

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2686

November 19, 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:

Work Session Report:

Director's Report:

Review of the TMAPC Receipts for the month of October 2014

1. Minutes of November 5, 2014, Meeting No. 2685

CONSENT AGENDA:

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

2. **LS-20739** (Lot-Split) (County) – Location: Northwest corner of East 131st Street North and North 91st East Avenue
3. **LC-623** (Lot-Combination) (CD-1) – Location: West of the northwest corner of West Pine Place and North Union Avenue
4. **LC-624** (Lot-Combination) (CD-4) – Location: Southeast corner of East Cameron Street and North Main Street
5. **LS-20740** (Lot-Split) (CD-5) – Location: East of the northeast corner of East 33rd Street South and South Yale Avenue
6. **LS-20741** (Lot-Split) (CD-3) – Location: West and south of the southwest corner of East Apache Street and North Harvard Avenue (Related to LC-626)
7. **LC-626** (Lot-Combination) (CD-3) – Location: West of the southwest corner of East Apache Street and North Harvard Avenue (Related to LS-20741)

8. **Partial Vacation of Plat** – SEG Real Estate Corp Campus, Location: North of northeast corner of East 91st Street and South Yale Avenue, (CD-8)
9. **Change of Access** – Location: 1445 East Marshall Street, Lot 4, Block 1, Airport Industrial Center Amended, (CD-3)
10. **PUD-757-3 – Wallace Engineering/Jim Beach**, Location: West of the southwest corner of East 15th Street and South Norfolk Avenue, requesting a PUD Minor Amendment to reduce the setback of the west boundary from 20 feet to 11 feet, **RT/PUD-757**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

11. **PUD-659-5 – Jeffrey D. Lower**, Location: West of the southwest corner of East 31st Street and South Utica Avenue, requesting a PUD Minor Amendment, (CD-9) (Staff is requesting a continuance to December 3, 2014 due to inadequate information.)
12. **LS-20738** (Lot-Split) (County) – Location: Northeast corner of East 41st Street South and South 61st West Avenue
13. **Sheridan Crossing Phase II** – Preliminary Plat, Location: North side of East 86th Street North between North Sheridan Road and North Memorial Drive, (County)
14. **Sunset Hills II** – Preliminary Plat, Location: East of the southwest corner of East 41st Street and South 161st East Avenue, (CD-6)
15. **CZ-436 – Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue (Whirlpool Drive) and East 126th Street North, requesting a rezoning from **AG to CG**, (County) (Continued from 10/15/14) (Related to PUD-821)
16. **PUD-821 - Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue (Whirlpool Drive) and East 126th Street North, requesting a PUD for construction of mini-storage using storage containers, **AG to CG/PUD**, (County) (Continued from 10/15/14) (Related to CZ-436)

OTHER BUSINESS

17. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of October 2014

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	8	\$250.00	\$250.00	\$500.00	45	\$1,262.50	\$1,262.50	\$2,525.00
Zoning	7	3,370.00	3,370.00	6,740.00	18	9,645.00	9,645.00	19,290.00
PUDs & Plan Reviews	24	2,932.50	2,932.50	5,865.00	126	16,130.00	16,130.00	32,260.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,552.50</u>	<u>\$6,552.50</u>	<u>\$13,105.00</u>		<u>\$27,037.50</u>	<u>\$27,037.50</u>	<u>\$54,075.00</u>
LAND DIVISION								
Minor Subdivisions	2	\$980.00	\$980.00	\$1,960.00	2	\$980.00	\$980.00	\$1,960.00
Preliminary Plats	2	1,227.50	1,227.50	2,455.00	9	4,992.50	4,992.50	9,985.00
Final Plats	0	0.00	0.00	0.00	5	2,307.50	2,307.50	4,615.00
Plat Waivers	1	125.00	125.00	250.00	4	500.00	500.00	1,000.00
Lot Splits	9	525.00	525.00	1,050.00	41	2,104.00	2,104.00	4,208.00
Lot Combinations	5	200.00	200.00	400.00	34	1,650.00	1,650.00	3,300.00
Access Changes	0	0.00	0.00	0.00	2	50.00	50.00	100.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,057.50</u>	<u>\$3,057.50</u>	<u>\$6,115.00</u>		<u>\$12,584.00</u>	<u>\$12,584.00</u>	<u>\$25,168.00</u>
BOARDS OF ADJUSTMENT								
Fees	18	\$4,650.00	\$2,300.00	\$6,950.00	48	\$22,050.00	\$3,650.00	\$25,700.00
Refunds		0.00	0.00	\$0.00	19	(400.00)	0.00	(400.00)
NSF Check		0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,650.00</u>	<u>\$2,300.00</u>	<u>\$6,950.00</u>		<u>\$21,650.00</u>	<u>\$3,650.00</u>	<u>\$25,300.00</u>
TOTAL		\$14,260.00	\$11,910.00	\$26,170.00		\$61,271.50	\$43,271.50	\$104,543.00
LESS WAIVED FEES *				\$0.00		(\$61.52)		(\$61.52)
GRAND TOTALS		\$14,260.00	\$11,910.00	\$26,170.00		\$61,209.98	\$43,271.50	\$104,481.48

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

November 4, 2014

VIA ELECTRONIC MAIL
dfernandez@incog.org

Diane Fernandez
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

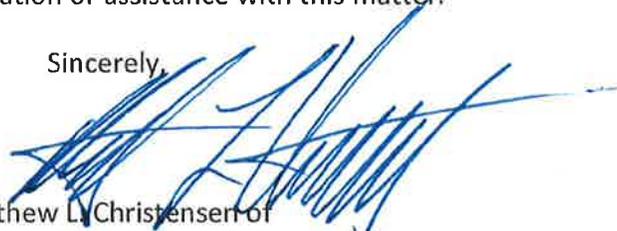
Re: Partial Vacation of Plat (SEG Campus)

Dear Diane:

Attached hereto is a proposed "Partial Vacation of Plat and Termination of Deed of Dedication, Geophysical Resource Center, Plat No. 4384." The subject property has been replatted as SEG Real Estate Corp Campus. I have discussed this document with Janine Van Valkenburgh with the City Attorney's office and she has approved it as to form and content. It is my understanding that there are no objections to the partial vacation of the subject plat as requested. Please submit the document for review and approval by the Tulsa Metropolitan Area Planning Commission at its November 19, 2014 meeting.

Thank you for your assistance with this matter; it is greatly appreciated. Please let me know if you need any additional information or assistance with this matter.

Sincerely,



Matthew L. Christensen of
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

3240873v1

Matthew L. Christensen

P: 918.591.5393
F: 918.925.5393

mchristensen@dnda.com
Tulsa, OK

P: 918.582.1211
F: 918.591.5360

Williams Center Tower II
Two West Second Street, Suite 700
Tulsa, OK 74103-3117

P: 405.319.3500
F: 405.319.3509

105 N. Hudson Avenue, Suite 500
Oklahoma City, OK 73102-4805

**PARTIAL VACATION OF PLAT AND TERMINATION OF DEED OF DEDICATION,
GEOPHYSICAL RESOURCE CENTER, PLAT NO. 4384**

THIS PARTIAL VACATION OF PLAT AND TERMINATION OF DEED OF DEDICATION, GEOPHYSICAL RESOURCE CENTER PLAT NO. 4384 (the "Instrument") is made this 10 day of October, 2014 by SEG Real Estate Corp., an Oklahoma not-for-profit corporation, in accordance with Okla. Stat. tit. 11, § 42-106.

WHEREAS, SEG Real Estate Corp. (the "Owner") is the owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma as more particularly described on Exhibit A attached hereto and made a part hereof (the "Property") by virtue of that certain Special Warranty Deed dated September 28, 2012 and filed in the land records of the Tulsa County Clerk as Document Number 2012095579; and

WHEREAS, the Plat of Geophysical Resource Center, a subdivision in the City of Tulsa, Tulsa County, Oklahoma ("Plat No. 4384") and accompanying Deed of Dedication (the "Deed of Dedication") was recorded in the land records of the Tulsa County Clerk on August 25, 1983; and;

WHEREAS, the Owner owns all of the lots in Plat No. 4384; and

WHEREAS, the Owner desires to vacate Plat No. 4384 in all respects except as to the dedication of right of way for South Yale Avenue as shown on Plat No. 4384, and desires to terminate in all respects the restrictions and covenants of the Deed of Dedication in accordance with OKLA. STAT. tit. 11, § 42-106 and as provided in the Deed of Dedication, Section 3.1; and

WHEREAS the Owner has replatted the Property as a subdivision known as SEG Real Estate Corp Campus, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, (Plat Number 6517) recorded in the land records of the Tulsa County Clerk on February 28, 2014.

NOW THEREFORE, the Owner does hereby vacate Plat No. 4384 and terminate provisions of the Deed of Dedication as follows:

1. **Partial Vacation Plat.** The Owner hereby vacates Plat No. 4384 in its entirety, with the exception of the right of way of South Yale Avenue dedicated by Plat No. 4384, which is not hereby vacated, and terminates and vacates all easements, restrictive drainageways, detention areas, building setback lines and limits of access as shown thereon. This instrument shall in no way affect the rights of the public in and to the right-of-way of South Yale Avenue.
2. **Termination of Deed of Dedication.** As authorized by Section 3.1 of the Deed of Dedication, the Owner hereby terminates all covenants, restrictions, easements, restrictive drainageways, detention areas, building setback lines and other matters contained therein, in whole.

On this _____ day of _____, 2014, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the Partial Vacation of Plat and Termination of Deed of Dedication of GEOPHYSICAL RESOURCE CENTER Plat No. 4384.

Tulsa Metropolitan Area Planning Commission

By: _____
Chairman

Attest:

Secretary

(Seal)

On this _____ day of _____, 2014 the City of Tulsa expressly acknowledges, consents and approves of the Partial Vacation and Termination of Deed of Dedication of GEOPHYSICAL RESOURCE CENTER, Plat No. 4384.

Chairman of the Council of the City of Tulsa

Approved this _____ day of _____, 2014

City of Tulsa, Oklahoma

By: _____
Mayor

Seal

ATTEST:

City Clerk

APPROVED:

City Attorney

8.5

EXHIBIT A

A tract of land, containing 11.9676 Acres, that is part of the SW ¼ of the SW ¼ of Section-15, T-18-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma, said tract of land being described as follows, to-wit:

“BEGINNING AT A POINT” THAT IS THE NORTHWEST CORNER OF THE SW ¼ OF THE SW ¼ OF SAID SECTION-15; THENCE DUE EAST ALONG THE NORTHERLY LINE OF THE SW ¼ OF THE SW ¼ FOR 880.77'; THENCE S 0°-03'-45" E AND PARALLEL TO THE WESTERLY LINE OF SECTION-15 FOR 591.88'; THENCE DUE WEST AND PARALLEL TO THE NORTHERLY LINE OF THE SW ¼ OF THE SW ¼ FOR 880.77 FEET TO A POINT ON THE WESTERLY LINE OF SECTION-15; THENCE N 0°-03'-45" W ALONG SAID WESTERLY LINE FOR 591.88' TO THE “POINT OF BEGINNING” OF SAID TRACT OF LAND.

ALSO KNOWN AS:

Lot One (1), Block One (1), GEOPHYSICAL RESOURCE CENTER, a subdivision of part of the SW/4 of the SW/4 of Section Fifteen (15), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the recorded Plat No. 4384.

2883884v8

**Change of Access on Recorded Plat
TMAPC November 19, 2014**

Lot 4, Block 1, Airport Industrial Center Amended

This application is made to allow a change of access to add one access along North 145th East Avenue. The property is zoned IL (industrial light).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, JIT Holdings, LLC
are the owners of LT 4 LESS W50 THEREOF BLK 1, AIRPORT INDUSTRIAL CENTER AMD,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
NORTH 145th EAST AVENUE to the above described property and,

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

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

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 3856 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

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

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 16 day of October, 2014.

