

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2731

October 5, 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:

TMAPC Receipts for August 2016

1. Minutes of September 21, 2016, Meeting No. 2730

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-20910** (Lot-Split) (CD 6) – Location: West of the northwest corner of East Admiral Place and North 193rd East Avenue
3. **LC-813** (Lot-Combination) (CD 4) – Location: Northwest corner of East 13th Place South and South Urbana Avenue
4. **LS-20915** (Lot-Split) (County) – Location: West of the northwest corner of West 51st Street South (West Coyote Trail) and South 165th West Avenue
5. **LC-814** (Lot-Combination) (CD 1) – Location: East of the northeast corner of East 38th Street North and North Iroquois Avenue
6. **LC-815** (Lot-Combination) (CD 1) – Location: Northwest corner of East 3rd Street South and South Greenwood Avenue
7. **PUD-707-2 JR Donelson** (CD 8) Location: Southeast corner of East 109th Street South and South 74th East Avenue, **PUD Minor Amendment** to allow single-family dwelling use and accessory uses by right in R districts

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

8. **LS-20916** (Lot-Split) (CD 2) – Location: North of the northeast corner of West 81st Street South and South Elwood Avenue
9. **Parkhill** Minor Subdivision Plat, Location: East of the southeast corner of East 51st Street South and South Lewis Avenue, (CD 9) (Continued from September 21, 2016)
10. **Parkhill** Authorization of an Accelerated Release of Building Permit, Location: East of the southeast corner of East 51st Street South and South Lewis Avenue, (CD 9) (Continued from September 21, 2016) (related to above item)
11. **Z-7355 Andrea Chase** (CD 2) Location: West of the southwest corner of West 81st Street and South Yukon Avenue requesting rezoning from **RS-3 to RS-5** (Continued from August 17, 2016) (**Applicant has withdrawn this application**)
12. **Z-7361 Lou Reynolds** (CD 9) Location: West of the southwest corner of South Peoria Avenue and East 37th Place requesting rezoning from **RS-3 to PK**
13. **Z-7362 JR Donelson** (CD 8) Location: North of the Northwest corner of East 101st Street and South 74th East Avenue requesting rezoning from **RS-1 to RS-3** (**Applicant requests continuance to November 2, 2016**)
14. **Z-7363 ES Development, LLC** (CD 3) Location: Southeast corner of North Mingo Road and East Pine Street requesting rezoning from **AG to CG** (related to FD Development 1st Addition Preliminary Plat)
15. **FD Development 1st Addition** Preliminary Plat, Location: Southeast corner of North Mingo Road and East Pine Street, (CD 3) (related to Z-7363)

OTHER BUSINESS

16. Proposed 2017 TMAPC Meeting Dates
17. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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.

TMAPC RECEIPTS
Month of August 2016

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$450.00	\$450.00	\$900.00	21	875.00	875.00	\$1,750.00
Zoning	12	4,175.00	4,175.00	8,350.00	14	4,830.00	4,830.00	9,660.00
Plan Reviews	26	2,525.00	2,525.00	5,050.00	46	4,350.00	4,350.00	8,700.00
Refunds		(575.00)	(575.00)	(1,150.00)		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,575.00</u>	<u>\$6,575.00</u>	<u>\$13,150.00</u>		<u>\$9,480.00</u>	<u>\$9,480.00</u>	<u>\$18,960.00</u>
LAND DIVISION								
Minor Subdivision	1	\$325.00	\$325.00	\$650.00	1	\$325.00	\$325.00	650.00
Preliminary Plats	3	1,302.50	1,302.50	2,605.00	5	\$1,877.50	\$1,877.50	3,755.00
Final Plats	3	1,150.00	1,150.00	2,300.00	4	\$1,529.47	\$1,529.47	3,058.94
Plat Waviers	2	250.00	250.00	500.00	2	\$250.00	\$250.00	500.00
Lot Splits	8	382.50	382.50	765.00	16	\$722.50	\$722.50	1,445.00
Lot Combinations	6	300.00	300.00	600.00	16	\$800.00	\$800.00	1,600.00
Other	3	325.00	325.00	650.00	4	\$350.00	\$350.00	700.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$4,035.00</u>	<u>\$4,035.00</u>	<u>\$8,070.00</u>		<u>\$5,854.47</u>	<u>\$5,854.47</u>	<u>\$11,708.94</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
BOARDS OF ADJUSTMENT								
Fees	25	\$7,750.00	\$1,900.00	\$9,650.00	43	\$12,300.00	\$3,500.00	\$15,800.00
Refunds		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$7,750.00</u>	<u>\$1,900.00</u>	<u>\$9,650.00</u>		<u>\$12,300.00</u>	<u>\$3,500.00</u>	<u>\$15,800.00</u>
TOTAL		\$18,360.00	\$12,510.00	\$30,870.00		\$27,634.47	\$18,834.47	\$46,468.94
LESS WAIVED FEES *		(\$2,689.33)		(\$2,689.33)		(\$2,689.33)		(\$2,689.33)
GRAND TOTALS		\$15,670.67	\$12,510.00	\$28,180.67		\$24,945.14	\$18,834.47	\$43,779.61

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

TMAPC Receipt Comparison

	August 2016	July 2016	August 2015
Zoning Letters	10	11	13
Zoning	12	2	4
Plan Reviews	26	20	29
Minor Subdivisions	1	0	0
Preliminary Plats	3	2	3
Final Plats	3	1	2
Plat Waivers	2	0	2
Lots Splits	8	8	3
Lot Combinations	6	10	8
Other	3	1	0
Comp Plan Amendments	0	0	0

9/27/2016

Case Number: PUD-707-2
Minor Amendment

Hearing Date: October 5, 2016

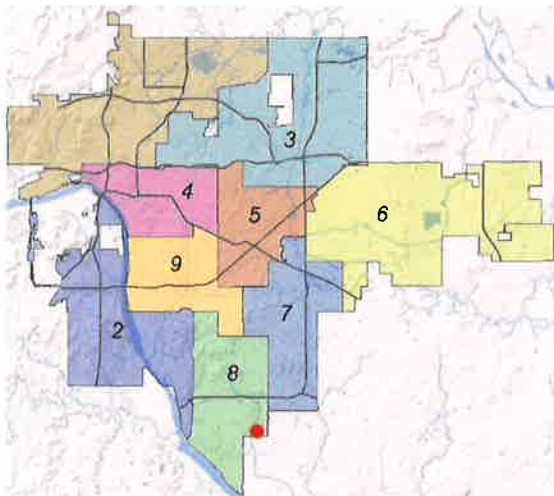
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: JR Donelson

Property Owner: Home Ventures Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow single-family dwelling use and accessory uses by right in R districts.

Gross Land Area: .61 acres

Location: Southeast corner of East 109th Street South and South 74th East Avenue

Reserve Area D, Ravens Crossing

Zoning:
Existing Zoning: RS-3/PUD-707
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8326
CZM: 56
Atlas: NA

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-707-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow single-family dwelling use and accessory uses by right in R districts in Reserve Area D.

The applicant is requesting proposed amendment to the reserve area in order to permit a possible tennis court to be shared by the home owners in Blocks 9 and 10 as well as a possible additional single-family home.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

"Changes in an approved use to another use may be permitted provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties."

Staff has reviewed the request and determined:

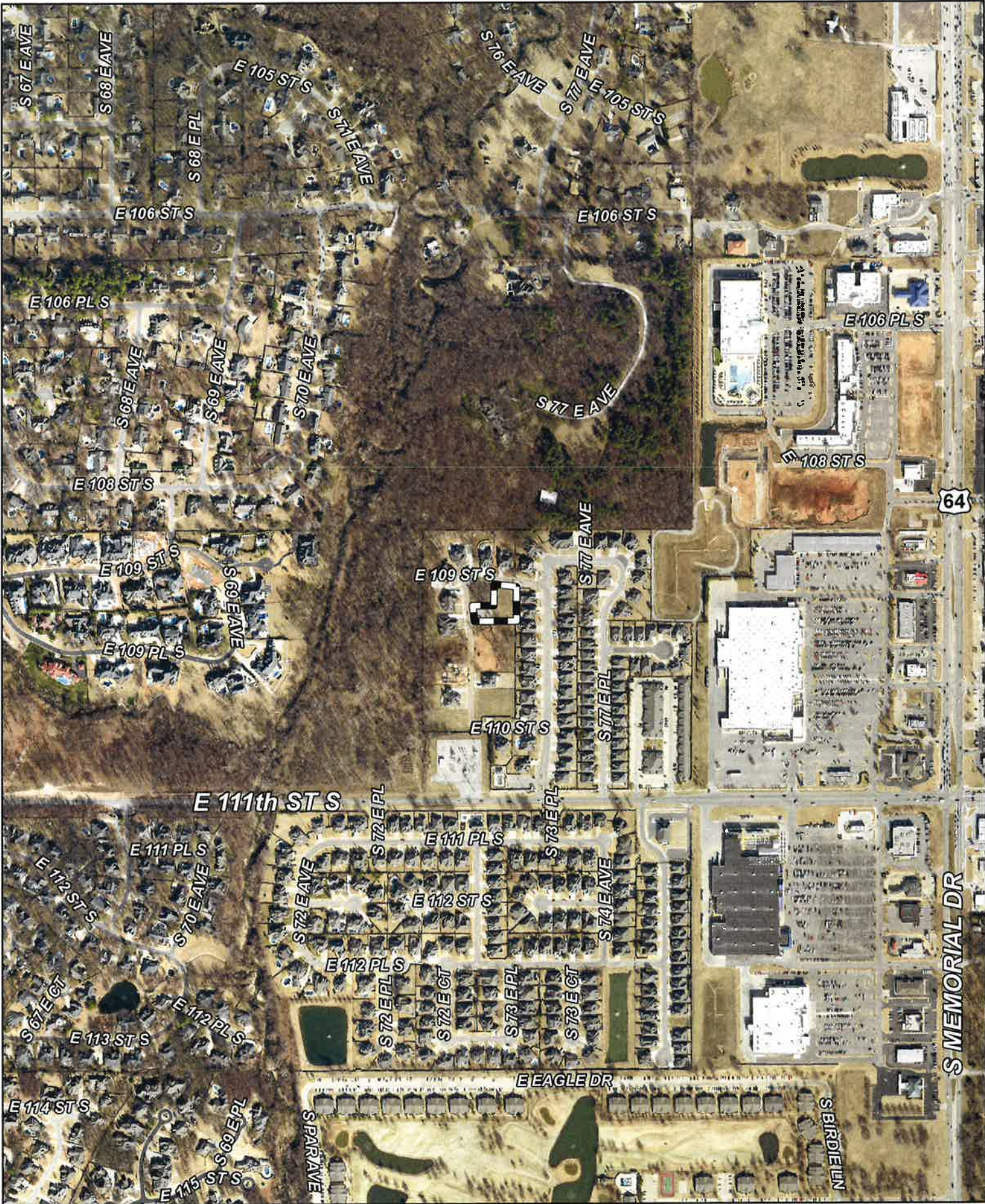
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-707 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Minor Amendment Text
Applicant Plat

With considerations listed above, staff recommends **approval** of the minor amendment request to allow single-family dwelling use and accessory uses by right in R districts in Reserve Area D.





Feet
0 300 600



Subject
Tract

PUD-707-2

18-13 26

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

PUD-707-2

18-13 26

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

Aerial Photo Date: February 2016



7.5

RAVENS CROSSING

Planned Unit Development Number 707
City of Tulsa, Tulsa County, Oklahoma

MINOR AMENDMENT NO. 2

(Area D – Single Family Use)

JR Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008
918-394-3030
Email: jrdon@tulsacoxmail.com

September 9, 2016

1.

7.6

Ravens Crossing
Planned Unit Development Number 707 – Minor Amendment No. 2

Introduction

Planned Unit Development (PUD) Number 707 was approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) on September 1, 2004, and by the Tulsa City Council on October 7, 2004, PUD 707 covers 37.25 acres, more or less, located north and east of the intersection of East 111th Street and South Memorial Drive, in Tulsa. PUD 707 is divided into four development areas, including Development Area A (Light Office Use), Development Area B (Duplex Use and Stormwater Detention), Development Area C (Single Family Use and public streets), and Development Area D (Single Family Use with private streets).

Summary of the Minor Amendment

This Minor Amendment to PUD 707 contains changes that only affect Development Area D. All of the changes are authorized by City of Tulsa Zoning Code . The changes are summarized as follows:

A. Amended Standards:

The Development Standards for Reserve Areas shall be amended to read as follows:

IV. DEVELOPMENT STANDARDS FOR RESERVE AREAS.

A. Identification of Reserve Areas

2. The reserve areas identified on the Plat shall be used for the following respective purposes:

- c. Reserve Area D: Tennis court and related facilities for use by owners in Blocks 9 and 10 and their respective guests, and Single – family residential dwellings and all accessory uses permitted by right for all R Districts of the City of Tulsa Zoning Code.

B. Development, Ownership and Maintenance of Reserve Areas.

2. The Owner shall convey ownership of each of the reserve areas to the following respective Owner' Associations:

- b. Reserve Area D shall be conveyed to the Owners' Association for Blocks 9 and 10 (the Single Family Development Area with private streets). In the event of a lot split of Reserve D, the area containing the existing parking lot in Reserve Area D shall be conveyed to the Owner's Association for Blocks 9 and 10.

Exhibits

Attached to this Minor Amendment to PUD 707 are the following exhibits:

The filed plat of Ravens Crossing with the Restrictive Covenants and Deed of Dedication.

Scope of Amendment

Except as amended herein along with the Minor Amendment No. 1, PUD 707 shall remain in full force and effect.

PAJ 707

1779.65'

WRAP REGIONAL STORMWATER
DETENTION FACILITY

UNPLATE

PROPERTY	CURVE DATA	RAU	LC	DELTA
----------	------------	-----	----	-------

[illegible]

NOTE: LOTS 3, 4, 5, BLOCK 10 AND LOT 3 AND RESERVE "D" BLOCK 9 REQUIRE ELEVATION CERTIFICATES PROVING THE FINISHED FLOOR IS OF SUFFICIENT HEIGHT TO ALLOW GRAVITY CONNECTION TO THE PROPOSED SANITARY SEWER. THE MINIMUM FINISH FLOOR ELEVATION IS SHOWN ON EACH LOT.

STATE OF OKLAHOMA }
COUNTY OF TULSA } ss

for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a last instrument now on file in my office.

Dated the 15 day of August, 1928
 Ernest Wilson, Tulsa County Clerk

Deputy _____

BASIS FOR BEARINGS:
 The basis for bearings is the South
 of Section 26, T-18-N, R-13-E,
 N 89-49-31E

RECORDING:
 CITY OF TULSA DATA CENTER OF
 N 60-2-15 E OF CENTER 0.1 + MILE
 N 60-2-15 E OF CENTER 0.1 + MILE
 N 60-2-15 E OF CENTER 0.1 + MILE
 MEMORIAL ELEV. 658.67 NAVD83

Stormwater Detention for this Addition
 is being provided at Tulsa City Water
 Regional Stormwater Detention Facility.

