

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2688

December 17, 2014, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of December 3, 2014, Meeting No. 2687

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-20744 (Lot-Split)** (CD-1) – Location: Southwest corner of East Reading Street and North Midland Avenue
3. **LC-628 (Lot-Combination)** (CD-4) – Location: Southeast corner of East Archer Street and North Detroit Avenue
4. **LS-20745 (Lot-Split)** (CD-9) – Location: South of the southwest corner of East 44th Street South and South Gary Avenue (Related to: LC-629)
5. **LC-629 (Lot-Combination)** (CD-9) – Location: West of the southwest corner of East 44th Street South and South Gary Avenue (Related to: LS-20745)
6. **LS-20746 (Lot-Split)** (CD-4) – Location: North of the Northeast corner of East Cameron Street and North Main Street (Related to: LC-631)
7. **LC-631 (Lot-Combination)** (CD-4) – Location: North of the Northeast corner of East Cameron Street and North Main Street (Related to: LS-20746)
8. **LC-632 (Lot-Combination)** (CD-3) – Location: North and West of the northwest corner of East Admiral Place and North 129th East Avenue

9. **Lot 2, Block 1, Metris Call Center - Change of Access**, Location: Southwest corner of East 48th Street South and South 129th East Avenue (CD-7)
10. **Maple Terrace – Final Plat**, Location: North of East 15th Street South, and west of South Norfolk Avenue, **PUD-757-1**, (CD 4)
11. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: South of the southeast corner of West 81st Street South and Highway 75 (Lot 6, Block 1, The Walk at Tulsa Hills), requesting a **Corridor Detail Site Plan** for a new retail building in a corridor district, **CO/Z-7164-SP-1**, (CD-2)
12. **PUD-759-A-1 – Crestwood at the River, LLC**, Location: Northwest corner of East 121st Street South and South Sheridan Road, requesting a **PUD Minor Amendment** to modify the landscape requirements, **CS/RS-3/PUD-759-A**, (CD-8) (Related to PUD-759-A)
13. **PUD-759-A – Tanner Consulting, LLC/Justin Morgan**, Location: Northwest corner of East 121st Street South and South Sheridan Road, requesting a **PUD Detail Site Plan** for a new retail center within the PUD, **CS/RS-3/PUD-759-A**, (CD-8) (Related to PUD-759-A-1)
14. **PUD-811 – Joel Slaughter**, Location: Northwest corner of South Trenton Avenue and East 15th Street South, requesting a **PUD Detail Site Plan** for a new mixed-use development within the PUD, **CS/CH/RM-2/PUD-811**, (CD-4)
15. **PUD-595-B – Cedar Creek Consulting/Jason Emmett**, Location: Southeast corner of South 101st East Avenue and East 68th Street, requesting a PUD Detail Site Plan for a new retail building within the PUD, **CO/PUD-595-B**, (CD-7)
16. **PUD-798-1 – Blake Henry**, Location: South of the southeast corner of South Harvard Avenue at East 41st Street South, requesting a **PUD Minor Amendment** to modify the screening wall requirements, **OL/PUD-798**, (CD-9)
17. **Z-6010-SP-4 – Sack & Associates, Inc.**, Location: Southeast corner of State Farm Boulevard and South 129th East Avenue, requesting a **Corridor Detail Site Plan** for a new office building in a corridor district, **CO/Z-6010-SP-4**, (CD-7)
18. **PUD-410-B – Sisemore Weisz & Associates/Mark Capron**, Location: Southeast corner of South Yale Avenue and East 36th Street South, requesting a **PUD Detail Site Plan** for a new developmental center addition within the PUD, **RS-2/RM-1/RD/PUD-410-B**, (CD-5) (Related to PUD-410-B-1) (Continued from 12/3/14)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

19. **PUD-410-B-1 – Sisemore Weisz & Assoc./Mark Capron**, Location: Southeast corner of South Yale Avenue and East 36th Street South, requesting a **PUD Minor Amendment**, (CD-5) (Related to PUD-410-B) (Continued from 12/3/14) (**Applicant is requesting a continuance to January 7, 2015**)
20. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: South of the southeast corner of West 81st Street South and Highway 75, Lot 8, Block 1, The Walk at Tulsa Hills, requesting a Corridor Detail Site Plan, (CD-2) (**Applicant is requesting a continuance to January 7, 2015.**)
21. **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) (Continued from 11/19/14 & 12/3/14) (**Continuance request to January 7, 2015**)
22. **Z-7288 – John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting rezoning from **AG to RM-1**, (CD-6) (Related to PUD-825) (Continued from 12/3/14) (**Continuance request to January 7, 2015**)
23. **PUD-825 - John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting a **PUD, AG to RM-1/PUD**, (Related to Z-7288) (CD-6) (Continued from 12/3/14) (**Continuance request to January 7, 2015**)
24. **LS-20733 (Lot-Split)** (County) - Location: West of the Southwest corner of East 161st Street South and South 161st East Avenue (Continued from 12/3/2014)
25. **Open Arms Child Development Center – Minor Subdivision Plat**, Location: North of the northeast corner of East 51st Street South and South 177th East Avenue, **AG**, (CD-6)
26. **Brookstone Park at Lynn Lane – Preliminary Plat**, Location: North of the northeast corner of East 51st Street South and South 177th East Avenue, **AG**, (CD-6)
27. **Huntington Park – Preliminary Plat**, Location: South of the southeast corner of South 177th East Avenue and East 41st Street South, **RS-4/PUD-816**, (CD-6)
28. **5200 Mingo Commercial – Preliminary Plat**, Location: South of southwest corner of East 51st Street South and South Mingo Road, **CS**, (CD-7)
29. **Rabbit Run – Preliminary Plat**, Location: West of southwest corner of East 101st Street South and South 129th East Avenue, (County)
30. **Z-7278 – Plat Waiver**, Location: 223 West 28th Street North, north of West 28th Street between North Denver Avenue and North Cheyenne Avenue, (CD-1)

31. **CZ-436 – Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue and East 126th Street North, requesting a rezoning from **AG to CG**, (County) (Continued from 10/15/14 and 11/19/14) (Related to PUD-821)
32. **PUD-821 - Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue 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 and 11/19/14) (Related to CZ-436)
33. **CZ-438 – Chance Furr**, Location: North of West Coyote Trail, east of South 209th West Avenue, requesting a rezoning from **AG to AG-R**, (County)
34. **Z-7286 – Margaret Bannochie**, Location: Southeast corner of West 71st Street and South Jackson Avenue, requesting a rezoning from **RS-3/AG to CS**, (CD-2)
35. **Z-5620-SP-14 – Eller & Detrich/Andrew A. Shank**, Location: Southeast corner of South Memorial Drive and East 91st Street, requesting a Corridor Development Plan to add Use Unit 14, Shopping Goods and Services, **CO/Z-5620-WP-14**, (CD-7)
36. **Z-7264 – CBC Builds, LLC/Harry D. Grande Sr.**, Location: East of South Madison Avenue between East 38th Place and East 39th Street, requesting rezoning from **RS-3 to RS-4**, (CD-9) (Continued from 5/21/14, 6/18/14, 8/20/14 and 12/03/14) (Related to 39th & Madison Preliminary Plat)
37. **39th and Madison, Preliminary Plat**, Location: East of South Madison Avenue between East 38th Place and East 39th Street, (CD-9) (Related to case Z-7264.and continued from same dates)

OTHER BUSINESS

38. 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.

**Change of Access on Recorded Plat
TMAPC December 17, 2014**

Lot 2, Block 1, Metris Call Center

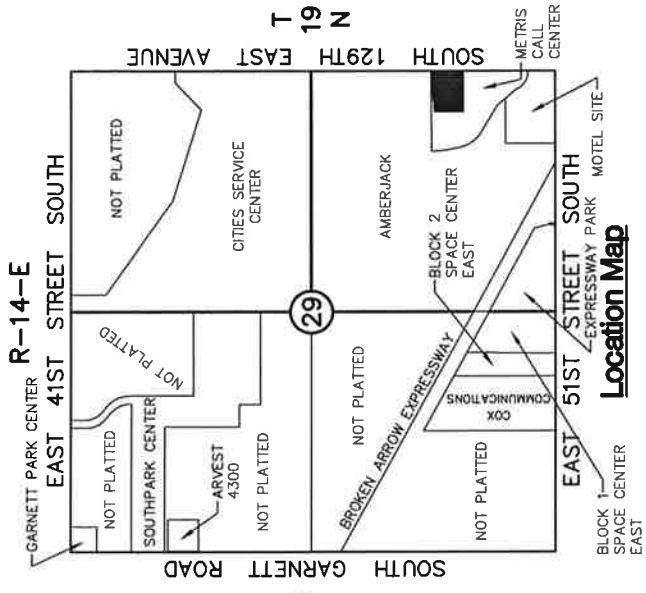
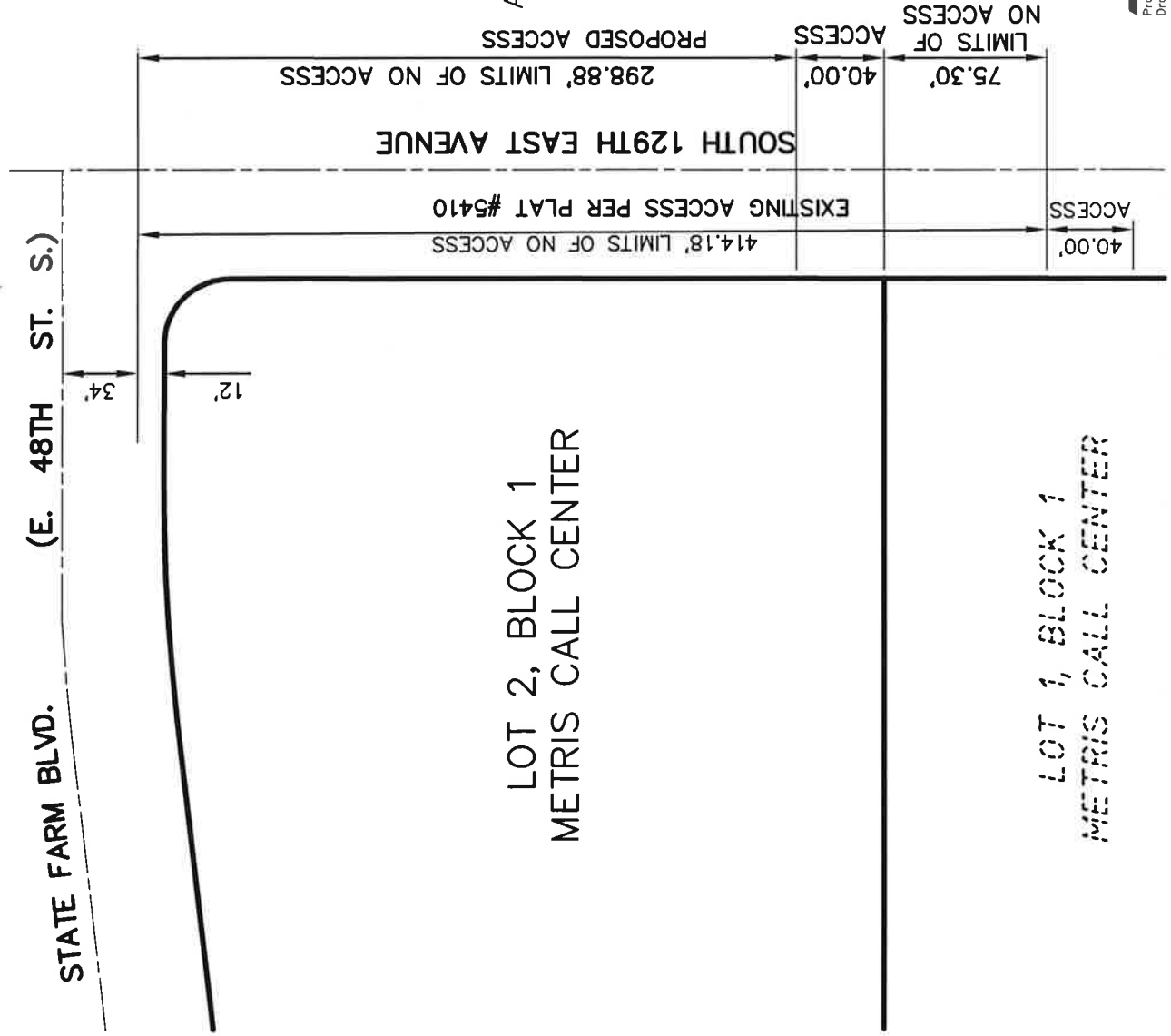
This application is made to allow a change of access to add one access along South 129th East Avenue.

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.

STATE FARM BLVD. (E. 48TH ST. S.)

LOT 2, BLOCK 1
METRIS CALL CENTER

LOT 1, BLOCK 1
METRIS CALL CENTER



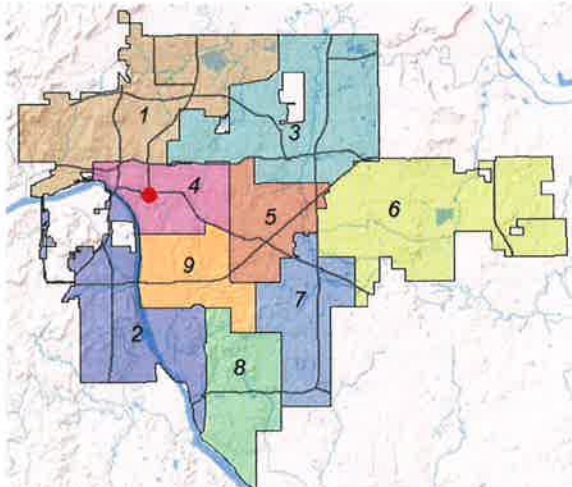
APPROVED: _____
TRAFFIC ENGINEER
EXHIBIT 'A'
CHANGE OF ACCESS
FOR
LOT 2 IN BLOCK 1
OF

'METRIS CALL CENTER'
SECTION 29, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

9.2



Tulsa Metropolitan Area
Planning Commission

	<p><u>Case Number:</u> Maple Terrace Addition Final Subdivision Plat</p> <p><u>Hearing Date:</u> December 17, 2014</p>
<p><u>Case Report Prepared by:</u> Diane Fernandez</p>	<p><u>Owner and Applicant Information:</u> <i>Applicant:</i> Jim Beach, Wallace Engineering</p> <p><i>Property Owner:</i> Landmark Real Estate , INC.</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u> Preliminary Subdivision Plat Approval</p> <p><i>Tract Size:</i> .43+ acres</p> <p><i>Location:</i> North of 15th Street South, and west of South Norfolk Avenue</p>
<p><u>Zoning:</u> <i>Existing Zoning:</i> PUD 757-1</p> <p><u>Comprehensive Plan:</u> <i>Land Use Map:</i> Downtown</p> <p><i>Areas of Stability and Growth Map:</i> Area of Growth</p>	<p><u>Staff Recommendation:</u> Staff recommends approval.</p>
	<p><u>City Council District:</u> 4 <i>Councilor Name:</i> Blake Ewing</p> <p><u>County Commission District:</u> 1 <i>Commissioner Name:</i> John Smaligo</p>

EXHIBITS:

Subdivision Map

Final Subdivision Plat

Maple Terrace - (CD 4)

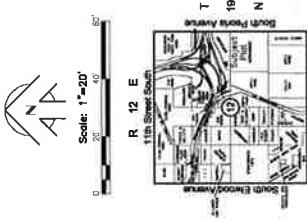
North of East 15th Street South, and West of South Norfolk Avenue

This plat consists of 3 Lots, 1 Block, on .43 acres.

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

Draft Final Subdivision Plat Maple Terrace PUD 757

A part of Block 13, Broadmoor Addition
in Section 12, T-19-N, R-12-E, of the LB. & M.
City of Tulsa, Tulsa County, State of Oklahoma.



FINAL PLAT	
CERTIFICATE OF APPROVAL	
I, the undersigned, being a duly qualified and authorized official of the City of Tulsa, Oklahoma, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office.	
APPROVED: _____	
CITY ENGINEER	
APPROVED: _____	
CITY CLERK	
APPROVED: _____	
CITY ATTORNEY	
APPROVED: _____	

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss.
I, EARLENE WILSON, TULSA COUNTY CLERK, IN AND FOR THE COUNTY OF TULSA, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT NOW ON FILE IN MY OFFICE.

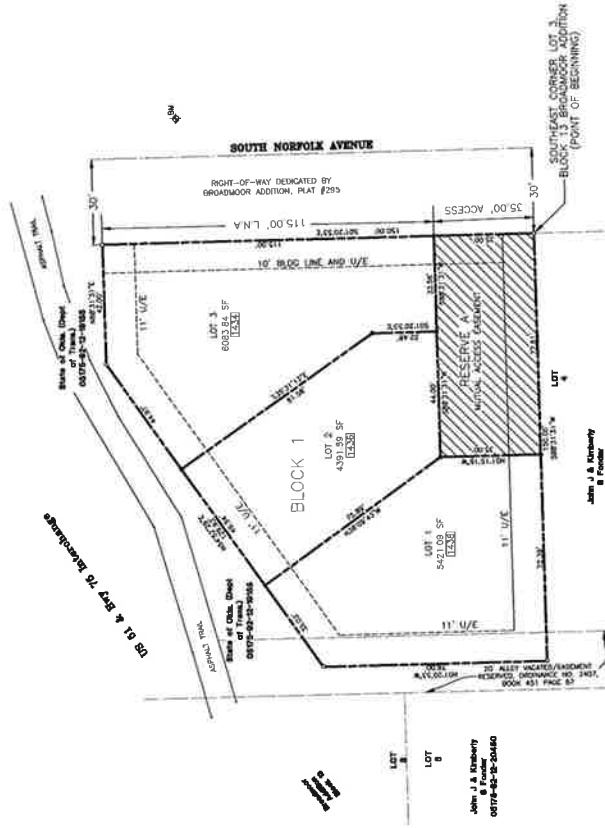
DATED: _____ DAY OF _____
EARLENE WILSON, TULSA COUNTY CLERK

DEPUTY
I, _____, HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS SECURITY AS REQUIRED HAS BEEN PROVIDED IN THE AMOUNT OF _____ DOLLARS AND CENTS PER YEAR RECIPT NO. _____ TO BE CONTRIBUED AS PAYMENT OF 20% TAXES IN FULL BUT IS GIVEN IN FULL PAYMENT OF THE AMOUNT OF THE SECURITY DEBT.

DATED: _____ DAY OF _____
DENNIS SELLER, TULSA COUNTY TREASURER

DEPUTY
I, _____, HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS SECURITY AS REQUIRED HAS BEEN PROVIDED IN THE AMOUNT OF _____ DOLLARS AND CENTS PER YEAR RECIPT NO. _____ TO BE CONTRIBUED AS PAYMENT OF 20% TAXES IN FULL BUT IS GIVEN IN FULL PAYMENT OF THE AMOUNT OF THE SECURITY DEBT.

DATED: _____ DAY OF _____
DENNIS SELLER, TULSA COUNTY TREASURER



OWNER
LANDMARK REAL ESTATE, INC.
P.O. Box 42415
Tulsa, OK 74159

SURVEYOR
BENNETT SURVEYING, INC.
P.O. Box 848
Chevy Chase, MD 20815
Phone: (301) 424-1111
Fax: (301) 424-1111
Certificate of Authorization No. 4502
Expires 01/01/16

ENGINEER
WALLACE ENGINEERING
200 E. McLure Blvd. S.E.
Tulsa, OK 74103
Phone: (918) 436-1111
Fax: (918) 436-1111
C.A. 1480 3RD DATE 6/30/15
dw@wallaceeng.com

MONUMENTATION
THE BEGINNING POINT FOR THIS SURVEY IS BASED ON THE EAST LINE OF BLOCK 13, BROADMOOR ADDITION AS S81°20'53"E.

LEGEND
O DENOTES A FOUND 1/8" IRON PIN
● DENOTES A SET 1/8" IRON PIN WITH CAP OR CA. MARK

LEGEND
L.A. = LIMITS OF NO ACCESS
S.A. = SQUARE ACCESS EASEMENT
U/E = UTILITY EASEMENT
[133] = ADDRESS

VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS BASED ON THE NGVD 29 DATA.

BENCHMARK NOTE
SET CH-SELED "X"
NAD 83
E-2265108.1633
ELEVATION=715.01

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES MAY CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

November 17, 2014
Draft Final Plat Maple Terrace
SHEET 1 OF 2

10.3

Case Number: Z-7164-SP-1
Detail Site Plan

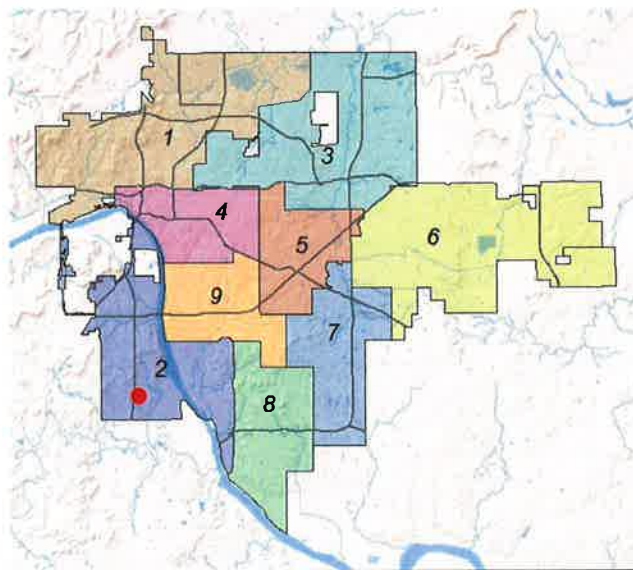
Hearing Date: December 17, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Cedar Creek Consulting – Jason Emmett

Property Owner: Sleep Center Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new retail building in a corridor district.

Gross Land Area: 1.8 Acres

Location: South of the Southeast Corner of West 81st Street South and Highway 75

Lot 6, Block 1, The Walk at Tulsa Hills

Zoning:
Existing Zoning: CO/Z-7164-SP-1
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 18-12-14
CZM: 51
Atlas: 887

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: Z-7164-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.8 Acre site in a Corridor District for a new retail facility including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreational Facilities, Limited to Gymnasium, Motion Picture Theater (Enclosed) Health Club/Spa and Swimming Pool; 21, Limited to Private Streets, Service Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces. The retail building proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:

Site lighting plans are not provided. Lighting shall be pointed down and away from adjacent property lines. All site lighting, including building mounted shall not exceed 35-feet in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.

SIGNAGE:

The site plan illustrates a ground sign location which requires a separate permit. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan 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 sidewalks along Olympia Avenue as well as internal pedestrian paths from Olympia Avenue to the proposed building and also adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

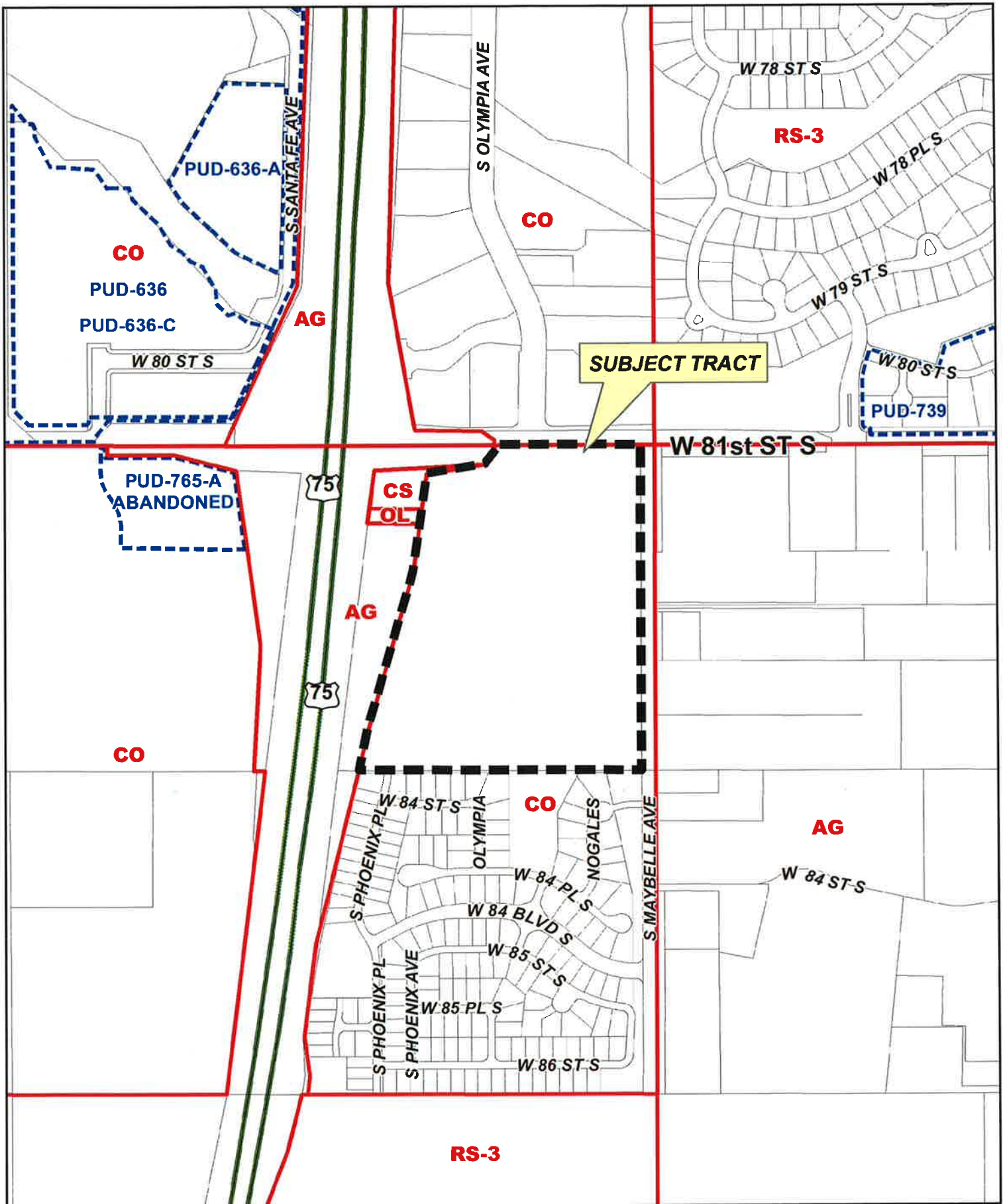
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Dumpster Enclosure Plan

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

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



Z-7164-SP-1 DSP

18-12 14





0 Feet
250 500

Z-7164-SP-1 DSP

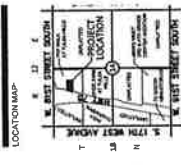
Aerial Photo Date: March 2014

18-12 14

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



11.5



NOT TO SCALE

PROJECT NUMBER:
ATLAS NUMBER:
DATE:
DRAWN BY:

SLEEP CENTER
AT
THE WALK AT
TULSA HILLS
TULSA, OKLAHOMA



ISSUED FOR PERMIT
SUBMITTAL
REVISIONS:

DRAWING TITLE
SITE PLAN

SHEET
C1.00

- LEGEND**
- BOUNDARY LINE
 - EXISTING CONCRETE CURB AND GUTTER
 - PROPOSED CONCRETE CURB AND GUTTER
 - PROPOSED FIRE LANE STRIPING
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE
 - UNDERGROUND FIBER OPTIC
 - SANITARY SEWER
 - WATERLINE
 - BENCHMARK
 - PROPOSED PARKING SPACE COUNTER
 - FIRE HYDRANT
 - WATER VALVE
 - EX. WATER METER
 - EX. WATER METER PIT
 - PRO. WATER METER
 - EX. SPRINKLER VALVE
 - EX. AUTO SPRINKLER
 - EX. ELECT. FROSTAL
 - EX. ELECT. TRANSFORMER
 - EX. ELECT. METER
 - PRO. ELECT. METER
 - EX. AIR CONDITIONER
 - EX. SIGNAGE
 - EX. LIGHT POLE
 - PRO. LIGHT POLE
 - EX. STORM MANHOLE
 - EX. STORM MANHOLE
 - EX. STORM MANHOLE
 - PRO. INLETS (SEE GRADING PLAN FOR TYPE)
 - VERTICAL SEPARATION REQUIREMENT

SITE DATA
LOT INFORMATION:
ZONING - Z 7164-RP (1A)
LOT SIZE: 1.796 ACRES (76,353.74 SF)
BUILDING SIZE: 11,972 SF
ALLOWABLE BUILDING HEIGHT: 30 FEET
PROPOSED BUILDING HEIGHT: 30 FEET
PERCENT BUILDING LAND COVERAGE: 16.25%

PARKING REQUIREMENTS:
CRITERIA
TOTAL REQUIRED PARKING: 88 P.S.
TOTAL PROVIDED PARKING: 88 P.S.
HANDICAP PARKING REQUIREMENTS:
PROVIDED: 3 P.S.

IMPERVIOUS SURFACE AREA:
TOTAL IMPERVIOUS AREA: 76,353.74 SF
EXISTING IMPERVIOUS AREA: 1,000 SF (1.00%)
PROPOSED IMPERVIOUS SURFACE AREA: 54,387.81 SF (68.35%)
TOTAL IMPERVIOUS AREA: 55,387.81 SF (68.35%)

LANDSCAPED AREA:
TOTAL LANDSCAPED AREA: 76,353.74 SF
REQUIRED LANDSCAPE AREA: 7,635.37 SF (10%)
PROPOSED LANDSCAPE AREA: 23,965.88 SF (31.82%)

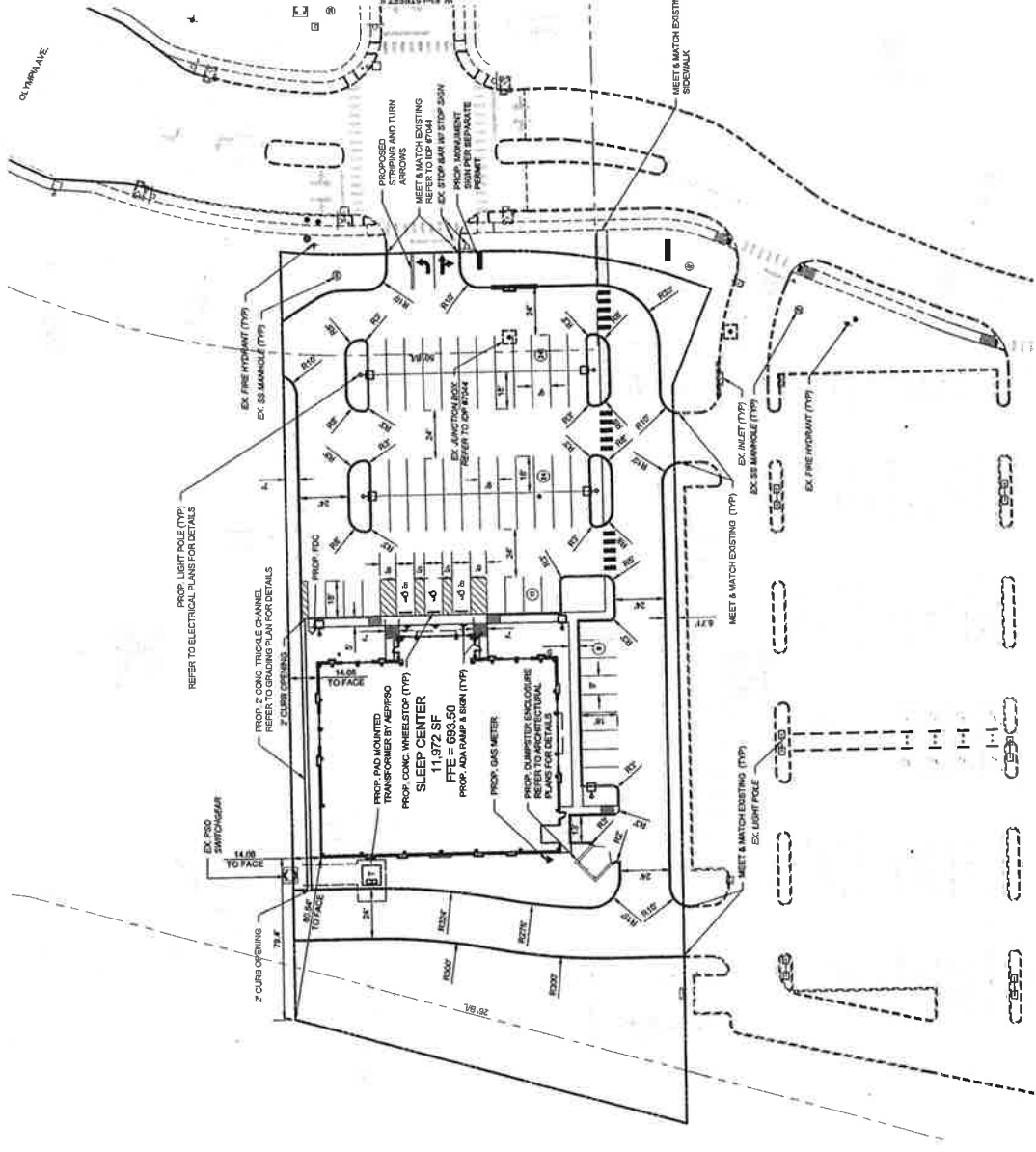
- SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING UTILITIES.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE RESEEDED WITH TURF OR SEEDS OF THE SAME KIND AND FOUR INCHES OF TOPSOIL APPLIED. FILL SHALL BE COMPACTED TO 95% DENSITY. APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SODDED.
 - EXISTING TREES SHALL BE MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS NOTED AS BEING DISTURBED SHALL BE RESEEDED OR RESEEDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR IS TO VERIFY LOCATION OF ANY EXISTING UTILITIES, INCLUDING SANITARY SEWER, WATER, GAS, AND FIBER OPTIC. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND VERIFYING BENCHMARKS UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TULSA STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING BENCHMARKS LOCATION AND ACCURACY.
 - LEGAL DESCRIPTION: THE WALK AT TULSA HILLS, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
- NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. SEE ADA COMPLIANCE PLAN FOR DETAILS.**
- NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMP AT ALL HANDICAP SPACES.**
- DETENTION IS REQUIRED AND HAS BEEN ACCOUNTED FOR AS PART OF DESIGN.**

LEGAL DESCRIPTION: THE WALK AT TULSA HILLS, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

NOTE: CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED WORK MEETS ADA REQUIREMENTS. SEE ADA COMPLIANCE PLAN FOR DETAILS.

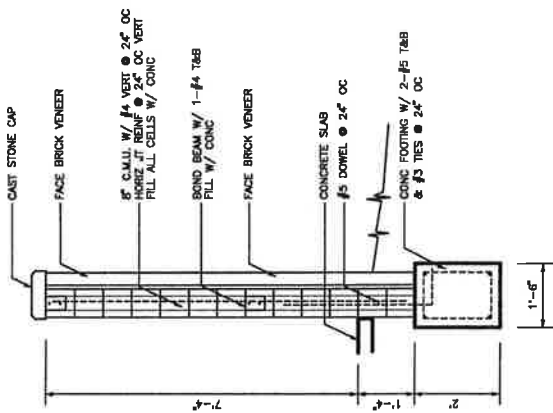
NOTE: CONTRACTOR SHALL CONSTRUCT AND INSTALL WHEEL STOPS, SIGNS, AND ADA RAMP AT ALL HANDICAP SPACES.

DETENTION IS REQUIRED AND HAS BEEN ACCOUNTED FOR AS PART OF DESIGN.

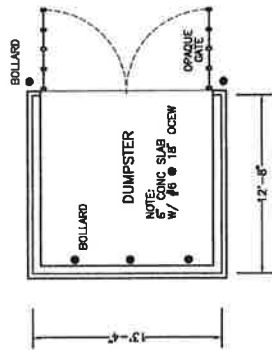


CITY OF TULSA STANDARD DETAILS
THE FOLLOWING CITY OF TULSA PUBLIC WORKS STANDARD DETAILS ARE REQUIRED AND PROVIDED ON THE CIVIL DETAIL SHEET:
138 - STANDARD 8"LT FENCE AND CONSTRUCTION
755 - INLET CONFIGURATION
764 - STD REINFORCED CONCRETE STORMWATER INLETS

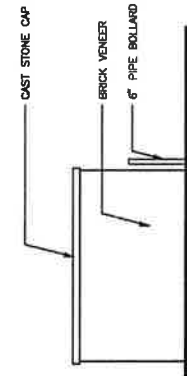
11.6



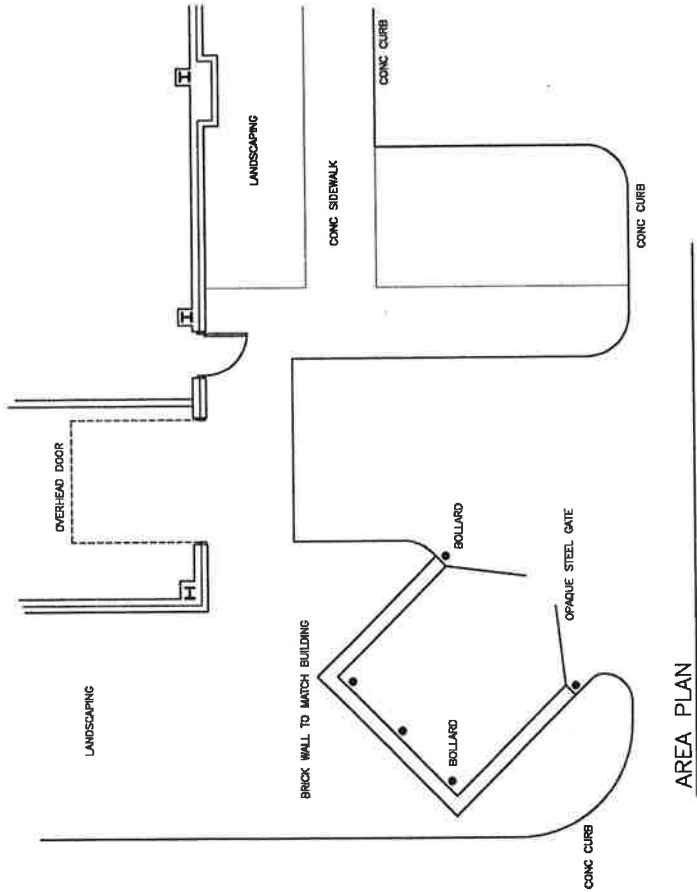
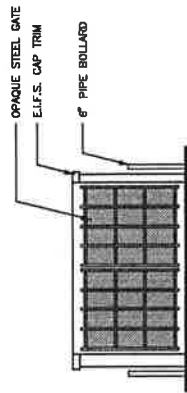
DUMPSTER SECTION



DUMPSTER PLAN



DUMPSTER ELEVATION



AREA PLAN

DUMPSTER SCREEN ENCLOSURE

SCALE 1/8" = 1'-0"

11.7

Case Number: PUD-759-A-1
Minor Amendment

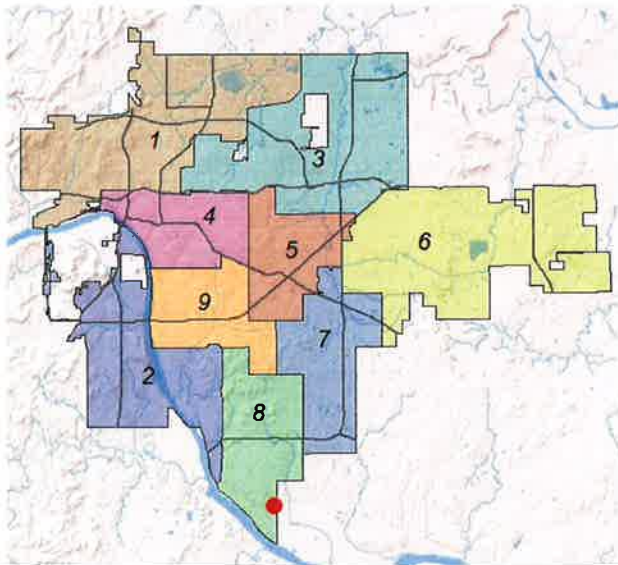
Hearing Date: December 17, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Crestwood at the River, LLC

Property Owner: Crestwood at the River, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify the landscape requirements.

Gross Land Area: 1.836 Acres

Location: Northwest corner of East 121st Street South and South Sheridan Road

Lot 1, Block 1, Crestwood Village

Development Area B, Tract 1C

Zoning:
Existing Zoning: CS/RS-3/PUD-759-A
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8334
CZM: 57
Atlas: N/A

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-759-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the landscape requirements from 15% of the net land area to 10% for Tract 1C of Development Area B.

The Tulsa Zoning code requires 10% of the net land area to be landscaped for commercial uses.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.13 PUD Section of the City of Tulsa Zoning Code.*

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

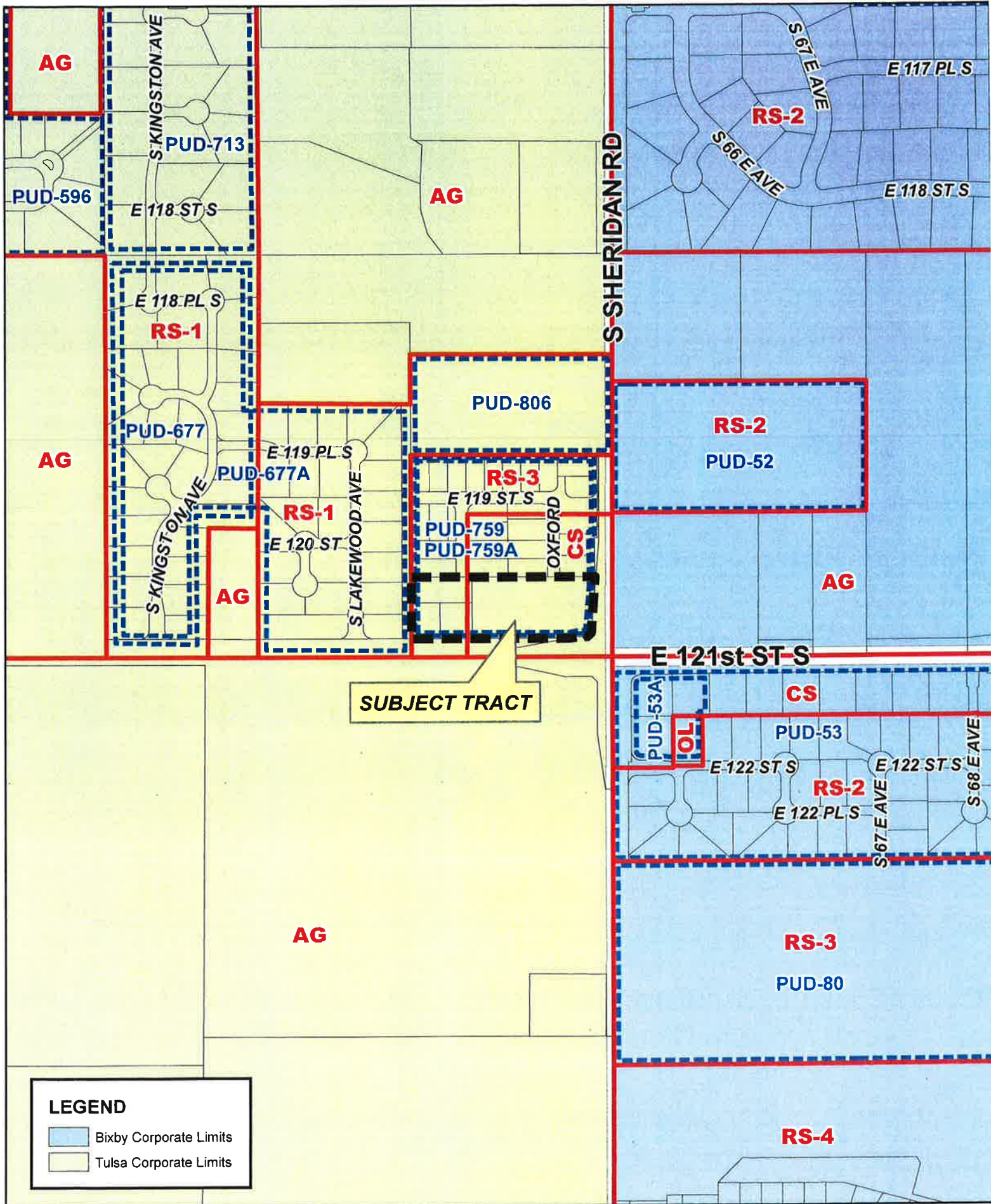
Staff has reviewed the request and determined:

- 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-759-A shall remain in effect.



Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the landscape requirements.



LEGEND

-  Bixby Corporate Limits
-  Tulsa Corporate Limits

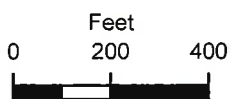


PUD-759-A-1

18-13 34

12.3





PUD-759-A-1

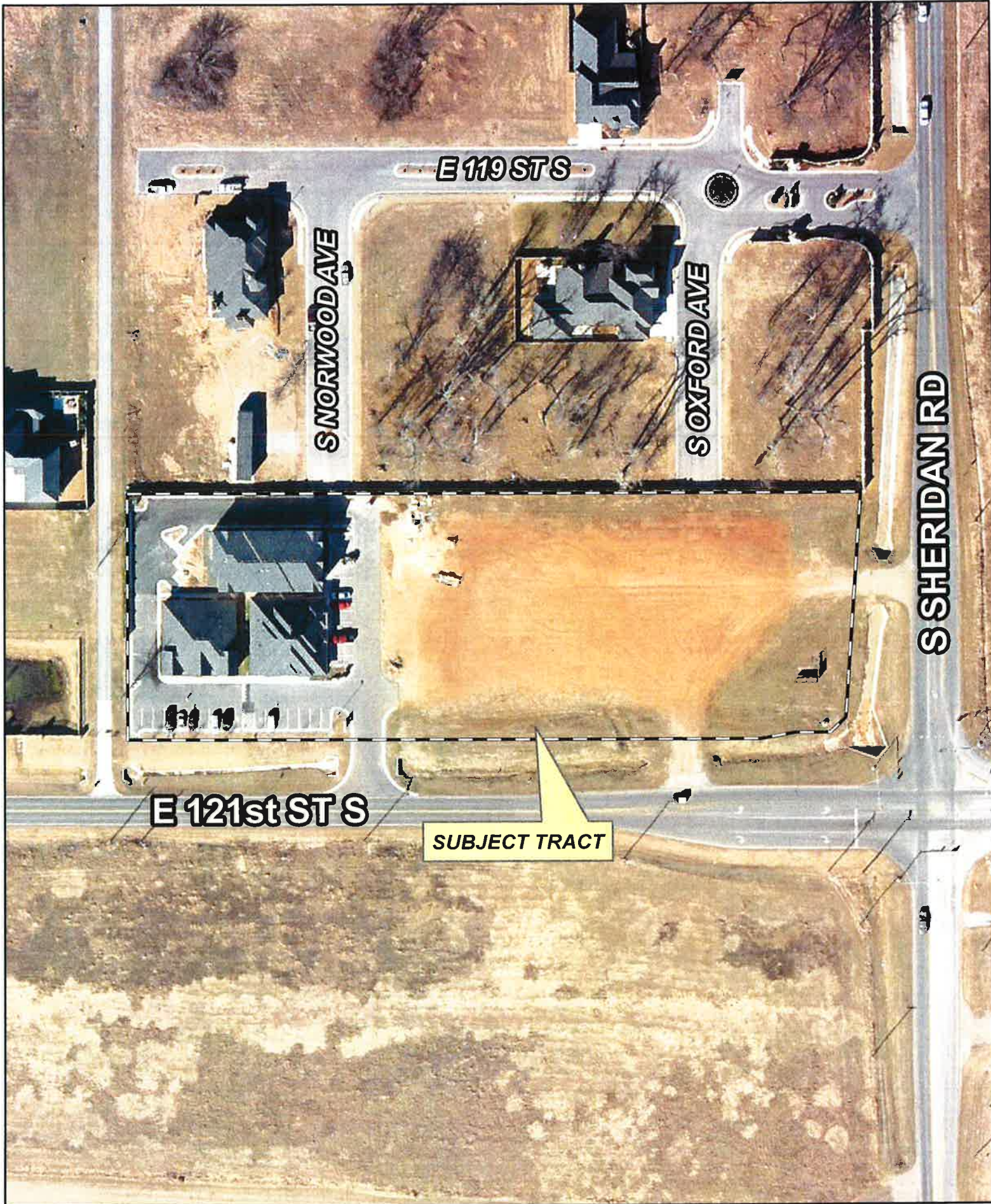
Aerial Photo Date: March 2014

18-13 34

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

12.4





PUD-759-A-1

Aerial Photo Date: March 2014

18-13 34

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

12.5



Case Number: PUD-759-A
Detail Site Plan

Hearing Date: December 17, 2014

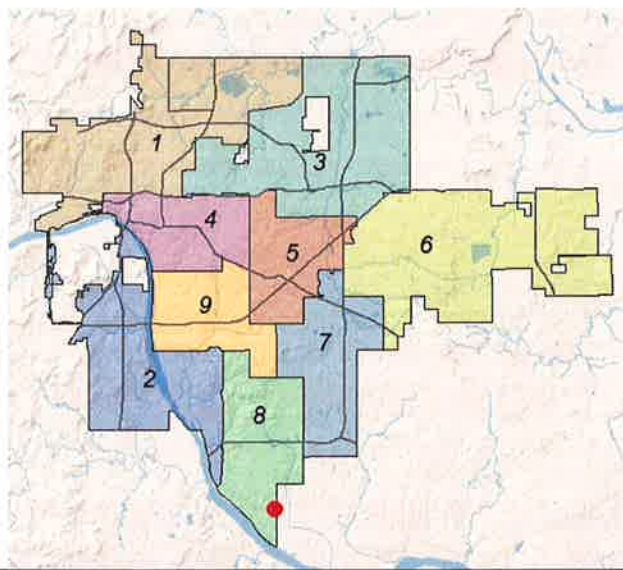
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Property Owner: Crestwood at the River, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new retail center within the PUD.

