

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2576**

**Wednesday, April 21, 2010, 1:30 PM  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chambers**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON**

Call to Order:

### **REPORTS**

#### **Chairman's Report:**

#### **Worksession Report:**

#### **Comprehensive Plan Report:**

Report on the update of the Comprehensive Plan

#### **Director's Report:**

Review TMAPC Receipts for the Month of March 2010

1. Minutes of March 17, 2010, Meeting No. 2574
2. Minutes of March 31, 2010, Special Meeting - PLANiTULSA

### **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. **LS-20367** – HRAOK (Dwayne Wilkerson) (0431) (PD16) (CD6)  
Southwest corner of East Independence Street and North Garnett Road  
(Related to Item 4.)
4. **LC-236** – HRAOK (Dwayne Wilkerson) (0431) (PD16) (CD6)  
Southwest corner of East Independence Street and North Garnett Road  
(Related to Item 3.)
5. **LC-237** – Daniel Ziegler (9306) (PD4) (CD4)  
Northwest corner of East Admiral Boulevard and South Lewis Avenue, 6  
North Lewis Avenue (Related to Item 6.)
6. **LC-238** – Daniel Ziegler (9306) (PD4) (CD4)  
Northwest corner of East Admiral Boulevard and South Lewis Avenue, 6  
North Lewis Avenue (Related to Item 5.)
7. **CBOA-2365-**(0919) Cell Tower Plat Waiver (County)  
North of West 41<sup>st</sup> Street, east of South 265<sup>th</sup> West Avenue
8. **7000 Riverside** – (8201) Final Plat (PD 18) (CD 2)  
Northeast corner of Riverside Drive and Peoria Avenue

### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

## **PUBLIC HEARINGS**

9. **River Oaks Park** – (8307) Minor Subdivision Plat (PD 18A) (CD 2)  
East of South Riverside Drive at northeast corner of South Quincy and East 75<sup>th</sup> Place South
10. **Groggs Landing** – (9431) Minor Subdivision Plat (PD 18 C) (CD 6)  
Northeast corner of East 61<sup>st</sup> Street South and South 100 East Avenue
11. **BOA-21043** - (9306) Plat Waiver (PD 4) (CD 4)  
2002 East 6<sup>th</sup> Street, south of East 6<sup>th</sup> Street, east of South Xanthus Avenue
12. **PUD-370-B-3 – A Max Sign Co./The Market at Avalon** (PD-26) (CD-8)  
Southeast corner of 106<sup>th</sup> Street South and South Memorial Drive (Minor Amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.) (Continued from 4/6/10)

## **OTHER BUSINESS**

13. **Urban Renewal Plan Updates Extensions for the Neighborhood Development Program Area, finding them accord with the Comprehensive Plan.**
14. **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.**

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

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

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

**TMAPC Mission Statement**

# **A G E N D A**

## **Tulsa Metropolitan Area Planning Commission**

### **WORK SESSION**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chambers**

**Wednesday, April 21, 2010 – 1:45 p.m.\***

**(\*Or immediately following adjournment of the TMAPC Meeting)**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Discussion regarding TMAPC's Appointee to the River Park Authority.
2. Discussion of proposed changes to the Zoning Code, Section 402. Accessory Uses in Residential Districts; Section 1221. Use Unit 21. Business Signs and Outdoor Advertising; Section 1403. Nonconforming Signs; and Section 1800. Definitions; by the Sign Advisory Board/ Shannon Bengé (Continued from January 20, 2010)

### **Adjourn.**

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

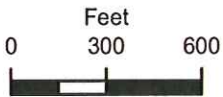
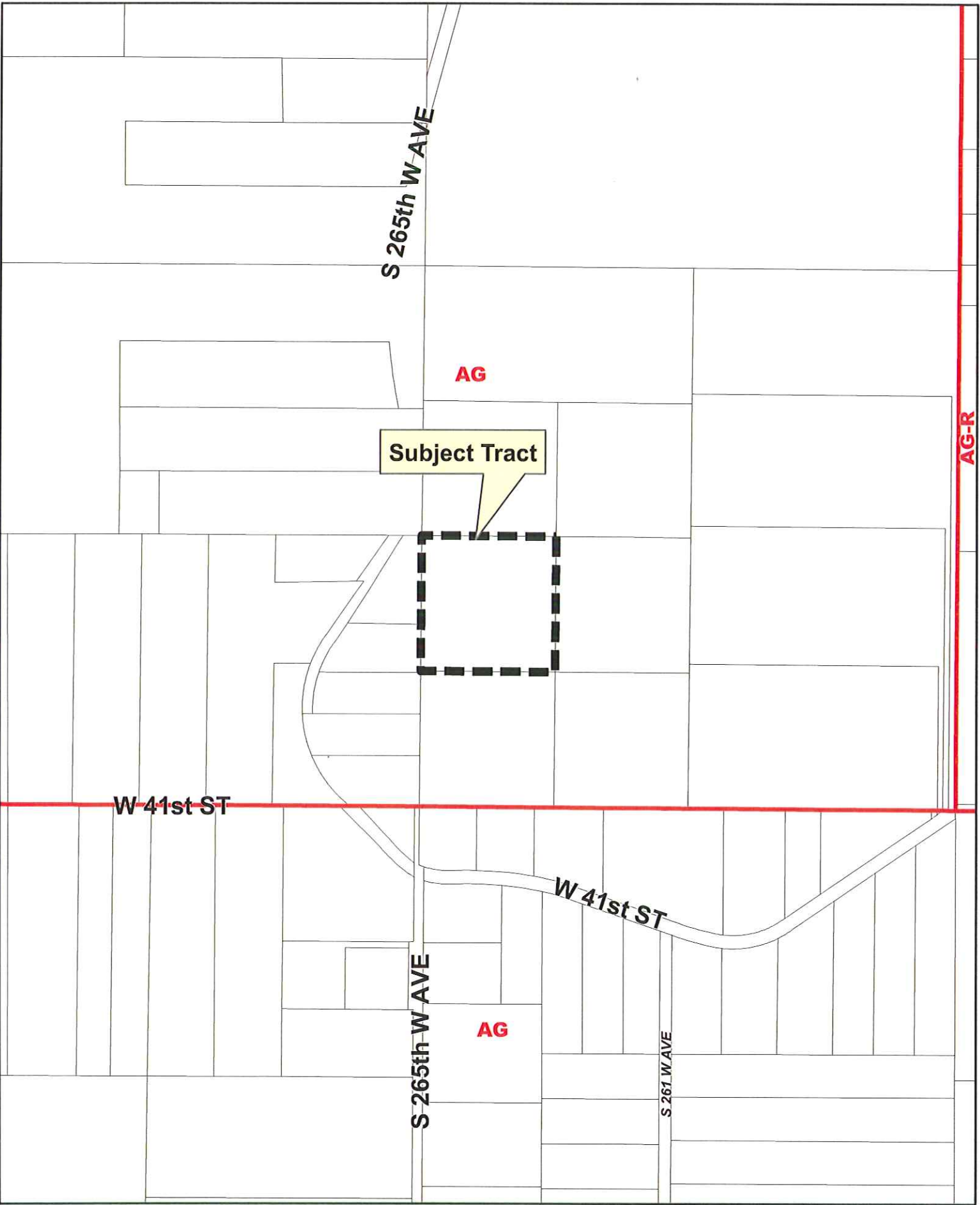
If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526



TMAPC RECEIPTS  
Month of March 2010

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	5	\$25.00	\$25.00	\$50.00	67	\$355.00	\$355.00	\$710.00
Zoning	3	1,157.50	1,157.50	2,315.00	39	10,756.25	10,756.25	21,512.50
PUDs & Plan Reviews	44	3,000.00	3,000.00	6,000.00	318	24,491.00	24,491.00	48,982.00
Refunds		0.00	0.00	0.00	2	(250.00)	(250.00)	(500.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	<u>830.00</u>	<u>830.00</u>	<u>1,660.00</u>
		<u>\$4,182.50</u>	<u>\$4,182.50</u>	<u>\$8,365.00</u>		<u>\$35,352.25</u>	<u>\$35,352.25</u>	<u>\$70,704.50</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	12	\$4,225.00	\$4,225.00	\$8,450.00
Preliminary Plats		0.00	0.00	0.00	9	5,982.50	5,982.50	11,965.00
Final Plats	1	462.50	462.50	925.00	11	4,727.53	4,727.52	9,455.05
Plat Waivers	2	250.00	250.00	500.00	15	2,125.00	2,125.00	4,250.00
Lot Splits	3	127.00	127.00	254.00	42	2,645.50	2,645.50	5,291.00
Lot Combinations	3	175.00	175.00	350.00	46	2,450.00	2,450.00	4,900.00
Access Changes	1	25.00	25.00	50.00	7	175.00	175.00	350.00
Other		0.00	0.00	0.00	2	100.00	100.00	200.00
Refunds			0.00	0.00	0	150.00	150.00	300.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	3	<u>150.00</u>	<u>150.00</u>	<u>300.00</u>
		<u>\$1,364.50</u>	<u>\$1,364.50</u>	<u>\$2,729.00</u>		<u>\$22,580.53</u>	<u>\$22,580.52</u>	<u>\$45,161.05</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	19	\$5,050.00	\$1,300.00	\$6,350.00	146	\$43,860.00	\$11,600.00	\$55,460.00
Refunds	1		(300.00)	(\$300.00)	5	(1,150.00)	(700.00)	(1,850.00)
NSF Check			0.00	\$0.00	1	(600.00)	0.00	(600.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,050.00</u>	<u>\$1,000.00</u>	<u>\$6,050.00</u>		<u>\$42,110.00</u>	<u>\$10,900.00</u>	<u>\$53,010.00</u>
<b>TOTAL</b>		<b>\$10,597.00</b>	<b>\$6,547.00</b>	<b>\$17,144.00</b>		<b>\$100,042.78</b>	<b>\$68,832.77</b>	<b>\$168,875.55</b>





**CBOA-2365**

19-10 19

7.1







0 Feet 300 600

Aerial Photo Date: March 2008

**CBOA-2365**

19-10 19

Note: Graphic overlays may not precisely align with physical features on the ground.