This plot meets the Oklahoma minimum standards for the practice of Land Surveying as dictated by the Oklahoma State Board of Registration for Professional Engineers and Surveyors.

E 111th ST. SO.
RESERVE " "
SCALE 1"=60'

RESERVE 2
DAYS
DUE 1-65

Tc ***varo.Arras**

8/29/2003
FILE: RAYC0521.DWG
SHEET 1 OF 3

LOCATION MAP

SCALE 1"=1000'

SUBDIVISION DATA
AREA: 35.165 ACRES
DATE: 8/24/2009
FILE: RAYC0521D.DWG
LOT# 97

LEGEND

U/E	UTILITY EXISTANT
DOE	OVERLAPPING DRAINAGE EXISTANT
BL	BUILDING LINE
LVA	LIMITS OF NO ACCESS
R/LAK	ROAD RIGHT OF WAY
P.S.O.	PUBLIC SERVICE CO. / N/P
HL	HIGHWAY LINE
POB	POINT OF BEGINNING
P/208	STREETS
TF	FINISH FLOOR

ADDRESS

1. **Locally levied.** That all real estate taxes levied by the State of Maryland shall be paid as reflected by the current tax bills. Severely as required has been provided in the amount of \$ 2,000.00 per acre, except that the amount of \$ 2,000.00 to be applied to 20 acres. This amount is NOT to be considered as payment of any taxes in full but is to be applied to the balance of the taxes due. 20 acres in full but is to be applied to the balance of the taxes due. 20 acres in full but is to be applied to the balance of the taxes due.

RECEIVED

Т. 100
Ф. 100

SHEET 1 OF 3

PLAT NO.
5910

7.8

Lot-Split and Waiver of Subdivision Regulations

October 5, 2016

LS-20916

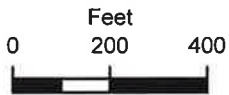
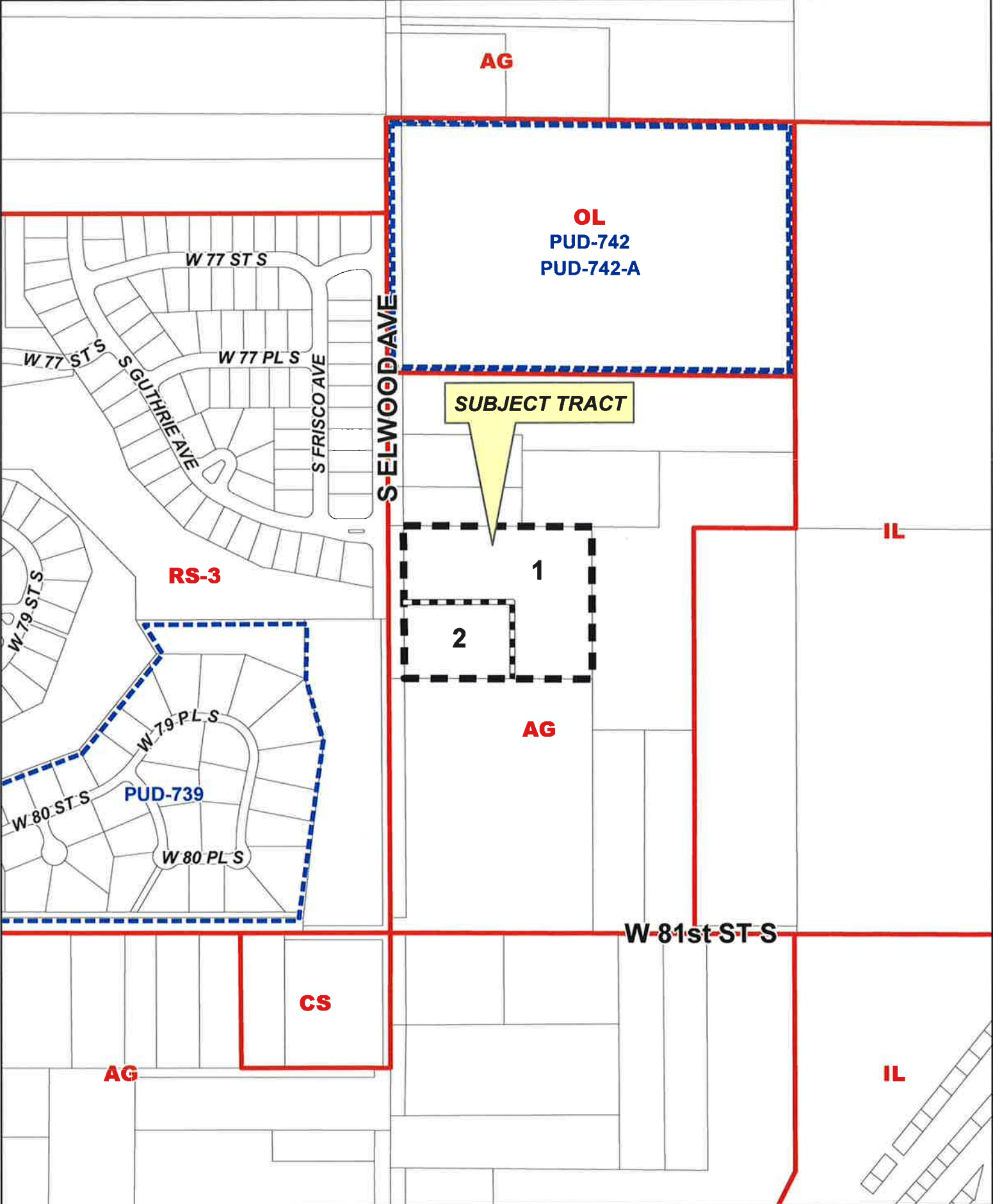
Frank Ross Hunt III, (8212) (AG) (CD 2)

North of the northeast corner of West 81st Street South and South Elwood Avenue

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

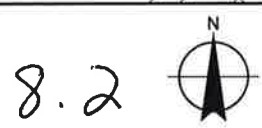
The Technical Advisory Committee met on September 15, 2016 and had the following comment. A sanitary sewer extension will need to be constructed by an IDP approved contractor. This can be done either by obtaining an easement from an adjoining land owner or by crossing Elwood Avenue.

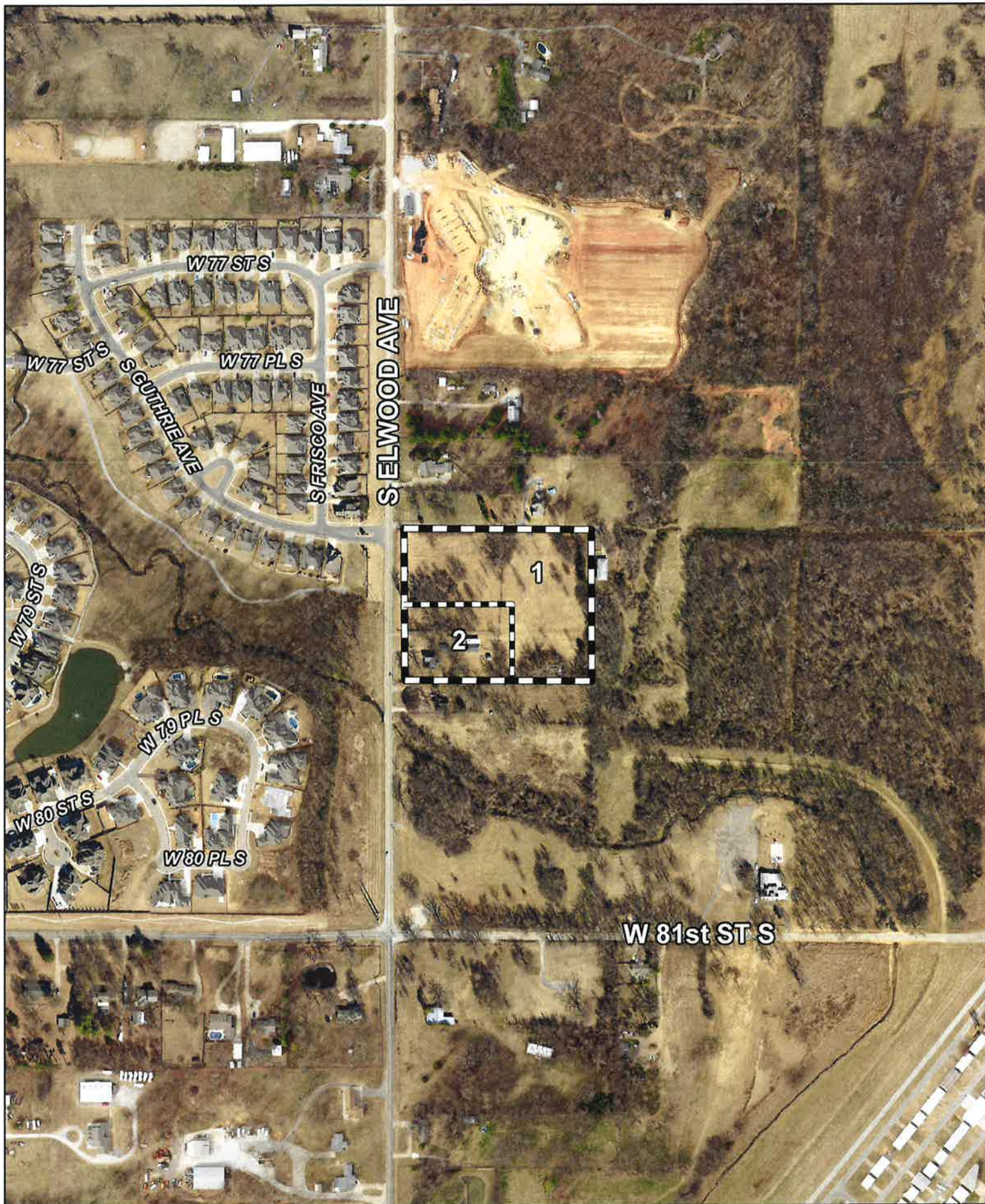
The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



LS-20916

18-12 12





0 200 400
Feet



Subject
Tract

LS-20916

18-12 12

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

Aerial Photo Date: February 2016

8.3





Tulsa Metropolitan Area
Planning Commission

Case : Parkhill
Minor Subdivision Plat

Hearing Date: October 5, 2016

Case Report Prepared by:

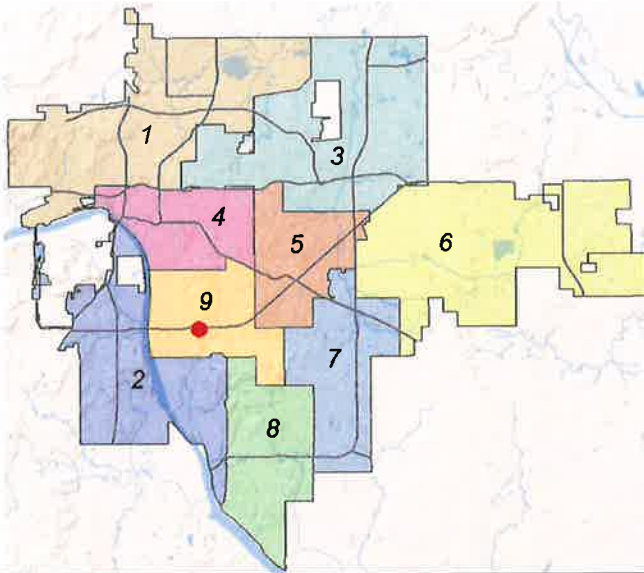
Diane Fernandez

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace
Engineering

Owner: Parkhill & Parkhill LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Minor Subdivision
Plat

Location: East of the southeast corner of
East 51st Street South and South Lewis
Avenue

Zoning: CS (commercial shopping)

Staff Recommendation:
Staff recommends Approval.

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

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

9.1

MINOR SUBDIVISION PLAT

Parkhill - (CD 9)

East of the southeast corner of East 51st Street South and South Lewis Avenue

The plat consists of 1 Lot, 1 Block, on 1.25 acres.

The following issues were discussed September 1, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS.
2. **Streets:** Provide limits of No Access along 51st Street. Include Limits of No Access section in covenants. Show utility easements at sides of property. Please correct exhibit 5.
3. **Sewer:** On conceptual plans there cannot be a 6 inch service line tying directly into a manhole.
4. **Water:** Use standard deed of dedication language for public street and utility easement section in the covenants. Denote the 15 foot waterline easement is dedicated by this plat. Conceptual plan: The 6 inch water line stub off of the 16 inch water main line is the approved point for water service connections. If the 6 inch water main line does not abut this site development than an extension of a looped public water main line could be required.
5. **Storm Drainage:** The roof drain section of the covenants may need to be reworded. It is unclear what is being stated versus actual on the ground features referenced.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T can remain/operate in existing 16 foot easement Please show all existing easements on plat. PSO needs some additional wording in covenants.
7. **Other: Fire:** Building features shall be installed as agreed upon between Parkhill and the Tulsa Fire Marshal in order to be considered an equivalent for the required turn around.
8. **Other: GIS:** Provide individual lot addresses. Submit a control data sheet. Provide owners' address under the owner information. Provide a metes and bounds legal. Provide and graphically label the point of commencement and point of beginning. Include the bearing angles and distances with each. Correct and finish location map. Provide the coordinate system associated with the basis of bearing. City Legal comments and concerns must be taken care of to their approval.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

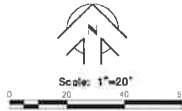
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

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

Parkhill

A Minor Subdivision Plat

A Subdivision in the NW/4 of Section 32, T-19-N, R-13-E, of the Indian Base & Meridian,
City of Tulsa, Tulsa County, State of Oklahoma.



OWNER
PARKHILL & PARKHILL, LLC

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 818
Crawfordsville, IN 47931
PHONE: (317) 476-7484
FAX: (317) 476-7485
Certificate of Authorization No. 43862
Expires June 30, 2015
www.bennettsurveying.com

ENGINEER
**WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.**
200 EAST EAST MATTHEW BRADY STREET
Tulsa, OK 74103
PHONE: (918) 584-5859
Oklahoma CA #1482
Expires June 30, 2017
www.wallaceinc.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS
BASED ON THE NORTH LINE OF THE
NW/4 OF SECTION 32, T-19-N,
R-13-E AS N89°48'18"E.

LEGEND
IN = 8842-4684

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

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date: _____	_____
TMAPC/NCOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date: _____	_____
CHAIRMAN	
MAYOR	
ATTEND: CITY CLERK	
CITY ATTORNEY	
The approval of this Final Plat will expire one year from the date of City Council approval. It will be filed in the Office of the County Clerk before that date.	

