

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2719

April 6, 2016, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of March 16, 2016, Meeting No. 2718

CONSENT AGENDA:

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

2. **LS-20867** (Lot-Split) (CD 5) – Location: East of the northeast corner of East 33rd Street South and South Yale Avenue (related to LC-760)
3. **LC-760** (Lot-Combination) (CD 5) – Location: East of the northeast corner of East 33rd Street South and South Yale Avenue (related to LS-20867)
4. **LS-20868** (Lot-Split) (CD 5) – Location: North of the northeast corner of East 32nd Street South and South Yale Avenue
5. **LS-20869** (Lot-Split) (County) – Location: Northwest corner of East 171st Street South and South 157th East Avenue
6. **LS-20870** (Lot-Split) (County) – Location: North of the northeast corner of East 161st Street South and South Braden Avenue
7. **PUD-809-2 –Barnard Trace, LLC/ Phil Marshall**, Location: Southwest corner of East 17th Street South and South Lewis Avenue, requesting **PUD Minor Amendment** to reduce required livability area from 4,000 square feet to 2,500 square feet, (CD 4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

8. **Z-7320 – Eller & Detrich/Andrew Shank**, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting rezoning from **AG to CO**, (CD 7) (Related to Z-7320-SP-1) (**Applicant is asking for a continuance to April 20, 2016**)
9. **Z-7320-SP-1 - Eller & Detrich/Andrew Shank**, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting a **Corridor Development Plan**, (CD 7) (Related to Z-7320) (**Applicant is asking for a continuance to April 20, 2016**)
10. **Z-7335 – QuikTrip/Carly Goodnight**, Location: Southwest corner of East 61st Street South and South 76th East Avenue, requesting rezoning **RS-3 to CS**, (CD 7) (**Staff is requesting a continuance to April 20, 2016**)
11. **Estates at the River II – Preliminary Plat**, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) (**Staff is requesting a continuance to April 20, 2016**)
12. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71st Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon** a portion of PUD-636, (CD 2) (Continued from December 16, 2015, January 6, 2016, February 3, 2016 and February 17, 2016.) (**Applicant has withdrawn this application**)
13. **CVS-ERWII – Minor Subdivision Plat**, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 4) (Continued from November 18, 2015, January 6, 2016, January 20, 2016 and February 17, 2016) (**Applicant requests continuance to May 18, 2016**)
14. **Z-7336 – Antoine Harris**, Location: West of southwest corner of East 36th Street North and North Garrison Avenue, requesting **AG/CS to MX1-U-55**, (CD 1) (Related to Journey Preliminary Plat)
15. **Journey – Preliminary Plat**, Location: East of southeast corner of Martin Luther King Jr Boulevard and East 36th Street North, (CD 1) (Related to Z-7336)
16. **PB&J – Minor Subdivision Plat**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (Related to Authorization for an Accelerated Building Permit)
17. **Authorization for an Accelerated Building Permit** – PB&J Minor Subdivision Plat, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (Related to PB&J Minor Subdivision Plat)

18. **Z-7334 – QuikTrip/Jessica Glavas**, Location: Northeast corner of East 71st Street and South Canton Avenue, requesting rezoning from **OL to CS**, (CD 9) (Related to Plat Waiver Z-7334)
19. **Plat Waiver – Z-7334** – Location: Northeast corner of East 71st Street and South Canton Avenue, (CD 9) (Related to Zoning Case Z-7334)
20. **Cadent Park – Minor Subdivision Plat**, Location: West of the northwest corner of East 91st Street South and South Yale Avenue, (CD 8)

OTHER BUSINESS

21. Refund Request – Russell Musika, GeoDeca Land Surveying Company, USC Addition – **Preliminary Plat**, Location: East of the southeast corner of South 177th East Avenue and East 11th Street South, requesting a refund of \$800.00, Applicant has withdrawn this application (CD 6)
22. **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

email address: 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.



Case Number: PUD-809-2
Minor Amendment

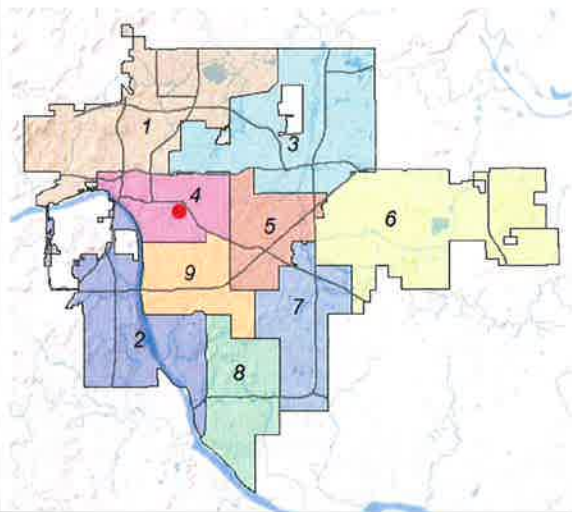
Hearing Date: April 6, 2016

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Phil Marshall – Barnard Trace LLC

Property Owner: Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required livability area from 4,000 sf to 2,500 sf.

Gross Land Area: 4.9 acres

Location: SW/c East 17th Street South & South Lewis Avenue

Barnard Trace

Zoning:
 Existing Zoning: RS-3/PUD-809/HP
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9307
 CZM: 37 Atlas: 13

City Council District: 4
 Councilor Name: Blake Ewing

County Commission District: 2
 Commissioner Name: Karen Keith

7.1

SECTION I: PUD-809-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required livability area from 4,000 sf to 2,500 sf.

The applicant has stated that most of the lots in Barnard Trace are 50 ft in width. This width is consistent with the required lot widths of RS-4, which requires 2,500 sf of livability area. The applicant has indicated that based on the cost of the lots, the 4,000 sf livability area requirement is not feasible.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

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

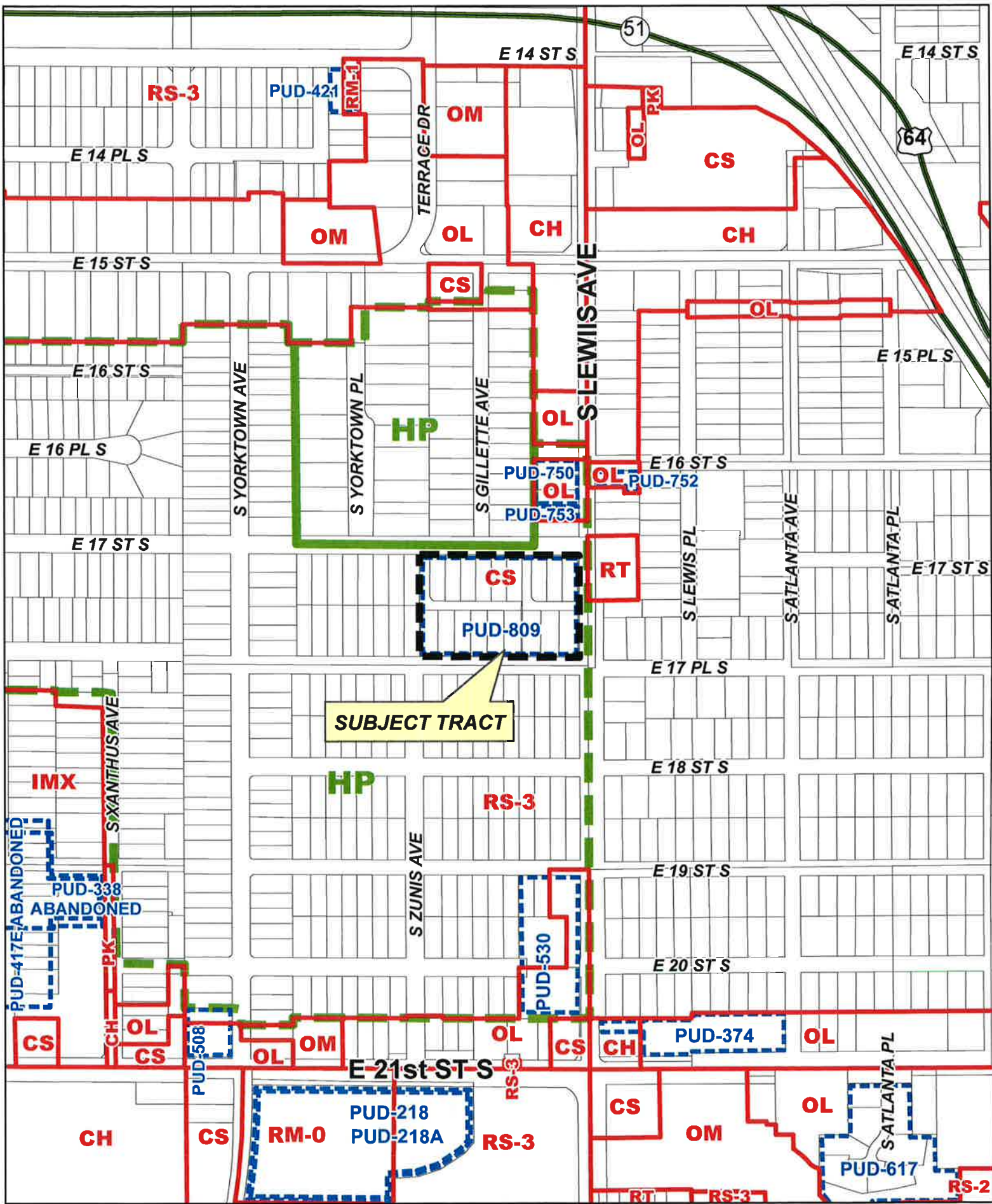
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-809 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Statement

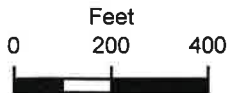
With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required livability area from 4,000 sf to 2,500 sf.



SUBJECT TRACT

PUD-809-2

7.3



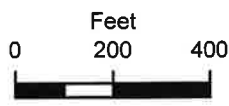
19-13 07





51

64



Subject Tract

PUD-809-2

19-13 07

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

Aerial Photo Date: March 2014



Jay Hoyt AT INCOG

MINOR AMENDMENT TO PUW-809

AMEND MINIMUM ~~LA~~ LIVABILITY AREA PER LOT TO 2,500 SF FROM 4,000 SF; THIS IS FOUND IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS. A. DEVELOPMENT STANDARDS

~~SINCE THIS DEVELOPMENT~~

BARNARD TRACE IS MOSTLY 50 FT. LOTS WHICH WOULD BE RS-4 ZONING AND 2,500 SF LIVABILITY SPACE PER D.U. BASED UPON THE COST OF THE LOTS, IT IS NOT FEASIBLE TO MEET THE 4,000 SF LIVABILITY SPACE PER D.U. UNDER RS-3

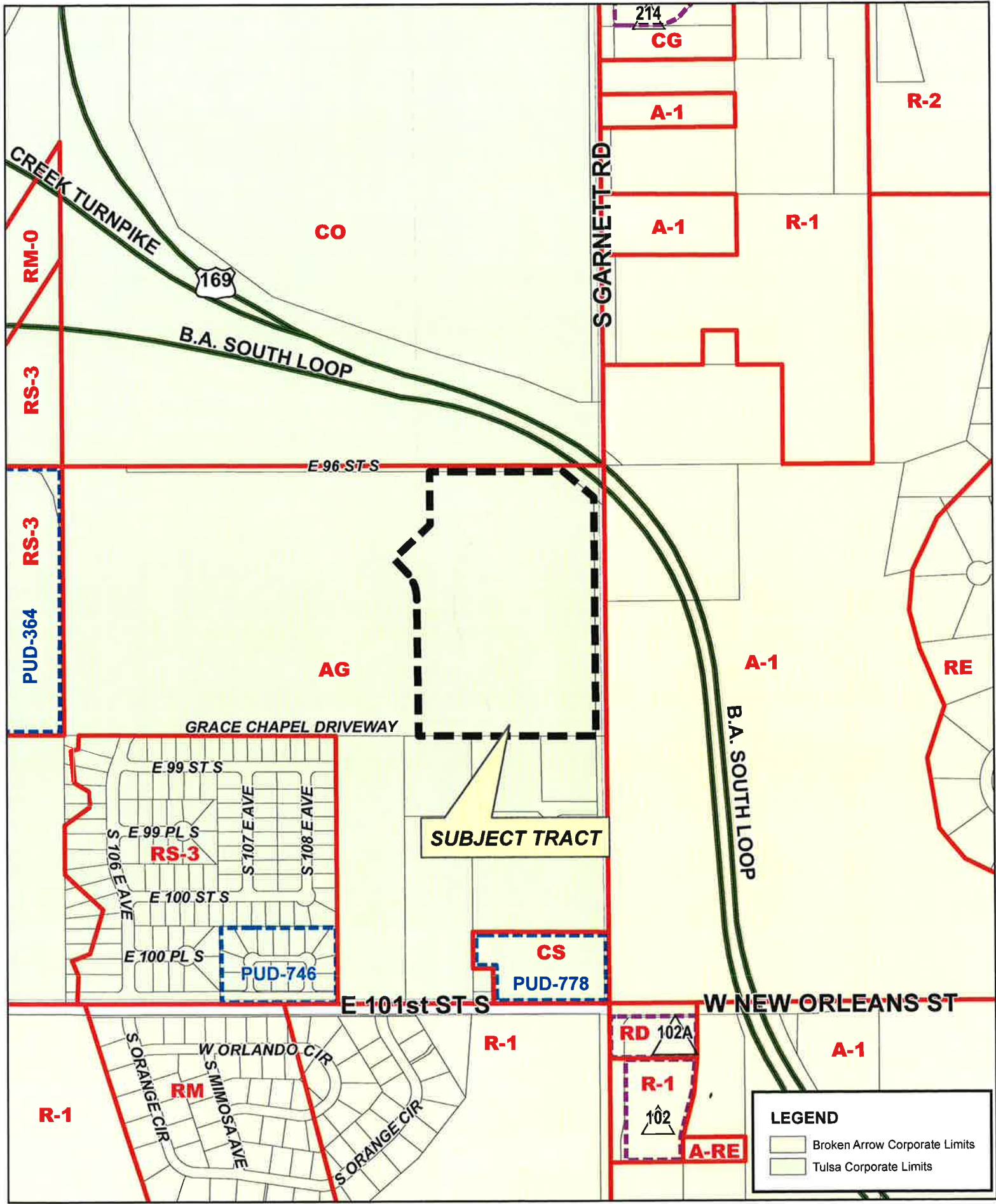
Huntsinger, Barbara

From: Ben Harmon [marinesurvey@sbcglobal.net]
Sent: Tuesday, March 29, 2016 6:47 PM
To: esubmit
Subject: PUD-809-2

We live in the 2100 block of E. 81th St. and have owned this home since 1986. Small home, small lot, but our open space is, I believe, well over 4,000 sq. ft. on a 53' wide lot, as are the rest of the homes in our historic neighborhood. In keeping with the historic balance in our neighborhood, I think any new homes have at least 4,000 sq. ft. of open space.

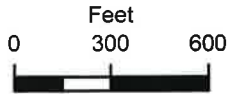
Ben and Ann Harmon

7.6



Z-7320

18-14 19



8.1



LEGEND	
	Broken Arrow Corporate Limits
	Tulsa Corporate Limits

Huntsinger, Barbara

Subject: FW: Grace Church (Z-7320-SP-1 and Z-7320)

From: Andrew Shank [<mailto:AShank@ellerdetrich.com>]

Sent: Tuesday, March 29, 2016 10:50 AM

To: Wilkerson, Dwayne

Subject: Re: Grace Church

Dwayne:

Per our call, please continue the Grace Church application (Z-7320-SP-1 and Z-7320) to the April 20, 2016 hearing date.

After meeting with Bob Perugino to review the case, Mr. Perugino asked me to continue the hearing so the neighborhood could discuss the proposed development standards in more detail.

Please acknowledge receipt of this email and indicate that the hearing for April 6, 2016 has been moved to April 20, 2016.

