

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2682**

**September 17, 2014, 1:30 PM**

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

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

Call to Order:

### **REPORTS:**

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

#### **Worksession Report:**

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

1. Minutes of August 20, 2014, Meeting No. 2680
2. Minutes of September 3, 2014, Meeting No. 2681

### **CONSENT AGENDA:**

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

3. **LC-605** (Lot-Combination) (CD 9) – Location: Southwest corner of East 38<sup>th</sup> Street South and South Peoria Avenue
4. **LS-20717** (Lot-Split) (County) – Location: Northwest corner of West 23<sup>rd</sup> Street South and South 59<sup>th</sup> West Avenue
5. **LS-20718** (Lot-Split) (CD 9) – Location: North of the Northeast corner of East 53<sup>rd</sup> Street South and South Delaware Place (Related to LC-606)
6. **LC-606** (Lot-Combination) (CD 9) – Location: North of the Northeast corner of East 53<sup>rd</sup> Street South and South Delaware Place (Related to LS-20718)
7. **LS-20719** (Lot-Split) (CD 6) – Location: Northeast corner of East 51<sup>st</sup> Street South and South Lynn Lane Road (Related to LC-607)
8. **LC-607** (Lot-Combination) (CD 6) – Location: East of the Northeast corner of East 51<sup>st</sup> Street South and South Lynn Lane Road (Related to LS-20719)



9. **LS-20720** (Lot-Split) (CD 5) – Location: North and East of the Northeast corner of East 51<sup>st</sup> Street South and South Yale Avenue
10. **LS-20721** (Lot-Split) (CD 8) – Location: West of the Southwest corner of East 91<sup>st</sup> Street South and South Memorial Drive (Related to LC-608)
11. **LC-608** (Lot-Combination) (CD 8) – South of the Southwest corner of East 91<sup>st</sup> Street South and South Memorial Drive (Related to LS-20721)
12. **LC-609** (Lot-Combination) (CD 5) – Location: Northwest corner of East 46<sup>th</sup> Street South and South Memorial Drive
13. **LC-610** (Lot-Combination) (CD 6) – Location: Southeast corner of East 14<sup>th</sup> Street South and South 173<sup>rd</sup> East Avenue
14. **The Estates at Chelsea Pond** – Final Plat – Location: South of West 101<sup>st</sup> Street South, East of South Harvard Avenue (CD 2)
15. **Vacation of Plat, Chelsea Pond Block 5** – Location: South of West 101<sup>st</sup> Street South, East of South Harvard Avenue (CD 2)
16. **PUD-370-B – MYKO Properties**, Location: West of the southwest corner of South Memorial Drive and East 106<sup>th</sup> Street, requesting a PUD Detail Site Plan for a new office building, **RM-1/PUD-370-B**, (CD-8)
17. **PUD-684-2 – Roy D. Johnsen**, Location: Southwest corner of East 83<sup>rd</sup> Street and South Lewis Avenue, requesting a PUD Minor Amendment to join two existing development areas into one for planned multifamily development, **RM-1/OM/PUD-642**, (CD-2)

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

**PUBLIC HEARINGS:**

18. **LS-20715** (Lot-Split) (County) – Location: South of the Southeast corner of East 176<sup>th</sup> Street North and North Memorial Drive
19. **The Cottages at the Preserve** – Preliminary Plat, Location: North of the northwest corner of East 131<sup>st</sup> Street South and South Sheridan Road (CD 8)

**OTHER BUSINESS**

20. **Proposed 2015 TMAPC Meeting Dates**

21. **Commissioners' Comments**

## ADJOURN

CD = Council District

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

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

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



Tulsa Metropolitan Area  
Planning Commission

**Case Name:** The Estates at Chelsea Pond  
Final Plat Approval

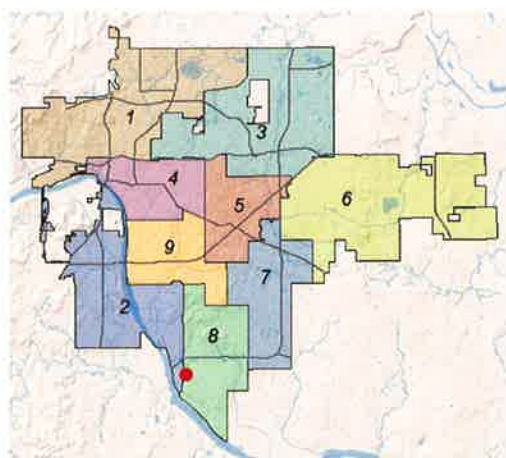
**Hearing Date:** September 17, 2014

**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**  
*Applicant:* Tim Terral, TEP Engineering

*Owner:* Chelsea Pond Block 5 LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**  
Final Plat Approval

*Tract Size:* 4 ± acres

*Location:* South of East 101<sup>st</sup> Street South,  
East of South Harvard Avenue

**Zoning:**  
*Existing Zoning:* PUD 426

**Staff Recommendation:**  
Staff recommends **approval**.

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:**

Subdivision Map

## Final Subdivision Plat

**The Estates at Chelsea Pond** - (CD 2)

South of West 101<sup>st</sup> Street South, East of South Harvard Avenue

This plat consists of 3 Lots, 1 Block, on 4.4 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

PUD 426

# The Estates at Chelsea Pond

A re-plot of Lots 1 and 2, Block 5, Chelsea Pond, Plat No. 6352 being a subdivision in the City of Tulsa, being a part of the NW/4 of Section 28, Township 18 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

## OWNER / DEVELOPER

Chelsea Pond Block 5, LLC

8215 South 5th East Avenue  
Tulsa, Oklahoma 74115

glen.jasane@chelsea.com

jennifert.jasane@housemail.com

## ENGINEER / SURVEYOR

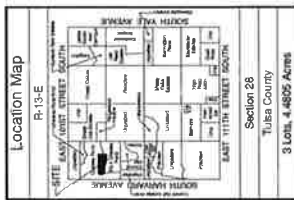
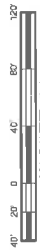
Tulsa Engineering & Planning Associates, Inc.

8820 East 41st Street, Suite 102  
Tulsa, Oklahoma 74116

918.252.8621

M.Ludwig@tulsaepa.com

CERTIFICATE OF AUTHORIZATION NO. 441  
RENEWAL DATE: JUNE 28, 2015



Legend

 Boundary Line

 Right of Way Line

 Easement

 Building Footprint

 Survey Point

 Corner Mark

 Fence Line

 Utility Line

Lot Addresses/Square Footage (S.F.)

Address shown in this plat was provided by the City of Tulsa. The City of Tulsa is not responsible for the accuracy of the information provided. The City of Tulsa is not responsible for the accuracy of the information provided. The City of Tulsa is not responsible for the accuracy of the information provided.

Monument Notes

A 3/4" x 1/4" aluminum bar with a yellow plastic cap stamped 'TULSA 1827' to be set at the NW corner of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot.

A 3/4" x 1/4" aluminum bar with a yellow plastic cap stamped 'TULSA 1827' to be set at the NW corner of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot.

A 3/4" x 1/4" aluminum bar with a yellow plastic cap stamped 'TULSA 1827' to be set at the NW corner of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot. The bar is to be set in the center of the lot.

Basis of Bearings

Bearings were taken from the intersection of the center lines of the streets shown on this plat. The bearings were taken from the intersection of the center lines of the streets shown on this plat. The bearings were taken from the intersection of the center lines of the streets shown on this plat.

Sidewalks

Sidewalks shall be constructed and maintained along East 10th Street. Sidewalks shall be constructed and maintained along East 10th Street. Sidewalks shall be constructed and maintained along East 10th Street.

Backflow Preventer Valve

A backflow preventer valve shall be installed at the intersection of the center lines of the streets shown on this plat. The backflow preventer valve shall be installed at the intersection of the center lines of the streets shown on this plat. The backflow preventer valve shall be installed at the intersection of the center lines of the streets shown on this plat.