East 51st Street South

**LOT 1,
BLOCK 1**
54,450.00 SQ. FT.
1.25 ACRES

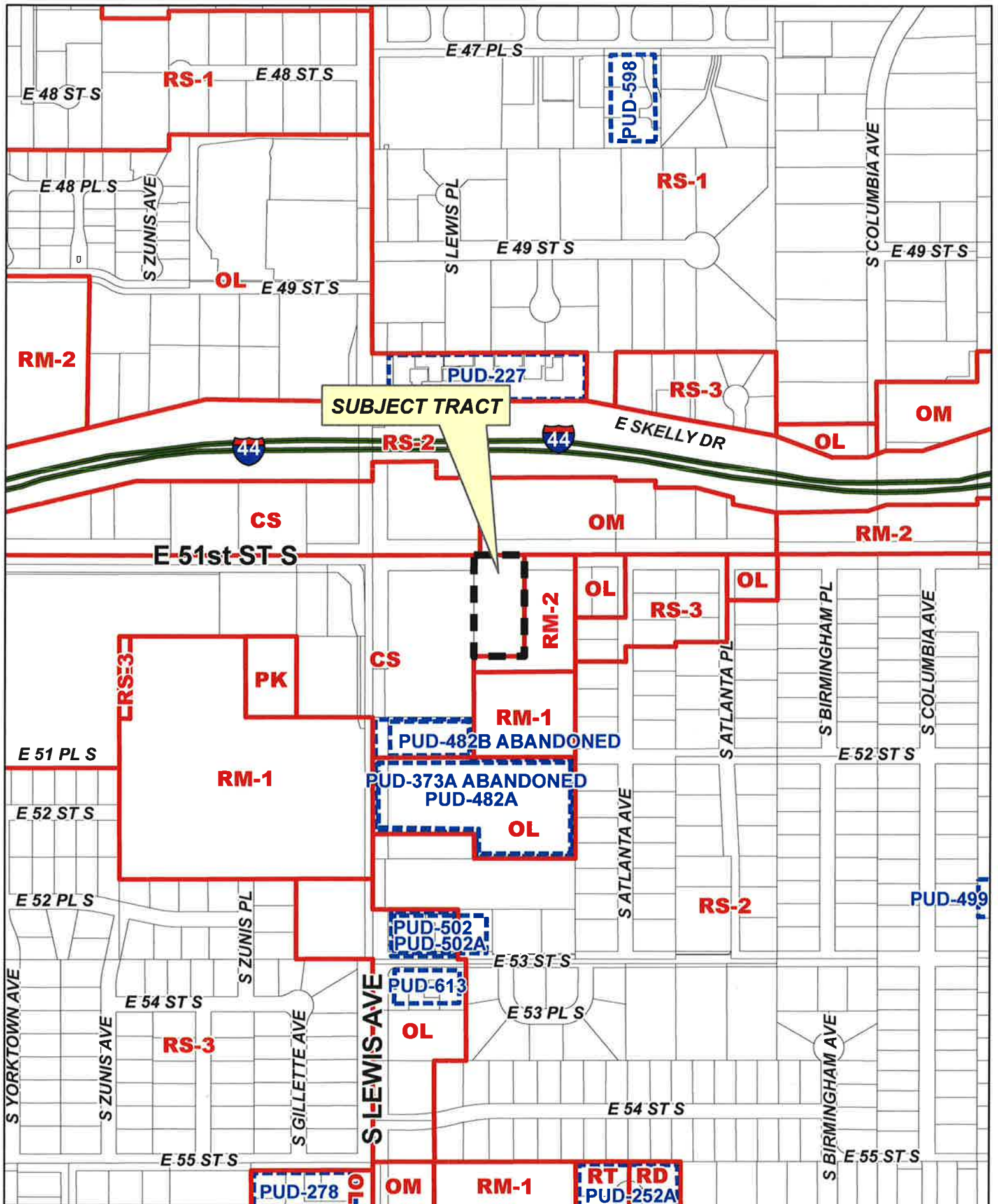
**LOT 1,
BLOCK 1
SPANISH GARDENS
ADDITION**

NOT PLATTED

**LOT 1,
BLOCK 1
SPANISH GARDENS
ADDITION**

Benchmark
L&L Rock #16
ELEVATION 38.1

9.5



Parkhill

19-13 32

9.6



0 200 400
Feet



Subject
Tract

Parkhill

19-13 32

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

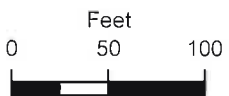
Aerial Photo Date: February 2016

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E 51st ST S



*Subject
Tract*

Parkhill

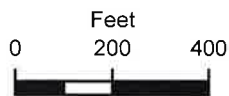
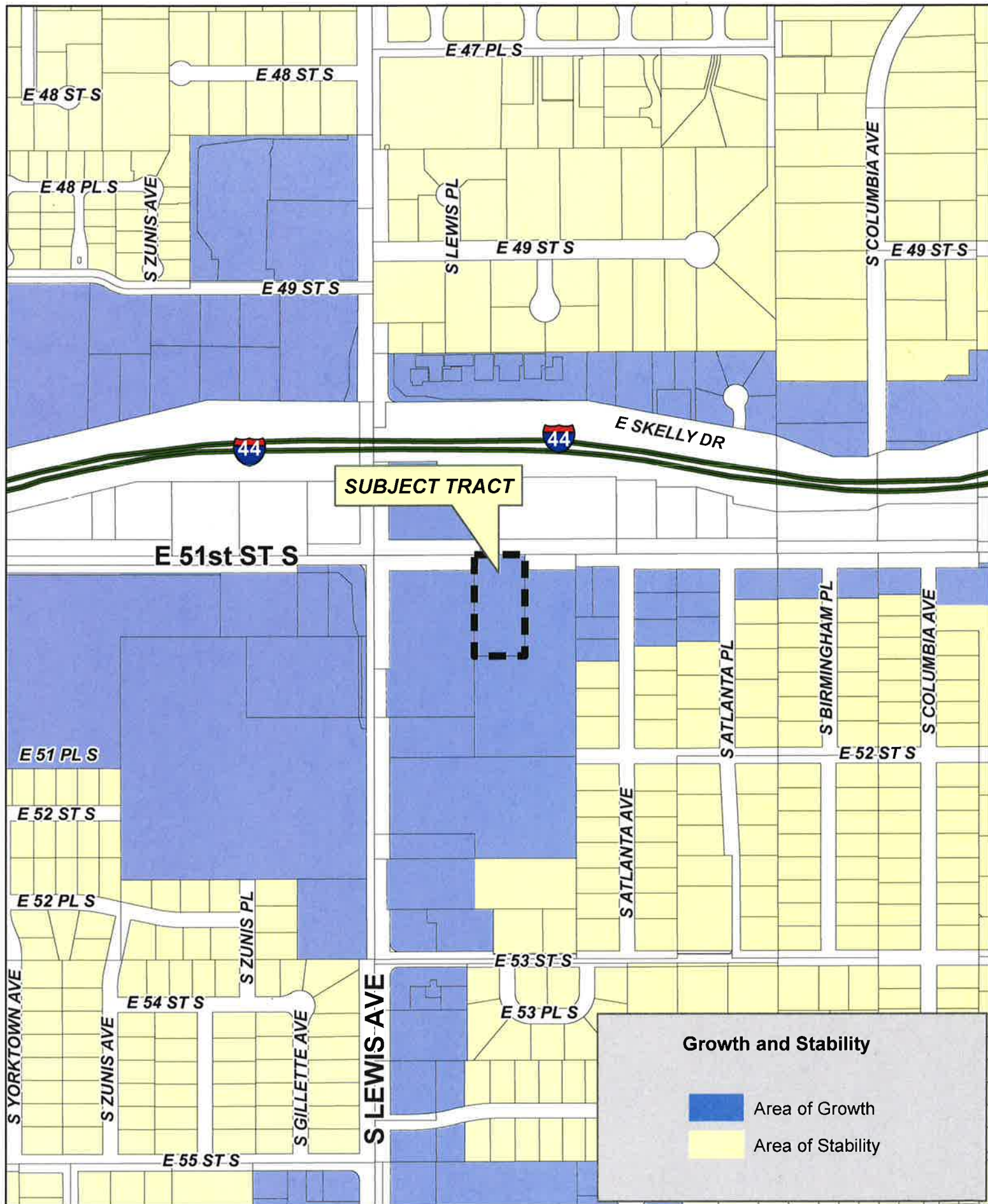
19-13 32

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

Aerial Photo Date: February 2016

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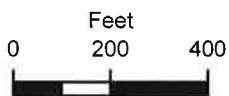
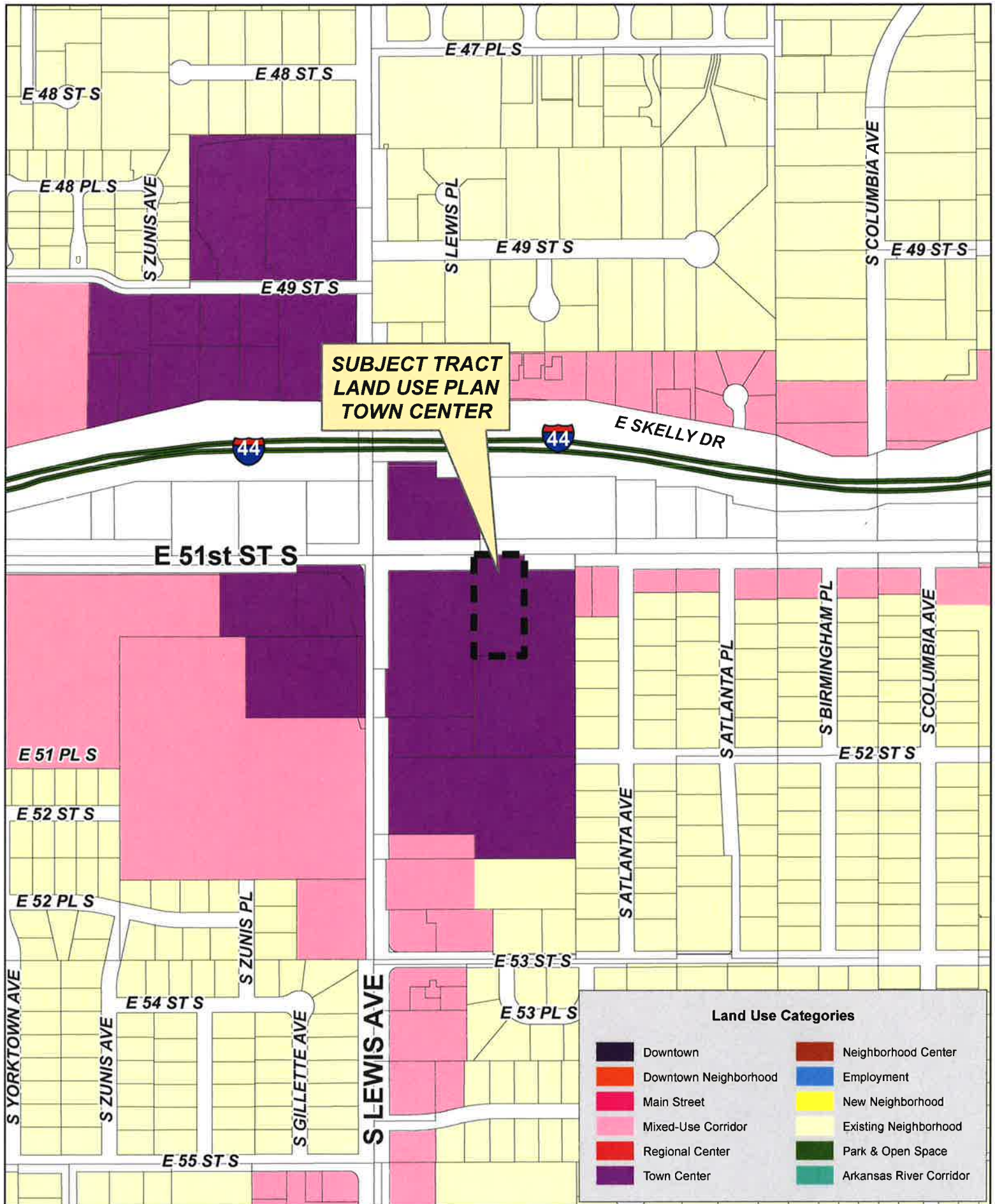




Parkhill

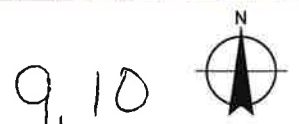
19-13 32





Parkhill

19-13 32





Tulsa Metropolitan Area
Planning Commission

Case : Parkhill
**Authorization for an Accelerated
Building Permit**

Hearing Date: October 5, 2016

Case Report Prepared by:

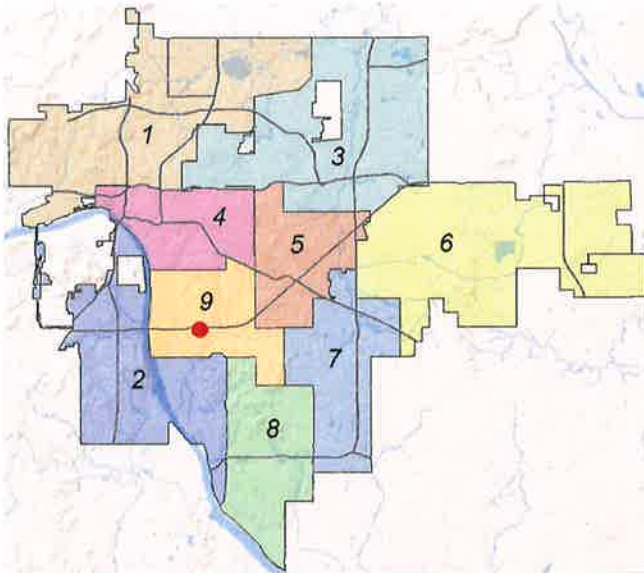
Diane Fernandez

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace
Engineering

Owner: Parkhill & Parkhill LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Authorization for an
Accelerated Building Permit

Location: East of the southeast corner of
East 51st Street South and South Lewis
Avenue

Zoning: CS (commercial shopping)

Staff Recommendation:
Staff recommends Denial

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Justification

10.1

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Parkhill Addition – (CD 9)

East of the southeast corner of East 51st Street South and South Lewis Avenue

The property is zoned CS (commercial shopping). A Minor Subdivision plat is being processed on the same agenda as this request. Full permits are requested.

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 letter.

The following information was provided by the Technical Advisory Committee on September 1, 2016:

TRANSPORTATION:

SEWER:

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

WATER:

- *Public Works, Water:* If the 6 inch stub off of the 16 inch water main line does not abut this site development then an extension of a looped public water main line could be required.

STORM DRAIN:

- *Public Works, Storm Water:* The "Detention Easement" must be maintained in its size and function. Any alteration will require new hydrologic analysis approval prior to construction.