Owner

Owner

APPROVED:
Kurt W. Koff

City/County Engineer

TMAPC

STATE OF _____)
) SS
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

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

My Commission Expires: _____

Notary Public

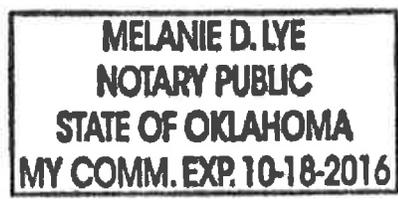
STATE OF OK)
) SS
COUNTY OF TULSA)

CORPORATE ACKNOWLEDGEMENT

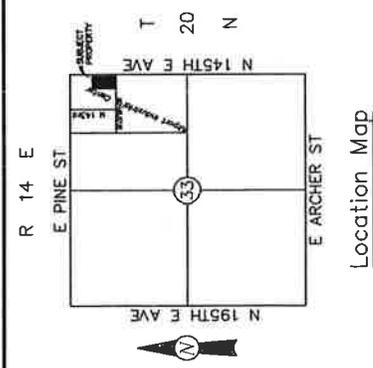
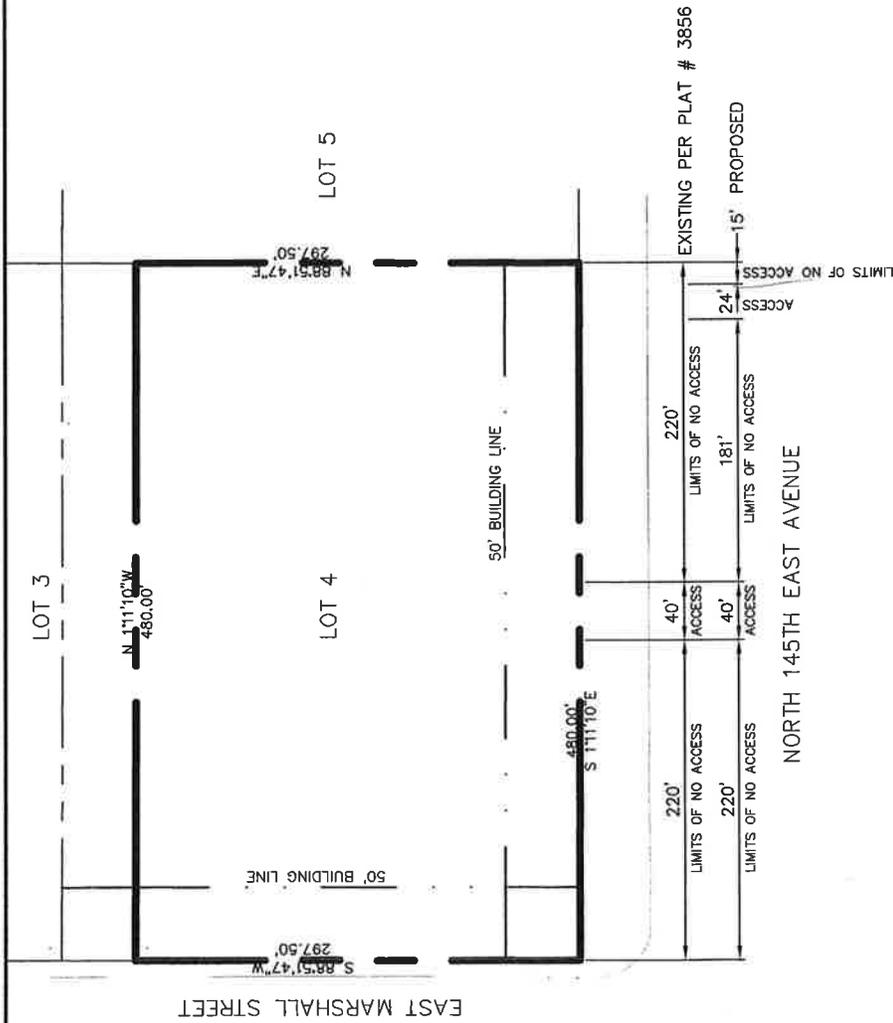
Before me, the undersigned, a Notary Public in and for said County and State, on this 16 day of OCTOBER, 2014, personally appeared PETE MOSS, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its OWNER and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

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

My Commission Expires: 10-18-2016



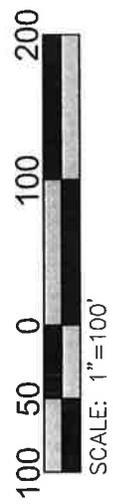
Melanie D. Lye
Notary Public



APPROVED: *[Signature]*
 TRAFFIC ENGINEER

EXHIBIT 'A'
 REVISED CHANGE OF ACCESS EXHIBIT
 FOR
 LOT 4 LESS W 50 FEET THEREOF
 BLOCK 1
 OF
 AIRPORT INDUSTRIAL CENTER AMD
 SECTION 33, T-20-N, R-14-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Impact Engineering & Planning, PLLC
 109 N. Birch Street, Suite 200
 Owasso, OK 74055
 (918) 376-4294
 www.impact-engr.net
 Certificate of Auth. No. CA5798
 Expiration/Renewal: 06/30/2015



9.4



Case Number: PUD-757-3
Minor Amendment

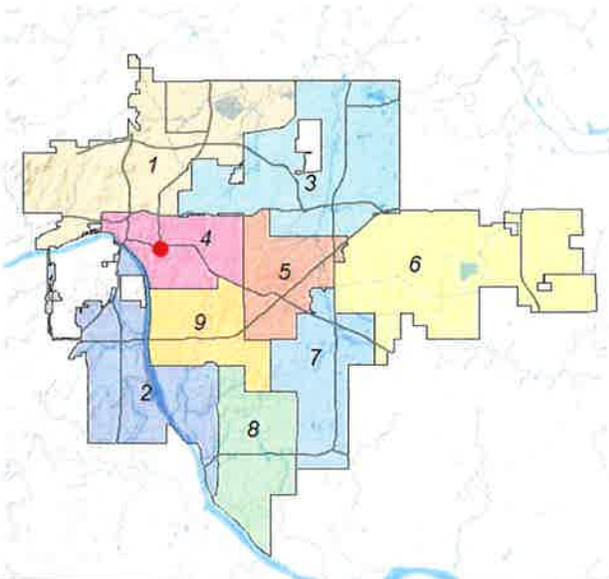
Hearing Date: November 19, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Wallace Engineering

Property Owner: Landmark Real Estate

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the setback from the west boundary from 20 ft to 11 ft.

Gross Land Area: 0.43 Acres

Location: North of the NW corner of East 15th Street and South Norfolk Avenue

1440 South Norfolk Avenue

Zoning:
 Existing Zoning: RT/PUD-757
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **approval**.

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Data:
 TRS: 9212
 CZM: 36 Atlas: 15

City Council District: 4
 Councilor Name: Blake Ewing

County Commission District: 2
 Commissioner Name: Karen Keith

101

November 19, 2014

SECTION I: PUD-757-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the setback along the west boundary from 20 ft to 11 ft.

A 17.5 ft utility easement had previously been shown along the west boundary. A revised 11 ft utility easement was approved at TAC during preliminary plat approval. See applicant email included with this report. The applicant originally requested a 10 ft setback at the western boundary, but has agreed to adjust this request to 11 ft in order to prevent the building line from overlapping with the utility easement.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

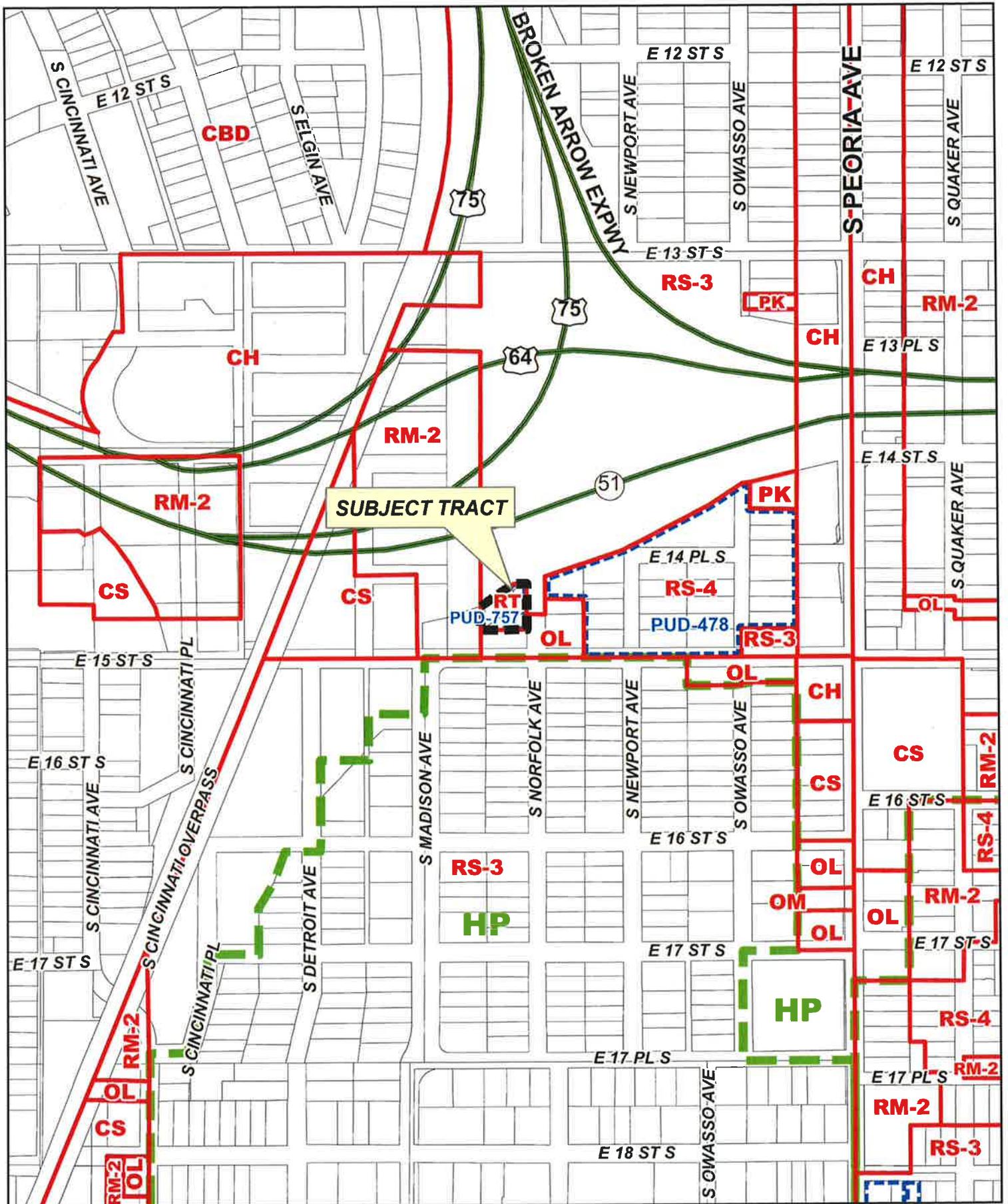
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-757 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Email
Applicant Preliminary Subdivision Plat

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the setback along the west boundary from 20 ft to 11 ft.

10.2



SUBJECT TRACT

RT PUD-757

RS-4 PUD-478



PUD-757-3

19-12 12



10-3



SUBJECT TRACT

PUD-757-3



Aerial Photo Date: March 2014

19-12 12

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



10.4

Hoyt, Jay

From: Jim Beach [jbeach@wallacesc.com]
Sent: Monday, November 10, 2014 10:15 AM
To: Hoyt, Jay
Subject: Re: PUD-757-3 - Maple Terrace - Requested Setback

Hi Jay,

We have requested a reduction of the building line to 10 feet along the west side in minor amendment application PUD 757-3. We've adjusted all the other building lines on the plat to 11 feet to coincide with the easement and will do the same on the west side if the minor amendment is approved. I'm fine with adjusting the request to 11 feet rather than 10 if you think that's better.

The 11' U/E was approved by TAC and Planning Commission in the preliminary plat approval.

Jim Beach
Land Development Planner
Civil Engineering Services

Wallace Engineering - Structural Consultants, Inc.
Structural and Civil Consultants
200 East Mathew Brady Street Tulsa, Oklahoma 74103
918.584.5858
918.806.7421 Direct
918.639.0362 Cell
www.linkedin.com/in/landruler/
www.wallacesc.com

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This email and any files transmitted with it may contain confidential or privileged information. If you have received this email message in error, please notify the sender by email and delete this email from your system. The unauthorized use or dissemination of confidential or privileged information contained in this email is prohibited.

"Hoyt, Jay" <JHoyt@incog.org> on Monday, November 10, 2014 at 9:54 AM -0600 wrote:
Jim,

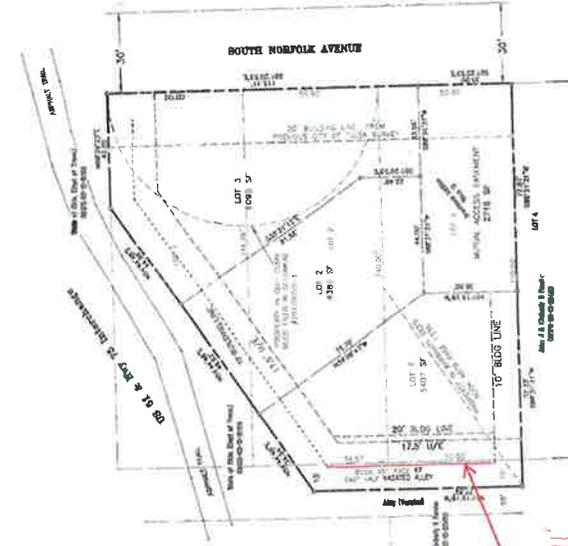
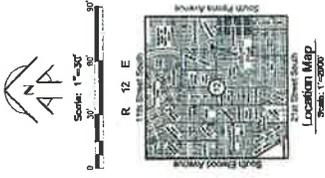
At this location, the current western building setback is 20 ft. There is also a 17.5 ft U/E along this line. Will this easement be reduced so that it is equal to or less than the requested 10 ft building line? The requested 10 ft would not be able to be used, since no building would be allowed to be constructed over the easement.

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103
918.579.9476 phone
918.579.9576 fax

Preliminary Subdivision Plat Maple Terrace

A part of Block 13, Boardmoor Addition
in Section 12, T-19-N, R-12-E, of the L.B. & M.
City of Tulsa, Tulsa County, State of Oklahoma.
Addition has 3 Lots in 1 Block
and contains 0.43 acres, more or less.



