

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2476

April 4, 2007

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

## REPORTS

### Chairman's Report:

### Worksession Report:

### Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

### Director's Report:

1. Minutes of March 21, Meeting No. 2474

## 2. 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. **L-20078** – Rod Davidson (8332)/**Lot-Split** (PD-26) (CD-8)  
11136 South Harvard
- b. **L-20079** – Laura Frossard (2318)/**Lot-Split** (County)  
16301 North Utica
- c. **L-20084** – Robert Horrigan (7408)/**Lot-Split** (County)  
13145 South 121<sup>st</sup> East Avenue
- d. **L-20085** – April Allen (2302)/**Lot-Split** (County)  
7721 East 176<sup>th</sup> Street North
- e. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

## 3. PUBLIC HEARINGS

- a. **Woodland Hills Courtyard by Marriott – Preliminary Plat** (PD-18) (CD-7)  
(8301)  
West of the Northwest corner of South Mingo Road and East  
71<sup>st</sup> Street South
- b. **Stonebrooke Estates – Preliminary Plat** (8211) (PD-8) (CD-2)  
West of the northwest corner of Elwood Avenue and West  
81<sup>st</sup> Street South

- c. **Overland Park Phase II – Preliminary Plat** (2322) (County)  
North of the northwest corner of 59<sup>th</sup> East Avenue and East 146<sup>th</sup> Street North
- d. **Gilcrease Museum South – Minor Subdivision Plat** (0223) (PD-11) (CD-1)  
South of West Newton Street, West of North 25<sup>th</sup> West Avenue
- e. **ONG Addition – Minor Subdivision Plat** (1333) (County)  
Northwest corner of Whirlpool Drive and East 66<sup>th</sup> Street North
- f. **Z-7050 – Plat Waiver** (8301) (PD-18) (CD-7)  
West and north of the northwest corner of South Mingo Road and East 71<sup>st</sup> Street South
- g. **Tulsa Hills – Authorization for Accelerated Release of Building Permits** (8211) (PD-8) (CD-2)  
South of the southeast corner of Columbia and West 71<sup>st</sup> Street South
- h. **Riverview Park Estates – Final Plat** (8329) (PD-26) (CD-8)  
South of the southeast corner of East 101<sup>st</sup> Street South and Delaware Avenue (continued from 3/21/07 meeting)
- i. **Z-7035 – Richard Gardner** **RS-3 to CS**  
9707-9709 East 62<sup>nd</sup> Street, 6139 South Mingo (**Continued from 3/21/07**) (PD-18C) (CD-6)
- j. **PUD-737 – Tulsa Engineering & Planning Associates, Inc.** **AG to RS-3/CS/PUD**  
Southeast corner of intersection of East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue (PUD proposes residential development with five-acre commercial node.) (**Continued from 3/7/07**) (**Straight zoning Z-7045 has not been transmitted due to lack of correct legal description so this case cannot be heard at this time.**) (PD-17) (CD-6)
- k. **Z-7053 – Warren G. Morris** **RS-1 to CH**  
8745 East 11<sup>th</sup> Street (PD-5) (CD-5)
- l. **PUD-739 – Tulsa Engineering & Planning Associates, Inc.** (PD-8) (CD-2)  
Northwest corner West 81<sup>st</sup> Street South and South Elwood Avenue (PUD proposes a gated single-family residential subdivision with a maximum 43 dwelling units.)
- m. **PUD-379-5 – Lou Reynolds** (PD-18) (CD-7)  
6612 South Memorial Drive (Minor Amendment to reduce the parking requirement associated with reuse of the former Mervyn's store as a gym and retail space.)

4.

**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**

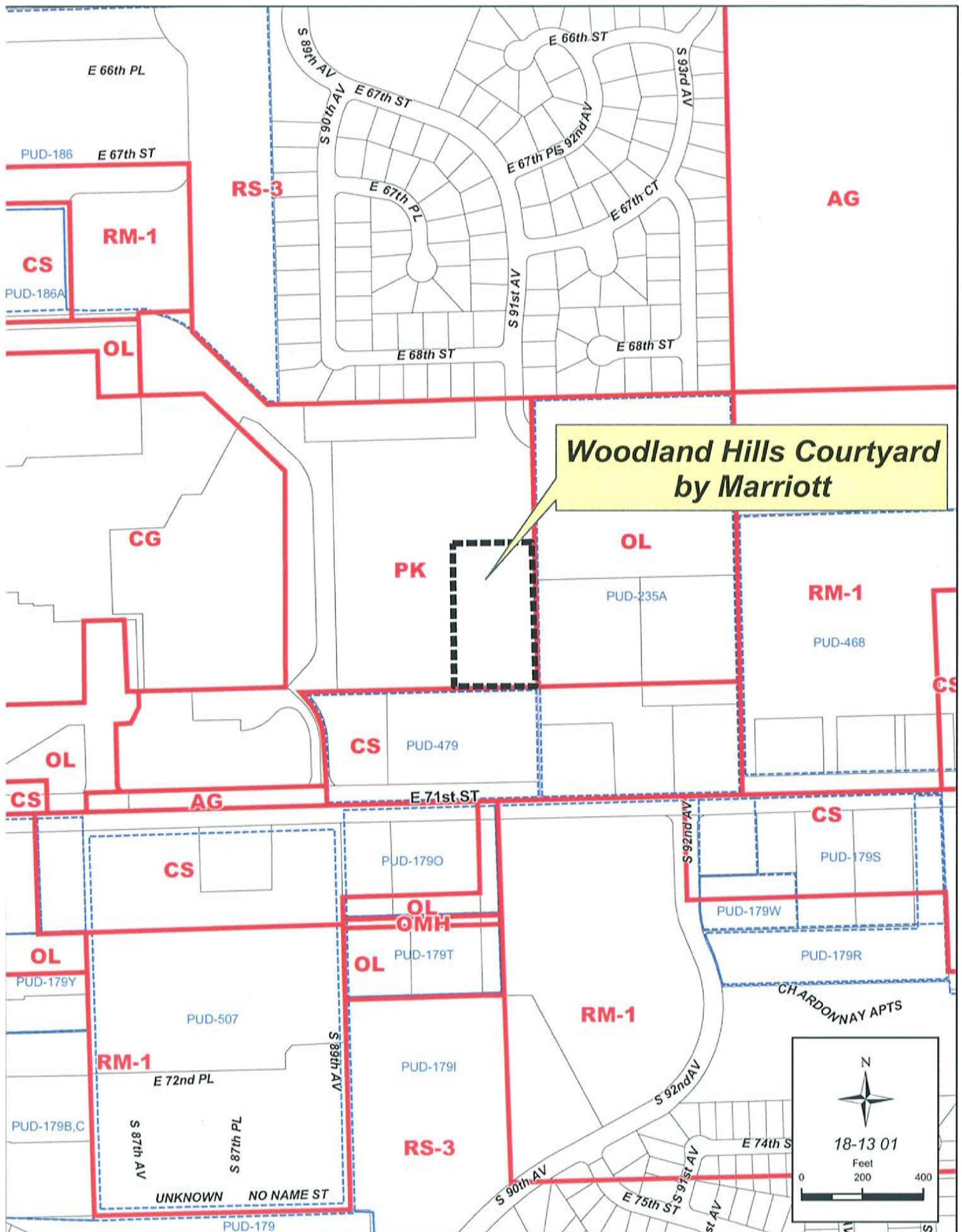
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**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**









## PRELIMINARY SUBDIVISION PLAT

**Woodland Hills Courtyard by Marriott - (8301) (PD 18) (CD 7)**  
West of the northwest corner of South Mingo and East 71<sup>st</sup> Street South

This plat consists of 1 Lot, 1 Block, on 3.1 acres.

The following issues were discussed March 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 736 (477). All PUD standards must be shown in the covenants and followed. The mutual access easement must be filed before Final Plat approval. Sidewalks will be provided per the PUD standards. Any underlying plat needs to be vacated.
2. **Streets:** The 30 foot mutual access easement should be placed in a reserve as a Private Street, and the document number of the dedication will need to be shown on the Final Plat. In Section II. Planned Unit Development Restrictions, some language for access provisions should be included that reasonably represents the access paragraph presented for the PUD approval, including language for sidewalks. Sidewalks along north as required by PUD approval, are not shown. Recommend that the access roadway and sidewalks, including sidewalk to the mall ring road, be constructed prior to plat approval. Recommend a 26 foot paving width due to bus access to the hotel per PUD comments. The street in the mutual access easement needs to just clearly assign the maintenance for the road and that it will be inspected by the City and built to City standards. The road needs to be in for fire protection purposes and before the building permit for vertical construction.
3. **Sewer:** Increase the utility easement along the south property line to a 17.5 foot utility easement. If you need a restricted waterline easement along the east property line, you must locate it outside of the existing utility easement. The off-site sanitary sewer must be in a minimum 15 foot wide easement.
4. **Water:** On the southeast boundary of the plat clarify the area between the restrictive waterline easement and utility easement. In order to stay away from the 2 inch gas line, on the water line use two 45 degree bends and a diagonal 15 foot restrictive waterline easement.
5. **Storm Drainage:** Add a note to the face of plat which states that, "Stormwater detention for this platted area is provided offsite at the existing Woodland Hills stormwater detention facility. Separate instrument storm sewer easements on adjacent property to west must be shown before final

plat approval. Along the west boundary to the plat, the private storm sewer is shown as being placed in the substandard 11 foot utility easement. The line must be a public storm sewer to be placed in the utility easement, and the minimum easement width for storm sewers is 15 feet.

6. **Utilities: PSO, Telephone, ONG, Cable:** Clarify where utilities can cross easements and where they can not cross.
7. **Other: Fire:** No comment. **GIS:** Add north arrow and point of beginning to face of plat, and add point of beginning to legend.

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.

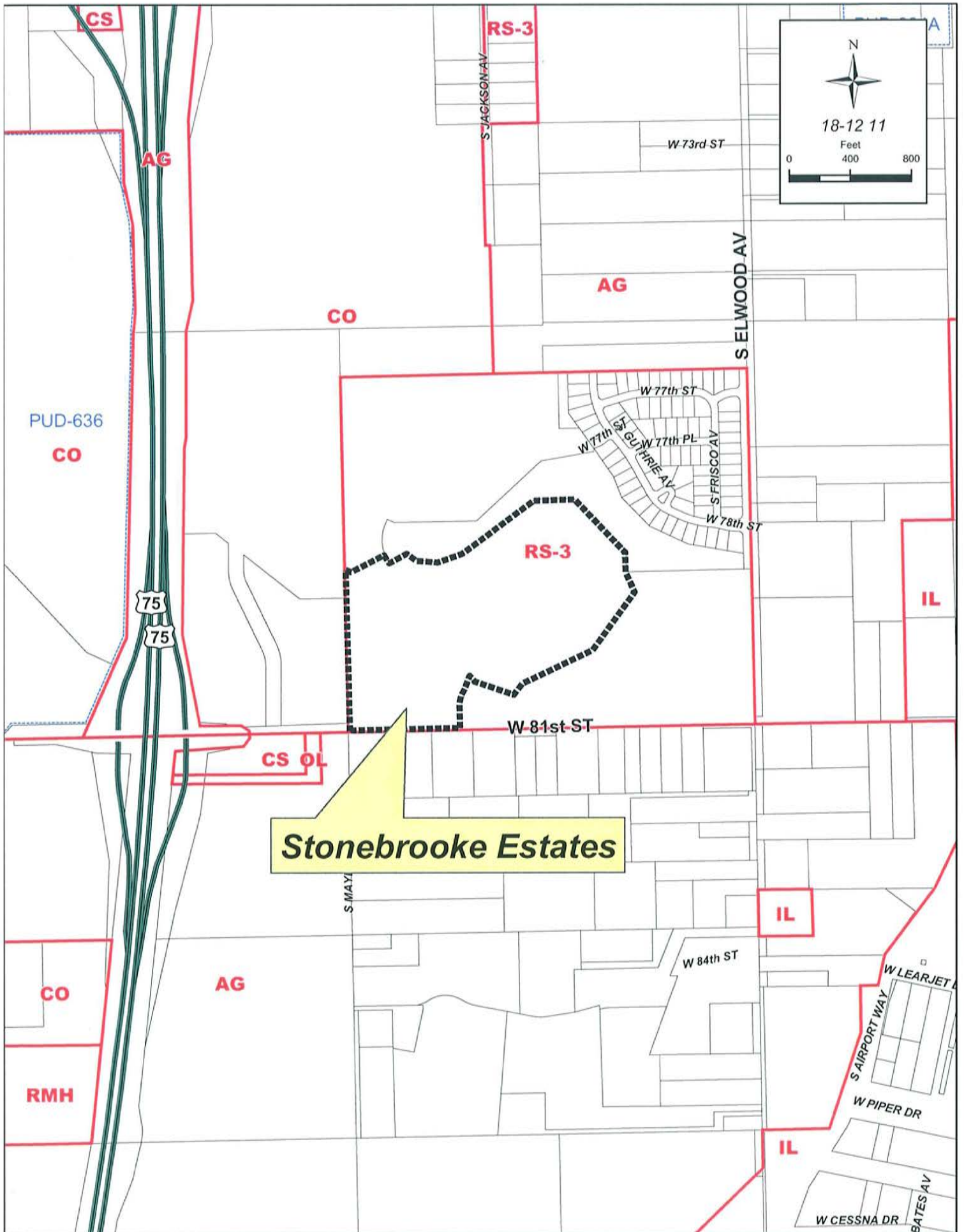
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, 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.











N

**Stonebrooke Estates**

18-12 11

Feet  
0 400 800



## PRELIMINARY SUBDIVISION PLAT

### Stonebrooke Estates – (8211) (PD 8) (CD 2)

West of the northwest corner of Elwood Avenue and West 81<sup>st</sup> Street South

This plat consists of 88 lots, three blocks, on 41.4 acres.

The following issues were discussed March 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3. An aviation easement and airport approval by release letter will be necessary. Coordinate with transportation planner about trail and pedestrian easements and access. Watch for excessive block lengths.
2. **Streets:** Evaluate the angle of intersect for the intersection of 78<sup>th</sup> Place and Indian Avenue (+/- 90 degrees is required). Label and dimension a "Reserve" for the Houston Avenue entry island. Include standard language for Limits of No Access. Maintain a 36 foot collector width for Houston Avenue to 79<sup>th</sup> Street. Create two outbound lanes on Houston with a 100 foot minimum approach striping. Pedestrian access should be considered near lots 22/23 near Reserve Area.
3. **Sewer:** The new Tulsa Hills project has approved plans to install an 8 inch sanitary sewer line adjacent to your east property line. You should contact Chris Everett with Carter-Burgess to coordinate construction of that line, so properties adjacent to that line can connect to it.
4. **Water:** No comment.
5. **Storm Drainage:** Hager Creek FEMA Floodplain needs to be labeled as such, removed from Reserve C and placed in a separate Reserve as an Overland Drainage Easement. If construction of stormwater detention facilities requires additional fill in the Tulsa Regulatory Floodplain, then Compensatory Storage Easements may be required. Both the plat and the conceptual plan show Reserve B as a stormwater detention easement, therefore it should not be addressed in the covenants as an overland drainage easement. A 404 permit may be necessary.
6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements will be necessary. Conduit may be needed over the drainage areas.
7. **Other: Fire:** No comment. **GIS:** Correct scale bar. Show surveyors' e-mail address. Not clear on date of preparation.