Gross Land Area: 2.156 Acres

Location: Northwest corner of East 121st Street South and South Sheridan Road

Development Area B

Zoning:

Existing Zoning: CS/RS-3/PUD-759-A

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Neighborhood Center/New Neighborhood

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8334

CZM: 57

Atlas: N/A

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-759-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.156 Acre site in a Planned Unit Development for a retail center including one, one story retail building and one, one story office building.

PERMITTED USES:

Uses permitted as a matter of right: Those uses permitted by right in the CS zoning district and those uses considered customarily incidental to those permitted principal uses, excluding sexually-oriented businesses. The retail and office uses proposed for this project are allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. All lighting shall be shielded, pointed down or away from adjacent residential areas or from the public street right of way. Lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent residential area. No light, whether pole or building mounted, shall exceed 25 ft in height.

SIGNAGE:

The site plan does not illustrate wall or ground sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The Landscape requirements for this PUD are the subject of Minor Amendment case PUD-759-A-1, which requests to reduce the required landscape coverage on Tract 1-C from 15% to 10%. If the Minor Amendment is approved, then the landscape area will be consistent with the Planned Unit Development Requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. The open space area and screening are consistent with the Planned Unit Development requirements. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

A fee in lieu of sidewalks has been paid for the frontage between Development Area B and East 121st Street South. The plan displays pedestrian paths adjacent to the proposed buildings.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

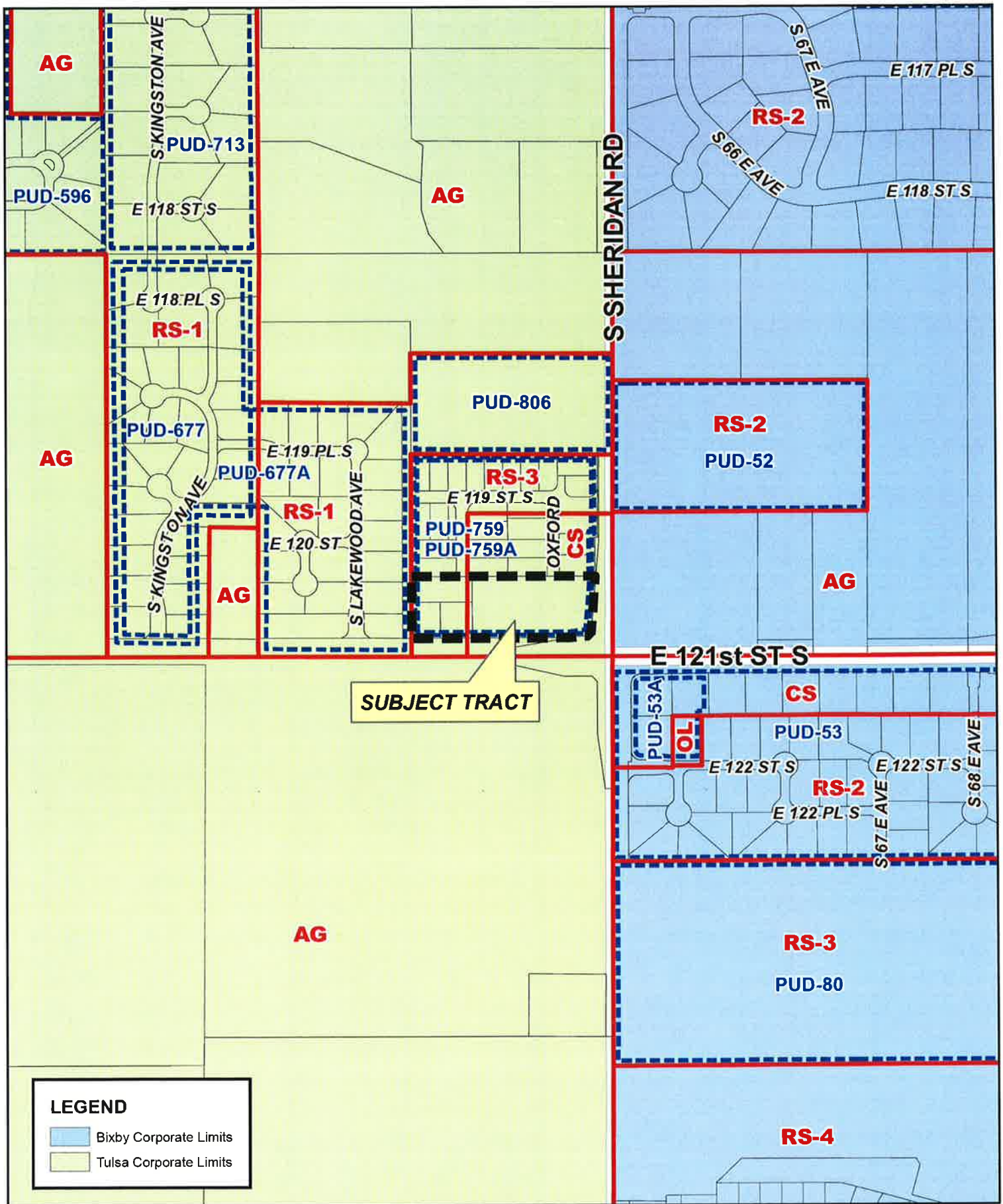
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-759-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development, pending approval of Minor Amendment PUD-759-A-1. Staff finds that the uses and intensities proposed 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 map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Site Plan
- Applicant Site Lighting Plan
- Applicant Exterior Elevations
- Applicant Site Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new retail center.

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



PUD-759-A

18-13 34

13.4





0 Feet 200 400

PUD-759-A

13.5

Aerial Photo Date: March 2014

18-13 34

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





Aerial Photo Date: March 2014

PUD-759-A

18-13 34

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

13.6







wdesign
ARCHITECTURAL INTERIORS
1518 E. 15th Street, Suite A
Tulsa, OK 74104
Phone: 918.794.6416
Fax: 918.794.6002
www.wdesigninteriors.com



**CRESTWOOD
RETAIL
CENTER**

**PROJECT #
13152**

**6400 E. 121ST CT
TULSA, OK
74137**

CONSULTANT

REVISIONS

ISSUE DATE

10.31.2014

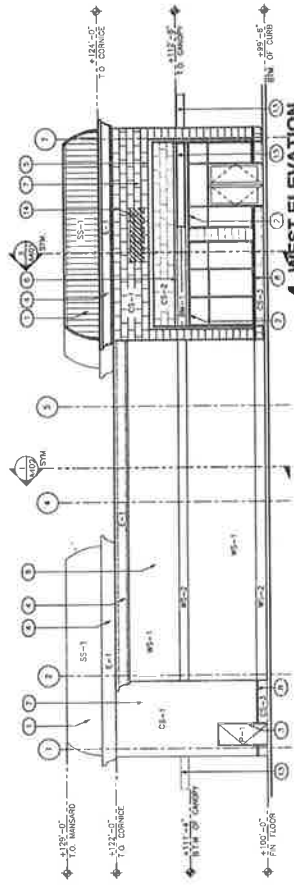
SHEET NAME

ELEVATIONS

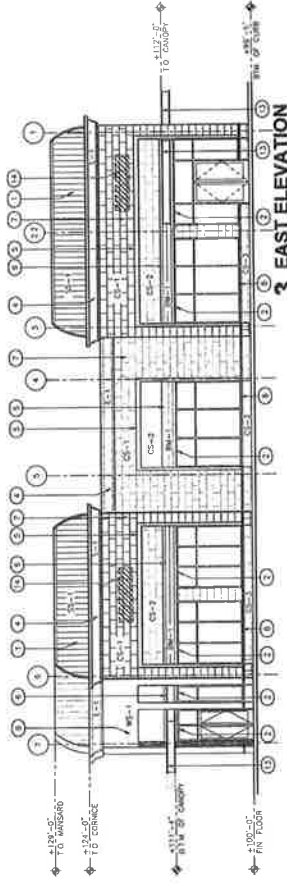
SHEET #

A301

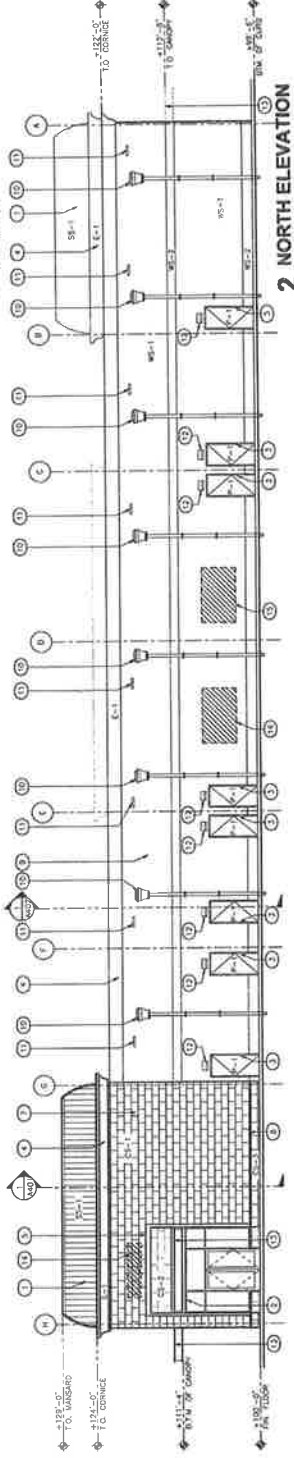
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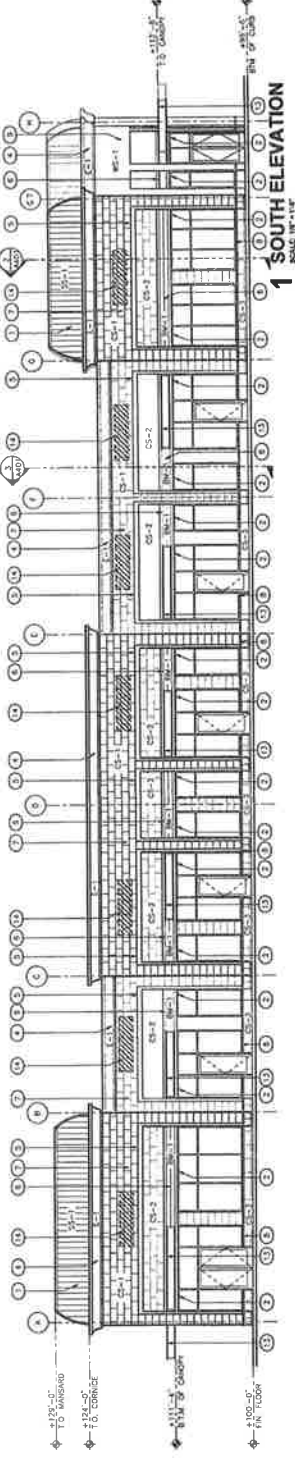
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR DETAILS AND MATERIALS. EXAMINE FOR ANY INCONSISTENCIES. INSTALLATION REQUIREMENTS AND MATERIALS REQUIREMENTS.
2. EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK. ALL EXTERIOR PAINTS TO BE APPLIED TO EXTERIOR SURFACES OF BUILDING AND ADJACENT DRIVEWAYS, PATIOS, AND PORCHES AT EACH FRESH LOCATION.
3. ALL EXTERIOR PAINTS TO BE APPLIED TO EXTERIOR SURFACES OF BUILDING AND ADJACENT DRIVEWAYS, PATIOS, AND PORCHES AT EACH FRESH LOCATION.
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19. ALL EXTERIOR PAINTS TO BE APPLIED TO EXTERIOR SURFACES OF BUILDING AND ADJACENT DRIVEWAYS, PATIOS, AND PORCHES AT EACH FRESH LOCATION.
20. ALL EXTERIOR PAINTS TO BE APPLIED TO EXTERIOR SURFACES OF BUILDING AND ADJACENT DRIVEWAYS, PATIOS, AND PORCHES AT EACH FRESH LOCATION.

KEYNOTES

1. PREPARED EXTERIOR ROOF WITH BURR GUARDS.
2. EXTERIOR ROOF WITH BURR GUARDS.
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19. EXTERIOR ROOF WITH BURR GUARDS.
20. EXTERIOR ROOF WITH BURR GUARDS.

EXTERIOR FINISH LEGEND

ITEM	MATERIAL	COLOR	REMARKS
1.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
2.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
3.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
4.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
5.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
6.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
7.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
8.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
9.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
10.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
11.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
12.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
13.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
14.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
15.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
16.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
17.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
18.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
19.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER
20.0	FLAT ROOF	WHITE	VERIFY COLOR BY OWNER

NOTE: ALL EXTERIOR GLASS TO BE PER COLOR AND MODEL TO BE SELECTED BY OWNER.

Case Number: PUD-811
Detail Site Plan

Hearing Date: December 17, 2014

Case Report Prepared by:
Jay Hoyt

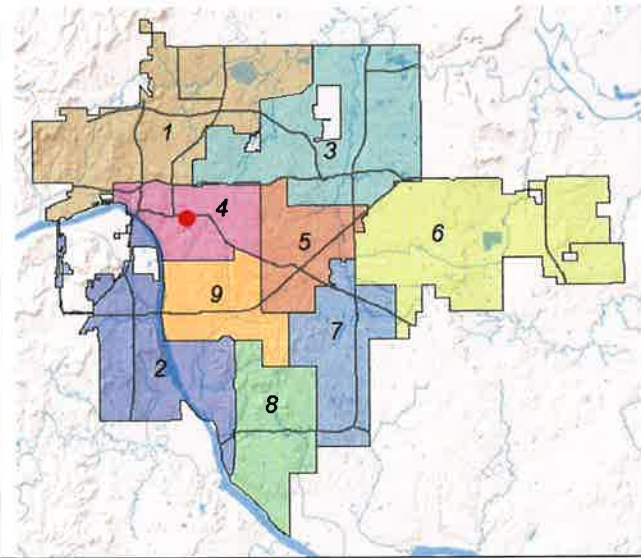
Owner and Applicant Information:

Applicant: Joel Slaughter

Property Owner: Oak Properties, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new mixed-use development within the PUD.

Gross Land Area: 1.37 Acres

Location: Northwest Corner of South Trenton Avenue and East 15th Street South

1551 East 15th Street South

Zoning:

Existing Zoning: CS/CH/RM-2/PUD-811

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Main Street

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 6

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

14.1

December 17, 2014

SECTION I: PUD-811 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.37-Acre site in a Planned Unit Development for a mixed-use development including one, two story building.

PERMITTED USES:

Uses permitted as a matter of right:

East of the alley: Uses permitted by right within Use Unit 10, Off-Street Parking Areas but only accessory to the principal uses allowed in the PUD; Use Unit 11, Offices, Studios and Support Services excluding drive-thru banking facilities; Use Unit 12, Eating Places Other than Drive-Ins; Use Unit 13, Convenience Goods and Services and uses customarily accessory to permitted principal uses. West of the alley: Uses permitted by right within Use Unit 10, Off-Street Parking Areas but only accessory to the principal uses allowed in the PUD; Use Unit 8, (Multifamily and Similar Uses) may be allowed by right; and uses customarily accessory to permitted principal uses. The mixed-use development proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height.

SIGNAGE:

The site plan does not illustrate wall or ground sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

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 existing sidewalks along South St. Louis Avenue and East 15th Street South as well as new sidewalk along South Trenton Avenue. Pedestrian paths adjacent to the proposed building are shown. The PUD states that, along St. Louis Avenue, the area between the east curb and right-of-way will be reconstructed to provide a street edge similar to the existing residential area north of the site. Sidewalks will be reconstructed, old stairs removed and a retaining wall will be reconstructed to provide a consistent pedestrian edge along the east edge of the parking. The site plan, provided by the applicant, states that the sidewalk in this area is to remain and that damaged sections are to be replaced to match existing conditions. To comply with the PUD Development Standards, the existing sidewalk will need to be removed and a new sidewalk reconstructed in its place.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

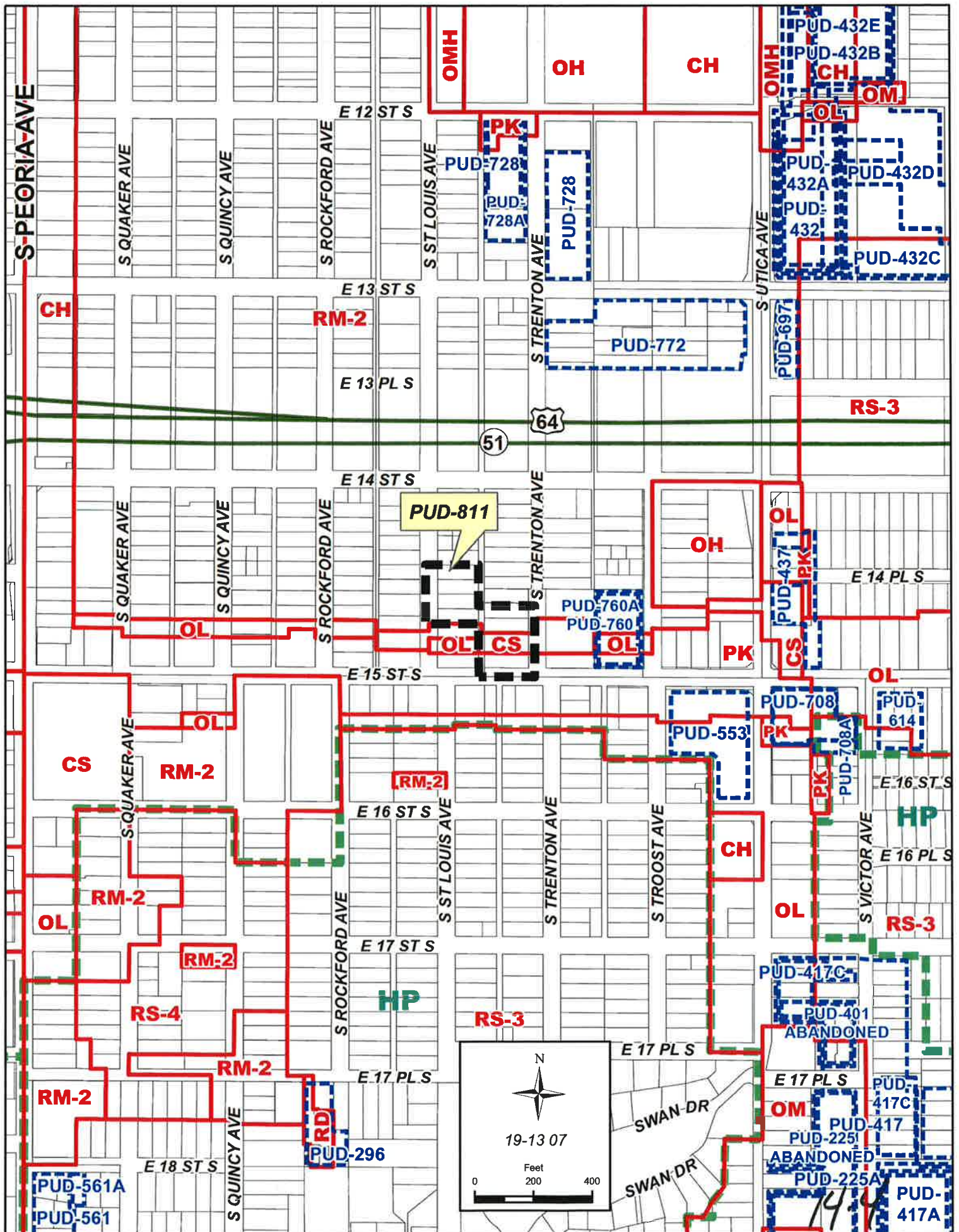
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-811**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development, with the exception of the requirement of the sidewalk along St. Louis Avenue being reconstructed. 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 map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Lighting Plan
- Applicant Site Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new mixed-use development.

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





E 14 ST S

S ST LOUIS AVE

PUD-811

S TRENTON AVE

E 15 ST S

S ST LOUIS AVE

S TRENTON AVE



19-13 07

0 50 100
Feet

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2014

[illegible]

Detail Site Plan

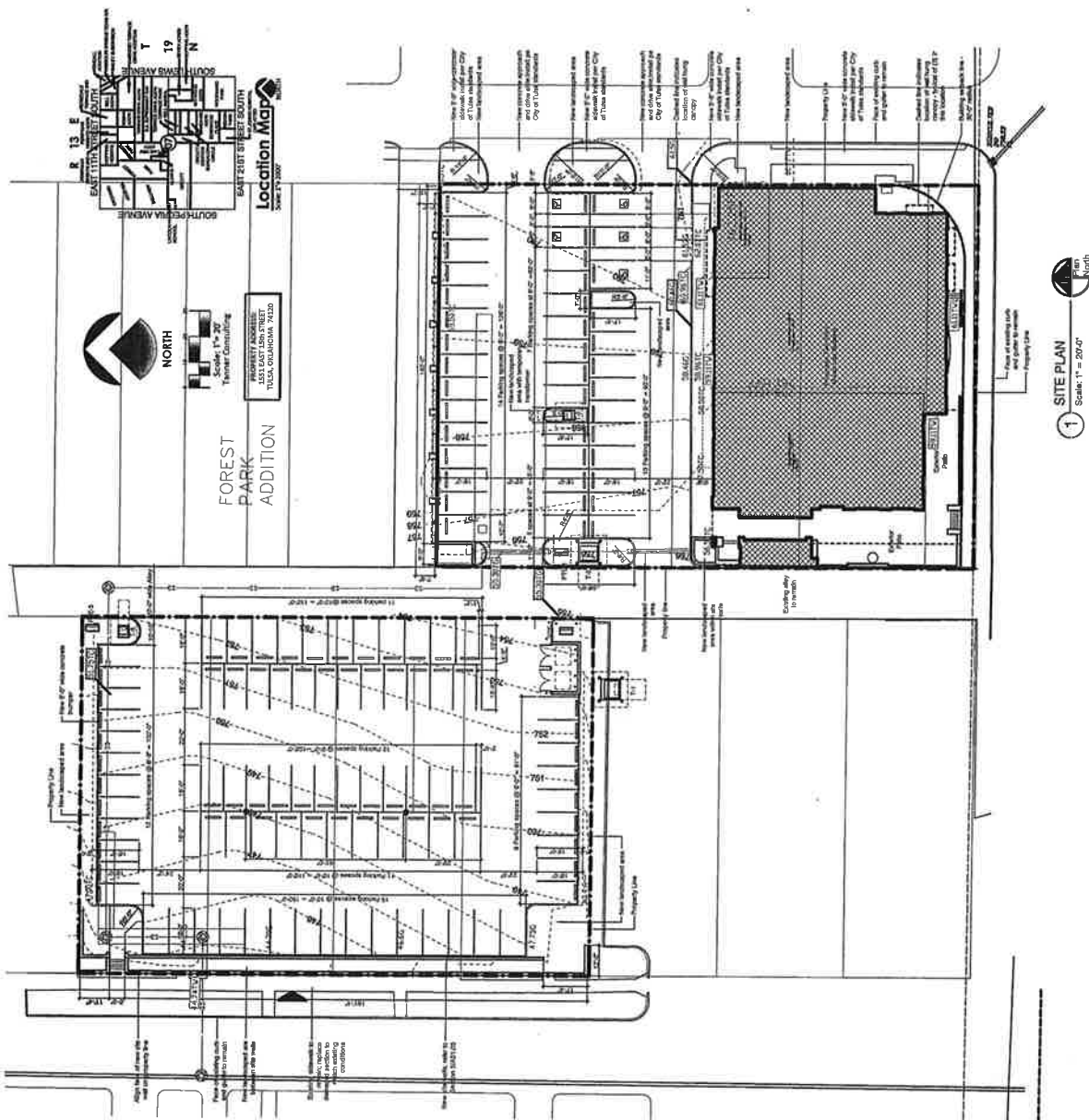
Part of the SE/4 NW/4 Section 7, T 19 N, R 13 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:
Oak Properties
OKLAHOMA LIMITED LIABILITY
CONTACT: DUANE PHILLIPS
203 E Main Street
Jenks, Oklahoma 74351
Phone: (918)488-9111

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P. L.S. NO. 1435
OK CA NO. 2464, EXPIRES 6/30/2015
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

1. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. ALL PLANS FOR COMPLETE BUILDINGS SHALL BE BASED ON THE FOLLOWING DIMENSIONS, DETAILS AND SPECIFICATIONS.
2. THE BUILDINGS SHOWN HEREON ARE BASED UPON THE COLOMBIAN STYLE PLANS (AASB).
COORDINATE SYSTEM, NORTH ZONE 1950, NORTH AMERICAN DATUM 1983 (NA83).
1. PROPERTY OWNER ASSUMES ALL LIABILITY AND RE-ALIGNMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS AND LIGHT POLES PLACED IN UTILITY EASEMENTS.
2. REBAR/STAINLESS STEEL SHALL BE INSTALLED IN STEEL BEAMS SUBMITTED BY CONSTRUCTION.
4. LIGHT POLES ARE TO BE NO MORE THAN TWENTY (20) FEET IN HEIGHT.
- REFER TO ATTACHED ARCHITECTURAL PLANS FOR HEIGHT AND REFUSE ELEVATION.

**PHILLIPS
SLAUGHTER
ROSE**



14.7

PUD-811 Development Standards

NET LOT AREA	36,645 SF	1.37 AC
USE UNIT 10 (OFF-STREET PARKING AREAS)		
USE UNIT 11 (OFF-STREET PARKING AREAS)		
USE UNIT 12 (OFF-STREET PARKING AREAS)		
USE UNIT 13 (CONVENIENCE GOODS & SERVICES)		
USE UNIT 14 (SHOPPING GOODS & SERVICES)		
USE UNIT 15 (OFF-STREET PARKING AREAS)		
USE UNIT 16 (OFF-STREET PARKING AREAS)		
USE UNIT 17 (OFF-STREET PARKING AREAS)		
USE UNIT 18 (OFF-STREET PARKING AREAS)		
USE UNIT 19 (OFF-STREET PARKING AREAS)		
USE UNIT 20 (OFF-STREET PARKING AREAS)		
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USE UNIT 99 (OFF-STREET PARKING AREAS)		
USE UNIT 100 (OFF-STREET PARKING AREAS)		

PUD-811

Detail Site Plan

1551 Cherry Street

Part of the SE/4 NW/4 Section 7, T 19 N, R 13 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:

Oak Properties, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: DAME PHILLIPS
1000 North Lincoln
Tulsa, Oklahoma 74103
Phone: (918) 488-9995

ENGINEER:

Tanner Consulting, LLC
DANIE TANNER, P.E., P.S.
1000 North Lincoln
Tulsa, Oklahoma 74103
Phone: (918) 488-9995

Notes

1. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. THE ARCHITECT SHALL PROVIDE THE FINAL PLANS FOR CONSTRUCTION. DIMENSIONS, DETAILS AND SPECIFICATIONS.
2. THE BUILDINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (BOLL). NORTH AMERICAN DATUM 1983.
3. PROPERTY OWNER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ANY DAMAGES TO SIGNS AND LIGHT POLES PLACED IN UTILITY CARRIAGES.
4. SIGNAGE SHALL BE INSTALLED IN SITE AREAS DETERMINED BY CONSTRUCTION.
5. LIGHT POLES ARE TO BE NO MORE THAN FIFTY FEET IN HEIGHT.
6. REFER TO ATTACHED ARCHITECTURAL PLANS FOR BUILDING AND RETENTION DETAILS AND DIMENSIONS.

1 BUILDING SOUTH ELEVATION

Scale: 1/8" = 1'-0"

2 BUILDING NORTH ELEVATION

Scale: 1/8" = 1'-0"

14.8

PUD-811 Development Standards

PERMITTED USES:	10,000 SF	137 AC
USE PERMITTED BY RIGHT WITHIN USE UNIT 30 (OFF-STREET PARKING AREAS):		
USE UNIT 11 (OFFICE, STUDIOS & SUPPORT SERVICES):	55	
USE UNIT 12 (RETAIL, FOOD & BEVERAGE):	55	
USE UNIT 13 (CONVENIENCE GOODS & SERVICES):	55	
USE UNIT 14 (SHOPPING GOODS & SERVICES):	55	
USE UNIT 15 (CONVENIENCE GOODS & SERVICES):	55	
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USE UNIT 22 (RETAIL, FOOD & BEVERAGE):	55	
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USE UNIT 30 (OFF-STREET PARKING AREAS):	55	
USE UNIT 31 (OFFICE, STUDIOS & SUPPORT SERVICES):	55	
USE UNIT 32 (RETAIL, FOOD & BEVERAGE):	55	
USE UNIT 33 (CONVENIENCE GOODS & SERVICES):	55	
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USE UNIT 99 (CONVENIENCE GOODS & SERVICES):	55	
USE UNIT 100 (OFF-STREET PARKING AREAS):	55	

PUD-811

Detail Site Plan

1551 Cherry Street

Part of the SE/4 NW/4 Section 7, T19 N, R13 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:

Oak Properties, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTRACT MANAGER
5333 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)488-5995

ENGINEER:

Tanner Consulting, LLC
DAN E. TANNER, P.L.S. NO. 345
CONTRACT ENGINEER
5333 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)488-5995

Notes

1. BEARINGS SHOWN HEREIN ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. THE BEARINGS SHOWN HEREIN ARE FOR COMPLETE RECORD.
2. THE BEARINGS SHOWN HEREIN ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 13S02, NORTH AMERICAN DATUM 1983.
3. PROPERTY OWNER ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS AND LIGHT POLES PLACED IN UTILITY EASEMENTS.
4. BEARINGS SHOWN SHALL BE RETAINED IN SITE AREAS DISTURBED BY CONSTRUCTION.
5. LIGHT POLES ARE TO BE NO MORE THAN TWENTY (20) FEET IN HEIGHT.
6. REFER TO ATTACHED ARCHITECTURAL PLANS FOR BUILDING AND WETUSE ELEVATION DETAILS AND DIMENSIONS.

2 BUILDING EAST ELEVATION

Scale: 1/8" = 1'-0"

West and East
Building Elevations

PHILLIPS
BUILDING CENTER
710 4th Street
Tulsa, Oklahoma 74102
918 488-9995

14.9

PUD-811 Development Standards

NET LOT AREA: 56,644 SF 1.37 AC

PERMITTED USES:

- USE UNIT 11 OFFICES, STUDIOS, & SUPPORT SERVICES INCLUDING DRIVE-THRU SERVICE WINDOWS
- USE UNIT 12 CONVENIENCE GOODS & SERVICES
- USE UNIT 13 SHOPPING GOODS & SERVICES
- USE UNIT 14 CONVENIENCE GOODS & SERVICES
- USE UNIT 15 CONVENIENCE GOODS & SERVICES
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- USE UNIT 98 CONVENIENCE GOODS & SERVICES
- USE UNIT 99 CONVENIENCE GOODS & SERVICES
- USE UNIT 100 CONVENIENCE GOODS & SERVICES

PUD-811

Detail Site Plan

1551 Cherry Street

Part of the SE/4 NW/4 Section 7, T19 N, R13 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:

Oak Properties, LLC

AN OKLAHOMA LIMITED LIABILITY COMPANY

CONTACT: DUANE PHILLIPS

203 E Main Street

Jenks, Oklahoma 74037

Phone: (313) 468-9995

ENGINEER:

Tanner Consulting, LLC

ONE E. TANNER PALS TO L&S

OK CNO. 2861, EXPIRES 6/30/2015

5223 South Lewis Avenue

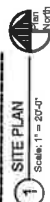
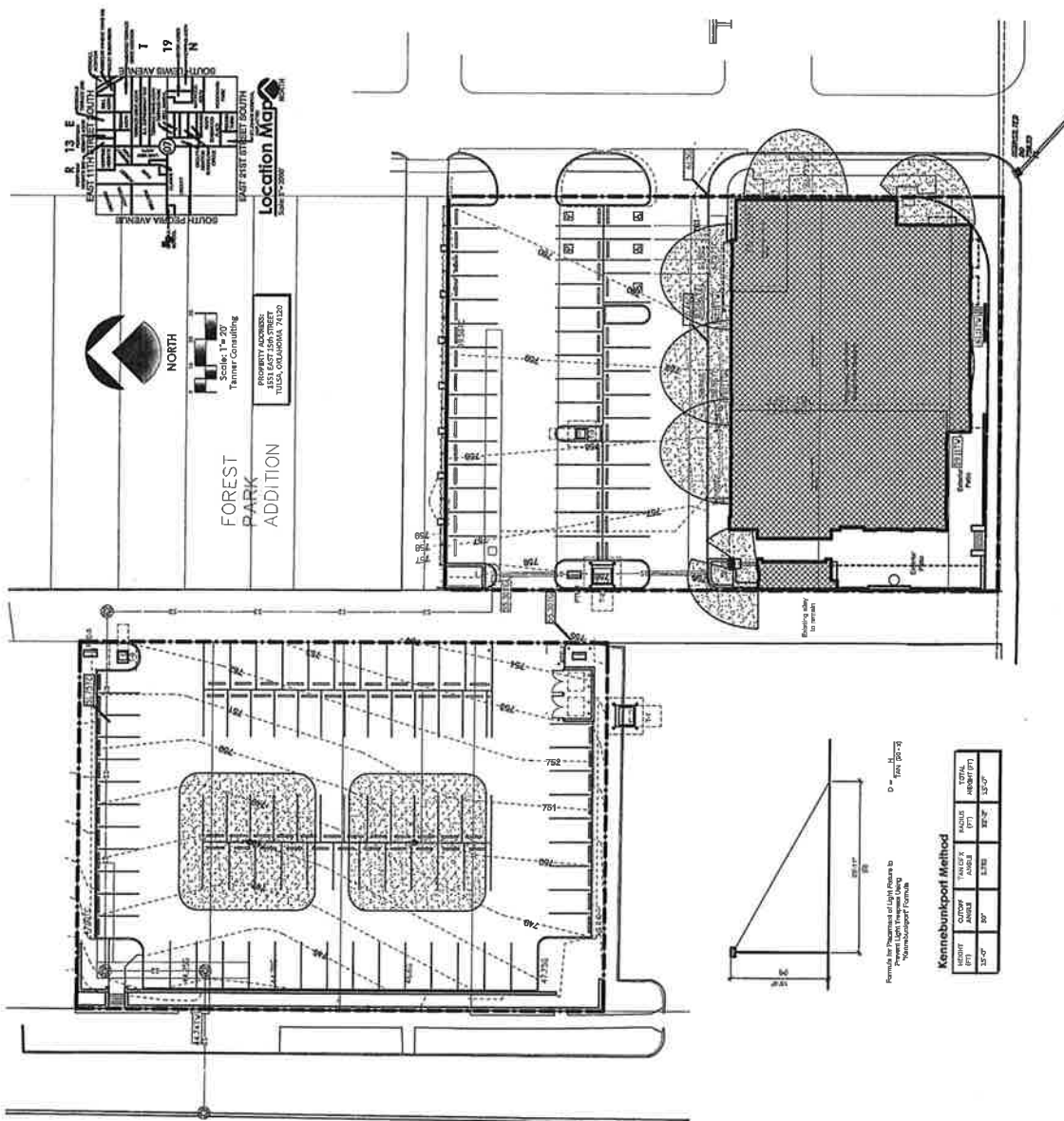
Tulsa, Oklahoma 74105

Phone: (313) 745-9925

Notes

1. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING INFORMATION.
2. THE BUILDINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLATE COORDINATE SYSTEM, NORTH ZONE 1850S, NORTH AMERICAN DATUM 1983 (NAD83).
3. ALL DISTANCES ARE BASED UPON THE OKLAHOMA STATE PLATE COORDINATE SYSTEM, NORTH ZONE 1850S, NORTH AMERICAN DATUM 1983 (NAD83).
4. FENCEPOSTS SHALL BE INSTALLED IN LEFT HANDS OF ALL ALLEYS.
5. LIGHT POLES ARE TO BE NO MORE THAN TWENTY (20) FEET IN HEIGHT.
6. REFER TO ATTACHED ARCHITECTURAL PLANS FOR BUILDING AND REFUSE ELEVATION DETAILS AND DIMENSIONS.

Site Lighting Plan



1 SITE PLAN
Scale: 1" = 20'-0"

Formula for Placement of Light Pole to Street Using Kennebunkport Formula

$$D = \frac{H}{\tan \theta}$$

Kennebunkport Method

HEIGHT (FT)	CUTUP AREA	TOTAL AREA (SQ FT)	TOTAL HEIGHT (FT)
15'-0"	30'	1,130	30'-0"
			13'-0"

14.10

PUD-811 Development Standards	
NET AREA	59,648.35 1.17 AC
USES PERMITTED BY RIGHT WITHIN USE UNIT 10 (OFF-STREET PARKING AREA):	
USE UNIT 11 (OFFICE, STUDIO, & SUPPORT SERVICES)	SPACES
USE UNIT 12 (CONVENIENCE GOODS & SERVICES)	SPACES
USE UNIT 13 (CONVENIENCE GOODS & SERVICES)	SPACES
USE UNIT 14 (SHOPPING GOODS & SERVICES)	SPACES
USE UNIT 15 (OFFICE, STUDIO, & SUPPORT SERVICES)	SPACES
USE UNIT 16 (OFFICE, STUDIO, & SUPPORT SERVICES)	SPACES
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USE UNIT 99 (OFFICE, STUDIO, & SUPPORT SERVICES)	SPACES
USE UNIT 100 (OFFICE, STUDIO, & SUPPORT SERVICES)	SPACES

PUD-811 Detail Site Plan 1551 Cherry Street Part of the SE/4 NW/4 Section 7, T19N, R13E City of Tulsa, Tulsa County, Oklahoma

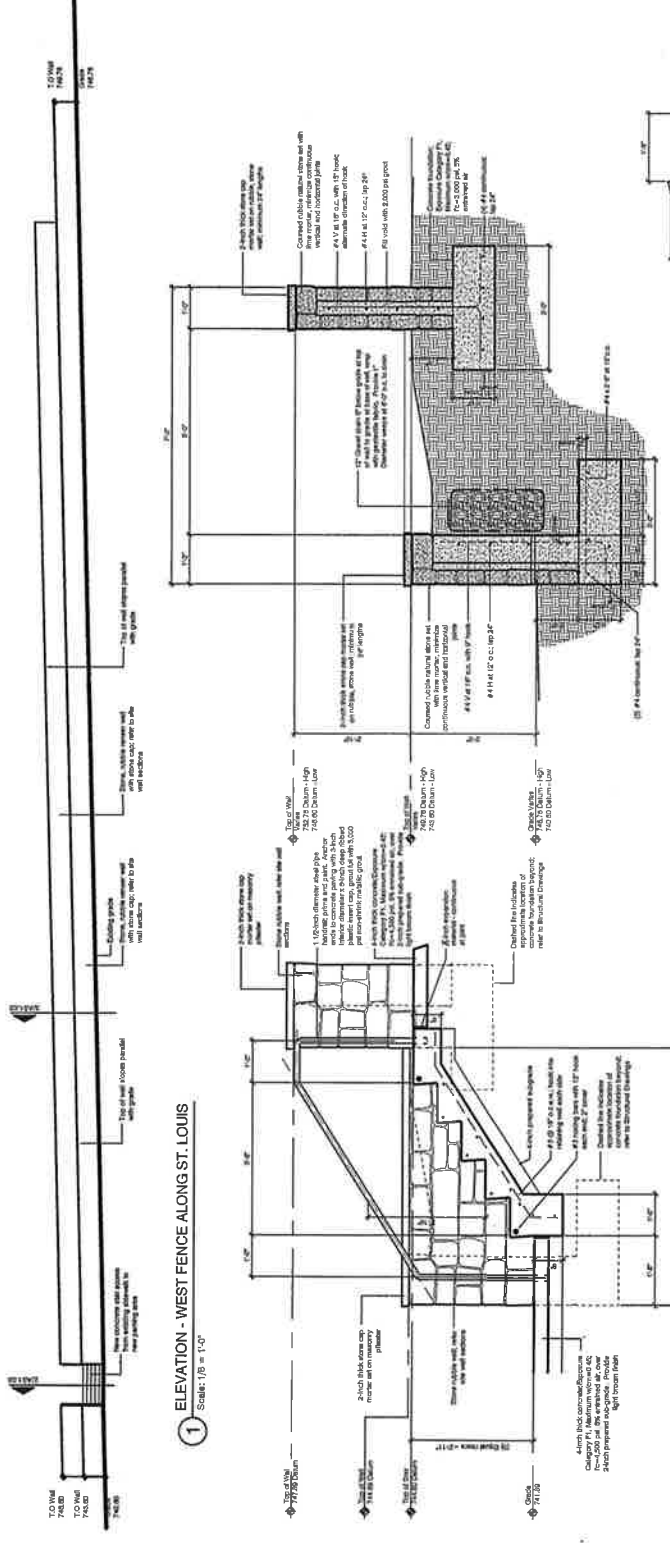
OWNER:
Oak Properties, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
200 E NORTH STREET
TULSA, OKLAHOMA 74102
Phone: (918) 488-9995

ENGINEER:
Tanner Consulting, L.L.C.
DAVE E. TANNER, P.E., NO. 1485
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER
200 E NORTH STREET
TULSA, OKLAHOMA 74102
Phone: (918) 488-9995

- NOTES:**
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. ALL BUILDINGS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE OKLAHOMA STATE PLUMBING, MECHANICAL, AND ELECTRICAL CODES.
 - THE BUILDINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLUMBING, MECHANICAL, AND ELECTRICAL CODES, NORTH ZONE 1900L, NORTH AMERICAN DATUM 1983.
 - POSSIBLE OWNED ADJACENT ALLIANCE AND NEIGHBORHOOD RESPONSIBILITIES FOR ANY DAMAGE TO SIGN AND LIGHT POLES PLACED IN UTILITY EASEMENTS.
 - NEIGHBORHOODS SHALL BE INSTALLED IN THE AREAS ENCLOSED BY CONSTRUCTION.
 - LIGHT POLES ARE TO BE NO MORE THAN TWENTY (20) FEET IN HEIGHT.
 - REFER TO ATTACHED ARCHITECTURAL PLANS FOR BUILDING AND NEIGHBORHOOD DETAILS AND DIMENSIONS.

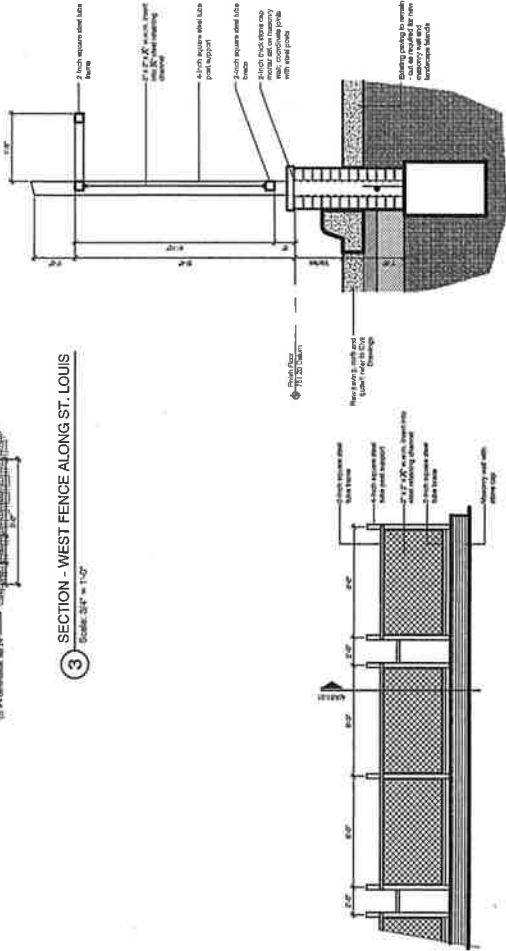
Site Walls
West Wall Along St. Louis
North Wall Facing Residential

PHILLIPS
200 East Main Street
Tulsa, Oklahoma 74102
Phone: 918.488.9995

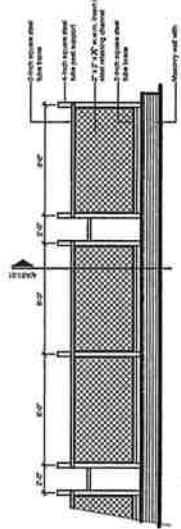


1 ELEVATION - WEST FENCE ALONG ST. LOUIS
Scale: 1/8" = 1'-0"

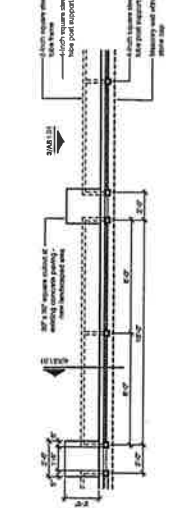
2 SECTION - WEST FENCE ALONG ST. LOUIS
Scale: 3/8" = 1'-0"



3 SECTION - WEST FENCE ALONG ST. LOUIS
Scale: 3/8" = 1'-0"



5 ELEVATION - NORTH FENCE AT RESIDENTIAL
Scale: 3/8" = 1'-0"



4 PLAN - NORTH FENCE AT RESIDENTIAL
Scale: 3/8" = 1'-0"

6 ELEVATION - NORTH FENCE AT RESIDENTIAL
Scale: 3/8" = 1'-0"

1411

PUD-811 Development Standards

[illegible]

PUD-811

Detail Site Plan

1551 Cherry Street

Part of the SE/4 NW/4 Section 7, T 19 N, R 13 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:

Oak Properties, LLC
OKLAHOMA LIMITED LIABILITY COMPANY

CONTACT: DUANE PHILLIPS
203 E Main Street
Jenks, Oklahoma 73037
Phone: (918) 488-9995

JEKZ, Oklahoma /303/
Phone: (918)488-9995

Notes

1. BUILDING SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE DIMENSIONAL DETAILS AND SPECIFICATIONS.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OLANOHKA STATE PLANE COORDINATE SYSTEM, NORTH ZONE [5301], NORTH AMERICAN DATUM, 1984 (NAD83).
3. PROPERTY OWNER ASSUMES ALL LIABILITY AND REPLACEMENT RESPONSIBILITIES FOR ANY DAMAGE TO SIGNS AND LIGHT FIXES PLACED IN UTILITY EASMENTS.
4. REMAINING SOO SHALL BE INSTALLED IN STE ADVERT BY CONSTRUCTION.
5. LIGHT FIXES ARE TO BE NO MORE THAN 20' FEET IN HEIGHT.
6. REFER TO ATTACHED ARCHITECTURAL PLANS FOR BUILDING AND REFUSE ELEVATION DETAILS AND DIMENSIONS.

Refuse Wall Detail
Light Pole Section

LIGHT POLE SECTION

REFUSE WALL SECTION

REFUSE GATE / POST

14.12

Case Number: PUD-595-B
Detail Site Plan

Hearing Date: December 17, 2014

Case Report Prepared by:

Jay Hoyt

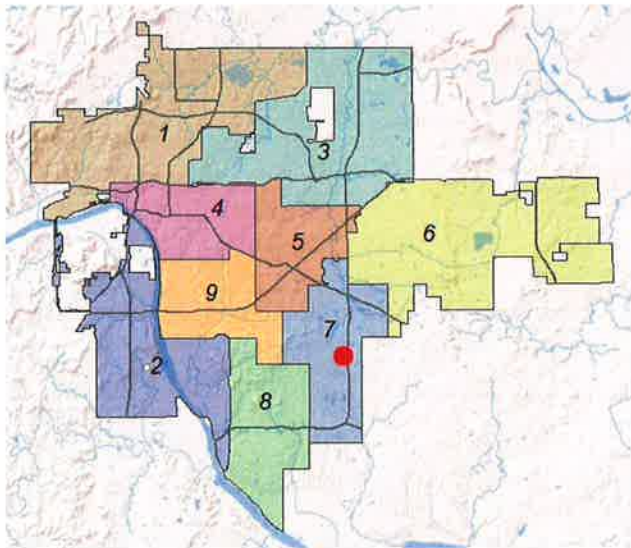
Owner and Applicant Information:

Applicant: Cedar Creek Consulting – Jason Emmett

Property Owner: Sleep Center Properties, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new retail building within the PUD.