7.2

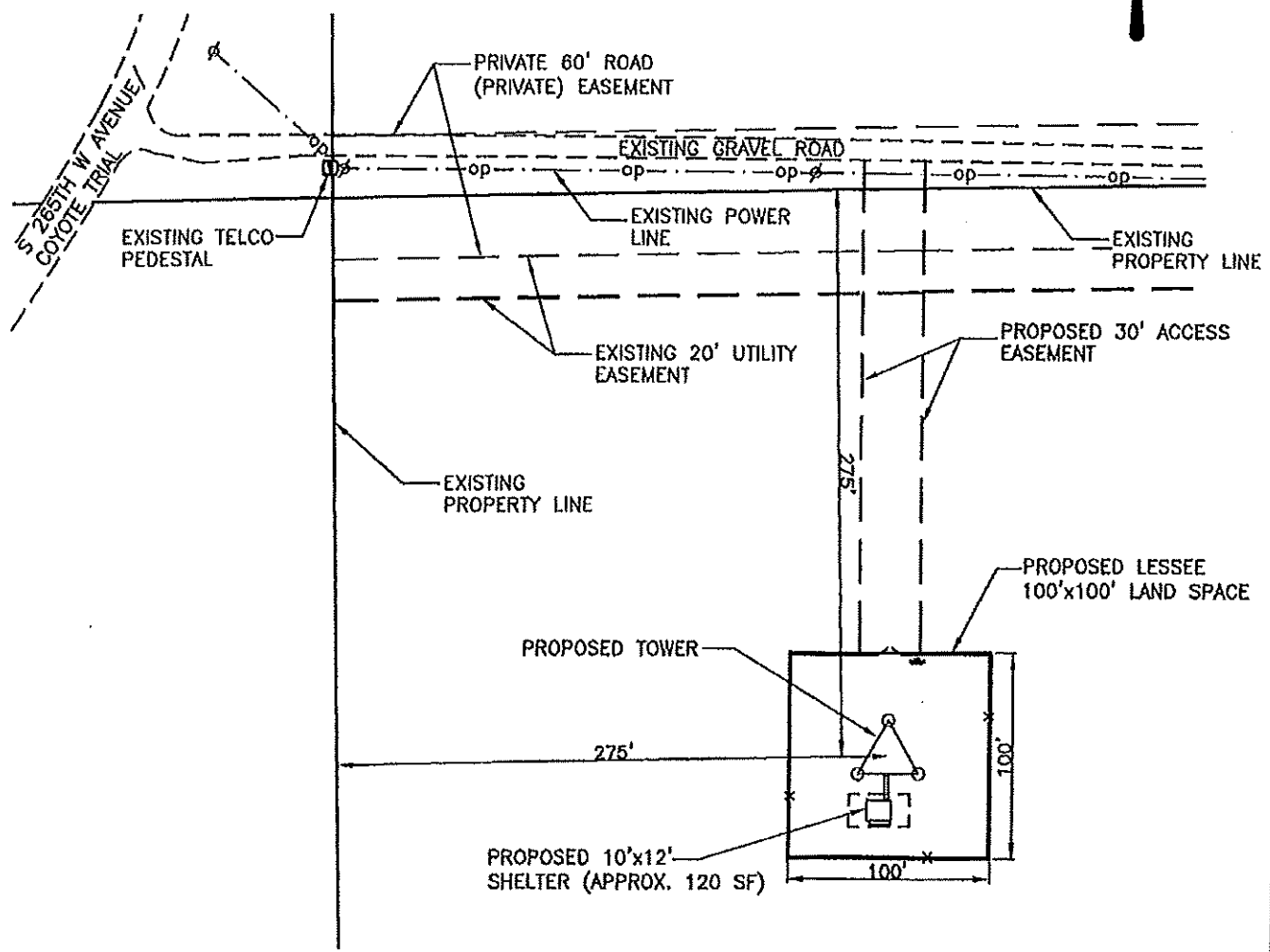


**CBOA - 2365** – (0919) Plat Waiver for Cell Tower  
North of West 41<sup>st</sup> Street, East of South 265<sup>th</sup> West Avenue

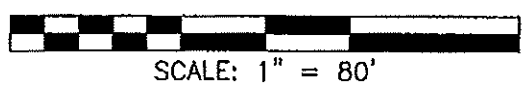
The platting requirement is being triggered by CBOA 2365 (County Board of Adjustment case) which proposes a cell tower in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver pending Board of Adjustment approval.

TRUE - NORTH



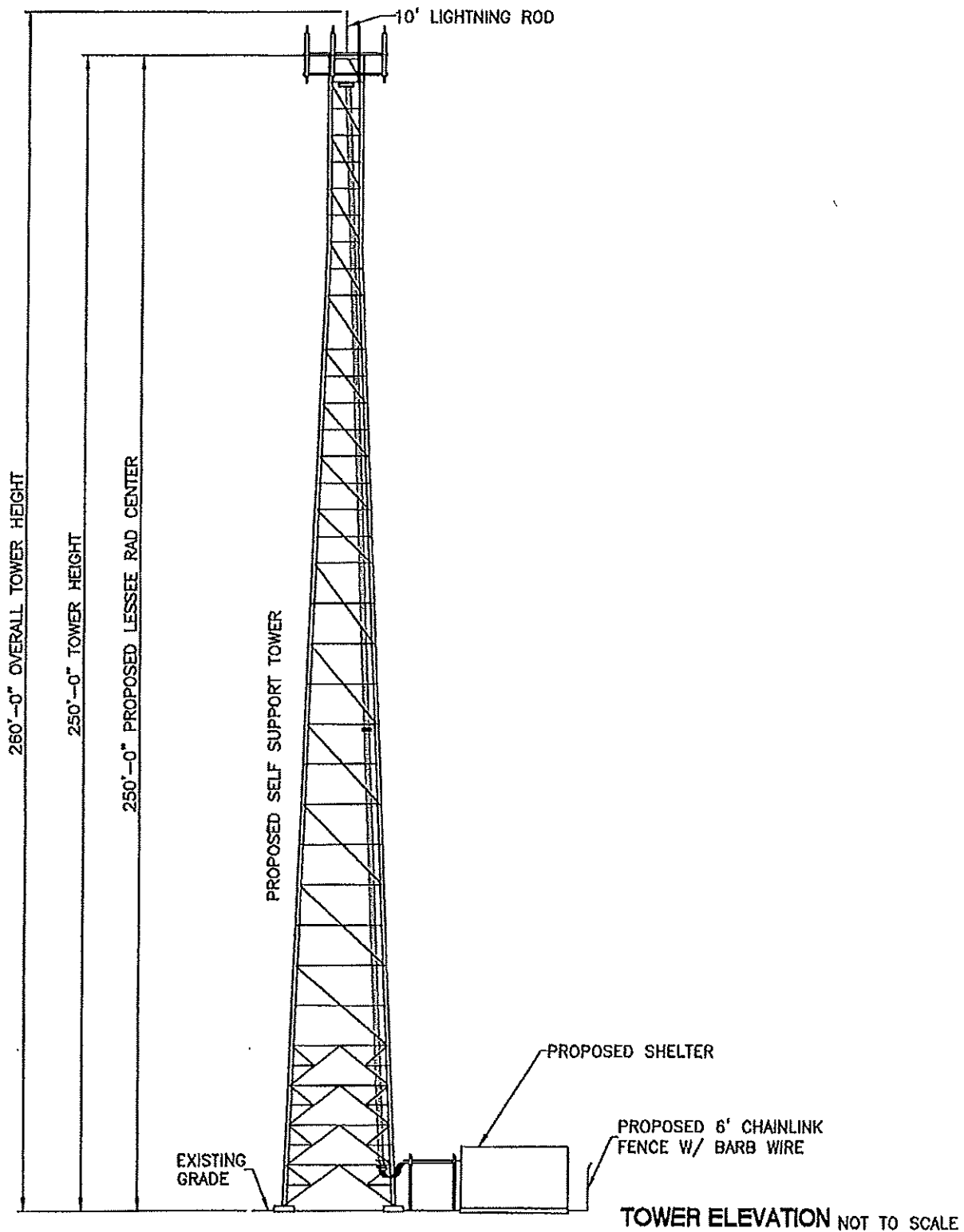
**OVERALL SITE PLAN**



RED FORK  
E911 NOT PROVIDED  
SAND SPRINGS, OK 74047  
OVERALL SITE PLAN  
SMW #1 10-0067

**SMW**  
ENGINEERING GROUP, INC.  
1550 WOODS OF RIVERCHASE DRIVE  
SUITE 100 HOOVER, AL 35244  
TEL: 205-252-6985  
WWW.SMWENG.COM

