TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2751

August 2, 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:

Work Session Report:

Director's Report:

1. Minutes of July 19, 2017, Meeting No. 2750

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.

- LC-921 (Lot-Combination) (CD 1) Location: East of the southeast corner of South 51st West Avenue and West 8th Street South
- 3. <u>LS-21030</u> (Lot-Split) (CD 9) Location: Southeast corner of South Birmingham Avenue and East 47th Street South
- **4.** <u>LC-922</u> (Lot-Combination) (CD 1) Location: Northwest corner of East Independence Street and Martin Luther King Junior Boulevard
- **5.** <u>LC-923</u> (Lot-Combination) (CD 3) Location: South and east of the southeast corner of North Florence Avenue and East King Street
- **6.** <u>LC-924</u> (Lot-Combination) (CD 4) Location: East of the northeast corner of South Atlanta Place and East 30th Street South
- **7.** <u>LS-21032</u> (Lot-Split) (CD 5) Location: Northwest corner of East 41st Street South and South 79th East Avenue

- 8. <u>LS-21033</u> (Lot-Split) (CD 6) Location: North of the northeast corner of East 51st Street South and South 177th East Avenue
- 9. <u>LS-21035</u> (Lot-Split) (CD 1) Location: Northwest corner of West Haskell Place and North Cheyenne Avenue
- 10.<u>LC-506</u> (Lot-Combination) (CD 4) Rescission of LC-506 and Rescission of Lot-Combination Declarations Location: Northwest corner of East 2nd Street South and South Detroit Avenue (related to LC-926)
- **11.** <u>LC-926</u> (Lot-Combination) (CD 4) Location: Northwest corner of East 2nd Street South and South Detroit Avenue (related to LC-506)
- **12.** CW on 71st (CD 2) Final Plat Location: East of the southeast corner of West 71st Street South and South Elwood Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

- 13. Z-7393 Nathan Cross (CD 7) Location: South of the southeast corner of South 75th East Avenue and East 61st Street requesting rezoning from RS-3/CS to CG with optional development plan. (Continued from June 21, 2017 and July 5, 2017) (Withdrawn by Applicant)
- 14. <u>PUD-221-1 Brooks Pittman</u> (CD 6) Location: South of East 41st Street and east and west of South 134th East Avenue requesting Major Amendment to a PUD to allow uses permitted within the RD and RS-3 districts
- 15.<u>Z-7401 Plat Waiver</u> (CD 3) Location: East of the northeast corner of East 46th Street North and North 129th East Avenue
- **16.** <u>Z-7384 Plat Waiver</u> (CD 2) Location: Southeast corner of East 67th Street South and South Peoria Avenue
- 17. Northstar Estates (County) Preliminary Plat, Location: South of the southwest corner of East 96th Street North and North Yale Avenue
- **18.** Magnolia Ridge (County) Preliminary Plat, Location: West of the northwest corner of East 86th Street North and North Memorial Drive

OTHER BUSINESS

19. Commissioners' Comments

ADJOURN

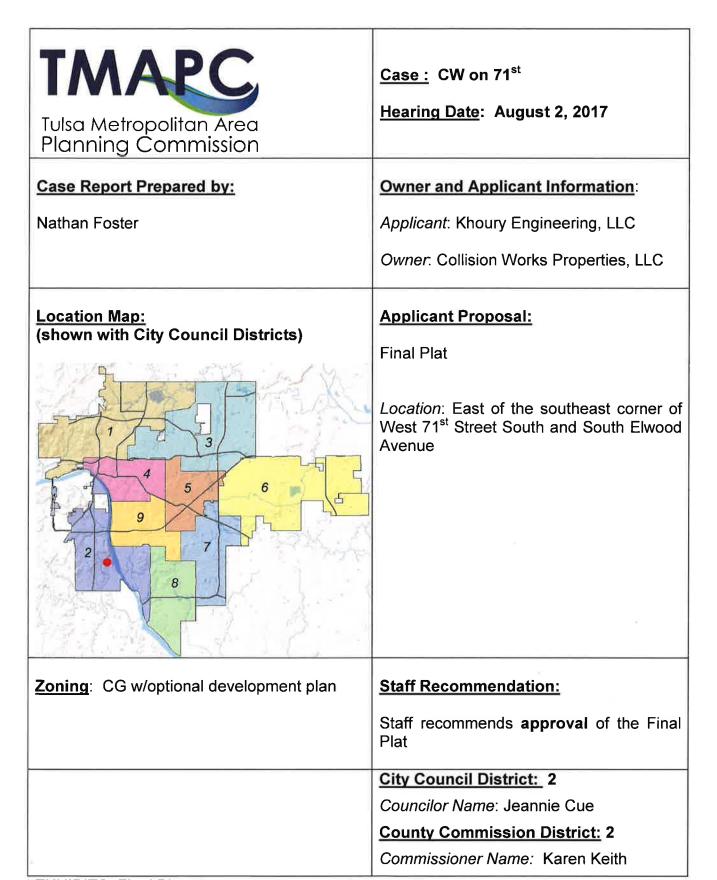
CD = Council District

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

Visit our website at <u>www.tmapc.org</u>

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.



EXHIBITS: Final Plat

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KHOUPY ENGINEERING, INC.
1405 6427 4th STREET
11245, OXQUON 7105
Emily 7252704
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CANO 373 fragrant use 35, 2019 Notice is also given that hales and regulations defined in Federal Ansiron Regulations (FARs), restaining from for Instead in FAR and 77, may time shaped to identified, amounter, poles, those or other goices window staular or coloration, instead or to the excension synthesis has gate of the state and may expense, part to construction, the submode of all supposition is may be required by the Federal Ansiron Administration in sensitive that the safe operator of many be required. A tract of land in the (NW/4) of the (NW/4) of Section Twelve (12), Township Eighteen (18) North, Range Twelve (12) East, City of Tulsa, Tulsa County, State of Oklahoma. Optional Development Plan #: Z-7375 The approval of this Pinal Plat will expire one year from the date of City Countil approval if not fless of the County Cierk before that date. ATTEST ON CLERK THAPC / INCOG CITY ENGIN Countil of the City of Tules, Ocarbons ENDORSEMENT OF APPROVAL CW ON 71st DRAFT FINAL PLAT Mempolian Area Planning Co. OWNER
COLLISION WORKS
PROPERTIES, LLC
220 SE Sen STREET
DEL CITY, CM 72315
(405) STO 0442
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ATLAS LAND OFFICE
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GN 6752 Premar Land 30 15 0 30 GRAPHIC SCALE 1"= 30' SITE BM God Bar 15. 0/1 ATLAN OLD WN .5'11 319.79° E S 89°56'39" E 46 02 3/10.521 00:5Z 2 01.55,02, E 20 01. € 01.50.10. E ATLAS CAP 175 01 West 71st Street South ATLAST CAP RAW DEDICATION (BK4648 PG 1808) 13.00 EASEMENT (0.294 ACRES) S 89'57'18' W 175 69' N 89'57'18" E 175.55' 30.00 (<u>N</u> S 89°57'13" E P.O.R. Ser IPS WI PATANS CAP 17.91 .25.81.10 N SECTIONALINE 62.00 \$ 100 430 14. N 01.18.4S. M 09:35:30 -05'00' .50.08 - 3 -91.02. 3/0 .11 S 89°5713°E 69168 STAN CENTER 3/11.11 MUTUAL ACCESS EASEMENT (BK4845 PG 1908) SYMUTUR, ACCESS

BASEMENT, FLATMITZE 175.0/6 NORTHWEST CORNER OF THE NORTHWEST CUARTER (NW/4) OF SECTION 12 T 18 N R 12 E

LOT SUMMARY
Lot 1: 88,188 19 SF (2 0245 AC)
BASIS OF BEARING

P ⊕ S

81383

Nathan Foster

2017.07.17

TMAPC

Location Map

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

ADDRESSES

SITE BENCHMARK:
38 IRON PIN SET WITH PLASTIC CAR STAMPED "ATLAS
CONTROL". ELEVATION "71570 (NAVD1988)
N: 392204, 2850, E; 2562410 2850

LEGEND

ADS BENCHMARK

1/Z REBAR - Z ALUMINUM CAP -FLUSH STAMPED 'ODOT

GPS Z', SET SE OF 61ST STREET OVERPASS OVER

_ HIGHWAY 7S ELEVATION '72', B883' (NAND 1888)

BENCHIMARK

THIS LOT LIES IN ZONE "X" (UNSHADED) FLOOD HAZAAD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C03811, AS LAST REVISED OCTOBER 16, 2012

FLOOD NOTE

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CW ON 71st, Tulsa County DRAFT FINAL PLAT - July 14, 2017 Sheet 1 of 2

12.5° U/L

S 89°5718" W

RIVER PORT

UNPLATTED

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SECTION I. EASEMENTS AND UTILITIES

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SECTION II. DEVELOPMENT PLAN RESTRICTIONS

Whereas, the property within the Subdivision was made subject to an Optional Development Plan as provided within Section 70.040 of the Tules Zoning Code, in class no Z/375 and Whereas Z7375 with Optional Development Plan was attirmatively recommended by the Tulea Metropolitan Area Planning Commission on February 1 2017, and approved by the Council of the Cry of Tulea, Cikishoms, on March 22, 2017, and Whensa, the Owner obstate to establish restrators for the purpase of providing for an orderly stevelopment in accordance with the approved Obtons. Development Pain and to neura adequate restrations for the mutual benefit of the Owner, are aucestors, and assigns, and the Crit of Tules, Okahoma

THEREORE, the Owner hereby imposes his following neutralizes and coverants which shall be coverants union with the land and and shall be brinding upon the Owner, his respective successors and alsoin so and shall be enforceable as hereinalise see forth.

