

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2468

January 17, 2007

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

## REPORTS

2. **Chairman's Report:**
3. **Worksession Report:**
4. **Director's Report:**  
Review TMAPC receipts for the month of December 2006
5. Minutes of December 20, 2006, Meeting No. 2466  
Correction of Scrivener's Error for Minutes of July 05, 2006,  
Meeting No. 2451
6. Review of Proposed Urban Renewal Plan Amendment

## 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.

- a. **Stone Creek Commercial Center – (9425)/Final Plat** (PD 17) (CD 6)  
Northwest corner of East 51<sup>st</sup> Street South and 193<sup>rd</sup> East Avenue
- b. **Cypress Creek (revised) – (9425)/Final Plat** (PD 17) (CD 6)  
West of the southwest corner of East 41<sup>st</sup> Street and 193<sup>rd</sup> East Avenue
- c. **South Tulsa Medical Office Center – (8419)/Final Plat** (PD 18) (CD 8)  
10102 East 91<sup>st</sup> Street South
- d. **L-20052 – Sisemore Weisz & Associates (9426)/Lot-Split** (PD 18) (CD 5)  
7620 East 42<sup>nd</sup> Place South
- e. **LC-37 – DeShazo, Tang & Associates (8326)/Lot-Combination** (PD 26) (CD 8)  
8005 East 106<sup>th</sup> Street South
- f. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

8.

## CONTINUED PUBLIC HEARINGS

- |    |   |                      |
|----|---|----------------------|
| a. | <b><u>Z-7045 – Jerry W. Ledford, Jr, Tulsa Engineering &amp; Planning</u></b>   | <b>AG to RS-4/CS</b> |
|    | Southeast corner East 11 <sup>th</sup> Street and South 161 <sup>st</sup> East Avenue (Continued from December 6, 2006)   | (PD-17) (CD-6)       |
| b. | <b><u>PUD-625-4/Z-6735-SP-1d – Sisemore Weisz &amp; Assoc.</u></b>  | (PD-18c) (CD-8)      |
|    | East of the southeast corner of South Mingo Road and East 81 <sup>st</sup> Street South ( <b>Minor Amendment/Corridor Site Plan</b> to create three lots from Lot 3, Block 1 for three new development sub-areas and allocation of floor area.) (Continued from 1/3/07) |                      |

9.

## PUBLIC HEARINGS

- |    |  |                 |
|----|--|-----------------|
| a. | <b><u>Union Elementary No. 13 – (8418)/Preliminary Plat</u></b>  | (PD 18) (CD 8)  |
|    | Southeast corner of East 84 <sup>th</sup> Place South and U.S. 169   |                 |
| b. | <b><u>Westgate – (1327)/Preliminary Plat</u></b>   | (County)        |
|    | South of the southeast corner of East 83 <sup>rd</sup> Street North and Yale (Whirlpool Drive)   |                 |
| c. | <b><u>Crossing at 86<sup>th</sup> Street Phase III – (1326)/Preliminary Plat</u></b>   | (County)        |
|    | South and east of southeast corner of East 86 <sup>th</sup> Street North and 67 <sup>th</sup> East Avenue  |                 |
| d. | <b><u>Shipley Subdivision – (8305)/Preliminary Plat</u></b>  | (PD 18) (CD 2)  |
|    | 6336 South Harvard ( <b>continued from 12/6/06, 1/17/07, and another continuance is requested until 2/7/07 to allow for City Council review of PUD standards</b> ) |                 |
| e. | <b><u>CZ-384 – Breisch &amp; Associates, Inc.</u></b>  | <b>AG to RE</b> |
|    | Abutting southeast of West Skyline Drive and west of South 65 <sup>th</sup> West Avenue  | (PD-9) (CD-1)   |

10.

## CONTINUED RECONSIDERATION

- |    |   |                 |
|----|---|-----------------|
| a. | <b><u>Z-7020 – Robert Johnson</u></b>   | <b>AG to IL</b> |
|    | West of the southwest corner of East 56 <sup>th</sup> Street North and North 145 <sup>th</sup> Avenue East (Continued from January 3, 2007) | (PD-16) (CD-3)  |

11.

## OTHER BUSINESS

- a. **Commissioners' Comments**

## ADJOURN

PD = Planning District/CD = Council District

**NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526**

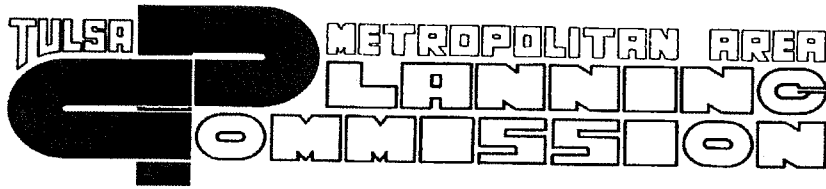
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

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

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

**TMAPC Mission Statement**



201 Executive Center  
Suite 600  
201 West 5th Street  
Tulsa, Oklahoma 74103-4212  
918/584-7526-Fax 918/583-1024

## MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP  
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES

SUBJECT: PROPOSED URBAN RENEWAL PLAN AMENDMENT

DATE: JANUARY 17, 2007

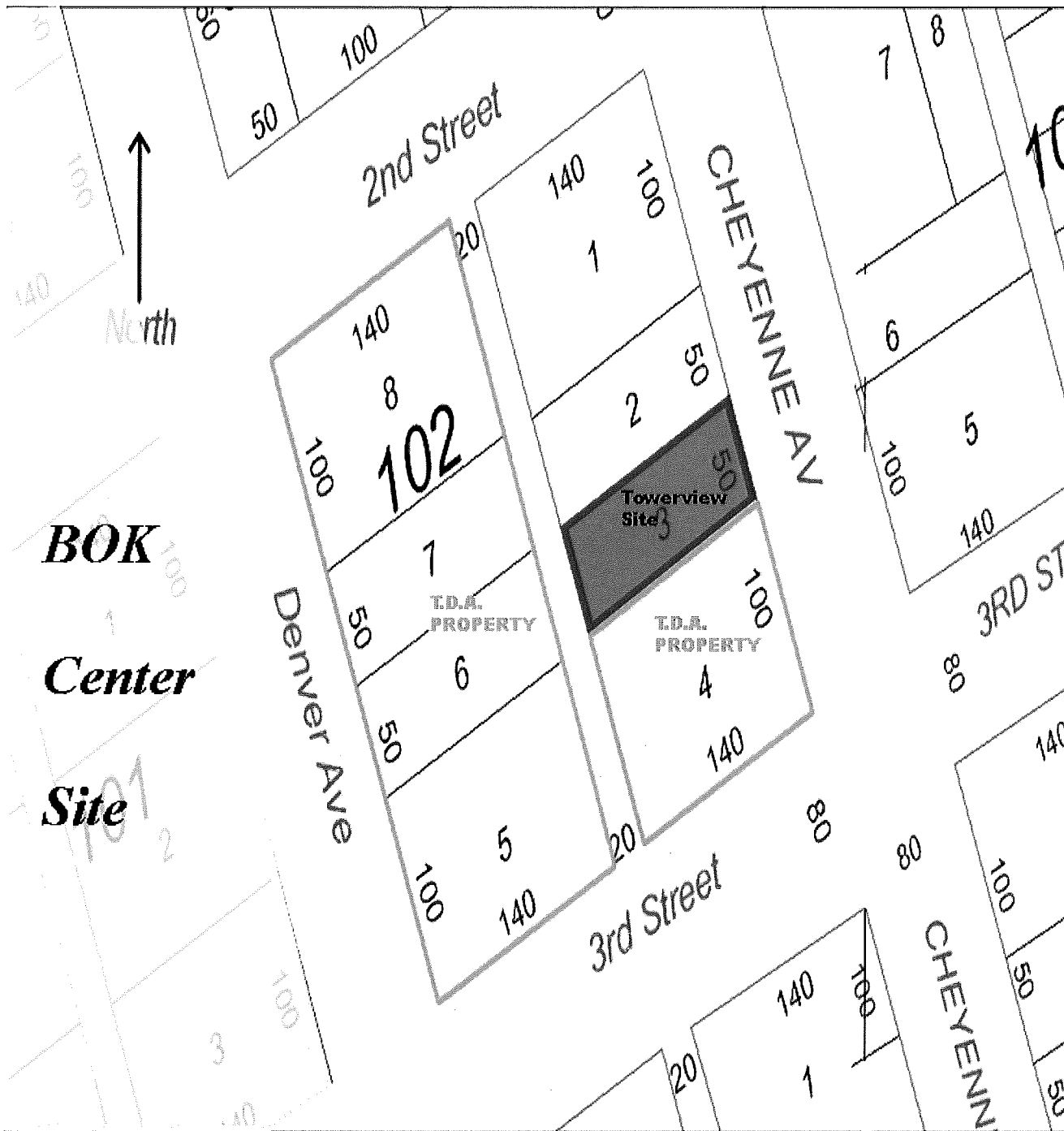
COPIES: JIM COLES, CITY OF TULSA  
PAT TREADWAY, CITY OF TULSA

The TMAPC has been requested by the staff of the Tulsa Development Authority (TDA) to review its proposal to acquire the now-vacant Towerview Apartments (north of northwest corner of 3<sup>rd</sup> and Cheyenne) for demolition and redevelopment purposes. This involves an amendment to the adopted Urban Renewal Plan, which is an instrument of the Tulsa Development Authority. The TMAPC's role in review of changes to Urban Renewal Plans, by provisions of State Statutes, is to determine whether or not the changes are in accord with the Comprehensive Plan. In this case, the portion of the Comprehensive Plan that is involved is the District One (downtown) Detail Plan, and all of the downtown is within an Urban Renewal Area.

The District One Plan contemplates and encourages redevelopment by both public and private means. It also recommends use of Urban Renewal powers to revitalize the central business district.

For these reasons, staff finds that the proposed amendment to the adopted Urban Renewal Plan to acquire the former Towerview Apartments in accord with the Comprehensive Plan, and recommends that the TMAPC do likewise.

## URBAN RENEWAL PLAN AMENDMENT



**Property under consideration for Plan Amendment (acquisition)**

**Parcel Information:**

**Legal Description - Lt. 3 Blk. 102, Tulsa Original Town**

**Assessor Number - 005800-9202-35100**

**TDA Parcel Number - 25-99-2**

**RELOCATION PLAN FOR THE  
CONTINUED IMPLEMENTATION OF THE  
URBAN RENEWAL PLAN FOR THE DOWNTOWN TULSA  
INCLUDING THE  
DOWNTOWN NORTHWEST PROJECT  
TULSA, OKLAHOMA**

**INTRODUCTION**

No relocation is anticipated as a result of this acquisition. The building has been vacant for over a year by order of the City of Tulsa due to numerous code and safety violations. Should the building regain occupancy during the acquisition process, all relocation will be done in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended.

**DESCRIPTION OF PROJECT AREA**

The proposed acquisition is a 50' x 140' rectangular parcel totaling 7,000 square feet. Land improvements consist of a forty (40) unit, 25,728 square foot apartment building constructed in 1922. The legal description is Lot 3, Block 102, Tulsa-Original Town and the physical address is 214 S. Cheyenne W. Avenue. See attached acquisition map for further detail.

**DISPLACEMENT OF RESIDENTS**

As previously stated, no relocation is expected. However, if displacement of residents did become necessary, we anticipate no problems. A recent Rental Survey within the City of Tulsa identified an availability of 468 one (1) bedroom units and 419 two (2) bedroom units. This represents a ratio of available units to displaced units in excess of 20:1.

**TEMPORARY MOVES**

Temporary moves are not anticipated. Temporary relocation will not diminish the responsibility of the Tulsa Development Authority to offer relocation assistance to achieve permanent relocation into suitable replacement units.

**RIGHT OF APPEAL**

Any displacee who feels aggrieved by the determination of the Tulsa Development Authority as to eligibility for, or the amount of, a payment under the current regulations of the Uniform Act shall have the right to have his claim reviewed by a designee of the Tulsa Development Authority.