Line Table

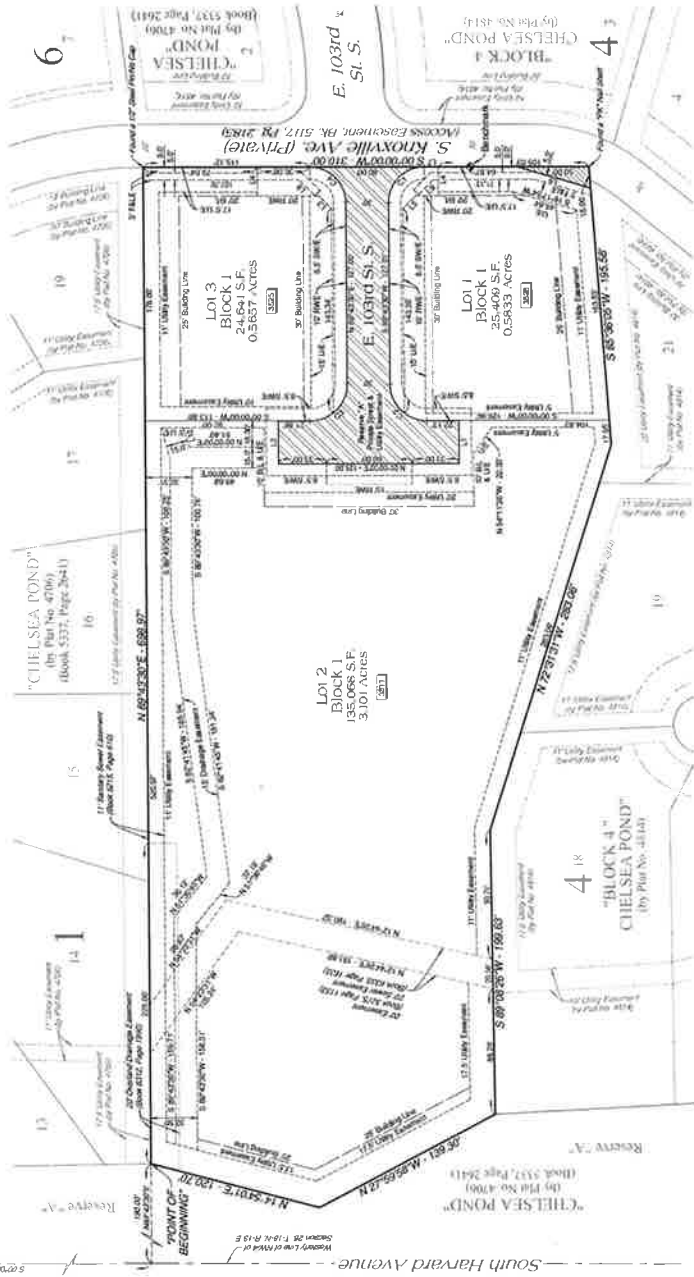
No.	From	To	Distance
1	8215 S 5th East Ave	8216 S 5th East Ave	13.388
2	8216 S 5th East Ave	8217 S 5th East Ave	13.388

Curve Table

No.	From	To	Distance
1	8215 S 5th East Ave	8216 S 5th East Ave	13.388
2	8216 S 5th East Ave	8217 S 5th East Ave	13.388

Vehicular Access

Vehicular access shall be provided to the lot from the street shown on this plat. Vehicular access shall be provided to the lot from the street shown on this plat. Vehicular access shall be provided to the lot from the street shown on this plat.



CERTIFICATE OF APPROVAL	APPROVED
By the City of Tulsa	By the City of Tulsa
By the County of Tulsa	By the County of Tulsa
By the State of Oklahoma	By the State of Oklahoma
By the City of Tulsa	By the City of Tulsa
By the County of Tulsa	By the County of Tulsa
By the State of Oklahoma	By the State of Oklahoma
By the City of Tulsa	By the City of Tulsa
By the County of Tulsa	By the County of Tulsa
By the State of Oklahoma	By the State of Oklahoma



**Eller & Detrich**  
*A Professional Corporation*

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*Of Counsel*  
Donald L. Detrich  
Katherine Saunders, PLC  
Jerry M. Snider  
John H. Lieber

September 10, 2014

Ms. Diane Fernandez  
INCOG  
Tulsa, OK

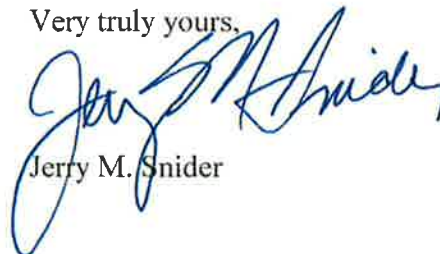
Re: Vacation of Plat of BLOCK 5, CHELSEA POND

Dear Ms. Fernandez:

The applicant is seeking to vacate the plat of BLOCK 5, CHELSEA POND because the property has been re-platted as THE ESTATES AT CHELSEA POND, and vacation of the existing plat will avoid potential confusion and duplication of features on the two plats.

If there are any questions concerning the application, please call or email me at your convenience. Thank you.

Very truly yours,



Jerry M. Snider

JMS/ps



[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

15.1

VACATION OF PLAT AND TERMINATION OF  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS  
BLOCK 5 CHELSEA POND  
[PLAT NO. 6352]

THIS VACATION OF PLAT AND TERMINATION OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS, BLOCK 5 CHELSEA POND, PLAT NO. 6352 ["Vacation"] is dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

WHEREAS the Plat and Deed of Dedication of BLOCK 5 CHELSEA POND was recorded in the office of the Tulsa County Clerk as Plat No. 6352 on July 20, 2010, and

WHEREAS the undersigned Chelsea Pond Block 5, L.L.C., an Oklahoma limited liability company, is the sole and only owner of all of the land included in the Plat of BLOCK 5 CHELSEA POND, none of the lots having been sold or conveyed to any other party, and

WHEREAS it is in the best interests of the owner of the property affected thereby to vacate all of the Plat of BLOCK 5 CHELSEA POND, as provided below in order to allow the subject land to be re-platted in accordance with the terms of a new plat to be named THE ESTATES AT CHELSEA POND.

NOW, THEREFORE pursuant to 11 O.S. 2001 §42-106, the undersigned, being the owner of all of the land situated in BLOCK 5 CHELSEA POND agrees that the plat and Deed of Dedication of BLOCK 5 CHELSEA POND is hereby vacated and held for naught insofar as it affects the following described land:

All of BLOCK 5 CHELSEA POND, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 6352, being a Part of the W/2 of the NW/4 of Section 28, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof.

FURTHER, this instrument terminates and vacates all of the building and use restrictive covenants, setback lines, and easements provided for in the Deed of Dedication recorded with Plat No. 6352.

Attached hereto and incorporated by reference is the Affidavit of Guaranty Abstract Company showing the ownership of the lots that comprise BLOCK 5 CHELSEA POND.

The undersigned has executed this instrument the day and year first above written to be effective as of the date of recording of the plat of THE ESTATES AT CHELSEA POND.

CHELSEA POND BLOCK 5, L.L.C., an  
Oklahoma limited liability company,

By: \_\_\_\_\_  
Name: Jennifer Russell  
Title: Manager

STATE OF OKLAHOMA            )  
  ) ss  
COUNTY OF \_\_\_\_\_  )

This instrument was acknowledged before me, a Notary Public, on this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Jennifer Russell as Manager of Chelsea Pond Block 5, L.L.C., an Oklahoma limited liability company.

My commission expires:

\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants of BLOCK 5 CHELSEA POND, Plat No. 6352.

\_\_\_\_\_  
Chairman of the TMAPC

On this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, the City of Tulsa, Oklahoma, a municipal corporation, expressly acknowledges, consents and approves of the Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants of BLOCK 5 CHELSEA POND, Plat No. 6352.

\_\_\_\_\_  
Chairman of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_,

By: \_\_\_\_\_  
Mayor

(Seal)  
ATTEST:

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

APPROVED:

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



**Case #:** PUD-370-B  
**Detail Site Plan**

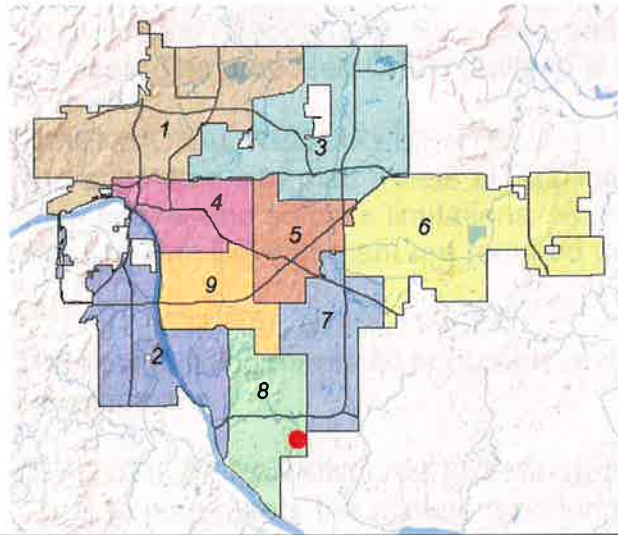
**Hearing Date:** September 17, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: MYKO Properties

Property Owner: MYKO Properties

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for a new Office Building within the PUD.

