

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2751**

**August 2, 2017, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

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

Call to Order:

### **REPORTS:**

**Chairman's Report:**

**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.**

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

8. **LS-21033** (Lot-Split) (CD 6) – Location: North of the northeast corner of East 51<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue
9. **LS-21035** (Lot-Split) (CD 1) – Location: Northwest corner of West Haskell Place and North Cheyenne Avenue
10. **LC-506** (Lot-Combination) (CD 4) – Rescission of LC-506 and Rescission of Lot-Combination Declarations – Location: Northwest corner of East 2<sup>nd</sup> Street South and South Detroit Avenue (related to LC-926)
11. **LC-926** (Lot-Combination) (CD 4) – Location: Northwest corner of East 2<sup>nd</sup> Street South and South Detroit Avenue (related to LC-506)
12. **CW on 71<sup>st</sup>** (CD 2) Final Plat – Location: East of the southeast corner of West 71<sup>st</sup> 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 75<sup>th</sup> East Avenue and East 61<sup>st</sup> 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. **PUD-221-1 Brooks Pittman** (CD 6) Location: South of East 41<sup>st</sup> Street and east and west of South 134<sup>th</sup> East Avenue requesting **Major Amendment to a PUD** to allow uses permitted within the RD and RS-3 districts
15. **Z-7401 Plat Waiver** (CD 3) Location: East of the northeast corner of East 46<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue
16. **Z-7384 Plat Waiver** (CD 2) Location: Southeast corner of East 67<sup>th</sup> Street South and South Peoria Avenue
17. **Northstar Estates** (County) Preliminary Plat, Location: South of the southwest corner of East 96<sup>th</sup> Street North and North Yale Avenue
18. **Magnolia Ridge** (County) Preliminary Plat, Location: West of the northwest corner of East 86<sup>th</sup> 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 cell phones and paggers must be turned off during the Planning Commission.

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

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

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





Tulsa Metropolitan Area  
Planning Commission

**Case :** CW on 71<sup>st</sup>

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

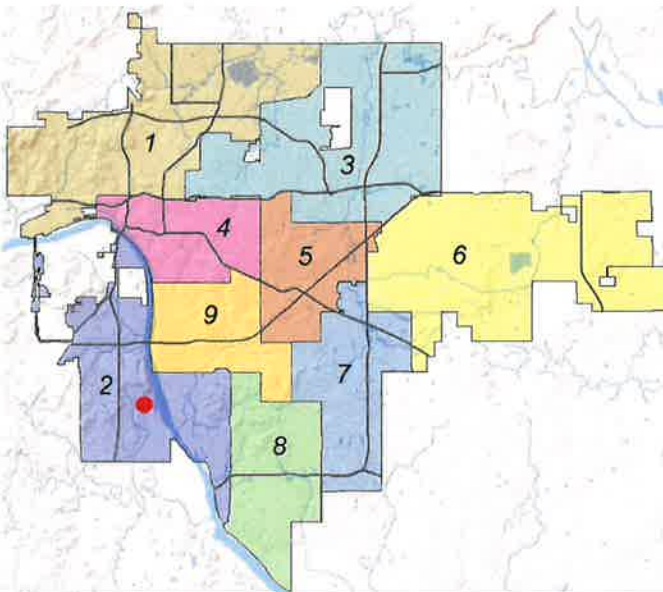
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Khoury Engineering, LLC

*Owner:* Collision Works Properties, LLC

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



**Applicant Proposal:**

Final Plat

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

**Zoning:** CG w/optional development plan

**Staff Recommendation:**

Staff recommends **approval** of the Final  
Plat

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Final Plat

12.1







Sawyer, Kim

*withdrawn*

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, July 12, 2017 9:17 AM  
**To:** Nathan Cross  
**Cc:** William Briggs; Johnnie Morland; Mariboho, Mindi; Sawyer, Kim; Miller, Susan  
**Subject:** 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](mailto:dwilkerson@incog.org)



*Celebrating 50 Years of Service  
to the Tulsa Region*

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**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

**Nathan Cross** | [ncross@riggsabney.com](mailto:ncross@riggsabney.com)  
Attorney

13.1

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502 West 6th St. | Tulsa, OK 74119

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



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Tulsa Metropolitan Area  
Planning Commission

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

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

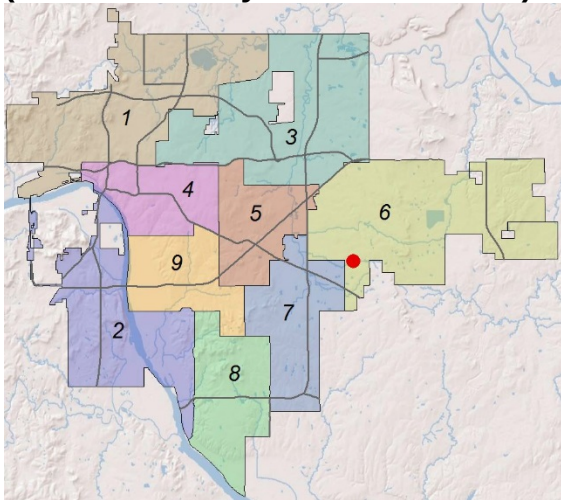
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Brooks Pittman

*Property Owner:* BATTLE CREEK LAND  
DEVELOPMENT

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



**Applicant Proposal:**

*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:                                 | 3.75 Acres                                                                                                                                                                                                                                      |
| Permitted Use:                             | As established within the RD<br>(Residential Duplex) District<br>Chapter 5 of the City of Tulsa<br>Zoning Code.<br><br>As established within the RS-3<br>(Residential Single Family)<br>District Chapter 5 of the City of<br>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:

|                         |                                  |
|-------------------------|----------------------------------|
| 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 <b>Minimum</b> |
| Building Height:        | 35' <b>Maximum</b>               |

\*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. 41<sup>st</sup> St South and S. 134<sup>th</sup> E. Avenue.

## **PEDESTRIAN ACCESS:**

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

## **PLATTING REQUIREMENT:**

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:**

*Staff Summary: 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 41<sup>st</sup> 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 41<sup>st</sup> St. frontage being included.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

Environmental Considerations: 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:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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

**PUD-221-F May 1999:** 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 41<sup>st</sup> Street and South 129<sup>th</sup> 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.

**PUD-221-A December 1981:** 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 41<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue and also known as the subject property.

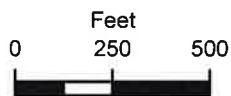
**PUD-221 October 1979:** All concurred in **approval** of a proposed *Planned Unit Development*, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East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

#### ***Surrounding Property:***

No relevant history.

