

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2713**

**January 6, 2016, 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:**

**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-20836** (Lot-Split) (CD 5) – Location: Southeast corner of East 41<sup>st</sup> Street South and South Hudson Avenue (related to: LC-733 & LS-20837)
2. **LC-733** (Lot-Combination) (CD 5) – Location: Southeast corner of East 41<sup>st</sup> Street South and South Hudson Avenue (related to: LS-20836 & LC-733)
3. **LS-20837** (Lot-Split) (CD 5) – Location: South of the southeast corner of East 41<sup>st</sup> Street South and South Hudson Avenue (related to: LD-20836 & LC-733)
4. **LC-734** (Lot-Combination) (CD 6) – Location: Northwest corner of East 12<sup>th</sup> Street South and South 179<sup>th</sup> East Avenue
5. **LS-20838** (Lot-Split) (CD 5) – Location: North and East of the northeast corner of East 15<sup>th</sup> Street South and South 69<sup>th</sup> East Avenue (related to: LC-735)
6. **LC-735** (Lot-Combination) (CD 5) – Location: North and East of the northeast corner of East 15<sup>th</sup> Street South and South 69<sup>th</sup> East Avenue (related to: LS-20838)
7. **LS-20839** (Lot-Split) (County) – Location: South of East 94<sup>th</sup> Street South and South 187<sup>th</sup> East Avenue

8. **LS-20840** (Lot-Split) (County) – Location: East of the southeast corner of East 116<sup>th</sup> Street North and North Harvard Avenue
9. **LC-737** (Lot-Combination) (CD 1) – Location: North of the northwest corner of East Apache Street and North Harvard Avenue
10. **LS-20841** (Lot-Split) (CD 8) – Location: Southwest corner of East 101<sup>st</sup> Street South and South 77<sup>th</sup> East Avenue
11. **LS-20842** (Lot-Split) (CD 8) – Location: West of the northwest corner of East 107<sup>th</sup> Place South and South Louisville Avenue (related to LC-736)
12. **LC-736** (Lot-Combination) (CD 8) – Location: West of the northwest corner of East 107<sup>th</sup> Place South and South Louisville Avenue (related to LS-20842)
13. **LS-20843** (Lot-Split) (County) – Location: South of the southwest corner of East 106<sup>th</sup> Street North and North New Haven Avenue
14. **Partial Vacation of Plat and Termination of Deed of Dedication** – Crossbow Center, Jenny Marie Addition, Location: Northwest corner of South Garnett Road and 41<sup>st</sup> Street South (CD 6)
15. **Jenks Northwest Elementary** – Final Plat, Location: North of the northeast corner of West 81<sup>st</sup> Street South and South Elwood Avenue, (CD 2)
16. **Stonehaven** – Final Plat, Location: West of southwest corner of East 81<sup>st</sup> Street South and South Garnett Road, (CD 7)
17. **PUD-587-10 – Crown Neon Federal Signs/Todd Adair**, Location: West of the southwest corner of South Yale Avenue and East 81<sup>st</sup> Street South, requesting a **PUD Minor Amendment** to permit the addition of a ground sign, **CS/PUD-587**, (CD 8)
18. **PUD-736 – The BDB Engineering Group**, Location: North of the northeast corner of South 89<sup>th</sup> East Avenue and East 71<sup>st</sup> Street South, requesting a **PUD Detail Site Plan** for a new hotel within the PUD, **CS/PUD-736**, (CD 7)
19. **AC-138 – AAB Engineering, LLC**, Location: Northeast corner of East Admiral Boulevard and North Yale Avenue, requesting an **Alternative Compliance Landscape Plan** to provide additional parking and street trees in lieu of providing one tree within 50 feet of every proposed parking space, **CH**, (CD 3)
20. **PUD-268-D – Wallace Engineering**, Location: Southwest corner of South Mingo Road and East 93<sup>rd</sup> Street South, requesting a **PUD Detail Site Plan** for a new parking lot addition, **RM-1/PUD-268-D**) (CD 7)

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

## PUBLIC HEARINGS:

21. **Phillips Addition** – Minor Subdivision Plat, Location: West of southwest corner of East Pine Street and North 129<sup>th</sup> East Avenue, (CD 3)
22. **Dollar General 11<sup>th</sup> & Garnett** – Preliminary Plat, Location: West of southwest corner of East 11<sup>th</sup> Street South and South Garnett Road, (CD 5)
23. **Z-7322** – Plat Waiver, Location: East of northeast corner of East 21<sup>st</sup> Street and South Memorial Drive, (CD 5)
24. **CVS-ERWII** – Minor Subdivision Plat, Location: Northeast corner of South Utica Avenue and East 15<sup>th</sup> Street (CD 4) (Continued from November 18, 2015 meeting) (**Staff requests a continuance to January 20, 2016 while rezoning is appealed to City Council.**)
25. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71<sup>st</sup> Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon**, (CD 2) (Continued from December 16, 2015) (**Staff requests a continuance to February 3, 2016**)

## OTHER BUSINESS

26. Consider initiation of an amendment to the Comprehensive Plan Land Use Map from “Neighborhood Center” to “New Neighborhood” on approximately 1.11 acres on the northeast corner of East Queen Street and North Martin Luther King Boulevard.
27. Election of Officers
28. 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)

email address: [esubmit@incog.org](mailto:esubmit@incog.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.

Eller & Detrich  
A Professional Corporation

Philip J. Eller  
Kevin H. Wylie  
R. Louis Reynolds  
James C. Hodges  
Shanann Pinkham Passley  
Daniel C. Cupps  
Andrew A. Shank  
Mac D. Finlayson  
Steven P. Flowers  
Heidi L. Shadid  
Nathalie M. Schaefer

Telephone  
(918) 747-8900

Toll Free  
(866) 547-8900

Facsimile  
(918) 747-2665

*Of Counsel*

Donald L. Detrich  
Katherine Saunders, PLC  
Jerry M. Snider  
John H. Lieber  
Joshua M. Tietsort

December 16, 2015

Diane Fernandez  
Tulsa Metropolitan Area Planning Commission  
2 West Second Street  
Tulsa, OK

HAND DELIVERED

Re: Partial Vacation – Crossbow Center Addition and  
Partial Vacation – Jenny Marie Addition

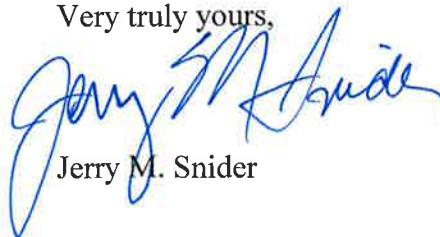
Dear Ms. Fernandez:

With this letter, I am delivering to you the Partial Vacation of Plat and Termination of Deed of Dedication – Crossbow Center and the Partial Vacation of Plat and Partial Termination of Deed of Dedication – Jenny Marie Addition that were approved by Janine Van Valkenburgh. These documents have been executed by the property owner and are being delivered to you for execution by the Tulsa Metropolitan Area Planning Commission. After they have been executed by TMAPC, please email or call me, and I will have them picked up for delivery to the City of Tulsa.

This is being done in conjunction with the development of the property as a QuikTrip store. If you have any questions, please call me at your earliest convenience. I can be reached by phone at 918-747-8900 or by email at [jsnider@ellerdetrich.com](mailto:jsnider@ellerdetrich.com).

Thank you for your courtesy and cooperation.

Very truly yours,



Jerry M. Snider

JMS/ps  
Enclosures



www.EllerDetrich.com

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

14.1

14.2

**PARTIAL VACATION OF PLAT AND TERMINATION OF  
DEED OF DEDICATION  
CROSSBOW CENTER ADDITION**

**(PLAT NO. 3537)**

THIS PARTIAL VACATION OF PLAT AND TERMINATION OF DEED OF DEDICATION - CROSSBOW CENTER ADDITION, PLAT NO. 3537 is entered into to be effective on the date set forth below.

**RECITALS:**

A. The Plat and Deed of Dedication of CROSSBOW CENTER ADDITION was recorded in the office of the Tulsa County Clerk as Plat No. 3537 on July 15, 1974 (the "Plat").

B. The undersigned property owner is the owner of all of the lots CROSSBOW CENTER ADDITION both in the part to be vacated by this instrument and the part that will not be vacated.

C. The Plat should be vacated as provided below because all of the land in that part of the Plat to be vacated has been replatted and is a part of the land now subject to the Plat and Deed of Dedication of CROSSBOW CENTER II, dated March 18, 2015, and recorded in the office of the Tulsa County Clerk on April 17, 2015, as Plat No. 6600.

**PARTIAL VACATION OF PLAT, ETC.:**

NOW, THEREFORE, pursuant to 11 O.S. 2001 §42-106, the undersigned property owner hereby vacates the Plat and Deed of Dedication of CROSSBOW CENTER ADDITION and the same is held for naught insofar as it affects any of the following described property:

All that part of Lot One (1), Block One (1), CROSSBOW CENTER ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 3537, that is now part of CROSSBOW CENTER II, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 6600, as more particularly described on Exhibit A.1 and depicted on Exhibit A.2 attached hereto (the "Property").

FURTHER, this instrument terminates and vacates all of the setback lines, and easements, including utility easements, provided for in the Deed of Dedication recorded with Plat No. 3537 insofar as they affect the Property.





On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the partial vacation of CROSSBOW CENTER ADDITION subdivision plat, Plat Number 3537 and to termination of the Deed of Dedication annexed thereto.

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the City of Tulsa expressly acknowledges, consents and approves of the vacation of CROSSBOW CENTER ADDITION subdivision plat, Plat Number 3537 and to termination of the Deed of Dedication annexed thereto.

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015,

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

(Seal)  
ATTEST:

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

APPROVED:

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

14.5

**Exhibit "A.1"**  
**Crossbow Center II**  
**Underlying Crossbow Center Addition Plat Description**

**Description**

A TRACT OF LAND THAT IS A PART OF "CROSSBOW CENTER II", A RESUBDIVISION OF LOT 1, BLOCK 1, CROSSBOW CENTER ADDITION; AND LOTS 1 & 2, BLOCK 1, JENNY MARIE ADDITION; AND PART OF LOT 1, BLOCK 1, CHRIS-DEE ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6600), TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; THENCE SOUTH 88°37'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FOR A DISTANCE OF 250.00 FEET TO A POINT; THENCE NORTH 1°25'02" WEST, FOR A DISTANCE OF 50.00 FEET TO A POINT THE SOUTHEAST CORNER OF ORIGINAL LOT 1, BLOCK 1, "CROSSBOW CENTER ADDITION", A RESUBDIVISION IN THE CITY OF TULSA, (PLAT NO. 3537), SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE SOUTH 88°37'04" WEST, ALONG THE SOUTH LINE OF SAID "CROSSBOW CENTER II", FOR A DISTANCE OF 511.07 FEET TO THE SOUTHWEST CORNER OF BLOCK 1, SAID "CROSSBOW CENTER II"; THENCE ALONG THE WEST LINE OF SAID BLOCK ONE FOR THE FOLLOWING FIVE (5) COURSES; NORTH 1°21'10" WEST FOR A DISTANCE OF 233.22 FEET; THENCE NORTH 88°38'50" EAST FOR A DISTANCE OF 38.01 FEET; THENCE NORTH 1°21'26" WEST FOR A DISTANCE OF 70.31 FEET; THENCE NORTH 88°37'04" EAST FOR A DISTANCE OF 61.15 FEET; THENCE NORTH 1°21'10" WEST FOR A DISTANCE OF 306.34 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE NORTH 88°37'32" EAST, ALONG THE NORTH LINE OF SAID BLOCK 1, FOR A DISTANCE OF 461.23 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID ORIGINAL LOT 1, BLOCK 1, "CROSSBOW CENTER ADDITION"; THENCE SOUTH 1°25'02" EAST FOR A DISTANCE OF 139.94 FEET; THENCE NORTH 88°37'32" EAST FOR A DISTANCE OF 150.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH GARNETT ROAD, AS PRESENTLY LOCATED; THENCE ALONG SAID WEST RIGHT OF WAY FOR THE FOLLOWING FOUR (4) COURSES; SOUTH 1°25'02" EAST, FOR A DISTANCE OF 116.39 FEET; THENCE SOUTH 4°17'43" WEST FOR A DISTANCE OF 15.57 FEET; THENCE SOUTH 88°34'58" WEST FOR A DISTANCE OF 6.45 FEET; THENCE SOUTH 1°25'02" EAST FOR A DISTANCE OF 58.12 FEET TO A POINT AT THE NORTHEAST CORNER OF ORIGINAL BLOCK 1, "JENNY MARIE", AN ADDITION TO THE CITY OF TULSA, (PLAT NO. 2882); THENCE SOUTH 88°38'19" WEST, ALONG THE NORTH LINE OF SAID BLOCK 1, "JENNY MARIE" FOR A DISTANCE OF 192.00 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 2, SAID BLOCK 1; THENCE SOUTH 1°25'02" EAST, ALONG THE WEST LINE OF LOTS 1 & 2, SAID BLOCK 1, FOR A DISTANCE OF 279.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 322,924 SQUARE FEET OR 7.413 ACRES.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**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.



A handwritten signature in black ink, appearing to be "D. E. Tanner".

DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/17

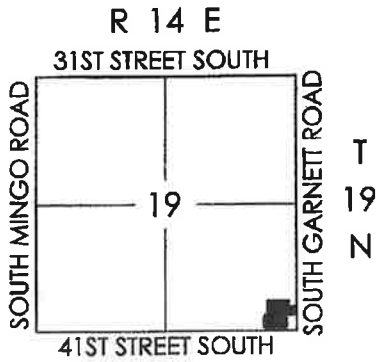
8.24.2015

DATE

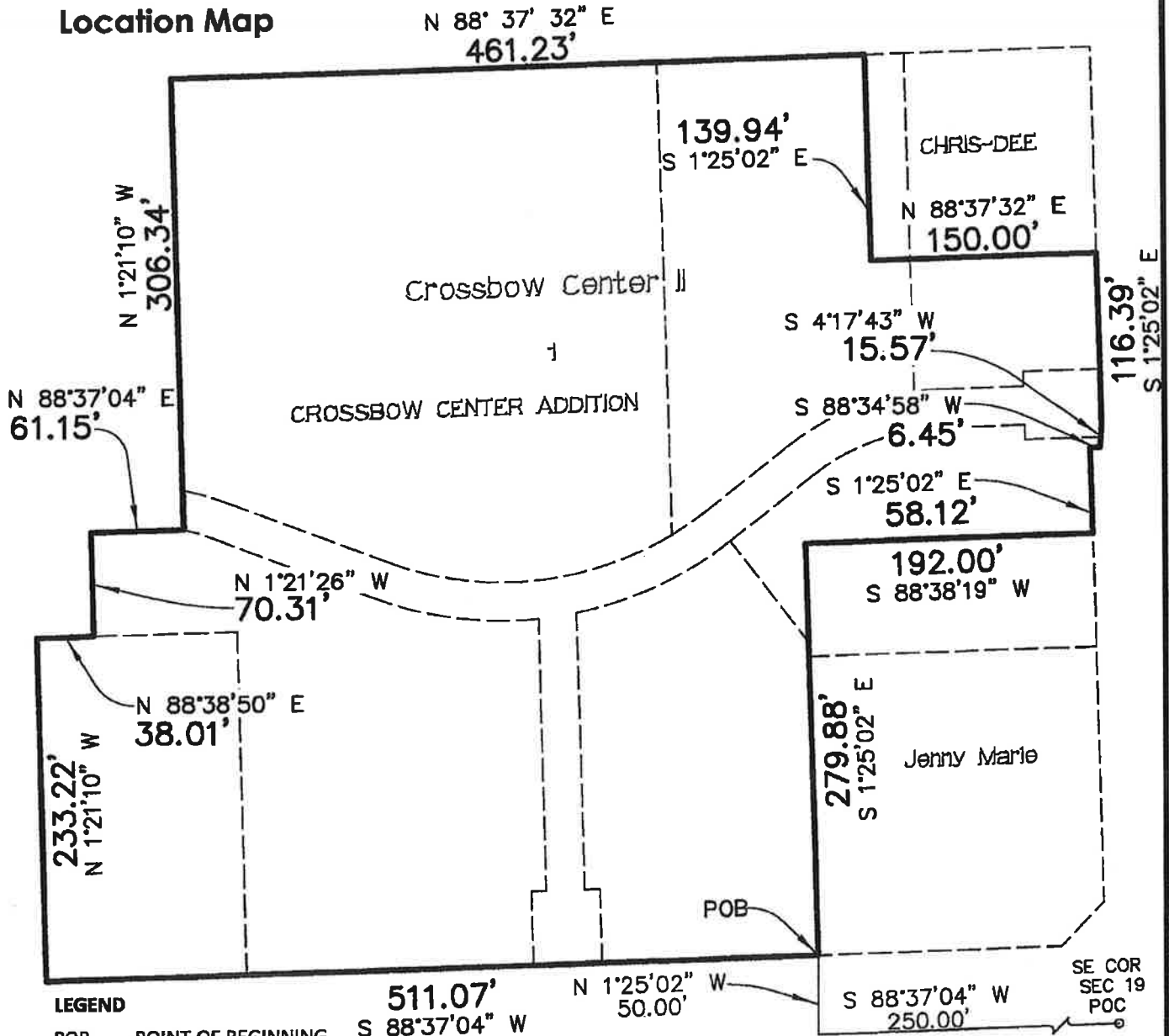
# Exhibit "A.2"

## Crossbow Center II

### Underlying Crossbow Center Addition Plat Description



Location Map



**LEGEND**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- SEC SECTION
- SE SOUTHEAST

**Tanner Consulting LLC**  
 5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

14.7



## Final Subdivision Plat

**Jenks Northwest Elementary** - (CD 2)

North of the northeast corner of West 81<sup>st</sup> Street South and South Elwood Avenue

This plat consists of 1 Lot, 1 Block, on 24 acres.

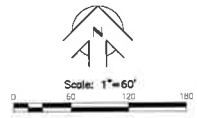
Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

15.1

12/23/15

# Jenks Northwest Elementary

A Subdivision in the NW/4 SW/4 in Section 12, T-18-N, R-12-E, of the I.B. & M,  
A Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma.  
PUD 742-A

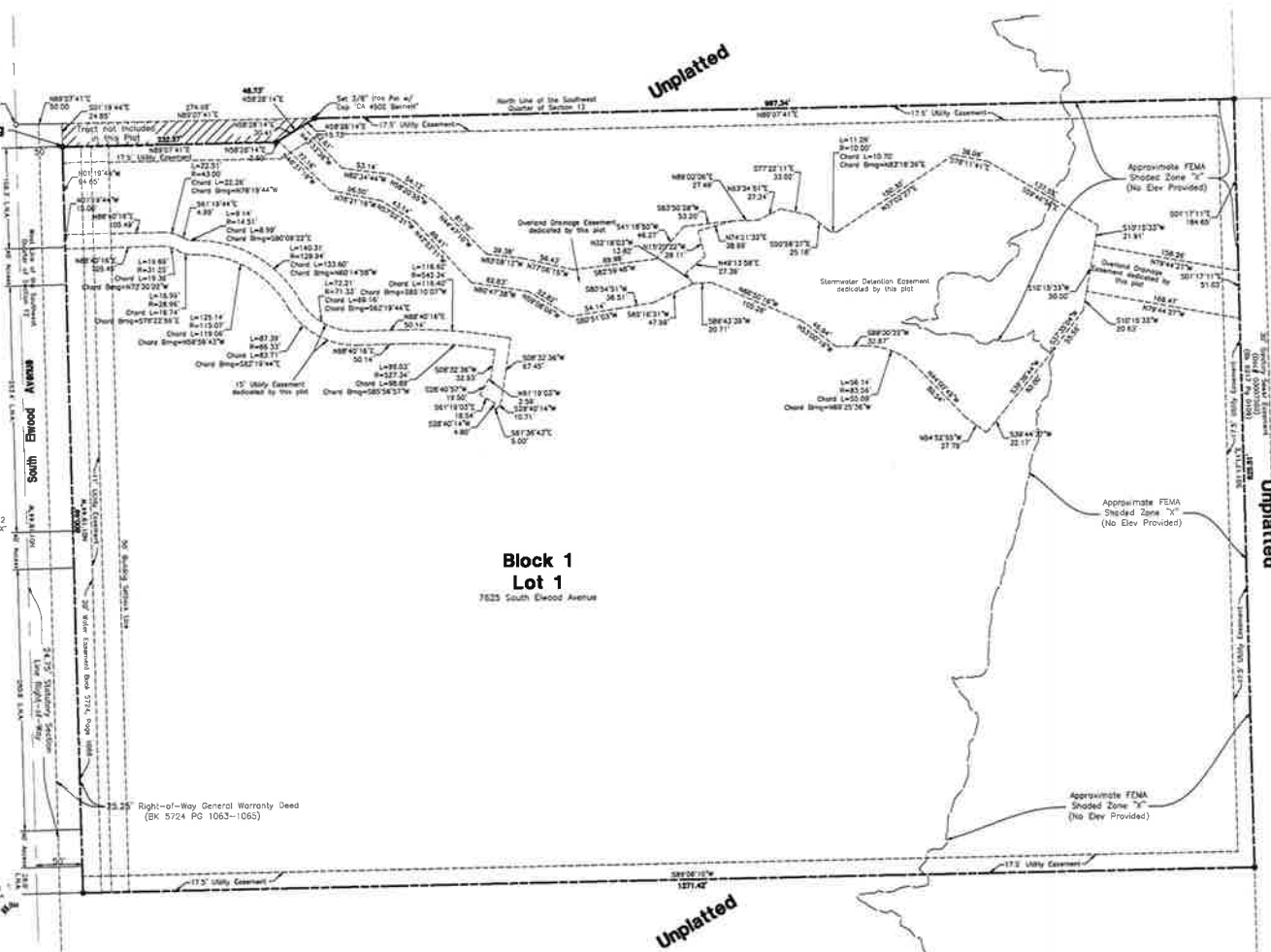


**PK Nail Found @  
NW Corner NW/4 SW/4  
(Point of Commencement)**  
**Point of Beginning**

**AVIGATION NOTICE**

Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above this tract of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of this plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which result directly or indirectly from the operations of aircraft or the airport, now and in the future, including but not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operation may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, signs or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.



**Block 1  
Lot 1**  
7622 South Elmwood Avenue

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	_____
	TMAPC/MCOG
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	_____
	CHAIRMAN
	MAYOR
	ATTEST: CITY CLERK
	CITY ATTORNEY

The approval of this final plat shall expire one year from the date of City Council Approval. It not filed in the Office of the County Clerk before that date.

