

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2669

March 5, 2014, 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:

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.

1. **LS-20679** (Lot-Split) (County) – Location: West of the Southwest corner of West 59th Street South and South 39th West Avenue
2. **LS-20680** (Lot-Split) (County) – Location: East of the Southeast corner of East 128th Place South and South Garnett Road
3. **Brookhollow Landing** – Final Plat, Location: North of northwest corner of East 31st Street South and South 129th East Avenue (CD 6)
4. **PUD-312-A-13 – Wallace O. Wozencraft**, Location: Northwest corner of East 51st Street South and South 109th East Avenue, Requesting a **Minor Amendment** to increase the building floor area allowed in Tract A from 18,500 square feet to 19,554 square feet, **IL/PUD-312-A**, (CD-7)
5. **Z-6010-SP-4(DSP) – Wallace Engineering/Jim Beach**, Location: Approx. ¼ mile North of the Northeast corner of South 129th East Avenue at 51st Street South, Requesting a Detail Site Plan, (CD-5)
6. **AC-126 – Lou Reynolds**, Location: West of the southwest corner of South Utica Avenue at East 8th Street South, Requesting an Alternative Compliance for Landscape Plan for a commercial kitchen on East 8th Street South, **CH**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

7. **The Walk at Tulsa Hills** – Final Plat, Location: Southeast corner of Highway 75 and West 81st Street South (CD 2)
8. **Nickel Creek Phase III** – Final Plat, Location: East of Northeast corner of West 81st Street South and South Union Avenue (CD 2)
9. **103 Memorial Center** – Final Plat, Location: South of the southwest corner of 101st Street South and South Memorial Drive (CD 8)
10. **Dean's RV Superstore** – Preliminary Plat, Location: East of South Memorial Drive and south of East 21st Street South (CD 5)
11. **Savannah Crossing** – Preliminary Plat, Location: North of the northwest corner of East 121st Street South and South Sheridan Road (CD 8)
12. **Macy's Subdivision** – Minor Subdivision Plat, Location: South of East 76th Street North between Sheridan and Memorial (County, City Fenceline)
13. **ONB Bank** – Minor Subdivision Plat, Location: South of the southwest corner of West 24th Street South and Southwest Boulevard (CD 2)
14. **Value Place** - Minor Subdivision Plat, Location: South and west of southwest corner of South Garnett Road and East 41st Street South (CD 7) (Applicant requests continuance until March 19, 2014.)
15. **Z-7256 – Nathan Nelson**, Location: North of the northwest corner of North Garnett Road and East Admiral Place, Requesting a rezoning from **RS-3 to CS**, (CD-3)
16. **Z-7257 – Tanner Consulting, LLC**, Location: North of northwest corner of East 131st Street and South Sheridan Road, Requesting a rezoning from **AG to RS-3**, (CD-8)
17. **PUD-550-B – Sisemore Weisz & Associates, Inc.**, Location: East side of South 87th East Avenue at East 24th Place, Requesting a **Major Amendment to abandon PUD-550-B**, (CD-5)

OTHER BUSINESS

18. **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.

Final Subdivision Plat

Brookhollow Landing - (CD 6)

North of northwest corner of east 31st Street South and South 129th East Avenue

This plat consists of 2 Lots, 1 Block, on 3.48 acres.

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

PRELIMINARY PLAT OF Brookhollow Landing

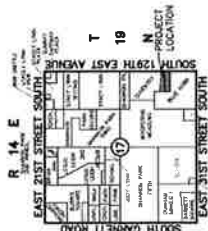
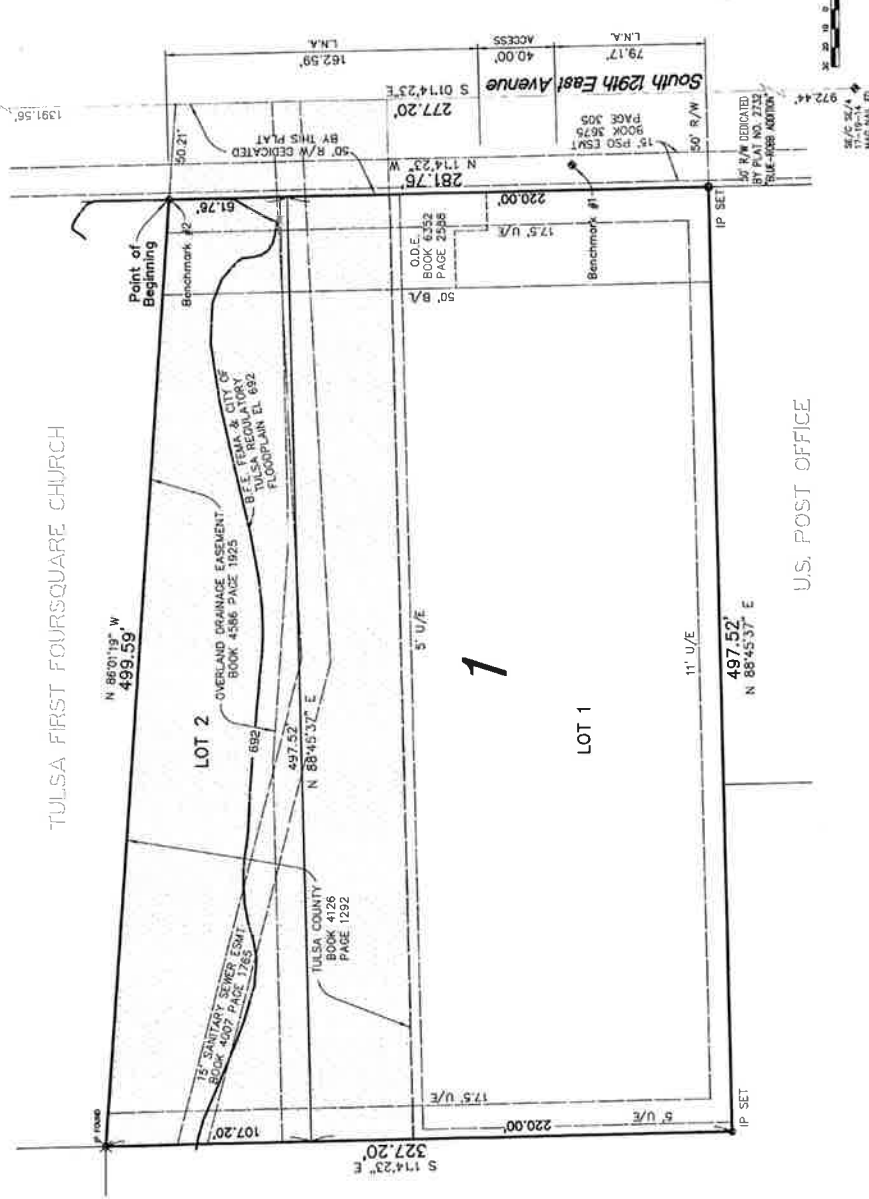
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Echov Trust
c/o Steve Robert Echov, Trustee
7624 East 88th Street
Tulsa, OK 74133
Phone: (918) 664-3000

ENGINEER:
Sandra Engineering, Inc.
C.A. No. 2370, EXPIRATION DATE 6/30/2015
11502 S. 68th E. Avenue
Bixby, Oklahoma 74008
Phone: (918) 296-5067
email: rdeand@bigfoot.net

SURVEYOR:
Pamlico Land Surveying
C.A. No. 1086, EXPIRATION DATE 6/30/2015
Mark Penn, P.L.S.
P.O. Box 657
Bristow, Oklahoma 74010
Phone: (918) 367-2942

TULSA FIRST FOURSQUARE CHURCH



Location Map

Submerged Lands Act, 43 U.S.C. § 1611, et seq.
Containing 15,145,644 Square Feet,
or 3.48 Acres, More or Less.

Legend:
B/L = BUILDING LINE
C/L = CONTINUOUS
P/L = PLAT LINE
L/A = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
O.D.E. = OVERLAND DRAINAGE EASEMENT
[172] = ADDRESS

CAVEAT/DISCLAIMER
THESE PLATS SHOW THE PLAT AS THE SURVEYOR HAS BEEN PROVIDED. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS THAT MAY AFFECT THE PLAT. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS THAT MAY AFFECT THE PLAT. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS OR OTHER INTERESTS THAT MAY AFFECT THE PLAT.

Base of Bearings:
ALL BEARINGS REFERRED TO HEREIN ARE ESTABLISHED FROM THE OKLAHOMA STATE PLATE CORNER, STATION NORTH, SOUTH, EAST, AND WEST, AND THE ADJACENT PLATS.

Benchmark:
#1 BENCHMARK ON CONCRETE WALK APPROXIMATELY 10' N. & 37' W. OF THE CORNER INTERSECTION OF EAST 31ST STREET SOUTH AND SOUTH 19TH STREET.

#2 BENCHMARK ON CONCRETE WALK APPROXIMATELY 10' N. & 37' W. OF THE CORNER INTERSECTION OF EAST 31ST STREET SOUTH AND SOUTH 19TH STREET.

STATE OF OKLAHOMA }
COUNTY OF TULSA }

I, the undersigned, being a duly qualified Surveyor in and for the County of Tulsa, State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in my office.

Dated this _____ day of _____, 2015.

Signature _____
Surveyor

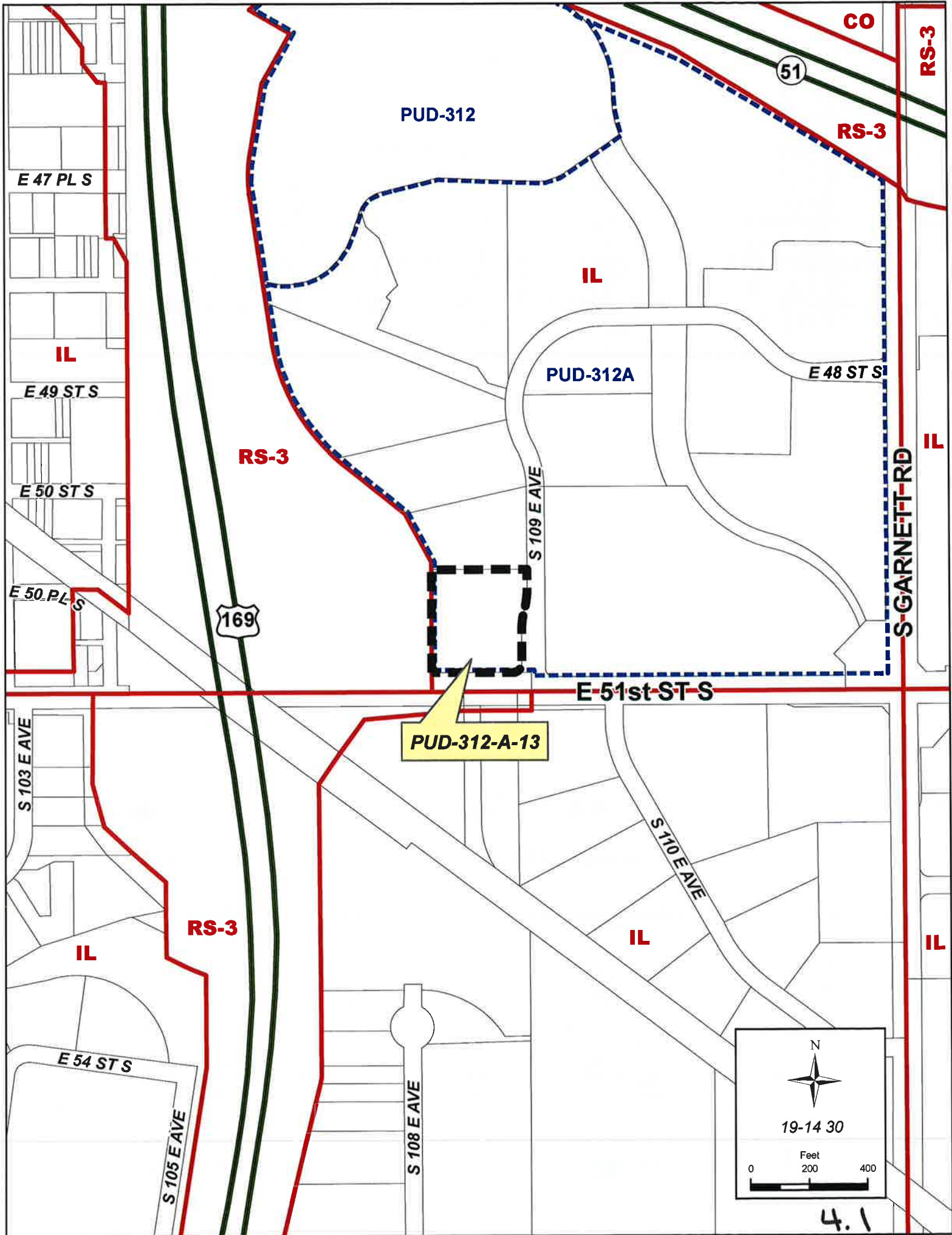
Signature _____
Deputy

CERTIFICATE
I hereby certify that all the above named tracts have been surveyed and the plat has been recorded in my office. The survey was made in accordance with the laws of the State of Oklahoma, and the plat is a true and correct copy of the original as recorded in my office.

Dated this _____ day of _____, 2015.

Signature _____
Tulsa County Treasurer

Signature _____
Deputy





51

E 47 PL S

E 49 ST S

E 50 ST S

E 50 PL S

169

S 103 E AVE

E 54 ST S

S 105 E AVE

S 108 E AVE

S 109 E AVE

PUD-312-A-13

E 51st ST S

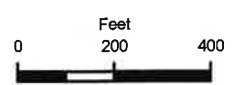
S 110 E AVE

E 48 ST S

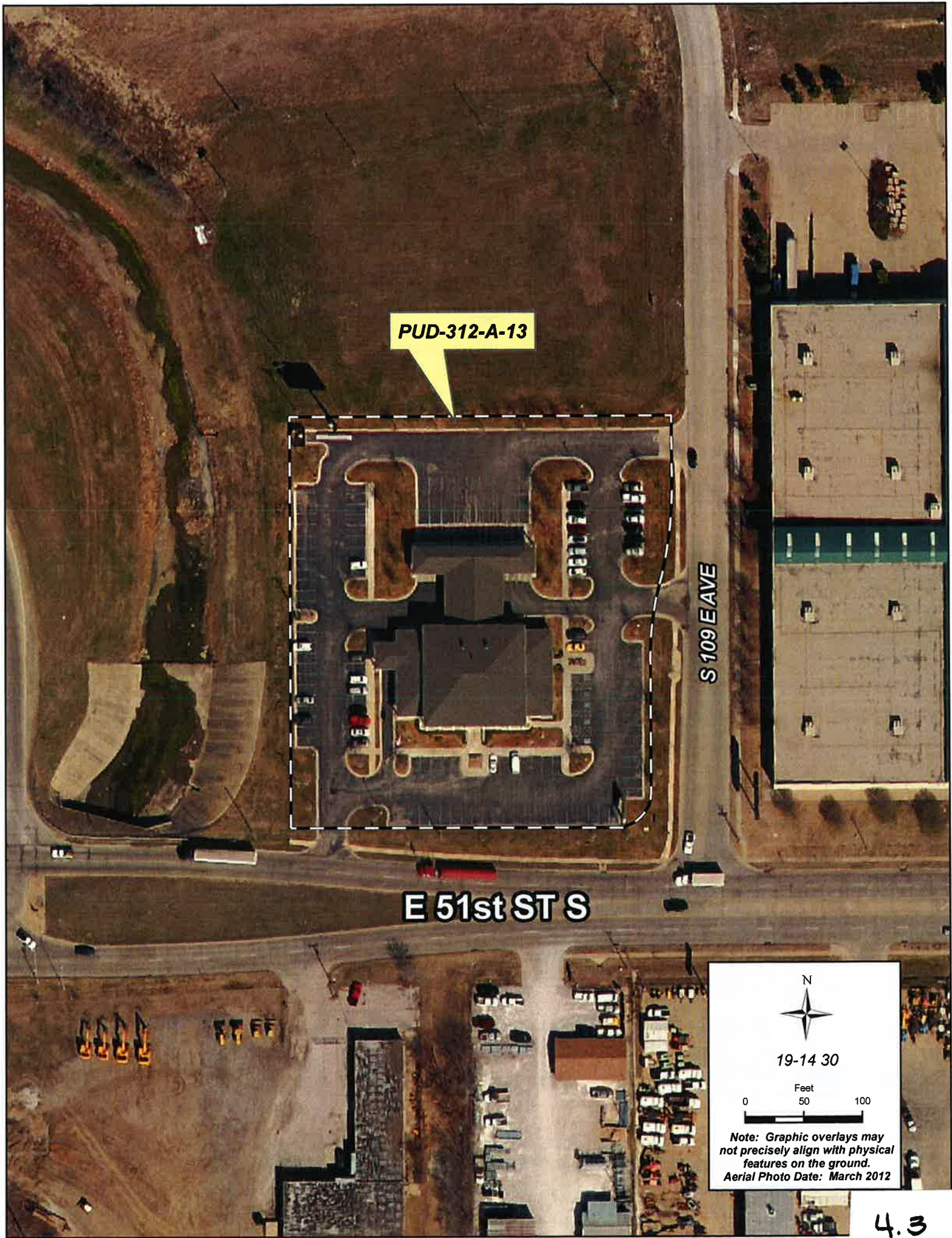
S GARNETT RD



19-14 30



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



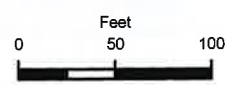
PUD-312-A-13

S 109 E AVE

E 51st ST S



19-14 30



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

STAFF RECOMMENDATION

PUD-312-A-13 Minor Amendment to increase the building floor area allowed in Tract A, which is part of Lot-1, Block-1 of Pawnee Center at the Metroplex in the City of Tulsa. The site is located at the Northwest corner of East 51st Street South and South 109th East Avenue (North side of 51st between S. Garnett Rd and Highway 169) TRS 19-14-30; CZM 49; Atlas 648; CD-7

The applicant is requesting a minor amendment to increase the allowable floor area on Tract A from 18,500 square feet to 19,554 square feet and is limited to Tract A.

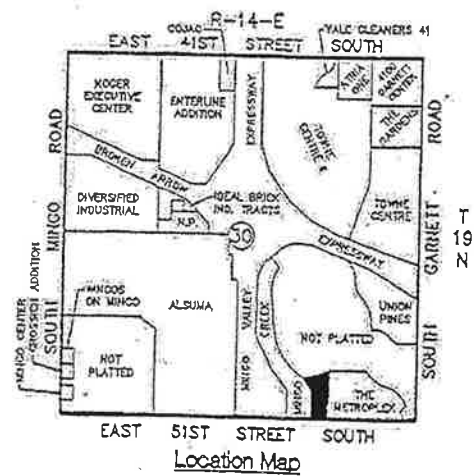
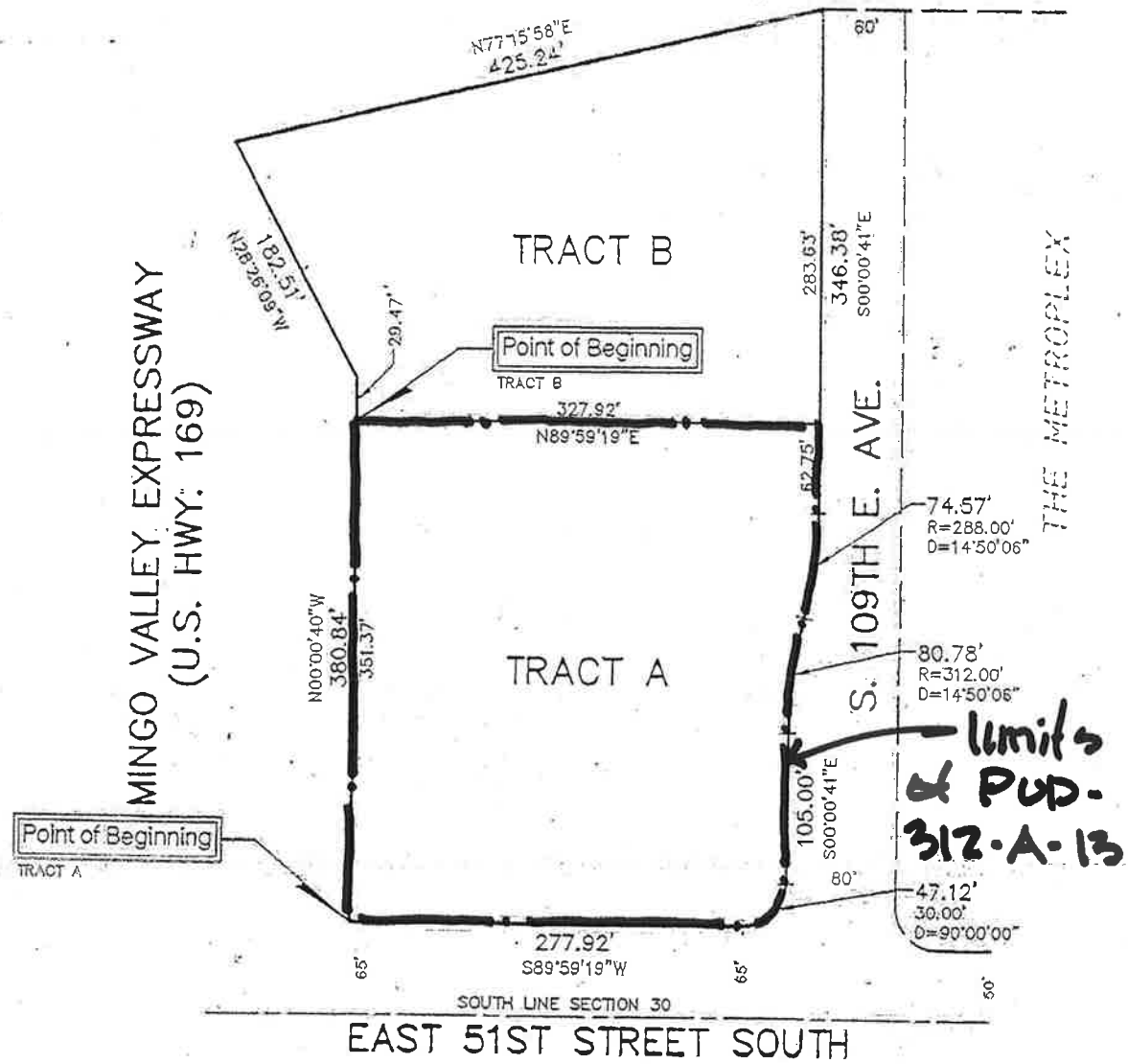
This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards open space, 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 researched the area and determined the following:

- 1) The requested additional floor area can be supported by the existing parking on site and will not create any adverse effects on proximate properties. A minor amendment to the Detailed Site Plan will be required for the building permit process.
- 2) The additional floor area requested is consistent with the intent of the original PUD and is consistent with the PUD chapter of the Tulsa Zoning Code.
- 3) Additional floor area provides opportunities for more employment opportunities as contemplated in this area by the Comprehensive Plan.

Therefore staff recommends approval of PUD-312-A-13.



