

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)
10. **AC-117 – AAB Engineering, LLC/Alan Betchan**, Location: West side of North Mingo Avenue near Archer, 120 North Mingo, Requesting **Alternative Compliance Landscape Plan** for a new auto sales and storage business, **CH**, (CD-3)
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 IL**, (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 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.

TMAPC RECEIPTS
Month of November 2012

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	3	\$15.00	\$15.00	\$30.00	30	\$160.00	\$160.00	\$320.00
Zoning	0	0.00	0.00	0.00	7	4,912.50	4,912.50	9,825.00
PUDs & Plan Reviews	27	2,362.50	2,362.50	4,725.00	149	13,107.50	13,107.50	26,215.00
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>\$2,377.50</u>	<u>\$2,377.50</u>	<u>\$4,755.00</u>		<u>\$17,980.00</u>	<u>\$17,980.00</u>	<u>\$35,960.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	4	\$975.00	\$975.00	\$1,950.00
Preliminary Plats	0	0.00	0.00	\$0.00	8	4,335.00	4,335.00	8,670.00
Final Plats	0	0.00	0.00	0.00	7	2,730.85	2,730.85	5,461.70
Plat Waivers	1	125.00	125.00	250.00	3	375.00	375.00	750.00
Lot Splits	4	275.00	275.00	550.00	36	1,915.00	1,915.00	3,830.00
Lot Combinations	2	100.00	100.00	200.00	31	1,550.00	1,550.00	3,100.00
Access Changes	1	25.00	25.00	50.00	1	25.00	25.00	50.00
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>(286.65)</u>	<u>0.00</u>	<u>(286.65)</u>
		<u>\$850.00</u>	<u>\$850.00</u>	<u>\$1,700.00</u>		<u>\$12,005.85</u>	<u>\$12,005.85</u>	<u>\$24,011.70</u>
BOARDS OF ADJUSTMENT								
Fees	14	\$2,550.00	\$1,800.00	\$4,350.00	69	\$26,050.00	\$7,700.00	\$33,750.00
Refunds			(100.00)	(100.00)	0	(600.00)	(550.00)	(1,150.00)
NSF Check			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>(534.65)</u>	<u>0.00</u>	<u>(534.65)</u>
		<u>\$2,550.00</u>	<u>\$1,700.00</u>	<u>\$4,250.00</u>		<u>\$25,450.00</u>	<u>\$7,150.00</u>	<u>\$32,600.00</u>
TOTAL		\$5,777.50	\$4,927.50	\$10,705.00		\$55,435.85	\$37,135.85	\$92,571.70
LESS WAIVED FEES *		(\$392.20)		(\$392.20)		(\$1,213.50)		(\$1,213.50)
GRAND TOTALS		\$5,385.30	\$4,927.50	\$10,312.80		\$54,222.35	\$37,135.85	\$91,358.20

* 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

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
Daniel C. Cupps
Andrew A. Shank
Joshua M. Tietz

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Of Counsel

Donald L. Detrich
Philip R. Feist, PLLC
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber

Writer's E-Mail:
ashank@ellerdetrich.com

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

Ms. Diane Fernandez
December 11, 2012
Page 2

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.

\\F11082.04\N&C\To Fernandez.1 (2012.12.11).doc

**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:

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:

My Commission Number:

Notary Public

4.5

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

Final Plat

Tuba 360

PART OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
CORRIDOR DISTRICT SITE PLAN NUMBER Z-7008-SP-1

OWNER: As to Lot B, Block 2 Only
Lot 12, Block 1, Lot 11, Block 2,
Part of Lot 10, Block 1,
Part of Lot 2, Block 2, Only.
CPBS LAND COMPANY, LLC
AN ILLINOIS LIMITED LIABILITY COMPANY
1000 Nicolet Mall, TPN-12F
Minneapolis, Minnesota 55403
Nicholas Papadine
888-555-5555
Phone: (612) 681-7960

SURVEYOR:
Carter & Burgess, Inc.
Anthony D. Carter, P.E.,
Terry Collette-Bishop
10001 North Broadway Extension
Oklahoma City, Oklahoma 73114
Phone: (405) 810-8254
CA 227 EXPIRES 6-30-08

Legend

SUBMISSION CONTAINS:
PARTY ONE (31) LOTS IN TWO (2) BLOCKS
AND FIVE (5) RESERVES



Bushy ol Bearing
THE BASES OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NORTH BY 89° 10' EAST ALONG THE NORTHERLY LINE OF SEC. 11, T. 18. N. R. 13. E. BASED ON SECTION 6500000 BY THE USGS, DATED MARCH 15,

Monumentation
EXCEPT AS SHOWN ON THIS SHEET,
ALL EXTERIOR AND INTERIOR
PROPERTY CORNERS ARE A SET 1/2
INCH BULKY WITH YELLOW CAP.
STAMPED "C&B CA 227".

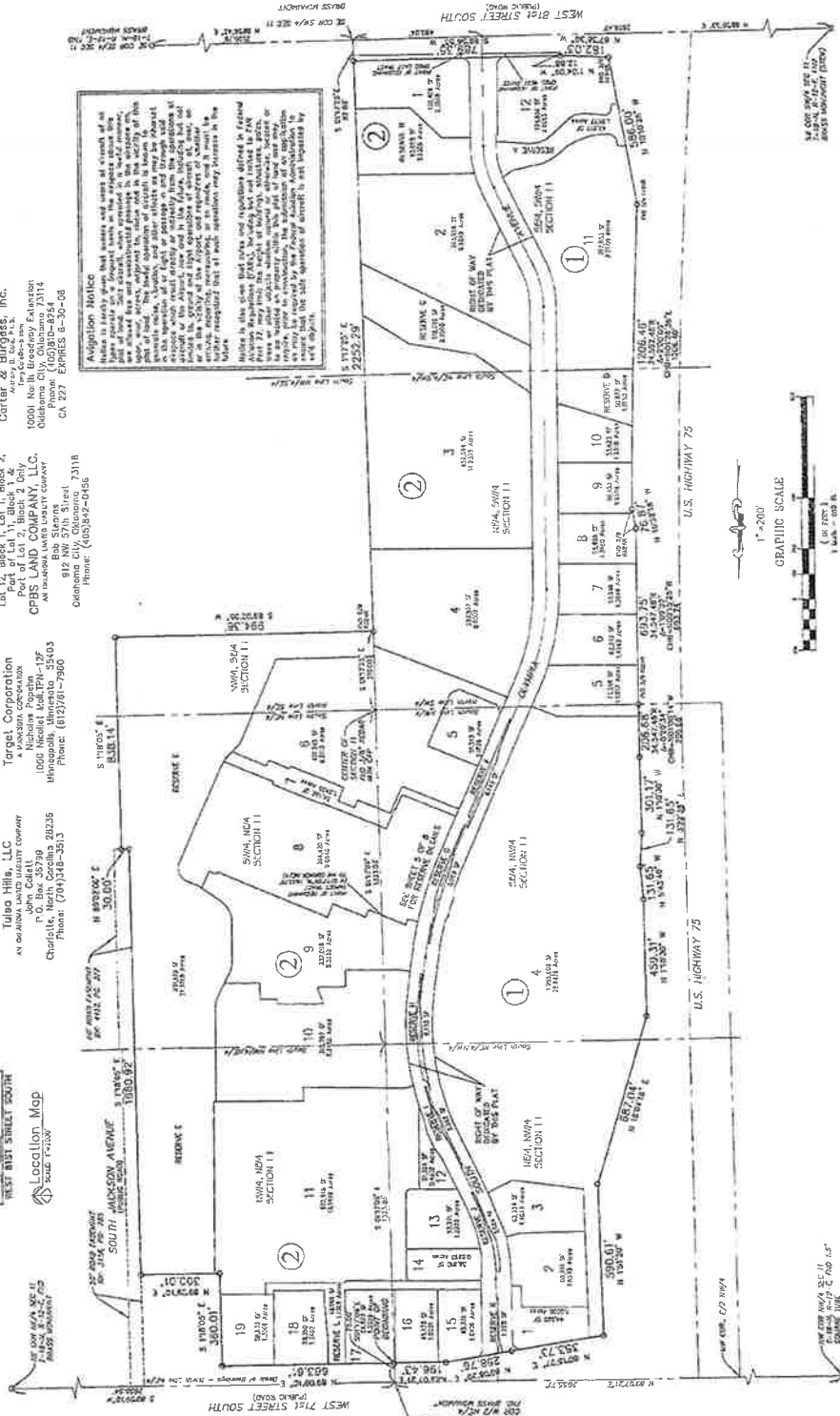
CERTIFICATE

I hereby certify that all real estate taxes involved in this plan have been paid as required by the certificate in this matter. Security an optional but has provided in this amount of \$ 100,000.00 per front acre to be applied to 20 acres. This certificate is NOT to be considered as payment of taxes in full but in general in order that this plan may be filed on record. 20 Acres was used the

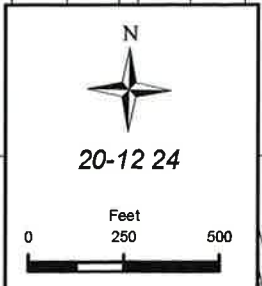
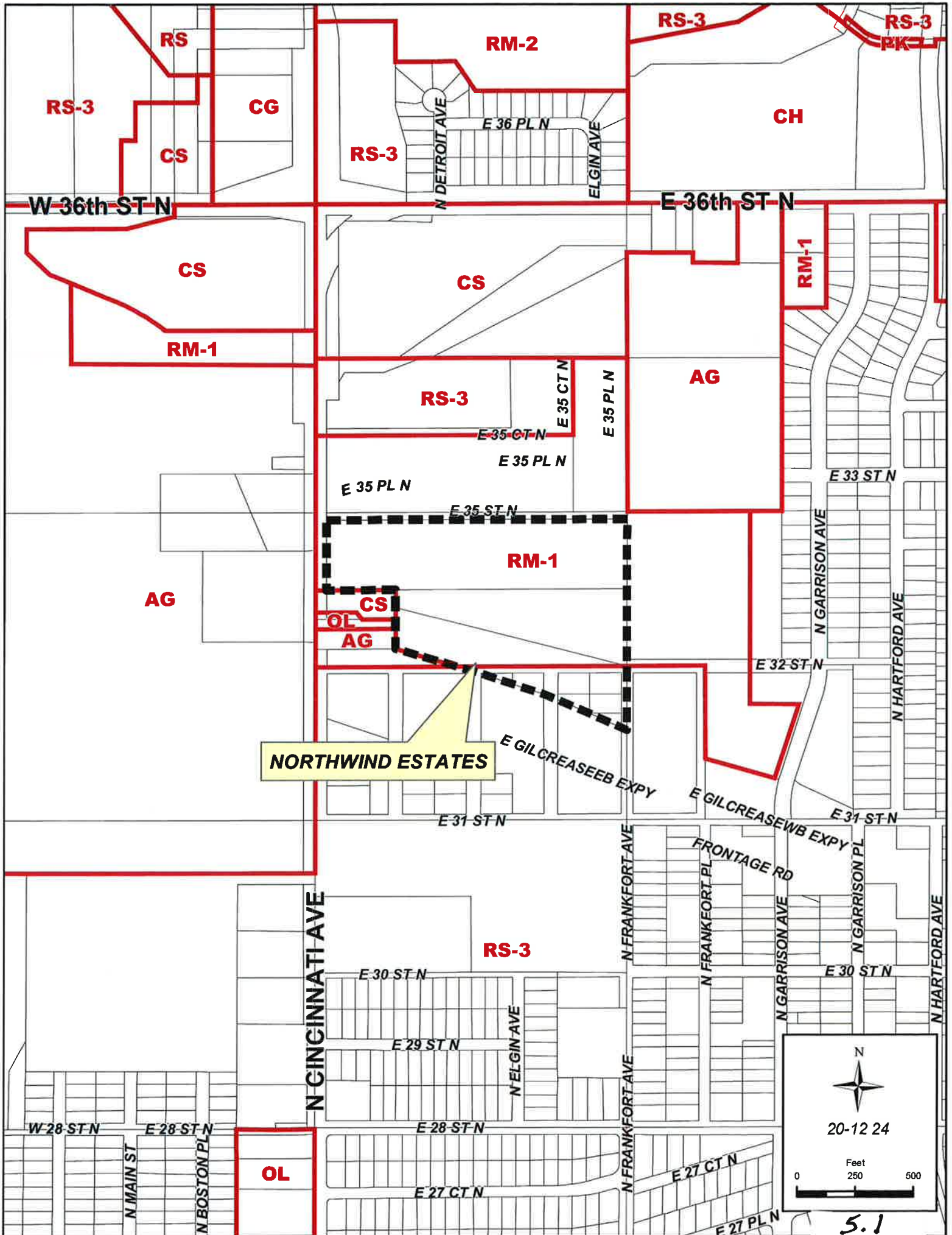


STATE OF CALIFORNIA }
COUNTY OF YUBA }

Tulsa Hills
SHEET 1 OF 6



4.7



5.1



Final Subdivision Plat

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.

Northwind Estates

OWNER:
MACO Properties, L.L.C.
A MISSOURI LIMITED LIABILITY COMPANY
CONTACT: JASON MADDOX
111 North Main Street
Clarkton, Missouri 63837
Phone: (573)448-3000

PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FOUR(24)
TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



NORTH

Scale: 1" = 60'

Tanner Consulting

ABBREVIATIONS:
B/L = BUILDING LINE
ESMT = EASEMENT
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT

SUBDIVISION CONTAINS
TWO (2) LOTS IN ONE (1) BLOCK
WITH ONE (1) RESERV.

GROSS SUBDIVISION
AREA: 17.955 ACRES

SUBDIVISION CONTAINS
TWO (2) LOTS IN ONE (1) BLOCK
WITH ONE (1) RESERVE

GROSS SUBDIVISION
AREA: 17.955 ACRES



Location Map
Scale: 1" = 200'

Books of the Month

THE BAGGS OF BEARINGS FOR THE SUBDIVISION SHOWN HEREON IS THE WEST
LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 25 NORTH,
RANGE 12 EAST, HAVING A BEARING OF N 01° 50' 41" W BASED ON THE
AMERICAN DATUM 1983. PLANE COORDINATE SYSTEM, NORTH ZONE 150213, NORTH

Notes

- 1 THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE
2 BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
3 SURVEYORS
- 4 ALL PROPERTY CORNERS ARE EXCEPT "IRON BEAR" WITH YELLOW CAP
5 STAMPED "PANEL 15 1425" IS NOT SURVEYED. NOTICE
- 6 ADDRESSES SHOWN ON THIS PLAT ARE ACCUMULATED AT THE TIME THIS PLAT
7 WAS FILED. ADJUSTMENTS TO THIS PLAT WILL BE REQUIRED ON THE BASIS OF THE
8 RECORDS ON FILE IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT.
- 9 ACCESSES AT THE TIME OF PLAT WERE PROVIDED BY MARTIN LUTHER KING, JR.
10 AS NOTED BY VIRTUE OF PLAT 1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2

DRAFT FINAL COPY

clock 6.6 MHz.

Northwind Estates
SHEET 1 OF 2

DATE OF PREPARATION: NOVEMBER 27, 2012

5.4

Change of Access on Recorded Plat TMAPC December 19, 2012

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, Bill Buffington
are the owners of Heatherwood Amended, 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 4 day of December, 2012.

Bill Buffington
Owner

Owner

APPROVED:

Daryl Dale 12/5/12
City/County Engineer
Traffic

TMAPC

STATE OF _____)

) SS

INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF _____)

4th Before me, the undersigned, a Notary Public in and for said County and State, on this day of December, 20 12, 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: 12/29/12

Rhonda Smith Weathers
Notary Public

STATE OF _____)

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF _____)

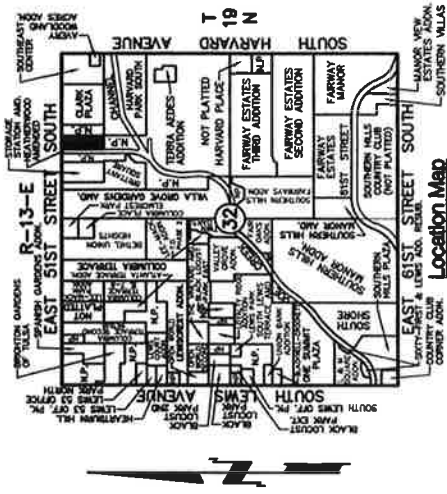
4th Before me, the undersigned, a Notary Public in and for said County and State, on this day of December, 20 12, personally appeared _____, to me known to be the identical person__ who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledged to me that _____ 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.

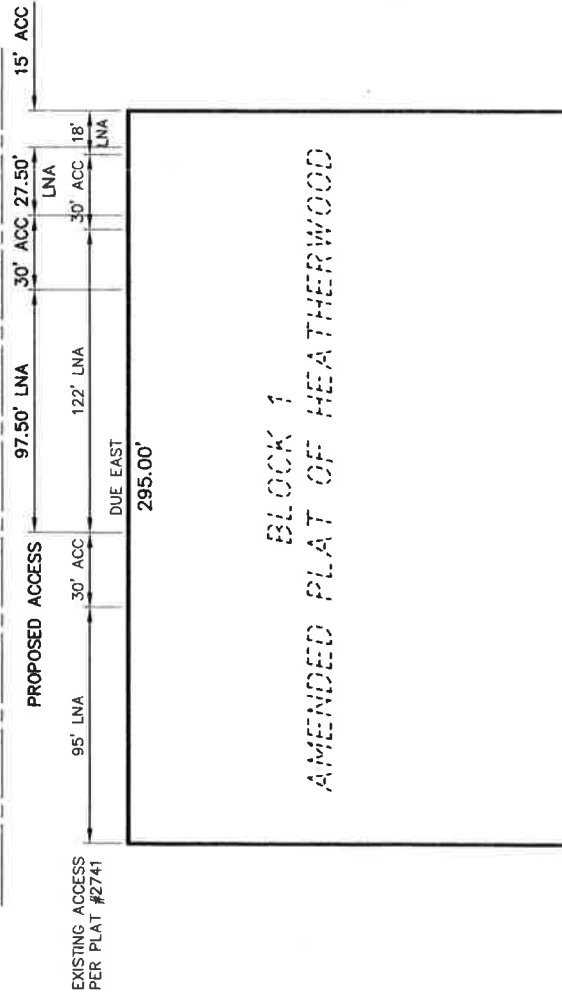
My Commission Expires: 12/29/12



Rhonda Smith Weathers
Notary Public



EAST 51ST STREET SOUTH



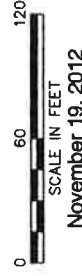
Legend

ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS

APPROVED: *Doug Duke* 12/5/12
TRAFFIC ENGINEER
Doug Duke, Sr. Traffic Eng.

CHANGE OF ACCESS EXHIBIT FOR BLOCK 1 OF AMENDED PLAT OF 'HEATHERWOOD'

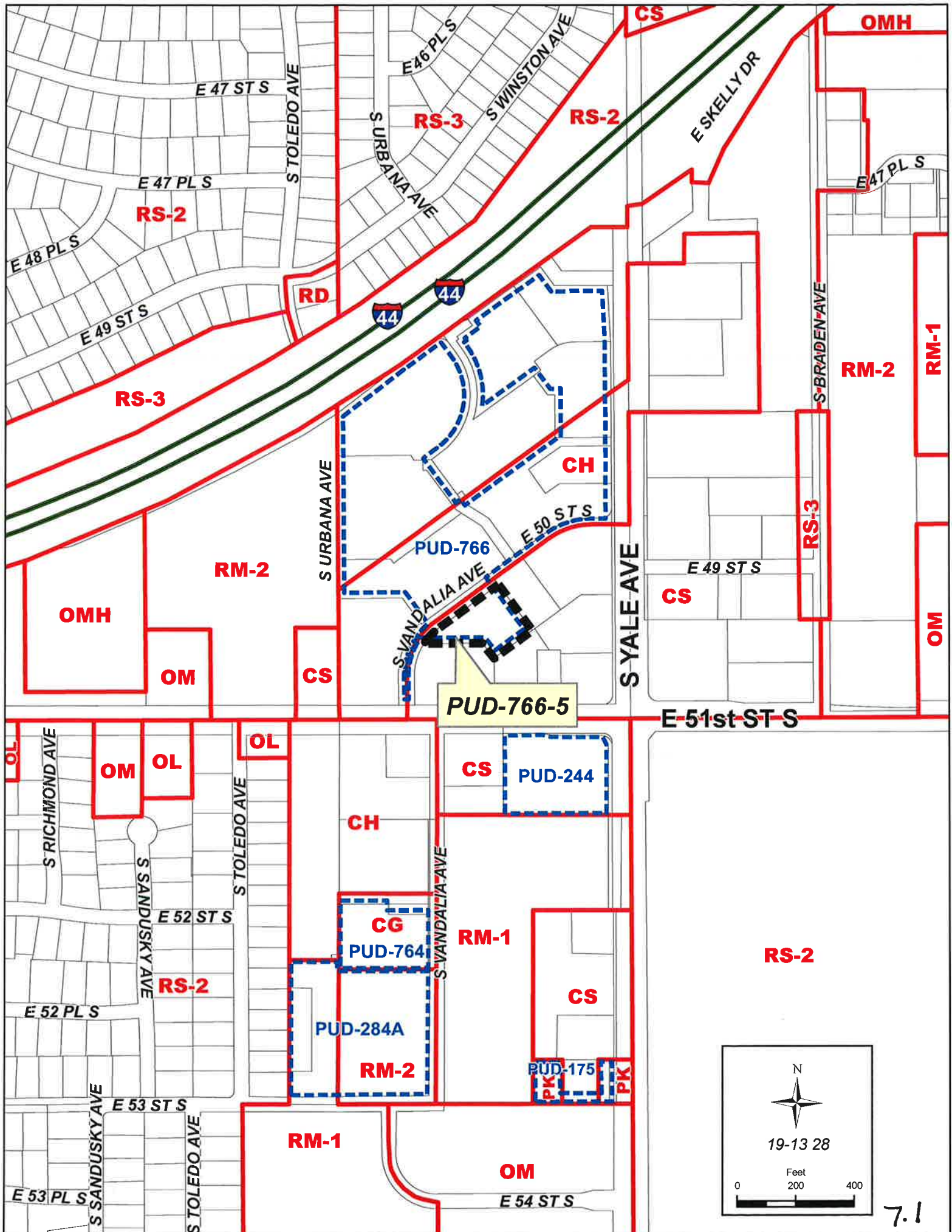
SECTION 32, T-19-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SCALE IN FEET
November 19, 2012



SACK AND ASSOCIATES, INC.
3550 East 31st Street, Suite A, Tulsa, Oklahoma 74125-1519
Phone: 918.932.4111 Fax: 918.932.4112
www.sackandassociates.com
Project: HEATHERWOOD-A
Drawing: EMB102A
Order: P992A
Drawn: LWB
Checked: EMB102A
Date: 10/13/12
Printer: C
Printed: 20 NOV 2012





PUD-766-5



19-13 28

0 200 400
Feet

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



E 50 ST S

S VANDALIA AVE

PUD-766-5

E 51st ST S



19-13 28



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

7.3

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.

