

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Meeting No. 2777

September 5, 2018, 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:

Review TMAPC Receipts for the month of July 2018

1. Minutes of August 15, 2018, Meeting No. 2776

### 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. Crane Carrier Lot 1 Amended (CD 3) Reinstatement of Preliminary Plat, Location: North of the northeast corner of East 46<sup>th</sup> Street North and North Mingo Road
3. PUD-288-18 Richard Winn (CD 4) Location: East of the Southeast corner of East 26<sup>th</sup> Place South and South Lewis Avenue requesting a **PUD Minor Amendment** to reduce the rear yard setback from 25 feet to 14 feet 6 inches to permit an addition

### PUBLIC HEARINGS:

4. Storage Solutions Unlimited (CD 6) Preliminary Plat, Location: East of the southeast corner of East Admiral Place and South 177<sup>th</sup> East Avenue

5. **Fire Station No. 33** (CD 6) Preliminary Plat, Location: Southeast corner of East 41<sup>st</sup> Street South and South 134<sup>th</sup> East Avenue
6. **The Summit at Tulsa Hills** (CD 2) Preliminary Plat, Location: South of the southeast corner of West 71<sup>st</sup> Street South and South Union Avenue
7. **West Park Phase II** (CD 4) Authorization for Accelerated Release of Building Permit, Location: Northeast corner of East 6<sup>th</sup> Street South and South Lewis Avenue
8. **Cottages at Cedar Ridge** (CD 7) Authorization for Accelerated Release of Building Permit, Location: West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road
9. **PUD-847 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66<sup>th</sup> Street North requesting a **PUD** to permit a master planned community (related to CZ-473) (**Applicant requests a continuance to September 19, 2018**)
10. **CZ-473 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66<sup>th</sup> Street North requesting rezoning from AG to CG to permit a master planned community (related to PUD-847) (**Applicant requests a continuance to September 19, 2018**)
11. **PUD-848 Erik Enyart** (County) Location: South and east of the southeast corner of South Lewis Avenue and East 161<sup>st</sup> Street South requesting a **PUD** to permit a residential subdivision (related to CZ-474)
12. **CZ-474 Erik Enyart** (County) Location: South and east of the southeast corner of South Lewis Avenue and East 161<sup>st</sup> Street South requesting rezoning from AG to RE (related to PUD-848)
13. **Z-7452 Carolyn Back** (CD 4) Location: Northwest corner of East 15<sup>th</sup> Street South and South St. Louis Avenue requesting rezoning from **CS/CH** to **MX2-U-U**
14. **Z-7453 Carolyn Back** (CD 2) Location: Northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue requesting rezoning from **IL** to **MX2-V-U**
15. **Z-7454 Robert Wright** (CD 6) Location: Southwest corner of East 17<sup>th</sup> Place South and South Garnett Road requesting rezoning from **OL** to **CS**

## **OTHER BUSINESS**

16. **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.



Kims

**TMAPC RECEIPTS  
Month of July 2018**

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	12	\$562.50	\$562.50	\$1,125.00	12	\$562.50	\$562.50	\$1,125.00
Zoning	4	1,875.00	1,875.00	3,750.00	4	1,875.00	1,875.00	3,750.00
Plan Reviews	11	1,250.00	1,250.00	2,500.00	11	1,250.00	1,250.00	2,500.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$3,687.50</u>	<u>\$3,687.50</u>	<u>\$7,375.00</u>		<u>\$3,687.50</u>	<u>\$3,687.50</u>	<u>\$7,375.00</u>
<b>LAND DIVISION</b>								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	0	0.00	0.00	0.00
Preliminary Plats	2	1,200.00	1,200.00	2,400.00	2	1,200.00	1,200.00	2,400.00
Final Plats	2	900.00	900.00	1,800.00	2	900.00	900.00	1,800.00
Development Reg. Compliance	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Lot Splits	10	750.00	750.00	1,500.00	10	750.00	750.00	1,500.00
Lot Line Adjustment	7	525.00	525.00	1,050.00	7	525.00	525.00	1,050.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$3,375.00</u>	<u>\$3,375.00</u>	<u>\$6,750.00</u>		<u>\$3,375.00</u>	<u>\$3,375.00</u>	<u>\$6,750.00</u>
<b>TMAPC COMP</b>								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	0	0	0	\$0.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		0	0	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	20	\$5,200.00	\$2,900.00	\$8,100.00	20	\$5,200.00	\$2,900.00	\$8,100.00
Refunds		0.00	(300.00)	(\$300.00)		0.00	(300.00)	(300.00)
NSF Check		0.00	(500.00)	(\$500.00)		0.00	(500.00)	(500.00)
		<u>\$5,200.00</u>	<u>\$2,100.00</u>	<u>\$7,300.00</u>		<u>\$5,200.00</u>	<u>\$2,100.00</u>	<u>\$7,300.00</u>
<b>TOTAL</b>		<b>\$12,262.50</b>	<b>\$9,162.50</b>	<b>\$21,425.00</b>		<b>\$12,262.50</b>	<b>\$9,162.50</b>	<b>\$21,425.00</b>
<b>LESS WAIVED FEES *</b>		<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>		<b>\$0.00</b>
<b>GRAND TOTALS</b>		<b><u>\$12,262.50</u></b>	<b><u>\$9,162.50</u></b>	<b><u>\$21,425.00</u></b>		<b><u>\$12,262.50</u></b>	<b><u>\$9,162.50</u></b>	<b><u>\$21,425.00</u></b>

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

## July 2018 receipt comparison

	July 2018	June 2018	July 2017
<b>Zoning Letters</b>	12	12	9
<b>Zoning</b>	4	8	6
<b>Plan Reviews</b>	11	15	23
<b>Minor Subdivisions</b>	0	1	0
<b>Preliminary Plats</b>	2	0	2
<b>Final Plats</b>	2	1	2
<b>Development Regulations Compliance</b> (includes plat waivers prior to 5/10/2018)	0	0	1
<b>Lots Splits</b>	10	9	7
<b>Lot Line Adjustments</b> (includes lot combinations prior to 5/10/2018)	7	13	6
<b>Other</b>	0	0	1
<b>Comp Plan Amendments</b>	0	0	0

8/29/2018



Tulsa Metropolitan Area  
Planning Commission

**Case :** Crane Carrier Lot 1 Amended

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

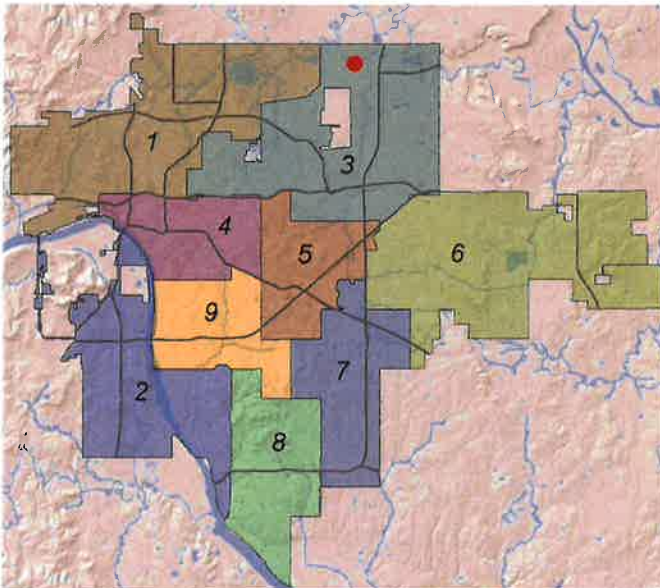
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mark Capron, Sisemore Weisz & Associates

*Owner:* Duncan & Sons Real Estate, LLC

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



**Applicant Proposal:**

Reinstatement of approved preliminary plat

5 lots, 1 block, 51.89 ± acres

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

**Zoning:** IM

**Staff Recommendation:**

Staff recommends **approval** of the reinstatement

**City Council District:** 3

*Councilor Name:* David Patrick

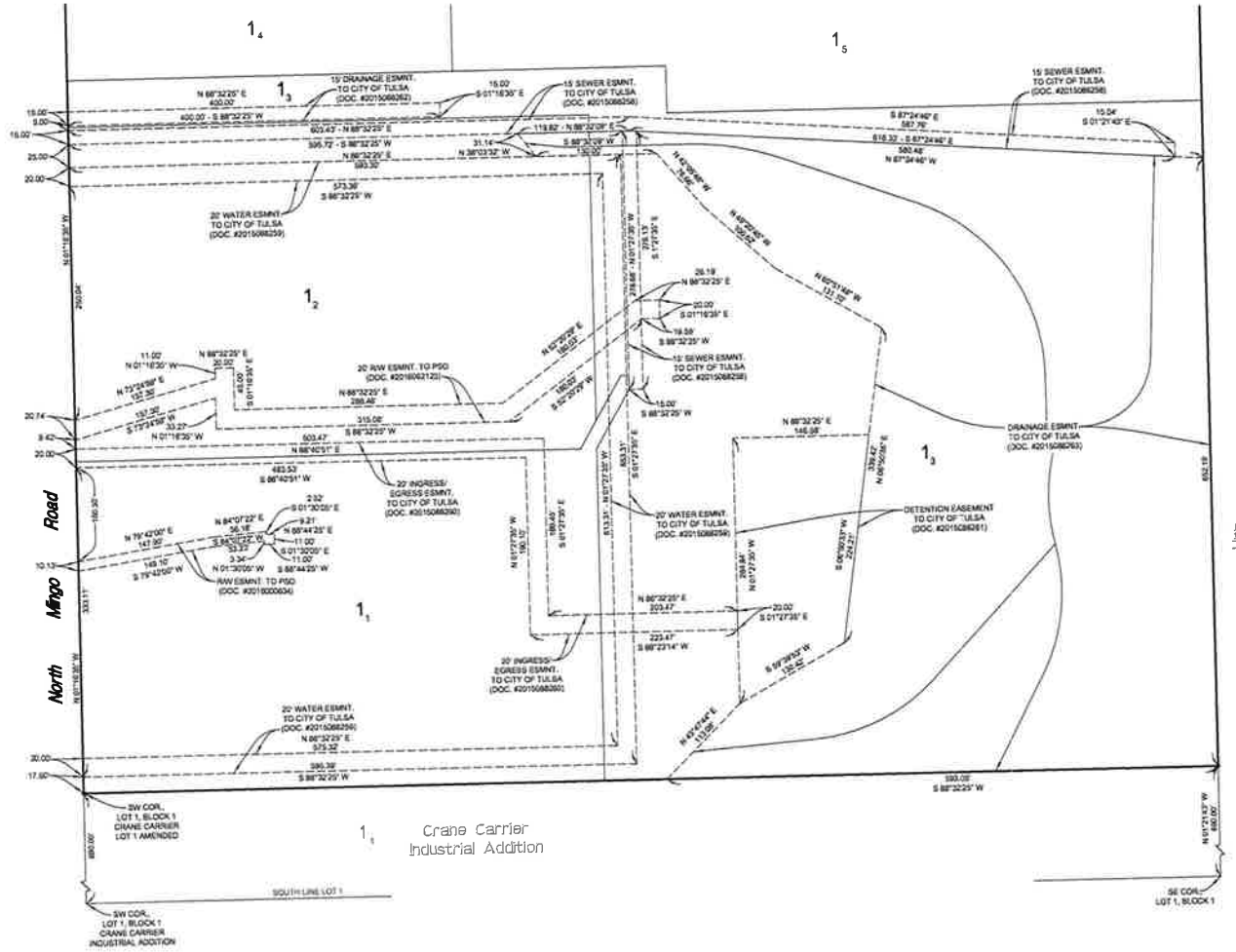
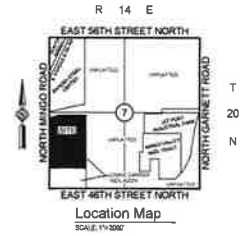
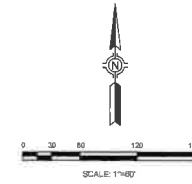
**County Commission District:** 1

*Commissioner Name:* Mike Craddock

**EXHIBITS:** Draft Final Plat – Submitted 8/23/18

# Draft Final Plat #3 Crane Carrier Lot 1 Amended

A RESUBDIVISION OF PART OF LOT ONE (1), BLOCK ONE (1), CRANE CARRIER INDUSTRIAL ADDITION,  
A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



**EASEMENT DIMENSIONS FOR THE FOLLOWING DOCUMENTS:**

- (DOC #201508256)
- (DOC #201508259)
- (DOC #201508290)
- (DOC #201508281)
- (DOC #201508292)
- (DOC #201508283)
- (DOC #201508284)
- (DOC #201508212)

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

22









**Case Number:** PUD-288-18  
**Minor Amendment**

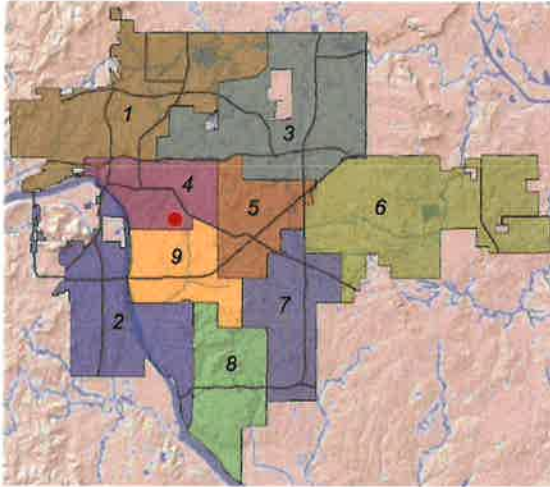
**Hearing Date:** September 5, 2018

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Richard Winn

Property Owner: Jeff & Connie Cope

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the rear yard setback from 25 feet to 14 feet 6 inches to permit an addition.

Gross Land Area: 0.34 acres

Location: East of the SE/c of E 26<sup>th</sup> Pl S and S Lewis Ave

Lot 11, Block 1 Eight Acres

2660 S Birmingham Ave

**Zoning:**  
 Existing Zoning: RS-1/PUD-288  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends **approval**.

**Comprehensive Plan:**  
 Land Use Map: Existing Neighborhood  
 Growth and Stability Map: Stability

**Staff Data:**  
 TRS: 9317

**City Council District: 4**  
*Councilor Name:* Blake Ewing

**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**SECTION I:** PUD-288-18 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to reduce the rear yard setback in order to permit the construction of an addition to the existing home.

Currently, the development standards of the PUD call for a rear yard setback of 25 feet. The applicant is proposing to reduce the rear yard to 14 feet 6 inches to permit the proposed addition.

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

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

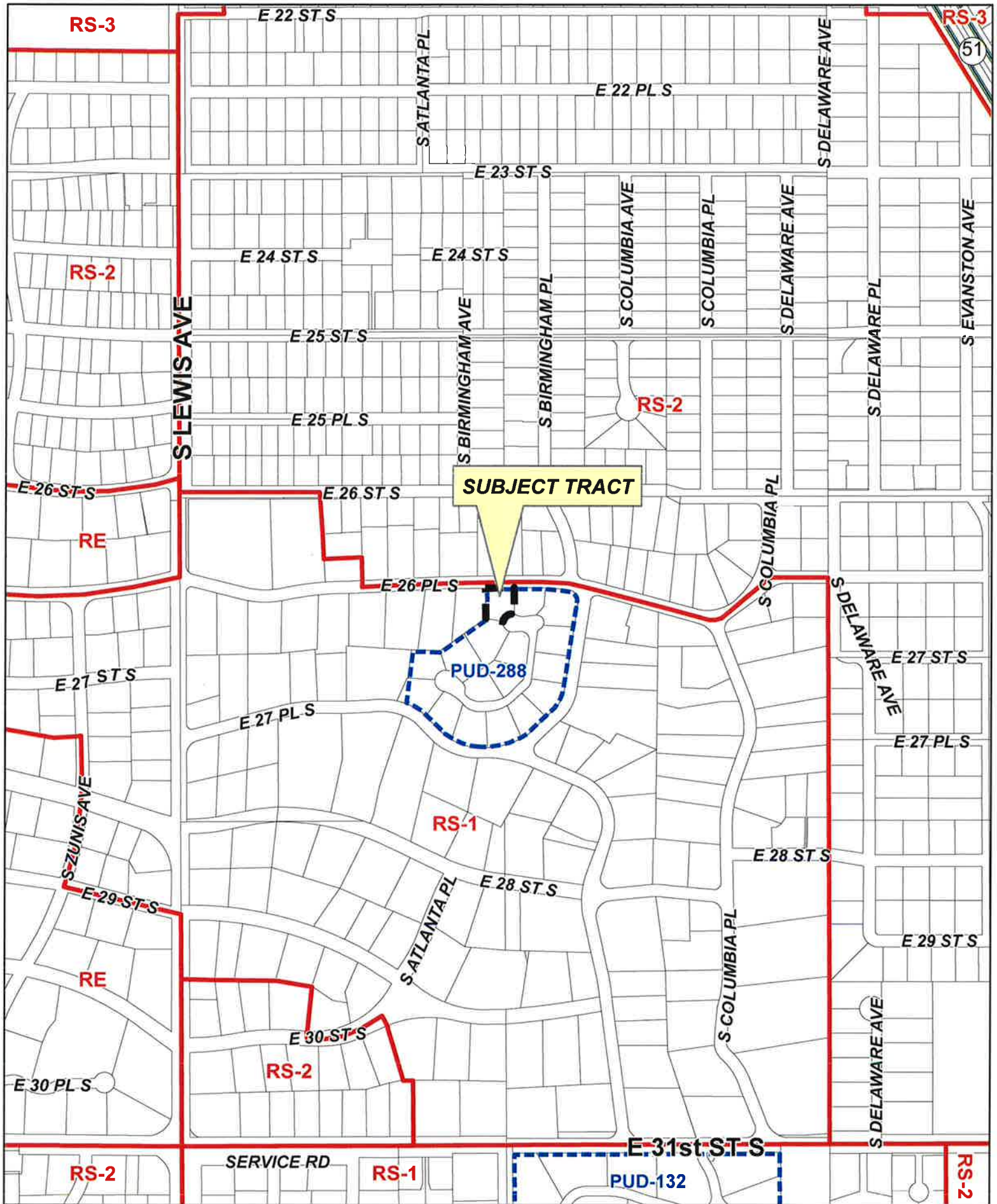
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-288 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the rear yard setback to 14 feet 6 inches.



**SUBJECT TRACT**

**PUD-288**

**PUD-132**

**PUD-288-18**

**3.3**





 Subject Tract

# PUD-288-18

19-13 17

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

Aerial Photo Date: February 2018



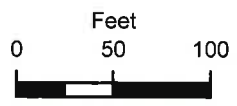


E 26 STS

E 26 PLS

S BIRMINGHAM AVE

S BIRMINGHAM PL



Subject Tract

**PUD-288-18**

19-13 17

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

Aerial Photo Date: February 2018









Tulsa Metropolitan Area  
Planning Commission

**Case :** Storage Solutions Unlimited

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

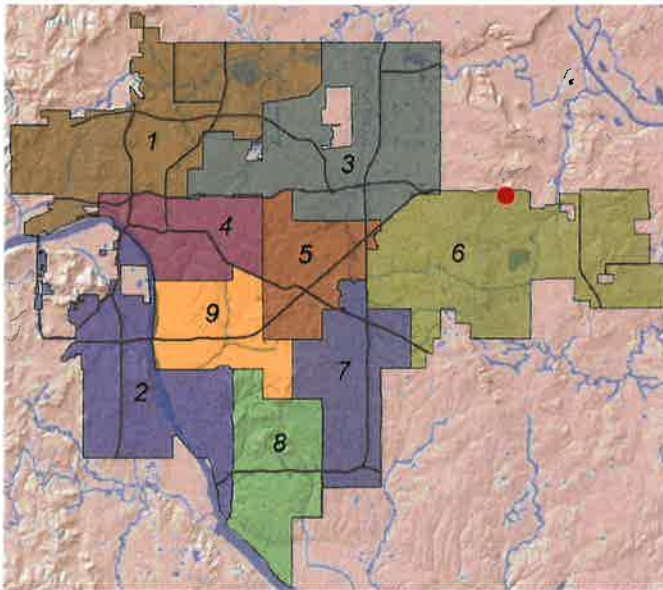
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Eric Sack, Sack & Associates

*Owner:* Storage Solutions Unlimited, LLC

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



**Applicant Proposal:**

Preliminary Plat

1 lot, 1 block, 4.6 ± acres

*Location:* East of the southeast corner of East Admiral Place and South 177<sup>th</sup> East Avenue

**Zoning:** CS/PUD-290-A

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District: 6**

*Councilor Name:* Connie Dodson

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

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

4.1

## PRELIMINARY SUBDIVISION PLAT

### Storage Solutions Unlimited - (CD 6)

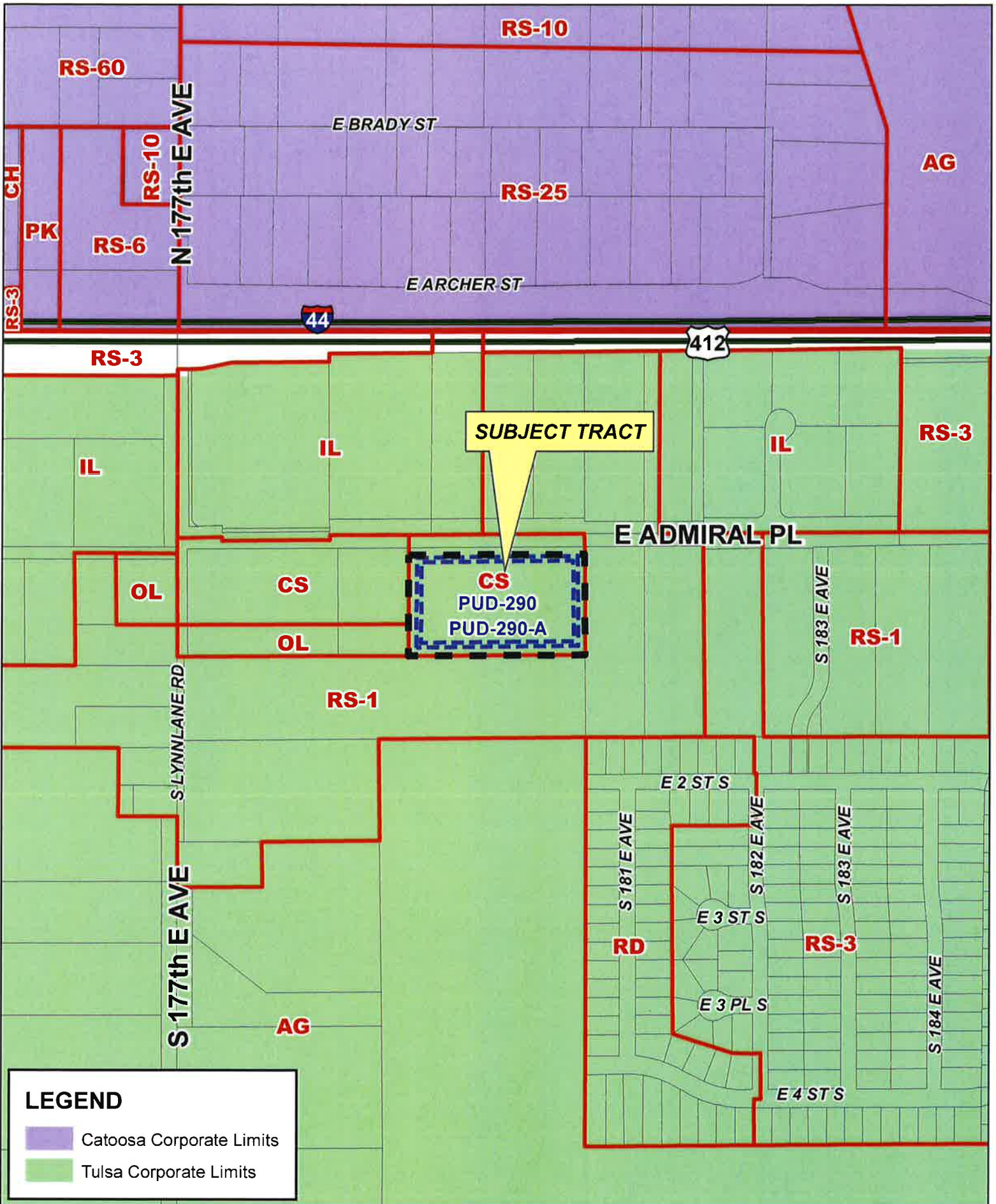
East of the southeast corner of East Admiral Place and South 177<sup>th</sup> East Avenue

This plat consists of 1 lot, 1 block on 4.6± acres.

The Technical Advisory Committee (TAC) met on July 5, 2018 and provided the following conditions:

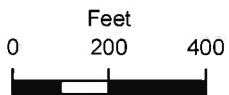
1. **Zoning:** The property is currently zoned CS with an approved Planned Unit Development (PUD-290-A). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.
2. **Addressing:** Lot address must be provided on the face of the plat. City of Tulsa will assign address. Provide address disclaimer on the face of the plat.
3. **Transportation & Traffic:** Sidewalks are required to be installed along East Admiral Place prior to any Certificates of Occupancy.
4. **Sewer:** IDP is required for the extension of sewer service to the project site. Offsite easements will be required and IDP must be approved prior to approval of the final plat.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivisions. All other property should be labeled as unplatted. Ensure legal description accuracy on the face of the plat and deed of dedication. Show scale both written and graphically. Remove contours from final plat submittal.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Detention easement is required for the on-site detention pond required for this site. Covenant language must be provided regarding maintenance of the detention area.
9. **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 no oil & gas activity on the site.

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



**LEGEND**

- Catoosa Corporate Limits
- Tulsa Corporate Limits

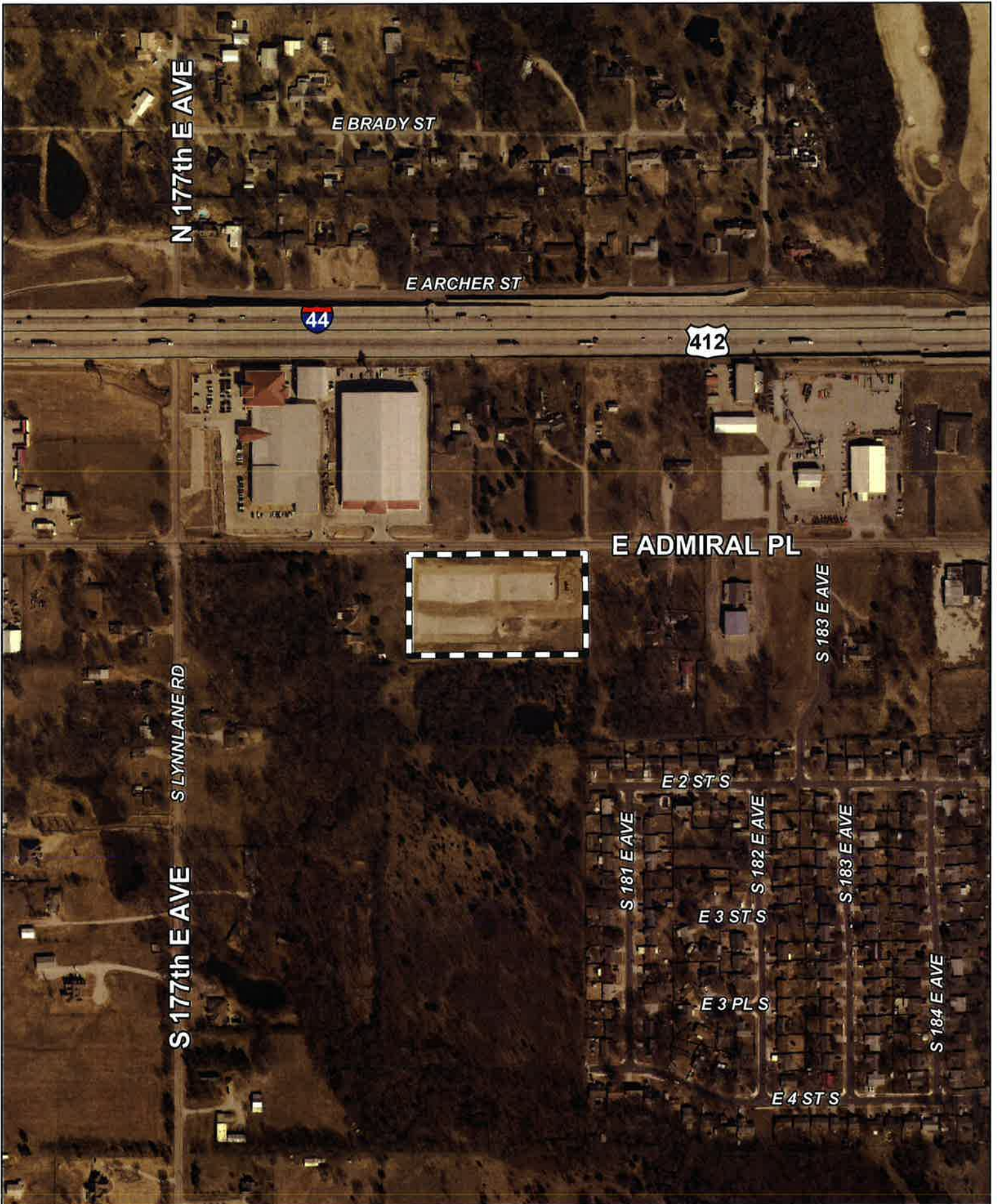


**STORAGE SOLUTIONS  
UNLIMITED**

19-14 01

4.3





N 177th E AVE

E BRADY ST

E ARCHER ST



E ADMIRAL PL



S 183 E AVE

S LYNNLANE RD

S 177th E AVE

E 2 ST S

S 181 E AVE

S 182 E AVE

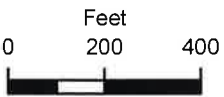
S 183 E AVE

E 3 ST S

E 3 PL S

S 184 E AVE

E 4 ST S



Subject Tract

**STORAGE SOLUTIONS UNLIMITED**

19-14 01

4.4

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

Aerial Photo Date: February 2018





**E ADMIRAL PL**



**Subject Tract**

**STORAGE SOLUTIONS  
UNLIMITED**

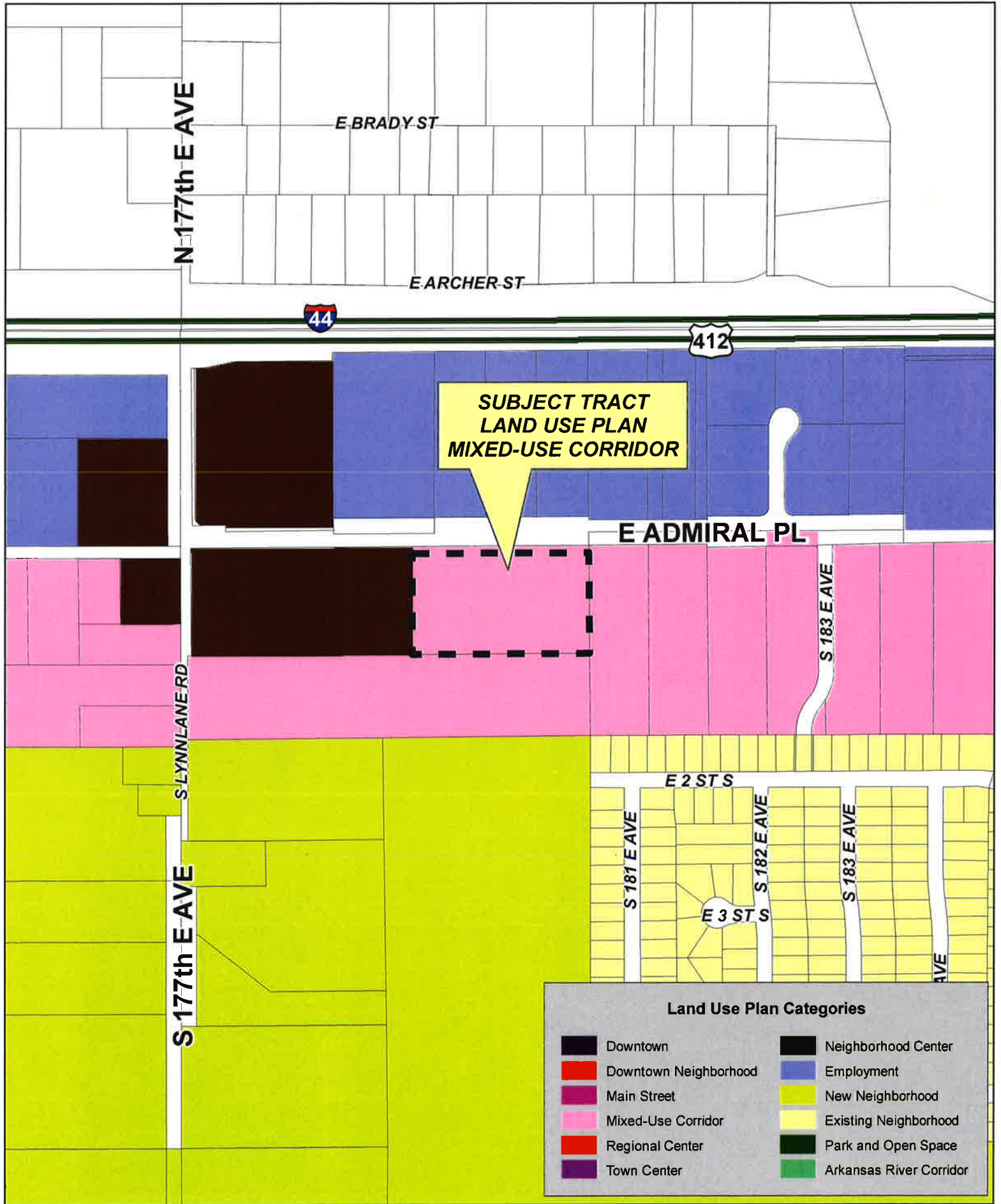
19-14 01

**4.5**

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

Aerial Photo Date: February 2018



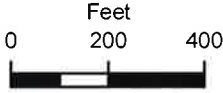


**SUBJECT TRACT  
LAND USE PLAN  
MIXED-USE CORRIDOR**

**STORAGE SOLUTIONS  
UNLIMITED**

19-14 01

4.6



N 177th E AVE

E BRADY ST

E ARCHER ST



SUBJECT TRACT

E ADMIRAL PL

S LYNNLANE RD

S 177th E AVE

S 183 E AVE

E 2 ST S

S 181 E AVE

S 182 E AVE



S 183 E AVE

E 3 ST S

E 3 PL S

184 E AVE

Growth and Stability

-  Area of Growth
-  Area of Stability



**STORAGE SOLUTIONS  
UNLIMITED**

19-14 01

4.7



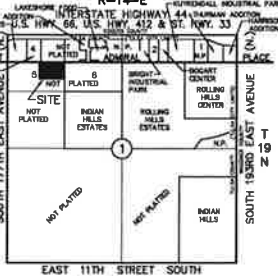
'MINOR SUBDIVISION PLAT'