**ASSURANCES**

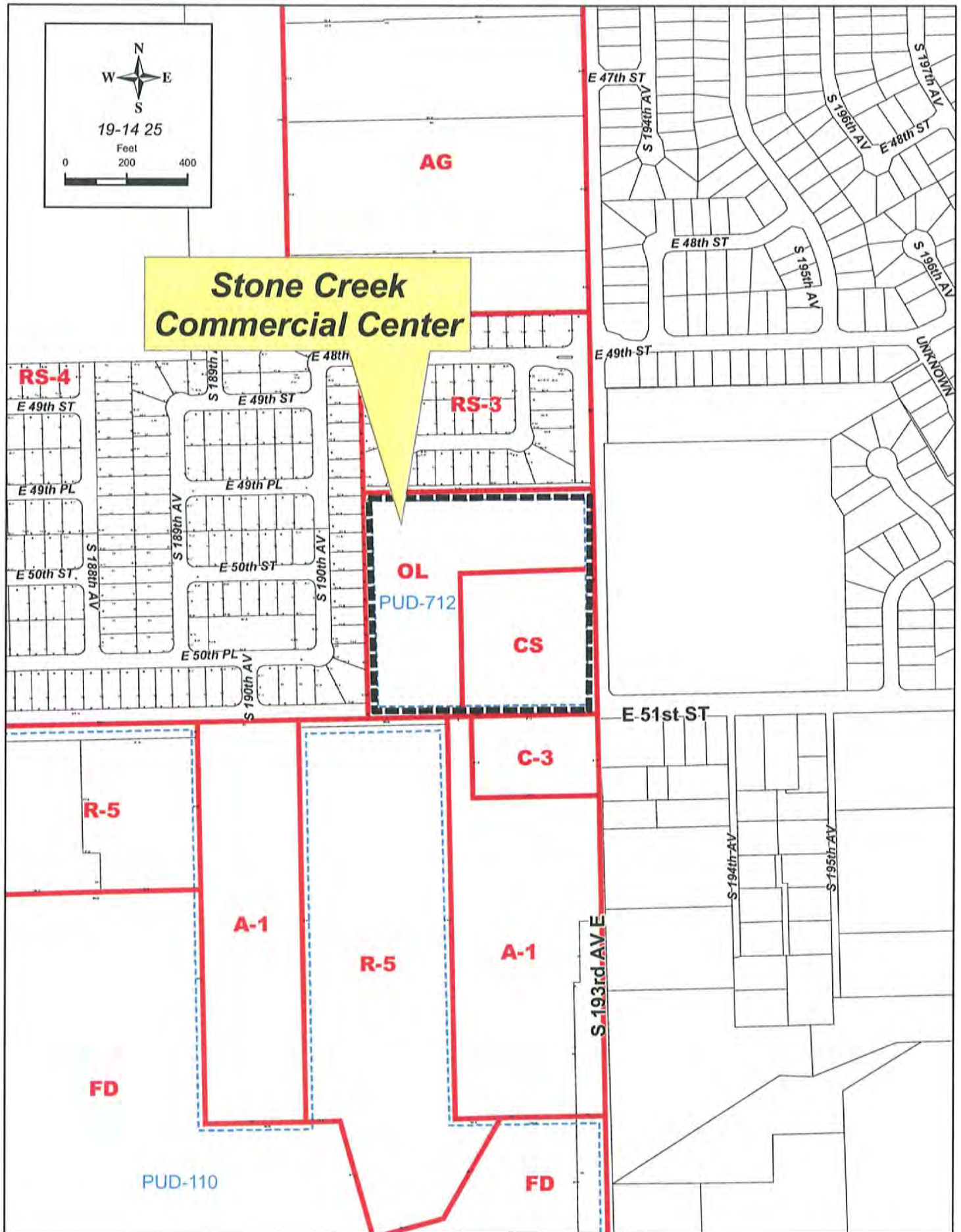
Assurances of compliance to the Uniform Relocation and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) as Amended were submitted to the Department of Housing and Urban Development on April 11, 1972.

**DOWNTOWN NORTHWEST  
REDEVELOPMENT  
FINANCIAL INFORMATION**

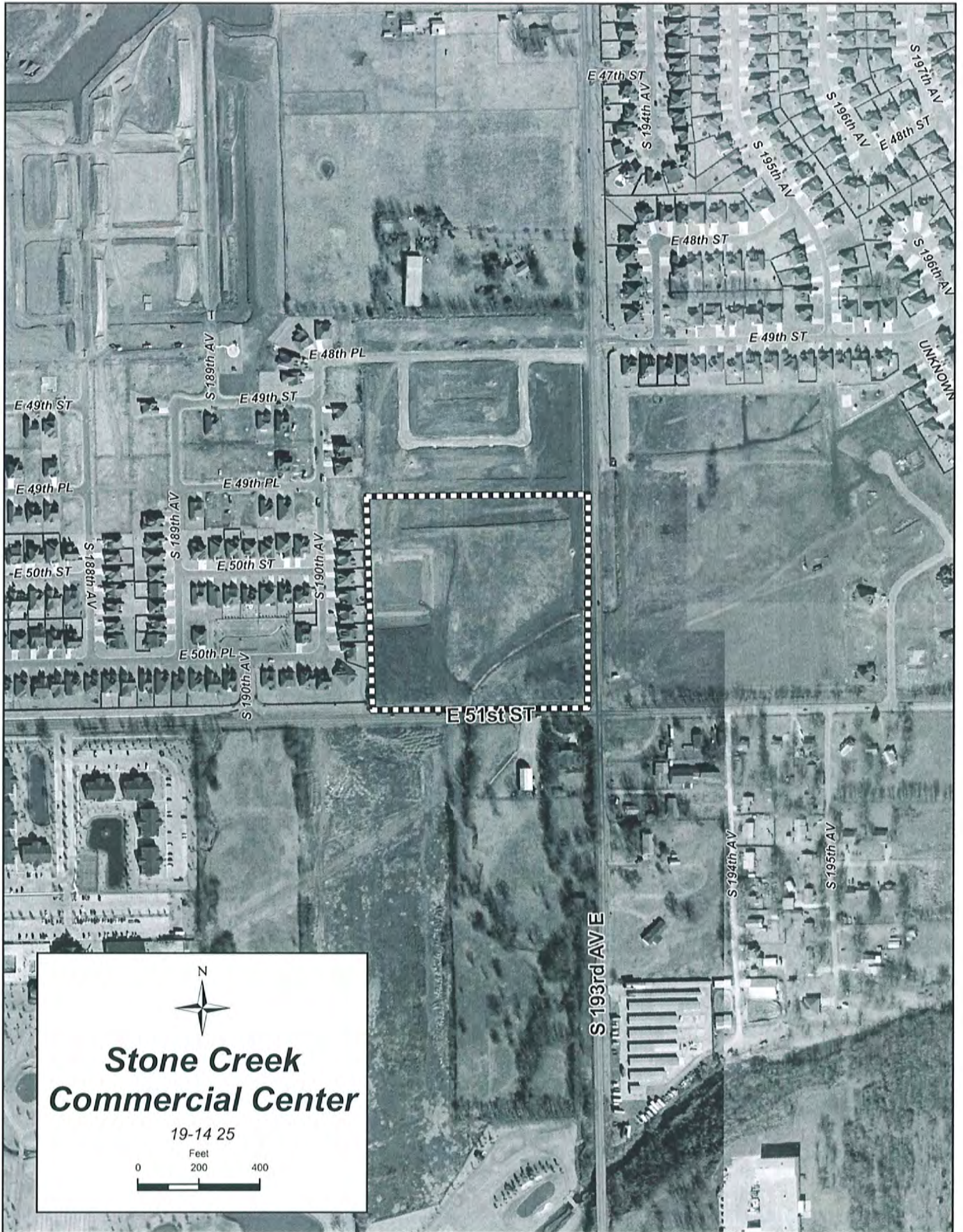
Acquisition	TBD by Appraisal
Relocation	None Anticipated
Demolition	\$88,175.00
Contingency	<u>\$50,000.00</u>
Total	Pending Appraisal

**DOWNTOWN NORTHWEST  
REDEVELOPMENT  
PARCEL ACQUISITION INFORMATION**

<u>ASSESSORS NUMBER</u>	<u>TDA PARCEL #</u>
00500-9202-35100	25-99-2







  
**Stone Creek  
Commercial Center**  
19-14 25  
Feet  
0 200 400

7.a.2



## Final Subdivision Plat

**Stone Creek Commercial Center** - (9425) (PD 17) (CD 6)  
Northwest corner of East 51<sup>st</sup> Street South and 193<sup>rd</sup> East Avenue

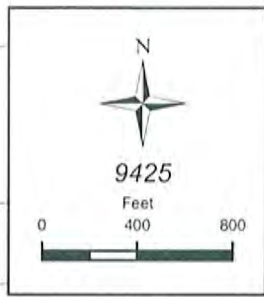
This plat consists of 4 Lots in 1 Block on 13.20 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

1/9/07

7.9.3





AG

R-3S

AR-1

RS-3

RM-0

E 41st ST

C-5

A-1

RS-4

RS-3

AG

RM-6

C-3

CYPRESS CREEK

RS-3

RS-4

AG

RS-3

AG

OL

CS







## Final Subdivision Plat

**Cypress Creek** - (9425) (PD 17) (CD 6)

West of the southwest corner of East 41<sup>st</sup> Street and 193<sup>rd</sup> East Avenue

This plat consists of 169 Lots in 9 Blocks on 68.88 acres.

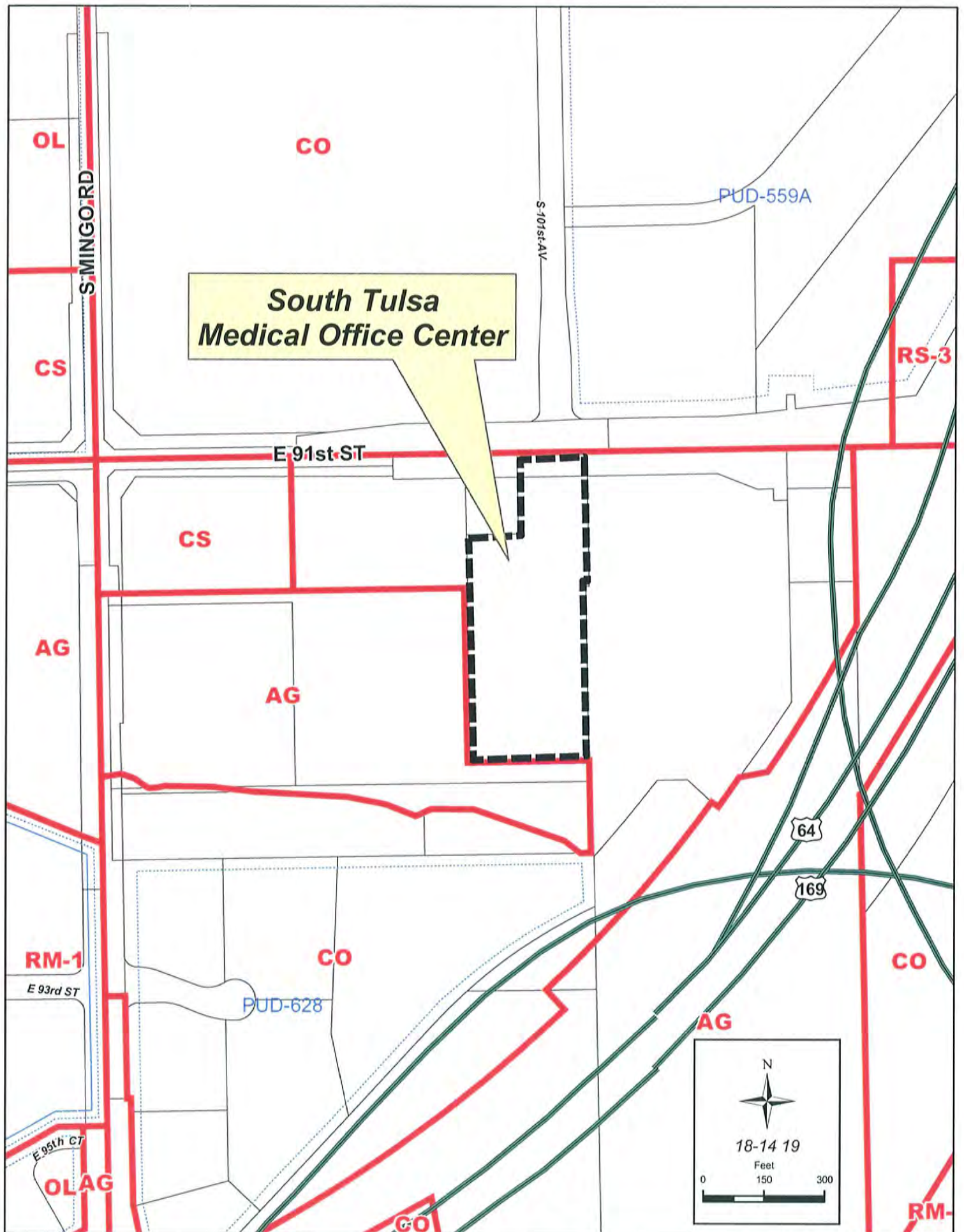
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

