*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:

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 6th Street

3. **LC-870** (Lot-Combination) (CD 9) – Location: East of the Northeast corner of East 41st Street South and South Birmingham Avenue

4. **LC-871** (Lot-Combination) (CD 4) – Location: North of the northeast corner of West 17th Street South and South Boulder Avenue

5. **LC-872** (Lot-Combination) (CD 6) – Location: East of the Northeast corner of South 129th East Avenue Street and East 61st Street South
6. **LS-20967** (Lot-Split) (County) – Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LC-868)

7. **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. **LS-20968** (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. **LC-873** (Lot-Combination) (CD 4) – Location: Southeast corner of East 1st 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 101st 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 101st 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 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. **CZ-453 Lou Reynolds** (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 cell phones and pagers must be turned off during the Planning Commission.

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

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3/8/2017
# TMAPC RECEIPTS
**Month of February 2017**

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| LESS WAIVED FEES *          | ($333.57)     | ($333.57)    | ($3,189.90)   | ($3,189.90)   |

| GRAND TOTALS                | **$13,601.43**| **$11,685.00**| **$25,286.43**| **$105,056.32**| **$81,396.22**| **$186,452.54**|

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Sack &amp; Associates, Eric Sack</td>
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<tr>
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<td><strong>Owner:</strong> Milton H. Berry Trust</td>
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**Location Map:** (shown with City Council Districts)

![Location Map Image]

**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
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Location Map:</strong></th>
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<tr>
<td>Jay Hoyt</td>
<td>(shown with City Council Districts)</td>
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<td>PUD-411-C-17 Minor Amendment</td>
<td>Applicant: Lou Reynolds</td>
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<tr>
<td>Target Corporation c/o Eller &amp; Detrich, P.C.</td>
<td>Concept summary: PUD minor amendment to allocate floor area to permit a lot split</td>
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<th><strong>Gross Land Area:</strong></th>
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<td>13.37 acres</td>
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<td>CZM: 57</td>
<td>Proposed Zoning: No Change</td>
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<th><strong>Land Use Map:</strong></th>
<th><strong>Growth and Stability Map:</strong></th>
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<td>Regional Center</td>
<td>Growth</td>
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<td>7</td>
<td>Staff recommends approval.</td>
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<tr>
<td>Anna America</td>
<td>Ron Peters</td>
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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-411-17

PUD-411-17 is a Minor Amendment to split Lot5, Block1, 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-411-17 will allocate 5,000 square feet of floor area to Tract “A-2”.

I:\06.1013/09/PUD Minor Amendment/Application for PUD Minor Amendment (2017.02.06)
Lot Split Exhibit
SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-1 (REMAINDER TRACT)
(PAGE 1 OF 2)

THE BASIS OF BEARING IS THE
WEST LINE OF SOUTH TOWN
MARKET HAVING AN ASSUMED
BEARING OF N 80° 00' W.

TRACT A-1

EAST 101ST STREET SOUTH
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 EASTERN 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
OKLAHOMA PLS NO. 1761

AAB Engineering, LLC

Eric Rollston
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"

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

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 EASTERS 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
OKLAHOMA MLS NO. 1761
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Andrew A. Shank</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Arkansas Valley Petroleum, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map:</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(shown with City Council Districts)</td>
<td>Concept summary: PUD minor amendment to modify signage standards.</td>
</tr>
<tr>
<td></td>
<td>Gross Land Area: .74 acres</td>
</tr>
<tr>
<td></td>
<td>Location: SE/c South Sheridan Rd. and East 101&lt;sup&gt;st&lt;/sup&gt; St S.</td>
</tr>
<tr>
<td></td>
<td>6506 East 101&lt;sup&gt;st&lt;/sup&gt; Street South</td>
</tr>
<tr>
<td></td>
<td>Lot 2, Block 1 Village South</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: CS/PUD-267</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td>Proposed Zoning: No Change</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
<th>City Council District: 8</th>
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<tbody>
<tr>
<td>Land Use Map: Neighborhood Center</td>
<td>Councilor Name: Phil Lakin</td>
</tr>
<tr>
<td>Growth and Stability Map: Growth</td>
<td>County Commission District: 3</td>
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<tr>
<td></td>
<td>Commissioner Name: Ron Peters</td>
</tr>
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</table>

<table>
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<tr>
<th>Staff Data:</th>
<th></th>
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<tbody>
<tr>
<td>TRS: 8326</td>
<td></td>
</tr>
<tr>
<td>CZM: 57</td>
<td>Atlas: 2469</td>
</tr>
</tbody>
</table>
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.
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.
**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)