FIRE:

- *Public Works, Fire:* Building features shall be installed as agreed upon between Parkhill and the Tulsa Fire Marshal in order to be considered an equivalent for the required turn-around.

UTILITIES:

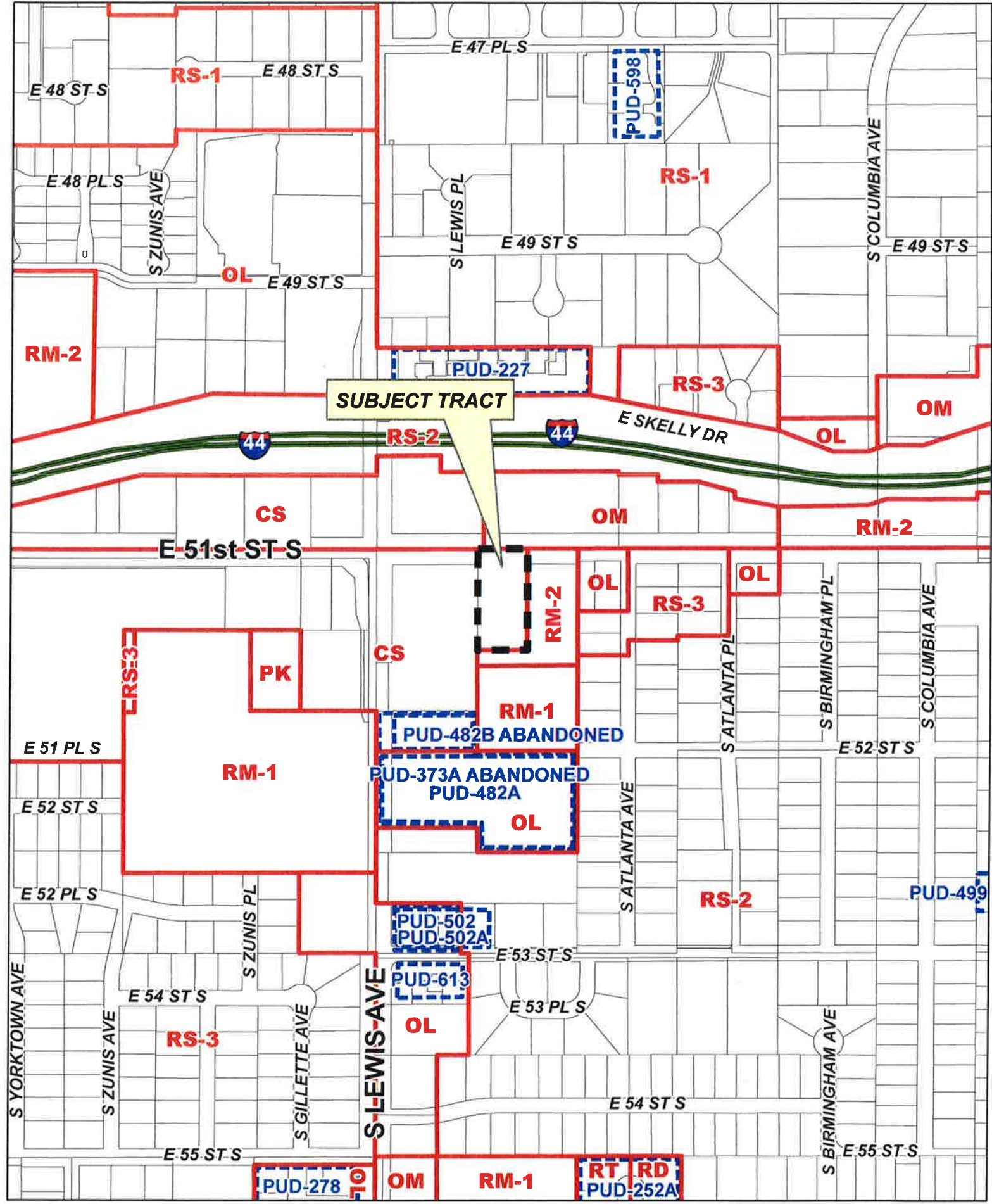
- *Franchise Utilities:* No comment.

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".

The TAC (Technical Advisory Committee) did not object to the accelerated building permit.

Staff recommends Denial of the authorization to release the accelerated building permit per guidelines in the existing subdivision regulations. However, the Commission should be aware that the subdivision regulations update will likely consider changes to the current process. The Minor Plat should be finished soon for the site. The Commission should be aware that these types of authorizations have not been granted historically for smaller scale projects.



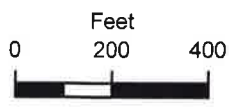
Parkhill

19-13 32





10.5



Subject
Tract

Parkhill

19-13 32

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

Aerial Photo Date: February 2016





August 30, 2016

Tulsa Metropolitan Area Planning Commission
c/o Diane Fernandez - INCOG
2 West 2nd Street; Suite 800
Tulsa, OK 74103

RE: Letter of Extraordinary and Exceptional Circumstances to accompany the Accelerated Release of Building Permit for *Parkhill's Warehouse Liquors and Wine*
Wallace Project No. 1640069

Tulsa Metropolitan Area Planning Commission:

This letter accompanies our request for an Accelerated Release of Building Permit for the *Parkhill's Warehouse Liquors and Wine* project. The extraordinary and exceptional circumstances that serve as a basis for the request are explained below.

Circumstances:

We would normally be asking for a Plat Waiver for this type and size of infill project, but unbeknownst to us and the City, Oklahoma Department of Transportation (ODOT) seemingly didn't acquire additional right-of-way (ROW) at time of construction. Therefore, ODOT built their infrastructure outside the right-of-way.

The investigation into the legal status of the right-of-way consumed valuable time needed to go through the standard building permit process.

In working with ODOT, the drawings we located showed the 50 ft. ROW (Re: Sheet 359, Job Piece No. 06374(47)). However, the legal documents from the Title Company did not show the dedication of the ROW having taken place.

Our client had to hire someone to locate the existing utilities, including a City water main, once it was discovered that the 50 ft. ROW did not exist. Additionally, there is a City water main outside of an easement that was assumed to have been dedicated. This existing 16" water line is not currently within an existing utility easement.

Project Impact:

Our client is being required to dedicate 50 ft. of right-of-way and a 15 ft. restricted waterline easement that should have already been handled.

These requirements necessitated a redesign of the building and site layout.

Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com

10.6

Tulsa Metropolitan Area Planning Commission

c/o Diane Fernandez - INCOG

Letter of Extraordinary and Exceptional Circumstances for Accelerated Release of Building Permit

August 30, 2016

Page 2

History:

Parkhill has been operating at their current location for 53 years, currently employing 30+ Tulsa area residents. They are a long standing business and community member, and they will continue to serve the community as an employer and business owner in the same community at their new location.

In the Spring of 2015, Parkhill closed on the purchase of the vacated Girl Scout Headquarters building directly East of their current location. Time is of the essence as *Parkhill's Warehouse Liquors and Wine* must relocate to their new facility by Fall 2017 per their current lease agreement.

Parkhill hired land use attorney Stephen Schuller to perform a rezone for the property (Z-7330) from OM to CS, effective 30-days after Ordinance date of 04.25.16, to allow for their continued liquor store use. As a part of their entitlement process for their new location, Mr. Schuller also submitted a spacing verification to the Board of Adjustment (BOA-22106) and received BOA acceptance of the spacing verification on 07.26.16. (Please see attached accepted Spacing Verification from the BOA)

The parcel is small in size and the site is constrained by topography and the existing stormwater detention area. The 1-story building with partial mezzanine square footage requires 70 motor vehicle parking spaces and four (4) bicycle parking spaces, rounded up from 3.5. (Please see the attached conceptual site plan.)

- | | |
|---|---|
| 1. City of Tulsa Zoning Clearance Permit Number: | LOD 8641 (attached) |
| 2. City of Tulsa BOA Spacing Verification: | Accepted 07.26.16 (attached) |
| 3. City of Tulsa Platting – Minor Subdivision Plat: | Submitted 08.18.16, TAC 09.01.16, PC 09.21.16 |
| 4. City of Tulsa Building Permit Application: | Anticipated permit submittal is 09.15.16 |
| 5. City of Tulsa BOA Parking Variance Case Number: | BOA-22133 scheduled to be heard on 09.27.16 |

One of the main benefits to the City for releasing the building permit, prior to filing the minor subdivision plat, would be taxes received from the business' sales during the holiday season. As stated previously, the business has to be out of their current location by Fall 2017, per their lease agreement. If the business is not allowed to pull their building permit before the filing of their plat, they will be required to close their doors during the holiday season which generates a sizable tax income for the City of Tulsa.

The protection the City has in releasing the building permit early is that the Certificate of Occupancy would still have to be issued before the building could be occupied.

We appreciate the opportunity to provide you this information. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.



Carolyn M Back
Senior Land Use Planner
cc: File

10.7

Sawyer, Kim

Z-7355

From: Wilkerson, Dwayne
Sent: Thursday, September 29, 2016 9:40 AM
To: Sawyer, Kim; Miller, Susan
Subject: FW: Walden in South Tulsa (Z-7355)

Kim,

The applicant has withdrawn the application for Z-7355.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Merrell Homesteads [<mailto:merrell.homesteads@gmail.com>]
Sent: Thursday, September 29, 2016 4:50 AM
To: Wilkerson, Dwayne
Subject: Walden in South Tulsa

Thank you for your response, Dwayne. I am wondering why I was encouraged to pursue the Cottage House Development option by your office in the first place? I gather none of the fees I have paid are refundable?

Yes, withdraw my application.

Andrea Chase



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7361

Hearing Date: October 5, 2016

Case Report Prepared by:

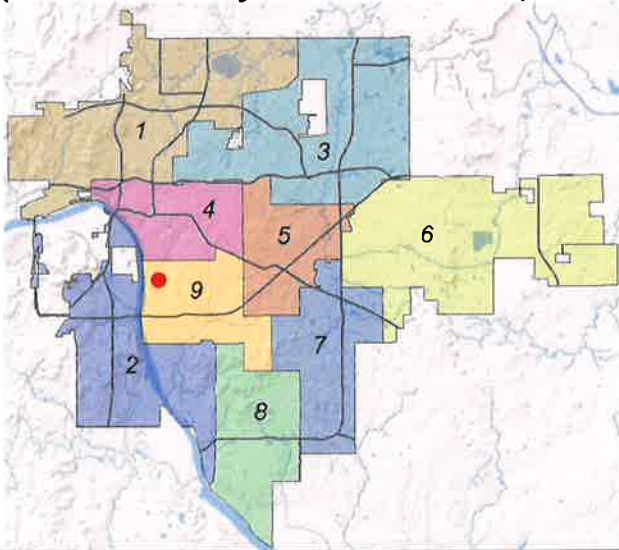
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: ALLEN H W CO

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Parking lot

Concept summary: Construct a surface parking lot that is consistent with the Comprehensive plan and meet or exceed minimum design standards identified on PK zoned property.

Tract Size: 0.2 ± acres

Location: West of southwest corner of S. Peoria Ave. and E. 37th Pl.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: PK

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of PK zoning.

Staff Data:

TRS: 9224

CZM: 46

Atlas: 249

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

12.1

SECTION I: Z-7361

DEVELOPMENT CONCEPT:

Parking district zoning is primarily intended to accommodate off-street parking areas bordering on residential zoning districts, while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods. This zoning request is supported by the Tulsa Comprehensive Plan.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7361 is currently a single family residential lot however the Comprehensive Plan recognized this area as part of the Main Street Land Use Designation and the Brookside Infill Development Design Recommendations recognize that this lot could be used for parking. Additional encroachment into the neighborhood west of this request is not supported by either of those plans and;

PK zoning as requested by Z-7361 provides setback standards for fencing and parking that protect the street character where parking is adjacent to single family residential areas. Screening and landscape concepts required by the code are similar to recommendations recognized in the Brookside Infill Development Design Recommendations and;

PK zoning at this location is harmonious with the expected future development pattern at this location therefore;

Staff recommends Approval of Z-7361 to rezone property from RS-3 to PK.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The design standards for PK zoning require the basic concepts for screening that were recommended in the Brookside Plan. The Brookside Plan suggested a higher quality fence design standard and significant landscaping beyond what is required in the PK zoned district.

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 **Areas 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 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:

Trail System Master Plan Considerations: None

Small Area Plan: Brookside Infill Development Design Recommendations (effective beginning 2002)

The plan recommends several design considerations including:

- 1) The boundary between the commercial areas and residential areas should be appropriately screened with fencing, landscaping and buffering materials which include wooden fences with cap-rails and base-rails, trees, plants, or any combination of the above which provides appropriate visual separation, high durability, and long term easy and low maintenance.
- 2) The screening fence should be provided with a wooden fence with Brick, stone or masonry pilasters to be used as the fence support; or
- 3) A brick, stone or masonry wall fence is also a recommended option for screening.

Special District Considerations: None except the provisions identified in the Brookside Infill plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a single family residential residence with surface parking on the south and east. If the house is removed and the parking lot is constructed it is important to remove the drive approach to the lot from East 37th and install a sidewalk.

(See street view image on next page. Viewed looking southeast from the northwest corner of the lot):



Environmental Considerations: None that would affect site development as a parking lot.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 37 th Place South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Main Street	Growth	Single Family Residential
East	PK	Main Street	Growth	Surface Parking Lot
South	RS-3	Main Street	Growth	Surface Parking Lot (re: BOA# 4153 in 1963)
West	RS-3	Existing Neighborhood	Stability	Single Family Residential

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

12.4

Z-7298 June 2015: All concurred in **approval** of a request for *rezoning* a .19+ acre tract of land from RS-3 to PK for a parking lot, on property located west of the northwest corner of S. Peoria Ave. and E. 37th Pl. and northeast of subject property.

Z-7107 October 2008: All concurred in **approval** of a request for *rezoning* a .5+ acre tract of land from RS-3 to PK for parking lot, on property located west of southwest corner of E. 37th St. and S. Peoria Ave.

Z-6749 March 2000: All concurred in **approval** of a request for *rezoning* a .457+ acre tract of land from RS-3/RM-1 to PK for parking on property located east of northeast corner of S. Peoria Ave. and E. 38th St. S.

