CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:
Work session Report:
Director's Report:

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.

1. **Addison Creek** (CD 8) Final Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road

2. **Cottages at Addison Creek** (CD 8) Final Plat, Location: North of the northwest corner of East 131st Street South and South Sheridan Road

PUBLIC HEARINGS:

1. **Z-7460 Randy Branstetter** (CD 2) Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue requesting rezoning from AG to RS-1 with optional development plan (Related to The Estates at Tulsa Hills) (Continued from November 7, 2018)

2. **The Estates at Tulsa Hills** (CD 2) Preliminary Plat, Location: North of the northeast corner of West 91st Street South and South Maybelle Avenue (Related to Z-7460) (Continued from November 7, 2018)
3. **Stratford Ridge** (CD 6) Preliminary Plat, Location: East of the southeast corner of East 11th Street South and South 161st East Avenue

4. **QuikTrip No. 0085** (CD 3) Authorization for Accelerated Release of Building Permit, Location: Southwest corner of East Admiral Place and North Harvard Avenue

5. **Z-7462 Crossover Community Impact** (CD 1) Location: West of the southwest corner of East 36th Street North and North Peoria Avenue requesting rezoning from CS to **MX2-F-65** and **MX2-V-65**

6. **Z-7463 Global Development LLC** (CD 7) Location: South of the southeast corner of East 91st Street South and South Mingo Road requesting rezoning from **CO** and **AG** to **CS** with optional development plan (Related to Mingo Commercial Center)

7. **Mingo Commercial Center** (CD 7) Preliminary Plat, Location: South of the southeast corner of East 91st Street South and South Mingo Road (Related to Z-7463)

8. **MR-1, 2429 E 25th Pl** (CD 4) Modification to Subdivision and Development Regulations to remove sidewalk requirement, Location: East of the northeast corner of East 25th Place South and South Lewis Avenue

**OTHER BUSINESS**

9. Commissioners' Comments

**ADJOURN**

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org) email address: esubmit@incog.org
TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Tulsa Metropolitan Area Planning Commission**

**Case:** Addison Creek  
**Hearing Date:** November 19, 2018

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Tanner Consulting, LLC  
**Owner:** Stone Horse Development, LLC

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

![Location Map Image](image)

**Applicant Proposal:**  
Final Plat  
114 lots, 9 blocks, 8 reserve areas, 56.41± acres  
**Location:** North of the northwest corner of East 131st Street South and South Sheridan Road

**Zoning:** RS-3

**Staff Recommendation:**  
Staff recommends approval of the final plat

**City Council District:** 8  
**Councilor Name:** Phil Lakin  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**EXHIBITS:** Final Plat
ADDISON CREEK
BLOCKS 1-9

AND PART OF THE SOUTHWEST QUARTER, T-113N. R-13E, TULSA COUNTY, OKLAHOMA
SEC. 35, T-112N., R-13E, TULSA COUNTY, OKLAHOMA
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SECTION THREE (3), OWNED BY SIONE HAYDEN DEVELOPMENT, LLC

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
5335 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9923

OWNER:
Stone Horse Development, LLC
9825 South Lewis Avenue
Suite 201
Tulsa, Oklahoma 74133
Phone: (918) 604-0881

ADDISON CREEK BLOCKS 1-9
SHOKE E

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DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned hereby, do sever and convey unto the said ADDISON CREEK PLAT BLOCKS 1-9, a tract of land lying and being in the City of Tulsa, Tulsa County, State of Oklahoma, situated and described as follows:

1. The beginning of said tract shall be a point 100 feet south of the westerly line of Section 47, Township 7 North, Range 7 West, located in the City of Tulsa, Tulsa County, State of Oklahoma.

2. Thence north 100 feet along the north line of Section 47, Township 7 North, Range 7 West.

3. Thence east along the east line of Section 47, Township 7 North, Range 7 West.

4. Thence north along the north line of Section 47, Township 7 North, Range 7 West.

5. Thence west along the west line of Section 47, Township 7 North, Range 7 West.

6. Thence south along the south line of Section 47, Township 7 North, Range 7 West.

The surface area described above is herein referred to as "the property.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals the day and year first above written.

ADDISON CREEK

PLAT BLOCKS 1-9

DATE OF RECORDATION: September 16, 2018

ADDISON CREEK BLOCKS 1-9

DATE OF PRESENTATION: September 16, 2018
ADDISON CREEK
BLOCKS 1-9

DEED DEDICATION CONTINUED

SECTION II. LAND USE RESTRICTIONS

A. CREEK LAND

All land within the Addiscn Ck Blks 1-9 and Block 9 (as recorded in the Oklahoma County Assessors Office in the City of Tulsa, Okla., as Block 9) shall be restricted from any agricultural, mining, or commercial uses, and shall be used only for residential, recreational, or public purposes.

B. ADDISON CREEK

The Addiscn Ck shall be restricted to the flow of water as regulated by the City of Tulsa, Okla.

C. ADDITIONAL RESTRICTIONS ON USE

The Addiscn Ck Blks 1-9 and Block 9 shall be restricted from any use that would adversely affect the natural ecology or aesthetic values of the area.

SECTION III. PROPERTY OWNERSHIP ADJUSTMENTS

A. FORMATION OF PROPERTY OWNERSHIP

Upon the execution of this deed, the property owners shall form a property owners association in accordance with the provisions of the Act of Association.

B. PROPERTY OWNERSHIP AGREEMENT

The property owners shall enter into an agreement to govern the use and enjoyment of the property, including restrictions on land use, and shall be bound by the same for the duration of their ownership.

C. AMENDMENTS

The property owners association shall have the power to amend the deed, agreement, or rules as necessary to provide for the use and enjoyment of the property in accordance with the provisions of the Act of Association.

D. ENFORCEMENT

The property owners association shall have the power to enforce the restrictions contained in the agreement and the rules of the property owners association.

SECTION IV. ENFORCEMENT, AMENDMENT OR TERMINATION AND REMARKS

A. ENFORCEMENT

The property owners association shall have the power to pursue legal action against any person or entity who violates the restrictions contained in the agreement or the rules of the property owners association.

B. AMENDMENT OR TERMINATION

The property owners association shall have the power to amend or terminate the agreement or the rules of the property owners association as necessary to provide for the use and enjoyment of the property.

C. REMARKS

The property owners association shall have the power to add, amend, or delete any restrictions contained in the agreement or the rules of the property owners association as necessary to provide for the use and enjoyment of the property.

STATE OF OKLAHOMA

COUNTY OF TULSA

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, do hereunto set my hand and seal, this the 20th day of September, 2018, in the presence of the person or persons to whom this instrument is to be delivered, and to whom I have shown this instrument and the form and contents thereof, and the same are subscribed by them in my presence, and certify that the same constitutes a true and correct copy of the instrument executed on the day and year last above written.