Gross Land Area: 1.84 Acres

Location: Southeast Corner of South 101st East Avenue and East 68th Street South

Lot 10, Block 1, Home Center Amended

Development Area C

Zoning:

Existing Zoning: CO/PUD-595-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: 18-14-06

CZM: 110

Atlas: 887

City Council District: 7

Councilor Name: Anna America

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: PUD-595-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.84 Acre site in a Planned Unit Development for a new retail facility including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right are Uses permitted as a matter of right in Use Unit 10, Off-Street Parking Areas; 11, Offices, Studios and Support Services; 12, Eating Establishments other than Drive-Ins; 13 Convenience Goods and Services; 14, Shopping Goods and Services; and Hotel and Motel uses, only, as permitted within Use Unit 19, Hotel, Motel and Recreation Facilities. The retail building proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans are provided. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height if within 150 feet of any existing or planned residential area and all such lights shall be set back at least 25 feet from such residential areas abutting the PUD. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNAGE:

The site plan does not illustrate a ground or wall sign locations which require a separate permit. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

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 an existing sidewalk along South 101st East Avenue as well as internal pedestrian paths adjacent to the proposed building. The existing sidewalk on the southwest corner of the site

ends short of the edge of the curb to the south. This portion of sidewalk shall be extended to the edge of the curb to the south and a curb ramp conforming to the City of Tulsa and ADA standards installed.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

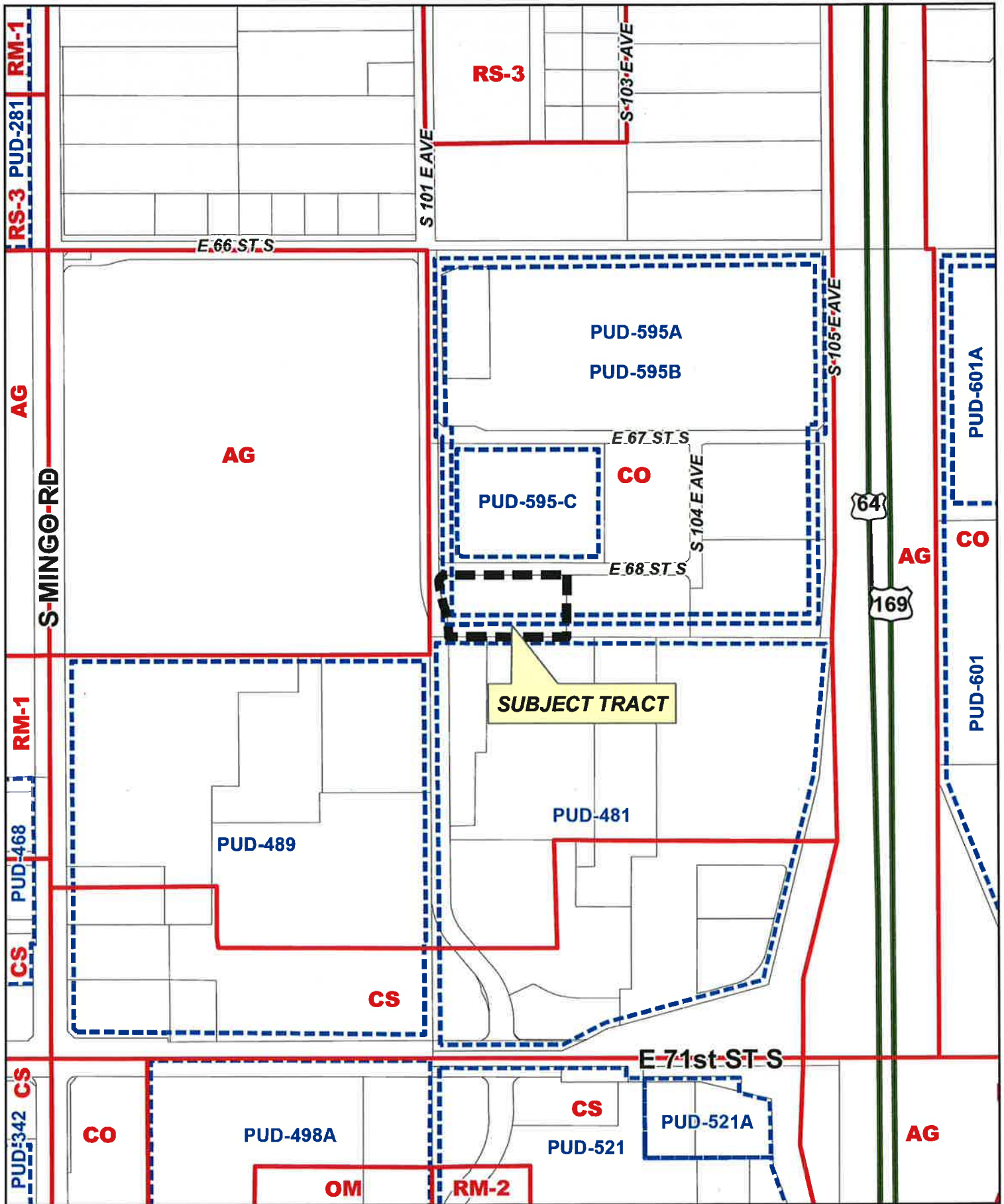
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-595-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the 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 map
INCOG aerial photo
Applicant Site Plan
Applicant Site Lighting Plan

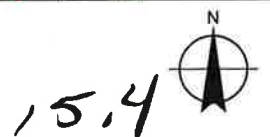
Staff recommends **APPROVAL** of the detail site plan for the proposed new retail building.

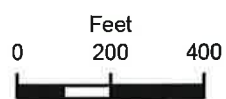
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



PUD-595-B DSP

18-14 06





Aerial Photo Date: March 2014

PUD-595-B DSP

18-14 06

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

15.5





NOT TO SCALE
PROJECT NUMBER: 14
ISSUE DATE: 11.0

PROJECT:
MINGO VALLEY
SLEEP CENTER

TULSA, OKLAHOMA
SAL



SUBMITTAL
ISSUED FOR PERMIT

REVISIONS

DATE: 11.0

PERMIT CLERK AND ENGINEER SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF TULSA, OKLAHOMA, AND THE STATE OF OKLAHOMA, AND SHALL SIGN AND SEAL THE SAME. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.

DRAWING TITLE

SITE PLAN

SHEET
C1.00

SITE NOTES

- EXISTING SURVEY ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROTECT EXISTING UTILITIES.
- CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE CROWN FOR SMALL PROPOSED DRIVEWAY APPROVED BY THE OWNER, THE AREA SHALL THEN BE RESEED AND MAINTAINED WITH AGRASS. GROWTH IS ESTABLISHED IN ALL AREAS ANY AREAS OF THE PROJECT SHALL BE TO FINAL ACCEPTANCE OF THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY LOCATION OF ANY EXISTING UTILITIES, MANHOLE COVERS, AND OTHER ITEMS WHICH ARE PART OF THE SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING BENCHMARK LOCATION AND ACCURACY.
- MANHOLE COVERS SHALL BE YELLOW UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF TULSA, OKLAHOMA, AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING BENCHMARK LOCATION AND ACCURACY.

CITY OF TULSA STANDARD DETAILS

- THE FOLLOWING CITY OF TULSA PUBLIC WORKS STANDARD DETAILS ARE REQUIRED AND PROVIDED ON THE CIVIL DETAIL SHEET:
- 100 - STANDARD RAIL FENCE AND CONSTRUCTION ENTRANCE
 - 304 - SECOND DETAIL RIGID PIPE
 - 305 - STANDARD RIGID PIPE
 - 307 - STANDARD RIGID PIPE
 - 308 - STANDARD RIGID PIPE
 - 309 - STANDARD RIGID PIPE
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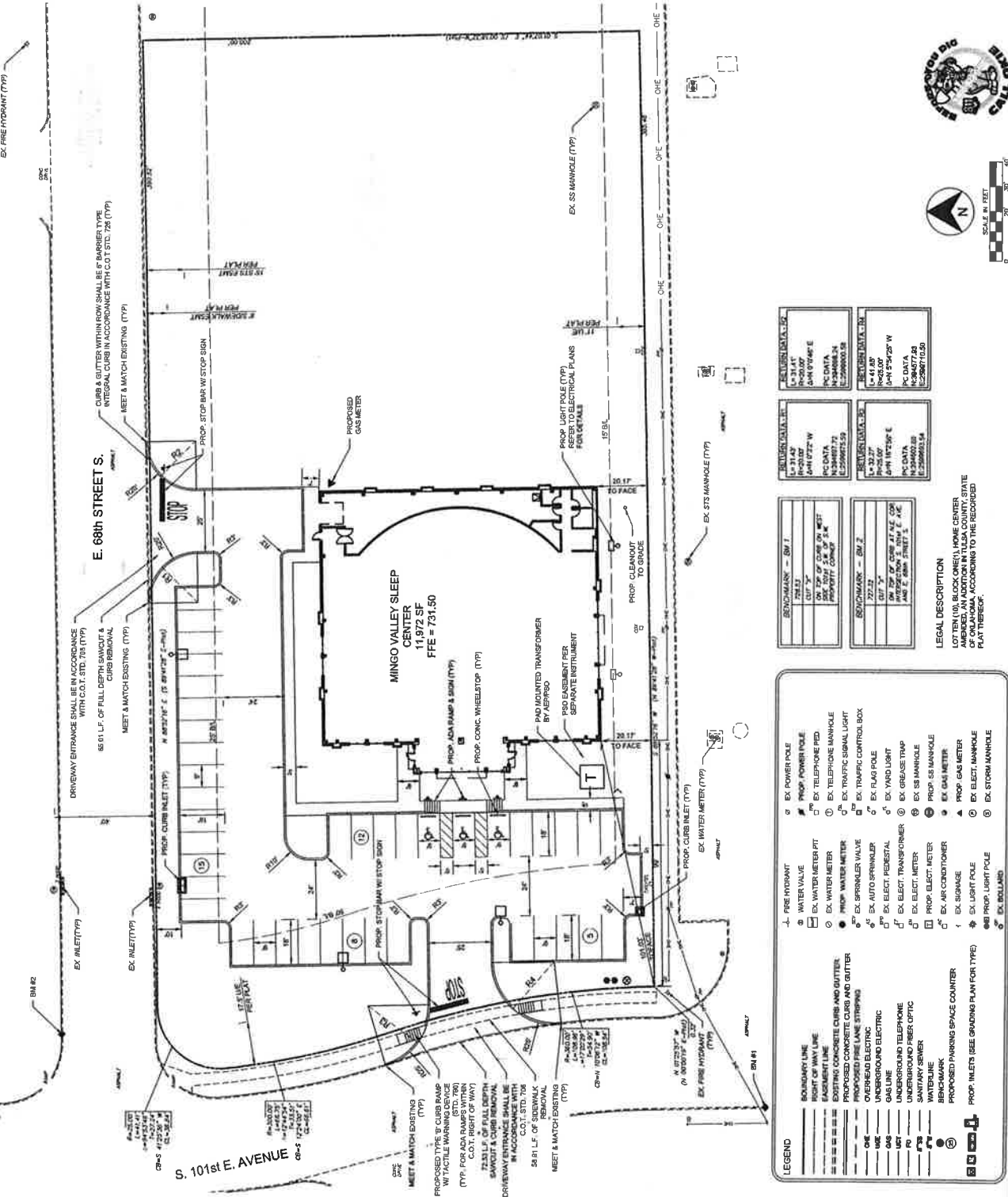
NOTE: CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.

NOTE: CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL HANDICAP SPACES AT ALL HANDICAP SPACES.

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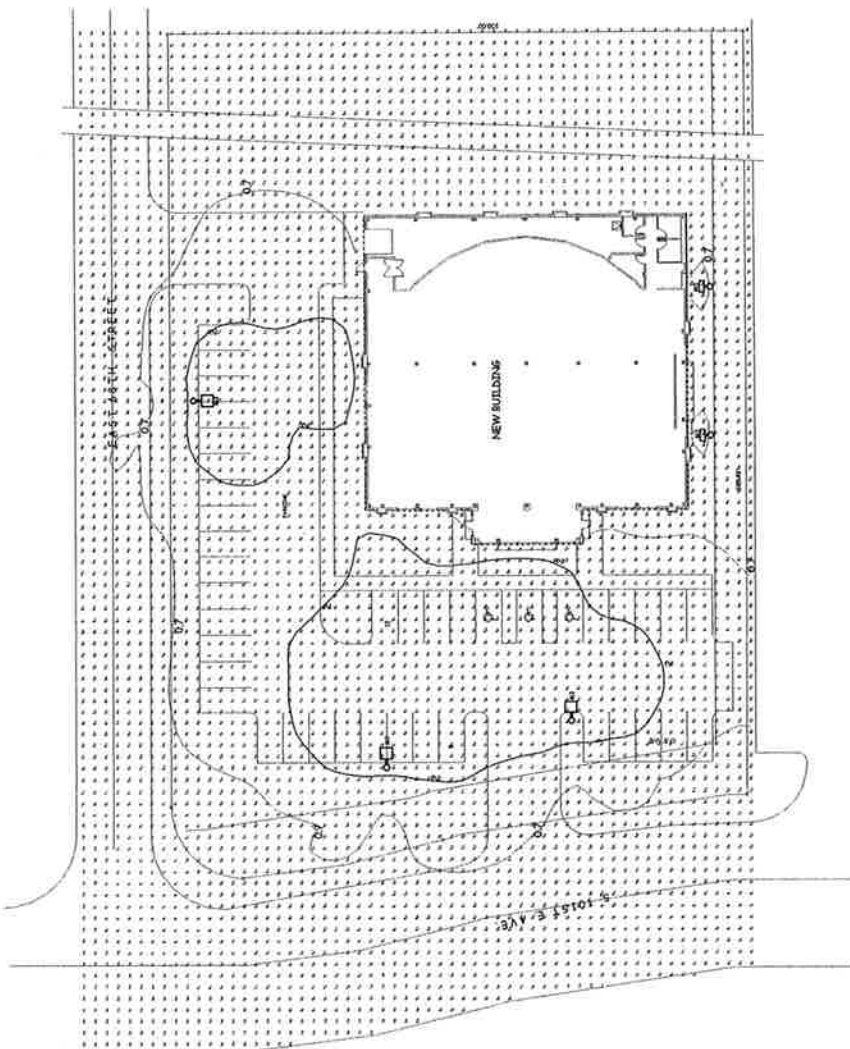
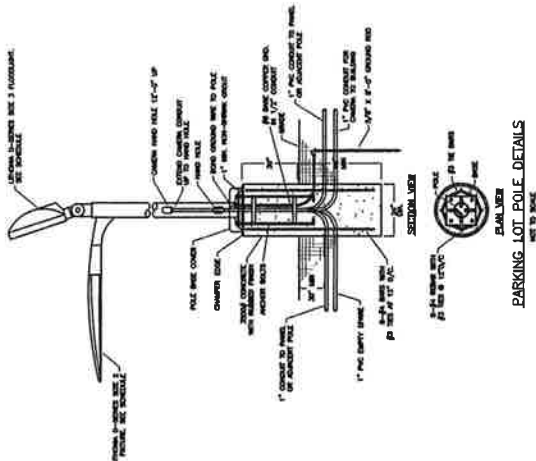
NOTE: CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL HANDICAP SPACES AT ALL HANDICAP SPACES.

NOTE: CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL HANDICAP SPACES AT ALL HANDICAP SPACES.



15.4

LIGHTING FIXTURE SCHEDULE			
TYPE	DESCRIPTION, MAKE & CAT. NO.	VOLTS	WATTAGE
"1"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"2"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"3"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"4"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"5"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"6"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"7"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"8"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"9"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"10"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"11"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"12"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"13"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"14"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"15"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"16"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"17"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"18"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"19"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"20"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"21"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"22"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"23"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"24"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"25"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"26"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"27"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"28"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"29"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100
"30"	1/2" x 1/2" x 1/2" LED, 100 WATT, 120 VOLT, 1000 LUMENS	120	100



ELECTRICAL SITE PLAN
SCALE 1" = 20' 0"

Case Number: PUD-798-1
Minor Amendment

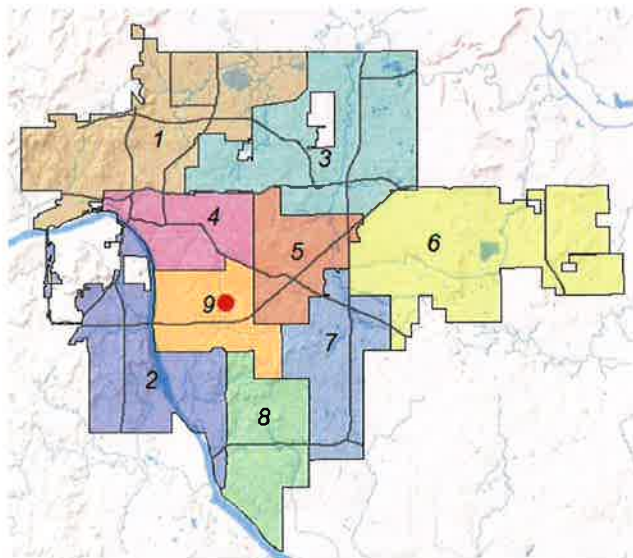
Hearing Date: December 17, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Blake Henry

Property Owner: Blake Henry

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify the screening wall requirements.

Gross Land Area: 0.86 Acres

Location: 4401 South Harvard Avenue

South of the Southeast corner of South Harvard Ave at East 41st Street South

Lot 7, Block 1, Villa Grove Heights No. 1

Zoning:
Existing Zoning: OL/PUD-798
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9328
CZM: 47
Atlas: 311

City Council District: 9
Councilor Name: G.T. Bynum
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-798-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to modify the screening wall requirements.

The Development Standards currently state: "A six foot tall masonry screening fence will be constructed along the eastern boundary of Development Area B that abuts residentially zone property. The masonry fence will be installed as part of the first phase of the project."

The applicant is requesting the Development Standards to be modified to state: "A six foot tall composite screening fence (Trex or comparable brand) will be constructed between Development Area B and the residentially zoned property to the east. The composite fence will be installed as part of the first phase of the project."

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.13 PUD Section of the City of Tulsa Zoning Code.

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

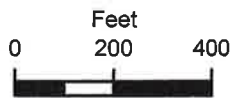
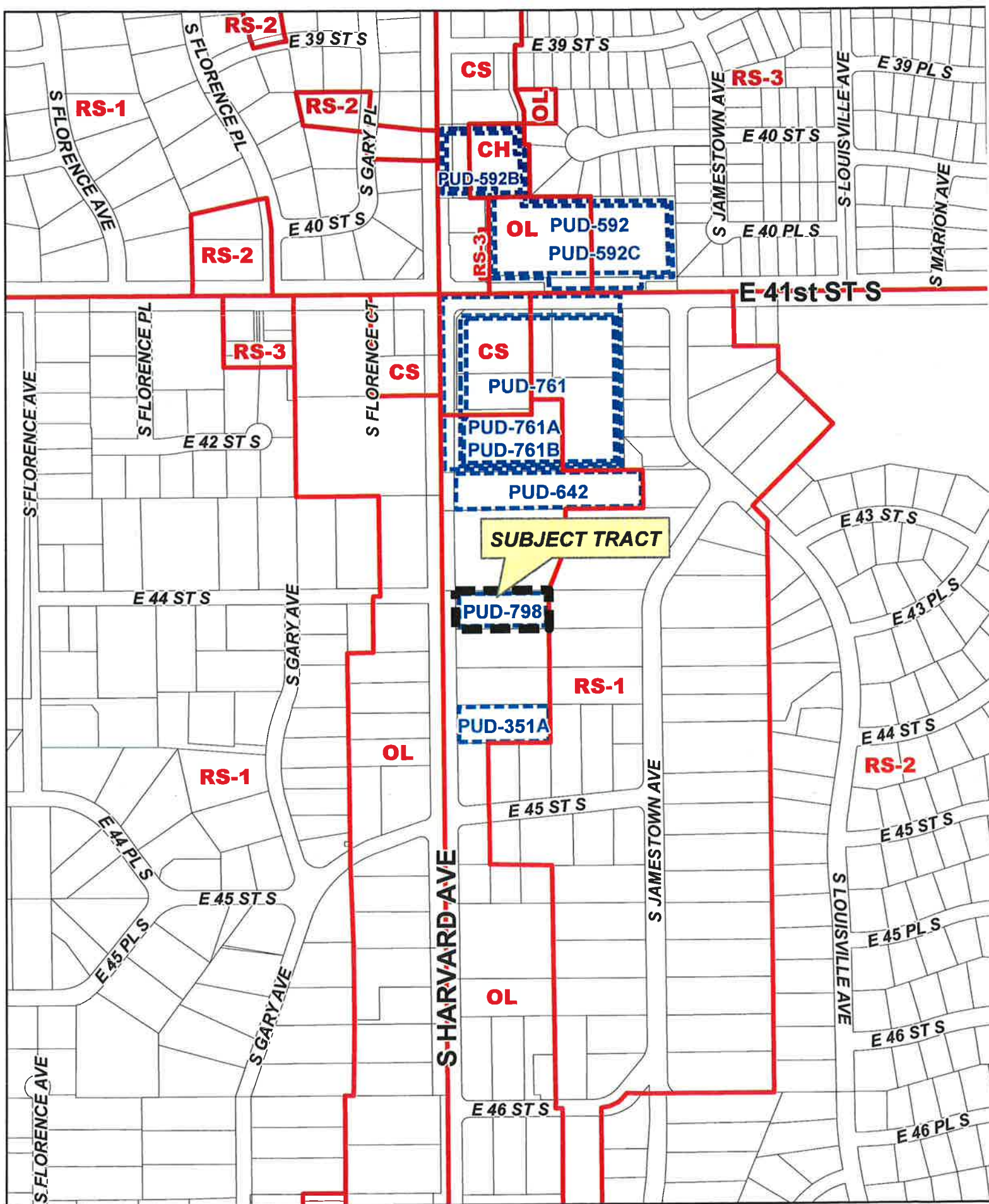
Staff has reviewed the request and determined:

- 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-798 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Proposed Minor Amendment Text
Applicant Site Plan
Applicant Fencing Example
Applicant Photos of existing fencing.

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the screening wall requirements.



PUD-798-1

19-13 28

16.3





Aerial Photo Date: March 2014

PUD-798-1

19-13 28

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

16.4





E 44th St

S HARVARD AVE

SUBJECT TRACT



PUD-798-1

Aerial Photo Date: March 2014

19-13 28

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

16.5



PUD-798-1 – Minor Amendment

Screening:

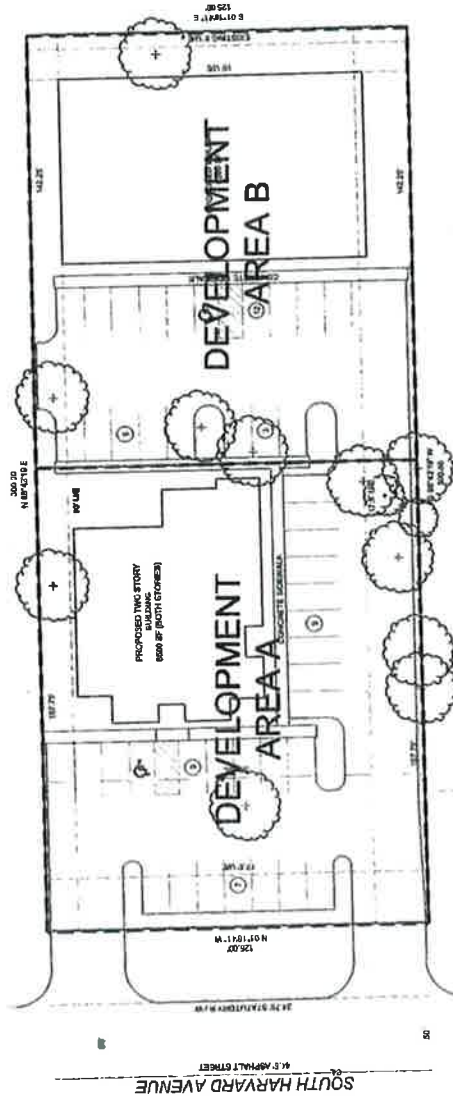
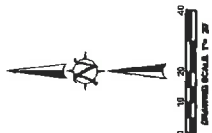
All trash and mechanical areas shall be screened from public view of a person standing at ground level. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

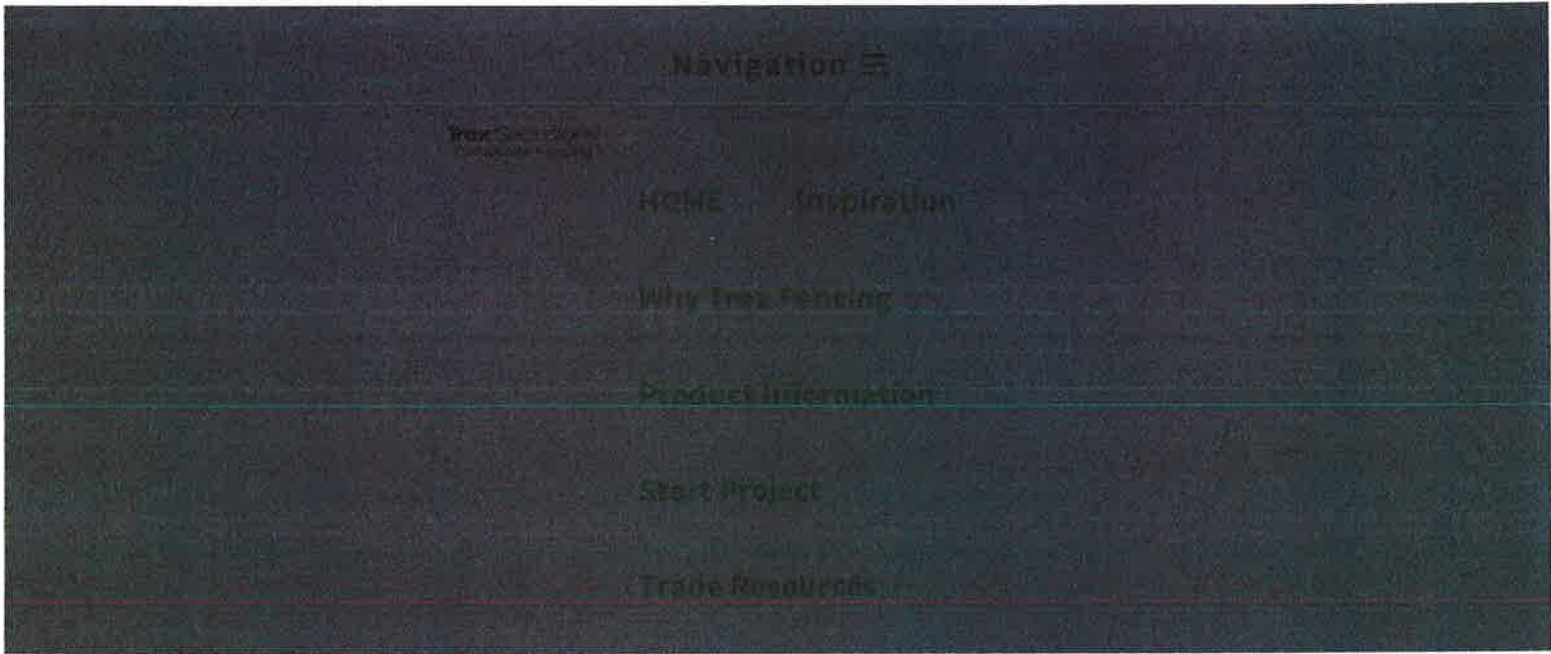
A six-foot tall ~~masonry~~ **composite** screening fence (**Trex or comparable brand**) will be constructed ~~along the eastern boundary of~~ between Development Area B ~~that abuts~~ **and the** residentially zoned property **to the east**. The ~~masonry~~ **composite** fence will be installed as part of the first phase of the project.

Exhibit C

Developmental Areas
for

Henry Orthodontics







169



16.10



16.11

Case Number: Z-6010-SP-4
Detail Site Plan

Hearing Date: December 17, 2014

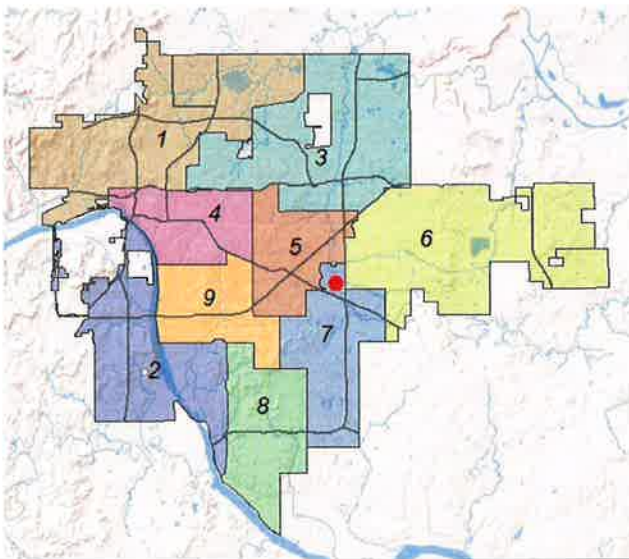
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Sack and Associates, Inc.

Property Owner: Girl Scouts of Eastern Oklahoma

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new office building in a corridor district.

Gross Land Area: 2.92 Acres

Location: Southeast Corner of State Farm
Boulevard and South 129th East Avenue

East Part of Lot 2, Block 1, Metris Call Center

Zoning:

Existing Zoning: CO/Z-6010-SP-4
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 2994

CZM: 49

Atlas: 987

City Council District: 7

Councilor Name: Anna America

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-6010-SP-4 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.92 Acre site in a Corridor District for a new office building with community and retail space including one, two story building.

PERMITTED USES:

Uses permitted as a matter of right are Hotel and the uses permitted within a CS District, but excluding Use Unit 8, Multifamily Dwellings. The office building, including community and retail spaces, proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:

Site lighting plans are provided. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R district which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light producing element of the light fixture from being visible to a person standing in an R district.

SIGNAGE:

The site plan does not illustrate ground or wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan 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 sidewalks along State Farm Boulevard as well as along South 129th East Avenue. Internal pedestrian paths from State Farm Boulevard to the proposed building and also adjacent to the proposed building are shown.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

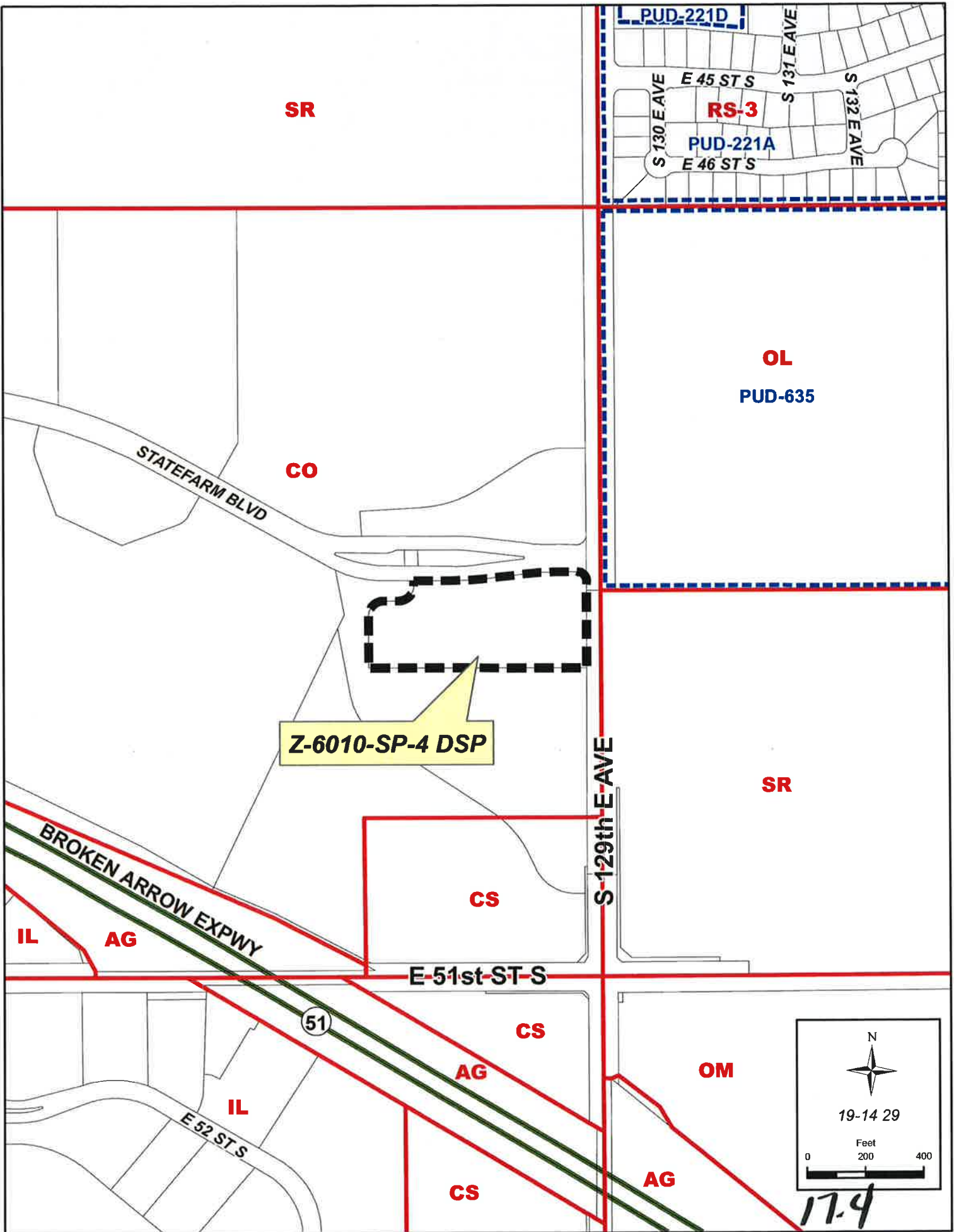
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6010-SP-4**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the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

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Exterior Elevations
Applicant Trash Enclosure Plan
Applicant Site Lighting Plan

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.)





19-14 29

Feet
0 200 400

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



PROJECT:
**HARDESTY LEADERSHIP
CENTER**

GIRL SCOUTS OF
SOUTHERN OKLAHOMA
TULSA, OK

PROJECT NUMBER:
13016

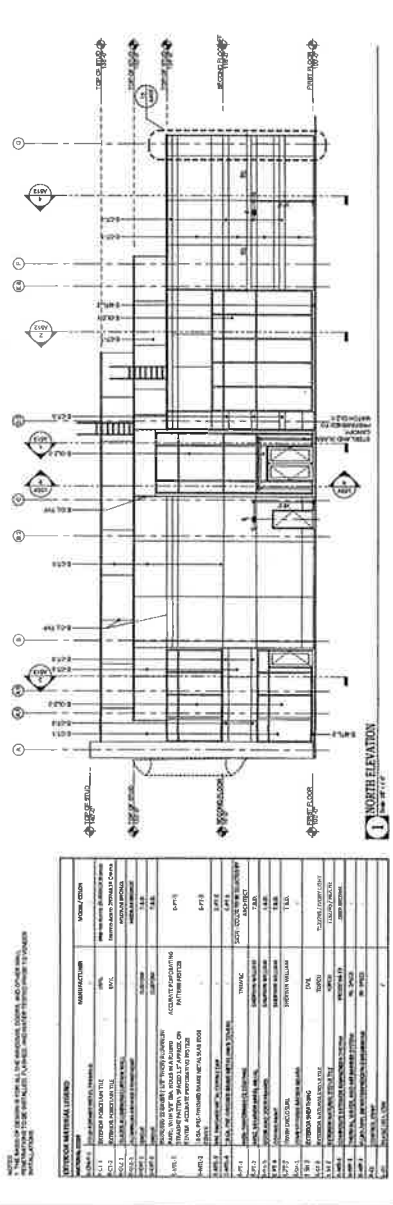
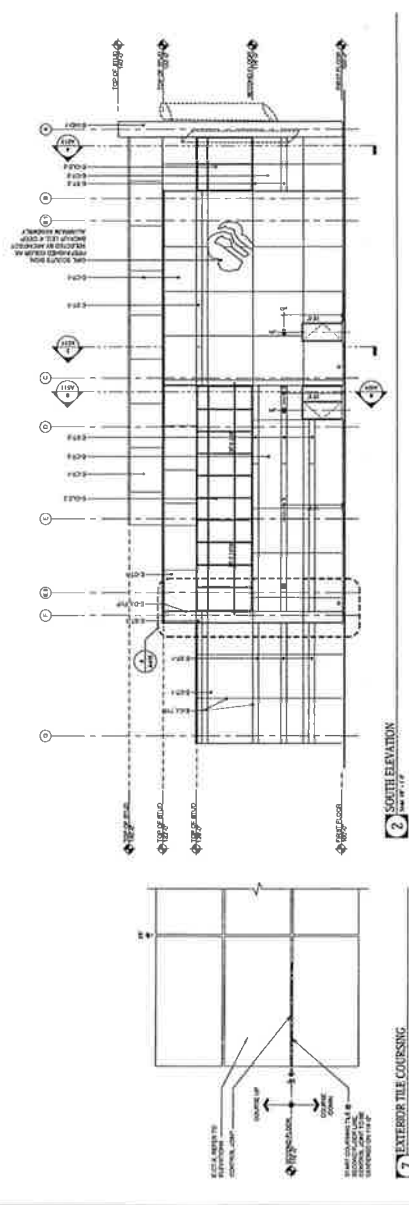
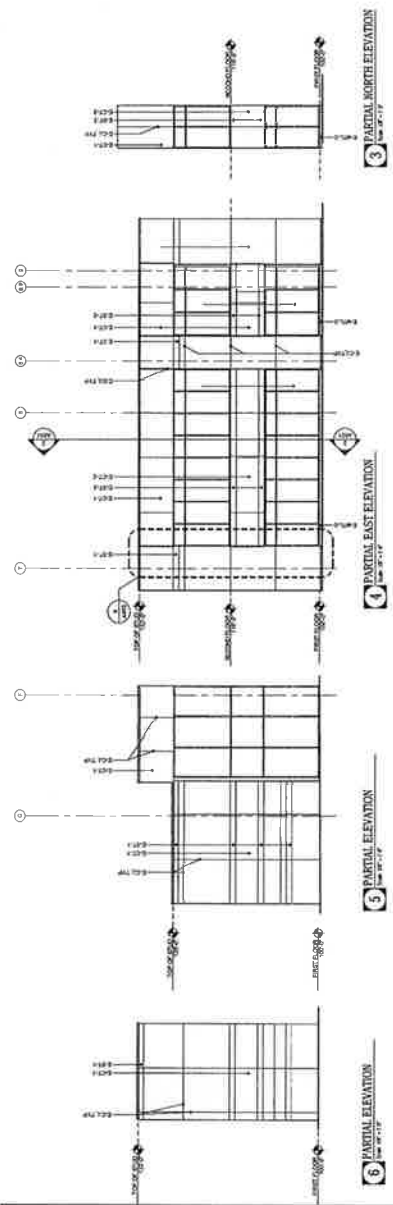
ISSUE	
NO.	DESCRIPTION

CONSULTANT:

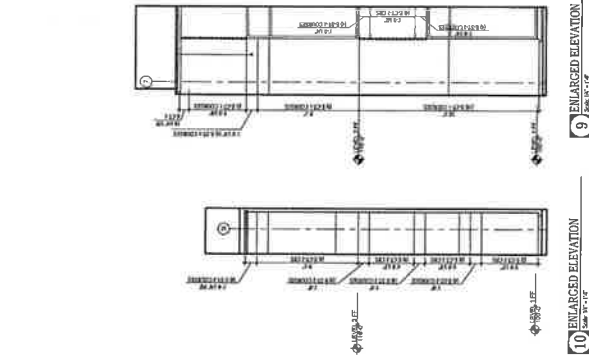


SHEET NUMBER:

A402
EXTERIOR
ELEVATIONS



EXTERIOR MATERIAL LEGEND	
SYMBOL	DESCRIPTION
1	BRICK, COMMON, 8" x 8" x 16"
2	BRICK, GLAZED, 8" x 8" x 16"
3	BRICK, GLAZED, 8" x 8" x 16"
4	BRICK, GLAZED, 8" x 8" x 16"
5	BRICK, GLAZED, 8" x 8" x 16"
6	BRICK, GLAZED, 8" x 8" x 16"
7	BRICK, GLAZED, 8" x 8" x 16"
8	BRICK, GLAZED, 8" x 8" x 16"
9	BRICK, GLAZED, 8" x 8" x 16"
10	BRICK, GLAZED, 8" x 8" x 16"
11	BRICK, GLAZED, 8" x 8" x 16"
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97	BRICK, GLAZED, 8" x 8" x 16"
98	BRICK, GLAZED, 8" x 8" x 16"
99	BRICK, GLAZED, 8" x 8" x 16"
100	BRICK, GLAZED, 8" x 8" x 16"



17.8

PROJECT:
HARDISTY LEADERSHIP CENTER

ONE SOUTH OF EASTERN OKLAHOMA TULSA, OK

PROJECT NUMBER:
13016

ISSUE:

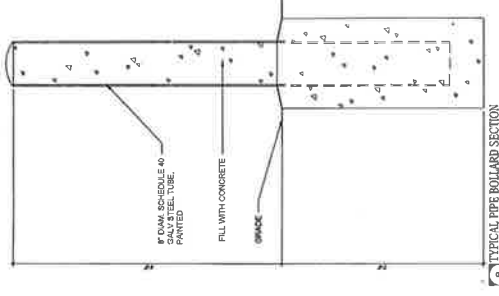
NO.	DATE	DESCRIPTION
1	08/14/13	ISSUE FOR DOCUMENTS

CONSULTANT:

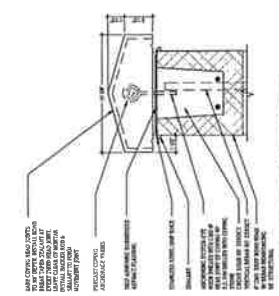


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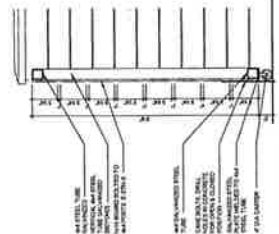
A411
TRASH ENCLOSURE



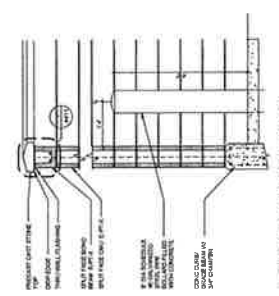
B TYPICAL PIPE BOLLARD SECTION
Scale: 1/2" = 1'-0"



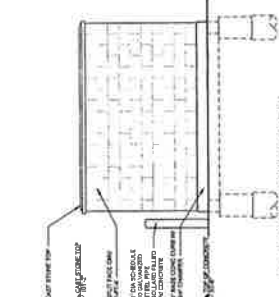
7 PRECAST CAST STONE CORING DETAIL
Scale: 1/2" = 1'-0"



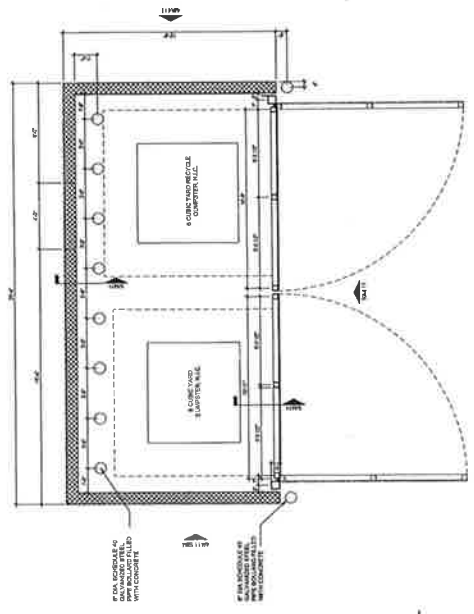
6 TRASH ENCLOSURE GATE SECTION
Scale: 3/4" = 1'-0"



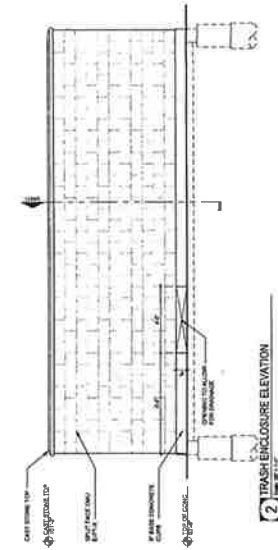
5 TRASH ENCLOSURE WALL SECTION
Scale: 3/4" = 1'-0"



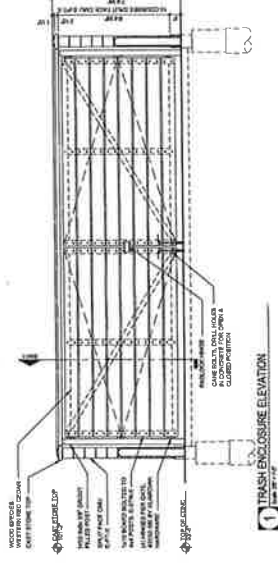
4 TRASH ENCLOSURE ELEVATION
Scale: 3/4" = 1'-0"



3 TRASH ENCLOSURE PLAN
Scale: 3/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
Scale: 3/4" = 1'-0"



1 TRASH ENCLOSURE ELEVATION
Scale: 3/4" = 1'-0"

EXCEPT WHERE SHOWN OTHERWISE, ALL MATERIALS SHALL BE AS SHOWN ON THESE DRAWINGS.



Case Number: PUD-410-B
Detail Site Plan

Hearing Date: December 17, 2014

Case Report Prepared by:

Jay Hoyt

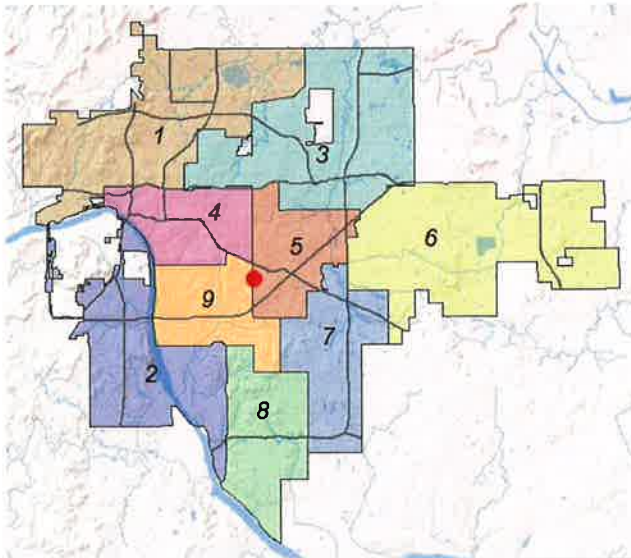
Owner and Applicant Information:

Applicant: Sisemore Weisz & Assoc. – Mark Capron

Property Owner: The Little Light House Title Holding Corp.

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new developmental center addition within the PUD.

Gross Land Area: 6.052 Acres

Location: Southeast Corner of South Yale Avenue and East 36th Street South

Lot 1, Block 1, Little Light House Extended

Zoning:

Existing Zoning: RS-2/RM-1/RD/PUD-410-B
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**. No site lights shall be allowed within the eastern 70 feet of the site.

Staff Data:

TRS: 1914.25
CZM: 48/62

Atlas: 183

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-410-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 6.052 Acre site in a Planned Unit Development for a new developmental center including one, two story addition to be added to an one existing one story building.

PERMITTED USES:

Uses permitted as a matter of right are Developmental Center and school for children with special needs and related common areas and customary accessory uses (Use Unit 5). The developmental center addition proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

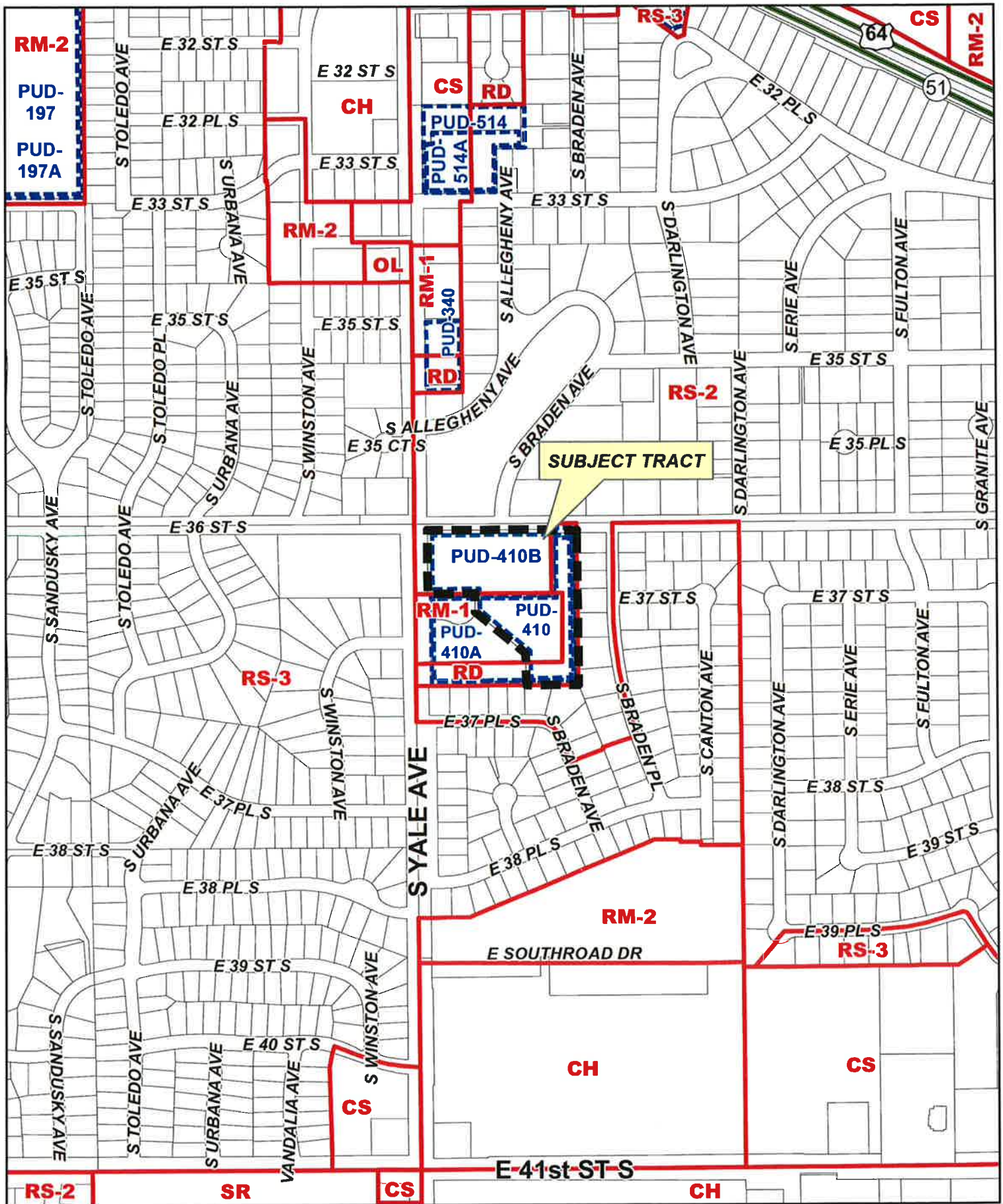
Site lighting plans are provided. Site lights are shown to be within the east 70 feet of the site, which is not permitted. Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be designed to prevent the light producing elements and the polished light reflecting elements of exterior lighting fixtures from being visible to a person standing within an adjacent residential area and shall be verified through the submittal of a photometric plan. No light standard shall be located within the east and south 70 feet of the site. No light standard, including building mounted, shall exceed 20 feet in height.