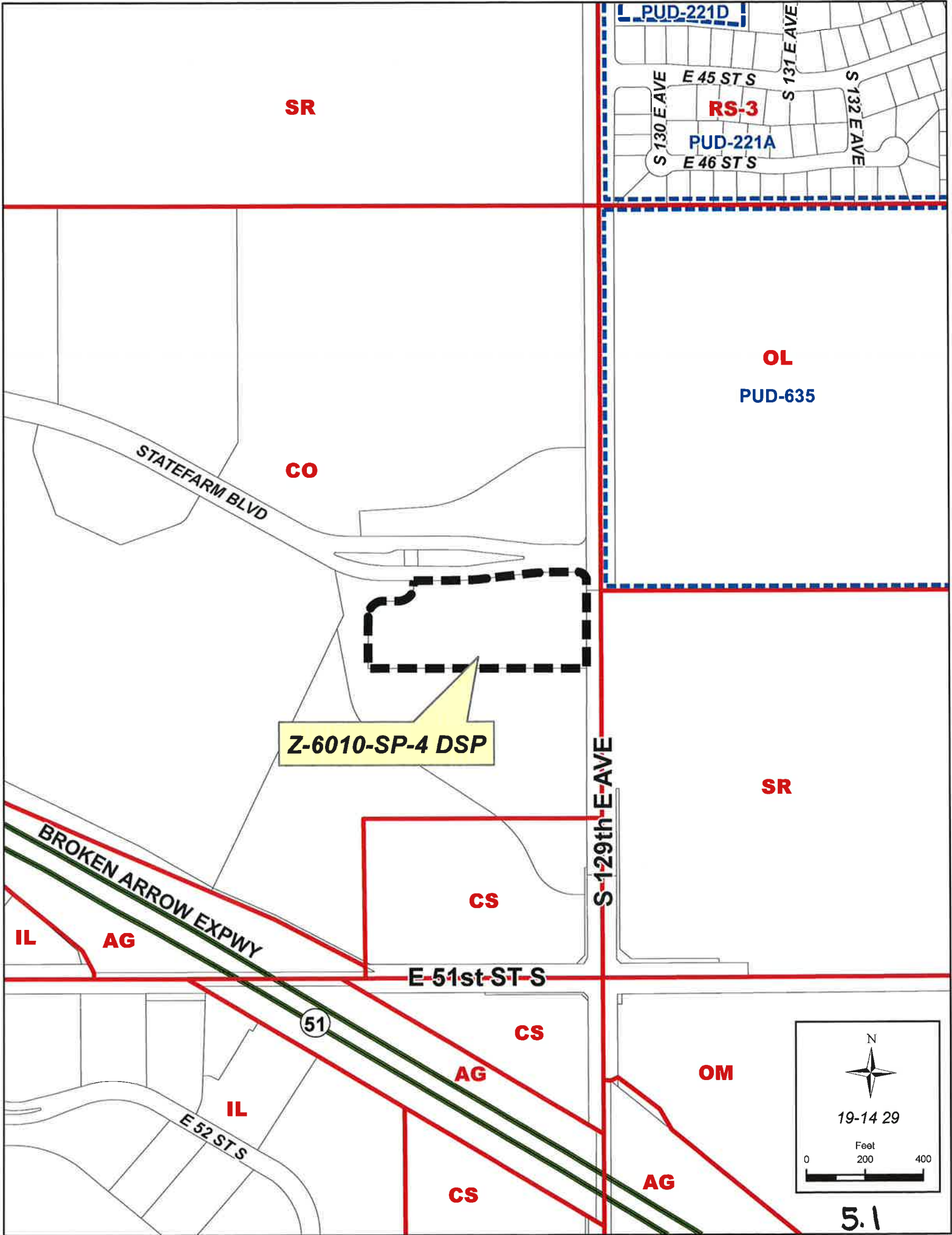
LOT SPLIT
OF
LOT 1 IN BLOCK 1
OF
'PAWNEE CENTER AT THE METROPLEX'
SE/4 Section 30 T-19-N R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



EXHIBIT A
PAGE 3 OF 3

SACK AND ASSOCIATES, INC.
Sonic Fe/Drawl, 131 South Elgin Avenue, Tulsa, Oklahoma 74120-1818
Ph: 918.592.4111 Fax: 918.592.4228 E-mail: sack@sackandassociates.com
CA Number 1723 (PE/LS) and 1462 (LS) Exp. June 30, 2005
Project: 51169MC Drawing: EXHIBIT 4
Drawn: BLJ Order: D194C File: 1914.30 Drawer: C XREF: COPYRIGHT S-B11X T-S412
Plotted: 24 NOV 2003

4.5





Z-6010-SP-4 DSP



19-14 29

0 200 400
Feet

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

STAFF RECOMMENDATION

Z-6010-SP-4 (DSP): Corridor

Detailed Site Plan – A 2.11 acre tract that is Lot-2, Block-1, Metris Call Center, a subdivision in the City of Tulsa, located approximately ¼ mile North of the Northeast corner of South 129th East Avenue at East 51st Street South. Section 29, T-19-N, R-14-E; CZM 49; Atlas 987; CD-5.

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new event center building. The proposed development is part of Corridor Development Area Z-6010-SP-3 (Development Area E) and continues to use the development standards outlined in that Development Plan. The project will be a 10,300 square foot single story building.

PERMITTED USES:

Allowed uses are Uses Units allowed by right in a OMH district. This project is classified as a Use Unit 5 (Community Services & Similar Uses) and is allowed by right in a OMH district.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Development Plan as defined in Development Area E for Z-6010 are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets or exceeds the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan. Access to South 129th East Avenue from this site will be provided through a mutual access agreement as defined in the Metris Call Center Plat and previous Corridor Development Plan approval.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Development Plan and in the Zoning Code. The maximum pole height for the parking area will be 20 feet.

SIGNAGE:

The site plan does not illustrate ground, or wall sign locations which require a separate permit. All signage will meet the Corridor Development Plan Standards through a separate development process.

Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening is consistent with the Corridor Development Plan requirements. A separate Landscape Plan will be required prior to building permit approval. All trash, mechanical and equipment areas shall be screened from public view.

Trash enclosure details are included with this site plan approval and those standards meet or exceed screening requirements for this project.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalk improvements including connectivity to the building will be included along South Harvard Avenue. The site plan displays adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6010-SP-4**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Section of the Zoning Code.

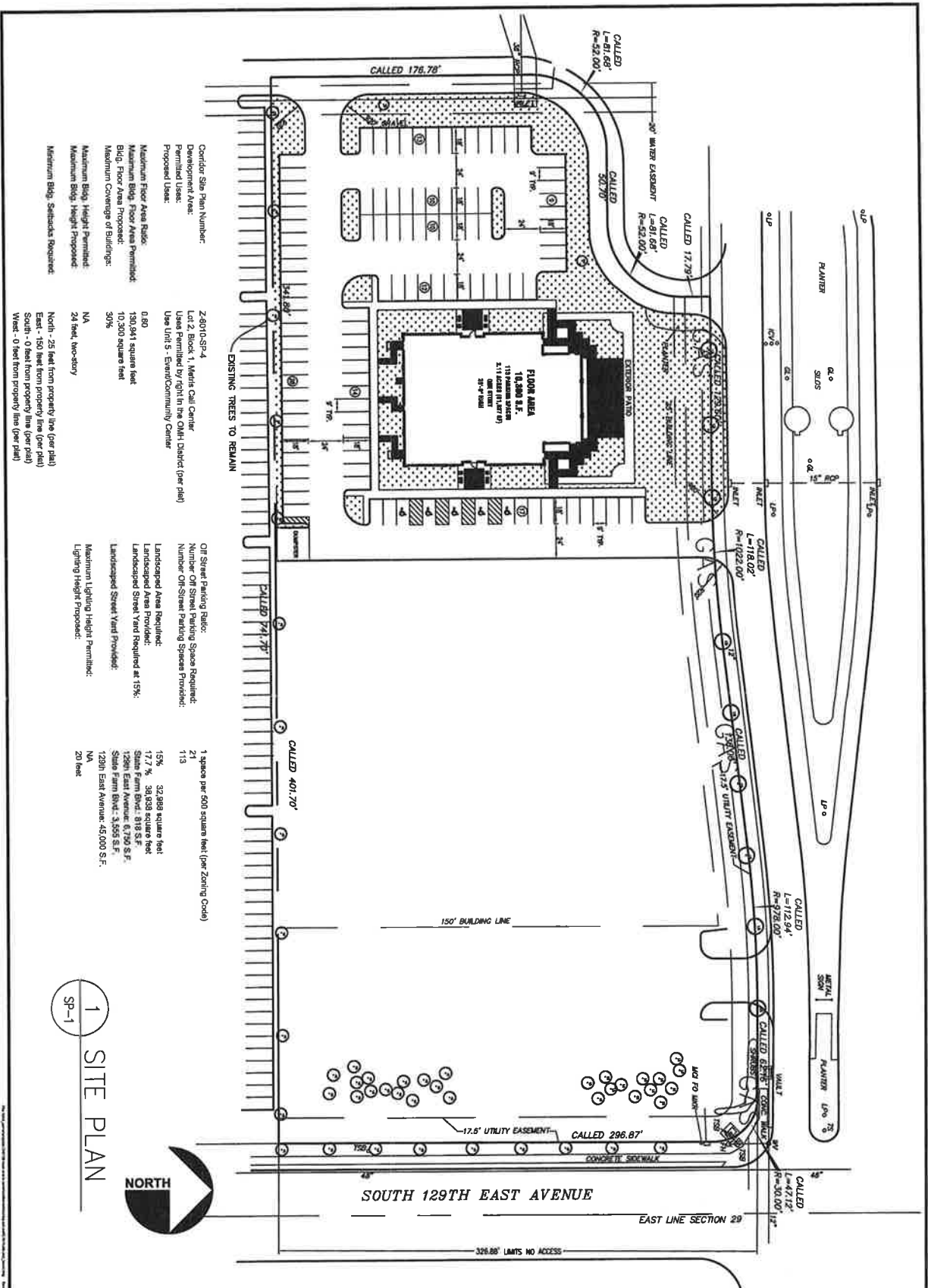
Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new event center building.

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

WDPARTNERS.COM

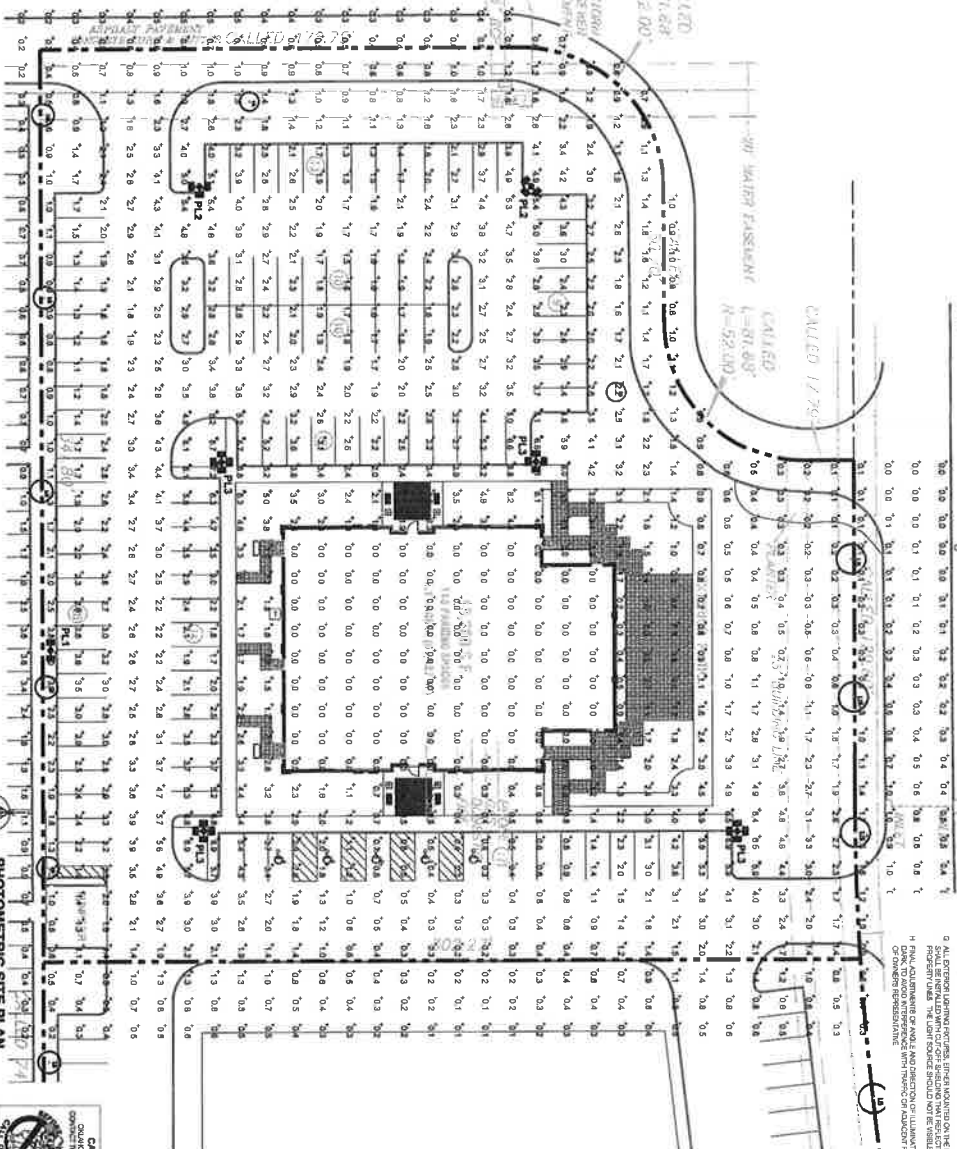
STATE FARM BLVD
TULSA, OK 74146

SP-1
SITE
PLAN



STATE FARM BLVD. PARKER (EAST 48TH STREET SOUTH)

CONCRETE PAVEMENT

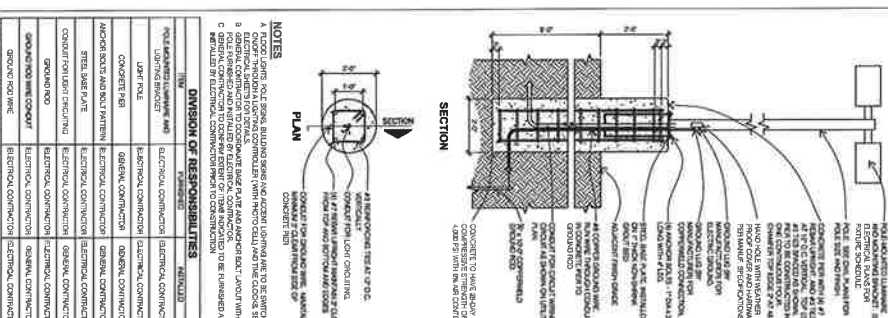


GENERAL PHOTOMETRIC NOTES

- A. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- B. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- C. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- D. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- E. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- F. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- G. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.
- H. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS LIGHTING CODE.

PHOTOMETRIC CALCULATIONS

ITEM	DESCRIPTION	UNIT	VALUE
P1.1	AREA	SQ. FT.	10,000
P1.2	PERIMETER	FT.	400
P1.3	AVG. HEIGHT	FT.	10
P1.4	AVG. DISTANCE	FT.	10
P1.5	AVG. AREA	SQ. FT.	10,000
P1.6	AVG. PERIMETER	FT.	400
P1.7	AVG. HEIGHT	FT.	10
P1.8	AVG. DISTANCE	FT.	10
P1.9	AVG. AREA	SQ. FT.	10,000
P1.10	AVG. PERIMETER	FT.	400
P1.11	AVG. HEIGHT	FT.	10
P1.12	AVG. DISTANCE	FT.	10
P1.13	AVG. AREA	SQ. FT.	10,000
P1.14	AVG. PERIMETER	FT.	400
P1.15	AVG. HEIGHT	FT.	10
P1.16	AVG. DISTANCE	FT.	10
P1.17	AVG. AREA	SQ. FT.	10,000
P1.18	AVG. PERIMETER	FT.	400
P1.19	AVG. HEIGHT	FT.	10
P1.20	AVG. DISTANCE	FT.	10



ITEM	DESCRIPTION	UNIT	VALUE
P1.1	AREA	SQ. FT.	10,000
P1.2	PERIMETER	FT.	400
P1.3	AVG. HEIGHT	FT.	10
P1.4	AVG. DISTANCE	FT.	10
P1.5	AVG. AREA	SQ. FT.	10,000
P1.6	AVG. PERIMETER	FT.	400
P1.7	AVG. HEIGHT	FT.	10
P1.8	AVG. DISTANCE	FT.	10
P1.9	AVG. AREA	SQ. FT.	10,000
P1.10	AVG. PERIMETER	FT.	400
P1.11	AVG. HEIGHT	FT.	10
P1.12	AVG. DISTANCE	FT.	10
P1.13	AVG. AREA	SQ. FT.	10,000
P1.14	AVG. PERIMETER	FT.	400
P1.15	AVG. HEIGHT	FT.	10
P1.16	AVG. DISTANCE	FT.	10
P1.17	AVG. AREA	SQ. FT.	10,000
P1.18	AVG. PERIMETER	FT.	400
P1.19	AVG. HEIGHT	FT.	10
P1.20	AVG. DISTANCE	FT.	10

PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"

EXTENSION FROM P1.1
ITEM: P1.1
VALUE: 10,000

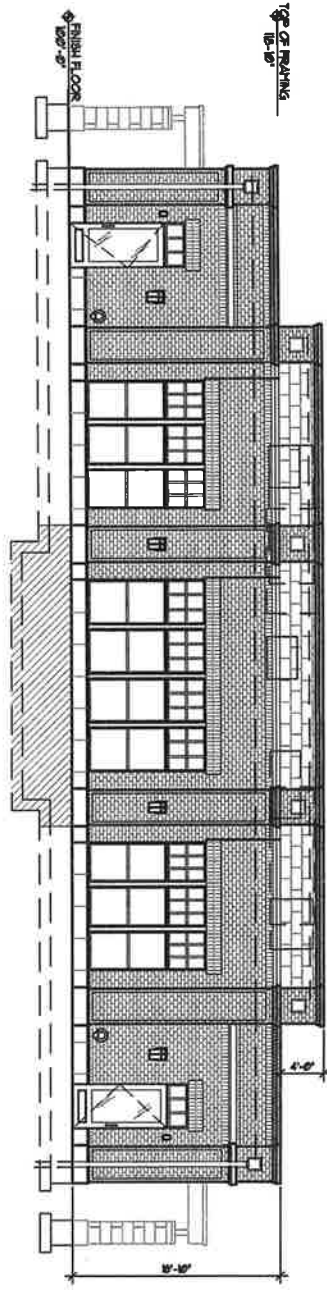
NOAH'S
FOR ALL LIFE'S EVENTS

STATE FARM BLVD.
TULSA, OK

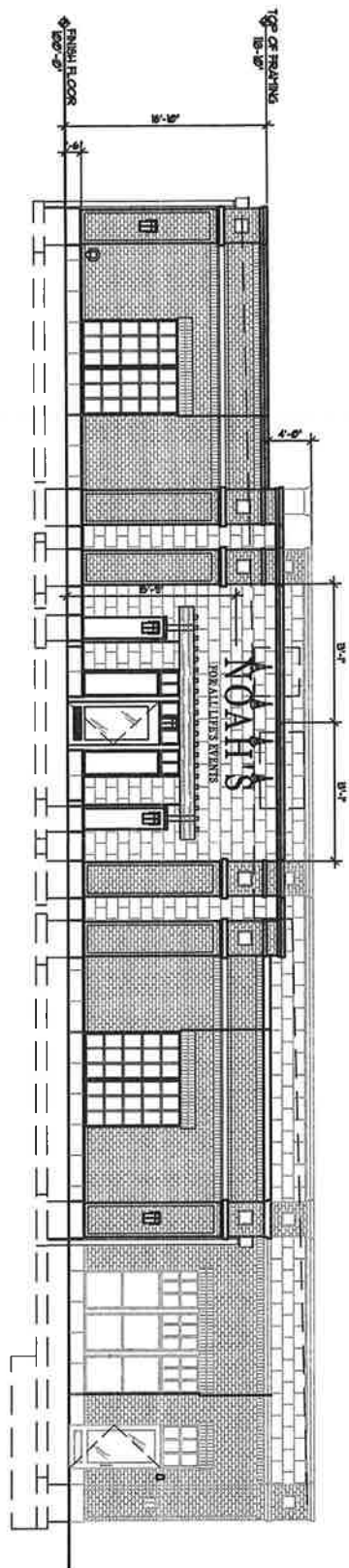
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.854.7000
WDPARTNERS.COM

wd

TOP OF FINISHING
16'-0"

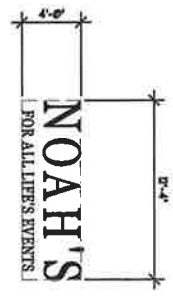


TOP OF FINISHING
16'-0"



1
A-2

EXTERIOR ELEVATIONS



7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7001

WDPARTNERS.COM



STATE FARM BLVD
TULSA, OK 74146

NOTES

A-2
EXTERIOR
ELEVATIONS
NO PROJECT NUMBER
C0000015-1A



7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

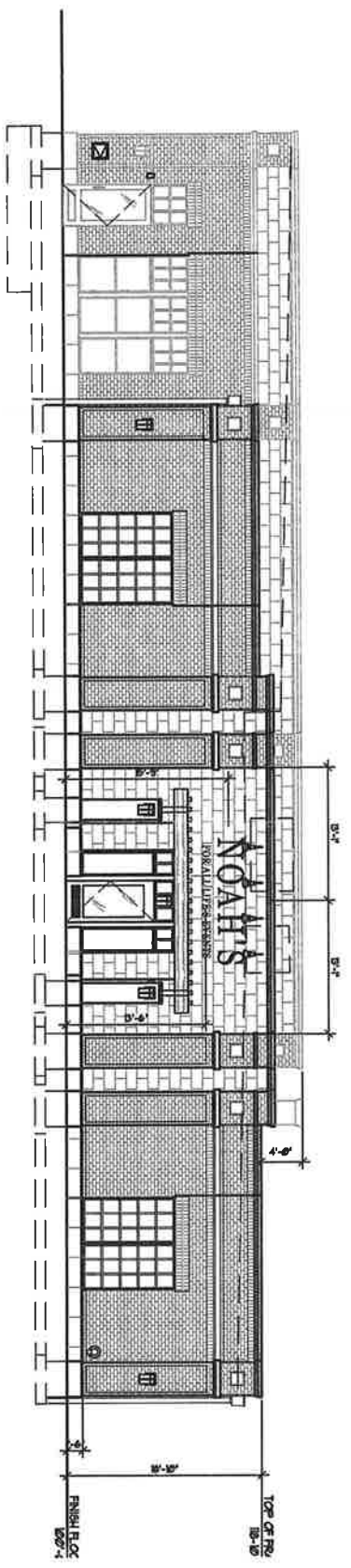
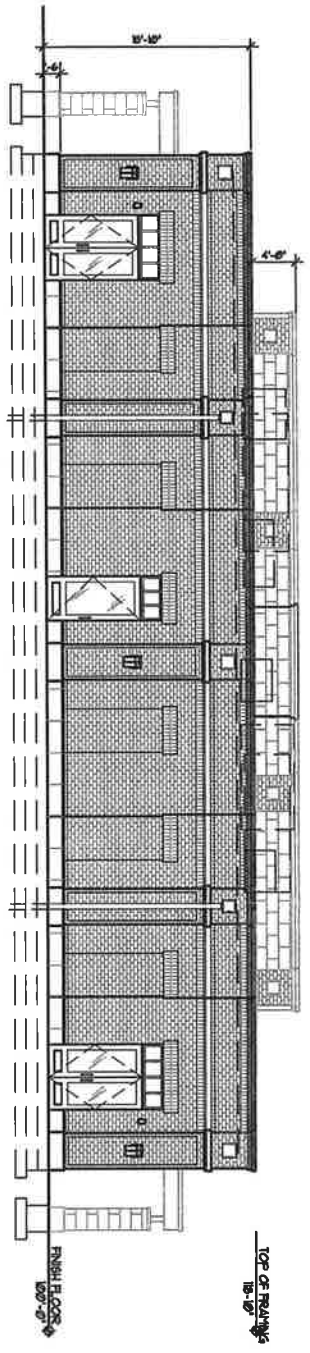
WDPARTNERS.COM

NOAH'S
FOR ALL LIFE'S EVENTS®

STATE FARM BLVD.
TULSA, OK 74106

REVISIONS

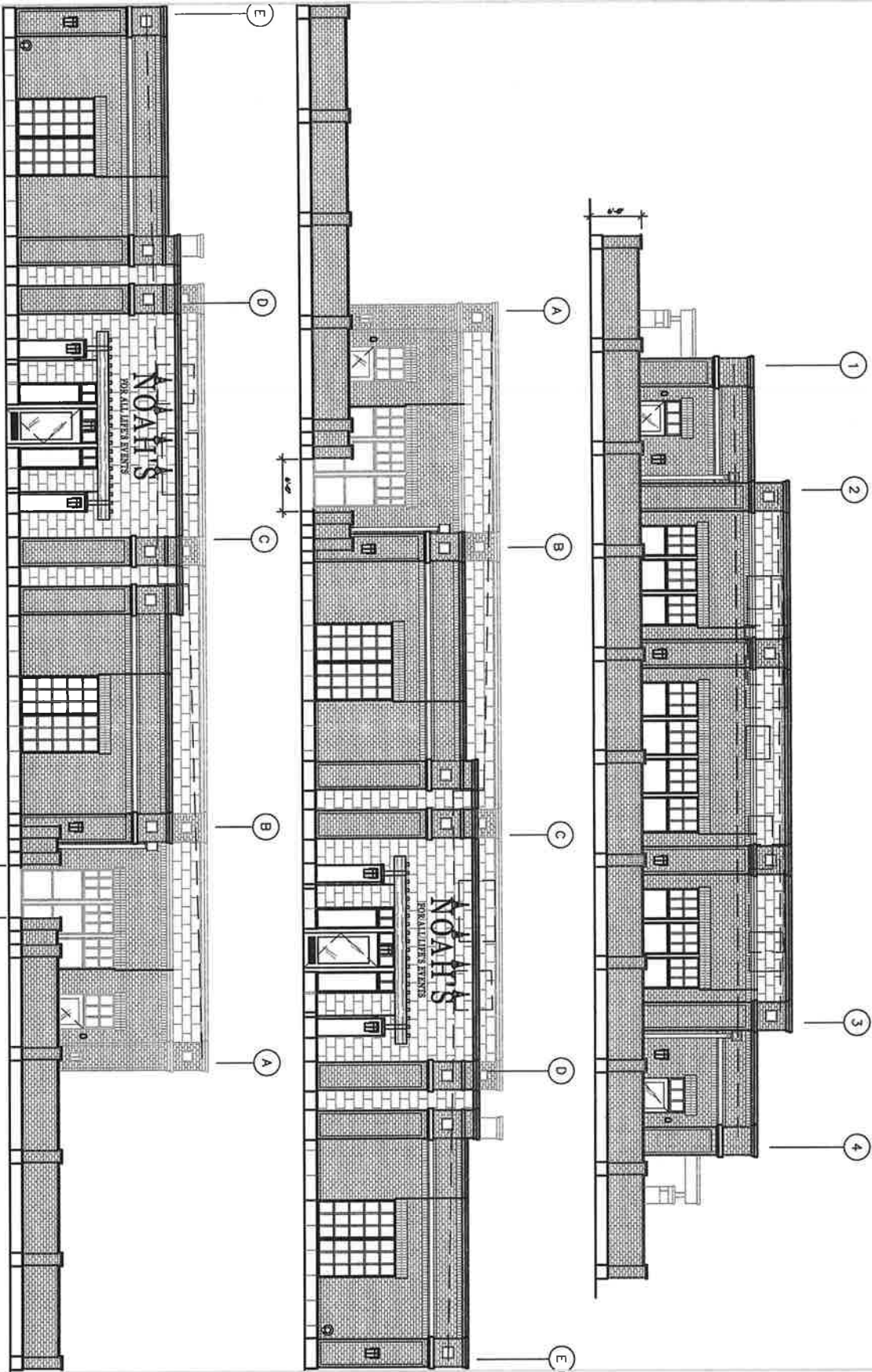
A-3
EXTERIOR
ELEVATIONS
NO PROJECT NUMBER
BOHNDIGTS - LIA



1
A-3

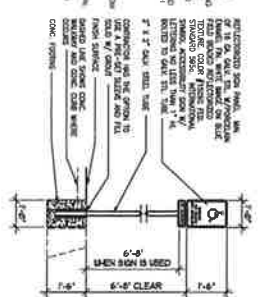
EXTERIOR ELEVATIONS

NOAH'S
FOR ALL LIFE'S EVENTS



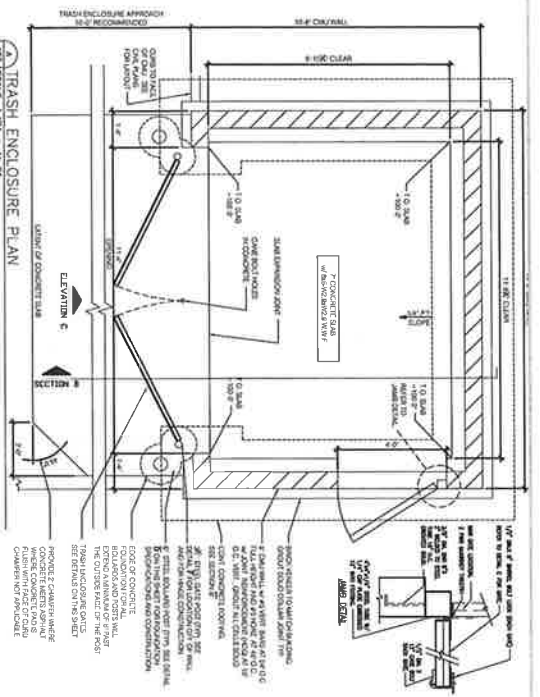
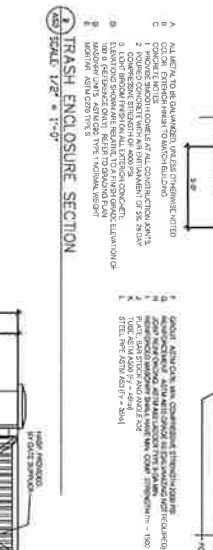
3 EXTERIOR ELEVATION-GARDEN WALL/FENCE
SCALE: 3/16" = 1'-0"