7.4

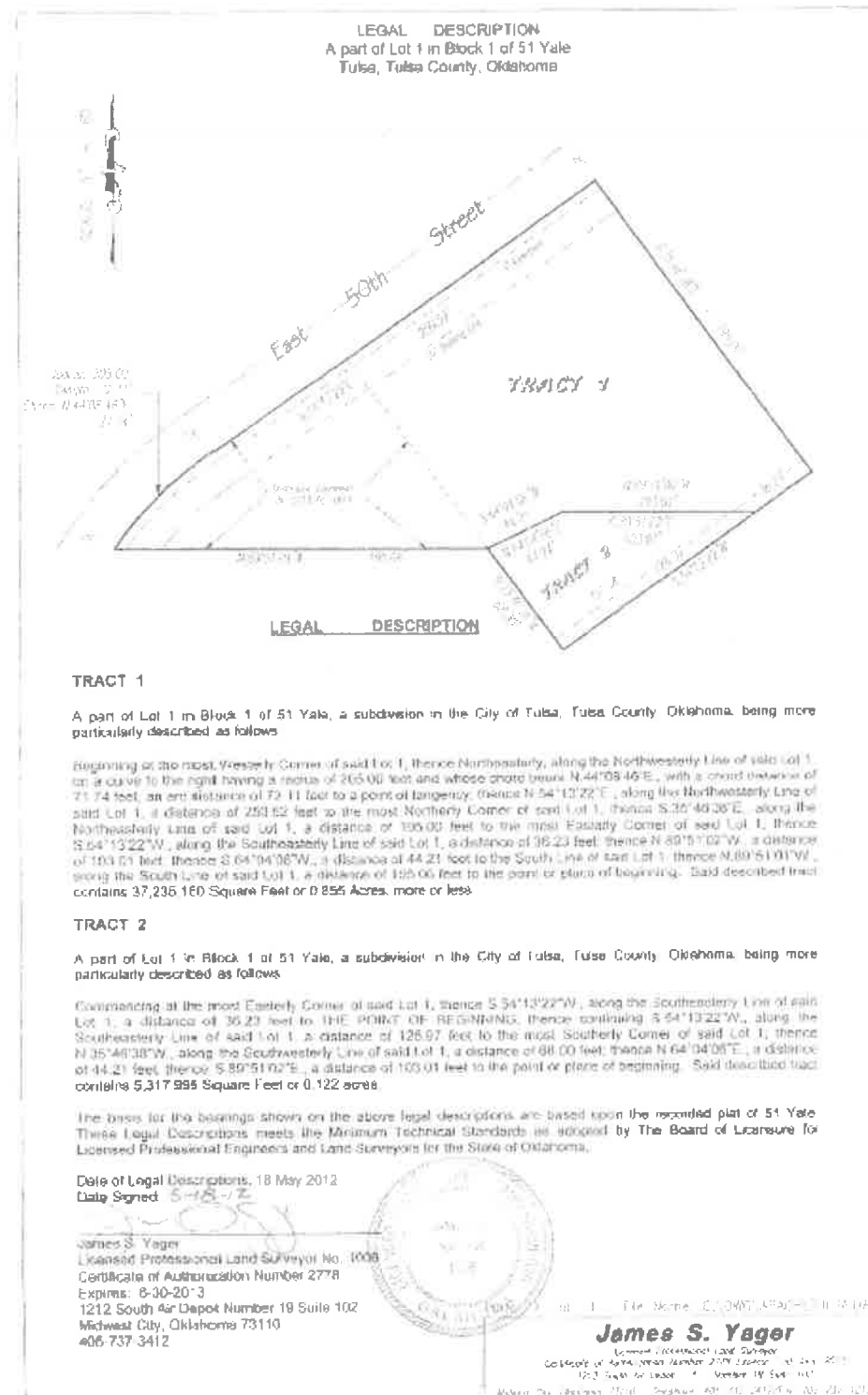
Minor Amendment PUD 766 –

November 13, 2012

Lot 1 Block 1 51 Yale

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.



7.5

AS-BUILT SITE PLAN TO SERVE
BRAUM'S ICE CREAM STORE
 4717 EAST 51ST, TULSA, OKLAHOMA

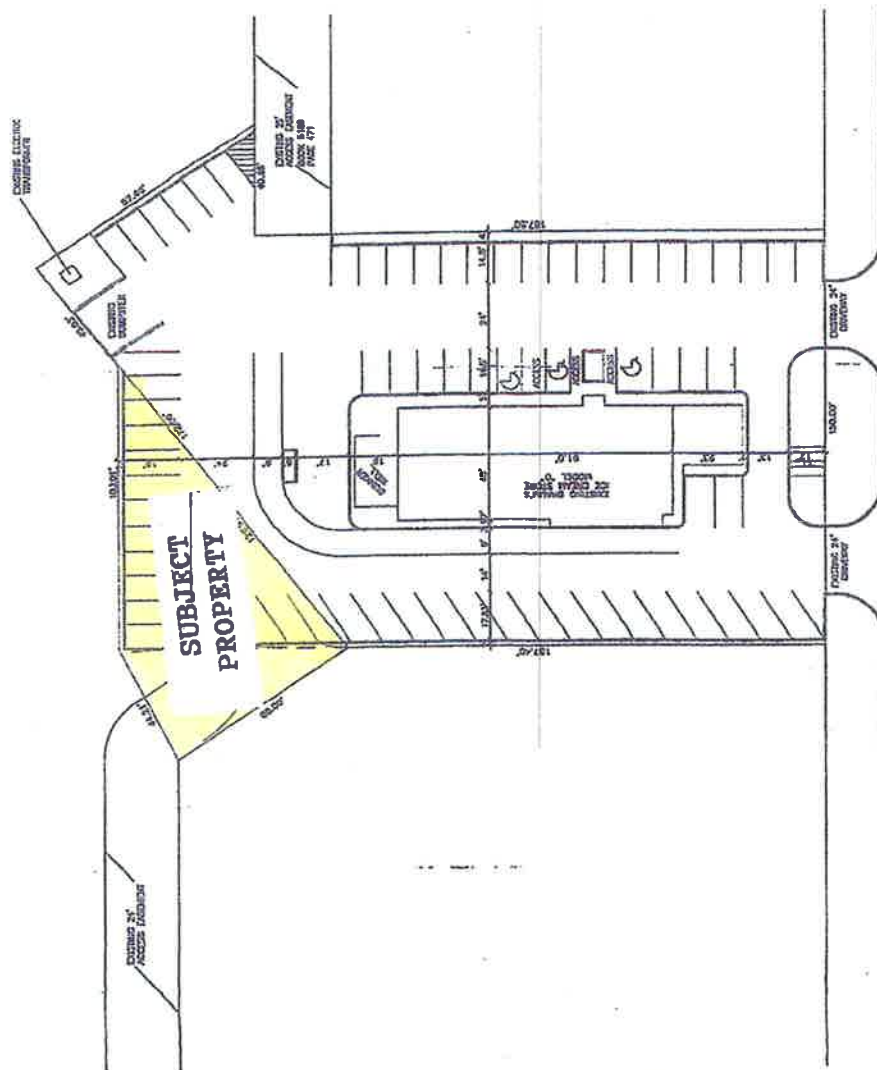


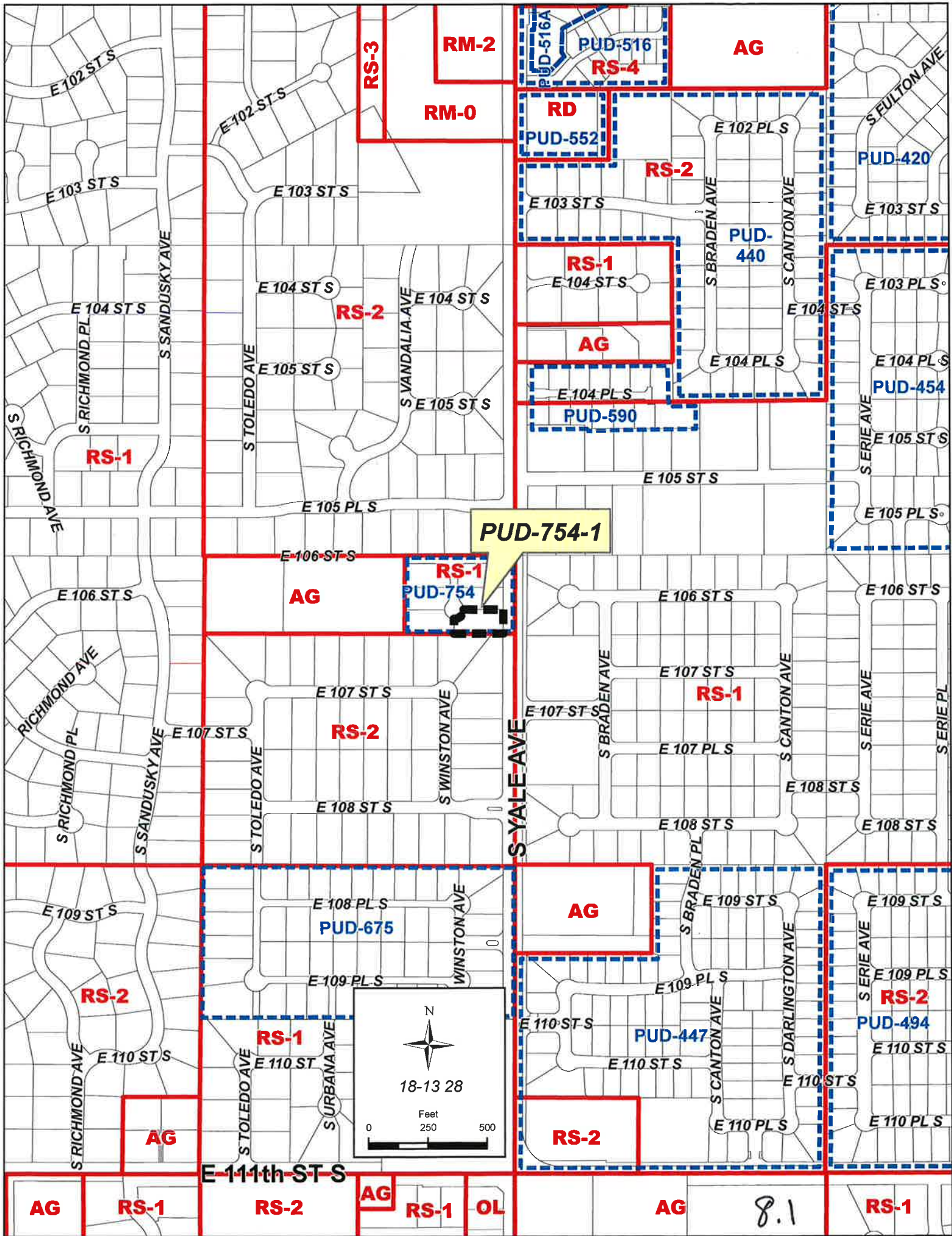
EXHIBIT "A"

SCALE: 1" = 20'
 64 PARKING SPACES (EXISTING)

7.6

Sheet 1 of 1

BRAUM'S
 ICE CREAM COMPANY
 P.O. Box 26428, 2005 N.E. 62nd, Oklahoma City, Oklahoma 73125-26428
 PHOENIX, ARIZONA & PROVIDENCE, RHODE ISLAND OFFICES





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.

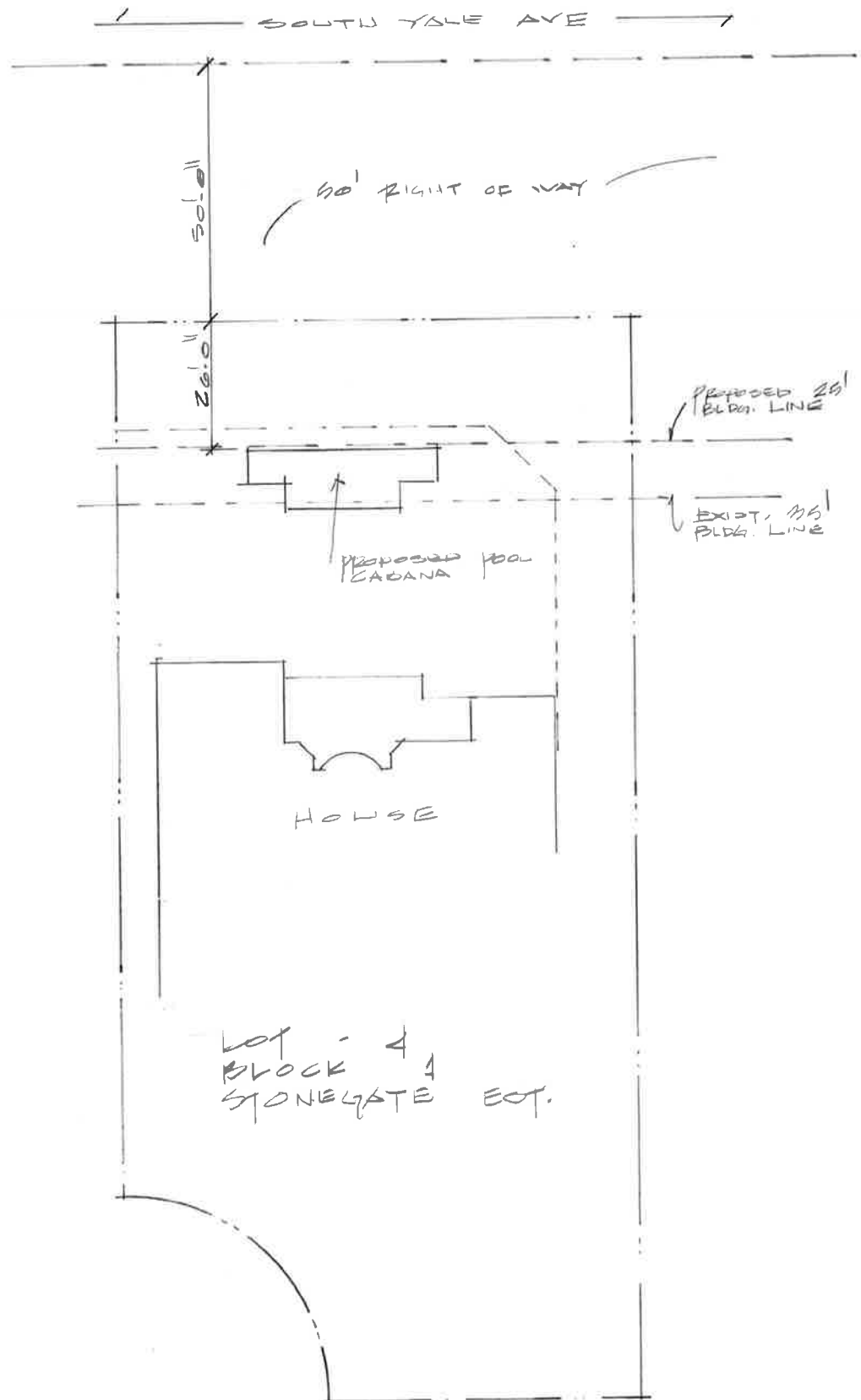
Staff Summary:

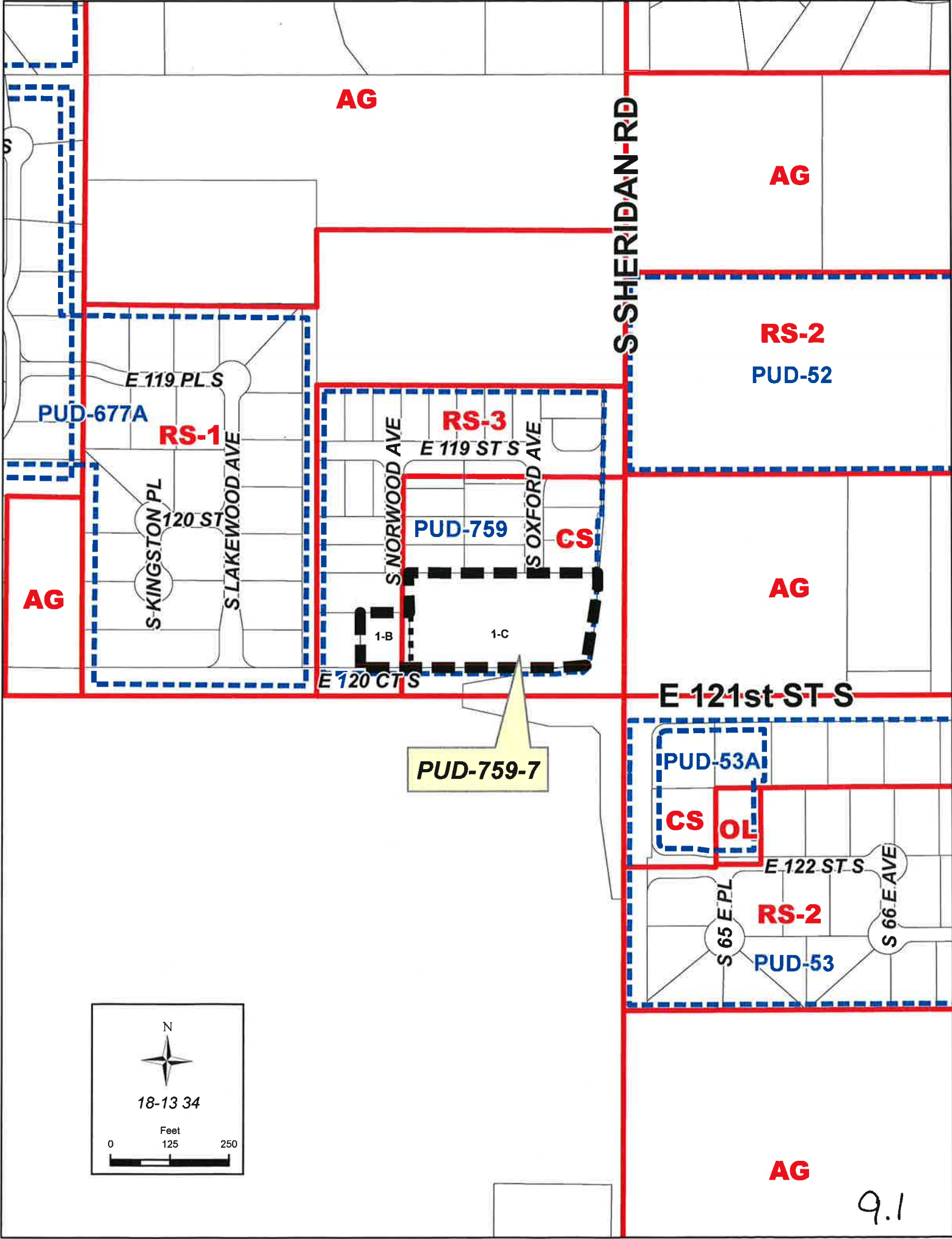
Within the City of Tulsa Zoning Code, PUD Section 1107.K.9, a minor amendment may be considered for..... " *Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character 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.







18-13 34

0 125 250
Feet

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

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)

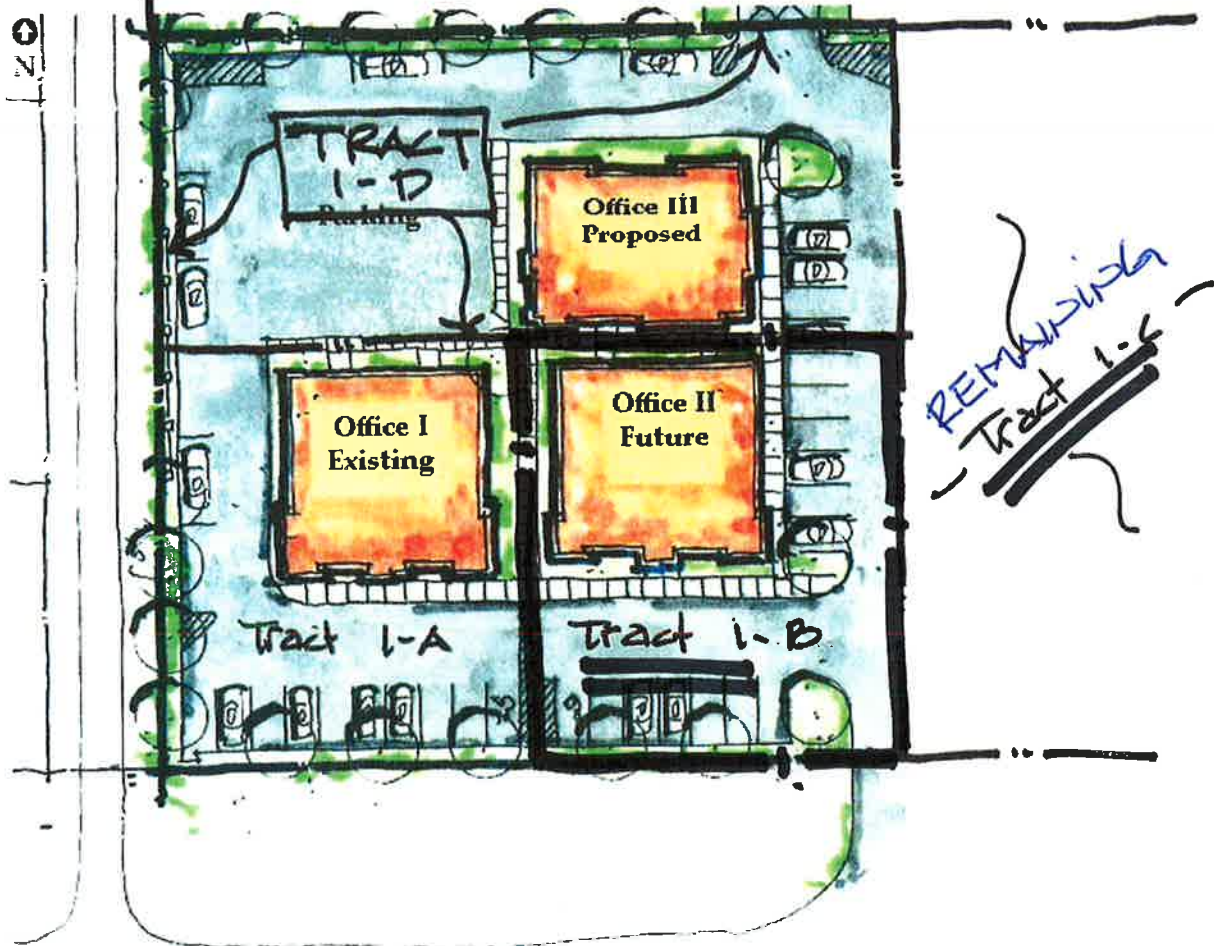
Staff Recommendation:

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.

