

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2495

October 17, 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:

Director's Report:

Review the TMAPC Receipts for the Month of September 2007

1. Minutes of September 5, 2007 Meeting No. 2491
Minutes of September 19, 2007 Meeting No. 2492
Minutes of September 26, 2007 Meeting No. 2493

COMPREHENSIVE PLAN PUBLIC HEARING

2. Tulsa County Tax Incentive District Number 2 and Resolution Finding the Tulsa County Tax Incentive District 2 Plan is in conformance with the Tulsa Metropolitan Area Comprehensive Plan. (Resolution No. 2495:889)

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.

3. Second Amendment to Deed of Dedication of the Village at Woodland Hills (PD 18) (CD 7)
North of 71st Street and West of South Memorial
4. Amendment to Deed of Dedication of College Center at Meadowbrook (PD 18c) (CD 18)
East of South Mingo and South of East 81st Street
5. Southminster Presbyterian Church – Final Plat (9224) (PD 6) (CD 9)
Southwest corner of East 34th Street South and Peoria Avenue
6. Crossing at 86th Street Phase III – Final Plat (County)
East of Southeast corner of 86th Street North and North Sheridan Road

7. **Z-7004-SP-1 – Harden & Assoc./Mike Marrara** (PD-17) (CD-6)
706 South 129th East Avenue (Corridor Detail Site Plan for a 6,000 SF new building and an existing 850 SF building to remain temporarily to be demolished in the future.)
8. **PUD-375-E – Sack & Assoc./Mark Capron** (PD-8) (CD-2)
2433 West 61st Street South (Detail Site Plan for a planned additional classroom building to accommodate junior high students.)
9. **L-20143** – Harden & Associates (9333) / Lot-Split (PD 18) (CD 7)
5122 South Vandalia Avenue
10. **L-20144** – J. R. Donelson (7335) / Lot-Split (County)
17319 South Sheridan
11. **L-20145** – Carol Knowlton (9217) / Lot-Split (County)
3002 South 49th West Avenue
12. **L-20146** – Gayelynn Head (9212) / Lot-Split (PD 7) (CD 2)
1509 South Baltimore
13. **L-20150** – Stacy Lee (9410) / Lot-Split (PD 17) (CD 6)
14918 East 13th Street
14. **L-20151** – George Folz (6303) / Lot-Split (County)
18717 South Lakewood
15. **L-20153** – Tonya Harrison (0404) / Lot-Split (County)
13809 East 60th Place North
16. **LC-69** – DeShazo, Tang (8201) / Lot-Combination (PD 18) (CD 2)
1027 East 66th Place
17. **LC-70** – Sandra Combs (8203) / Lot-Combination (PD 8) (CD 2)
2802 West 61st Place
18. **LC-71** – Toomey Oil Company (9212) / Lot-Combination (PD 1) (CD 4)
1124 South Frankfort
19. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
PUBLIC HEARINGS
20. **Southtown** – (2420) Preliminary Plat (County)
Northwest corner of East 136th Street North and Garnett Road
21. **Ogan's Circle** – (0225) Preliminary Plat (PD 2) (CD 1)
Southwest corner of East Virgin Street and Lansing Avenue
22. **L-20142** – Joe Devasher (8309) / Lot-Split (PD 18) (CD 8)
7230 Sleepy Hollow Drive

23. **Z-7074 – Sisemore Weisz & Associates** **RS-2/RS-4 to OM**
South of southeast corner of East 71st Street and South Quincy Avenue (PD-18A) (CD-2)
24. **Z-7075 – Roy D. Johnsen** **AG to RS-3/RS-4**
West of the southwest corner of 41st Street South and South 177th East Avenue (PD-17) (CD-6)
25. **PUD-405-20 – Jackson Nixon** (PD-18) (CD-8)
7229 East 92nd Street South (Minor Amendment to reduce the required rear yard of 20 feet to 11.7 feet to permit an addition.)

OTHER BUSINESS

26. **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

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

TMAPC RECEIPTS
Month of September 2007

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$45.00	\$45.00	\$90.00	43	\$215.00	\$215.00	\$430.00
Zoning	11	2,125.00	2,125.00	4,250.00	19	5,535.00	5,535.00	11,070.00
PUDs & Plan Reviews	24	1,112.50	1,112.50	2,225.00	77	5,975.00	5,975.00	11,950.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,282.50</u>	<u>\$3,282.50</u>	<u>\$6,565.00</u>		<u>\$11,725.00</u>	<u>\$11,725.00</u>	<u>\$23,450.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	2	\$990.00	\$990.00	\$1,980.00
Preliminary Plats	5	2,540.00	2,540.00	5,080.00	10	5,256.13	5,256.12	10,512.25
Final Plats	2	803.75	803.75	1,607.50	5	2,530.43	2,530.42	5,060.85
Plat Waivers	0	0.00	0.00	0.00	2	375.00	375.00	750.00
Lot Splits	16	825.00	825.00	1,650.00	31	1,625.00	1,625.00	3,250.00
Lot Combinations	3	150.00	150.00	300.00	15	750.00	750.00	1,500.00
Access Changes	1	25.00	25.00	50.00	2	50.00	50.00	100.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,343.75</u>	<u>\$4,343.75</u>	<u>\$8,687.50</u>		<u>\$11,576.56</u>	<u>\$11,576.54</u>	<u>\$23,153.10</u>
BOARDS OF ADJUSTMENT								
Fees	22	\$6,700.00	\$1,750.00	\$8,450.00	37	\$17,000.00	\$4,050.00	\$21,050.00
Refunds	1	(150.00)	0.00	(\$150.00)	7	(1,890.00)	0.00	(1,890.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,550.00</u>	<u>\$1,750.00</u>	<u>\$8,300.00</u>		<u>\$15,110.00</u>	<u>\$4,050.00</u>	<u>\$19,160.00</u>
TOTAL		\$14,176.25	\$9,376.25	\$23,552.50		\$38,411.56	\$27,351.54	\$65,763.10

RESOLUTION No.: 2495:889

A RESOLUTION FINDING THAT THE TULSA COUNTY TAX INCENTIVE DISTRICT NO. TWO PROJECT PLAN IS IN CONFORMANCE WITH THE TULSA METROPOLITAN AREA COMPREHENSIVE PLAN

WHEREAS, the Tulsa Metropolitan Area Planning Commission on June 29, 1960 adopted by Resolution a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of City Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, for the orderly development of the City and County of Tulsa, Oklahoma with subsequent amendments to date; and

WHEREAS, said Comprehensive Plan contains sections providing policies and programs for providing specific guidance and direction of the physical development of various elements or areas of the metropolitan community including the area delineated and defined in the North Tulsa County Comprehensive Plan; and

WHEREAS, the Tulsa County Board of County Commissioners authorized the creation of a Local Review Committee in accordance with the Local Development act, 62 O.S. §851 (2001) et. Seq.; and

WHEREAS, said Local Development Act requires that the Tulsa Metropolitan Area Planning Commission review the proposed Project Plan, make recommendations, and certify to the Tulsa County Board of County Commissioners as to the conformity of any proposed Tax Incentive or Tax Increment Plan to the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, on behalf of the Board of County Commissioners for Tulsa County and EDS, a Project Plan has been prepared and submitted to the Review Committee for the creation of Tax Incentive District No. Two, County of Tulsa, Oklahoma; and

WHEREAS, On October __, 2007 the Tulsa County Local Review Committee recommended to the Tulsa County Board of County Commissioners that the proposed Tax Incentive District No. Two, County of Tulsa, Oklahoma, Project Plan be approved and adopted by Resolution; and

WHEREAS, said Tax Incentive District No. Two, County of Tulsa, Oklahoma, Project Plan has been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Local Development Act.

NOW THEREFORE, BE IT RESOLVED by the Tulsa Metropolitan Area Planning Commission that:

The Tax Incentive District No. Two, County of Tulsa, Oklahoma, Project Plan in connection with the Local Development Act is hereby found to be in conformity with the Comprehensive Plan for the Tulsa Metropolitan Area and further recommends to the Tulsa County Board of County Commissioners the approval of the Tax Incentive District No. Two, County of Tulsa, Oklahoma, Project Plan without amendment.

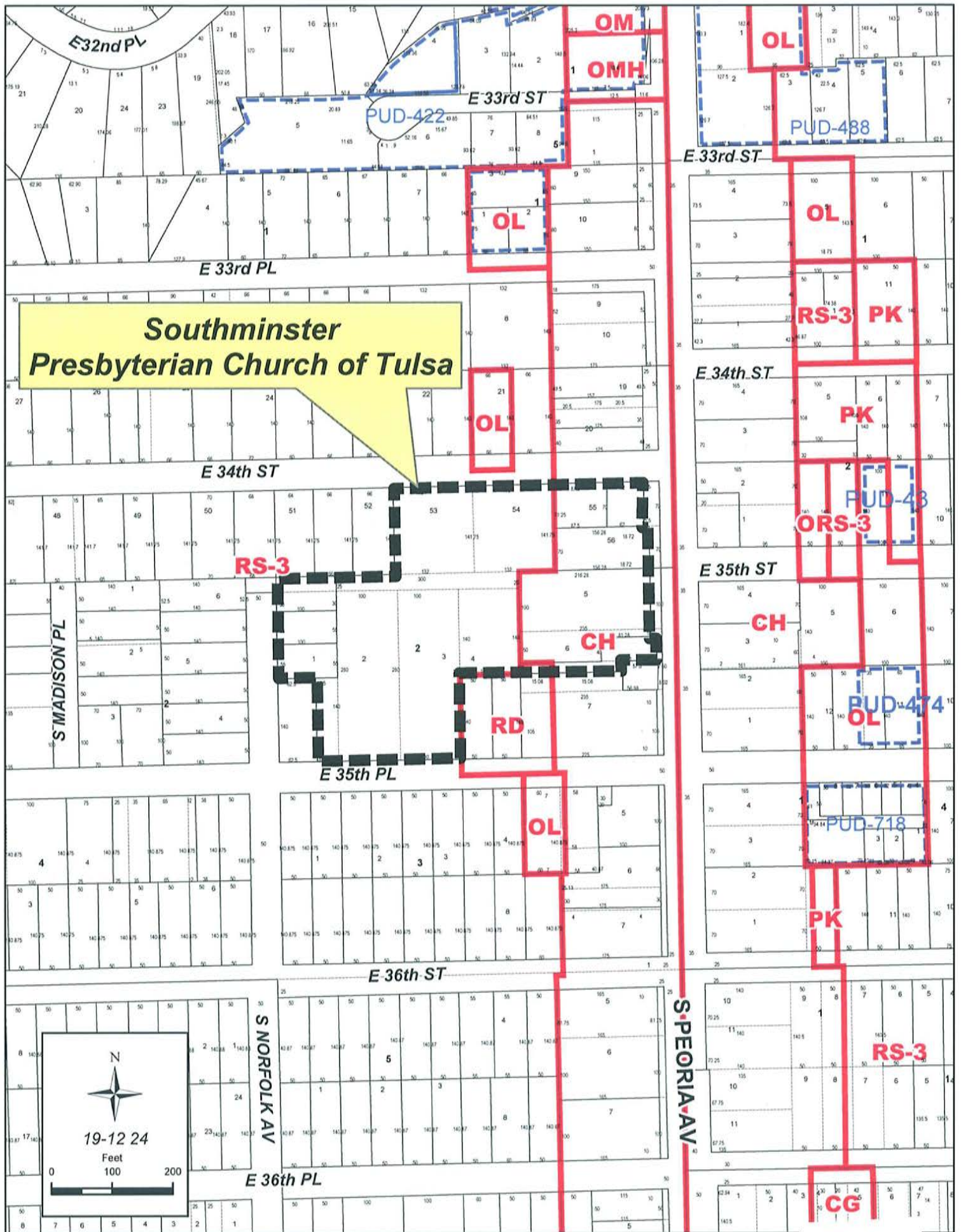
Copies of this Resolution shall be forwarded to the Tulsa County Board of County Commissioners.

APPROVED AND ADOPTED THIS __ day of October 2007, by the Tulsa Metropolitan Area Planning Commission.

Chair

Attest:

Secretary





**Southminster
Presbyterian Church of Tulsa**

19-12 24

Feet
0 100 200



Final Subdivision Plat

Southminster Presbyterian Church of Tulsa - (9224) (PD 6) (CD 9)
Southwest corner of East 34th Street South and Peoria Avenue

This plat consists of 1 Lot in 1 Block on 4.45 acres.

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

PART OF THE S/2 OF THE NE/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA INCLUDING A REPEAT OF LOTS 53-58 BURGESS ACRES ADDITION TO THE CITY OF TULSA, AND PART OF LOTS 1-8 PEORIA GARDENS ADDITION AMENDED TO THE CITY OF TULSA.

ENGINEER:
Sanders Engineering, Inc.
C.A. No. 2336, EXPIRATION DATE: 6/30/2009
11502 S. 66th E. Ave
Bixby, Oklahoma 74008
Phone: (918) 296-5067
Fax: (918) 296-5068
Contact: Robert David Sanders, PE.
email: rdsand@tsbincobal.net

SURVEYOR:
Isaacs Surveying Service
C.A. No. 2252, Expiration Date 3/30/2009
S West 42nd Street
Sand Springs, Oklahoma 74063
Phone: (918) 245-0456
Contact: Kenneth A. Isaacs, P.L.S.
email: kenny@isaacssurveying.com



Location Map

SUBMISSION CONTAINS:
ONE (1) SET IN ONE (1) BLOCK
SUBMISSION AREA: 4.45 ACRES
BASIS OF BENCHMARKS AND HORIZONTAL CONTROL FOR THIS PROJECT IS THE NORTH (TRUE) DECADEM STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983).
MINIMUM SPACING SHALL BE IN ACCORDANCE WITH SECTION 3.7 OF THE SUBSTATION REGULATIONS FOR THE TOLSON METROPOLITAN AREA, AS REVISED TO JUNE 18, 2002.

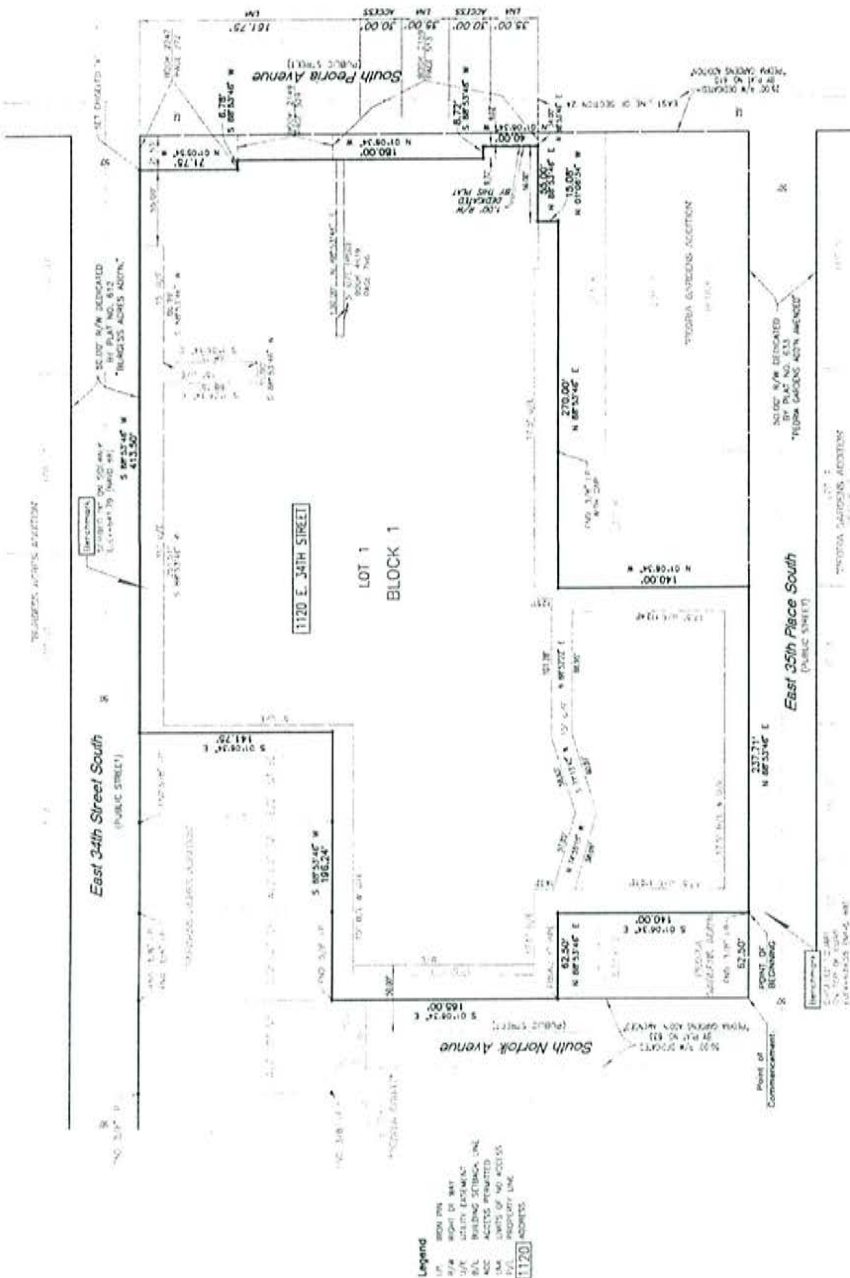


the study table with a 100% correlation between the two sets of data, which is not the case. The χ^2 test for independence of the two variables is 20.33, which is significant at the 0.05 level. The χ^2 test for independence of the two variables is 20.33, which is significant at the 0.05 level.