SIGNAGE:

The site plan illustrates wall signage but does not illustrate a ground sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

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.



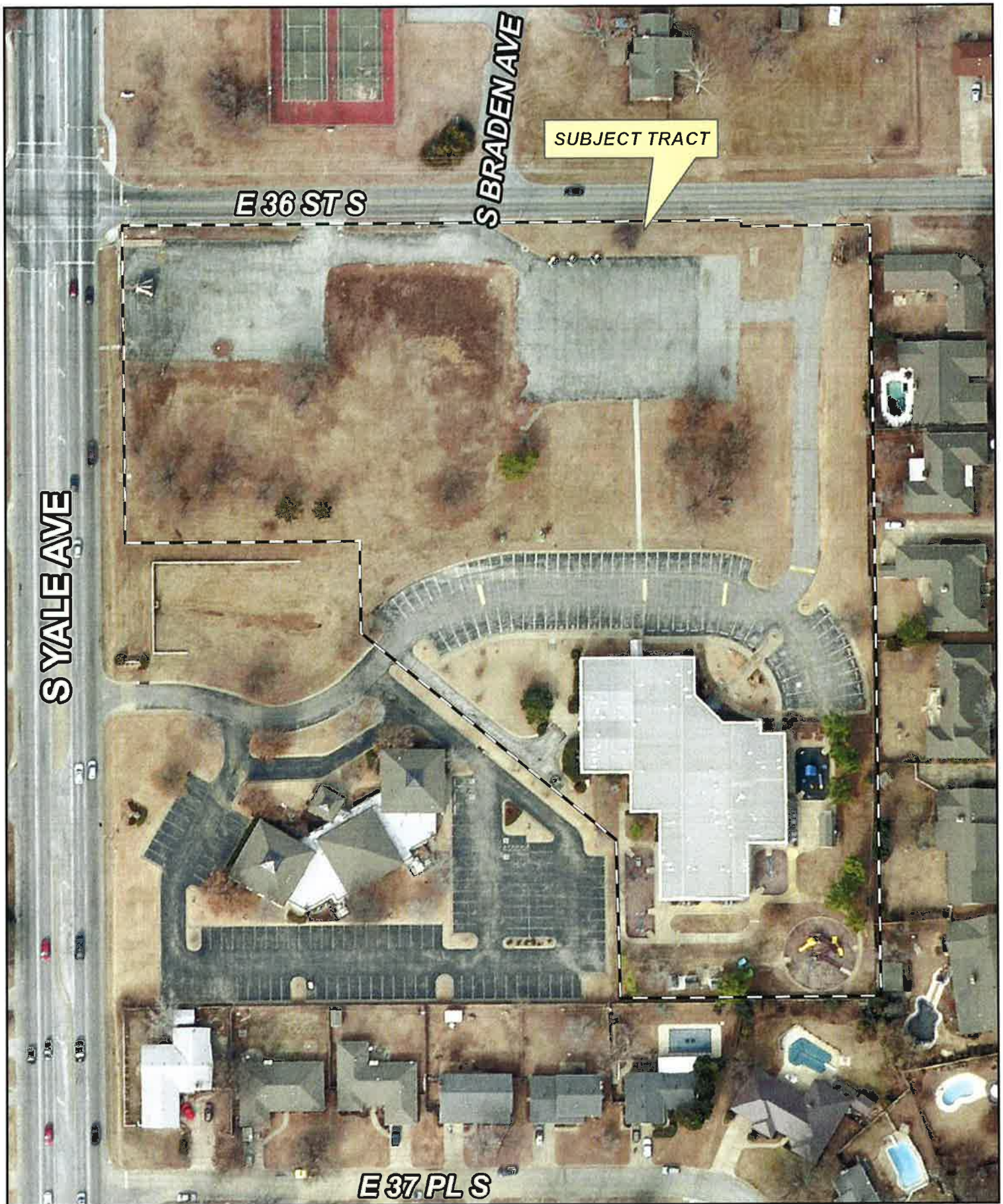
PUD-410-B

19-13 22

18.4



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



Aerial Photo Date: March 2014

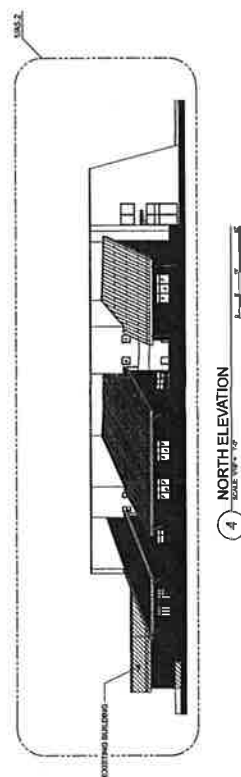
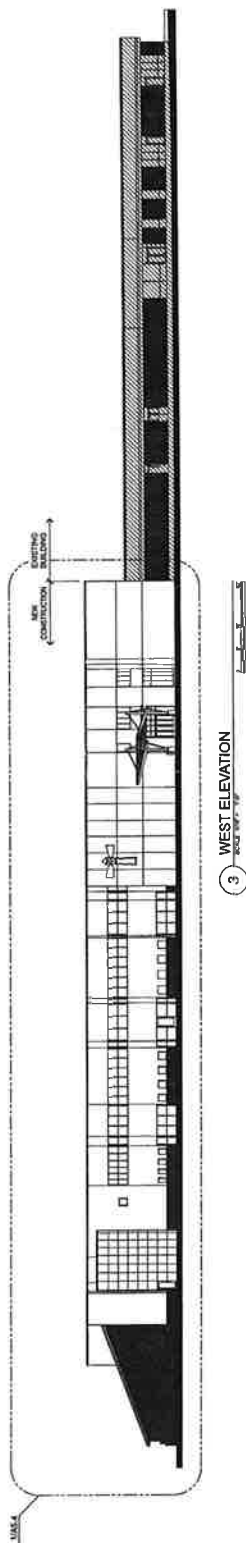
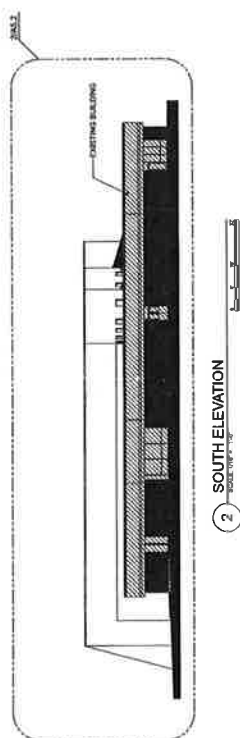
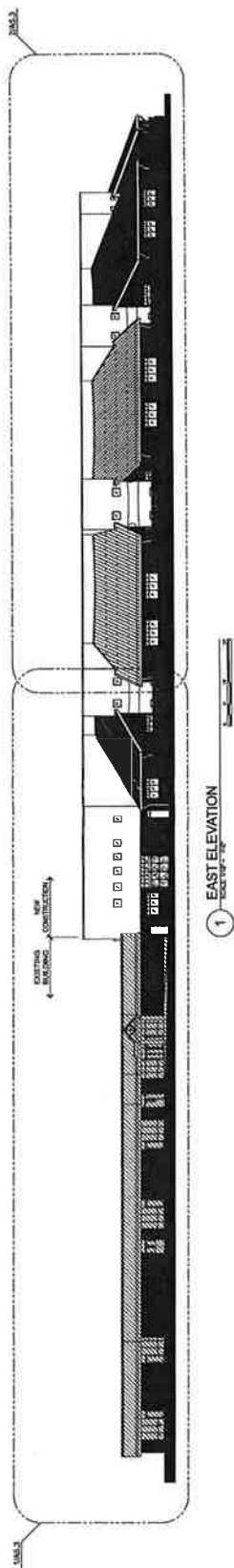
PUD-410-B

19-13 22

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

18.6



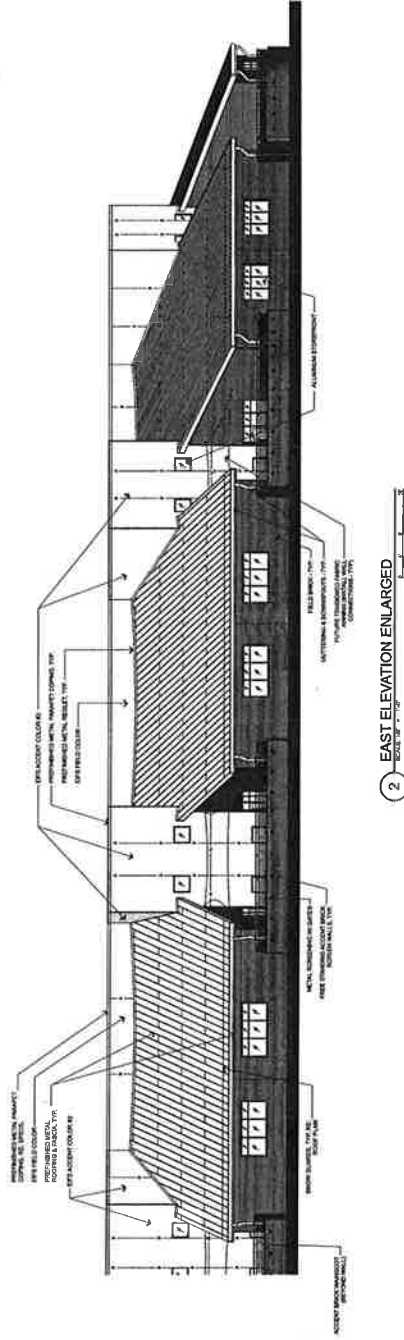
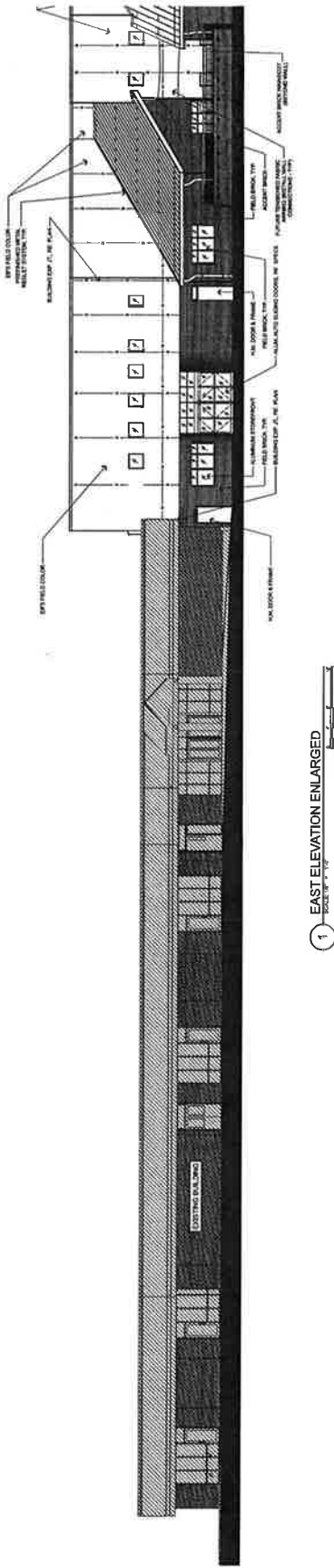


REV	DATE	DESCRIPTION	BY	DATE

NEW ADDITION
 1151 E. 10th Ave., Suite 100, ON T4S 1S5
 Mike Hughes Architects
 1151 E. 10th Ave., Suite 100, ON T4S 1S5
 Phone: (416) 491-1151
 Fax: (416) 491-1152
 Email: info@mikehughesarchitects.com

PROJECT NUMBER: 100000
DATE: 10/04/14

A5.1
 OVERALL EXTERIOR ELEVATIONS



DATE	DESCRIPTION	REVISED DATE	DESCRIPTION

NEW ADDITION
 100 E. 10th Street, Toledo, OH 43605
 419.243.1111
 www.mikehughesarchitects.com

Mike Hughes Architects
 100 E. 10th Street, Toledo, OH 43605
 419.243.1111
 www.mikehughesarchitects.com

PROJECT NUMBER: 10010
 SHEET: A5.3
 EAST ELEVATION

Huntsinger, Barbara

From: Hoyt, Jay
Sent: Wednesday, December 10, 2014 9:45 AM
To: Huntsinger, Barbara
Subject: FW: PUD-410-B-1 - Little Light House Minor Amendment

Barbara,

The applicant has requested that Minor Amendment case PUD-410-B-1 be continued to the 1/7 TMAPC meeting.

Thank you,

Jay Hoyt

From: Mark Capron [<mailto:mcapron@sw-assoc.com>]
Sent: Wednesday, December 10, 2014 9:43 AM
To: Hoyt, Jay; Colin Lamb
Subject: RE: PUD-410-B-1 - Little Light House Minor Amendment

Yes. I heard back from Colin this morning and just had not forwarded the communication yet.

We would like the Detail Site Plan to be heard 12.17.14. The site lighting part of the application is withdrawn.

We request a continuance of the Minor Amendment to 1.17.14.

Mark

Mark B. Capron, LLA
SW&A 918.665.3600

From: Hoyt, Jay [<mailto:JHoyt@incog.org>]
Sent: Wednesday, December 10, 2014 9:31 AM
To: Mark Capron; Colin Lamb
Subject: PUD-410-B-1 - Little Light House Minor Amendment

Mark/Colin,

Can one of you confirm the Little Light House Minor Amendment is to be continued to the 1/7 TMAPC meeting?

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

A.1

Huntsinger, Barbara

From: Hoyt, Jay
Sent: Monday, December 08, 2014 3:53 PM
To: Huntsinger, Barbara
Subject: FW: Z-7164-SP-1 - Carmike Cinema - The Walk at Tulsa Hills

Barbara,

The applicant is requesting that the Detail Site Plan case Z-7164-SP-1 for Carmike Cinema be continued to the 1/7 TMAPC meeting. *Lot 8*

Thank you,

Jay Hoyt

From: Jason Emmett [<mailto:JEmmett@cedarcreekinc.com>]
Sent: Monday, December 08, 2014 12:35 PM
To: Hoyt, Jay
Cc: Wilkerson, Dwayne; Bob Martin; Clay Parkes (cparkes@parkescompanies.com); Lou Louis Reynolds
Subject: RE: Z-7164-SP-1 - Carmike Cinema - The Walk at Tulsa Hills

Jay

Since Lou will be on the TMAPC for January 7th, I think it would be best to postpone the detail site plan submission until the 7th so it is on the same TMAPC meeting. Like I stated before, it is very important to get this approved first time at TMAPC.

Please confirm that the detail site and landscape plan will be on the January 7th TMAPC Agenda.

Thanks again



Jason Emmett, PE, LEED AP
P.O. Box 14534
Oklahoma City, OK 73113
jemmett@cedarcreekinc.com
Phone 405.406.4622



Before printing this email, ask, "Is it necessary?" Think green.

From: Hoyt, Jay [<mailto:JHoyt@incog.org>]
Sent: Monday, December 08, 2014 12:15 PM
To: Jason Emmett
Cc: Wilkerson, Dwayne
Subject: RE: Z-7164-SP-1 - Carmike Cinema - The Walk at Tulsa Hills

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Wednesday, December 10, 2014 3:39 PM
To: Huntsinger, Barbara
Cc: Roy Johnsen; Hoyt, Jay; Jeff Lower
Subject: PUD 659-D west of South Utica Ave and south of East 31st Street South.

Barbara,

Staff has not received updated information for the referenced PUD minor amendment. Please forward our request to the Planning Commission to continue the application from the scheduled December 17th hearing until the January 7th 2015 meeting.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Wednesday, December 10, 2014 3:51 PM
To: Huntsinger, Barbara
Subject: FW: PUD-825 / Z-7288 near the northeast corner of South 177th East Avenue at East 51st Street South

Barbara,

Staff has not received updated information for the referenced PUD and Zoning request. Please forward our request to the Planning Commission to continue both applications from the scheduled December 17th hearing until the January 7th 2015 meeting.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

LOT-SPLIT

December 17, 2014 (Continued from December 3 , 2014)

LS-20733

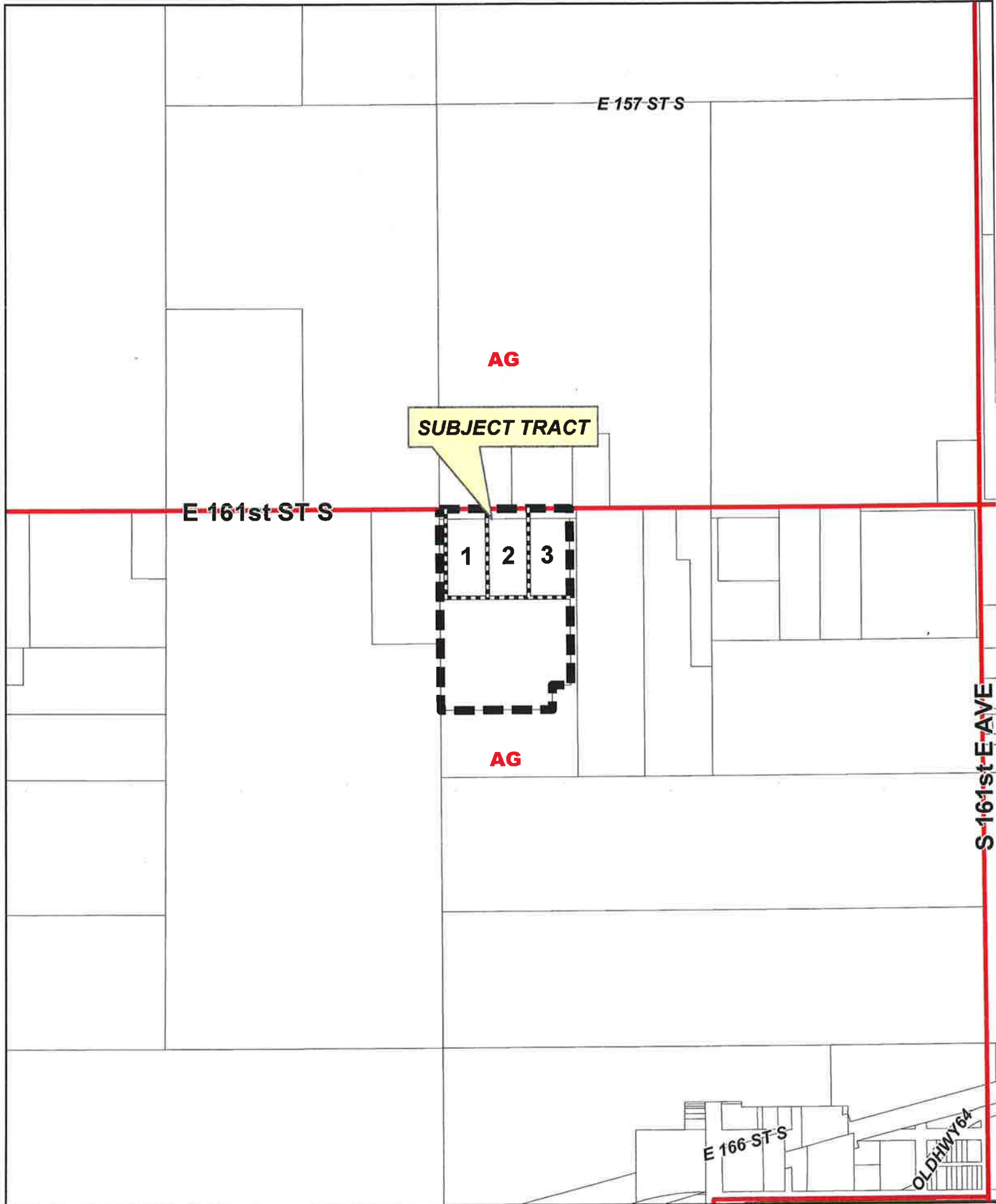
Dennis Kelly, (7427) (AG) (County)

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

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

Technical Advisory Committee met on November 6, 2014. The County Engineer stated the smaller three tracts were only two acres and should be 2.1 acres per the zoning code. The applicant made appropriate changes to increase the tract sizes.

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.



E 157 ST S

AG

SUBJECT TRACT

E 161st ST S

1 2 3

AG

S 161st E AVE

E 166 ST S

OLD HWY 64



LS-20733

17-14 27

24.2





Aerial Photo Date: March 2014

LS-20733

17-14 27

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



24.3



Tulsa Metropolitan Area
Planning Commission

Case : Open Arms Child Development
Center
Preliminary Subdivision Plat

Hearing Date: December 17, 2014

Case Report Prepared by:

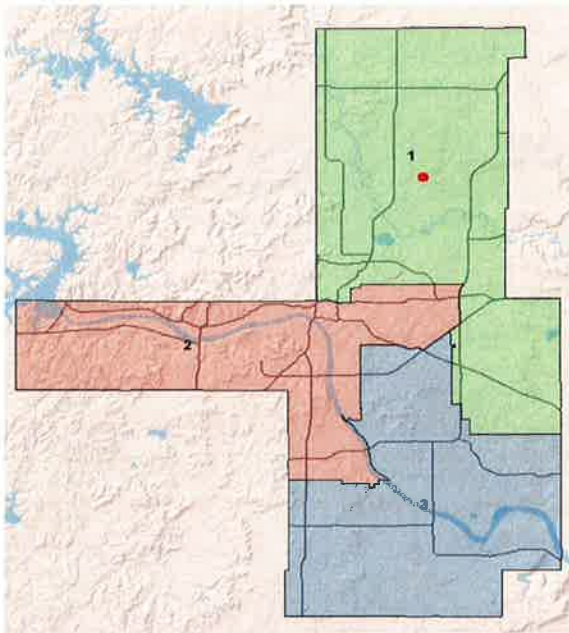
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Sisemore, Weisz &
Associates

Owner: The Evangelical Lutheran Church of
Our Savior

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 3.7 acres

Location: North of the northeast corner of
East 51st Street South and South 177th East
Avenue

Zoning:

Existing Zoning: AG with Board of
Adjustment case 21265

Staff Recommendation:

Staff recommends **APPROVAL**.

City Council District: 6

City Councilor: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
Zoning Case Map
Land Use Map
Growth and Stability Map

Subdivision Map

25.1

MINOR SUBDIVISION PLAT

Open Arms Child Development Center - (CD 6)

North of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 1 Lot, 1 Block, on 3.7 acres.

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

1. **Zoning:** The property is zoned AG with Board of Adjustment case 21265 including a church, child care center and recreational vehicles.
2. **Streets:** A total drive width of 40 feet will be allowed for this development (either one 40 foot wide two way drive or a one way 16 foot entry drive and a one way 24 foot exit drive). Drives need to match alignment with street across 177th Avenue. Left turn lane at drive will be required unless a warrant study proves operations on 177th will not degrade from traffic accessing the development during peak times. Sidewalks to be build as part of IDP (infrastructure development plan), not building permit. Discuss turn lane requirement with Doug Duke of Development Services.
3. **Sewer:** Since the existing sewer line in Stonegate will be utilized, a Sanitary Sewer District has to be created and the following fees will be assessed for the entire acreage: \$700/acre Broken Arrow Excess Capacity Fees, Administration fees for the City of Tulsa for 2.9% of the Broken Arrow fees, Trinity Creek Payback Contract Fees of \$640/acre, Stone Creek Farms Lift Station Use Fees of \$150/acre to be assessed during development approval.
4. **Water:** Additional easement may be required for water meter locations.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need additional easements.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add north arrow to location map. Legal description does not close. (Section333d. Distance does not match legal. Change Bearing direction to follow the direction of the legal description. Basis of Bearing needs to be identified and include Coordinate System uses. Submit data control sheet. On location map show names of pending subdivisions in mile block. In covenants Section IG3 change the first word on line 2 from By to be. Remove references to Department of Public Works. Confirm that existing Valor easement will not have superior or conflicting rights over general utility easement. **City Legal:** Language must be corrected per City Legal comments.

25.2

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.)

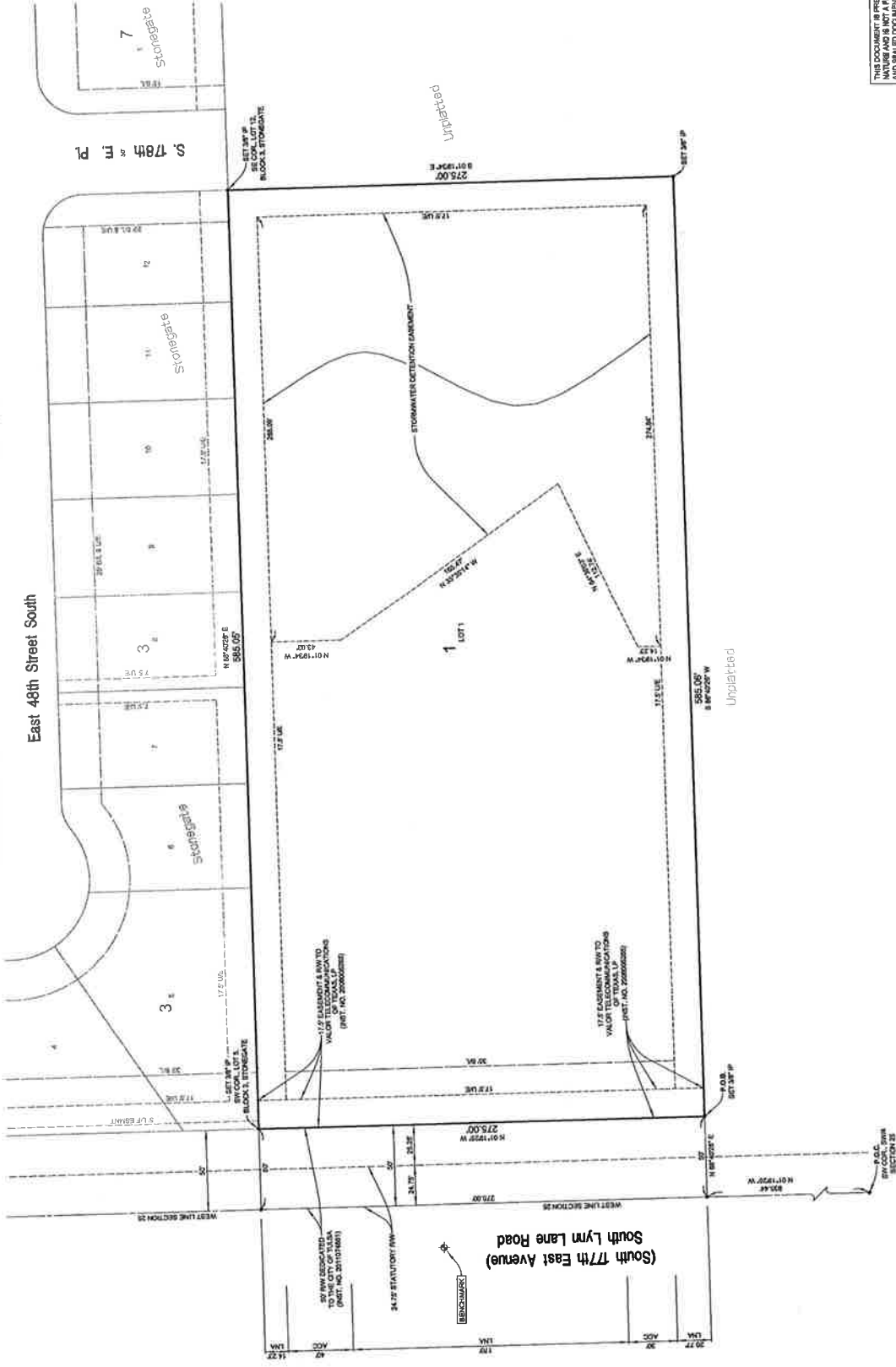
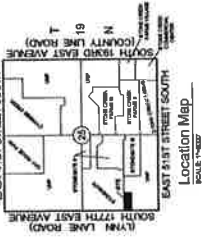
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal 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.

Minor Subdivision Plat

SOUTHWEST QUARTER (SW/4) OF SECTION 25, TOWNSHIP 36N, RANGE 12E, COUNTY OF TULSA, TULSA COUNTY, OKLAHOMA.

Engineer/Surveyor:
Sisamore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2015
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 685-3900
E-mail: gweisz@sw-assoc.com

Engineer/Surveyor:
Sisamore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2015
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 685-3900
E-mail: gweisz@sw-assoc.com



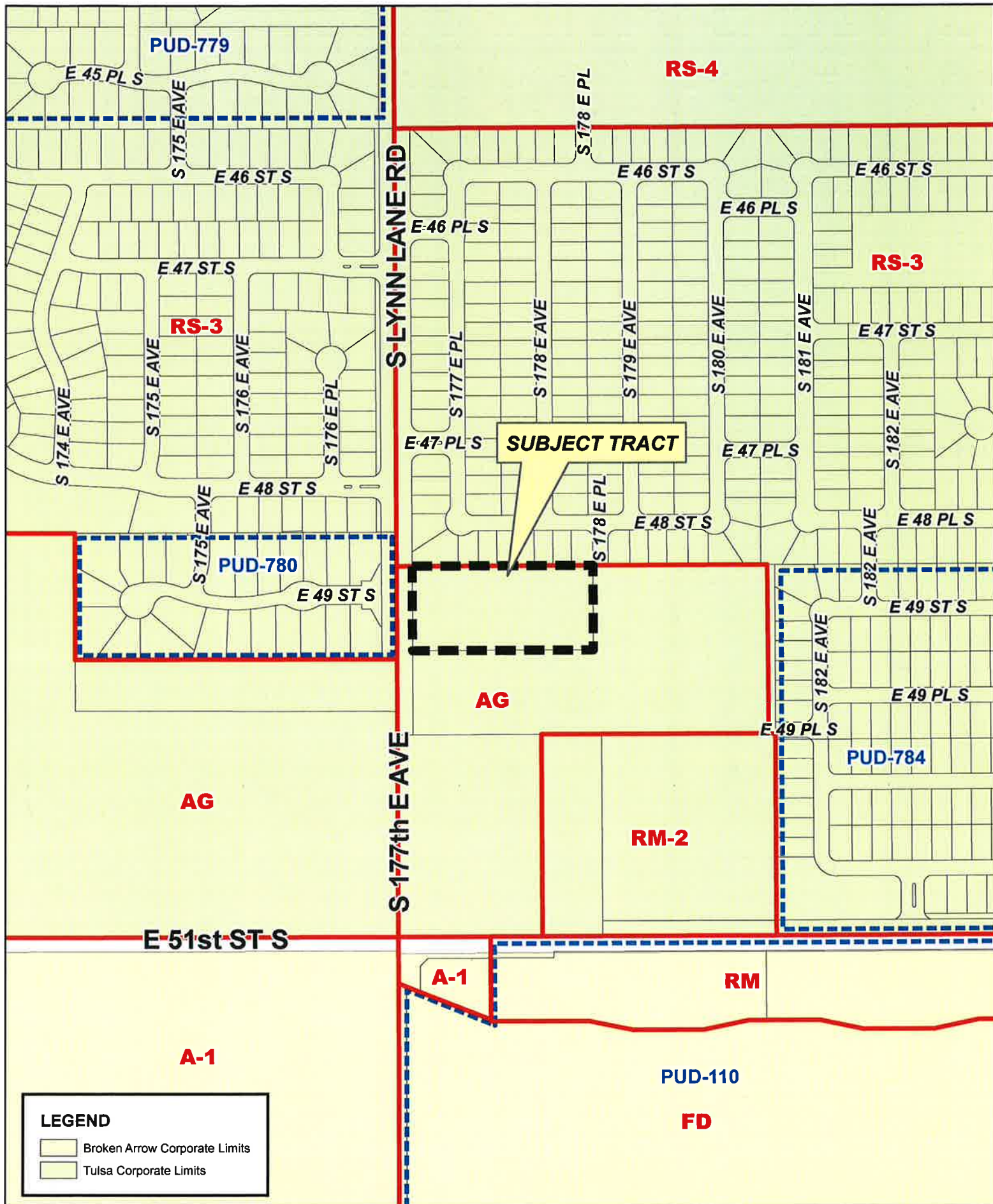
25.5

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND GREAT DOCUMENT



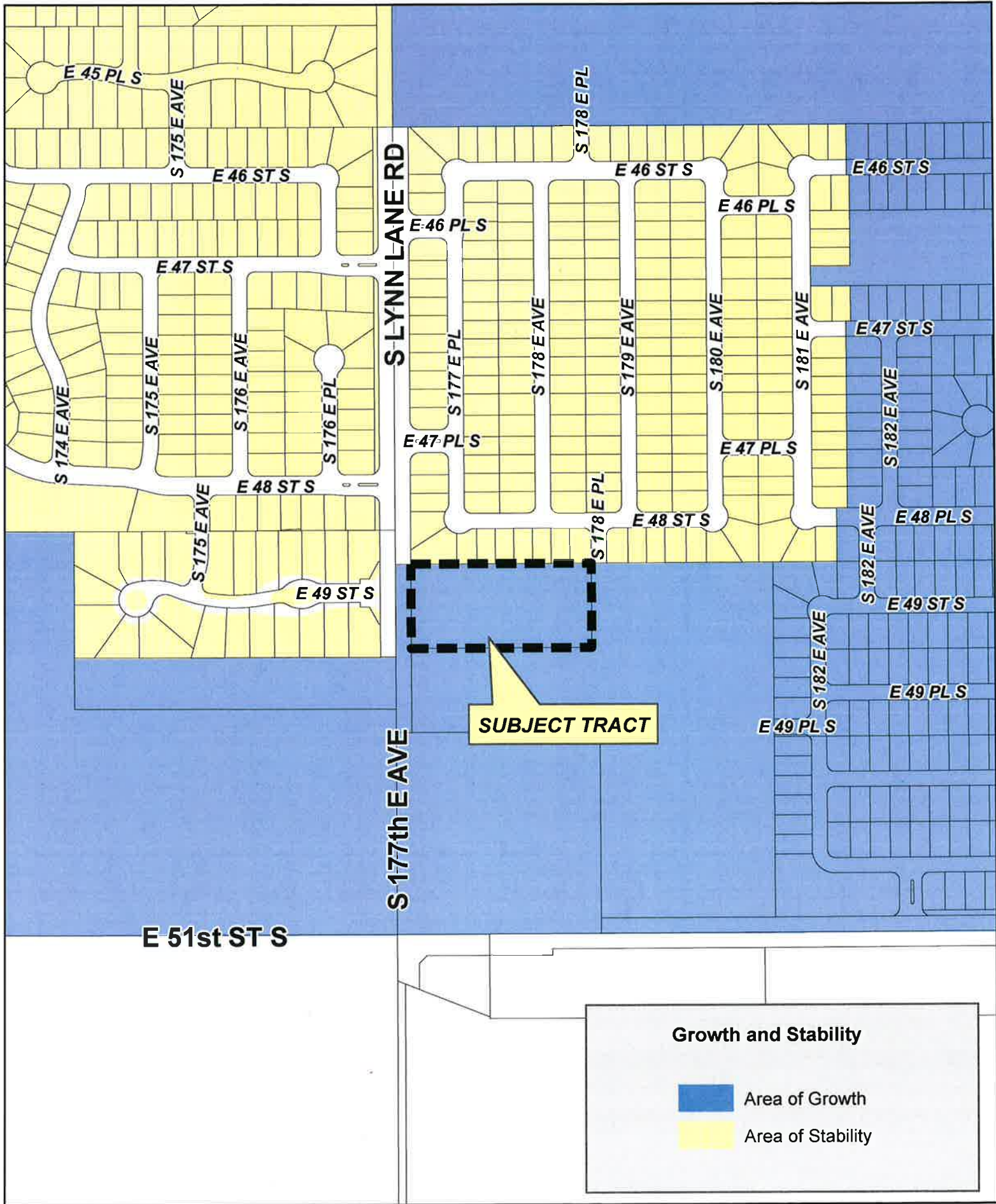
precisely
a ground

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

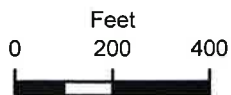


OPEN ARMS CHILD DEVELOPMENT CENTER

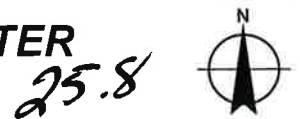
25.7

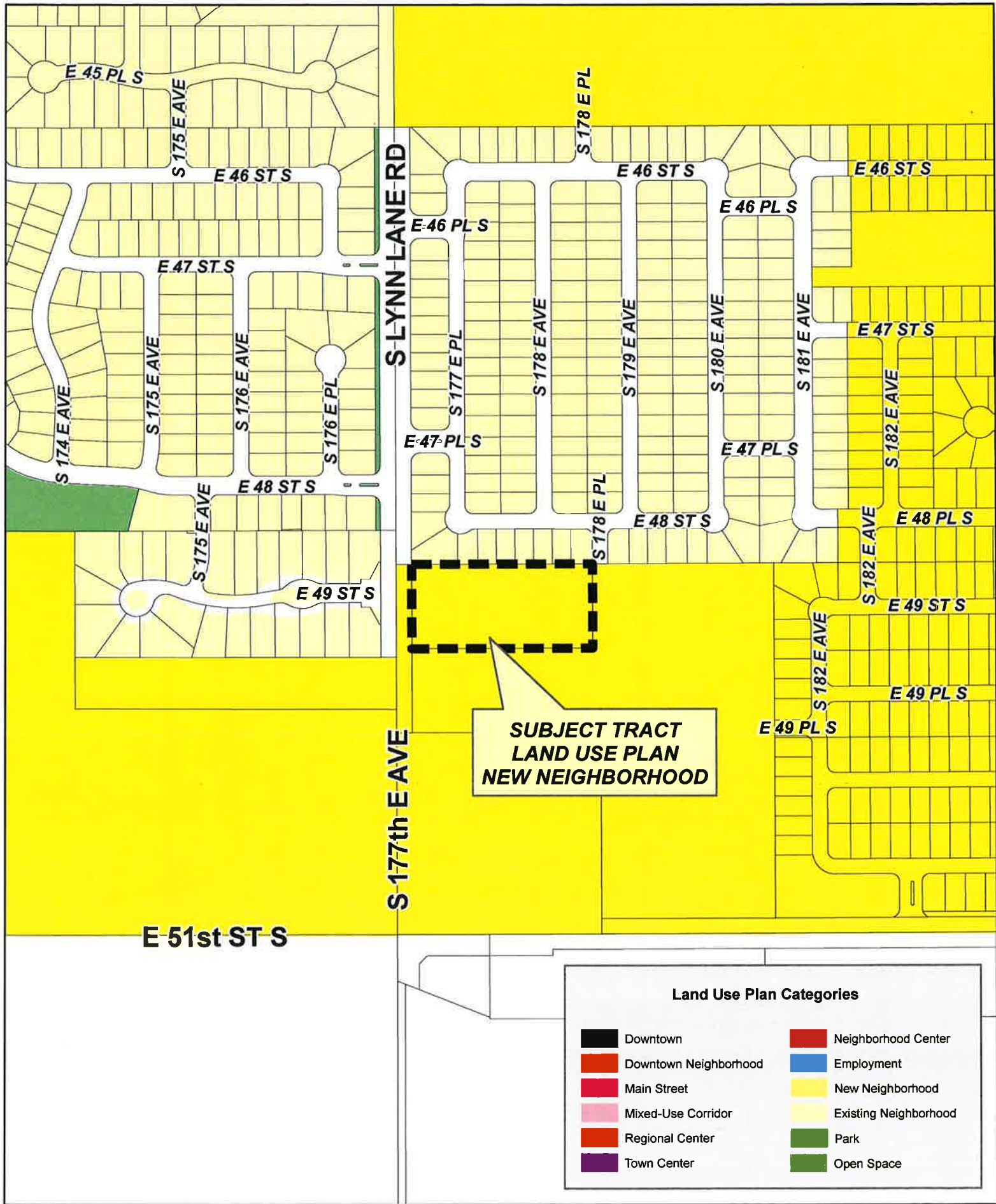


OPEN ARMS CHILD DEVELOPMENT CENTER



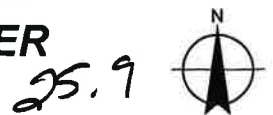
19-14 25





OPEN ARMS CHILD DEVELOPMENT CENTER

19-14 25





Tulsa Metropolitan Area
Planning Commission

Case : Brookstone Park at Lynn Lane
Addition

Preliminary Subdivision Plat

Hearing Date: December 17, 2014

Case Report Prepared by:

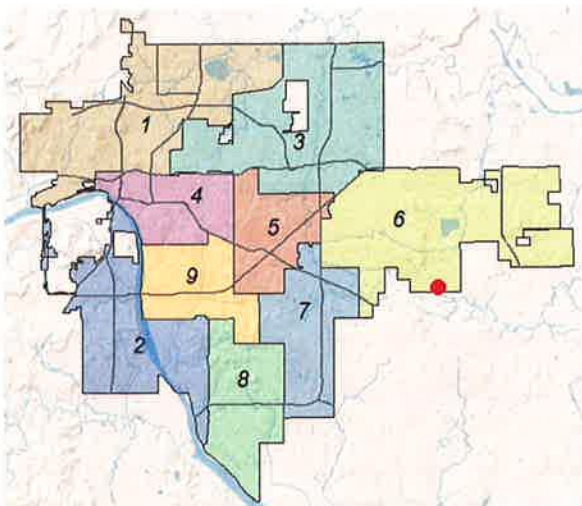
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Sisemore Weis &
Associates

Owner: Brookstone Park at Lynn Lane LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 11.15 acres

Location: North of the northeast corner of
East 51st Street South and South 177th East
Avenue

Zoning:

Existing Zoning: AG with pending RM-1
and PUD 825

Staff Recommendation:

Staff recommends **APPROVAL**.

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
Zoning Case Map
Land Use Map
Growth and Stability Map

Subdivision Map

26.1

PRELIMINARY SUBDIVISION PLAT

Brookstone Park at Lynn Lane - (CD 6)

North of the northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 1 Lot, 1 Block, on 11.7 acres.

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

1. **Zoning:** The property is zoned AG with RM-1 (residential multi-family) with Planned Unit Development 825 pending.
2. **Streets:** Drive entrance will need to be reworked to 40 feet maximum width or 50 foot width with middle island, which should be placed to accommodate ultimate widening of 177th. Delete section on mutual access easement in the covenants if there are none platted. Revise sidewalk section in covenants to reflect actual conditions. Are there any "abutting lots having access to minor streets..", etc? Sidewalks to be built as part of Infrastructure Development Plan if applicable. Left turn lane at drive will be required unless a warrant study proves operations on 277th will not degrade from traffic accessing the development during peak times. Any orphan street stubs will need to be vacated prior to final plat approval unless not practical or feasible.
3. **Sewer:** Sanitary sewer will not flow into the Stone Creek Farms Lift Station. Therefore the project will be assessed the \$700/acre Broken Arrow fees, City of Tulsa Administration fees, and the Trinity Creek Payback fees. To be assessed during development approval.
4. **Water:** Additional easement may be required for water meter locations. Water service meter must be installed inside a green space not in the pavement.
5. **Storm Drainage:** The covenants need to address detention.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add north arrow to the location map. Correct misspelling of Arkansas. Submit data control sheet. Show pending subdivisions on location map. Remove Section IG in covenants. Check street names for typos.

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

26.2

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.

Preliminary Plat

Brookstone Park at Lynn Lane

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW4) OF SECTION TWENTY-FIVE (25),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 825

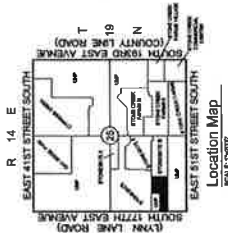
Owner:
BrookStone Park at Lynn Lane, L.L.C.

1410 East 17th Avenue
P.O. Box 2207-610 Towson Avenue
Fort Smith, Arkansas 72902-2207
Phone: (479) 783-5191
Contact: Mr. Rick Griffin

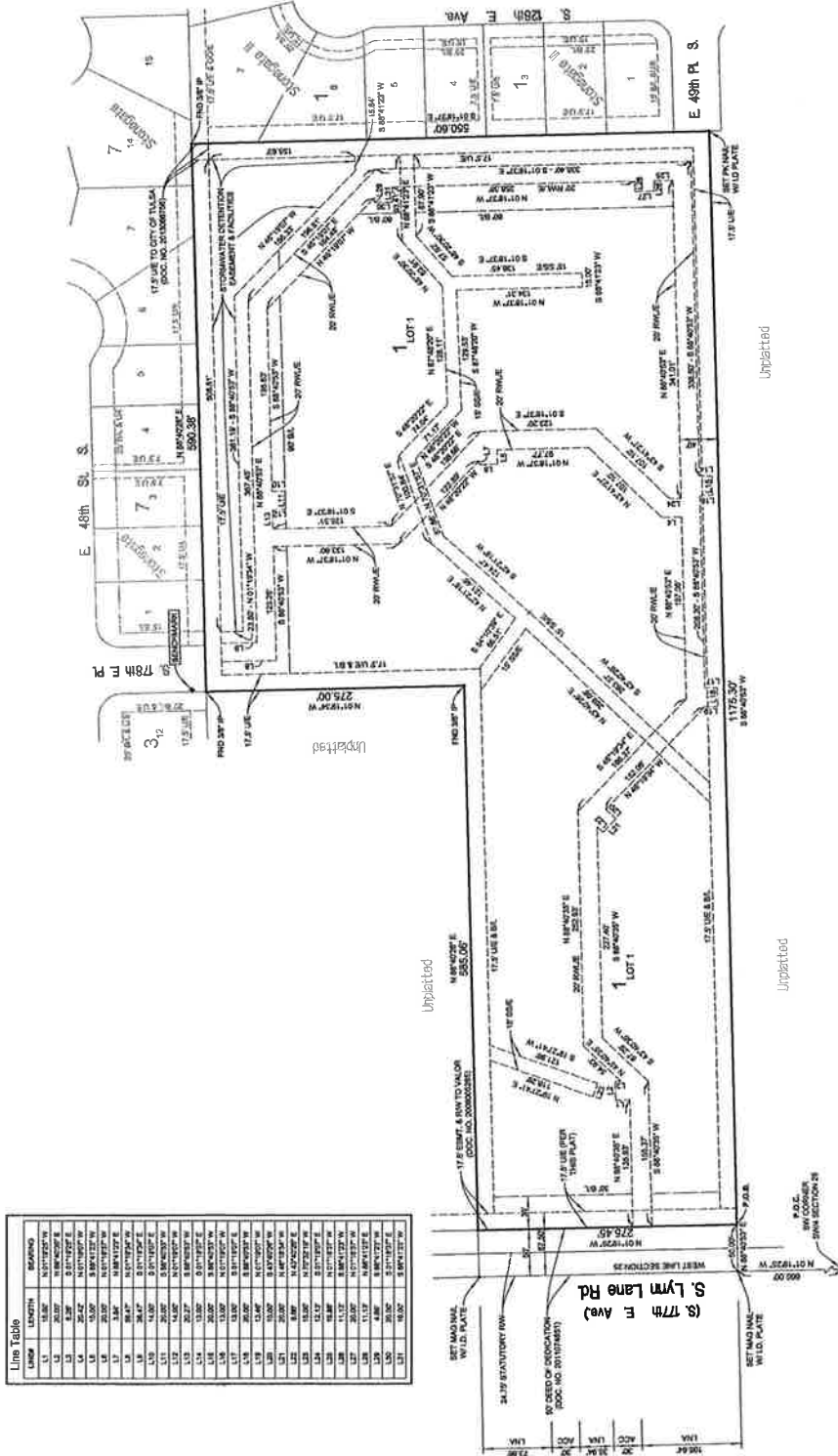
Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certified Professional Surveyors, No. 3816
8111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 695-3600
E-mail: gweisz@sw-associates.com



Location Map



Line	Length	Bearing
1	12.00	N 89° 00' 00" E
2	20.00	N 89° 00' 00" E
3	8.00	S 89° 00' 00" E
4	20.00	N 89° 00' 00" E
5	20.00	N 89° 00' 00" E
6	20.00	N 89° 00' 00" E
7	20.00	N 89° 00' 00" E
8	20.00	N 89° 00' 00" E
9	20.00	N 89° 00' 00" E
10	20.00	N 89° 00' 00" E
11	20.00	N 89° 00' 00" E
12	20.00	N 89° 00' 00" E
13	20.00	N 89° 00' 00" E
14	20.00	N 89° 00' 00" E
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16	20.00	N 89° 00' 00" E
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20	20.00	N 89° 00' 00" E
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22	20.00	N 89° 00' 00" E
23	20.00	N 89° 00' 00" E
24	20.00	N 89° 00' 00" E
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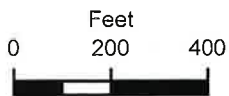
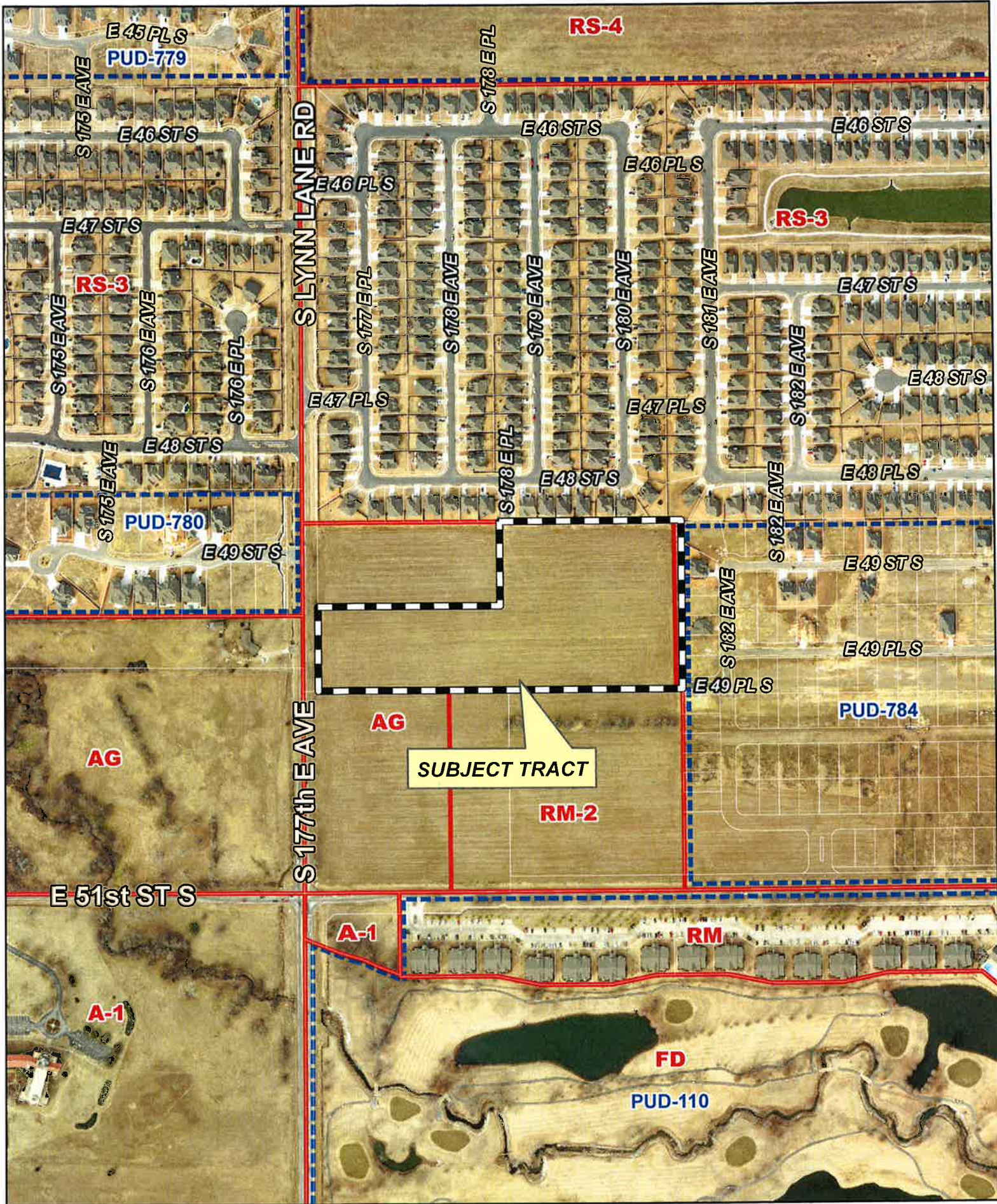


STATE OF OKLAHOMA)
COUNTY OF TULSA)
I, the City of Tulsa, County Clerk, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in my office.

