

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2584**

**Wednesday, August 18, 2010, 1:30 PM  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

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

Call to Order:

### **REPORTS**

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

#### **Worksession Report:**

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

1. Minutes of August 3, 2010 Meeting No. 2583

### **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.**

2. **LS-20392**– September Six, LLC (1310) Lot-Split (County)  
West of the Southwest corner of North Lewis Avenue and East 96<sup>th</sup> Street North
3. **LS-20389**– Peter and Stephanie Jensen (9410) Lot-Split (CD6)  
Northeast corner of East 15<sup>th</sup> Place South and South 151<sup>st</sup> East Avenue
4. **LC-273**– John Duvall (9306) Lot-Combination (CD4)  
Southwest corner of East 2<sup>nd</sup> Street South and South Trenton Avenue
5. **LS-20391**– Sack and Associates (9419) Lot-Split (CD5)  
Northeast of the Northeast corner of East 41<sup>st</sup> Street South and South 102<sup>nd</sup> East Avenue

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

### **PUBLIC HEARINGS**

6. **BOA-21097** – (9335) Plat Waiver (PD 16) (CD 3)  
825 North Sheridan Road
7. **CZ-404 – Lou Reynolds/Mr. Shelby Oakley** AG to CS/IM  
Southeast corner of West 51<sup>st</sup> Street and South 65<sup>th</sup> West Avenue (County)  
(Continued from 7/21/10)
8. **Z-7158/PUD-737-A – Jim Litchfield/Stratford Ridge** RS-3/PUD-737 to AG/PUD-737-A  
Southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue (PD-17) (CD-6)  
(Abandonment of PUD-737 and rezone to AG zoning.) (Continued from 7/21/10)

## **OTHER BUSINESS**

9. **Review and Consider TMAPC Meeting dates for 2011**

(Review and consider dates, direct staff to reserve meeting rooms and prepare 2011 cutoff calendar dates.)

10. **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 pagere 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**

### **TRAINING SESSION**

**INCOG**

**Two West 2<sup>nd</sup> Street, Suite 800  
Large Conference Room/North**

**Wednesday, August 18, 2010  
11:00 a.m.**

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

1. Presentation by Tulsa Preservation Commission.

**Adjourn**

[www.tmapc.org](http://www.tmapc.org)