Gross Land Area: 0.378 Acres

Location: West of the SW Corner of South Memorial Drive and East 106<sup>th</sup> Street

Avalon Park on Memorial, Lot 17

**Zoning:**  
 Existing Zoning: RM-1/PUD-370-B  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Regional Center  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 8326  
 CZM: 57  
 Atlas: 2673

**City Council District:** 8  
*Councilor Name:* Phil Lakin

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

#### SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

#### PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays new sidewalks along 106<sup>th</sup> Street. Internal circulation pathways are also shown to be provided on the site adjacent to the building.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-370-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

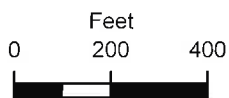
Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Floor Plans
- Applicant Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new office building.

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





Aerial Photo Date: March 2014

## PUD-370-B SITE PLAN

18-13 26

Note: Graphic overlays may not precisely align with physical features on the ground.



Kenny W Martin

Date: 07-03-2014

A-200

## CODE SUMMARY

BUILDING CODE SUMMARY	2008 INTERSECTION & BUILDING CODE
UNAPPROPRIABLE CODE	
USE CLASSIFICATION	
CONSTRUCTION TYPE	
SPRINKLER TYPE	NOT SPRINKLED
FIRE ALARM	NO
CODING LOG	

## FLOOR AREA

LOWEST RATED AREA  
LUMBER IS CORAL ISLAND  
TOTAL \$1000 ANKA

2,000 square feet (gross)  
2,000 square feet (gross)  
5,000 square feet (gross)

PUT

MAX LE  
CARRAGE

LOST 75

MAX PERMIT

MAX INCOME TO THE

John F. Smith Assoc. 2,000 square feet (gross)

Page No. 10

Building Dept. 10

## EGRESS WIDTH REQUIRED/PROVIDED

[illegible]

## ZONING CODE CITY OF TULSA

**PARKING**      625-81-1000  
 11700 Hwy 101, Suite 100, San Diego, CA 92120

## GENERAL NOTES

1. PRIOR TO COMMENCING WORK, CONTRACTOR TO OBTAIN ALL PERTINENT PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
6. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
7. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
8. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
9. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.
10. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AFFECTED NEIGHBORS.

## Architectural Site Plan

Scalar:  $\vec{r} = 10^3 - 9^3$

Sidewalk detail

Setback 1/4" = 1'-0"

Sidewalk detail

$$\text{Solve } 1\frac{1}{2}^\circ \approx 1^\circ - 0^\circ$$

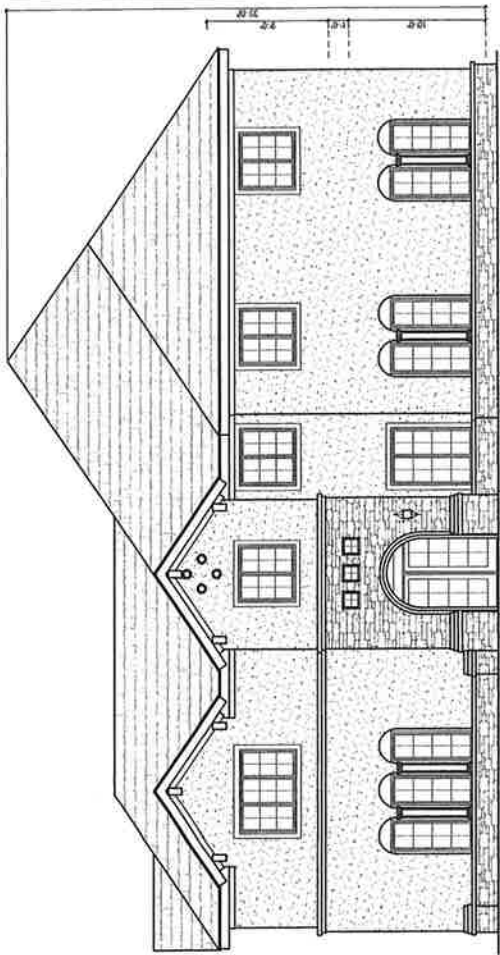
Sidewalk detail

5) Scale:  $1/2'' = 1'-0''$

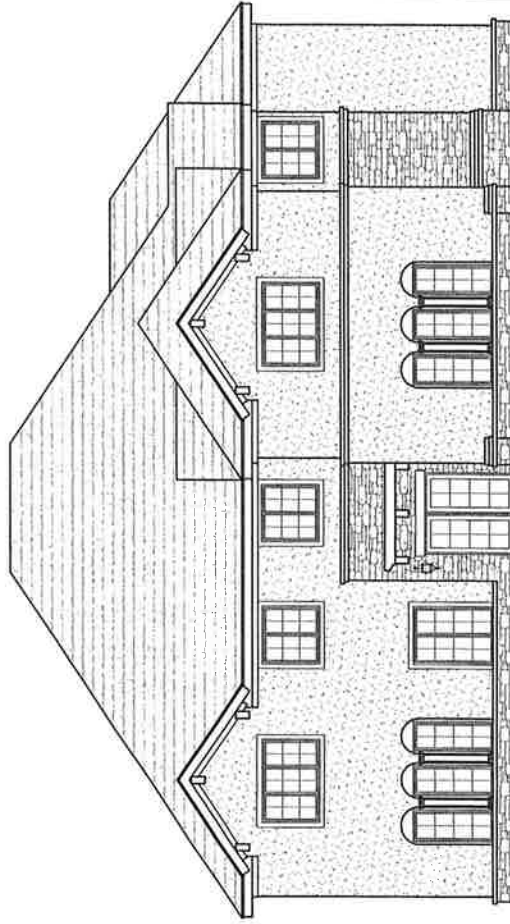


A-201

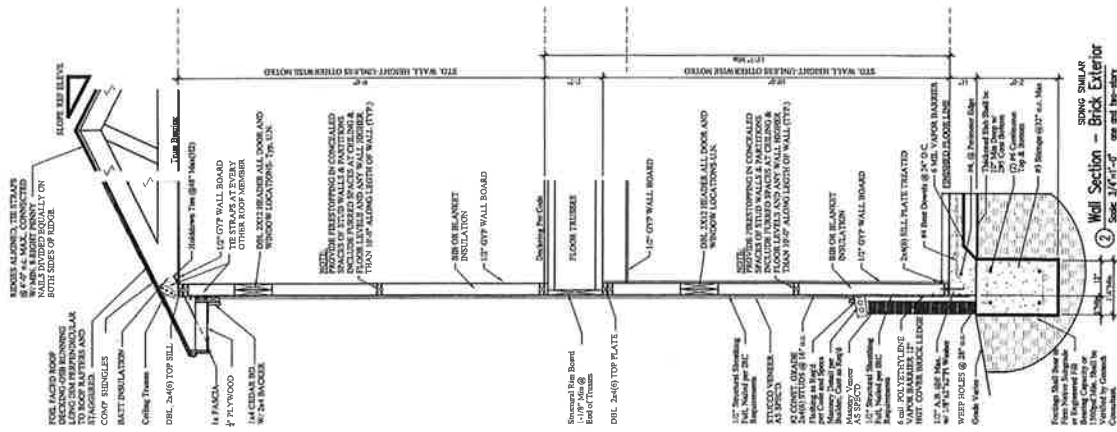




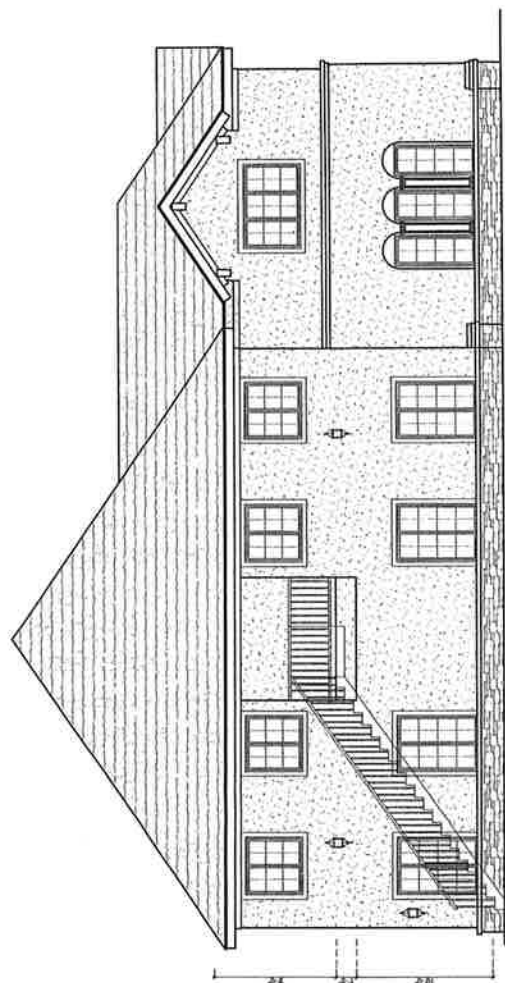
Architectural Front Elevation  
Scale: 1/4" = 1'-0"