Notary Public, Tulsa County, Oklahoma
My Comm. Expires: _____
Notary Seal: _____

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, BOUND AND RECORDED DOCUMENT.
Date Prepared: November 12, 2014

26.5



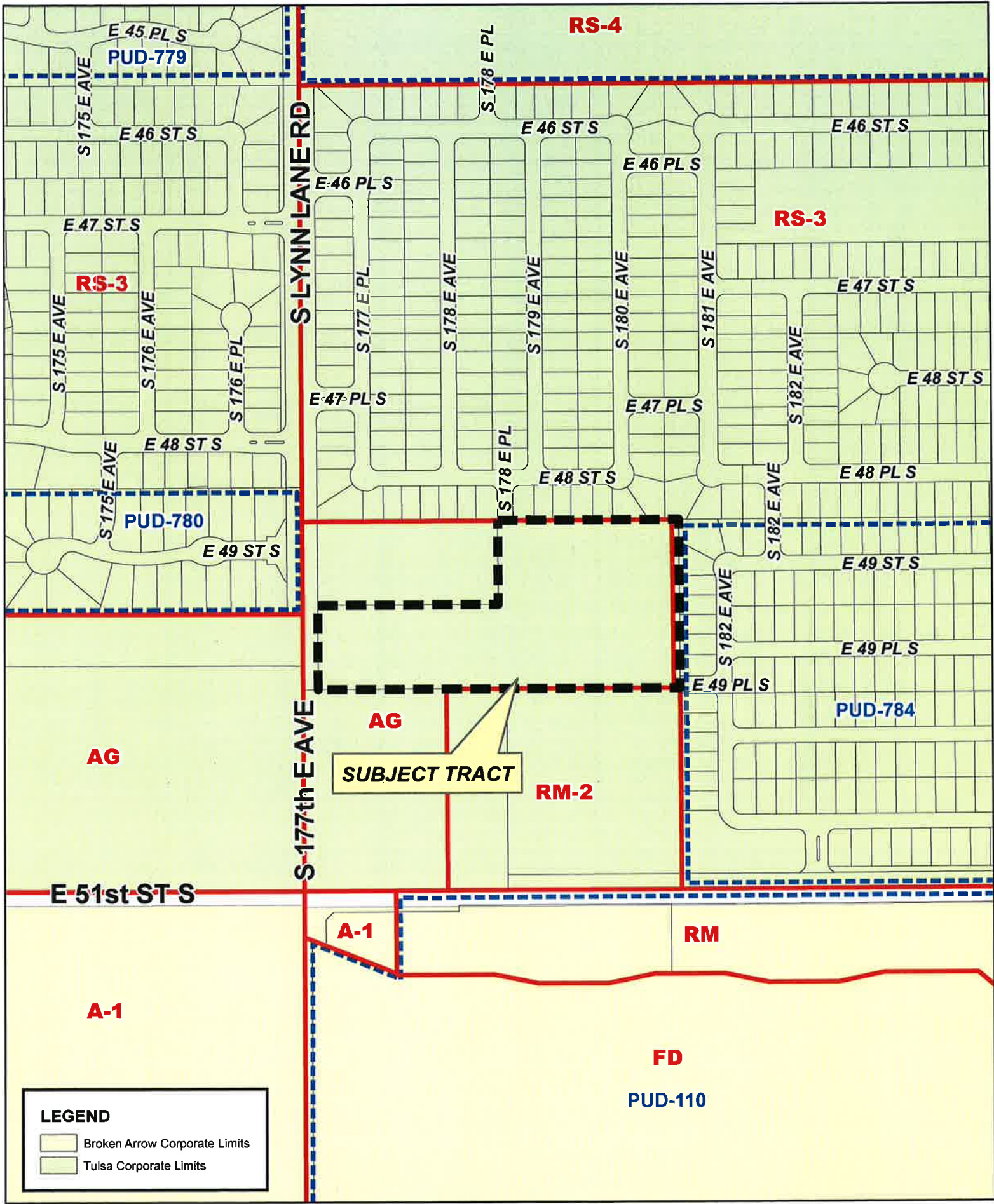
BROOKSTONE PARK AT LYNN LANE 26.6

Aerial Photo Date: March 2014

19-14 25

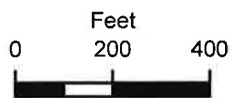
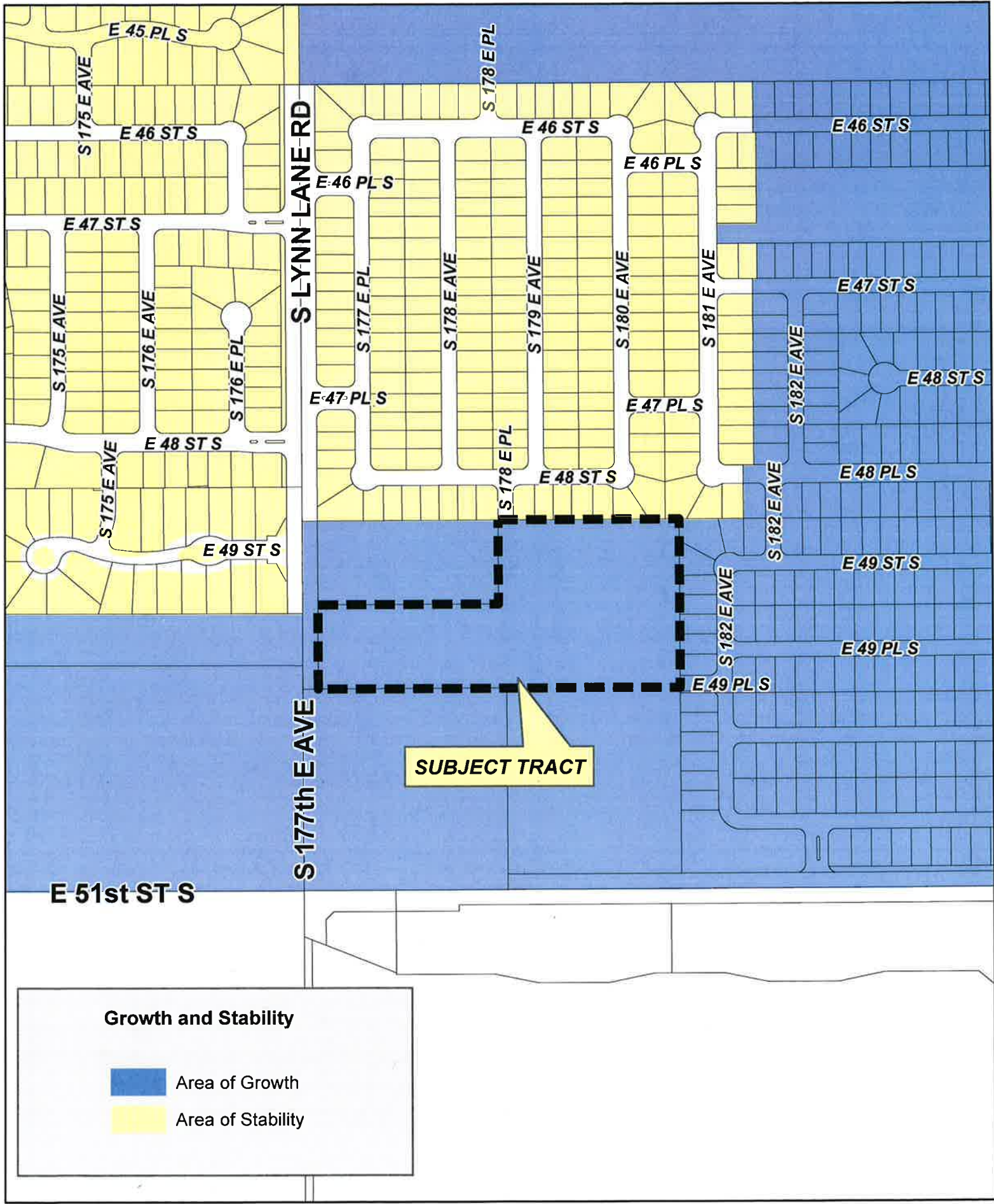
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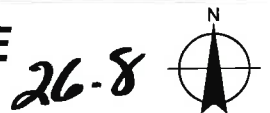
BROOKSTONE PARK AT LYNN LANE

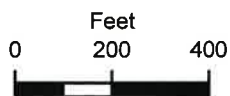
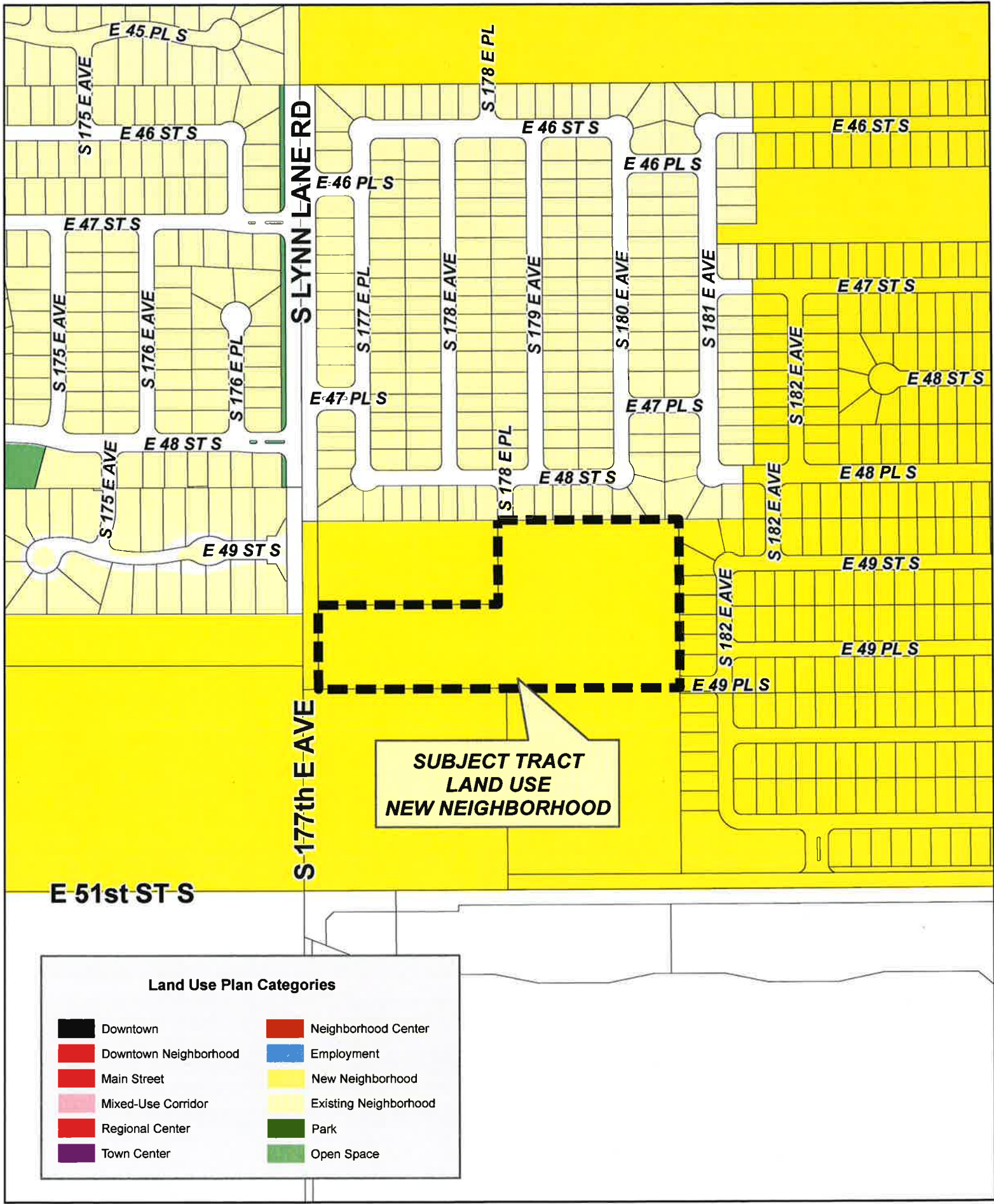
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BROOKSTONE PARK AT LYNN LANE

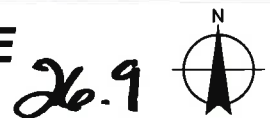
19-14 25





BROOKSTONE PARK AT LYNN LANE

19-14 25





Tulsa Metropolitan Area
Planning Commission

Case : Huntington Park

Preliminary Subdivision Plat

Hearing Date: December 17, 2014

Case Report Prepared by:

Diane Fernandez

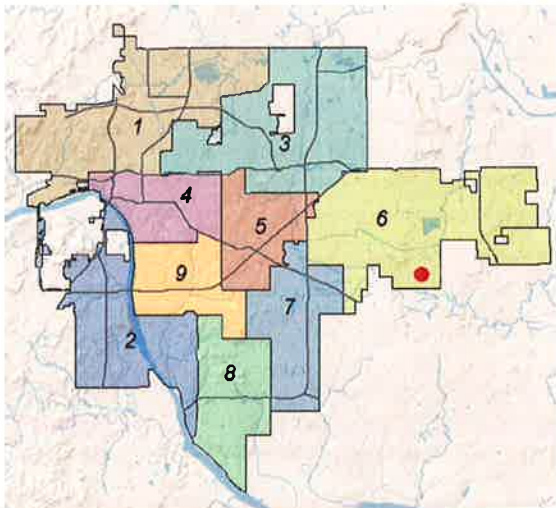
Owner and Applicant Information:

Applicant: Mark Capron, Sisemore Weis & Associates

Owner: Lynn Lane 44 LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 82.7 acres

Location: South of the southeast corner of South 177th East Avenue and East 41st Street South

Zoning:

Existing Zoning: PUD 816 (RS-4 underlying zone)

Staff Recommendation:

Staff recommends **APPROVAL**.

City Council District: 6

Councilor: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
Zoning Case Map
Land Use Map
Growth and Stability Map

Subdivision Map

27.1

PRELIMINARY SUBDIVISION PLAT

Huntington Park - (CD 6)

South of the southeast corner of South 177th East Avenue and East 41st Street
South

This plat consists of 309 Lots, 15 Blocks, on 82.7 acres.

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

1. **Zoning:** The property is zoned PUD 816 (RS-4 underlying).
2. **Streets:** Covenant includes section on mutual access easement but there are no mutual access easements located on the face of the plat. To be assessed during development approval. Left turn lane at drive will be required unless a warrant study proves operations on 177th will not degrade from traffic accessing the development during peak times. Sidewalks along arterial frontages and reserve areas to be built as part of Infrastructure Development Plan if applicable. 44th Place entrance shall align with existing street across 277th unless impractical, and be designed to accommodate ultimate widening of 177th. Remove reserve area for island, this will need to be right of way with any island and improvements installed under a license agreement.
3. **Sewer:** Side lot easements with sanitary sewer lines must be a minimum of 15 feet in width with the sewer pipe centered within the easement. There are several locations on the plat where this must be corrected. The following fees will be assessed for the entire acreage: \$700/acre Broken Arrow Excess capacity fees; administration fees for the City of Tulsa; Trinity Creek Payback contract fees; Stone Creek Farms Lift Station Use Fees of \$3936/acre; and City of Tulsa lift station relief fees of \$150/acre. To be assessed during development approval..
4. **Water:** Along the public roadways in the development site a 17.5 foot utility easement is needed for installing a water main line 8 feet off of the property line.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has overhead lines east and west. Additional easements may be needed. The entryways may need to be changed as they do not include reserves.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Not all subdivisions are identified in the location map. Label point of beginning monument information. Submit data control sheet. On location map show pending subdivisions.

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:

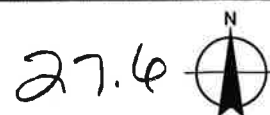
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

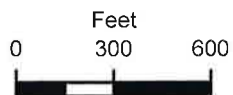
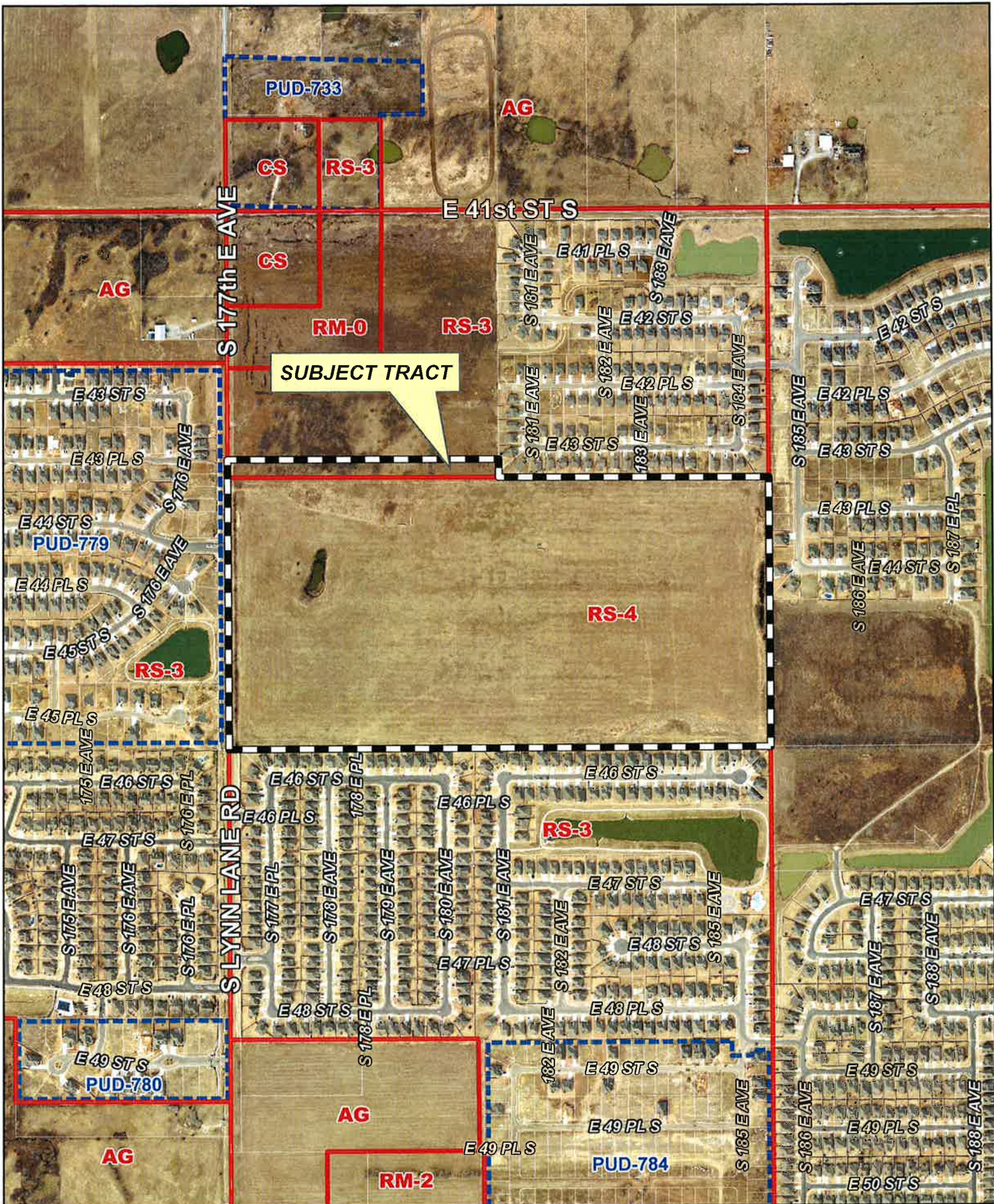
Standard Conditions:

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.





HUNTINGTON PARK

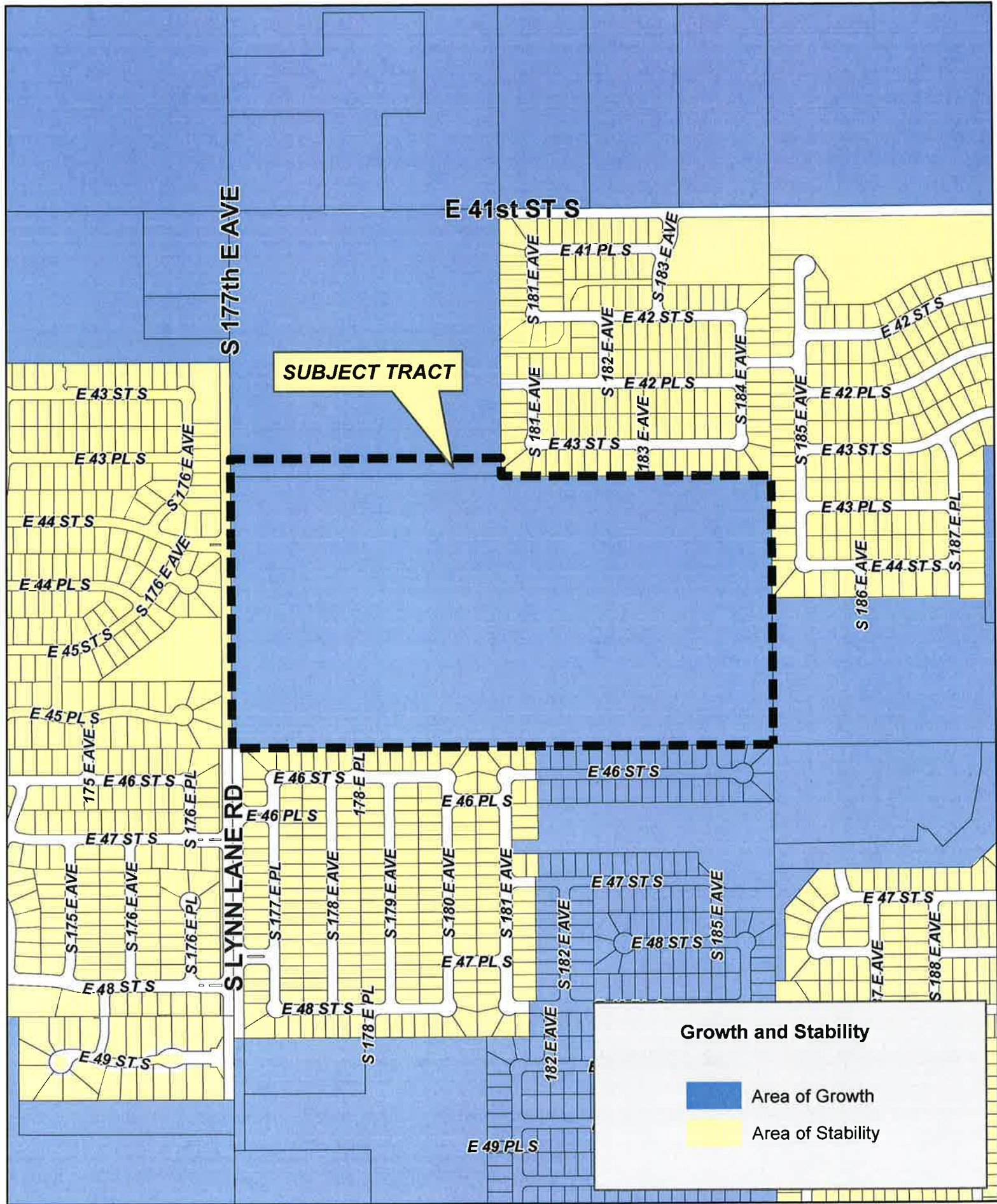
27.7



Aerial Photo Date: March 2014

19-14 25

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



Growth and Stability

- Area of Growth
- Area of Stability

0 300 600
Feet

HUNTINGTON PARK

19-14 25

27.8







Tulsa Metropolitan Area
Planning Commission

Case : 5200 Mingo Commercial

Preliminary Subdivision Plat

Hearing Date: December 17, 2014

Case Report Prepared by:

Diane Fernandez

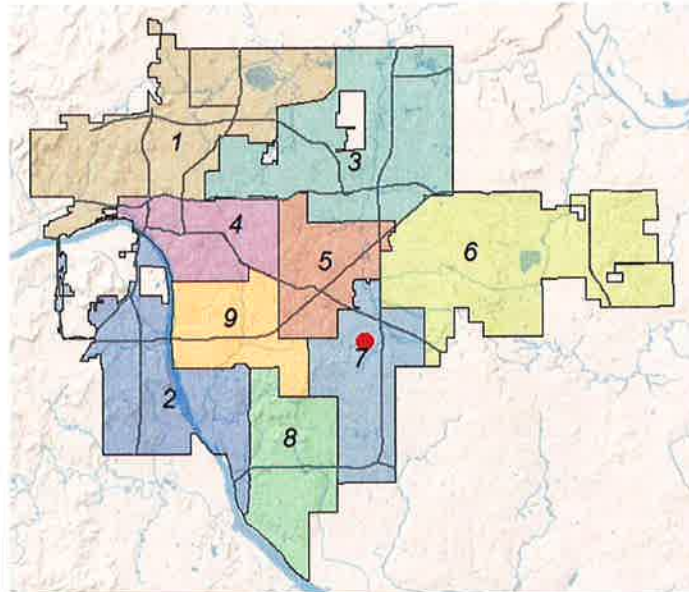
Owner and Applicant Information:

Applicant: Eric Sack, Sack and
Associates

Owner: Milton H. Berry Trust

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 4.3 acres

Location: South of Southwest corner of
East 51st Street South and South Mingo
Road

Zoning:

Existing Zoning: CS (commercial shopping)

Staff Recommendation:

Staff recommends **APPROVAL**.

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

INCOG Aerial
Zoning Case Map
Land Use Map
Growth and Stability Map

Subdivision Map

28.1

PRELIMINARY SUBDIVISION PLAT

5200 Mingo Commercial - (CD 7)

South of southwest corner of East 51st Street South and South Mingo Road

This plat consists of 3 Lots, 1 Block, on 4.3 acres.

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

1. **Zoning:** The property is zoned CS.
2. **Streets:** Drive entrance will need to be reworked to 40 feet maximum width or 50 foot width with middle island, which should be placed to accommodate ultimate widening of 177th. Delete section on mutual access easement in the covenants if there are none platted. Revise sidewalk section in covenants to reflect actual conditions. Are there any "abutting lots having access to minor streets.." etc? Sidewalks to be built as part of Infrastructure Development Plan if applicable. Left turn lane at drive will be required unless a warrant study proves operations on 277th will not degrade from traffic accessing the development during peak times. Any orphan street stubs will need to be vacated prior to final plat approval unless not practical or feasible. Discuss with Doug Duke of Development Services and receive his approval.
3. **Sewer:** Sanitary sewer will not flow into the Stone Creek Farms Lift Station. Therefore the project will be assessed the \$700/acre Broken Arrow fees, City of Tulsa Administration fees, and the Trinity Creek Payback fees. To be assessed during development approval.
4. **Water:** Additional easement for water service meters could be a requirement for each proposed lot. Because of other existing utilities in Mingo Road, additional easements could be required for the installation of water service meters.
5. **Storm Drainage:** The covenants need to address detention.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.
7. **Other: Fire:** No comments.
8. **Other: GIS:** Scale needs to be shown both written and graphically. Show expiration date for the Engineers Certificate of Authorization. Location Map scale off slightly. Plat scale is off slightly. Identify Basis of Bearing. Include Coordinate system used. Correct typos. Properly rework legal description title. Describe plat boundary by metes and bounds. Label the point of beginning. Identify all subdivisions in location map. Show FEMA and City of Tulsa Regulatory Floodplain. Remove contours from face of plat. Identify all monuments. Submit data control sheet. Show square footage of each lot created.

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.

'PRELIMINARY'

5200 Mingo Commercial

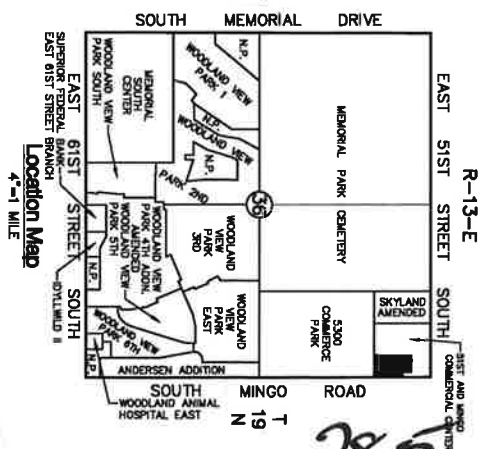
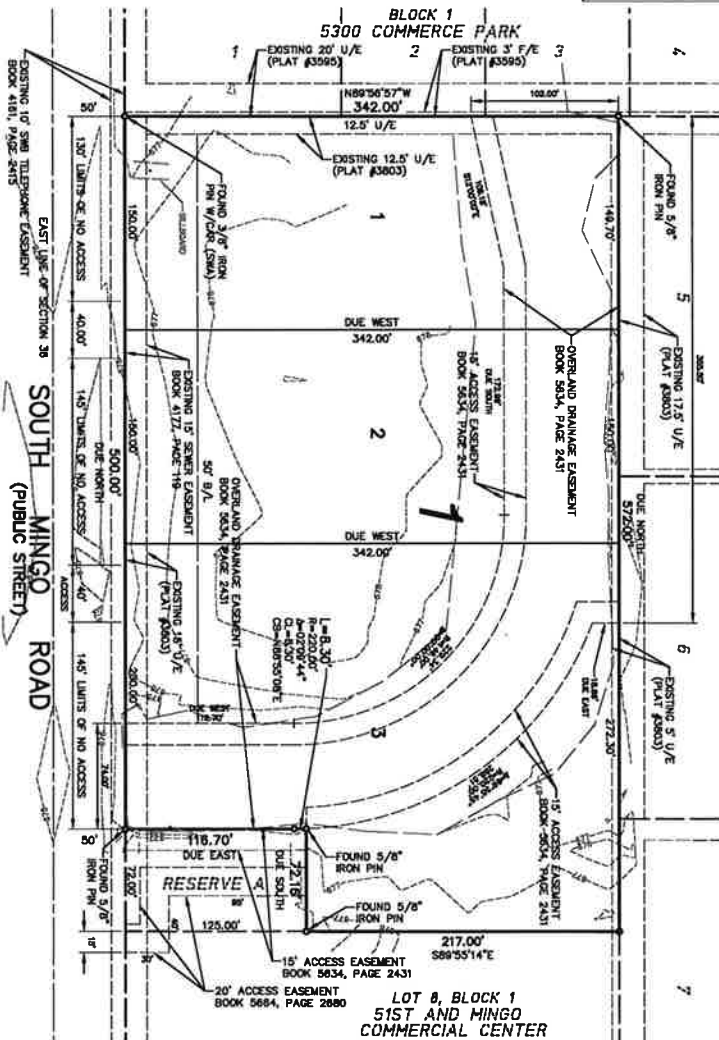
A RE-SUBDIVISION OF PART OF RESERVE 'A'

IN
51ST AND MINGO COMMERCIAL CENTER
 AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
 IN THE
NE/4 OF THE NE/4 OF SECTION 36, T-19-N, R-13-E

80 0 80 120
 SCALE IN FEET



BLOCK 1
 51ST AND MINGO COMMERCIAL CENTER



Owner

MILTON H. BERRY, TRUSTEE OF THE
 M.H. BERRY TRUST
 4025 SOUTH PRAIRIA
 TULSA, OKLAHOMA 74105
 PHONE: (918) 260-9800

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
 3530 EAST 31ST STREET SOUTH, SUITE A
 TULSA, OKLAHOMA 74135-1518
 PHONE: (918) 582-4111
 E-MAIL: SACKANDASSOCIATES.COM
 C.A. No. 1783

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED
 PLAT OF '51ST AND MINGO COMMERCIAL CENTER', PLAT
 NUMBER 3903.

Monumentation

ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN
 WITH A YELLOW CAP STAMPED 'SACK LS 1139' OR CA
 NUMBER 1783.

Legend

ACC - ACCESS PERMITTED
 B/L - BUILDING LINE
 LMA - LIMITS OF NO ACCESS
 U/E - UTILITY EASEMENT
 [224] - STREET ADDRESS

Subdivision Statistics

SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK
 BLOCK 1 CONTAINS 4,2840 ACRES (188,612 S.F.)

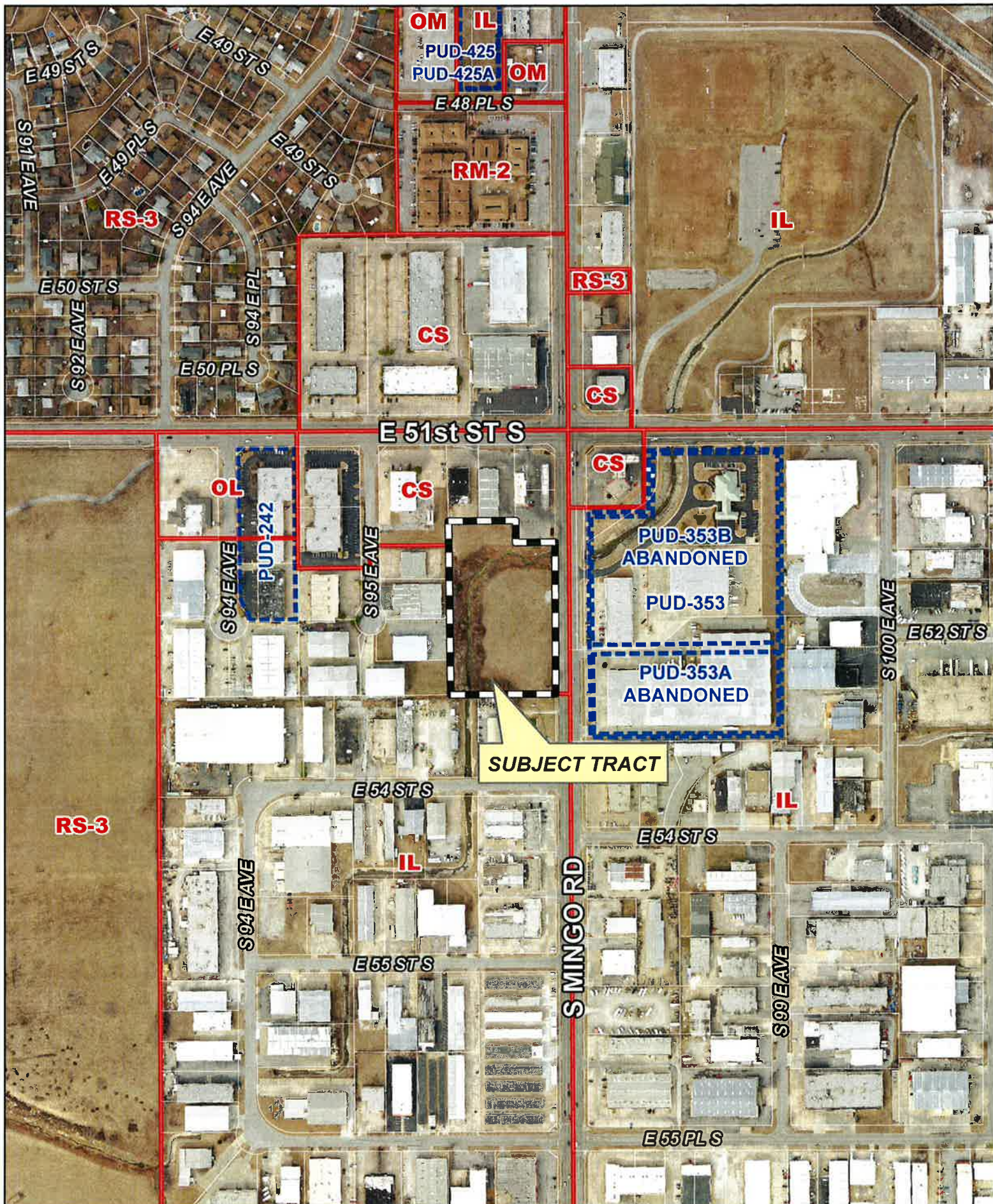
Surveyor Note

THE LAST SITE VISIT WAS MADE ON _____, 2014.

COUNTY CLERK STAMP
 DO NOT USE THIS SPACE

TREASURER'S STAMP
 DO NOT USE THIS SPACE

FINAL 51ST RE-SUBDIVISION OF RESERVE 'A' Town Information Area Planning Commission Approved Date: _____ TOWN CLERK Mayor: _____ City Engineer: _____ Council of the City of Tulsa, Oklahoma Approved Date: _____ CHAIRMAN MAYOR CITY ATTORNEY ATTORNEY CITY CLERK	
The approval of this Final Plat and map is given on the basis of the City Council's approval of the plat and map of the City of Tulsa, Oklahoma and the City of Tulsa, Oklahoma.	



5200 MINGO COMMERCIAL

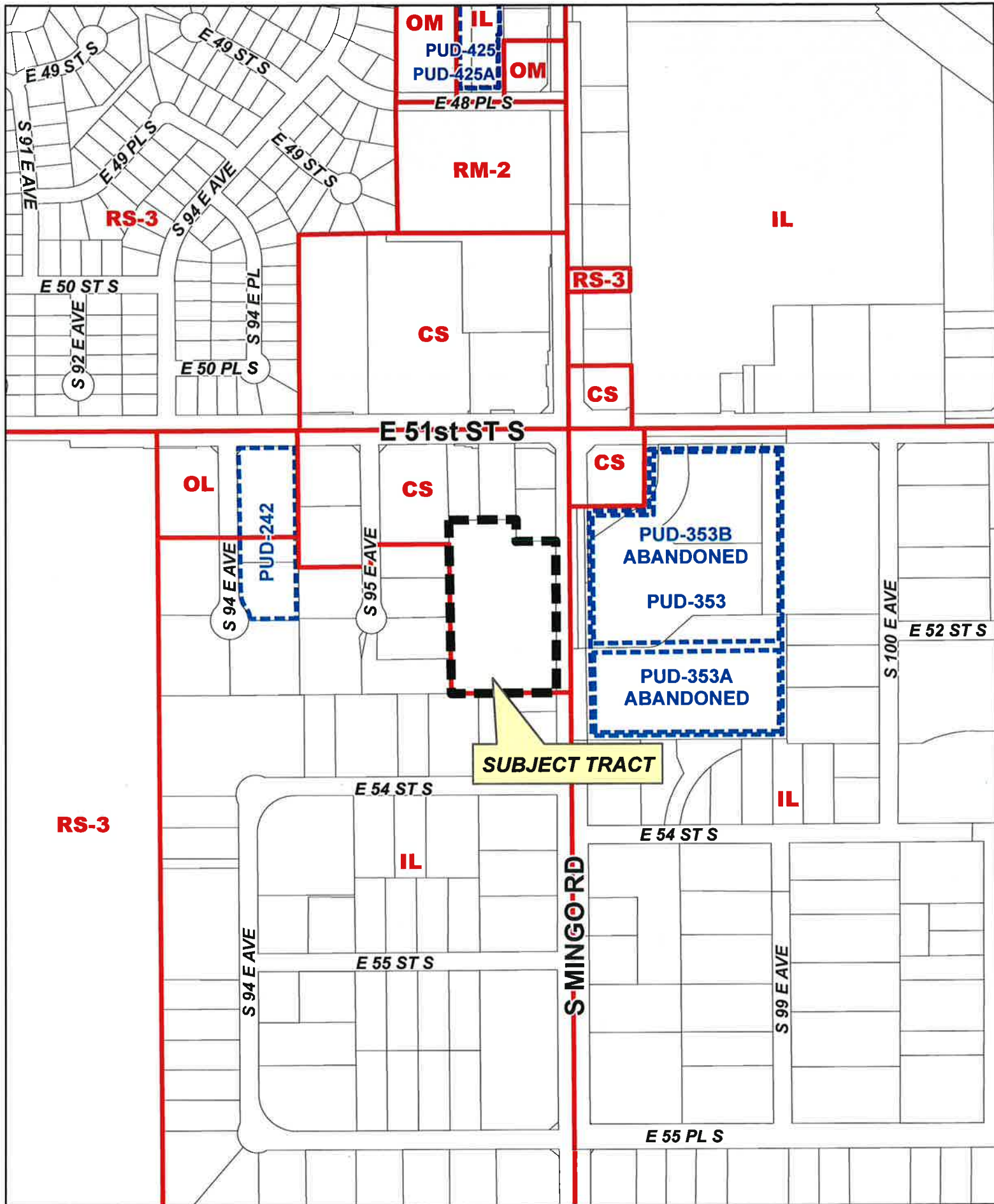
Aerial Photo Date: March 2014

19-13 36

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

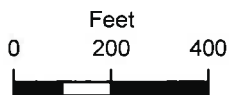
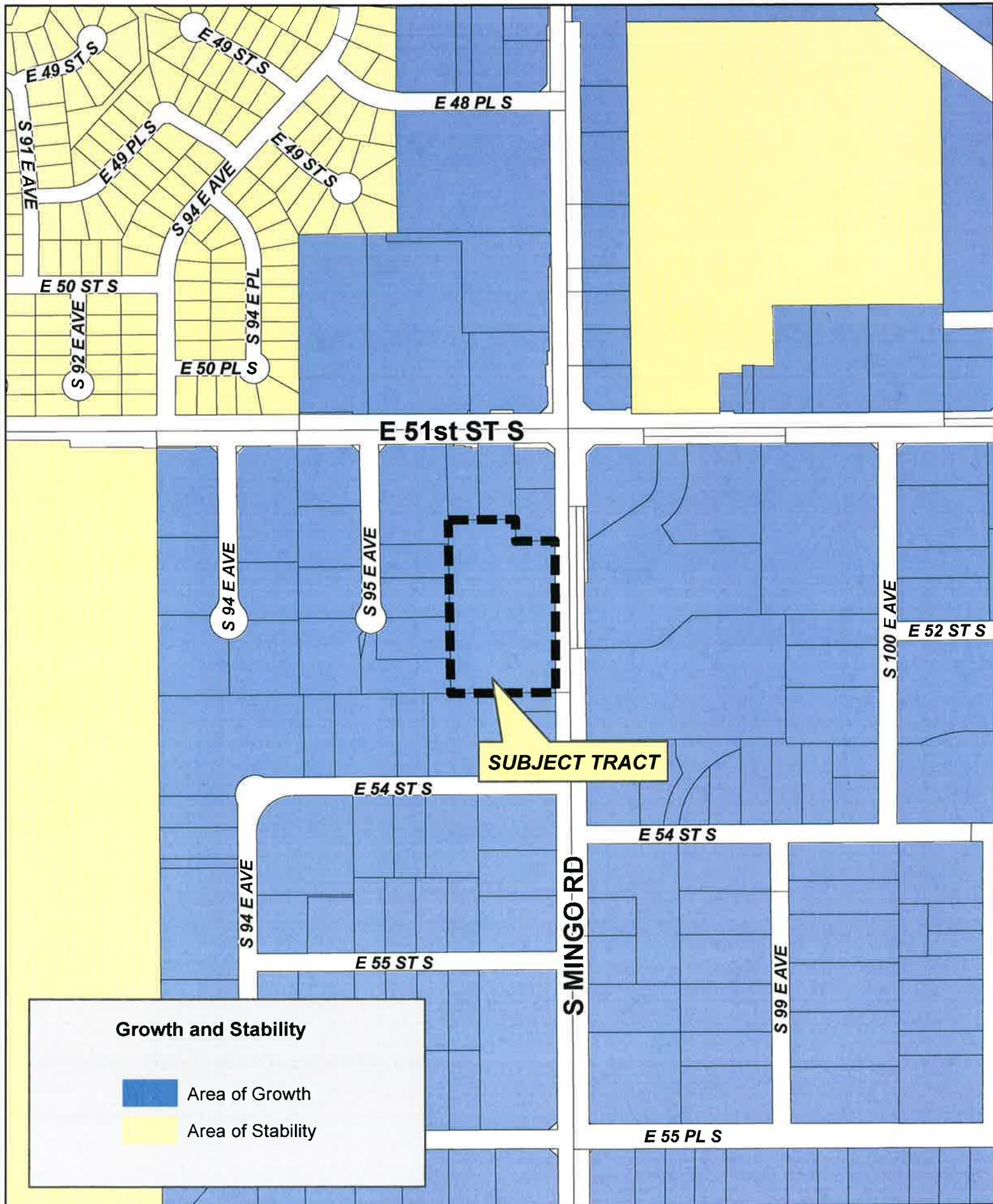
28.4





5200 MINGO COMMERCIAL

28.7

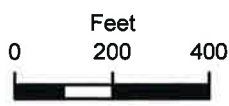
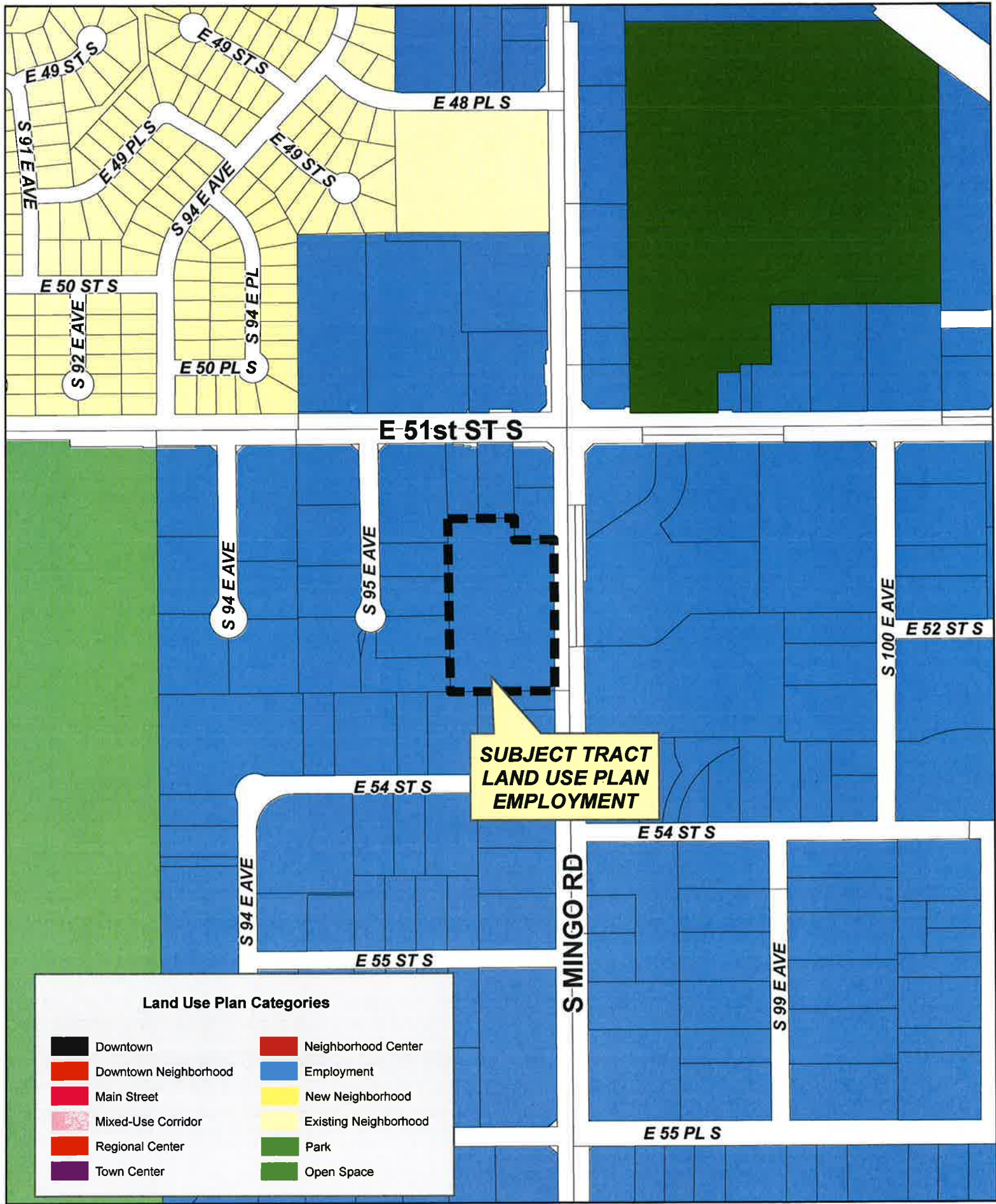


5200 MINGO COMMERCIAL

19-13 36

288





5200 MINGO COMMERCIAL



Tulsa Metropolitan Area
Planning Commission

Case : Rabbit Run

Preliminary Subdivision Plat

Hearing Date: December 17, 2014

Case Report Prepared by:

Diane Fernandez

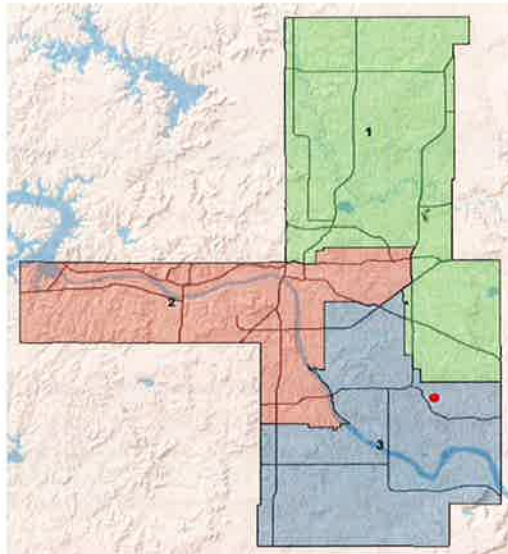
Owner and Applicant Information:

Applicant: Barrick Rosenbaum, Rosenbaum Consulting

Owner: Spectacular Homes, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 27.44 acres

Location: West of southwest corner of East 101st Street South and South 129th East Avenue

Zoning:

Existing Zoning: RS, RM-O, with PUD 822 pending

Staff Recommendation:

Staff recommends **APPROVAL**.

