

**\*AMENDED\***  
**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**  
**Meeting No. 2742**  
March 15, 2017, 1:30 PM  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber

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

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

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

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

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

**PUBLIC HEARINGS:**

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

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

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

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

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

**Mar 15, 2017**

**1) TMAPC Receipt Comparison**

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

3/8/2017

KIMS

**TMAPC RECEIPTS**  
**Month of February 2017**

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	7	\$337.50	\$337.50	\$675.00	67	3,125.00	3,125.00	\$6,250.00
Zoning	6	2,525.00	2,525.00	5,050.00	54	21,315.00	21,315.00	42,630.00
Plan Reviews	34	4,047.50	4,047.50	8,095.00	193	19,347.50	19,347.50	38,695.00
Refunds		0.00	0.00	0.00		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,910.00</u>	<u>\$6,910.00</u>	<u>\$13,820.00</u>		<u>\$43,212.50</u>	<u>\$43,212.50</u>	<u>\$86,425.00</u>
<b>LAND DIVISION</b>								
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
		<u>\$3,325.00</u>	<u>\$3,325.00</u>	<u>\$6,650.00</u>		<u>\$23,633.72</u>	<u>\$23,633.72</u>	<u>\$47,267.44</u>
<b>TMAPC COMP</b>								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	4	\$1,000.00	\$0.00	\$1,000.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$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>	<u>\$1,000.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
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
		<u>\$3,700.00</u>	<u>\$1,450.00</u>	<u>\$5,150.00</u>		<u>\$40,400.00</u>	<u>\$14,550.00</u>	<u>\$54,950.00</u>
<b>TOTAL</b>		<b>\$13,935.00</b>	<b>\$11,685.00</b>	<b>\$25,620.00</b>		<b>\$108,246.22</b>	<b>\$81,396.22</b>	<b>\$189,642.44</b>
<b>LESS WAIVED FEES *</b>		<b>(\$333.57)</b>		<b>(\$333.57)</b>		<b>(\$3,189.90)</b>		<b>(\$3,189.90)</b>
<b>GRAND TOTALS</b>		<b><u>\$13,601.43</u></b>	<b><u>\$11,685.00</u></b>	<b><u>\$25,286.43</u></b>		<b><u>\$105,056.32</u></b>	<b><u>\$81,396.22</u></b>	<b><u>\$186,452.54</u></b>

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





Tulsa Metropolitan Area  
Planning Commission

**Case :** 5200 Mingo Commercial

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

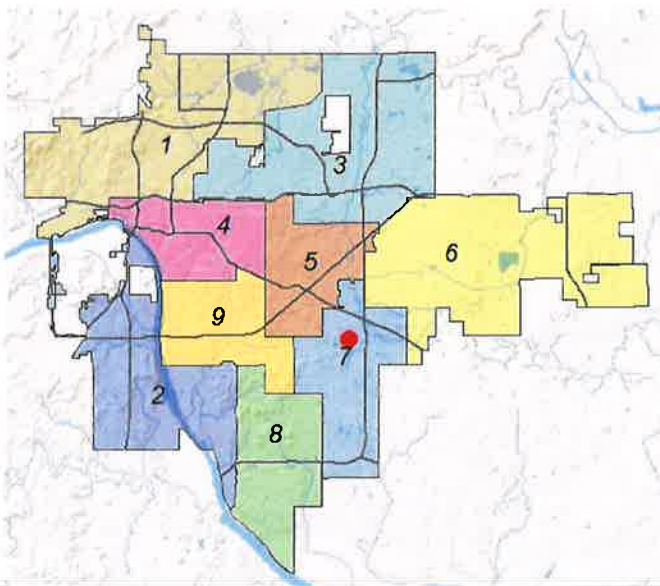
Nathan Foster

**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 51<sup>st</sup> 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







**Case Number:** PUD-411-C-17  
**Minor Amendment**

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

Jay Hoyt

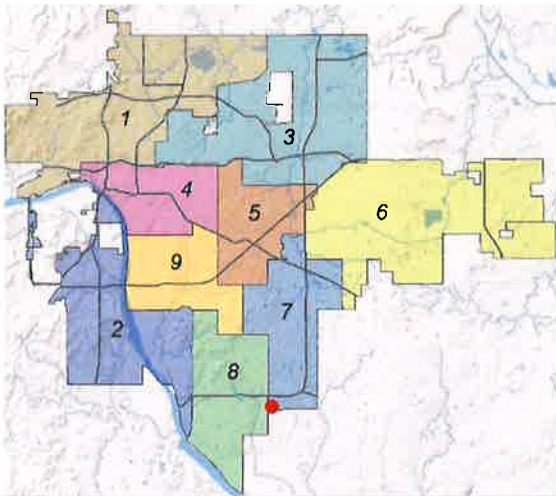
**Owner and Applicant Information:**

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 101<sup>st</sup> 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 Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 8324

CZM: 57

Atlas: 2270

**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**

Amendment Request: 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.

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-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 17 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 Tract "A-1" and Tract "A-2" on Exhibit "B" 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-C 12 will allocate 5,000 square feet of floor area to Tract "A-2".

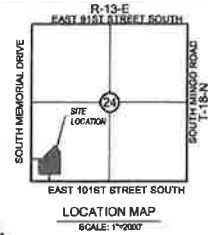
# Lot Split Exhibit

SOUTH TOWN MARKET

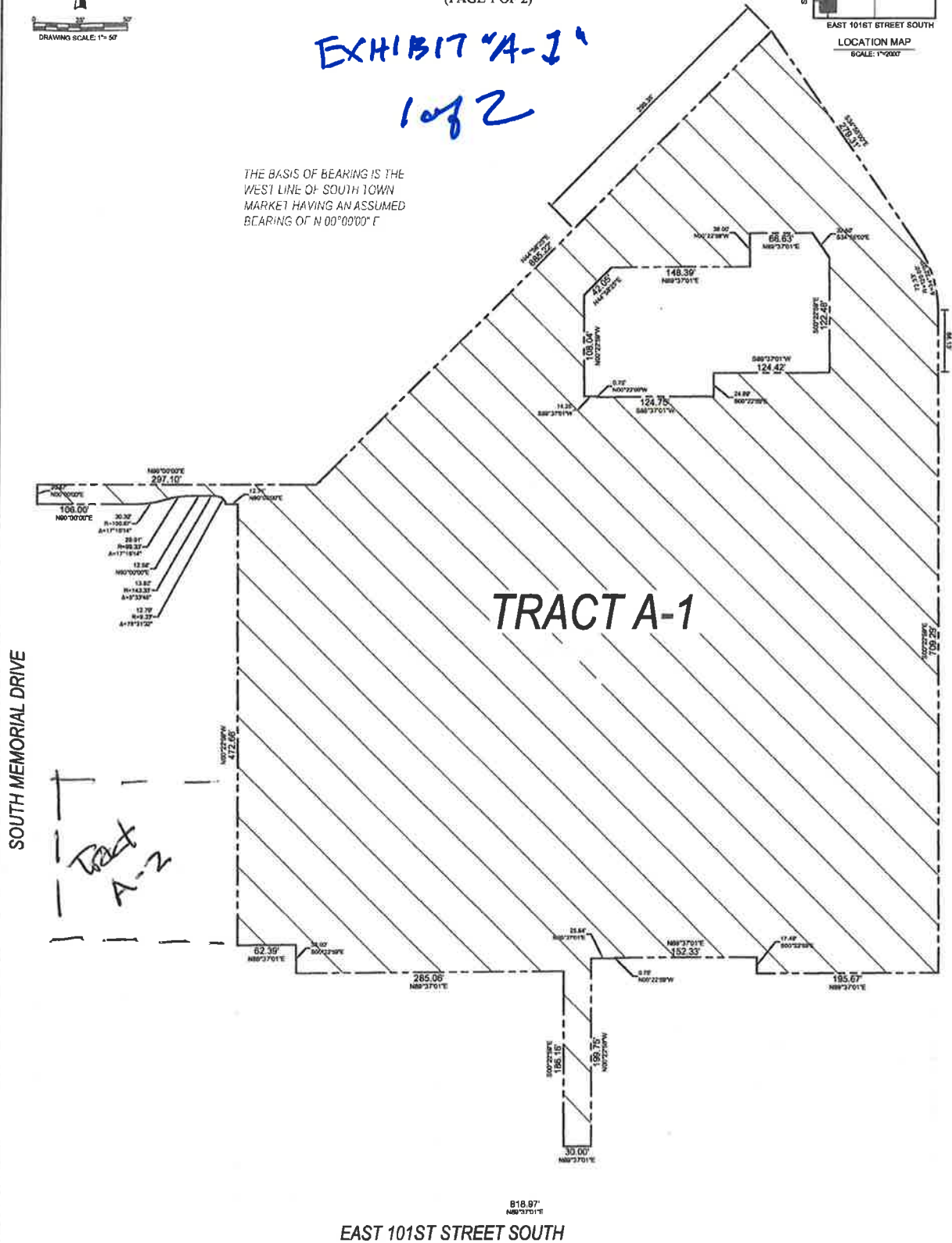
PART OF LOT 5 BLOCK 1 TRACT A-1 (REMAINDER TRACT)

(PAGE 1 OF 2)

EXHIBIT "A-1"  
1 of 2



THE BASIS OF BEARING IS THE  
WEST LINE OF SOUTH TOWN  
MARKET HAVING AN ASSUMED  
BEARING OF N 00° 00' 00" E



SOUTH MEMORIAL DRIVE

818.97'  
N89°37'01"E  
EAST 101ST STREET SOUTH



13.4

# Lot Split

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

*EXHIBIT "A-1"*  
*2 of 2*

## 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

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*

*2/8/2017*

ERIC ROLLSTON  
OKLAHOMA PLS NO. 1761

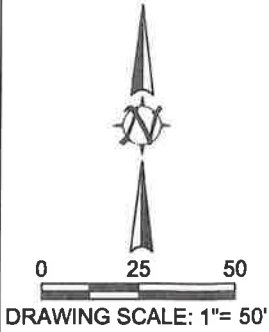
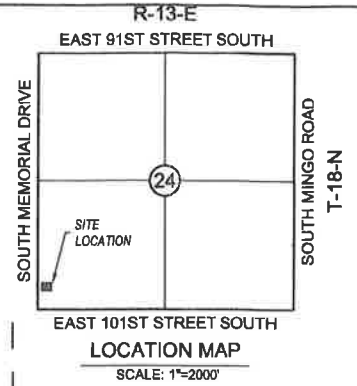