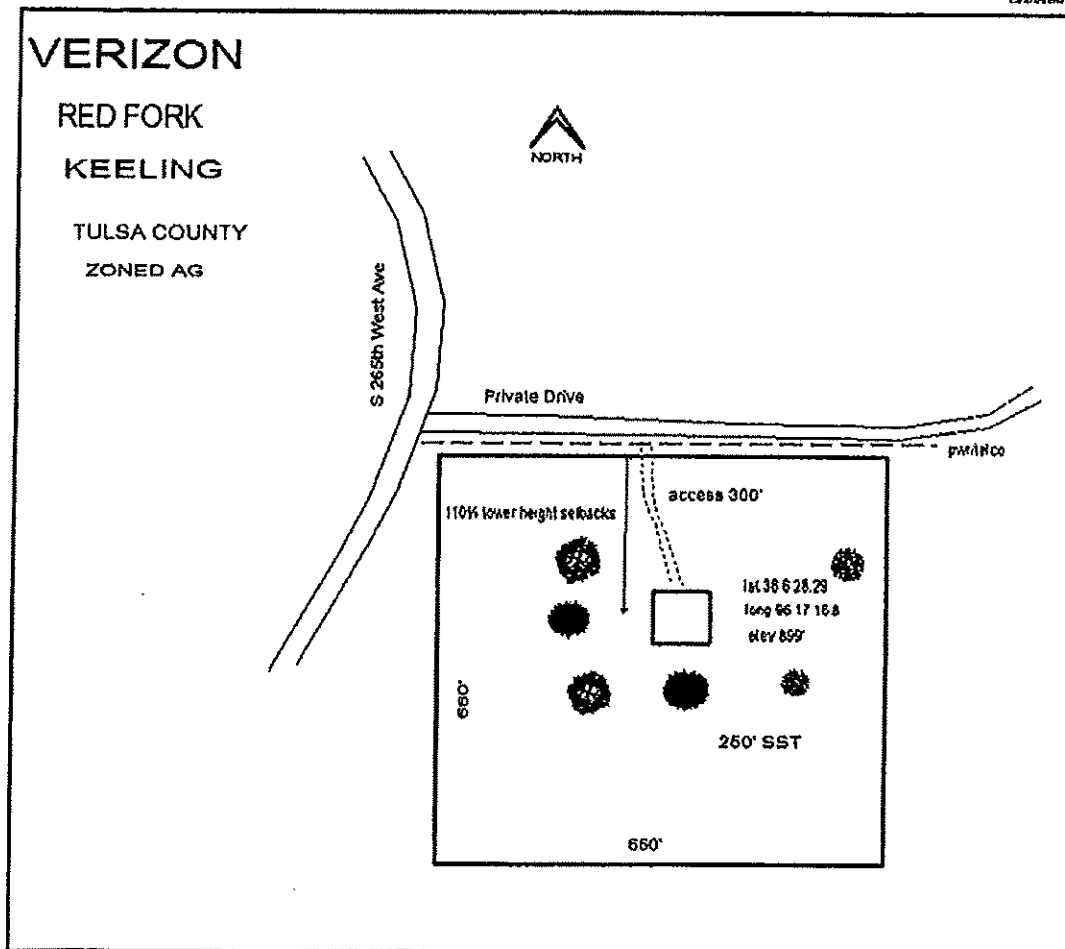
7.4



RED FORK  
E911 NOT PROVIDED  
SAND SPRINGS, OK 74047  
TOWER ELEVATION  
SMW #1 10-0067

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7.5

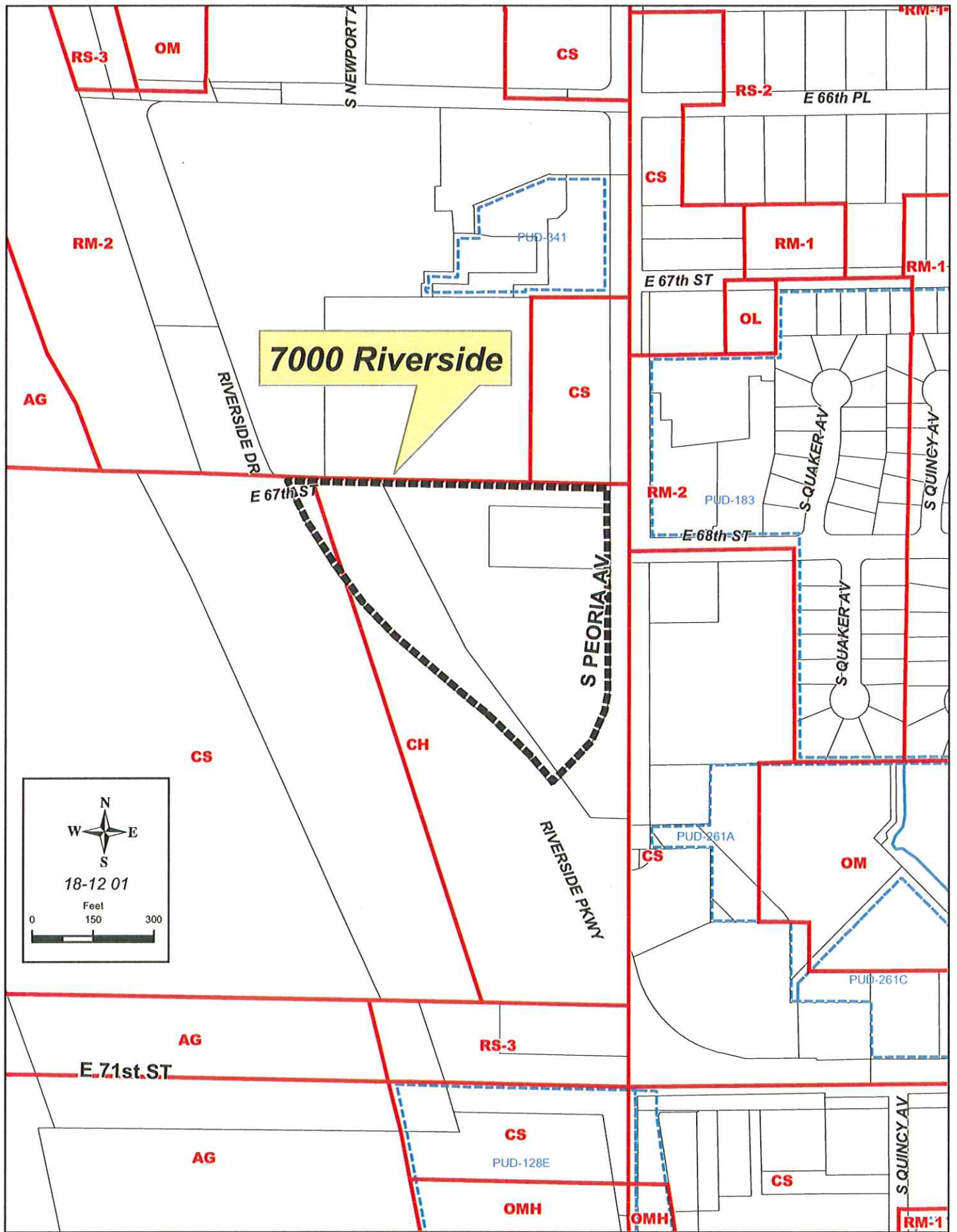


TAX MAP

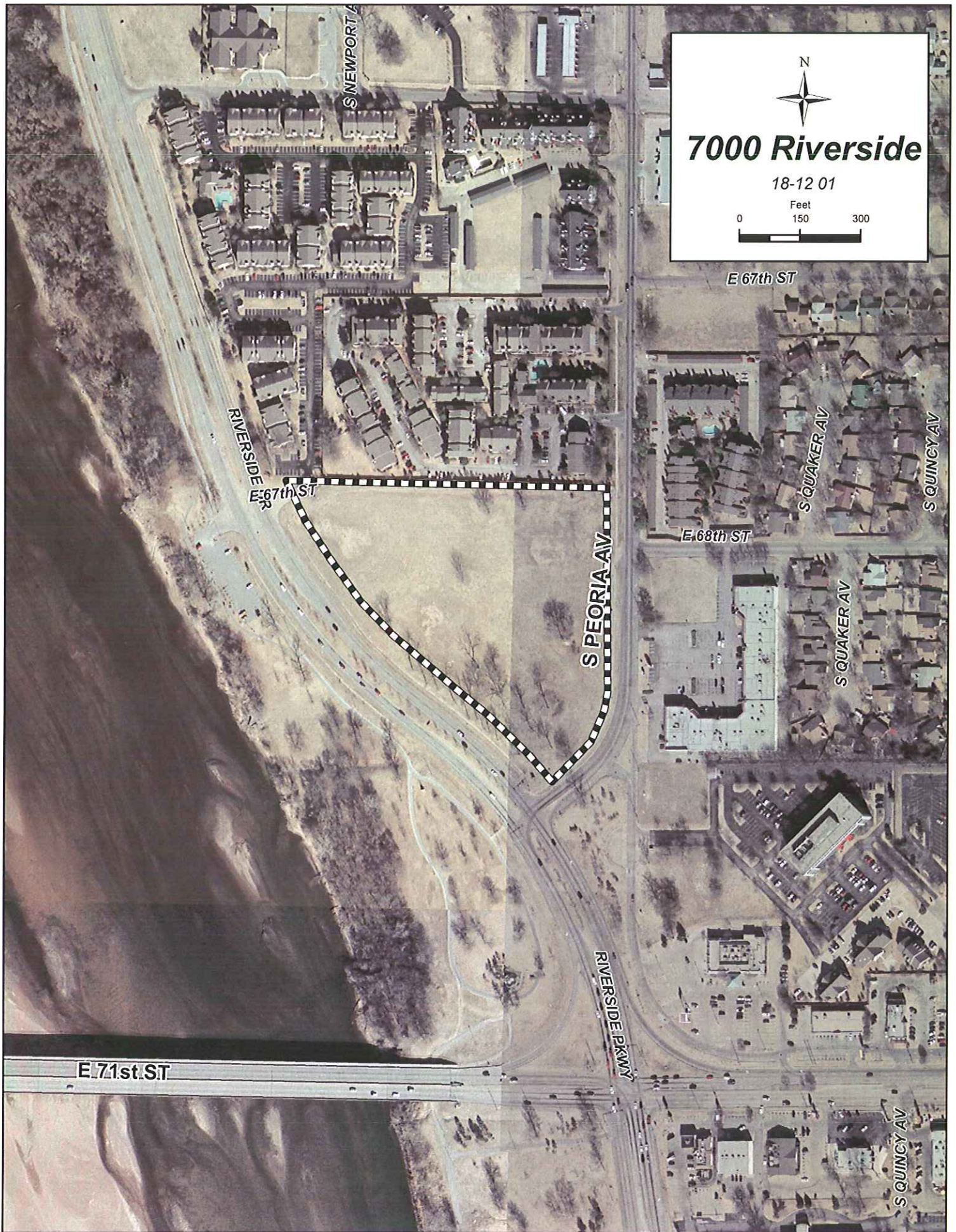
Client / Red Fork / Keeling

7.6









N

**7000 Riverside**

18-12 01

Feet  
0 150 300



## Final Subdivision Plat

**7000 Riverside** - (8201) (PD 18) (CD 2)  
Northeast corner of Riverside Drive and Peoria Avenue

This plat consists of 7 Lots, in 1 Block, on 8.7 acres.

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

'DRAFT FINAL'

A SUBDIVISION OF PART OF THE  
4 OF SECTION 1, T-18-N, R-18-E,  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DO NOT USE THIS SPACE

STATE OF  
 CERTIFICATE OF APPROVAL  
 I, the undersigned, County Clerk of the County of  
 do hereby certify that the seal was  
 approved by the Texas Department  
 of Criminal Justice, Commission on  
 Criminal Justice Training.

The applicant is and you, are in  
 compliance with the provisions of the  
 County Code as in effect

COUNTY CLERK

CITY NUMBER

APPROVED  
 Mayor of the City of \_\_\_\_\_  
 City of \_\_\_\_\_

Commission  
 Mayor

County Clerk  
 Approved City Attorney



E. 68TH ST. S.

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERN LINE OF THE SE 1/4 OF SECTION 1, T-19-N., R-12-E. HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF N01°05'55"W.

**Monumentation**  
ALL CORNERS TO BE SET USING A 3/8" X 18" IRON  
PIN WITH A YELLOW CAP STAMPED "SACK LG 1130".  
UNLESS OTHERWISE NOTED

**Legend**

ACC = ACCESS PERMITTED  
CD = CHORD REPAIRING  
CL = CHORD LENGTH  
UNA = LIMITS OF NO ACCESS  
RWC = RESTRICTED WATER LINE  
SDE = STORM SEWER CASEMENT  
SF = SQUARE FEET

### MUTUAL ACCESS CAGEMENT

**Subdivision Statistics**  
SUBDIVISION CONTAINS 7 LOTS IN 1 BLOCK  
BLOCK 1 CONTAINS 8.9989 ACRES

Surveyor Note

THE LAST SITE VISIT WAS MADE ON JULY 31, 2000.

DRAFT FINAL COPY

RECEIVED

RECEIVED  
JAN 29 1967  
FBI - NEW YORK

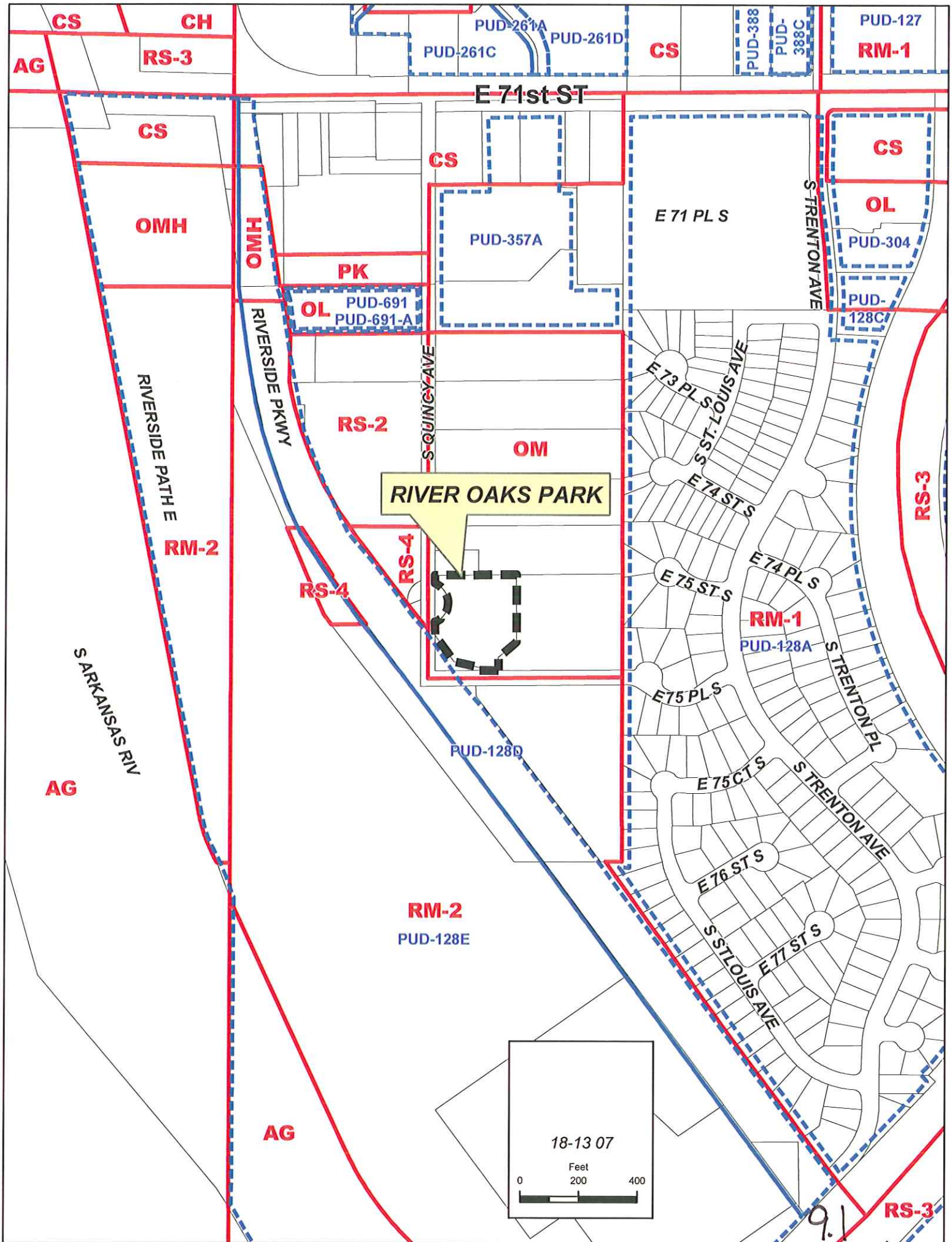
**Point of Commencement**

Prepared: JANUARY 20, 2010 'DRAFT FINAL PLAN'

