers for large-scale employment, retail and civic or educational uses. These are to attract workers and visitors from throughout the region and are key transit hubs. Various other uses may be included as part of the station areas. Growth areas indicate specific sites in which City resources should be allocated to support and encourage growth. The requested CS zoning would be compatible with adjacent uses and zoning patterns and **is in accord** with the plan.

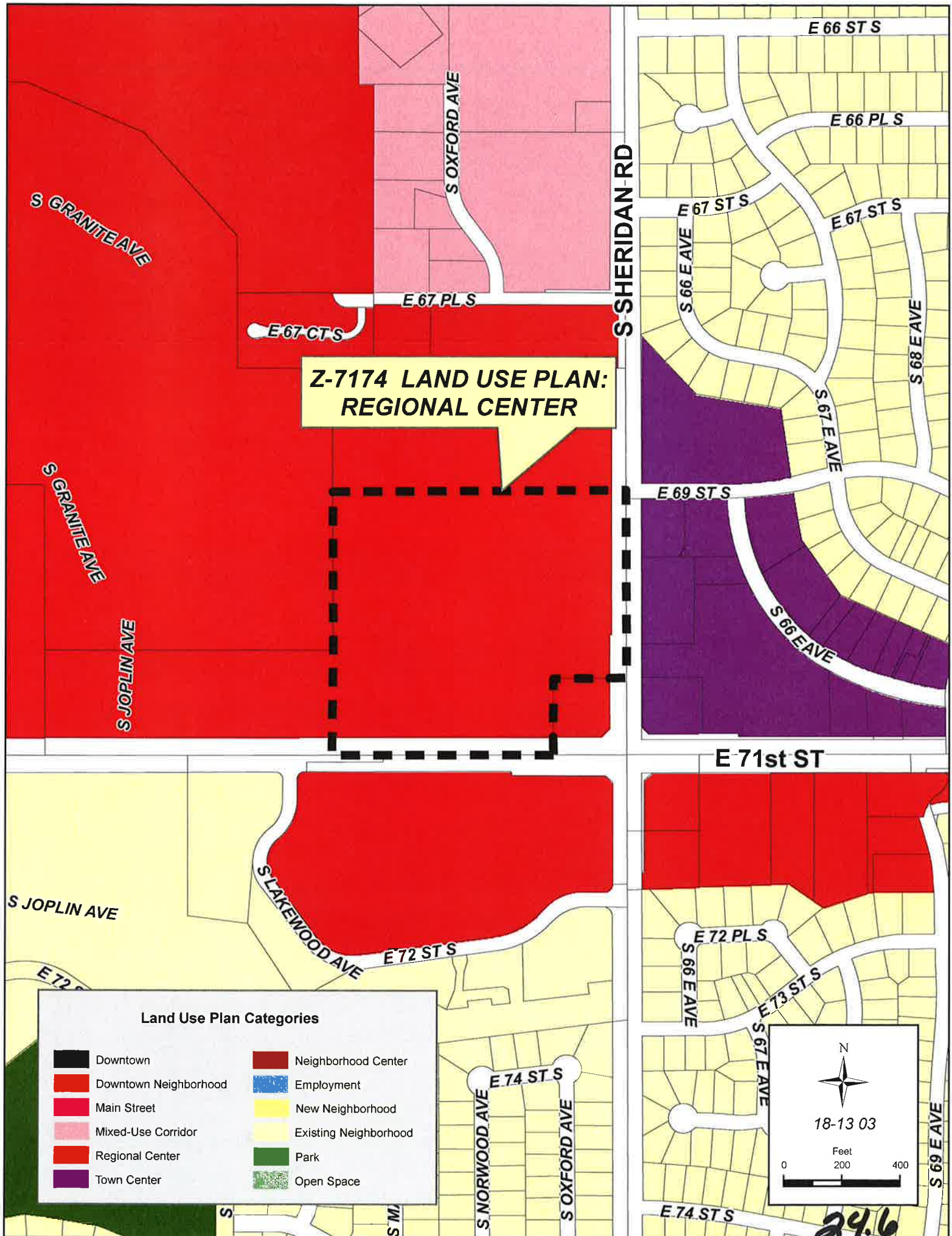
## **STAFF RECOMMENDATION:**

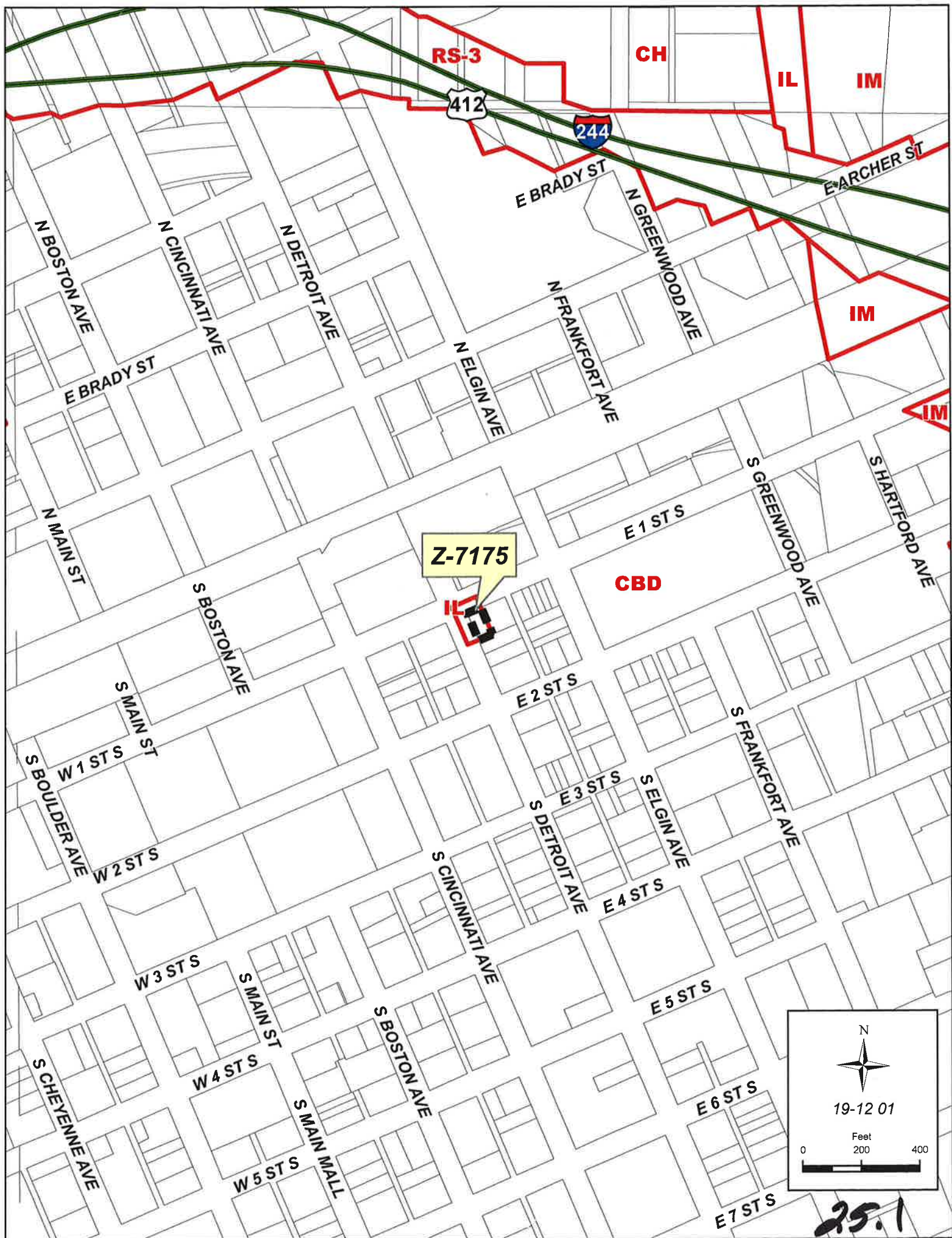
The requested rezoning would help implement the policies of the Comprehensive Plan by offering opportunities for City growth and development, as well as by encouraging use of alternative forms of transportation. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7174.

07/06/11

24.4











19-12 01

0 50 100  
Feet

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

25.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7175**

**TRS 9201**

**Atlas 7**

**CZM 36**

**CD-4**

**TMAPC Hearing Date:** July 6, 2011

**Applicant:** TMAPC

**Tract Size:** 5,000± square feet

**ADDRESS/GENERAL LOCATION:** Southeast corner of East 1<sup>st</sup> Street and South Detroit Avenue

**EXISTING ZONING:** IL

**EXISTING USE:** Warehouse

**PROPOSED ZONING:** CBD

**PROPOSED USE:** Restaurant

**ZONING ORDINANCE:** Ordinance number 11814, dated June 26, 1970, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

Many recent rezoning actions in the downtown area since 1980 have involved rezoning to the CBD designation. The most recent shown below.