**OWNER**  
INDEPENDENT SCHOOL DISTRICT NO. 5,  
TULSA COUNTY, OKLAHOMA,  
A/K/A JENKS PUBLIC SCHOOLS  
753 East 8 Street  
Jenks, OK 74037  
(918) 299-4411 Ext. 2411

**SURVEYOR**  
BENNETT SURVEYING, INC.  
P.O. BOX 848  
Chouteau, OK 74337  
PHONE: (918) 476-7484  
FAX: (918) 478-7485  
Certificate of Authorization No. 4502  
Expires June 30, 2016

**ENGINEER**  
WALLACE ENGINEERING  
200 E Mathew Gray St.  
Tulsa, OK 74103  
(918) 581-5558  
CA 1460 EXP. DATE 6/30/17  
jrodich@wallaceec.com

**BASIS OF BEARING**  
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE NORTH LINE OF THE SW/4 OF SECTION 12, T-18-N, R-12-E AS N89°07'41"E

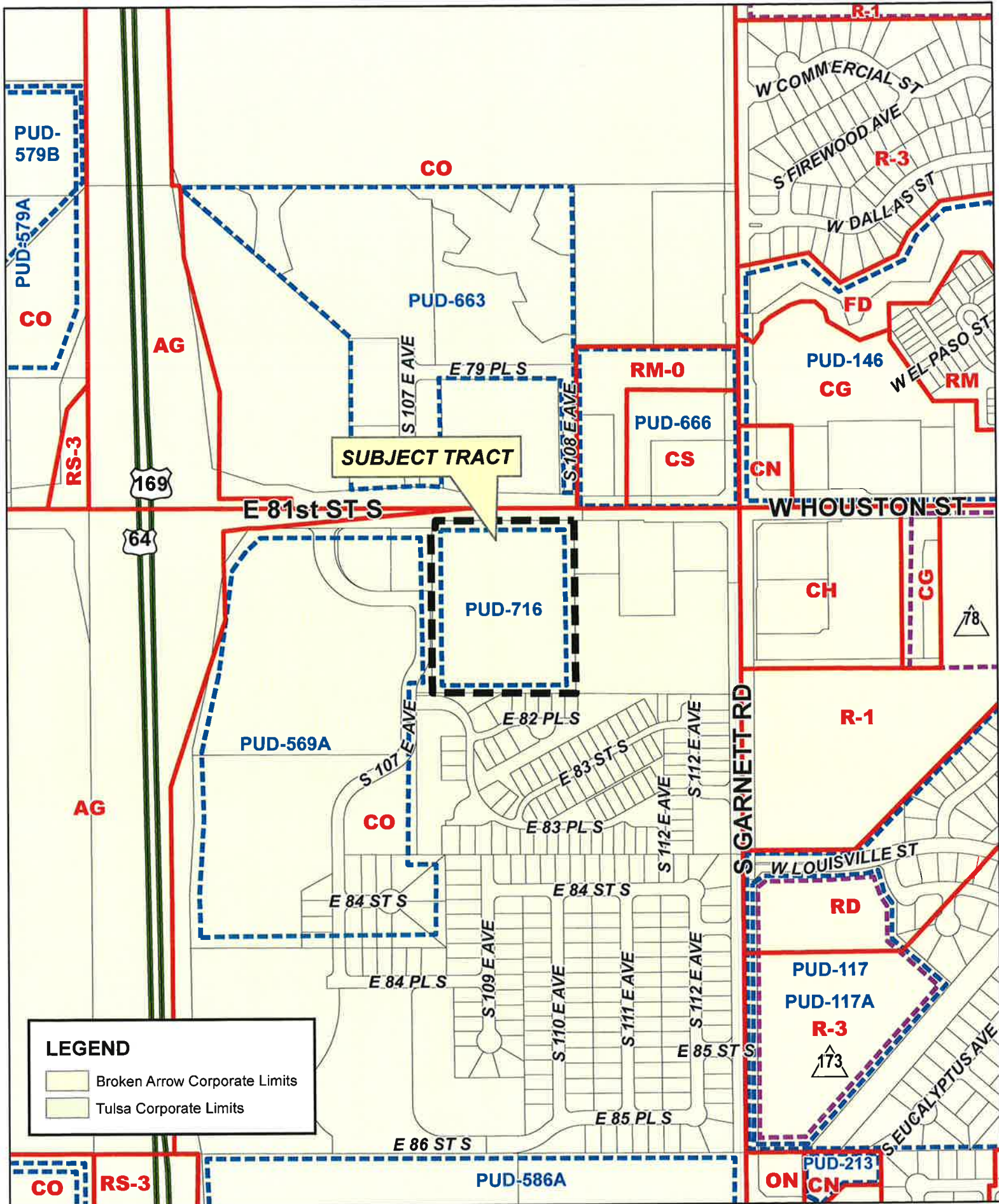
**MONUMENTATION**  
O DENOTES A FOUND 3/8" IRON PIN  
● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502"

**LEGEND**  
L/N/A = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT  
[14.52] = ADDRESS  
BM = BENCHMARK

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

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

15.2



**SUBJECT TRACT**

**LEGEND**

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



**TULSA SENIOR LIVING CENTER**

16.1



## Final Subdivision Plat

**Stonehaven** - (CD 7)

West of southwest corner of East 81<sup>st</sup> Street South and South Garnett Road

This plat consists of 2 Lots, 1 Block, on 9 acres.

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



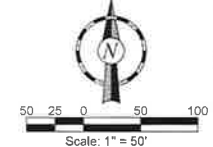
FINAL PLAT

# STONEHAVEN SQUARE

A Subdivision in the City of Tulsa, Tulsa County, Oklahoma

CORRIDOR DEVELOPMENT PLAN Z-6054-SP-9

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 14 EAST



Location Map  
SCALE 1:10000

**FINAL PLAT  
ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_

\_\_\_\_\_  
TMAPC/INCOG

\_\_\_\_\_  
CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: \_\_\_\_\_

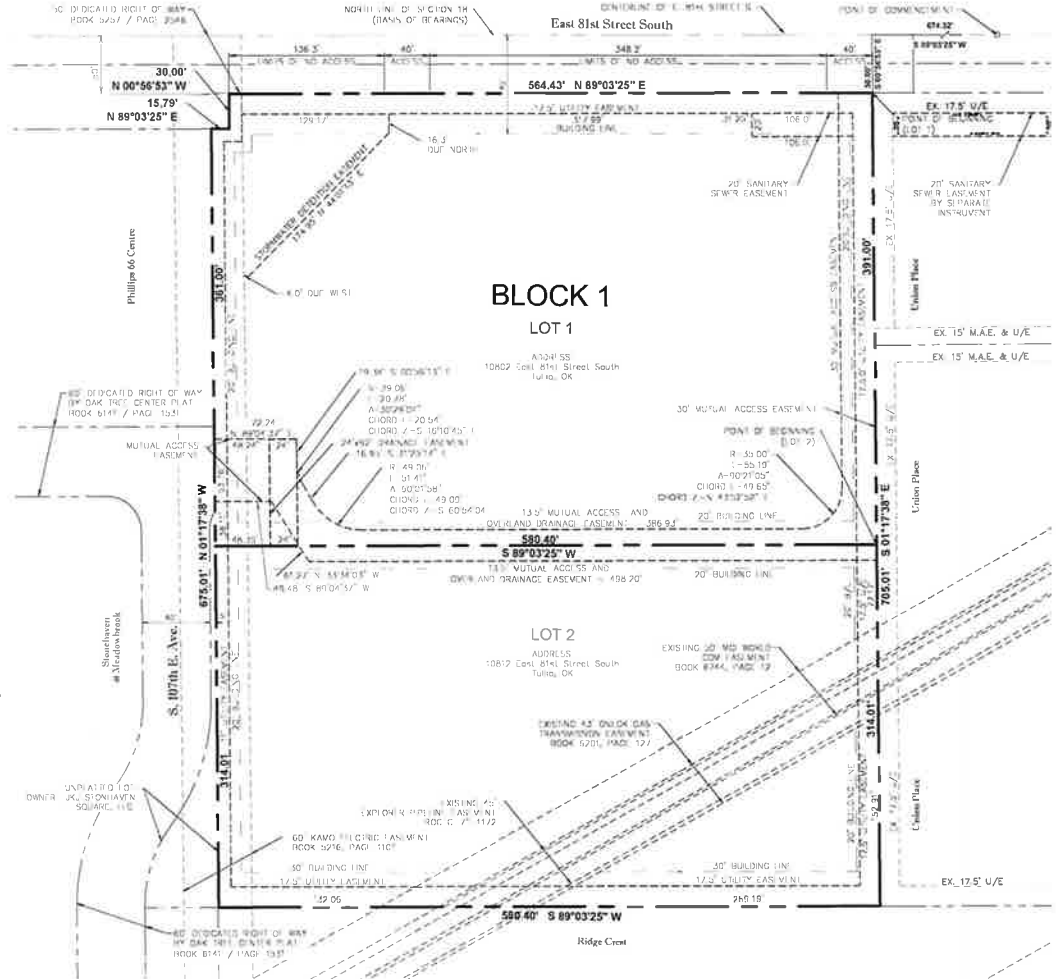
\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ATTEST: CITY CLERK

\_\_\_\_\_  
CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of the City Council approval if not filed in the Office of the County Clerk before that date.



**BASIS OF BEARINGS**

BASIS OF BEARINGS BEING S 89° 03' 25" W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH, RANGE FOURTEEN EAST OF THE INDIAN MERIDIAN AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

STATE PLANE COORDINATE SYSTEM USED FOR HORIZONTAL DATUM (OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501)

NORTH AMERICAN VERTICAL DATUM (NAVD 88) USED FOR VERTICAL DATUM.

**CAVEAT/DISCLAIMER**

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 DESCRIPTION.

**LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FOURTEEN EAST (R14E) OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION EIGHTEEN (18), THENCE S 89°03'25" W ALONG THE NORTHERLY LINE OF SAID SECTION EIGHTEEN (18) FOR 674.32 FEET; THENCE S 00°56'23" E FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S 01°17'38" E PARALLEL WITH THE EASTERLY LINE OF SECTION EIGHTEEN (18) FOR 705.01 FEET; THENCE S 89°03'25" W PARALLEL WITH THE NORTHERLY LINE OF SECTION EIGHTEEN (18) FOR 580.40 FEET; THENCE N 01°17'38" W PARALLEL WITH THE EASTERLY LINE OF SECTION EIGHTEEN (18) FOR 475.01 FEET; THENCE N 89°03'25" E FOR 15.79 FEET; THENCE N 00°56'23" W FOR 30.00 FEET; THENCE N 89°03'25" E PARALLEL WITH AND 50.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SECTION EIGHTEEN (18) FOR 564.43 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 408,703.95 SF OR 9.38 ACRES MORE OR LESS.

- LEGEND**
- EXISTING PROPERTY LINE
  - - - PROPOSED PROPERTY LINE
  - - - SECTION LINE / i SECTION LINE
  - - - PROPOSED EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED BUILDING SETBACK LINE

SUBDIVISION CONTAINS  
2 LOTS IN 1 BLOCK  
GROSS SUBDIVISION AREA: 9.38 ACRES  
DATE OF PREPARATION: DECEMBER 29, 2015

**OWNER:**

JKJ STONEHAVEN SQUARE, LLC  
ATTN: BART JAMES  
7510 SOUTH 101st EAST AVENUE  
TULSA, OK 74133  
PHONE: (918) 485-1550  
E-MAIL: JKJTULSA@JKJ.CO

**ENGINEER:**

IMPACT ENGINEERING AND PLANNING, PLC  
KEVIN VANOVER, P.E. NO. 20876  
OK C.A. No. 5786, EXPIRES 03/31/2017  
109 N. BIRCH STREET, SUITE 200  
OWASSO, OK 74059  
PHONE: (918) 376-4284  
E-MAIL: KVANOVER@IMPACT-ENG.NET

**SURVEYOR:**

ATLAS LAND OFFICE  
ATTN: ALBERT JONES III, P.L.S. NO. 1580  
CA #6752, EXP. 6/30/2016  
202 SOUTH MAIN  
WAGONER, OKLAHOMA 74467  
PHONE: 918-485-9087  
EMAIL: ALJ@ATLASLANDOFFICE.COM

6.9





**Case Number:** PUD-587-10  
**Minor Amendment**

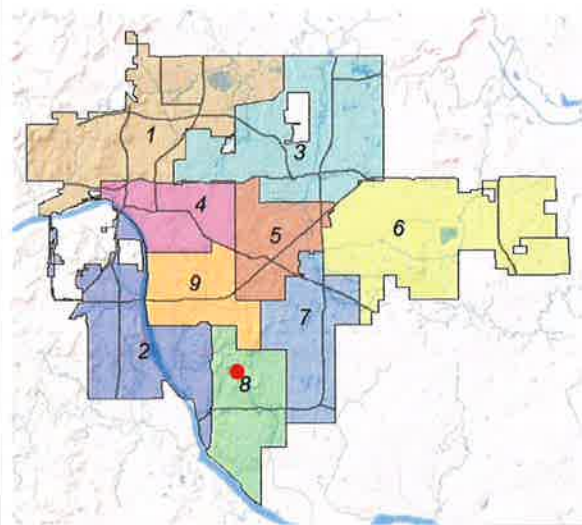
**Hearing Date:** January 6, 2016

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Todd Adair

Property Owner: Saint Francis Health Systems

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to permit the addition of a ground sign

Gross Land Area: .71 acres

Location: West of the Southwest corner of South Yale Avenue and East 81<sup>st</sup> Street South

8110 South Yale Avenue

Lot 1, Block 1 Village Park of Tulsa

**Zoning:**  
 Existing Zoning: CS/PUD-587  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8316  
 CZM: 52 Atlas: 1470

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

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

**SECTION I:** PUD-587-10 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to permit the addition of a ground sign center.

The lot the applicant has proposed the ground sign for is not currently allowed a ground sign due to the restriction that ground signs are only allowed on lots with frontage on Yale and 81<sup>st</sup> Street. The applicant proposes a maximum height of 20 ft and a maximum display surface area of 70 sf.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.*

*"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."*

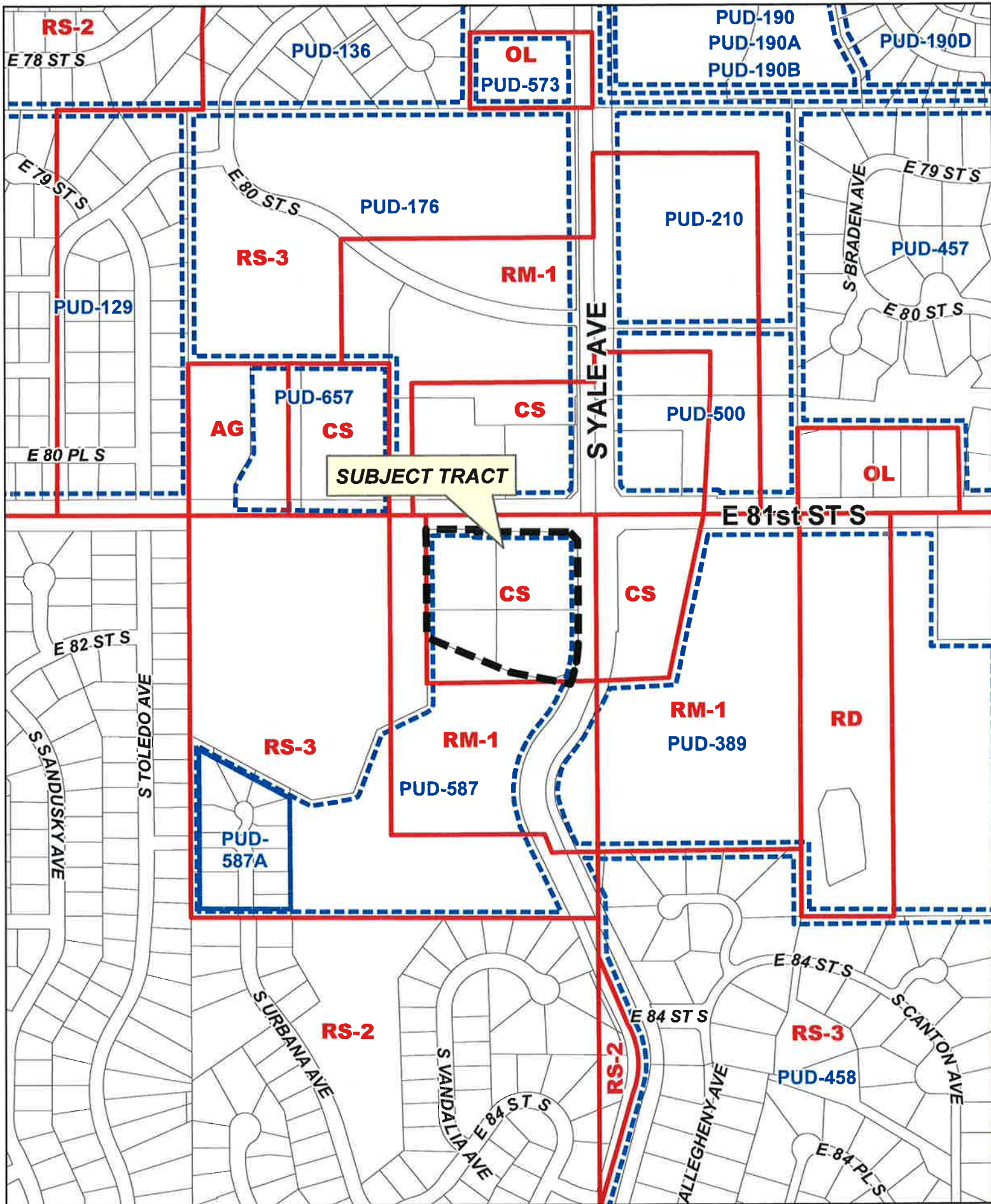
Staff has reviewed the request and determined:

- 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-587 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

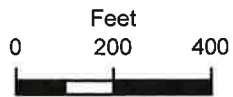
INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Sign Plan  
Applicant Site Plan  
Applicant Plat  
Applicant Photo of existing condition at proposed sign location.

With considerations listed above, staff recommends **approval** of the minor amendment request to permit the addition of a ground sign.



**SUBJECT TRACT**

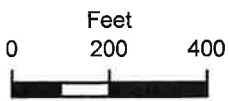
**PUD-587-10**



18-13 16

17.3





Subject Tract

**PUD-587-10**

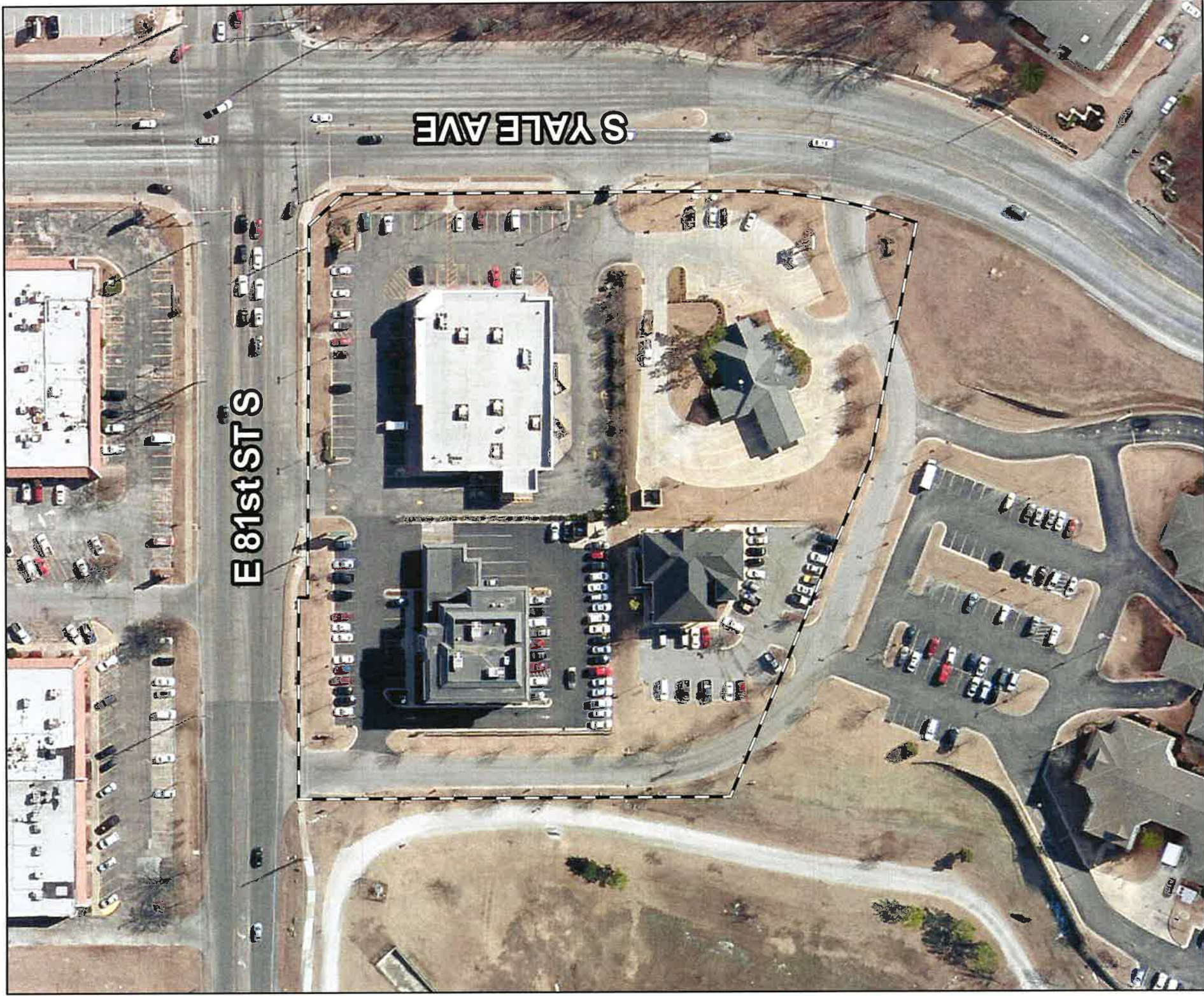
18-13 16

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

Aerial Photo Date: March 2014



17.4



**E 81st ST S**

**S YALE AVE**



Subject  
Tract

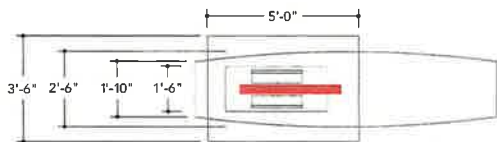
**PUD-587-10**

18-13 16

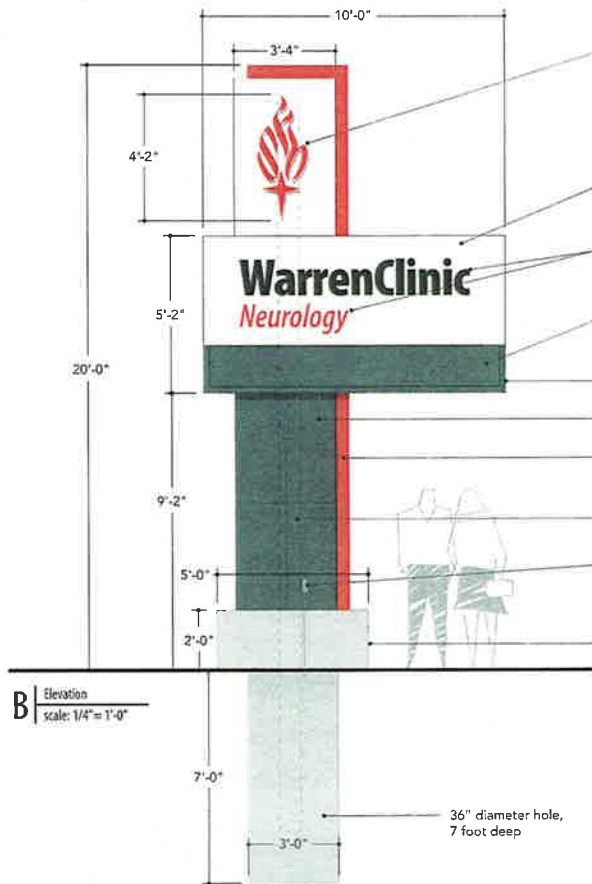
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014





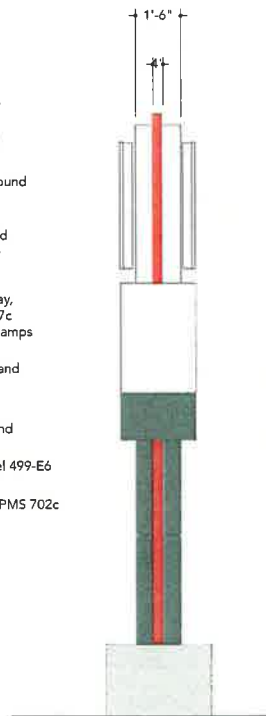
**A** Plan View  
scale: 1/4" = 1'-0"



**B** Elevation  
scale: 1/4" = 1'-0"

**2 DOUBLEFACE PYLON SIGNS**

- illuminated channel letter logo. Letters fabricated with clear lexan backs to allow for halo illumination of letter as well as face lighting. 5" deep returns from .040 aluminum painted to match BM OC-65 Chantilly Lace. Faces are 3/16" white acrylic with 3M Rose Mauve (3630-48) translucent vinyl applied to face. Face is trimcapped with 1" white jewelite. Letters internally illuminated by white LEDs. Letters are mounted 1" off background allowing letters to halo illuminate
- main ID cabinet has a steel angle frame with .125 aluminum face skin and .063 aluminum filler. Cabinet painted to match BM OC-65 Chantilly Lace with satin finish
- text is routed with 3/4" clear acrylic push thru with .080 aluminum overlay, studded and bolted through acrylic. Faces painted to match PMS Black 7c and PMS 702c, satin finish respectively. Illuminated by H.O. fluorescent lamps
- routed opening backed by 3/16" white acrylic with vinyl overlay panels and reverse weeded text. Grey panel from Avery A9055-O Dark Grey vinyl. "Urgent Care" panel is 3M 3630-73 Dark red translucent vinyl
- ends of cabinet painted to match vinyl panels and continue stripes around filler of cabinet
- .090 aluminum pole cover with 1/4" reveals. Paints to match Akzo Nobel 499-E6
- central pillar accent blade fabbed from .090 aluminum. Paints to match PMS 702c in a satin finish
- 8 5/8" diameter steel pole support
- 1-20amp circuit, 120volt electrical service by others
- concrete base pad by CNF



**C** End View  
scale: 1/4" = 1'-0"



These drawings are the exclusive property of Claude Neon Federal Signs, Inc. and are the result of original work by it's employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans, or to purchase from CNF signage manufactured in accordance to these plans. Distribution or exhibition of these plans to others is expressly forbidden. © 2015 CNF Signs

**CNF**  
CLAUDE NEON FEDERAL SIGNS

1225 North Lansing Avenue  
Tulsa, Oklahoma 74106  
ph: 918.587.7171  
fax: 918.587.7176  
web: cnfsigns.com

I hereby give my approval to proceed with fabrication of the signage depicted in these drawings in order to meet the project deadline in a timely fashion. I understand that any changes, additions, omissions or modifications to the fundamental structure, underlying design, or the specific features of this signage may result in slippage of the completion date, additional resource requirements or additional cost.

