AMENDED TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2742

March 15, 2017, 1:30 PM 175 East 2nd Street, 2nd Level, One Technology Center Tulsa City Council Chamber

CONSIDER.	DISCUSS	AND/OR	TAKE	ACTION	ON:
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Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of February 2017

1. Minutes of March 1, 2017, Meeting No. 2741

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. <u>LC-869</u> (Lot-Combination) (CD 4) Location: Northeast corner of South Peoria Avenue and East 6th Street
- **3.** <u>LC-870</u> (Lot-Combination) (CD 9) Location: East of the Northeast corner of East 41st Street South and South Birmingham Avenue
- **4.** <u>LC-871</u> (Lot-Combination) (CD 4) Location: North of the northeast corner of West 17th Street South and South Boulder Avenue
- LC-872 (Lot-Combination) (CD 6) Location: East of the Northeast corner of South 129th East Avenue Street and East 61st Street South

- **6.** <u>LS-20967</u> (Lot-Split) (County) Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LC-868)
- LC-868 (Lot-Combination) (County) Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LS-20967)
- 8. <u>LS-20968</u> (Lot-Split) (County) Location: Southwest corner of East 159th Street North and North 97th East Avenue
- 9.* LS-20969 (Lot-Split) (County) Location: South of the southwest corner of East 176th Street North and North 129th East Avenue (moved to item #20)
- **9.** *5200 Mingo Commercial (CD 7) Final Plat, Location: South of the southwest corner of East 51st Street South and South Mingo Road
- **10.** LS-20970 (Lot-Split) (CD 2) Location: North of the Northwest corner of West 51st Street South and South Union Avenue
- **11.** LS-20972 (Lot-Split) (CD 4) Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LC-873)
- 12.<u>LC-873</u> (Lot-Combination) (CD 4) Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LS-20972)
- 13. <u>PUD-411-C-17 Lou Reynolds</u> (CD 8) Location: North of the northeast corner of East 101st Street South and South Memorial Drive requesting a <u>PUD Minor Amendment</u> to allocate floor area to permit a lot split.
- 14. <u>PUD-267-12 Andrew Shank</u> (CD 8) Location: Southeast corner of South Sheridan Road and East 101st Street South requesting a **PUD Minor Amendment** to modify signage standards.
- **15. <u>Kum & Go 871 Addition</u>** (CD 7) Final Plat, Location: Southwest corner of South Mingo Road and East 61st Street South

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

16. CW on 71st (CD 2) Preliminary Plat, Location: East of the southeast corner of West 71st Street South and South Elwood Avenue

- **17.** The Meadow at Rock Creek (County) Preliminary Plat, Location: East of the northeast corner of East 136th Street North and North Sheridan Road
- **18.** CZ-452 JR Donelson (County) Location: West of North Yale Avenue at East 92nd Street North requesting rezoning from AG to RE.
- 19. <u>CZ-453 Lou Reynolds</u> (County) Location: South and west of the southwest corner of Southwest Boulevard and South 72nd West Avenue requesting rezoning from **RS** to **IL**.
- **20.*** LS-20969 (Lot-Split) (County) Location: South of the southwest corner of East 176th Street North and North 129th East Avenue

OTHER BUSINESS

21. *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 <u>cell phones</u> and <u>pagers</u> 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.

Mar 15, 2017

1) TMAPC Receipt Comparison

	February 2017	January 2017	February 2016
Zoning Letters	7	8	6
Zoning	6	11	4
Plan Reviews	34	22	30
Minor Subdivisions	0	1	1882
Preliminary Plats	3	3	3
Final Plats	1	0	5
Plat Waivers	0	0	188
Lots Splits	10	8	8
Lot Combinations	9	17	6
Other	2	2	5
Comp Plan Amendments	0	1	0

3/8/2017

TMAPC RECEIPTS Month of February 2017

		Ситтеп	t Period		-	Year T	o Date	
				TOTAL				TOTAL
	ITEM	CITY	COUNTY	RECEIVED	ITEM	CITY	COUNTY	RECEIVED
ZONING	TIDIVI	CITT	COUNT	RECEIVED	TILIM	CITT	COOMIT	RECEIVED
Zorto I u	-	#22 7 60	A227 50	*	(7	2 125 00	2.105.00	4 < 2 50 00
Zoning Letters	7	\$337.50	\$337.50	\$675.00	67 54	3,125.00	3,125.00	\$6,250.00
Zoning Plan Reviews	6 34	2,525.00	2,525.00	5,050.00	54 193	21,315.00	21,315.00	42,630.00
Refunds	34	4,047.50 0.00	4,047.50 0.00	8,095.00	193	19,347.50	19,347.50	38,695.00
NSF		0.00	0.00	0.00		(575.00) 0.00	(575.00)	(1,150.00) 0.00
Nor		0.00	0,00	0.00		0.00	0.00	0.00
		<u>\$6,910.00</u>	\$6,910.00	\$13,820.00		<u>\$43,212.50</u>	<u>\$43,212.50</u>	<u>\$86,425.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	3	\$975.00	\$975.00	1,950.00
Preliminary Plats	3	1,402,50	1,402,50	2,805.00	17	\$7,186.25	\$7,186.25	14,372.50
Final Plats	1	330.00	330.00	660.00	13	\$5,279.97	\$5,279.97	10,559.94
Plat Waviers	0	0.00	0.00	0.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	10	542,50	542.50	1,085.00	75	\$3,967.50	\$3,967.50	7,935.00
Lot Combinations	9	750.00	750,00	1,500.00	79	\$4,250.00	\$4,250.00	8,500.00
Other	2	300.00	300.00	600.00	11	\$1,225.00	\$1,225.00	2,450.00
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
		\$3,325.00	\$3,325.00	<u>\$6,650.00</u>		\$23,633.72	\$23,633.72	<u>\$47,267.44</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	4	\$1,000.00	\$0.00	\$1,000.00
Refund		\$0.00		\$0.00		\$0.00	\$0.00	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$1,000.00</u>	<u>\$0.00</u>	\$1,000.00
BOARDS OF ADJUSTMENT								
Fees	14	\$3,700.00	\$1,450.00	\$5,150.00	153	\$41,450.00	\$14,550.00	\$56,000.00
Refunds		0.00	0.00	\$0.00		(\$1,050.00)	\$0.00	(1,050.00)
NSF Check		0.00	0,00	\$0.00		\$0.00	\$0.00	0.00
		\$3, 700.00	<u>\$1,450.00</u>	<u>\$5,150.00</u>		\$40,400.00	\$14,550.00	<u>\$54,950.00</u>
TOTAL		\$13,935.00	\$11,685.00	\$25,620.00		\$108,246.22	\$81,396.22	\$189,642.44
LESS WAIVED FEES *		(\$333.57)		(\$333.57)		(\$3,189.90)		(\$3,189.90)
GRAND TOTALS								

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



<u>Case:</u> 5200 Mingo Commercial

Hearing Date: March 15, 2017

Case Report Prepared by:

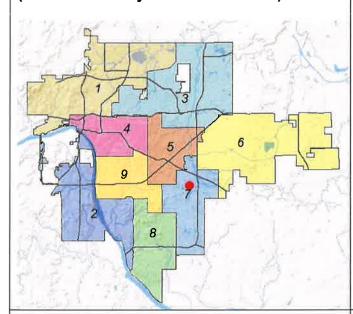
Nathan Foster

Owner and Applicant Information:

Applicant: Sack & Associates, Eric Sack

Owner. Milton H. Berry Trust

Location Map: (shown with City Council Districts)



Applicant Proposal:

Final Plat Approval

2 lots, 1 block, 4.28± acres

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

Zoning: IL

Staff Recommendation:

Staff recommends **approval** of the Final Plat.

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

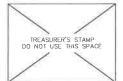
Commissioner Name: Ron Peters

EXHIBITS: Final Plat

'DRAFT FINAL'

5200 MINGO COMMERCIAL

A RE-SUBDIVISION OF PART OF RESERVE 'A'

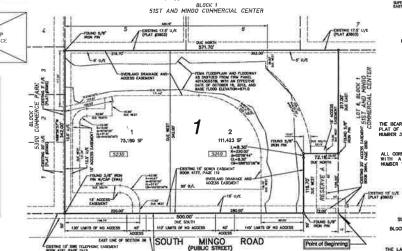


51ST AND MINGO COMMERCIAL CENTER

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

NE/4 OF THE NE/4 OF SECTION 36, T-19-N, R-13-E

CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



THAT MILITON H. GERRY, TRUSTEE OF THE MILITON H. BERRY TRUST CREATED PURGLANT TO INDEFINE DATED JUME 8, 2008, 18 THE GROWN OF THE FOLLOWING DEBORISHED LAND IN THE CITY OF TUMEA, TUMEA COMMY, STORTE

MEMORY "A", SIST AND NORSE COMMISCIAL CENTER, AN ADSITION TO THE CITY OF THEM, THEM COUNTY, SISTE OF CHANGE, ACCOUNTING TO THE RECORDED PLAT THEREOF, LEEP AND SECRET FOR FOLLOWING COLCATED PART THORSES

OWNER HAS CAUMED THE ABOVE DESCRIBED LAND TO BE SURVETED, SYACED, FLATTED
UNDERLYCED LYTO THERE LOTS IN ORE BLOCK, IN CONFIDENTLY WITH THE ADDRESSAYING
AND HAS DESIGNATED THE SUBSIVISION AN "GROW DIMBO COMMERCIAL". A
VISION IN 14E CITY OF TULBA, TULBA COURTY, ORLANDRA, HEREIMATER THE
TYPISION OF "SECON BURSO COMMERCIAL".

- DECOMPAND SERVICE CARLES AND USE SERVICE LINES TO ALL STRATEGIES SERVICE PRESENT OF THE SERVICE SERVICE SERVICE PRESENT OF THE SERVICE PRESENT OF THE SERVICE PRESENT OF THE SERVICE SERVICE

- THE DUNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROFESTION OF THE PURCE WATER MAINS, SANITARY SERIES MAINS, AND STORM SEWERS LOCATED ON THE DUNER'S LOCATED.