My Commission Expires: November 21, 2023

STATE OF OKLAHOMA

COUNTY OF TULSA

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, do hereunto set my hand and seal, this the 20th day of September, 2018, in the presence of the person or persons to whom this instrument is to be delivered, and to whom I have shown this instrument and the form and contents thereof, and the same are subscribed by them in my presence, and certify that the same constitutes a true and correct copy of the instrument executed on the day and year last above written.

My Commission Expires: November 21, 2023
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
*Applicant:* Tanner Consulting, LLC
*Owner:* Stone Horse Development, LLC

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

**Applicant Proposal:**
Final Plat
49 lots, 3 blocks, 3 reserve areas, 10.25± acres
*Location:* North of the northwest corner of East 131st Street South and South Sheridan Road

**Zoning:** RS-3/PUD-812

**Staff Recommendation:**
Staff recommends approval of the final plat

**City Council District:** 8
*Councilor Name:* Phil Lakin

**County Commission District:** 3
*Commissioner Name:* Ron Peters

EXHIBITS: Final Plat
DEED OF DEDICATION

A. GENERAL PROVISIONS:

1. The undersigned, (hereinafter referred to as the "Owner"), hereby dedicates to the City of Tulsa, Tulsa County, State of Oklahoma, the land described herein as part of the City of Tulsa, Tulsa County, State of Oklahoma, for the public use and benefit of the public at large.

2. The Owner hereby agrees to make the land available for public use and enjoyment, and to incorporate the same into the public works of the City of Tulsa, Tulsa County, State of Oklahoma, and to maintain the same in a proper and safe condition for public use.

3. The Owner hereby warrants that the land is free and clear of all encumbrances, liens, and other charges, and that the Owner has the legal right and power to convey the land to the City of Tulsa, Tulsa County, State of Oklahoma, for the public use and benefit.

4. The Owner hereby agrees to enter into a deed of dedication with the City of Tulsa, Tulsa County, State of Oklahoma, in a form acceptable to the City, and to execute such deed promptly after the receipt of the preliminary survey and plat by the City.

5. The Owner hereby agrees to pay all costs and expenses incurred by the City in connection with the survey, platting, and dedication of the land.

6. The Owner hereby agrees to comply with all applicable laws, regulations, and ordinances relating to the dedication of the land.

7. The Owner hereby agrees to notify the City of Tulsa, Tulsa County, State of Oklahoma, of any changes in the ownership of the land, or of any changes in the terms of the dedication.

B. DESCRIPTION OF LAND:

The land described herein is a portion of the City of Tulsa, Tulsa County, State of Oklahoma, located within the boundaries described in the plat attached hereto, and is more particularly described as follows:

1. The land is located in Section 13, Township 33 North, Range 8 East, in the State of Oklahoma, and consists of a portion of the northeast quarter of Section 13, Township 33 North, Range 8 East, in the State of Oklahoma.

2. The land includes all improvements, fixtures, and appurtenances attached thereto, and all rights, privileges, and easements appurtenant thereto.

C. DEDICATION Covenants and Conditions:

The Owner hereby covenants and agrees as follows:

1. To maintain the land in a proper and safe condition for public use.

2. To permit the City of Tulsa, Tulsa County, State of Oklahoma, to enter upon the land at all reasonable times for the purpose of inspecting and maintaining the land.

3. To indemnify and save harmless the City of Tulsa, Tulsa County, State of Oklahoma, from any and all claims, demands, or actions arising out of the use of the land.

4. To comply with all applicable laws, regulations, and ordinances relating to the use of the land.

5. To pay all costs and expenses incurred by the City in connection with the maintenance of the land.

D. MUNICIPAL AND OTHER LEGAL REQUIREMENTS:

The Owner hereby agrees to comply with all applicable laws, regulations, and ordinances relating to the maintenance of the land, and to execute all necessary documents and instruments required by law.

E. EXECUTION OF DEED:

The Owner hereby agrees to execute a deed of dedication in a form acceptable to the City of Tulsa, Tulsa County, State of Oklahoma, and to deliver the same to the City promptly after the receipt of the preliminary survey and plat.

F. ACKNOWLEDGMENT:

The Owner hereby acknowledges the receipt of the preliminary survey and plat, and agrees to execute the deed of dedication promptly after the receipt thereof.

G. RECORDING:

The Owner hereby agrees to record the deed of dedication in the office of the County Clerk of Tulsa County, Oklahoma, as soon as practicable after the execution thereof.

H. ATTORNEY FEES AND EXPENSES:

The Owner hereby agrees to pay all attorney fees and expenses incurred in connection with the execution of the deed of dedication.

I. REMEDIES:

In the event of any breach of the covenants and agreements contained herein, the City of Tulsa, Tulsa County, State of Oklahoma, may enforce its rights by any legal means at law or in equity, including, without limitation, specific performance, injunction, and/or damages.

J. ENTIRE AGREEMENT:

The parties hereto understand and agree that this Deed of Dedication constitutes the entire agreement between the parties, and supersedes all prior negotiations, understandings, and agreements.

K. WAIVER OF PROVISIONS:

The undersigned, by signing his or her name below, acknowledges that he or she has read and understands the provisions of this Deed of Dedication, and hereby waives any right to contest the validity thereof.

A: [Signature]

B: [Signature]

C: [Signature]

DATED: [Date]

[City of Tulsa, Tulsa County, State of Oklahoma]

COTTAGES AT

ADDISON CREEK

2.3
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** Z-7460 with optional development plan. (Related to The Estates of Tulsa Hills preliminary plat.)

**Hearing Date:** November 19th, 2018
(Continued from November 7th, 2018)

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**

**Applicant:** Randy Branstetter

**Property Owner:** ESTATES AT TULSA HILLS LLC

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

![Location Map](image)

**Applicant Proposal:**

**Present Use:** AG

**Proposed Use:** Private Street Gated Residential Subdivision

**Concept summary:** Rezone property to allow single family residential development and include an optional development plan to allow private streets and a gated subdivision greater than 20 acres.

**Tract Size:** 40 ± acres

**Location:** North of the northeast corner of West 91st Street South & South Maybelle Avenue

**Zoning:**

**Existing Zoning:** AG

**Proposed Zoning:** RS-1 with optional development plan for private streets.

**Comprehensive Plan:**

**Land Use Map:** New Neighborhood

**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**

Staff recommends approval of RS-1 with the optional development plan standards in Section II.

**Staff Data:**

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**City Council District:** 2

**Councilor Name:** Jeannie Cue

**County Commission District:** 2

**Commissioner Name:** Karen Keith

**REVISED 11/13/2018**
SECTION I: Z-7460

APPLICANTS DEVELOPMENT CONCEPT:

The Estates at Tulsa Hills is a proposed residential development submitted as an Optional Development Plan with underlying zoning of RS-1, pursuant to the provisions of the Tulsa Zoning Code. The site consists of approximately 40.4 acres located East of South Maybelle Avenue in between the blocks of 86th St S and 89th St S. The site is bounded on the north by agricultural land with cattle still being kept along with a private cemetery, on the west by Winchester Park Residential subdivision, on the South by several multiple acreage agricultural tracts (also with cattle) and on The East by a severe slope down to FEMA floodplain land. The development has approximately 1326 feet of frontage on the Right of Way for Maybelle Avenue.

