

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2689**

**January 7, 2015, 1:30 PM**

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

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

Call to Order:

### **REPORTS:**

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

#### **Worksession Report:**

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

Review TMAPC Receipts for the month of November 2014

### **CONSENT AGENDA:**

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

1. **LS-20747** (Lot-Split) (CD-9) – Location: South of the southeast corner of East 45<sup>th</sup> Place South and South Columbia Avenue (Related to LC-633 and LC-634)
2. **LC-633** (Lot-Combination) (CD-9) – Location: South of the southeast corner of East 45<sup>th</sup> Place South and South Columbia Avenue (Related to LS-20747 and LC-634)
3. **LC-634** (Lot-Combination) (CD-9) – Location: South of the southeast corner of East 45<sup>th</sup> Place South and South Columbia Avenue (Related to LS-20747 and LC-633)
4. **LS-20748** (Lot-Split) (County) – Location: Southwest corner of East 161<sup>st</sup> Street South and South Harvard Avenue (Related to LC-635)
5. **LC-635** (Lot-Combination) (County) – Location: West of the southwest corner of East 161<sup>st</sup> Street South and South Harvard Avenue (Related to LS-20748)
6. **LS-20749** (Lot-Split) (CD-9) – Location: Southwest corner of East 37<sup>th</sup> Street South and South Jamestown Avenue (Related to LC-636)
7. **LC-636** (Lot-Combination) (CD-9) – Location: South of the southwest corner of East 37<sup>th</sup> Street South and South Jamestown Avenue (Related to LS-20749)

8. **LC-217** (Termination of Declaration) (CD-7) – Location: West of the northwest corner of East 61<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue (Related to LC-637 and LS-20750)
9. **LS-20750** (Lot-Split) (CD-7) – Location: West of the northwest corner of East 61<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue (Related to LC-637)
10. **LC-637** (Lot-Combination) (CD-7) – Location: West of the northwest corner of East 61<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue (Related to LS-20750)
11. **LC-638** (Lot-Combination) (CD-4) – Location: Northwest corner of East Mathew Brady Street and North Elgin Avenue
12. **LC-639** (Lot-Combination) (CD-4) – Location: Southeast corner of West 13<sup>th</sup> Street South and South Denver Avenue
13. **LS-20751** (Lot-Split) (County) – Location: West of the northwest corner of East 66<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue
14. **LS-20752** (Lot-Split) (County) – Location: North of the northeast corner of East 61<sup>st</sup> Street South and South 85<sup>th</sup> West Avenue
15. **Change of Access** – Crane Carrier Industrial Addition, Lot 1, Block 1, Location: North of northeast corner of North Mingo Road and East 46<sup>th</sup> Street North, (CD-3)
16. **Quaker Apartments – Final Plat**, Location: Southwest corner of intersection of East 49<sup>th</sup> Place and South Quaker Avenue, (CD-9)
17. **Z-7164-SP-1c – Eller & Detrich/Lou Reynolds**, Location: South and east of West 81<sup>st</sup> Street and Highway 75, requesting a **Corridor Minor Amendment** to modify the center identification sign along Highway 75 frontage of Lot 7 and modify building height restriction for Lot 8, **CO/Z-7164-SP-1**, (CD-2) (Related to Z-7164-SP-1)
18. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: South and the southwest corner of West 81<sup>st</sup> Street South and Highway 75, requesting a **Corridor Detailed Site Plan** for a new motion picture theater in a corridor district, **CO/Z-7164-SP-1**, (CD-2) (Continued from December 17, 2014) (Related to Z-7164-SP-1c)
19. **PUD-666 – Khoury Engineering, Inc.**, Location: Northwest corner of South Garnett Road and East 81<sup>st</sup> Street South, requesting a **PUD Detailed Site Plan** for a new medical facility within the PUD, **CS/RM-0/PUD-666**, (CD-7)
20. **Z-7164-SP-1 – Khoury Engineering, Inc.**, Location: South of the southeast corner of West 81<sup>st</sup> Street South and Highway 75, requesting a **Corridor Detailed Site Plan** for a new restaurant in a corridor district, **CO/Z-7164-SP-1**, (CD-2)

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

### **PUBLIC HEARINGS:**

21. **LS-20733** (Lot-Split) (County) – Location: West of the southwest corner of East 161<sup>st</sup> Street South and South 161<sup>st</sup> East Avenue (continued from 12/3/14 & 12/17/2014)
22. **Z-7288 – John Moody**, Location: North of the northeast corner of East 51<sup>st</sup> Street and South 177<sup>th</sup> East Avenue, requesting rezoning from **AG to RM-1**, (CD-6) (Related to PUD-825) (Continued from 12/3/14 & 12/17/14) (**Continuance request to January 21, 2015**)
23. **PUD-825 - John Moody**, Location: North of the northeast corner of East 51<sup>st</sup> Street and South 177<sup>th</sup> East Avenue, requesting a **PUD, AG to RM-1/PUD**, (Related to Z-7288) (CD-6) (Continued from 12/3/14 & 12/17/14) (**Continuance request to January 21, 2015**)
24. **Brookstone Park at Lynn Lane - Preliminary Plat**, Location: North of the northeast corner of East 51<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue, (CD 6) (Continued from December 17, 2014) (**Continue to January 21, 2015 per zoning cases Z-7288 & PUD 825**)
25. **Stone Lake Phase III – Preliminary Plat**, Location: East of the southeast corner of East 136<sup>th</sup> Street North and North Yale Avenue, (County)
26. **TCG Tulsa Campus – Preliminary Plat**, Location: East of the northeast corner of South Lynn Lane and East 51<sup>st</sup> Street South, (CD-6)
27. **Willsam Business Park – Preliminary Plat**, Location: North of the northwest corner of East 46<sup>th</sup> Street South and South Sheridan Road, (CD-5)
28. **The Village of Tulsa – Preliminary Plat**, Location: North of East 81<sup>st</sup> Street South, West of South Garnett Road, (CD-7)
29. **Empire Fence – Minor Subdivision Plat**, Location: North of the northwest corner of Admiral Place and North Garnett Road, (CD-3)
30. **Arvest Brookside Branch – Minor Subdivision Plat**, Location: Northeast corner of South Peoria Avenue and East 41<sup>st</sup> Place South, (CD-9)
31. **Z-7287 – City of Tulsa/Scott Vanloo**, Location: Northwest corner of East Pine Street and North 145<sup>th</sup> East Avenue, requesting rezoning from **AG/CH/IH to IH**, (CD-3) (Continued from 12/3/14 for new notice.)
32. **CZ-439 – Roy D. Johnsen**, Location: West of northwest corner of East 66<sup>th</sup> Street North and North 145<sup>th</sup> East Avenue, requesting rezoning from **RE to AG**, (County)

33. **Z-7291 – Roy D. Johnsen**, Location: Northeast corner of East 68<sup>th</sup> Street and South Memorial Drive, requesting a rezoning from **AG/OM/CS/PUD-470 to CS/PUD-470**, (CD-7) (Related to PUD-470-A)
34. **PUD-470-A - Roy D. Johnsen**, Location: Northeast corner of East 68<sup>th</sup> Street and South Memorial Drive, requesting a **PUD Major Amendment** to permit commercial uses and establish new development standards, **AG/OM/CS/PUD-470 to CS/PUD-470-A**, (CD-7) (Related to Z-7291)
35. **PUD-410-B-1 – Sisemore Weisz & Assoc./Mark Capron**, Location: Southeast corner of South Yale Avenue and East 36<sup>th</sup> Street South, requesting a **PUD Minor Amendment** to modify the lighting requirements, **RS-2/RM-1/RD/PUD-410-B**, (CD-5) (Continued from 12/3/14 & 12/17/14)
36. **PUD-659-5 – Jeffrey D. Lower**, Location: West of the southwest corner of South Utica Avenue and East 31<sup>st</sup> Street South, requesting a **PUD Minor Amendment** to eliminate the condition to have a turnaround on the west and east drive of Lot 7, **RS-3/PUD-659**, (CD-9) (Continued from 11/19/14, 12/3/14 & 12/17/14)

#### **OTHER BUSINESS**

#### **37. Commissioners' Comments**

#### **ADJOURN**

CD = Council District

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

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

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



**TMAPC RECEIPTS**  
**Month of November 2014**

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	14	\$462.50	\$462.50	\$925.00	59	\$1,725.00	\$1,725.00	\$3,450.00
Zoning	3	850.00	850.00	1,700.00	21	10,495.00	10,495.00	20,990.00
PUDs & Plan Reviews	33	2,975.00	2,975.00	5,950.00	159	19,105.00	19,105.00	38,210.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,287.50</u>	<u>\$4,287.50</u>	<u>\$8,575.00</u>		<u>\$31,325.00</u>	<u>\$31,325.00</u>	<u>\$62,650.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	3	\$1,305.00	\$1,305.00	\$2,610.00
Preliminary Plats	6	3,277.50	3,277.50	6,555.00	15	8,270.00	8,270.00	16,540.00
Final Plats	1	497.50	497.50	995.00	6	2,805.00	2,805.00	5,610.00
Plat Waivers	1	125.00	125.00	250.00	5	625.00	625.00	1,250.00
Lot Splits	5	260.00	260.00	520.00	46	2,364.00	2,364.00	4,728.00
Lot Combinations	5	250.00	250.00	500.00	39	1,900.00	1,900.00	3,800.00
Access Changes	2	50.00	50.00	100.00	4	100.00	100.00	200.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,785.00</u>	<u>\$4,785.00</u>	<u>\$9,570.00</u>		<u>\$17,369.00</u>	<u>\$17,369.00</u>	<u>\$34,738.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	10	\$2,600.00	\$1,100.00	\$3,700.00	58	\$24,650.00	\$4,750.00	\$29,400.00
Refunds		0.00	(300.00)	(\$300.00)	19	(400.00)	(300.00)	(700.00)
NSF Check		0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,600.00</u>	<u>\$800.00</u>	<u>\$3,400.00</u>		<u>\$24,250.00</u>	<u>\$4,450.00</u>	<u>\$28,700.00</u>
<b>TOTAL</b>		<b>\$11,672.50</b>	<b>\$9,872.50</b>	<b>\$21,545.00</b>		<b>\$72,944.00</b>	<b>\$53,144.00</b>	<b>\$126,088.00</b>
<b>LESS WAIVED FEES *</b>		<b>(\$212.76)</b>		<b>(\$212.76)</b>		<b>(\$274.28)</b>		<b>(\$274.28)</b>
<b>GRAND TOTALS</b>		<b>\$11,459.74</b>	<b>\$9,872.50</b>	<b>\$21,332.24</b>		<b>\$72,669.72</b>	<b>\$53,144.00</b>	<b>\$125,813.72</b>

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



**Change of Access on Recorded Plat  
TMAPC January 7, 2015**

**Lot 1, Block 1, Crane Carrier Industrial Addition**

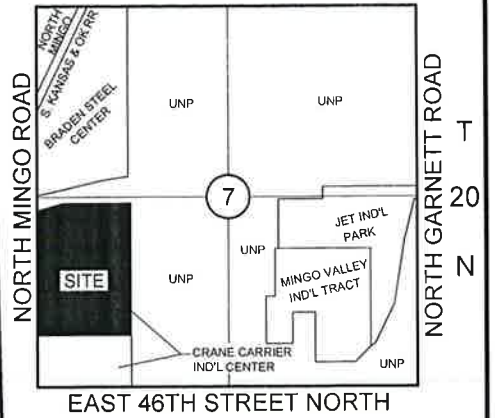
This application is made to allow a change of access to shift one access along North Mingo Road. The property is zoned IM (industrial medium).

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.

East 51st Street North

NORTH LINE GOV'T LOT 3

R 14 E  
EAST 56TH STREET NORTH



Location Map

*Kent V. Ruff*



0 150 300

SCALE: 1"=300'

Legend

ACC = ACCESS  
LNA = LIMITS OF NO ACCESS

Unplatted

Crane Carrier  
Industrial Addition  
1,

Crane Carrier  
Industrial Addition  
1,

Exhibit "A"

Revised Change of Access Exhibit

for part of

Lot 1, Block 1,

Crane Carrier Industrial Addition

SECTION 7, TOWNSHIP 20 NORTH, RANGE 14 EAST,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421

PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP DATE 6/30/15

15.2

## Final Subdivision Plat

**Quaker Apartments** - (CD 9)

Southwest corner of intersection of East 49<sup>th</sup> Place and South Quaker Avenue

This plat consists of 6 Lots, 1 Block, on 1.37 acres.

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

16.1

12/30/14



**Case Number:** Z-7164-SP-1c  
**Minor Amendment**

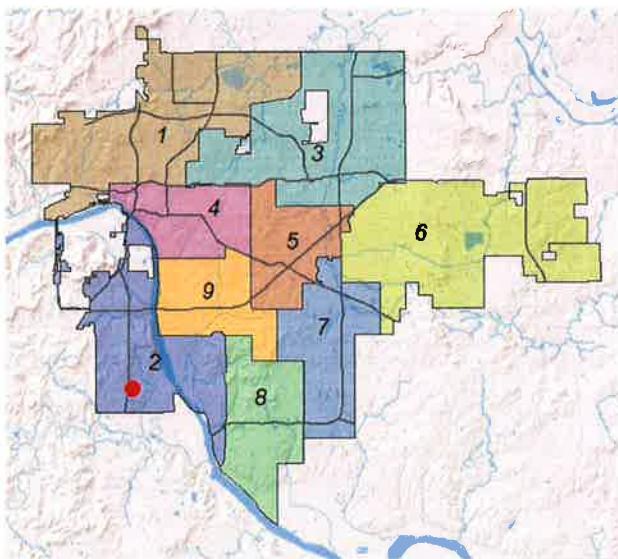
**Hearing Date:** January 7, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Lou Reynolds

Property Owner: Walk at Tulsa Hills, LLC c/o Eller & Detrich

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



**Applicant Proposal:**

Concept summary: Minor amendment to modify the center identification sign along Hwy 75 frontage of Lot 7 and modify building height restriction for Lot 8

Gross Land Area: 12.3 Acres

Location: South and East of West 81<sup>st</sup> Street & Highway 75

Lots 7 and 8, 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: 0/1584

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

**SECTION I:** Z-7164-SP-1c Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Corridor Plan Development Standards to modify the center identification sign along Hwy 75 frontage of Lot 7 and modify building height restriction for Lot 8. The Tulsa Zoning code requires 10% of the net land area to be landscaped for commercial uses.

Currently two center identification signs are allowed along Highway 75 to be separated from each other by a minimum of 500 ft, however the standards do not state a minimum distance from the southern boundary. The proposed amendment establishes a minimum distance.

Proposed Amendment: "The Center Identification Signage located on Lot 7 along U.S. Highway 75 frontage will be located at least 450 ft from the south boundary of the Project."

Minor Amendment Z-7164-SP1b established a maximum building height for Lot 8 of 35 ft for the south 340 ft of the lot and 45 ft for the remainder of the lot.

Proposed Amendment: "The Maximum Building Height for the south 195 ft of Lot 8 is 35 ft and 45 ft for the remainder of Lot 8."

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 806.C of the Corridor District Provisions of the City of Tulsa Zoning Code.*

"Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. "

Staff has reviewed the request and determined:

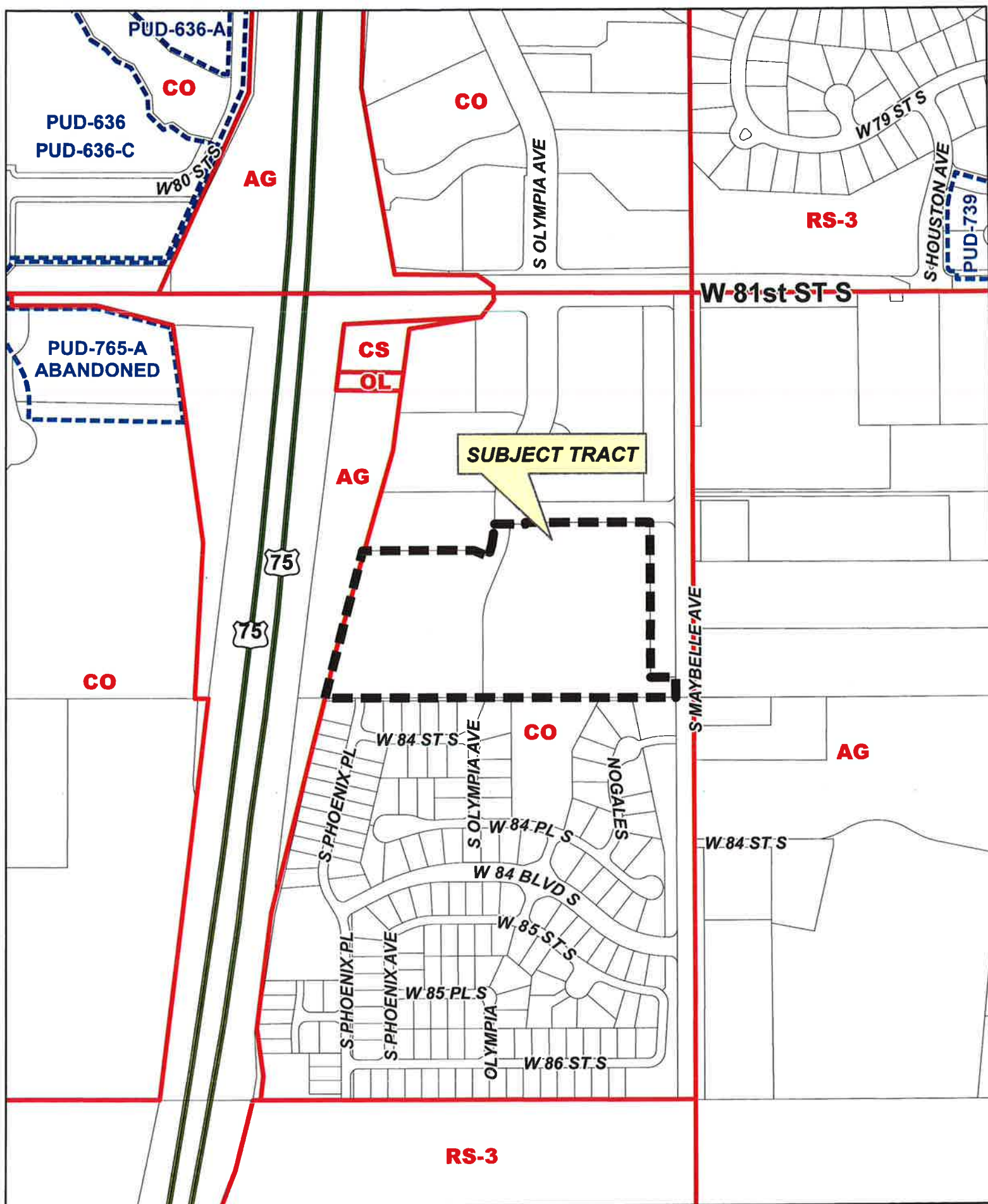
- 1) The requested amendment does not represent a significant departure from the approved development standards in the original Corridor Development Plan or the previous amendments.
- 2) All remaining development standards defined in Z-7164-SP-1 previous minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Exhibit "A"

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the center identification sign along Hwy 75 frontage of Lot 7 and modify building height restriction for Lot 8.





**Z-7164-SP-1c**

18-12 14

17.3







**SUBJECT TRACT**

**Z-7164-SP-1c**

17.4



Aerial Photo Date: March 2014

18-12 14

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





**EXHIBIT "A"**

**THE WALK AT TULSA HILLS  
CORRIDOR DISTRICT SITE PLAN**

**Z-7164-SP-1-c**

Z-7164-SP-1-c proposes a Minor Amendment to the Corridor District Site Plan for The Walk at Tulsa Hills.

The purpose of this Minor Amendment is to amend the Development Standards for Center Identification Signage on Lot 7 and for Maximum Building Height on Lot 8 as follows:

**Lot 7**

The Center Identification Signage located on Lot 7 along U.S. Highway 75 frontage will be located at least 450 FT from the south boundary of the Project.

**Lot 8**

**MAXIMUM BUILDING HEIGHT (Lot 8):** 35 FT\*

\*The Maximum Building Height for the south 195 FT of Lot 8 is 35 FT and 45 FT for the remainder of Lot 8.

17.5



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

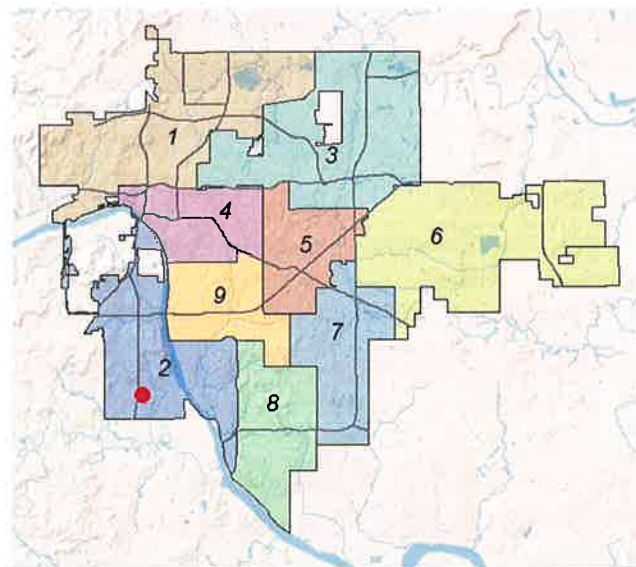
**Hearing Date:** January 7, 2015

**Case Report Prepared by:**  
Jay Hoyt

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

Property Owner: The Walk at Tulsa Hills, LLC – Bob Martin

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



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for a new motion picture theater in a Corridor District.

Gross Land Area: 6.95 Acres

Location: South of the Southeast Corner of West 81<sup>st</sup> Street South and Highway 75

Lot 8, 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**, pending approval of Minor Amendment Z-7164-SP-1c.

**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 6.95 Acre site in a Corridor District for a new motion picture theater 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 motion picture theater proposed for this project is allowed by right.

**DIMENSIONAL REQUIREMENTS:**

Pending approval of Minor Amendment Z-7164-SP-1c, 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. All site lighting, including building mounted within 75 ft of the south boundary of the development shall not exceed 18 ft in height. All other site lighting, including building mounted shall not exceed 35 ft 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 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 Olympia Avenue as well as internal pedestrian paths from Olympia Avenue to the proposed building and also adjacent to the proposed building. Sidewalks are also shown along West 83<sup>rd</sup> Street and Maybelle Avenue.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

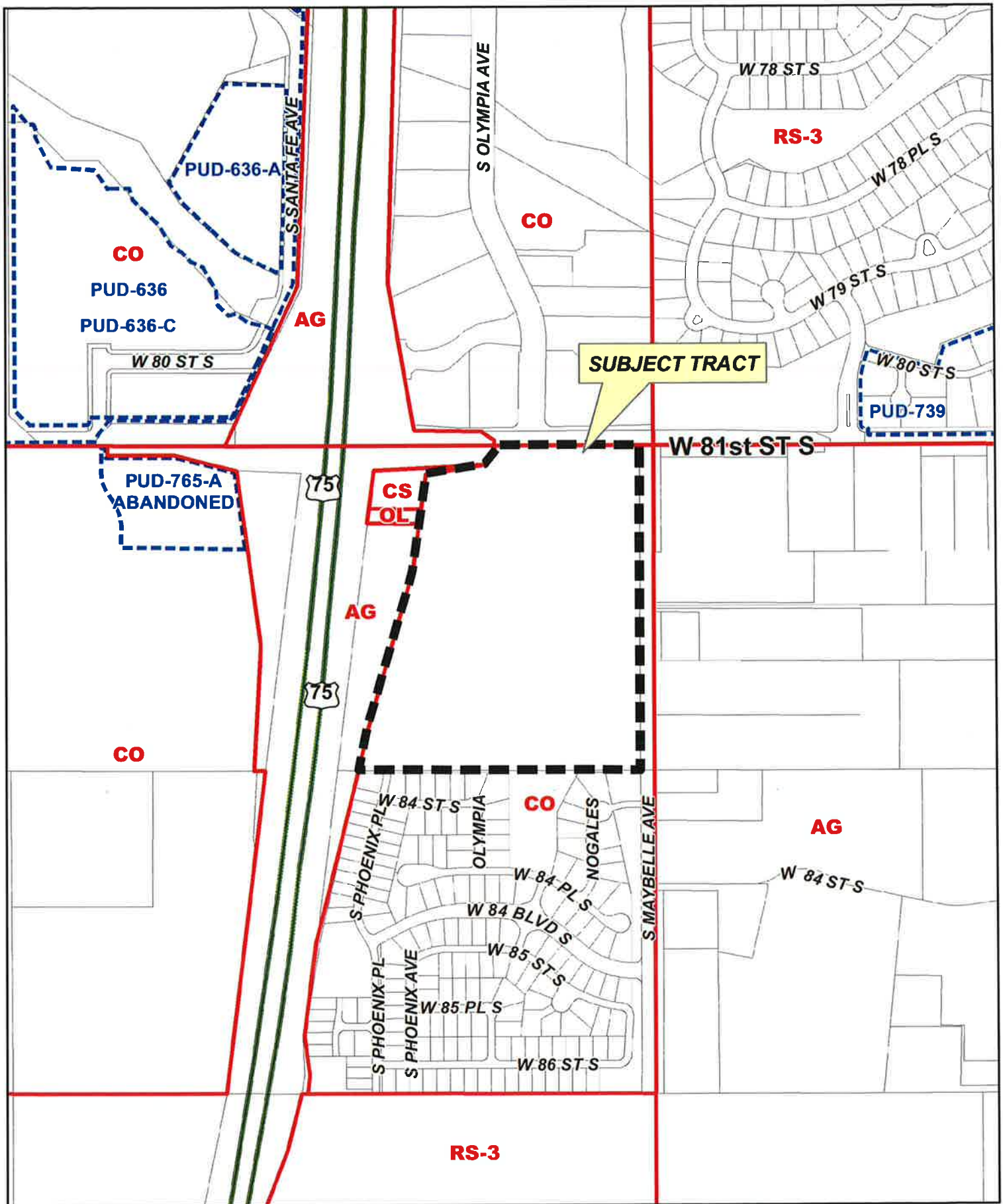
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. Pending approval of Minor Amendment Z-7164-SP-1c, the site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities 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 Site Lighting Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new motion picture theater.

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



**Z-7164-SP-1 DSP**

18-12 14

18.4







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.



18.5





**13** BACK ELEVATION  
SCALE: 3/32" = 1'-0"



**Case Number:** PUD-666  
**Detail Site Plan**

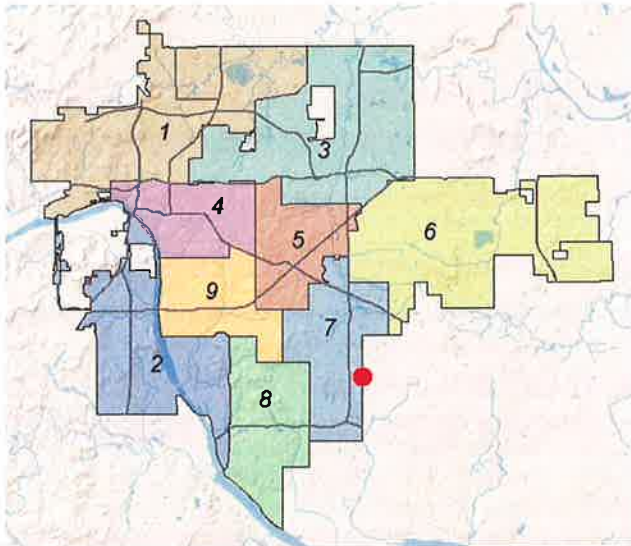
**Hearing Date:** January 7, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Khoury Engineering, Inc.

Property Owner: The Village at Tulsa, LLC

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



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for a new medical facility within the PUD.

Gross Land Area: 1.15 Acres

Location: Northwest corner of South Garnett Road and East 81<sup>st</sup> Street South

10921 East 81<sup>st</sup> Street South

**Zoning:**  
Existing Zoning: CS/RM-0/PUD-666  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**Staff Data:**  
TRS: 18-14-7  
CZM: 54                      Atlas: 1412

**City Council District: 7**  
Councilor Name: Anna America

**County Commission District: 1**  
Commissioner Name: John Smaligo

**SECTION I: PUD-666 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 1.15 Acre site in a Planned Unit Development for a medical facility (dialysis center) including one, one story building.

**PERMITTED USES:**

Those uses permitted by right in a CS district, but excluding Use Unit 12a uses. The medical facility 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. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from properties abutting the PUD. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in properties abutting the PUD or street right-of-way. No light standard nor building-mounted light shall exceed 40 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 an existing sidewalk along East 81<sup>st</sup> Street South and a new sidewalk along South 108<sup>th</sup> East Avenue. Pedestrian paths adjacent to the proposed building are shown. Pedestrian access from East 81<sup>st</sup> Street South is 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 **PUD-666**. 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.

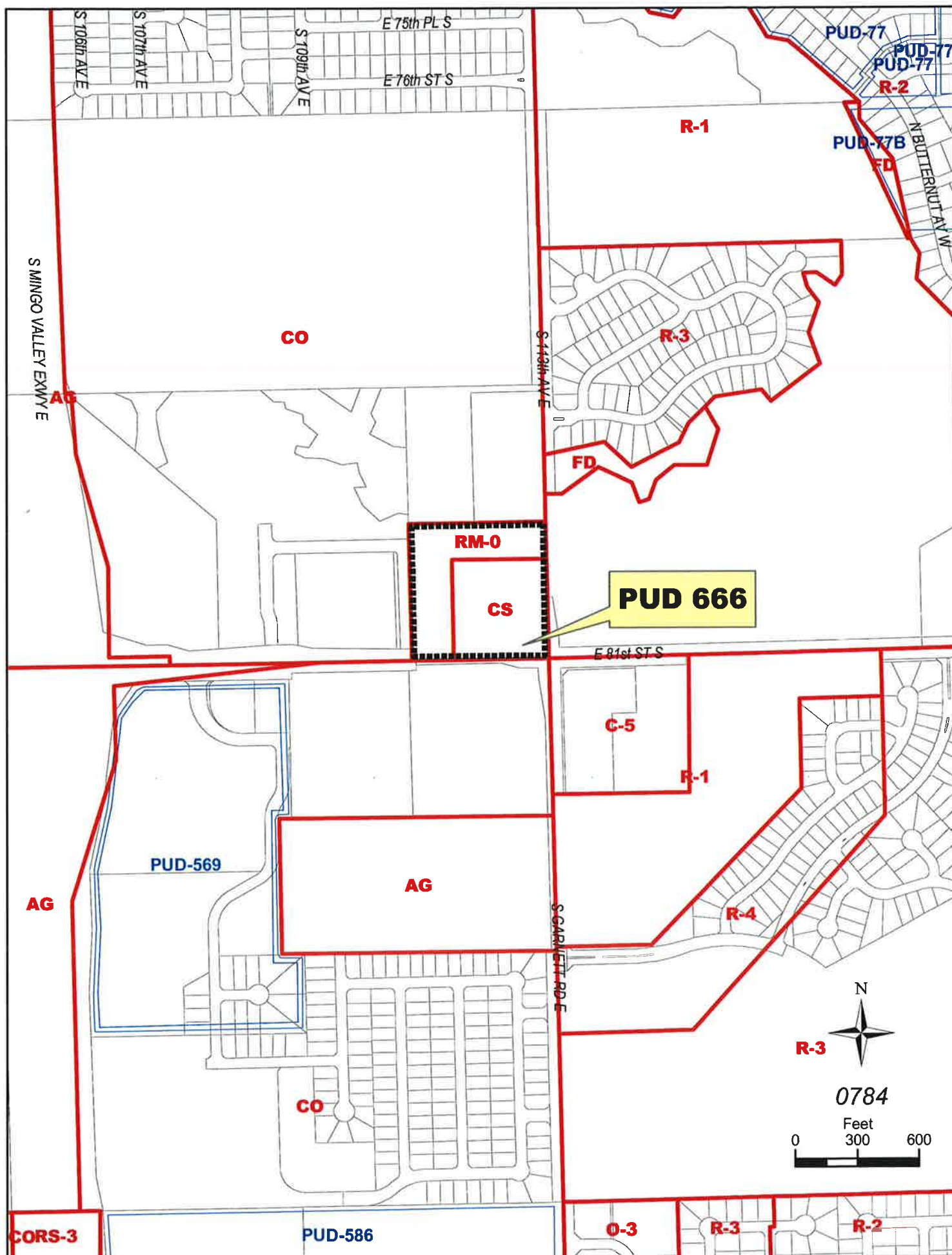
Exhibits included with staff recommendation:

INCOG zoning case map  
Applicant Legal Description  
Applicant Site Plan  
Applicant Site Lighting Plan  
Applicant Exterior Elevations  
Applicant Trash Enclosure Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new medical facility.

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







## DaVita Dialysis – Legal Description

A tract of land located in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Seven (7), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, According to the U.S. Government Survey thereof, being more particularly described as follows;

Beginning at the Point of Beginning for "ACADEMY SPORTS AND OUTDOORS 81ST STREET", filed as Plat Number 5549 at the office of the Tulsa County Clerk; thence parallel with the South Line of the Southeast Quarter (SE/4) of Section Seven (7), N89°04'29"E a distance of 150.82 feet to a point that is 150.81 feet from the Southwest Corner of Lot 1, Block 1 of "8100 CENTER ON GARNETT" filed as Plat Number 5669 at the office of the Tulsa County Clerk; thence N01°10'07"W a distance of 331.53 feet; thence S89°04'29"W a distance of 150.82 feet to a point on the East Boundary of "ACADEMY SPORTS AND OUTDOORS 81ST STREET"; thence S01°10'07"E a distance of 331.53 feet to the Point of Beginning;

Having an area of 50000 square feet or 1.148 acres

Bearings based on the platted lines of "ACADEMY SPORTS AND OUTDOORS 81ST STREET".

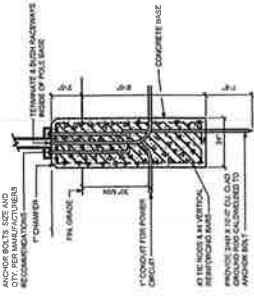
19.4

**Statistics**

Description	Symbol	Area	Perim	Min	Max	Avg	Min/Max	Avg/Min	Avg/Max
Calc Zone #1	+	2.9 Ac	2.9 Ac	2.9 Ac	2.9 Ac	2.9 Ac	2.9 Ac	2.9 Ac	2.9 Ac

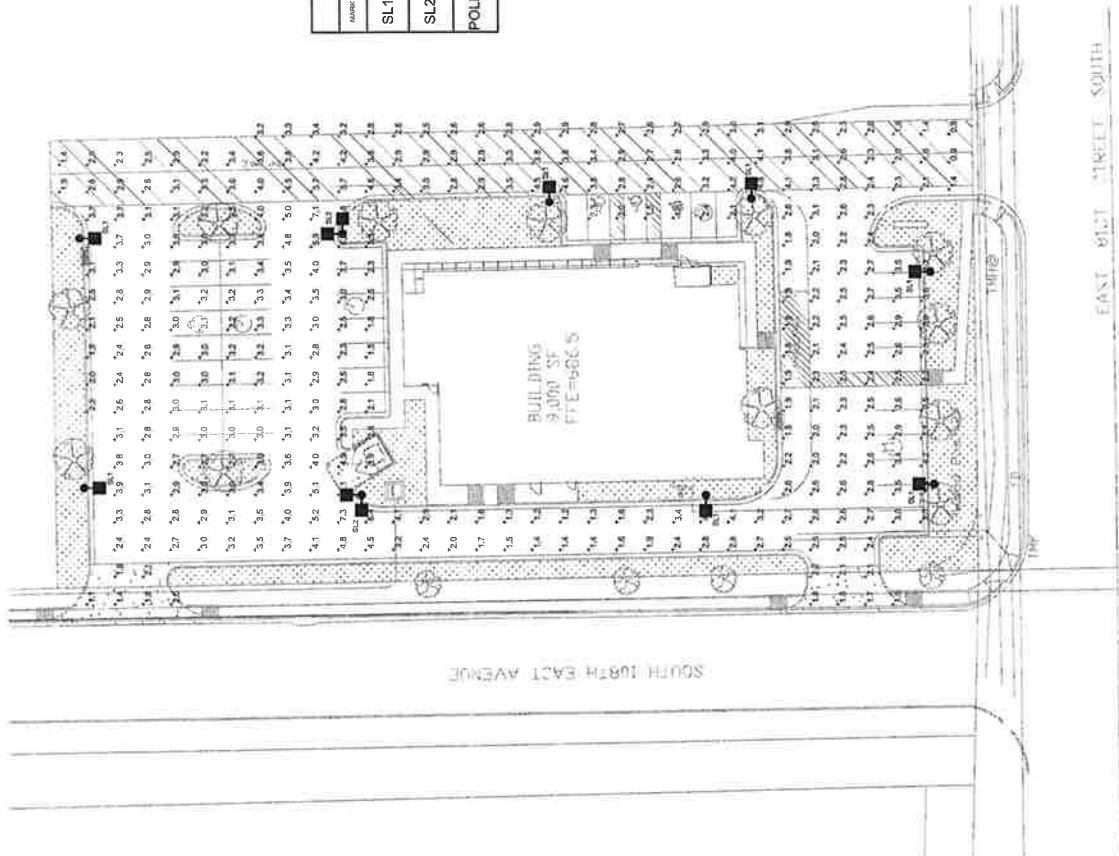
**LIGHTING FIXTURE SCHEDULE**

MARK	MANUFACTURER AND MODEL	MANUFACTURE	CATALOG NUMBER	TYPE OF MOUNTING	REMARKS	NOTE
SL1	40 PAR LED	LITHONIA	40 PAR LED	POLE	SMALL HEAD LED SITE LIGHT ON 12' POLE W/ WATER-LOCK RECEPTACLE AND LUMINAIRE MOUNTED PHOTO BEAM/LIGHT	
SL2	30W PAR LED	LITHONIA	30W PAR LED	POLE	SMALL HEAD LED SITE LIGHT ON 12' POLE W/ WATER-LOCK RECEPTACLE AND LUMINAIRE MOUNTED PHOTO BEAM/LIGHT	
POLE				POLE	20' x 4" SQUARE STRAND OF ALUMINUM POLE	



- NOTES - LIGHTING POLE FOUNDATION**
- ANCHOR BOLTS SHALL EXTEND 12" MIN. BELOW FORMED CONCRETE BASE.
  - RECEPTACLE SHALL BE 2" SQUARE VOLT FOR FOUNDATION.
  - 2" TOP OF FORMS SHOULD BE LEVEL IN BOTH DIRECTIONS.
  - ALL ANCHOR BOLTS, NUTS, STEEL SPRING LOCK WASHERS, AND TOP OF ANCHOR BOLTS SHALL BE GALVANIZED.
  - RECEPTACLE SHALL BE 2" SQUARE.
  - LEAVE 2" OF NO. 4 GROUND WIRE COILED ABOVE FOUNDATION.
  - RECEPTACLE SHALL HAVE A 2" OFFSET FROM WALLING.
  - RECEPTACLE SHALL HAVE A 2" OFFSET FROM WALLING.

