

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

tulsaplanning.org

**Subdivision & Development Regulations – Compliance Review**

**APPLICATION INFORMATION**

RECEIVED BY: DS DATE FILED: 3/24/22

ZONING REFERENCE CASE: PUD-267-A BOA REFERENCE CASE: \_\_\_\_\_

TMAPC DATE (IF PENDING): \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_ BOA DATE (IF PENDING): \_\_\_\_\_

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) # (if applicable): \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: 10121 S. Sheridan Road

LEGAL DESCRIPTION: Lot 1, Block 1, Village South

PRESENT ZONING: CS/RM-1/PUD-267-A T-R-S: 18-13-26 COUNCIL DISTRICT: 8 COUNTY COMMISSION DISTRICT: 3

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED

USE: Commercial, Bar, Assembly & Entertainment (small indoor)

REASON FOR APPLICATION: Major amendment to PUD to add permitted uses to development standards

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Nathalie Cornett	NAME	Village South Retail LLC
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	P.O. Box 700717
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Tulsa, OK 74170
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	ncornett@ellerdetrich.com	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Nathalie Cornett</u>		<u>3.24.22</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney

APPLICATION FEES (Make checks payable to INCOG)		
TOTAL DUE:	\$500	RECEIPT NUMBER: <u>234494</u>

TRACKING			
DISTRIBUTION TO CITY/COUNTY STAFF:		FINAL RECORDATION OF REQUIREMENTS:	
COMMENTS RETURNED TO APPLICANT:			

**SUBMITTAL REQUIREMENTS:**  
 Conceptual Site Plan– 4 copies (11x17 max) & PDF  
 Conceptual Utility Plan – 4 copies (11x17 max) & PDF

**SUBDIVISION & DEVELOPMENT REGULATIONS:**  
**(This form is to be completed by applicant.)**

The following information will assist staff in determining property compliance with the adopted Subdivision and Development Regulations. Predevelopment meetings can be requested with Development Services at the City of Tulsa to determine infrastructure and floodplain requirements for proposed developments. City of Tulsa Development Services: 918-596-9456