Approved as shown  Approved as noted

Client Name: \_\_\_\_\_  
Site: \_\_\_\_\_

Approved as shown

PROJECT/CLIENT NAME:  
**WARREN CLINIC**

LOCATION:  
**810 S. VALE  
TULSA, OK**

DESIGNER:  
**WADE SANDERS**

ACCOUNT EXECUTIVE:  
**JAMES ADAIR**

REVISION HISTORY:  
**04.03.15 REVIEW**

DATE OF ORIGINAL DRAWING:  
**APRIL 03, 2015**

WORK ORDER #:	DUE DATE:
DEPT: METAL FAB	PAINT: NEON
CDPY: ROUT/VINYL	FINAL ASSEMBLY: INSTALLATION

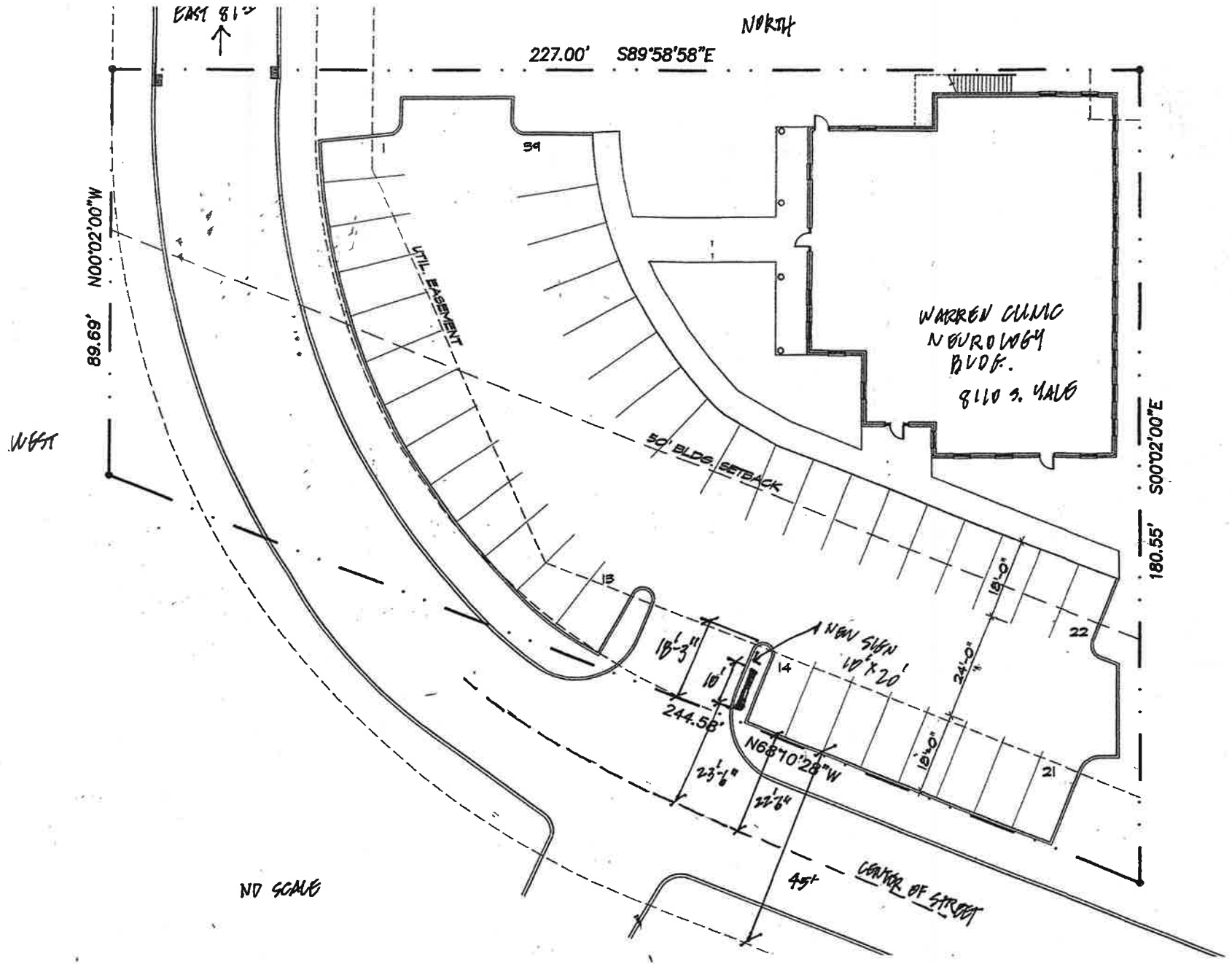
SIGN TYPE/DESCRIPTION:  
**MAIN ID PYLON**

SHEET NAME:  
**ST-1.0**

176



177

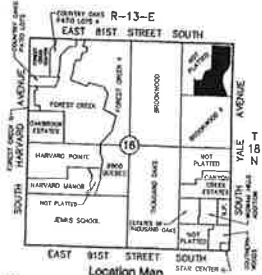


RECEIVED  
 JULY 8 1999  
 TULSA METRO AREA  
 PLANNING COM.

# Village Park of Tulsa

A SUBDIVISION OF PART OF THE  
 NE/4 OF THE NE/4 OF SECTION 16, T-18-N, R-13-E  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 587



**CERTIFICATE**  
 I hereby certify that all data herein were recorded in this plat have been paid as reflected by the annex hereto. If any report has been provided in the amount of \$...  
 This subdivision is to be recorded as provided of \$...  
 This subdivision is to be given to the City of Tulsa as provided of \$...  
 Date: September 17, 1999  
 Deputy Recorder  
 Tulsa County Treasurer  
 by *ANGELIC BUCKLEY*  
 Deputy

PLAT No.  
**5388**  
 RECORDING INFORMATION  
 RECORDING DATE: 09/13/99  
 RECORDING TIME: 04:09:54  
 APPROVED: JUL 23 1999  
 CITY ENGINEER

- Legend**
- ACC - ACCESS PERMITTED
  - B/L - BUILDING A LINE
  - COE - OVERLAND DRAINAGE EASEMENT
  - PME - RESTRICTED WATERLINE EASEMENT
  - U/E - UTILITY EASEMENT
  - (Symbol) - DENOTES MUTUAL ACCESS AND UTILITY EASEMENT

**Owner**  
 TOWN VILLAGE TULSA, L.L.C.  
 ATTN: MR. JAMES D. GRAY  
 1717 ST. JAMES PLACE, SUITE 200  
 HOUSTON, TEXAS 77056  
 PHONE: (713) 821-4000

**COMPRESS REALTY A LIMITED PARTNERSHIP**  
 ATTN: MR. M. THOMAS CLARK  
 1717 ST. JAMES PLACE, SUITE 200  
 HOUSTON, TEXAS 77056  
 PHONE: (713) 821-4000

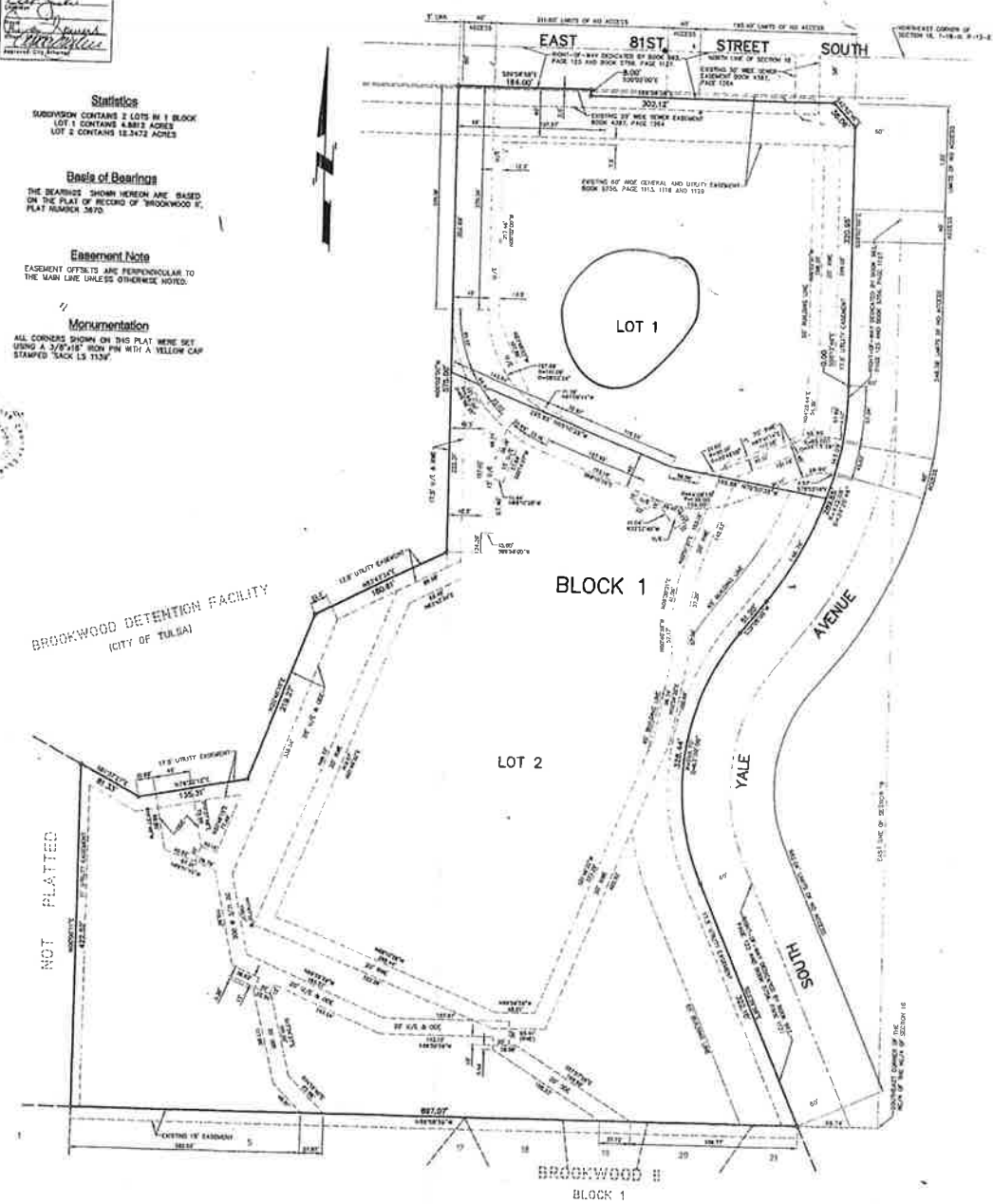
**Engineer / Surveyor**  
 SACK AND ASSOCIATES, INC.  
 SANTA FE CROSS  
 311 SOUTH FLORIN AVENUE  
 TULSA, OKLAHOMA 74106-1818  
 PHONE: (918) 532-4111  
 C.A. No. 1789 (EXP. JUNE 30, 2001)

**Statistics**  
 SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK  
 LOT 1 CONTAINS 4.8623 ACRES  
 LOT 2 CONTAINS 18.2635 ACRES

**Beats of Bearings**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RECORD OF "BROOKWOOD II," PLAT NUMBER 5370.

**Easement Note**  
 EASEMENT OFFSETS ARE PERPENDICULAR TO THE MAIN LINE UNLESS OTHERWISE NOTED.

**Monumentation**  
 ALL CORNERS SHOWN ON THIS PLAT WERE SET USING A 3/8" DIA. IRON PIN WITH A YELLOW CAP STAMPED "ACK 13 1139."



PLAT NO.  
**5388**  
 PAGE  
**1 OF 2**

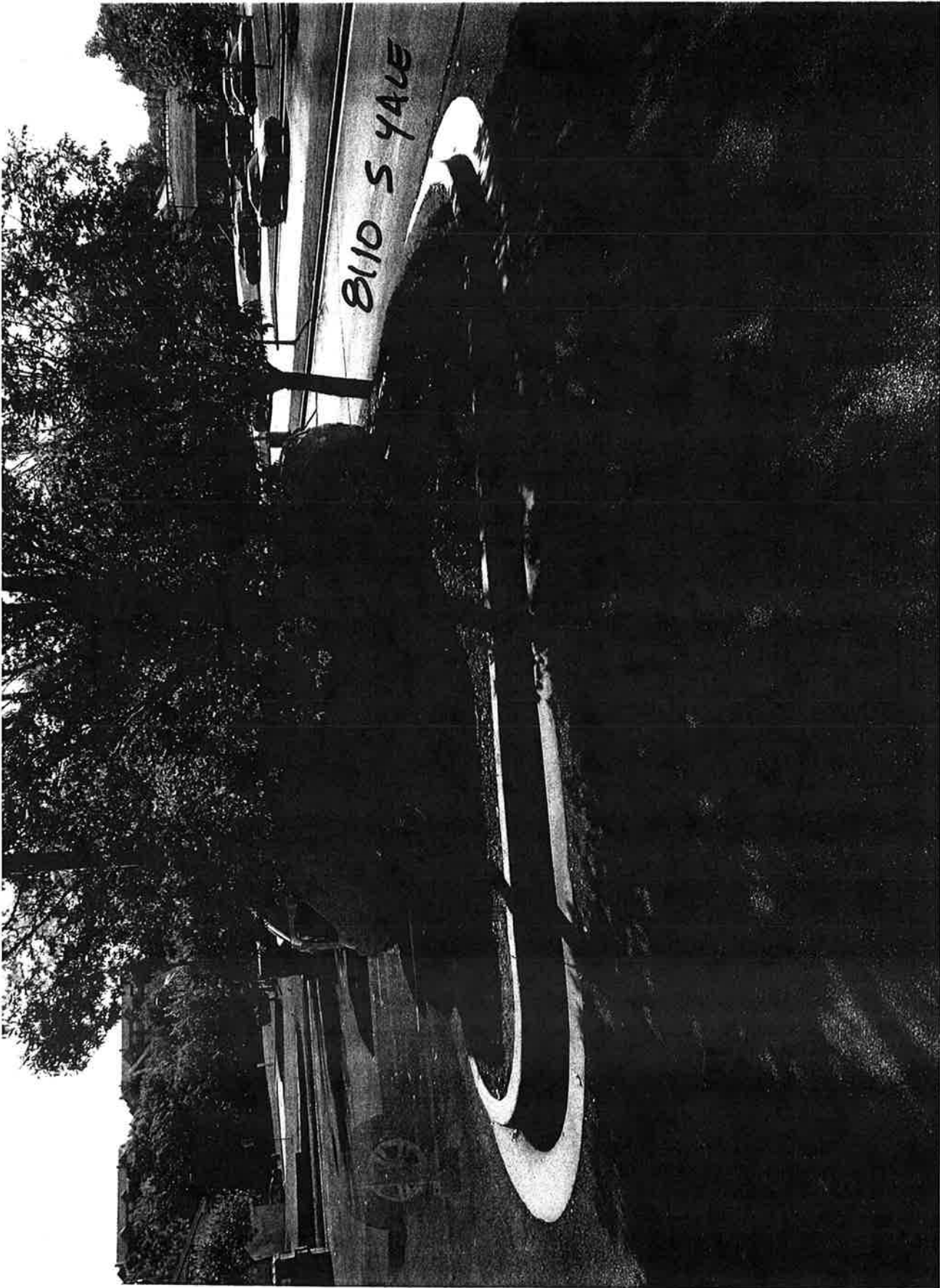
17.8

151.021.134.919.22



151-027-0910-30616

10-27-18 2nd NOTICE  
RE-EMPHASIS OF LG FOR  
PSD TO SPOT



17.9





**Case Number:** PUD-736  
**Detail Site Plan**

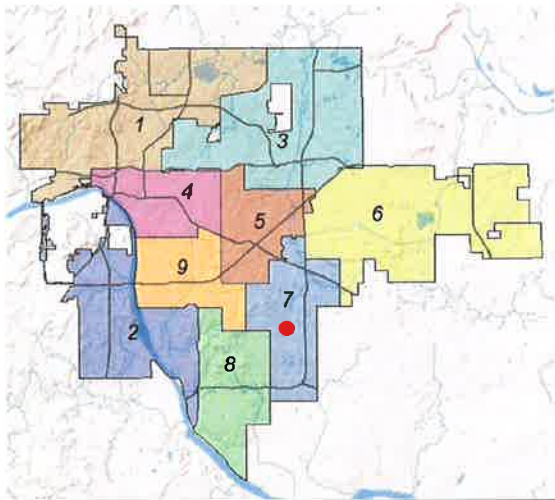
**Hearing Date:** January 6, 2016

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: The BDB Engineering Group

Property Owner: Woodland Hills Hospitality, LLC

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



**Applicant Proposal:**

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

Gross Land Area: 2.2 Acres

Location: North of the Northeast corner of South 89<sup>th</sup> East Avenue and East 71<sup>st</sup> Street South

9031 East 71<sup>st</sup> Street South

Part of Lot 1, Block 1 Woodland Hills Mall Extended

**Zoning:**  
 Existing Zoning: CS/PUD-736  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8301  
 CZM: 53  
 Atlas: 997

**City Council District: 7**  
*Councilor Name:* Anna America  
  
**County Commission District: 3**  
*Commissioner Name:* Ron Peters

18.1

**SECTION I: PUD-736 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 2.2 Acre site in a Planned Unit Development for a new hotel, including one, 4 story building.

**PERMITTED USES:**

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 19, Hotel Motel uses only and uses customarily accessory to permitted principal uses. The hotel 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 not provided. Exterior light standards shall not exceed 25 ft in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in nearby residential communities.

**SIGNAGE:**

The site plan illustrate wall signage. 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 pedestrian paths adjacent to the proposed hotel.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.