↑
Tract

CRESTWOOD CROSSING OFFICE PARK
NWC 121ST & S SHERIDAN
TULSA OK 74137



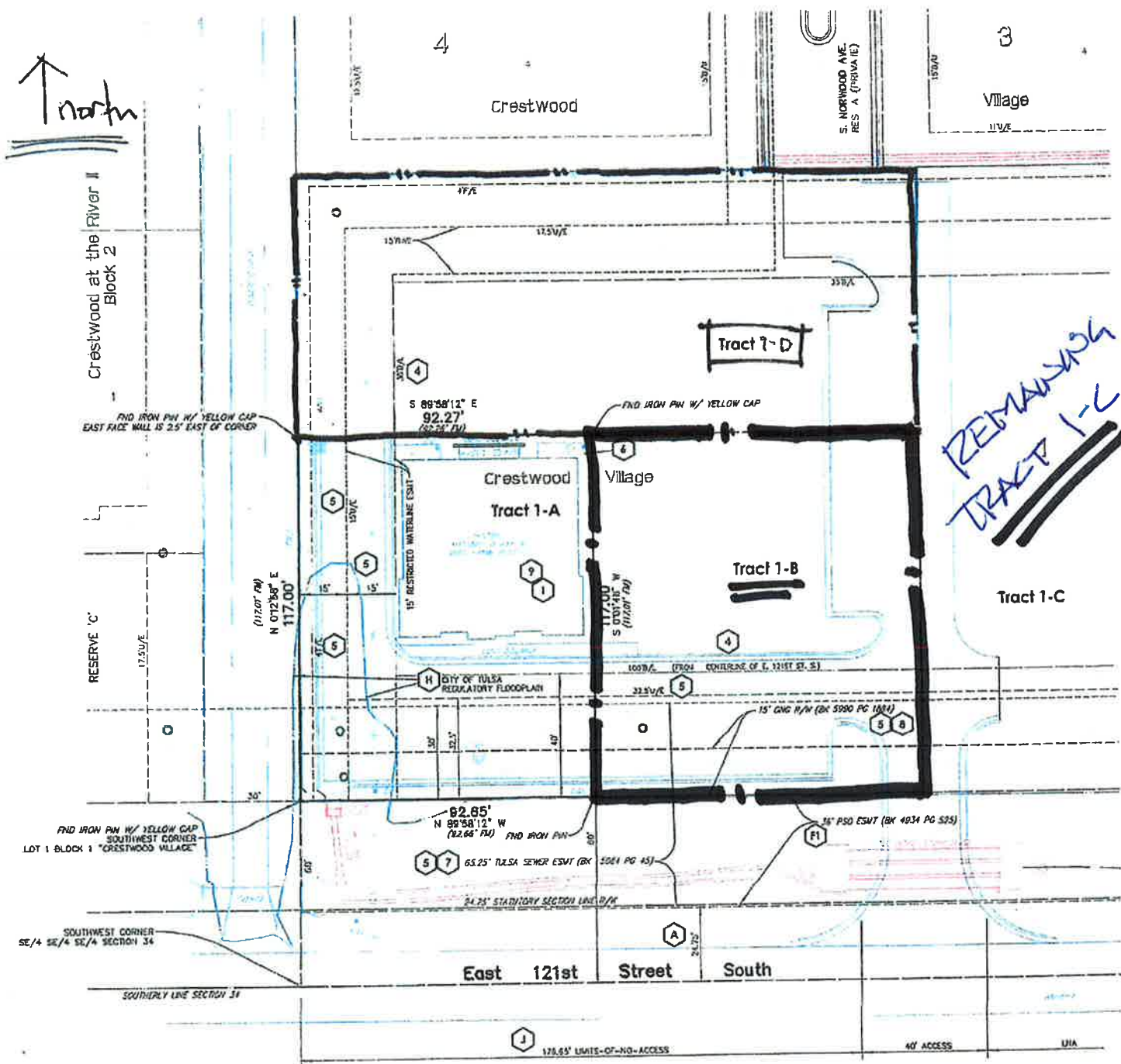
E. 121ST STREET SOUTH

12.11.12

Concept Study
Minor Amendment
POD T59-7

9.5

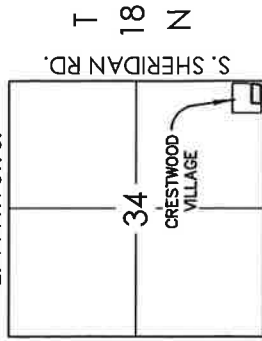
CRESTWOOD VILLAGE, LOT 1, BLOCK 1, PUD 759 - Tracts 1A, 1B, 1C, 1D



9.6

R 13 E

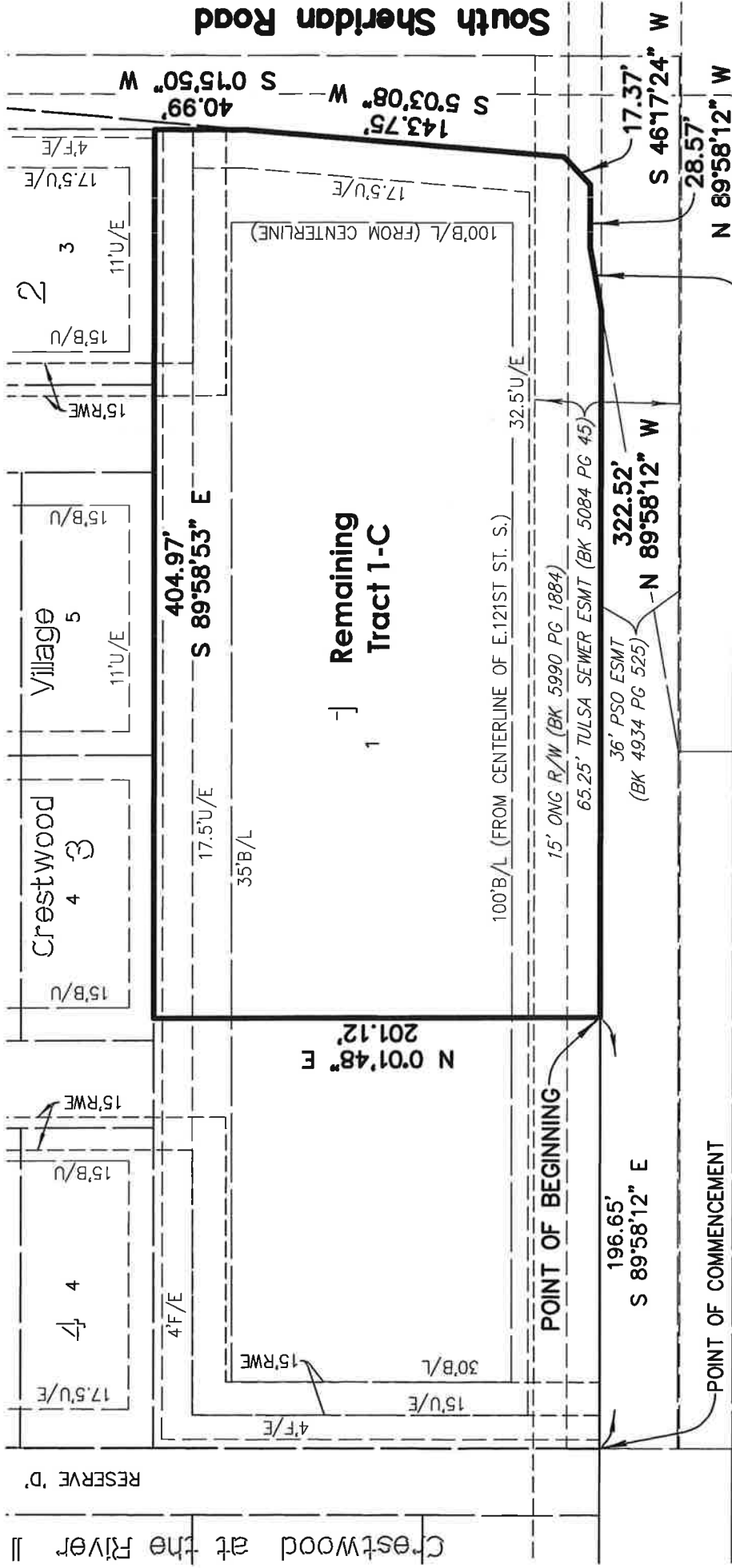
E. 111TH ST. S.



Location Map

Exhibit "C.2"

Crestwood Village (Doc# 6286), Tulsa, Oklahoma
Lot Split Remaining Tract 1-C Exhibit



East 121st Street South

S 80°06'32" W

29.01'

POINT OF COMMENCEMENT

7.9

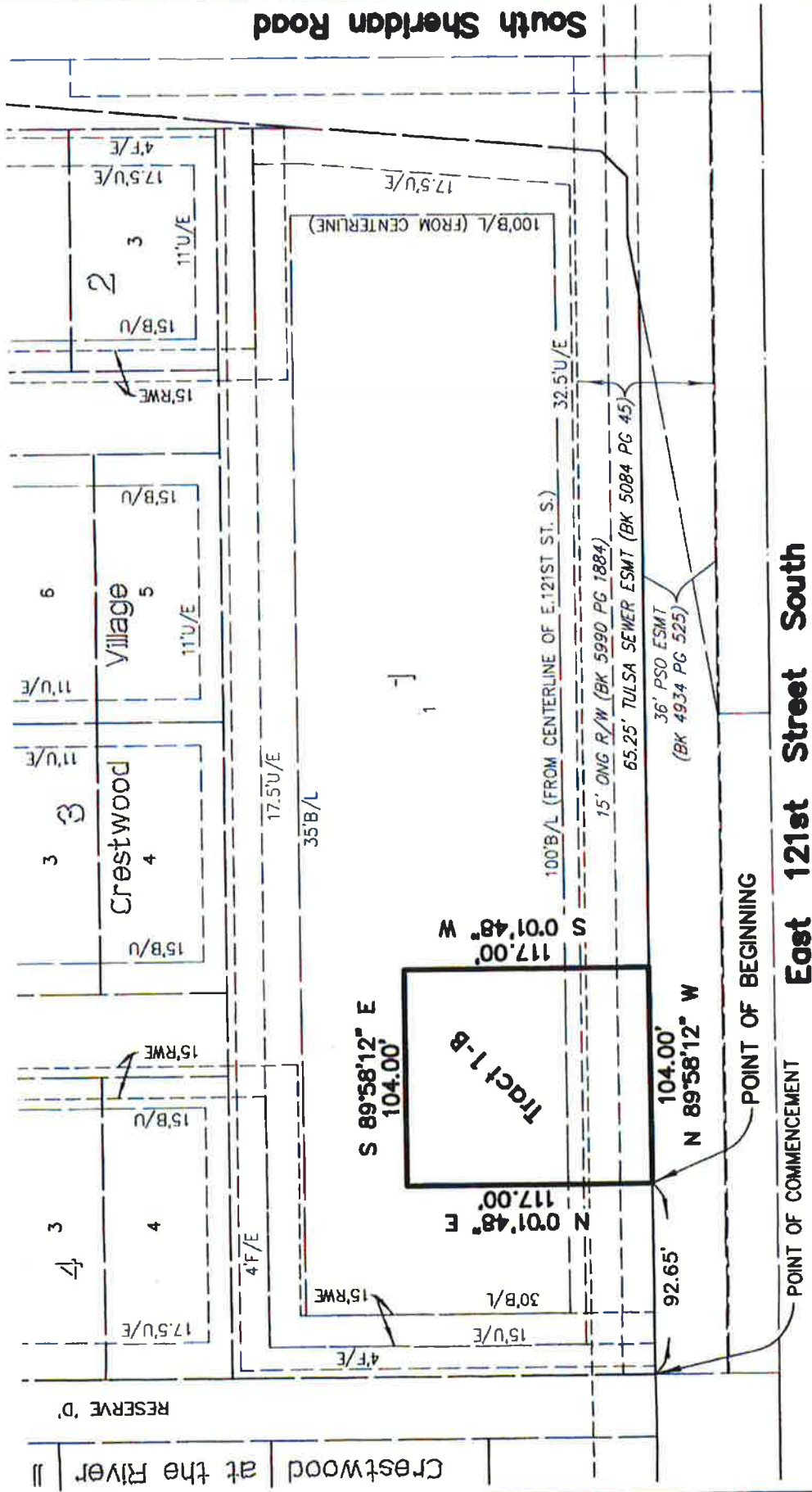
Tanner Consulting, LLC

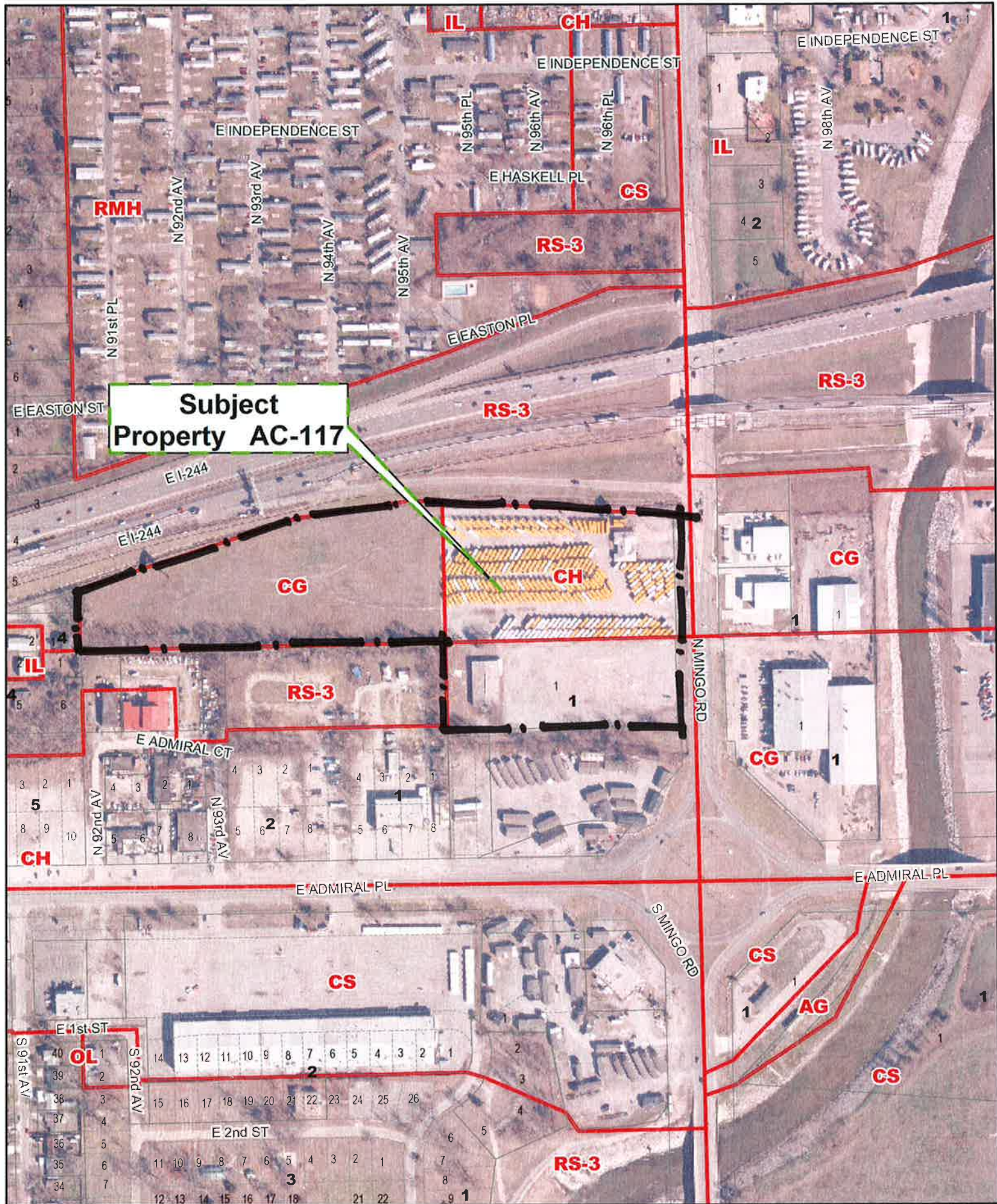
5/23/2012 10135EX_1C LOT SPLIT

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

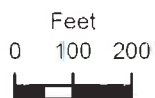


Crestwood Village (Doc# 6286), Tulsa, Oklahoma
Tract 1-B Exhibit





**Subject
Property AC-117**



3 Musketeers

TRS

10.1



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.

[illegible][illegible]

① LANDSCAPE IRRIGATION SPICOT
 PROPOSED LANDSCAPING
 ④0 PROPOSED PARKING
 24 PROPOSED VEHICLE STORAGE

TRUCK YARD

TOTAL TRUCK YARD 17,740 SQ FT
TOTAL PAVED AREA 18,690 SQ FT
PROVIDED STREET VAND LANDSCAPING 1,800 SQ FT (15%)
TRUCK YARD TREES REQUIRED 8 TREES
TREES AND TREES PROVIDED 8 TREES

RESTAURANT PATIO AREAS

AREAS (1/2 TRUCK SPACES)
16 TREES
35 WHOLE SIZES SPACES
53 TREES

TOTAL REQUIRED SPACES

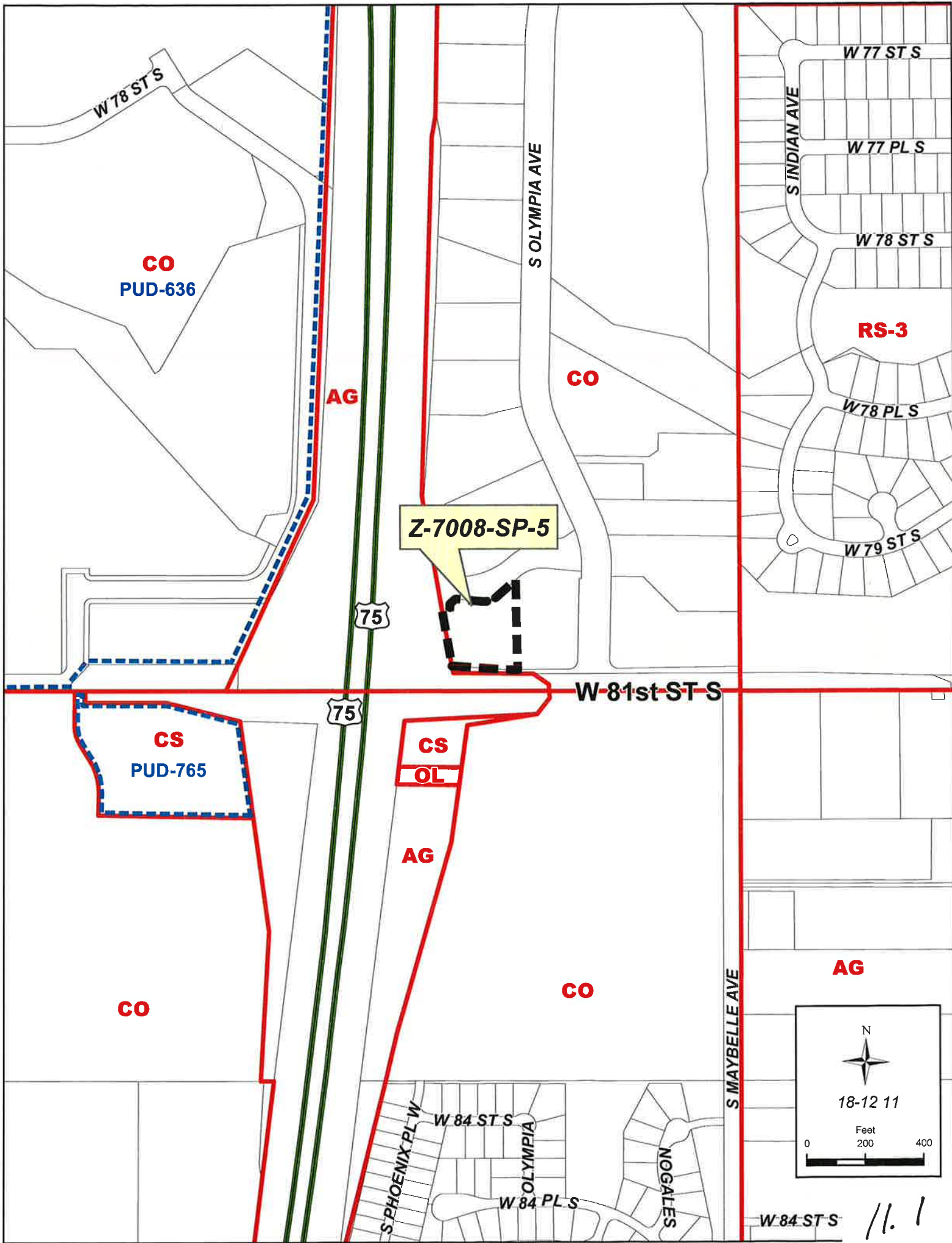
53 TREES

THE CITY OF HOUSTON, TEXAS, HAS RECEIVED THE FOLLOWING APPLICATION FOR A ZONING MAP AMENDMENT TO RECLASSIFY A CERTAIN ALLEYS, AND THE CITY ENGINEER HAS DETERMINED THAT THE PROPOSED MAP AMENDMENT COMPLIES WITH THE REQUIREMENTS OF THE ZONING CODE (CHAPTER 10). SHOULD ANYTHING BE SAID IN OPPOSITION TO THIS MAP AMENDMENT, THE CITY ENGINEER WILL CONSIDER THE SAME AS A MATTER OF DISCRETION. THE CITY ENGINEER WILL CONSIDER THE MATTER OF DISCRETION AS A MATTER OF DISCRETION.

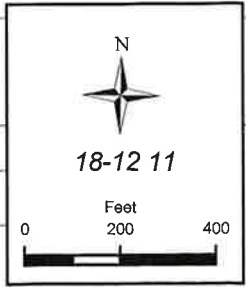
City of Tulsa, Oklahoma

1. PLAN SCALE 1"=10'	2. DATE 10/1/00	3. BY JLB	4. APPROVE JLB
5. PROJECT NAME PROFILE SCALE	6. SECTION HORIZONTAL	7. SECTION VERTICAL	8. SECTION NA





Z-7008-SP-5



11.1



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.