Storage Solutions Unlimited

A SUBDIVISION OF PART OF THE NW/4 OF THE NW/4 OF SECTION 01, T-19-N, R-14-E AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 280-A

R-14-E

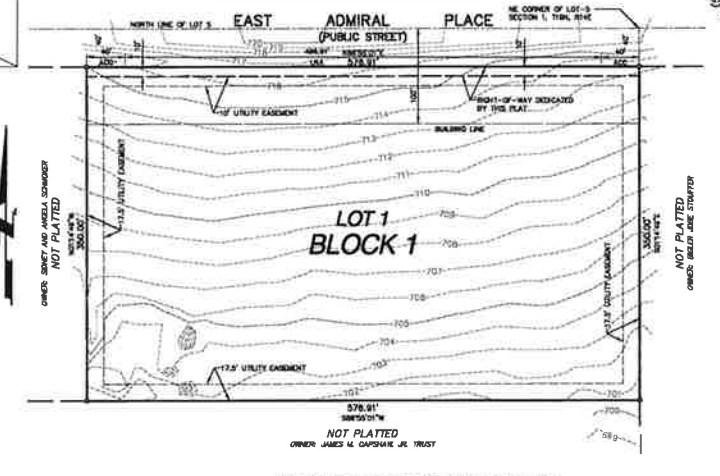


TREASURER'S STAMP DO NOT USE THIS SPACE
COUNTY CLERK STAMP DO NOT USE THIS SPACE

FINAL PLAT
ENDORSEMENT OF APPROVAL
City Council
City Clerk
City Attorney

Legend
ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS

Surveyor Note
THE LAST SITE VISIT WAS MADE ON DECEMBER 21, 2017.



Owner
STORAGE SOLUTIONS UNLIMITED LLC
Engineer / Surveyor
SACK AND ASSOCIATES, INC.
Basis of Bearings
MONUMENTATION
Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 4,503.0 ACRES (108,149 S.F.)

Deed of Dedication and Restrictive Covenants
I. GAS SERVICE
II. SURFACE DRAINAGE
III. UTILITIES
IV. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

V. EASEMENTS AND UTILITIES EASEMENTS
VI. UTILITIES
VII. WATER, SANITARY SEWER, AND STORM SEWER SERVICE
VIII. EASEMENTS AND UTILITIES EASEMENTS

VIII. EASEMENTS AND UTILITIES EASEMENTS
IX. EASEMENTS AND UTILITIES EASEMENTS
X. EASEMENTS AND UTILITIES EASEMENTS

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS
1. GENERAL
2. PERMITTED USES
3. SETBACKS

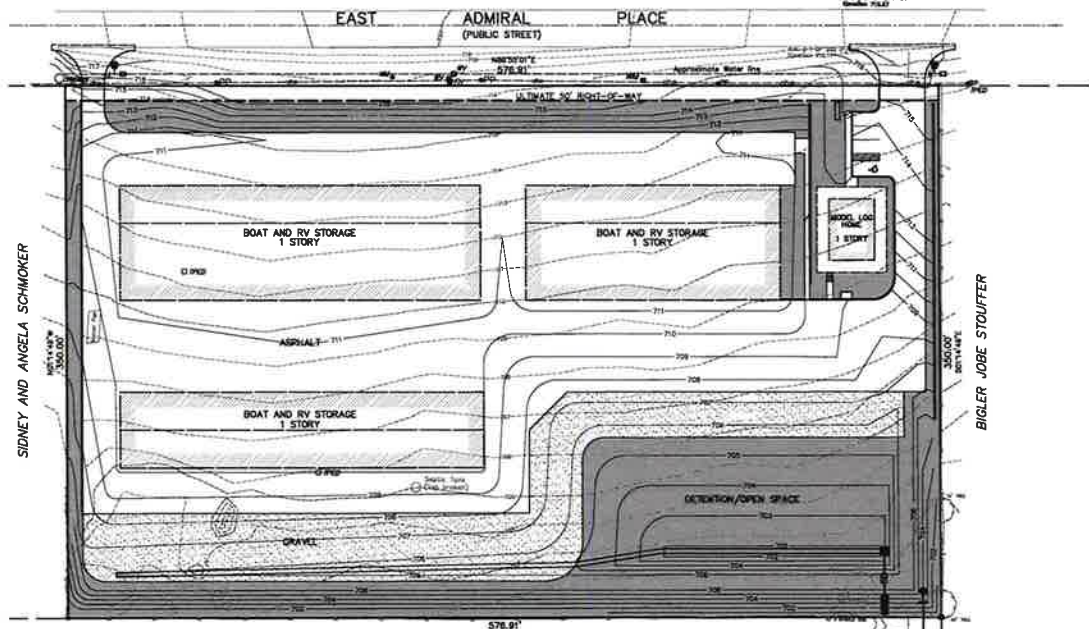
4. SIGNAGE
5. LANDSCAPING
6. LIGHTING

7. UTILITIES
8. CONSTRUCTION
9. OTHER RESTRICTIONS

48



Copyright © 1911-2018 Sack and Associates, Inc.



JAMES M CAPSHAW, JR. TRUST

UNPLATTED GOVERNMENT LOT 5  
UNPLATTED GOVERNMENT LOT 6

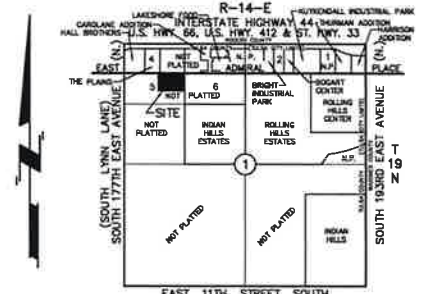
THE SCHOOL OF THE OZARKS, INC.

LOT 21 BLOCK 1  
LOT 20 BLOCK 1  
"ROLLING HILLS FOURTH ADDITION"  
BOHATS AND LIPK GARAGE  
MINI DUC TRAIL

EAST 2ND STREET SOUTH

# STORAGE SOLUTIONS UNLIMITED

LOCATED IN SECTION 1, T-19-N, R-14-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Location Map

### Owner

STORAGE SOLUTIONS UNLIMITED LLC  
ATTN: LARRY COVERT  
17837 EAST BRADY STREET  
CATDOGA, OKLAHOMA 74015  
PHONE: (918) 406-8205  
E-MAIL: LARRYCOVERT@CSKNET

### Legend

- FH EXISTING FIRE HYDRANT
- PP EXISTING POWER POLE
- SSMH EXISTING SOUTHWESTERN BELL MANHOLE
- SSMH EXISTING SANITARY SEWER MANHOLE
- TPED EXISTING TELEPHONE PEDESTAL
- WM EXISTING WATER METER
- WV EXISTING WATER VALVE
- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER
- SD --- EXISTING STORM SEWER
- ohs --- EXISTING OVERHEAD POWER
- PROPOSED FIRE HYDRANT
- SD --- PROPOSED STORM SEWER
- SS --- PROPOSED 18" SANITARY SEWER LINE

*Eric B. Sack*  
Professional Engineer  
Eric B. Sack  
2008  
OKLAHOMA

STORAGE SOLUTIONS UNLIMITED  
18018 EAST ADMIRAL PLACE

CONCEPTUAL IMPROVEMENT PLAN

CITY OF TULSA, OKLAHOMA

**SACK AND ASSOCIATES, INC.**  
17837 EAST BRADY STREET  
CATDOGA, OKLAHOMA 74015  
PHONE: (918) 406-8205  
E-MAIL: LARRYCOVERT@CSKNET

REVISION	BY	DATE	PLAN SCALE	DRAWING CS#
			1" = 40'	DATE: 6/2018
				DRAWING CS#
				S&A FILE: 1814.02

ATLAS PAGE NO. 540 SHEET 1 OF 1 SHEETS



6h

PROJECT: ADMIRAL AND 177TH E, PLOT-A, DRAWING: CP01A  
DATE: 6/2018  
DRAWN BY: LARRY COVERT, 18-2234C, T-076





Tulsa Metropolitan Area Planning Commission

Case : Fire Station No. 33

Hearing Date: September 5, 2018

Case Report Prepared by:

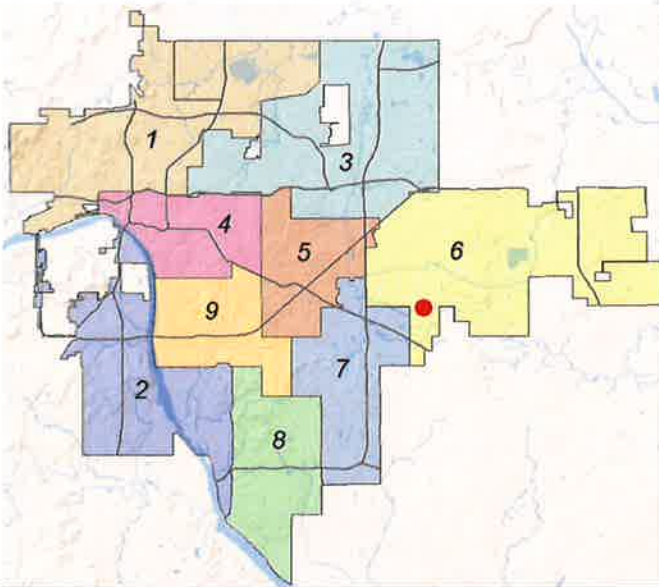
Nathan Foster

Owner and Applicant Information:

*Applicant:* Josh Risley, Cardinal Engineering

*Owner:* City of Tulsa

Location Map:  
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

2 lots, 1 block, 4.83 ± acres

*Location:* Southeast corner of East 41<sup>st</sup> Street South and South 134<sup>th</sup> East Avenue

Zoning: RS-3/PUD-221-J

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 6

*Councilor Name:* Connie Dodson

County Commission District: 1

*Commissioner Name:* Mike Craddock

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

## PRELIMINARY SUBDIVISION PLAT

### Fire Station No. 33 - (CD 6)

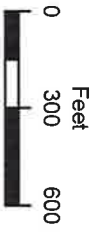
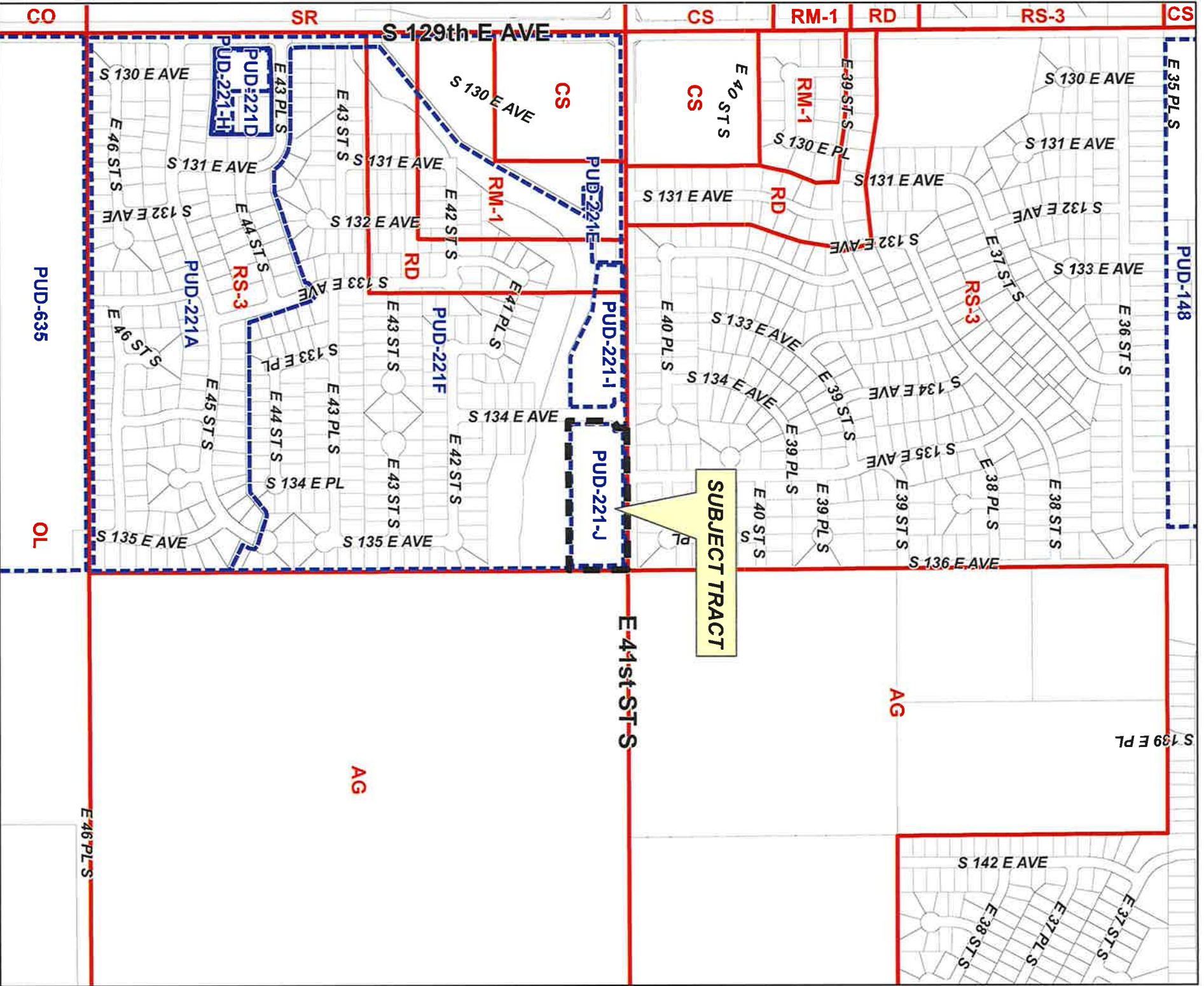
Southeast corner of East 41<sup>st</sup> Street South and South 134<sup>th</sup> East Avenue

This plat consists of 2 lots, 1 block on 4.83 ± acres.

The Technical Advisory Committee (TAC) met on August 16, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 with an approved Planned Unit Development (PUD-221-J). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.
2. **Addressing:** Address assigned for Lot 1 is 4115 S 134 East Ave, Lot 2 is 13444 E 41<sup>st</sup> St S
3. **Transportation & Traffic:** Required right-of-way dedication accurately shown on the plat. Limits of no access are required along East 41<sup>st</sup> Street South. Sidewalks as required by the Subdivision and Development Regulations.
4. **Sewer:** Approved extension of the public sanitary sewer system to serve proposed lots is required prior to the final plat approval. Perimeter utility easements required, internal back-to-back easements required between lots.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivision boundaries. All other property should be labeled as unplatted. Remove contours from final plat submittal. Provide CA number for engineer with renewal date.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Portions of the property are contained within the floodplain. Easements required for all floodplain areas. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions. Detention easements required for any on-site detention necessary.
9. **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 no oil & gas activity on the site.

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



**FIRE STATION  
NO. 33**

19-14 28

**5.4**





S 129th E AVE

E 41st ST S



Subject Tract

# FIRE STATION NO.33

19-14 28

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

Aerial Photo Date: February 2018





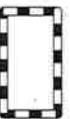
S 134 E AVE

S 135 E AVE

E 40 PLS

S 135 E PL

E 41st ST S



Subject Tract

**FIRE STATION**

**NO.33**

19-14 28

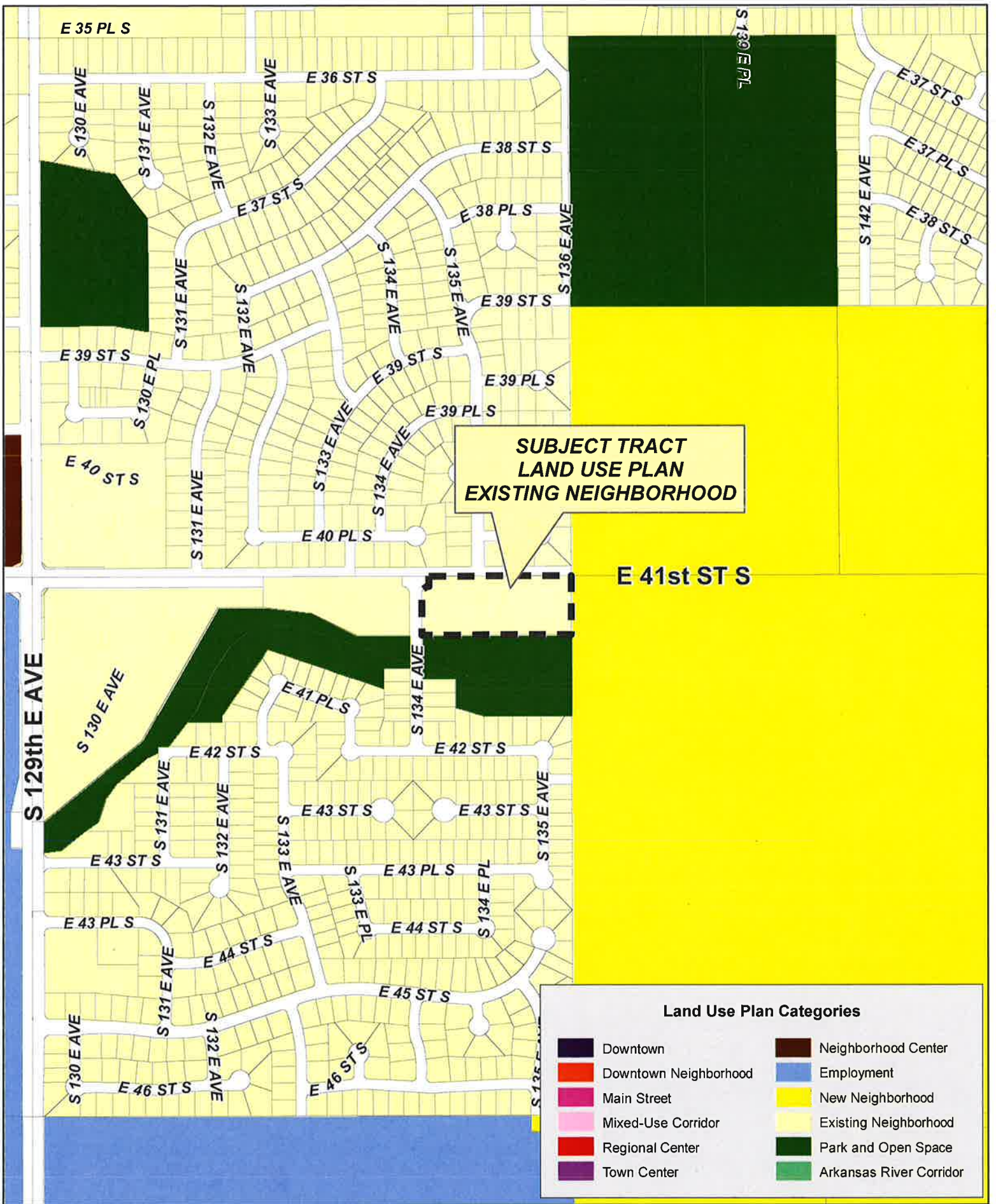
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2019



5.6





**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD**

**FIRE STATION  
NO. 33**

19-14 28

5.7



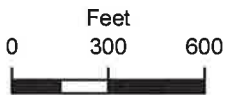


**SUBJECT TRACT**

**E 41st ST S**

**Growth and Stability**

- Area of Growth
- Area of Stability



**FIRE STATION  
NO.33**

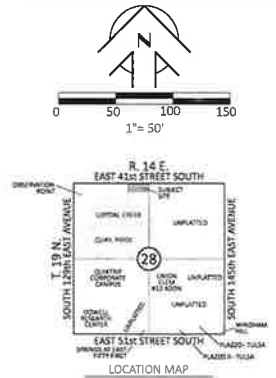
19-14 28

5.8



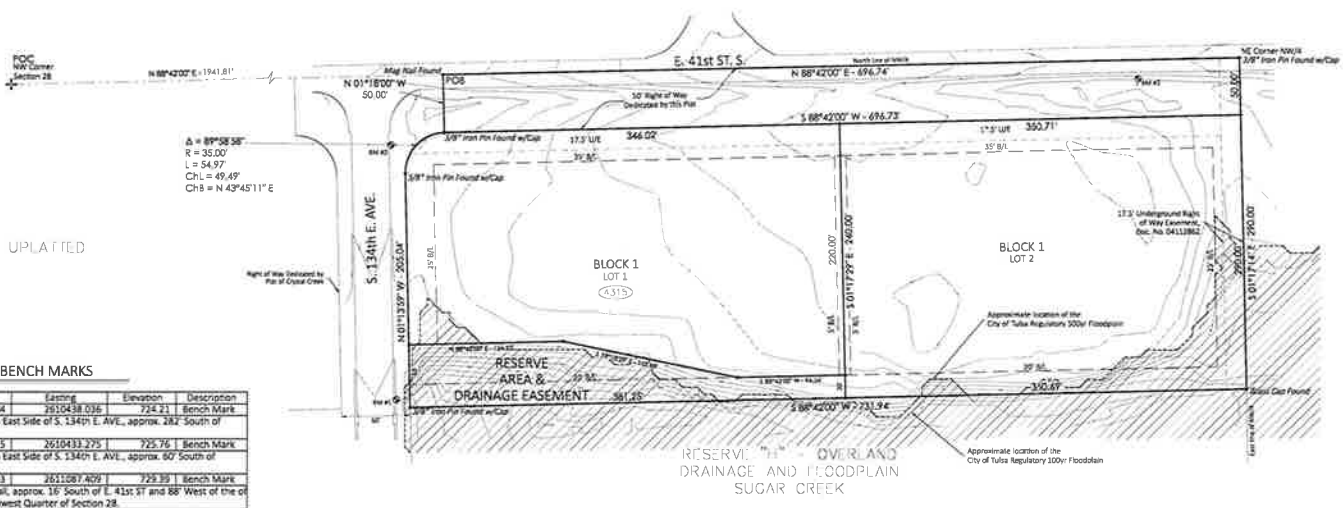
# Preliminary Plat FIRE STATION No.33

A 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



TULSA COUNTY	
DEPARTMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approved Date: _____
TWAIN/ROGGS	_____
CITY ENGINEER	_____
Mayor of the City of Tulsa, Oklahoma	Approved Date: _____
CHAIRMAN	_____
MAJORS	_____
ATTORNEY CITY CLERK	_____
CITY ATTORNEY	_____

The approval of this Preliminary Plat will expire one year from the date of City Council approval. It will remain the Office of the County Clerk unless Plat is approved.



**BENCH MARKS**

Point	Northing	Easting	Elevation	Description
BM #1	409441.3684	2610438.0316	724.21	Bench Mark
Chained "X"	Set on top of curb on East Side of S. 134th E. AVE., approx. 28.2' South of E. 41st ST.			
BM #2	409164.3415	2610433.275	725.76	Bench Mark
Chained "X"	Set on top of curb on East Side of S. 134th E. AVE., approx. 80' South of E. 41st ST.			
BM #3	409222.4393	2611087.409	729.39	Bench Mark
Chained "X"	Set on top of headwall, approx. 16' South of E. 41st ST and 88' West of the Northeast corner of the Northwest Quarter of Section 28.			

**LEGAL DESCRIPTION**

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:

COMMENCING at the Northwest Corner of said Section 28; Thence North 88°42'00" East and along the North line of said NW/4, for a distance of 1941.81 feet to the POINT OF BEGINNING; Thence continuing North 88°42'00" East and along said North line, for a distance of 696.74 feet to the Northeast Corner of said NW/4; Thence South 01°17'14" East and along the East line of said NW/4, for a distance of 290.00 feet; Thence South 88°42'00" West and parallel with said North line, for a distance of 793.94 feet; Thence North 01°13'30" West, for a distance of 205.04 feet; Thence along a curve to the right with a radius of 35.00 feet, a chord bearing of North 43°45'11" East, a chord distance of 49.49, for an arc distance of 54.97 feet; Thence North 01°16'00" West, for a distance of 50.00 feet to the POINT OF BEGINNING.

**FLOOD ZONE**  
The property described hereon is located in flood zone "X UNSHADED", as per Flood Insurance Rate Map, Community Panel No. 403881 0377L, effective date: October 16, 2017.

**ADDRESSES**  
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

**MONUMENTATION**  
All lot corners are to be monumented with a 3/8" iron pin with Plastic Cap unless otherwise noted.

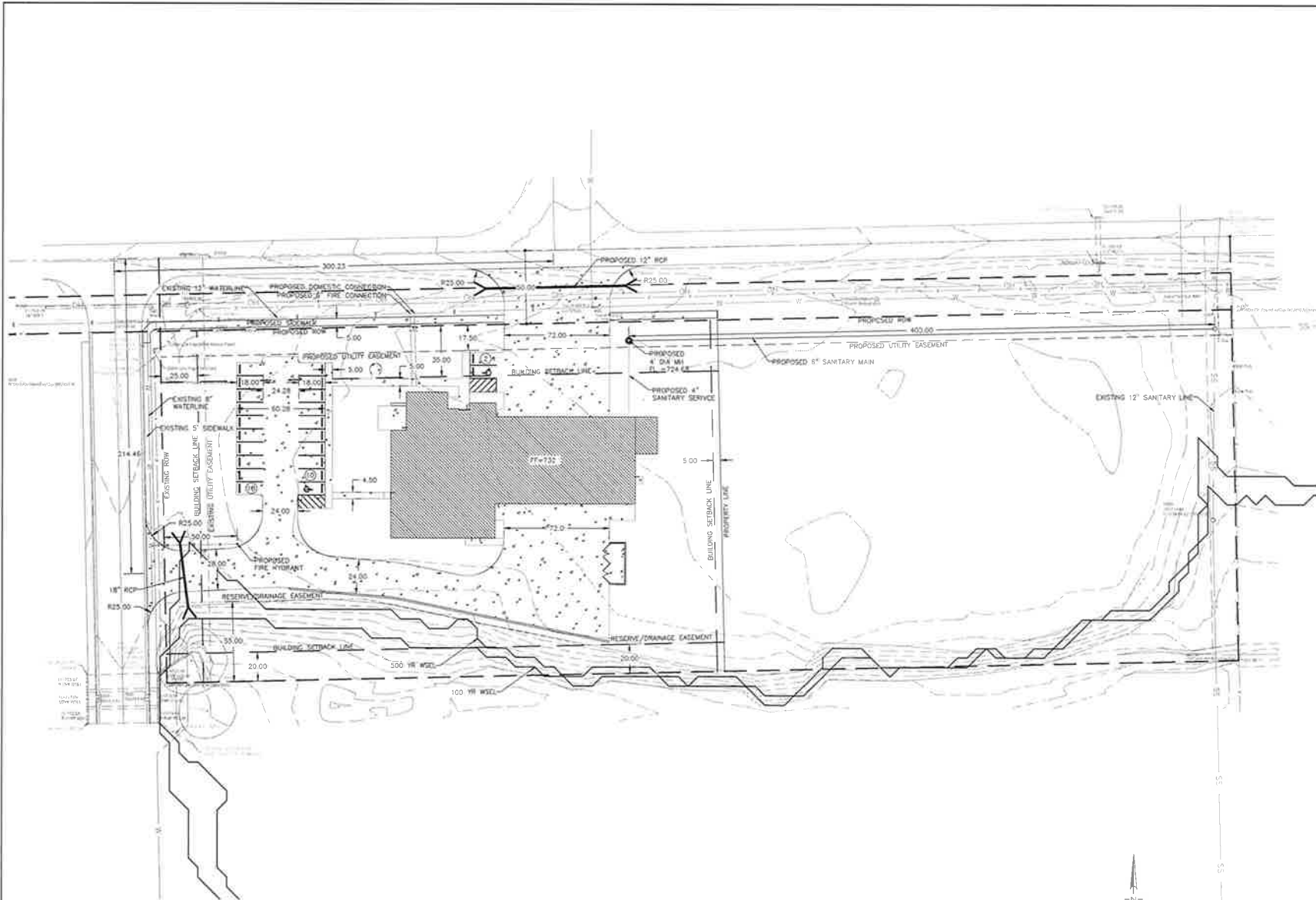
- OWNER**  
CITY OF TULSA  
175 East 2nd Street, Suite 260  
Tulsa, OK 74103  
(918) 596-2582  
Mary E. Keli  
mkeli@cityoftulsa.org
- ENGINEER**  
Cardinal Engineering, LLC  
3700 West Robinson Street, Suite 200,  
Norman, Oklahoma 73072  
(405) 579-0655  
Josh Risley@eccgrp.com
- SURVEYOR**  
Harden & Associates  
Surveying and Mapping, PC  
5807 South Garnett Road, Suite K,  
Tulsa, Oklahoma 74146  
(918) 234-4859  
Certificate of Authorization No. 4656  
Expires June 30, 2019

**BASIS OF BEARINGS**  
Horizontal Datum based upon NAD 83 (1993) OKSPCS North Zone 3501  
Vertical Datum based upon NAVD 88

- LEGEND**
- U/E = UTILITY EASEMENT
  - D/E = DRAINAGE EASEMENT
  - B/L = BUILDING LINE
  - LN/A = LIMITS OF NO ACCESS
  - (1/3) = STREET ADDRESS

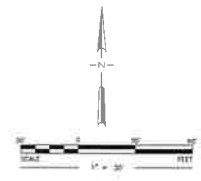
5.9

5.10



UTILITY WARNING:  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



NO.	DESCRIPTION	DATE
1	PREPARED FOR PERMIT	05/30/2018

PROJECT

*M. Andrew Kirby*  
 05/30/2018

**FIRE STATION  
 #33**

LOCATION:  
 SE CORNER OF E. 41ST ST.  
 AND S. 134TH AVE.  
 CITY OF TULSA  
 FIRE DEPARTMENT

**CONCEPTUAL  
 IMPROVEMENTS PLAN**

Project No.:	KASC171-450
Client:	MLRF
Revision:	WRS
Date:	05/30/2018
Scale:	SCALE
Drawn by:	

CI-1



533 Central Front Drive, Suite 403  
 Oklahoma City, OK 73103  
 Phone: 405.349.0454  
 Fax: 405.343.4487

3700 West Robinson St., Suite 200  
 Norman, OK 73072  
 Phone: 405.349.0454  
 Fax: 405.721.1928

791222@www.cardinalengineering.com  
 CAA # 110 exp/expiration date 04/30/2018



Tulsa Metropolitan Area Planning Commission

Case : The Summit at Tulsa Hills

Hearing Date: September 5, 2018

Case Report Prepared by:

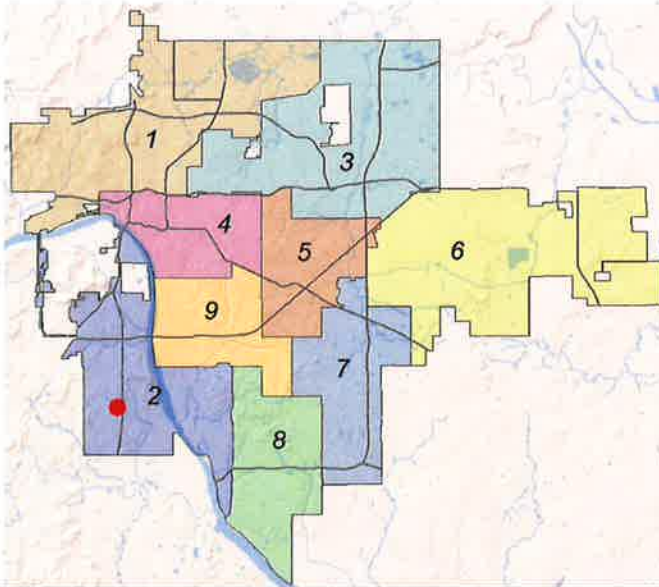
Nathan Foster

Owner and Applicant Information:

*Applicant:* Jason Emmett, Cedar Creek Consulting

*Owner:* Nickel Creek Developers, INC

Location Map:  
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

58 lots, 4 blocks, 3 reserve areas, 35.78 ± acres

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

Zoning: CO/PUD-636

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

*Councilor Name:* Jeannie Cue

County Commission District: 2

*Commissioner Name:* Karen Keith

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

6.1

## PRELIMINARY SUBDIVISION PLAT

### The Summit at Tulsa Hills - (CD 2)

South of the southeast corner of West 71<sup>st</sup> Street South and South Union Avenue

This plat consists of 58 lots, 4 blocks, 3 reserve areas on 35.78 ± acres.