18.2

**SUMMARY:**

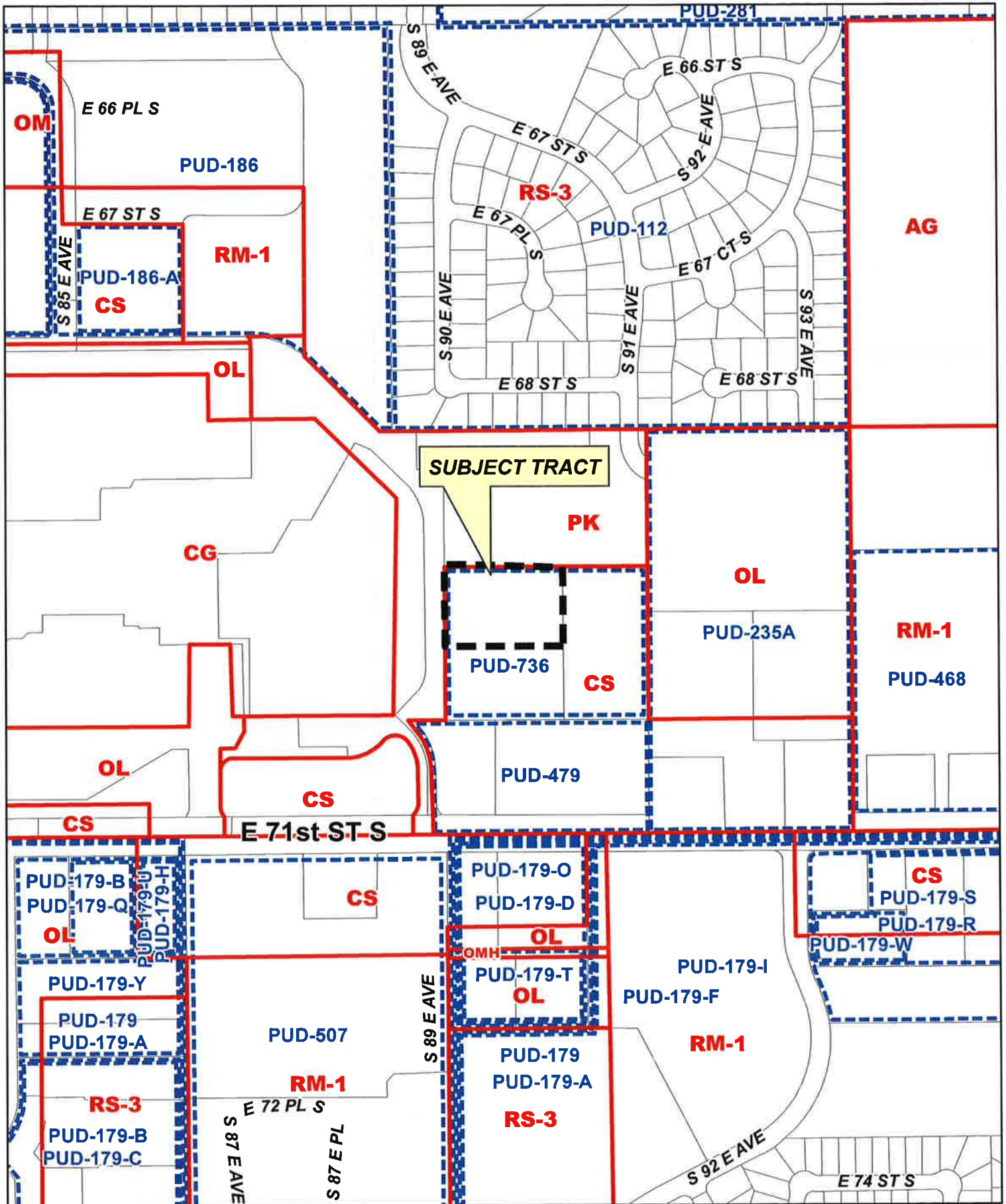
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-736**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Site Plan  
Applicant Site Plan Aerial Overlay  
Applicant Exterior Elevations  
Applicant ALTA Survey

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

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



**SUBJECT TRACT**

**PUD-736 DSP**



18-13 01







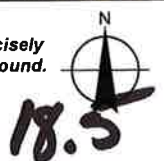
 Subject Tract

# PUD-736 DSP

18-13 01

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

Aerial Photo Date: March 2014

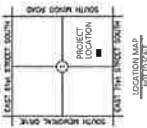




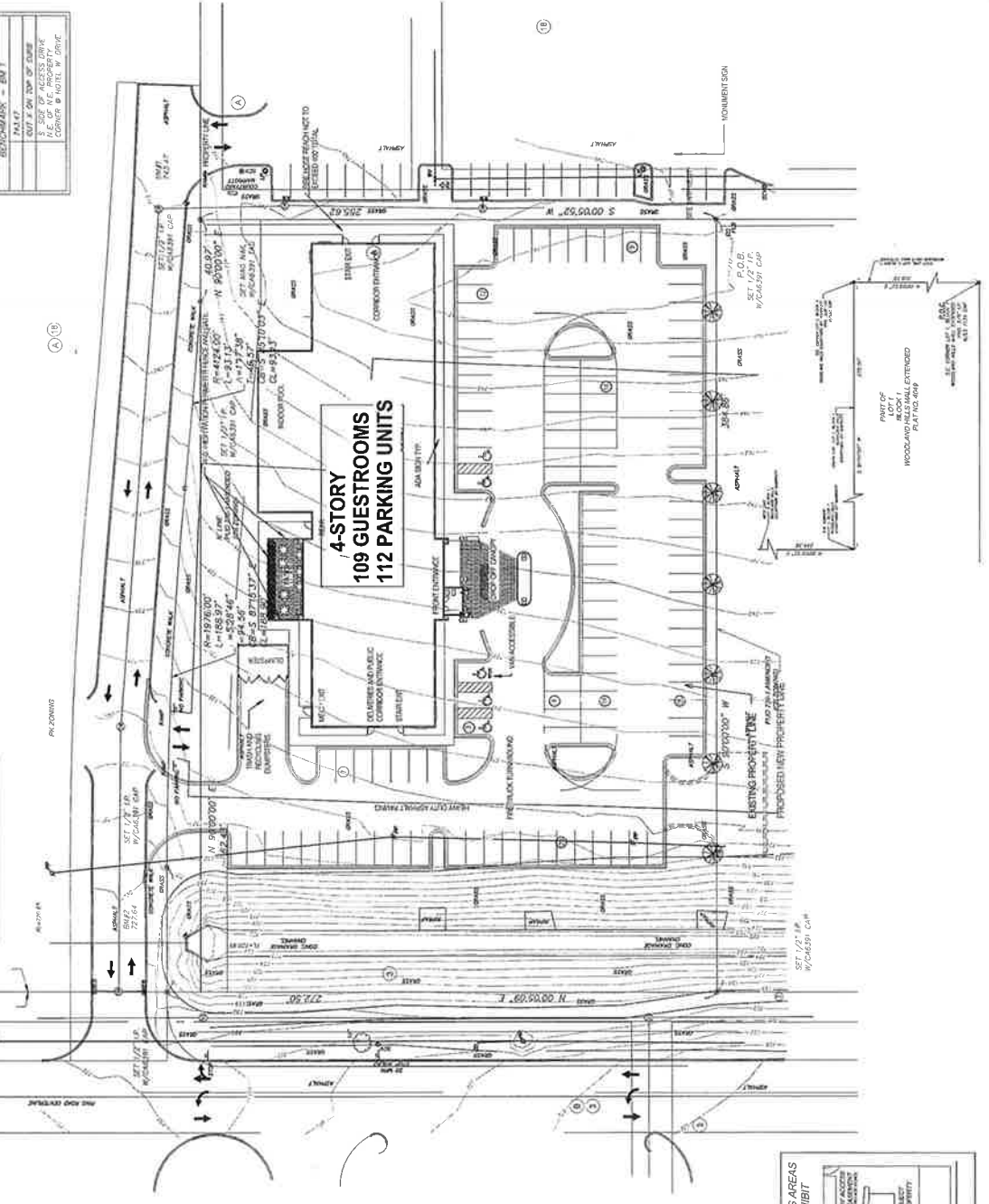
The B.D.B. Engineering Group, LLC  
 1530 SOUTH 109TH EAST AVE STE 602  
 TULSA, OKLAHOMA 74116  
 CERTIFICATE OF AUTHORIZATION NO. 0885  
 EXPIRES 12/31/2019  
 REVISION DATE: 05/03/21

WOODLAND HILLS  
 HOLIDAY INN EXPRESS

BENCHMARK - BM 1	
844.47	CUT X ON TOP OF CURB
	S. SIDE OF ACCESS DRIVE
	CUSTOMER'S LOT 111 W/ DRIVE

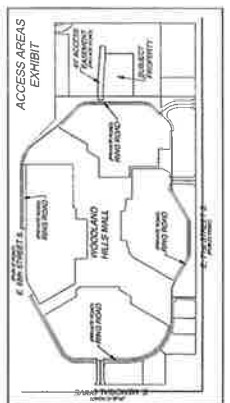
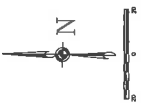


BENCHMARK - BM 2	
1272.4	CUT X ON TOP OF HEADWALL
	S. OF N.W. PROPERTY CORNER
	S. OF ACCESS DRIVE



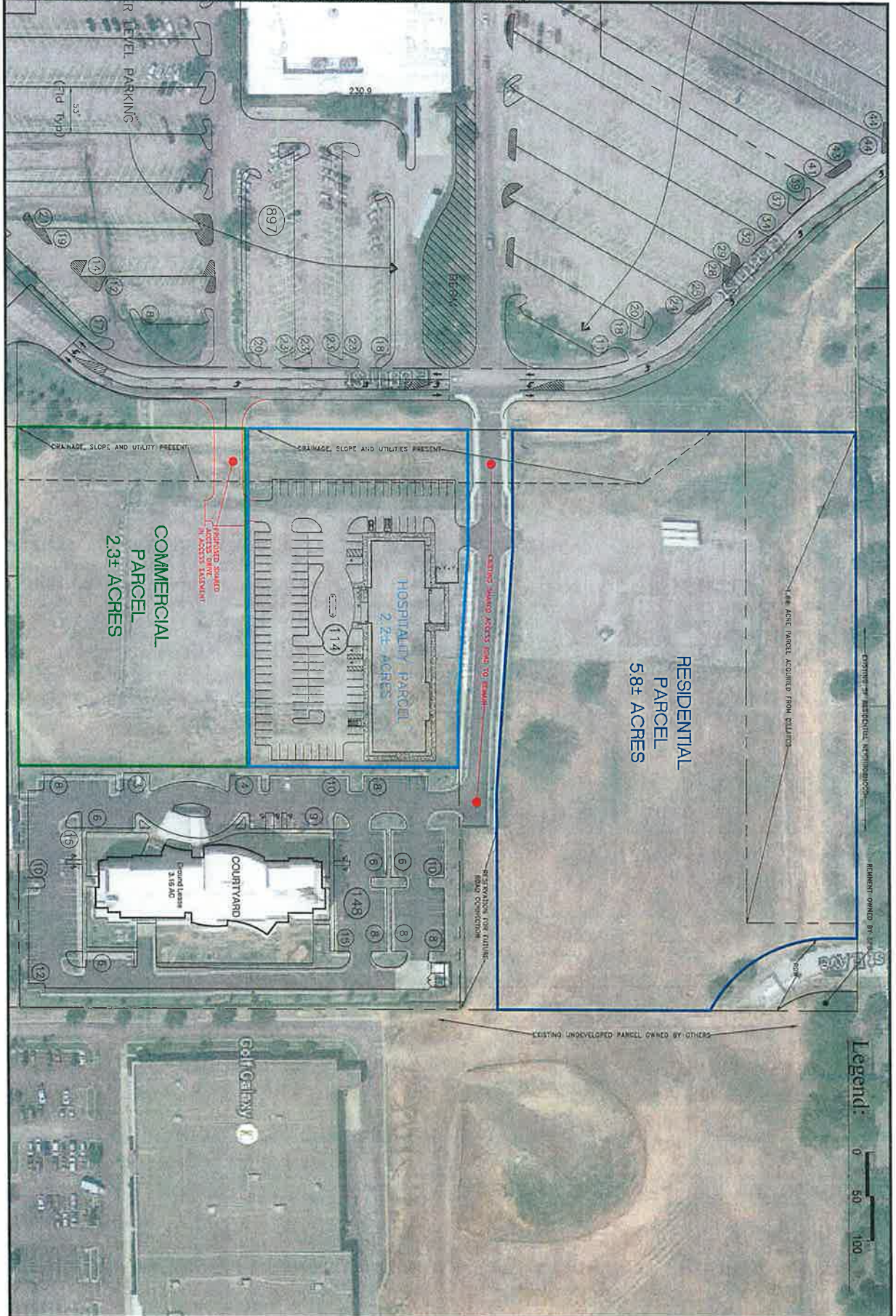
**LEGEND**

- 1' = 10'
- 2' = 20'
- 3' = 30'
- 4' = 40'
- 5' = 50'
- 6' = 60'
- 7' = 70'
- 8' = 80'
- 9' = 90'
- 10' = 100'
- 11' = 110'
- 12' = 120'
- 13' = 130'
- 14' = 140'
- 15' = 150'
- 16' = 160'
- 17' = 170'
- 18' = 180'
- 19' = 190'
- 20' = 200'
- 21' = 210'
- 22' = 220'
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- 24' = 240'
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- 26' = 260'
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- 28' = 280'
- 29' = 290'
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- 36' = 360'
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- 39' = 390'
- 40' = 400'
- 41' = 410'
- 42' = 420'
- 43' = 430'
- 44' = 440'
- 45' = 450'
- 46' = 460'
- 47' = 470'
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- 53' = 530'
- 54' = 540'
- 55' = 550'
- 56' = 560'
- 57' = 570'
- 58' = 580'
- 59' = 590'
- 60' = 600'
- 61' = 610'
- 62' = 620'
- 63' = 630'
- 64' = 640'
- 65' = 650'
- 66' = 660'
- 67' = 670'
- 68' = 680'
- 69' = 690'
- 70' = 700'
- 71' = 710'
- 72' = 720'
- 73' = 730'
- 74' = 740'
- 75' = 750'
- 76' = 760'
- 77' = 770'
- 78' = 780'
- 79' = 790'
- 80' = 800'
- 81' = 810'
- 82' = 820'
- 83' = 830'
- 84' = 840'
- 85' = 850'
- 86' = 860'
- 87' = 870'
- 88' = 880'
- 89' = 890'
- 90' = 900'
- 91' = 910'
- 92' = 920'
- 93' = 930'
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- 97' = 970'
- 98' = 980'
- 99' = 990'
- 100' = 1000'



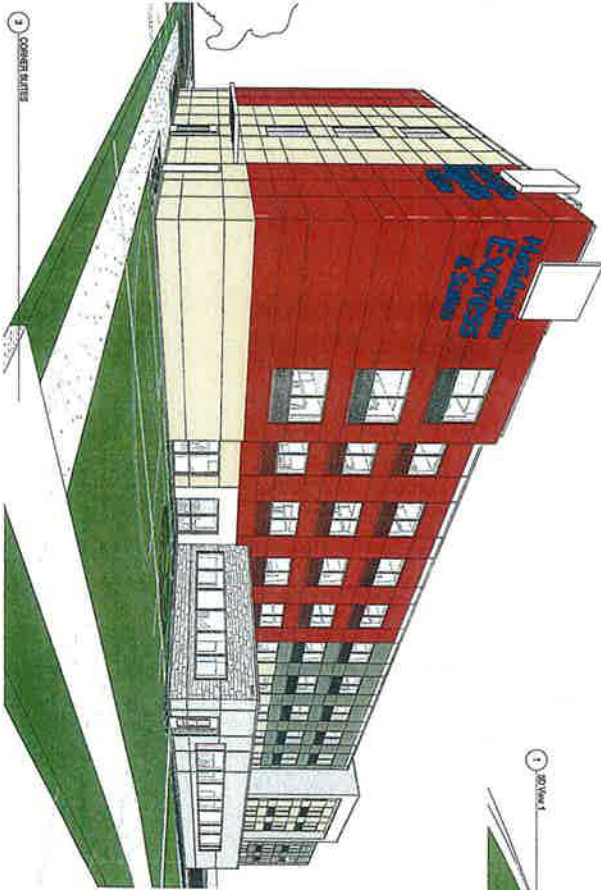
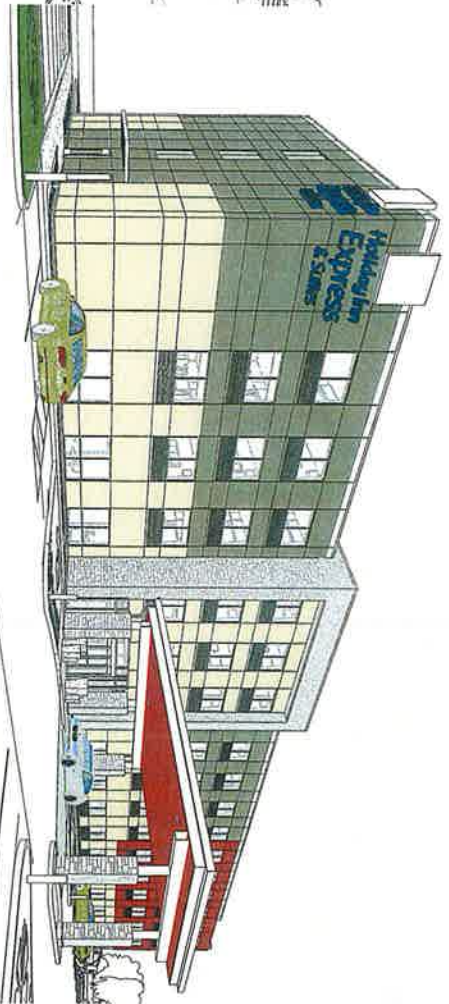
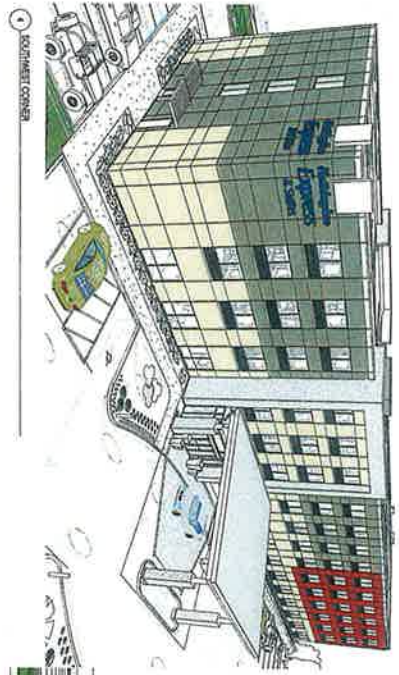
18.4

187



<p><b>SIMON</b> 225 W. Washington Street Indianapolis, IN 46204</p>	<b>WOODLAND HILLS MALL</b>			CORP. NO. <b>7607</b>
	TULSA, OK			SHEET NO. <b>F</b>
	DATE	2/17/2015	SCALE	AS SHOWN
	DRAWN	POYNTER	REVISION	
	APPROVED		REVISION DATE	4/15/2015

18.8



Woodland Hills  
Hospitality,  
LLC

CEO: Robert Pihall

THESE DRAWINGS ARE  
PRELIMINARY IN NATURE  
AND INTENDED TO ILLUSTRATE  
CONCEPTS ONLY. THEY DO NOT  
CONSTITUTE A CONTRACT. ANY  
CHANGES TO THE DESIGN SHALL BE  
MADE BY THE ARCHITECT AND  
NOTED ON THE DRAWINGS.

JSA  
ARCHITECTS

P.O. BOX 33189  
TULSA, OK 74133  
515.763.1111  
jhs@jhsa.com  
Copyright 2013, John Siskin  
JOHN SISKIN/OKLA, AIA  
NOV08

NOT TO BE USED FOR  
CONSTRUCTION WITHOUT THE ARCHITECT'S  
APPROVAL



Holiday Inn Express  
WOODLAND HILLS,  
9031 EAST 71ST STREET  
TULSA, OKLAHOMA 74133

PROJECT NO. \_\_\_\_\_

REV.	DESCRIPTION	DATE

SHEET

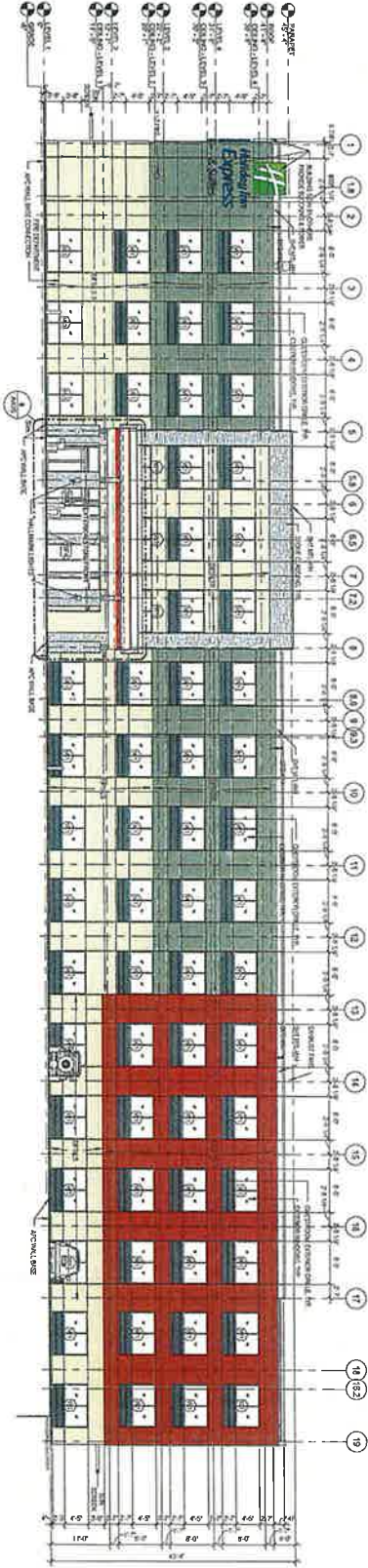
A013

VIEW#

189

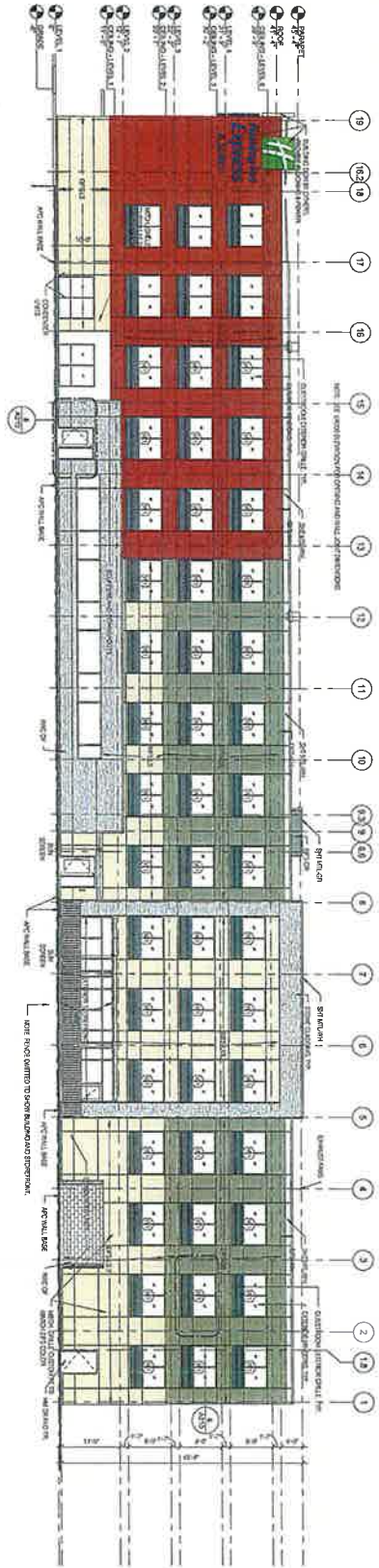
1 EXTERIOR ELEVATION, BROWNSVILLE

1" = 16'



2 EXTERIOR ELEVATION, BROWNSVILLE

1" = 16'



SHEET  
A200  
EXTERIOR  
ELEVATIONS

NO.	DESCRIPTION	DATE

**Holiday Inn Express**  
WOODLAND HILLS,  
9031 EAST 71ST STREET  
TULSA, OKLAHOMA 74133

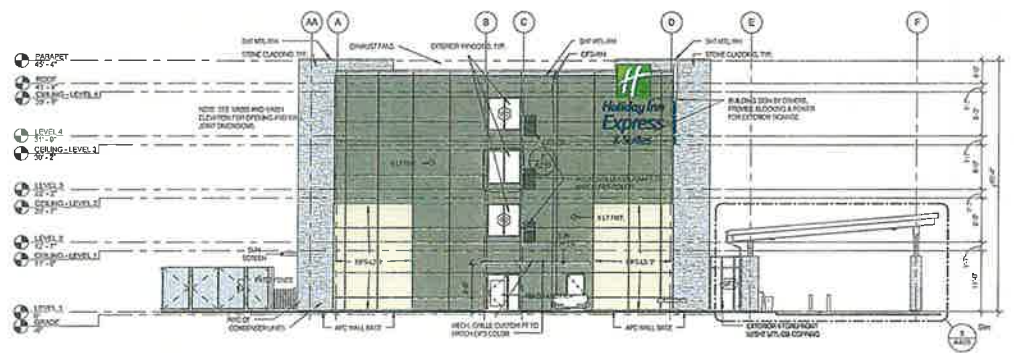


JSA  
Architects  
P.O. BOX 2318  
TULSA, OK 74133  
918.484.8972  
ARCHITECTS@JSA.COM  
2010 W. 51ST STREET  
SUITE 200  
TULSA, OKLAHOMA 74116

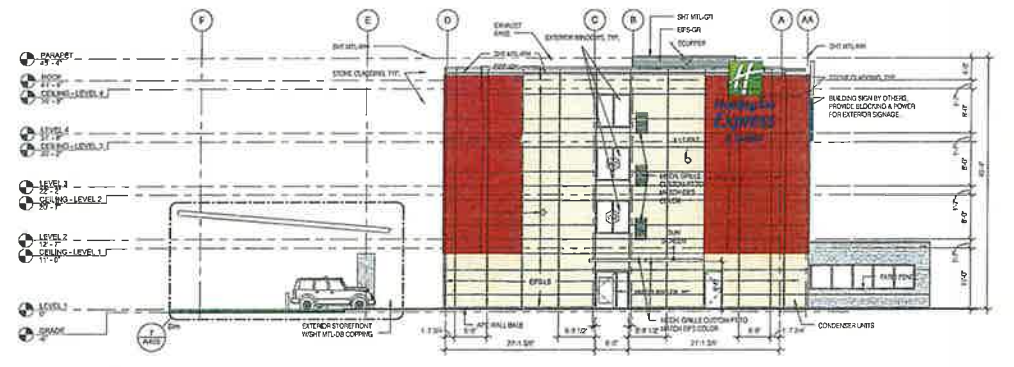
CEJO: Robert Paris

Woodland Hills  
Hospitality,  
LLC

18.10



2 EXTERIOR ELEVATION, WEST  
1" = 10'-0"



1 EXTERIOR ELEVATION, EAST  
1" = 10'-0"

**Woodland Hills Hospitality, LLC**  
CEO: Robert Patel

THESE DRAWINGS ARE PRELIMINARY IN NATURE AND INTENDED FOR REVIEW AND PERMITTING. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT ARCHITECT'S AND ENGINEER'S SIGNATURE AND THEIR DATE OF ISSUE FOR CONSTRUCTION.