# **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 Chamber**

**Wednesday, August 18, 2010 – 1:45 p.m.\***

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

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

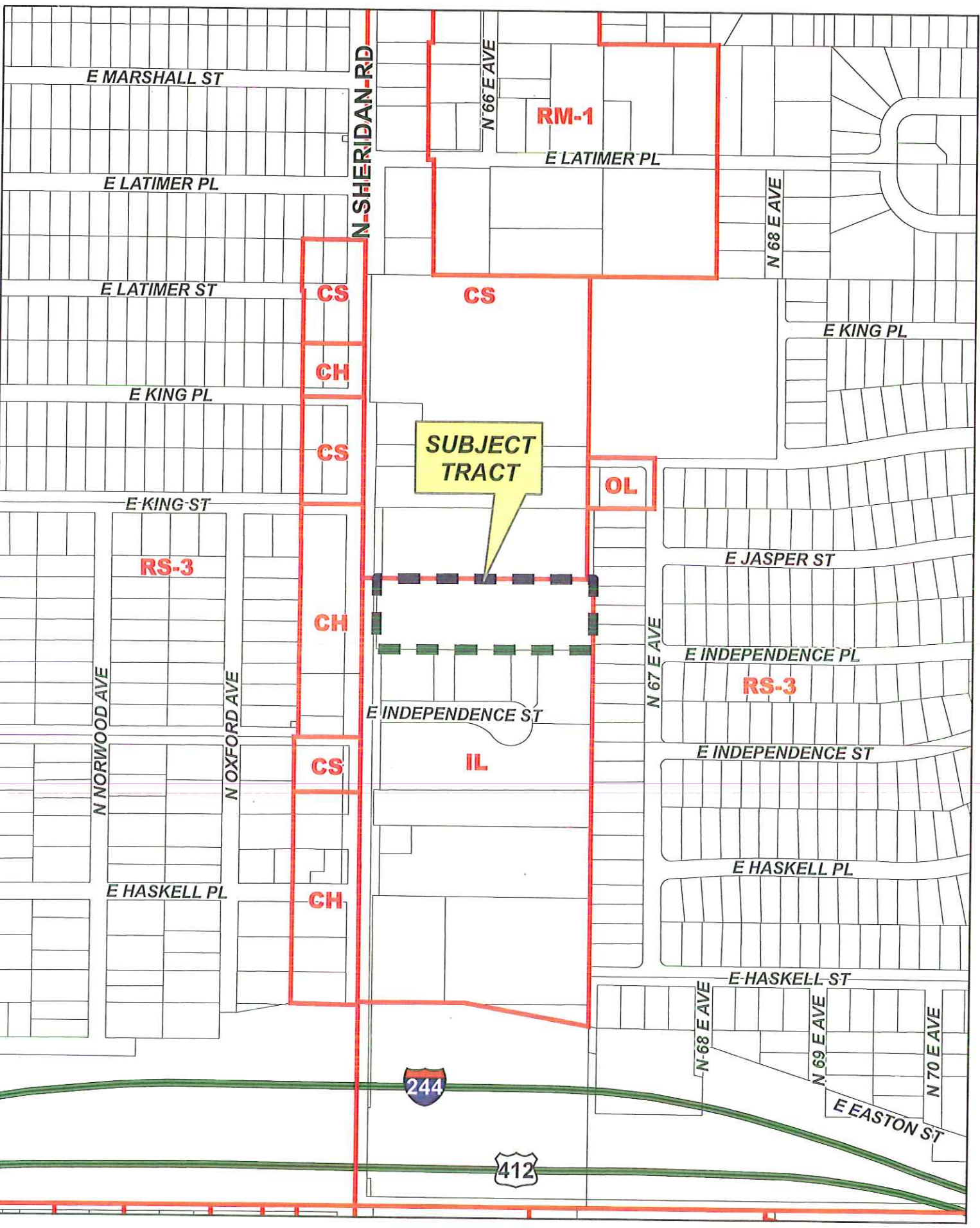
1. TMAPC Discussion on implementation of the new comprehensive plan.

### **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**





BOA-21097

6.1



## PLAT WAIVER

August 18, 2010

BOA- 21097 – 825 North Sheridan Road (9335) (PD 16) (CD 3)

The platting requirement is being triggered by a Special Exception to permit a Community Event Center in an IL (industrial light) zoning district.

