

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2497

November 7, 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:

1. Minutes of October 3, 2007, Meeting No. 2494

COMPREHENSIVE PLAN

2. **Review for Conformance with the Comprehensive Plan FY 08-12 CIP Amendment**

The City of Tulsa Department of Finance/Budget and Planning Division has submitted a request to amend the FY 08 Capital Improvements Project Plan to include the relocation of current City Hall offices and various other City staff to the One Technology Center at 100 South Cincinnati.

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. **Moran Foundation Square** – (0329) Preliminary Plat (PD 3) (CD 3)
Southwest corner of East Apache and Harvard Avenue
(Request continuance until 11/28/07 to allow Board of Adjustment case to be heard on 11/13/07.)
4. **Trenton Lofts at Cherry Street** - (9307) Vacation of Plat (PD 6) (CD 4)
1432 South Trenton Avenue
5. **Life Park** – (9234) Reinstatement of Plat (PD 8) (CD 2)
West of northwest corner of West 61st Street and South Union
6. **PUD-460 – Tanner Consulting, LLC** (PD 18) (CD 8)
North of northwest corner of East 81st Street and Mingo Road
(Detail Site Plan for a multifamily development.)
7. **PUD-364-A – Architects Collective** (PD-26) (CD-8)
Northeast corner of East 101st Street South and South Mingo Road
(Detail Site Plan for a restaurant and retail uses.)

CONSENT AGENDA, cont'd

8. **L-20147** – Roy Johnsen (8202) / Lot-Split (PD 8) (CD 3)
Northeast corner West 71st Street South and Hwy 75
9. **L-20148** – Wallace Engineering (9322) / Lot-Split (PD 18) (CD 7)
3916 South Sheridan Road
10. **L-20149** – Jack Ramsey (7408) / Lot-Split (County)
12850 East 131st Street South
11. **L-20154** – Cheryl Chaloupek (0404) / Lot-Split (County)
6540 North 137th East Avenue
12. **L-20155** – Bill Wilson (9322) / Lot-Split (PD 5) (CD 5)
5970-A East 31st Street
13. **L-20156** – Paul Turner (9412) / Lot-Split (PD 17) (CD 6)
18002 East 12th Street
14. **L-20157** – Barber & Barber (0227) / Lot-Split (PD 11) (CD 1)
921 West Ute
15. **L-20158** – Cheryl Chaloupek (0404) / Lot-Split (County)
6418 North 131st East Avenue
16. **LC-72** – Monroe Guest (9006) / Lot Combination (County)
503 South 257th West Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

18. **L-20162** – Sack & Associates (8407) / Lot-Split (PD 18) (CD 7)
Northeast corner East 79th Street South and Mingo Road
19. **Tradition Blocks 1-7** – (8327) Preliminary Plat (PD 26) (CD 8)
West of northwest corner of East 111th Street and Sheridan Road
20. **Clarehouse** – (8407) Preliminary Plat (PD 18) (CD 8)
South of southeast corner of East 75th Street and Mingo Road
21. **7900 Mingo** – (8407) Preliminary Plat (PD 18) (CD 8)
Southeast corner of East 78th street and Mingo Road
22. **University of Tulsa Block 5** – (9305) (PD 4) (CD 4)
East 8th Street to East 11th Street, Evanston Avenue to College Avenue
23. **University of Tulsa Block 8** – (9305) Preliminary Plat (PD 4) (CD 4)
East 8th Street to East 11th Street, Florence Avenue to Gary Avenue

PUBLIC HEARINGS, cont'd

24. **Cedar Hill – (8419) Preliminary Plat** (PD 18) (CD 8)
East of Northeast corner of East 101st Street and 106th East Avenue
25. **Z-7076 – Lou Reynolds** RS-2 to CS
Southeast corner of South 33rd West Avenue and West Skelly Drive (PD-8) (CD-2)
26. **Z-7077 – James W. Lane, Jr.** RS-3 to OL
1552/1602/1606 South Lewis Avenue (Applicant has requested a continuance to February 6, 2008 so that he may file a PUD.) (PD-6) (CD-4)
27. **PUD-747 – DBS Properties, LLC** RS-3/OL/CS to RS-3/OL/CS/PUD
89th and South Yale Avenue (PUD for three development areas on 5.25 acres.) (PD-18) (CD-8)
28. **Z-7078 – John L. Shafer, III, PC** RS-3 to IL
4849 South Mingo Road (PD-18c) (CD-6)
29. **Z-7024 – Tulsa Engineering & Planning** AG to CO
South of the southwest corner East 81st Street and South Garnett Road
30. **PUD-533-B-2 – Sack & Associates** (PD-5) (CD-5)
Northeast corner of 27th Street South and Skelly Drive (I-44) service road (Minor Amendment to allow a lot-split creating two tracts in Lot 1, Block 1, Grizzly Mountain Mercantile, Development Area B-1.)

OTHER BUSINESS

31. **AC-083 – Tanner Consulting, LLC** (PD-18c) (CD-8)
Northwest of northwest corner of East 81st Street South and South Mingo Road (Alternative Compliance) (Applicant has withdrawn this application)
32. **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 pagere 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

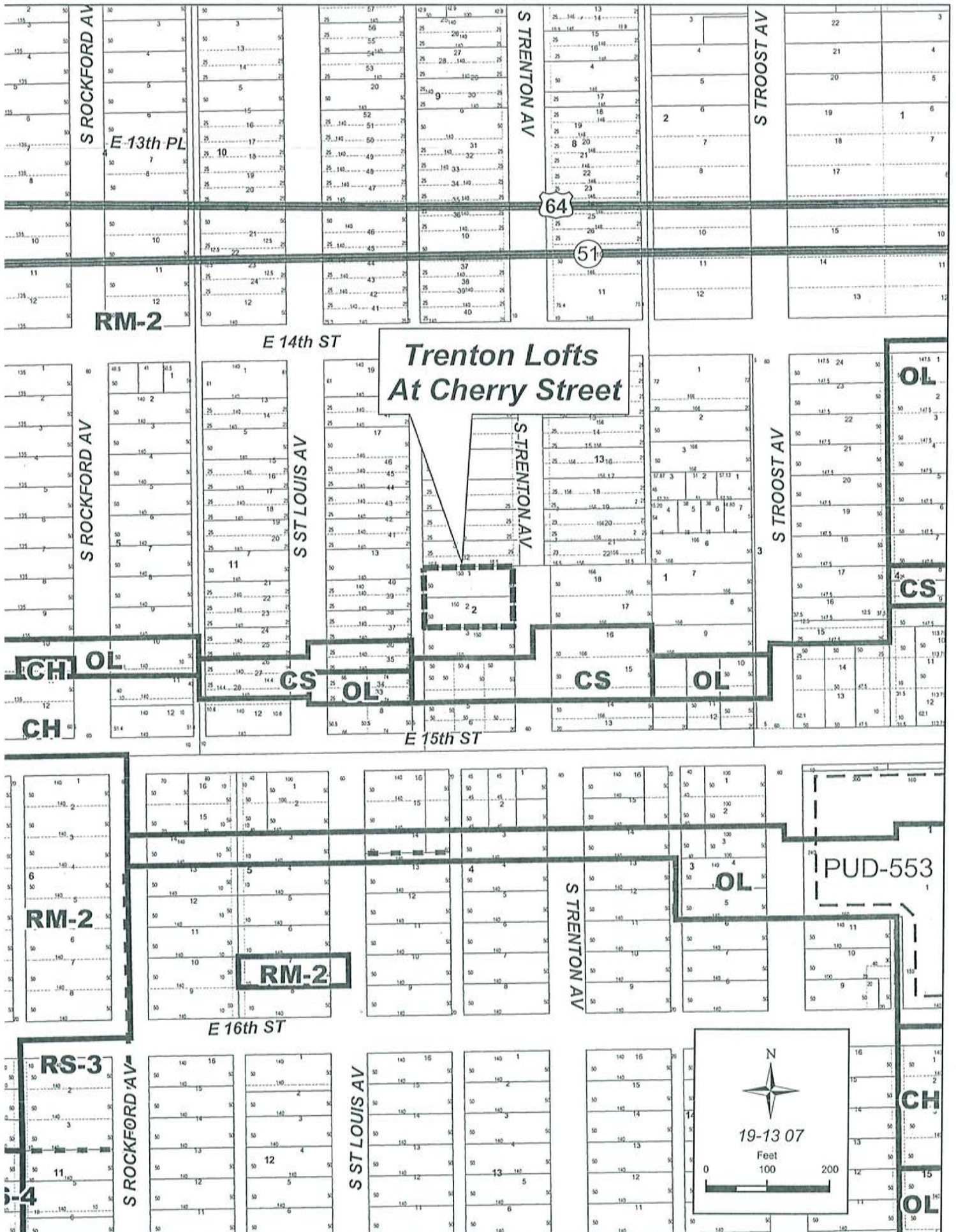
FY 08-12 CIP AMENDMENT
Review for Conformance with the Comprehensive Plan
October 26, 2007

The City of Tulsa Department of Finance/Budget and Planning Division has submitted a request to amend the FY 08 Capital Improvements Project Plan to include the relocation of current City Hall offices and various other City staff to the One Technology Center at 100 South Cincinnati. As required by State statute (Title 19, Section 863.8) the City is required to submit these amendments, as well as the other annual capital project requests, to the TMAPC for review for conformity to the Comprehensive Plan.

Staff has reviewed the proposed amendment for its relationship to the recently amended District One Detail Plan and finds it in accord. The amended Plan incorporated provisions of the Downtown Linkages Study/Downtown Public Investment Coordination Plan, and speaks generally to maintaining public infrastructure and establishing linkages between uses. This proposed CIP amendment would consolidate various City offices and so physically link those uses.

Not expressly included in this project request, but mentioned in other venues, is the possible reuse/redevelopment of the existing City Hall. Staff reminds the TMAPC and City officials that the District One Plan, by adopting the Linkages Study, calls for maintaining existing downtown buildings where possible.

Staff recommends that the TMAPC find the proposed amendment in accord with the Comprehensive Plan.



NORMAN WOHLGEMUTH CHANDLER & DOWDELL

ATTORNEYS AT LAW

2900 MID-CONTINENT TOWER

401 S. BOSTON AVENUE

TULSA, OKLAHOMA 74103-4065

TELEPHONE (918) 583-7571

FAX (918) 584-7846

CHARLES E. NORMAN
JOEL L. WOHLGEMUTH
R. JAY CHANDLER
JOHN E. DOWDELL
THOMAS M. LADNER
WILLIAM W. O'CONNOR
ROGER K. ELDREDGE
CHRISTINE D. LITTLE
ANGELA FREEMAN PORTER

DAVID R. ROSS
JO LYNN JETER
ADRIENNE B. ROBERTSON
STEVEN M. RUBY
BRIANA J. ROSS
TERESA S. NOWLIN

www.nwcdlaw.com

October 10, 2007

e-mail rke@nwcdlaw.com

Hand-Delivered

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
201 West Fifth Street, Sixth Floor
Tulsa, Oklahoma 74103

Re: Trenton Lofts at Cherry Street

Dear Diane:

We present Trenton Lofts at Cherry Street, L.L.C., which previously filed the Plat for Trenton Lofts at Cherry Street.

Our client has decided to develop the land as a single platted lot, as it existed prior to the filing of the Plat of Trenton Lofts at Cherry Street.

Therefore, I have enclosed an instrument executed by Trenton Lofts at Cherry Street, L.L.C. intended to vacate the Plat pursuant to the provisions of Okla. Stat. tit. 11, § 42-106.

As you know, the approval of the City of Tulsa is necessary in order to do so. I would appreciate it if you would place this matter on the next available agenda of the TMAPC.

Please call me if you have any questions or need anything else.

Very truly yours,



Roger K. Eldredge

RKE
Enclosure

**VACATION OF PLAT OF TRENTON LOFTS AT CHERRY STREET,
AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA**

WHEREAS, Trenton Lofts at Cherry Street, an addition to the City of Tulsa, State of Oklahoma, ("Trenton Lofts") was platted by Plat No. 6102 recorded in the office of the County Clerk of Tulsa County, Oklahoma on March 26, 2007 (the "Plat");

WHEREAS, Trenton Lofts at Cherry Street, L.L.C. ("TLCS") is the record owner of the following described real property:

All of Trenton Lofts at Cherry Street, an addition to the City of Tulsa, State of Oklahoma, according to the recorded Plat thereof;

WHEREAS, TLCS desires to vacate the Plat of Trenton Lofts; and

WHEREAS, TLCS as the record owner of all of the lots within Trenton Lofts may do so by written instrument with the approval of the City of Tulsa pursuant to Okla. Stat. tit. 11, § 42-106.

NOW, THEREFORE, pursuant to the provisions of Okla. Stat. tit. 11, § 42-106, TLCS, with the approval of the City of Tulsa, as reflected below, does hereby vacate the Plat of Trenton Lofts pursuant to the terms of this instrument.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date indicated below.

Trenton Lofts at Cherry Street, L.L.C., an Oklahoma
Limited Liability Company

By: 

Amanda Dailey

Fernandez, Diane

From: Janet Damron [jdamron@ci.tulsa.ok.us]
Sent: Thursday, October 11, 2007 4:52 PM
To: Cheryl Reichman; Harold Tohlen
Cc: Fernandez, Diane
Subject: Re: Fwd: Trenton Lofts at Cherry Street

There are no building permits applied for nor issued for this site at this time. The addresses are: 1430 A, B, C and 1436 A, B, C, D S. Trenton Ave.

Janet Damron, CFM
Infrastructure Connection Control
Supervisor
City of Tulsa
111 S. Greenwood, Ste. 101
Tulsa, OK 74120
Ph: 918-596-9876
Fax: 918-699-3337

>>> Harold Tohlen 10/11/07 12:55 PM >>>
Janet,

Please pull the plat and get the addresses. See if any permits have been issued and let Diane know. Also, if none have been issued, then we need to have Cheryl put holds on the addresses for this subdivision.

Harold

Harold C. Tohlen, Jr., P.E., CFM
Infrastructure Development Manager
Development Services
City of Tulsa
(918) 596-7344
fax (918) 699-3854
htohlen@ci.tulsa.ok.us

>>> "Fernandez, Diane" <dfernandez@incog.org> 10/11/2007 9:53 AM >>>
I have just received a notice that the owners want to vacate this plat and develop the site as a one lot one block plan. The plat was just filed in March of this year. Can you tell me what permits have been issued for this plat and how far along any building may be, please?

Diane S. Fernandez

Senior Planner

INCOG

201 West 5th Street

Tulsa, Oklahoma 74103

Telephone: 918-584-7526

E-mail: dfernandez@incog.org

Facsimile: 579-9581

Fernandez, Diane

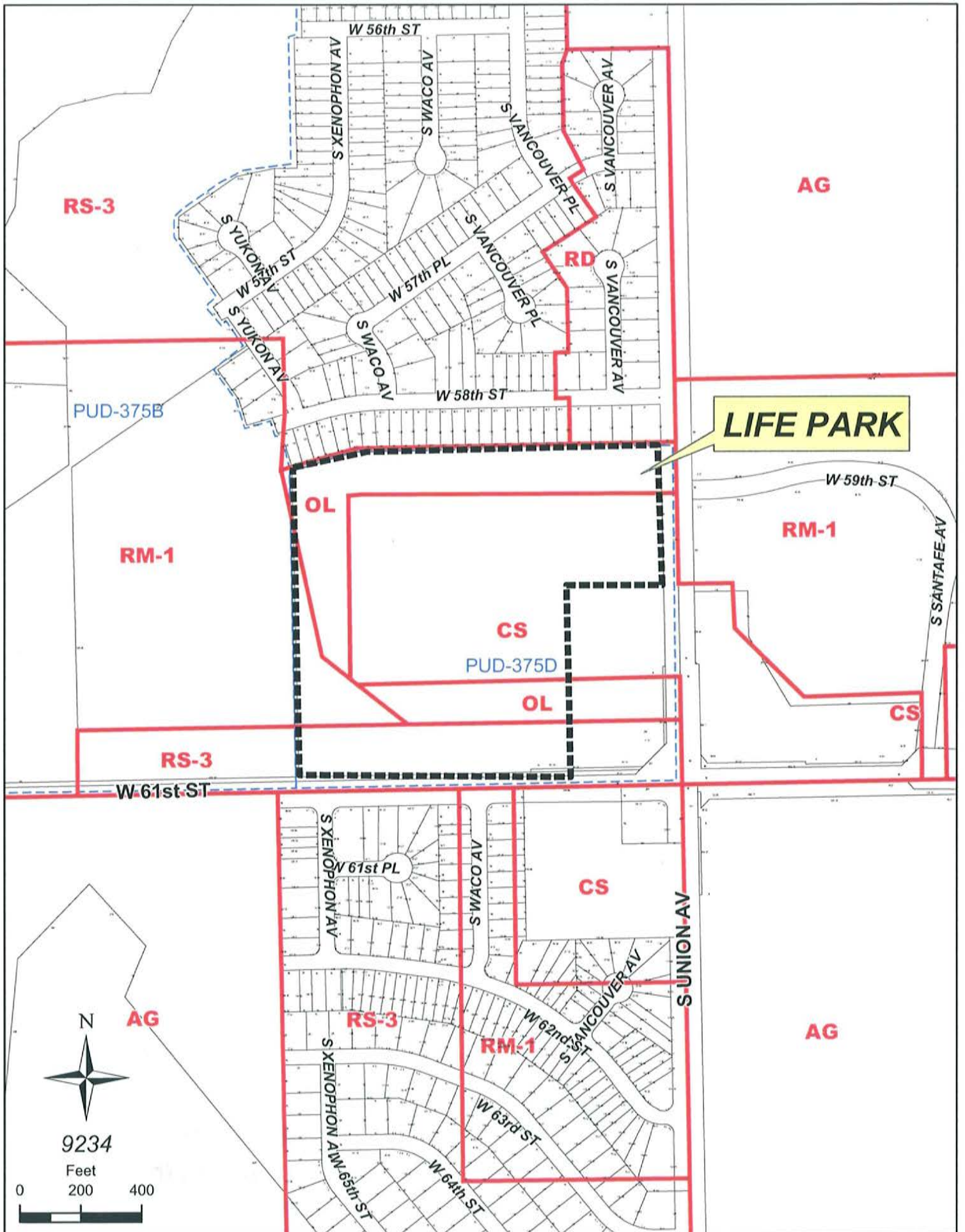
From: Harold Tohlen [htohlen@ci.tulsa.ok.us]
Sent: Friday, October 12, 2007 4:17 PM
To: Fernandez, Diane
Cc: Allen Holdman; Cheryl Reichman; Donna Dunnick; Jodee Fish; LLOYD Payne
Subject: Trenton Loft plat

Diane,

We have received designs for the water and sanitary sewer in late spring/early summer but it never has gone to construction. We can support the vacation of the plat but we will not allow any construction as previously planned to occur.

Harold

Harold C. Tohlen, Jr., P.E., CFM
Infrastructure Development Manager
Development Services
City of Tulsa
(918) 596-7344
fax (918) 699-3854
htohlen@ci.tulsa.ok.us





LIFE PARK
9234
Feet
0 200 400



SACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

111 South Elgin Avenue, Tulsa, OK 74120-1816

P.O. Box 50070, Tulsa, OK 74150-0070

Phone: 918.592.4111 Fax: 918.592.4229

E-mail: sai@sackandassociates.com

October 22, 2007

Ms. Diane Fernandez
INCOG
201 West 5th Street, Suite 600
Tulsa, Oklahoma 74103

**RE: LIFE PARK
PRELIMINARY PLAT**

Dear Diane,

On behalf of the owner/developer, Life Park Christian Fellowship, we respectfully request that the Preliminary Plat for Life Park, located on the west side of South Union Avenue between 51st Street South and 61st Street South, be reinstated. The Preliminary Plat was approved by TMAPC on March 16, 2005.

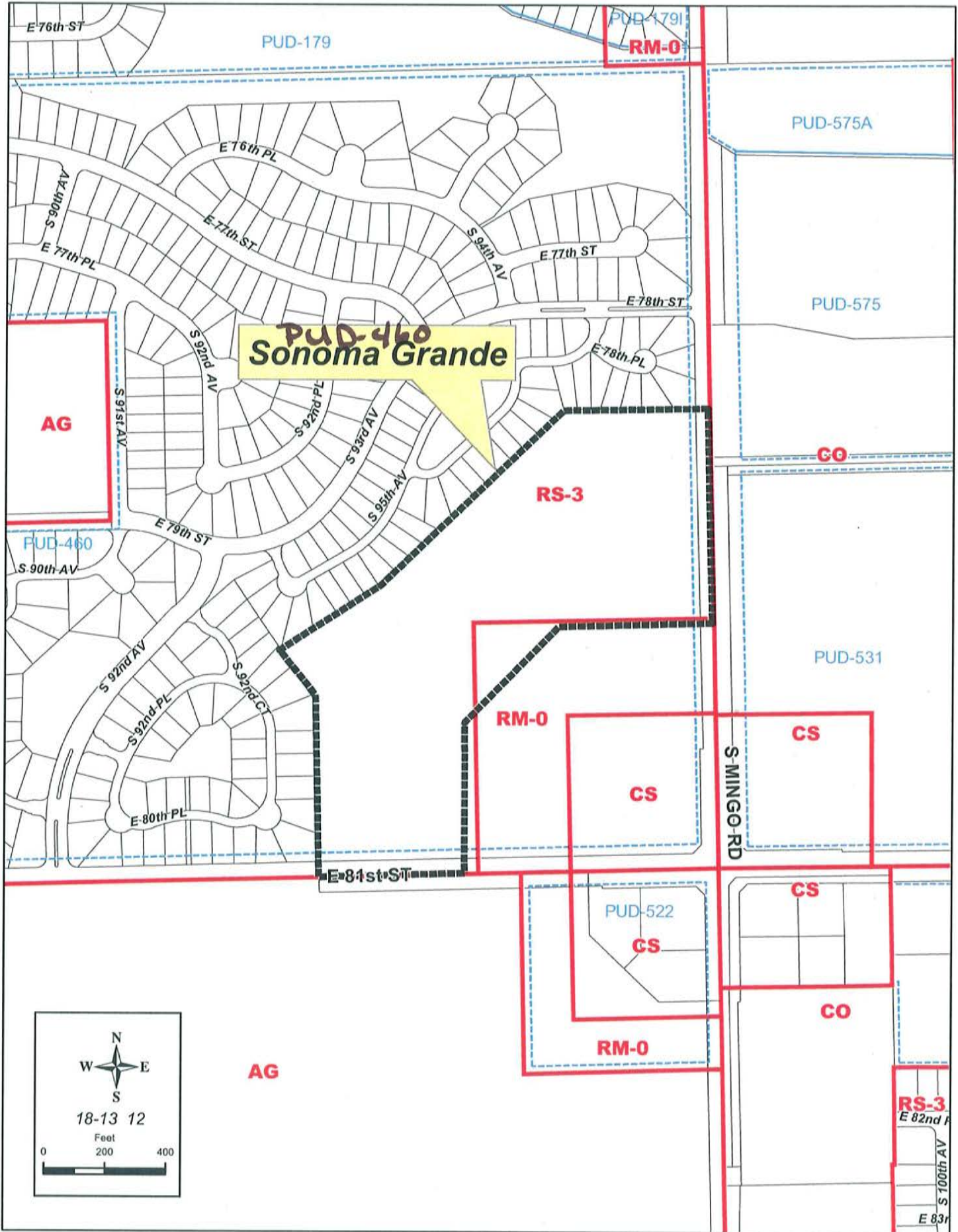
If you have any questions or need additional information, please contact us at your convenience.

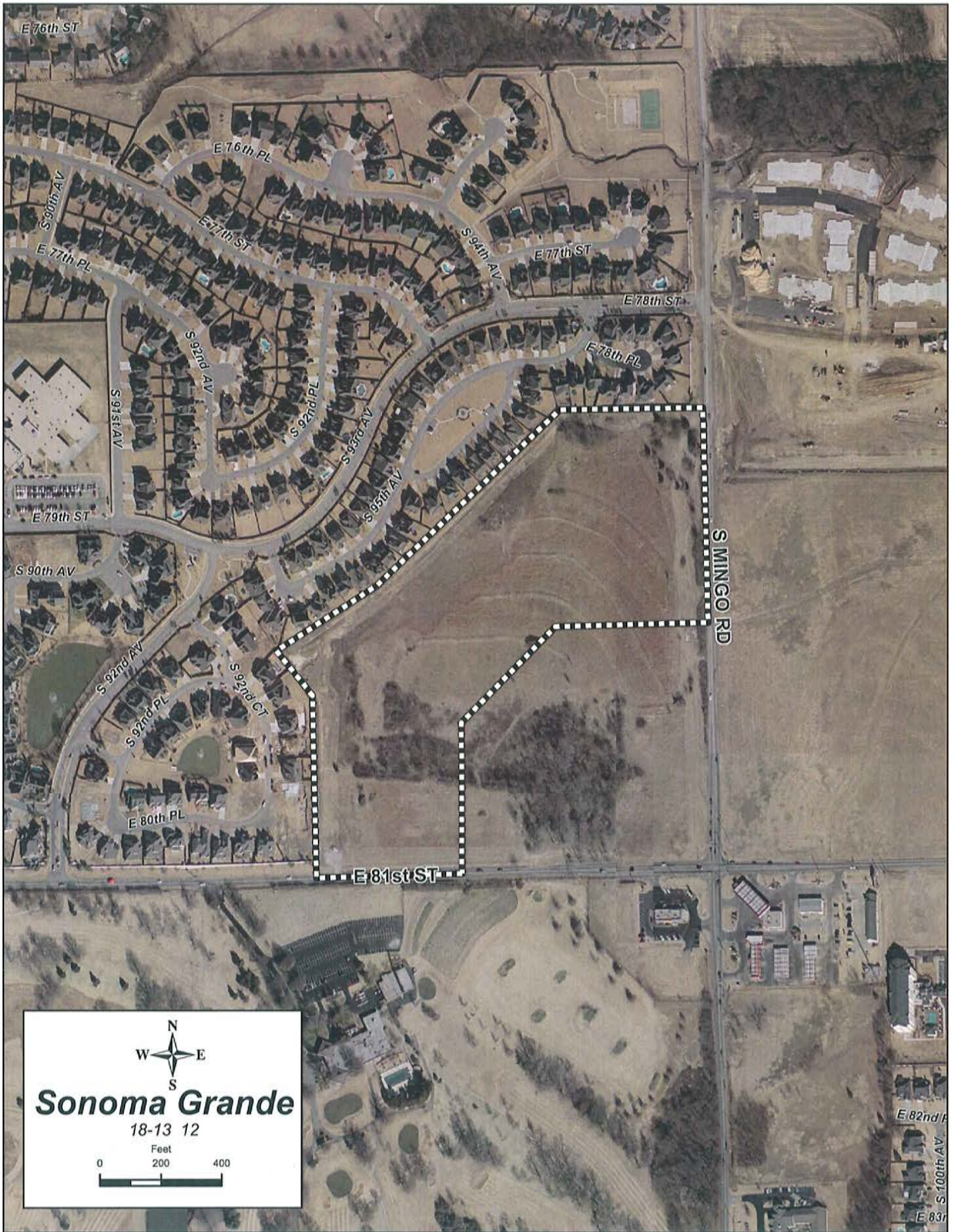
Sincerely,
SACK AND ASSOCIATES, INC.

Alan Betchan
Project Manager

AAB:me

E653F (19)
1912.34





November 7, 2007

STAFF RECOMMENDATION

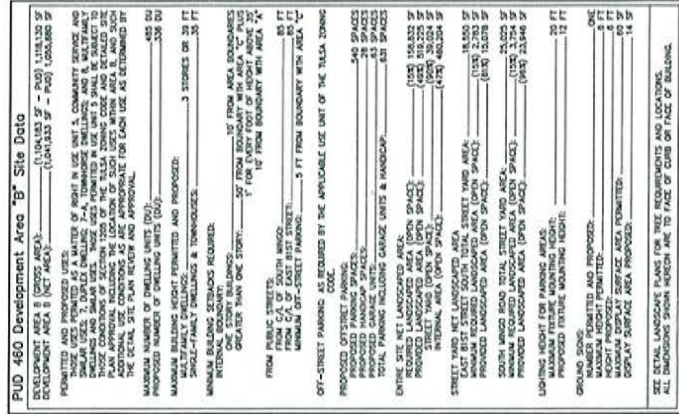
PUD – 460 – Detail Site Plan – Sonoma Grande, North of northwest corner of East 81st Street and Mingo Road

The applicant is requesting approval of a detail site plan for a new multi-family development in Development Area B of PUD 460. The site plan is for the proposed Lot 1 of the approved Preliminary Plat (9/5/07) for the Sonoma Grande subdivision. Three hundred and thirty six units are proposed for the project. The requirements of the PUD for the site plan have been met.

The building floor area, height of structures, setbacks, lighting, sidewalks, screening and parking are in conformance with the approved PUD standards.

Staff recommends **APPROVAL** of the detail site plan.

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



NOTE: DIMENSIONS FOR RADIUS' NOT SHOWN ARE TO BE 3".
RETAINING WALL DETAIL SHOWN ON E/GSD'S

Preliminary Plat

PUD 460

Sonoma Grande

PART OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, OKLAHOMA



Location Map

SCALE: 1"=200'
TWO (2) LOTS IN TRACTED BLOCKS
GROSS SUBDIVISION AREA: 25.684 ACRES

Notes

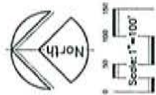
- A. THIS PLAT SHOWS THE SONOMA GRANDE SUBDIVISION FOR THE PURPOSES OF LAND RECORDS AS APPROVED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- B. ALL PROPERTY CORNERS ARE SET 3/8" WITH BEARS WITH YELLOW CAP STAMPS THROUGH THE LAST THREE CHAINED METERS.

Sets of Bearing

THE BEARS OF BEARING FOR THE SONOMA GRANDE SUBDIVISION IS THE BEARS OF BEARING FOR THE CITY OF TULSA, OKLAHOMA, BEARING OF 1° 18' 20" N.

Benchmark

2. A BENCHMARK WAS SET IN CONCRETE AT THE INTERSECTION OF THE TRACTED BLOCKS. THE BENCHMARK IS BEARING OF 1° 18' 20" N. AND ELEVATION OF 894.41 (2000 1988).