1/10/07

7.6.3











**South Tulsa  
Medical Office Center**  
18-14 19

0      150      300  
Feet



## Final Subdivision Plat

**South Tulsa Medical Office Center** - (8419) (PD 18) (CD 8)  
10102 East 91<sup>st</sup> Street South

This plat consists of 10 Lots in 1 Block on 4.4 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

1/10/07

7.C.3

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4, NW 1/4) OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. A RESUBDIVISION OF "SOUTH TULSA MEDICAL PROPERTIES", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

An Oklahoma Limited Partnership  
P.O. Box 226  
Broken Arrow, Oklahoma 74103  
Phone: (918) 251-6359  
Contact: Patrick D. Lester, Manager

E.A. No. 2252, Expires 6/30/2002  
P.O. Box 1062  
Sand Springs, Oklahoma 74063  
Phone: (918) 245-0456

C.A. No. 2320, Expires 6/30/2017  
11502 S. 66th E. Ave.  
Bixby, Oklahoma 74008  
Phone: (918) 296-5067  
Fax: (918) 296-5067

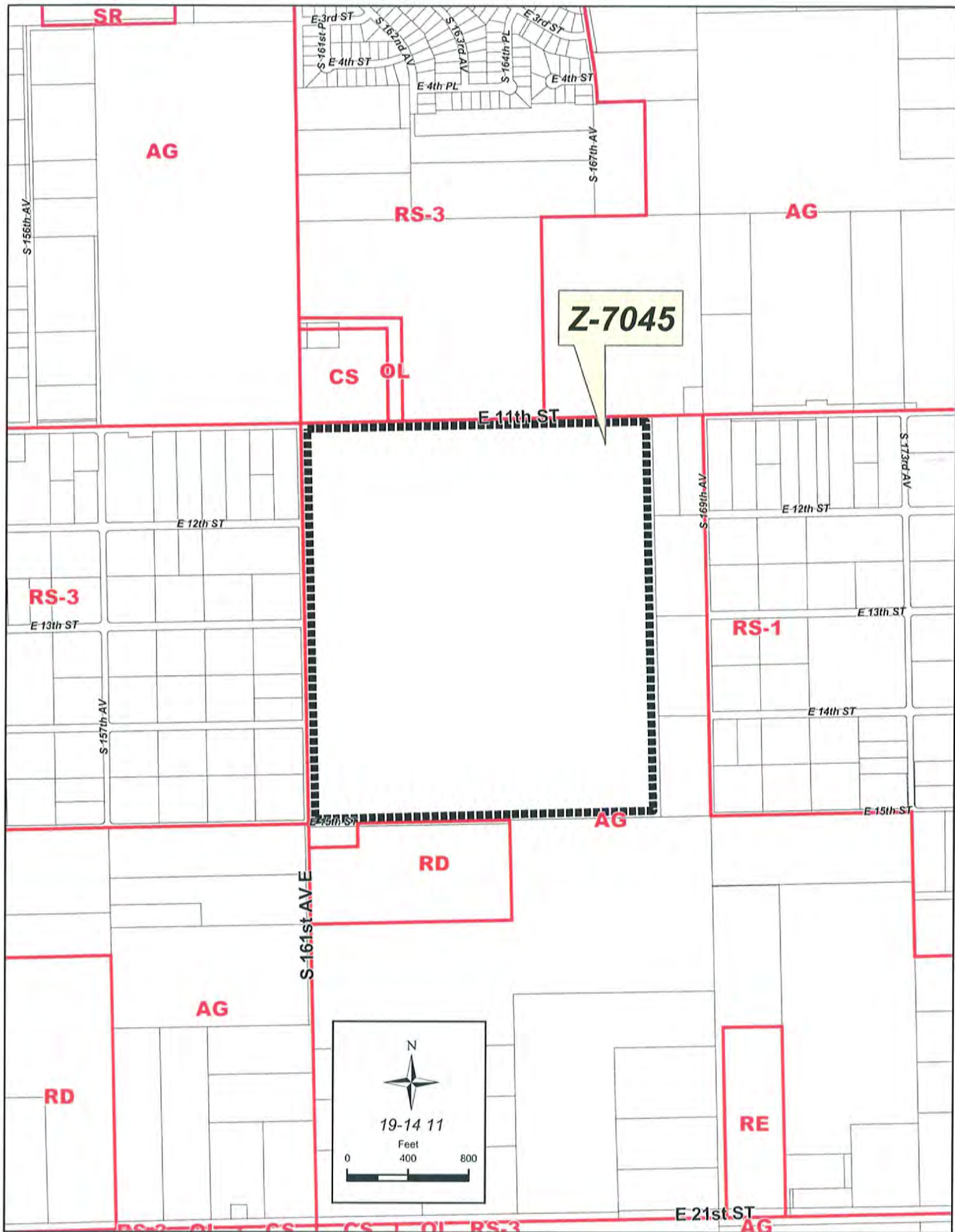


STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBDIVISION REGULATIONS. GRIND DEVELOPERS SHALL CONSTRUCT CURBSIDES ALONG ARTHUR STREET AND SELECTED INDIVIDUAL LOT OWNERS SHALL CONSTRUCT SIDEWALKS ALONG THEIR RESPECTIVE STREET FRONTAGES.



South Tulsa Medical Office Center  
August 3, 1972

7.C.4









**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7045**

**TRS 9411**

**Atlas 0**

**CZM 40**

**PD-17 CD-6**

**TMAPC Hearing Date:** January 17, 2007

(Continued from December 6, 2006)

**Applicant:** Jerry Ledford Jr./TEP

**Tract Size:** 140± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-4/CS (135 A. of RS-4 and 5 A. of CS)

**PROPOSED USE:** Residential/Commercial

**RELEVANT ZONING HISTORY:**

**Z-6671 February 1999:** All concurred in approval of a rezoning of a tract of land lying one-half mile northeast of the subject site from RS-3 to AG.

**BOA-14627 October 22, 1987:** The Board of Adjustment approved a Use Variance to allow for a 1500 square foot accessory building for storage of personal items and electrical materials; per plan submitted; and subject to the Home Occupation Guidelines a set forth in the Code.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 140 acres in size and is located at the southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue. The property appears to be vacant, partially wooded, gently rolling and zoned AG. According to a sign on the east boundary of the property, it is the site of a former horseback riding stable. A house, pole-barn shelter and several accessory buildings remain on the site. A ravine or drainage way crosses the property from approximately east to west, and there appears to be a pond in the interior of the property.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 11 <sup>th</sup> Street	Secondary arterial	100'	Two
South 161 <sup>st</sup> Avenue	Secondary arterial	100'	Two

**UTILITIES:** The subject tract has municipal water and sewer available.

8.A.3

**SURROUNDING AREA:** The subject tract is abutted on all sides by agricultural land, open space and large-lot single-family development. A pasture with horses lies across East 11<sup>th</sup> Street to the north, zoned CS, OL and RS-3. Staff notes that this property in this configuration was apparently zoned prior to the adoption of the current zoning map in 1970.

The properties to the west are vacant or large-lot single-family residential and zoned RS-3. Properties to the east and southeast are zoned AG and are in agricultural, vacant or in single-family residential, large-lot uses. On the southwestern boundary of the site is a parcel zoned RD, but is apparently not in that use. It appeared to be large-lot residential/agricultural. In short, no uses of the density (RS-4/CS) requested currently exist in the area. No commercial use exists for approximately one mile to the west.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use for the five-acre node at the intersection and the remainder as Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-4/CS zoning is in accord with the Plan, so long as the CS is contained within the five-acre node.

**STAFF RECOMMENDATION:**

Based on existing physical facts and surrounding land uses, staff cannot support the requested RS-4/CS zoning. The five acres of CS are supported, if located at the intersection of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue, where it would be across 11<sup>th</sup> Street and facing into the existing CS zoning to the north. Staff recommends the inclusion of a 100' wide buffer of OL zoning to wrap around the CS zoning on the south and east, separating the CS and adjacent residential zoning, which staff is recommending to be RS-3, rather than RS-4. Therefore, staff recommends **DENIAL** of RS-4 zoning for Z-7045 and **APPROVAL** of RS-3/OL/CS zoning in the alternative, with five acres of CS at the corner, a surrounding buffer of OL and the remainder RS-3, per attached case exhibit.

1-17-2007

8.A.4



## Exhibit "A"



RS-4 & CS TRACTS  
A PART OF THE NW/4 OF SECTION 11, T-19-N, R-14-E



Tulsa Engineering & Planning Associates, Inc.  
6737 South 85th East Avenue Tulsa, Oklahoma 74133  
Phone: 918-252-9621 Fax: 918-250-4566  
Civil Engineering • Land Surveying • Land Planning  
Certificate of Authorization No. 531 Renewal Date June, 2007



Job No: 06-089  
Scale: 1" = 500'  
Date: 10/03/2006



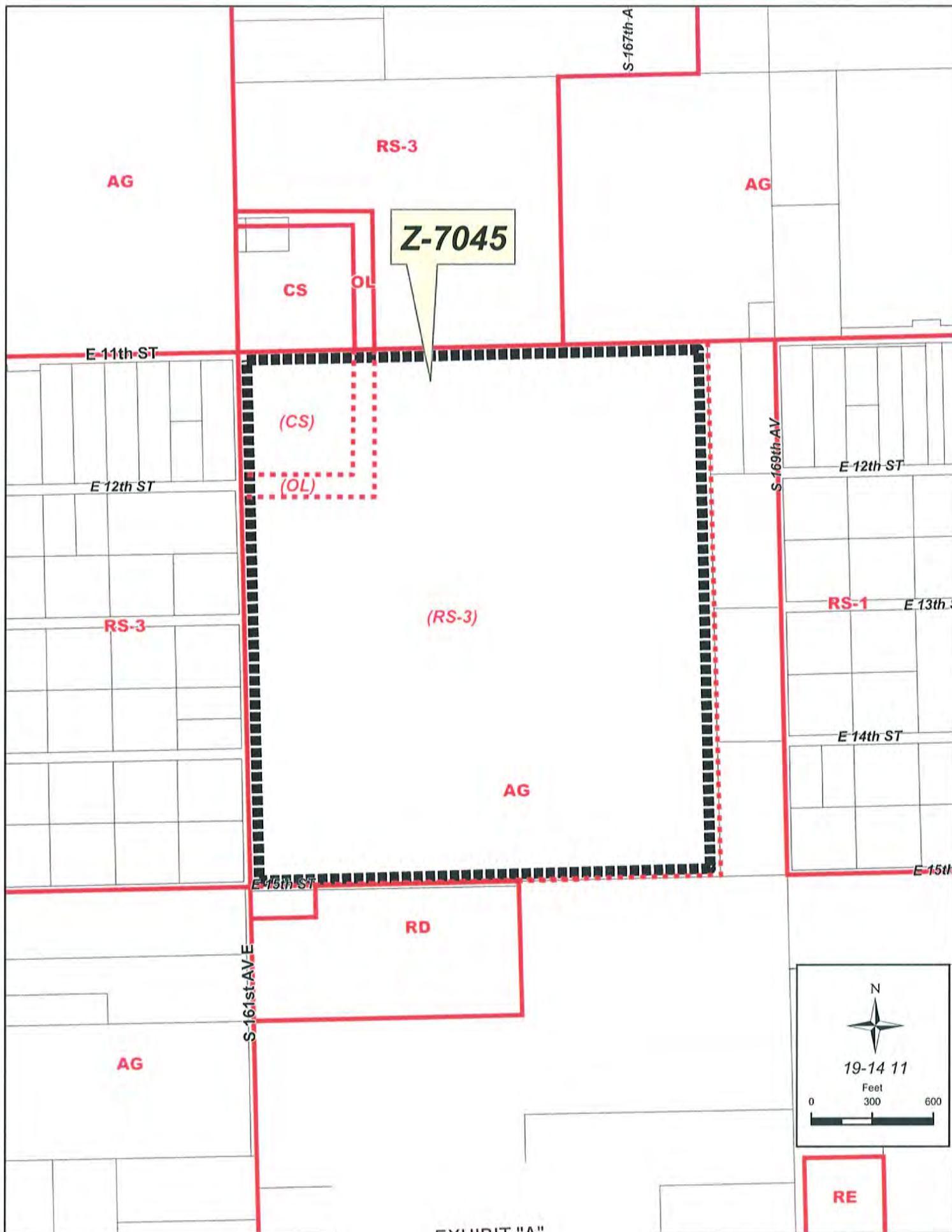


EXHIBIT "A"