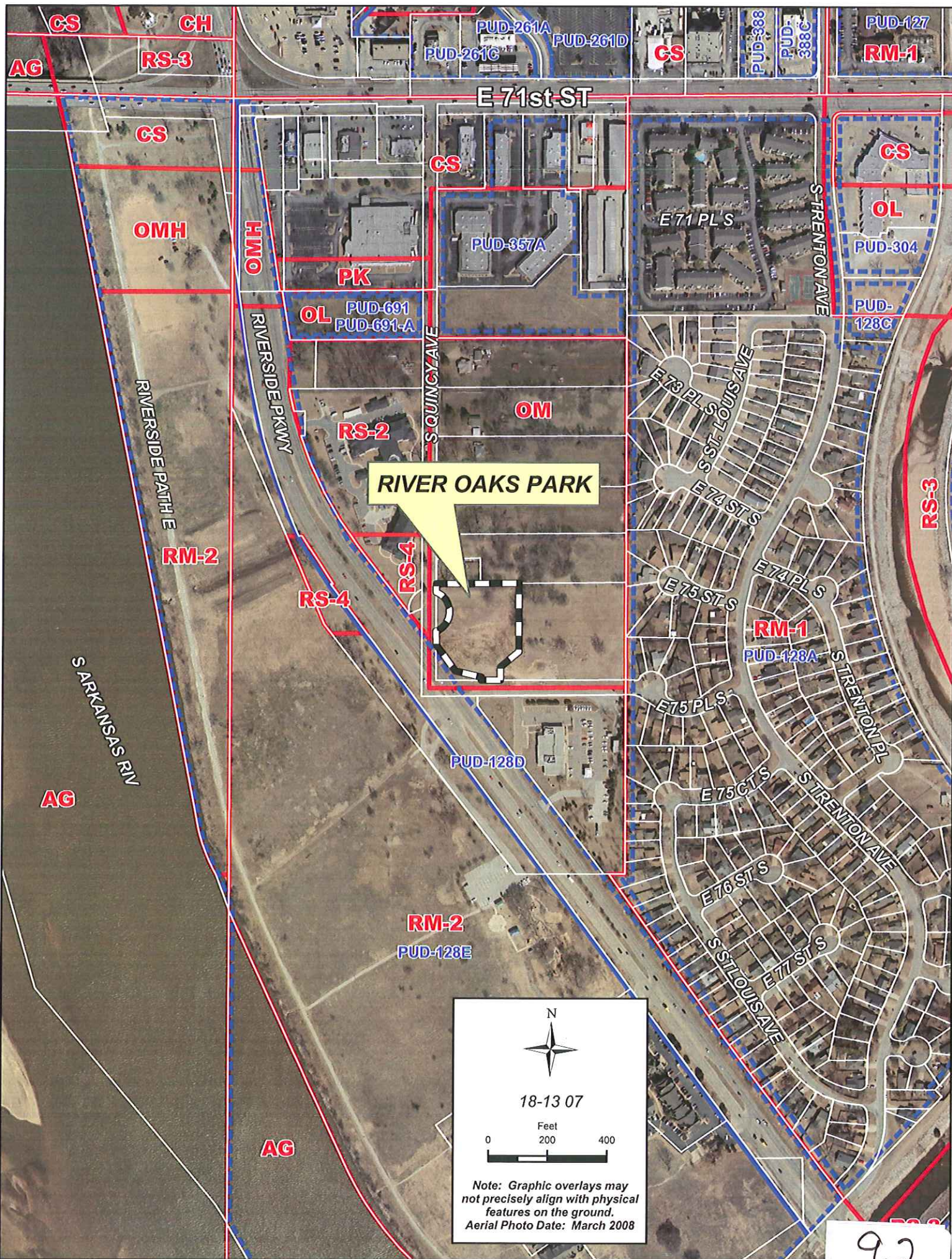
7000 RIVERSIDE  
SHEET 1 OF 2

8.4









N

18-13 07

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2008

9.2



## MINOR SUBDIVISION PLAT

### **River Oaks Park - (8307) (PD 18 A) (CD 2)**

East of South Riverside Drive at Northeast corner of South Quincy and East 75<sup>th</sup> Place South

This plat consists of 1 Lot, 1 Block, on 1.75 acres.

The following issues were discussed January 7, 2010 and February 4, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OM (office medium). There was a lot split and combination done on the underlying plat previously.
2. **Streets:** It appears that the private drive is an access for the area to the north. It should be identified as a mutual access easement. Remove reference to Limits of Access on East 75<sup>th</sup> Place. Limits are identified only on arterials/parkways etc. Include standard sidewalk language. Include Mutual Access Easement language, if possible. Private drive cannot be 66 feet wide. Maximum allowed is 36 feet.
3. **Sewer:** Section 1F still has language that is unacceptable. The City of Tulsa is Not responsible for the repair and replacement of any landscaping and paving within the utility easement.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Update the date of preparation on the plat. Fix the inconsistencies between the metes and bounds legal description and what is shown on the face of the plat.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Since the TAC meeting was held, the appropriate changes have been made and release letters have been received.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

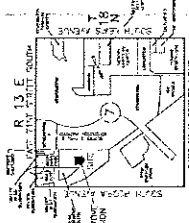
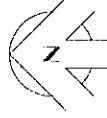
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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



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

# Preliminary Subdivision Plat RIVER OAKS PARK

AN ADDITION TO THE CITY OF TULSA, BEING A RESUBDIVISION OF PART OF LOTS 7 AND 8 OF RIVER GROVE SUBDIVISION,  
A PART OF THE NW 1/4 OF SECTION 7, T-18-N, R-13-E OF THE 18.444, TULSA COUNTY, STATE OF OKLAHOMA  
ADDITION HAS 1 LOT IN 1 BLOCK AND CONTAINS 1.75 ACRE MORE OR LESS.



Tulsa County  
LOCATION MAP  
SCALE: 1"=1000'

**OWNER:**  
Tulsa Federal Credit Union  
9333 East 21st Street,  
Tulsa, Oklahoma 74129  
Paul Hart, President

**ENGINEER:**  
DAVID H. HART  
7927 Laurel Circle  
Broken Arrow, Oklahoma 74146  
(918) 285-8718  
Certificate of Authorization No. 5779  
Expiry Date: June 30, 2010

**SURVEYOR:**  
HART SURVEYING COMPANY  
9333 East 21st Street,  
Tulsa, Oklahoma 74129  
(918) 863-6024  
Certificate of Authorization No. 1018  
Expiry Date: June 30, 2011

**LEGEND:**  
U/C = UTILITY EASEMENT

**BASIS OF BEARINGS:**  
BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA  
STATE PLANE COORDINATE SYSTEM, THE NORTH BEARING OF THE  
LINE OF EAST 25th PLACE SOUTH BEING S 89°19'00" W.

**MONUMENT NOTES:**  
ALL LOT AND BLOCK CORNERS ARE MARKED WITH NO.  
3, DEFORMED RE-BAR, 18 INCHES LONG WITH YELLOW  
PAINTED CAPS STAMPED "WHITE CA 1098" UNLESS NOTED  
OTHERWISE.

**FLOOD PLAIN NOTE:**  
THIS PROPERTY LIES IN ZONE "X-SHARED" FLOOD  
PLAIN AND REQUIRES FLOOD INSURANCE. COUNTY FLOOD NO. 483881  
80014, AS JUST REVISED AUGUST 1, 2003.

**DISCLAIMER**  
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE  
BASED ON THE BEST AVAILABLE INFORMATION. THE  
SUBJECT TO CHANGE AND SHOULD NOT BE  
RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

**CONTINGENT**  
I hereby certify that all said plat has been recorded in the proper  
public records in the county of Tulsa, Oklahoma, and that the same  
has been approved by the county clerk of Tulsa, Oklahoma, and that the  
same is a true and correct copy of the original as filed in the  
public records of the county of Tulsa, Oklahoma.

Recorded in me \_\_\_\_\_ in the presence of \_\_\_\_\_  
County Clerk of Tulsa, Oklahoma

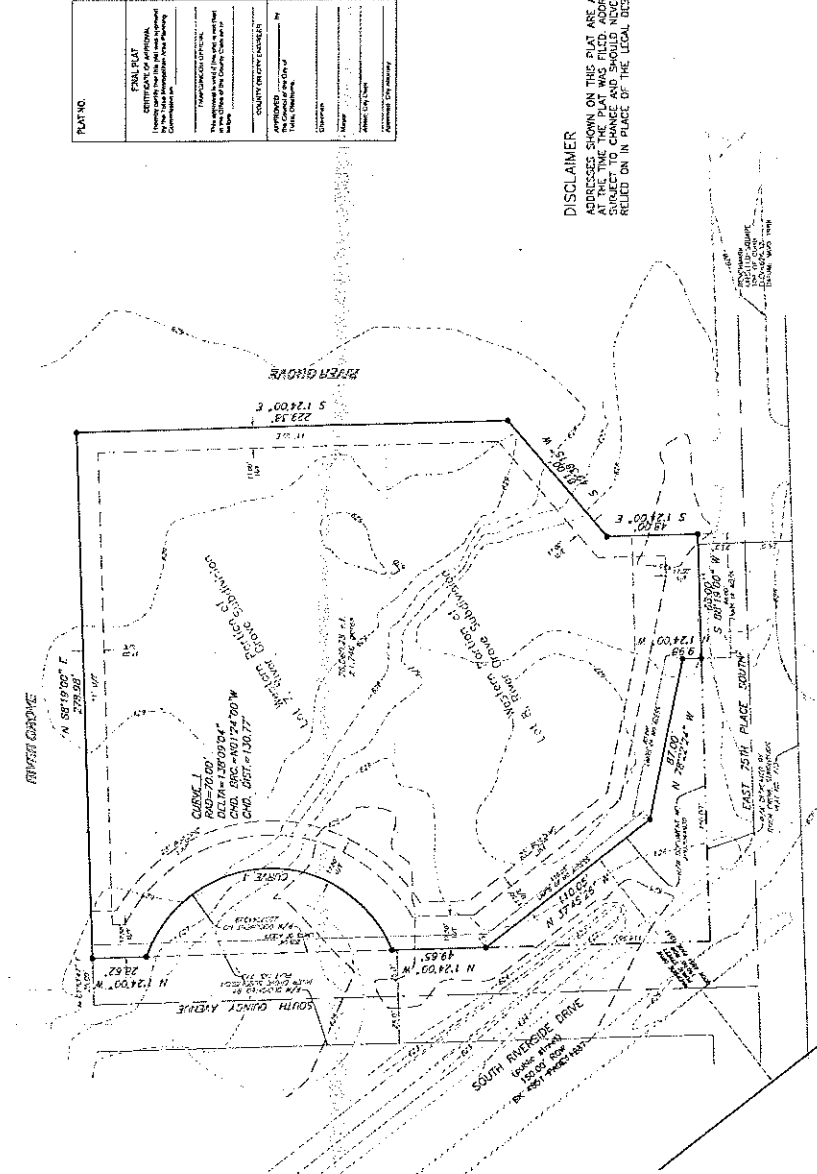
This plat is to be recorded on or before \_\_\_\_\_  
in the year \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ of the day of \_\_\_\_\_  
20\_\_\_\_\_. I am not a party to this plat and do not know the contents.