1
STORAGE DETAIL



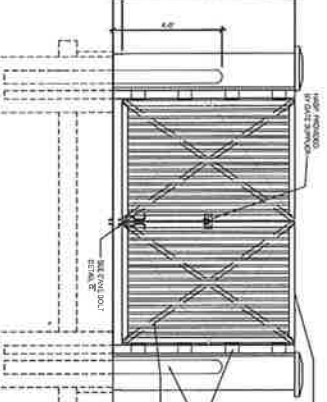
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TRASH ENCLOSURE SECTION

SCALE 1/2" = 1'-0"



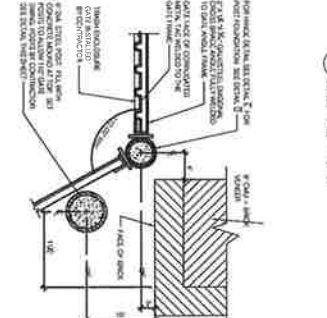
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TRASH ENCLOSURE ELEVATION

SCALE 1/2" = 1'-0"



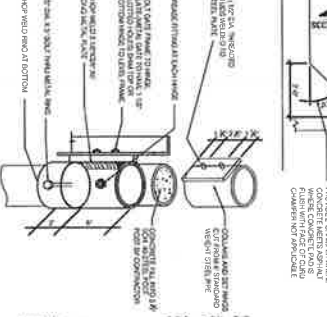
4
GATE POST/HINGE PLAN

SCALE 1/2" = 1'-0"



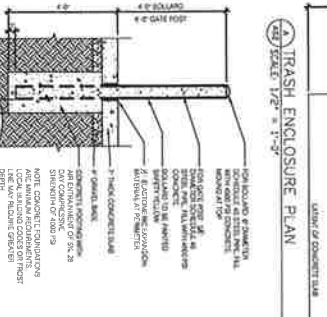
5
GATE HINGE CONSTRUCTION

SCALE 1/2" = 1'-0"



6
BOLLARD/GATE POST DETAIL

SCALE 1/2" = 1'-0"



7
PLAN VIEW

SCALE 1/2" = 1'-0"



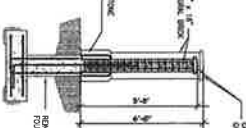
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ELEVATION VIEW

SCALE 1/2" = 1'-0"



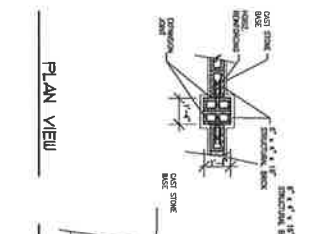
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SECTION VIEW

SCALE 1/2" = 1'-0"



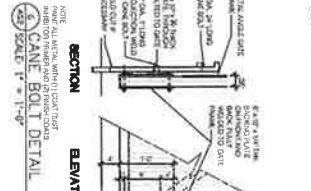
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GARDEN WALL DETAIL

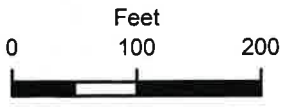
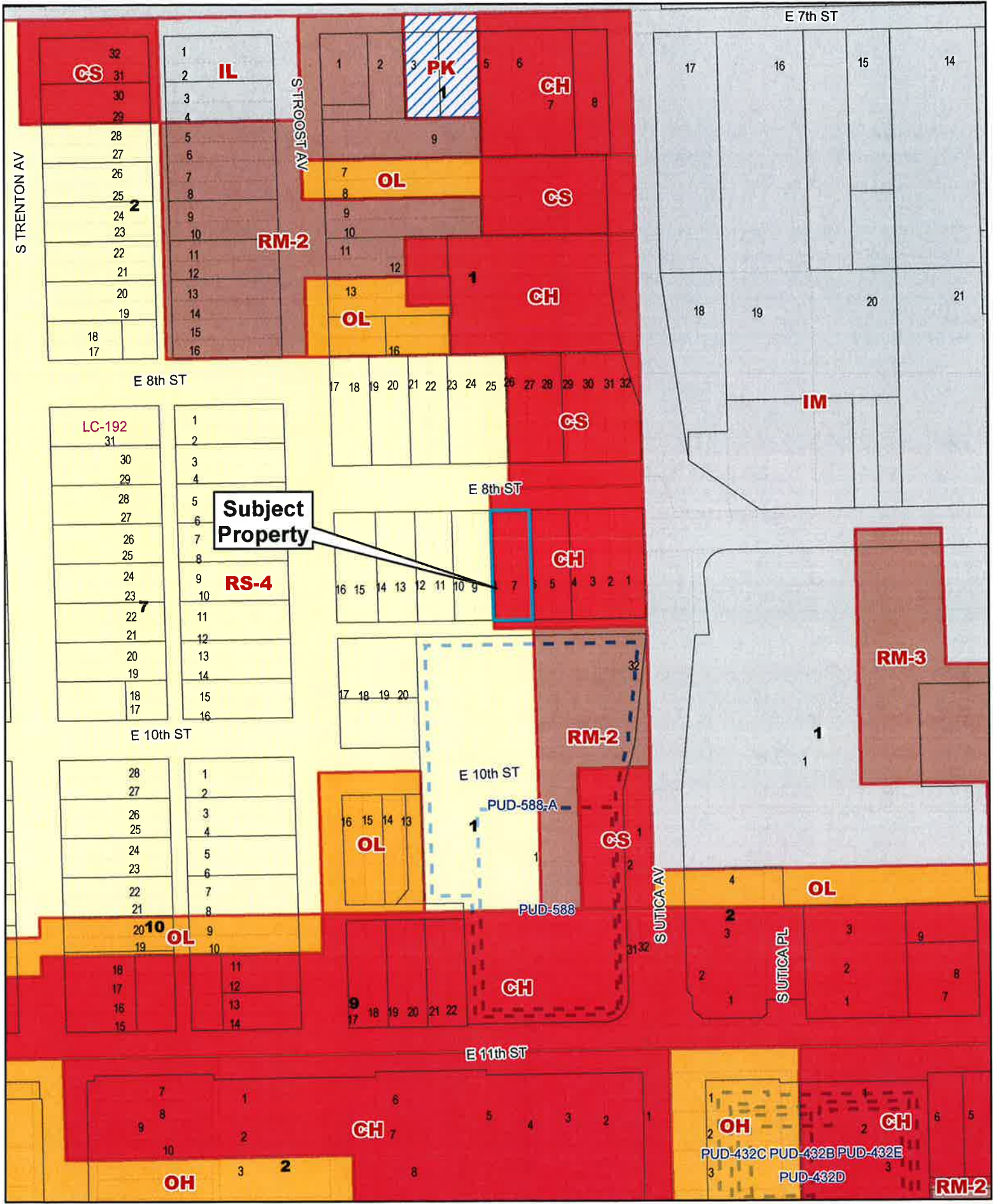
SCALE 1/2" = 1'-0"



11
DETAILS

SCALE 1/2" = 1'-0"





AC-126

TRS

6.1





19-13 06

Feet
0 50 100

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

STAFF RECOMMENDATION

AC-126: Alternative Compliance Landscape Plan located west of the southwest corner of South Utica Ave. at East 8th Street South; TRS 19-13-06; CZM 36; Atlas (2); CD 4;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a commercial kitchen on East 8th Street South.

Staff contends that the proposed new plan is an acceptable plan as outlined below.

Staff Analysis:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code as noted below:

- 1) Several parking spaces near the front or rear entrance of the proposed kitchen do not meet the requirement that all parking spaces must be within 50' of a green space with a tree as outlined in Section 1002.B.1.
- 2) The parking areas in the 8th Street side of the site do not have the required 5' green space outlined in Zoning Code Section 1002.A.2.
- 3) The street yard does not meet the 15% landscape area outlined in Section 1002.A.1

Staff Recommendation:

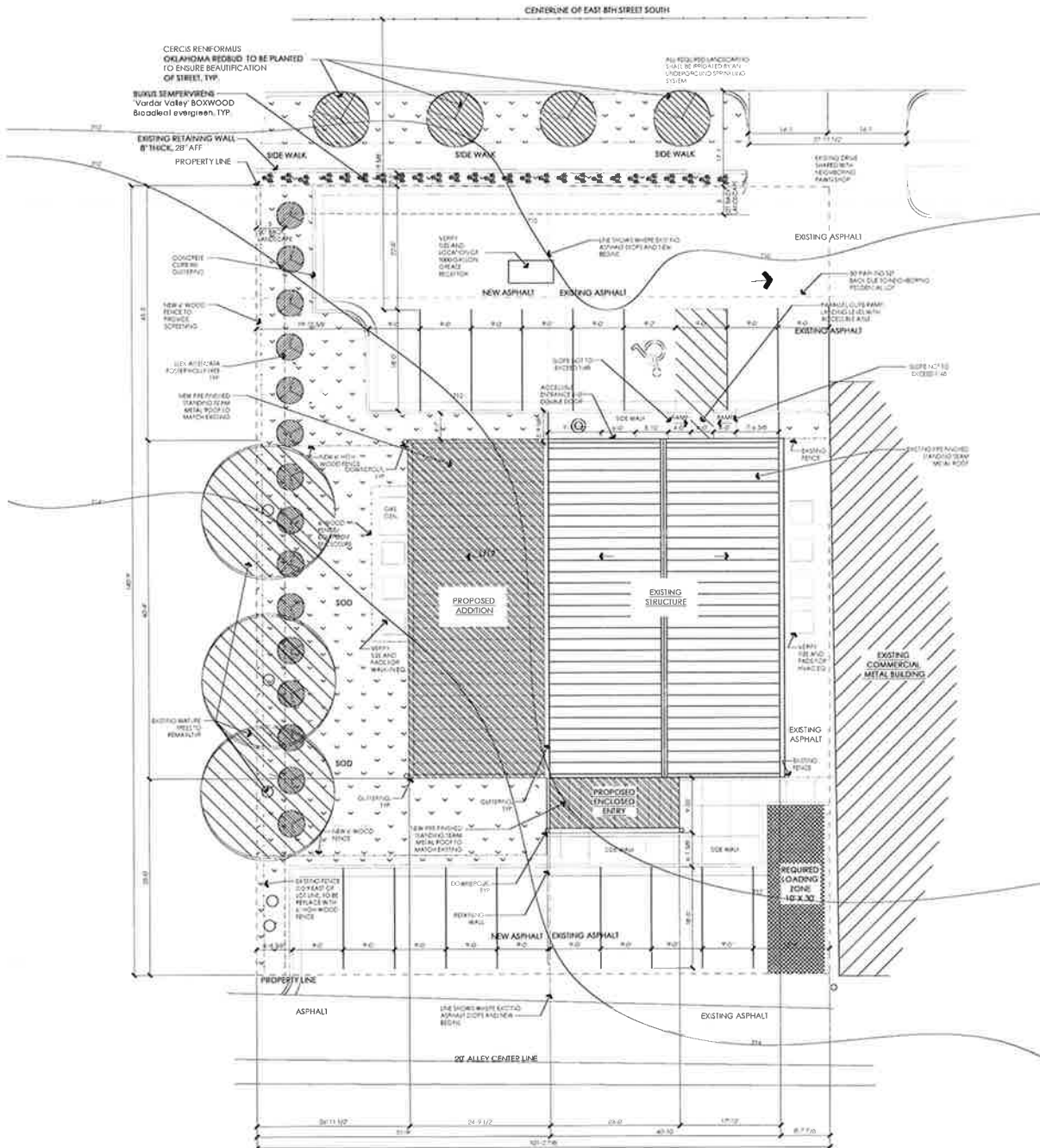
The overall landscape concept includes significant additional bamboo planting between the property line and the back of the parking curb plus street trees planted in the 8th Street right-of-way.

Existing mature shade trees along the west property line will remain. A minimum of 15 evergreen shrubs will be planted along the west property line.

The applicant has provided a landscape plan that exceeds the minimum number of trees required plus they are providing a visual buffer along the west property line complementing streetscape environment that provides appropriate screening for the residence west of the site.

All greenspace will be irrigated with an automatic irrigation system.

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 the Alternative Compliance Landscape Plan AC-126.



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

380 Engineering Group, PLLC
2605 East 10th Street, Suite C
Tulsa, Oklahoma 74104
OK CA #5286 EXP. 02/014



DATE	May 22, 2013
REVISION	FEB 18, 2014
PROJECT	STONEHORSE PRODUCTION KITCHEN
LOCATION	TULSA, OKLAHOMA
SCALE	1/8" = 1'
SHEET	1 OF 3
PERMIT SET	

STONEHORSE PRODUCTION KITCHEN
TULSA, OKLAHOMA

austinbean

2236 EAST 7TH STREET
TULSA, OK 74104
(918) 774-7550 (918) 774-7195
www.austinbean.com

6.4

Final Subdivision Plat

The Walk at Tulsa Hills - (CD 2)

Southeast corner of Highway 75 and West 81st Street South

This plat consists of 8 Lots, 1 Block, on 20.4 acres.

Staff has received release letters for this plat. Ownership papers and the oil well certificate have not been submitted. Staff recommends approval subject to the ownership papers and the oil well certificate submission prior to transmittal of plat to City Council.

7.1

2/27/14

THE WALK AT TULSA HILLS
BEING A PART OF THE NW¼ OF SECTION 14, T-18N, R-12-E, 11M
TULSA, TULSA COUNTY, OKLAHOMA

Approved City Attorney

7.2

Final Subdivision Plat

Nickel Creek Phase III - (CD 2)

East of Northeast corner of West 81st street South and South Union Avenue

This plat consists of 4 Lots, 1 Block, on 27 acres.

Staff has received release letters for this plat. Ownership papers and the oil well certificate have not been submitted. Staff recommends approval subject to the ownership papers and the oil well certificate submission prior to transmittal of plat to City Council.

TULSA, TULSA COUNTY, OKLAHOMA



Final Subdivision Plat

103 Memorial Center - (CD 8)

South of the southwest corner of 101st Street South and South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 7.38 acres.

Staff has received release letters for this plat. Ownership papers have not been submitted. Staff recommends approval subject to the ownership papers submission prior to transmittal of plat to City Council.

DRAFT FINAL PLAY

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWENTY-SIX (26)
ASHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



OWNER:
Foundation Land Holding Company-
Memorial #1, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: THOMAS COOPER
6585 South Yale Avenue, Suite 1040
Tulsa, Oklahoma 74136
Phone: (918) 481-7911

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
O.C. NO. 2461, EXPIRES 6/30/2015
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
Dan@Tannerbalts.com

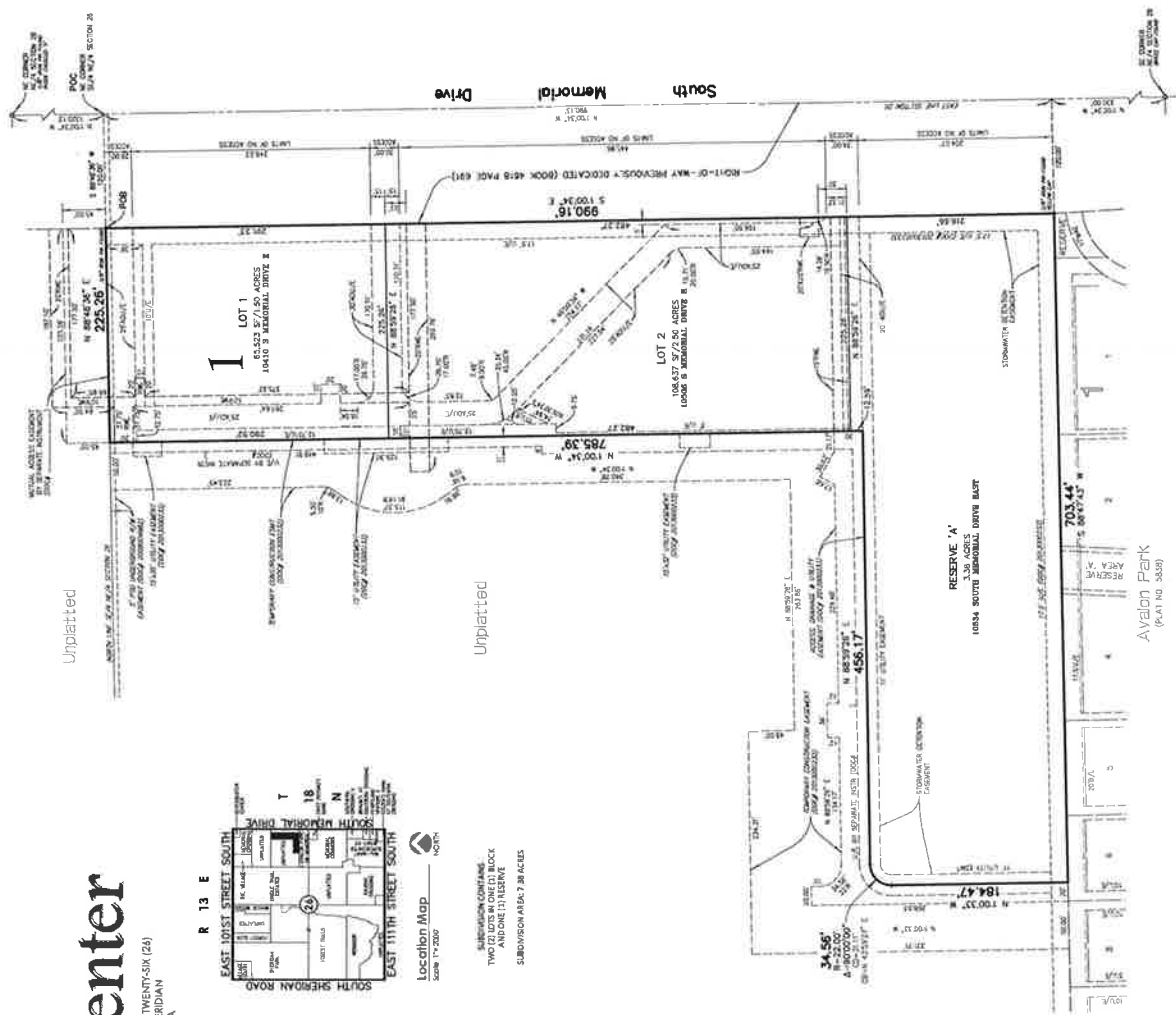
Legend

ADUPE	MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT
B/L	BUILDING LINE
BL PG	BOOK & PAGE
C	CHORD BEARING
CD	CHORD DISTANCE
DOC	DOCUMENT
ESMT	EASEMENT
INST	INSTRUMENT
MAE	MUTUAL ACCESS EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RWE	RESTRICTED WATERLINE EASEMENT
UTE	UTILITY EASEMENT

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/4" HIGH REBAR WITH YELLOW CAP STAMPED "FANNER 2055 UNLESS OTHERWISE NOTED."
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8302), NORTH AMERICAN DATUM (NAD 83). THE WEST LINE OF SECTION 26 BEING NORTH 17°04'34" WEST.



SUBDIVISION CONTAINS
TWO (2) LOTS IN ONE (1) BLOCK
AND ONE (1) RESERVE
SUBDIVISION AREA: 2.38 ACRES



DATE OF PREPARATION: JANUARY 15, 2014

103 Memorial Center
SHEET 1 OF 2

PRELIMINARY SUBDIVISION PLAT

Dean's RV Superstore - (CD 5)

East of South Memorial Drive and South of East 21st Street South

This plat consists of 1 Lot, 1 Block, on 20 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 550 and 550 A. The development will be phased and the 1.77 acre hotel/motel area is being abandoned.
2. **Streets:** New driveways onto Skelly Drive will require ODOT approval. Proof of approval needed prior to final plat/building permit. Show ODOT permit numbers on final plat. Show 25 foot radius at intersection of 91st Street with Skelly Drive. Show right-of-way on Skelly Drive and provide reference. Include sidewalk section. Show sidewalks on all streets including Skelly Drive.
3. **Sewer:** Is the 11 foot utility easement located along the north boundary of the unplatted outparcel existing or proposed? Since it is not part of a plat, it must be a separate instrument easement. Provide the document number for the easement. Just to the west of the outparcel, there is an F/L and utility easement that should probably be shown as F/L. Include sanitary sewer in Section IC.
4. **Water:** Outside of the areas with PSO easements, the 17.5 foot utility easement will need to be adjacent to the existing waterline easement not overlapping. Just east of 23rd Place South; if the 20 foot by 20 foot utility easement is for water then designate as "WL/E". Use standard language for Section IC. Does the existing fire hydrants not provide protection for the whole tract eliminating the need for an extension? By adding two fire hydrants can protection be provided if buildings are sprinkled?
5. **Storm Drainage:** Provide the standard language for the overland drainage easement. Any runoff from west of the property must be captured and conveyed across the property in the appropriate easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure and within 600 feet of any part of a sprinkled structure. Fence easements should be no more than 3 feet wide and abut the property line. Section IA, last line, remove "or walls". Use the standard language for section IC. In the fifth and sixth lines of section IG remove the sentence "The City's acceptance...the Tulsa County Clerk." In the next to last line delete "recording of". Remove section IH.

8. **Other: GIS:** Scale needs to be corrected. Show all subdivisions on location map. Submit subdivision control data sheet.

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. A sidewalk waiver is requested. Staff is not supportive of the requested waiver. See attached request from the consulting engineer.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs 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.