STATE OF OKLAHOMA } ss.
COUNTY OF TULSA }

[illegible]

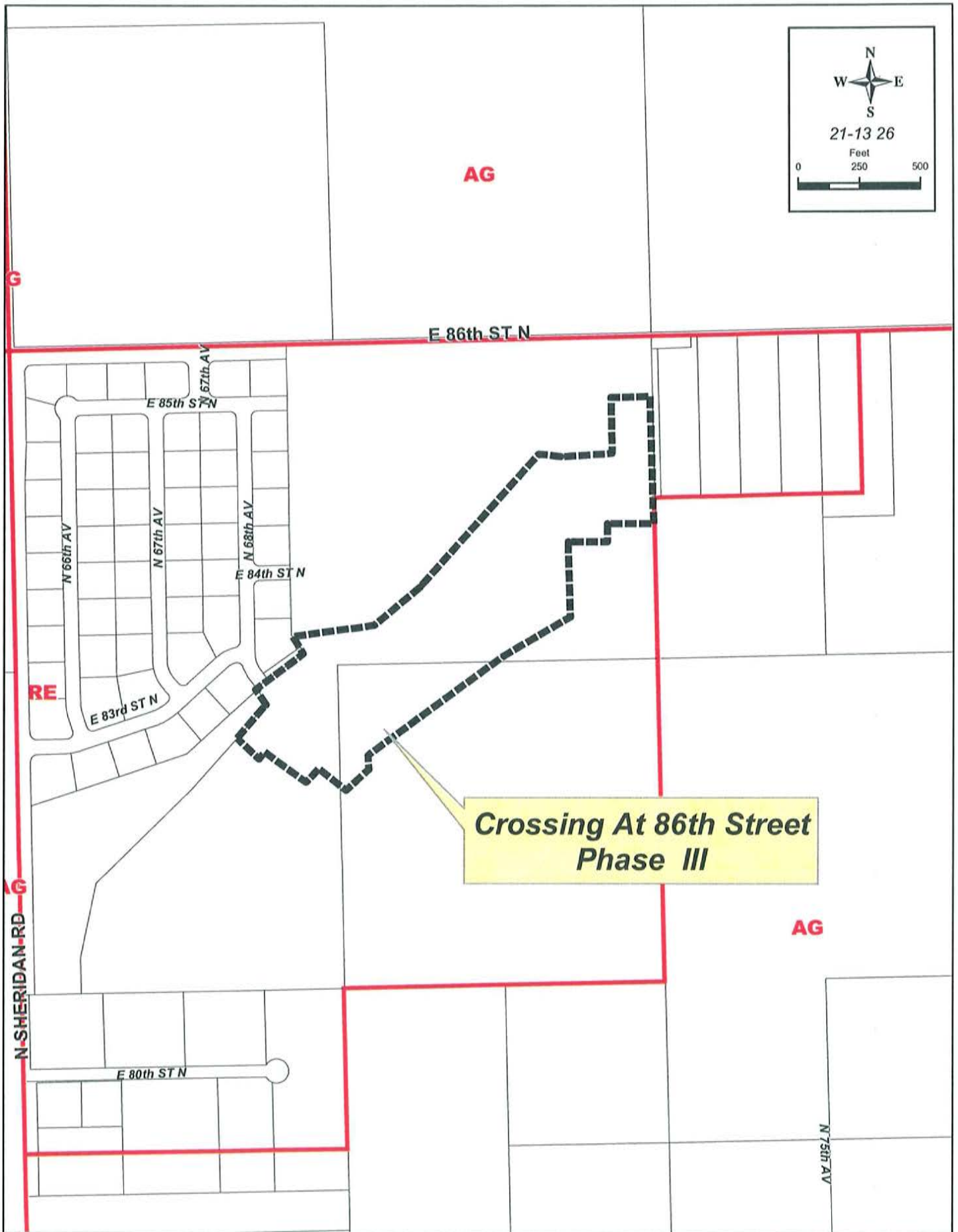
Southern Baptist Church of Tulsa
SHEET 1 OF 2

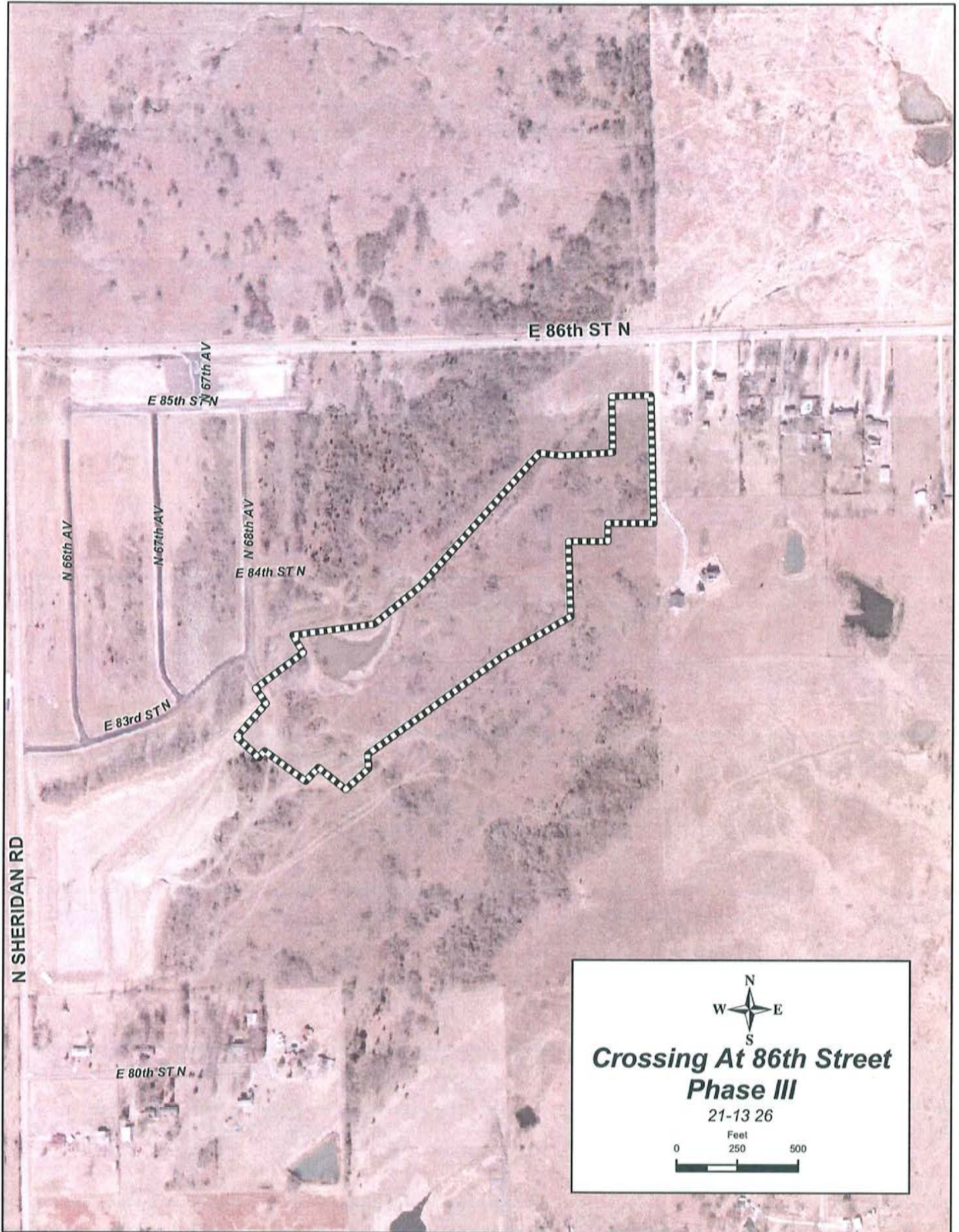


Legend

1/P	FROM PIN
2/A	RIGHT OF WAY
3/E	UTILITY EASEMENT
4/L	BUILDING SETBACK LINE
ACC	ACCESS PERMITTED
LINE	LIMITS OF MAP ACROSS
4/L	PROPERTY LINE
4/L	ADJACENT

≤ 4





6.2

Final Subdivision Plat

Crossing at 86th Street Phase III - (County)

East of Southeast corner of East 86th Street North and North Sheridan Road

This plat consists of 27 Lots in 5 Blocks on 25 acres.

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

Final Plat

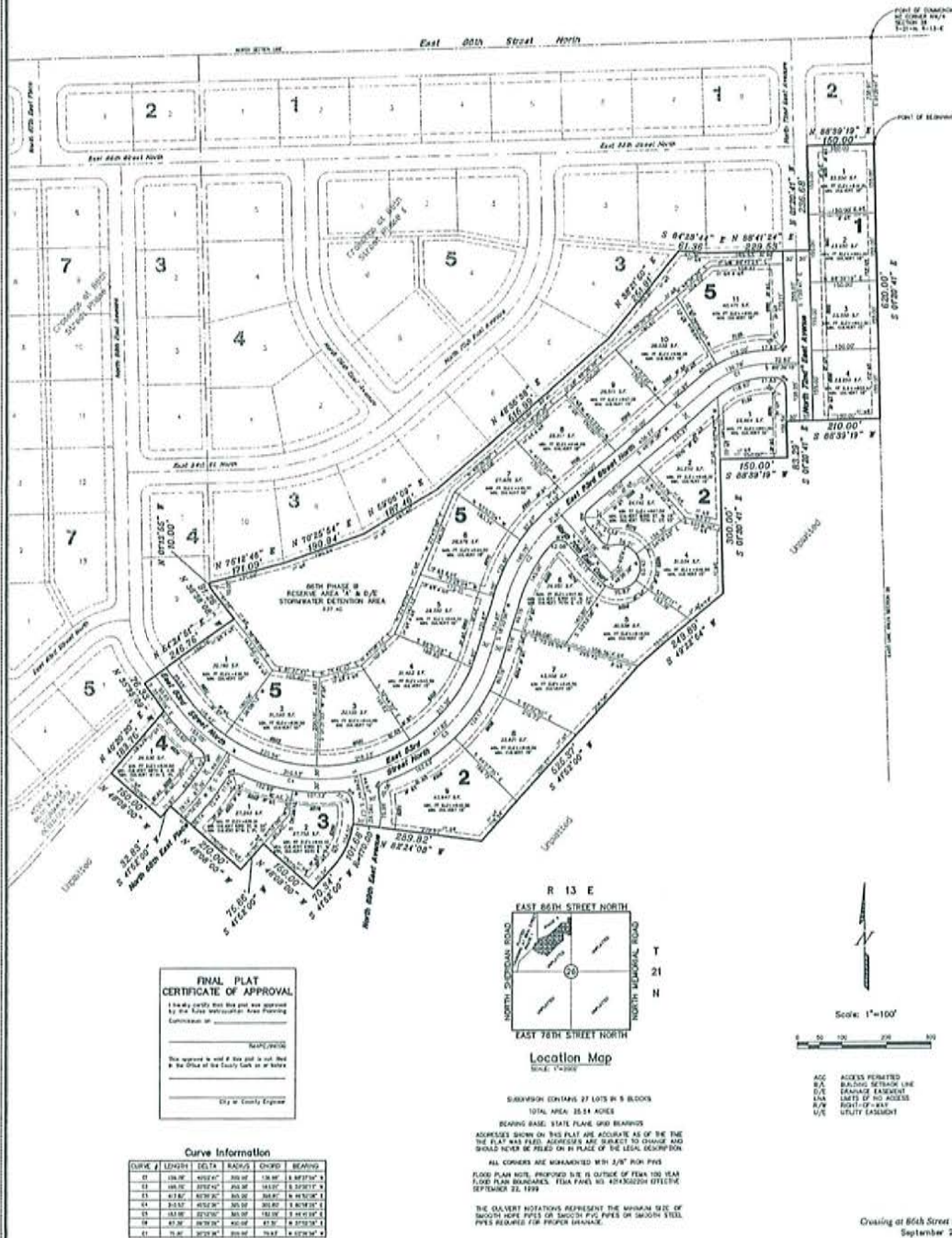
Crossing at 86th Street Phase III

A PART OF THE NW/4 OF SECTION 28, T-21-N, R-13-E
AN ADDITION TO TULSA COUNTY, OKLAHOMA

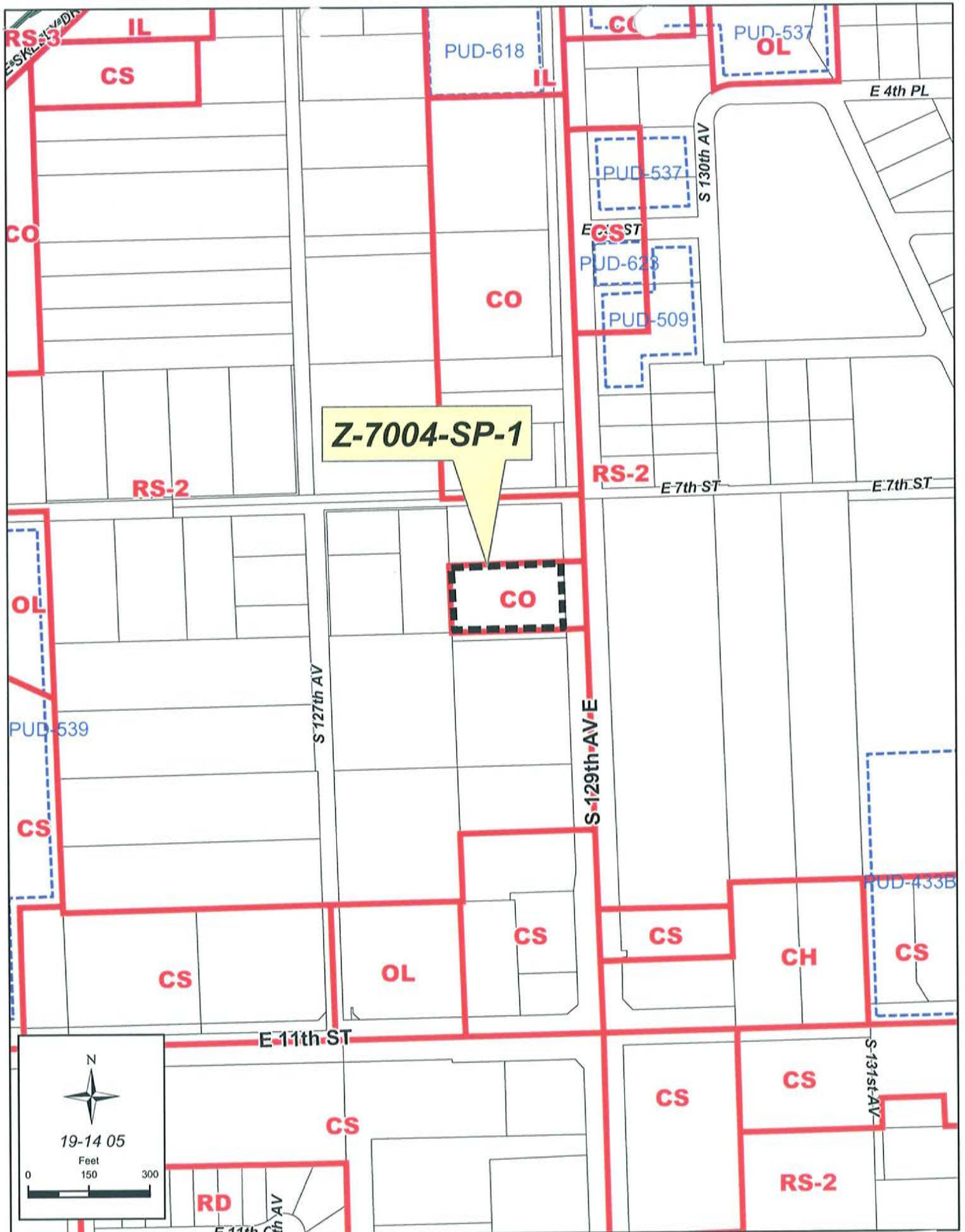
SURVEYOR:
Benchmark Surveying &
Land Services, Inc.
P.O. Box 1078
Owasso, Oklahoma 74055
Phone: (918) 274-9081

OWNER / DEVELOPER:
Rauch Coleman
Seventy Sixth Place, L.L.C.
P.O. Box 23432
813A Fort Street,
Bartlesville, Oklahoma 72003
Phone: (479) 478-9090

ENGINEER:
Kellogg Engineering, Inc.
6755 South 4060 Road
Tulsa, Oklahoma 74060
Phone: (918) 275-4080



6.4





E SKELEY DR

E 4th PL

S 130th AV

E 5th ST

E 7th ST

E 7th ST

S 127th AV

S 129th AV E

E 11th ST

S 131st AV

E 11th ST

N

Z-7004-SP-1

19-14 05

Feet

0 150 300

October 17, 2007

STAFF RECOMMENDATION

Z-7004-SP-1

Corridor Site Plan – Metro Place; north of the NE/c of 11th Street and 129th East Avenue, 706 South 129th East Avenue; PD-17; CD-6; CO.