8.9.6

**TMAPC Action; 9 members present:**

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Ard, Bayles, Cantrell, Carnes, Collins, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Cantees "absent") to **CONTINUE** Z-7041 to December 20, 2006.

\*\*\*\*\*

**Application No.: Z-7045**

**AG to RS-4/CS**

**Applicant:** Jerry W. Ledford, Jr., Tulsa Engineering & Planning

(PD-17) (CD-6)

**Location:** Southeast corner East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the applicant is not in agreement with staff's recommendation and would like more time to possibly refine their proposal. The applicant would like a continuance to December 20, 2006.

**TMAPC COMMENTS:**

Mr. Ard stated that there are several people signed up to speak on this application. He asked if anyone has a problem with this being continued to December 20, 2006 in order to allow the applicant time to work out some of the issues.

**Applicant was not present.**

Mr. Ard stated that obviously this application is still in progress and possibly some changes made. He realizes that many people took time out of their day to be here and hear this issue. He is willing to hear their opinions relating to the continuance.

Mr. Ard asked staff if there is any way to hear this case today, considering where it is in the process. In response, Ms. Matthews stated that the staff recommendation before the Planning Commission is based on what the applicant has presented and the applicant is not here and doesn't agree with staff's recommendation. The applicant would be at a disadvantage.

Mr. Ard asked if the application is still under construction. In response, Ms. Matthews stated that it is still under construction and it is her understanding that the applicant is trying to see if a mutual agreement can be made.



**INTERESTED PARTIES:**

**Christy Boggs**, 11275 South 157<sup>th</sup> East Avenue, 74108, representing the interested parties, stated that she didn't receive notice (out of 300' radius), but did see the posted signs on the subject property. She indicated that the neighborhood is strongly opposed to the highest density zoning that is being proposed. The neighbors moved into the subject area because of the rural setting. Ms. Boggs indicated that there would have been more people present had she had better notification.

**TMAPC COMMENTS:**

Mr. Harmon stated that it would appear that a continuance would work in the favor of the neighborhood. In response, Ms. Boggs stated that she could generate a lot more people to oppose this application if she had more time. Mr. Harmon stated that a continuance would give the neighborhood time to talk with the applicant and meet with the neighbors.

Mr. Alberty informed the interested parties that if they did not receive notice for this application, but would like notice of any other changes ahead of time, they should please give their information on the sign-in sheet. He explained that there are three methods of notification: 1.) Newspaper (Tulsa Commerce and Daily Legal News); 2.) The posting of the signs on the subject property, and 3.) Mailing written notices to property owners within a 300-foot radius of the boundaries of the subject property (everyone who lives within 300 feet of the subject property would have received notice).

In response to Mr. Midget, Ms. Boggs stated that there is not a registered homeowners association in the subject area.

After a lengthy discussion it was determined to continue the case to a date certain chosen by the interested parties.

**TMAPC Action; 9 members present:**

On **MOTION** of **BAYLES**, TMAPC voted **9-0-0** (Ard, Bayles, Cantrell, Carnes, Collins, Harmon, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Cantees "absent") to **CONTINUE Z-7045 to January 17, 2007.**

\*\*\*\*\*

**Mr. Midget out at 1:57 p.m.**

2-7045



To whom it may concern,

We would like to officially protest the proposed zoning change and development of the 140 acres at 11<sup>th</sup> Street and 161<sup>st</sup> East Avenue. (formerly known as Brashears Riding Stables) into RS4 from AG.

Due to the fact that the Cherokee Casino was allowed to be built without any improvements to the roads and highways, traffic in this area has increased ten fold. It has become a real problem during peak traffic times and is getting worse every day. The addition of hundreds of houses (not to mention the construction period) would cause unimaginable jam ups and accidents on the tiny un-maintained two lane roads around this area. 161<sup>st</sup> Street and 11<sup>th</sup> Street are dangerously narrow and uneven with large cracks and upheavals every where, not to mention deep ditches on both sides.

We feel that further development without improvements of the infrastructure would be irresponsible and decrease our property value significantly, in addition to lowering the quality of life in this area. We have lived here for 15 years along with our parents and we own two houses and large lots directly down 11<sup>th</sup> St. from this proposed development and have spent a lot of money improving our property's. We maintain our houses at a very high level and do not want to see our investment destroyed by irresponsible development.

The school system in this area is at its capacity, with only a very small elementary school. Sandburg Elementary nor the Middle or High School would be able to hold the additional students that would come into the area if this plan is approved. The quality that the schools do offer in this area is already substandard and would be drastically reduced by the larger classroom sizes.

Please consider all of these things before granting high density housing to be built. This area is on a septic system without any sewers. The electric service is substandard, with many outages. This area has country charm that would be lost with a large housing addition and there has been no mention of saving the contour of the land or the large trees. Maintaining the beauty of this area (lower density housing?) would be in the best interest of the city as well as the residents.

Thank You,

Chris Turner

Pamela Turner

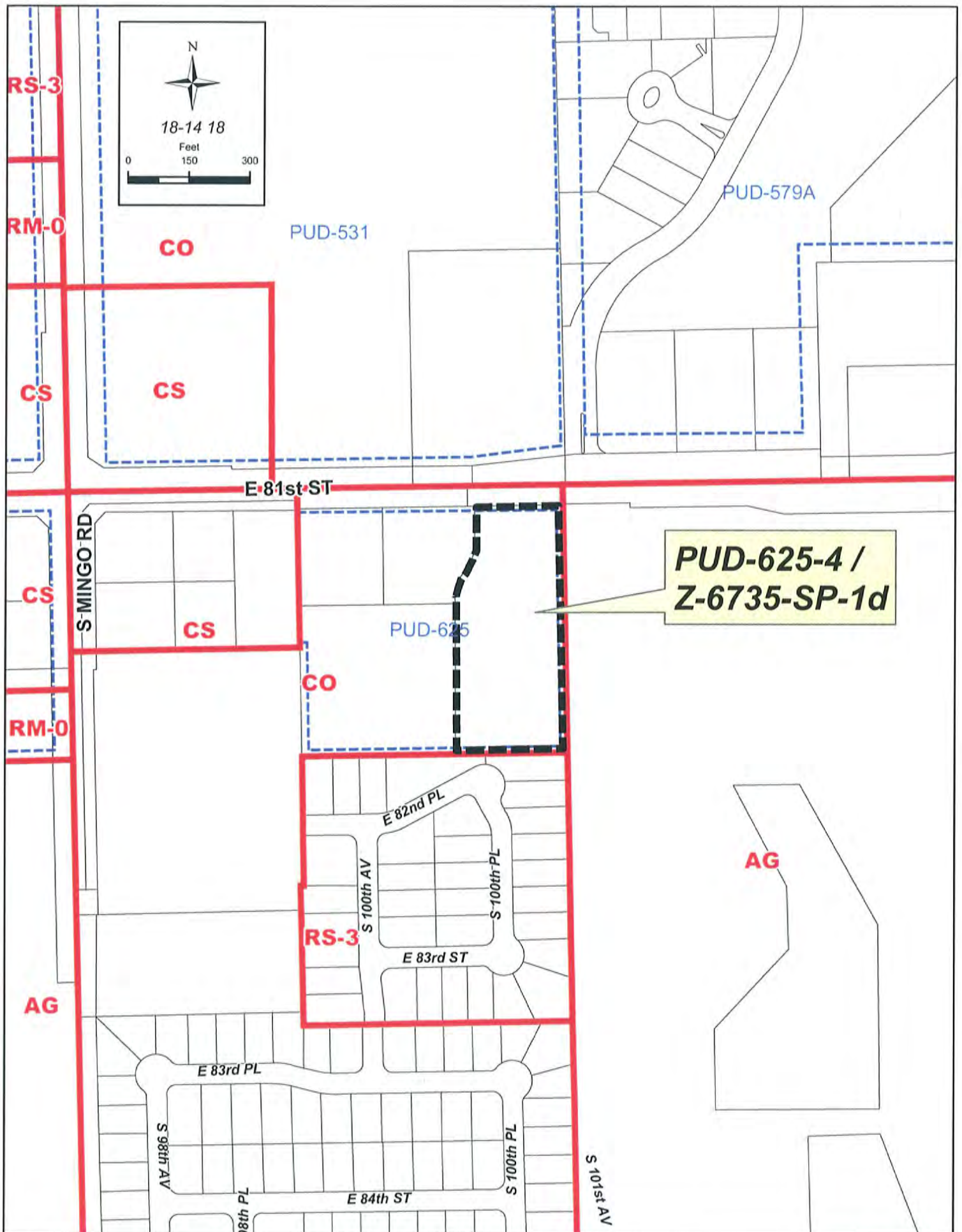
Our Property Addresses are:

17102 East 11<sup>th</sup> Street  
Tulsa, OK 74108

16927 East 12<sup>th</sup> Street  
Tulsa, OK 74108


8.A.9

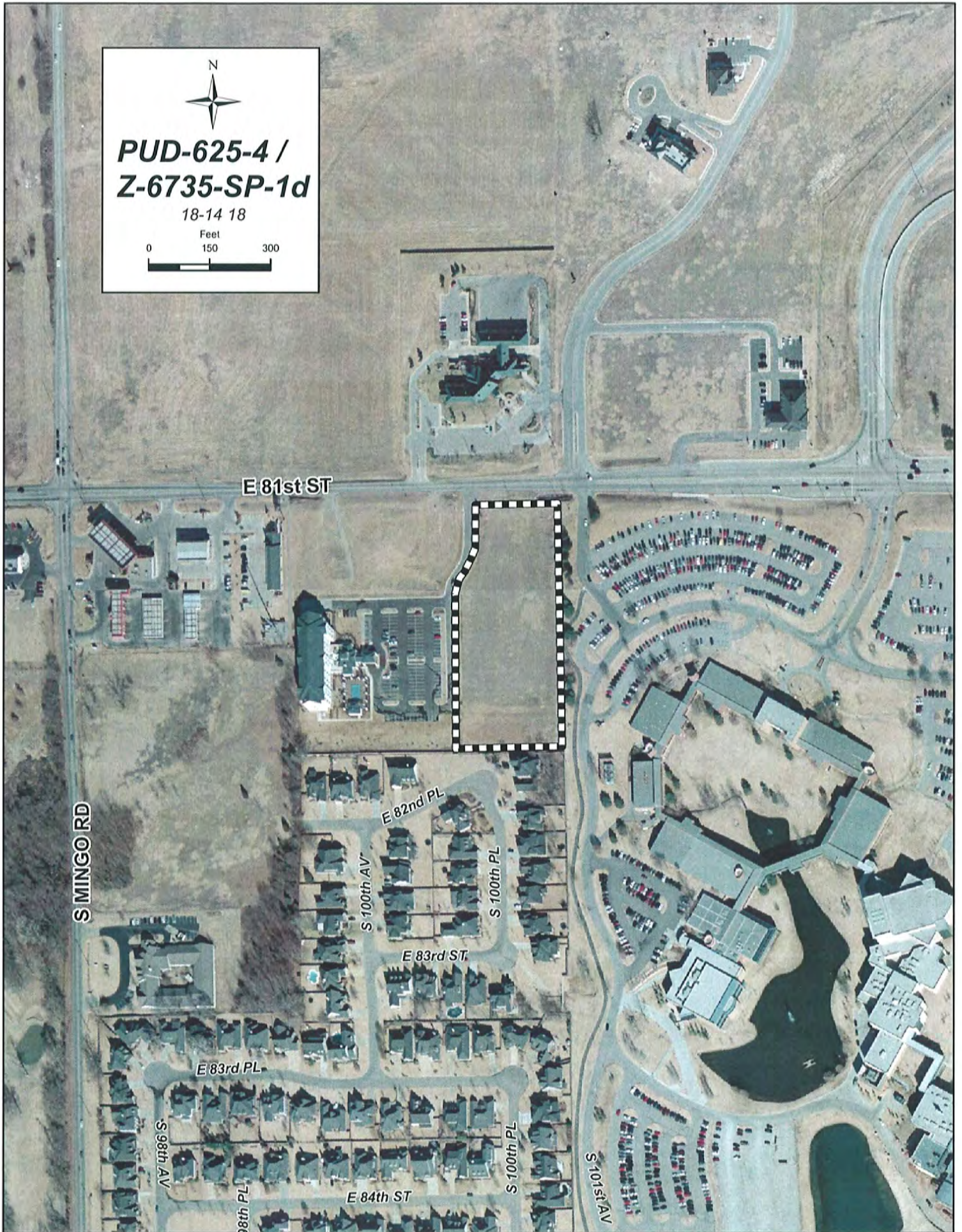




8.b.1



  
**PUD-625-4 /**  
**Z-6735-SP-1d**  
18-14 18  
Feet  
0 150 300



8.b.2



January 17, 2007

## STAFF RECOMMENDATION

**PUD- 625-4/ Z-  
6735-SP-1d**

Minor Amendment – East of the Southeast corner of South Mingo Road and East 81<sup>st</sup> Street South; Lot 3, Block 1, College Center at Meadowbrook; Development Area 'Lot 3'; CO/PUD 625; PD 18c; CD-8

The applicant is requesting a minor amendment to PUD 625 for the purpose of creating three lots from Lot 3, Block 1, College Center at Meadowbrook and creating three new development sub-areas with correlating development standards, including allocation of floor area.

PUD 625 was originally approved in January 2000 with two development areas which permitted a mix of commercial and office uses and mini-storage. In August, 2002, the two development areas were combined, four lots and a reserve area were created, office and mini-storage uses were deleted from a portion of the PUD, and floor area was reallocated and setbacks established per approval of PUD 625-1. In October of the same year, PUD 625-2 was approved deleting the reserve area, adding the reserve area to Lot 3, amending the development standards for Lot 3, and establishing building setbacks, landscaping, screening, and lighting standards for Lot 3.

The purpose of minor amendment request, PUD 625-4, is to:

1. Subdivide Lot 3 into three new lots;
2. Create new sub-development areas corresponding with each new lot; and
3. Establish development standards for each new sub-area of Lot 3.

Staff finds the proposed amendment to be minor in nature and in conformity with the original spirit and intent of PUD 625 and, therefore, recommends **APPROVAL** of PUD 625-4/ Z-6735-SP-1d subject to the following conditions:

**1. Development Standards:**

**Development Area A-3-A:**

LAND AREA (NET):

0.727 AC (31,668 SF)

PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices, Studios and Support Services; 12, Eating Establishments Other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18,

8.6.3

Drive-In Restaurants; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 5,974 SF

MAXIMUM LAND COVERAGE BY  
BUILDINGS WITHIN A LOT: 30%

MAXIMUM BUILDING HEIGHT: 30 FT\*  
*\*Architectural elements may exceed the maximum building height with  
Detail Site Plan approval.*

MINIMUM LOT FRONTAGE ON EAST 81<sup>ST</sup> ST.: 100 FT

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 <sup>st</sup> Street South	100 FT
From the east boundary of Development Sub-Area A-3-A	5 FT
From the west boundary of Development Sub-Area A-3-A	22 FT
From the south boundary of Development Sub-Area A-3-A	15 FT

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of ten percent of the net lot area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and Landscape Chapter of the Tulsa Zoning Code.

**Development Area A-3-B:**

LAND AREA (NET): 0.582 AC (23,346 SF)

PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices, Studios and Support Services; 12, Eating Establishments Other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; and uses customarily accessory to permitted principal uses.



MAXIMUM BUILDING FLOOR AREA:	4,490 SF
MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT:	30%
MAXIMUM BUILDING HEIGHT:	30 FT*
<i>*Architectural elements may exceed the maximum building height with Detail Site plan approval</i>	

MINIMUM LOT FRONTAGE ON EAST 81 <sup>ST</sup> ST.:	100 FT
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OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 <sup>st</sup> Street South	100 FT
From the east boundary of Development Sub-Area A-3-A	11 FT
From the west boundary of Development Sub-Area A-3-A	5 FT
From the south boundary of Development Sub-Area A-3-A	15 FT

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of ten percent of the net lot area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and Landscape Chapter of the Tulsa Zoning Code.

**Development Area A-3-C:**

LAND AREA (NET):	2.342 AC (102,003 SF)
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PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices, Studios and Support Services; 12, Eating Establishments Other than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreation use, and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA:

Hotel	60,000 SF
Other Uses	19,244 SF

MAXIMUM LAND COVERAGE BY  
BUILDINGS WITHIN A LOT:

30%

MAXIMUM BUILDING HEIGHT:

Hotels	75 FT*
Other permitted uses	30 FT*
<i>*Architectural elements may exceed the maximum building height with Detail Site plan approval</i>	

MINIMUM LOT FRONTAGE ON A MUTUAL  
ACCESS EASEMENT:

50 FT

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 <sup>st</sup> Street South	15 FT
From the east boundary of Development Sub- Area A-3-A	11 FT
From the west boundary of Development Sub- Area A-3-A	20 FT
From the south boundary of Development Sub- Area A-3-A	100 FT**

*\*\*Buildings within Lot 3 shall have no windows or doors in any of  
the south-facing building walls, except in corridors, if building wall is  
within 170 feet of the south boundary.*

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of ten percent of the net lot area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and Landscape Chapter of the Tulsa Zoning Code.

The south 80 feet of Sub-Area A-3-C shall be maintained as internal landscaped open space.

**Development Areas A-3-A, A-3-B, and A-3-C:**

**LIGHTING:**

Light standards within the south 25 feet of Development Sub-Area A-3-C are prohibited. Light standards within the north 75 feet of the south 100 feet of Development Area A-3-C shall not exceed 8 feet in height. Light standards within the remainder of Development Sub-Area A-3-C and within Sub-Areas A-3-A and A-3-B shall not exceed 35 feet in height. Lighting shall be hooded and directed downward and away from adjacent residential uses. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SCREENING AND REFUSE:**

A solid masonry wall six feet in height and double row of trees shall be placed along the south boundary of Development Sub-Area A-3-C and the south 25 feet of the east boundary of Development Sub-Area A-3-C. All trash, mechanical and equipment areas, including building-mounted shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. Trash dumpsters within development Sub-Area A-3-C shall be located a minimum distance of 250 feet from the south boundary of Development Sub-Area A-3-C.

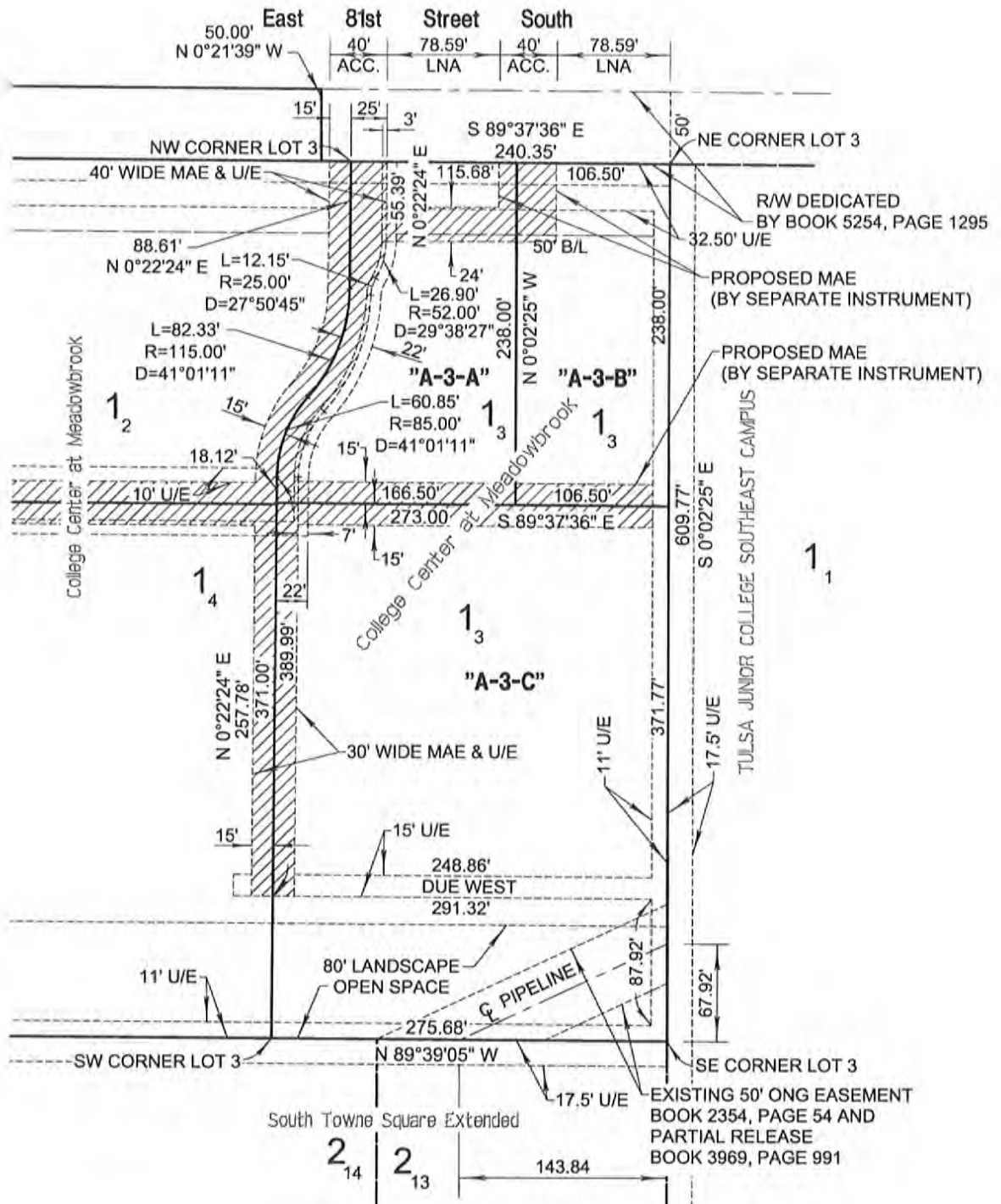
**SIGNAGE:**

- (a) One (shared) ground sign identifying uses within Sub-Areas A-3-A and A-3-B shall be permitted along the East 81<sup>st</sup> Street frontage with a maximum display surface area of 160 square feet and 25 feet in height.
- (b) Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of tenant space to which attached. The length of a tenant wall sign shall not exceed 75% of

the frontage of the tenant space. No wall signs shall be permitted on south-facing walls.