Best,
AAS

Andrew A. Shank

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 392-9414 direct line

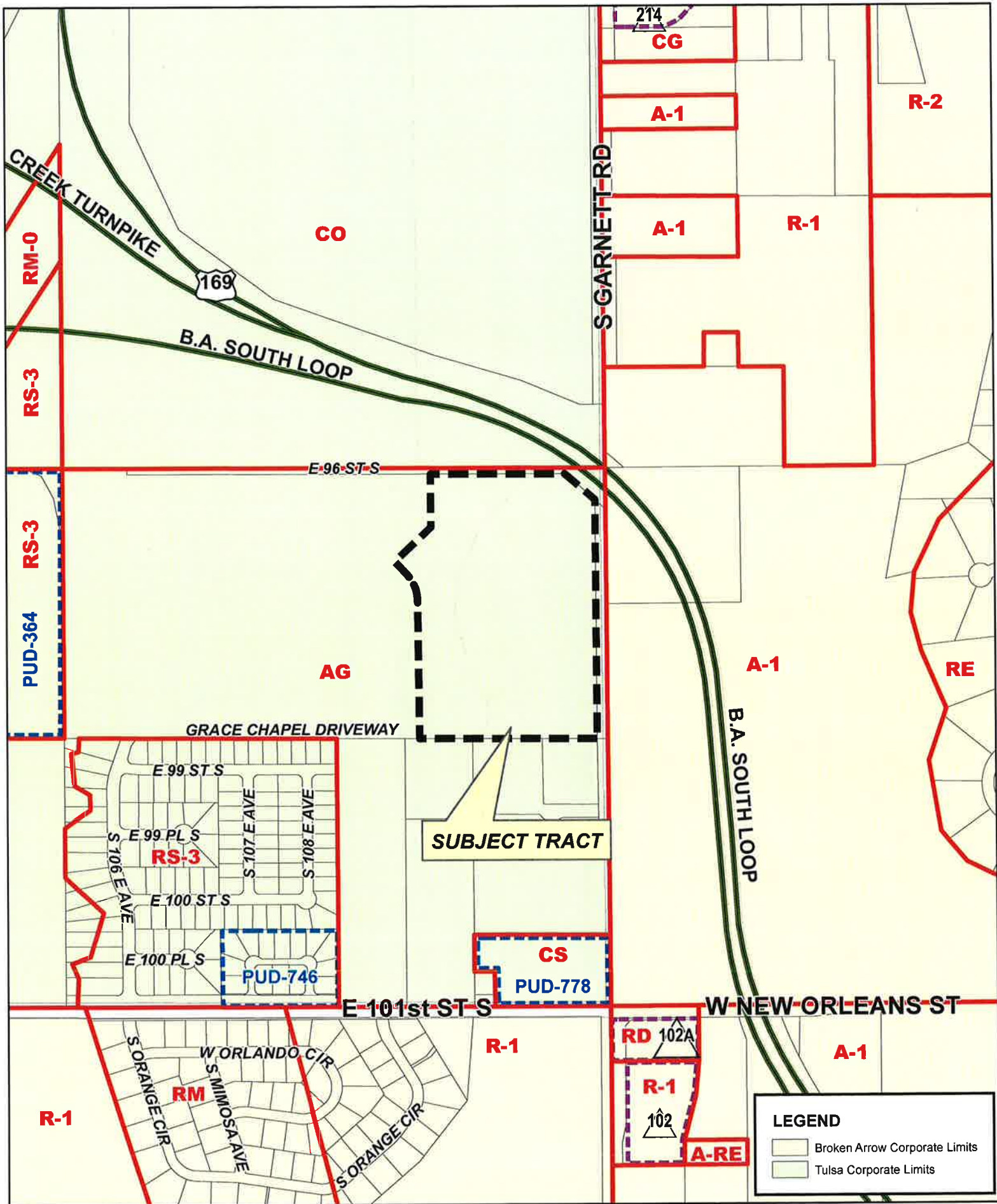
(866) 547-8900 toll free

(918) 392-9415 e-fax

ashank@EllerDetrich.com

www.EllerDetrich.com

8,2



Z-7320-SP-1



18-14 19

9.1



Huntsinger, Barbara

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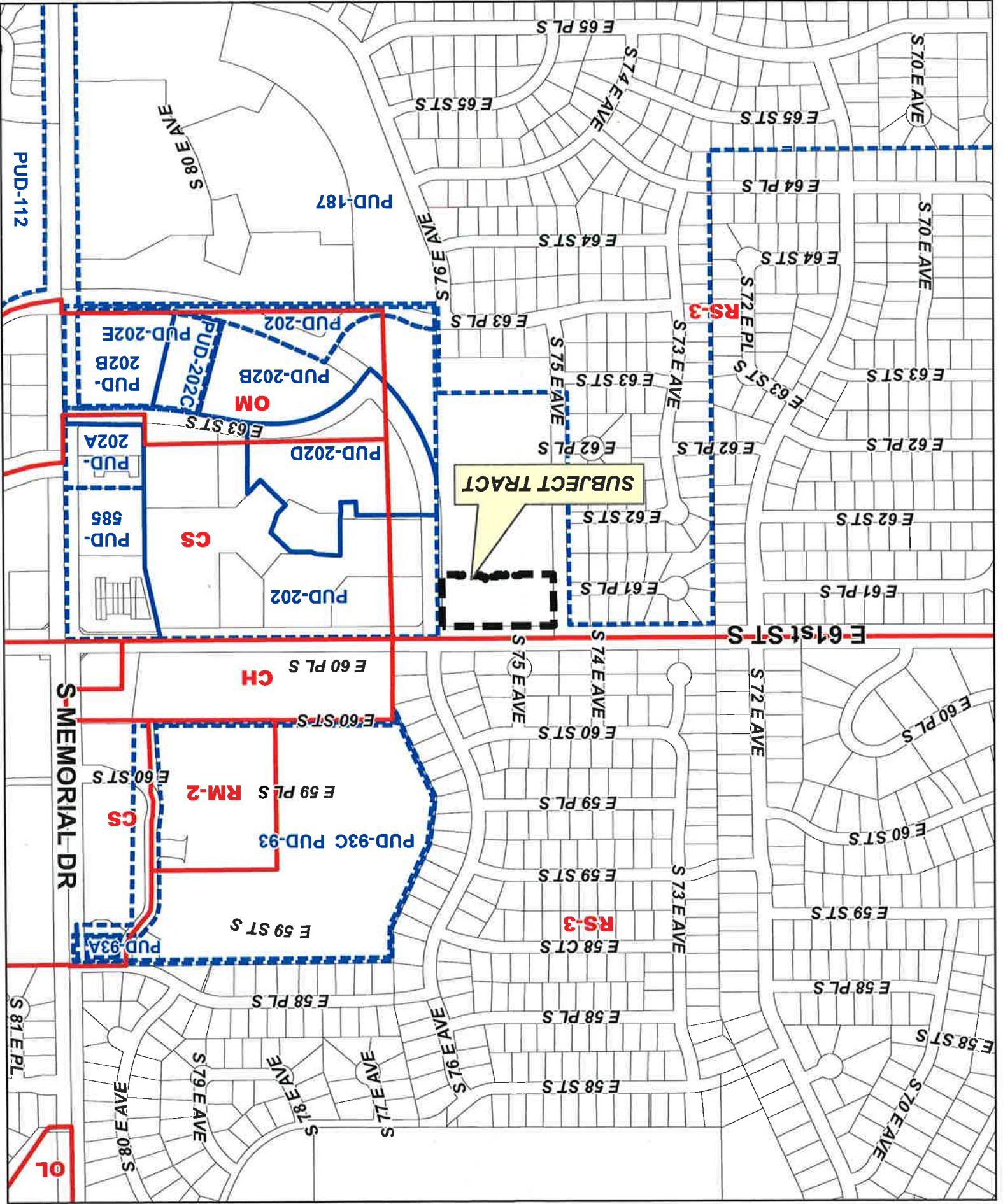
www.EllerDetrich.com



10.1

18-13 02

Z-7335



01

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Monday, March 28, 2016 11:45 AM
To: Huntsinger, Barbara; Sawyer, Kim
Cc: Miller, Susan; Goodnight, Carly; Alan Betchan; Mariboho, Mindi
Subject: Z-7335

Barbara and Kim,

I have met with the applicant regarding the referenced zoning request and they have agreed to submit an Optional Development Plan.

Staff request a continuance to the April 20th Planning Commission Meeting for preparation of that plan.

Please forward our request to the Planning Commission.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case : Estates at the River II
Preliminary Plat

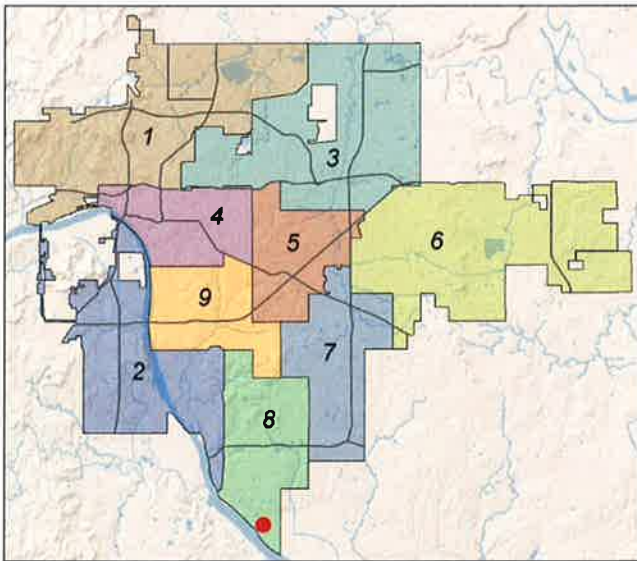
Hearing Date: April 6, 2016

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Erik Enyart, Tanner Consulting

Owner: 121st Street LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Requesting a Preliminary Plat

Tract Size: 28 acres

Location: South of East 121st Street South,
West of South Hudson Avenue

Zoning: Planned Unit Development 803

Staff Recommendation:
Staff recommends a continuance to April
20, 2016.

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:

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

11.1

PRELIMINARY SUBDIVISION PLAT

The Estates at the River II - (CD 8)

South of East 121st Street South, West of South Hudson Avenue

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned .Planned Unit Development 803.
2. **Streets:** Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern..
3. **Sewer:** A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.
4. **Water:** 1.10 Utility easement dedication requires Legal Department review for acceptance.
5. **Storm Drainage:** Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.
8. **Other: GIS:** Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite Place but it looks like The Estates at the River (which is just north of The

Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place, then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff has no recommendation at this time.

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.



Location Map
Scale: 1"=200'
SUBDIVISION CONTAINS
EIGHTY-NINE (89) LOTS IN SIX (6) BLOCKS
OVERSUBDIVISION AREA: 11.18 ACRES

PUD-803

THE ESTATES AT THE RIVER

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE4 NW 1/4) OF SECTION THREE (3)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
121st Street Property, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN GREEN
EMAIL: BGREEN947@MSN.COM
17211 South 4170 Road
Claremore, Oklahoma 74107
Phone: (918) 342-0840

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 12433
OK CA NO. 2061, SPRING 2017
EMAIL: DAN@TANNERBROTHERS.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH
Scale: 1"=100'
Tanner Consulting

LEGEND:
BL BUILDING LINE
BLU BUILDING LINE/UTILITY EASEMENT
CD CHORD BEARING
CD CHORD DISTANCE
DOC DOCUMENT
EASMT EASEMENT
F/E FENCE EASEMENT
P/B POINT OF BEGINNING
L/E UTILITY EASEMENT
5569 ADDRESS

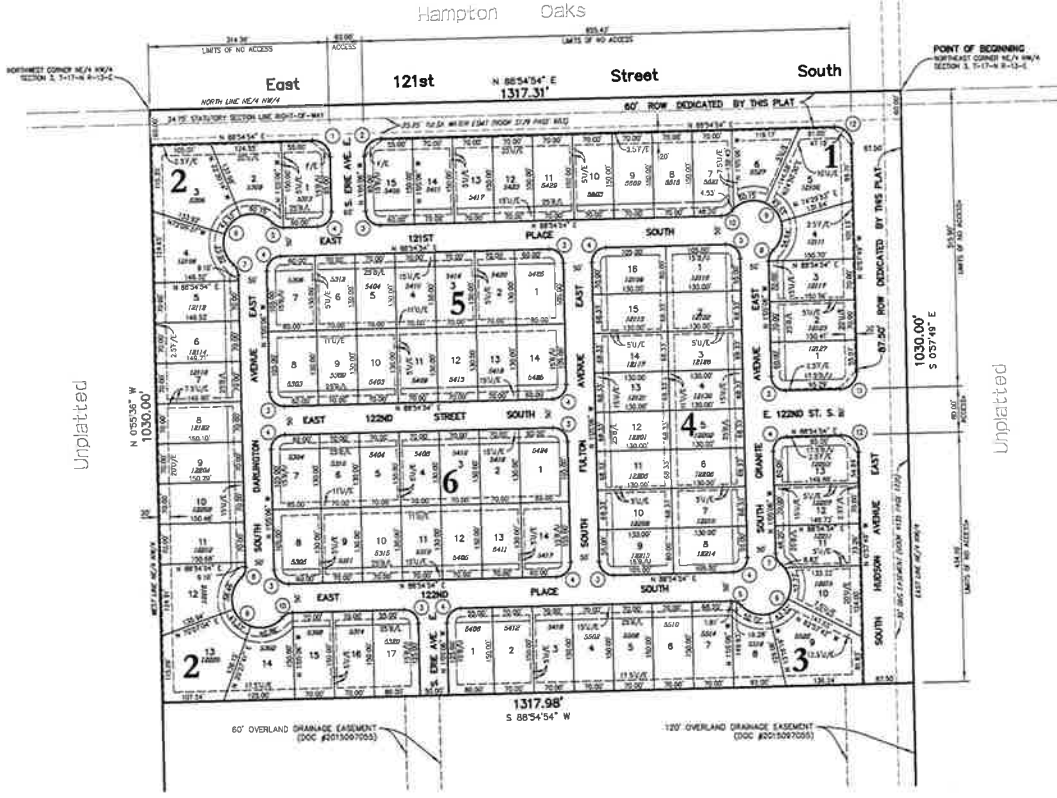
FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TM/PC/NOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
OWNER	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.	

Lot Area Table

AREA LABEL	AREA(ACRES)	AREA LABEL	AREA(ACRES)
BLOCK 1, LOT 01	0.285	BLOCK 4, LOT 01	0.236
BLOCK 1, LOT 02	0.242	BLOCK 4, LOT 02	0.204
BLOCK 1, LOT 03	0.242	BLOCK 4, LOT 03	0.204
BLOCK 1, LOT 04	0.239	BLOCK 4, LOT 04	0.204
BLOCK 1, LOT 05	0.416	BLOCK 4, LOT 05	0.304
BLOCK 1, LOT 06	0.239	BLOCK 4, LOT 06	0.204
BLOCK 1, LOT 07	0.238	BLOCK 4, LOT 07	0.204
BLOCK 1, LOT 08	0.241	BLOCK 4, LOT 08	0.236
BLOCK 1, LOT 09	0.241	BLOCK 4, LOT 09	0.236
BLOCK 1, LOT 10	0.241	BLOCK 4, LOT 10	0.204
BLOCK 1, LOT 11	0.241	BLOCK 4, LOT 11	0.204
BLOCK 1, LOT 12	0.241	BLOCK 4, LOT 12	0.204
BLOCK 1, LOT 13	0.241	BLOCK 4, LOT 13	0.204
BLOCK 1, LOT 14	0.241	BLOCK 4, LOT 14	0.204
BLOCK 1, LOT 15	0.265	BLOCK 4, LOT 15	0.204
BLOCK 2, LOT 01	0.283	BLOCK 5, LOT 01	0.231
BLOCK 2, LOT 02	0.202	BLOCK 5, LOT 02	0.209
BLOCK 2, LOT 03	0.437	BLOCK 5, LOT 03	0.209
BLOCK 2, LOT 04	0.318	BLOCK 5, LOT 04	0.209
BLOCK 2, LOT 05	0.240	BLOCK 5, LOT 05	0.209
BLOCK 2, LOT 06	0.240	BLOCK 5, LOT 06	0.209
BLOCK 2, LOT 07	0.243	BLOCK 5, LOT 07	0.209
BLOCK 2, LOT 08	0.243	BLOCK 5, LOT 08	0.209
BLOCK 2, LOT 09	0.241	BLOCK 5, LOT 09	0.209
BLOCK 2, LOT 10	0.242	BLOCK 5, LOT 10	0.209
BLOCK 2, LOT 11	0.242	BLOCK 5, LOT 11	0.209
BLOCK 2, LOT 12	0.318	BLOCK 5, LOT 12	0.209
BLOCK 2, LOT 13	0.433	BLOCK 5, LOT 13	0.209
BLOCK 2, LOT 14	0.203	BLOCK 5, LOT 14	0.209
BLOCK 2, LOT 15	0.241	BLOCK 5, LOT 15	0.231
BLOCK 2, LOT 16	0.241	BLOCK 5, LOT 16	0.231
BLOCK 2, LOT 17	0.232	BLOCK 5, LOT 17	0.231
BLOCK 3, LOT 01	0.272	BLOCK 6, LOT 01	0.209
BLOCK 3, LOT 02	0.241	BLOCK 6, LOT 02	0.209
BLOCK 3, LOT 03	0.241	BLOCK 6, LOT 03	0.209
BLOCK 3, LOT 04	0.241	BLOCK 6, LOT 04	0.209
BLOCK 3, LOT 05	0.241	BLOCK 6, LOT 05	0.209
BLOCK 3, LOT 06	0.243	BLOCK 6, LOT 06	0.209
BLOCK 3, LOT 07	0.241	BLOCK 6, LOT 07	0.209
BLOCK 3, LOT 08	0.238	BLOCK 6, LOT 08	0.209
BLOCK 3, LOT 09	0.433	BLOCK 6, LOT 09	0.209
BLOCK 3, LOT 10	0.243	BLOCK 6, LOT 10	0.209
BLOCK 3, LOT 11	0.249	BLOCK 6, LOT 11	0.209
BLOCK 3, LOT 12	0.245	BLOCK 6, LOT 12	0.233
BLOCK 3, LOT 13	0.285	BLOCK 6, LOT 13	0.233

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(D)	CHORD BRG(B)	CHORD DIS(D)
1	47.32'	30.00'	96°00'00"	N 85°58'18" E	42.43'
2	41.12'	30.00'	90°00'00"	N 43°54'34" E	42.43'
3	38.37'	15.00'	90°00'00"	N 66°03'08" W	35.38'
4	38.37'	15.00'	90°00'00"	N 43°54'34" E	35.38'
5	21.63'	35.00'	48°11'23"	N 66°59'24" W	20.41'
6	183.85'	50.00'	188°22'46"	N 43°54'34" E	89.83'
7	21.63'	35.00'	48°11'23"	N 23°00'38" E	20.41'
8	21.63'	35.00'	48°11'23"	N 23°00'38" E	20.41'
9	183.85'	50.00'	188°22'46"	N 66°03'08" W	89.83'
10	21.63'	35.00'	48°11'23"	N 66°03'08" W	20.41'
11	47.32'	30.00'	86°52'43"	N 43°54'32" E	42.38'
12	47.32'	30.00'	80°07'11"	N 48°10'28" W	42.47'



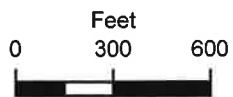
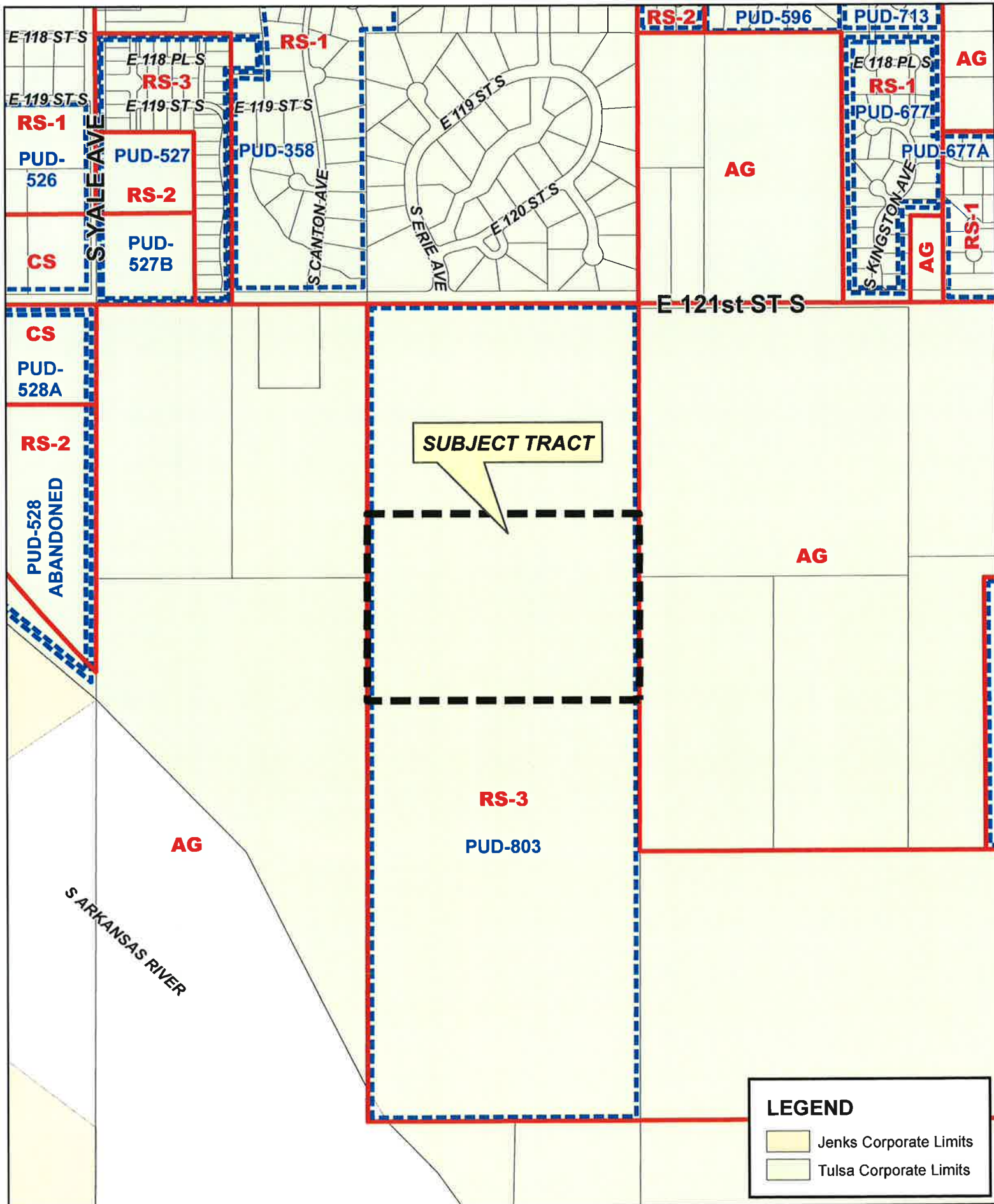
Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF AND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 1/8" FROM REBAR WITH YELLOW CAP STAMPED "TANNER BROS." UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (2011), NORTH AMERICAN DATUM (NAD 83). THE NORTH LINE OF THE NORTHWEST QUARTER BEING N 88°54'50" E.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE REIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AND LIMITS OF ACCESS INDICATED ON SOUTH HUDSON AVENUE EAST APPLY ONLY TO THE WEST SIDE OF THE HUDSON RIGHT-OF-WAY. SEE LIMITS OF NO ACCESS IN SECTION 1 OF THE DEED OF DEDICATION.