**Z-6986 July 2005:** All concurred in approval of a request for rezoning tract of land from IL/IM to CBD for commercial, light industrial and office uses, on property located Between West Brady and West 3<sup>rd</sup> Street, Inner Dispersal Loop to Boulder; between West Brady and 2<sup>nd</sup> Street, North Boston to North Greenwood; and I-244 to East 8<sup>th</sup> Street, between Elgin Avenue to U. S. Highway 75

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 5,000± square feet in size and is located at the southeast corner of East 1<sup>st</sup> Street and South Detroit Avenue. The property has been used as a warehouse, and is zoned IL.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant property zoned CBD; on the north by a parking lot, zoned CBD; on the south by retail uses, zoned CBD-; and on the west by a club, zoned CBD.

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

**TRANSPORTATION VISION:**

The Comprehensive Plan designates both Detroit and 1<sup>st</sup> Streets as CBD Collectors. Both are one-way (Detroit northbound and 1<sup>st</sup> Street westbound).

25.4

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Detroit Avenue	CBD collector	Varies	4
East 1 <sup>st</sup> Street	CBD collector	Varies	4

## RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this and all other properties within the Inner Dispersal Loop as Downtown. Text of the Plan (Part V, page10) cites the downtown area as unique and the centerpiece of the city and region with the highest intensity of uses. Downtown is seen as a significant employment center, while being an eclectic neighborhood. Plans have for many years called for all non-industrial uses within the Inner Dispersal Loop to be zoned CBD. This property was inadvertently omitted from the previous CBD rezoning several years ago and would now like to officially have that designation. The request **is in accord** with the plan. Moreover, on Figure 20, Part VI of the plan, all of downtown is designated an area of growth. The current plan and its predecessors envisioned development/redevelopment in the CBD area as a critical part of the City of Tulsa's economic revitalization.