- THE CITY OF TULBA, ORLANDIA, OR ITS SUCCESSORS, BHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY LAMBERITS AND OVERLAND SHOULD BE ACCESSED TO ALL UTILITY LAMBERITS AND OVERLAND FROM THE PROVIDED OF ACCESSED TO ALL UTILITY LAMBERITS AND OVERLAND FOR PROVIDED OF ACCESSED AND ACCESSED ACCESSED AND ACCESSED AND ACCESSED ACCESSED AND ACCESSED ACCESSEDADA ACCESSED ACCESSEDADA ACCESSED ACCESSEDADA ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSED ACCESSEDADA ACCESSEDADA

Deed of Dedication and Restrictive Covenants

BIGHT-OF-WAY DEDICATED BY PLAT NO. 3803

- 8. THE DOVEMANTS BET FORTH IN THIS SUBSCITION SHALL BE ENFORCEABLE BY THE CITY OF TIEBA, OCLAMBIA, OR ITS SUCCESSIONS, AND THE DINNER OF EACH LOT ASSESS IT BE OWNER BY JUNE FORWARDED.
- - THE GUPPLIER OF OAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIBES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EARSEASTS SCORE ON THE PLAY OR AS OTHERWISE WOUNDED FOR IN THIS SELD OF SOCIECATION FOR THE PLAYURGE OF INSTALLING, ROBOTHES, REPAIRING, OR REPLAYING, APPORTION OF THE FACILITIES INSTALLING, ROBOTHES, RESPLIER OF SAM SERVICE.
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 - 3) THE COVENIES BET FORTH IN THIS BURBECTION BHALL BE DEFOREMENT BY THE BUPPLIER OF THE BAS IMPLICE AND THE GRIEGE OF THE LOT AGREED TO SE BURNS OF THEME COVENIES.

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R-13-E

EAST 51ST STREET

Owner

MILTON H. BERRY, TRUSTEE OF THE MILTON H. BERRY, TRUST CREATED PURSU TO INDETURE DATED JUNE B, 2008 4823 SOUTH FECRA, 43 TULSA, OKLANOMA 74105 PHONED (418) 282-9800

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
3830 EAST 31ST STREET SOUTH, SUITE A
TULBA COLUMBA 74133-1518
PHONE (818) 562-4111
E-MALL SAWADAMOASSOCIATES CON
CA No. 1783 (EXP. JUNE 30, 2017)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF '51ST AND MINGO COMMERCIAL CENTER', PLAT NUMBER 3803.

Monumentation

RNERS TO BE SET USING A 3/8"x18" IRON PIN A YELLOW CAP STAMPED "SACK LS 1139" ON CA 11783.

Legend

B/L = SUILDING LINE F/E = FENCE EASEMENT U/E = UTILITY EASEMENT 1/234 = STREET NUMBER/ADDRESS

Subdivision Statistics

SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK BLOCK 1 CONTAINS 4.2840 ACRES (188,612 S.F.)

Surveyor Note

Addresses

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

EXPERIENCE AND ANY REPORT THE STATE OF THAT, SELECTION TO ANY REPORT THE SECOND THE STATE OF THE CONSTRUCTOR OF THE MAINTENANCE STATE OF MAGNITURE OF THE CONSTRUCTOR OF THE MAINTENANCE STATE OF MAGNITURE OF THE CONSTRUCTOR OF THE MAINTENANCE STATE OF THE CONSTRUCTOR OF THE CONST

THESE RESTRICTIONS, TO THE EXTENT POINTITED BY APPLICABLE LAW, SHALL SE PERFETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF MOT LOW THAN THISTY (30) YEARS FROM THE DATE OF THE RECOMMING OF THIS DEED OF DETICATION MUREES FERNIALED OR ABENDED AS REFERENTED FROM PROPERTY.

INVALIDATION OF ANY RESTRICTION SET FORTH MEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMERT, OR DISCRESS OF ANY COURT, OR STHERMER, SHALL MOT INVALIDATE ON AFFECT ANY O'THE STHER RESTRICTIONS OF ANY PART HEMBOF AS SET FEATH MOMENT, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITHEAS TREDEOF, MILTON H. GERMY, TRASTICE OF THE MILTON H. BERMY TRAST CHEATED PARAMANT TO INDENTURE DATED JUNE 6, 2006, MAS EXECUTED THIS INSTRAMENT THIS 16TH DAY OF MARCH. 2011-

MILTON H. BERRY, TRUSTEE OF THE MILTON H. BERRY TRUST CHEATED PURSUANT TO ENDENTURE GATED JUST 6, 2008

THIS INSTRUMENT WAS ACCORDALDED MEASURE WE THIS 15TH DAY OF MARCH, 2017, BY MILTON H. SERRY, AN INMUSTEE OF THE MILTON H. SERRY TRUST CREATED PURBLANT TO EXCENSIVE AND A TRUST OF THE SERVICE OF THE MILTON H. SERRY TRUST CREATED PURBLANT TO EXCENSIVE AND A TRUST OF THE SERVICE OF THE SERVICE

W COMPANIES STATE WITHOUT PURILIC



Certificate of Survey

ANALY 24, 2017
BY CONSTRAIN SUPPLY MICHAELE



EATC 0: BACK LICENSED PROFESSIONAL LAND SURVEYOR, OKLAHOMA NO: 1645

STATE OF DICLAHOMA) 658 THE FORENDING CONTIFICATE OF BURVEY WAS ACCOUNTEDED SEFORE ME





Case Number: PUD-411-C-17

Minor Amendment

Hearing Date: March 15, 2017

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

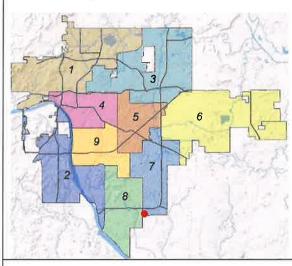
Applicant: Lou Reynolds

Property Owner: Target Corporation c/o Eller

& Detrich, P.C.

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allocate floor area to permit a lot split

Gross Land Area: 13.37 acres

Location: North of NE/c East 101st St South

and South Memorial Drive

Lot 5, Block 1 South Town Market

Zoning:

Existing Zoning: CO/PUD-411-C

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Data:

TRS: 8324

CZM: 57

Atlas: 2270

Staff Recommendation:

Staff recommends approval.

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-411-C-17 Minor Amendment

STAFF RECOMMENDATION

<u>Amendment Request:</u> Modify the PUD Development Standards to allocate floor area to permit a lot split.

The applicant proposes to split Tract A-1 and Tract A-2 as shown on applicant Exhibits A-1 & A-2. 5,000 sf of floor area is to be allocated from Tract A-1 to Tract A-2.

Currently Lot 5, which consists of the two proposed tracts, Lot 6 and Lot 7 are allowed a total of 228,210 sf of floor area. If approved, the remaining total allowable floor area for the remainder of Lot 5, Lot 6 and Lot 7 will be 223,210 sf. Based on the approved site plan, the Target store that currently occupies Lot 5 is 186,110 sf, leaving 37,100 sf of floor area available for Lots 5, 6 and 7.

<u>Staff Comment:</u> This request can be considered a Minor Amendment as outlined by Section 30.010.I.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-411-C and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map INCOG aerial photo Applicant Exhibit A Applicant Exhibit A-1 Applicant Exhibit A-2

With the considerations listed above, staff recommends **approval** of the minor amendment request to allocate floor area to permit a lot split.

EXHIBIT "A"

PUD MINOR AMENDMENT

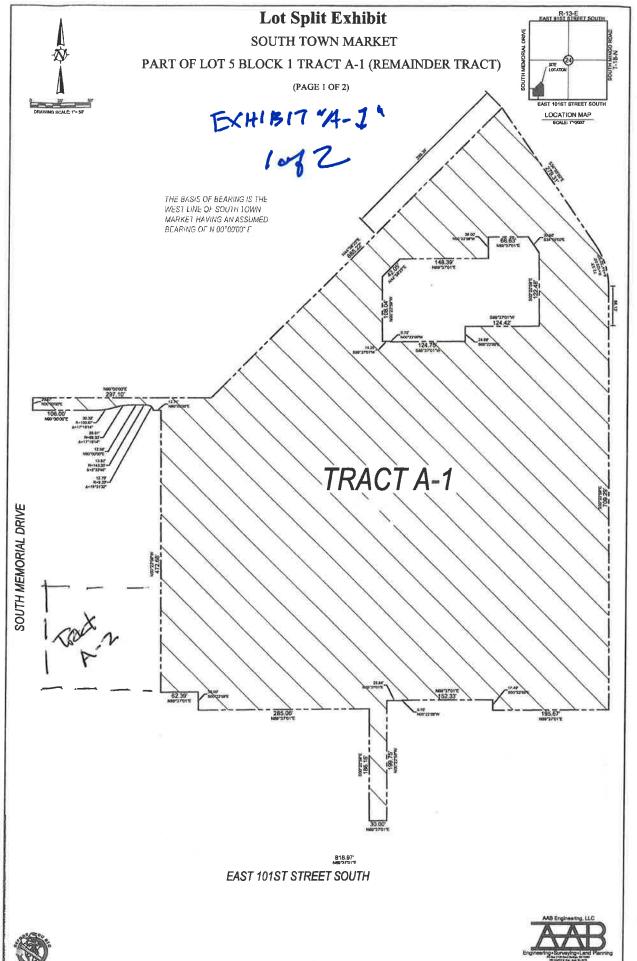
PUD-411- C 17

PUD-411-C. ________ is a Minor Amendment to split Lot 5, Block 1, SOUTH TOWN MARKET, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, into two (2) lots. Such lots are shown as <u>Tract "A-1"</u> and <u>Tract "A-2"</u> on <u>Exhibit "B"</u> attached hereto.

A map and the legal description for Tract "A-1" is attached hereto as Exhibit "A-1".

A map and the legal description for Tract "A-2" is attached hereto as Exhibit "A-2".

PUD-411-6 ... will allocate 5,000 square feet of floor area to <u>Tract "A-2</u>.



Lot Split

SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-1 (REMAINDER)
(PAGE 2 OF 2)

EXHIBIT "A-1"

LEGAL DESCRIPTION

LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT THE FOLLOWING TRACT.

A TRACT OF LAND IN LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1) BLOCK ONE (1), OF SAID SOUTH TOWN MARKET THENCE NORTH 89°37'01" EAST ALONG THE SOUTH LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 214.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°22'59" EAST FOR A DISTANCE OF 184.87 FEET TO THE NORTHEAST CORNER OF LOT TWO (2) BLOCK ONE (1) OF SAID SOUTH TOWN MARKET; THENCE SOUTH 89°37'01" WEST ALONG THE NORTH LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 215.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH MEMORIAL AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 00°00'00" EAST ALONG SAID RIGHT-OF-WAY FOR 184.87 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 39,741.94 SQUARE FEET / 0.91 ACRES MORE OR LESS.