8/2/2017 1:30 PM



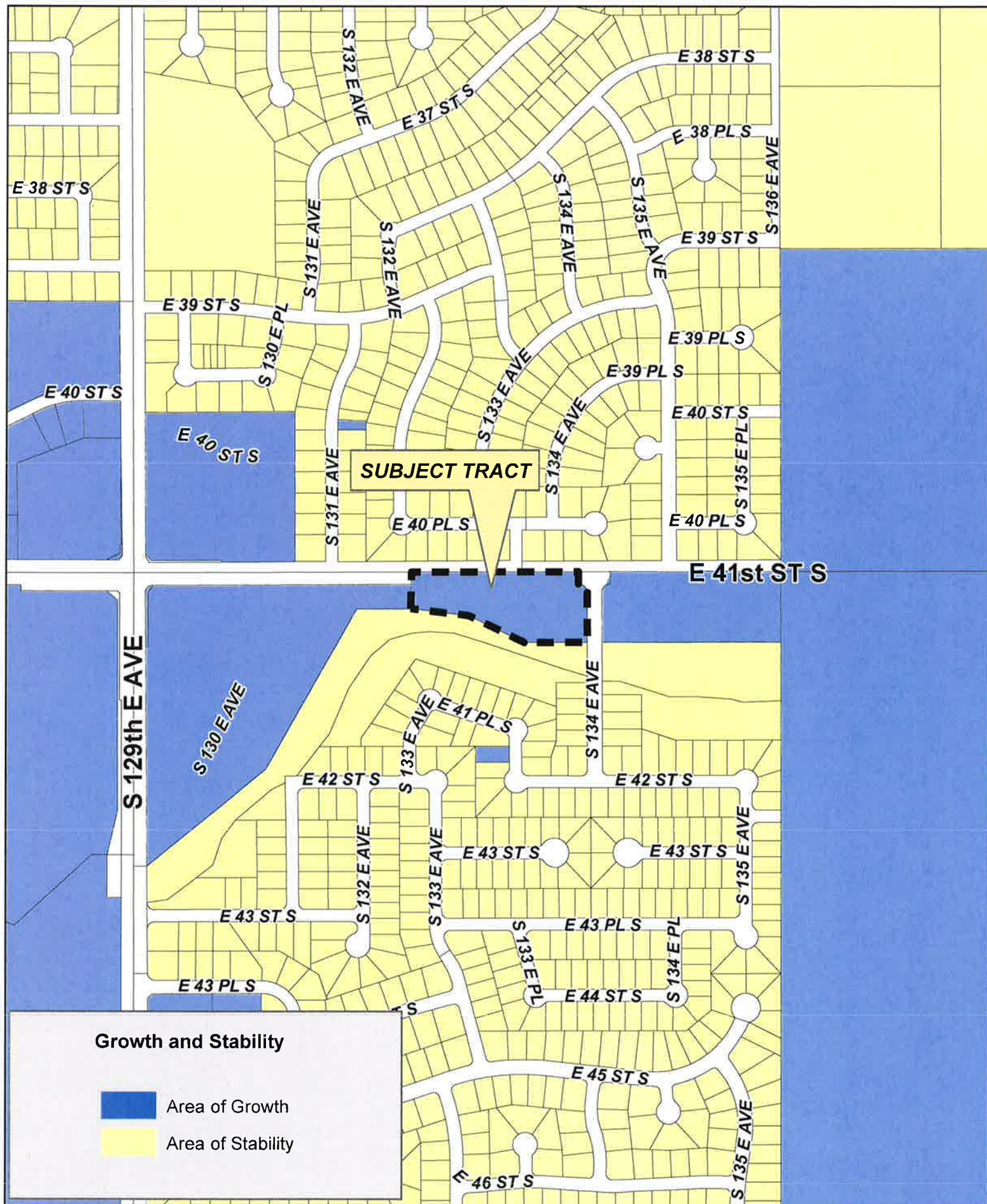
19-14 28

14.7









**PUD-221-I**

19-14 28

14.10



452301

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**

|                                                   |                                                                                                                                    |
|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Area:</b>                                 | <b>3.75 Acres</b>                                                                                                                  |
| <b>Permitted Use:</b>                             | <b>As established within the RD<br/>(Residential Duplex) District<br/>Chapter 5 of the City of Tulsa<br/>Zoning Code.</b>          |
|                                                   | <b>As established within the RS-3<br/>(Residential Single Family)<br/>District Chapter 5 of the City of<br/>Tulsa Zoning Code.</b> |
| <b>Bulk and Area Requirements:</b>                |                                                                                                                                    |
| <b>Maximum Number of Dwellings Units Allowed:</b> | <b>24 Dwelling Units</b>                                                                                                           |
| <b>RD (Residential Duplex):</b>                   |                                                                                                                                    |
| <b>Lot Area:</b>                                  | <b>6,900 Square Feet Minimum</b>                                                                                                   |
| <b>Lot per Unit Area:</b>                         | <b>3,450 Square Feet Minimum</b>                                                                                                   |
| <b>Lot Width:</b>                                 | <b>60' Minimum</b>                                                                                                                 |
| <b>Street Frontage:</b>                           | <b>30' Minimum</b>                                                                                                                 |

**Setbacks:**

|                                |                    |
|--------------------------------|--------------------|
| <b>Aerial:</b>                 | <b>35' Minimum</b> |
| <b>Front Yard:</b>             | <b>25' Minimum</b> |
| <b>Side Yard:</b>              | <b>5' Minimum</b>  |
| <b>Side Street/Corner Lot:</b> | <b>20'*</b>        |
| <b>Rear Yard:</b>              | <b>20' Minimum</b> |

**Open Space:** **2,000 Square Feet**

**Building Height:** **35'**

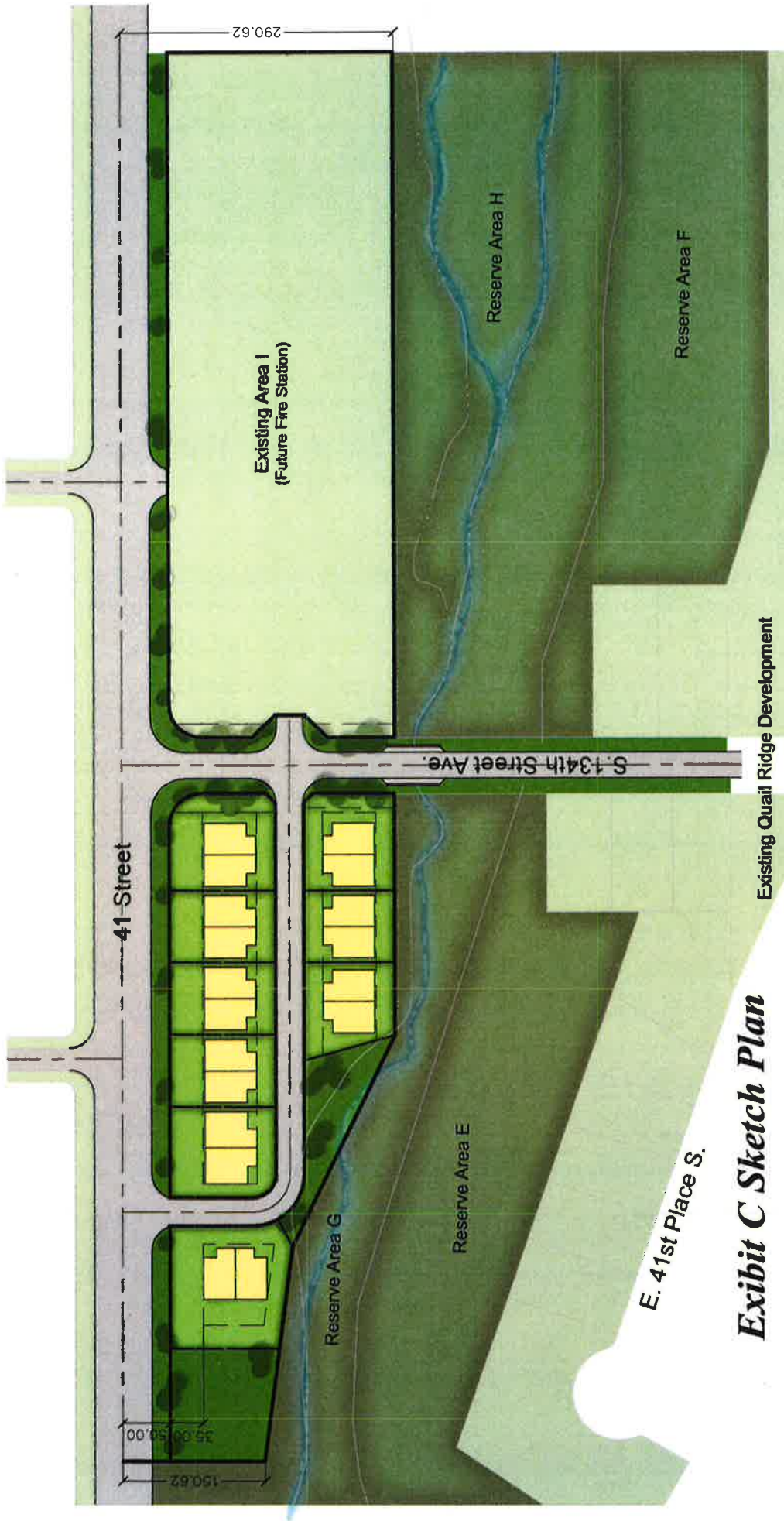
**\*Side Street/Corner Lot 15' Minimum with 20' Minimum in front of Garage.**

**Parking:** **2 off street parking spaces required for each dwelling unit.**

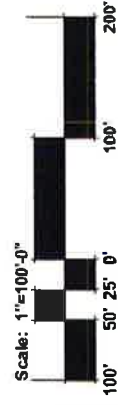
**Entry Landscaping, Lighting and Signage:** **Entry designs shall comply with Section 60.050 and 65 of the City of Tulsa Zoning Code, and meet any submittal and reviews required.**

**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**



## Exhibit C Sketch Plan



**Pittman Poe**  
& ASSOCIATES, INC.  
office@pittmanpoe.com www.pittmanpoe.com

*Golf & Resort Communities, Land Planning,  
Zoning, Golf Architecture, & Site Design*  
1788 W. Granger St., Broken Arrow, OK 74012  
Phone: 918 355-4552 FAX: 918 355-4393  
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7/21/17

14.14



Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7401 Plat Waiver

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

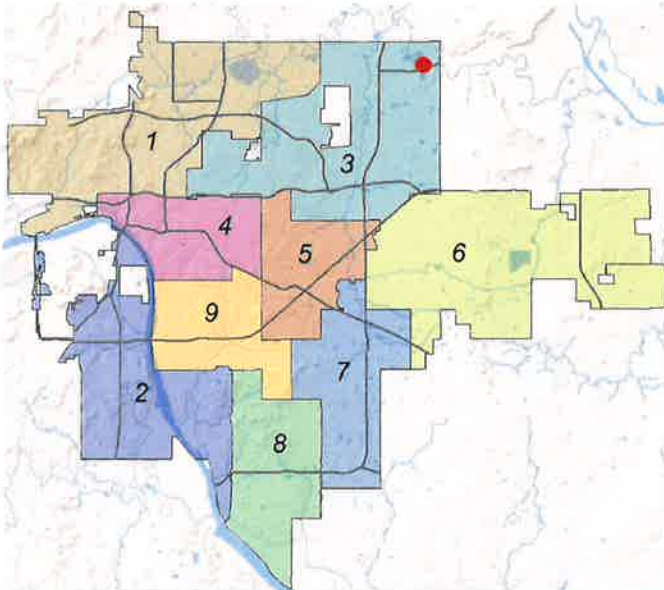
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Nicole Watts, KKT Architects

*Owner:* Tulsa Asphalt, LLC

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



**Applicant Proposal:**

Plat Waiver

*Location:* East of the northeast corner of East 46<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue

*Summary:* Applicant requests a waiver of the platting requirement triggered by rezoning case Z-7401.

**Zoning:**

*Current Zoning:* AG

*Proposed Zoning:* IH

**Staff Recommendation:**

Staff recommends **denial** of the plat waiver request.