13.5

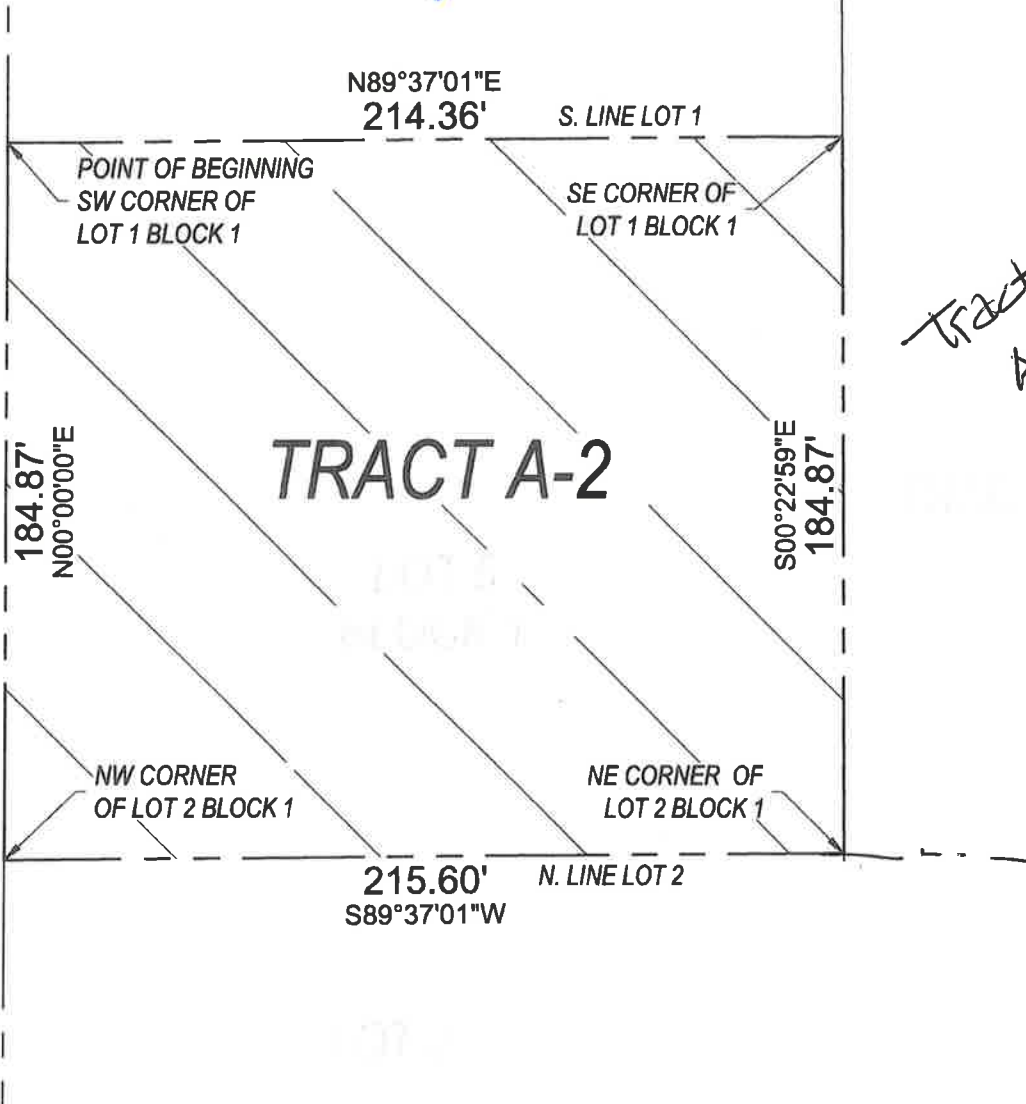
# Lot Split Exhibit

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

*EXHIBIT "A-2"*  
*1 of 2*



SOUTH MEMORIAL DRIVE



THE BASIS OF BEARING IS THE WEST LINE OF SOUTH TOWN MARKET HAVING AN ASSUMED BEARING OF N 00°00'00" E

AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2135 Sand Springs, OK 74063  
OK CAR0318 Exp. June 30, 2018  
KS CAR0292 Exp. Dec. 31, 2016  
Office: (918) 514-4283 Fax: (918) 514-4288

13.6

# Lot Split

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

EXHIBIT "A-2"  
2 of 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:

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

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.

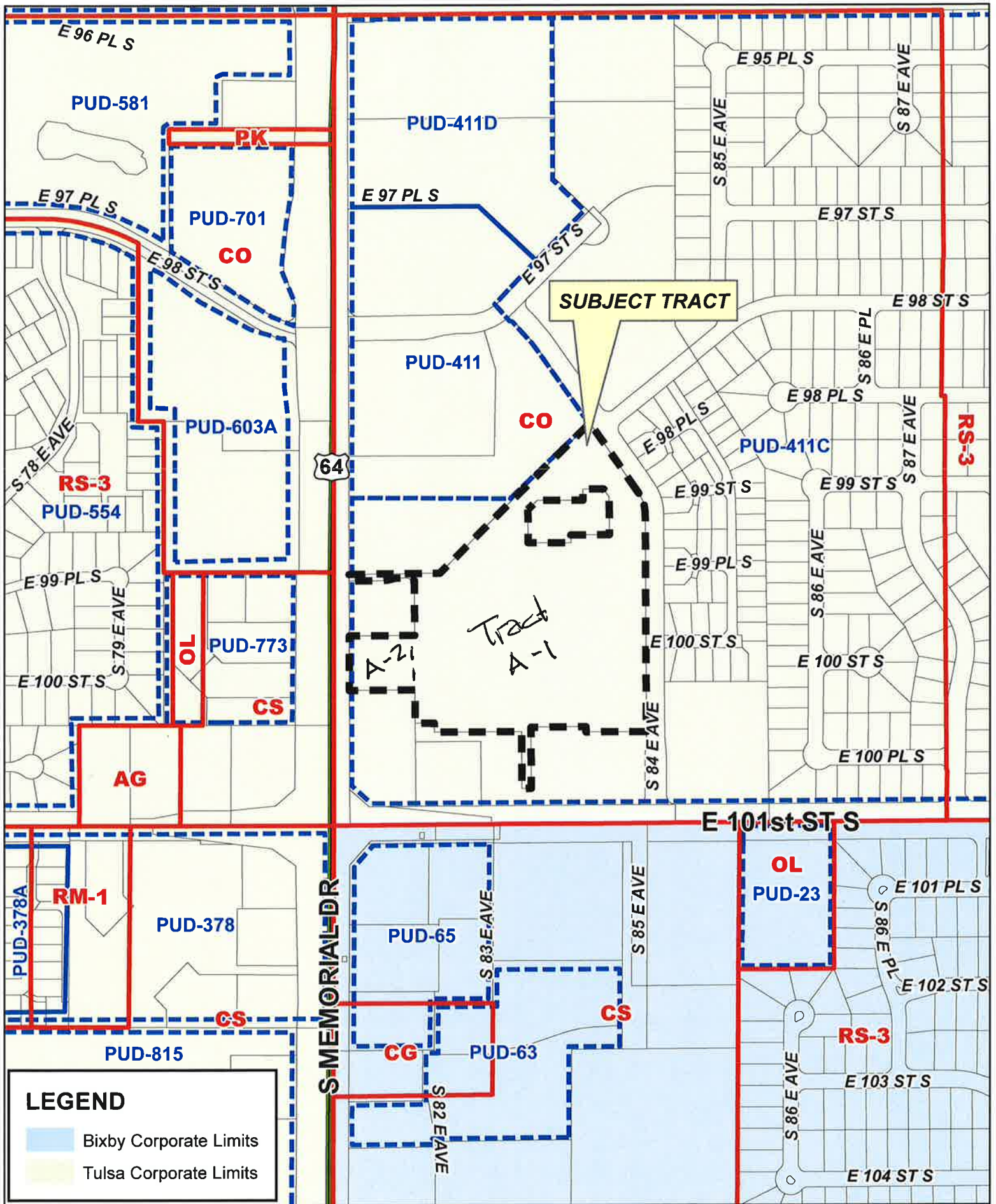
*Eric Rollston*

2/5/2017

ERIC ROLLSTON  
OKLAHOMA PLS NO. 1761

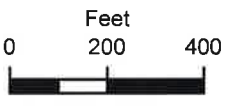


13.7



# PUD-411-C-17

18-13 24



13.8









**Case Number:** PUD-267-12  
**Minor Amendment**

**Hearing Date:** March 15, 2017

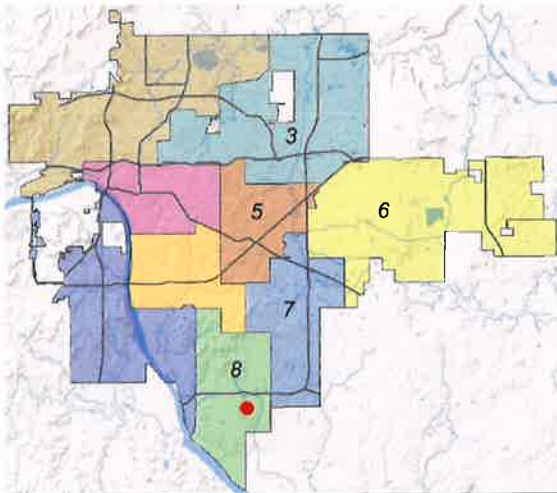
**Case Report Prepared by:**  
 Jay Hoyt

**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 101<sup>st</sup> St S.

6506 East 101<sup>st</sup> Street South

Lot 2, Block 1 Village South

**Zoning:**

Existing Zoning: CS/PUD-267

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Neighborhood Center

Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends **approval**.

**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**

Amendment Request: 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.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.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."*

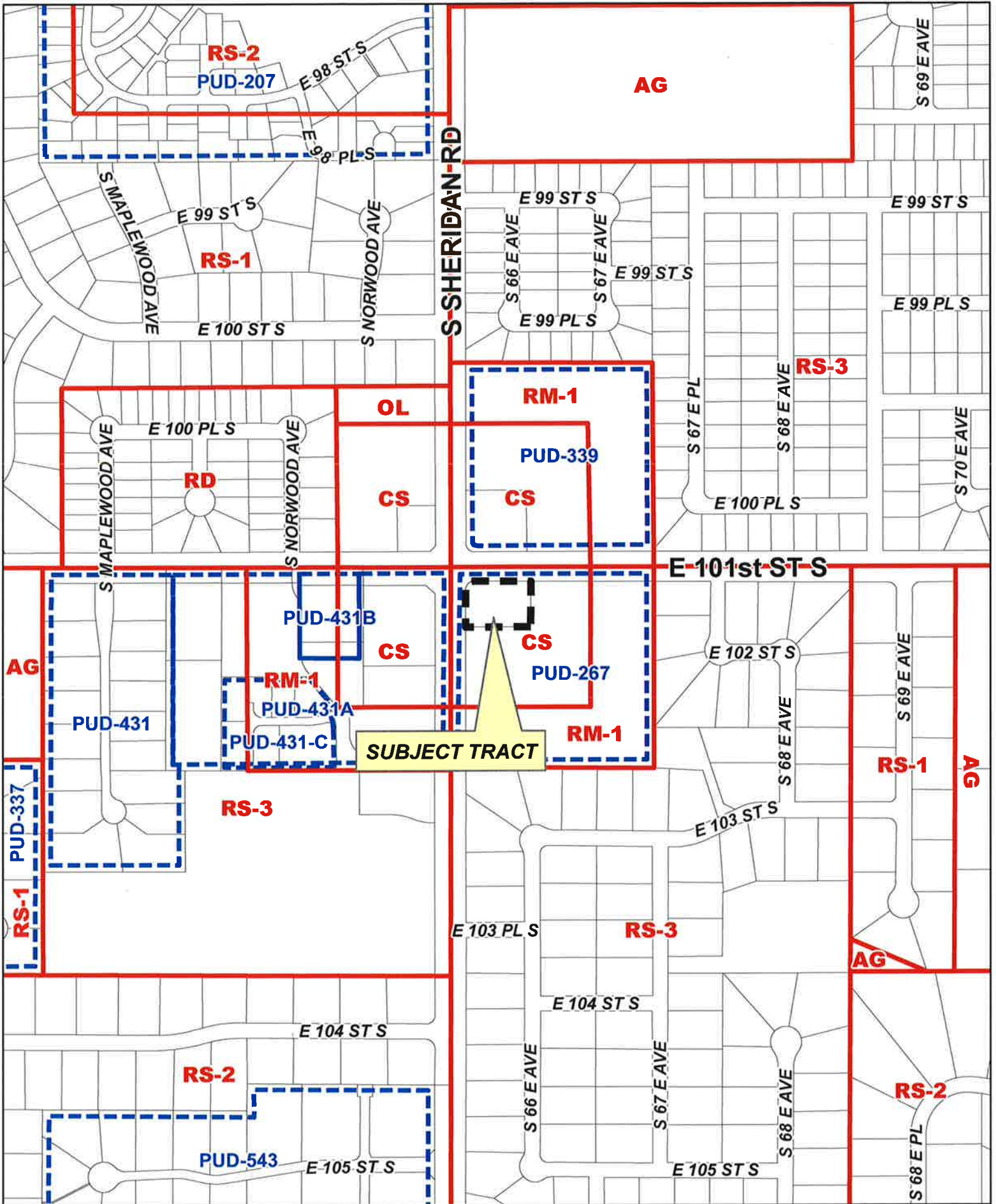
Staff has reviewed the request and determined:

- 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.