DATE OF PREPARATION: FEBRUARY 04, 2016

The Estates at the River
SHEET 1 OF 3

11.6

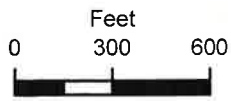
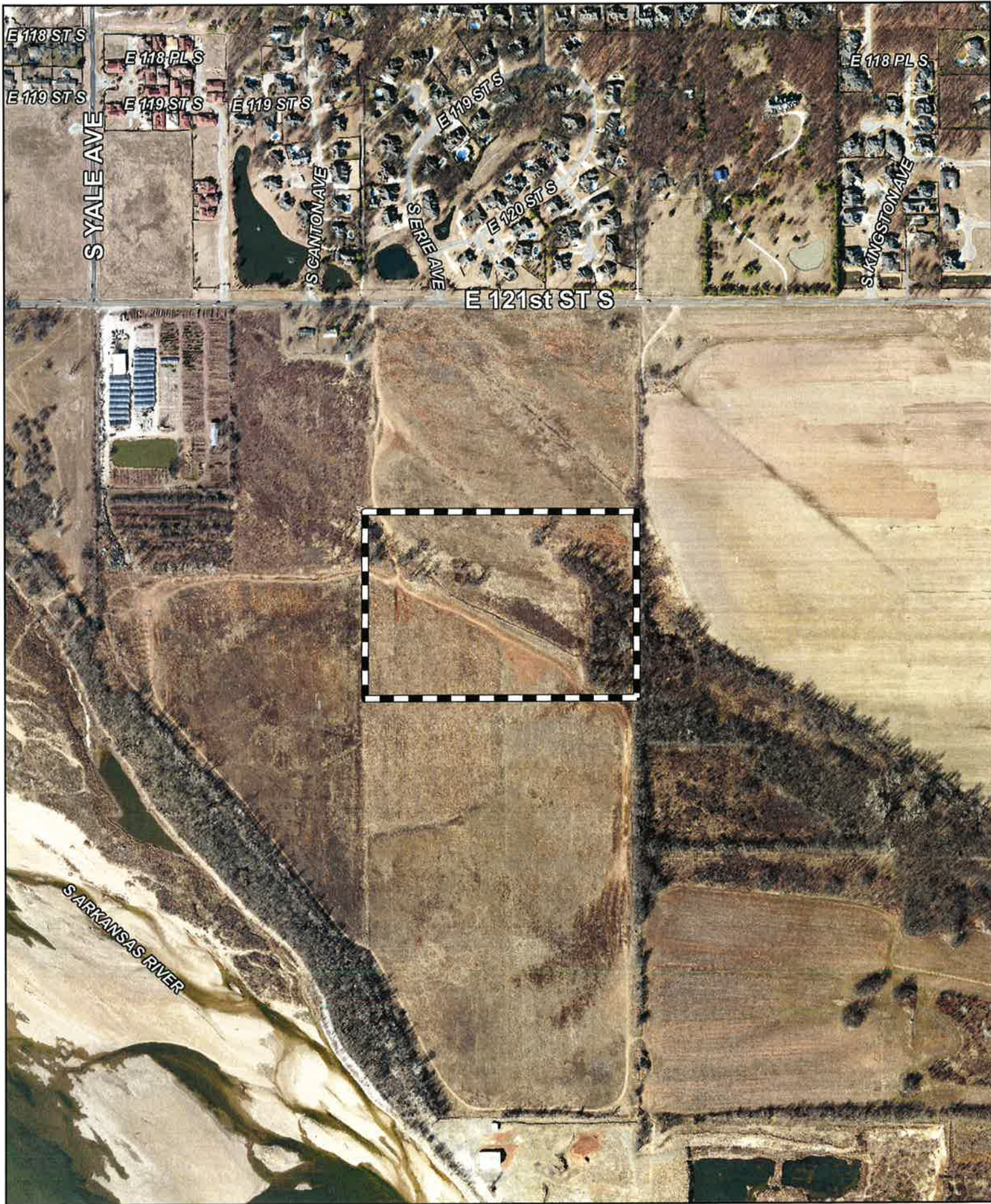


THE ESTATES AT THE RIVER II

17-13 03

11.7





Subject Tract

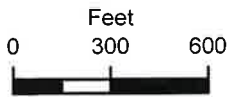
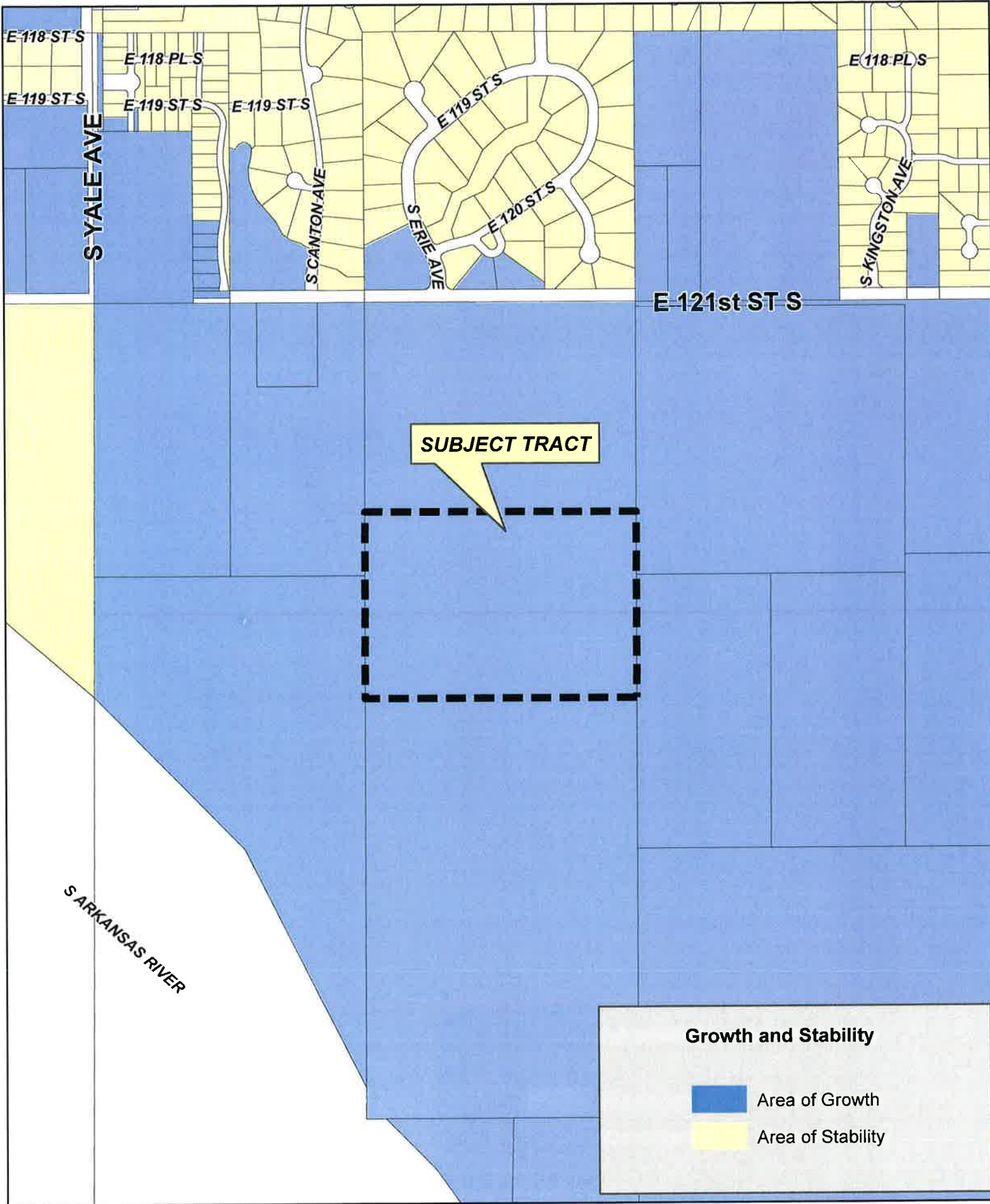
17-13 03

THE ESTATES AT THE RIVER II

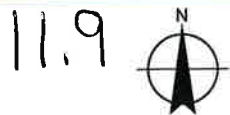
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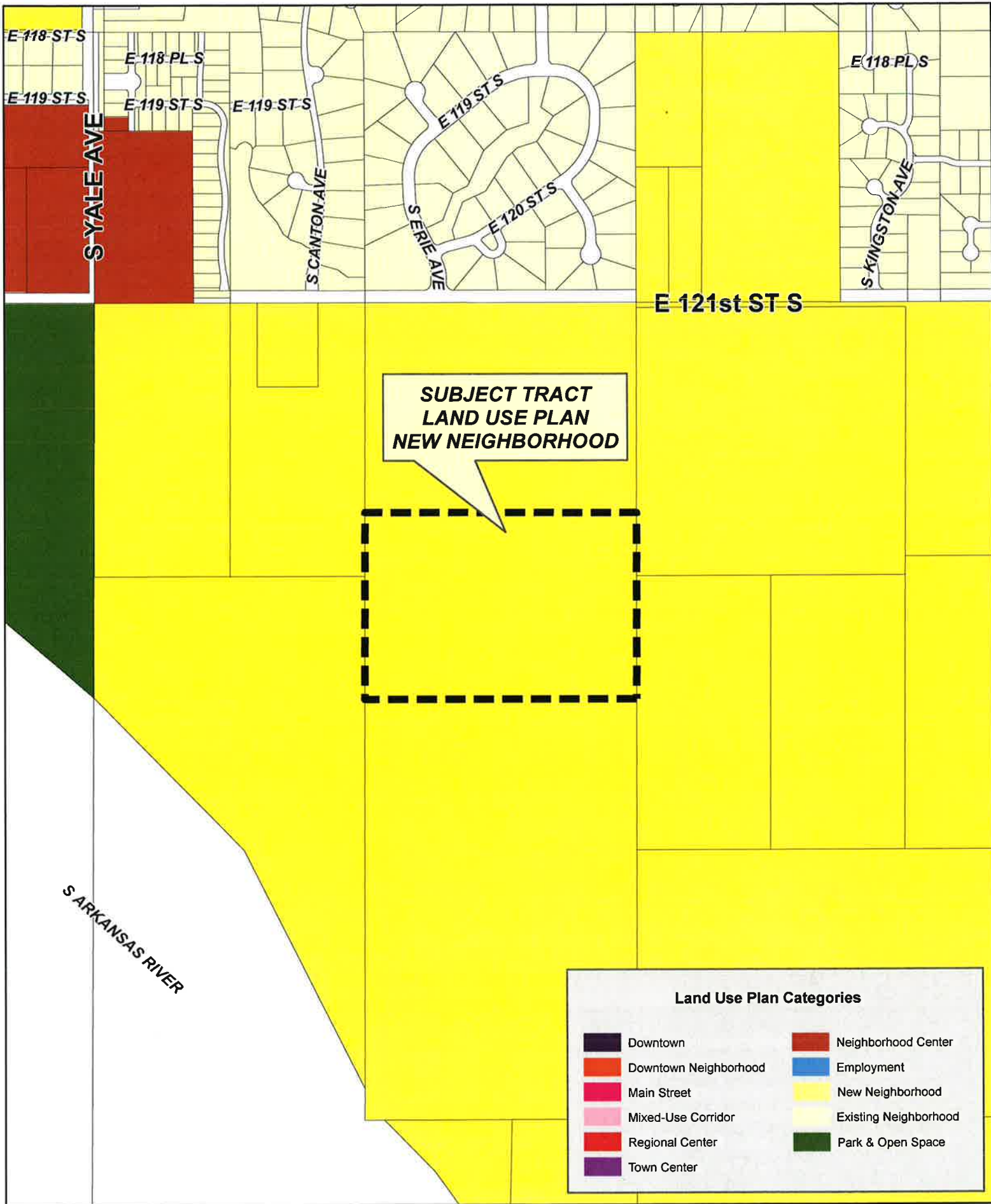


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014



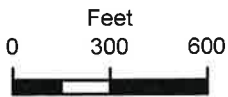
THE ESTATES AT THE RIVER II





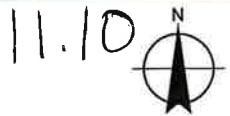
**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

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



THE ESTATES AT THE RIVER II

17-13 03



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Monday, March 28, 2016 2:18 PM
To: Fernandez, Diane; Huntsinger, Barbara; Sawyer, Kim; Miller, Susan
Cc: Ricky Jones
Subject: Final Plat for Estates at the River II

Good afternoon everyone,

Late Thursday afternoon I spoke to Councilor Lakin about the Estates at the River II. I told him that staff would request a two week continuance for the preliminary plat.

Barbara and Kim,

Please forward this staff request for a continuance of the Preliminary Plat to the April 20th Planning Commission date.

Respectfully

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7336

Hearing Date: April 6, 2016

Case Report Prepared by:

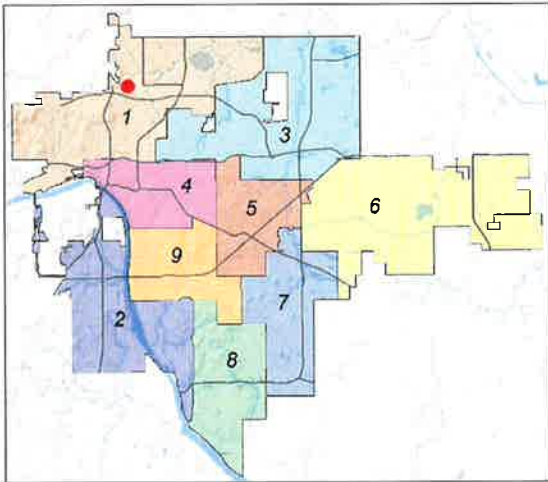
Jay Hoyt

Owner and Applicant Information:

Applicant: Antoine Harris

Property Owner: Alfresco CDC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mixed-use development

Concept summary: Rezone property from AG/CS to MX1-U-55 to permit a mixed-use facility

Tract Size: 2.18 ± acres

Location: West of southwest corner E. 36th St. N. & N. Garrison Ave.

Zoning:

Existing Zoning: AG, CS

Proposed Zoning: MX1-U-55

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 0224

CZM: 28

Atlas: 430

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

14.1

SECTION I: Z-7336

DEVELOPMENT CONCEPT: The existing site is vacant land zoned AG/CS. The applicant is proposing to construct a four story mixed use facility with retail/office uses on the ground floor and multi-family housing above. The applicant has indicated that the hope of this proposed mixed use facility is to encourage further redevelopment along 36th street North.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Journey Site Study
 - Journey Site Study – Location of Utilities

DETAILED STAFF RECOMMENDATION:

Z-7336 requesting MX1-U-55 zoning is consistent with the Main Street land use designation of the Comprehensive Plan, and;

MX1-U-55 zoning is compatible with the existing development on the site and the existing proximate properties, and;

MX1-U-55 zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7336 to rezone property from AG/CS to MX1-U-55.

SECTION II: Supporting Documentation

Each MX district consists of a use designation (MX1, MX2 or MX3), a character designation (–P, –U, –V or –F) and a height designation (–35, –45, –55, –65 or – unlimited). This “modular” approach allows the creation of finely-tuned, con-text-sensitive zoning districts.

The MX1, Neighborhood Mixed-use district is intended to accommodate small-scale retail, service and dining uses that serve nearby residential neighbor-hoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors.

The U, Urban character designation is generally intended to be applied in areas with high levels of walkability, but where a greater variety of building types are present or desired, such as in areas designated by the comprehensive plan as neighborhood, town and regional centers and along some plan-designated mixed-use corridors.

14.2

Excerpt from Chapter 10 – Mixed-use Districts of City of Tulsa Zoning Code:

Table 10-5: Lot and Building Regulations for -U Character Zones

Minimum Lot Area (sq. ft.)		Min. Parking Setbacks (feet)(see also §55.080-C)[1]	
Townhouse	1,600	Primary street	30
Apartment/condo	7,500	Secondary street or R zoning district	10
All other	3,500	Nonresidential district	0
Minimum Lot Width (feet)		Min. Ground Floor Ceiling Height (feet)	
Townhouse	20	Mixed-use and commercial buildings	14
Apartment/condo	50	Other buildings	-
All other	25	Minimum Transparency (%)	
Minimum Street Frontage (feet)		Mixed-use buildings	
	20	Ground floor	40
Minimum Open Space per Unit (sq. ft.)		Upper floors	20
Townhouse	200	Commercial buildings	
Apartment/condo/mixed-use	100	Ground floor	35
Minimum Building Setbacks (feet)		Upper floors	20
Street	0	Other buildings	20
Abutting R district	10	Street-facing Entrance Required	
Abutting nonresidential district	0		Yes
Abutting alley	5		
Build-to Zone (BTZ) (minimum/maximum in feet)			
Primary street BTZ	0/20		
Secondary street BTZ	60		
	30		

[1] Parking is prohibited between building and street right-of-way (see [Figure 10-4](#)). Parking structures are subject to [Section 40.280](#).

MX district height designations are indicated by a dash and number suffix at the end of an MX district map symbol. This proposed MX zoning has a height designation of 55, indicating that building height is limited to 55 feet.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-U-55 zoning supports many redevelopment opportunities that are complementary with the Main Street land use designation. The proposed use would help to revitalize 36th Street North. The site is currently vacant.

Land Use Vision:

Land Use Plan map designation: Main Street

Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with

fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: This site is located .04 miles west of the Osage Trail.

Small Area Plan: 36th Street North Corridor

Staff Summary: Rezoning the site from AG/CS to CH is consistent with the vision of the 36th Street North Corridor Small Area Plan adopted by City Council in December 2013.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant and is situated across 36th Street North from Northland Center.

Environmental Considerations: A portion of the northern part of the proposed site lies within City of Tulsa Regulatory Floor Plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street North	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a convenience store, zoned RM-1; on the north by a shopping center, zoned CH; on the south by a single-family residence, zoned AG; and on the west by a vacant commercial building, zoned CS.

14.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

Subject Property:

Z-7318 November 2015: All concurred in approval of a request to continue a request for rezoning from AG/CS to CH for a mixed-use development to the December 2, 2105 meeting, on property located west of the southwest corner of E. 36th St. N. and N. Garrison Ave. The applicant withdrew the application on 11/24/15.

Surrounding Property:

BOA-21247 April 12, 2011: The Board of Adjustment **approved** the *Special Exception* to permit automotive sales (Use Unit 17) in the CS district (Section 701); and a *Variance* to permit open air storage and display of merchandise offered for sale within 300 ft. of an adjoining R district (Section 1217.C.2). Regarding the special exception for automotive sales, there are no automotive sales uses within any near distance of this particular location, and the land is zoned CS but it is surrounded by other CS, AG and CH districts, and the nearest R district is actually hidden from view of this particular location. Regarding the open air storage and display of merchandise offered for sale, this will be closest to the residential area to the northwest, which is actually not even in view of this property because of the elevation difference. The conditions being there will be no outside repair services of any kind at this particular location. All of the existing concrete surfaces will be patched so they are in serviceable condition, on property located at 502 E. 36th St. N. and west of subject property.

BOA-17176 September 12, 1995: The Board of Adjustment **approved** a *Special Exception* to permit a paint and body shop in a CS district, subject to the principal use being automobile repair, with painting as an accessory use, on property located at 502 E. 36th St. N. and west of subject property.

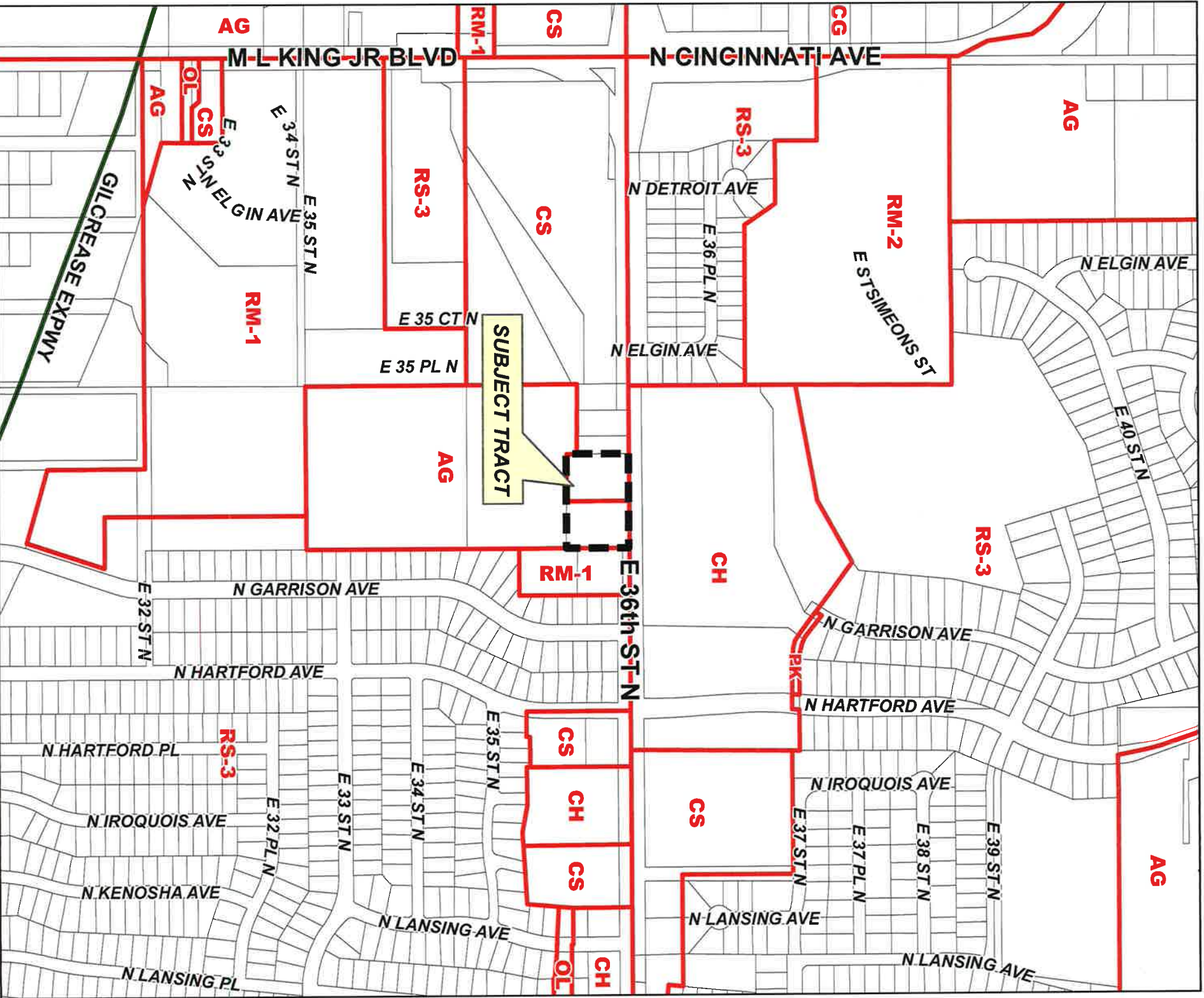
BOA-14542 July 23, 1987: The Board of Adjustment approved a *Variance* to permit a convenience store in an RM-1 district; and a *Variance* of the required screening along the west boundary, on property located at 558 E. 36th St. N. and abutting east of subject property.

