

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2635

October 3, 2012, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Reports for the month of August 2012

1. Minutes of August 15, 2012, Meeting No. 2632

CONSENT AGENDA:

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

2. **LS-20535** (Lot-Split) (CD-3), Location: Northeast of the northeast corner of East 11th Street South and South Garnett Road
3. **LS-20543** (Lot-Split) (CD-8), Location: South of East 116th Street South and east of South Hudson Court, Lot 12, Block 1, Frenchman's Creek (related to LC-424)
4. **LC-424** (Lot-Combination) (CD-8), Location: South of East 116th Street South and east of South Hudson Court (related to LS-20543)
5. **LS-20544** (Lot-Split) (County), Location: West of the southwest corner of East 78th Street North and East 80th Street North
6. **LC-428** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548)
7. **LS-20548** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-432)

8. **LC-429** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20549)
9. **LS-20549** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-430 and LC-432)
10. **LS-20550** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-430, LC-431 and LC-432)
11. **LC-430** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20549 and LS-20550)
12. **LC-431** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548 and LS-20550)
13. **LC-432** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548, LS-20549, and LS-20550)
14. **LS-20551** (Lot-Split) (CD-9), Location: East of the southeast corner of East 41st Street South and South Harvard Avenue
15. **Meadowbrook Chase** – Final Plat, Location: Northeast corner of East 81st Street South and South Mingo Road (8407) (CD 7)
16. **Legend Senior Living** – Final Plat, Location: East of northeast corner of U.S. Highway 75 and West 71st Street South (8202) (CD 2)
17. **PUD-411-C – AAB Engineering, LLC/Alan Betchan/South Town Market**, Location: North of East 101st Street South on the east side of South Memorial Drive, Requesting a **Detail Site Plan** for a single building containing two restaurants in Development Area 1-A, CO, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

18. **Dirty Butter-Heritage Hills Extension-** Preliminary Plat, Location: Southwest corner of East Virgin Street and North Hartford Avenue (0225) (CD 1)
19. **South Yale Commercial Center** – Preliminary Plat, Location: Southeast corner of South 81st Street and Yale Avenue (8315) (CD 8)
20. **CZ-419 – Stephen I. Gibson**, Location: East of northeast corner West 56th Street and South 45th West Avenue, Requesting rezoning from **RS to IL**, (County)

OTHER BUSINESS

21. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

North Conference Room on the 10th Floor,
175 E. 2nd Street
One Technology Center
Tulsa City Council Chamber
Wednesday, October 3, 2012 – 10:30 a.m.

CONSIDER AND DISCUSS:

1. Considering the disposition of the action of September 5, 2012 and future action on the Regulating Plan, 6th Street Infill Plan and Form-Based Code.

Adjourn.

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

TMAPC RECEIPTS
Month of August 2012

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	7	\$35.00	\$35.00	\$70.00	11	\$60.00	\$60.00	\$120.00
Zoning	2	910.00	910.00	1,820.00	5	2,290.00	2,290.00	4,580.00
PUDs & Plan Reviews	24	1,350.00	1,350.00	2,700.00	57	3,587.50	3,587.50	7,175.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
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>\$2,295.00</u>	<u>\$2,295.00</u>	<u>\$4,590.00</u>		<u>\$5,737.50</u>	<u>\$5,737.50</u>	<u>\$11,475.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	2	\$325.00	\$325.00	\$650.00
Preliminary Plats	2	1,325.00	1,325.00	2,650.00	5	2,850.00	2,850.00	5,700.00
Final Plats	2	1,058.35	1,058.35	2,116.70	5	2,278.35	2,278.35	4,556.70
Plat Waivers	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Lot Splits	8	442.50	442.50	885.00	16	842.50	842.50	1,685.00
Lot Combinations	4	200.00	200.00	400.00	12	600.00	600.00	1,200.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other		0.00	0.00	0.00	0	100.00	100.00	200.00
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>\$3,025.85</u>	<u>\$3,025.85</u>	<u>\$6,051.70</u>		<u>\$6,995.85</u>	<u>\$6,995.85</u>	<u>\$13,991.70</u>
BOARDS OF ADJUSTMENT								
Fees	14	\$4,450.00	\$700.00	\$5,150.00	14	\$10,750.00	\$1,600.00	\$12,350.00
Refunds		(100.00)		(\$100.00)	0	(500.00)	0.00	(500.00)
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>\$4,350.00</u>	<u>\$700.00</u>	<u>\$5,050.00</u>		<u>\$10,250.00</u>	<u>\$1,600.00</u>	<u>\$11,850.00</u>
TOTAL		\$9,670.85	\$6,020.85	\$15,691.70		\$22,983.35	\$14,333.35	\$37,316.70
LESS WAIVED FEES *				\$0.00		(\$761.25)		(\$761.25)
GRAND TOTALS		\$9,670.85	\$6,020.85	\$15,691.70		\$22,222.10	\$14,333.35	\$36,555.45

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory

LOT-SPLIT/LOT-COMBINATION

October 3, 2012

LC-428, 429, 430, 431, 432 and LS-20548, 20549, 20550

Roy D. Johnsen, (9318) (PUD-680-A) (CD-4)

South of the Southeast corner of South Utica Avenue and East 22nd Place South

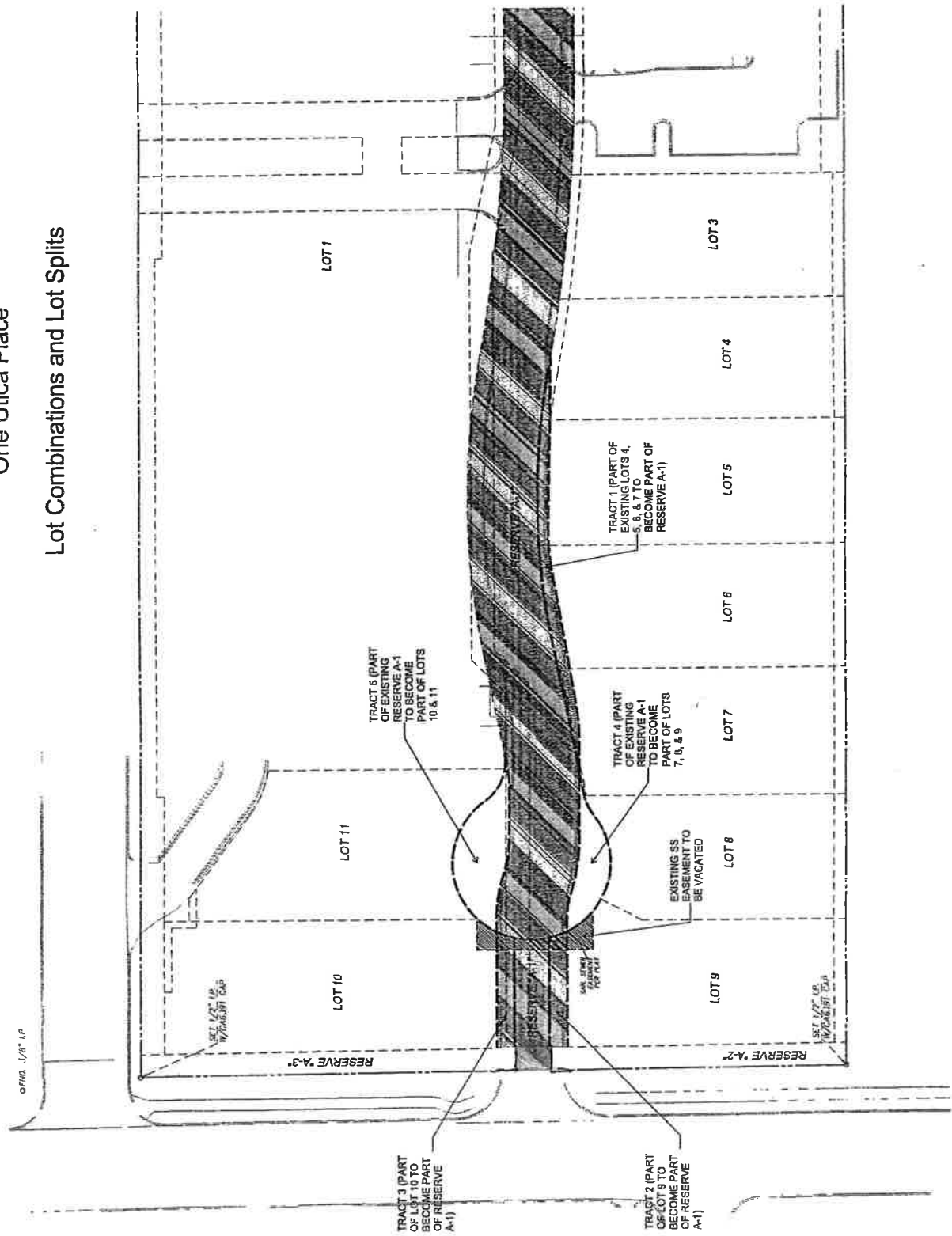
This series of lot-splits and lot-combinations are being applied for to reflect a previously approved Minor Amendment to the PUD-680-A. This series of applications does not violate or exceed any requirements in either the City of Tulsa Zoning Code or Subdivision Regulations.

Initially, TMAPC staff and Development Services recommended to the applicant that it would be clearer to adjust and move boundaries through the shorter Minor Subdivision Plat process. However, due to no technical limitations on how many lots should be allowed to be combined in the Subdivision Regulations, the applicant opted for the Lot-Split/Lot-Combination process instead of the recommended Minor Subdivision Plat.