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 topography 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.)

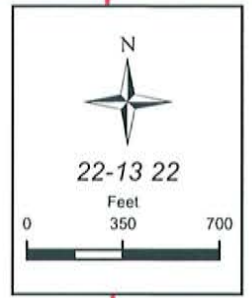


13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor 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 therefor 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.

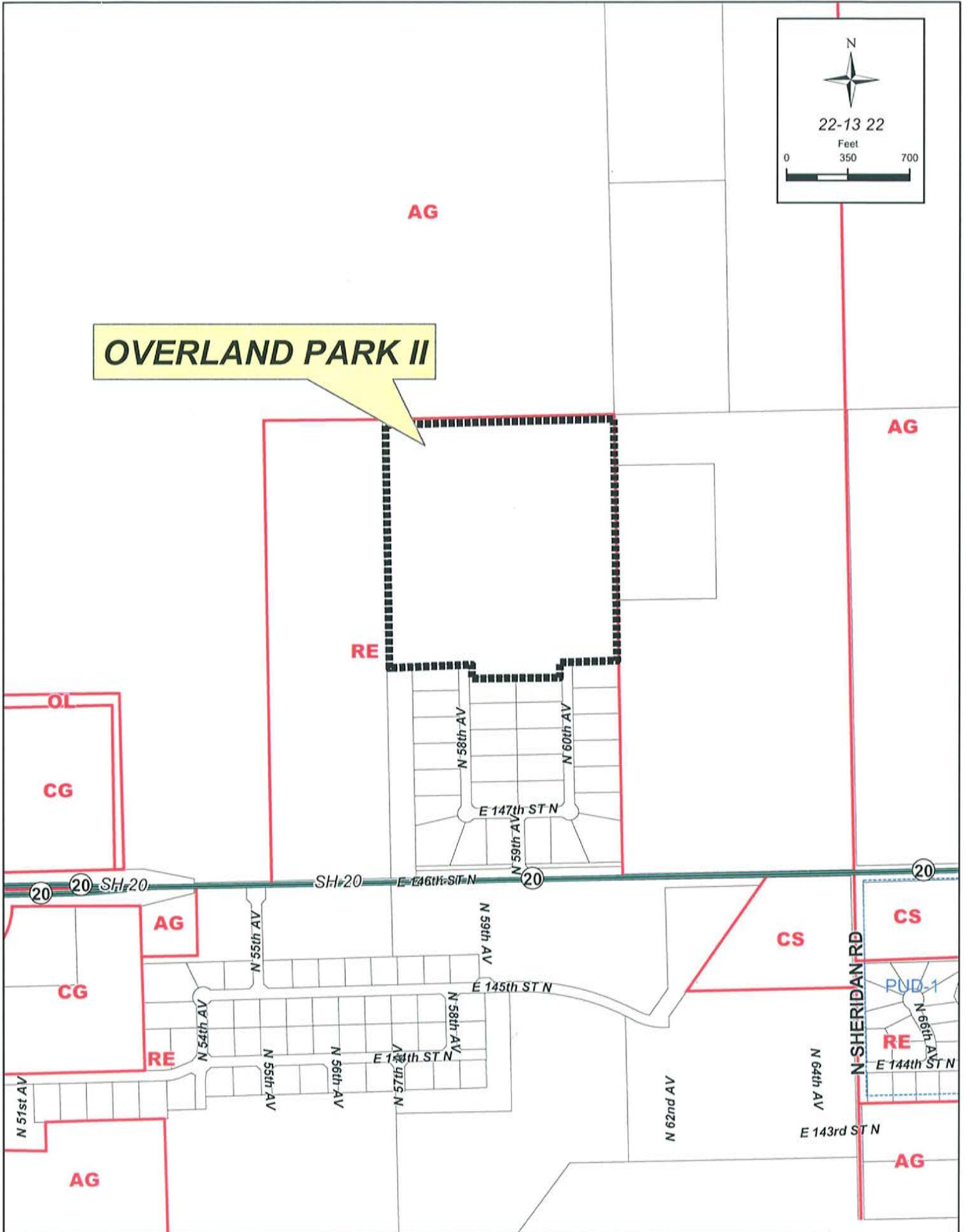








**OVERLAND PARK II**



N

**OVERLAND PARK II**

22-13 22

Feet  
0 350 700





## PRELIMINARY SUBDIVISION PLAT

### Overland Park Phase II – (2322) (County)

North of the northwest corner of 59<sup>th</sup> East Avenue and East 146<sup>th</sup> Street North

This plat consists of 26 Lots, 2 Blocks, on 43.61 acres.

The following issues were discussed March 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE . The cul-de-sac may be too long with this next phase of development and a waiver will be necessary unless there is a stub street used at the north part of the plat. The County Engineer and Planning staff will work with the developer on the stub street locations. Keep floodplain on plat.
2. **Streets:** No comment.
3. **Sewer:** No comment. Septic systems are proposed.
4. **Water:** Rural Water District #3 will serve water.
5. **Storm Drainage:** FEMA floodplains and floodways should be labeled as such, and the label should contain the name of the creek. The floodplains should be totally contained inside a Reserve and the Reserve should contain an additional 20 feet outside and adjacent to the floodplain for maintenance access. An approved CLOMAR is required prior to the approval of any changes to the FEMA floodplain within this plat area. The stormwater detention easement for a residential subdivision should be placed in a separate Reserve. An overland drainage easement is required for the conveyance of the offsite drainage flowing onto the site from the west, across Lots 3 and 4 of Block 1. Please include all symbols and abbreviation being used on the plat in the legend. If D/E is overland drainage easement, then it is not acceptable to place utilities in an overland drainage easement. The drainage flowing onto this site from Overland Park I is public water, and should be conveyed to the floodplain in an overland drainage easement or a storm sewer easement. Add the necessary standard language for the Reserves, Stormwater Detention Maintenance, and Overland Drainage Easements. How is the drainage conveyed from the outlet structure for the Stormwater Detention Facility to the FEMA floodplain?

6. **Utilities: Telephone, PSO, ONG, Cable:** No comments.

7. **Other: Fire:** A release letter from the Fire Department serving the subdivision will be required. **GIS:** Complete key/location map. Show "Basis of Bearing." Move plat name and legal description to top of plat. In Covenants move "legal description" up above Article F. Place Covenants on a second page (too small). **County Engineer:** Flood plain along north side needs to be defined as drainage easement to restrict building. Need language regarding the detention pond – possibly place it in a reserve area – to be maintained by Homeowners' Association. For future circulation and a future second point of access, need stub streets to the east and west. Street names and addresses will be provided by E-911.

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.

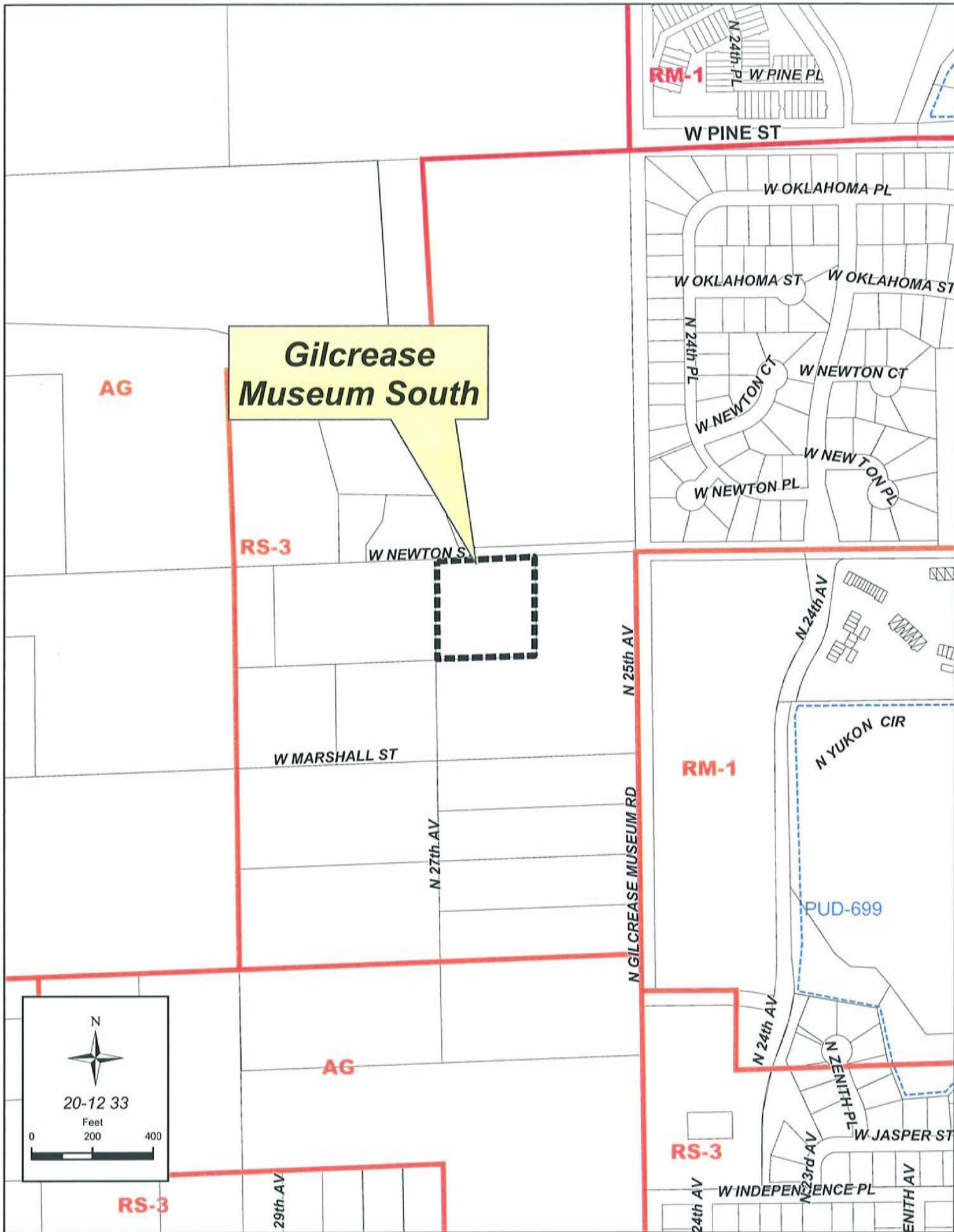


6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department 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.









## MINOR SUBDIVISION PLAT

**Gilcrease Museum South** – (0223) (PD 11) (CD 1)  
South of West Newton, West of North 25<sup>th</sup> West Avenue

This plat consists of 1 Lot, 1 Block, on 2.46 acres.

The following issues were discussed March 1, 2007 and March 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3 with BOA case 20385 approved on 12/12/06 for a parking lot use. The City Attorney will need to approve of covenant language.
2. **Streets:** Add arrowheads at section line to the statutory right-of-way dimension lines. Include prefixes for both street names.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, PSO, ONG, Cable:** No comment.
7. **Other: Fire:** No comment.

Staff recommends **APPROVAL** of the Minor 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.)
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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.)
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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.
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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.



THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 33, TOWNSHIP 20 NORTH, RANGE 12 EAST, OSAGE COUNTY, STATE OF OKLAHOMA.



BASIS OF BEARING: NAD 1983



Scale 1" = 30'

**OWNER:**  
CITY OF TULSA  
200 CIVIC CENTER  
TULSA, OKLAHOMA

LEGEND	
LNA	LIMITS OF NO ACCESS
UZE	UTILITY EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

DATE OF DEPOSITION: \_\_\_\_\_



**SURVEYOR:**

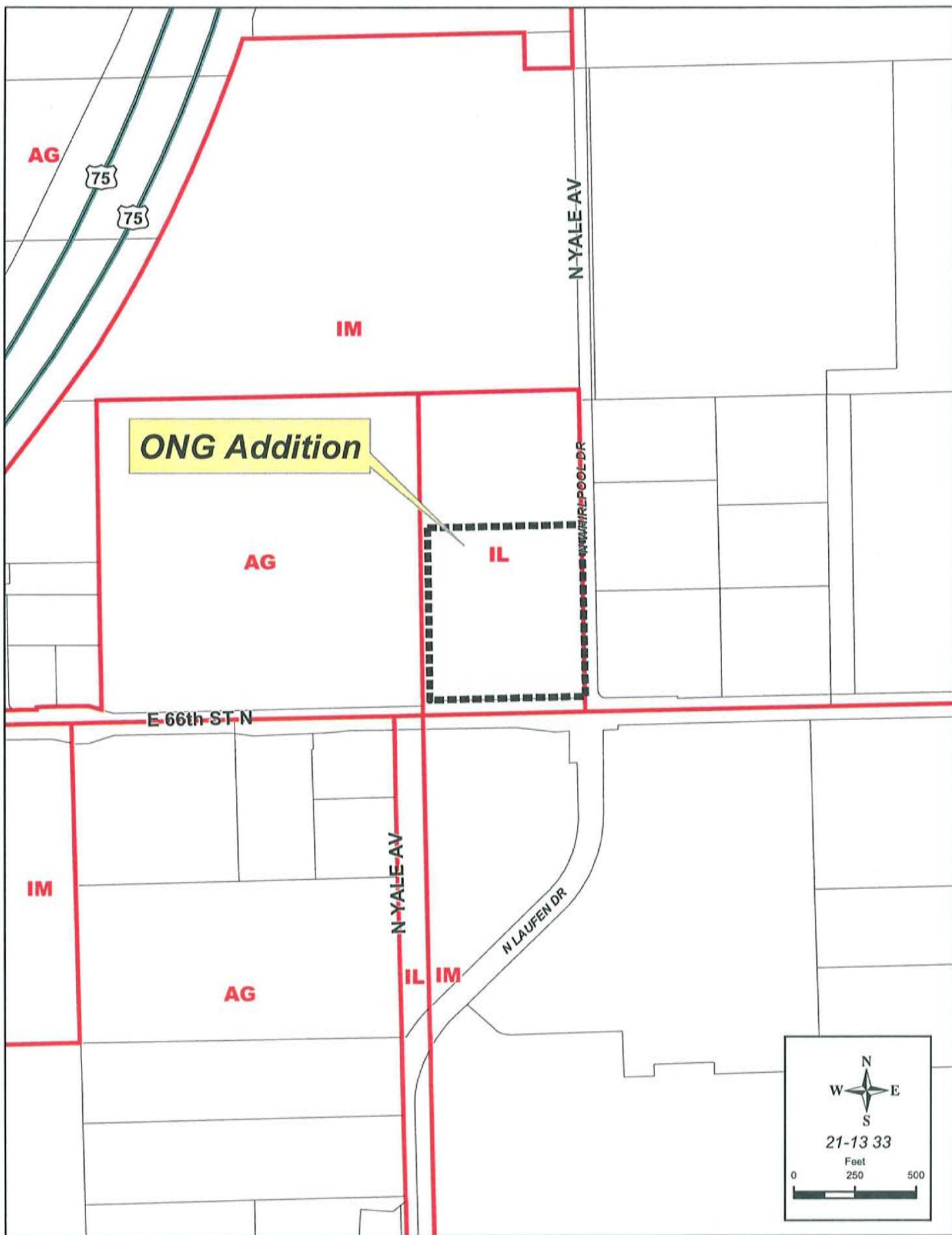
**NICKLE & ASSOCIATES, INC.**  
530 S. SHERIDAN RD., SUITE 114  
TULSA, OKLAHOMA 74145  
918-664-5411  
FAX 918-664-5425  
gnickle@nsengineers.com

CERTIFICATE OF AUTHORIZATION 1749  
EXPIRES 5/2007

PLAT No.	FINAL PLAT
	CERTIFICATE OF APPROVAL
	I hereby certify that this plat was approved by the Town Board pursuant to the Planning Commission on _____
	TAMPAFC RECORD
	This approval is valid if this plat is not filed in the Office of the County Clerk on or before _____
	CITY ENGINEER
	APPROVED _____ as the Clerk of the City of TAMPA, Florida
	Chairman _____
	Mayor _____
	2007 City Clerk _____
	Recorder _____

3. D. 4









75

75

N YALE AV

N WHIRLPOOL DR

E 66th ST N

N YALE AV

N LAUFEN DR



**ONG Addition**

21-13 33

Feet  
0 250 500



## MINOR SUBDIVISION PLAT

### **ONG Addition – (1333) (County)**

Northwest corner of Whirlpool Drive and East 66<sup>th</sup> Street North

This plat consists of 1 Lot, 1 Block, on 9.73 acres.

