TULSA METROPOLITAN AREA PLANNING
COMMISSION
Meeting No. 2640
December 19, 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 Receipts for the month of November 2012

1. Minutes of November 28, 2012, Meeting No. 2638
2. Minutes of December 5, 2012, Meeting No. 2639

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-445 (Lot-Combination) (CD-2) - Location: North of the northwest corner of East 65th Street South and South Harvard Avenue

4. Amendment to Covenants - Lots 11, 12, Block 1, Tulsa Hills Addition, South of West 71st Street, east of U.S. 75

5. Northwind Estates – Final Plat, Location: Northeast corner of Gilcrease Expressway and North Cincinnati Avenue, (0224) (CD 1)

6. Change of Access – Location: West of southwest corner of East 51st Street South and South Harvard Avenue, Block 1, Heatherwood Addition (9332) (CD 9)

7. PUD-766-5 – Tanner Consulting, LLC, Location: West of Yale on the north side of 51st at 4717 East 51st Street South, Requesting a Minor Amendment to define floor area allocation after a lot-split, CS/PUD-766, (CD-9)
8. **PUD-754-1 – Steve Wright**, Location: West side of Yale, south of East 106th Street, Requesting a Minor Amendment to reduce the rear yard building setback along an arterial street, RS-1/PUD-754, (CD-8)

9. **PUD-759-7 – Crestwood at the River, LLC**, Location: West of the northwest corner of the intersection of East 121st Street South at South Yale Avenue, Requesting a Minor Amendment for reallocation of floor area, CS/PUD-759, (CD-7)


11. **Z-7008-SP-5 – Cedar Creek Consulting**, Location: North side of West 81st Street South, west of South Olympia Avenue, Requesting a Detail Site Plan for a drive-in restaurant site in Development Area F, CO/Z-7008-SP-5, (CD-2)

12. **Z-7008-SP-1 – Panda Restaurant Group, Inc./David Greer**, Location: North West 81st Street South, west side of South Olympia Avenue, Requesting a Detail Site Plan for a restaurant site in Development Area D, CO/Z-7008-SP-1, (CD-2)

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

**PUBLIC HEARINGS:**

13. **LS-20566** (Lot-Split) (County) - Location: East of the southeast corner of North Memorial Drive and East 80th Street North

14. **LS-20567** (Lot-Split) (County) - Location: South of the southwest corner of South 65th West Avenue and West Skyline Drive (Related to LC-444)

15. **LC-444** (Lot-Combination) (County) - Location: South of the southwest corner of South 65th West Avenue and West Skyline Drive (Related to LS-20567)

16. **Country Hollow West Block 2** – Minor Subdivision Plat, Location: West of northwest corner of East 81st Street South and South Yale Avenue (8309) (CD 8)

17. **CZ-420 – Jeff Potter**, Location: Southeast corner of East 116th Street North and North 129th East Avenue, Requesting rezoning from AG to CS, (County)

18. **CZ-421 – Tulsa County**, Location: South of southwest corner of North Yale Avenue and East 116th Street North, Requesting rezoning from AG TO II, (County)

**OTHER BUSINESS**

19. 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 pagers 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.
## TMAPC RECEIPTS
Month of November 2012

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* 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
December 11, 2012

VIA EMAIL – dfernandez@incog.org

Ms. Diane Fernandez
INCOG
Two West Second Street, Suite 800
Tulsa, OK 74103

Re: Amendment of the Deed of Dedication and Restrictive Covenants for Tulsa Hills concerning Lot 12, Block 1

Dear Ms. Fernandez:

Our law firm represents the owner of Lot 12, Block 1, TULSA HILLS, a Subdivision of the City of Tulsa. Our client desires to amend the Deed of Dedication and Restrictive Covenants of TULSA HILLS (the “Covenants”) pertaining to Lot 12, Block 1. The owner desires to amend Section 2 of the Covenants – Corridor District Site Plan Development Standards, Paragraph E – Development Standards and Restrictions for Lots 11 and 12, Block 1 (Development Area “F”), Subparagraph 8 – Signs. in order to delete the existing language for Lot 12, Block 1 in its entirety and replace it with the Development Standards concerning signage for Development Area F as prescribed by the Corridor District Site Plan No. Z-7008-SP-1.

The terms of the Covenants provide that the covenants contained within Section 2 may be amended or terminated by written instrument signed and acknowledged by the owner of the lot to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission (“TMAPC”), or its successors. Please find attached our proposed instrument for effectuating the proposed amendment. The attachment has been forwarded to Assistant City Attorney Janine VanValkenburgh for review.

Please place the amendment of the Deed of Dedication and Restrictive Covenants for Tulsa Hills concerning Lot 12, Block 1 on the agenda for the December 19, 2012 TMAPC meeting.

www.EllerDetrich.com
2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533
Thank you for your time and attention to this matter. Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation

Andrew A. Shank

AAS/kfm
Enclosure
cc: Janine VanValkenburgh, Esq.
AMENDMENT OF DEED OF DEDICATION
AND RESTRICTIVE COVENANTS OF TULSA HILLS

THIS AMENDMENT OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS OF TULSA HILLS (the "Amendment") is entered into and is effective this _____ day of December, 2012.