**SITE LIGHTING POLE BASE DETAIL**  
 NO SCALE



**ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN**  
 1" = 20'

**DAVITA INC.**  
**DIALYSIS CENTER**  
**Southcrest (Shell)**  
10921 E. 81st St. Suite  
Tulsa, OK 74133  
Tulsa/Facility 191 82029

FORMED METAL  
COILING  
T.O. PARAPET!  
17-8 3/4"  
DIRECTION INDICATED  
BY ARROW SYMBOL

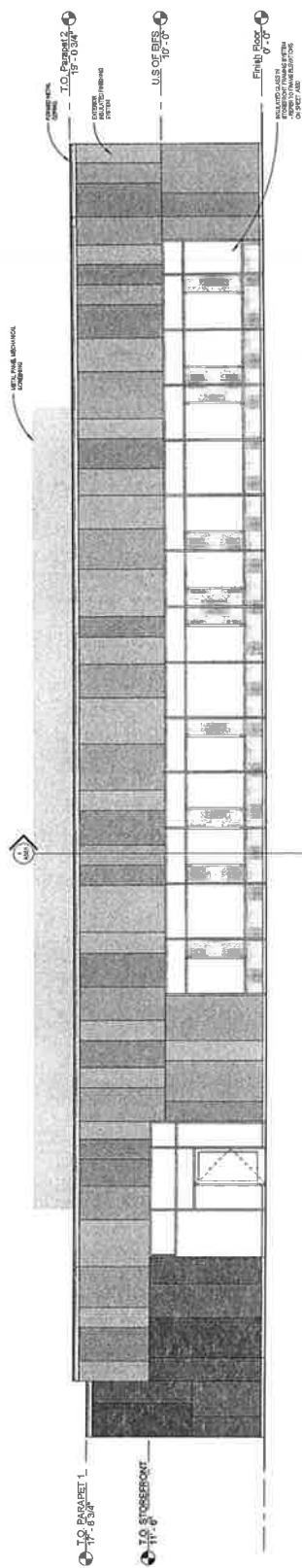
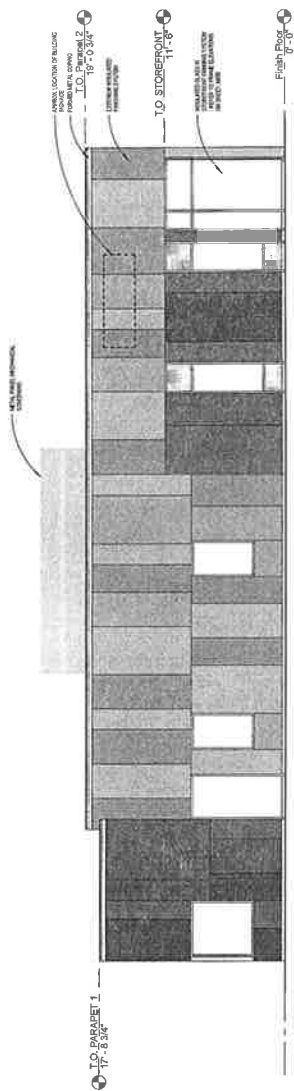


EXTERIOR BUILDING MATERIALS PRODUCT SCHEDULE				
ITEM	DESCRIPTION	UNIT	AMOUNT	PRICE
1	1" X 4" SIPS	100	100	100
2	2" X 4" SIPS	100	100	100
3	3" X 4" SIPS	100	100	100
4	4" X 4" SIPS	100	100	100
5	5" X 4" SIPS	100	100	100
6	6" X 4" SIPS	100	100	100
7	7" X 4" SIPS	100	100	100
8	8" X 4" SIPS	100	100	100
9	9" X 4" SIPS	100	100	100
10	10" X 4" SIPS	100	100	100
11	11" X 4" SIPS	100	100	100
12	12" X 4" SIPS	100	100	100
13	13" X 4" SIPS	100	100	100
14	14" X 4" SIPS	100	100	100
15	15" X 4" SIPS	100	100	100
16	16" X 4" SIPS	100	100	100
17	17" X 4" SIPS	100	100	100
18	18" X 4" SIPS	100	100	100
19	19" X 4" SIPS	100	100	100
20	20" X 4" SIPS	100	100	100
21	21" X 4" SIPS	100	100	100
22	22" X 4" SIPS	100	100	100
23	23" X 4" SIPS	100	100	100
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35	35" X 4" SIPS	100	100	100
36	36" X 4" SIPS	100	100	100
37	37" X 4" SIPS	100	100	100
38	38" X 4" SIPS	100	100	100
39	39" X 4" SIPS	100	100	100
40	40" X 4" SIPS	100	100	100
41	41" X 4" SIPS	100	100	100
42	42" X 4" SIPS	100	100	100
43	43" X 4" SIPS	100	100	100
44	44" X 4" SIPS	100	100	100
45	45" X 4" SIPS	100	100	100
46	46" X 4" SIPS	100	100	100
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98	98" X 4" SIPS	100	100	100
99	99" X 4" SIPS	100	100	100
100	100" X 4" SIPS	100	100	100

**DAVITA INC.**  
DIALYSIS CENTER  
Southcrest (Shell)  
14401 E 13th St, Suite  
1000, OK 73123  
Office: 409.474.1413  
Fax: 409.474.1429

## Exterior Building Elevations

A302



**DAVITA INC.**  
**DIALYSIS CENTER**  
**Southcrest (Shell)**  
10001 E. 14th Ave. Suite 100  
Tulsa, OK 74116  
Dialysis Facility No. 02020

Rental Treatment Centers  
Hill-Allandale, Inc.  
2000 18th Street  
Denver, CO 80202

A507





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

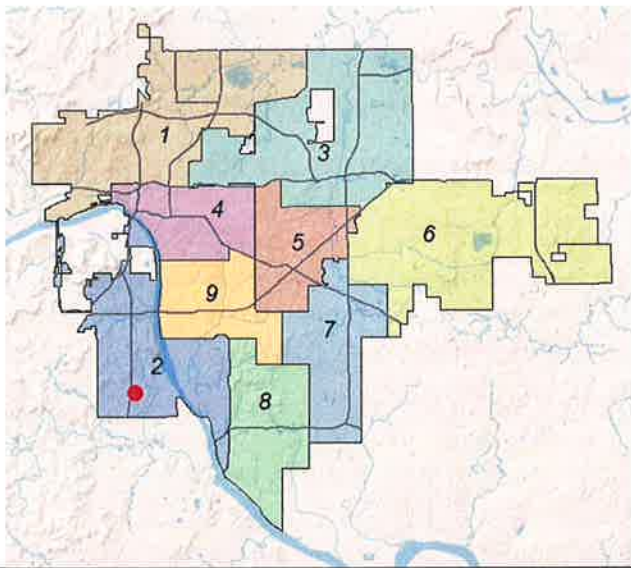
**Hearing Date:** January 7, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Khoury Engineering

Property Owner: Walk at Tulsa Hills, LLC c/o The Parks Companies, Inc.

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



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for a new restaurant in a Corridor District.

Gross Land Area: 1.262 Acres

Location: South of the Southeast Corner of West 81<sup>st</sup> Street South and Highway 75

Lot 2, 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: 1584

**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 1.262 Acre site in a Corridor District for a new restaurant 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 restaurant 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. All site lighting, including building mounted within 75 ft of the south boundary of the development shall not exceed 18 ft in height. All other site lighting, including building mounted shall not exceed 35 ft 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 wall and ground 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 Olympia Avenue as well as internal pedestrian paths from Olympia Avenue to the proposed building and also adjacent to the proposed building. Sidewalks are also shown along West 81<sup>st</sup> Street.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

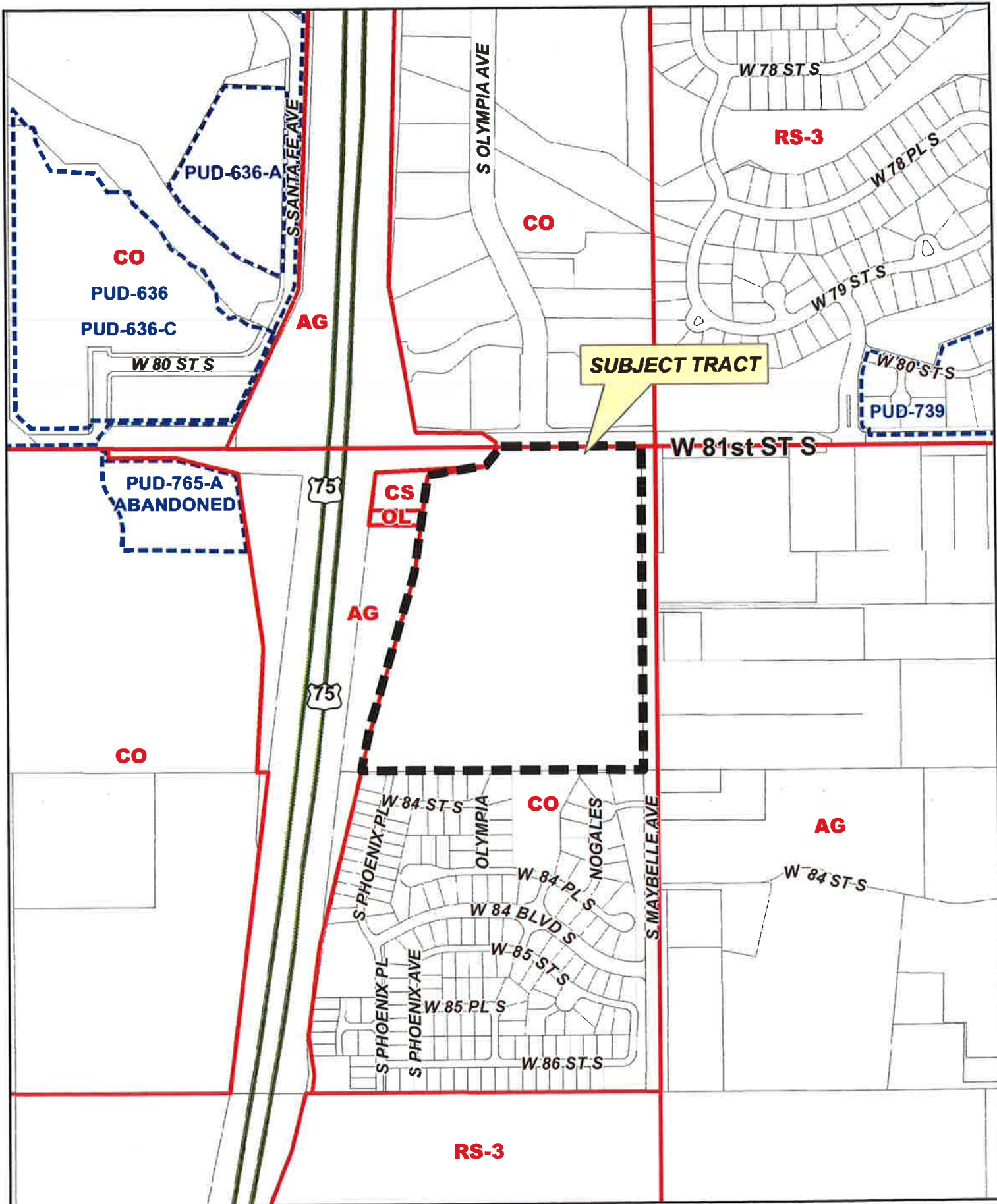
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the 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 Architectural Site Plan
- Applicant Menu Board Location and Details
- Applicant Trash Enclosure Plan and Details
- Applicant Exterior Elevations
- Applicant Electrical Site Plan

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

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



**Z-7164-SP-1 DSP**

18-12 14







0 250 500  
Feet

Aerial Photo Date: March 2014

18-12 14

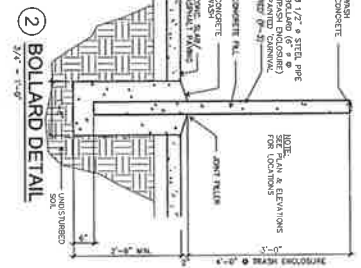
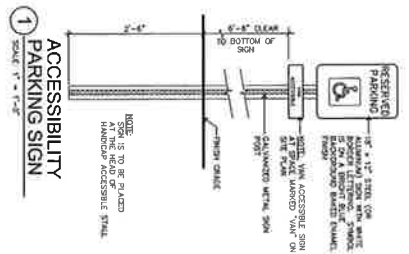
**Z-7164-SP-1 DSP**

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

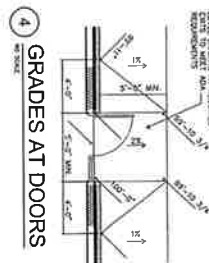
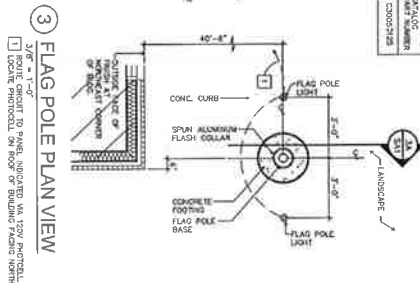
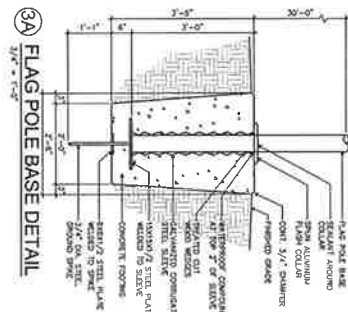




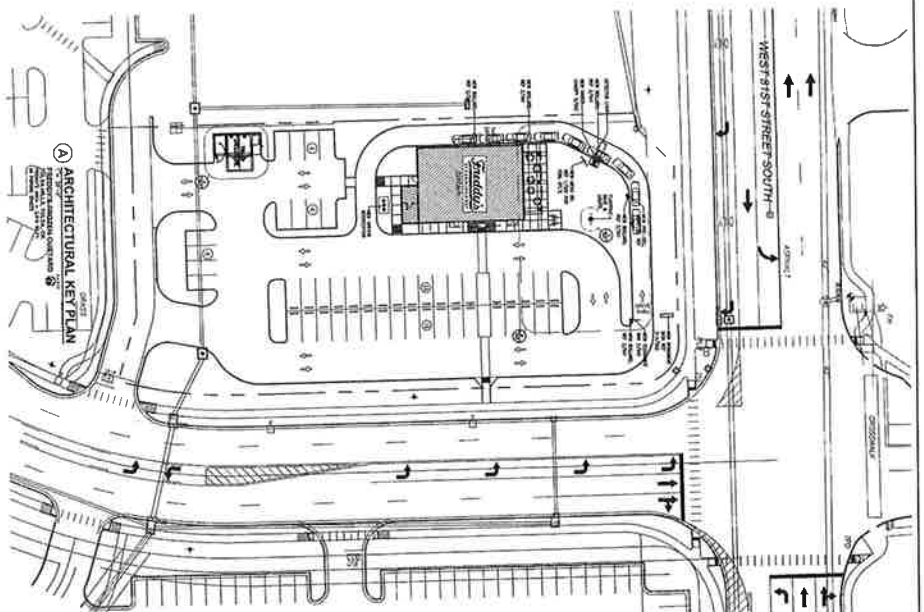




CONCRETE REINFORCEMENT BARS (C-REIN)						
CONCRETE STRENGTH (ksi)	STAIN RESISTANCE (psi)	WALL THICKNESS (in.)	MAXIMUM REINFORCEMENT RATIO (%)	MAXIMUM REINFORCEMENT RATIO (%)	MAXIMUM REINFORCEMENT RATIO (%)	MAXIMUM REINFORCEMENT RATIO (%)
30-40	3	125	140	0.005	0.005	0.005

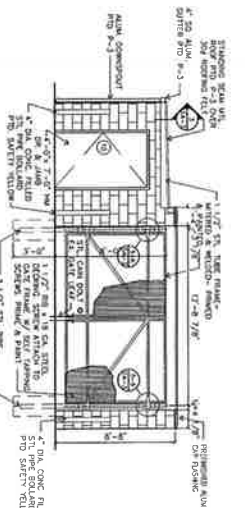


- [illegible]

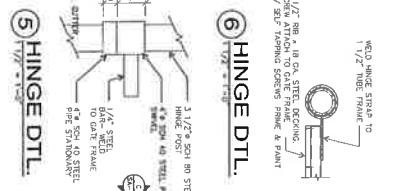




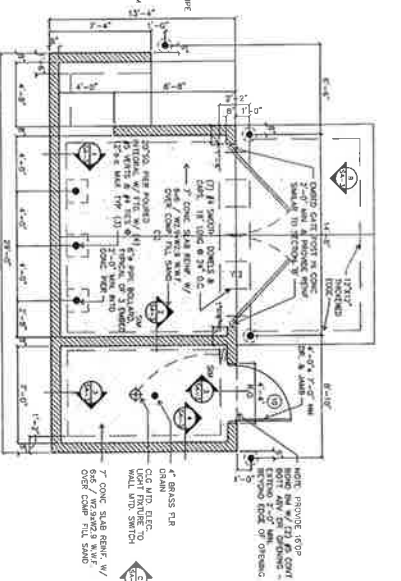


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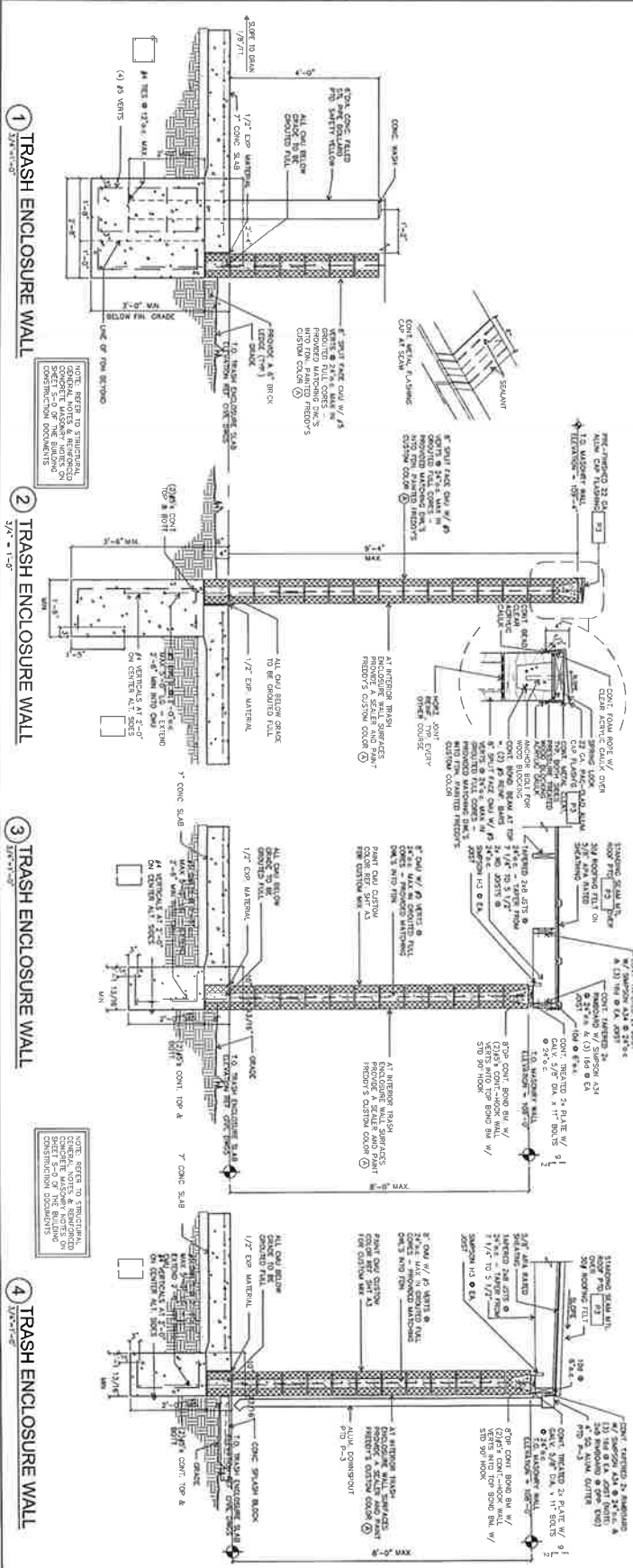
**TRASH ENCLOSURE**



⑥ HINGE DTL.



(A) TRASH ENCLOSURE PLAN  
1/4" = 5'-0"



① TRASH ENCLOSURE WALL  
3/8" x 11' x 0"

② TRASH ENCLOSURE WALL  
3/4" = 1'-0"

③ TRASH ENCLOSURE WALL

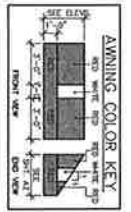
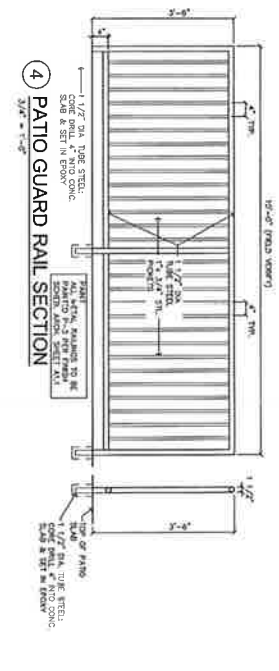
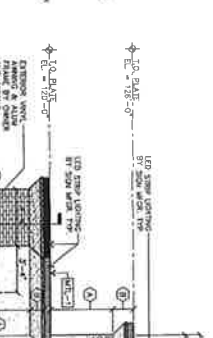
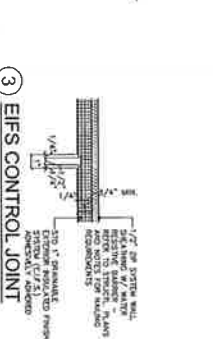
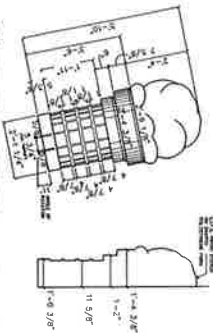
4 TRASH ENCLOSURE WAL  
N/A-T-8

**FREDDY'S FROZEN CUSTARD**  
8112 S. Olympia Ave. W.  
Tulsa, Oklahoma

DAN WINTER ARCHITECT 1024 EAST FIRST STREET WICHITA, KS. 67214 PH. 316-267-7142	TRASH ENCLOSURE PLAN & DTLS DATE 12/19/2014	DRAWING BY ERL MS DJ CHECKED BY EIW	SHEET NO. SA3
---	--	--	------------------

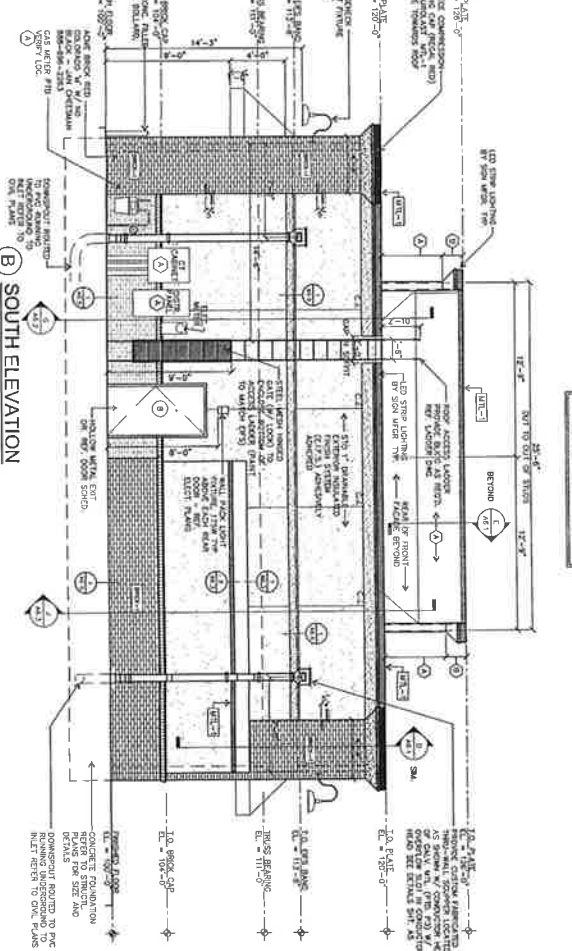
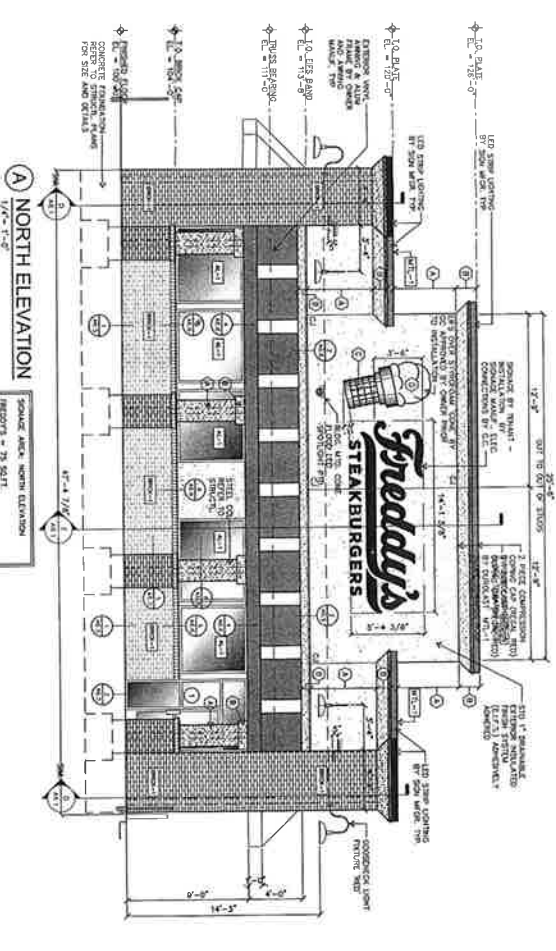
THE DESIGN AND DETAILS  
DISCLOSED HEREIN ARE THE  
EXCLUSIVE PROPERTY OF  
DAN WINTER ARCHITECT AND  
SHALL NOT BE COPIED OR  
REPRODUCED IN WHOLE OR  
IN PART WITHOUT ITS PRO-  
PRIETARY CONSENT.

20.9



NOTE TO AWNING MANUFACTURER AND INSTALLER: AWNING SHALL BE SUBMITTED FOR APPROVAL BY ALL BUILDING JURISDICTIONS NOT SHOWN ON DRAWING.

AWNING	DESCRIPTION	MATERIAL	COLOR	REMARKS
1	AWNING	ALUMINUM	WHITE	AWNING
2	AWNING	ALUMINUM	WHITE	AWNING
3	AWNING	ALUMINUM	WHITE	AWNING
4	AWNING	ALUMINUM	WHITE	AWNING
5	AWNING	ALUMINUM	WHITE	AWNING
6	AWNING	ALUMINUM	WHITE	AWNING
7	AWNING	ALUMINUM	WHITE	AWNING
8	AWNING	ALUMINUM	WHITE	AWNING
9	AWNING	ALUMINUM	WHITE	AWNING
10	AWNING	ALUMINUM	WHITE	AWNING
11	AWNING	ALUMINUM	WHITE	AWNING
12	AWNING	ALUMINUM	WHITE	AWNING
13	AWNING	ALUMINUM	WHITE	AWNING
14	AWNING	ALUMINUM	WHITE	AWNING
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16	AWNING	ALUMINUM	WHITE	AWNING
17	AWNING	ALUMINUM	WHITE	AWNING
18	AWNING	ALUMINUM	WHITE	AWNING
19	AWNING	ALUMINUM	WHITE	AWNING
20	AWNING	ALUMINUM	WHITE	AWNING



**FREDDY'S FROZEN CUSTARD**  
8112 S. Olympia Ave. W.  
Tulsa, Oklahoma

**DAN WINTER ARCHITECT**  
1024 EAST WINDYBUSH RD.  
TULSA, OKLAHOMA 74106  
PH. 318-297-1462

20.10



THE CITY OF TULSA  
PLANNING DEPARTMENT  
100 SOUTH G ST., SUITE 100  
TULSA, OKLAHOMA 74106  
TEL: 318-2222  
FAX: 318-2222  
WWW.TULSAOK.GOV

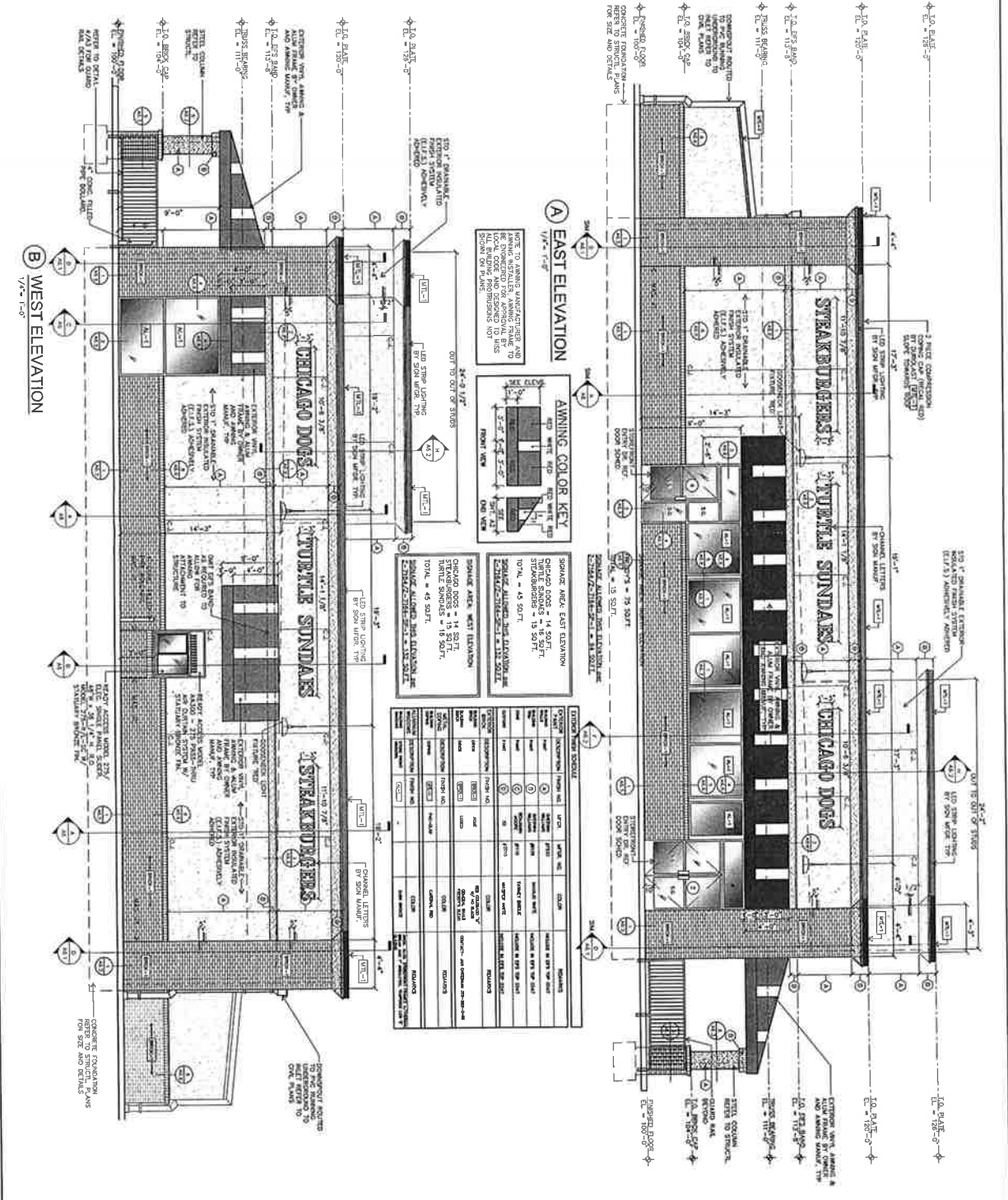
**FREDDY'S FROZEN CUSTARD**  
8112 S. Olympia Ave. W.  
Tulsa, Oklahoma

DAN WINTER  
ARCHITECT  
1024 EAST  
FIRST STREET  
TULSA, OKLA.  
74103  
PH: 318-267-7142

EXTERIOR  
ELEVATIONS

DATE  
12/18/2014

SHEET NO.  
A4



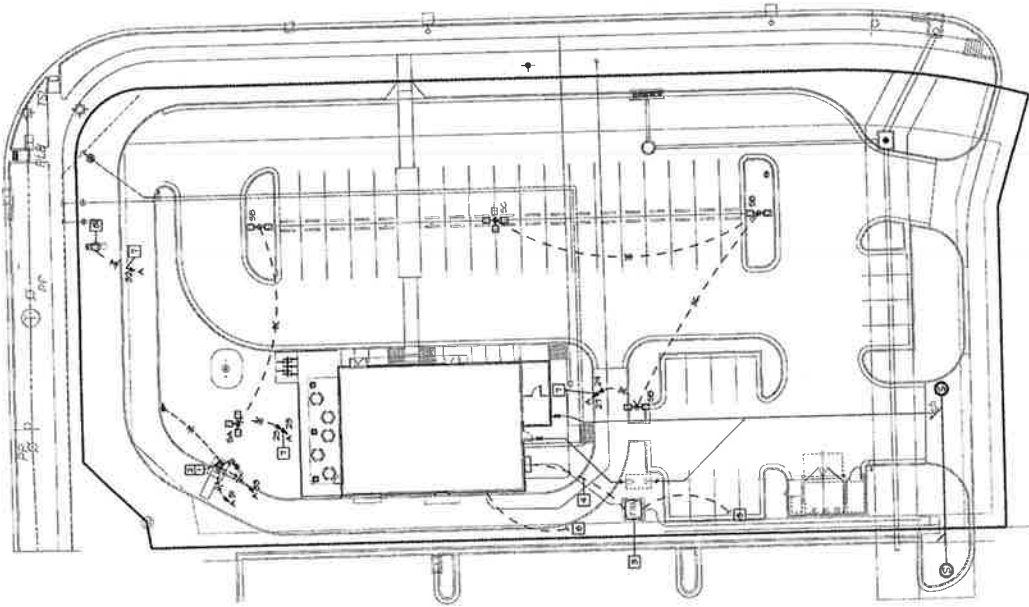
20.11



**FREDDY'S FROZEN CUSTARD**  
8112 S. Olympia Ave. W.  
Tulsa, Oklahoma

**DAN WINTER**  
ARCHITECT  
1024 EAST  
FIRST STREET  
TULSA, OK  
74104  
PH: 316-287-7142

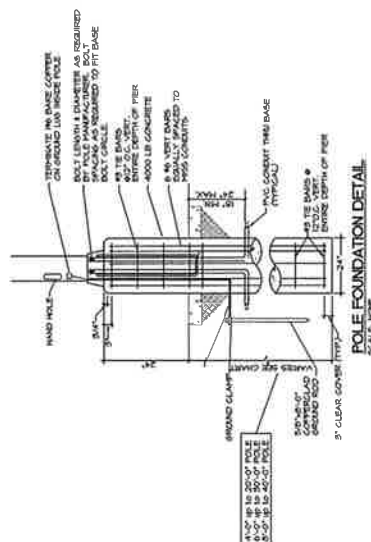
DATE: 12/15/2014  
DRAWN BY: JH  
CHECKED BY: MS, DE  
SHEET NO: E-5



**ELECTRICAL SITE PLAN**  
NORTH  
SCALE: 1"=30'

**SITE ELECTRICAL NOTES**

1. CONNECT TO NEW HENKARD AND PRE-SILL BOUND PER MANUFACTURER'S INSTRUCTIONS.
2. DELPHI CABLE BUS TO OFFICE - SEE SHEET E-01 FOR COMPLETE CABLE ROUTING.
3. TRANSFORMER - SEE ELECTRICAL ROBERT DIAGRAM ON SHEET E-6, COORDINATE EXACT LOCATION WITH LOCAL UTILITY COMPANY.
4. SEE ROBERT DIAGRAM ON SHEET E-6 FOR TRANSFORMER LOCATION.
5. 4" FOR PRIMARY CABLES BY UTILITY COMPANY. COORDINATE ROUTING & TERMINATION POINT WITH LOCAL SERVICE PROVIDER TO OFFERMAN'S OFFICE. TERMINATE AT LOCATION DIRECTED BY LOCAL SERVICE PROVIDER.
6. LIGHTING CIRCUIT TO PANEL INDICATED VIA EXTERIOR LIGHTING CONTROLS SEE DETAIL ON SHEET E-2.
7. PROVIDE DISCONNECT AND CONNECT TO NON-RENT SIGN PER MANUFACTURER'S INSTRUCTIONS.



20.12



## LOT-SPLIT

**January 7, 2015 (Continued from December 17, 2014)**

**LS-20733**

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

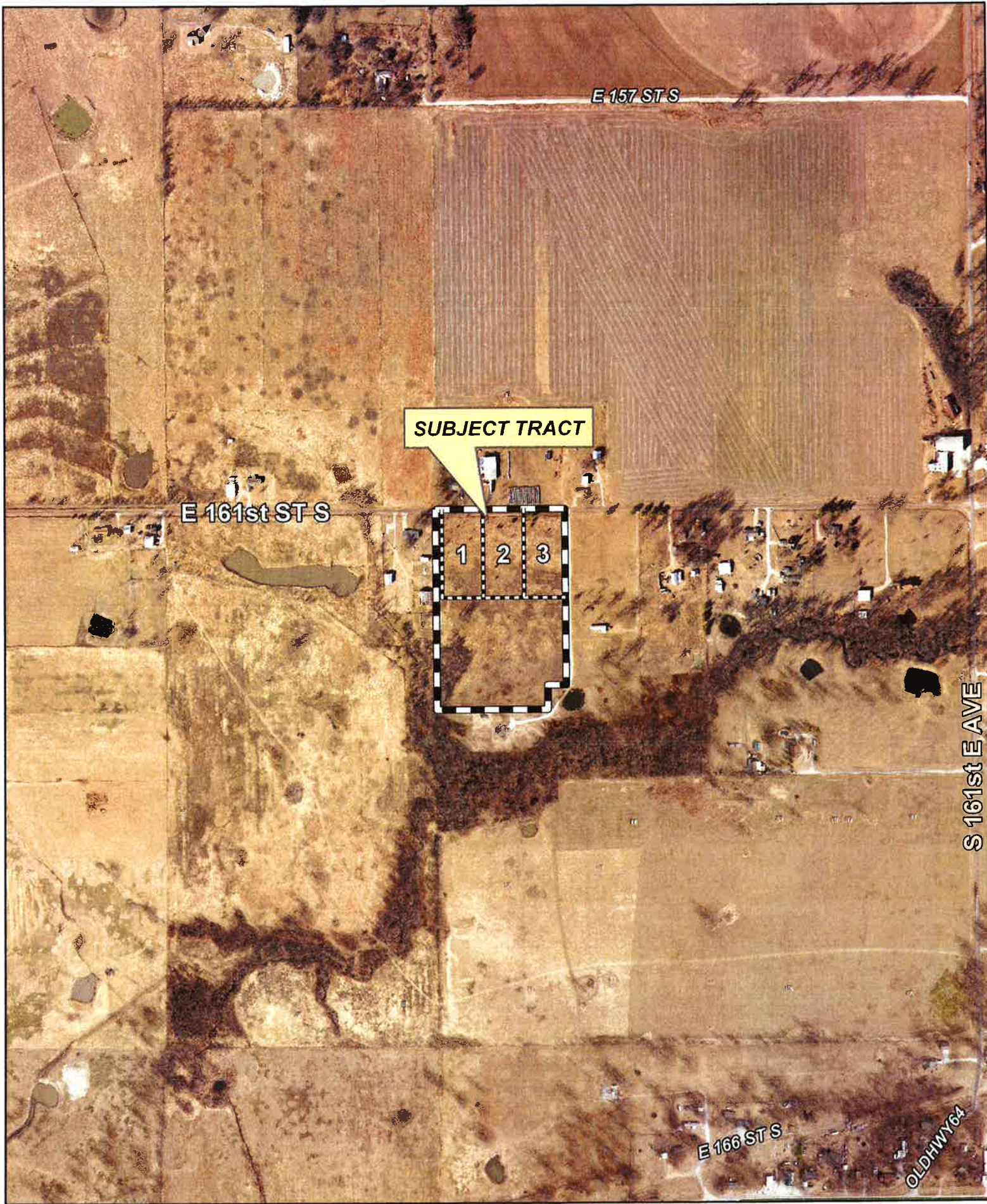
**West of the southwest corner of East 161<sup>st</sup> Street South and South 161<sup>st</sup> East Avenue**

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.





**SUBJECT TRACT**

**E 161st ST S**

1 2 3

**S 161st E AVE**

**E 166 ST S**

**OLD HWY 64**



Aerial Photo Date: March 2014

**LS-20733**

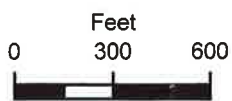
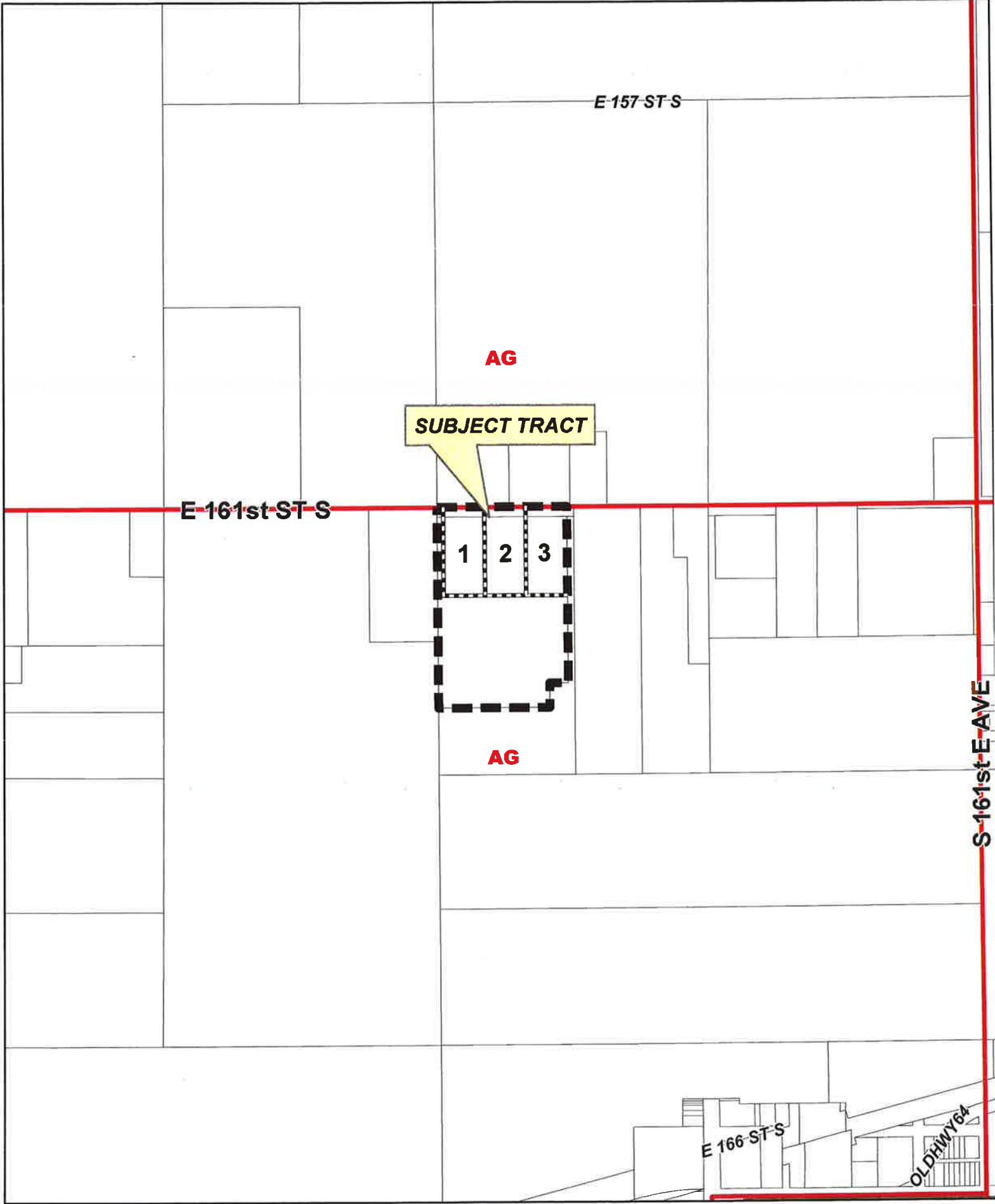
17-14 27

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



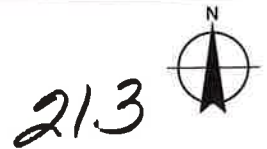
21.2





**LS-20733**

17-14 27





## Huntsinger, Barbara

---

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, December 30, 2014 5:09 PM  
**To:** Huntsinger, Barbara  
**Cc:** Fernandez, Diane  
**Subject:** PUD 825 and Z-7288 (Continuance request from January 7th to January 21st, 2015)  
(Brookstone)

Barbara,

Staff is requesting a continuance for the referenced cases from the January 7<sup>th</sup> Planning Commission meeting until the January 21<sup>st</sup> Planning Commission meeting. We are continuing to work with the applicant regarding design details on this multi family project.