The site has tree cover over approximately seventy five percent of the property and is characterized by rolling terrain. An existing pond accepts overland drainage from the West of the site and from the North of the site then drains to the South thru several agricultural acreages with ponds then eventually draining into Hagar Creek, which is a major drainageway, located to the East & Southeast of the site. Within the proposed development a new wet detention pond is proposed on the South border of the property to meet City of Tulsa stormwater control requirements and to maintain some of the natural beauty of the existing site.

The proposed, The Estates at Tulsa Hills optional development plan would allow for a maximum of 43 single-family detached homes on an average lot size of almost three quarters of an acre. The Estates at Tulsa Hills will be a private gated neighborhood. The main access point will be derived from an entrance on South Maybelle Avenue. The subdivision will consist of a private street system located within a dedicated reserve area and utility easement. An emergency access point will be located at the southern portion of the subdivision with direct access to Maybelle Avenue. The private street system will flow through the development allowing the street system to take advantage of the site's natural physical characteristics. This will afford several the project homesites visual and pedestrian access to the adjacent wooded reserve areas located thru the middle of the project site.

Additionally, this project will extend Maybelle Avenue, South from its existing ending point about 86th St South all the way to connect to 94th St Street.

The Development Concept is designed to enable the creation of a residential development which will create harmony and continuity within the project itself. In addition, The Estates at Tulsa Hills is surrounded by a significant amount of native open space and floodplain, therefore enhancing the marketability and desirability of the homes within the subdivision.

A Homeowners' Association is to be established at The Estates at Tulsa Hills, whose responsibilities will include the maintenance of the landscaped entries, private streets, perimeter fencing, and any common areas.

EXHIBITS:
INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Concept Plan (Preliminary Plat for The Estates at Tulsa Hills)
SECTION II: Optional Development Plan Standards:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RS-1 zoning district.
2. The entire optional development plan may be served by private streets with a maximum land area of 40.4 +/- acres as defined in the legal description.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to either a public street or a private street. All private streets shall be in a reserve area as defined on the face of the final plat.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to a Home Owners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Provisions through a mutual access agreement or similar provision shall be made to permit access for vehicular and pedestrian connectivity to allow abutting property owners, their guest and invitees, access from and to properties abutting the east boundary of The Estates at Tulsa Hills. This provision is only intended to provide access for property west of the Hager Creek floodplain.
5. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
6. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. Gate designs, security systems and access controls must be reviewed and approved by the technical advisory committee before installation.
7. Street improvements to South Maybelle Avenue meeting or exceeding the minimum standards of a residential collector street including its required sidewalks shall be completed from the current end of pavement on South Maybelle Avenue to 91st prior to issuing residential building permits.

PLATTING REQUIREMENT:
A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.
DETAILED STAFF RECOMMENDATION:

Z-7460 requesting RS-1 zoning is consistent with the new neighborhood land use designation of the Tulsa Comprehensive Plan and,

RS-1 zoning is consistent with the West Highlands small area plan desire for large lot development at this location and,

Staff supports single family residential development and intensities as requested by Z-7460 however the street network that is shown on the conceptual plan will not allow future connectivity North, East or South of this site as recommended by the comprehensive plan and,

RS-1 zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7460 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Comprehensive Plan recognizes this site as a new neighborhood. RS-2 zoning is a compatible use in the New Neighborhood designation.

Land Use Plan map designation: New Neighborhood

"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center."

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:** Extension of South Maybell from the south west corner of the site to South 91st Street has been required as part of the IDP plan process.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** West Highlands Small Area Plan

The small area plan recognizes that this area is included in the Riverside airport traffic pattern zone where high-density development is discouraged. Also, the small area plan recognizes that homebuilders in the area should be aware of the noise impacts of the airport, and construct homes accordingly.

The West Highlands Small Area Plan recognizes this area as a New Neighborhood.

One of the many concepts identified in the small area plan includes large lot development with street and pedestrian connectivity.

One of the goals identified in the small area plan recommends the extension of South Maybelle Avenue from 81st to 91st as private development occurs.

**Special District Considerations:**

The Federal Aviation Administration will require language on the face of the plat to inform property owners that Jones/Riverside airport is near the area and they will be affected by the airport operations.

**Historic Preservation Overlay:** none

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The site is partially wooded with a mix of steep terrain and some grass pasture areas. The western third of the site is bisected by an intermittent creek that has existing ponds.

**Environmental Considerations:**

The flood plain area is a City of Tulsa Regulatory floodplain. The site is not affected by FEMA floodplain regulations. The terrain and floodplain area will impact building and street placement along with special considerations for utility locations. The abutting properties on the north are accessed by private driveway agreements.

The property east has a small developable area above the floodplain that can only be accessed from West 91st approximately ½ mile south of the northeast corner of the boundary of this property. Access to that parcel is through a flood plain and flood way.

South of the south east corner of the site two homes have been constructed. Access to those homes is provided by a private drive through a FEMA flood plain. Vehicular access to those lots would be blocked during extreme flood events. Some alternative access to those homes should be a consideration as part of this project.

**FLOODPLAIN MAP WITH TOPOGRAPHIC INFORMATION:**

3.5
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Maybelle Avenue</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available but only after current ongoing single family residential development west of the site is complete.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single Family home</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Park and Open</td>
<td>Stability</td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>
SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

Z-7439 June 2018: All concurred in approval of a request for rezoning a 37.56+ acre tract of land from RS-3 to RS-4 with an Optional Development Plan for a single-family residential subdivision on property located north of the northwest corner of West 91st Street South and West 91st Street South.

Z-7397 August 2017: All concurred in approval of a request for rezoning a 78+ acre tract of land from AG/IL to AG/CG with an Optional Development Plan for office and commercial use on property located on the northwest corner of West 91st Street South and South Elwood Avenue.

Z-7377 April 2017: All concurred in approval of a request for rezoning a 3.39+ acre tract of land from AG to RS-2 on property located south of the southeast corner of South Maybelle Avenue and West 81st Street South, abuts the subject property on the north.

Z-7259 April 2014: All concurred in approval of a request for rezoning a 48.5+ acre tract of land from AG to RS-3 on property located north of the northwest corner of West 91st Street South and West 91st Street South.

Z-7164/ Z-7164-SP-1 March 2011: All concurred in approval of a request for rezoning and a request for a Corridor Development Plan on a 30+ acre tract of land for commercial mixed use development, The Walk at Tulsa Hills, on property located on the southeast corner of U.S. Highway 75 and West 81st Street

Z-7140/ Z-7140-SP-1 December 2009: All concurred in approval of a request for rezoning a 41+ acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street, on property located north of the northwest corner of West 91st Street South and South Maybelle Avenue.