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Certificate of Survey

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day of August, 2017, by Albert Jones, III, as a

CW ON 71st, Tulsa County DRAFT FINAL PLAT - July 14, 2017 Sheet 2 of 2

	(8)		

From:

Wilkerson, Dwayne

Sent:

Wednesday, July 12, 2017 9:17 AM

To:

Nathan Cross

Cc: Subject: William Briggs; Johnnie Morland; Mariboho, Mindi; Sawyer, Kim; Miller, Susan

RE: Z-7393 - Withdrawal of Application

Good morning Nathan,

Thanks for the update we will withdraw Z-7393.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street Suite 800 Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org



Celebrating 50 Years of Service to the Tulsa Region

From: Nathan Cross [mailto:ncross@riggsabney.com]

Sent: Tuesday, July 11, 2017 3:26 PM

To: Wilkerson, Dwayne

Cc: William Briggs; Johnnie Morland

Subject: Z-7393 - Withdrawal of Application

Dwayne -

Clint met with the neighbors last night and changed his site plan a little. I think he's discussed it with you and we are going to have to pull our application and refile because he wants to revise his site to include part of that strip to the west that we were originally leaving as residential. We did not include that piece of land in the legal description of our application so it is my position that we will need to pull this application and refile to include this strip in our zoning case so that we properly notice everyone about all of the land included in the rezoning.

Please withdraw our application.

We will be refiling with a new site plan by the 7/27/17 cutoff.

Call me with questions.

Nathan

RIGGS 🔞 ABNEY

NEAL TURPEN ORBISON LEWIS

502 West 6th St. | Tulsa, OK 74119

Office: 918-587-3161 | Fax: 918-587-9708

in

This message is sent by Riggs Abney, a law firm, and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete he message along with any attachments.



Case Number: PUD-221-I (Amended July 31, 2017)

Hearing Date: August 2, 2017

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

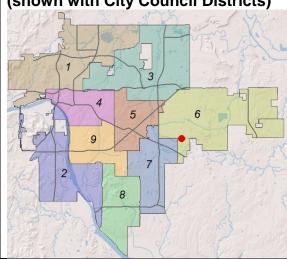
Applicant: Brooks Pittman

Property Owner. BATTLE CREEK LAND

DEVELOPMENT

Location Map:

(shown with City Council Districts)



<u>Applicant Proposal:</u>

Present Use: Vacant

Proposed Use: Residential duplex

Concept summary: Allow uses permitted within the

RD and RS-3 districts.

Tract Size: 3.75 + acres

Location: SW/c of E. 41st St. S. and S. 134th Ave.

E.

Zoning:

Existing Zoning: RS-3/RD/PUD-221-F

Proposed Zoning: RS-3/RD/PUD-221-I

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9428

CZM: 49 Atlas: 1115

City Council District: 6

Councilor Name: Connie Dodson **County Commission District: 1**

Commissioner Name: John Smaligo

SECTION I: PUD-221-I

DEVELOPMENT CONCEPT: The current development standards limit the uses of the subject lot to church and school uses, townhouses and duplexes. The applicant is proposing to allow uses which are allowed in the RD and RS-3 zones. Currently, the proposed site is located within Development Area H of PUD-221-F.

EXHIBITS:

INCOG Case map INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit A – Legal Description Exhibit B – Amendment Text Exhibit C – Sketch Plan

PUD-221-I DEVELOPMENT STANDARDS:

Revised Standards for Development Area H

Land Area:

Permitted Use:

As established within the RD (Residential Duplex) District Chapter 5 of the City of Tulsa Zoning Code.

As established within the RS-3 (Residential Single Family)
District Chapter 5 of the City of

Tulsa Zoning Code.

Bulk and Area Requirements:

Maximum Number of Dwellings Units Allowed: 24 Dwelling Units

RD (Residential Duplex):

Lot Area: 6,900 Square Feet Minimum

Lot per Unit Area: 3,450 Square Feet Minimum

Lot Width: 60' Minimum

Street Frontage: 30' Minimum

Arterial: 35' Minimum Front Yard: 25' Minimum

Side Yard: 5' Minimum

Side Street/Corner Lot: 20'*

Rear Yard: 20' Minimum

Open Space: 2,000 Square Feet Minimum

Building Height: 35' Maximum

*Side Street/Corner Lot 15' Minimum with 20' Minimum in front of Garage.

Parking: 2 off street parking spaces

required for each dwelling

unit.

Entry Landscaping, Lighting and Signage: Entry designs shall comply

with Section 60.050 and 65 of the City of Tulsa Zoning Code, and meet any submittal and reviews

required.

Other uses: RS-3 as established in

Chapter 5 of the Tulsa Zoning Code including

Patio Houses.

All development standards established in PUD-221-F not amended by this proposal shall remain in effect.

VEHICULAR ACCESS AND CIRCULATION:

Ingress and egress to the development will be from E. 41st St South and S. 134th E. Avenue.

PEDESTRIAN ACCESS:

Setbacks:

Sidewalks will be required for the neighborhood development. A sidewalk currently exists along S. 134th E. Ave. A sidewalk along E. 41st St South will be required. This area is identified in the GO Plan as having a sidewalk gap from S. 130th Pl to S. 181st E. Ave.

PLATTING REQUIRMENT:

Major amendments to the PUD require a plat or plat waiver

EXPECTED SCHEDULE OF DEVELOPMENT:

No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied or a plat waiver shall be approved by the TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of PUD-221-I as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: The land use category for the proposed tract is Existing Neighborhood and an Area of Growth. The proposed use is compatible with the comprehensive plan designations.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: East 41st Street South is designated as a Secondary Arterial.

Trail System Master Plan Considerations: The site is approximately 1 ½ miles west of the Mingo Trail. The Go Plan indicates a sidewalk gap in the vicinity with the entire 41st St. frontage being included.

Small Area Plan: None

Special District Considerations: None

<u>Historic Preservation Overlay</u>: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant with no structures present.

<u>Environmental Considerations:</u> While this area is not identified to be within a floodplain, there is a stream which runs along the southern boundary which should be considered in the design of the development.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41 st Street	Secondary Arterial	100 ft	2
South 134 th East Avenue	None	50 ft	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Single-Family
South	RS-3/PUD-221-F	Park and Open Space	Stability	Stream / Natural Area
East	RS-3/PUD-221-F	Existing Neighborhood	Growth	Vacant
West	RD	Existing Neighborhood	Growth	Cell Tower

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19534 dated May 11, 1999 (PUD-221-F), 13313 dated November 14, 1974 (RS-3) established zoning for the subject property.

Subject Property:

<u>PUD-221-F May 1999:</u> All concurred in approval of a proposed *Major Amendment to PUD* on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41st Street and South 129th East Avenue, and also known as the subject property. The subject tract is located in Development Area H and is approved for institutional uses, churches and schools and 24 townhouses or patio homes.

<u>PUD-221-A December 1981:</u> All concurred in **approval** of a *Major Amendment to PUD* to convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41st Street South and South 129th East Avenue and also known as the subject property.

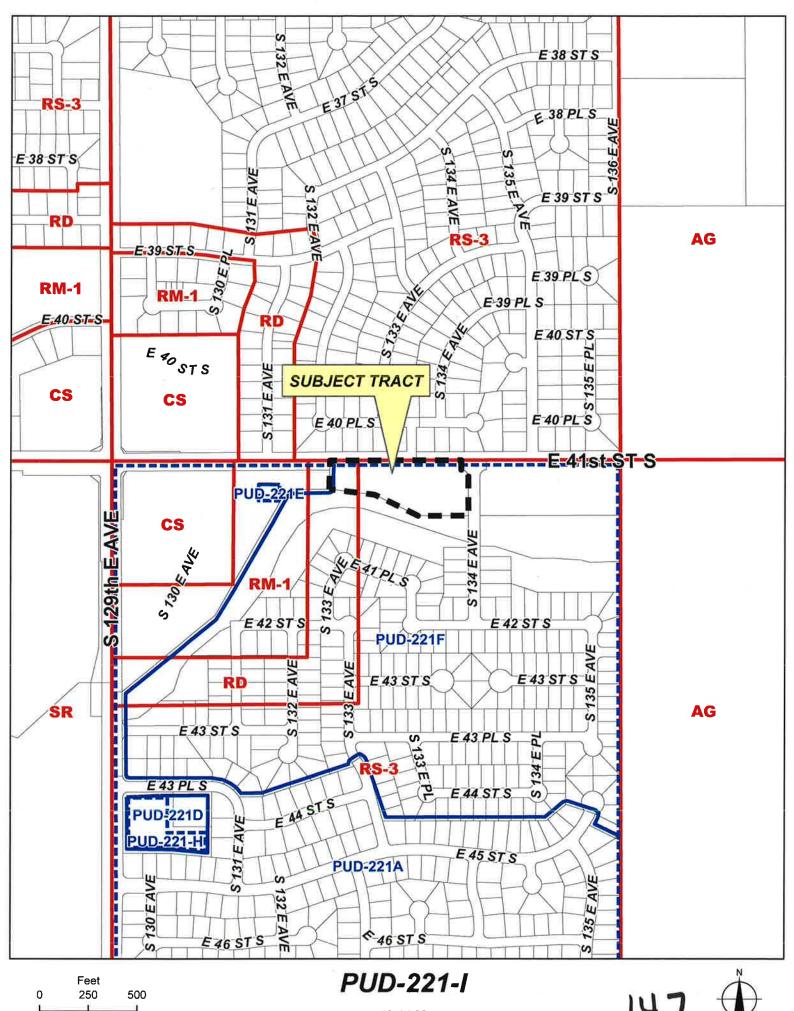
<u>PUD-221 October 1979:</u> All concurred in <u>approval</u> of a proposed <u>Planned Unit Development</u>, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41st Street and South 129th East Avenue and includes the subject tract.