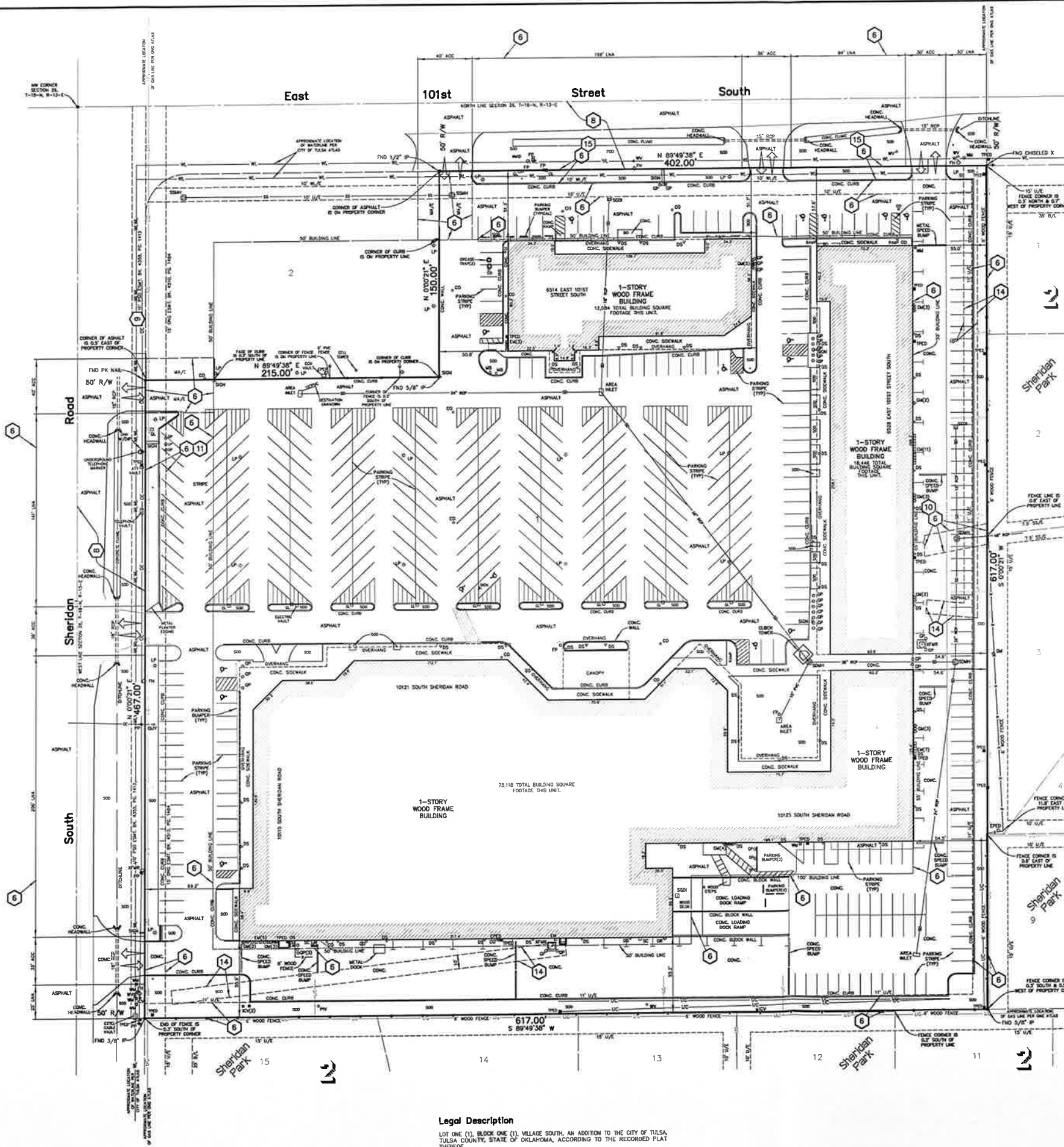
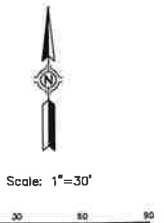
- |  | YES                                 | NO                                  |
|--|-------------------------------------|-------------------------------------|
| 1) Has property previously been platted?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 2) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 3) Will any restrictive covenants be filed by separate instrument?                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 4) Infrastructure requirements   |                                     |                                     |
| a) Water   |                                     |                                     |
| i) Is a main line water extension required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Are additional easements required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer  |                                     |                                     |
| i) Is a main line extension required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Are additional easements required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Storm Sewer   |                                     |                                     |
| i) Is an IDP required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Is on-site detention required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5) Floodplain  |                                     |                                     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6) Change of Access  |                                     |                                     |
| a) Are revisions to existing access locations necessary?                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7) Is the property located within an approved TMAPC development plan?                | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Have the development standards for the approved development plan been amended?    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Site Plan Requirements:**

- Property boundary with dimensions
- Existing/proposed building
  - Footprint
  - Number of floors
  - Floor area
- Location and dimension of proposed access
- Sidewalks

**Conceptual Utility Plan Requirements:**

- Property boundary
- Location of existing/proposed utilities
- All existing/proposed easements by type and dimension with recording information
- All existing/proposed right-of-way dedications with recording information