BOA-7460 May 18, 1972: The Board of Adjustment made an Interpretation that the proposed use was within Use Unit 5, and approved a *Special Exception* to permit using the property for a nonprofit educational corporation for the training of persons engaged in the field of household employment in order to further the education and improve the working conditions of these persons, on property located at 506 E. 36th St. N. and abutting south of subject property.

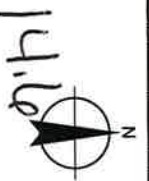
BOA-2963 July 10, 1957: The Board of Adjustment approved a *Special Exception* for church use, on property located at 520 E. 36th St. N. and abutting south of subject property.

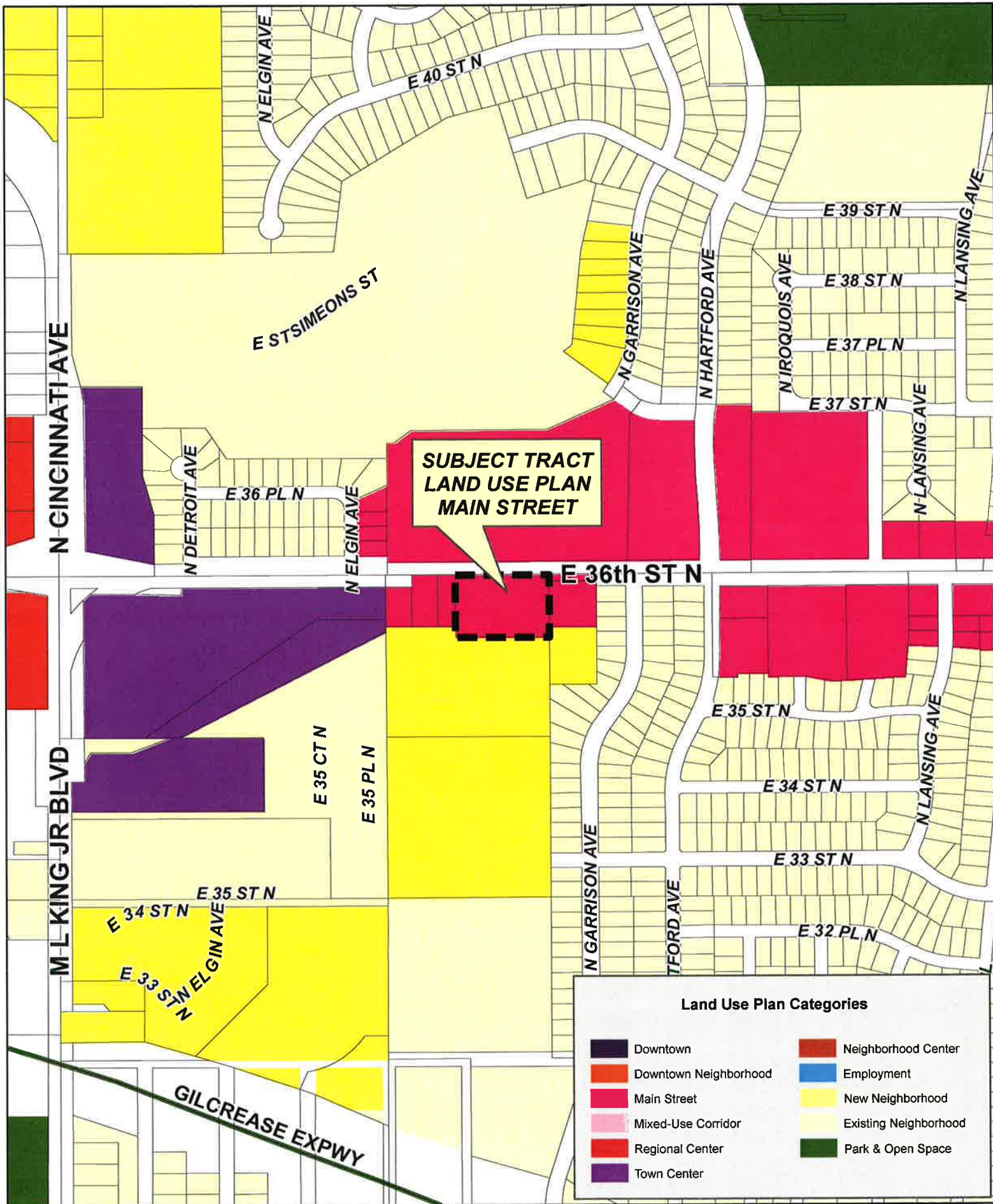
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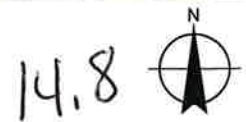
Z-7336
20-1224

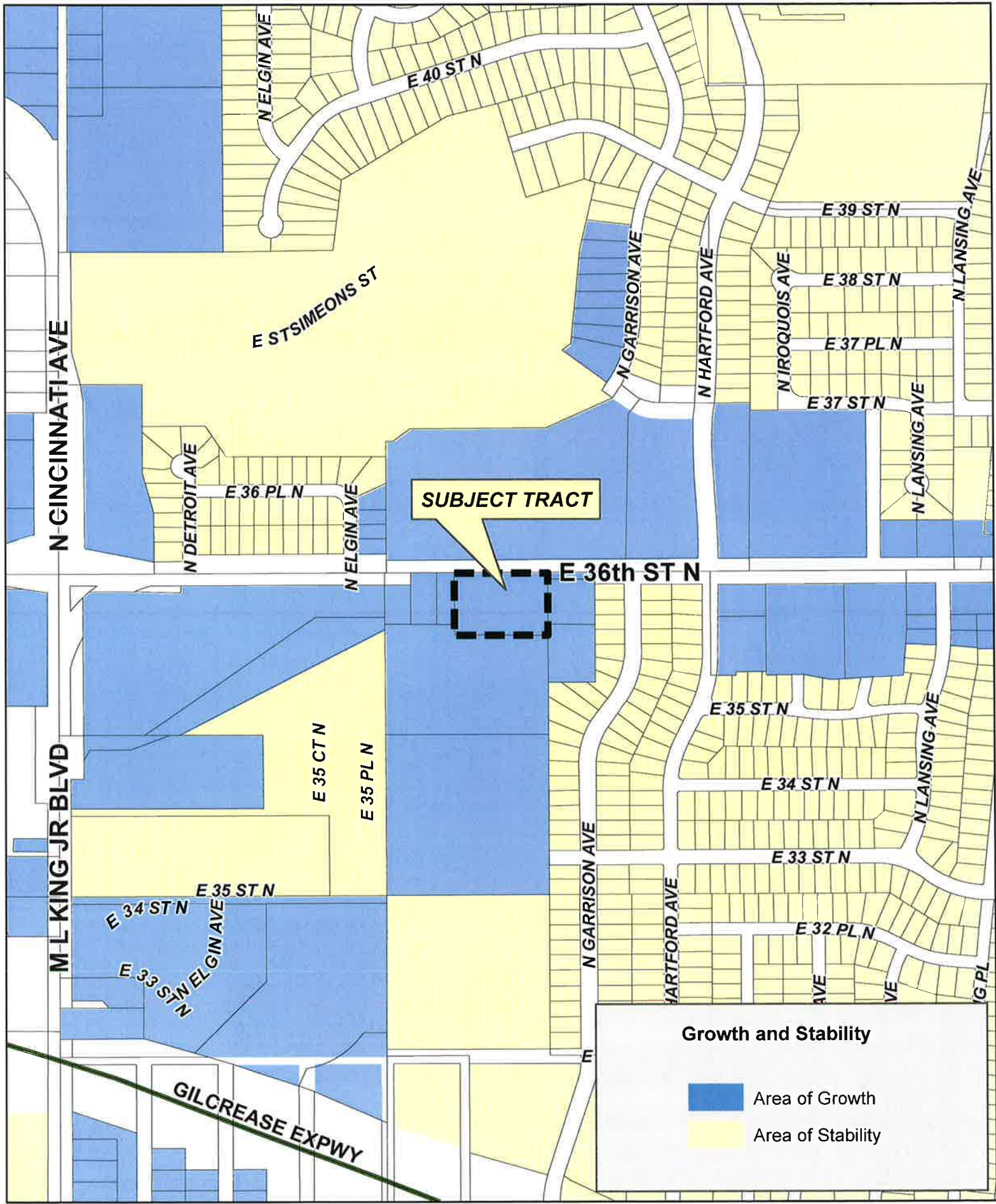




Z-7336

20-12 24





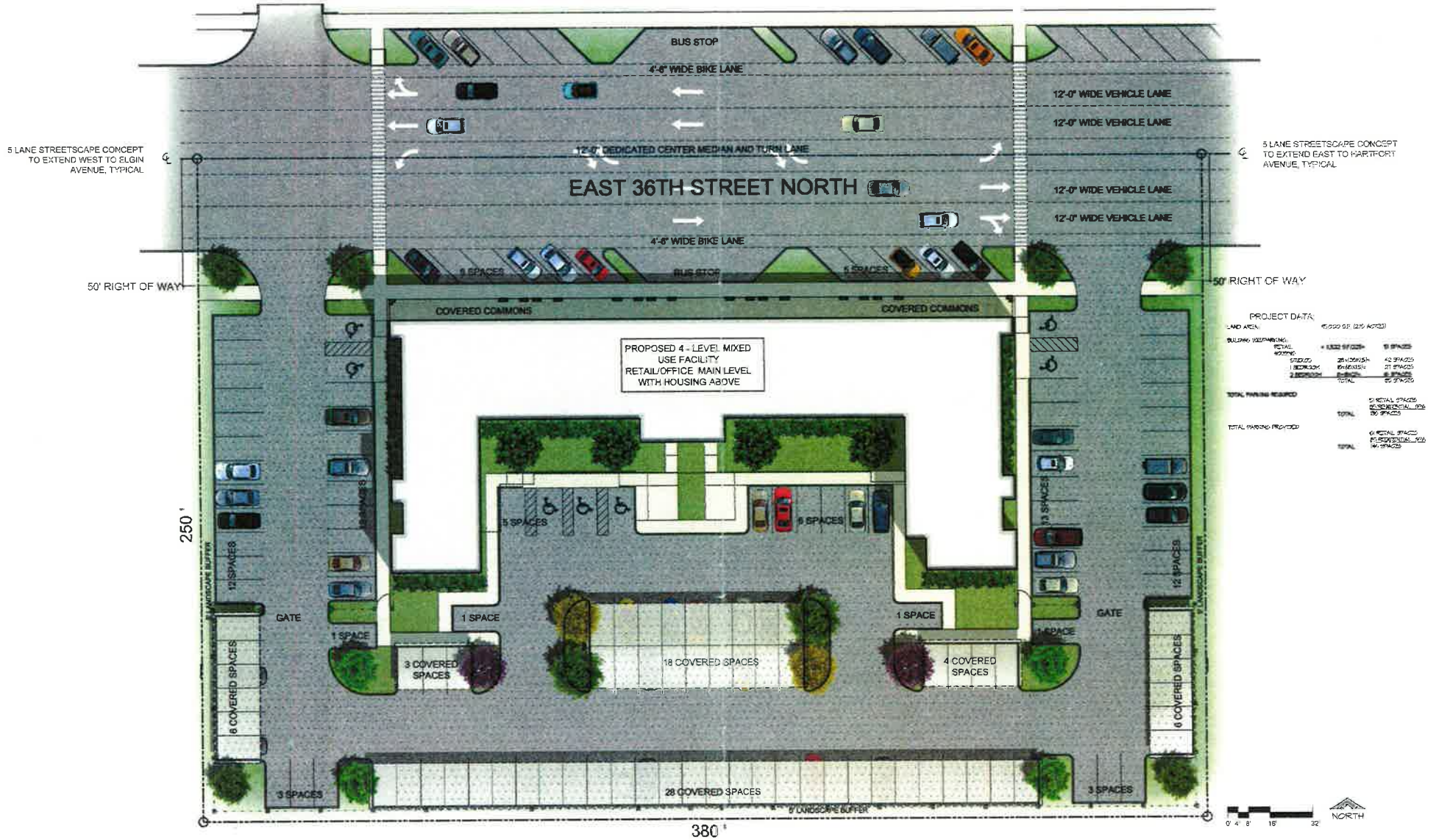
Z-7336

20-12 24

14.9



JOURNEY SITE STUDY



36TH STREET NORTH CORRIDOR TOWN CENTER
 TULSA, OKLAHOMA
 FEBRUARY 10, 2015

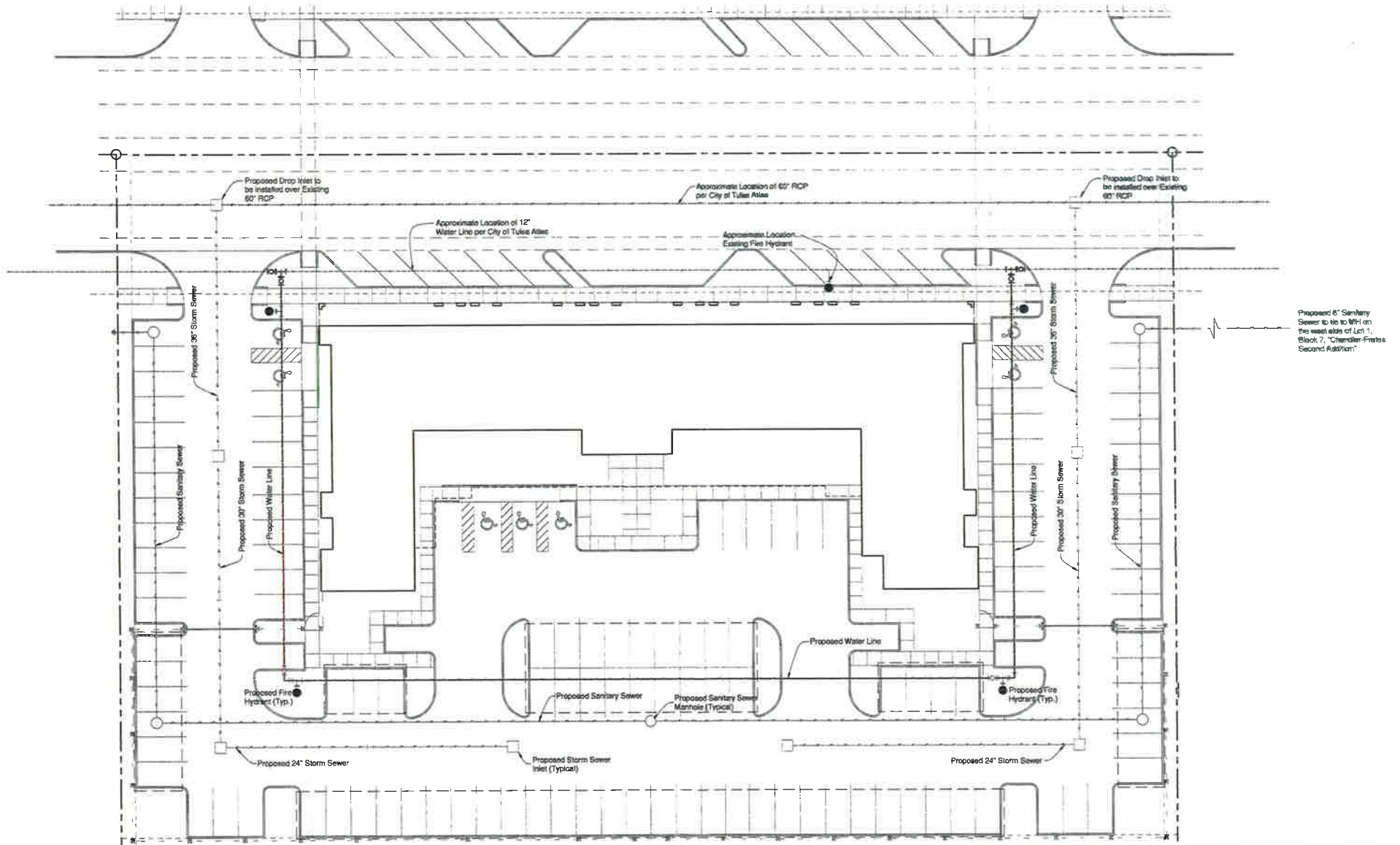
JOURNEY
 DEVELOPMENT

ACDC
 Alfresco Community
 Development Corporation

INC

al'bf

JOURNEY SITE STUDY - LOCATION OF UTILITIES



36TH STREET NORTH CORRIDOR TOWN CENTER
 TULSA, OKLAHOMA
 FEBRUARY 10, 2015



1141



Tulsa Metropolitan Area
Planning Commission

Case : Journey
Preliminary Plat

Hearing Date: April 6, 2016

Case Report Prepared by:

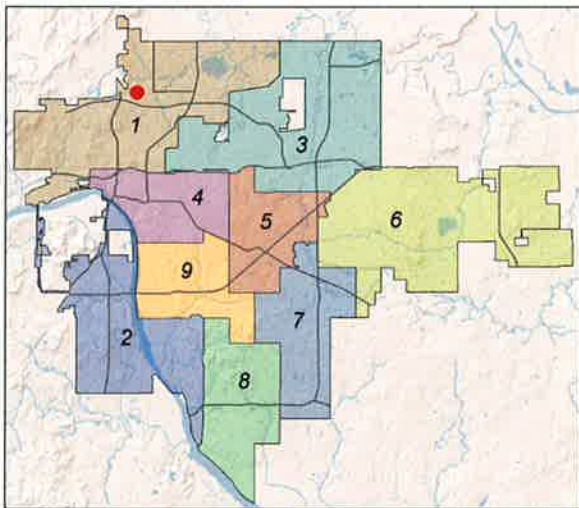
Diane Fernandez

Owner and Applicant Information:

Applicant: Antoine Harris

Owner: Alfresco Community Development
Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Requesting Preliminary Plat

Tract Size: 2.18 acres

Location: East of southeast corner of Martin
Luther King JR Boulevard and East 36th
Street North

Zoning:

Existing Zoning: AG, CS

Proposed Zoning MX1-U-55

Staff Recommendation:

Staff recommends Approval.

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

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

15.1

PRELIMINARY SUBDIVISION PLAT

Journey - (CD 1)

East of southeast corner of Martin Luther King JR Boulevard and East 36th Street North

The plat consists of 1 Lot, 1 Block, on 2.18 acres.