*Proposed 10' Building Line
revised to 11'
per applicant*

CERTIFICATE OF APPROVAL
 I hereby certify that the plat for the subdivision described herein is in accordance with the provisions of the Oklahoma Statutes relating to the subdivision of land.
 DATE: _____
 CITY ENGINEER
 Attest: City Clerk
 Approved City Attorney

STATE OF OKLAHOMA }
 COUNTY OF TULSA }
 I, DANIEL WILSON, TULSA COUNTY CLERK, IN AND FOR THE
 COUNTY AND STATE, HAVE CAUSED TO BE RECORDED IN THE
 PUBLIC RECORDS OF THE COUNTY OF TULSA, IN THE INSTRUMENT
 NUMBERED _____, A TRUE AND CORRECT COPY OF A
 CERTIFICATE OF APPROVAL OF THE CITY OF
 TULSA, OKLAHOMA, TULSA COUNTY CLERK
 DENY

OWNER
 LANDMARK REAL ESTATE, INC.
 P.O. Box 4345
 Tulsa, OK 74119

SURVEYOR
 BENNETT SURVEYING, INC.
 P.O. Box 848
 Phoenix, AZ 85001
 Phone: (602) 998-7284
 Fax: (602) 998-7284
 Certified Surveyor License # 1520
 Expires June 30, 2014

ENGINEER
 WALLACE ENGINEERING
 Tulsa, OK 74103
 Phone: (918) 438-8888
 Fax: (918) 438-8888
 CA License # 20075
 dtulsa@wallaceeng.com

BASES OF BEARING
 THE BEARING BASE FOR THIS SURVEY IS BASED ON THE EAST LINE OF BLOCK 13, BOARDMOOR ADDITION AS S31°30'25"E

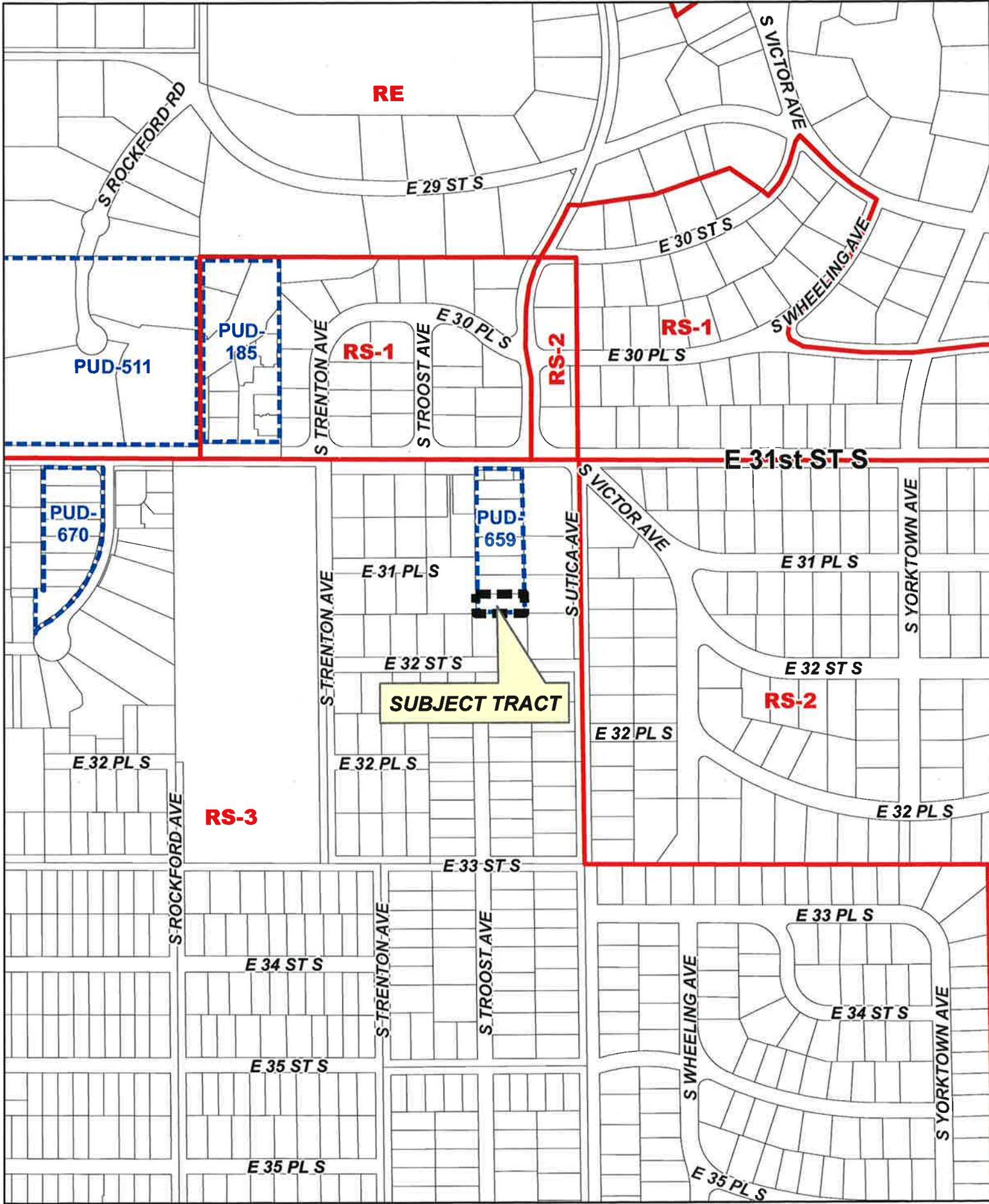
MONUMENTATION
 ALL MONUMENTS SHALL BE ALL CORNERS, UNLESS NOTED OTHERWISE.

LEGEND
 U/L = UTILITY DITCH
 M/A = MUTUAL ACCESS EASEMENT
 O = CORNER TO POINT 1/8 FROM THE VERTICAL DATUM NOTE

VERTICAL DATUM NOTE
 THE VERTICAL DATUM FOR THIS PLAT IS BASED ON NAVD83 GPS DATA.

ADDRESS DISCLAIMER NOTE:
 ADDRESSES SHOWN ON THIS PLAT ARE APPROXIMATE. THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED IN PLACE OF THE LEGAL DESCRIPTION.

10.6



RE

RS-1

RS-2

RS-1

RS-2

RS-3

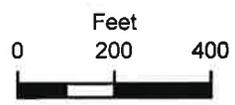
PUD-511

PUD-185

PUD-670

PUD-659

SUBJECT TRACT



PUD-659-5

19-13 19

11.1



Huntsinger, Barbara

From: Hoyt, Jay
Sent: Thursday, November 13, 2014 9:19 AM
To: Huntsinger, Barbara
Subject: PUD-659-5 - Minor Amendment - Continue to 12/3

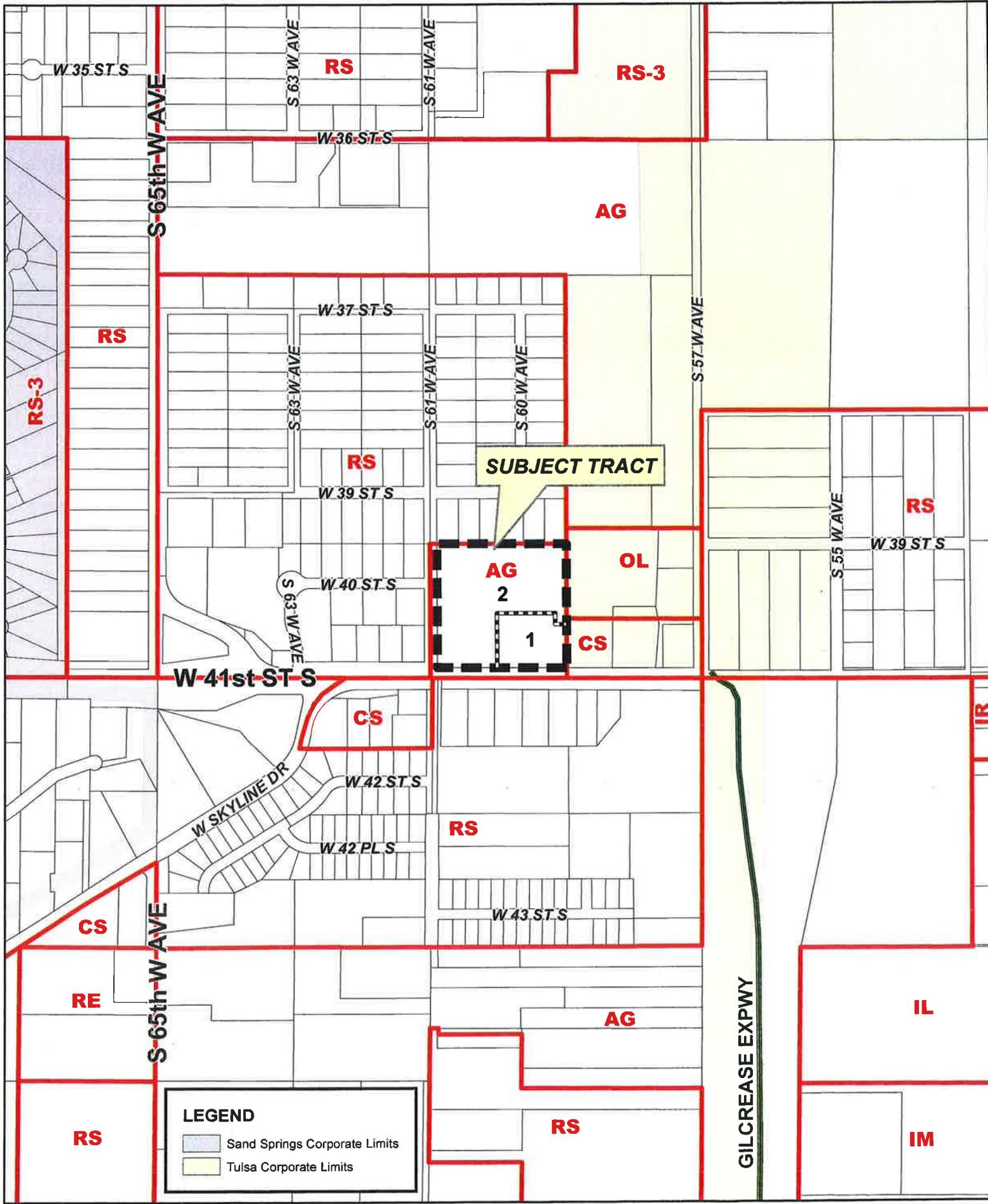
Barbara,

We have not received adequate information from the applicant for this case. This case will need to be continued to the 12/3 TMAPC meeting to allow time to work with the applicant and for us to receive from them the required information.

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org



LEGEND

- Sand Springs Corporate Limits
- Tulsa Corporate Limits



LS-20738

19-12 20

12.1





Aerial Photo Date: March 2014

LS-20738

19-12 20

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

12.2





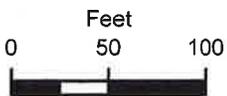
SUBJECT TRACT

S 61 WAVE

2

1

W 41st ST S



Aerial Photo Date: March 2014

LS-20738

19-12 20

12.3

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



LOT-SPLIT

November 19, 2014

LS-20738

Berryhill Fire prevention District, (9220) (AG) (County)

Northeast corner of West 41st Street South and South 61st West Avenue

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

Technical Advisory Committee met on September 18, 2014. They would like to ensure that there will be access to the cell tower. The applicant has made an access agreement with U.S. Cellular.

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.

12.4



Tulsa Metropolitan Area
Planning Commission

Case : Sheridan Crossing Phase II
Preliminary Subdivision Plat

Hearing Date: November 19, 2014

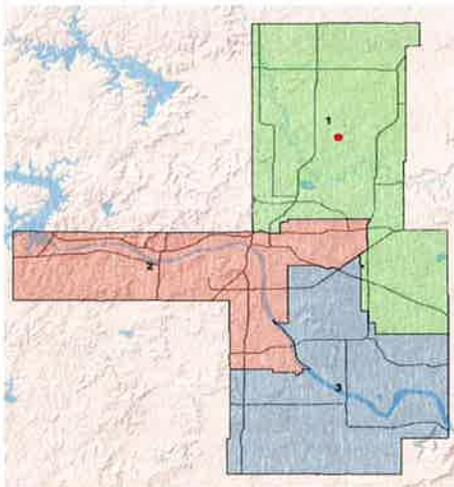
Case Report Prepared by:

Diane Fernandez

Owner and Applicant Information:

Applicant: Harley Swan, Kellogg Engineering

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 40 acres

Location: North side of East 86th Street
North between North Sheridan Road and
North Memorial Drive

Zoning:

Existing Zoning: RE (residential estate)

Staff Recommendation:

Staff recommends approval.

City Council District: N/A

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
Zoning Case Map

Subdivision Map

PRELIMINARY SUBDIVISION PLAT

Sheridan Crossing Phase II - (County)

North side of East 86th Street North between North Sheridan Road and North Memorial Drive

This plat consists of 45 Lots, 5 Blocks, on 40 acres.

The following issues were discussed November 6, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate).
2. **Streets:** Provide street names and add "Dedicated by this Plat" to right-of-way dimensions. Provide reference for right-of-way along East 86th Street North such as plat number or book/page number. Include chart with curve details. Provide section on Limits of No Access in covenants. In the sidewalk section include language indicating who will be responsible for constructing sidewalks along arterial. In the conceptual plans driving lane is shown is 12 feet. Typically these are 13 feet.
3. **Sewer:** No comment.
4. **Water:** Water is served by Rural Water District # 3.
5. **Storm Drainage:** The County Engineer will require drainage studies and will approve drainage plans.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has overhead lines at least on the east side. Additional easements may be needed.
7. **Other: Fire:** City of Owasso will serve and a release letter is required.
8. **Other: GIS:** In the location map, show only the subdivision boundary, remove parcel lines for clarity. In the location map label all unplatted areas. Need to have the email address for the engineer and surveyor. In the basis of bearing, add language that identifies the bearing of the south boundary line as the reference bearing. **County Engineer:** Make sure detention pond from phase I in Reserve B and near southeast corner of phase II needs to accommodate the new flow of drainage. Show this new drainage report to County Engineer for approval. Break up blocks better with reserve areas. Add a block or two. In Reserve F there is a PSO easement with a PSO tower in the easement so show this with sufficient clearance. In covenants 1.6 show Reserve A and B with last phase and establish vegetation erosion slopes in a letter for that permit. Access is acceptable as proposed.