WHEREAS, TULSA HILLS was processed as Corridor District Site Plan No. Z-7008-SP-1 which was approved by the Tulsa Metropolitan Area Planning Commission on February 1, 2006, and by the Tulsa City Council on March 9, 2006 (the "Corridor Plan"); and

WHEREAS, the Plat and Deed of Dedication and Restrictive Covenants of TULSA HILLS was recorded in the office of the Tulsa County Clerk as Plat No. 6154 on October 16, 2007 (the "Plat"); and

WHEREAS, CPBS Land Company, LLC owns Lot Twelve (12), Block One (1), TULSA HILLS, located in Development Area "F" of the Corridor Plan; and

WHEREAS, the Development Standards for Development Area F in the Corridor Plan provide for one (1) ground sign for each lot fronting on West 81st Street not to exceed Twelve (12) feet in height and eighty (80) square feet of display surface area and one (1) ground sign for each lot fronting on the corridor collector street (S. Olympia Ave.) not to exceed six (6) feet in height and sixty-four (64) square feet of display surface area; and

WHEREAS, Section II of the Plat – Corridor District Site Plan Development Standards, Paragraph E – Development Standards and Restrictions for Lots 11 and 12, Block 1 (Development Area "F"), Subparagraph 8 – Signs, provides for one (1) ground sign for Lot Twelve (12) not to exceed Twelve (12) feet in height and eighty (80) square feet of display surface area and one (1) ground sign for Lot Eleven (11) not to exceed six (6) feet in height and sixty-four (64) square feet of display surface area; and

WHEREAS, Section III of the Plat – Enforcement, Duration, Amendment and Severability, Paragraph C - Amendments, provides that the covenants and restrictions within Section II – Corridor District Site Plan Development Standards, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the effected lot or parcel and approved by the Tulsa Metropolitan Area Planning Commission,

WHEREAS, it is in the best interest of the owner of Lot Twelve (12), Block One (1), TULSA HILLS, to amend and clarify the sign requirements on its property as follows.

NOW, THEREFORE, the undersigned, being the owner of Lot Twelve (12), Block One (1), TULSA HILLS, agrees as follows:

1. Section II of the Plat – Corridor District Site Plan Development Standards, Paragraph E – Development Standards and Restrictions for Lots 11 and 12, Block 1 (Development Area "F"), Subparagraph 8 – Signs, is hereby deleted as to Lot Twelve (12), Block One (1) in its entirety and replaced with the following:

4.3
8. Signs

A. Ground signs should be permitted within Lot Twelve (12), Block One (1) as follows:

1. One (1) center identification sign at the major entrance from West 81st Street. The center identification sign shall not exceed twenty-five (25) feet in height and two hundred and fifty (250) square feet of displayed surface area.

2. One (1) ground sign for each lot fronting on West 81st Street, each sign not exceeding twelve (12) feet in height and eight (80) square feet of displayed surface area.

3. One (1) ground sign for each lot fronting on the Corridor Collector Street (South Olympia Avenue). Each such sign shall not exceed six (6) feet in height and sixty-four (64) square feet of displayed surface area.

4. Two (2) center tenant directional signs along the frontage of the Corridor Collector Street (South Olympia Avenue). Each such tenant identification sign shall not exceed eight (8) feet in height and eighty (80) square feet of display surface area.

B. Wall signs shall be permitted not to exceed two (2) square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed seventy-five (75) percent of the frontage of the building; provided wall signs shall not exceed eighty (80) percent of the frontage of tenant spaces thirty (30) feet in width or less.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
SIGNATURE PAGE TO
AMENDMENT OF DEED OF DEDICATION
AND RESTRICTIVE COVENANTS OF TULSA HILLS
CPBS LAND COMPANY, LLC

CPBS LAND COMPANY, LLC

By: Bob Stearns
Its Manager

STATE OF FLORIDA )
) ss
COUNTY OF BREVARD )

This instrument was acknowledged before me on this _____ day of December, 2012, by Bob Stearns as Manager of CPBS Land Company, LLC.

My Commission Expires:

__________________________
Notary Public

My Commission Number:

__________________________
SIGNATURE PAGE TO
AMENDMENT OF DEED OF DEDICATION
AND RESTRICTIVE COVENANTS OF TULSA HILLS
TULSA METRO AREA PLANNING COMMISSION

On this ____ day of December, 2012, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the foregoing Amendment of Plat of TULSA HILLS, Plat No. 6154 and its corresponding Deed of Dedication and Restrictive Covenants.

Tulsa Metropolitan Area Planning Commission

By: ____________________________________________
  Name: _________________________________________
  Its Chairman
Northwind Estates - (0224) (CD 1)
Northeast corner of Gilcrease Expressway and North Cincinnati Avenue

This plat consists of 2 Lots, 1 Block, on 17.95 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.
Block 1, Amended Plat of Heatherwood Addition

This application is made to allow a change of access to shift a 30 foot access and add one access along East 51st Street South. The property is zoned CS (commercial shopping) and RM-2 (residential multi-family).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends APPROVAL of the change of access as submitted.
CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, are the owners of , in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from as shown on the attached exhibit to the above described property and,

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

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

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 2972 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this day of , 20 .