The following issues were discussed March 15, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.
2. **Streets:** Change the access points along Yale from 60 feet to 40 feet to be consistent with the site plan. Dimension the right-of-way along 66<sup>th</sup> Street North just west of the point of beginning.
3. **Sewer:** No comment.
4. **Water:** Add standard language for the restricted water line easement.
5. **Storm Drainage:** Please label the stormwater detention easement as such. It is not acceptable to place utilities in overland drainage easements, the two should be placed in separate easements. Please use the standard language for stormwater detention easements and overland drainage easements.
6. **Utilities: Telephone, PSO, ONG, Cable:** No comment.
7. **Other: Fire:** No comment.

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

### **Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

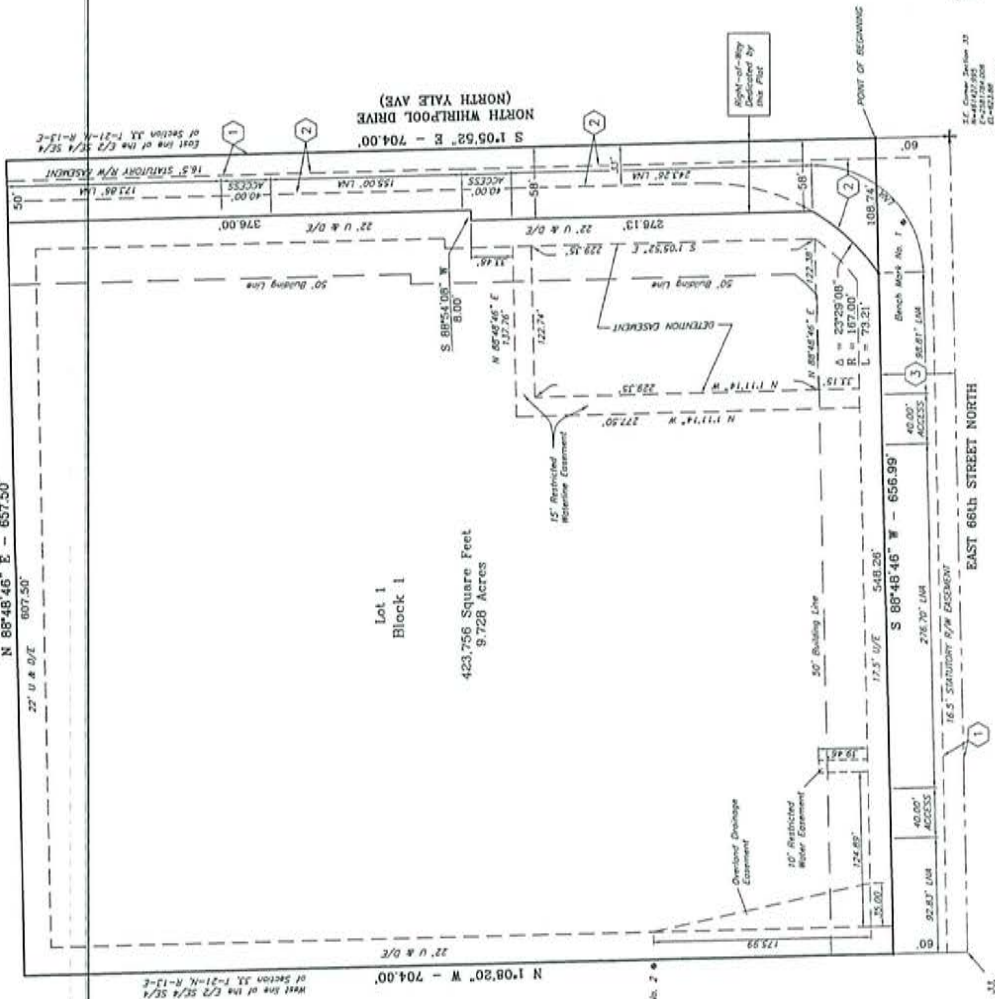
1. The concerns of the public works department staff must be taken care of to their satisfaction.

**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.



All lot corners are to be monumented with a capped 3/8" Iron Pin upon completion of construction.

16.5' Statutory Section Line Roadway Easement.

2 Easement in favor of Tulsa County, recorded in Book 905 at Page 365.

 Dedication Deed of Public Highway in favor of Tulsa County,

3 Dedication Deed of Public Highway in favor of Tulsa County, recorded in Book 4394 at Page 795.

Southwest Corner of the  
E/2 SE/4 SE/4 of Section 33,  
T-21-N R-11-E

OWNER

Hunt Properties, Inc. and/or assigns  
8235 Douglas Ave., Suite 1300  
Dallas, Texas 75225 ... (214) 360-9600  
e-mail: [jims@huntprop.com](mailto:jims@huntprop.com)

ENGINEER

**Khoury Engineering, Inc.**  
1435 East 41st Street  
Tulsa, Oklahoma 74105  
(918) 712-8768  
e-mail: kenginc@khouryeng.com  
Certificate of Authorization No. 3751  
Expires June 30, 2007

## SURVEYOR

**Harden & Associates**  
Surveying and Mapping, PC  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
(918) 234-4859  
e-mail: [mike@hardenandassoc.com](mailto:mike@hardenandassoc.com)  
Certificate of Authorization No. 4456

## BENCHMARK

No. 1	Charred "X" in Southeast Corner of Headwall N=461465.526 E=2581714.813 Elevation = 622.45 (NAVD 1988)
No. 2	60d Nail with Broze in North Face of a 12" N=461667.920 E=2581117.059 Elevation = 637.00 (NAVD 1988)

## BEARING BASIS

The bearings shown hereon are based on the Oklahoma State Plane Coordinate System, NAD 1983 (1993).

### LEGEND

U/E = UTILITY EASEMENT  
U & D/E = UTILITY AND DRAINAGE EASEMENT  
LNA = LIMITS OF NO ACCESS

ONG Addition, Tulsa County  
Minor Subdivision Plat, March 14, 2007  
SHEET 1 OF 2

3. c. 1.



KNOW ALL MEN BY THESE PRESENTS:

Section I. Public Streets and Utility Easements

### 3. Underground Service

3. Underground service cables and gas service lines to all structures which may be located on all lots in the Subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon each lot, provided that upon the installation of such a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have defined, permanent, and exclusive use of the service cable and gas line, covering a full strip extending 2.5 feet each side of each service cable or gas line, running from the service pedestal, transformer or gas main to the service entrance on the structure at a point of metering.

C. Water and Sanitary Sewer

4. The City of Tulsa, Oklahoma, or its successors, shall at all times have right

D. Gas service

1. The owner of each lot shall be responsible for the protection of gas facilities located on their lot.

E. Surface Drainage

and by Tulsa County, Oklahoma.

\_\_\_\_\_

H. Paving and Landscaping Within Easements

### 1. Stormwater Detention Easement

- the detention easement area shall be kept free of debris.

## Section II. Enforcement, Duration, Amendment and Severability

### C. Amendment

0. Severability

In Witness Whereof, Hunt Properties, Inc., a Texas Corporation, and/or assigns has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Hunt Properties, Inc.  
a Texas Corporation  
and/or assigns

By: \_\_\_\_\_, Vice President of Hunt Properties, Inc., a Texas Corporation.

State of Texas ) ss.  
County of )

This instrument was acknowledged before me on this            day of            2007, by Vice President of Hunt Properties, Inc., a Texas Corporation.

Notary public  
My commission expires:

I, James E. Horden, a registered professional land surveyor in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platting the tract of land described above, and that the accompanying plat designated herein as DWG Addition, A Subdivision in Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma minimum Standards for the practice of land surveying.

James E. Harden  
Registered Professional Land Surveyor  
Oklahoma No. 1233

State of Oklahoma ) ss.  
County of Tulsa )

The foregoing Certificate of Survey was acknowledged before me on this day of \_\_\_\_\_, 2007, by James F. Horden.

Notary Public  
My commission expires:

ONG Addition, Tulsa County  
Minor Subdivision Plat, March 14, 2007  
SHEET 2 OF 2







## PLAT WAIVER

**March 13, 2007**

**Z- 7050** - (8301) (PD 18) (CD 7)  
North of 71<sup>st</sup> Street, East of Memorial

The platting requirement is being triggered by a rezoning to CS.

***Staff provides the following information from TAC at their March 15, 2007 meeting:***

**ZONING:**

- TMAPC Staff:

**STREETS:** Question # 5 – No. The proposed tract currently has Limits of No Access on 71<sup>st</sup> Street South. Any change in ownership (via Lot Split or other) of this tract would require various easements by separate instrument describing the mutual access, maintenance and/or ownership of the portion of the signalized, north-south access road that is physically split by the east side of this tract (the westernmost or third lane).

•

**SEWER:**

- No comment.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.1, the distance requirement shall be 600 feet.

**UTILITIES:** No comment.

•

Staff recommends **APPROVAL** of the plat waiver.

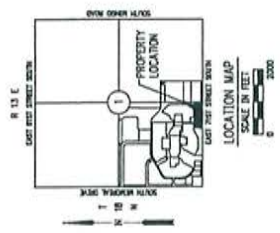
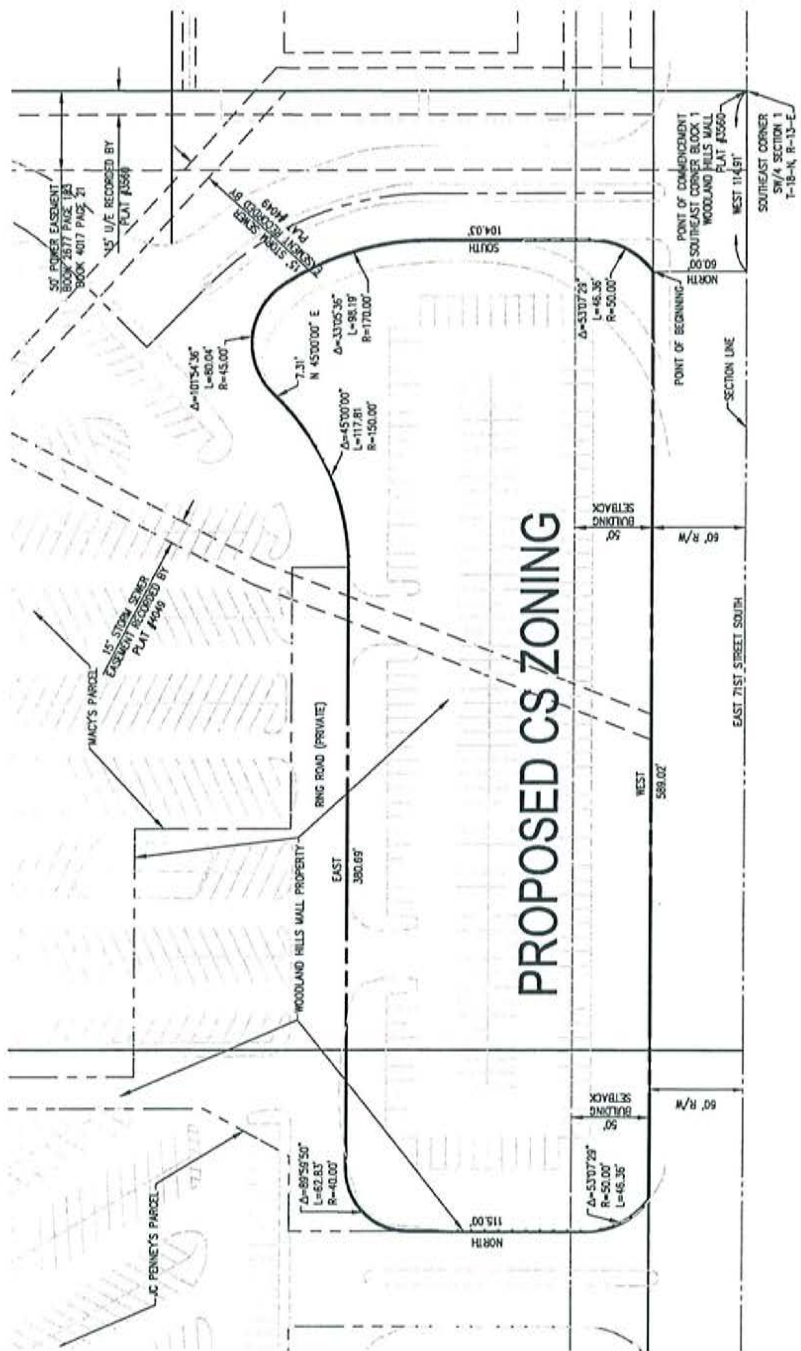
**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

	Yes	NO
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X





**Crafton, Tull, Sparks & Associates, Inc.**  
220 E. 9th St., Tulsa, Oklahoma 74119  
918.564.0047 FAX 918.564.3783 [www.craftontull.com](http://www.craftontull.com)  
Architects, Engineers & Surveyors

Drawn by	Job Number 064217-00 Contract Price A. MILLS	Sheet Number
Checked by		
Date		12/22/06

## **AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT**

**Tulsa Hills** – (8211) (PD 8) (CD 2)

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

The property is zoned CO Site Plan Z-7008-SP-1. Four full permits are requested. A preliminary plat has been approved for the site on July 5, 2006.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

***The following information was provided by the Technical Advisory Committee in its meeting March 15, 2007.***

### **ZONING:**

- *TMAPC Staff:* Full permits are requested.

### **STREETS:**

- *Public Works, Transportation:* No comments.
- *Public Works, Traffic:* No comments.

### **SEWER:**

- *Public Works, Waste Water:* Building permits will not be allowed over existing sanitary sewer lines before the lines have been abandoned by the City of Tulsa.

### **WATER:**

- *Public Works, Water:* No comments.

### **STORM DRAIN:**

- *Public Works, Storm Water:* Blocks 6 and 7 may require an approved drainage plan design of Stormwater Detention Facilities by PFPI, prior to the release of building permits.

### **FIRE:**

- *Public Works, Fire:* No comments.

### **UTILITIES:**

- *Franchise Utilities:* No comments.