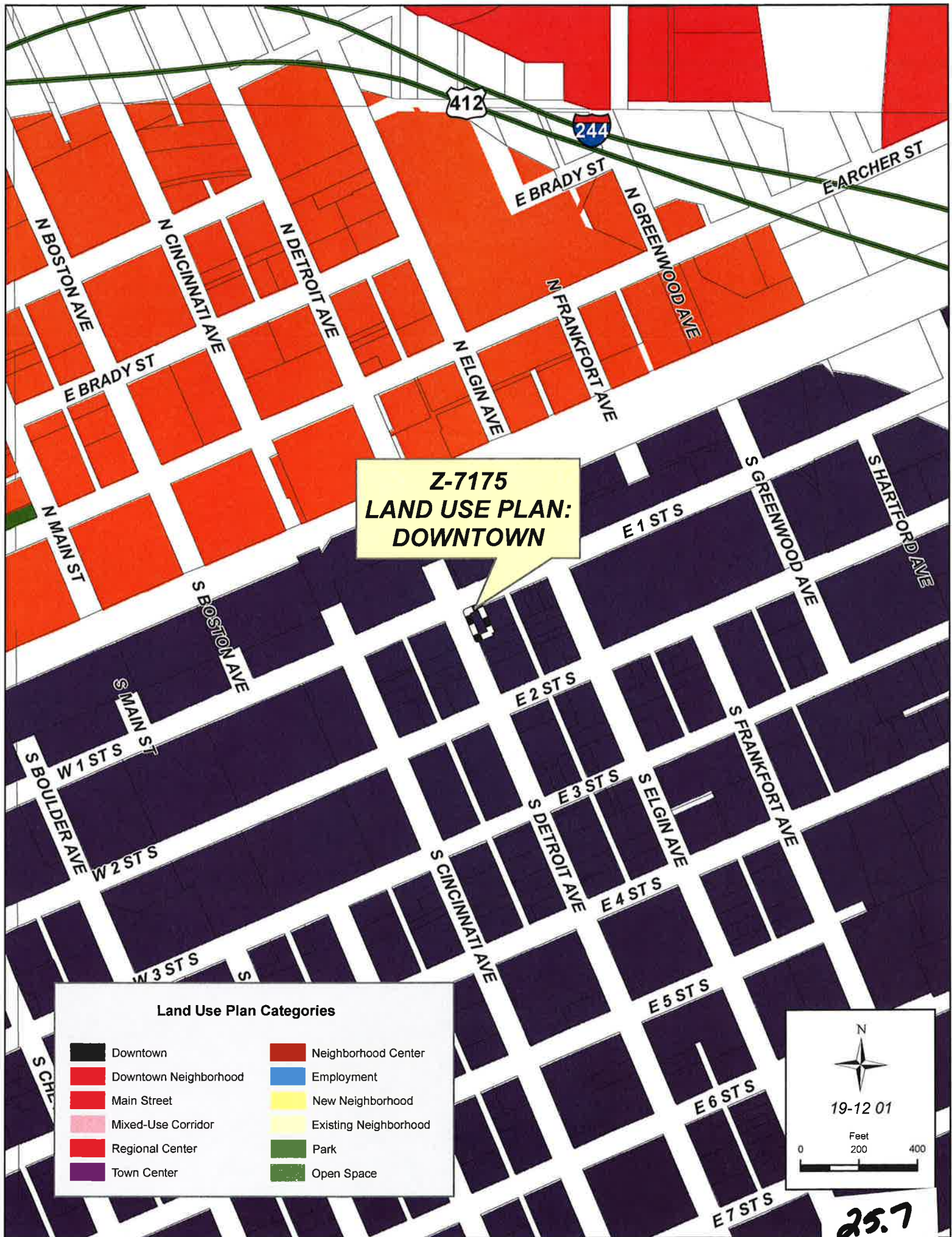
## STAFF RECOMMENDATION:

Based on this plan and several previous plans, staff can support the request for CBD zoning on this property. Therefore, staff recommends **APPROVAL** of CBD zoning for Z-7175. Staff notes that since this is a TMAPC-initiated rezoning, as in the previous CBD rezoning in the area, there should not be a platting requirement.