Owner

Owner

APPROVED:

City/County Engineer

Traffic

TMAPC
STATE OF __________ ) ) SS INDIVIDUAL ACKNOWLEDGEMENT
COUNTY OF __________ )

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2012, personally appeared ____________________________, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that _______ executed the same as ______ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 10/29/12

__________________________
Bhonda Smith Weathers
Notary Public

STATE OF __________ ) ) SS CORPORATE ACKNOWLEDGEMENT
COUNTY OF __________ )

Before me, the undersigned, a Notary Public in and for said County and State, on this 4th day of December, 2012, personally appeared ____________________________, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its ___________________ and acknowledged to me that __________________ executed the same as ______ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 10/29/12

__________________________
Bhonda Smith Weathers
Notary Public
STAFF RECOMMENDATION

PUD-766-5: PUD Minor Amendment for Floor Area Allocation after lot split. West of Yale on the north side of 51st at 4717 East 51st St. South, Tulsa; Lot 1 in Block 1 of “51 Yale” TRS 19-13-28; CZM 57; Atlas 468; CD 9.

Concept Statement:
The applicant is requesting a minor amendment to define floor area allocation after a lot split. Lot 1, Block 1 of 51 Yale is being split into two tracts. Tract 2 is a small portion of Lot 1 and is being sold to an existing Braums restaurant. All 10,638 square feet of floor area allowed in said Lot 1 will remain in Tract 1 as defined in the lot split.

Minor Amendment Summary:
Existing Floor Area Allocation:
- Platted Lot 1 (42,555* sq. ft) is allowed 10,638 square feet of floor area with a FAR = 0.25
- Lot split Tract 1 (37,235.60 sq. ft) is allowed 9309 square feet of floor area with a FAR = 0.25 Lot split
- Tract 2 (5,317.995 sq. ft) is allowed 1,329.50 square feet of floor area with a FAR = .25

Minor Amendment Floor Area Allocation
- Lot Split Tract 1 (37,235.180 sq. ft) is allowed 10,638 square feet of floor area with a FAR of 0.286
- Lot Split Tract 2 (5,317.995 sq. ft) is allowed 0 square feet of floor area.

Staff Summary:
The platted total land area was shown as 42,555* square feet which does not match the sum of the total land area calculations for each tract however the difference is insignificant within the context of this request.

Within the City of Tulsa Zoning Code, PUD Section 1107.K.4, a minor amendment may be permitted .... “Increases in permitted non-residential floor area, provided the increase floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%.”

Staff has reviewed the application and has determined that the increased floor area in Tract 2 is less than the 15% increase allowed in the Zoning Code.

Staff Recommendation:
Staff recommends APPROVAL of the minor amendment request PUD-766-5 as outlined above.

Note: Minor amendment approval does not constitute sign plan approval.
This minor amendment is an allocation of the permitted 10,638 square feet of floor area allowed for Lot 1 in original PUD in order to permit a lot split. Currently, the south portion of the lot is leased to Braum’s (Retail Building, Inc.) and used for parking associated with the existing store.

It is the intent of this minor amendment that all 10,638 square feet of permitted floor area be retained by the current owner and tied to the owner described as Tract 1 in the attached legal description.
STAFF RECOMMENDATION

PUD-754-1: PUD Minor Amendment for reduction in rear yard building setback. West side of Yale south of East 106th Street, City of Tulsa; Lot 4 in Block 1 of Stonegate Estates TRS 18-13-28; CZM 56; Atlas 2677; CD 8.

Concept Statement:
The applicant is requesting a minor amendment to reduce the rear yard building setback along an arterial street. A cabana is planned in the rear yard and will be placed 10' closer to the east lot line than currently allowed. The subdivision plat illustrates a 35' building setback as required in the zoning code for this residential area. The requested building setback for the cabana is 25'.

Minor Amendment Summary:
The normal building setback along an arterial street for this residential district is 35'. The Plat and PUD originally honored that requirement without reference to accessory use buildings. In this instance a cabana will actually help screen the residence from the arterial street activity.

The lot is currently screened from South Yale with a stucco and stone wall that was constructed as part of the subdivision infrastructure. The fence buffers the visual impact of the cabana from the street.

Staff Summary:
Within the City of Tulsa Zoning Code, PUD Section 1107.K.9, a minor amendment may be considered for "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered".

Staff has reviewed the application and has determined that the requested reduction in the building setback for a cabana does not substantially alter the PUD standards or the character of the proposed development.

Staff Recommendation:
Staff recommends APPROVAL of the minor amendment request PUD-754-1 as outlined above.
STAFF RECOMMENDATION

PUD 759-7: PUD Minor Amendment – Part of Lot 1, Block 1, "Crestwood Village" A Subdivision in Tulsa County west of the the Northwest Corner of the intersection of East 121st Street South at South Yale Avenue; TRS 18-13-34; CZM 57; Atlas (NA); CD 7.