The Subdivision Regulations and State Statutes have stipulations on the number of lots that can be created from one piece of property. As noted it does not reference a number of lots that can be combined or the number of lot-combinations that can include a single piece of property. This issue is being looked at and reviewed through the Zoning Code rewrite that is currently underway.

While a Minor Subdivision Plat may have been more appropriate, this series of lot-splits and lot-combinations would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the applications as applied for.

One Utica Place Lot Combinations and Lot Splits



Final Subdivision Plat

Meadowbrook Chase - (8407) (CD 7)

Northeast corner of East 81st Street South and South Mingo Road

This plat consists of 3 Lots, 1 Block, on 28.57 acres.

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

15.1

9/24/12

Final Subdivision Plat

Legend Senior Living - (8202) (CD 2)

East of Northeast corner of U.S. Highway 75 and West 71st Street South

This plat consists of 1 Lot, 1 Block, on 3.7 acres.

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

Legend Senior Living

A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER (SW4) SE1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

B2 Investments L.L.C. &
Celeste Javan McLean

Legend
 18" IRON PIPE SET
 1/2" UTILITY EASEMENT
 L.V.A. LIMITS OF NO ACCESS
 D.O.E. OVERLAND DRAINAGE EASEMENT

Monumentation

ALL CORNERS SHOWN HEREON WERE SURVEYED AND CAP STAMPED 7-3-1987 AT ALL CORNERS.

Basis of Bearings

BEARINGS BEING FOR SURVEY PURPOSES ONLY. THE QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, WAS SURVEYED BY THE UNITED STATES GOVERNMENT SURVEY THENCE.

Notes

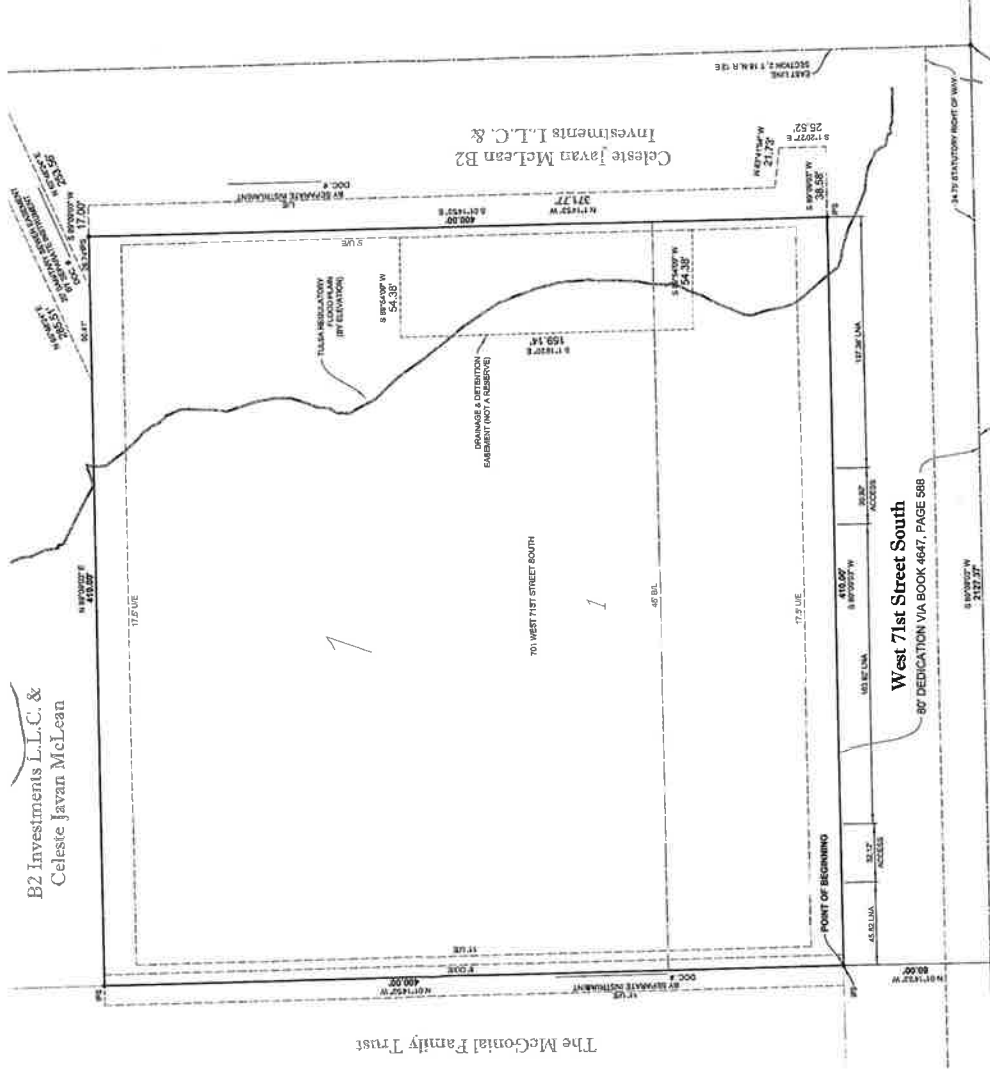
ADDRESSES SHOWN ON THIS PLAT WERE OBTAINED FROM THE TULSA COUNTY RECORDS. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION.

City of Tulsa Benchmark

RANGE CAP AT SOUTHEAST CORNER SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA - ELEV. 771.6 (NAD 83)

Site Benchmark

TOP OF IRON OF EXISTING STORM DRAINER (CONCRETE) - ELEV. 736.40 (NAD 83)



LEGEND SENIOR LIVING
 5000000 000000
 ONE (1) OF TWO LOTS (1) BLOCK

Owner / Developer

TUL ALF #2, LLC
 8415 EAST 72ND STREET, SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73124
 PHONE: (405) 818-8674
 CONTACT: CHRIS HETTL, CHIEF FINANCIAL OFFICER

Engineer

ROSENBAUM CONSULTING, LLC
 2800 WEST 130TH STREET, SUITE 100
 BROOKING, OKLAHOMA 73003
 PHONE: (405) 794-6210
 FAX: (405) 794-6210
 C.A. #0011209283-03-2013

Surveyor

HRAOK, INC.
 1913 WEST TULSA, SUITE A
 BROKEN ARROW, OKLAHOMA 74012
 PHONE: (405) 228-2544
 FAX: (405) 228-2544
 C.A. #00011209283-03-2013

FINAL PLAT

CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED
 BY THE TULSA CITY COUNCIL.

MAYOR - VICE MAYOR

ATTENY

COUNTY CLERK STAMP

SEP - 6 2019
 DRAFT FINAL COPY

COUNTY TREASURER STAMP

DRAFT FINAL PLAT NO. 1
 Legend Senior Living

Date: 09/06/2019 1:12:12 PM

16.2



October 3, 2012

STAFF RECOMMENDATION

PUD-411-C

Detailed Site Plan – Approximately 0.9 acre tract that is part of the SW/4 of Section 24, T-18-N, R-13-E, Lot-1, Block 1, Southtown Market, North of East 101st Street South on the east side of South Memorial Drive.; CZM 57; CD 7

CONCEPT STATEMENT:

The applicant is requesting approval of a detail site plan for a single building containing two restaurants in Development Area "1-A" of PUD 411-C. The site has been previously platted but not developed. All uses permitted by right in Use Unit 10,11,12,13 and 14 are permitted by right in the PUD.

PERMITTED USES:

The proposed use is in Use Unit 12 (Eating Establishments other than Drive In) and is permitted in this development area.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable, building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The Site Plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code.

LIGHTING:

Parking lot lighting will be directed down and away from the boundaries of development area 1-A to help prevent light trespass into the adjacent properties. Maximum height of light fixtures is 28.5' and below the 30' height limit allowed.

SIGNAGE:

No signage is illustrated on the site plan. A separate sign plan will be submitted and approved at staff level prior to issuance of a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code.

The trash screening enclosure is a minimum 6' masonry structure and exceeds the minimum screening standards defined in the PUD.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks will be installed internally and on the South Memorial street frontage. Appropriate sidewalk and pedestrian access has been provided on the site plan connecting to the building entrances.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain or other site modifications.