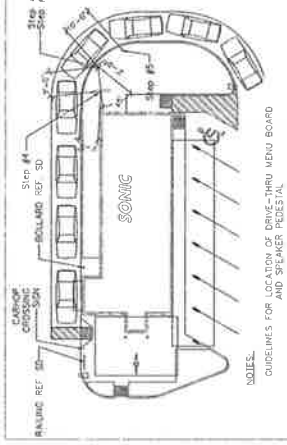
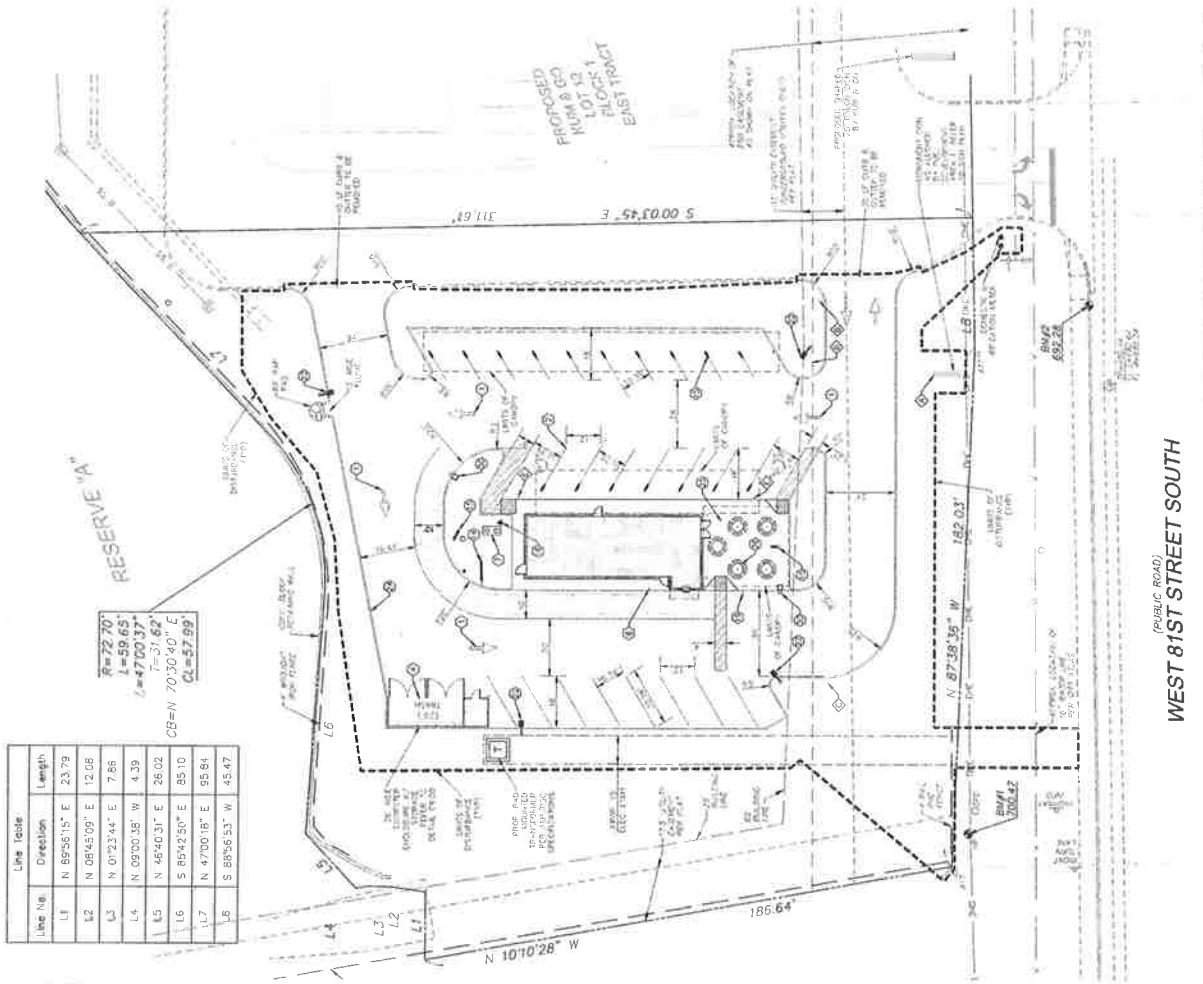
SUMMARY:

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.)

Line No.	Direction	Length
L1	N 95°56'15" E	23.79
L2	N 08°45'09" E	12.08
L3	N 01°23'44" E	7.86
L4	N 09°00'38" W	4.39
L5	N 46°46'31" E	26.02
L6	S 85°42'50" E	85.10
L7	N 47°00'18" E	95.84
L8	S 88°46'53" W	45.47



THIS PLAN IS GENERIC. REF. CIVL DRAWING FOR EXACT BUILDING /
THRU-RAIL LAYOUT.
THE FIFTH CURVE IS TO BE DRAWN WITH THE PROPOSED WINDING ON
THE FIFTH CURVE. THE DRIVE-THRU LANE (APPROXIMATELY 50' OF CURVE
LENGTH) FROM THE FRONT OF THE DRIVE-THRU LANE POINT 7" - 0"
ON A LINE PERPENDICULAR TO THE CURVE. MARK A POINT 7" - 0"
FROM THE DRIVE-THRU LANE POINT 7" - 0" TO BE THE CENTER POINT OF
THE DRAWN SECOND LINE.
DRAW A SECOND LINE AT A 45-DEGREE ANGLE TO THE FIRST LINE
FROM THE CENTER POINT OF THE SPINNER. PERPENDICULAR
MARK A POINT 10' - 0" FROM THE CENTER OF THE SPINNER.
DRAW A SECOND LINE AT A 45-DEGREE ANGLE TO THE DRIVE-THRU
LANE BEGINS.
LOCATE VEHICLE HEIGHT DETECTOR WITHIN 10' OF CENTER OF POINT OF
CURVE.
LOCATE PUMP

DRIVE THRU LANE EXPANDED VIEW

NOT TO SCALE

[illegible][illegible][illegible]

FLOOD STATEMENT
SITE IS LOCATED IN ZONE X (UNSHARED) ACCORDING TO
FLMA FLOOD INSURANCE RATE MAP FOR CITY OF TULSA,
TULSA COUNTY, OKLAHOMA. MAP NUMBER 4014300342K
REVISED DATE: AUGUST 3, 2008

GENERAL NOTES:

1. ALL DIMENSIONS AT CURBS ARE TO FACT OF CURB UNLESS OTHERWISE NOTED
2. PROPOSED UTILITIES ARE SHOWN IN SCHEDULE C ONLY. EXACT LOCATIONS OF UTILITIES ARE TO BE DETERMINED BY THE BEST ECONOMIC AND PRACTICAL INSTALLATION
3. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE, LOCATION AND DEPTH OF SERVICE. PROVIDE ALL NECESSARY ELECTRICAL AND PAVING DRAWINGS FOR UTILITY SERVICE, ENTRANCE LOCATIONS, SIZES AND ORIENTING
4. LOCATIONS OF PEDESTAL MONUMENT SIGNS AND ENTER DRIVE LOCATIONS WITH OWNER CONSTRUCTION MANAGER SHALL BE DETERMINED BY THE OWNER
5. ALL SIDEWALKS SHALL BE CONCRETE, 10" TO 12" THICK, 18" WIDE. SIDEWALKS SHALL BE POSITIONED TO BE ADDED TO THE LEVEL OF THE WALKWAY OF CURBS
6. THE CONTRACTOR SHALL NOT DESTROY ANY ADJACENT

SITE PLAN KEYNOTES

SONIC CORPORATION
300 JOHNNY BENCH DRIVE
OKLAHOMA CITY, OK 73104
OFFICES: 405-725-5000
CIRCLE 107 ON READER SERVICE CARD

SONIC DRIVE-IN
SONIC TYPE: 09
1133 W 81st Street South
TULSA, OKLAHOMA 74132
SITE PLAN

SHEET 01.0
DWG PERMIT SET
DATE 11.12.12

WEST 81ST STREET SOUTH
(PUBLIC ROAD)

11.5



PROJECT NO.	824-700-13
ISSUE #	0.0.2
DATE	08/04/03
BY	0.0.1

A3.01
EXTERIOR ELEVATIONS
SHEET NUMBER / TITLE

GENERAL NOTES

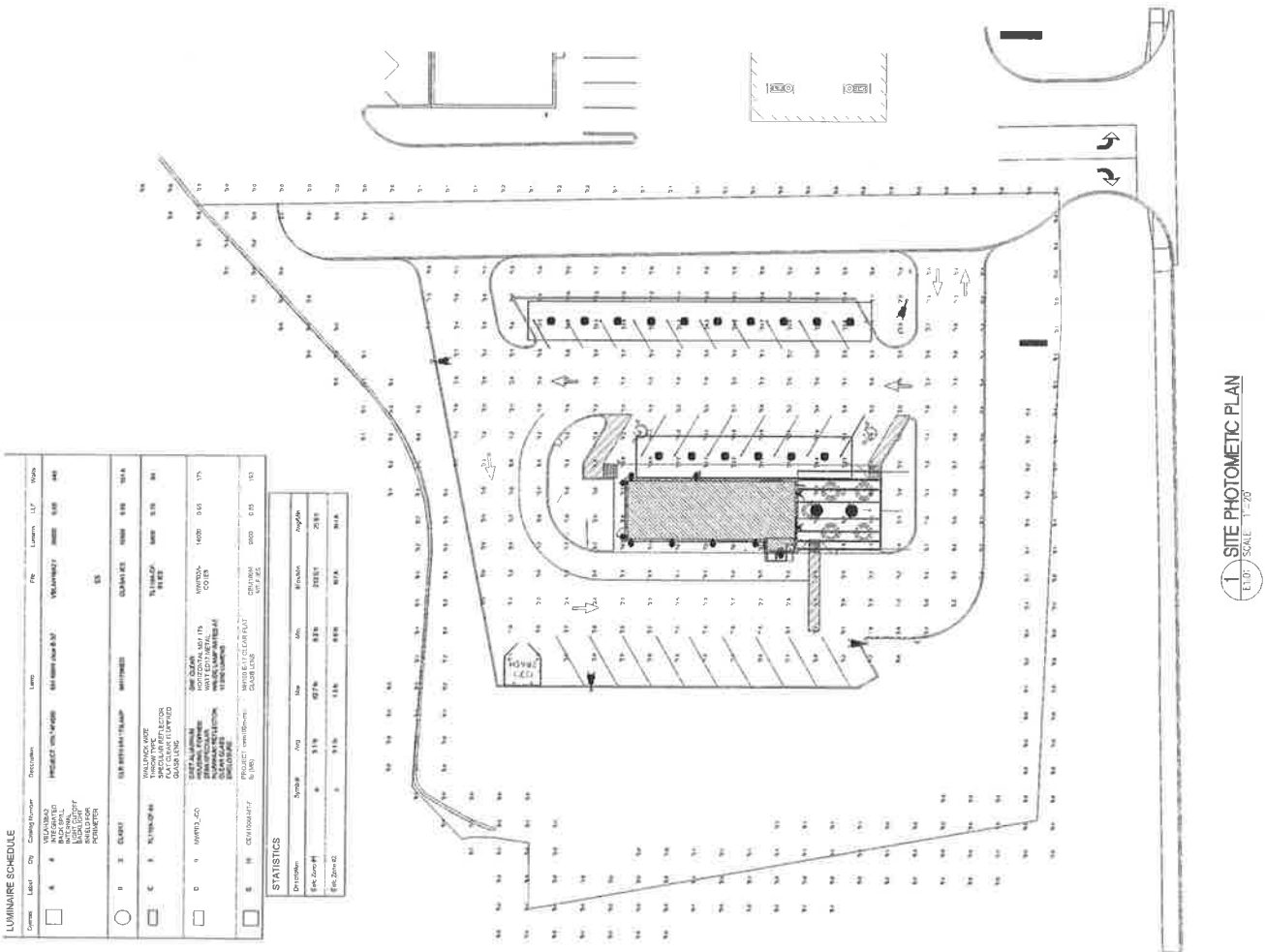
1. TREATMENTS OF INDIVIDUALS ARE TO BE DETERMINED BY THE PROJECT ENGINEER.
2. APPROXIMATE WEIGHTS TO BE DETERMINED BY THE PROJECT ENGINEER.
3. DO NOT SCALE DIMENSIONS.
4. CONTACT ARCHITECT FOR ALL DIMENSIONED POINTS.

APPROX TO CONCRETE DIMENSIONS FROM ADDITIONAL REQUIREMENTS: CONCRETE DIMENSIONS

[illegible]


<p>720 08 01 PROTECT AND STRENGTHEN DOOR FRAMES COLOR DARK BROWN, PAINTED NAME: LA RUFFINUS CORP</p>	<p>720 08 02 NOT USED</p>
<p>720 08 03 PROTECT AND STRENGTHEN DOOR FRAMES COLOR DARK BROWN, PAINTED NAME: LA RUFFINUS CORP</p>	<p>720 08 04 NOT USED</p>





TECHNICAL SPECIFICATIONS

Large Vertical Down Area Light



DISCUSSION


The fixture is designed to provide uniform illumination over a large area. It is suitable for use in parking lots, large open areas, and other applications where uniform lighting is required.

ORDERING INFORMATION

Model: 1000
Size: 1000
Material: Aluminum
Finish: Powder Coat

TECHNICAL SPECIFICATIONS

Round Canopy



DISCUSSION

The Round Canopy fixture is designed to provide uniform illumination over a large area. It is suitable for use in parking lots, large open areas, and other applications where uniform lighting is required.

ORDERING INFORMATION

Model: 1000
Size: 1000
Material: Aluminum
Finish: Powder Coat

11.7

1133 W. 81ST
STREET SOUTH
TULSA, OK 74132
STORE #: 6391

PROJECT LOCATION:
TULSA, OK

E1.02B
SHEET NUMBER / TITLE

[illegible][illegible]

CEM SERIES Medium Extruded Canopy

DESIGN

The CEM Canopy has been designed to provide a wide range of protection for any outdoor material or equipment. The wide range of sizes and shapes allows for a wide range of applications. The wide range of sizes and shapes allows for a wide range of applications. The wide range of sizes and shapes allows for a wide range of applications.

This finish is perfect when a finished, authoritative individual appearance is required.

TECHNICAL INFORMATION

Description

Model	Material	Finish	Weight	Height	Width	Depth	Volume	Area	Weight	Volume	Area
CEM 1000	Aluminum	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
CEM 1500	Aluminum	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500
CEM 2000	Aluminum	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
CEM 2500	Aluminum	2500	2500	2500	2500	2500	2500	2500	2500	2500	2500
CEM 3000	Aluminum	3000	3000	3000	3000	3000	3000	3000	3000	3000	3000
CEM 3500	Aluminum	3500	3500	3500	3500	3500	3500	3500	3500	3500	3500
CEM 4000	Aluminum	4000	4000	4000	4000	4000	4000	4000	4000	4000	4000
CEM 4500	Aluminum	4500	4500	4500	4500	4500	4500	4500	4500	4500	4500
CEM 5000	Aluminum	5000	5000	5000	5000	5000	5000	5000	5000	5000	5000
CEM 5500	Aluminum	5500	5500	5500	5500	5500	5500	5500	5500	5500	5500
CEM 6000	Aluminum	6000	6000	6000	6000	6000	6000	6000	6000	6000	6000
CEM 6500	Aluminum	6500	6500	6500	6500	6500	6500	6500	6500	6500	6500
CEM 7000	Aluminum	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000
CEM 7500	Aluminum	7500	7500	7500	7500	7500	7500	7500	7500	7500	7500
CEM 8000	Aluminum	8000	8000	8000	8000	8000	8000	8000	8000	8000	8000
CEM 8500	Aluminum	8500	8500	8500	8500	8500	8500	8500	8500	8500	8500
CEM 9000	Aluminum	9000	9000	9000	9000	9000	9000	9000	9000	9000	9000
CEM 9500	Aluminum	9500	9500	9500	9500	9500	9500	9500	9500	9500	9500
CEM 10000	Aluminum	10000	10000	10000	10000	10000	10000	10000	10000	10000	10000

Technical Data

Material: Aluminum

Finish: 1000

Weight: 1000

Height: 1000

Width: 1000

Depth: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

Volume: 1000

Area: 1000

Weight: 1000

[illegible]

TRACE•LITE

Hand Held Meter

Accessories:

Type:

Model:

PRODUCT SPECIFICATIONS

TRACE•LITE™ TL110, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110 features a large, high-contrast LCD screen with 16 lines of text. The TL110 also features a large, high-contrast LCD screen with 16 lines of text. The TL110 also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110 features a large, high-contrast LCD screen with 16 lines of text. The TL110 also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110 features a large, high-contrast LCD screen with 16 lines of text. The TL110 also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110 features a large, high-contrast LCD screen with 16 lines of text. The TL110 also features a large, high-contrast LCD screen with 16 lines of text.

TL110-CF

Compact Fluorescent Architectural Full Curve

Accessories:

Type:

Model:

PRODUCT SPECIFICATIONS

TRACE•LITE™ TL110-CF, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110-CF, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110-CF, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110-CF, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

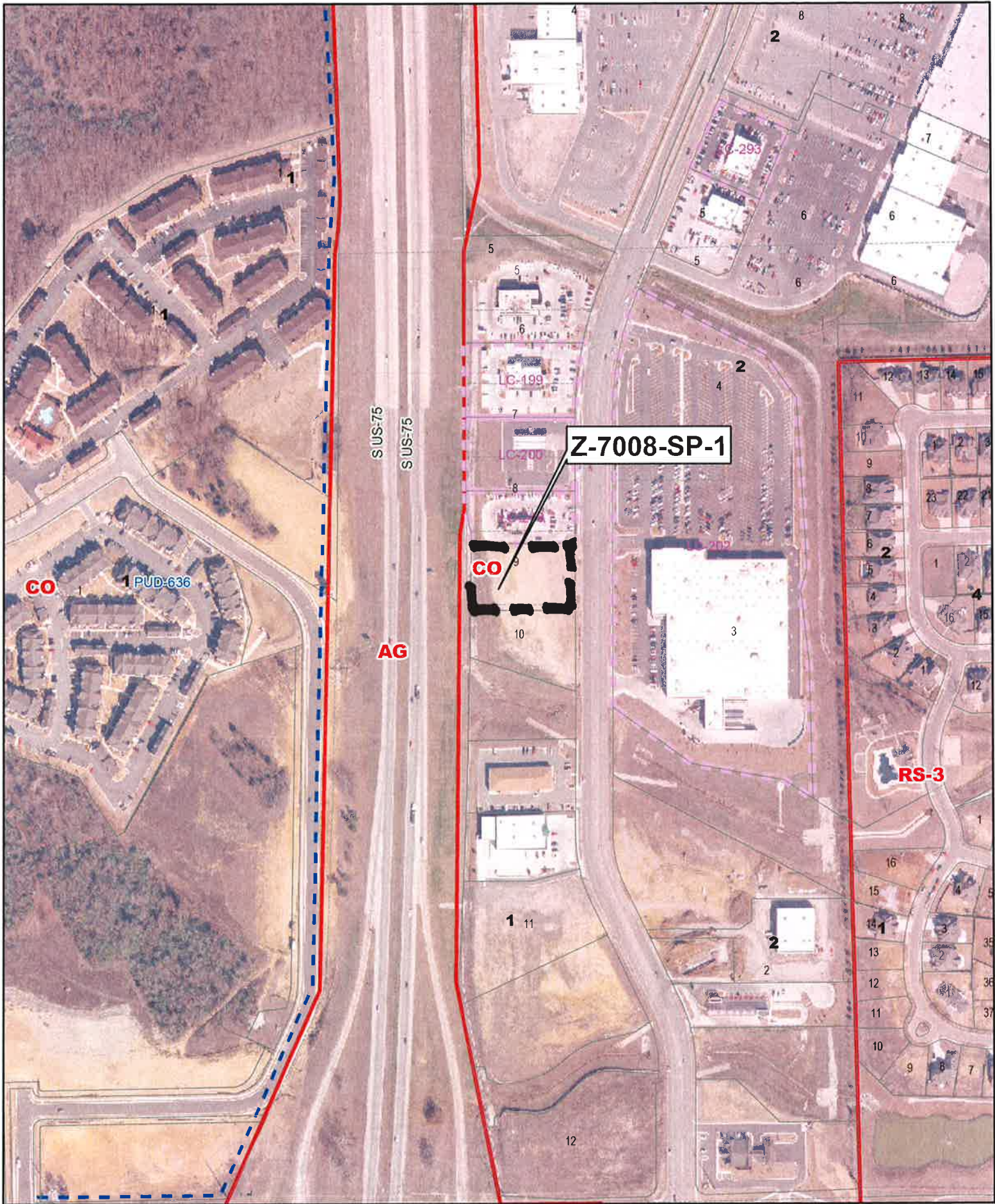
The TRACE•LITE TL110-CF is a compact, rugged, full curve light fixture. It is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

TRACE•LITE™ TL110-CF, Green, features a standard, rugged aluminum case and is designed for use in the field. It is rugged enough to be dropped from 5 feet without damage. The TL110-CF features a large, high-contrast LCD screen with 16 lines of text. The TL110-CF also features a large, high-contrast LCD screen with 16 lines of text.

COMPONENT SPECIFICATIONS

The diagram shows the components of the TRACE•LITE TL110-CF compact fluorescent architectural full curve light fixture. It includes a main unit with a large, high-contrast LCD screen and a smaller screen. The main unit is connected to a power source. The smaller screen is connected to a power source. The main unit is connected to a power source. The smaller screen is connected to a power source.

The diagram shows the components of the TRACE•LITE TL110-CF compact fluorescent architectural full curve light fixture. It includes a main unit with a large, high-contrast LCD screen and a smaller screen. The main unit is connected to a power source. The smaller screen is connected to a power source. The main unit is connected to a power source. The smaller screen is connected to a power source.



Feet
0 100 200

Panda Express Detailed Site Plan

12.19.2012

12.1



December 19, 2012

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.)