The applicant is requesting approval of a detail site plan for a 6,000 square foot new building and an existing 850 square foot building to remain temporarily to be demolished in the future. The proposed use, air-conditioning and heating contracting business, Use Unit 15, Other Trade and Services, and accessory warehouse and storage, Use Unit 23, Warehousing and Wholesaling are in conformance with the Development Standards of Z-7004.

The proposed floor area, building height, setbacks parking and landscape areas are in conformance with the approved corridor development standards. The Board of Adjustment approved a setback variance from the centerline of 129th Street from 200 feet to 120 feet in BOA Case No. 20392. The approved building square footage for the site is 13,796 square feet so future additions can be accommodated with detail site plan approval.

Therefore, staff recommends **APPROVAL** of Z-7004-SP-1 detail site plan for Metro Place, 706 South 129th East Avenue.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

Corridor Detail Site Plan

Metro Place

A part of the S/2 NE/4 NE/4 SE/4 of Section 5, Township 19 North, Range 14 East, of the I.B. & M., City of Tulsa, Tulsa County, Oklahoma Addition has 1 Lot in 1 Block and contains 1.056 acres, more or less.

706 SOUTH 129th EAST AVENUE

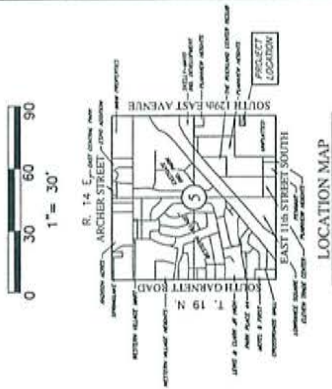
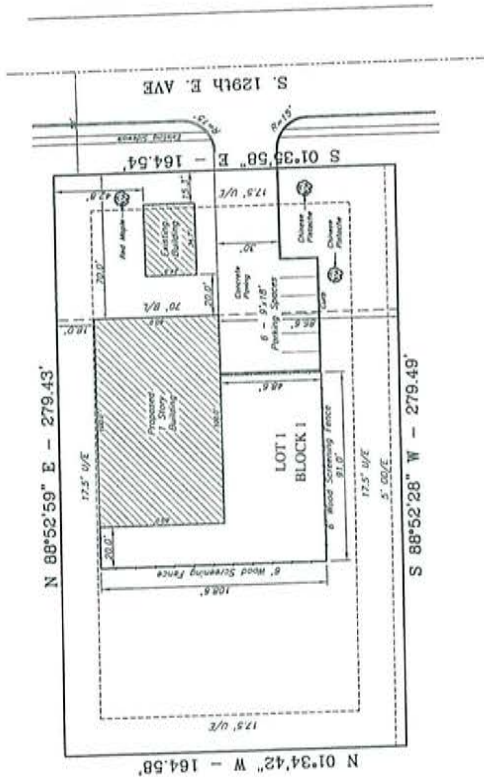
CORRIDOR STANDARDS

Detail Site Plan:
Corridor Site Plan No. Z-7004-SP-1
Development Area: N/A
Permitted Uses: Uses permitted by right within the CG District including Use Unit 15.
Proposed Use: Ultimately, this property will be utilized as a trade establishment - Airconditioning and Heating (Use Unit 15). Currently, the new building being constructed will be utilized strictly for storage, and is being considered an accessory warehouse use (Use Unit 23) and the existing building is being used as an office (Use Unit 11).
Maximum Building Floor Area Permitted: 13,796 SF
Building Floor Area Proposed for Each Use:
Office 800 SF
Warehouse 6,000 SF

Maximum Building Height Permitted: 45 feet
Maximum Building Height Proposed: 16.3 feet
Minimum Building Setbacks Required:
From the Centerline of South 129th East Avenue 120 feet
From the West Boundary of the Subdivision 17.5 feet
From the South Boundary of the Subdivision 22.5 feet
From the North Boundary of the Subdivision 17.5 feet
Off Street Parking
Ratio per Use:
Office - 1 per 200SF
Warehouse - 1 per 5,000SF
Number of Spaces required per Use:
Warehouse - 3
Total Number of Spaces proposed: 6
Minimum Percentage and Corresponding Landscaped Area Required:
10% - 4,590SF
Minimum Percentage and Corresponding Landscaped Area Provided:
47% - 21,440SF
Landscaped Street Yard Per Street Frontage
Required: 1,728SF
Provided: 8,041SF

LEGAL DESCRIPTION

The South Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter (S/2 NE/4 NE/4 SE/4) at Section 5, Township 19 North, Range 14 East, of the I.B. & M., City of Tulsa, Tulsa County, Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the East 50 feet thereof, being also described by metes and bounds as follows:
Commencing at the Southeast Corner of said Section 5; Thence N 1°35'58" W along the East Line of said Section 5 for 987.19 feet to the Southeast corner of the NE/4 NE/4 SE/4 of said Section 5; Thence S 88°52'28" W along the South line of said NE/4 NE/4 SE/4 for 50.00 feet to the Point of Beginning; Thence continuing S 88°52'28" W along said South line for 279.43 feet to the Southeast corner of the NE/4 NE/4 SE/4 of said Section 5; Thence N 1°34'42" W along the West line of the S/2 NE/4 NE/4 SE/4 for 164.58 feet to the Northeast corner of said S/2 NE/4 NE/4 SE/4; Thence N 88°52'28" E along the North line of said S/2 NE/4 NE/4 SE/4 for 279.43 feet; Thence S 1°35'58" E parallel to and 50.00 feet perpendicular to the East line of the SE/4 of said Section 5 for 184.24 feet to the Point of Beginning.

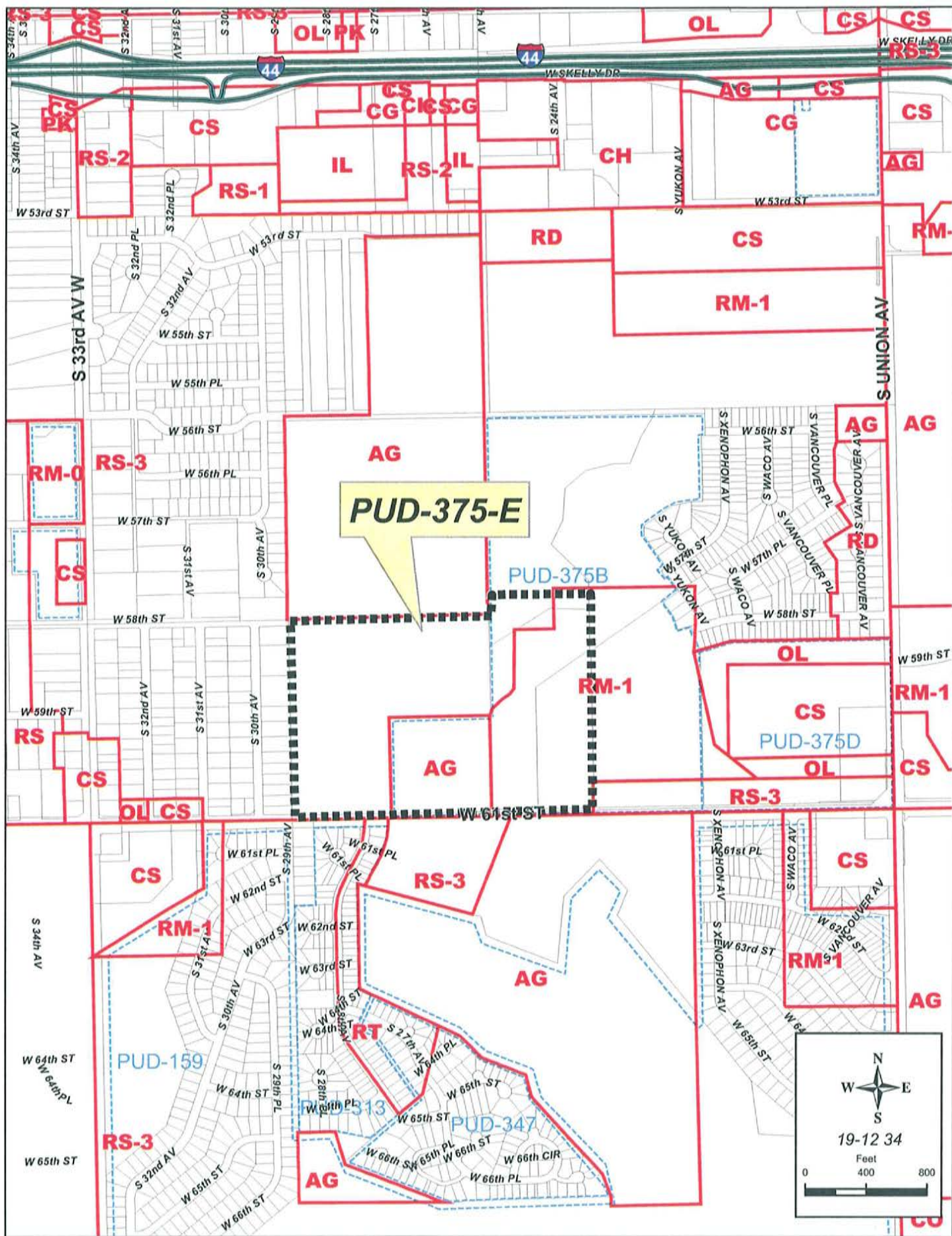


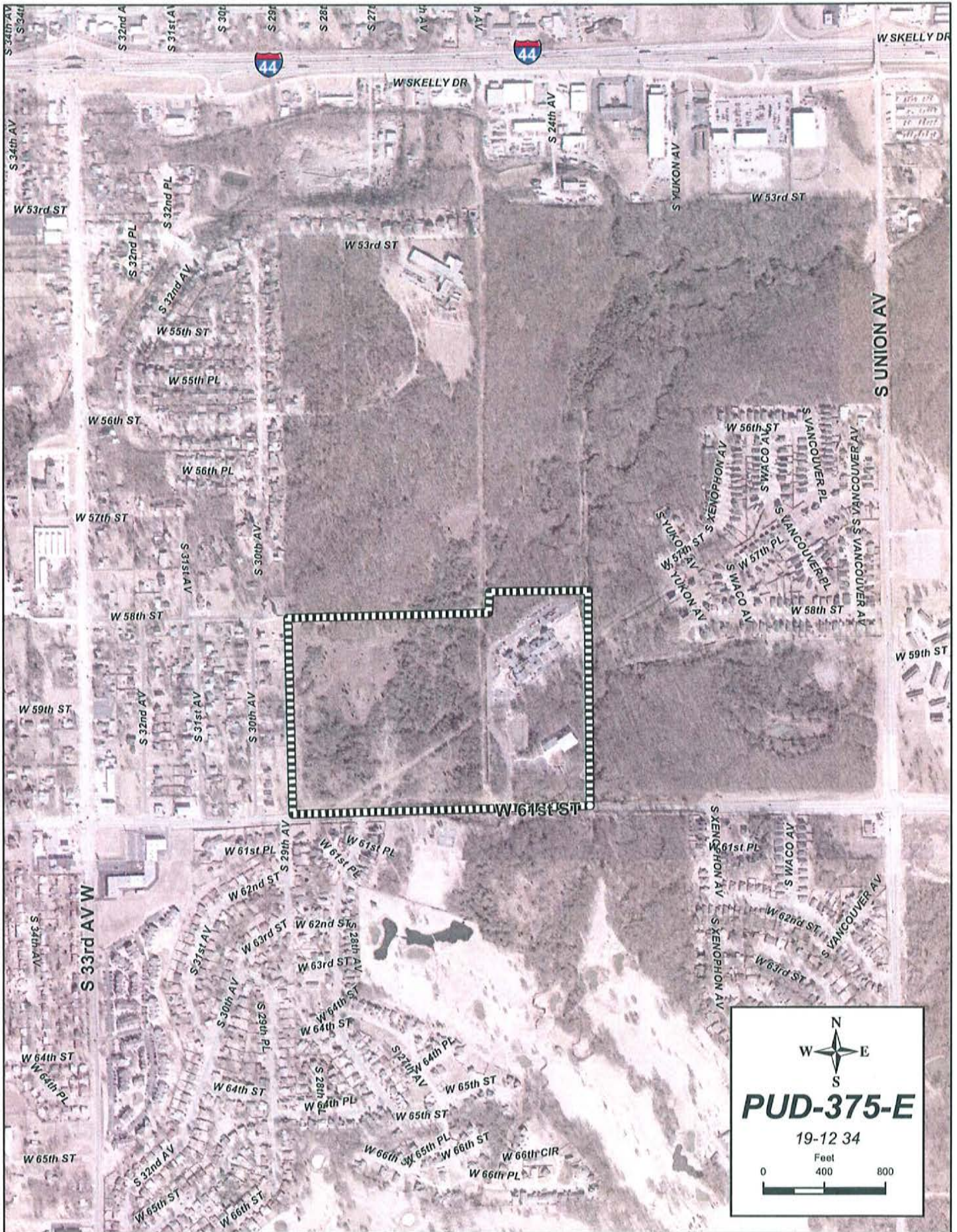
OWNER
Chris and Carrie Kannady
P.O. Box 691813
Tulsa, Oklahoma 74169
(918) 234-4004

SURVEYOR
Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
(918) 234-4859
Certificate of Authorization No. 4656
Expires June 30, 2009

LEGEND

U/E = UTILITY EASEMENT
B/L = BUILDING LINE





8.2

October 17, 2007

STAFF RECOMMENDATION

PUD 375-E: Detail Site Plan – Riverfield Country Day School, East of the NW/c of 61st Street and South Union Avenue.

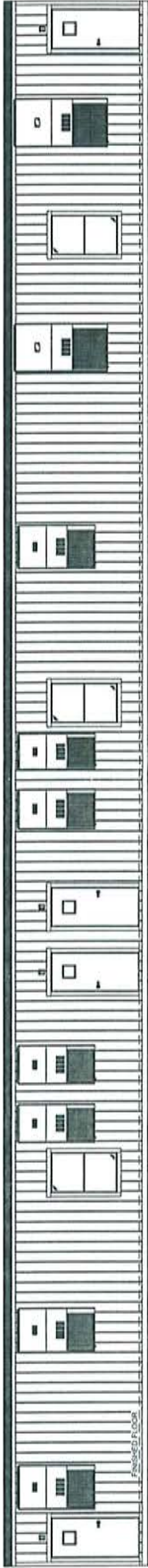
The applicant is requesting approval of a detail site plan for a planned additional classroom building to accommodate junior high students. The proposed building is a 7,050 square foot single-story structure. The total approved square footage of buildings for the campus is 150,000 square feet with a 50,000 square foot gymnasium. The existing buildings with the proposed building will total 73,298 square feet and an 11,486 square foot existing gymnasium. The proposed use, private school, is Use Unit 5, Community Services & Similar Uses, and is in conformance with Development Standards of PUD-375-E.