SUMMARY:

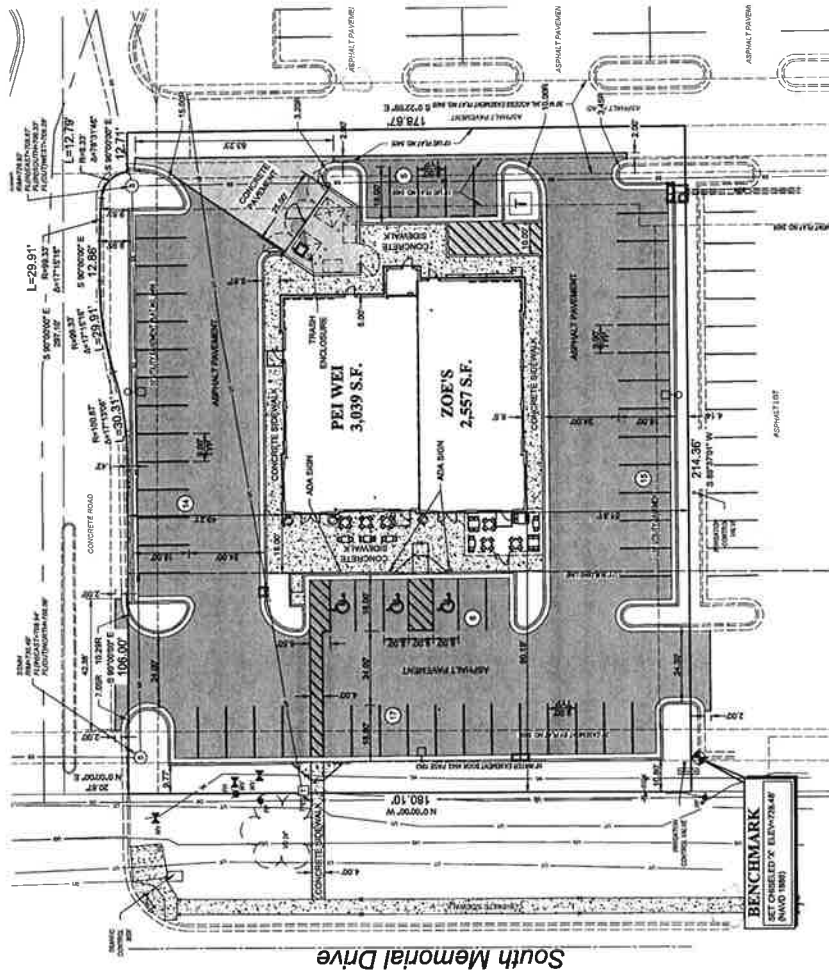
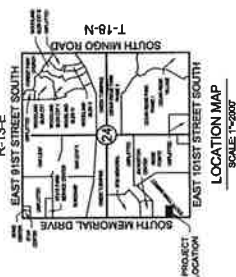
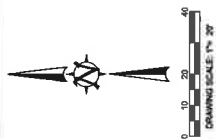
Staff has reviewed applicants' submittal of the Site Plan as it relates to the approved Planned Unit Development 411-C. The applicant site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 411-C, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

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

Detail Site Plan for Lot 1, Block 1

LOT ONE (1), BLOCK ONE (1) SOUTH TOWN MARKET, AN ADDITION TO THE CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA, SECTION 24, TOWNSHIP 18 NORTH, RANGE 13 EAST,
ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6324).



CONTACTS

OWNER/DEVELOPER
1995 LAND COMPANY, LLC
2100 S. UTECA AVENUE, PENTHOUSE
TEL: 916.654-1482
PHONE: 916.654-1482
FAX: 916.654-1482
ATTN: CHRIS BONGIORNER

ENGINEER
AAB ENGINEERING LLC
PO BOX 2136
SAND HOG CREEK, CA 95063
PHONE: 916.514-4263
FAX: 916.514-4268

AC	AIR CONDITIONER UNIT/PAVING	AD	ADDITIONAL	AE	ACCESS	AF	ACCESS	AG	ACCESS	AM	ACCESS	AN	ACCESS	AO	ACCESS	AP	ACCESS	AR	ACCESS	AS	ACCESS	AT	ACCESS	AV	ACCESS	AW	ACCESS	AX	ACCESS	AY	ACCESS	AZ	ACCESS	BA	BUILDING SETBACK LINE	BB	BUILDING SETBACK LINE	BC	BUILDING SETBACK LINE	BD	BUILDING SETBACK LINE	BE	BUILDING SETBACK LINE	BF	BUILDING SETBACK LINE	BG	BUILDING SETBACK LINE	BH	BUILDING SETBACK LINE	BI	BUILDING SETBACK LINE	BJ	BUILDING SETBACK LINE	BK	BUILDING SETBACK LINE	BL	BUILDING SETBACK LINE	BM	BUILDING SETBACK LINE	BN	BUILDING SETBACK LINE	BO	BUILDING SETBACK LINE	BP	BUILDING SETBACK LINE	BQ	BUILDING SETBACK LINE	BR	BUILDING SETBACK LINE	BS	BUILDING SETBACK LINE	BT	BUILDING SETBACK LINE	BU	BUILDING SETBACK LINE	BV	BUILDING SETBACK LINE	BW	BUILDING SETBACK LINE	BX	BUILDING SETBACK LINE	BY	BUILDING SETBACK LINE	BZ	BUILDING SETBACK LINE	CA	CHAIN LINK FENCE	CB	CHAIN LINK FENCE	CC	CHAIN LINK FENCE	CD	CHAIN LINK FENCE	CE	CHAIN LINK FENCE	CF	CHAIN LINK FENCE	CG	CHAIN LINK FENCE	CH	CHAIN LINK FENCE	CI	CHAIN LINK FENCE	CJ	CHAIN LINK FENCE	CK	CHAIN LINK FENCE	CL	CHAIN LINK FENCE	CM	CHAIN LINK FENCE	CN	CHAIN LINK FENCE	CO	CONCRETE CURB	CP	CONCRETE CURB	CQ	CONCRETE CURB	CR	CONCRETE CURB	CS	CONCRETE CURB	CT	CONCRETE CURB	CU	CONCRETE CURB	CV	CONCRETE CURB	CW	CONCRETE CURB	CX	CONCRETE CURB	CY	CONCRETE CURB	CZ	CONCRETE CURB	DA	CONCRETE CURB	DB	CONCRETE CURB	DC	CONCRETE CURB	DD	CONCRETE CURB	DE	CONCRETE CURB	DF	CONCRETE CURB	DG	CONCRETE CURB	DH	CONCRETE CURB	DI	CONCRETE CURB	DJ	CONCRETE CURB	DK	CONCRETE CURB	DL	CONCRETE CURB	DM	CONCRETE CURB	DN	CONCRETE CURB	DO	CONCRETE CURB	DP	CONCRETE CURB	DQ	CONCRETE CURB	DR	CONCRETE CURB	DS	CONCRETE CURB	DT	CONCRETE CURB	DU	CONCRETE CURB	DV	CONCRETE CURB	DW	CONCRETE CURB	DX	CONCRETE CURB	DY	CONCRETE CURB	DZ	CONCRETE CURB	EA	ELECTRIC	EB	ELECTRIC	EC	ELECTRIC	ED	ELECTRIC	EE	ELECTRIC	EF	ELECTRIC	EG	ELECTRIC	EH	ELECTRIC	EI	ELECTRIC	EJ	ELECTRIC	EK	ELECTRIC	EL	ELECTRIC	EM	ELECTRIC	EN	ELECTRIC	EO	ELECTRIC	EP	ELECTRIC	EQ	ELECTRIC	ER	ELECTRIC	ES	ELECTRIC	ET	ELECTRIC	EU	ELECTRIC	EV	ELECTRIC	EW	ELECTRIC	EX	ELECTRIC	EY	ELECTRIC	EZ	ELECTRIC	FA	FIRE HYDRANT	FB	FIRE HYDRANT	FC	FIRE HYDRANT	FD	FIRE HYDRANT	FE	FIRE HYDRANT	FF	FIRE HYDRANT	FG	FIRE HYDRANT	FH	FIRE HYDRANT	FI	FIRE HYDRANT	FJ	FIRE HYDRANT	FK	FIRE HYDRANT	FL	FIRE HYDRANT	FM	FIRE HYDRANT	FN	FIRE HYDRANT	FO	FIRE HYDRANT	FP	FIRE HYDRANT	FQ	FIRE HYDRANT	FR	FIRE HYDRANT	FS	FIRE HYDRANT	FT	FIRE HYDRANT	FU	FIRE HYDRANT	FV	FIRE HYDRANT	FW	FIRE HYDRANT	FX	FIRE HYDRANT	FY	FIRE HYDRANT	FZ	FIRE HYDRANT	GA	GROUND LIGHT	GB	GROUND LIGHT	GC	GROUND LIGHT	GD	GROUND LIGHT	GE	GROUND LIGHT	GF	GROUND LIGHT	GG	GROUND LIGHT	GH	GROUND LIGHT	GI	GROUND LIGHT	GJ	GROUND LIGHT	GK	GROUND LIGHT	GL	GROUND LIGHT	GM	GROUND LIGHT	GN	GROUND LIGHT	GO	GROUND LIGHT	GP	GROUND LIGHT	GQ	GROUND LIGHT	GR	GROUND LIGHT	GS	GROUND LIGHT	GT	GROUND LIGHT	GU	GROUND LIGHT	GV	GROUND LIGHT	GW	GROUND LIGHT	GX	GROUND LIGHT	GY	GROUND LIGHT	GZ	GROUND LIGHT	HA	HIGH DENSITY POLYETHYLENE	HB	HIGH DENSITY POLYETHYLENE	HC	HIGH DENSITY POLYETHYLENE	HD	HIGH DENSITY POLYETHYLENE	HE	HIGH DENSITY POLYETHYLENE	HF	HIGH DENSITY POLYETHYLENE	HG	HIGH DENSITY POLYETHYLENE	HH	HIGH DENSITY POLYETHYLENE	HI	HIGH DENSITY POLYETHYLENE	HJ	HIGH DENSITY POLYETHYLENE	HK	HIGH DENSITY POLYETHYLENE	HL	HIGH DENSITY POLYETHYLENE	HM	HIGH DENSITY POLYETHYLENE	HN	HIGH DENSITY POLYETHYLENE	HO	HIGH DENSITY POLYETHYLENE	HP	HIGH DENSITY POLYETHYLENE	HQ	HIGH DENSITY POLYETHYLENE	HR	HIGH DENSITY POLYETHYLENE	HS	HIGH DENSITY POLYETHYLENE	HT	HIGH DENSITY POLYETHYLENE	HU	HIGH DENSITY POLYETHYLENE	HV	HIGH DENSITY POLYETHYLENE	HW	HIGH DENSITY POLYETHYLENE	HX	HIGH DENSITY POLYETHYLENE	HY	HIGH DENSITY POLYETHYLENE	HZ	HIGH DENSITY POLYETHYLENE	IA	IR	IB	IR	IC	IR	ID	IR	IE	IR	IF	IR	IG	IR	IH	IR	II	IR	IJ	IR	IK	IR	IL	IR	IM	IR	IN	IR	IO	IR	IP	IR	IQ	IR	IR	IR	IS	IR	IT	IR	IU	IR	IV	IR	IW	IR	IX	IR	IY	IR	IZ	IR	JA	JAIL	JB	JAIL	JC	JAIL	JD	JAIL	JE	JAIL	JF	JAIL	JG	JAIL	JH	JAIL	JI	JAIL	IJ	JAIL	JK	JAIL	KL	JAIL	KM	JAIL	KN	JAIL	KO	JAIL	KP	JAIL	KQ	JAIL	KR	JAIL	KS	JAIL	KT	JAIL	KU	JAIL	KV	JAIL	KW	JAIL	KX	JAIL	KY	JAIL	KZ	JAIL	LA	LA	LB	LA	LC	LA	LD	LA	LE	LA	LF	LA	LG	LA	LH	LA	LI	LA	LJ	LA	LK	LA	LL	LA	LM	LA	LN	LA	LO	LA	LP	LA	LQ	LA	LR	LA	LS	LA	LT	LA	LU	LA	LV	LA	LW	LA	LX	LA	LY	LA	LZ	LA	MA	MATERIAL	MB	MATERIAL	MC	MATERIAL	MD	MATERIAL	ME	MATERIAL	MF	MATERIAL	MG	MATERIAL	MH	MATERIAL	MI	MATERIAL	MI	MATERIAL	MJ	MATERIAL	MK	MATERIAL	ML	MATERIAL
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BENCHMARK
MET CHISELED X ON CURB LOCATED IN THE NORTHWEST
CORNER OF LOT 5, BLOCK 1 IN SOUTH TOWN MARKET
ELEV=728.48 (NAVD 1983)