Let me know if you need anything else.

### **INCOG**

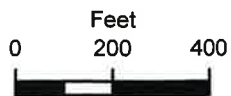
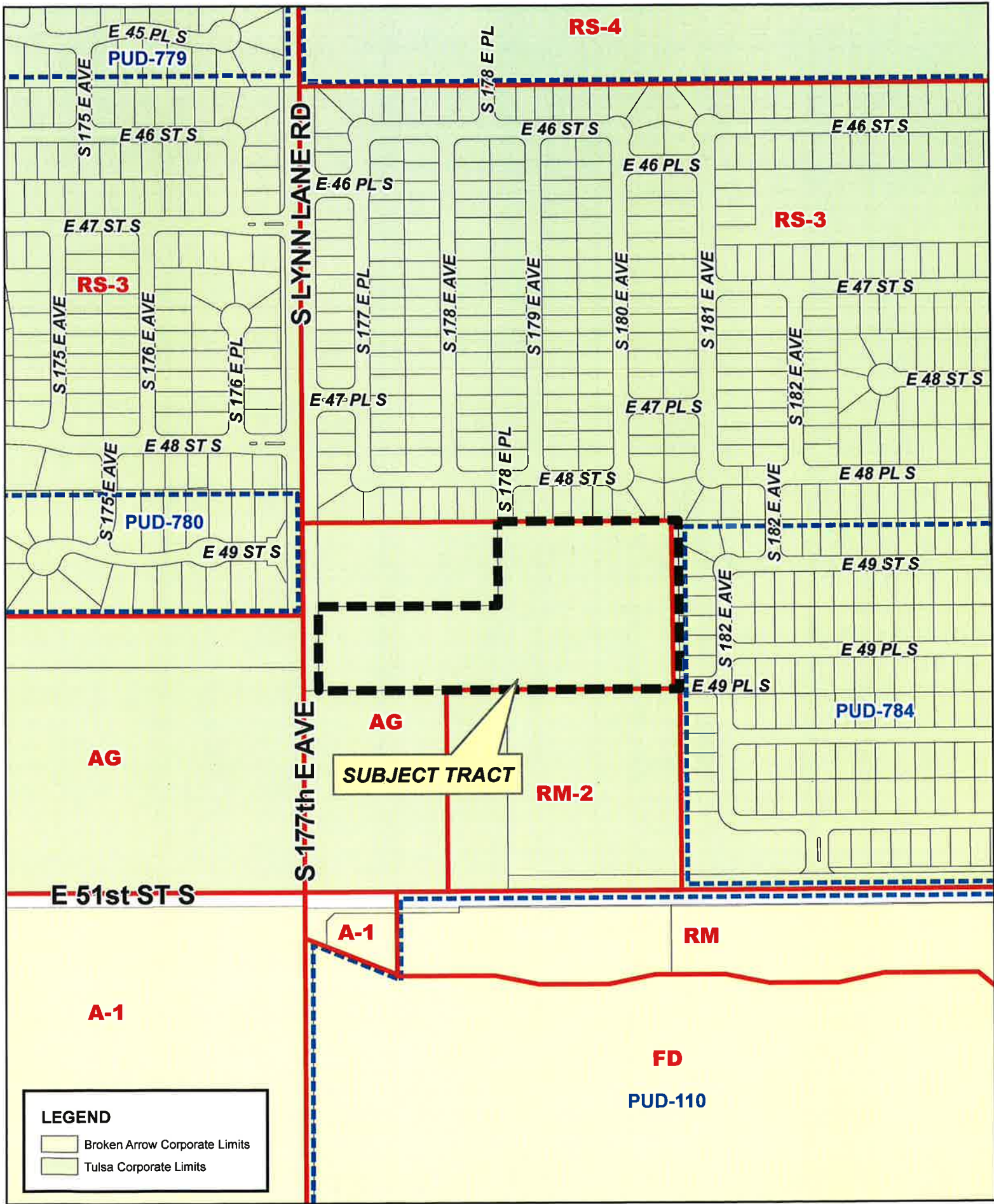
**C. Dwayne Wilkerson**  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)







# BROOKSTONE PARK AT LYNN LANE

19-14 25







Tulsa Metropolitan Area  
Planning Commission

**Case :** Stone Lake Phase III

**Preliminary Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

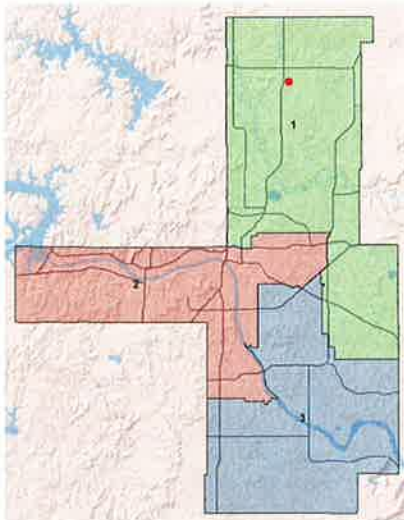
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Harley Swan, Kellogg  
Engineering

*Owner:* K & S Development LLC

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



**Applicant Proposal:**

Preliminary Plat

*Tract Size:* 29 ± acres

*Location:* East of the southeast corner of  
East 136<sup>th</sup> Street North and North Yale  
Avenue

**Zoning:**

*Existing Zoning:* RE (residential estate)

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** N/A

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

INCOG Aerial  
INCOG Case Map  
Subdivision Map

25.1

## PRELIMINARY SUBDIVISION PLAT

### **Stone Lake Phase III - (County)**

East of the southeast corner of East 136<sup>th</sup> Street North and North Yale Avenue

This plat consists of 13 Lots, 5 Blocks, on 29.68 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate).
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Remove the note in the upper left regarding culverts.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Skiatook Fire Department must provide release letter.
8. **Other: GIS:** No comment. **County Engineer:** All materials for infrastructure must meet County Engineer approval. Drainage plans must be submitted and approved by the County Engineer. Additional drainage easements are needed. Final plat should provide addresses for each lot.

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.

### **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.

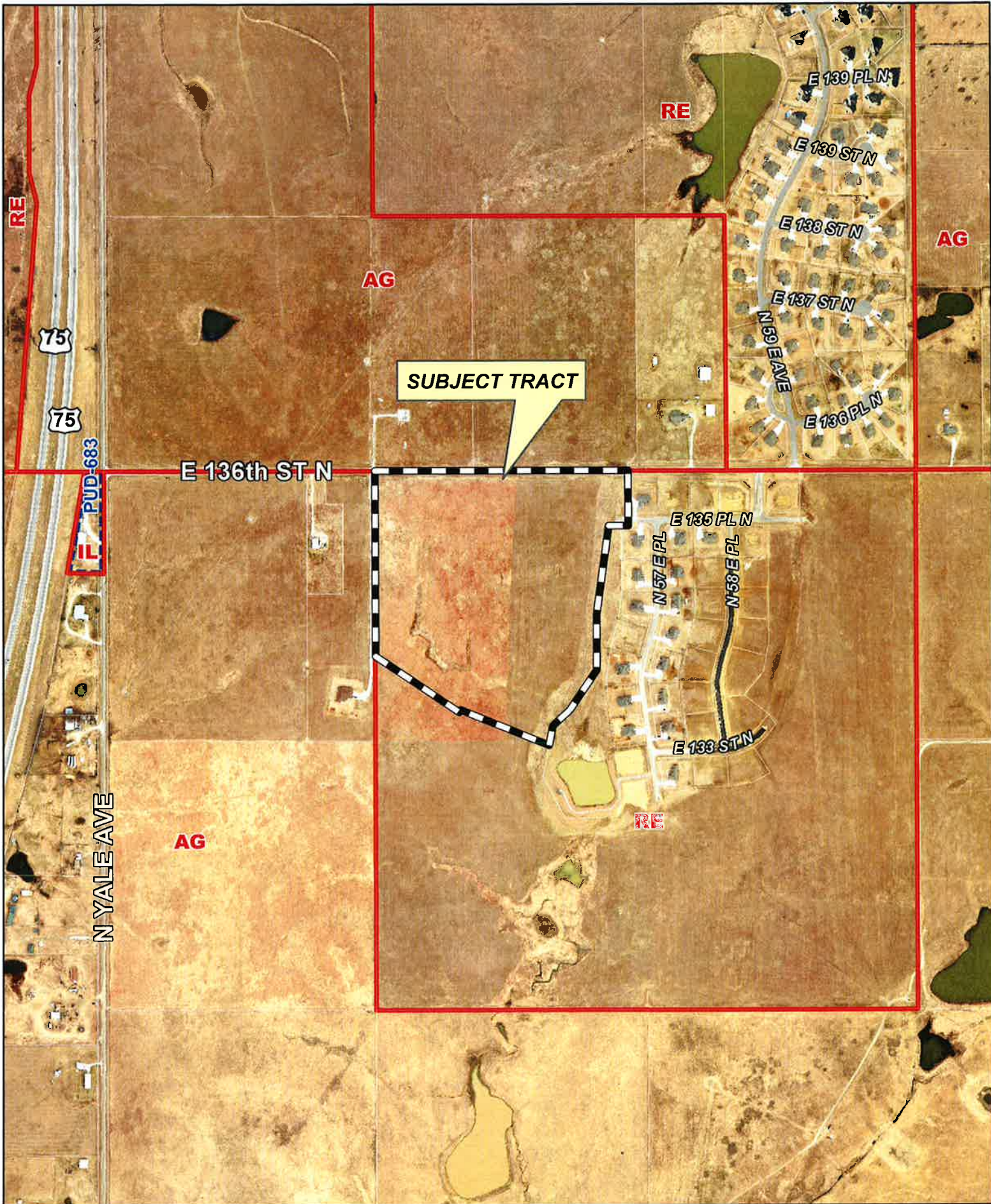
25.2



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.





## STONE LAKE PHASE III

Aerial Photo Date: March 2014

22-13 34

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

25.5















Tulsa Metropolitan Area  
Planning Commission

**Case :** TCG Tulsa Campus

**Preliminary Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

Diane Fernandez

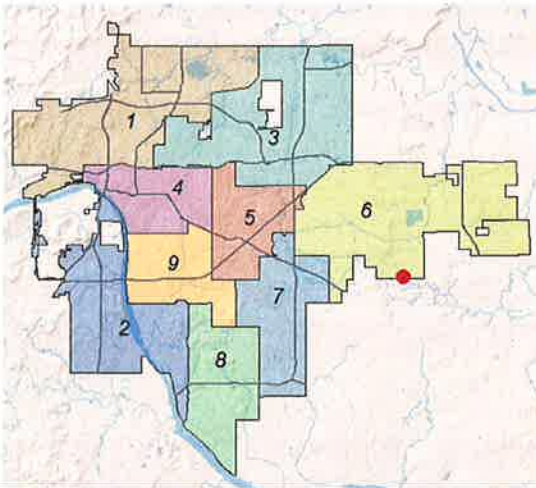
**Owner and Applicant Information:**

*Applicant:* George Marquez, Crafton Tull

*Owner:* Jireh LLC

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Plat

*Tract Size:* 106 ± acres

*Location:* East of northeast corner of  
South Lynn Lane and East 51<sup>st</sup> Street  
South

**Zoning:**

*Existing Zoning:* RM-2 (residential multi-family)

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

26.1

## PRELIMINARY SUBDIVISION PLAT

### TCG Tulsa Campus - (CD 6)

East of northeast corner of South Lynn Lane and East 51<sup>st</sup> Street South

This plat consists of 1 Lot, 1 Block, on 10.87 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RM-2 (residential multi-family). Check on ownership and history of site lot splits especially within western 195 feet,
2. **Streets:** Dedicate 50 foot right-of-way for 195 feet along western property line. Access is shown in drainage easement where driveway curbs may not be permitted. Provide document number or book/page number for dedication. In Limits of No access section of covenants change E 76 St to E 51<sup>st</sup> St. Provide section on sidewalks in the covenants. The location of driveway access on conceptual plan does not match location shown on face of plat. Location of west detention pond outlet is in future right of way.
3. **Sewer:** A 17.5 foot perimeter easement will be required along the west boundary line of the plat. The conceptual plan shows a 29 foot utility easement, which would also be acceptable. An additional 15 foot sanitary sewer easement, with the pipe centered within the easement, will be required for the public sanitary sewer line extending into the interior of the plat. Provide distances and bearings for the sanitary sewer easement. Broken Arrow Development fees of \$700 per acre will be assessed for the platted area. A fee of 2.9% of the total Broken Arrow fees will be assessed to cover the City of Tulsa Administration fees. Trinity Creek payback contract fees of \$640 per acre will be assessed for the platted area as well.
4. **Water:** A 20 foot water line easement is required with the waterline centered in it, adjacent to the roadway on the east and south sides. A connection to the existing 6 inch waterline as S 182<sup>nd</sup> E Avenue and S 49<sup>th</sup> Place in Stone Gate is necessary for another directional fee. Waterlines under pavement are to be ductile iron pipe; proposed fire hydrants and water service meters installed in green space areas inside the easement of the waterline. Include bearings and distance on all proposed waterline easements. The proposed 12 inch waterline along E 51<sup>st</sup> St should maintain the alignment of the 12 inch main from Stone Gate that is installed 1.7 feet inside the 50 foot right of way. Conceptual comments: Will City of Tulsa have access to waterline along the east side of the proposed development? Provide 8 foot offset from right of way line, minimum 5 foot offset. Check spacing of Fire hydrants and valves. Protection needed during waterline installation.
5. **Storm Drainage:** Use standard language for Section IC. There is no assurance that public storm sewers will never be placed on the property. Included detention easement language.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** Need to add language to covenants to cover the fully sprinkling of all structures in this development until a second fire access road is available.
8. **Other: GIS:** Clarify location map. Graphically show monumentation. Submit subdivision 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.

**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

26.4



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.

**TCG TULSA CAMPUS**  
OF  
**A Subdivision to the City of Tulsa**  
A PART OF THE SW/4 SECTION 25, T19N, R14E, 1M,  
TULSA, TULSA COUNTY, OKLAHOMA

**PROPERTY OWNER:**  
JIREH, LLC  
5407 S. LEWIS AVENUE  
TULSA OK, 74105  
PH: 918.746.0194

**PROJECT DEVELOPER:**  
TCG TULSA CAMPUS, LLC  
1200 SUMMIT AVENUE, SUITE 444  
FOOT MOUNTAIN, TX 74103

ADDRESSES SHOWN ON THIS PLAT  
ARE ACCURATE AT THE TIME THE PLAT  
WAS FILED. ADDRESSES ARE SUBJECT  
TO CHANGE AND SHOULD NEVER BE  
RELIED ON IN PLACE OF THE LEGAL

## LEGAL DESCRIPTION

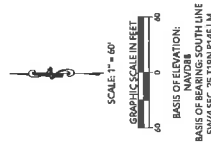
A TRACT OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN NORTH (T19N), RANGE FOURTEEN EAST (R14E) OF THE INDIAN MERIDIAN (I.M.), TULSA COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED BY THE SURVEY AND PLATS THEREON.

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SW<sup>1/4</sup>; THENCE  
S 10° 17' 00" W. A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;  
S 88° 01' 00" W. A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE  
S 01° 17' 00" E. A DISTANCE OF 50.00 FEET TO A POINT ON SAID SOUTH LINE OF THE SW<sup>1/4</sup>; THENCE  
S 88° 01' 00" W. A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;  
S 10° 17' 00" W. A DISTANCE OF 50.00 FEET; THENCE  
S 88° 01' 00" E. A DISTANCE OF 50.00 FEET; THENCE  
S 01° 17' 00" W. A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 473,440 SQUARE FEET OR 10.849 ACRES, MORE OR LESS.

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
LNA	LIMITS OF NO ACCESS
LOA	LIMITS OF ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
DR	DRAINAGE RELATED
C/A	COMMON AREA

FOURD 9" STEEL CAP  
ACCEPTED AS SOUTHWEST CORNER  
1944 FEB 25 11:29 AM '45



**LEGEND**

- UTILITY EASEMENT
- RIGHT OF WAY
- LIMITS OF NO ACCESS
- EASEMENT
- FOUND PIPE
- FOUND IRON PIN
- SET 3/8" IRON PIN W/VEYELW
- CAP SET MARK "CTA 327"

**BENCHMARK**  
FOUND 5" STEEL CAP  
SOUTHWEST CORNER  
5W44 SEC 23 T16N R14E1 M  
NORTHING 404208.862  
EASTING 282449.011  
ELEV 865.045



**BASIS OF BEARING**

**FLOOD STATEMENT**

NO PORTION OF SUBJECT TRACT FALLS WITHIN SPECIAL HAZARDOUS AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED.

FIRM PANEL#: 40143C03B5L  
EFFECTIVE DATE: 10/16/2012

NOTES:

1. THIS PLAN OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAN COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 11-1-1 OF THE OKLAHOMA STATUTES.

2. CENTERING OF RIGHT OF WAY MOVEMENTS SHALL BE AS FOLLOWS:

MAGNETIC NAIL WITH WASHER STAMPED "CTA C4973" FOR ALL PAVING

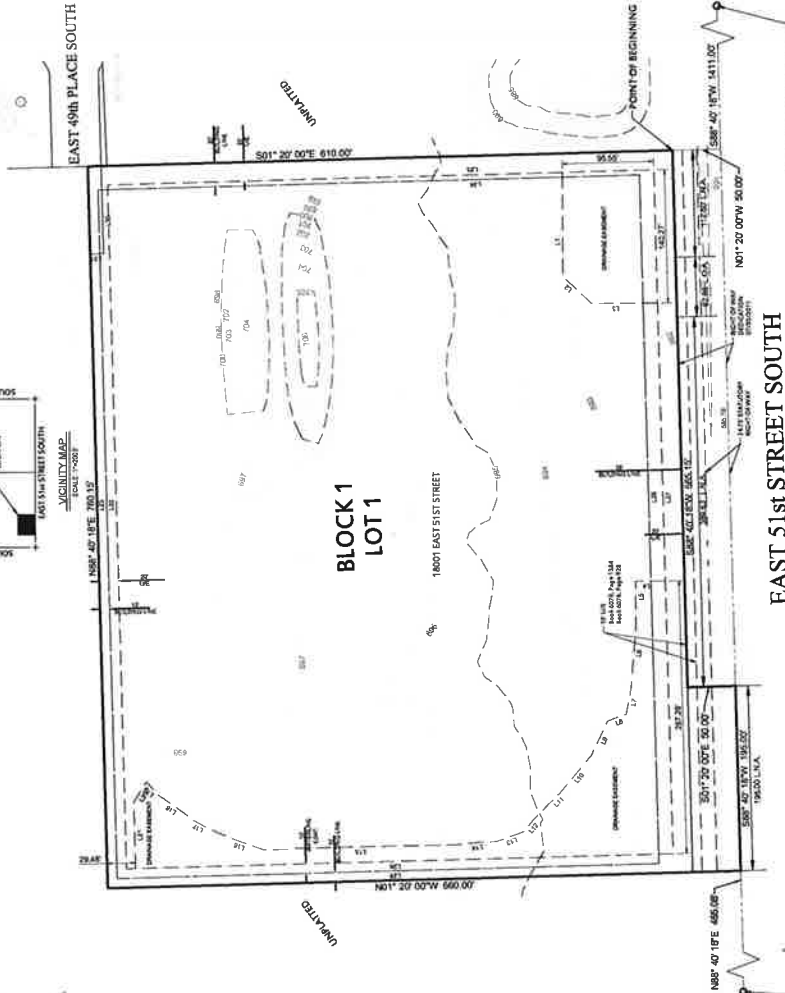
**3. PROPERTY CORNER MONUMENTS SHALL BE:**

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA 6A973"

4. MAINTENANCE OF THE COMMON AREAS AND ISLANDS/MEDIANS IN PUBLIC RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

LINE NO.			LINE NAME	
LINE NO.	LINE NAME	UNIT	PRICE	AMOUNT
1	101	101	101	101
2	102	102	102	102
3	103	103	103	103
4	104	104	104	104
5	105	105	105	105
6	106	106	106	106
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77	177	177	177	177
78	178	178	178	178
79	179	179	179	179

COUNTY OF AT CERTIFICATE OF PERSONAL I hereby certify that the following is a true and correct copy of the as filed for Public Hearing Commencing	TUESDAY
This approval is valid for the of the County Clerk on or before	COUNTY ENGINEER
APPROVED for the County of Orange, California	CITY ENGINEER
Chairman	
Mayor	
Assistant City Clerk	



POINT OF COMMENCEMENT  
FOUND 3/8" IRON PIN  
ACCEPTED AS SOUTHEAST CORNER  
DATE DEC 26 1904 D & E 1 M

EAST 51st STREET SOUTH

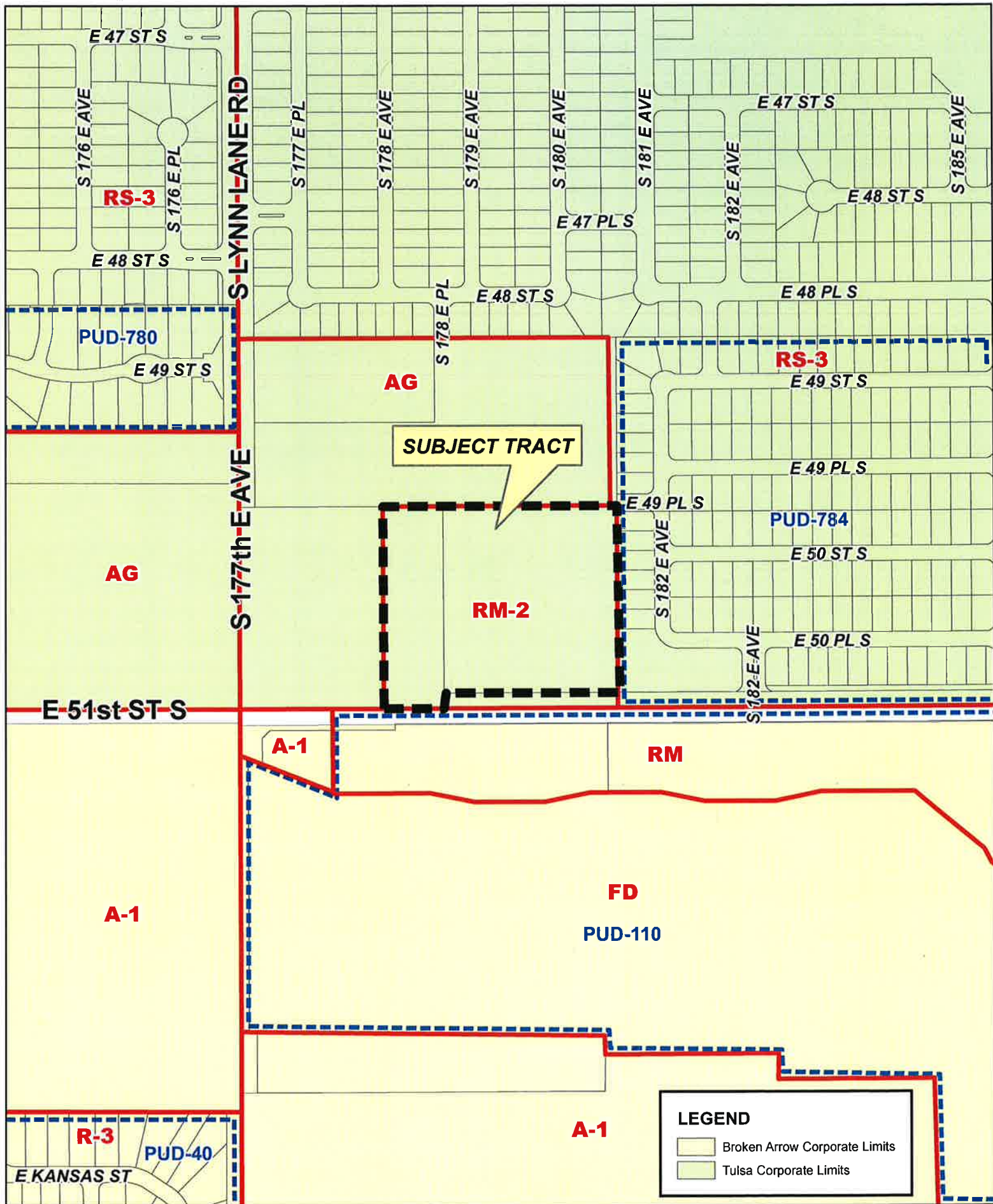
FOUND 9" STEEL CAP  
ACCEPTED AS SOUTHWEST CORNER  
1994 DEC 26 11:39 AM '45 E 1 M

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
LNA	LIMITS OF NO ACCESS
LOA	LIMITS OF ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
DR	DRAINAGE RELATED
C/A	COMMON AREA

PRELIMINARY PLAN TO SERVE  
TCG TULSA CAMPUS

L.N.A.	LIMITS OF NO ACCESS
L.O.A.	LIMITS OF ACCESS
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
D/R	DRAINAGE RELATED
C/A	COMMON AREA

**Crafton Tull**  
civil | engineering | surveying  
405-237-1770 • 405-283-0343  
[www.craftontull.com](http://www.craftontull.com)

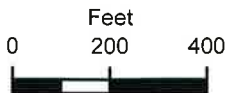


# TCG TULSA CAMPUS

19-14 25

26.7





# TCG TULSA CAMPUS

Aerial Photo Date: March 2014

19-14 25

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

26.8



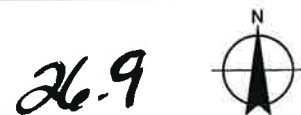




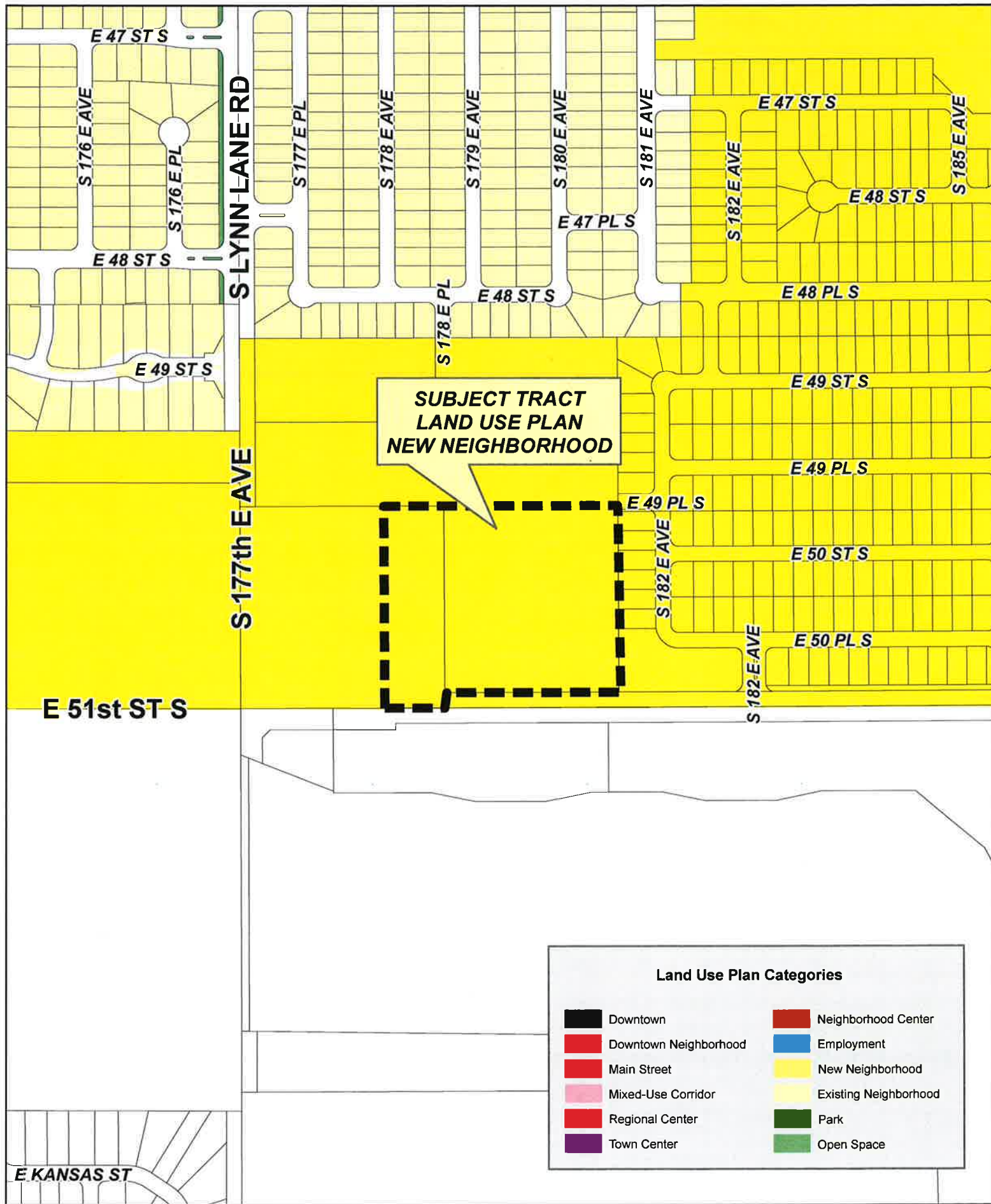
# TCG TULSA CAMPUS



19-14 25







# TCG TULSA CAMPUS

19-14 25

26.10





Tulsa Metropolitan Area  
Planning Commission

**Case :** Willsam Business Park

**Preliminary Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

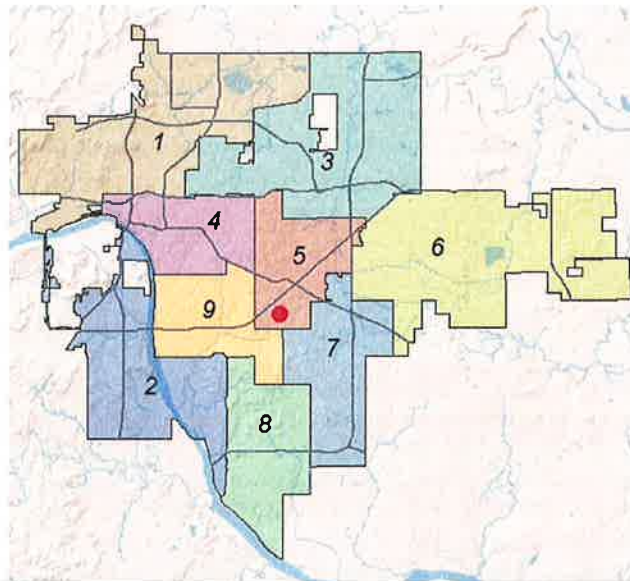
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Malek McElkhoury, Khoury Engineering

*Owner:* Stephens and Sanditen Investments LLC

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



**Applicant Proposal:**

Preliminary Plat

*Tract Size:* 6  $\pm$  acres

*Location:* North of the northwest corner of East 46th Street South and South Sheridan Road

**Zoning:**

*Existing Zoning:* OM/pending PUD-823

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

27.1

## PRELIMINARY SUBDIVISION PLAT

### **Willsam Business Park - (CD 5)**

North of the northwest corner of East 46<sup>th</sup> Street South and South Sheridan Road

This plat consists of 3 Lots, 1 Block, on 6.64 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 823.
2. **Streets:** Provide references for right-of-way along Sheridan such as plat number or book/page number. Limit south access to width of driveway which is shown at 30 feet on conceptual plan. Maximum drive width per City of Tulsa standards is 36 feet. Remove extraneous mutual access easement notation from Richland subdivision, unless it is designated as a mutual access easement, in which case provide document number. Modify sidewalk language in covenants as there are no "abutting lots having access onto minor streets." Show sidewalk and access ramps on conceptual plan.
3. **Sewer:** Provide an 11 foot utility easement along the south and west boundary of Reserve A.
4. **Water:** Thirty feet of utility easement is acceptable on the south, west and north as a utility easement versus a 10 foot waterline easement adjacent to 17.5 foot utility easement or 20 foot utility easement. The Oklahoma Department of Environmental Quality horizontal separation of water lines from other utilities must be met in proposed utility easements. The conceptual plans must show the easements being vacated and water lines abandoned. Be advised that extreme caution should be taken by heavy loaded equipment over the 42 year old cast iron 8 inch water main line within this site development. Install fire hydrants and water service meters in green space areas inside a utility easement or waterline easement. Water mains under pavement are required to be ductile iron pipe. Provide 4 foot cover under pavement. Confirm if the existing fire hydrant will be relocated.
5. **Storm Drainage:** Use standard language for Section I C, storm sewers were not included. Include a section for Reserve A – Stormwater detention easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed especially for PSO and AT&T.
7. **Other:** The width of the building lines must be equal to, or greater than the utility easements, since no buildings will be allowed to encroach into the easement area. **Fire:** No comment.
8. **GIS:** Correct location map. Show all monuments. Submit control data sheet.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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

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

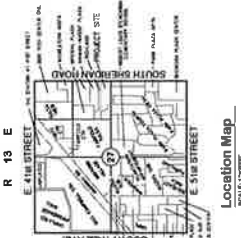


# PRELIMINARY SUBDIVISION PLAT WILLSAM BUSINESS PARK

A Replat of Lot 1, Block 1, SOUTH SHERIDAN PLAZA, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.  
A tract of land in the Southwest quarter (SW/4) of the Northwest Quarter (NW/4) of Section twenty seven (27), Township nineteen (19) North, Range Thirteen (13) East.  
The addition contains three (3) lots and one (1) reserve in one (1) block.

## FLOODPLAIN NOTE

THIS PROPERTY LIES IN ZONE "X-UNSHARED" FLOOD HAZARD AREA PER F.I.M. COMMUNITY PANEL NO. 405381, 0358L & 0357L AS LAST REVISED OCTOBER 16, 2012. THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD AREA PER F.I.M. COMMUNITY PANEL NO. 405381, 0358L & 0357L AS LAST REVISED OCTOBER 16, 2012. OF TULSA REGULATORY FLOOD PLAIN MAP PLAT DATED MARCH 2013.



Location Map

**OWNER**  
STEPHENS & SANDIEN INVESTMENTS LLC  
3114 EAST 51st ST., SUITE 200A  
TULSA, OK 74135  
P: 918.438.3150  
E-mail: info@stephensandsdien.com

**SURVEYOR**  
WHITE SURVEYING COMPANY,  
9306 EAST 50TH PLACE  
TULSA, OK 74146  
P: 918.438.3150  
E-mail: info@white-surveying.com  
CA No. 1095 Renewed: June 30, 2016

**ENGINEER**  
KHOURY ENGINEERING, INC.  
1414 SOUTH TULSA  
TULSA, OKLAHOMA 74105  
P: 918.438.3150  
E-mail: info@khoury-engineering.com  
CA No. 3751 Renewed: June 30, 2015

## ADDRESSES

ADDRESSES SHOWN ON THIS PLAT ARE ACQUIRED AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE NOT GUARANTEED AND SHOULD NOT BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

## LOT AREA

Lot 1 42.131 SF/0.967 AC  
Lot 2 43.072 SF/0.988 AC  
Lot 3 43.072 SF/0.988 AC  
RESERVE "A" 38.333 SF/0.880 AC

## BENCHMARK

BENCHMARK #1  
CHISELED BOLT ON CURB  
N:2587480.3550 E:406333.4210  
BENCHMARK #2  
CHISELED BOLT ON CURB  
N:2587480.7530 E:406333.4210  
(1986 MAND.)

## FLOOD NOTE

THIS PROPERTY LIES IN ZONE "X-UNSHARED" FLOOD HAZARD AREA PER F.I.M. COMMUNITY PANEL NO. 405381, 0358L & 0357L AS LAST REVISED OCTOBER 16, 2012.

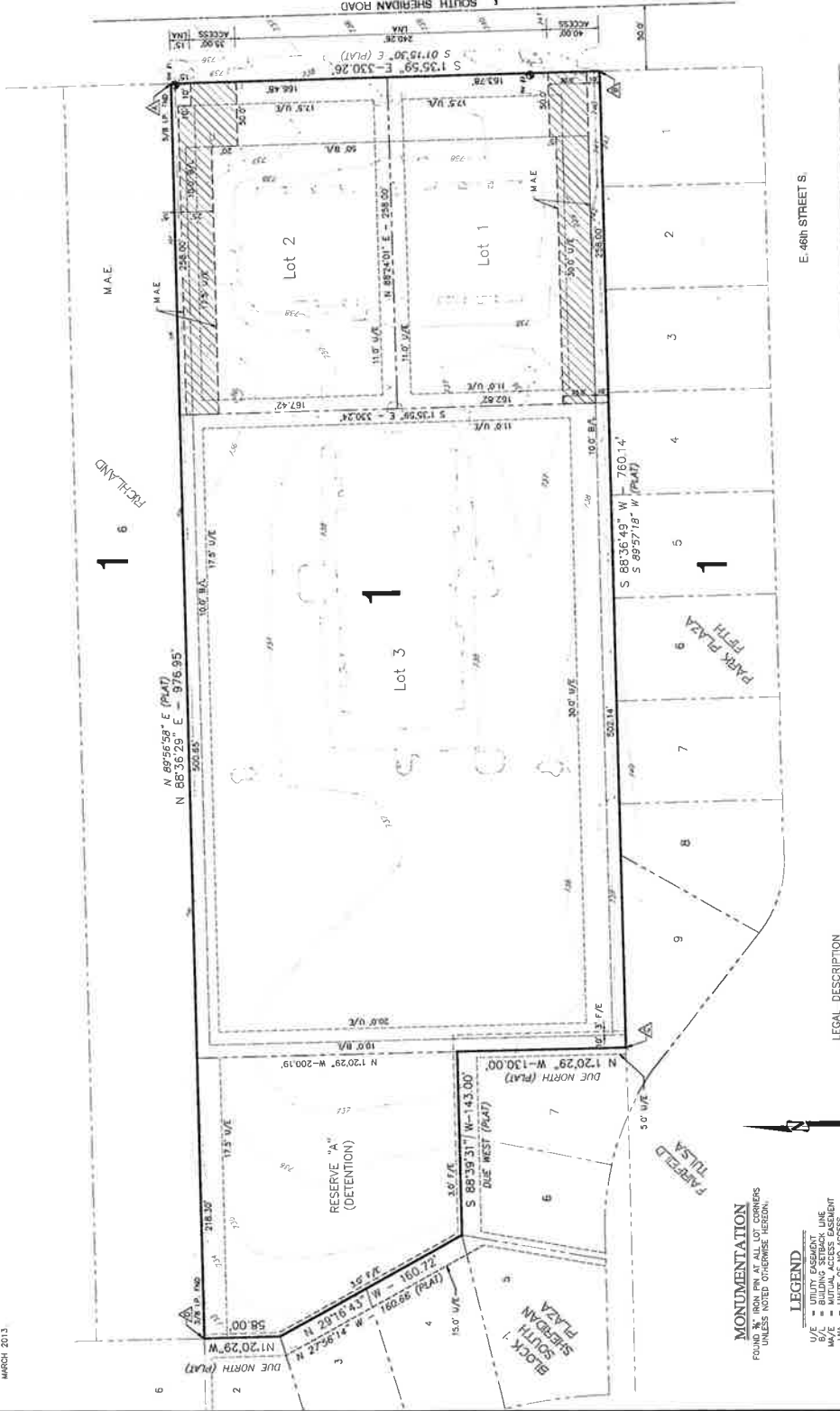
## BASIS OF BEARING

BASIS OF BEARING: THE NORTH LINE BEING N 89°56'58" E PLAZA PLAT NO. 3263  
PLAZA PLAT NO. 3263

## STATE PLANE COORDINATES

NORTHING  
EASTING  
406333.4210 2587480.3550  
406333.4210 2587480.7530  
406333.4210 2587480.7530  
406333.4210 2587480.7530

WILLSAM BUSINESS PARK, Tulsa County  
Preliminary Subdivision Plat - Nov 25, 2014  
Sheet 1 of 1



**LEGAL DESCRIPTION**  
LOT 1, BLOCK 1, SOUTH SHERIDAN PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

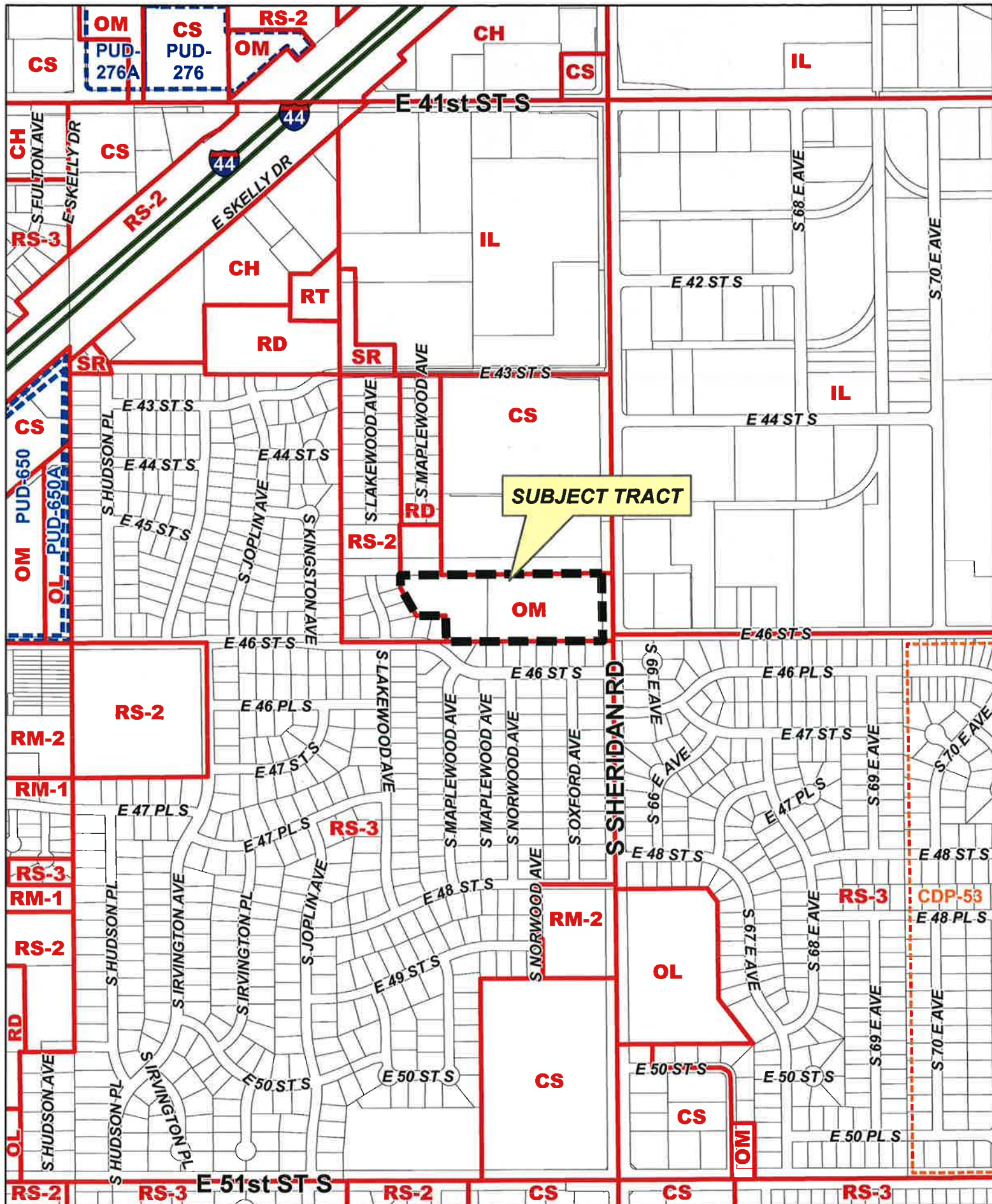
## MONUMENTATION

FOUND & MOVED BY ALL LOT CORNERS UNLESS NOTES OTHERWISE REFLECT.