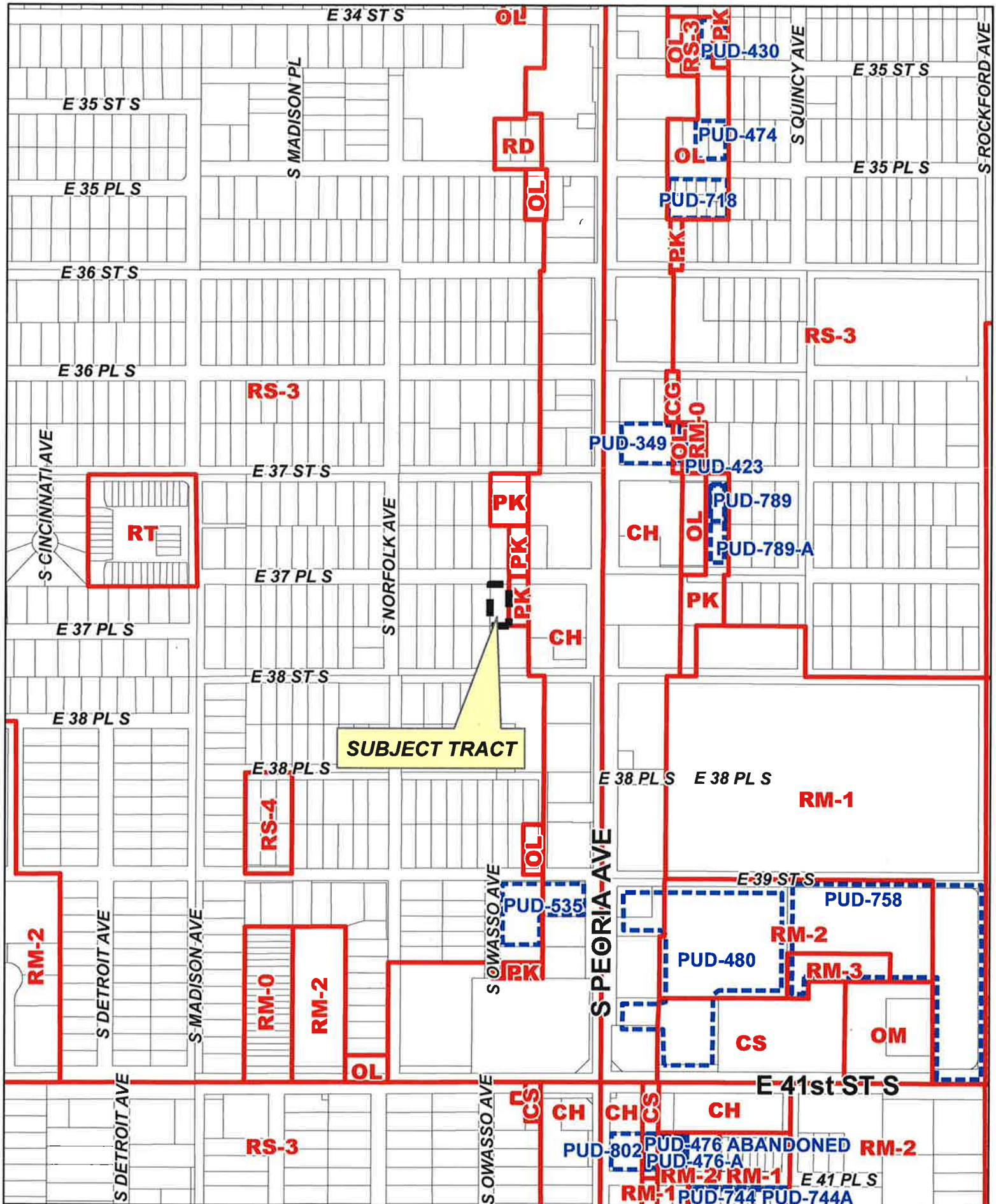
BOA-17826 September 23, 1997: The Board of Adjustment **approved** a *Variance* of the required 5 ft. landscaping strip between parking lot and an R district; and a *Variance* of required 50 ft. setback from abutting street; and a *Variance* of screening required along property lines abutting an R district; per plan submitted; subject to execution of a tie agreement between the subject lot and the parking lot and use to the east, on property located at 1128A & 1128B E. 37th Pl. S. and abutting subject property to the east.

Z-6597 August 1997: All concurred in **approval** of a request to *rezone* a .19+ acre tract of land from RS-3 to PK for a parking lot, located west of the southwest corner of E. 37th Pl. and S. Peoria Ave. and abutting east of subject property.

BOA-4153 September 1963: The Board of Adjustment **approved** off-street parking use in a U-1-C district (RS-3) in conjunction with business property on the east, subject to the applicant hard surfacing the lot and fencing the lot, on property located at 1135 E. 38th St. and abutting south of subject property.

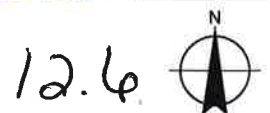
BOA-2062 August 10, 1949: The Board of Adjustment **approved** a church use, on property located at 1132 E. 38th St.

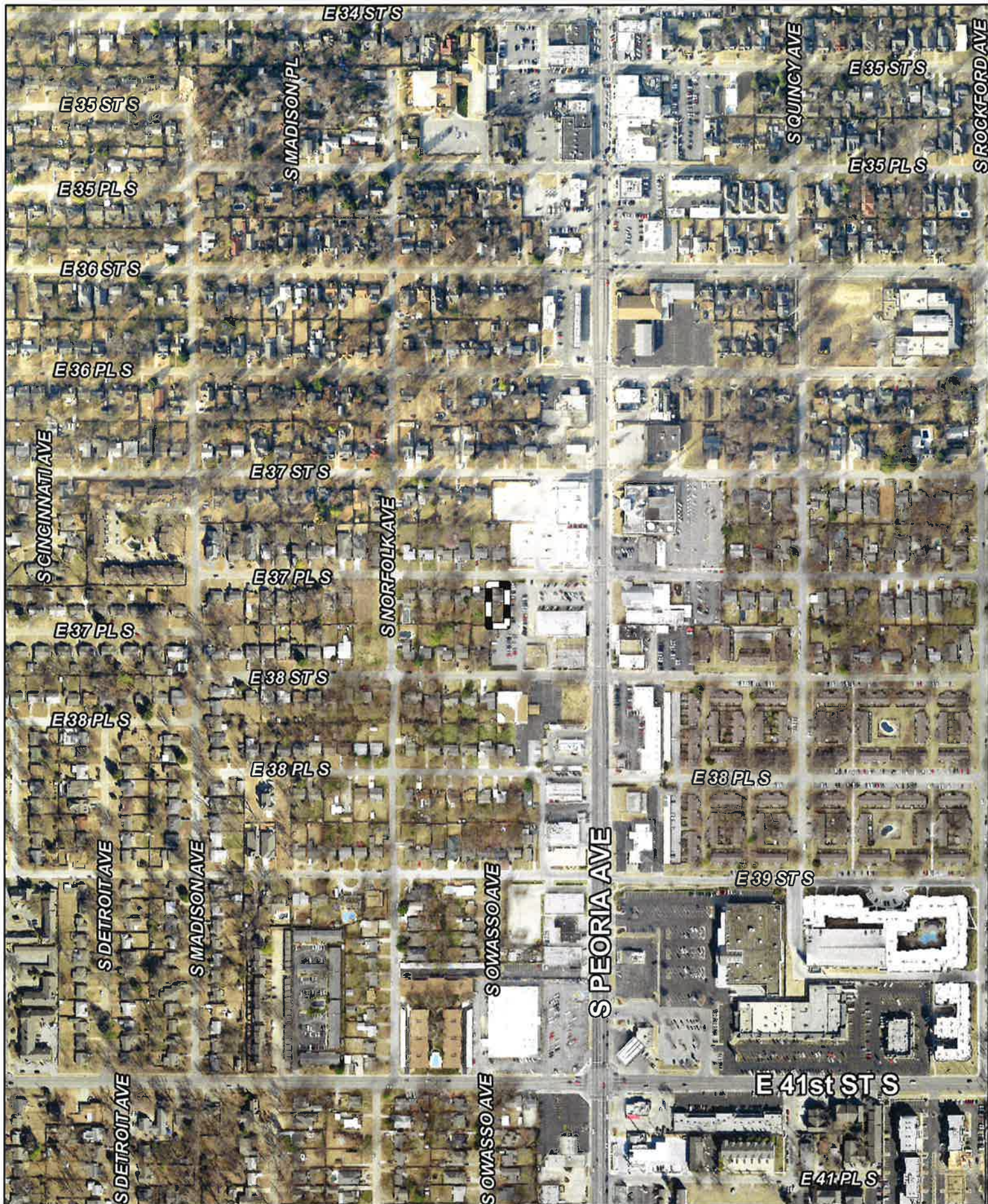
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Z-7361

19-12 24





Subject
Tract

Z-7361

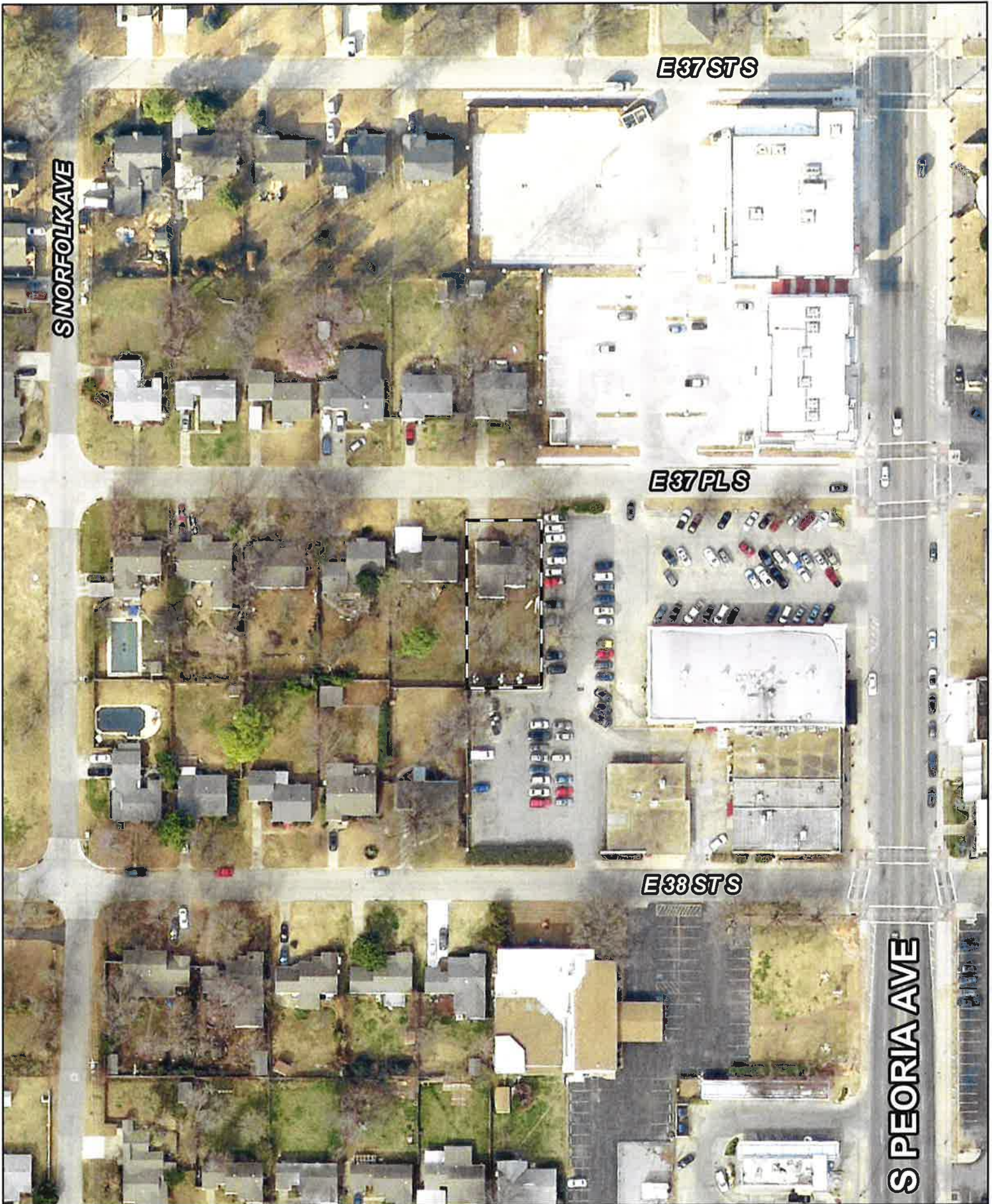
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



12.7



0 Feet
50 100



Subject
Tract

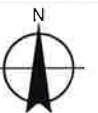
Z-7361

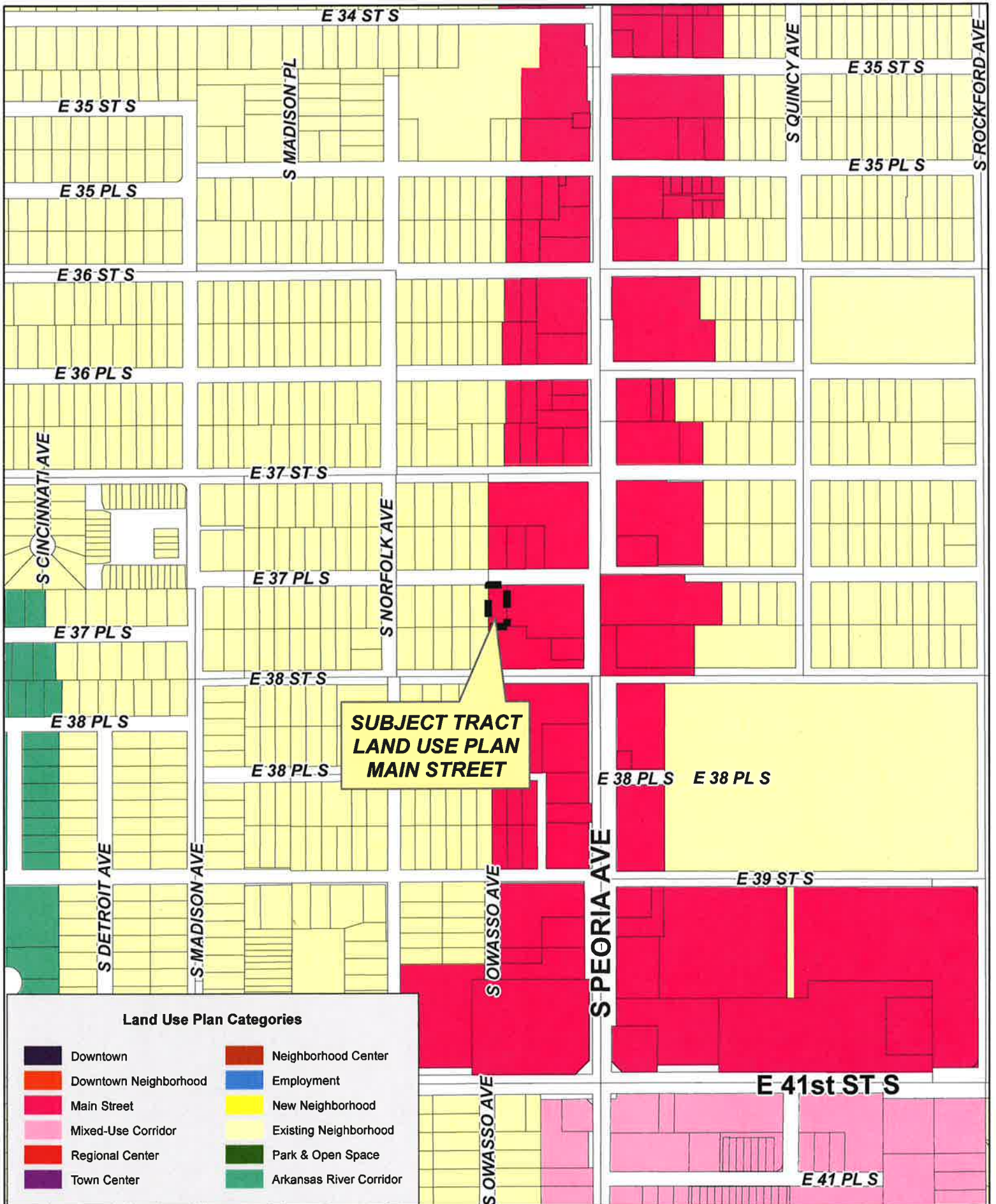
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