Dated: \_\_\_\_\_  
By: \_\_\_\_\_  
Tulsa County Treasurer

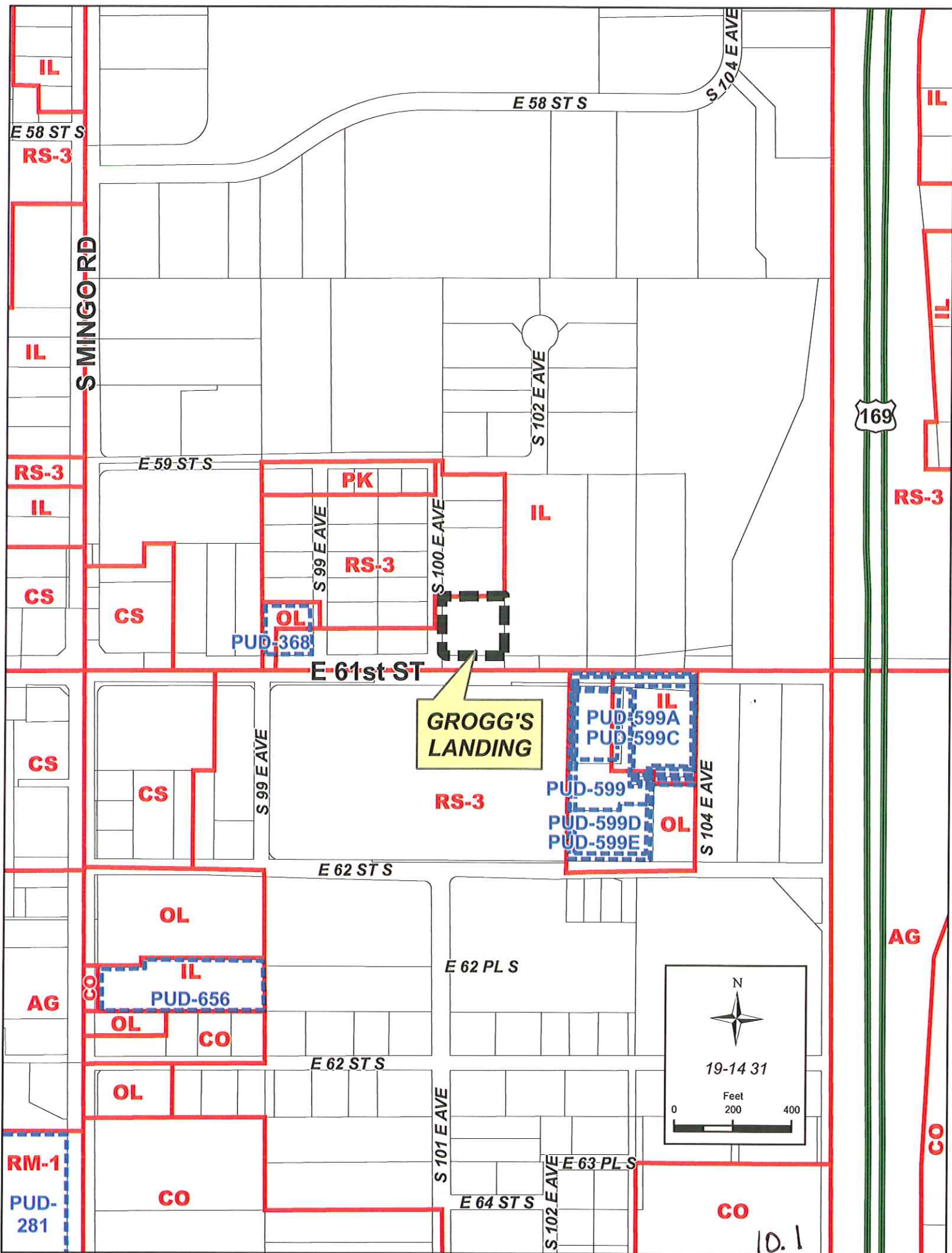
**RECEIVED**  
DEC 16 2009  
Tulsa County  
Engineering Department

**RECEIVED**  
JUN 07 2010  
Tulsa County  
Engineering Department

**RECEIVED**  
JUL 27 2009  
Tulsa County  
Engineering Department



96









## MINOR SUBDIVISION PLAT

### **Groggs Landing** - (9431) (PD 18C) (CD 6)

Northeast corner of East 61<sup>st</sup> Street South and South 100 East Avenue

This plat consists of 1 Lot, 1 Block, on .96 acres.

The following issues were discussed April 1, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Access from East 61<sup>st</sup> Street cannot exceed 36 feet. Show sidewalk and access ramp along 61<sup>st</sup> Street.
3. **Sewer:** Your proposed lamphole must extend 10 feet past the property line so the service line connection can be made on your property, not under the street.
4. **Water:** Fire hydrant coverage of the proposed building will require approval. A section of the existing 6 inch water main line along 100<sup>th</sup> East Avenue under the north entrance pavement may need to be replaced with ductile iron pipe through an IDP (Infrastructure Development Plan) process.
5. **Storm Drainage:** Separate instrument easement may be required for conveying storm water to the northeast.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide fire hydrant in the front of the property along the existing water main. **GIS:** No comment. Site area table does not agree with area shown on the face of plat.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

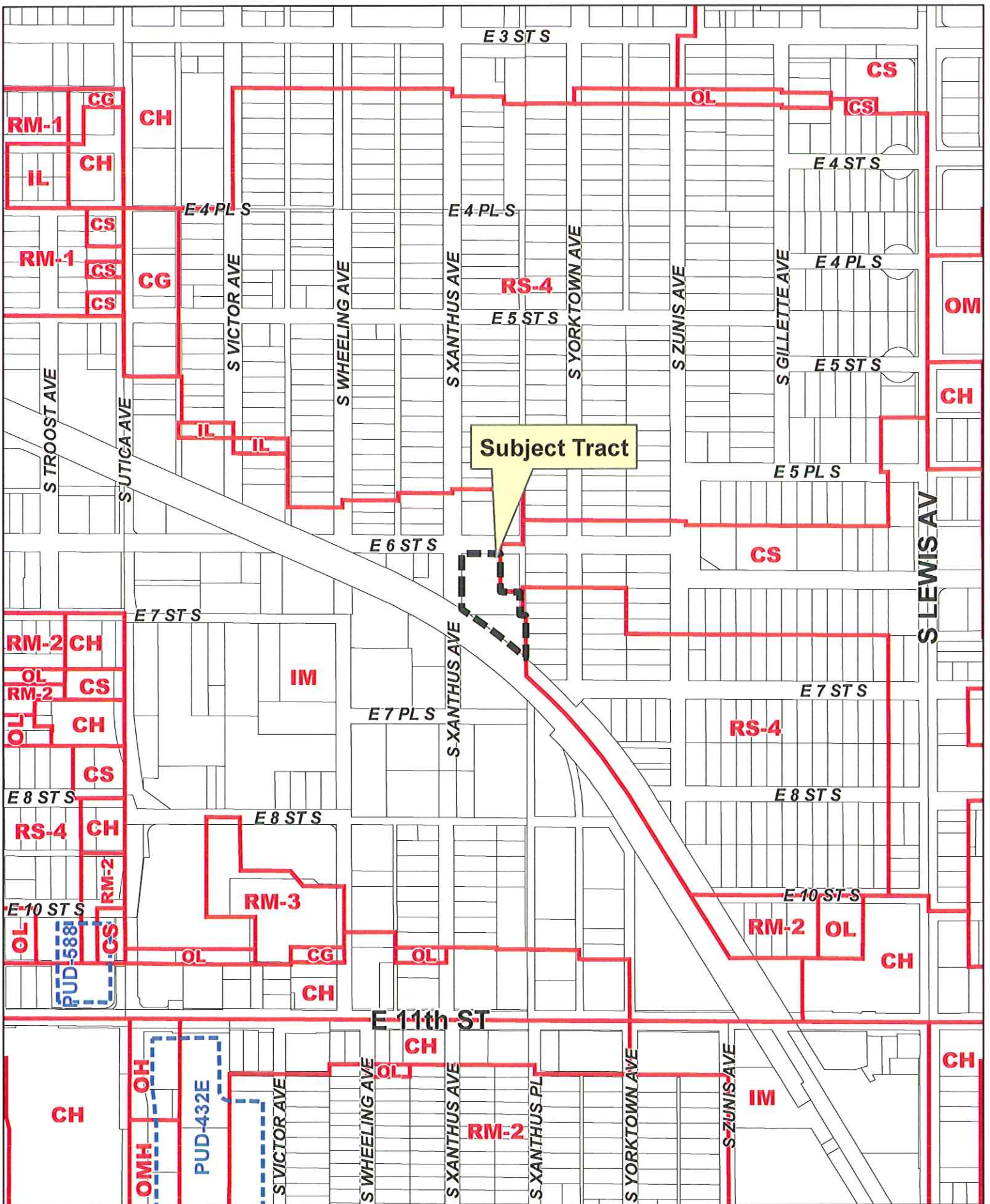
1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

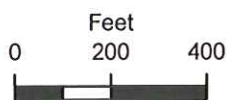
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

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





Subject Tract



**BOA-21043**

19-13 10

11.1







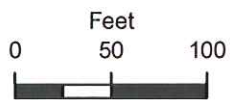
Subject Tract

E6 STS

SXANTHUS AVE

SYORKTOWN AVE

E7 PLS



Aerial Photo Date: March 2008

**BOA-21043**  
19-13 10

Note: Graphic overlays may not precisely align with physical features on the ground.

11.2



## PLAT WAIVER

April 21, 2010

**BOA – 21043 – 2002 East 6<sup>th</sup> Street, South of East 6<sup>th</sup> Street, East of South Xanthus Avenue (9306) (PD 4) (CD 4)**

The platting requirement is being triggered by Board of Adjustment case 21043 to allow a single family or duplex dwelling in a CS (commercial shopping) zoning district.

***Staff provides the following information from TAC at their April 1, 2010 meeting:***

**ZONING:**

- TMAPC Staff: The property has been previously platted and a lot combination request has been received.

**STREETS:**

- No comment.

**SEWER:**

- No comment.

**WATER:**

- No comment.
- 

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver on the previously platted property.