The building floor area, height of the building, setbacks and parking are in conformance with the approved PUD standards. The proposed building will be located internally to the campus and is consistent with the approved concept plan for the development.

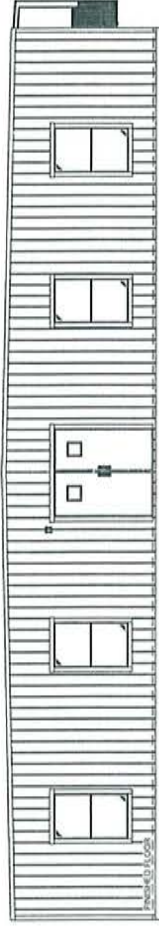
Therefore, staff recommends **APPROVAL** of the detail site plan for Riverfield Country Day School.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

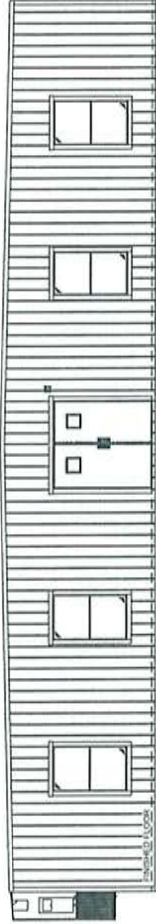
8.4



FRONT END



CURB SIDE



STREET SIDE



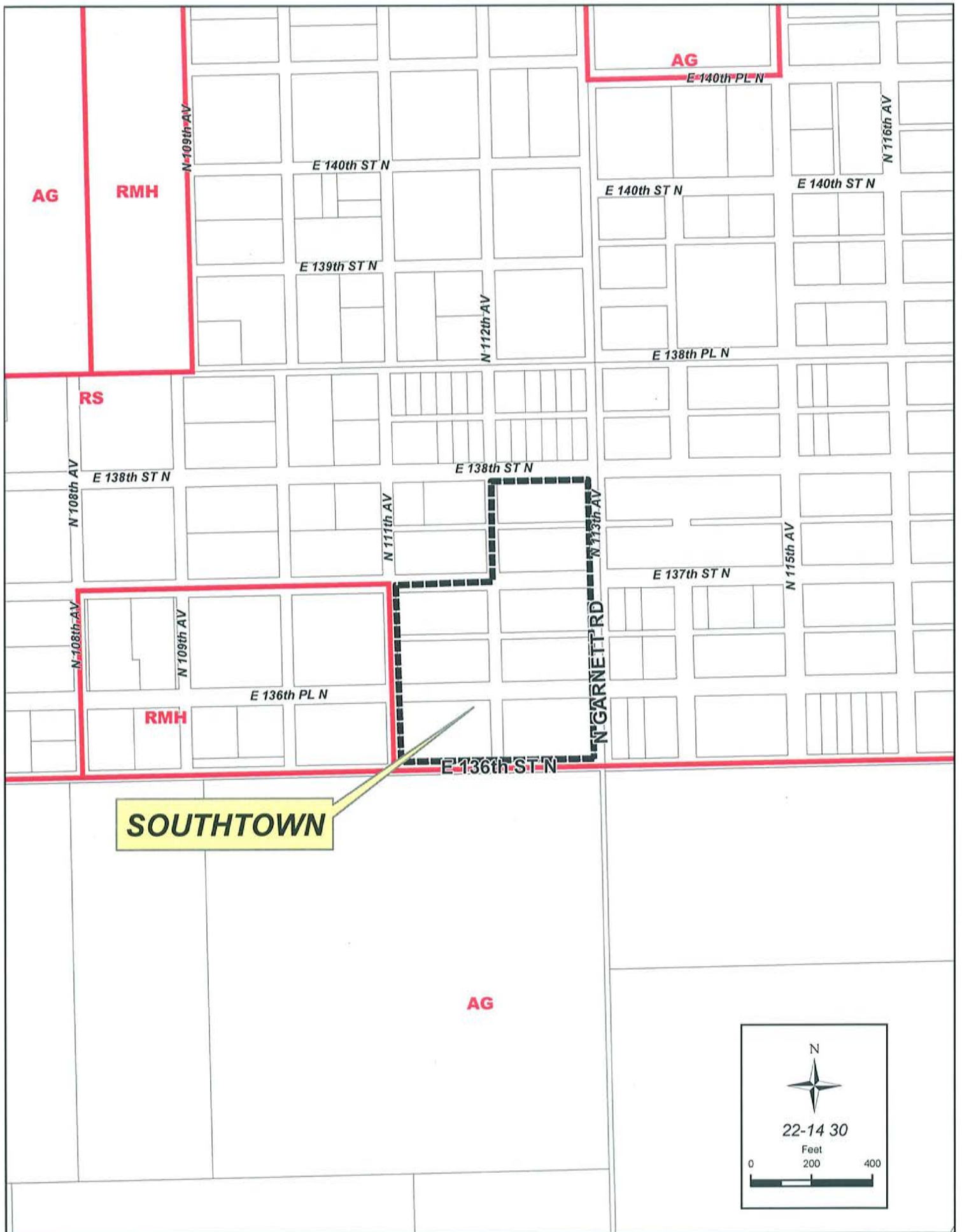
REAR END

JOE STEEDE, P.E.
13908 COLDMARK, SUITE 374
DALLAS, TX 75250 PHONE: (972) 238-1611

AMTEX 832 EAST WALNUT
GARLAND, TX 75040
(972) 276-7626 FAX: (972) 276-5105
Email: engineering@amtexcorp.com

LTR	REVISION	BY	DATE	DRAWN BY: M.L.S.	PROJECT: WILLIAMS SCOTSMAN	TITLE: EXTERIOR ELEVATIONS	SHEET: A-3.1
				DATE: 4/16/07	SCALE: 1/8"=1'-0"	DWG. NO. WS12064-2	

8.5





N

SOUTHTOWN

22-14 30

Feet

0 200 400

PRELIMINARY SUBDIVISION PLAT

Southtown – (2430) (County)

Northwest corner of East 136th Street North and Garnett Road

This plat consists of 17 Lots, 1 Block, on 11.1 acres.

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

1. **Zoning:** The property is zoned RS. A Board of Adjustment case (CBOA-02284) is pending (October 16, 2007) for this site for a "Variance of a structure setback from abutting streets ½ of the right-of-way designated on the Major Street Plan, a Variance of the required front yard from 25 feet to 15 feet, and a Variance of the required yard abutting an arterial street from 85 feet to 32.5 feet from the centerline. It appears that there are too many driveway cuts. Show access for northern lots. Detention easements need to be detailed and defined. A neighbor to the south has expressed concerns about drainage. *The consulting engineer for the project will advise his client to put in sidewalks although the County Engineers' office does not see the need for sidewalks for this project. Board of Adjustment action may put special conditions on the development.*
2. **Streets:** Show Limits of No Access along the Arterials. Change both curve # 1's from 35 feet (but scales 25 feet) to 30 foot radii per the Major Street Plan for an arterial intersection. Document existing right-of-way especially any north of Lots 14 to 17 and show their street name. Include standard dedication of Utility easement in Section 1A. Addressing needs to be assigned for final plat.
3. **Sewer:** Out of Tulsa service area. Aerobic systems are proposed for each lot.
4. **Water:** Rural Washington County water district # 3 is currently annexing this area for water service.
5. **Storm Drainage:** Overland drainage easements or storm sewers in storm sewer or utility easements will be required to convey the drainage flowing on to this site to the stormwater detention easement, which should be placed in a Reserve area, not on platted lots in a multiple lot subdivision. Please do not place utility easements in the middle of the stormwater detention facility. Suggest clarifying both large drainage easements with dimension arrows. Please add the standard language for surface drainage, overland drainage easement in a reserve and stormwater detention easement in a reserve. Add

the conceptual design plan for conveyance of all drainage to the stormwater detention easement in a reserve.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary. AT&T will need more easements.
7. **Other: Fire:** A release letter from the appropriate Fire Department will be required before Final Plat approval. Out of City of Tulsa Fire Department response area. Check with Claremore (Collinsville per developer) Rural Fire Department for any related comments. No Fire hydrants shown. 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: For group R-3 and Group U occupancies, the distance requirement shall be 600 feet. **GIS:** State on face of plat that this is a resubdivision of "Industrial Heights Addition" and what Blocks and Lots are involved – reflect this information in the covenants. Show bearings and distances from point of commencement to point of beginning on the face of the plat. On the location map, show locations and names of the subdivisions within the mile section. On the face of plat, show names of all the adjacent subdivisions. Include the e-mail address for the surveyor. Show the date of preparation for the plat. Fix duplicate lot numbers (Lot 8 is used twice). Update the actual number of lots. State the basis of bearing for this plat's survey and give this bearing in degrees, minutes and seconds. Locate and label all right-of-way's on the face of plat adjacent to the property (IE. Street and street names). **County Engineer:** Label street on north and west, and show all existing right-of-way. Show Limits of No Access along 136th Street North and east side of Lot 17. Show additional right-of-way on Lot 1, east of structure. Add language for maintenance of detention area. Section 1 A – include easements in dedication.

Staff cannot recommend approval of this plat in the present form due to a number of design considerations. There are concerns about the sidewalk waiver request, access to the northern lots being shown, lots facing a major arterial with the number of curb cuts onto arterial streets, and Zoning Code variances. The Board of Adjustment case will be heard the day before the TMAPC Preliminary Plat review. Staff can recommend a continuance of the plat until November 7, 2007 or denial of the plat if the continuance is not granted.

Waivers of Subdivision Regulations:

1. Waivers to right-of-way dedication, easements, and sidewalks have been requested. See attached request information.

Special Conditions:

20.4

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

20.5

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.



Location Map
SCALE 1"=2000'
SUBDIVISION CONTAINS
SEVENTEEN (17) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 11.112 ACRES

Benchmark No. 1
3" C.O.E. MONUMENT W/ BRASS CAP
PLUSH IN A CONCRETE POST, STAMPED
1" INCH LOCATED APPROXIMATELY 21.8'
NORTH OF THE CENTERLINE OF 136TH
STREET NORTH AND 64' WEST OF THE
CENTERLINE OF 113TH EAST AVENUE.
ELEVATION= 697.09 (NAVD 1988)

Notes

- THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.

Curve Information			
CURVE	LENGTH	CHORD	DELTA
1	38.22'	35.07'	88.14°
2	38.22'	35.07'	88.14°

Preliminary Plat

Southtown

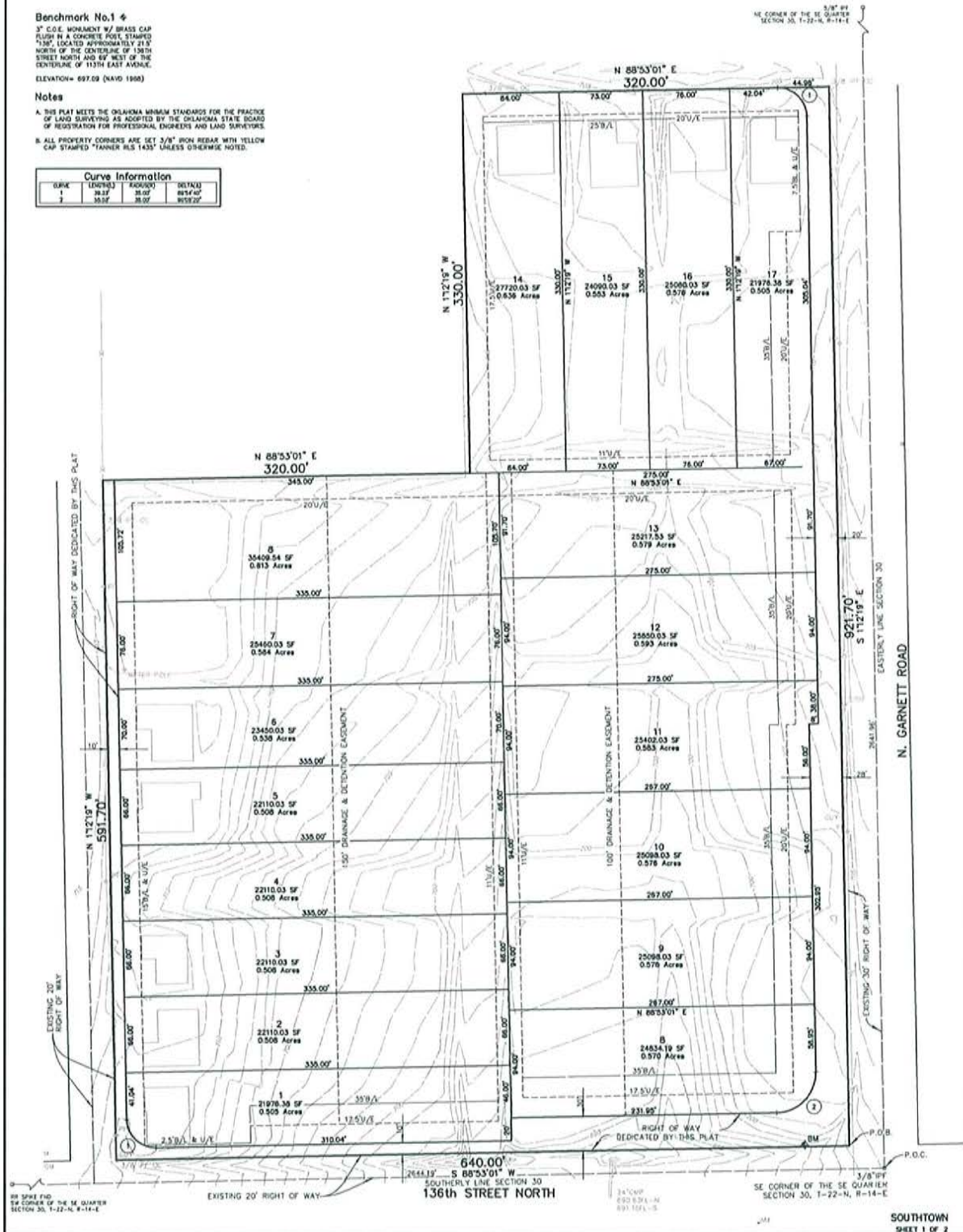
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4)
OF SECTION THIRTY (30), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14)
EAST OF INDIAN BASE AND MERIDIAN LINE, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Smalygo Properties, Inc.
123 N. 7th STREET
Collinsville, Oklahoma 74021
Phone: (918)371-3183
KYLE SMALYGO, PRESIDENT

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2661, EXPIRES 8/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



ADD = ACCESS PERMITTED
LUA = LIMITS OF NO ACCESS
B/L = BOUNDARY LINE
U/E = UTILITY EASEMENT
W/A = MUTUAL ACCESS EASEMENT
ESM = EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING



20.7



Architecture • Civil Engineering • Surveying
Land Planning • Landscape Architecture
Ph: (918) 745-9929 Fx: (918) 745-9969
ricky@tannerbaitshop.com

October 4, 2007

Diane Fernandez
Senior Planner
INCOG
201 West Fifth Street
Suite 600
Tulsa, Oklahoma 74103

RE: Southtown Preliminary Plat

Dear Diane,

Per your request today at the Technical Advisory Committee meeting, this letter is to formally request waivers of the Subdivision Regulations for the Southtown preliminary plat.

Specifically, *Section 4.2 STREETS*, we would request a waiver to not dedicate the right-of-way designated on the Major Street and Highway Plan. We have been working with Tom Rains, Assistant Tulsa County Engineer and have a solution acceptable to their office which permits a combination of right-of-way and roadway easement on the major portion of the development.

Also, *Section 4.3 SIDEWALKS*, we would request a waiver to not require sidewalks in the development. Again, we have been working with Tom Rains and as he mentioned at the TAC meeting the County Engineer's office "does not feel they are necessary in this area."

Also, *Section 4.6 EASEMENTS*, we would request a waiver to not dedicate the 17.5' perimeter easement. We have been working with each utility provider and will dedicate the 17.5' easement where possible. Existing dwellings and improvements would not permit the full 17.5' of dedication in all areas.

If you have any questions, please feel free to contact me.