Schedule B-II Exceptions

- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND BUILDING LINES AS SHOWN ON THE RECORDED PLAT AND AS CONTAINED IN COCANT CONTAINED IN AGREEMENT DATED DECEMBER 11, 1981, FILED DECEMBER 31, 1981, IN BOOK 4387 AT PAGE 1088, RECORDS OF THE TULSA COUNTY CLERK, CERTIFICATE OF DEDICATION OF VILLAGE SOUTH DATED AUGUST 30, 1982, FILED SEPTEMBER 13, 1982, PLAT NO. 4251, P.U.D. NO. 267, INSTRUMENT NO. 82114, RECORDS OF THE TULSA COUNTY CLERK, TENANTS-IN-COMMON AGREEMENT BETWEEN BRASS ROCK COO, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY AND GOLD ROCK COO, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, DATED JULY 28, 2012, FILED AUGUST 7, 2012, DOCUMENT NO. 201207822, RECORDS OF THE TULSA COUNTY CLERK, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, AND WHICH DO NOT PROVIDE FOR FORTUITURE OR REVERSION OF TITLE, (EASEMENTS, BUILDING SETBACK LINES AND LIMITS OF NO ACCESS FROM PLAT OF VILLAGE SOUTH AFFECT SUBJECT PROPERTY AS SHOWN HEREON).
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO EASEMENT FOR UNDERGROUND SERVICE CABLE, AS SHOWN IN THE RESTRICTIONS ATTACHED TO THE RECORDED PLAT, EASEMENT IS A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLES, EXTENDING FROM THE SERVICE PEDestal OF TRANSFORMER TO THE SERVICE ENTRANCE OF THE HOUSE, (SAID EASEMENT IS FROM DEED OF DEDICATION AND ACTUAL LOCATION IS NOT KNOWN).
- WATER EASEMENT TO THE CITY OF TULSA DATED OCTOBER 4, 1977, FILED OCTOBER 31, 1977, IN BOOK 4292 AT PAGE 815, RECORDS OF THE TULSA COUNTY CLERK. (DOES NOT AFFECT SUBJECT PROPERTY).
- RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA DATED SEPTEMBER 9, 1978, FILED SEPTEMBER 28, 1978, IN BOOK 4355 AT PAGE 1413, RECORDS OF THE TULSA COUNTY CLERK. (DOES NOT AFFECT SUBJECT PROPERTY).
- EASEMENT TO THE CITY OF TULSA DATED OCTOBER 4, 1977, FILED OCTOBER 10, 1978, IN BOOK 4338 AT PAGE 214, RECORDS OF THE TULSA COUNTY CLERK. (15' WIDE STORM SEWER EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
- RIGHT OF WAY EASEMENT TO OKLAHOMA NATURAL GAS COMPANY DATED OCTOBER 24, 1980, FILED NOVEMBER 17, 1982, IN BOOK 4310 AT PAGE 1484, RECORDS OF THE TULSA COUNTY CLERK. (15' WIDE EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
- CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT DATED FEBRUARY 21, 1983, FILED MARCH 14, 1983, IN BOOK 4875 AT PAGE 101, RECORDS OF THE TULSA COUNTY CLERK. (DOES NOT AFFECT SUBJECT PROPERTY).
- RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, A DIVISION OF DEER INC., DATED MAY 25, 1983, FILED JUNE 6, 1983, IN BOOK 4896 AT PAGE 1092, RECORDS OF THE TULSA COUNTY CLERK. (A 5' EASEMENT, 2.5' EACH SIDE OF THE OKLAHOMA NATURAL GAS LINES THROUGH, OVER AND ACROSS VILLAGE SOUTH ALONG WITH THE RIGHT TO ENTER PREMISES AND EASEMENTS FOR THE PURPOSE OF SURVEYING, DIGGING, OPERATING AND MAINTAINING SAID GAS LINES AFFECTS SUBJECT PROPERTY, EXACT SIZE AND LOCATIONS NOT SPECIFIED).
- RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA DATED MARCH 17, 1988, FILED APRIL 5, 1988, IN BOOK 5091 AT PAGE 515, RECORDS OF THE TULSA COUNTY CLERK. (10' WIDE EASEMENTS AFFECT SUBJECT PROPERTY AS SHOWN HEREON).
- AGREEMENT FOR MAINTAINING STRUCTURES ON A 10 FOOT WATER LINE EASEMENT TO THE CITY OF TULSA DATED OCTOBER 18, 1988, FILED DECEMBER 6, 1988, IN BOOK 5143 AT PAGE 2588, RECORDS OF THE TULSA COUNTY CLERK. (ALLOWS FOR THE CONSTRUCTION AND MAINTENANCE OF A SIGN AND/OR STRUCTURES OVER, UPON AND IN THE 10 FOOT WATER LINE EASEMENT, AFFECTS SUBJECT PROPERTY AS SHOWN HEREON).
- THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE NOTICE OF EXISTENCE OF LEASE BETWEEN VILLAGE SOUTH, LTD, AN OKLAHOMA CORPORATION AND FLEMING COMPANIES, INC., AN OKLAHOMA CORPORATION AND MCCARTNEY FOODS, INC., A KANSAS CORPORATION, DATED FEBRUARY 2, 1983, FILED FEBRUARY 11, 1983, IN BOOK 4668 AT PAGE 1495, RECORDS OF THE TULSA COUNTY CLERK.
- A PORTION OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO MORTGAGE SECURITY AGREEMENT AND ASSIGNMENT OF LEASEHOLD INTEREST AT PAGE 458 OF THE ABSTRACT EXECUTED BY SKY OF OKLAHOMA, AN OKLAHOMA LIMITED LIABILITY COMPANY, IN FAVOR OF THE F & M BANK & TRUST COMPANY, AN OKLAHOMA BANKING CORPORATION, DATED MARCH 15, 2010, FILED MARCH 26, 2010, DOCUMENT NO. 201003180, RECORDS OF THE TULSA COUNTY CLERK. (TENANT INTEREST ONLY).
- A PORTION OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO UCC FINANCING STATEMENT AT PAGE 498 OF THE ABSTRACT BETWEEN SKY OF OKLAHOMA, AN OKLAHOMA LIMITED LIABILITY COMPANY AND TULSA ECONOMIC DEVELOPMENT CORPORATION (SECURED PARTY), FILED JANUARY 22, 2014, DOCUMENT NO. 201400063, RECORDS OF THE TULSA COUNTY CLERK. (TENANT INTEREST ONLY).
- A PORTION OF THE PROPERTY DESCRIBED HEREON IS SUBJECT TO UCC FINANCING STATEMENT AT PAGE 498 OF THE ABSTRACT BETWEEN SKY OF OKLAHOMA, AN OKLAHOMA LIMITED LIABILITY COMPANY AND PROPERTY BANK (SECURED PARTY), FILED JULY 11, 2016, DOCUMENT NO. 201600084, RECORDS OF THE TULSA COUNTY CLERK. (TENANT INTEREST ONLY).