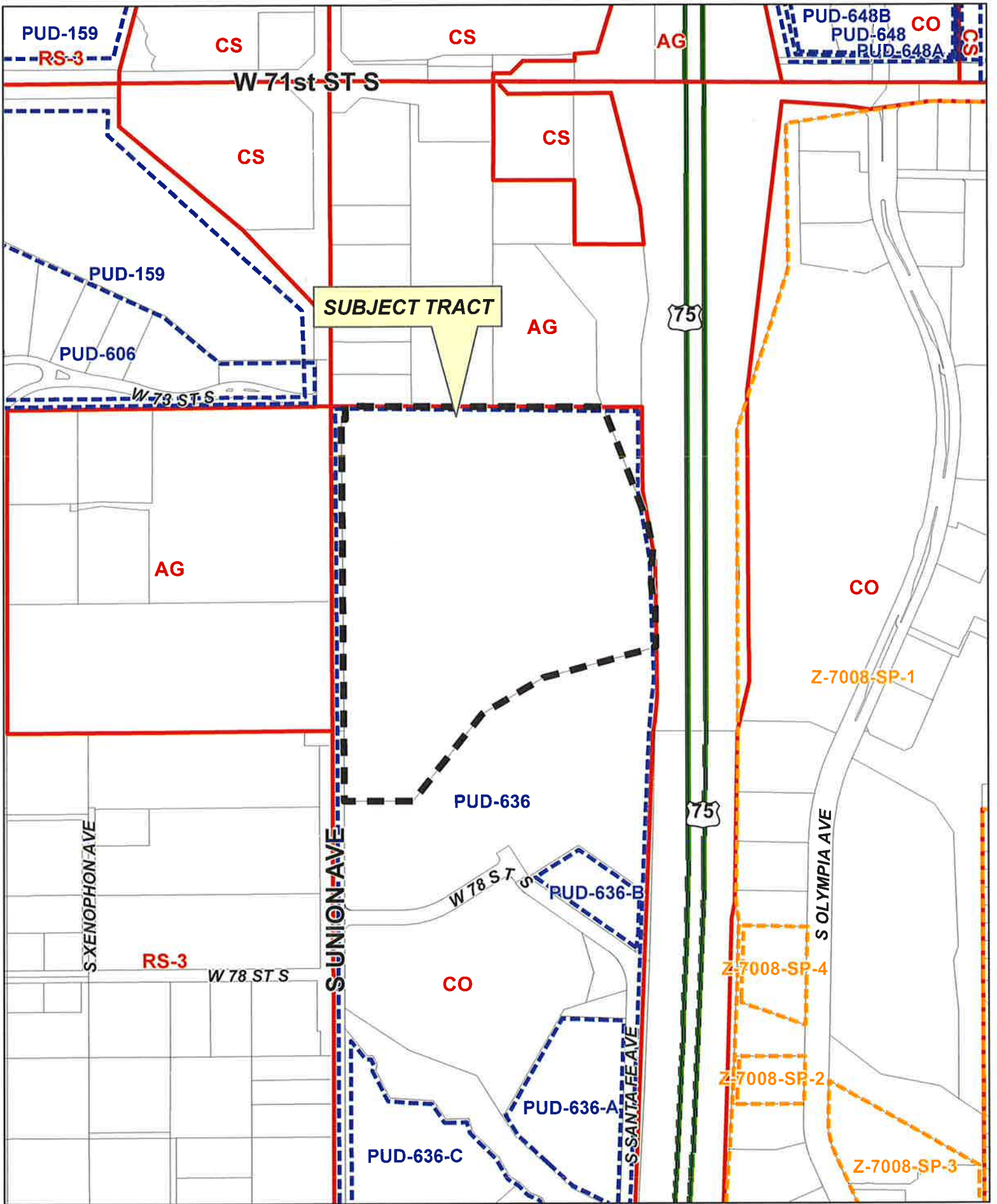
The Technical Advisory Committee (TAC) met on August 16, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned CO with an approved Planned Unit Development (PUD-636). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.
2. **Addressing:** Addresses will be assigned to draft final plat. Street names must be adjusted as required by City of Tulsa.
3. **Transportation & Traffic:** Limits of no access are required along South Union Avenue to align with proposed access points. Language required in the deed of dedication.
4. **Water/Sewer:** IDP required for mainline extensions of both water and sewer. Approved IDP is required prior to approval of the final plat. Provide 17.5 utility easement along north lot line of Reserve A and the east lot line of Reserve C.
5. **Airport:** Avigation notice required to be affixed to the face of the plat. Construction evaluation by FAA required prior to final plat approval.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivision boundaries. All other property should be labeled as unplatted. Remove contours from final plat submittal. Provide distance from section corner to POB in the legal description both on the face of the plat and the deed of dedication. Show section corner used for description on plat. Add "State of" before Oklahoma in the plat subtitle. Add "City of" before Tulsa in the plat subtitle. CA numbers have expired for both engineer and surveyor. Provide updated information with renewal dates. Update common area labels to say "Reserve".
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** All proposed storm sewer and detention areas must be contained within an appropriate easement with language in the covenants.
9. **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 no oil & gas activity on the site.

6.2

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

6.3

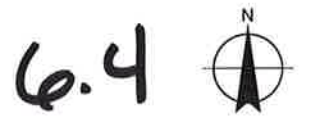


**SUBJECT TRACT**

**THE SUMMIT AT  
TULSA HILLS**



18-12 11







W 71st ST S

W 73 ST S

S XENOPHON AVE

W 78 ST S

S UNION AVE

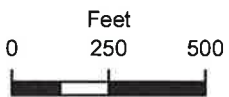
W 78 ST S

S SANTA FE AVE

S OLYMPIA AVE

75

75



Subject Tract

# THE SUMMIT AT TULSA HILLS

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

Aerial Photo Date: February 2018

18-12 11

65



W 71st ST S

**SUBJECT TRACT  
LAND USE PLAN  
TOWN CENTER**

W 73 ST S

75

S XENOPHON AVE

S UNION AVE

W 78 ST S

75

W 78 ST S

S OLYMPIA AVE

S SANTA FE AVE

**Land Use Plan Categories**

- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |

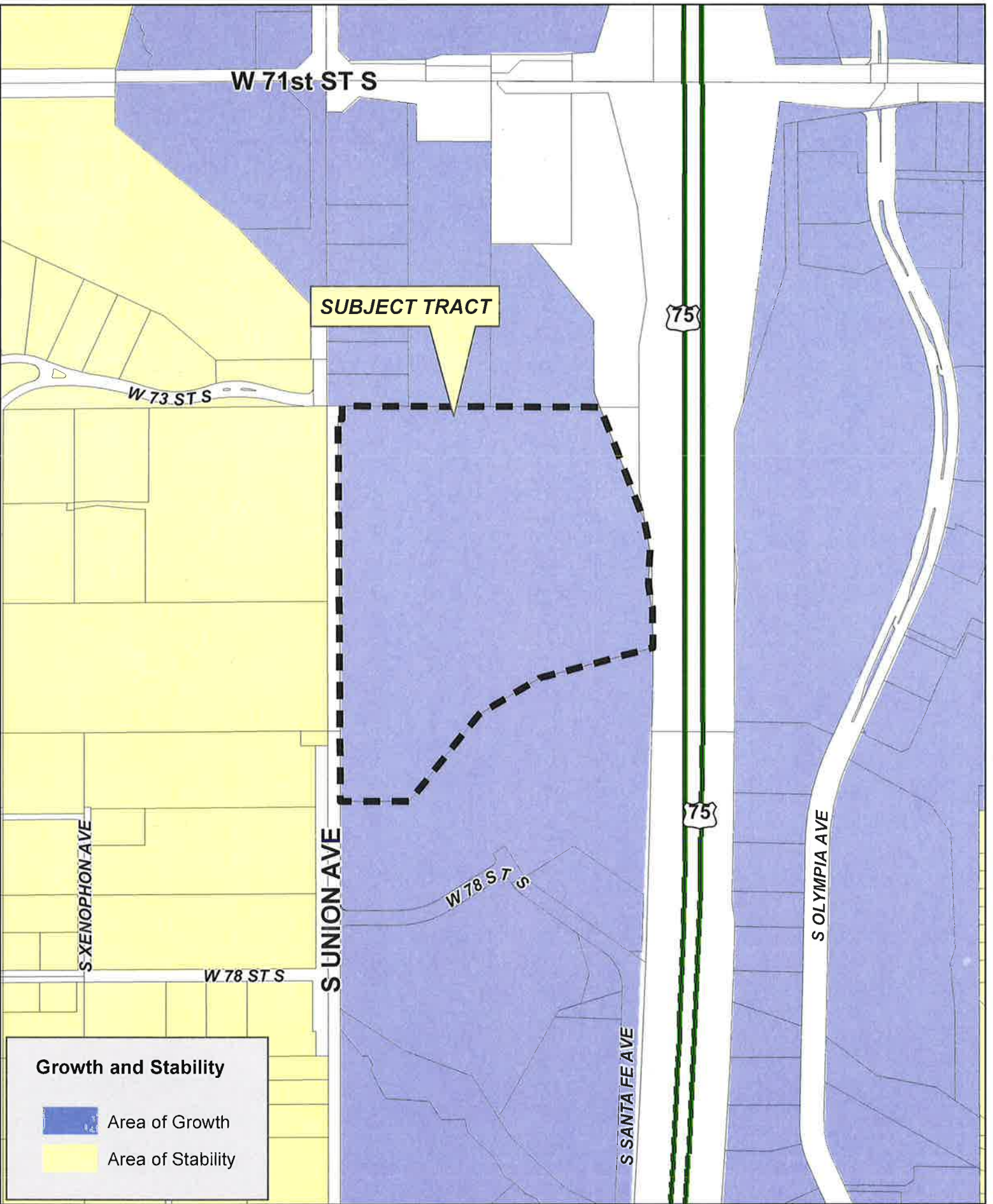


**THE SUMMIT AT  
TULSA HILLS**

18-12 11

6.6





**SUBJECT TRACT**

**W 71st ST S**

**W 73 ST S**

**W 78 ST S**

**W 78 ST S**

**S XENOPHON AVE**

**S UNION AVE**

**S SANTA FE AVE**

**S OLYMPIA AVE**

**75**

**75**

**Growth and Stability**



Area of Growth



Area of Stability



**THE SUMMIT AT  
TULSA HILLS**

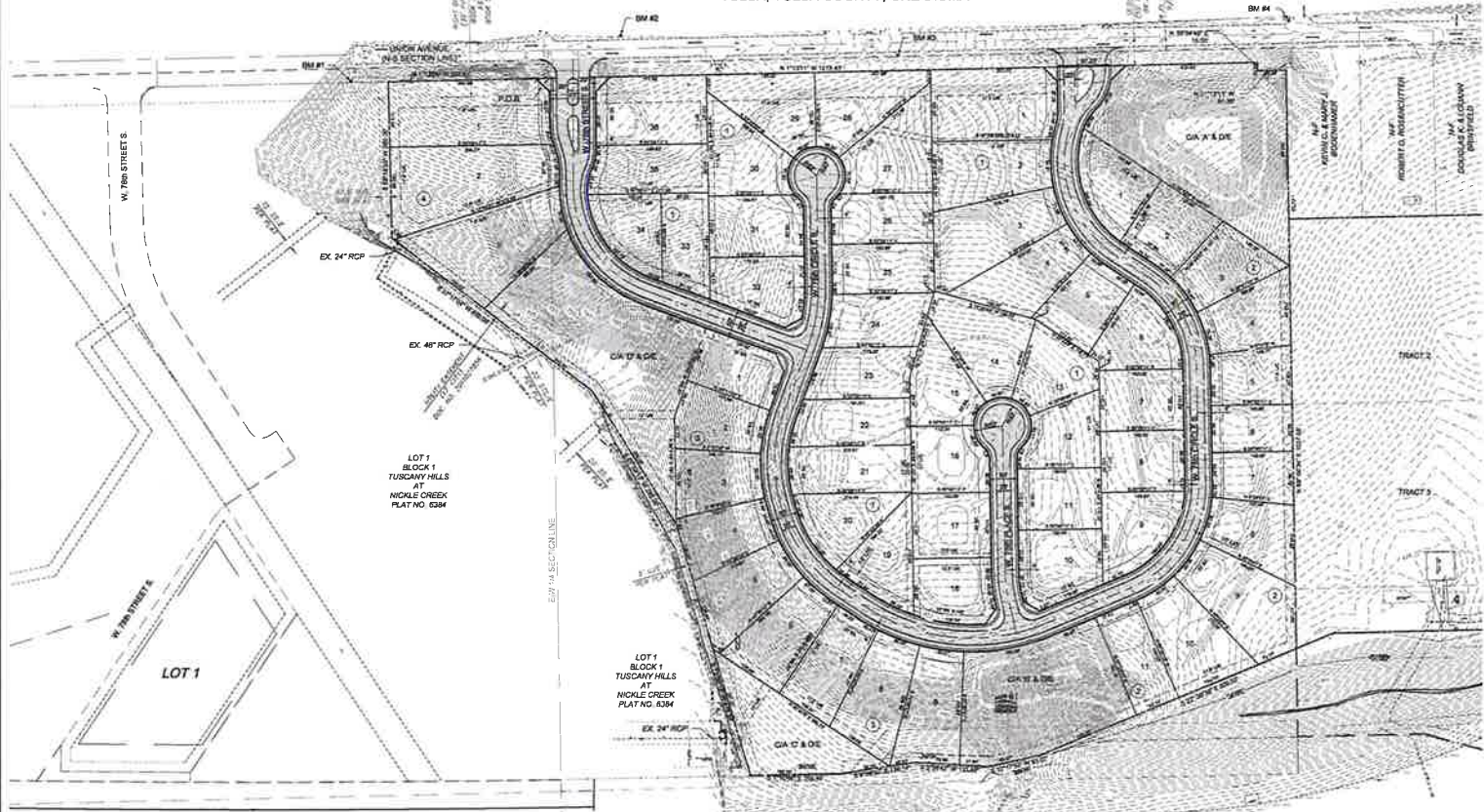
18-12 11

6.7



# PRELIMINARY PLAT OF THE SUMMIT

BEING A PART OF THE W/2 W/2 OF SECTION 11, T-18-N, R-12-E, I.M.  
TULSA, TULSA COUNTY, OKLAHOMA



NICKEL CREEK  
PART OF THE W/2 W/2 OF SECTION 11, T-18-N, R-12-E  
NORTH TRACT PARCEL ONE DESCRIPTION  
A TRACT OF LAND DESIGNATED "PARCEL ONE" HEREIN THAT IS PART OF THE WEST HALF OF THE WEST HALF (W/2 W/2) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND WHOLLY CONTAINED WITHIN THAT CERTAIN REAL PROPERTY HEREIN IS COERCED AS A QUIET CLAIM DEED IN DOCUMENT NO. 200200244 OF THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA (THE PROPERTY), SAID PARCEL ONE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTH-WEST QUARTER, SW/4 NW/4 OF SAID SECTION 11; THENCE NORTH 89°41'11" EAST AND ALONG THE SOUTHERLY LINE PRESERVE EASTERLY RIGHT-OF-WAY LINE OF SOUTH UNION AVENUE, SAID POINT BEING A CORNER OF THE PROPERTY AND THE POINT OF BEGINNING OF PARCEL ONE.

THENCE ALONG THE PROPERTY FOR THE FOLLOWING NINE (9) COURSES:  
NORTH 1°13'11" WEST FOR A DISTANCE OF 1273.43 FEET TO A POINT; THENCE NORTH 87°00'00" EAST FOR A DISTANCE OF 14.00 FEET TO A POINT; THENCE NORTH 1°21'21" WEST FOR A DISTANCE OF 81.30 FEET TO A POINT; THENCE NORTH 87°00'00" EAST FOR A DISTANCE OF 107.00 FEET TO A POINT; THENCE SOUTH 22°42'41" EAST FOR A DISTANCE OF 500.00 FEET TO A POINT; THENCE SOUTH 1°17'00" WEST FOR A DISTANCE OF 82.07 FEET TO A POINT; THENCE SOUTH 1°27'41" WEST FOR A DISTANCE OF 131.52 FEET TO A POINT; THENCE SOUTH 8°30'00" EAST FOR A DISTANCE OF 132.12 FEET TO A POINT; THENCE SOUTH 1°10'11" EAST FOR A DISTANCE OF 165.46 FEET TO A POINT;

THENCE SOUTH 8°30'00" WEST FOR A DISTANCE OF 479.26 FEET TO A POINT;  
THENCE SOUTH 8°30'00" WEST FOR A DISTANCE OF 255.00 FEET TO A POINT;  
THENCE SOUTH 87°30'00" WEST FOR A DISTANCE OF 482.00 FEET TO A POINT;  
THENCE SOUTH 87°45'00" WEST FOR A DISTANCE OF 282.00 FEET TO A POINT ON THE WESTERN LINE OF THE PROPERTY; THENCE NORTH 1°10'00" WEST AND ALONG SAID WESTERN LINE, FOR A DISTANCE OF 268.87 FEET  
TO THE POINT OF BEGINNING OF PARCEL ONE.  
SAID PARCEL ONE CONTAINING 1,564.04 SQUARE FEET OR 0.0378 ACRES.

SITE DATA	
TOTAL AREA:	1,338,854 SF (30.787 AC)
NUMBER OF LOTS:	24
NUMBER OF BLOCKS:	4
NUMBER OF COMMON AREAS:	4
BLOCK LENGTH	
BLOCK 1:	4,223 LF
BLOCK 2:	1,074 LF
BLOCK 3:	744 LF
BLOCK 4:	274 LF

Curve Table Lots					
Curve #	Radius	Length	Chord Direction	Chord Length	Bearing
C1	25.00	25.16	N 64°19'34" E	25.34	N 40°29'34" E
C2	52.00	9.18	N 44°37'25" E	9.17	N 79°55'37" E
C3	52.00	9.18	N 44°37'25" E	9.17	N 79°55'37" E
C4	25.00	25.16	N 64°19'34" E	25.34	N 40°29'34" E
C5	25.00	25.16	N 64°19'34" E	25.34	N 40°29'34" E
C6	25.00	25.16	N 64°19'34" E	25.34	N 40°29'34" E

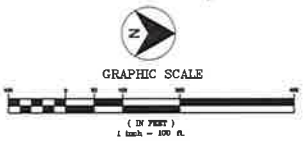
VERTICAL DATUM: NAVD 88

BENCHMARK - BM 1 ELEVATION 806.42 MONUMENT 1/2" IRON PIN IN RANGE OF SW LOCATION ON E ROW OF UNION AVE DUE EAST OF NORTH END OF CURBLINE	BENCHMARK - BM 3 ELEVATION 806.28 MONUMENT 1/2" IRON PIN LOCATION 1/2" IRON PIN ON E ROW OF UNION AVE DUE EAST OF NORTH END OF CURBLINE
BENCHMARK - BM 2 ELEVATION 818.17 MONUMENT 1/2" IRON PIN LOCATION ON WEST SIDE OF UNION AVE 8' +/- W OF PAVEMENT EDGE ON TOP OF HILL	BENCHMARK - BM 4 ELEVATION 778.63 MONUMENT CUT X ON TOP OF CURB LOCATION CUT X ON TOP OF CURB AND UNDER W/2-3 STREET AND UNDER W/2-4

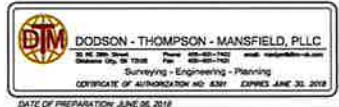
**MONUMENT NOTE**  
1/2" IRON PIN WITH 830# CAP OR WITH MARK WITH 830# TAG SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**LEGEND**  
S.S.L. - SURVEY AND GRASSLINE EXHIBIT  
R.O.W. - RIGHT OF WAY  
L.P. - LOT  
S.A. - UTILITY SANITARY  
B.L. - BUILDING OF THIS LINE  
P.L. - POINT OF COMMENCEMENT  
P.B. - POINT OF BEGINNING

**BASE OF BEARING**  
The Oklahoma State Plane Coordinate System (North Zone) using South as "0°00'00" from the true line of the Earth's meridians of Section 11. Forwarded 18 months, Range 12 East of the Indian Meridian was used as the basis of bearing for this survey.

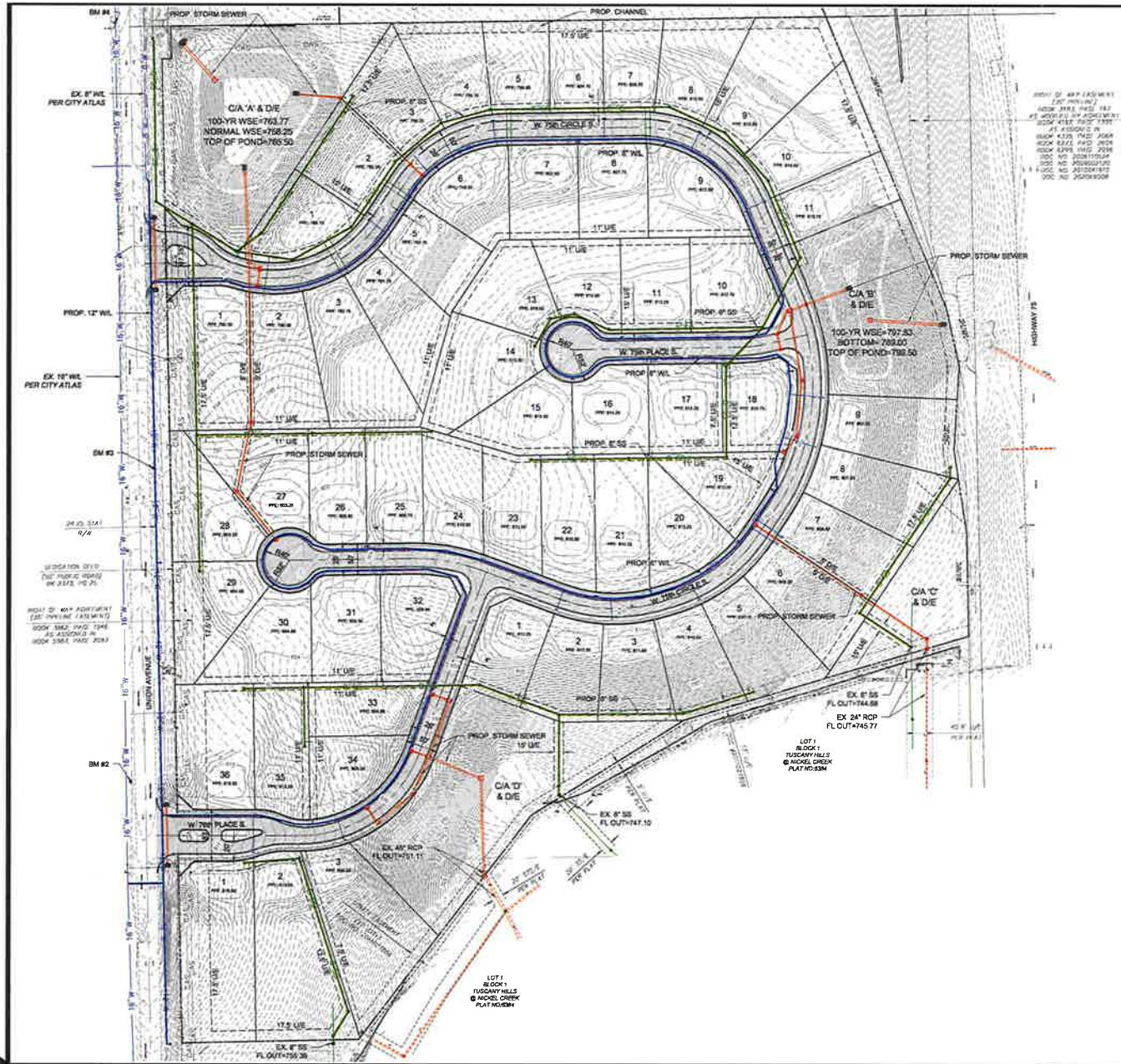


OWNER  
NICKEL CREEK DEVELOPERS, INC.  
750 W. 24th AVE, SUITE 210  
WESTMINSTER, CO 80534  
CONTACT: RUSS WATTERSON, JR.  
PHONE (720) 204-4441  
EMAIL: Russ@nickelcreekdev.com



6.8

# THE SUMMIT CONCEPTUAL IMPROVEMENTS PLAN



BOUNDARY OF MAP TADSWR11  
 2" OF PROPOSED  
 100-YR WSE-793.77  
 4" OF PROPOSED IMP. ADJUSTMENT  
 2" OF 1957 750' T331  
 4" OF 1950W-2-10  
 BLOCK 4375, PLOT 2004  
 BLOCK 4375, PLOT 2005  
 BLOCK 4375, PLOT 2006  
 BLOCK 4375, PLOT 2007  
 BLOCK 4375, PLOT 2008  
 BLOCK 4375, PLOT 2009  
 BLOCK 4375, PLOT 2010  
 BLOCK 4375, PLOT 2011  
 BLOCK 4375, PLOT 2012  
 BLOCK 4375, PLOT 2013  
 BLOCK 4375, PLOT 2014  
 BLOCK 4375, PLOT 2015  
 BLOCK 4375, PLOT 2016  
 BLOCK 4375, PLOT 2017  
 BLOCK 4375, PLOT 2018  
 BLOCK 4375, PLOT 2019  
 BLOCK 4375, PLOT 2020  
 BLOCK 4375, PLOT 2021  
 BLOCK 4375, PLOT 2022  
 BLOCK 4375, PLOT 2023  
 BLOCK 4375, PLOT 2024  
 BLOCK 4375, PLOT 2025  
 BLOCK 4375, PLOT 2026  
 BLOCK 4375, PLOT 2027  
 BLOCK 4375, PLOT 2028  
 BLOCK 4375, PLOT 2029  
 BLOCK 4375, PLOT 2030  
 BLOCK 4375, PLOT 2031  
 BLOCK 4375, PLOT 2032  
 BLOCK 4375, PLOT 2033  
 BLOCK 4375, PLOT 2034  
 BLOCK 4375, PLOT 2035  
 BLOCK 4375, PLOT 2036  
 BLOCK 4375, PLOT 2037  
 BLOCK 4375, PLOT 2038  
 BLOCK 4375, PLOT 2039  
 BLOCK 4375, PLOT 2040  
 BLOCK 4375, PLOT 2041  
 BLOCK 4375, PLOT 2042  
 BLOCK 4375, PLOT 2043  
 BLOCK 4375, PLOT 2044  
 BLOCK 4375, PLOT 2045  
 BLOCK 4375, PLOT 2046  
 BLOCK 4375, PLOT 2047  
 BLOCK 4375, PLOT 2048  
 BLOCK 4375, PLOT 2049  
 BLOCK 4375, PLOT 2050  
 BLOCK 4375, PLOT 2051  
 BLOCK 4375, PLOT 2052  
 BLOCK 4375, PLOT 2053  
 BLOCK 4375, PLOT 2054  
 BLOCK 4375, PLOT 2055  
 BLOCK 4375, PLOT 2056  
 BLOCK 4375, PLOT 2057  
 BLOCK 4375, PLOT 2058  
 BLOCK 4375, PLOT 2059  
 BLOCK 4375, PLOT 2060  
 BLOCK 4375, PLOT 2061  
 BLOCK 4375, PLOT 2062  
 BLOCK 4375, PLOT 2063  
 BLOCK 4375, PLOT 2064  
 BLOCK 4375, PLOT 2065  
 BLOCK 4375, PLOT 2066  
 BLOCK 4375, PLOT 2067  
 BLOCK 4375, PLOT 2068  
 BLOCK 4375, PLOT 2069  
 BLOCK 4375, PLOT 2070  
 BLOCK 4375, PLOT 2071  
 BLOCK 4375, PLOT 2072  
 BLOCK 4375, PLOT 2073  
 BLOCK 4375, PLOT 2074  
 BLOCK 4375, PLOT 2075  
 BLOCK 4375, PLOT 2076  
 BLOCK 4375, PLOT 2077  
 BLOCK 4375, PLOT 2078  
 BLOCK 4375, PLOT 2079  
 BLOCK 4375, PLOT 2080  
 BLOCK 4375, PLOT 2081  
 BLOCK 4375, PLOT 2082  
 BLOCK 4375, PLOT 2083  
 BLOCK 4375, PLOT 2084  
 BLOCK 4375, PLOT 2085  
 BLOCK 4375, PLOT 2086  
 BLOCK 4375, PLOT 2087  
 BLOCK 4375, PLOT 2088  
 BLOCK 4375, PLOT 2089  
 BLOCK 4375, PLOT 2090  
 BLOCK 4375, PLOT 2091  
 BLOCK 4375, PLOT 2092  
 BLOCK 4375, PLOT 2093  
 BLOCK 4375, PLOT 2094  
 BLOCK 4375, PLOT 2095  
 BLOCK 4375, PLOT 2096  
 BLOCK 4375, PLOT 2097  
 BLOCK 4375, PLOT 2098  
 BLOCK 4375, PLOT 2099  
 BLOCK 4375, PLOT 2100

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER



BENCHMARK - BM 2	
ELEVATION	108.77
MONUMENT	1/2" IRON PIN
LOCATION	IN SOUTHWEST CORNER OF LOT 1, 1/2" OF PAVEMENT EDGE ON TOP OF HILL

BENCHMARK - BM 3	
ELEVATION	888.29
MONUMENT	1/2" IRON PIN
LOCATION	E. END OF DRIVE 1/2" OF PAVEMENT EDGE ADDRESS FROM ASPHALT DRIVE

BENCHMARK - BM 4	
ELEVATION	778.22
MONUMENT	5/8" x 5/8" IN TOP OF CURB
LOCATION	S.E. CORNER OF INTERSECTION OF WEST 2ND STREET AND UNION AVENUE



6.9





Tulsa Metropolitan Area Planning Commission

Case : West Park Phase II

Hearing Date: September 5, 2018

Case Report Prepared by:

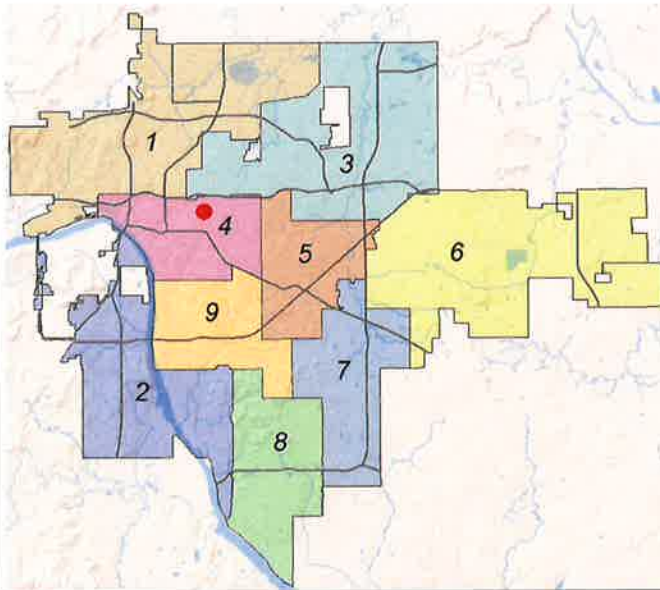
Nathan Foster

Owner and Applicant Information:

*Applicant*: Ted Sack, Sack & Associates

*Owner*: West Park Phase II, LLC

Location Map:  
(shown with City Council Districts)



Applicant Proposal:

Request for authorization to receive accelerated release of building permits

1 lot, 1 block, 4.17 ± acres

*Location*: Northeast corner of East 6<sup>th</sup> Street South and South Lewis Avenue

Zoning: CS/RM-2

Staff Recommendation:

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit

City Council District: 4

*Councilor Name*: Blake Ewing

County Commission District: 2

*Commissioner Name*: Karen Keith

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

7.1

## ACCELERATED RELEASE OF BUILDING PERMIT

### West Park Phase II - (CD 4)

Northeast corner of East 6<sup>th</sup> Street South and South Lewis Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on May 2, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

“The project is funded by low-income housing tax credits from the Oklahoma Housing Finance Agency (OHFA). As a result, OHFA has deadlines for construction start and completion dates. While utility and site work will be well underway before the deadline (March 31), OHFA defines the start of construction as foundations being poured. Therefore, if you start stacking up the time to get the IDP plans approved, plus the approximately 90-120 days to do the IDP work (assuming good weather), then going through the final plat process on top of the building permit review, you can see how we run the risk of not making the deadline. Thus, the request for the accelerated release of the building permits.”