Respectfully,

Ricky L. Jones, AICP, Principal

Cc: Tom Rains, Assistant County Engineer
Kyle Smalygo, Smalygo Properties

20.8

Fernandez, Diane

From: Justin Morgan [justin@tannerbaitshop.com]
Sent: Tuesday, October 09, 2007 4:31 PM
To: Ricky Jones; Fernandez, Diane
Cc: Smalygo Properties Properties
Subject: RE: Southtown Plat
Attachments: 27099_20071009_BOAexhibit.pdf

Diane,

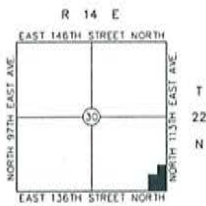
The only occurrence of non-standard right of way dedication is on Lot 1, Block 1 of the proposed plat. Because of the existing structure, we would ask to only dedicate 10 additional feet of right of way for a total of 30' on our side of the road (instead of 50'). The structure itself is 33' from the section line. I have attached a .pdf file of the plat with this location called out in red. There will also be non-standard building set back lines for all lots fronting N. 111th E. Ave., the south side of Lot 1 and the east side of Lot 18. Let me know if you need anything else from me.

Justin Morgan, EI

Tanner Consulting, LLC
Civil Engineering
Architecture · Land Planning
Surveying · Landscape Architecture

5323 South Lewis Avenue
Tulsa, Oklahoma 74105 Ph: (918) 745-9929
Justin@tannerbaitshop.com Fx: (918) 745-9969

20.9



Location Map
SCALE: 1"=400'
SUBDIVISION CONTAINS
SEVENTEEN (17) LOTS IN THREE (3) BLOCK
GROSS SUBDIVISION AREA: 11.712 ACRES

Southtown

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4)
OF SECTION THIRTY (30), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14)
EAST OF INDIAN BASE AND MERIDIAN LINE, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Smalygo Properties, Inc.
123 N. 7th STREET
Collinsville, Oklahoma 74021
Phone: (918)371-3183
KYLE SMALYGO, PRESIDENT

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK. CA. NO. 2641, EXPIRES 6/30/2008
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



ACC = ACCESS PERMITTED
LWA = LIMITS OF ADJ. ACCESS
B/L = BUILDING LINE
U/L = UTILITY EASEMENT
MAE = MUTUAL ACCESS EASEMENT
L/E = EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

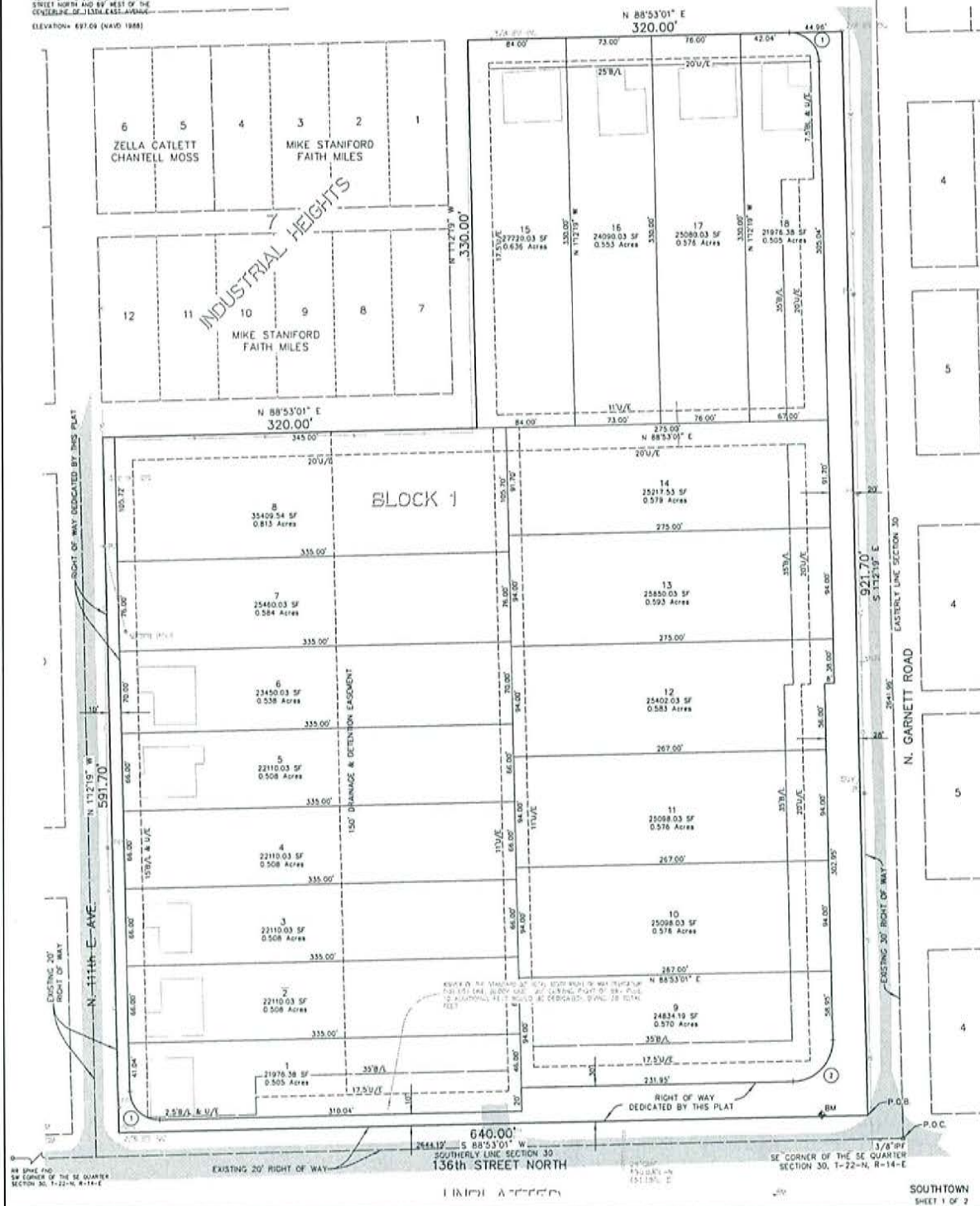
CURVE	LENGTH	BEARING	CHORD	ANGLE
1	38.37	S 88°53'01" E	38.00	89°44'00"
2	38.37	S 88°53'01" E	38.00	89°44'00"

Benchmark No. 1
3" C.O. WOODEN BRASS CAP
FLUSH IN A CONCRETE POST, STAMPED
"131", LOCATED APPROXIMATELY 21.5'
NORTH OF THE CENTERLINE OF 136th
STREET NORTH AND 84' WEST OF THE
CENTERLINE OF 11th EAST AVE.
ELEVATION: 697.04 (NAED 1988)

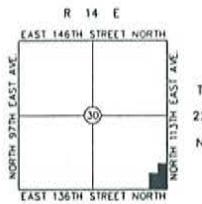
Notes

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER PLS 1435" UNLESS OTHERWISE NOTED.

SE CORNER OF THE SE QUARTER
SECTION 30, T-22-N, R-14-E



2010



Location Map
SCALE: 1"=200'

SUBDIVISION CONTAINS
SEVENTEEN (17) LOTS IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 11.112 ACRES

Southtown

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4)
OF SECTION THIRTY (30), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FOURTEEN (14)
EAST OF INDIAN BASE AND MERIDIAN LINE, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
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OK CA No. 2681, EXPIRES 8/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



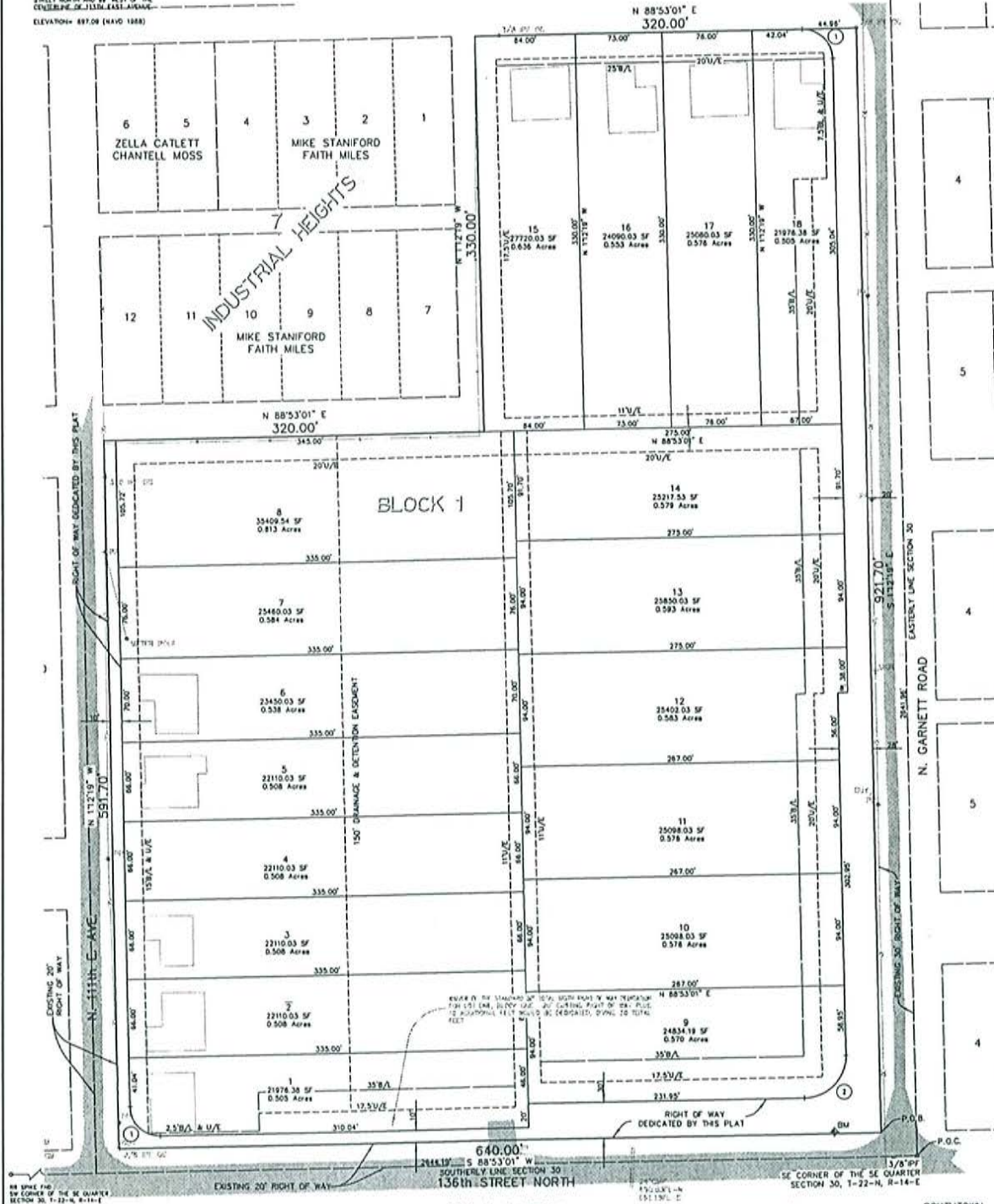
ACE = ACCESS EASEMENT
LAL = LOTS UP TO ACCESS
BA = BRACING LINE
E = EASEMENT
M = MUTUAL ACCESS EASEMENT
E = EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.B. = POINT OF BEGINNING

Curve Information			
CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
1	N 88°53'01" E	320.00'	N 88°53'01" E
2	S 88°53'01" W	320.00'	S 88°53'01" W

Benchmark No. 1
3" C.I.D. MONUMENT BY BRASS CAP
FLUSH IN A CONCRETE POST, STAMPED
1367, LOCATED APPROXIMATELY 31.3'
NORTH OF THE CENTERLINE OF 136th
STREET NORTH AND BY WEST OF THE
CENTERLINE OF 135th EAST AVENUE.
ELEVATION= 497.04 (NAVD 1988)

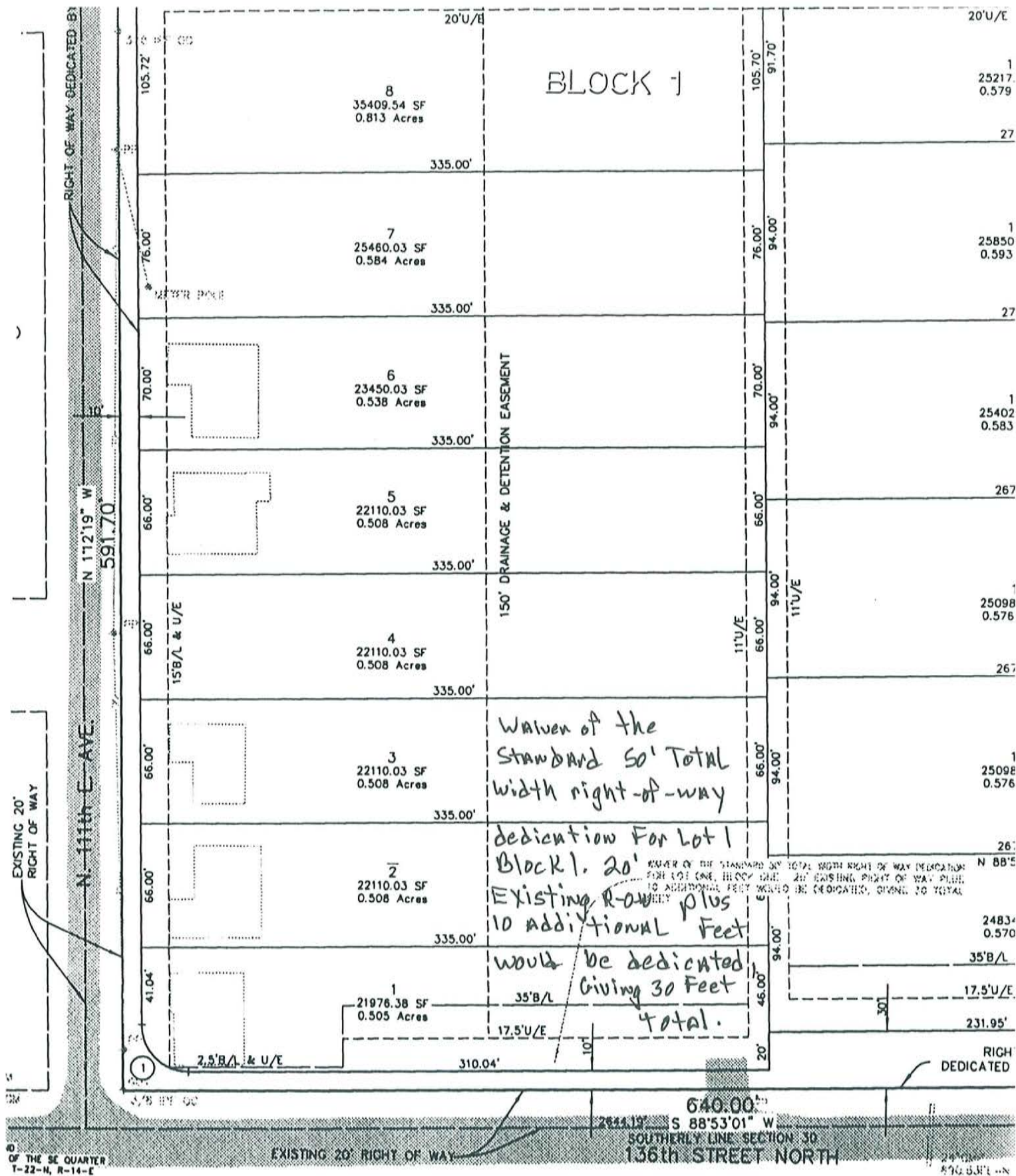
Notes
A. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE
OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
B. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW
CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.

THE CORNER OF THE SE 1/4 QUARTER
SECTION 30, T-22-N, R-14-E

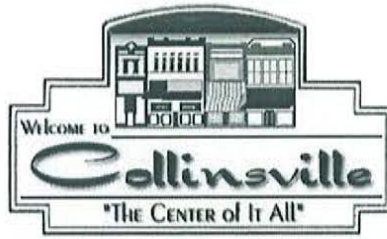


LINE ADDED

SOUTHTOWN
SHEET 1 OF 2



70.12



*Indian Territory Northern District, Town of
Collinsville, Oklahoma - incorporated in 1899*

OFFICE OF THE CITY MANAGER
106 N. 12th St.
PO Box 730
Collinsville, OK 74021
918.371.1010

June 15, 2007

Mr. Kyle Smalygo
Smalygo Properties, Inc.
123 N. 7th St.
Collinsville. OK 74021

REF: Provision of residential water and wastewater lines to approximately 6.63 acres in STR 3024/Blocks 2-6 of Industrial Heights Addition (Tulsa County Plat dated October 10, 1911); Tulsa County RS Zoning (Collinsville RS-3)

Dear Mr. Smalygo:

I have reviewed your request to extend Collinsville residential water distribution and wastewater collection lines to an unincorporated area north of E. 136th St. N. and west of Garnett Road. After reviewing the 1911 Plat that covers the area and consulting with our City Attorney, City Engineer, Tulsa County and State DEQ, I have concluded that Collinsville can serve this area subject to meeting the following conditions:

1. Annexation of the subject area into the City of Collinsville
2. Adherence to Collinsville Subdivision Regulations including fully complying with the requirements for platting and engineering design standards for water systems, sewer systems, streets, and storm water detention facilities and storm drainage

During review of your request, it has been noted that the 1911 Plat of Industrial Heights Addition is outdated and outmoded and not conducive to the development of this area in a manner that adheres to modern development principles and practices. Further, the City of Collinsville cannot condone any attempt to circumvent the platting and subdivision processes so clearly outlined by the Subdivision Regulations of both Tulsa County and the City of Collinsville.