Dean's RV Superstore

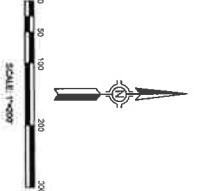
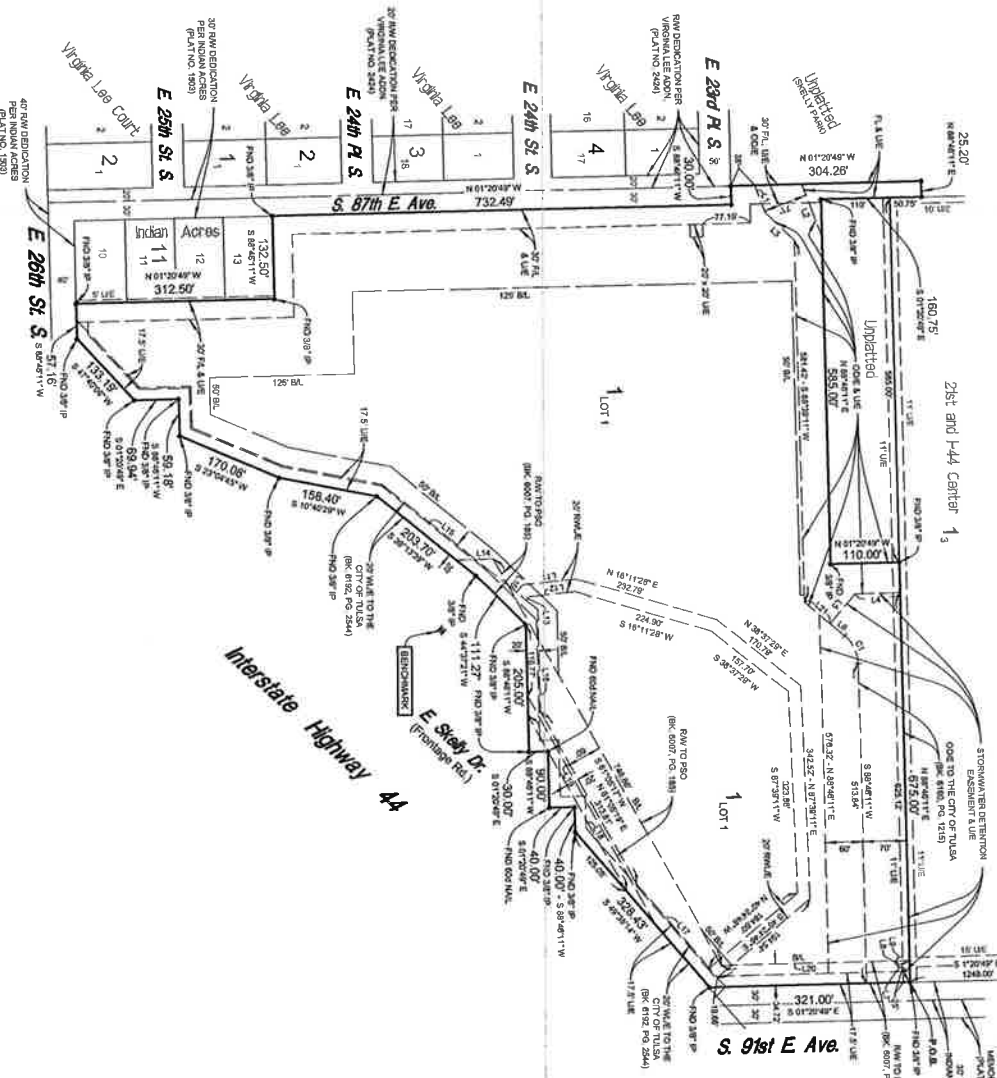
P.U.D. NO. 550-4

Owner/Developer:
Dean's RV Superstore, LLC
An Oklahoma Limited Liability Company
9955 East 21st Street
Tulsa, Oklahoma 74129
Phone: (918) 664-3333
Contact: Mr. Randy Coy

Engineer/Surveyor:
Sistemore Weisz & Associates, Inc.
Certificate of Authorization No. 2471 Exp. June 30, 2015
8111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-9600
E-mail: gweisz@sw-assoc.com

PLAT, IN PART	
I hereby certify that the plat was approved by the Tulsa County Clerk and the Tulsa County Surveyor on _____.	
TULSA COUNTY	
This approved a plat and the same was recorded in the Tulsa County Clerk's Office on _____.	
CITY ENGINEER	
APPROVED _____	
I am the _____ of the City of Tulsa, Oklahoma.	
Clerk	
Tulsa, Oklahoma	
Date of Recording _____	

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS
I, _____, the County Clerk, do hereby certify that the County Clerk's Office has received a true and correct copy of the instrument recorded on this day of _____, 20____.
Per _____, Tulsa County Clerk



Subdivision Statistics:
Subdivision contains one (1) lot in one (1) block.
Subdivision contains 27.76 acres, 997,973 sq ft.

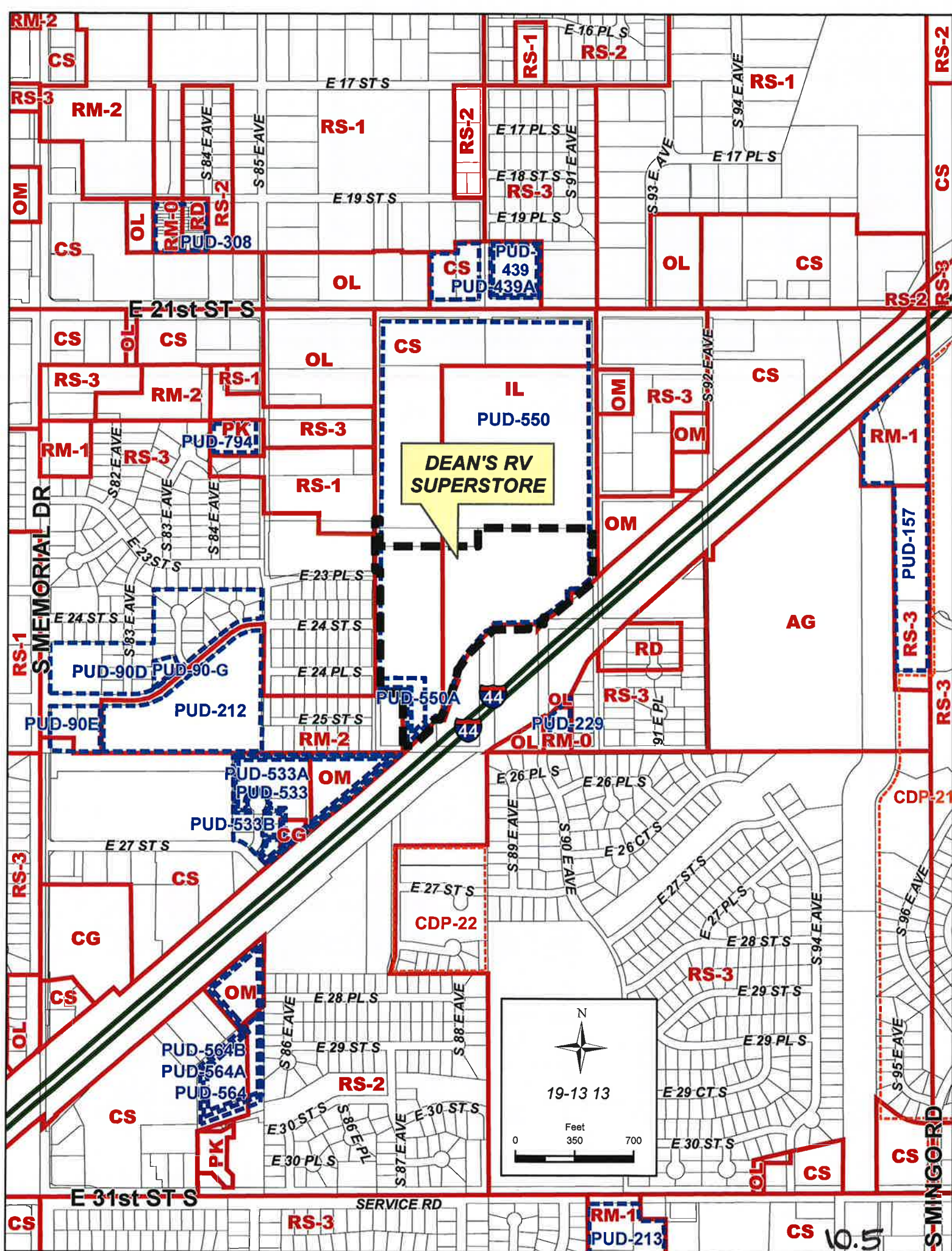
- Legend:
- LOT LINE
 - BUILDING EXISTENCE
 - WATER LINE EXISTENCE
 - WATER LINE PROPOSED
 - OVERHEAD DRAINAGE EXISTENCE
 - PUBLIC SERVICE COMPANY OF OKLAHOMA
 - POINT OF BEGINNING
 - FOLIAGE
 - ROCK
 - BENCH MARK
 - PAGE

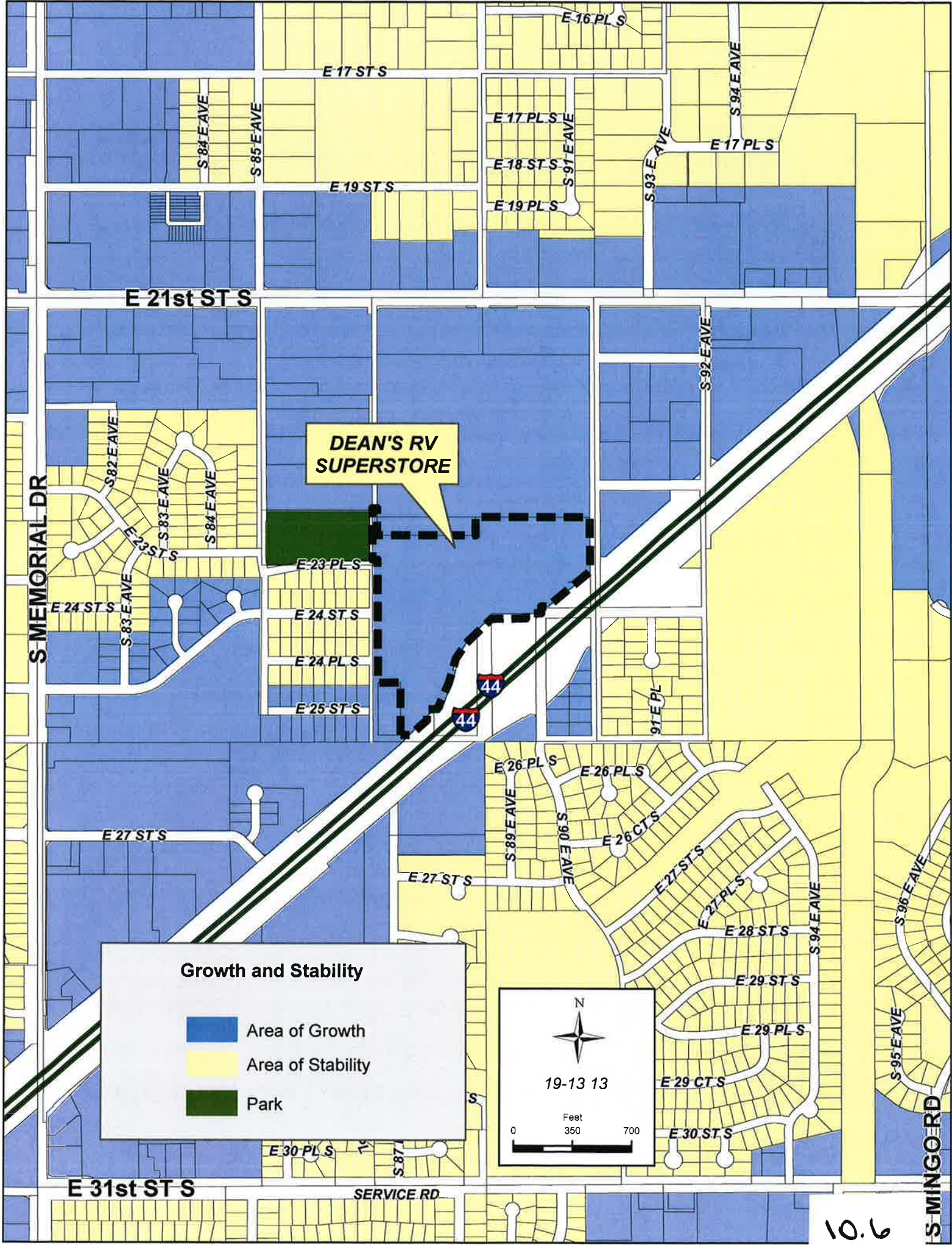
Monumentation:
3/4\"

Basic of Bearing:
The bearings and distances are based on the Oklahoma State Plane Coordinate System (North Zone) using the NAD 83 datum.

Line	Length	Bearing
L1	44.82'	S 89°02'27\"
L2	63.73'	S 47°31'11\"
L3	72.46'	N 61°11'38\"
L4	61.46'	N 68°02'11\"
L5	8.22'	S 87°02'11\"
L6	14.00'	N 01°02'41\"
L7	14.00'	N 01°02'41\"
L8	14.00'	N 01°02'41\"
L9	14.00'	N 01°02'41\"
L10	14.00'	N 01°02'41\"
L11	14.00'	N 01°02'41\"
L12	14.00'	N 01°02'41\"
L13	14.00'	N 01°02'41\"
L14	14.00'	N 01°02'41\"
L15	14.00'	N 01°02'41\"
L16	14.00'	N 01°02'41\"
L17	14.00'	N 01°02'41\"
L18	14.00'	N 01°02'41\"
L19	14.00'	N 01°02'41\"
L20	14.00'	N 01°02'41\"
L21	14.00'	N 01°02'41\"
L22	14.00'	N 01°02'41\"
L23	14.00'	N 01°02'41\"
L24	14.00'	N 01°02'41\"
L25	14.00'	N 01°02'41\"
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L100	14.00'	N 01°02'41\"

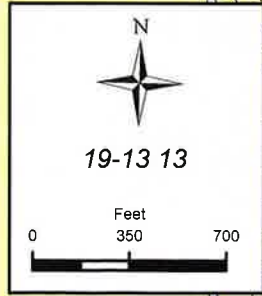
Curve Table			
CURVE#	LENGTH (ft)	RADIUS (ft)	DEG.
C1	51.76	60.00	45.00

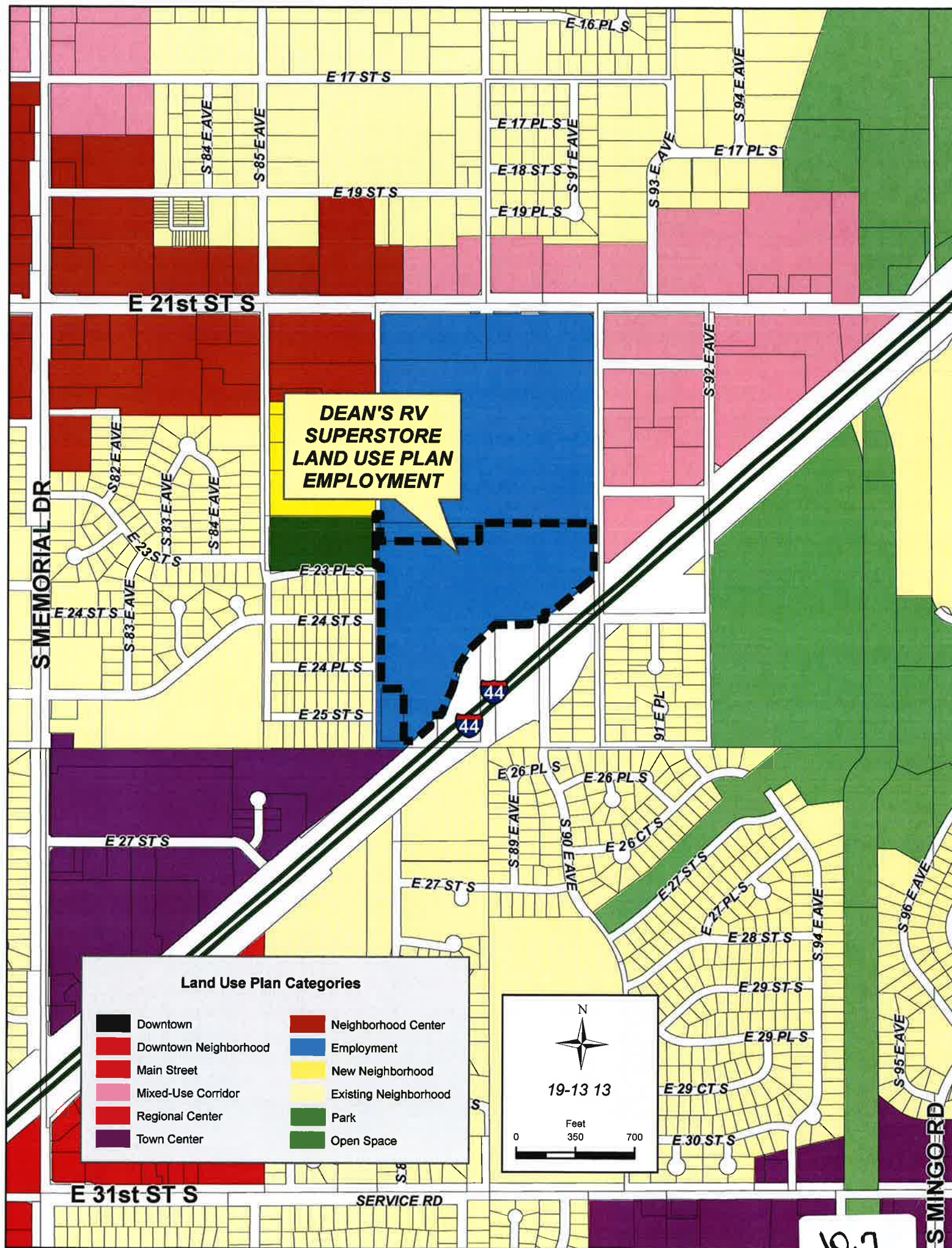




Growth and Stability

- Area of Growth
- Area of Stability
- Park









Sisemore Weisz & Associates, Inc.

January 28, 2014

Ms. Diane Fernandez
INCOG/TMAPC
2 West Second Street
Tulsa, Oklahoma 74103

Re: Dean's RV Superstore Project (Sidewalk Waiver Request)

Dear Diane:

Concurrent with our submittal of the Dean's RV Superstore preliminary plat, please note that we are formally requesting waiver of sidewalk installation requirements along the public roadways adjacent to the subject property, which include S. 87th E. Ave., S. 91st E. Ave., and the Skelly Drive (I-44) frontage road, as shown upon attached Exhibit "A".

As evidenced upon Exhibit "B", attached hereto, you will note that there are no sidewalks located upon, adjacent to, or within close proximity of the subject site. No sidewalks were constructed along either side of S. 91st E. Ave. during reconstruction efforts of this roadway, nor were sidewalks installed along this roadway as part of, or at any point following, approval of the "21st & I-44 Center" subdivision plat in 1997. Furthermore, in regards to the ODOT frontage roadway along the southeasterly boundary of the site, ODOT has expressed concerns in the past with construction of sidewalks in their public road right-of-way areas adjacent to such frontage roads, which we anticipate will be the case on this project as well. Finally, it is important to note that all surrounding and nearby properties have been fully developed to date, thus, it is very unlikely that future connector sidewalks would be installed either adjacent to or within close proximity to the subject site.

For the reasons cited above, we respectfully request support from TMAPC in concern with this sidewalk waiver request. Should you have any questions regarding the above or attached, or require any further information, please feel free to contact us at your earliest convenience.

Respectfully,
Sisemore, Weisz & Associates, Inc.

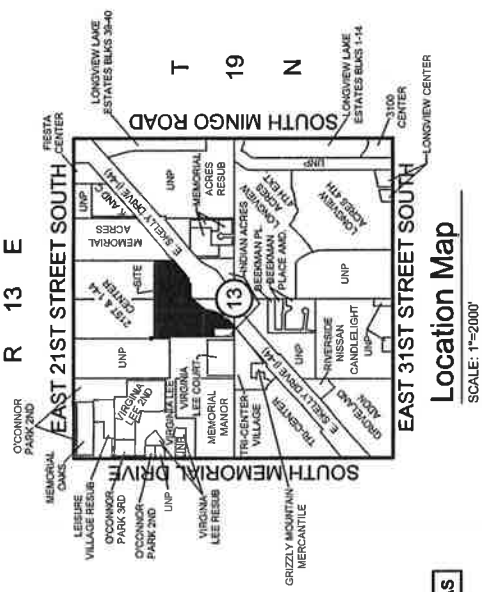


Gregory T. Weisz, P.E.

Attachment: Sidewalk Waiver Exhibits (2 total)
Cc: file

R 13 E

T 19 N



Location Map

SCALE: 1"=200'



SCALE: 1"=200'

Note:

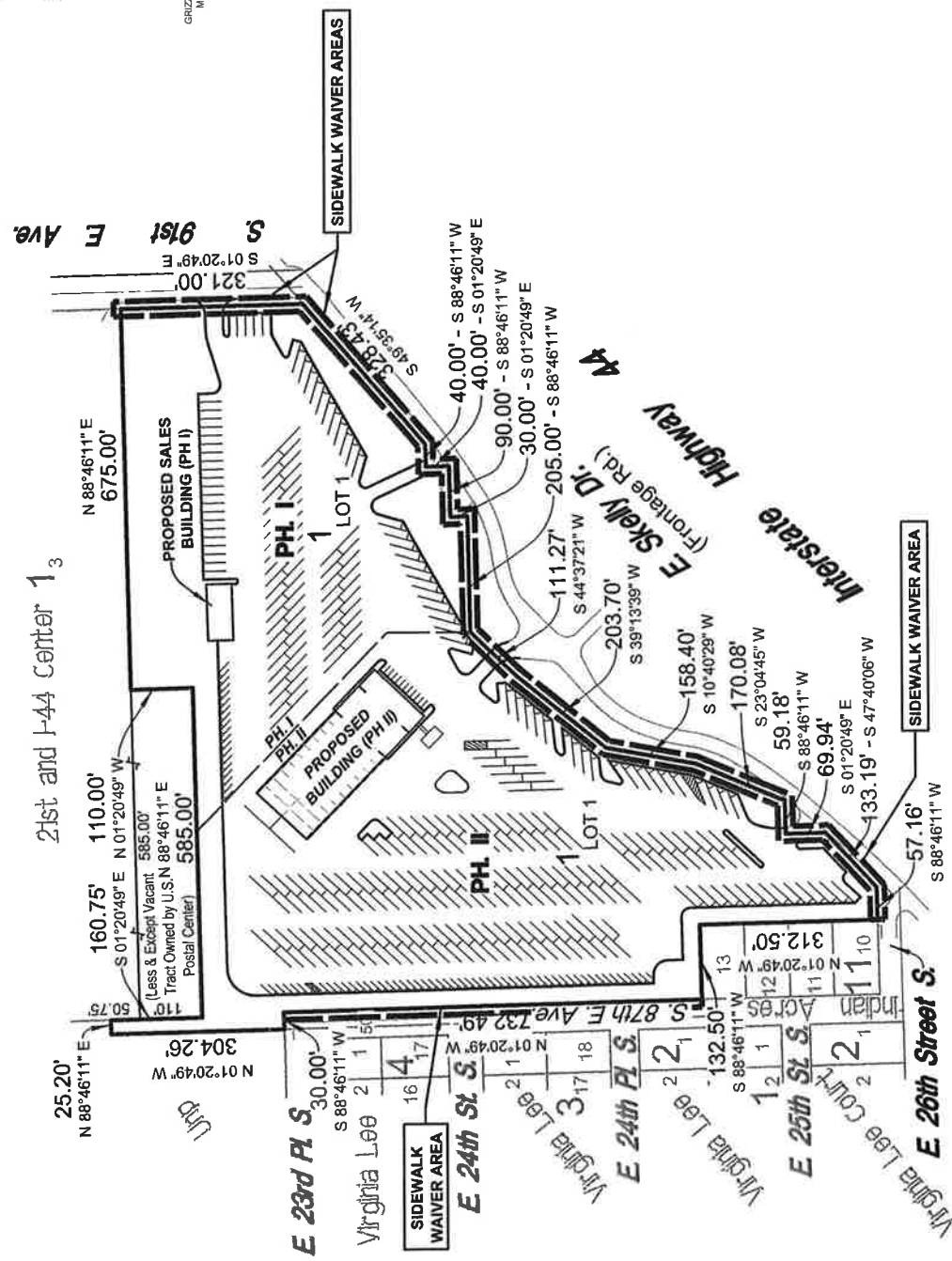
- 1. FULL SCREENING FENCE, BERMING, AND LANDSCAPING REQUIRED ALONG WESTERLY BOUNDARY OF SITE, PER PUD-550-4 APPROVAL REQUIREMENTS.