**SUBJECT TRACT**

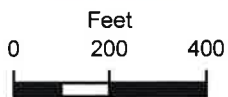
**PUD-267-12**



18-13 26

14.3





Subject Tract

# PUD-267-12

18-13 26

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

Aerial Photo Date: February 2016

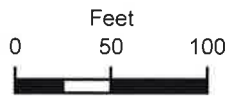


14.4



**E 101st ST S**

**S SHERIDAN RD**



Subject Tract

**PUD-267-12**

18-13 26

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.
10. 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





Tulsa Metropolitan Area  
Planning Commission

**Case :** Kum & Go 871 Addition

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

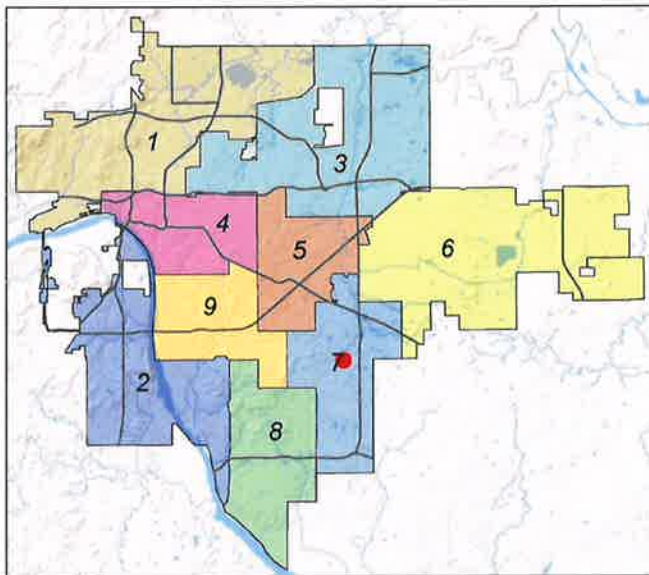
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Crafton Tull, Chuck Mitchell

*Owner:* Multiple owners

**Location Map:**  
**(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 61<sup>st</sup> Street

**Zoning:** CS

**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**

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA  
A PART OF THE NE/4 OF THE NE/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST  
1.48 ACRES, 1 BLOCK, 1 LOT

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF FULLY ELIZABETH HOLLAND.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF FULLY ELIZABETH HOLLAND.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLLAND AND DANIEL L. HOLLAND, TRUSTEES OF THE CHRISTOPHER WILLIAM HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF DANIEL L. HOLLAND.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY DANIEL L. HOLLAND, AS TRUSTEE OF THE DANIEL L. HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF DANIEL L. HOLLAND.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLLAND, AS TRUSTEE UNDER DECLARATION OF TRUST MADE BY WILLIAM JOSEPH HOLLAND ON AUGUST 8, 1978 AND THE WILLIAM JOSEPH HOLLAND TRUST DATED AUGUST 8, 1978, AS WITNESSES.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AS WITNESSES.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE EXECUTED THIS DEED OF VENDORSHIP ON THE DATES SET FORTH ABOVE.

JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF FULLY ELIZABETH HOLLAND.

BY \_\_\_\_\_  
CHRISTOPHER WILLIAM HOLLAND

DANIEL L. HOLLAND

CHRISTOPHER WILLIAM HOLLAND, AS TRUSTEE UNDER DECLARATION OF TRUST MADE BY WILLIAM JOSEPH HOLLAND ON AUGUST 8, 1978 AND THE WILLIAM JOSEPH HOLLAND TRUST DATED AUGUST 8, 1978, AS WITNESSES.

MARION A. MURPHY, AS TRUSTEE OF THE MURPHY CLAUDE MITCHELL TRUST DATED DECEMBER 24, 1981

CHRISTOPHER WILLIAM HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF MURPHY CLAUDE MITCHELL.

JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF DANIEL L. HOLLAND.

CHRISTOPHER WILLIAM HOLLAND AND DANIEL L. HOLLAND, TRUSTEES OF THE CHRISTOPHER WILLIAM HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF DANIEL L. HOLLAND.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY MARION A. MURPHY, AS TRUSTEE OF THE MURPHY CLAUDE MITCHELL TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF MURPHY CLAUDE MITCHELL.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLLAND AND CHRISTOPHER W. HOLLAND, AS TRUSTEES OF THE MARION A. MITCHELL TRUST DATED AUGUST 8, 1978, AND AS WITNESSES, FOR THE BENEFIT OF MURPHY CLAUDE MITCHELL.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLLAND AND DANIEL L. HOLLAND, TRUSTEES OF THE CHRISTOPHER WILLIAM HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF MURPHY CLAUDE MITCHELL.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AND AS WITNESSES, FOR THE BENEFIT OF MURPHY CLAUDE MITCHELL.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLLAND, AS TRUSTEE UNDER DECLARATION OF TRUST MADE BY WILLIAM JOSEPH HOLLAND ON AUGUST 8, 1978 AND THE WILLIAM JOSEPH HOLLAND TRUST DATED AUGUST 8, 1978, AS WITNESSES.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF MARCH, 2017 BY JAYNE ANN MURPHY HOLLAND, AS TRUSTEE OF THE JAYNE ANN MURPHY HOLLAND TRUST DATED DECEMBER 24, 1981 AND THE FULLY ELIZABETH HOLLAND TRUST DATED DECEMBER 24, 1981, AS WITNESSES.

BY COMMISSION EXPRESSES \_\_\_\_\_  
BY COMMISSION EXPRESSES \_\_\_\_\_



15.4



Tulsa Metropolitan Area  
Planning Commission

**Case :** CW on 71st

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

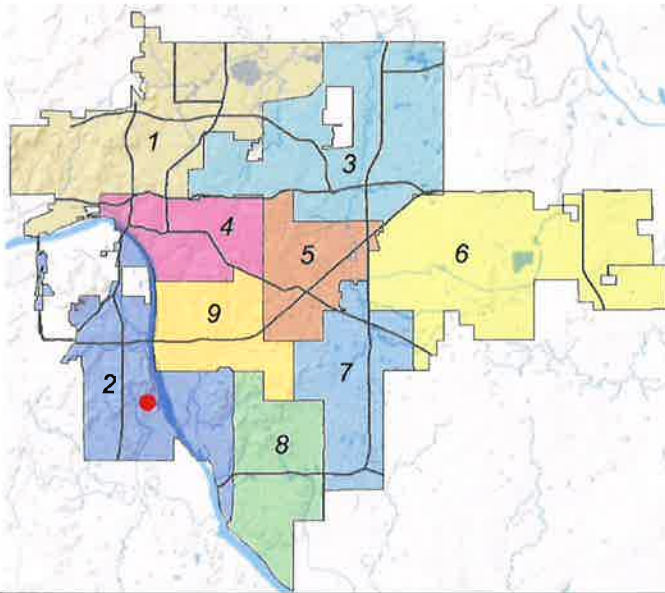
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Khoury Engineering, Malek Elkhoury

*Owner:* Nancy Westfall & Milfred Robertson

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



**Applicant Proposal:**

Preliminary Subdivision Plat

1 lot, 1 block, 2.03± acres

*Location:* East of the southeast corner of West 71<sup>st</sup> Street South and South Elwood Avenue

**Zoning:** CG

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Map, Aerial, Land Use Map, Growth & Stability Map, Preliminary Plat, Conceptual Improvements

16.1

## PRELIMINARY SUBDIVISION PLAT

### CW on 71<sup>st</sup> - (CD 2)

East of the southeast corner of West 71<sup>st</sup> 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:

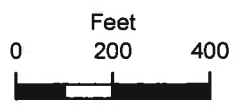
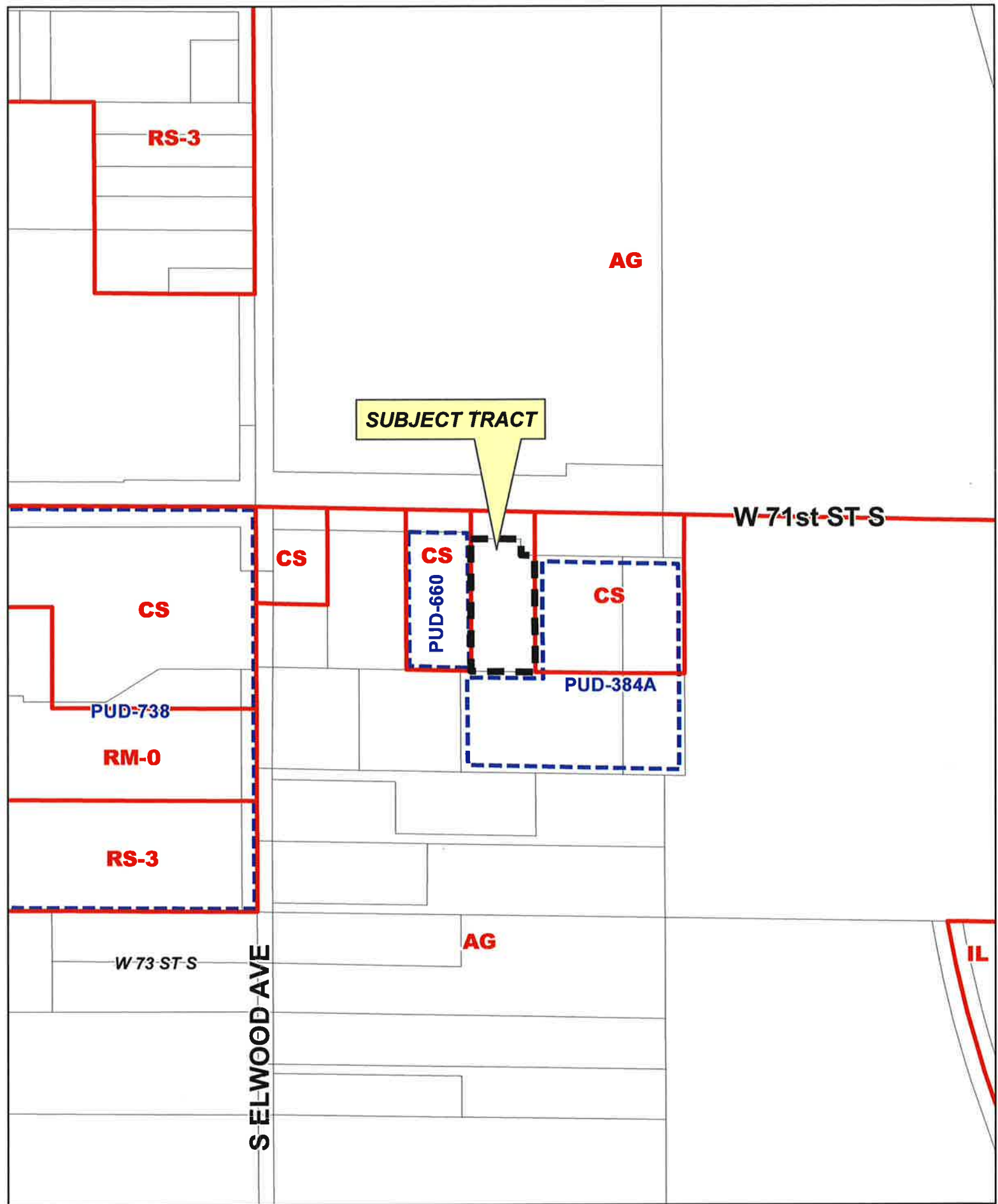
1. **Zoning:** The property is currently being rezoned to a CG (Commercial – General) designation with an optional development plan. Development standards for the optional development plan will need to be included with the final plat.
2. **Transportation & Traffic:** Adjust Limits of No Access to match 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 71<sup>st</sup> Street
4. **Water:** 17.5' U/E required along East 71<sup>st</sup> 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.