**JSA ARCHITECTS**  
P.O. BOX 33186  
TULSA, OK 74153  
918.488.8012  
JHSANFORD@AOL.COM  
Copyright 2013 John Sanford  
JOHN SANFORD, AIA  
NCARB

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BLOCK

**Holiday Inn Express & Suites**

**Holiday Inn Express**  
WOODLAND HILLS  
9031 EAST 71ST STREET  
TULSA, OKLAHOMA 74133  
PERMIT NO. \_\_\_\_\_

No.	Description	Date

SHEET  
**A201**  
EXTERIOR ELEVATIONS

GENERAL NOTES

To: CLIENTS  
WOODLAND HILLS HOLDING, LLC, a Oklahoma limited liability company  
WOODLAND HILLS HALL, LLC, a Oklahoma limited liability company  
COURTYARD BY MANSFORD, LLC, a Oklahoma limited liability company  
GUARANTY ABSTRACT COMPANY

This is a plat of the land and the survey on which the land is based was made in accordance with the Oklahoma Statutes, Chapter 103, Section 103-103-1 and 103-103-1-1. This plat is a part of the record of the land and the survey on which the land is based was made in accordance with the Oklahoma Statutes, Chapter 103, Section 103-103-1 and 103-103-1-1. This plat is a part of the record of the land and the survey on which the land is based was made in accordance with the Oklahoma Statutes, Chapter 103, Section 103-103-1 and 103-103-1-1.

Surveyed and approved on November 8, 2018

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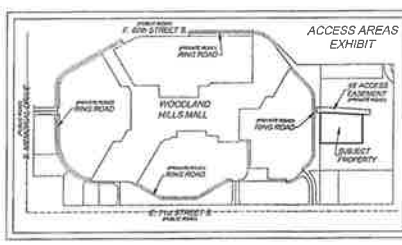
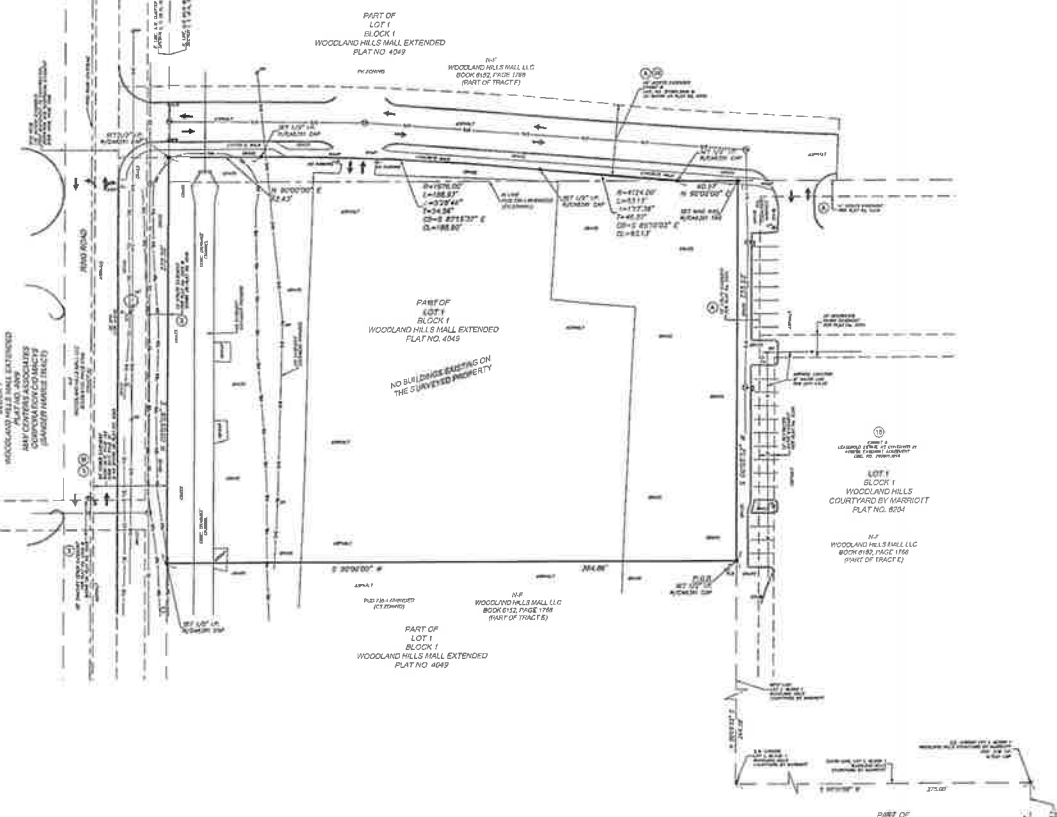
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Surveyed and approved on November 8, 2018

Surveyed and approved on November 8, 2018



LEGEND table with various symbols and their corresponding descriptions for easements, encroachments, and other survey features.



Table with columns for 'Date of Survey', 'Surveyor', 'Project Name', 'Client', and 'City/State'.

ALTACSM LAND TITLE SURVEY  
WOODLAND HILLS HOLDING, LLC  
EAST 11th STREET and EAST 6th STREET  
TULSA, TULSA COUNTY  
STATE OF OKLAHOMA

DOOSH - THOMPSON - MANSFIELD, PLLC  
Surveying - Engineering - Planning  
2000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74106  
Phone: (918) 438-1111  
Fax: (918) 438-1112  
www.dtmpllc.com

18.11







**Case #:** AC-138  
**Alternative Compliance Landscape Plan**

**Hearing Date:** January 6, 2016

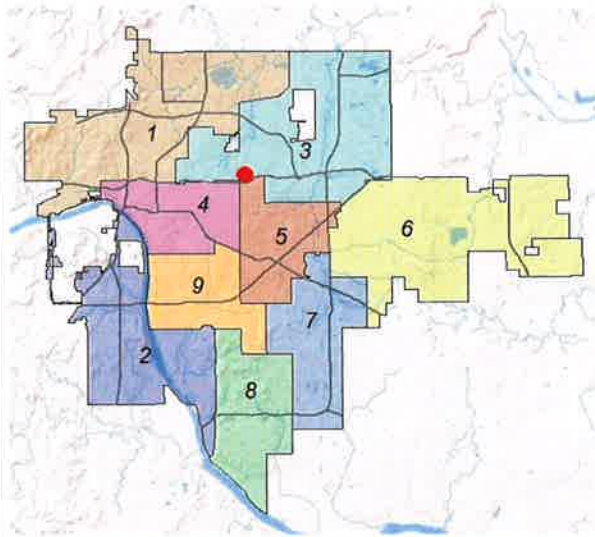
**Case Report Prepared by:**

Jay Hoyt

**Owner and Applicant Information:**

Applicant: AAB Engineering, LLC  
 Property Owner: Quiktrip Corporation

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



**Applicant Proposal:**

Concept summary:  
 Request for Alternative Compliance Landscape Plan to provide additional parking and street trees in lieu of providing one tree within 50 feet of every proposed parking space.

Net Land Area:  
 2.1 Acres

Location:  
 NE/c East Admiral Boulevard and North Yale Avenue

**Zoning:**

Existing Zoning: CH  
 Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Main Street  
 Growth and Stability Map: Area of Growth

**Staff Recommendation:**

Staff recommends **approval**.

The request provides satisfactory alternative plans for the landscape standards of Chapter 10 of the Tulsa Zoning Code

**Staff Data:**

TRS: 19-13-03  
 CZM: 38 Atlas: 174

**City Council District: 3**

Councilor Name: David Patrick

**County Commission District: 1**

Commissioner Name: John Smaligo

19.1

## AC-138 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

### SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a property located at the Northeast Corner of East Admiral Boulevard and South Yale Avenue.

The landscape plan submitted does not meet the technical requirements of the Chapter 10 of the code for the following reasons:

- 1) A landscape area with tree within 50 feet of any parking space is not provided as required per sections 1002.B.1 and 1002.C.2.

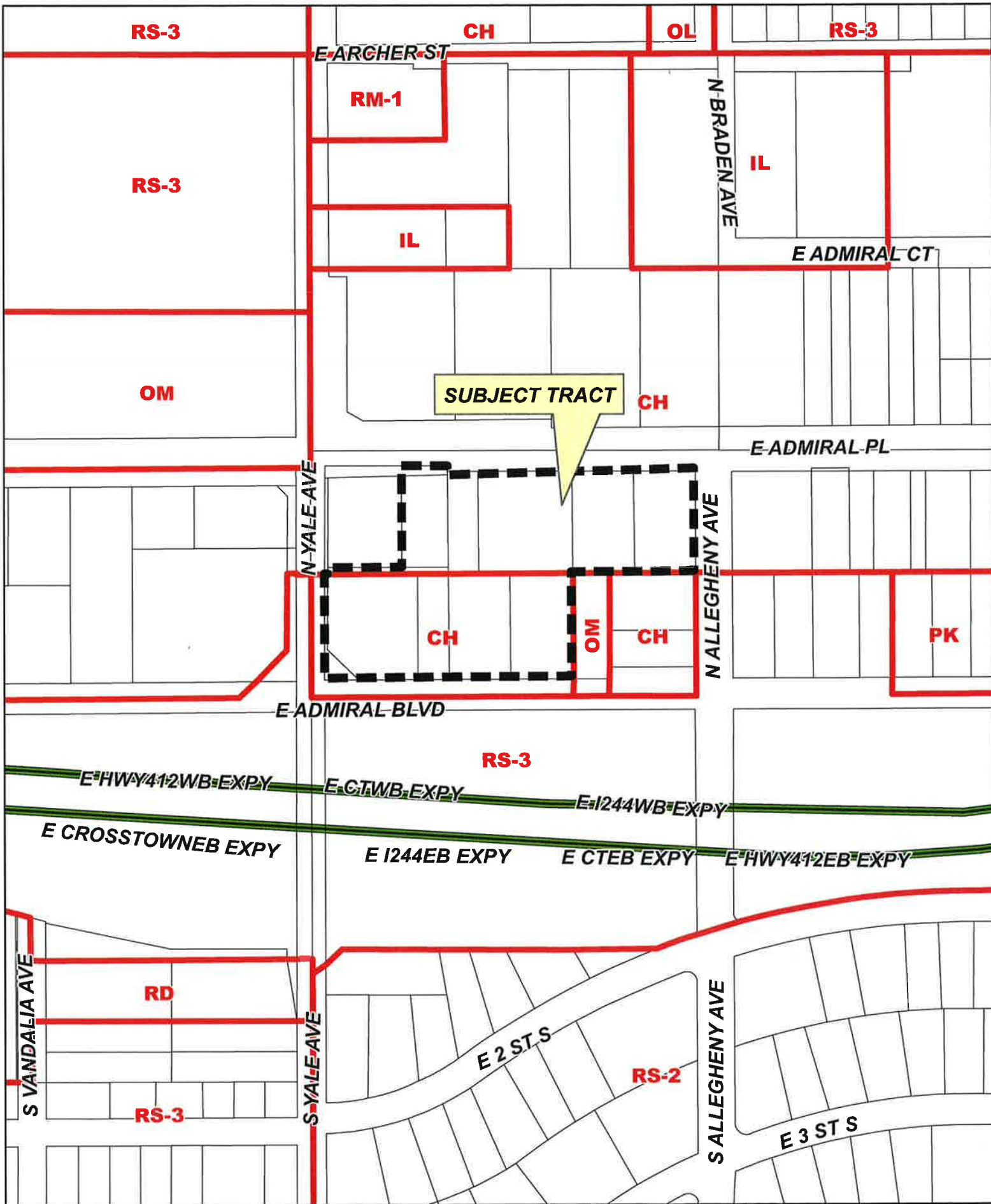
The applicant has included additional trees not required by code along the perimeter of the site and has provided a greater amount of percentage of landscape area than required in the Zoning Code. Also, other than the parking area tree requirement, all site landscaping will meet the requirements of the Zoning Code.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-138.

SECTION II: Applicants landscape plan is included as an attachment.

Staff Comment regarding the Tulsa Zoning Code effective January 1, 2016.

*With the adoption of the new Zoning Code, all parking adjacent to public street rights of way must comply with the updated screening requirements for S-1, Low-profile Screen as found in Section 65.060-C.1 of the newly adopted City of Tulsa Zoning Code. This submittal was received prior to January 1, 2016 therefore the alternative compliance submittal is not subject to those requirements or design standards.*



**SUBJECT TRACT**

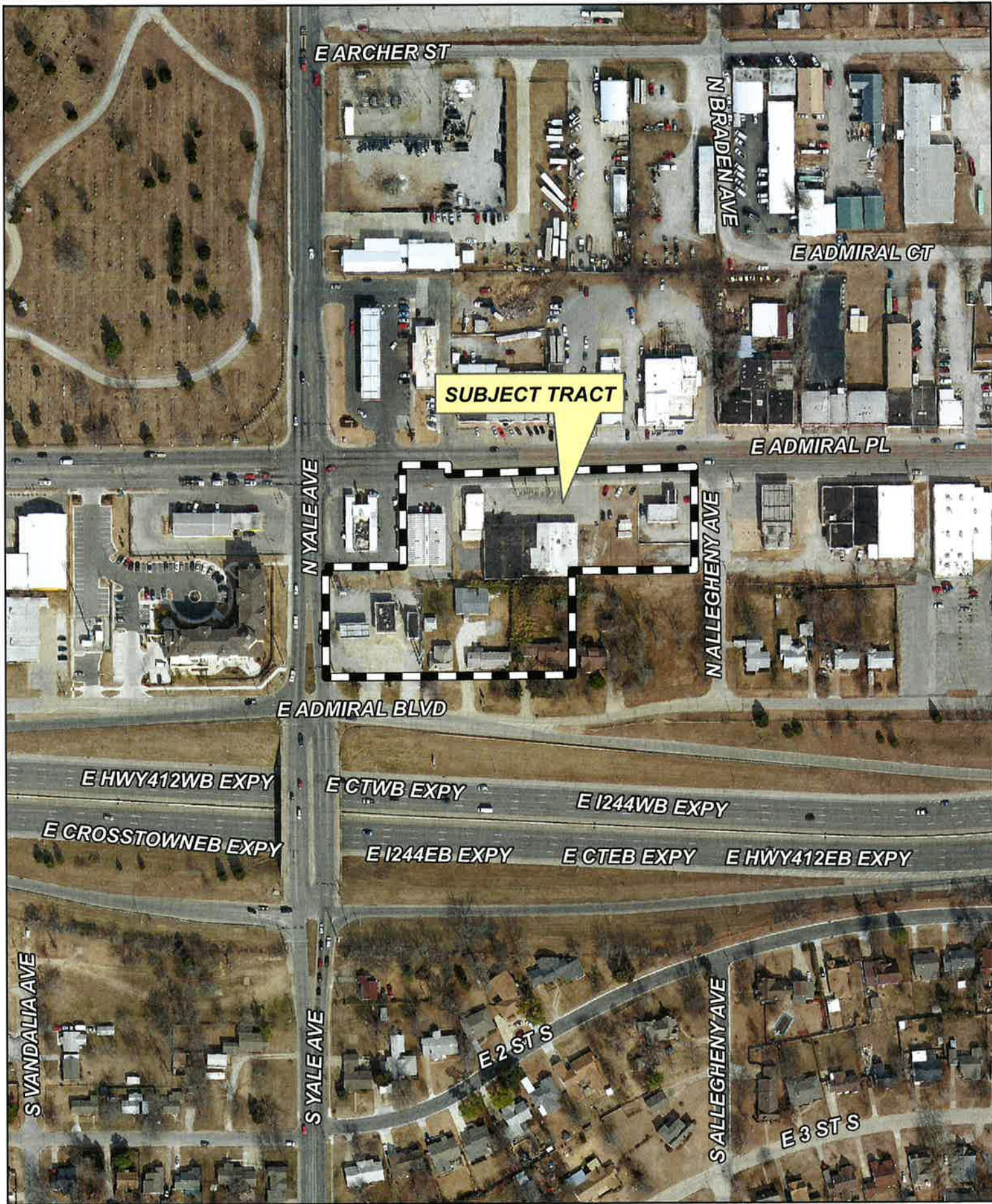


**AC-138**

19-13 03

**19.3**





**SUBJECT TRACT**

E ARCHER ST

N BRADEN AVE

E ADMIRAL CT

E ADMIRAL PL

N YALE AVE

N ALLEGHENY AVE

E ADMIRAL BLVD

E HWY412WB EXPY

E CTWB EXPY

E I244WB EXPY

E CROSSTOWNEB EXPY

E I244EB EXPY

E CT EB EXPY

E HWY412EB EXPY

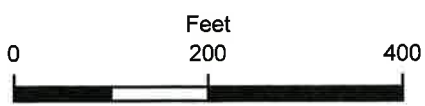
S VANDALIA AVE

S YALE AVE

S ALLEGHENY AVE

E 2 STS

E 3 STS



**AC-138**

19.4



19-13 03







**Case Number:** PUD-268-D  
**Detail Site Plan**

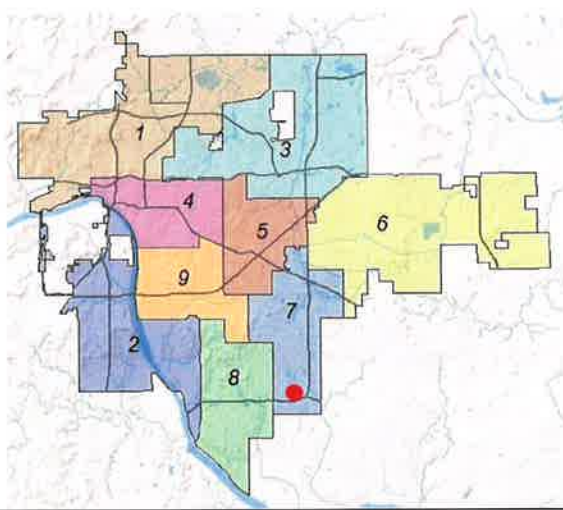
**Hearing Date:** January 6, 2016

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Wallace Engineering

Property Owner: Advanced Pain Specialists of Tulsa

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



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for a new Parking Lot Addition within the PUD.

Gross Land Area: 2.9 Acres

Location: Southwest corner of South Mingo Road and East 93<sup>rd</sup> Street South

Lot 1, Block 2 Mingo Center

**Zoning:**  
 Existing Zoning: RM-1/PUD-268-D  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8324  
 CZM: 57 Atlas: 2082

**City Council District: 7**  
*Councilor Name:* Anna America  
**County Commission District: 3**  
*Commissioner Name:* Ron Peters

20.1

**SECTION I: PUD-268-D Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 2.9 Acre site in a Planned Unit Development for a new parking lot addition to support an existing building and future expansion.

**PERMITTED USES:**

Use Unit 11, Offices, Studios and Support Services and customary accessory uses. The parking expansion 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:**

No new building proposed at this time.

**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 not provided. Maximum height of lighting west of building, whether building or pole mounted, shall be 16 ft. All lighting shall be pointed down and away from the adjacent residential properties.

**SIGNAGE:**

The site plan does not illustrate wall or ground signage. 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 new pedestrian paths serving the proposed parking addition adjacent to the existing building.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.

**SUMMARY:**

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-268-D**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development.