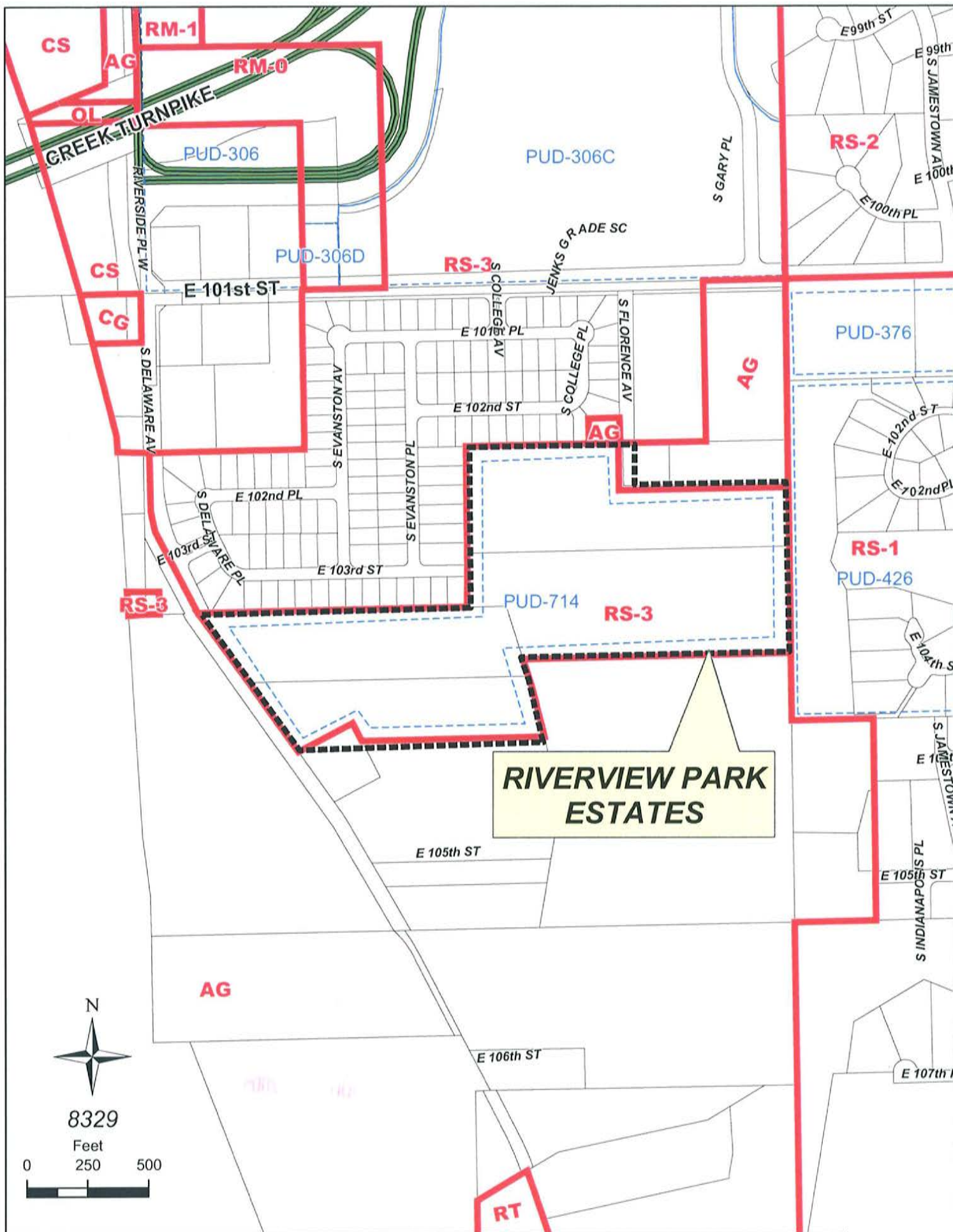
The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and



protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.







2 h. 1





**RIVERVIEW PARK  
ESTATES**

8329

Feet

0 250 500



## Final Subdivision Plat

### **Riverview Park Estates - (8329) (PD 26) (CD 8)**

South of the southeast corner of East 101<sup>st</sup> Street South and Delaware Avenue

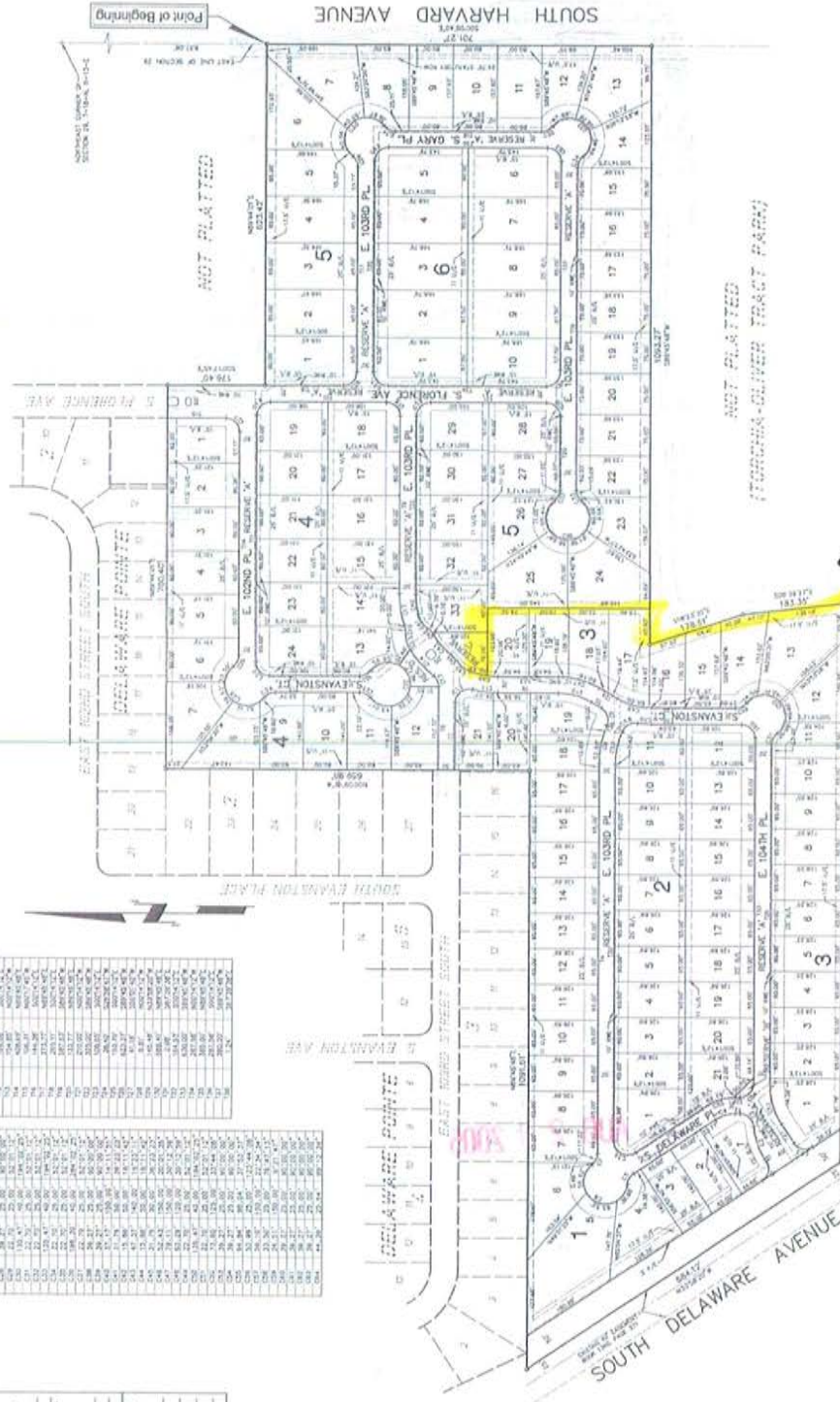
This plat (phase one) consists of 62 Lots in 3 Blocks on 15 acres.

Staff needs to meet with Public Works, the Engineering Consultant, and the concerned citizen on the issue concerning right-of-way that was brought up at the last TMAPC meeting. There has been no further information or site plans received by the time the agenda was prepared.

*Riverview Park Estates*

Planned Unit Development Number 714

Line	Table	Line	Table
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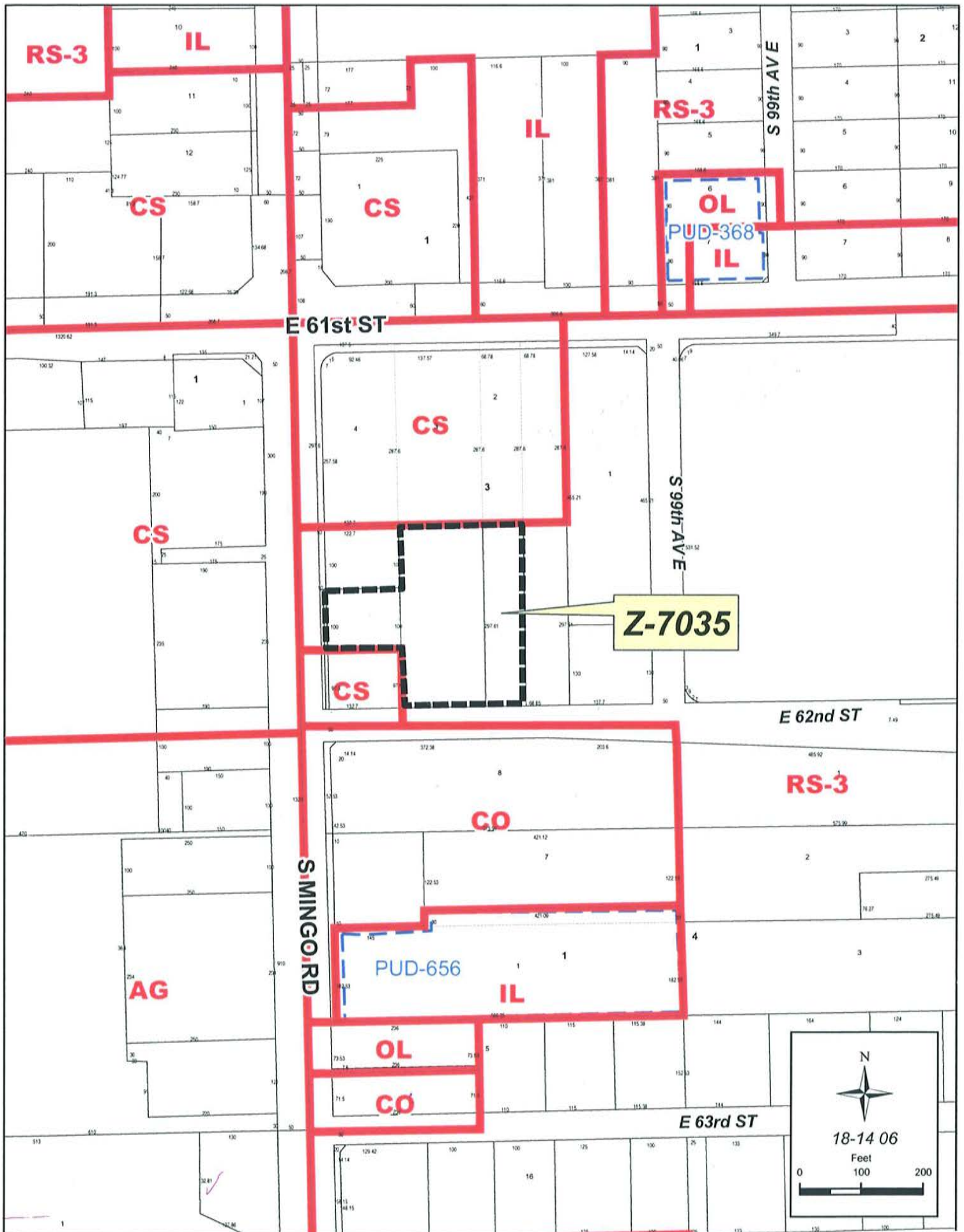
1018.50°  
300.42 mW

RECEIVED  
AUG 07 1985  
Tulane Medical Library  
3120 General DeLoach  
New Orleans, Louisiana 70112

BLOCK 1	CONTAINING	4,7834	ADRES
BLOCK 2	CONTAINING	4,2003	ADRES
BLOCK 3	CONTAINING	4,4639	ADRES
BLOCK 4	CONTAINING	6,0250	ADRES
BLOCK 5	CONTAINING	9,2890	ADRES
BLOCK 6	CONTAINING	3,3589	ADRES
RESERVE	A CONTAINS	5,0387	ADRES
RESERVE	B CONTAINS	0,0110	ADRES
RESERVE	C CONTAINS	0,1191	ADRES
RESERVE	D CONTAINS	0,0110	ADRES

REV. JULY 28, 2005







E 61st ST

S 99th AVE

S 99th AVE

E 62nd ST

S MINGO RD

E 63rd ST

N



**Z-7035**

18-14 06

Feet

0 100 200





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7035**

**TRS 8406**

**Atlas 758**

**CZM 54**

**PD-18 CD- 6**

**TMAPC Hearing Date:** August 16, 2006

(Continued several times; latest hearing date:  
April 4, 2007)

**Applicant:** Richard Gardner

**Tract Size:** 2± acres

**ADDRESS/GENERAL LOCATION:** South of southeast corner South Mingo Road and East 61<sup>st</sup> Street

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance Number 11830, dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CS

**PROPOSED USE:** Retail

**RELEVANT ZONING HISTORY:**

**Z-6995 September 2005:** All concurred in approval of a request to rezone a 3.48+ acre tract from RS-3 to IL for a retail center on property located on southeast corner of East 59<sup>th</sup> Street South and South Mingo Road.

**Z-6994 June 2005:** A request to rezone one lot west of the northwest corner of East 61<sup>st</sup> Street South and South Mingo from OL to CS for computer service and sales was denied by the TMAPC recommending that the applicant consider developing a PUD proposal on the site.

**PUD-390-B April 2003:** All concurred in the approval of a major amendment to PUD to allow Barber and Beauty Shop uses in Development Area B of previously approved PUD-390-A per staff recommendation and as modified by TMAPC.

**Z-6840/PUD-656 November 2001:** A request to rezone a 2.37± acre tract from CO to IL/PUD on property located south of southeast corner of East 61<sup>st</sup> Street South and South Mingo Road for uses permitted by right and exception in an IL district excluding Use Unit 12A. Staff recommended denial of IL zoning and for the PUD but the TMAPC recommended approval per modifications. The City Council approved the rezoning and PUD per modifications.

**PUD-599-C September 2001:** All concurred in approval of a Major Amendment to a PUD to permit automobile body repair center and coffee shop on Lot 1 of PUD-599-A on a 1.52± acre tract located east of subject property, subject to modifications and conditions as recommended by the TMAPC.



**Z-6783 October 2000:** A request to rezone two lots located on the southeast corner of East 59<sup>th</sup> Street and South 99<sup>th</sup> East Avenue from RS-3 to IL or PK for parking was filed. IL zoning was denied and all concurred in approving PK zoning for the two lots.

**PUD-390-A January 2002:** Staff recommended denial on a request for a major amendment to PUD-390 to create two development areas in the PUD and allow a bank with drive-in facilities in Area A and office uses within Area B on property located on northeast corner of East 61<sup>st</sup> Street and South 89<sup>th</sup> East Avenue. The TMAPC approved it per modifications as recommended by staff pertaining to screening, landscape and traffic.