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

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

## PLAT WAIVER

### Z-7401 – (CD 3)

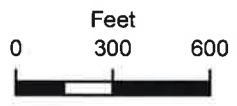
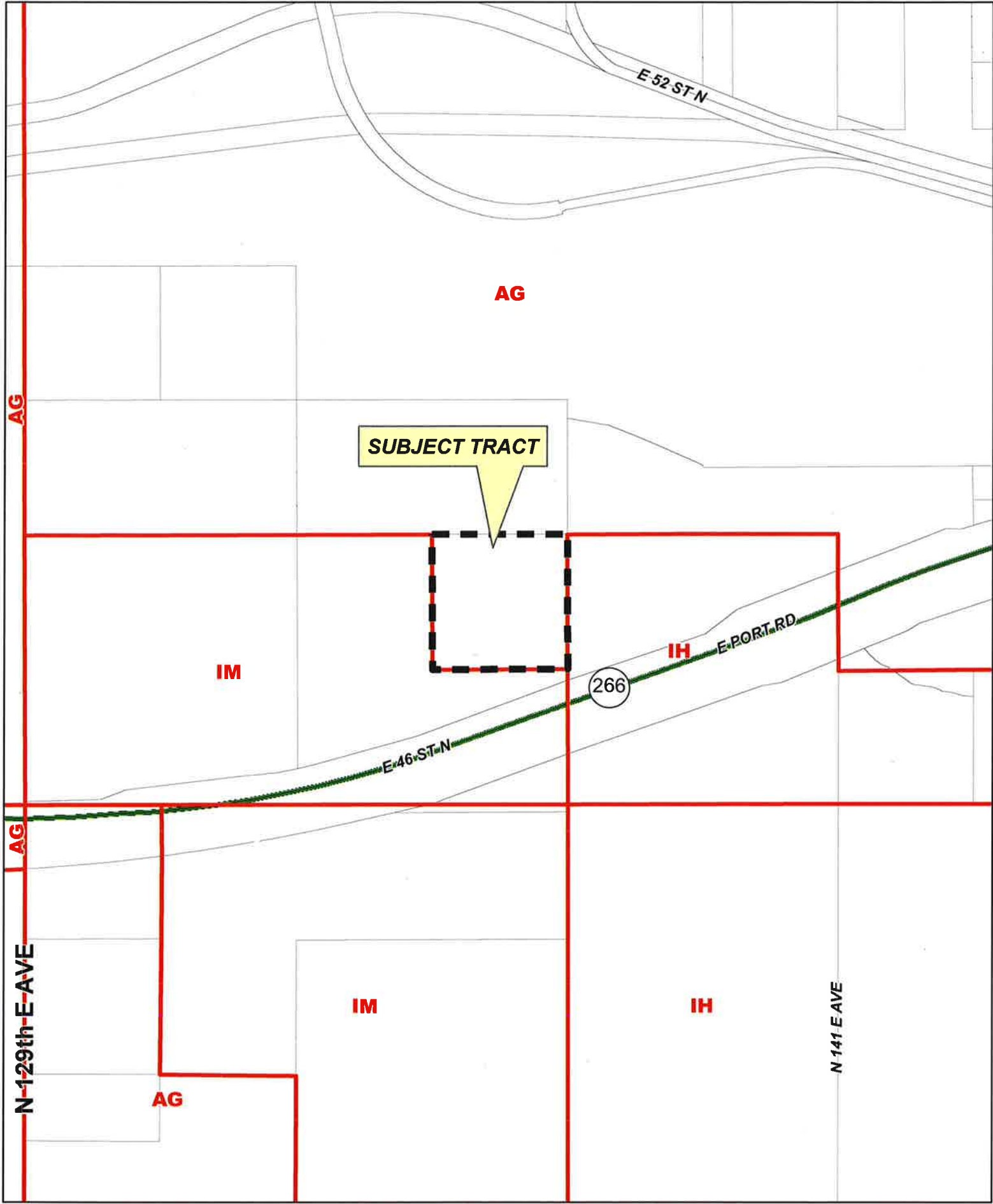
East of the northeast corner of East 46<sup>th</sup> Street North and North 129<sup>th</sup> East Avenue

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. 46<sup>th</sup> 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.



**Z-7401**

20-14 09

**15.3**





N 129th E AVE

E 52 ST N

E PORT RD

266

E 46 ST N

0 300 600  
Feet



Subject  
Tract

**Z-7401**

20-14 09

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

Aerial Photo Date: February 2016

15.4





Feet  
0 50 100



Subject  
Tract

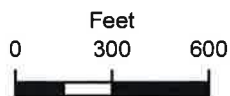
**Z-7401**

20-14 09

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

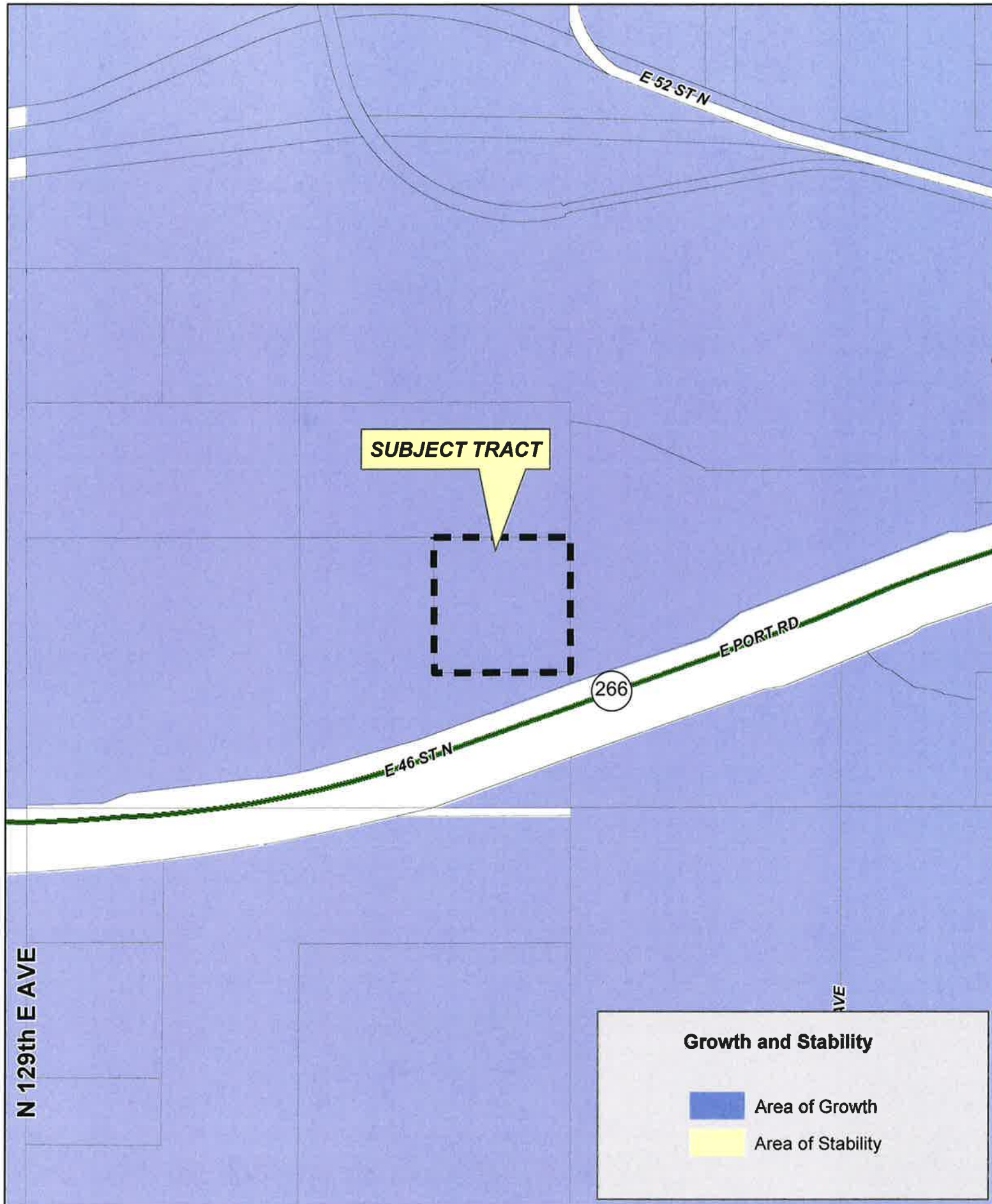
Aerial Photo Date: February 2016





20-14 09

15.4 



**SUBJECT TRACT**

E 52 ST N

E PORT RD

266

E 46th ST N

N 129th E AVE

AVE

**Growth and Stability**

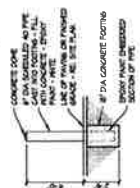
-  Area of Growth
-  Area of Stability



**Z-7401**

20-14 09

15.7 





Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7384 Plat Waiver

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

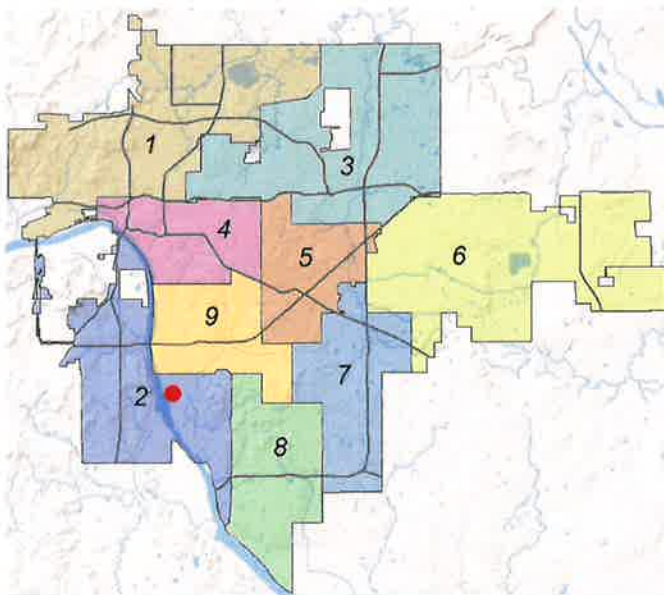
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Alan Betchan, AAB Engineering

*Owner:* James & Mary Butler

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



**Applicant Proposal:**

Plat Waiver

*Location:* Southeast corner of East 67<sup>th</sup> Street South and South Peoria Avenue

*Summary:* Applicant requests a waiver of the platting requirement triggered by rezoning case Z-7384.