***Staff provides the following information from TAC at their August 5, 2010 meeting:***

***ZONING:***

- TMAPC Staff: The property has been previously platted and the use permitted will be in an existing structure.

***STREETS:***

- Twenty-five feet of right-of-way must be dedicated.

***SEWER:***

- No comment.

***WATER:***

- No comment.

***FIRE:***

- No comment.

***UTILITIES:***

- No comment.

Staff recommends

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

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

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

6.2



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

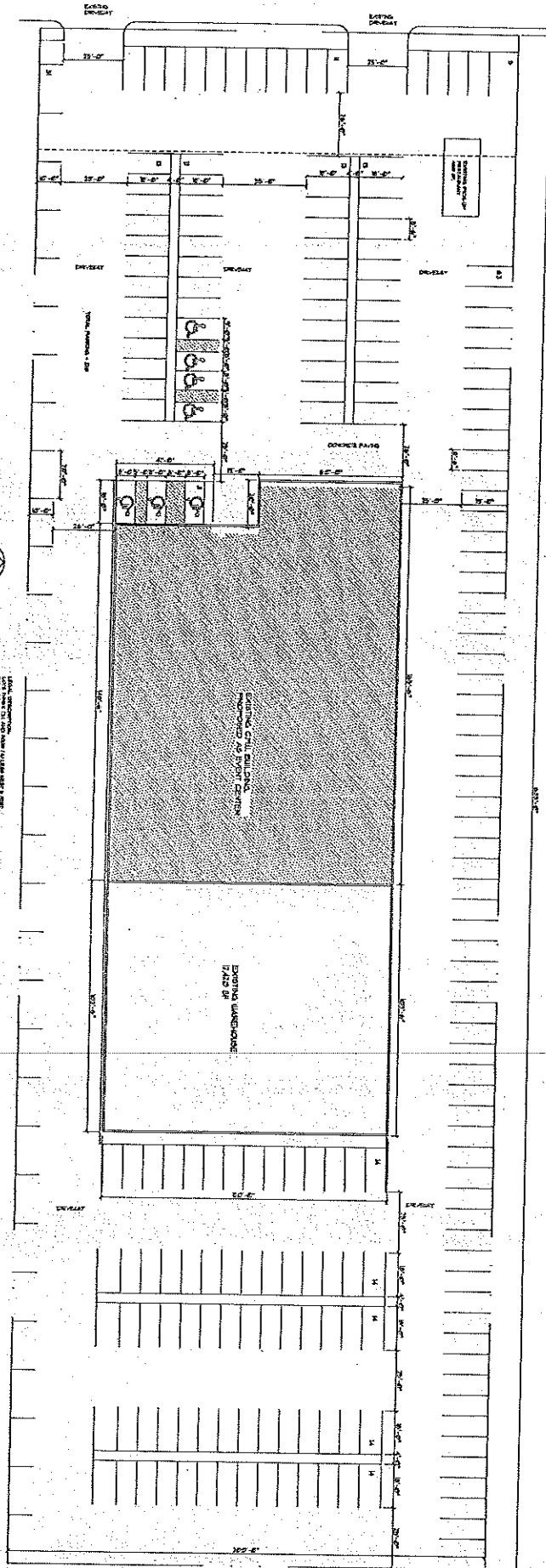
\*Yes, with right-of-way dedication as required.