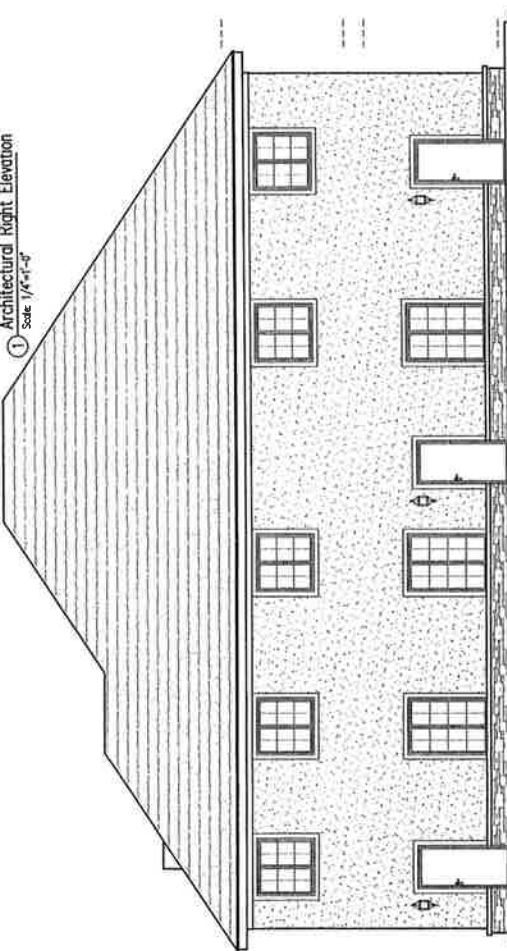
② Architectural Left Elevation  
Scale: 1/4"=1'-0"



2 Wall Section - Brick Exterior  
Scale 3/8"=1'-0" one and two-story  
SIDING SIMILAR

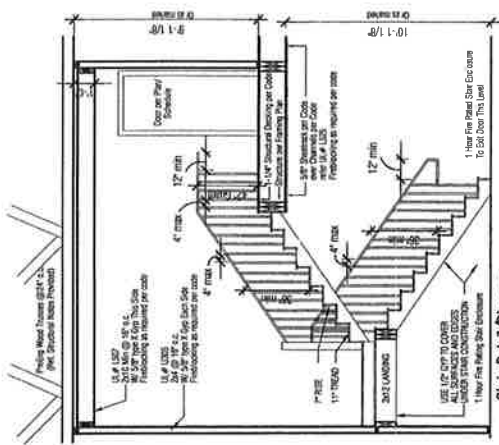


① Architectural Right Elevation  
Scale: 1/4" = 1'-0"



Lower Floor Percentage of Openings

Upper Floor Percentage of Openings      517s.t. Wall/135s.f. Openings=15%  
5x16s.f. Windows  
Architectural Rear Elevation  
2 Scale: 1/4"=1'-0"



② Stair Detail/Diagram  
Scale: 3/8"=1'-0" by dimensions



**Case #:** PUD-684-2  
**Minor Amendment**

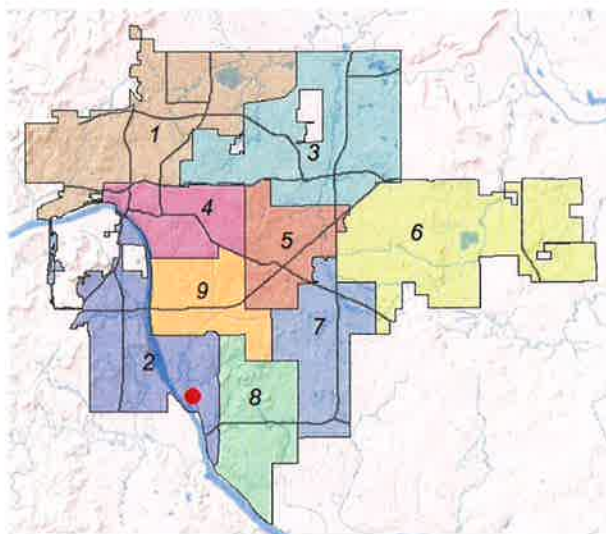
**Hearing Date:** September 17, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Roy D. Johnsen

Property Owner: Riverbend Associates, LLC.

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to join two existing development areas into one for planned multifamily development

Gross Land Area: 9.548 Acres

Location: SW corner of East 83<sup>rd</sup> Street and South Lewis Avenue

Development Areas F & G

**Zoning:**  
 Existing Zoning: RM-1/OM/PUD-642  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends **approval**.

**Comprehensive Plan:**  
 Land Use Map: Regional Center  
 Growth and Stability Map: Growth

**Staff Data:**  
 TRS: 18-13-18  
 CZM: 52 Atlas: 1424

**City Council District: 2**  
*Councilor Name:* Jeannie Cue

**County Commission District: 3**  
*Commissioner Name:* Ron Peters

September 17, 2014

**SECTION I:** PUD-684-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to join Development Areas F & G into one new Development Area G1 for planned multifamily development.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.1 PUD Section of the City of Tulsa Zoning Code.*

*"Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered."*

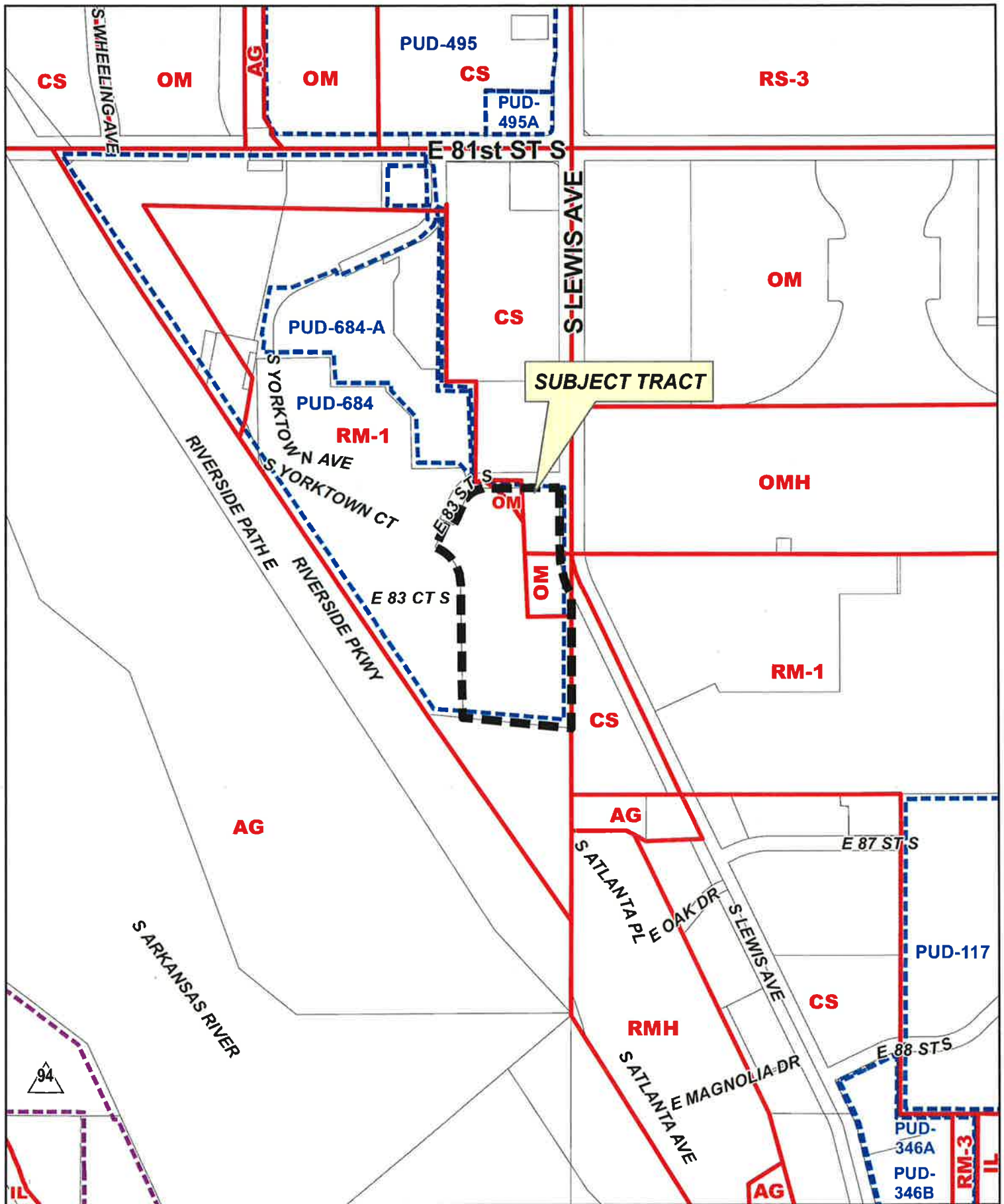
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-684 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Development Standards for G1  
Applicant Exhibit A  
Applicant Exhibit B  
Applicant Exhibit C  
Applicant Exhibit D  
Applicant Exhibit E