EXTERIOR FINISH SCHEDULE

NO.	FINISH	COLOR	NOTES
001	PAINT	WHITE	PAINT
002	PAINT	WHITE	PAINT
003	PAINT	WHITE	PAINT
004	PAINT	WHITE	PAINT
005	PAINT	WHITE	PAINT
006	PAINT	WHITE	PAINT
007	PAINT	WHITE	PAINT
008	PAINT	WHITE	PAINT
009	PAINT	WHITE	PAINT
010	PAINT	WHITE	PAINT
011	PAINT	WHITE	PAINT
012	PAINT	WHITE	PAINT
013	PAINT	WHITE	PAINT
014	PAINT	WHITE	PAINT
015	PAINT	WHITE	PAINT
016	PAINT	WHITE	PAINT
017	PAINT	WHITE	PAINT
018	PAINT	WHITE	PAINT
019	PAINT	WHITE	PAINT
020	PAINT	WHITE	PAINT
021	PAINT	WHITE	PAINT
022	PAINT	WHITE	PAINT
023	PAINT	WHITE	PAINT
024	PAINT	WHITE	PAINT
025	PAINT	WHITE	PAINT
026	PAINT	WHITE	PAINT
027	PAINT	WHITE	PAINT
028	PAINT	WHITE	PAINT
029	PAINT	WHITE	PAINT
030	PAINT	WHITE	PAINT
031	PAINT	WHITE	PAINT
032	PAINT	WHITE	PAINT
033	PAINT	WHITE	PAINT
034	PAINT	WHITE	PAINT
035	PAINT	WHITE	PAINT
036	PAINT	WHITE	PAINT
037	PAINT	WHITE	PAINT
038	PAINT	WHITE	PAINT
039	PAINT	WHITE	PAINT
040	PAINT	WHITE	PAINT
041	PAINT	WHITE	PAINT
042	PAINT	WHITE	PAINT
043	PAINT	WHITE	PAINT
044	PAINT	WHITE	PAINT
045	PAINT	WHITE	PAINT
046	PAINT	WHITE	PAINT
047	PAINT	WHITE	PAINT
048	PAINT	WHITE	PAINT
049	PAINT	WHITE	PAINT
050	PAINT	WHITE	PAINT
051	PAINT	WHITE	PAINT
052	PAINT	WHITE	PAINT
053	PAINT	WHITE	PAINT
054	PAINT	WHITE	PAINT
055	PAINT	WHITE	PAINT
056	PAINT	WHITE	PAINT
057	PAINT	WHITE	PAINT
058	PAINT	WHITE	PAINT
059	PAINT	WHITE	PAINT
060	PAINT	WHITE	PAINT
061	PAINT	WHITE	PAINT
062	PAINT	WHITE	PAINT
063	PAINT	WHITE	PAINT
064	PAINT	WHITE	PAINT
065	PAINT	WHITE	PAINT
066	PAINT	WHITE	PAINT
067	PAINT	WHITE	PAINT
068	PAINT	WHITE	PAINT
069	PAINT	WHITE	PAINT
070	PAINT	WHITE	PAINT
071	PAINT	WHITE	PAINT
072	PAINT	WHITE	PAINT
073	PAINT	WHITE	PAINT
074	PAINT	WHITE	PAINT
075	PAINT	WHITE	PAINT
076	PAINT	WHITE	PAINT
077	PAINT	WHITE	PAINT
078	PAINT	WHITE	PAINT
079	PAINT	WHITE	PAINT
080	PAINT	WHITE	PAINT
081	PAINT	WHITE	PAINT
082	PAINT	WHITE	PAINT
083	PAINT	WHITE	PAINT
084	PAINT	WHITE	PAINT
085	PAINT	WHITE	PAINT
086	PAINT	WHITE	PAINT
087	PAINT	WHITE	PAINT
088	PAINT	WHITE	PAINT
089	PAINT	WHITE	PAINT
090	PAINT	WHITE	PAINT
091	PAINT	WHITE	PAINT
092	PAINT	WHITE	PAINT
093	PAINT	WHITE	PAINT
094	PAINT	WHITE	PAINT
095	PAINT	WHITE	PAINT
096	PAINT	WHITE	PAINT
097	PAINT	WHITE	PAINT
098	PAINT	WHITE	PAINT
099	PAINT	WHITE	PAINT
100	PAINT	WHITE	PAINT



PANDA RESTAURANT GROUP INC.
1801 West 10th Ave.
Rosemead, California
91770
Tel: 626.261.8888
Fax: 626.261.8889

THIS DRAWING IS THE PROPERTY OF PANDA RESTAURANT GROUP INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PANDA RESTAURANT GROUP INC.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE DATE	

ISSUE DATE:

NO.	DESCRIPTION	DATE
1	ISSUE DATE	

ISSUE DATE:

DOWN BY:

PANDA PROJECT #:

ARCH-PROJECT #:

201-400

id GROUP

STAMP:

PANDA EXPRESS

8151 AUSTIN TULSA MILLER

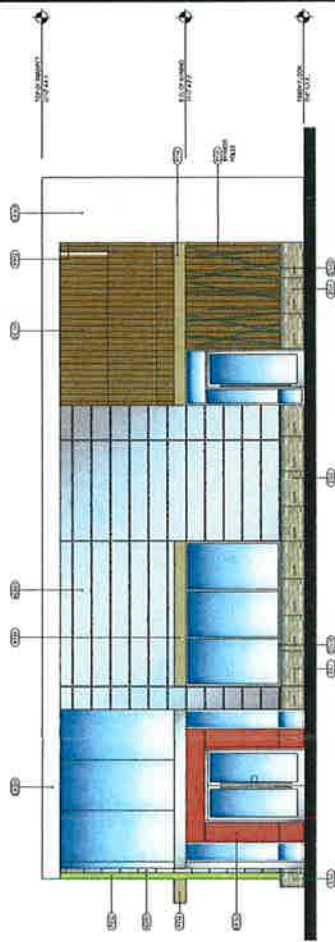
TULSA, OK

PRESTON PARK

STUDIOS AND DESIGN

A-2.1

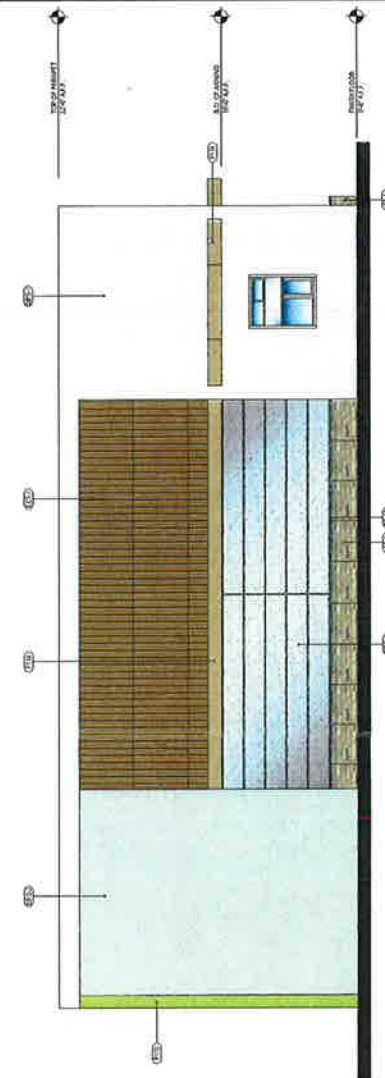
EXTERIOR COLOR ELEVATIONS



ENTRY SIDE ELEVATION 1

Scale: 1/4" = 1'-0"

A-2.1



DRIVE THROUGH ELEVATION 2

Scale: 1/4" = 1'-0"

A-2.1

NOTES:
 1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA: ANY SUBSTITUTIONS IN SPECIFIED FEATURES OR CHANGES TO THE RESPONSE QUALITY OF SECURITY LIGHTING.
 2. THE CONTRIBUTION OF THE EXISTING BUILDING LIGHTING IS NOT TO BE INCLUDED IN THE CALCULATED FOOTCANDLE LEVELS.
 3. DISTANCE BETWEEN READINGS: 10'
 4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE MADE TO ACHIEVE THE DESIRED FOOTCANDLE LEVELS.
 5. ALL FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

PANDA RESTAURANT GROUP INC.
 15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

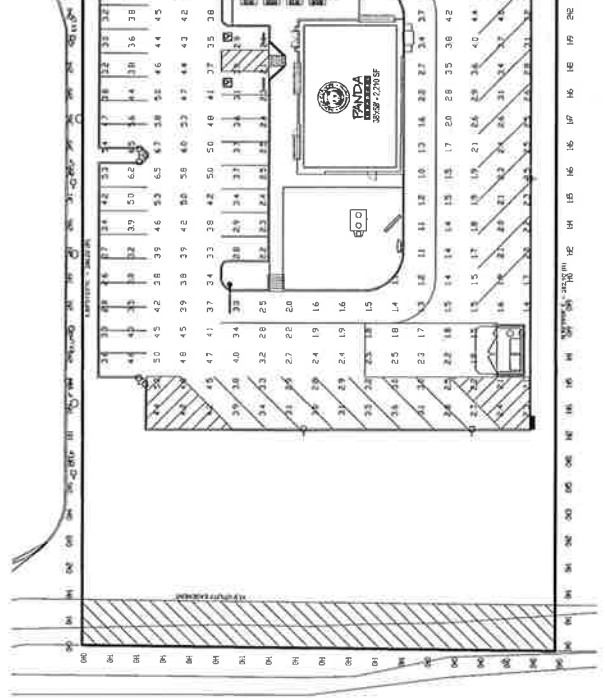
15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232



OLYMPIA AVENUE

PAVED SURFACE READINGS
 Average: 3.2
 Minimum: 1.0
 Maximum: 8.70

PROPERTY LINE READINGS
 Average: 1.5
 Minimum: 0.0
 Maximum: 0.0

PHOTOMETRIC STUDY 1
 SCALE: 1" = 20'-0"

PANDA EXPRESS
 15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232



Fixture Specifications

- Designed for indoor use
- High power beam fixture with 200° beam spread
- Available with photocell and dusk-to-dawn sensor
- Consult factory for optional gear
- Standard options (RCL only)

ORDERING INFORMATION

Model	Beam Spread	Power	Options
RSB-RCS/L-100	100°	100W	None
RSB-RCS/L-200	200°	200W	None
RSB-RCS/L-300	300°	300W	None
RSB-RCS/L-400	400°	400W	None
RSB-RCS/L-500	500°	500W	None
RSB-RCS/L-600	600°	600W	None
RSB-RCS/L-700	700°	700W	None
RSB-RCS/L-800	800°	800W	None
RSB-RCS/L-900	900°	900W	None
RSB-RCS/L-1000	1000°	1000W	None

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

15151 E. 15th Avenue
 Suite 100
 Denver, CO 80232

12.7

N 91 E AVE

RS-3

AG

LS-20566

E 80 ST N

1

2

N MEMORIAL DR

E 78 ST N

N 88 E AVE

E 76th ST N

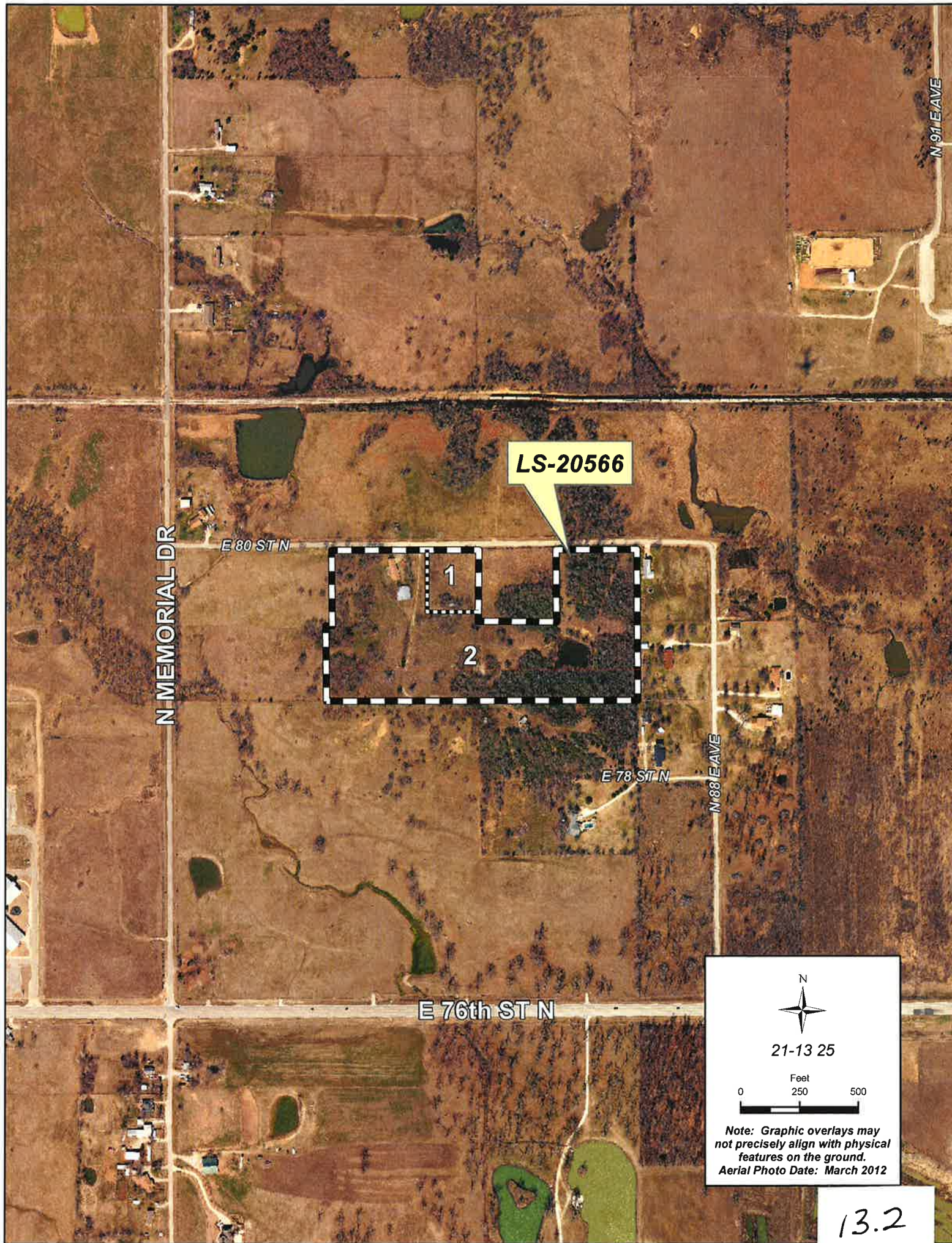
AG



21-13 25

Feet
0 250 500

13.1



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.

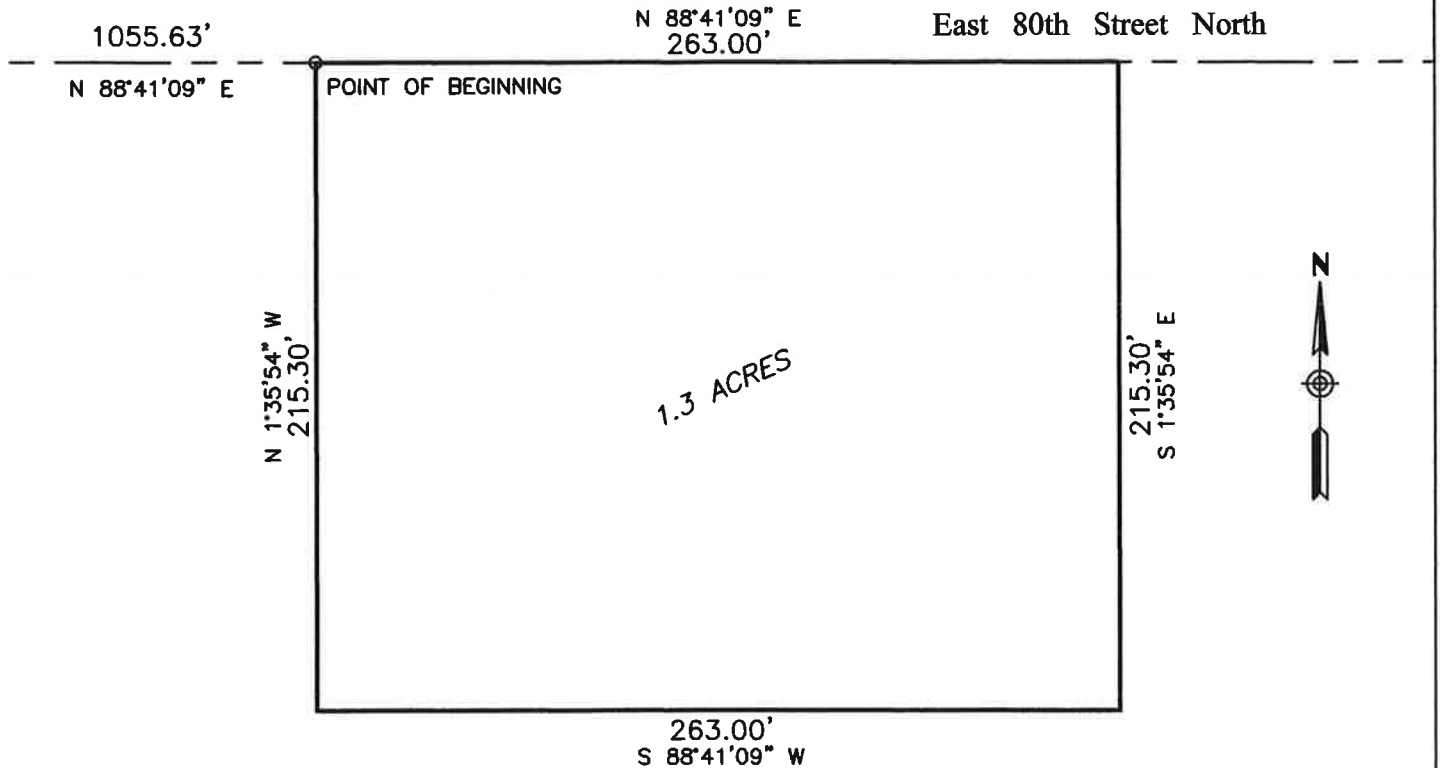
One of the resulting tracts will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

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



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.

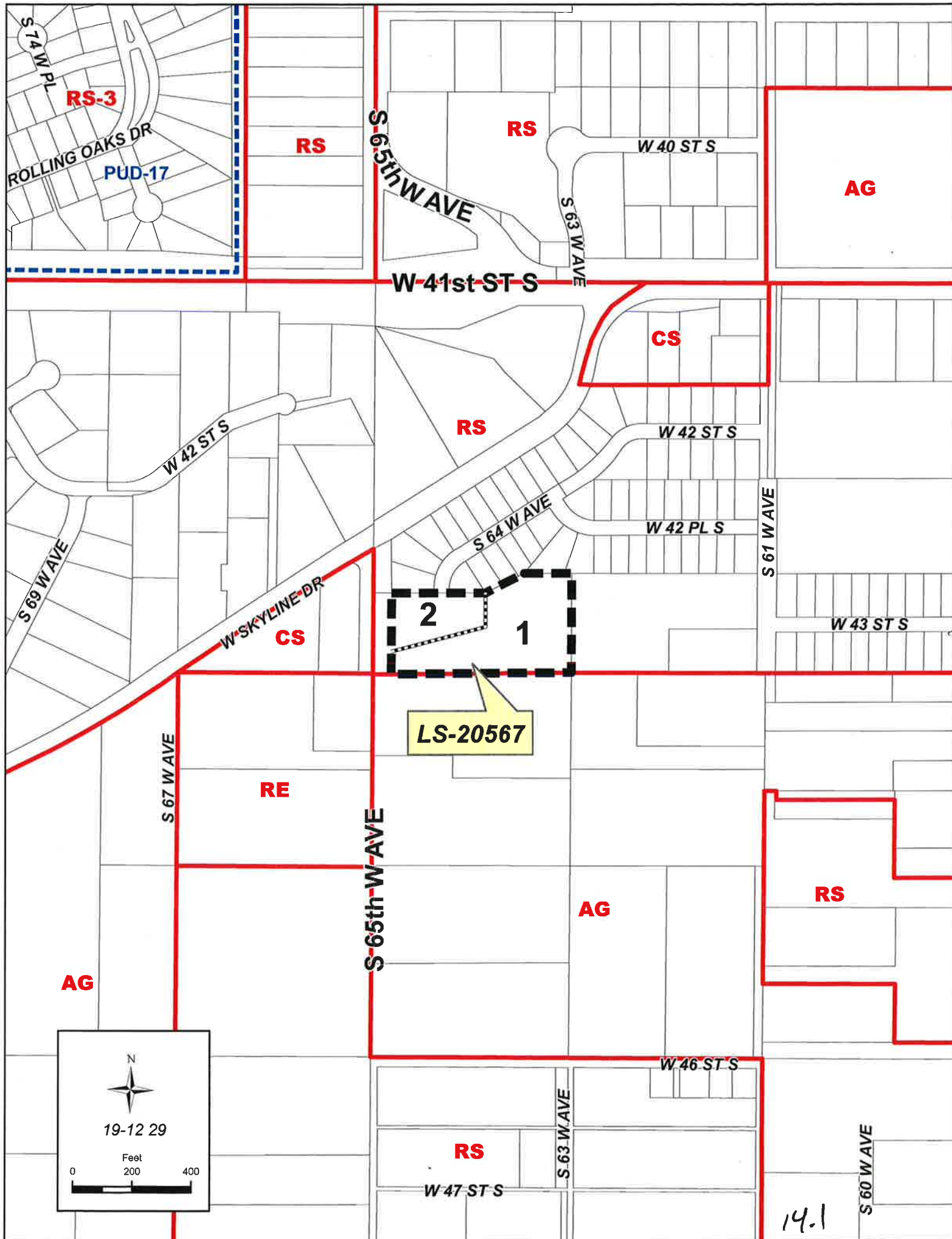
Royce
 Land Surveying, P.C.

CERTIFICATE OF AUTHORIZATION NUMBER: 5270
 EXPIRATION DATE: 06/30/2013

12324 EAST 86TH STREET NORTH #238
 OWASSO, OK 74055
 PH 918-376-9327 FAX 918-376-9425

13.4

DRAWING NAME	REVISION	SCALE	DATE
11970-EXHIBIT.dwg		1"=60'	11/14/12



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.

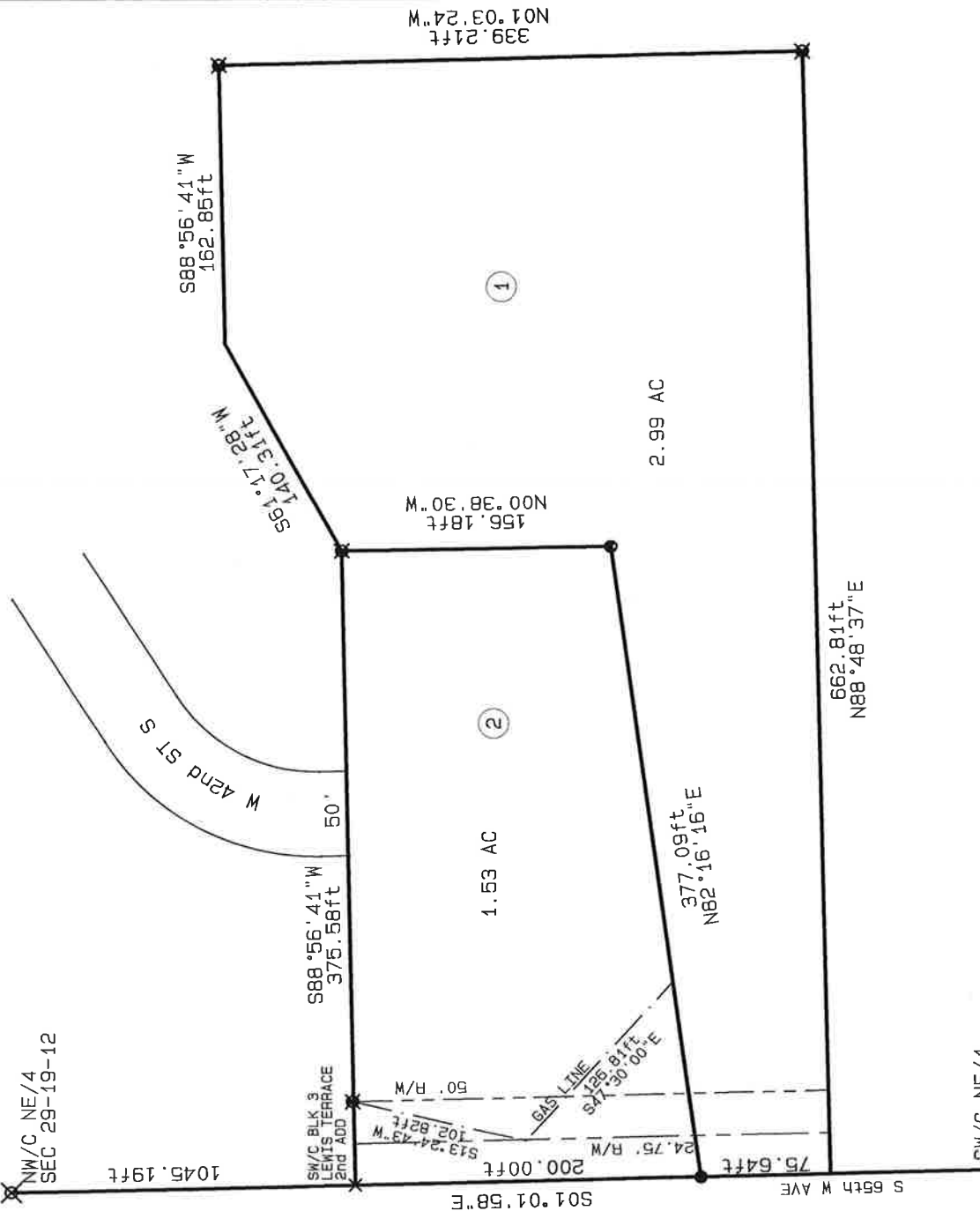
The Technical Advisory Committee met on December 6, 2012. PSO expressed the need to maintain their existing easement along South 65th West Avenue. Fire made the comment that there should be a fire hydrant within 600' of a single family home. The applicant has been made aware of these requirements.