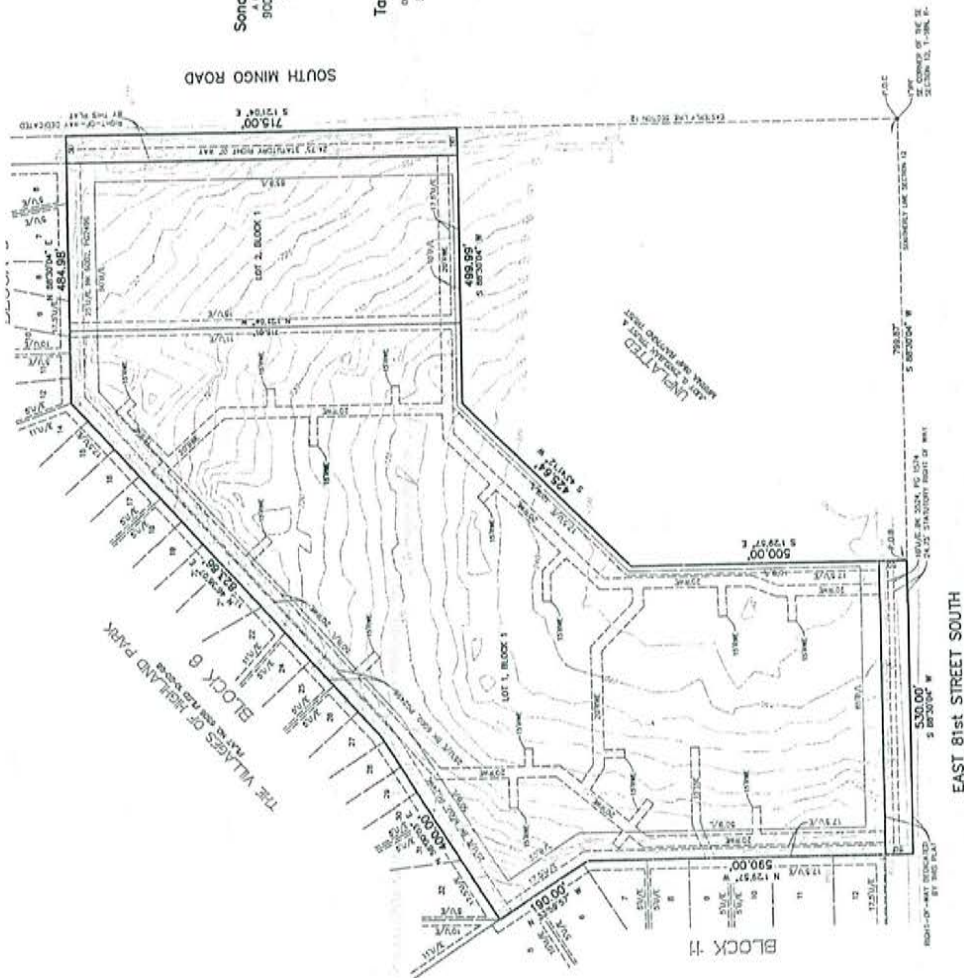


ALL LOTS ARE BOUNDARY LINES
AND ARE NOT TO BE CONSIDERED
AS A PART OF THE PLAT
THE PLAT IS NOT TO BE CONSIDERED
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THE PLAT IS NOT TO BE CONSIDERED
AS A PART OF THE PLAT

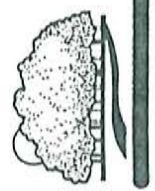
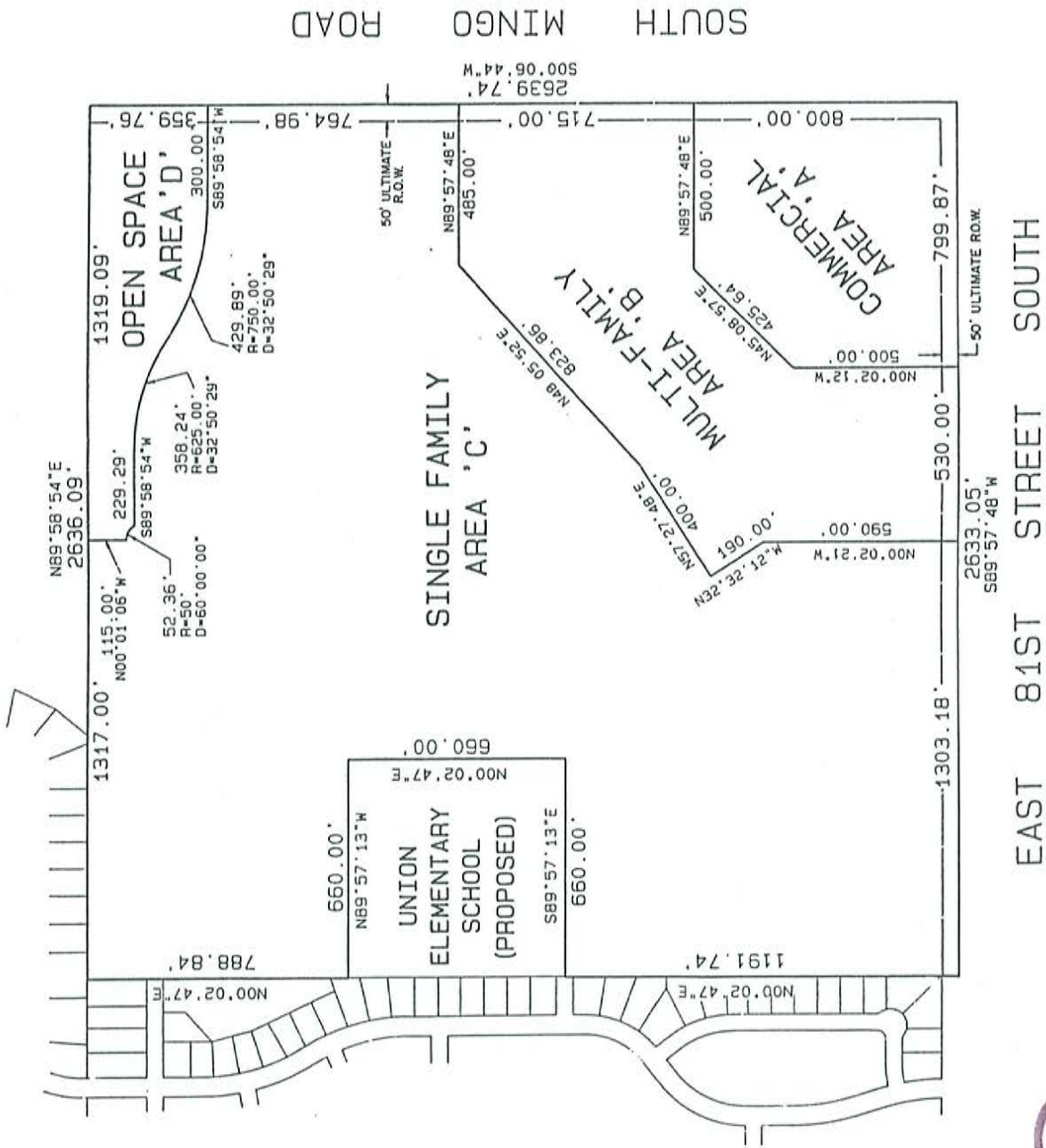
OWNER:
Sonoma Grande Tulsa, LLC.
1000 South Mingo Road
500 Brookstone Centre Parkway
Columbus, Georgia 31917
Phone: (706) 324-4150

SURVEYOR:
Tanner Consulting, LLC.
JAY E. TANNER, P.L.S. NO. 1420
OK CO. NO. 2061, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

FILED FOR RECORDATION
COUNTY RECORDS
AUG 16 2007
TULSA COUNTY RECORDS
TULSA, OKLAHOMA
RECORDED
AUG 16 2007
Tulsa Registration Area
Planning Commission
SONOMA GRANDE
SHEET 1 OF 2



6.6



MEADOWBROOK ESTATES

DEVELOPMENT AREA MAP

EXHIBIT "B"

P.U.D. NO. 460



6.7



Nelson
Nelson Architecture, Inc. - an affiliated company
1172 West Peachtree Street
Atlanta, GA 30309-3609
Tel: 404.525.1100
Fax: 404.525.1101

Client:
FLORNOY DEVELOPMENT COMPANY

Project Site & Name:
ESTADIA TULSA II
TULSA, OKLAHOMA

Architect:
NELSON

Date:
06/13/2019

Sheet No.
A-5.3

Project No.
19-00000000

Scale:
AS SHOWN

Notes:
NOT RELEASED FOR CONSTRUCTION

Revision:
1

Description:
BUILDING TYPE III ELEVATIONS

Date:
06/13/2019

By:
J. NELSON

For:
FLORNOY DEVELOPMENT COMPANY

Sheet No.
A-5.3

Project No.
19-00000000

Scale:
AS SHOWN

Notes:
NOT RELEASED FOR CONSTRUCTION

Revision:
1

Description:
BUILDING TYPE III ELEVATIONS

Date:
06/13/2019

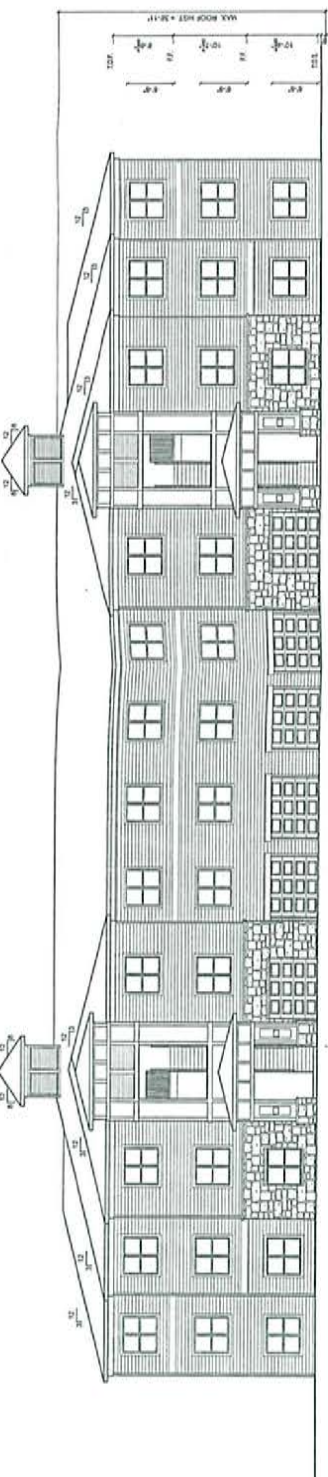
By:
J. NELSON

For:
FLORNOY DEVELOPMENT COMPANY

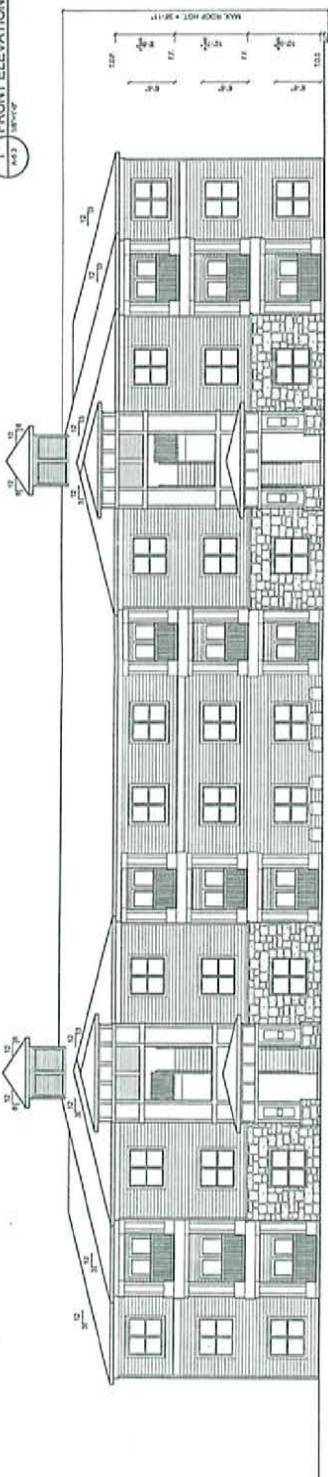
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A-5.3

Project No.
19-00000000

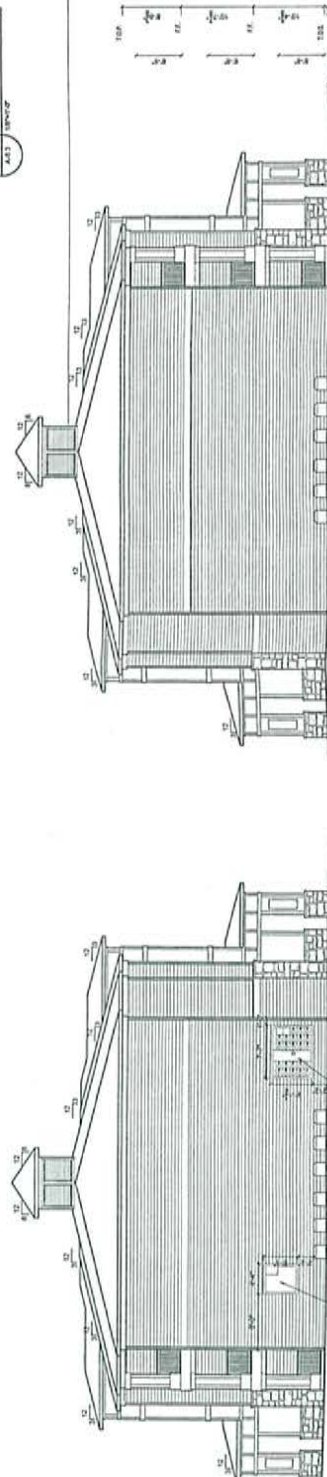
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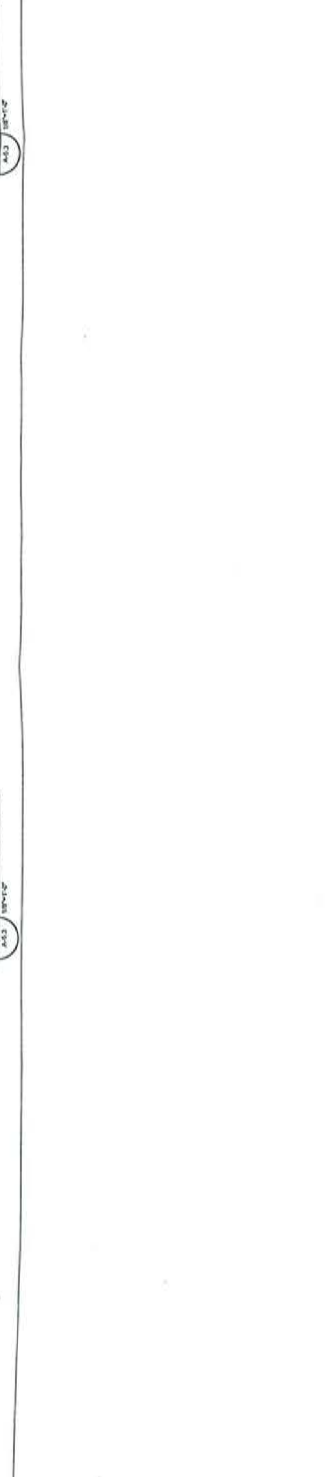
1 BUILDING III FRONT ELEVATION
A-5.3 1/8"=1'-0"



2 BUILDING III REAR ELEVATION
A-5.3 1/8"=1'-0"



3 BUILDING III LEFT ELEVATION
A-5.3 1/8"=1'-0"



4 BUILDING III RIGHT ELEVATION
A-5.3 1/8"=1'-0"



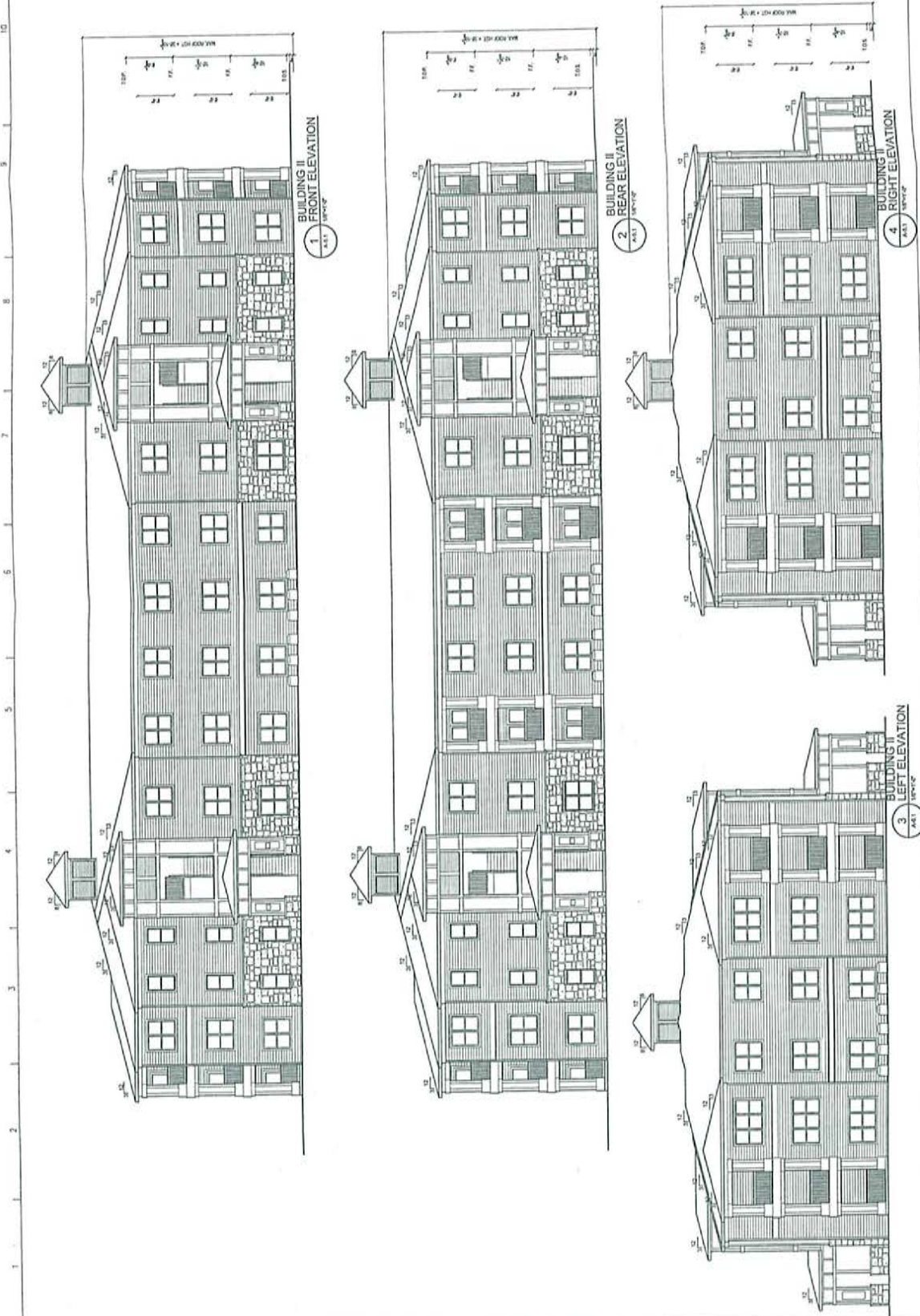
NELSON
 Nelson Architecture, Inc. - an affiliated company
 1122 West Peachtree Street
 Atlanta, Georgia 30309
 Phone: 404.525.1234
 Fax: 404.525.1235

Title: _____
 Date: _____
 Scale: _____
 Drawing No.: _____

FLORNOY DEVELOPMENT COMPANY
 Project: _____
 ESTANCA TULSA II
 TULSA, OKLAHOMA

Building Type II Elevations
 A-5.2

All drawings are prepared and checked by the architect and are not to be used for construction without the approval of the architect. All rights reserved. © NELSON



NEILSON

The NEILSON Southeast Operating Company, LLC

11551 West Peachtree Street
Atlanta, GA 30329-3509
Phone: 404.252.1500
Fax: 404.252.1501

15%
Comments:

FLORNOY DEVELOPMENT COMPANY

Project Title & Address
ESTANCIA TULSA II
TULSA, OKLAHOMA

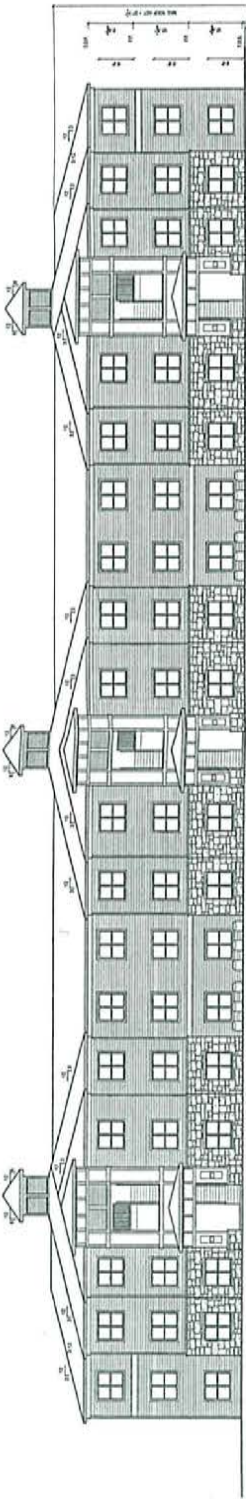
407 Plan

BUILDING TYPE IV
ELEVATIONS

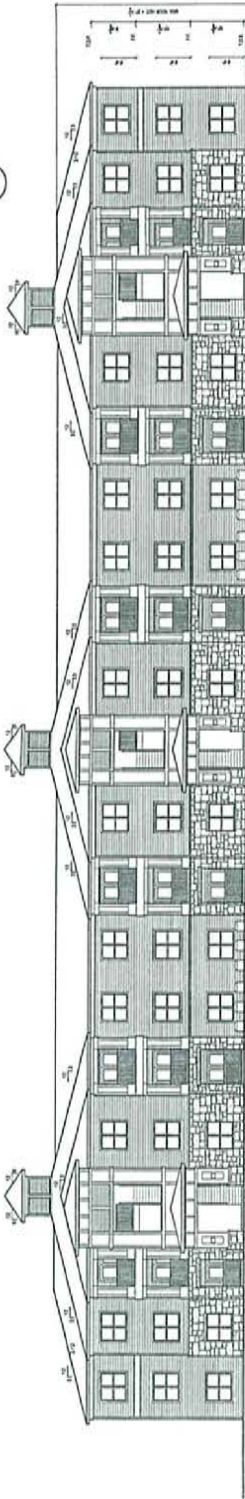
Project Title	Estancia Tulsa II
Project No.	05-03-02-00
Sheet No.	05-03-02-00
Scale	1/8" = 1'-0"
Date	05/11/2010
Drawn By	JANISZAKA
Check By	

A-5.4

NOT RELEASED FOR CONSTRUCTION
ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED
BY THE FIELD REPRESENTATIVE PRIOR TO CONSTRUCTION. THE PROJECT
MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES
PRIOR TO PROCEEDING WITH THE WORK.
© NEILSON



BUILDING IV
FRONT ELEVATION
A-5.4 3/32"=1'-0"



BUILDING IV
REAR ELEVATION
A-5.4 3/32"=1'-0"



BUILDING IV
LEFT ELEVATION
A-5.4 3/32"=1'-0"

BUILDING IV
RIGHT ELEVATION
A-5.4 3/32"=1'-0"

6.10

11122 West Peachtree Street
Atlanta, GA 30309-3609
Phone: (404) 275-2661
Fax: (404) 275-1312

1122 West Peachtree Street
Atlanta, GA 30309-3609
Phone: 404/875-3967
Fax: 404/875-1132

Year	Consolidated
------	--------------

FLOURNOY DEVELOPMENT COMPANY

Project Title & Address
ESTANCIA TULSA II
TULSA, OKLAHOMA

with plan

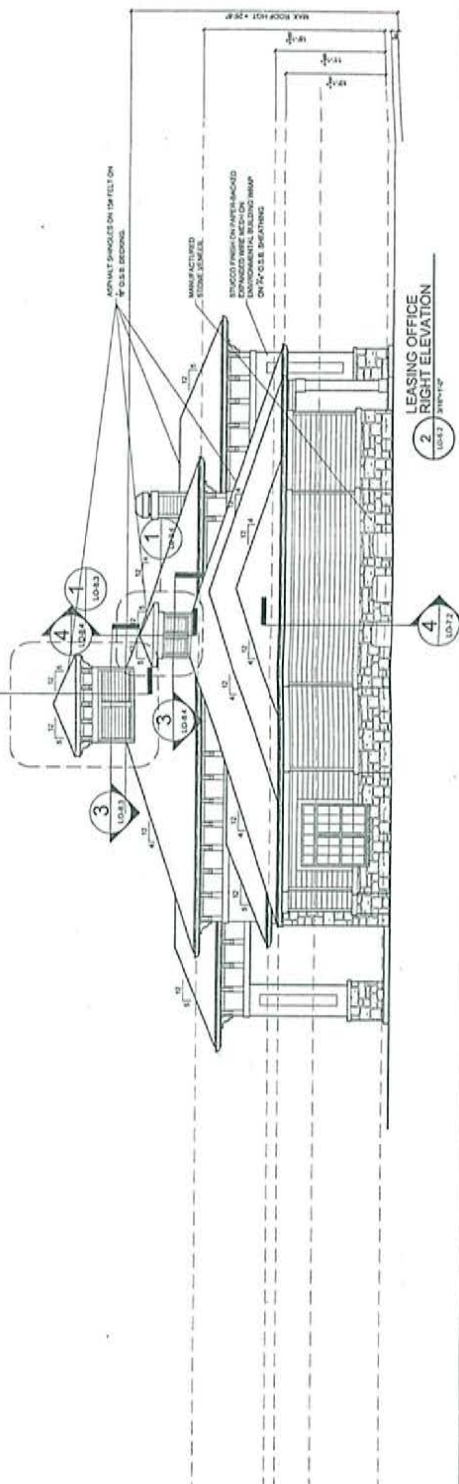
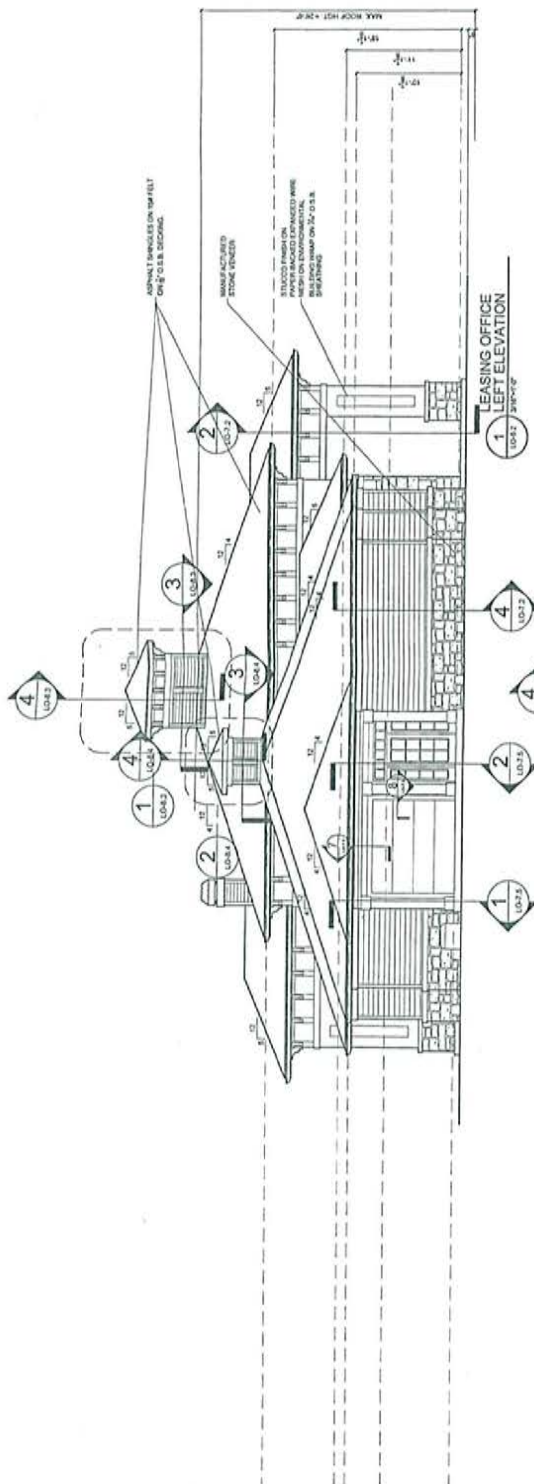
ELEVATIONS

Page No.	08-02372-000	Page
Date	08/15/2016	P. No.
Printed By	admin@pcc	Checked

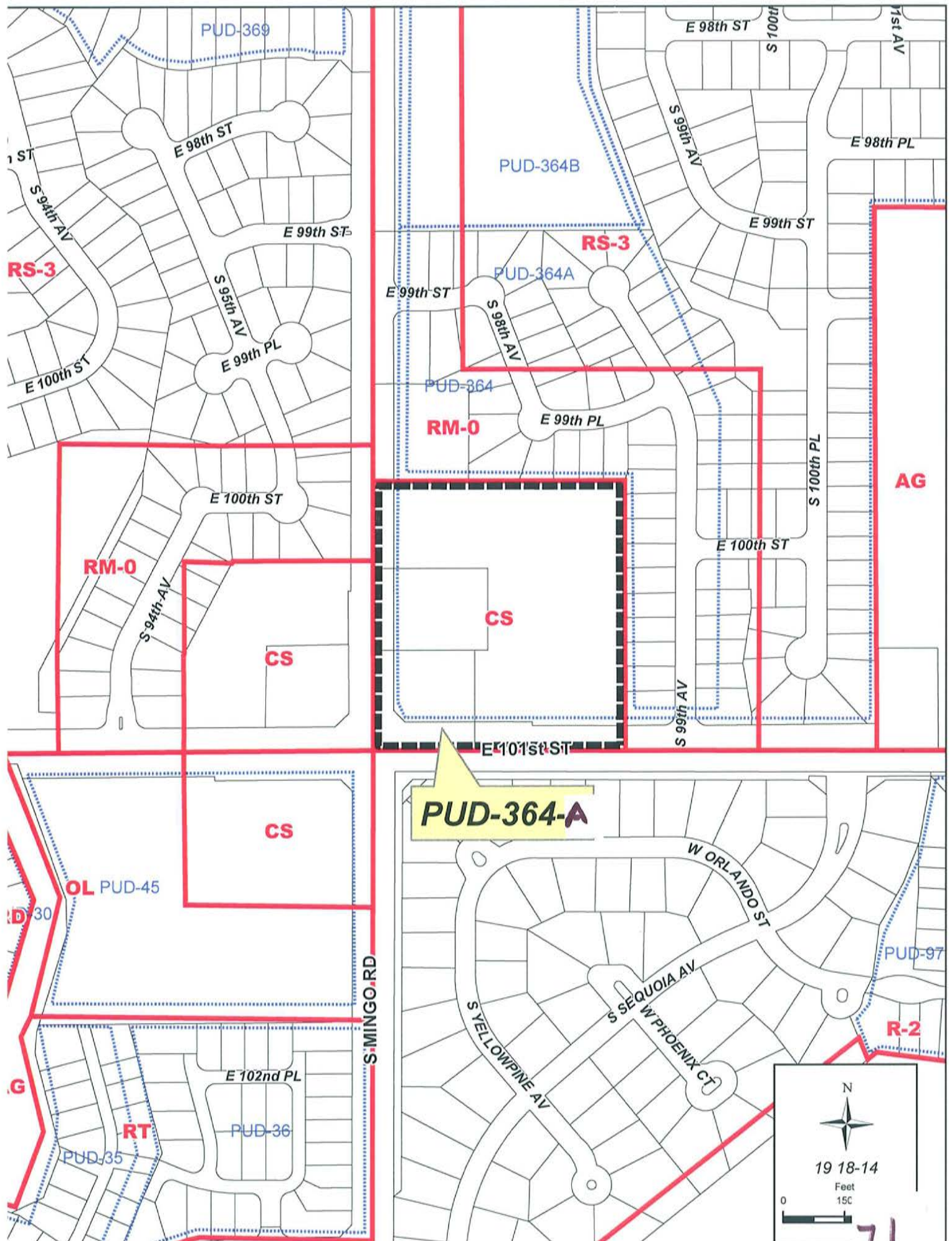
LO-5.2

ALL SHOWN AND CHANGES MUST BE ORDERED AND VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTORS. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

2. ALL RIGHTS RESERVED.



6.12



November 7, 2007

STAFF RECOMMENDATION

PUD 364-A: Detail Site Plan – Northeast corner of 101st Street and Mingo Road; CS.

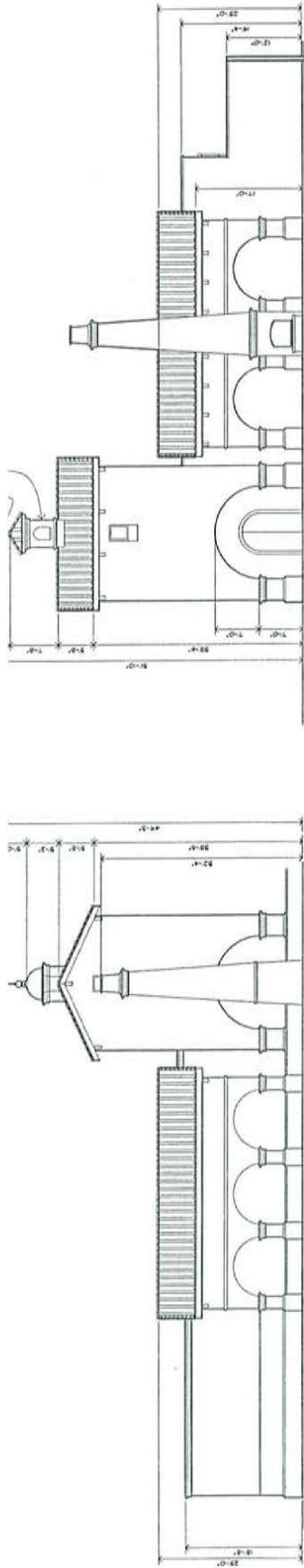
The applicant is requesting approval of a detail site plan for a total of 46,574 square feet of restaurant and retail uses. A total of 109,800 square feet of floor area is approved for the ten-acre site. An approximate one acre tract at the intersection corner is not a part of this application and will be subject to a detail site plan. The proposed uses, Use Unit 12, Eating Establishments Other Than Drive-Ins, and Use Unit 13, Convenience Goods and Services and Use unit 14, Shopping Goods And Services are in conformance with Development Standards of PUD-364-A.