BENCHMARK

SET CHISELED X ON CURB LOCATED IN THE NORTHWEST CORNER OF LOT 5, BLOCK 1 IN SOUTH TOWN MARKET
ELEV=728.48 (NAVD 1988)

17.4



Detail Site Plan
Lot 1 South Town Market
City of Tulsa, Oklahoma

	PLANS AND ESTIMATES 10000 1ST ST AUSTIN, TEXAS 78701		AAB STRUCTURAL, LLC 10000 1ST ST AUSTIN, TEXAS 78701	
	APPROVED: _____ DATE: _____		APPROVED: _____ DATE: _____	
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POSTING UTILITIES SHOWN BASED ON DATA AVAILABLE AT THE DATE OF PLANS. ALL LINES MAY NOT BE SHOWN AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. CALL ONE AT 811 48 HOURS BEFORE YOU DIG.



CONCRETE - BRICK - STONE
505 HARVEST HILL ROAD
SUITE 100, 1000
DALLAS, TEXAS 75246
TEL: 972-354-1000
FAX: 972-354-1001
WWW.GSOARCHITECTS.COM

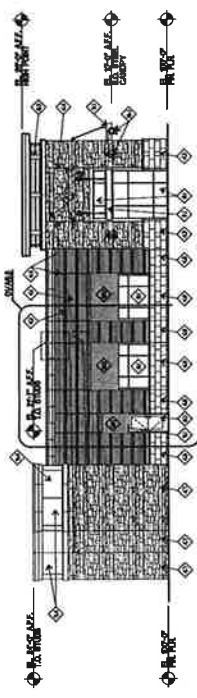
SOUTH TOWN MARKET
LOT 1
TULSA, OKLAHOMA
A DEVELOPMENT OF: 1995 LAND COMPANY, LLC

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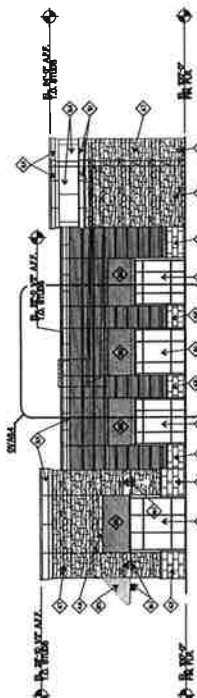


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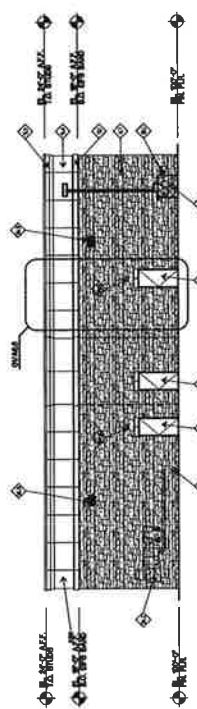
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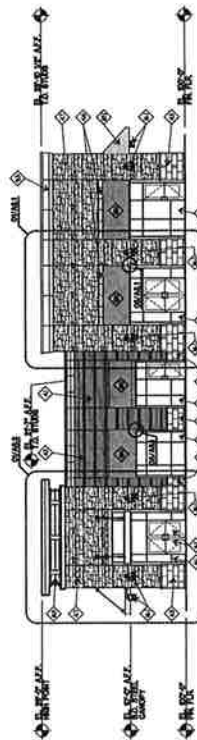
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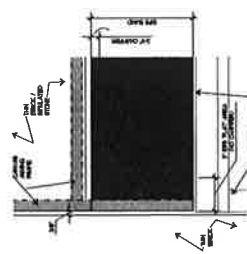
03 SIDE (SOUTH) ELEVATION



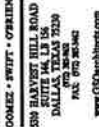
02 REAR (EAST) ELEVATION



01 FRONT (WEST) ELEVATION



05 EIRS BAND



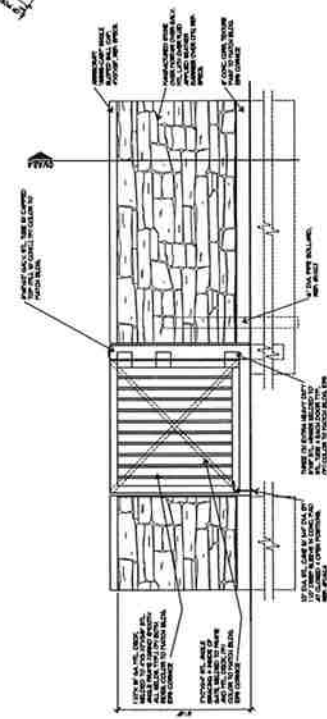
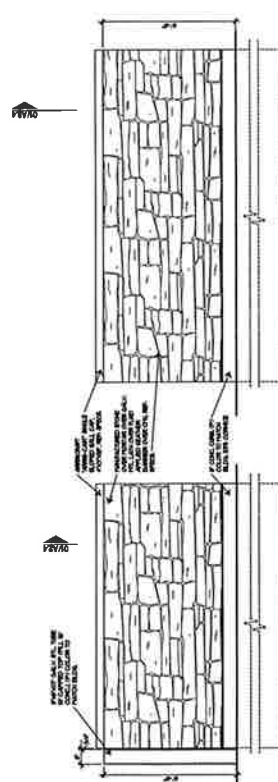
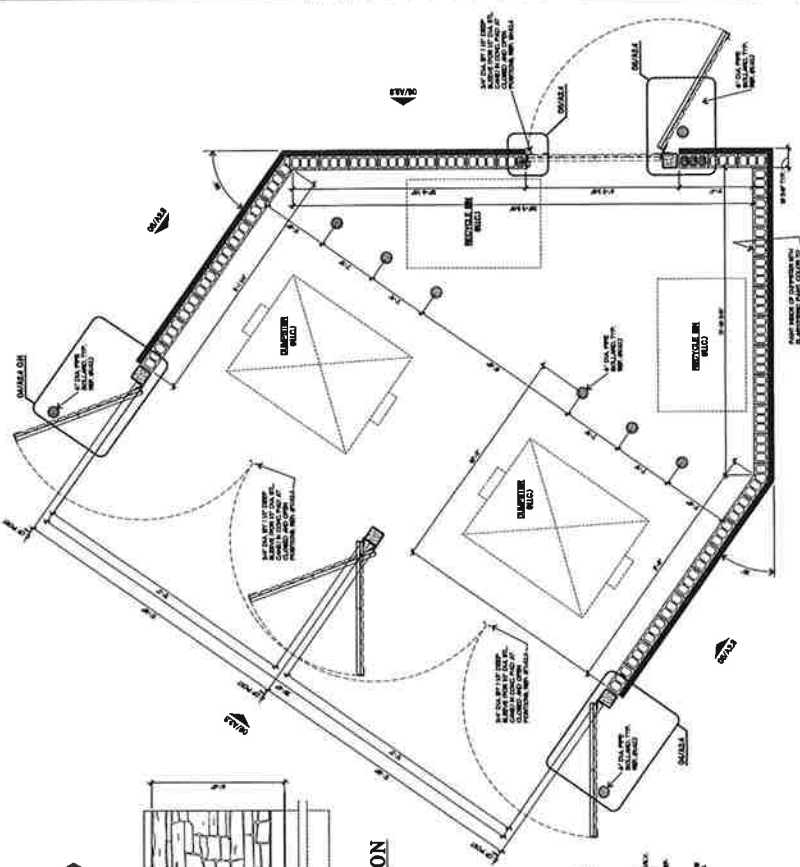
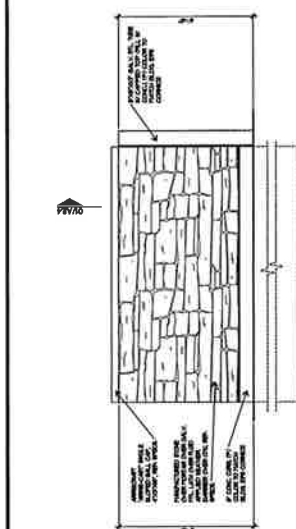
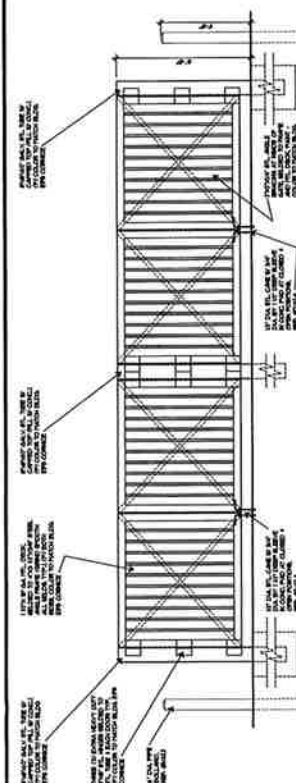
SOUTH TOWN MARKET
LOT 1
TULSA, OKLAHOMA
A DEVELOPMENT OF: 1995 LAND COMPANY, LLC.