11/7/2018 1:30 PM
Z-7460
with Optional
Development Plan

Aerial Photo Date: February 2018

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

Subject Tract

18-12 14
SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability

Z-7460
with Optional Development Plan

18-12-14
**Case:** The Estates at Tulsa Hills (Related to Z-7460)  
Continued from 11/7/2018

**Hearing Date:** November 19, 2018

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Randy Branstetter</td>
</tr>
<tr>
<td></td>
<td>Owner: Estates at Tulsa Hills, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
</tr>
</thead>
</table>

![Location Map Image]

<table>
<thead>
<tr>
<th>Applicant Proposal:</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plat</td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
</tbody>
</table>

| Zoning: Current: AG (Agriculture)  
Proposed: RS-1 with optional development plan (Z-7460) |
|-------------------------------------------------------|

<table>
<thead>
<tr>
<th>Staff Recommendation:</th>
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</thead>
<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
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</table>

<table>
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<tr>
<th>City Council District: 2</th>
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<tbody>
<tr>
<td>Councilor Name: Jeannie Cue</td>
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</tbody>
</table>

<table>
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<tr>
<th>County Commission District: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>

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

The Estates at Tulsa Hills - (CD 2)
Continued from 11/7/2018

North of the northeast corner of West 91st Street South and South Maybelle Avenue

This plat consists of 39 lots, 3 blocks on 40.457 ± acres.

The Technical Advisory Committee (TAC) met on October 18th, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG (Agriculture). Rezoning is being requested under (Z-7460) with an optional development plan to permit the use of private streets in the subdivision. The rezoning request must be approved and effective prior to the approval of a final plat.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Subdivision & Development Regulations require call boxes to be located 60 feet from the curb line of the public street from which the private street is accessed. Vehicle turn-around is required before the entrance gate that allows passenger vehicles to complete a turn-around completely outside of the right-of-way of the intersecting public street. Property to the south and east are isolated by floodplain and may need emergency access through the subdivision. Staff recommends extending reserves to the edge of the subdivision to serve as a possible future connection or providing additional access easements. As a requirement of this project, South Maybelle Avenue is required to connect to West 91st Street. IDP for both the Maybelle project and the site must be approved prior to approval of final plat. Limits of No Access must be provided along South Maybelle Avenue. Provide width of Maybelle right-of-way and include filing information.

4. **Sewer/Water:** Main line extensions are required to serve the subdivision. Easements must align with approved IDP plans.

6. **Engineering Graphics:** Submit subdivision control data sheet with the final plat submittal. Add "City of Tulsa" to the plat subtitle before Tulsa County. Ensure accuracy of point of beginning and point of commencement and correct spelling. Provide information for surveyor and engineer on the face of the plat including name, address, phone, email address, and CA number with renewal date. Update location map to reflect only platted property boundaries and label all other property as unplatted.

7. **Stormwater, Drainage, & Floodplain:** All drainage structures must be contained within easements. Overland drainage easements are required for any outflow to offsite areas. Covenant language must include HOA maintenance of all drainage easements as well as Reserve C.
8. **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 all other requirements of the Subdivision and Development Regulations.
Land Use Plan Categories

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

SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

THE ESTATES
AT TULSA HILLS
18-12-14
Growth and Stability

Area of Growth
Area of Stability

THE ESTATES
AT TULSA HILLS
18-12-14
<table>
<thead>
<tr>
<th><strong>Case:</strong> Stratford Ridge</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> November 19, 2018</td>
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</tbody>
</table>

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: AAB Engineering, LLC
Owner: Stratford Ridge, LLC

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

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td>Preliminary Plat</td>
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</table>

175 lots, 12 blocks, 1 reserve, 31.5 ± acres (Subdivision to be completed in two phases)

**Location:** East of the southeast corner of East 11th Street South and South 161st East Avenue

| **Zoning:** | RS-3/PUD-737 |

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Staff recommends approval of the preliminary plat</td>
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<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 6</th>
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<tbody>
<tr>
<td><strong>Councilor Name:</strong> Connie Dodson</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 1</th>
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</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Mike Craddock</td>
</tr>
</tbody>
</table>

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

Stratford Ridge - (CD 6)
East of the southeast corner of East 11th Street South and South 161st East Avenue

This plat consists of 175 lots, 12 blocks, and 1 reserve area on 31.5 ± acres. The subdivision will be completed in two phases as denoted on the face of the preliminary plat.

The Technical Advisory Committee (TAC) met on November 1, 2018 and provided the following conditions:

1. **Zoning:** All property included in the subdivision is zoned RS-3 with an overlay of PUD-737. The proposed lots conform to the requirements of the PUD. The PUD number must be included on the face of the plat and approved development standards must be filed with the final plat.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat. Provide address disclaimer on face of the final plat.

3. **Transportation & Traffic:** A stub street must be provided to the east to ensure connectivity to future development.

4. **Sewer:** Sewer main line extensions and improvements to the existing sanitary sewer lift station are required for service to the subdivision. IDP plans for the required extensions and improvements must be approved prior to the approval of a final plat. Additional easements are needed to cover proposed sanitary sewer lines. Provide requested easements with dimensions and type.

5. **Water:** Water main line extensions are required. IDP plans for proposed extensions must be approved prior to approval of the final plat.

6. **Engineering Graphics:** Submit subdivision control sheet with final plat. Update location map to reflect all platted property and label all other property as unplatted. Legal description must be updated to match boundary of plat.

7. **Stormwater, Drainage, & Floodplain:** Proposed detention pond required to be placed in appropriate easement.

8. **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 all other requirements of the Subdivision and Development Regulations.
SUBJECT TRACT LAND USE PLAN NEW NEIGHBORHOOD

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

STRATFORD RIDGE
19-14 11
SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

STRATFORD RIDGE

19-14 11

5.4°
PRELIMINARY PLAT

Stratford Ridge

A TRACT OF LAND IN THE NORTH-WEST QUARTER (NW) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE 108TH MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

Stratford Ridge, LLC

NORTH NINETEEN (19)
RANGE FOURTEEN (14)

ENGINEER/SURVEYOR

Turner, Vann & Associates, Inc.

111 South Boston Street
Tulsa, Oklahoma 74102

FLOODPLAIN

LEGAL DESCRIPTION

The Northwest Quarter of Section Eleven (11), Township Nineteen (19) North, Range Fourteen (14) East of the 108th Meridian, City of Tulsa, Tulsa County, State of Oklahoma.

UTILITY CONTACTS

Tulsa Metropolitan Area Planning Commission

111 S Brady, Suite 260
Tulsa, OK 74120

(918) 595-5642

Tulsa Metro Area Planning Commission

Appraiser Name:

Tulsa Metro Area Planning Commission

MORTGAGEE

Dr. M. E. Turner

Appraiser Name:

MORTGAGEE

Dr. M. E. Turner

MORTGAGEE CITY OF TULSA

The approval of the Plat Plan shall not prejudice the right of any person to object to any part thereof, nor prejudice any other person in the exercise of any right otherwise existing.
A TREATY OF LAND IN THE NORTHWEST QUARTER (W1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19), RANGE FOURTEEN (14), EAST OF THE TULSA BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

SECTION 1. PUBLIC STREETS AND UTILITIES

1. Sections of public streets and utilities shall be established in accordance with the requirements of the City of Tulsa, the State of Oklahoma, and the Federal Government. The Public Streets and Utilities shall be constructed in accordance with the specifications and standards prescribed by the City of Tulsa, the State of Oklahoma, and the Federal Government. The Public Streets and Utilities shall be maintained in good condition and repair by the Owner/Developer, the Engineers/Surveys, and the Contractor.