Legend

ACC	ADDRESS	PVC	POLYVINYL CHLORIDE PIPE
A/C	AIR CONDITIONER	RCB	REINFORCED CONCRETE BOX
BLUC	BUILDING SETBACK LINE	RCP	REINFORCED CONCRETE PIPE
B/L	BUILDING OVERHANG	RR	RAILROAD
BD	BUILDING OVERHANG	R/W	RIGHT-OF-WAY
CL	CENTERLINE	SC	SPRINKLER CONNECTION
CO	CONCRETE	SD	STORM DRAIN
CO	CONCRETE	SDH	STORM DRAIN MANHOLE
CO	CONCRETE	SGDI	SINGLE GRATE DROP INLET
CO	CONCRETE	SPHD	SPRINKLER HEAD
CO	CONCRETE	SS	SANITARY SEWER
CO	CONCRETE	SS/E	SANITARY SEWER EASEMENT
CO	CONCRETE	SSH	SANITARY SEWER MANHOLE
EPD	ELECTRIC PEDestal	TC	TOP OF CURB
ESHT	ELECTRIC SERVICE HEAD	TCG	TOP OF CURB GRATE
FT	FINISH FLOOR	TRD	TRIPLE GRATE DROP INLET
FL	FIRE HYDRANT	TH	TOP OF HEADWALL
FL	FIRE HYDRANT	TPD	TELEPHONE PEDestal
FNC	FENCE	TR	TOP OF MANHOLE RIM
FNC	FENCE	TSBH	TRAFFIC SIGNAL MANHOLE
C	CUTTER	TRSL	TRAFFIC SIGNAL
GM	GROUND LIGHT	TY	TYPICAL
GM	GAS METER	W	WATERLINE
GP	GUARD POST	W/E	WATERLINE EASEMENT
GR	GAS RISER	WM	WATER VALVE
GUY	GUY DOWN	WV	UNDERGROUND GAS LINE
ICV	IRRIGATION CONTROL VALVE	UE	UNDERGROUND ELECTRIC
IP	IRON PIN	U/E	UNDERGROUND TELEPHONE
LVA	LIMITS OF NO ACCESS	UTM	UTILITY MANHOLE
LIC	LIGHT POLE	XPR	TRANSFORMER
MA/E	MUTUAL ACCESS EASEMENT		
MB	MAIL BOX		
OC	OVERHEAD ELECTRIC		
PV	POST INDICATOR VALVE		
PP	POWER POLE		