6.3

PROPOSED PLAN  
1-22'



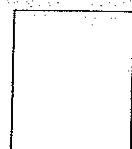
NOTE: THE PROPOSED SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE CITY OF TULSA, OKLAHOMA, AND THE TULSA COUNTY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE CITY OF TULSA, OKLAHOMA, AND THE TULSA COUNTY PLANNING DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ALL DIMENSIONS ARE IN FEET AND INCHES.



6.4

EVENT CENTER  
825 NORTH SHERIDAN  
TULSA, OKLAHOMA

FOR PAPER ARCHITECT  
ARCHITECTURE & PLANNING  
1000 N. W. 10th Ave., Suite 1000  
Tulsa, OK 74103-1000

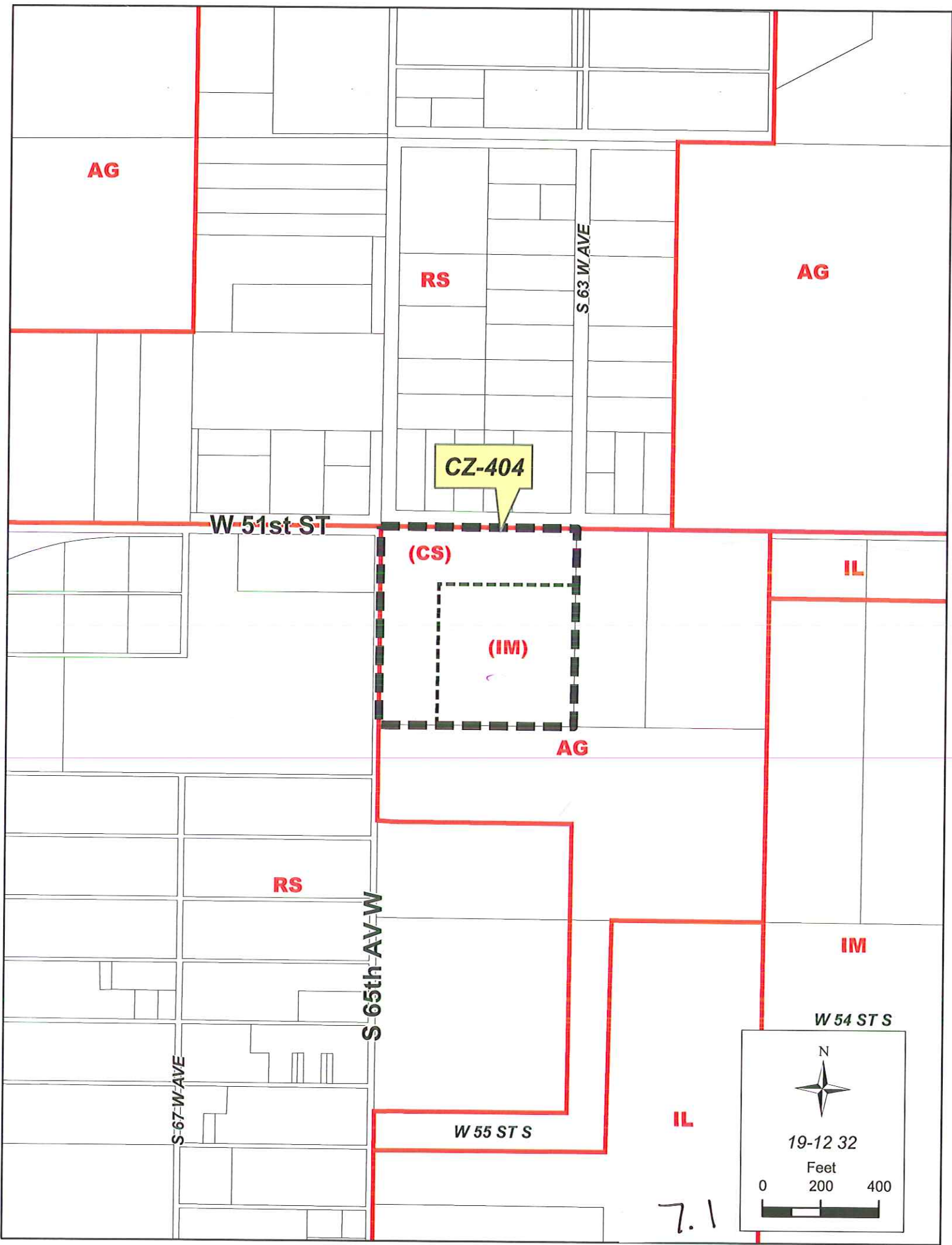


REVISIONS  
4 JUNE 2010  
SAC

SITE PLAN

AI

SHEET NAME  
DATE



AG

RS

AG

CZ-404

W 51st ST

S 63 W AVE

(CS)

IL

(IM)

AG

RS

S 65th AV W

S 67 W AVE

IM

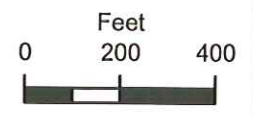
W 54 ST S

W 55 ST S

IL



19-12 32



7.1





CZ-404

W 51st ST

S 63 W AVE

S 65th AV W

S 67 W AVE



19-12 32

Feet



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

7.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-404**

**TRS 9232**

**Atlas 0**

**CZM 45**

**PD-9 County**

**TMAPC Hearing Date:** August 18, 2010

(Continued from August 3, 2010)

**Applicant:** Lou Reynolds

**Tract Size:** 10± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner of West 51<sup>st</sup> Street and South 65<sup>th</sup> West Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CS/IM

**PROPOSED USE:** Concrete products

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

***RELEVANT ZONING HISTORY:***

**Z-381 August 2006:** All concurred in denial of a request for rezoning a 4.15± acre tract of land from AG to IL for light industrial use, finding no reason to eliminate the buffer of industrial use from the school (Jane Addams School), on property located south of southeast corner of South 65<sup>th</sup> West Avenue and West 51<sup>st</sup> Street.

**CZ-157 February 1987:** A request to rezone a 73.5 acre tract from AG to IL for industrial uses was recommended for denial by staff; however the TMAPC recommended approval of the request except for a 125' buffer on the eastern and southern boundary of Jane Addams School, which shall remain zoned AG. The County Commission approved the request per the TMAPC recommendation.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 10± acres in size and is located southeast corner of West 51<sup>st</sup> Street and South 65<sup>th</sup> West Avenue. The property appears to be vacant and is zoned AG. According to the Metropolitan Development Guidelines, the subject property qualifies as a ten-acre Medium Intensity node.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 51 <sup>st</sup> Street	Secondary arterial	100'	2
South 65 <sup>th</sup> West Avenue	Secondary arterial	100'	2

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

7.3

**SURROUNDING AREA:** The subject tract is abutted on the east by a large-lot single-family residential and accessory use, zoned AG; on the north by single-family residential uses, zoned RS in the County; on the south by single-family residential use, zoned AG, and farther to the south by Jane Addams School, zoned RS; and on the west by single-family residential and accessory uses, zoned RS in the County. Industrially-zoned and used properties lie farther east and south of the subject property and the entire area may be in transition.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 9 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – No Specific land use. According to the Zoning Matrix, the requested CS and IM zoning **are not** in accord with the Plan. However, as previously noted, the site meets the criteria for a Medium Intensity node and the general area may be transitional, with large tracts of IL and IM zoned properties to the east and south. Since this site is outside the City limits, it is not addressed in the PLANiTULSA document.