**PUD-397-B August 2000:** A major amendment was requested for PUD-397 on property located on the southeast corner of East 61<sup>st</sup> Street and South 90<sup>th</sup> East Avenue. The amendment reallocated the Development Areas and permitted uses, allowing an existing banking facility on a portion of Development Area B further expanding that development area for additional office use. Development D-1 was approved for multifamily use with office use as an alternative. All concurred in approval of the major amendment subject to the conditions as recommended.

**Z-6725 December 1999:** All concurred in approval of a request to rezone a 34.78+ acre tract from CO to AG for church and accessory uses on property located on the southeast corner of East 66<sup>th</sup> Street and South Mingo Road.

**Z-6718 October 1999:** A request to rezone a 1.18-acre tract located on the northeast corner of East 66<sup>th</sup> Street S. and S. 101<sup>st</sup> East Avenue, apart of the subject tract, from RS-3 to CO was approved by TMAPC and the City Council.

**PUD-599-A August 1999:** All concurred in approval of a major amendment located north of the subject property to allow a three-story, 49,600 square foot office building and a 61-room, three-story hotel.

**Z-6672 February 1999:** Approval was granted on a request to rezone a lot located north of the northwest corner of East 61<sup>st</sup> Street and South Mingo Road from OM to IL.

**Z-6652 and Z-6653 September 1998:** A request to rezone two lots, located north of the northwest corner of East 61<sup>st</sup> Street and South Mingo Road from RS-3 to IL. Both applications were approved.

**Z-6646 August 1998:** All concurred in approval to rezone a lot located south of the southwest corner of East 58<sup>th</sup> Street and South Mingo Road from RS-3 to IL.

**Z-6484 April 1995:** All concurred in approval of a request to rezone a 6.7-acre tract located as part of the subject tract and south of the southeast corner of E. 65<sup>th</sup> Place S. and S. 103<sup>rd</sup> East Avenue from RS-3 to CO.

**Z-6445 July 1994:** All concurred in approval a request to rezone a strip of property, 5' x 78', lying along the south boundary of an industrial tract located northeast of northeast corner of South Mingo Road and 61<sup>st</sup> Street South directly north of East 59<sup>th</sup> Street South, from RS-3 to IL to allow access to the industrial (IL) property. The strip was originally left RS-zoned to restrict access to the industrial property by use of a residential street. The Comprehensive Plan anticipates industrial growth in this area and the barricade from the residential street was eliminated.

**Z-6410 September 1993:** All concurred in approval of a request to rezone a tract located on the northeast corner of East 61<sup>st</sup> Street South and South 99<sup>th</sup> East Avenue from OL to IL.



## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 2± acres in size and is located south of the southeast corner of East 61<sup>st</sup> Street and South Mingo Road. The property appears to be vacant, lightly wooded and zoned RS-3.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Mingo Road	Secondary arterial	100'	4 lanes
East 61 <sup>st</sup> Street South	Secondary arterial	100'	4 lanes

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

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land, zoned RS-3; on the north by a retail strip and gas station, zoned CS; on the south by vacant land, zoned CS/CO and on the west by vacant land, zoned CS.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as Corridor/Low/Medium Intensity – No Specific Land Use. Because this property lies within a Corridor designation, it may be developed at either the low or medium intensity designation. The requested CS zoning is in accord with the Medium Intensity designation.

### **STAFF RECOMMENDATION:**

The applicant has recently purchased the remaining parcel to include in the Mingo Road frontage, and intends to include the parcel he already owns south of subject property (and already zoned CS) within a new development. Based on surrounding uses and zoning, as well as the Corridor designation in the Comprehensive Plan, staff recommends **APPROVAL** of CS zoning for Z-7035.

04-04-07

DEVELOPMENT SERVICES  
ADMINISTRATION  
918 • 596 • 1846

PERMITTING SERVICES  
918 • 596 • 9343

BUILDING INSPECTIONS  
918 • 596 • 9660

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DEVELOPMENT SERVICES DIVISION  
PUBLIC WORKS DEPARTMENT

111 SOUTH GREENWOOD

TULSA, OKLAHOMA

74120

August 19, 2003

Randall Pickard, Attorney at Law  
10051 South Yale Avenue  
Tulsa, Oklahoma 74137

Re: Gardner Property  
Mingo Creek at South 58<sup>th</sup> Street - LOMR.

Dear Mr. Pickard:

A Letter of Map Revision (LOMR) was submitted to FEMA on June 18, 2003. The purpose of this LOMR is to revise the base flood elevations, floodway and floodplain along a reach of Mingo Creek to reflect the channel work and new bridge on Mingo Road at South 58<sup>th</sup> Street. The reach to be revised extends from a point about 700 feet downstream of Mingo Road to a point about 850 feet upstream. Throughout this reach, the construction of the new Mingo Road bridge and channel work has lowered the water surface profile enough so that the 100-year flood is fully contained within the channel.

As soon as the LOMR is approved by FEMA, the property will be removed from the floodplain. The base flood elevations will be lower than the effective base flood elevations. For example, at a point about 730 feet upstream of Mingo Road, the base flood elevation will be 681.8, and at a point about 450 feet upstream of Mingo Road, the base flood elevation will be 677.5. Downstream of these points, the base flood elevation will be progressively lower.

Sincerely,

Jack L. Page, P.E.  
Development Services Director

cc: Mark Swift  
Mark Swiney  
Deborah Stowers  
Michael Skates



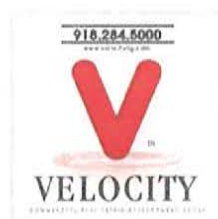
## Z-7035 Needed Parcel Matter

# AERIAL/PLAT/ZONING TCMAP8306



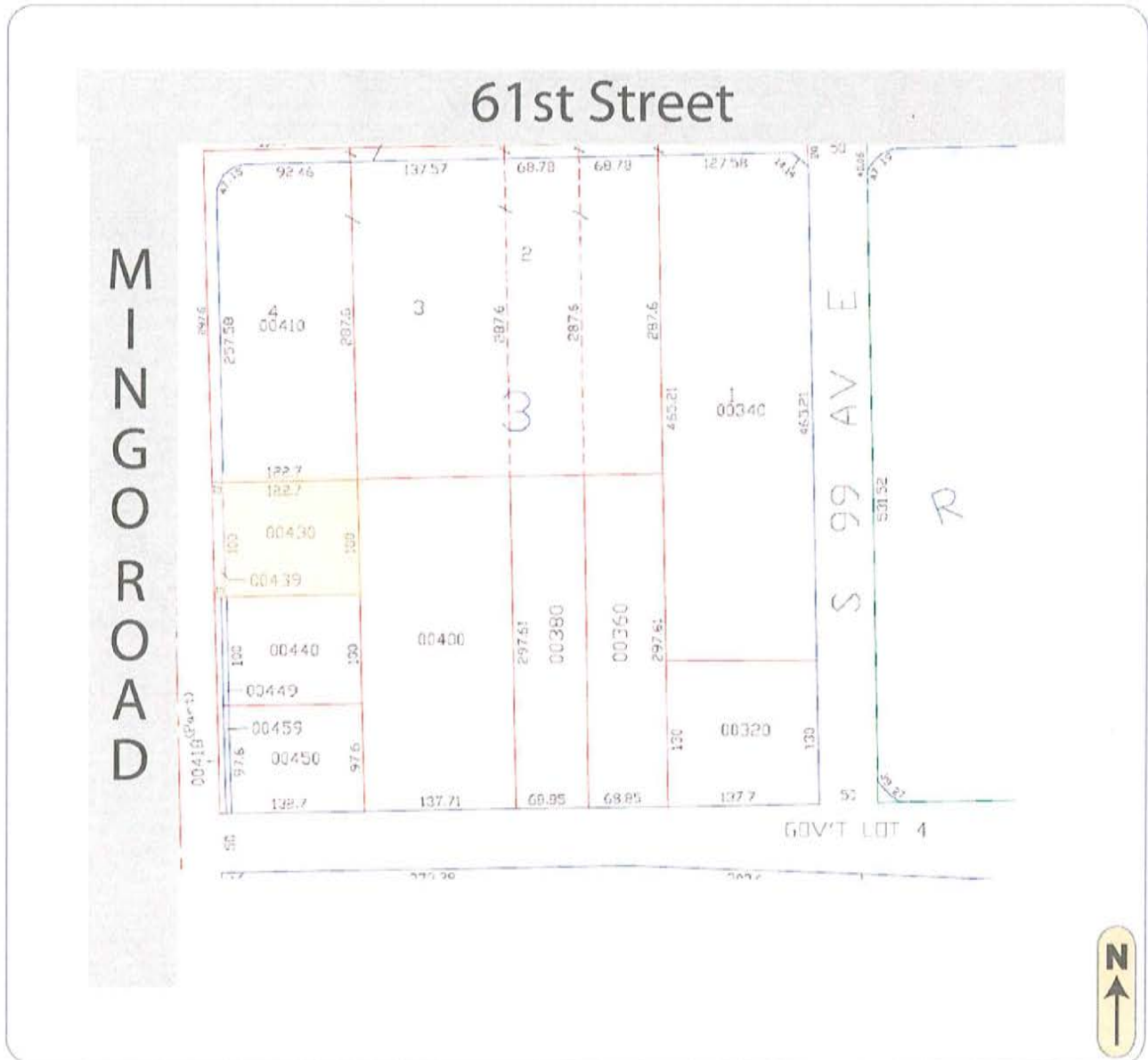
Subject Property, City Owned,  
0.27 acres raw land zoned RS3  
see attached city of Tulsa survey  
aka 6125 S. Mingo road.

Property currently  
held by owner  
for CS development



## Z-7035 Needed Parcel Matter

# AREA (OLD) PLAT RECORD TCMAP8306

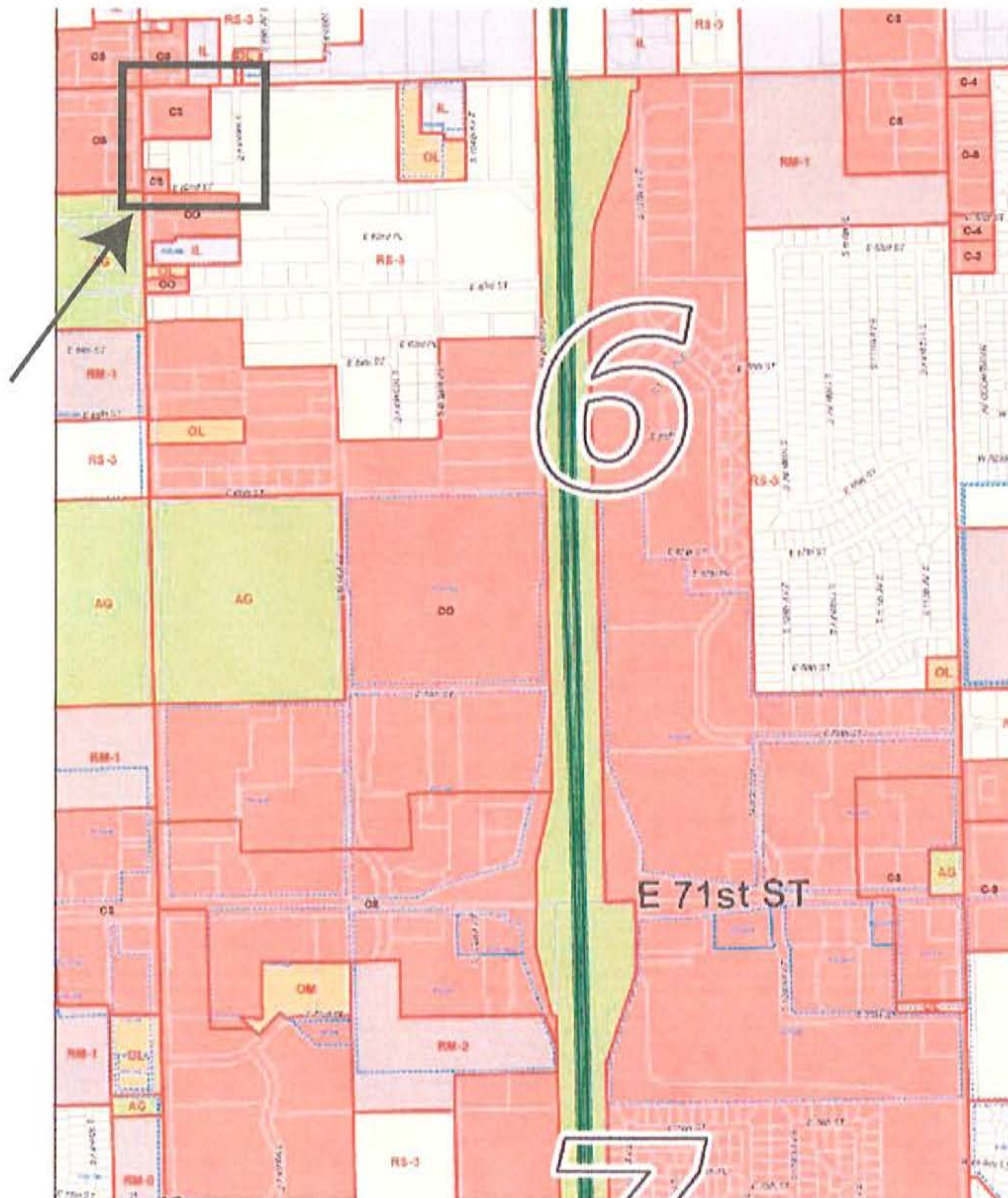




## Z-7035 Needed Parcel Matter

# AREA ZONING

## TCMAP8306





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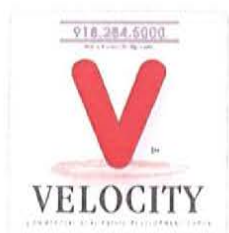
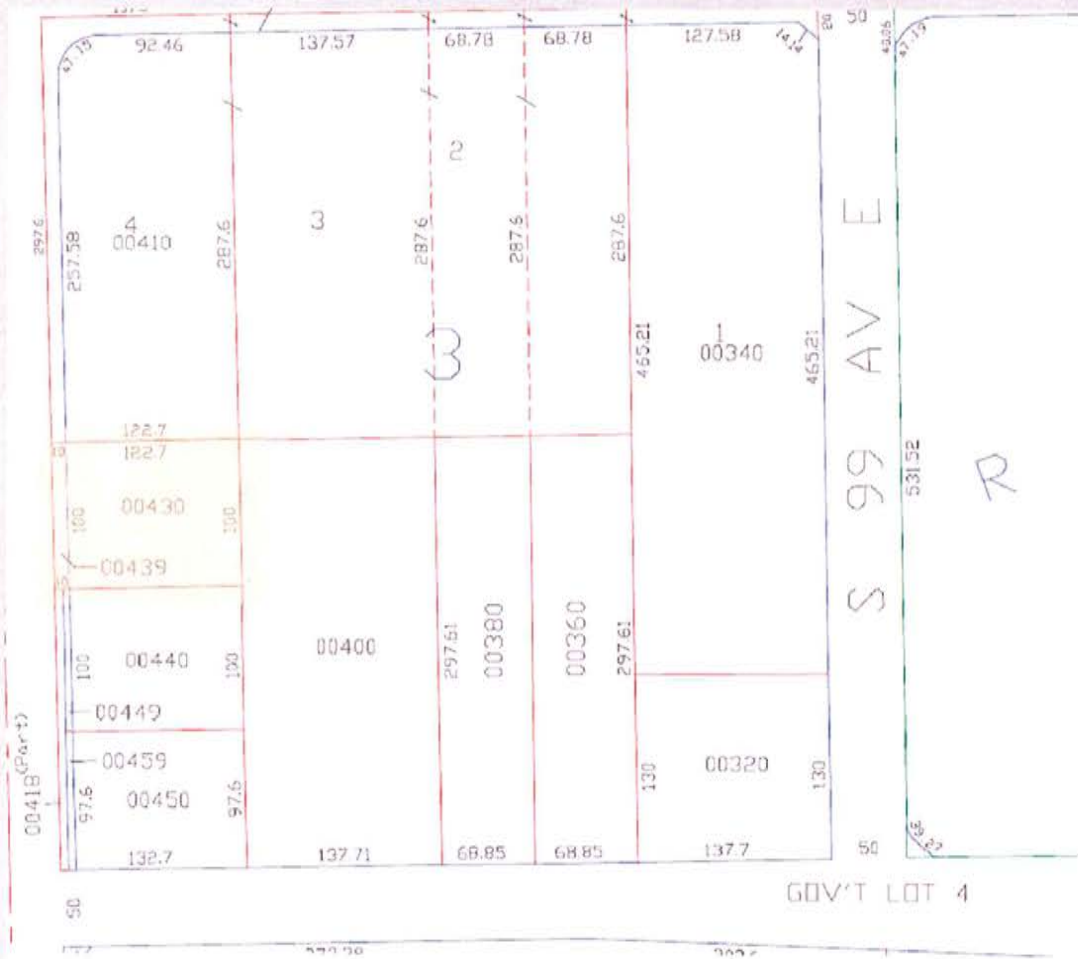