Concept Statement:
"Crestwood Village" is a 6.53 acre tract that was originally approved for a multi use Planned Unit Development including commercial and office development in 2009. This minor amendment is limited to Tract 1-B (0.279 acres) and Remaining Tract 1-C (1.83 acres) which is part of Lot 1, Block 1 all inside Development Area B in the Planned Unit Development.

The amendment request is in response to current construction trends in the area and is summarized below. The overall floor area for the project has not changed from the original 40,250 square feet allowed in minor amendment #3 and further defined in minor amendments #4, #5 and #6.

Minor Amendment Summary:
1) Reallocation of floor area: The floor area re-allocation does not modify the total floor area allowed in Development Area 1-D or 1-A
   - Add floor area to Tract 1-B (.0.279ac) from current 3100 square feet to 4300 square feet.
   - Reduce the allowed floor area in Tract 1-C from 26,750 square feet to 25,550 square feet.

Staff Summary:
Within the City of Tulsa Zoning Code, PUD Section 1107.K.4, a minor amendment may be considered for... “Increases in permitted non-residential floor area, provided the increase floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%.” and in section 1107.K.9 “Changes in structure heights, building setbacks, yards, open spaces, building coverage and lots widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.
Staff has reviewed the application and has determined that the increased floor area in Tract 1-B is greater than the allowed 15%. However, there is not an increase in the overall floor area allowed in the PUD. The original PUD concept is still in place and the original Development plan has not been substantially altered.

- Please note the following summary for the floor area allocation as it stands with acceptance of this minor amendment.

| Tract 1-A | 3,100 square feet allowed |
| Tract 1-B | 4,300 square feet allowed |
| Tract 1-D | 7,300 square feet allowed |
| Tract 1-C | 25,550 square feet allowed |

**Total** 40,250 square feet allowed (no change from PUD 759-3)

Staff Recommendation:
Staff recommends **APPROVAL** of the applicants request as outlined in the Minor Amendment Summary above.

*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*
CRESTWOOD CROSSING OFFICE PARK
NWC 121ST & S SHERIDAN
TULSA OK 74137

E. 121ST STREET SOUTH

12.11.12

Concept Study
Minor Amendment
PUD 759-7
Exhibit "C.2"
Crestwood Village (Doc# 6286), Tulsa, Oklahoma
Lot Split Remaining Tract 1-C Exhibit

Tanner Consulting, LLC
5323 South Lewis Avenue • Tulsa, Oklahoma 74105 • (918) 745-9929
December 19, 2012

STAFF RECOMMENDATION

AC-117

Alternative Compliance Landscape Plan – 8.6 acre site for a car storage facility. Located on the west side of North Mingo Ave near Archer; 120 North Mingo; TRS 20-13-12; CZM 38; Atlas 538/539; CD 3; CH.

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a new auto sales and, auto storage business.

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code because many of the parking spaces for the storage lot will not be within 75 feet of a required landscaped area, as required by section 1002.B.1 of the Code.

In exchange for allowing large areas with storage spaces greater than 75-feet from a landscaped area, the applicant proposes to voluntarily landscape the street yard and areas surrounding the buildings with shrubs and provide more trees than the parking and storage area would require. The overall landscape plan and street yard, including shrubs, is part of the application.

The code allows the Planning Commission to approve Alternative Compliance Landscape Plans that do not meet the technical requirements of Chapter 10 of the code, so long as the submitted plan is, “equivalent to or better than” the requirements of Chapter 10.

The subject property is zoned CH. Chapter 10 of the Code states that 15% of the street yard on non-residential lots shall be landscaped. However, Chapter 10 further states where no street yard exists landscaping will not be required. Section 1800 of the Code defines “street yard” as the area encompassed by the right-of-way line (ROW)/property line along the street and the building setback line. Since there is no building setback requirement in the CH District, technically there is no street yard and therefore no street yard landscaping required on CH zoned lots.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan “be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends APPROVAL of Alternative Compliance Landscape Plan AC-117.
December 19, 2012

STAFF RECOMMENDATION

Z-7008-SP-5

Detailed Site Plan – A 1.33 acre tract that is part of the SW/4 of Section 11, T-18-N, R-12-E, Lot-9, Block-1 Tulsa Hills Subdivision. North side of West 81st Street South West of South Olympia Avenue; CZM 51; Atlas 1012: CD 2; CO.

CONCEPT STATEMENT:
The applicant is requesting approval of a detailed site plan for a Drive-In Restaurant site in development area F of The Tulsa Hills Shopping Center Project. The site has been previously platted and subsequently split but not developed.

PERMITTED USES:
The Site Plan provided as an attachment to this staff report illustrates a new drive-in restaurant site (Use Unit 18) which is permitted by an amendment to the original Corridor Plan for this area.

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
Off street parking is not required in this Use Unit designation however this site plan provides accessible spaces and employee parking in addition to the drive in dining area.