Z-4712 November 1974: All concurred in **approval** of a request for *rezoning* a 160+ acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41st St. and S. 129th E. Ave. and includes the subject property.

Surrounding Property:

No relevant history.

8/2/2017 1:30 PM







PUD-221-I

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





19-14 28



EXHIBIT "A"

LEGAL DESCRIPTION

All that part of the Northwest Quarter (NW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

BEG 1134.94 feet East North West Corner North West TH South 150 feet South East 230.45 feet South East 250.43 feet East 258.06 feet North 204.96 feet North Westerly curve LF 55.02 feet North 50 West 676.96 feet Point of beginning Section 28 Township 19 Range 14 approximately 3.752 Acres.

Exhibit B:

Proposed Amendment to PUD 221

Existing:

Area H, originally designated institutional uses, low density housing and patio homes with an underlying zoning of RD and RS-3.

Proposed:

REVISED STANDARDS FOR AREA H

Land Area:

3.75 Acres

Permitted Use:

As established within the RD (Residential Duplex) District Chapter 5 of the City of Tulsa

Zoning Code.

As established within the RS-3 (Residential Single Family) District Chapter 5 of the City of

Tulsa Zoning Code.

Bulk and Area Requirements:

Maximum Number of Dwellings Units Allowed:

24 Dwelling Units

RD (Residential Duplex):

Lot Area:

6,900 Square Feet Minimum

Lot per Unit Area:

3,450 Square Feet Minimum

Lot Width:

60' Minimum

Street Frontage:

30' Minimum

Setbacks:

Aeterial:

35' Minimum

Front Yard:

25' Minimum

Side Yard:

5' Minimum

Side Street/Corner Lot:

20'*

Rear Yard:

20' Minimum

Open Space:

2,000 Square Feet

Building Height:

35'

*Side Street/Corner Lot 15' Minimum with 20' Minimum in front of Garage.

Parking:

2 off street parking spaces

required for each dwelling

unit.

Entry Landscaping, Lighting and Signage:

Entry designs shall comply with Section 60.050 and 65 of the City of Tulsa Zoning

Code, and meet any submital and reviews

required.

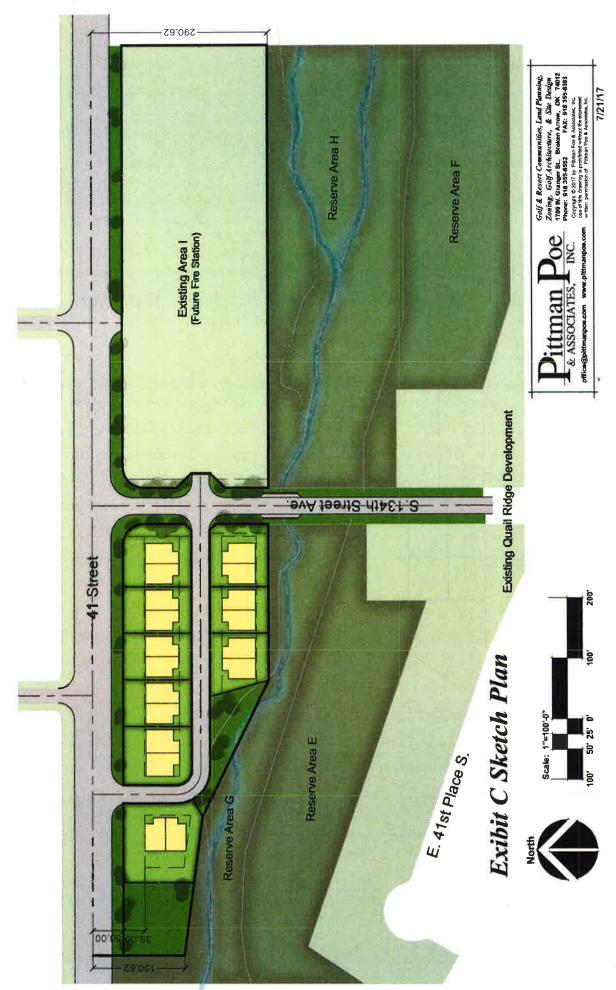
Other uses:

RS-3 as established in Chapter 5 of the Tulsa

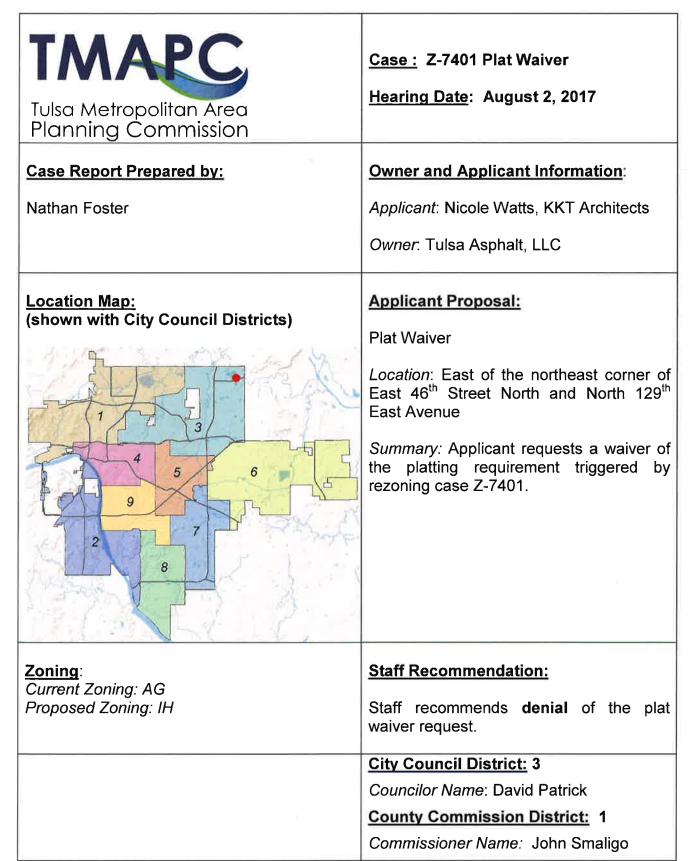
Zoning Code including

Patio Houses.

A detailed Site and Drainage Plan establishing the use, development standards and location of uses shall be approved by the TMAPC prior to the request of a clearing plan or building permit



14.14



EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Site Plan

PLAT WAIVER

Z-7401 – (CD 3)

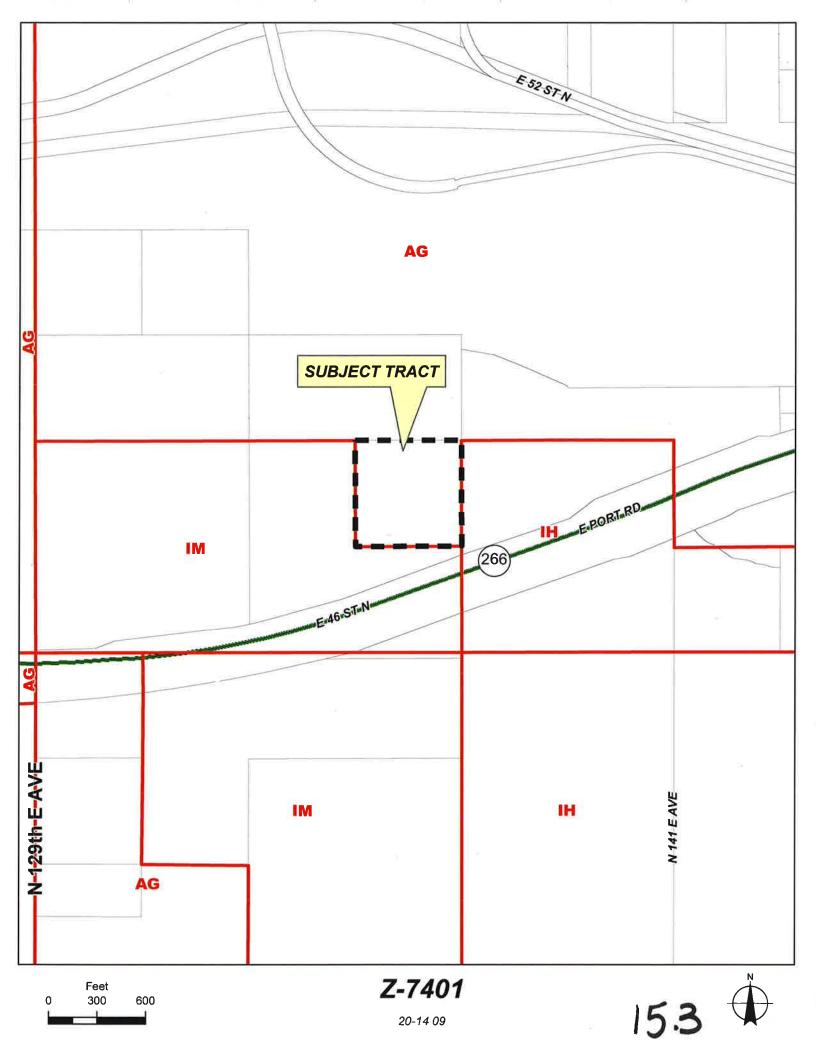
East of the northeast corner of East 46th Street North and North 129th East Avenue