**STAFF RECOMMENDATION:**

The CS zoning at the intersection could qualify for a Type 2 Node (medium intensity for 10 acres). Staff can support the requested zoning and configuration, with the caution that these zoning designations not be allowed to extend farther south toward the Jane Addams Elementary School. The existing AG zoning adjacent to the school has been preserved as a buffer for the school and it is important that this be retained. With this consideration, staff recommends **APPROVAL** of CS/IM zoning for CZ-404.

08/18/10

7.4

July 22, 2010

John Allan & Thelma Jean Acord  
John Allen & Thelma Jean Acord Rev. Trusts  
7700 New Sapulpa Rd.  
Tulsa, OK 74134

Re: TMAPC Case No. CZ 404  
Southeast Corner of West 51<sup>st</sup> Street South and South 65<sup>th</sup> West Avenue

Dear Mr. and Mrs. Acord:

I am writing to invite you to a meeting at the Zarrow Regional Library (2224 West 51<sup>st</sup> Street) on Wednesday, July 28<sup>th</sup>, from 7:00 p.m. to 8:00 p.m. This meeting is to share information about our requested zoning change and project you recently received notice of.

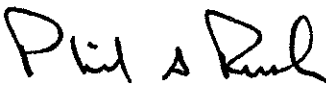
The purpose of our application is to change the zoning along the south side of West 51<sup>st</sup> Street and the east side of South 65<sup>th</sup> Avenue to CS – Commercial Shopping Center – for future retail and personal service uses and the back 5 acres to IM – Industrial Moderate – for our concrete products company.

Since it is part of our mission to be a good neighbor, I am inviting you to this meeting about our project and will set aside time for any questions you may have.

I look forward to seeing you on July 28<sup>th</sup> at 7:00 p.m.

Sincerely,

TULSA DYNASPAN, INC.



Phil G. Rush  
President

P.S. I have reserved the south meeting room in the Library for our meeting. PGR

## Mariboho, Mindi

---

**From:** Rachel Clyne [rrclyne@sandspringsok.org]  
**Sent:** Thursday, July 22, 2010 11:26 AM  
**To:** Mariboho, Mindi  
**Subject:** RE: Referral for recommendation

The City of Sand Springs staff does not have any comments on the rezoning application (CZ-404).

Rachel Clyne  
Director of Planning & Neighborhood Services  
City of Sand Springs, OK  
918-246-2573

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**From:** Mariboho, Mindi [mailto:MMariboho@incog.org]  
**Sent:** Wednesday, July 21, 2010 5:04 PM  
**To:** Rachel Clyne  
**Subject:** Referral for recommendation  
**Importance:** High

Good afternoon,

Please see the attached. Thank you and have a wonderful day!

*Mindi Mariboho*

### INCOG

Land Regulations Specialist  
Land Development Services  
2 West 2nd Street Ste. 800, Tulsa OK 74103  
ph: 918/58407526 fax: 918/57909572

web: [www.incog.org](http://www.incog.org) email: [mmariboho@incog.org](mailto:mmariboho@incog.org)