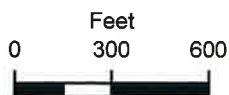
## LEGEND

- U/L = UTILITIES
- MA/E = MUTUAL ACCESS EASEMENT
- D/E = DRAINAGE EASEMENT
- POB = POINT OF BEGINNING
- BM = BENCHMARK
- F/E = FENCE EASEMENT
- = LOT ADDRESS
- = CONTOUR ELEV.

27.5



# WILLSAM BUSINESS PARK

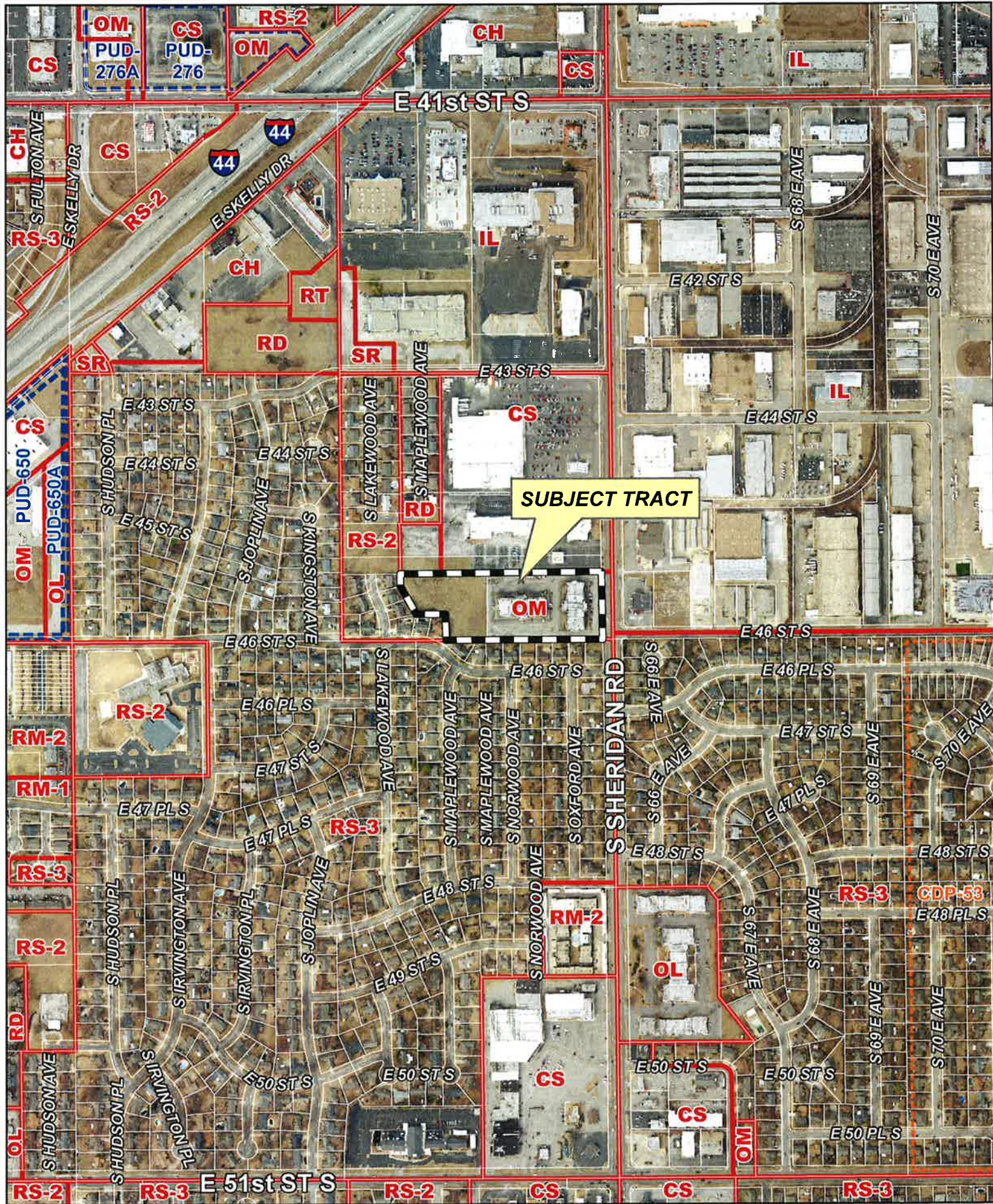


19-13 27

27.6







## WILLSAM BUSINESS PARK

27.7

Aerial Photo Date: March 2014

19-13 27

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







## WILLSAM BUSINESS PARK

27.8

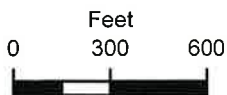
Aerial Photo Date: March 2014

19-13 27

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





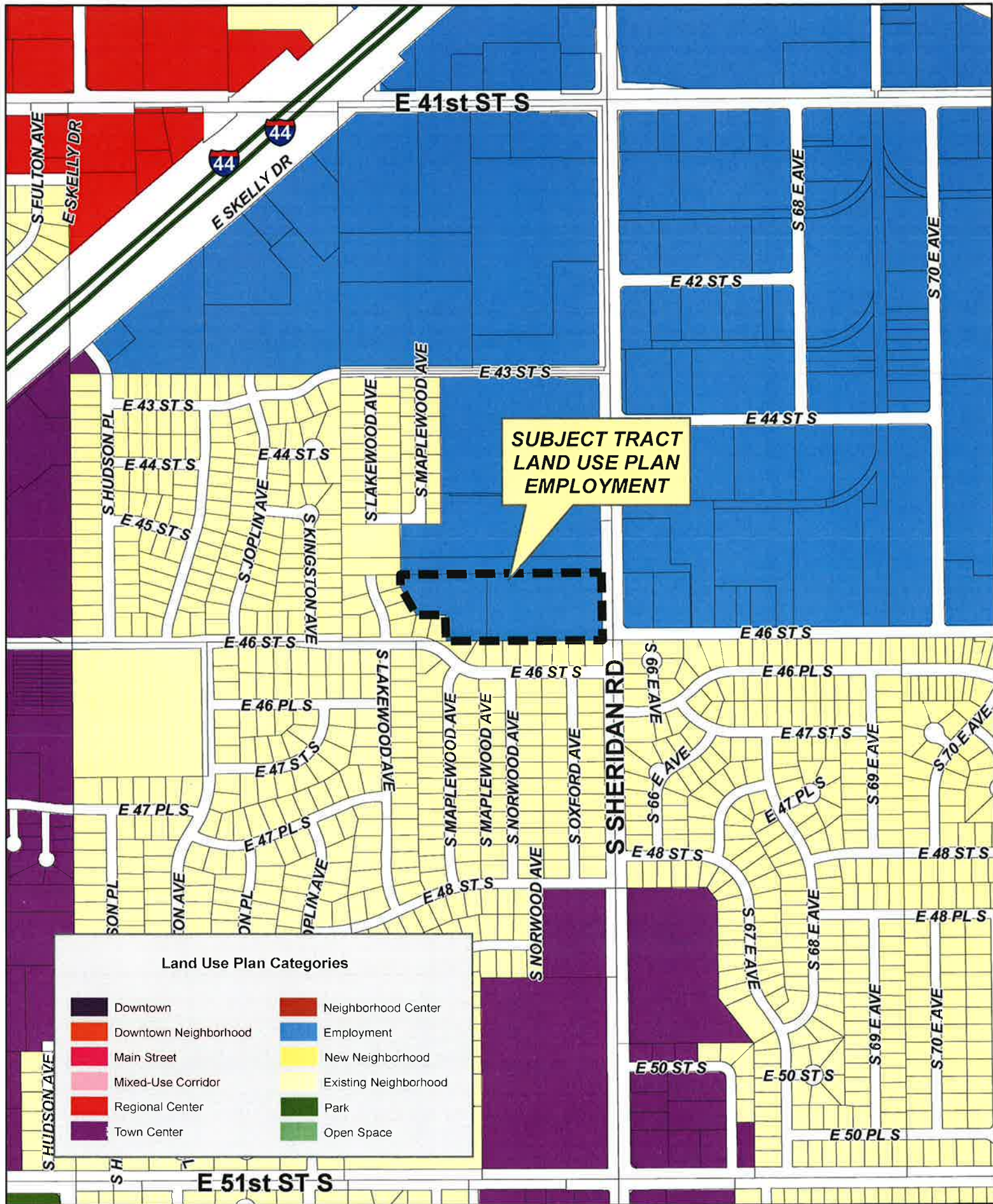


**WILLSAM BUSINESS PARK**

19-13 27







# WILLSAM BUSINESS PARK



19-13 27





Tulsa Metropolitan Area  
Planning Commission

**Case :** The Village at Tulsa

**Preliminary Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

Diane Fernandez

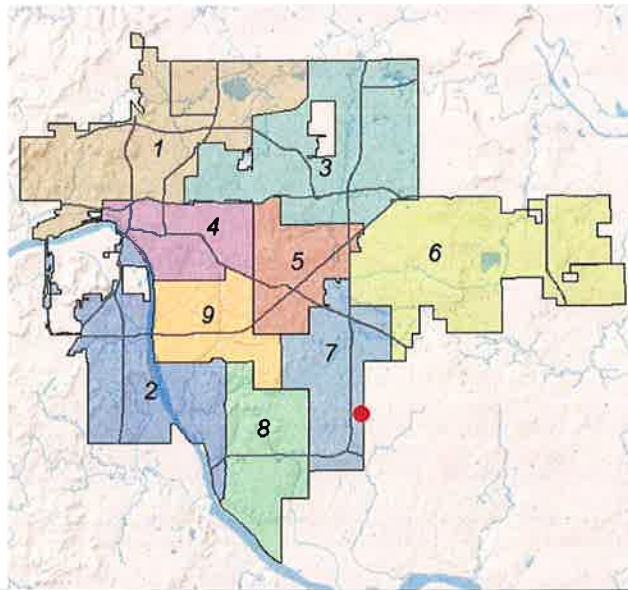
**Owner and Applicant Information:**

*Applicant:* Malek McElkhoury, Khoury Engineering

Owner: The Village at Tulsa LLC

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Preliminary Plat

*Tract Size:* 6 ± acres

*Location:* North of East 81<sup>st</sup> Street South,  
West of South Garnett Road

**Zoning:**

*Existing Zoning:* PUD 666

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 7

*Councilor Name:* Anna America

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

28.1

## PRELIMINARY SUBDIVISION PLAT

### **The Village at Tulsa - (CD 7)**

North of East 81<sup>st</sup> Street South, West of South Garnett Road

This plat consists of 2 Lots, 1 Block, on 6.9 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 666, CS (commercial shopping) and RM-O (residential multi-family) underlying.
2. **Streets:** From section G Limits of No Access in the covenants, replace "South Memorial Drive" with South Garnett Road, East 81<sup>st</sup> Street South and South 108<sup>th</sup> East Avenue. From Section J, Mutual Access Easement, remove "...and to and from any other public or private roadway or access easement adjacent to the subdivision..." Clarify statement about "the owners hereby establish and easement for purposes of maintenance of area of mutual access easement."
3. **Sewer:** Broken Arrow Development fees of \$700 per acre will be assessed for the platted area. A fee of 2.9% of the total Broken Arrow fees will be assessed to cover the City of Tulsa Administration fees. El Paso SSID 2841 E Excess Capacity Fees will be assessed at \$1,128,03/acre.
4. **Water:** On the plat label the right of way width at the southeast corner of South Garnett Road and East 81<sup>st</sup> Street South.
5. **Storm Drainage:** Use standard language for Section IC. And I F.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other:** The 10 foot building line located in the northwest corner of the plat, must be moved outside of the utility easement. East 79<sup>th</sup> Place South is miss labeled as 76th Place. **Fire:** No comment.
8. **Other: GIS:** Correct location map. Show all monuments found/set both graphically and written. Correct legal description Change bearing direction on the 50 foot northerly jog off the section line to match legal. Submit data control sheet.

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

28.2



**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:**

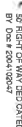
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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

Township Eighteen (18) North, Range Fourteen (14) East



THE VILLAGE AT TULSA, LLC

1000 HANNA DRIVE  
PONCA CITY, OK 74604  
(405) 880-3179  
E-mail: GRAHME@CABLEONE.NET

6025 S. JOHN E. AVE  
 TULSA OK, 74145  
 (918) 949-4064  
 E-mail: russell@geodeco.com  
 CA No. 5524 Renewal: June 30, 2011

Tullio, Oklahoma 74105  
 (918) 712-8766  
 E-mail: [tullio@shawyang.com](mailto:tullio@shawyang.com)  
 CA No. 3751 Renewal June 30, 2015

**GEODECA, LLC**  
1435 Ford Ave.  
Evanston, IL 60201  
708.466.1100  
www.geodeca.com

**KHOURY ENGINEERING, INC.**  
1435 Ford Ave.  
Evanston, IL 60201  
708.466.1100  
www.khouryeng.com

BULGARIA  
TULSA OK, 74145  
(918) 949-4064  
E-mail: russell@goodco.com  
CA No. 2131 Renewal: June 30, 2015

TULSA OK, 74105  
(918) 712-8766  
E-mail: leagor@chrysleng.com  
CA No. 2131 Renewal: June 30, 2015

A TRACT OF LAND SITUATED IN THE SE/4 OF THE SE/4 OF SECTION (7), TOWNSHIP  
EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA,  
TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS, TO-WIT:

COMMENCING AT POINT THAT IS THE SOUTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 36, T10N, R10E, S10E, THENCE S 89°04'29" W, ALONG THE SOUTHERLY LINE OF SAID SECTION 36, A DISTANCE OF 58.00 FEET, THENCE N 01°10'07" W, AND PARALLEL, WITH THE EASTERLY LINE, OF SECTION 7, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°04'29" W, AND PARALLEL, WITH THE SOUTHERLY LINE, OF SECTION 7, A DISTANCE OF 30.63, THENCE N 01°10'07" E, A DISTANCE OF 61.65 FEET, THENCE N 89°03'07" E, A DISTANCE OF 66.63, THENCE S 01°10'07" E, A DISTANCE OF 19.41 FEET, THENCE S 89°03'07" W, A DISTANCE OF 8.00, THENCE S 01°10'07" E, A DISTANCE OF 19.41 FEET, THENCE S 89°04'29" W, A DISTANCE OF 300.00, THENCE S 01°10'07" E, A DISTANCE OF 225.00 FEET TO POINT OF BEGINNING.

THE BEARING BASED ON THE PLATTED LINES OF ACADEMY SPORTS AND OUTDOORS 81ST STREET, PLAT # 5549.

DOWN ON THIS PLAT ARE ACCURATE AT THE  
WAS FILED. ADDRESSES ARE SUBJECT TO  
SHOULD NEVER BE RELIED ON IN PLACE OF  
SCRIPTION.

A SMALL PORTION OF THE NORTHERN PART OF LOT 2 PROPERTY LIES IN ZONE "AE" FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NO. 40143C 0396K, AS LAST REVISED OCTOBER 16, 2012. THE REMAINDER OF THE PROPERTY LIES OUTSIDE THE FLOOD HAZARD AREA.

50,004 324	SF (1 148	AC
252,115 742	SF (5 788	AC

CHISELED BOX ON TOP OF NINE CURB RETURN  
ELEVATION=689.24  
N: 49326 54391069 E: 2304752284109

## STATE PLANE COORDINATES

[illegible]

THE VILLAGE AT TULSA, Tulsa County  
Preliminary Subdivision Plat - Nov. 25, 2014





# **THE VILLAGE AT TULSA**

**28.6**



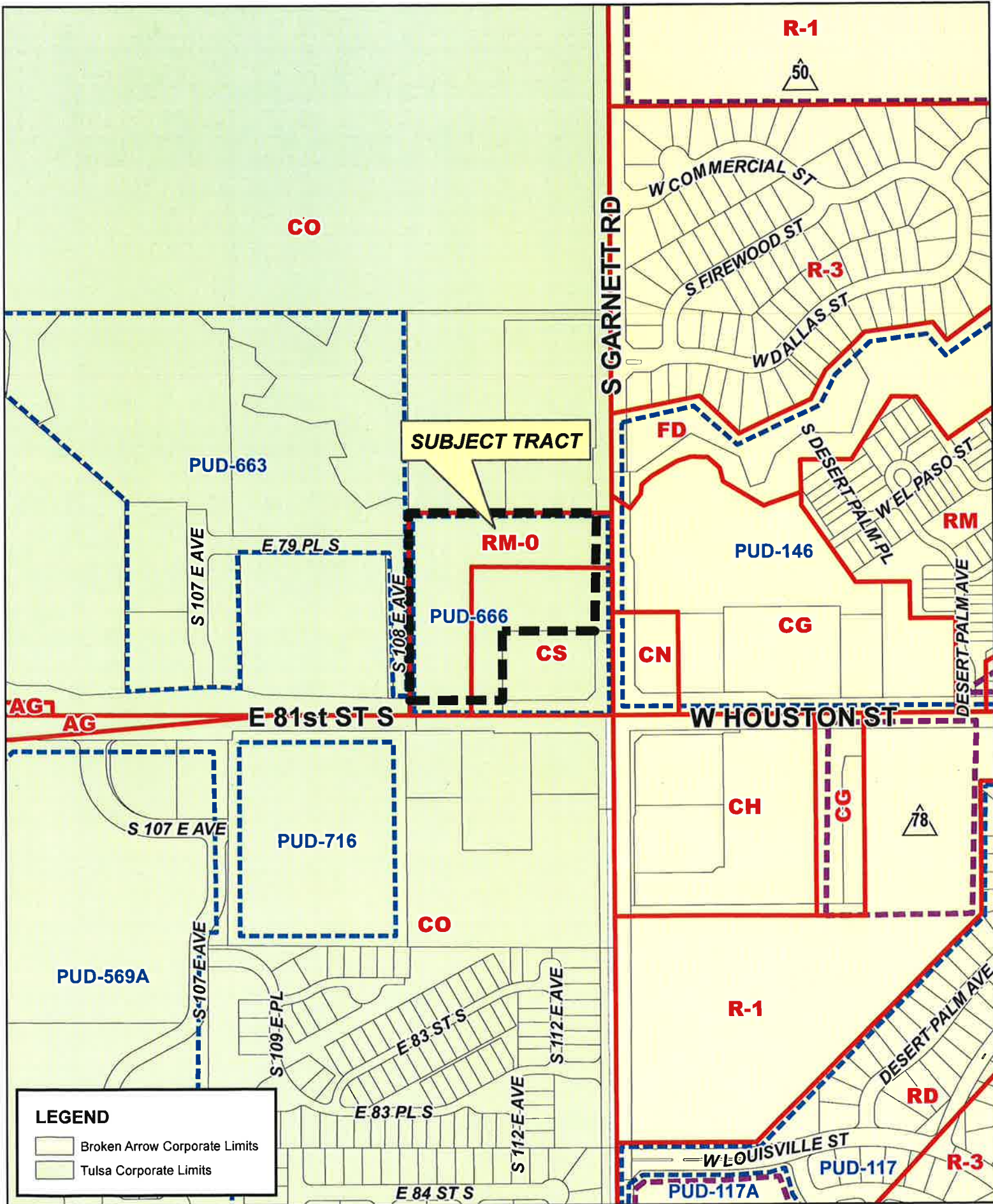
Aerial Photo Date: March 2014

18-14 07

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





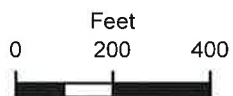
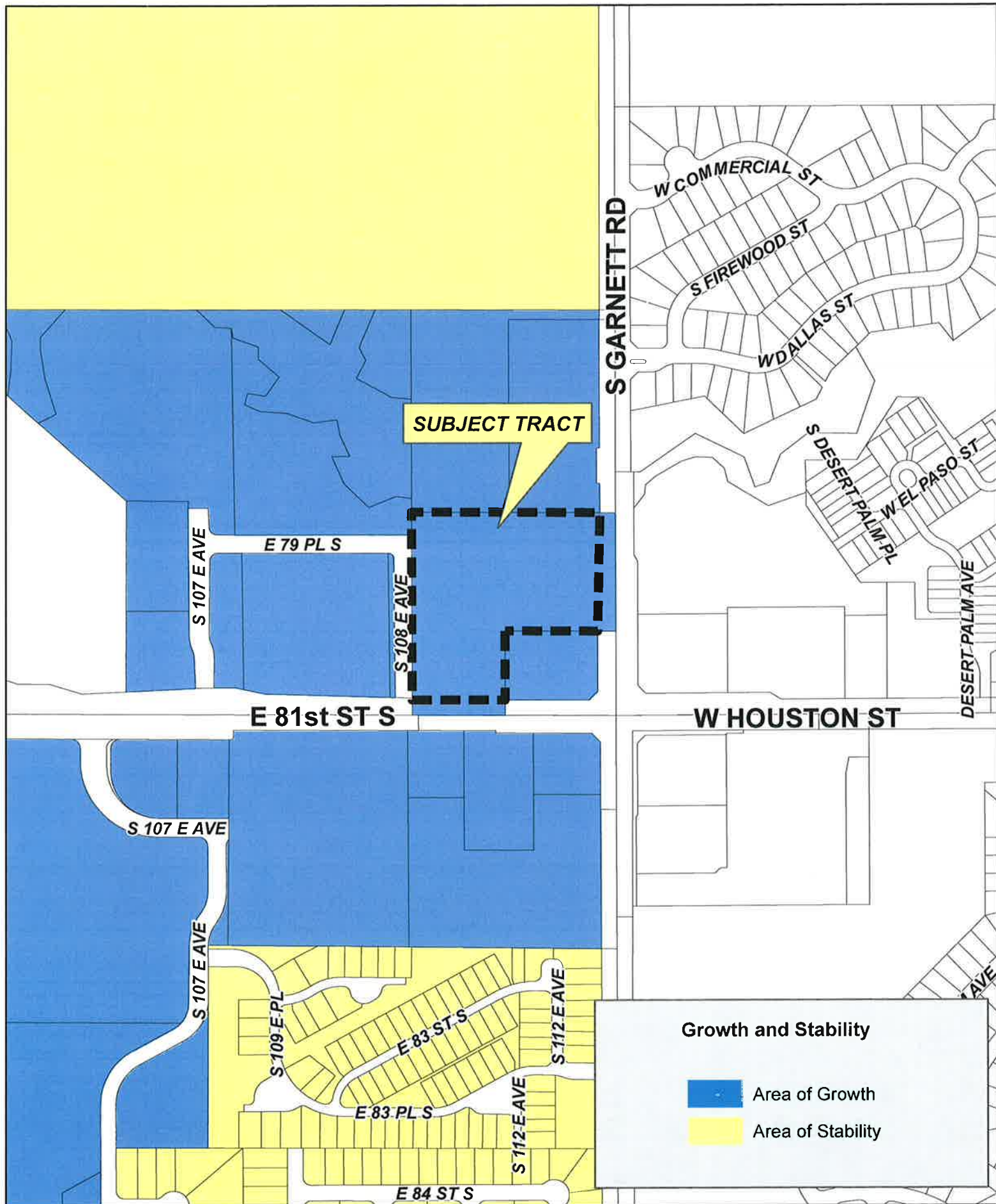


## THE VILLAGE AT TULSA

18-14 07

28.7



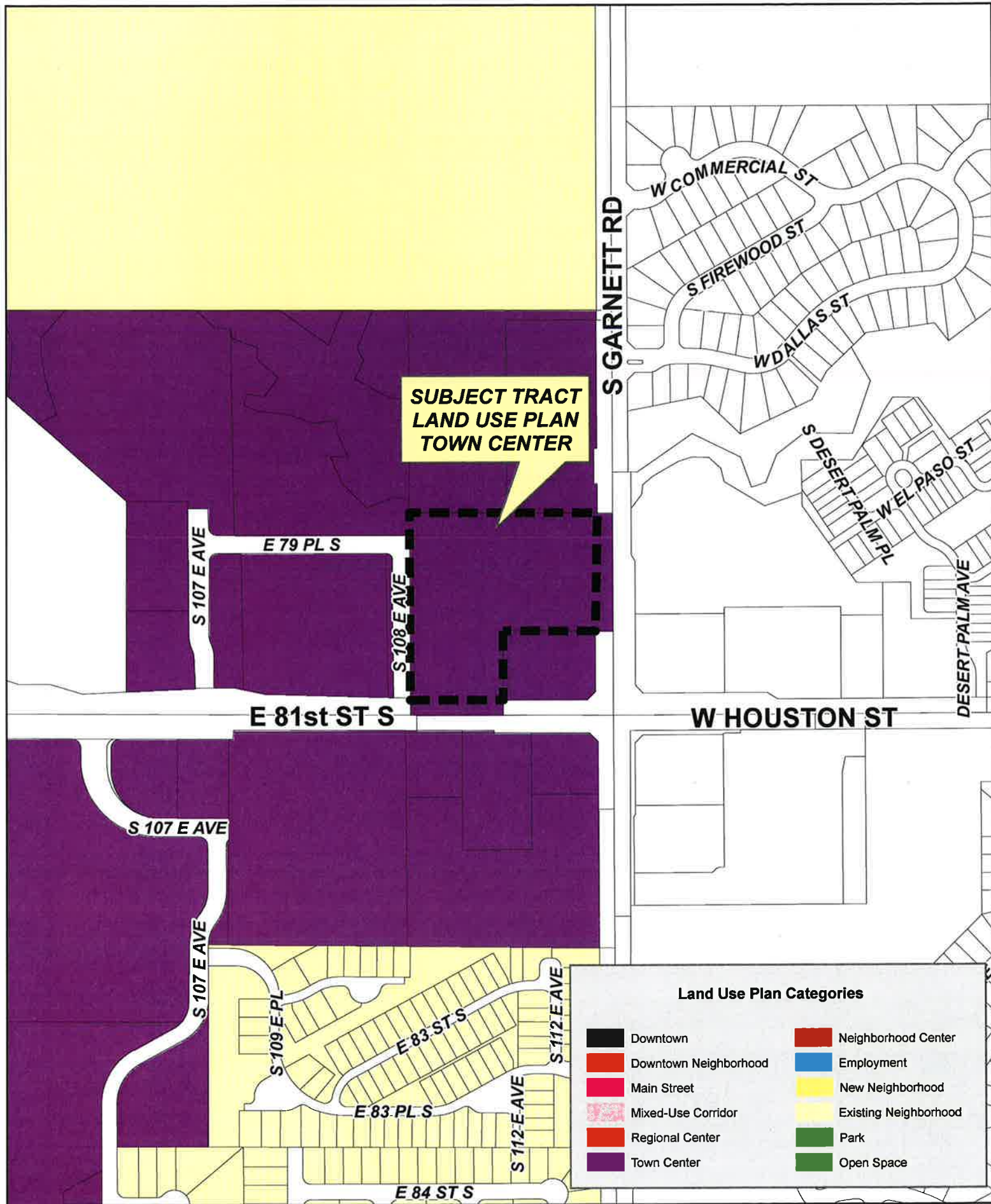


# THE VILLAGE AT TULSA

18-14 07

28.8





# **THE VILLAGE AT TULSA**

0 200 400  
Feet

18-14 07

28.9









Tulsa Metropolitan Area  
Planning Commission

**Case :** Empire Fence

**Minor Subdivision Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

Diane Fernandez

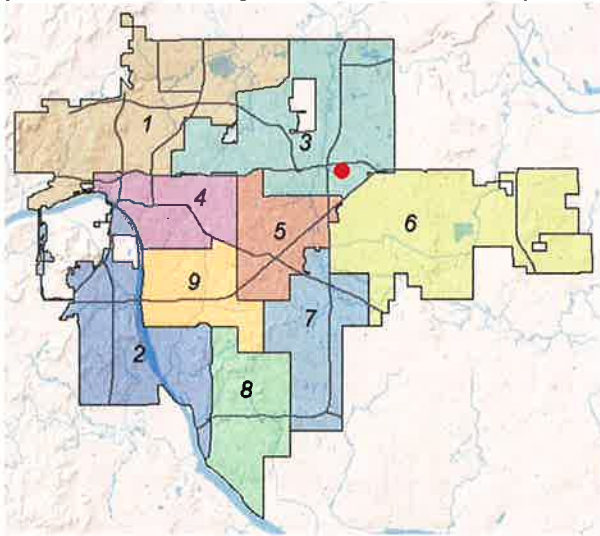
**Owner and Applicant Information:**

*Applicant:* JR Donelson

*Owner:* Robert Richison

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Minor Subdivision Plat

*Tract Size:* .04 ± acres

*Location:* North of the northwest corner of  
East Admiral Place and North Garnett Road

**Zoning:**

*Existing Zoning:* CS

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

29.1

## MINOR SUBDIVISION PLAT

### **Empire Fence - (CD 3)**

North of the northwest corner of East Admiral Place and North Garnett Road

This plat consists of one lot, one block, on .0484 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Fifty feet of right of way is required from centerline of Garnett. Show existing and proposed right of way with reference such as plat number or book/page number or dedicated by this plat. South Limits of no access should be a minimum 5 feet. In the covenants include section on Limits of no access from Covenant Section 6, Sidewalks, delete " by Richard Richison or assigns".
3. **Sewer:** The proposed sanitary sewer mainline extension must be completed before the plat can be filed of record.
4. **Water:** No comment..
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Correct location map. Label South Mingo and South Garnett. Correct crossover of leaders. Show the distance from the point of commencement. Show the point of beginning. Show all monuments found/set both graphically and written. Submit subdivision data control sheet.

Staff recommends **APPROVAL** of the minor 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:**

29.2

**Standard Conditions:**

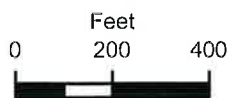
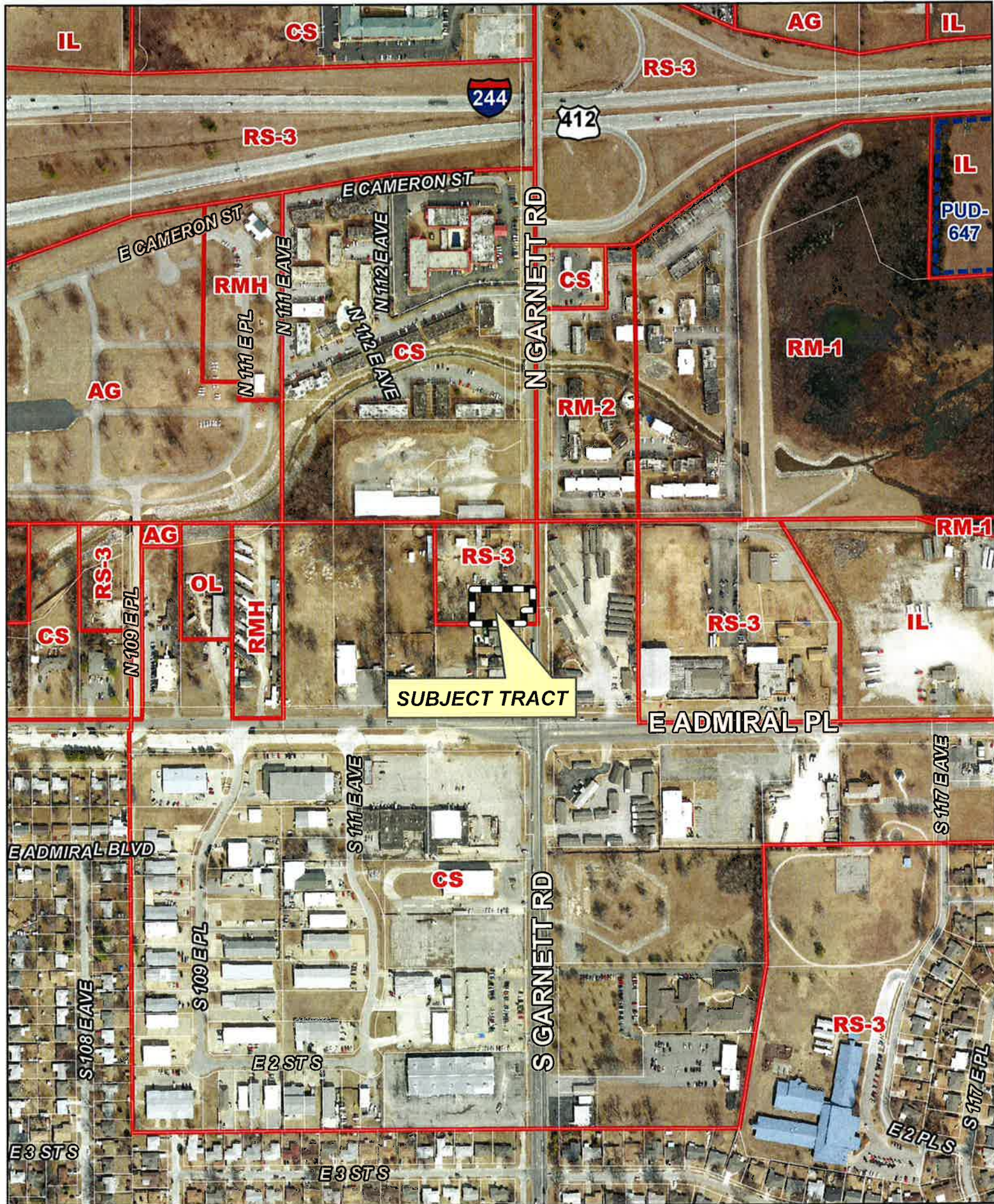
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.