20.2



Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Site Plan

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

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



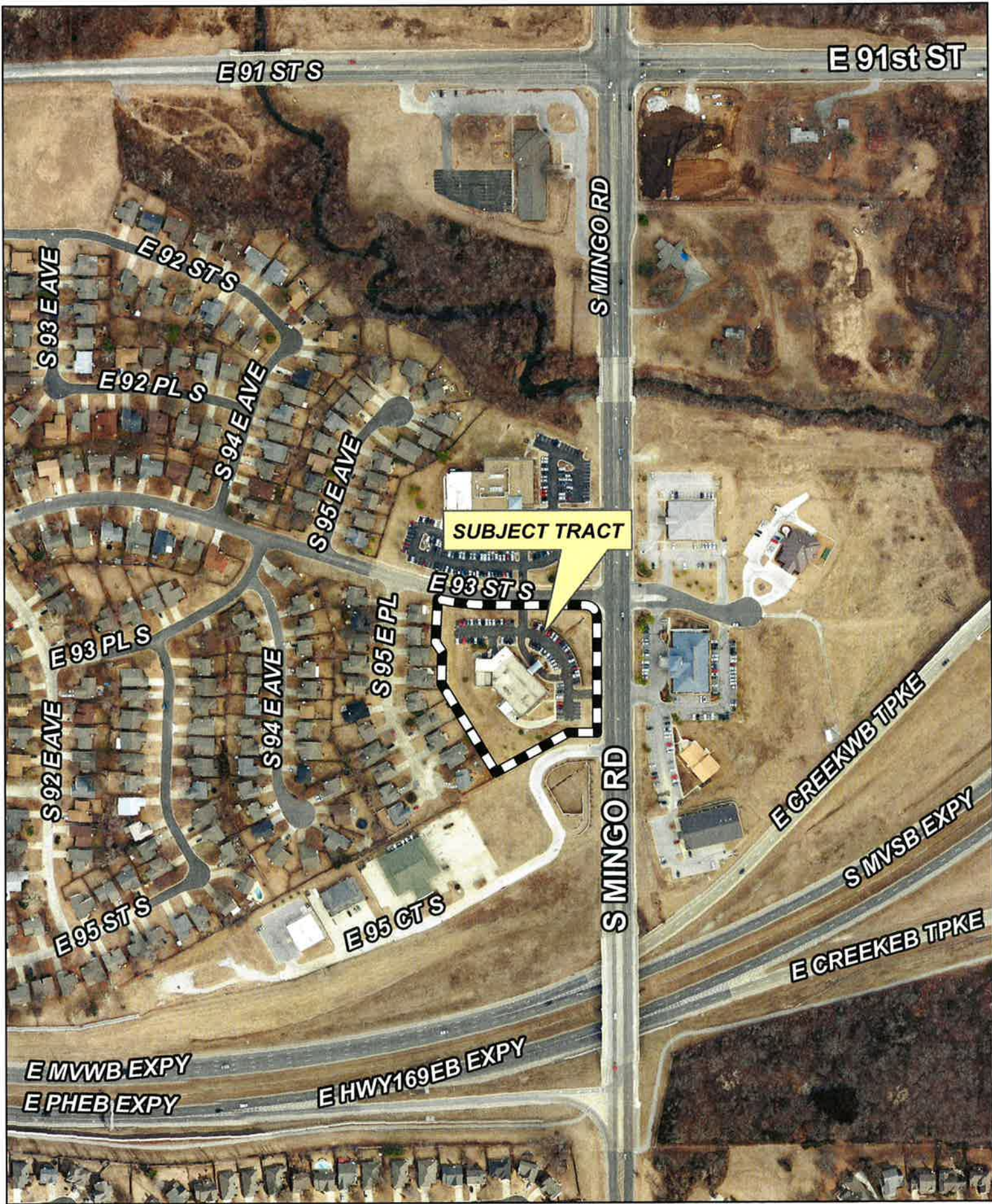
**SUBJECT TRACT**

**PUD-268-D**



18-13 24



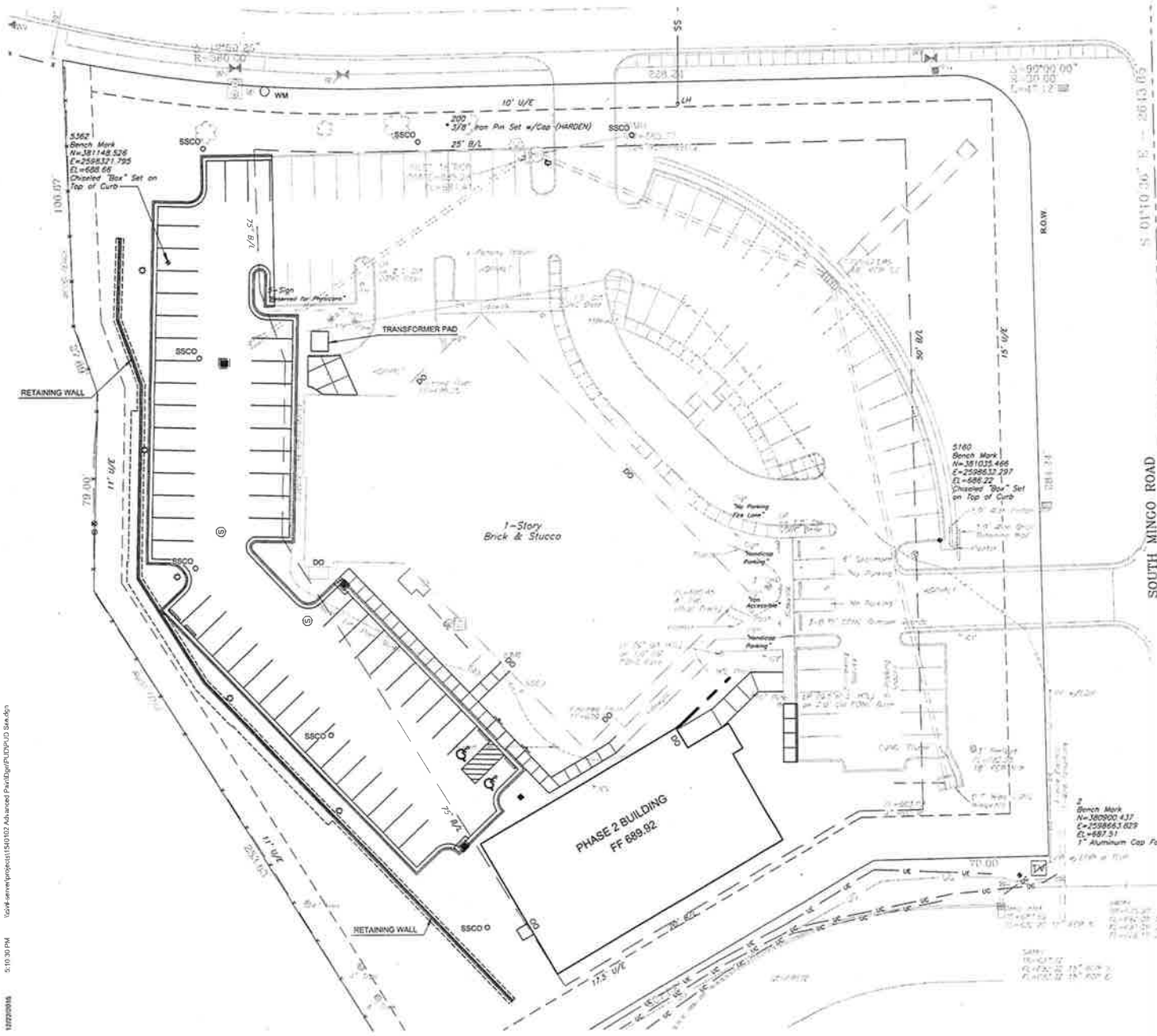


**PUD-268-D**



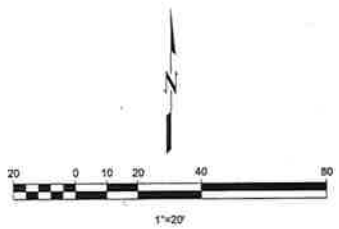
18-13 24





- GENERAL SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
  2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
  3. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.

SITE CRITERIA	
<b>PERMITTED USES:</b>	Use U-11, Offices, Studios and Support Services and customary accessory uses
<b>MAXIMUM BUILDING FLOOR AREA PERMITTED:</b>	30,000 SF
<b>MAXIMUM BUILDING FLOOR AREA PROPOSED:</b>	28,000 SF
<b>MAXIMUM LAND COVERAGE OF BUILDINGS:</b>	22%
<b>MAXIMUM BUILDING HEIGHT:</b>	Two Stories (Excluding Mechanical Floor)
<b>OFF-STREET PARKING REQUIRED:</b>	(1 space per 300 square feet) 110 spaces
<b>OFF-STREET PARKING PROPOSED:</b>	117 spaces
<b>MINIMUM BUILDING SETBACKS:</b>	
From the centerline of South Mingo Road	100 FT
From East 93 <sup>rd</sup> Street South	55 FT
From the west boundary of the PUD	75 FT
From the south boundary of the PUD	20 FT
<b>MAXIMUM LIGHTING HEIGHT WEST OF BUILDING:</b>	
Maximum height permitted whether pole mounted or wall mounted:	16 FT
All lighting shall be pointed down and away from the adjacent residential properties.	



**CAUTION**  
 NOTICE TO CONTRACTOR  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



**ARCHITECTS  
 PLANNERS  
 DESIGNERS**  
**FRITZ BAILY, P.C.**  
 1855 SOUTH BALTIMORE  
 TULSA, OKLAHOMA 74119  
 Phone: 918.495.3993  
 Fax: 918.495.3994  
 Web: www.fritzbailey.com  
 E-Mail: info@fritzbailey.com



**BUILDING EXPANSION**  
 9320 S. MINGO  
 TULSA, OKLAHOMA



DATE: December 21, 2015

TITLE: PUD DETAIL SITE PLAN

20.6



Tulsa Metropolitan Area  
Planning Commission

**Case :** Phillips Addition  
Minor Subdivision Plat

**Hearing Date:** January 6, 2015

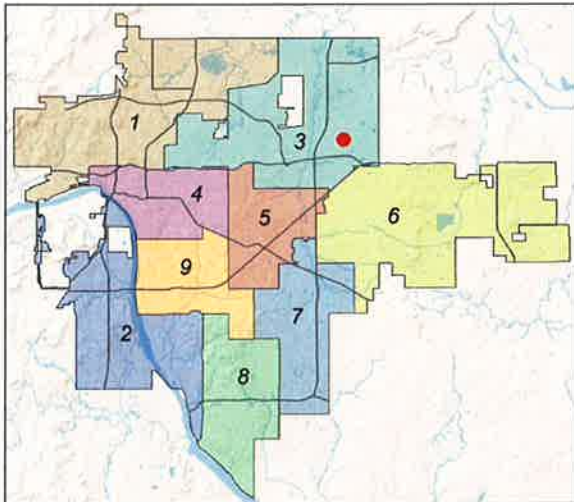
**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Crafton Tull

*Owner:* Jim Phillips

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



**Applicant Proposal:**

*Tract Size:* 4.9 acres

*Location:* West of southwest corner of East Pine Street and North 129<sup>th</sup> East Avenue

12044 East Pine Street

**Zoning:** IL (Industrial Light)

**Staff Recommendation:**  
Staff recommends Approval.

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

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

21.1

## MINOR SUBDIVISION PLAT

### Phillips Addition - (CD 3)

East of northeast corner of East 101<sup>st</sup> Street South and South Yale Avenue

The plat consists of 8 Lots, 1 Block, on 5 acres.

The following issues were discussed December 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** No comment.
3. **Sewer:** No comment.
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 :** Identify all subdivisions on location map. Provide owner surveyor/engineer email addresses. Need addresses caveat. Provide all boundary line dimensions. Need addresses for all lots. Submit control data sheet. Show area of plat in 100 year floodplain area. Correct legal description. Show site in location map. Correct street names in location map. Define basis of bearing between two known points. Provide bearing from point of commencement to point of beginning. Provide symbol for pins set for plat.

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

**Waivers of Subdivision Regulations:**

21.2

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.

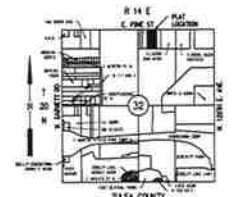
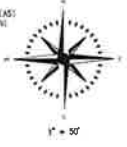
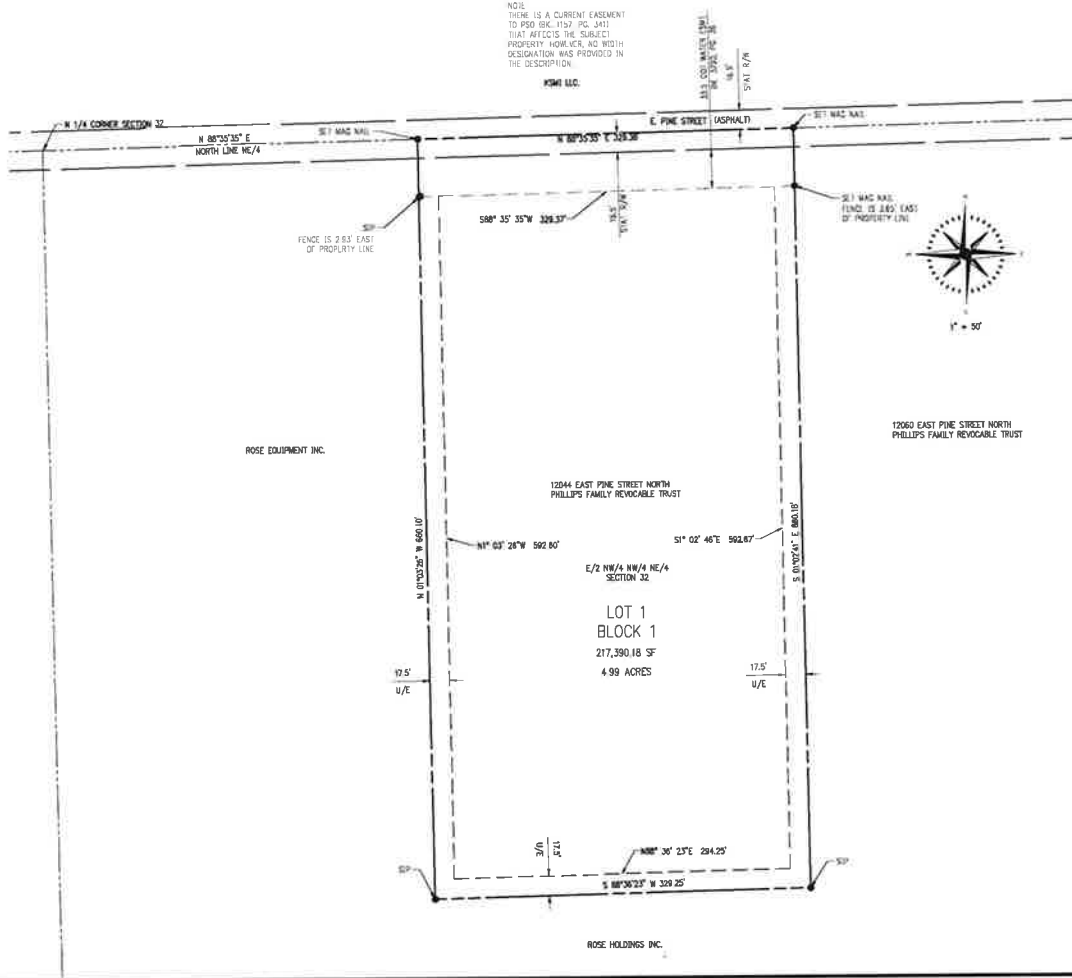


**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**  
 I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_  
 WAPC/NOOC  
 This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_  
 COUNTY ENGINEER \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_  
 APPROVED by the Council of the City of Tulsa, Oklahoma  
 Chairman \_\_\_\_\_  
 Mayor \_\_\_\_\_  
 Attest: City Clerk \_\_\_\_\_  
 Approved: City Attorney \_\_\_\_\_

# PHILLIPS ADDITION

A MINOR SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 A PART OF THE NE/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 14 EAST  
 4.99 ACRES, 1 BLOCK, 1 LOT

NOTE:  
 THERE IS A CURRENT EASEMENT TO PSD (OK-1157 PG. 341) THAT AFFECTS THE SUBJECT PROPERTY HOWEVER, NO WIDTH DESIGNATION WAS PROVIDED IN THE DESCRIPTION.



LOCATION MAP  
 SCALE IN FEET  
 0 2000

**OWNER/DEVELOPER:**  
**JIM PHILLIPS**  
 1218 NORTH 12810 EAST AVENUE  
 OWASSO, OK 74055  
 918.272.2311

**PROPERTY DESCRIPTION**

OUT CLAIM DEED, 0062010303030303  
 THE E/2 OF NW/4 OR NW/4 OF NE/4 OF SECTION THIRTY TWO (32), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF  
 SAID TRACT OF LAND CONTAINING 4.99 ACRES, MORE OR LESS.

**MONUMENTATION**

3/4" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**BENCHMARK**

405' MONUMENT "B"  
 OKLAHOMA NORTH ZONE, 2001, HORIZONTAL DATUM NAD 83 (1983) IS 432727.791 E, 2415308.858 E.  
 VERTICAL DATUM NAD 83 IS 1666.717 784'  
 DESCRIPTION OF BENCHMARK:  
 1/2" RE-BAR 1 1/2" ALUMINUM CAP-FLUSH-SET IN A CONCRETE + STAMPED "B", 30 N. E. OF INTERSECTION OF PINE ST. AND 145TH E. AVE. 0.25' BELOW GROUND.

**BASIS OF BEARING**

THE NORTH LINE OF THE NE QUARTER OF SECTION 32, T-20-N, R-14-E IN 88°25'35" E3

**FLOOD STATEMENT**

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAMS FIRM PANEL NUMBER 401430202L, EFFECTIVE DATE OCTOBER 15 2012.  
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

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 DESCRIPTION.

**Crafton Tull**  
 A PROFESSIONAL SURVEYING COMPANY  
 110 S. G. BIRD STREET  
 TULSA, OK 74119  
 918.584.6171 | 918.584.2701  
 www.craftontull.com

**SURVEYOR/ENGINEER**

A. B. WATSON, JR. PLS 1007  
 220 EAST 8TH STREET  
 TULSA, OK 74119  
 918-584-0347  
 DAVID P. HENKE, JR. PE 22202  
 220 EAST 8TH STREET  
 TULSA, OK 74119  
 918-584-0347  
 DAVID.HENKE@CRAFTONTULL.COM

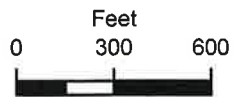
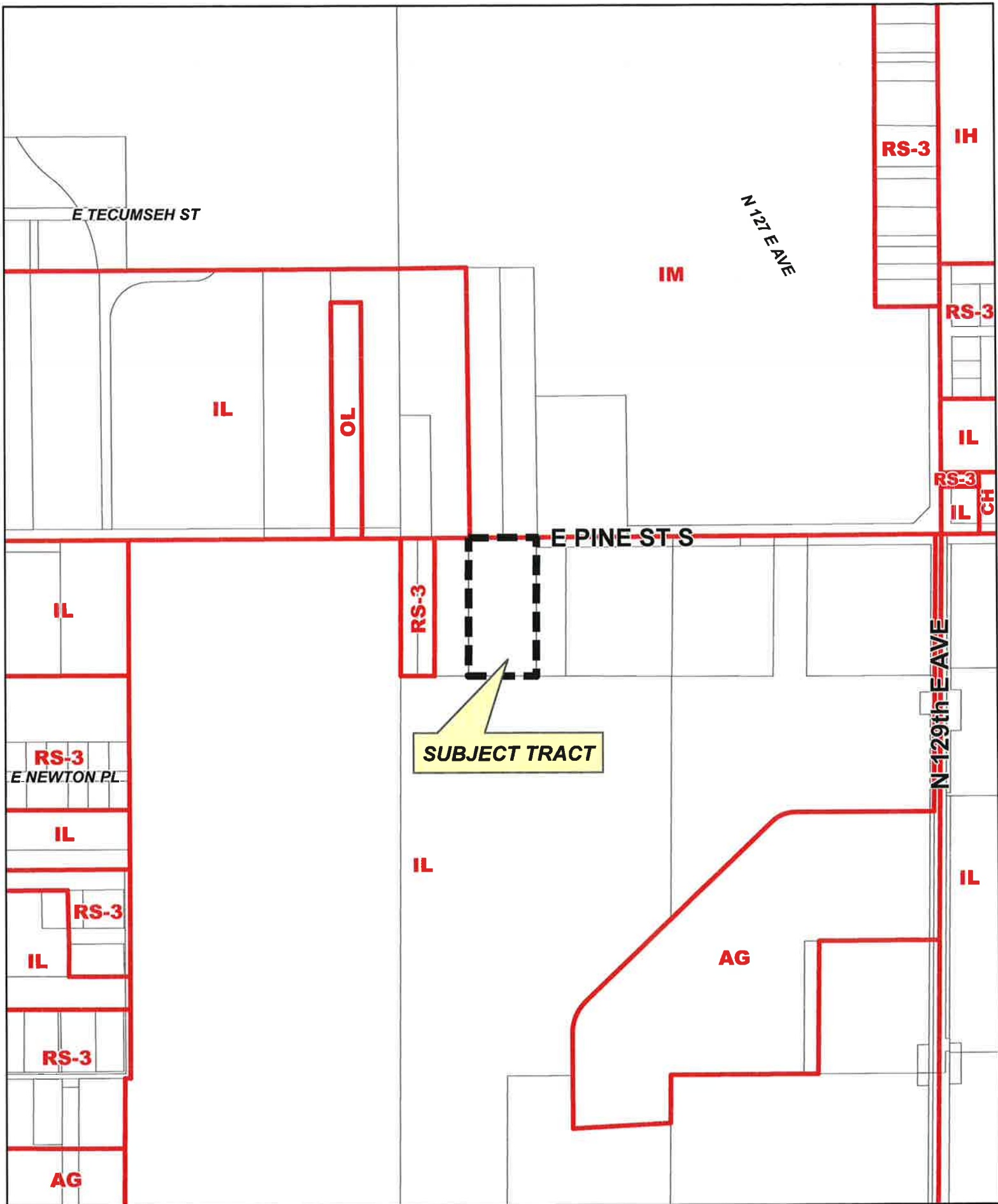
**SYMBOLS**

- ⊙ FOUND IRON PIN
- ⊙ SET IRON PIN (SPI)
- SET MAG NAIL

**LINEWORK**

- EXISTING EASEMENT
- NEW EASEMENT
- RIGHT OF WAY
- PROPERTY LINE
- SECTION LINE

215



**PHILLIPS ADDITION**

20-14 32

21.6





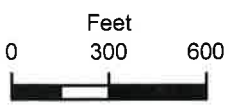
E TECUMSEH ST

N 121 E AVE

E PINE ST S

E NEWTON PL

N 129th E AVE



# PHILLIPS ADDITION

# 21.7

Subject Tract

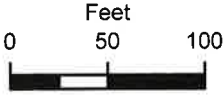
20-14 32

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





**E PINE ST S**



**PHILLIPS ADDITION**

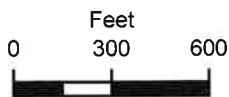
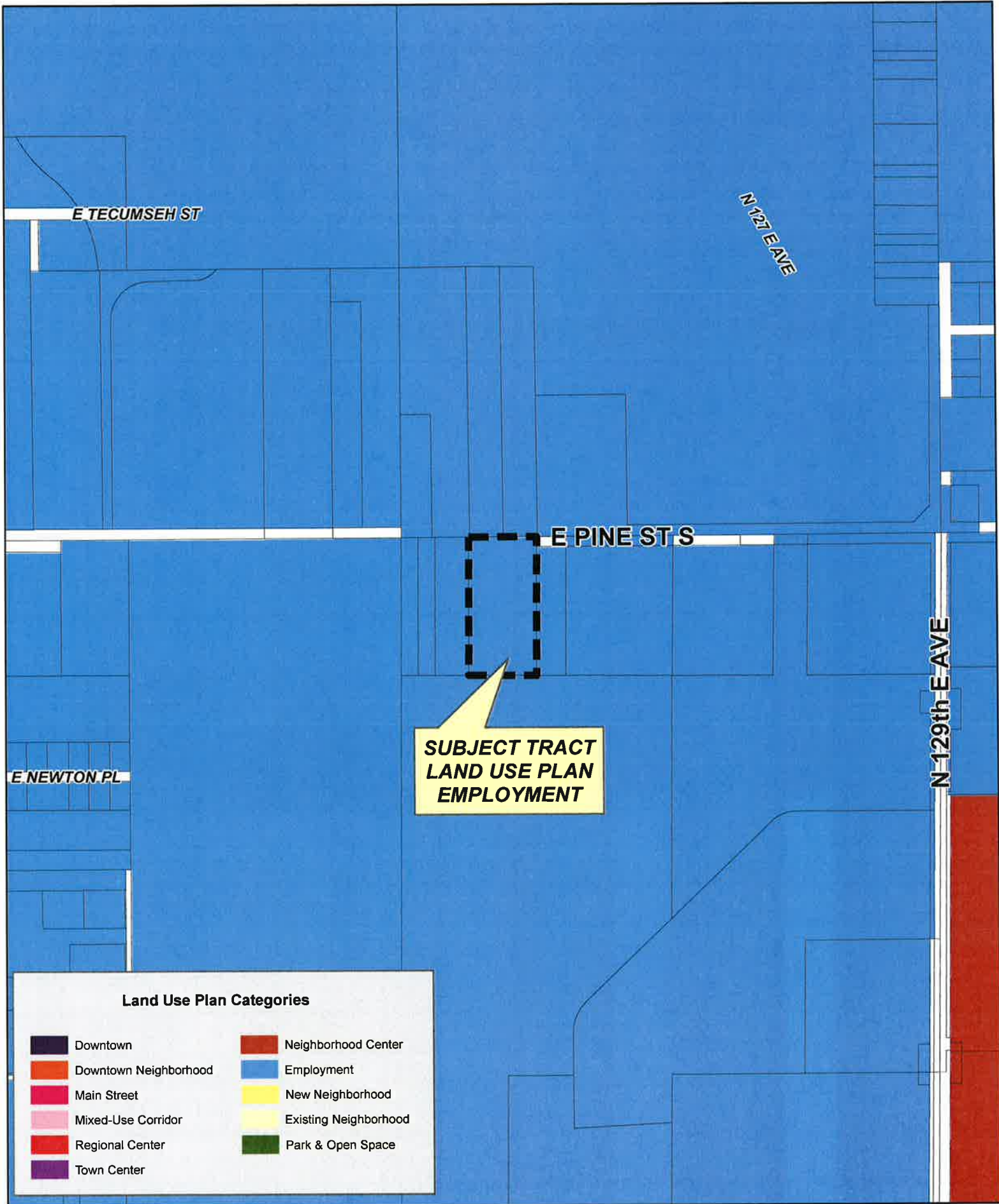
Subject  
Tract