2. The Public Streets and Utilities shall be constructed in accordance with the specifications and standards prescribed by the City of Tulsa, the State of Oklahoma, and the Federal Government. The Public Streets and Utilities shall be maintained in good condition and repair by the Owner/Developer, the Engineers/Surveys, and the Contractor.

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20. The Public Streets and Utilities shall be constructed in accordance with the specifications and standards prescribed by the City of Tulsa, the State of Oklahoma, and the Federal Government. The Public Streets and Utilities shall be maintained in good condition and repair by the Owner/Developer, the Engineers/Surveys, and the Contractor.
PRELIMINARY PLAT

Stratford Ridge
A TRACT OF LAND IN THE NORTHWEST QUARTER (NWQ) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER

Stratford Ridge, LLC

ENGINEER/SURVEYOR

AMS Engineering LLC

SECTION II. PLANNED UNIT DEVELOPMENT RESTRICTIONS

1. PURPOSE: The restrictions herein are intended to control the use of the land in such a manner as to preserve the character and value of the property and the neighborhood as a whole, to prevent the encroachment of commercial, industrial, or other uses into residential areas, and to provide for the proper and systematic development of the land. The restrictive covenants, conditions, and easements contained in this plat are intended to protect the interests of the property owners and tenants, and to ensure the continued enjoyment of the properties by the owners and tenants.

2. USES: All land and structures on the property shall be used only for residential purposes, and no non-residential uses shall be permitted.

3. SETBACKS: All structures on the property shall be set back a minimum of 20 feet from the property lines.

4. TERRAIN: All structures on the property shall be constructed on a level site.

5. MAINTENANCE: All structures on the property shall be maintained in a neat and clean condition.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND TERMINATION

A. ENFORCEMENT: The restrictions herein shall be enforced by the owners of the property and any association formed under this plat. The enforcement of these restrictions shall be by means of a written notice, mailed to the owner of the property, and a copy of the notice shall be filed with the local government.

B. DURATION: These restrictions shall be in effect for a period of 20 years from the date of recording of this plat.

C. AMENDMENT: These restrictions may be amended by the owners of the property, with the consent of the local government.

D. TERMINATION: These restrictions may be terminated by the owners of the property, with the consent of the local government.

INSTRUMENT ACKNOWLEDGED: Stratford Ridge, LLC, has executed this instrument this _ day of 20__.

STATE OF OKLAHOMA

COUNTY OF TULSA

[Signature]

STATE OF OKLAHOMA

COUNTY OF TULSA

[Signature]

[Signature]

CITY OF TULSA

[Signature]

CITY OF TULSA

[Signature]

CITY OF TULSA

[Signature]

[Signature]

[Signature]

CITY OF TULSA

[Signature]

CITY OF TULSA

[Signature]
CONCEPTUAL IMPROVEMENTS

Stratford Ridge

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE NOAH BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER
STRATFORD RIDGE, LLC
105 WEST BROADWAY
SOUTH BEND, IN 46601
PHONE 574-266-0112
FAX 574-266-0112
ALAN@LABENG.COM

ENGINEER/SURVEYOR
AMK ENGINEERING LLC
CERTIFIED OF COMPLIANCE: 10-01-09
AMK ENGINEERING LLC
2400 HURST HOUSE RD
SANDERSWOODS, OK 74401
PHONE 918-486-6330
FAX 918-486-6330
EMAIL: ALAN@LABENG.COM

LEGEND
- BUILDING LINE
- UTILITY EASEMENT
- EXISTING WATER LINE
- NEW WATER LINE
- PROPOSED EASEMENT
- PROJECTED WATER LINE
- PROPOSED NEW WATER LINE
- GRAVITY SEWER LINE
- GRAVITY SEWER

UTILITY CONTACTS
Municipal Authority
1715 South 111th Street East
Tulsa, OK 74145

PUBLIC SERVICE COMPANY
1715 South 111th Street East
Tulsa, OK 74145

FILLER WATER
1715 South 111th Street East
Tulsa, OK 74145

City of Tulsa
505 North 111th Street East
Tulsa, OK 74136

Stratford Ridge

Data Prepared: 02, 2019
Scale: 1" = 100'

5.10
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Carly Goodnight, QuikTrip</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> QuikTrip Corporation</td>
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</tbody>
</table>

| **Location Map:**  
(shown with City Council Districts) | **Applicant Proposal:** |
<table>
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<th></th>
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</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Requests authorization from TMAPC for the accelerated release of a building permit</td>
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<thead>
<tr>
<th><strong>Zoning:</strong> CH</th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the Accelerated Release of a Building Permit</td>
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| **City Council District:** 3  
*Councilor Name:* David Patrick | **County Commission District:** 2  
*Commissioner Name:* Karen Keith |

**EXHIBITS:** Site Map, Aerial, Draft Final Plat 7.5.18
ACCELERATED RELEASE OF BUILDING PERMIT

QuikTrip No. 0085 - (CD 3)
Southwest corner of East Admiral Place North and North Harvard 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 January 17, 2018. Infrastructure Development Plans (IDP) have been approved by the City of Tulsa and the final plat was approved on October 30, 2018.

To receive final plat approval, the newly adopted Subdivision and Development Regulations require a performance guarantee to be secured by the applicant for any remaining infrastructure required for the project. For this site, there was a delay in the approval of the final plat as the City worked to establish guidelines for those assurances. At this time, the final plat is awaiting approval by the Tulsa City Council and final signatures from the Council and the Mayor. All required assurances have been secured and provided to the City of Tulsa and final releases have been received from all utilities, as well as the City of Tulsa. The City Council's next meeting is not until November 28th and the site is ready for construction.

No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends approval of the accelerated release of a building permit with the following conditions:

1. No certificates of occupancy will be issued until the filing of the final plat.
Draft Final Plat
QuikTrip No. 0085

A RESUBDIVISION OF LOTS 6-11 AND 15-21, BLOCK 1, AND PART OF LOTS 6 AND 12, BLOCK 1, UNIVERSITY PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 895

OWNER:
QUIKTRIP CORPORATION
3400 E ADMIRAL BLVD
TULSA, OK 74105

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZED SIGNATORY: RUSSELL BRENNER, PE
ADDRESS: 8301 W 111TH ST, SUITE 100
TULSA, OK 74137
EMAIL: rusbridger@quicktrip.com

TULSA METROPOLITAN AREA PLANNING COMMISION
NATHAN FOSTER
2018.07.05
12.21.04
05:00'
A RESUBDIVISION OF LOTS 61, AND 12, BLOCK 1, UNIVERSITY PARK ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 608.