The following issues were discussed March 17, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural), CS (commercial shopping) with MXI-U-55 zoning pending.
2. **Streets:** No comment.
3. **Sewer:** Explain gap between the off site 5 foot force main easement and the on site 17.5 foot utility easement. Provide and easement route to the off site sewer disposal system with widths; bearings and distances. In the covenant language include the sewer line easement language. Noc conceptual drawing was provided for the sewer disposal system for review. Meet conditions required on IDP 8165 sewer review. Access to an approved guaranteed method of sanitary sewer treatment is needed for approval. An off site septic system needs a permit from the Health Department for the septic system and the area must be inside an easement with the usage restrictions spelled out in the easement. The easement will be by separate instrument and must be filed before the IDP can be approved. Use language similar to the Privat Sanitary Sewerage sections in the TAM-BAO Buddhist Temple Plat #4978.
4. **Water:** On the plat 20 feet of waterline easement is required instead of 15 feet, only when the proposed waterline easement is adjacent to another public utility easement can 15 feet be allowed. Add standard restrictive waterline easement language to the covenants. Add mainline gate valves; adjacent to the fire hydrants on the west/east segment of water main line.
5. **Storm Drainage:** The flood plain needs to be shown on the plat based on elevations and contained in an overland drainage easement. The conceptual utilities plan shows a building in the regulatory flood plain, accordingly any changes to the flood plain must comply with drainage criteria. It is anticipated that on site detention would be required whereas there is flooding directly downstream. **Floodplain:** the floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changed to the COT floodplain will require map revisions. All development shall be compliant with City of Tulsa Revised Ordinances Title 11-A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Aerial access will be required if building is over 30 feet high

from the level of fire department access. 36th Street will not work for aerial access due to the overhead power lines. Inside radius on the fire access road will be required to be 28 feet minimum inside radius base on a 20 foot wide road. Fire Department connection will be required to be on the address side of the building and within 100 feet of a fire hydrant as the hose lay.

8. **Other: GIS:** Not all subdivisions are identified correctly in the location map. Some subdivisions are misspelled and some are missing. Submit subdivision data control sheet. Remove contours on the final plat submittal. Add City of Tulsa to plat sub title. Provide individual lot addresses. Graphically label the point of commencement. Graphically show all the lot pins found or set for plat. Define the basis of bearing . State the size of the project. Legal description needs to match plat. Make sure bearing angles are correct. POC bearing should be corrected. **ADDRESSING:** City of Tulsa Ordinance 22460 states the street name was changed from North Cincinnati Avenue to Martin Luther King Jr. Boulevard. The citys permitting system requires pre and post directional elements and therefore recognizes the street name as N Martin Luther King Jr BLVD East. An Infrastructure Development Process (IDP) permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before Final approval of the plat (contact Julie Miller). Sidewalks shall be constructed along East 36th Street North within a dedicated easement or within the right of way, with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa standards. Combine two separate easements to create a 32.5 foot easement to avoid gap between easements within the south portion of the plat. An overland drainage easement is required for the City of Tulsa Regulatory Floodplain boundaries. Use City of Tulsa plat covenant language. A SWP3 will be required.

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.

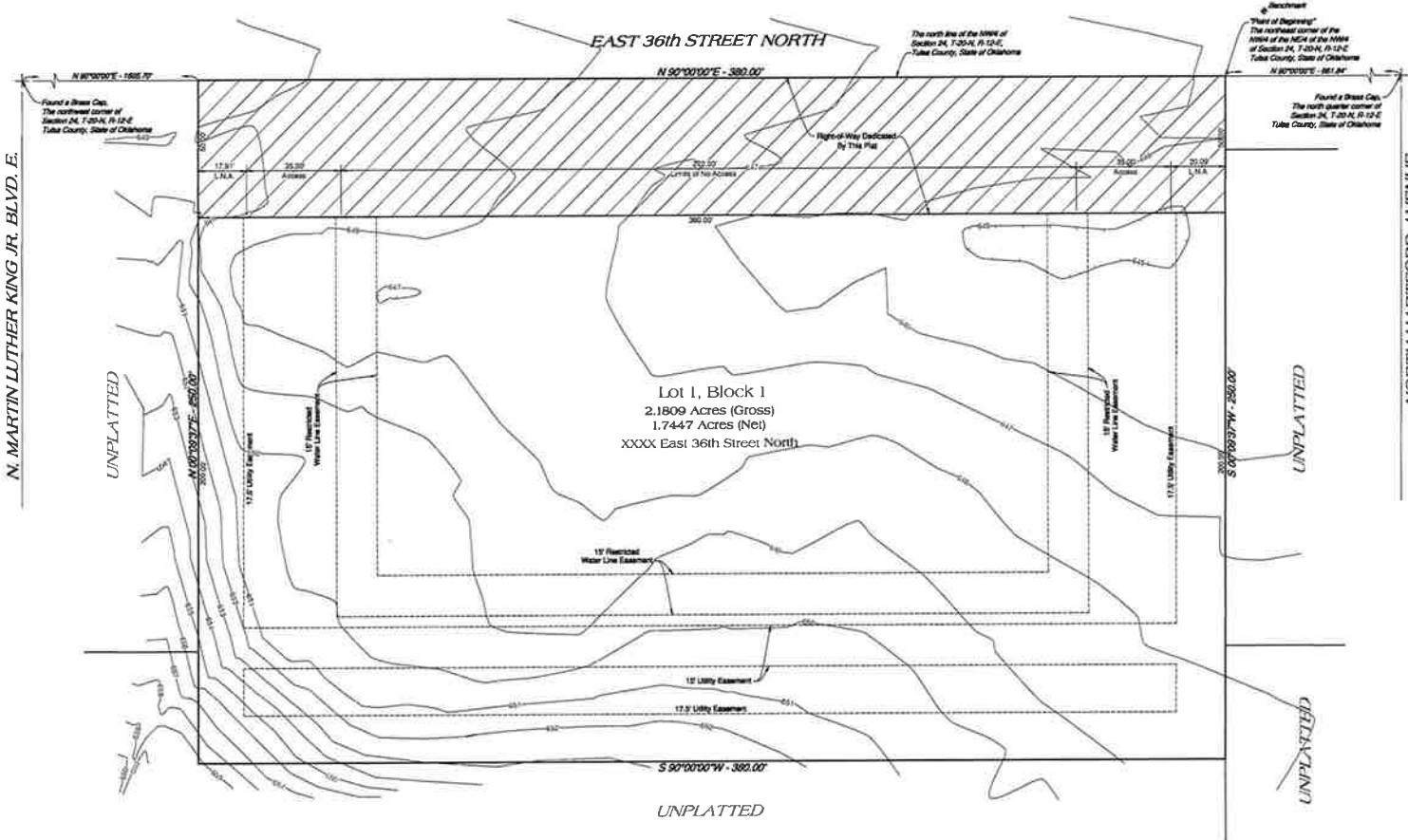
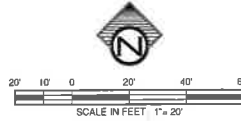
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. 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.

OWNER / DEVELOPER
Alfresco Community Development Corporation
 6033 South 86th East Avenue
 Tulsa, Oklahoma 74145
 918 313 3054

Preliminary Plat
Journey

A subdivision in the City of Tulsa, being a part of the NE/4 of Section 24, Township 20 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
 9820 East 41st Street, Suite 102
 Tulsa, Oklahoma 74146
 918 252 9621
 W. Billie@tulsaengineering.com
 EXPIRES DATE OF AUTHORIZATION NO. 999
 RENEWAL DATE: JUNE 30, 2017



Legend

- Right-of-Way Dedicated by this plat
- BL - Building Line
- UE - Utility Easement
- LNA - Limits of No Access
- FAL - Fence & Landscape Easement

Lot Address/Square Footage (S.F.)

Address shown on this plat were provided by the City of Tulsa House Numbering Department. The address is subject to change and should not be relied upon in place of the legal description.

Basis of Bearings

The non-geographic bearings for this survey are based on an assumed bearing of N 89°00'30"W along the west line of the NW/4 of Section 3, T-19-N, R-12-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

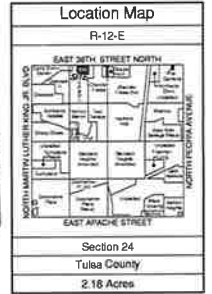
Benchmark

Chained "C" at the NW Corner of the top of a single grade steel structure (steel) that is on the north side of 36th Street North and about 325' west of Carrison Avenue.

ELEVATION = 645.67 NAVD 1988

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer mainline top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.



PLAT INFORMATION

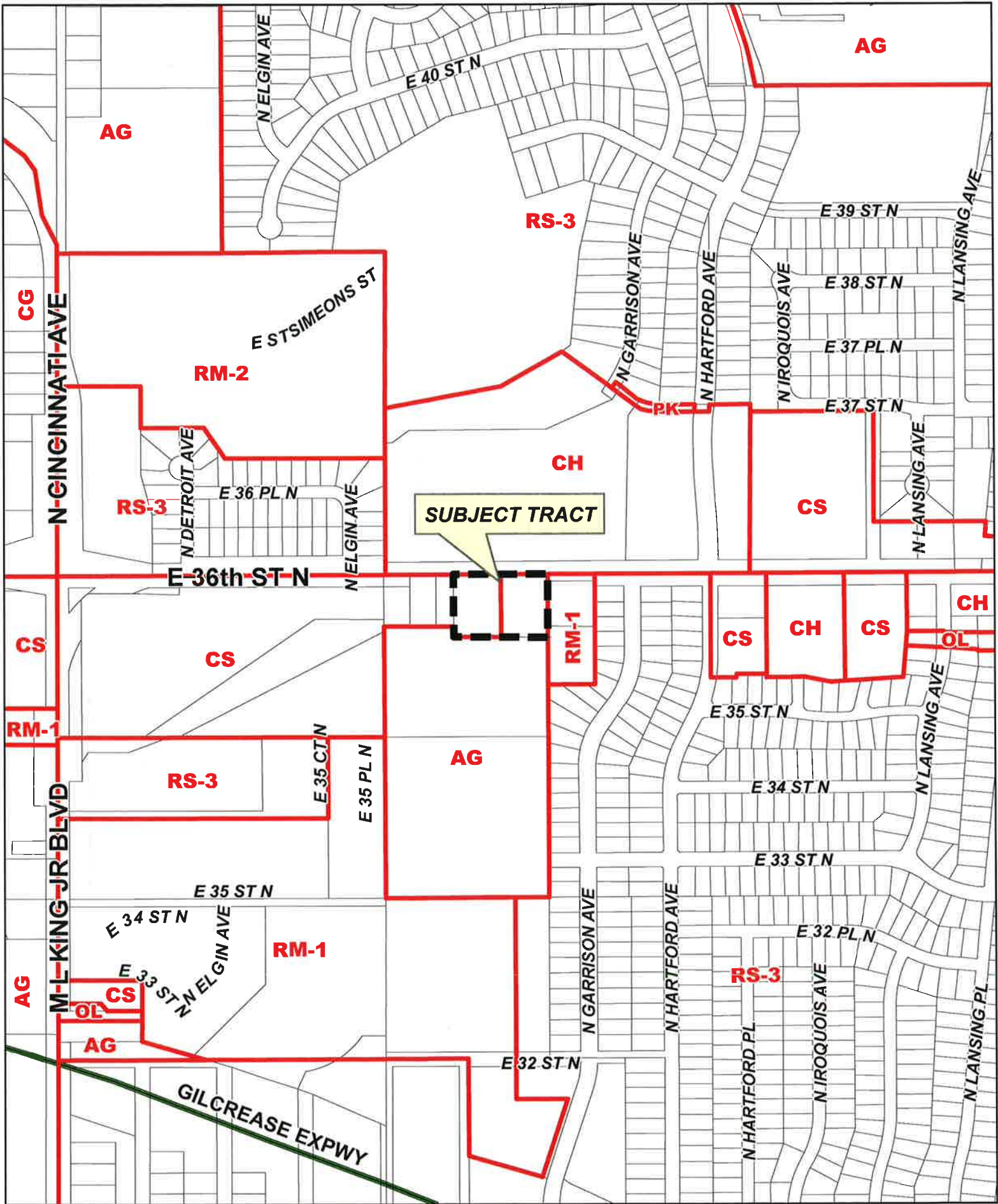
Tulsa Metropolitan Area Planning Commission
 Approval Date: _____
 CITY ENGINEER: _____
 COUNTY ENGINEER: _____
 COUNTY CLERK: _____

Consent of the City of Tulsa, Oklahoma
 Approved Date: _____

This approval of this Preliminary Plat does not constitute an endorsement of the project or any of the property shown on this plat.

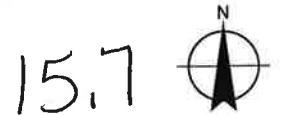
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T 20 N



JOURNEY

20-12 24



JOURNEY

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

Aerial Photo Date: March 2014

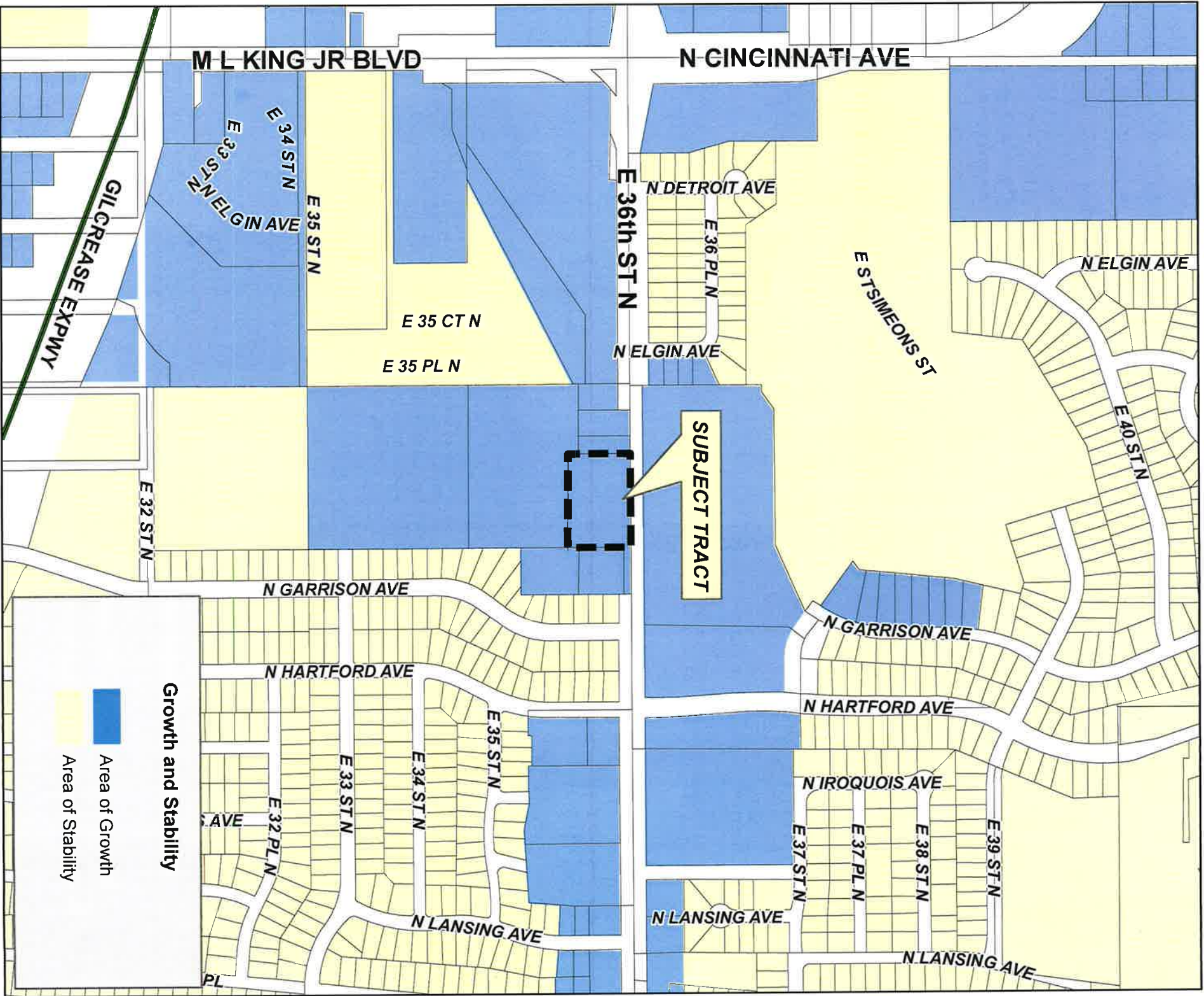
20-12 24

Subject Tract



1518

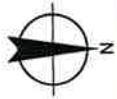


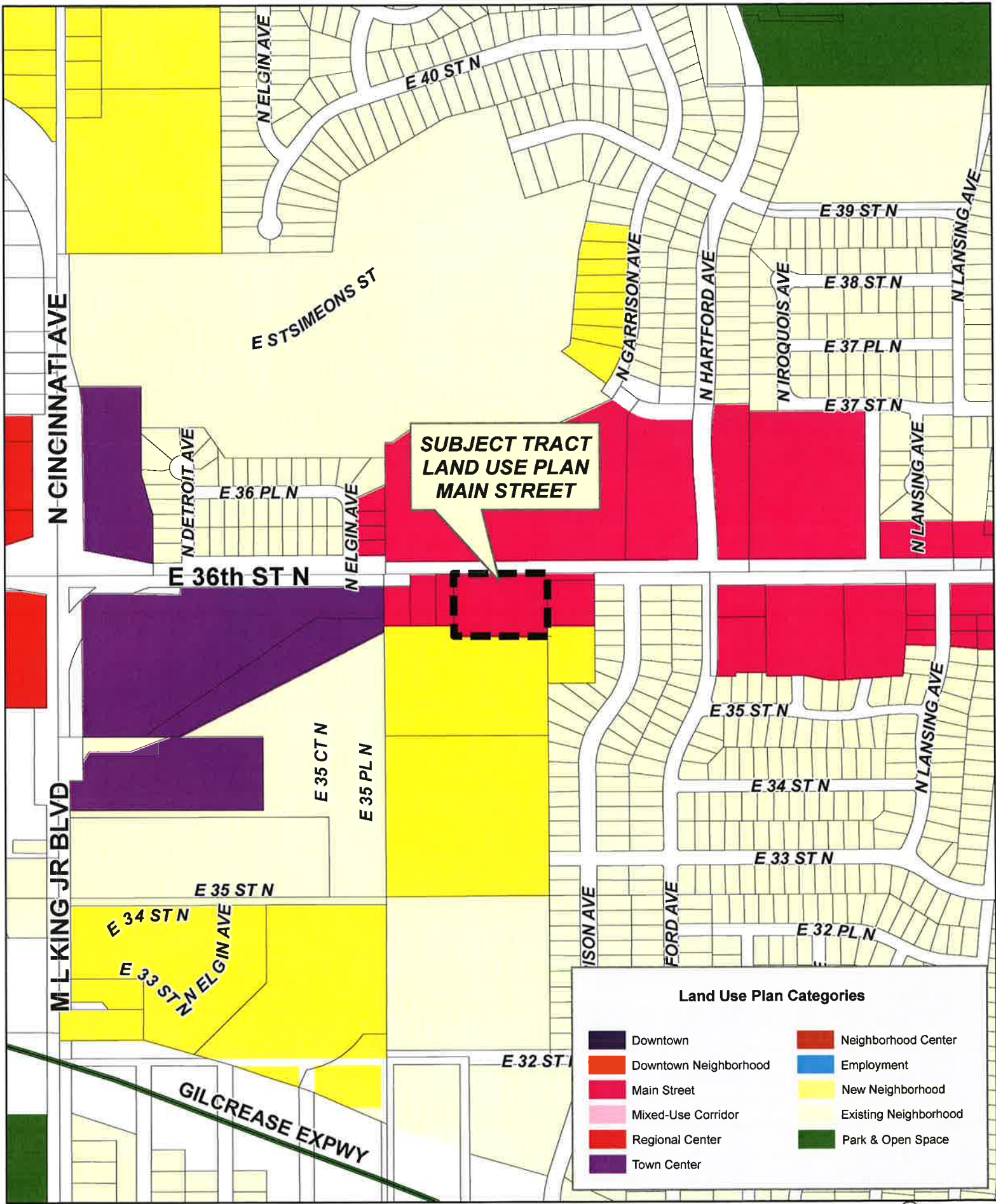


JOURNEY

20-12 24

15.9





**SUBJECT TRACT
LAND USE PLAN
MAIN STREET**

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 | |



JOURNEY

20-12 24





Tulsa Metropolitan Area
Planning Commission

Case : PB&J
Minor Subdivision Plat

Hearing Date: April 6, 2016

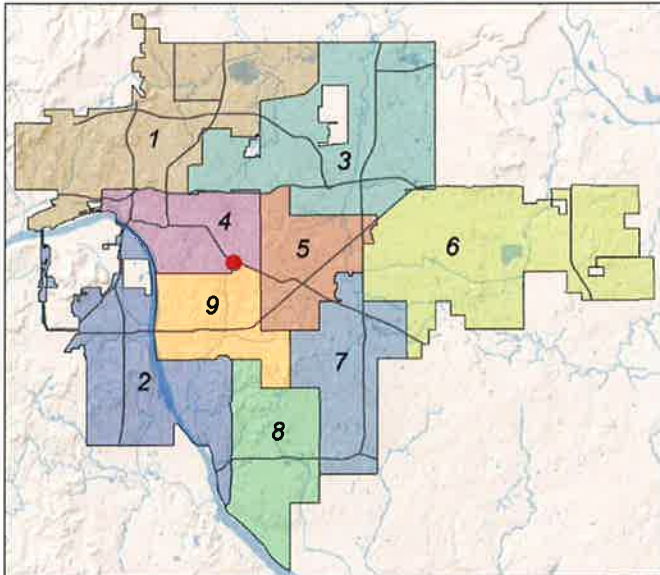
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Carolyn Back,
Wallace Engineering

Owner: Phil Burns

Location Map:
(shown with City Council Districts)



Applicant Proposal: Requesting Minor
Subdivision Plat

Tract Size: .34 acres

Location: East of the southeast corner of
South Harvard Avenue and East 27th
Street South

Zoning: OL/PUD-841

Staff Recommendation:
Staff recommends Approval.