**Zoning:**

*Current Zoning:* CS & OL

*Proposed Zoning:* CS

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver request.

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

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

16.1

## PLAT WAIVER

### Z-7384 – (CD 2)

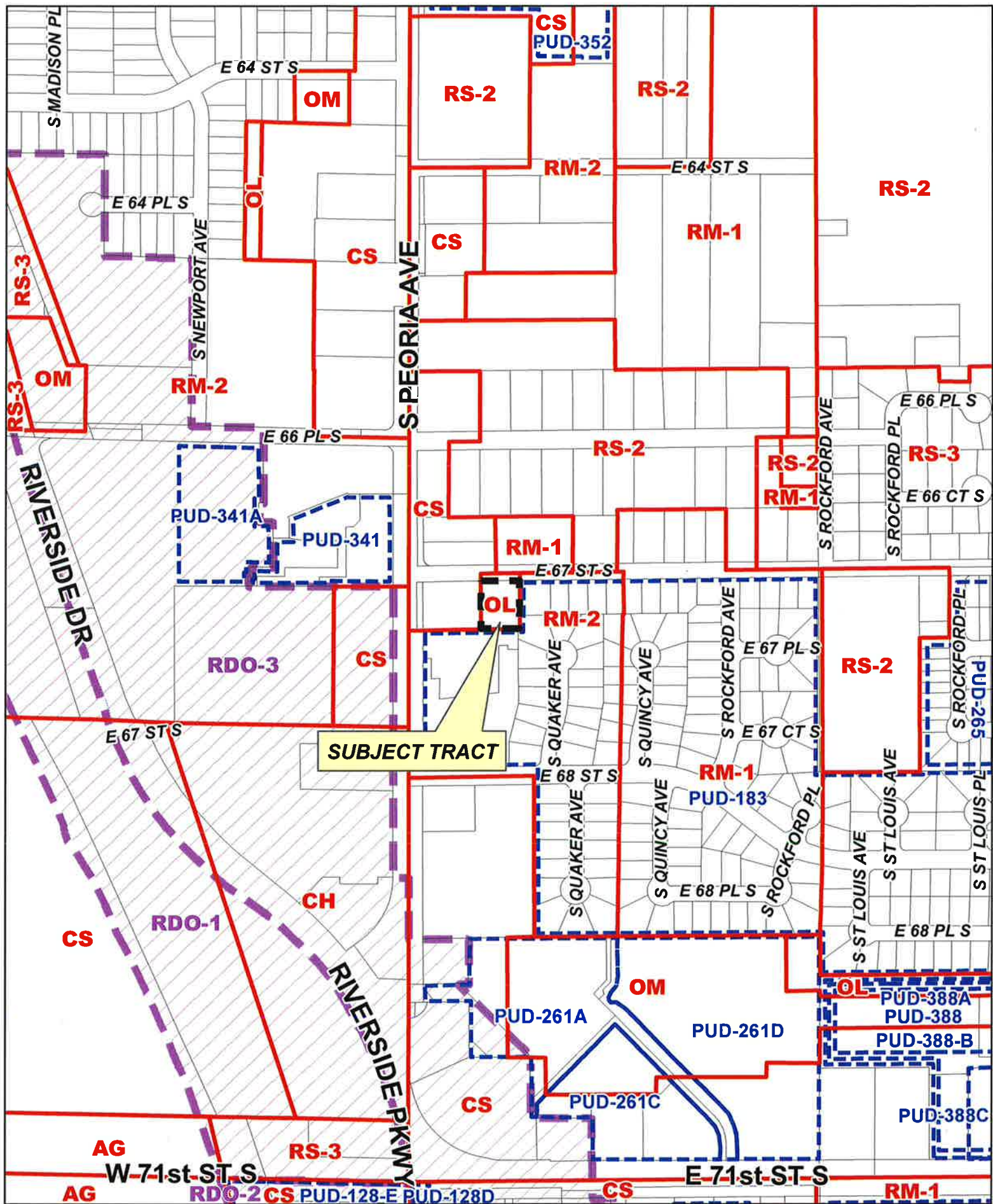
Southeast corner of East 67<sup>th</sup> Street South and South Peoria Avenue

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 67<sup>th</sup> 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