A minor amendment was approved on October 24, 2007, allowing an increased height of the light poles to 25 feet and an increased building height to 40 feet to permit the architectural features per plan. The proposed site plan reflects that approval. The remaining PUD conditions with regard to building floor area, building setbacks, parking requirements, landscape areas, building materials and setback and screening of trash containers meet or exceed the requirements. A five-foot sidewalk is proposed on the 101st Street and Mingo Road frontage.

The only condition in addition to those proposed and reflected on the site plan is that the 6 foot screening fence be of masonry materials rather than the proposed wood screening fence. This conditions is imposed when the adjacent and abutting properties are single-family residential. This requirement can be reflected on the landscape plan when submitted for approval.

Therefore, staff recommends **APPROVAL** of the detail site plan for PUD-364-A as submitted subject to the masonry screening fence.

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



TOWER A3
SOUTH-EAST ELEVATION - BUILDING 'A'
 REFER TO THE NOTES ON SHEET 'A'

TOWER A1

TOWER A1
SOUTH-EAST ELEVATION - BUILDING 'A'
 REFER TO THE NOTES ON SHEET 'A'

PLAZA DEL SOL
SHOPPING CENTER
 TULSA, OKLAHOMA
 COLLINS PROPERTIES

PROJECT
 LOCATION
 CLIENT



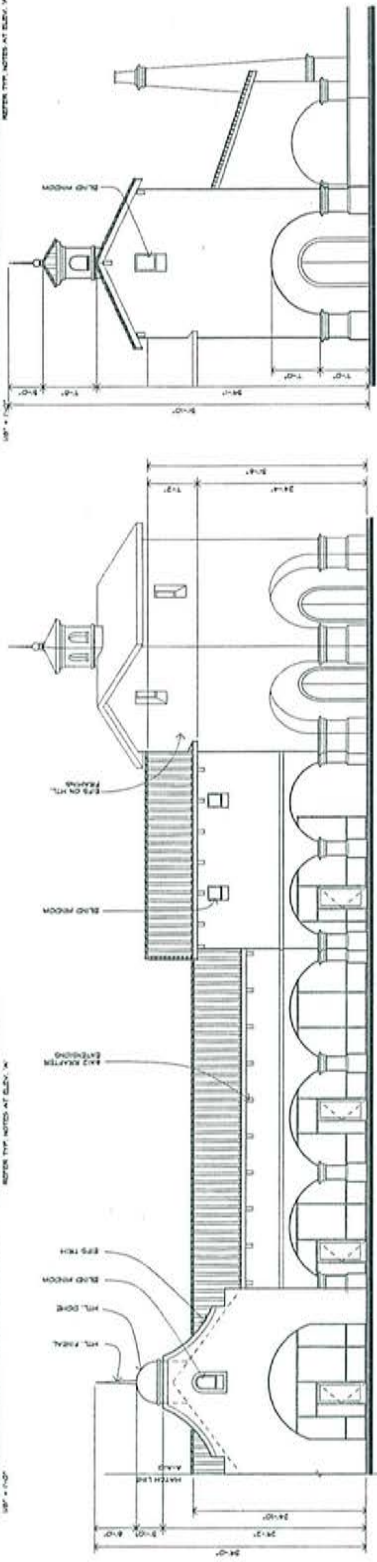
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 FAX: 918.438.2201
 WWW.ACCOLLECTIVE.COM

PROJECT NUMBER
 SHEET TITLE
 BLDG. A
 ELEVATIONS

SHEET NUMBER
EXHIBIT A

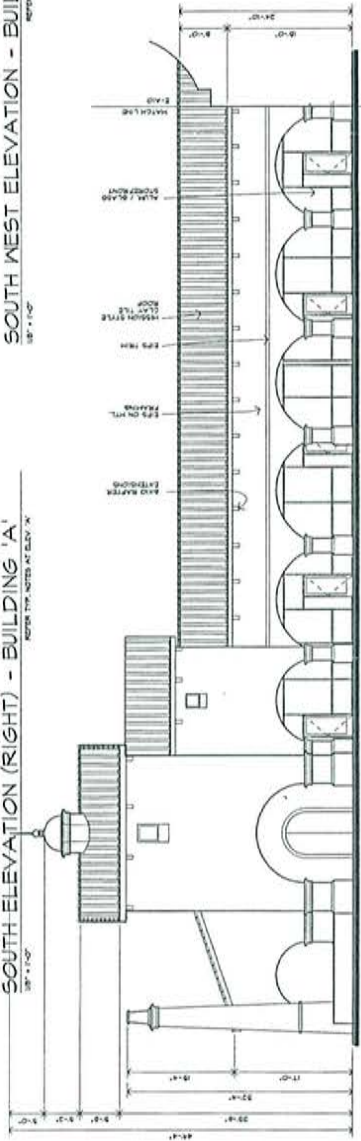


TOWER A2

TOWER A1

TOWER A1
SOUTH WEST ELEVATION - BUILDING 'A'
 REFER TO THE NOTES ON SHEET 'A'

TOWER A1
SOUTH ELEVATION (RIGHT) - BUILDING 'A'
 REFER TO THE NOTES ON SHEET 'A'



TOWER A3

TOWER A3
SOUTH ELEVATION (LEFT) - BUILDING 'A'
 REFER TO THE NOTES ON SHEET 'A'

PLAZA del SOL
SHOPPING CENTER

TULSA, OKLAHOMA

COLLINS PROPERTIES

PROJECT
LOCATION
DATE



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY RECORDS.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING DATA.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL DATA.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL DATA.
11. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL DATA.
12. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL DATA.
13. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL DATA.
14. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC DATA.
15. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL DATA.
16. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL DATA.
17. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REGULATORY DATA.
18. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STANDARDS DATA.
19. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BEST PRACTICES DATA.
20. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE OF THE ART DATA.



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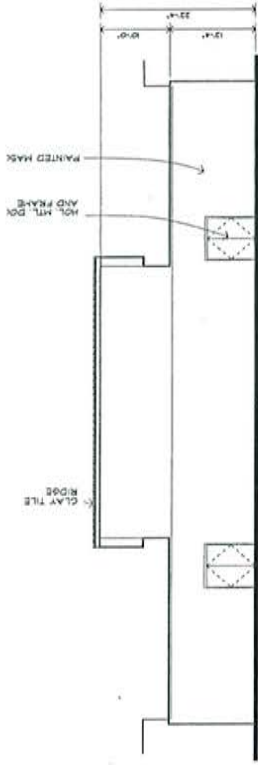
400 EAST WELLS STREET, SUITE 100
TULSA, OKLAHOMA 74103
918.596.1234

PROJECT NUMBER
DATE

SHEET TITLE
BLDG. A
ELEVATIONS

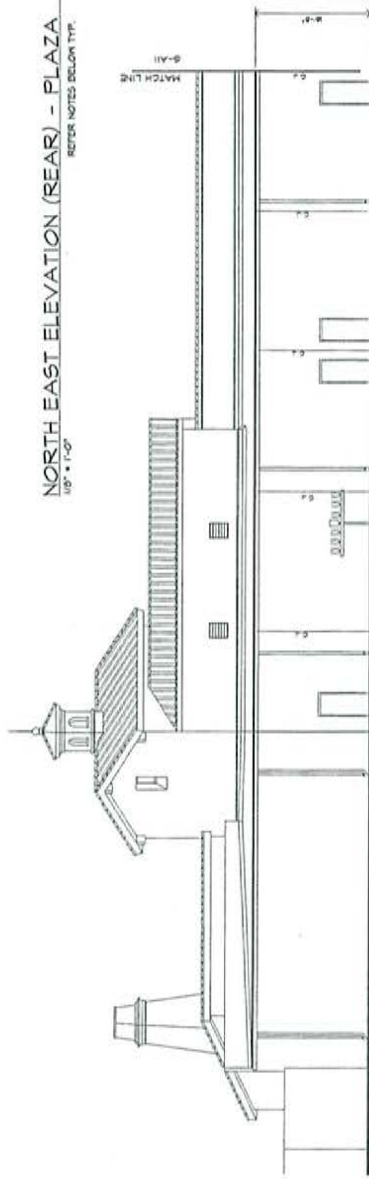
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EXHIBIT B



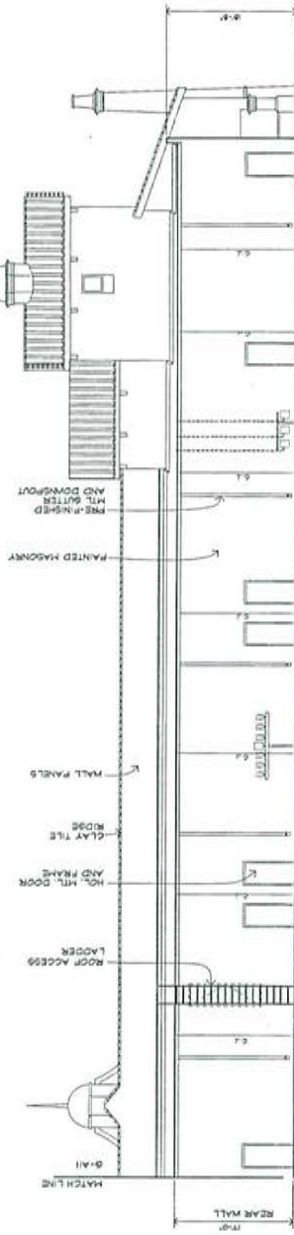
NORTH EAST ELEVATION (REAR) - PLAZA
1/8" = 1'-0"

REFER NOTES BELOW TYPE



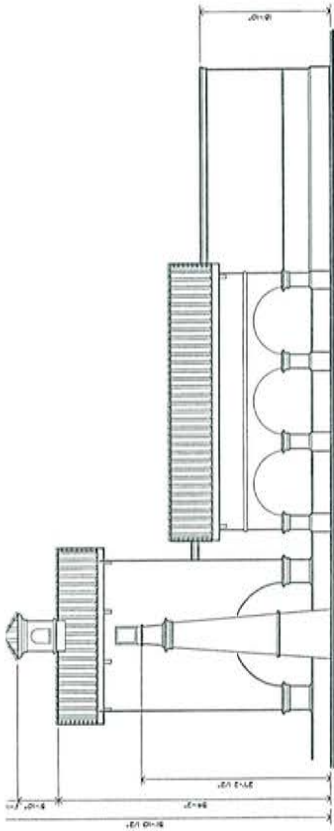
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REFER NOTES BELOW TYPE

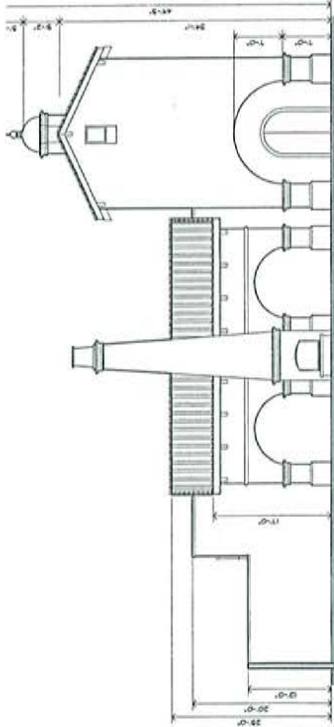


NORTH ELEVATION (REAR) - BUILDING 'A'
1/8" = 1'-0"

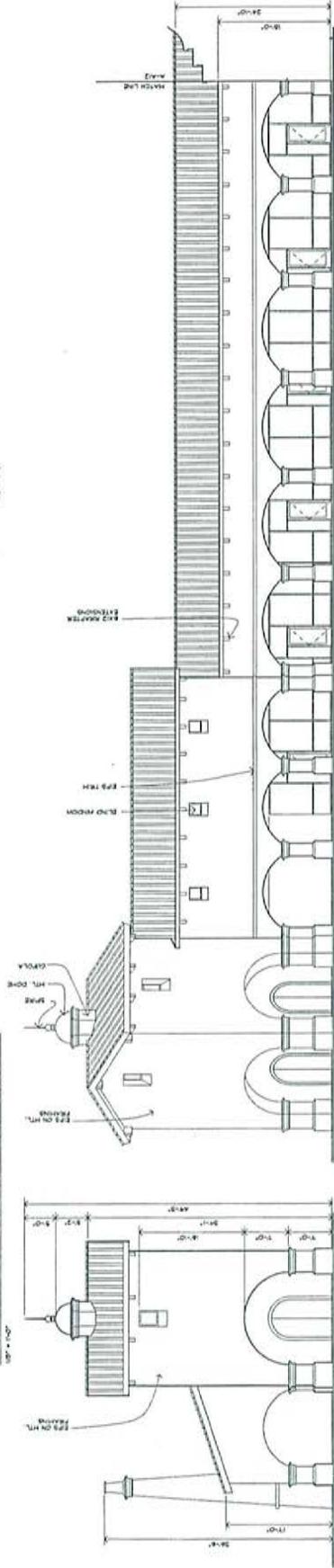
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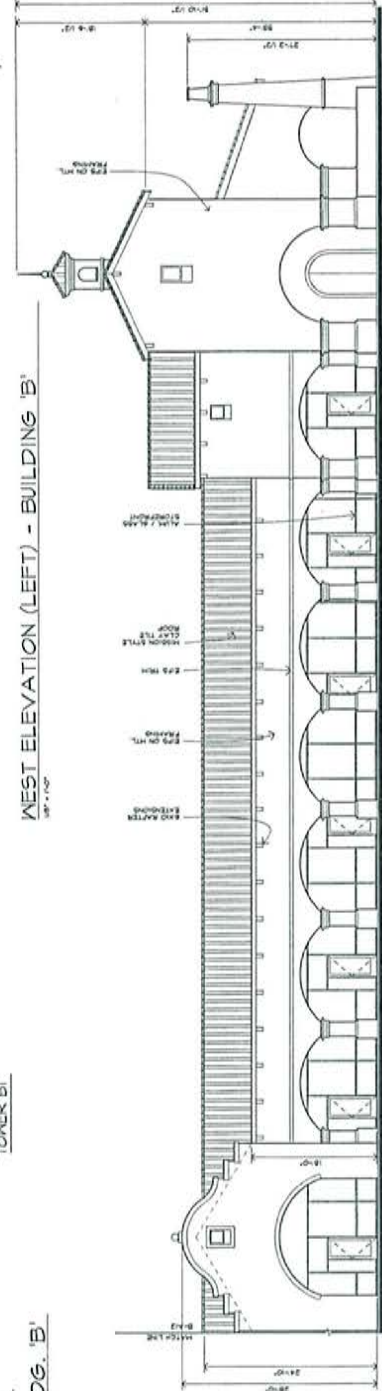
TOWER B3
SOUTH ELEVATION - BUILDING 'B'
1/8" = 1'-0"



TOWER B1
NORTHWEST ELEV. - BLDG. 'B'
1/8" = 1'-0"



TOWER B1
WEST ELEVATION (LEFT) - BUILDING 'B'
1/8" = 1'-0"



TOWER B3
WEST ELEVATION (RIGHT) - BUILDING 'B'
1/8" = 1'-0"

PLAZA del SOL
SHOPPING CENTER
TULSA, OKLAHOMA
COLLINS PROPERTIES

PROJECT
LOCATION
DATE



NOTES:
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2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



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PROJECT NAME
DATE
DRAWN BY

BLDG. B
ELEVATIONS

SHEET NUMBER

EXHIBIT C

PLAZA del SOL
SHOPPING CENTER

TULSA, OKLAHOMA
COLLINS PROPERTIES

MOORE
0.000
1.000



NOTES:
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2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.



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Collective

CONTACT: JILL DOWD, AIA, LEED AP
405-462-2007

PROJECT NUMBER

DATE

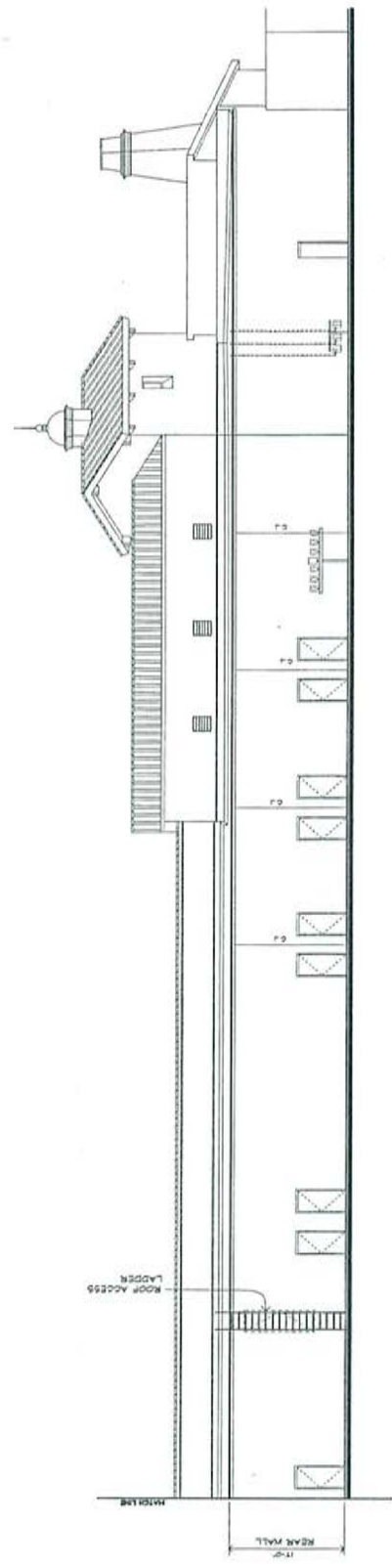
SHEET TITLE

BLDG. B

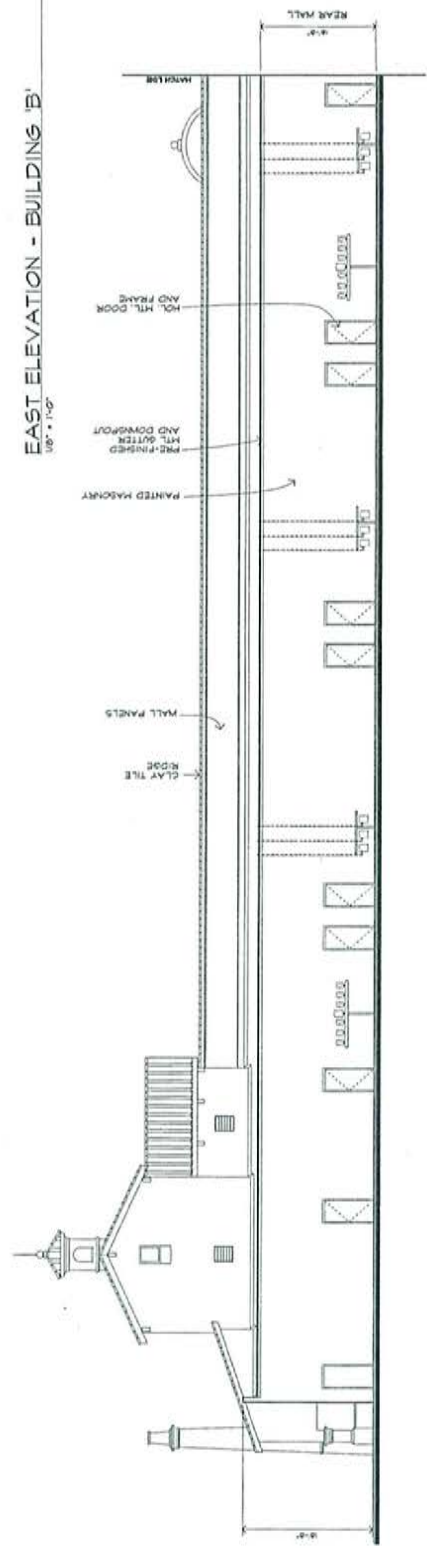
ELEVATIONS

SHEET NUMBER

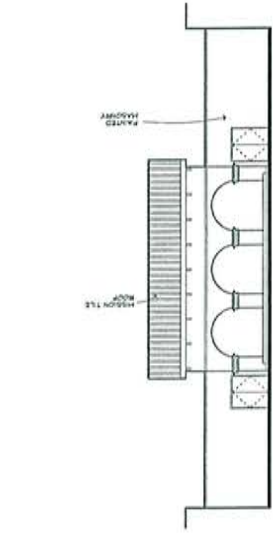
EXHIBIT D



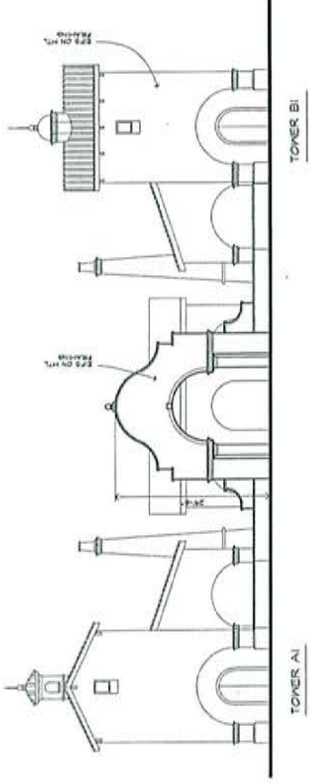
EAST ELEVATION - BUILDING 'B'
1/8" = 1'-0"



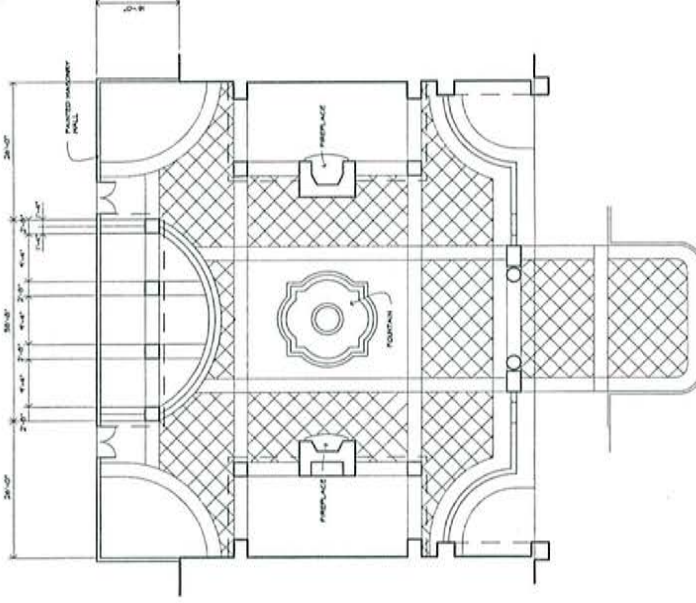
EAST ELEVATION - BUILDING 'B'
1/8" = 1'-0"



PLAZA INTERIOR ELEVATION
1/8" = 1'-0"



PLAZA ENTRY ELEVATION
1/8" = 1'-0"



PLAZA FLOOR PLAN
1/8" = 1'-0"

PLAZA del SOL
SHOPPING CENTER
TULSA, OKLAHOMA
COLLINS PROPERTIES

PROJECT
LOCATION
DATE



STATE OF OKLAHOMA
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original drawings and specifications for the project described herein, and that the same were prepared by me or under my direct supervision and in accordance with the requirements of the laws of the State of Oklahoma.



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Tulsa, Oklahoma 74103
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Fax: (918) 485-1001
Email: info@architectscollective.com

PROJECT NUMBER
DATE

SHEET TITLE
PLAZA PLAN

SHEET NUMBER
EXHIBIT E

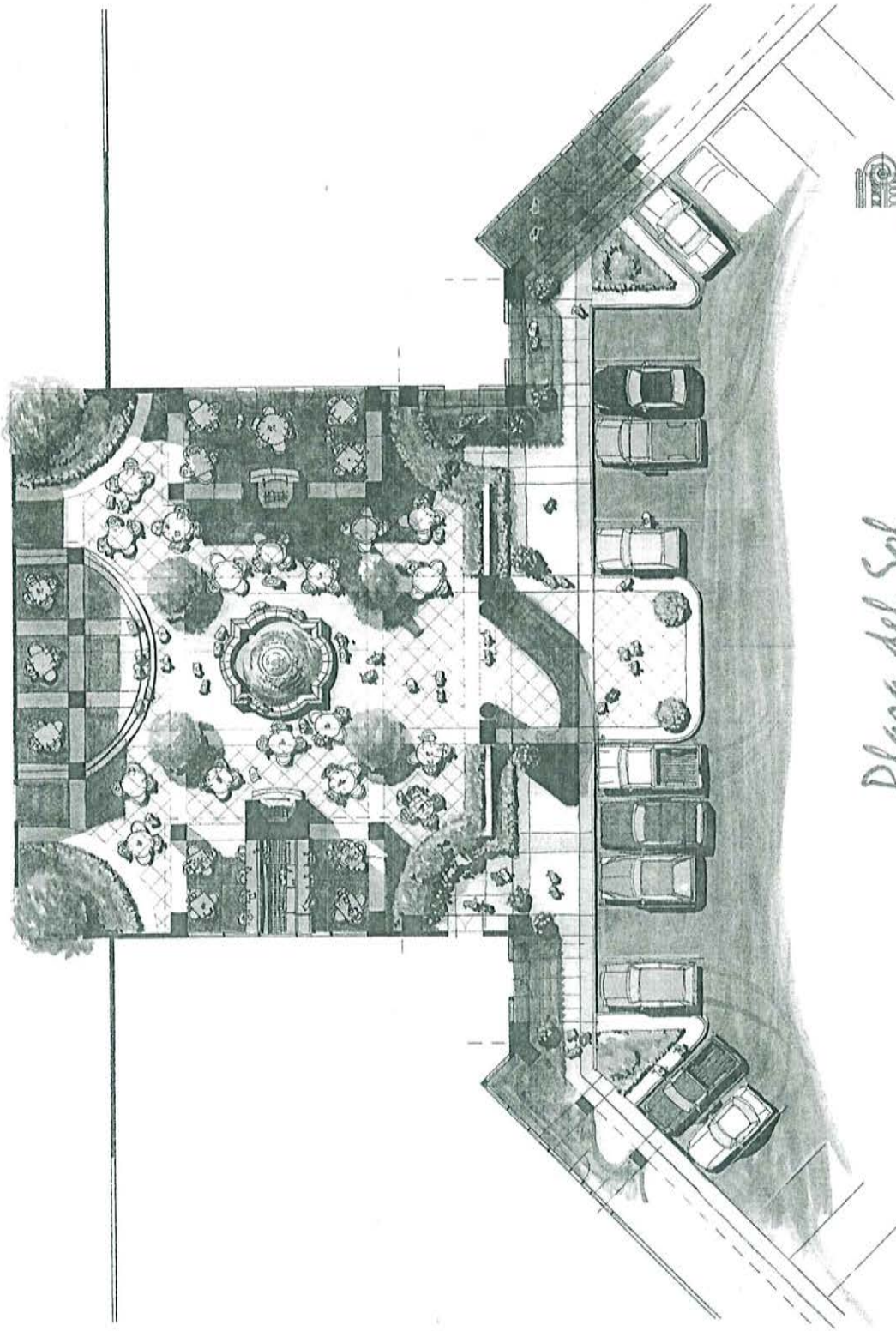


Playa del Sol
Shopping Village



Concept Elevation

EXHIBIT C



Playa del Sol
Shopping Village

PLAZA del SOL
SHOPPING CENTER
TULSA, OKLAHOMA
COLLINS PROPERTIES



THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OKLAHOMA. I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED TO ME WAS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY DESIGN OR SPECIFICATION FOR THE CONSTRUCTION OF A STRUCTURE OR EQUIPMENT THAT IS NOT IN ACCORDANCE WITH THE OKLAHOMA ENGINEERING ACT.

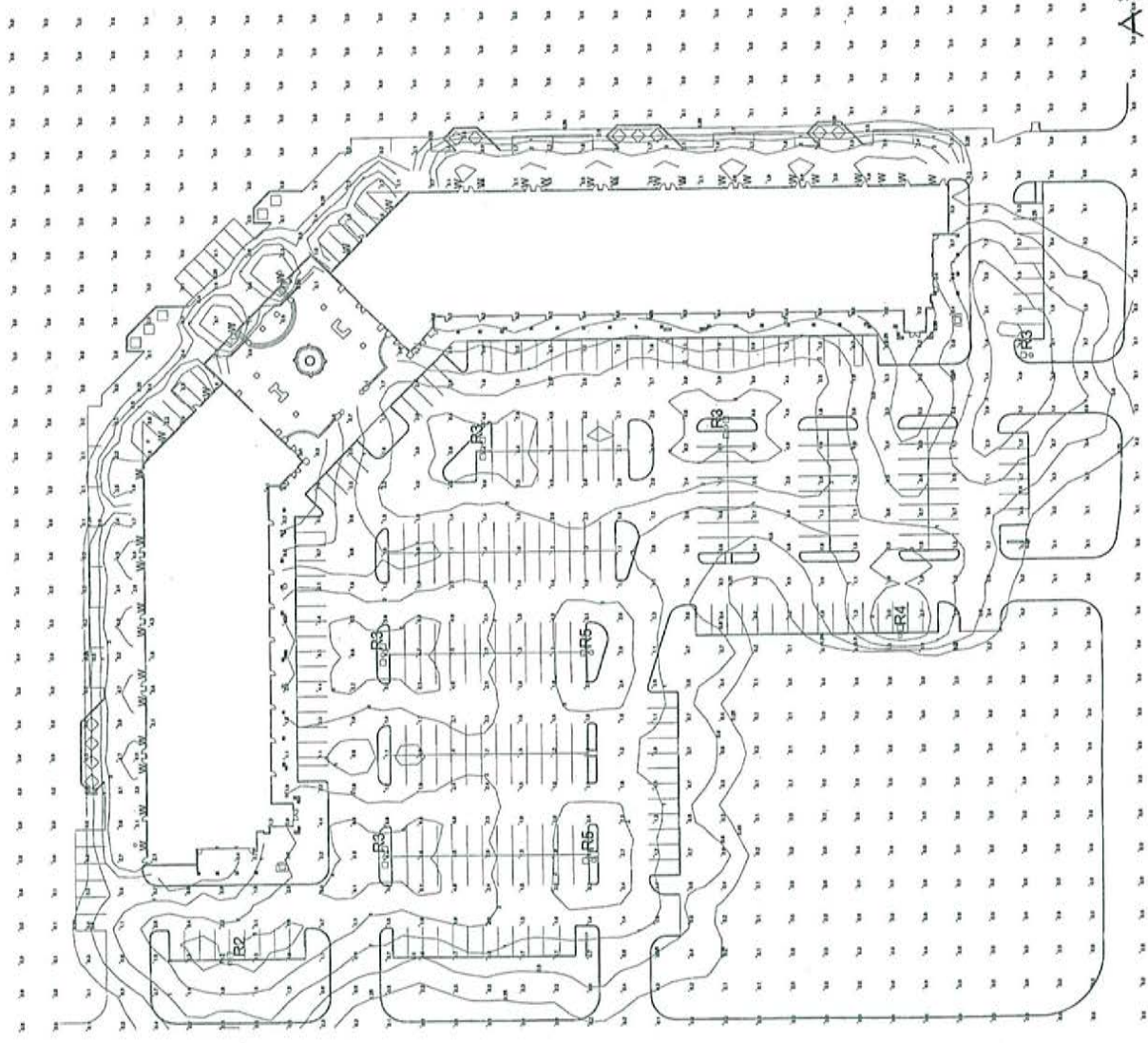


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CONTACT: JESSICA DOWD, AIA
JESSICA.DOWD@ARCHITECTSCOLLECTIVE.COM
PHONE: 918.492.1000

PROJECT NAME:
DATE:
SHEET NO.:
SITE LIGHTING PLAN

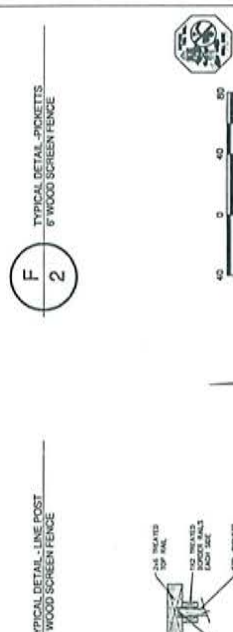
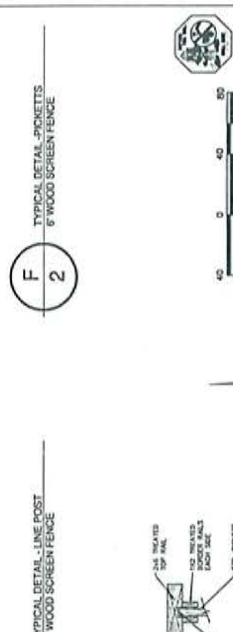
SHEET NUMBER
SL-1