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

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

11.3



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

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

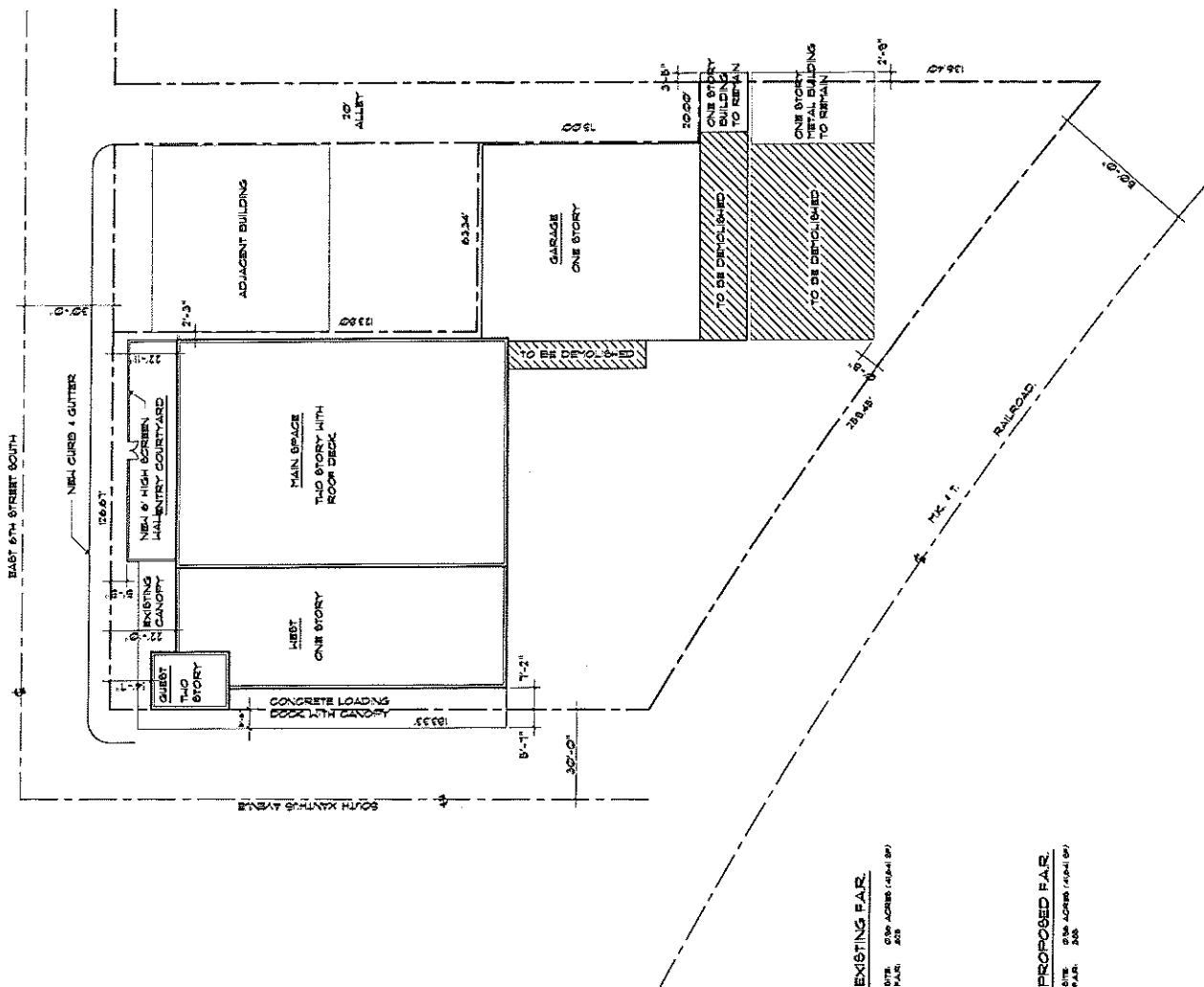


The McIntosh Group, LLC  
1450 South Heather, Suite 300  
Tulsa, Oklahoma 74119  
Telephone 918.380.8559  
Telex 918.383.7282

ICE HOUSE  
2002 E 6th Street  
Tulsa, OK 74104[illegible]

SITE PLAN  
 Project 1431  
 10000 14th Avenue  
 4800 University Blvd NW  
 Atlanta, GA 30329

# A001



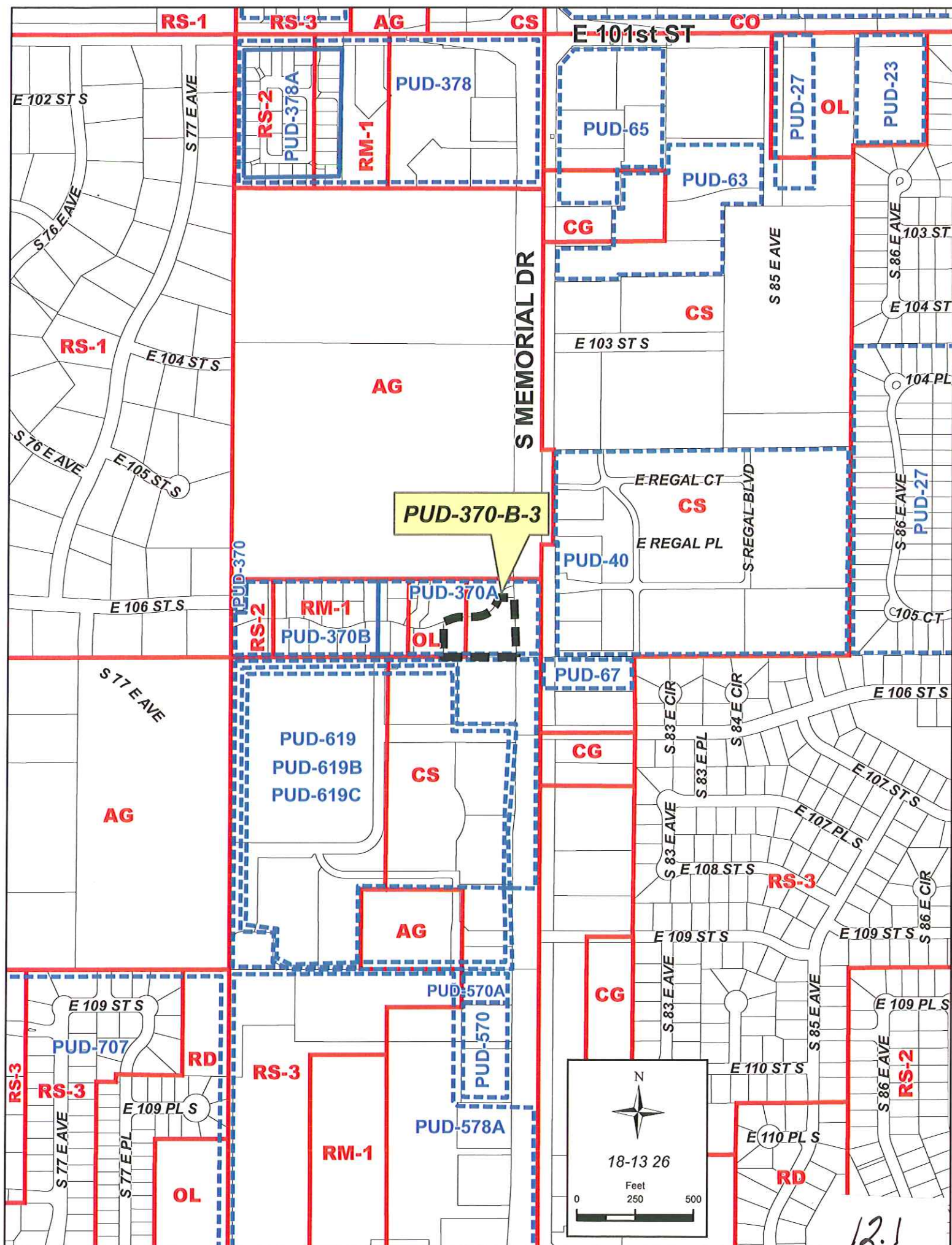
**EXISTING SQUARE FOOTAGE/HEIGHT**

	33 WEST	35 WEST	37 WEST	39 WEST	41 WEST	43 WEST
MAIN SPACE	56-00 00	56-00 00	56-00 00	56-00 00	56-00 00	56-00 00
2ND FLOOR	16-42 38	16-42 38	16-42 38	16-42 38	16-42 38	16-42 38
OUT BLDG (WEST)	4-33 00	4-33 00	4-33 00	4-33 00	4-33 00	4-33 00
STORAGE	49-74 50	49-74 50	49-74 50	49-74 50	49-74 50	49-74 50
LEAN TO (12)	10-77 26	10-77 26	10-77 26	10-77 26	10-77 26	10-77 26
QUEST QUARTERS						
3RD FLOOR	8-07 26	8-07 26	8-07 26	8-07 26	8-07 26	8-07 26
4TH FLOOR	8-07 26	8-07 26	8-07 26	8-07 26	8-07 26	8-07 26
2ND FLOOR	3-175 46	3-175 46	3-175 46	3-175 46	3-175 46	3-175 46
WATER BUILDING						
TOTAL	26883 00	26883 00	26883 00	26883 00	26883 00	26883 00

PROPOSED SQUARE FOOTAGE/HEIGHT[illegible]

11.5











April 21, 2010

### STAFF RECOMMENDATION

**PUD-370-B-3:** Minor Amendment – Southeast corner of 106<sup>th</sup> Street South and South Memorial Drive; Lots 21 and 22, Block 1 – Avalon Park on Memorial; TRS 8326; CZM 57; Atlas 2673; PD 26; CD 8; CS/OL/RM-1/RS-2/PUD.

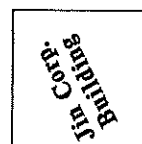
The applicant is requesting a minor amendment to permit an LED/electronic message center to be added to a tenant ID sign along Memorial Drive.

PUD-370-B currently allow signs per the PUD chapter of the Code (§1103, B-2a and b) which allows LED/electronic message centers. However, adopted PUD development standards for PUD-370-B have a limitation excluding, "flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement". With reference to the attached zoning maps and aerial photographs there are no residentially zoned properties in the immediate vicinity of the subject property. Review of the minutes from when the PUD was approved there was no discussion about the permitted signage or limiting message centers, bet it electronic or otherwise.

Staff contends that allowing an LED message center as permitted by right in the PUD chapter of the code along a major arterial street will not substantially alter the size, location, number and character of the signs allowed within the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-370-B-3.

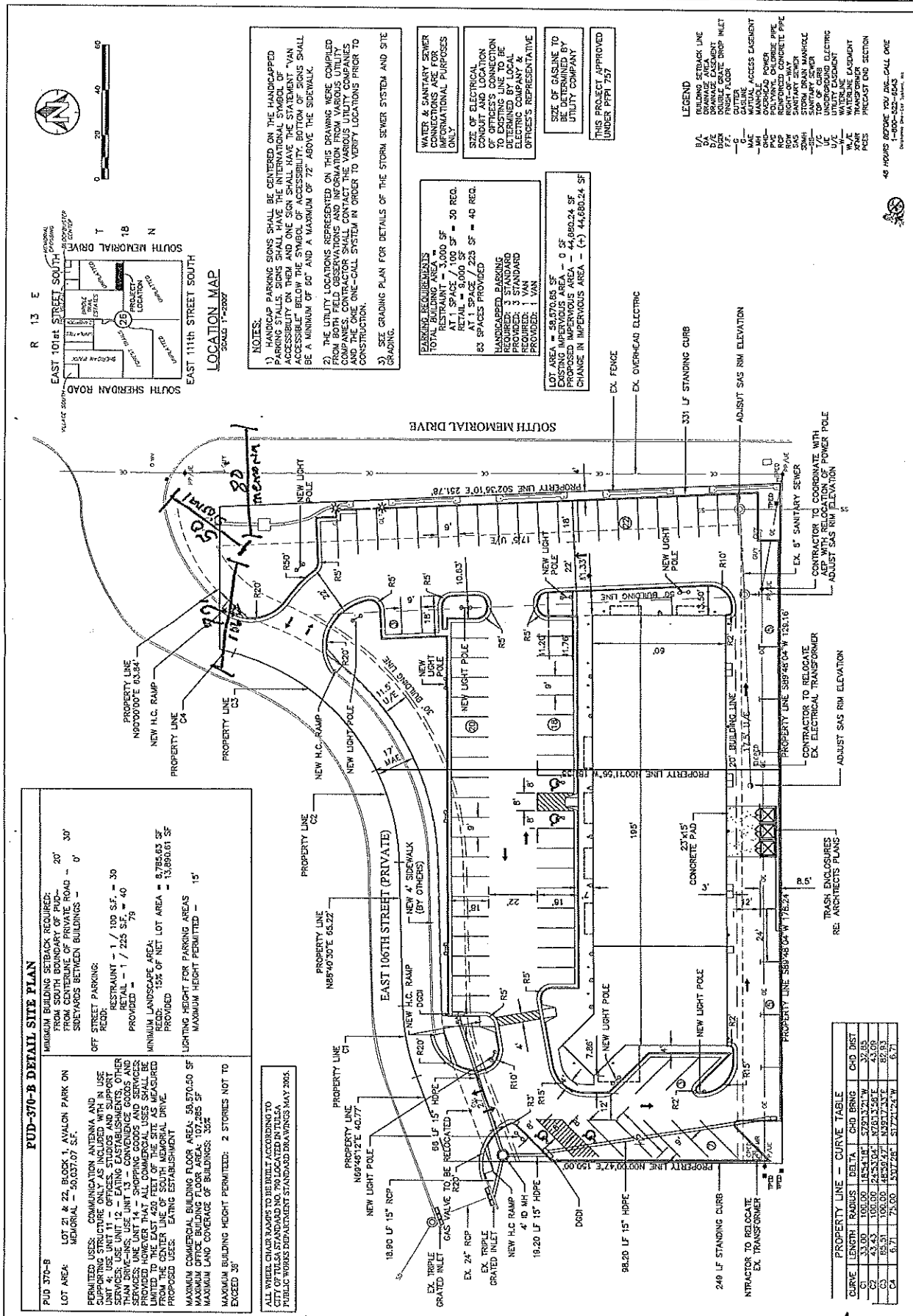
*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