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

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

Land Use Map

16.1

MINOR SUBDIVISION PLAT

PB&J Addition - (CD 9)

East of the southeast corner of South Harvard Avenue and East 27th Street South

The plat consists of 1 Lot, 1 Block, on .34 acres.

The following issues were discussed March 17, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 841.
2. **Streets:** No comment.
3. **Sewer:** On the conceptual plan, an 8 inch sanitary sewer main line exists along the back lot lines available for service connections.
4. **Water:** There are no comments on the plat or covenants. On the conceptual plan a 6 inch waterline along East 27th Street South exists for water service connections. Provide stabilization over it during construction.
5. **Storm Drainage:** Whereas there is flooding directly downstream, detention will be required. The detention easement is shown at the southwest corner of the lot and may need to be shifted to the southeast side of the lot where the grade is the lowest. It is unclear where the stormwater detention easement and the overland drainage easement begins and ends.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant will be required within 400 feet of any non-sprinkled building and within 600 feet of sprinkled building as the hose lay..
8. **Other: GIS:** Identify all subdivisions on location map. Tie plat to section corner. Submit control data sheet. Add date of preparation. Provide addresses for plat and disclaimer. Provide legal, and email for engineer and surveyor, Remove the northing/easting coordinates associated with each benchmark location. Clarify owner information. Sidewalks need to be installed per City standards. Show existing right of way dedication. Use City standard covenant language. **Legal:** City Legal department changes per their approval is required.

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

Waivers of Subdivision Regulations:

1. None requested.

16.2

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

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

MINOR SUBDIVISION PLAT of

PB & J

A RE-PLAT OF LOT FIVE (5) AND LOT SIX (6), BLOCK 8, KIRKMOORE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA PUD-841

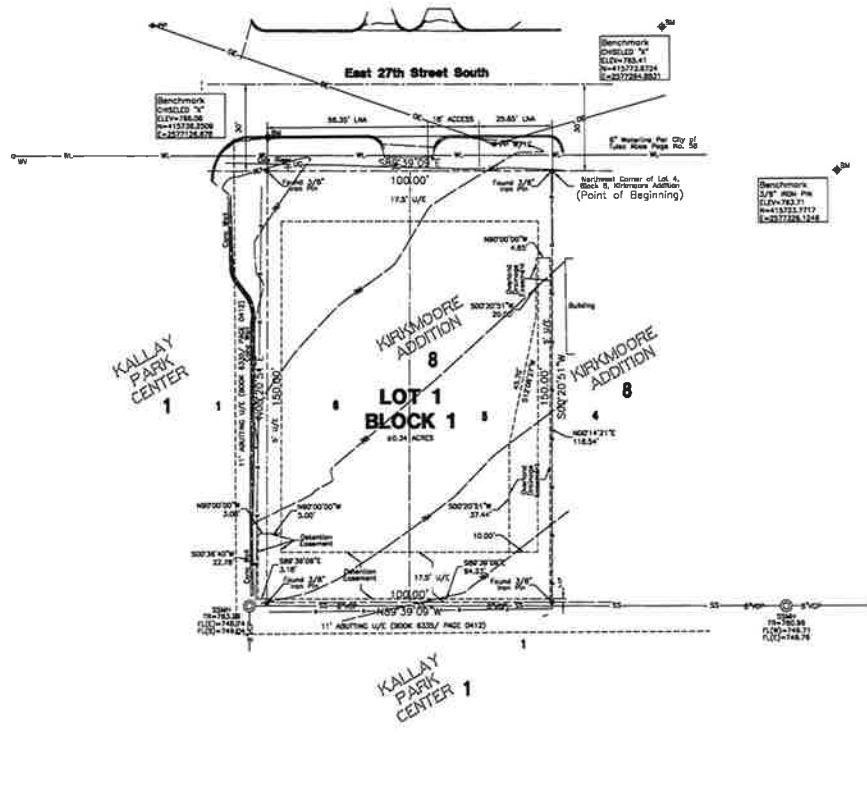
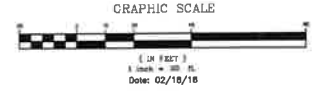
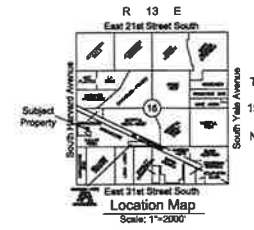
- Notes**
1. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "TOL" (1-800-522-5543) BEFORE DIGGING.
 2. THE PROPERTY DESCRIBED HEREON CONTAINS 1 LOT
 3. THE PROPERTY DESCRIBED HEREON CONTAINS 1 BLOCK
 4. THE PROPERTY DESCRIBED HEREON CONTAINS 0.34 ACRES
 5. THE BASIS OF BEARING IS BASED ON THE NORTH LINE OF BLOCK 8 KIRKMOORE ADDITION AS BEING S89°30'00"E.
 6. THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 481430200A, MAP REVISED OCTOBER 16, 2015, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (S) NOT SHOWN WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

Engineer
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
300 EAST BRADY STREET
TULSA, OK 74103
TEL: (918) 584-3800
DULOHAN OR #1480
EXP. DATE 6/26/17

Surveyor
SONNET SURVEYING, INC.
212 CENTRAL AVENUE
CHICOTEAU, OK 74337
TEL: (918) 478-7494
RD. 6, 1538, CA 84502
EXP. DATE 6/30/18

Deedbook
PHL BLINDS
284 EAST 28TH PLACE
TULSA, OK 74105

Lotter
LMA: LIMITS OF NO ACCESS
U/L: UTILITY EASEMENT



- Exceptions**
1. DEEDBOOK OF KIRKMOORE ADDITION DATED MARCH 28, 1927, FILED APRIL 7, 1927, PLAT NO. 821, INSTRUMENT NO. 345224, RECORDS OF THE TULSA COUNTY CLERK, COUNTY CONTAINED IN RELEASE DATED NOVEMBER 8, 2008, FILED NOVEMBER 28, 2008, DOCUMENT NO. 2008101818, RECORDS OF THE TULSA COUNTY CLERK, BUT SAVING ANY COUNTY, STATE OR FEDERAL RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND WHICH DO NOT PRECLUDE FOR A FUTURE USE OR REVERSION OF TITLE, DWELLS EXISTING PROPERTY AS A BLANKET.
 2. AT PAGE 7 OF THE ABSTRACT - RIGHT OF WAY DEED TO MISSOURI, KANSAS & OKLAHOMA NATIONAL COASTWAY DATED SEPTEMBER 6, 1862, FILED JUNE 13, 1863, IN BOOK 1106 AT PAGE 403, RECORDS OF THE TULSA COUNTY CLERK, (DOES NOT AFFECT SUBJECT PROPERTY)

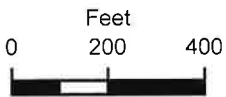
FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date: _____	_____
TAMAC/INDO	
CITY ENGINEER	
Consent of the City of Tulsa, Oklahoma	
Approval Date: _____	_____
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

The amount of this final plat will equal only one third the area of City Court approval if one third of the Office of the City Clerk can be shown.

Benchmark Notes

Benchmark CHISELED "X" ELEV=786.06 N=+137728.208 E=+2577128.678	Benchmark CHISELED "X" ELEV=785.41 N=+137728.824 E=+2577284.8831	Benchmark 3/8" IRON PIN ELEV=783.71 N=+137728.7717 E=+2577284.1246
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16.5



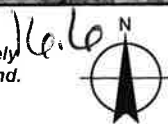
Subject Tract

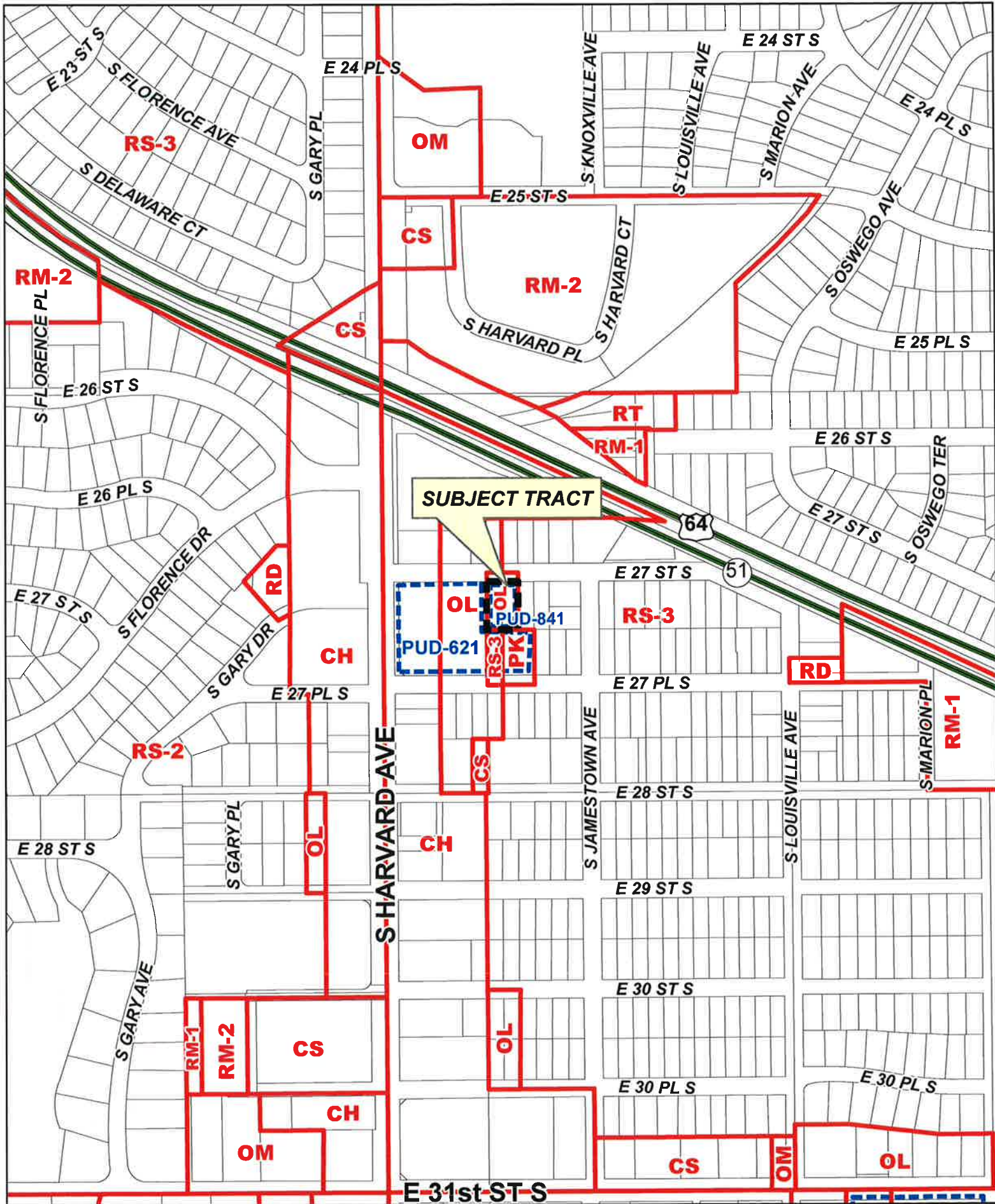
PB & J

19-13 16

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

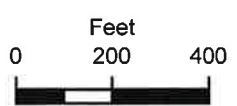
Aerial Photo Date: March 2014





SUBJECT TRACT

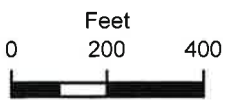
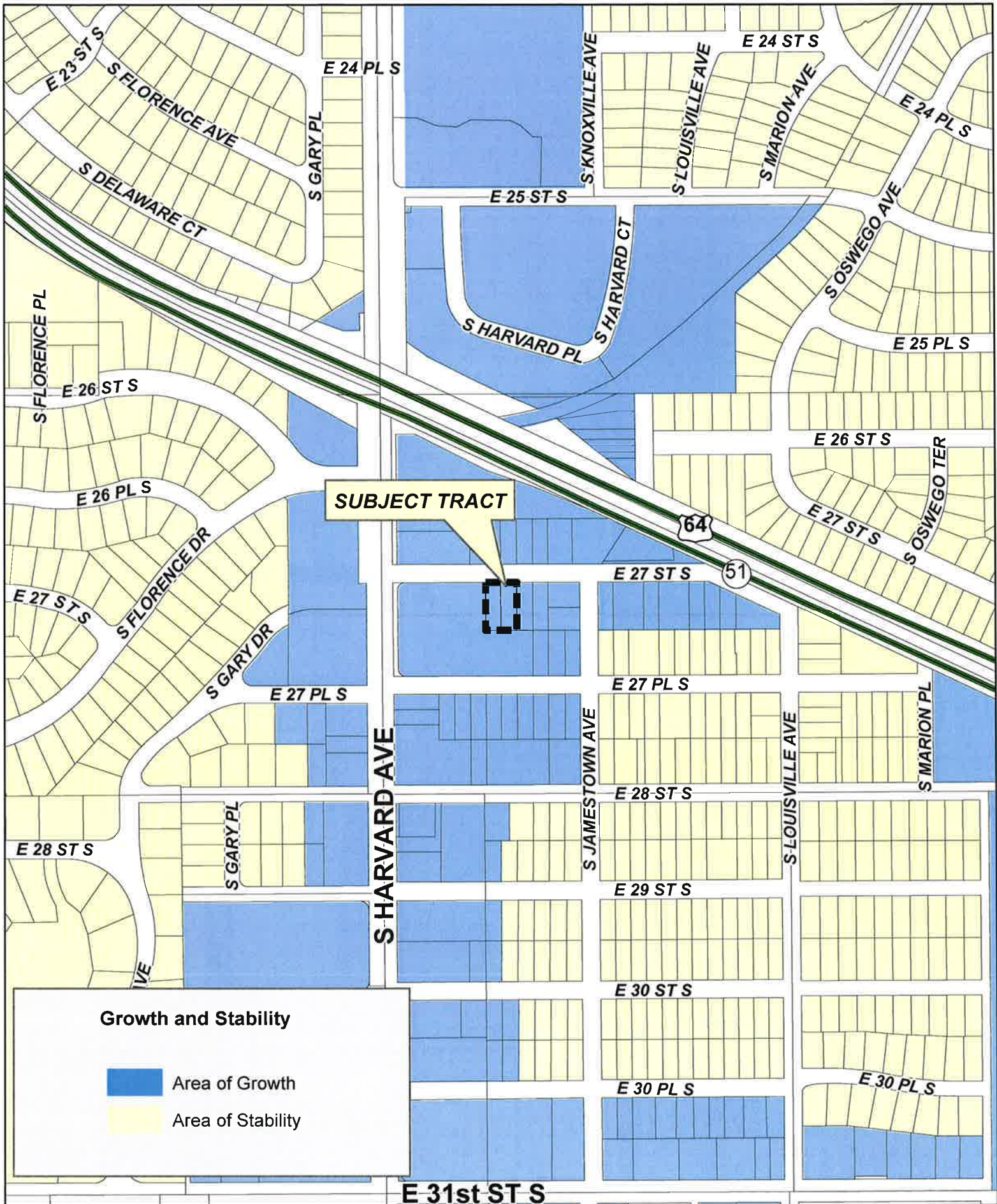
OL
PUD-841
PUD-621
RS-3
PK



PB & J

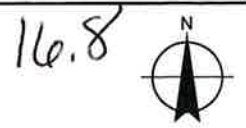
19-13 16

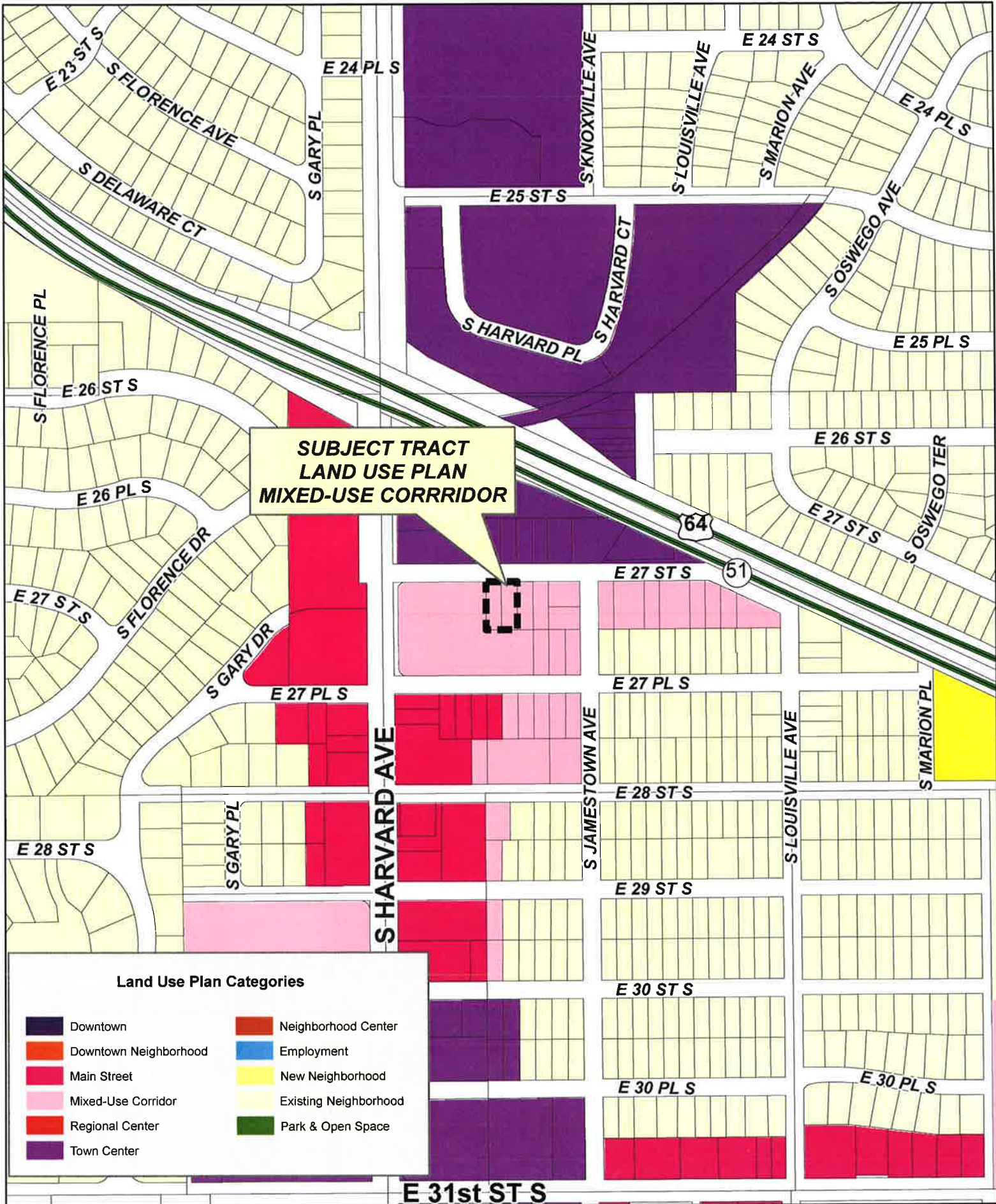




PB & J

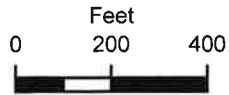
19-13 16





PB & J

19-13 16



AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

PB&J Addition (CD 9)

East of the southeast corner of South Harvard Avenue and East 27th Street South

The property is zoned OL and PUD 841 (including warehousing and wholesaling limited to indoor storage and maintenance of collectible automobiles and no body work or painting). Full permits are requested. A minor subdivision plat is an item for consideration on the same agenda.