SITE LIGHTING FIXTURES	
W	WALLPACK, TONKAWA LITHONIA WEST-TONKAWA 12 FT MAXIMUM MOUNTING HEIGHT
R	PARKING LOT POLE LIGHT, 400W-ARI 225 FT STEEL SQUARE POLE ON 3 FT CONCRETE BASE 15' MAXIMUM MOUNTING HEIGHT RM REPRESENTS THE DISTRIBUTION TYPE



A SITE LIGHTING / PHOTOMETRICS
7'-0" = 1'-0"

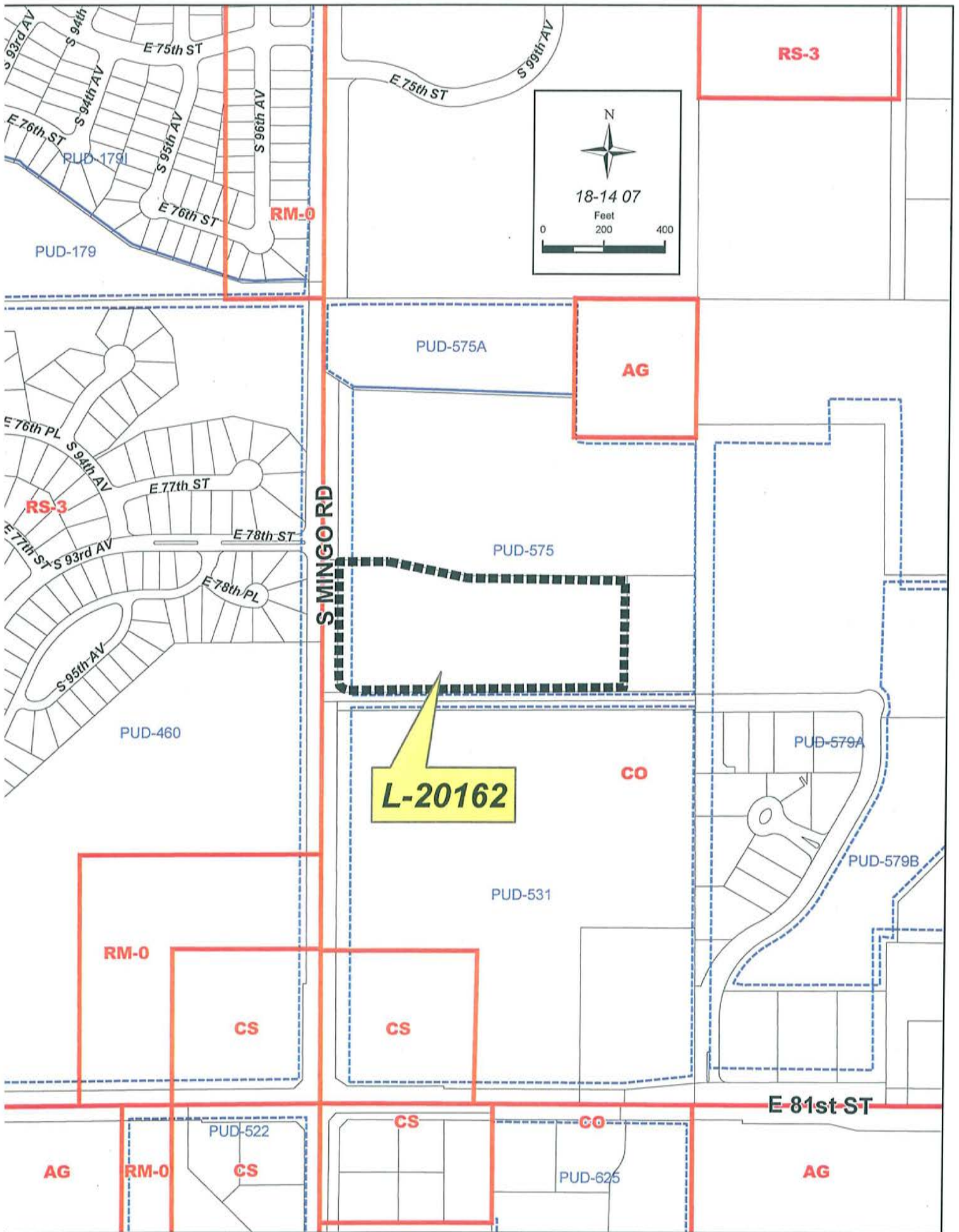
7.11



MUST BE VIEWED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

35-15	.
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[illegible]





N

L-20162

18-14 07

Feet

0 200 400



th ST

E 78th ST

8th PL

S MINGO RD

SUBJECT
TRACT



L-20162

18-14 07

Feet
0 100 200

LOT-SPLIT FOR DISCUSSION AND ACTION

November 7, 2007

**Sack & Associates (L-20162) (PUD-575/CO) (PD-18) (CD-7)
Northeast corner East 79th Street South and Mingo Road**

On January 19, 2007, Sack and Associates filed a lot-split application (L-20063) to split two acres off an 11-acre tract. The property had been rezoned to CO and PUD 575, and was subject to plat.

On March 3, 2007, the Planning Commission approved a "minor amendment and corridor site plan for PUD-575-3/Z-6611-SP-1a per staff recommendation, subject to verbiage that the subject tract is conditioned on being platted and the conditions of the underlying PUD and subject to there being no further lot-splits of unplatted land permitted within PUD-575-3/Z-6611-SP-1".

L-20063 was approved subject to meeting the PUD requirements, subject to dedication of required street right-of-way, and subject to satisfying the City of Tulsa's Development Services' requirements in extending a sanitary sewer main line.

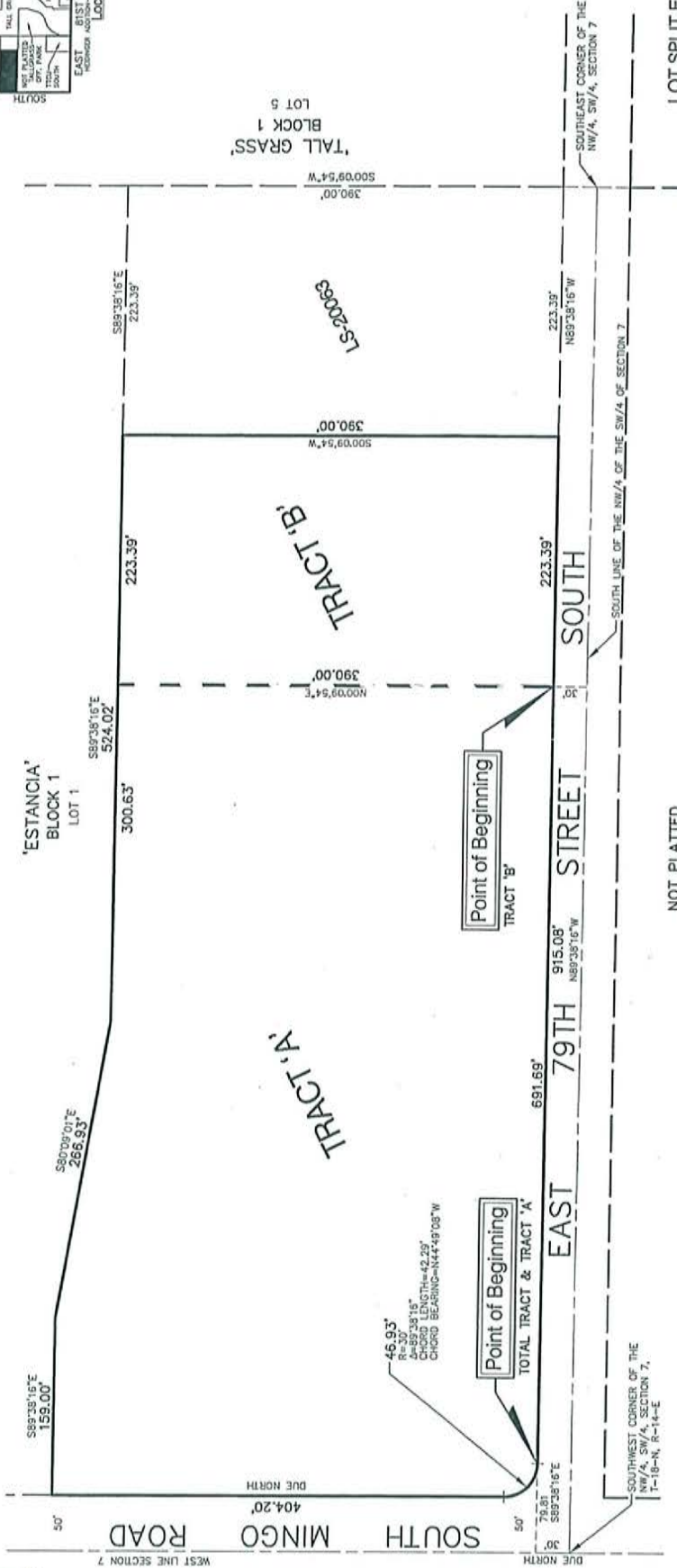
Since that time, Sack and Associates submitted a lot-split application located within PUD-575. Staff informed the applicant that no further lot-splits were allowed on this property prior to platting.

On October 11, 2007, Mr. Sack met with staff and explained that a preliminary plat (7900 Mingo) for the subject property, including the originally split-off tract, was submitted on September 28, 2007. The Technical Advisory Committee was scheduled to review this preliminary plat on October 18, 2007, and it would be heard before the TMAPC on November 7, 2007. A major amendment would be filed on the property, rather than a minor amendment. Staff accepted the lot-split application (L-20162).

Development Services comments that the lot-split is okay, however, no water or sewer connections will be allowed until a sanitary sewer district has been created, the excess capacity fees and Broken Arrow System Development fees have been paid.

Neither the minor/major amendment to PUD 575 nor the corridor site plan has been filed to date. The appropriate applications must be filed by November 15, for the December 6 TAC meeting and the December 19 TMAPC public hearing.

Given the submission of the preliminary plat, staff can recommend **APPROVAL** of the lot-split, subject to approval of a minor/major amendment and corridor site plan, and subject to verbiage being placed on the deeds that the property is subject to platting, and noting that water and sewer connections will not be allowed until the sanitary sewer district has been created, the required fees paid.



LOT SPLIT EXHIBIT
OF PART OF THE
NW/4 OF THE SW/4
(U.S. GOVERNMENT LOT 3)
OF
SECTION 7, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
Surveyors at Large, 111 South Capitol Avenue, Tulsa, Oklahoma 74103-1816
P.O. Box 1816, Tulsa, Oklahoma 74103-1816
Phone: (918) 438-4225 Fax: (918) 438-4226
E-mail: info@sackandassociates.com
www.sackandassociates.com
Project: 79TH AND MINGO-A
Drawn: AJS Order: F1537 File: 1814-07 Drawn: C
Printed: 11/25/2007

EXHIBIT 'A'
PAGE 4 OF 4

Existing Proposed

5.81

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. **Ridgewood Hollow – (8328)/Final Plat** (PD-26) (CD-8)
10305 South Louisville Avenue

STAFF RECOMMENDATION:

This plat consists of 12 lots in one block on five acres.

All release letters have been received and staff recommends **APPROVAL**.

- c. **First Amended Deed of Dedication and Restrictive
Covenants Montereau in Warren Woods**

TMAPC COMMENTS:

The Planning Commission considered the consent agenda and removed Item 7.b. from the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Bayles, Cantees, Cantrell, Carnes, Harmon, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Midget, Miller "absent") to **APPROVE** the consent agenda Items 7.a. and 7.c. per staff recommendation.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUD-575-3/Z-6611-SP-1a **MINOR AMENDMENT/CORRIDOR SITE PLAN**

Applicant: Sack & Associates, Inc. (PD-18c) (CD-7)

Location: Northeast corner East 79th Street South and South Mingo Road (Minor Amendment for the purpose of splitting an unplatted tract in Development Area A.)

STAFF RECOMMENDATION:

The applicant is requesting a minor amendment to PUD-575-3/Z-6611-SP-1a for the purpose of splitting an unplatted tract in Development Area 'A'. The applicant proposes to create two tracts from the existing unplatted 11.2564 acres. Tract

'A', with frontage on Mingo and East 79th Street South, is to be 9.92564 acres; Tract 'B', with 223.39 feet of frontage on East 79th Street, is to be 2.0000 acres.

PUD/Corridor Site Plan standards currently permit a maximum of 30 multifamily dwelling units per acre of lot area. Accordingly, this amendment proposes to allocate 276 multifamily dwelling units to Tract 'A' and 60 multi-family dwelling units to Tract 'B'.

It is unusual for property within a PUD/Corridor to be subdivided by lot-split as the zoning code requires property to be platted upon approval of the PUD/Corridor Site Plan. In this case, right-of-way for East 79th Street South has been dedicated by separate instrument and improvements have recently been completed, so the resulting lots have frontage on improved right-of-way. However, this aberration from standard procedure should not be construed as policy. No further lot-splits should be granted within this PUD/Corridor Site Plan as platting is the appropriate vehicle for subdivision of tracts within such developments. Therefore, staff recommends **APPROVAL** of PUD-575-3/Z-6611-SP-1a as proposed, subject to there being no further lot-splits of unplatted land permitted within PUD-575-3/Z-6611-SP-1.

TMAPC COMMENTS:

Mr. Ard expressed concerns that this would be setting a precedent. The proper procedure for this application is to be platted before the lot-split. In response, Ms. Matthews agreed. Ms. Matthews stated that because the street that is in front of the subject property is improved proves that the applicant has access and this is not a major enough issue to bring up at this point, but no more lot-splits can be done. This is a unique situation and the correct way to split the property is through subdivision.

Mr. Ard asked if this item is only unique because the improved street is in place. In response, Ms. Matthews answered affirmatively. Mr. Ard asked what would happen if the developer in this case comes back and asks for another lot-split. In response, Ms. Matthews stated that it would be denied.

Applicant's Comments:

Ted Sack, Sack & Associates, 111 South Elgin Avenue, Tulsa, Oklahoma 74120, stated that this may seem backwards, but in reality the process is quite normal in the way parcels develop, per se. If someone comes in and purchases a piece of property, then he or she knows that it is subject to the PUD and to platting. The underlying property owner doesn't want to plat the property because he doesn't want to take on the role of the developer. If this were five acres of land it would not require a lot-split and he wouldn't be before the Planning Commission. In order for the applicant to plat this subject property he would need to own it first, and in order to own it he needs a lot-split to make a legal tract. He wouldn't have a problem with a statement on the deed that the subject property or that the property owner is aware that the subject tract is conditioned on being platted and

the conditions of the underlying PUD. Mr. Sack concluded that he believes the public and the City are fully protected because it is subject to a plat and subject to the conditions of the PUD.

There were no interested parties wishing to speak.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Ard, Bayles, Cantees, Cantrell, Carnes, Harmon, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Midget, Miller "absent") to **APPROVE** the minor amendment and corridor site plan for PUD-575-3/Z-6611-SP-1a per staff recommendation, subject to verbiage that the subject tract is conditioned on being platted and the conditions of the underlying PUD and subject to there being no further lot-splits of unplatted land permitted within PUD-575-3/Z-6611-SP-1.

PUBLIC HEARING

Application No.: Z-7045

AG TO RS-3/CS

Applicant: Tulsa Engineering & Planning

(PD-17) (CD-6)

Location: Southeast corner of East 11th Street and South 161st East Avenue

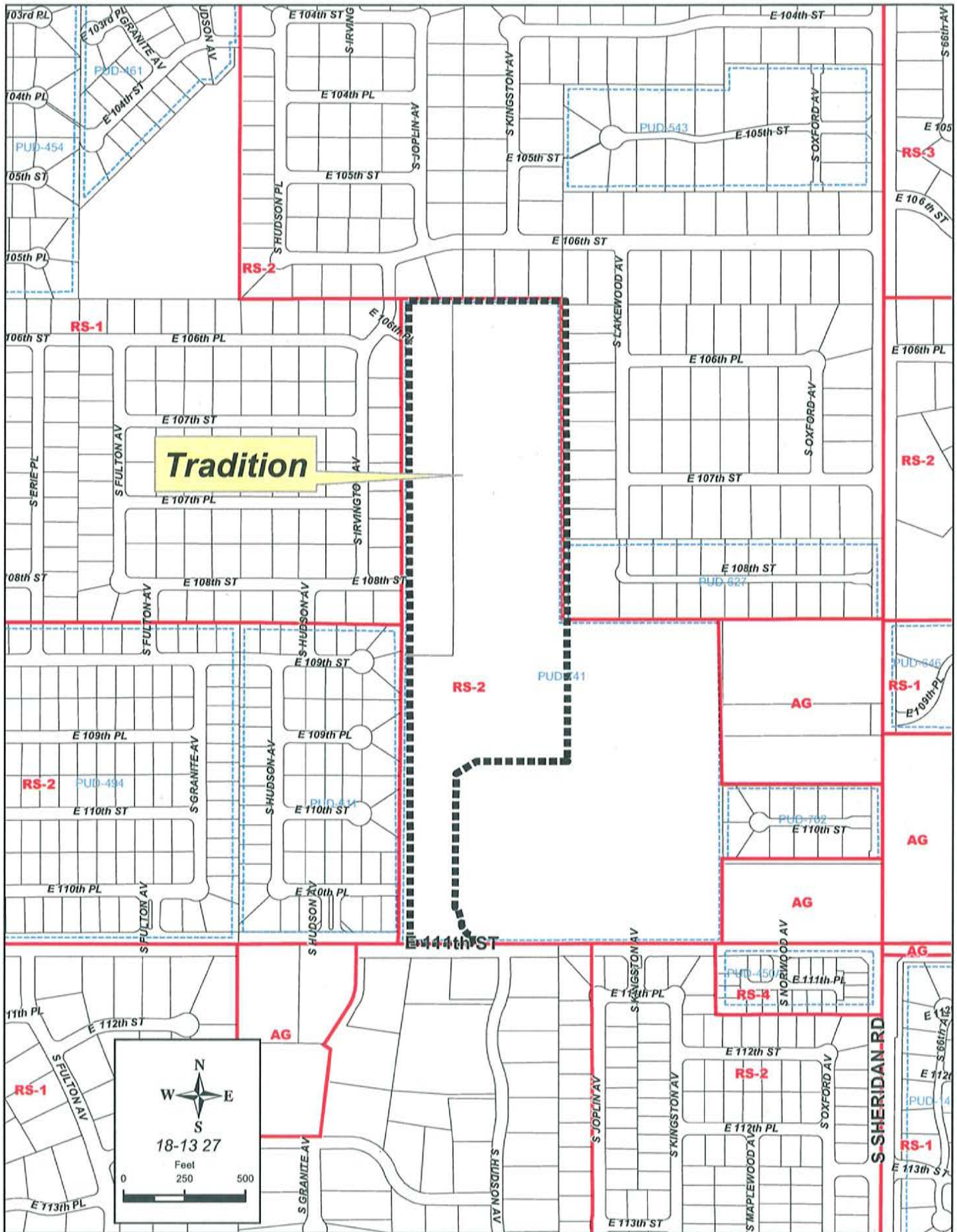
STAFF RECOMMENDATION:

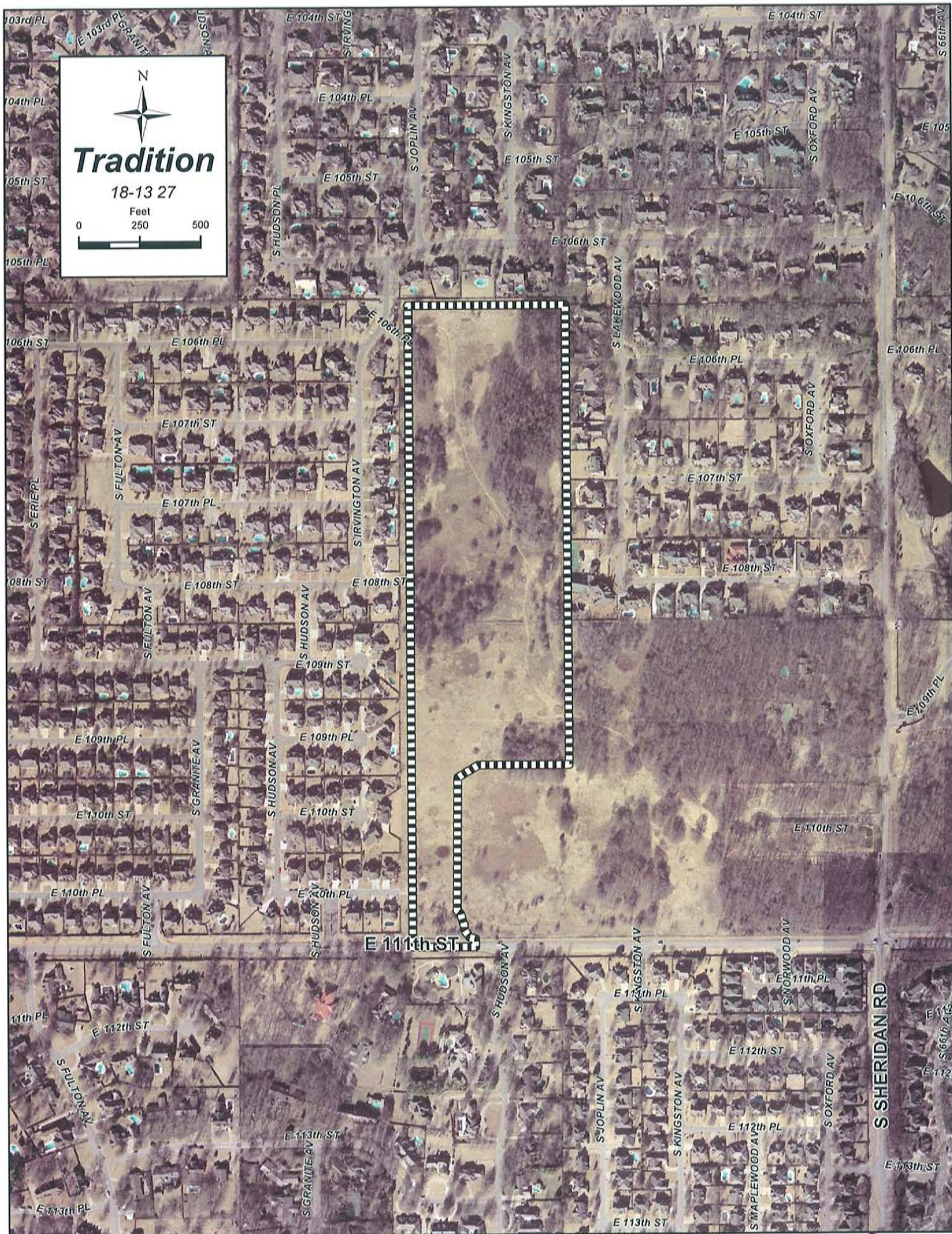
Z-6671 February 1999: All concurred in approval of a rezoning of a tract of land lying one-half mile northeast of the subject site from RS-3 to AG.

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

AREA DESCRIPTION:

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





PRELIMINARY SUBDIVISION PLAT

Tradition Blocks 1-7 - (8327) (PD 26) (CD 8)

West of northwest corner of East 111th Street and Sheridan Road

This plat consists of 73 Lots, 7 Blocks, on 32.35 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 741 (RS-2). Show public versus private streets. Show Development Areas. Sidewalks required per Subdivision Regulations and PUD. A homeowners' association must be formed for maintenance. Show lot square footages. All PUD conditions must be met.
2. **Streets:** Sidewalks will be required. Change the access to read "access w/median". Increase the Joplin Transition from 3:1 to 15:1 at the entry. Show sidewalk easements. Show the island with all dimensions as a Reserve at the Joplin entry. In Section IA include standard language to dedicate the street right-of-way. In Section IV.A please specify the maintenance of the private street. Recommend providing for two exit lanes and striping the center approach to the island.
3. **Sewer:** All perimeter easements adjacent to unplatted property must have either a 17.5 foot easement instead of the 11 foot easement shown, or provide an 11 foot easement by separate instrument along the unplatted property. This will result in a total of 22 feet for utilities. Continue the 11 foot easement along the east boundary of the plat through Reserve B. The back lot easements for the lots adjacent to Reserve B must be increased to 17.5 feet or a minimum of 11 foot additional easement added to Reserve B. The north easement in Lots 9 and 10, Block 7 must be a minimum of 15 feet in width. Lots 1-4, Block 3 and Lot 16, Block 2, do not have access to sanitary sewer service. Extend one of the sewer lines within Lots 5 and 6, Block 7 to serve Lot 8, Block 5, Forest Park South. The north arrow points west. Maintain adequate depth of the sanitary sewer line in Block 7 to allow for a mainline extension to serve Forest Park South.
4. **Water:** Add restricted water line easement language. A water main line extension will be needed to provide water services and hydrant coverage. Water main lines must be installed around the cul-de-sacs in Block 2, Lots 6-8 and Block 5, Lots 14-17.
5. **Storm Drainage:** Reserve B must be labeled as a stormwater detention facility. Add an access easement to the plat to access the bottom of the

stormwater detention facility from one of the adjacent streets. The covenants have an overland drainage easement (ODE) section. The ODE's must be shown and labeled on the face of plat. Lot 15, Block 7 is shown by contours on the conceptual plan to contain major overland drainage. Is this where the ODE should be? The conceptual plan also shows a large area that is not a part of this plat, however, storm sewers extend from this plat to a stormwater detention facility in this off-site area. Add a note to the face of plat that states, stormwater detention for blocks 1-4 has been provided off-site, in an area located approximately 900 feet east of the centerline of South Joplin Avenue and immediately north of East 111th Street South. A stormwater detention easement will be provided by separate instrument for the off-site facility. No construction will be allowed in blocks 1-4 until this facility has been constructed. Show and label this area on the location map. Add the standard language for Reserve B, stormwater detention facility maintenance. Place the ODE in a Reserve and modify the language in Section IJ to be the standard language for this type of ODE. Add a roof drainage subsection to Section I to state that all roof drains will be conveyed to the public drainage system or the stormwater detention facilities, whichever your intended design calls for. Show and label the ODE and the stormwater detention facilities and include them in your legend.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements will be needed.
7. **Other: Fire:** Cul-de-sacs greater than two hundred and fifty feet in length shall have a turn-around radius of not less than forty feet of paving and a radius of fifty-two feet of right-of-way at the property line. 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. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Add a graphical scale bar. Need to establish a new basis of bearing for this plat. The basis of bearing stated as being based on the plat of Preston Woods, plat number 5440, is not acceptable because its basis of bearing was based on Southern Woods Estates, plat number 4943, which never had a basis of bearing established for its plat. In addition to describing the basis of bearing, please give this bearing in degrees, minutes and seconds. Label the point of commencement (POC) and the point of beginning (POB). Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants. Fix north arrow.

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.

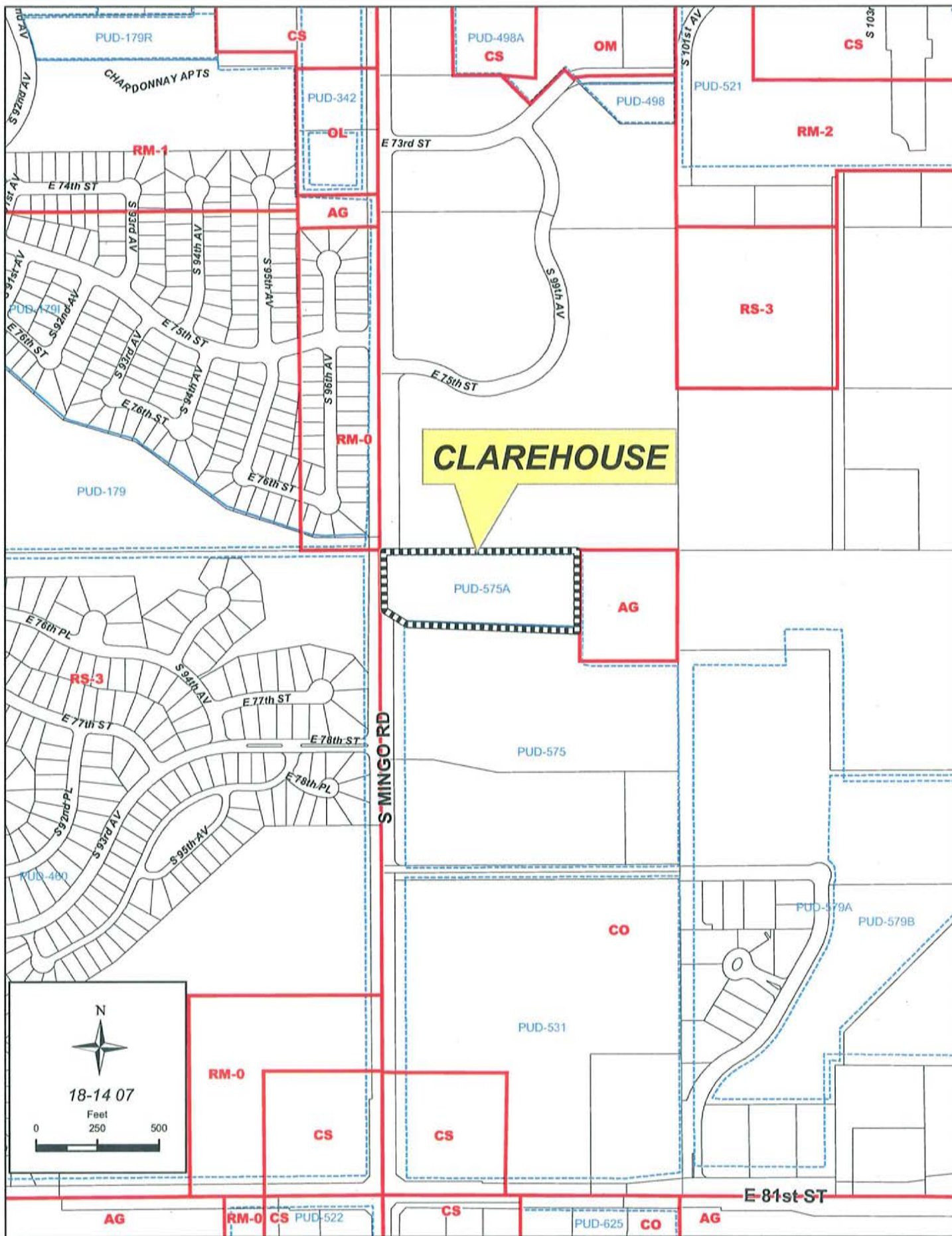
Special Conditions:

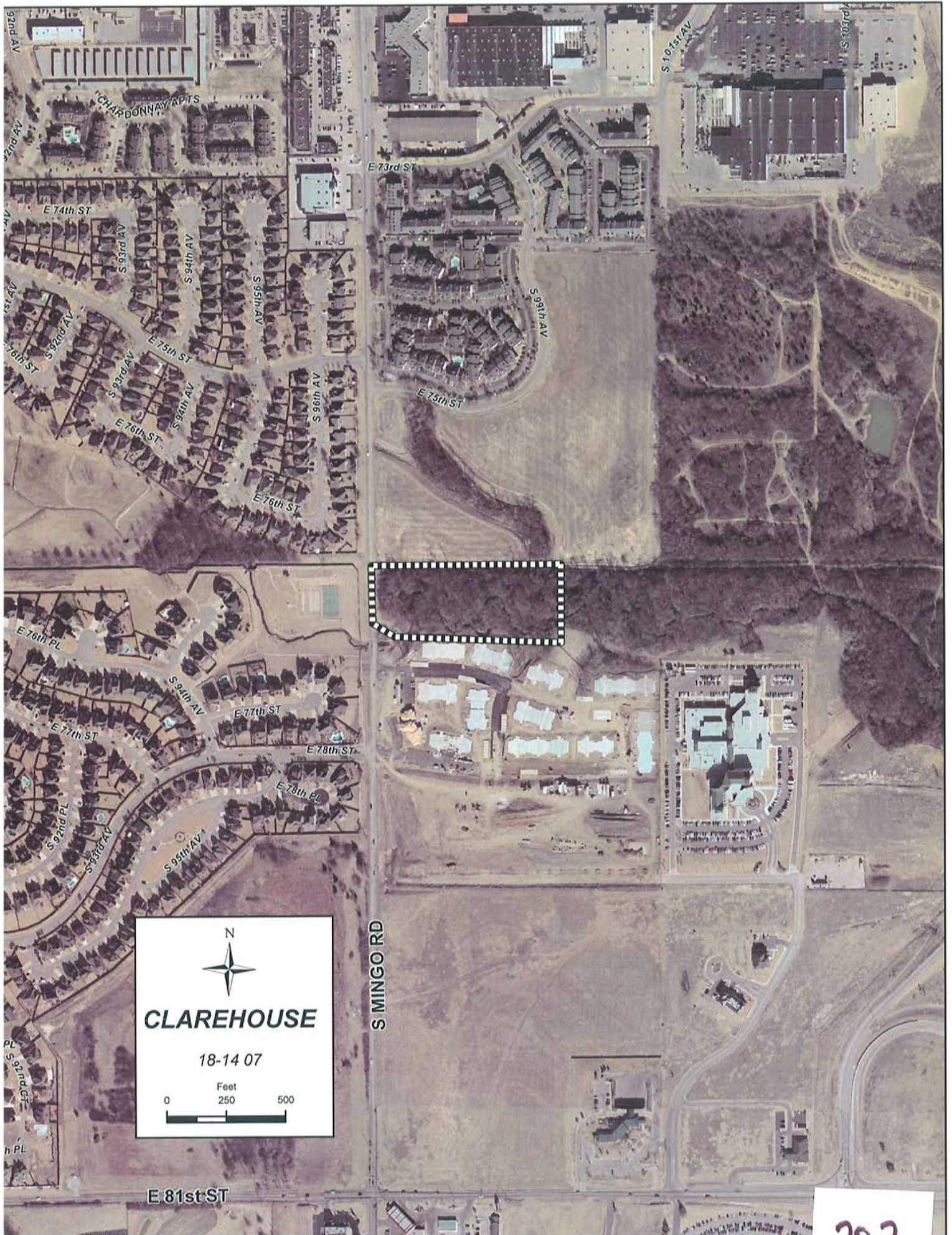
1. The concerns of the public works department staff must be taken care of to their satisfaction.