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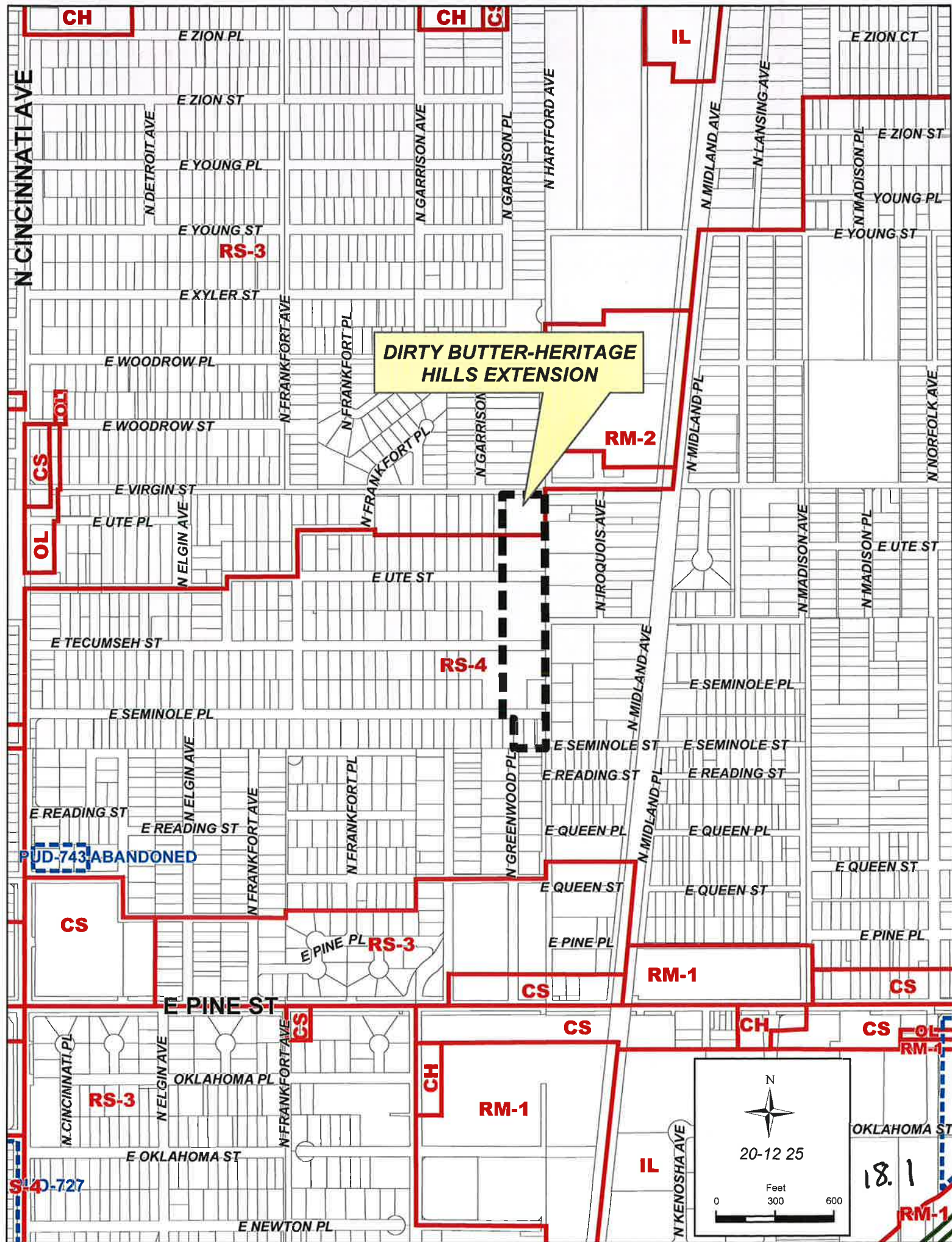
JOB NO.: 12-041
DATE: 8/20/12
SCALE: AS NOTED

SHEET NO.
A2.3

COMPUTER ENCLOSURE



17.4



PRELIMINARY SUBDIVISION PLAT

Dirty Butter (revised) - (0225) (CD 1)

Southwest corner of East Virgin Street and North Hartford Avenue

This plat consists of 15 Lots, 4 Blocks, on 6.17 acres.

The following issues were discussed September 20, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 and RS-4. The plat was previously submitted but adequate progress was not made in 2010 or 2011 and it expired. Single family residential uses are planned.
2. **Streets:** Twenty feet of right-of-way dedication is required along Hartford on the east side of Lot 1, Block 4. Existing right-of-way along Seminole is shown as 50 feet on County maps. Is the surveyed right-of-way 60 feet? Label Tecumseh Street to the east of Hartford Avenue. What is "right-of-way dedicated per this map"? If dedication is required then state as such, otherwise remove this note. Access from Virgin Street should be 60 feet. Do not include curve and tangent in the access. Fifty feet of existing right-of-way reference should be provided for Virgin Street south of center line. The arrow is pointing to north of center line. Provide access ramps on both sides of Hartford on Lot 4, Block 3. Relocate access ramps to curve tangent on Lot 4, Block 1, and provide ramps on both side of street. Maximum distance for 3 foot side walk on west side of Hartford is 25 feet after which a 5 foot wide landing is required.
3. **Sewer:** The 5 foot building line located along the west side of Lot 2, Block 4, needs to be a utility easement as well. The required sanitary sewer mainline extension is being constructed under project MS-553.
4. **Water:** Show fire hydrant locations every 500 feet, appears there will need to be fire hydrant installed along new 6 inch waterline on Hartford Avenue. Proposed 6 inch waterline will be in tie-backs of the stacked block wall, for future maintenance needs. Retaining wall within City right-of-way, why is it not back of right-of-way line? This project has been reviewed internal here in Engineering Services and been assigned TMUA-W10-21.
5. **Storm Drainage:** Add standard language for roof drain requirements. The plat cannot be finalized until the CLOMR (letter of map revision for floodplain) moving the FEMA floodplain is approved.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has existing overhead lines on site. These need to be maintained or the applicant must pay to have these removed.
7. **Other: Fire:** Provide a fire hydrant at the intersection of Tecumseh Street North and Hartford Avenue East to meet the 500 foot hydrant spacing requirement of Appendix C of the International Fire Code. **GIS:** On the face of the plat add a north arrow. Match the bearings of legal descriptions and make sure they are correct. Submit a subdivision control data form.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

Standard Conditions:

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

18.4

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.
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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.