City Council District: N/A

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

INCOG Aerial
Zoning Case Map

Subdivision Map

29.1

PRELIMINARY SUBDIVISION PLAT

Rabbit Run - (County)

West of southwest corner of East 101st Street South and South 129th East Avenue

This plat consists of 115 Lots, 11 Blocks, on 27.44 acres.

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

1. **Zoning:** The property is zoned RS, RM-O with Planned Unit Development 822 pending. Per the pending PUD, there needs to be a cul de sac proper turn around for the stub streets that are not to be continued from the south and west of the site. At this time the City of Broken Arrow is not annexing the site (See attached information from Broken Arrow staff).
2. **Streets:** Approve through County Engineer.
3. **Sewer:** Broken Arrow Service.
4. **Water:** Broken Arrow Service.
5. **Storm Drainage:** Stormwater retention is necessary. Separate volume for this site. No stormwater is to be put into the creek. (Per County Engineer.)
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements will be needed.
7. **Other: Fire:** Broken Arrow Fire Department service. Release letter must be received.
8. **Other: GIS:** Clarify and correct location map. Correct block and lot totals. Show lot addresses. Submit data control sheet. Defer to Broken Arrow for comments. **County Engineer:** Make changes to covenants per County standards,

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 County Engineer must be taken care of to his satisfaction.

29.2

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.

Fernandez, Diane

From: Skates, Michael <MSkates@brokenarrowok.gov>
Sent: Tuesday, December 09, 2014 8:24 AM
To: Murphy, Brent; Fernandez, Diane; Daroga, Farhad
Subject: RE: Rabbit Run

Diane,

Annexation will occur when they turn in an application, necessary legals, radius report, and other supporting documents. To date, we have not heard back from them after a meeting several weeks ago.

Thanks,

Michael Skates, P.E., CFM
Development Services Director
City of Broken Arrow
Phone: (918) 259-2400 ext. 5426
Cell: (918) 857-1965
Email: mskates@brokenarrowok.gov



From: Murphy, Brent
Sent: Monday, December 08, 2014 5:43 PM
To: 'Fernandez, Diane'; Daroga, Farhad; Skates, Michael
Subject: RE: Rabbit Run

Diane: I cannot answer the annexation question. Regarding the plat, I have the following comments based upon the City of Broken Subdivision Regulations:

1. A five foot wide fence and landscape easement is required along both 101st Street and 129th E. Avenue.
2. All lots must front onto a street right-of-way for at least 30 feet, Lot 5, Block 7 and Lot 4, Block 1 for example do not meet this requirement. For anything less than 30 feet, it is difficult to install a driveway, mailbox, and water meter.
3. All the streets need to be identified as private streets.
4. Sidewalks are required along all street frontages. Along the arterial streets, the sidewalks are required to be at least 5 feet in width.
5. The covenants references mailboxes? If they are installed, they will block the sidewalk. The sidewalk should be located away from the street in a separate sidewalk easement.
6. Clarification is needed that all the fencing along the arterial streets is the property the home owners association and the home owners association is responsible for the maintenance of the fence.
7. What is the area between Lot 11, Block 1 and Lot 1, Block 4? If this is part of Reserve J the dimensions need to be shown and it needs to be at least 20 feet in width.
8. If this property is to be annexed into Broken Arrow, gate design should meet our requirements. In addition, where there are gates, a clear opening of at least 20 feet in width needs to be provided.
9. While it is acknowledged in the PUD language, the covenants need to reiterate that maintenance of the streets is the responsibility of the homeowners association.
10. Provide document number for right-of-way dedication by separate instrument. Document number shall be shown on the plat prior to the plat being recorded.

11. The covenants state that the City of Broken Arrow is responsible for the maintenance of the water, sanitary sewer, and storm sewer service. Has the City agreed to this?
12. Section 1A references public streets. The PUD regulations say these are private streets. Section 1A needs to be revised to reflect that the streets are private streets maintained by the homeowners association.
13. With only 15 feet of right-of-way and a 25 foot building line setback, the sidewalks will be blocked by vehicles parked in the driveway.
14. Several utility easements are missing bearings and dimensions.
15. The width of the utility easement on the adjacent property needs to be shown.
16. Confirm that the street design will accommodate both a left turn and right turn lanes when existing the subdivision?
17. Corner clips need to be provided at the street intersection with the arterial street instead of curves.
18. If the subdivision is to be done in phases, two points of access to arterial streets must be provided as part of the first phase.

I hope this helps. Let me know if you have any questions.

Brent Murphy, AICP
Assistant City Planner
City of Broken Arrow
Phone: 918-259-2400 EXT. 5388
Fax: 918-258-4998
Email: bmurphy@brokenarrowok.gov



From: Fernandez, Diane [<mailto:dfernandez@incog.org>]
Sent: Monday, December 08, 2014 4:45 PM
To: Daroga, Farhad; Murphy, Brent; Skates, Michael
Subject: FW: Rabbit Run

I really need your comments on this plat and whether or not you will be annexing it as soon as you can provide them. I have heard both that you will never annex the site and that you will accept the plat after it is filed in the County. Let me know if you have specific comments/concerns about whether you will serve the addition with you fire department, and if the proposed street access, type and infrastructure poses any concern to you. Thanks!

From: Fernandez, Diane
Sent: Wednesday, December 03, 2014 9:29 AM
To: 'fdaroga@brokenarrowok.gov'; 'bmurphy@brokenarrowok.gov'; 'mskates@brokenarrowok.gov'
Subject: FW: Rabbit Run

Please let me know of your concerns on this plat. It has been resubmitted as a Tulsa County plat and you may have access and infrastructure concerns. It was supposed to be annexed possibly into the Broken Arrow City Limits but you should let me know if this is a possibility. TAC is tomorrow and planning commission is on December 17th.

From: Barrick Rosenbaum, P.E., CFM [<mailto:barrick.rosenbaum@cox.net>]
Sent: Monday, December 01, 2014 10:55 AM

To: Fernandez, Diane
Cc: 'R. Louis Reynolds'; Ryan McCarty
Subject: RE: Rabbit Run

Hey Diane
Hope all is well. Here is the pdf.
Thanks,
Barrick

From: Fernandez, Diane [<mailto:dfernandez@incog.org>]
Sent: Monday, December 01, 2014 9:44 AM
To: barrick.rosenbaum@cox.net
Subject: Rabbit Run

Can you send me a pdf please?

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1.64	5.00	90.0000°	N 43.7114° E	7.78
C2	8.64	5.00	90.0000°	N 43.7114° E	7.78
C3	1.64	5.00	90.0000°	N 43.7114° W	7.78
C4	8.64	5.00	90.0000°	N 43.7114° W	7.78
C5	1.64	5.00	90.0000°	S 43.7114° E	7.78
C6	8.64	5.00	90.0000°	S 43.7114° E	7.78
C7	1.64	5.00	90.0000°	S 43.7114° W	7.78
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C9	1.64	5.00	90.0000°	N 43.7114° E	7.78
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C95	1.64	5.00	90.0000°	S 43.7114° W	7.78
C96	8.64	5.00	90.0000°	S 43.7114° W	7.78
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C98	8.64	5.00	90.0000°	N 43.7114° E	7.78
C99	1.64	5.00	90.0000°	N 43.7114° W	7.78
C100	8.64	5.00	90.0000°	N 43.7114° W	7.78



Rabbit Run

Planned Unit Development No. _____

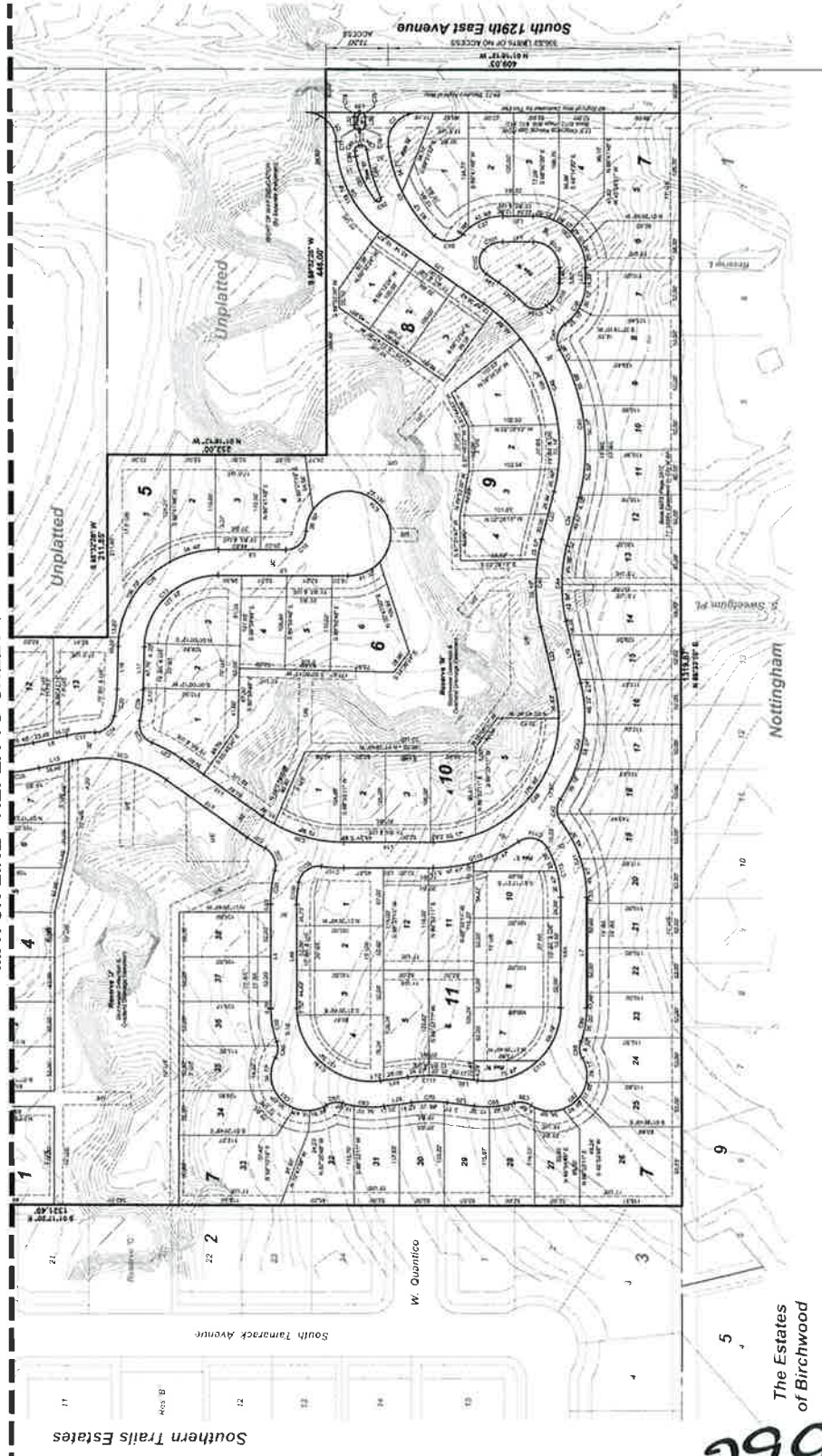
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NEA NE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer
SPECTACULAR HOMES, LLC
P.O. BOX 807
NORMAN, OKLAHOMA 73060
PHONE: (405) 822-2823
FAX: (405) 822-2823
WWW.SPECTACULARHOMES.COM

Engineer
KIDDERMAN CONSULTING, LLC
1000 WEST 10TH STREET
TULSA, OKLAHOMA 74103
PHONE: (918) 764-0310
FAX: (918) 481-1583
E-MAIL: KIDDERMAN@KIDDERMAN.COM
C.A. #012, S.D. #012, S.D. #012

Surveyor
ATLAS LAND OFFICE, LLC
100 SOUTH MAIN STREET
TULSA, OKLAHOMA 74103
PHONE: (918) 482-9997
FAX: (918) 482-9997
E-MAIL: ATLAS@ATLASLANDOFFICE.COM
C.A. #012, S.D. #012, S.D. #012

MATCH LINE - REFER TO SHEET 1



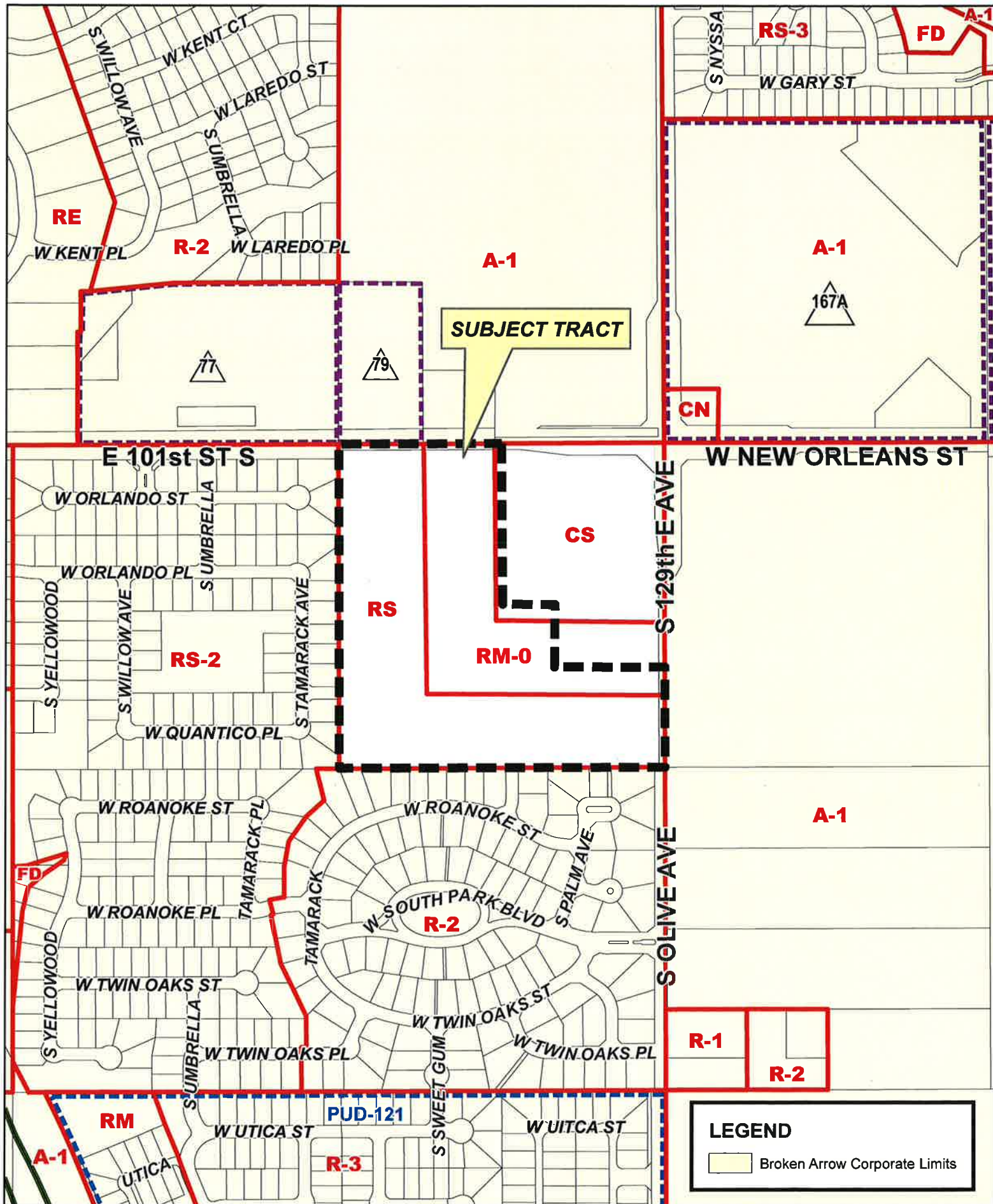
5.62

The Estates of Birchwood

Preliminary Plat

COUNTY TREASURER STAMP

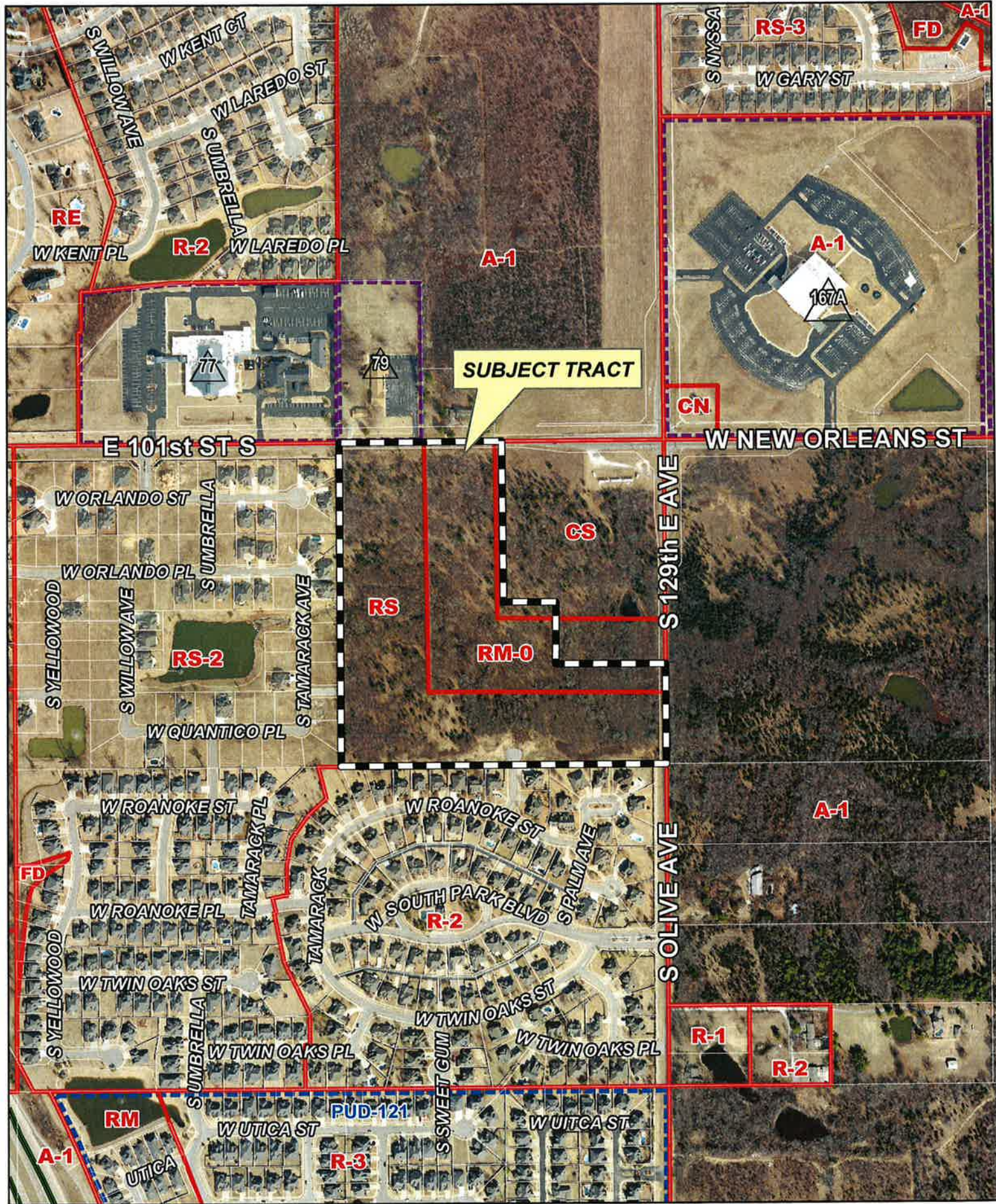
FINAL PLAT	
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON _____	
DATE	_____
TRACED BY	_____
THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED WITH THE COUNTY CLERK OF THE COUNTY OF TULSA, OKLAHOMA, ON OR BEFORE _____	
DATE	_____
COUNTY OR CITY ENGINEER	_____
APPROVED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA	
DATE	_____
CHAIRMAN	_____
MAYOR	_____
ATTORNEY	CITY CLERK
APPROVED	CITY ATTORNEY



RABBIT RUN

18-14 29

29.10



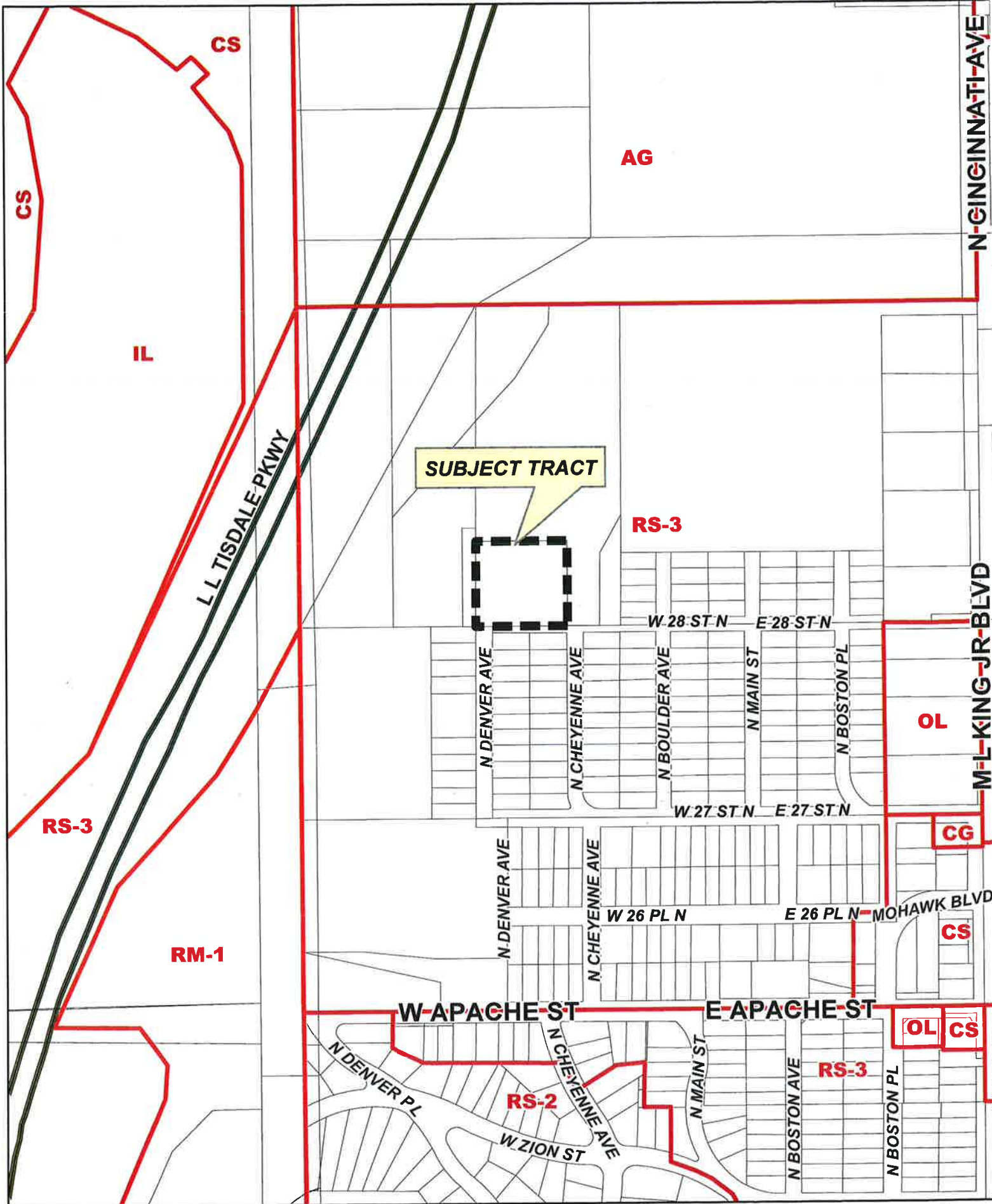
Aerial Photo Date: March 2014

RABBIT RUN

18-14 29

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





Z-7278

20-12 23

30.1





0 200 400
Feet

Aerial Photo Date: March 2014

Z-7278

20-12 23

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



30.2



SUBJECT TRACT

W 28th St N

N DENVER AVE

N CHEYENNE AVE

0 50 100
Feet

Aerial Photo Date: March 2014

Z-7278

20-12 23

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

30.3



PLAT WAIVER

December 17, 2014

Z-7278 – 223 West 28th Street North, North of West 28th Street between North Denver Avenue and North Cheyenne Avenue (CD 1)

The platting requirement is being triggered by a rezoning from RS-3 to PK for a parking lot for the former Frost Elementary School..

Staff provides the following information from TAC for their December 4, 2014 meeting:

ZONING: TMAPC Staff: The property has not been previously platted.

STREETS: Sidewalks required per subdivision regulations. Right of way does not appear to be dedicated on north half of 28th Street.

SEWER: The property does not appear to abut a sanitary sewer main for service. Any development that requires a water service will likely require a sewer main extension.

WATER: With no improvements or new structures on the site (parking lot) the requirement to extend a water main line along the roadway frontage of North Denver Avenue and Cheyenne Avenue will not be a requirement at this time.

STORMWATER: A drainage easement appears to be needed along the east property line.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **Denial** of the plat waiver for the property. The City staff has particular concerns about drainage, and right of way dedication.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?		X

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

30.4

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?	X	
6. Infrastructure requirements:		
a) Water		X
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?	X	
iii. Is on site detention required?	X	
iv. Are additional easements required?	X	
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-436
(Related to PUD-821)

Hearing Date: December 17, 2014

Case Report Prepared by:

Dwayne Wilkerson

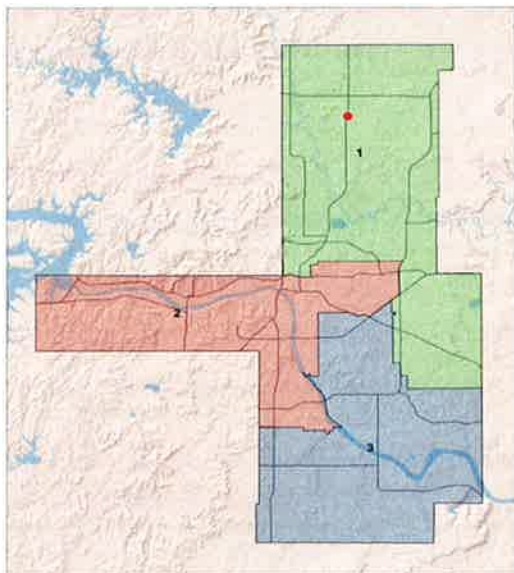
Owner and Applicant Information:

Applicant: Barbara Carson

Property Owner: SNOW CATTLE COMPANY LLC

Location Map:

(shown with County Commission 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 approval.

CG zoning without a PUD is not consistent with anticipated development pattern surrounding the site and is not consistent with the North Tulsa County Comprehensive Plan. The requested zoning is only acceptable in context with a PUD.

Staff Data:

TRS: 2333

CZM: 6

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

31.1

SECTION I: CZ-436

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

None (Reference PUD 821)

DETAILED STAFF RECOMMENDATION:

CG zoning by itself is not consistent with the Comprehensive Plan at this location however a Planned Unit Development overlay for a mini storage facility is consistent with the low intensity vision of the Comprehensive Plan at this location and;

CZ-436 requesting CG zoning with a PUD submitted simultaneously with this application is harmonious with the existing surrounding development and;

CZ-436 requesting CG zoning with the PUD submitted simultaneously with this application is harmonious with the anticipated future development adjacent to this site therefore;

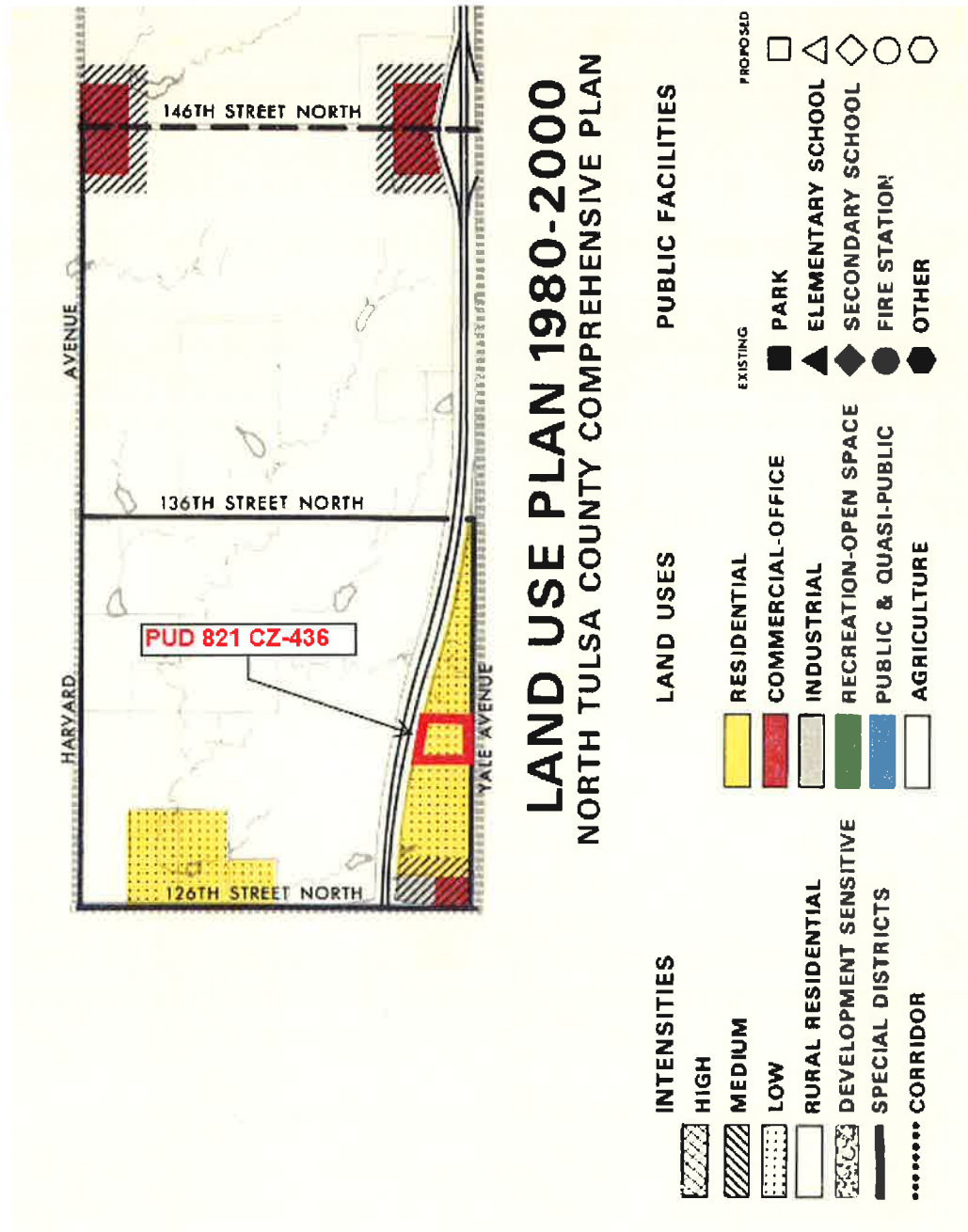
Staff recommends Approval of CZ-436 to rezone property from AG to CG in conjunction with PUD 821. If the PUD is ever abandoned CG zoning should be changed to an appropriate zoning at that time.

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 provided assurances that this project can be successfully integrated into the surrounding neighborhood and provides 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.

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.

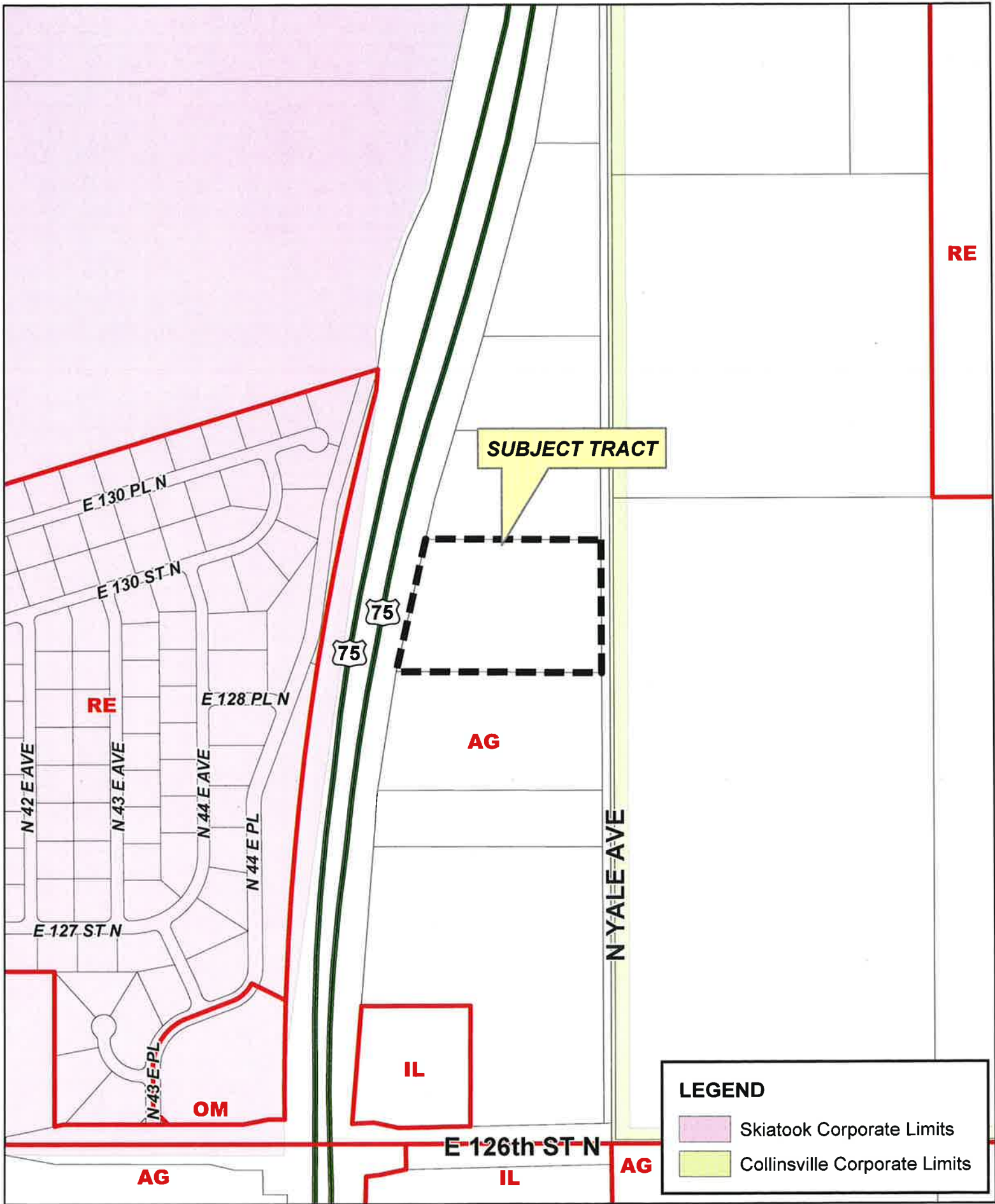
CZ-322/ PUD-683 August 2003: Staff recommended denial of a request for rezoning a 1± acre tract of land from AG to IL and a proposed Planned Unit Development, for propane distribution facility on property located southwest corner E. 136th St. N. and N. Yale Ave. and north of subject property. TMAPC and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

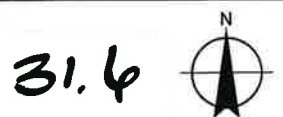
Z-5185 November 1978: All concurred in approval of a request for rezoning a tract of land from AG to IL on property located on the northeast corner of E. 126th St. N. and Highway 75.

10/15/2014 1:30 PM



CZ-436

22-13 33





Aerial Photo Date: March 2014

CZ-436

22-13 33

31.7

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





Tulsa Metropolitan Area
Planning Commission

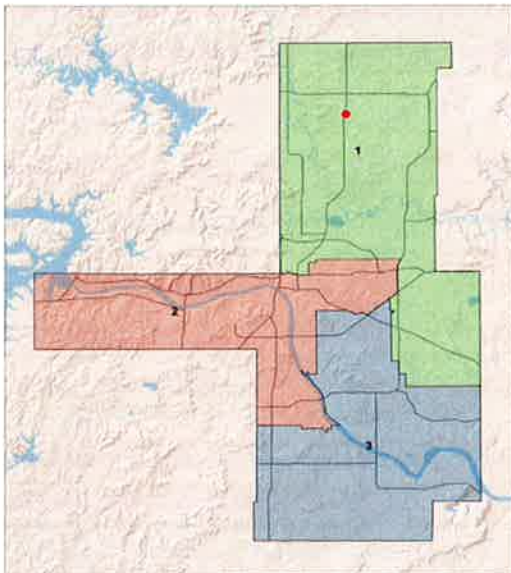
Case Number: PUD-821
(Related to CZ-436)

Hearing Date: December 17, 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 County Commission 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 approval of PUD 821 for mini storage use only.

The PUD uses and development standards are consistent with anticipated development pattern in the area.

Staff Data:

TRS: 2333

CZM: 6

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

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 an 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

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

Maximum Storage Unit Height:

18 FT

Maximum Office Height:

26 FT

Building and Storage Unit Minimum Setbacks:

From centerline of Yale Ave.

85 FT

From North boundary of PUD

20 FT

32.2

Detailed Site Plan:

A detailed site plan must be approved by the TMAPC prior to release of the building permit.

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 down and away from adjacent properties.

Pole Lighting will be limited to a maximum height of 20 feet and will be directed down and away from the adjacent properties.

SIGNAGE:

One ground sign may be constructed along the west boundary of Development Area B and one ground sign may be constructed along the east boundary of Development Area A. Ground Signs will meet the standards defined in the PUD section of the Tulsa County Zoning Code except that single pole signs are not allowed.

Monument signs or signs with two columns will be required.

Wall signage will only be allowed on the Office building of the mini-storage facility.

FENCING AND SCREENING:

A security gate with access code capabilities will be installed for access to the facility. Details of the entrance gate, parking, and office will be provided to meet any fire department or engineering standards required by the County Engineer.

An 8 foot wood or "composite" fence will be installed along the North, South and West boundary of Development Area A.

An 8 foot wood or "composite" fence with masonry columns will be placed roughly parallel to the Yale Right of Way. The fence will be placed a minimum of 10 feet from the right-of-way line to allow street trees east of the fence. This fence will also include brick or stone columns with maximum 50 foot spacing.

Development Area B for stormwater detention will not require screening fencing. If screening fencing is installed it shall meet the standards defined for the north, south and west boundary of Development area A.

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

32.4

adjacent properties. Trash dumpsters will not be placed within 150 feet of the north or south boundary of the PUD.

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 and any parking areas shall be asphalt or concrete.

PEDESTRIAN ACCESS:

Sidewalks will be constructed and maintained within the North Yale Avenue right of way 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 accessory uses.)

PLATTING REQUIREMENT:

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 provided adequate detail in the PUD to ensure that future residential development could be successfully integrated into the area between Highway 75 and North Yale Avenue (Whirlpool Drive) and;

The request in conjunction with the underlying CG zoning is consistent with the low intensity residential vision of the comprehensive plan at this location and;

PUD 821 with the requested Mini Storage Use is harmonious with the surrounding development therefore;

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

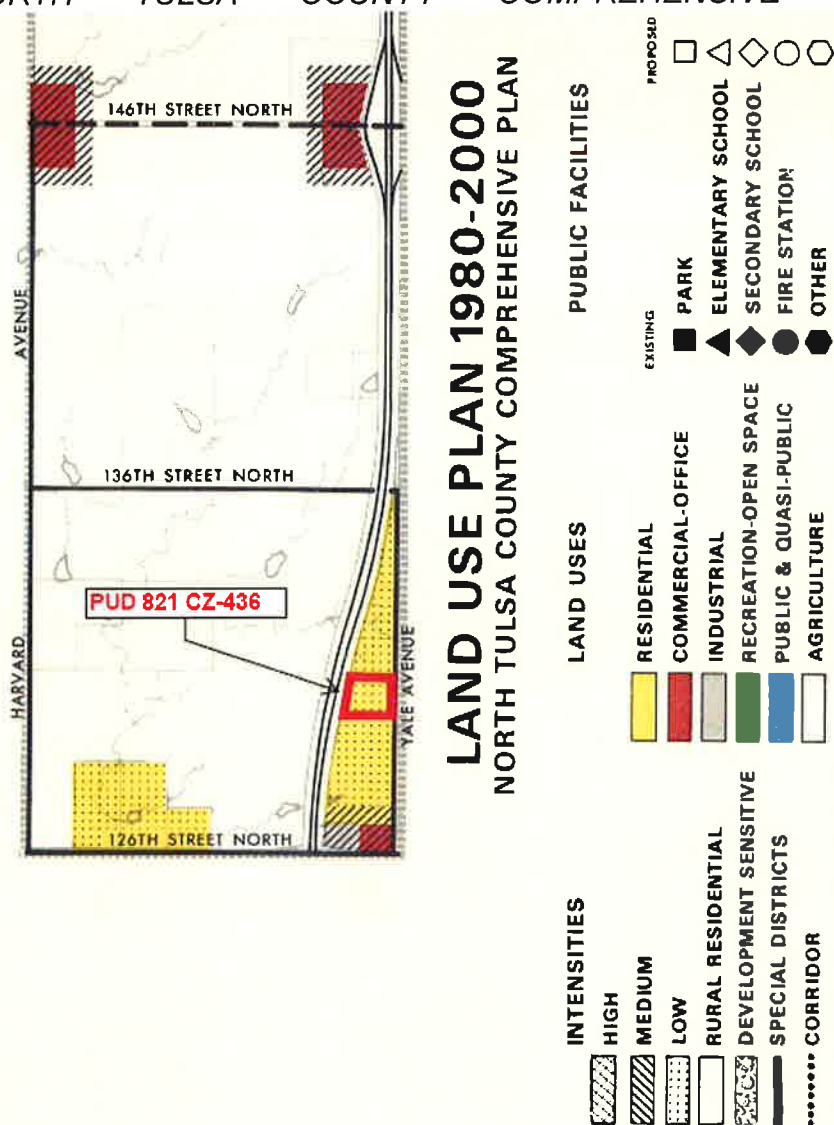
32.5

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 is 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 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.

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.