LIGHTING:
Parking lot lighting will be shorter than the maximum 35’ height allowed and directed down to help prevent light trespass into the adjacent properties. The photometric plan provides data that illustrates the lighting concept with no spillage onto adjacent properties.

SIGNAGE:
The site plan does illustrate ground signage for site plan review. The 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 Corridor Section of the Zoning Code.
The trash screening enclosure meets the minimum standards defined in the Corridor Plan.

PEDESTRIAN ACCESS AND CIRCULATION:
Sidewalks will be installed internally. Existing sidewalks are located along the north curb line of West 81st Street South.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:
Staff has reviewed applicants' submittal of the Site Plan as it relates to the approved Corridor Plan Z-7008-SP-5 in Development Area F. The applicant site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-7008-SP-5 and the stated purposes of the Corridor chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan as noted above for the proposed new restaurant project.

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

Z-7008-SP-1 Detailed Site Plan – A 1.16 acre tract that is part of the SW/4 of Section 11, T-18-N, R-12-E, Lot-9, Block-1 Tulsa Hills Subdivision. North West 81st Street South West side of South Olympia Ave. ; CZM 51; Atlas 1012: CD 2; CO.

CONCEPT STATEMENT:
The applicant is requesting approval of a detail site plan for a restaurant site in Development Area D of The Tulsa Hills Shopping Center Project. The site has been previously platted but not developed.

PERMITTED USES:
The Site Plan provided as an attachment to this staff report illustrates a new restaurant site (Use Unit 12) which is permitted by right in Development Area D of the Corridor District Plan.

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The parking count exceeds the minimum required parking in the corridor district plan and meets the dimensional requirements of the Tulsa Zoning Code.

LIGHTING:
Parking lot lighting is defined to meet maximum 35' height allowed and directed down to help prevent light trespass into the adjacent properties. The photometric plan provides data that illustrates the lighting concept with no significant spillage onto adjacent properties and there is no adjacent residential property.

SIGNAGE:
The site plan illustrates signage along South Olympia and is placed appropriately for site plan review. 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 Corridor Section of the Zoning Code.
The trash screening enclosure meets the minimum standards defined in the Corridor Plan.

PEDESTRIAN ACCESS AND CIRCULATION:
Sidewalks will be installed internally and along South Olympia Avenue street frontage. Appropriate sidewalk plans have been provided on the site plan and provide pedestrian access to the restaurant from South Olympia.

MISCELLANEOUS SITE CONSIDERATIONS:
The site slopes significantly from west to east toward the Olympia street right of way. There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:
Staff has reviewed applicants' submittal of the Site Plan as it relates to the approved Corridor Plan Z-7008-SP-1 in development area D. The applicant site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-7008-SP-1 and the stated purposes of the Corridor chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of the detail site plan as noted above for the proposed new restaurant project.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

December 19, 2012

LS-20566
Mat Dossett, (1325) (AG) (County)
East of the Southeast corner of North Memorial Drive and East 80th Street North

The Lot-split proposal is to split an existing AG (Agricultural) tract into two tracts. One of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

The other is a 1.3 acre tract that is proposed to be split, not complying with the Bulk and Area Requirements of the Tulsa County Zoning Code. The applicant has filed a County Board of Adjustment application requesting a variance to be considered on 12/18/2012.

One of the resulting tracts will have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee met on December 6, 2012. PSO expressed the need to maintain their existing easement that is approximately 660' South of 80th Street North. The applicant has been made aware of the requirement and is agreeable to leaving the easement undisturbed.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the waiver of Subdivision Regulations and the lot-split, pending approval by County Board of Adjustment.

NOTE: If the variance application is denied by the County Board of Adjustment this lot-split application cannot be approved.
EXHIBIT

1055.63' N 88°41'09" E
215.30' N 135°54" W
263.00' S 88°41'09" W

263.00'

1.3 ACRES

LEGEND
A/E ACCESS EASEMENT
B/L BUILDING SETBACK LINE
CL CENTER LINE
D/E DRAINAGE EASEMENT
POB POINT OF BEGINNING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

SUBJECT TRACT
A TRACT OF LAND THAT IS PART OF THE SW/4 OF SECTION 25, T-21-N, R-13-E, IB&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SW/4; THENCE S 01°28'28" E ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 685.93 FEET; THENCE N 88°41'09" E A DISTANCE OF 1055.63 FEET TO THE POINT OF BEGINNING; THENCE N 88°41'09" E A DISTANCE OF 263.00 FEET; THENCE S 01°35'54" E A DISTANCE OF 215.30 FEET; THENCE S 88°41'09" W A DISTANCE OF 263.00 FEET; THENCE N 01°35'54" W A DISTANCE OF 215.30 FEET TO THE POINT OF BEGINNING, CONTAINING 1.3 ACRES MORE OR LESS.

Royce
Land Surveying, P.C.