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.

PLAT OF SURVEY FOR:

Kim Keller

PART OF THE NW/4
SEC 29-T19N-R12E
TULSA COUNTY OK
4335 S 65th W AVE
TULSA OK
SCALE 1"=100'

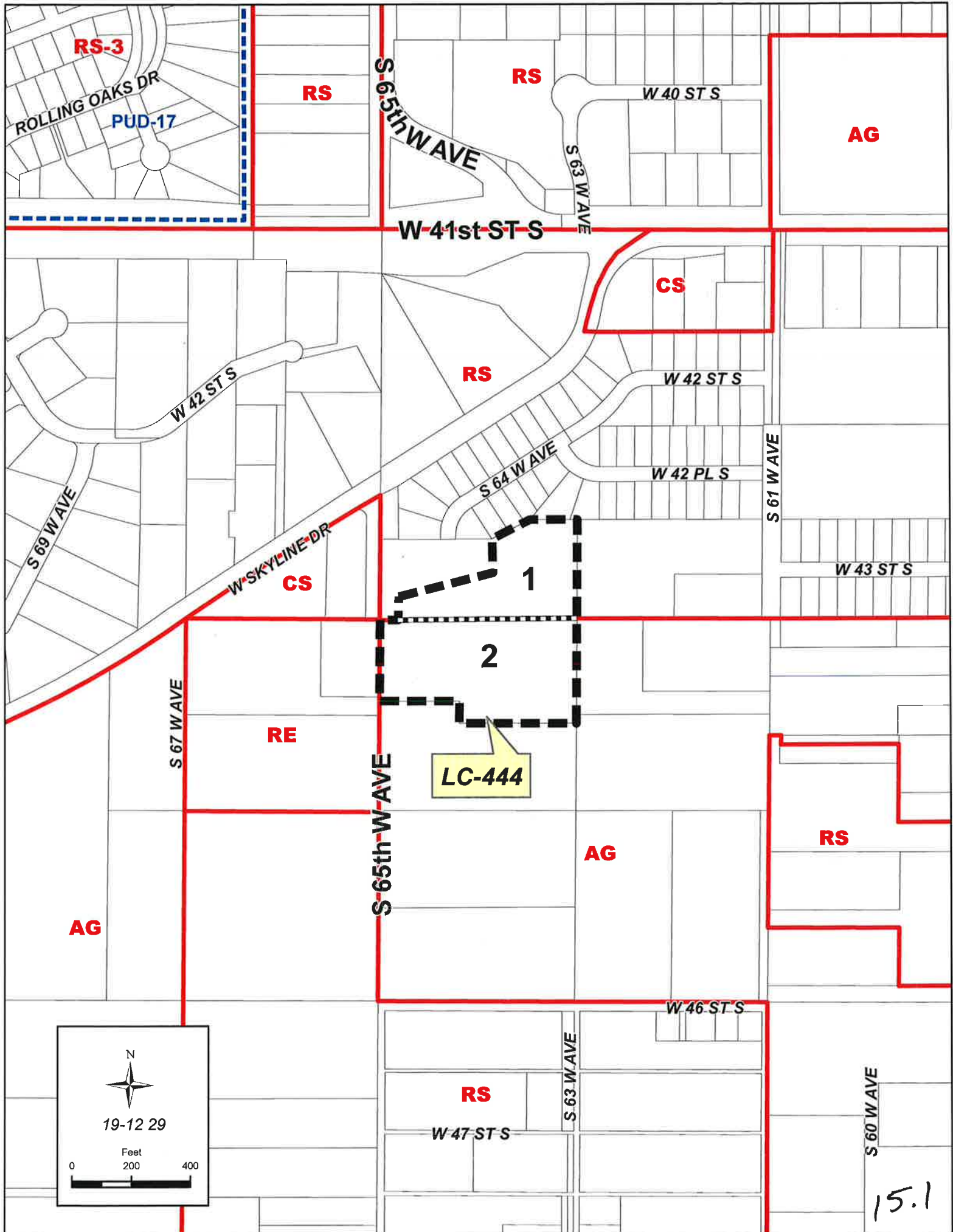


LEGAL DESCRIPTION: See attached
BASIS OF BEARINGS: Assumed along the West line of Sec 29
EASEMENTS & RIGHTS OF WAYS: None provided at this time
CERTIFICATE OF SURVEY:

THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF ENGINEERS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

DUSTIN PENN, LPLS 1675, DATE OF SIGNATURE: 9.4.12
APPLIES ONLY TO THE INDIVIDUAL (S), ASSOCIATIONS, AGENCY AND/OR CORPORATIONS EXPLICITLY LISTED AND NO OTHER PARTIES.
ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN IS INVALID WITHOUT THE ORIGINAL SIGNATURE OF DUSTIN PENN, AND THE
OFFICIAL EMBOSSED SEAL IMPRESSION OF DUSTIN PENN, LICENSED PROFESSIONAL LAND SURVEYOR, STATE OF OKLAHOMA, 1675.
ALTERATION OF THIS DOCUMENT EXCEPT BY DUSTIN PENN, IS ILLEGAL. SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR
RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICE HAS BEEN CONDUCTED AND NO OPINION IS VERSED AS
TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCE ON SAID PROPERTY. COPYRIGHT 2012 BY PENNCO. ALL RIGHTS
RESERVED. NO PART OF THIS PLAT MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF DUSTIN PENN.

PENNCO ENGINEERING AND SURVEYING
P.O. BOX 857, BRISTOW, OK 74010
(318) -367-2942, (318) -367-8099 fax
CA# 2074 EXPIRATION DATE 8-30-13
DATE OF LAST SITE VISIT: 8-28-12
DATE OF REVISIONS:





19-12 29

0 200 400
Feet

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

15.2

PLAT OF SURVEY FOR:

Kim Kellier

PART OF THE NW/4
SEC 29-T19N-R12E
TULSA COUNTY OK
4335 S 65th W AVE
TULSA OK
SCALE 1"=100'

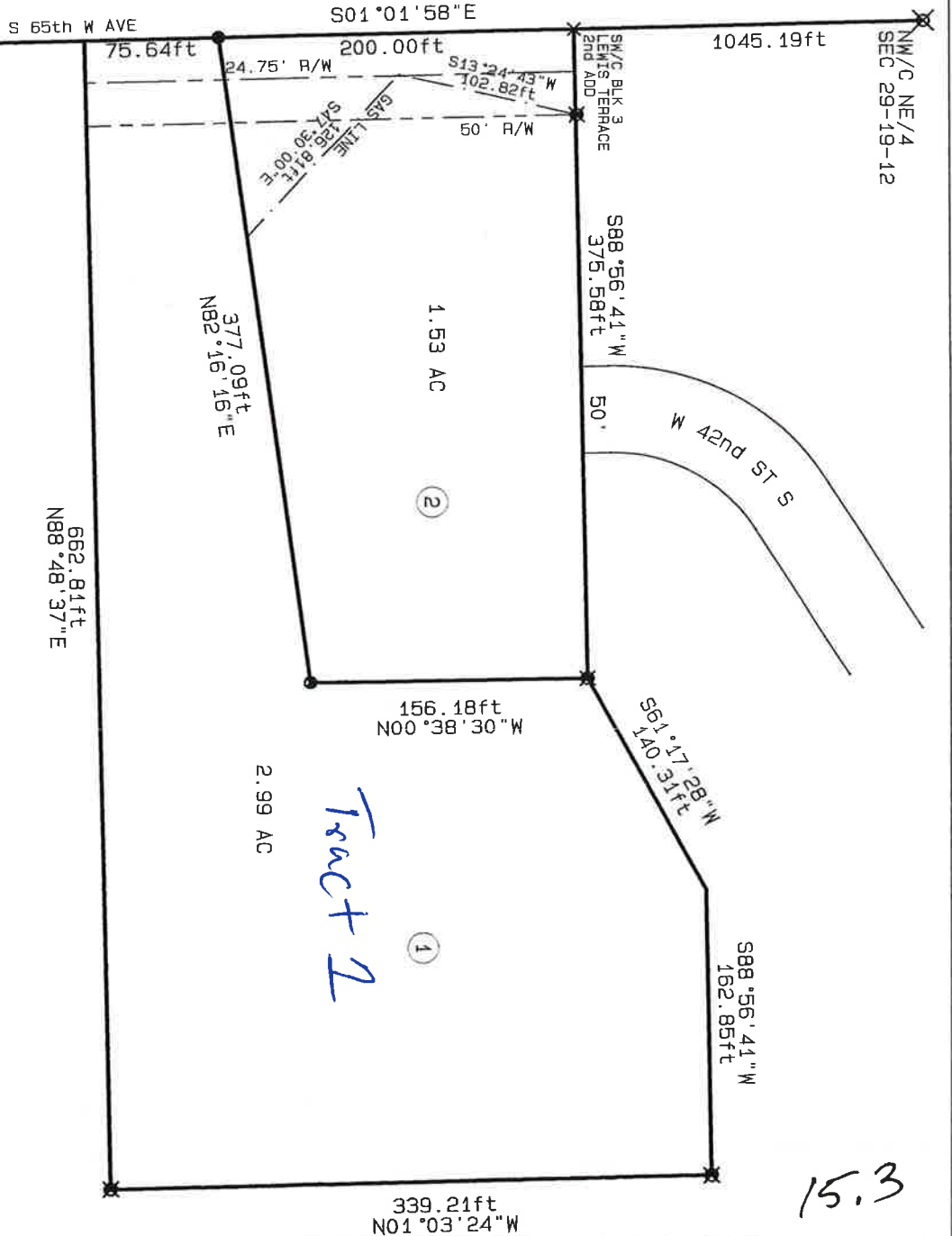


LEGAL DESCRIPTION: See attached
BASIS OF BEARINGS: Assumed along the West line of Sec 29
EASEMENTS & RIGHTS OF WAYS: None provided at this time
CERTIFICATE OF SURVEY:

THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD
OF Licensure FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

9.4.12

DUSTIN PENN, L.P.S. 1675, DATE OF SIGNATURE: 9.4.12
APPLIES ONLY TO THE INDIVIDUAL(S) ASSOCIATION'S AGENCY AND/OR CORPORATIONS EXPLICITLY LISTED AND NO OTHER PARTIES.
ANY CERTIFICATION EXPRESSED OR IMPLIED HEREIN IS INVALID WITHOUT THE ORIGINAL SIGNATURE OF DUSTIN PENN, AND THE
OFFICIAL EMBOSSED SEAL IMPRESSION OF DUSTIN PENN, LICENSED PROFESSIONAL LAND SURVEYOR, STATE OF OKLAHOMA, 1675.
ALTERATION OF THIS DOCUMENT EXCEPT BY DUSTIN PENN, IS ILLEGAL. SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR
RIGHTS OF WAYS OF RECORD. NO RESEARCH OF ABSTRACT OR RECORD OFFICE HAS BEEN CONDUCTED AND NO OPINION IS VERSED AS
RESERVED. NO PART OF THIS PLAT MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF DUSTIN PENN.

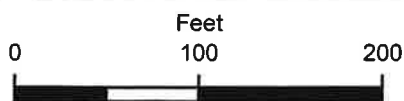
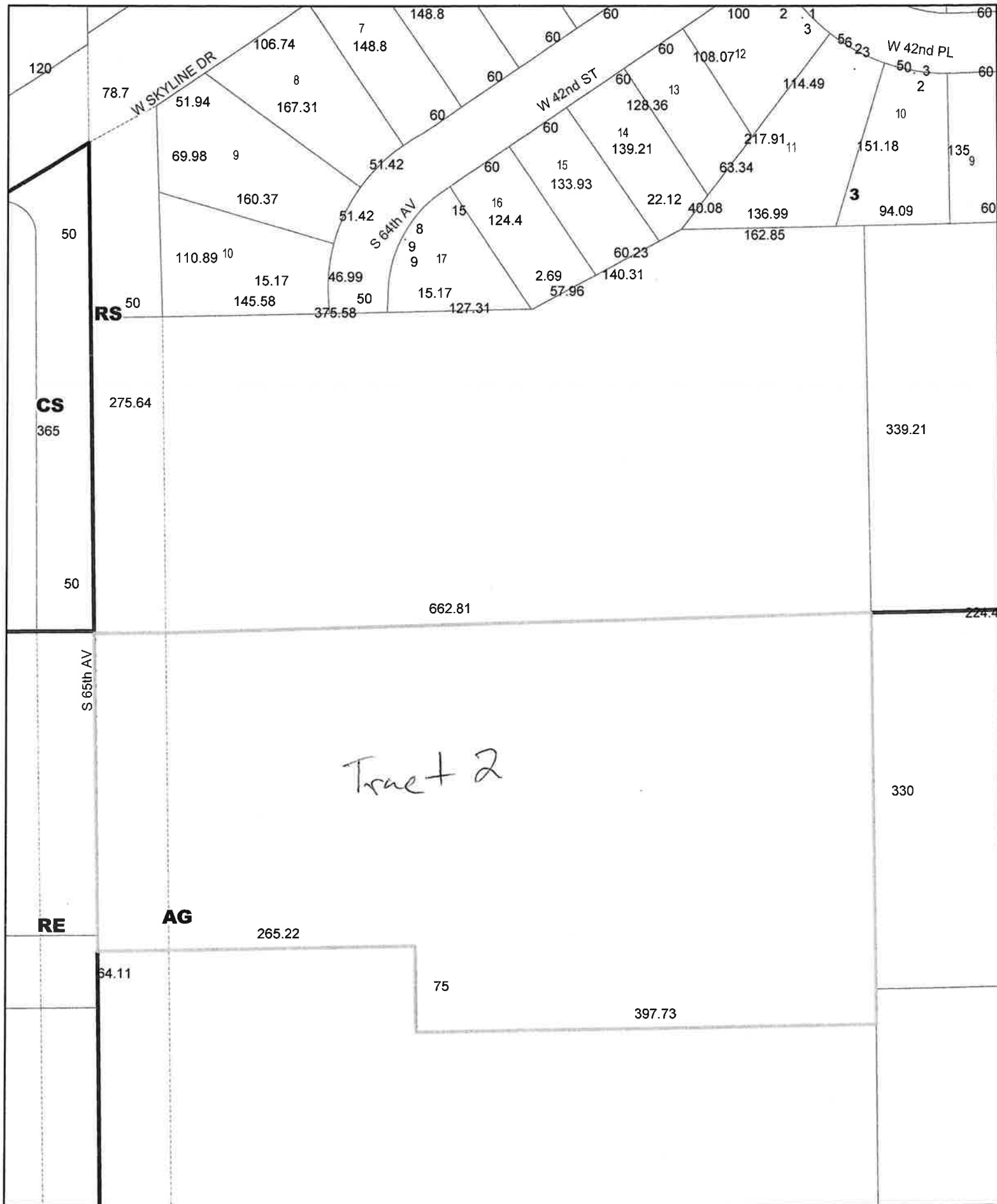


15.3

PENKCO ENGINEERING AND SURVEYING

P.O. BOX 557, BRISTOW, OK, 74010
(918) 357-2842, (918) 357-6099 fax
C# 2074 EXPIRATION DATE 8-30-13

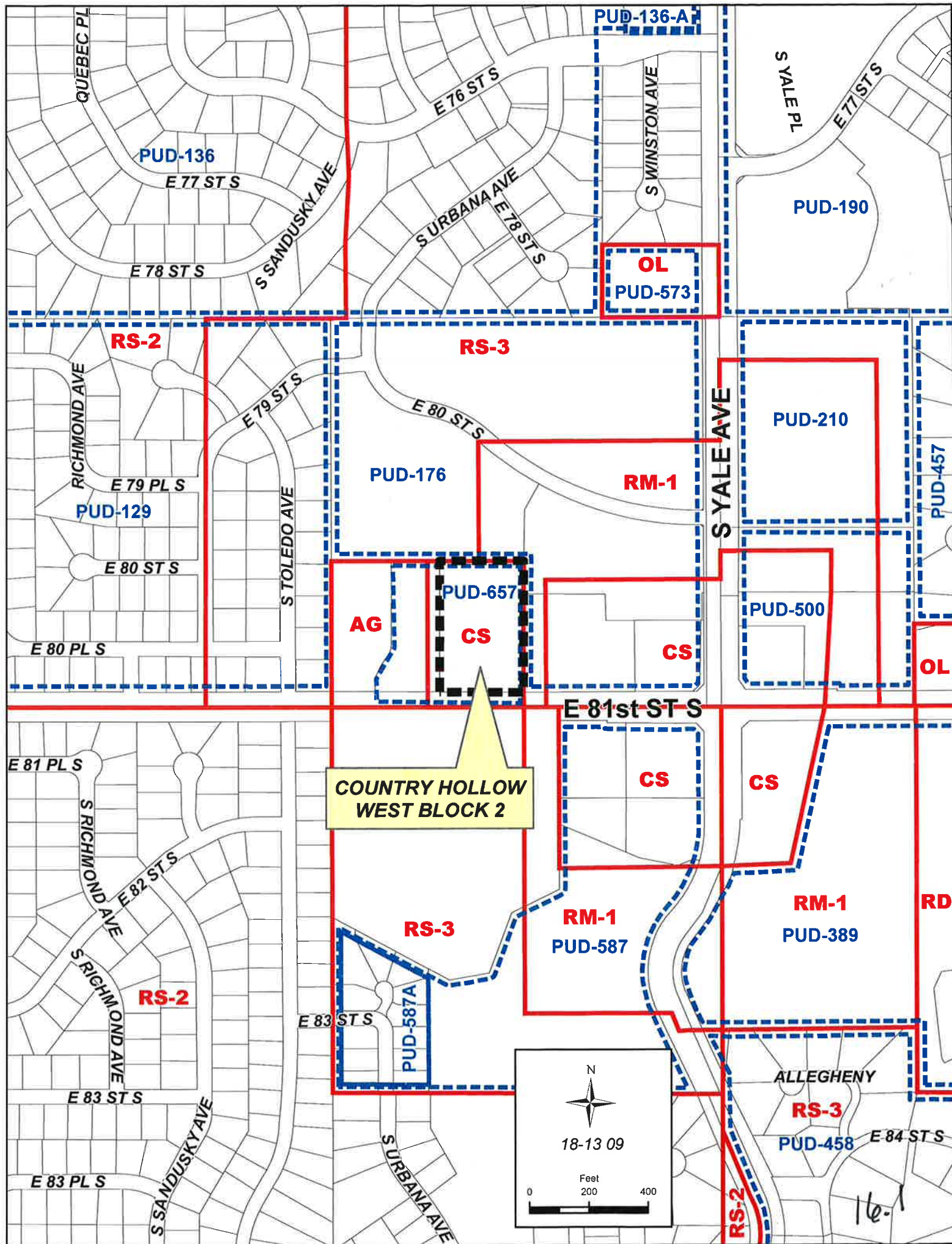
DATE OF LAST SITE VISIT: 8-28-12
DATE OF REVISIONS:



TRS

15.4







**COUNTRY HOLLOW
WEST BLOCK 2**



18-13 09

Feet
0 200 400

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

16.2

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.