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



Aerial Photo Date: March 2014

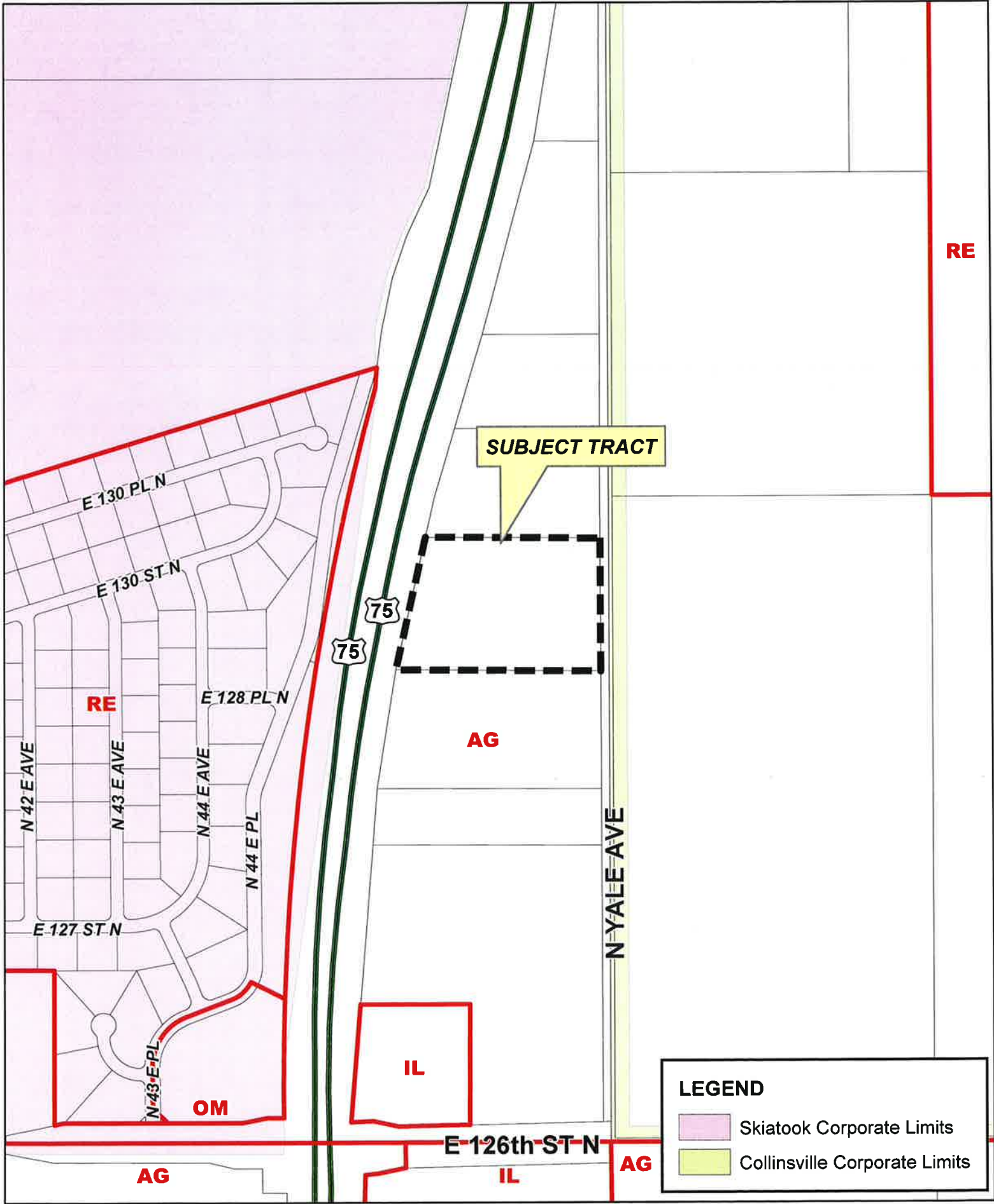
PUD-821

22-13 33

329

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





PUD-821

22-13 33

32.10



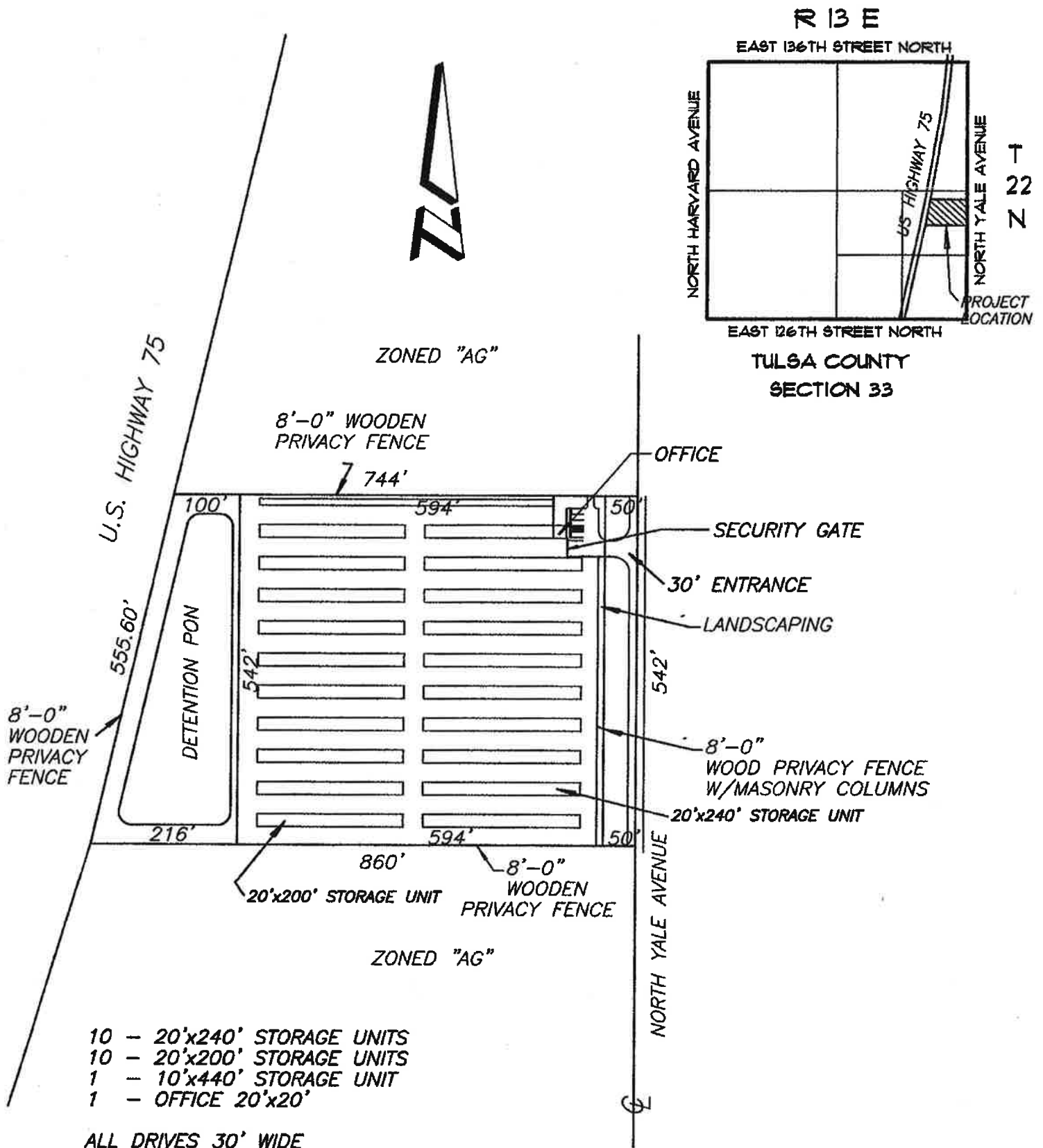
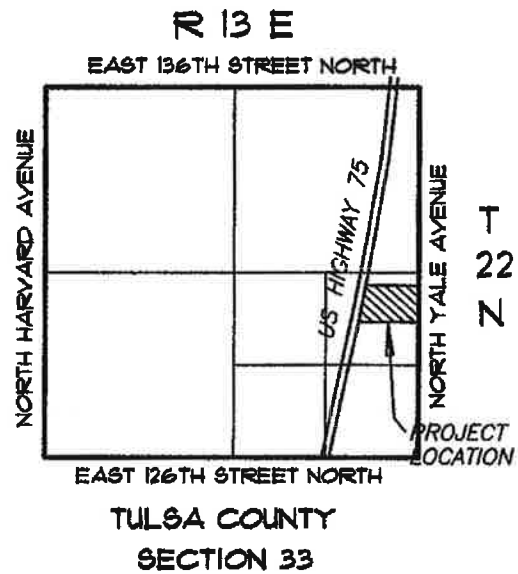
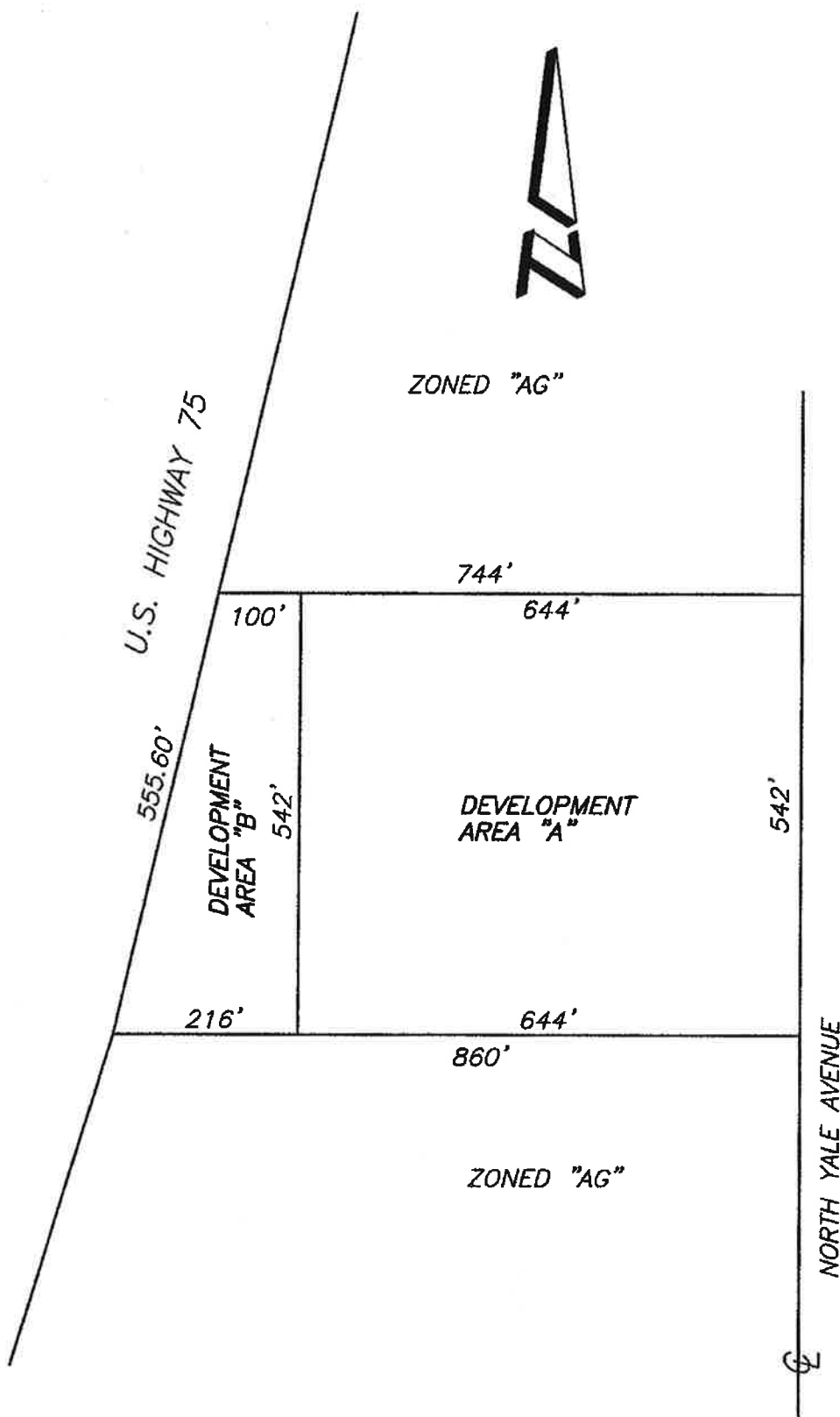
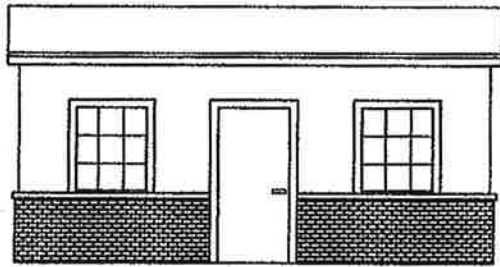


EXHIBIT 1





Office Elevation

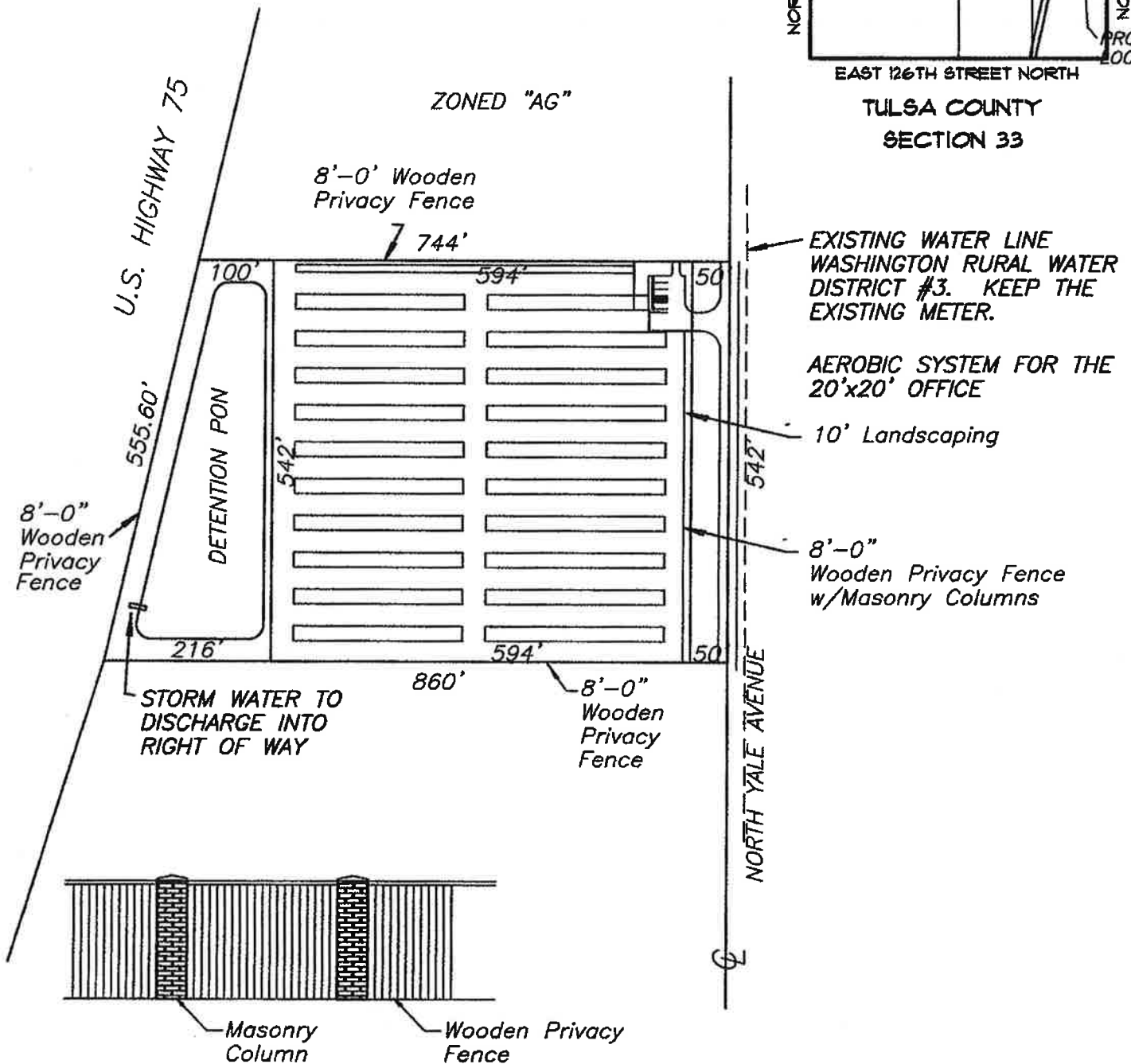
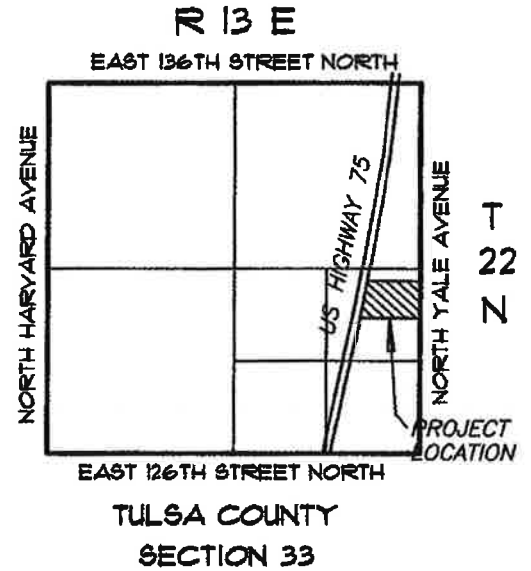


EXHIBIT 3

32.13

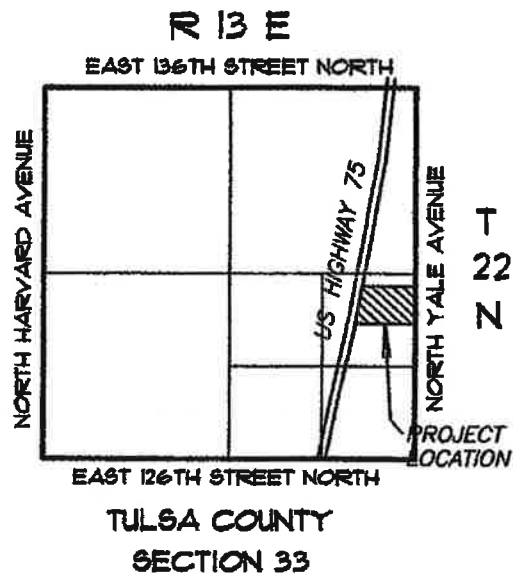
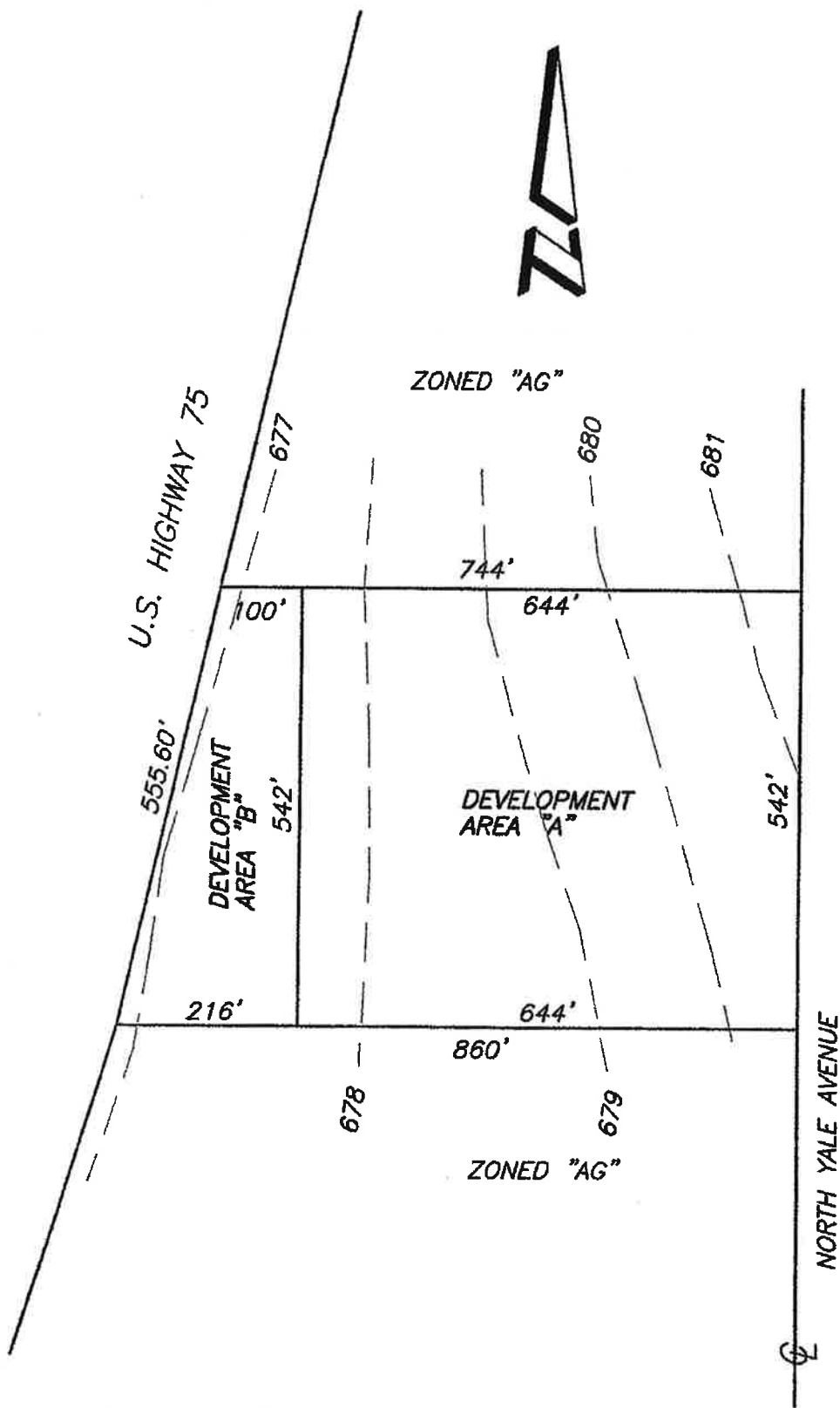


EXHIBIT 4

32.14



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-438

Hearing Date: December 17, 2014

Case Report Prepared by:

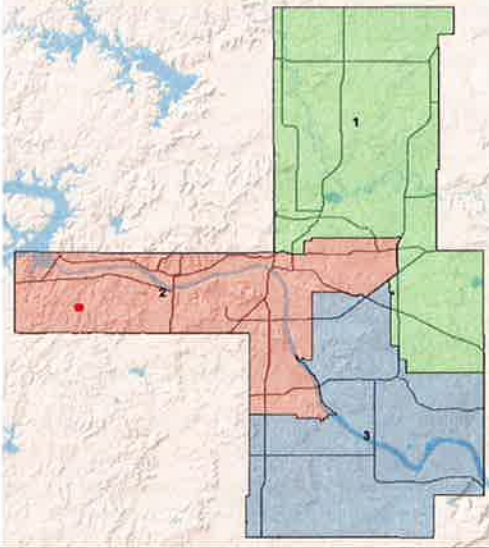
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Chance Furr

Property Owner: FURR, LESTER

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Change zoning to support a lot split and single family residential construction.

Tract Size: : 2.81 \pm acres
122199.37 \pm sq. ft

Location: North of W. Coyote Trail, east of S. 209th W. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: n/a

Stability and Growth Map: n/a

Staff Recommendation:

Staff recommends approval to rezone from AG to AG-R.

Staff Data:

TRS: 9026

CZM: 42

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

33.1

SECTION I: CZ-438

DEVELOPMENT CONCEPT:

The applicant did not submit a concept statement however the intended use is for residential redevelopment of the property.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Applicant Exhibits:
None provided

DETAILED STAFF RECOMMENDATION:

CZ-438 is consistent with the existing surrounding property and;

The request for rezoning from AG to AG-R is consistent with the anticipated future development of this area and;

There is no comprehensive plan vision for this area therefore;

Staff recommends Approval of CZ-438 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is not inside the City of Tulsa Comprehensive plan and is outside of any known comprehensive plan area. This site is contained within the City of Sand Springs fence line.

Land Use Vision: None

Land Use Plan map designation: n/a

Areas of Stability and Growth designation: n/a

Transportation Vision:

Major Street and Highway Plan: None except that Coyote Trail is considered a secondary arterial street on the Tulsa Metropolitan Area Major Street and Highway Plan.

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 property has one single family residence and a large shop building.*

Environmental Considerations: There are no known environmental concerns that would affect development of this site with single family residential homes.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Coyote Trail South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water available. A private septic system will be required to meet ODEQ standards when a new home is constructed.

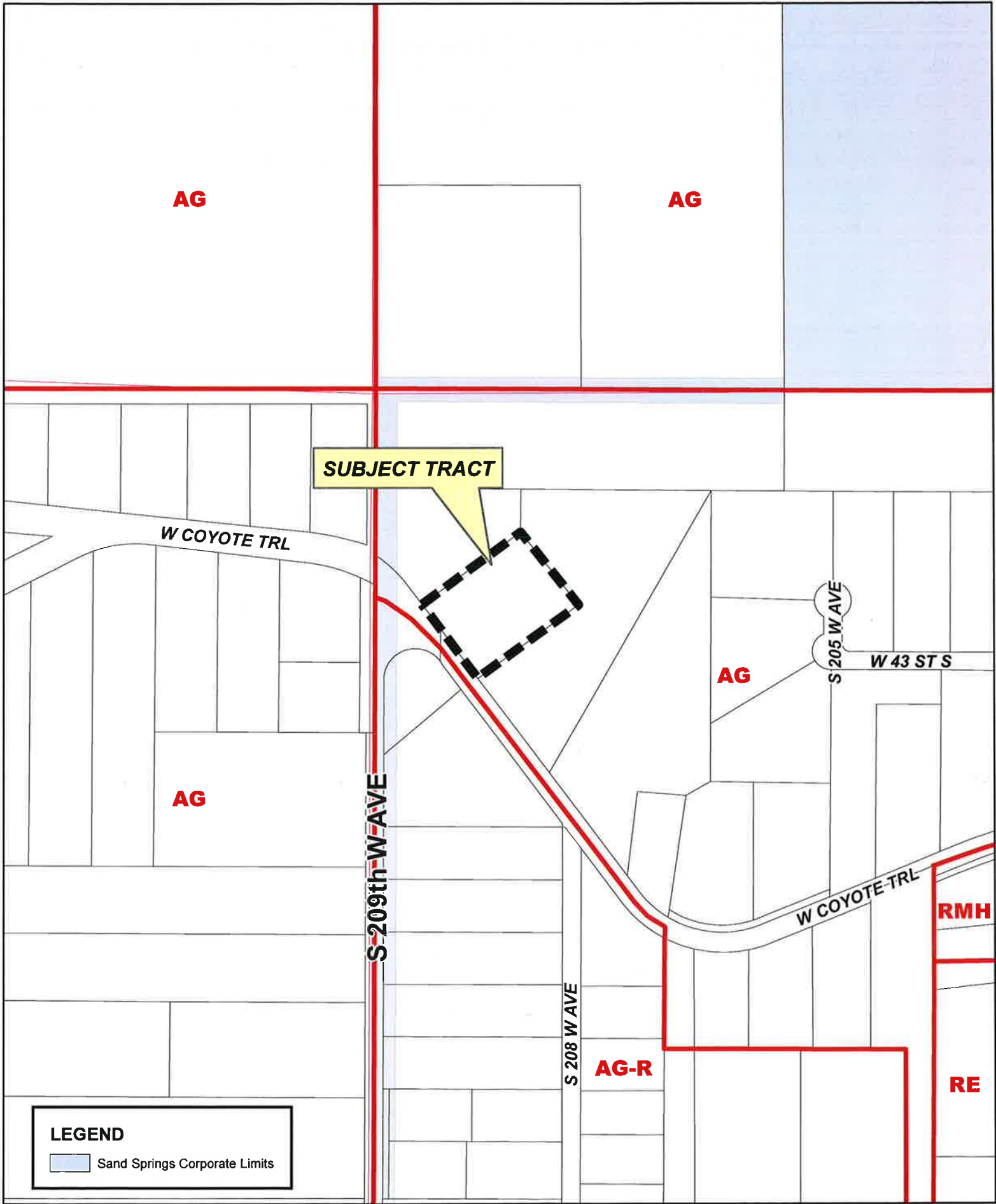
Surrounding Properties: The subject tract is surrounded large lot single family residential property and by rural wooded and largely undeveloped property, zoned AG except south across West Coyote Trail the area is zoned AG-R.

SECTION III: Relevant Zoning History

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

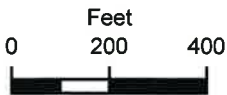
There is no relevant history.

12/17/2014 1:30 PM



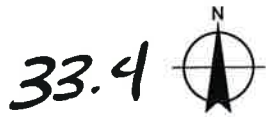
LEGEND

 Sand Springs Corporate Limits



CZ-438

19-10 26





SUBJECT TRACT

W COYOTE TRL

S 209th W AVE

S 208 W AVE

S 205 W AVE

W 43 ST S

W COYOTE TRL

0 200 400
Feet

Aerial Photo Date: March 2014

CZ-438

19-10 26

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

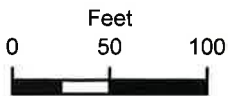
33.5





SUBJECT TRACT

W COYOTE TRL



CZ-438

33.4

Aerial Photo Date: March 2014

19-10 26

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





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7286

Hearing Date: December 17, 2014

Case Report Prepared by:

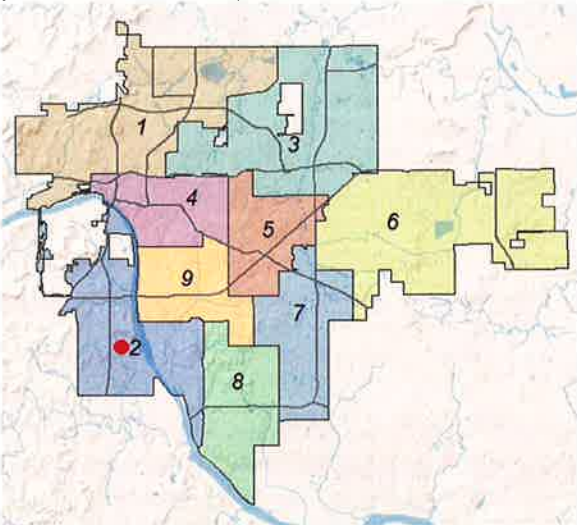
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Margaret Bannochie

Property Owner: HORIE, KAZUYOSHI AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/ residential

Proposed Use: Market properties for commercial purposes.

Concept summary: Re-zone to CS with anticipated redevelopment along West 71st Street.

Tract Size: : 3.52 ± acres

153427.66 ± sq. ft

Location: Southeast corner of W. 71st St. and S. Jackson Ave.

Zoning:

Existing Zoning: RS-3/AG

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of rezoning from RS-3/AG to CS.

Rezoning request is consistent with the Town Center vision as outlined in the Comprehensive Plan.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

34.1

SECTION I: Z-7286

DEVELOPMENT CONCEPT:

Z-7286 is one of the few remaining parcels on the south side of West 71st between South Elwood and Tulsa Hills that has not been re-zoned to commercial use designation. This rezoning request is consistent with the comprehensive plan vision.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None Provided

DETAILED STAFF RECOMMENDATION:

Z-7286 is a request to rezone from RS-3/AG to CS is consistent with the Comprehensive Land Use Map and;

CS zoning is consistent with the West Highlands small area plan however there are no regulatory guidelines that will provide standards to implement some of the "rural" vision of the West Highlands Plan. Our current Zoning Code only allows that level of design detail through a Planned Unit Development and;

CS zoning is consistent with the anticipated development pattern of the surrounding property therefore

Staff recommends Approval of Z-7286 to rezone property from RS-3/AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: 71st street has recently been expanded without the commuter vision for a landscaped median or a center left turn lane implementation. The zoning request does not provide limitations for future development of that concept.

The Town Center land use designation is primarily a medium scale pedestrian development. Providing a comfortable place for pedestrian movement can be enhanced with the existing tree cover. Straight zoning does not support trying to save vegetation however it is hopefully that some of the natural character of the property can be preserved.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale; one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot

34.2

single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

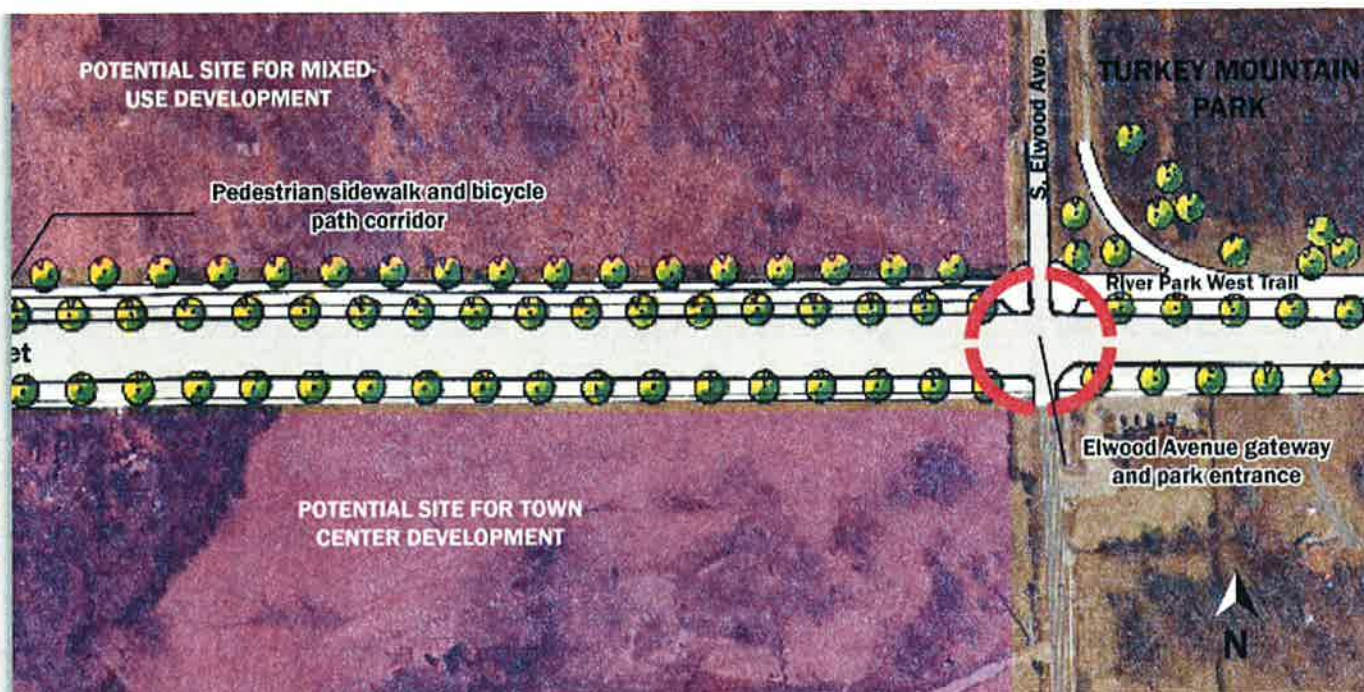
Major Street and Highway Plan: West 71st Street is classified as a primary arterial with a Commuter Street overlay.

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

Trail System Master Plan Considerations:

Z-7286 is adjacent to West 71st Street and within ¼ mile of the intersection of 71st at Elwood where a gateway park is contemplated as part of the West Highlands Small Area Plan. Provisions for sidewalk and trail connections should be part of any development in this area. Future improvements to West 71st Street should consider the recommendations for the vision represented below. Street trees add comfort and safety to the pedestrian realm.



— Future park location

Parks should provide seating, landscaping, lighting and signage at gateway areas for pedestrian comfort, beautification purposes and orienting vehicular traffic.



Small Area Plan: West Highlands Small Area Plan. The Tulsa City Council adopted the small area plan April 2014 Resolution #2670:922

34.4

Special District Considerations: None except the West Highlands Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is bisected with a City of Tulsa Regulatory flood plain and will provide development challenges for such a small parcel. The creek channel is relatively natural and could be preserved. Preserving existing vegetation and natural stream channels is one of the goals of the West Highland Small Area Plan.

Environmental Considerations: Development of this site will require modification of the stream channel or will require that the channel be preserved. Several large trees on the site add significant value for infill style development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial	120 feet	4
South Jackson Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by undeveloped property with CS and RS-3 Zoning with a PUD overlay for a mixed use development,; on the north by undeveloped property, zoned AG; on the south by single family residential property, zoned AG; and on the west by small business and residential, zoned RS-3

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7195/ PUD-790 March 2012: All concurred in approval of a request for rezoning a 4± acre tract of land from AG to RM-2 and a Planned Unit Development (PUD-790), for life care retirement cent and assisted living facility with a maximum 80,000 sq. ft. and 120 dwelling units, on property located east of northeast corner of West 71st Street and South Olympia Avenue.

Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development with two Development Areas, on property located at the southwest corner of West 71st Street South and South Elwood Avenue. Northern Development Area A permits office and commercial use and the southern Development Area B allows for children's nursery and church use, townhouse and multi-family dwelling as well as off-street parking and offices and studios.



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Feet

Aerial Photo Date: March 2014

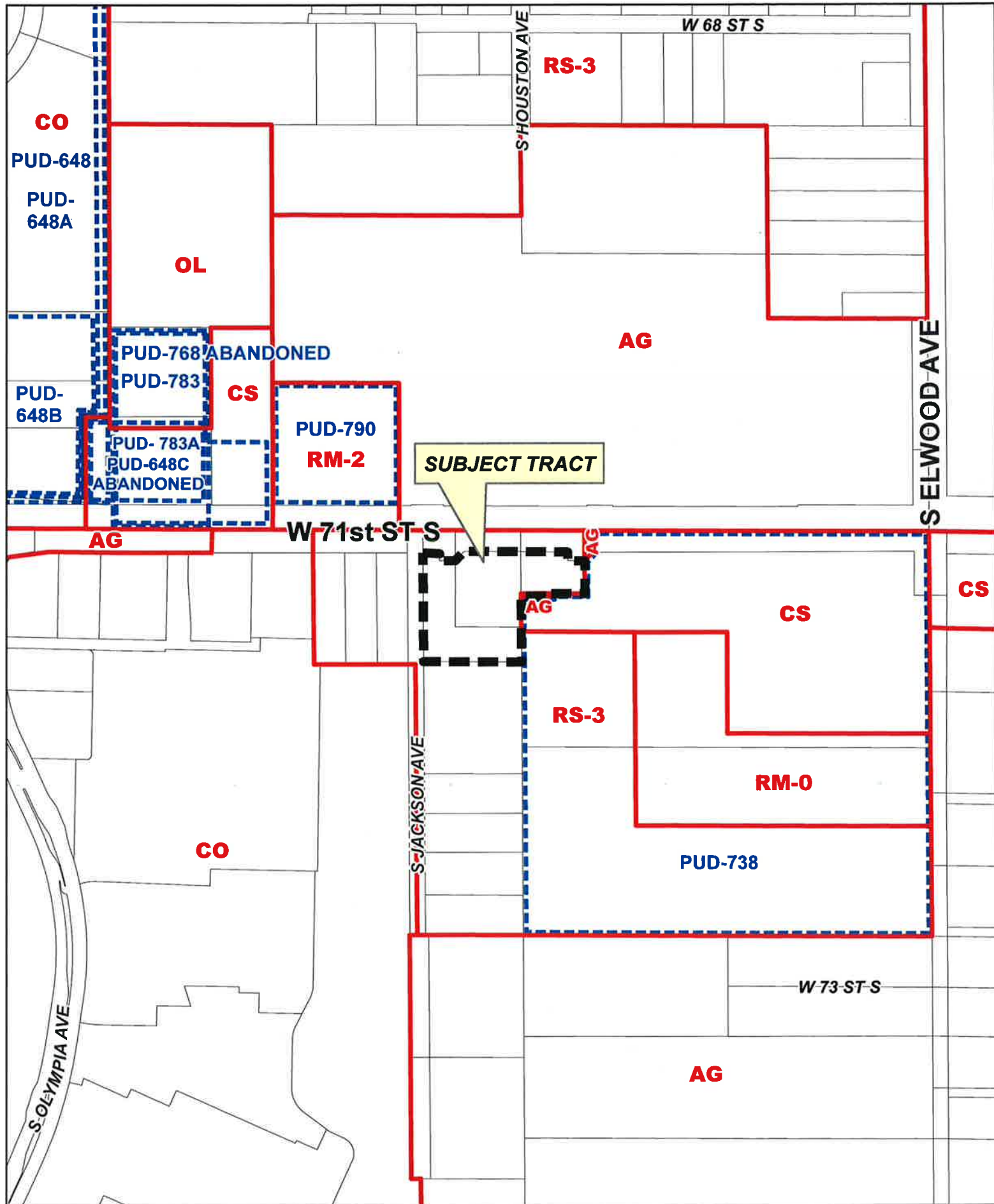
BOA-21824

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

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Z-7286

18-12 11

34.7





0 Feet
200
400

Aerial Photo Date: March 2014

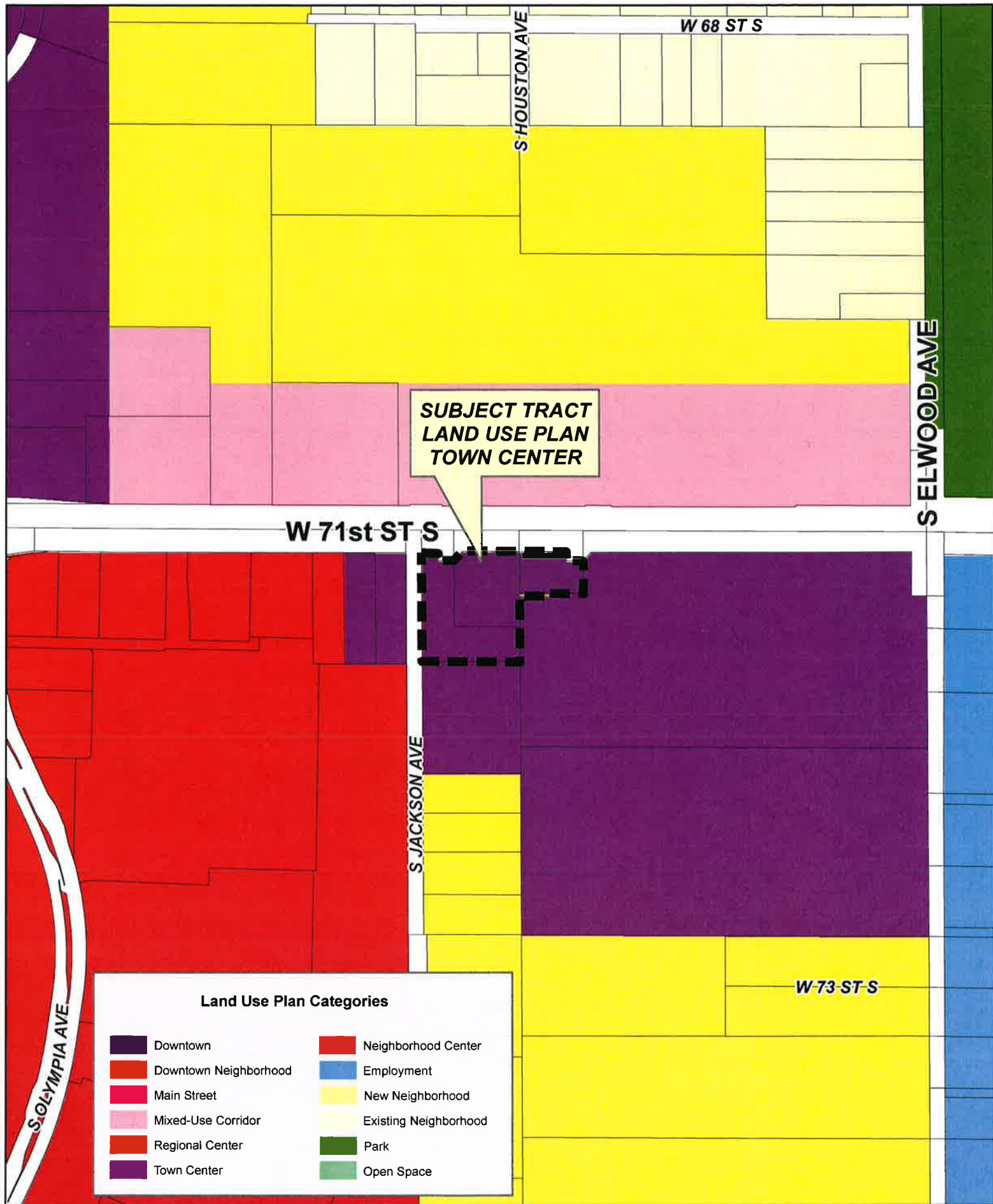
Z-7286

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

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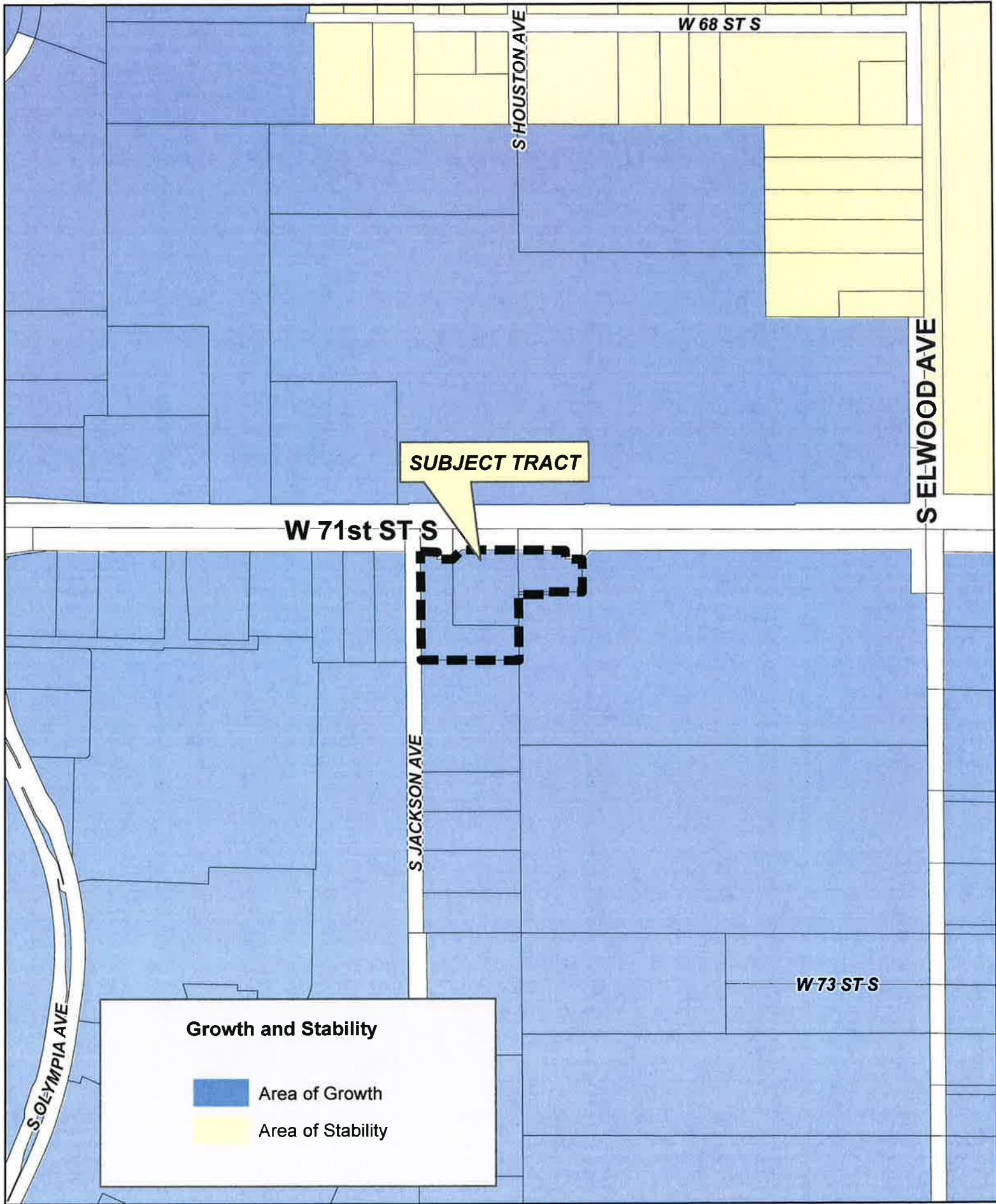


Z-7286

18-12 11

34.9





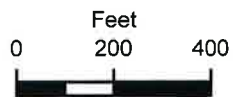
Growth and Stability



Area of Growth

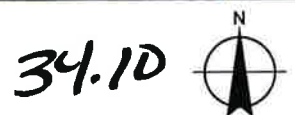


Area of Stability



Z-7286

18-12 11





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-5620-SP-14

Hearing Date: December 17, 2014

Case Report Prepared by:

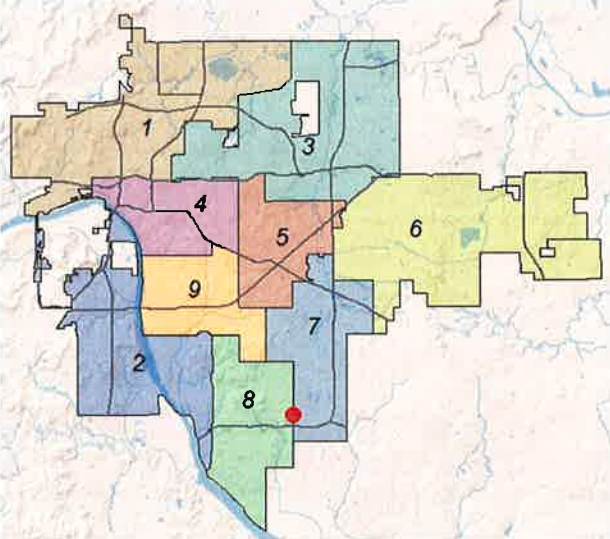
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: CSTORE INVESTORS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Auto service station & food mart w/ car wash

Proposed Use: Shopping goods and services (Use Unit 14)

Concept summary: The original Corridor Plan only allowed gasoline and convenience stores. The amendment allows additional uses and changes building setback requirements.

Tract Size: : 30174.14 \pm sq. ft (0.69 \pm acres)

Location: Southeast corner of S. Memorial Dr. and E. 91st St.

Zoning:

Existing Zoning: CO

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8324

CZM: 57

Atlas: 1904

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

35.1

SECTION I: Z-5620-SP-14

DEVELOPMENT CONCEPT:

The original Corridor Plan was very restrictive only allowing a fueling station with an accessory convenience store. The requested amendment allows additional uses and changes building setback requirements. Use Unit 23 has only been included as an accessory use to support a retail store in Use Unit 14 that requires a large storage area.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit "A-1" Conceptual Site Plan with building elevations.

Z-5620-SP-14 DEVELOPMENT STANDARDS:

The Applicant is requesting an amendment to Corridor Plan Z-5620-SP-3 (the "Amendment") to revise the Corridor Plan Development Standards to allow for the development of a Mathis Brothers Sleep Center (the "Project"). A conceptual site plan for the Project is attached as Exhibit "A-1". The revised Development Standards for the Project are as follows:

1. Permitted Uses:

Use Unit 14 – Shopping Goods and Services, Use Unit 21 – Business Signs and Outdoor Advertising, and uses of a nature customarily accessory thereto, include, without limitation, Use Unit 23 – Warehousing and Wholesaling, as an accessory use.

2. Floor Area Ratio: 1.25

3. Maximum Building Coverage: 30%

4. Maximum Building Height: 30 FT*

*Architectural elements (elements extending above building roofline) up to 50 FT for unoccupied architectural features shall be subject to Detailed Site Plan approval.

5. Minimum Building Setback:

From centerline of Memorial	100 FT
From centerline of East 91 st Street South	95 FT
From East property line	0 FT
From South property line	0 FT

6. Number of Off-Street Parking: 20 Spaces

7. Landscaping:

35.2

The Project will be landscaped in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code unless those requirements altered by the Tulsa Metropolitan Area Planning Commission pursuant to an Alternative Compliance Landscape Plan.

8. Signs:

A. Wall Signs shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of the building wall to which the sign or signs are affixed.

B. The Project may utilize signs which are not subject to the limitations of the Corridor District or Section 1221 of the Tulsa Zoning Code in accordance with the provisions set forth in Section 225.A and 225.B of the Tulsa Zoning Code.

VEHICULAR ACCESS AND CIRCULATION:

This project is a redevelopment of a commercial property at the southeast corner of East 91st South at South Memorial Drive and is adjacent to South Memorial Drive and East 91st Street. The vehicular access will continue to be from those two arterial streets. A significant change to the vehicular access is not anticipated.

PEDESTRIAN ACCESS:

The site will require a plat or plat waiver and sidewalks will be required along South Memorial Drive and East 91st Street as part of this redevelopment. The conceptual plan illustrates the new sidewalk location. Appropriate internal sidewalk connections are illustrated on the conceptual plan.

PLATTING REQUIREMENT:

The property has been platted and staff will support a plat waiver if all the standards for a plat waiver are met. Part of the plat waiver request will require sidewalk construction in the public right of way.

EXPECTED SCHEDULE OF DEVELOPMENT:

Development of the Project is scheduled to begin in the First Quarter of 2015 after approval of this Amendment, Detailed Site Plan approval and amendment and/or re-platting of the Project.

DETAILED STAFF RECOMMENDATION:

Z-5620-SP-14 plan amendment will allow a broader use anticipating future Town Center development and is therefore consistent with the Land Use vision of the Comprehensive Plan and;

The development standards identified in Z-5620-14 are consistent with the anticipated development of the proximate properties and;

The Corridor Development Plan is consistent with the Corridor Chapter of the Tulsa Zoning code therefore;

35.3

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15232 dated December 16, 1981, established zoning for the subject property.