CERTIFICATE OF AUTHORIZATION NUMBER: 5270
EXPIRATION DATE: 06/30/2013
12324 EAST 65TH STREET NORTH #238
OWASSO, OK 74055
PH 918-376-9327  FAX 918-376-9425

DRAWING NAME 
11970-EXHIBIT.dwg
REVISION

SCALE 
1"=60'
DATE 
11/14/12
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012
WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

December 19, 2012

LS-20567
Kim A. Keller, (9229) (RS) (County)
South of the Southeast corner of South 65th West Avenue and West Skyline Drive

The Lot-split proposal is to split an existing RS (Residential Single-Family) tract into two tracts. Both of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

One of the resulting tracts will have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the Subdivision Regulations that no tract have more than three side lot lines.

The Technical Advisory Committee met on December 6, 2012. PSO expressed the need to maintain their existing easement along South 65th West Avenue. Fire made the comment that there should be a fire hydrant within 600’ of a single family home. The applicant has been made aware of these requirements.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the waiver of Subdivision Regulations and the lot-split.
PRELIMINARY SUBDIVISION PLAT

Country Hollow West Block 2 - (8309) (CD 8)
West of Northwest corner of East 81st Street South and South Yale Avenue

This plat consists of 1 Lot, 1 Block, on 2.87 acres.

The following issues were discussed December 6, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development # 657. The conditions of the PUD must be shown in the covenants.

2. **Streets:** The mutual access by plat # 5636 is not clearly defined. Section on sidewalks must be included. If mutual access does not touch property line of proposed plat, there is no need to show it.

3. **Sewer:** Continue the proposed 11-foot utility easement along the east boundary line all the way through the 19-inch storm sewer easement until it intersects the 11-foot utility easement along the north boundary.

4. **Water:** An existing 12-inch waterline is located on the south side of East 81st Street.

5. **Storm Drainage:** Rename “Storm Sewer Easement” to “Drainage Easement” and add that section to the covenants.

6. **Utilities:** **Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may have difficulty putting in underground due to storm drain. There is existing underground that serves a single phase transformer on the east side of the property. This will need to be coordinated further.

7. **Other:** **Fire:** No comments until buildings are proposed for site.

**GIS:** Scale the location map and state what the scale is. Provide the expiration date for the CA number of the Engineer/Surveyor. Under the graphic scale bar on the face of the plat state the scale of the drawing. On the face of the plat replace phrases like “Due South”, “Due West” and “Due East” with actual bearings. For the basis of bearing, state the bearing in degrees, minutes and seconds instead of “Due West”. Submit a subdivision control data form (Appendix D), last page of the Subdivision Regulations, in which the first point shall be the point of beginning with two other points on or near the plats boundary. In describing the plat, replace phrase with actual bearings. Existing easements along the property lines need to be identified by their type. Provide a legend. Add the sections entitled Certificate of Occupancy Restrictions and Utility Easement Dedication. Remove the word “General” from the title of Section I.A. Reword each section to reflect the existence of a single lot e.g. section I.E. “The property shall receive and drain, in an unobstructed manner, the stormwater from drainage areas of higher elevation. The owner shall not construct...” Use standard language.
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.

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.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT
APPLICATION: CZ-420

TRS 1408
CZM 12

Atlas 0
Tulsa County District 1

TMAPC Hearing Date: December 15, 2012
(Continued from December 5, 2012)

Applicant: Jeff Potter

Tract Size: 6.5+ acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 116th Street North and North 129th East Avenue

EXISTING ZONING: AG
EXISTING USE: Horse ranch

PROPOSED ZONING: CS
PROPOSED USE: Retail

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

RELEVANT ZONING HISTORY:
No relevant history.

AREA DESCRIPTION:
SITE ANALYSIS: The subject property is approximately 6.5+ acres in size and is located southeast corner of East 116th Street North and North 129th East Avenue. The property appears to be a large lot rural residential area and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by the City of Owasso, zoned AG/ PUD-02-02; on the north by an assisted living center, zoned AG-R; on the south by large lot residential, zoned AG-R; and on the west by large lot residential, zoned AG-R.

UTILITIES: Water service for the subject tract is provided by Rural Water District 3. Sanitary sewer service is not presently available however a sewer extension from the City of Owasso will provide service if zoning is approved.

The City of Owasso will require an annexation agreement prior to connection with their system.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
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<tr>
<td>East 116th Street North</td>
<td>Primary Arterial</td>
<td>120’</td>
<td>2</td>
</tr>
<tr>
<td>North 129th East Avenue</td>
<td>Secondary Arterial</td>
<td>60’</td>
<td>2</td>
</tr>
</tbody>
</table>
RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Tulsa County does not include this tract inside a Comprehensive Plan.

The City of Owasso includes the entire 6.5 acre tract within in their fence line and also illustrates this area as a commercial node in their Comprehensive Plan.

Staff at INCOG, in conjunction with City of Owasso Planning, have discussed this zoning request with the applicant and have agreed that the 6.5 acre parcel originally requested may be appropriate for CS zoning however, there are several items important to the City of Owasso and surrounding property owners that have been considered in ultimately suggesting approval for a smaller CS area. Those items are listed as follows:

1) Sanitary sewer service is not available except through the City of Owasso and ultimately the City will require annexation in the larger context surrounding this site.