With considerations listed above, staff recommends **approval** of the minor amendment request to join Development Areas F & G into new Development Area G1.



0 250 500  
Feet

**PUD-684-2**

18-13 18

17.3





Aerial Photo Date: March 2014

**PUD-684-2**

18-13 18

Note: Graphic overlays may not precisely align with physical features on the ground.



**RIVERBEND**

**Planned Unit Development No. 684-2**

**A Minor Amendment of Planned Unit Development No. 684**

September 3, 2014

17.5

## **I. Development Concept**

This minor amendment proposes the adjustment of Development Area F and Development Area G of Planned Unit Development No. 684 by joining the two development areas and establishing one development area to be known as "Development Area G1". Development Area G1 is to be planned for multifamily development. The existing underlying zoning districts will permit the planned 180 dwelling units and no change of the existing underlying zoning districts is proposed.

## **II. Development Standards – Area G1**

Net Land Area:	9.548 acres
Permitted Uses:	Multifamily dwellings as set forth within Use Unit 8, and customary accessory uses.
Maximum Number of Dwelling Units:	180 dus.
Maximum Building Height:	51 feet
Maximum Stories:	4
Minimum Building Setbacks:	
From east Property line	43'
From north property line	25'
From west property line	65'
From south property line	70'
Open Space	56% of net land area
Minimum Parking	As required within Use Unit 8
Other Bulk and Area Requirements	As established within a RM-1 District

## **III. General Provisions And Development Standards**

### **A. Signs**

Signs shall comply with the residential accessory uses set forth in Section 402 B 4 of the Tulsa Zoning Code.

## B. Landscaping

Landscaping shall comply with the requirements of the landscape requirements set forth in Section 10 of the Tulsa Zoning Code, provided however, a City of Tulsa license agreement to include required landscaping within South Lewis Avenue right-of-way, shall be requested but if denied, alternative interior landscaping shall be submitted for Detail Site Plan review.

## C. Access and Circulation

Vehicular access to the development will be located from South Lewis Avenue, East 83<sup>rd</sup> Street South and South Yorktown Avenue, provided however access to East 83<sup>rd</sup> Street may be limited to emergency access only. South Lewis Avenue is designated as a Secondary Arterial and Multi-Modal Street on the Major Street and Highway Plan. Entries into the development shall be gated and contain a Knox Box for emergency vehicle access should the need arise. Internal circulation shall be accommodated with the construction of a box culvert over the drainage area connecting the east and west development areas. Convenient public transit access is available to the development via Tulsa Transit bus route 112 along South Lewis Avenue.

Pedestrian access within the development shall be facilitated with the construction of a sidewalk system to allow residents to walk between resident buildings and the clubhouse. As required in the Subdivision Regulations, a sidewalk shall be constructed along the South Lewis frontage to accommodate pedestrian traffic.

Both vehicular and pedestrian access shall be reviewed and approved by Detailed Site Plan review.

## D. Site Plan Review

Development areas may be developed in phases and no building permit shall issue until a Detailed Site Plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

## E. Platting Requirement

Development areas may be developed in phases and no building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development

standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof.

F. Expected Schedule of Development

Development of the project is expected to commence and be completed as market conditions permit.