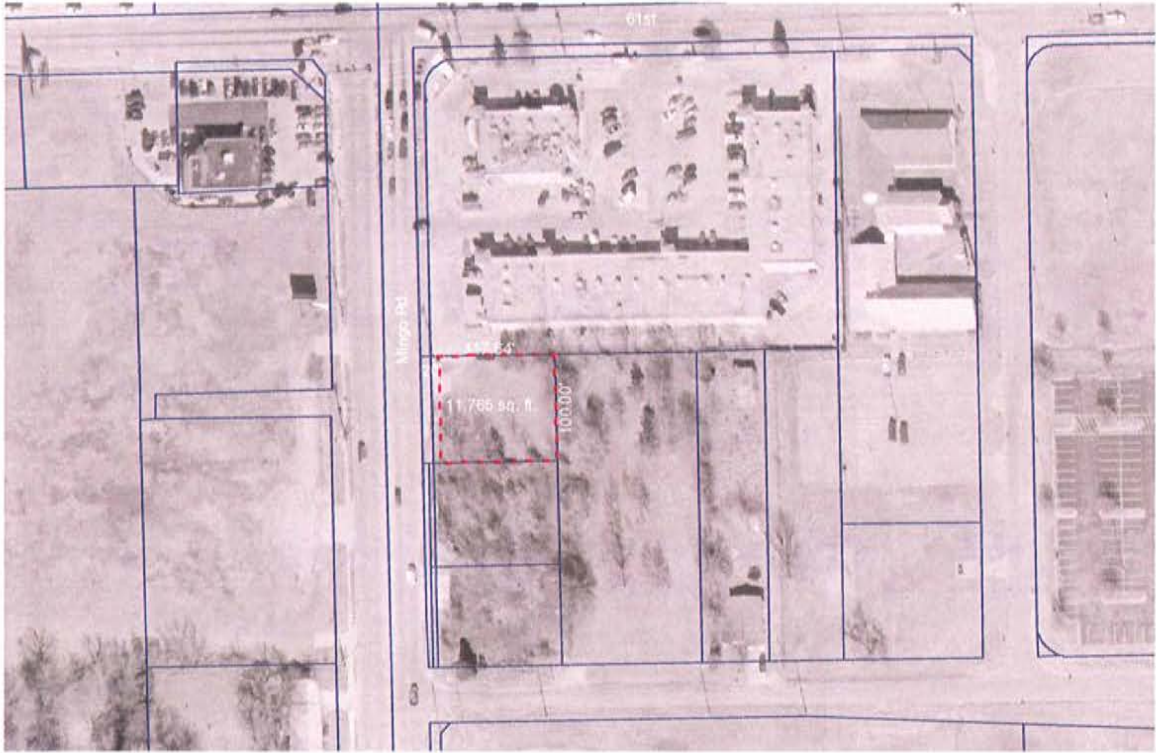
Drawing

# TCPLAT8306

MINGO ROAD

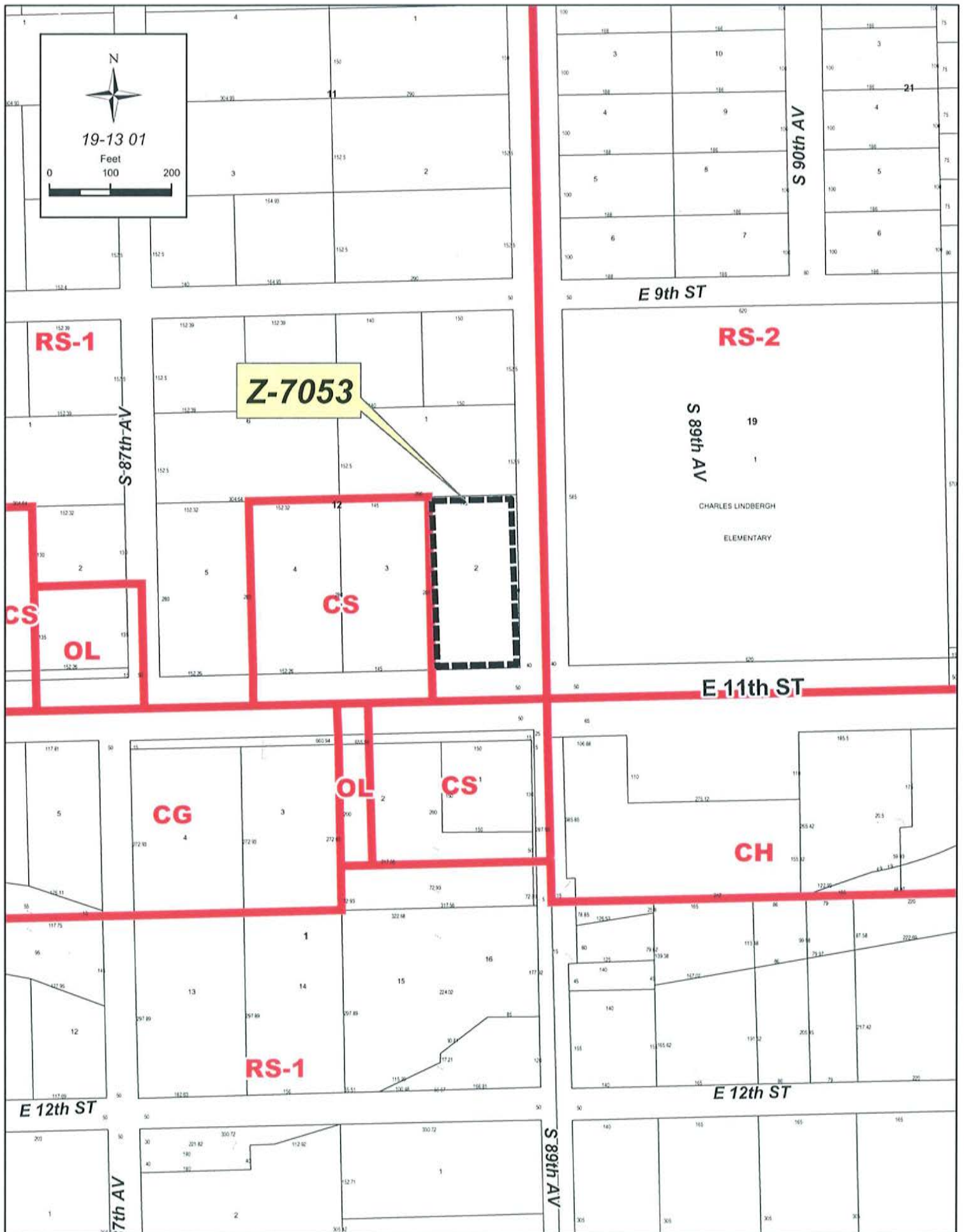
61st Street



















N



**Z-7053**

19-13 01

Feet

0 50 100





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7053**

**TRS 9301**

**Atlas 452**

**CZM38**

**PD-5 CD-5**

**TMAPC Hearing Date:** April 4, 2007

**Applicant:** Warren G. Morris

**Tract Size:** 40,600± square feet

**ADDRESS/GENERAL LOCATION:** Northwest corner of East 11<sup>th</sup> Street and South 89<sup>th</sup> Avenue

**EXISTING ZONING:** RS-1

**EXISTING USE:** Residential

**ZONING ORDINANCE:** Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CH

**PROPOSED USE:** Commercial

**RELEVANT ZONING HISTORY:**

**Z-6957 November 2004:** All concurred in approval of a request to rezone a 158' x 277'+ square foot tract from RS-3 to CS on property located south of the southeast corner of East 12<sup>th</sup> Street and South Memorial Avenue.

**Z-6849, March 2002:** All concurred in rezoning the northern 130' of Lot 2 Block 13, Clarland Acres, west of the subject property, from OL to RS-1.

**Z-6682 March 1999:** All concurred in approval of a request to rezone a 280' x 305'+ square foot tract from RS-1 to CS on property located on the northeast corner of East 11<sup>th</sup> Street and South 83<sup>rd</sup> East Avenue.

**Z-6626 May 1998:** A request to rezone a 125' x 138' tract located on the southeast corner of East 11<sup>th</sup> Street and South 83<sup>rd</sup> East Avenue from RS-1 to CG was recommended by staff and TMAPC for denial of CG; all concurred in approval of CS zoning on the tract.

**BOA-17362, April 1996:** The City Board of Adjustment denied a request for a Special Exception to allow a Christopher Youth Center at 8734 East 9<sup>th</sup> Street, north and west of the subject property.

**BOA-16028 April 1992:** The City Board of Adjustment approved a Special Exception to permit a Use Unit 5 for a public school in an R district per plan submitted on property located on the northeast corner of East 11<sup>th</sup> Street and South 89<sup>th</sup> East Avenue and abutting east of subject property across South 89<sup>th</sup> East Avenue.

**Z-6187, November 1987:** The TMAPC and Board of City Commissioners approved rezoning from RS-1 to OL for Lot 2 Block 13, Clarland Acres, and west of the subject property.

**Z-6173 September 1987:** All concurred in denial of CS zoning for a proposed medical office on property located on the northwest corner East 11<sup>th</sup> Street and South 87<sup>th</sup> East Avenue but in the alternative approval of OL zoning was granted.

**Z-4535, November 1973:** All concurred in rezoning Lot 3 Block 13, Clarland Acres, west of the subject property, from OL to CS.

**Z-2941, July 1967:** The TMAPC and Board of City Commissioners approved rezoning of property at Lot 4 Block 13, Clarland Acres, west of the subject property, from U-1A (single-family residential) to U-3B (light office).

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 40,600 square feet in size and is located northwest corner of East 11<sup>th</sup> Street and South 89<sup>th</sup> Avenue. The property appears to be in single-family residential use with related accessory buildings and some outdoor storage and is zoned RS-1.

### **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'	Four w/turning lane
South 89 <sup>th</sup> East Avenue	N/A	N/A	Two (with median)

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Lindbergh Elementary School, zoned RS-2; on the north by single-family residentially used land, zoned RS-1; on the south by a service station zoned CS; and on the west by the Eastwood Baptist Church bus ministry parking lot zoned CS. To the southeast is vacant land, zoned CH.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 5 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific land use. According to the Zoning Matrix, the requested CH zoning **is not** in accord with the Plan. However, CS zoning in the alternative **is** in accord with the Plan.

### **STAFF RECOMMENDATION:**

Based on the Comprehensive Plan and surrounding uses/intensities, staff cannot recommend CH zoning. However, staff can support CS zoning in the alternative and that would be allowed under the current notice and in accord with the Comprehensive Plan. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7053. However, staff notes that Use Unit 17 (Automotive and Related Uses) may be allowed by Special Exception through the Board of Adjustment under CS zoning. If the applicant's intent is to pursue this venue, the Board of Adjustment should be on notice that South 89<sup>th</sup> East Avenue is a narrow street with a center median and that there are concerns with Lindbergh Elementary School across the street to the east and the remaining residential uses to the north. The residential neighborhood to the north appears to be stable, although the Eastwood Church parking lot is a significant intrusion.

04/04/07

241

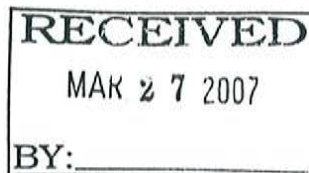


NOTICE TO THE PUBLIC FOR A  
PROPOSED AMENDMENT TO THE ZONING MAP  
CITY OF TULSA, OKLAHOMA



Z-7053

Northwest corner of East 11<sup>th</sup> Street and South 89<sup>th</sup> Avenue



A

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), in the Francis Campbell City Council Meeting Room, City Hall, 200 Civic Center, Tulsa, OK, 1:30 p.m. on Wednesday, April 4, 2007, to consider the proposed amendment to the zoning on the following described property:

Lot 2, Block 12, Clarland Acres, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof;

From: RS-1 (Residential Single Family District)

To: CH (Commercial High Intensity District)

For: Commercial Development

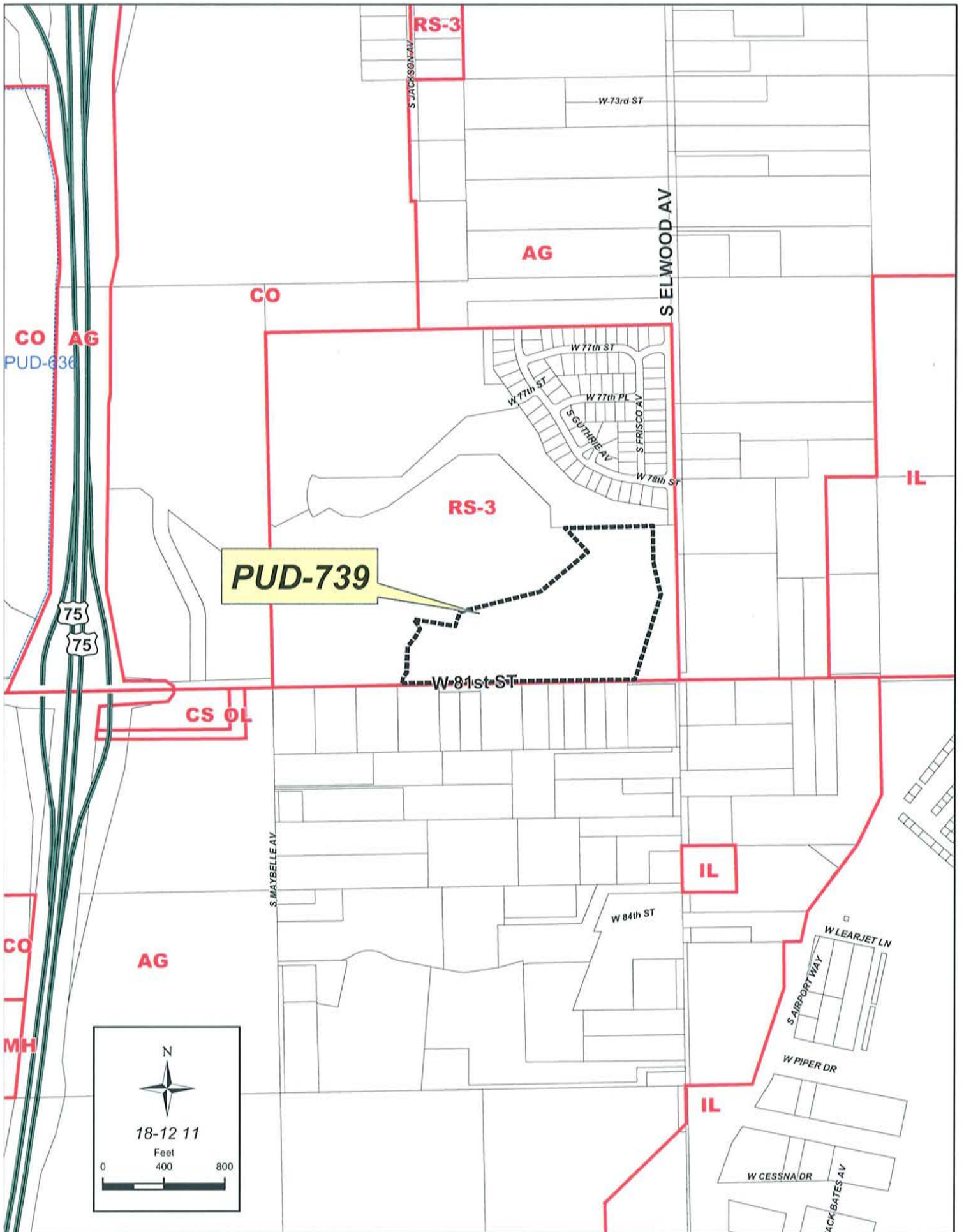
All persons interested in this matter may appear at the foregoing time and place and present their objections to or arguments for the proposed amendment(s).