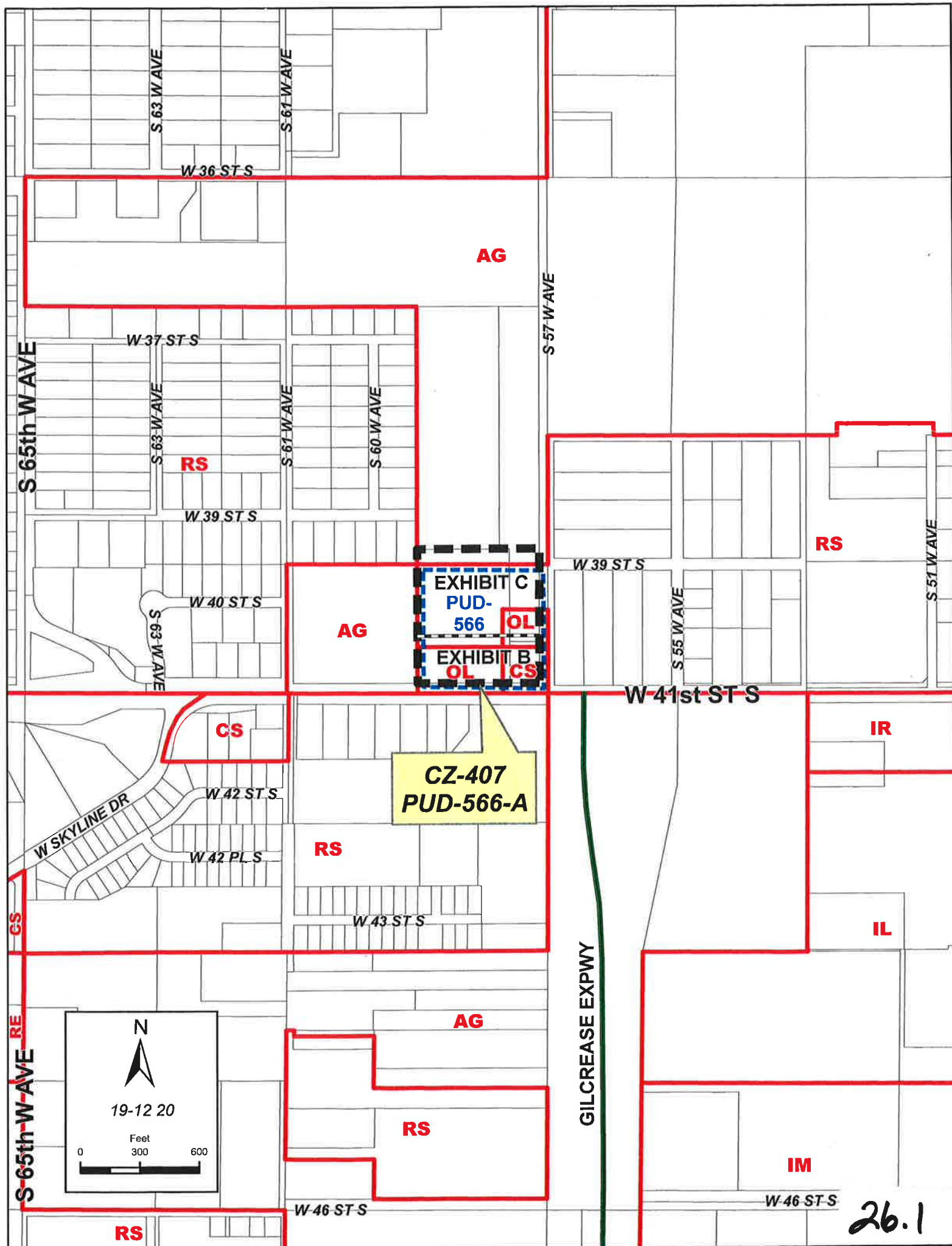
07/06/11

25.5











**CZ-407**  
**PUD-566-A**

N

19-12 20

Feet  
0 300 600

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

26.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-407/ PUD-566-A**

**TRS 9229**

**Atlas 325**

**CZM 45**

**County**

**TMAPC Hearing Date:** July 6, 2011 (continued from 6/1/11 and 6/15/11)

**Applicant:** Bill Breisch

**Tract Size:** 11.69± acres

**ADDRESS/GENERAL LOCATION:** Northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue

**EXISTING ZONING:** RS/OL/CS/PUD-566      **EXISTING USE:** Vacant

**PROPOSED ZONING:** AG/OL/CS/PUD-566-A      **PROPOSED USE:** Office & commercial

**ZONING RESOLUTION:** Resolution number 165979 dated November 10, 1997, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CBOA-2021 February 18, 2003:** The Board of Adjustment approved a Special Exception to allow auto repair and retail tire and accessory sales (Use Unit 17) in a CS district, with condition of an 8' screening fence to the residential district, on property located at 4110 South 61<sup>st</sup> West Avenue and southwest of subject property.

**CBOA-1830 May 15, 2001:** The Board of Adjustment approved a Special Exception to permit communications tower, on property located at 6035 West 40<sup>th</sup> Street and abutting west of subject property.

**CZ-237PUD-566 November 1997:** A request to rezone a 10± acre tract from AG to RS-3/RM-2/OL and CS with a PUD overlay for a mixed use development, on property located on the northwest corner of West 41<sup>st</sup> Street South and South 57<sup>th</sup> West Avenue. Staff recommended denial of the proposed zoning but approval of RS zoning. TMAPC and City Council approved RS/OL/CS zoning with the overlay PUD-566.

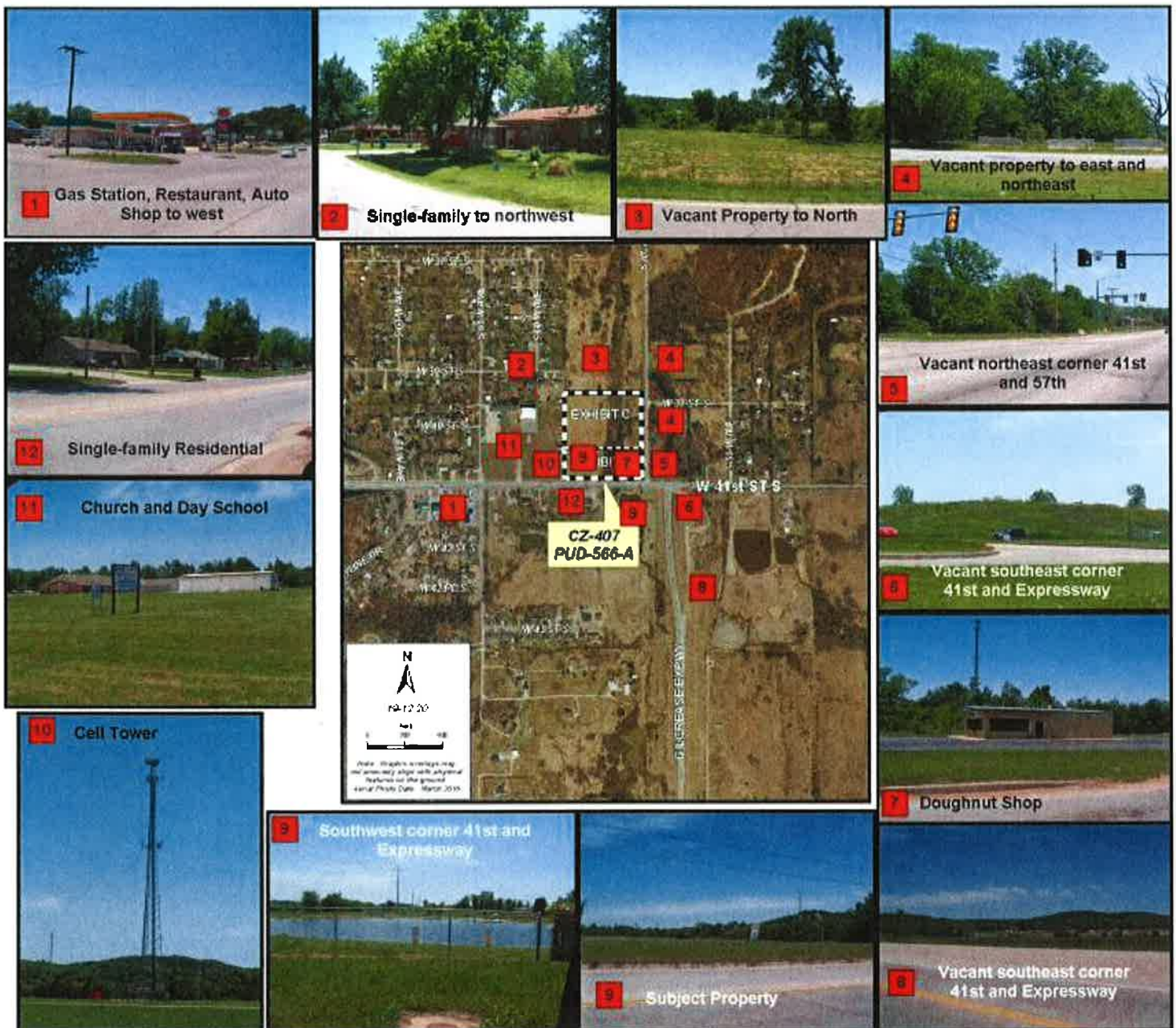
**CBOA-1397 January 18, 1996:** The Board of Adjustment approved a Special Exception to permit a church (Use Unit 5), day care and fellowship hall/gymnasium on a 10-acre in an AG district; per plan submitted, on property located at 6035 West 40<sup>th</sup> Street and abutting west of subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 11.69± acres in size and is located at the northwest corner of West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue. The property is mostly vacant and is zoned AG/RS/OL/CS/PUD-566. The eastern 1/3 of the property contains a drainage way/floodplain (see attached aerial photo showing floodplain extent). The hard