18-13 06

16.3





Subject  
Tract

**Z-7384**

18-13 06

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

Aerial Photo Date: February 2016



16.4



0 50 100  
Feet



Subject  
Tract

**Z-7384**

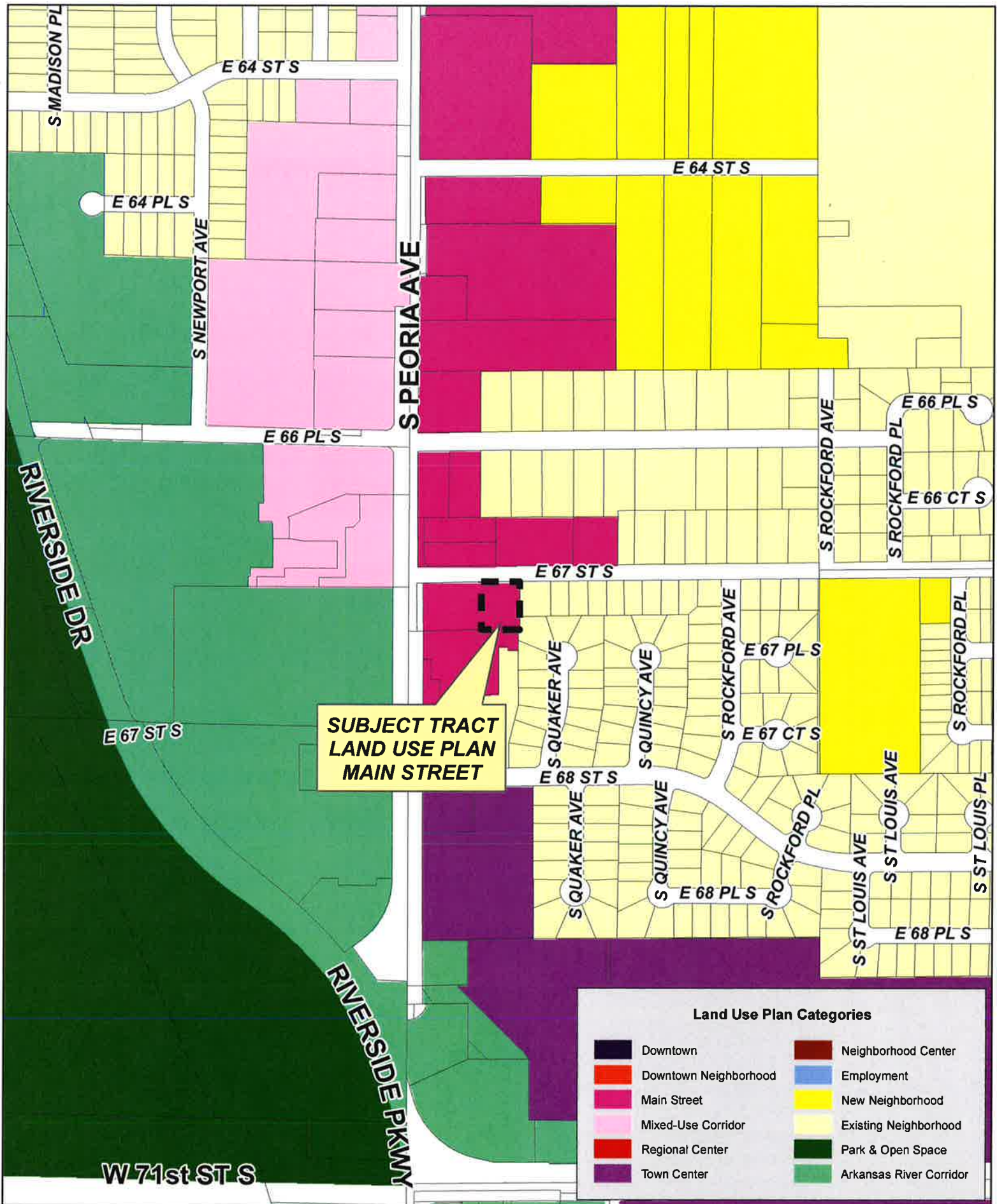
18-13 06

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

Aerial Photo Date: February 2016

16.5





**Z-7384**

18-13 06

16.6

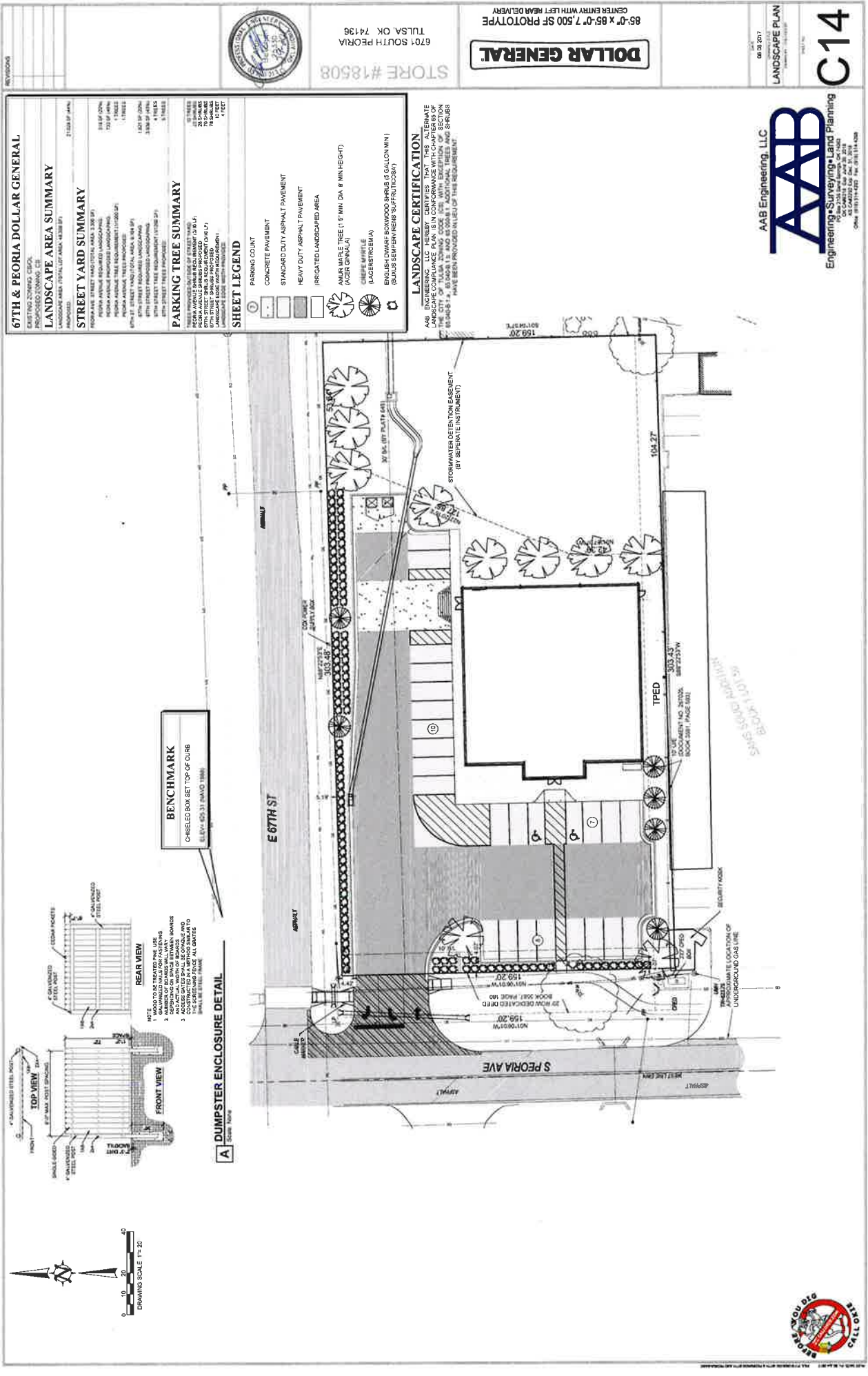




**Z-7384**

18-13 06

16.7



16.8



Tulsa Metropolitan Area  
Planning Commission

**Case :** Northstar Estates

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

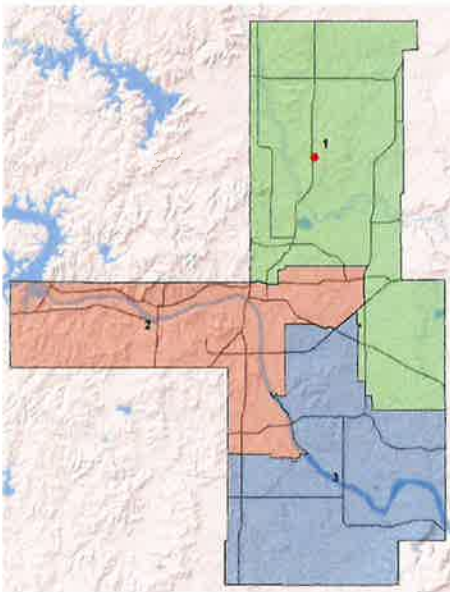
Nathan Foster

**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 96<sup>th</sup> 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 96<sup>th</sup> Street North and North Yale Avenue

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

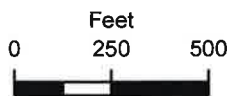
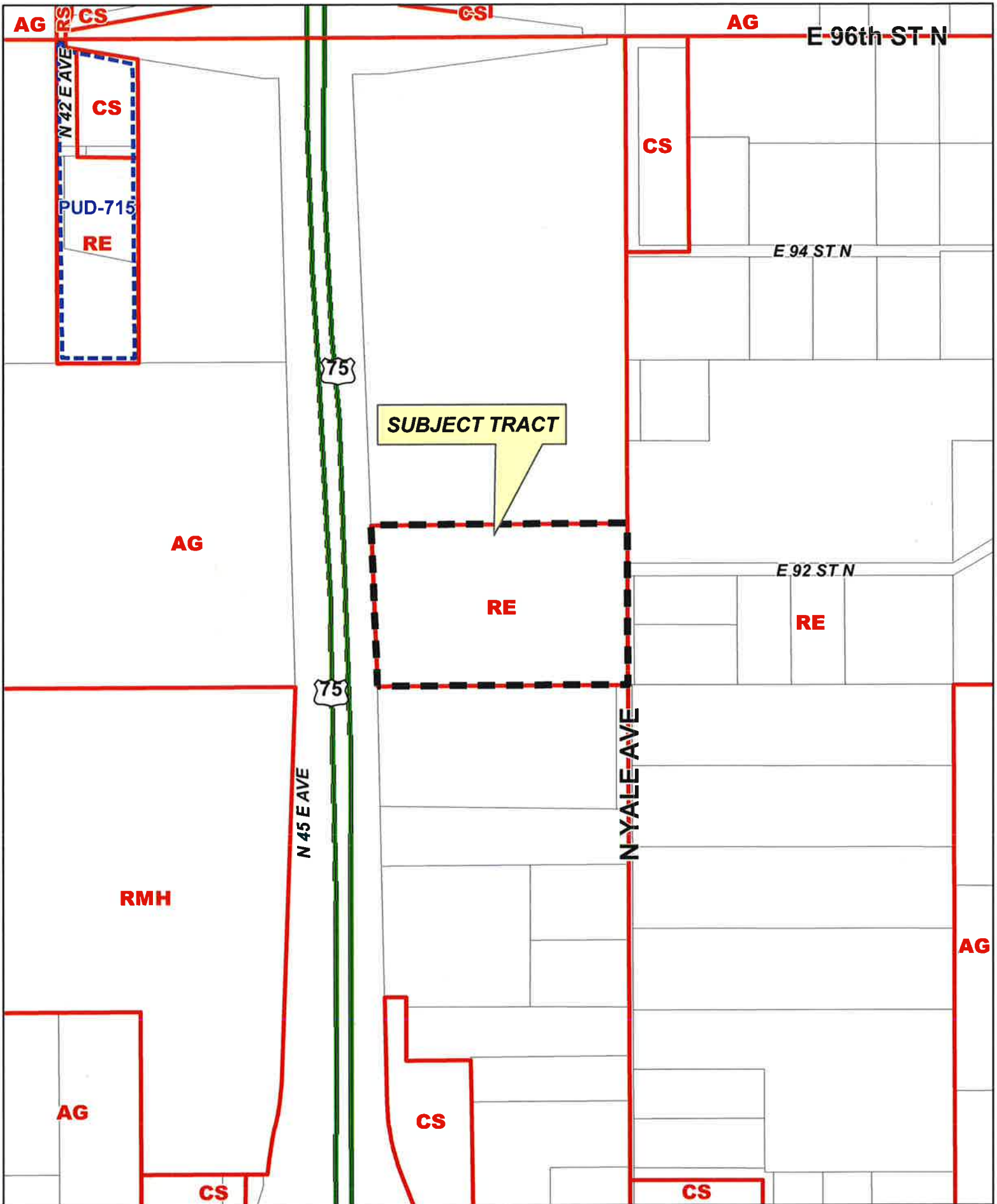
The Technical Advisory Committee (TAC) met on July 20<sup>th</sup>, 2017 and provided the following conditions:

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**

21-13 21

17.3





0 250 500  
Feet



Subject  
Tract

**NORTHSTAR  
ESTATES**

21-13 21

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](mailto: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 96<sup>th</sup> 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.