OWNER: QUIKTRIP CORPORATION
4230 S 2014 E
TULSA, OK 74106-7934

CONTACT: EARRI COOGGIN
EMAIL: COOGGIN@QUIKTRIP.COM

ENGINEER/SURVEYOR: AAB ENGINEERING, LLC
P.O. BOX 3119
SAND SPRINGS, OK 74064

PHONE: (918) 615-7701
EMAIL: AAB@AABENG.COM

CITY OF TULSA, OKLAHOMA, IN THE COUNTY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IN THE TOWN OF UNIVERSITY HEIGHTS, ADDITION TO THE CITY OF TULSA, TULSA COUNTY, WITNESSES:

1. CHUCK STANFORD,
VICE PRESIDENT OF REAL ESTATE
ON BEHALF OF QUIKTRIP CORPORATION

CERTIFICATE OF AUTHORIZATION NO. 6089, EXT. JULY 30, 2020

THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, TO THE BEST OF THE Knowledge of the undersigned.

I, EARRI COOGGIN, do hereby authorize the City of Tulsa, Tulsa County, State of Oklahoma, to record the plat hereon, and hereby certify that the plat is true and correct to the best of my knowledge and belief.

DRAFT FINAL PLAT
QUIKTRIP NO. 0085

The Plat contains a description of the property to be subdivided, including the location of the proposed streets, public utilities, and other improvements. It also includes a certification from the surveyor and engineer, stating that the plat is true and correct to the best of their knowledge and belief.

[Diagram of the Plat]

The Plat is intended to be used for the development of the property, including the creation of new streets, the provision of public utilities, and the establishment of easements and other restrictions. The Plat is recorded with the City of Tulsa, Tulsa County, State of Oklahoma, and is available for public inspection.

[Contact information for the City of Tulsa, Tulsa County, State of Oklahoma]

The Plat is a valuable tool for developers, contractors, and other stakeholders involved in the development of the property. It provides a clear and accurate description of the property and its boundaries, as well as the location of streets, public utilities, and other improvements.

The Plat is a critical document for the proper development of the property, and it is important that it be recorded and maintained in a secure and accessible location. The Plat is an essential tool for ensuring the proper development of the property, and it is important that it be used for that purpose.

The Plat is a valuable tool for all parties involved in the development of the property, and it is important that it be used for that purpose. The Plat is a critical document for the proper development of the property, and it is important that it be recorded and maintained in a secure and accessible location.

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Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tulsa City Council: CO/Justin Picard
Property Owner: CROSSOVER COMMUNITY IMPACT INC

Applicant Proposal:
Present Use: Commercial
Proposed Use: Mixed-Use

Concept summary: Crossover Community Impact supports neighborhood redevelopment that includes economic development, housing development, sports, schools and sports.

Tract Size: 9.29 ± acres
Location: West of the southwest corner of East 36th Street North & North Peoria Avenue

Zoning:
Existing Zoning: CS/HNO (Healthy Neighborhood’s Overlay)

Proposed Zoning: MX2-F-65 in Area “A”
MX2-V-65 in Area “B”

Comprehensive Plan:
Land Use Map: Town Center
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval for MX2-F-65 and MX2-V-65.
The zoning request is consistent with:
1) Tulsa Comprehensive Plan
2) 36th Street North small area plan
3) Consistent with the land use recommendation of the Bus Rapid Transit System study
4) Not conflicting with the Healthy neighborhood overlay.

Staff Data:
TRS: 0224
CZM: 28
Atlas: 431

City Council District: 1
Councilor Name: Vanessa Hall-Harper

County Commission District: 1
Commissioner Name: Mike Craddock
SECTION I: Z-7462

DEVELOPMENT CONCEPT:
Provide a mixed-use community that provides an agent of change creating a community of choice. Crossover Community Impact will provide many opportunities to meet the real needs of our community in such a way that we see the community restored and made whole and as a result people will take pride in our community and desire to stay here.

EXHIBITS:
INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Bus Rapid Transit land use recommendation map at 36th Street North and Peoria.
Applicant Exhibits:
Conceptual Site Plan, Sheet A-100
Conceptual School foot print, Sheet A-101
Building concept, elevation
Building concept, birds eye view
Legal description and exhibit for Area A (MX2-F-65)
Legal description for Area B (MX2-V-65)

DETAILED STAFF RECOMMENDATION:
Z-7462 requesting MX2-F-65 and MX2-V-65 are both consistent with the Town Center Land Use Designation in the Tulsa comprehensive plan and,

MX2-F-65 and MX2-V-65 are both consistent with the Land Use recommendations and the goals identified in the 36th Street North small area plan and,

MX2-F-65 and MX2-V-65 do not conflict with the Healthy Neighborhood Overlay and,

MX2-F-65 and MX2-V-65 are consistent with the recommendations offered by the Bus Rapid Transit System study and,

MX2-F-65 and MX2-V-65 are consistent with the expected development pattern for the proximate properties and,

Uses and development standards defined by MX2-F-65 and MX2-V-65 are non-injurious to the surrounding property owners therefore

Staff recommends Approval of Z-7462 to rezone property from CS/ to MX2-F-65 and MX2-V-65.

SECTION II: Supporting Documentation
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX zoning is consistent with the town center and area of growth designations of the Tulsa comprehensive plan.

Land Use Vision:
Land Use Plan map designation: 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: None

Trail System Master Plan Considerations: The site abuts the Osage Trail which is classified as a Bikeway and Multi-use trail on the west side of the site. Building placement, and orientation should not turn their back to the trail or place obstructions for access.

Small Area Plan: 36th Street North Small Area Plan (Amended 2016)

36th Street North small area plan recommendations include for land use priorities that are supported by this rezoning request.

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in September 2018. The program expires in December 2019.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped property except where the Crossover Health Services building is located at the northwest corner of the site adjacent to the existing trail.

Environmental Considerations: None that affect site redevelopment
### Streets:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 36th Street North</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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</tr>
</tbody>
</table>

### Utilities:

The subject tract has municipal water and sewer available.

### Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>CH/RS-3/CS with HNO</td>
<td>Town Center</td>
<td>Growth</td>
<td>Church Commercial uses</td>
</tr>
<tr>
<td>East</td>
<td>CS with HNO</td>
<td>Town Center</td>
<td>Growth</td>
<td>Fire Department Convenience store and School</td>
</tr>
<tr>
<td>South</td>
<td>AG with HNO</td>
<td>New Neighborhood Park and Open Space</td>
<td>Growth and Stability</td>
<td>School and Hawthorne Park</td>
</tr>
<tr>
<td>West</td>
<td>RS-3/OL/CH with HNO</td>
<td>Main Street Existing Neighborhood</td>
<td>Growth and Stability</td>
<td>Undeveloped Detached single family</td>
</tr>
</tbody>
</table>

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:**

Ordinance number 16606 dated June 3, 1986, established zoning for the subject property (a portion of Area B).