Dean's RV Superstore

Sidewalk Waiver Exhibit

DATE PREPARED: JANUARY 29, 2014

Exhibit "A"



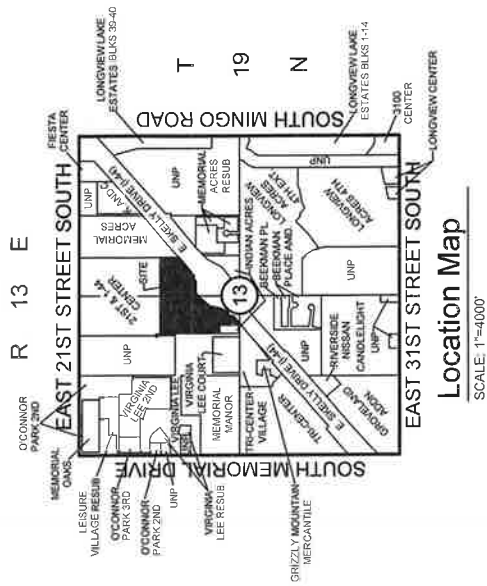
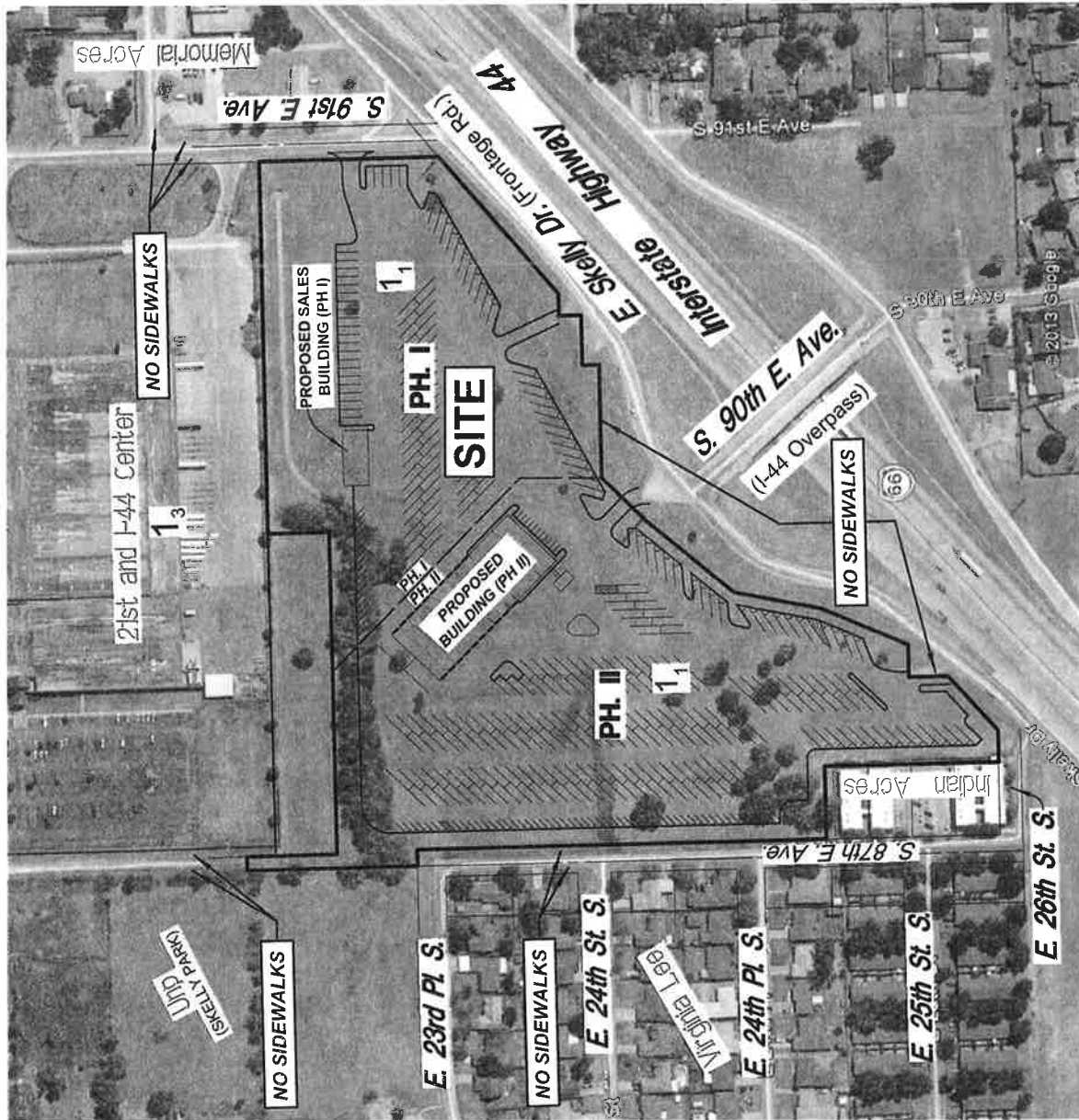
W&A

Sisemore Weisz & Associates, Inc.

6th EAST 82nd PLACE
TULSA, OKLAHOMA 74106
C.A. NO. 2421

PHONE: (918) 685-3000
FAX: (918) 685-3008
E-MAIL: DATE 6/30/76

FILE: 1913.1300 WOH: 17202.06



SCALE: 1"=200'

Dean's RV Superstore Sidewalk Waiver Exhibit (With Aerial Photography)

DATE PREPARED: JANUARY 29, 2014

Exhibit "B"



Sisemore Weisz & Associates, Inc.
 601 EAST 32nd PLACE
 TULSA, OKLAHOMA 74105
 CA. NO. 2421
 PHONE: (918) 965-3800
 FAX: (918) 965-3666
 EXP. DATE 6/30/15

WO#: 17202.06

FILE: 1913.1300

PRELIMINARY SUBDIVISION PLAT

Savannah Crossing - (CD 8)

North of the northwest corner of East 121st Street South and South Sheridan Road

This plat consists of 7 Lots, 1 Block, on 5 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-1.
2. **Streets:** Provide sidewalk easements along both sides of street. Corner clip should be 35.35 feet. Use standard language in sidewalk section 1.M. The platted access opening width should somewhat match the street width.
3. **Sewer:** Provide a 15 foot sanitary sewer easement, with the sewer pipe centered within the easement, along the lot line between Lots 1 and 2. Provide a 15 foot sanitary sewer easement along the lot line between Lots 5 and 6. Unless Reserve A is also designated as a utility easement, the 17.5 foot perimeter easement along the east boundary of the plat must be extended all the way across the Reserve. Along the north side of Reserve A, the 20 foot building line, must be a utility easement as well. Since the sanitary sewer line will be extended to the north between Lots 5 and 6 sometime in the near future, we request that you build the line now in order to eliminate future problems associated with construction after development has occurred.
4. **Water:** Where the 20 foot building lines are shown, add utility easement designation, U/E, to them as shown on the conceptual plan. Along Sheridan and the private roads a water main line must be extended for this development.
5. **Storm Drainage:** The size of the storm sewer required to convey the stream flow from the north may require an easement in excess of 20 feet. Provide the standard language for the drainage easements. Any runoff from the property to the north must be captured and conveyed across the property in the appropriate easement. Also, overland relief is needed should the creek inlet become clogged. Runoff to the south must be collected in a public storm sewer and conveyed to Sheridan.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easement may be required.
7. **Other: Fire:** Cul-de-sac does not meet the requirements of IFC 2009 Appendix D104.4. Fire hydrant spacing needs to meet the spacing requirements of IFC 2009 Appendix C. Any gates across fire access roads need to be 20 foot clear and have KNOX access.
8. **Other: GIS:** Provide scale for location map and fill in location map

(Woodfield Addition). Scale properly. Take contours off face of plat. Basis of Bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. Need a legal description with metes and bounds. Label point of commencement and beginning as it applies. Verify plat boundary. Show property pins. Submit subdivision data control sheet.

Address streets and Lots per Development Services staff.

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 Development Services and Engineering Services staffs must be taken care of to their satisfaction.

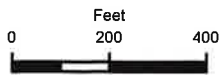
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



18-13 34



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

SAVANNAH CROSSING

S SHERIDAN RD

E 119 ST S

S NORWOOD AVE

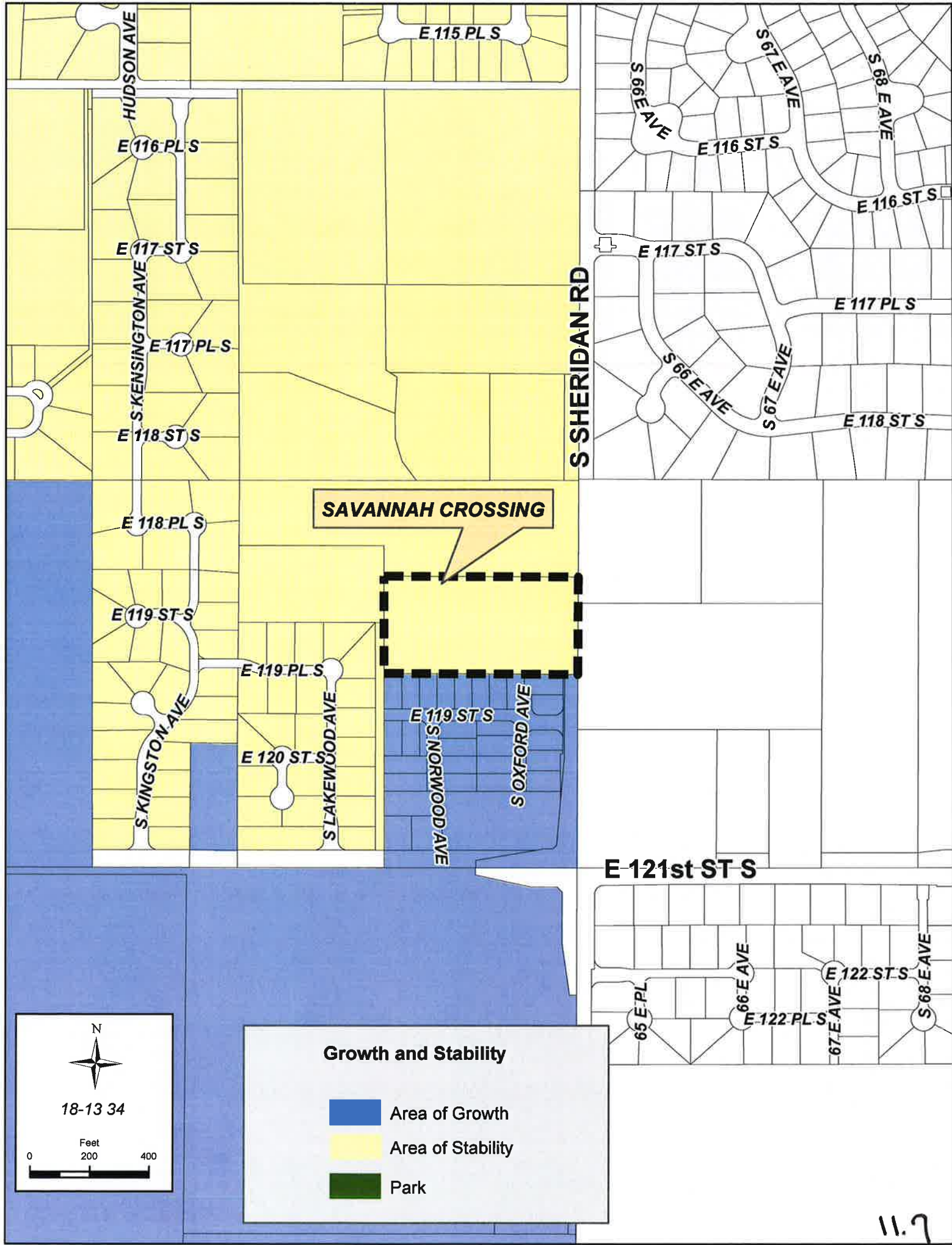
S OXFORD AVE

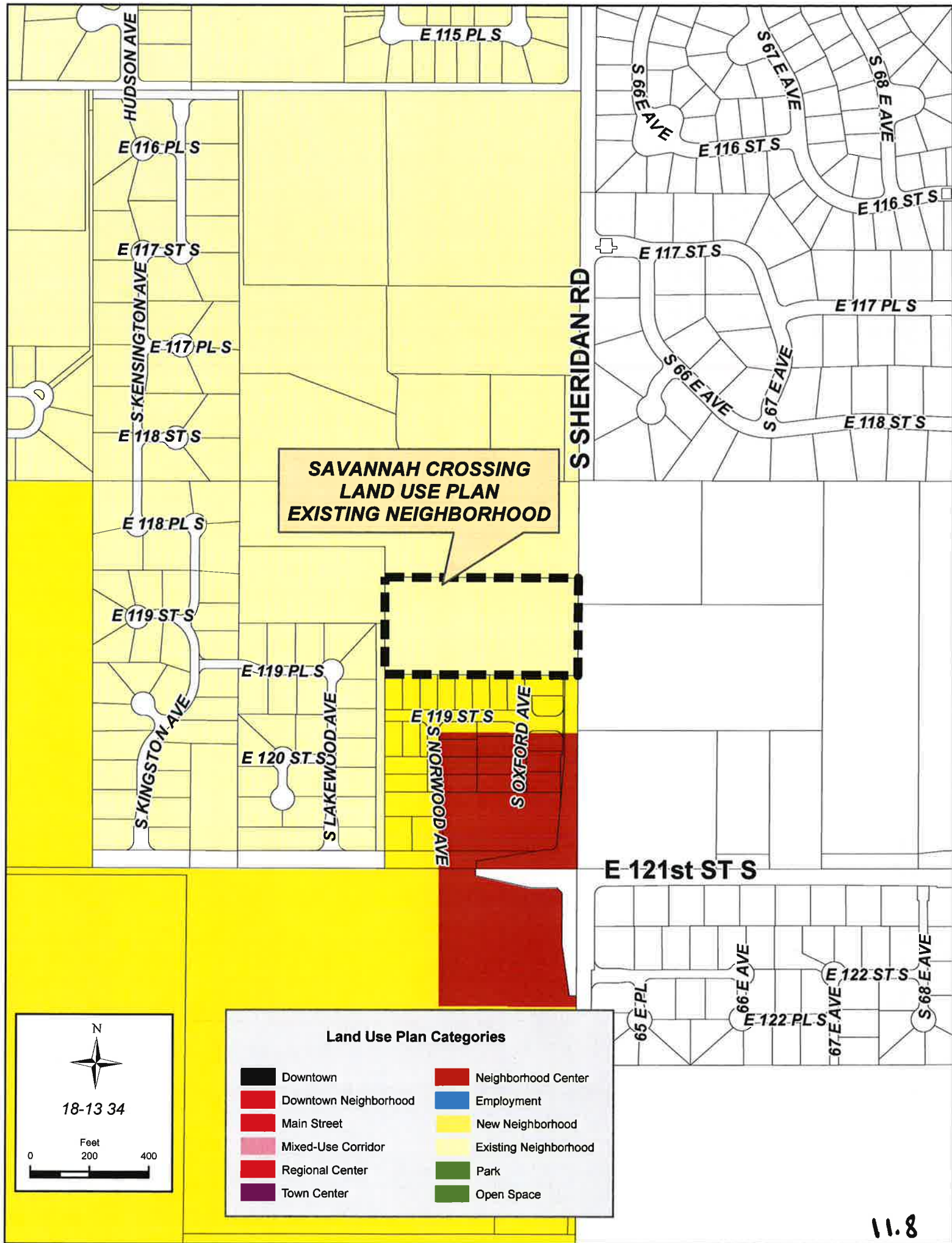


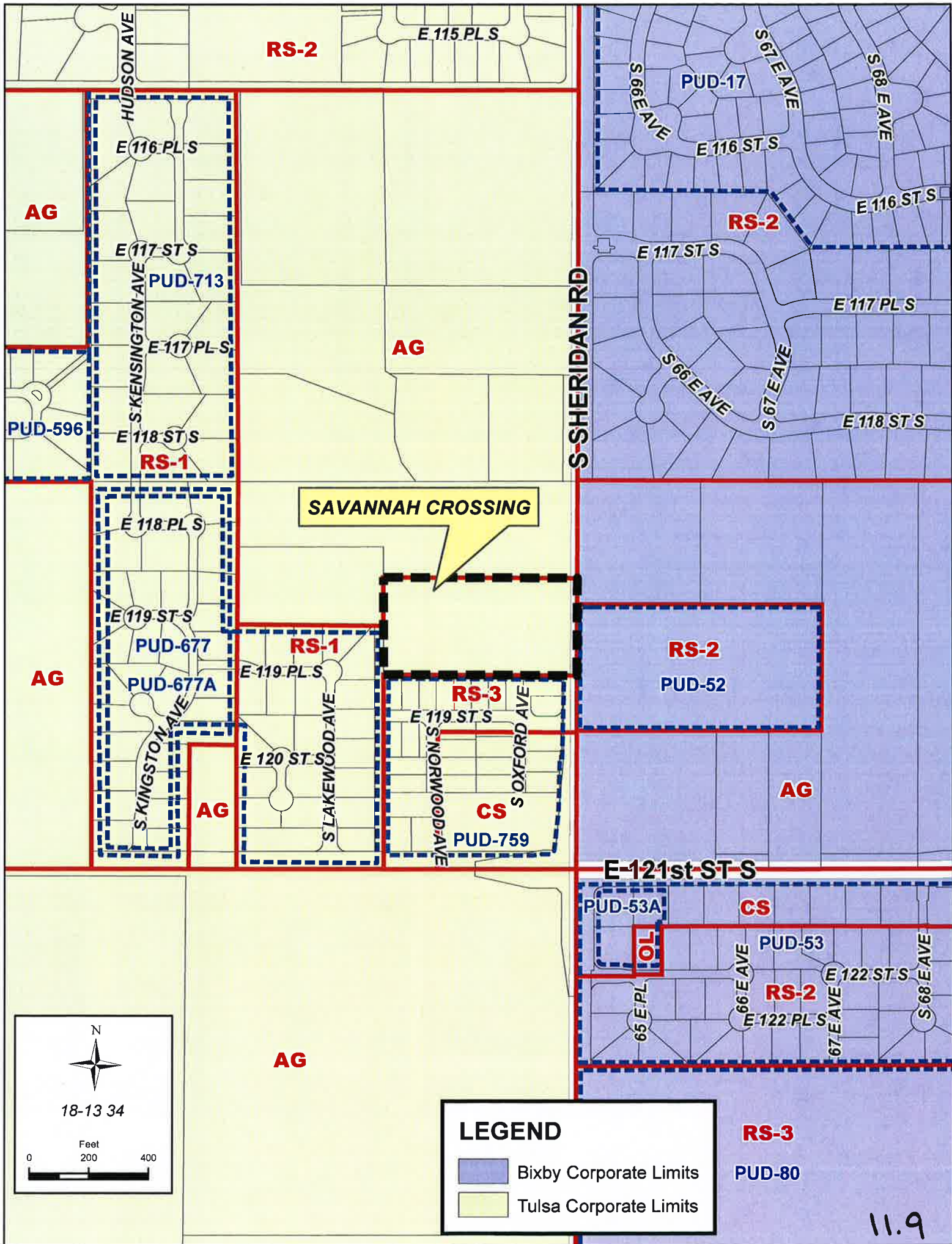
18-13 34

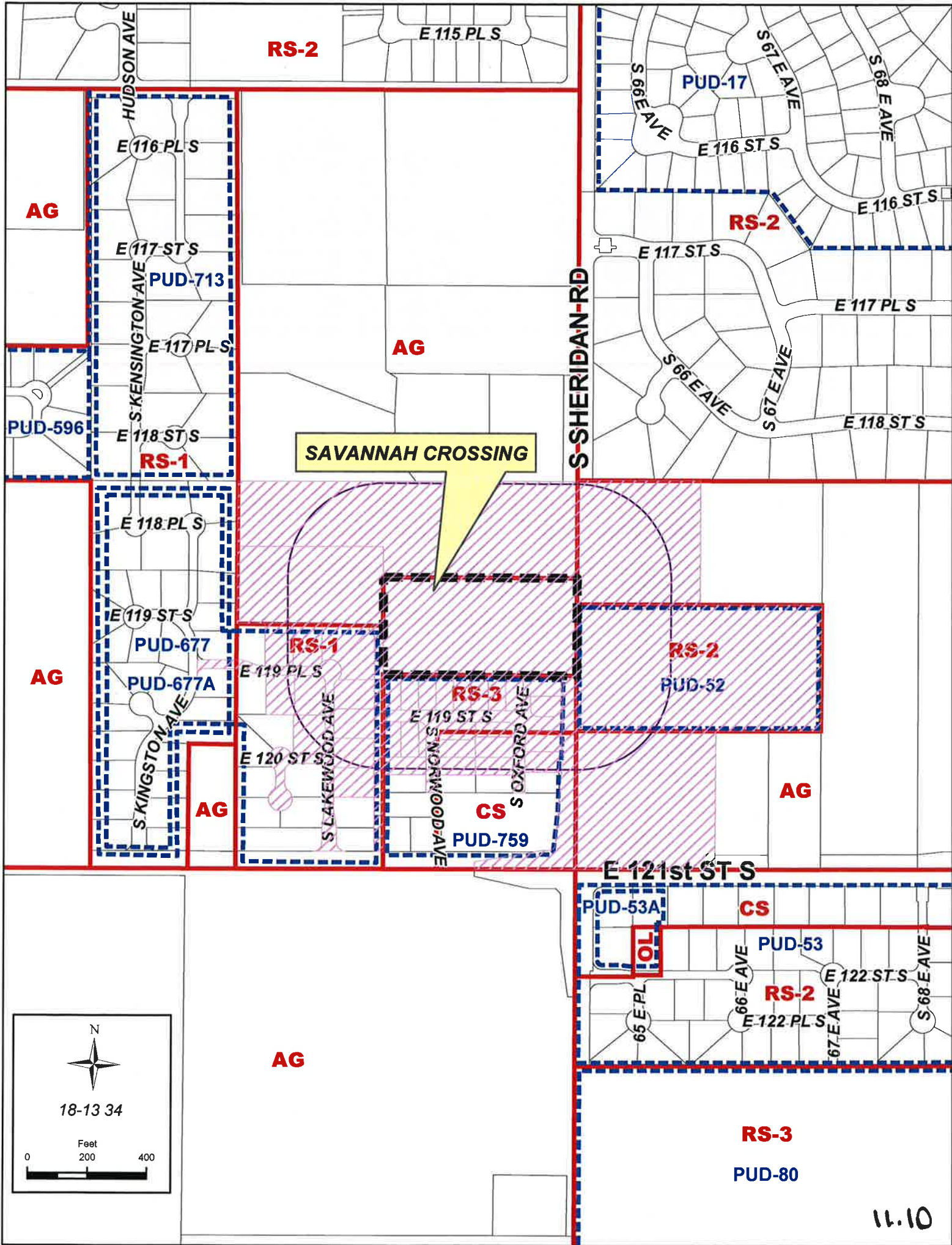
Feet
0 50 100

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









MINOR SUBDIVISION PLAT

Macy's Subdivision - (County)(City Fenceline)
South of East 76th Street North between Sheridan and Memorial

This plat consists of 1 Lot, 1 Block, on 74 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IM (industrial medium) and IL (industrial light). There is a fenceline strip of City of Tulsa land near the north property line that will be clarified and shown on a map.
2. **Streets:** Provide reference for right-of-way along all streets. Limit of Access should match throat width. Is the access on the east side a street or driveway? It is shown as 75th Avenue on the conceptual drawings. Include section on sidewalks. Show sidewalks along all streets.
3. **Sewer:** The platted area does not abut a sanitary sewer main. Unless a public mainline extension is completed, the property cannot be served by sanitary sewer. Provide a sanitary sewer easement, with a minimum width of 15 feet, so a main can be extended to the property. In Section I-A, railroad tracks and spurs are not compatible with utility lines. We could not maintain water or sewer lines that are underneath railroad tracks. Also, omit walls from items allowed within utility easements. A public sanitary sewer mainline extension, with appropriate easement, is required to provide sanitary sewer service to the platted area.
4. **Water:** A 20 foot waterline easement is required for water main extensions. A 10 foot waterline easement can be allowed when adjacent to other public utility easement with 15 feet or more. Add standard language for water main line easement. The City of Tulsa water distribution department must be contacted before any work can be performed on the 24 inch water main line. The extension of a looped water main line will be required for the development of the site.
5. **Storm Drainage:** Drainage detention will be off-site and must be approved by the County Engineer. Detention report will be needed to be approved by the County Engineer.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** ONG may need additional easements.
7. **Other: Fire:** The Owasso Fire Department will serve the project.
8. **Other: GIS:** Put all subdivisions on location map. Major streets identified incorrectly or not at all along Section Lines. Correct legal description. Submit subdivision control data sheet. Show monuments that were found or set.
9. **Legal:** Indicate the portion of the property that is within the City of Tulsa. Revise the paragraph following the legal description by adding The City of Tulsa

to the plat. Revise the first sentence in Section I, subsection A. Utility Easements, to state :the owner does hereby dedicate to the public the utility easements...Revise Section I, subsection C to include County rights. Provide in Section II, subsection C, Amendment, that any amendment of the Deed of Dedication must be approved by the City as well as by TMAPC and the County. Delete "and/or assigns" following the name of the property owner in the signature block. Correct the Acknowledgement of the owners' signature. Include infrastructure final construction language in covenants as required.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and drainage requirements of the County Engineer and approval per City Legal and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer, Development Services and Engineering Services staffs 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.