[illegible]

Location:	Tulsa, OK
Date Issued:	October 10, 2007
Issued By:	N. PELTIER
Issued Title:	Site Plan
Issued Number:	CI

5

3

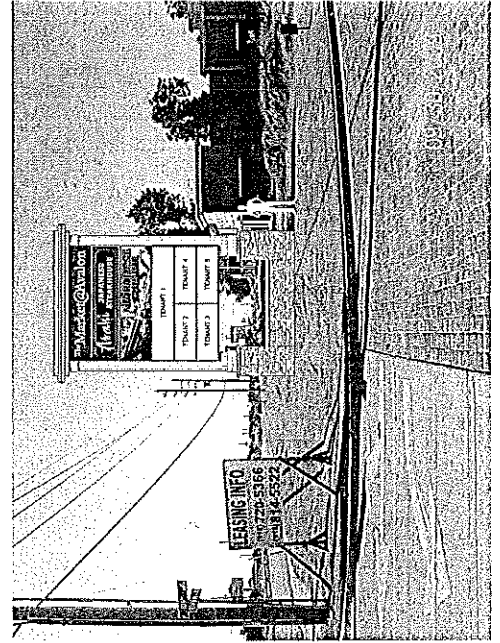


12.4





- (A) Fabricated Aluminum Top.  
Painted to Match Building Light Tan Color w/  
Red LED Strip Lighting.
- (B) Fabricated Aluminum Cabinet w/ Bronze Finish.  
Reverse Routed Text, Backed w/ 2447 White Acrylic.  
Illuminated Using H/O Daylight Lamps.
- (C) Fabricated Aluminum Cabinet w/ Painted Copper Finish.  
1/2" Retainers.  
3/16" 2447 White Acrylic Faces w/ Calon 2500 Series Vinyl Graphics.  
Illuminated Using H/O Daylight Lamps.
- (D) 19mm 48X176 Pixel Matrix  
Full Color LED Video Board.
- (E) Fabricated Aluminum Cabinet w/ Painted Copper Finish.  
1/2" Retainers.  
3/16" 2447 White Acrylic Faces.  
Illuminated Using H/O Daylight Lamps.
- (F) "Old South" Column Painted Light Tan Building Color.
- (G) Rock Base by Others.



In **December 2004**, as part of the approval of **Major Amendment PUD-370-B**, the TMAPC modified the screening requirement to read:

An eight-foot high screening wall or fence shall be erected and maintained along the west, and a six-foot high or higher screening wall or fence shall be erected and maintained along the south and north boundaries of the PUD that abut a residential district or development. This requirement may be waived by the TMAPC if the abutting R district is developed or used for office or commercial use in an adjacent PUD.

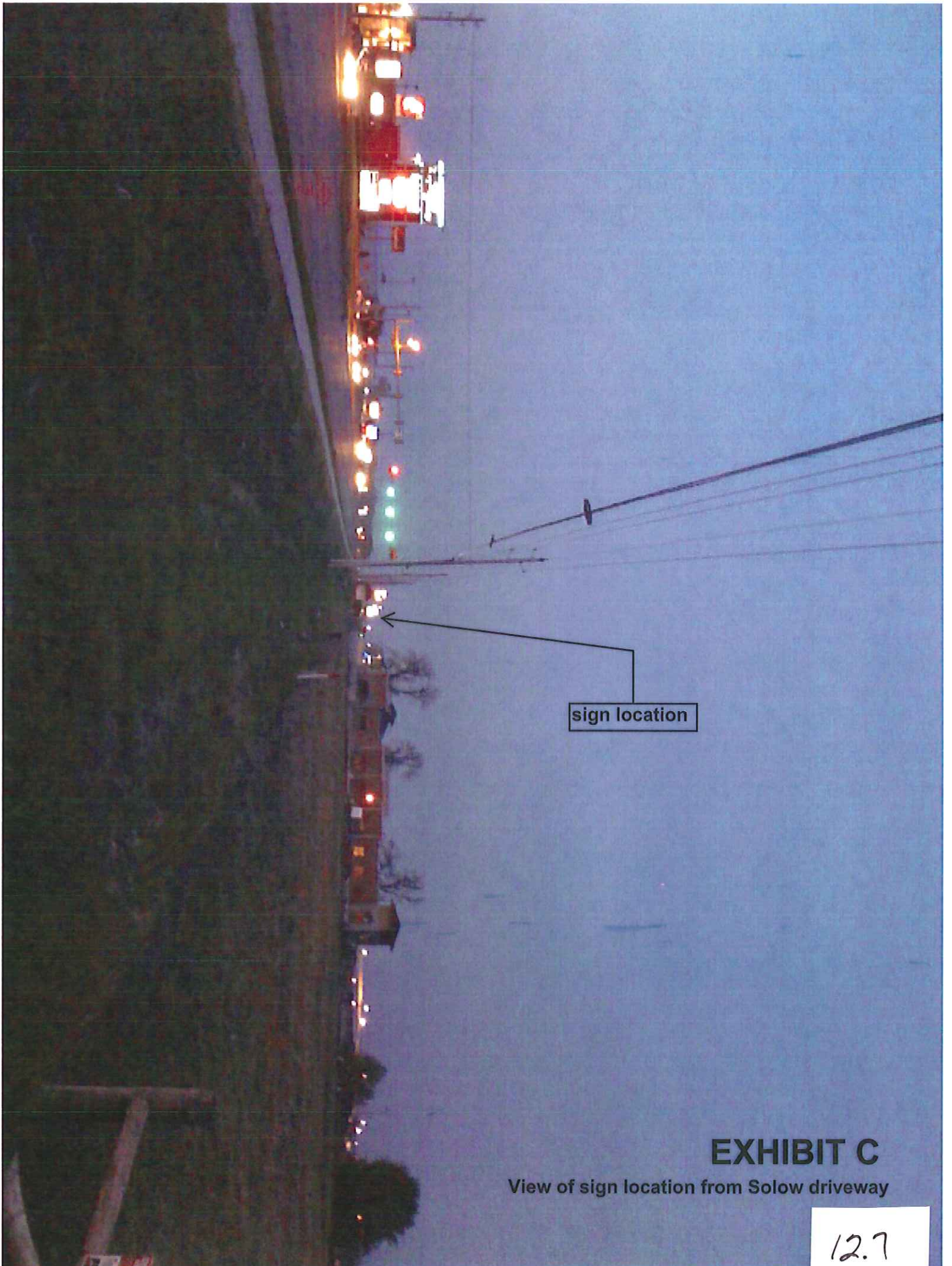
In **July 2005** as part of the approval of the detail site plan for a crash gate and infrastructure development only, the TMAPC took the following action:

**TMAPC Action; 8 members present:**

On **MOTION** of **CARNES**, TMAPC voted 8-0-0 (Ard, Bayles, Bernard, Cantees, Carnes, Harmon, Hill, Horner "aye"; no "nays"; none "abstaining"; Dick, Jackson, Midget "absent") to **APPROVE** the detail site plan for PUD-370-B, subject to TMAPC approval of **waiving screening requirements on the north and south boundaries of the PUD**; (2) filing of an access easement joining 106<sup>th</sup> Street South (in Bridle Trails) to the emergency access/ crash gate; (3) approval of Traffic Engineering and the Fire Marshall of the proposed emergency access and crash gate design; (4) provision of sidewalks on both sides of South 106<sup>th</sup> Street with the understanding that installation of the sidewalks will be the responsibility of individual lot owners per staff recommendation.