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

13-2

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.

AG

N-SHERIDAN RD

AG

SUBJECT TRACT

RE

RE

N 65 E PL

N 66 E AVE

E 88 ST N

E 87 ST N

E 86 PL N

N 67 E AVE

N 67 E AVE

N 77 E AVE

E 86th ST N

AG

RE

AG

RS-2

AG

N 67 E AVE

E 85 ST N

N 69 E AVE

N 70 E AVE

N 66 E AVE

N 67 E AVE

N 68 E AVE

E 84 ST N

N 70 E AVE

N 70 E AVE

N 70 E CT

N 72 E AVE

E 83 ST N

N 68 E PL

N 69 E AVE

N 70 E AVE

E 83 ST N

E 83 ST N

E 83 PL N

RS-3

E 83 PL N

E 83 ST N

N 74 E AVE

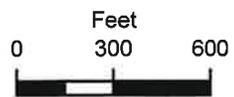
N 76 E AVE

N 76 E AVE

N 77 E AVE

LEGEND

Owasso Corporate Limits



SHERIDAN CROSSING PHASE II

21-13 23

134





SHERIDAN CROSSING PHASE II

13.7



Aerial Photo Date: March 2014

21-13 23

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



Tulsa Metropolitan Area
Planning Commission

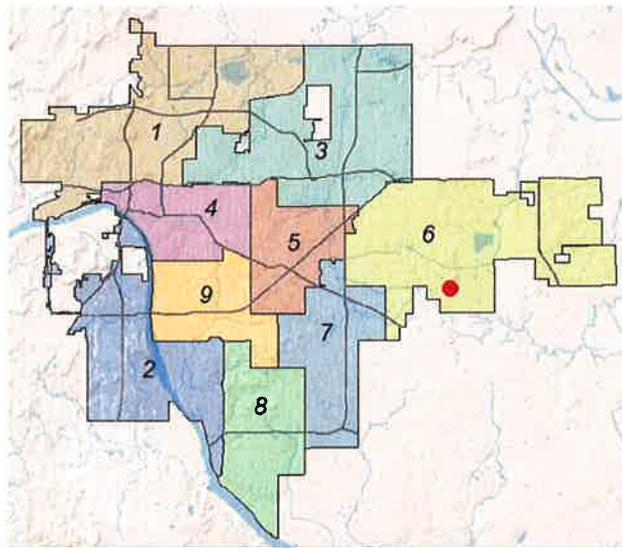
Case : Sunset Hills II
Preliminary Subdivision Plat

Hearing Date: November 19, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Alan Betchan, AAB Engineering

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: 40 acres

Location: East of the southwest corner of
East 41st Street and South 161st East
Avenue

Zoning:
Existing Zoning: PUD 813

Staff Recommendation:
Staff recommends **approval**.

City Council District: 6
Councilor Name: Byron Steele
County Commission District: 1
Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerial
- Zoning Case Map
- Growth and Stability Map

- Subdivision Map
- Land Use Map

PRELIMINARY SUBDIVISION PLAT

Sunset Hills II- (CD 6)

East of the southwest corner of East 41st Street and South 161st East Avenue

This plat consists of 136 Lots, 6 Blocks, on 40 acres.

The following issues were discussed November 6, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 813.
2. **Streets:** On the plat show both existing and dedicated right of way along East 41st Street South. Show limits of no access along 41st Street. Provide street names on face of plat and show right of way width. Do not show access ramps on face of plat. Reword the sidewalk section of the covenants to make it clear that owner of each lot is responsible for building sidewalks along their property while the developer is responsible for sidewalks along arterial streets and access ramps at intersections.
3. **Sewer:** In the conceptual utility plans, all sanitary sewer flow must be handled through the Trinity Creek system, and will not be allowed to access the City of Tulsa Stone Creek Farms lift station. The platted area will be assessed a \$700.00 per acre Broken Arrow Excess capacity fee, a City of Tulsa administrative fee of 2.9% of the total of the Broken Arrow fee and a \$640.00 per acre Trinity Creek Excess capacity payback contract fee.
4. **Water:** On the plat the utility easements of 10 feet along roadways should be increased to a 17.5 foot utility easement. On the conceptual layout add blow off hydrants on the stub waterlines. Note the site has only one feed off of 41st Street South and if an additional feed is not provided in the near future it is suggested that a connection be made to the northwest of East 41st Street to an existing 12 inch stub waterline.
5. **Storm Drainage:** Permanent access will be needed to the detention outlet structure in Reserve A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be required.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Need email addresses for both the engineer and surveyor. In the location map, label all unplatted areas. In location map only show subdivision boundaries. Add smaller north arrow to the location map. Label the point of beginning. Label the dimension for proposed streets. Need data control sheet. Label limits of no access and access points. Give area of each lot in square feet. Combine easements between lots 18 and 19, Block 4. On location map remove 1 after Sunset Hills. Remove Section I.L from covenants. Along the north boundary with the fl.e, this cannot be congruent with the utility easement. They need to be exclusive. Since Reserve A does not allow for use by utilities increase to a 17.5 foot easement. Clear up

mislabeled lott easements. Show existing easements. Omit Section 1.3 for private service easement as it does not exist on face of plat.

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:

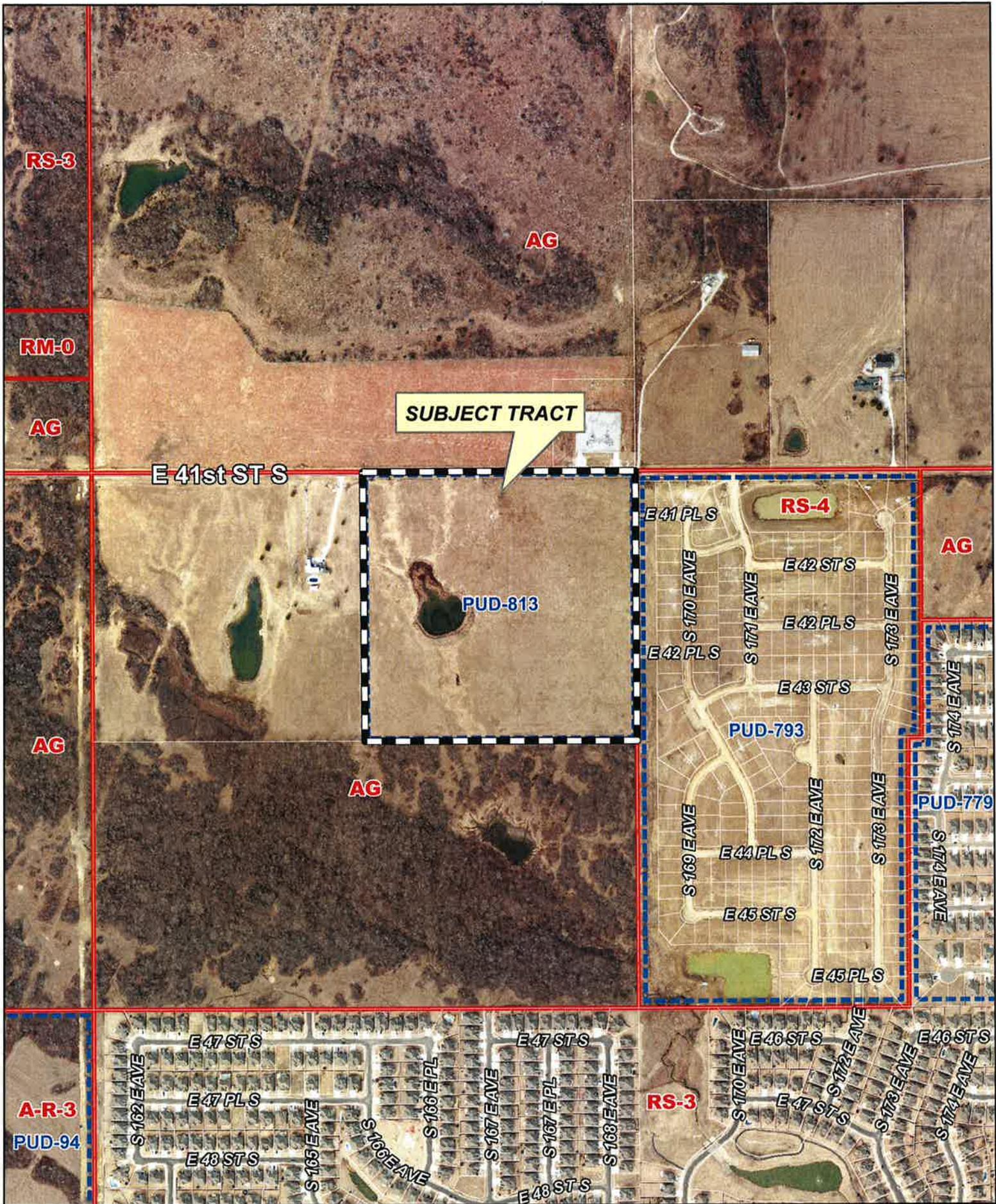
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

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.

14.3

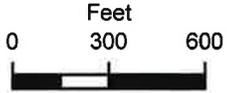
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, 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.



SUBJECT TRACT

SUNSET HILLS II

19.6



Aerial Photo Date: March 2014

19-14 26

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



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

E 41st ST S

E 41 PL S

E 42 ST S

E 42 PL S

E 42 PL S

E 43 ST S

E 44 PL S

E 45 ST S

E 45 PL S

E 47 ST S

E 46 ST S

E 46 ST S

E 48 ST S

E 47 ST S

S 172 E AVE

S 173 E AVE

S 174 E AVE

S 170 E AVE

S 172 E AVE

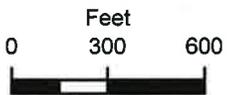
S 173 E AVE

S 174 E AVE

S 167 E AVE
S 167 E PL
S 168 E AVE

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 |

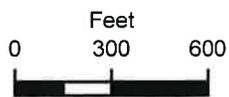
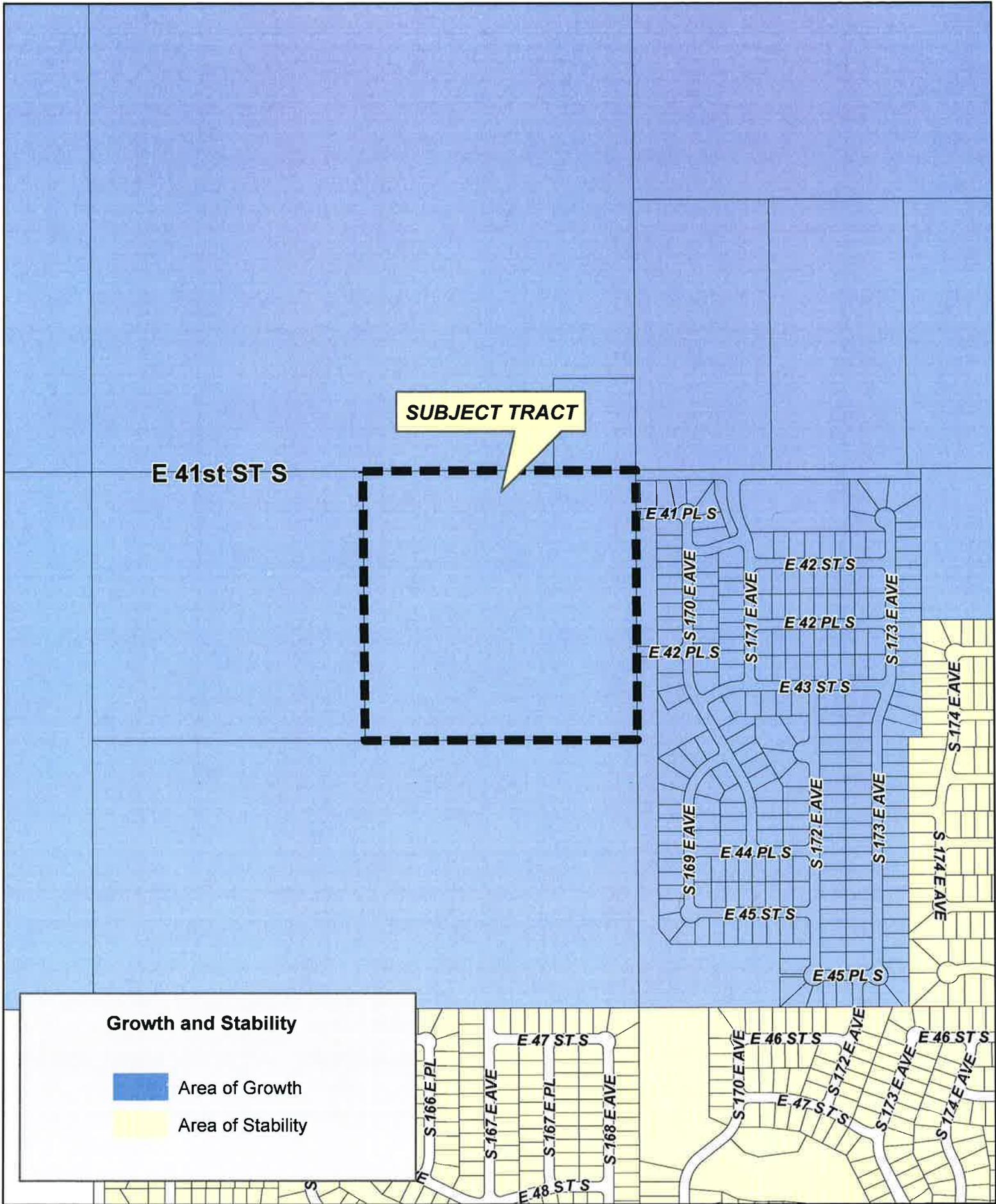