Review of this application must focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting March 17, 2016.

ZONING:

- *TMAPC Staff:* Full permits are requested. A minor subdivision plat is requested. (This process cuts fees and timing in approximately half for processing a simple subdivision plat.)

STREETS:

- *Transportation:* No comments.

SEWER:

- *Public Works, Waste Water:* No comments.

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

- *Public Works, Storm Water:* No comments.

FIRE:

- *Public Works, Fire:* Fire hydrant will be required within 400 feet of any non sprinkled building and within 600 feet of a sprinkled building as the hose lay.

UTILITIES:

- *Franchise Utilities:* No comments.

17.1

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) and City Development Services staff did not object to the accelerated building permit. Planning staff has concern about a precedent being set for accelerated permits being granted to individual owners of individual lots without a pressing need and the risk to the City associated with these types of projects. There is a minor subdivision plat being processed for the site which (if prepared correctly) will be finished quickly and filed so permits can be granted.

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

Writer's E-Mail
rlreynolds@ellerdetrinch.com

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

March 21, 2016

VIA HAND DELIVERY

Ms. Diane Fernandez
INCOG
2 West 2nd Street, #800
Tulsa, Oklahoma 74103

Re: Accelerated Release of Building Permit
PB&J Addition
East of the SE/c of S. Harvard Avenue and East 27th Street

Dear Diane:

As we discussed at the Technical Advisory Committee meeting, this is an unusual project, no street dedication is required. Additionally, except for a small on-site detention structure that does not require an Infrastructure Development Permit, all public infrastructure is in place for this project.

Eller & Detrich
A Professional Corporation

Ms. Diane Fernandez
INCOG
March 21, 2016
Page 2 of 2

The project is also quite unique as it is a small (6,400 SF) non-commercial development, and for that matter non-residential too, in which both the character of the improvements (i.e., design, height, color, etc.) and the use (i.e., the sole use of the property is indoor storage of collectible automobiles), are tightly controlled by the PUD. I believe this constitutes the exceptional circumstances contemplated by Section 70.080-B.2.c. of the Tulsa Zoning Code which permits the TMAPC, in its discretion, to allow an Accelerated Release of Building Permit for this project.

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER & DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. Phil Burns
Via email: PBurns@SytechResearch.com

Ms. Carolyn Back
Via email: CBack@Wallacesc.com

EXHIBIT "A"

The extraordinary exceptional circumstances that justify accelerated release of the building permit are this is a very small project and PUD 841 permits the Property to be solely used as an indoor storage and maintenance of collectible automobiles with no body work or painting of such vehicles to be permitted and the Property is being replatted to satisfy the conditions of the Tulsa Zoning Code and no dedications, except for a small detention facility that does not need IDP approval, are part of such plat.

17.5

EXHIBIT "B"

The benefits and protections to the City if the building permit is released prior to the filing of the plat are the Applicant will not be able to obtain a Certificate of Occupancy until the plat is approved and filed. The proposed building will significantly contribute to the character of the neighborhood and serve as a buffer between the commercial area to the west and the neighborhood area to the east.

17.6



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7334

Hearing Date: April 6, 2016

Case Report Prepared by:

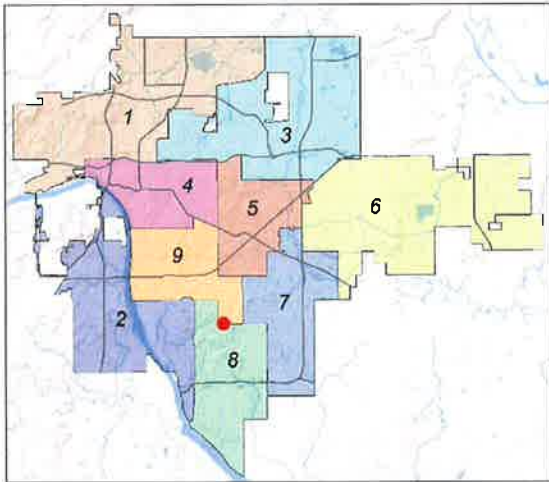
Jay Hoyt

Owner and Applicant Information:

Applicant: Jessica Glavas

Property Owner: WW WOODCREEK LLC AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Office complex

Proposed Use: Convenience store with fuel sales

Concept summary: Rezone property from OL to CS

Tract Size: 1.72 ± acres

Location: Northeast corner E. 71st St. and S. Canton Ave.

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8303

CZM: 53

Atlas: 561

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

18.1

SECTION I: Z-7334

DEVELOPMENT CONCEPT: The existing site is an OL district with an office park occupying the site. Quik Trip will be relocating from an existing store immediately West across Canton. The CS district is compatible with redevelopment opportunities contemplated in the Regional Center land use

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:

Z-7334 requesting CS zoning is consistent with the Regional Center land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing development on the site and the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7334 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning supports many redevelopment opportunities that are complementary with the Regional Center land use designation. The site is currently an office park. The proposed store is a relocation of an existing store immediately west across Canton in an existing CS zone.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be

18.2

displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan:

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently occupied by Woodcreek office park. An existing Quik Trip is located to the west of the proposed site. This store is proposed to be relocated to the subject site.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 71 st Street	Primary Arterial with commuter corridor overlay	120 feet	6
South Canton Avenue	None	50 feet	2

18.3

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by an office building, zoned OL; on the north by a restaurant, zoned OL/PUD-576 and an office building, zoned OL; on the south by residential duplexes, zoned RS-3; and on the west by an existing Quik Trip, zoned CS.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12960 dated September 24, 1973 (Z-4410), established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

BOA-19080 May 22, 2001: The Board of Adjustment approved a Special Exception to permit Use Unit 4 "Utility facilities" in an OL district; and a Variance of one-story height limit in an OL district to two-story for enlargement of existing building, on condition that the relief is only for the southernmost building, on property located at 5303 E. 71st St. and abutting east of subject property.

Z-6603/ PUD-576 February 1998: All concurred in approval of a proposed Planned Unit Development on a 13,200± square foot tract of land, to allow for an English pub restricted to 1000 sq. ft., office use restricted to 2,589 sq. ft. and one residential dwelling unit restricted to 2,573 sq. ft., on property located north of northwest corner of S. Canton Ave. and E. 71st St. and abutting north of subject property. The PUD was accompanied by a request for rezoning from OM to CS. However, the TMAPC and City Council only approved the west 1 foot of property to CS and kept the remainder as OM.

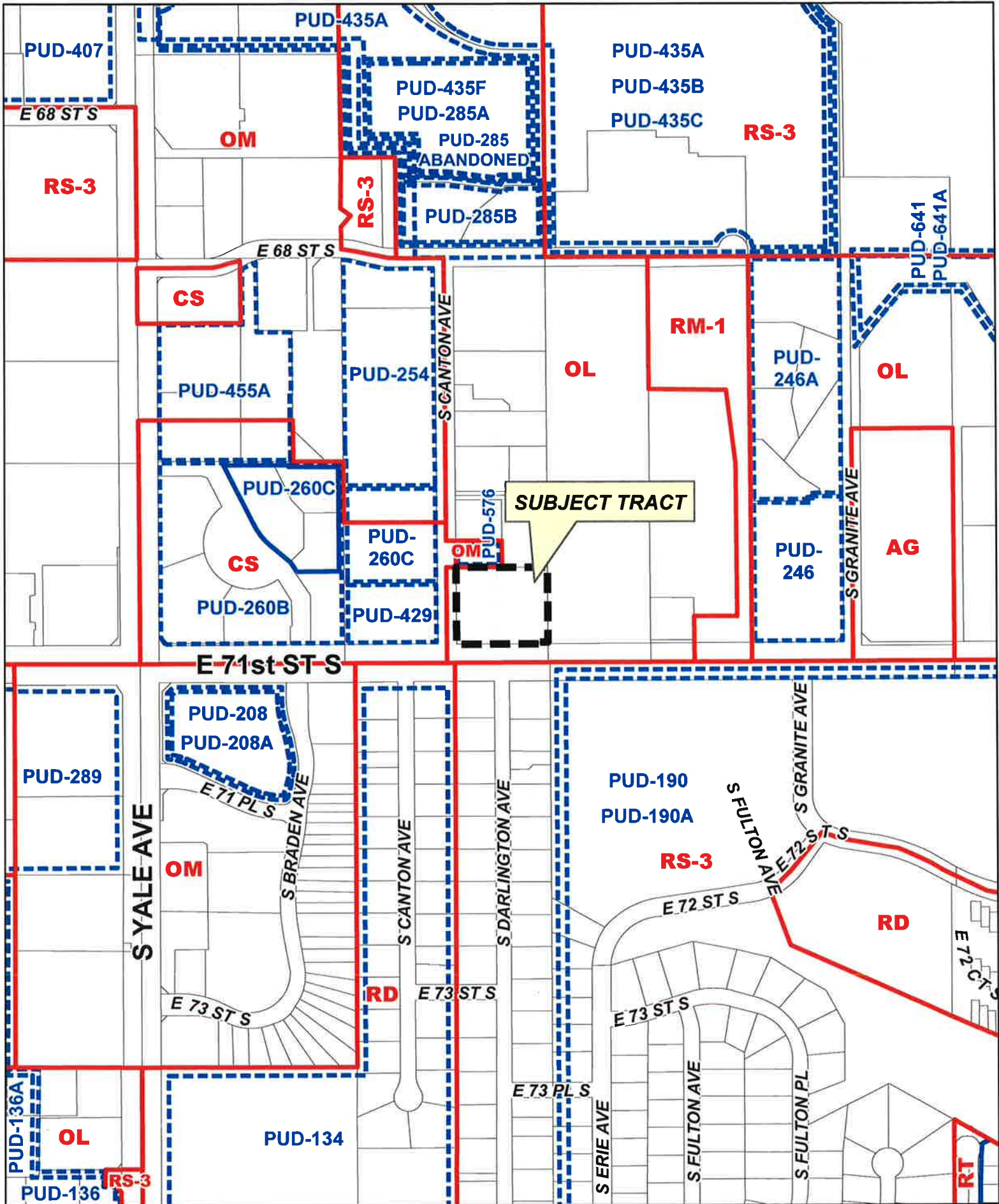
PUD-260-C April 1996: All concurred in approval of a proposed Major Amendment to PUD on a 4± acre tract of land to combine two commercial PUD's and reconfigure the Development Areas in order to permit a 70' high hotel, on property located north of the northwest corner of S. Canton Ave. and E. 71st St.

Z-6145/ PUD-429 May 1987: All concurred in approval of a request for rezoning a tract of land from OM to CS and a proposed Planned Unit Development on a 1.5± acre tract of land for commercial and office use, specifically for a QuikTrip, on property located on the northwest corner of S. Canton Ave. and E. 71st St.

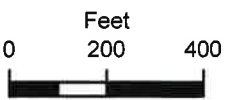
Z-6207 December 1988: All concurred in approval of a request for rezoning a tract of land from OM to CS for commercial use, on property located north of the northwest corner of S. Canton Ave. and E. 71st St.

4/6/2016 1:30 PM

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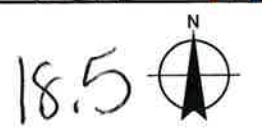


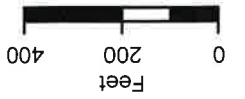
SUBJECT TRACT



Z-7334

18-13 03





Subject Tract

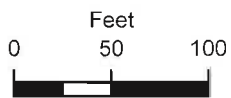
18-13 03

Z-7334

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

Aerial Photo Date: March 2014





Subject
Tract

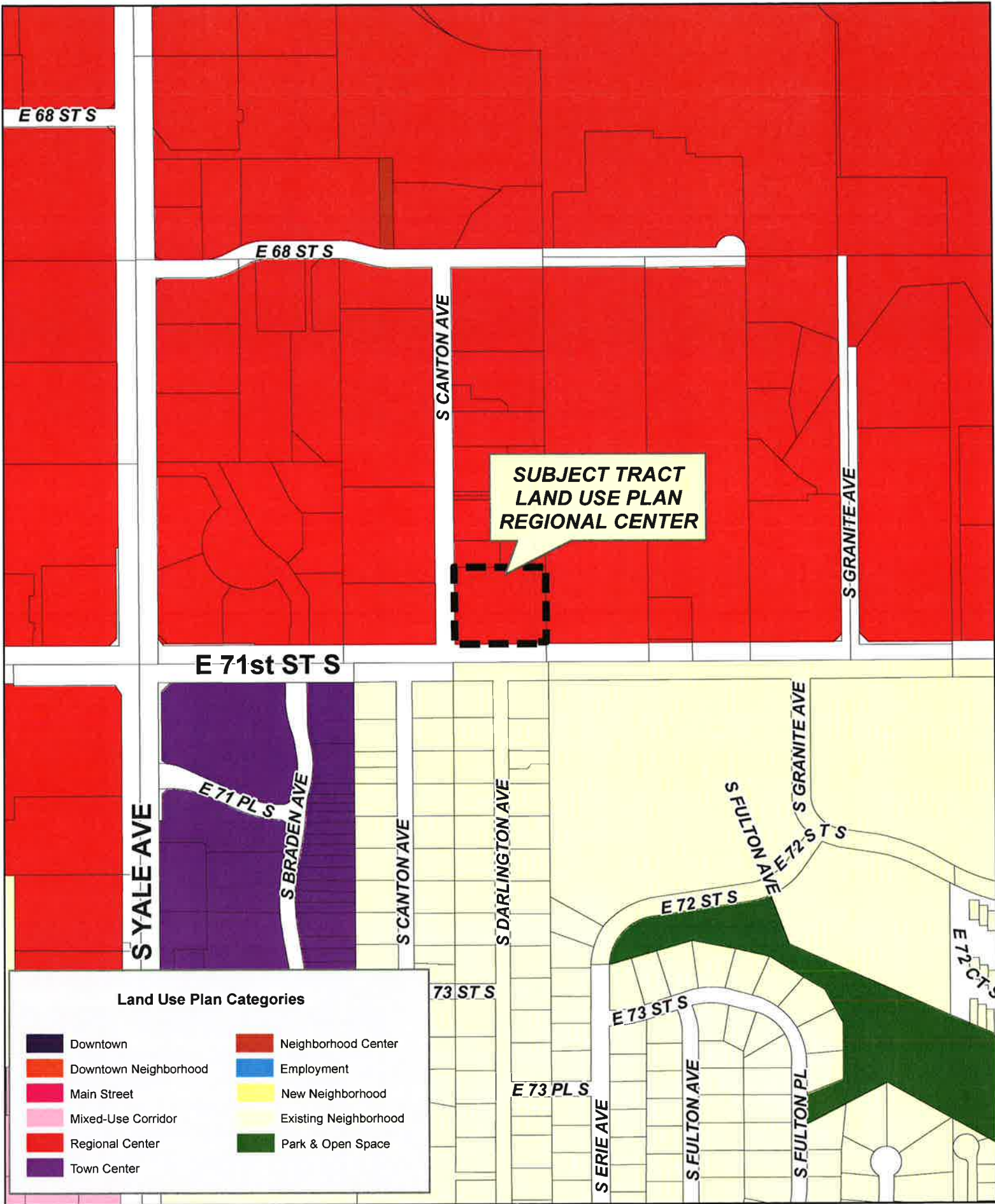
Z-7334

18-13 03

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

Aerial Photo Date: March 2014

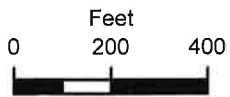
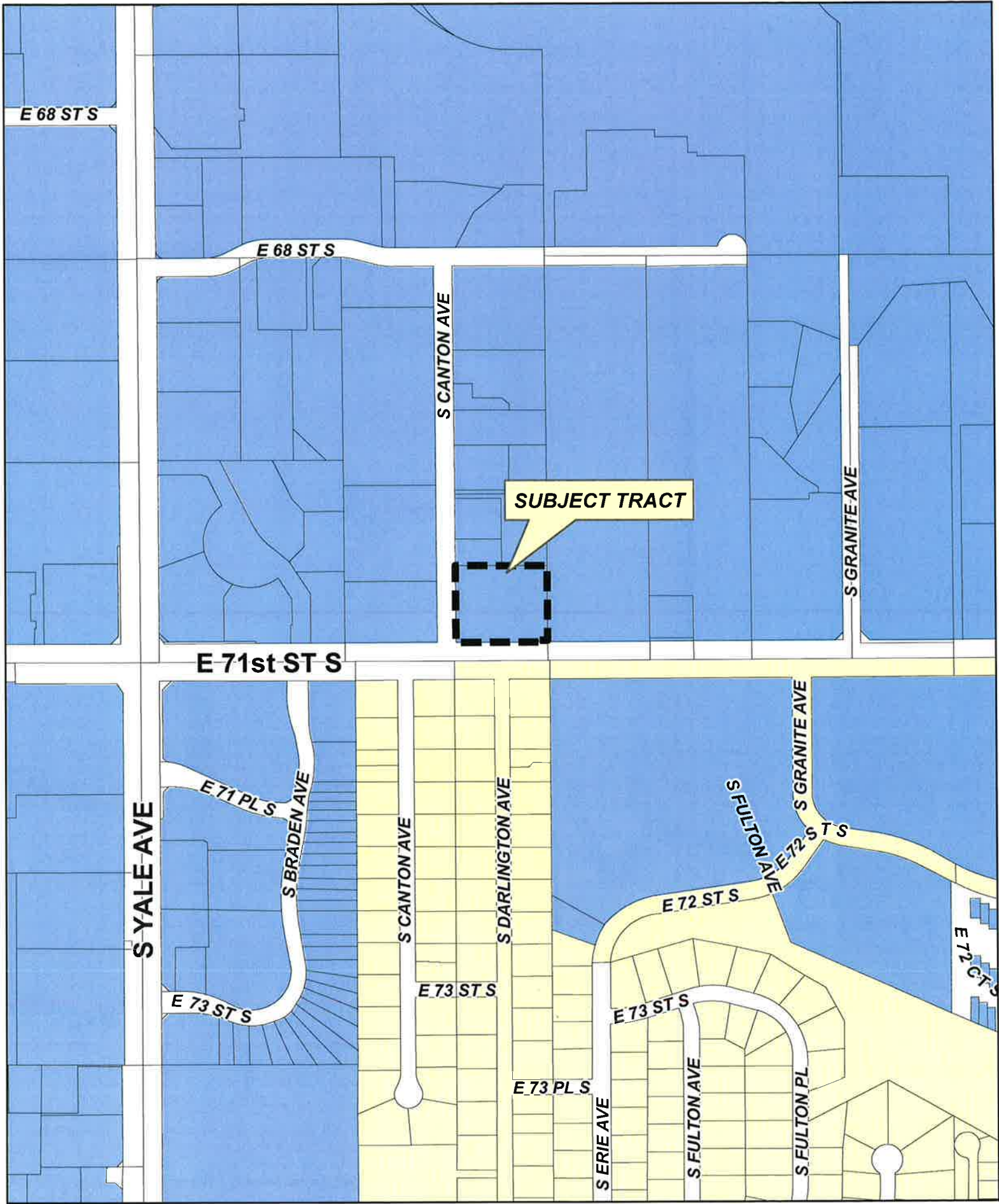




Z-7334

18.8





Z-7334

18.9

18-13 03



PLAT WAIVER

April 6, 2016

Z-7334 – Northeast corner of East 71st Street and South Canton Avenue, (CD 9)

The platting requirement is being triggered by a rezoning from OL to CS.

Staff provides the following information from TAC for their March 17, 2016 meeting:

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

STREETS: 71st Street is a Primary Arterial with 110 feet right of way requirement. Sidewalks existing along 71st. Access ramps for driveway and panels may be needed depending on driveway location. No sidewalks exist on Canton. Canton will need sidewalk and access ramps. LNA to be redefined. Mutual access easement required for Canton driveway. Driveways 24 feet to 36 feet. A 25 foot radius needed with 2% slope for sidewalks through driveways needed. Please take into account the City of Tulsa and ASHTO sight triangle requirements when placing development signs and when picking vegetation placement for landscaping. Also determine whether or not the current vegetation will present an issue with sight triangles.

SEWER: There is an existing sanitary sewer main located along the South property line adjacent to East 71st Street. According to the City wastewater atlas, the existing pipe is over 9 feet deep. Since any pipe over 8 feet deep is considered too deep to be damaged by redevelopment, such as paving, no modifications to the existing pipe will be required.