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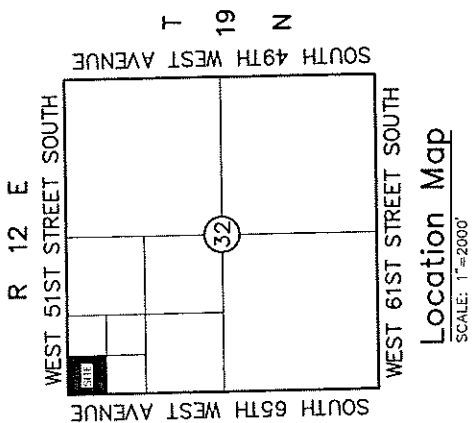
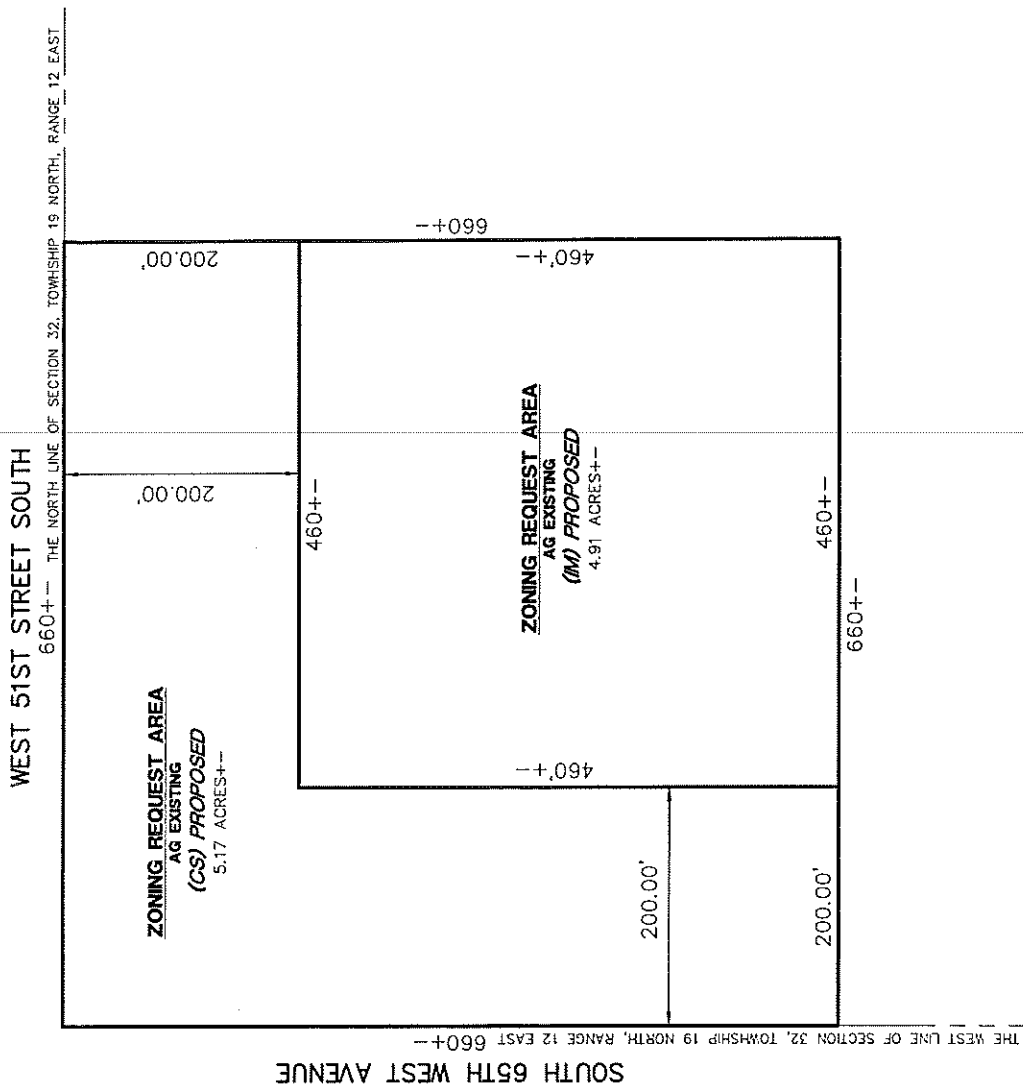
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7/22/2010

7.6



7.7



# ZONING EXHIBIT

*The Northwest Quarter of the Northwest Quarter  
Section 32, Township 19 North, Range 12 East  
Tulsa County, Oklahoma*

**DATE PREPARED: 5/19/10**

**ORDER: 16353 FILE: 1912.32**

**Sisomore Walsz & Associates, Inc.**  
PHONE: (800) 800-3000  
FAX: (800) 800-3000  
818 EAST 34th PLACE  
TULSA, OKLAHOMA 74106  
USA, TN. 00000000



AG

RS-3

AG

CS

OL

E 11th ST

CS

E 12 ST S

RS-3

PUD-737-A  
(ABANDONMENT)  
Z-7158

E 12 ST S

RS-1

RS-3  
PUD-737

E 14 ST S

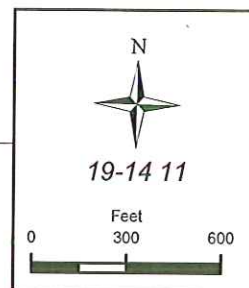
AG

RD

AG

AG

S 161st AVE E



RE

8.1



E 11th ST

E 12 ST S

**PUD-737-A  
(ABANDONMENT)  
Z-7158**

E 12 ST S

E 14 ST S

S 161st AV E



19-14 11

0 Feet 300 600

8.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION:** Z-7158/ PUD-737-A (Abandonment)