**EXHIBIT B**

12.6



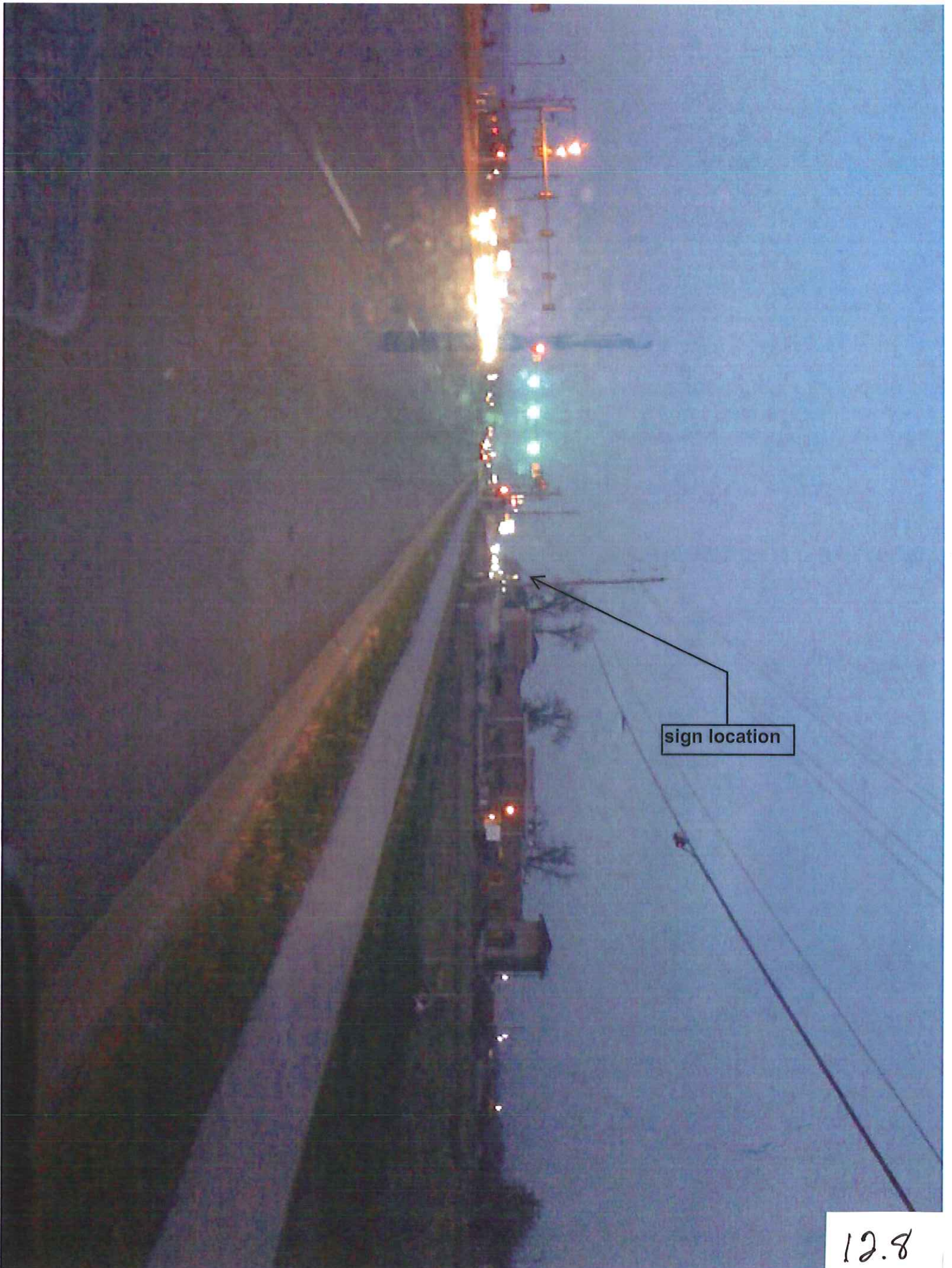
sign location

## EXHIBIT C

View of sign location from Solow driveway

12.7





sign location





sign location

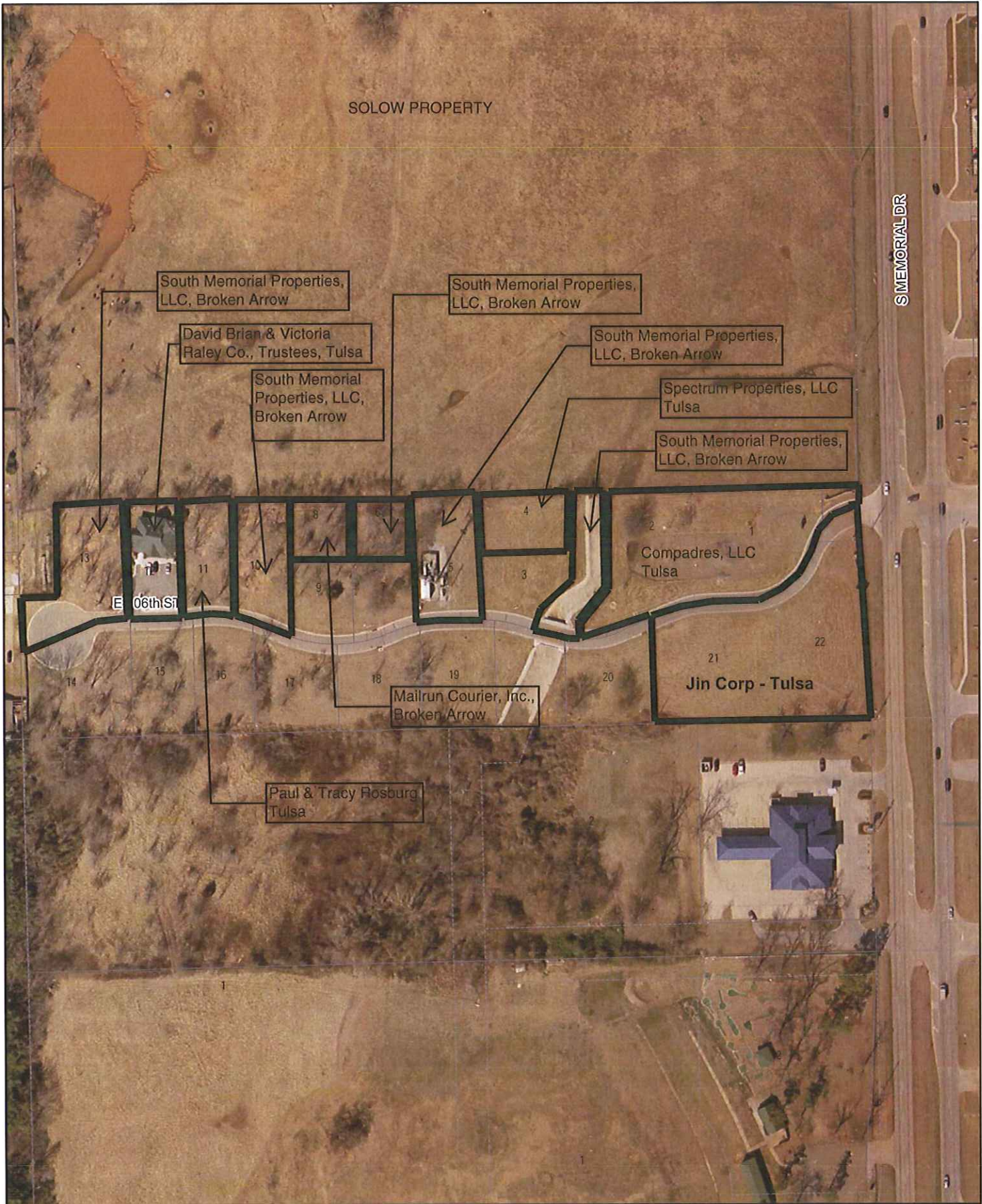




Sign to the south with LED  
message center.

12.10





**PUD-370-B**  
**Property Owners**

**Exhibit D**




12.11





## Memorandum

**From:** Dwain E. Midget, Assistant to the Mayor   
Director, Working In Neighborhoods Department

**To:** Wayne Alberty, Manager, Land Development Services

**Subject:** Urban Renewal Plan Updates Extensions

**Date:** April 8, 2010

Wayne, as a follow up to our earlier conversation regarding extension of the Urban Renewal Plan Updates, I have attached copies of the each Urban Renewal Plan scheduled to expire in 2010 and a copy of the Resolution adopted by the Tulsa Development Authority's approving their extension. During our discussion with the City Council, it was agreed to include the Kendall-Whittier Urban Renewal Plan Update as part of the requested extension since it was due to expire in December 2010. It is our request that these Plans be scheduled before TMAPC as early as possible in order to get them before the City Council for approval. There have been no changes in these Plans since their last noted amendments.

I hope this is helpful, and if you have any further questions please let me know.

Thanks

cc. Susan Neal, Director Community Development and Education Initiative  
Julius Pegues, Chairman – Tulsa Development Authority  
O.C. Walker, Executive Director – Tulsa Development Authority  
Dane Matthews, AICP- Assistant Manager for Land Development Service



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TULSA  
DEVELOPMENT AUTHORITY APPROVING THE EXTENSION OF  
CERTAIN AMENDMENTS AND MODIFICATIONS TO THE URBAN  
RENEWAL PLAN FOR THE NEIGHBORHOOD DEVELOPMENT  
PROGRAM AREA, OKLA. A-6**

WHEREAS, on September 30, 1969, the Tulsa Development Authority approved the Urban Renewal Plan (Plan) for the Neighborhood Development Program Area, Okla. A-6, (NDP), said Plan being subsequently amended from time to time in accordance with applicable laws and regulations; and,

WHEREAS, the City of Tulsa (City) has approved the said Urban Renewal Plan and subsequent amendments thereto; and,

WHEREAS, under the provisions of Title I of the Housing and Community Development Act of 1977, the Secretary of the United States Department of Housing and Urban Development (DHUD) is authorized to provide financial assistance to cities for undertaking and carrying out Community Development Programs; and,

WHEREAS, existing amendments and modifications to said Urban Renewal Plan for the NDP is due to expire on June 2, 2010, it is desirable and in the public interest that a two (2) year extension of existing amendments and modifications to said Plan be made; and,

WHEREAS, it has been determined that an extension of existing amendments and modifications is desirable and in the public interest, that an extension of existing amendments and modifications in no way change or adversely affect the original intent or objectives of said Plan and the extension should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, that:

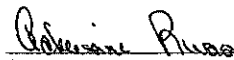
Section 1. A two (2) year extension of the existing amendments and modifications to the Urban Renewal Plan for the NDP Area due to expire on June 2, 2010, as described on Exhibit "A" attached hereto, are hereby approved and are recommended to the Tulsa City Council for its approval and adoption in accordance with O.S. 38101, et seq.

Section 2. This resolution shall take effect immediately.


PASSED and ADOPTED this 15th day of October 2009.

  
Julius Pegues, Chairman

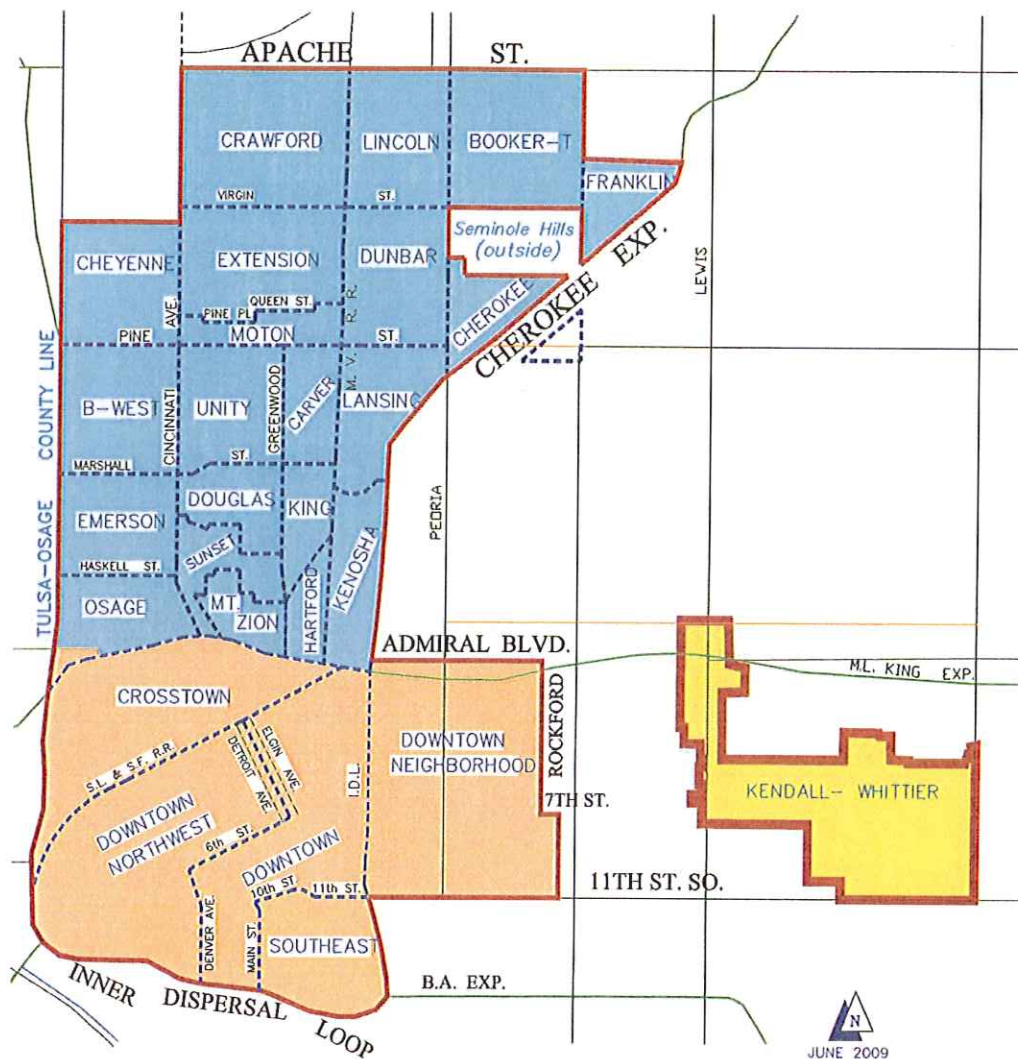
ATTEST:

  
Secretary

Approved as to legal form and adequacy:

  
Jot Hartley, General Counsel

# Exhibit "A"



- Expires 06/02/2010
- Expires 09/30/2014
- Expires 12/21/2010

JUNE 2009  
Prepared by: FG

**Tulsa**  
A New Kind of Energy  
**Tulsa Development Authority**  
Community Development and Education Initiatives  
Working in Neighborhoods  
Housing