Thank you,

  
JR Donelson

**ENGINEER/SURVEYOR:**  
JR DONELSON, INC.  
12820 SO. MEMORIAL DRIVE  
OFFICE 100  
BIXBY, OKLAHOMA 74008  
PHONE: 918-394-3030  
C.A. NO. 5611  
EXP. DATE: 6-30-2019  
EMAIL: JR.DON@TULSACOXMAIL.COM

|          |  |
|----------|--|
| PLAT No. |  |
|----------|--|

SECTION 21  
LOCATION MAP

SUBDIVISION CONTAINS  
LOTS: 12  
BLOCKS: 1  
ACRES: 15.61  
JUNE 1, 2017  
FILE: NorthStar-FP4

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

2. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, T-21-N, R-13-E, SHOWN AS AN ASSUMED BEARING OF S 01°10'08" E USED OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 35C1, NORTH AMERICAN DATUM 1983 (NAD83). (SEE FIG. 3)

3. 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH PROPERTY CORNER.

|        |                         |
|--------|-------------------------|
| LEGEND |                         |
| 2      | CENTER LINE             |
| B/A    | BUILDING LINES          |
| P/R    | PERMIT                  |
| O.D.E. | RIGHT OF WAY            |
| FND    | OVERLAND DRAINAGE BASIN |
| MNT    | FOUND                   |
| N.A.   | NOT ACCESS              |
| NW/4   | NORTHWEST QUARTER       |
| SF     | COUNTY                  |
| NPL    | DONATED                 |
| N.A.G. | CHALKMAN NATURAL GAS    |
|        | ADDRESS                 |
| T1908  |                         |

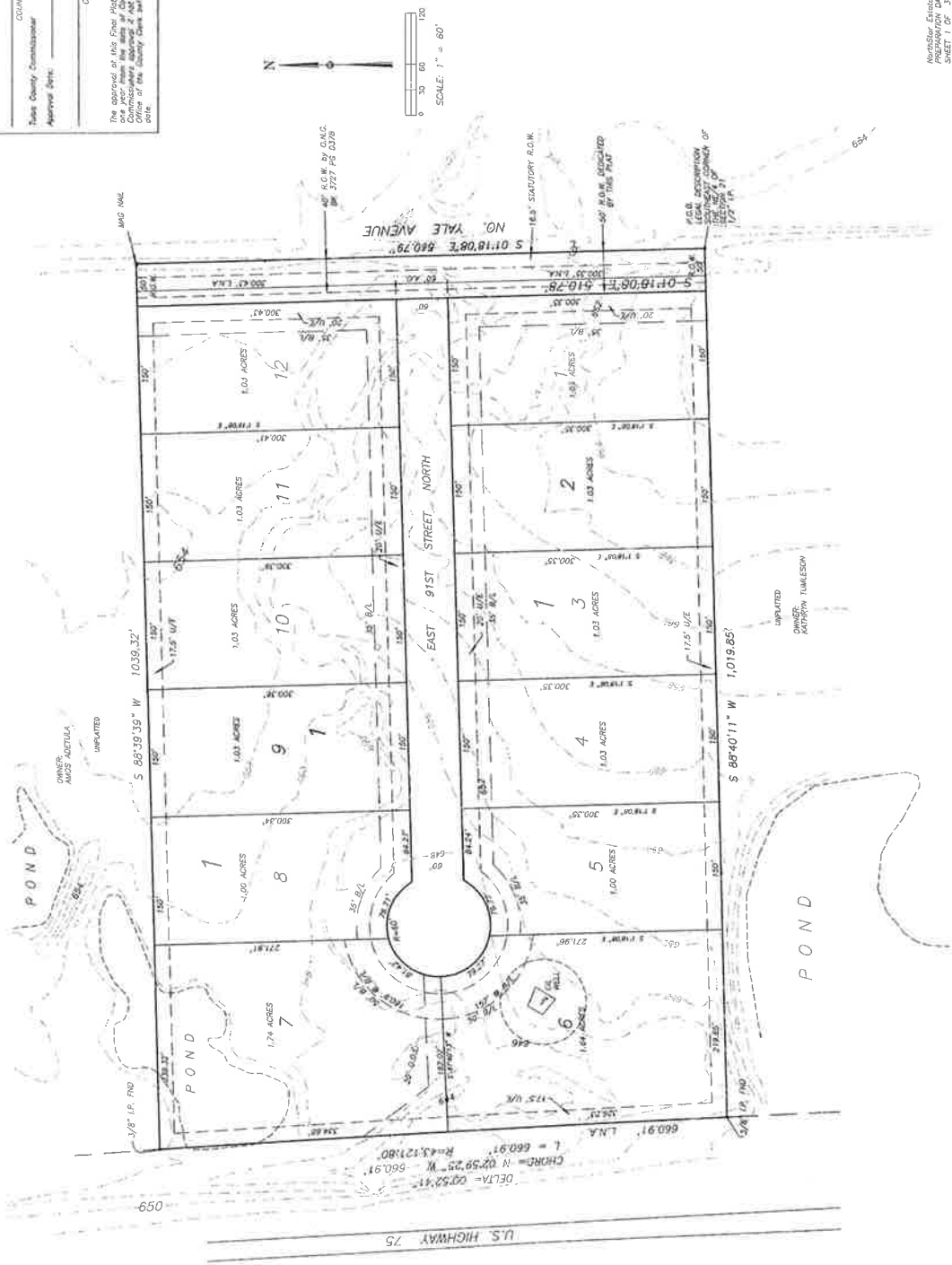
CERTIFICATE

STATE OF OREGON } ss  
COUNTY OF TULSA }

I, Tulsa County Clerk, in and  
for the County and State of Oklahoma, do hereby  
certify that the foregoing is  
a true and correct copy of a like instrument  
now on file in my office.

Dated the 11 day of August, 1920  
Tulsa County Clerk

NorthStar Estates  
PREPARATION DATE: 6/01/2017  
SHEET 1 OF 3



**PRESENTS:**

SECTION C STREETS, PASSENGERS AND UTILITIES

and regulations set forth by the Oklahoma Department of Environmental Quality.

1. The user may merely identify the information contained in the document and not the document itself as a whole. This is the case with the "Document Identification" form, which is used to identify the document and its contents. The user may also identify the document and its contents, but not the document itself as a whole. This is the case with the "Document Identification" form, which is used to identify the document and its contents.

NorthStar Estates









Tulsa Metropolitan Area  
Planning Commission

**Case :** Magnolia Ridge

**Hearing Date:** August 2, 2017

**Case Report Prepared by:**

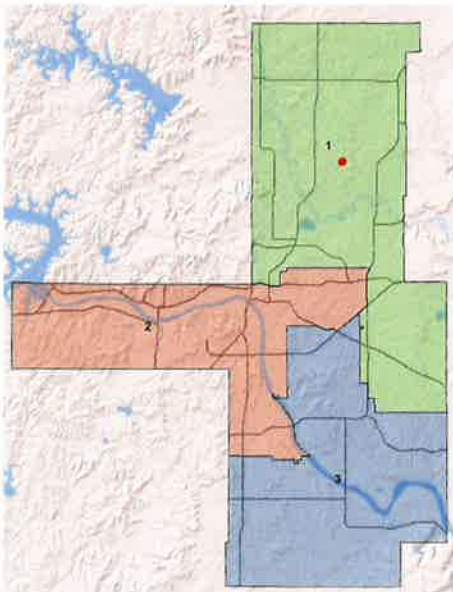
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kellogg Engineering

*Owner:* K&S Developments, INC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

284 lots, 18 blocks, 93.18± acres

*Location:* West of the northwest corner of  
East 86<sup>th</sup> Street North and North Memorial  
Drive

*Proposed Use:* Single-family residential

**Zoning:** RS (Residential Single-Family)

**Staff Recommendation:**

Staff recommends **approval** of the  
Preliminary Plat

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan, Cox  
Communications Exhibit A

## **PRELIMINARY SUBDIVISION PLAT** **AMENDED STAFF RECOMMENDATION**

### **Magnolia Ridge** - (County)

West of the northwest corner of East 86<sup>th</sup> 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 20<sup>th</sup>, 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.
3. **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 86<sup>th</sup> 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.
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. 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 86<sup>th</sup> 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 86<sup>th</sup> 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 86<sup>th</sup> 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 86<sup>th</sup> 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



E 88 ST N

N 72 E AVE

E 87 ST N

N 71 E AVE

E 86 PL N

N 71 E AVE

E 85 ST N

N 72 E AVE

N 70 E AVE

E 83 ST N

N 71 E AVE

E 86th ST N

N MEMORIAL DR



Subject  
Tract

## MAGNOLIA RIDGE

21-13 23

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

Aerial Photo Date: February 2016



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

ADDITION HAS 204 LOTS IN 18 BLOCKS AND 20 RESERVES  
ALL CONTAINED IN 93.18 ACRES MORE OR LESS

**ENGINEER:**  
KELLOGG ENGINEERING, INC.  
6755 SOUTH 4060 ROAD  
TALALA, OKLAHOMA 74080  
PHONE: (918) 275-4080  
FAX: (918) 275-7171  
EMAIL: kelloggengineering@telcel.com  
CERT. OF AUTHORIZATION NO. 2788  
RENEWAL DATE: JUNE 30, 2019

**SURVEYOR:**  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
EMAIL: benchmark@eflasok.com  
CERT. OF AUTHORIZATION NO. 2235  
RENEWAL DATE: JUNE 30, 2018