corner of the PUD (at West 41<sup>st</sup> Street South and South 57<sup>th</sup> West Avenue) contains a doughnut shop.

**SURROUNDING AREA:** The subject tract is abutted on the east by South 57<sup>th</sup> Avenue West and then a vacant portion of Walker Heights, a large-lot single-family residential use, zoned RS; on the north by unplatted vacant land, zoned AG; on the south by West 41<sup>st</sup> Street South and then unplatted property zoned RS with large lot single-family residential uses; and on the west by unplatted property zoned AG with a church and cell tower use. To the northwest of the subject property is Pleasure Acreage 3<sup>rd</sup> Addition a single-family residential subdivision zoned RS. **Note:** A large version of this graphic is attached.

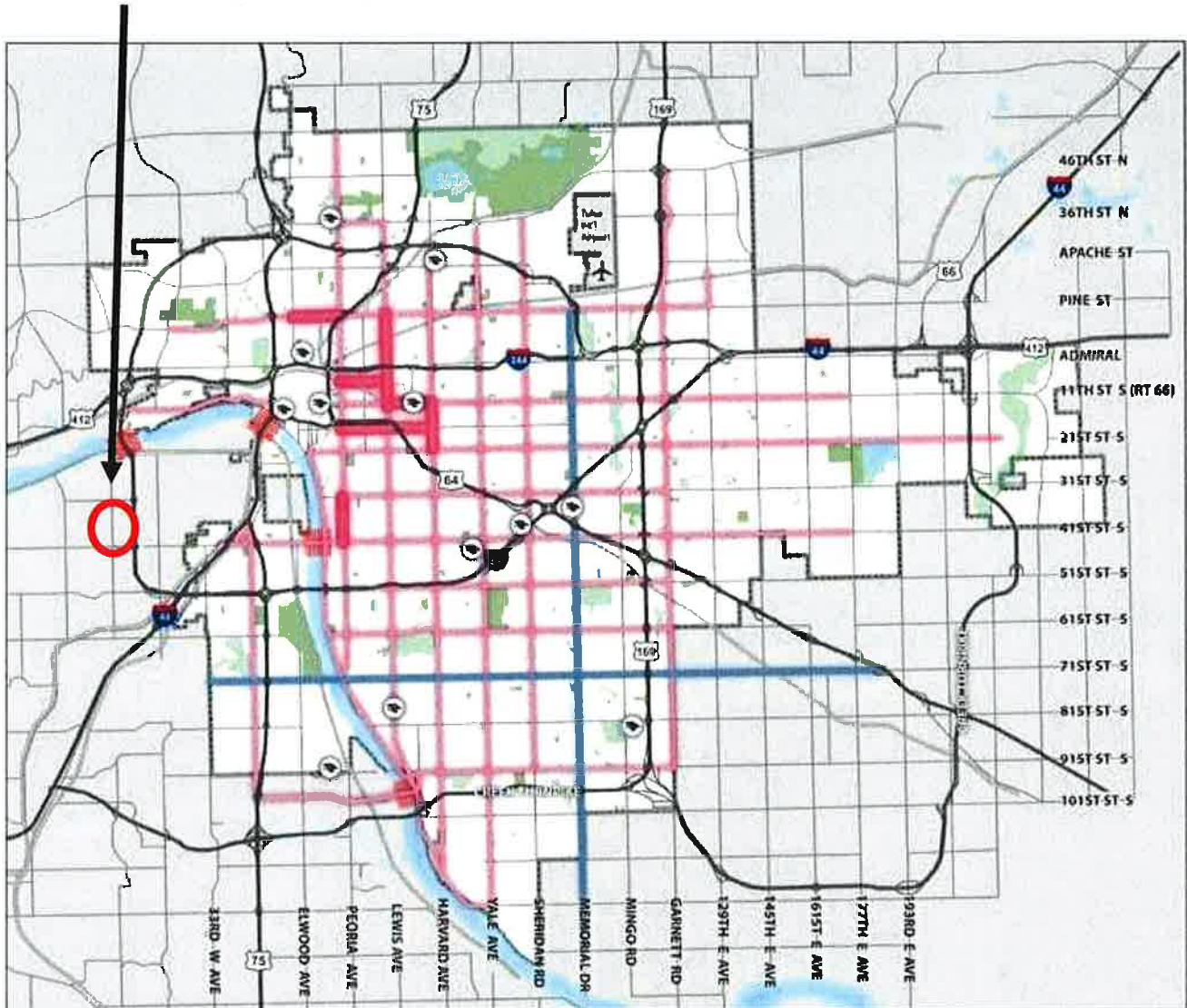


**UTILITIES:** The subject tract has water availability and no sewer available.

## **TRANSPORTATION VISION:**

The Tulsa Comprehensive Plan designates West 41<sup>st</sup> Street as a primary arterial but only to an area just west of 33<sup>rd</sup> West Avenue within the City of Tulsa limits. Since the subject area is within the unincorporated portion of Tulsa County it is not included in the recent City of Tulsa Comprehensive Plan update. The Plan therefore does not designate West 41<sup>st</sup> Street and South 57<sup>th</sup> West Avenue in the project limits.