E 80 ST N

RE

RS-3

AG

AG

N SHERIDAN RD

N 71 E AVE

N 75 E AVE

AG

IL

E 76th ST N

IM

IM

AG

MACY'S SUBDIVISION

AG



21-13 35

Feet

0

300

600

A SUBDIVISION TO TULSA COUNTY, OKLAHOMA
A PART OF THE NW/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST AND
A PART OF THE NE/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST
74.07 ACRES, 1 BLOCK, 1 LOT

OWNER/DEVELOPER:
OLI-CHEROKEE, LLC.
11718 E. MAIN ST., SUITE 200
CHANDLER, AZ 85226
(480) 949-1100 ext. 1000
(480) 273-2202

[illegible]

BASIS OF BEARING

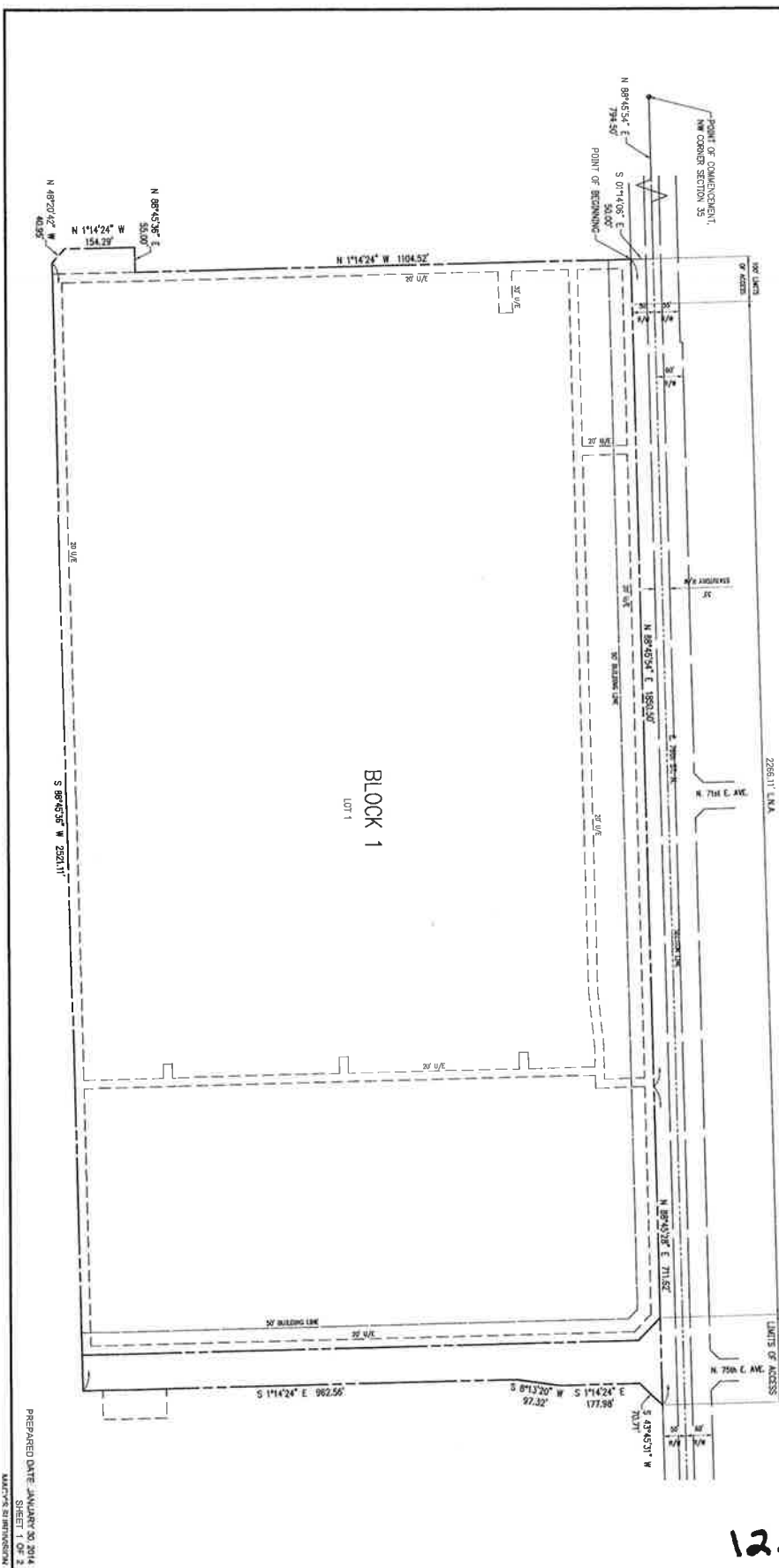
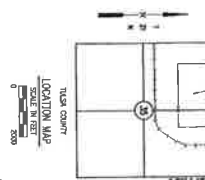
THE NORTH LINE OF THE ONLY
SECTION 16, T-12N, R-12E,
RUSSELL COUNTY, STATE OF OREGON.

16-00000-1

FLOOD STATEMENT

FIELD NUMBER: 001-4013010X, DATED OCTOBER
2005, THE PROPERTY DESCRIBED HEREON
APPEARS TO BE CONTIGUOUS TO THE
RURAL CHANNE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION OF
SURVEYOR AND IS NOT A GUARANTEE FOR THE
CITY OF ASTORIA. IN ADDITION, THE ABOVE
STATEMENT IS NOT A GUARANTEE FOR THE
CITY OF ASTORIA. THE SURVEYOR'S OPINION OF
FLOODABILITY OF FLOODPLAIN.

[illegible]

PREPARED DATE: JANUARY 30, 2014
SHEET 1 OF 2
MULTI-SUBMITTANCE

MINOR SUBDIVISION PLAT
MACY'S SUBDIVISION
A SUBDIVISION TO TULSA COUNTY, OKLAHOMA
A PART OF THE NW/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST AND
A PART OF THE NE/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST
1.7407 ACRES, 1 BLOCK, 1 LOT

OWNER/DEVELOPER:
OLT-CHEROKEE, L.L.C.



LEGEND

- UTILITY EAST
- RIGHT OF WAY
- LIMITS OF



OKLAHOMA NORTH ZONE
1/8" REBAR 1 1/2" ALUMINUM
775", SET N.W. OF THE INTER-
YALE AVE.
HORIZONTAL DATUM: NAD83
NORTHING: 496788.18
EASTING: 2581627.77
VERTICAL DATUM: NAD83
ELEV. 805.48

BASIS OF BEARING
THE NORTH LINE OF THE NW/4
SECTION 33, T-20-N, R-13-E
TULSA COUNTY, STATE OF OKLAHOMA

FLOOD STATEMENT

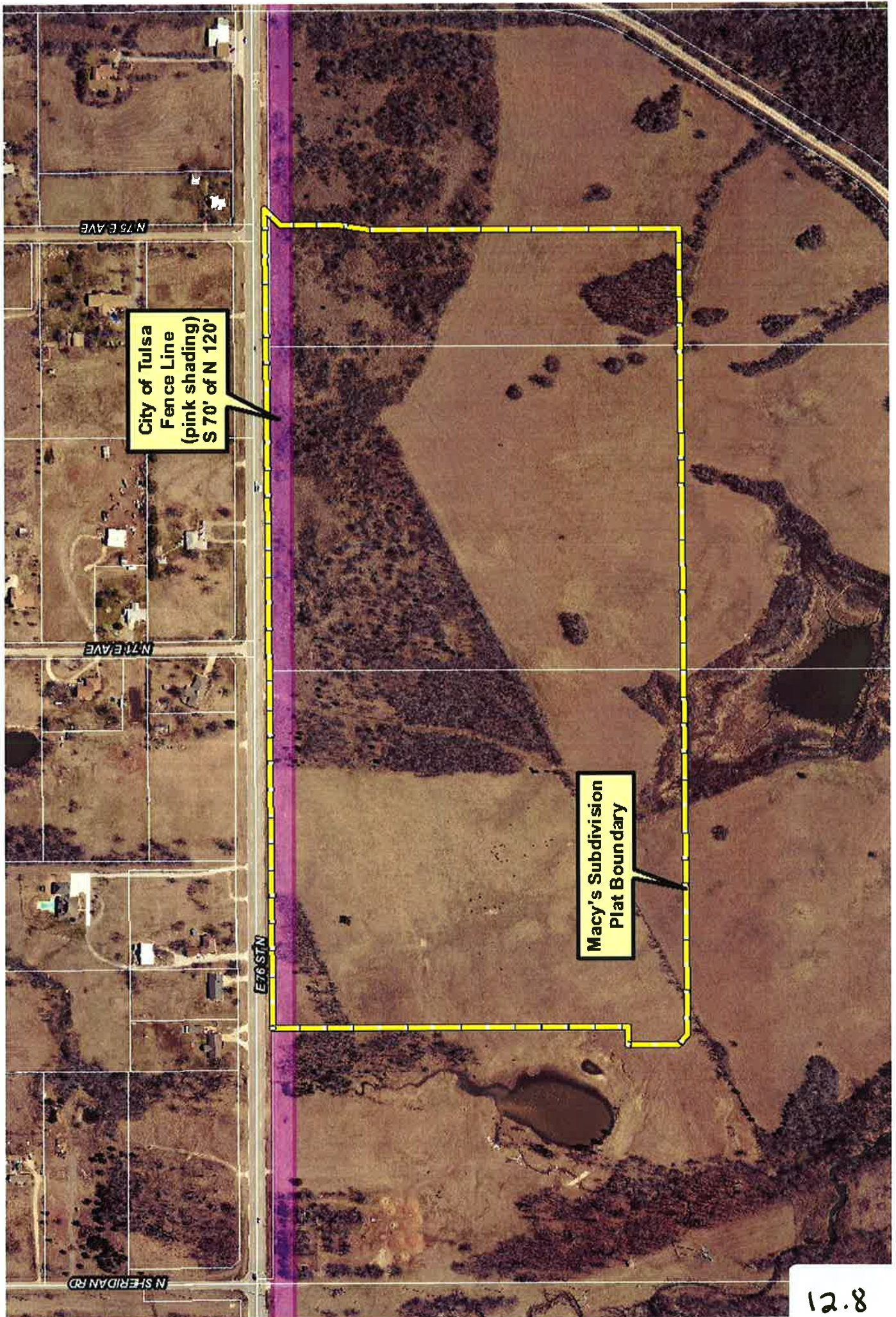
THE STATEMENT IS FOR INFORMATION ONLY. THE STATEMENT ASSUMES NO LIABILITY FOR THE COORDINATION OF THE ABOVE STATED WORKS. IN ADDITION, THE ABOVE STATED WORKS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE SURVEYOR'S OPINION OF THE CHANCE FLOODPLAIN.

NAME _____
ADDRESS _____
CITY _____
STATE _____
ZIP _____
PHONE _____
FAX _____
E-MAIL _____
SIGNATURE _____
DATE _____

CITY ENGINEER

APPROVED _____ by the
Council of _____
the City of _____
Ordinance _____
Mayor _____
Attest: City Clerk _____





MINOR SUBDIVISION PLAT

ONB Bank - (CD 2)

South of the southwest corner of West 24th Street South and Southwest Boulevard

This plat consists of 1 Lot, 1 Block, on 2.3 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CH (commercial heavy) and CS (commercial shopping).
2. **Streets:** Provide reference for right-of-way along all streets. What is shown as West 23rd Place should be called out as West 24th Street. The section of 23rd Street shown as public utility easement must be dedicated as right-of-way. Corner radius of 25 feet must be provided at all four corners of the property. Revise sidewalk section to the following "Sidewalks shall be constructed and maintained along streets designated by and in accordance with the subdivision regulations of the City of Tulsa, Oklahoma and along streets designated in Section II hereof. The developer shall construct the sidewalks in conformance with the standards of the City of Tulsa, Oklahoma.
3. **Sewer:** The existing sanitary sewer main that runs east and west through the public utility rights reserved...is not shown on the conceptual plan. If you are planning to take that line out of service, you will need to coordinate that with the City's utility coordinator at 23rd and Jackson. Any active service lines connecting to the sewer main will have to be reconnected to a sewer main at the developers' expertise.
4. **Water:** Each water meter service requires a permit.
5. **Storm Drainage:** Runoff is to be collected and piped to the public system. It is possible additional easements will be required resulting in a need for separate instrument easements if this continues on the present timeline.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** A 17.5 foot perimeter easement is needed.
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure and within 600 feet of any part of a sprinkled structure.
8. **Other: GIS:** Move location map to upper right corner. Identify all subdivisions on location map. Basis of bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. Engineer and surveyor need their certificate of authorization and expiration date. Label point of beginning. Metes and bounds do not match plat. Use total distances. Show lot numbers for Cliftdale Addition. Label highway. Submit

subdivision data control sheet. **Addresses:** ONB Bank drawing West 23rd Place should be West 24th Street. Show the address for the proposed building as 2410 Southwest Boulevard.

Legal: The document referred to at the north end of the plat, where the right-of-way of West 23rd Place, Book 4034, page 1373, is a Special Warranty Deed from TURA to the previous owner, and does not establish public utility rights. Correct information regarding closure and vacation of the right-of-way of West 23rd Place should be included. It is possible that utility rights may have been reserved to the City in vacation proceedings. Information regarding the 20 foot alley located between Lots 1-6, Block 5 Clintondale Addition, on the north and Lots 7-12, Block 5 Clintondale Addition on the south should be revised to show that the alley was vacated in Tulsa County District Court Case No CJ-98-2114, and a sanitary sewer easement was reserved to the City, and easements were reserved to PSO and SWB. The dimensions reflected on the interior of the east and west boundaries of the plat do not track with the calls in the legal description included in the Deed of Dedication, eg, the first call in the DOD is 140 feet, but the corresponding dimension shown on the plat is 180 feet. The subdivision is referred to as Clover West Senior Living in two places in the introductory language following the legal description. These references should be corrected. Section I, subsection I, Certificate of Occupancy Restrictions, should be revised to read as follows: No Certificate of Occupancy for a building, within the Subdivision shall be issued by the City of Tulsa, Oklahoma until construction of the required infrastructure (streets, water, sanitary sewer and storm sewer systems) serving the entire subdivision has been completed and accepted by the City of Tulsa, Oklahoma. Notwithstanding the foregoing, the City of Tulsa, Oklahoma may authorize the phasing of the construction of infrastructure within the subdivision, and if phasing is authorized, a Certificate of Occupancy for a building within an authorized phase may issue upon the completion and acceptance of the infrastructure serving the particular phase. Building construction occurring prior to the City's acceptance of the infrastructure shall be at the risk of the owner of the lot, notwithstanding the issuance of a building permit. A mutual access easement is depicted on the face of the plat, and language establishing the easement should be included in the Deed of Dedication. The requirements of Section 2.6 of the subdivision regulations must be met concerning Final Construction plans.

Staff recommends **Approval** of the minor subdivision plat with the TAC recommendations, per City Legal approval, and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs 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.



Land Summary

SECTION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
120'00" X 160'00" FEET LESS ACRES MORE OR LESS

Monumentation

SECTION MONUMENTED WITH SET (1) 1/2" X 1/2" IRON PIN AT CORNER WITH A PLASTIC CAP STAMPED "ATLAS 675" - UNLESS OTHERWISE NOTED.

Benchmark

SECTION BENCHMARK CAP - 1/2" X 1/2" IRON PIN STAMPED "ATLAS 675" - UNLESS OTHERWISE NOTED.

Base of Bearings

ASSUMED BEARING OF 8 1/2° 00' 00" IS ALONG THE EAST LINE OF THE BLOCK. THE BEARING OF THE EAST LINE OF THE BLOCK IS 8 1/2° 00' 00" FROM THE CITY OF TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Notes

ADDITIONAL NOTES ON THIS PLAT HAVE ACCUMULATED AT THE TIME THIS PLAT WAS FILED. ADDITIONAL ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON WITHOUT A LOCAL VERIFICATION.

Legend

IRON PIN FOUND
CHECKED "X" FOUND
CHECKED "X" FOUND

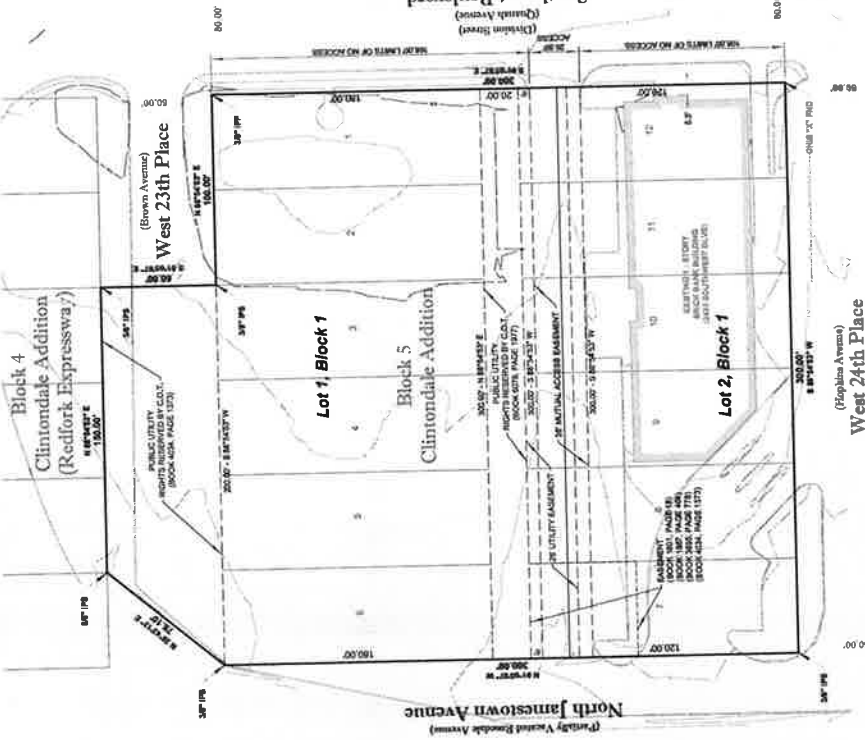
PRELIMINARY PLAT ONB Bank

A RESUBDIVISION OF PARTS OF BLOCK FIVE (5), CLINTONDALE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Owner / Developer
ONB BANK AND TRUST COMPANY
1000 S TULSA AVE STE 100
TULSA, OK 74103
CONTACT: STEVE SCHOLLEY

Engineer
ROSENBAUM CONSULTING, LLC
300 WEST 10TH STREET
TULSA, OK 74103
PHONE: 918.581.8887
INFO@ONBANDOFFICE.COM

Surveyor
ATLAS LAND OFFICE, LLC
300 SOUTH MAIN STREET
TULSA, OK 74103
PHONE: 918.581.8887
INFO@ATLASLANDOFFICE.COM



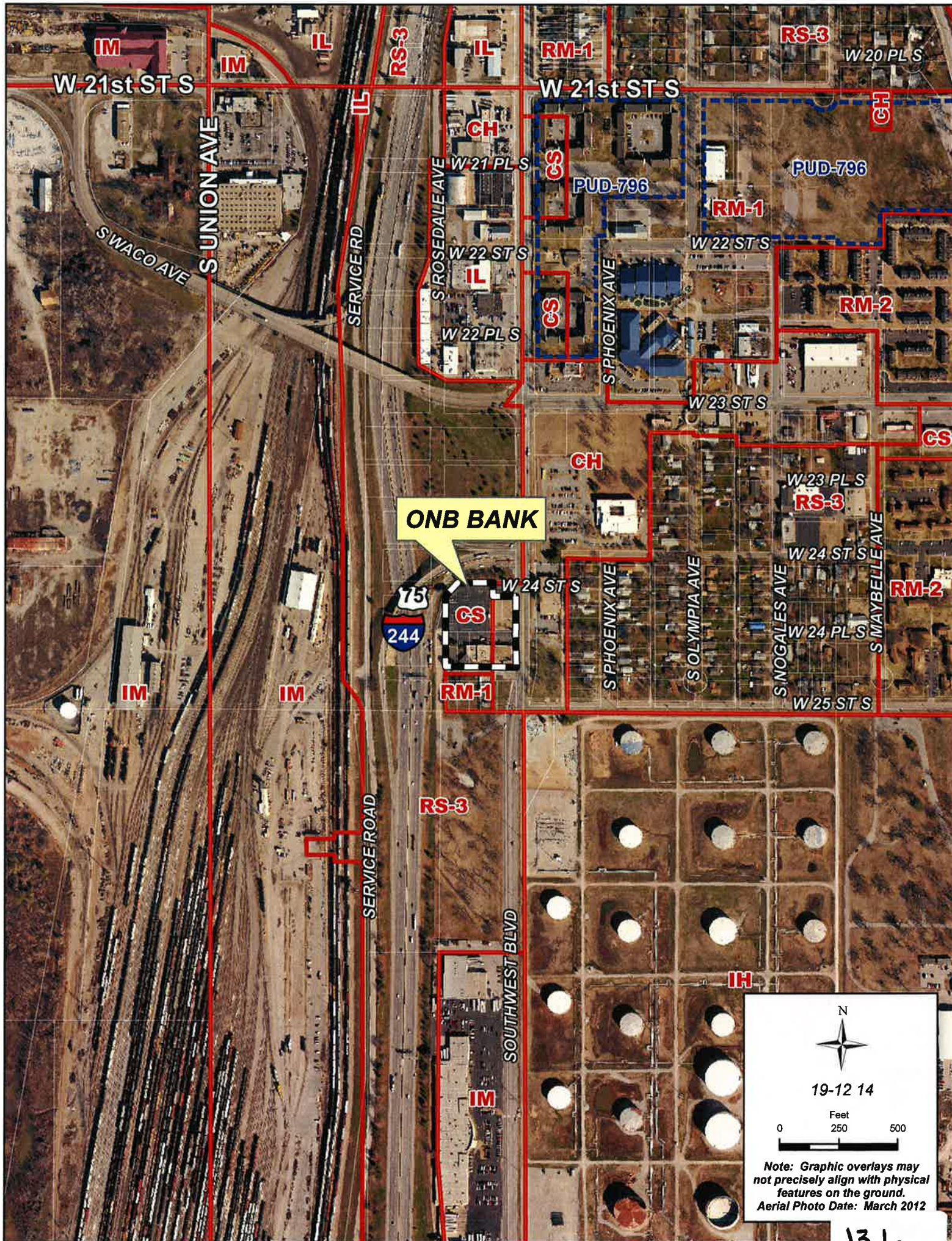
Block 8
Clintondale Addition

Block IX
Riverview Park
Addition

COUNTY TREASURER STAMP

COUNTY CLERK STAMP

FINAL PLAT CERTIFICATE OF APPROVAL	
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON:	
DATE	
TIME	
THIS APPROVAL IS VOID IF THIS PLAT IS NOT APPROVED BY THE CITY OF TULSA, OKLAHOMA, OR BEFORE:	
DATE	
COUNTY OR CITY ENGINEER	
APPROVED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA	
DATE	
CHIEF ENGINEER	
MAYOR	
ATTEST: CITY CLERK	
APPROVED: CITY ATTORNEY	



ONB BANK



19-12 14



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

13.6



ONB BANK

W 24 ST S

W 24 PL S

SOUTHWEST BLVD

W 25 ST S

N

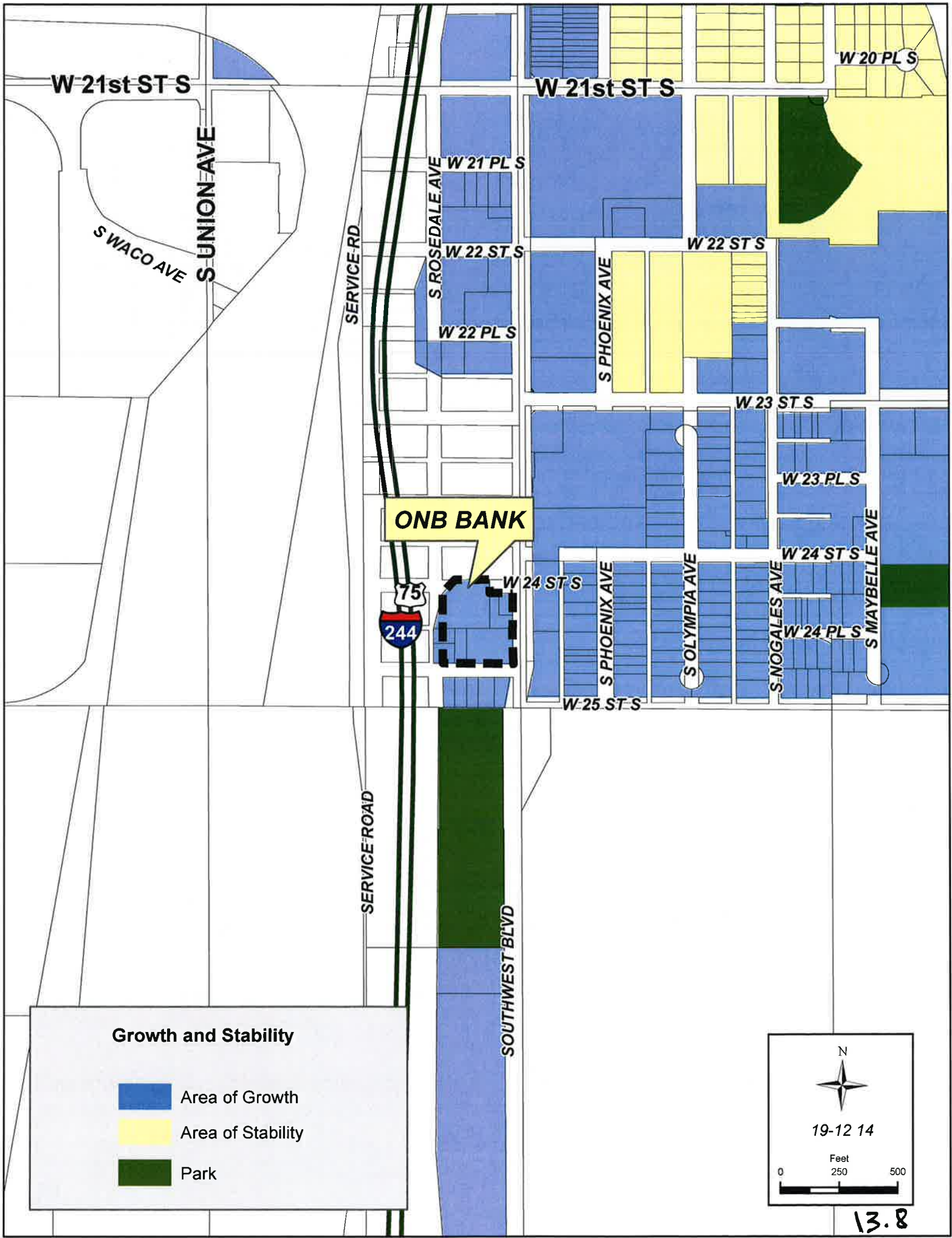
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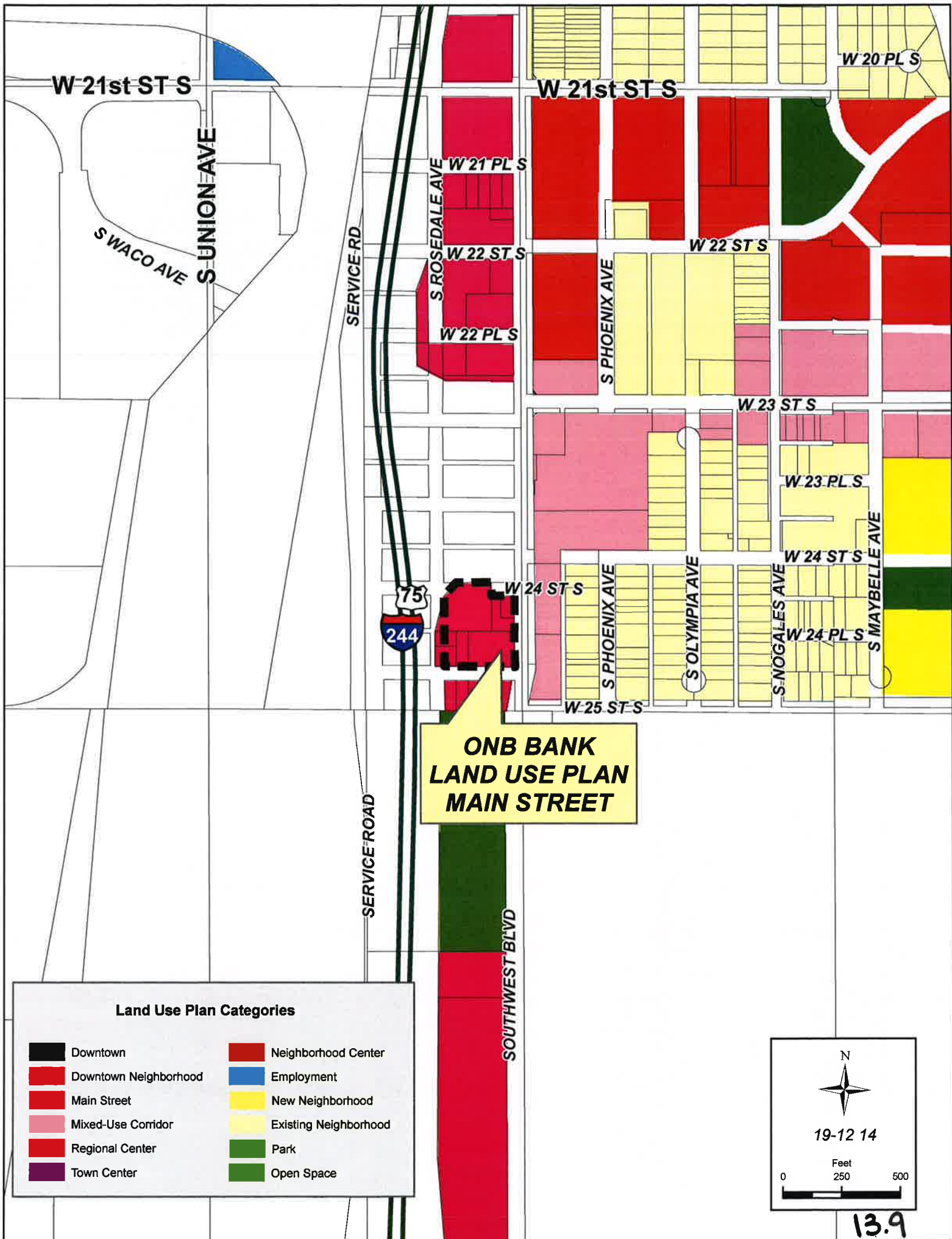
Feet