# CW ON 71ST

18-12 12

16.3

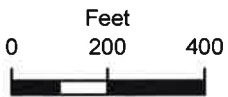
N



W 71st ST S

W 73 ST S

SELWOOD AVE



Subject Tract

**CW ON 71ST**

18-12 12

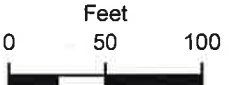
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





W 71st ST S



Subject Tract

**CW ON 71ST**

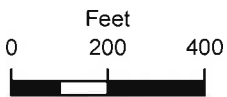
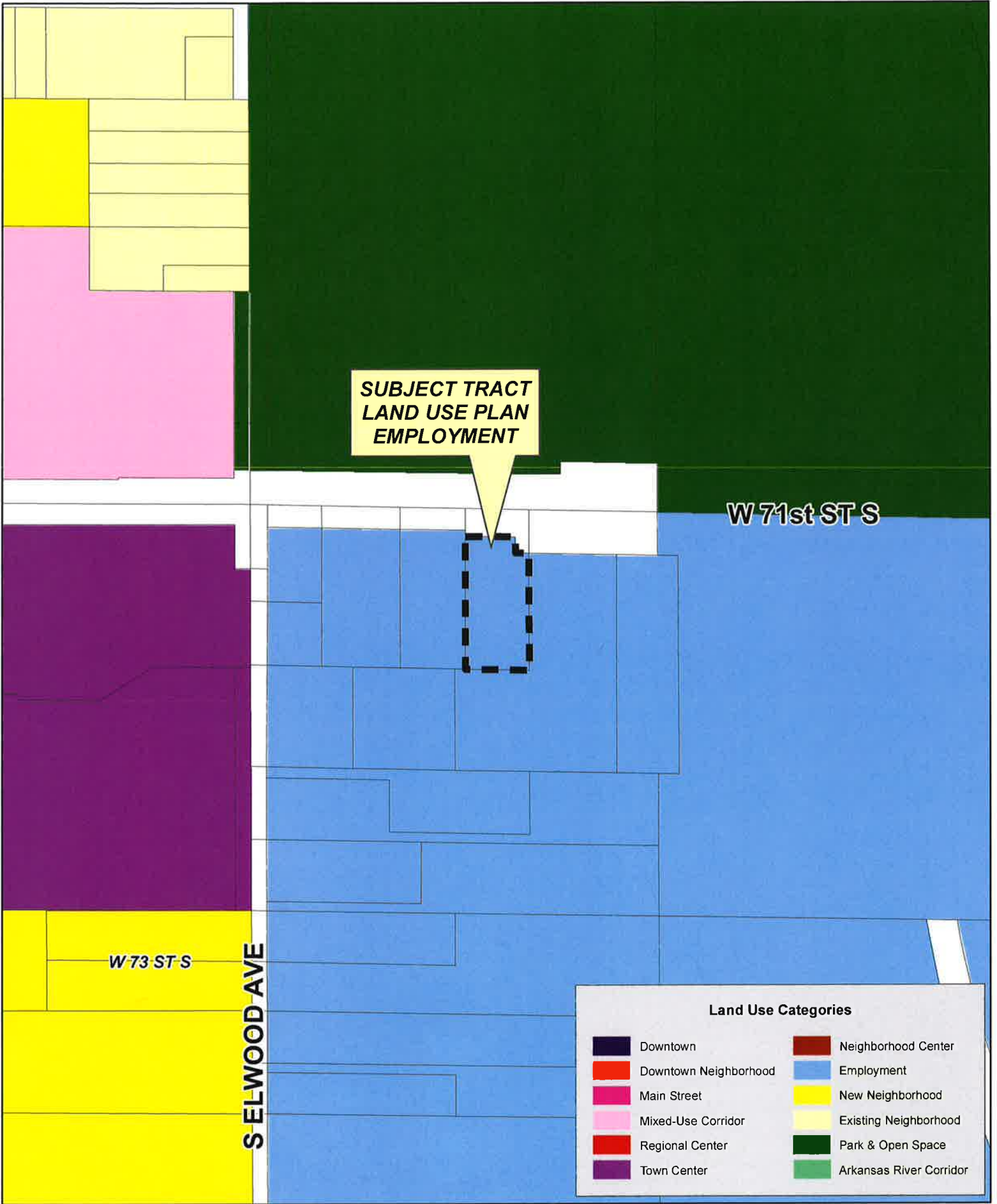
18-12 12

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

Aerial Photo Date: February 2016.

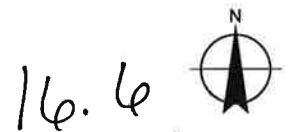


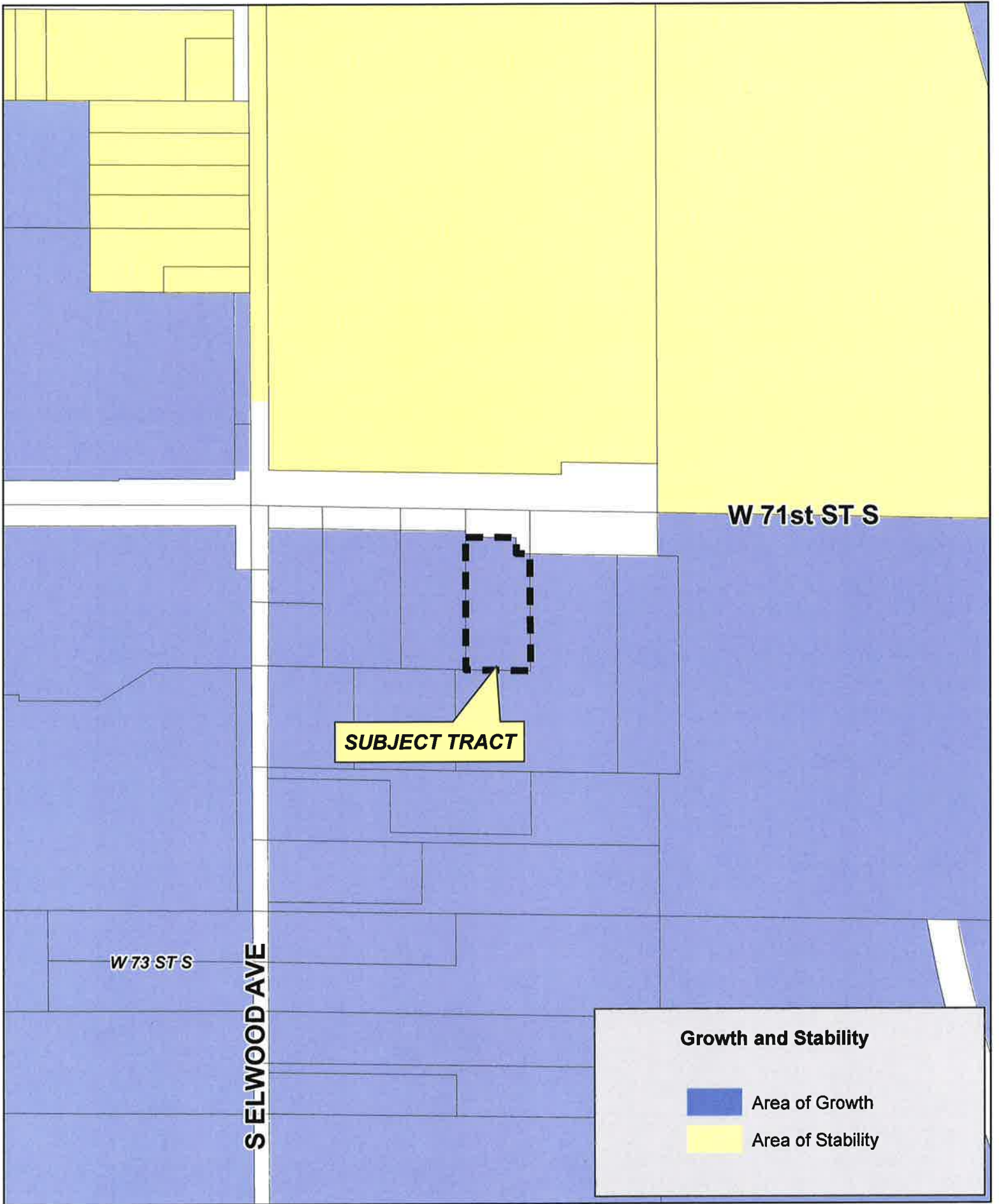
16.5



**CW ON 71ST**

18-12 12







W 71st ST S

SUBJECT TRACT

W 73 ST S

SELWOOD AVE

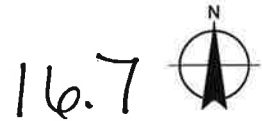
**Growth and Stability**

-  Area of Growth
-  Area of Stability



**CW ON 71ST**

18-12 12







Tulsa Metropolitan Area Planning Commission

**Case :** The Meadow at Rock Creek

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

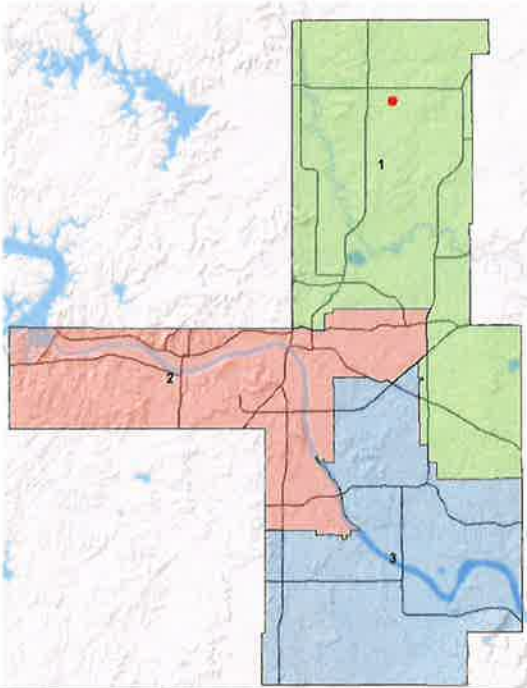
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tuttle & Associates, INC

*Owner:* Viking Land Development, LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