2) Adjacent surrounding properties are residential. The standard buffer between residential and a larger commercial activity should be enhanced through a PUD process or through annexation into the City of Owasso.

3) The City of Owasso standards for future development include details that are more consistent with their goals in the larger commercial area which begin at this intersection.

STAFF SUMMARY:
This request was continued from the 12.5.2012 Planning Commission meeting. At the time of this staff report there has been no additional information provided to the INCOG staff from the applicant. Our recommendation has not changed.

STAFF RECOMMENDATION:
As a result of a cooperative effort between INCOG staff, the City of Owasso and the applicant to address the items listed above, INCOG staff recommends approval for a smaller CS tract (2.69 acres) than was originally included in the application.

Refer to the attached exhibit and legal description that accurately defines the recommended area.
Part of the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section Eight (8), Township Twenty-one (21) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows: Beginning at the Northeast corner of the NE/4 NE/4; Thence S 01°10'39" E along East line of said NE/4 NE/4 a distance of 383.50 feet; Thence S 88°45'28" W a distance of 305.50 feet; Thence N 01°10'39" W a distance of 383.50 feet to a point on the North line of said NE/4 NE/4; Thence S 88°45'28" W along said North line of NE/4 NE/4 a distance of 305.50 feet to the Point of Beginning, containing 2.69 acres of land more or less.
TO: Tulsa Metropolitan Area Planning Commission  
FROM: Karl Fritschen, Owasso Community Development Director  
SUBJECT: CZ-420  
DATE: December 5, 2012

Dear Commissioners:

I would like to submit the following regarding TMAPC Case CZ-420. The City of Owasso has continued to work with the owner and the developer of the subject property and can optimistically report the following. Attached you will find an executed Consent to Annexation form signed by the owner of the subject property. It has been the City of Owasso's position all along that this property will be best served by being annexed into Owasso's corporate limits. With this signed consent to annex form, we can assure that the property will develop in a manner consistent with the goals of our Land Use Master Plan and our Zoning Ordinance. Additionally, we can provide sanitary sewer service to the property and any future commercial development on the property.

We appreciate the patience of the TMAPC Board Members and the professionalism shown by INCOG staff as we worked through the complex issues surrounding this unique case. We greatly respect the relationship between the City of Owasso and our regional partners, so you again have our thanks.

We would like to recommend approval of the rezoning of the entire 6.5 acre tract of land from AG (agricultural) to CS (commercial shopping) in Tulsa County. Upon annexation, the property will be brought into Owasso under the same CS zoning designation from Tulsa County. The recommendation before you from INCOG staff asks for rezoning of only a portion of the property, resulting from their continued efforts to work with us to protect this property. Now that we have consent to annex the property, we would ask that any motion be amended to include the entire 6.5 acre tract that was part of the original legal notice that was correctly posted and sent to surrounding property owners per Oklahoma State Statute.

Please accept our great appreciation for your continued efforts,

Regards,

Karl A. Fritschen

Karl A. Fritschen, AICP, RLA  
Community Development Director
Consent to Annexation into Owasso's Corporate City Limits

The undersigned, Violet J. Fisher-Kelly, being of lawful age, do hereby represent that they are the sole and lawful owner(s) of the property described in attachment "A" hereto, and that said property is presently located in an unincorporated portion of Tulsa County, Oklahoma and within Owasso's fenceline. This consent to annexation shall remain in effect with the property listed in attachment "A", regardless of ownership transfer or purchase, from this date forward. This agreement allows the City of Owasso or the current owner of the property described in attachment "A" to lawfully initiate the annexation process into Owasso's corporate limits at any time.

Pursuant to this agreement, the undersigned have made application for a sanitary sewer connection to said property, and do hereby consent to the annexation of said property by the City of Owasso, Oklahoma in accordance with said provisions.

Executed this 5th day of Dec., 2012

Violet J. Fisher-Kelly

Name

STATE OF OKLAHOMA )
COUNTY OF TULSA ) SS:

Rogers

On the 5th day of December, 2012, before me personally appeared Violet J. Fisher and ________________________ to me known to be the person(s) named herein and who executed the foregoing Consent to Annex and they acknowledged to me that they voluntarily executed the same.

My Commission Expires: 12-10-14
My Commission Number: 02020021

Maude Hendley
NOTARY PUBLIC
Attachment “A”

Parcel ID: 91408140800010 & 91408140800710

Legal Description of Property to Be Annexed:

Tract #1
Beginning at Northeast corner of the Northeast Quarter of said Section 8, thence South a distance of 420 feet along the east line of said Section 8, thence West and parallel to the North line of Section 8 a distance of 420 feet, thence North and parallel to the east line of said Section 8 a distance of 420 feet to a point on the north line of said Section 8, thence East along the north line of Section 8 a distance of 420 feet to the Point of Beginning (containing 4.04 acres more or less).