**DIRTY BUTTER-HERITAGE HILLS
EXTENSION LAND USE PLAN:
NEW & EXISTING NEIGHBORHOOD**

Land Use Plan Categories

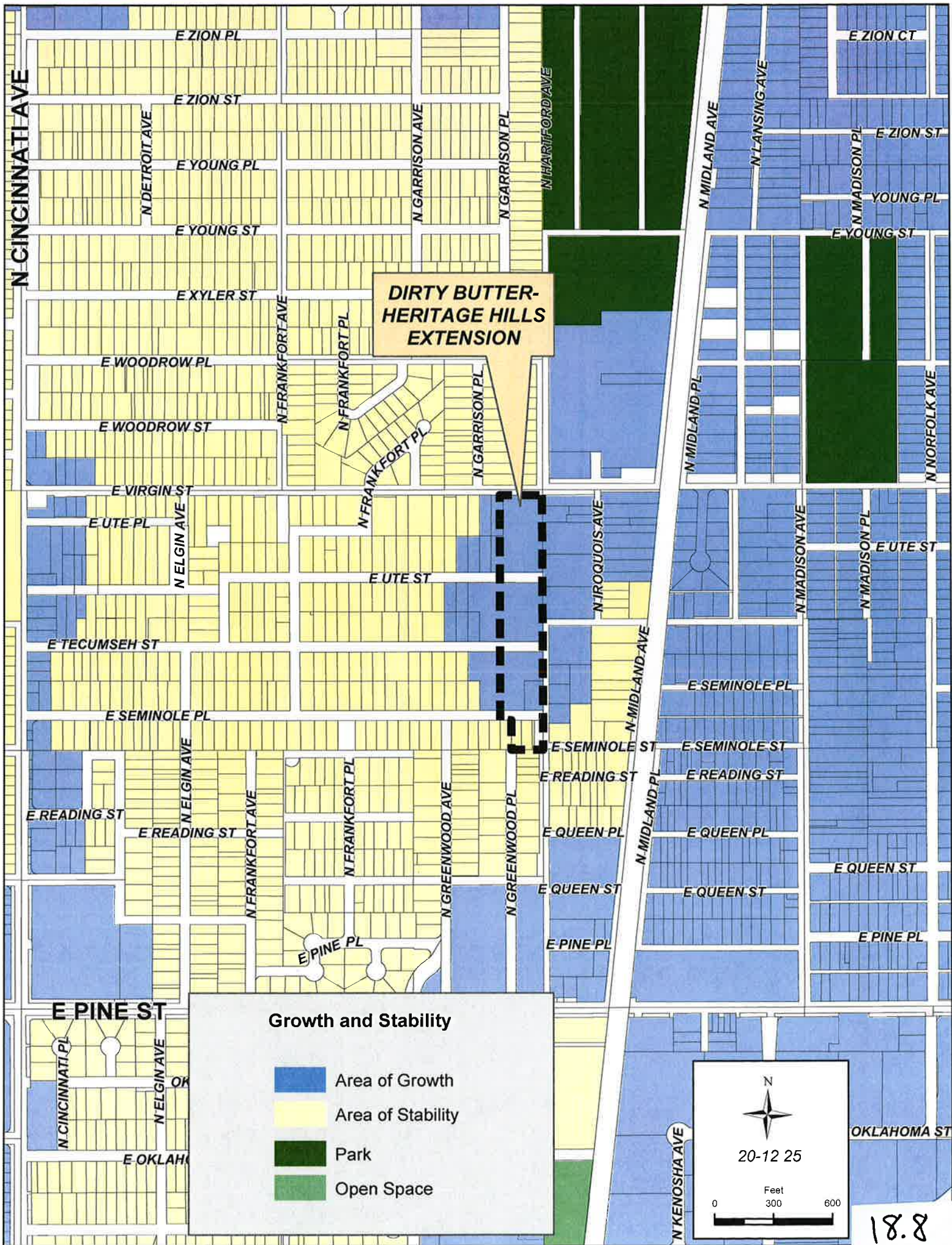
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |

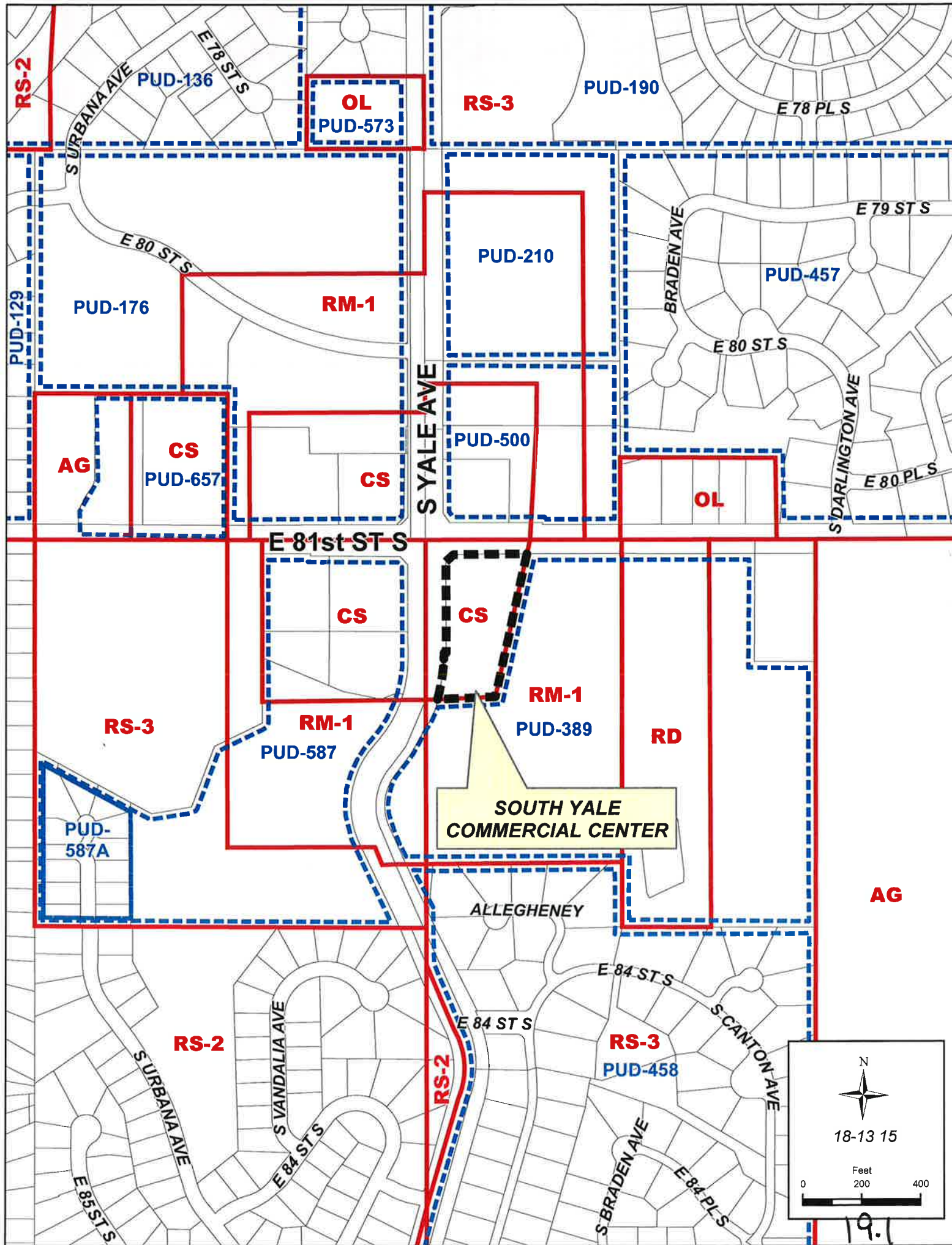


20-12 25

Feet
0 300 600

18.7



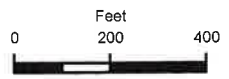




**SOUTH YALE
COMMERCIAL CENTER**



18-13 15



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

19.2

PRELIMINARY SUBDIVISION PLAT

South Yale Commercial Center - (8315) (CD 8)

Southeast corner of South 81st Street and South Yale Avenue

This plat consists of 2 Lots, 1 Block, on 2.53 acres.

The following issues were discussed September 20, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS. There will be a large retaining wall on the property due to the topography. Water and sewer lines need to be protected per Development Services staff.
2. **Streets:** Corner clip should be 42.42 feet. Call out right-of-way distance from centerline of street to property line on both 81st Street and Yale Avenue. Yale is a Primary Arterial at that location and 60 feet of right-of-way must be available from the center line of Yale. Include section on sidewalks.
3. **Sewer:** Add an 11 foot utility easement along the east and south boundaries of the plat. The existing PVC sanitary sewer line located along the eastern boundary must be protected during construction. Any damage done to the existing sewer line must be repaired at the developers' expense.
4. **Water:** Contractor to locate the existing 16 inch waterline and protect waterline during construction from heavy traffic. Existing 8 inch waterline to the east of the development - will the existing grades be cut such that the coverage over existing 8 inch waterline will be reduced?
5. **Storm Drainage:** Do not include the section in covenants on storm sewer easement unless a storm sewer easement is shown on the face of plat. No stormwater collection system is shown.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO states that the property will be served from a line off of 81st Street.
7. **Other: Fire:** No comment. **GIS:** On the location map Tuscana on Yale and Red Crown Federal Credit Union are not labeled. On the face of

plat show a leader line from point of commencement label to the point of commencement. Add leading zeros to all single digit degree descriptions on face of plat to match legal description. Show pin symbol at each point of intersection on the traverse around the property. Show basis of bearing clearly. Submit subdivision control data form.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