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

CLAREHOUSE

18-14 07

0 250 500

Feet

S MINGO RD

PRELIMINARY SUBDIVISION PLAT

Clarehouse - (8407) (PD 18) (CD 8)

South of southeast corner of East 75th Street and Mingo Road

This plat consists of 1 Lot, 1 Block, on 5.74 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO 6611-SP-2/PUD 575 A. Show Development Areas. All CO/PUD conditions must be met.
2. **Streets:** Sidewalk required along Mingo Road. In Section IA include standard language to dedicate public street right-of-way. In Section IG, please change Sheridan to Mingo Road.
3. **Sewer:** The utility easement along the east boundary must be increased to a 17.5 foot easement. Excess capacity fees of \$1,128.03/acre; and Broken Arrow System Development Fees of \$700.00/per acre will be required.
4. **Water:** A 3-way fire hydrant must be installed for fire hydrant coverage of the site. Bore Mingo Road; place minimum 6 inch ductile iron pipe in conduit.
5. **Storm Drainage:** Show and label the "West Branch Haikey Creek FEMA Floodplain" as such. A "Reserve" is not required with an overland drainage easement for the floodplain on a One Lot, One Block Plat. The Overland Drainage Easement must be labeled as such, and must include an additional 20 feet adjacent to and outside of the Limits of the Floodplain, for maintenance access. The limits of floodplain should be plotted by using the 100 year water surface elevation for the fully urbanized conditions. The title for Section IF should have Overland Drainage Easement in it. Remove the word "General" from the title for Section IA.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Add a written scale, i.e. 1" = 100'. Include the e-mail address for the surveyor. Tie the plat from a section corner using bearings and distances from a labeled point of commencement

(POC) to a labeled point of beginning (POB). Add names of all the adjacent subdivisions to the face of the plat.

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. A sidewalk waiver is being 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.

Fernandez, Diane

From: Ted Sack [ted.sack@sackandassociates.com]
Sent: Wednesday, October 24, 2007 9:46 AM
To: Fernandez, Diane
Subject: RE: Clarehouse - Preliminary Plat

I will.....Thanks, Ted

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Wednesday, October 24, 2007 9:37 AM
To: Ted Sack
Subject: RE: Clarehouse - Preliminary Plat

Please prepare a site plan showing where you do not want the sidewalk on the plat.

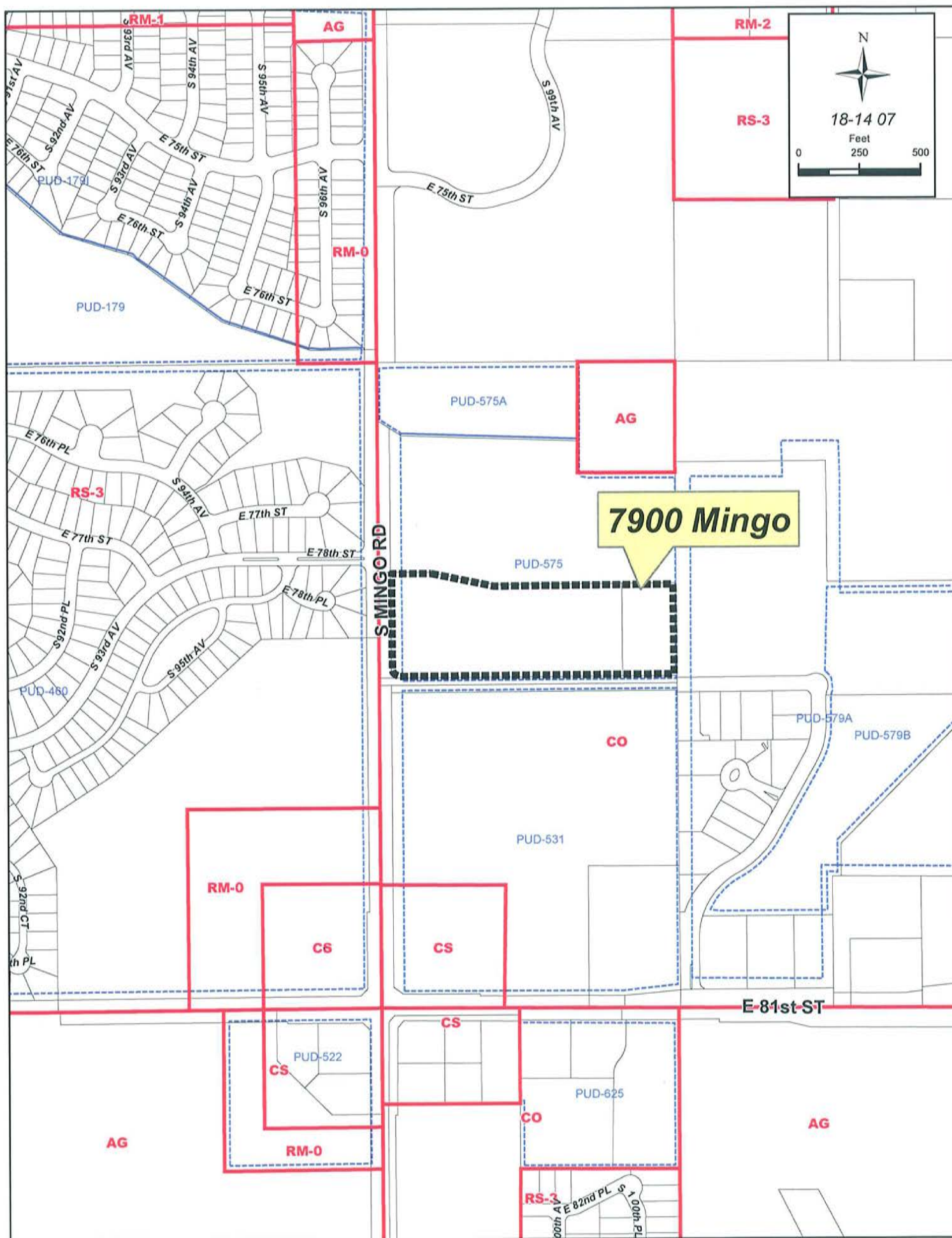
From: Ted Sack [mailto:ted.sack@sackandassociates.com]
Sent: Wednesday, October 24, 2007 8:48 AM
To: Fernandez, Diane
Cc: Rebecca Anderson; Connie McFarland; Buck Davies; Alan Betchan; htohlen@ci.tulsa.ok.us; dspear@ci.tulsa.ok.us
Subject: Clarehouse - Preliminary Plat

The Clarehouse project near East 75th Street on the East side of South Mingo has over half of the property in the flood plain. For this reason the project is requesting a wavier of the sidewalk requirement or some relief for that portion of the property in the flood plain. In TAC comments from Development Services (stormwater), they state the need of an additional 20 feet access easement for maintenance lying adjacent to and outside of the limits of the floodplain. We will work with Development Services on this requirement. The site does not have room for such an access easement.

Please call or email me If you have any questions.....Thanks, Ted

Ted Sack Cellular 918.633.9194
Sack and Associates, Inc.
Engineering - Surveying - Planning
111 South Elgin Avenue Tulsa, OK 74120
PO Box 50070 Tulsa, OK 74150
Phone: 918-592-4111 Fax: 918-592-4229
TSack@sackandassociates.com

20.7





N

7900 Mingo

18-14 07

Feet

0 250 500

PRELIMINARY SUBDIVISION PLAT

7900 Mingo - (8407) (PD 18) (CD 8)

Southeast corner of East 78th Street and Mingo Road

This plat consists of 6 Lots, 1 Block, on 11 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO/PUD 575, SP Z6611-SP-1. Plat must meet all CO/PUD requirements and have these reflected in the covenants.
2. **Streets:** Show existing right-of-way. Sidewalk required along Mingo. Document all adjacent right-of-way. Provide for a mutual access easement for Estancia to/from 79 East Avenue as its principal access. Include standard language in the covenants for mutual access easements.
3. **Sewer:** Add a minimum 15 foot wide sanitary sewer easement along the common boundary for Lots 3 and 5, and for Lots 4 and 6. Add language for the sanitary sewer easement to the covenants. The proposed sewer main extension to the south must begin as low as possible, and be designed at minimum grade so it can be extended to serve the area to the south of this development. Excess capacity fees of minimum grade so it can be extended to serve the area to the south of this development. Excess capacity fees of \$1,128.03/acre, and Broken Arrow System Development Fees of \$700.00/acre will be required.
4. **Water:** Show a 15 foot restricted water line easement for all proposed water main lines on-site. A water main line extension will be needed to provide water services and hydrant coverage.
5. **Storm Drainage:** Add and label the boundary of the "West Branch Haikey Creek City of Tulsa Regulatory Floodplain" that crosses Lot 1 and possibly 2. Add the overland drainage easement in the reserve for this floodplain, which will contain the floodplain plus 20 feet for access. Add a legend to show all unlabeled lines, abbreviations, and symbols. Add storm sewer easements to the face of plat. Add a subsection for overland drainage easement in reserve to Section I, for the floodplain. If the floodplain is being changed, then both existing and proposed floodplains must be shown and labeled. Show the conceptual design for the new conveyance system, which removes Lots 1 and 2 from the floodplain.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.
7. **Other: 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. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Add a written scale. Fix the graphical scale, it is not proportional to the dimensions on the plat. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Instead of stating that the basis of bearing is from Estancia Plat # 5938, state that the basis of bearing as the following: "The bearings shown hereon are based on the west line of Section 7, T-18-N, R-14-E, having an assumed bearing of due north." Correct the inconsistencies of the bearings and distances between the face of the plat and the metes and bounds description of the property in the covenants. The street labeled as "East 79th East Avenue" must be changed to "East 79th Street South". The street labeled as "East 79th East Avenue" must be changed to "East 79th Street South". Include PUD # in title.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

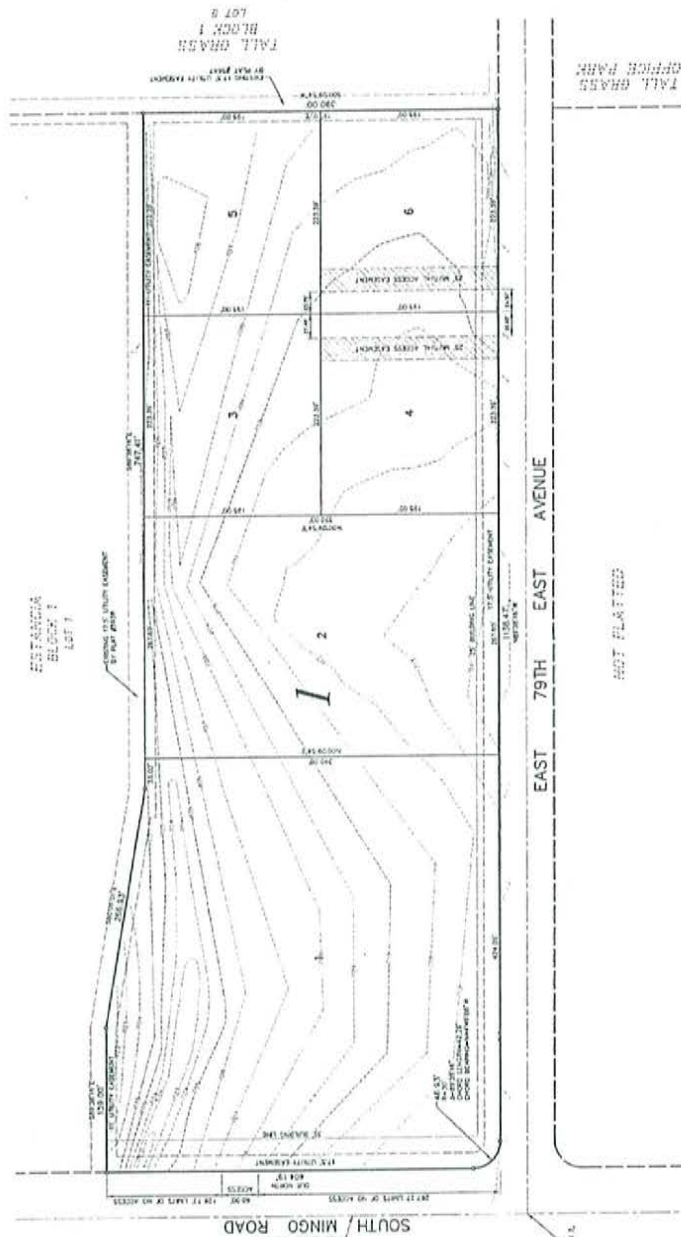
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

DO NOT USE THIS SPACE

[illegible]

UNCLASSIFIED VERSION OF THE
 100/4 OF THE 24/4 OF SECTION 1,
 1-10-8, B-14-8

Owner:
HOMER REAL ESTATE OF TULSA, LLC
RICHARD A. JONES
NEW YORK PARTNERSHIP, A TULSA PARTNERSHIP

Engineer / Surveyor
JACK AND ASSOCIATES, INC.
SANTA FE DEPOT
110 SOUTH CLARK AVENUE
B.J.A. DELAWARE 74720-1918
PHONE: (408) 552-4711
FAX: (408) 552-4711

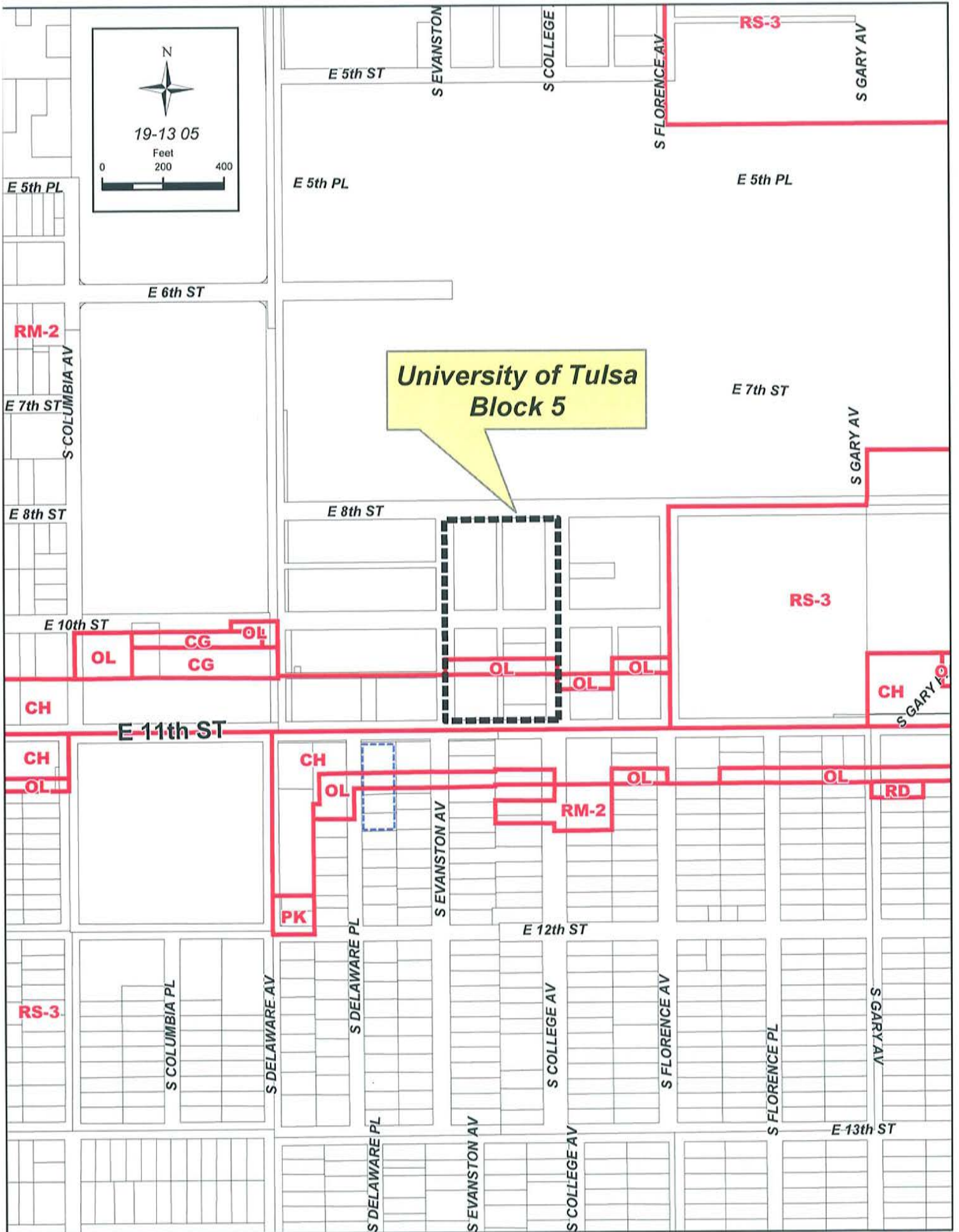
Basis of Bearings

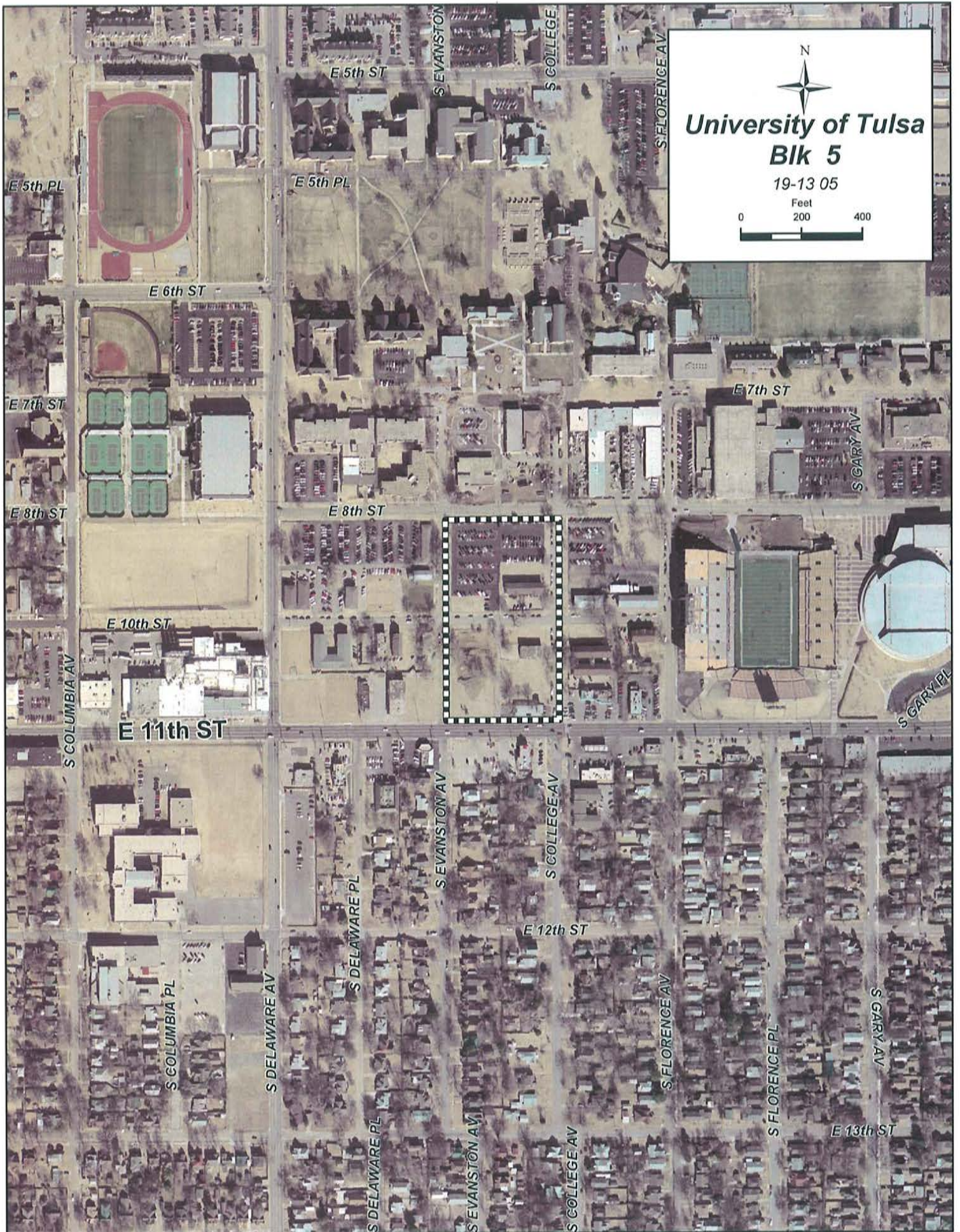
Monumentation

Subdivision Statistics

SUBDIVISION CONTAINS 6 LOTS IN 1 BLOCK.
 BLOCK 1 CONTAINS 10 TRACT ACRES (482.430 SQ. FT.)

RECEIVED
SEP 28 2007





PRELIMINARY SUBDIVISION PLAT

University of Tulsa Block 5 -(9305) (PD 4) (CD 4)

East 8th Street to East 11th Street, Evanston Avenue to College Avenue

This plat consists of 1 Lot, 1 Block, on 5.6 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH, OL, RM-2. Show Limits of No Access.
2. **Streets:** Document all 3 right-of-way vacations and label only their centerlines.
3. **Sewer:** Add an easement for the existing sanitary sewer main running north and south through Block 5. Make sure the entrance wall does not encroach into the existing sanitary sewer easement.
4. **Water:** Show a 15 foot restricted water line easement for all existing water main lines along the vacated roadways. Add restricted water line easement language. Recommend showing the easement for the easterly, 6", offsite north/south water. Provide a restricted waterline easement for the westerly 12" north/south onsite water line.
5. **Storm Drainage:** Storm sewer easement may be required along vacated Evanston Avenue between 11th Street and vacated 10th Street, and along vacated south college Avenue from the first inlet south of vacated 10th Street to 8th Street.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary. PSO blanket easements may be removed.
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. In addition to describing the basis of bearing, please give this bearing in degrees, minutes and seconds. Use the distances and bearings from the face of the plat for the metes and bounds description of the property in the covenants.

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:

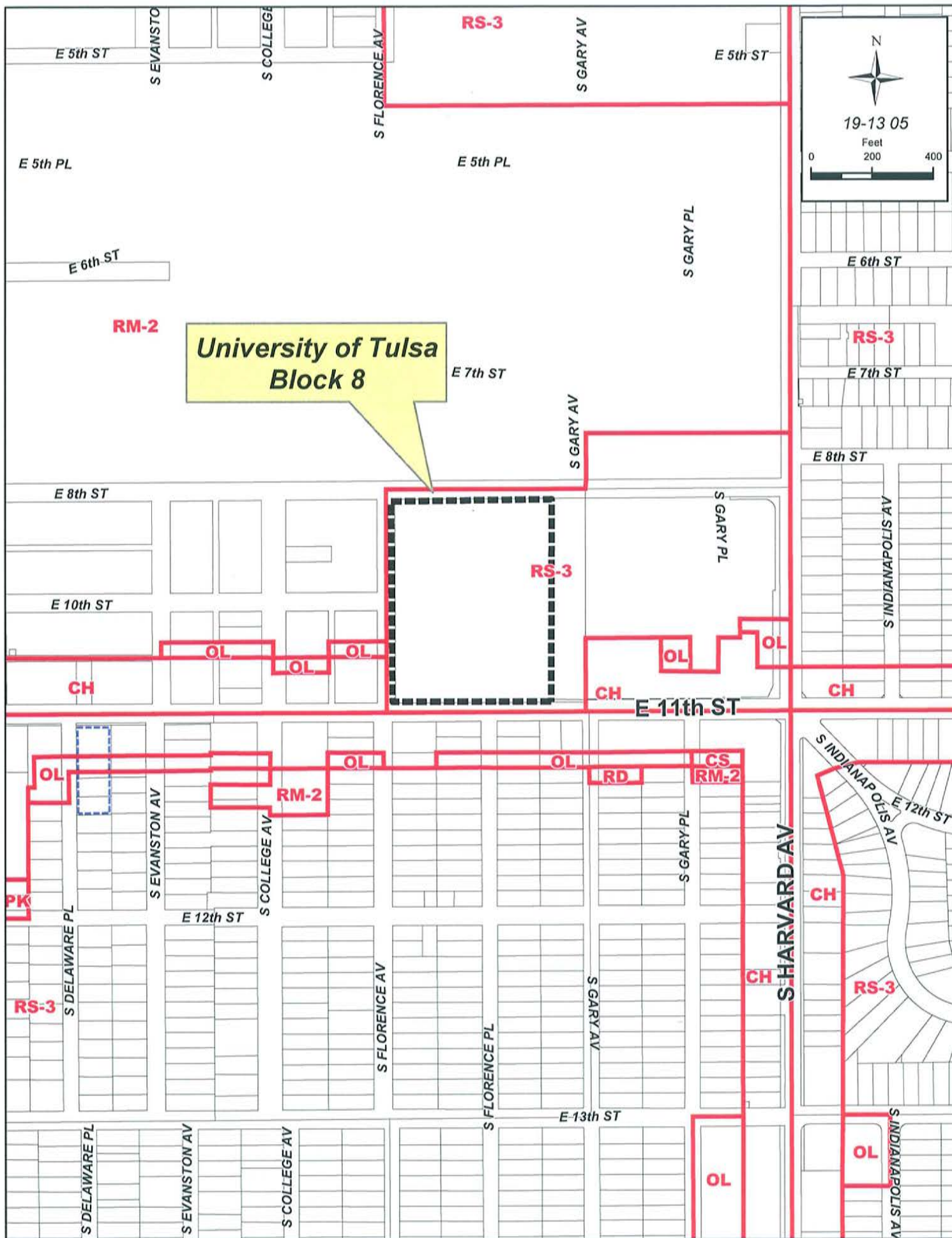
1. The concerns of the public works department staff must be taken care of to their satisfaction.

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.

22.4





University of Tulsa
Block 8

19-13 05

Feet
0 200 400

PRELIMINARY SUBDIVISION PLAT

University of Tulsa Block 8 - (9305) (PD 4) (CD 4)

East 8th Street to East 11th Street, Florence Avenue to Gary Avenue

This plat consists of 1 Lots, 1 Block, on 8.2 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3. Show Limits of No Access.
2. **Streets:** Document all recent right-of-way vacations and label only their centerlines.
3. **Sewer:** Label the existing sanitary sewer lines as "private".
4. **Water:** Show a 15 foot restricted water line easement for the proposed/existing water main line along the vacated roadway. Add restricted water line easement language. The 6 inch or 8 inch line replacing the 2 inch line needs to be in a 15 foot restricted waterline easement adjacent to the westerly property line, and the line itself located 8 feet from the westerly property line.
5. **Storm Drainage:** Label the existing sanitary sewer lines as "private".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Show locations and names of all subdivisions within the mile section of the location map. In addition to describing the basis of bearing, please give this bearing in degree, minutes and seconds. Tie the plat from a Section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Use the distances and bearings from the face of the plat for the metes and bounds description of the property in the covenants.

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.