## **SUBJECT AREA (COUNTY)**



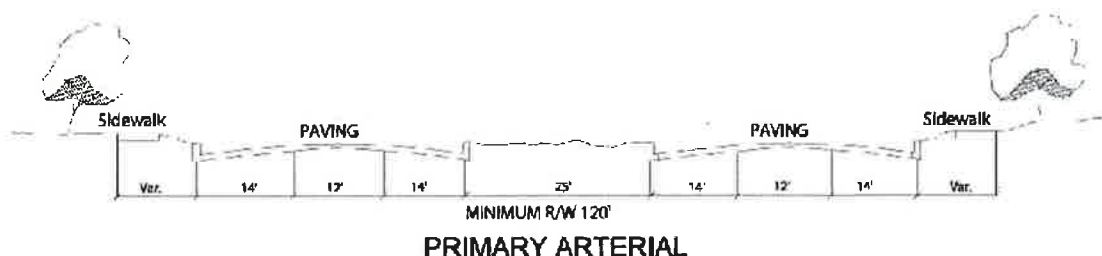
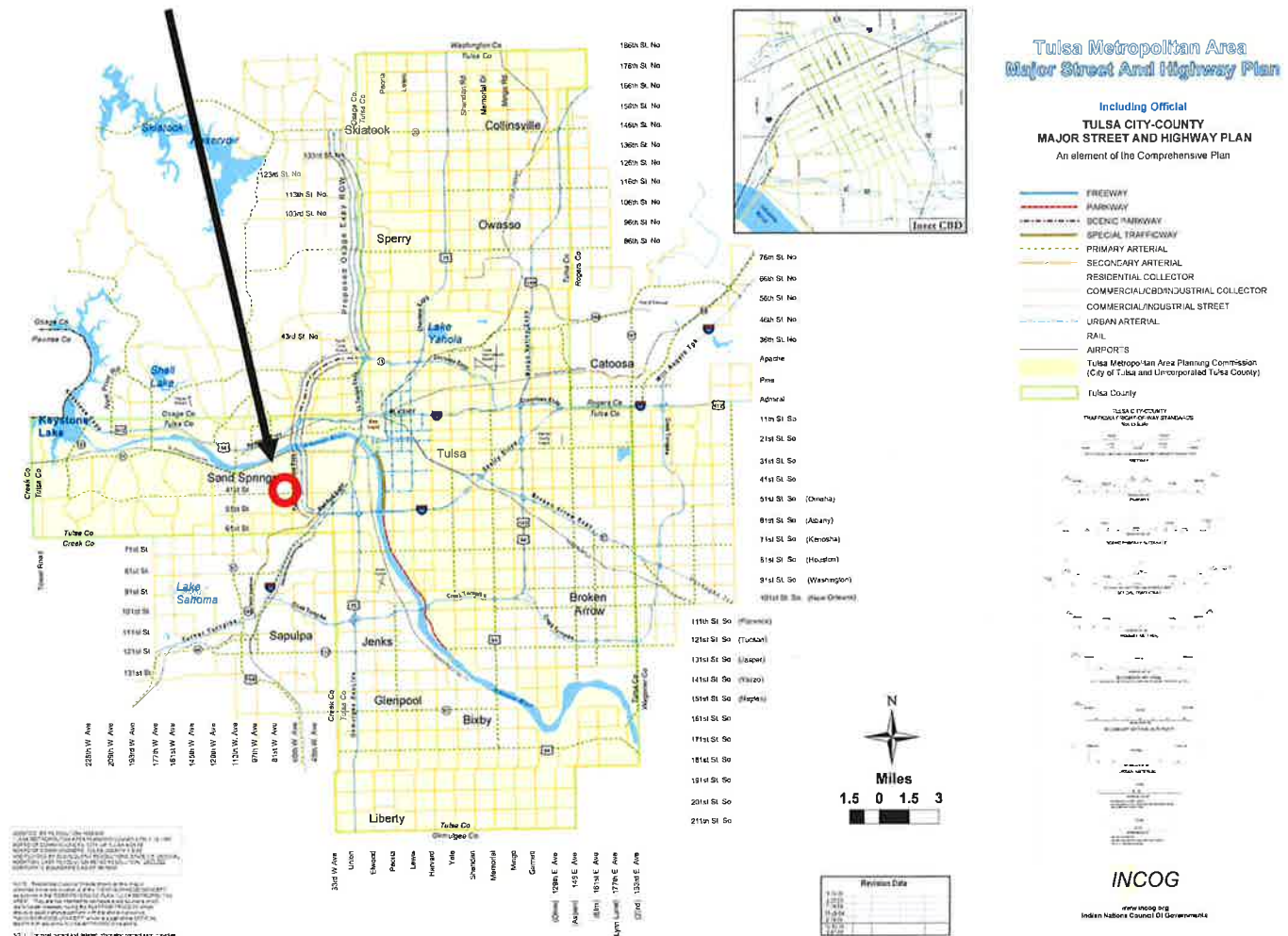
### **ROADWAY**

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

The Tulsa City-County Major Street and Highway Plan designates West 41<sup>st</sup> Street South as a primary arterial street and does not designate South 57<sup>th</sup> West Avenue.

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 41 <sup>st</sup> Street	Primary arterial	120'	4
South 57 <sup>th</sup> West Avenue	N/A	N/A	2