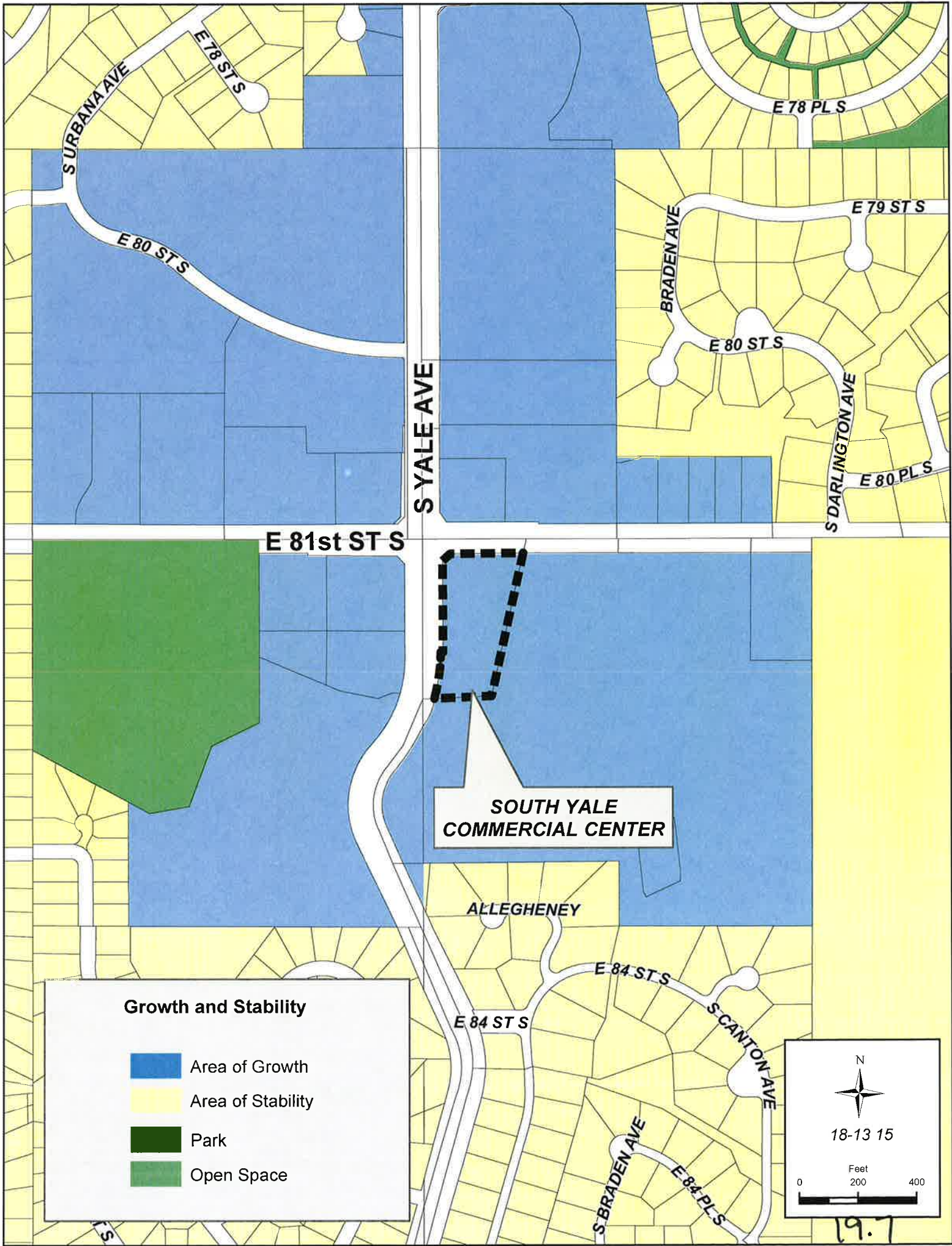
Special Conditions:

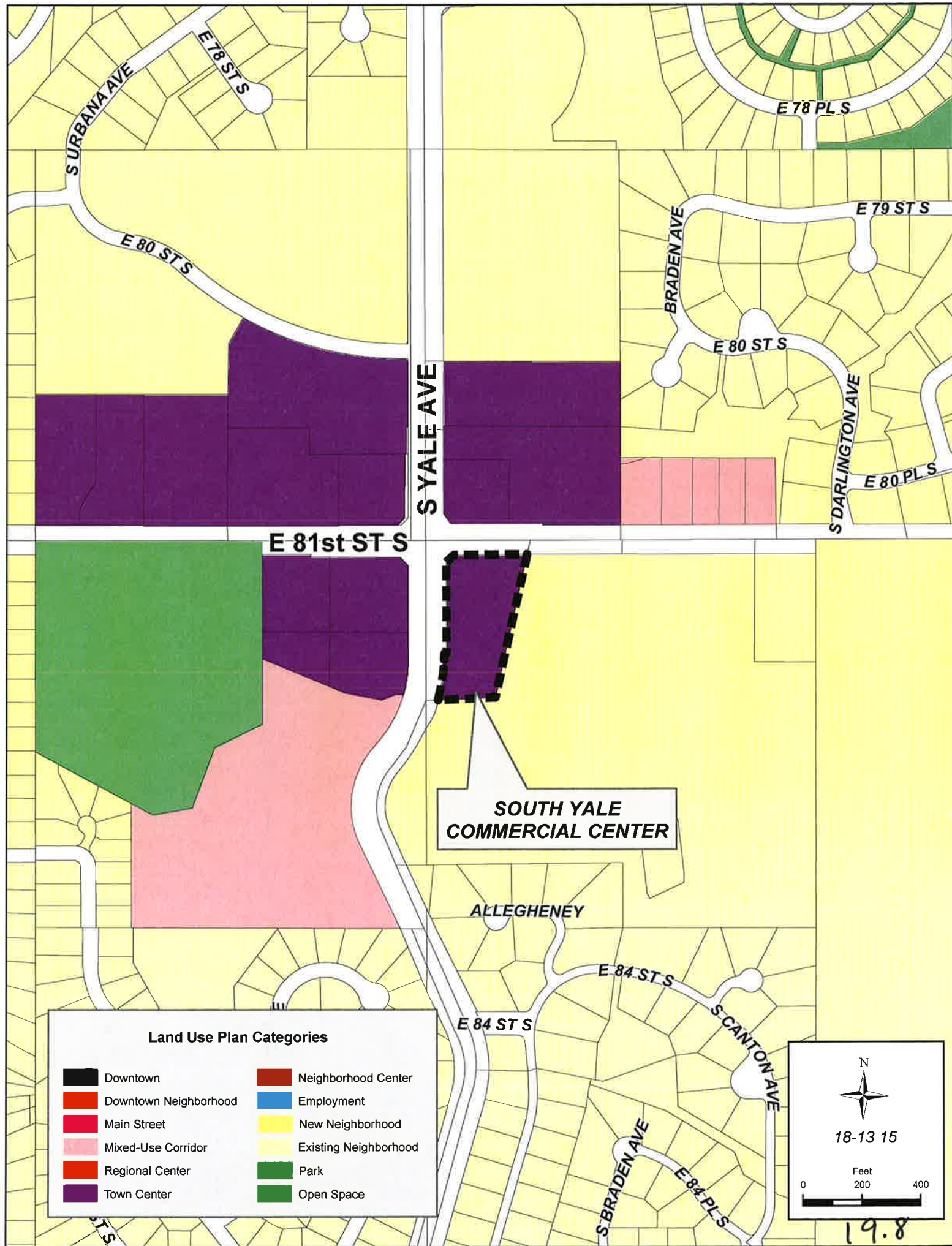
1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

Standard Conditions:

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

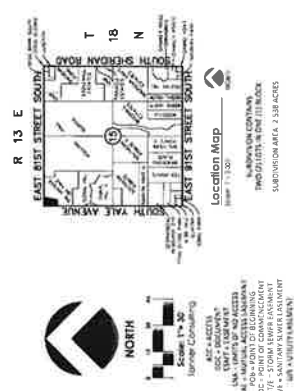
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CRITICAL PLAT INFORMATION
 A CRITICAL PLAT IS ONE THAT AFFECTS THE PUBLIC INTEREST IN THE PROTECTION OF THE PUBLIC HEALTH, SAFETY OR INTERESTS. IT IS A PLAT THAT IS REQUIRED BY THE OREGON PLAT ACT TO BE RECORDED IN THE PUBLIC RECORDS. IT IS A PLAT THAT IS REQUIRED BY THE OREGON PLAT ACT TO BE RECORDED IN THE PUBLIC RECORDS. IT IS A PLAT THAT IS REQUIRED BY THE OREGON PLAT ACT TO BE RECORDED IN THE PUBLIC RECORDS.

Preliminary Plat **South Yale Commercial Center** A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 17 (T18N, R13E), TOWNSHIP 18 NORTH, RANGE 13 EAST, CLATSOP COUNTY, OREGON



OWNER:
Leadership Circle, LLC
 1522 Oregon Drive Suite 210
 Monrovia, California 91067
 (916) 249-3338

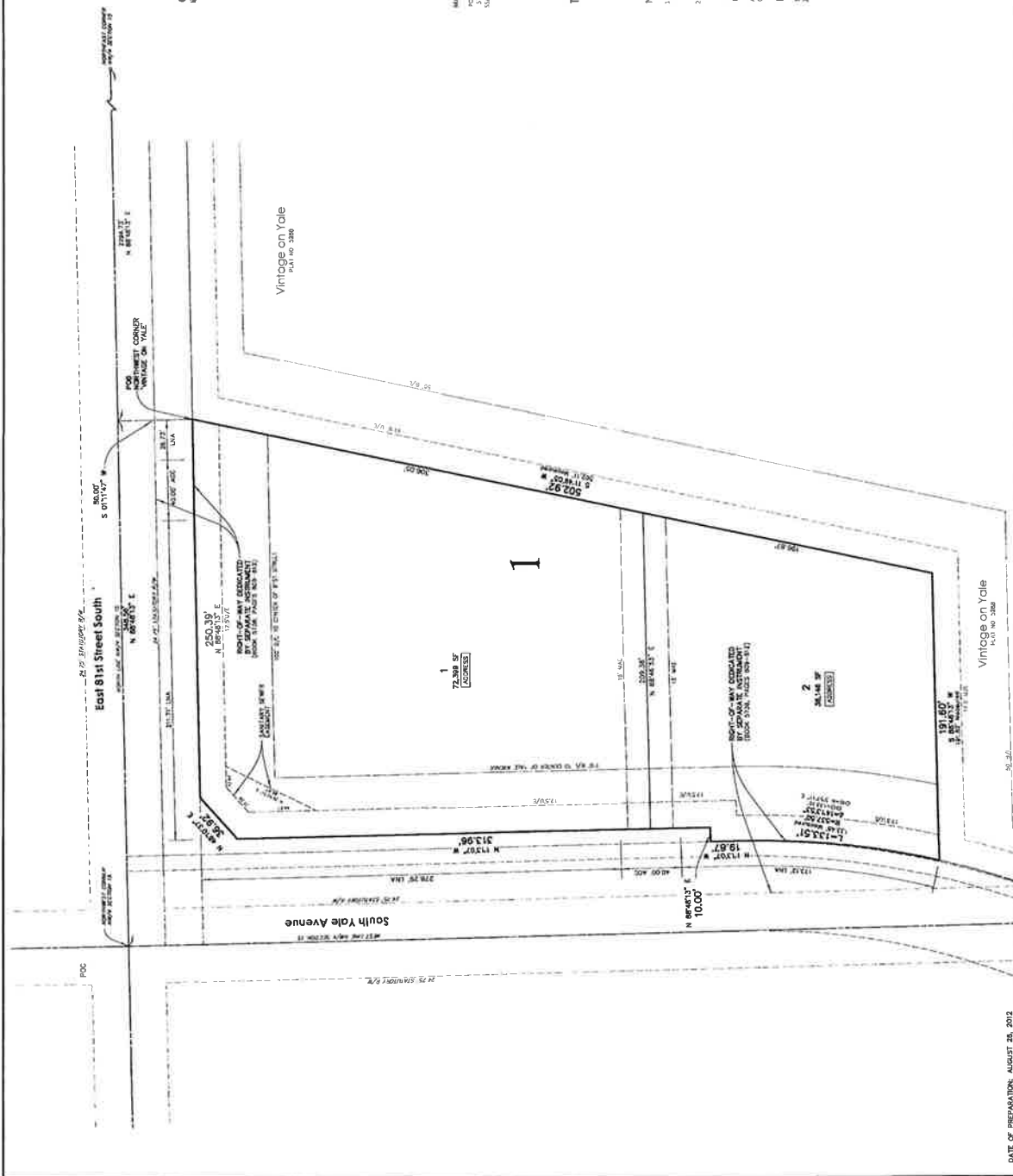
SURVEYOR/ENGINEER:
Tanner Consulting, LLC
 6640 JAS. LORAIN BLVD. SUITE 100
 TULSA, OKLAHOMA 74105
 Phone: (918) 745-9929