Ordinance number 14982 dated March 13, 1981, established zoning for the subject property (a portion of Area A).

Ordinance number 11918 dated September 1, 1970, established zoning for the subject property (a portion of Areas A and B).

**Subject Property:**

**SA-3 April 2018:** City Council approved the Healthy Neighborhoods Overlay on property located within the 36th Street North Small Area Plan, Unity Heritage Neighborhoods Sector Plan, and the Crutchfield Neighborhood Plan.

**Z-6098 June 1986:** All concurred in approval of a request for rezoning a 1.66+ acre tract of land from RS-3 to CS on property located west of the southwest corner of East 36th Street North and North Peoria Avenue, a portion of the subject property. (Ordinance number 16606)
Z-5478 March 1981: All concurred in approval of a request for rezoning a 6.8+ acre tract of land from RS-3 to CS on property located west of the southwest corner of East 36th Street North and North Peoria Avenue, a portion of the subject property. (Ordinance number 14982)

Surrounding Property:

Z-5395 July 1980: All concurred in approval of a request for rezoning a tract of land from CS to IL on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

BOA-16555 January 1994: The Board of Adjustment approved a special exception to permit school uses in an RS-3 zoned district, on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

11/21/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

Subject Tract Z-7462 20-12 24
SUBJECT TRACT
LAND
USE
PLAN
TOWN
CENTER

Land Use Plan Categories

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

Z-7462
20-12 24

7.8
LEGAL DESCRIPTION
EXHIBIT "A"

LOT ONE (1), BLOCK ONE (1), NORTHSIDE CLINIC, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 4543.

AND

LOT TWO (2) AND LOT THREE (3), IRIS GARDENS ADDITION, PART OF THE NORTHEAST QUARTER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 1717.

AND

BEGINNING AT A POINT FIFTY (50) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S01°08'58"E FOR A DISTANCE OF 539.04 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 194.52 FEET; THENCE N01°09'54"W FOR A DISTANCE OF 539.20 FEET; THENCE N88°40'04"E FOR A DISTANCE OF 194.67 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF OCTOBER, 2018.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020
LEGAL DESCRIPTION EXHIBIT "A"

Page 2 of 2

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.

2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
LEGAL DESCRIPTION
EXHIBIT “B”

BEGINNING AT A POINT ONE-HUNDRED NINETY-FIVE (195) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE N88°40'04"E FOR A DISTANCE OF 219.85 FEET THENCE S01°08'58"E FOR A DISTANCE OF 393.86 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 219.85 FEET; THENCE NO1°08'58"W FOR A DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING.

SURVEYOR’S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 9TH DAY OF OCTOBER, 2018.

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE: 184450LG-B
FILE: 184450LG--B

Notes
1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40′04″E.

2. SEE EXHIBIT "B" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
Case Number: Z-7463 with optional development plan (Related to Mingo Commercial Center Preliminary Plat)

Hearing Date: November 19, 2018

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Global Development LLC
Property Owner: GLOBAL DEVELOPMENT LLC

Location Map:
(showed with City Council Districts)

Applicant Proposal:
Present Use: Residential
Proposed Use: Commercial Office Park

Concept summary: A 4 lot commercial subdivision with an optional development plan to support development with access limited to a common mutual access drive

Tract Size: 4.45 ± acres
Location: South of the southeast corner of East 91st Street South & South Mingo Road

Zoning:
Existing Zoning: CO/AG
Proposed Zoning: CS with optional development plan

Comprehensive Plan:
Land Use Map: Regional Center
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.
For CS zoning with optional development plan standards outlined in Section II below.

Staff Data:
TRS: 8419
CZM: 58
Atlas: 1902

City Council District: 7
Councilor Name: Arianna Moore

County Commission District: 3
Commissioner Name: Ron Peters
SECTION I: Z-7463

APPLICANTS DEVELOPMENT CONCEPT:
Mingo Commercial Park is a proposed 4 lot commercial subdivision on the east side of Mingo Road south of 91st Street South. This optional development plan has been submitted along with a request to rezone the property from AG to CS. The owner plans to develop the property using a common mutual access drive along the center of the property. This plan is provided to allow lots to be created without frontage along a street in accordance with the current subdivision regulations. It sets out the method for measuring the required bulk and area requirements and setbacks.

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:
Mingo Commercial Center conceptual plan

SECTION II: Optional Development Plan Standards:

GENERAL PROVISIONS:

1. All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CS zoning district except that lots are not required to have public street frontage.

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be included in a reserve area or mutual access easement as defined on the face of the final plat. The reserve area or easement shall include provisions that provide common use and benefit of the owners of the lots, their guest and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.

2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to a Property Owners Association. Such obligation must be provided for in the plat. Each property owner, by acceptance of a deed to a property within the development, will be deemed to have agreed to be a member of the property owner’s association and be subject to assessments for maintenance of the common areas and public or private improvements.

3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
5. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.

6. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. Gate designs, security systems and access controls must be reviewed and approved by the technical advisory committee before installation.

MINIMUM BUILDING SETBACKS FROM PRIVATE STREETS:
1. No building shall be located closer than 35 feet as measured to the center of the mutual access easement.

LANDSCAPING:
1) All landscaping shall conform with or exceed the landscape standards of the Tulsa Zoning Code at the time a building permit for new building construction is submitted. Additionally, the following standards shall apply to street yard landscaping which shall be provided along the mutual access drive as follows:
   i) A landscape strip with a minimum width of 12 feet from the edge of pavement shall be established and maintained as a landscaped area.
   ii) Within that landscape strip trees shall be installed and maintained with a maximum spacing of one tree for each 50 linear feet along both sides of the drive.

PLATTING REQUIREMENT:
A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any commercial building permit.

DETAILED STAFF RECOMMENDATION:

Z-7463 requesting CS with the optional development plan as outlined in Section II is consistent with the Regional Center land use designation of the Tulsa comprehensive plan and,

CS zoning is non-injurious to the surrounding property owners.

CS zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7463 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning with the optional development plan is consistent with the Regional Center land use vision of the 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. 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:** Secondary Arterial with out additional designations.

**Trail System Master Plan Considerations:** The Tulsa Trail Plan illustrates a proposed trail system along the south edge of this site. During the plat process accommodations for a 20' wide trail easement should be included during the plat process.

See Trail Plan Snippet on next page:
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped and was a homesite with some agricultural uses evident.

Environmental Considerations: None except the floodplain area adjacent to the south boundary of the site.

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South Mingo Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>5 includes center turn lane</td>
</tr>
</tbody>
</table>
Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Convenience store</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Empty lot</td>
</tr>
<tr>
<td>South</td>
<td>CO</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Floodplain lot empty</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Floodplain empty lot</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surviving Property:

BOA-22091 June 2016: The Board of Adjustment approved a special exception to permit a dynamic display sign for Forest Park Christian Church in the AG District, on property located at the southwest corner of East 91st Street South and South Mingo Road.