PLAT No.	
FILED	PLAT
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the Tulsa Board of Planning and Zoning Commission on	
DATE	
APPROVED BY	
This plat has been filed in the Tulsa County Clerk's Office on	
DATE	
CITY ENGINEER	
APPROVED BY	
The Board of the City of Tulsa, Oklahoma	
Signature	
Typed City Clerk	
Notarized City Clerk	

'PRELIMINARY PLAT'

University of Tulsa Block 8

A RESUBDIVISION OF PARTS OF
BLOCKS 29 AND 30 OF 'COLLEGE ADDITION'
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE 1" = 40'

Owner

THE UNIVERSITY OF TULSA
ATtn: ROBERT SHIPLEY
800 SOUTH COLLEGE AVENUE
TULSA, OKLAHOMA 74104-1808
PHONE: (918) 631-2245

Engineer / Surveyor

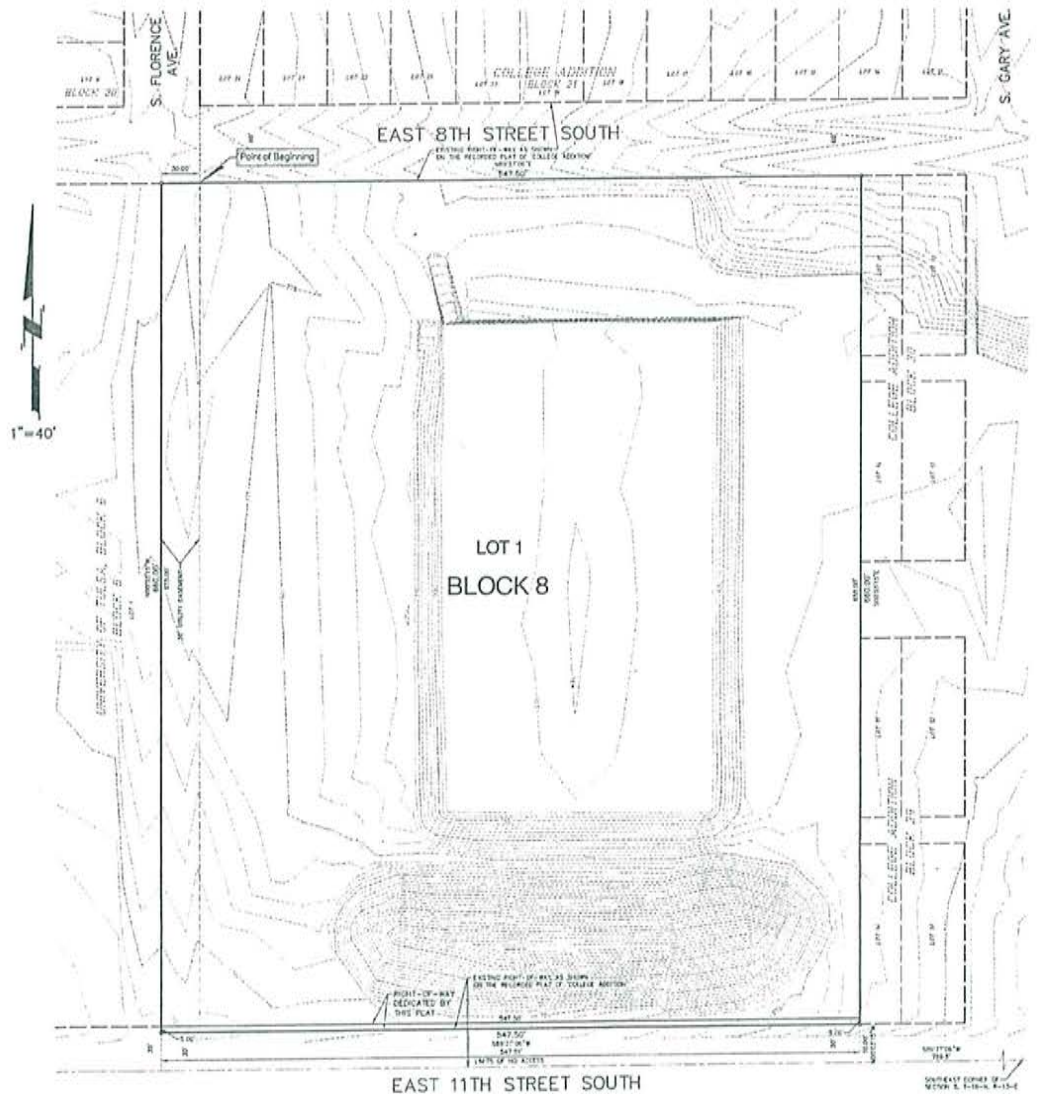
SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH CLON AVENUE
TULSA, OKLAHOMA 74104-1808
PHONE: (918) 592-4111
E-MAIL: SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2009)

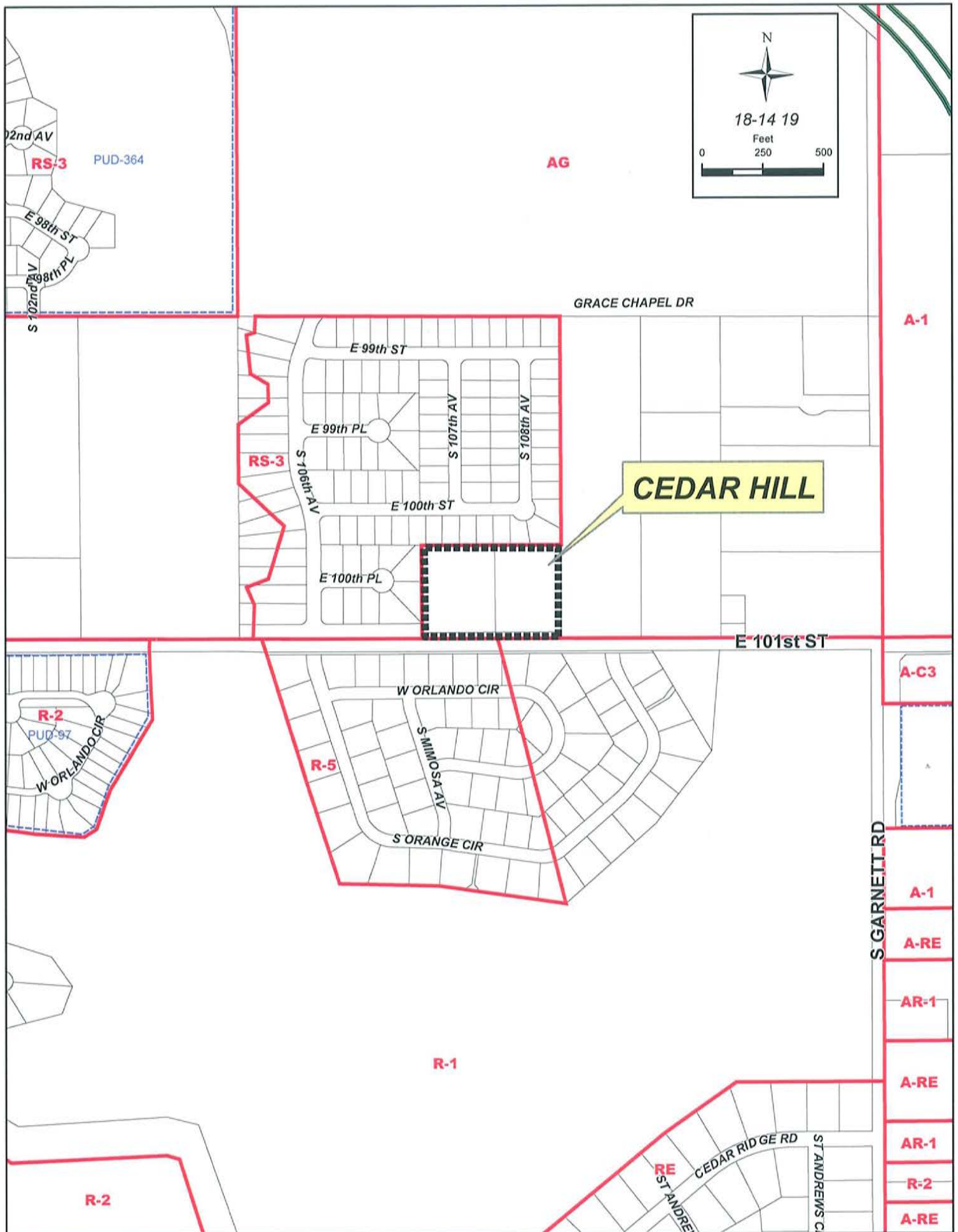
Monumentation

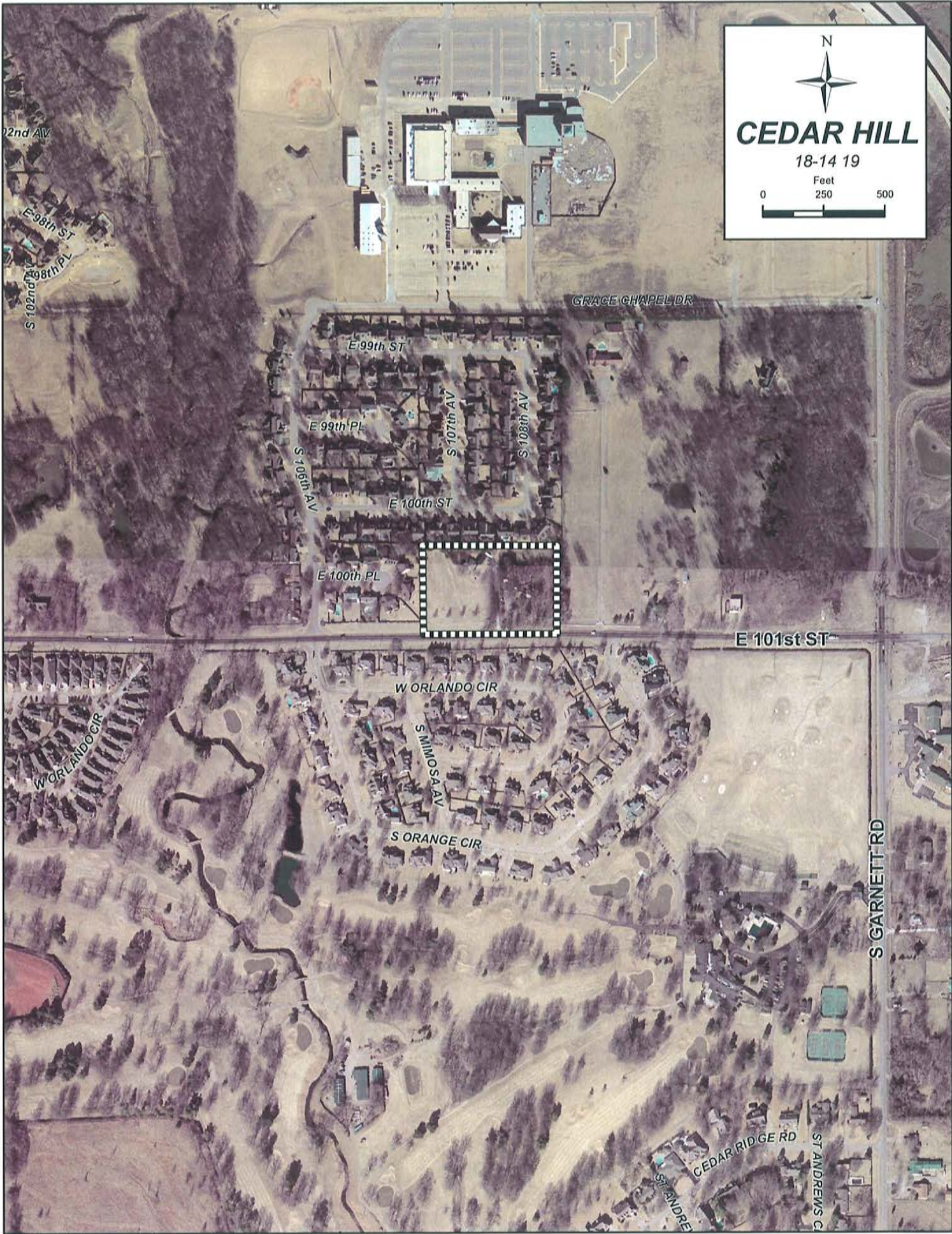
ALL CORNERS WERE SET USING A
3/8" x 18" IRON PIN WITH A YELLOW
CAP STAMPED "SACK LS 1133"

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 8,219 ACRES







N

CEDAR HILL

18-14 19

Feet
0 250 500

PRELIMINARY SUBDIVISION PLAT

Cedar Hill - (8419) (PD 18) (CD 8)

East of northeast corner of East 101st Street and 106th East Avenue

This plat consists of 14 Lots, 2 Blocks, on 5.04 acres.

The following issues were discussed October 18, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG/PUD 746. Show setbacks per the PUD. Sidewalks are required.
2. **Streets:** Reduce both access dimensions by eliminating the intersection radii. Show Limits of No Access restrictions on both sides of both streets to prevent conflicts with the gates based on their final design. Include standard language for the proposed pedestrian easements. Form two separate paragraphs in Section IA to limit the specific uses of the two types of Reserves. Prefer the dedication of public streets be listed first prior to the paragraph for the private street reserve. Change 4 foot sidewalks to 5 feet . At least one sidewalk gate at each intersection (suggest total of three).
3. **Sewer:** Design the proposed sanitary sewer line deep enough to serve the property to the east of this development. The sanitary sewer line within the south 17.5 foot utility easement, must be located 12.5 feet from the north edge of the fence easement, and 5 feet south of the north easement line. The columns supporting the screening fence, and the access gates will not be allowed to be constructed over the sanitary sewer line.
4. **Water:** Recommend two 45's (degree bends) at each tie to the 12 inch main on 101st Street South to stay clear of curb (wheelchair) ramps.
5. **Storm Drainage:** Add notes to the face of the plat. Note 1: All Drainage from this plat must be conveyed to the public drainage system along 101st Street South. Note 2: The roof drainage from each lot must be piped to the adjacent residential street within this plat. Replace Section IB with the standard language for "water main, stormsewer, and sanitary sewer services". Add a subsection for roof drainage.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may 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 a labeled point of beginning. Define P/E in the legend. Include a south perimeter ownership dimension in a large font. Provide street names and label reserve A as a private street. Correct 4 lot line dimensions (subtracting the 5 foot of reserve area) and add various omitted dimensions.

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.

CEDAR HILL

AN ADDITION TO THE CITY OF TULSA IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19,
T 18 N, R 14 E, TULSA COUNTY, OKLAHOMA
PUD - 746

COUNTY CLERK

STATE OF OKLAHOMA
COUNTY OF TULSA
I, EARLINE WILSON, TULSA COUNTY CLERK,
IN AND FOR THE COUNTY AND STATE ABOVE
DO HEREBY CERTIFY THAT THE ABOVE
FORGONE IS A TRUE AND CORRECT COPY OF
A DEED INSTRUMENT NOW ON FILE IN MY
OFFICE.
DATED THIS _____ DAY OF _____ 2007
EARLINE WILSON, TULSA COUNTY CLERK
IDENTITY

COUNTY TREASURER

I HEREBY CERTIFY THAT ALL REAL ESTATE TAXES
IMPOSED IN THIS PLAT HAVE BEEN PAID AND AS
SURETY AS REQUIRED HAS BEEN PROVIDED IN
THE AMOUNT OF \$ _____ PER TRUST
TAXES. THIS CERTIFICATE IS NOT TO BE
USED TO PROVE THAT THE PLAT MAY BE
FORGONE BY THE CITY OF TULSA. THE CITY
OF TULSA MAY EXERCISE THE
AMOUNT OF THE SECURITY DEPOSIT.

COUNTY TREASURER

DATED THE _____ DAY OF _____ 2007
TULSA COUNTY TREASURER
IDENTITY

FLOOD INFORMATION

THIS PROPERTY IS LOCATED OUTSIDE THE REGULATORY
FLOODPLAIN AS SHOWN ON PANEL 56 OF THE CITY OF
TULSA REGULATORY FLOODPLAIN MAP ATLAS, DATED
JANUARY 2006.

BASIS OF BEARINGS

THE BEARINGS ARE BASED ON A BEARING
OF THE SOUTH LINE OF THE SE 1/4 OF
SECTION 19 - S 88°57'18" W

CAVEAT/DISCLAIMER

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE
AS OF THE DATE THE PLAT WAS FILED. ADDRESSES
MAY BE CHANGED WITHOUT NOTICE. THE
PLAT IS NOT TO BE USED TO PROVE THE
REALITY OF THE PLAT OR THE REALITY OF THE
LEGAL DESCRIPTION.

PRIVATE STREETS

THE PRIVATE STREETS SHOWN ON THIS PLAT ARE PRIVATELY OWNED
AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
THE STREET SHALL BE 24 FEET WIDE WITH CONCRETE
CURB & GUTTER AND ASPHALTIC CONCRETE PAVEMENT.

GATED ENTRY/EXIT

THE GATED ENTRY AND EXIT AREAS IN "CEDAR HILL"
SHALL BE OWNED AND MAINTAINED BY THE
HOME OWNERS ASSOCIATION.

SOUTH PERIMETER FENCE

THE SOUTH PERIMETER FENCE LOCATED IN THE FENCE
AREA SHALL BE 24 FEET WIDE WITH CONCRETE
CURB & GUTTER AND ASPHALTIC CONCRETE PAVEMENT.

STORMWATER DETENTION

THE DEVELOPER OF "CEDAR HILL" SHALL PAY
FOR THE COST OF THE STORMWATER DETENTION
AND SHALL BE RESPONSIBLE FOR THE
DESIGN AND CONSTRUCTION OF THE
STORMWATER DETENTION.

THIS PLAT OF "CEDAR HILL" WAS FILED FOR THE
PURPOSE OF LAM RECORDING, NUMBER 246782, IN 2006.

R-14-E
EAST 91ST STREET SOUTH



TOTAL ACREAGE = 3.014 ACRES
SUBDIVISION CONTAINS 14 LOTS
BLOCK 1 CONTAINS 11 LOTS
BLOCK 2 CONTAINS 3 LOTS

ENGINEER/LAND SURVEYOR

BRESCH & ASSOCIATES, INC.
501 EAST ALLIANCE BOULEVARD
SAND SPRING, OKLAHOMA 74063
PH 918 245-5533
breschassociates.com
CA #0 EXPIRES 09-30-08

OWNER

STEVE RENGE
1407 EAST 102ND STREET
BROKEN ARROW, OKLAHOMA 74011
PH 918 252-5875

PLAT NO.

FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved
by the City of Tulsa, Oklahoma, and the
Tulsa Board of Commissioners.

TULSA/PROUD OFFICIAL

This approval is void if this plat is not filed
in the Office of the County Clerk on or
before _____.

CITY CHIEF

APPROVED _____ by the
Council of the City of Tulsa, Oklahoma.

Chairman

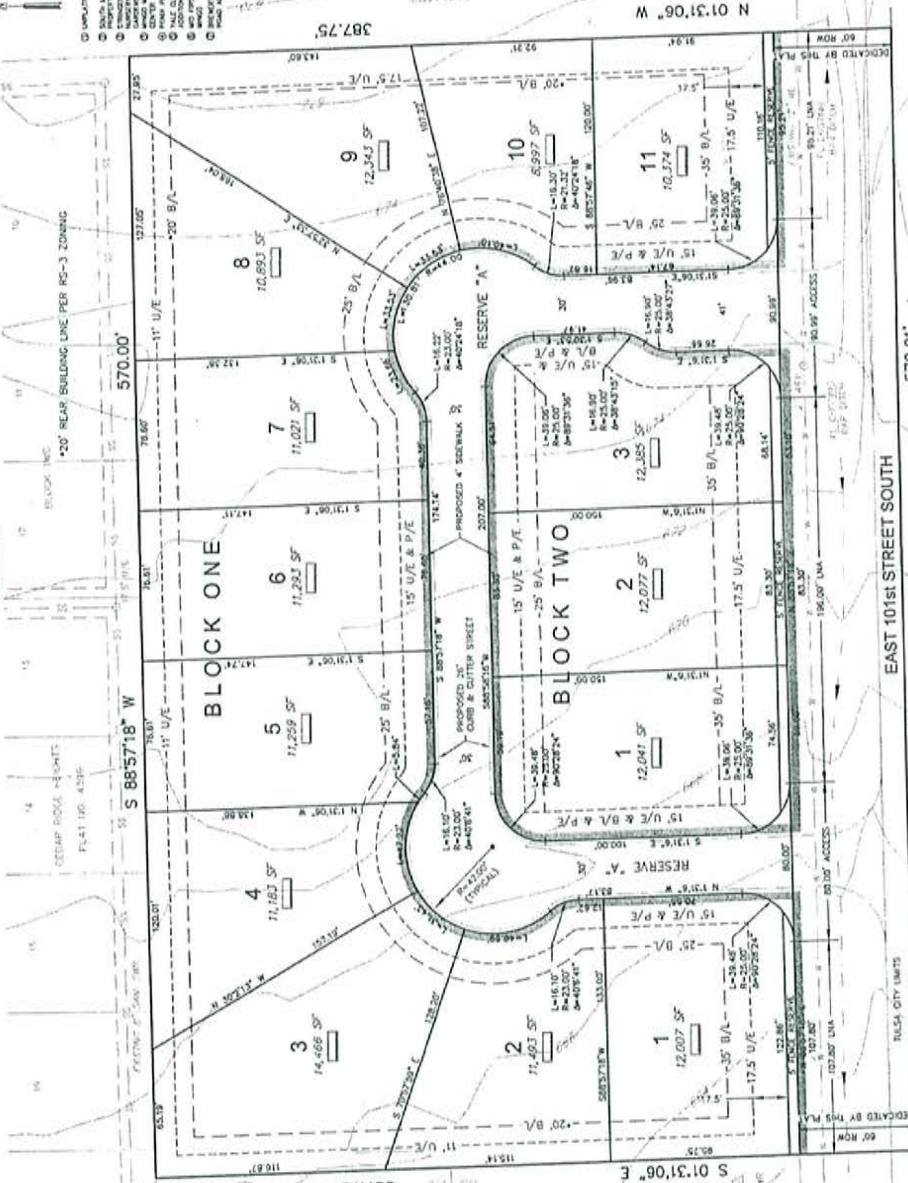
Mayor

Attest: City Clerk

Approved: City Attorney

CEDAR HILL
PRELIMINARY PLAT
SHEET 1 OF 2

DATE OF PREPARATION: SEPTEMBER 27, 2007



EAST 101ST STREET SOUTH

TULSA CITY LIMITS

BROKEN ARROW CITY LIMITS

LEGEND

U/E UTILITY EASEMENT

B/L BUILDING SETBACK LINE

R/P RIGHT OF WAY

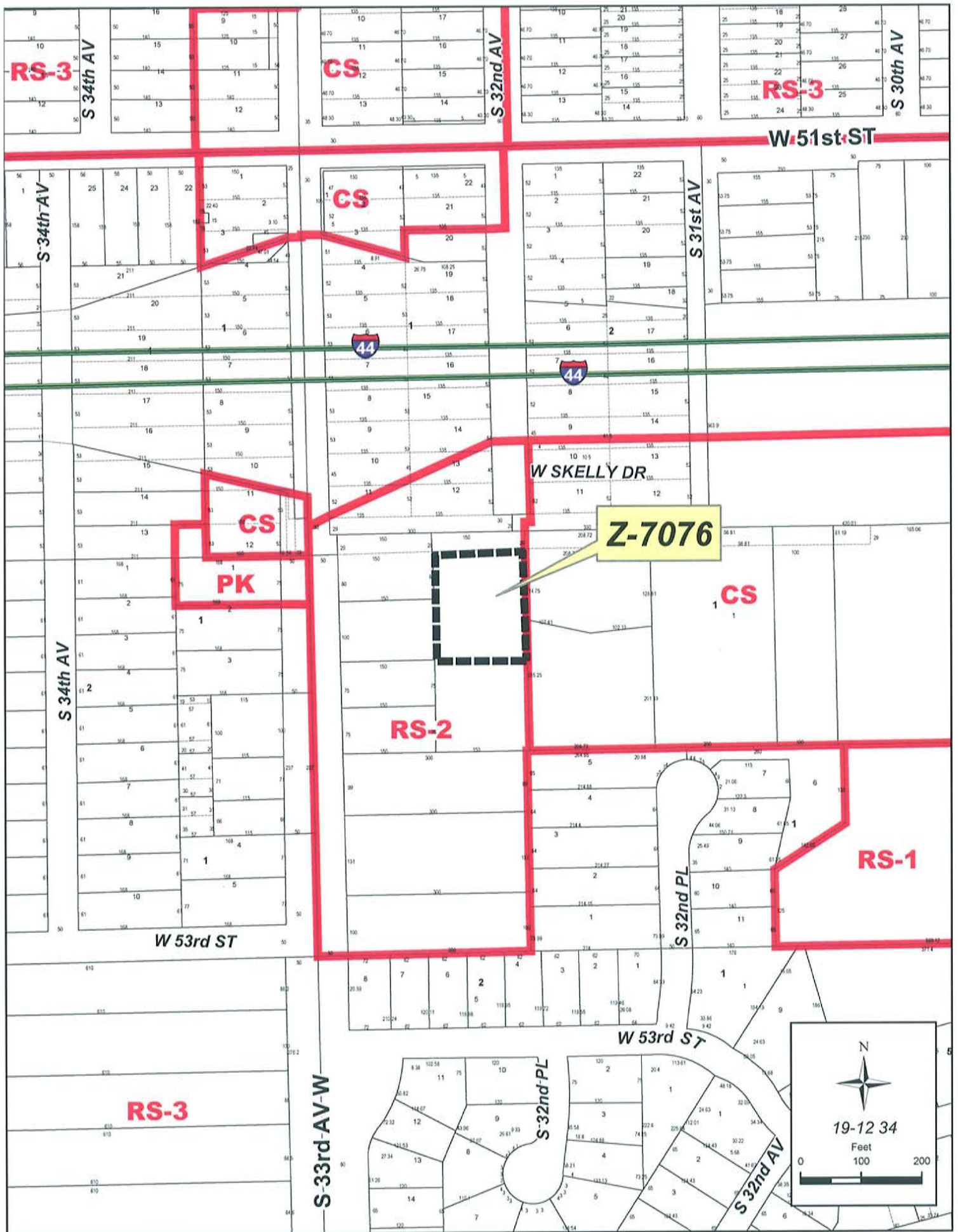
RESERVE AREA

STREET ACCESS

SCALE: 1" = 30'

SEE SHEET 2 OF 2

24.7



251



N



Z-7076

19-12 34

Feet
0 100 200



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7076

TRS 9234

Atlas 570

CZM 51

PD-8 CD-2

TMAPC Hearing Date: November 7, 2007

Applicant: Lou Reynolds

Tract Size: 1.5± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South 33rd West Avenue and West Skelly Drive

EXISTING ZONING: RS-2

EXISTING USE: Residential

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970 established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Financial Services and Commercial Shopping
(to be added to existing land zoned CS under Z-7073.)

RELEVANT ZONING HISTORY:

Z-7073 September 2007: All concurred in approval of rezoning a two-acre parcel immediately adjacent to the subject property from RS-2 to CS for a financial services and commercial shopping center.

BOA-18374 April 13, 1999: The Board of Adjustment approved a Special Exception to allow for auto repair with six bays, not including body and paint shop, no storage of inoperable vehicles outside, and a mini storage facility in a CS district, with conditions set forth in an RM-1 district. The south wall of the mini storage facility was to be constructed out of masonry material and serve as the screening fence. The Board also approved a Special Exception of the screening requirements on the north and south boundaries, per plan submitted on property located at 2940 West Skelly Drive and abutting east of the subject property.

Z-6371 November 1992: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS, located north of the subject property.

Z-6321 October 1991: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS/PK on property located west of and abutting the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.5± acres in size and is located at the southeast corner of South 33rd West Avenue and West Skelly Drive. The property appears to be vacant and is zoned RS-2.

25.3

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33 rd West Avenue	Secondary arterial	100'	4
West Skelly Drive	Expressway	Varies	Varies

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses and vacant lots, zoned RS-2; on the north by Skelly Drive and associated right-of-way, zoned RS-2 and RS-3; on the south by vacant single-family residential property, recently rezoned CS-; and on the west by convenience commercial and parking uses, zoned CS/PK.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

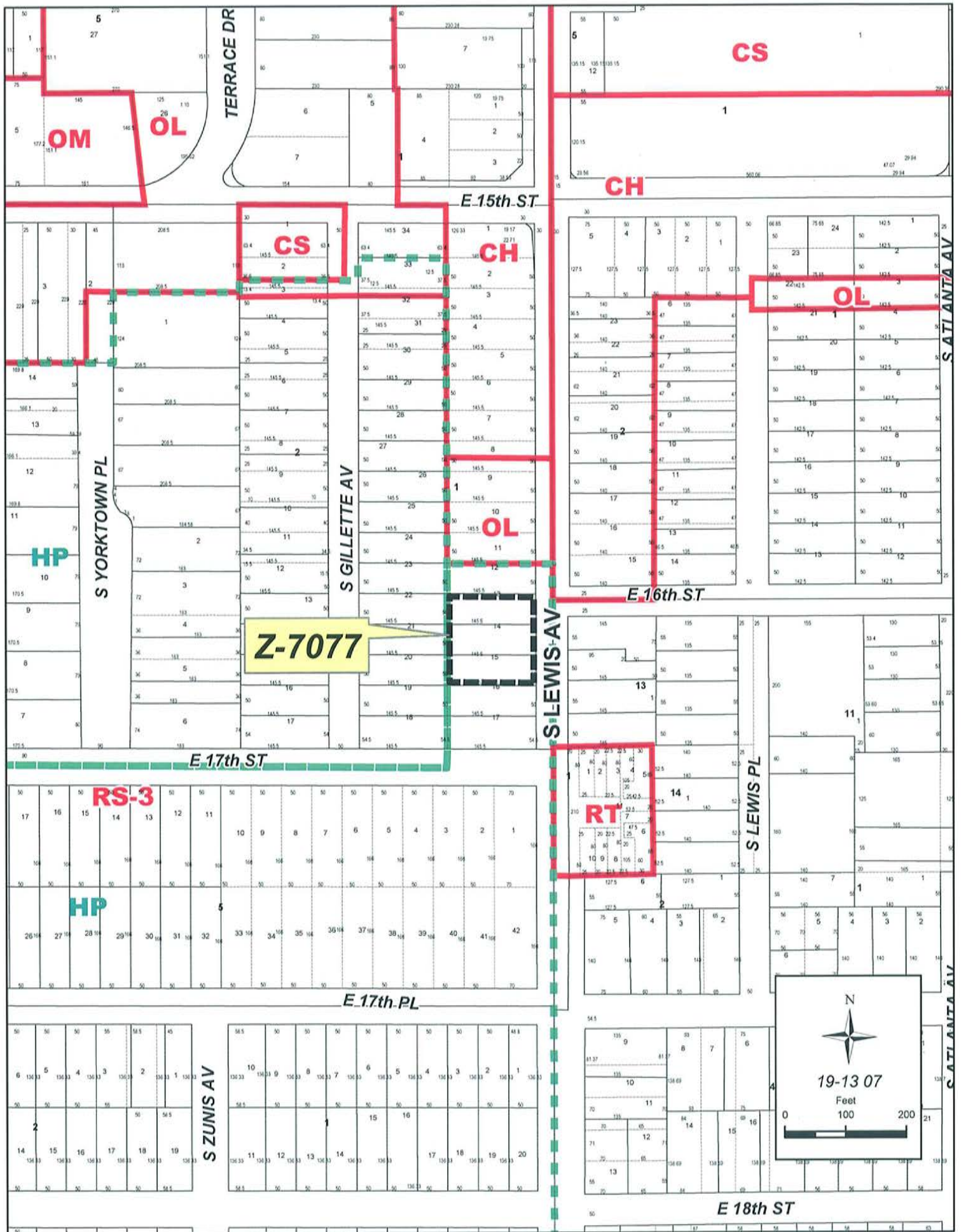
The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Commercial and in Special District Area B. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan because of its location within a Special District. Plan policies call for this area to be developed and maintained in commercial and highway-related uses.

STAFF RECOMMENDATION:

The request for CS zoning is in keeping with the recent rezoning of the adjacent property to the south and will add to the developable area of the site. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7076.

11/07/07

25.4



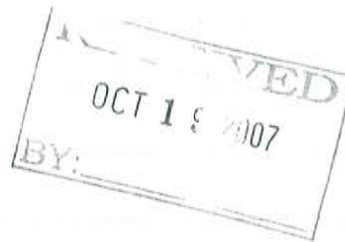
10/19/07

INCOG

201 W. 5th

Ste 600

Tulsa, OK 74103



re: Case # E-7077

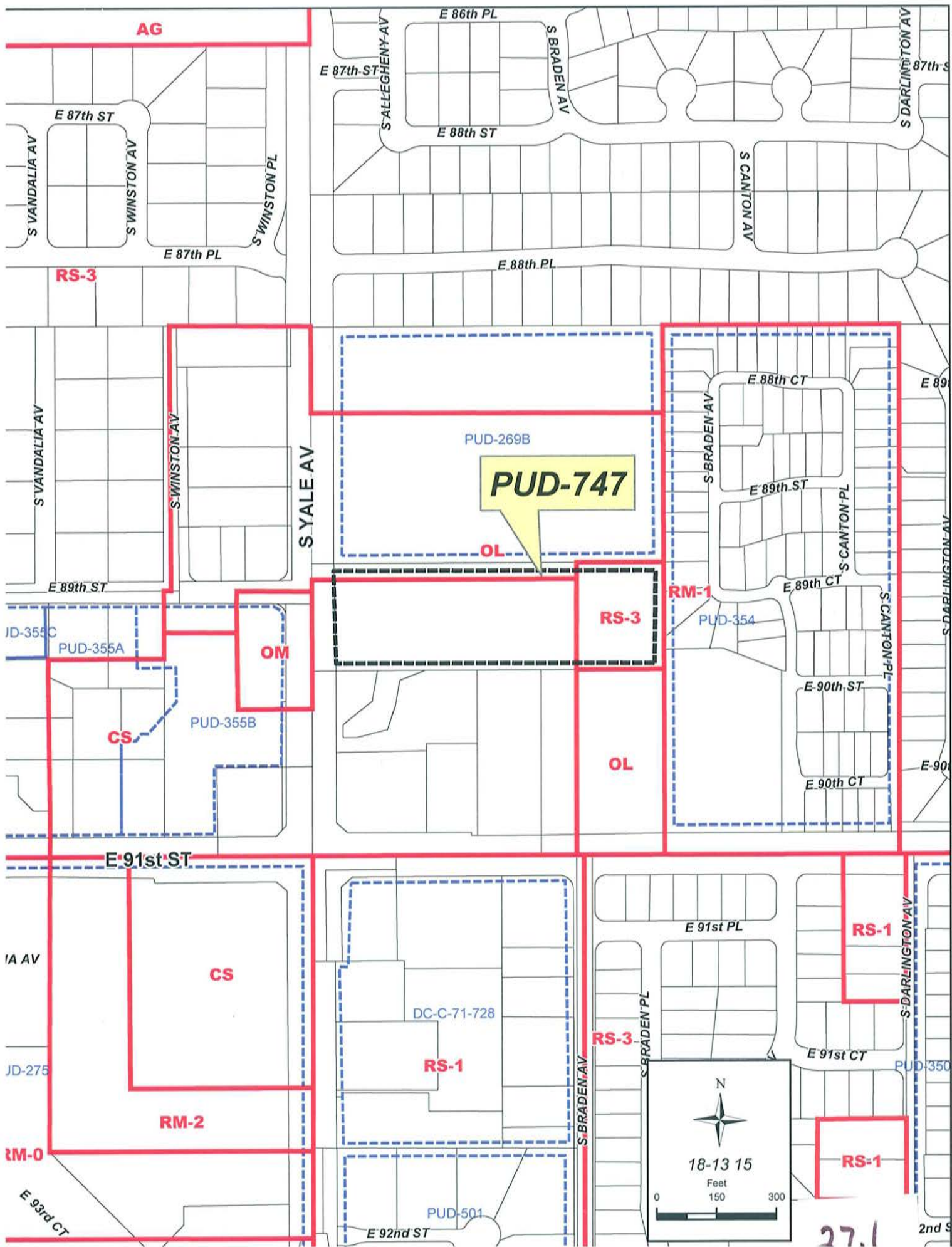
to whom it may concern:

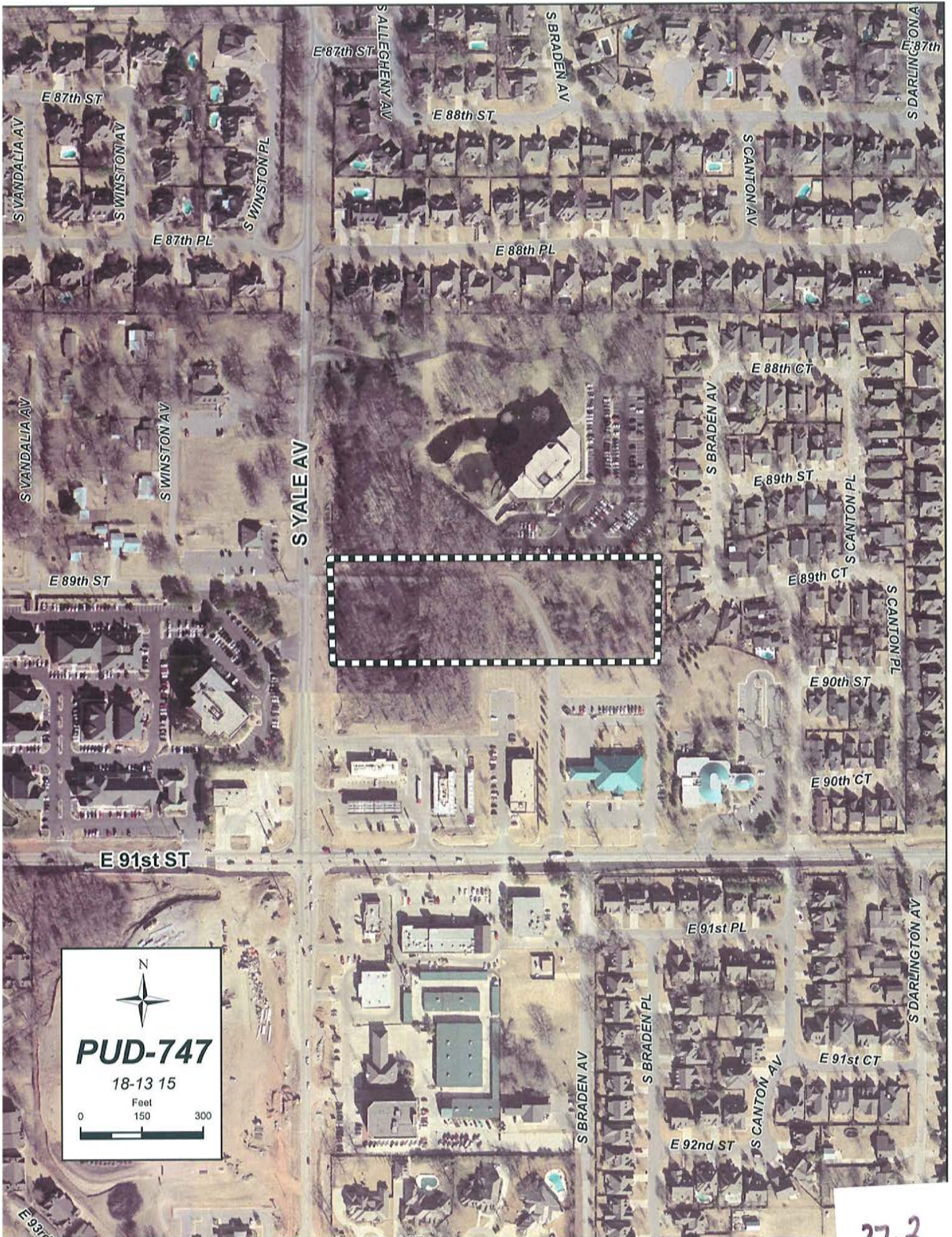
I would like to request a postponement of my re-zoning hearing, currently scheduled for November 1, 2007. I would like time to prepare a PUD and speak w/ neighbors and neighborhood associations.