Notes:
 1. THIS PLAT MEETS THE OREGON MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS SET FORTH IN THE OREGON STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

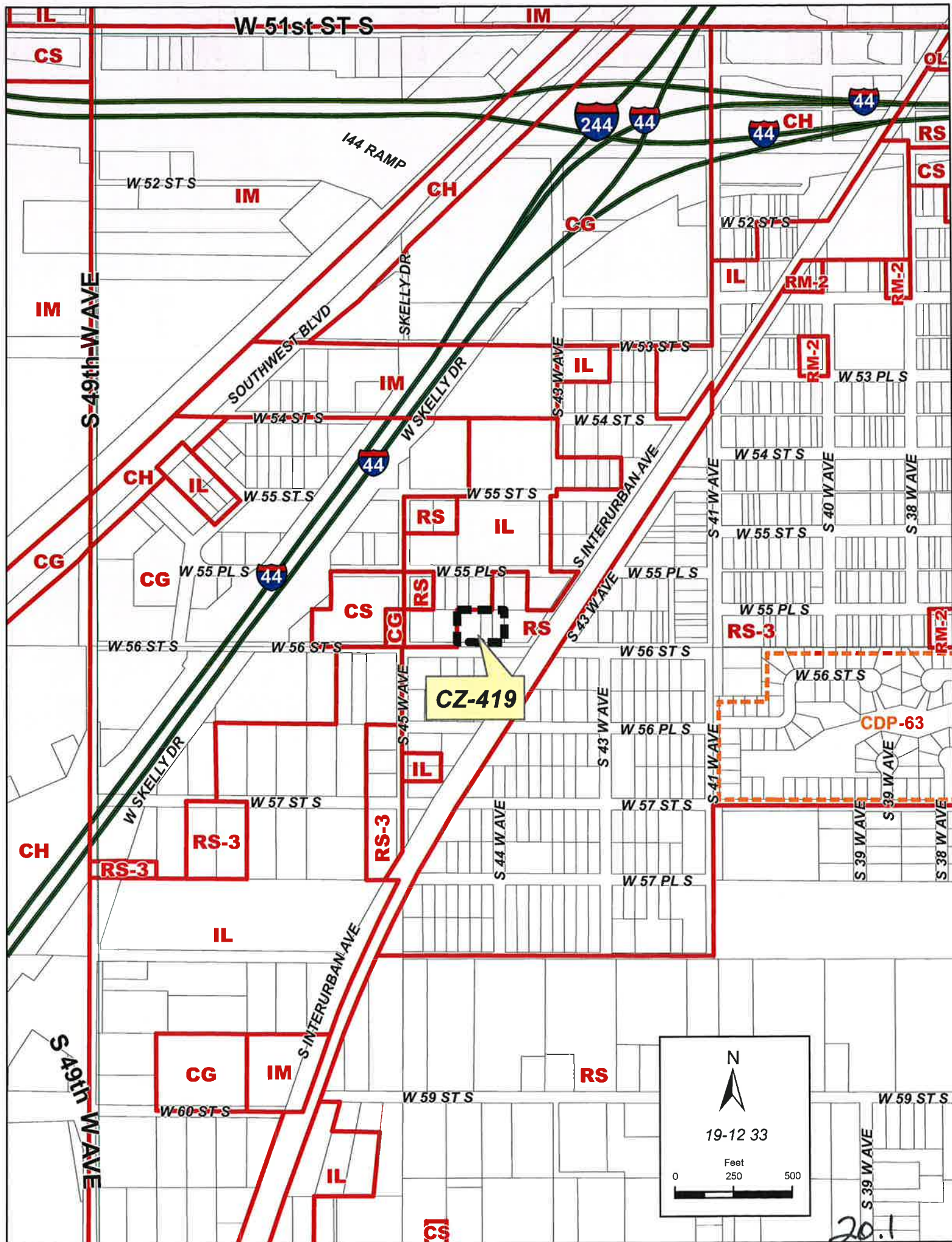
Monumentation:
 ALL PROPERTY CORNERS ARE SET BY IRON PIPES WITH PLASTIC CAPS (MINIMUM 1/2" DIA.) AND 1/2" DIA. IRON PIPES. OTHERWISE NO TO.

Books of Bearings:
 THE BEARINGS SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. BEARINGS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

South Yale Commercial Center
 WEST 181.3



DATE OF PREPARATION: AUGUST 28, 2012





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-419

TRS 9233

Atlas 9233

CZM 45

County

TMAPC Hearing Date: October 3, 2012

Applicant: Stephen L. Gibson

Tract Size: .67± acres
29,000± square feet

ADDRESS/GENERAL LOCATION: East of northeast corner of West 56th Street and South 45th West Avenue

EXISTING ZONING: RS

EXISTING USE: Parking

PROPOSED ZONING: IL

PROPOSED USE: Parking/ storage of trucks

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

RELEVANT ZONING HISTORY:

CZ-402 December 2009: All concurred in approval of a request for rezoning a .8± acre tract of land from RS to IL , for office and garage space, on property located east of southeast corner of South 45th West Avenue and West 55th Place and abutting north of subject property.

CZ-202 June 1993: All concurred in approval of a request to rezone a .6± acre tract from RS to IL for a truck repair service, located on the northeast corner of West 56th Street South and South 45th West Avenue.

CZ-248 December 1998: All concurred in approval of a request to rezone a tract from RS to IL for a body shop, located on the southwest corner of West 55th Place and South 41st West Court.

CZ-188 June 1991: All concurred in approval of a request to rezone a tract from RS-3 to IL for a fireworks facility, located east of the southeast corner of South 45th West Avenue and West 55th Street South.

CZ-142 April 1986: All concurred in approval of a request for rezoning a tract of land from RS to IL on property located on the north side of 55th Place and East of 45th West Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .67± acres in size and is located east of northeast corner of West 56th Street and South 45th West Avenue. The property appears to be used for parking and is zoned RS.

SURROUNDING AREA: The subject tract is abutted on the east by single family residential, zoned RS-3; on the north by single family residential and truck storage, zoned IL and RS-3; on the south by W 56th Street then single family residential across the street, zoned RS-3; and on the west by automobile storage, zoned IL.

UTILITIES: Current City of Tulsa Atlas information shows that the subject tract is provided with municipal water however wastewater services are not shown on the atlas.

TRANSPORTATION VISION:

The Comprehensive Plan does not designate W 56th Street South two lane asphalt street. There is no curb and gutter and is a rural style street.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 56 th Street South	NA	50'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This area is outside the current City of Tulsa Comprehensive Plan therefore there are no current comprehensive plan guidelines.

Historically the area was defined as a medium intensity area inside the old planning district 8. IL zoning was in considered to be in conformance with the Vision 2000 Comprehensive Plan.

STAFF RECOMMENDATION:

The requested parcels are all zoned RS however they are currently being used as vehicular storage areas and appear to be an extension of adjacent IL district west of the proposed re-zoning area. Currently there are no required screening fences in place as defined in the Tulsa County Zoning Code.

This site would be considered an appropriate zoning classification in the Vision 2000 Comprehensive Plan and is an expansion of existing IL zoning adjacent to the west property line an part of the north property line. Currently the site is a non conforming use in the RS zoning district and appears to have been in operation for several years. Should the commissioners approve the re-zoning request all screening and other development standards need to be installed.

Staff recommends APPROVAL of IL Zoning on the property for the following reasons.

- 1) The site is currently being used as an automotive storage and parking use however is nonconforming due to the existing RS zoning.
- 2) Existing IL zoning abuts the site on two sides; the west and north. The proposed IL expansion area will provide additional business development opportunities at this location.
- 3) The Medium Intensity Development designation identified in the Vision 2000 comprehensive plan suggests that IL zoning is in conformance with that plan in this area.