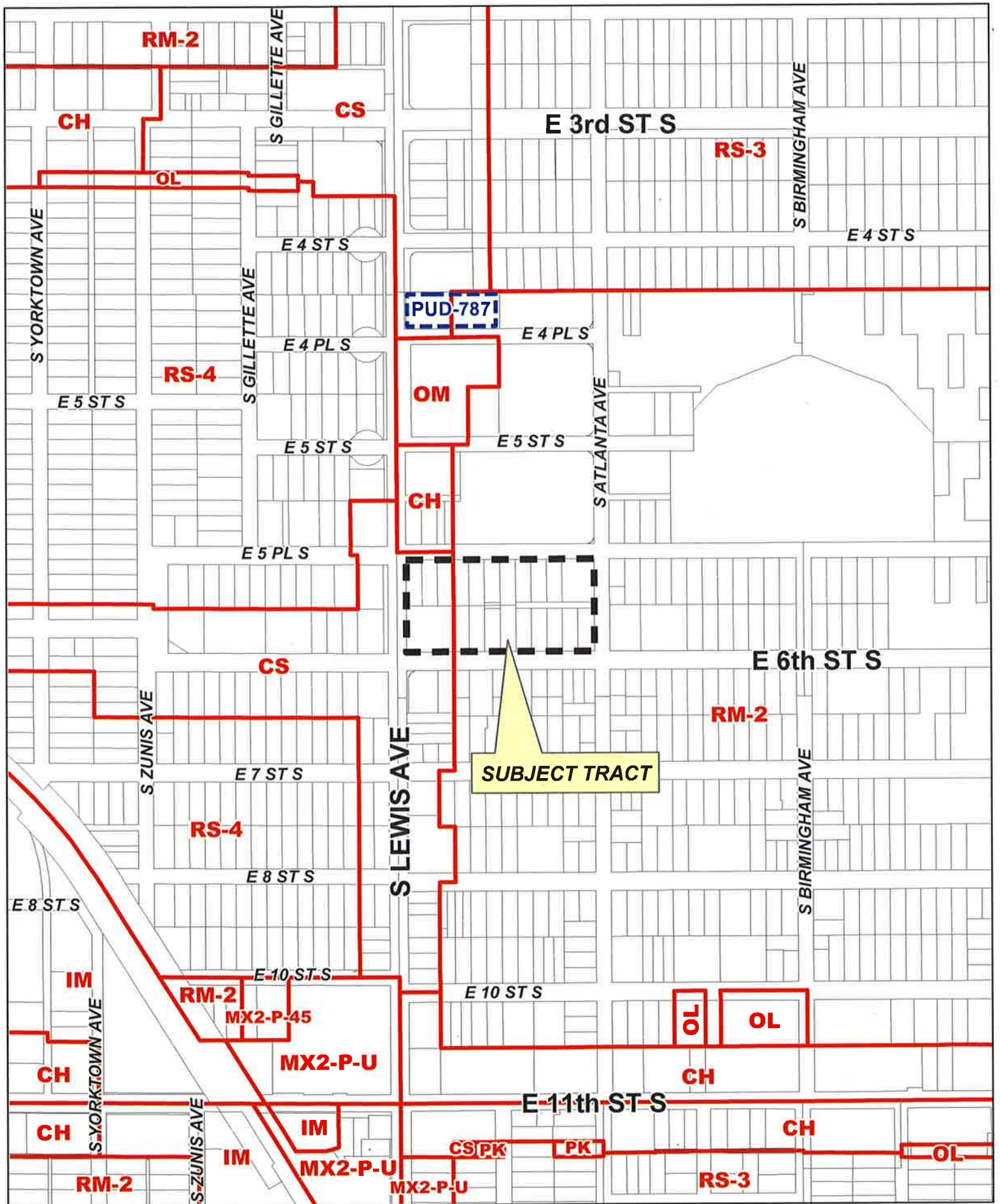
The Technical Advisory Committee met on Thursday, August 16<sup>th</sup>, 2018 and no objections were raised to the authorization of an accelerated release of a building permit.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends **approval** of the accelerated release of a building permit with the following condition of the *Subdivision and Development Regulations*:

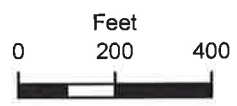
1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.





PUD-787

SUBJECT TRACT



**WEST PARK  
PHASE II**

19-13 05





S LEWIS AVE

E 5th St S

E 6th ST S

S ATLANTA AVE



Subject Tract

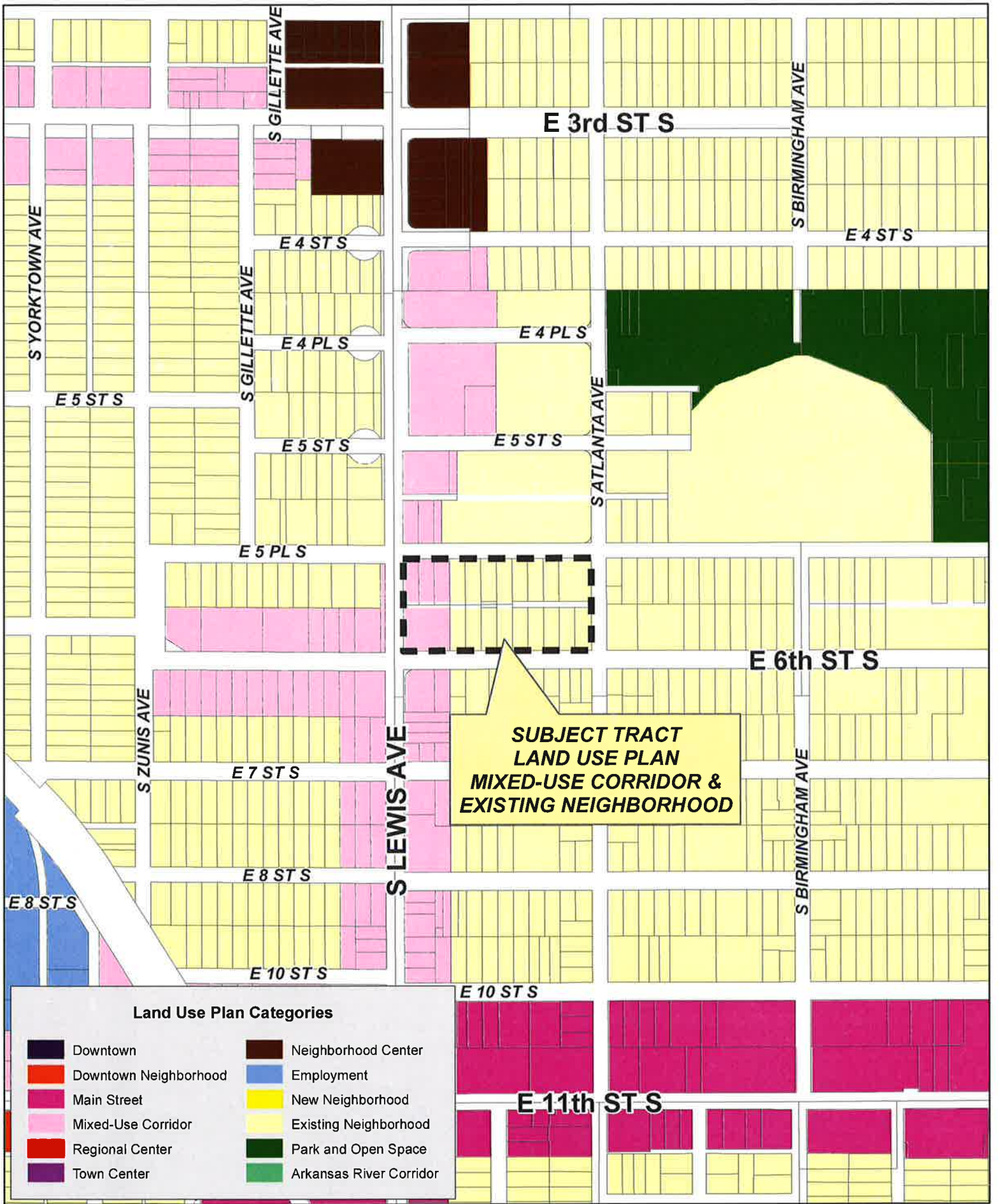
# WEST PARK PHASE II

19-13 05

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

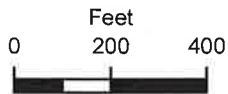
Aerial Photo Date: February 2016





**Land Use Plan Categories**

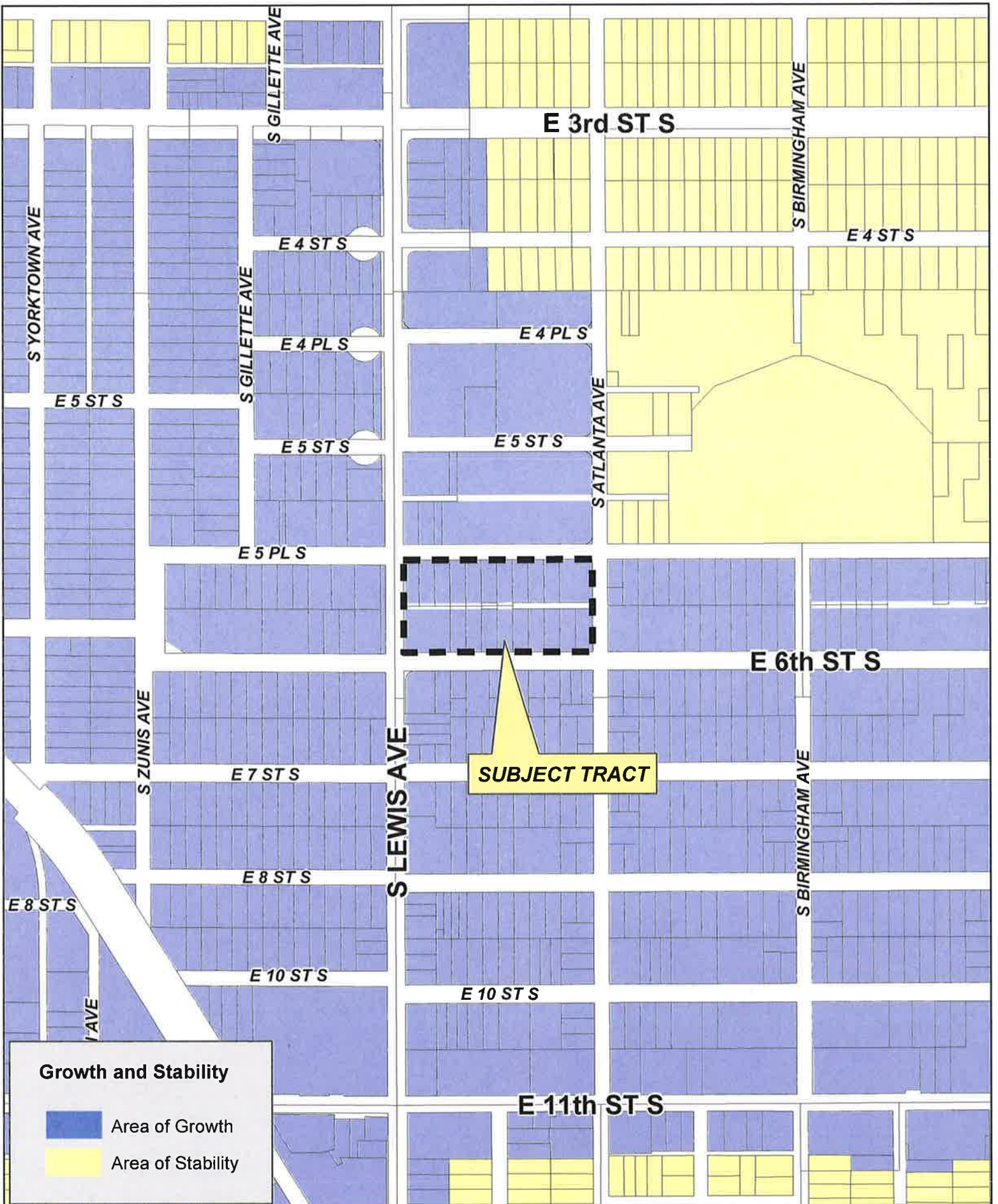
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park and Open Space     |
|  Town Center           |  Arkansas River Corridor |



**WEST PARK  
PHASE II**

19-13 05

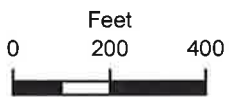




**WEST PARK  
PHASE II**

19-13 05

7.6

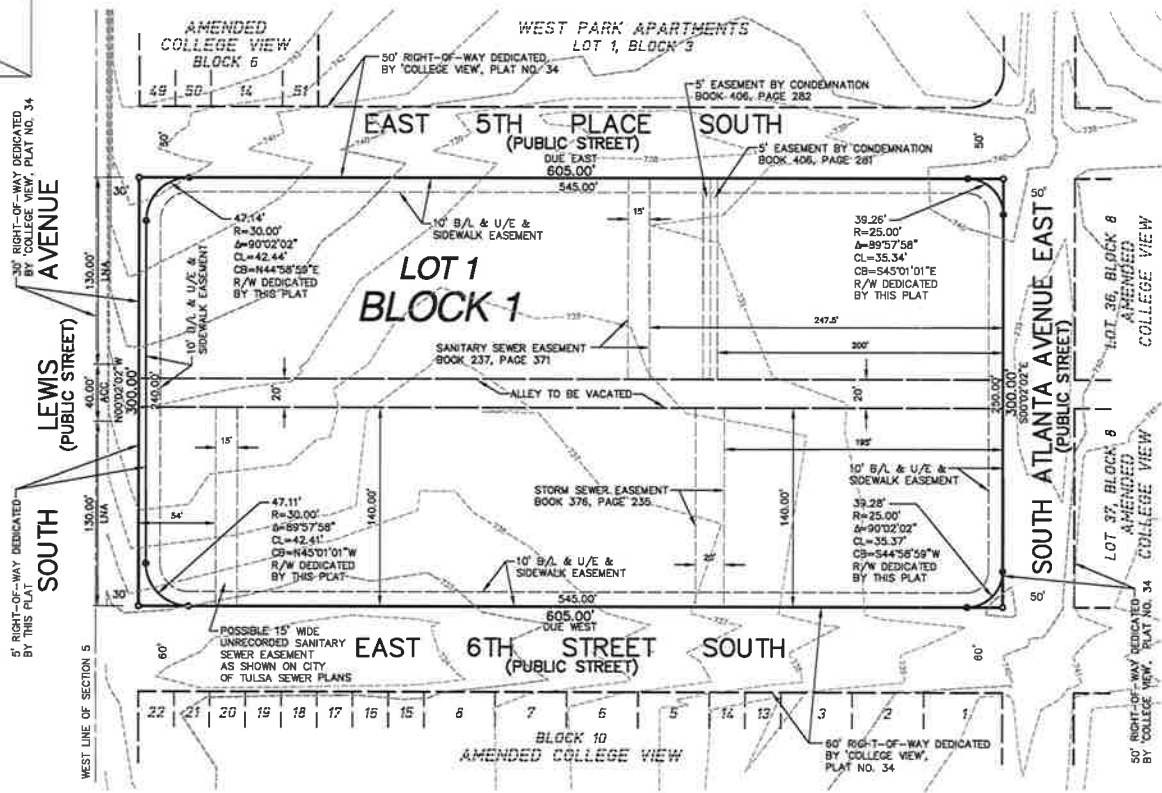
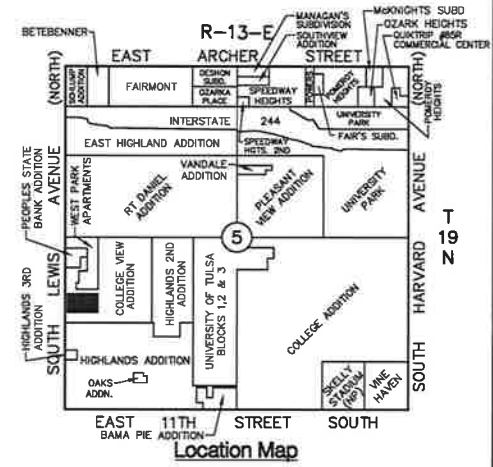


TREASURER'S STAMP  
DO NOT USE THIS SPACE

COUNTY CLERK STAMP  
DO NOT USE THIS SPACE

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date _____	
TMAPC/NCOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date _____	
CHAIRMAN	
MAYOR	
ATTNEY: CITY CLERK	
CITY ATTORNEY	
<p>The approval of this Final Plat will expire one year from the date of City Council Approval if not filed in the Office of the County Clerk before that date.</p>	

'PRELIMINARY'  
**West Park Phase II**  
A RE-SUBDIVISION OF BLOCK 7  
IN  
**AMENDED COLLEGE VIEW**  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
IN THE  
**NE/4 OF THE SW/4 OF SECTION 05, T-19-N, R-13-E**



**Owner**  
WEST PARK PHASE II, LLC  
ATTN: JOSH MILLER  
7030 SOUTH YALE AVENUE, SUITE 600  
TULSA, OKLAHOMA 74136  
PHONE: (918) 671-3600

**Engineer / Surveyor**  
SACK AND ASSOCIATES, INC.  
3530 EAST 31ST STREET SOUTH, SUITE A  
TULSA, OKLAHOMA 74135-1519  
PHONE: (918) 592-4111  
E-MAIL: SA@SACKANDASSOCIATES.COM  
C.A. No. 1783 (EXP. JUNE 30, 2019)

**Basis of Bearings**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 7, 'AMENDED COLLEGE VIEW ADDITION' HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

**Monumentation**  
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139 OR CA NUMBER 1783.'

**Legend**  
ACC = ACCESS PERMITTED  
B/L = BUILDING LINE  
LNA = LIMITS OF NO ACCESS  
U/E = UTILITY EASEMENT

**Subdivision Statistics**  
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK  
BLOCK 1 CONTAINS 4.1172 ACRES (179,345 S.F.)

**Surveyor Note**  
THE LAST SITE VISIT WAS MADE ON \_\_\_\_\_, 2018.





Tulsa Metropolitan Area  
Planning Commission

**Case : Cottages at Cedar Ridge**

**Hearing Date: September 5, 2018**

**Case Report Prepared by:**

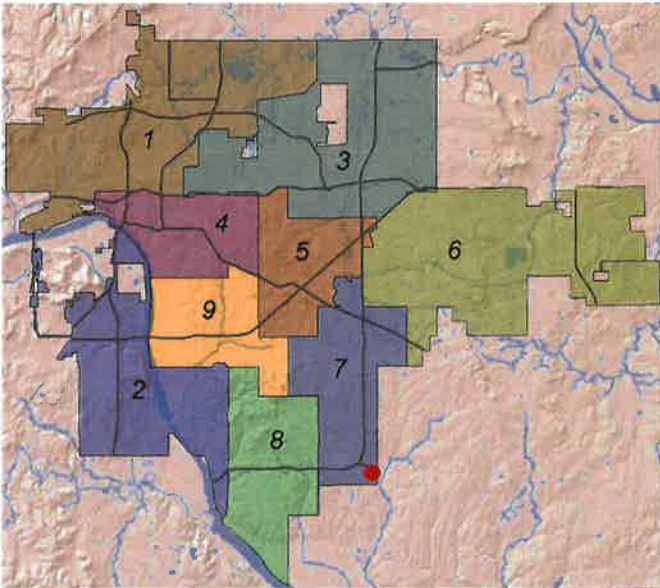
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Stuart Van De Wiele

*Owner:* Cottages Grace, LLC

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



**Applicant Proposal:**

Request for authorization to receive accelerated release of building permits

1 lot, 1 block, 2 reserve areas 18.69 ± acres

*Location:* West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road

**Zoning:** RM-3 w/ optional development plan Z-7350

**Staff Recommendation:**

Staff recommends **approval** of the authorization to receive an accelerated release of a building permit

**City Council District: 7**

*Councilor Name:* Vacant

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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

8.1

## ACCELERATED RELEASE OF BUILDING PERMIT

### Cottages at Cedar Ridge - (CD 7)

West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on April 5, 2017. Infrastructure Development Permits were approved on June 8, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

*"Case and Associates, Inc. thru one of its entities, COTTAGES GRACE LLC, is developing the COTTAGES AT CEDAR RIDGE AT 96TH and Garnett. IDP plans have been approved since June 8, 2018 and infrastructure is under construction.*

*Four offsite easements and the dedication of Grace Chapel Drive are required. The revised easement package was delivered to the City May 2, 2018. Additionally, one of the easements has been revised again because Grace Church sold some of its property and that easement package was delivered to the City August 2, 2018.*

*The adjacent land owners have agreed to sign the easements once they have been prepared.*

*The easement legal description review needs to be completed. The easement document needs to be prepared. The easements need to be executed by the adjacent landowners. The signed easements need to be returned to the City and placed on a City Council agenda for acceptance. The easements need to be filed and the recording information put on the final plat. The final plat review needs to be completed by City and INCOG. Lastly, the plat needs copied and signed and returned to INCOG for processing thru a City Commission meeting for approval and then signatures.*

*The remaining items contained in paragraph 5 are above and beyond the control of COTTAGES GRACE LLC and do not appear to be completed in the near future. As this project will take over a year to build, COTTAGES GRACE LLC respectfully requests early release of permits prior to the plat being filed."*

The Technical Advisory Committee met on Thursday, August 16<sup>th</sup>, 2018 and no objections were raised to the authorization of an accelerated release of a building permit. If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends **approval** of the accelerated release of a building permit with the following condition of the *Subdivision and Development Regulations*:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.

8.2



169

GREEK TURNPIKE

B-A SOUTH LOOP

A-1

R-1

A-1

E 96 ST S

Z-7350  
RM-3

AG

S GARNETT RD

B-A SOUTH LOOP

GRACE CHAPEL DRIVEWAY

SUBJECT TRACT

E 99 ST S

E 99 PL S

RS-3

S 107 E AVE

S 108 E AVE

E 100 ST S

S 106 E AVE

E 100 PL S

PUD-746

CS  
PUD-778

LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



18-14 19

COTTAGES AT CEDAR RIDGE

8.3



169

CREEK TURNPIKE

B.A. SOUTH LOOP

E 96 ST S

S GARNETT RD

B.A. SOUTH LOOP

GRACE CHAPEL DRIVEWAY

E 99 ST S

E 99 PL S

S 107 E AVE

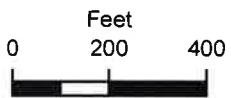
S 108 E AVE

E 100 ST S

S 106 E AVE

E 100 PL S

E 100 PL S



Subject Tract

18-14 19

# COTTAGES AT CEDAR RIDGE

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

Aerial Photo Date: February 2016



169

CREEK TURNPIKE

B.A. SOUTH LOOP

SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD

E 96 ST S

S GARNETT RD

B.A. SOUTH LOOP

GRACE CHAPEL DRIVEWAY

E 99 ST S

E 99 PL S

S 107 E AVE

S 108 E AVE

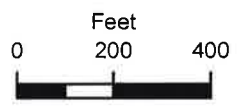
E 100 ST S

S 106 E AVE

E 100 PL S

Land Use Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park & Open Space
- Arkansas River Corridor

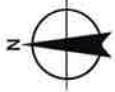
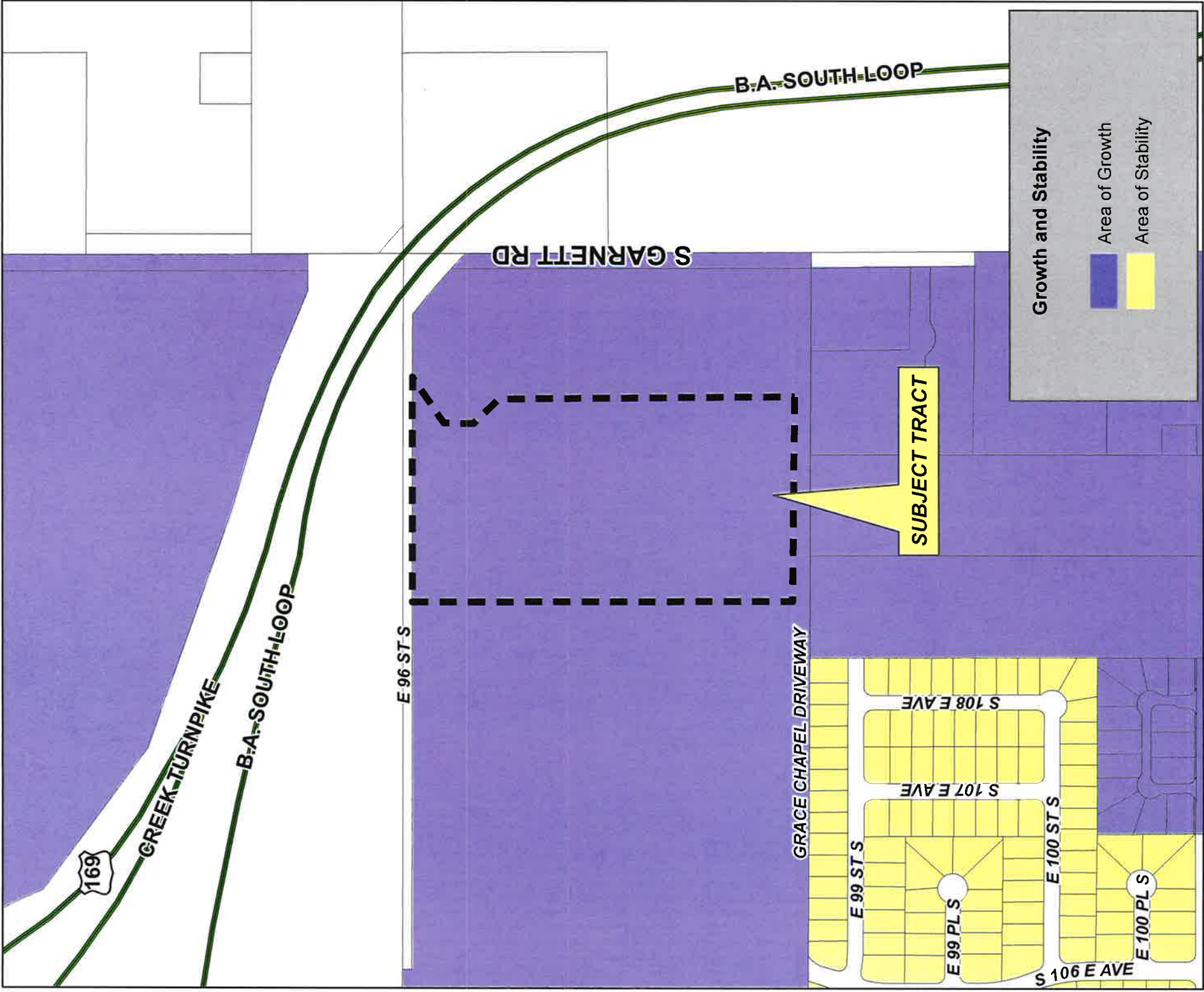


18-14 19

# COTTAGES AT CEDAR RIDGE

# 8.5





8.6

**COTTAGES AT  
CEDAR RIDGE**



Plat No.