Z-6910-SP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-7003/PUD-721 January 2006: All concurred in approval of a request for rezoning and approval of a proposed Major Amendment to PUD on a 40+ acre tract of land from AG to CS/OL/RS-3/PUD to permit office, commercial, and residential uses on property located on the northwest corner of East 91st Street South and south Mingo Road.

Z-6910-SP-1 December 2003: All concurred for approval of the proposed Corridor Site plan on a 4.5+ acre tract for a 4-story bank and medical office building located east of the southeast corner of East 91st Street South and South Mingo Road.

Z-6910 November 2003: All concurred in approval of a request for rezoning a 4.5+ acre tract from AG to CO, for office and bank use, on property located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6467/PUD-628 March 2000: All concurred in approval of a request for rezoning and approval of a proposed Major Amendment to PUD on a 15.86+ acre tract of land from AG/CO to CO/PUD to permit a medium intensity office park to include assisted living facility and elderly/retired housing, on property located on the northeast corner of the Mingo Valley Expressway and South Mingo Road.

Z-6538/Z-6538-SP-1 July 1996: All concurred in approval of a request for rezoning a 3.4+ acre tract of land from AG to CO, on property located south and east of the southeast corner of East 91st Street.
South and South Mingo Road. **Approval** was also granted for a Corridor Site plan for an inline hockey facility.

**Z-6467/Z-6467-SP-1 January 1995:** All concurred in **approval** of a request for **rezoning** a 15+ acre tract of land from AG/CO to CO on property located south and east of the southeast corner of East 91st Street South and South Mingo Road. **Approval** was also granted for a Detail Corridor Site Plan to allow a golf center with a driving range, practice, and instructional facilities.

**Z-6194 July 1988:** All concurred in **approval** of a request for **rezoning** a 3.45+ acre tract of land from AG to CO on property located east of the southeast corner of East 91st Street South and South Mingo Road.

**Z-5916 December 1987:** All concurred in **approval** of a request for **rezoning** a 2+ acre tract of land from AG to CS on property located on the southeast corner of East 91st Street South and South Mingo Road.

11/21/2018 1:30 PM
Z-7463
with Optional
Development Plan
Z-7463
with Optional Development Plan

Subject Tract

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

Aerial Photo Date: February 2018

18-14 19
Note: Graphic overlays may not precisely align with physical features on the ground.

Subject Tract 18-14 19

Aerial Photo Date: February 2018
Z-7463
with Optional Development Plan

SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

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

Feet

0 200 400

18-14 19
Growth and Stability

Area of Growth
Area of Stability

Z-7463
with Optional Development Plan

18-14 19
Mingo Commercial Center

LOCATION MAP
**Case:** Mingo Commercial Center  
(Related to Z-7463)

**Hearing Date:** November 19, 2018

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**

**Applicant:** AAB Engineering, LLC  
**Owner:** Global Development, LLC

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

![Location Map Image]

**Applicant Proposal:**

Preliminary Plat  
4 lots, 1 block, 1 reserve, 4.45 ± acres

**Location:** South of the southeast corner of East 91st Street South and South Mingo Road

**Zoning:**  
*Current:* AG/CO  
*Proposed:* CS with optional development plan

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District:** 7  
**Councilor Name:** Arianna Moore

**County Commission District:** 3  
**Commissioner Name:** Ron Peters

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

Mingo Commercial Center - (CD 7)
Related to Z-7463 rezoning from AG/CO to CS

South of the southeast corner of East 91st Street South and South Mingo Road

This plat consists of 4 lots, 1 block on 4.45 ± acres.

The Technical Advisory Committee (TAC) met on November 1, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned primarily AG (Agriculture) with a very small area of CO (Corridor) along the southern boundary. All property is under application to be rezoned to CS (Z-7463). The rezoning must be approved and effective prior to the approval of a final plat.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Mingo Road must be labeled on the face of the plat. Limits of no access must be applied along Mingo Road with defined access points to the subdivision.

4. **Sewer:** Sewer mainline extension is required to serve lots within the subdivision. IDP plans for sewer extension must be approved prior to approval of the final plat and required easements must be reflected on the face of the plat.

5. **Water:** Water mainline extension is required as well as additional easements for service meter locations. IDP plans for water main extension must be approved prior to approval of the final plat. All required easements must be shown on the face of the final plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Add City of Tulsa prior to State of Oklahoma in the plat subtitle. Remove contours from final plat submittals. Graphically label the POC (point of commencement) and POB (point of beginning) on the face of the plat. Label all platted property in the location map and label all other property as unplatted. Verify accuracy of legal description and tie to a section corner, half section, or quarter section.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** The property is located within FEMA and City of Tulsa floodplains. All floodplain boundaries must be delineated on the face of the plat and any modifications to the floodplain must be completed prior to approval of the final plat.

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 all other requirements of the Subdivision and Development Regulations.
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER
Growth and Stability

Area of Growth
Area of Stability

MINGO COMMERCIAL CENTER

18-14 19

0 200 400
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
Applicant: Keith Sprik, Biltmore Homes
Owner: Biltmore Homes, LLC

**Applicant Proposal:**
Modification to the Subdivision and Development Regulations
Purpose: Requesting a modification to the sidewalk requirements of Section 5.070 to remove the requirement for construction of sidewalks.

**Location:** Lot 12, Block 1 Kenlawn
East of the northeast corner of East 25th Place South and South Lewis Avenue

**Zoning:** RS-2

**Staff Recommendation:**
Staff recommends approval of the modification

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

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

**Hearing Date:** November 19, 2018

**EXHIBITS:** Site Plan, Applicant’s Request
MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-1 - 2429 East 25th Place - (CD 4)
East of the northeast corner of East 25th Place South and South Lewis Avenue
Lot 12, Block 1 of Kenlawn Addition

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

A fee in-lieu program was the established mechanism for removing the requirement per Section 5.070; however, at this time, the City of Tulsa is not able to accept fee-in-lieu payments. The account for the funds and the process by which they are to be collected is still being established.

The property under application is located within a neighborhood where there are currently no sidewalks. The newly constructed home would be the only property in the immediate area with a sidewalk and the sidewalk would not provide the connectivity that is the intended goal of the Subdivision and Development Regulations.

Staff recommends approval of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.
Plot Plan

SCALE 1" = 37'-0"
To - Planning Commission
ME - 2429 & 25th Pl
Section 5.020.2

We are requesting a variance to waive sidewalk installation at the above address. Currently there are no sidewalks on this entire street and the property to the west is approximately 2' higher in elevation. Therefore once we excavate our property to meet APT requirements we would be depositing dirt into a pile of dirt with some type of retaining wall. We believe the sidewalk would be useless and unsightly given the current aesthetics of this pristine and well kept street. My buyers, Mark and Susan Butterworth do not want this appearance in front of their new home.

Thank you for your consideration of this matter.

Sincerely,

[Signature]

Bittmore Homes
918 853 7636