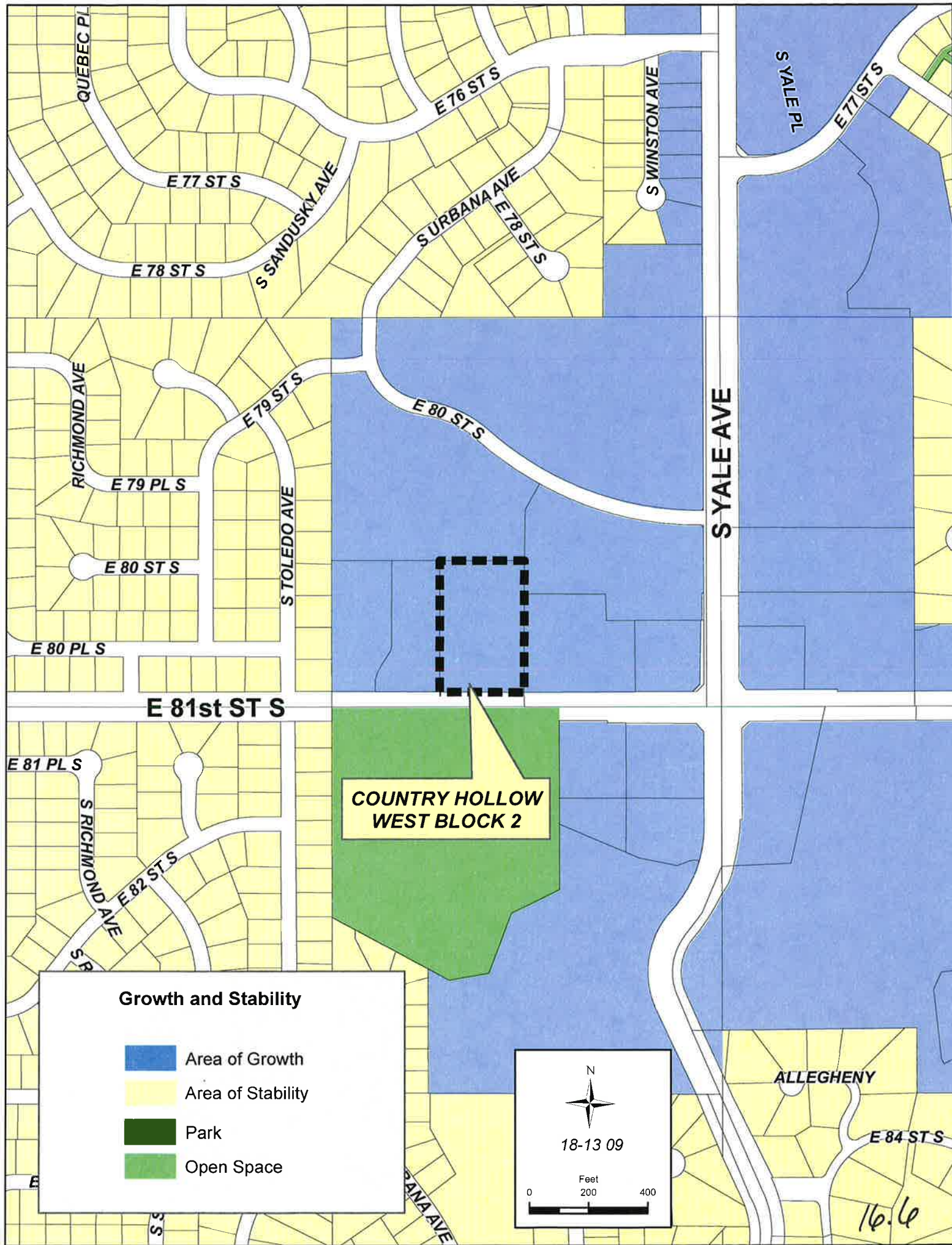
Special Conditions:

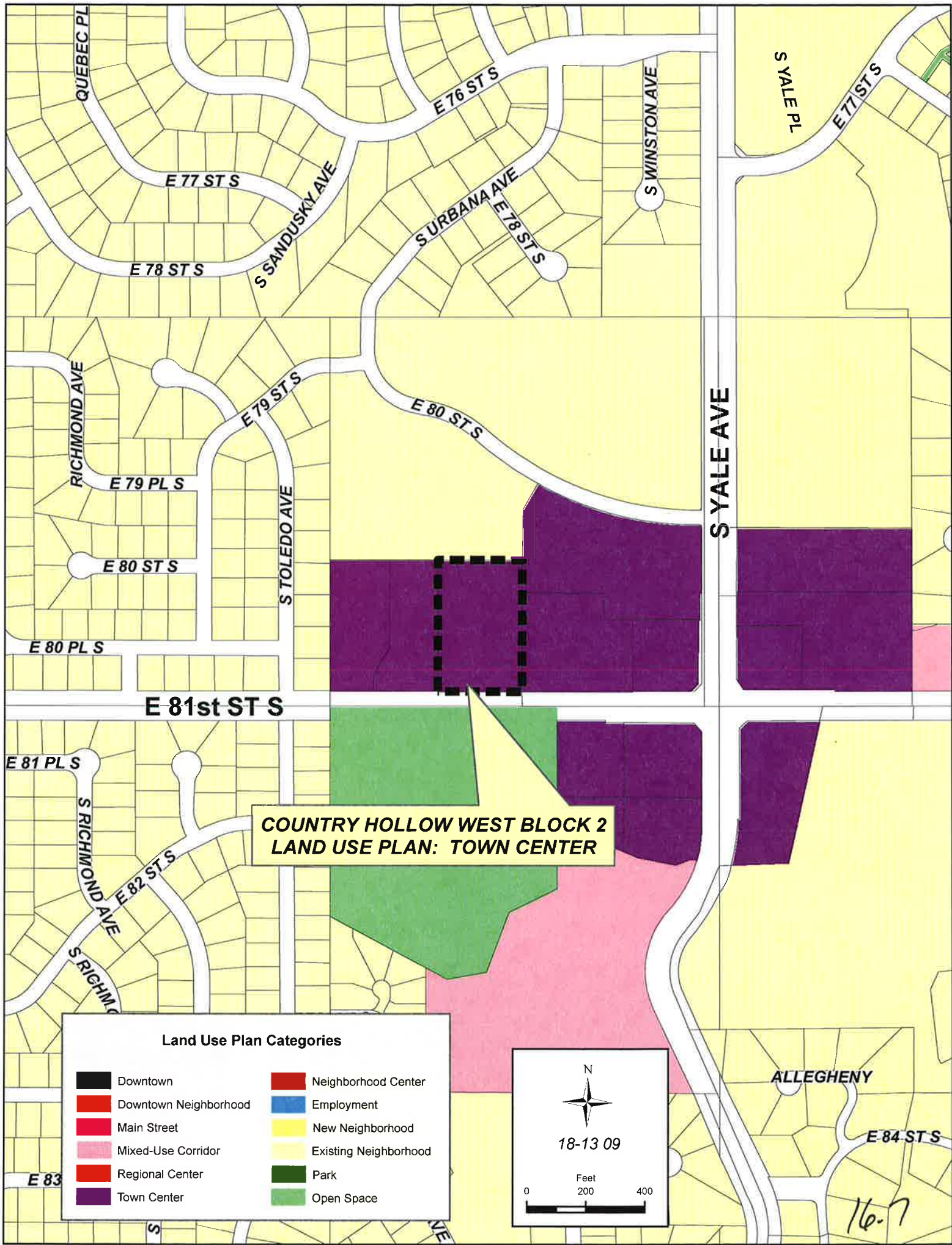
1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

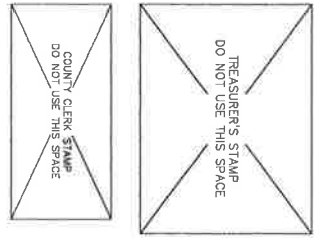
Standard Conditions:

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.







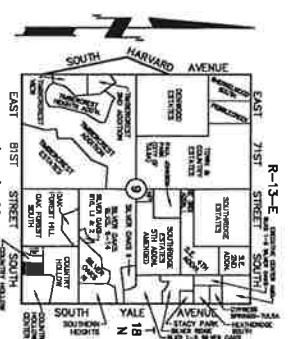
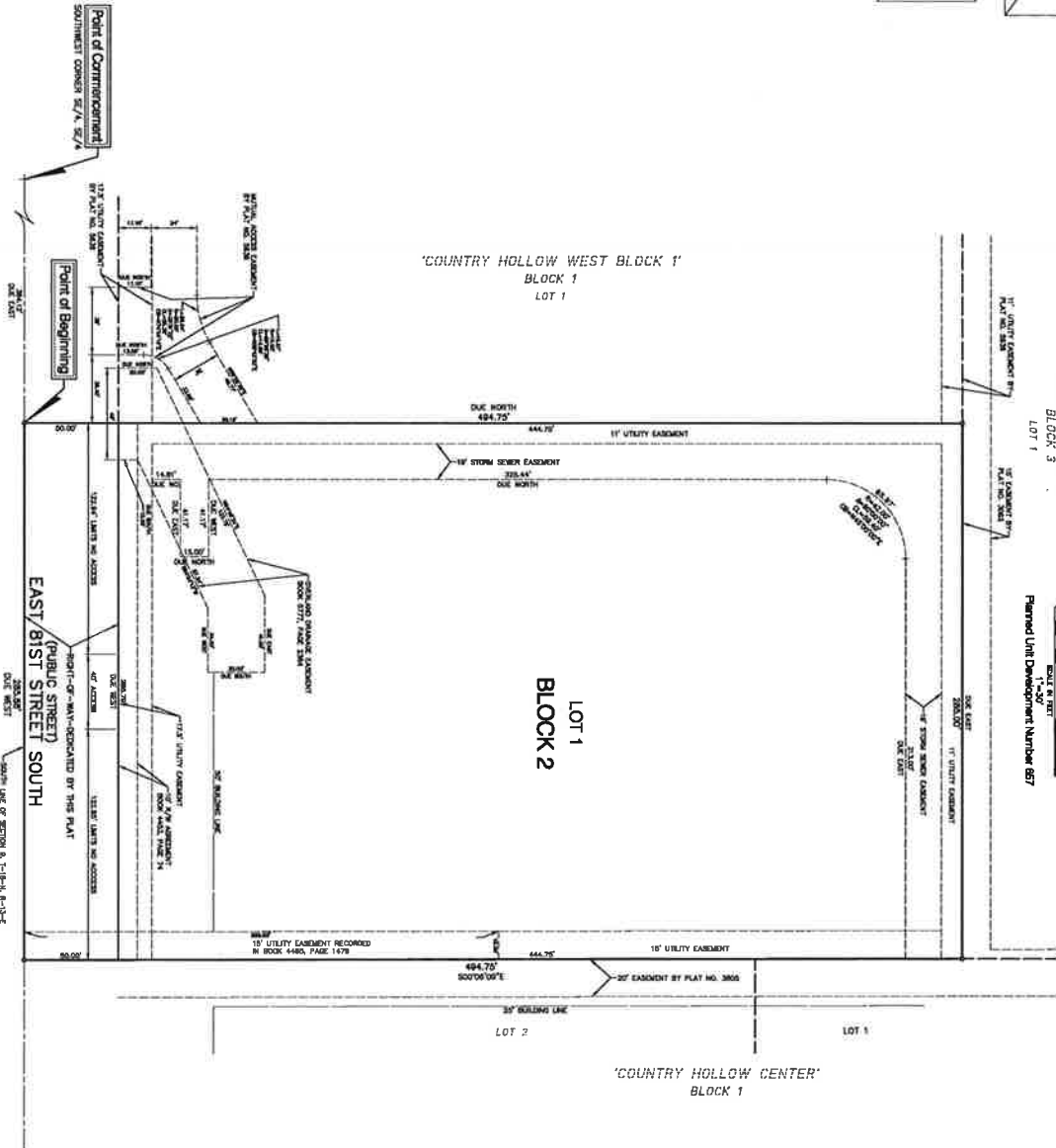
MINOR SUBDIVISION Country Hollow West Block 2

A SUBDIVISION IN PART OF THE
SE4 OF SECTION 8, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Platted Unit Development Number 657

COUNTRY HOLLOW
BLOCK 3
LOT 1

Platted Unit Development Number 657



OWNER
TULSA SUBDIVISION, INC.
ATTN: MR. PAUL WILSON
2724 SOUTH COLUMBIA, SUITE 650
TULSA, OKLAHOMA 74106
PHONE: (918) 743-1300

ENGINEER/SURVEYOR
SISK AND ASSOCIATES, INC.
3500 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74109
PHONE: (918) 562-4111
E-MAIL: SISKANDASSOCIATES.COM
OKLAHOMA 74109

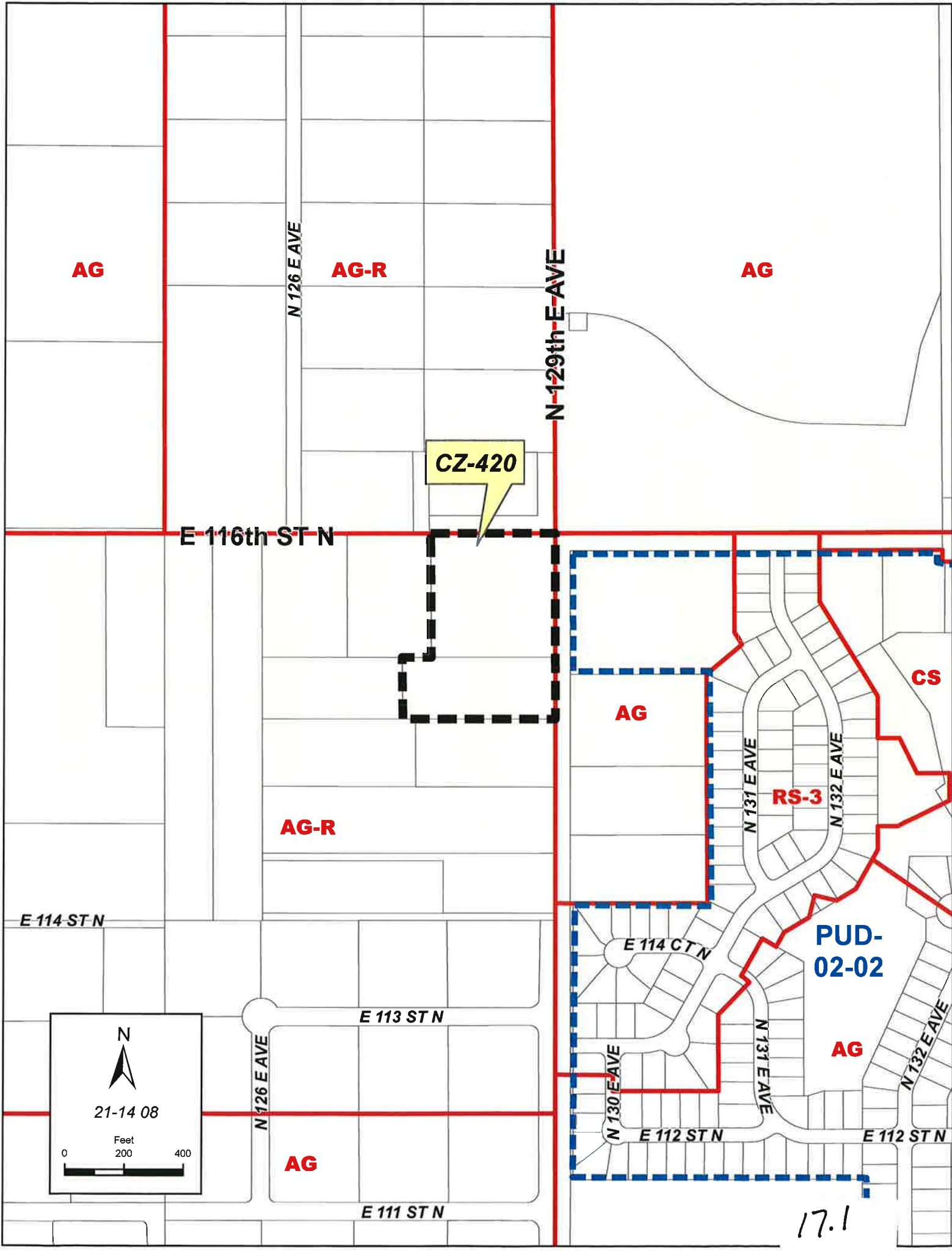
Notes of Resurvey
THE RESURVEYING WORK HEREON WAS BASED ON THE SURVEYING
INSTRUMENTS AND DATA PROVIDED BY THE OWNER AND AN ASSIGNED
NON-ASTRONOMICAL BEARING OF DUE WEST.

Monumentation
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIPE
WITH A YELLOW CAP STAMPED "SOK LS 1139", OR EA
NUMBER 1783.

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT AND 1 BLOCK
BLOCK 1 CONTAINS 2.879 ACRES

Surveyor Note
THE LAST SITE VISIT WAS MADE ON JULY 20, 2012.

16-8



AG

AG-R

AG

CZ-420

E 116th ST N

AG-R

AG

CS

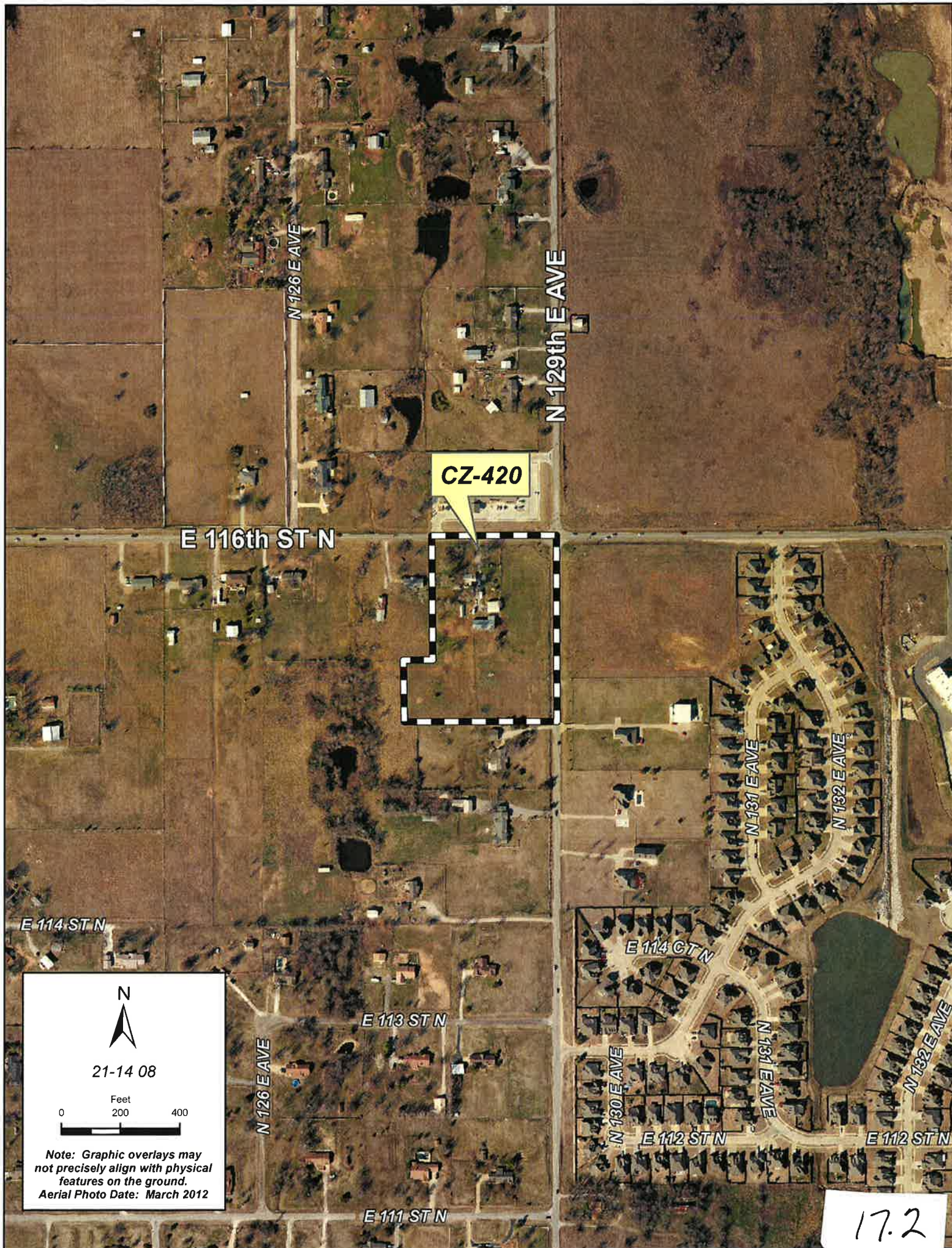
RS-3

PUD-02-02

AG

AG

17.1



CZ-420

N
21-14 08

Feet
0 200 400

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

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-420

TRS 1408

Atlas 0

CZM 12

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 116 th Street North	Primary Arterial	120'	2
North 129 th East Avenue	Secondary Arterial	60'	2

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:

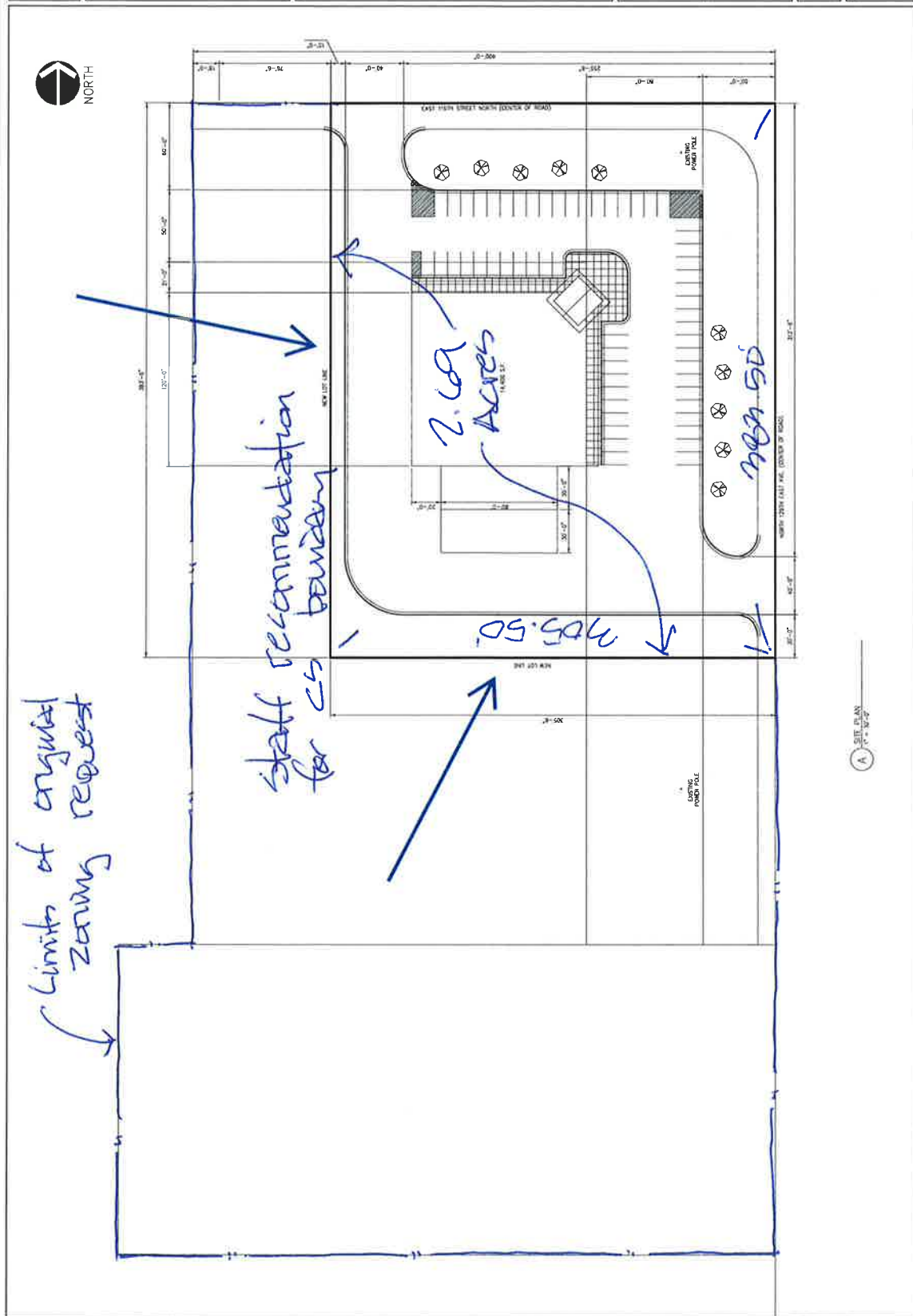
As a result of a cooperative effort between INCOG staff, the City of Owasso and the applicant to address the items listed above, **INCOG staff recommends approval for a smaller CS tract (2.69 acres) than was originally included in the application.**

Refer to the attached exhibit and legal description that accurately defines the recommended area.

0
C-1

Proposed
Site Plan

Jeff Potter
Proposed Site
12800 East 116th Street, Owasso Oklahoma



126th ST N

161ST E AVENUE

116th ST N

106th ST N

145th E AVENUE

US HIGHWAY 169

129th E AVENUE

Handwritten: 21.12
9600000

GARNETT ROAD

Owasa Sports Complex

MINGO ROAD

126th ST N

116th ST N

106th ST N

MEMORIAL DRIVE

Handwritten: 27.6



AMERICAN EAGLE
LAND SURVEYING, LLC

2023 West 111th Street, Jenks, Ok 74037

Ph 918-640-4162 Fax 918-894-5248

darrellbible@gmail.com

Order No. 1211006

“ATTACHMENT”

LEGAL DESCRIPTION

For Store 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.