# FINAL PLAT COTTAGES AT CEDAR RIDGE

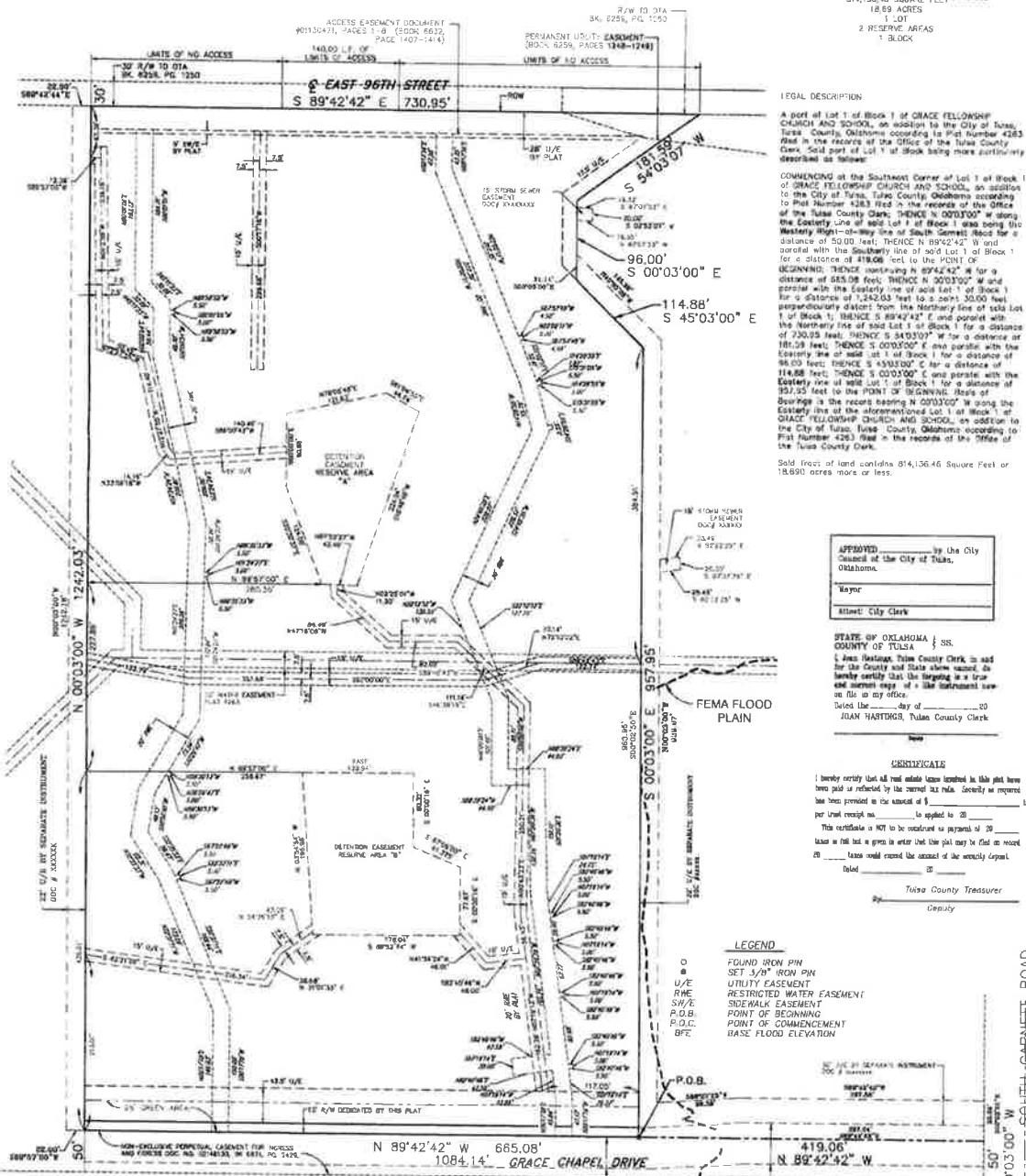
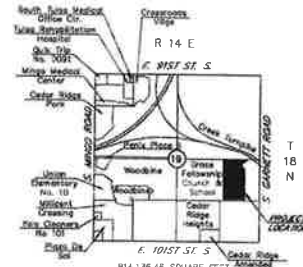
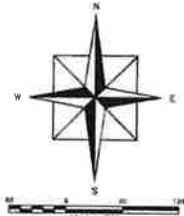
A PART OF LOT 1 OF BLOCK 1 OF GRACE FELLOWSHIP CHURCH AND SCHOOL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA  
OPTIONAL DEVELOPMENT PLAN Z-7350

### OWNER

**COTTAGES GRACE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**  
4200 E. SKELLY DRIVE  
TULSA, OKLAHOMA 74135  
PHONE: (918) 492-1983

### ENGINEER/SURVEYOR

**TUTTLE & ASSOCIATES, INC.**  
9714 E. 53TH PL.  
TULSA, OKLAHOMA 74146  
PHONE: (918) 663-5567  
EMAIL: [tuttle-associates@bcgjobol.net](mailto:tuttle-associates@bcgjobol.net)  
CERTIFICATE OF AUTHORITY CA 463  
EXPIRATION 6-30-19



**LEGAL DESCRIPTION**  
A part of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4283 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block 1 being more particularly described as follows:  
COMMENCING at the Southwest Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4283 filed in the records of the Office of the Tulsa County Clerk; THENCE N 00°03'00" W along the easterly line of said Lot 1 of Block 1 a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the southerly line of said Lot 1 of Block 1 for a distance of 418.06 feet to the POINT OF BEGINNING; THENCE N 00°03'00" E for a distance of 96.00 feet; THENCE S 45°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" W and parallel with the easterly line of said Lot 1 of Block 1 for a distance of 1,342.03 feet to a point 30.00 feet perpendicular distance from the northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the northerly line of said Lot 1 of Block 1 for a distance of 730.35 feet; THENCE S 00°03'00" W for a distance of 114.88 feet; THENCE S 45°03'00" E and parallel with the easterly line of said Lot 1 of Block 1 for a distance of 357.35 feet to the POINT OF BEGINNING. Maps of BearPops in the records bearing N 00°03'00" W along the easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4283 filed in the records of the Office of the Tulsa County Clerk.  
Said tract of land contains 814,136.46 Square Feet or 18,699 acres more or less.

APPROVED \_\_\_\_\_ by the City Council of the City of Tulsa, Oklahoma.  
Mayor  
Attest: City Clerk

STATE OF OKLAHOMA }  
COUNTY OF TULSA }  
I, Joan Hartinger, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a plat instrument now on file in my office.  
Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
JOAN HARTINGER, Tulsa County Clerk

**CERTIFICATE**  
I hereby certify that all real estate taxes listed in this plat have been paid as required by the current tax rules. Security as required has been provided in the amount of \$ \_\_\_\_\_  
per unit receipt on \_\_\_\_\_ to applied to \_\_\_\_\_  
This certificate is NOT to be construed as payment of \_\_\_\_\_ taxes in full but is given in order that the plat may be filed on record. \_\_\_\_\_ taxes would remain the amount of the security deposit.  
Dated \_\_\_\_\_, 20\_\_\_\_  
Tulsa County Treasurer  
Deputy

- LEGEND**
- FOUND IRON PIN
  - SET 3/8" IRON PIN
  - U/E UTILITY EASEMENT
  - R/W RESTRICTED WATER EASEMENT
  - S/W/SIDEWALK EASEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - B.F.E. BASE FLOOD ELEVATION

**Monument Notes**  
All corners shown hereon were set using a 3/8" x 18" steel pin with a plastic cap stamped "RLS 1094" at of corner.  
**FEMA FloodPlain**  
A portion of this plat lies in the 100 year floodplain Zone A2 of FEMA map panel 4013AC03681 effective date 10/16/12.

**Lot Addresses**  
Addresses shown on this Plat provided by the City of Tulsa Planning Department are accurate at the time this plat was filed. The addresses are subject to change and should not be relied on in place of the legal description.

**Basis of Bearings**  
The non-astronomical bearings for said tract are based on a bearing of N 00°03'00" W along the East line of Section 19, 1-18-N, 9-14-E, City of Tulsa, Tulsa County, Oklahoma.

**COTTAGES AT CEDAR RIDGE**  
PREPARED: 07-12-2018  
Sheet 1 of 3

8.7

# CITY OF TULSA, OKLAHOMA COTTAGES AT CEDAR RIDGE

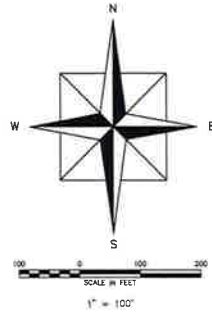
A PART OF LOT 1 OF BLOCK 1 OF GRACE FELLOWSHIP CHURCH AND SCHOOL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
OPTIONAL DEVELOPMENT PLAN Z-7350

PROJECT NO. 9256

DEVELOPER  
**CASE AND ASSOCIATES PROPERTIES, INC.**  
an Oklahoma corporation  
4200 E. SKELLY DRIVE  
TULSA, OKLAHOMA 74135  
PHONE: (918) 492-1983

ENGINEER/SURVEYOR  
**TUTTLE & ASSOCIATES, INC.**

9714 E. 55TH PL  
TULSA, OKLAHOMA 74146  
PHONE: (918) 663-5567  
CERTIFICATE OF AUTHORITY CA 465  
EXPIRATION 6-30-19



**LEGAL DESCRIPTION**

A part of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk; THENCE N 00°03'00" W along the Easterly Line of said Lot 1 of Block 1 also being the Westerly Right-of-Way line of South Garnett Road for a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the Southerly line of said Lot 1 of Block 1 for a distance of 419.05 feet to the POINT OF BEGINNING; THENCE continuing N 89°42'42" W for a distance of 655.08 feet; THENCE N 00°03'00" W and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 1,242.03 feet to a point 30.00 feet perpendicularly distant from the Northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the Northerly line of said Lot 1 of Block 1 for a distance of 730.95 feet; THENCE S 54°03'07" W for a distance of 181.59 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 96.00 feet; THENCE S 45°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 957.95 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing N 00°03'00" W along the Easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk.

Said Tract of land contains 814,136.46 Square Feet or 18,690 acres more or less.

**LEGEND**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- PROPERTY LINE
- B.L. BUILDING LINE
- U/E UTILITY EASEMENT
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- PROP. WATERLINE
- SW/4 SIDEWALK EASEMENT
- o EX. SANITARY SEWER MANHOLE
- o PROP. SANITARY SEWER MANHOLE
- L.N.A. LIMITS OF NO ACCESS
- P.O.B. POINT OF BEGINNING
- I.P. Fd IRON PIN FOUND
- I.P. Set IRON PIN SET
- CHAMP STREET ADDRESS

**B.M. 1 (OFFSITE):**

TULSA COUNTY CONTROL STA. 13  
5/8" REBAR-1 1/2" ALUMINUM CAP-SET IN CONCRETE-STAMPED "13" SW of the INTERSECTION OF 101ST ST AND GARNETT RD

NORTH = 5237.32  
EAST = 1226.48  
ELEVATION = 633.31 (NAVD 88)

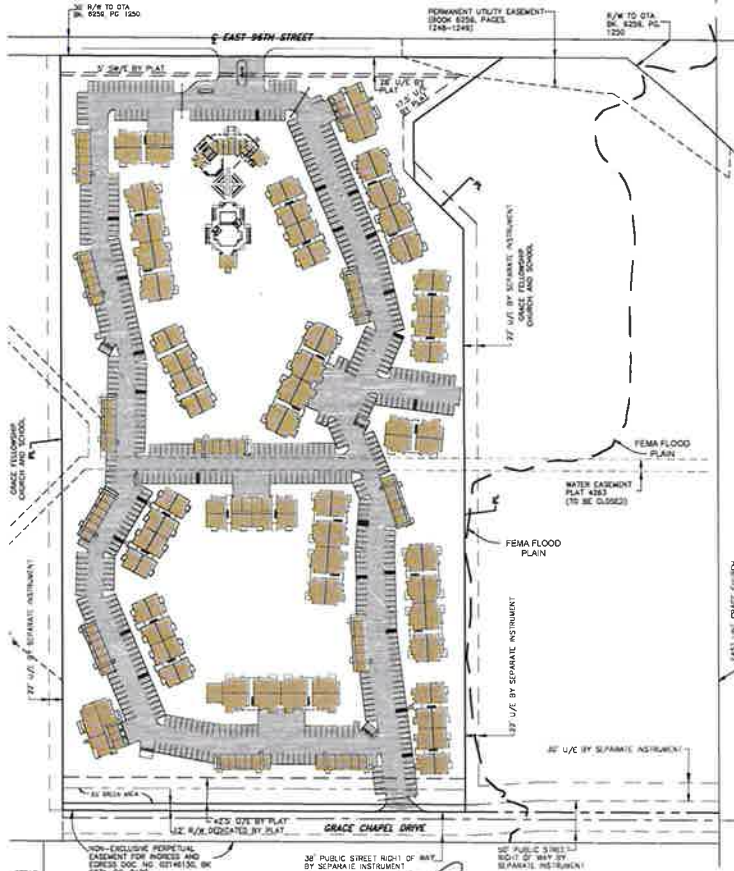
NORTH = 37721.13  
EAST = 2603599.23 (OKLA STATE PLANE)

**B.M. 2 (ONSITE):**

TOP OF STORM SEWER MANHOLE LOCATED APPROXIMATELY 216' WEST AND 4' NORTH OF THE NE CORNER OF TRACT

NORTH = 11011.57  
EAST = 11847.90  
ELEVATION = 642.79 (NAVD 88)

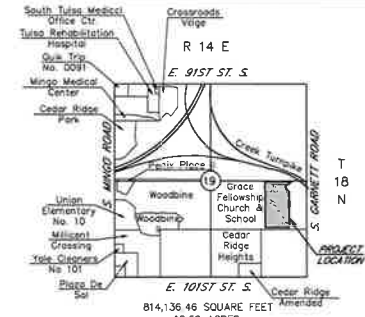
NORTH = 379,985.48  
EAST = 2,603,370.65 (OKLA STATE PLANE)



E SOUTH GARNETT ROAD

E SOUTH GARNETT ROAD

E SOUTH GARNETT ROAD



814,136.46 SQUARE FEET  
18.69 ACRES

I HEREBY CERTIFY TO THE CITY OF TULSA, THAT THE APPROVED PLANS WILL BE IMPLEMENTED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET INDEX	OWNER	TITLE	DATE
9256-GE01-01		COVER SHEET	
9256-GE02-02		PLAT	
9256-GE03-03		SITE UTILITY PLAN	
9256-GE04-04		GRADING AND EROSION CONTROL	
9256-GE05-05		CONSTRUCTION ROAD PLAN	
9256-SW02-06		DRAINAGE AREA MAP	
9256-SW03-07		STORM SEWER PROFILES	
9256-SW04-08		STORM SEWER PROFILES	
9256-SW05-09		STORM SEWER PROFILES	
9256-SW06-10		STORM SEWER PROFILES	
9256-SW07-11		STORM SEWER PROFILES	
9256-SW08-12		INLET GRATING	
9256-SS01-13		CONSTRUCTION NOTES/SCHEDULE OF QUANTITIES/SANITARY DRAINAGE BASIN MAP	
9256-SS02-14		SEWER SURVEY DATA SHEET/PLAN SHEET	
9256-SS03-15		SANITARY SEWER PROFILES	
9256-SS04-16		SANITARY SEWER PROFILES	
9256-SS05-17		SANITARY SEWER PROFILES	
9256-WM01-18		WATER SURVEY DATA SHEET/PLAN SHEET	
9256-WM02-19		WATER PROFILES	
9256-WM03-20		WATER PROFILES	
9256-WM04-21		WATER PROFILES	
9256-WM05-22		WATER PROFILES	
9256-WM06-23		WATER PROFILES	

CITY OF TULSA STANDARD DRAWINGS	STD.
STANDARD SALT FENCE, AND CONSTRUCTION ENTRANCE	STD. 126
CONDUIT FOR FUTURE SERVICE LINES	STD. 302
BEDDING DETAIL - RIGID PIPE	STD. 304
BEDDING DETAIL - SEMI RIGID PIPE	STD. 305
TRENCH DETAIL CONSTRUCTION ADJACENT TO ROADWAY	STD. 306
BORIS DETAIL	STD. 307
AIR RELIEF CHECK VALVES AND VALVES	STD. 308
FIRE HYDRANT	STD. 309
BLOWOFF HYDRANT	STD. 310
SAMPLING TAP ON 4" - 12" WATER LINES	STD. 311
VALVE BOX	STD. 313
MANHOLE STEPS	STD. 314
THRUST BLOCKS AND TRENCH CONDITIONS	STD. 315
BEDDING DETAIL PVC FLEXIBLE SANITARY SEWER PIPE	STD. 351
SANITARY SEWER PROFILES	STD. 352
FRAME AND LID FOR 4' Ø SANITARY MANHOLE	STD. 353
SANITARY SEWER MANHOLE WITH FLAT TOP	STD. 357
SANITARY SEWER PRE-CAST MANHOLES	STD. 358
IN-LINE TEES FOR SERVICE CONNECTION	STD. 361
RISER DETAIL	STD. 362
GO, NO-GO DEFLECTION TESTING MANDRELL	STD. 365
MANHOLE STEP LOCATION AND INVERT DETAILS	STD. 366
STANDARD METER SETTINGS FOR 2" WATER SERVICE	STD. 504
COMMERCIAL ASPHALT DRIVEWAY	STD. 772
ALL WEATHER PARKING SURFACES, LIGHT DUTY RESIDENTIAL PARKING	STD. 732
PIPE BEDDING DETAIL FOR STORM SEWER	STD. 751
STANDARD STORMWATER FRAMES	STD. 765
STANDARD STORMWATER GRATES	STD. 766
RECESSED CURB INLET DETAIL	STD. 769B
STANDARD DROP INLET 15", 18", 24"	STD. 770
STANDARD DROP INLET 30", 36", 42" WITH NO ACCESS MANHOLE	STD. 771
STANDARD DROP INLET 48" PIPE	STD. 772
STANDARD PRECAST CONCRETE STORMWATER MANHOLE	STD. 775
STANDARD PIPE HEADINGS 15" - 42"	STD. 776
STANDARD DIKES AND SWALES	STD. 785
STANDARD SIDEWALK RAMP	STD. 790
COOT, STANDARD DETAIL, WELDED STEEL GRATES	STD. 790

NOTE:  
RIGHTS OF WAY CONSTRUCTION PERMIT BEFORE BLOCKING ANY LANE OF TRAFFIC, ANY SIDEWALK OR ANY PARKING METER OR BEFORE CUTTING ANY STREET, SIDEWALK OR ALLEY YOU MUST FIRST APPLY FOR AND BE GRANTED A CONSTRUCTION PERMIT. PERMIT APPLICATIONS CAN BE FILED UPON THE 4TH FLOOR OF CITY HALL (1175 E 2ND ST. TULSA, OK) APPLICATION PACKETS CAN BE SUBMITTED TO THE STREETS AND STORMWATER DEPARTMENT ON THE 4TH FLOOR OF CITY HALL OR THEY CAN BE ELECTRONICALLY SUBMITTED AT [POWERMIS@CITYOFTULSA.ORG](http://POWERMIS@CITYOFTULSA.ORG).

THIS IDP CONSISTS OF:

- GRADING AND EROSION CONTROL
- SANITARY SEWER
- DETENTION PONDS(2)
- STORM SEWER
- WATERLINE
- SIDEWALKS AND RAMPS AND DRIVEWAY IN THE PUBLIC RIGHT OF WAY

NO PORTION OF THIS PLAT LIES IN THE 100 YEAR FLOODPLAIN ZONE AS OF FEMA MAP PANEL 4014300306L EFFECTIVE DATE 10/16/12.

TABLE OF IMPERVIOUS AREA	
EXISTING (PRE-CONST.)	68,115 S.F.
PROPOSED (POST-CONST.)	404,235 S.F.
NET INCREASE/DECREASE	336,120 S.F.

APPROVED FOR IDP PERMIT ONLY  
*Michael Linc PC FCM*  
MICHAEL LINC PC FCM DATE 1-5-2018  
INFRASTRUCTURE DEVELOPMENT MANAGER  
CITY OF TULSA

ENGINEER'S STATEMENT:  
BY MY SIGNATURE ON THESE CONSTRUCTION DOCUMENTS, I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF TULSA GOVERNING IDP 9256; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THE ABOVE AND FOREGOING PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF TULSA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY *Jeffrey Artberry*  
JEFFREY ARTBERRY  
TUTTLE & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORITY CA 465 EXPIRATION 6-30-19



BEFORE YOU DIG CALL OKIE 1-800-522-6543

ATLAS PAGE NO. 1272  
SHEET NO. 9256-GE01-01

88

FILE COPY

PUD-847

Sawyer, Kim

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, August 29, 2018 11:10 AM  
**To:** Tyler Parette; Hoyt, Jay  
**Cc:** Sarah Grounds; Miller, Susan; Sawyer, Kim  
**Subject:** RE: Continuance for City Lights Village

Thanks Tyler,

Please attend the September 5<sup>th</sup> Planning Commission meeting and be prepared to answer questions about the continuance request. Staff supports a continuance.

Respectfully,

**INCOG**

Dwayne Wilkerson, ASLA, RLA  
Assistant Director Land Development Services  
2 West Second Street  
Tulsa OK, 74103  
[dwickerson@incog.org](mailto:dwickerson@incog.org)  
918-579-9475

**From:** Tyler Parette <tyler.parette@citylightsok.org>  
**Sent:** Wednesday, August 29, 2018 9:31 AM  
**To:** Hoyt, Jay <JHoyt@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>  
**Cc:** Sarah Grounds <sarah.grounds@citylightsok.org>  
**Subject:** Continuance for City Lights Village

Jay and Dwayne,

I would like to request a continuance for PUD-847 and CZ-473 till the September 19th TMAPC meeting. We would like more time for community and partner outreach as well as time to assess the validity of threats made by community members.

Tyler Parette

9.1





FILE COPY

CZ-473

Sawyer, Kim

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, August 29, 2018 11:10 AM  
**To:** Tyler Parette; Hoyt, Jay  
**Cc:** Sarah Grounds; Miller, Susan; Sawyer, Kim  
**Subject:** RE: Continuance for City Lights Village

Thanks Tyler,

Please attend the September 5<sup>th</sup> Planning Commission meeting and be prepared to answer questions about the continuance request. Staff supports a continuance.

Respectfully,

**INCOG**

Dwayne Wilkerson, ASLA, RLA  
Assistant Director Land Development Services  
2 West Second Street  
Tulsa OK, 74103  
[dwickerson@incog.org](mailto:dwickerson@incog.org)  
918-579-9475

**From:** Tyler Parette <tyler.parette@citylightsok.org>  
**Sent:** Wednesday, August 29, 2018 9:31 AM  
**To:** Hoyt, Jay <JHoyt@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>  
**Cc:** Sarah Grounds <sarah.grounds@citylightsok.org>  
**Subject:** Continuance for City Lights Village

Jay and Dwayne,

I would like to request a continuance for PUD-847 and CZ-473 till the September 19th TMAPC meeting. We would like more time for community and partner outreach as well as time to assess the validity of threats made by community members.

Tyler Parette





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-848

Related to case CZ-474

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

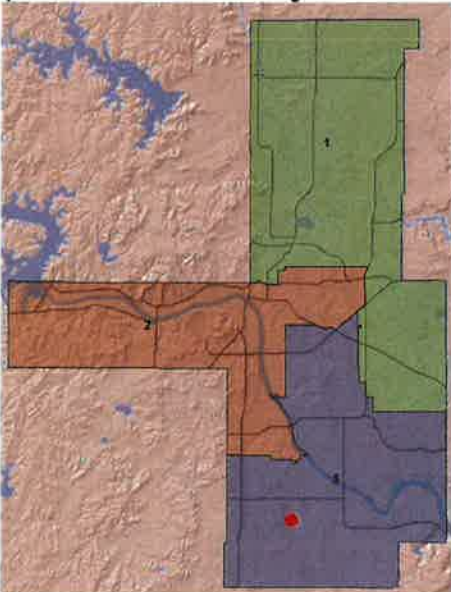
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* CJ LAND INVESTMENTS LLC

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



**Applicant Proposal:**

*Present Use:* AG

*Proposed Use:* RE with a new PUD

*Concept summary:* New PUD in conjunction with rezoning from AG to RE/PUD-848 to permit a residential subdivision.

*Tract Size:* 272.68 ± acres

*Location:* S. and E. of SE/c of S. Lewis Ave. & E. 161<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE/PUD-848

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7329

CZM: 66

Atlas: n/a

**County Commission District: 3**

*Commissioner Name:* Ron Peters



**SECTION I: PUD-848**

**DEVELOPMENT CONCEPT:** Rezone from AG to RE/PUD-848 to permit a single-family subdivision, Breeze Farms. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of the PUD.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Breeze Farms Concept and Exhibits

**DETAILED STAFF RECOMMENDATION:**

PUD-848 is non injurious to the existing proximate properties and;

PUD-848 is consistent with the anticipated future development pattern of the surrounding property;

PUD-848 is consistent with the PUD chapter of the Tulsa County Zoning Code, therefore;

**Staff recommends Approval of case PUD-848 to rezone property from AG to RE/PUD-848.**

**Development Standards:**

Breeze Farms shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

<b>Project Gross Land Area:</b>	11,864,301 SF	272.367 AC
<b>Permitted Uses:</b>	Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.	
<b>Maximum Number of Lots:</b>	350 Lots	
<b>Minimum Lot Width:</b>	120 FT	
<b>Minimum Lot Size:</b>	21,780 SF (1/2 acre)	
<b>Minimum Land Area per Dwelling Unit:</b>	24,780 SF	
<b>Minimum Livability Space per Dwelling Unit:</b>	12,000 SF	
<b>Maximum Building Height:</b>	35 FT	
<b>Off-street Parking:</b>	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
<b>Minimum Yard Setbacks</b>		
<i>Front Yard:</i>	35 FT	

11.2

Rear Yard:	25 FT
Side Yard:	10 FT & 10 FT

**STREETS:** Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners' association.

**ACCESSORY BUILDINGS:** Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

**SIGNS:** Subdivision entrance signs shall be permitted at each entrance and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

**FENCING:** Fencing along South Lewis Avenue and East 161st Street South will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual home sites shall comply with fence requirements of the Tulsa County Zoning Code.

**GENERAL PROVISIONS**

**A. ACCESS AND CIRCULATION:** Breeze Farms is conceptually planned with two (2) points of access, one each on South Lewis Avenue and East 161st Street South, designed as divided, boulevard-style streets with generous landscaping. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Lewis Avenue and East 161st Street South frontages, except at the approved street intersections.

Stub connections to the west and south shall be provided, similar to as illustrated on the Conceptual Site Plan (Exhibit B) included with this report.

**B. DRAINAGE AND UTILITIES:** The toe of a hill system reaches to South Lewis Ave. along the subject property's western boundary. The majority of the site drains northeasterly to an upstream tributary of Posey Creek, which exits the subject property at its northeast corner. The northern end of the subject property drains to the northeast across East 161st Street South. All drainageways are ultimately within the Posey Creek drainage basin. Several farm ponds are located within and adjacent to the subject property.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners' association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site through waterline extensions and/or replacements. It is yet to be determined whether Creek County Rural Water District # 2 or Okmulgee County Rural Water District # 6 will serve Breeze Farms. Fire hydrant locations will be coordinated with the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners' association dues or regular or special assessments imposed upon each lot.

Natural gas, electric, and communications services are available onsite or by extension.

Existing and proposed utilities are shown on Exhibit C of this PUD.

**C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and drains to the northeast, ultimately to Posey Creek.

As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah-Parsons-Pharoah complex, 0-1% slopes (46.2% of site area), Dennis-Radley complex, 0-12% slopes (29.0% of site area), Okay silt loam, 0-1% slopes (22.6% of site area), Dennis-Pharoah complex, 1-3% slopes (1.4% of site area), and Eram-Coweta complex, 5-15% slopes and Dennis silt loam, 1-3% slopes (0.4% of site area each). Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

**D. ZONING AND LAND USE:** This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

11.4

To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Abutting to the south, a 30-acre tract has recently been rezoned to RE with a PUD; the balance of the surrounding zoning is AG in unincorporated Tulsa County. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

**E. SITE PLAN REVIEW:** No building permit for a residence within Breeze Farms shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

**F. PHASE DEVELOPMENT:** Based on market demand, Breeze Farms will be developed in phases starting with either the South Lewis Avenue or East 161st Street South frontage. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

**G. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.

**Staff recommends Approval of PUD-848 as outlined in Section I above.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* This area is outside of the City of Tulsa Comprehensive Plan area. The City of Bixby Comprehensive Plan 2001-2020 designated the Northern half of the site as Low Intensity and the Southern half as Corridor.

### Land Use Vision:

*Land Use Plan map designation:* N/A

*Areas of Stability and Growth designation:* N/A

### Transportation Vision:

*Major Street and Highway Plan:* S Lewis Ave and E 161<sup>st</sup> St S are both Secondary Arterials. The Major Street and Highway Plan also calls out two Residential Collectors that cross the subject lots, which do not currently exist.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is currently vacant agricultural land. There are several ponds located on the lots.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 Feet	2
E 161 <sup>st</sup> St S	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available through waterline extensions and replacements. Public Sanitary Sewer is not available, but will be provided by individual onsite sewage disposal systems approved by ODEQ.

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	AG	N/A	N/A	AG/Single-Family
South	AG/RE/PUD-846	N/A	N/A	AG/Single-Family
East	AG	N/A	N/A	AG/Single-Family
West	AG	N/A	N/A	AG/Single-Family

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

***Subject Property:***

**CZ-455 April 2017:** The applicant **withdrew** a request for *rezoning* a 55± acre tract of land from AG to RE on property located on east of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue.

***Surrounding Property:***



**CZ-472 July 2018:** TMAPC concurred in **approval** (it has moved on to County Commission for approval) of a request for *rezoning* a 12.08+ acre tract of land from AG to AG-R on property located on the northwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue.

**CZ-460/PUD-846 August 2017:** All concurred in **approval** of a request for *rezoning* and a proposed *Planned Unit Development* on a 30+ acre tract of land from AG to RS, for single-family development, on property located west of the northwest corner of East 171<sup>st</sup> Street South and South Harvard Avenue.

**CZ-387/PUD-745 October 2007:** All concurred in **approval** of a request for *rezoning* and a proposed *Planned Unit Development* on an 80+ acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue.