REAL PROPERTY CERTIFICATION

Rollston

I, ERIC ROLLSTON, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

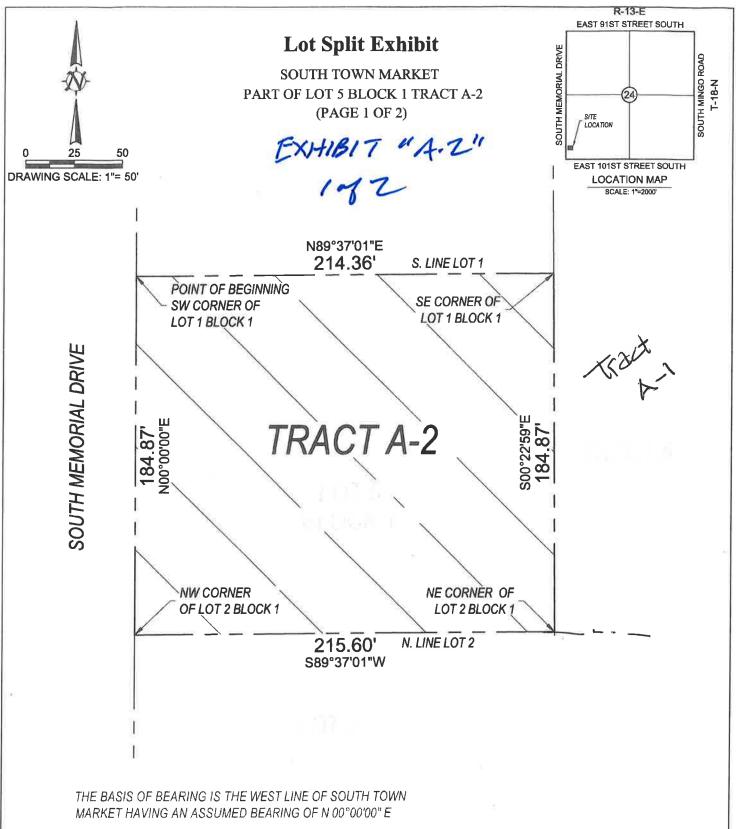
ERIC ROLLSTON

OKLAHOMA PLS NO. 1761

2/5/207



Engineering Surveying Land Planning
PD Box 2136 Send Spirings, Or 74003
OK CAMPGE Eg: June 30, 2016
KS CAMPGE FD: Dea 31, 2016
Office: (819) 374-44295 Fac (1915) 514-4298





Lot Split

SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-2
(PAGE 2 OF 2)

EXHIBIT "A-2"

LEGAL DESCRIPTION

A TRACT OF LAND IN LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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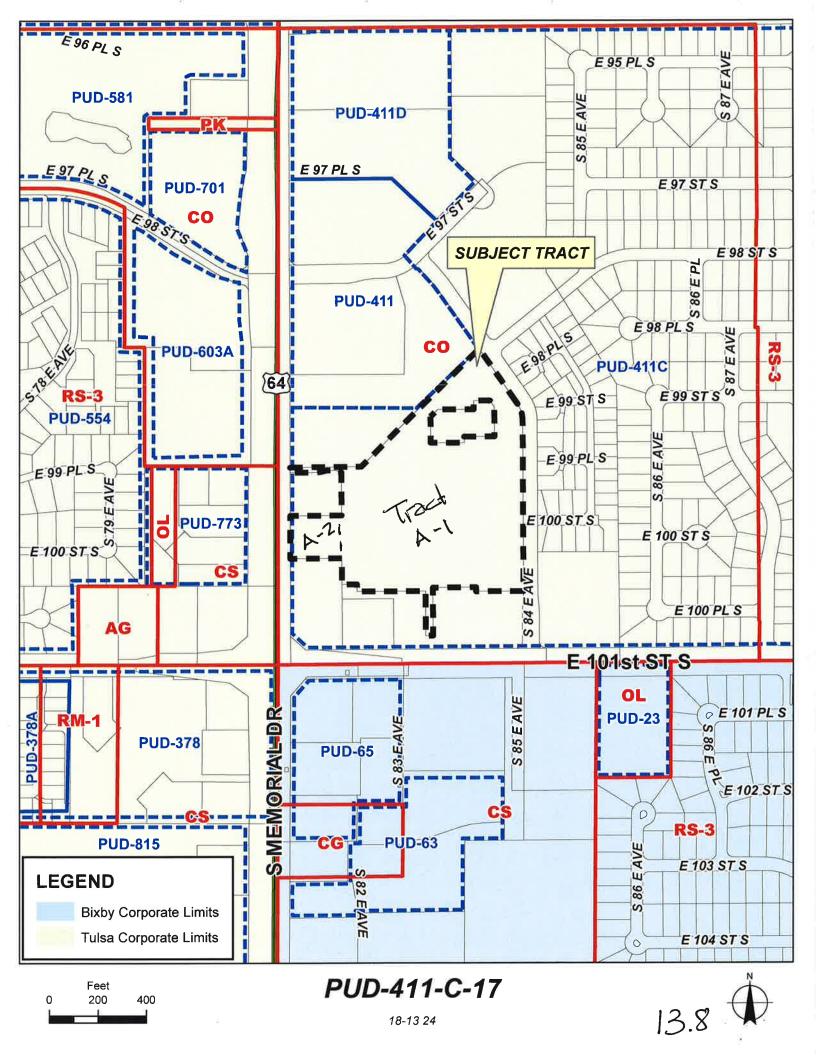
ERIC ROLLSTON

OKLAHOMA PLS NO. 1761

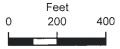


Rollation 2/5/2017

Engineering Surveying Land Planning
PO Box 2136 Sand Springs, ON 74963
OK CAMBUS Exp. June 30, 2018
ISC GANZZE Exp. Dox 31, 2016









PUD-411-C-17

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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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Case Number: PUD-267-12

Minor Amendment

Hearing Date: March 15, 2017

Case Report Prepared by:

Jay Hoyt

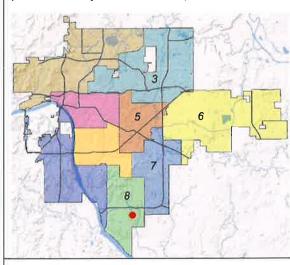
Owner and Applicant Information:

Applicant: Andrew A. Shank

Property Owner: Arkansas Valley Petroleum,

LLC

Location Map: (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment

to modify signage standards.

Gross Land Area: .74 acres

Location: SE/c South Sheridan Rd. and

East 101st St S.

6506 East 101st Street South

Lot 2, Block 1 Village South

Zoning:

Existing Zoning: CS/PUD-267

Proposed Zoning: No Change

Staff Recommendation: Staff recommends approval.

Comprehensive Plan:

Land Use Map: Neighborhood Center

Growth and Stability Map: Growth

Staff Data:

TRS: 8326

CZM: 57

Atlas: 2469

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-267-12 Minor Amendment

STAFF RECOMMENDATION

<u>Amendment Request:</u> Modify the PUD Development Standards to clarify existing sign standards and update with provisions from the current City of Tulsa Zoning Code.

The applicant proposes to modify the standards as shown on applicant's Exhibit "A". The intention of the modifications is to clarify the somewhat unclear current sign standards that apply to Lot 2, as well as bringing the standards more in line with the requirements of the current zoning code. This amendment will also add the ability to utilize dynamic displays, which is not currently allowed.

<u>Staff Comment:</u> This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(12) of the City of Tulsa Zoning Code.

"Modification to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

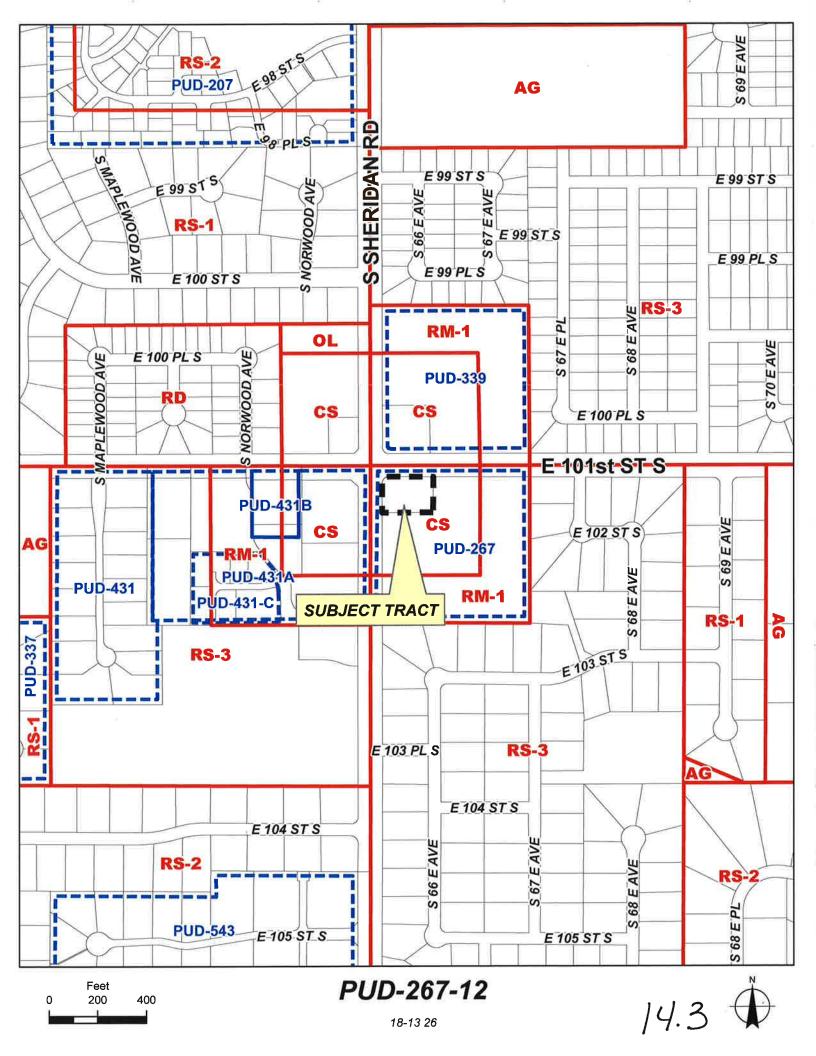
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-267 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 Exhibit "A"

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the signage standards for Lot 2.