57 lots, 3 blocks, 45.24± acres

*Location:* East of the northeast corner of East 136<sup>th</sup> Street North and North Sheridan Road

**Zoning:** RE

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**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 136<sup>th</sup> 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:

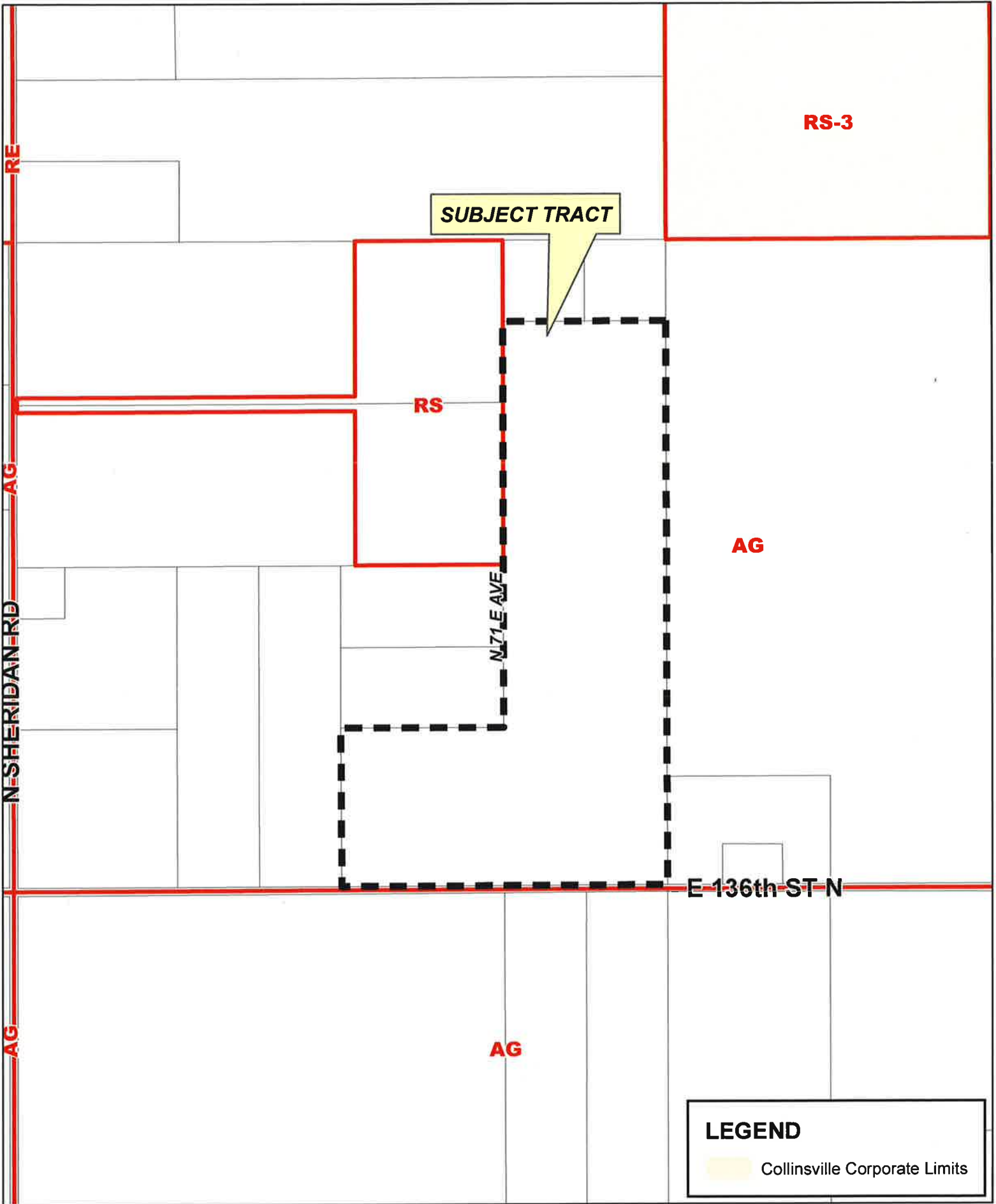
1. **Zoning:** The property is zoned RE (Residential – Estate). All property located within the subdivision will be subject to the requirements of the Tulsa County Zoning Code.
2. **Transportation & Traffic:** Include right-of-way dedication language.
3. **Water:** Water service will be provided by Washington 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.





RE

AG

N SHERIDAN RD

AG

RS-3

SUBJECT TRACT

RS

AG

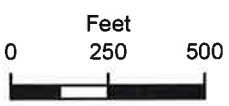
N 71 E AVE

E 136th ST N

AG

**LEGEND**

 Collinsville Corporate Limits

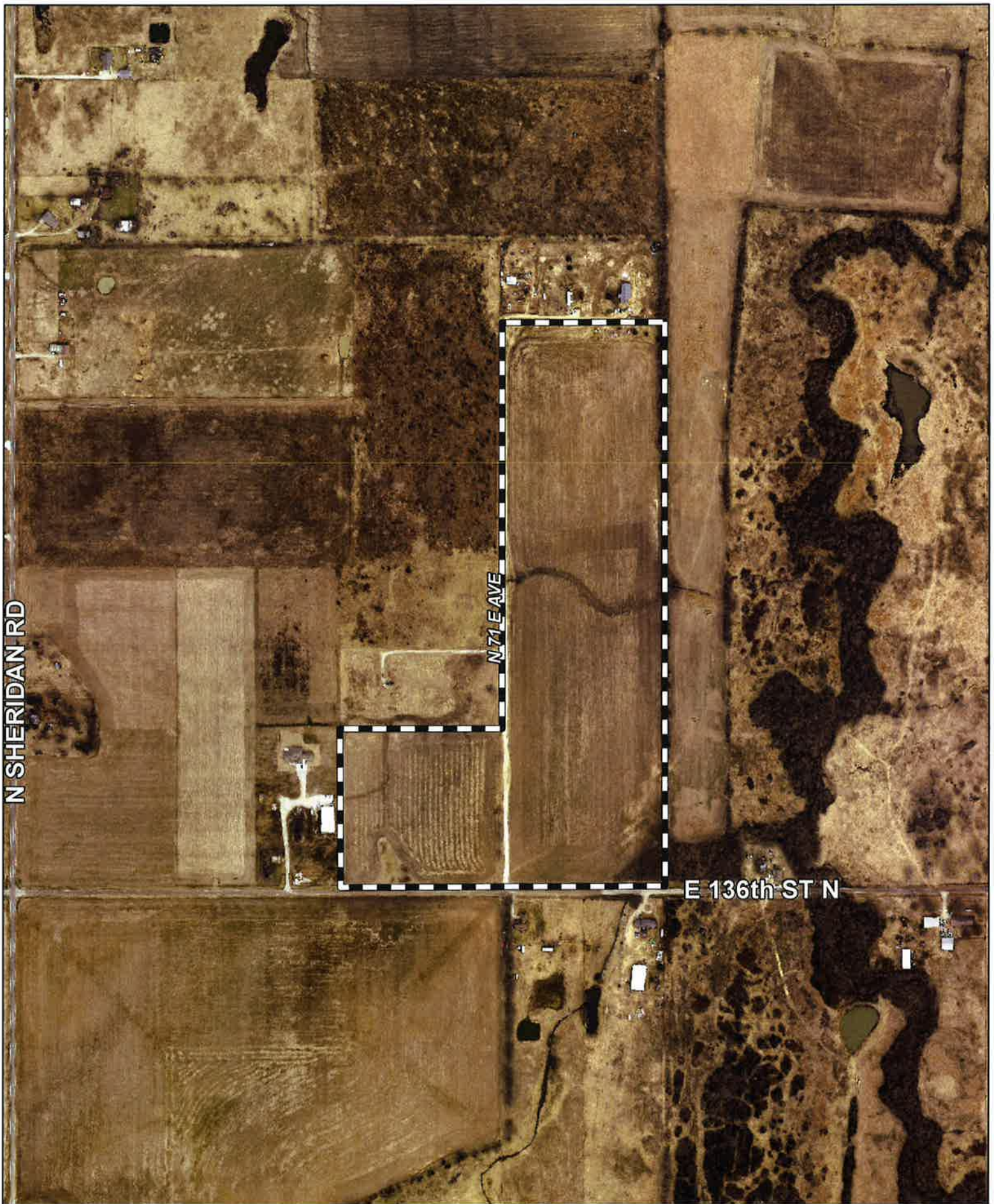


22-13 26

# THE MEADOW AT ROCK CREEK

17.3

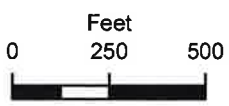




N SHERIDAN RD

N 71 E AVE

E 136th ST N



 Subject Tract  
22-13 26

# THE MEADOW AT ROCK CREEK

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: February 2016



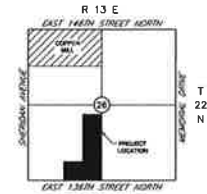
17.4

# PRELIMINARY PLAT OF THE MEADOW AT ROCK CREEK

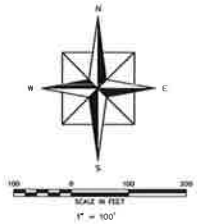
AN ADDITION TO THE COUNTY OF TULSA  
A TRACT OF LAND IN THE SW/4 SECTION 26, T-22-N, R-13-E,  
TULSA COUNTY, OKLAHOMA

**OWNER/DEVELOPER:**  
**Viking Land Development, LLC**  
 an Oklahoma limited liability company  
 P.O. BOX 693  
 Drumright, Oklahoma 74030  
 Phone: (918) 645-6391

**ENGINEER:**  
**Tuttle & Associates, Inc.**  
 9719 East 55th Place South  
 Tulsa, Oklahoma - 74145  
 Phone: (918) 663-5567  
 CERTIFICATE OF AUTHORITY CA 465  
 EXPIRATION 6-30-17  
 tuttle-associates@bcglobal.com



**LOCATION MAP**  
 1,570,868.87' S.F.  
 45.24 ACRES  
 57 LOTS



**NOTES:**  
 1. ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED.  
 ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL  
 DESCRIPTIONS.  
 2. BASIS FOR BEARINGS IS WEST LINE OF SECTION ASSUMED SOUTH.  
 3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND  
 SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR  
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