9/5/2018 1:30 PM

11.7

REVISED 8/29/2018

**SUBJECT TRACT**

**E 161st ST S**

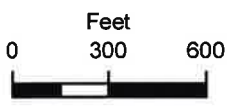
**S LEWIS AVE**

**AG**

**RE**  
**PUD-846**

**LEGEND**

-  Bixby Corporate Limits
-  Glenpool Corporate Limits

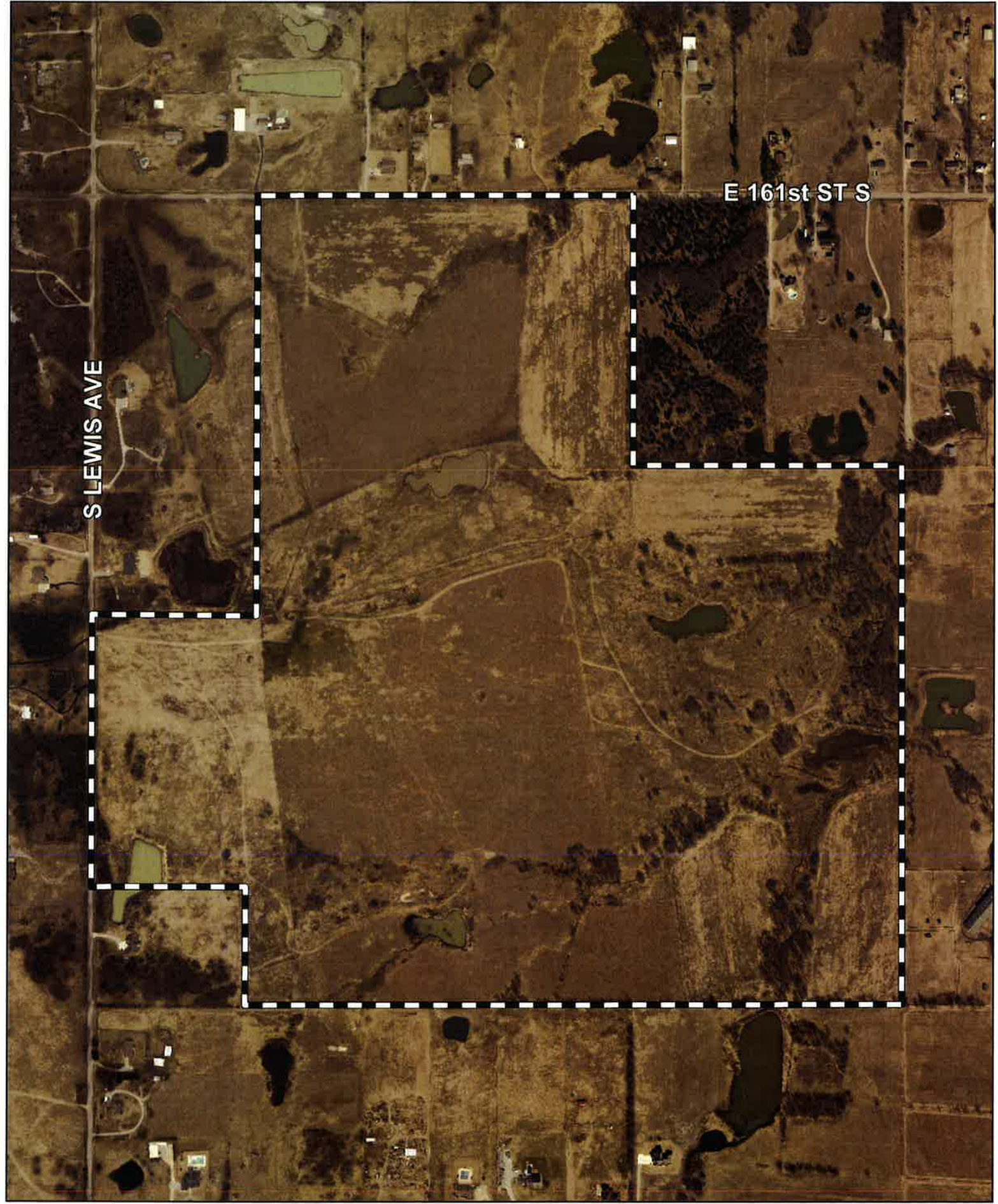


**PUD-848**

17-13 29

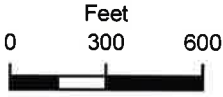
11.8





E 161st ST S

S LEWIS AVE



Subject Tract

**PUD-848**

17-13 29

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

Aerial Photo Date: February 2018

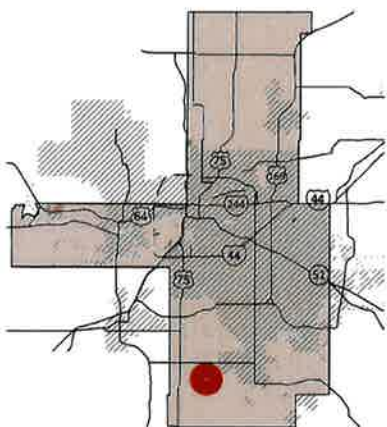
11.9



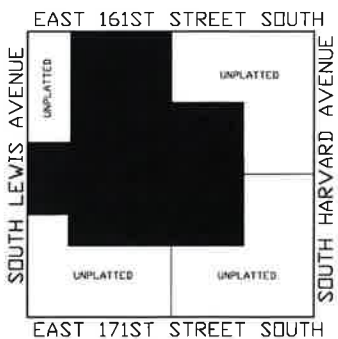
PUD-848

# Breeze Farms

APPROXIMATELY 272.4 ACRES  
SOUTH AND EAST OF THE SOUTHEAST CORNER  
OF EAST 161ST STREET SOUTH AND SOUTH LEWIS AVENUE  
TULSA COUNTY, OKLAHOMA



R 13 E



JULY 2018

**OWNER:**

CJ LAND INVESTMENTS, LLC  
c/o BLOCK ONE COMMUNITIES  
317 LILAC DRIVE  
EDMOND, OK 73034  
(405)509-6795

**APPLICANT/CONSULTANT:**

TANNER CONSULTING LLC  
c/o RICKY JONES  
5323 S LEWIS AVE  
TULSA, OK 74105  
RICKY@TANNERBAITSHOP.COM

**Location Map**

Scale: 1"= 2000'



11.10

**TABLE OF CONTENTS**

**I. PROPERTY DESCRIPTION ..... 2**

**II. DEVELOPMENT CONCEPT ..... 3**

**EXHIBIT LIST:**

Exhibit A: Aerial Photography & Boundary Depiction ..... 4

Exhibit B: Conceptual Site Plan ..... 5

**III. DEVELOPMENT STANDARDS ..... 6**

**IV. GENERAL PROVISIONS AND DEVELOPMENT STANDARDS..... 8**

IV.A. Access and Circulation..... 8

IV.B. Drainage and Utilities ..... 8

IV.C. Environmental Analysis and Topography ..... 8

IV.D. Zoning and Land Use..... 9

IV.E. Site Plan Review ..... 9

IV.F. Phase Development..... 9

IV.G. Schedule of Development..... 9

**EXHIBIT LIST:**

Exhibit C: Existing & Proposed Utilities ..... 10

Exhibit D: Existing Topography & Soils ..... 11

Exhibit E: FEMA Floodplain Map ..... 12

Exhibit F: Existing Zoning Map ..... 13

Exhibit G: Proposed Zoning Map..... 14

Exhibit H: Comprehensive Plan Map ..... 15

11.11

## I. PROPERTY DESCRIPTION

**Breeze Farms** consists of 272.4 acres located south and east of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue, in unincorporated Tulsa County, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND LOCATED WITHIN SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29; THENCE SOUTH 1°16'19" EAST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1318.67 FEET TO A POINT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW/4 NE/4) OF SAID SECTION 29; THENCE NORTH 88°51'22" EAST AND ALONG THE NORTH LINE OF SAID SW/4 NE/4 FOR A DISTANCE OF 1321.01 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID SW/4 NE/4; THENCE SOUTH 1°16'20" EAST AND ALONG THE EAST LINE OF SAID SW/4 NE/4 AND ALONG THE EAST LINE OF THE NW/4 SE/4 OF SAID SECTION 29 FOR A DISTANCE OF 2637.59 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4; THENCE SOUTH 88°48'42" WEST AND ALONG THE SOUTH LINE OF SAID NW/4 SE/4 FOR A DISTANCE OF 1321.02 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID NW/4 SE/4; THENCE SOUTH 88°48'42" WEST AND ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 FOR A DISTANCE OF 1893.71 FEET; THENCE NORTH 1°10'07" WEST FOR A DISTANCE OF 579.25 FEET; THENCE SOUTH 88°48'40" WEST FOR A DISTANCE OF 752.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 1°10'07" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 742.29 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH 1°10'27" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 582.65 FEET; THENCE NORTH 88°51'22" EAST FOR A DISTANCE OF 800.00 FEET; THENCE NORTH 1°10'27" WEST AND PARALLEL WITH THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 2055.49 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4; THENCE NORTH 88°52'02" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 1838.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,864,301 SQUARE FEET OR 272.367 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property", and has been depicted on Exhibit A, Aerial Photography & Boundary Depiction.

## II. DEVELOPMENT OVERVIEW

**Breeze Farms** is a proposed 272.4-acre residential estate neighborhood in a highly-desirable portion of southern Tulsa County. Breeze Farms is located within unincorporated portions of the Bixby Annexation Fenceline and has good access to U.S. Highway 75 and State Highway 67. While offering just over 300 homesites, Breeze Farms has been designed to preserve large, interconnected open spaces for stormwater drainage and detention, neighborhood parks, fishing ponds, trails, and the preservation of an existing stand of trees. The typically 130' by 170', 1/2-acre lots will front sweeping, curvilinear streets and deep setbacks to achieve a graceful, residential estate streetscape. The layout has been designed to preserve the natural lay of the land and enhance neighborhood character. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The entrances on South Lewis Avenue and East 161<sup>st</sup> Street South are planned as divided, boulevard-style streets with generous landscaping. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan."

As outlined in the Tulsa County Zoning Code, this Planned Unit Development (PUD) is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application is being filed (CZ-474) to rezone the site to RE Residential Single-Family, Estate District. Although Zoning Code Sections 1140.1.A and 430.1 would permit almost 452 lots in the requested underlying RE zoning, this PUD will restrict the residential development areas to 350 dwelling units to help maintain the rural character of the area.

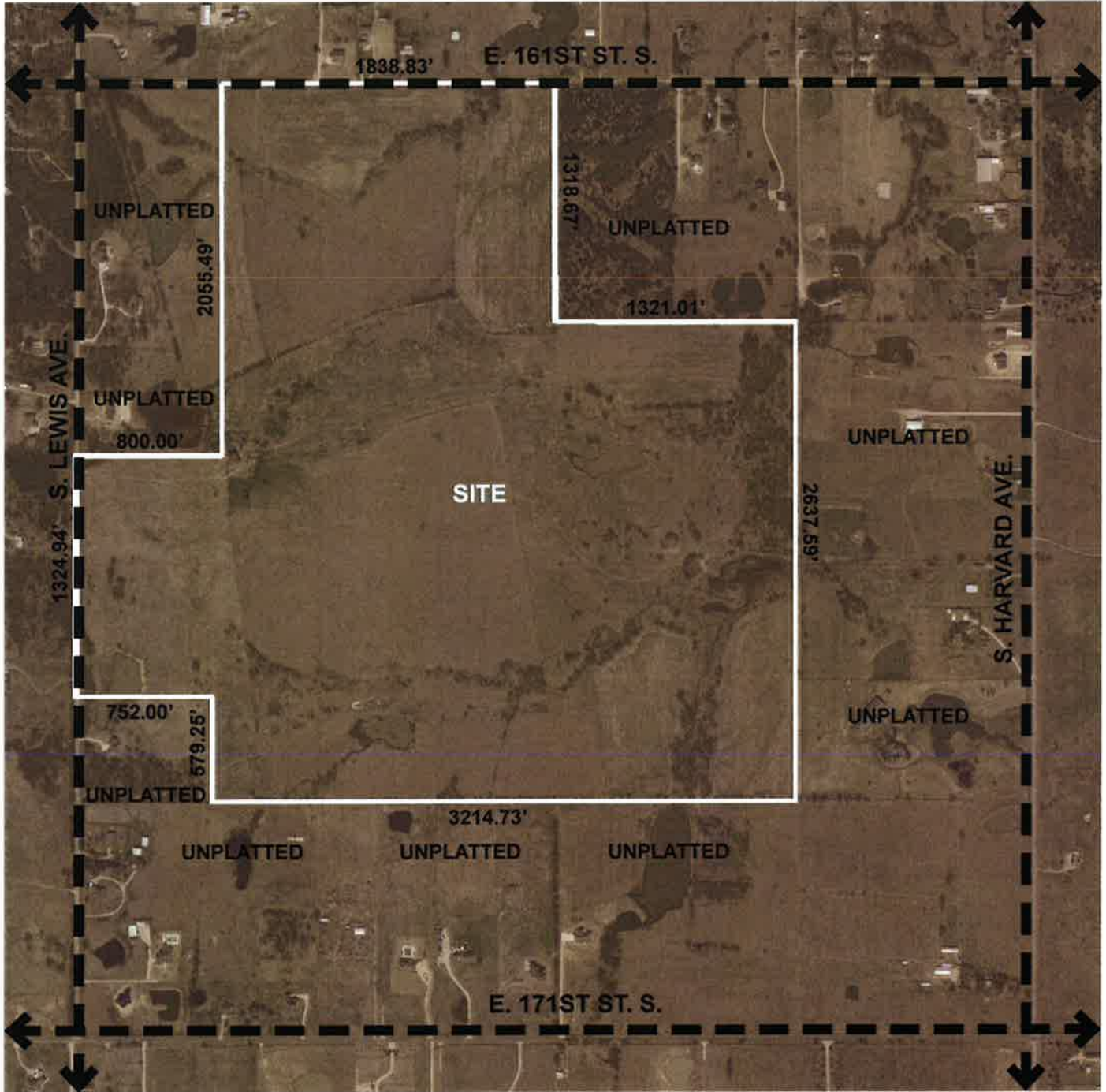
The site is located within planning area of the City of Bixby Comprehensive Plan 2001-2020, the land use map for which designates the north half of the square mile (Section 29, T17N, R13E) as Low Intensity and the south half as Corridor, excepting certain areas along drainageways which are designated Development Sensitive. No specific land uses are designated. The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" on page 27 of the Bixby Comprehensive Plan 2001-2020 provides that the RE district of the City of Bixby Zoning Code is In Accordance with the Low Intensity designation and May Be Found In Accordance with the Corridor and Development Sensitive designations of the Bixby Comprehensive Plan; Bixby's RE district essentially corresponds with the RE district in the Tulsa County Zoning Code.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." The PUD shall be developed in accordance with the use and development regulations of the Tulsa County Zoning Code, except as otherwise specified herein.

# Breeze Farms

## EXHIBIT A

### AERIAL PHOTOGRAPHY & BOUNDARY DEPICTION WITH ADJACENT DEVELOPMENTS LABELED



11.14



# Breeze Farms

## EXHIBIT B

### CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF JULY 23, 2018



11.15

### III. DEVELOPMENT STANDARDS

Breeze Farms shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

<b>Project Gross Land Area:</b>	11,864,301 SF	272.367 AC
<b>Permitted Uses:</b> Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.		
<b>Maximum Number of Lots:</b>	350 Lots	
<b>Minimum Lot Width:</b>	120 FT	
<b>Minimum Lot Size:</b>	21,780 SF (1/2 acre)	
<b>Minimum Land Area per Dwelling Unit:</b>	24,780 SF	
<b>Minimum Livability Space per Dwelling Unit:</b>	12,000 SF *	
<b>Maximum Building Height:</b>	35 FT **	
<b>Off-street Parking:</b>	Minimum two (2) enclosed off-street parking spaces required per dwelling unit.	
<b>Minimum Yard Setbacks</b>		
Front Yard:	35 FT	
Rear Yard:	25 FT	
Side Yard:	10 FT & 10 FT	

\* *Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.*

\*\* *Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.*

**STREETS:** Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners' association.

**ACCESSORY BUILDINGS:** Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

11.16

**SIGNS:** Subdivision entrance signs shall be permitted at each entrance and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

**FENCING:** Fencing along South Lewis Avenue and East 161<sup>st</sup> Street South will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual homesites shall comply with fence requirements of the Tulsa County Zoning Code.

## V. GENERAL PROVISIONS

**A. ACCESS AND CIRCULATION:** Breeze Farms is conceptually planned with two (2) points of access, one each on South Lewis Avenue and East 161<sup>st</sup> Street South, designed as divided, boulevard-style streets with generous landscaping. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Lewis Avenue and East 161<sup>st</sup> Street South frontages, except at the approved street intersections.

**B. DRAINAGE AND UTILITIES:** The toe of a hill system reaches to South Lewis Ave. along the subject property's western boundary. The majority of the site drains northeasterly to an upstream tributary of Posey Creek, which exits the subject property at its northeast corner. The northern end of the subject property drains to the northeast across East 161<sup>st</sup> Street South. All drainageways are ultimately within the Posey Creek drainage basin. Several farm ponds are located within and adjacent to the subject property.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners' association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site through waterline extensions and/or replacements. It is yet to be determined whether Creek County Rural Water District # 2 or Okmulgee County Rural Water District # 6 will serve Breeze Farms. Fire hydrant locations will be coordinated with the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners' association dues or regular or special assessments imposed upon each lot.

Natural gas, electric, and communications services are available onsite or by extension.

Existing and proposed utilities are shown on Exhibit C of this PUD.

**C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:** The site is moderately sloped and drains to the northeast, ultimately to Posey Creek.

As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah- Parsons-Pharoah complex, 0-1% slopes (46.2% of site area), Dennis-Radley complex, 0-12% slopes (29.0% of site area), Okay silt loam, 0-1% slopes (22.6% of site area), Dennis-Pharoah complex, 1-3% slopes (1.4% of site area), and Eram-Coweta complex, 5-15% slopes and Dennis silt loam, 1-3% slopes (0.4% of site area each). Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

**D. ZONING AND LAND USE:** This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Abutting to the south, a 30-acre tract has recently been rezoned to RE with a PUD; the balance of the surrounding zoning is AG in unincorporated Tulsa County. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

**E. SITE PLAN REVIEW:** No building permit for a residence within Breeze Farms shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

**F. PHASE DEVELOPMENT:** Based on market demand, Breeze Farms will be developed in phases starting with either the South Lewis Avenue or East 161<sup>st</sup> Street South frontage. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

**G. SCHEDULE OF DEVELOPMENT:** Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.

# Breeze Farms

## EXHIBIT C

EXISTING AND PROPOSED UTILITIES  
CONCEPTUAL LAYOUT SHOWN AS OF JULY 23, 2018

E. 161ST ST. S. **EXISTING 3" WATER LINE (CCRWD#2)**

### NOTES:

1. Stormwater drainage and detention to be provided by onsite stormwater detention ponds and open drainage and/or storm sewers.
2. Sanitary sewerage to be provided by ODEQ-approved individual onsite sewage disposal systems.
3. Public water supplier to be determined.

PROPOSED WATERLINE (TYP.)

EXISTING 4" WATER LINE (CCRWD#2)  
 EXISTING OVERHEAD ELECTRIC  
 PROPOSED GAS LINE

EXISTING GAS LINE

EXISTING O.H. ELECTRIC

S. LEWIS AVE.

EXISTING OVERHEAD ELECTRIC

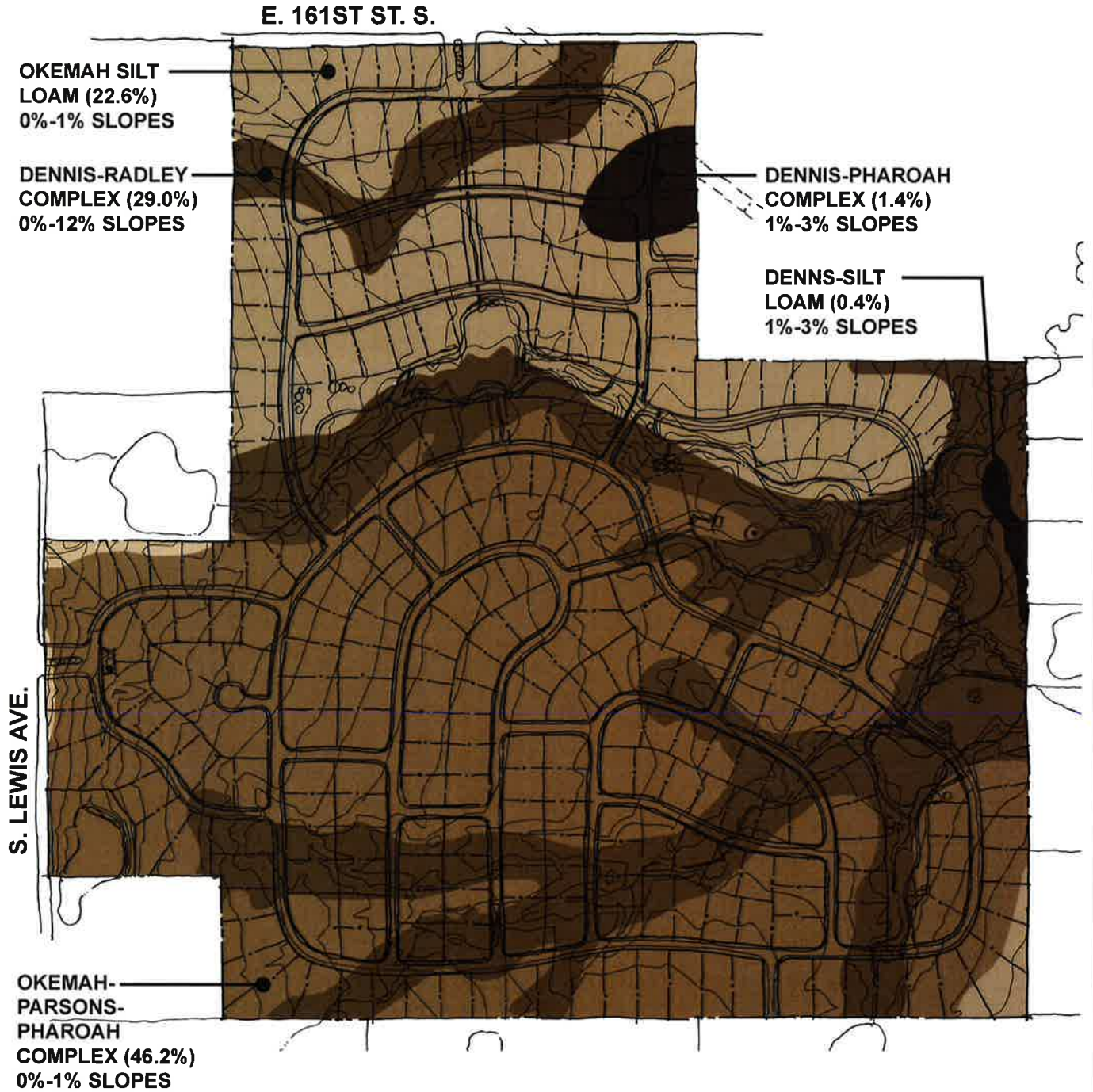


11.20

# Breeze Farms

## EXHIBIT D

EXISTING TOPOGRAPHY & SOILS  
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JULY 18, 2018  
TOPOGRAPHIC DATA FROM INCOG



11.21

# Breeze Farms

## EXHIBIT E

### FEMA FLOODPLAIN MAP

FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C00440, EFFECTIVE 10/16/2012



11.22

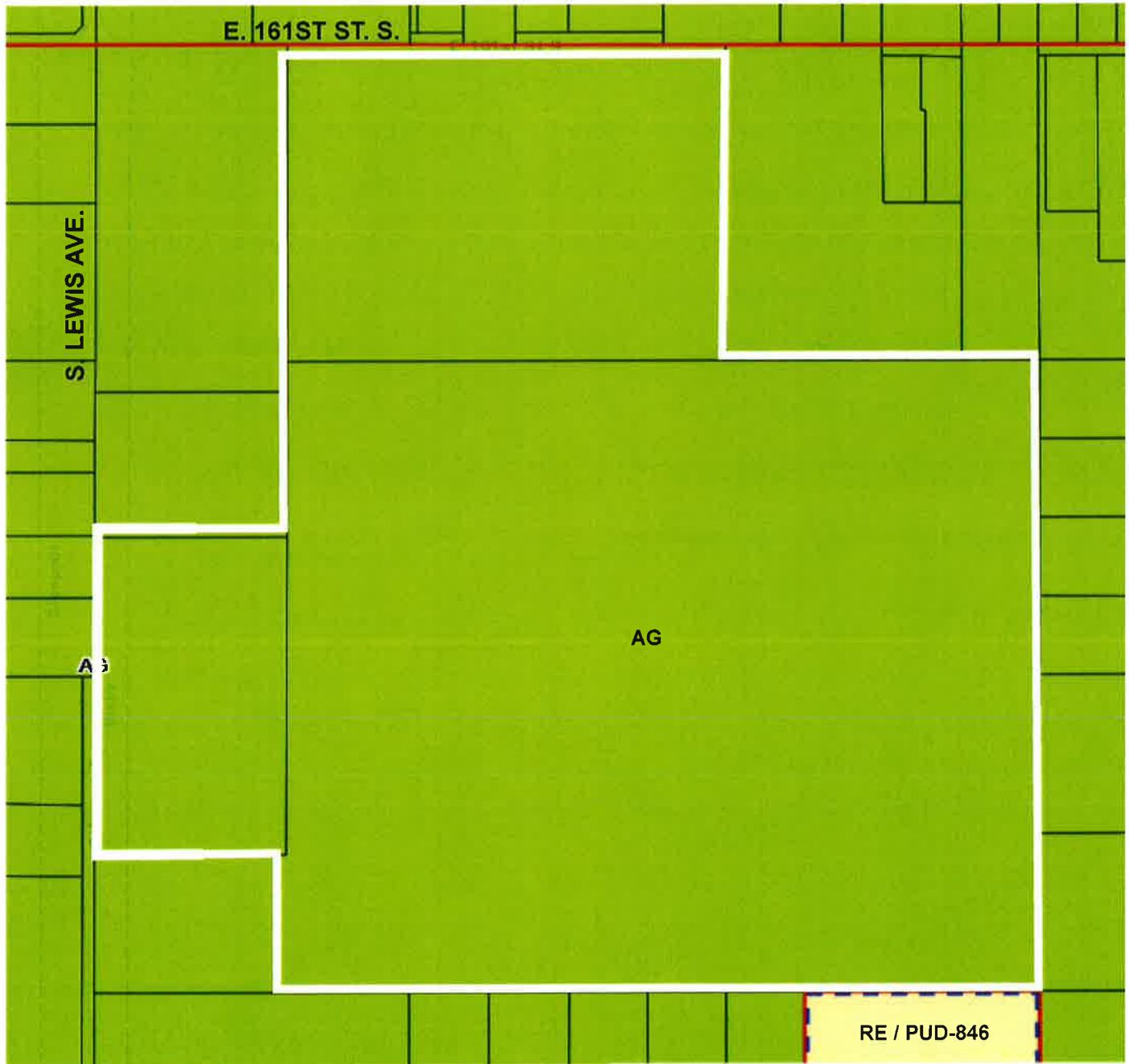


# Breeze Farms

## EXHIBIT F

### EXISTING ZONING MAP

DATA OBTAINED FROM INCOG GIS, ACCESSED JULY 18, 2018



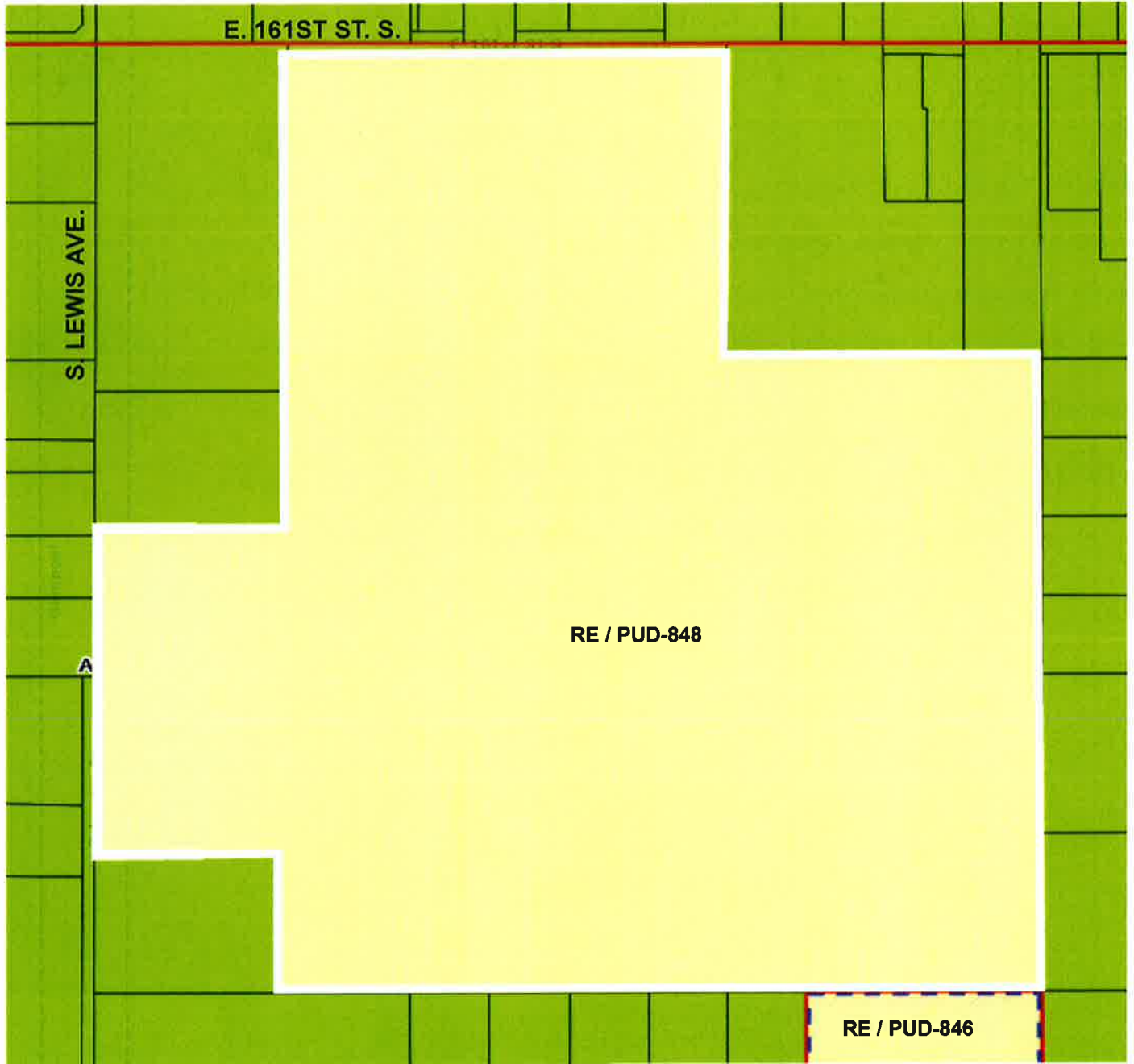
11.23

# Breeze Farms

## EXHIBIT G

### PROPOSED ZONING MAP

DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED JULY 18, 2018



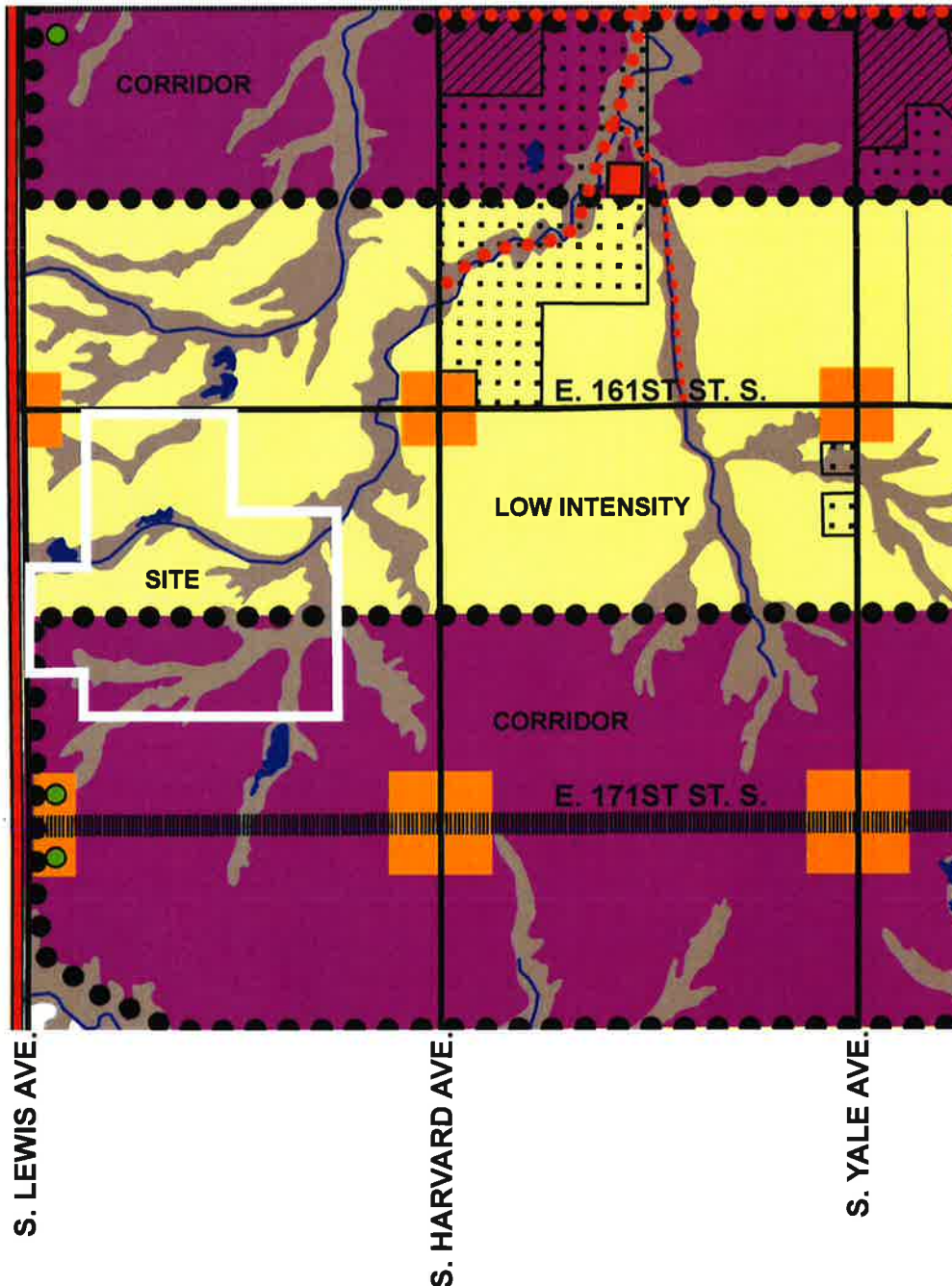
11.24

# Breeze Farms







## EXHIBIT H

### COMPREHENSIVE PLAN MAP







DATA OBTAINED FROM BIXBY COMPREHENSIVE LAND USE, EFFECTIVE 2001



### Land Use

-  Commercial Area
-  Industrial Area
-  Public + Quasai-Public
-  Recreation and Open Space
-  Residential Area
-  Vacant, Agricultural, Rural Residences, and Open Land

### Land Use Intensities

-  High
-  Medium
-  Low
-  Rural
-  Development Sensitive
-  Water



11.25





Tulsa Metropolitan Area Planning Commission

**Case Number: CZ-474**  
Related to case PUD-848

**Hearing Date: September 5, 2018**

**Case Report Prepared by:**

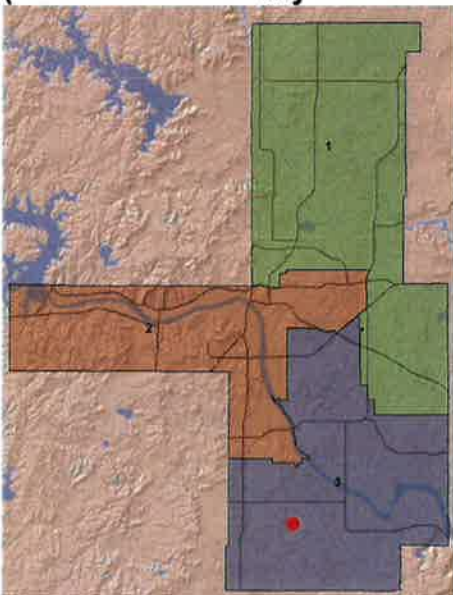
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* CJ LAND INVESTMENTS LLC

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



**Applicant Proposal:**

*Present Use:* AG

*Proposed Use:* RE

*Concept summary:* Rezone to RE, in conjunction with a new PUD to permit a residential subdivision

*Tract Size:* 272.68 ± acres

*Location:* S. and E. of SE/c of s. Lewis Ave. & E. 161<sup>st</sup> St. S.