SUNSET HILLS II

19-14 26

14.8





SUNSET HILLS II

19-14 26

14.9





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-436
(Reference PUD 821)

Hearing Date: November 19, 2014

Case Report Prepared by:

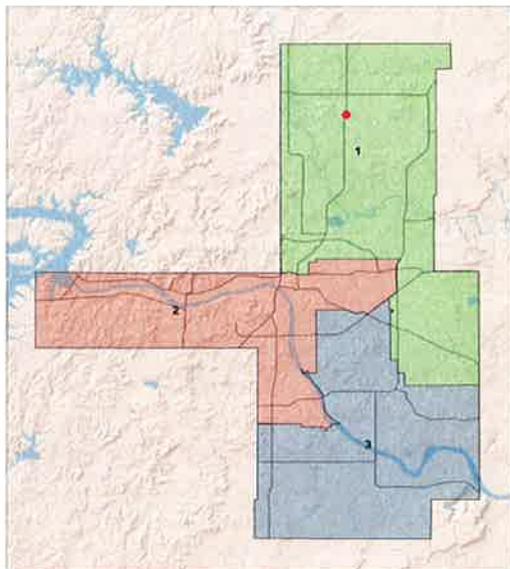
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Barbara Carson

Property Owner: SNOW CATTLE COMPANY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/ vacant

Proposed Use: Applicant request rezoning with PUD for construction of Mini-Storage using storage containers

Tract Size: 9.67 ± acres

Location: North of northwest corner of N. Yale Ave. and E. 126th St. N.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

North Tulsa County Comprehensive Plan

Staff Recommendation:

Staff recommends denial.

CG zoning is not consistent with anticipated development pattern surrounding the site and is not consistent with the North Tulsa County Comprehensive Plan.

Staff Data:

TRS: 2333

CZM: 6

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

15.1

SECTION I: CZ-436

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

None (Reference PUD 821)

DETAILED STAFF RECOMMENDATION:

CG zoning without a Planned Unit Development is not consistent with the low intensity residential vision of the comprehensive plan at this location and;

CZ-436 requesting CG zoning with a PUD submitted simultaneously with this application is not harmonious with the existing surrounding development and;

CZ-436 requesting CG zoning with the PUD submitted simultaneously with this application is not harmonious with the anticipated future development adjacent to this site therefore;

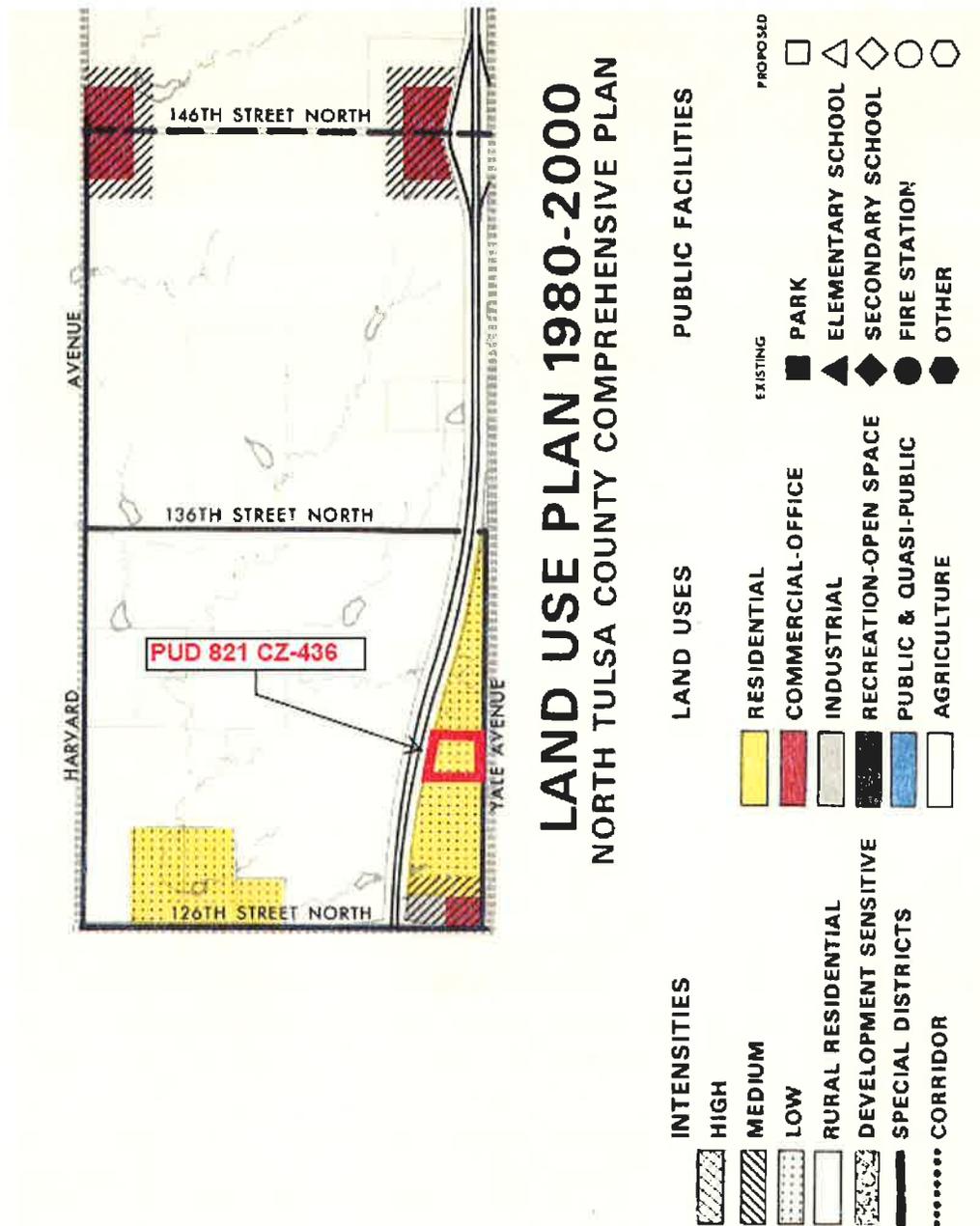
Staff recommends Denial of CZ-436 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning is not an appropriate zoning category at this location without a PUD overlay. Mini storage uses may be allowed in several residential and commercial zoning categories but all require a PUD or Special Exception through the Board of Adjustment. This project is included in the North Tulsa County Comprehensive Plan 1980-2000. No other comprehensive plan or small area plan is relevant to this property. The land use map shows this area as a low intensity residential use including all types of residential properties such as single family, multi family, townhomes and mobile home park districts. The mini storage use might be appropriate with considerations given to future residential development surrounding the site and only with Commercial (CS, CG or CH) or Multi Family Residential (RM-1 or RM-2) underlying zoning districts. The PUD has not provided assurances that this project can be successfully integrated into the surrounding neighborhood and it does not provide appropriate protection to the existing residential properties west of the expressway especially as it relates to signage considerations.

NORTH TULSA COUNTY COMPREHENSIVE PLAN: (Land use map)



Transportation Vision:

Major Street and Highway Plan:

North Yale Avenue (Whirlpool Drive) is classified as a secondary arterial street. Ultimately the Major Street and Highway Plan recognizes that this street will become a 4 lane arterial street with sidewalks and possible turn lanes at appropriate locations.

Highway 75 is a 4 lane divided highway. Access to that highway will not be a consideration for this project. Access is also not currently allowed by the Oklahoma Department of Transportation. There is no reason to believe that there will ever be an opportunity to connect to Highway 75 from this site.

15.3

The North Tulsa County comprehensive plan considered this area as part of a Corridor development area which encourages an internal street collection system. This project would block future considerations for that style of development. The Major Street and Highway Plan does not illustrate a collector street between Highway 75 and North Yale (Whirlpool Drive) at this location.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is a grass site with one existing mobile home. The terrain slopes gently from the high point on the east boundary toward Highway 75. There are no existing conditions that challenge redevelopment of the site.

Environmental Considerations: None that would present development limitations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue (Whirlpool Drive)	Secondary Arterial	100 feet	2

Utilities:

The applicant has noted that the subject tract has municipal water is available from Washington Rural Water District #3. Sanitary sewer service is only available from an Aerobic System proposed for the office.

Surrounding Properties: The subject tract is abutted on the east by agricultural land, zoned AG; on the north by single family residential / business, zoned AG; on the south by single family residential and agricultural land, zoned AG; and on the west by Highway 75 but further west is a single family subdivision in the City of Skiatook, zoned RE.

SECTION III: Relevant Zoning History

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

Surrounding Property:

PUD-683-A August 2014: The applicant withdrew an application for a proposed Major Amendment to abandon PUD-683 on a 1± acre tract of land for on property located southwest corner East 136th Street North and North Yale Avenue and north of subject property.

15.4

CZ-322/ PUD-683 August 2003: Staff recommended denial of a request for rezoning a 1± acre tract of land from AG to IL and a proposed Planned Unit Development, for propane distribution facility on property located southwest corner E. 136th St. N. and N. Yale Ave. and north of subject property. TMAPC and County Commissioners concurred in approval of the applications.

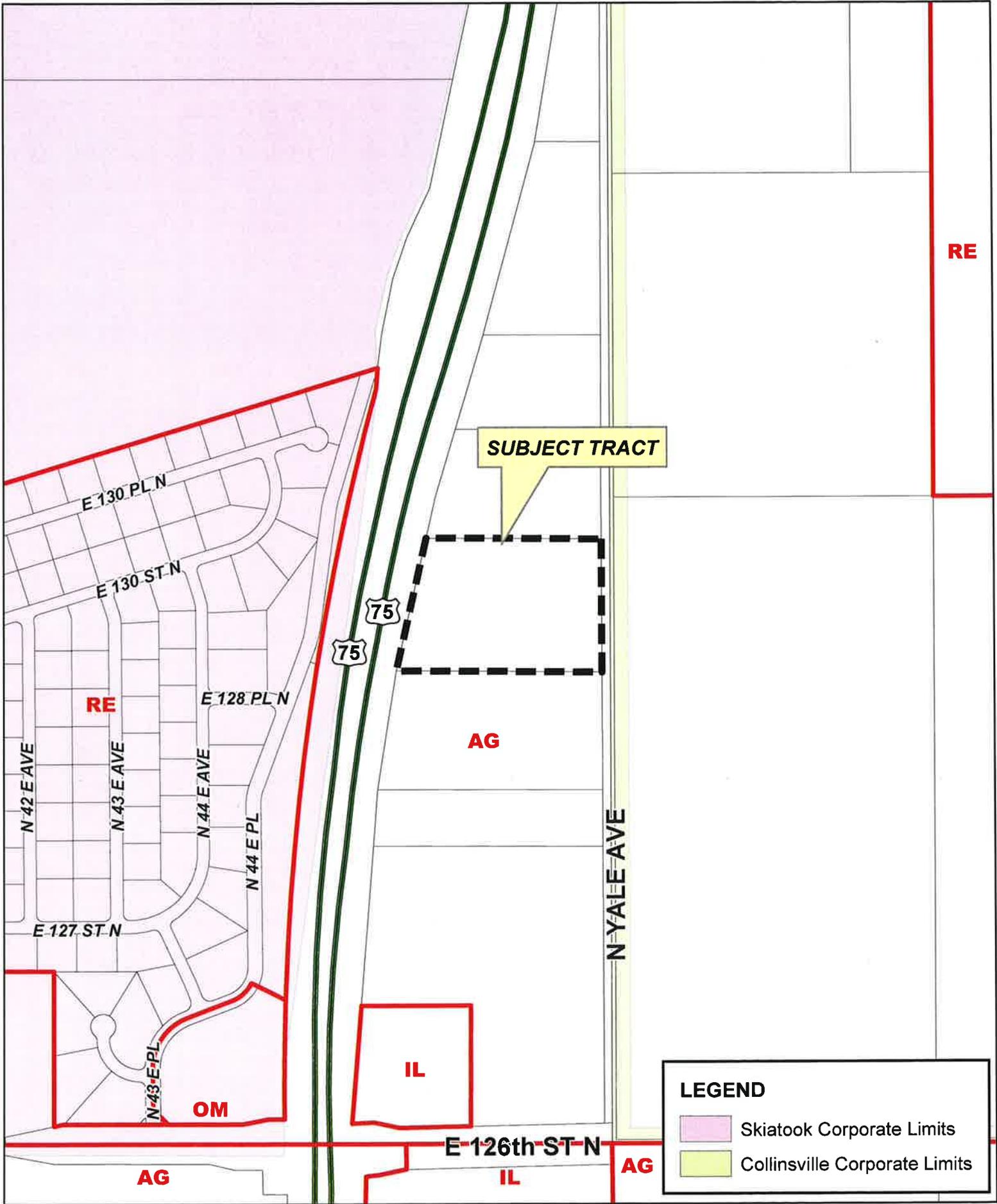
CBOA-2050 July 15, 2003: The Board of Adjustment approved a Special Exception to allow commercial recreation: Intensive (rodeo facility) in an AG district; and a Variance of all-weather surface for parking, with a condition for a three year time limit and six events per year, on property located at 13232 N. Yale Ave. and north of subject property.