Finally, should you decide not to develop within the City of Collinsville Corporate Limits, please consider this letter as a release and deferral to Washington County Rural Water District #3 for the provision of domestic water service for your small lot single-family residential development.

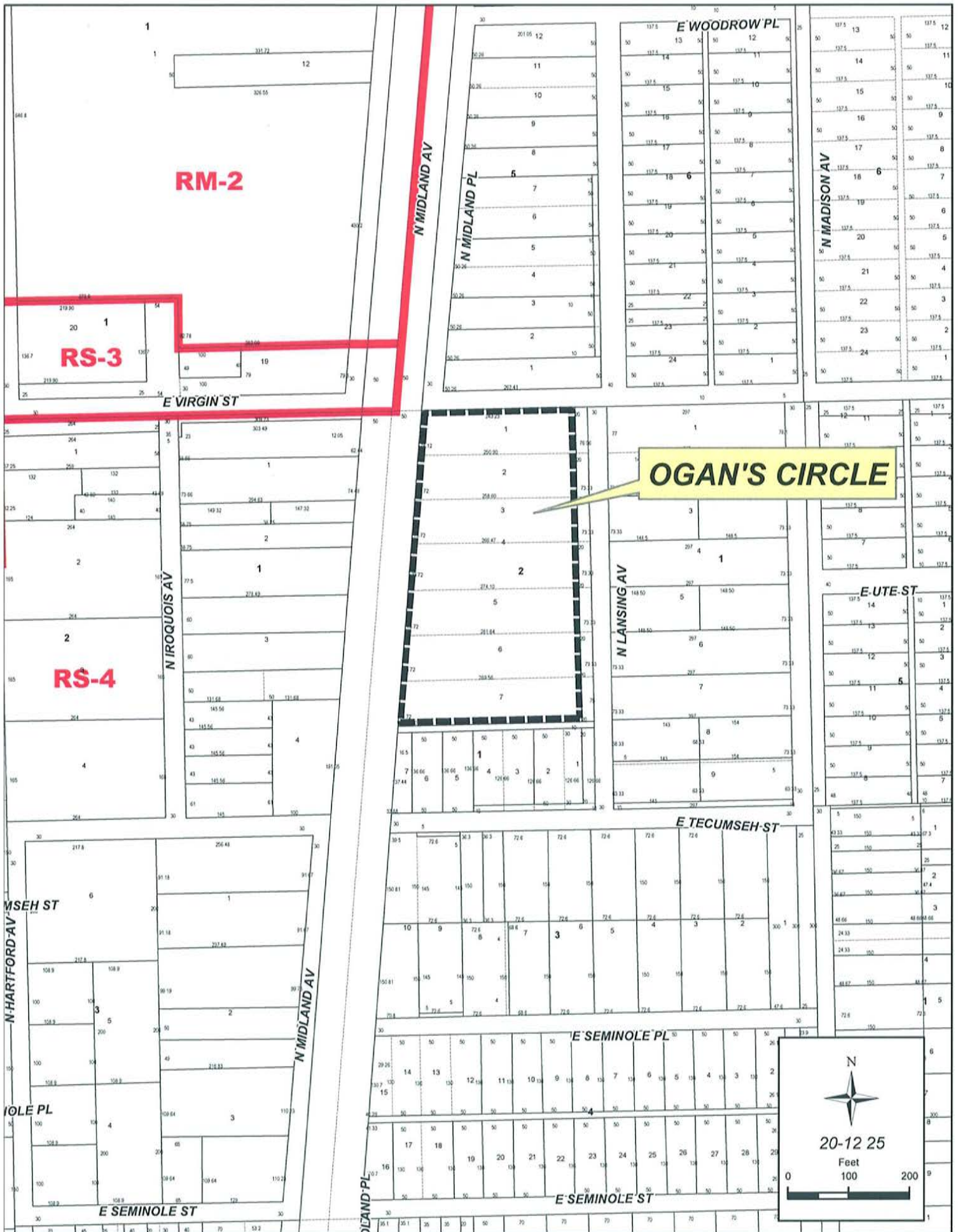
Sincerely,

/s/ Pamela J. Polk

Pamela J. Polk
City Manager

Cc: Mayor Sallee
County Engineer Jordan
Washington County RWD#3
ODEQ-OKC

20.13





E WOODROW PL

N MIDLAND AV

N MIDLAND PL

N MADISON AV

E VIRGIN ST

N IROQUOIS AV

N LANSING AV

E UTEST

E TECUMSEH ST

E SEMINOLE ST

N HARTFORD AV

N MIDLAND AV

E SEMINOLE PL

E SEMINOLE PL

E SEMINOLE ST

N MIDLAND PL

E SEMINOLE ST



OGAN'S CIRCLE

20-12 25

Feet

0 100 200

PRELIMINARY SUBDIVISION PLAT

Ogan's Circle – (0225) (PD 2) (CD 1)

Southwest corner of East Virgin Street and Lansing Avenue

This plat consists of 14 Lots, 1 Block, on 3.21 acres.

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

1. **Zoning:** The property is zoned RS-4. Make sure lots meet lot width requirement. Detail what the property is between the subdivision and North Lansing Avenue. Pedestrian access to trail to the west of the subdivision will be along sidewalk on East Virgin Street. Show Limits-of-No-Access.
2. **Streets:** Add street name and state whether it is public or private. Document all existing right-of-way especially the 20 foot adjacent to Lansing. Sidewalks shall be constructed to a width of 4 feet and shall include standard handicap ramps at intersections.
3. **Sewer:** Since the existing 20 foot easement between Lots 7 and 8 will be vacated, the existing sanitary sewer line must be centered within the 15 foot easement in order to allow for adequate maintenance of the sanitary sewer line.
4. **Water:** The perimeter bearings and distances of the plat should be grouped together for clarity. Use standard water, sewer and storm water covenant language. A water main line extension is proposed.
5. **Storm Drainage:** The Pre-Development conference minutes indicate that on-site stormwater detention, to be placed in a reserve area, is required. Unless the designer can prove no adverse impact to properties downstream of this site due to the additional rainfall runoff generated by this development, on-site stormwater detention is required. Add standard language for stormwater detention easement in a reserve. Section II.E: No Overland Drainage Easements (ODE's), or remove the language for them. Please replace Section IIB with the standard language for "owner responsibility to water mains, sanitary sewers, and storm sewer services". Common areas, such as Reserves, should be maintained by a Homeowners' Association. Section III A 19 should be titled "surface drainage" and should be included in Section II. Detention will need to show no impact down stream.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements will be needed.
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a Section corner using bearings and distances from a labeled point of commencement to (POC) a labeled point of beginning (POB). Add POC and POB to the legend. Show the locations and names of the subdivisions within the mile section of the location map. Replace "south" and "west" with actual bearings on the traverse around the property. Add to the covenants a metes and bounds description that matches distances and bearings on the face of the plat to describe the property.

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.

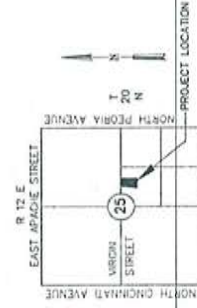
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings,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

OGAN'S CIRCLE

A RE-SUBDIVISION OF LOTS 1-7, BLOCK 2, CARTER ADDITION, AN ADDITION TO THE CITY OF TULSA IN PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA

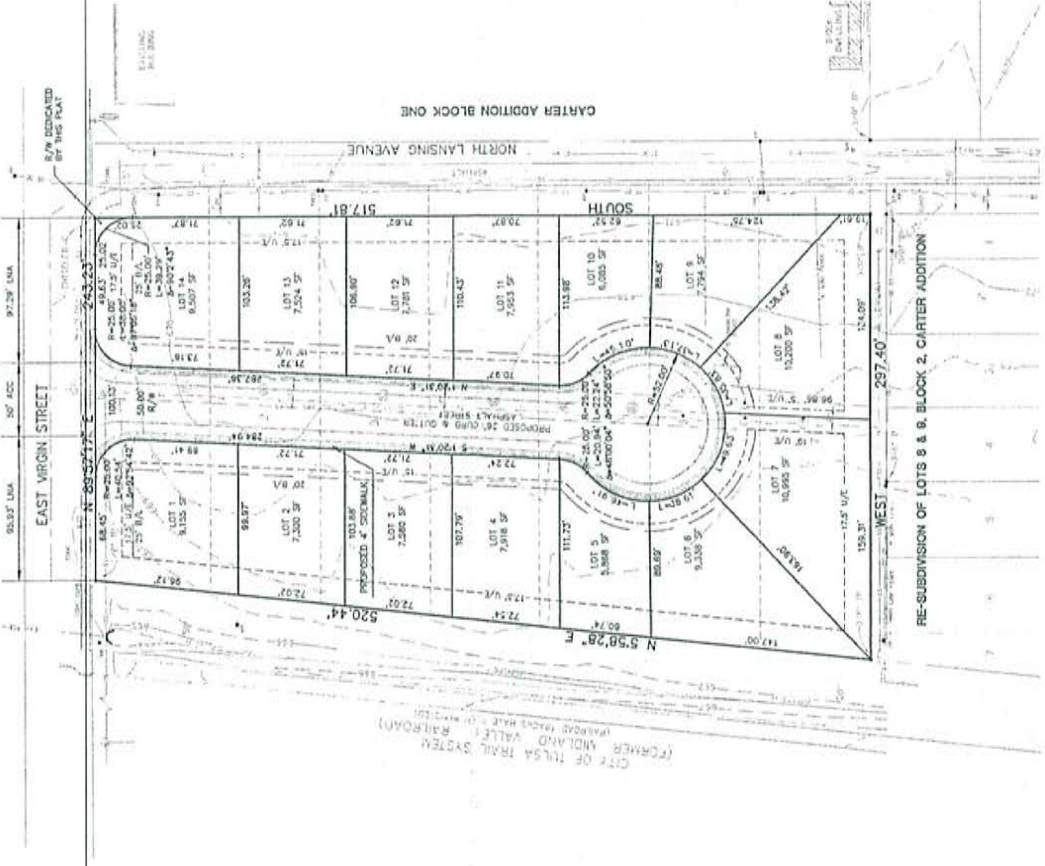


LOCATION MAP
CITY OF TULSA
TULSA COUNTY, OKLAHOMA
SCALE: 1"=200'

14 LOTS
1 BLOCK
3.21 ACRES
OWNER
REDIA

(Restoring Economic Development in America)
1915 NORTH LANSING AVENUE
TULSA, OKLAHOMA 74106
PH (918) 587-4490

ENGINEER/LAND SURVEYOR
BREICH AND ASSOCIATES, INC.
501 EAST ALLIANCE BOULEVARD
SAND SPRINGS, OKLAHOMA 74063
PH (918) 245-9533
gbartelbreich.com
CA #0 EXPRSS 06-30-08



- NOTE:**
ALL EXISTING SANITARY SEWER LINES WILL REMAIN PLACED RIGHT-OF-WAY OF EASEMENTS.
- 1. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 17, 1940, RECORDED IN BOOK 1676, PAGE 265.
 - 2. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 3. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 4. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 5. 10 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 6. 10 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 7. 10 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 8. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 9. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 10. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 11. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 12. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 13. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 14. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 15. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 16. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 17. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 18. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 19. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.
 - 20. 20 FOOT WIDE SEWER EASEMENT TO THE CITY OF TULSA, DATED OCTOBER 14, 1940, RECORDED IN BOOK 1676, PAGE 261.

FLOOD INFORMATION
THIS PROPERTY IS LOCATED OUTSIDE THE REGULATORY FLOODPLAIN AS SHOWN ON PANEL 20 OF THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ALFAS, DATED JANUARY 2006.

BASIS OF BEARINGS
THE BEARINGS ARE BASED ON A BEARING OF THE NORTH LINE OF BLOCK 2 = N89°57'17"E
GRAPHIC SCALE
1 inch = 40 feet

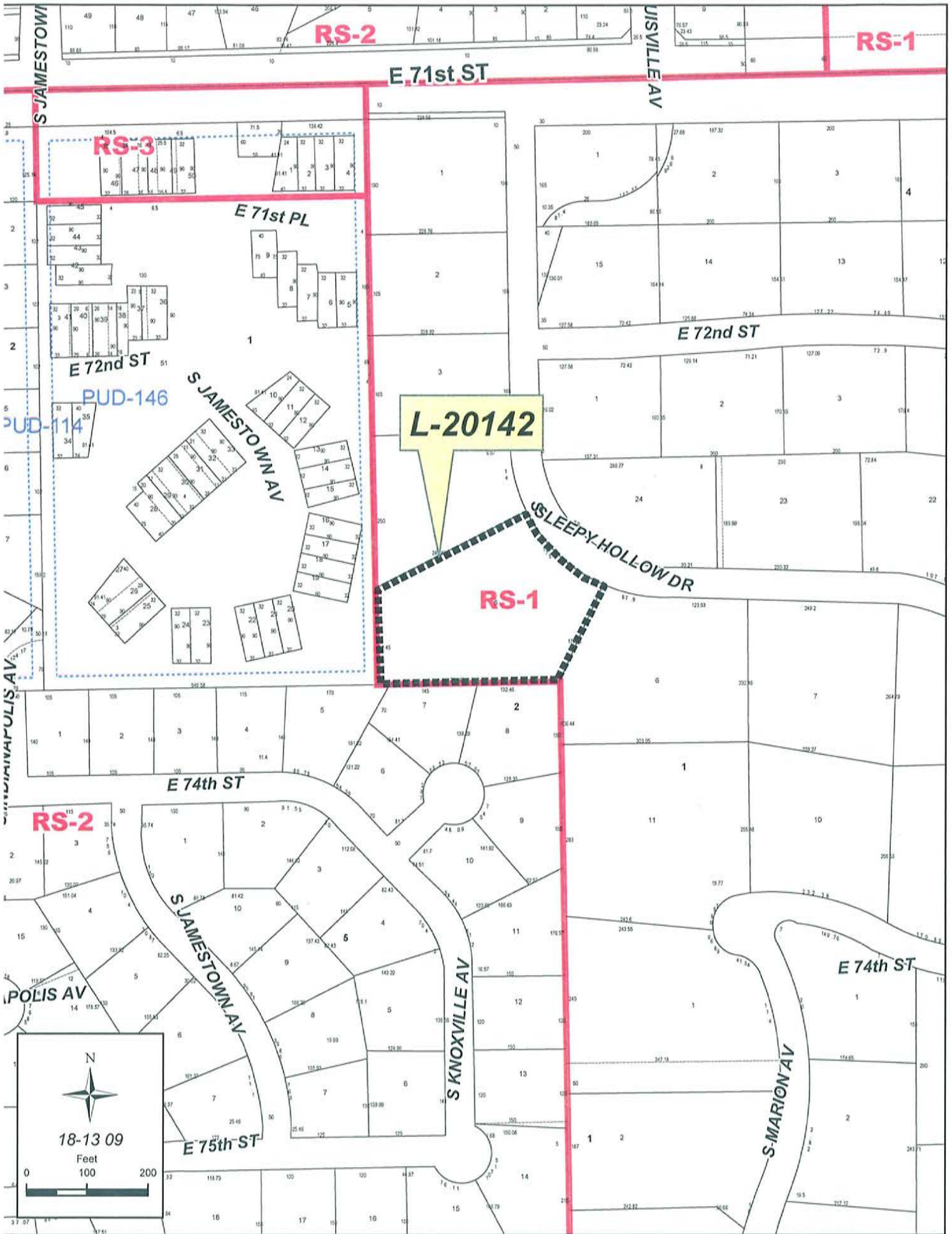
CAVEAT/DISCLAIMER
ANDESSER CHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