16425 S Lewis Ave

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7329

CZM: 66

Atlas: n/a

**County Commission District: 3**

*Commissioner Name:* Ron Peters

12.1

**SECTION I: CZ-474**

**DEVELOPMENT CONCEPT:** Rezone from AG to RE to permit a single-family subdivision. A new Planned Unit Development, PUD-848, is also proposed to accompany this zoning request.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial

**DETAILED STAFF RECOMMENDATION:**

CZ-474 is non injurious to the existing proximate properties and;

CZ-474 is consistent with the anticipated future development pattern of the surrounding property therefore;

**Staff recommends Approval of CZ-474 to rezone property from AG to RE.**

**SECTION II: Supporting Documentation**

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary:* This area is outside of the City of Tulsa Comprehensive Plan area. The City of Bixby Comprehensive Plan 2001-2020 designated the Northern half of the site as Low Intensity and the Southern half as Corridor.

**Land Use Vision:**

*Land Use Plan map designation:* N/A

*Areas of Stability and Growth designation:* N/A

**Transportation Vision:**

*Major Street and Highway Plan:* S Lewis Ave and E 161<sup>st</sup> St S are both Secondary Arterials. The Major Street and Highway Plan also calls out two Residential Collectors that cross the subject lots, which do not currently exist.

*Trail System Master Plan Considerations:* None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary:* The site is currently vacant agricultural land. There are several ponds located on the lots.

12.2

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
S Lewis Ave	Secondary Arterial	100 Feet	2
E 161 <sup>st</sup> St S	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available through waterline extensions and replacements. Public Sanitary Sewer is not available, but will be provided by individual onsite sewage disposal systems approved by ODEQ.

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	AG	N/A	N/A	AG/Single-Family
South	AG/RE/PUD-846	N/A	N/A	AG/Single-Family
East	AG	N/A	N/A	AG/Single-Family
West	AG	N/A	N/A	AG/Single-Family

### **SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

#### ***Subject Property:***

**CZ-455 April 2017 :** The applicant **withdrew** a request for *rezoning* a 55± acre tract of land from AG to RE on property located on east of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue.

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

**CZ-472 July 2018:** TMAPC concurred in **approval** (it has moved on to County Commission for approval) of a request for *rezoning* a 12.08± acre tract of land from AG to AG-R on property located on the northwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue.

**CZ-460/PUD-846 August 2017:** All concurred in **approval** of a request for *rezoning* and a proposed *Planned Unit Development* on a 30+ acre tract of land from AG to RS, for single-family development, on property located west of the northwest corner of East 171<sup>st</sup> Street South and South Harvard Avenue.

**CZ-387/PUD-745 October 2007:** All concurred in **approval** of a request for *rezoning* and a proposed *Planned Unit Development* on an 80+ acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171<sup>st</sup> Street South and South Lewis Avenue.

**SUBJECT TRACT**

**E 161st ST S**



**S LEWIS AVE**

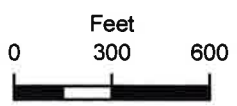
**AG**

**RE**

**PUD-846**


**LEGEND**

-  Bixby Corporate Limits
-  Glenpool Corporate Limits

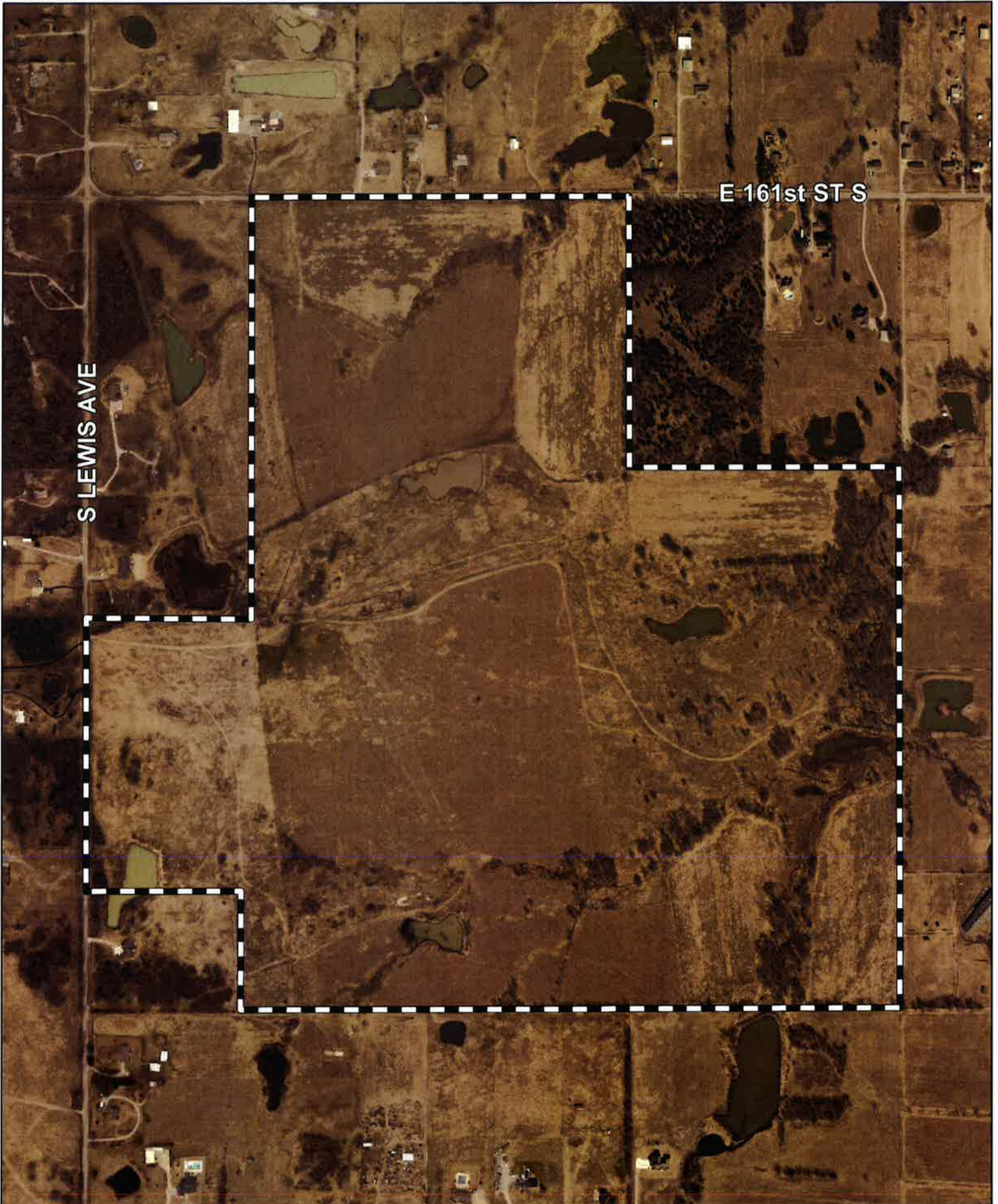


**CZ-474**

17-13 29

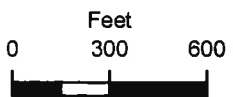
12.4 





S LEWIS AVE

E 161st ST S



Subject Tract

**CZ-474**

17-13 29

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

Aerial Photo Date: February 2018







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7452

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

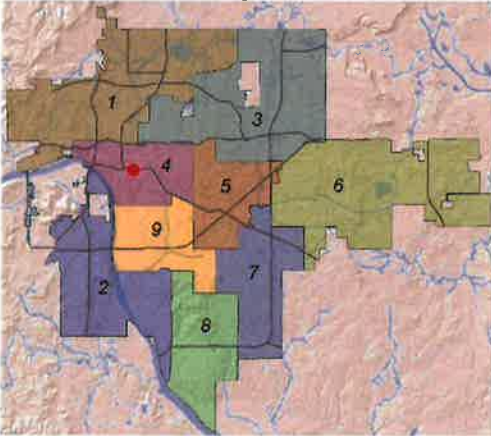
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Carolyn Back

*Property Owner:* CHERRY STREET PLAZA II LLC

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



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Mixed Use

*Concept summary:* Rezone to support mixed use redevelopment west of St. Louis on the north side of 15<sup>th</sup> street south.

*Tract Size:* 0.4 ± acres

*Location:* Northwest corner of East 15<sup>th</sup> St. South and South St. Louis Ave.

**Zoning:**

*Existing Zoning:* CS, CH

*Proposed Zoning:* MX2-U-U

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 14

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

13.1

## SECTION I: Z-7452

### DEVELOPMENT CONCEPT:

Rezoning required to support a mixed-use redevelopment on a tract of land on Cherry Street west of St. Louis.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: none included

### DETAILED STAFF RECOMMENDATION:

Z-7452 requesting MX2-U-U is consistent with the Main Street land use designation as outlined in the Tulsa Comprehensive plan and,

MX2-U-U is consistent with the expected development pattern along Cherry Street and,

MX2-U-U is non-injurious to the surrounding property owners therefore,

**Staff recommends approval of Z-7452 to rezone property from CS, CH/ to MX2-U-U.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* The zoning request is consistent with the Main Street Vision of the Tulsa Comprehensive plan.

### Land Use Vision:

#### *Land Use Plan map designation:* Main Streets

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

#### *Areas of Stability and Growth designation:* Area of Growth

The purpose of Areas 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.

13.2

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are 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: Main Street*

Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property includes surface parking and buildings and is all on the north side of 15<sup>th</sup> street west of St. Louis. All the buildings in the image below are included in this request.



Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 15 <sup>th</sup> Street South	Main Street (Urban Arterial)	70 feet	2 with angled parking on each side of street
S. St. Louis Street	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RM-2	Main Street	Growth	Single family residential
East	CS/OL and CH	Main Street	Growth	Commercial building and surface parking
South	CH	Main Street	Growth	Commercial building
West	OL and CH	Main Street	Growth	Commercial building and surface parking

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970 and Ordinance Number 13292 dated October 11, 1974, established zoning for the subject property.

***Subject Property:***

**BOA-21433 5.22.2012:** The Board of Adjustment **approved** the request for an *Approval of License Agreement* to locate awnings/signs with the right-of-way (Section 1221.C.14), on property located on the subject property.

**BOA-21245 4.12.2011:** The Board of Adjustment the Board **approved** a variance of the parking requirement for a multi-tenant property from 59 parking spaces (Section 1200) to permit a restaurant use; and a Special Exception to permit required parking on a lot other than the one containing the principal use (Section 1301.D), on property located on the subject property.

**Z-4715 October 1974:** All concurred in **approval** of a request for *rezoning* a .26+ acre tract of land from CH to OL on property located north of the northwest corner of East 15<sup>th</sup> Street South and South St. Louis Avenue; the subject property. (Ordinance 13292)

**BOA-904 9.2.1930:** The Board of Adjustment **approved** a *variance* of the required setback line on Lot 12, Block 11; the subject property.

**BOA-690 8.13.1929:** The Board of Adjustment **approved** a 5" encroachment in the 5' setback, on property located at Lot 12, Block 11; the subject property.

***Surrounding Property:***

134

**PUD-760-A January 2012:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 1± acre tract of land to add Use Unit 12a to permitted uses to allow for a bar, on property located on northwest corner of East 15<sup>th</sup> Street and South Troost Avenue.

**PUD-760 October 2008:** All concurred in **approval** of a proposed *Planned Unit Development* on a 1.35± acre tract of land for retail and office use on property located on northwest corner of East 15<sup>th</sup> Street and South Troost Avenue.

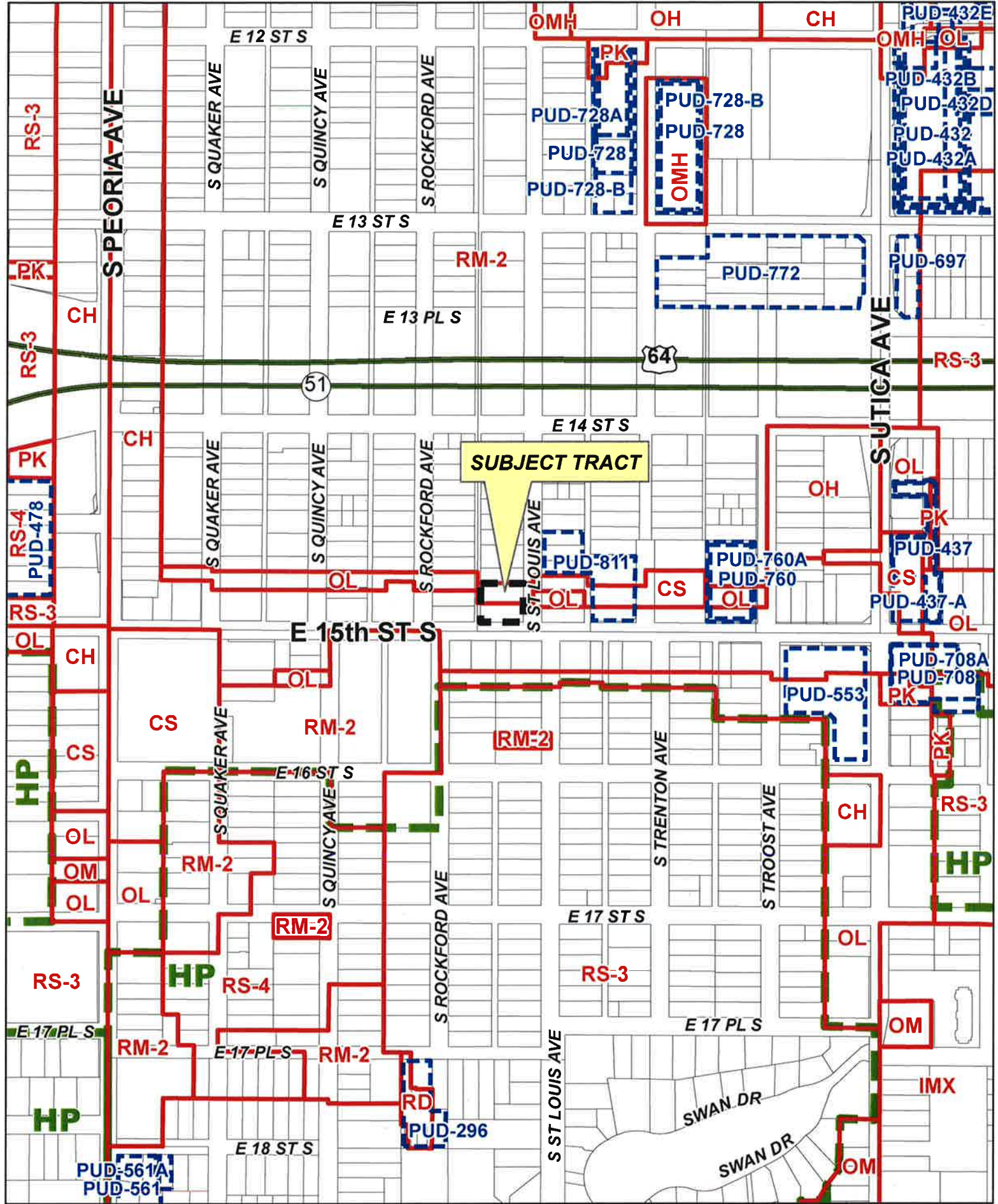
**BOA-20058 June 14, 2005:** The Board of Adjustment **approved** a *Variance* of required 35 ft. setback from centerline of 15<sup>th</sup> St. to 30 ft. (Section 215); a *Variance* of required parking for restaurant and outdoor dining area from 54 to 41 spaces (Section 1212.D); and a *Special Exception* to allow parking on a lot other than the lot containing the principal use, Section 1301.D, with conditions: a six-foot double-picket fence on the north property line; a tie agreement; a five-foot wide landscaping strip along the north property line, south of the double-picket fence; preserve the large tree on north property line of Lot 36, all other landscaping requirements to be met and no live music in the outside dining area, and the music that is played be of low intensity, on property located at 1525 E. 15<sup>th</sup> St. S., 1441 S. St. Louis Av. E.

**Z-6167 August 1987:** All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from OL to CS on property located north of the northeast corner of East 15<sup>th</sup> Street South and South St. Louis Avenue.

**Z-5066 April 1978:** All concurred in **approval** of a request for *rezoning* a tract of land from OL to CS on property located north of northwest corner of E. 15<sup>th</sup> St. and S. Trenton Ave.

9/5/2018 1:30 PM

13.5



**SUBJECT TRACT**



**Z-7452**

19-13 07





## 15<sup>th</sup> and St Louis Mixed-Use Rezone

**Parcel Address:**

1513 E 15 ST S TULSA 74120

1515 E 15 ST S TULSA 74120

1523 E 15 ST S TULSA 74120

**Land Area:**

0.40 acres / 17,570 sq ft

**Subdivision:**

FOREST PARK ADDN RE-AMD

**Legal:**

LTS 12 & 26 THRU 28 BLK 11

Section: 07 Township: 19 Range: 13



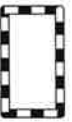
S ROCKFORD AVE

S ROCKFORD AVE

S ST LOUIS AVE

S ST LOUIS AVE

E 15th ST S



Subject  
Tract

**Z-7452**

19-13 07

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

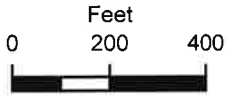
Aerial Photo Date: February 2018





51

64



Subject  
Tract

**Z-7452**

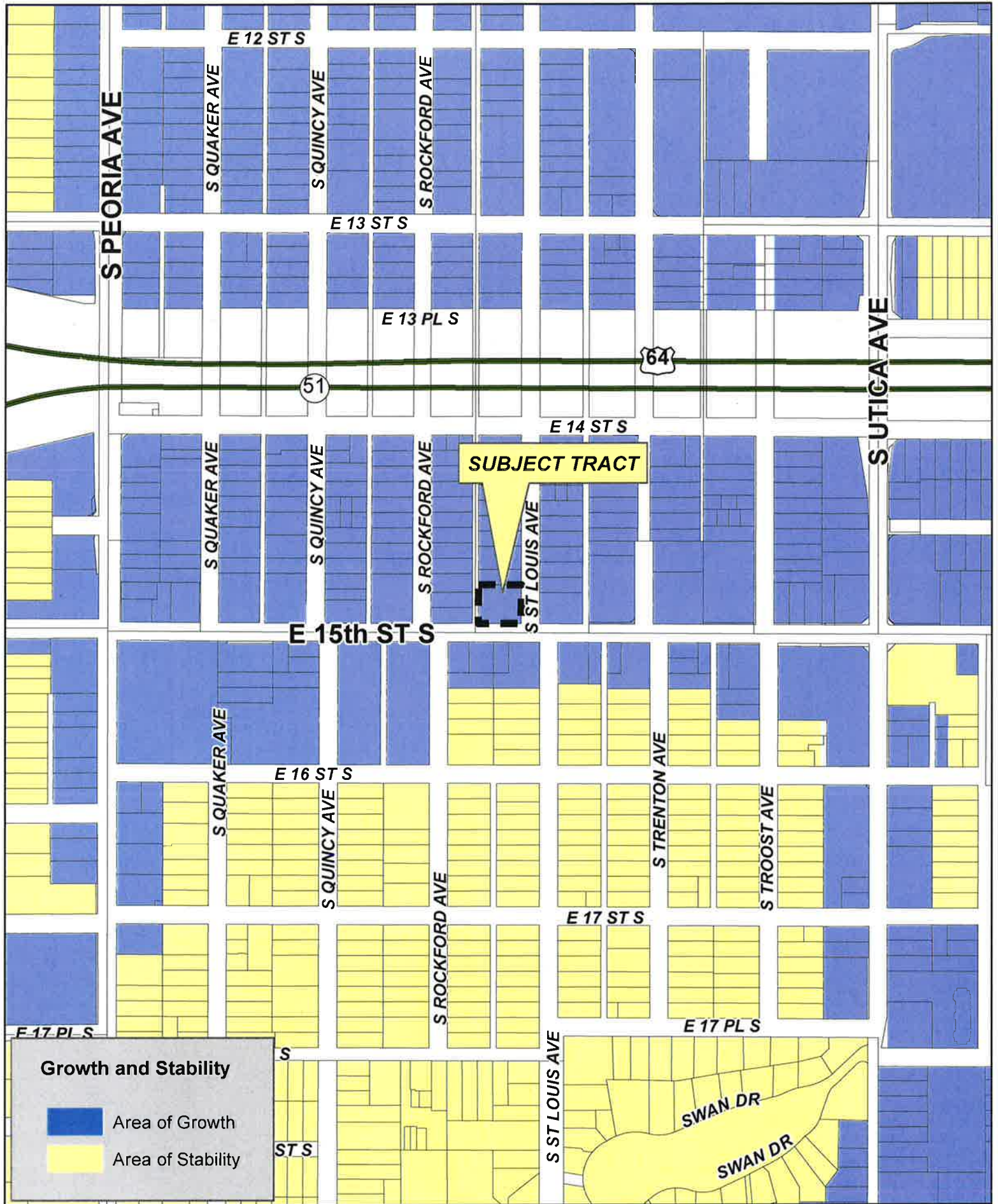
19-13 07

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

Aerial Photo Date: February 2018

13.9

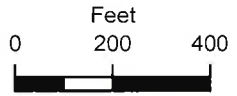




**SUBJECT TRACT**

**Growth and Stability**

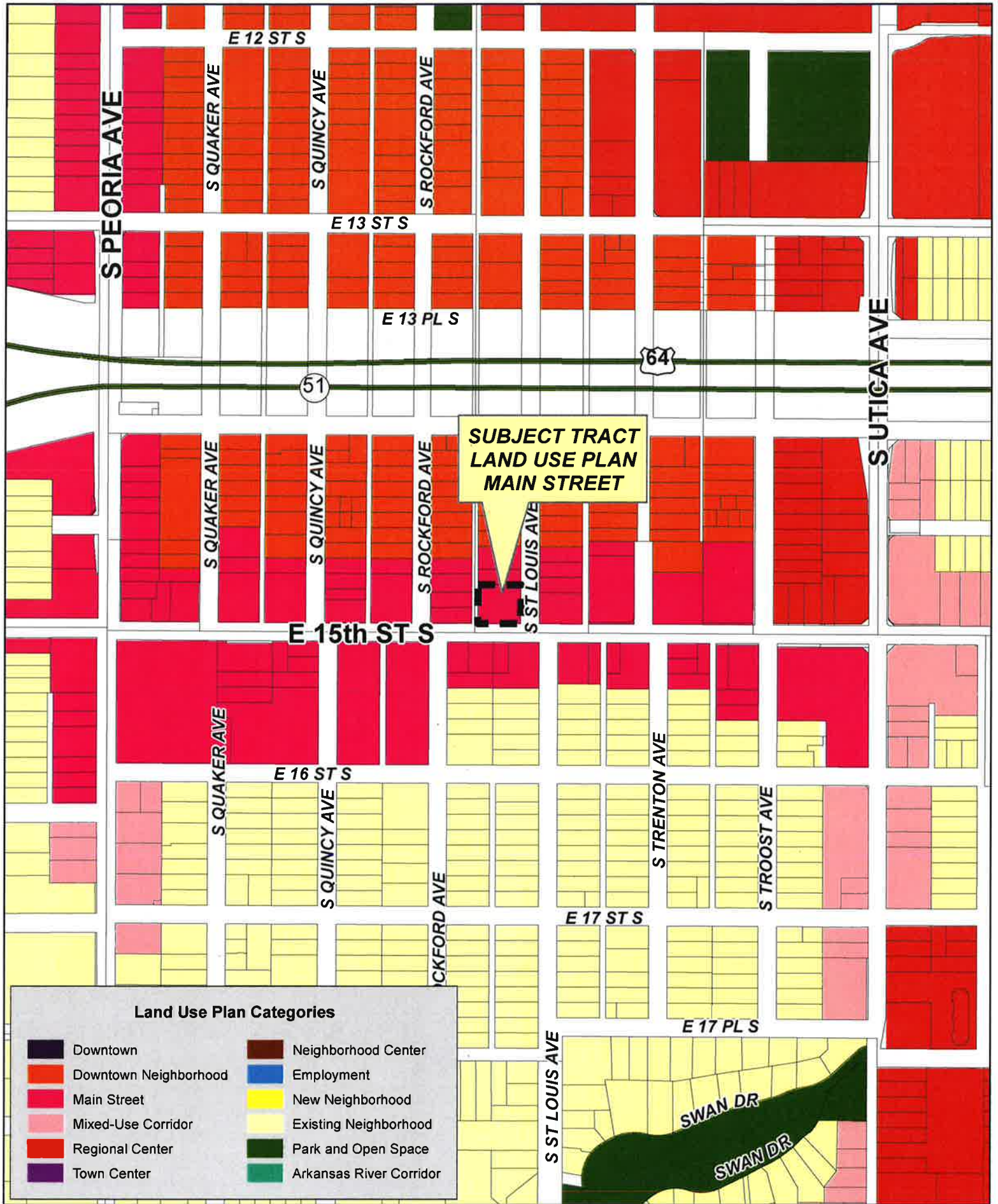
- Area of Growth
- Area of Stability



**Z-7452**

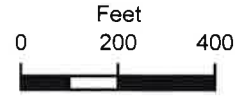
19-13 07

13.10



**SUBJECT TRACT  
LAND USE PLAN  
MAIN STREET**

Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



**Z-7452**

19-13 07







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7453

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

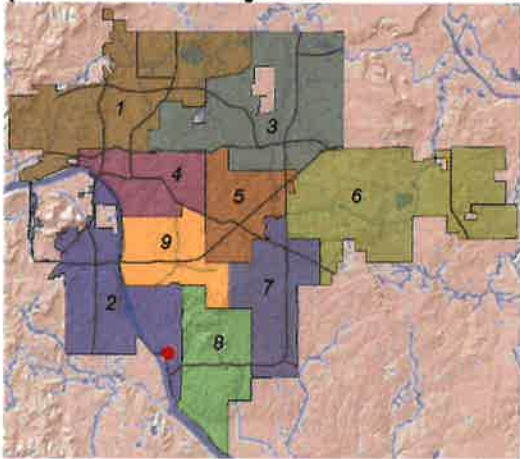
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Carolyn Back

*Property Owner:* OAK PROPERTIES LLC

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



**Applicant Proposal:**

*Present Use:* Industrial

*Proposed Use:* Mixed Use

*Concept summary:* Rezoning to support mixed use redevelopment opportunities for the existing industrial site on the north side of E. 91<sup>st</sup> Street west of Delaware.

*Tract Size:* 8.17 ± acres

*Location:* NW/c of E. 91<sup>st</sup> St. S. & S. Delaware Ave.

**Zoning:**

*Existing Zoning:* IL

*Proposed Zoning:* MX2-V-U

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8317

CZM: 52

Atlas: 1912

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 3

*Commissioner Name:* Ron Peters

14.1

## SECTION I: Z-7453

### DEVELOPMENT CONCEPT:

Rezone property for anticipated mixed use redevelopment.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: None included

### DETAILED STAFF RECOMMENDATION:

Z-7452 requesting MX2-V-U is consistent with the Main Street land use designation as outlined in the Tulsa comprehensive Plan and,

MX2-V-U is consistent with the expected development pattern in this area and,

MX-2-V-U is non-injurious to the surrounding property owners therefore,

**Staff recommends approval of Z-7453 to rezone property from IL to MX2-V-U.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7453 is consistent with the concepts and goals of the Tulsa Comprehensive plan.

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

The purpose of Areas 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 close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land.



## Transportation Vision:

### *Major Street and Highway Plan: Multi Modal Corridor*

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: It should be noted that the west boundary of the site is adjacent to the River Corridor Overlay area. This site is not that overlay.