CBOA-1260 April 19, 1994: The Board of Adjustment approved a Special Exception to permit commercial recreation (basketball/softball/soccer fields and concessions) in an AG district, on property located at 13132 N. Yale Ave. and north of subject property.

Z-5185 November 1978: All concurred in approval of a request for rezoning a tract of land from AG to IL on property located on the northeast corner of E. 126th St. N. and Highway 75.

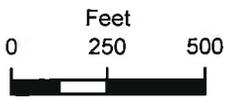
10/15/2014 1:30 PM

15.5



LEGEND

- Skiatook Corporate Limits
- Collinsville Corporate Limits



CZ-436
22-13 33





SUBJECT TRACT



Aerial Photo Date: March 2014

CZ-436

22-13 33

15.7

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





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-821

Hearing Date: November 19, 2014

Case Report Prepared by:

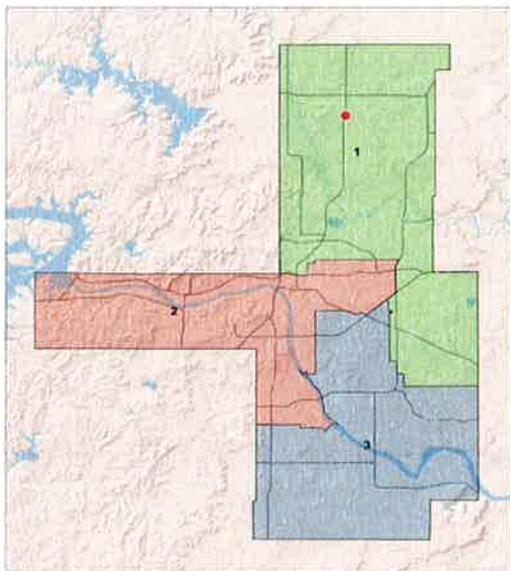
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Barbara Carson / JR Donaldson Inc.

Property Owner: SNOW CATTLE COMPANY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential/vacant

Proposed Use: Mini-storage

Concept summary: Applicant request rezoning and PUD for construction of Mini-Storage using storage containers

Tract Size: 9.67 ± acres

Location: North of northwest corner of N. Yale Ave. (Whirlpool Drive) and E. 126th St. N.

Zoning:

Existing Zoning: AG

Proposed Zoning: CGI PUD-821

Comprehensive Plan:

North Tulsa County Comprehensive Plan

Staff Recommendation:

Staff recommends denial.

The PUD uses and development standards are not consistent with anticipated development pattern in the area.

Staff Data:

TRS: 2333

CZM: 6

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

16-1

SECTION I: PUD-821

APPLICANTS DEVELOPMENT CONCEPT:

The subject property comprises 9.67 acres gross (hereinafter the "Property" or the "Site") located at 13224 North Yale Ave in Tulsa County. The Property is located between North Yale Ave and U.S. Highway 75 North, and approximately a half mile north of East 126th Street North. Within the Site there is an existing mobile home dwelling which will be removed. A rental office for mini-storage use will be constructed on the Site.

The development concept is to create a mini-storage facility using steel storage shipping containers.

The present zoning of the Property is AG District and the property is un-platted. The proposed use is Use Unit 16, Mini-Storage Facility and the proposed zoning is "CG", General Commercial District. North Yale is listed as a Secondary Arterial on the Major Street and Highway Plan. The properties to the North, South and East are presently zoning "AG". There is presently "RE" zoning to the west of U.S. Highway 75 and "RE" zoning one quarter of a mile east of this Site. "IL" zoning exists at East 126th Street North and U.S. Highway 75.

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

Exhibit 1: Conceptual Site Plan

Exhibit 2: Development Area Map

Exhibit 3: Conceptual Utilities Plan

Exhibit 4: Existing Topographic Map

Exhibit 5: East Edge Detail Plan

Exhibit 6: Aerial Photo

Exhibit 7: Legal Descriptions

PUD-821 DEVELOPMENT STANDARDS:

DEVELOPMENT AREA A:

Gross land area

8.013 acres

349,048 sf

Permitted uses:

(Use Unit 16) Mini-Storage and accessory uses

The following businesses will not be allowed on the site: Sexually orientated businesses, Hotels, motels, gasoline service stations, and alcoholic beverage sales.

Maximum Building Height:

12 ft.

1b-2

Minimum Setbacks:	
From centerline of Yale Ave.	85 ft.
From North boundary of PUD	6 ft.
From West boundary of PUD	10 ft.
From South boundary of PUD	6 ft.
Building Design:	Steel shipping containers
Maximum Floor Area Ratio (F.A.R.):	0.33
Other Bulk and Area Requirements:	As provided within a CG District
Landscape Area:	10% of the gross land area

Note: No mini-storage facility shall be used as an office.

Hours of operation:	The hours of operation for the mini-storage facility will from 6:00 am until 10:00 pm.
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LIGHTING:

Lighting used to illuminate the Site shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height and shall also be arranged and mounted to direct the light away from adjacent properties.

SIGNAGE:

A pole sign may be constructed along the west property line and the east property. The pole signs will meet the sign requirements of Tulsa County and a separate application through Tulsa County will be required for the sign permit.

FENCING AND SCREENING:

An eight foot chain-link fence with privacy slats will be installed around the perimeter of the Site for security purposes. A security gate with access code capabilities will be installed for access to the facility.

An 8 foot masonry fence will be installed along the east boundary of the project. The exact location will be determined during site plan review.

TRASH MECHANICAL AND EQUIPMENT AREAS:

There shall be no outdoor storage of recyclable materials, trash or similar material. All trash, ground supported mechanical and equipment areas, shall be screened from adjacent properties.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular access shall be derived from North Yale Avenue and interior vehicular access shall be derived from private drives extending from North Yale Avenue through the storage facilities. The drives shall be a minimum of 30'-0" between the mini-storage structures. The paving materials of the drives shall be of a quality and thickness meeting the Tulsa County standards for private mini-storage access.

PEDESTRIAN ACCESS:

Sidewalks will be constructed and maintained along North Yale Avenue as required by the Tulsa County design standards.

DEVELOPMENT AREA B:

Gross land area	1.657 acres 72,178 sf
Permitted uses:	Use Unit 1 (Area-wide uses by right but limited to a Storm water drainage and detention facility including, landscaping and other assessorly uses.

PLATTING REQUIRMENT:

No building permit shall issue until the area comprising the planned unit development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Tulsa County Commissioners and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development.

EXPECTED SCHEDULE OF DEVELOPMENT:

Development of the project is expected to commence within 6 months and to be completed as market conditions permit.

DETAILED STAFF RECOMMENDATION:

The applicant has not provided adequate detail in the PUD to insure that future residential development could be successfully integrated into the area between Highway 75 and North Yale Avenue (Whirlpool Drive) and;

The request is not consistent with the low intensity residential vision of the comprehensive plan at this location and;

PUD 821 with the requested Mini Storage Use is not harmonious with the surrounding development therefore;

Staff recommends Denial of PUD-821 as outlined in Section I above.

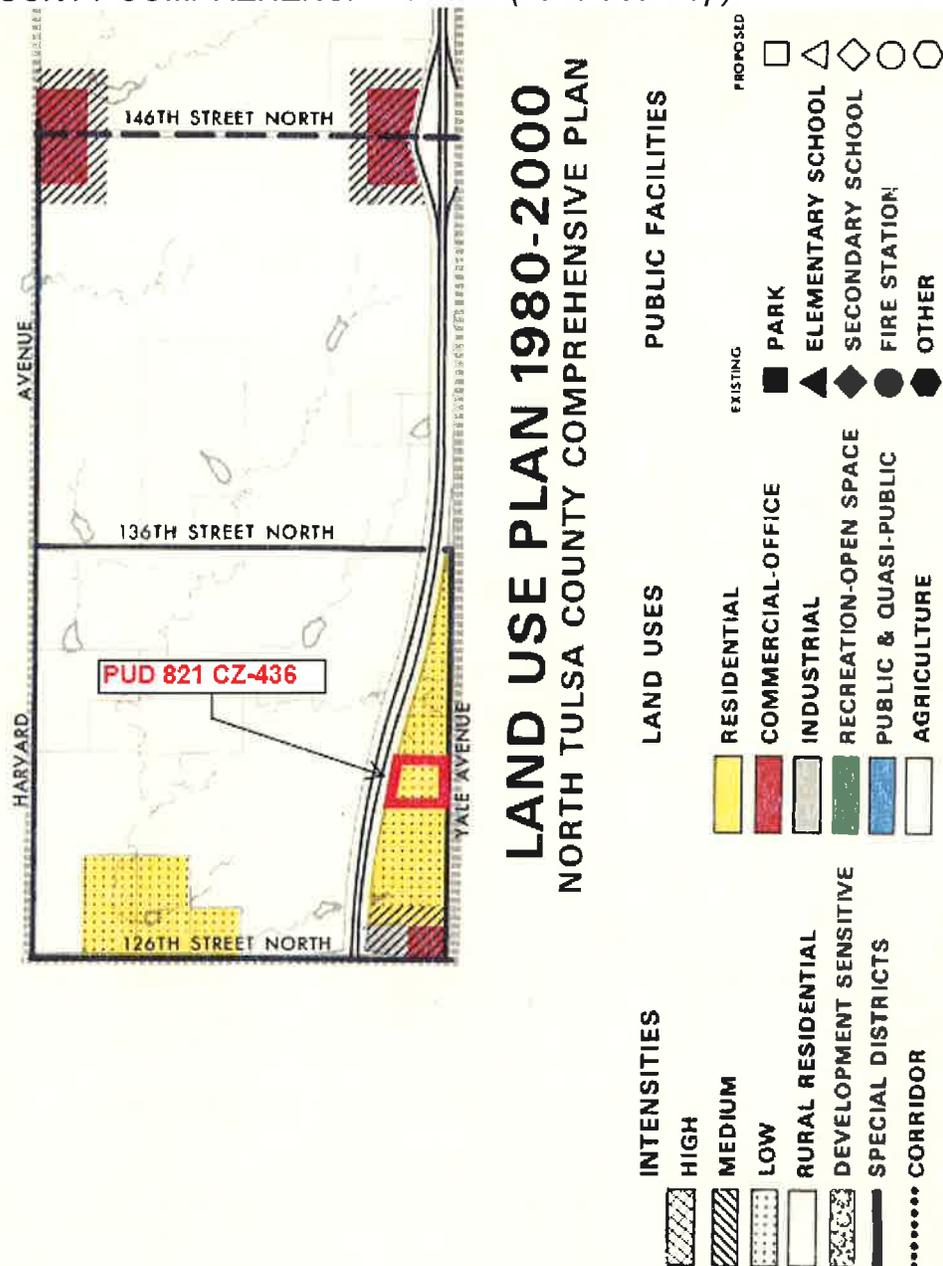
16.9

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: PUD 821 is part of the North Tulsa County Comprehensive Plan 1980-2000. No other comprehensive plan is relevant to this property. The land use map shows this area as a residential use including all types of residential properties such as single family, multi family, townhomes and mobile home park districts. The mini storage use might be appropriate with considerations given to future residential development surrounding the site and only with Commercial (CS, CG or CH) or Multi Family Residential (RM-1 or RM-2) underlying zoning districts. The PUD has not provided assurances that this project can be successfully integrated into the surrounding neighborhood and it does not provide appropriate protection to the existing residential properties west of the expressway especially as it relates to signage considerations.

NORTH TULSA COUNTY COMPREHENSIVE PLAN: (Land use map)



16.5

Transportation Vision:

Major Street and Highway Plan:

North Yale Avenue (Whirlpool Drive) is classified as a secondary arterial street. Ultimately the Major Street and Highway Plan recognizes that this street will become a 4 lane arterial street with sidewalks and possible turn lanes at appropriate locations.

Highway 75 is a 4 lane divided highway. Access to that highway will not be a consideration for this project. Access is also not currently allowed by the Oklahoma Department of Transportation. There is no reason to believe that there will ever be an opportunity to connect to Highway 75 from this site.

The North Tulsa County Comprehensive Plan considered this area as part of a Corridor development area which encourages an internal street collection system. This project would block future considerations for that style of development. The Major Street and Highway Plan does not illustrate a collector street between Highway 75 and North Yale (Whirlpool Drive) at this location.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is a grass site with one existing mobile home. The terrain slopes gently from the high point on the east boundary toward Highway 75. There are no existing conditions that challenge redevelopment of the site.

Environmental Considerations: None that would present development limitations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue (Whirlpool Drive)	Secondary Arterial	100 feet	2

Utilities:

The applicant has noted that the subject tract has municipal water is available from Washington Rural Water District #3. Sanitary sewer service is only available from an Aerobic System proposed for the office.

Surrounding Properties: The subject tract is abutted on the east by agricultural land, zoned AG; on the north by single family residential / business, zoned AG; on the south by single family residential and agricultural land, zoned AG; and on the west by Highway 75 but further west is a single family subdivision in the City of Skiatook, zoned RE.