0 50 100

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

13.7

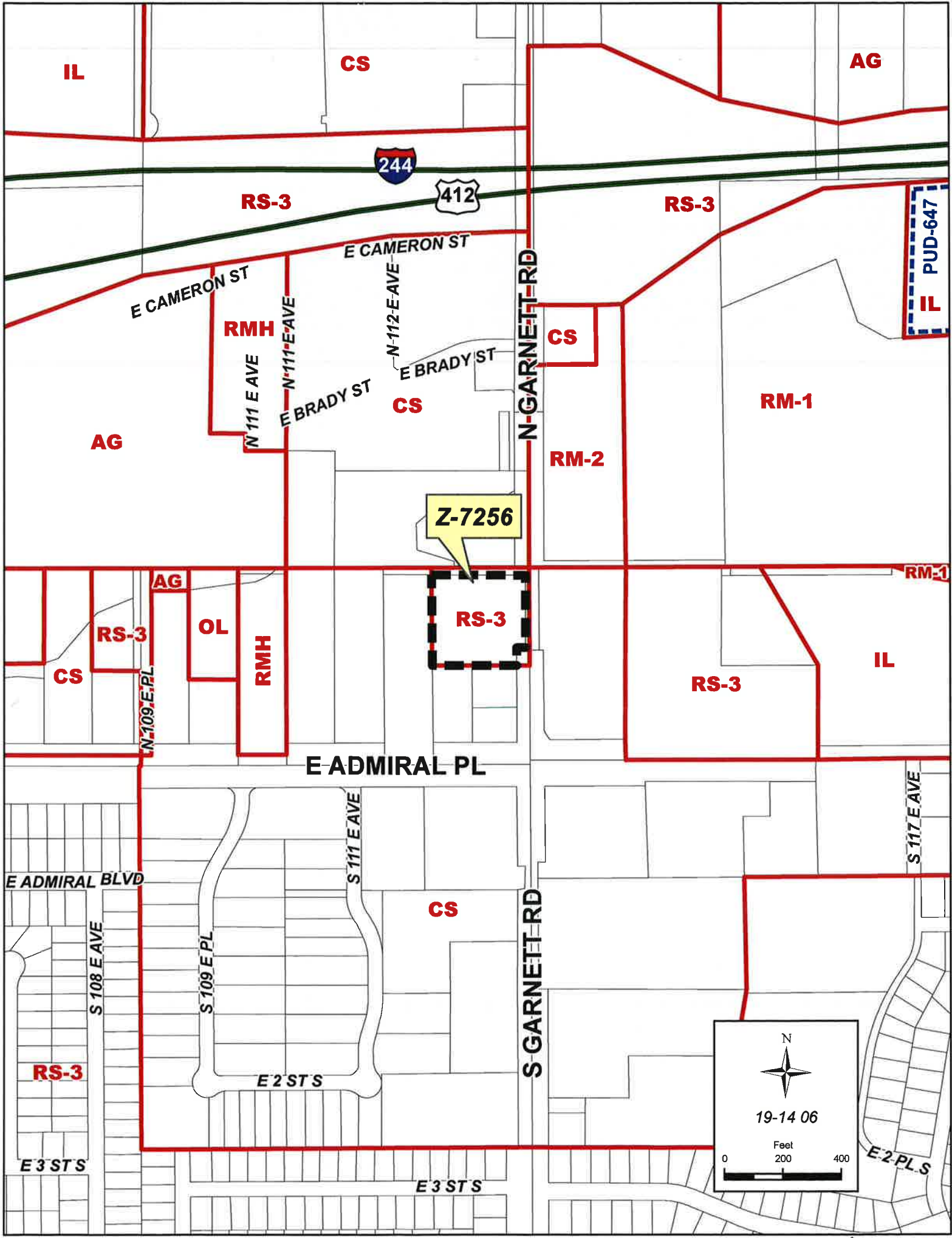


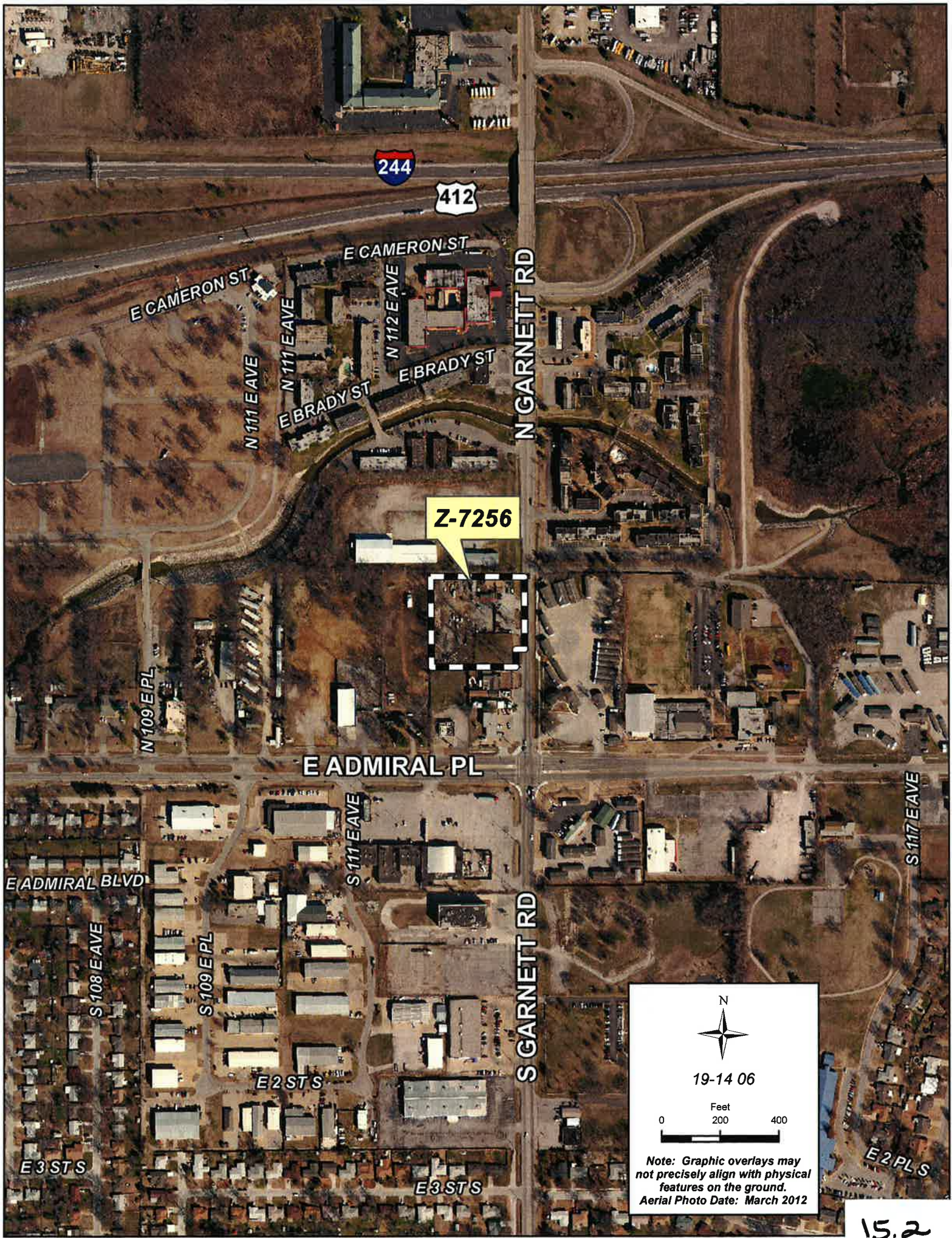


AGENDA ITEM #14 – VALUE PLACE

**THE APPLICANT IS REQUESTING A CONTINUANCE
TO MARCH 19, 2014**







N

19-14 06

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7256

TRS 9406

Atlas 741

CZM 39

CD-3

TMAPC Hearing Date: March 5, 2014

Applicant: Nathan Nelson

Tract Size: 2.4± acres

ADDRESS/GENERAL LOCATION: North of northwest corner of North Garnett Road and East Admiral Place

PRESENT ZONING: RS-3

PRESENT USE: Vacant

PROPOSED ZONING: CS

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7111 November 2008: All concurred in approval of a request for rezoning a 2.4± acre tract of land from RS-3 to CS for commercial services on property located west of northwest corner of East Admiral Place and North Garnett Road and abutting west of subject property.

Z-6544 July 1996: All concurred in denial of a request to rezone a 1.5± acre tract from RMH to CG and approval of CS zoning for auto sales and office, on property located on the northeast corner of North 109th Place and East Admiral Place and west of the subject property.

Z-6385 February 1993: All concurred in approval of a request for rezoning a 2.8± acre tract of land from RS-3 to CS for mobile home sales, on property located north of the northeast corner of North Garnett Road and East Admiral Place.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.4± acres in size and is located north of northwest corner of North Garnett Road and East Admiral Place. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject tract is surrounded on all sides by a wide variety of commercial enterprises and CS surrounds the property in all directions. An existing multifamily development is at the north east corner of the site and is zoned RM-2.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates North Garnett Road as a Multi Modal Secondary Arterial.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Staff Comment: The requested rezoning will require a subdivision plat including construction of a sidewalk along Garnett. This pedestrian path is one more layer of travel choices contemplated in the Comprehensive Plan. This rezoning request will continue to improve the transportation vision of North Garnett at this location.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Garnett Road	Secondary Arterial	100 feet	2+

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land use Designation:

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Growth and Stability:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: This site is an existing business that is currently a non conforming use and zoned RS-3. The surrounding property is all zoned CS. Including this area as a CS zoned district brings the business into closer conformance with the Zoning Code and the vision identified in the Comprehensive Plan. The vision identified in the land area designation will be years in the future however this rezoning request will allow that future style of development to be easily implemented when the market is ready.

STAFF RECOMMENDATION:

CS zoning at this location is consistent with the Comprehensive Plan vision for the area.

Existing development patterns in the area already support the concept of CS zoning in all directions. CS zoning is consistent with the existing development pattern in the area.

CS zoning will not be injurious to adjacent or proximate properties in the area.

Therefore **staff recommends approval** of Z-7256 for rezoning request from RS-3 to CS.

03/05/14



Z-7256

N GARNETT RD

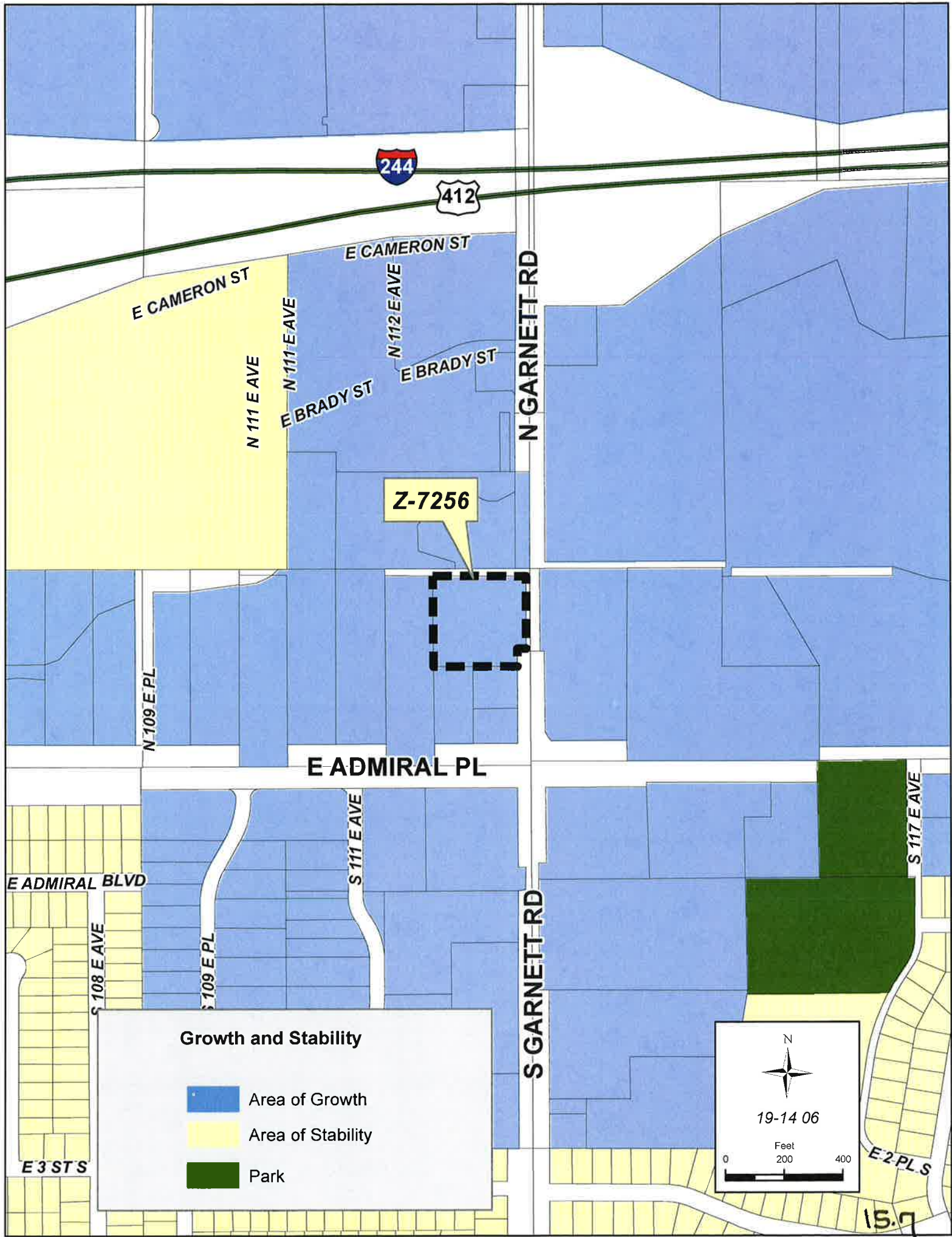
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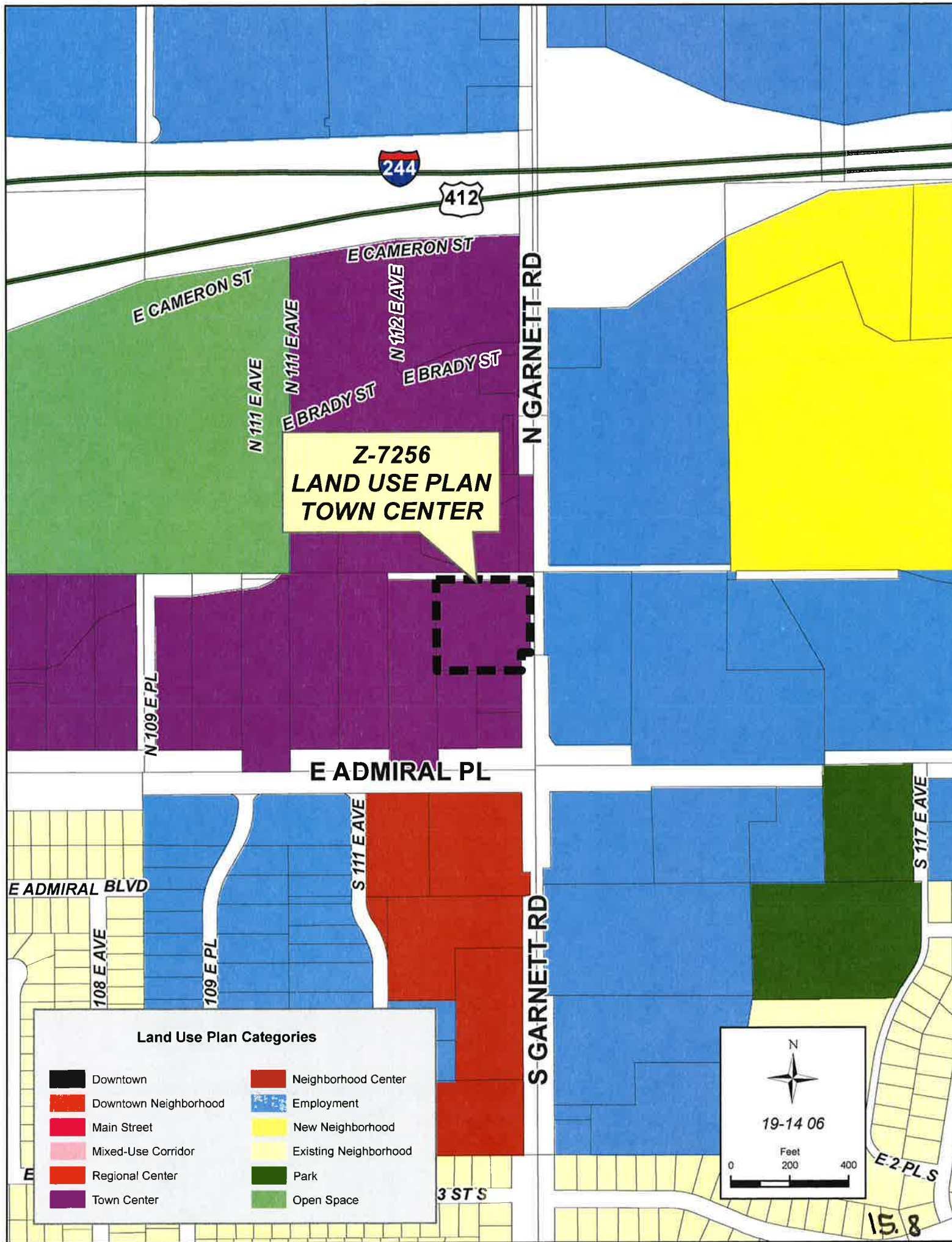


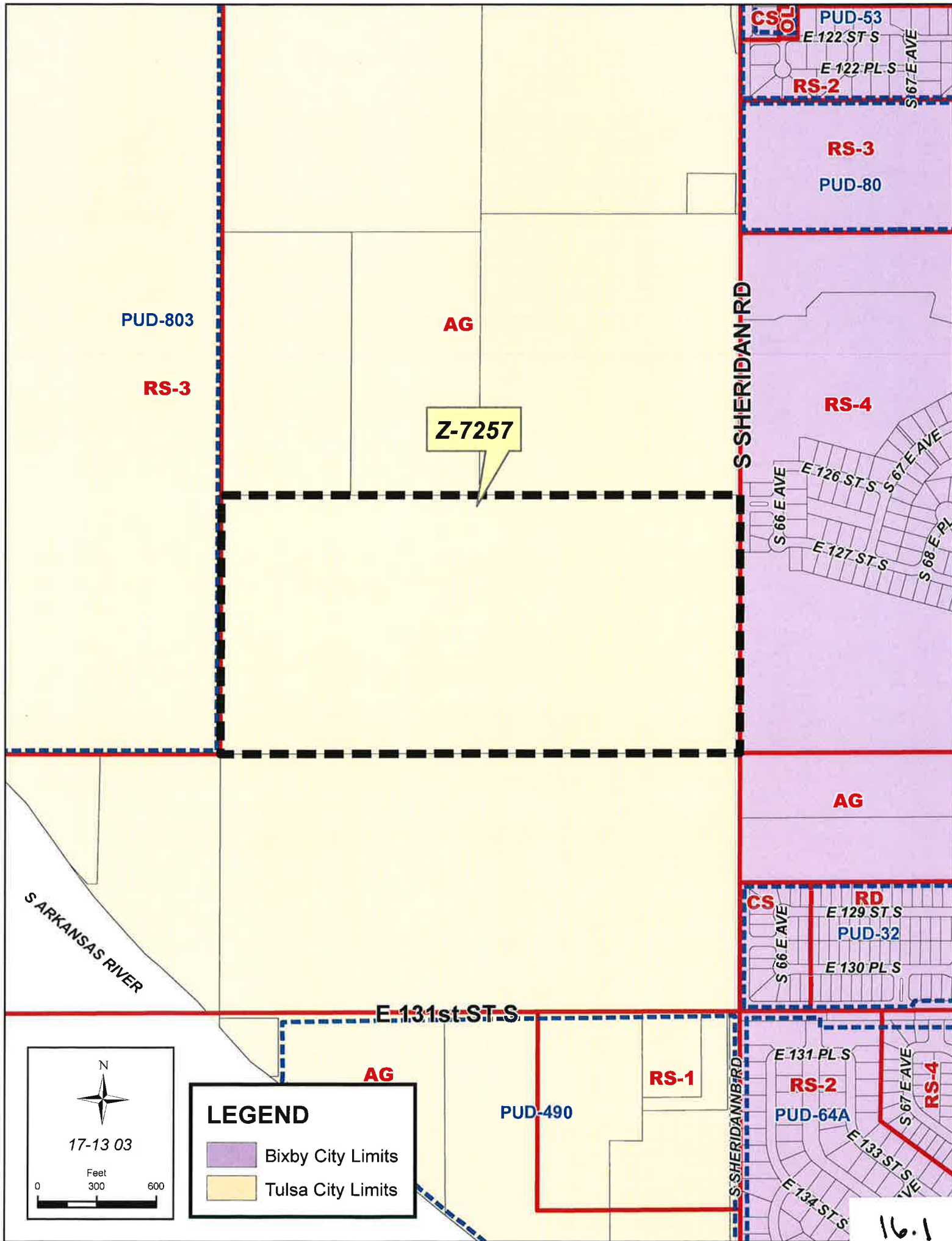
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Aerial Photo Date: March 2012







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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7257

TRS 7303

Atlas 0

CZM 62

CD-8

TMAPC Hearing Date: March 5, 2014

Applicant: Tanner Consulting, LLC

Tract Size: 80± acres

ADDRESS/GENERAL LOCATION: North of the northwest corner of East 131st Street and South Sheridan Road

PRESENT ZONING: AG

PRESENT USE: Vacant

PROPOSED ZONING: RS-3

PROPOSED USE: Residential single-family

ZONING ORDINANCE: Ordinance number 11838 dated June 26th, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7243/ PUD-803 January 2014: All concurred in approval of a request for rezoning a proposed Planned Unit Development on a 122± acre tract of land for single-family residential development on property located east of southeast corner of East 121st Street and South Yale Avenue and abutting subject property on the west.

BOA-20050 May 24, 2005: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 24, mining in an AG district, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located west of the northwest corner of E. 131st St. and S. Sheridan Rd. and abutting south of subject property.

BOA-19651 August 12, 2003: The Board of Adjustment **approved** a *Special Exception for soil mining or extraction*, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located northwest of E. 131st St. and S. Sheridan Rd. and abutting south of subject property.