20-14 32

218

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

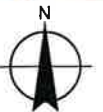


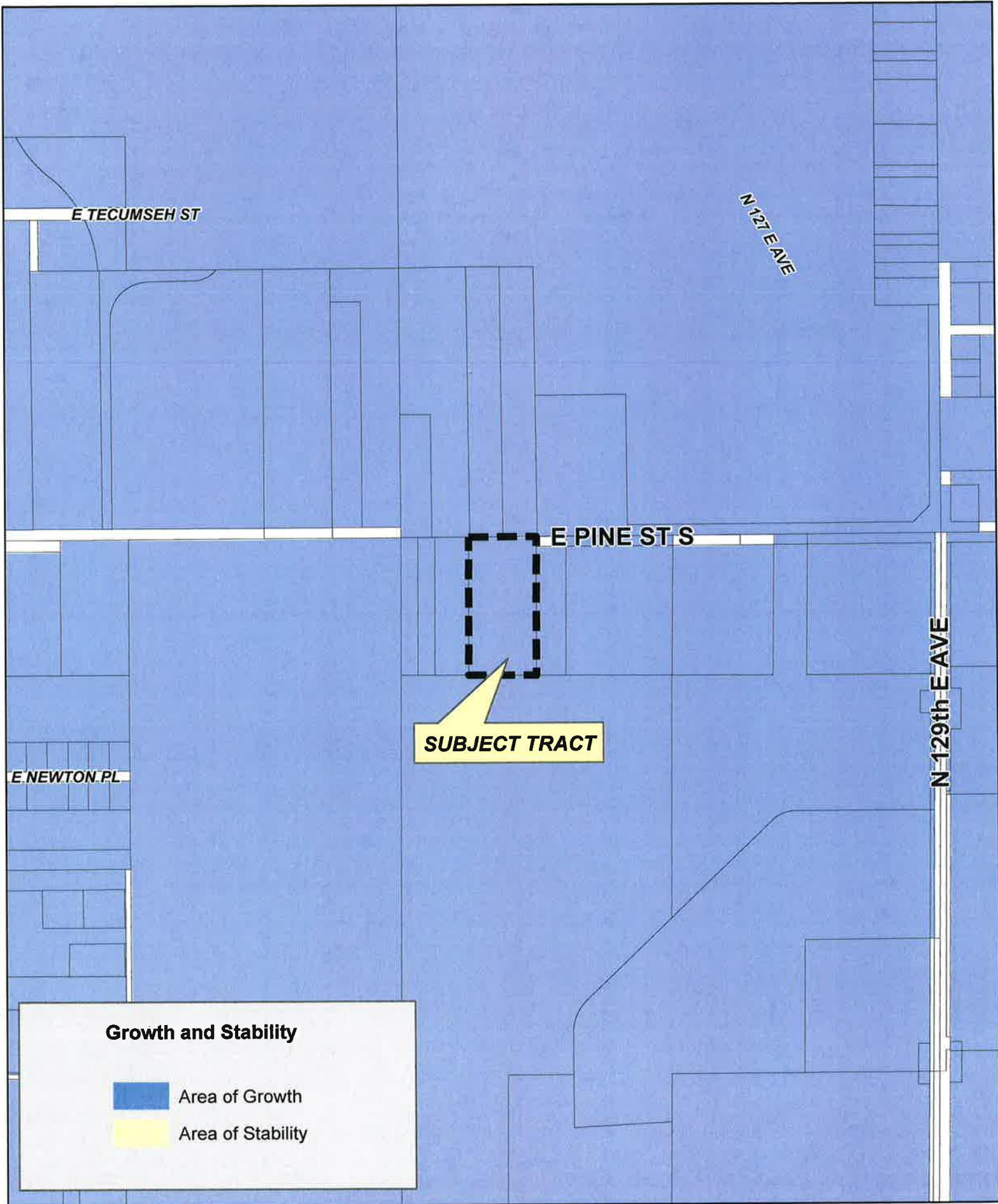


**PHILLIPS ADDITION**

20-14 32

21.9





E TECUMSEH ST

N 127th E AVE



E PINE ST S

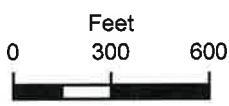
SUBJECT TRACT

E NEWTON PL

N 129th E AVE

**Growth and Stability**

-  Area of Growth
-  Area of Stability



**PHILLIPS ADDITION**

21.10

20-14 32





Tulsa Metropolitan Area  
Planning Commission

**Case :** Dollar General 11<sup>th</sup> and Garnett  
Preliminary Plat

**Hearing Date:** January 6, 2016

**Case Report Prepared by:**

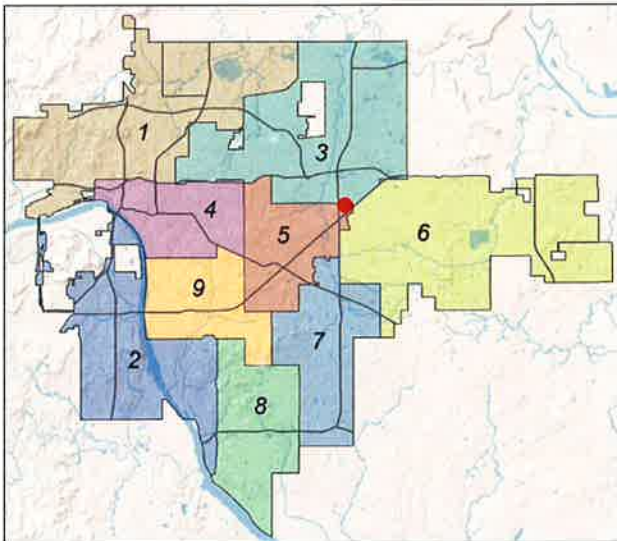
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Alan Betchan, AAB  
Engineering

*Owner:* Veritas Holdings, 2LLC

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



**Applicant Proposal:**

*Tract Size:* 4.66 acres

*Location:* West of southwest corner of East  
11<sup>th</sup> Street South and South Garnett Road

**Zoning:** CS (Commercial Shopping)

**Staff Recommendation:**

Staff recommends Approval.

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

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

22.1

## PRELIMINARY SUBDIVISION PLAT

**Dollar General 11<sup>th</sup> & Garnett** – West of southwest corner of East 11<sup>th</sup> Street South and South Garnett Road - (CD 5)

The plat consists of 1 Lot, 1 Block, on 4.66 acres.

The following issues were discussed December 17, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Eleventh street is a Secondary Arterial with 50 feet of right of way requirement to center of street for full length of property line. Call out width of mutual access easement. Twelfth Street has been vacated by ordinance 12819 (5/8/73).
3. **Sewer:** On the conceptual site plan, provide the distance from the north boundary line to the existing sanitary sewer main. If a 17.5 foot utility easement will adequately protect the sewer line, then that distance will be acceptable for the required utility easement. If not, then a wider easement will be required, which will provide a minimum of 4 feet of separation from the sanitary sewer main to the south easement line. What does Abandoned East 12<sup>th</sup> Street mean? If the street has been closed, but the City retained the area for easement, then the south easement will be 20 feet instead of the 17.5 foot easement shown. .
4. **Water:** On the waterline conceptual sheet, show hydrant and valve locations. On the plat show bearings and distances on the dedicated restricted waterline easement. Add Block 1 to the plat.
5. **Storm Drainage:** The site (both lots) as shown has a 14 foot drop in elevation from south to north. There is a 6 foot drop across the location where the proposed detention easement is shown. It is unclear how adequate detention volume can be obtained at this location. The location is also on the high side of Lot 1. Most of Lot 1 is below existing upper grade. Accordingly most of Lot 1 may not have the ability to discharge to the proposed detention pond. It needs to be clarified how detention can be obtained at the proposed location and will the proposed detention be for one or both lots. Drainage easements must also be provided for Lot 2 to have access to proposed storm systems in Lot 1 (there are inlets shown on Lot 2).
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.



7. **Other: Fire:** On the waterline conceptual sheet show hydrant and valve locations for Lot 2.
  
8. **Other: GIS :** Submit control data sheel. Provide individual lot addresses. In the plat sub-title add "State of" before Oklahoma. Graphically show property pins found or set that are associated with the plat. Provide the date of preparation for the plat located in the bottom corner. In the location map label as Interstate 44 and US highway 169. Label the project location. Not all the subdivisions are identified in the location map. Label and graphically show the point of commencement and provide bearing/distance to point of beginning. Add this into the metes/bounds (legal description). Tie the plat to the half section line or section line of Section 7 Township 19 North, Range 14 East. Define the basis of bearing between two known points. Keep current information listed under basis of bearing.

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 PLAT  
FOR

# DOLLAR GENERAL 11TH & GARNETT

PUD 843

A RESUBDIVISION OF THE EAST HALF (E/2) OF LOT ONE (1) AND THE NORTH 20 FEET OF VACATED STREET ADJACENT ON THE SOUTH, MINGO VALLEY ACREAGE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNER:  
**DG TUL 11, LLC**  
5810 E. SKELLY DRIVE, 12TH FLOOR  
TULSA, OK 74135  
PHONE: 918.748.8700  
ATTN: MARK HELMER

ENGINEER/SURVEYOR:  
**AAB ENGINEERING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. 8316, EXP. JUNE 30, 2016  
PO BOX 2138  
SAND SPRINGS, OKLAHOMA 74063  
PHONE: (816) 514-4263  
EMAIL: ALAN@AABENG.COM



Location Map  
SCALE: 1"=200'



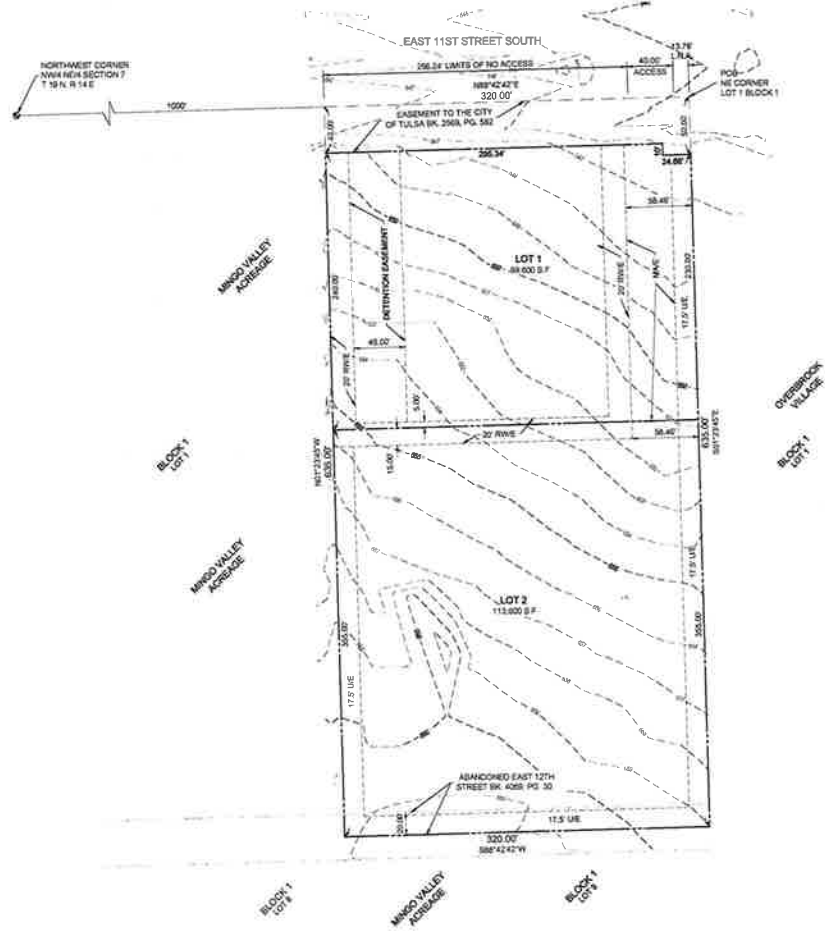
**LEGEND**

LNA	LIMITS OF NO ACCESS
PBC	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
W/E	RESTRICTED WATERLINE EASEMENT
M/A/E	MUTUAL ACCESS EASEMENT
U/E	UTILITY EASEMENT
IK	IRREGULAR
PG	PAGE

**FLOODPLAIN**

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED FLOODPLAIN PER FIRM PANEL NO. 404330285L DATED OCTOBER 16, 2012 WHICH INDICATES ZONE UNSHADED X

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS PANEL 39



**SITE DATA**

**BENCHMARK**  
RAILROAD SPIKE SET IN SIDE OF POWER POLE 1500 FEET WEST OF E 11TH ST AND S GARNETT RD INTERSECTION ON THE NORTH SIDE OF E 11TH ST  
ELEVATION = 647.30 (NAVD 1988)

**BASIS OF BEARINGS**  
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 3501 NORTH

**LAND AREA**  
203,200 SF / 4.66 ACRES

**MONUMENTATION**  
ALL CORNERS WERE SET USING 3/4" X 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB ENGINEERING" UNLESS OTHERWISE NOTED

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

**SUBDIVISION STATISTICS**

SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK  
BLOCK 1 AREA = 4.66 ACRES (203,200 SF)

**CONTACTS**

**MUNICIPAL AUTHORITY**  
CITY OF TULSA  
175 EAST 2ND STREET, SUITE 600  
TULSA, OK 74103

**UTILITY CONTACTS**

<b>OKLAHOMA NATURAL GAS COMPANY</b> 2219 W EDISON ST TULSA, OK 74127 918-534-9000	<b>PUBLIC SERVICE COMPANY OF OKLAHOMA</b> 215 E 5TH ST TULSA, OK 74119 918-218-3523
<b>TULSA WATER</b> 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103 918-598-0511	<b>CDX COMMUNICATIONS</b> 11611 EAST 31ST STREET TULSA, OK 74145 918-286-4658

**FINAL PLAT CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

\_\_\_\_\_  
TMAPC/ADO

This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

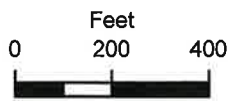
APPROVED \_\_\_\_\_ by the Council of the City of Tulsa, Oklahoma

Chairman \_\_\_\_\_  
Mayor \_\_\_\_\_  
At-Large City Clerk \_\_\_\_\_  
Approved City Attorney \_\_\_\_\_

92.4



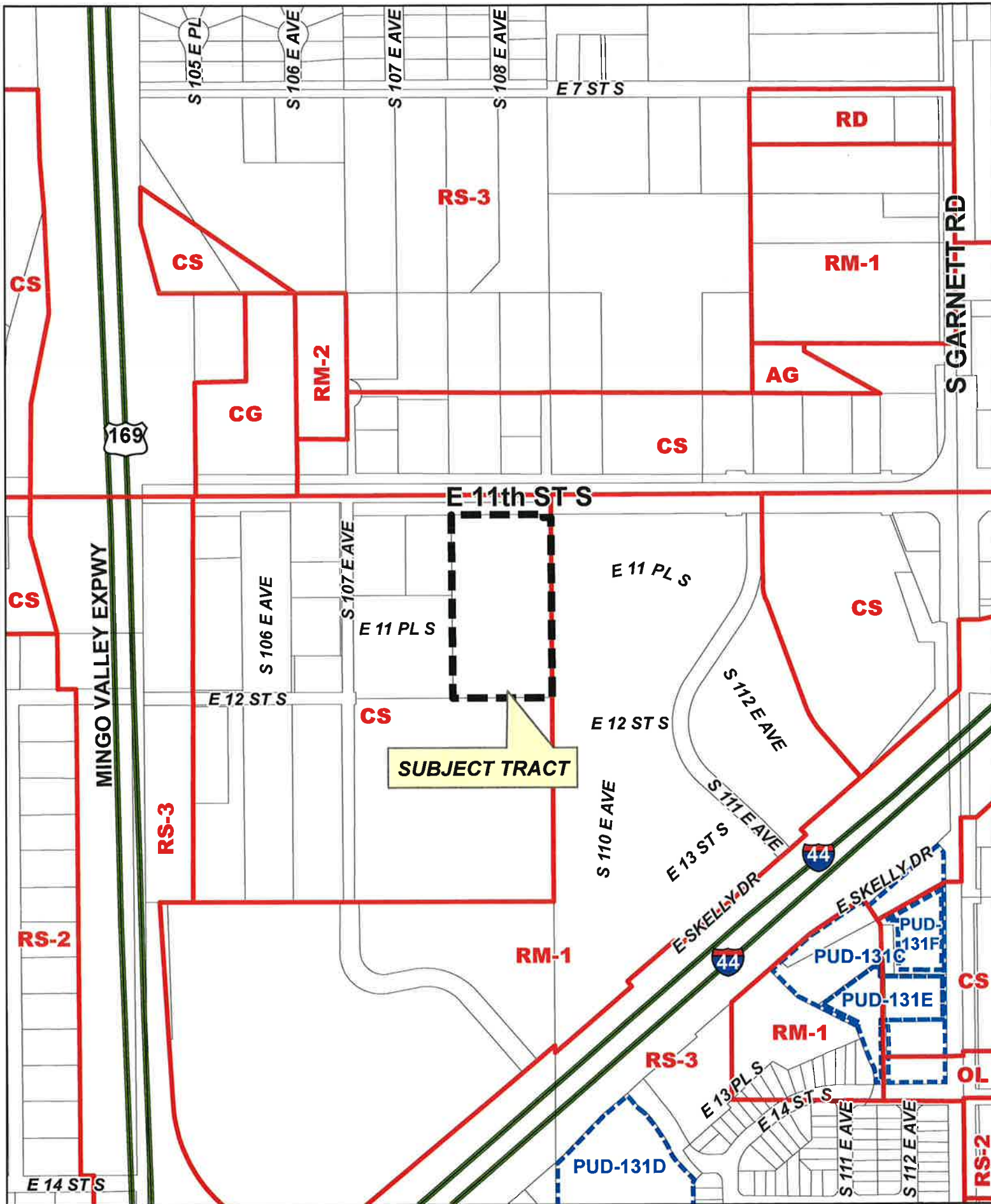
**DOLLAR GENERAL 11th & GARNETT 22.7**



19-14 07

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





169

MINGO VALLEY EXPWY

SUBJECT TRACT

**DOLLAR GENERAL 11th & GARNETT 228**



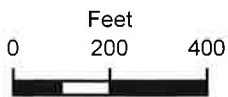
19-14 07





**Growth and Stability**

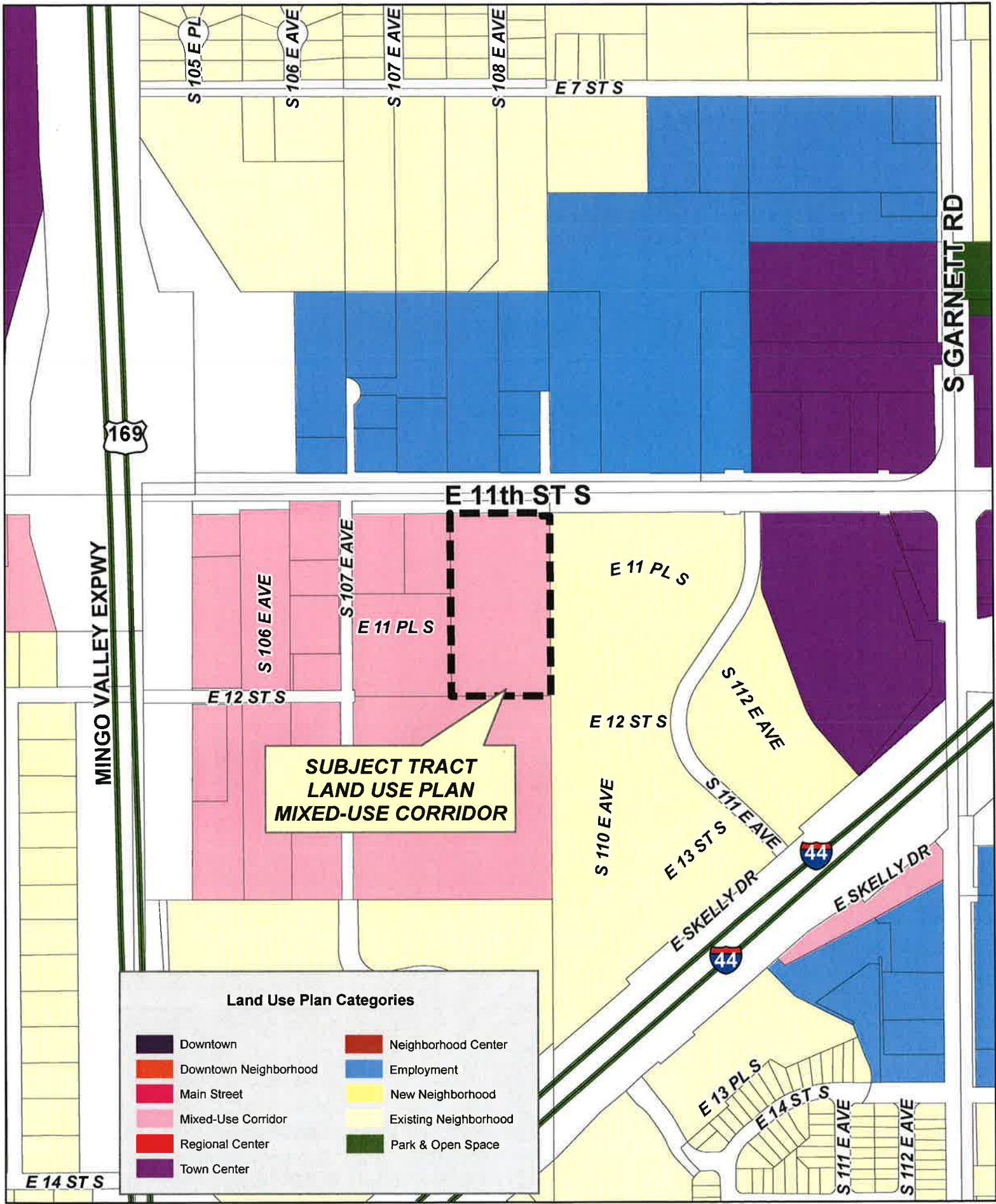
- Area of Growth
- Area of Stability



**DOLLAR GENERAL 11th & GARNETT 22.9**

19-14 07

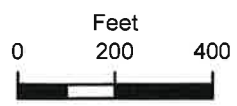




169

**SUBJECT TRACT  
LAND USE PLAN  
MIXED-USE CORRIDOR**

Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park & Open Space
	Town Center		



**DOLLAR GENERAL 11th & GARNETT 22.10**

19-14 07





## PLAT WAIVER

January 6, 2015

**Z-7322 – East of northeast corner of East 21<sup>st</sup> Street and South Memorial Drive, (CD 5)**

The platting requirement is being triggered by a rezoning from OL (office light) to CS (commercial shopping).

**Staff provides the following information from TAC for their December 17, 2015 meeting:**

**ZONING:** TMAPC Staff: The property has been previously platted.

**STREETS:** Memorial and 21<sup>st</sup> Street are primary arterials with 60 feet of right of way dedication requirement. Additional 10 feet is required for the right turn land within 388 feet of the intersection along the section line. Total 20 foot right of way dedication required along south property line (21<sup>st</sup> Street). A 30 foot radius or corner clip is required at intersection of 19<sup>th</sup> Street and Memorial, also at intersection of 21<sup>st</sup> Street and Memorial. Sidewalks required along all streets per Subdivision Regulations. Is there an access from Memorial? Assessors map shows 5 foot strip which is not enough for access. Minimum access width is 24 feet..