16.4

SECTION III: Relevant Zoning History

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

Surrounding Property:

PUD-683-A August 2014: The applicant withdrew an application for a proposed Major Amendment to abandon PUD-683 on a 1± acre tract of land for on property located southwest corner East 136th Street North and North Yale Avenue and north of subject property.

CZ-322/ PUD-683 August 2003: Staff recommended denial of a request for rezoning a 1± acre tract of land from AG to IL and a proposed Planned Unit Development, for propane distribution facility on property located southwest corner E. 136th St. N. and N. Yale Ave. and north of subject property. TMAPC and County Commissioners concurred in approval of the applications.

CBOA-2050 July 15, 2003: The Board of Adjustment approved a Special Exception to allow commercial recreation: Intensive (rodeo facility) in an AG district; and a Variance of all-weather surface for parking, with a condition for a three year time limit and six events per year, on property located at 13232 N. Yale Ave. and north of subject property.

CBOA-1260 April 19, 1994: The Board of Adjustment approved a Special Exception to permit commercial recreation (basketball/softball/soccer fields and concessions) in an AG district, on property located at 13132 N. Yale Ave. and north of subject property.

Z-5185 November 1978: All concurred in approval of a request for rezoning a tract of land from AG to IL on property located on the northeast corner of E. 126th St. N. and Highway 75.

10/15/2014 1:30 PM

16.7



SUBJECT TRACT

75

E 126th ST N

N YALE AVE

E 130 PL N

E 130 ST N

E 128 PL N

N 42 E AVE

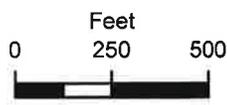
N 43 E AVE

N 44 E AVE

N 44 E PL

E 127 ST N

N 43 E PL



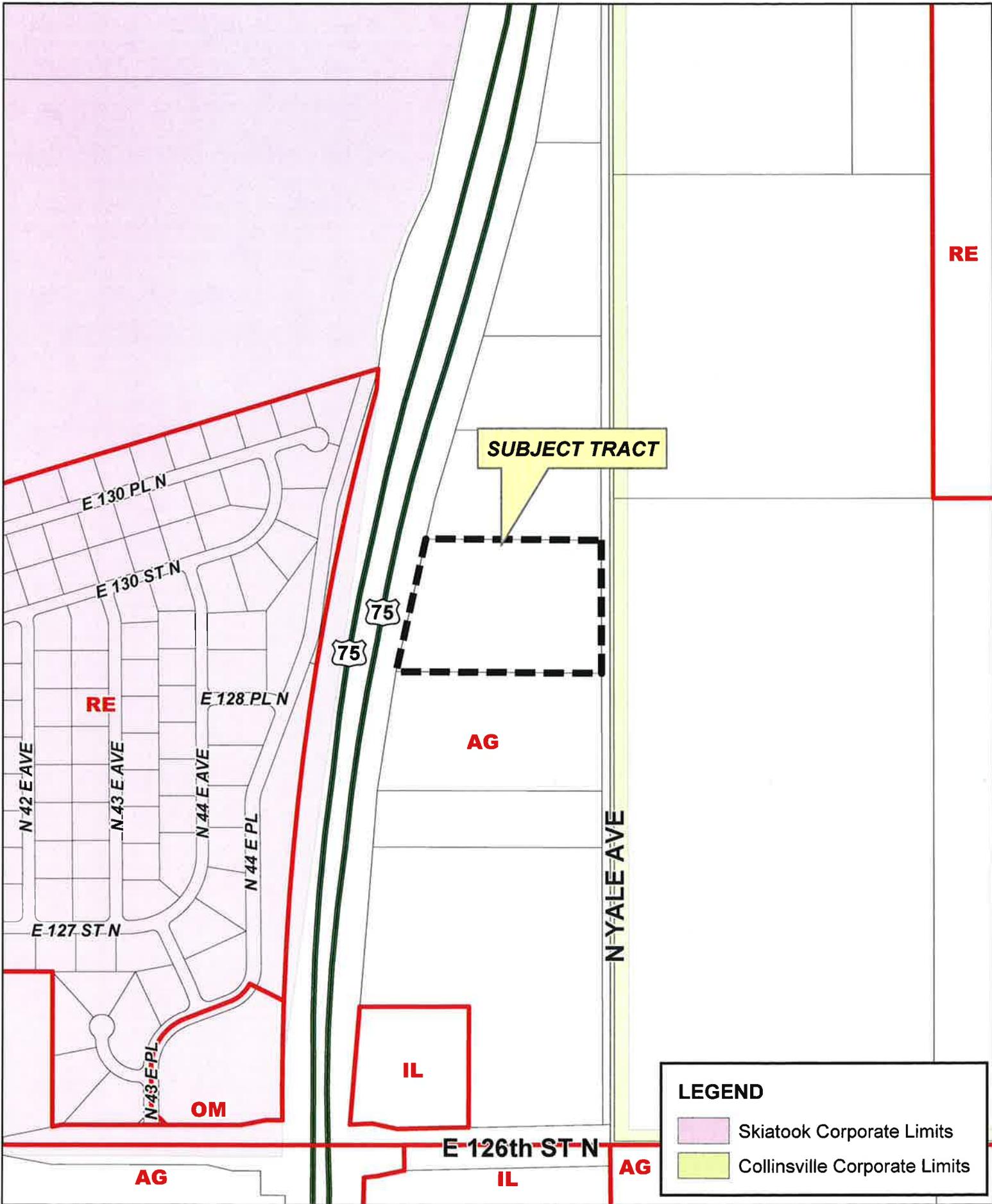
Aerial Photo Date: March 2014

PUD-821

22-13 33

16.8
Note: Graphic overlays may not precisely align with physical features on the ground.





LEGEND

- Skiatook Corporate Limits
- Collinsville Corporate Limits

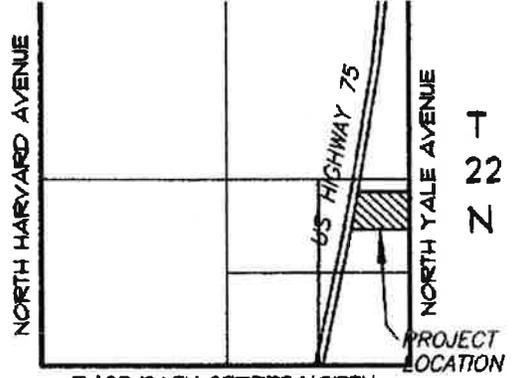


PUD-821

22-13 33

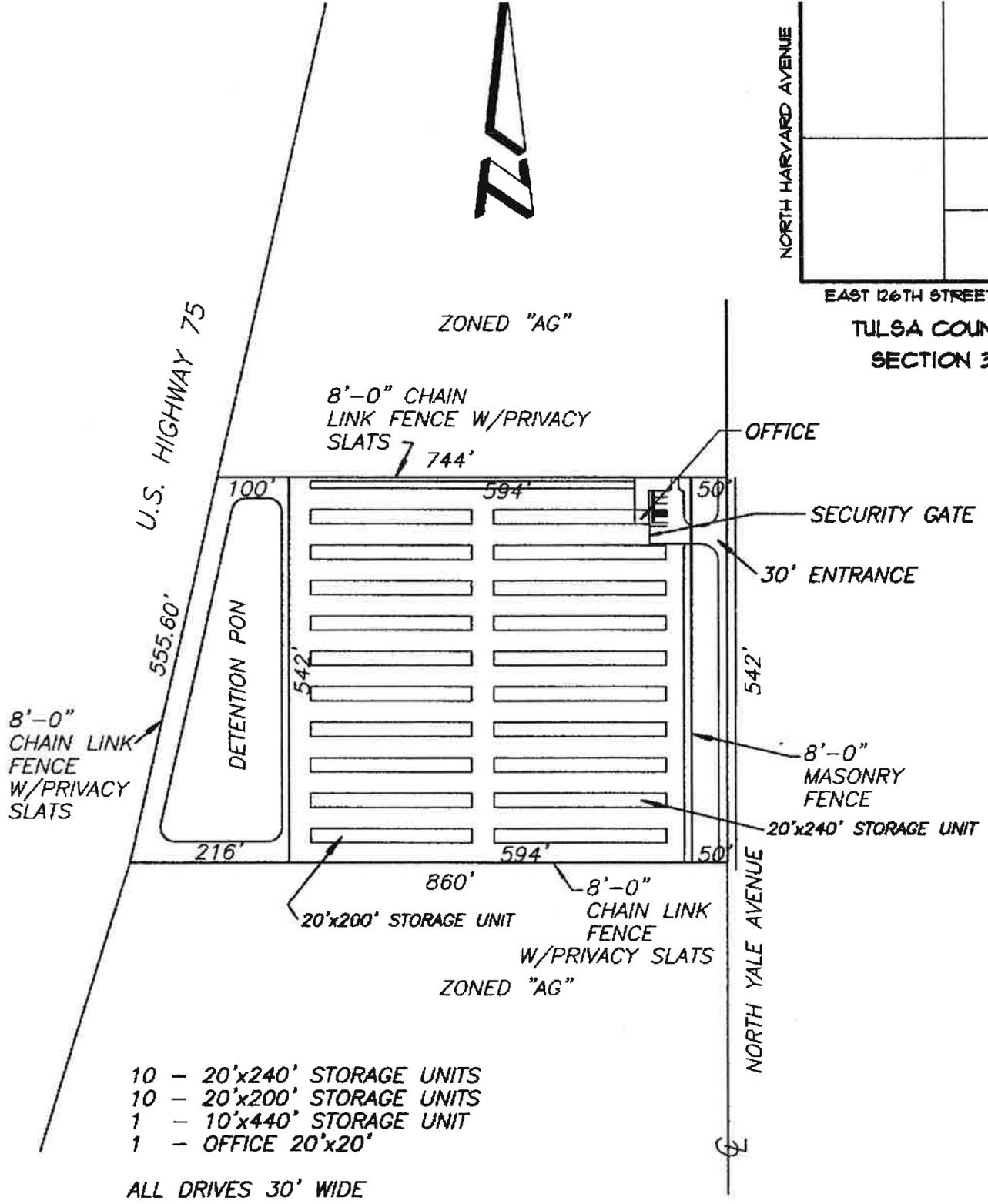
16.9





T
22
Z

EAST 26TH STREET NORTH
TULSA COUNTY
SECTION 33



- 10 - 20'x240' STORAGE UNITS
- 10 - 20'x200' STORAGE UNITS
- 1 - 10'x440' STORAGE UNIT
- 1 - OFFICE 20'x20'

ALL DRIVES 30' WIDE

EXHIBIT 1

16-10

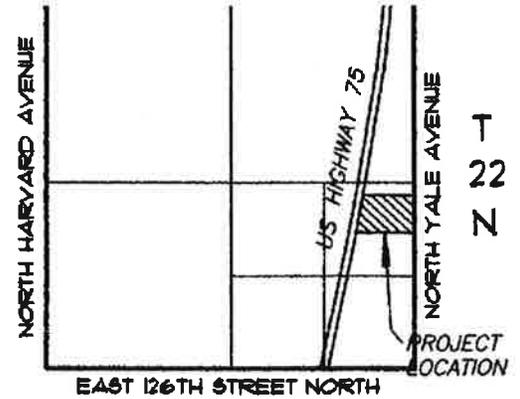
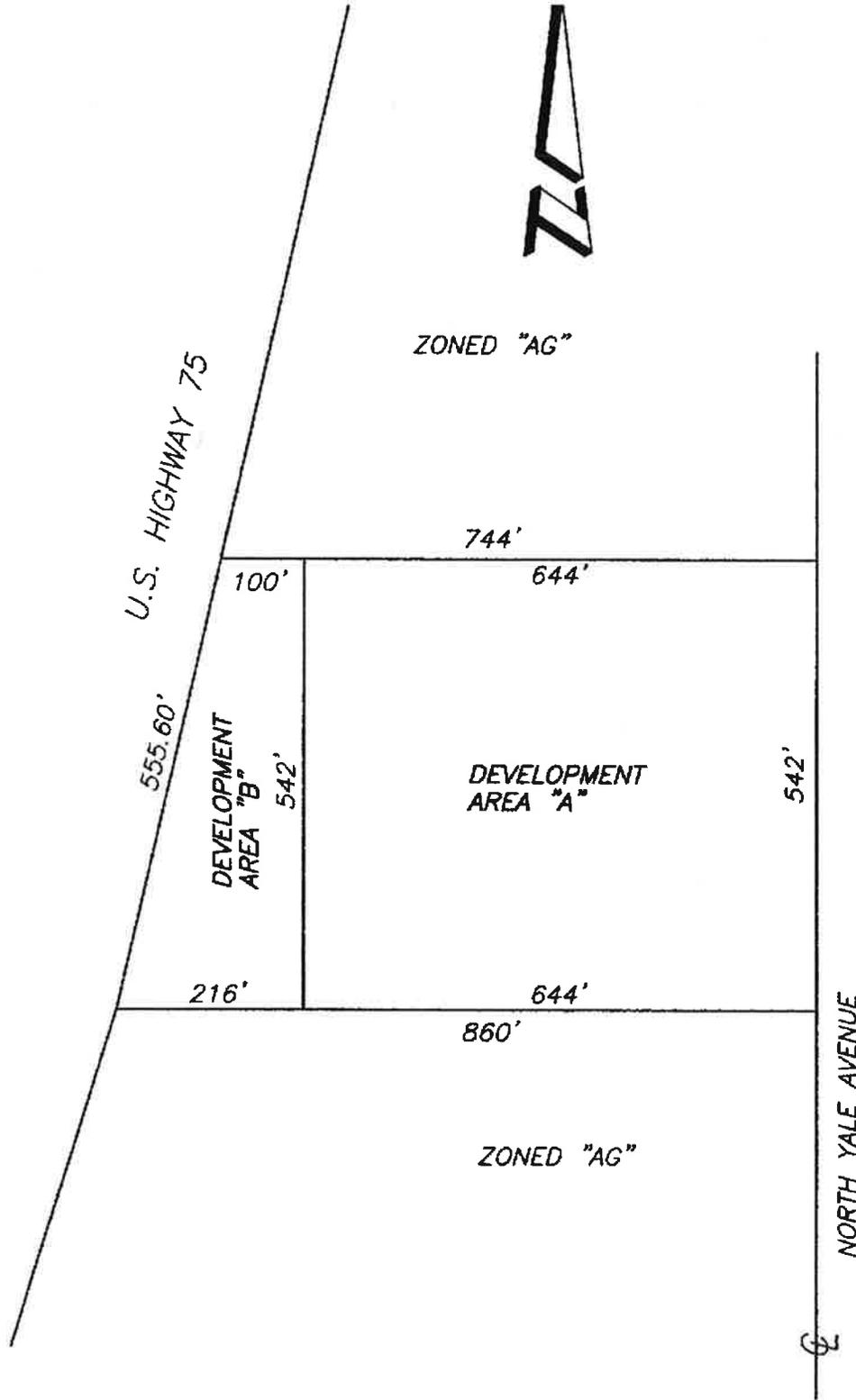
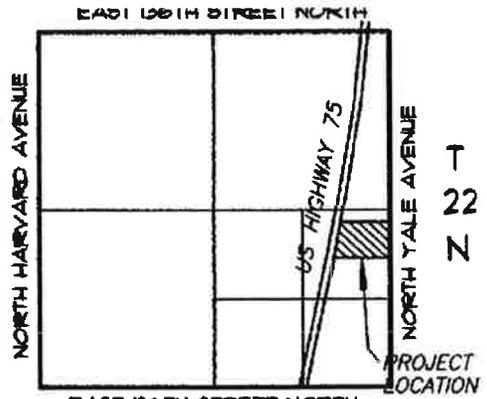