Tract #2
Commencing at the Northeast corner of the Northeast Quarter of said Section 8, thence South a distance of 420 feet along the east line of said Section 8 to the Point of Beginning, thence East parallel to the north line of said Section 8 a distance of 519 feet, thence south parallel to the east line of said Section 8 a distance of 210 feet, thence East parallel to the north line of said Section 8 a distance of 519 feet to a point on the east line of Said Section 8, thence North along the east line of said Section 8 a distance of 210 feet to the Point of Beginning (containing 2.50 acres more or less).
Attachment "B"
Fisher-Kirby Property

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.
TR 1309
CZM 10

TMAPC Hearing Date: December 19, 2012
Applicant: Tulsa County/ Tom Rains

Tract Size: 6.51+ acres

ADDRESS/GENERAL LOCATION: South of southwest corner of North Yale Avenue and East 116th Street North

EXISTING ZONING: AG
EXISTING USE: Vacant
PROPOSED ZONING: IL
PROPOSED USE: Highway Maintenance facility for Tulsa County

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

RELEVANT ZONING HISTORY:

CZ-386 August 2007: The staff and TMAPC recommended for denial of a request for rezoning a 10+ acre tract of land from AG to IL for farm equipment sales on property located south of the southeast corner of East 116th Street North and North Yale Avenue and abutting south of subject property. The applicant appealed it to the County Commissioners and they approved the application for IL zoning.

PUD-717 August 2005: All concurred in approval of a proposed Planned Unit Development on a 22+ acre tract of land for commercial and storage use, per conditions, on property located on the southwest corner of East 116th Street North and U.S. Highway 75.

CZ-351 April 2005: Staff and TMAPC concurred in denial of a request for rezoning a 12.49+ acre tract of land from AG to IH, but approval of IL on property located on the southeast corner of U.S. Highway 75 and East 116th Street North. The Board of County Commissioner’s however, approved IH zoning.

CZ-335 April 2004: A request to rezone a 21+ acre tract from AG to IL or CG for a metal fabricating business located on the southeast corner of East 116th Street North and North Yale Avenue was approved for IL on the west half of the tract. The balance of the property remained AG.

CZ-333 January 2004: A request to rezone a tract of land from AG to IL or CG was filed. Staff recommended denial of both the IL and the CG as the property was designated as a Corridor Intensity- Agricultural district. The request was amended by the applicant and all concurred in approval to rezone the north 660 feet to IL, leaving the southern portion of the tract AG on property located on the southwest corner of East 116th Street North and U.S. Highway 75. (Related to PUD-717)
**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 6.51+ acres in size and is located south of southwest corner of North Yale Avenue and East 116th Street North. The property appears to be vacant and is zoned AG.

**SURROUNDING AREA:** The subject tract is abutted on the east by undeveloped land, zoned AG; on the north by a salvage yard, zoned IH; on the south by vacant land with an outdoor advertising sign, zoned IL; and on the west by Highway 75 North, zoned AG. On the west side of Highway 75 a large tract is also zoned IL.

**UTILITIES:** The subject tract no municipal sewer available, water will be provided by Rural Water District #3.

**TRANSPORTATION VISION:**
The Master Street and highway plan designates North Yale Avenue as a Secondary Arterial. There are no multi modal street designations in this area.

**STREETS:**

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<th>Exist. Access</th>
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<th>MSHP R/W</th>
<th>Exsit. # Lanes</th>
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<tr>
<td>North Yale Avenue</td>
<td>Secondary arterial</td>
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**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The North Tulsa County Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Corridor. According to the Zoning Matrix, the requested IL zoning may be found in accord with the Plan.

**STAFF SUMMARY and RECOMMENDATION:**

Much of the surrounding property has been previously zoned IL. The site north of this proposed zoning area is being used as an auto salvage facility and zoned IH. Property northeast of the site appears to be vacant however it is also zoned IL.

The requested IL zoning is consistent with the current zoning pattern surrounding the site.

The proposed IL zoning is consistent with the previously approved zoning patterns and in conformance with the vision of the area identified by the County Commissioners.

Therefore, staff recommends **approval** of the zoning request from AG to IL.

12/19/12
No Image Available

Acct Type: Agricultural
Zone: AG
Construction Quality: 
Building Area: 
Land Area: 283575.60 Sq. Ft.
Land Value: $1,400
Total Taxable: $1,600
Total Market: $1,600
Roof Material: 
Physical Condition: 
Exterior Wall: 

BitAs: 
Neighborhd: 0
School District: 8B
Year Built: 0
Bath: 0
Stories: 0
Air Conditioning: 0
Adjustment: 

RecptNo: 
Book: 
Page: 
Doc Type: 

Legal Description
PRT NE BEG 657.1S NEC NE TH S218.75 W330 S110
W664.8 TH ON CRV 251.1 TH NW86.6 E926 POB SE
C 9 21 13 6.51ACS

Ken Yazel
Tulsa County Assessor
Date 11/6/2012

Account Number: 91309-13-09-01310
Mailing Addr. SHAHID, SHAMIM S TRUSTEE
SHAMIM S SHAHID TRUST
7614 E 87TH ST
TULSA, OK 74133

Property Addr. 
Subdivision: 

18.4