Subject Property:

BOA-15820 September 24, 1991: The Board of Adjustment **approved** a *Variance* of the permitted wall signage to permit 3 wall signs which exceed the permitted display surface area by a total of 29.5 sq. ft. (Section 1221.D); subject to the internal illumination of the awning being less than 25 foot candles measured at a 2 ft. distance, on property located at 9101 S. Memorial Drive, and also known as the subject property.

Z-5620-SP-3 March 1984: All concurred in approval of a request for a Corridor Development Plan on a .69± acre tract of land for an automotive service station and food mart facilities with a separate car wash and storage facility, on property located on the southeast corner of E. 91st St. and S. Memorial Dr. and also known as the subject property.

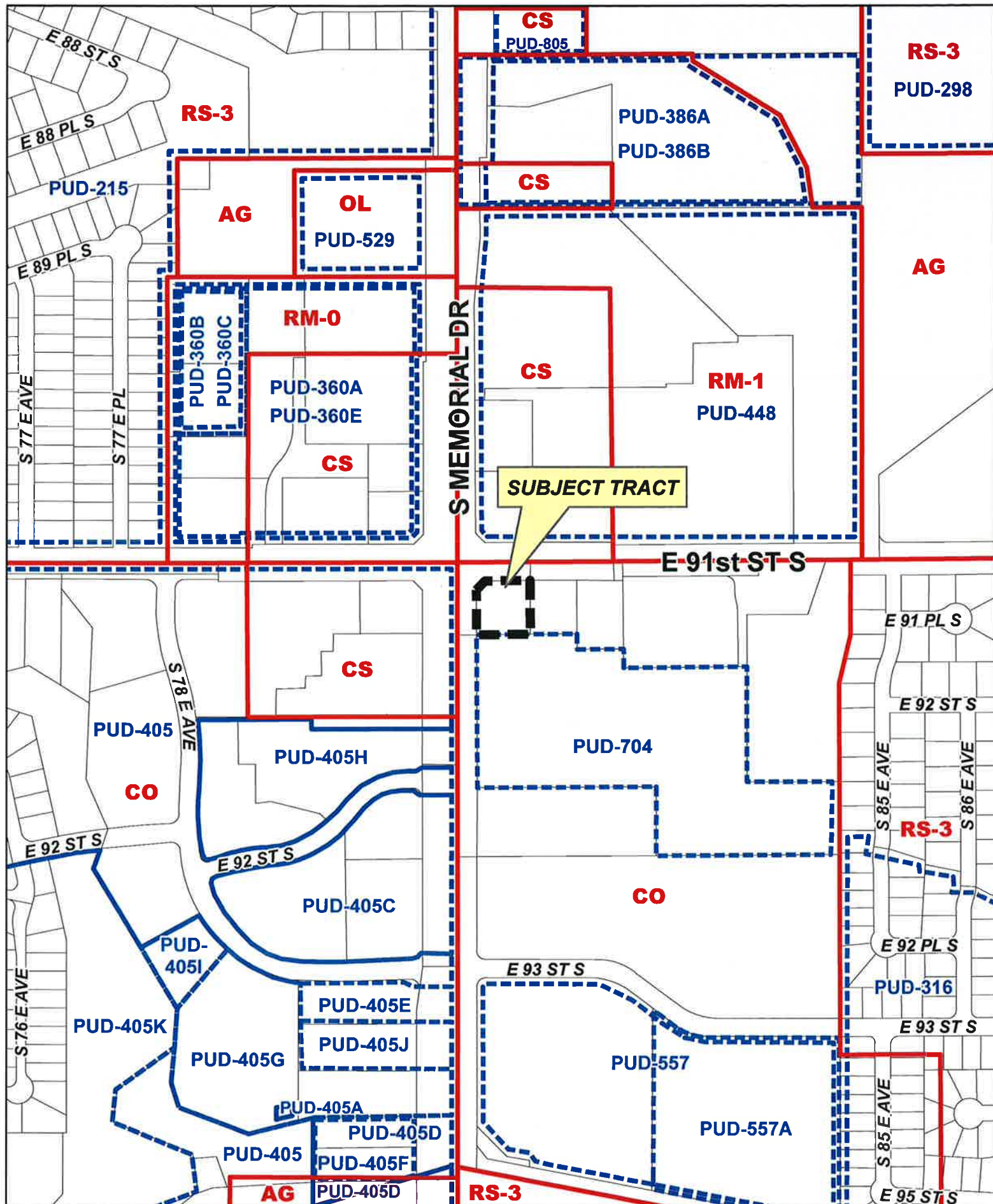
Surrounding Property:

Z-5620-SP-6 January 1992: All concurred in approval of a request for a Corridor Development Plan on a .60± acre tract of land for Use Unit 18 drive-in restaurant (Sonic), on property located east of the southeast corner of E. 91st St. and S. Memorial Dr. and abutting east of subject property.

PUD-704/Z-5620-SP-12 May 2004: All concurred in approval of a proposed Planned Unit Development and Corridor Development Plan on a 12± acre tract of land for an automobile dealership (Use Unit 17), as well as Use Units 10, 11, 12, 13, and 14, on property located on the east side of S. Memorial Dr. and south of E. 91st St. and abutting south so subject property.

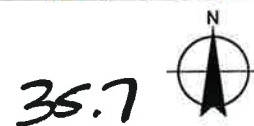
12/17/2014 1:30 PM

35.6



Z-5620-SP-14

18-13 24





Z-5620-SP-14

Aerial Photo Date: March 2014

18-13 24

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





S MEMORIAL DR

S MEMORIAL DR

E 91st ST S

SUBJECT TRACT



Z-5620-SP-14

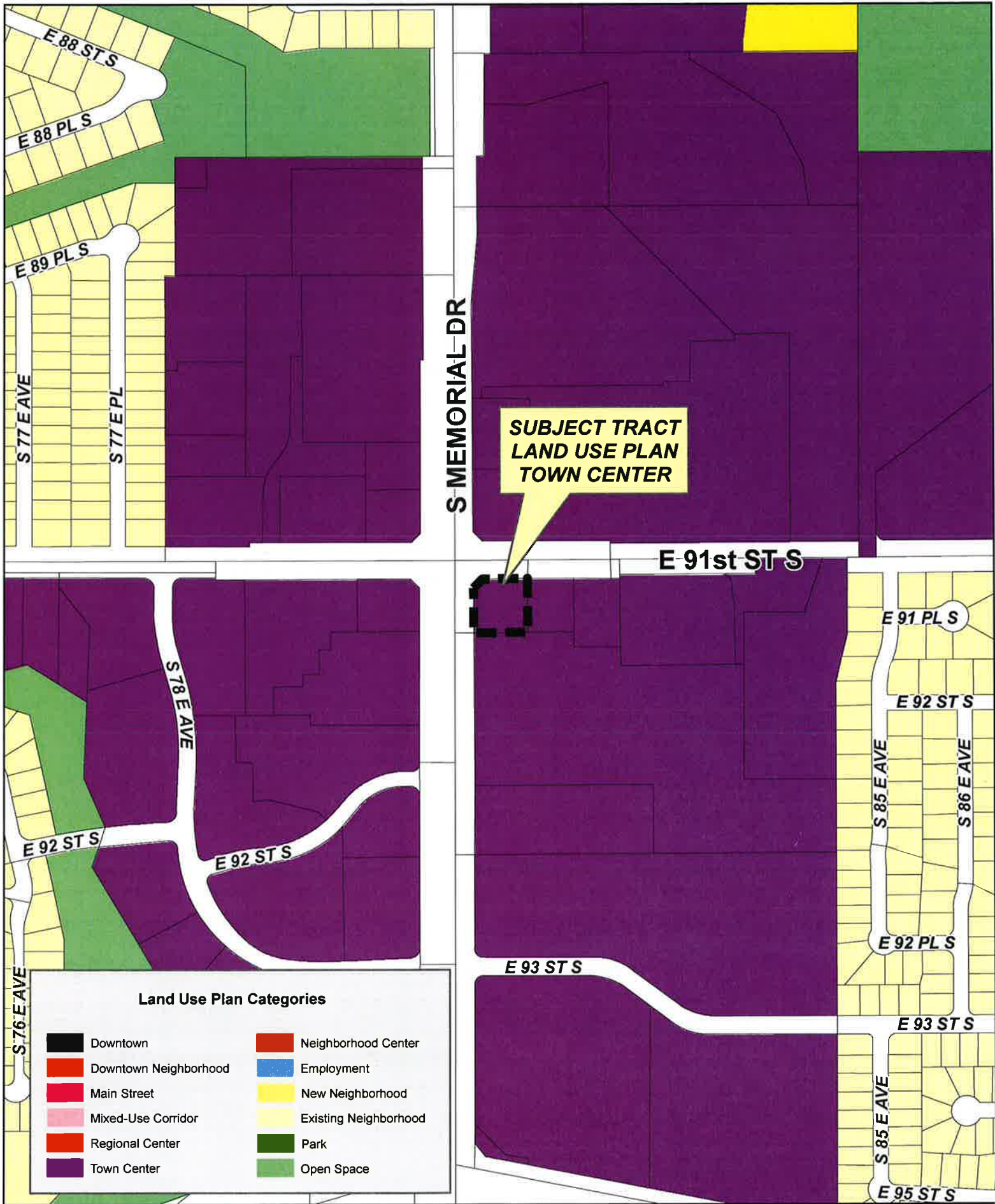
35.9



Aerial Photo Date: March 2014

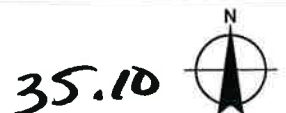
18-13 24

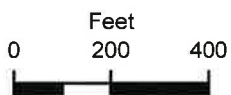
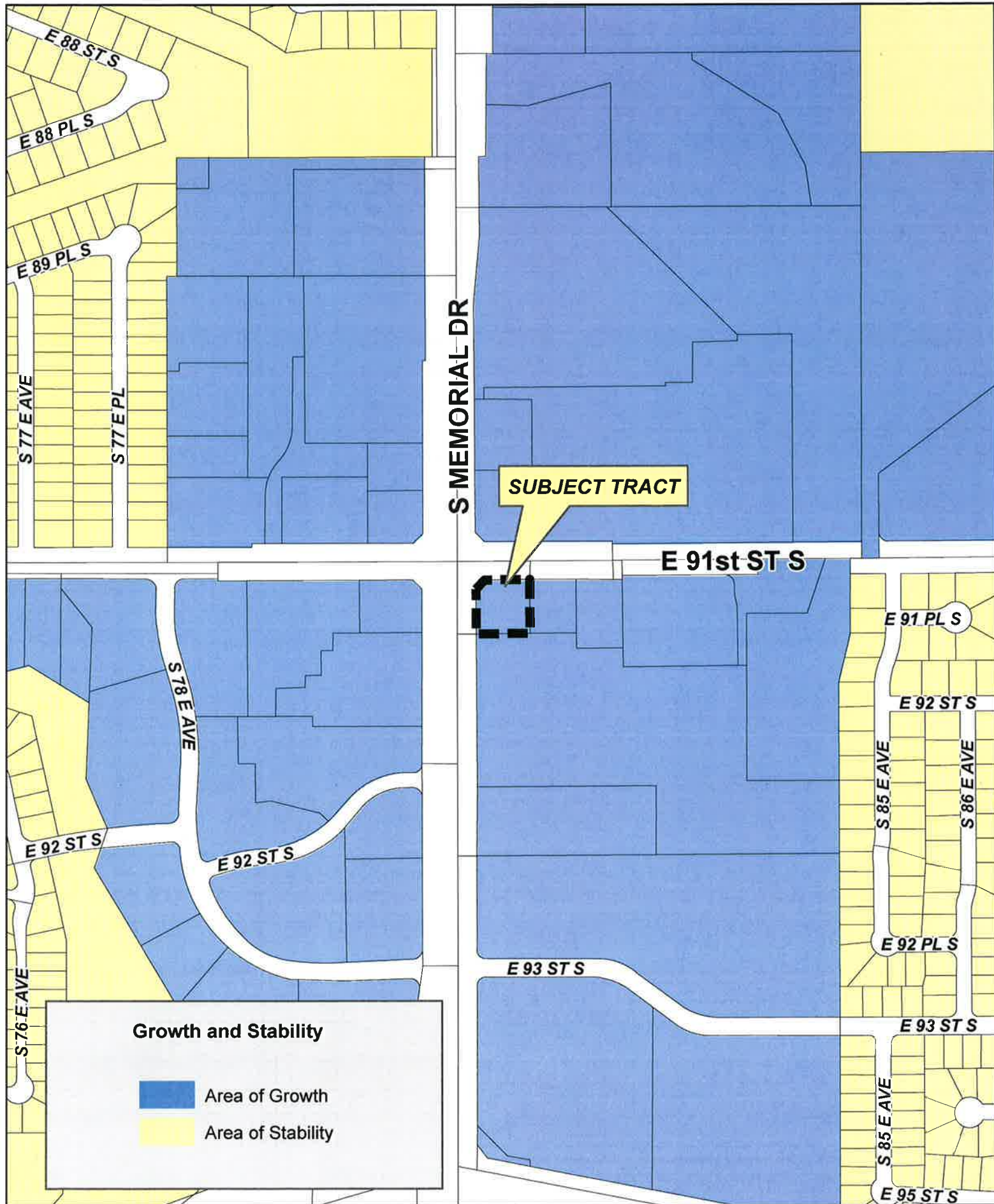
Note: Graphic overlays may not precisely align with physical features on the ground.



Z-5620-SP-14

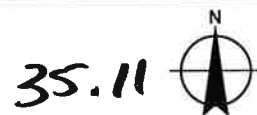
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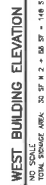




Z-5620-SP-14

18-13 24





SITE NOTE:

ADDITIONAL CERTIFICATION:

CONTRACTOR SHALL OBTAIN A PAD CERTIFICATION LETTER PRIOR TO THE PLACEMENT OF CONCRETE FOOTINGS AND SLAB FROM THE GEOTECHNICAL TESTING LAB STATING THAT THE BUILDING PAD HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE SOIL REPORT AND CONTRACT DOCUMENTS.

BUILDING DATA:

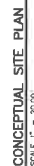
[illegible]

SITE DATA:

FLOOR AREA	10,140 SF
LOT AREA	30,175 SF
FLOOR AREA RATIO	10,140 SF / 30,175 SF = .34 (.34%)
LAND AREA	38,523 SF
LAND COVERAGE	10,140 SF / 38,523 SF = .28 (.28%)

PARKING DATA*

PARKING REQUIRED:
1 SP P/C 300 SF FLOOR AREA
10,140 SF / 200 SF P/CV SP -
PARKING AVAILABLE:
34 SPACES
23 SPACES
19' x 14' (2" AVAIL. WIDTH)
11' x 13' W/ 3" HO.



PROPOSED PROJECT FOR:
SLEEP CENTER - S. MEMORIAL
E. 81 ST STREET SOUTH & S. MEMORIAL DRIVE
TULSA, OKLAHOMA

COSTIGAN & ASSOCIATES, INC.
ARCHITECTURE PLANNING

COLLINS & ILLI
ATTORNEYS AT LAW
1000 N. W. 10th St., Suite 1000
Fort Lauderdale, FL 33311
Tel: (954) 561-1111
Fax: (954) 561-1112
E-Mail: info@collinsilli.com
Web: www.collinsilli.com

35.12



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7264

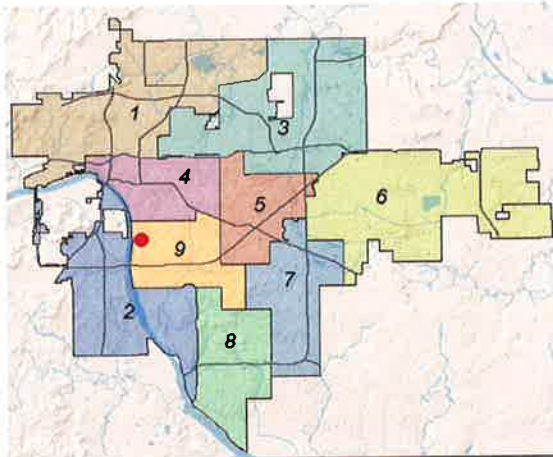
Hearing Date: December 17, 2014
(Continued from 5/21/14, 6/18/14, 8/20/14
and 12/3/14)

Case Report Prepared by:
Susan Miller, AICP

Owner and Applicant Information:
Applicant: CBC Builds, LLC

Property Owner: Harry D. Grande, Sr.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Residential

Concept summary: The applicant intends to develop 6 single family homes on 50' wide lots.

Tract Size: 1± acre

Location: East of S. Madison Ave between
E. 38th Pl. and E. 39th St.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RS-4

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Areas of Stability and Growth Map:
Stability

Staff Recommendation:

Staff recommends **approval**.

The Legal Department has reviewed the
status of the case and determined that it
could move forward.

Staff Data:

TRS: 9224

CZM: 46

Atlas: 249

City Council District: 9

Councilor Name: G. T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z- 7264

DEVELOPMENT CONCEPT: The applicant has requested a rezoning from RS-3 to RS-4 in order to develop 6 single family lots on this site. The applicant intends to develop 50' wide lots, which is consistent with the pattern of the residential lot sizes in the surrounding area. The proposed single family lots will be oriented towards and face existing homes in the neighborhood.

DETAILED STAFF RECOMMENDATION:

The requested RS-4 zoning is consistent with the development pattern of the surrounding properties.

RS-4 zoning is non-injurious to proximate properties and will utilize an area where infrastructure already exists.

The requested RS-4 zoning is consistent with the vision of the Comprehensive Plan.

Therefore, staff recommends Approval of Z-7264 to rezone the property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested zoning is consistent with the vision identified in the Comprehensive Plan for Existing Neighborhood and Area of Stability. It is envisioned that small scale infill will occur in these areas.

Land Use Vision:

Land Use Plan map designation:

The site has an *Existing Neighborhood* land use designation.

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation:

The site is located in an *Area of Stability*.

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation,

improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

East 38th Place and East 39th Street are considered residential streets. There are no provisions in the Major Street and Highway Plan for these streets or future street improvements.

Trail System Master Plan Considerations:

An existing multi-purpose trail system that extends across the region exists in RiverParks, which is less than one half mile from the site.

Small Area Plan:

The site is located within the Brookside Infill Neighborhood Plan area that was adopted in 2002. The Brookside Infill Development Design Recommendations (a component of the Brookside Infill Neighborhood Plan) predominately addresses recommendations for public improvements and commercial portions of Brookside. Exhibit 3 on page 8 of the document illustrates appropriate vs. inappropriate infill development in residential areas (see attached).

Since this is not a Planned Unit Development, there is no mechanism to regulate specific design features of future residential dwellings. However, existing zoning standards for RS-4 zoning will ensure appropriate height and setbacks for the district.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject site is currently vacant and surrounded by 1950's era single family homes. A single family home existed on the subject site that was destroyed by fire several years ago.

The existing RS-3 zoning district, which requires a minimum of 60' wide lots, is prevalent in the surrounding area; however, the vast majority of the lots in the neighborhood do not meet this minimum and are non-conforming (see attached map showing surrounding lot sizes).

Site Analysis: The subject property is approximately 1± acres in size and is located east of S. Madison Ave between E. 38th Pl. and E. 39th St. The property is vacant and zoned RS-3.

Surrounding Properties: The subject tract is abutted on the east by north, south, east and west by single family homes, zoned RS-3.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 38 th Place	None	50 feet	2
East 39 th Street	None	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

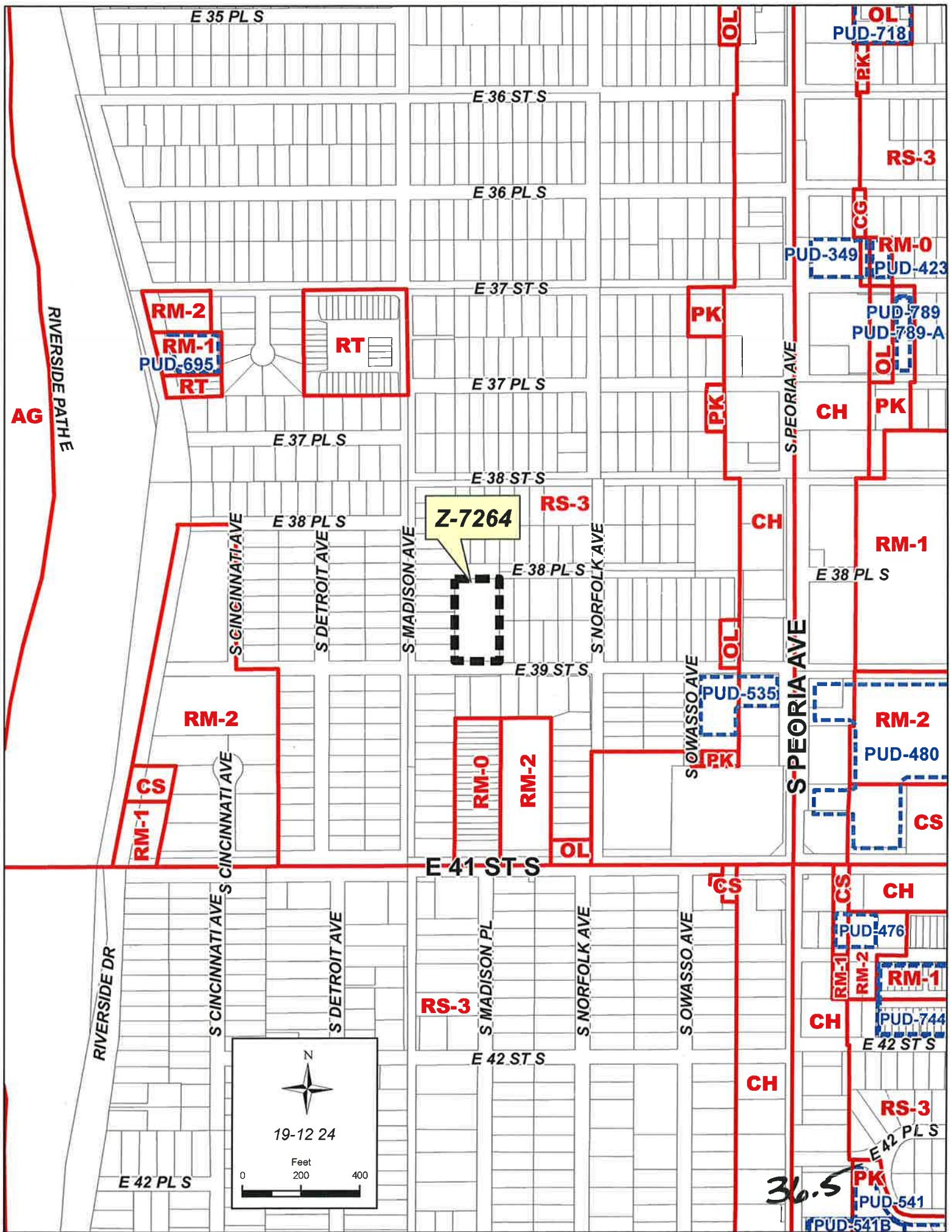
EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Map showing surrounding lots sizes
- Excerpt from Brookside Infill Neighborhood Detailed Implementation Plan

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

BOA-16607 May 10, 1994: The Board of Adjustment **DENIED** a *Special Exception* to permit duplex dwelling finding that duplex use is comparable to spot zoning in this instance and is not compatible with the established residential neighborhood, on property located east of the southeast corner of E. 38th Pl. and S. Madison Ave. and also known as the subject property.





Z-7264



19-12 24



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

36.4



E 38 ST S

E 38 PLS

E 38 PLS

S MADISON AVE

E 39 ST S

Z-7264

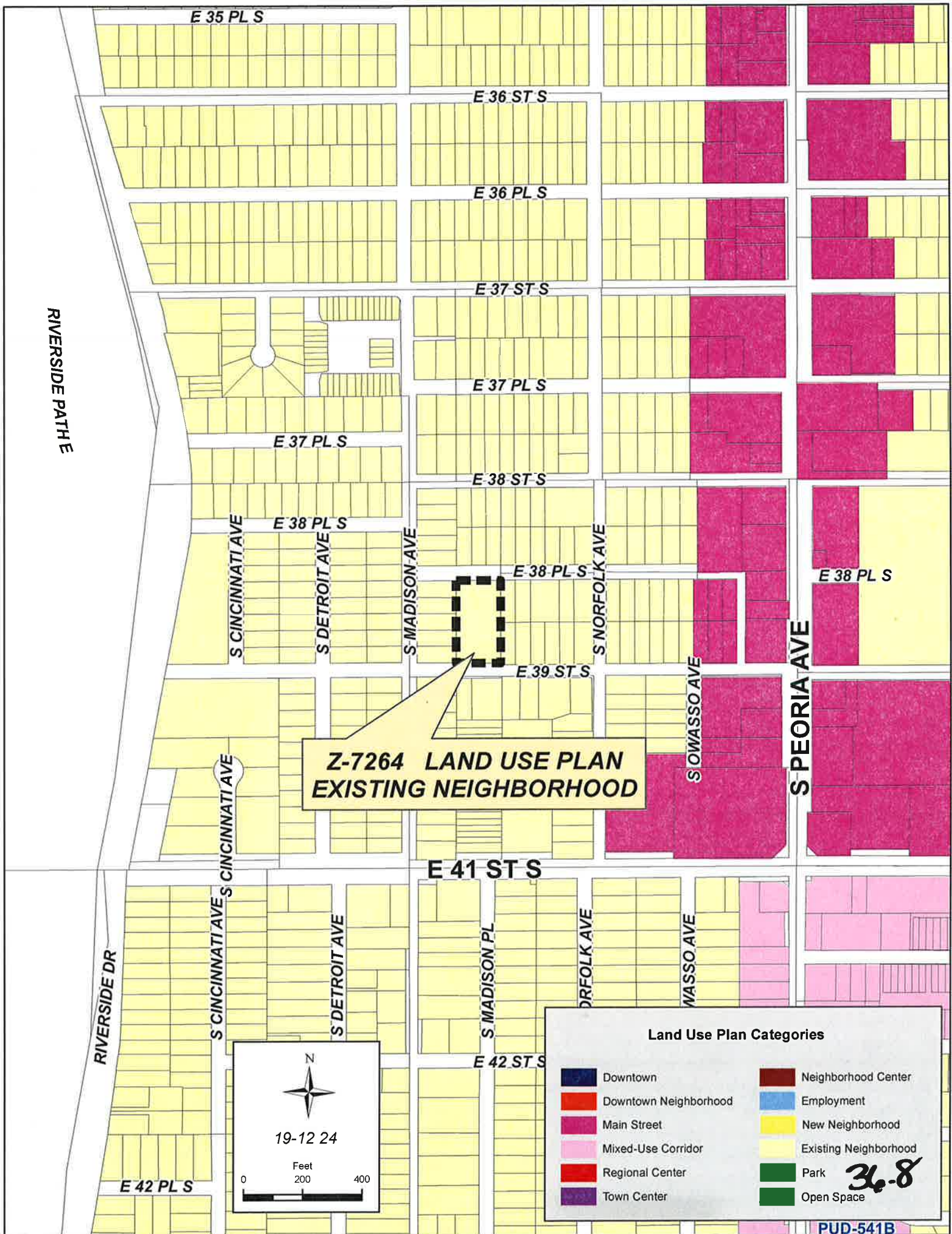


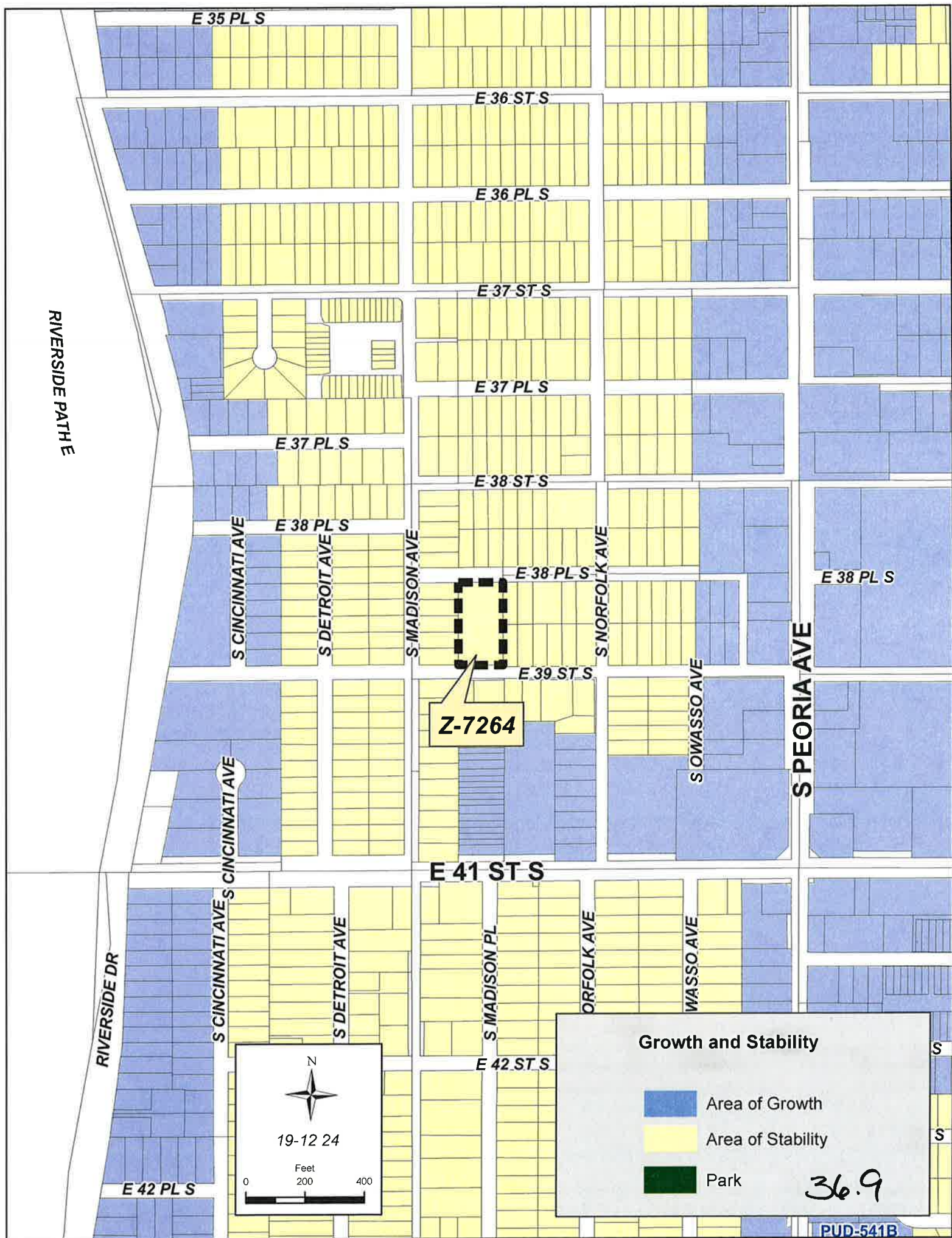
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo

36.7





RIVERSIDE PATH E

RIVERSIDE DR

E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 37 PL S

E 38 ST S

E 38 PL S

E 38 PL S

E 38 PL S

E 39 ST S

Z-7264

E 41 ST S

E 42 ST S

E 42 PL S

S CINCINNATI AVE

S DETROIT AVE

S MADISON AVE

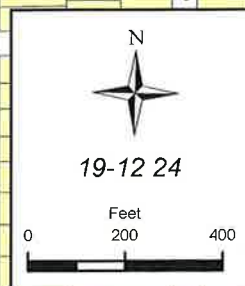
S MADISON PL

S NORFOLK AVE

S OWASSO AVE

S PEORIA AVE

S WASSO AVE



Growth and Stability

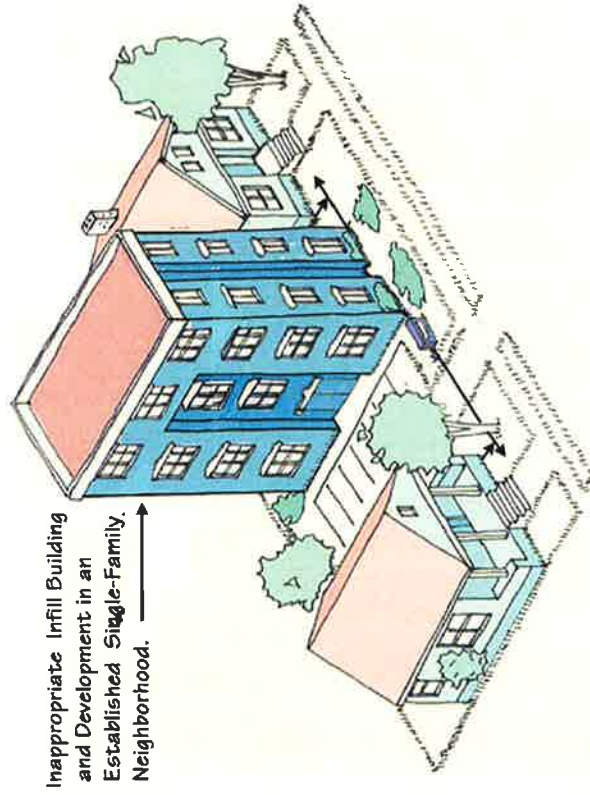
-  Area of Growth
-  Area of Stability
-  Park

36.9

PUD-541B

EXHIBIT 3 - RESIDENTIAL INFILL DEVELOPMENT

RESIDENTIAL INFILL DEVELOPMENT

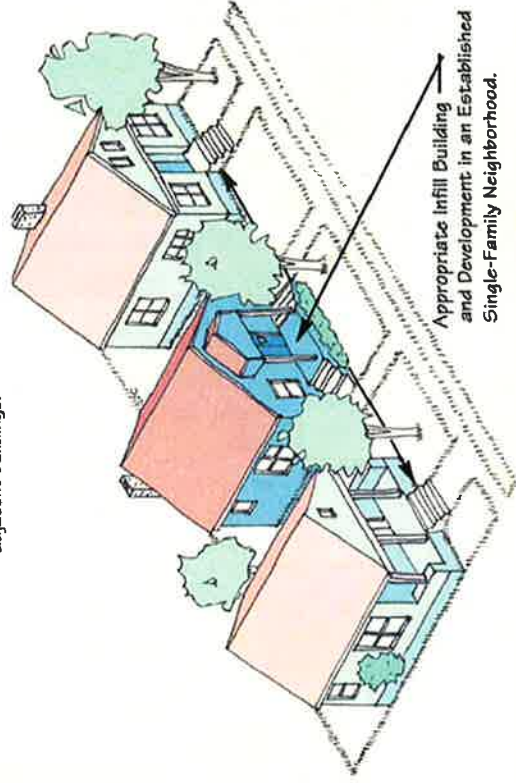


INAPPROPRIATE INFILL DEVELOPMENT

- SCALE - Avoid buildings that in height, width or massing violate the scale of the area.
- HEIGHT - Avoid new construction that varies greatly in height and number of stories.
- SETBACK - Avoid violating the existing setback patterns in the area.
- MASSING - Avoid monolithic forms or forms which dramatically dominate space.
- RHYTHM - Avoid disrupting or violating general visual patterns.

APPROPRIATE INFILL DEVELOPMENT

- SCALE - Relate size and proportions of new infill construction to adjacent buildings.
- HEIGHT - Relate overall height and typical number of stories.
- SETBACK - Conform to existing patterns of setback.
- RHYTHM - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.
- MASSING - Conform general to size and amount of space consumed by adjacent buildings.





Tulsa Metropolitan Area
Planning Commission

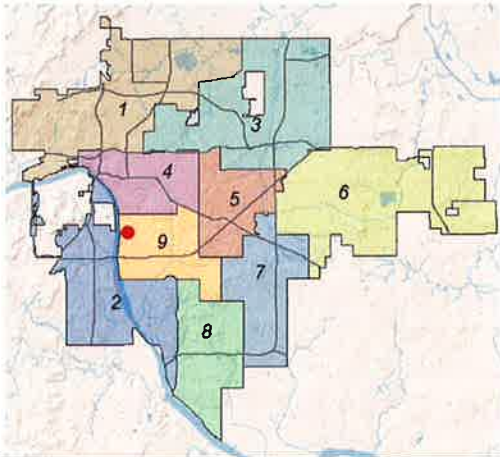
Case: 39th and Madison
Preliminary Subdivision Plat

Hearing Date: December 17, 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: 6 acres

Location: East of S. Madison Ave between
E. 38th Pl. and E. 39th St.

Zoning:
Existing Zoning: RS-3, Pending RS-4

Staff Recommendation:
Staff recommends **approval**.

The Legal Department has reviewed the
status of the case and determined that it
could move forward.

City Council District: 9
City Councilor Name: G.T. Bynum
County Commission District: 2
Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerial
Zoning Case Map
Land Use Map
Growth and Stability Map

Subdivision Map

PRELIMINARY SUBDIVISION PLAT

39th and Madison - (CD 9)

West of South Peoria Avenue, Between 38th Place and East 39th Street

This plat consists of 6 Lots, 1 Block, on .9 acres.

The following issues were discussed May 15, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 with RS-4 zoning pending.
2. **Streets:** Provide reference for existing right-of-way to centerline of 38th Place such as plat number, and book and page number. Dedicate 25 feet of right-of-way to centerline of 39th Street. (It is unclear how much right-of-way is current available along 39th Street.)
3. **Sewer:** Provide an 11 foot back to back utility easement (total 22 feet) along the back lot line of the 6 lots. Also, add another 5 foot utility easement along the west property line of Lots 1 and 6.
4. **Water:** The 2 inch water main lines shown along East 38th Place and East 39th Street South have been upgraded to 6 inches. Reference City project TMUA-W-10-37.
5. **Storm Drainage:** Replace the last sentence of Section I H with the standard language.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO requires additional easement and specific language about height of structures especially as concerning setbacks of at least 10 feet near conductors in the pending PUD so that clearance per OSHA rules can be met. AT&T and other utilities may need additional easements.

Other: Fire: No comment.
8. **Other: GIS:** Do not show contours on face of plat. Remove leader overstrike on project leader on project location map. Label unplatted areas. Label E 41st Street to E 41st Street South on Location Map. Label E 39th Street and E 38th Place to E 39th Street South and East 38th Place South. Label point of beginning. Show regulatory floodplain. Submit data control 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.

37.2

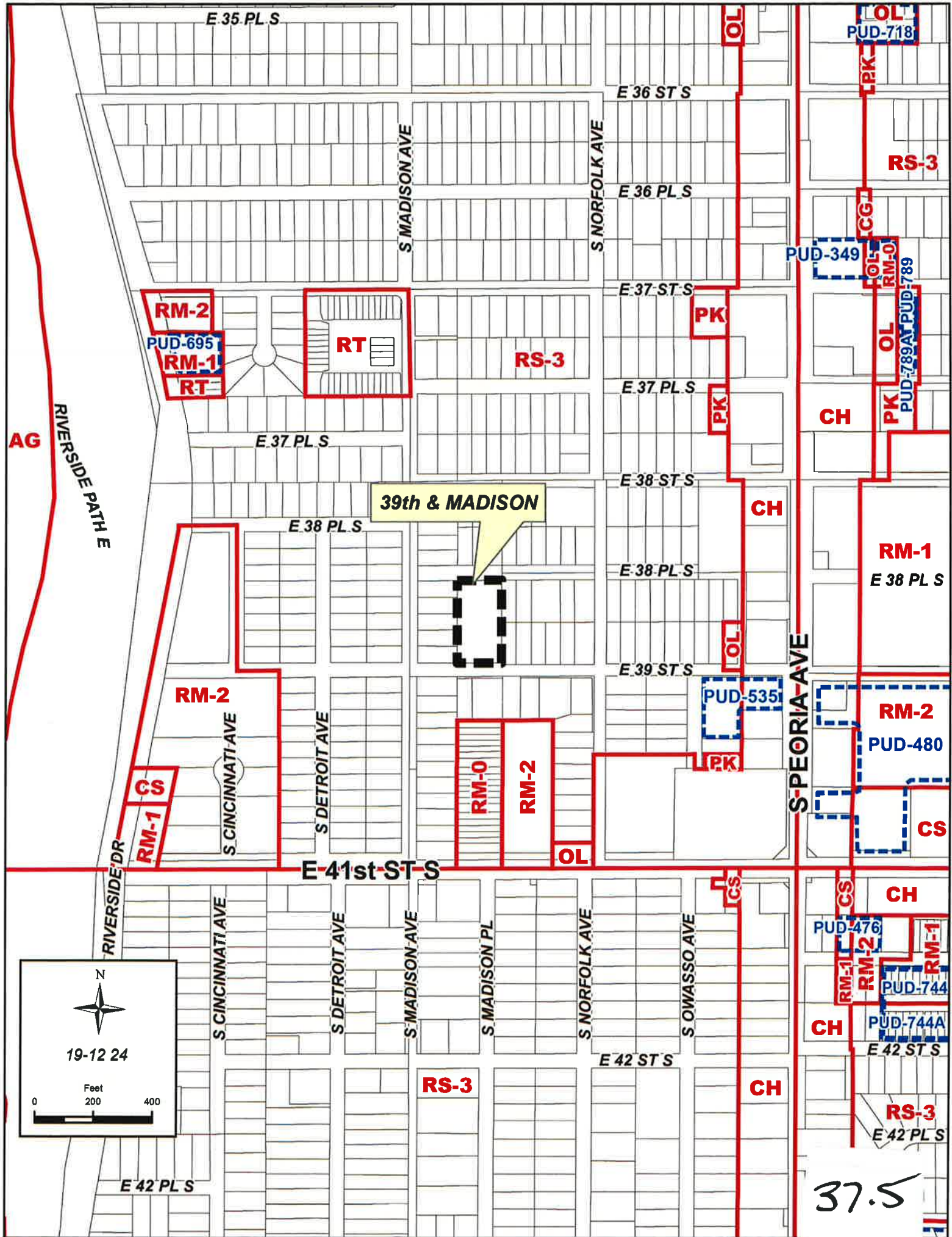
Special Conditions:

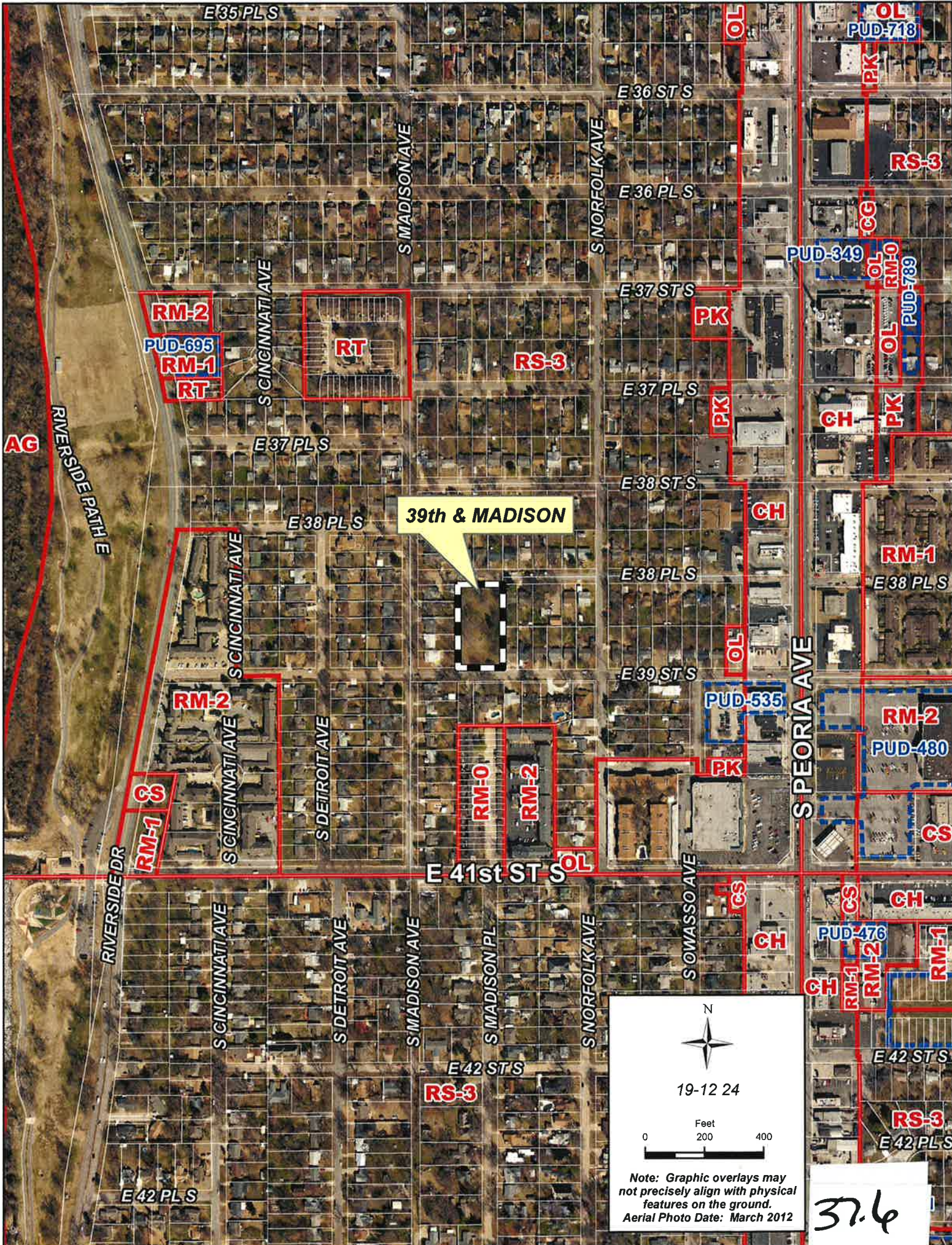
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

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.





39th & MADISON

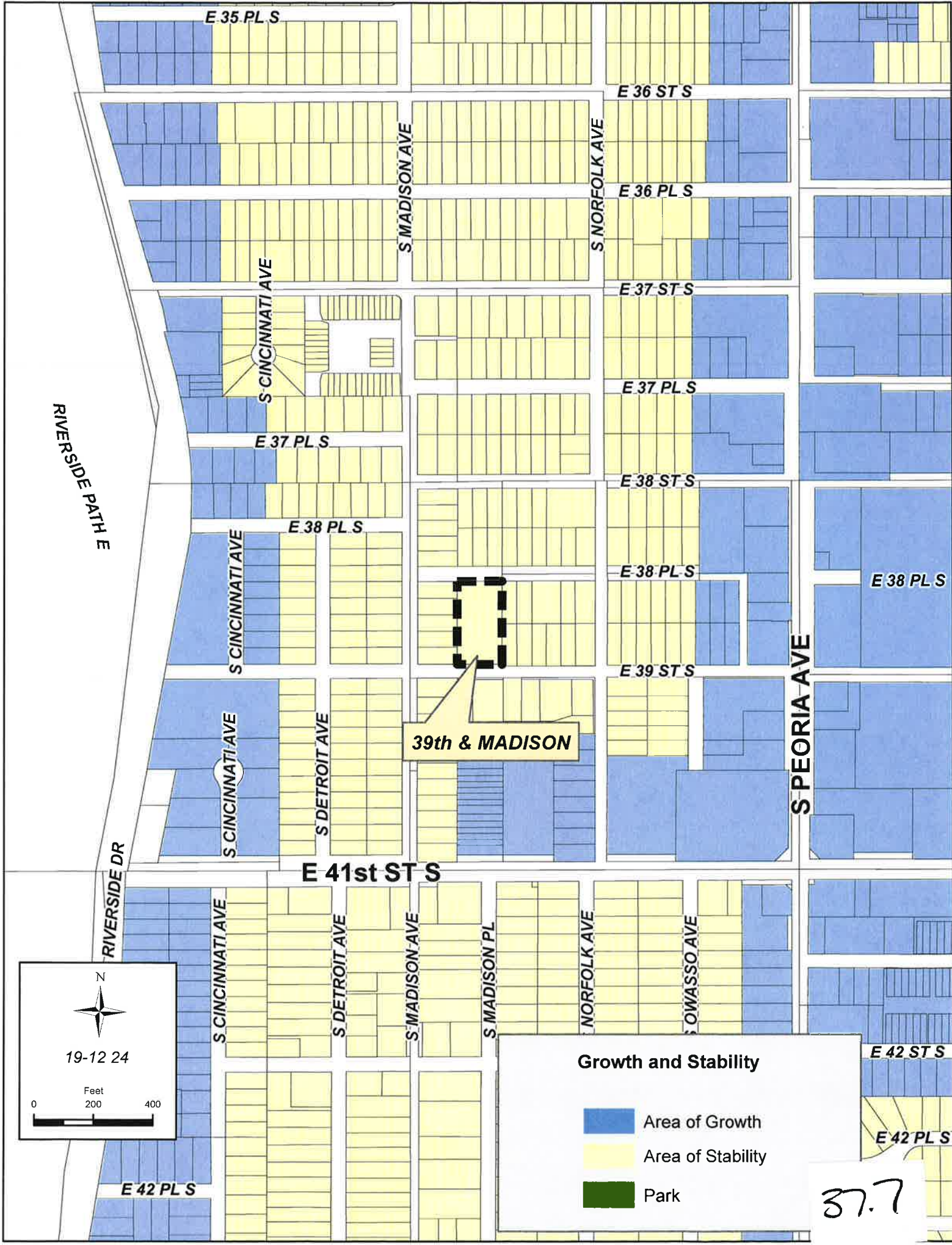
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19-12 24

Feet
0 200 400

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

37.6



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Feet
0 200 400

N

Growth and Stability

- Area of Growth
- Area of Stability
- Park

37.7