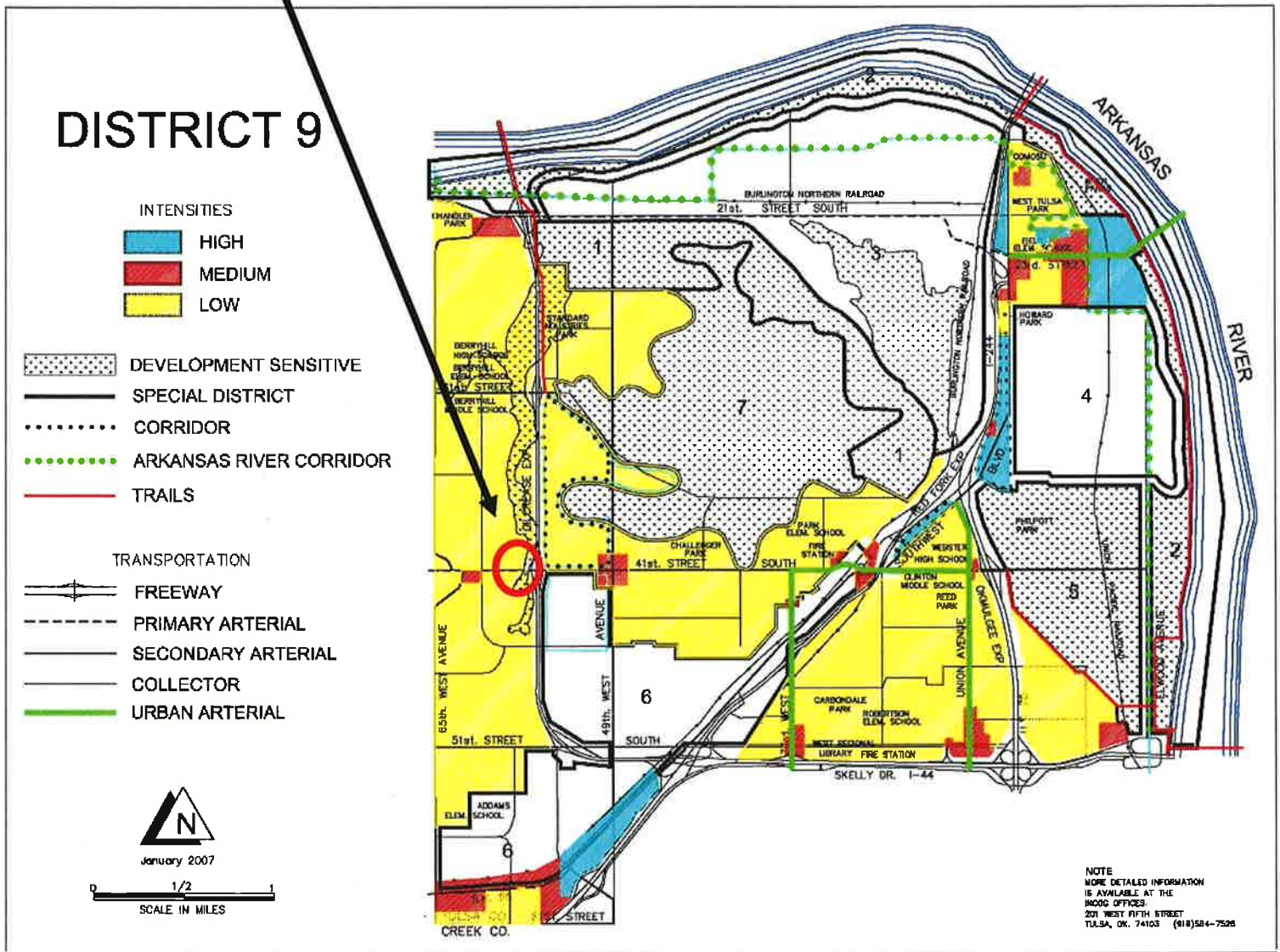
## SUBJECT AREA



## RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This property lies within the unincorporated portion of Tulsa County and is therefore not included in the latest City of Tulsa Comprehensive Plan update. The property is within the Planning District 9 boundaries. The Comprehensive Plan for the Tulsa Metropolitan Area calls for this area to be Low Intensity – Development Sensitive. According to the Plan, the requested OL and CS zoning **is not** in accord with the Plan. The requested AG **is in accord** with the plan.

## SUBJECT AREA



## STAFF RECOMMENDATION FOR ZONING:

Based on the District 9 Plan, an adopted component of the Comprehensive Plan for the Tulsa, Metropolitan Area, staff cannot support the requested rezoning and therefore recommends **DENIAL** of AG/OL/CS/PUD for CZ-407.

## **STAFF RECOMMENDATION FOR PUD:**

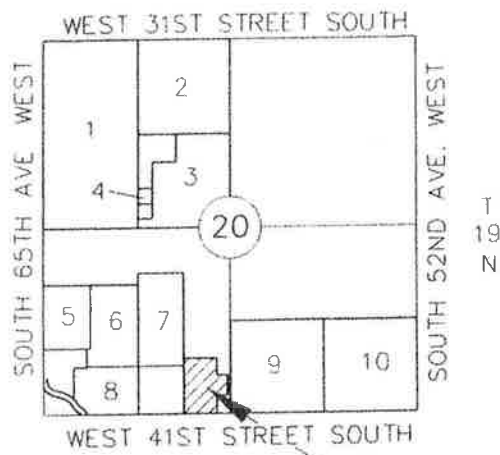
Approved in 1997, PUD-566 is a relatively flat 10.13 acre tract located at the northwest corner of West 41<sup>st</sup> Street South and South 57<sup>th</sup> West Avenue in the unincorporated portion of Tulsa County. The site is split by the presence of the floodplain contributing to the site's designation as "development sensitive" within the District 9 Plan (see attached aerial photograph showing the extent of the floodplain).

The original case report for PUD-566 included a staff recommendation of denial based on the land use designations within the District 9 Comprehensive Plan, the existing zoning and surrounding development in the area. As a compromise, the TMAPC voted to recommend approval of the PUD conditioned upon commercial zoning being limited to one lot located east of the drainage way at the hard corner of West 41<sup>st</sup> street South and South 57<sup>th</sup> West Avenue. The Board of County Commissioners deemed this appropriate and approved the PUD based on that recommendation.

The purpose of this rezoning request and PUD Major Amendment is to change the OL frontage to CS, by extending the existing CS zoning along the entirety of the West 41<sup>st</sup> Street frontage at a depth of 240-feet. The request also includes rezoning the remainder of the property from RS/OL to OL with a strip of AG at the northern most border of the PUD (see attached "Zoning Map – Exhibit A"). The extension of the CS zoning would provide for enough commercial floor area to allow the construction of a small retail/convenience store with single-story office uses on the northern two-thirds of the property.