OFFICIAL RECORD EXHIBIT "B-1"
ENTERED IN THE Dec 5, 2012 #18
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

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, AICP, RLA
Community Development Director

Consent to Annexation into Owasso's Corporate City Limits

The undersigned Violet J. Fisher-Kirby 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 5 day of Dec., 20 12

Violet J. Fisher-Kirby
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.

Maureen Henry
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-6-14
MY COMMISSION NUMBER: 02020021

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).

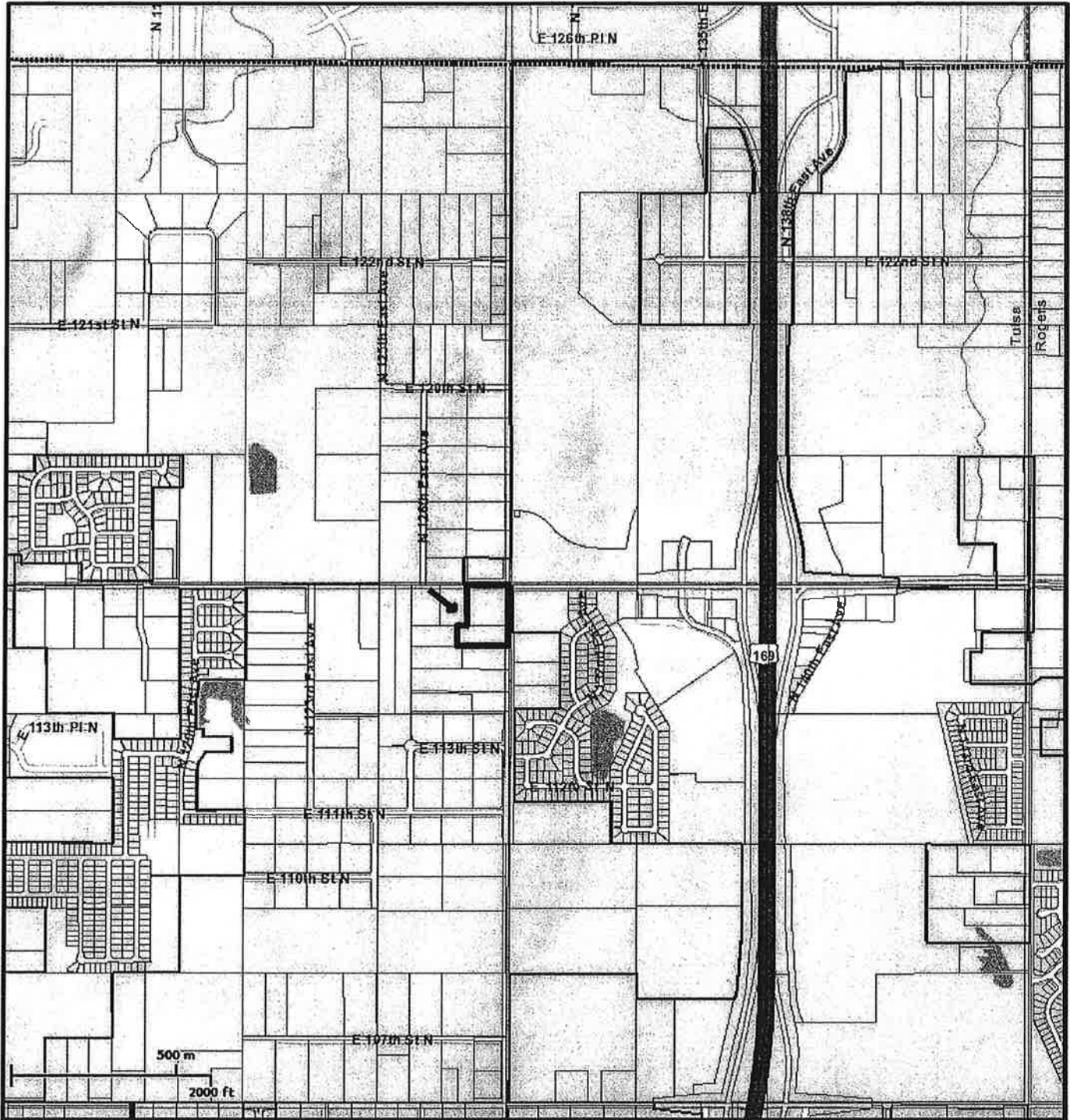
Tract #2

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).



17.11

Attachment "C" Fisher-Kirby Property



1" = 1,505 ft	Consent To Annex	12/05/2012		
<p>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.</p>				

17.12

Attachment "D"
Fisher-Kirby Property



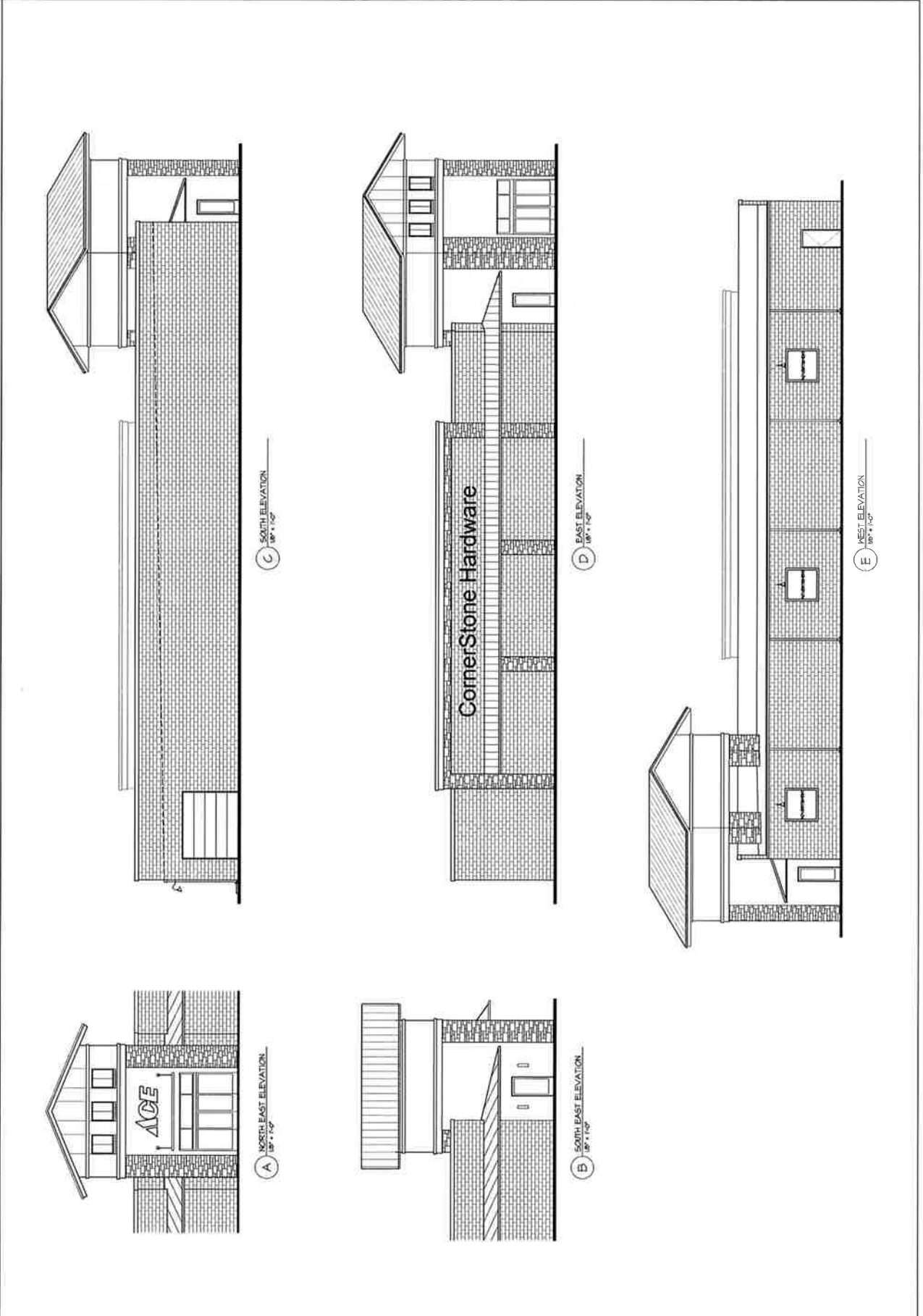
1" = 752 ft	Consent To Annex	12/05/2012		
This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Owasso staff for the most up-to-date information.				

17.13

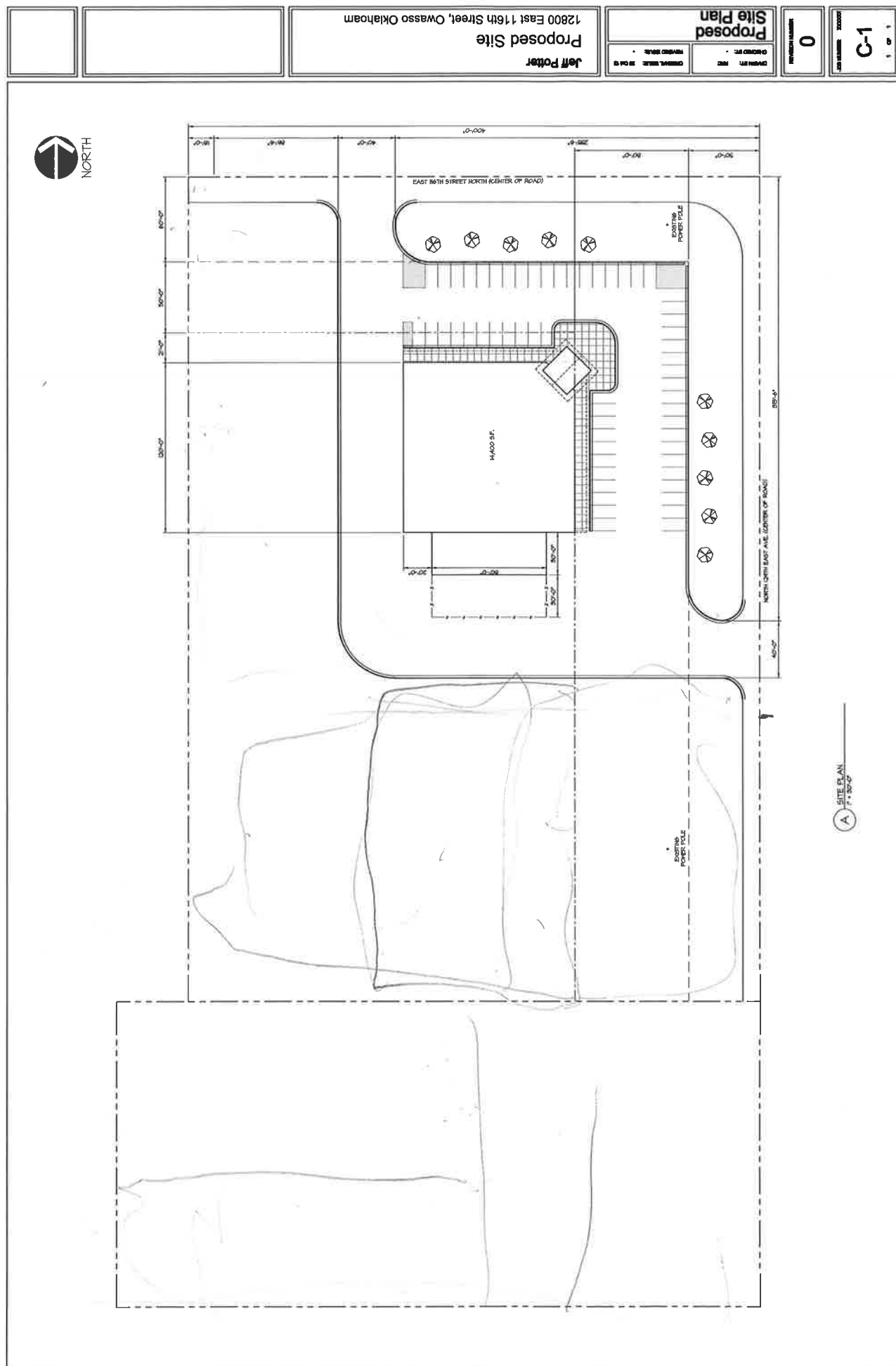


17.15

Proposed Elevations DRAWING BY: JWP CHECKED BY: JWP DATE: 11/13/12		SHEET NO. 0 TOTAL SHEETS 1	A-2 1 2 3
Jeff Potter Proposed Site 12800 East 116th Street, Owasso Oklahoma			



17.14



67.71



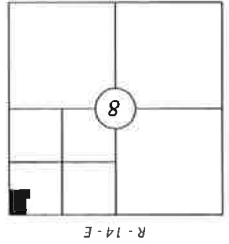
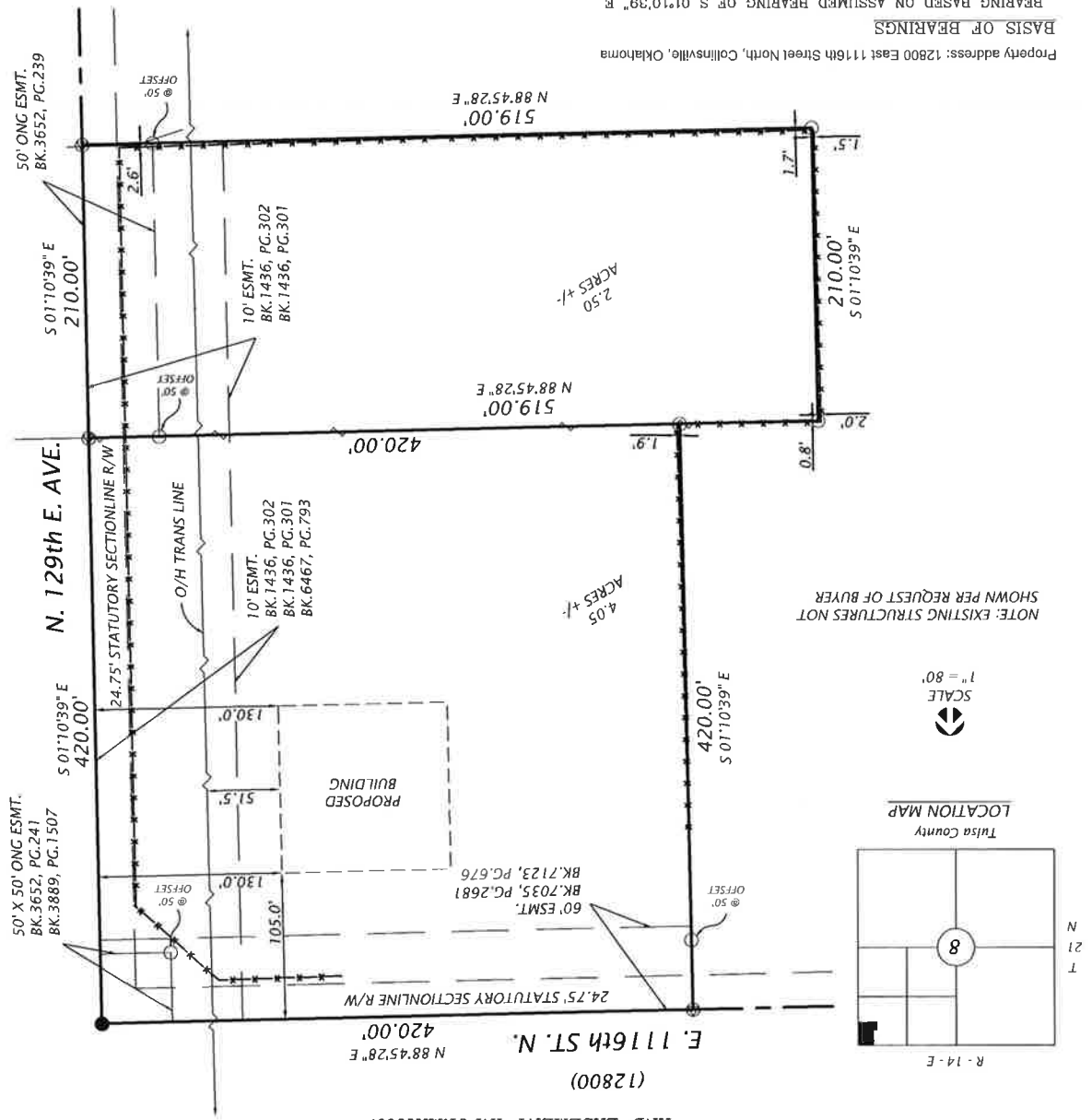
AMERICAN EAGLE
LAND SURVEYING, LLC

2023 West 11th Street, Jenks, OK 74037
OFFICE (918) 640-4162 FAX (918) 894-6248
darrellbible@gmail.com

Order No. 1211006
Client: Tulsa Abstract & Title Company
Buyer: JMC Land Company, LLC
File No: 237254
Certified To: Old Republic National Title Insurance Company
Tulsa Abstract & Title Company

PROFESSIONAL LAND SURVEYOR'S
PLAT OF BOUNDARY SURVEY

SEE "ATTACHMENT"
FOR LEGAL DESCRIPTION
AND EASEMENT INFORMATION



SCALE
1" = 80'

NOTE: EXISTING STRUCTURES NOT
SHOWN PER REQUEST OF BUYER

PROPERTY address: 12800 East 1116th Street North, Collinsville, Oklahoma

BEARING BASED ON ASSUMED BEARING OF S 01°10'39" E
ON THE EAST LINE OF NORTHEAST QUARTER OF SECTION.

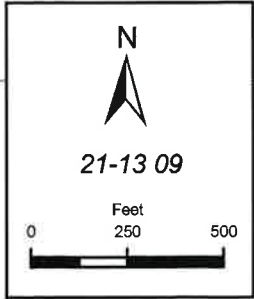
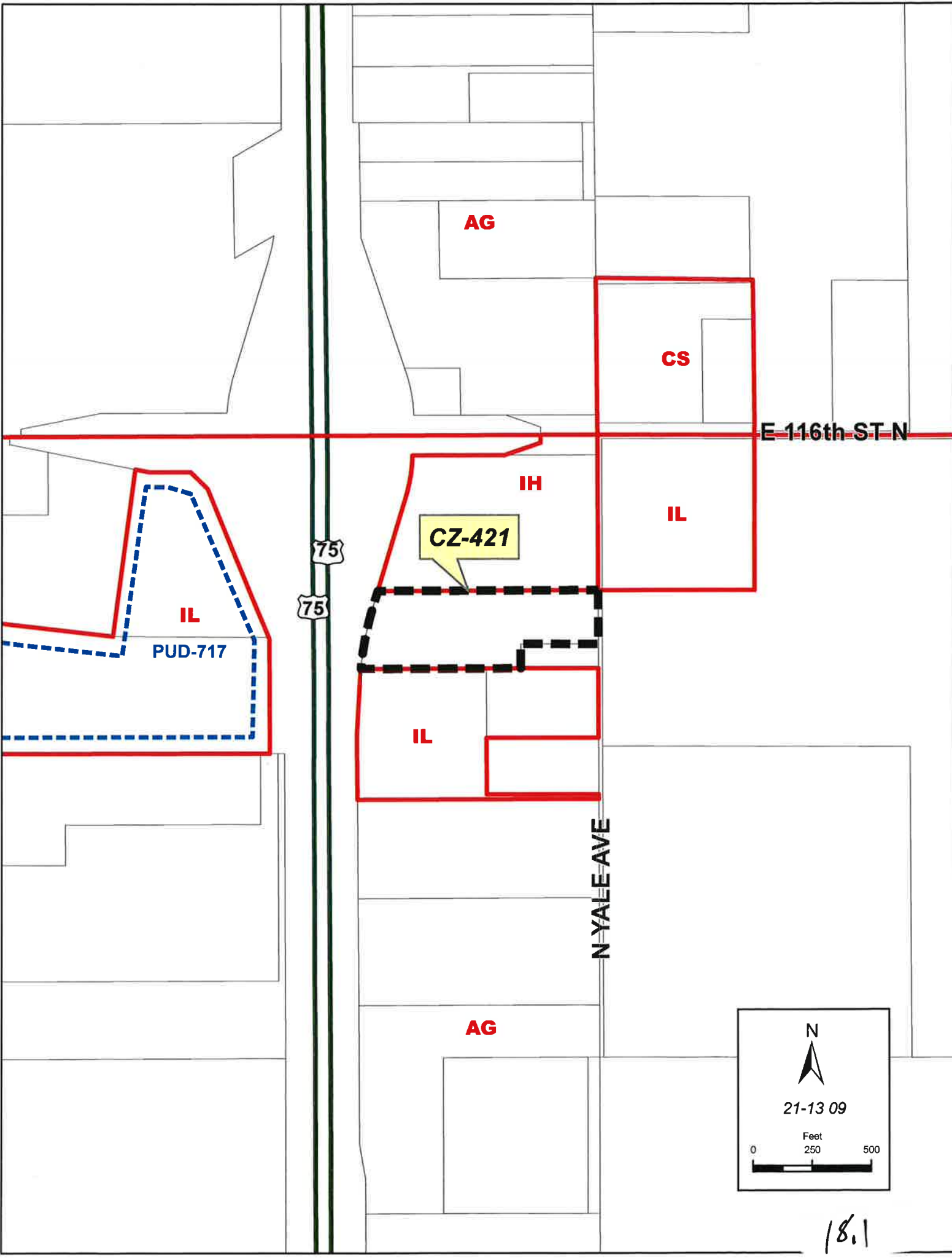
CERTIFICATE

I, DARRELL BIBLE, PROFESSIONAL LAND SURVEYOR #1731 IN AND FOR THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT AND LEGAL DESCRIPTION REPRESENTS A BOUNDARY SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THIS PLAT OF SURVEY MEETS THE OKLAHOMA STATE BOARD STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. EASEMENT INFORMATION DERIVED FROM TITLE COMMITMENT NO. 237254, DATED OCTOBER 24, 2012, AT 7:59 A.M. AS SUPPLIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

- LEGEND
- = P.D. IRON PIN
 - = SET IRON PIN
 - ⊗ = SET P.K. NAIL
 - x = CHISELED X IN CONC.
 - x— = FENCE
 - = FIELD MEASUREMENT



Darrell Bible
OKLAHOMA REGISTERED
LAND SURVEYOR NO. 1731
CA #6588 EXPIRES 10/31/12
Final: 11/13/2012



18.1



N

21-13 09

Feet
0 250 500

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

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-421

TRS 1309

Atlas 0

CZM 10

Tulsa County District 1

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue	Secondary arterial	100'	2

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

18.4

18.5

No
Image
Available



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

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

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 :

BltAs :
Neighborhood : 0
School District : 8B
Year Built : 0
Bath : 0
Stories : 0
Air Conditioning : 0
Adjustment :
Adjustment :
Adjustment :
Adjustment :

RecptNo :
Book :
Page :
Doc Type :