EXHIBIT 2

16.11



TULSA COUNTY
SECTION 33

ZONED "AG"

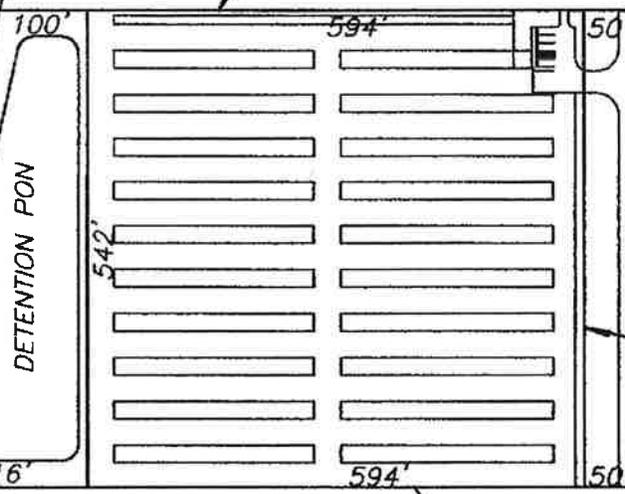
8'-0" Chain Link Fence
with privacy slats

744'

EXISTING WATER LINE
WASHINGTON RURAL WATER
DISTRICT #3. KEEP THE
EXISTING METER.

AEROBIC SYSTEM FOR THE
20'x20' OFFICE

U.S. HIGHWAY 75



DETENTION PON

8'-0" MASONRY
FENCE

8'-0" CHAIN LINK
FENCE
w/privacy slats

STORM WATER TO
DISCHARGE INTO
RIGHT OF WAY

8'-0" CHAIN LINK
FENCE
w/privacy slats

EXHIBIT 3

16.12

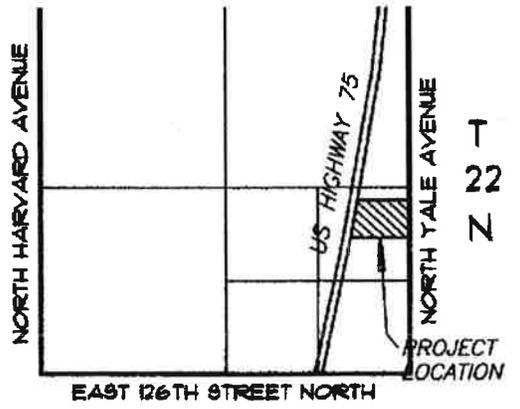
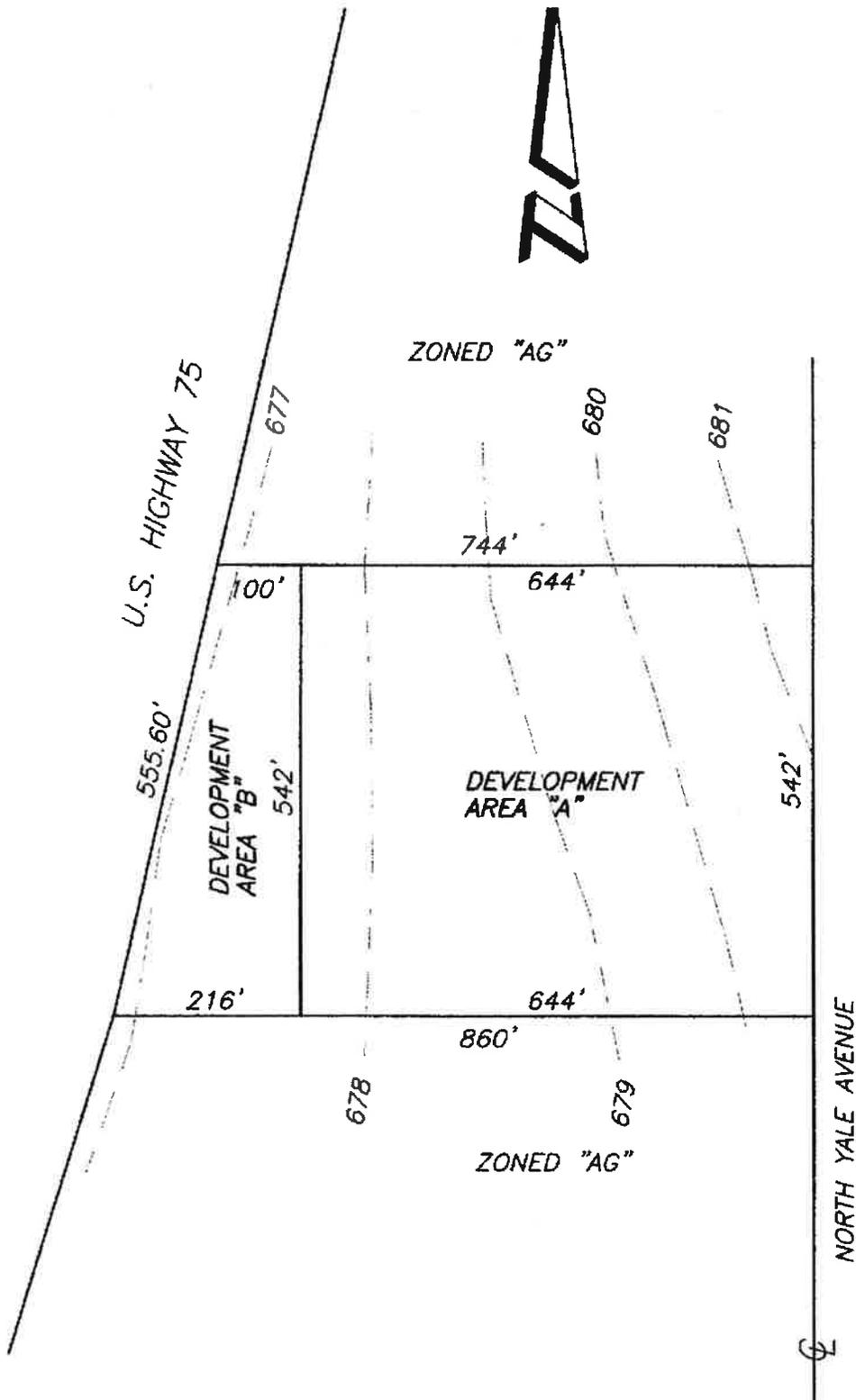


EXHIBIT 4

16-13

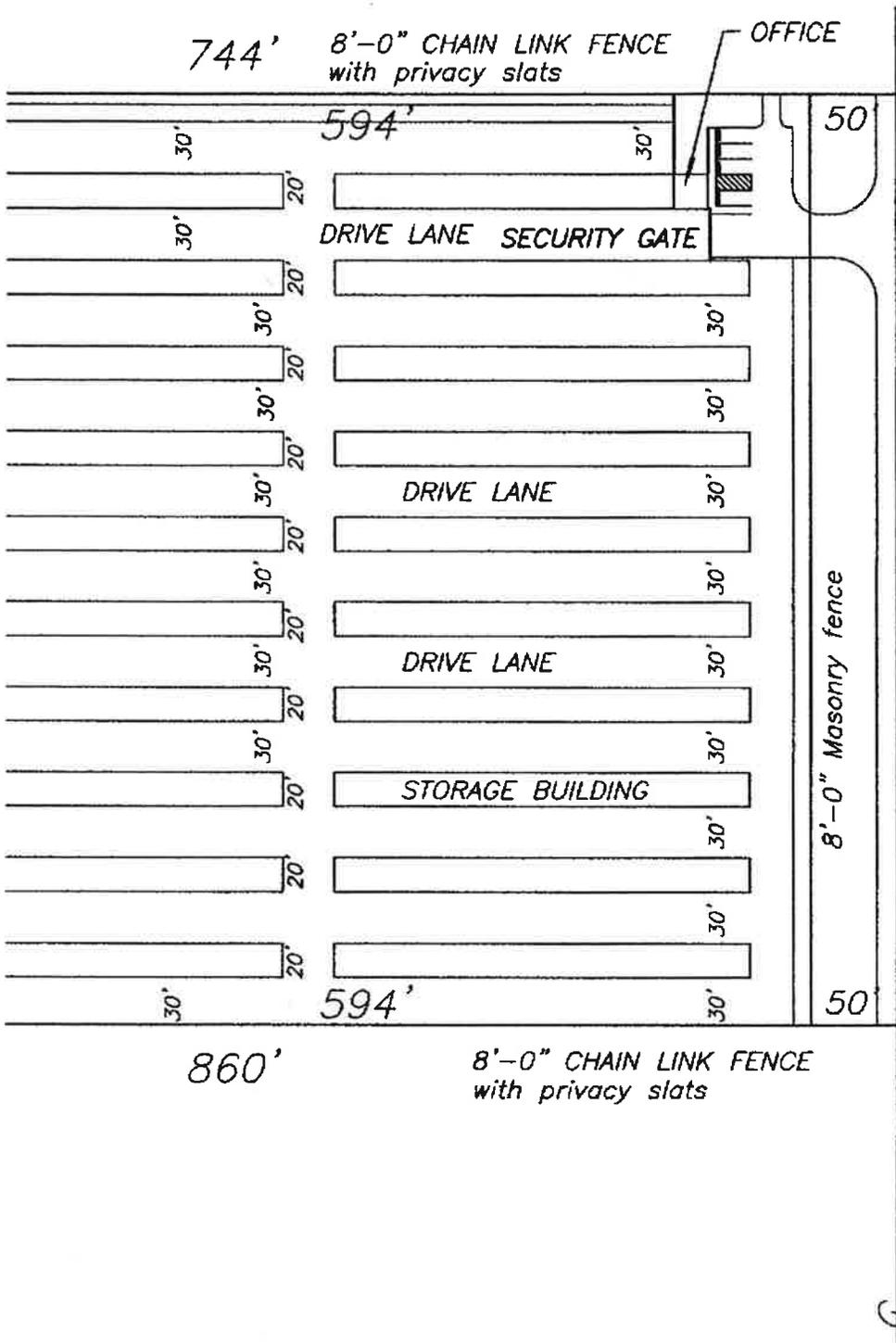


EXHIBIT 5

16.14



EXHIBIT 6

16.15

Total Site Legal Description

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

Beginning 2809.3 feet South of the Northeast corner of said Section 33; thence West 744 feet to the eastern right of way of U.S. Highway 75; thence southwesterly along the Eastern right of way of U.S. Highway 75 a distance of 555.60 feet; thence East a distance of 860 feet; thence North a distance of 542.00 feet to the point of beginning, less the East 30 feet thereof.

Development Area A

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

Beginning 2809.3 feet South of the Northeast corner of said Section 33; thence West 644 feet; thence South a distance of 542 feet; thence East a distance of 644 feet; thence North a distance of 542.00 feet to the point of beginning, less the East 30 feet thereof.

Development Area B

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

Commencing 2809.3 feet South of the Northeast corner of said Section 33; thence West 644 feet to the point of beginning; thence West 100 feet to the eastern right of way of U.S. Highway 75; thence southwesterly along the Eastern right of way of U.S. Highway 75 a distance of 555.60 feet; thence East a distance of 216 feet; thence North a distance of 542.00 feet to the point of beginning.