Aerial Photo Date: March 2014

**EMPIRE FENCE**

19-14 06

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

29.6







**E ADMIRAL PL**

**N GARNETT RD**

**SUBJECT TRACT**



**EMPIRE FENCE**

Aerial Photo Date: March 2014

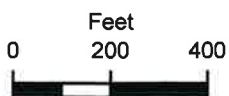
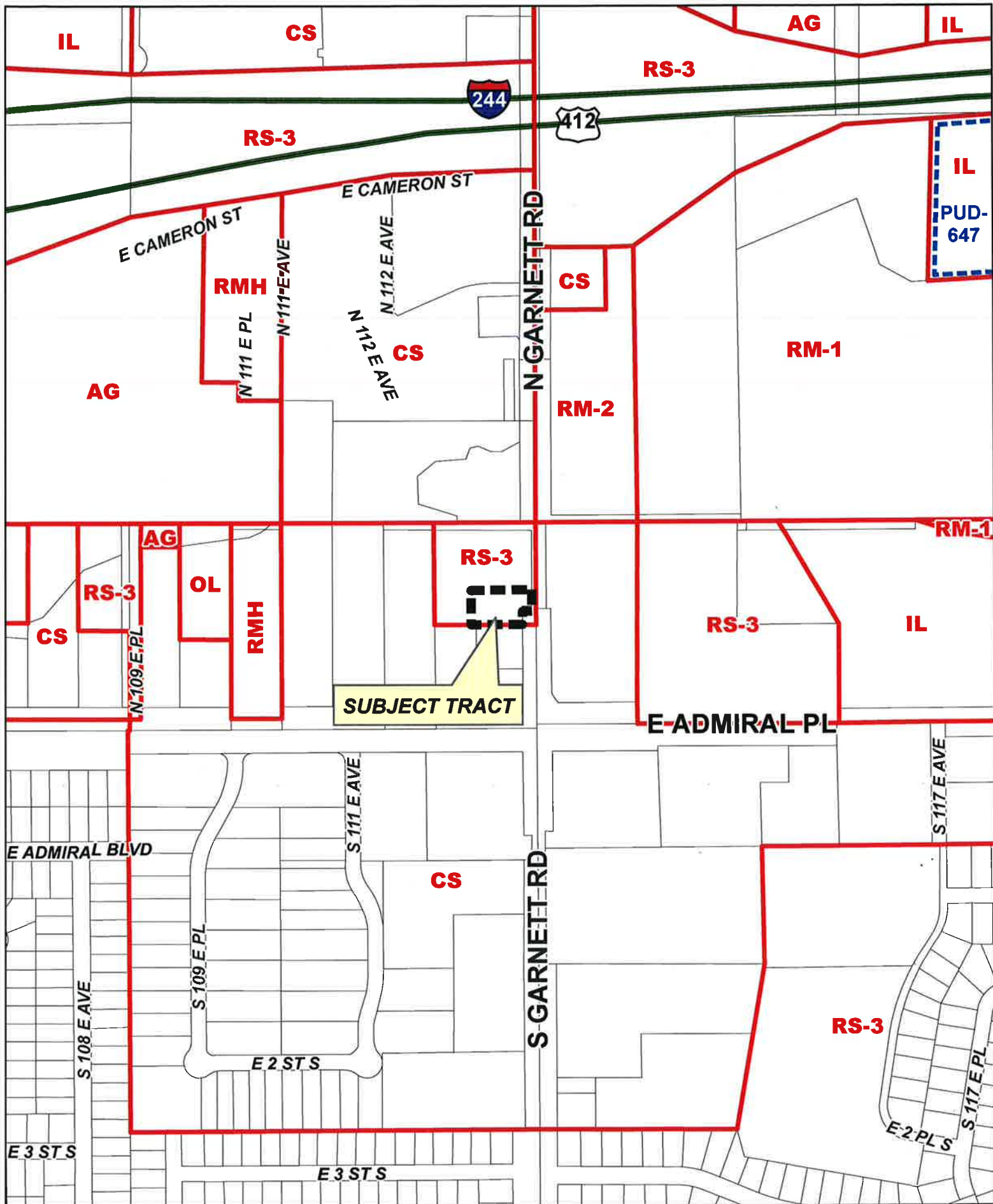
19-14 06

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

29.7



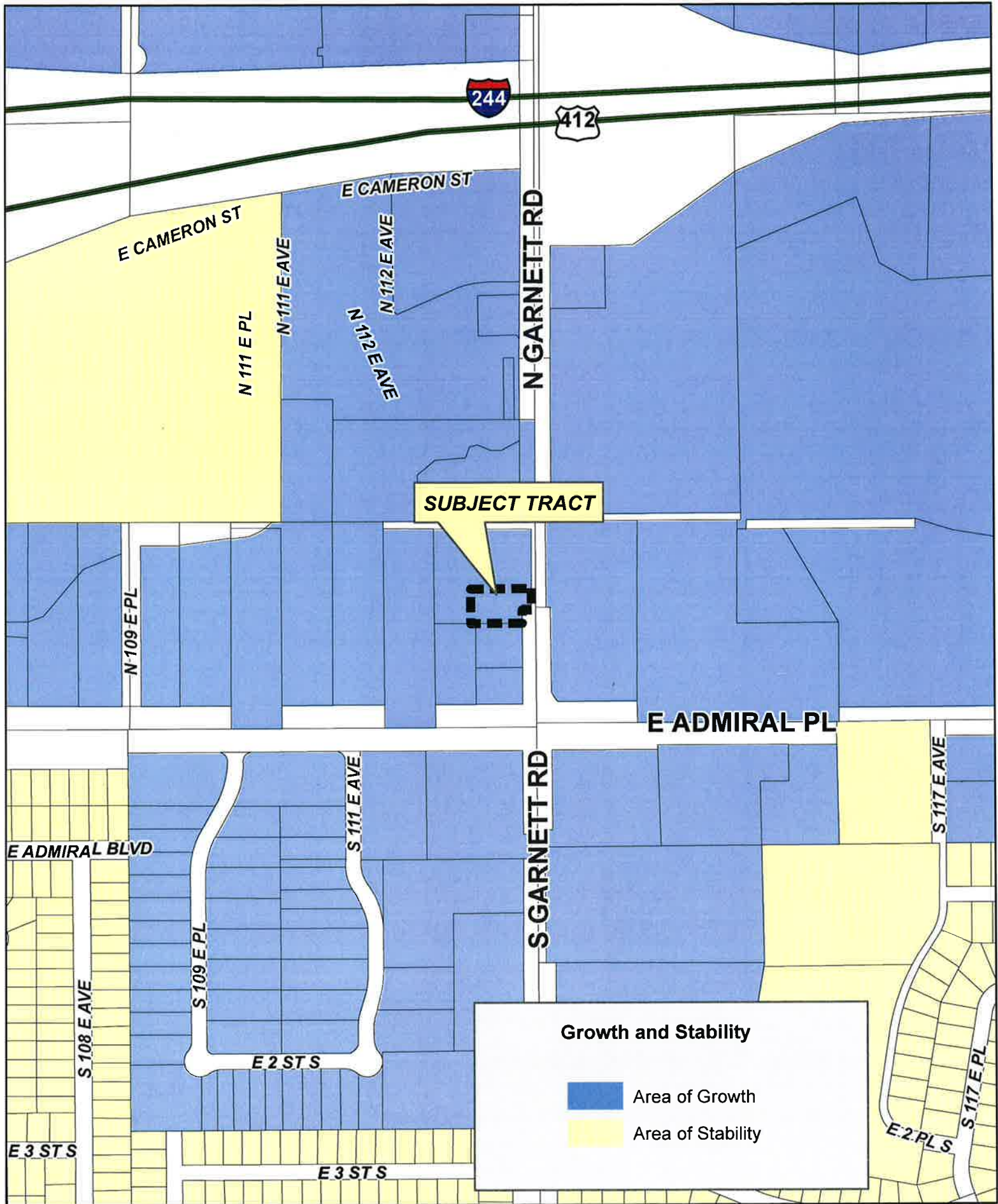




**EMPIRE FENCE**

19-14 06





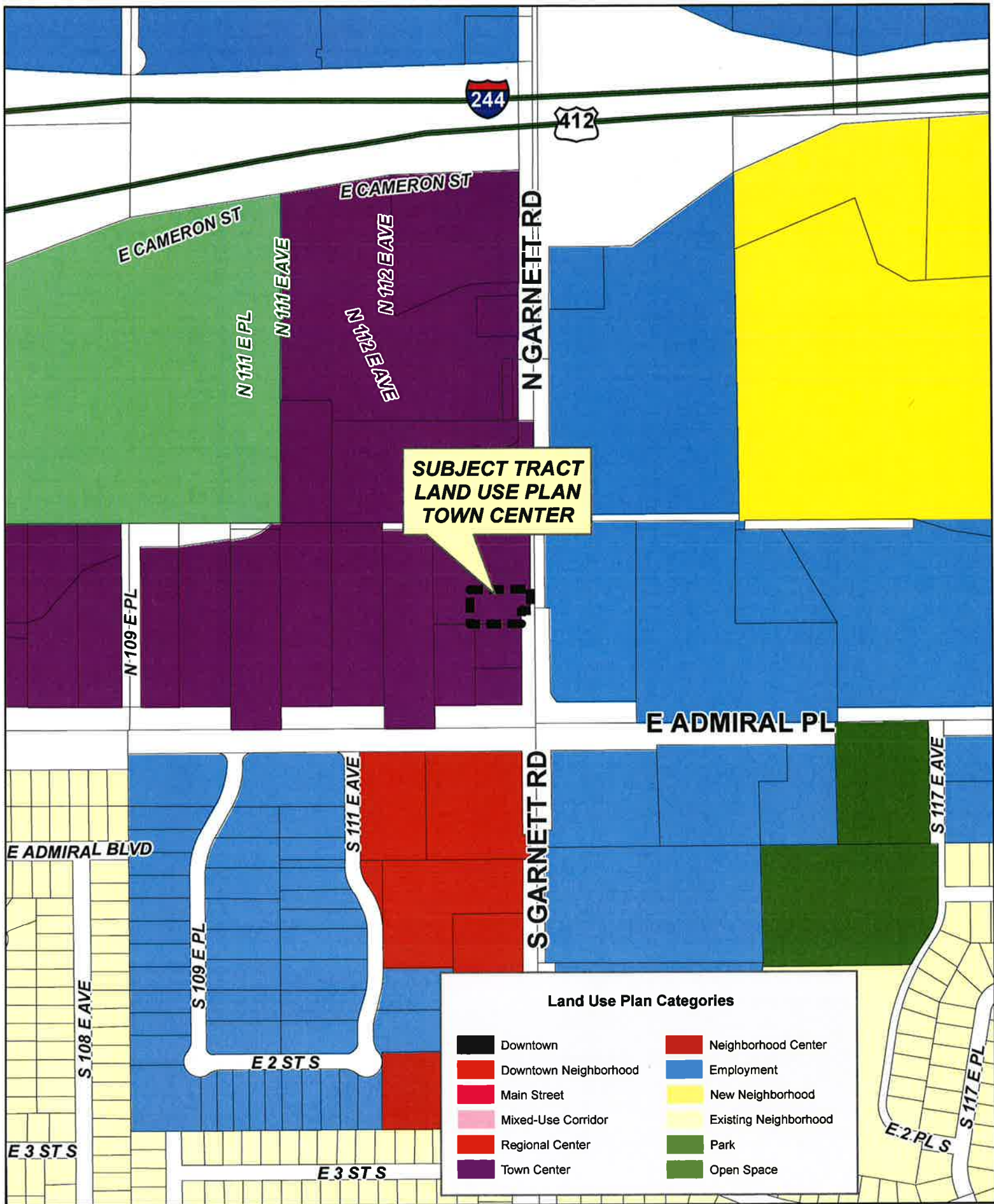
# EMPIRE FENCE

19-14 06

29.9







**EMPIRE FENCE**

19-14 06

29.10





Tulsa Metropolitan Area  
Planning Commission

**Case :** Arvest Brookside Branch

**Minor Subdivision Plat**

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

Diane Fernandez

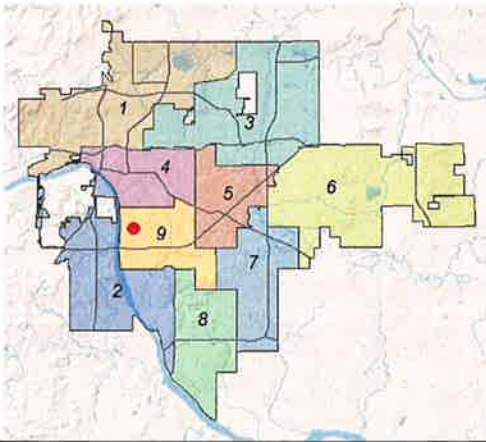
**Owner and Applicant Information:**

*Applicant:* Jared Crisp, Walter P. Moore

Owner: Arvest Bank

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Minor Subdivision Plat

*Tract Size:* .07 ± acres

*Location:* Northeast corner of South Peoria Avenue and East 41<sup>st</sup> Place South

**Zoning:**

*Existing Zoning:* CH/CS/RM-2/PUD-802

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 9

*Councilor Name:* G.T. Bynum

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

## MINOR SUBDIVISION PLAT

### Arvest Brookside Branch - (CD 9)

Northeast corner of South Peoria Avenue and East 41<sup>st</sup> Place South

This plat consists of 1 Lot, 1 Block, on .738 acres.

The following issues were discussed December 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 802.
2. **Streets:** Fifty feet of right of way is required from the center line of Peoria. With dimension lines show existing and proposed right of way and provide reference such as plat number or book/page number or call out as "dedicated by this plat". Fifteen feet of roadway easement should be called out as "15 feet of right of way dedicated by this plat". Show existing and proposed right of way dedicated by this plat". Show existing and proposed right of way along 41<sup>st</sup> Place. Total 50 foot right of way required. Additional 4 feet of right of way dedication is required and must be called out as "dedicated by this plat". Twenty five foot corner radius is required at the intersection of 41<sup>st</sup> Place and Peoria. Minimum access width is 24 feet. Fifteen foot access will not be allowed. One way access must be minimum 20 feet. "Access easement" should be called "Mutual access easement". Define "10 foot easement per plat". Provide plat number. The north access easement leads to Limits of No Access at the property line. Include section on right of way dedication in covenants. Section I Limits of No Access in covenants should include reference to 41<sup>st</sup> Place in addition to Peoria. From Section J Sidewalks in covenants section, delete "...and along... Section II hereof." Access easement to existing cell tower must meet Development Services staff approval.
3. **Sewer:** Additional easement required along the east, south and west boundary lines. The 10 foot building line to the east could also be the utility easement.
4. **Water:** Show on the plat existing right of way widths along Peoria Avenue and East 41<sup>st</sup> Place South of this development.
5. **Storm Drainage:** Remove Section IK. It is no longer used.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has overhead lines that need to be accommodated. Additional easement for AT&T may be needed.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Correct location map. Legal needs to be by metes and bounds with the point of commencement and point of beginning. Be consistent with the bearing direction so that it follows the plat boundary.



Show all monuments graphically. Show size of project by total square feet, lots, blocks. Submit subdivision control data sheet.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

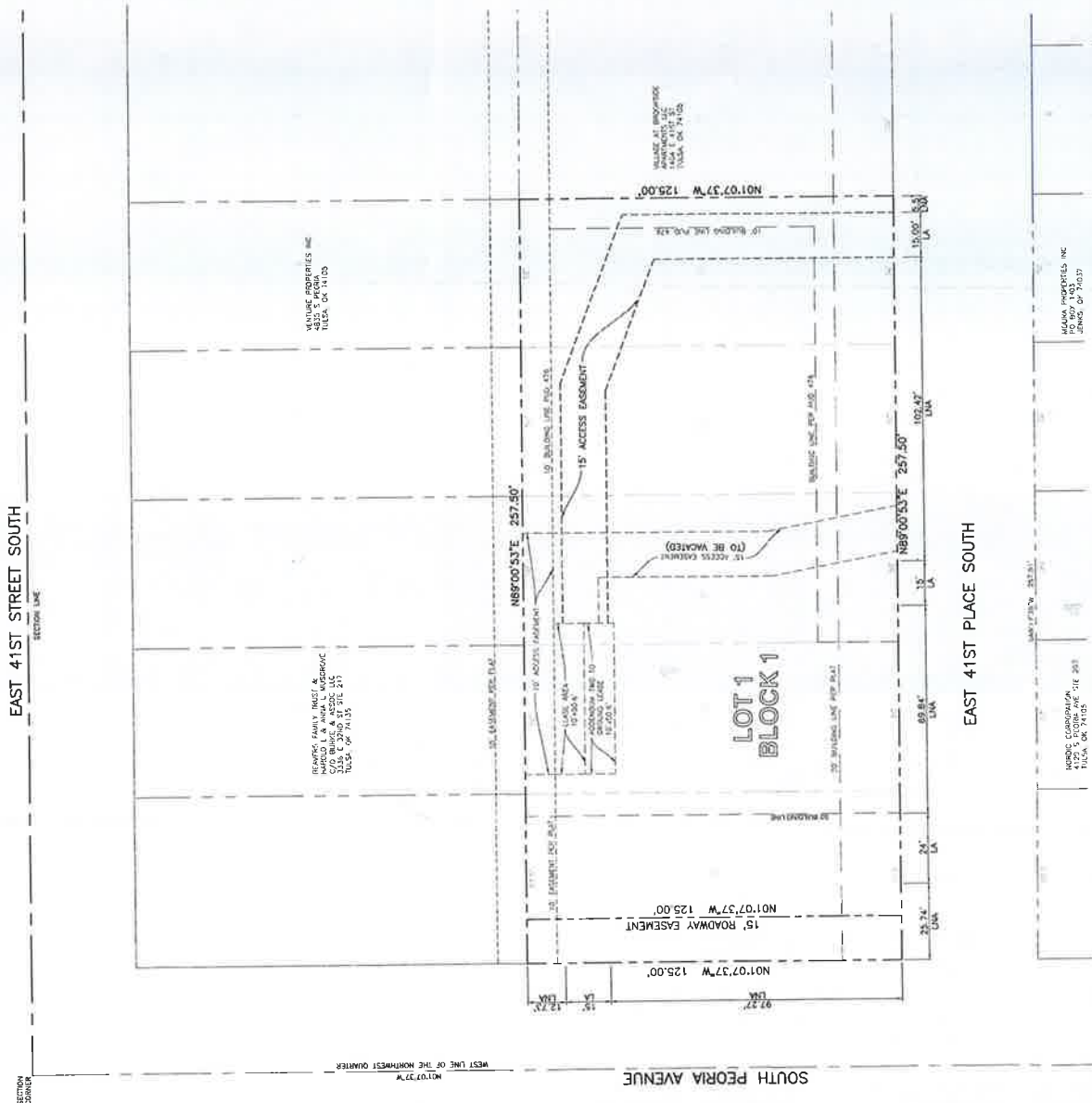
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

**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.

AN ADDITION TO THE CITY OF TULSA, BEING THE REPLAT  
OF LOTS EIGHTEEN (18), NINETEEN (19), TWENTY (20),  
TWENTY-ONE (21) AND TWENTY-TWO (22), BLOCK ONE  
(1), JENNINGS-ROBARDS ADDITION TO THE CITY OF  
TULSA, TULSA COUNTY, STATE OF OKLAHOMA,  
ACCORDING TO THE RECORDED PLAT NO. 705.  
PLANNED UNIT DEVELOPMENT NUMBER 802



**BASIS OF BEARING**  
BASIS OF BEARING IS A NON-ASTONOMIC  
ASSUMED BEARING OF N01°07'37"W ALONG  
THE WEST LINE OF NORTHWEST QUARTER OF  
SECTION 30, T19N, R13E, OF THE INDIAN  
MERIDIAN, TULSA COUNTY, OKLAHOMA

## BASIS OF READING

BASIS OF BEARING IS A NON-ASTONOMIC  
ASSUMED BEARING OF N01°07'37"W ALONG  
THE WEST LINE OF NORTHWEST QUARTER OF  
SECTION 30, T19N, R13E, OF THE INDIAN  
MERIDIAN, TULSA COUNTY, OKLAHOMA

MONUMENTATION

ALL CORNERS MONUMENTED WITH A 3/8" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "GEODECA CA5524"

"GEODECA GA5524"

ONLINE INTERNATIONAL COUNCIL

FOR TECHNICAL ADVISORY  
COMMITTEE MEETING

FOR TECHNICAL ADVISORY  
COMMITTEE MEETING

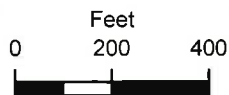
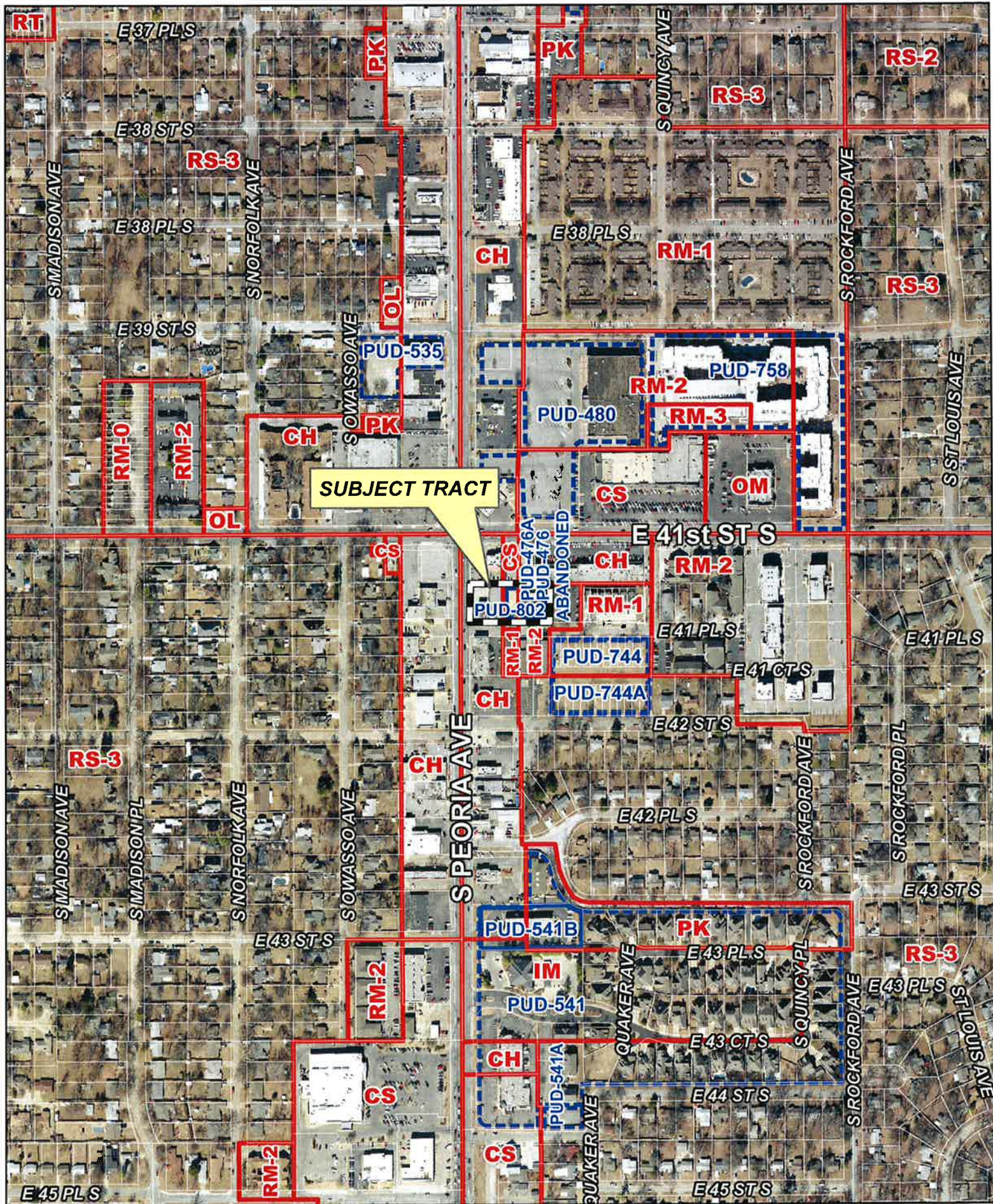
REC-18 2018

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TULSA METRO  
PLANNING COMMISSION

100





# ARVEST BROOKSIDE BRANCH

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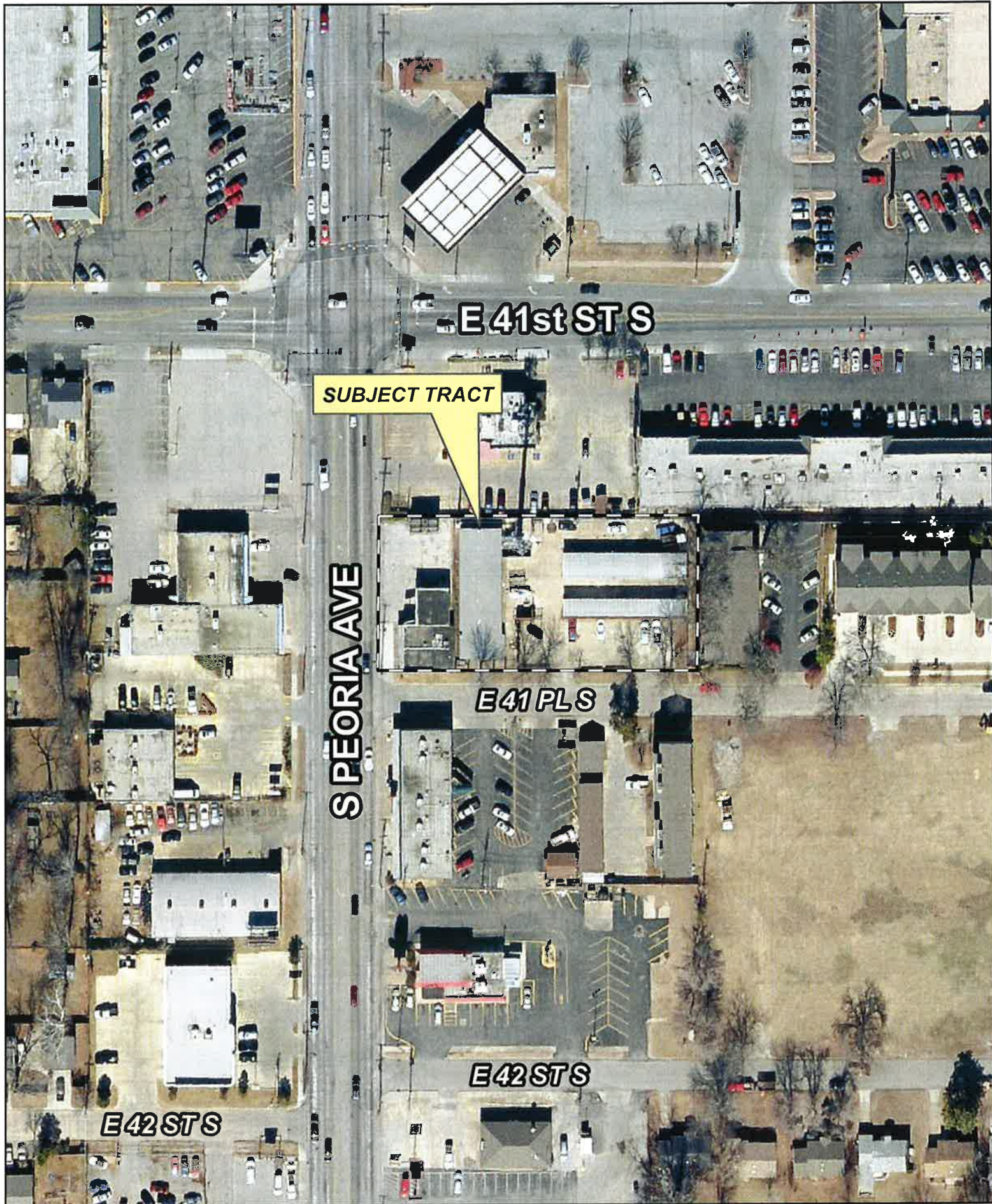
Aerial Photo Date: March 2014

19-13 30

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







0 50 100  
Feet

# ARVEST BROOKSIDE BRANCH

30.7

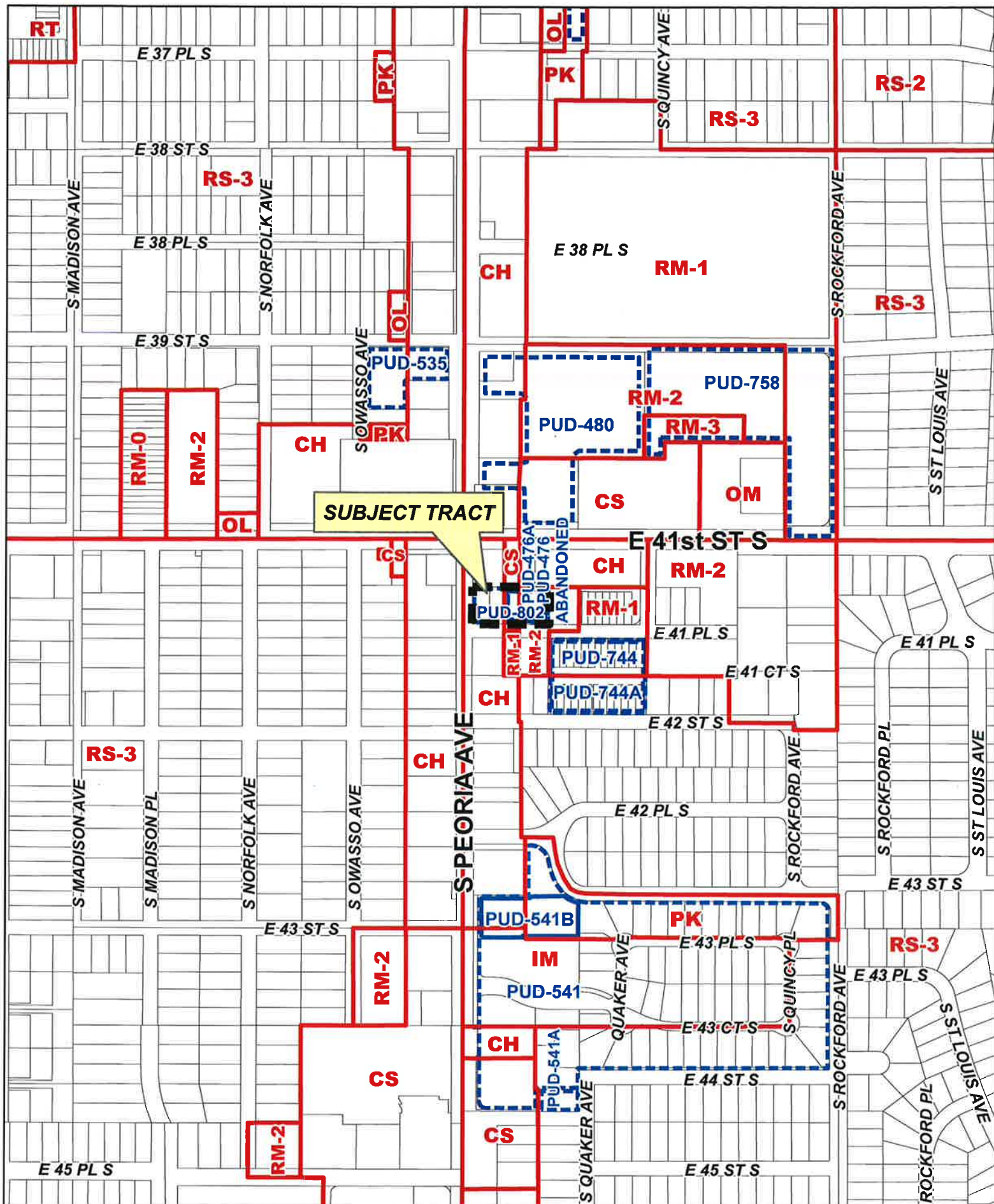
Aerial Photo Date: March 2014

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

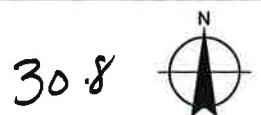




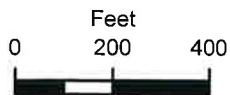
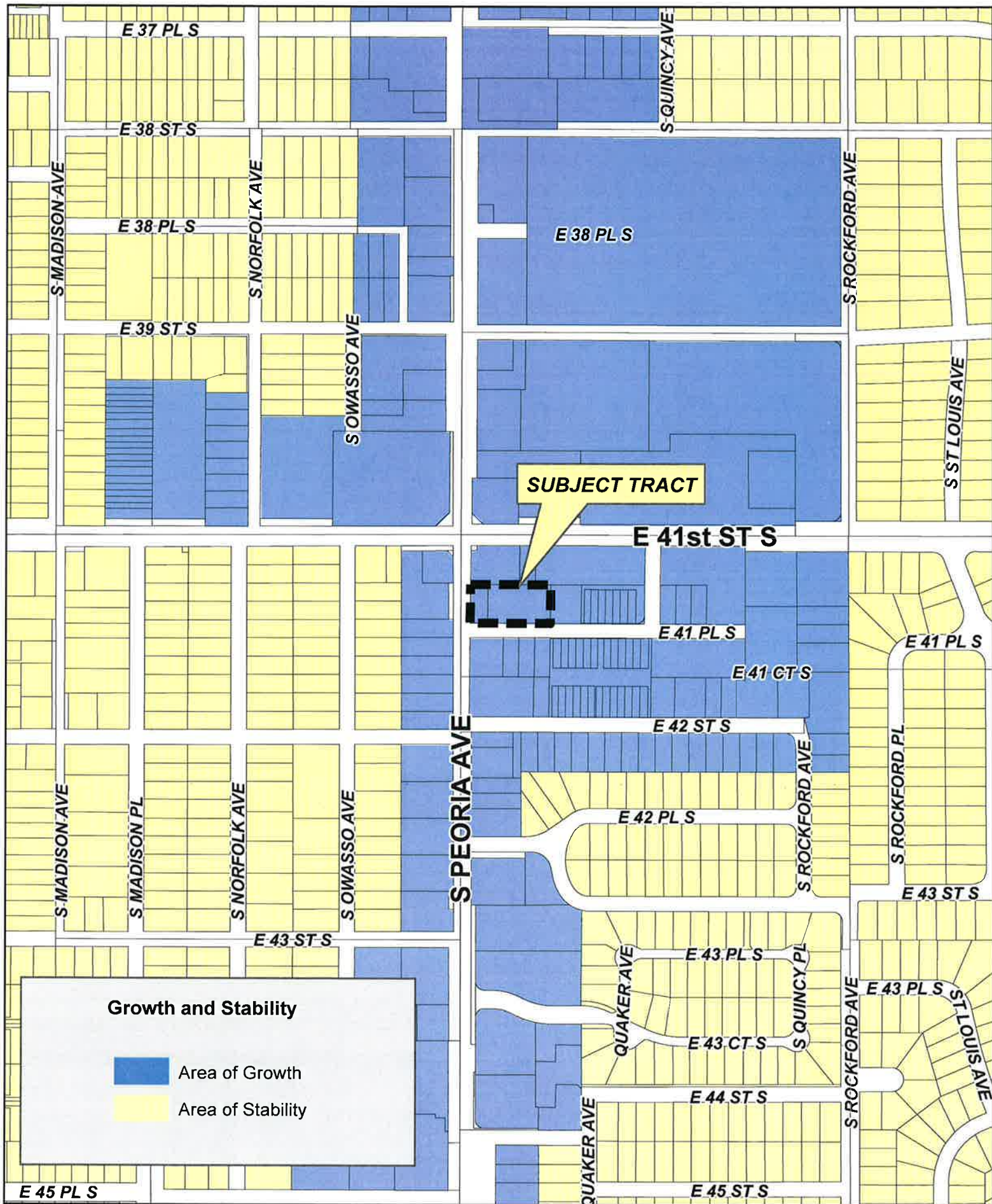


# ARVEST BROOKSIDE BRANCH

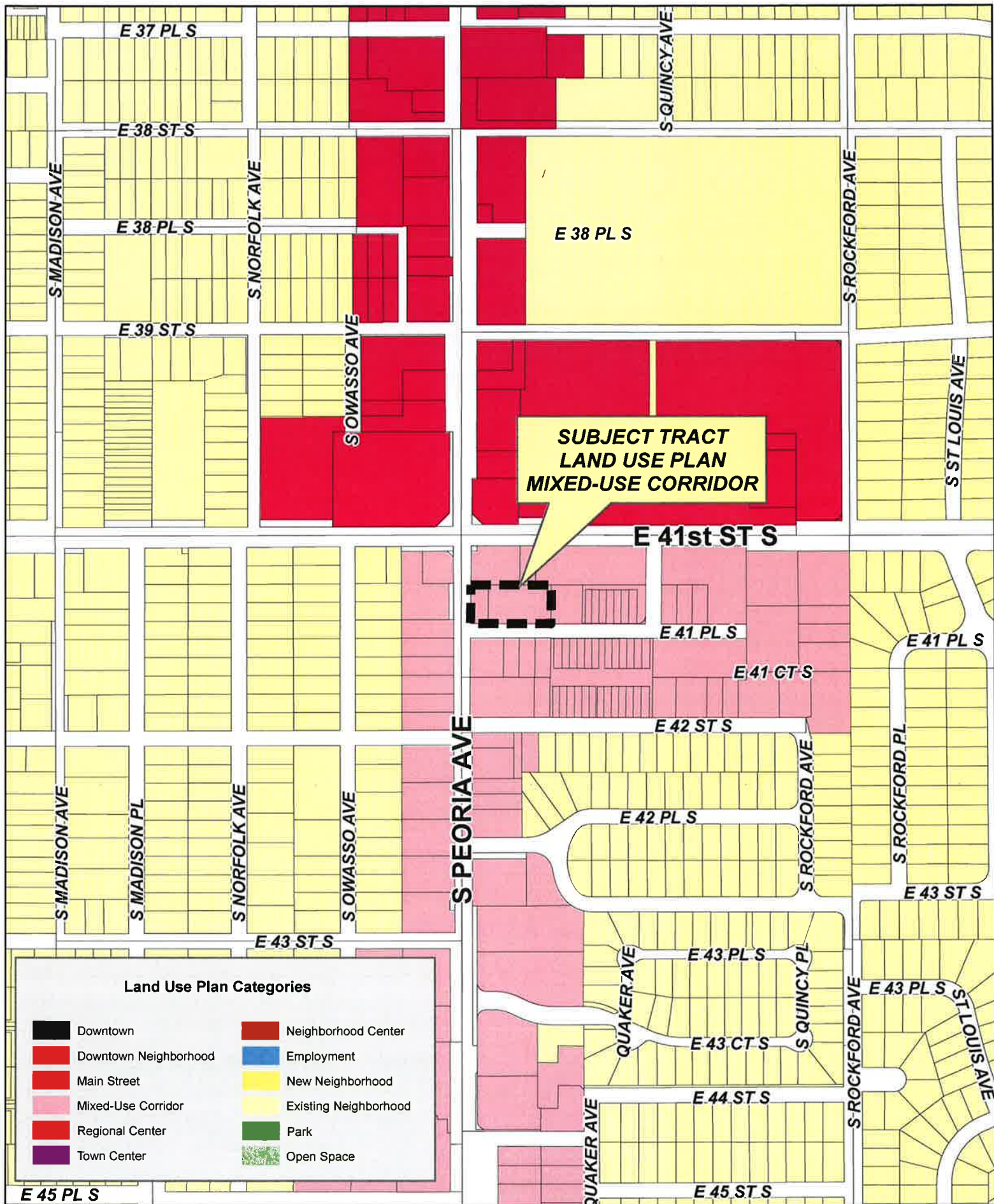
19-13 30



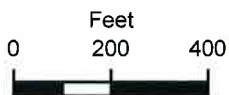








# ARVEST BROOKSIDE BRANCH



19-13 30





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7287

**Hearing Date:** January 7, 2015

**Case Report Prepared by:**

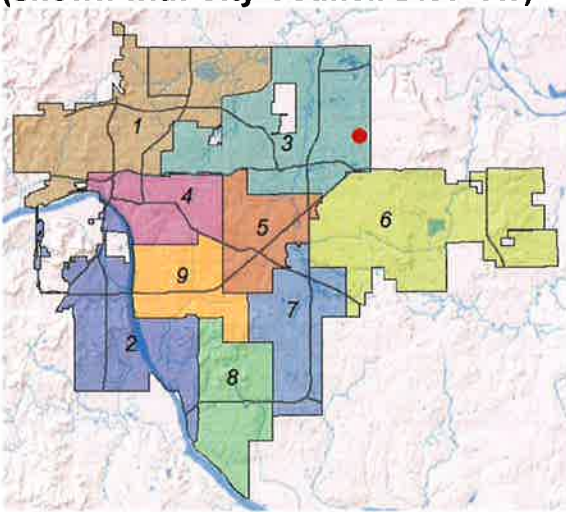
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* City of Tulsa / Scott Vanloo

*Property Owner:* CITY OF TULSA

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



**Applicant Proposal:**

*Present Use:* Green waste and abandoned concrete pipe manufacturing site

*Proposed Use:* City of Tulsa Green waste facility

*Concept summary:* City of Tulsa will use the site for mulching, green waste disposal; fill low areas with appropriate soil and street construction debris anticipating future industrial re-development.

*Tract Size:* : 393 ± acres

*Location:* Northwest corner of E. Pine St. & N. 145<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* AG/ CH/ IH

*Proposed Zoning:* IH

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

Rezoning request is consistent with the Tulsa Comprehensive Plan and surrounding land uses.

**Staff Data:**

TRS: 0428

CZM: 31

Atlas: 0/ 1238

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo



## SECTION I: Z-7287

### DEVELOPMENT CONCEPT:

The site is owned by the City of Tulsa and will be used for mulching and green waste disposal. The City will also initiate land reclamation from the previous mining and manufacturing site by placing appropriate soil and street construction debris in low areas. The site will reshape the land anticipating a long term future industrial redevelopment. This site will satisfied the City needs for clean road construction disposal and green waste for several decades.

### 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:
  - ALTA/ACSM Land Title Survey

### DETAILED STAFF RECOMMENDATION:

Rezoning request to IH is consistent with the Employment land use designation and with the Area of Growth vision of the Tulsa Comprehensive Plan, and

The north boundary of the site is defined by the existing railroad. The rail system can provide additional transportation and industrial distribution options for future large scale industrial uses at this location. IH zoning will support a higher intensity of uses to take advantage of the existing infrastructure, and

IH zoning is consistent with the expected development pattern for the area, and

The requested rezoning is not injurious to surrounding properties, therefore

Staff recommends **Approval** of Z-7287 to rezone property from AG/ CH/ IH to IH.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** This site is a large tract completely included in an Employment and Area of Growth and is consistent with the Comprehensive Plan. The expected evolution of this project includes a long term vision for restoration which would allow a heavier employment use than is planned by the City of Tulsa. The multimodal component of the transportation vision of the Comprehensive Plan will not be implemented for many years. The restoration and rezoning of this site will not provide any obstacles to that concept.*

*Subdivision regulations will require a plat or plat waiver request for this site. The street right of way will be dedicated during that process as recommended in the Major Street and Highway Plan.*

## Land Use Vision:

### *Land Use Plan map designation: Employment*

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

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

### *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:*

North 129<sup>th</sup> East Avenue is considered a secondary arterial with a multi modal overlay. The multimodal component of the plan is summarized in the Comprehensive Plan as follows:

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

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

Rail Considerations:

The north boundary of the site is abutted by an existing railroad. This site is large enough to support a rail spur similar to other large industrial uses north and east of this site.

*Trail System Master Plan Considerations:* None

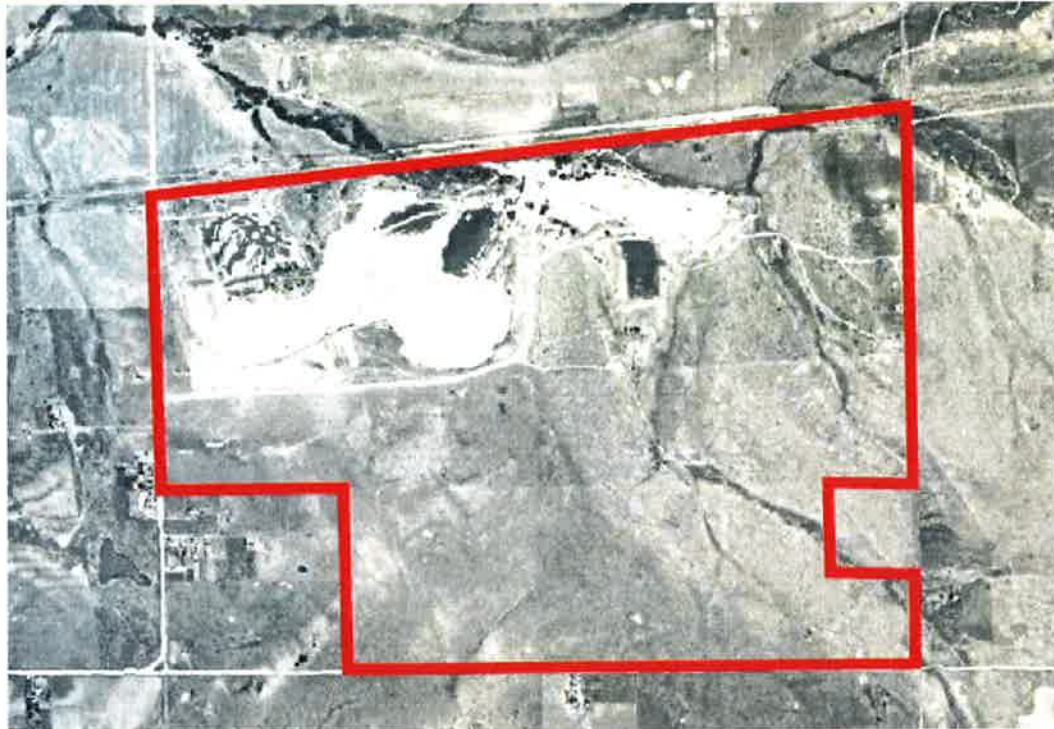
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* 1943 aerial photos of this site indicate limestone extraction uses. Additionally concrete pipe manufacturing has been part of this site. The site has some natural re-vegetation and uneven and unnatural terrain due to the manufacturing and mining process.