If you have questions concerning this request call or write INCOG, 201 West 5th Street, Suite 600, Tulsa, Oklahoma, 74103. (918-584-7526). When calling, please refer to Case number Z-7053.

ATTN:

*This Proposed site is Too Close to Lindbergh Elementary School. ————— would increase the DANGER of SAFETY for our children — with Public TRAFFIC of cars in+out of the PLANNED businesses in that area — Too Too Close to Elementary School.*

*OK. STATE & CITY.  
A TAX PAYER — Julianne Lee*







  
**PUD-739**  
18-12 11  
Feet  
0 400 800



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-739**

**TRS 8211**

**Atlas 1428**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** April 4, 2007

**Applicant:** TEP/Tim Terral

**Tract Size:** 24.95± acres

**ADDRESS/GENERAL LOCATION:** Northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 20483 dated November 21, 2002, established zoning for the subject property.

**PROPOSED ZONING:** RS-3/PUD

**PROPOSED USE:** Single-family Residential

**RELEVANT ZONING HISTORY:**

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets and northwest of subject property.

**Z-7008 March 2006:** All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South for regional shopping center known as Tulsa Hills.

**Z-6966 February 2005:** Approval was granted on a request to rezone a seventy-two acre tract located on the southeast corner of West 71<sup>st</sup> Street South and U. S. Highway 75 South from AG to CO. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which will be done when the annual plan updates are processed.

**Z-6967 February 2005:** Approval was granted on a request to rezone the sixty-two acre tract located on the northeast corner of West 81<sup>st</sup> Street South and U. S. Highway 75 South, from AG to CO.

**Z-6942 May 2004:** TMAPC and Staff concurred in denial of a request to rezone a 60+ acre tract from IL to RS-3 for a single-family subdivision on property located east of northeast corner of West 81<sup>st</sup> Street and South Elwood. The request was appeal to City Council and was denied.

**Z-6871 November 2002:** All concurred in approval of a request to rezone a 141-acre tract located on the northwest corner of West 81<sup>st</sup> Street and South Elwood Avenue and the subject property, from AG to RS-3 for residential development.



**Z-6858/PUD-660 July 2002:** All concurred in approval of a request to rezone a 2.2+ acre tract from AG to CS/PUD and a Planned Unit Development for commercial uses on property located east of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108-acre tract located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75. The proposed uses include single-family and townhouse dwellings and commercial uses.

**Z-6679 March 1999:** All concurred in approval of a request to rezone a 9.8-acre tract located east of the southeast corner of West 81<sup>st</sup> Street and South Elwood Avenue and abutting the subject property on the west, from AG to IL for a proposed auto sales business.

**Z-6251 August 1989:** All concurred in approval of a request to rezone three parcels containing one acre each and located south of the southwest corner of West 71<sup>st</sup> Street South and South Jackson Avenue, from RS-3 to AG.

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 24.95 acres in size and is located northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue. The property appears to be vacant and wooded, and is zoned RS-3.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
West 81 <sup>st</sup> Street	Secondary Arterial	100'	two
South Elwood Avenue	Secondary Arterial	100'	two

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

**SURROUNDING AREA:** The subject tract is abutted on the east by mostly vacant some residential and, zoned AG; on the north by residential lots, zoned RS-3; on the south by residential use, zoned AG; and on the west by vacant zoned RS-3.

#### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use at the corner, and Low Intensity-No Specific land use north and west of the corner.

#### **STAFF RECOMMENDATION:**

The applicant is proposing a gated single family residential subdivision with a maximum of 43 dwelling units on a 25 acre tract located west of the northwest corner of South Elwood Avenue and West 81<sup>st</sup> Street South. The tract is surrounded on the east and north by floodplain and is the fourth and final phase of the Stonebrooke Development. Underlying zoning is RS-3.

The original concept plan for The Reserve at Stonebrooke presented at a pre-development meeting on January 29, 2007 included an area which extended to the South Elwood Avenue and West 81<sup>st</sup> Street South section lines implying appropriate right-of-way dedication. Per that original plan it was also anticipated that the floodplain included in the area adjacent to South Elwood Avenue would be managed and protected through appropriate conditions in the PUD. The current proposal does not include this area in the PUD and therefore it cannot be addressed at this time.

Per the concept plan vehicular circulation and access is provided by a single access drive from the public collector street. Overall length of this internal dead-end street exceeds maximum length of 750 feet as permitted by the subdivision regulations. Although not a requirement of the Technical Advisory Committee (TAC), staff recommends additional access (in addition to or in replacement of the emergency access proposed) to public streets. If such access is not provided, a waiver of subdivision regulations will be required.

Although proposed lot sizes vary, the overall proposed density is well within the minimum requirements of the underlying RS-3 zoning. Therefore, staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-739 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-739 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

TOTAL PROJECT AREA:	24.9525 AC (Gross)	23.2058 AC (Net)
---------------------	--------------------	------------------

MAXIMUM PERMITTED DWELLING UNITS:	43 DU's
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PERMITTED USES:

Single family detached dwellings and customary accessory uses as provided in Use Unit 6 of the City of Tulsa Zoning Code\*.

MAXIMUM NUMBER OF LOTS:	43
-------------------------	----

MINIMUM LOT SIZE:	11,500 square feet
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MINIMUM LOT FRONTAGE:	80 ft. **
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MINIMUM LIVABILITY SPACE:	4,000 sq. ft.
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MAXIMUM BUILDING HEIGHT:	45 ft.
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MAXIMUM BUILDING HEIGHT FOR ACCESSORY BUILDINGS:	35 ft.
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## MINIMUM BUILDING SETBACKS:

*(Including accessory buildings)*

Front Yard	25 ft.
Corner Lot Side Yard	20 ft.
Rear Yard	20 ft.
Side Yard	10 ft./ 10 ft.

*\*Detached accessory buildings, such as a garage, including one living or servants quarters per lot may be permitted. Any accessory living or garage quarters may include a bath or kitchen provided that such quarters may only be occupied by servants or by members of the family related by blood, adoption or marriage. Such living quarters must be a part of the accessory garage structure. The living area of any such quarters, exclusive of the accessory of which it is a part shall not exceed 1,100 square feet.*

*\*\*Measured as the lot width at the midpoint between the front and rear lot lines.*

## VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

A minimum of two access points to public streets shall be provided. Such access shall be in addition to or in replacement of the proposed emergency access.

Sidewalks shall be provided along West 81<sup>st</sup> Street South, along the east side of the north/south collector street and on both sides of internal residential streets. Sidewalks along private streets must be placed within a reserve area or an easement.

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. For single-family residential developments, the filed subdivision plat shall constitute TMAPC detail site plan approval.
4. A detail landscape plan for each lot not intended for a single-family residential structure shall be approved by the TMAPC 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. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
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. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. 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.



8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, sidewalks, security gates, guard houses or other commonly owned structures or amenities within the PUD.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
11. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
15. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
16. There shall be no outside storage of 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 and shipping containers shall not be used for storage in the PUD.

#### **TAC Comments from March 15, 2007:**

##### **General**

**Plat:** A predevelopment meeting was held on January 29, 2007. Label and Dimension all three islands on 79<sup>th</sup> St. as "Reserves" and include standard language for maintenance, etc. [Traffic].

**Covenants:** No comments.

**Conceptual:** No comments.



## Water

**Plat:** No comments.

**Covenants:** No comments.

**Conceptual:** No comments.

## Fire

**Plat:** No comments.

**Covenants:** No comments.

**Conceptual:** No comments.

## Stormwater

**Plat:** Hager Creek FEMA Floodplain needs to be labeled as such, removed from Reserve 'C' and placed in a separate Reserve as an Overland Drainage Easement. If construction of stormwater detention facilities requires additional fill in the Tulsa Regulatory Floodplain, then Compensatory Storage Easements may be required.

**Covenants:** See Reserve and Easement comments above. Both the Plat and the Conceptual Plan show Reserve B as a "Stormwater Detention Easement", therefore it should not be addressed in the covenants as an Overland Drainage Easement.

**Conceptual:** See Plat and Covenant comments.

## Wastewater

**Plat:** No Comment

**Covenants:** No comment

**Conceptual:** The new Tulsa Hills project has approved plans to install an 8" sanitary sewer line adjacent to your East property line. You should contact Chris Evertz with Carter-Burgess (592-3904) to coordinate construction of that line, so properties adjacent to that line can connect to it.

## Transportation

**Plat:** No comments.

**Covenants:** Standard language for sidewalks needs to be included.

**Conceptual:** No comments.

## Traffic

**Plat:** Evaluate the Angle of Intersect for the intersection of 78<sup>th</sup> Pl. and Indian Ave. (+/- 90 deg. is required). Label and Dimension a "Reserve" for the Houston Ave. entry island.

**Covenants:** Include standard language for LNA.

**Conceptual:** Maintain a 36ft collector width for Houston Ave. to 79<sup>th</sup> St. Create two outbound lanes on Houston with a 100ft min. approach striping.

## GIS

**Plat:** Correct Scale Bar. Show Surveyor's E-mail address. Not clear on date of preparation.

**Covenants:** No comments.

**Conceptual:** No comments.

**Street Addressing:**

**Plat:** No comments.

**Covenants:** No comments.

**Conceptual:** No comments.

**County Engineer**

**Plat:** No comments

**Covenants:** No comments

**Conceptual:** No comments

**MSHP:** West 81<sup>st</sup> Street South and South Elwood Avenue are designated secondary arterials. Sidewalks are required per subdivision regulations.

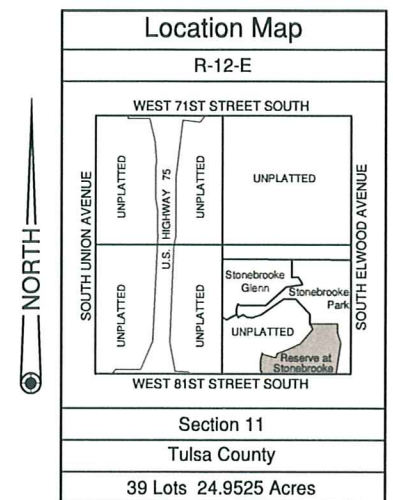
**LRTP:** West 81<sup>st</sup> Street South between South Elwood Avenue and South Union Avenue existing two lanes. Sidewalks should be constructed if non-existing or maintained if existing.

**TMP:** No Comment.

**Transit:** No current or future plans for this location.

04/04/07





Date Summary:	
Total Project Area	24.9525 Acres (Gross) 23.2058 Acres (Net)
Total Number of Lots	39*
Average Lot Size	85' x 150'
Project Density	1.56 DU/Acre (Gross)* 1.68 DU/Acre (Net)*
*Numbers are based on Conceptual Illustration.	

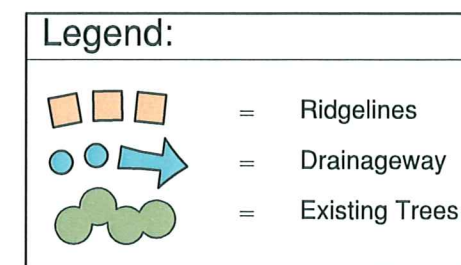
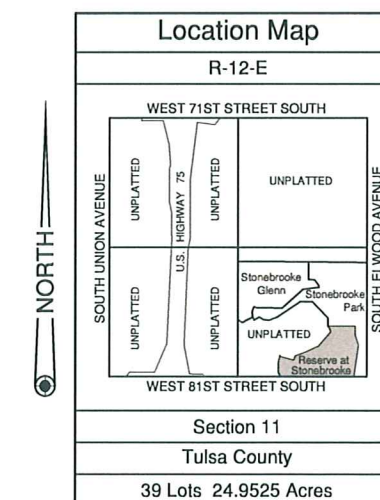
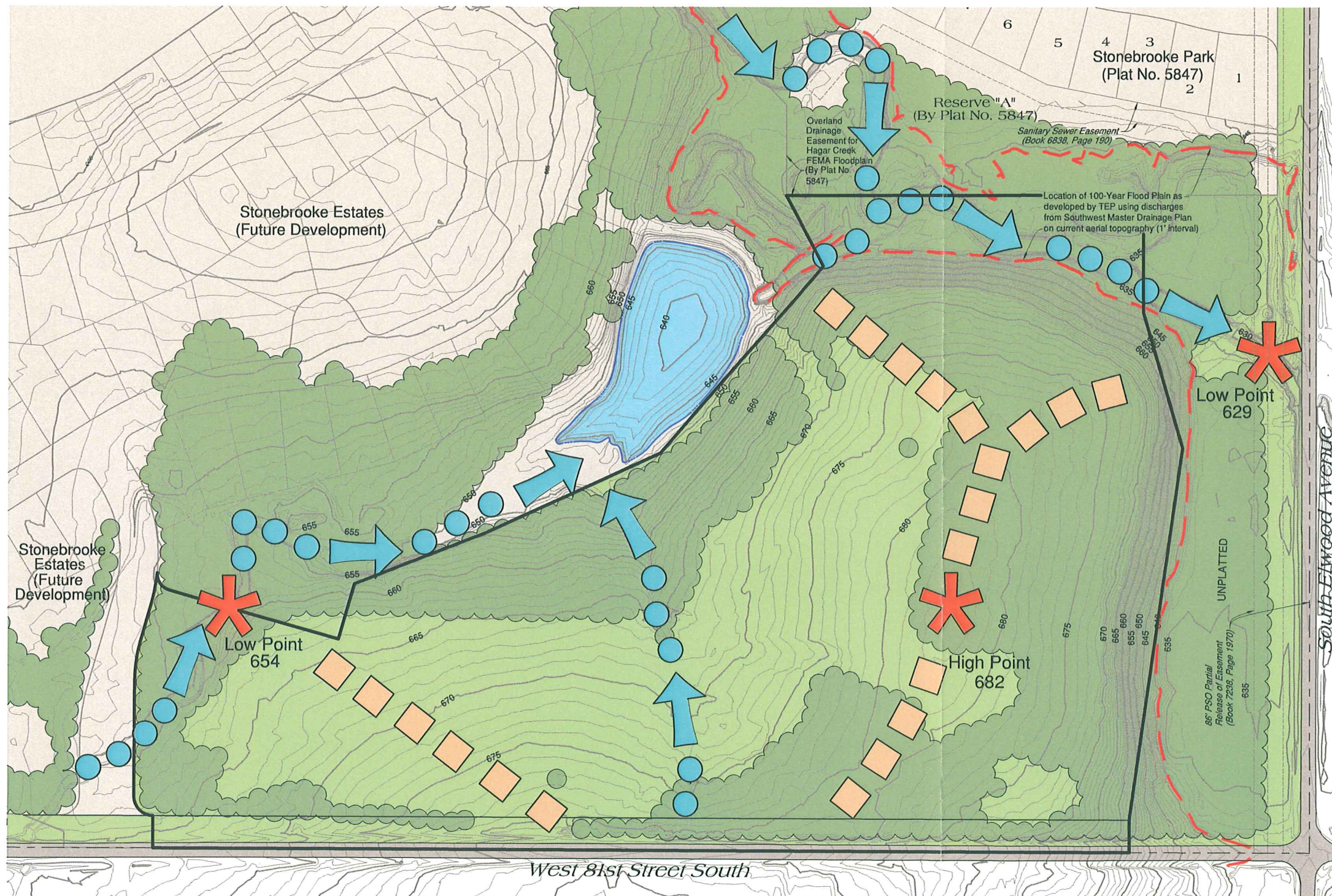