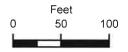




PUD-267-12

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







PUD-267-12

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

Aerial Photo Date: February 2016



EXHIBIT "A"

The Applicant requests a Minor Amendment to PUD 267 to clarify the existing signage standards for PUD 267 and update the standards with provisions from the current Tulsa Zoning Code, as follows:

SIGNS

Ground Signs:

1. Not more than two (2) ground signs on each arterial street frontage shall be permitted. The ground signs may contain digital technology, including, without limitation, an LED display surface area conveying changeable copy. The ratio of digital and static display surface area for each sign shall be as follows:

Display Surface Area

Digital:

32 SF

Static:

148 SF

Total:

180 SF

Maximum sign height above grade of abutting street:

26 FT

- 2. Any digital element on a sign shall have a minimum dwell time of at least eight (8) seconds and will not contain any movement, animation, audio, video, pyrotechnics or other special effects.
- 3. The signs shall not be located within 200 FT of an R district, or a designated residential development area, as measured in a straight line from the nearest point on the Sign structure to the nearest point of an R district or residential development area boundary line.
- 4. The transition or change from one message to another on any digital element of a sign shall occur in one (1) second or less and contain no animation or special effects.
- 5. Any digital element on a sign shall be equipped with a default mechanism that freezes the display in on position or presents a static or blank display if a malfunction occurs.
- 6. Any digital element on a sign shall be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 7. The maximum brightness level of the dynamic display of any sign shall not exceed 6,500 NITS during daylight hours or 500 NITS between 30 minutes

- after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service.
- 8. Signs shall not be located within 35 FT of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.
- 9. Signs shall not be located within or within 20 FT of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.
- The foregoing minimum dwell time and maximum illuminative brightness levels shall be subject to future modification and regulation in the exercise of the City's police powers and no vested rights shall ever be created in these conditions.

Wall or Canopy Signs:

Wall signs shall not exceed an aggregate display surface area of 1.5 SF per lineal foot of the building wall to which the sign is affixed. Wall or canopy signs shall not exceed the height of the building. Nor portable or roof signs shall be permitted. Projecting signs shall be permitted only beneath a canopy.

Signs - Miscellaneous:

Signs not visible from a public street, including without limitation, way finding, directional, and informational signs, will be permitted without requiring Detail Sign Plan approval.

Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan Approval



Case: Kum & Go 871 Addition

Hearing Date: March 15, 2017

Case Report Prepared by:

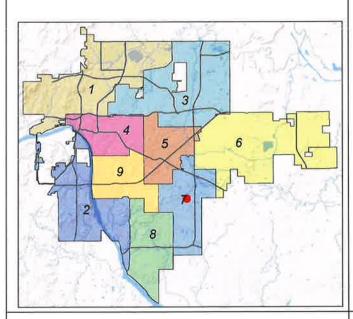
Nathan Foster

Owner and Applicant Information:

Applicant: Crafton Tull, Chuck Mitchell

Owner. Multiple owners

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Final Plat Approval

1 lot, 1 block, 1.48± acres

Location: Southwest corner of South Mingo Road and East 61st Street

Zoning:	CS
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Staff Recommendation:

Staff recommends **approval** of the Final Plat

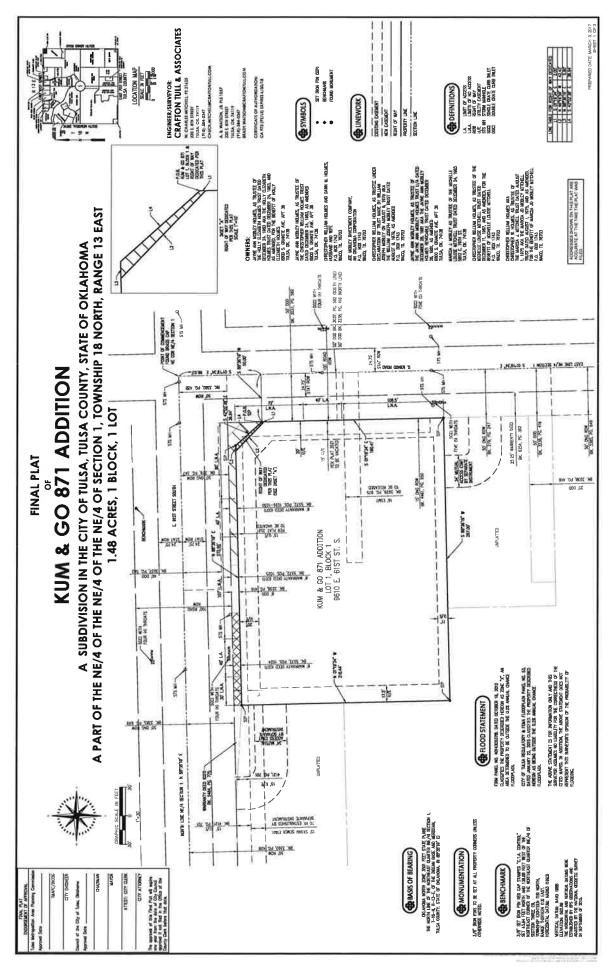
City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat



KUM & GO 871 ADDITION SHEET 2 OF 3 PREPARED DATE: MARCH 3, 2017

KUM & GO 871 ADDITION

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ECTION 1. STREETS AND UTILITIES.

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KUM & GO 871 ADDITION

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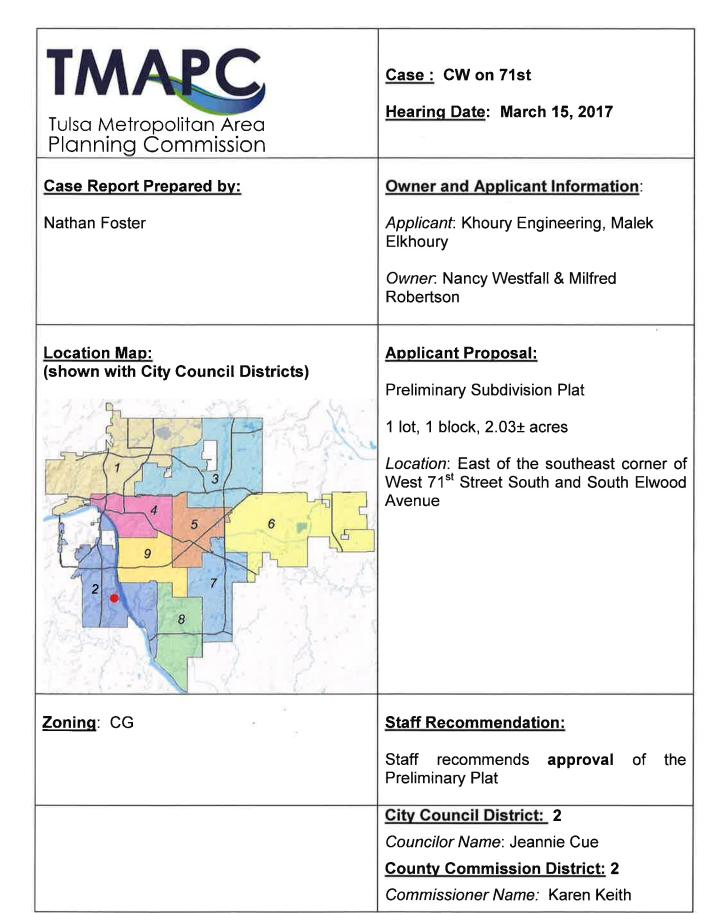
ELTINA V. SERRAGILIY

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SAWN B. HOLLES

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<u>EXHIBITS:</u> Site Map, Aerial, Land Use Map, Growth & Stability Map, Preliminary Plat, Conceptual Improvements

PRELIMINARY SUBDIVISION PLAT

CW on 71st - (CD 2)

East of the southeast corner of West 71st Street South and South Elwood Avenue

This plat consists of 1 lot, 1 block on 2.03± acres.

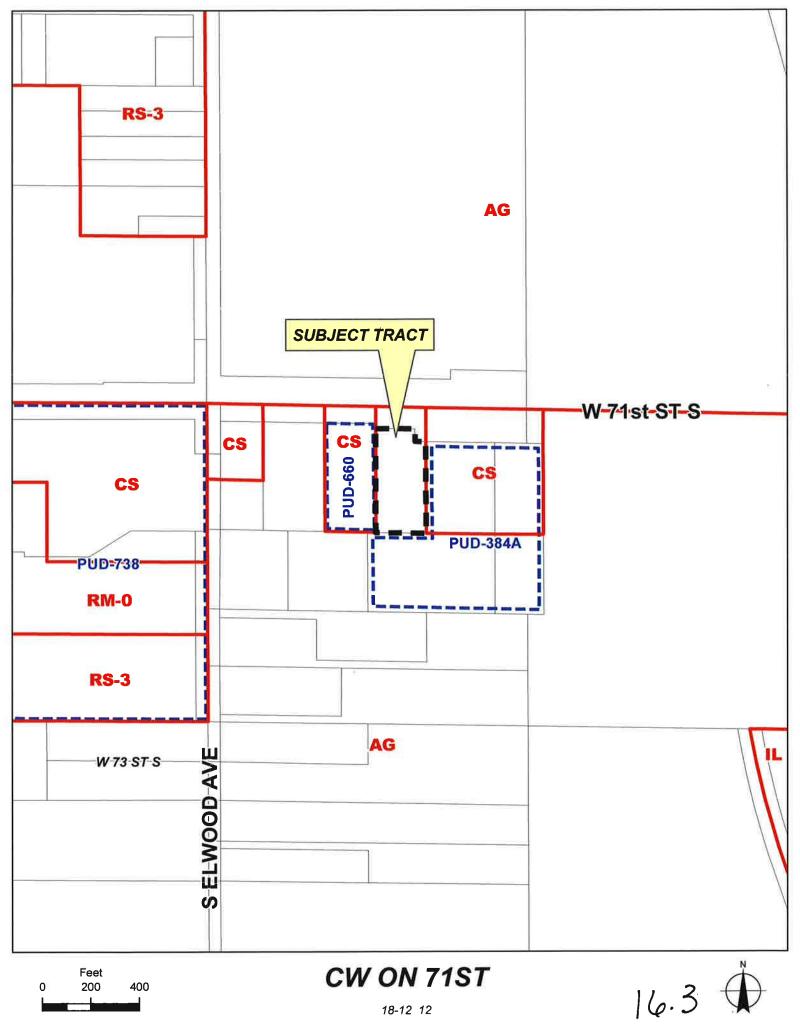
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

- 1. **Zoning:** The property is currently being rezoned to a CG (Commercial General) designation with an optional development plan. Development standards for the optional development plan will need to be included with the final plat.
- 2. Transportation & Traffic: Adjust Limits of No Access to match the dimensions of the north property line. Access radius should be 25'. Right-of-way permit will be required.
- 3. Sewer: 17.5' U/E required along East 71st Street
- **4. Water:** 17.5' U/E required along East 71st Street
- **5. Stormwater & Drainage:** Show proposed detention easement. Culvert should be shown at entrance drive.
- **6. Engineering Graphics:** Remove contours for final plat submittal. Revise final plat to adhere to all requirements of Section 3.3.3 of the Subdivision Regulations. Provide a north arrow on the location map.
- 7. Fire: All gates on the conceptual drawing will require KNOX access for fire protection.
- 8. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.
- **9. Airport:** Avigation notice required to be affixed to the face of the plat.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.