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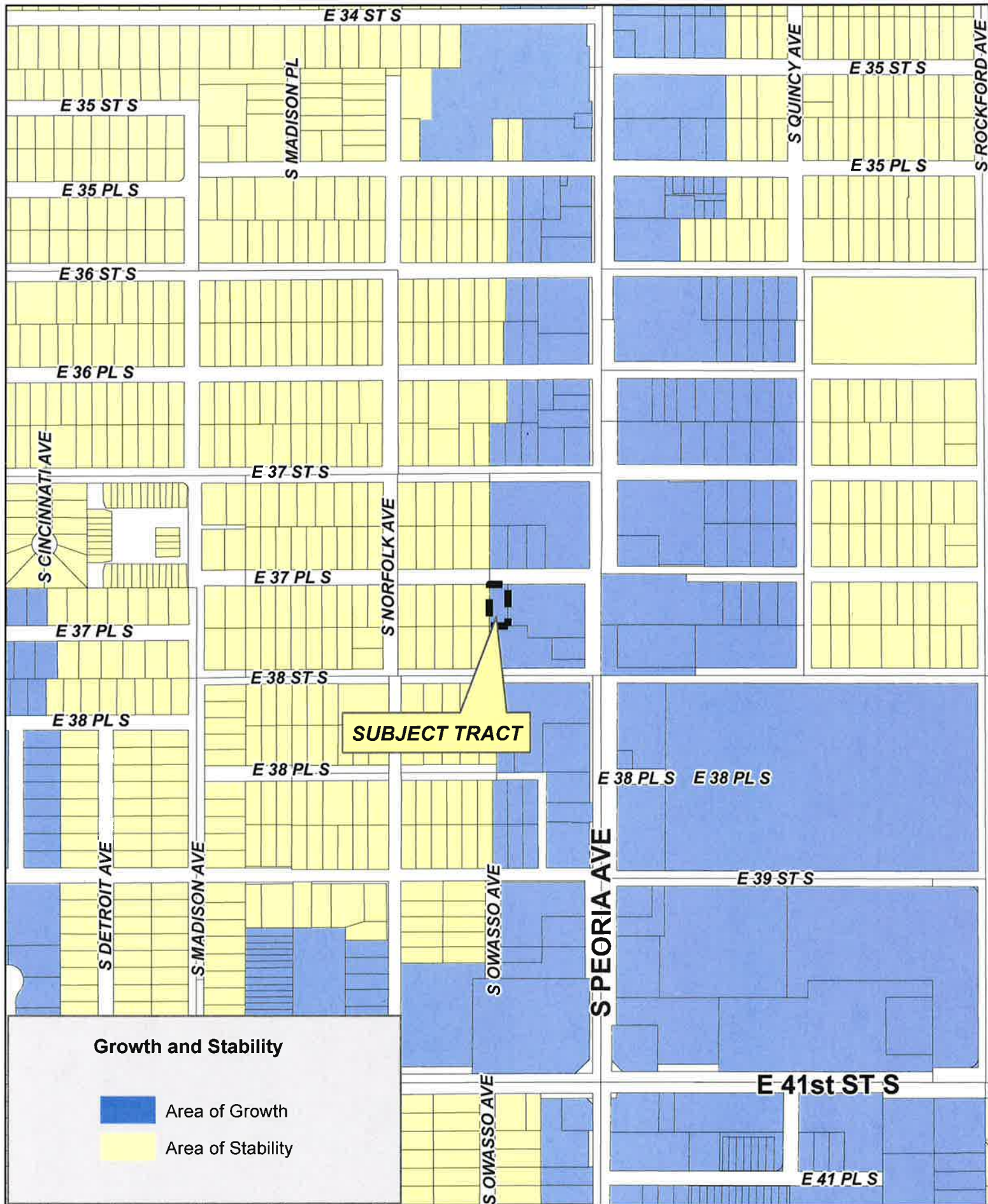






Z-7361

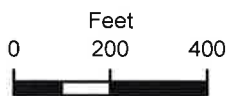
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Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7361

19-12 24

12.10



Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, September 28, 2016 2:01 PM
To: R. Louis Reynolds
Cc: Fernandez, Diane; J. R. Donelson (jrdon@easytelmail.com); Miller, Susan; Sawyer, Kim
Subject: RE: Z-7362 Ridge Park

Thanks Lou,

Staff supports your request for a continuance to November 2, 2016 for Z-7362.

Regarding the Ridge Park Preliminary Plat, you may already know that the Board of Adjustment denied the request for a variance of the requirement for a lot to have frontage on a public street. Staff supports a request for a continuance for the Preliminary Plat of Ridge Park until November 16th, 2016.

Please refer to BOA-22127 September 13, 2016: The Board of Adjustment **denied** a **Variance** of the required 30' of frontage on a public street in the RS-1 district to permit a subdivision with private streets, on property located at 9828 S. 74th Ave. E., and also known as the subject property.

We will forward your request to the Planning Commission for consideration.

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

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Wednesday, September 28, 2016 1:43 PM
To: Wilkerson, Dwayne
Cc: Fernandez, Diane; J. R. Donelson (jrdon@easytelmail.com)
Subject: Z-7362 Ridge Park

Dear Dwayne: We have just been hired to represent the Applicant in this matter. I am writing to request a continuance to November 2, 2016, in order to give us time to prepare and meet with the neighbors to discuss their concerns. Also, the preliminary plat for Ridge Park should also be continued to November 2, 2016 or November 16, 2016, whichever date is most appropriate. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

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

☎ (918) 747-8900 *phone*

☎ (866) 547-8900 *toll free*

☎ (918) 392-9407 *e-fax*

✉ LReynolds@EllerDetrich.com



<http://www.EllerDetrich.com/>

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7363

Hearing Date: October 5, 2016

Case Report Prepared by:

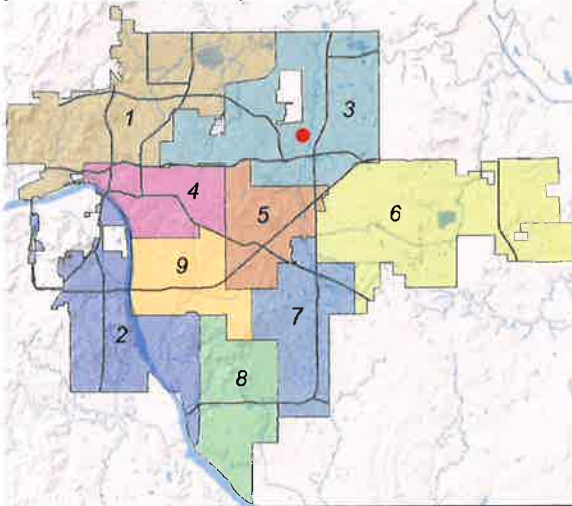
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: ES Development LLC

Property Owner: GIBBS, EDWARD L TRUSTEE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Family Dollar

Concept summary: Rezoning request from AG to CG for construction of a Commercial Use Category, Retail Sales sub-category

Tract Size: 2.08 ± acres

Location: Southeast corner of North Mingo Rd. and East Pine St.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for CG.

Staff Data:

TRS: 0431

CZM: 31

Atlas: 633

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

14.1

SECTION I: Z-7363

DEVELOPMENT CONCEPT:

The property is currently zoned AG. Rezoning is requested to allow construction of a retail sales establishment which is consistent with the Land Use designation of the Comprehensive Plan.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Preliminary Plat (FD Development 1st Addition) showing two lots one block.

DETAILED STAFF RECOMMENDATION:

The allowed use categories permitted by CG zoning are consistent with the anticipated development surrounding the property and;

Z-7363 requesting CG zoning is not injurious to the existing surrounding property and;

CG zoning is consistent with the Comprehensive Plans Land Use Designation for a Neighborhood Center therefore;

Staff recommends Approval of Z-7363 to rezone property from AG to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning is consistent with the Neighborhood Center vision of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

Areas of Stability and Growth designation: Area of Growth

"The purpose of **Areas 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 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:

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

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

Trail System Master Plan Considerations:

Z-7363 is within ½ mile of a planned trail along the West side of Mingo Creek. The arterial intersection does not have sidewalks however the subdivision plat will require sidewalk construction along Pine and along Mingo. Ultimately the sidewalk on Pine will connect to the planned trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is unimproved with very little slope. Currently the site is covered with grass and a few trees.*

Environmental Considerations: The site is bisected by a floodplain that will affect building locations and future development opportunities however the engineering solutions should be able to accommodate future uses allowed in a CG district.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Mingo Road	Secondary Arterial	100 feet	6
East Pine Street	Secondary Arterial With Multi Modal Corridor	100 feet	6

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IL	Employment	Growth	Industrial Use
East	AG	Neighborhood center and Employment	Growth	Vacant and Single Family Residential home
South	IL	Employment	Growth	Vacant
West	CS	Neighborhood Center	Growth	Automotive repair and convenience store

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

Z-7223 June 2013: All concurred in **approval** of a request for *rezoning* a 1.02± acre tract of land from CS to IL, for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street North

Z-7199 May 2012: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from CS to IL for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street.

Z-7127 May 2009: All concurred in **approval** of a request for *rezoning* a 5.89± acre tract of land from AG to IL for light manufacturing on property located, south of southeast corner East Pine Street and North Mingo Road and abutting south of subject property.

Z-6998 September 2005: All concurred in **approval** of a request for *rezoning* a 38.03± acre tract of land from RM-2 to IL for light industrial park use, on property located south and west of southwest corner of East Pine Street North and Highway 169 North.

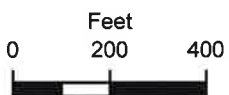
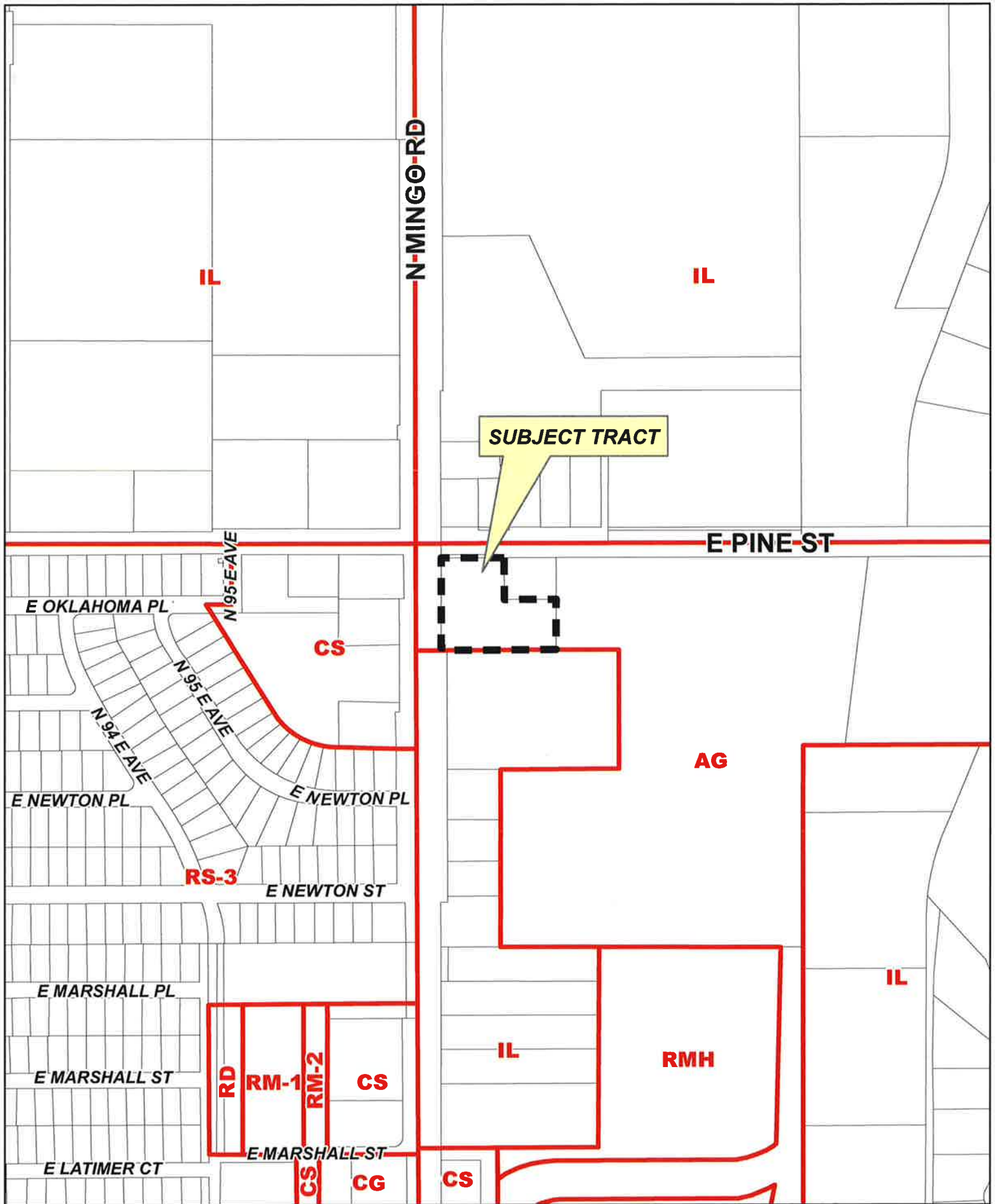
Z-6946 July 2004: All concurred in **approval** of a request for *rezoning* a 5± acre tract of land from OL to IL for light manufacturing and warehouse use, on property located east of northeast corner of East Pine Street and North Mingo Road.

BOA-18238 November 24, 1998: The Board of Adjustment **approved** a Special Exception to permit a convenience store (QuikTrip) in an IL district, on property located at the northwest corner of E. Pine St. and N. Mingo Rd.