- (c) One ground sign (existing) identifying hotel uses within Lots 3 and 4 shall be permitted at the principal entrance from East 81<sup>st</sup> Street South with a maximum of 180 square feet of display surface area and 35 feet in height; (99 square feet of display surface area has already been allocated for Marriott Courtyard, located on Lot 4).
- 2. An owners association or a common area maintenance agreement shall be created to provide for the maintenance of the private street and common landscaped area.
- 3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 4. A detail landscape plan for each lot shall be approved by the TMAPC with notice given to the interested parties (not staff approval) prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot prior to issuance of an occupancy permit; or, the landscape architect may certify to the zoning officer that landscaping will be installed within a specified period of time.
- 5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 6. There shall be no outside storage of retail display fixtures, merchandise, recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.
- 7. All other development standards for PUD 625 and Corridor District Site Plan Z-6735-SP-1 no herein amended shall remain in full force and effect.



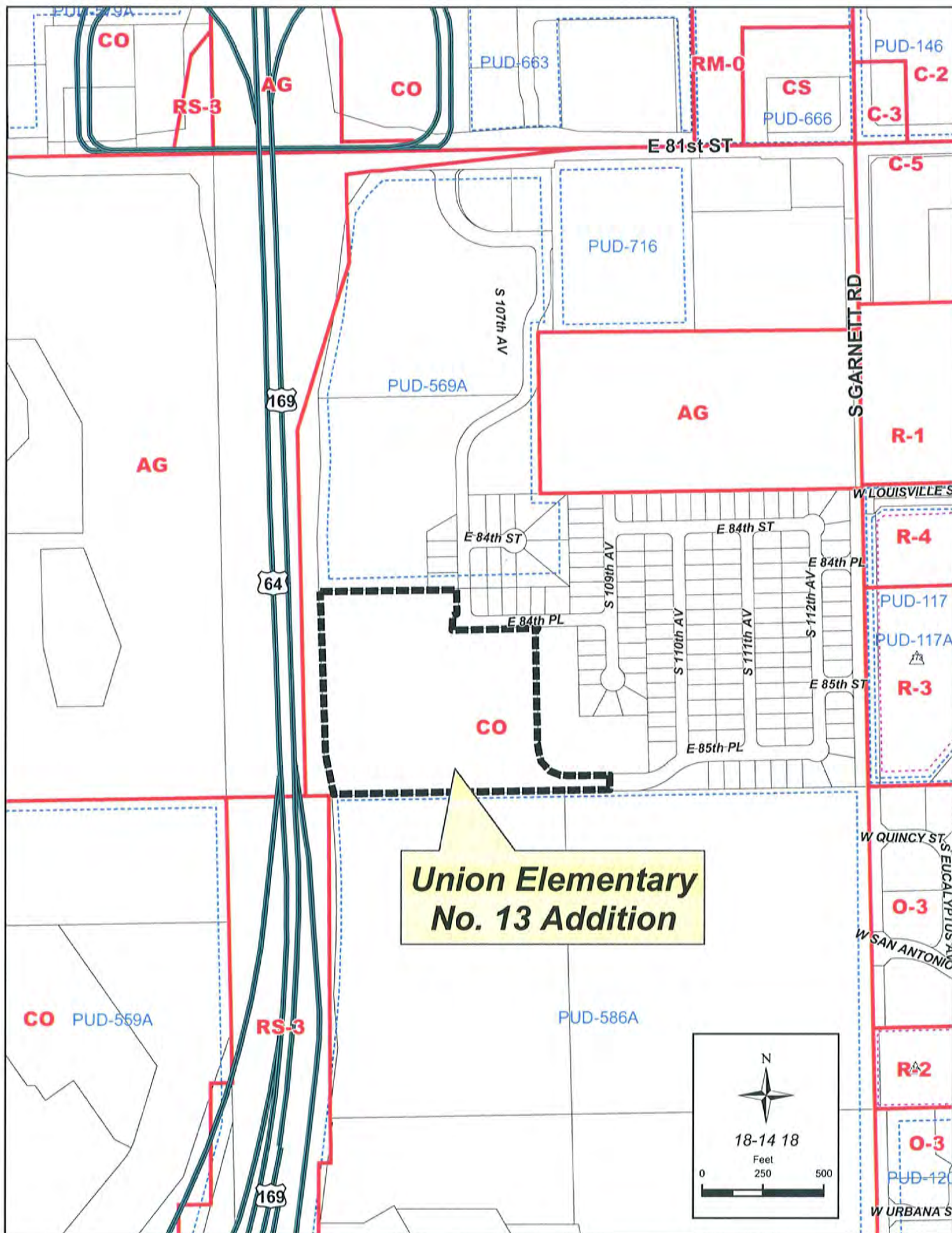


8.6.9

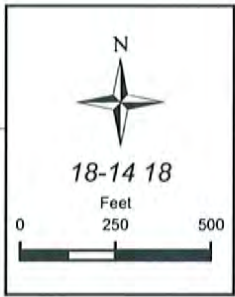








**Union Elementary  
No. 13 Addition**







N

**Union Elementary**  
**No. 13 Addition**

18-14 18

Feet  
0 250 500



## PRELIMINARY SUBDIVISION PLAT

Union Elementary No. 13 (8418) (PD 18) (CD 8)  
Southeast corner of East 84<sup>th</sup> Place and US 169

This plat consists of 2 Lots, 1 Block, on 16.34 acres.

The following issues were discussed January 4, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO-Z-6054-SP-7. All requirements of the CO site plan as approved must be met. Show highway on location map.
2. **Streets:** Roadway dedication label needs to be consistent with covenants language. Section I paragraph needs to include public streets in addition to utilities. Show LNA on 107<sup>th</sup> East Avenue along the future parking per the Corridor Plan. Dedicate for public use the "street right-of-way" in Section I A to be consistent with the "R/W" label shown on the face of the plat. Change the LNA from 145<sup>th</sup> to 107<sup>th</sup> East Avenue in Section IG. Provide for a special 10 foot wide raised crosswalk per the Corridor Plan and 3 striped standard crosswalks at the 84<sup>th</sup> Place intersection.
3. **Sewer:** The 10 foot sanitary sewer easement in Lot 1 Block 1 must be increased to 15 feet in width. The 11 foot utility easement along the south boundary of the same lot must be increased to 17.5 feet because it is adjacent to unplatted property. In addition, book and page for the existing 15 foot and 20 foot utility easement that are shown in Lot 1 Block 2 need to be added to the plat. Add the dimensions of the easement that is shown perpendicular to the same 15 foot utility easement and tie it to some known point. Please identify the use of the 60 foot dimension that is shown within the 100 foot GRDA easement. Add language describing the sanitary sewer easement, which should include similar language as described for the waterline and storm sewer easements.
4. **Water:** Reference book and page number for the 15 foot utility easement located along the eastern boundary of the plat. Is the waterline along the east property line necessary, if not: cut and plug line between tie-ins at East 84<sup>th</sup> Place South and East 86<sup>th</sup> Street South abandon waterline easement. Move waterline out of the parking lot.
5. **Storm Drainage:** Offsite drainage that flows onto the site from the west and the south must be collected at the property line and conveyed in a public storm sewer within an easement, or must be conveyed in an overland drainage easement. It is not acceptable to sheet flow this drainage across



the proposed public streets. The drainage must be piped under the streets. A written agreement with Oak Tree Village and a supporting "detention and drainage report" will be required before the additional drainage from this site can be conveyed into the private stormwater detention facility that is located in Reserve A of that subdivision. Does Reserve A extend to the east property lines of this plat? Please show the limits of Reserve A adjacent to this subdivision. Add a note to the face of plat which states where the stormwater detention for this site is being provided and show and label that offsite location. Please note that the existing facility in Reserve A is located in the north Garnett Haikey Creek Tributary, City of Tulsa Regulatory floodplain. Plot and label the limits of that floodplain. Label the 20 foot wide stormwater detention easement between the two utility easements on Lot 1 Block 2. Add a legend to define the abbreviations and lines that are being used on the face of plat. Please add the number 5 to the last, unnumbered, sentence in Section ID. Expand Section I H 1, to include all platted areas where the new overland drainage easements are less than two and one-half inches in Section IH3. The title in Section 1K must be amended and indicate that it is off-site stormwater detention in Reserve A of Oak Tree Village Subdivision. Items 1,4, 5 and 6 of this subsection must correctly identify who is responsible for the maintenance of the existing stormwater detention facility. Will the Oak Tree Village Homeowners Association no longer be responsible for any of the maintenance of their facility? Item 2 indicates that construction will occur. Is this correct? Note comments relative to conveyance of off-site drainage across this site and under the streets.

6. **Utilities: Telephone, PSO, ONG, Cable:** Additional 17.5 foot utility easements may be necessary. Other additional easements may be necessary.
7. **Other: Fire:** No comment. **GIS:** Complete location map. Use solid line for boundary. Remove the metes and bounds part of the legal from the face of plat. Show missing lot dimension on north side of Block 2. Include the CO plan number in the description under the plat title.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]



15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

9.A.6

PLAT NO.

PRELIMINARY PLAT

# Union Elementary No. 13 Addition

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE MERIDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

Subdivision of Lot 1, Block 1, Meadowbrook, N 89°17' E 125.00'

Subdivision of Lot 2, Block 1, Meadowbrook, N 89°17' E 125.00'

Subdivision of Lot 1, Block 2, Oak Tree Village, N 89°17' E 125.00'

Subdivision of Lot 2, Block 2, Oak Tree Village, N 89°17' E 125.00'

Subdivision of Lot 1, Block 3, Oak Tree Village, N 89°17' E 125.00'

Subdivision of Lot 2, Block 3, Oak Tree Village, N 89°17' E 125.00'

Subdivision of Lot 1, Block 4, Oak Tree Village, N 89°17' E 125.00'

Subdivision of Lot 2, Block 4, Oak Tree Village, N 89°17' E 125.00'

OWNER  
The Board of School Directors  
Union Elementary No. 13  
1000 North Lincoln Avenue  
Tulsa, Oklahoma 74106  
Phone: (918) 438-1234  
Fax: (918) 438-1235  
E-mail: info@union13.org