In keeping with the original recommendation for the PUD, staff cannot support the proposed major amendment in its present form. Consideration could be given to extending the existing CS zoning north, keeping commercial activity east of the floodplain/drainage way. This would allow some light commercial activity along the South 57<sup>th</sup> West Avenue frontage in anticipation of the future extension of the Gilcrease Expressway into the area.

Based on the District 9 Comprehensive Plan, the existing zoning pattern and development in the area staff recommends **DENIAL** of major amendment PUD-566-A.



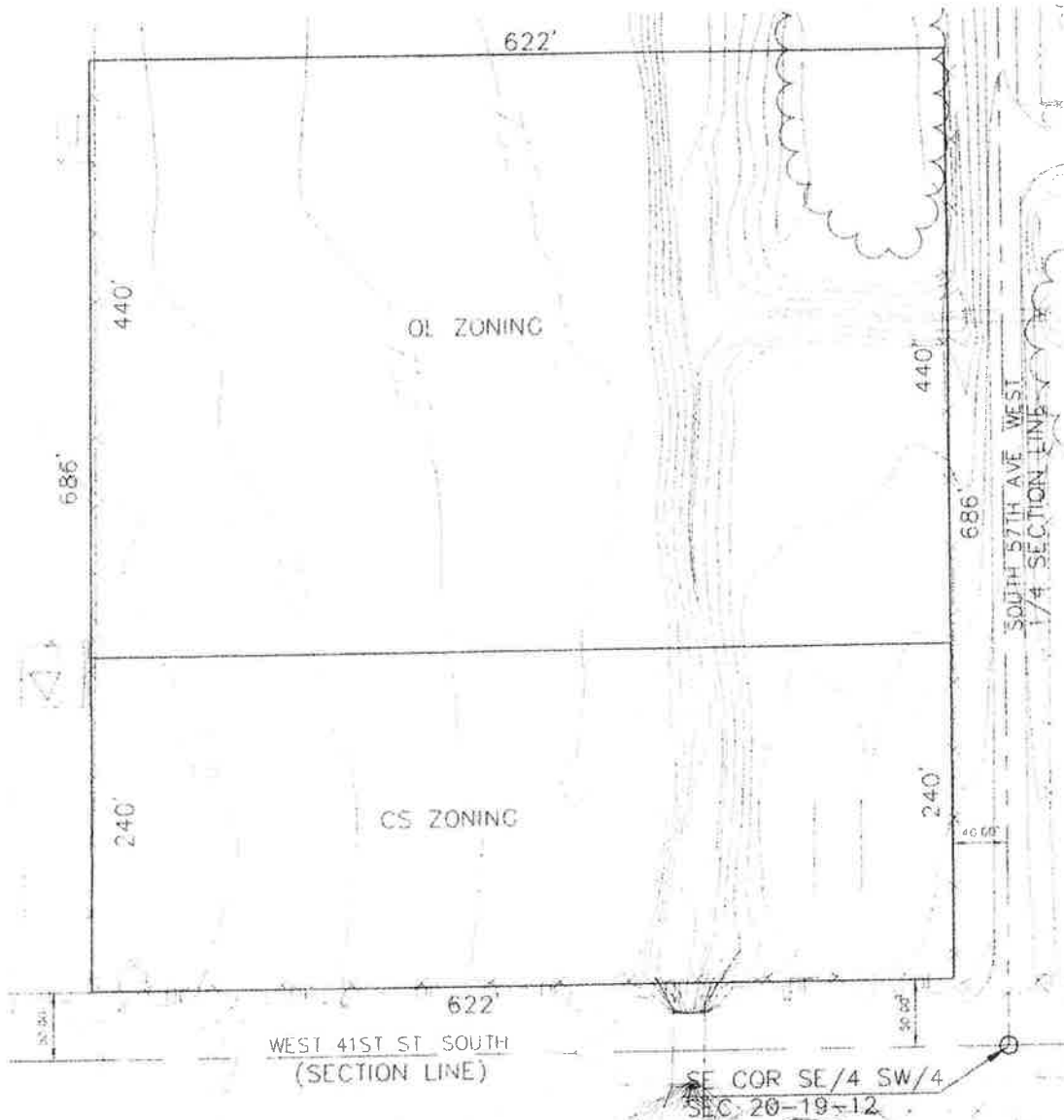
# SECTION 25 SUBDIVISIONS

1. BERRY HILL ACRES
2. BERRY HILL GARDENS
3. BERRYHILL ESTATES
4. DIEHL
5. PLEASURE ACREAGE
6. PLEASURE ACREAGE SECOND
7. PLEASURE ACREAGE THIRD (PART)
8. PLEASURE ACREAGE THIRD (PART)
9. WALKER HEIGHTS
10. PARKS ACRES

PROJECT LOCATION

## LOCATION MAP

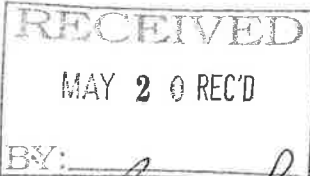
NOTE:  
ALL DIMENSIONS ARE  
APPROXIMATE.



## ZONING MAP

## EXHIBIT A

CZ- 407 / PuO- 566-A



Our family has lived here in Berry Hill since 1947. There was no water in Berry Hill when we moved here. We lived on the side of Chandler Park when we moved here. My dad bought 2 acres to 63 W. ave. The hill now known as Chandler Park was where we had our garden and livestock.

Berry Hill had grown or should I say exploded since I graduated in 1955 with 15 in my class. We my husband and I bought the home where we still live in 1967. There was very little traffic back then. I am extremely opposed this building of a shopping place. As the letter states, there is no sewer here. There is enough problems with traffic already. We live on 6011 W 37<sup>th</sup> St. and have an extremely hard time getting out of our neighborhood on to 41<sup>st</sup> St. to go anywhere to Sand Springs or Crystal City or Town West. That's 3 places to go shop. We do not need any more confusion. Everything the letter

26.10

Sarp is true. I am against  
this proposal.

Bobby and Ordiith Richardson  
6011 W. 37<sup>th</sup> St.