BOA-18814 July 25, 2000: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 24 (sand and gravel removal) in an AG zoned district for two years at 5629 E. 131st St.

Z-6381 January 1993: All concurred in approval of a request for rezoning a 25± acre tract of land from AG to RS-1 for residential development on property located southwest corner of South Sheridan Road and East 131st Street and south of subject property.

PUD-490 January 1993: All concurred in approval of a proposed Planned Unit Development on a 63± acre tract of land for a residential development and a golf course with accessory uses on property located southwest corner of South Sheridan Road and East 131st Street and south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80± acres in size and is located North of the northwest corner of East 131st Street and South Sheridan Road. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: This site is in the middle of an area that is currently being developed in all directions and careful coordination of infrastructure will be required during the plat process. The subject tract is abutted on the east by the City of Bixby. An existing single family residential project is continuing to develop and is, zoned RS-4. North of this site is vacant land zoned AG, however a Bixby School is anticipated on that property. The school will require Board of Adjustment approval. South of this site is vacant land zoned AG with an abandoned sand plant. West of this site is a tract that has recently been zoned RS-3 with a PUD overlay anticipating gated communities with private streets; however, a north south residential collector will be part of future development. An east west residential collector on or near this site will ultimately connect to future development west of this site.

The south property is an abandoned sand extraction facility that was never restored. Engineering considerations and safety precautions beyond the minimal standards may be an important part of future development of this tract.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Sheridan as a secondary arterial street with no multi modal component.

This site is near the Arkansas River and the river trails system. Appropriate connections to the trail system should be part of the future development of this area.

The Major Street and Highway Plan also illustrates a residential collector street near the north property line of this tract. The residential collector will be required with future development on this site or in conjunction with the proposed Bixby school site immediately north of this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Plan:

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

Growth and Stability Area:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: The requested zoning is consistent with the vision of the Comprehensive Plan however there are significant development concerns regarding the adjacent development considerations, including connections to the proposed trail system, the abandoned sand plant, residential collector streets, floodplain and catastrophic flood events beyond the minimum engineering standards that will require creative solutions beyond minimum standards.

STAFF RECOMMENDATION:

The requested zoning is consistent with the vision identified in the Comprehensive Plan.

Single family residential zoning is consistent with the existing and anticipated development pattern in the area.

Significant engineering and design issues will be part of future development however it is staff belief that those items can be resolved and that, with appropriate safety considerations, single family residential development can be implemented in this area.

Therefore **staff recommends approval** for A-7257 rezoning request from AG to RS-3.

03/05/14



Z-7257

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E 122 PL S

S 67 E AVE

S 66 E AVE

E 126 ST S

S 67 E AVE

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S 68 E PL

S ARKANSAS RIVER

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E 130 PL S

E 131 PL S

S 67 E AVE

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E 134 ST S

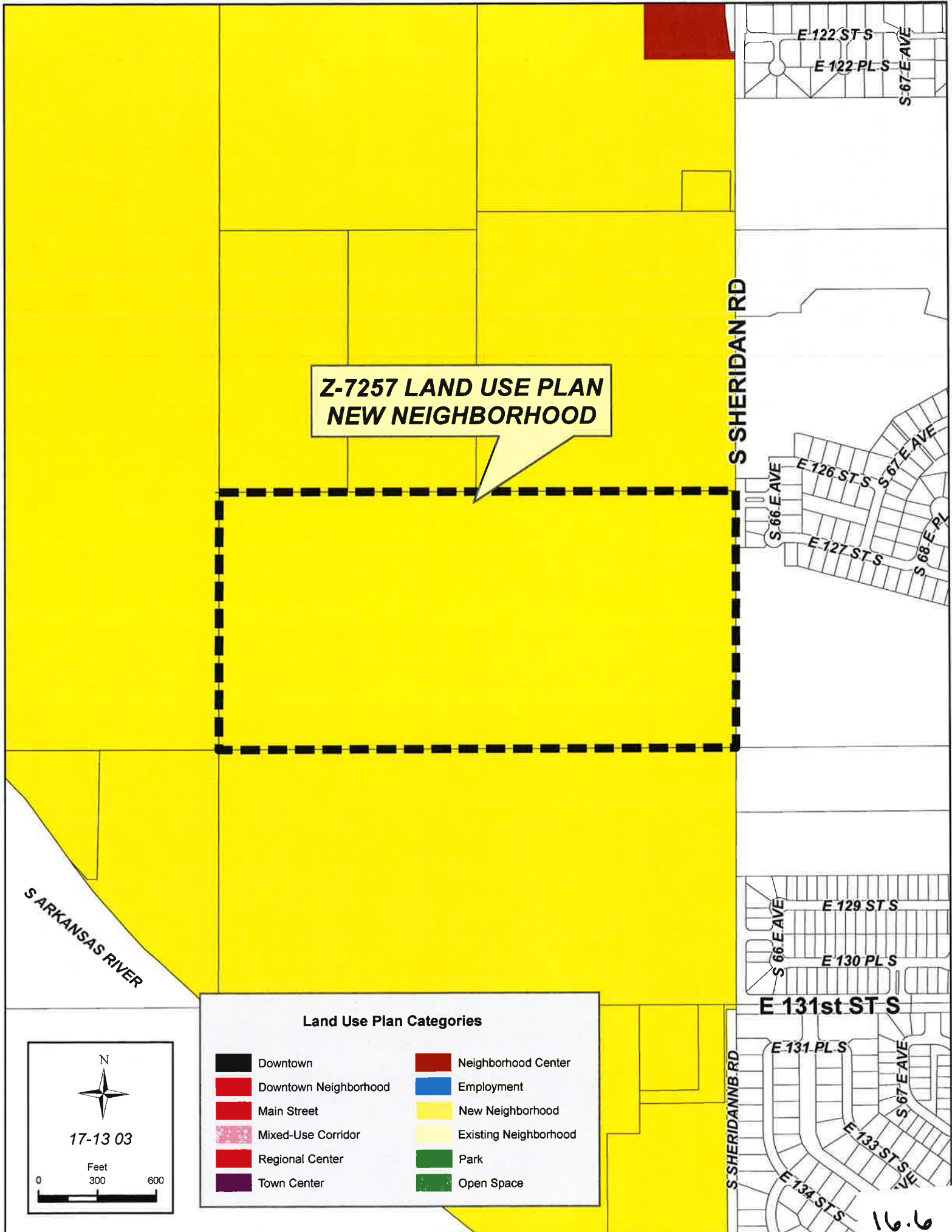


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Aerial Photo Date: March 2012

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**Z-7257 LAND USE PLAN
NEW NEIGHBORHOOD**

Land Use Plan Categories

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



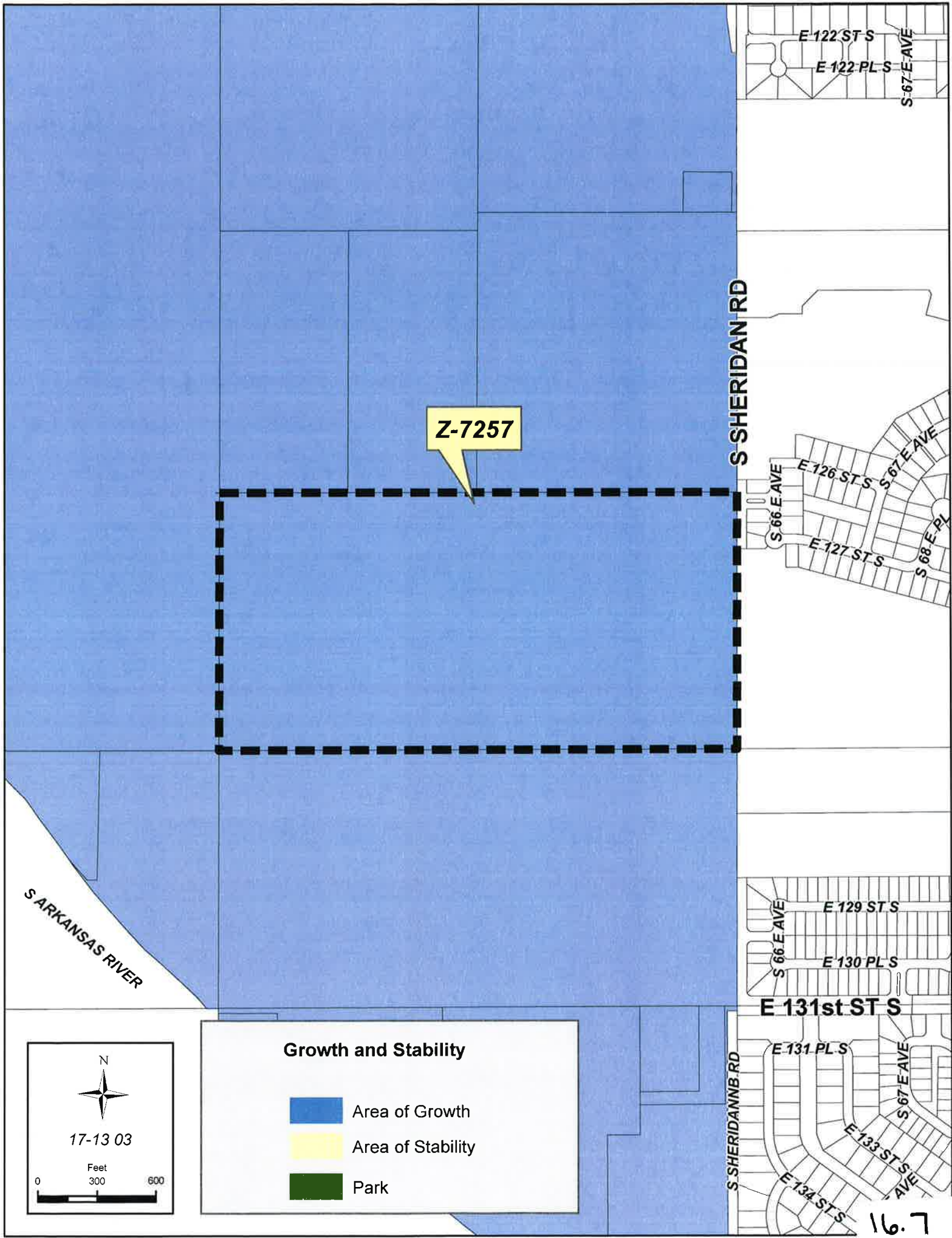
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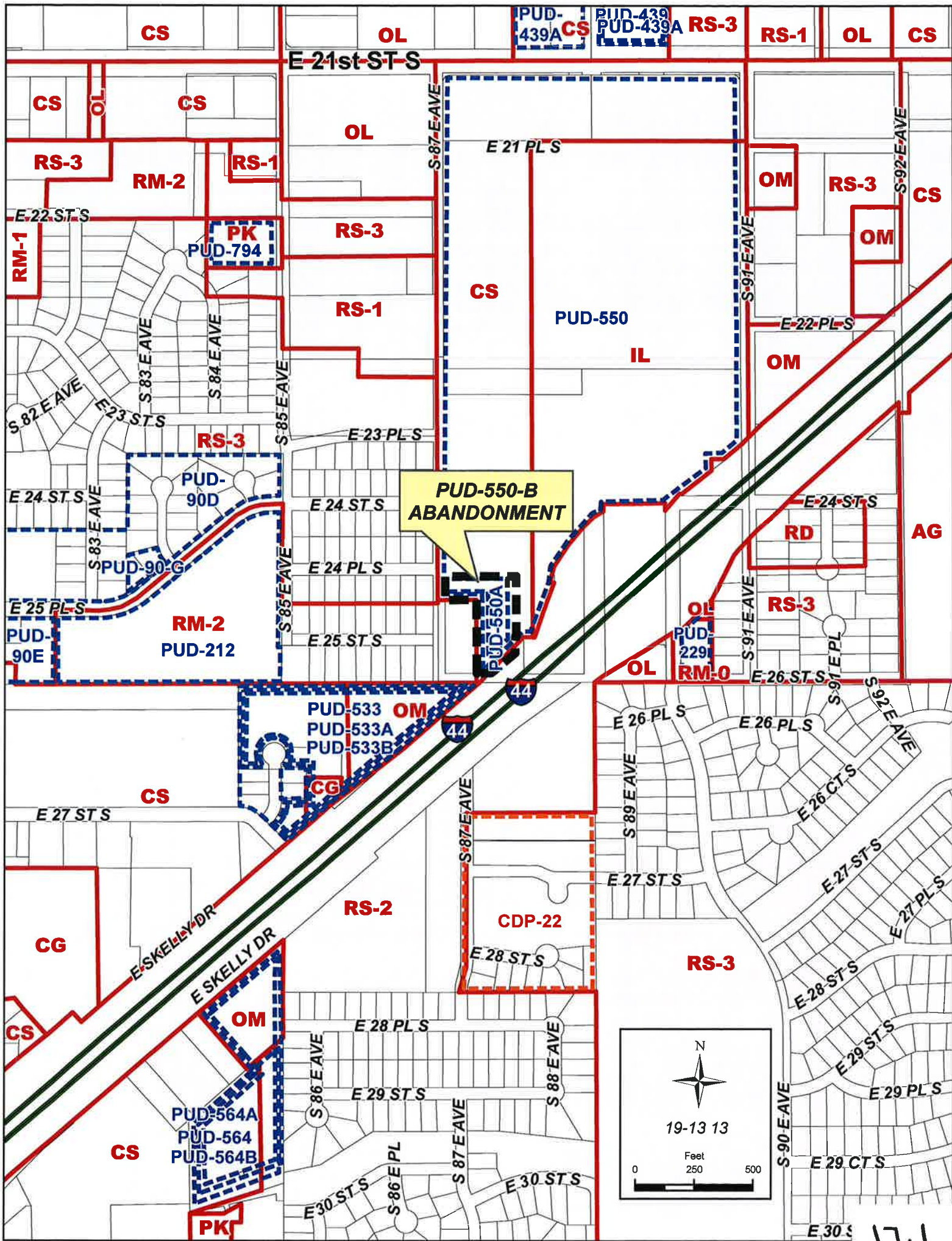
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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-550-B Abandonment

TRS 9313

Atlas 1571

CZM 53

CD-5

TMAPC Hearing Date: March 5, 2014

Applicant: Sisemore Weisz & Assoc., Inc./ Darin Akerman

Tract Size: 1.78± acres
77,536± square feet

ADDRESS/GENERAL LOCATION: East side of South 87th East Avenue at East 24th Place

PRESENT ZONING: CS/ IL/ PUD-550-A **PRESENT USE:** Vacant

PROPOSED ZONING: CS/ IL/ PUD-550-B **PROPOSED USE:** Abandonment of PUD-550-A

ZONING ORDINANCE: Ordinance number 20932 dated September 16, 2004, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-550-A September 2004: A Major Amendment was approved to PUD-550 to include a hotel/motel use within the PUD on a 1.7± acre tract in the PUD's southwest corner and is also known as the subject property.

PUD-550 December 1996: All concurred in approval of a proposed Planned Unit Development on a 60± acre tract of land, for a proposed commercial/industrial mixed use development, subject to conditions, on the south side of East 21st Street and west of South 91st East Avenue. Limited CS uses were proposed for the north eight acres fronting East 21st Street and the U.S. Post Office distribution center and light industrial uses (IL) were proposed for the remainder of the tract.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.78± acres in size and is located east side of South 87th East Avenue at East 24th Place. The property appears to be vacant and is zoned CS/ IL/ PUD-550-A.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property, zoned CS; on the north by vacant property, zoned CS; on the south by I-44/Skelly Drive, zoned RS-2; and on the west by single family residential zoned RS-3 and a small multi family project, zoned RM-2

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

TRANSPORTATION VISION:

This site is adjacent to the I-44 Corridor. The Comprehensive Plan recognizes this important vehicular corridor and that it will continue serve Tulsa in its present or expanded capacity.

Staff Comment: Abandonment of this PUD will not affect the Transportation Vision of the Comprehensive Plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 87 th East Avenue	NA	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates the site as an Employment Area and Area of Growth.

Land Use Designation:

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Growth and Stability Designation:

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: Recently a PUD amendment was over this site and a much larger area for a recreational vehicle sales and service facility. Abandonment of this PUD will remove the ability to construct a hotel included in PUD 550-A but will not adversely affect the future growth and employment potential outlined in the Comprehensive Plan

STAFF RECOMMENDATION:

Abandonment of this PUD will have no negative impact on the anticipated development pattern of this area and is consistent with the Comprehensive Plan for this area.

The PUD abandonment was submitted after approval of a recent PUD amendment that also covered this area. Staff recommended abandonment of this PUD to remove these development standards from the proposed RV development on the property.

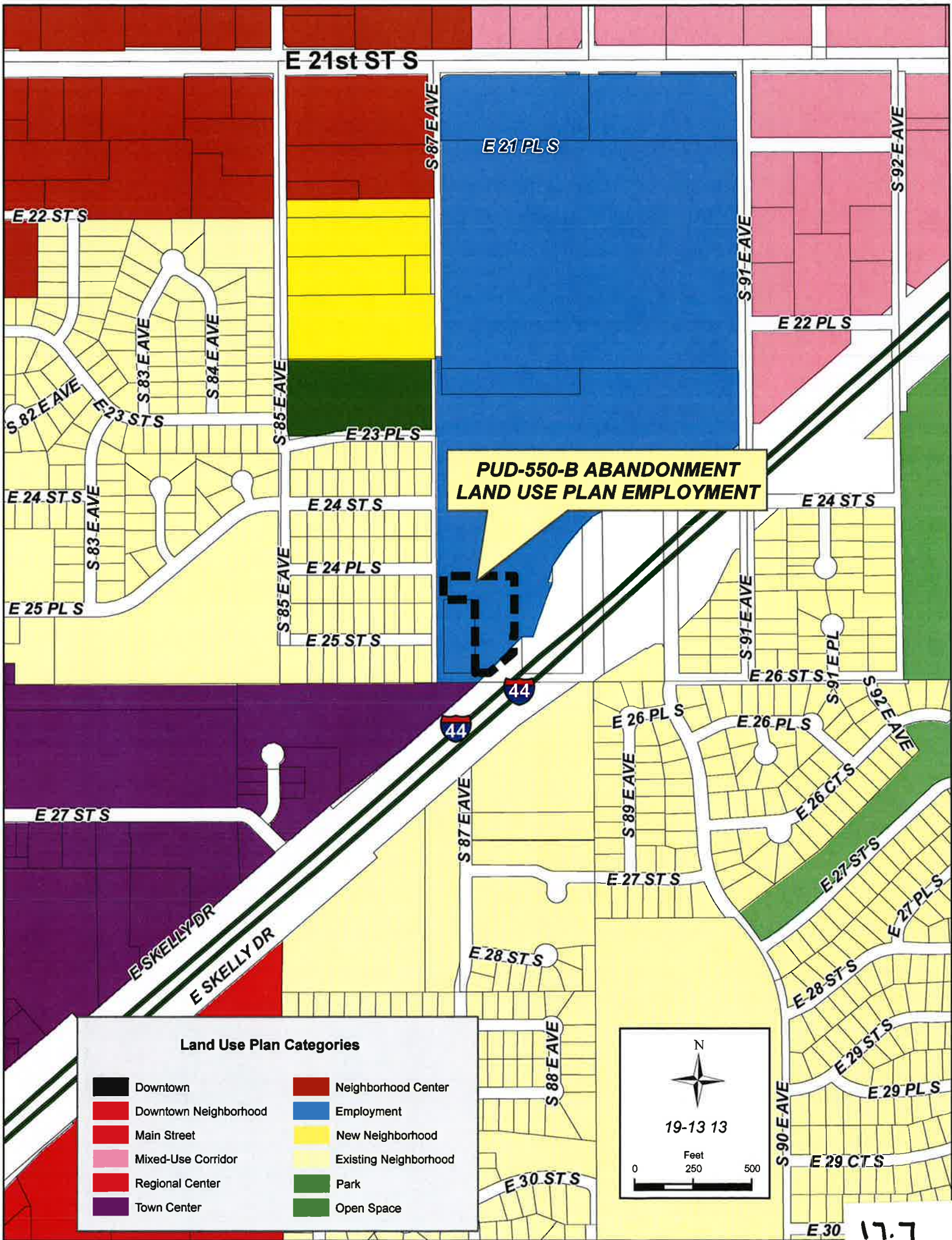
The PUD abandonment is consistent with the stated purposes of the PUD chapter of the Tulsa Zoning Code.

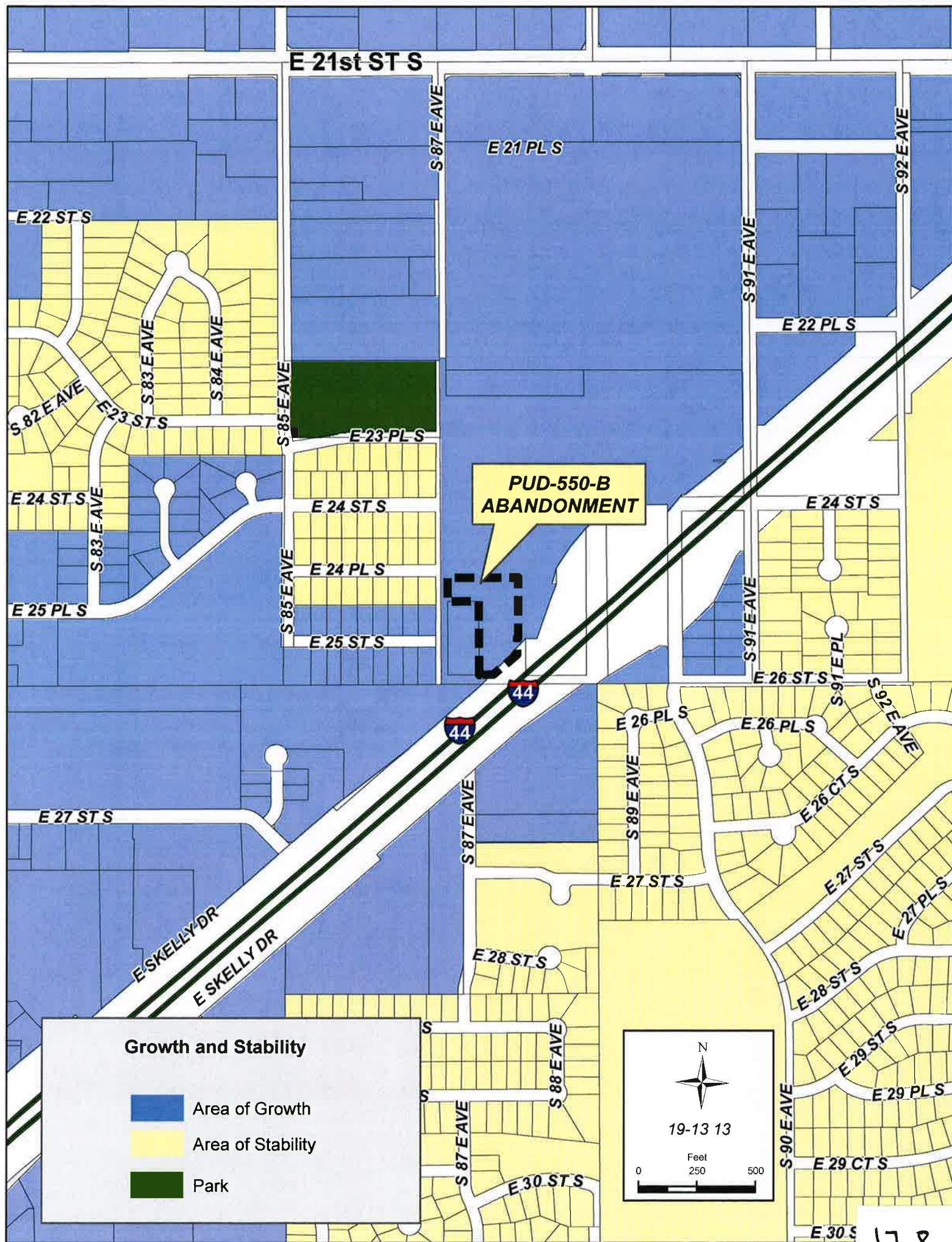
Therefore staff recommends approval of the abandonment of PUD 550-B.

03/05/14











Sisemore Weisz & Associates, Inc.

Engineering
Land Surveying
Land Planning

January 23, 2014

Mr. Dwayne Wilkerson
Asst. Director – Land Development Services
INCOG / TMAPC
2 West Second Street, Suite 800
Tulsa, OK 74103

RE: PUD-550-A Abandonment Request

Dear Dwayne:

As part of the development team for the proposed 20+ acre Dean's RV Superstore project located on the north side of the I-44 frontage road, east of S. 87th E. Ave., approved under application #PUD-550-4 at the 1/22/14 TMAPC meeting, we are hereby requesting full abandonment of previously approved and affecting application #PUD-550-A. As you are aware, the approximate 1.77 acre land area included under application #PUD-550-A, located within a southerly portion of the proposed Dean's RV Superstore site, established land-use allowances and development standards associated with a proposed hotel/motel facility. With no portion of the proposed hotel/motel facility site having been developed to date, and with the intended use of this land area as part of the larger Dean's RV Superstore site and facilities, abandonment of application PUD-550-A is in order and hereby requested.

Should you have any questions regarding the above, or require any additional documentation from our firm in association with this request, please feel free to contact me at your earliest opportunity.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Darin L. Akerman', is written over a horizontal line.

Darin L. Akerman, AICP
Director of Planning

cc: file
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