Miscellaneous Notes

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "ONE" (1-800-522-6543) BEFORE DIGGING (WE DO NOT CERTIFY TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES).
- THE PROPERTY DESCRIBED HEREON CONTAINS 7.989 ACRES OR 348,437 SQ. FT.
- THE BEARING BASE FOR THIS SURVEY IS BASED ON THE PLATTED BEARINGS ON THE RECORDED PLAT OF VILLAGE SOUTH, PLAT NO. 4251.
- THE PROPERTY DESCRIBED HEREON CONTAINS A TOTAL OF 463 STRIPPED PARKING SPACES, 42 OF WHICH ARE DESIGNATED AS HANDICAPPED.
- THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA, DATED MAY 18, 2015.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- ALL EASEMENTS AND RIGHTS-OF-WAY CALLED OUT IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 305337 WITH EFFECTIVE DATE OF AUGUST 8, 2016, ARE SHOWN OR NOTED HEREON.

## ALTA/NSPS Land Title Survey

### of

## Lot One (1), Block One (1) Village South

### City of Tulsa, Tulsa County, Oklahoma

**Surveyor's Certification**  
 WE, SISEMORE WEISZ & ASSOCIATES, INC. DO HEREBY CERTIFY TO:  
 SH CAPITAL, LLC AND/OR ASSIGNS  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 TULSA ABSTRACT & TITLE COMPANY

THAT: (i) THIS SURVEY IS TRUE AND ACCURATE, WAS MADE ON-THE-GROUND AS PER THE FIELD NOTES SHOWN HEREON, ACCURATELY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF LAND INDICATED HEREON, ACCURATELY SHOWS THE LOCATION OF ALL BUILDINGS AND STRUCTURES, AND ACCURATELY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH EASEMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED), (ii) EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY, ANY BUILDINGS OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS THERE ARE NO ENCROACHMENTS OR VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES, (iii) WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40145A0400, MAP REVISED: OCTOBER 16, 2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, (iv) WE FURTHER STATE THAT THE WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED AFFECTING THE SUBJECT PROPERTY, SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA, & NSPS IN 2011, AND INCLUDES ITEMS 1, 2, 3, 8 AND 16, OF TABLE A, THEREOF, AND THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS".

THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.  
 DATE OF LAST FIELD VISIT: AUGUST 19, 2016.  
 WITNESS MY HAND AND SEAL THIS 29TH DAY OF AUGUST, 2016.

SISEMORE WEISZ & ASSOCIATES, INC.  
 BY: DEAN ROBINSON  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 OKLAHOMA NO. 1146  
 EMAIL: drobinson@sw-assoc.com



**SWA** Sismore Weisz & Associates, Inc.  
 100 EAST 20TH PLACE  
 TULSA, OKLAHOMA 74106  
 P.O. BOX 988-2800  
 TULSA, OKLAHOMA 74106  
 TEL: 918-486-2800  
 FAX: 918-486-2801  
 E-MAIL: info@swa.com

**Legal Description**  
 LOT ONE (1), BLOCK ONE (1) VILLAGE SOUTH, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

REVISIONS	BY	DATE
FILE: 1813.2840	SURVEY BY: RWB	DATE: 8/29/16
ORDER: 13063.01	DRAWN BY: MK(JSR)	SCALE: 1"=30'
BOOK: 997/30	CHECKED BY: SAC	SHEET 1 OF 1