The platting requirement for this property is being triggered by an approval to rezone the property from AG to IH. Per Section 70.080-B, the City of Tulsa Zoning Code requires platting of any property that has been rezoned to accommodate the intensification of land use possibilities typically associated with a zoning map change.

The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

- 1. The property under application has never been platted.
- 2. There have been no plats filed on any adjacent property to the site.
- 3. Currently, the property under application has no access to a public street. To acquire access, the property would need to be combined with adjacent unplatted property or provided an access easement.
- 4. Water line extension will be required. The existing 24" concrete line cannot be tapped for service. A parallel 12" water main line will be required along the property frontage.
- 5. There is currently no sanitary sewer service on site.
- 6. Any new structure on-site will require the installation of fire hydrants compliant with International Fire Code 2015 coverage requirements.
- 7. 46th Street North is State Highway 266. Access limitations should be applied and will need Oklahoma Department of Transportation approval.

Due to the unplatted nature of the property, multiple infrastructure requirements, and the rezoning to IH, staff recommends the processing of a subdivision plat on the property and **denial** of the plat waiver request.





Feet 300 600



Z-7401

20-14 09

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



Feet 50 100

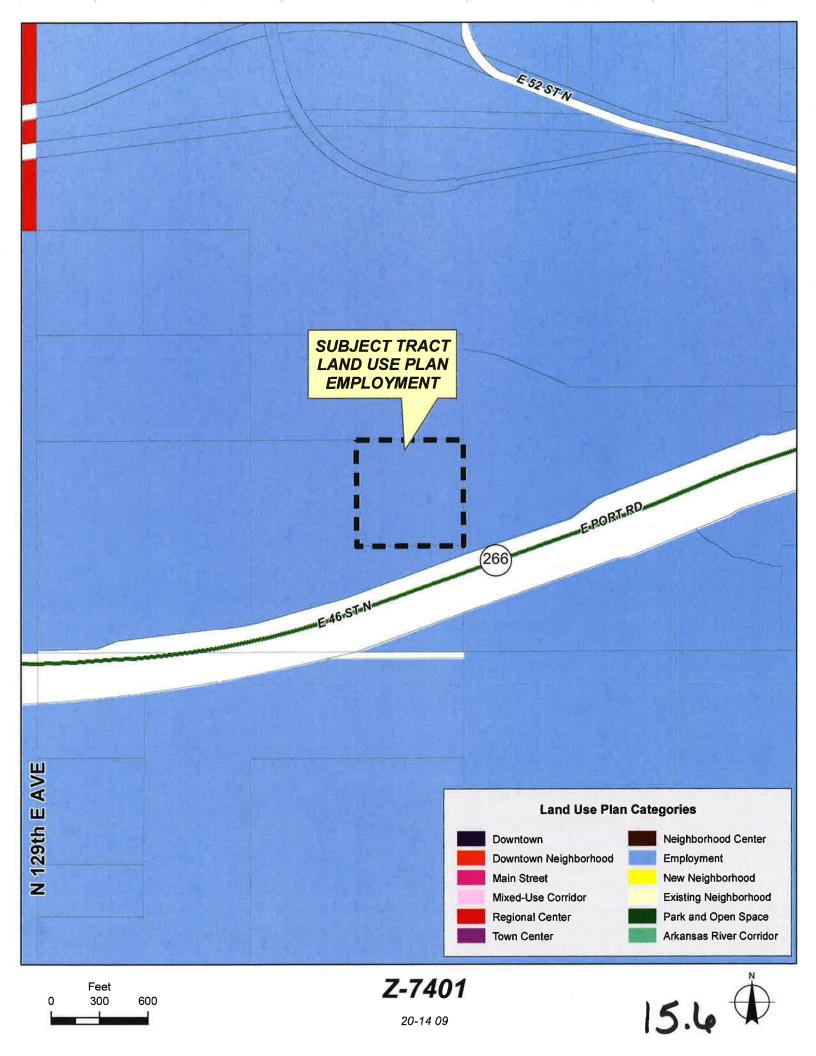


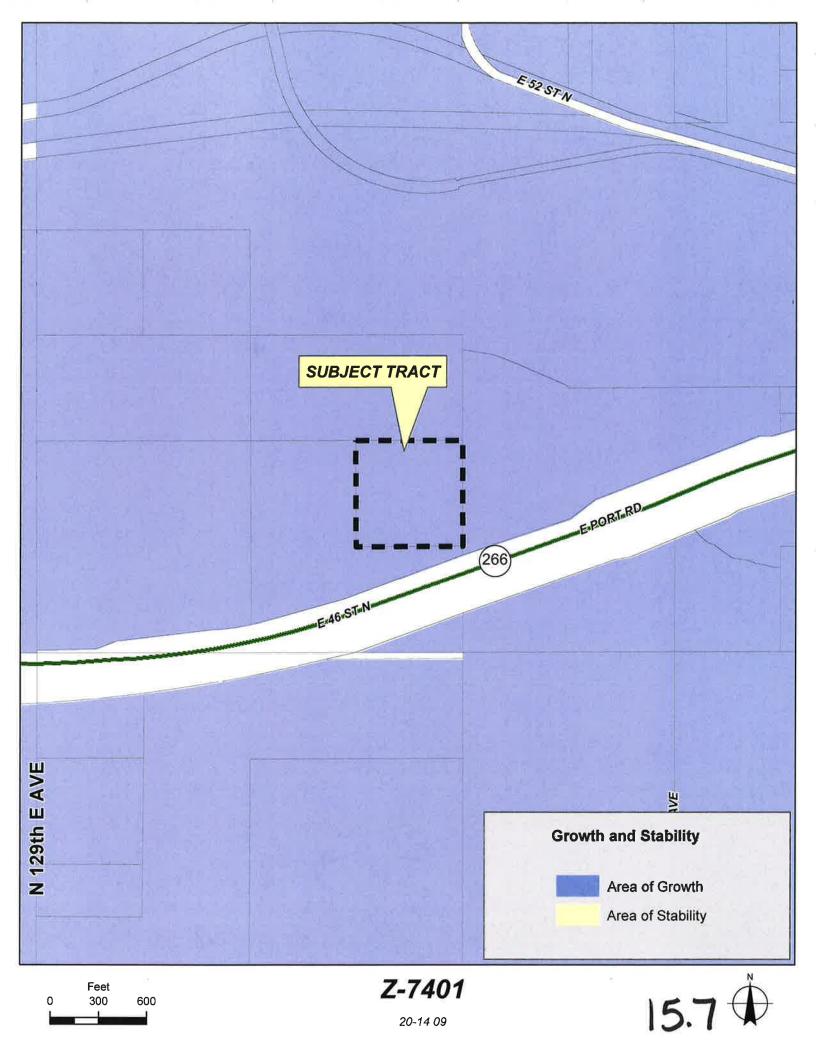
Z-7401

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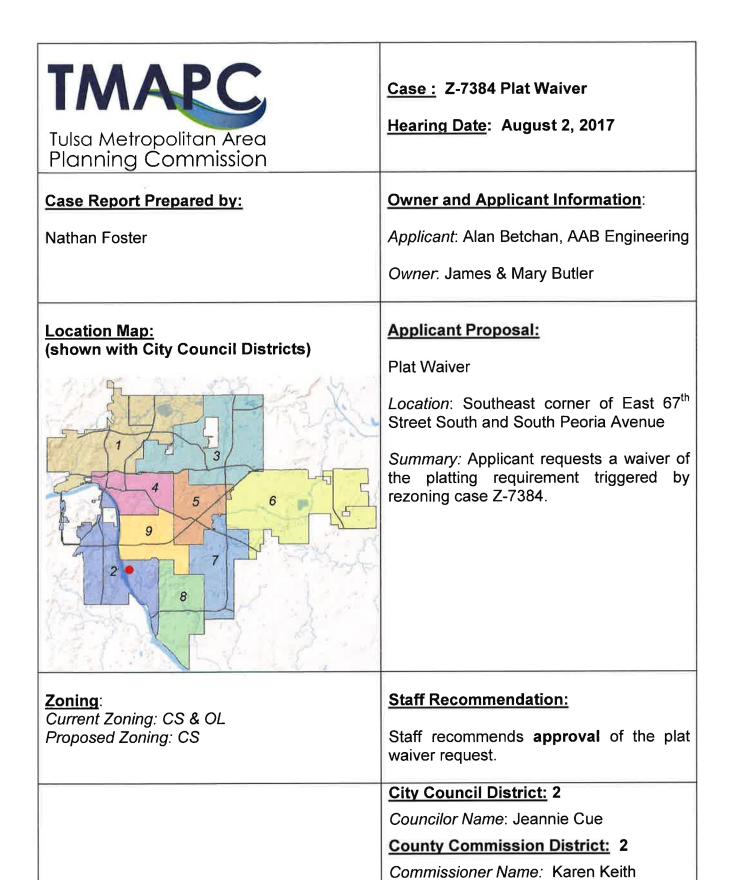
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016 15.5