Aerial Photo from 1943  
Z-7287 Zoning Request from AG/CH/IH to I H

Environmental Considerations: The site will require significant stormwater management controls through the evolution of this site. In many ways the City of Tulsa is more likely to provide water quality protection and dust control than surrounding private industry



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
<b>North 145<sup>th</sup> East Ave.</b>	<b>Primary Arterial</b>	<b>120 feet</b>	<b>2</b>
<b>East Pine St.</b>	<b>Secondary Arterial</b>	<b>100 feet</b>	<b>2</b>
<b>North 129<sup>th</sup> East Ave.</b>	<b>Secondary Arterial with Multimodal Overlay</b>	<b>100 feet</b>	<b>2</b>

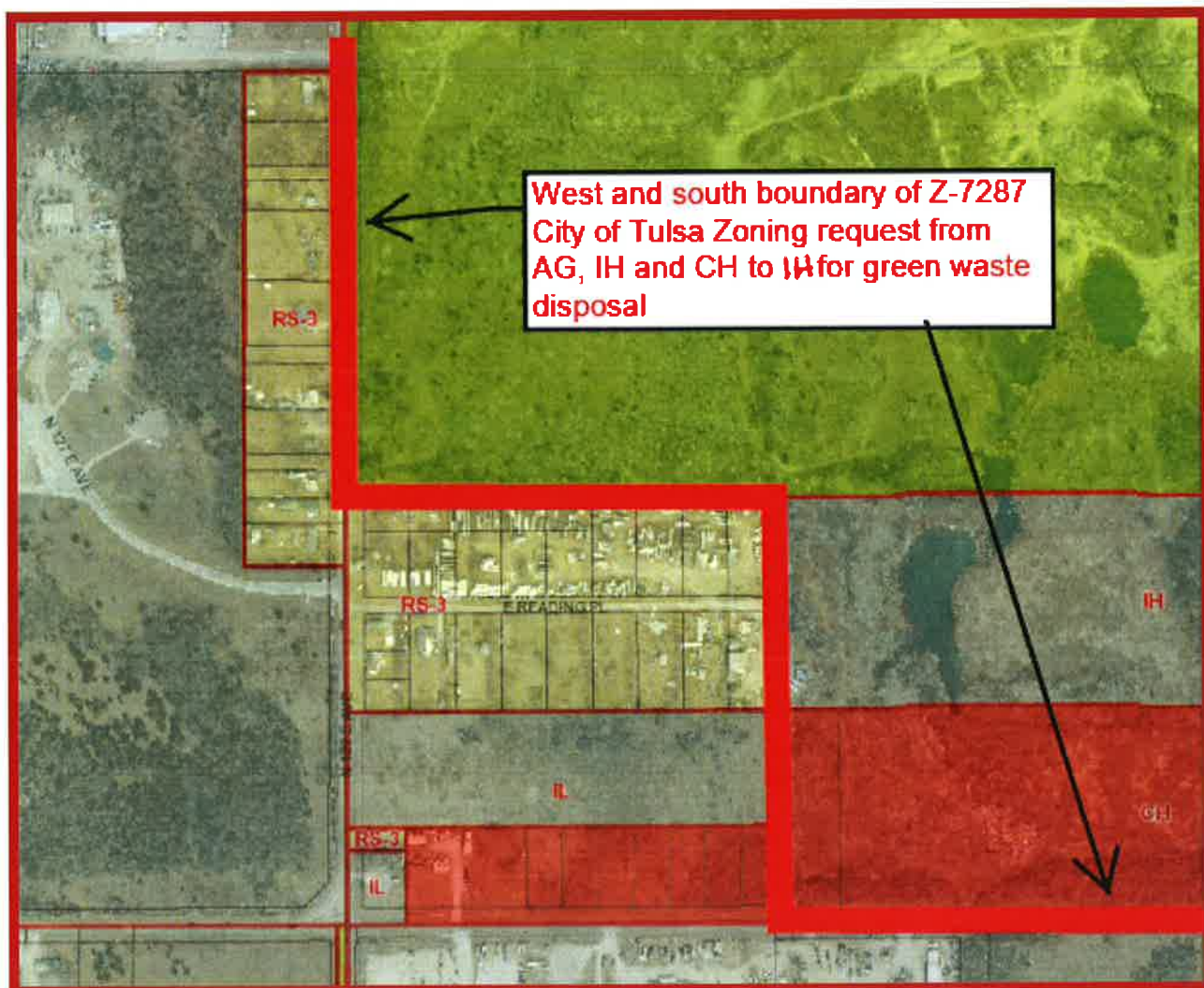
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by the City of Catoosa and is zoned with a variety of industrial and high intensity commercial uses; on the north by undeveloped property with, zoned AG; on the south by a variety of light industrial uses, zoned IL with a small parcel of AG; and on the west by a small strip of single family and industrial uses, zoned RS-3 and IL.

**SNIPPET OF RS-3 Zoned property at southwest corner of Z-7287:**

The north and east portion of the property abutting the southwest corner of the site is zoned RS-3 however the site is being used for industrial purposes. The comprehensive plan does not anticipate single family residential uses at this location. IH zoning will not adversely affect adjacent properties at this location.



**Aerial view of detail where existing industrial uses are part of the adjoining RS-3 area abutting the southwest corner of Z-7287:**



### **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

#### ***Surrounding Property:***

**Z-7248 February 2014:** All concurred in approval of a request for rezoning a 3.5± acre tract of land from AG to IL for warehouse and shop on property located west of southwest corner East Pine Street and North 145<sup>th</sup> East Avenue.

**Z-7171 August 2011:** All concurred in approval of a request for rezoning a 10± acre tract of land from AG to IL for future industrial use, on property located north of northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue.

**Z-7108 October 2008:** All concurred in approval of a request for rezoning a 10± acre tract of land from AG to IH for heavy industrial on property located north of northwest corner of East Pine Street and North 145<sup>th</sup> East Avenue

**Z-6885 April 2003:** All concurred in approval of a request for rezoning a .77± acre tract of land from RS-3 to IL for customizing autos, on property located on the northeast corner of East Pine Street and North 129<sup>th</sup> East Avenue.

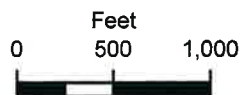
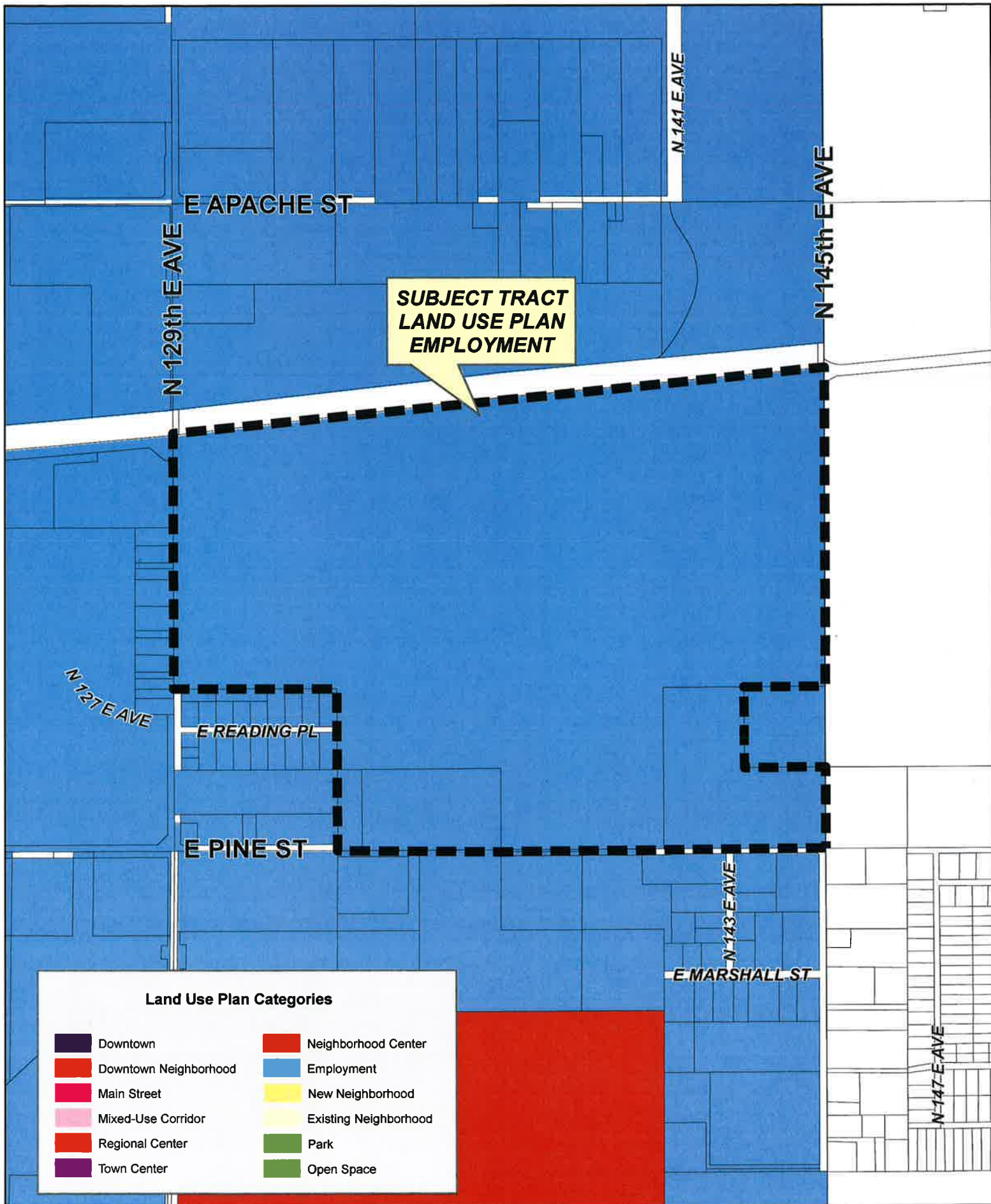
**BOA-19161 August 14, 2001:** The Board of Adjustment **DENIED** a *Special Exception* to permit mining and quarry in an AG district, on property located at south of the southeast corner of E. Apache St. and N. 129<sup>th</sup> E. Ave. and just north of the subject property.



**Z-6388 February 1993:** All concurred in approval of a request for rezoning a 3± acre tract of land from AG to IL for a trucking company, on property located east of the southeast corner of East Pine Street and South 129<sup>th</sup> East Avenue.

**Z-6280 February 1990:** An application was filed requesting the rezoning a 19± acre tract from AG to IH for an asphalt batch plant, on property located east of the southeast corner of East Apache Street and North 129<sup>th</sup> East Avenue. Staff and TMAPC recommended denial of IH and recommended restricting the IM zoning to the westerly portion to protect the residential use on the northeast, and to recommend IL zoning on the east 300'. The City Commission concurred in approval per TMAPC and staff recommendation.

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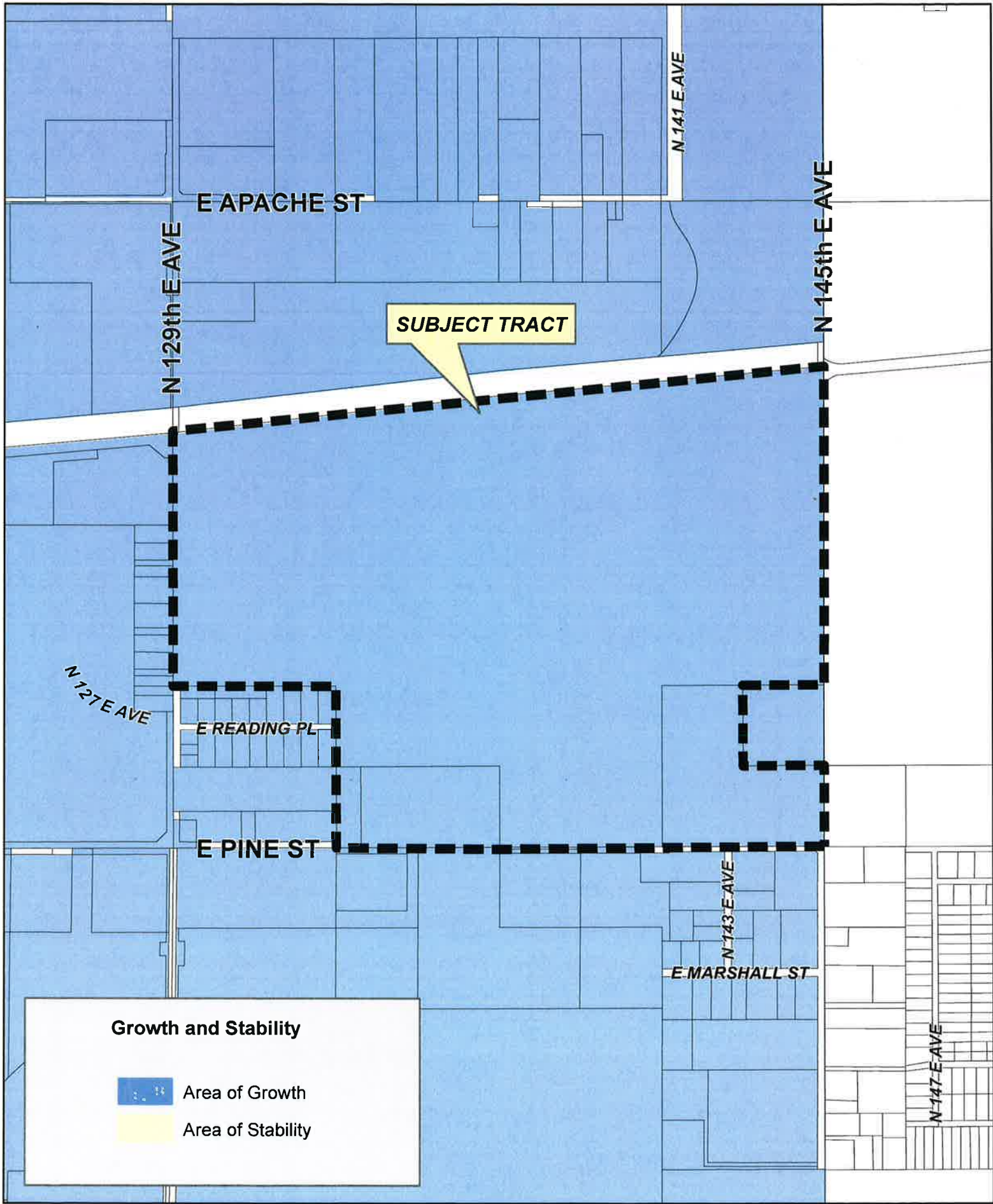


**Z-7287**



20-14 28

31.9





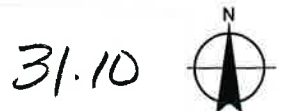
**Growth and Stability**

-  Area of Growth
-  Area of Stability



**Z-7287**

20-14 28





# ALTA/ACSM Land Title Survey

OF A tract of land located in Section Twenty-eight (28), Township Twenty (20) North, Range Fourteen (14) East of the Indian Meridian and Harrison, Tulsa County, State of Oklahoma.

## GENERAL NOTES

1. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
2. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
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9. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
10. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.



LOCATION MAP

## LEGAL DESCRIPTION OF THE REAL PROPERTY

A tract of land, to-wit: Section Twenty-eight (28), Township Twenty (20) North, Range Fourteen (14) East of the Indian Meridian and Harrison, Tulsa County, State of Oklahoma, containing approximately 160.00 acres, more or less, as shown on the attached map, and being the same as described in the following instrument: [Instrument Number and Date]

## INSTRUMENT NOTES

1. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
2. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
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9. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.
10. The ALTA/ACSM Survey was made in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.

## CERTIFIED TO

FOR THE PURPOSES OF THE ALTA/ACSM SURVEY

## CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the ALTA/ACSM Survey as made and shown to me by the parties thereto, and that the same is in accordance with the ALTA/ACSM Standards and Practices, 1985 Edition, as amended.



**NATIVE PLAINS**  
Surveying & Mapping, LLC  
A Native American Owned Business  
2001 West 10th Avenue, Suite 100  
Tulsa, Oklahoma 74103  
Phone: (918) 438-1234  
Fax: (918) 438-1235  
Email: info@nativeplains.com  
Website: www.nativeplains.com

Surveyed and Certified: June 15, 2011

ALTA/ACSM Land Title Survey

Page 1 of 1



## SYMBOL LEGEND

- 1. Easement (see Note 1)
- 2. Easement (see Note 2)
- 3. Easement (see Note 3)
- 4. Easement (see Note 4)
- 5. Easement (see Note 5)
- 6. Easement (see Note 6)
- 7. Easement (see Note 7)
- 8. Easement (see Note 8)
- 9. Easement (see Note 9)
- 10. Easement (see Note 10)

48 HOURS ADVANCE FOR THE CALL ONE



31.11





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-439

**Hearing Date:** January 7, 2014

**Case Report Prepared by:**

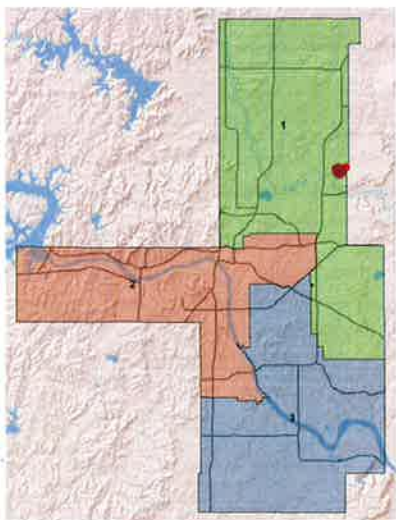
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Roy Johnsen

*Property Owner:* Cummings Land & Cattle Co LLC,  
etal

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Agriculture

*Proposed Use:* Residential, barns, quarry

*Concept summary:* Rezone to AG to support existing agricultural and residential uses. Possible quarry expansion may only be permitted after additional Board of Adjustment special exception approval, rezoning and or a PUD.

*Tract Size:* : 29 ± acres

*Location:* West of northwest corner of E. 66<sup>th</sup> St. N.  
and N. 145<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* RE

*Proposed Zoning:* AG

**Comprehensive Plan:**

City of Owasso 2030 GrOwasso Plan

*Land Use Map:* Single Family Residential

**Staff Recommendation:**

**Staff recommends approval for rezoning from RE to AG.**

**Staff Data:**

TRS: 1433

CZM: 18

Atlas: 0

**County Commission District:** 1

*Commissioner Name:* John Smaligo

32.1



## SECTION I: CZ-439

### DEVELOPMENT CONCEPT:

The rezoning request is to change the site from RE to AG. AG supports the existing agricultural use that has been active on this 29 acre site for several generations. Possible quarry expansion from the existing quarry east of the site is only possible through a County Board of Adjustment Special Exception approval when the site is zoned AG.

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Applicant Exhibits:  
None Provided

### DETAILED STAFF RECOMMENDATION:

AG zoning request is consistent with the surrounding uses and the surrounding zoning designations and;

The request for AG zoning is consistent with the existing and historic uses on the property and;

The existing rock quarry approximately 600 feet east of the site may only be expanded west into this area with Board of Adjustment approval of a special exception. The comprehensive plan recognizes a large area east CA-439 as a potential industrial and regional employment area but that is not allowed without a PUD, future rezoning or Board of Adjustment action and;

This site is outside of the City of Owasso zoning jurisdiction however any zoning and land use decisions should respect the City of Owasso Comprehensive plan. Request for quarry operations in this area should include a reconsideration of the residential land use designation in the Owasso Comprehensive plan and;

CA-439 requesting AG zoning is consistent with the Owasso Comprehensive plan therefore;

**Staff recommends Approval of CZ-439 to rezone property from RE to AG.**

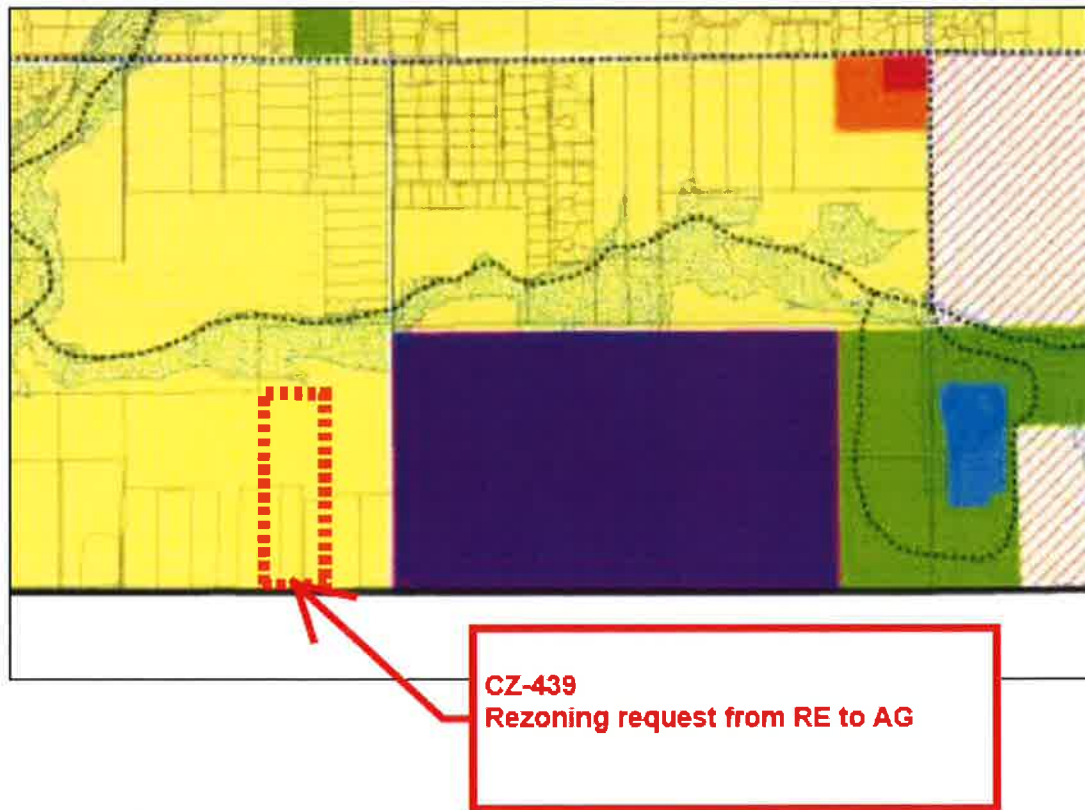
## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This site is in the City of Owasso comprehensive plan area. The west portion of the property is in a single family residential land area designation and the east portion is in an industrial regional employment area. The City of Owasso Adopted Land Use Plan includes the following matrix as a guide for zoning decisions.*

*The property is included in the Residential (Single family detached housing land use designation which supports the AG zoning request.*

## OWASSO COMPREHENSIVE PLAN LAND USE MAP



### Land Use Categories

-  Commercial
-  Industrial/Regional Employment
-  Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
-  Parks/Recreation
-  Public/Institutional/Quasi Public
-  Residential (Single family detached housing)
-  Transitional (Attached housing, duplexes, offices)
-  US-169 Overlay District
-  \*Glenn-Mur Addition Special District
-  \*\*Downtown Development District

32.3

# OWASSO COMPREHENSIVE PLAN LAND USE / ZONING MATRIX

**Table V-1, Land Use Evaluation Matrix**

Base Zoning Districts	Land Use Districts							
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Neighborhood Mixed Use	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)		Allowed	Allowed					
Residential Estate (RE)		Allowed	Allowed					
Residential Single Family (RS-1)		Allowed	Allowed					
Residential Single Family (RS-2)		Allowed	Allowed		Allowed			
Residential Single Family (RS-3)		Allowed	Allowed		Allowed			Allowed
Residential Duplex (RD)		Allowed	Possible	Allowed	Allowed			Allowed
Residential Townhome (RTH)		Allowed	Possible	Allowed	Allowed			Allowed
Residential Multi-Family (RM)		Allowed		Allowed	Allowed			Allowed
Office Light (OL)		Allowed		Allowed	Allowed	Allowed		Allowed
Office Medium (OM)		Allowed		Possible		Allowed		
Commercial Shopping (CS)		Allowed			Allowed	Allowed		Allowed
Commercial General (CG)		Allowed				Allowed	Allowed	
Commercial High Intensity (CH)		Allowed				Allowed	Allowed	
Industrial Light (IL)						Possible	Allowed	
Industrial Medium (IM)							Possible	
Industrial Heavy (IH)							Possible	

**Allowed** – The zoning district is appropriate within the land use district.

**Possible** – The zoning may be possible if certain conditions are met or exist. The land use plan text should be consulted for clarification.

**Blank Cell** – The zoning district is inappropriate for the land use district indicated.

## Land Use Vision: “GrOwasso 2030 Land Use Master Plan”

*Land Use Plan map designation:*

Residential (Single Family detached housing)

## Transportation Vision:

*Major Street and Highway Plan:*

66<sup>th</sup> street north does not continue east except into an existing quarry approximately 600 feet from the east boundary of the requested zoning. North 145<sup>th</sup> East Avenue does not continue north at this location. The designation for both streets is a secondary arterial street with no multi modal considerations.

*Trail System Master Plan Considerations:* None

32.4



Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: Just north of this site is an existing floodplain boundary that will limit future residential development. The existing site has very little topographic relief and almost no vegetation except grasses. The existing site is also being used as a residential property with some large barns that have been used for agricultural uses.*

Environmental Considerations: None that will affect AG zoning uses.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 66 <sup>th</sup> Street North	Secondary Arterial	100 feet	2
North 145 <sup>th</sup> East Avenue	Secondary Arterial	100 feet	2

**Utilities:**

The subject tract has municipal water available. Sanitary Sewer is not available except through septic systems.

Surrounding Properties: The subject tract is abutted and surrounded on all directions by AG zoning.

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

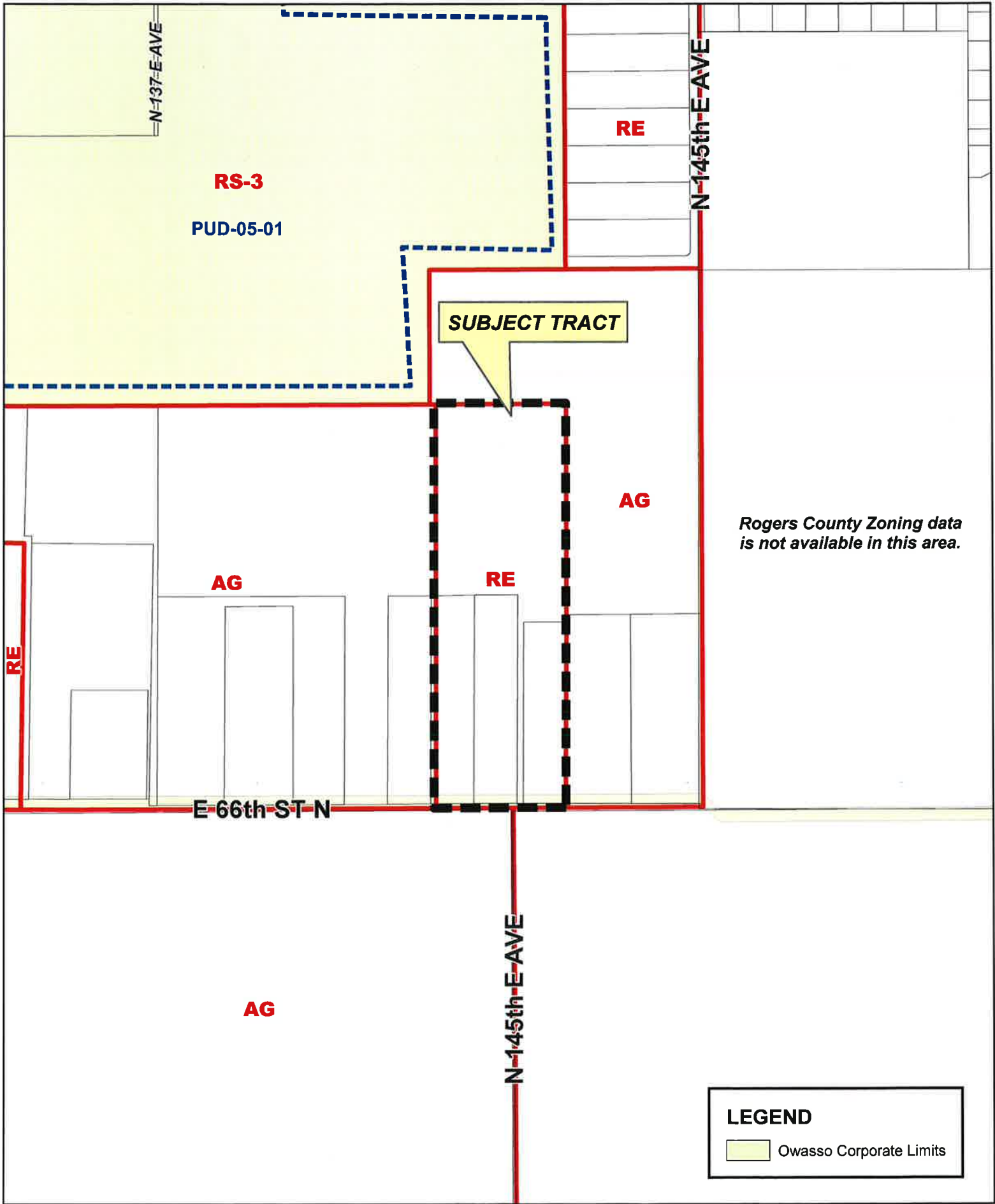
**CZ-87 September 1983:** A request was made to rezone 29+ acres from AG to RMH, located east of the northeast corner of E. 66<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue, also known as the subject property. Staff, TMAPC, and County Commission denied RMH and approved RE.

***Surrounding Property:***

**CZ-123 November 1984:** A request to rezone a 40+ acre tract from RMH to RE located east of the northeast corner of East 66<sup>th</sup> Street and North 129<sup>th</sup> East Avenue,. Staff recommended approval of RE, TMAPC recommended denial of the request. The County Commission approved RE zoning.

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**RS-3**

**PUD-05-01**

**RE**

**N-145th E-AVE**

**SUBJECT TRACT**

**AG**

*Rogers County Zoning data  
is not available in this area.*

**AG**


**RE**

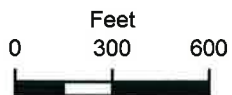
**E-66th ST N**

**N-145th E-AVE**

**AG**

**LEGEND**

 Owasso Corporate Limits



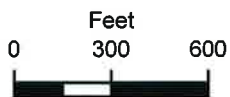
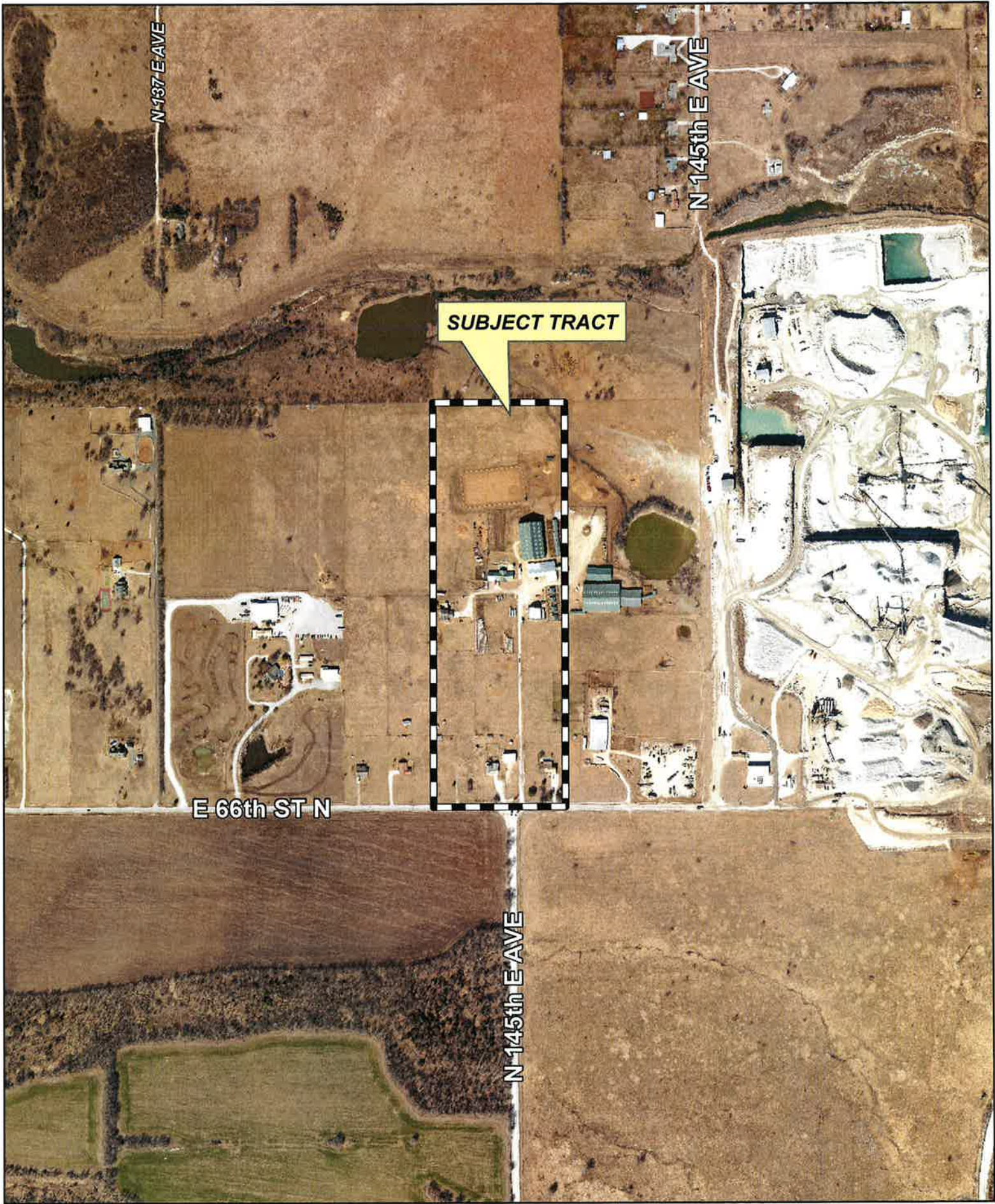
**CZ-439**

21-14 33

32.4







Aerial Photo Date: March 2014

**CZ-439**

21-14 33

32.7

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









Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7291**

Related to PUD 470-A (Major Amendment)

**Hearing Date: January 7, 2015**

**Case Report Prepared by:**

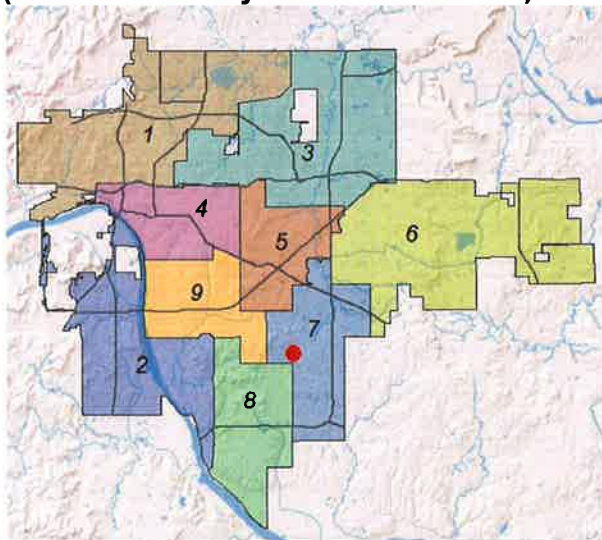
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Roy Johnsen

*Property Owner:* NB PROPERTIES LLC

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



**Applicant Proposal:**

*Present Use:* Bank

*Proposed Use:* Commercial

*Concept summary:* Rezone AG and OM property to CS which will support PUD 470-A major amendment. The PUD will allow selected commercial uses.

*Tract Size:* : 4.5± acres

*Location:* Northeast corner of E. 68<sup>th</sup> St. and S. Memorial Dr.

**Zoning:**

*Existing Zoning:* AG/ OM/ CS/ PUD-470

*Proposed Zoning:* CS / PUD-470-A

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of Z-7291 to rezone property from AG and OM to CS.**

**Staff Data:**

TRS: 8301

CZM: 53

Atlas: 875

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

33.1

## SECTION I: Z-7291

### DEVELOPMENT CONCEPT:

The applicant has submitted this rezoning request to support redevelopment of development area A of PUD 470 for commercial uses. The request will also rezone the AG zoning that remains in the South Memorial Drive right of way and change the OM zoning within the boundary of PUD 470-A to CS.

### EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None for Z-7291. Reference exhibits in PUD 470-A

### DETAILED STAFF RECOMMENDATION:

CS zoning in conjunction with PUD 470-A is consistent with the existing character of the surrounding PUD and;

The anticipated redevelopment allowed in CS districts is complementary with the existing development surrounding the property and;

CS zoning PUD 470-A is consistent with the Regional Center land use designation of the Tulsa Comprehensive Plan therefore;

**Staff recommends Approval of Z-7291 to rezone property from AG/OM/CS to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* CS zoning will support additional commercial redevelopment floor area that was not part of the original PUD overlay. The additional uses defined in the PUD are compatible with the Regional Center vision. Use Unit 12a is not appropriate at this location and is prohibited in the accompanying PUD.

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

33.2



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:*

South Memorial Drive is 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.

East 68<sup>th</sup> Street is not on the 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 bank site will be demolished and redeveloped with three parcels. As proposed any

### Environmental Considerations:

The majority of the tract is developed and covered by an existing bank building and off-street parking. Underlying soils consist of Dennis slit loam, 3 to 5 percent slopes. The subject tract is not located within a FEMA floodplain.

### Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	6+
East 68 <sup>th</sup> Street South	NA	50	4+

### Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Wal Mart Super Center, zoned PUD 309-A; on the north by a restaurant, zoned PUD 470; on the south by a large commercial area surrounding Woodland Hills Mall, zoned CS; and on the west by a large commercial area, zoned PUD-379, 379-A, 379-B and 379-C.

## **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17585 dated September 24, 1991, established zoning for the subject property.

### ***Subject Property:***

**Z-6320/PUD-470 June 1991:** A request to rezone a tract approximately 4.85 acres in size and located on the southeast corner of East 66<sup>th</sup> Street South and South Memorial Drive, from AG and OM to CS/PUD for commercial uses. All concurred in approval of CS zoning on the East 32' of the south 605' of Lot 1, Block 3, to align with the CS zoning to the east. The balance of the tract remained zoned OM and approved the PUD for 9,500 square feet of commercial use.

### ***Surrounding Property:***

**PUD-309-A-1 June 18, 2014:** A proposed PUD Minor Amendment for on property located east of the southeast corner of E. 66<sup>th</sup> St. and S. Memorial Dr. and abutting the east boundary of the subject property. PUD-309-A-1 was approved at the Planning Commission however the attorney representing ownership of PUD-470-A appealed the decision. During the research for the appeal it was determined that the applicant for PUD 309-A-1 did not accurately represent the as built condition of the existing Wal-Mart site development. The minor amendment for PUD 309-A-1 cannot be used until the as built condition of the site is corrected or until PUD 309-A is amended.

**PUD-309-A October 2004:** All concurred in approval of a proposed Major Amendment to PUD on a 18± acre tract of land for on property located east of the southeast corner of E. 66<sup>th</sup> St. and S. Memorial Dr. and abutting west of subject property.

**Z-7029 September 2006:** All concurred in approval of a request for rezoning a .55± acre tract of land from AG/OL to CS for restaurant and retail uses on property located on north of the northeast corner of South Memorial Drive and East 71<sup>st</sup> Street South.