Historic Preservation Overlay: None

## DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: Most of the site is an industrial use that was constructed decades before any long-range land use plan was established and before Riverside Parkway was constructed. The site was operational as an industrial facility when the 1970 city wide rezoning was established. Suburban style development has surrounded the facility.*

*Street view image from southwest looking northeast: (See following page)*



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Secondary Arterial	100 feet	3 (one lane each direction with a center turn lane)
East 91 <sup>st</sup> Street South	Secondary Arterial	100 feet	5 (2 lanes each direction with a center turn lane)

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	IL	Regional Center	Growth	Vacant
East	IL	Regional Center	Growth	Bank
South	AG and CS	Town Center	Growth	Vacant
West	CS / RDO-3	Arkansas River Corridor	Growth	Horticulture Nursery

14.4

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

**Subject Property:** No relevant history

#### **Surrounding Property:**

**BOA-21863 3.24.2015:** The Board of Adjustment **accepted** a verification of the *spacing requirement* for a proposed liquor store, on property located at the southeast corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

**BOA-20711-A 9.30.08:** The Board **approved** a *Variance* of the frontage requirement on an arterial street from 150 ft. to 18 ft. to permit a lot split in an IL district, on property located on the northwest corner and north of the northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

**BOA-20711 6.24.08:** The Board **approved** a *Variance* of the minimum required frontage on an arterial street in an IL district from 150 ft. to 50 ft. and a *Variance* of the required building setback from the centerline of S. Delaware Ave. from 100 ft. to 90 ft., on property located on the northwest corner and north of the northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

**BOA-19634 7.22.03:** The Board **approved** a *Variance* of the required number of parking spaces for Home Depot from 595 to 547 spaces, per plan, located on property located on the northwest corner and north of the northwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

**Z-6782 September 2000:** All concurred in **approval** of a request for *rezoning* a 4.7+ acre tract of land from CS/PUD-346 to RM-3/PUD-346-A on property located on the southeast corner of East 88<sup>th</sup> Street South and South Lewis Avenue.

**PUD-346-A September 2000:** All concurred in **approval** of a proposed *Major Amendment* to a Planned Unit Development on a 5.2+ acre tract of land to add 1.38 acres on the north to the PUD for construction of an 84-unit assisted living and Alzheimer care facility on property located southeast corner East 88<sup>th</sup> Street South and South Lewis Avenue.

**PUD-563 July 1997:** All concurred in **approval** of a proposed *Planned Unit Development* on a 10.45+ acre tract of land for an apartment complex on property located on the southeast corner of East 91<sup>st</sup> Street and South Riverside Drive.

**Z-6185 March 1995:** All concurred in **approval** of a request for *rezoning* a tract of land from AG to CS on property located on the southeast corner of Riverside Parkway and East 91<sup>st</sup> Street South

**BOA-15172 6.15.1989:** The Board of Adjustment **approved** a *special exception* for a mini-storage and residential security quarters in a CS district, on property located north of the northeast corner of South Lewis Court and East 91<sup>st</sup> Street South.

**Z-5966 August 1984:** All concurred in **approval** of a request for *rezoning* a 1.65+ acre tract of land from RS-1 and CS to CS and FD (Floodway District), on property located on the northeast corner of South Lewis Avenue and East 91<sup>st</sup> Street South (Southwood Landscape Nursery).

**Z-5986 October 1984:** All concurred in **approval** of a request for *rezoning* a tract of land from AG to CS on property located on the southwest corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

14.5

**PUD-346 December 1983:** All concurred in **approval** of a proposed *Planned Unit Development* on a 4.7± acre tract of land for an elderly housing facility. The approval includes an accessory restaurant that provides meals for the residents, on property located on the southeast corner of East 88<sup>th</sup> Street South and South Lewis Avenue.

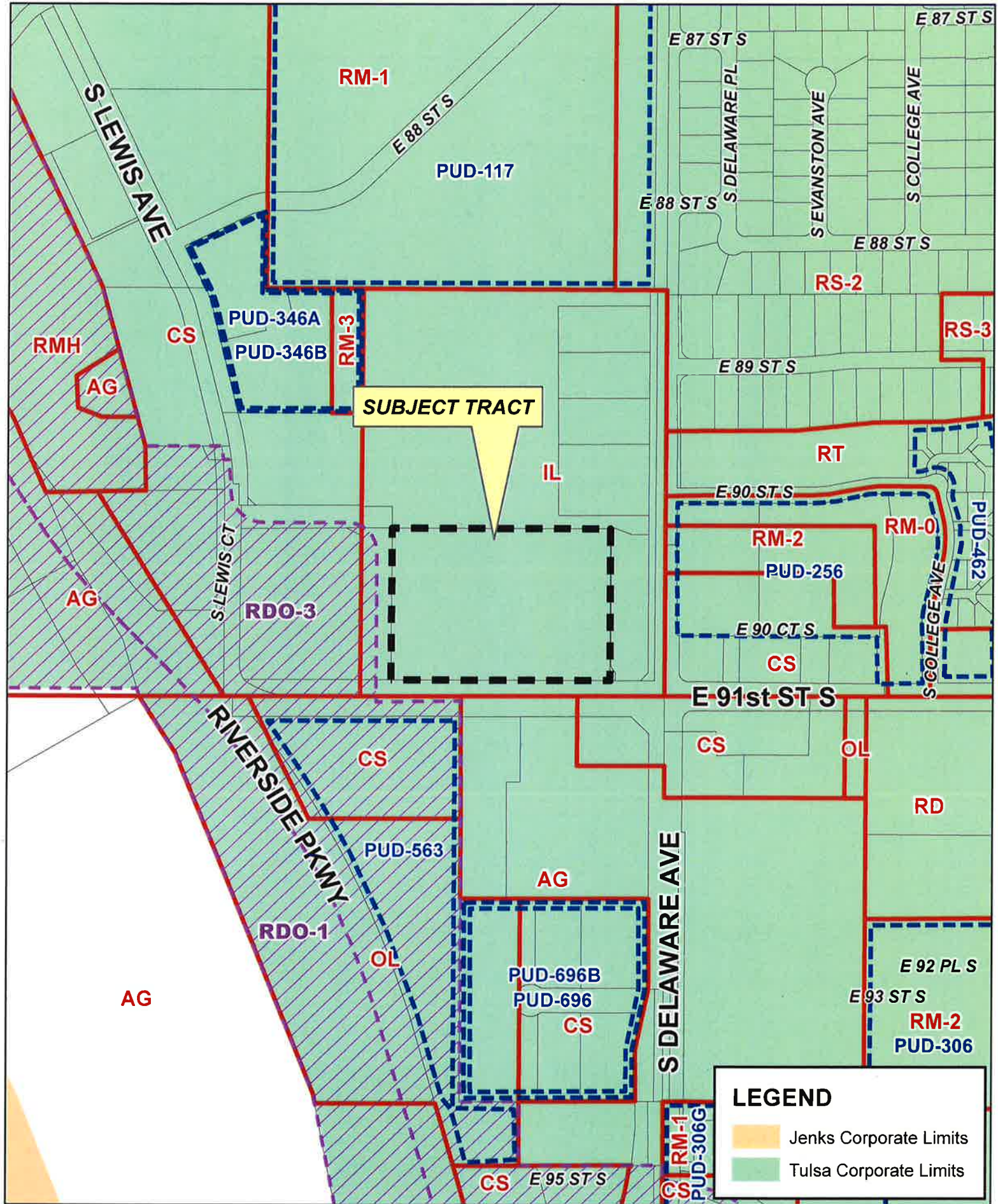
**PUD-256/Z-5523 May 1981:** Request to *rezone* and develop a 6 acre tract located north and east of the northwest corner of East 91st Street South and South College Avenue from RS-3/0L and RM-O to CS, RM-2 and RM-O. All concurred in **approval** of the request.

**Z-4560 March 1974:** All concurred in **approval** of a request for *rezoning* a tract of land from AG to CS on property located on the southeast corner of East 91<sup>st</sup> Street South and South Delaware Avenue.

**Z-4603 May 1974:** All concurred in **approval** of a request for *rezoning* a tract of land from AG to CS on property located on the southeast corner of Riverside Parkway and East 91<sup>st</sup> Street South.

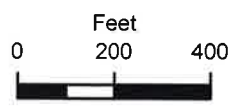
9/5/2018 1:30 PM

14.6



**LEGEND**

- Jenks Corporate Limits
- Tulsa Corporate Limits

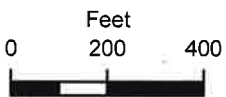


**Z-7453**

18-13 17

14.7





Subject Tract

**Z-7453**

18-13 17

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

Aerial Photo Date: February 2018

14.8





S LEWIS AVE

E 91st ST S



Subject Tract

Z-7453

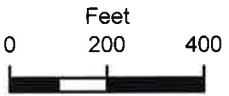
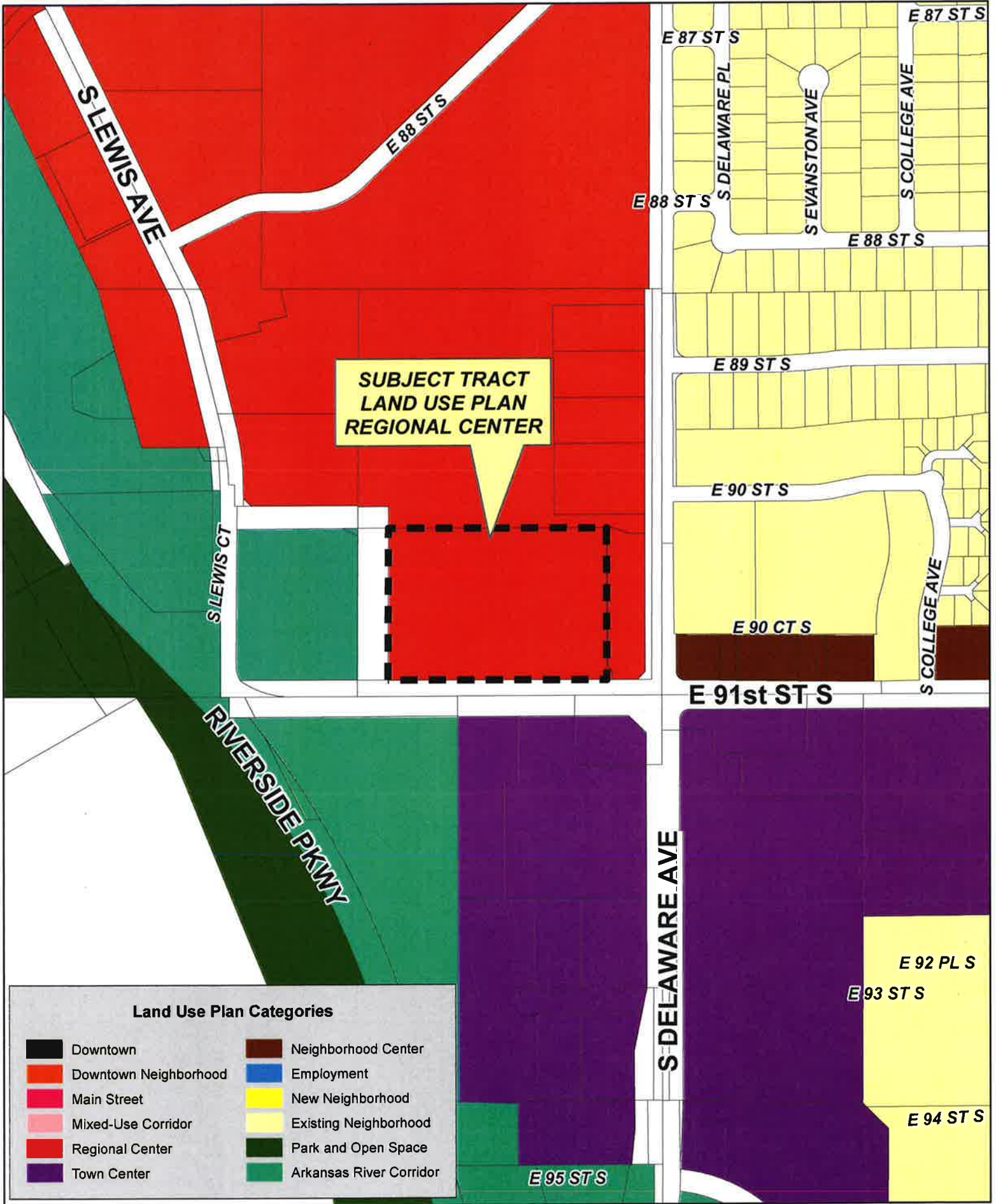
18-13 17

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

Aerial Photo Date: February 2018

14.9



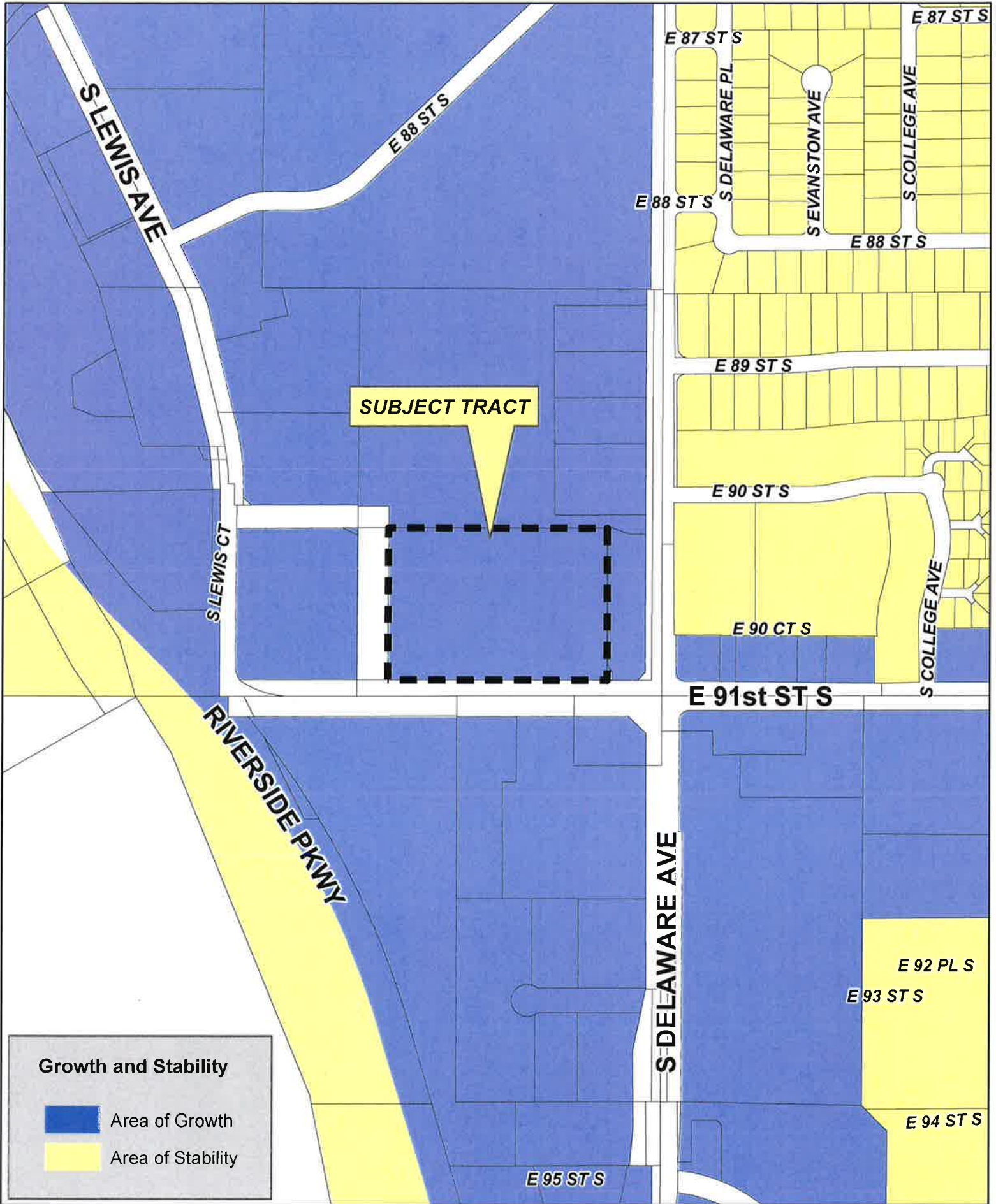


**Z-7453**

18-13 17

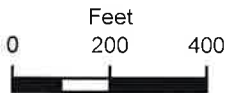




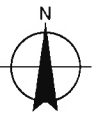


Z-7453

18-13 17



14.11







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7454

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**

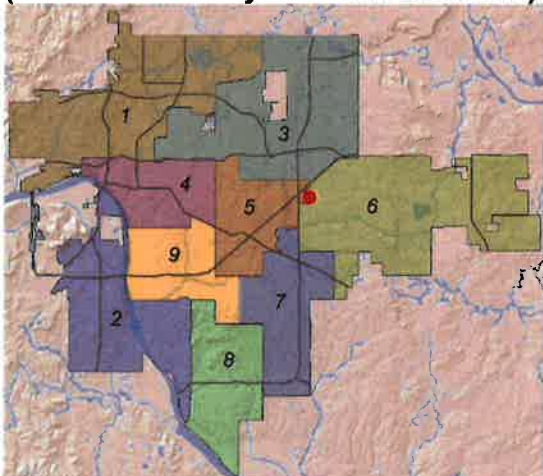
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Robert Wright

*Property Owner:* GUZMAN, SEVERO

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



**Applicant Proposal:**

*Present Use:* Vacant OL

*Proposed Use:* Pharmacy

*Concept summary:* Rezoning for possible commercial uses.

*Tract Size:* 0.41 ± acres

*Location:* Southwest corner of East 17th Place South & South Garnett Road

**Zoning:**

*Existing Zoning:* OL

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood  
Staff will initiate a routine amendment to change the comprehensive plan to town center.

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9407

CZM: 39

Atlas: 746

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Mike Craddock

15.1

## SECTION I: Z-7454

### DEVELOPMENT CONCEPT:

Rezoning request to support small commercial business development between existing duplexes and commercial development along Garnett Ave.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits: None included

### DETAILED STAFF RECOMMENDATION:

Existing OL zoning and Z-7454 requesting CS zoning are not consistent with the existing neighborhood land use designation. The land use map designation apparently did not recognize the existing zoning however it did recognize the opportunity for growth at this corner. Staff will initiate a land use designation change as part of a future land use map revision and,

Uses allowed in a CS zoning district are consistent with the anticipated future development at this location and,

The uses allowed by CS zoning are non-injurious to the surrounding property owners therefore,

**Staff recommends approval of Z-7454 to rezone property from OL/ to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The existing land use category identifies this area as an existing neighborhood. Unfortunately, there is nothing about this site or properties abutting this site that is consistent with the definition of what an existing neighborhood looks like in our comprehensive plan. The Town Center designation immediately south of this site is consistent with the long term expected development pattern in this area. The comprehensive plan recognized the potential for growth which seems to be in conflict with the concept of preserving an existing neighborhood*

### Land Use Vision:

*Existing Land Use Plan map designation: Existing Neighborhood*

The Existing 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.

15.2

*Anticipated future land use plan map: Town Center*

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

*Areas of Stability and Growth designation: Area of Growth*

The purpose of Areas 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 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: Multi-modal Corridor*

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

*Staff Summary: The site is an empty field with very little terrain. There is no evidence of previous development.*

Environmental Considerations: None that would affect site development.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Garnett Avenue	Secondary Arterial with Multi Modal Corridor	100 feet	5 2 lanes each direction with center turn lane
East 17 <sup>th</sup> Place South	None	50 feet	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	RD	Existing Neighborhood	Growth	Residential Duplex
East	OM with optional development plan	Town Center	Growth	Religious Assembly, Cultural Community Center and Office
South	CS	Town Center	Growth	Restaurant
West	RD	Existing Neighborhood	Growth	Vacant

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 12619 dated October 13, 1972, established zoning for the subject property.

***Subject Property:***

**Z-4186 October 1982:** All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to OL on property located on the southwest corner of East 17<sup>th</sup> Place South and South Garnett Road; the subject property. (Ordinance 12619 amended Ordinance #11817 dated June 26, 1970)

15.4

***Surrounding Property:***

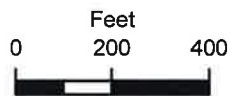
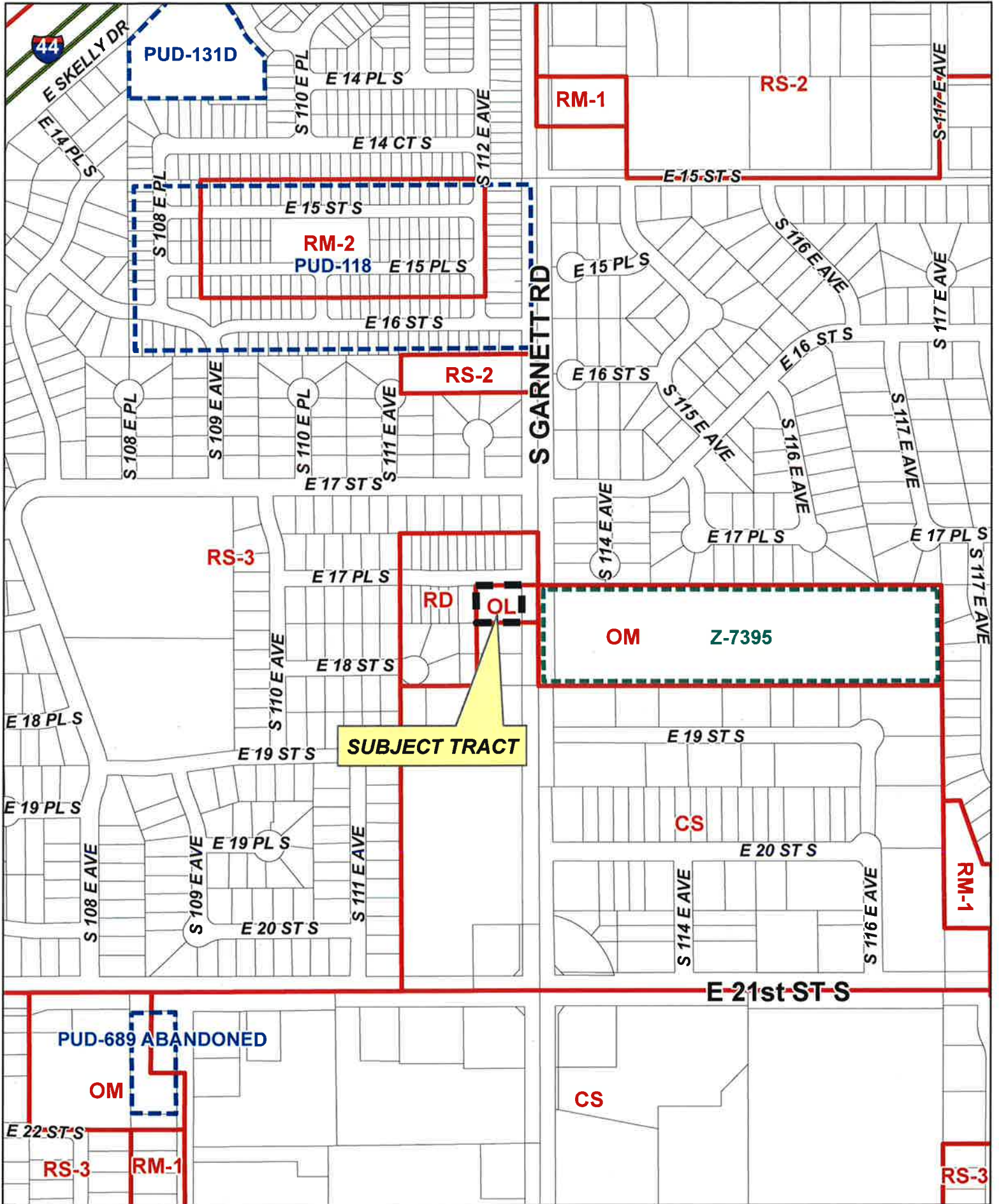
**Z-7395 July 2017:** All concurred in **approval** of a request for *rezoning* a 9.82± acre tract of land from RS-2 to OM with an Optional Development Plan on property located north of the northeast corner of South Garnett Road and East 19<sup>th</sup> Street South.

**Z-5430 October 1980:** All concurred in **approval** of a request for *rezoning* a tract of land from RM-1 and RM-2 to CS on property located north of the northeast corner of South Garnett Road and East 19<sup>th</sup> Street South.

**Z-4470 August 1973:** All concurred in **approval** of a request for *rezoning* a tract of land from RM-1 to CS on property located on the northeast corner of South Garnett Road and East 19<sup>th</sup> Street South.

9/5/2018 1:30 PM

15.5



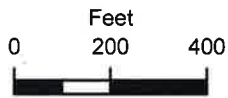
**Z-7454**

19-14 07

15.6







Subject Tract

**Z-7454**

19-14 07

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

Aerial Photo Date: February 2018

15.7





Subject  
Tract

**Z-7454**

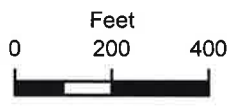
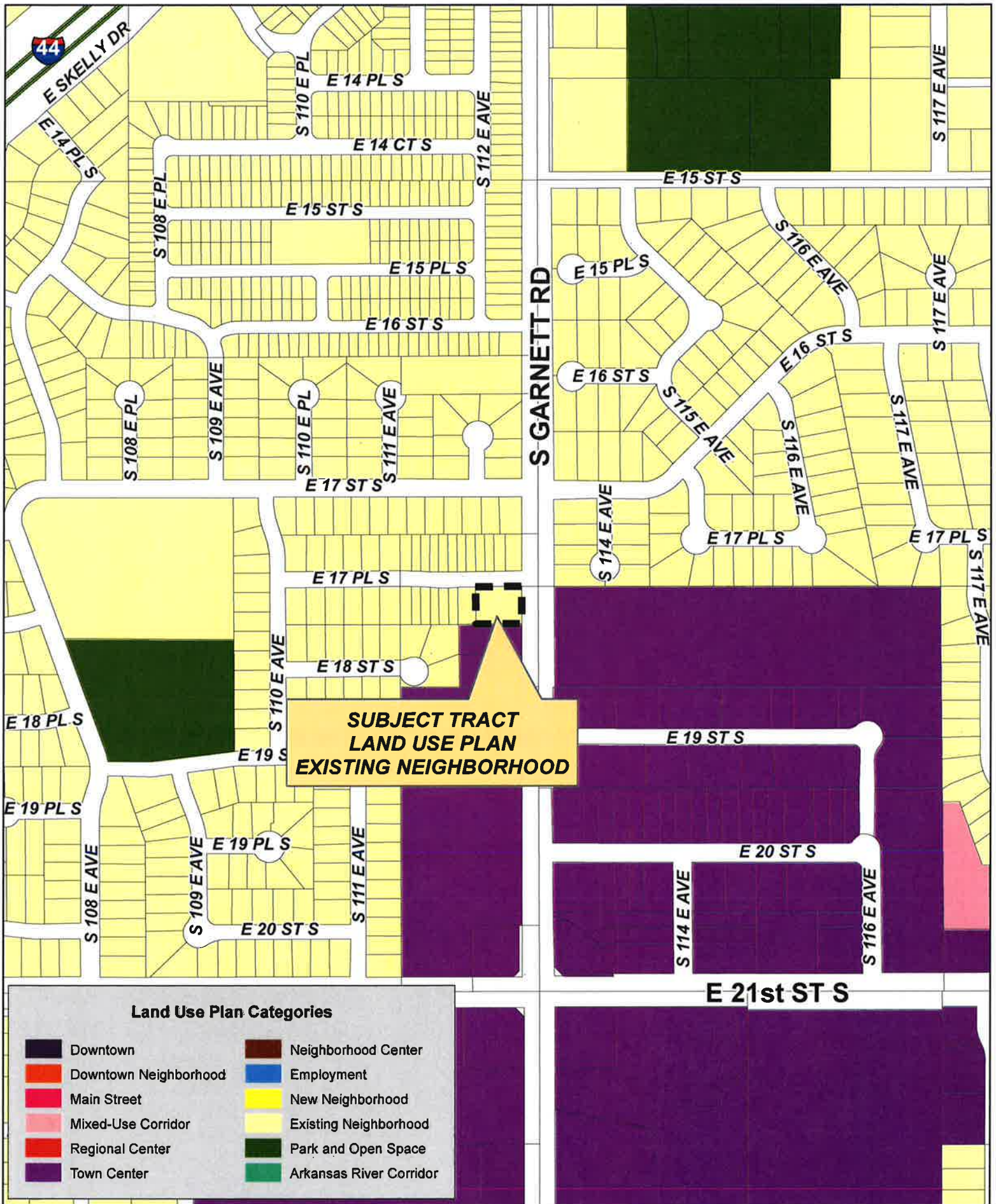
19-14 07

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

Aerial Photo Date: February 2018

**15.8**



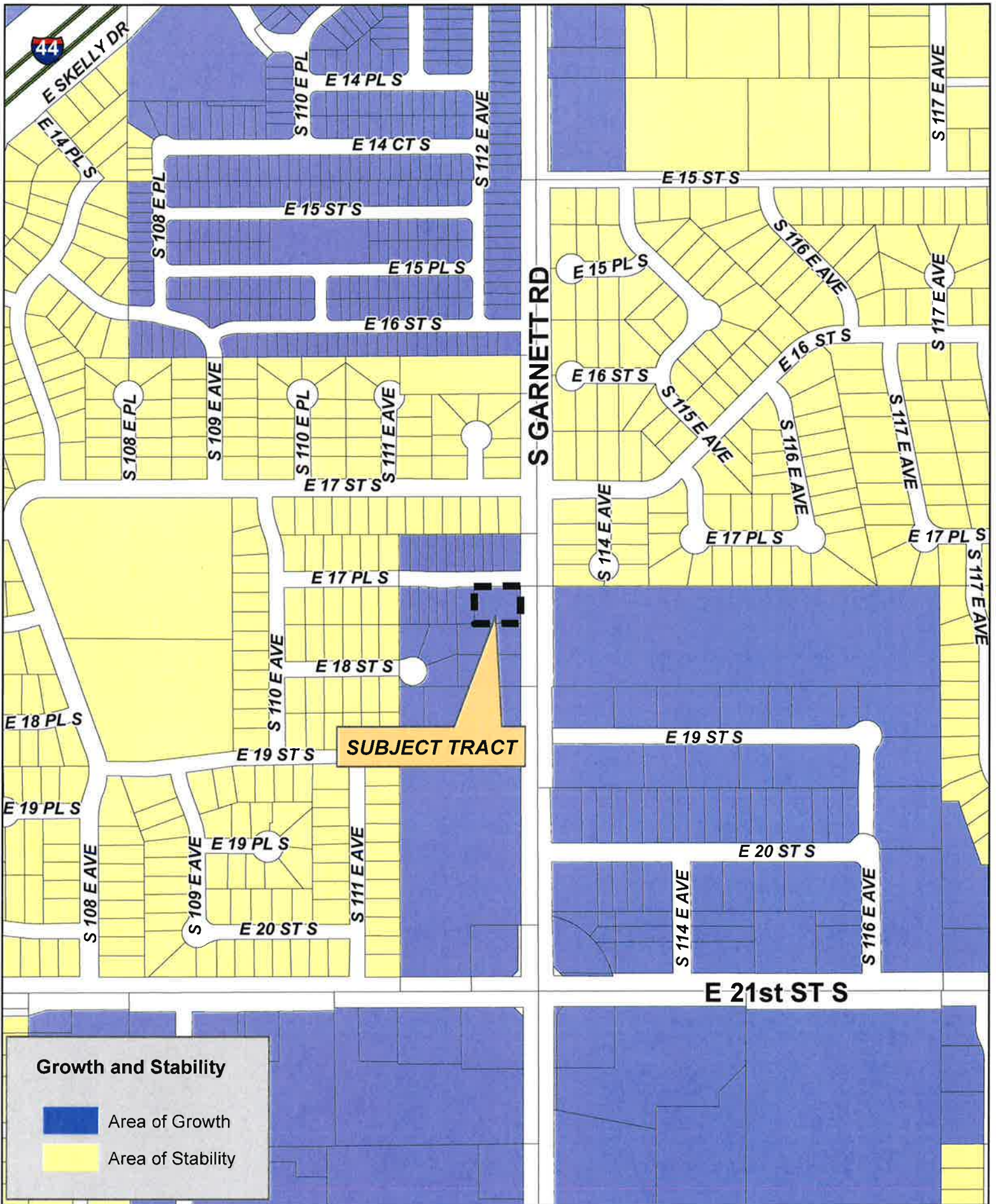


**Z-7454**

19-14 07

15.9





**Z-7454**

19-14 07

**15.10**