Tulsa, Oklahoma 1625 Well 36th Place \$0.00 Tills OK 74107 [918] 633-6277 A1.1 Proposed Layout for Becco Construction 2 В С SOTHENGY CORNER OF THE S.Z. SWW WAY 1994 BIZZETY KEY PLAN HIGHWAY 266 SITE PLAN 0 PETAL SHOP BAILDING 8 TANS ROCK PLE STORNE PAVEMENT SIGN NE/4 SE/4 SW/4 3 HANDICAPPED SIGN POLLARD DETAIL



EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Site Plan

PLAT WAIVER

Z-7384 – (CD 2)

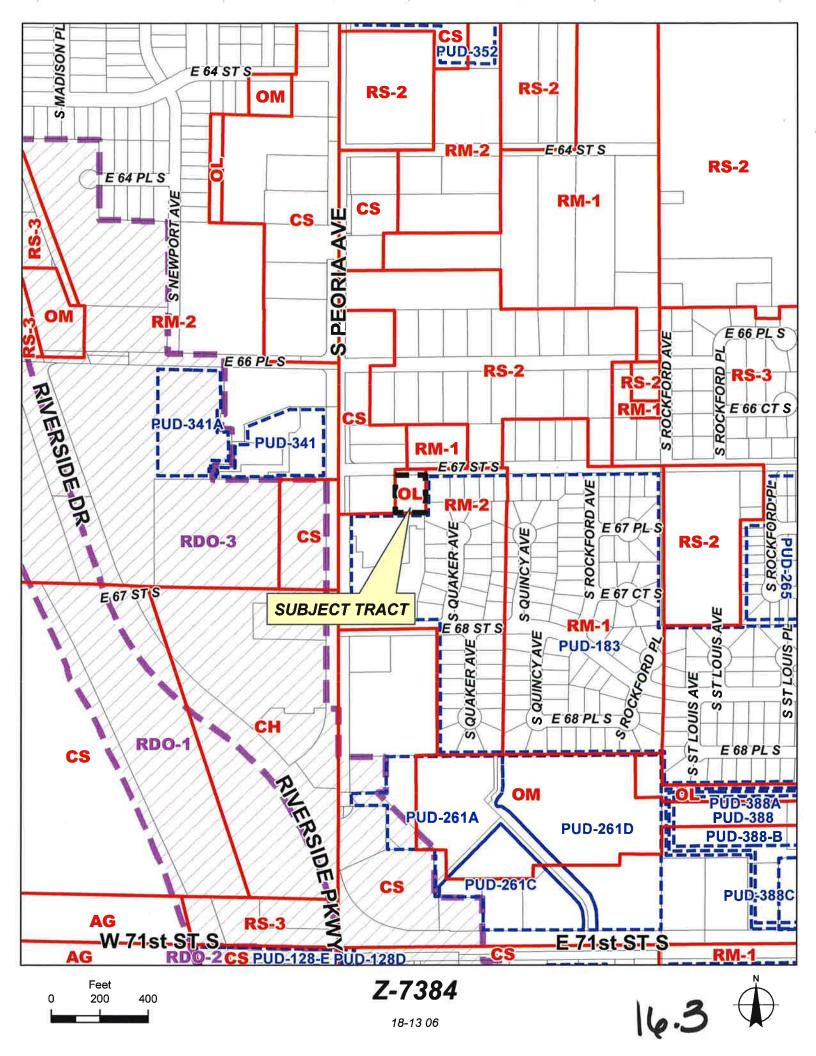
Southeast corner of East 67th Street South and South Peoria Avenue

The platting requirement for this property is being triggered by an approval to rezone roughly half of the property from OL to CS. Per Section 70.080-B, the City of Tulsa Zoning Code requires platting of any property that has been rezoned to accommodate the intensification of land use possibilities typically associated with a zoning map change.

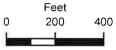
The Technical Advisory Committee met on June 15, 2017 and the following items were determined:

- 1. The property was previously platted under the Keim Gardens Addition plat.
- 2. Adjacent property to the east and south has been platted.
- 3. Right-of-way dedications for South Peoria Avenue and East 67th Street have all been made.
- 4. Water service is available on site through existing 8" waterline.
- 5. Sanitary sewer is being extended to site and will require an additional easement. Easement will be obtained through IDP process.

Staff recommends approval of the plat waiver.









Z-7384

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

Aerial Photo Date: February 2016



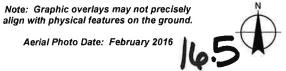


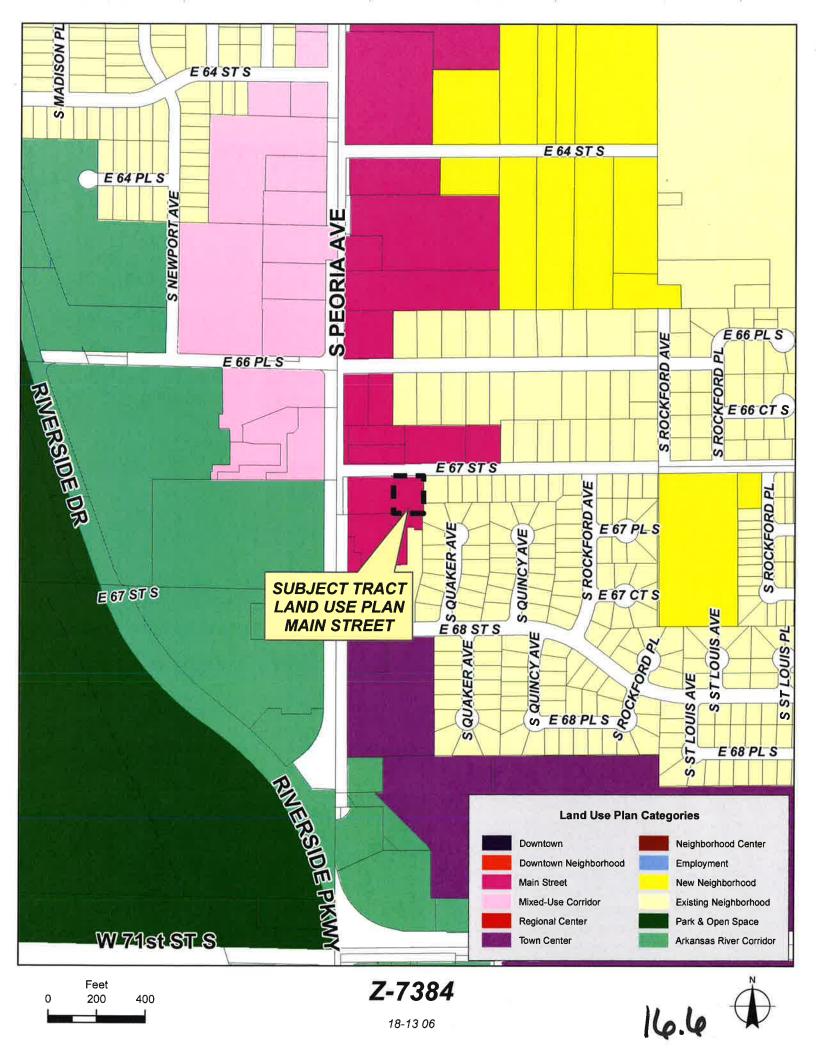
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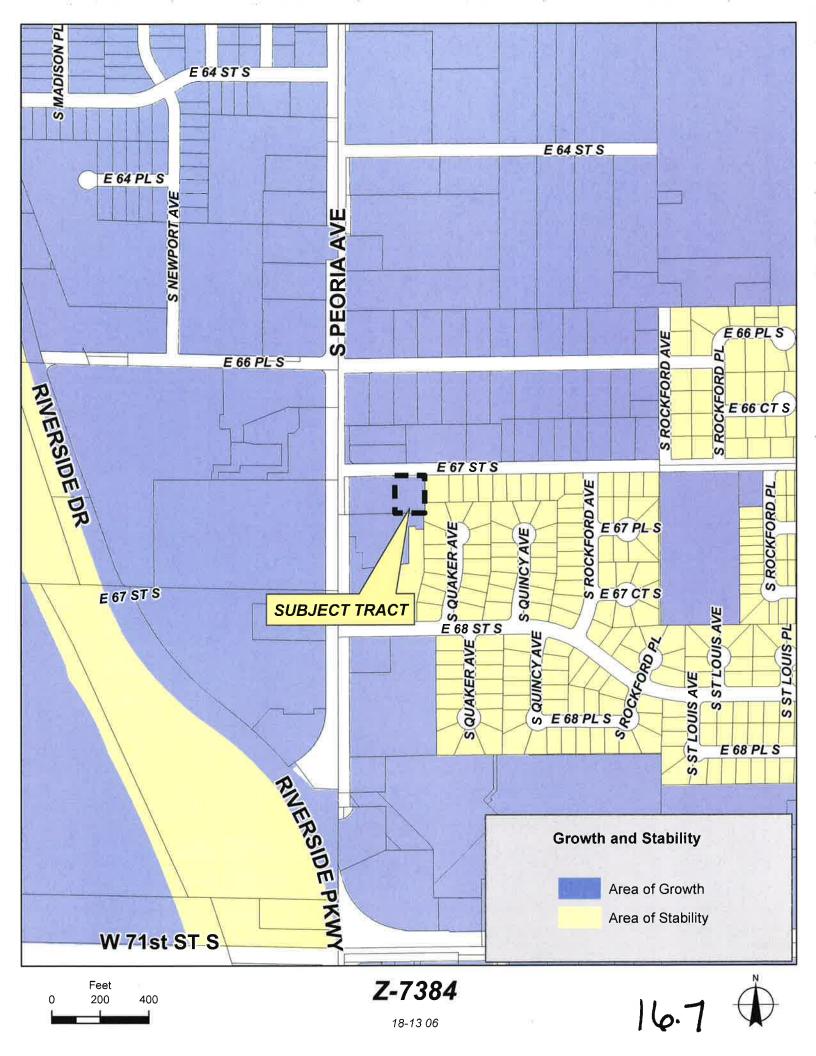