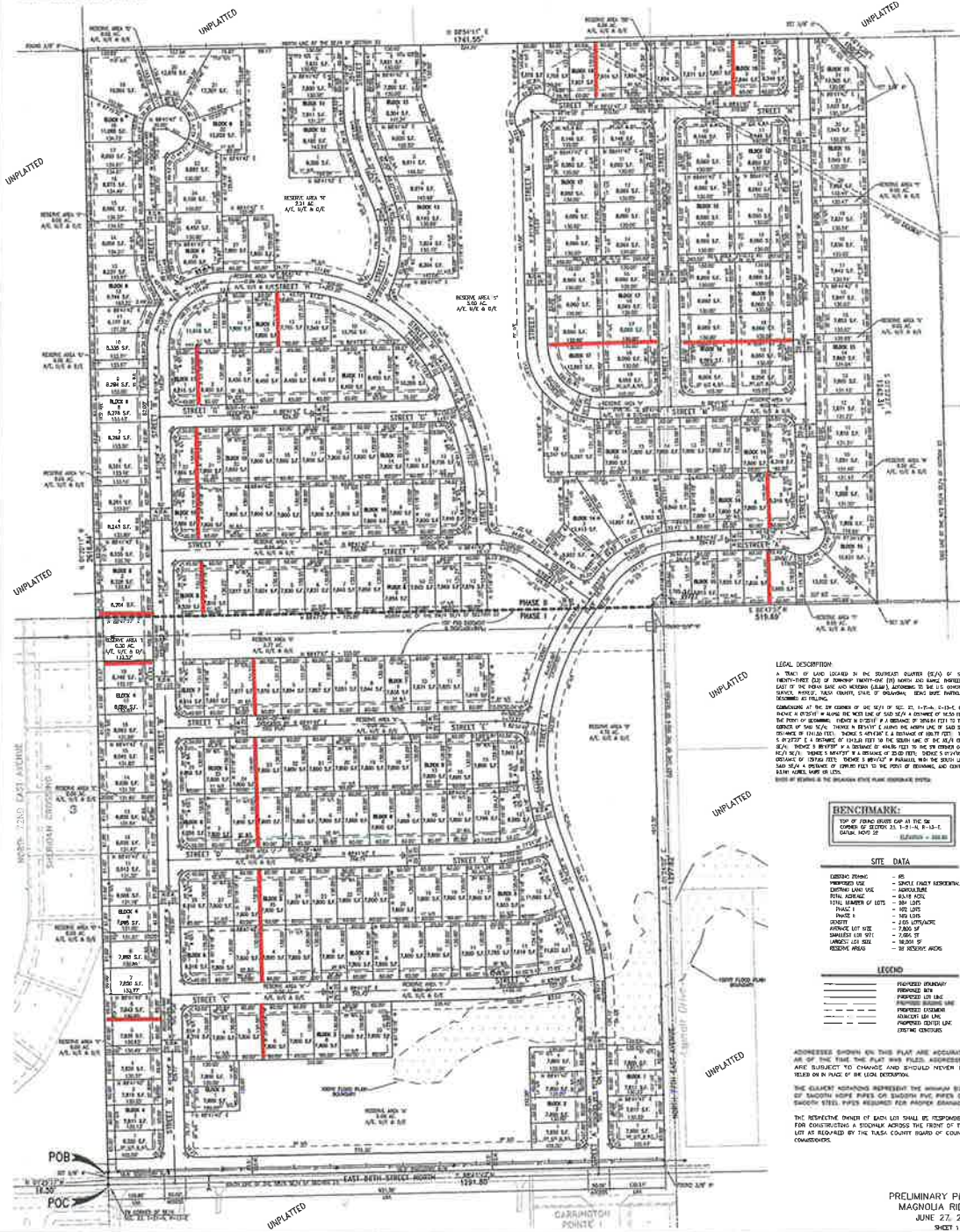
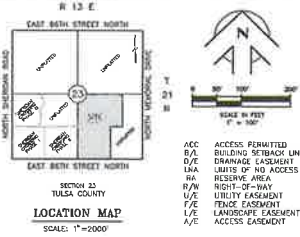
**OWNER/DEVELOPER:**  
K&S DEVELOPMENTS, INC.  
12150 E. 96TH ST. N., SUITE 200  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-0406  
EMAIL: [brian@simmonsourfa.com](mailto:brian@simmonsourfa.com)

GENERAL NOTES:

1. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SEWAGE SEWER DISCHARGE: SEWAGE DISPOSAL SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF DAVENPORT OR ITS AGENTS.
3. SEWAGEWATER TREATMENT: DETENTION PROVIDED ON-SITE DECISION FACILITY

ALL CONTAINED IN 55.18 ACRES MORE OR LESS

Cory D. Request  
Additional info



**LEGAL DESCRIPTION:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE<sup>1</sup>/<sub>4</sub>) OF SEVENTY-THREE (73) TOWNSHIP ONE-HUNDRED (100) NORTH AND RANGE TWENTY-FOUR (24) EAST OF THE PINE BLISS AND MCKENZIE LAKES (PMBL), ACCORDING TO THE US GOVERNMENT PLATTS COUNTY, STATE OF OREGON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE<sup>1</sup>/<sub>4</sub> OF SEC. 12, T.1N., R.24E., N.17E.; THENCE N. 89° 56' 15" W. ALONG THE WEST LINE OF SAID SE<sup>1</sup>/<sub>4</sub> A DISTANCE OF 165.55 FEET TO THE POINT OF BEGINNING; THENCE BY COURSE IF A DISTANCE OF 308.64 FEET TO THE NE CORNER OF SAID SE<sup>1</sup>/<sub>4</sub>; THENCE S. 89° 56' 15" E. ALONG THE EAST LINE OF SAID SE<sup>1</sup>/<sub>4</sub> A DISTANCE OF 174.20 FEET; THENCE S. 45° 00' 00" E. A DISTANCE OF 100.75 FEET; THENCE S. 87° 27' 00" E. A DISTANCE OF 125.61 FEET TO THE SOUTH LINE OF THE SE<sup>1</sup>/<sub>4</sub> OF SEC. 14; THENCE S. 87° 27' 00" E. A DISTANCE OF 404.96 FEET TO THE SW CORNER OF SAID SE<sup>1</sup>/<sub>4</sub>; THENCE N. 89° 56' 15" W. ALONG THE NORTH LINE OF SAID SE<sup>1</sup>/<sub>4</sub> A DISTANCE OF 120.76 FEET; THENCE S. 89° 56' 15" W. PARALLEL WITH THE SOUTH LINE SAID SE<sup>1</sup>/<sub>4</sub> A DISTANCE OF 229.07 FEET TO THE POINT OF BEGINNING; AND CENTER 3.61 INCH NAILS OR LESS.

**BENCHMARK:**  
TOP OF FOUND BRICK CAP AT THE SW  
CORNER OF SECTION 23, T-21-N, R-13-E,  
CARLEB, MONS 22  
ELEVATION = 324.81

| SITE DATA            |                             |
|----------------------|-----------------------------|
| EXISTING ZONING      | - R5                        |
| PROPOSED USE         | - SINGLE FAMILY RESIDENTIAL |
| EXISTING LAND USE    | - AGRICULTURE               |
| TOTAL ACREAGE        | - 83.18 ACRES               |
| TOTAL NUMBER OF LOTS | - 284 LOTS                  |
| PHASE 1              | - 192 LOTS                  |
| PHASE 2              | - 92 LOTS                   |
| DENSITY              | - 3.05 LOTS/ACRE            |
| AVERAGE LOT SIZE     | - 7,800 SF                  |
| SMALLEST LOT 97%     | - 7,026 SF                  |
| LARGEST LOT 3%       | - 18,051 SF                 |
| RESERVE AREAS        | - 28 RESERVE ACRES          |

**LEGEND**

|       |                        |
|-------|------------------------|
| _____ | PROPOSED BOUNDARY      |
| _____ | PROPOSED ROW           |
| _____ | PROPOSED LOT LINE      |
| _____ | PROPOSED BUILDING LINE |
| _____ | PROPOSED EASEMENT      |
| _____ | ADJACENT LOT LINE      |
| _____ | PROPOSED CENTER LINE   |
| _____ | EASTING CONTIGUOUS     |

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AS OF THE DATE THIS PLAN WAS APPROVED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL DIRECTORY.

THE ELEMENTS NOTATION REPRESENT THE MINIMUM SIZE OF SMOOTH HOPE PIPES OR SMOOTH IRON PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