WATER: Availability for water service connections exists per a 12 inch water main line along the east side of South Canton avenue. Along the north side of East 71st street South exists a 24 inch water main line that is not available for water service connections.

STORMWATER: Provide a drainage report that describes the approach to handling drainage and conforms to the existing drainage patterns. There appears to be a 48 inch storm pipe along the north portion of the site. The proposed building is shown over the top of the existing pipe. This will not be allowed. Plans for the existing storm system can be provided upon request. The proposed development will be required to relocate a portion of the storm sewer with an IDP permit. A new storm easement will be required either by plat or separate easement. This site drains into Fry Ditch No.2 Creek, as shown on the City of Tulsa regulatory flood plain panel 53.

FIRE: No comments.

UTILITIES: No comments.

19.1

OTHER/GENERAL: Limits of Access must be redefined through plat or separate easement and recorded. An IDP permit is required. Sidewalks need to be constructed Along South Canton Avenue within a dedicated easement or within the right of way per City standards. An SWP3 will be required. Existing plat #3463 Burning Hills, February 1974.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property. The sidewalk requirements must be taken care of.

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.



Tulsa Metropolitan Area
Planning Commission

Case : Cadent Park

Hearing Date: April 6, 2016

Case Report Prepared by:

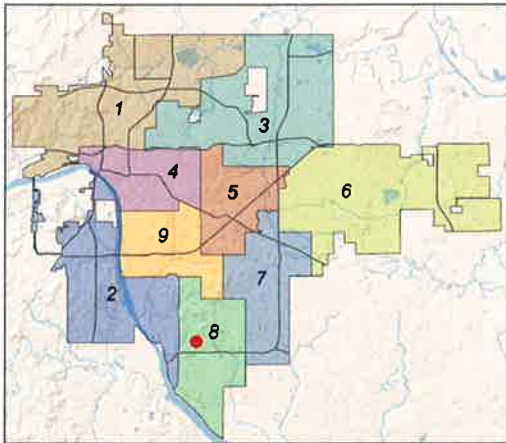
Diane Fernandez

Owner and Applicant Information:

Applicant: Kevin Vanover,
Impact Engineering

Owner: Cadence Capital Advisors

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Requesting Minor Subdivision Plat

Tract Size: 1.7 acres

Location: West of the northwest corner of
East 91st Street South and South Yale
Avenue

Zoning: OM/Planned Unit Development
831

Staff Recommendation:
Staff recommends Approval.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

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

20.1

MINOR SUBDIVISION PLAT

Cadent Park - (CD 8)

West of the northwest corner of East 91st Street South and South Yale Avenue

The plat consists of 1 Lot, 1 Block, on 1.76 acres.

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

1. **Zoning:** The property is zoned OM/Planned Unit Development 831.
2. **Streets:** Call out right of way as "Dedicated by this Plat" or provide reference such as plat number or book/page number. Limit access to 36 feet. In covenants include section on Limits of Access. Delete section on mutual access easement as non is shown on the face of the plat. Reduce driveway width to 36 feet on the conceptual plan.
3. **Sewer:** The conceptual plan shows buildings 2 and 3 using a common sewer service connection to the sanitary sewer main. This is not allowed. Each building will be required to have its own sanitary sewer tap for its sewer service line. The private sewer service line is not allowed to travel within the public utility easement in order to access the sewer main for service. It can cross the easement though.
4. **Water:** An off-site waterline easement is needed in South Woods Park III addition for the proposed waterline connection from this site development.
5. **Storm Drainage:** No comments.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others** AT&T needs wider/additional easements.
7. **Other: Fire:** No comments.
8. **Other: GIS:** Submit control data sheet. Provide individual lot address. Define the basis of bearing between two known points. Take the paragraph on the left side and place under the Basis of Bearing heading on the right side. Add missing subdivisions in the location map. Correct existing subdivision boundaries inside township, range and section. Label project location in location map. Use a leader line. Correct legal description. Add PUD 831 to face of plat and within Deed of Dedication. Add the PUD restrictive covenants within the Deed of Dedication. The proposed dumpster enclosure on the east side needs to be pushed out by at least two feet so as not to encroach on the 11 foot utility easement. Sidewalks shall be constructed along East 91st Street South within a dedicated easement or within the right of way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa, Public Works and Development Departments. Submit an IDP (infrastructure development plan) permit. Infrastructure plans need to be submitted before a

20.2

continued review of the plat can be conducted to determine the appropriateness and adequacy of the intended infrastructure. IDP plans need to be approved before making any further reviews or recommendations on this plat.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. Release letters have been received for the plat.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

platted or other bearings as directed by the County Engineer.

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

MINOR SUBDIVISION PLAT CADENT PARK

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 13 EAST,
A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

PLAT NO.

FINAL PLAT
CERTIFICATE OF APPROVAL

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

TMAPC/INCOG OFFICIAL

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

Attest: City Clerk

Approve: City Attorney

Owner:
CADENCE CAPITAL ADVISORS
ATTN: PHILIP A. MOOBERRY
9206 SOUTH TOLEDO AVE.
TULSA, OKLAHOMA 74137
PHONE: 918-935-3450
WENDEE@CADCAPITAL.COM

Engineer:
IMPACT ENGINEERING AND PLANNING, P.L.C.
KEVIN VANDOVER, P.E. NO. 20876
OK C.A. NO. 5796, EXPIRES 06/30/2017
109 N. BIRCH STREET, SUITE 200
OWASSO, OK 74055
PHONE (918) 378-4294
E-MAIL: KVANDOVER@IMPACT-ENG.NET

Surveyor:
ATLAS LAND OFFICE, LLC
ATTN: ALBERT JONES III, P.L.S. NO. 1580
OK C.A. NO. 8752, EXPIRES 05/30/2016
202 SOUTH MAIN, WAGONER, OK 74467
PHONE (918) 483-9987
E-MAIL: AJ@ATLASLANDOFFICE.COM



Legal Description:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

THE SOUTH 417.50 FEET OF THE WEST 208.75 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SE/4 SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; THENCE S 90° 00' 00" W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SE/4), A DISTANCE OF 808.43 FEET; THENCE N 90° 00' 00" E, ALONG A PROJECTION OF THE EAST LINE OF SOUTHERN WOODS PARK III, AN ADDITION TO THE CITY OF TULSA, RECORDED AS PLAT NO. 5066 IN THE OFFICE OF THE TULSA COUNTY CLERK, A DISTANCE OF 50.00 FEET, TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF SAID SOUTHERN WOODS PARK III; THENCE S 90° 00' 00" W, ALONG THE SOUTH LINE OF SAID SOUTHERN WOODS PARK III AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SE/4), A DISTANCE OF 287.11 FEET, TO THE SOUTHWEST CORNER OF RESERVE A OF SAID SOUTHERN WOODS PARK III AND THE POINT OF BEGINNING; THENCE CONTINUING S 90° 00' 00" W, 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SE/4), A DISTANCE OF 208.75 FEET, TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, THOUSAND OAKS, A SUBDIVISION TO TULSA COUNTY, RECORDED AS PLAT NO. 4130 IN THE OFFICE OF THE TULSA COUNTY CLERK, SAID CORNER BEING A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SE/4 SE/4) AND THE EAST LINE OF SAID THOUSAND OAKS, A DISTANCE OF 367.50 FEET, TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 1 OF SAID SOUTHERN WOODS PARK III; THENCE N 90° 00' 00" E, ALONG THE SOUTH LINE OF LOTS 10 AND 9 OF BLOCK 1 OF SAID SOUTHERN WOODS PARK III, A DISTANCE OF 208.75 FEET, TO A POINT ON THE WEST LINE OF LOT 5, BLOCK 1 OF SAID SOUTHERN WOODS PARK III; THENCE S 00° 04' 10" W, ALONG THE WEST LINE OF LOTS 5 AND 4 OF BLOCK 1 AND RESERVE A OF SAID SOUTHERN WOODS PARK III, A DISTANCE OF 367.50 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.76 ACRES / 76,715.57 SQUARE FEET.

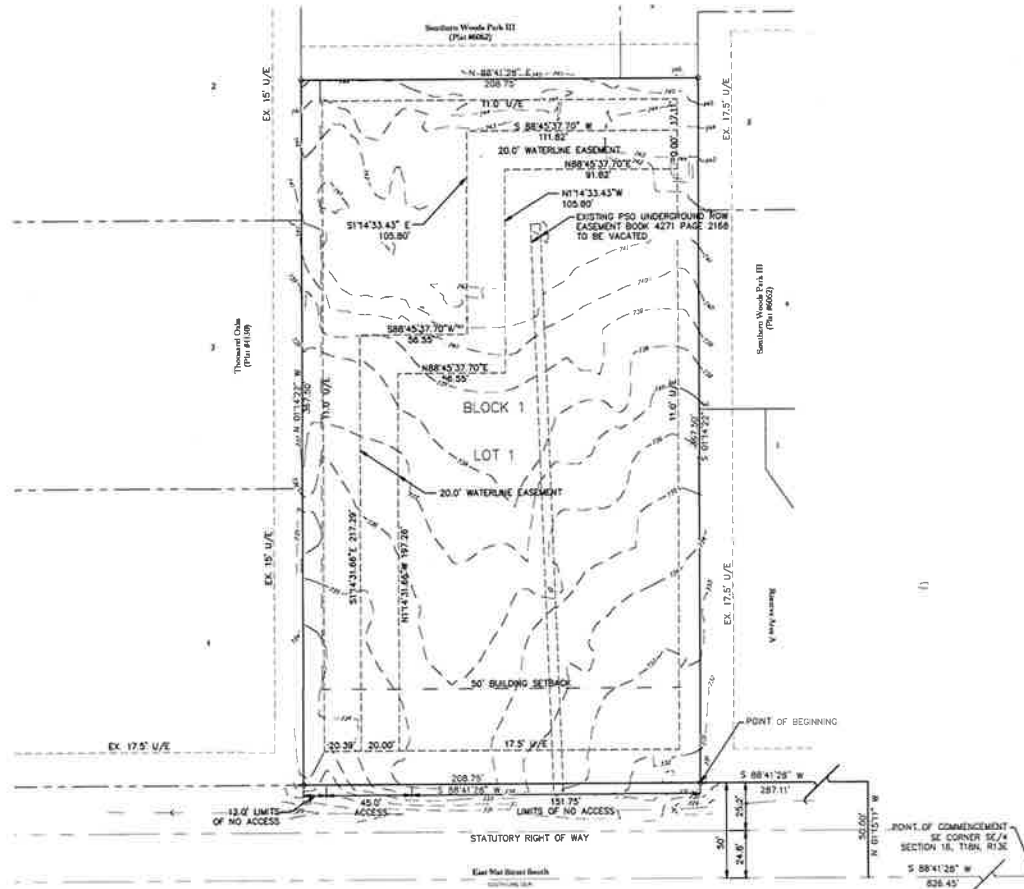
THE BASIS OF BEARINGS FOR SAID TRACT IS S 90° 00' 00" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PHYSICAL ADDRESS: 4511 EAST 91st STREET SOUTH, TULSA, OKLAHOMA

SUBDIVISION CONTAINS
1 LOT IN 1 BLOCK

GROSS SUBDIVISION AREA: 1.76 ACRES

DATE OF PREPARATION: JULY 2, 2015



Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT 1 BLOCK
LOT 1 CONTAINS 1.76 AC (76,715.57 SQ.FT.)

Basis Of Bearings

NON-ASTRONOMICAL BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NONE NORTH 3301

Benchmark

ADS BENCHMARK: 3/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "34", SET N.E. OF THE INTERSECTION OF 91ST AND SOUTH DARLINGTON. ELEV = 741.044' (NAVD 1988)

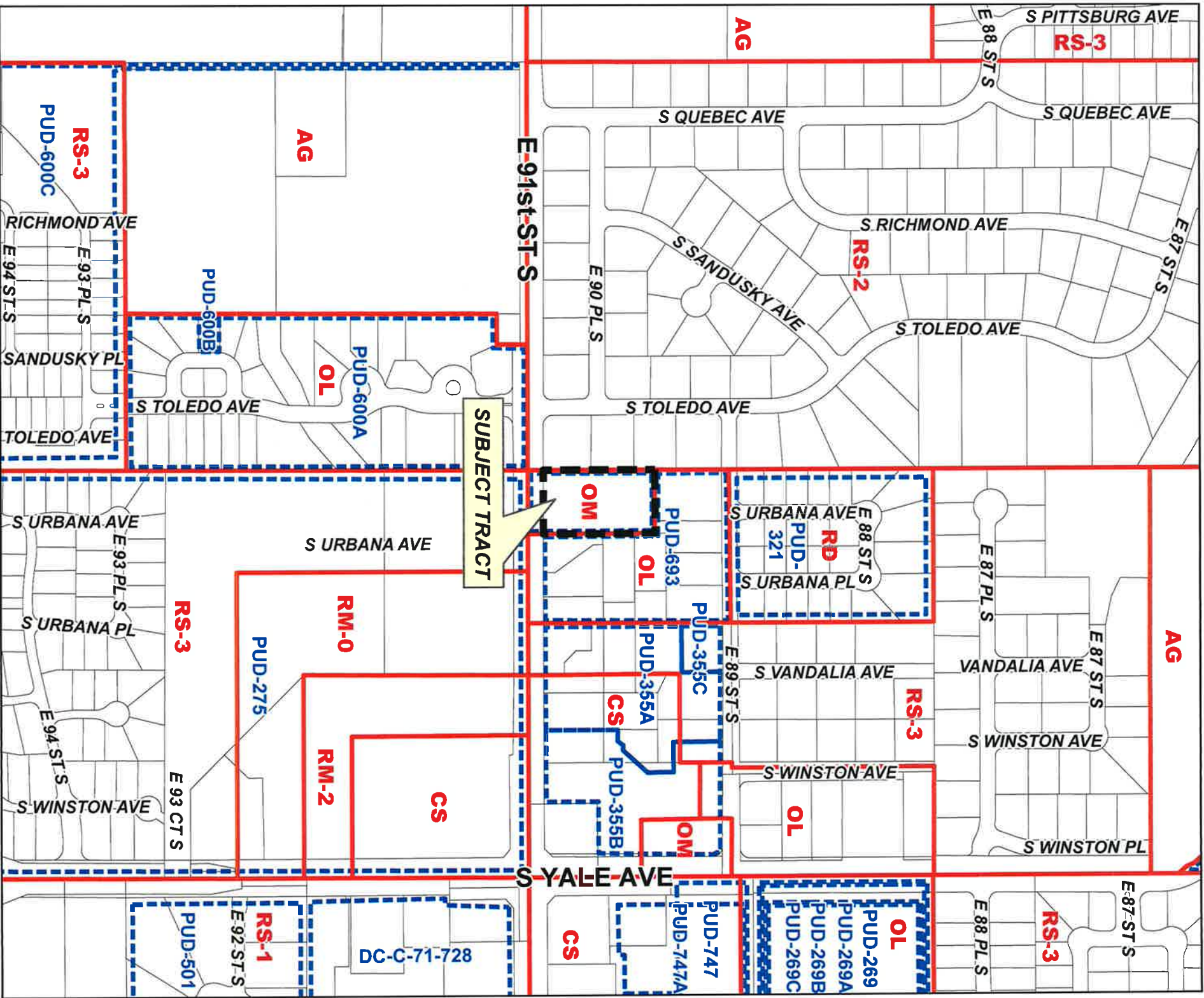
Monumentation

ALL CORNERS WERE SET WITH 3/8" IRON PINS FOUND EXCEPT SOUTHWEST CORNER WHERE A 3/8" IRON PIN FOUND AND 3/8" IRON PEN SET

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SECTION LINE / 1/2 SECTION LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE

2015

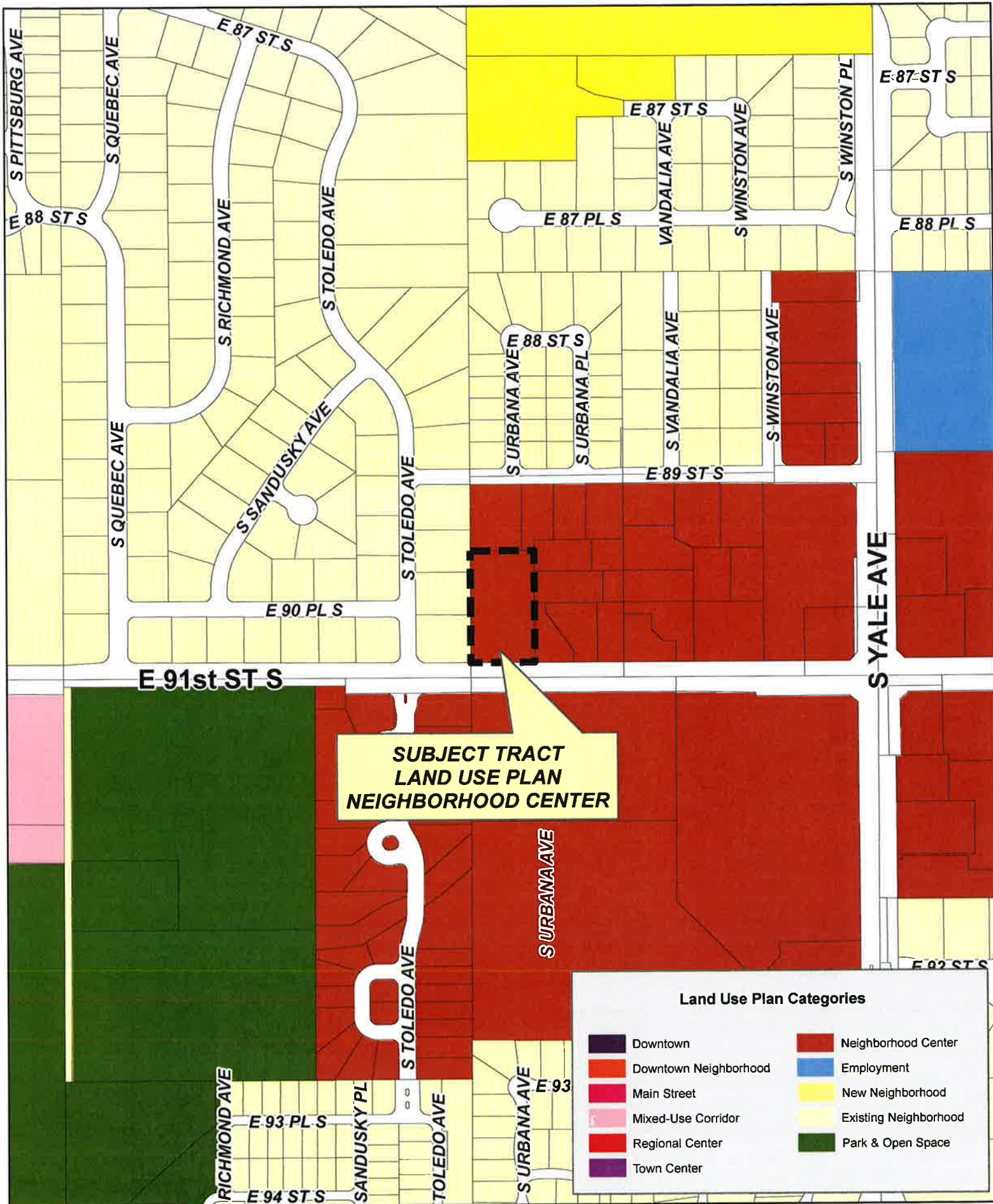


CADENT PARK

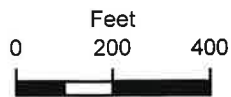
18-13 16

2016





**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**



CADENT PARK

18-13 16

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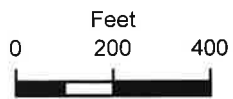




SUBJECT TRACT

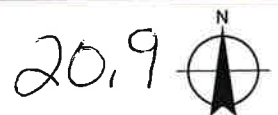
Growth and Stability

- Area of Growth
- Area of Stability



CADENT PARK

18-13 16



MEMORANDUM

TO: Troy Wilborn
FROM: Susan Miller
DATE: 4/6/2016
SUBJECT: Partial Refund for USC Preliminary Plat

The Accounting Department is authorized to issue a warrant to refund \$800.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: Russell Muzika, GeoDeca, Land Surveying Company
Address: 6028 South 66th East Avenue, Suite 101, Tulsa , Oklahoma 74145

Amount: \$800.00

Reason for Refund: Plat was withdrawn after some work on maps, agendas was accomplished by staff.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227970
Deposit No.: T - 2438

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