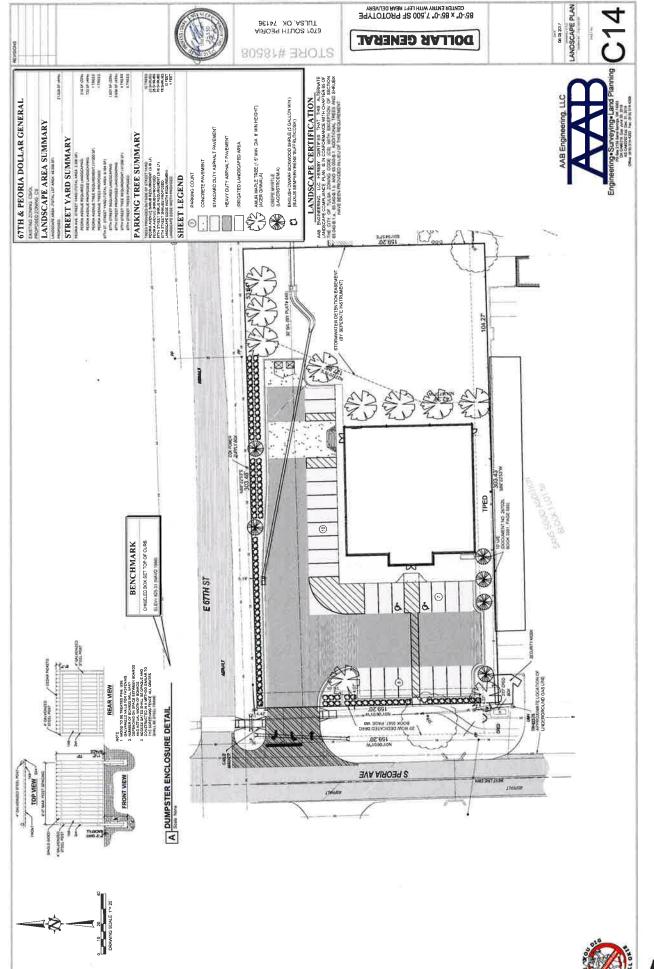
Z-7384

Aerial Photo Date: February 2016









16.8



<u>Case</u>: Northstar Estates

<u>Hearing Date</u>: August 2, 2017

Case Report Prepared by:

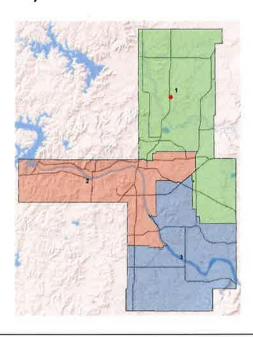
Nathan Foster

Owner and Applicant Information:

Applicant: JR Donelson

Owner. Northstar Developers, INC

Location Map: (shown with County Commission districts)



Applicant Proposal:

Preliminary Subdivision Plat

12 lots, 1 block, 15.47+ acres

Location: South of the southwest corner of East 96th Street North and North Yale Avenue

Proposed Use: Single-family residential

Zoning: RE (Residential Estate)

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Waiver Request, Preliminary Plat, Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

Northstar Estates - (County)

South of the southwest corner of East 96th Street North and North Yale Avenue

This plat consists of 12 lots, 1 block on 15.47± acres.

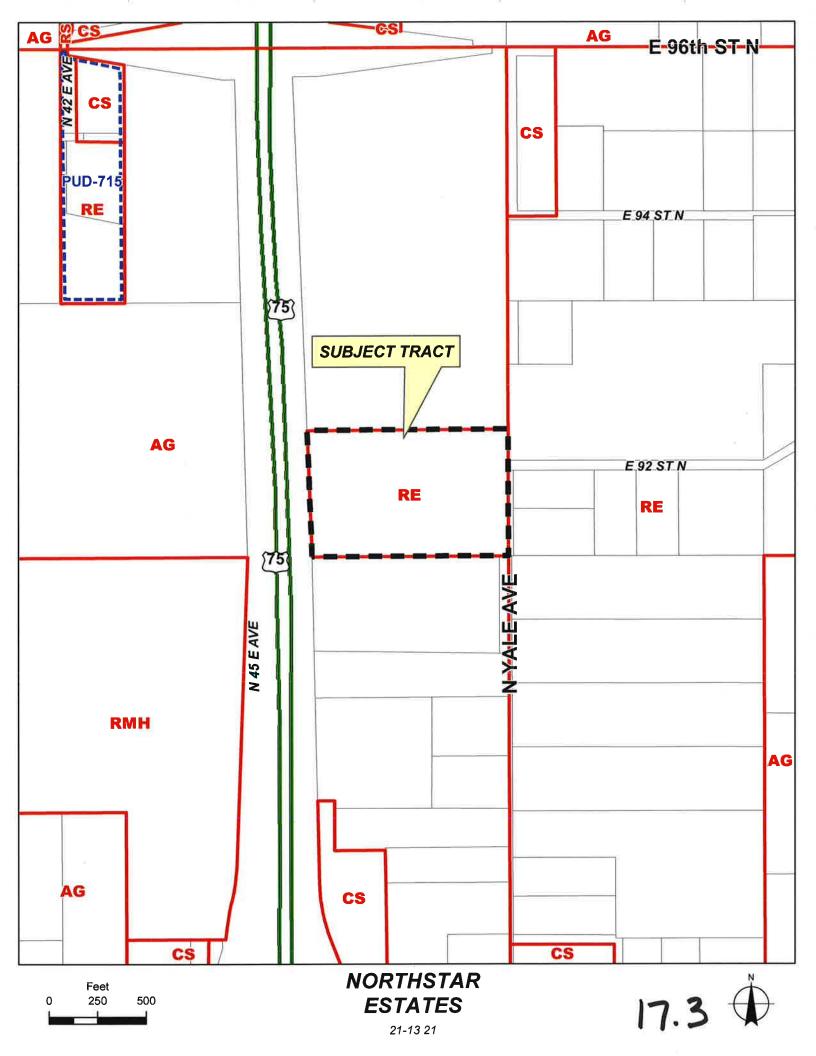
The Technical Advisory Committee (TAC) met on July 20th, 2017 and provided the following conditions:

- 1. **Zoning:** All property within the subdivision has been rezoned to RE (Residential Estate). All proposed lots conform to the requirements of the Tulsa County Zoning Code.
- 2. Addressing: Addresses will be assigned by INCOG.
- 3. Transportation & Traffic: Provide 25' radius for intersection with North Yale Avenue. Label access and limits of no access along North Yale Avenue.
- **4. Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
- 5. Engineering Graphics: Submit a subdivision control data sheet with final plat. Provide addresses for individual lots on final plat. Remove contours from the face of the final plat. Provide a scale and a north arrow for the location map. Show only platted subdivision boundaries in the location map and label all other property as "unplatted". Add street labels to location map. Ensure accuracy and consistency between written legal description and bearing angles shown graphically on the face of the plat.
- **6. Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County standards. Any required easements must be properly located and dimensioned on final plat.
- 7. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify oil & gas activity on the site. Provide plugging records for any plugged wells on site. 125' building setback is required from any active well or known well bore.