THE MAP OF PLAT WITHIN THE BOUNDARY OF THE OKLAHOMA LAND SURVEYING BOARD'S JURISDICTION IS A PUBLIC RECORD AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

<p>FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____</p> <p>_____ TAMAP/RCOD OFFICIAL</p> <p>This approval is void if this plat is not filed in the Office of the County Clerk on or before _____</p> <p>_____ COUNTY CLERK</p> <p>_____ CITY ENGINEER</p> <p>APPROVED _____ by the Council of the City of Tulsa, Oklahoma. Chairman</p> <p>_____ Mayor</p> <p>_____ Attest: City Clerk</p> <p>_____ Approved: City Attorney</p>	<p>RECEIVED SEP 17 2007 Tulsa Metropolitan Area Planning Commission</p>
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OGAN'S CIRCLE
PRELIMINARY PLAT
SHEET 1 OF 2

DATE OF PREPARATION: SEPTEMBER 13, 2007





N

L-20142

18-13 09

Feet

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LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

October 17, 2007

L-20142 Joe Devasher (8309) (RS-1) (PD 18) (CD 8)
7230 Sleepy Hollow Drive

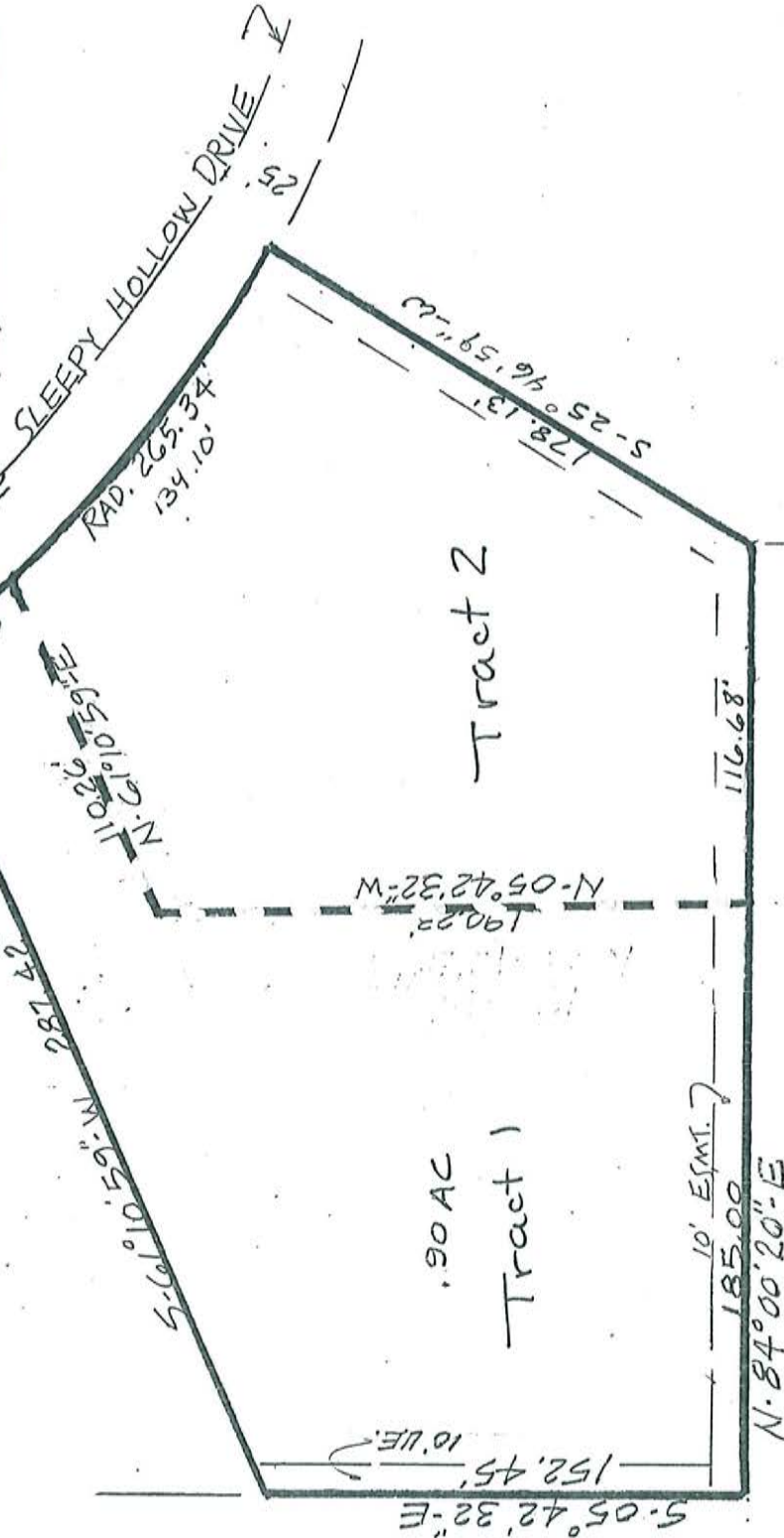
The proposal is to split a lot into two tracts. Both resulting tracts would meet the RS-1 bulk and area requirements. Because Tract 1 would have four side lot lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

At their October 4, 2007, meeting, the Technical Advisory Commission expressed no concerns except that the sanitary sewer main line must be extended to the property.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split, subject to the sanitary sewer line being extended.

ANGLE SURVEYING SERVICE
 15305 North Trenton Avenue
 Skiatook OK 74070-3289
 (918) 396-2829 - fax 396-2529

RPOSE: Lot Split
DR: JOE DEVASHER
 Van Greeson Property
 Tulsa



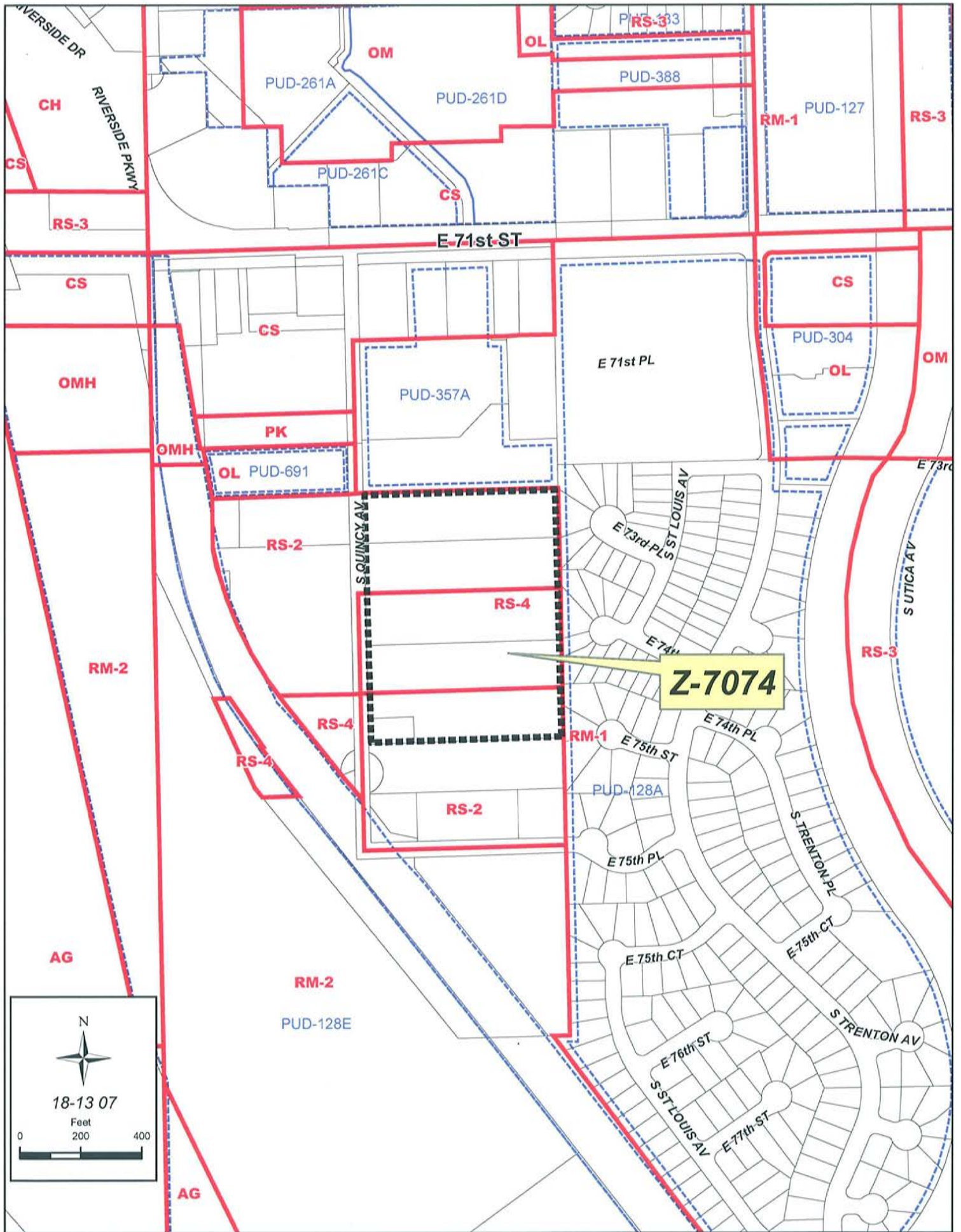
GAL: Lot 5, Block 1, TOWN AND COUNTRY ESTATES, Tulsa County, State of Oklahoma, divided as shown.

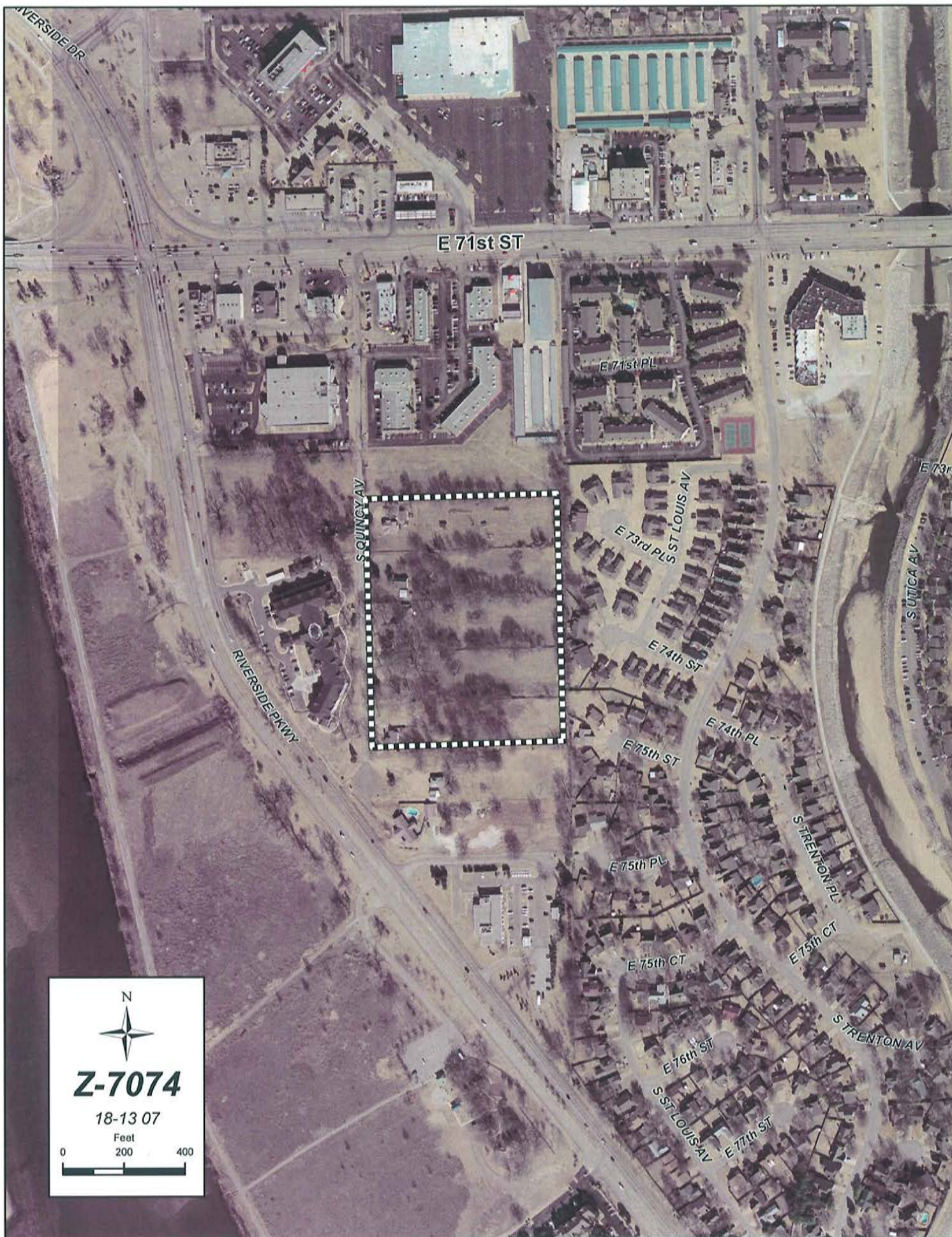
↑ **-N-**
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Existing Proposed

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 : Fd. iron pin
 = Fence

Enoch Cox
 ENOCH COX, P.L.S. #286
 9/24/07 C.A. #2147
 DATE





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7074

TRS 8307

Atlas 1139

CZM 52

PD-18A CD-2

TMAPC Hearing Date: October 17, 2007

Applicant: Sisemore Weisz & Associates, Inc

Tract Size: 11.97± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of East 71st Street and South Quincy Avenue

EXISTING ZONING: RS-2/RS-4

EXISTING USE: Single-family

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the RS-2 portion of the subject property. Ordinance number 17523 dated July 3, 1991, established the RS-4 zoning on the remainder of the property.

PROPOSED ZONING: OM

PROPOSED USE: Future office development

RELEVANT ZONING HISTORY:

PUD-691-A October 2003: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 1.81± acre tract of land to permit a drive thru bank on property located south of the southeast corner of 71st Street South and South Riverside.

Z-7066 September 2007: All concurred in approval of a request for rezoning a 4.78± acre tract of land from RS-2 to OM on property located immediately south of the southernmost lot in this application.

PUD-388-C March 2006: All concurred in approval of a Major Amendment to a PUD on a .96 acre tract of land to increase the maximum floor area for building expansion of retail/restaurant use on property located on the northwest corner of East 71st Street South and South Trenton Avenue.

Z-6908/PUD-691 October 2003: All concurred in approval of a request for rezoning of a 1.81± acre tract of land from RS-2 to OL and a PUD on property located south of the southeast corner of 71st Street South and South Riverside.

BOA-19563 April 22, 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 8 for a Congregate Care Retirement Facility in an RS district; a Special Exception for alternate screening along the property abutting a residential district (*the subject properties*); and a Variance to increase the maximum building height from 35 feet to 41 feet per plan and with conditions, on property located on the northwest corner of Riverside Parkway and South Quincy Avenue.

Z-6389/PUD-388-B February 1993: A major amendment to PUD-388-A was filed to permit a mini storage facility within Development Areas C and D. Approval was granted for the major

amendment as well as the rezoning of the southern portion of the development area from OM to CS in order to increase the permitted floor area.

PUD-388-A May 1991: All concurred in approval of a major amendment to the PUD to allow for restaurant use within the southern end of the PUD, with retail and commercial development standards remaining on the northern half.

PUD-261-D October 1997: Approval was granted for a major amendment to allow a church and church uses on property located north and east of the northeast corner of East 71st Street and South Riverside Drive.

PUD-128-E September 1987: All concurred in approval for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas and redistribute uses, including office and retail, office, multifamily with accessory commercial and open space on a 96-acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

PUD-357-A December 1984: All concurred in approval of a Major Amendment to PUD-357 to increase commercial density located east of the southeast corner of East 71st Street and South Quincy Avenue.

PUD-357 May 1984: The TMAPC and City Commission approved a proposal for a commercial/office complex on 8.5 acres located south and east of the southeast corner of East 71st Street South and South Quincy Avenue. This PUD combined and thereby voided the earlier PUD-279 and PUD-305.

PUD261-A December 1983: All concurred in approval of the development of approximately 18 acres located on the northeast corner of East 71st Street and South Riverside Drive for office and a retail Wal-Mart store.