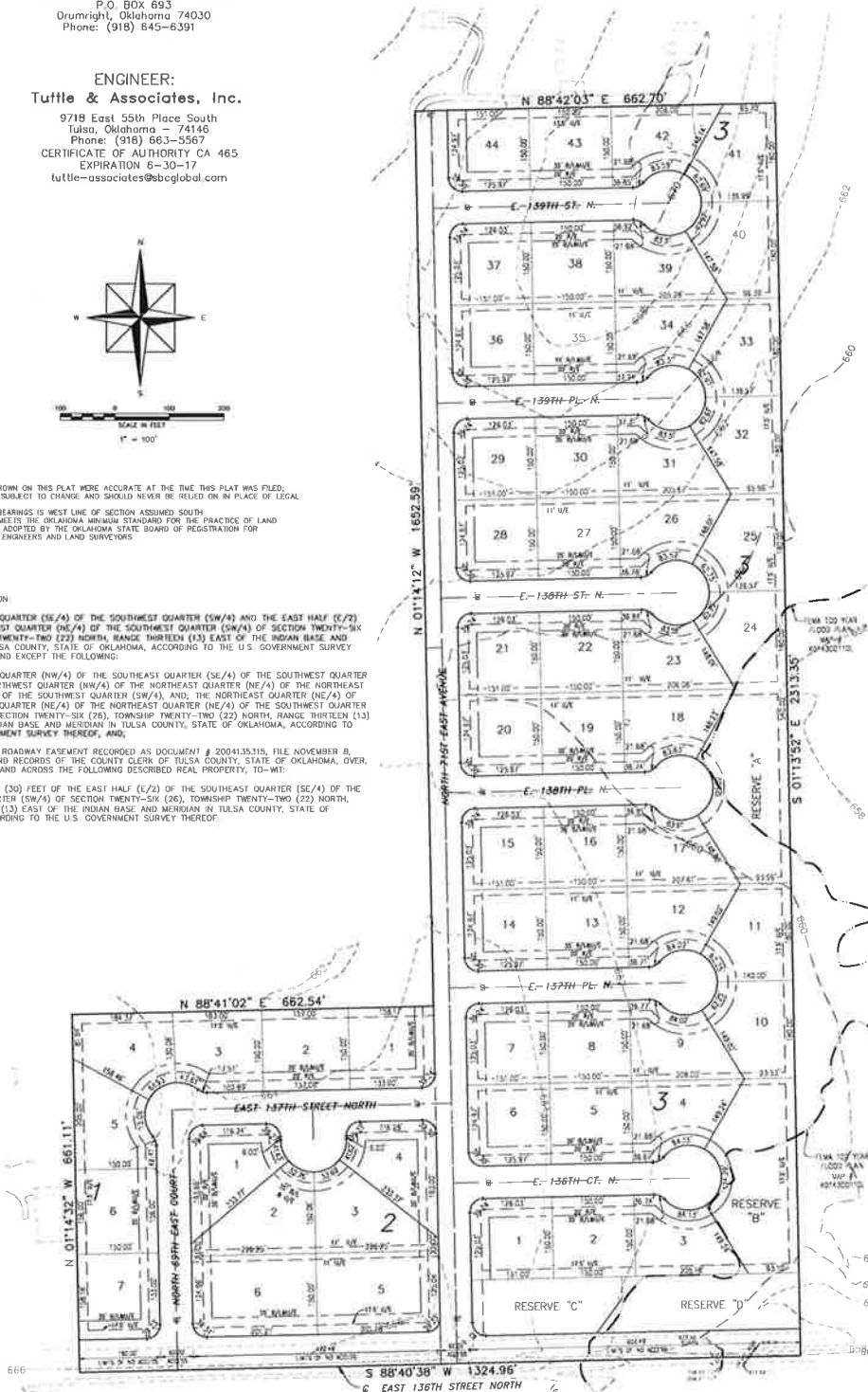
**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) AND THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE FOLLOWING:

THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4); THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4); AND THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND:

SUBJECT TO THE ROADWAY EASEMENT RECORDED AS DOCUMENT # 2004135315, FILE NOVEMBER 8, 2004, IN THE LAND RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA, OVER, THROUGH, UPON AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

THE WEST THIRTY (30) FEET OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

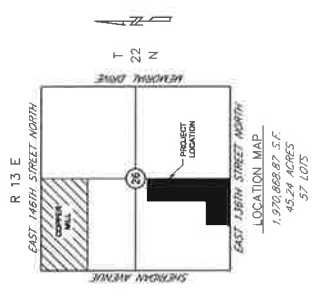


**LEGEND**

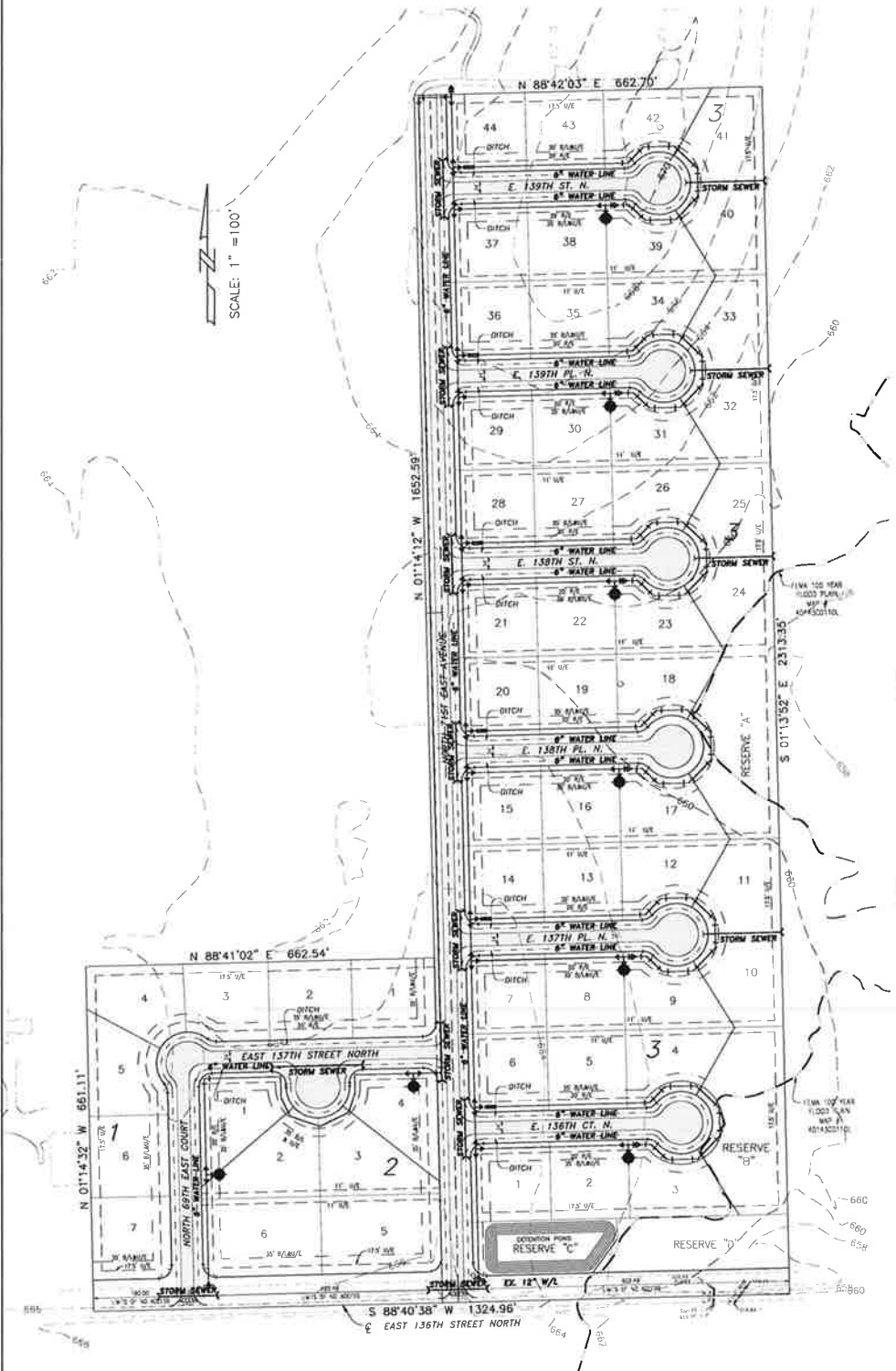
- N NORTH
- S SOUTH
- E EAST
- W WEST
- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- R/E WASHINGTON COUNTY RWD #3
- RESTRICTED WATER LINE EASEMENT
- L.N.A. LIMITS OF NO ACCESS
- (11414) STREET ADDRESS

17.5





R 13 E  
EAST 14TH STREET NORTH  
EAST 17TH STREET NORTH  
MEMORIAL DRIVE  
PROJECT LOCATION  
LOCATION MAP  
1,970,868.87 S.F.  
45.24 ACRES  
57 LOTS



CONCEPTUAL UTILITY PLAN  
THE MEADOW AT ROCK CREEK  
TULSA COUNTY, OKLAHOMA

PREPARED BY: TULSA & ASSOCIATES, INC.  
DATE: 10/15/2010

NO.	DATE	BY	REVISION
1	10/15/2010	J. TUTTLE	ISSUED FOR PERMIT
2	10/15/2010	J. TUTTLE	REVISIONS
3	10/15/2010	J. TUTTLE	REVISIONS
4	10/15/2010	J. TUTTLE	REVISIONS
5	10/15/2010	J. TUTTLE	REVISIONS
6	10/15/2010	J. TUTTLE	REVISIONS
7	10/15/2010	J. TUTTLE	REVISIONS
8	10/15/2010	J. TUTTLE	REVISIONS
9	10/15/2010	J. TUTTLE	REVISIONS
10	10/15/2010	J. TUTTLE	REVISIONS
11	10/15/2010	J. TUTTLE	REVISIONS
12	10/15/2010	J. TUTTLE	REVISIONS
13	10/15/2010	J. TUTTLE	REVISIONS
14	10/15/2010	J. TUTTLE	REVISIONS
15	10/15/2010	J. TUTTLE	REVISIONS
16	10/15/2010	J. TUTTLE	REVISIONS
17	10/15/2010	J. TUTTLE	REVISIONS
18	10/15/2010	J. TUTTLE	REVISIONS
19	10/15/2010	J. TUTTLE	REVISIONS
20	10/15/2010	J. TUTTLE	REVISIONS
21	10/15/2010	J. TUTTLE	REVISIONS
22	10/15/2010	J. TUTTLE	REVISIONS
23	10/15/2010	J. TUTTLE	REVISIONS
24	10/15/2010	J. TUTTLE	REVISIONS
25	10/15/2010	J. TUTTLE	REVISIONS
26	10/15/2010	J. TUTTLE	REVISIONS
27	10/15/2010	J. TUTTLE	REVISIONS
28	10/15/2010	J. TUTTLE	REVISIONS
29	10/15/2010	J. TUTTLE	REVISIONS
30	10/15/2010	J. TUTTLE	REVISIONS
31	10/15/2010	J. TUTTLE	REVISIONS
32	10/15/2010	J. TUTTLE	REVISIONS
33	10/15/2010	J. TUTTLE	REVISIONS
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36	10/15/2010	J. TUTTLE	REVISIONS
37	10/15/2010	J. TUTTLE	REVISIONS
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40	10/15/2010	J. TUTTLE	REVISIONS
41	10/15/2010	J. TUTTLE	REVISIONS
42	10/15/2010	J. TUTTLE	REVISIONS
43	10/15/2010	J. TUTTLE	REVISIONS
44	10/15/2010	J. TUTTLE	REVISIONS

TYPICAL SECTION

MINIMUM REQUIREMENTS  
SUB-DIVISION STRIPES AS PER TULSA COUNTY  
STANDARDS 24"-0" Surface 36"-0" Highway  
CONCRETE PAVEMENT 0.02%

10/15/2010  
J. TUTTLE  
TULSA & ASSOCIATES, INC.  
1000 PLEASANT AVE., SUITE 200  
TULSA, OKLAHOMA 74103-1200  
TEL: 918.438.1200  
FAX: 918.438.1201  
WWW.TULSAANDASSOCIATES.COM

17.7

# TRAVERSE CLOSURE REPORT

## THE MEADOWS AT ROCK CREEK Boundary

Traverse Closure Report      Thu Feb 16 10:27:34 2017

Northing	Easting	Bearing	Distance
2479.000	17462.500		
		S 88°40'38" W	1324.960
2448.414	16137.893		
		N 01°14'32" W	661.110
3109.368	16123.561		
		N 88°41'02" E	662.540
3124.586	16785.926		
		N 01°14'12" W	1652.590
4776.791	16750.259		
		N 88°42'03" E	662.700
4791.816	17412.789		
		S 01°13'52" E	2313.350
2479.000	17462.492		