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CW ON 71ST

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

Aerial Photo Date: February 2016

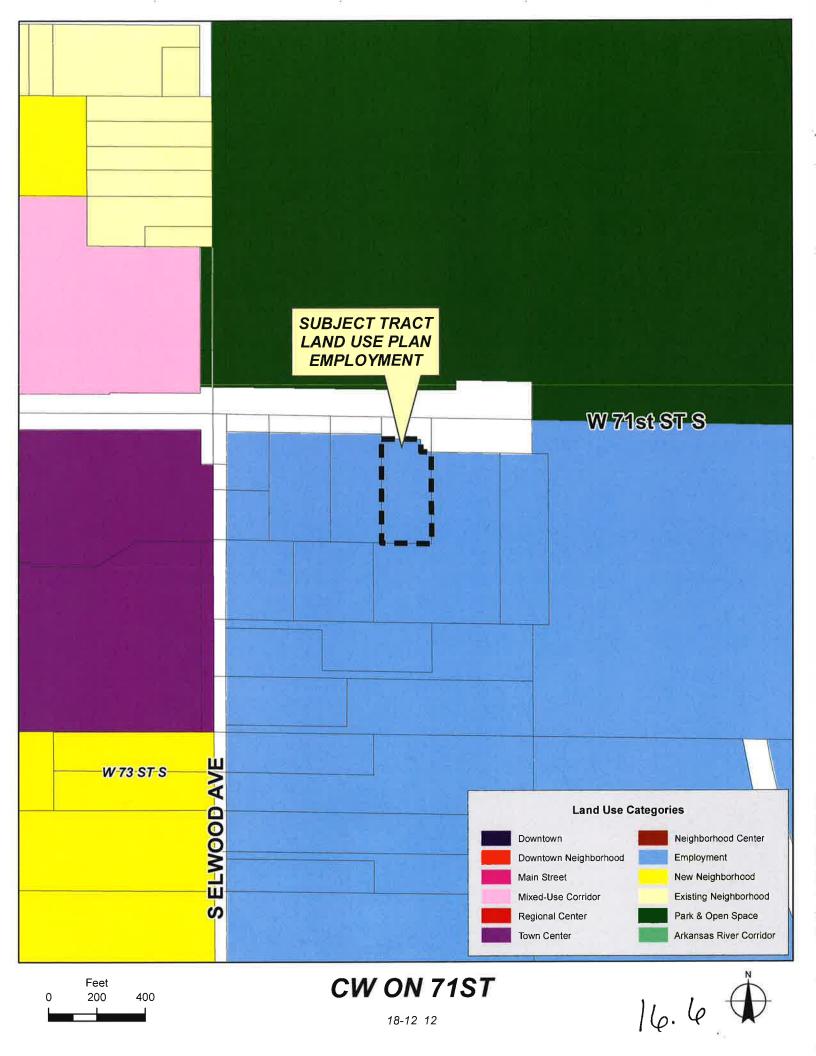


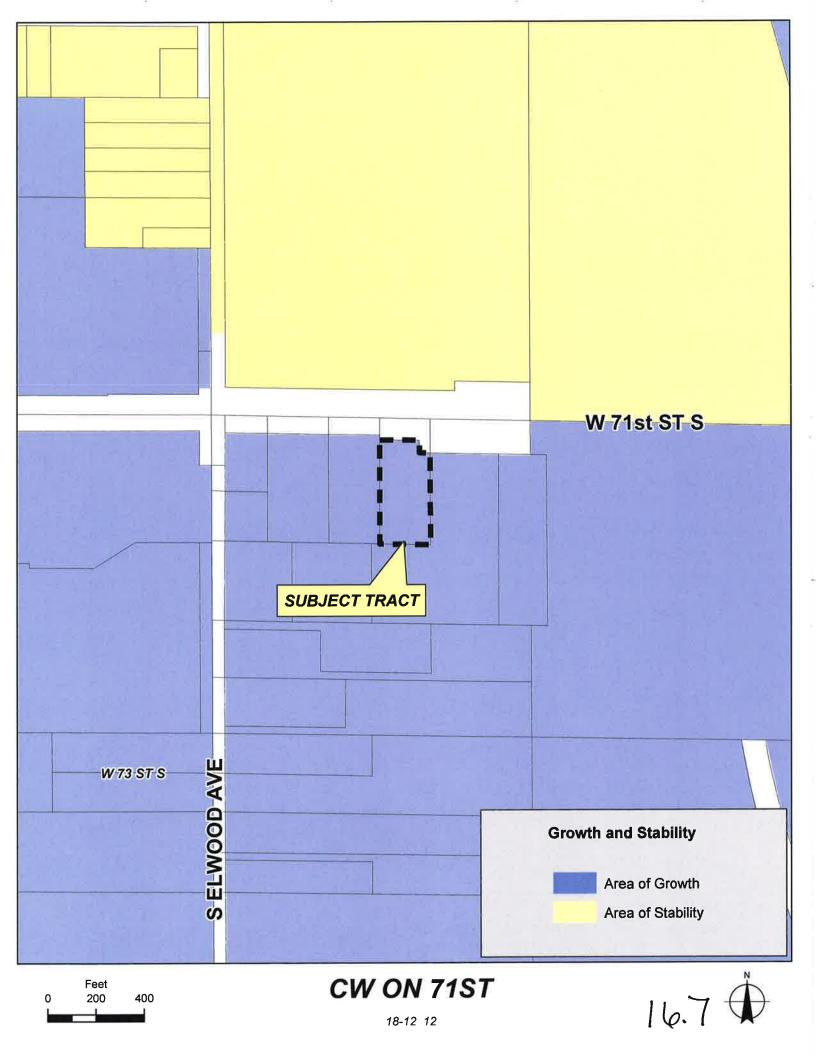
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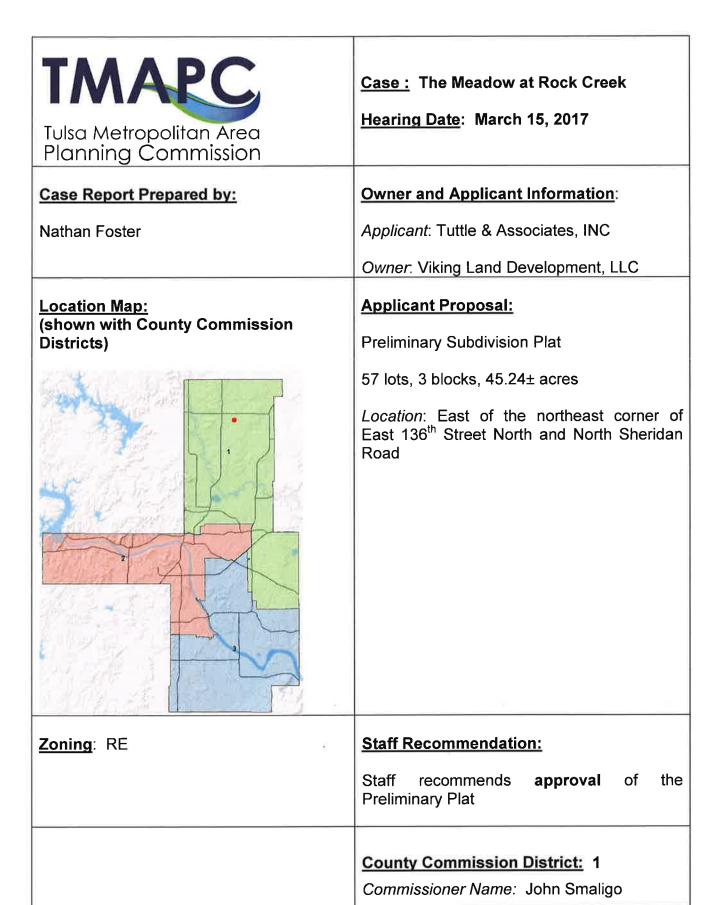


CW ON 71ST

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







EXHIBITS: Site map, Aerial, Preliminary Plat, Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

The Meadow at Rock Creek - (County)
East of the northeast corner of East 136th Street North and North Sheridan
Avenue

This plat consists of 57 lots, 3 blocks on 45.24 acres.

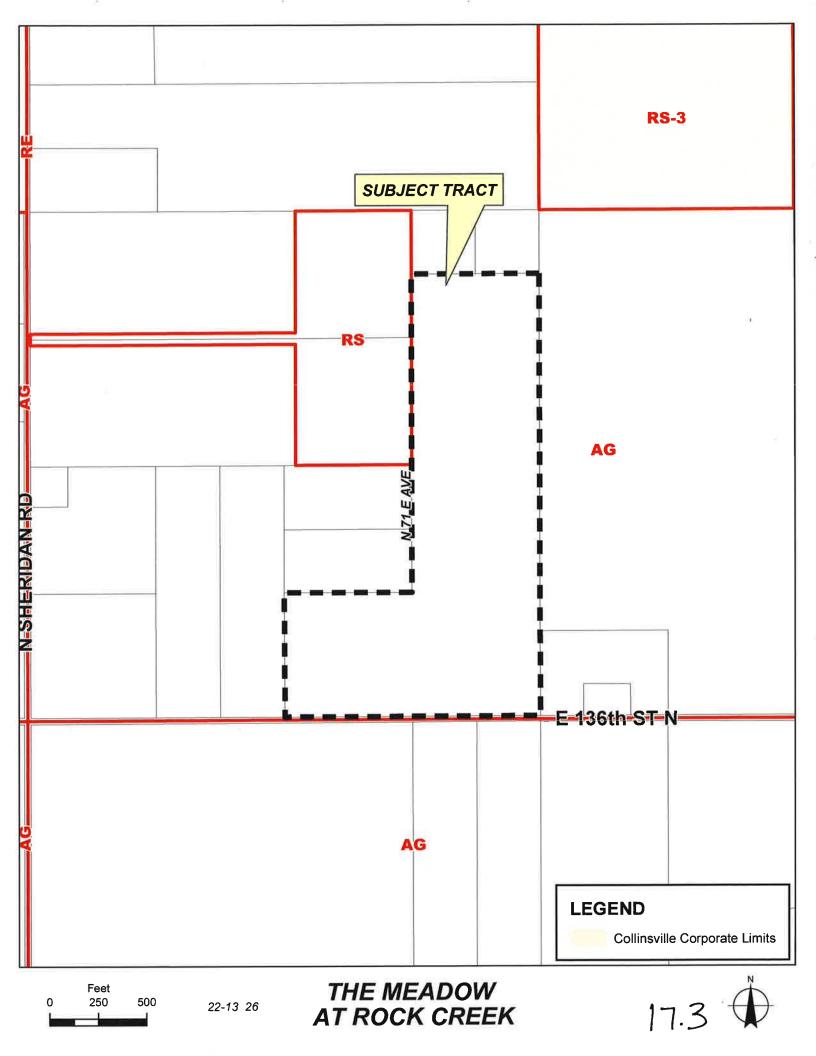
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