G. Legal Description

Exhibit E

# Riverbend

## EXHIBIT A

BOUNDARY & SURROUNDING USES  
GOOGLE EARTH 2014

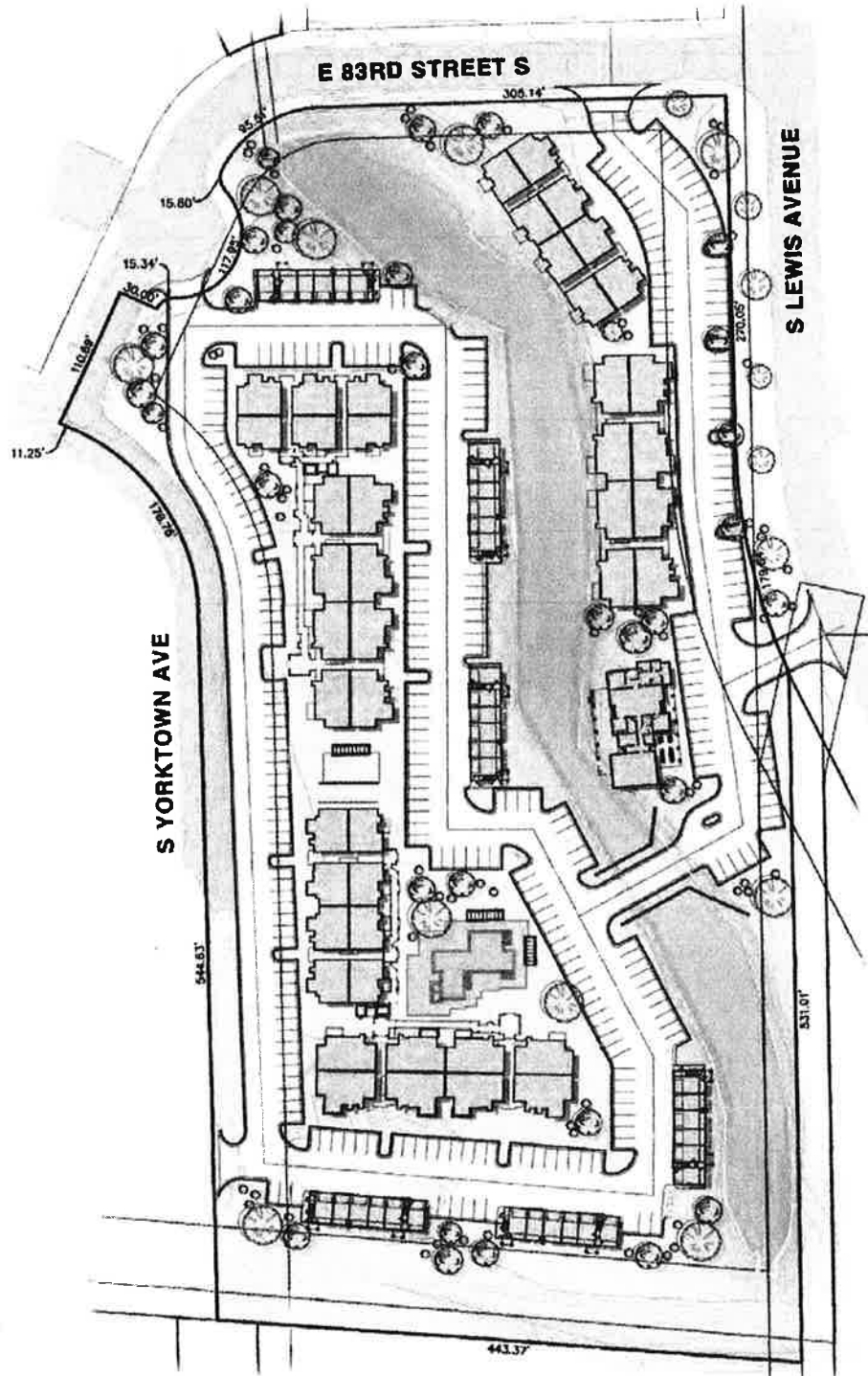


A

# Riverbend

## EXHIBIT B

### CONCEPTUAL SITE PLAN FOR DEVELOPMENT AREA G1



B

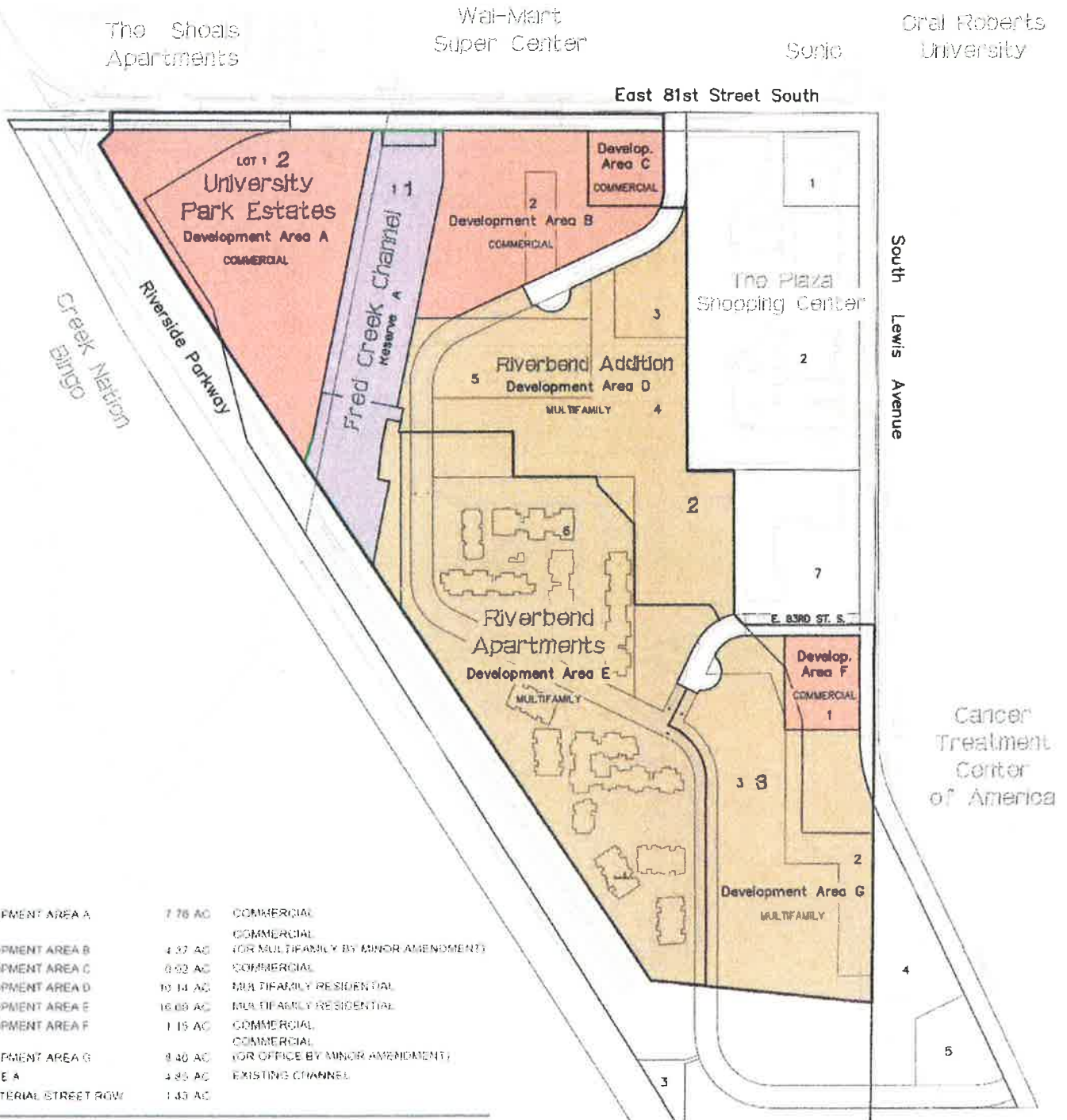
17.10



# Riverbend

## EXHIBIT C

APPROVED PUD DEVELOPMENT CONCEPT  
TAKEN FROM APPROVED PUD-684



DEVELOPMENT AREA A	7.76 AC	COMMERCIAL
DEVELOPMENT AREA B	4.37 AC	COMMERCIAL
DEVELOPMENT AREA C	0.52 AC	COMMERCIAL
DEVELOPMENT AREA D	10.14 AC	MULTIFAMILY RESIDENTIAL
DEVELOPMENT AREA E	16.68 AC	MULTIFAMILY RESIDENTIAL
DEVELOPMENT AREA F	1.15 AC	COMMERCIAL
DEVELOPMENT AREA G	9.40 AC	COMMERCIAL
RESERVE A	4.80 AC	(FOR OFFICE BY MINOR AMENDMENT)
NON ARTERIAL STREET ROW	1.43 AC	EXISTING CHANNEL