**SEWER:** No comment.

**WATER:** No comment.

**STORMWATER:** Is there existing drainage on the property? The development will likely require drainage and detention with dedicated drainage easements. .

**FIRE:** No comment.

**UTILITIES:** No comment.

**OTHER:** Sidewalks shall be constructed along East 19<sup>th</sup> Street with a dedicated easement or within the right of way, with a minimum of 5 feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa Public Works and Development Departments. Check with fire department to make sure hydrant coverage is sufficient. A 17.5 foot utility easement is needed along 21<sup>st</sup> Street. Limits of No Access needs to be defined and approved through Traffic Engineering.

Staff can recommend **APPROVAL** of the plat waiver with conditions. The right of way, easement, and sidewalk requirements must be taken care of per Development Services approval..

23.1

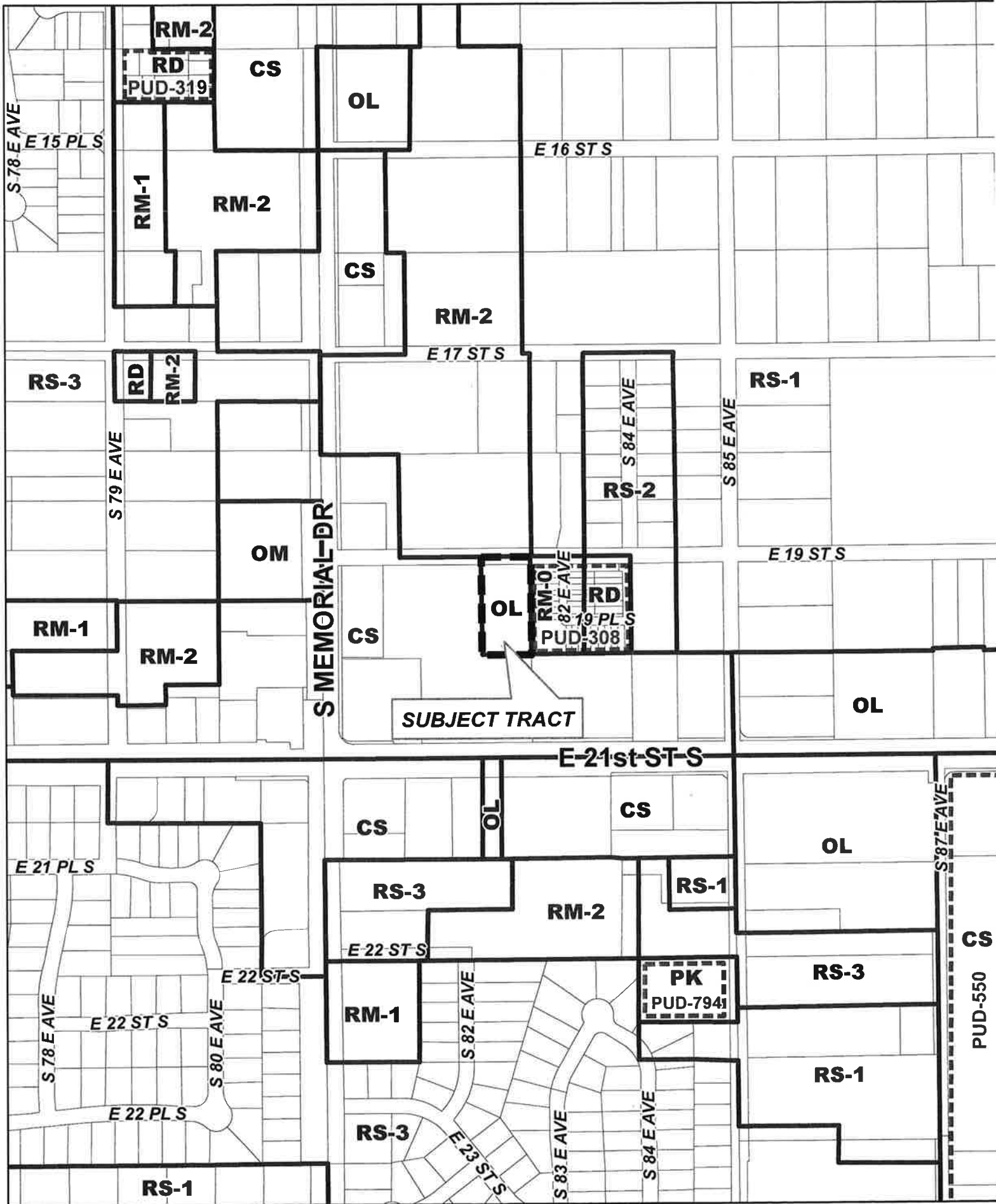
**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

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

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

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

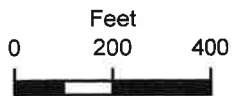
Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.



**SUBJECT TRACT**

**Z-7322**

19-13 12





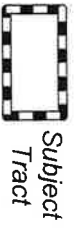
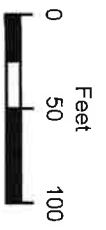
E 19 STS

E 21st STS

S 82 AVE

E 19 PLS

S 84 AVE



Z-7322

19-13 12

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

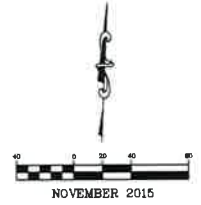
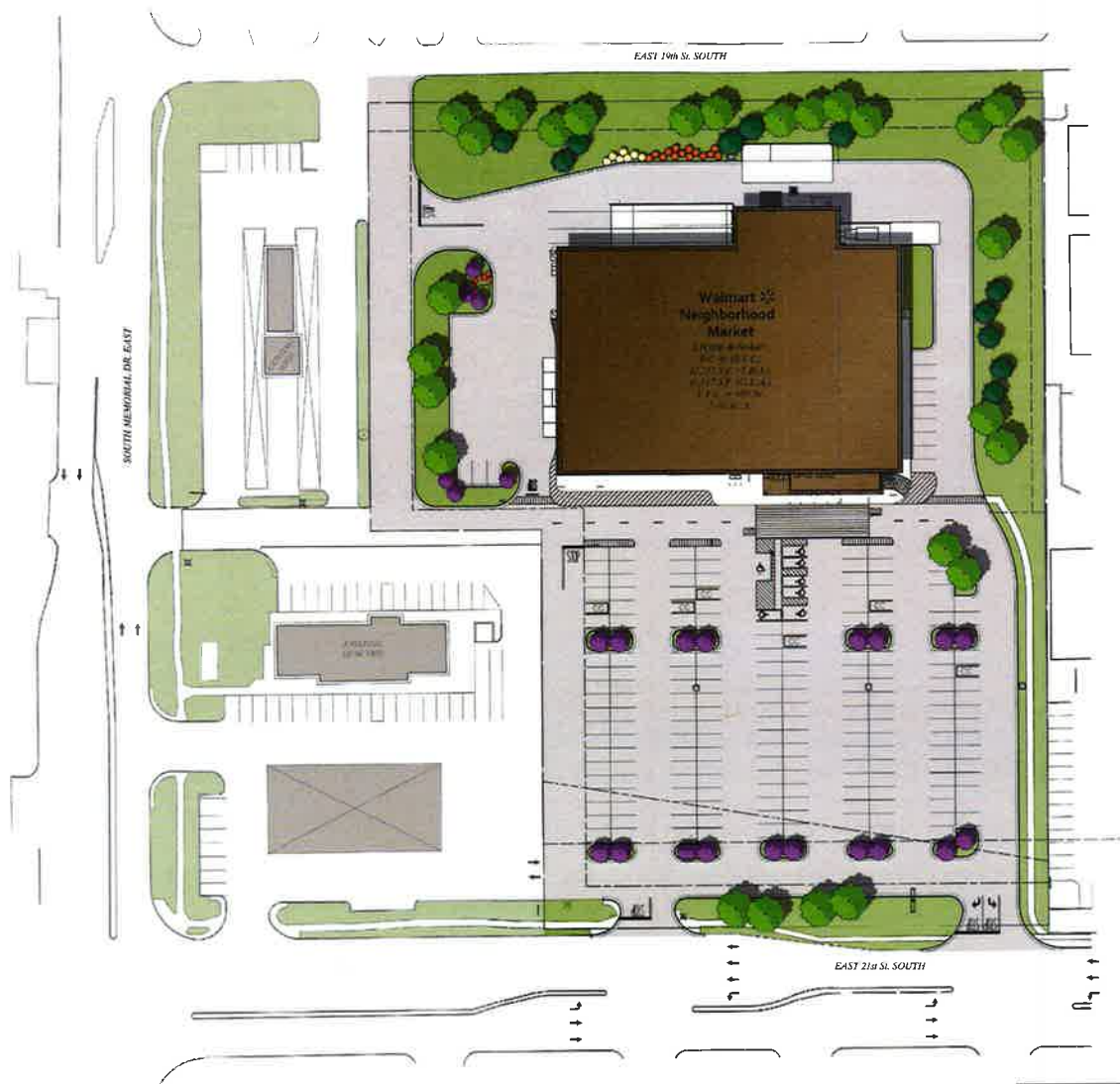
Aerial Photo Date: March 2014



234

# SITE PLAN EXHIBIT

TULSA, OKLAHOMA



PARKING DATA			
<i>BUILDING</i>	<i>BUILDING SIZE</i>	<i>PARKING SPACES</i>	<i>PARKING RATIO</i>
EXISTING BUILDING	71,136 S.F.	248 SPACES	3.40/1000 S.F.
WALMART BUILDING	41,353 S.F.	203 SPACES	4.91/1000 S.F.



The parties who work in the design of this plan shall be held liable for the accuracy of the information provided in this plan. The parties who work in the design of this plan shall be held liable for the accuracy of the information provided in this plan.

TULSA, OK #3964-00  
21st St. & Memorial St.



DATE  
11/17/15

PROJECT NO.  
15- 6117

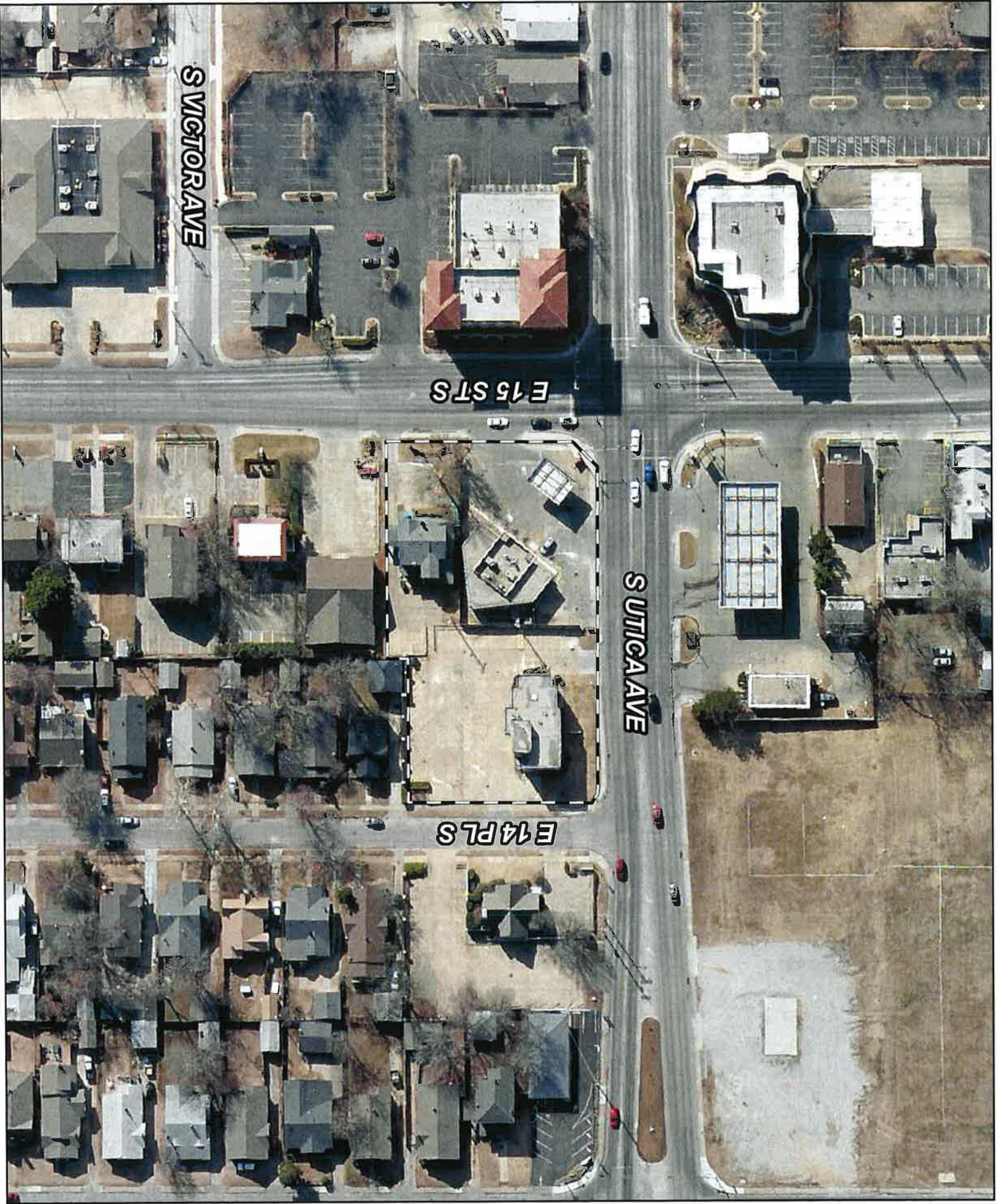


Subject Tract

19-13 07

# ERW II

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



S VICTOR AVE

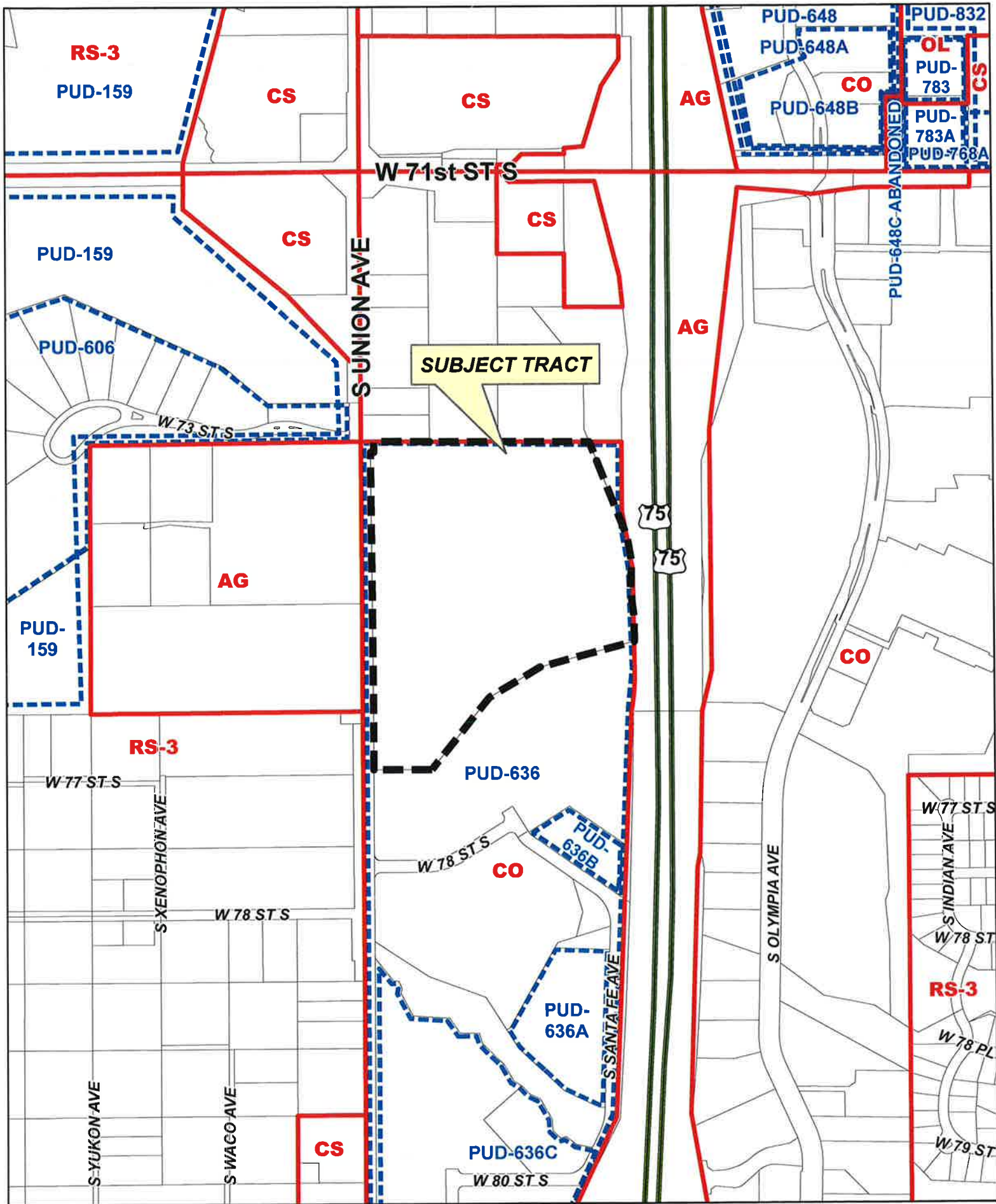
E 15 STS

S UTICA AVE

E 14 PLS







**PUD-636-D ABANDONMENT (PARTIAL)**

**25.1**



18-12 11







2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | [www.TMAPC.org](http://www.TMAPC.org)

**To:** Planning Commissioners

**From:** Susan Miller, AICP

**Date:** January 6, 2016

**Re:** Consider initiation of an amendment to the Comprehensive Plan Land Use Map from *Neighborhood Center* to *New Neighborhood* on approximately 1.11 acres on the northeast corner of E. Queen Street and N. Martin Luther King Boulevard

---

At the December 2, 2015 public hearing, the TMAPC voted to deny a rezoning application to CS (Z-7321) and proposed PUD-842 for the 1.11 acre site on the northeast corner of E. Queen Street and N. Martin Luther King Boulevard. At the public hearing, TMAPC expressed concerns that the existing land use designation of *Neighborhood Center* may not be appropriate if the site was not suitable for commercial development.

The Comprehensive Plan defines Neighborhood Centers as “small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

The TMAPC staff report asserted that the *Neighborhood Center* edge land use scenario to include apartments, condominiums, and townhouses, with small lot single family homes at the edges was appropriate given its location on an existing and stable neighborhood block; however, the proposed retail use would be an encroachment into a neighborhood that is experiencing reinvestment and stability and it would not serve as an appropriate edge treatment.

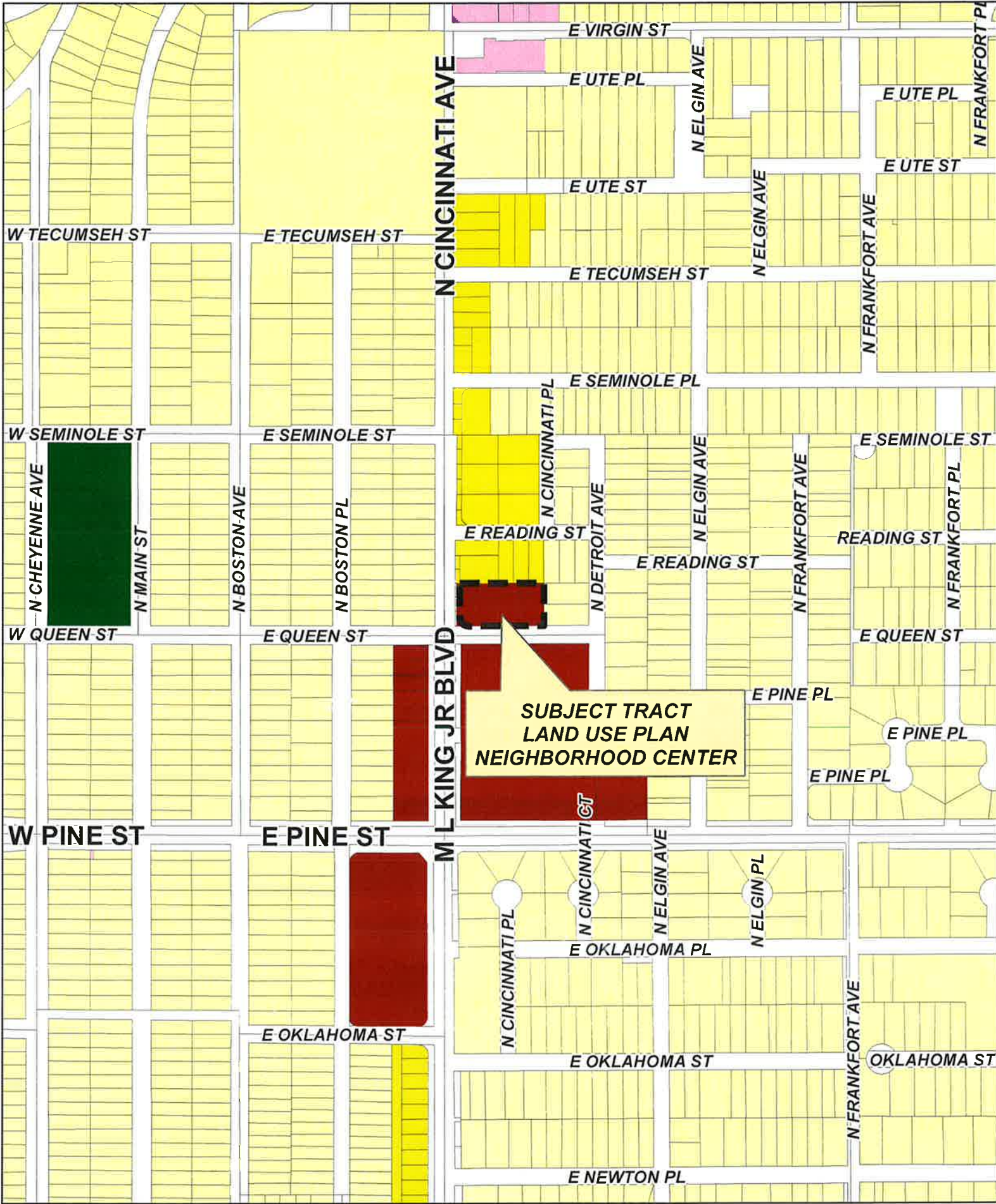
At the following meeting on December 16, 2015, TMAPC voted to request that an amendment to a *New Neighborhood* land use designation be brought back for their consideration to initiate.

Since that time, staff has learned that the consultant, Housel Lavigne, working on the Sector Plan update for that sector (Extension & Moton) is also considering a more purely residential land use designation for this site.

The Comprehensive Plan specifically allows TMAPC to initiate land use map amendments. Land Use policy 2.5 states that the Land Use Plan of the Comprehensive Plan “is amended by TMAPC and approved by City Council. Amendments can be initiated by landowners of affected property, the Planning Commission, or the City Council.”

[Note: On December 8, 2015, the applicant for Z-7321 submitted an appeal of the TMAPC’s recommendation of denial. Since PUDs are automatically sent to City Council regardless of TMAPC recommendation, both cases are anticipated to be heard by City Council early in 2016.]

26.1



**SUBJECT TRACT  
LAND USE PLAN  
NEIGHBORHOOD CENTER**