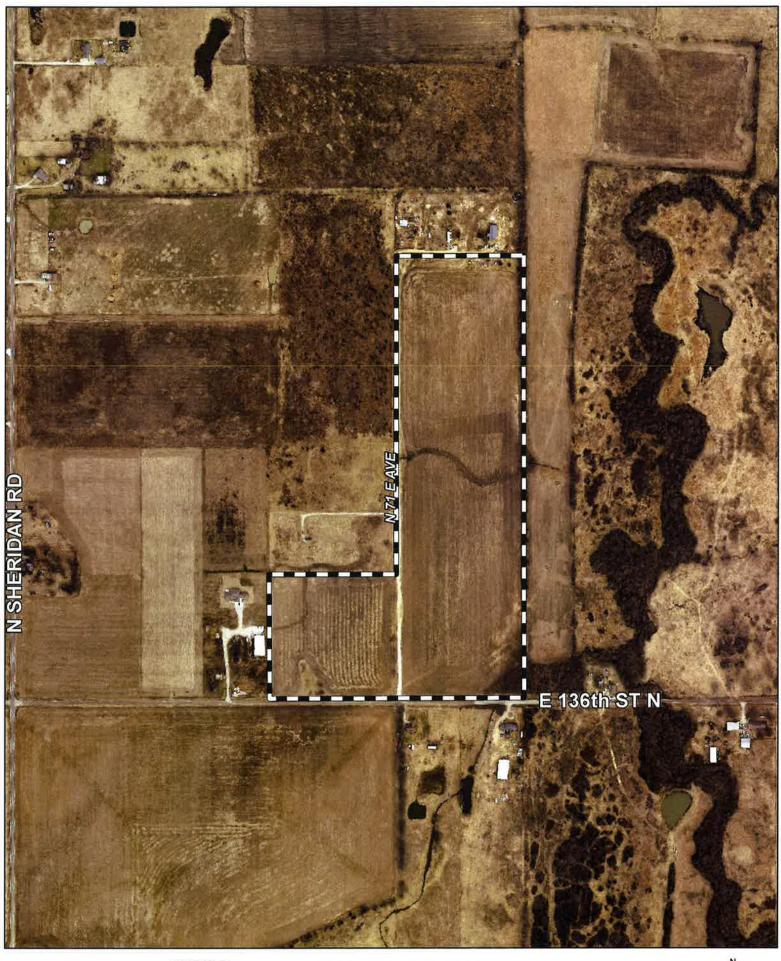
- **1. Zoning:** The property is zoned RE (Residential Estate). All property located within the subdivision will be subject to the requirements of the Tulsa County Zoning Code.
- **2. Transportation & Traffic:** Include right-of-way dedication language.
- 3. Water: Water service will be provided by Washington County Rural Water District No. 3. Water line plans must be submitted and approved by RWD#3. Any required easements by RWD#3 must be shown on the final plat.
- 4. Engineering Graphics: Where lots are divided by Reserve Areas, new block numbers are required. Renumber lots and blocks. Provide a subdivision statistics heading and provide total square feet, acreage, number of lots, blocks, and reserve areas. Add "State of" before Oklahoma in the plat subtitle. Remove contours on final plat submittal. Graphically label all iron pins found or set associated with the plat.
- **5. Fire:** Local fire service must approve and release final plat layout.
- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.





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THE MEADOW AT ROCK CREEK

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



PRELIMINARY PLAT AT ROCK CREEK THE MEADOW AN ADDITION TO THE COUNTY OF TULSA A TRACT OF LAND IN THE SW/4 SECTION 26, T-22-N, R-13-E, TULSA COUNTY, OKLAHOMA OWNER/DEVELOPER: Viking Land Development, LLC on Oldhoma limited liability company P.O. BOX 693 Orumright, Oklahoma 74030 Phone: (918) 645–6391 ENGINEER: Tuttle & Associates, Inc. LOCATION MAP 9718 East 55th Place South Tulso, Oklahoma - 74146 Phone: (918) 663-5567 CERTIFICATE OF AUTHORITY CA 465 EXPIRATION 6-30-17 tuttle-associates@sbcglobal.com 38 30 SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; E SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL THE WEST THIRTY (30) FEET OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (E/4) OF THE SOUTHWEST QUARTER (EW/4) OF SECTION TWENTY—SIX (26), TOWNSHIP TWENTY—TWO (22) NORTH, RANCE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF ORLANDIAN, ACCORDINGT OF THE U.S OVERNMENT SURVEY THEREOF. RESERVE 2 LEGEND LEGEND NORTH SOUTH SOUTH EAST WEST WEST WITH BUILDING LINE UTILITY EASEMENT WASHINGTON COUNTY RWO #3 MESTRECTEO WATER LINE EASEMENT LIMITS OF NO ACCESS STREET ADDRESS 1939 19 20 1 10 10 \$ 88'40'38" W 1324.96' -

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A DETAILS STEPLIAN WILL BE SUBMITTED TO AND APPROVED BY THE COLLECTION PLANMING COMMISSION.

4. NO BUILDINGS, OUTBULDINGS, STRUCTURES OR PARTS THEREOF BE CONSTRUCTED OR MANTAINED ON LOTS MAKERS TO THE PROPERTY THAN THE SET—BACK LINES PROVICED HERBIN OR SHOWN ON THE MANTHING PLATT 3. THE NUMBER OF DWELLINGS WITHIN THE ADDITION SHALL NOT EXCEED 57. IMITS OF NO ACCESS SHALL APPLY TO CORNER LOTS ON ANY SIDE WITH OOT SETBACK LINES

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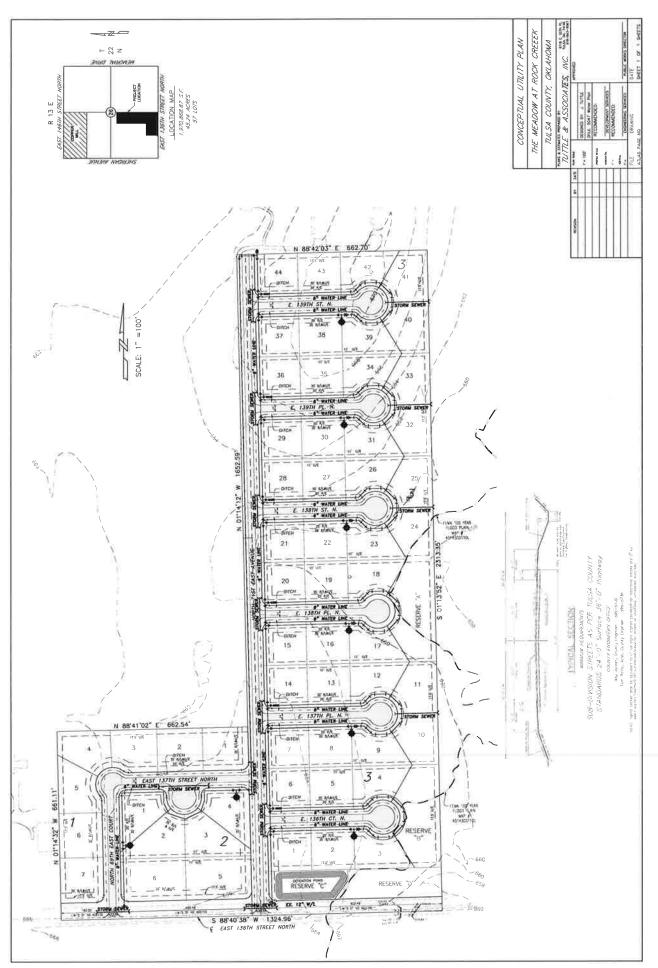
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TRAVERSE CLOSURE REPORT

THE MEADOWS AT ROCK CREEK Boundary

Traverse Closur	e Report	Thu Feb 16	10:27:34 2017
Northing	Easting	Bearing	Distance
2479.000	17462.500	C 001	10'70" W 1701 000
2448.414	16137.893		10'38" W 1324.960
3109.368	16123.561	N 01°1	14'32" W 661.110
3124.586	16785.926	N 88*4	11'02" E 662.540
	, , , , , , , , , , , , , , , , , , , ,	N 01°1	4'12" W 1652.590
4776.791	16750.259	N 88°4	12'03" E 662.700
4791.816	17412.789		3'52" E 2313.350
2479.000	17462.492	5 01 1	3 32 E 2313.350

Closure Error Distance> 0.00795 Error Bearing> S 89°27'55" E Closure Precision> 1 in 915336.9 Total Distance> 7277.250 Traverse Closure Area: 1970851.84 sq ft, 45.245 acres



9718 East 55th Place South Tulsa, Oklahoma 74146 Phone: (918) 663—5567 Date: 052/16/17

Drawn: RWT

Checked: JAT

Job Number: 5047

Sheet 1 of 1



Case Number: CZ-452

Hearing Date: March 15, 2017

Case Report Prepared by:

Jay Hoyt

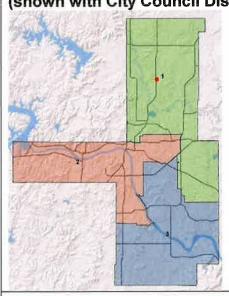
Owner and Applicant Information:

Applicant: JR Donelson

Property Owner. GONZALES, BONNIE KAY

WINES TR

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Rezone to RE to permit a

residential subdivision

Concept summary:

Tract Size: 15.47 + acres

Location: West of N. Yale Ave. at E. 92nd St. N.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1321

CZM: 17, 16

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: CZ-452

DEVELOPMENT CONCEPT: The applicant has requested RE zoning in order to permit the development of a single-family residential subdivision.