NET PUD AREA 55.62 AC

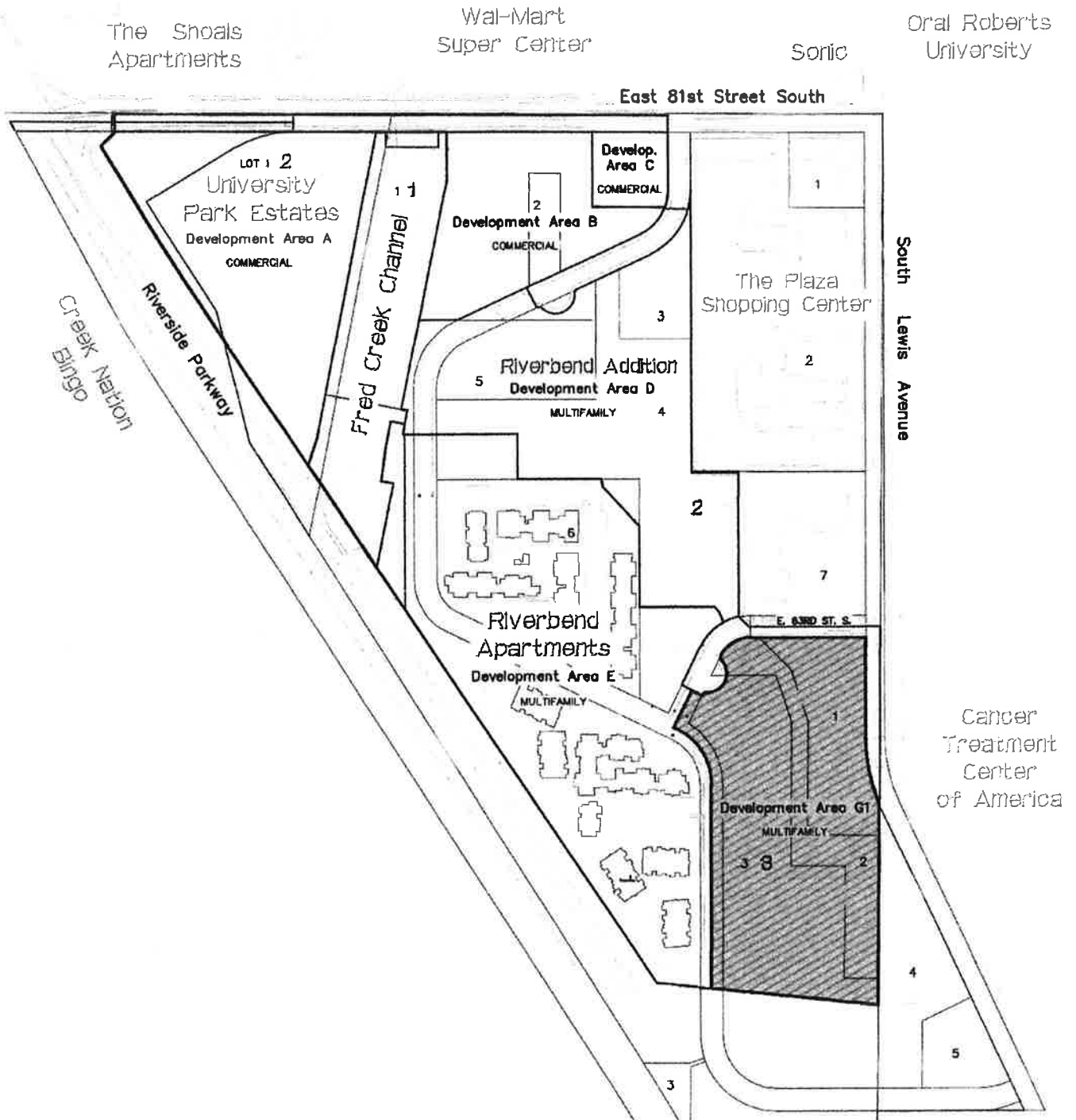
C



# Riverbend

## EXHIBIT D

### PROPOSED PUD DEVELOPMENT CONCEPT WITH NEW DEVELOPMENT AREA G1



D

# Riverbend

## EXHIBIT E

### LEGAL DESCRIPTION 2014 PUD AMENDMENT NET AREA

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK THREE (3), RIVERBEND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3337); THENCE SOUTH 0°00'11" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 270.05 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°53'53", FOR AN ARC DISTANCE OF 179.84 FEET TO A POINT ON THE EASTERLY LINE OF SAID NE/4; THENCE SOUTH 0°27'25" WEST ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 531.01 FEET TO A POINT; THENCE NORTH 84°13'58" WEST FOR A DISTANCE OF 443.37 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 544.63 FEET TO A POINT OF CURVATURE; THENCE ALONG A 160.03 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°00'00", FOR AN ARC DISTANCE OF 178.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°00'00" WEST FOR A DISTANCE OF 11.25 FEET TO A POINT; THENCE NORTH 26°00'00" EAST FOR A DISTANCE OF 110.69 FEET TO A POINT ON THE CENTERLINE OF THE PRESENT EAST 83RD STREET SOUTH RIGHT-OF-WAY; THENCE SOUTH 64°00'00" EAST AND PERPENDICULAR TO SAID CENTERLINE, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE PRESENT SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES: NORTHEASTERLY ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 26°00'00" EAST, A CENTRAL ANGLE OF 67°36'13", FOR AN ARC DISTANCE OF 15.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 135°09'36", FOR AN ARC DISTANCE OF 117.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 15.80 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A 88.37 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 95.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'49" EAST FOR A DISTANCE OF 305.14 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 415,931 SQUARE FEET, OR 9.548 ACRES.

E



## **LOT-SPLIT**

**September 17, 2014**

**LS-20715**

**Thomas M. Krug, (2312) (AG) (County)**

**South of the Southeast corner of East 176<sup>th</sup> Street North and North Memorial Drive**

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

Technical Advisory Committee met on September 4, 2014 and had the following comments: a 50 foot right of way easement from the centerline of North Memorial Drive and sidewalks are required.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

AG

E 176th ST N

N MEMORIAL DR

SUBJECT TRACT

1

2

AG

E 166th ST N

AG

LS-20715

22-13 12

18.2



E 176th ST N

N MEMORIAL DR

SUBJECT TRACT

1

2

E 166th ST N

0 Feet 300 600

Aerial Photo Date: March 2014

LS-20715

22-13 12

Note: Graphic overlays may not precisely align with physical features on the ground.

18.3







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** The Cottages at the Preserve

Preliminary Plat

**Hearing Date** September 17, 2014

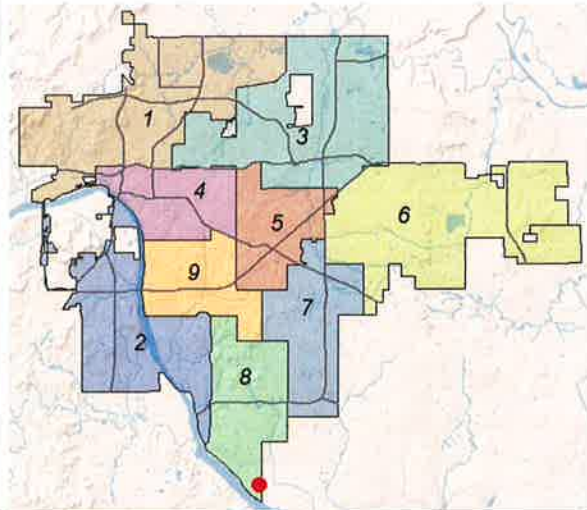
**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Ricky Jones, Tanner Engineering

*Owner:* Firststrike Properties, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Subdivision Plat Approval

*Tract Size:* 9 ± acres

*Location:* North of the northwest corner of East 131<sup>st</sup> Street South and South Sheridan Road

**Zoning:**  
*Existing Zoning:* PUD-812

**Staff Recommendation:**  
Staff recommends **approval**.

**City Council District:** 8

*Councilor Name:* Phil Lakin

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:**

INCOG Aerial  
Subdivision Map  
Growth and Stability map  
Land Use map  
Zoning case map  
Corporate Limits map

19.1

## PRELIMINARY SUBDIVISION PLAT

### The Cottages at the Preserve - (CD-8)

North of the northwest corner of East 131<sup>st</sup> Street South and South Sheridan Road

This plat consists of 47 Lots, 5 Blocks, on 9.7 acres with 3 reserve areas.

The following issues were discussed September 4, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 812 (RS-3). Discussion was held about the street to the south not connecting to the unplatted property to the south. The PUD had allowed this for the private streets in the addition. Fire department standards for turn-arounds need to be maintained. A plan for gates was requested.
2. **Streets:** Provide street names. Provide sidewalk easements along all streets. Include reference for right-of-way along Sheridan such as plat # or book/page. Include language for sidewalk easement. The Owner hereby dedicates to the public perpetual easements, on over and across those areas depicted on the accompanying plat as "sidewalk easement" or "S/E" for construction, maintenance and use as a public sidewalk. The owner shall construct the sidewalk within the sidewalk easements. With the exception of the sidewalk, no building, structure, fence, wall or other above ground obstruction shall be placed, erected, installed or maintained within a sidewalk easement. Access ramps must be provided on all sides of a T intersection.
3. **Sewer:** The sanitary sewer plans show a sewer line in Reserve B. We will need an easement for the sewer line and screening walls will not be allowed over the easement where the sewer is located. In Section II-C, Reserve B does not provide any right for the public water main or the public sanitary sewer main to be located within the Reserve. A screening wall will not be allowed over the City of Tulsa utility lines. Provide an easement for the proposed sewer line within Reserve B.
4. **Water:** Use a 17.5 foot utility easement along the roadways on both sides instead of the 20 foot waterline easement or 15 foot utility easement. Rather than looping the dead-end streets, T waterlines and place fire hydrants at the ends. Fire hydrants should be spaced 300 to 500 feet (per fire department approval).
5. **Storm Drainage:** Finished floor elevations appear to be necessary due to the existing floodplain.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Cox cable needs additional easements.

19.2

7. **Other: Fire:** Final plat will require the area of each lot be given in square feet. Addresses will also be required. Paragraph I D 2 remove everything after "shall be prohibited".
8. **Other: GIS:** Use the phrase "a replat of Lot Nine, Block Six, "The Preserve". Use an accurate legal description by metes and bounds in the covenants, section 3.3.3 d,3 e. Show areas of the plat that are in the floodplain. Regulatory floodplain map atlas, panel 62, Section 3.3.3 l, need addresses for all lots, Section 3.3.3 n, 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. None requested.