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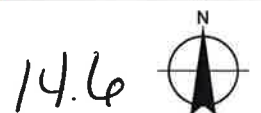
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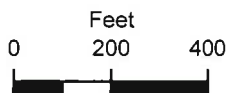
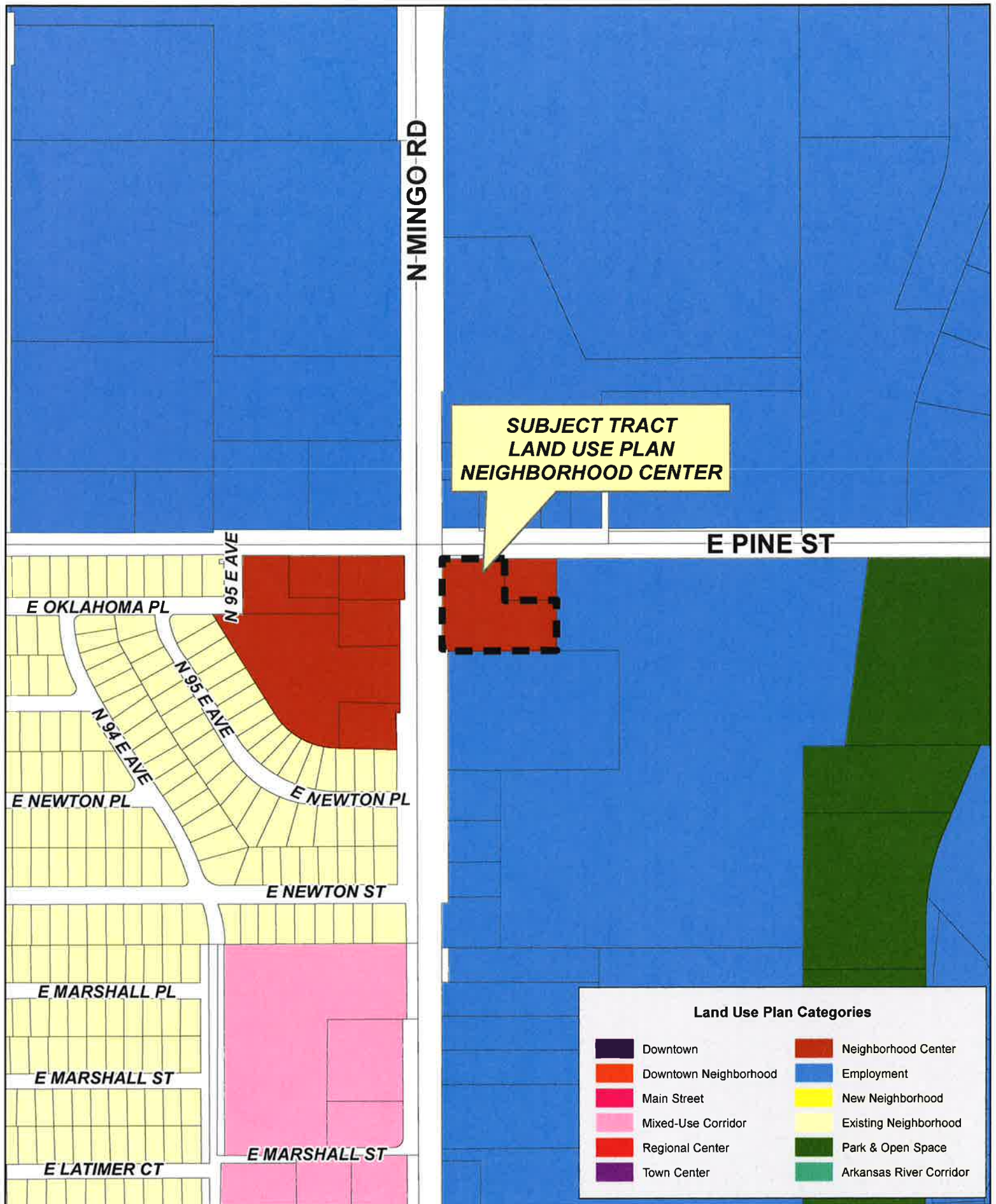
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Z-7363

20-14 31

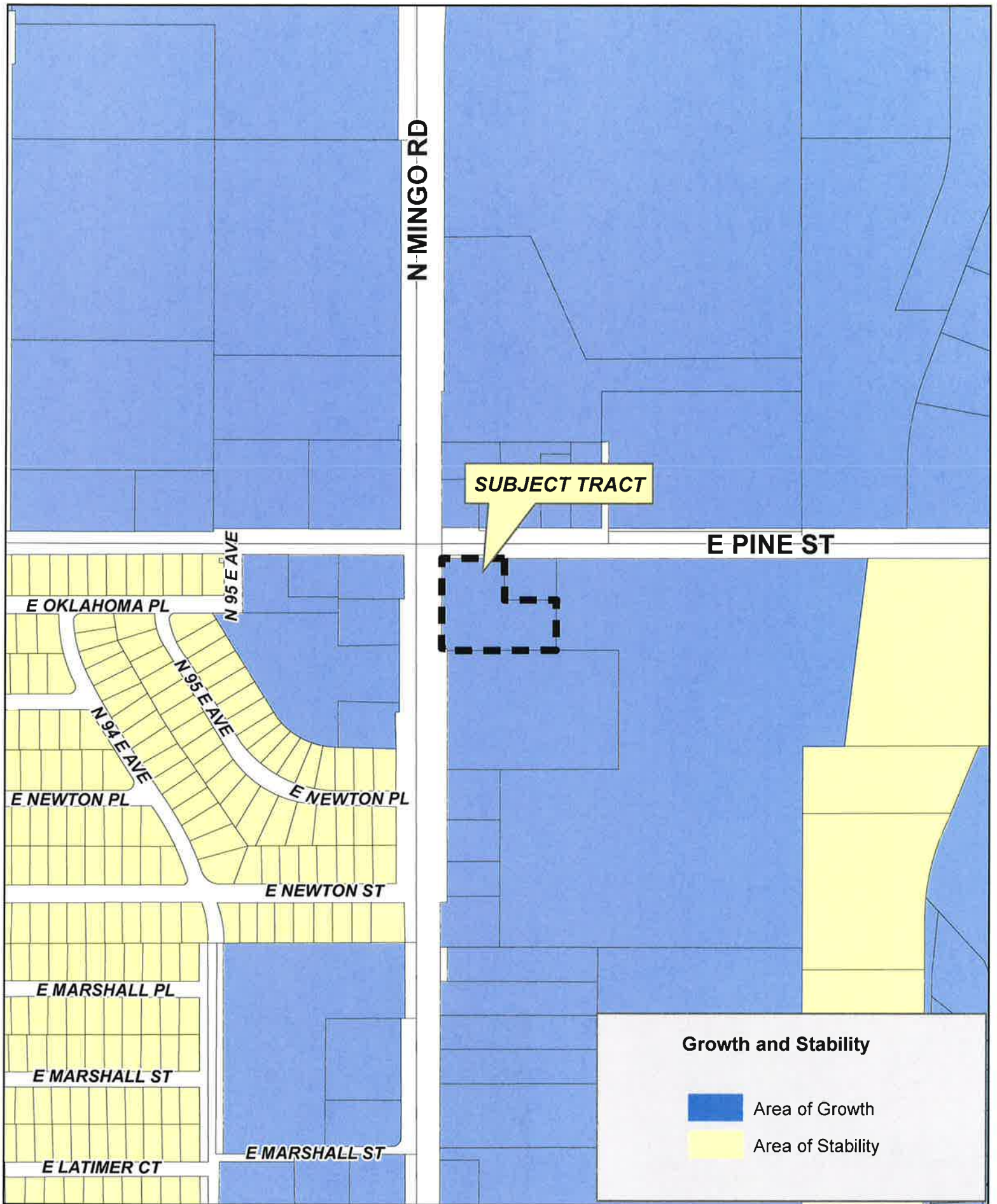




Z-7363

20-14 31





Z-7363

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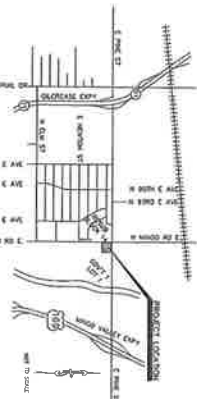


AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A TRACT OF LAND A PART OF THE NORTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN



PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW 1/4 NW 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY (20) NORTH, RANGE FORTY-ONE (41) EAST, DEER CREEK AND MEDFORD, TAZA COUNTY, OREGON, ACCORDING TO THE U.S. CONSIDERED SURVEY THEREON PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID



- △ SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- MOUNTAIN FOLD, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
- 1/2" x 24" REBAR W/CA 1750 CAP SET
- (D) DESCRIBED
- (M) MEASURED

DATUM BENCHMARK: POINT OF "Y 218" AND AN ELEVATION OF PUBLISHED NGS CONTROL 626.72 FEET. DATUM IS NAVD 83. UNITS ARE IN U.S. FEET.

STORM WATER:
A BLANKET EASEMENT TO BE DEDICATED ON THE PLAT FOR FLOW OF STORM WATER FROM LOT 1 ON TO LOT 2.

SUBVENDOR'S CERTIFICATE:

COUNTY OF TULSA § 22

[illegible][illegible]

FD DEVELOPMENT 1ST ADDITION

KAW VALLEY ENGINEERING, INC.
200 N. EMPORIA, SUITE 100

MICHTA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
micha@kumc.edu

DATE OF PREPARATION: AUGUST 17, 2016 PROJECT NO. 05160310 SHEET 1 OF 2

149



Tulsa Metropolitan Area
Planning Commission

Case : Preliminary Plat
FD Development 1st Addition
(Related to Z-7363)

Hearing Date: October 5, 2016

Case Report Prepared by:

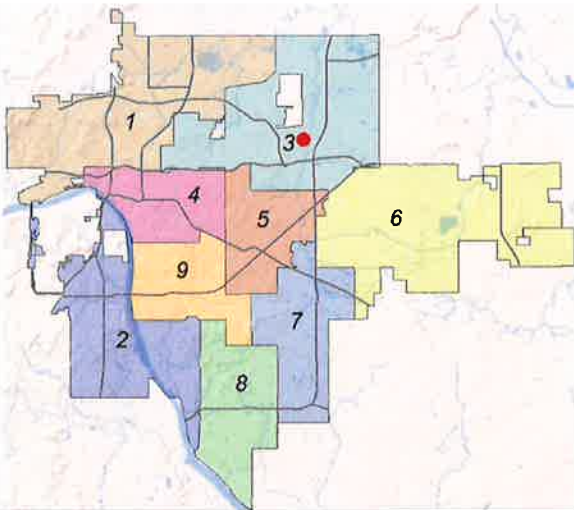
Diane Fernandez

Owner and Applicant Information:

Applicant: KAW Valley Engineering, INC.

Owner: Edward L. Gibbs Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat

Location: Southeast corner of North Mingo
Road and East Pine Street

Zoning: AG, CG Pending

Staff Recommendation:
Staff recommends Approval

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Subdivision Map, Aerial, Case Map, Growth and Stability Map, Land Use Map

15.1

PRELIMINARY SUBDIVISION PLAT

FD Development 1st Addition - (CD 3)

Southeast corner of North Mingo Road and East Pine Street

The plat consists of 2 Lots, 1 Block, on 2.1 acres.

The following issues were discussed September 15, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural) with pending CG (commercial general).
2. **Streets:** Provide full right of way on North Mingo Road on both sides of section line and identify section for verification. Section line as currently shown may be incorrect. Provide limits of no access for both streets. Provide 30 foot corner radius or equivalent clip at northwest corner of lot. Preliminary plat says that the 10 foot right of way is being vacated. Confirm that it is to be dedicated. Provide 5 foot wide sidewalks and access ramps. Must be shown on site plan along East Pine Street and North Mingo Road. Sidewalks must be located a minimum 18 inches from property line and 2 feet behind curb. Please verify/correct street names.
3. **Sewer:** Provide additional easement for sanitary sewer, 5 feet from centerline of manhole on all three sides.
4. **Water:** Conceptual: show proposed water service connection points to the existing water system for each proposed lot.
5. **Storm Drainage:** All platted area contained within the 100 year floodplain shall be placed in an Overland Drainage Easement. Further explanation required for the proposed storm water blanket easement. This may not be the preferred approach, legal will need to review. Floodplain: Remove the 500 year floodplain boundary line shown on the plans. Plot the 100 year floodplain per surveyed elevation.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Provide individual lot addresses. Provide/state address caveat/disclaimer. Submit a subdivision control data sheet with final plat. Remove contours on final plat submittal. Under the Basis of Bearings heading include/state the coordinate system used and provide/state a bearing and angle between two known points to be the basis of bearing. Have an "Owner" heading and include the owners' name and address. Have an "Engineer/Surveyor" heading and provide the name, address phone number, CA number with expiration date. Show a Location Map heading the top right hand corner showing only T20N R14E S31. Show all the platted subdivisions and existing expressways in the section. Label all other land as unplatted. Highlight area of plat to be filed inside the section and label

project location. Provide/state the size of the project and the number of lots and blocks. Add "State Of " to the plat sub-title after TULSA COUNTY. Change point of Commencing to Point of Commencement on face of plat. Provide only the footage described in the legal description on the face of plat. Do not have described and measured footage. Match legal description to plat. Correct bearing angle and distance. A 40 foot easement (book 4250, Page 781) must be vacated by a separate process excluding platting. Identify North Mingo Road (currently identified incorrectly as North Mingo Street).

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

PRELIMINARY PLAT

IN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

IP TWENTY (20) NORTH, RA
NDIAN BASE AND MERIDIAN

LOCATION MAP
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SURVEYOR'S DESCRIPTION:

[illegible]

BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY WAS A ONE POINT STATICS WERE RUN FOR POST-PROCESSING IN THE OFFICE TO ROTATE TO STATE PLANE PER INSTRUCTIONS

GOOD STATEMENT:

FLOOD STATEMENT. THE ABOVE PROPERTY IS SHOWN TO BE LOCATED IN "OTHER FLOOD AREA," ZONE "X" ON THE FLOOD INSURANCE RATE MAP FOR TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS. PANEL NUMBER 261 OF POLICY NO. SMC-PAW NUMBER 40743 C 0281 L EFFECTIVE DATE 03/09/81 12:00 PM. OTHER FLOOD AREAS ARE DEFINED AS AREAS OF FLOOD DAMAGE POTENTIAL WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY ELEVATES FROM 13 ANNUAL CHANCE FLOOD. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

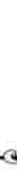
DATE OF SURVEY JULY 28, 2015

JASON R. LOADER, LAND SURVEYOR
REGISTRATION NUMBER 15-1760

PRELIMINARY PLAN
FD DEVELOPMENT 1ST ADDITION
TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
KAW VALLEY ENGINEERING INC.