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



### *TUTTLE & ASSOCIATES, INC.*

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



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-452

**Hearing Date:** March 15, 2017

**Case Report Prepared by:**

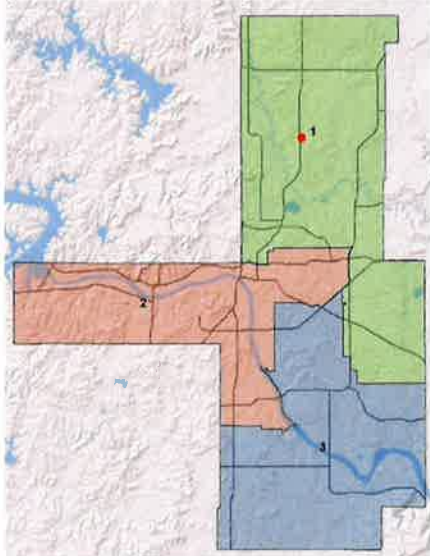
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* JR Donelson

*Property Owner:* GONZALES, BONNIE KAY  
WINES TR

**Location Map:**  
**(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. 92<sup>nd</sup> 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

18.1

## **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**

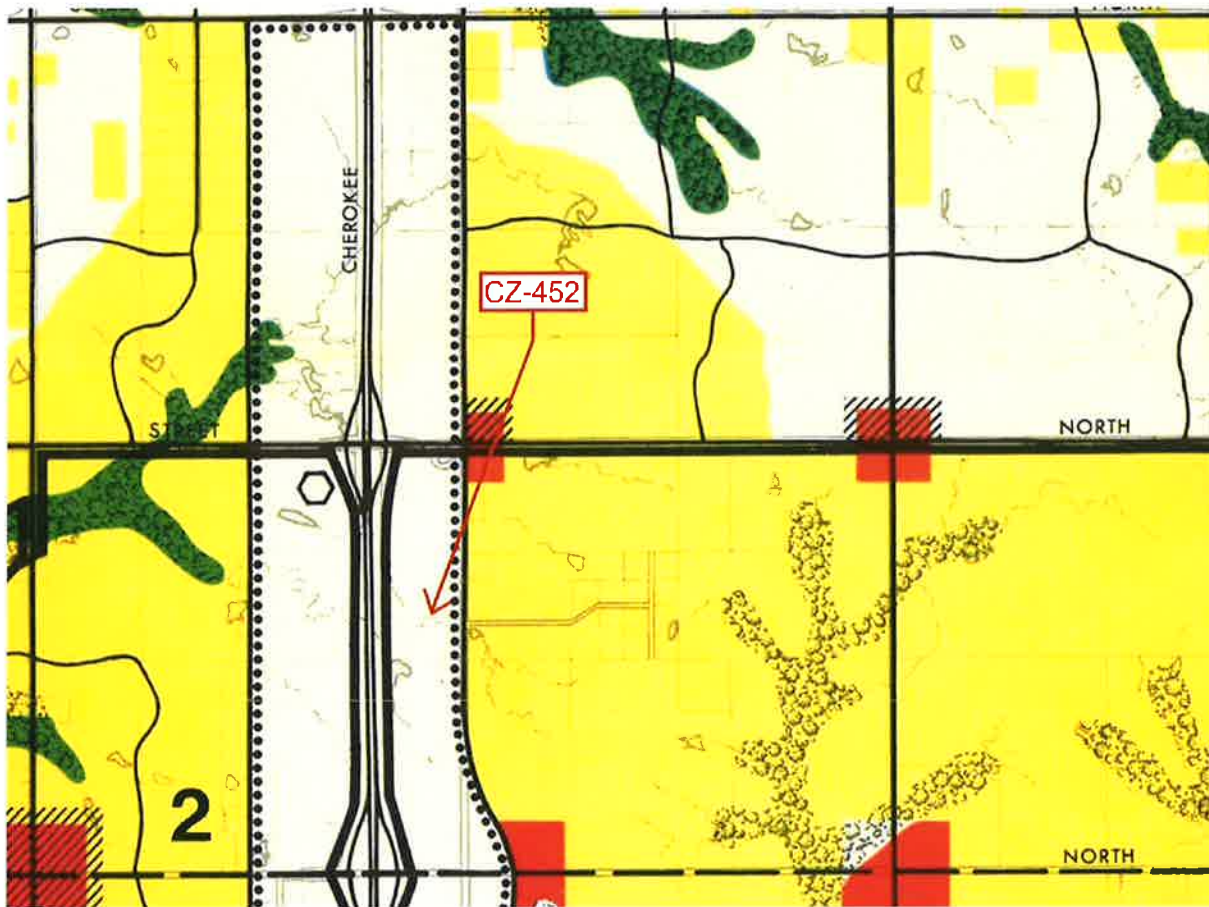
### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: 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.*

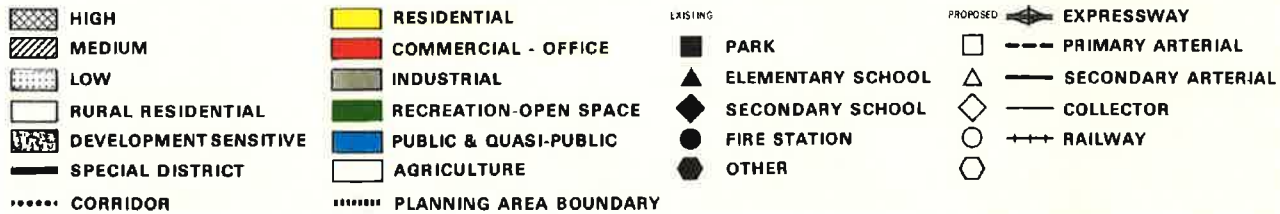
*Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a medium to high intensity residential base.*

18.2





**LAND USE PLAN 1980-2000**  
**NORTH TULSA COUNTY COMPREHENSIVE PLAN**



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:

Staff Summary: 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
North Yale Avenue	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
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:***

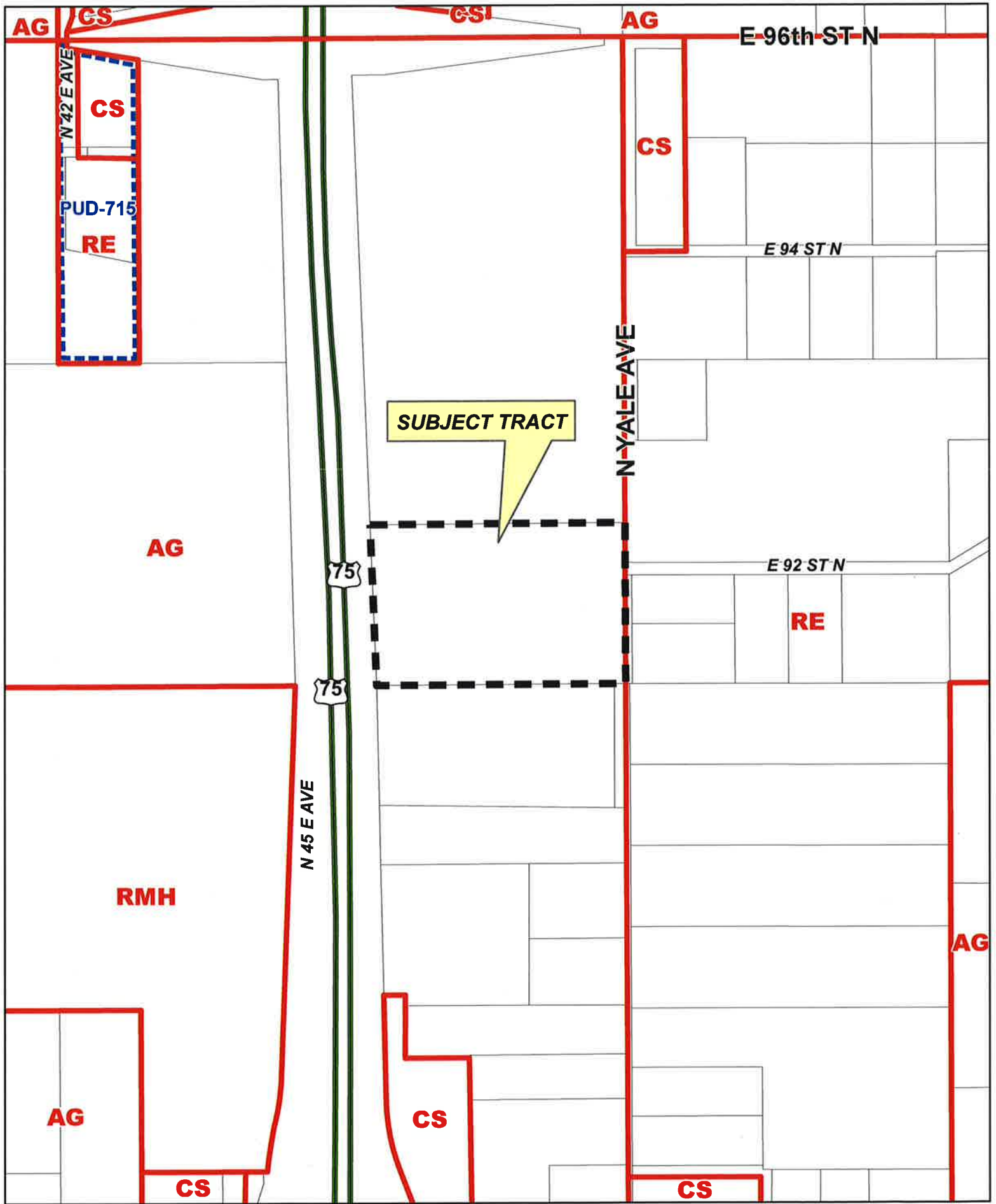
*No relevant history.*

***Surrounding Property:***

**CZ-120 December 1984:** 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. 86<sup>th</sup> St. N. and N. Yale Ave.

3/15/2017 1:30 PM


18.4

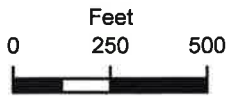


SUBJECT TRACT

CZ-452

21-13 21

18.5 





N 42 E AVE

E 96th ST N

E 94 ST N

N YALE AVE

E 92 ST N

75

75

N 45 E AVE



Subject Tract

**CZ-452**

21-13 21

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

Aerial Photo Date: February 2016



18.6



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-453**

**Hearing Date: March 15, 2017**

**Case Report Prepared by:**

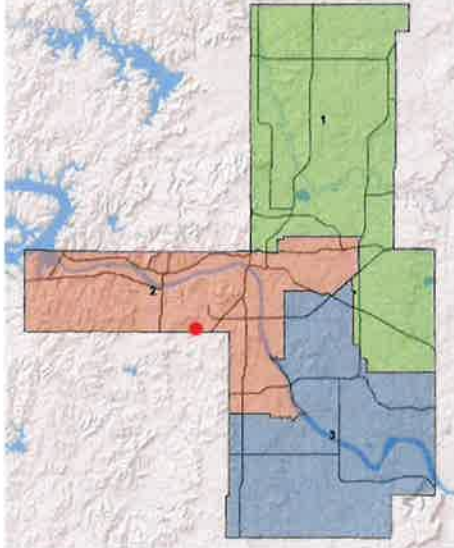
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* TANKERSLEY, FAMOUS & LADONNA