EXHIBITS:

INCOG Case map INCOG Aerial

DETAILED STAFF RECOMMENDATION:

RE zoning is consistent with expected development pattern in the area, and

RE zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

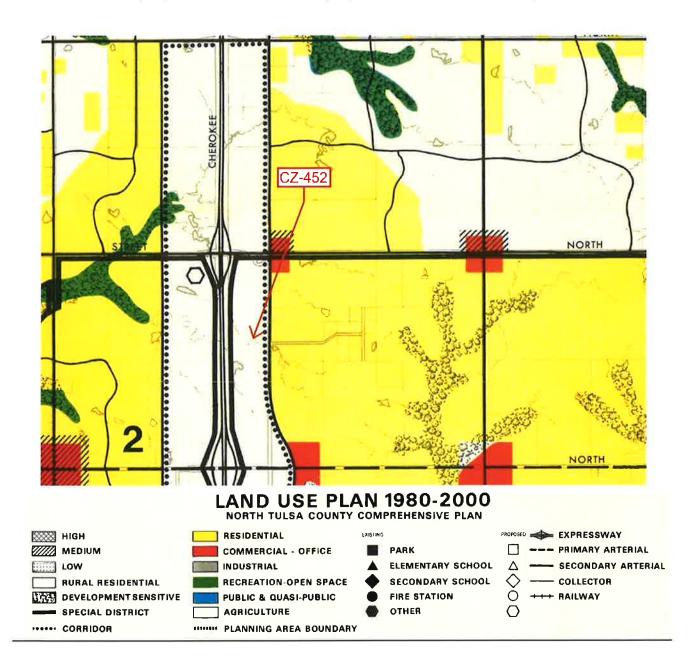
Staff recommends Approval of CZ-452 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: No current comprehensive plan contains a designation for CZ-444 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a medium to high intensity residential base.



Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: North Yale Avenue is designated as a secondary arterial.

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: N/A

Historic Preservation Overlay: N/A

DESCRIPTION OF EXISTING CONDITIONS:

<u>Staff Summary:</u> The site is primarily vacant, with some oil well equipment and an existing single-family residence in the NE corner of the site.

Environmental Considerations: Oil well equipment currently exists on the site

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Yale Avenue	Secondary Arterial	100 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	AG	N/A	N/A	Single-Family
South	AG	N/A	N/A	Single-Family
East	RE	N/A	N/A	Single-Family
West	AG	N/A	N/A	Hwy 75 / Vacant

SECTION III: Relevant Zoning History

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

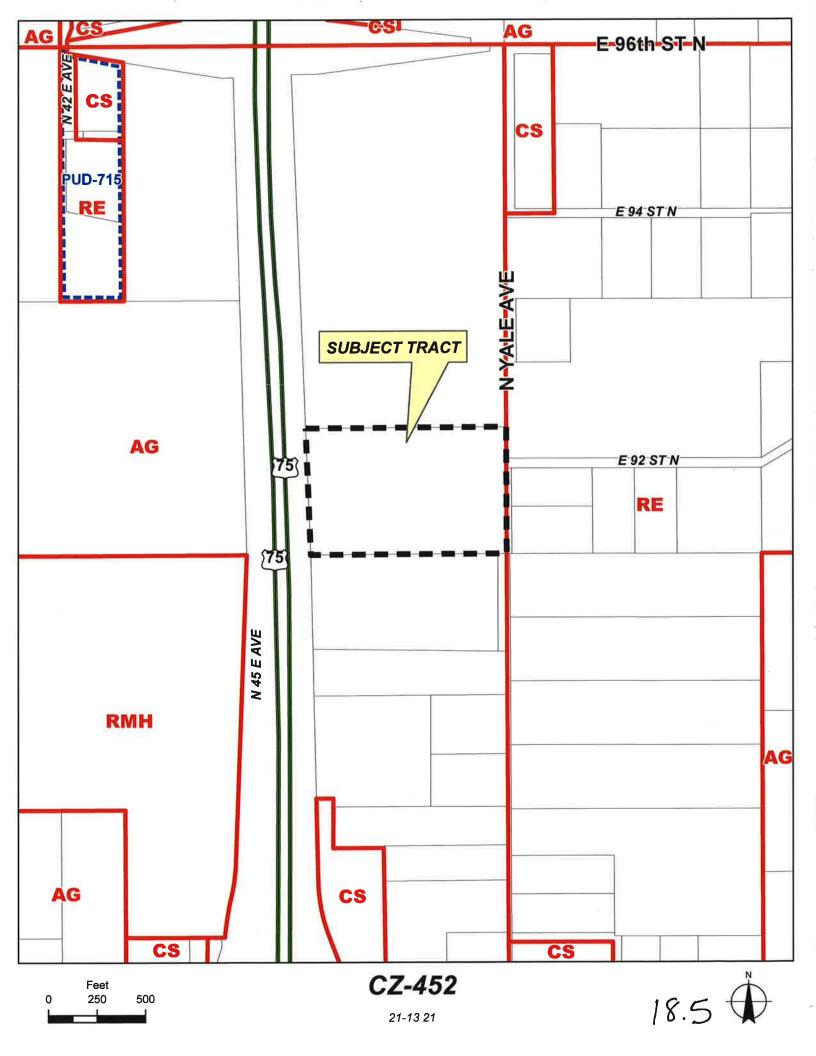
Subject Property:

No relevant history.

Surrounding Property:

<u>CZ-120 December 1984:</u> All concurred in approval of a request for rezoning an 80± acre tract of land from AG to CS on 467' x 467' and RE on the remainder, for residential and commercial, on property located on the northeast corner of E. 86th St. N. and N. Yale Ave.

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CZ-452

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





Case Number: CZ-453

Hearing Date: March 15, 2017

Case Report Prepared by:

Jay Hoyt

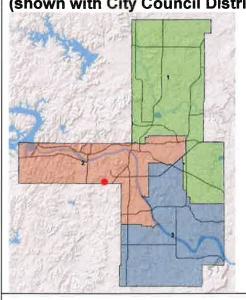
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner. TANKERSLEY, FAMOUS &

LADONNA

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Present Use: Storage and warehousing

Proposed Use: Storage and warehousing

Concept summary:

Tract Size: 1.67 ± acres

Location: South and west of southwest corner of

Southwest Blvd. and S. 72nd W. Ave.

Zoning:

Existing Zoning: RS

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9231

CZM: 45

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: CZ-453

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from RS to IL to permit storage and warehousing. This request is to bring the existing use into conformance with zoning. Storage and warehousing is used primarily for construction materials and other related items.

EXHIBITS:

INCOG Case map INCOG Aerial (small scale) INCOG Aerial (large scale) Applicant Exhibits:

> Exhibit A.1 – Street Closing Description Exhibit A.2 – Street Closing Exhibit County Street Closing Resolution

DETAILED STAFF RECOMMENDATION:

IL zoning is consistent with expected development pattern in the area, and

IL zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

Staff recommends Approval of CZ-453 to rezone property from RS to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Southwest Boulevard is a Secondary Arterial

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 utilized for storage and warehousing.

Environmental Considerations: None

19.2

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
Southwest Boulevard	Secondary Arterial	100 feet	2
South 72 nd West Avenue	None	N/A	2
West 60th Street South	None	N/A	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	N/A	N/A	Railroad/Vacant
South	RS	N/A	N/A	Single-Family
East	RS	N/A	N/A	Single-Family
West	RS / AG / I-2	N/A	N/A	Salvage

SECTION III: Relevant Zoning History

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

Subject Property:

<u>BOA-2562 July 14, 1954:</u> The Board of Adjustment approved a special exception to permit a church, on property located on Lots 5 and 6, Block 6, Taneha Addition and also known as a part of the subject property.

Surrounding Property:

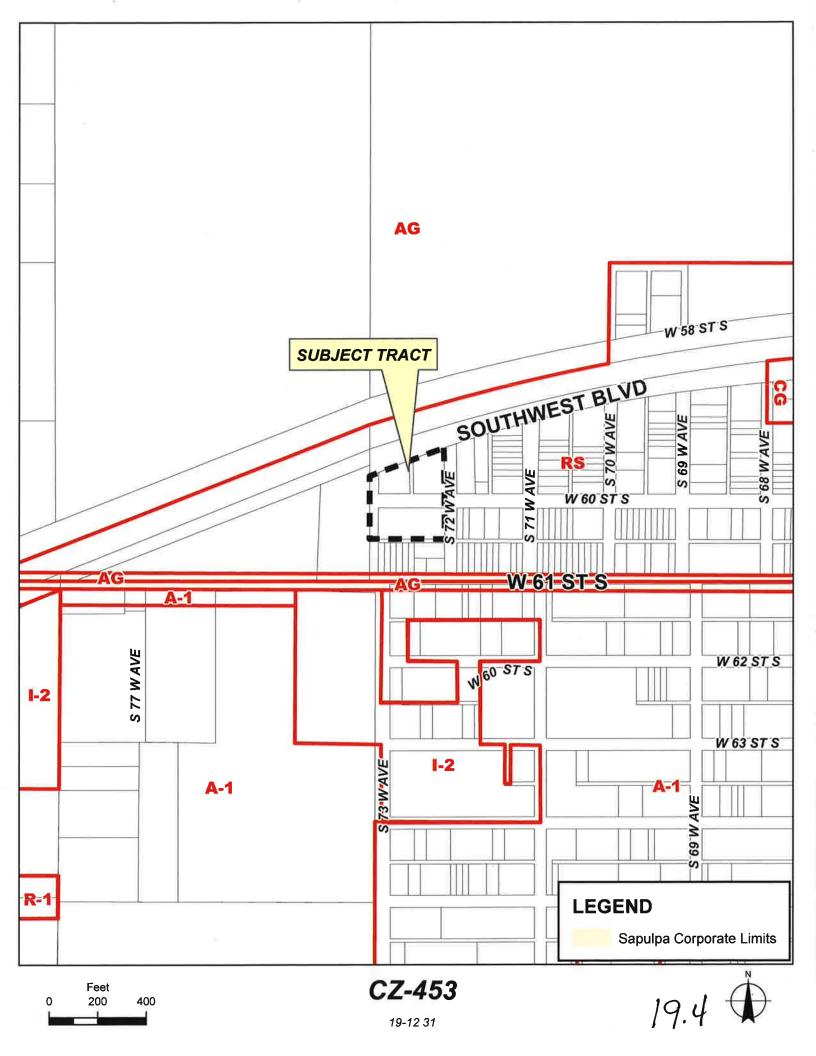
<u>CZ-408 July 2011:</u> All concurred in approval of a request for rezoning a .36<u>+</u> acre tract of land from RS to CG, for commercial use, on property located south of the southeast corner of Southwest Boulevard and S. 68th West Ave.

<u>CZ-265 April 2000:</u> All concurred in approval of a request for rezoning a .25<u>+</u> acre tract of land from RS to CG for a tire store and truck repair, on property located southwest corner of Southwest Boulevard and S. 67th W. Ave.

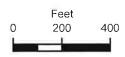
<u>CZ-261 February 2000:</u> All concurred in approval of a request for rezoning a tract from RS to CG located on the southeast corner of Southwest Boulevard and S. 68th W. Ave.