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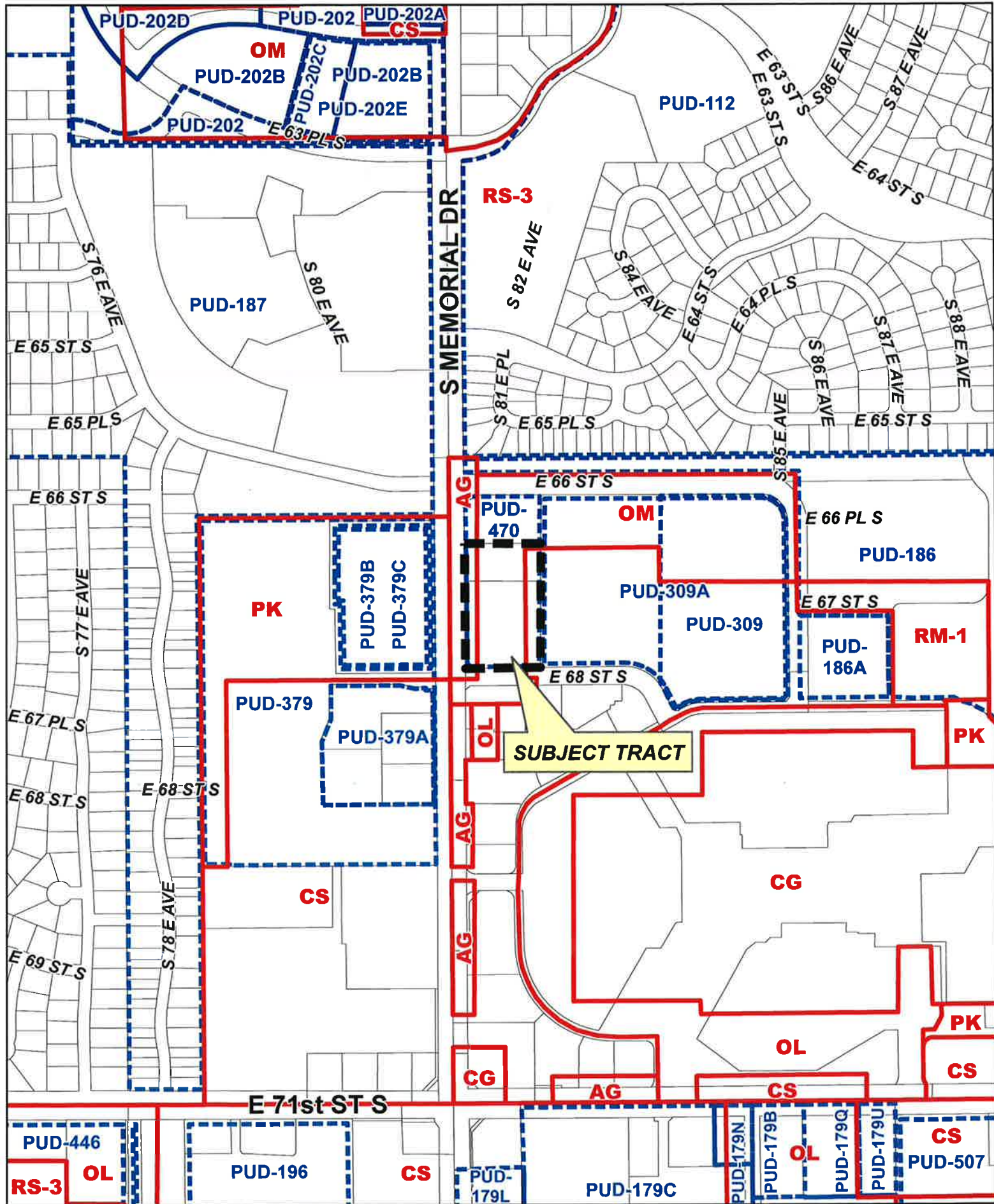
**Z-5790/PUD-309 January 1983:** A request to rezone that portion of the subject tract that is within PUD-309 was filed in January 1983. A request to rezone the property from OM to CS with a PUD for the purpose of retail shopping and a cinema theatre was submitted. CS zoning was approved for the tract except the north 300' which remained OM; the PUD was approved subject to conditions.

**Z-4048/PUD-112 January 1972:** All concurred in approval of the original Planned Unit Development and rezoning of 202 acres, from AG to RM-1, OM and RS-3 for multifamily, townhouse, and single-family development, with approval of church use within the RS-3-designated development area. No commercial uses were allowed except the customary laundry and vending machines that would serve the multifamily uses.

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**Z-7291/PUD-470-A**



18-13 01







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Feet

**Z-7291/PUD-470-A**

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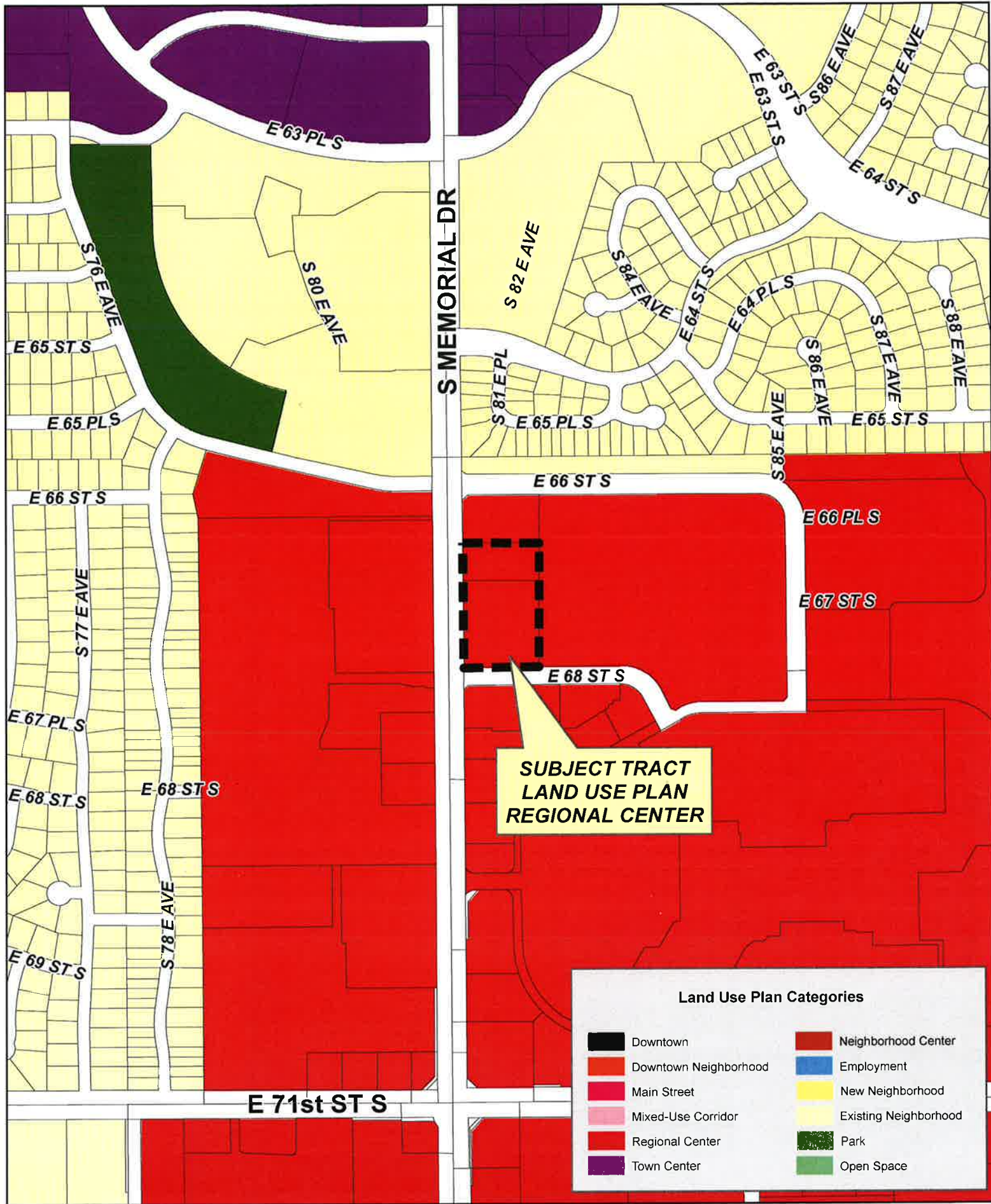
Aerial Photo Date: March 2014

18-13 01

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

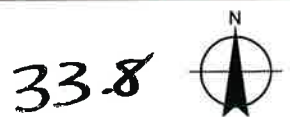




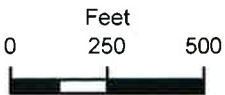


**Z-7291/PUD-470-A**

18-13 01







18-13 01

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Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-470-A**

Major Amendment

Related to # Z-7291

**Hearing Date: January 7, 2014**

**Case Report Prepared by:**

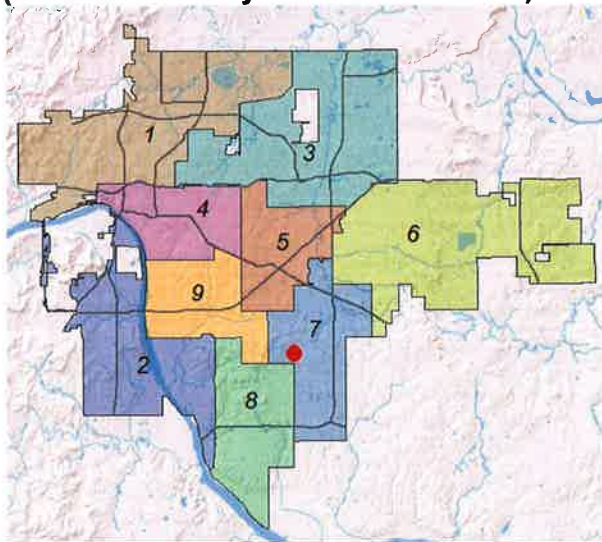
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Roy Johnsen

*Property Owner:* LG Tulsa BOA, LLC

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



**Applicant Proposal:**

*Present Use:* Bank

*Proposed Use:* Commercial

*Concept summary:* This amends the PUD to support commercial development where office uses were originally allowed. The underlying zoning will all be CS zoning.

*Tract Size:* : 4.5± acres

*Location:* Northeast corner of E. 68<sup>th</sup> St. and S. Memorial Dr.

**Zoning:**

*Existing Zoning:* AG/ OM/ CS/ PUD-470

*Proposed Zoning:* CS/ PUD-470-A

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8301

CZM: 53

Atlas: 875

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

34.1



## **SECTION I: PUD-470-A**

### **DEVELOPMENT HISTORY**

PUD 470 and companion rezoning application Z-6320 permitted a 6.23 acre gross (4.85 net development located at the northeast corner of East 68<sup>th</sup> Street South and South Memorial Avenue and was approved in 1991. The PUD created two development areas permitting office uses in Development Area "A" (existing bank) and Use Unit 12 uses (excluding certain uses) in Development Area "B". Development standards such as minimum setbacks, maximum floor areas and off-street parking standards were established in the PUD.

During the approval process of the companion rezoning request, the application was modified to permit only that amount of CS (Commercial Shopping) to permit a restaurant containing 9,500 square feet.

In a subsequent plat waiver application (approved on July 10, 1991), the platting requirement was waived subject to conditions including the PUD conditions being filed of record by separate instrument (Book 5344 Page 2409).

### **DEVELOPMENT CONCEPT:**

It is now the desire of the development team to amend the Development Area "A" of the PUD to permit commercial uses. The Major Amendment will also establish new development standards for Development Area "A" while maintaining the current standards for Development Area "B". A companion rezoning application for Commercial Shopping (CS) will be processed along with the PUD Major Amendment. The proposed rezoning which is consistent with the Tulsa Comprehensive Plan will 'clean up' the current zoning pattern which includes Agriculture (AG) zoning in the Memorial Drive right-of-way from when Woodland Hills Mall was developed.

If approved, a plat waiver will be requested since the property is already platted and all necessary easements appear to be in place to facilitate the redevelopment.

### **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: Aerial Photography and Surrounding Context

  - Exhibit B: Concept Illustration

  - Exhibit C: Current Zoning Map

  - Exhibit D: Current Comprehensive Plan Land Use Exhibit

  - Exhibit E: Proposed rezoning Map

  - Exhibit F: Current Traffic Count Map

  - Exhibit G: Utilities, Environmental & Topography

  - Exhibit H.1: Development Area A Gross Boundary Description

  - Exhibit H.2: Development Area A Gross Boundary Exhibit

39.2

## **PUD-470-A DEVELOPMENT STANDARDS:**

**Gross Land Area:** 196,371 sq.ft. 4.508 acres

**Net Land Area:** 151,442 sq.ft. 3.477 acres

### **Permitted Uses:**

Those uses permitted by right and exception within the Commercial Shopping (CS) District, excluding sexually-oriented business as defined by the City of Tulsa Zoning Code.

**Maximum Permitted Floor Area (Total):** 50,000 sq.ft.

**Minimum Lot Width (South Memorial Drive):** 50 ft.

**Minimum Lot Area:** 14,000 sq.ft.

**Maximum Building Height:** 35 ft.

**Minimum Off-Street Parking:** As set forth by applicable use \*

\*Cross access and parking shall be permitted for all lots within PUD-470-A. The remainder of PUD 470 will be also be allowed through a cross parking and access through PUD-470-A.

### **Minimum Building Setbacks:**

From South Memorial Drive Right-of-Way:	25 ft.
From East Property Line:	25 ft.
From North Development Area Line:	25 ft.
From East 68 <sup>th</sup> Street Right-of-Way:	15 ft.

### **Landscape Standards:**

Within the street yard, trees will be installed and maintained in the landscape edge between the parking and street right-of-way with a maximum spacing of 30 feet except at driveway connections to South Memorial Drive or East 68<sup>th</sup> Street South.

In addition to the street yard trees defined above All landscaping will meet or exceed the standards defined in the Landscape Chapter of the Tulsa Zoning Code and will include a 10% minimum landscape area outside the street yard and 15% minimum landscape area in the street yard.

### **Signage:**

Signs shall be installed in accordance with the City of Tulsa Zoning Code

### **Parking Lighting:**

Exterior lighting shall be in conformance with the Tulsa Zoning Code except that light poles shall be limited to sixteen (16 feet) in height, and shall be pointed down and away from the boundary of PUD 470-A

**Trash Enclosures:**

All trash enclosures shall be gated and screen in order to prohibit loose trash from leaving the enclosed area. Any loose trash shall be collected immediately by the lot owner and placed in the proper trash receptacle.

**VEHICULAR ACCESS AND CIRCULATION:**

Primary access to the site is from East 68<sup>th</sup> Street South. Additionally, access is available from East 66<sup>th</sup> Street South via a mutual access agreement (Book 5344 Page 2417) through the existing commercial tract (Development Area "A"). No access exists at this time from South Memorial Drive.

**PEDESTRIAN ACCESS:**

Sidewalk Construction will be required in the street right of way adjacent to the entire west and south boundary of PUD 470-A on South Memorial Drive and East 68<sup>th</sup> Street South. North of this site is a restaurant that was constructed prior to the implementation of the sidewalk construction policy. Future redevelopment of that site will require sidewalk construction further north.

**PLATTING REQUIREMENT:**

Upon approval of a plat waiver by the Tulsa Metropolitan Area Planning Commission, development standards associated with PUD 470-A shall be filed of record by separate instrument in the office of the Tulsa County Clerk.

**EXPECTED SCHEDULE OF DEVELOPMENT:**

Construction is anticipated as the market conditions will support however the demolition and first building construction is anticipated in 2015.

**DETAILED STAFF RECOMMENDATION:**

PUD 470-A is consistent with the PUD chapter of the Tulsa Zoning Code and;

The anticipated redevelopment allowed in CS districts is complementary with the existing development surrounding the property and;

PUD 470-A will allow a future continuity of function and design within the development and;

PUD 470-A is consistent with the Regional Center land use designation of the Tulsa Comprehensive Plan therefore;

**Staff recommends Approval of PUD-470-A as outlined in Section I above.**

**SECTION II: Supporting Documentation****RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: PUD 470-A will allow commercial redevelopment that was not part of the original PUD. The additional uses are compatible with the Regional Center vision and the all of PUD 470 and 470-A will share parking and access.*

34.4



## Land Use Vision:

### *Land Use Plan map designation: Regional Center*

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

### *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:*

South Memorial Drive is 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

East 68<sup>th</sup> Street is not on the major street and highway plan.

34.5

*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 bank site will be demolished and redeveloped with three commercial.*

**Environmental Considerations:**

The majority of the tract is developed and covered by an existing bank building and off-street parking. Underlying soils consist of Dennis slit loam, 3 to 5 percent slopes. The subject tract is not located within a FEMA floodplain.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	6+
East 68 <sup>th</sup> Street South	NA	50	4+

**Utilities:**

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Wal Mart Super Center, zoned PUD 309-A; on the north by a restaurant, zoned PUD 470; on the south by a large commercial area surrounding Woodland Hills Mall, zoned CS; and on the west by a large commercial area, zoned PUD-379, 379-A, 379-B and 379-C.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17585 dated September 24, 1991, established zoning for the subject property.

***Subject Property:***

**Z-6320/PUD-470 June 1991:** A request to rezone a tract approximately 4.85 acres in size and located on the southeast corner of East 66<sup>th</sup> Street South and South Memorial Drive, from AG and OM to CS/PUD for commercial uses. All concurred in approval of CS zoning on the East 32' of the south 605' of Lot 1, Block 3, to align with the CS zoning to the east. The balance of the tract remained zoned OM and approved the PUD for 9,500 square feet of commercial use.

34.6

### ***Surrounding Property:***

**PUD-309-A-1 June 18, 2014:** A proposed PUD Minor Amendment for on property located east of the southeast corner of E. 66<sup>th</sup> St. and S. Memorial Dr. and abutting the east boundary of the subject property. PUD-309-A-1 was approved at the Planning Commission however the attorney representing ownership of PUD-470-A appealed the decision. During the research for the appeal it was determined that the applicant for PUD 309-A-1 did not accurately represent the as built condition of the existing Wal-Mart site development. The minor amendment for PUD 309-A-1 cannot be used until the as built condition of the site is corrected or until PUD 309-A is amended.

**PUD-309-A October 2004:** All concurred in approval of a proposed Major Amendment to PUD on a 18± acre tract of land for on property located east of the southeast corner of E. 66<sup>th</sup> St. and S. Memorial Dr. and abutting west of subject property.

**Z-7029 September 2006:** All concurred in approval of a request for rezoning a .55± acre tract of land from AG/OL to CS for restaurant and retail uses on property located on north of the northeast corner of South Memorial Drive and East 71<sup>st</sup> Street South.

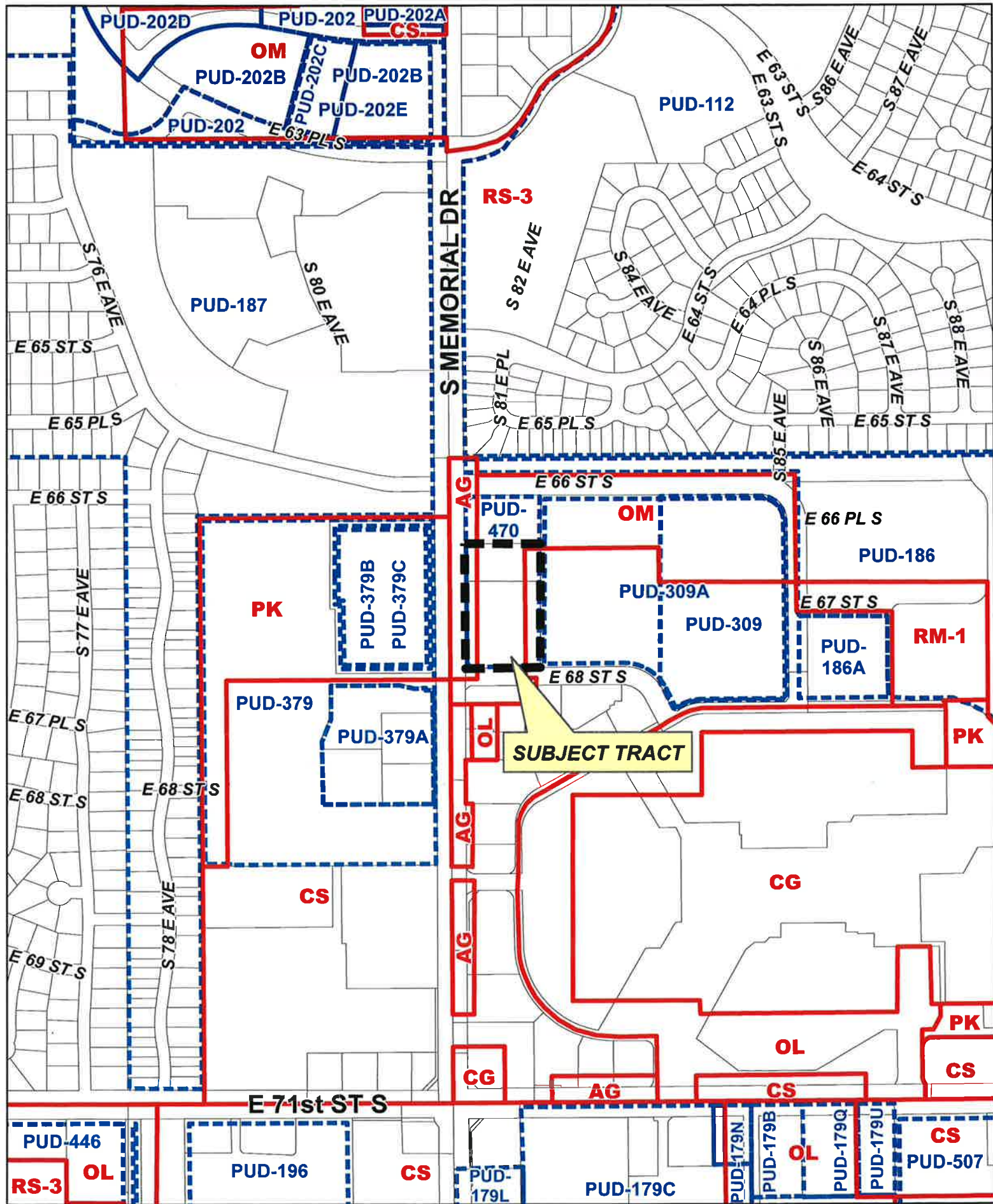
**Z-5790/PUD-309 January 1983:** A request to rezone that portion of the subject tract that is within PUD-309 was filed in January 1983. A request to rezone the property from OM to CS with a PUD for the purpose of retail shopping and a cinema theatre was submitted. CS zoning was approved for the tract except the north 300' which remained OM; the PUD was approved subject to conditions.

**Z-4048/PUD-112 January 1972:** All concurred in approval of the original Planned Unit Development and rezoning of 202 acres, from AG to RM-1, OM and RS-3 for multifamily, townhouse, and single-family development, with approval of church use within the RS-3-designated development area. No commercial uses were allowed except the customary laundry and vending machines that would serve the multifamily uses.

1/7/2015 1:30 PM

34.7





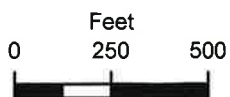
**Z-7291/PUD-470-A**



18-13 01







Aerial Photo Date: March 2014

**Z-7291/PUD-470-A**

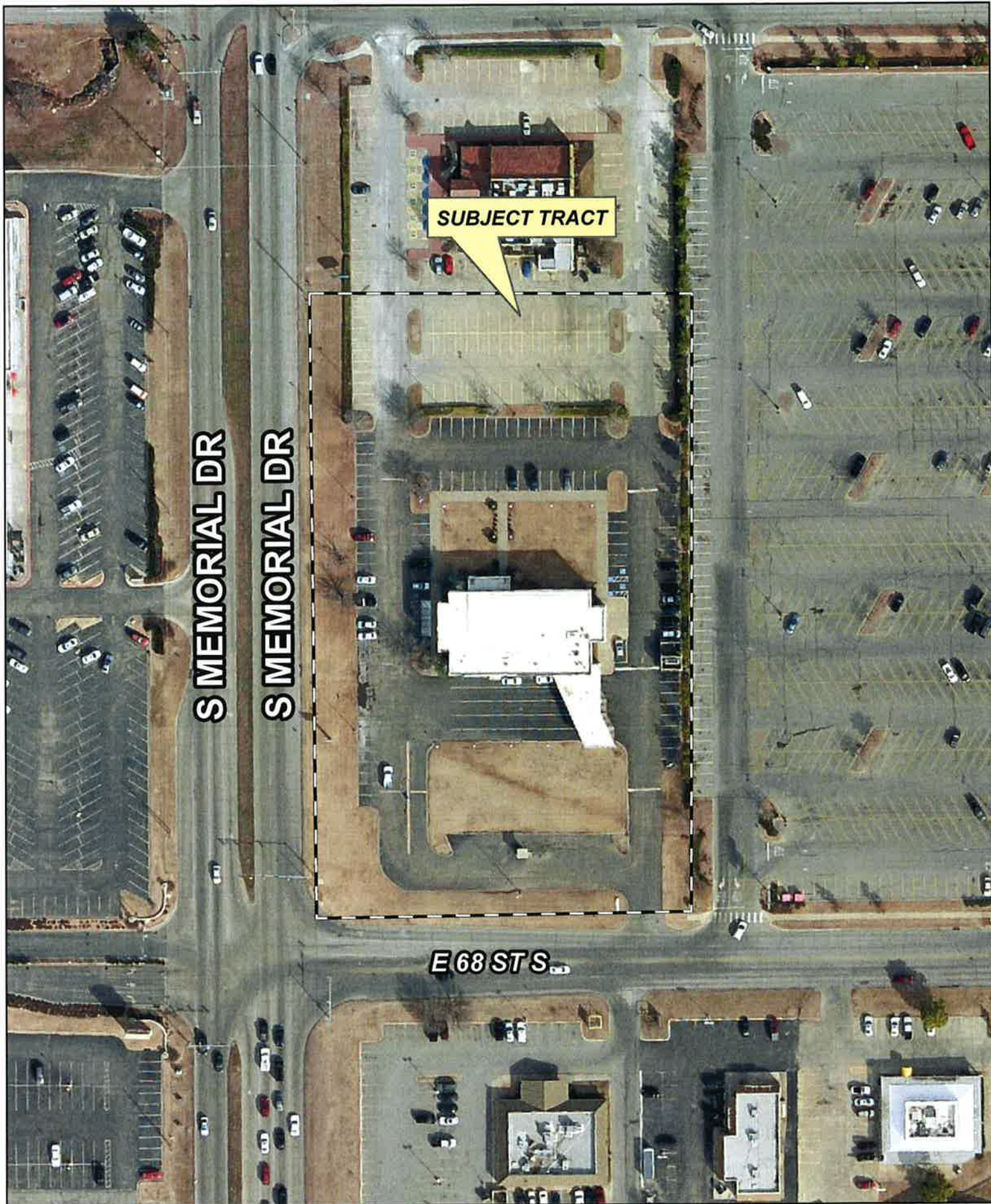
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Note: Graphic overlays may not precisely align with physical features on the ground.