# The Reserve at Stonebrooke

Conceptual Illustration  
EXHIBIT 'A'

3.L.10





# The Reserve at Stonebrooke

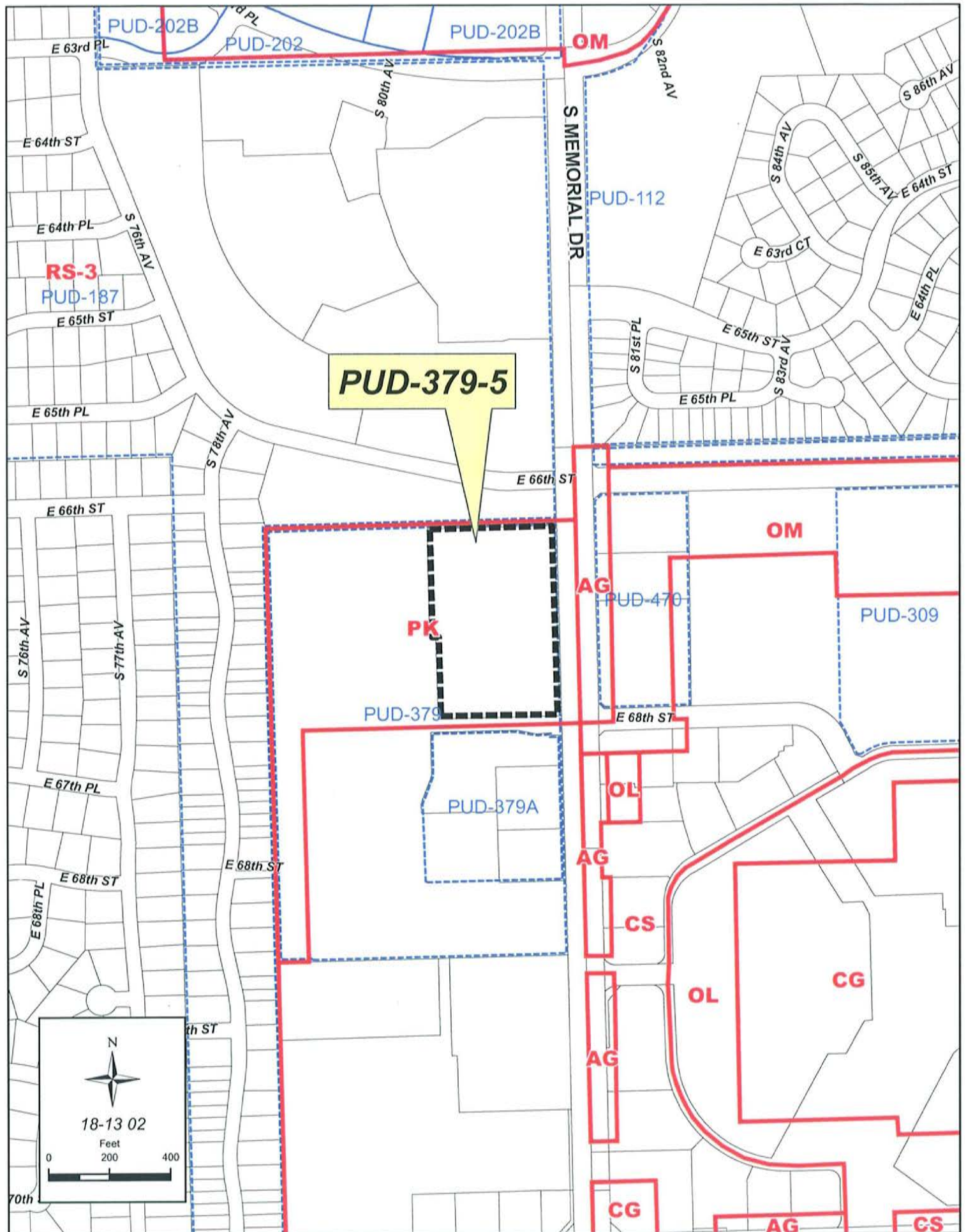
Existing Conditions Plan  
 EXHIBIT 'B'

3.4.11

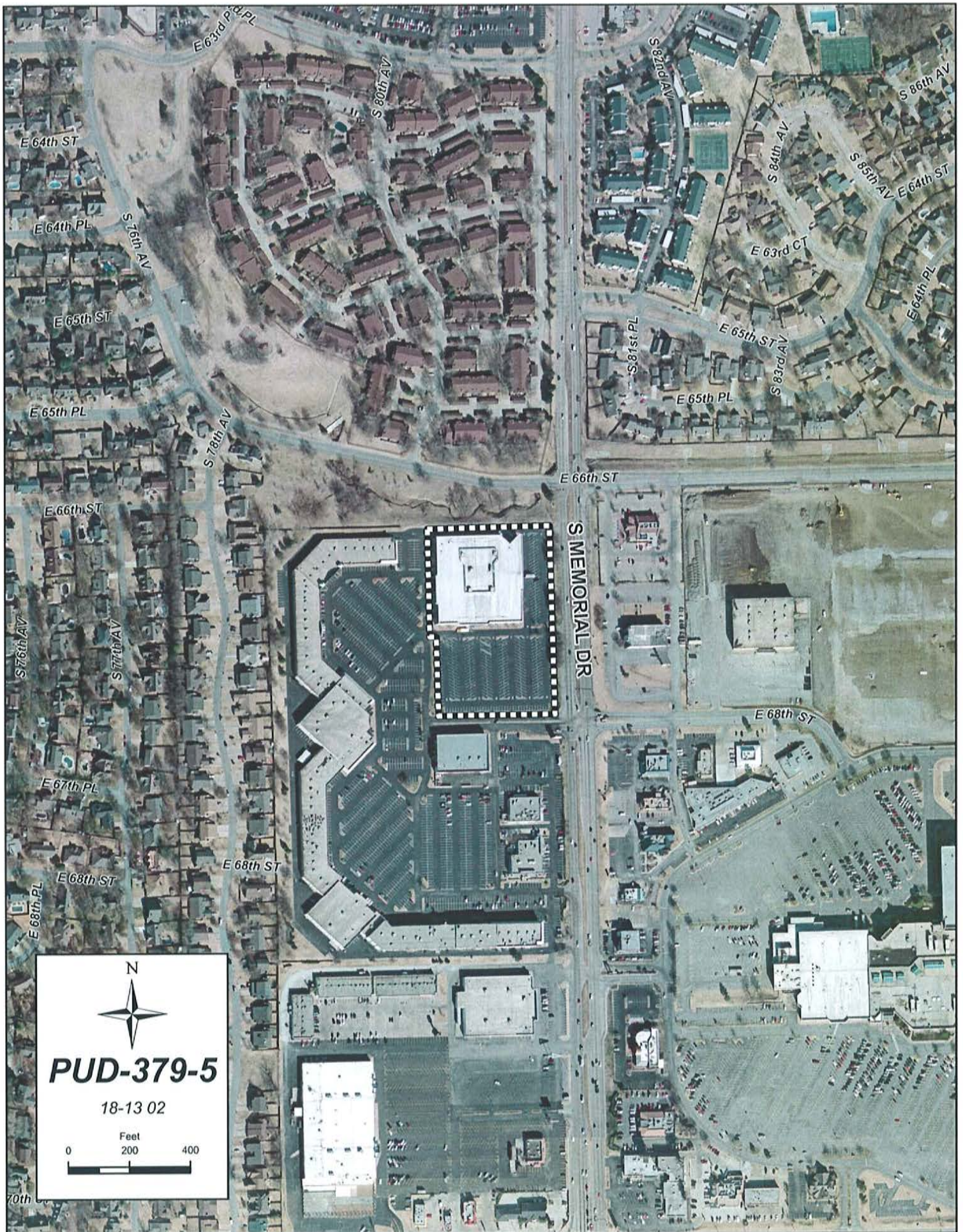












**PUD-379-5**

18-13 02





April 4, 2007

## STAFF RECOMMENDATION

### PUD- 379-5

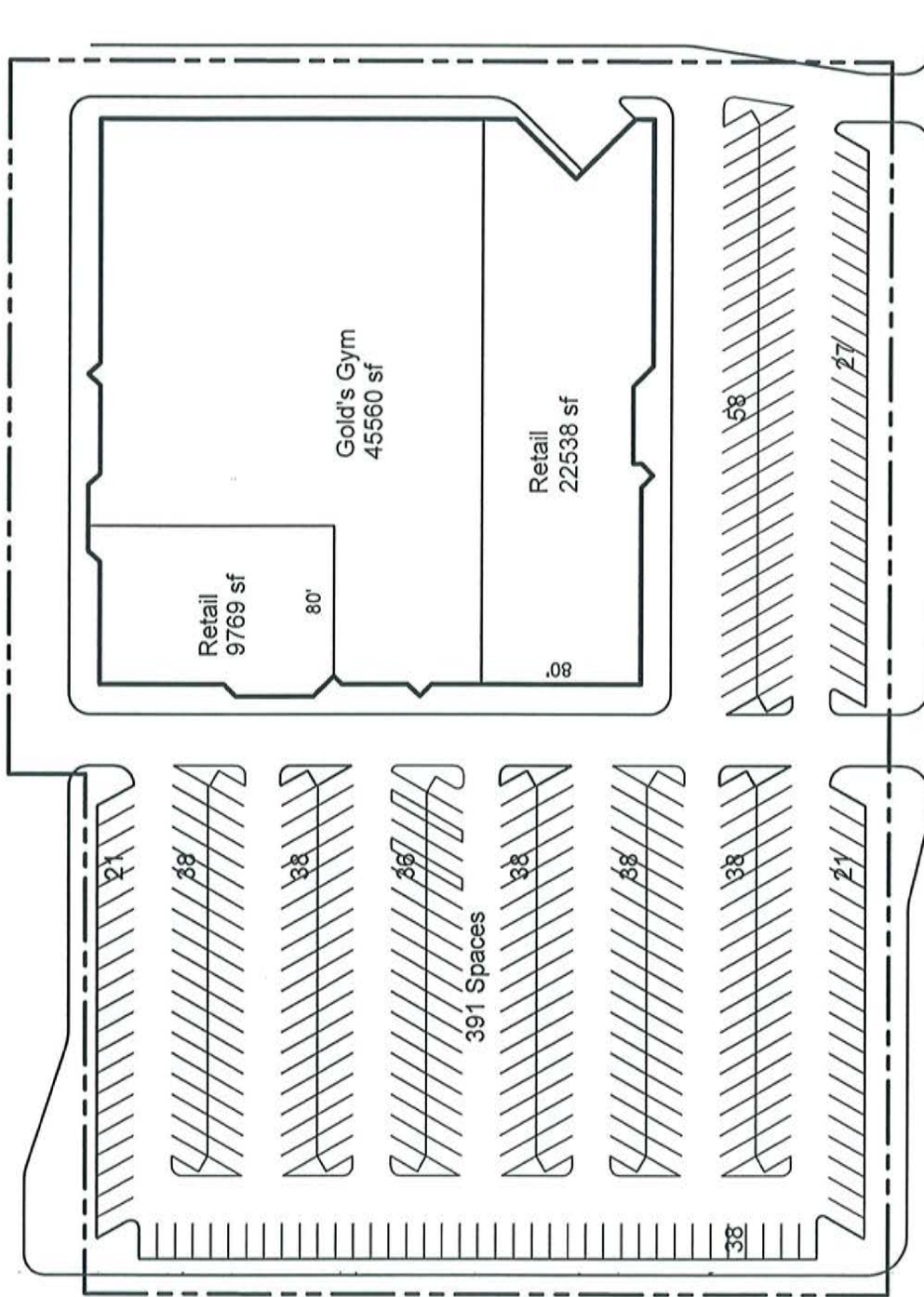
Minor Amendment – 6612 South Memorial Drive; Lot 2, Block 1, The Village at Woodland Hills; PK/PUD; PD-18; CD-7; *related case – BOA-20452*

The applicant is requesting a minor amendment to PUD 379 for the purpose of reducing the parking requirement associated with reuse of the former Mervyn's store as a gym and retail space. The proposed principal use (health club), Use Unit 19, requires one parking space per 150 square feet of floor area while the retail uses require one parking space per 225 square feet of floor area.

The subject property contains 391 parking spaces. The proposed gym and retail space will require 448 parking spaces, a 12.7% reduction in parking. This reduction in parking was approved by the BOA on March 13, 2007 as requested per BOA-20452. In its approval the BOA noted that the former Mervyn's site has shared parking agreements with the remaining portion of The Village at Woodland Hills Shopping Center and that the parking ratios per the Zoning Code assume peak volumes for each use occurring simultaneously. In actuality, these peaks may occur at various times for the different tenants.

Therefore, in keeping with BOA approval of the reduction in parking, staff recommends **APPROVAL** of PUD 379-5 as requested.





South Memorial Drive

Parking Summary		Req'd
Gold's Gym	45560 sf	304 (1/150)
Retail	32307 sf	144 (1/225)
Total	77867 sf	448
Parking Provided		391

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