<u>CZ-184 September 1990:</u> A request to rezone a tract located on the southeast corner of Highway 66 West and S. 67th W. Ave., from RS to CG. Staff recommended denial of CG zoning and the Board of County Commissioners approved CS zoning of the property.

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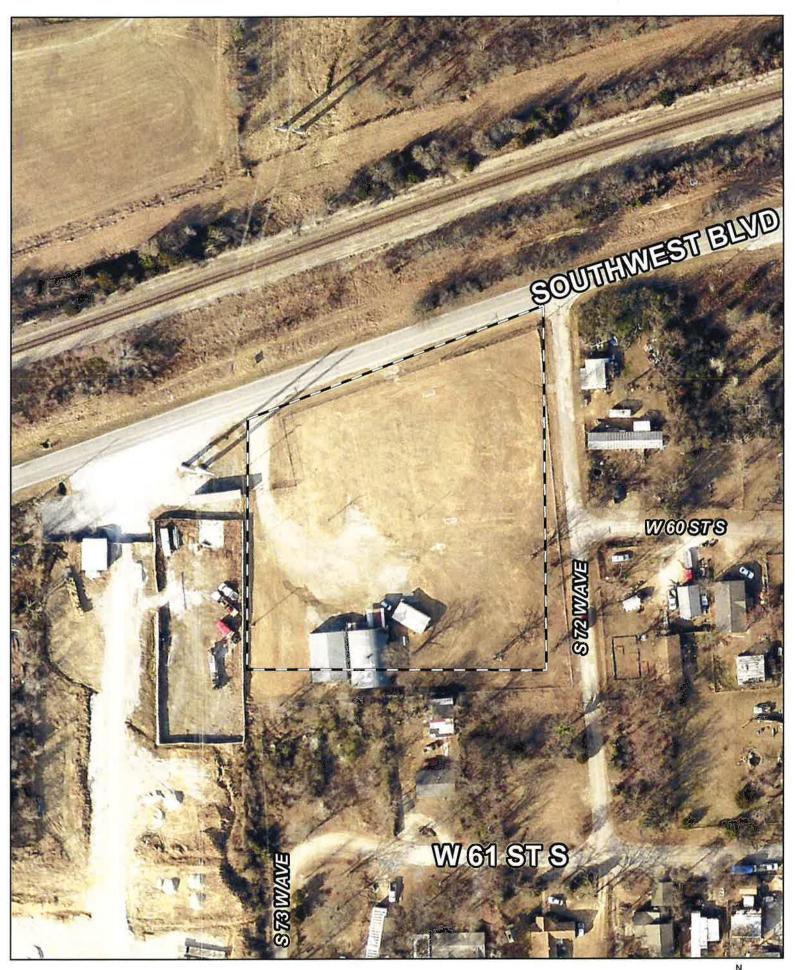


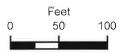
CZ-453

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









CZ-453

19-12 31

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



PAGE 1 OF 1

Exhibit "A.1" Taneha Street Closing Description

Description

A PORTION OF SOUTH 73RD WEST AVENUE AND WEST 60TH STREET SOUTH, LYING ADJACENT TO BLOCK 53, "TANEHA", A SUBDIVISION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 159) AND LYING ADJACENT TO BLOCK 66, PLAT OF BLOCKS 62, 63, 64, 65, 66, 67, 68 & 69, BEING A REPLAT OF TRACKAGE LOTS E, F, G, H, I, J, K & L, "TANEHA", ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 331), TOGETHER WITH THE 15' ALLEY LYING WITHIN SAID BLOCK 66, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 66, THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHEAST CORNER OF BLOCK 53, THENCE SOUTH 90°00'00" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 53, FOR A DISTANCE OF 275.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF SAID BLOCK 53, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 73RD WEST AVENUE: THENCE NORTH 0°00'00" EAST AND ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 261.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 32.54 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 66; THENCE SOUTH 0°00'00" EAST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 84.40 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG THE SOUTH LINE OF SAID BLOCK 66, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 66; THENCE NORTH 0°00'00" EAST AND ALONG THE EAST LINE OF LOTS 7 THROUGH 11, SAID BLOCK 66, FOR A DISTANCE OF 139.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST AND ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 16.27 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 66; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF LOTS 1 THROUGH 6, SAID BLOCK 66, FOR A DISTANCE OF 145.35 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 26,675 SQUARE FEET OR 0.612 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SAID BLOCK 53, "TANEHA", WHICH IS ASSUMED TO BEAR \$ 90°00'00" W.

Certification

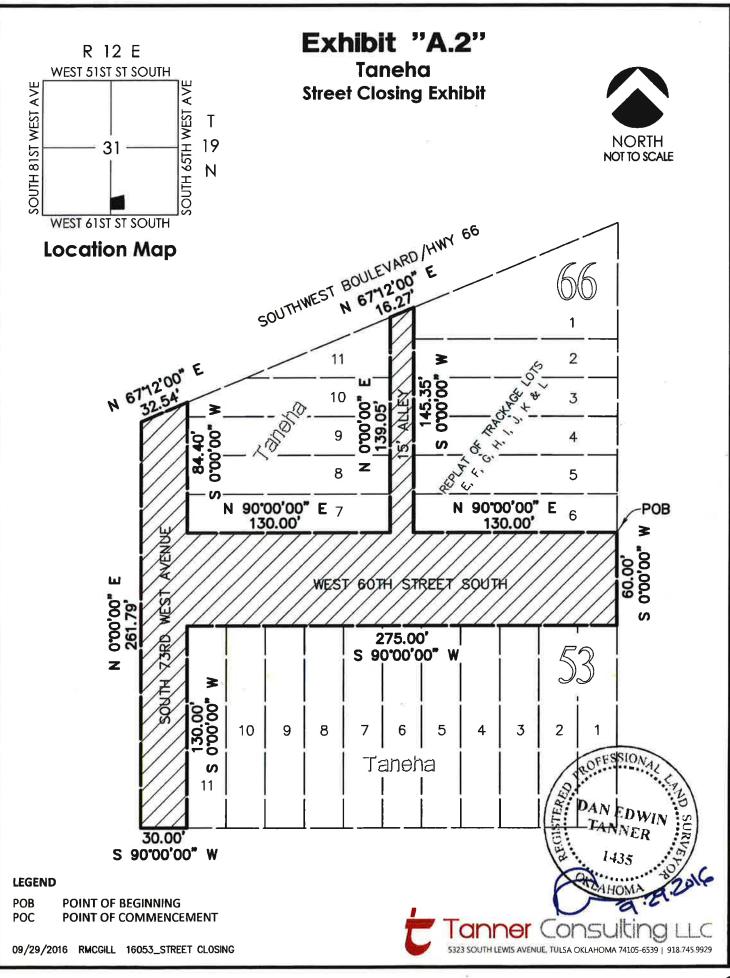
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

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



TANNER

09/30/2016 RMCGILL 16053_STREET CLOSING



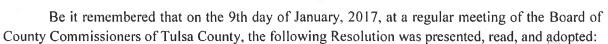


Tulsa County Clerk - Michael Willis

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Receipt # 17-2632 Fee: \$ 0.00 PPROVED

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RESOLUTION

WHEREAS, on the 3rd day of January, 2017, there came before the Board of County Commissioners of Tulsa County, a hearing to close a portion of a platted street and alley (collectively the "Public Way") more particularly described as follows:

A PORTION OF SOUTH 73RD WEST AVENUE AND WEST 60TH STREET SOUTH, LYING ADJACENT TO BLOCK 53, "TANEHA", A SUBDIVISION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 159) AND LYING ADJACENT TO BLOCK 66, PLAT OF BLOCKS 62, 63, 64, 65, 66, 67, 68 & 69, BEING A REPLAT OF TRACKAGE LOTS E, F, G, H, I, J, K & L, "TANEHA", ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 331), TOGETHER WITH THE 15' ALLEY LYING WITHIN SAID BLOCK 66, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 66, THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHEAST CORNER OF BLOCK 53, THENCE SOUTH 90°00'00" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 53, FOR A DISTANCE OF 275.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF SAID BLOCK 53, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 73RD WEST AVENUE; THENCE NORTH 0°00'00" EAST AND ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 261.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 32.54 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 66; THENCE SOUTH 0°00'00" EAST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 84.40 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG THE SOUTH LINE OF SAID BLOCK 66, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 66; THENCE NORTH 0°00'00" EAST AND ALONG THE EAST LINE OF LOTS 7 THROUGH 11, SAID BLOCK 66, FOR A DISTANCE OF 139.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST AND ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 16.27 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 66: THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF LOTS 1 THROUGH 6, SAID BLOCK 66, FOR A DISTANCE OF 145.35 FEET TO A POINT ON THE

SOUTH LINE OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 26,675 SQUARE FEET OR 0.612 ACRES.

WHEREAS, the Board of County Commissioners of Tulsa County investigated the proposed closure of the Public Way as required pursuant to Okla. Stat. tit. 69, § 646, and matter was set for hearing and notice was provided as required by Okla. Stat. tit. 69, § 646(A)(4) & (5); and,

WHEREAS, at its regularly scheduled meeting held on the 9th day of January, 2017, the Board of County Commissioners of Tulsa County approved the closure by the unanimous approval of the undersigned Commissioners. The Board of County Commissioners of Tulsa County determined that the Public Way is no longer required for public purposes and it is necessary, expedient, and in the public interest, for the health welfare and best interests of the citizens of Tulsa County that the Public Way be closed, discontinued, and abandoned. The matter was unopposed.

NOW THEREFORE, BE IT RESOLVED and ORDERED, that in accordance with the laws of Oklahoma, including Okla. Stat. tit. 69, § 646, and the laws of Tulsa County, State of Oklahoma, the Public Way be forever closed, voiding any easement pertaining to the Public Way, and that the Public Way be closed in such a manner as to prevent its use by the general public.

BE IT FURTHER RESOLVED and ORDERED, that the closing of the Public Way shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closing affect private rights-of-way existing by operation of law or private agreement.

Passed and approved this 9th day of January, 2017.

ATTEST:

Chairman

County Clerk

Approved as to Form
Assistant District Attorney

Lot-Split and Waiver of Subdivision Regulations

March 15, 2017

LS-20969

Randy & Sherrie Elmore, (2408) (AG) (County)

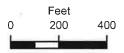
Location: South of the Southwest corner of East 176th Street North and North 129th East Avenue (17282 North 129th Avenue)

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

The Technical Advisory Committee met on March 2, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along North Mingo Road.

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-20969

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