34.9







**SUBJECT TRACT**

**S MEMORIAL DR**

**S MEMORIAL DR**

**E 68 ST S**



**Z-7291/PUD-470-A**

**34.10**

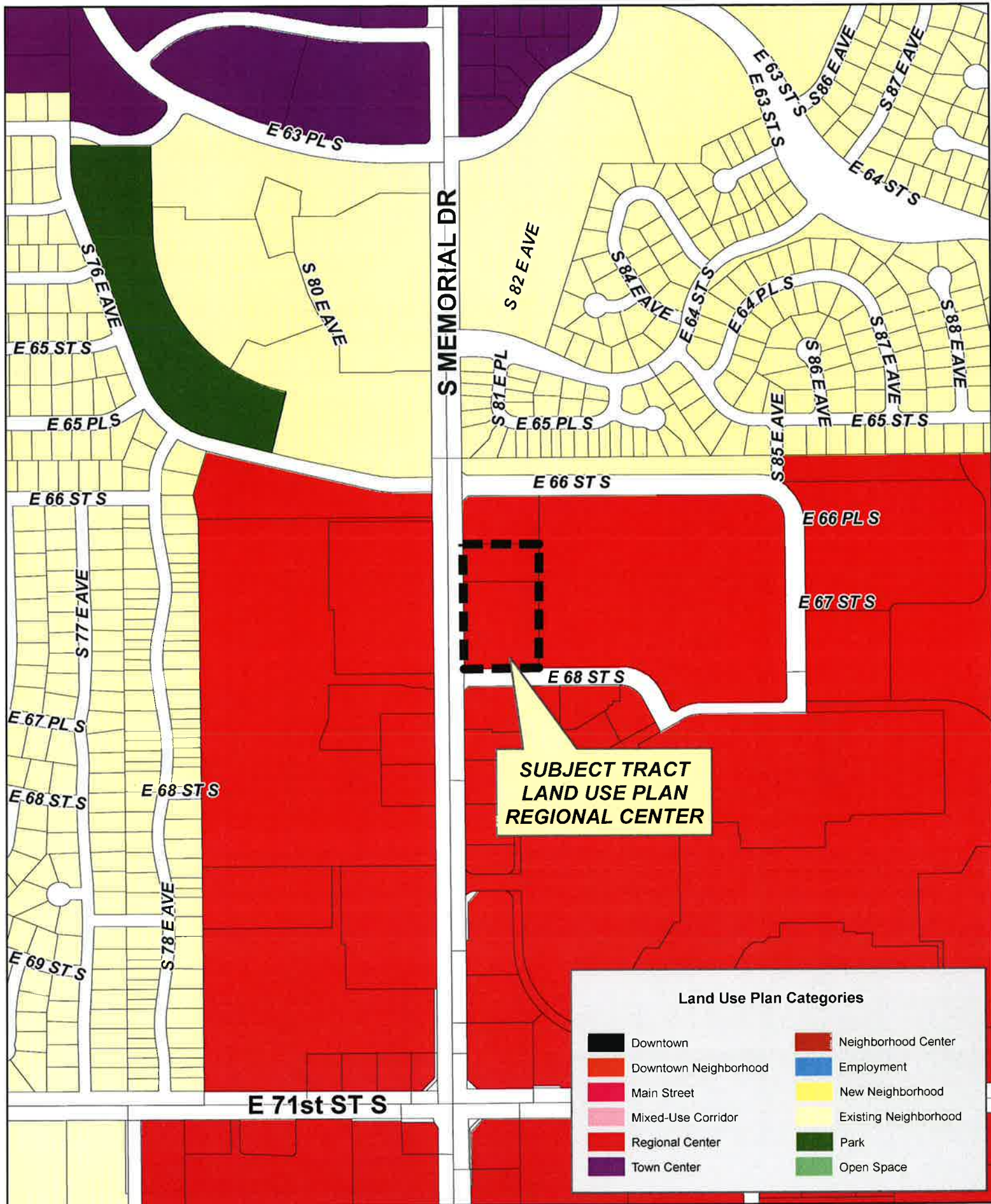
Aerial Photo Date: March 2014

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







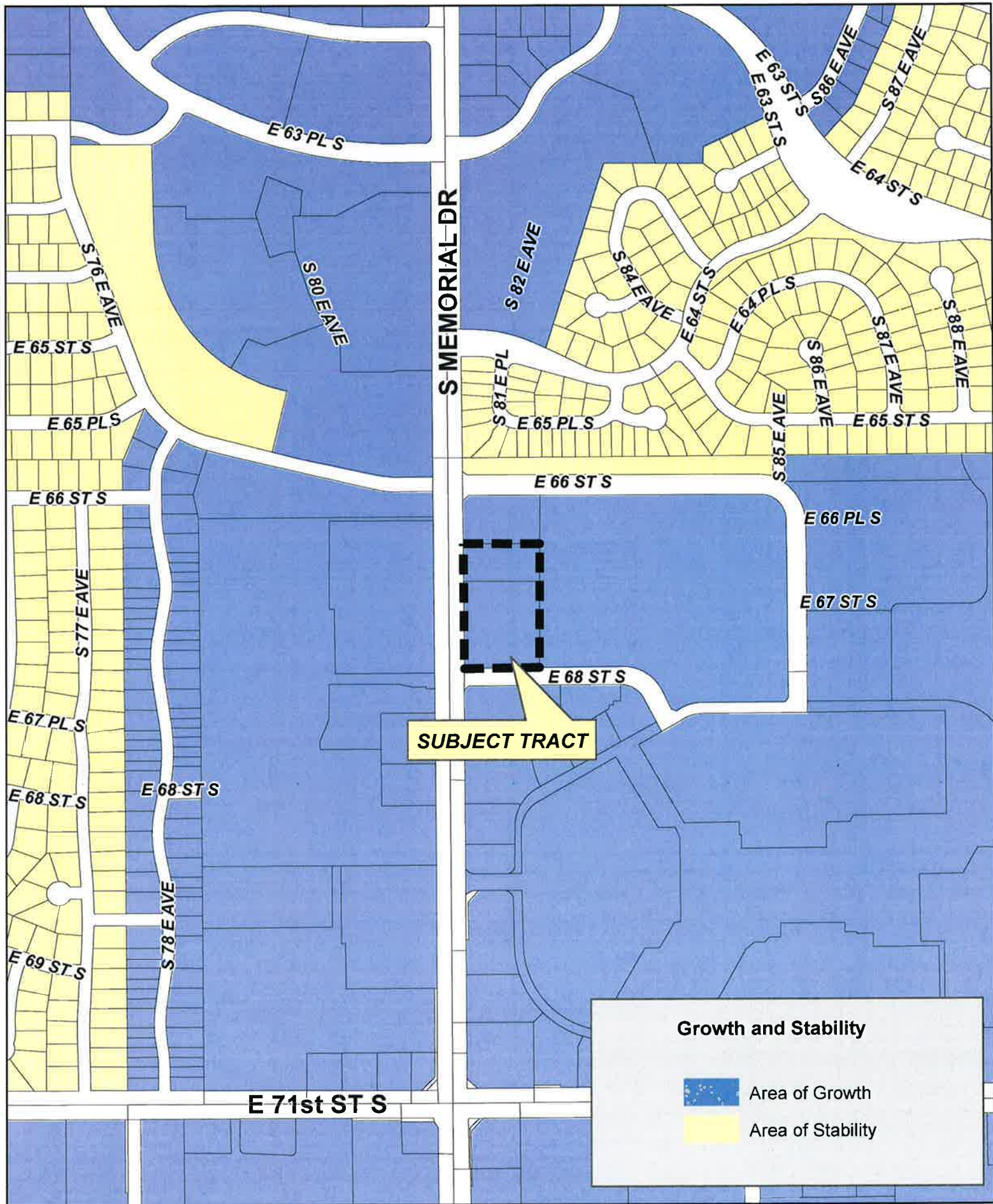
Feet  
0 250 500

**Z-7291/PUD-470-A**

18-13 01

39.11





**Z-7291/PUD-470-A**

18-13 01

39.12



# Woodland Bank

## EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT  
GOOGLE EARTH 2014





# Woodland Bank

## EXHIBIT B

### CONCEPT ILLUSTRATION

SITE DESIGN PROVIDED BY GENESIS ARCHITECTS ON 11/21/2014



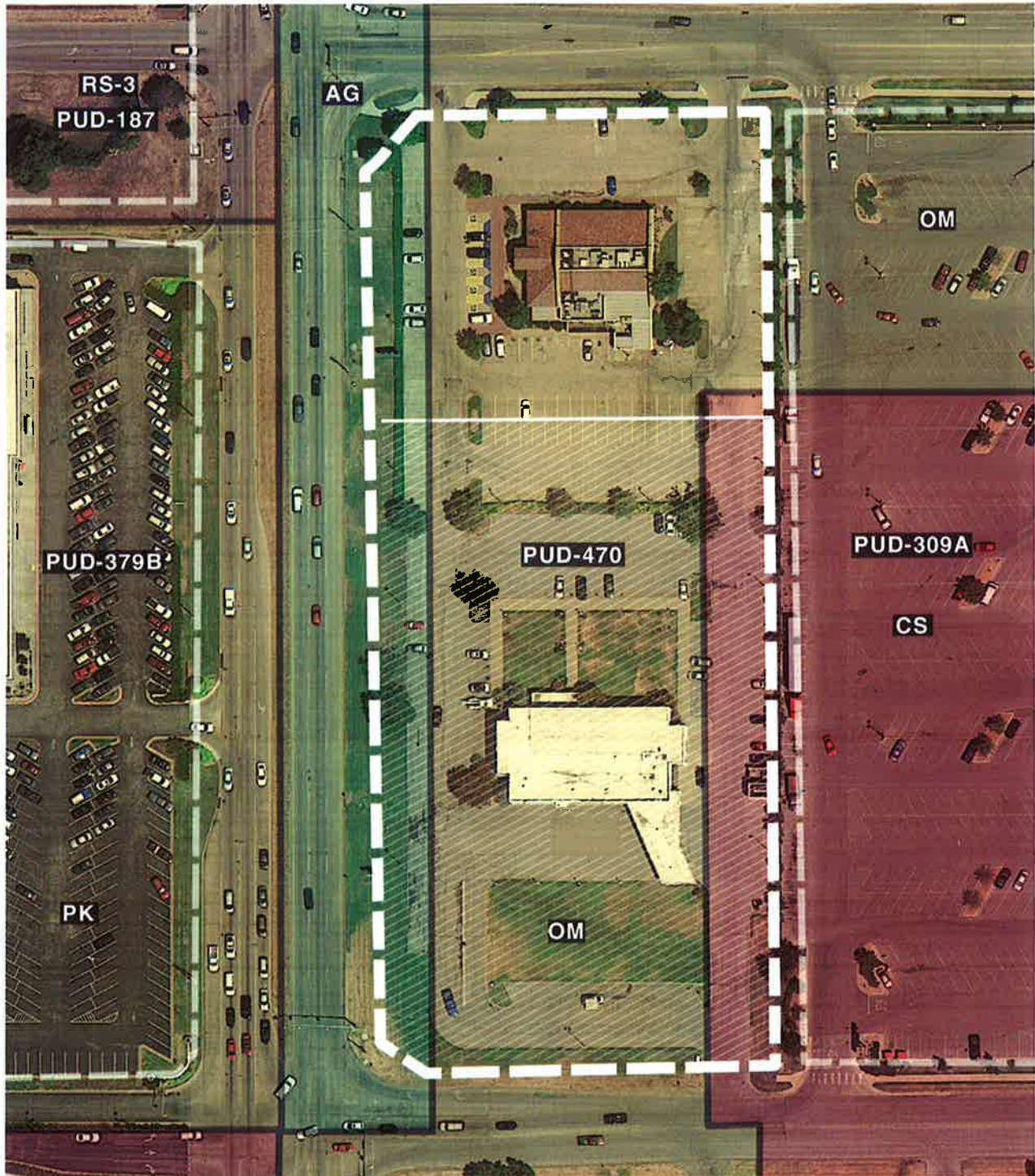


# Woodland Bank

## EXHIBIT C

### CURRENT ZONING MAP

INFORMATION OBTAINED FROM INCOG ZONING GIS ON 11/19/2014

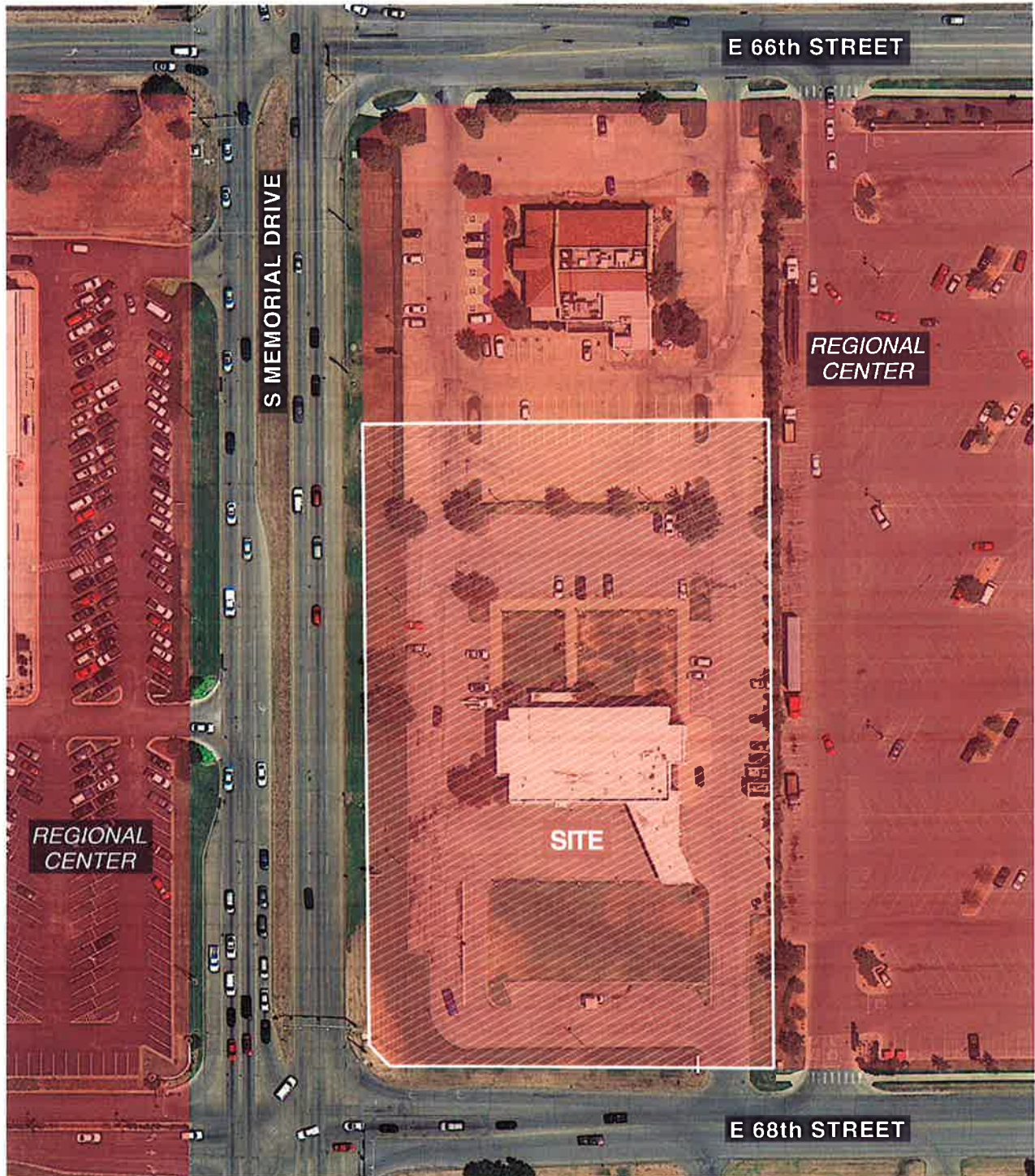




# Woodland Bank

## EXHIBIT D

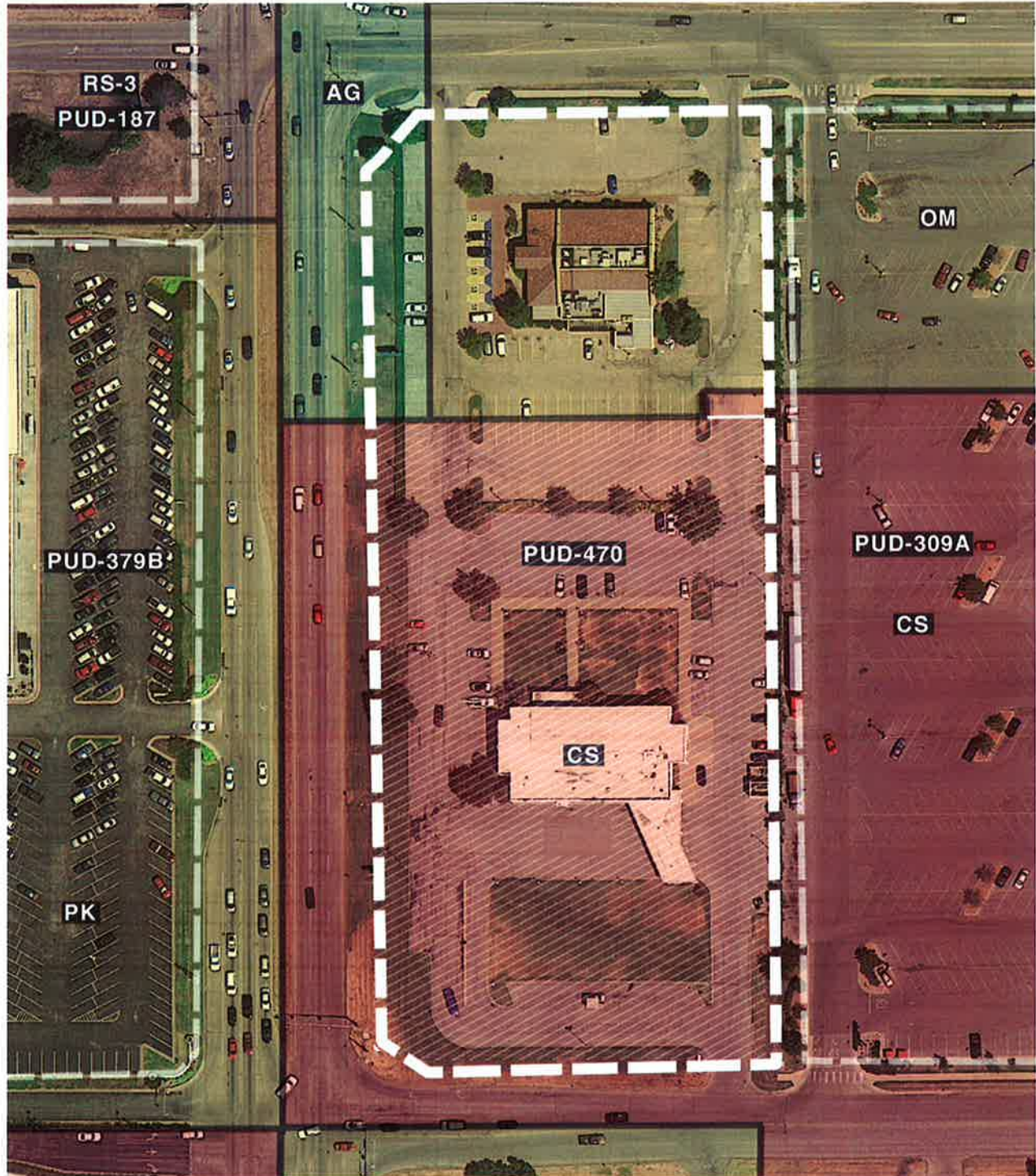
CURRENT COMPREHENSIVE PLAN  
INFORMATION OBTAINED FROM PLANITULSA 2010





# Woodland Bank

## EXHIBIT E PROPOSED REZONING MAP





# Woodland Bank

## EXHIBIT F

### CURRENT TRAFFIC COUNT MAP

INFORMATION OBTAINED FROM INCOG GIS ON 11/19/2014

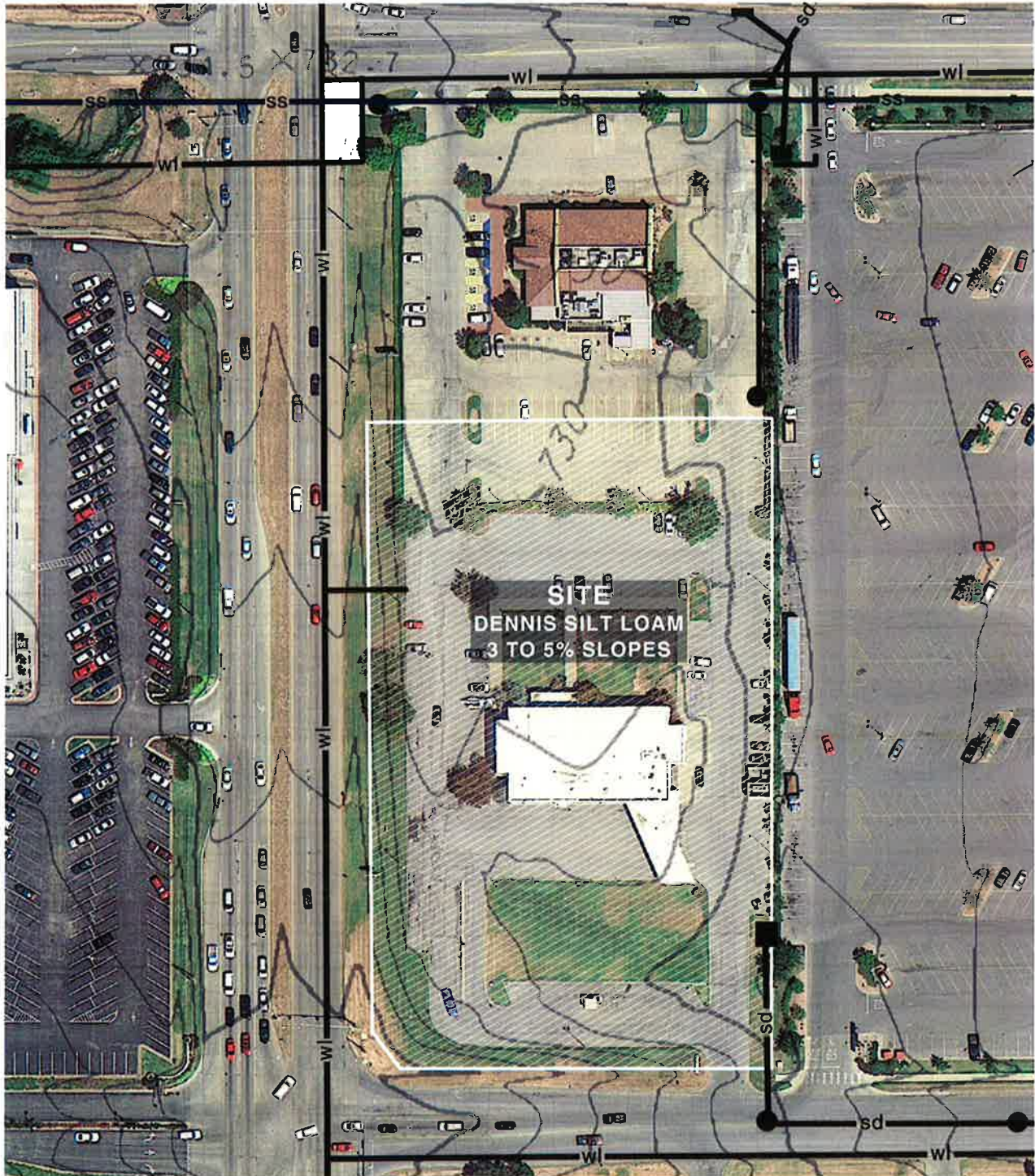




# Woodland Bank

## EXHIBIT G

UTILITIES, ENVIRONMENTAL & TOPOGRAPHY  
UTILITY INFORMATION PROVIDED BY CITY OF TULSA ATLASES





**Exhibit "H.1"**  
**PUD 470-A**  
**Development Area A**  
**Gross Boundary Description**

**Description**

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK THREE (3), "WOODLAND HILLS MALL, BLOCKS 2, 3, 4 AND 5" (PLAT #3627), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK THREE 3 OF "WOODLAND HILLS MALL, BLOCKS 2, 3, 4 AND 5"; THENCE SOUTH 0°03'42" WEST AND ALONG THE EAST LINE OF SAID LOT 1, FOR A DISTANCE OF 200.00 FEET TO A POINT OF BEGINNING;

THENCE SOUTH 0°03'42" WEST FOR A DISTANCE OF 545.46 FEET TO A POINT ON THE CENTERLINE OF EAST 68TH STREET SOUTH; THENCE NORTH 90°00'00" WEST AND ALONG SAID CENTERLINE FOR A DISTANCE OF 360.00 FEET, TO A POINT; THENCE NORTH 0°03'42" EAST FOR A DISTANCE OF 545.50 FEET TO A POINT; THENCE SOUTH 89°59'39" EAST FOR A DISTANCE OF 360.00 FEET, TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 196,373 SQUARE FEET, OR 4.508 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE BEING DUE WEST ACCORDING TO THE RECORDED PLAT OF WOODLAND HILLS MALL, LOTS 2, 3, 4 AND 5, PLAT NO. 3627.

**Real Property Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



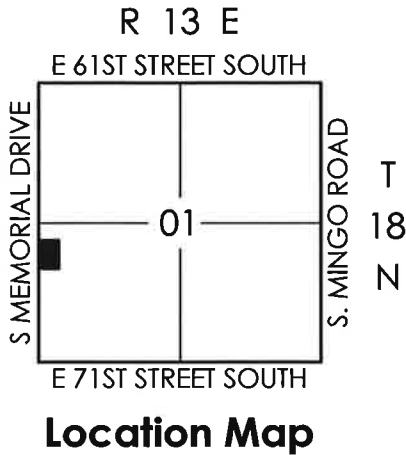
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/15

DATE

34.20

**Tanner Consulting, LLC**

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



South Memorial Drive

N 0°03'42" E  
545.50'



**LEGEND**

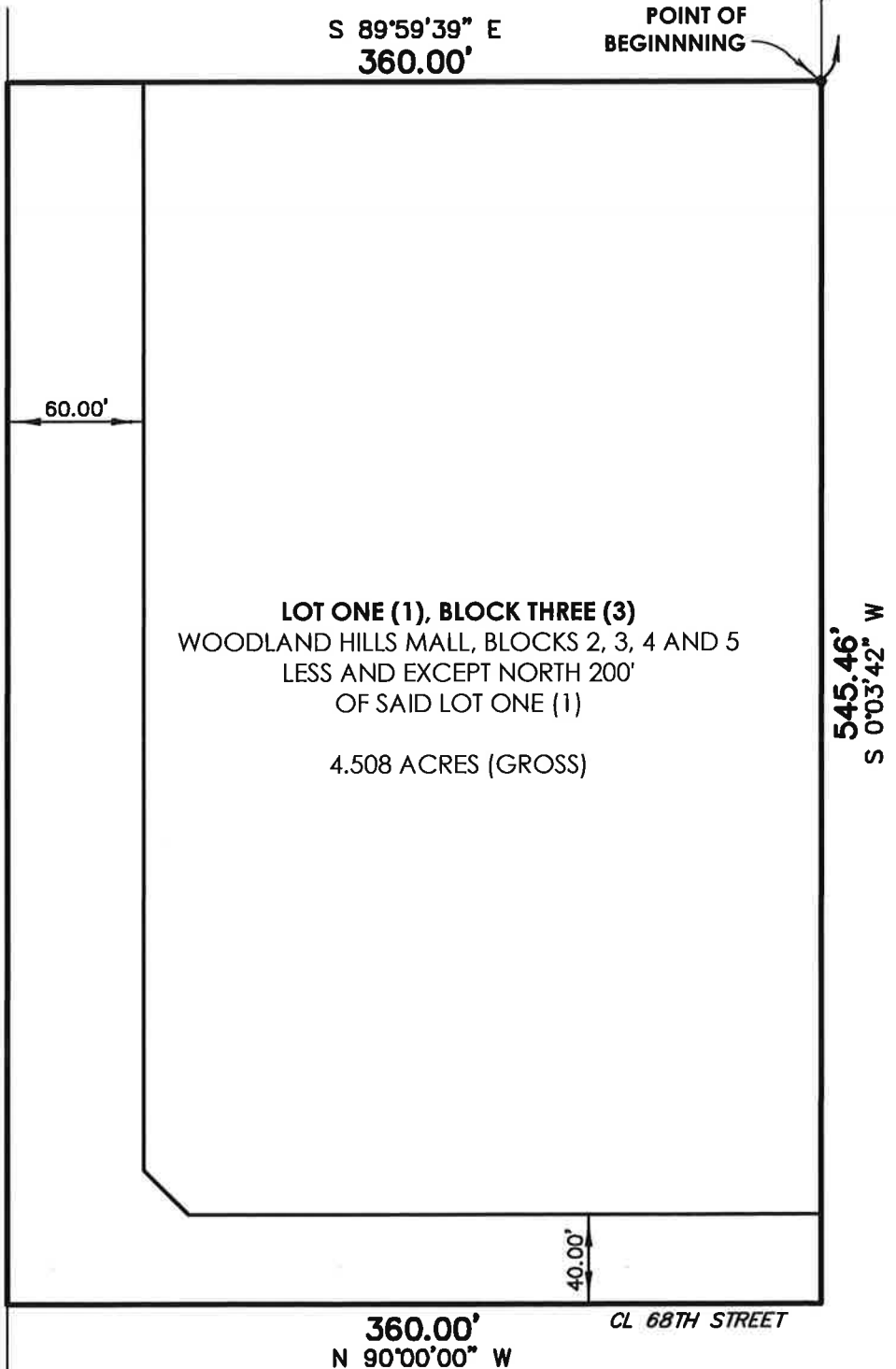
COR = CORNER  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

**Exhibit "H.2"**  
**PUD 470-A**  
**Development Area A**  
**Gross Boundary Exhibit**

POC  
NE COR LOT 1, BLOCK 3  
"WOODLAND HILLS MALL  
BLOCKS 2, 3, 4 AND 5"

S 89°59'39" E  
360.00'

POINT OF  
BEGINNING



East 68th Street South

34.21

**Tanner Consulting, LLC**

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





**Case Number:** PUD-410-B-1  
**Minor Amendment**

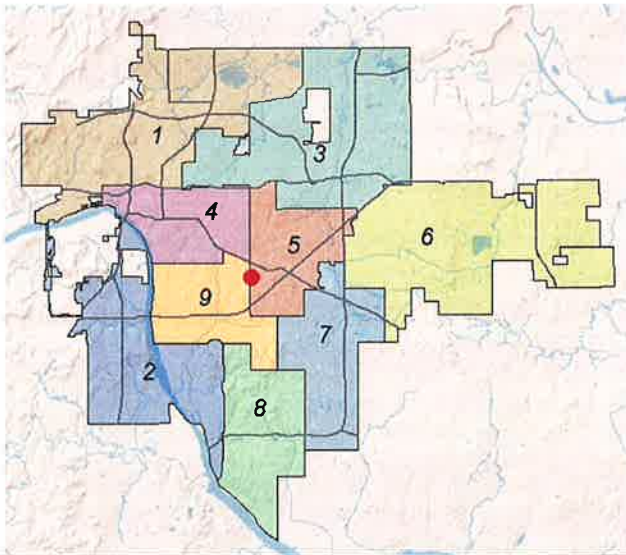
**Hearing Date:** January 7, 2015  
(continued from 12/3/14 & 12/17/14)

**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:**

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

Gross Land Area: 6.052 Acres

Location: Southeast Corner of South Yale Avenue and East 36<sup>th</sup> 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**.

**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-1 Minor Amendment

**STAFF RECOMMENDATION**

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

The Development Standards currently state: "No light standard shall be located within the east and south 70 ft of the site. No light standard, including building mounted, shall exceed 20 ft in height."

The applicant is requesting the Development Standards to be modified so that the location limitation of 70 ft within the east and south of the site be reduced to 20 ft and the limitation of 20 ft in height for all lighting be increased to 25 ft.

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

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

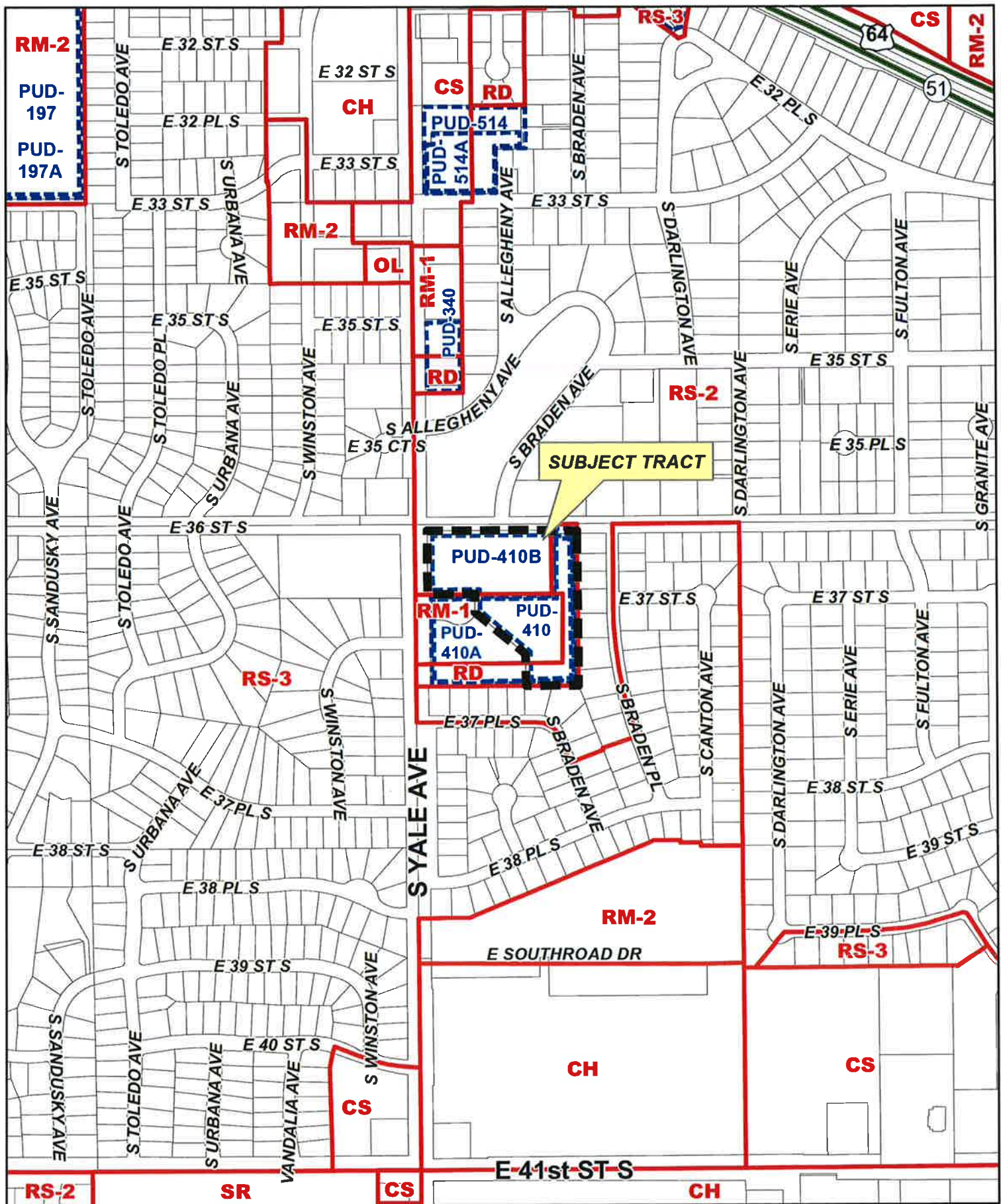
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-410-B shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Legal Description  
Applicant Proposed Minor Amendment Text

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



**PUD-410-B-1**

19-13 22

35.3









Aerial Photo Date: March 2014

**PUD-410-B-1**

19-13 22

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

**35.5**



### LEGAL DESCRIPTION

A TRACT OF LAND THAT IS ALL OF LOT ONE (1), BLOCK ONE (1), LITTLE LIGHT HOUSE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LITTLE LIGHT HOUSE; THENCE SOUTH 01°32'08" EAST ALONG THE EASTERLY LINE OF SAID LOT 1 FOR 620.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°29'01" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR 212.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°30'59" WEST ALONG A WESTERLY LINE OF SAID LOT 1 FOR 130.00 FEET TO A PLATTED LOT CORNER OF SAID LOT 1; THENCE NORTH 51°44'44" WEST ALONG A WESTERLY LINE OF SAID LOT 1 FOR 266.88 FEET TO A PLATTED LOT CORNER OF SAID LOT 1; THENCE NORTH 01°31'01" WEST ALONG A WESTERLY LINE OF SAID LOT 1 FOR 75.00 FEET TO A PLATTED LOT CORNER OF SAID LOT 1; THENCE SOUTH 88°28'59" WEST ALONG THE NORTHERLY LINE OF RESERVE "A" (DETENTION AREA), JUNIOR LEAGUE OF TULSA HEADQUARTERS, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND A WESTERLY EXTENSION THEREOF FOR 191.84 FEET TO A POINT THAT IS 50.00 FEET EASTERLY OF AS MEASURED PERPENDICULARLY TO THE WESTERLY LINE OF THE NW/4 SW/4 OF SECTION 22; THENCE NORTH 01°33'03" WEST PARALLEL WITH SAID WESTERLY LINE FOR 259.39 FEET TO A POINT THAT IS 25.00 FEET SOUTHERLY OF AS MEASURED PERPENDICULARLY TO THE NORTHERLY LINE OF SAID NW/4 SW/4; THENCE NORTH 88°28'59" EAST PARALLEL WITH SAID NORTHERLY LINE FOR 503.91 FEET; THENCE SOUTH 01°32'08" EAST ALONG A NORTHERLY EXTENSION OF A WESTERLY LINE OF SAID LOT 1, BLOCK 1, LITTLE LIGHT HOUSE, FOR 5.00 FEET; THENCE NORTH 88°28'59" EAST PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 FOR 105.00 FEET TO A POINT ON A NORTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 01°32'08" EAST ALONG SAID NORTHERLY EXTENSION FOR 10.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, CONTAINING 269,935 SQUARE FEET OR 6.197 ACRES, MORE OR LESS,



Little Light House Extended  
PUD Minor Amendment  
PUD #410-B  
**Revised**

Whereas PUD No. 410-B was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on June 1, 2010, and approved by the Council of the City of Tulsa, Oklahoma, on June 24, 2010,

This Minor Amendment #1 is to PUD #410-B is submitted to request one revision to the Development Standards for Lighting. The requested modifications is as follows:

Current PUD #410-B:

**Lighting**

Exterior area 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, included building mounted, shall exceed 20 feet in height.

Proposed PUD #410-B per proposed Amendment:

**Lighting**

Exterior area 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 **20** feet of the Site. No light standard, included building mounted, shall exceed **25** feet in height.

Except as outlined above, the remainder of the PUD #410-B development standards will remain the same as approved by the Tulsa City Council.

The restriction limiting the use of light standards in the east 70' is requested to be removed from the PUD design standards (part of the second to last sentence). The purpose for this amendment is that with recent advances in outdoor lighting technology, a near total lighting cut-off is achievable from behind the fixture. Therefore, the applicant states that the adjacent neighborhood is better served with light shining to the west away from the residential neighborhood rather light standards 70' away the property line shining towards the neighborhood.



**Case Number:** PUD-659-5  
**Minor Amendment**

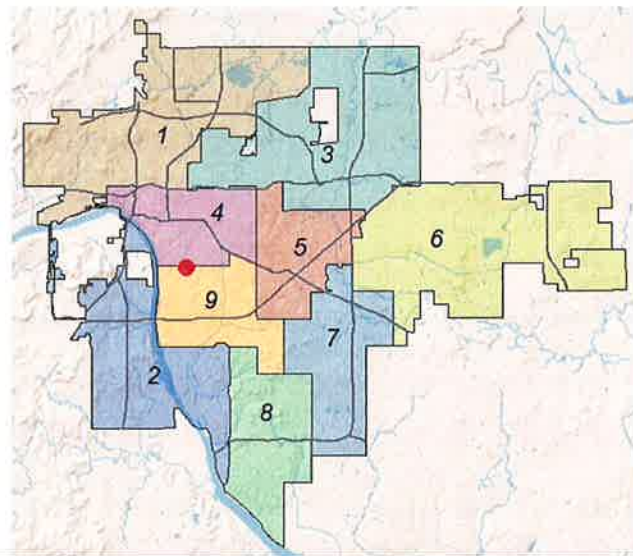
**Hearing Date:** January 7, 2015  
(continued from 11/19/14, 12/3/14 & 12/17/14)

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Jeff Lower

Property Owner: Yorktown Builders, LLC

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to eliminate the condition to have a turnaround on the west and east drive of Lot 7

Gross Land Area: .23 Acres

Location: West of the Southwest Corner of South Utica Avenue and East 31<sup>st</sup> Street South

Lot 7, Block 1, The Village on Utica

**Zoning:**  
Existing Zoning: RS-3/PUD-659  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends **DENIAL**.

**Comprehensive Plan:**  
Land Use Map: Existing Neighborhood  
Growth and Stability Map: Stability

**Staff Data:**  
TRS: 18-13-19  
CZM: 47  
Atlas: 138

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



**SECTION I:** PUD-659-5 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to eliminate the condition to have a turnaround on the west and east drive of Lot 7.

The original PUD-659 approval required turnarounds at the ends of the two access drives for the use of emergency vehicles, guest and deliveries. These turnarounds would be located in Lot 7.

The applicant is requesting that the requirement for the turnarounds be eliminated.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.5 PUD Section of the City of Tulsa Zoning Code.*

*"Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location."*

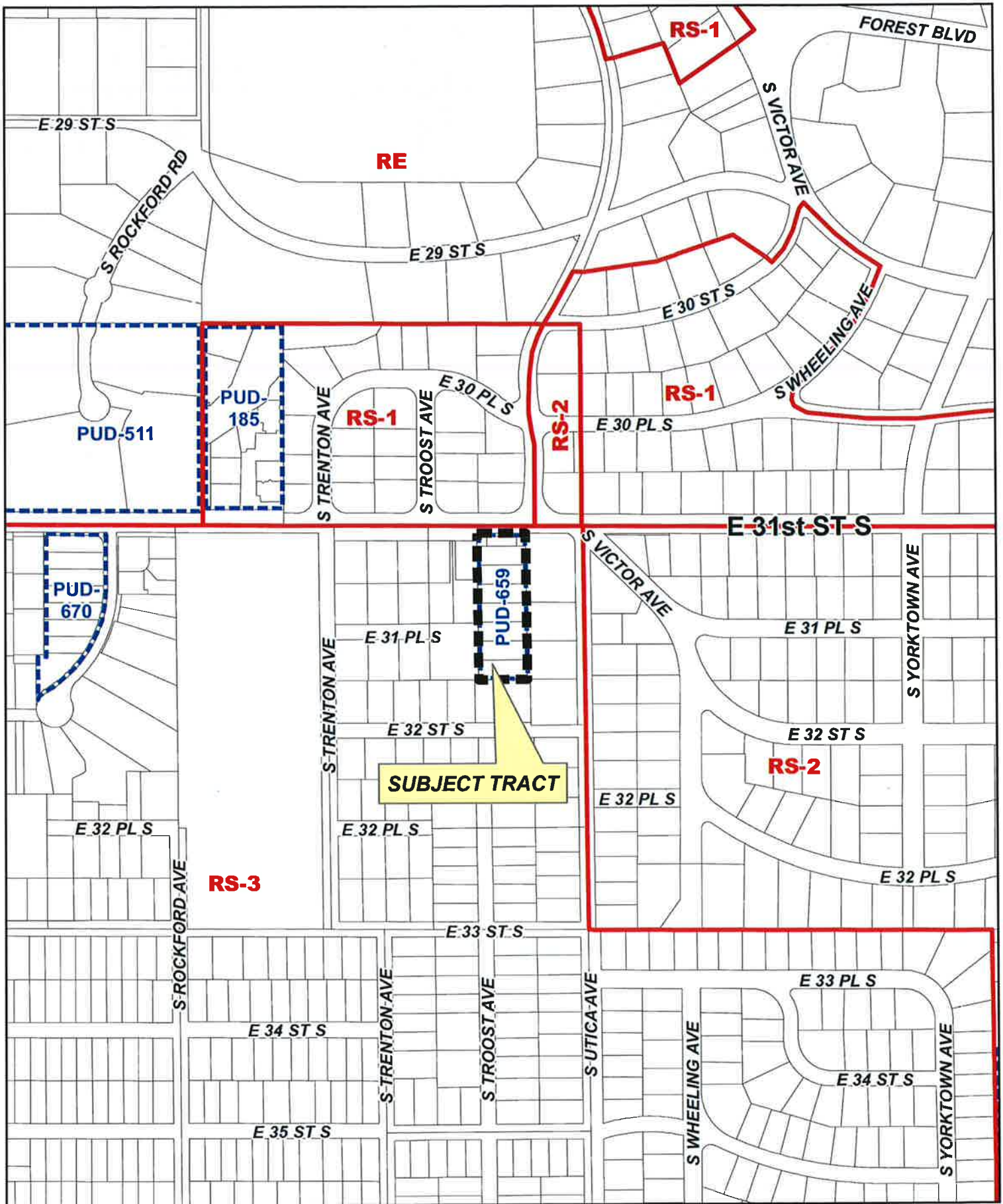
Staff has reviewed the request and determined:

- 1) The requested amendment represents a hindrance to the movement of vehicles in the development, particularly for emergency services.
- 2) The applicant has failed to provide assurance that adequate alternative measures will be provided to replace the turnarounds.
- 3) If approved, all remaining development standards defined in PUD-659 and prior minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Final Plat  
Applicant Site Plan

With considerations listed above, staff recommends **DENIAL** of the minor amendment request to eliminate the condition to have a turnaround on the west and east drive of Lot 7.



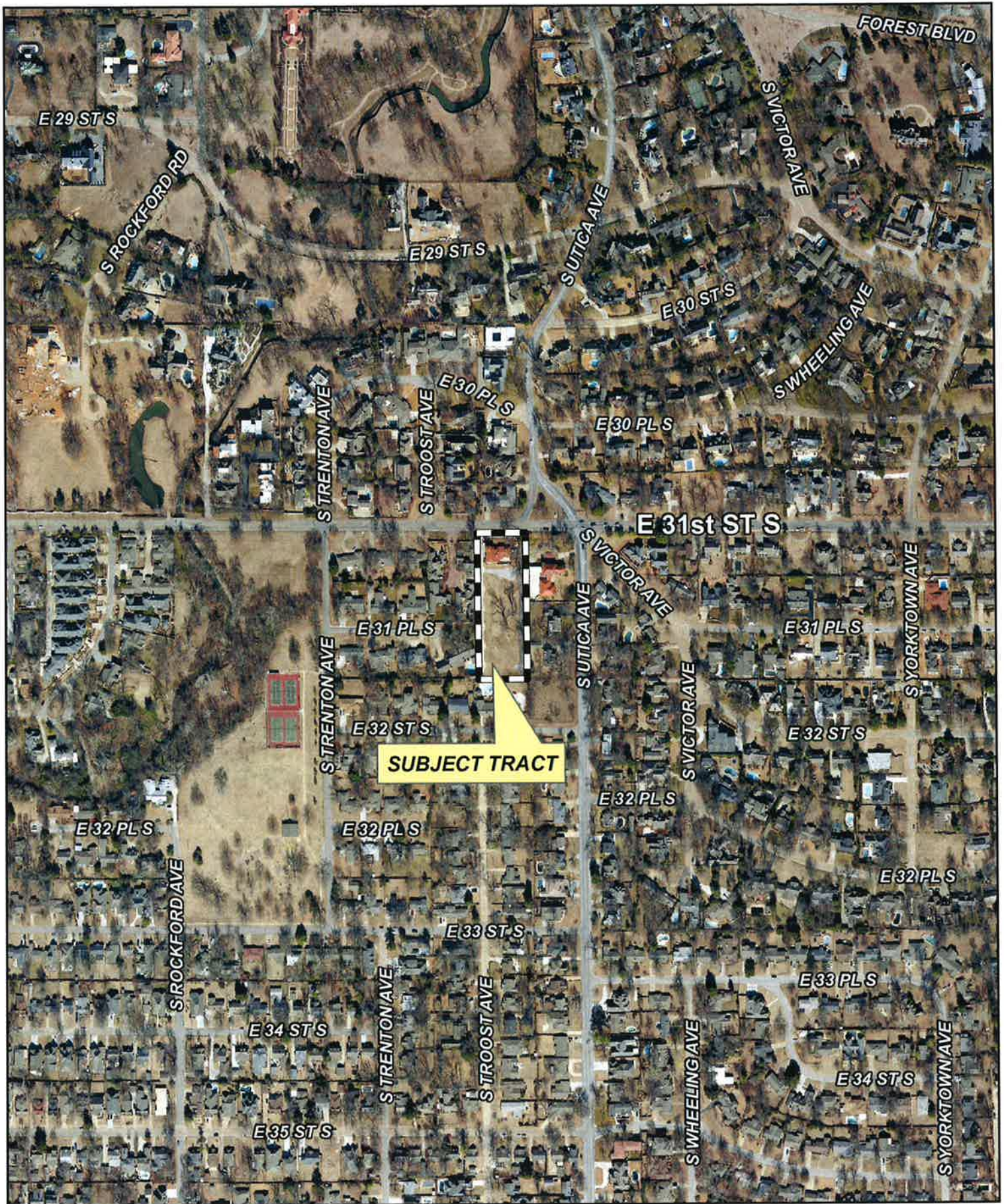
**PUD-659-5**

19-13 19

36.3







0 Feet 200 400

Aerial Photo Date: March 2014

**PUD-659-5**

19-13 19

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



36.4





E 31 PL S

STROOST AVE

E 31st ST S

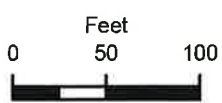
SUTICA AVE

S VICTOR AVE

SUTICA AVE

E 32 ST S

SUBJECT TRACT



Aerial Photo Date: March 2014

PUD-659-5

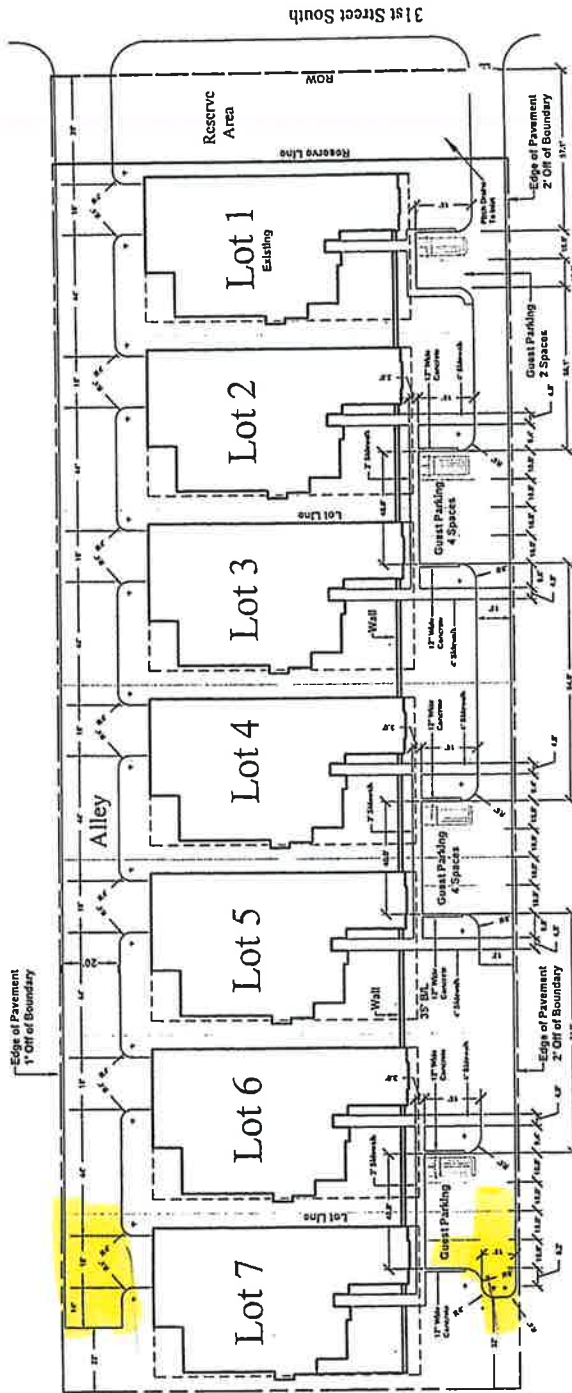
19-13 19

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



36.5





Development:	The Village on Utica
Project:	Guest Parking Layout
Sheet No. 1	Dimensioned Layout
Owner/Developer:	John Woolman
Site Planning By:	Richard Conrad & Assoc., L.L.C.
511 East Duane Street Portland, ME 04101 603.655.5201	
Date:	October 24, 2014

# The Village on Utica



Scale: 1"=20'-0"



36.4



**PUP 659**

PART OF THE NE/4 OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 13 EAST  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



**Tanner Consulting, LLC.**

OK CA No. 2661, EXPIRES 6/30/2003  
5323 South Lewis Avenue

Tulsa, Oklahoma 74105  
Phone- (918) 745-9928

FIGURE 1. (a) 170 5555

MacFox Properties, LLC.

ATTENTION: PAT FOX  
20 South Boston Ave. Suite 1710

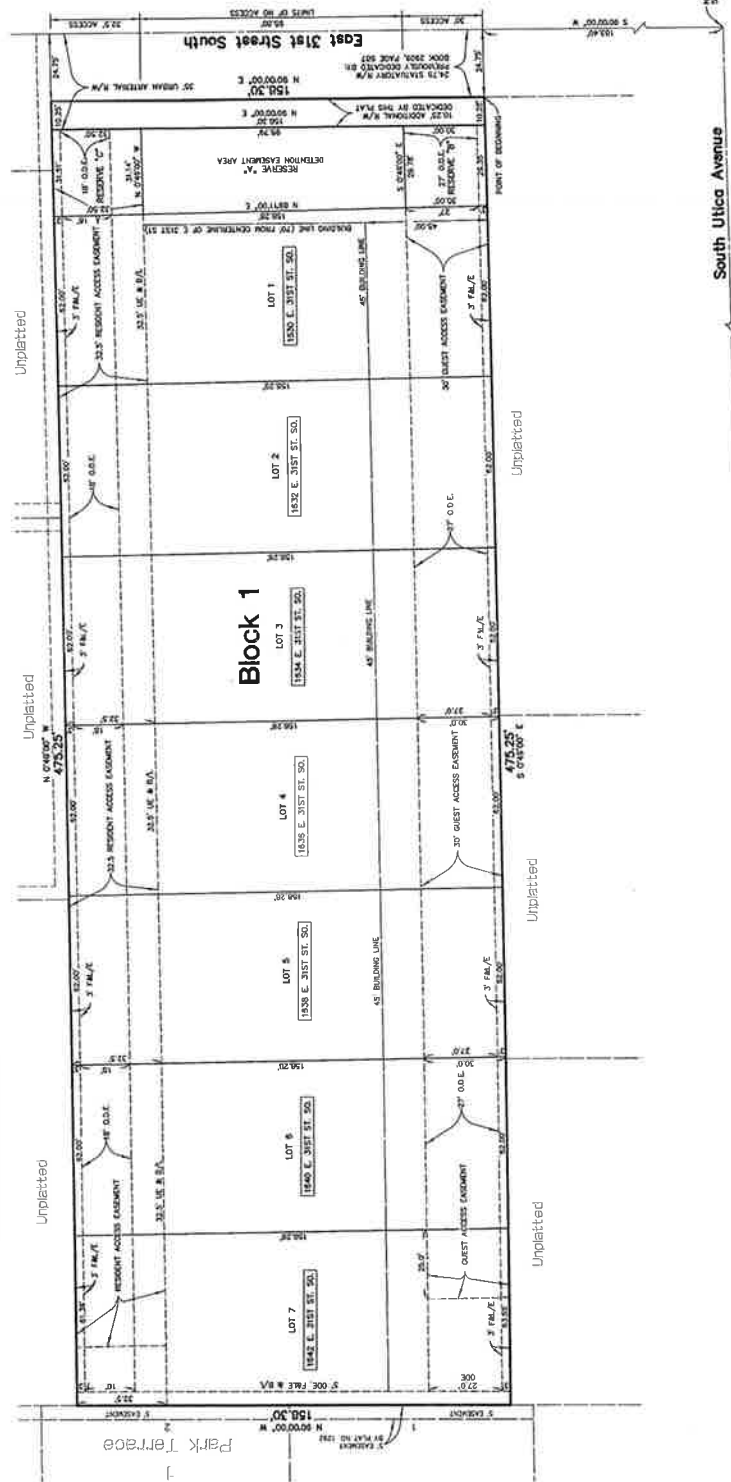
Tulsa, Oklahoma 74103  
DL-111 (01/8)E9E-3200

Phone: (910)305-3300



PLAT No.	FINAL PLAT
CERTIFICATE OF APPROVAL I hereby certify that this plat was approved by the Board of Commissioners of the County of _____ on _____ 19____	
This approval is valid if the plat is filed in the County Clerk's Office on the County Clerk's or before	
CITY ENGINEER	_____ by the _____ of the _____ City of _____ Madison
CLERK	_____ City Clerk
APPROVED	_____ Approved City Engineer

STATE OF OKLAHOMA } ss  
COUNTY OF TULSA }



**The Village on Utica**  
SHEET 1 OF 3

DATE PREPARED: 10/30/2014

36.7