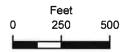
Waivers of Subdivision Regulations:

1. Applicant requests a waiver of Section 4.2.7 to permit a cul-de-sac length of 786'

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









NORTHSTAR ESTATES

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

Aerial Photo Date: February 2016

JR Donelson, Inc.

12820 So. Memorial Dr., Office 100 Bixby, Oklahoma 74008 918-394-3030

Email: jrdon@tulsacoxmail.com

July 25, 2017

Tulsa Metropolitan Area Planning Commission 2 West Second Street Suite 800 Tulsa, Ok. 74103

Re: Preliminary Plat for Northstar Estates, waiver request.

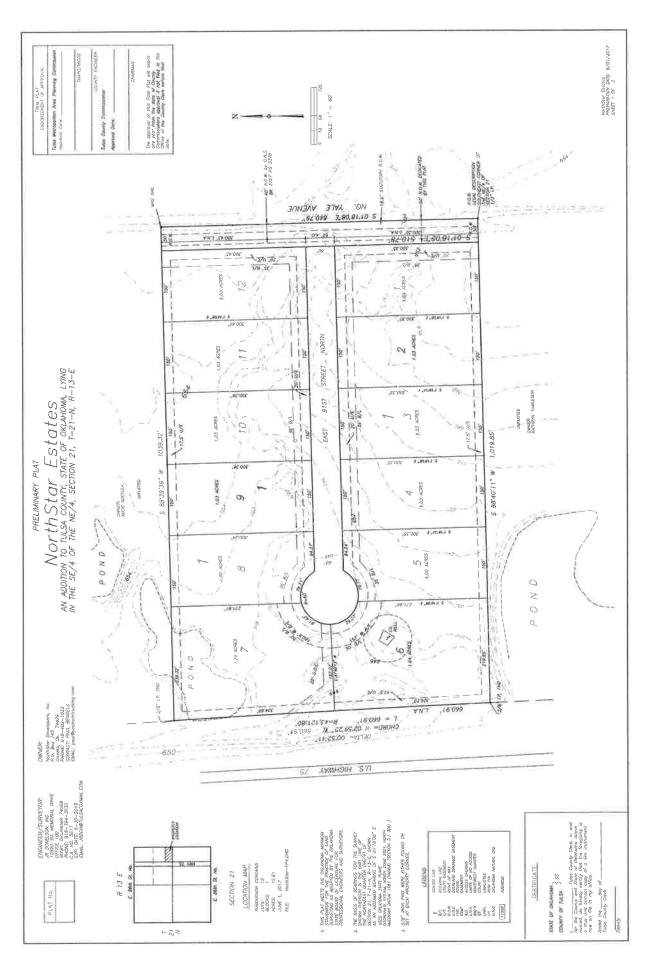
Northstar Estates is a proposed residential subdivision in Tulsa County. The project is located South of the southwest corner of East 96th Street North and North Yale Avenue. The 12 lots in this subdivision will be approximately 1 acres in size and larger.

We are requesting the TMAPC waive the Subdivision Regulation Sec. 4.2.7, Cul-de-sac length of 750 feet. The proposed cul-de-sac length is 786 feet from the center of North Yale (east line of the Section to the center of the cul-de-sac.

This subdivision will not be accessible from the North, South or West boundaries. The additional 36 feet of length from the Center of North Yale to the center of the cul-de-sac will not adversely impact public safety nor will it affective the use of public safety equipment.

We therefore, prayerful request a wavier of the Subdivision Regulation Sec. 4.2.7.

R Donelson



DEED OF DEDICATION AND RESTRICTIVE COVENANTS NorthStar Estates

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No Fence, wall, building or other obstruction shall be placed or monto thin on overfrond drounds detachent in or sitell three be any effection of the essengent's unless approved by the fulse County, Engines, provided the planting of furt shall not require the approved of Tulsa County.

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For the purpose of provibing an arderly development of the Addition and for and anothering continently of the improvements therein, the following restrictions and coverates are hereby improved upon the use and accupancy of the lots within the Addition.

A. BRIELOPER HEREBY FORMS AN ANCHTECTURAL COMMITTEE ("ARCHITECTURAL COMMITTEE") THAT SHALL OPERATE AS FOLLOMS:

Approve an plans for any structure to be built on any lot: Be responsible for interpreting the development and constru-tained herein;

3. Corest of not less than one (1) or more than three (3) members to Learning of the Core of the Core

4. No building or improvements may be commenced on any lot or the additional matter approad in the Specialistical additional the entire approad in the Specialistical and coccupies. The additional plant to be submitted and adoptives in according to the plant to be submitted and adoptives in section in the additional with regurd section in the additional with regurd and in page 10 sections with regurd on any last of the additional plant.

B. An accurate floor plan

D. A tandscaping plan, including the composition, faculion and neight

E. Any other pions or information requiring the approval of Tulsa County or its representatives pursuant to Section I of this Deed at Dedication and

E. Details regarding the composition of all roofing and extension materials.

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RESIDENTIAL DWELLING AND LOT MAPROVEMENTS. In addition to the Writhlectural Guidennes, the following standards andli opply to all direllings manaments in the Addition.

L. Dreslings. Unless waived by the Developer in writing, the following standards shall apply to all dwellings in the Addition:

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L) Pago Covers, All pago covers shall be an integral yort of the residence such that they are confaired within the realthm and shall be constructed with the same design, shipple color and materials as the realdent C. Garagez. All dwellings troil have ottatned garages unitable for accommodisting a minimum of two (2) standara size outainabiles. All yarages shall be occessed by an overlinead garage door. Carparis are not permitted:

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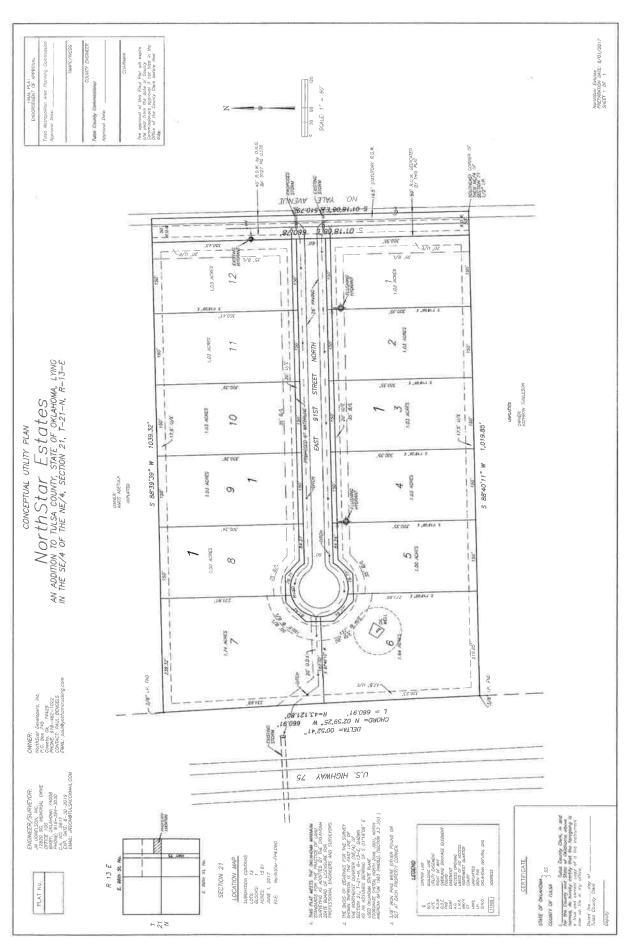
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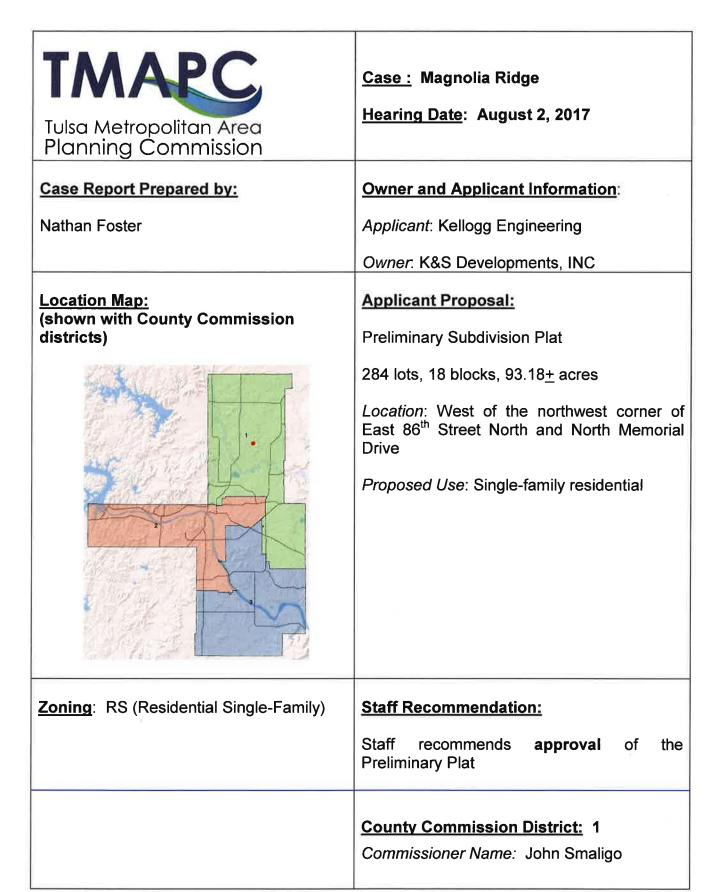
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<u>EXHIBITS:</u> Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan, Cox Communications Exhibit A

PRELIMINARY SUBDIVISION PLAT AMENDED STAFF RECOMMENDATION

Magnolia Ridge - (County)

West of the northwest corner of East 86th Street North and North Memorial Drive

This plat consists of 284 lots, 18 blocks on 93.18 ± acres.