**Location Map:  
(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. 72<sup>nd</sup> 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

19.1

## 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Southwest Boulevard	Secondary Arterial	100 feet	2
South 72 <sup>nd</sup> West Avenue	None	N/A	2
West 60 <sup>th</sup> Street South	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
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:***

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

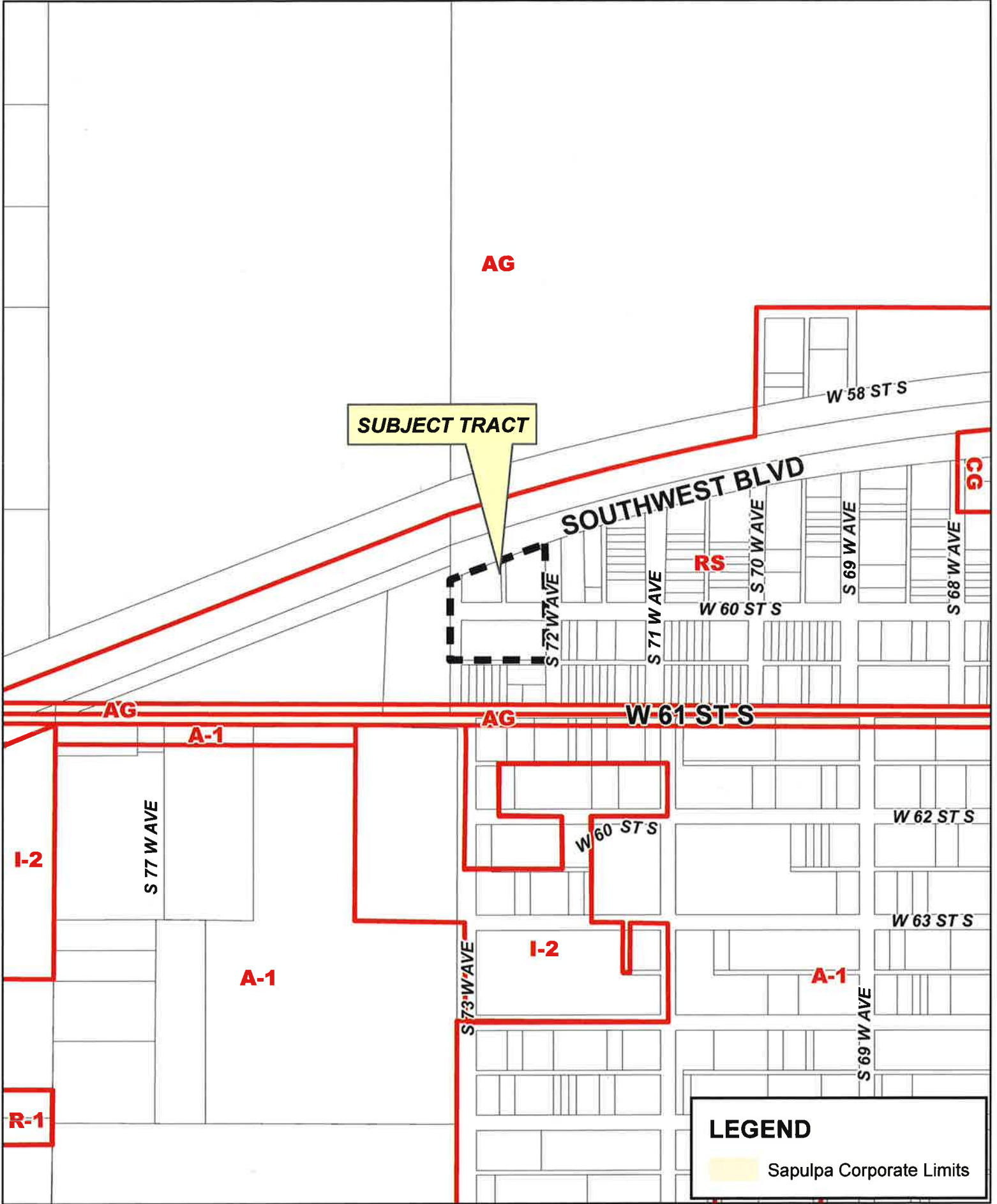
***Surrounding Property:***

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

**CZ-265 April 2000:** All concurred in approval of a request for rezoning a .25± 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. 67<sup>th</sup> W. Ave.

**CZ-261 February 2000:** 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. 68<sup>th</sup> W. Ave.

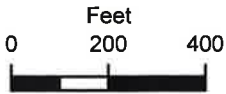
**CZ-184 September 1990:** A request to rezone a tract located on the southeast corner of Highway 66 West and S. 67<sup>th</sup> W. Ave., from RS to CG. Staff recommended denial of CG zoning and the Board of County Commissioners approved CS zoning of the property.



**CZ-453**

19-12 31

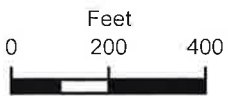
19.4



**LEGEND**

Sapulpa Corporate Limits





Subject Tract

**CZ-453**

19-12 31

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

Aerial Photo Date: February 2016





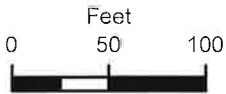
**SOUTHWEST BLVD**

**W60 STS**

**S72 WAVE**

**W 61 ST S**

**S73 WAVE**



*Subject Tract*

**CZ-453**

19-12 31

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

*Aerial Photo Date: February 2016*



19.6

**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.

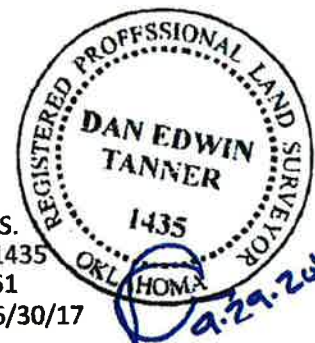
**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SAID BLOCK 53, "TANEHA", WHICH IS ASSUMED TO BEAR S 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

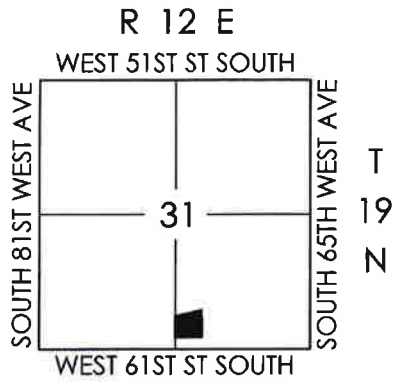


 **Tanner Consulting LLC**  
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

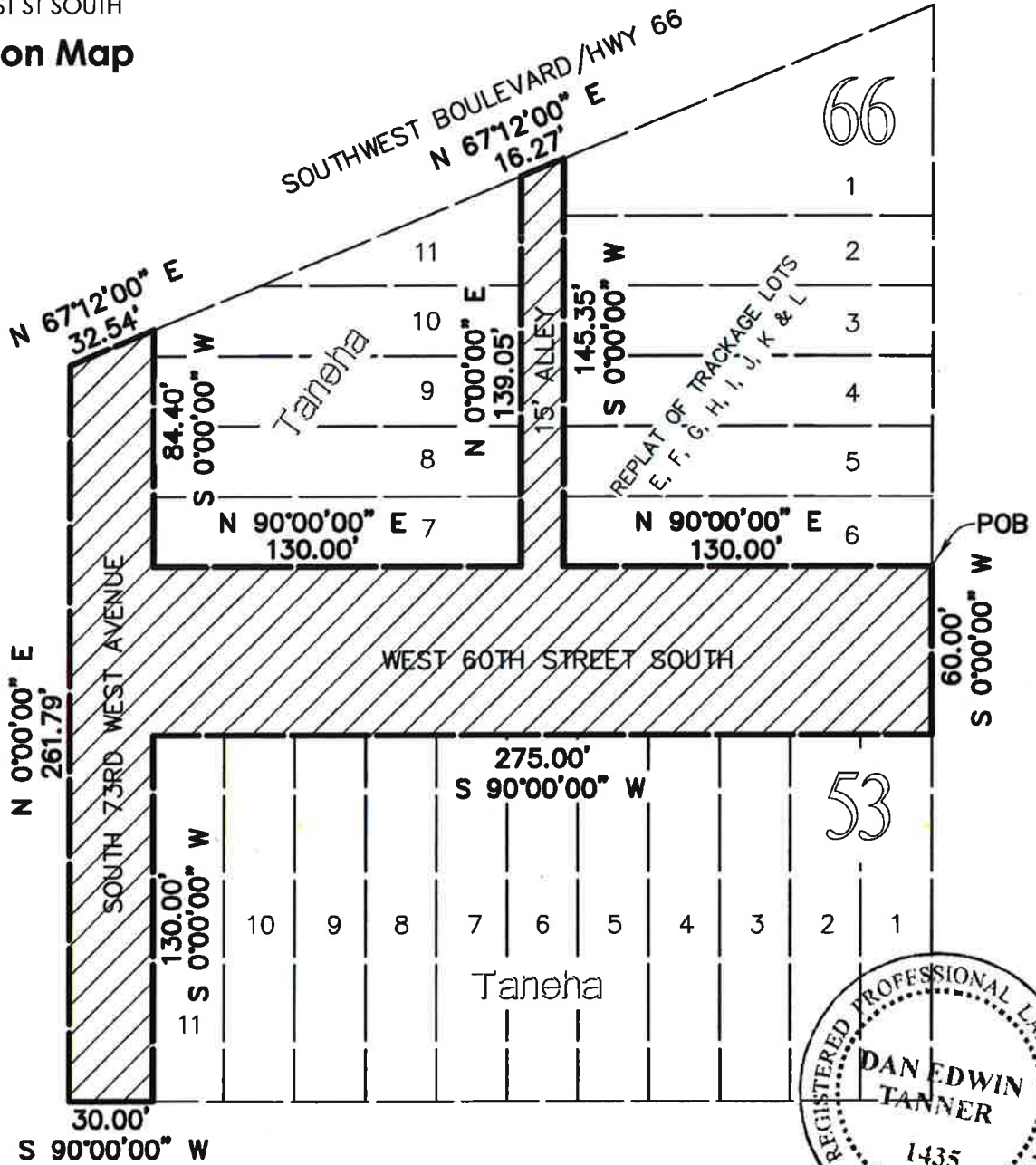
# Exhibit "A.2"

## Taneha

### Street Closing Exhibit



Location Map



**LEGEND**  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT



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



Tulsa County Clerk - Michael Willis

Doc # 2017004055 Page(s): 2

01/13/2017 01:48:16 PM

Receipt # 17-2632

Fee: \$ 0.00

APPROVED

AN 09 2017

154

Be it remembered that on the 9th day of January, 2017, at a regular meeting of the Board of County Commissioners of Tulsa County, the following Resolution was presented, read, and adopted:

**RESOLUTION**

WHEREAS, on the 3<sup>rd</sup> 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

STATE OF OKLAHOMA  
COUNTY OF TULSA  
JAN 13 2017 15

240083

19.9

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 9<sup>th</sup> 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 9<sup>th</sup> day of January, 2017.

BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_

Chairman

ATTEST:

  
\_\_\_\_\_

County Clerk

  
\_\_\_\_\_

Approved as to Form  
Assistant District Attorney

Date: 1/9/17

**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 176<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue (17282 North 129<sup>th</sup> 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.



E 176th ST N

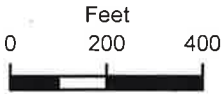
3

1

2

N 129th E AVE

E 170th ST N



Subject Tract

LS-20969

22-14 08

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

Aerial Photo Date: February 2016