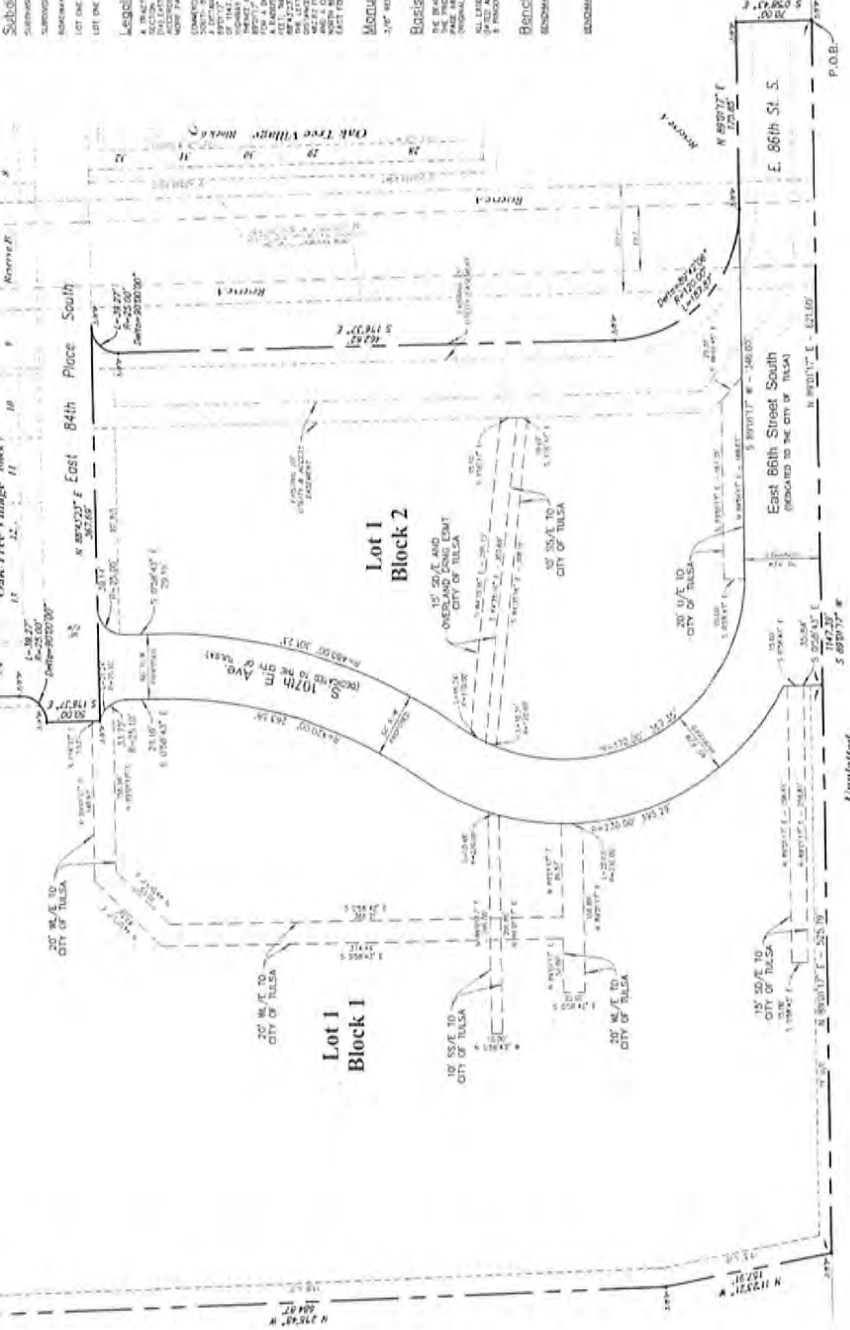
ENGINEER  
PSA Dewberry Inc.  
1000 North Lincoln Avenue  
Tulsa, Oklahoma 74106  
Phone: (918) 438-1234  
Fax: (918) 438-1235  
E-mail: info@psadewberry.com

SURVEYOR  
Shannon Brice & Associates, Inc.  
1000 North Lincoln Avenue  
Tulsa, Oklahoma 74106  
Phone: (918) 438-1234  
Fax: (918) 438-1235  
E-mail: info@shannonbrice.com

DATE  
10/1/2010

DATE  
10/1/2010

(U.S. Highway # 169)



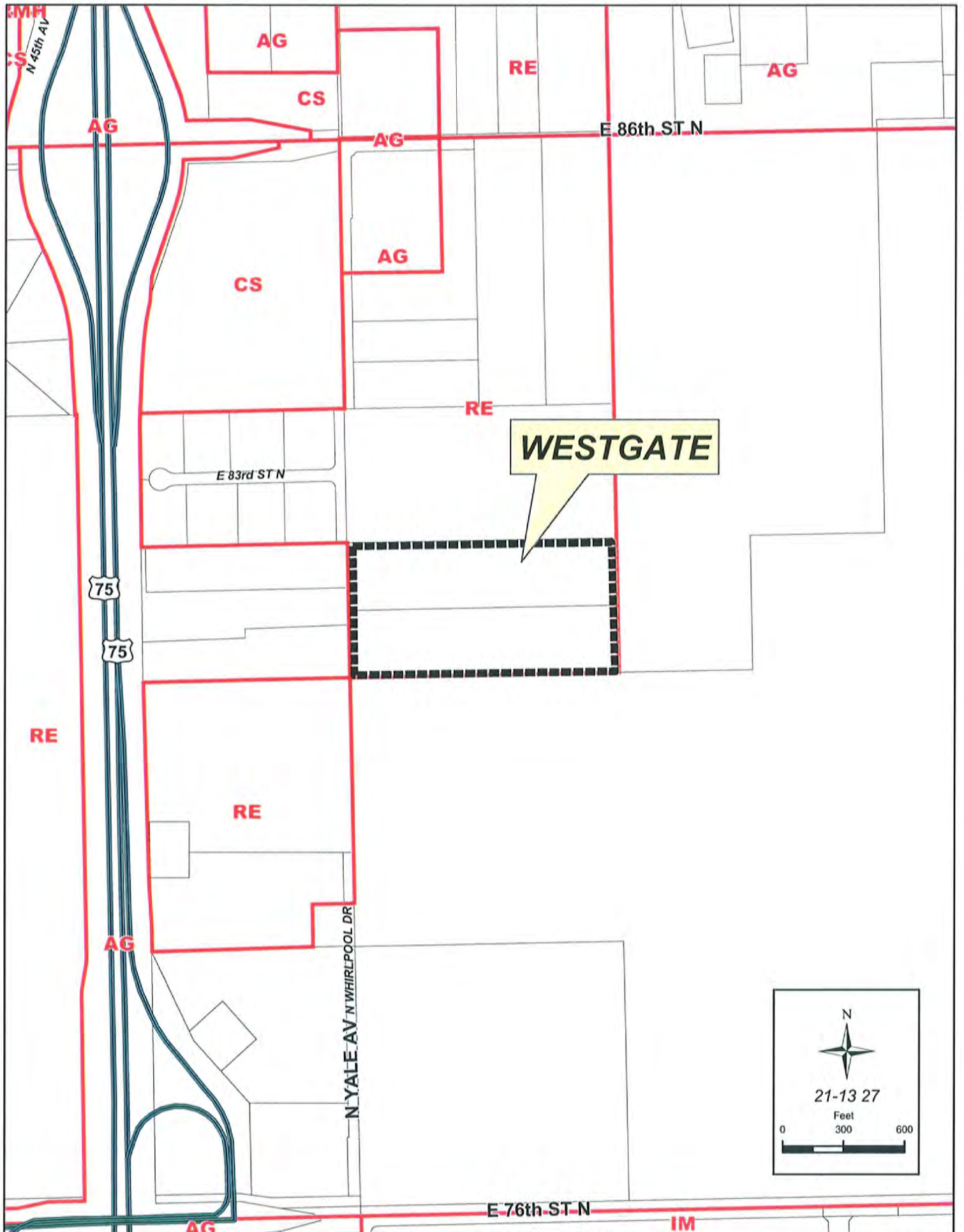
Unplatted

PSA Dewberry

12-07-06  
Sheet 1 of 2

9.A.7





9.b.1





N

**WESTGATE**

21-13 27

Feet

0 300 600

9.b.2



## PRELIMINARY SUBDIVISION PLAT

### Westgate – (1327) (County)

South of the southeast corner of East 83<sup>rd</sup> Street North and Yale (Whirlpool Drive)

This plat consists of 27 Lots, 2 Blocks, on 20.08 acres.

The following issues were discussed January 4, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE. Sidewalks required per Subdivision Regulations.
2. **Streets:** Provide for a 30 foot arterial intersection radius. Right-of-way dedication of 50 feet conforms to the MSHP (Major Street and Highway Plan).
3. **Sewer:** Septic is proposed.
4. **Water:** Rural water district # 3 in Washington County will be used. A 20 foot easement on the east side of Yale will be needed. Water line may need to be looped.
5. **Storm Drainage:** The overland drainage easements across Lots 3, 4 and 7 of Block 2 should be labeled and include distances and bearings on all sides of the ODE. Add all abbreviations to the legend. Article 1, Section 1.4, should include title for water mains, sanitary sewer and storm sewer services and to include the applicable standard language. In addition, standard language for overland drainage easement should be added to this article.
6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements will be needed.
7. **Other: Fire:** A release letter from the appropriate fire service will be needed before Final Plat approval. Complete location map. Correct

both dimensions for the lot lines between Lot 8 and Lot 9, Block 1. Use standard language to declare legal ownership of a described tract of land. **County Engineer:** Yale is secondary arterial and only requires 50 foot right-of-way. Show LNA (limits of no access) along Yale with 40 foot access at street. Need drainage easement across Lot 7, Block 2. Extend all drainage easements to lot lines and dimension. Street names and addresses as per E911, to be shown on face of plat. Minimum driveway culvert size to be shown on plat. Change Aspen to Yale, Section 1.5. Standard language for drainage easement. As per procedures adopted by the Tulsa County Board of County Commissioners, sidewalks will not be required in this development. Reference reserve areas for each phase of development.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)