The Technical Advisory Committee (TAC) met on July 20th, 2017 and provided the following conditions:

- **1. Zoning:** All property within the subdivision has been rezoned to RS (Residential Single Family). All proposed lots conform to the requirements of the Tulsa County Zoning Code.
- 2. Addressing: Addresses will be assigned by INCOG.
- Transportation & Traffic: Sidewalks shall be provided on both sides of residential streets and shall be observed in the covenants. Applicant will be required to provide acceleration and deceleration lanes along East 86th Street North to mitigate traffic concerns.
- **4. Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
- **5. Sewer:** Sanitary sewer service to be provided by City of Owasso. Release will be required from City of Owasso for final plat.
- 5. Engineering Graphics: Submit a subdivision control data sheet with final plat. Provide addresses for individual lots on final plat. Provide street names on face of plat. Show only platted subdivision boundaries in the location map and label all other property as "unplatted". Add street labels to location map. Ensure accuracy and consistency between written legal description and bearing angles shown graphically on the face of the plat.
- **Stormwater, Drainage, & Floodplain**: Drainage plans must comply with Tulsa County standards. Any required easements must be properly located and dimensioned on final plat.
- 7. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Cox Communications has requested additional easements attached as "Exhibit A". Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify oil & gas activity on the site. Provide plugging records for any plugged wells on site. 125' building setback is required from any active well or known well bore.

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



TO: Tulsa Metropolitan Area Planning Commission

FROM: Karl Fritschen AICP, RLA

Planning Manager, City of Owasso

SUBJECT: Magnolia Ridge, Preliminary Plat

DATE: July 27, 2017

Dear Commissioners.

The City of Owasso was notified several months ago of the County zoning case CZ-459. More recently we were notified of a proposed subdivision called Magnolia Ridge that is affiliated with CZ 459. Owasso is supportive of the residential single-family use being proposed at this location; however we do have concerns regarding traffic.

It is our understanding that the project proposes 284 lots on 93.18 acres, yielding a gross density of 3.04 DU/AC. While this development is outside of the Owasso's City limits, it does touch our fenceline with two proposed access points along E 86th St N. According to most transportation sources, including the Institute of Traffic Engineers (ITE), trip generation for a single-family unit is about 10 trips per day. Considering this, it can be assumed that this entire development will produce approximately 2,840 trips when ultimately built-out.

E 86th St N is already seeing a significant increase in traffic congestion, particularly during the AM and PM peak hours due to the rapid growth in this corridor with the development of new subdivisions. Traffic count data from INCOG, indicates that in 2014 over 11,000 cars per day traveled this section of E 86th St N. With the explosive growth in the corridor, one can assume that the current 2017 number to be near 13,000 vehicles per day without the addition of this new subdivision. The design capacity for a 2-lane road is 10,000 vehicles per day, which this facility has surpassed. With this increase in traffic volume, there has also been a significant increase in the number and severity of accidents. Adding this subdivision will undoubtedly compound these problems and further deteriorate safety along this corridor.

According to our information, E 86th St N is due to be widened at some point in the near future and has been identified by Tulsa County, District 1, as a priority project. However, in the interim, we ask that acceleration and deceleration lanes be required for this subdivision until such time as the road is fully widened. Considering that this project touches our fenceline and that we have agreed to provide sanitary sewer across our boundary, we believe this is a reasonable request resulting in both Owasso and Tulsa County residents having a safe transportation corridor.

While Owasso is certainly in favor of development for all areas in and around our fenceline, we believe that this project warrants a minimal level of protection in the form of deceleration and acceleration lanes. We believe that as this project moves into the engineering phase, reasonable safeguards for traffic flow should be made to ensure the safety and well-being of the public at large. We appreciate being a regional partner with INCOG and TMAPC and thank you for your time and consideration regarding this matter.



Regards,

Karl A. Fritschen, AICP, RLA Planning Manager, City of Owasso



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RIDGE

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

Aerial Photo Date: February 2016



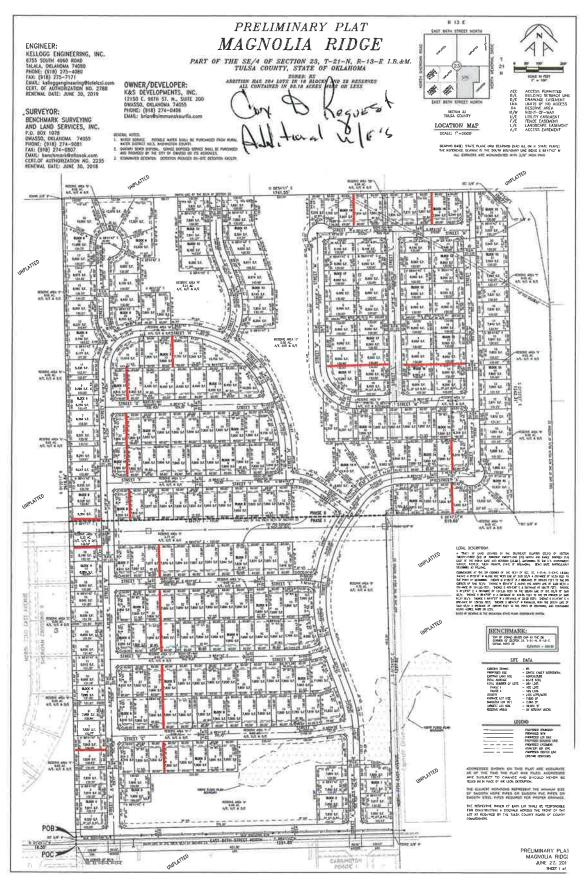


EXHIBIT A

PRELIMINARY PLAT *MAGNOLIA RIDGE*

PART OF THE SE/4 OF SECTION 23, T-21-N. R-13-E I.B.&M.
TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RS
ADDITION HAS 284 LOTS IN 18 BLOCKS AND 28 RESERVES
ALL CONTAINED IN 93.18 ACRES MORE OR LESS

SECTION 23 LOCATION MAP

R 13 E

B/E B/E B/E R/W F/E E A/E

ENGINEER: KELLOGG ENGINEERING, INC.
675S SOUTH 4060 ROAD
TAALA, OKLAHOMA 74080
PHÜNE: (918) 275-4080
FAX: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggangineering®toleicsi.com
CERT. OF AUTORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2019

ENGINEER:

OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
12150 E. 96TH ST. N., SUITE 200
0WASSO, OKLAHOMA 74055
PHONE: (918) 274-0406
EMAIL: brian@simmonskouris.com

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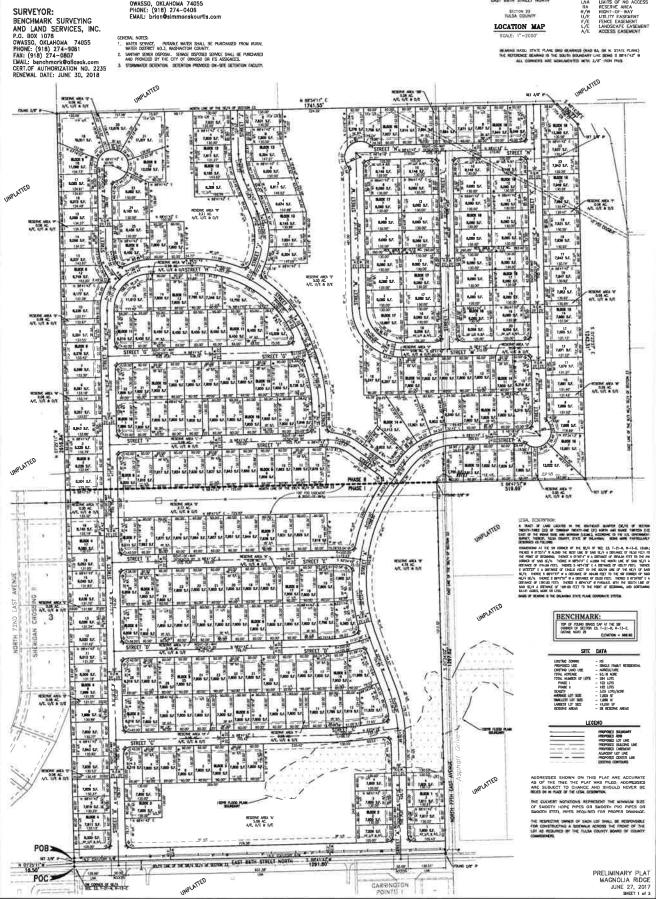
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