**Special Conditions:**

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

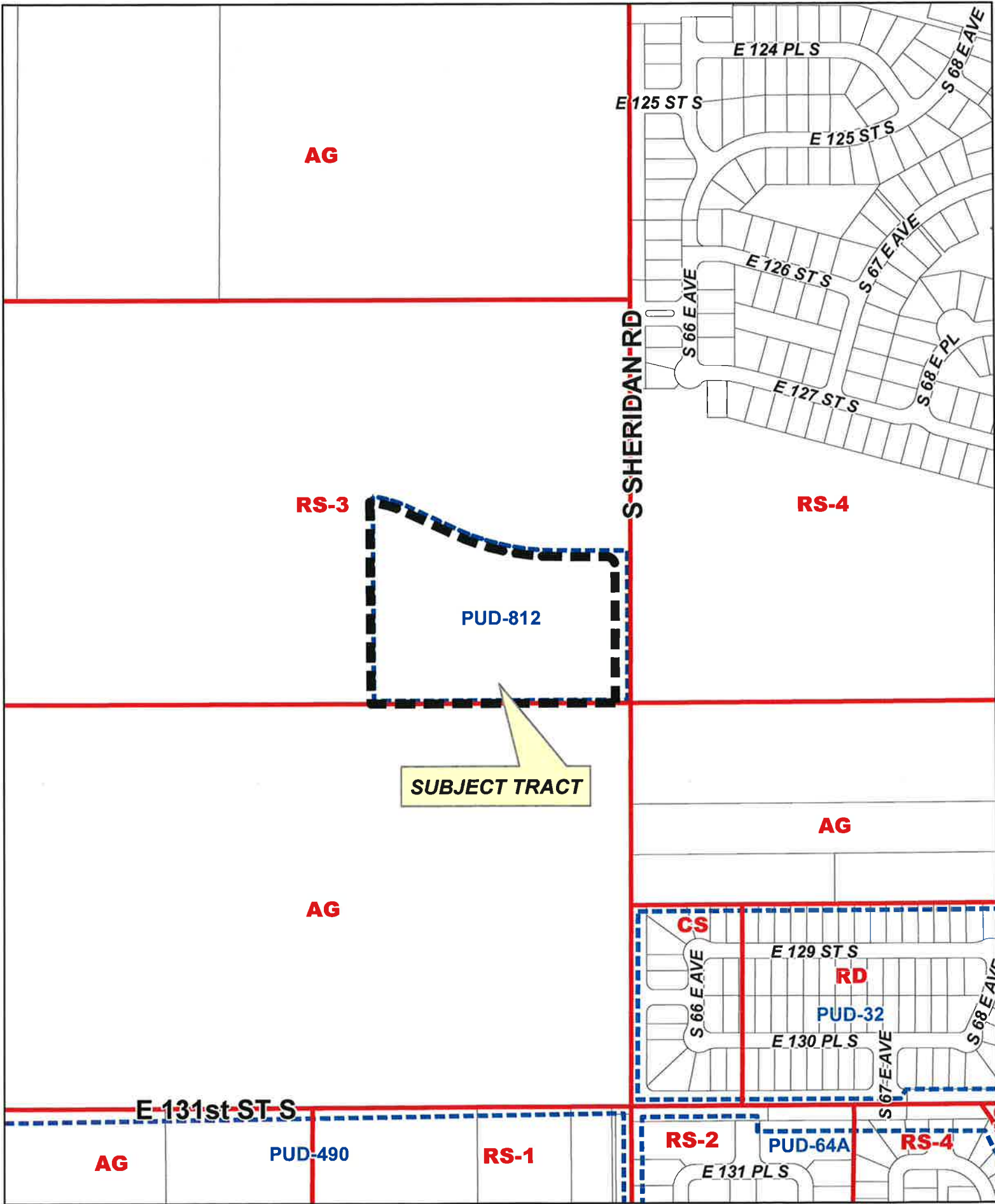
**Standard Conditions:**

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.

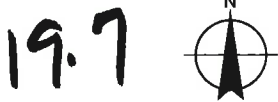




**COTTAGES AT THE PRESERVE**



17-13 03





PUD-812

S SHERIDAN RD

S 66 E AVE

E 126 ST S

S 67 E AVE

S 68 E PL

E 127 ST S

E 129 ST S

E 130 PLS

E 131st ST S

E 131 PLS



17-13 03

Feet  
0 200 400

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

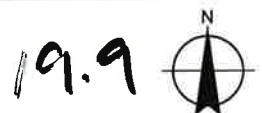
19.8



# COTTAGES AT THE PRESERVE















17-13 03



**SUBJECT TRACT  
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

**E 131st ST S**

**S-SHERIDAN RD**

**E 125 ST S**

**E 124 PL S**

**E 125 ST S**

**E 126 ST S**

**E 127 ST S**

**S 66 E AVE**

**S 67 E AVE**

**S 68 E AVE**

**S 68 E PL**

**S 66 E AVE**

**E 129 ST S**

**E 130 PL S**

**E 131 PL S**

**S 67 E AVE**

**S 68 E AVE**

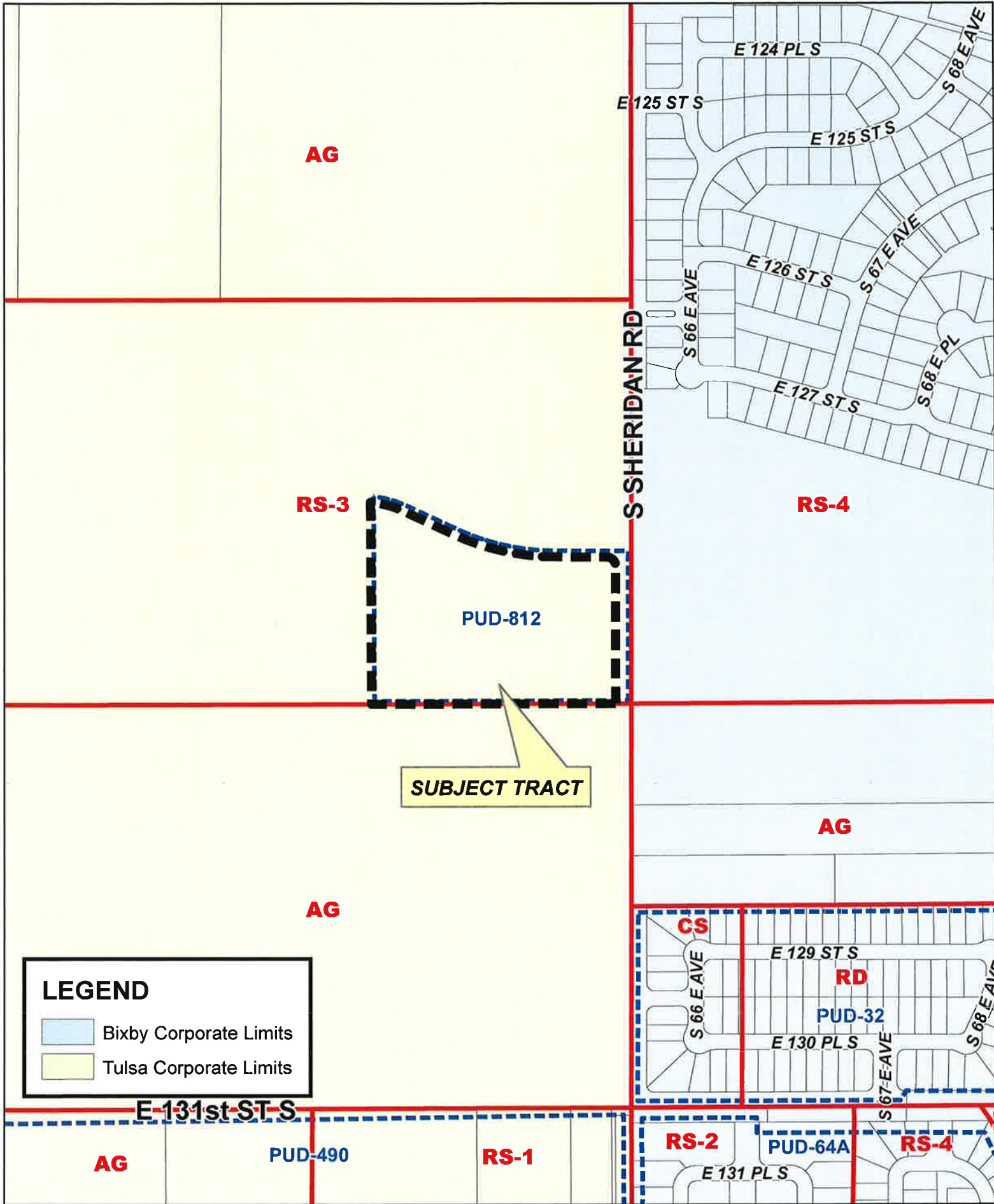


**COTTAGES AT THE PRESERVE**

17-13 03

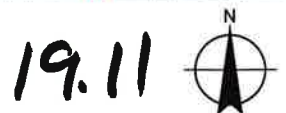
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# COTTAGES AT THE PRESERVE

17-13 03





## 2015 SCHEDULE

### Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2<sup>nd</sup> Street, City Council Chambers, 2<sup>nd</sup> Level, Tulsa, Oklahoma.

\*\*Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2<sup>nd</sup> Street, in a room location to be announced at the time the agenda is posted.

JANUARY	FEBRUARY	MARCH
7 <sup>th</sup>	4 <sup>th</sup>	4 <sup>th</sup>
21 <sup>st</sup>	18th	18th
APRIL	MAY	JUNE
1 <sup>st</sup>	6 <sup>th</sup>	3 <sup>rd</sup>
15th	20th	17 <sup>th</sup>
JULY	AUGUST	SEPTEMBER
1 <sup>st</sup>	5 <sup>th</sup>	2 <sup>nd</sup>
15th	19th	16 <sup>th</sup>
OCTOBER	NOVEMBER	DECEMBER
7 <sup>th</sup>	4 <sup>th</sup>	2 <sup>nd</sup>
21 <sup>st</sup>	18th	16th

09-17-14 Draft