PUD- 128-A November 1979: All concurred in approval of a proposed Major Amendment to a PUD on an approximately 118-acre tract to delete six acres from the originally-approved PUD, thereby reducing the total number of dwelling units in the remaining PUD. This modified some of the development standards for the different development areas that have approved single-family dwellings, garden apartments, town homes and duplexes on them. The property is on East 71st Street South and west of the Joe Creek channel, abutting the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11.97± acres in size and is located south of the southeast corner of East 71st Street and Quincy Avenue. The property appears to be in single-family residential use (some vacant) and is zoned RS-2 and RS-4.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Quincy Avenue	N/A	N/A	Scant 2 lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by multifamily residential uses, zoned RM-1; on the north by commercial/office and related uses, zoned PUD-357-A; on the south by a proposed office use (currently vacant single-family residential use), recently rezoned OM; and on the west by the Prairie Rose multifamily Use Unit development, zoned RS-2 (and allowed by BOA action). The area has been in transition for several years.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18A Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested OM zoning **is not** in accord with the Plan; however a recent rezoning immediately south of the subject property (Z-7066, to OM from residential single-family) was unanimously approved by both the TMAPC and the City Council (9/20/07). This area has been in transition for some time and it appears that this request and the previous one will facilitate that.

STAFF RECOMMENDATION:

Based on trends in the area and surrounding existing and proposed land uses, staff can support the requested OM zoning and therefore recommends **APPROVAL** of OM zoning for Z-7074. If the TMAPC finds this zoning change appropriate, they should direct staff to prepare amendments to the District 18 Detail Plan map and text.

10/17/07



AG

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PUD-733

CS

CS

RM-0

RS-3

RS-3

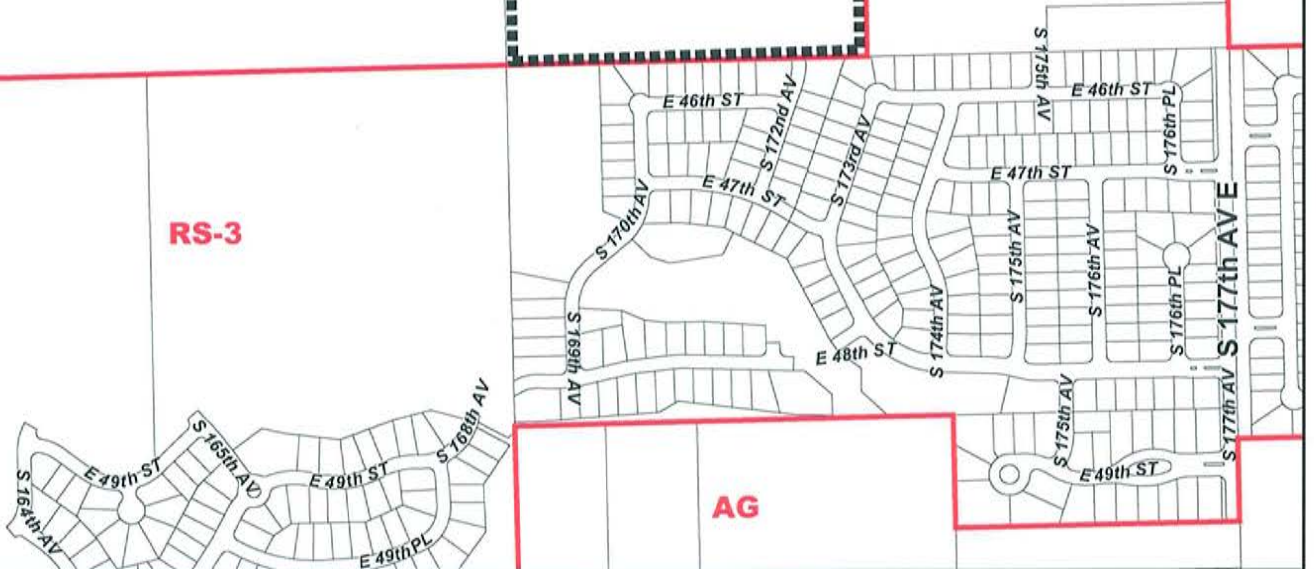
RS-4

Z-7075

AG

RS-3

AG





E 41st ST

S LYNN LANE RD

E 46th ST

S 172nd AV

E 47th ST

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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7075

TRS 9426

Atlas 0

CZM 50

PD-17 CD-6

TMAPC Hearing Date: October 17, 2007

Applicant: Roy Johnsen

Tract Size: 122± acres

ADDRESS/GENERAL LOCATION: West of the southwest corner of East 41st Street South and South 177th East Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/RS-4

PROPOSED USE: Single-family

RELEVANT ZONING HISTORY:

Z-7048 March 2007: All concurred in approval of a request for rezoning a 46.7± acre tract of land from AG to RS-4 for single-family development on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

PUD-733 October 2006: All concurred in approval of a request for a PUD for commercial development at the northeast corner of South 177th East Avenue and East 41st Street South, with underlying zoning of CS, RS-3 and AG. This case is to be heard by the City Council on December 19, 2006.

Z-7028 August 2006: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.

Z-7006 January 2006: All concurred in approval of a request to rezone an 80± acre tract from RS-3 to RS-4 for Residential purposes located south of the southeast corner of East 41st Street South and South 177th East Avenue.

Z-6999 September 2005: All concurred in approval of a request to rezone a 90± acre tract locate west of the southwest corner of East 41st Street and 193rd East Avenue from AG/RS-3/OL/ CS to RS-4 for single-family development.

Z-6970 February 2005: All concurred in approval of a request to rezone a ten-acre tract located south of the southwest corner of East 49th Street and South 177th East Avenue, from AG to RS-3.

PUD-711 February 2005: Approval was granted for a gated single-family development for 38 lots. The property is located west of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6913 October 2003: A request to rezone 11.6 acres, located west of the northwest corner of East 51st Street and South Lynn Lane (South 177th East Avenue) from AG to RS-4. Staff recommended denial on the grounds there were no other zoning and development patterns in the area with RS-4 zoning. Staff recommended the applicant re-submit the application along with a Planned Unit Development.

Z-6911 September 2003: Approval was granted to rezone 160 acres located east of the northeast corner of East 51st Street South and South 161 East Avenue from AG to RS-3 for single-family development.

Z-6500 September 1995: The TMAPC and City Council approved rezoning from AG to RS-4 on a property north of East 51st Street between South 177th East Avenue and South 193rd East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 122± acres in size and is located west of the southwest corner of East 41st Street South and South 177th East Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41 st Street South	Secondary arterial	100'	2 (currently being resurfaced)

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant/agricultural land, zoned RS-3; on the north by vacant/agricultural land, zoned AG; on the south by single-family residential development, zoned RS-3; and on the west by vacant land, zoned AG.

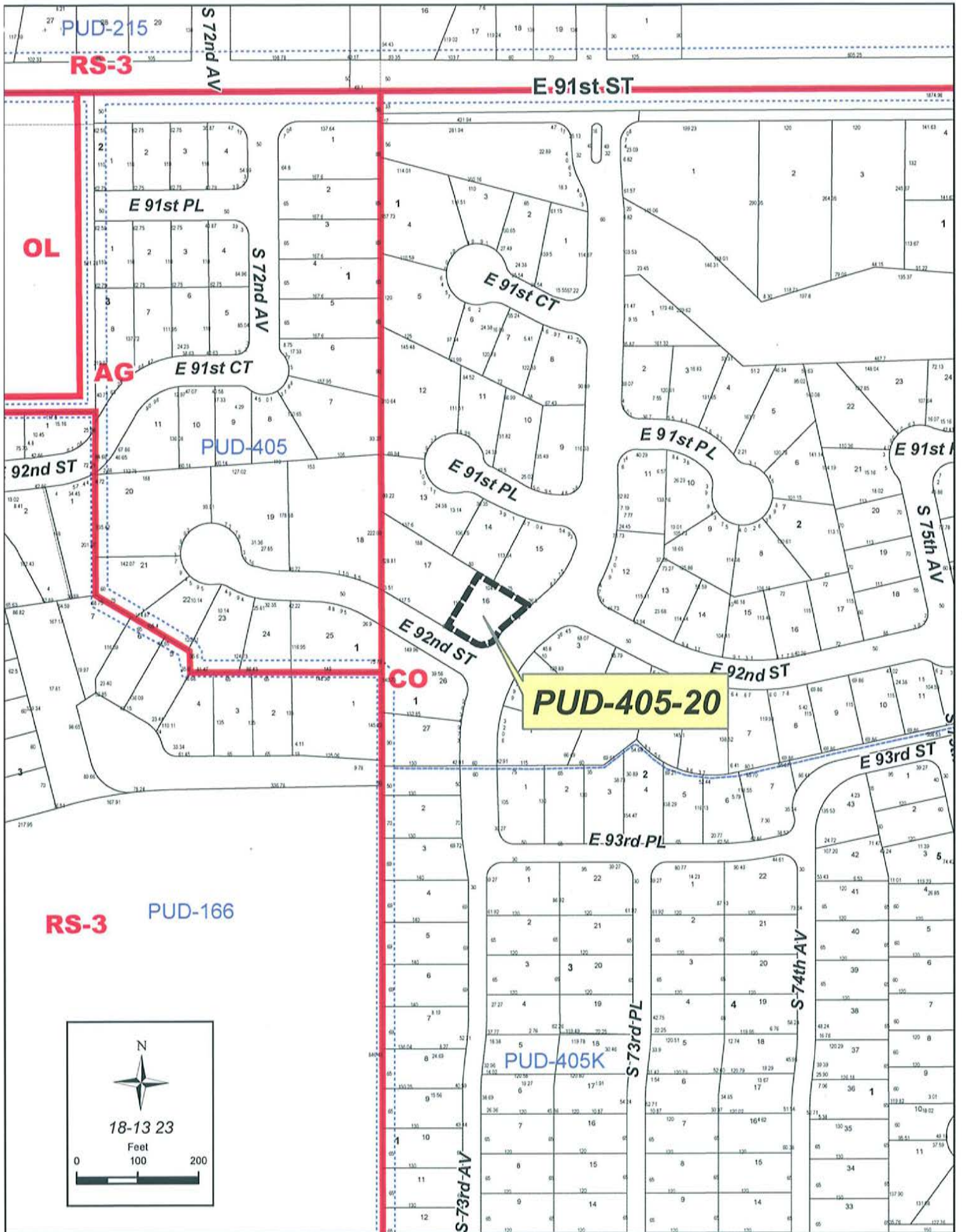
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

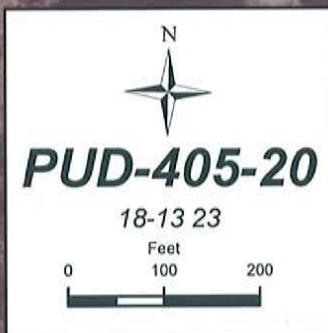
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – No Specific land use. According to the Zoning Matrix, either or both of the requested RS-3/RS-4 zoning **are** in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, surrounding zoning and trends in the area, staff can support RS-3 zoning for the subject property. Therefore, staff recommends **APPROVAL** of RS-3 zoning for Z-7075. Staff cannot recommend RS-4 zoning due to surrounding intensities. This is an undeveloped area and infrastructure (two-lane roads and no sewer) does not appear to be in place to accommodate RS-4 intensities. Therefore, staff recommends **DENIAL** of RS-4 for Z-7075.

10/17/07







N

PUD-405-20

18-13 23

Feet

0 50 100

October 17, 2007

STAFF RECOMMENDATION

PUD-405-20: Minor Amendment to PUD – Northwest corner of 92nd Street and South 73rd East Avenue, Lot 16, Block 1, South Springs Addition.

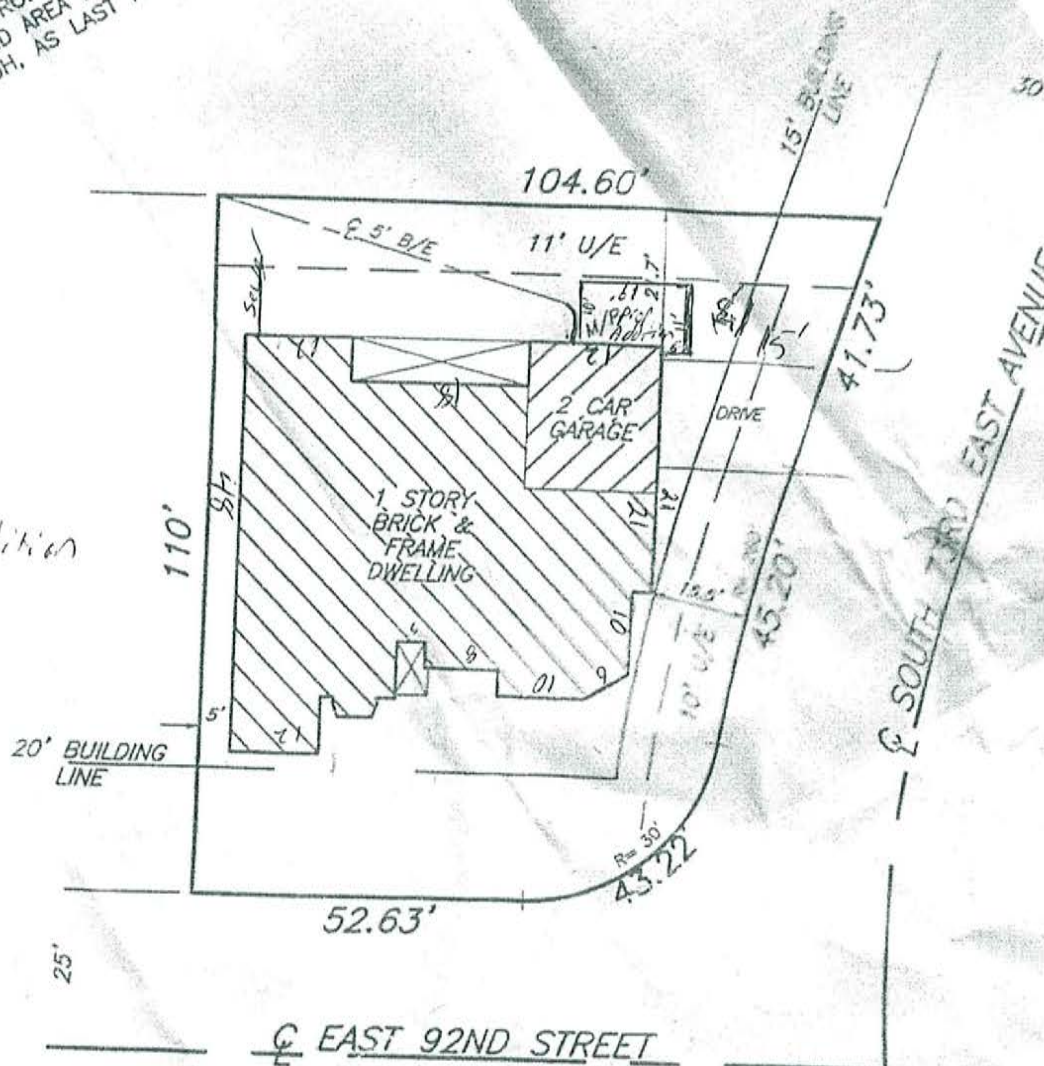
The applicant is requesting approval of a minor amendment to reduce the required rear yard of 20 feet to 11.7 feet to permit an addition. The requested minor amendment is not in conformance with Development Standards of PUD 405 and would be incompatible with the existing development. Setbacks are established for the purpose of providing consistency of development and uniform neighborhood design. The applicant has not demonstrated a hardship that is created by the unusual circumstance or condition peculiar or unique to this lot, but rather is attempting to expand the structure outside the approved building envelope.

Therefore, staff recommends **DENIAL** of the requested minor amendment to reduce the required rear yard to 11.7 feet

10/1/84
DENHALL, GARY L & PAULA I.
JLSA FEDERAL EMPLOYEES CREDIT

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD
HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 405381
0520H, AS LAST REVISED SEPTEMBER 22, 1999.

Lot 16
Block 1
South Spring 5 Addition



↑
scale $V_{32} = 1 \text{ ft}$

THE FOLLOWING RECORDED DOCUMENTS
 RIGHT OF WAY AGREEMENT RECORDED
 RIGHT OF WAY AGREEMENT RECORDED
 RIGHT OF WAY DEED RECORDED IN BO
 RIGHT OF WAY EASEMENT RECORD
 RIGHT OF WAY RECORDED IN BOOK
 EASEMENT RECORDED IN AGREEMENT R
 RIGHT OF WAY AGREEMENT