200 N. EMPORIA, SUITE 100
WICHITA, KANSAS 67202
PH. (316) 440-4304 | FAX (316) 440-4309
www.kveng.com | www.kveng.com

DATE OF PREPARATION: AUGUST 17, 2015 PROJECT NO. GS150318 SHEET 1 OF 2



GRAPHIC SCALE

(IN FLEET)

FIGURE 2

<input checked="" type="checkbox"/> A	SECTION CORNER, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
<input type="checkbox"/> O	MONUMENT FOUND, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED
<input checked="" type="checkbox"/> ●	1/2" x 24" REBAR W/CA 1700 CAP SET
D)	DESCRIBED
M)	MEASURED

DATUM BENCHMARK. PUBLISHED NOS CONTROL POINT OF "Y 218" AND AN ELEVATION OF 626.72 FEET. DATUM IS NAVD 88. UNITS ARE IN U.S. FEET.

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STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

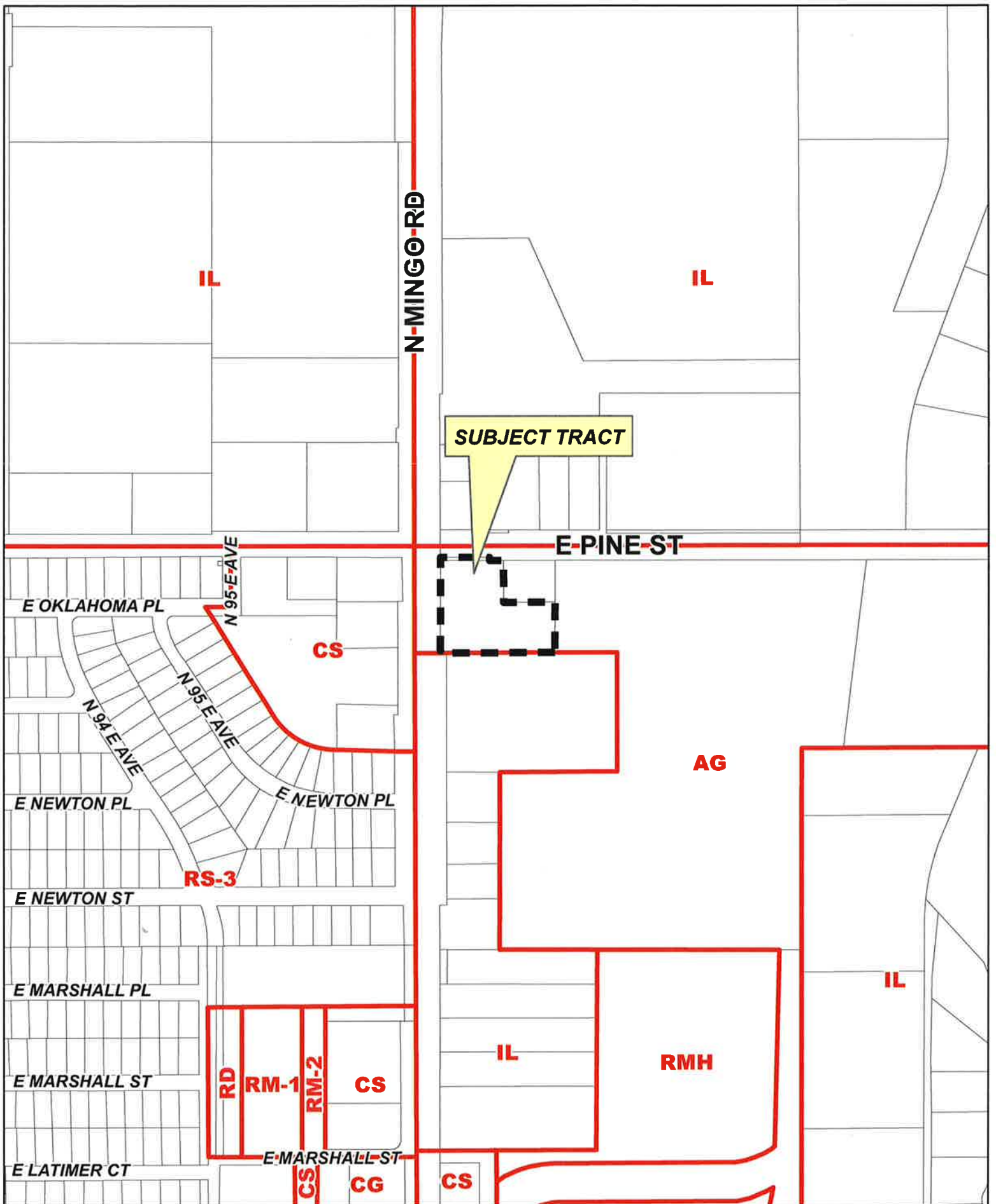
THE UNDERSIGNED DO HEREBY CERTIFY THAT JAMES BOSTWICK, LAND SURVEYOR IN THE STATE OF OKLAHOMA, HAS EXPLORED AND SURVEYED THE PROPERTY IN LAND SURVEYING THAT THE HERE OFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME OR UNDER MY AUTHORITY, AND THAT THE SAME IS CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS PLAT, THAT THIS PLAT WAS SURVEYED IN THE PREPARATION OF THIS PLAT, OKLAHOMA HAVE BEEN COUPLED WITH IN THIS PLAT, THAT THIS PLAT WAS MADE IN ACCORDANCE WITH THE OKLAHOMA MINIMUM REQUIREMENTS SHOWN HEREIN ACTUALLY EAST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS PLAT, AND SEAL AT TULSA, OKLAHOMA, THIS DAY OF AUGUST 24, 2018.

DATE OF SURVEY JULY 28, 2015

JASON R. LOADER, LAND SURVEYOR
REGISTRATION NUMBER 15-1760

OWNER
BRENDA GREGG
1339 N. MINGO RD. E
DOC# 2005082413
BOOK 5852 PAGE 1228

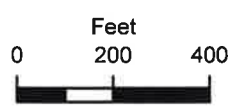
POINT OF COMMENCING
* 1/8 COE.



**FD Development
1st Addition**

20-14 31

15.7





E PINE ST

N MINGO RD

0 50 100
Feet



Subject
Tract

FD Development 1st Addition

20-14 31

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

Aerial Photo Date: February 2016



15.8



0 200 400
Feet



Subject
Tract

FD Development 1st Addition

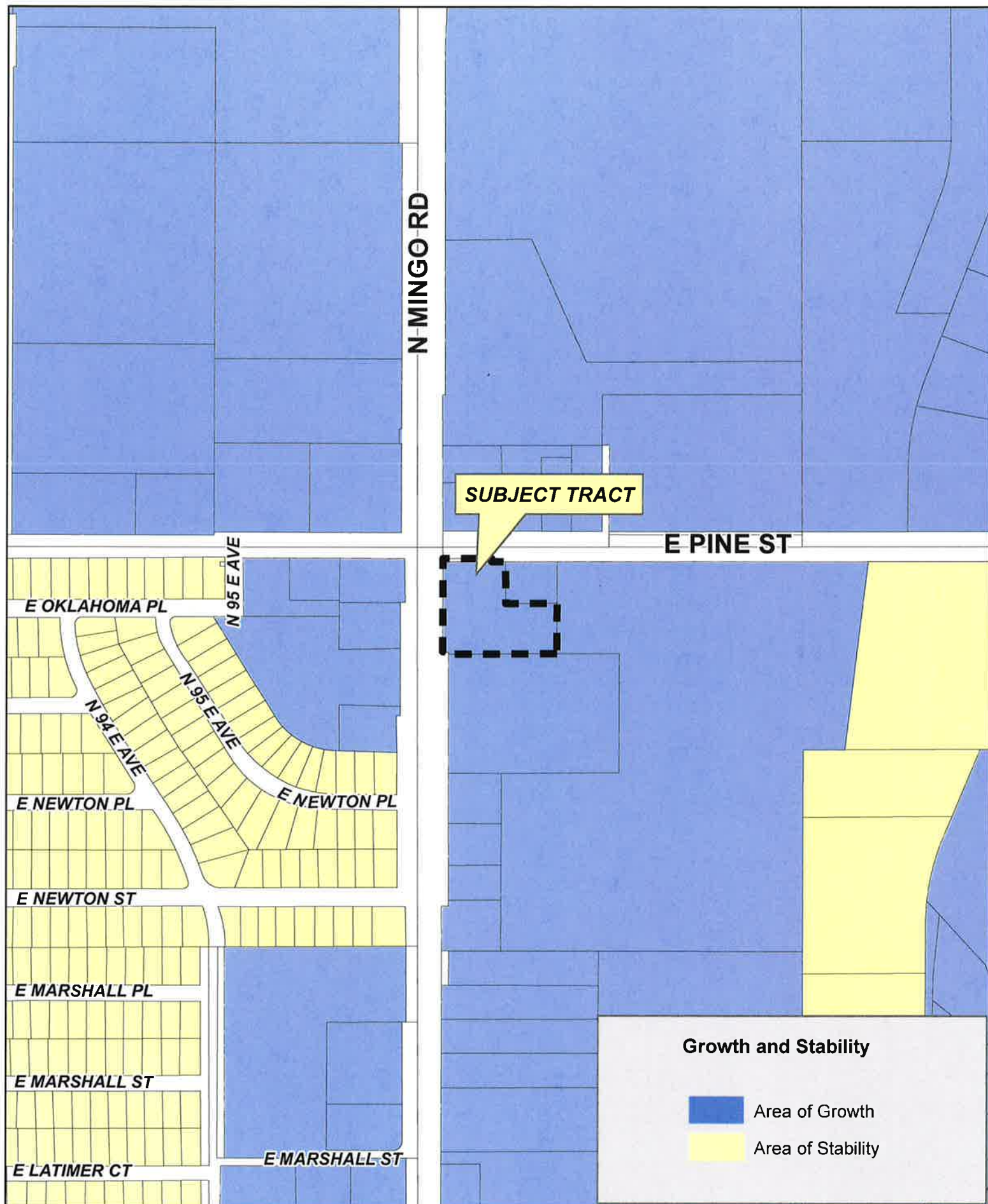
20-14 31

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

Aerial Photo Date: February 2016

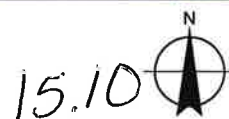


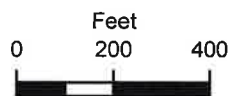
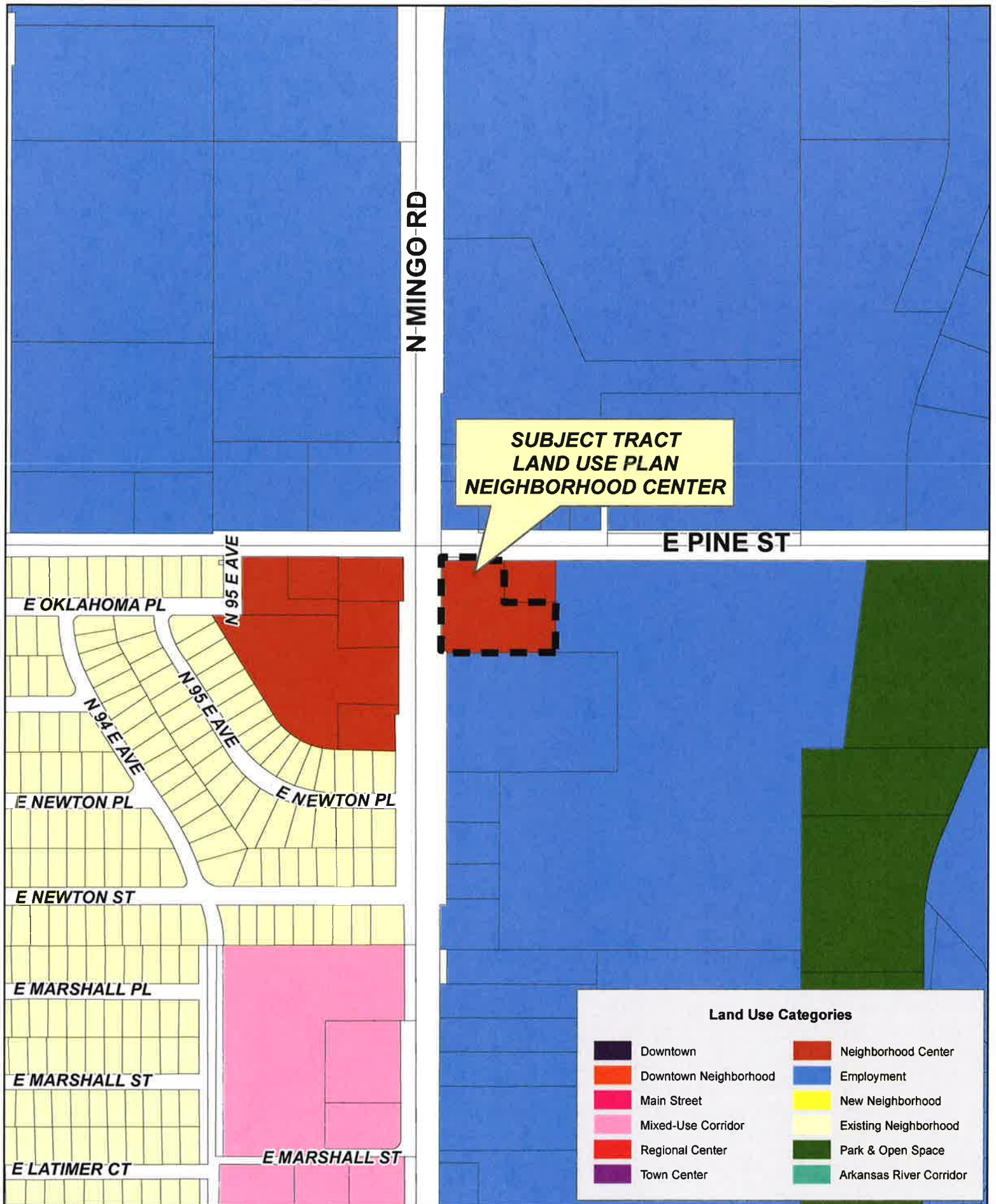
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**FD Development
1st Addition**

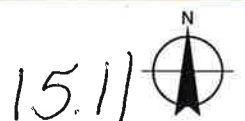
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FD Development 1st Addition

20-14 31



Proposed 2017 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

**Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time the agenda is posted.

JANUARY	FEBRUARY	MARCH
4th	1st	1st
18th	15th	15th
APRIL	MAY	JUNE
5th	3rd	7th
19th	17th	21st
JULY	AUGUST	SEPTEMBER
5th	2nd	6th
19th	16th	20th
OCTOBER	NOVEMBER	DECEMBER
4th	1st	6th
18th	15th	20th

09/21/16

16.1