PRELIMINARY PLAN  
MAGNOLIA RIDGE  
JUNE 27, 201  
SHEET 1 of

EXHIBIT A

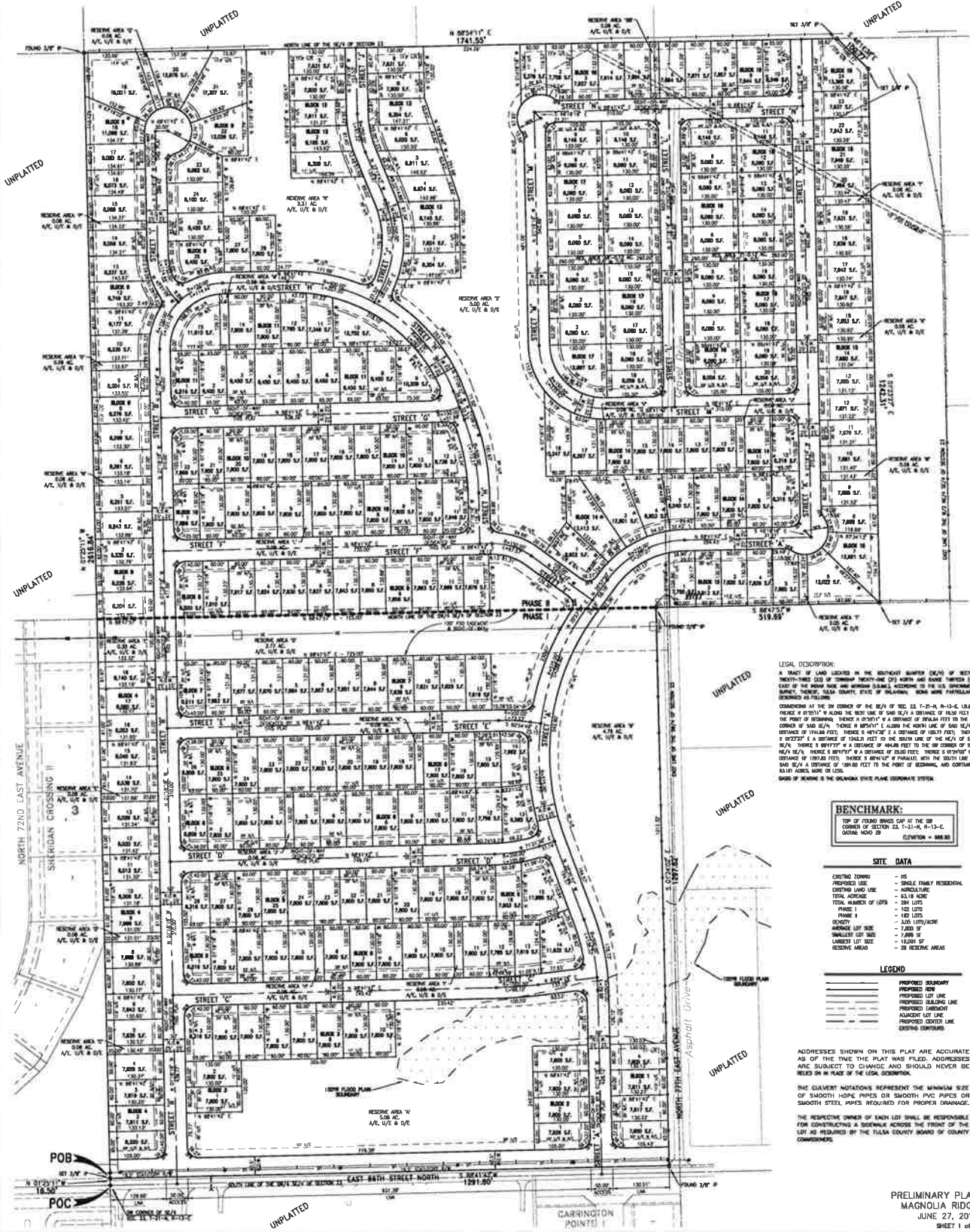
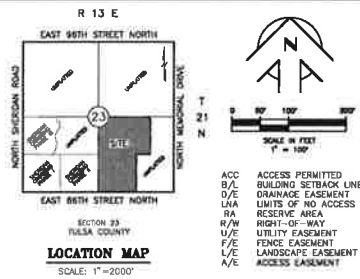
18.5

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

**OWNER/DEVELOPER:**  
**K&S DEVELOPMENTS, INC.**  
12150 E. 96TH ST. N., SUITE 200  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-0406  
EMAIL: [brian@simmonskourtis.com](mailto:brian@simmonskourtis.com)

GENERAL NOTES:

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE DISPOSAL SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF ONWASSO OR ITS ASSIGNEES.
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.



LEGAL DESCRIPTION

[illegible]

## BENCHMARK

TOP OF FOUND BRASS CAP AT THE SW  
CORNER OF SECTION 23. T-21-N, R-13-E.  
DATE: NOV 29 ELEVATION = 545.00

## SITE DATA

|                      |                             |
|----------------------|-----------------------------|
| EXISTING ZONING      | - R5                        |
| PROPOSED USE         | - SINGLE FAMILY RESIDENTIAL |
| EXISTING LAND USE    | - AGRICULTURE               |
| TOTAL ACREAGE        | - 63.18 ACRES               |
| TOTAL NUMBER OF LOTS | - 284 LOTS                  |
| PHASE I              | - 132 LOTS                  |
| PHASE II             | - 152 LOTS                  |
| DENSITY              | - 3.05 LOTS/ACRE            |
| AVERAGE LOT SIZE     | - 7,830 SF                  |
| SMALLEST LOT SIZE    | - 7,000 SF                  |
| LARGEST LOT SIZE     | - 19,001 SF                 |
| RESERVE ACREAGE      | - 28 RESERVE ACRES          |

### LEGEND

|                        |
|------------------------|
| PROPOSED BOUNDARY      |
| PROPOSED ROW           |
| PROPOSED LOT LINE      |
| PROPOSED BUILDING LINE |
| PROPOSED EASEMENT      |
| ADJACENT LOT LINE      |
| PROPOSED CENTER LINE   |

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

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

PRELIMINARY PLAT  
MAGNOLIA RIDGE  
JUNE 27, 2017  
SHEET 1 of 2

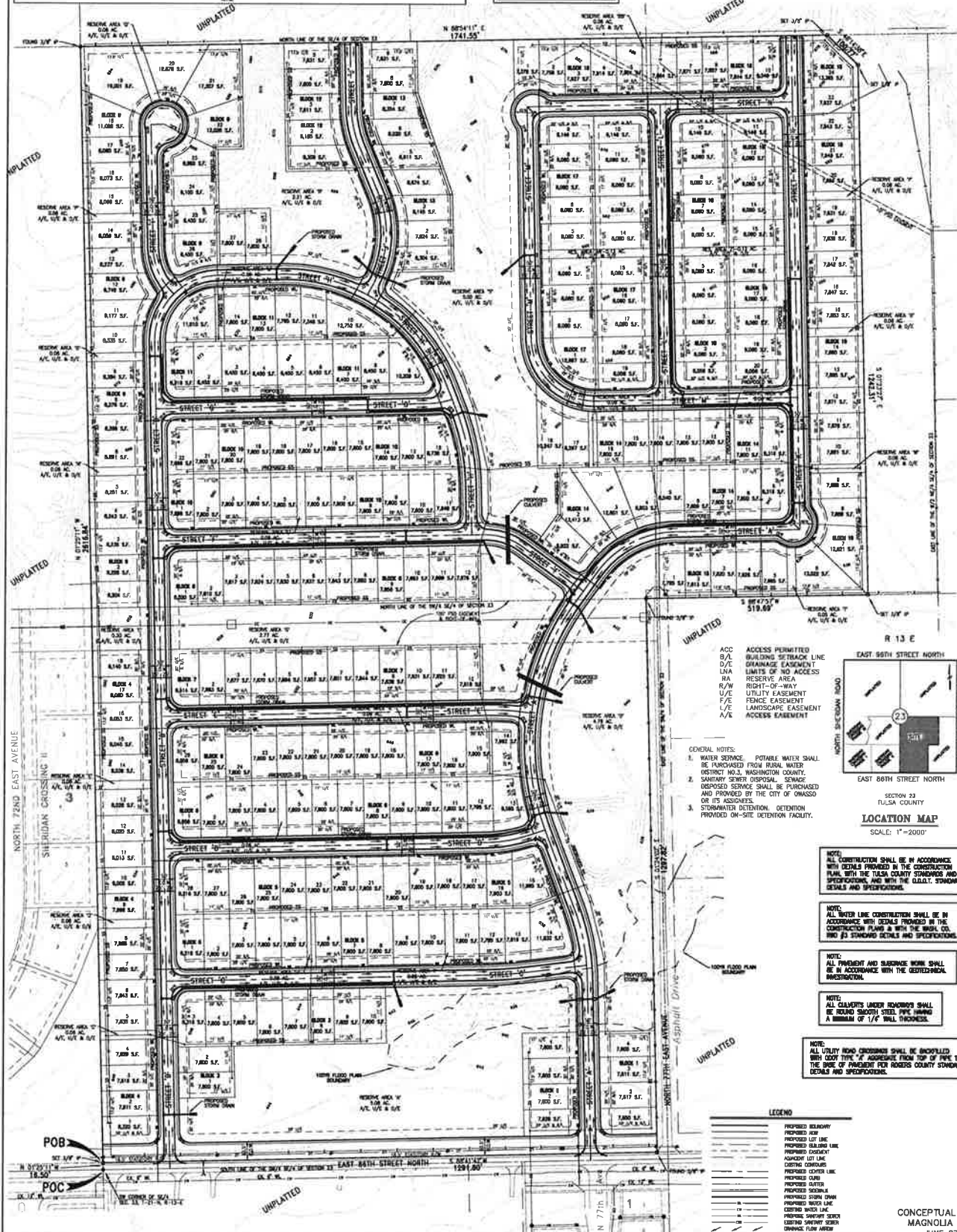
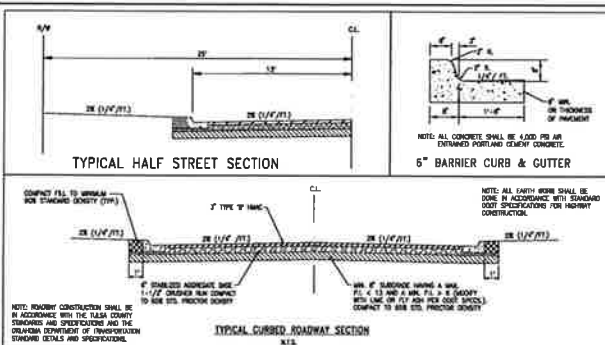
18.4



**ZONED: RS**  
**ADDITION HAS 284 LOTS IN 18 BLOCKS AND 28 RESERVES**  
**ALL CONTAINED IN 99.18 ACRES MORE OR LESS**

**ENGINEER:**  
KELLOGG ENGINEERING, INC.  
6755 SOUTH 4080 ROAD  
TALALA, OKLAHOMA 74080  
PHONE: (918) 275-4080  
FAX: (918) 275-7171  
EMAIL: kelloggengineering@talalcsi.com  
CERT. OF AUTHORIZATION NO. 2788  
RENEWAL DATE: JUNE 30, 2019

**SURVEYOR:**  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
EMAIL: benchmark@ollasok.com  
CERT. OF AUTHORIZATION NO. 2235  
RENEWAL DATE: JUNE 30, 2018



CONCEPTUAL PLAN  
MAGNOLIA RIDGE  
JUNE 27, 2017

18.8