8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the

plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



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### LOCATION MAP

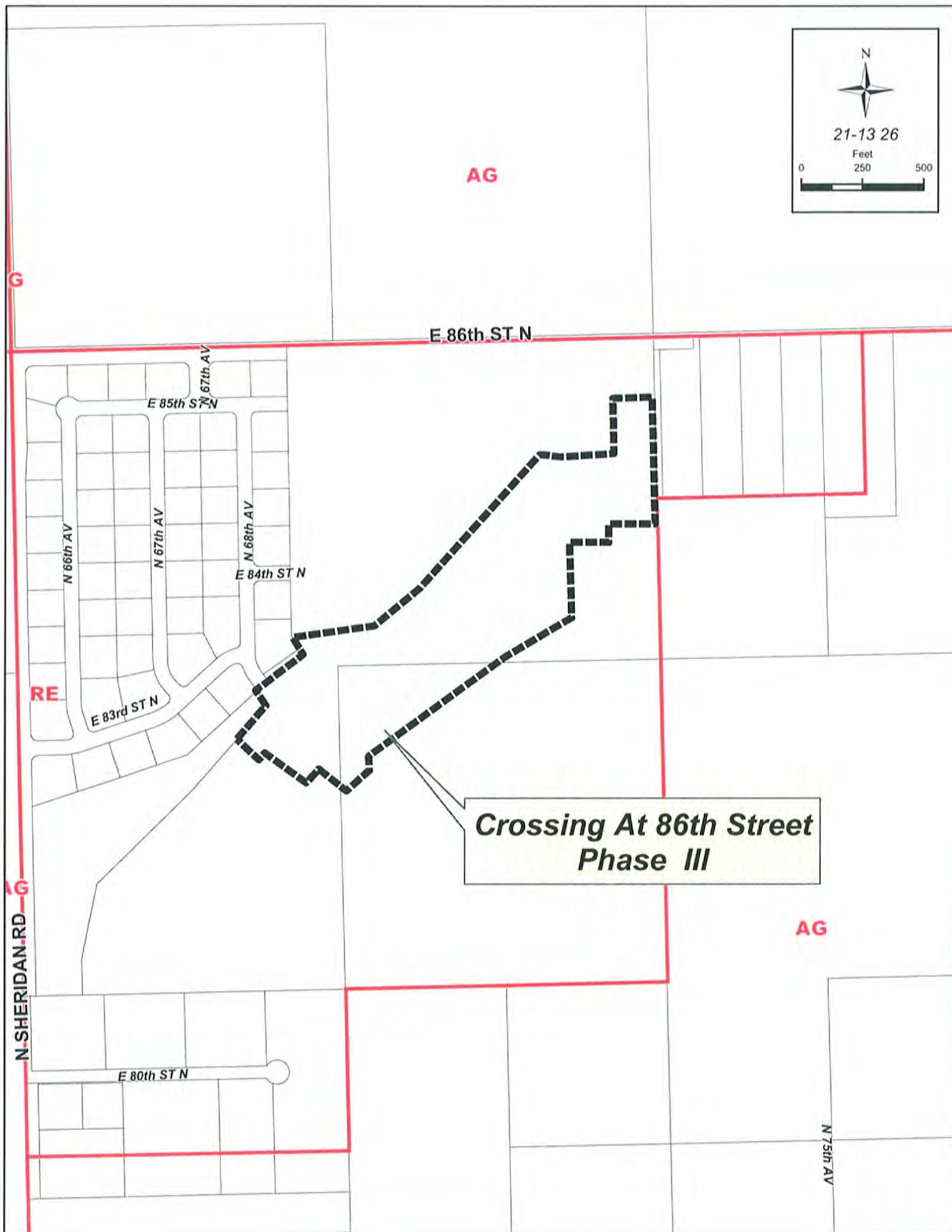
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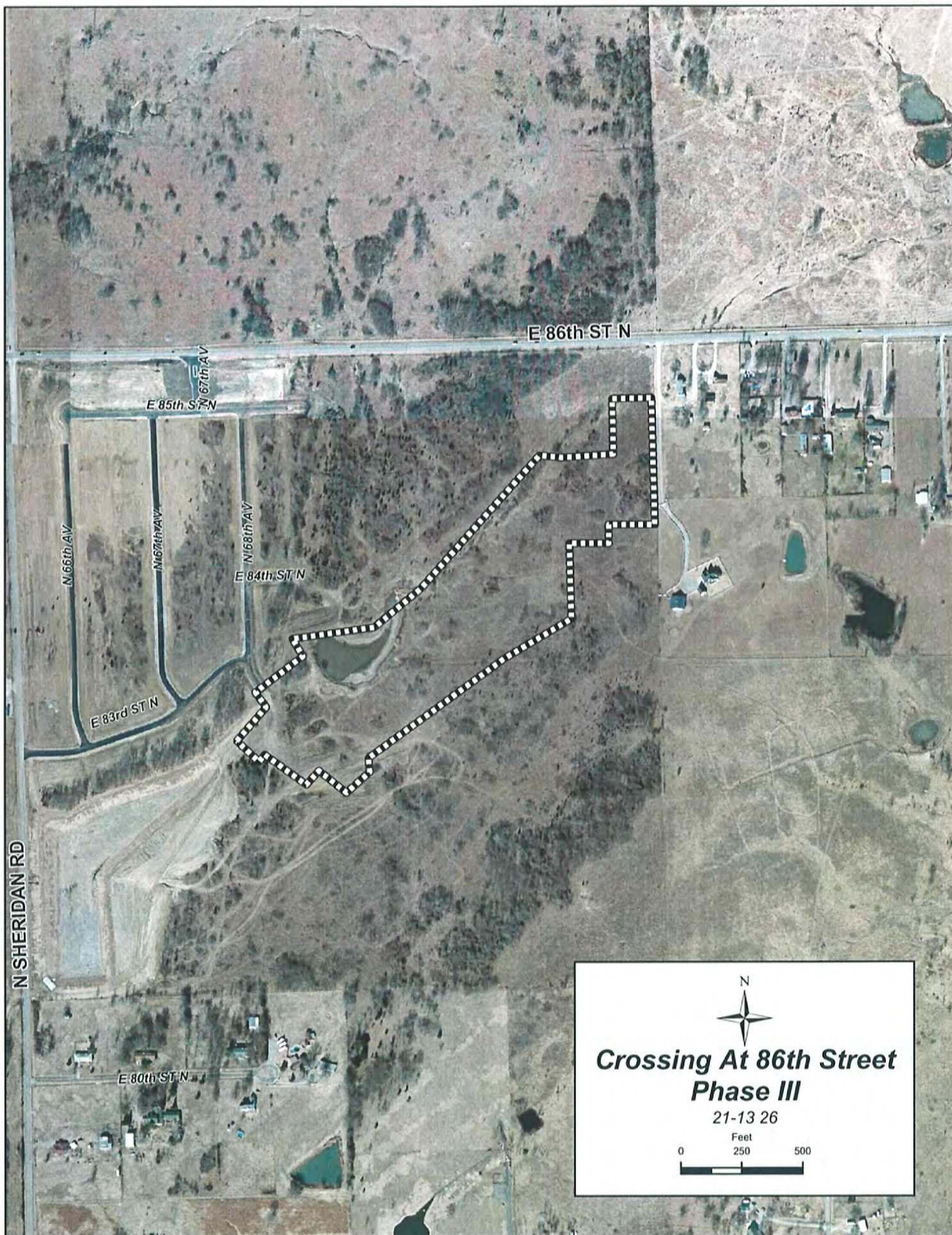
1. *Journal of the American Medical Association*, 1977; 237: 1001-1002.

POB

9.b.7







9.C.2



## PRELIMINARY SUBDIVISION PLAT

### Crossing at 86<sup>th</sup> Street Phase III – (1326) (County)

South and east of southeast corner of East 86<sup>th</sup> Street North and 67<sup>th</sup> East Avenue

This plat consists of 27 Lots, 5 Blocks, on 25.54 acres.

The following issues were discussed January 4, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE. Sidewalks required per Subdivision Regulations.
2. **Streets:** No comment.
3. **Sewer:** Septic is proposed.
4. **Water:** Rural Water District # 3 in Washington County is to serve water.
5. **Storm Drainage:** If Reserve B was platted with Phase II, then it should not be within the proposed Phase III platted area or it should be labeled as Phase III. Offsite drainage flowing onto this site should be collected and conveyed within a storm sewer easement and/or an overland drainage easement adjacent to the stormwater detention facilities and/or an existing public storm drainage system. Is the overland drainage being conveyed within street right-of-way to the roadway drainage structures? Article I, Section 1.7, should contain the standard language for stormwater detention facility maintenance along with the prorated responsibility for the maintenance and any liens related thereto. If overland drainage easements are required, then the standard language should be added to the covenants.
6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements may be necessary.
7. **Other: Fire:** A release letter will be required from the appropriate fire service. **GIS:** Needs a basis of bearing on the face of plat. Show the point of curve and the point of tangent along the curves. Remove the metes



and bounds part of the legal description of the face of the plat. **County Engineer:** Street names and addresses as per E-911, to be shown on face of plat. Minimum driveway culvert size to be shown on plat. Need drainage easement between Lots 5 and 6, Block 5. Section 1.5, there are no LNAs on this phase, remove. Standard language for drainage easement is necessary. No Reserve A on plat, remove reference in Section 1.7. As per procedures adopted by the Tulsa County Board of County Commissioners, sidewalks will not be required in this development.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.



24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

SECTION 26, T-21-N, R-13-E  
TULSA COUNTY, OKLAHOMA

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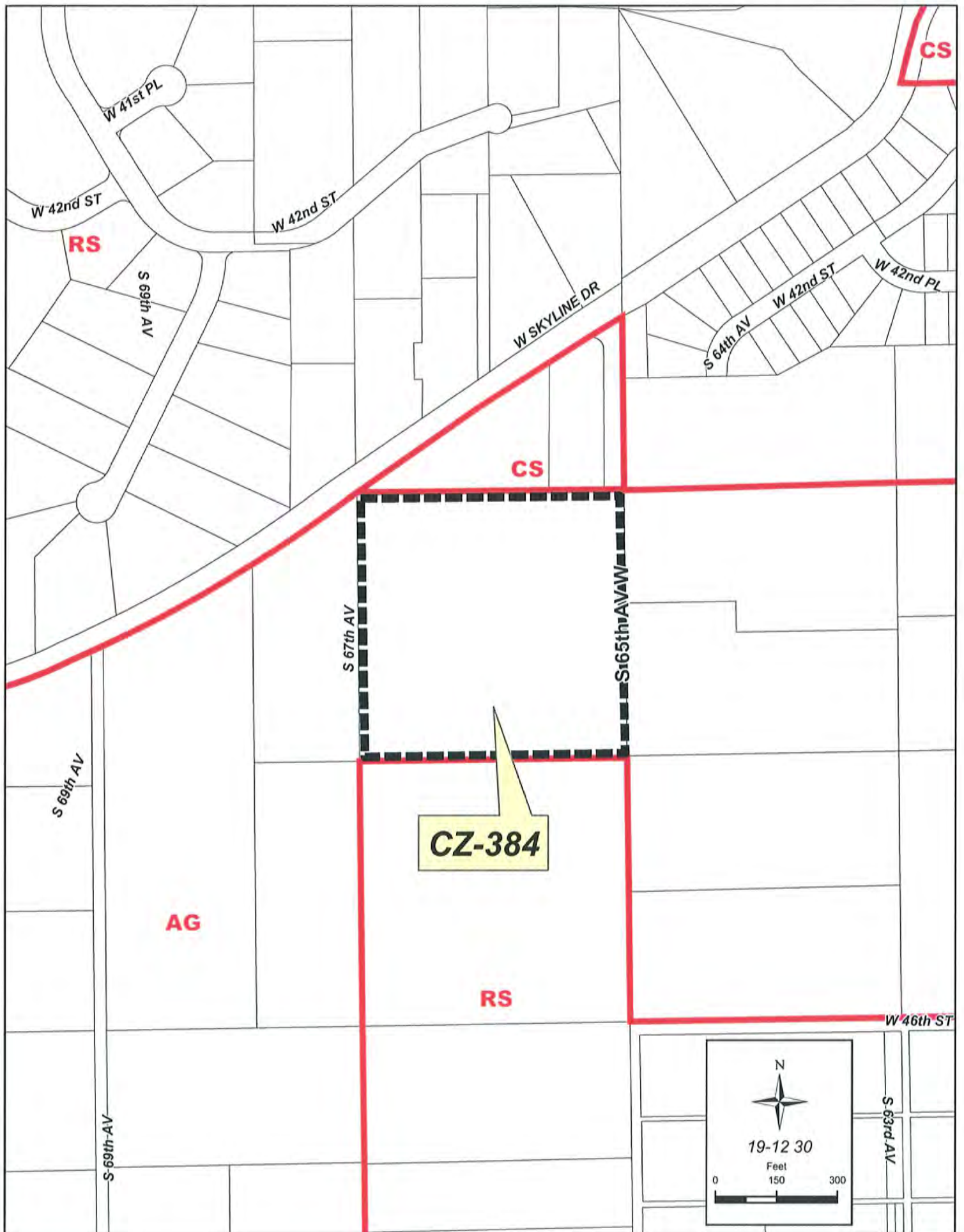


**ENGINEER:**  
**KELLOGG ENGINEERING, INC.**  
6755 South 4000 Rm.  
Tulsa, Oklahoma 74130  
Phone: (918) 275-8800  
Fax: (918) 275-7171  
Cert. of Authorization No. 2788  
Renewal Date: June 30, 2007

NUMBER 22, 2008  
SHEET 1 OF 2











N

**CZ-384**

19-12 30

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9.E.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-384**

**TRS 9230**

**Atlas 0**

**CZM 45**

**Tulsa County**

**TMAPC Hearing Date:** January 17, 2007

**Applicant:** Breisch & Associates, Inc.

**Tract Size:** 10± acres

**ADDRESS/GENERAL LOCATION:** Abutting southeast of West Skyline Drive and west of South 65<sup>th</sup> West Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Residential

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

**PROPOSED ZONING:** RE

**PROPOSED USE:** Residential

**RELEVANT ZONING HISTORY:**

**CZ-305 March 2002:** All concurred in a request to rezone property to the southeast of the subject property from AG to RS for single-family residential uses.

**PUD-566/CZ-237 August 1997:** All concurred in approval of a request to rezone a parcel northeast of the subject property from AG to RS, OL and CS for church and related uses.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately ten acres in size and is located near West Skyline Drive and west of South 65<sup>th</sup> West Avenue. The property appears to be in large-lot single-family residential use, and is zoned AG. A water feature appears to be located on the property at the northwest corner. The southern and eastern portions of the site are wooded.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South 65 <sup>th</sup> West Avenue	Secondary arterial	100 feet	Four

**UTILITIES:** The subject tract has municipal water available and no sewer.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land and large-lot single-family residential development zoned AG; on the north by an eating establishment/bar, zoned CS; on the south by large-lot single-family residential development, zoned RS; and on the west by vacant land and large-lot single-family residential development, zoned AG.

9.E.3

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

This area lies outside of any TMAPC Planning Districts and outside of the Sand Springs Comprehensive Plan, 1999-2004. However, it would fall within the Development Guidelines for the Tulsa Metropolitan Area, which designates non-nodal development at Low Intensity-No Specific land use. According to the Development Guidelines, the requested RE zoning **is** in accord with the Comprehensive Plan.

**STAFF RECOMMENDATION:**

Staff can support the requested rezoning and therefore recommends **APPROVAL** of RE zoning for CZ- 384.

01/17/07