![Map of Tulsa Metropolitan Area showing city council districts.](image)

**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

**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
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Khoury Engineering, Malek Elhoury</td>
</tr>
<tr>
<td></td>
<td>Owner: Nancy Westfall &amp; Milfred Robertson</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image.png" alt="Map Image" /></td>
<td>Preliminary Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>1 lot, 1 block, 2.03± acres</td>
</tr>
<tr>
<td></td>
<td>Location: East of the southeast corner of West 71st Street South and South Elwood Avenue</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning: CG</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the Preliminary Plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Council District: 2</th>
<th>County Commission District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Jeannie Cue</td>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>

EXHIBITS: 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.
**Case:** The Meadow at Rock Creek  
**Hearing Date:** March 15, 2017

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **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 136th Street North and North Sheridan Road

| **Zoning:** RE | **Staff Recommendation:**  
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the Preliminary Plat</td>
</tr>
</tbody>
</table>

**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 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.
THE MEADOWS AT ROCK CREEK
DEED OF DEED CONDITION AND RESTRICTIVE COVENANTS

SECTION 1

A. Use of Lot

1. The owner or lessee of the Lots in this Development shall use the Lot and improvements thereon in accordance with the General Restrictions and the Rules and Regulations of the Association, and in such a manner as not to create a nuisance and in such manner as not to interfere with or obstruct the rights of any other Lot owner or Lot owner or lessee.

2. The owner or lessee shall not engage in any activity or use the Lot for any purpose which would create a hazardous condition or which would be objectionable to the Association.

B. Owner of Lot

1. The owner or lessee of the Lot shall be responsible for the payment of all taxes, assessments, and other charges which may be levied against the Lot.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in a clean, safe, and sanitary condition.

C. Other Lots

1. The owner or lessee of the Lot shall be responsible for the maintenance of the other Lots in the Development in a clean, safe, and sanitary condition.

D. Architectural Standards

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

E. Rules and Regulations

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

F. General Restrictions

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

G. Rules and Regulations

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

H. Architectural Standards

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

I. General Restrictions

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

J. Rules and Regulations

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

K. Architectural Standards

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

L. General Restrictions

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

M. Rules and Regulations

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

N. Architectural Standards

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

O. General Restrictions

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P. Rules and Regulations

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

Q. Architectural Standards

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2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Architectural Standards.

R. General Restrictions

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the General Restrictions.

S. Rules and Regulations

1. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.

2. The owner or lessee of the Lot shall be responsible for the maintenance of the Lot and improvements thereon in accordance with the Rules and Regulations.
TRVERSE CLOSURE REPORT

THE MEADOWS AT ROCK CREEK Boundary

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

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<th>Easting</th>
<th>Bearing</th>
<th>Distance</th>
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<td>17462.500</td>
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<td>N 01°14'32&quot; W 661.110</td>
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<td>2479.000</td>
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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

Date: 05/26/17
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

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.

Location Map:
(shown with City Council Districts)

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:

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.
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:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Yale Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
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</tr>
<tr>
<td>East</td>
<td>RE</td>
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</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Hwy 75 / Vacant</td>
</tr>
</tbody>
</table>

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. 86th St. N. and N. Yale Ave.

3/15/2017 1:30 PM
**Case Report Prepared by:**
Jay Hoyt

**Hearing Date:** March 15, 2017

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

**Owner and Applicant Information:**
Applicant: Lou Reynolds
Property Owner: TANKERSLEY, FAMOUS & LADONNA

**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 Data:**
TRS: 9231
CZM: 45
Atlas: 0

**Staff Recommendation:**
Staff recommends approval.

**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
Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS</td>
<td>N/A</td>
<td>N/A</td>
<td>Railroad/Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS</td>
<td>N/A</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>RS</td>
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<td>Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>RS / AG / I-2</td>
<td>N/A</td>
<td>N/A</td>
<td>Salvage</td>
</tr>
</tbody>
</table>

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, Taneha 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. 68th 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. 67th 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. 68th W. Ave.

CZ-184 September 1990: 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.

3/15/2017 1:30 PM
Exhibit "A.1"
Taneha
Street Closing Description

Description

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
5223 South Lewis Avenue, Tulsa Oklahoma 74105-6339 | 918.749.9929

09/30/16 RMCGILL 16053_STREET CLOSING

19.7
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 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:


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

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 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.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

County Clerk

Date: 1/9/17

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.