If possible, I would like to postpone until at least 1/16/08 or 2/6/08, preferably 2/6/08.

Thank you,

Jim Lane





SUBJECT
TRACT

S YALE AV

E 89th ST



PUD-747

18-13 15

Feet

0 75 150

E 91st ST

S BRADEN AV

E 91st PL
DEN PL

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-747

TRS 8315

Atlas 1737/1908

CZM 53

PD-18 CD-8

TMAPC Hearing Date: November 7, 2007

Applicant: Dale Penn/DBS Properties LLC

Tract Size: 5± acres

ADDRESS/GENERAL LOCATION: North of northeast corner East 91st Street South and South Yale Avenue

EXISTING ZONING: RS-3/OL/CS

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 12593 dated September 9, 1972, established zoning for the subject property.

PROPOSED ZONING: RS-3/OL/CS/PUD

PROPOSED USE: Office and commercial

RELEVANT ZONING HISTORY:

Z-6878 December 2002: All concurred in approval for a request to rezone a 200' x 330' tract located north of the northwest corner of East 89th Street South and South Yale Avenue from RS-3 and OL to OL for office use.

PUD-355-C June 2001: All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for office use on property located northwest corner of East 91st Street South and South Yale Avenue.

Z-6791/PUD-269-B January 2001: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL and a proposed Major Amendment to a Planned Unit Development to add a 30,000 square foot/3-story office building on property located north and east of East 89th Street South and South Yale Avenue and abutting subject property to the north.

Z-6784 September 2000: All concurred in denial of a request to rezone a lot located north of the northeast corner of East 89th Street and South Vandalia Avenue and east of the subject property, from RS-3 to OL.

PUD-355-B August 2000: All concurred in approval of a request for a Major Amendment to the PUD to establish new Development Areas, decrease the landscaped areas, increase the access points and increase the maximum building floor area on property located west of the northwest corner of East 91st Street and South Yale.

Z-6765 June 2000: All concurred in approval of a request to rezone a .5± acre tract from RS-3 to OL for office use, on property located south of the southwest corner of East 87th Place South and South Yale Avenue.

PUD-355-A December 1999: All concurred in approval of a proposed Major Amendment to add uses permitted by right in a CS district to the east 195' of the south 299' of Phase II tract of the original PUD property and which consisted of five acres west of the northwest corner of East 91st Street and South Yale. The request was to also delete the commercial uses previously approved for the remainder of Phase II.

Z-6715 October 1999: All concurred in approval of a request to rezone a 135' x 305' tract located on the northwest corner of East 89th Street South and South Yale Avenue from RS-3 to OL.

Z-6684 March 1999: All concurred in approval of a request to rezone a tract located north of the northwest corner of East 89th Street and South Yale Avenue from RS-3 to OL for office use.

PUD-354 May 1984: All concurred in approval of a proposed Planned Unit Development on a 14.45+ acre tract of land for single-family subdivision with private streets, on property located east of northeast corner of East 91st Street South and Yale Avenue and abutting subject property to the east.

Z-5929/PUD-355 March 1984: A request was filed to rezone a tract of land from RD, RS-3, and CS to OM for an office park development. The tract consisted of four separate lots, and to avoid nonresidential zoning on the property abutting the residential uses on the north and west, staff recommended OL zoning on the lot in the northeast corner and OL zoning on the lot along the north boundary. Both tracts would provide an OL buffer to the residential uses. All concurred in denial of the rezoning on the remainder of the property and approval of the request for a proposed PUD to build an office park within the RS-3, OL, OM and CS underlying zoning.

PUD-269-A September 1982: All concurred in approval of a major amendment to the PUD to reduce the number of office buildings allowed on property; increasing the height of buildings from two story to five stories and increasing the open space from approximately 58% to 65% which would allow for a park-like setting for the building.

Z-5633/PUD-269 November 1981: All concurred in approval of a request to rezone a tract of land from RS-3 to OL/PUD and a proposed Planned Unit Development for office use subject to reducing the amount of OL zoning allowed to approximately 279.4 feet by 880.7 feet along South Yale Avenue with the balance of the tract remaining RS-3.

Z-4197 September 1972: A request for rezoning a 26.76+ acre tract of land from AG to RM-2/CS for retail and multi-family uses was recommended for denial by staff. However, all concurred in approval for rezoning the subject tract from AG to RS-3/OL/CS on property located on the northeast corner of East 91st Street South and South Yale Avenue and a part of subject property.

Z-3766 August 1970: A request for rezoning a 10+ acre tract of land from AG to CS was recommended for denial by staff, on property located on the southeast corner of East 91st Street South and South Yale Avenue. The TMAPC recommended to the City Commission to approve OL on the south and east 150 feet of tract and CS on the remainder, however the City Commission denied the CS. The case went to District Court and granted CS uses on RS-3 zoned property (Case number: DC-C-71-728).

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5+ acres in size and is located north of northeast corner East 91st Street South and South Yale Avenue. The property appears to be vacant/wooded and is zoned RS-3/OL/CS.

STREETS:**Exist. Access**

South Yale Avenue

MSHP Design

Primary Arterial Street

MSHP R/W

120 feet

Exist. # Lanes

3-lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residences, zoned RM-1/PUD 354; on the north by a mid-rise office building, zoned OL/PUD 269-B; on the south by mixed retail and office uses, zoned CS and OL; and on the west by a mid-rise office building, zoned OM.

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 being medium-intensity, no specific land use and low-intensity, no specific land use. According to the Zoning Matrix, the requested PUD and existing zoning **are** in accord with the Plan

11/07/07

November 7, 2007

STAFF RECOMMENDATION

PUD-747: North of the NE/c of 91st Street and Yale Avenue

The proposed development plan contemplates three development areas on the 5.25 acre site. The property is zoned a combination of CS on 2.98 acres, OL on 0.941 acres and RS-3 on the remaining 1.328 acres. The development plan reflects a two-story office building on the east with a maximum of 20,000 square feet of floor area, a future retail area with a maximum floor area of 61,476 square feet and limited to two-story height of buildings and a third development area to provide access and possible additional parking.

Mid-rise office buildings are adjacent to the north and to the west across Yale Avenue. The development plan provides a transition to the single-family neighborhood to the east by imposing an 80 foot building setback, a 10 foot landscaped area and an eight foot masonry fence.

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-747 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-747 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:

DEVELOPMENT AREA A

AREA: 1.328 acres 57,860 SF

PERMITTED USES:

Those uses permitted as a matter of right in Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices, Studios and Support Services.

MAXIMUM BUILDING FLOOR AREA: 20,000 SF

MAXIMUM BUILDING HEIGHT (Not to exceed two stories): 35 FT

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the east boundary	80 FT
From the north and south boundary	60 FT
From the west boundary	60 FT

LANDSCAPED AREA:

A minimum of ten percent (10%) of the land area shall be improved as internal landscaped open space in accord with the Landscape Chapter of the Zoning Code and shall include at least ten feet of landscape area just west of the eight-foot masonry screening wall located on the east boundary. In this ten-foot landscape area, clusters of Loblolly Pine trees a minimum of fifteen feet in height will be planted. The location of the pine trees will be located with the approval of the owners of the single-family homes of Lots 34, 35, 36 and 37 in Fox Pointe Addition.

LIGHTING:

1. Parking area light standards in the east half of Area A shall not exceed 14 feet in height and shall be equipped with deflectors directing the light downward and away from the east boundary of the property. Height standards on the west half of Area A shall not exceed 20 feet in height.
2. No lighting on the east walls of the office building shall be permitted other than accent and security lighting which shall be hooded and directed downward to prevent spillover lighting into the Fox Pointe subdivision.
3. All lighting will comply with the Kennebunkport Formula.

TRASH CONTAINERS:

Outside trash containers will be located along the northwest or southwest corner of Development Area A and shall be screened from view from the residential area and roadways.

SIGNS:

Any signage shall comply with the standard of the Tulsa Zoning Code, Section 1103.B.2.

DEVELOPMENT AREA B

AREA:

GROSS	2.98 ACRES	130,154 SF
NET	2.75 ACRES	120,154 SF

PERMITTED USES:

Those uses permitted as a matter of right in the CS, Commercial Shopping District, under the Tulsa Zoning Code as the same exist on September 1, 2007 and accessory uses customarily incident to permitted principle uses.

MAXIMUM BUILDING FLOOR AREA: 61,476 SF

MAXIMUM BUILDING HEIGHT (Not to exceed two stories): 35 FT

OFF-STREET PARKING:

As required by the Use Units of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the east boundary	20 FT
From the north and south boundary	20 FT
From the centerline of Yale Avenue	110 FT

LANDSCAPED AREA:

A minimum of ten percent (10%) of the land area shall be improved as internal landscaped open space in accord with the Landscape Chapter of the Zoning Code and shall include at least five feet of landscape area just east of the south Yale Avenue roadway dedication.

LIGHTING:

1. Parking area light standards in the east half of Area B shall not exceed 20 feet in height and shall be equipped with deflectors directing the light downward.

TRASH CONTAINERS:

Outside trash containers shall be screened from view from the residential area and roadways.

SIGNS:

Signage shall comply with the standards of the Tulsa Zoning Code, Section 1103.B.2.

DEVELOPMENT AREA C

AREA:

GROSS	0.941 ACRES	40,998.51SF
NET	0.868 ACRES	37,848.51SF

PERMITTED USES:

Private roadway access and additional parking for Development Areas A and C.

OFF-STREET PARKING:

As required by the Use Unit of the Tulsa Zoning Code to supplement parking for Development Areas A and B.

LANDSCAPED AREA:

A minimum of ten percent (10%) of the land area shall be landscaped open space.

LIGHTING:

Roadway and Parking area light standards in Area C shall not exceed 14 feet in height and shall be equipped with deflectors directing the light downward.

SIGNS:

One lighted monument sign will be permitted along the South Yale frontage identifying the office and commercial uses in Development Areas A and B not to exceed 64 square feet of display surface area and six feet in height.

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, pedestrian and vehicular circulation, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC and installed prior to issuance of any occupancy 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. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard nor building-mounted light shall exceed 14 feet in height on the east 80 feet of Development Area A, and 20 feet on the remaining development. All lighting must comply with the Kennebunkport formula.
9. 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 any require detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
10. All private roadways shall have be a minimum of 26' in width for two-way roads measured face-to-face of curb and placed in a reserve area with private maintenance. 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/County] 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. 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.
15. 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:

General: No comments.

Water: A looped water main extension line required.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) 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 (183 m).
2. For buildings equipped throughout with an approved sprinkler system the distance requirement shall be 600 feet.

Provide fire hydrants on looped water main extension.

Stormwater: No comments.

Wastewater: Sanitary sewer access must be provided for all proposed lots within the development.

Transportation: No comments.

Traffic: Recommend providing for two exit lanes for a minimum of 80 feet at the main entry. Align the main entry with the existing street on the west side of Yale.

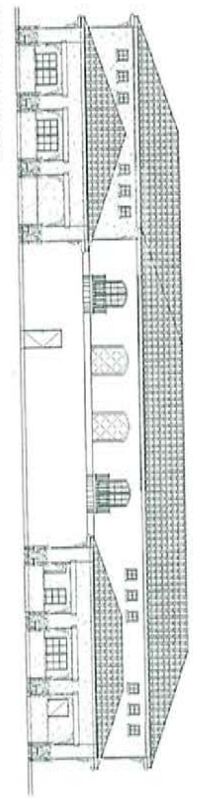
GIS: No comments.

Street Addressing: No comments.

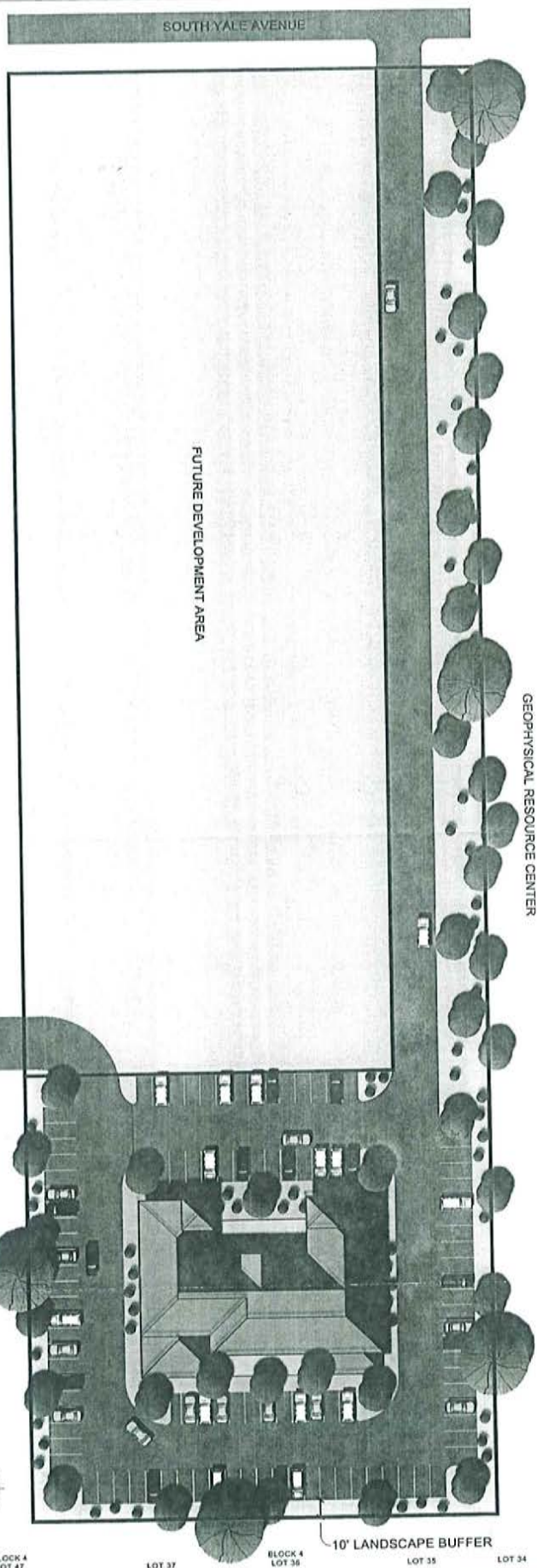
County Engineering: No comments.



1 FRONT ELEVATION
NOT TO SCALE

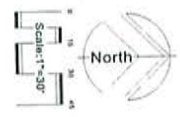


2 REAR ELEVATION
NOT TO SCALE

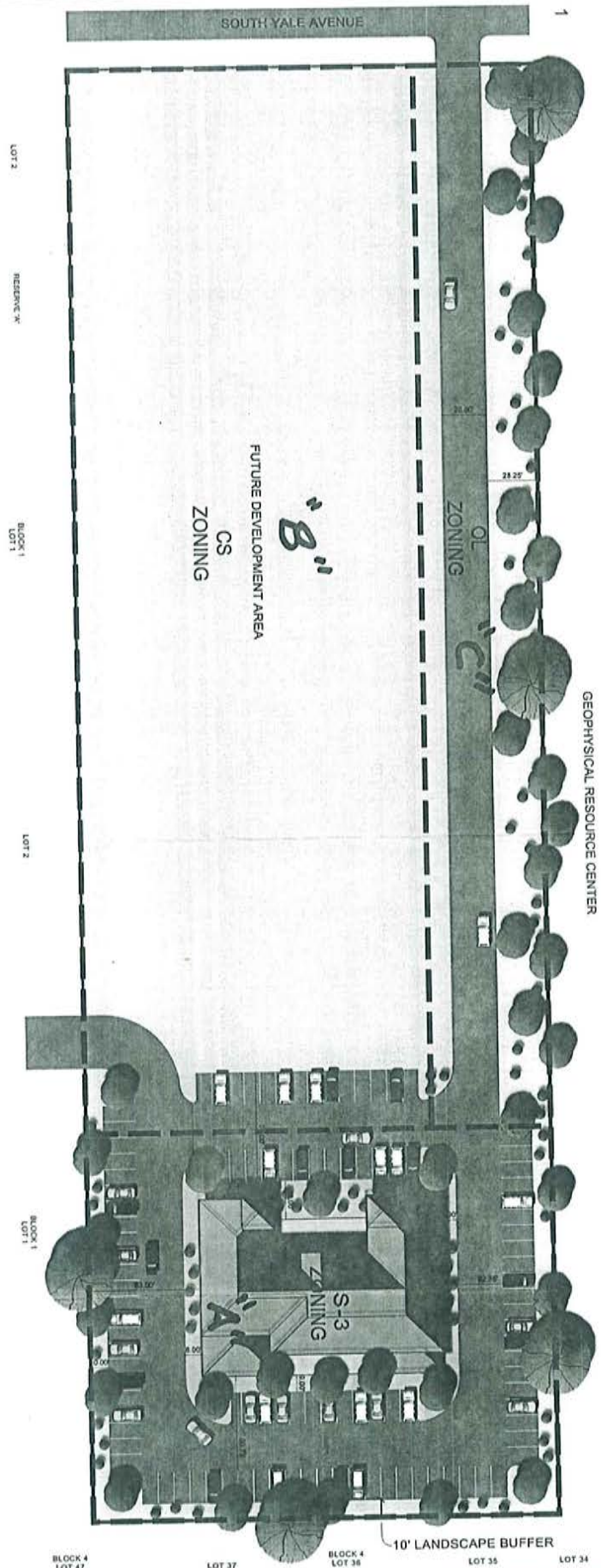


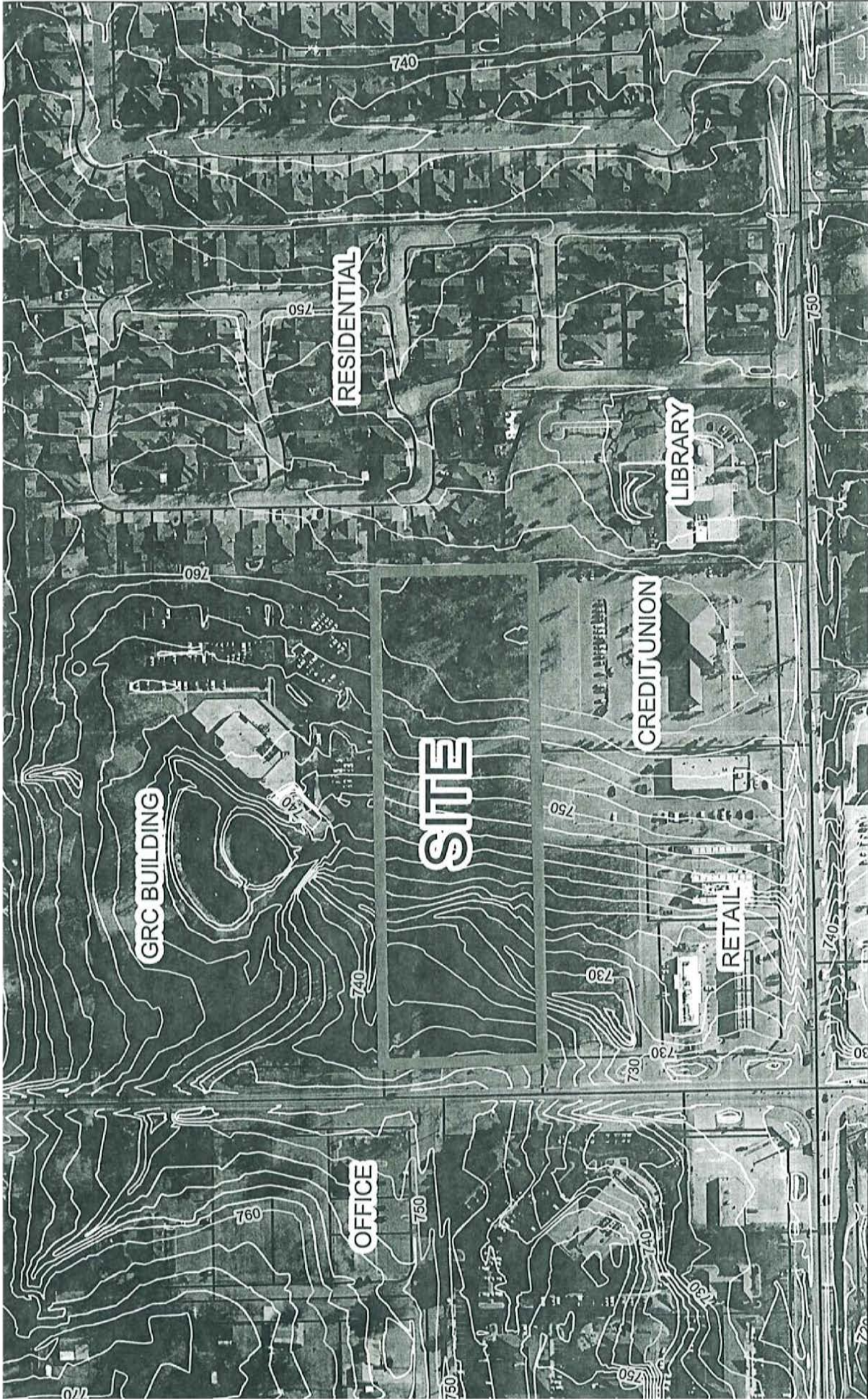
Site Data

Total Parking Spaces	116
Total Building Area	16,995 S.F.
Site Area	2.33 Acres



EX. A





Scale: 600
Contour Data Sources:
Aerial Photography
City of Broken Arrow
City of Broken Arrow
Date of Photography:
JANUARY 2006
Date of Map:
JANUARY 2006

EV 7

9116

2. BUILDING, LINES, AND UTILITY EASEMENTS AS SHOWN BY PLAT AND WITHIN THE RESTRICTION, PROPERTY IS NOT PARTIED.
3. LOTS 5 OF ACRES AS SHOWN BY PLAT, PROPERTY IS NOT PARTIED.
4. EASEMENTS, LIMITS OF OR PROHIBIT ON ACCESS RIGHTS AS SET FORTH IN THE RESTRICTIONS, PROPERTY IS NOT PARTIED.
5. EASEMENTS, LIMITS OF OR PROHIBIT ON ACCESS RIGHTS AS SET FORTH IN THE RESTRICTIONS, PROPERTY IS NOT PARTIED.
6. ABOVE DESCRIBED DEEDS OF DEDICATION, THERE IS NO DEED OF DEDICATION.
7. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO DEDICATION AND DEDICATION TO THE PUBLIC.
8. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO DEDICATION AND DEDICATION TO THE PUBLIC.
9. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO DEDICATION AND DEDICATION TO THE PUBLIC.
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14. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO DEDICATION AND DEDICATION TO THE PUBLIC.
15. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO DEDICATION AND DEDICATION TO THE PUBLIC.

GENEVA: RESOURCE CENTER

- Abstract**

of

- ## CLAIMS

CS
ZONING

Zoning Legend

- | | |
|---|---|
| 50' | 50' |
| BUILDING SETBACK FROM WEST | BUILDING SETBACK FROM WEST |
| 10' PLUS 2" PER EVERY 1" OF HEIGHT EXCEEDED 15' | BUILDING SETBACK FROM R DISTRICT |
| .50 | FLOOR AREA RATIO |
| BUILDING HEIGHT | BUILDING HEIGHT |
| N/A | 50' |
| 50' | 50' |
| BUILDING SETBACK FROM WEST | BUILDING SETBACK FROM WEST |
| 10' | BUILDING SETBACK FROM R DISTRICT |
| .50 | FLOOR AREA RATIO |
| .50 (BOARD OF ADJUSTMENT MAY ALLOW .45 BY SPECIAL | .50 (BOARD OF ADJUSTMENT MAY ALLOW .45 BY SPECIAL |

- | R5-3 ZONING | |
|---|-----|
| FRONT YARD SETBACK FROM NON-ARTERIAL STREET | 25' |
| REAR YARD SETBACK | 20' |
| SIDE YARD SETBACK | 5' |
| STRUCTURE HEIGHT | 35' |

100

1. *Microcellular foaming in Nylon*

- [illegible]

Certification

WE, SACB AND ASSOCIATES, INC., DO HEREBY CERTIFY TO:

BLACK AND ASSOCIATES, INC.

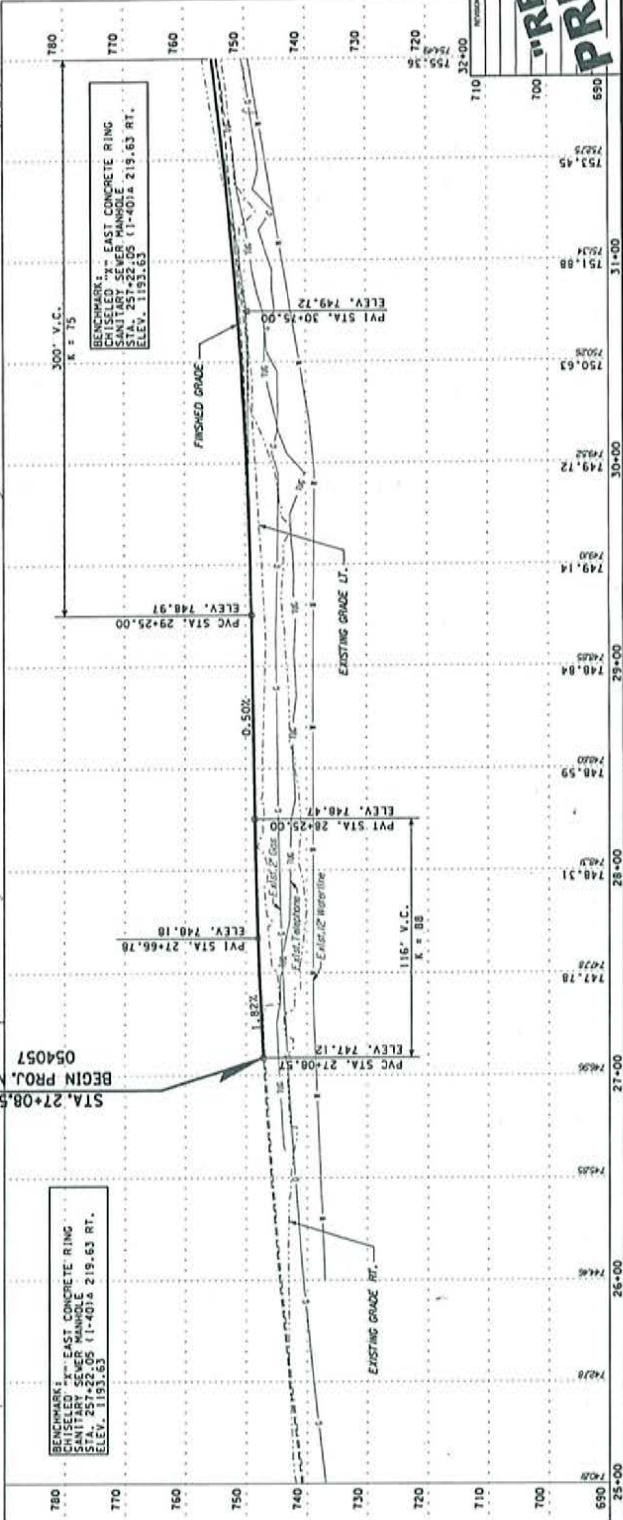
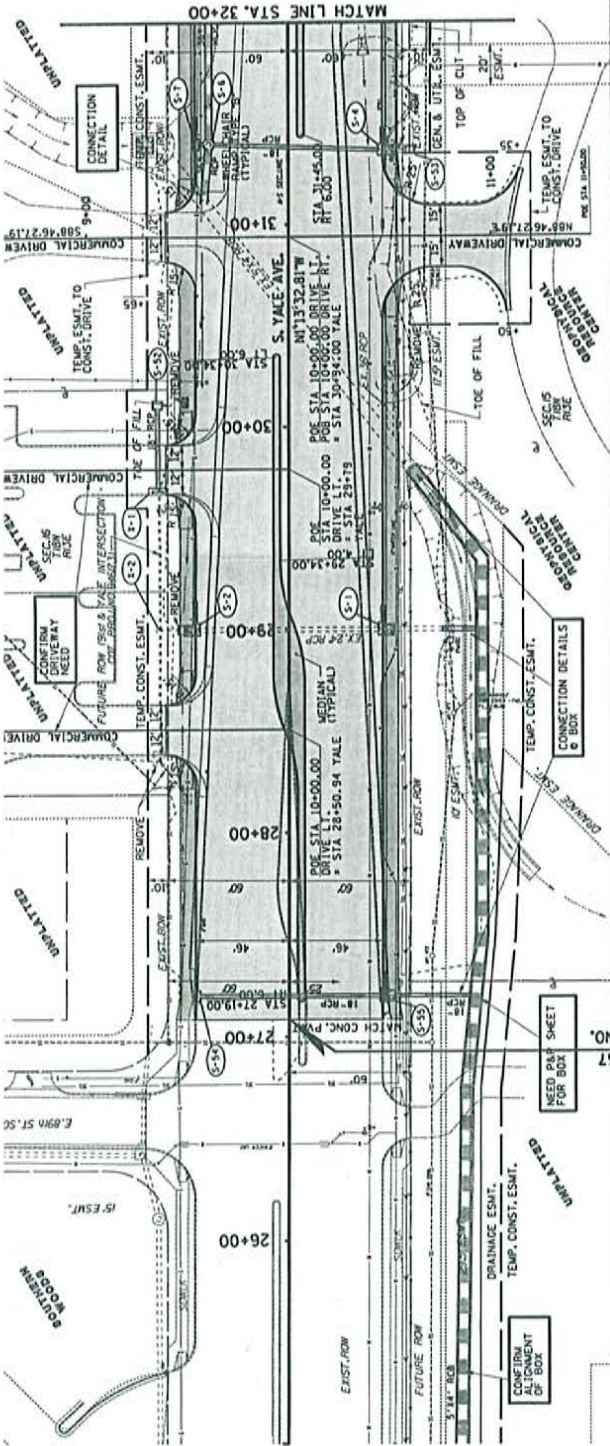
RONNIE LEE MARTIN
REGISTERED PROFESSIONAL LAND



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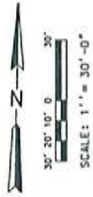
ALTA/ACSM LAND TITLE SURVEY
OF PART OF THE
SW/4 OF THE SW/4
OF
SECTION 15, T-18-N, R-13-E
MAYO COUNTY, OKLAHOMA

SACK AND ASSOCIATES, INC.
 • CONCRETE • SURVEYING • PLANNING •
 • DESIGN •
 10000 S. 10th St., Suite 100, Phoenix, AZ 85042
 Tel: (602) 998-1111 Fax: (602) 998-1112



STR	ALIGNMENT	STATION	OFFSET	DESIGN
S-1	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-2	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-3	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-4	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-5	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-6	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-7	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-8	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-9	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-10	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-11	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-12	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-13	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-14	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-15	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-16	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-17	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-18	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-19	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH
S-20	YALE AVE	26+00	46.00	COI DEC 200 WAGO MH

FOR STORM SEWER PROFILES
SEE SHEETS 48 TO 51



PLAN AND PROFILE (1)
STA. 25+00 TO STA. 32+00
YALE AVENUE
YALE AVENUE WIDENING
E. 81st ST. SO. TO E. 91st ST. SO.
PROJECT NO. 996130
CITY OF TULSA, OKLAHOMA
PUBLIC WORKS AND DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
DESIGNED BY
BENTHAM ENGINEERING SERVICES, INC.
Tulsa, Oklahoma 74103
DATE: 10/10/2007
SHEET 17 OF 18 SHEETS

"REVISED" PRELIMINARY

NOT FOR CONSTRUCTION

DATE: 10/10/2007

PROJECT NO. 996130

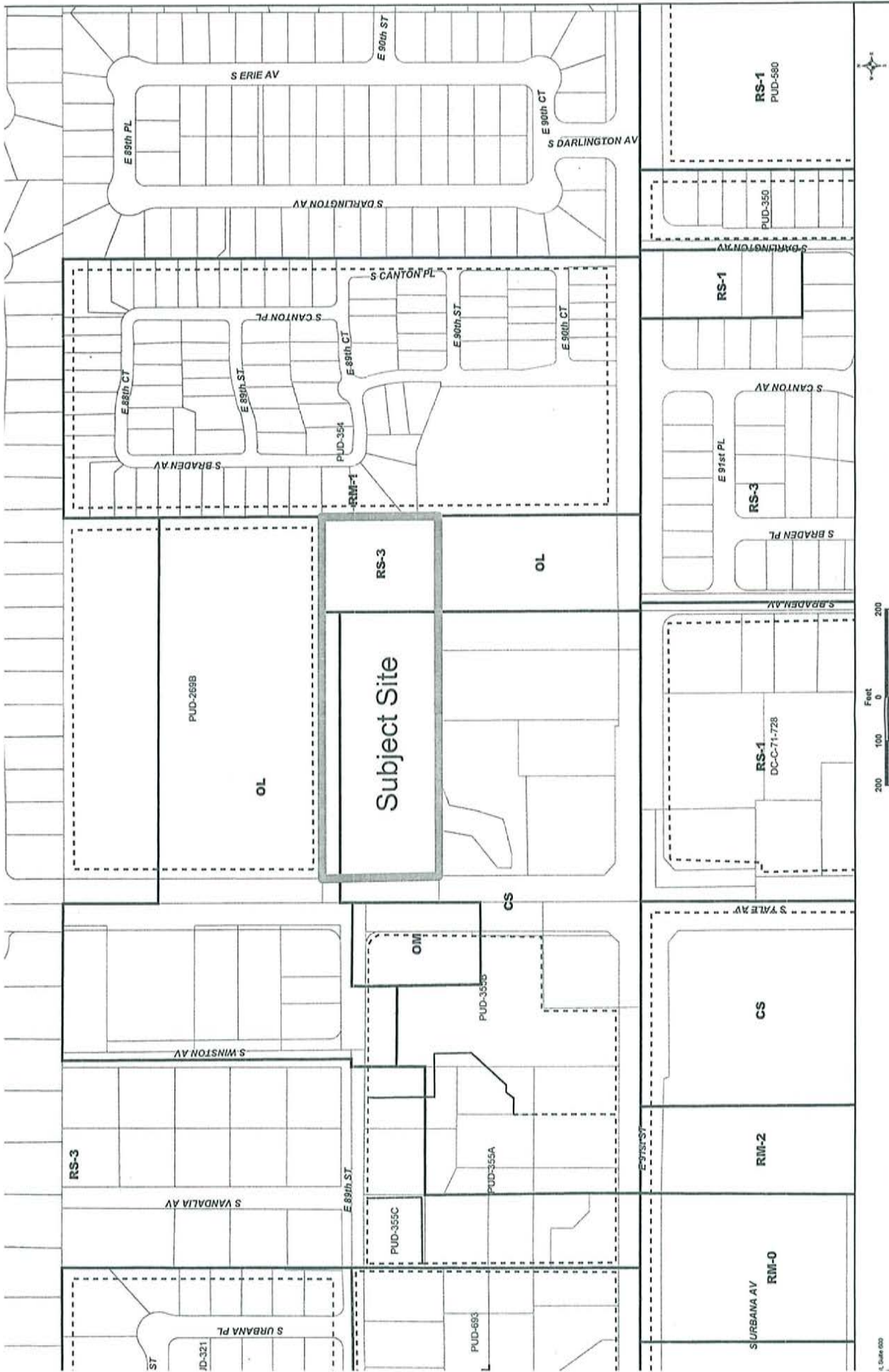
SHEET 17 OF 18 SHEETS

Ex. F1

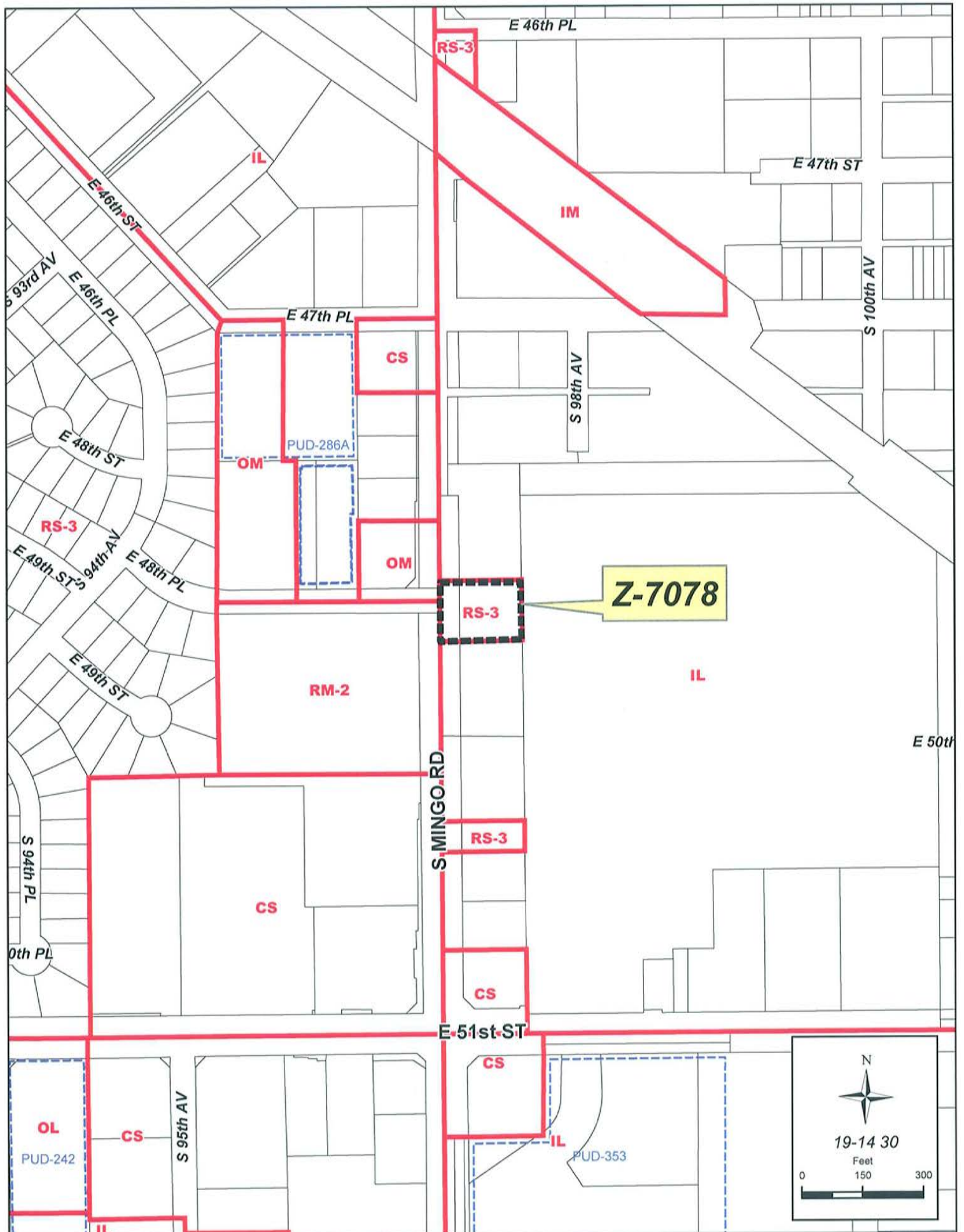
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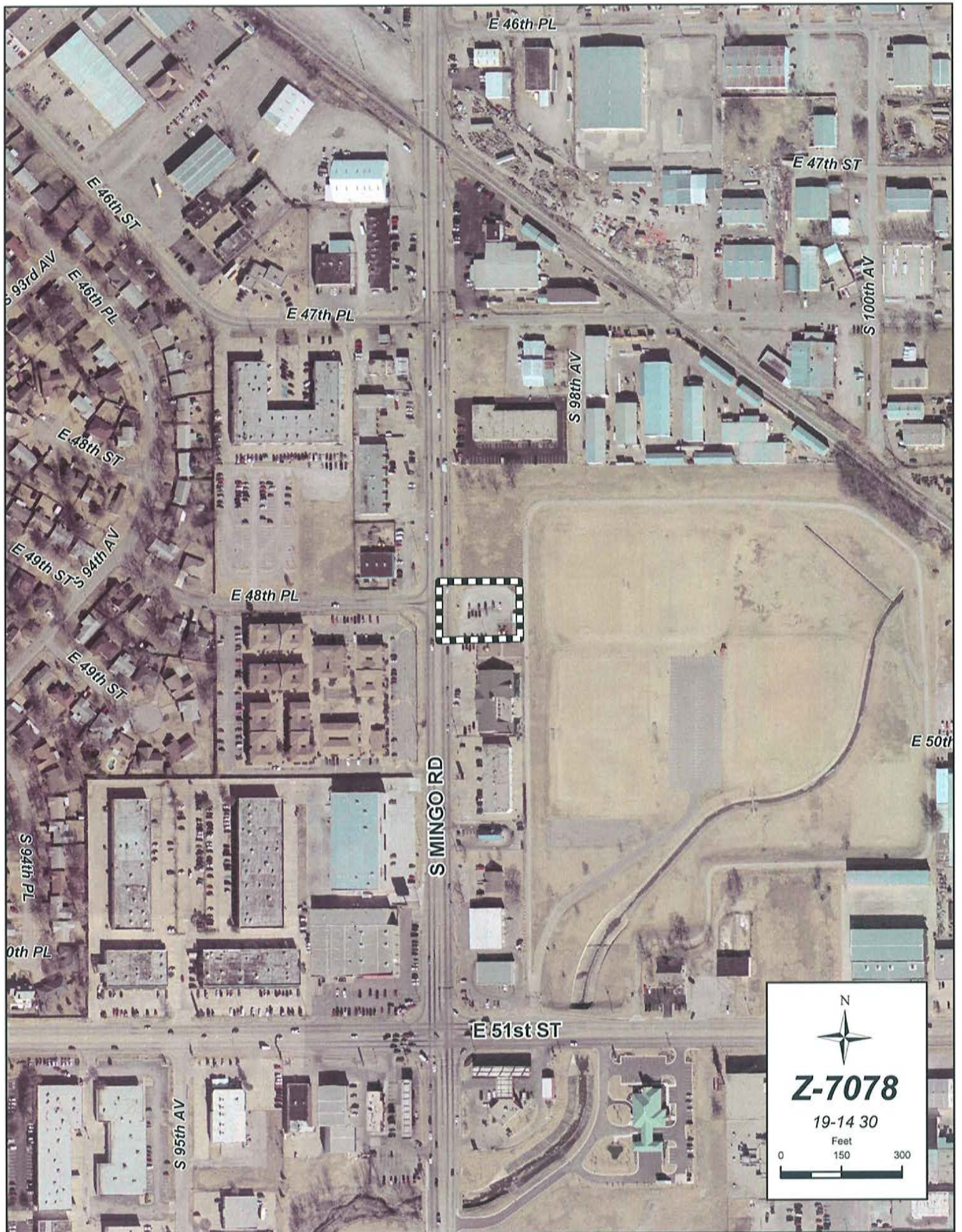


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F X. C





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Z-7078

19-14 30

Feet

0 150 300

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7078

TRS 9430

Atlas 649

CZM 49

PD-18c CD-6

TMAPC Hearing Date: November 7, 2007

Applicant: John L Shafer, III, P.C.

Tract Size: .72± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of East 51st Street and South Mingo Road

EXISTING ZONING: RS-3

EXISTING USE: Parking lot

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Parking/future industrial

RELEVANT ZONING HISTORY:

Z-6965 December 2004: All concurred in approval of a request for rezoning a 1.34± acre tract of land from RS-3 to IL on property located Southeast corner East 48th Street South and South Mingo Road.

Z-6657 October 1998: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located north of northwest corner of East 51st Street and South 101st East Avenue.

Z-6654 August 1998: A request to rezone the tract adjoining the subject tract on the south and on the northwest corner of E. 51st Street S. and S. 101st East Avenue from RS-3 to IL has been recommended for approval of IL zoning by staff and TMAPC. The request is pending final action by the City Council within the next two weeks.

Z-6555 October 1996: All concurred in approval of a request to rezone a 110' x 125' tract located east of the northeast corner of E. 51st Street S. and S. Mingo Road and west of the subject tract from RS-3 to IL for a dental office.

Z-6487 June 1995: All concurred in approval for a request to rezone property at the southeast corner of East 47th Place and South Mingo Road from RS-3 to IL.

Z-6486 June 1995: All concurred in approval of a request for rezoning a .8± acre tract of land from RS-3 to IL to enlarge the existing educational facility on the property located north of northeast corner of East 51st Street South and South Mingo Road.

28.3

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .72± acres in size and is located north of northeast corner of East 51st Street and South Mingo Road. The property appears to be a parking lot and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by an industrial area, zoned IL; on the north by open space, a parking lot and a mixed industrial/commercial/office area, zoned IL; on the south by mixed industrial/office and commercial uses and a school, zoned IL; and on the west by multifamily residential uses, zoned RM-2 and mixed industrial/commercial/office uses, zoned OM.

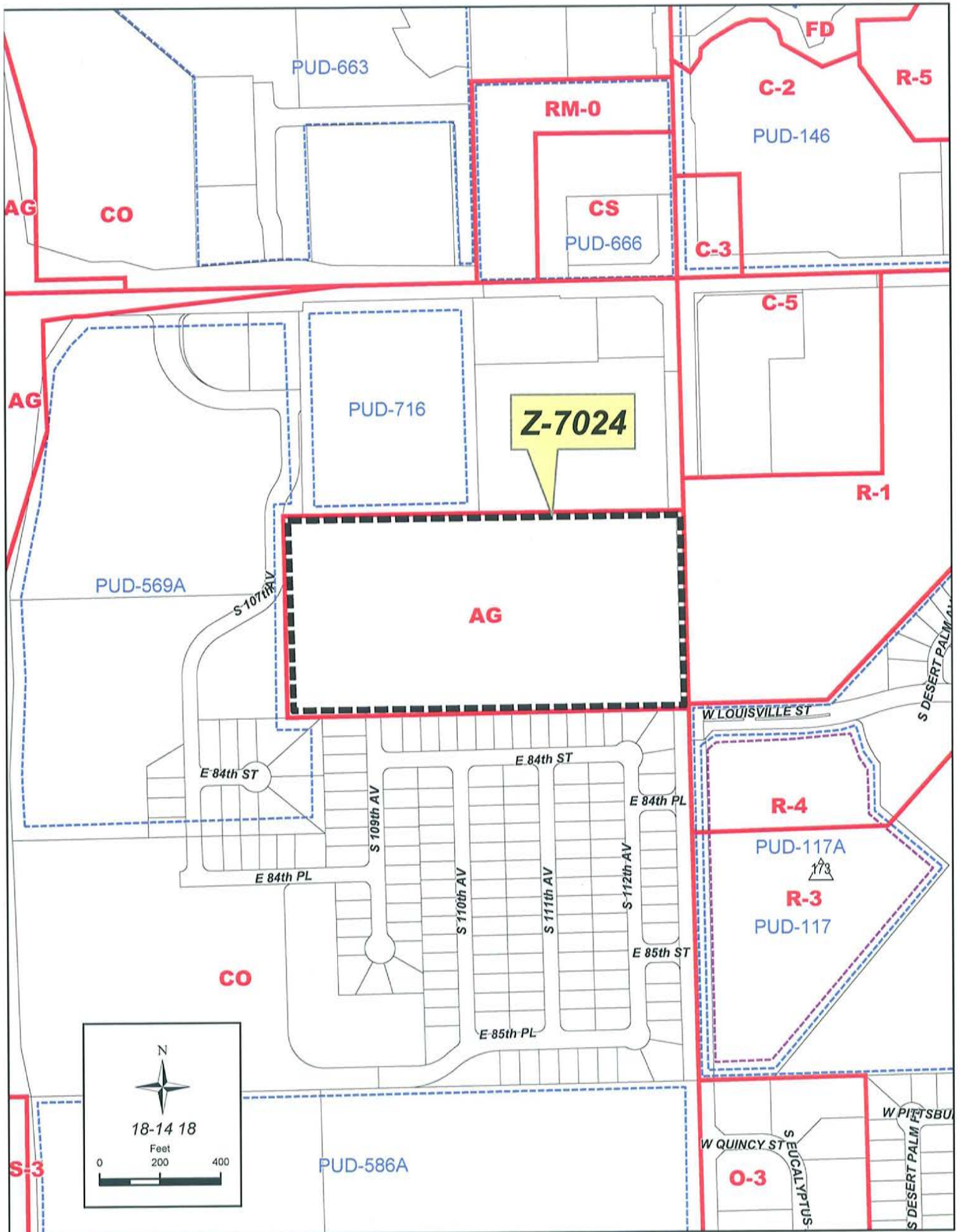
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

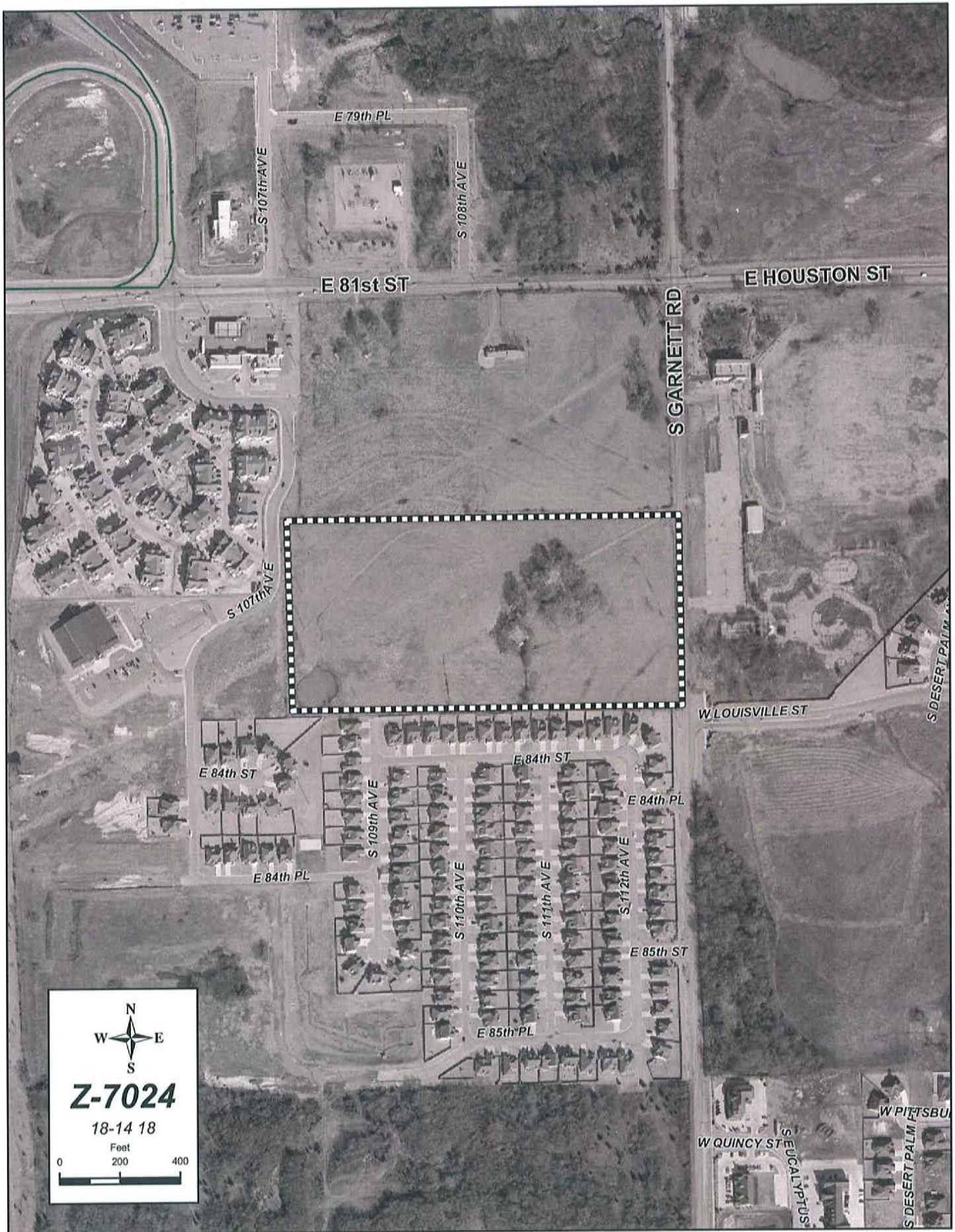
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Special District 1 - Industrial. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan by virtue of its location in a Special District. District 18 Plan policies call for future industrial development and redevelopment to occur within this area.

STAFF RECOMMENDATION:

This is clearly an "island" remaining in an area that is transitioning into industrial uses. Based on the District 18 Plan, surrounding development and trends in the area, staff recommends **APPROVAL** of IL zoning for Z-7078.

11/07/07





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7024

TRS 8418

Atlas 1567

CZM 54

PD-18 CD-8

TMAPC Hearing Date: November 7, 2007

Previously Heard on May 17, 2006

Applicant: Tulsa Engineering & Planning Assoc.

Tract Size: 20 ±

ADDRESS/GENERAL LOCATION: South of the southwest corner East 81st Street and South Garnett Road, Tulsa, Oklahoma.

EXISTING ZONING: AG

EXISTING USE: Residential

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

PROPOSED ZONING: CO

PROPOSED USE:

RELEVANT ZONING HISTORY:

PUD-716/Z-6989 July 2005: All concurred in approval for a request to rezone a 9.37± acre tract of land and a Planned Unit Development from CO to CS/PUD for commercial development and approved per staff recommendation.

PUD-666 August 2002: Approval was granted for a Planned Unit Development on a ten-acre tract located on the northwest corner of East 81st Street and South 113th East Avenue from RM-0 and CS to PUD for commercial development.

PUD-663 June 2002: A request to rezone a 26-acre tract located north and west of the subject property on the north side of East 81st Street, from CO to CO/PUD-663. The PUD was approved for a recreation and sporting goods store, boat sales, and other retail and office uses.

PUD-569-A/Z-6054-SP-5 November 1999: The TMAPC denied the request for a major amendment to PUD-569 and a Corridor Site Plan for an outdoor advertising sign in Development area C. The applicant appealed the decision of the TMAPC to the City Council and upon review approved the application.

PUD-569/Z-6054-SP-3 December 1997: All concurred in approval of a request for a corridor site plan and Planned Unit Development on a 30.7-acre tract abutting the subject property on the west for a mixed use development.

Z-6054 July 1985: All concurred in approval of CO zoning on a 137-acre tract that included the subject property and located in the southeast corner of East 81st Street and Mingo Valley Expressway.

BOA-9717 November 3, 1977: The Board of Adjustment approved a Special Exception to allow a mobile home in an AG District for a period of 3 years located on the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 20+ acres in size and is located south of the southwest corner East 81st Street and South Garnett Road. The property is vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 81 st Street	Secondary Arterial	100'	2 lanes

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA: The subject tract is abutted on the east by mixed commercial/office uses, zoned R-1 in Broken Arrow; on the north by vacant and large-lot residential land, zoned CO and PUD-716; on the south by single-family residentially used land, zoned CO; and on the west by residential and mixed uses, zoned PUD-569-A. To the southeast is Golf World, zoned PUD-117 in Broken Arrow.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

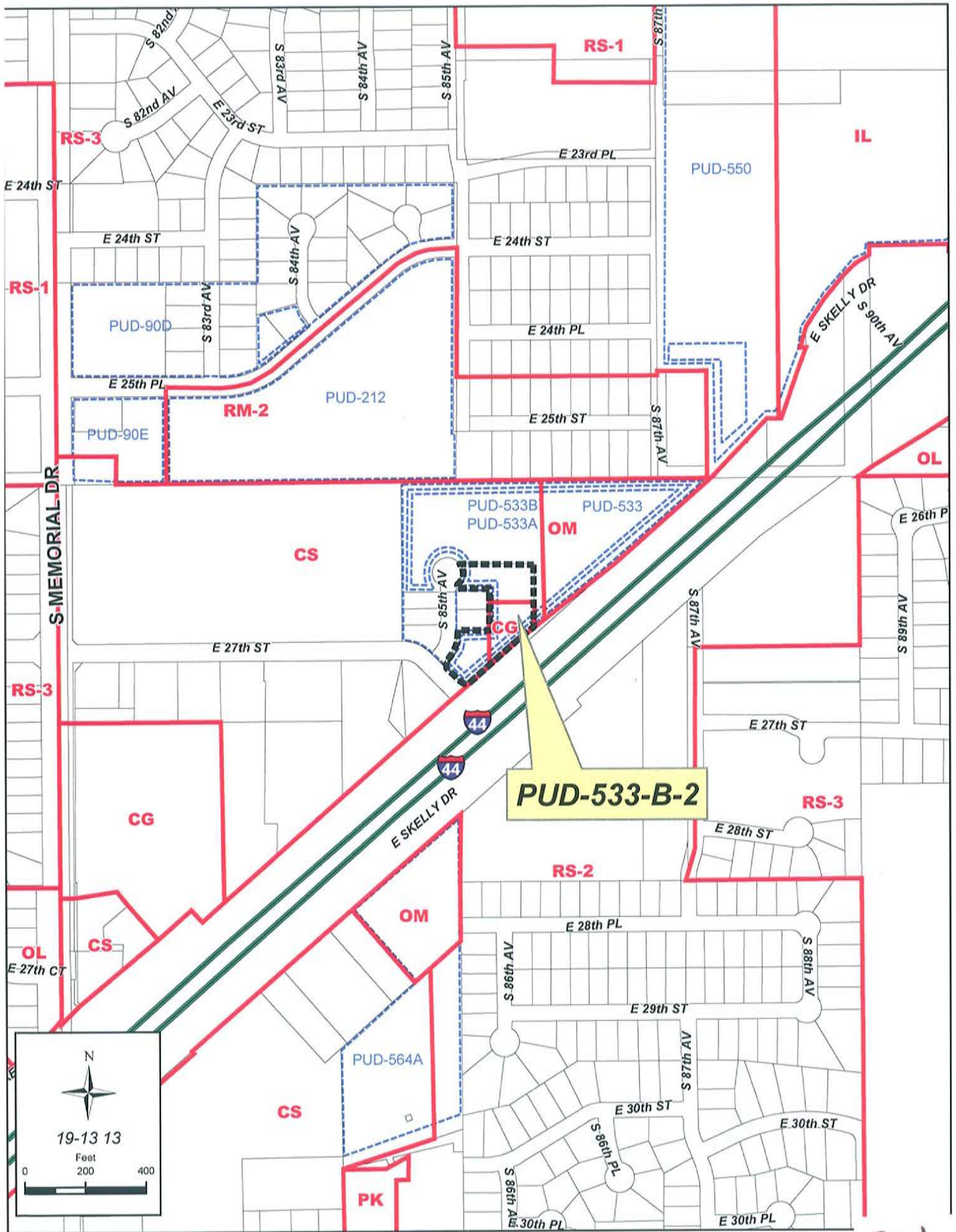
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area Corridor. According to the Zoning Matrix, the requested CO is in accord with the District Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan and other uses in the area, staff can support the requested rezoning and recommends **APPROVAL** of CO zoning for Z-7024.

11-07-07

29.4





N

PUD-533-B-2

19-13 13

Feet
0 200 400



November 7, 2007
(Continued from October 24, 2007)

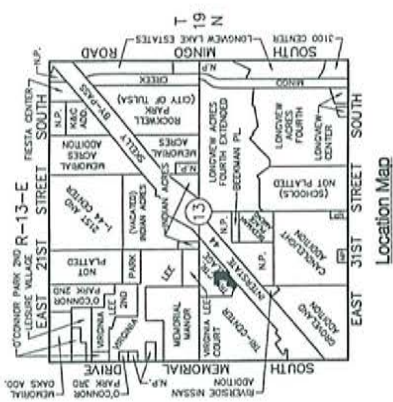
STAFF RECOMMENDATION

PUD 533-B-2: Minor Amendment – Northeast corner of 27th Street South and Skelly Drive (I-44) service road; Lot 1, Block I, Grizzly Mountain Mercantile; CG/CS/PUD.

The applicant is requesting approval of a minor amendment to allow a lot-split creating two tracts in Lot 1 Block 1 Grizzly Mountain Mercantile, Development Area "B-1" of PUD 533-B. Development Area "B-1" currently contains 1.55 acres and has been approved for 12,000 square feet of furniture manufacturing and sales. The entire 1.55 acres was approved for the current use.

The proposed lot-split would create Tract A, 1.17 acres with the present 12,000 square foot building, parking and landscaping and Tract B, 0.37 acres with only landscaping and no building square footage or use other than the approved landscaping. The staff cannot support this request creating a lot with no development rights separating it from an approved site and landscape plan.

Therefore, staff recommends **DENIAL** of PUD-533-B-2 for the stated reasons.



Location Map

Minor Amendment Exhibit for Planned Unit Development Number 533-B



SACK AND ASSOCIATES, INC.
Survey & Design, 111 South Orange Avenue, Suite 200, Orange, CA 92667
Phone: (714) 962-1111, Fax: (714) 962-1112, Email: info@sackandassociates.com
CA Number 1782 (P&A) and 1462 (S&L), Exp. June 30, 2009
Project: 30-000000-0000-0000-0000-0000-0000-0000-0000-0000-0000-0000
Drawn: EMM/2008 Date: 05/11/09 Printed: 05/11/09