**TRS 9411**

**Atlas 1703/ 1704**

**CZM 40**

**PD-17 CD-6**

**TMAPC Hearing Date:** August 18, 2010

Continued from 8/3/10

**Applicant:** Jay Litchfield

**Tract Size:** 91.98± acres

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

**EXISTING ZONING:** RS-3/ PUD-737

**EXISTING USE:** Vacant

**PROPOSED ZONING:** AG/ PUD-737-A

**PROPOSED USE:** Abandonment of PUD  
and Residential/  
Agriculture

**ZONING ORDINANCE:** Ordinance number 21564 dated June 29, 2007, and Ordinance number 21585 dated July 31, 2007, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**PUD-737 July 2007:** A request was made for a proposed Planned Unit Development on a 140± acre tract of land for 600 residential dwellings and commercial use. Staff recommended approval of per conditions and TMAPC recommended approval of 543 residential dwellings with conditions. The City Council approved the PUD with condition of no more than 453 dwelling units, on property located on the Southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue and a part of the subject property.

**Z-7045 June 2007:** A request was made to rezone a 140± acre tract from AG to 135 acres to RS-4 and 5 acres to CS for residential and commercial use. The applicant changed the request from RS-4 to RS-3. Staff recommended for 5 acres to CS and 100' buffer of OL and the remainder RS-3 if TMAPC approved PUD. The TMAPC recommended approval per staff recommendation except RS-2 instead of RS-3. The City Council approved 5 acres to CS and remainder to RS-3, on property located on the Southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue and a part of the subject property.

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

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 91.98± acres in size and is located southeast corner of East 11<sup>th</sup> Street and South 161<sup>st</sup> East Avenue. The property appears to be vacant and is zoned RS-3.



## **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
East 11 <sup>th</sup> Street	Secondary arterial	100'	2
South 161 <sup>st</sup> East Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by large-lot single-family residential uses and vacant land, zoned AG and RS-1; on the north by vacant land and large-lot single-family residential uses, zoned CS/OL/RS-3 and AG; on the south by vacant land, zoned RD and AG; and on the west by large-lot single-family residential uses, zoned RS-3. The northwest corner of 11<sup>th</sup> Street and 161<sup>st</sup> East Avenue

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

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific land use. According to the Zoning Matrix, the requested AG zoning **is** in accord with the Plan. However, the newly adopted PLANiTULSA comprehensive plan calls for this area to be a neighborhood, in which AG zoning would not be compatible.

## **STAFF RECOMMENDATION FOR ZONING:**

Staff cannot support the requested AG zoning. This area is viewed as having potential for future and more dense development. Moreover, the City has recently invested significant funds to increase utility service to the area for that reason, showing a commitment to the PLANiTULSA goals of infill development and more efficient land use. An AG use would be counter to that goal. Therefore, staff recommends **DENIAL** of AG zoning on Z-7157.

## **STAFF RECOMMENDATION FOR PUD:**

PUD-737 was approved in 2007 and is a planned residential development with a five acre commercial node on the southeast corner of East 11<sup>th</sup> Street South and South 161<sup>st</sup> East Avenue. The tract has 2,310 feet of frontage along East 11<sup>th</sup> Street and 2,640 feet of frontage on 161<sup>st</sup> East Avenue. Corresponding RS-3 and CS zoning were approved in support of the proposed development (see accompanying zoning map). Referring to Exhibit A, the 32 acre (+/-) tract identified as Parcel 1 is not a subject of this application and would remain PUD-737 should the Planning Commission approve this amendment. Also, the CS zoned tract at the hard corner would remain zoned CS without the PUD designation.

The remaining 91-acre site is characterized by wooded, rolling terrain with a ridgeline that runs north/south along the western half of the subject property and a smaller ridgeline situated in the north central portion of the site along East 11<sup>th</sup> Street South. There are three drainage ways located on-site which were proposed for stormwater detention.

PUD 737-A permits a maximum of 108,900 square feet (sf) of commercial floor area and 543 single-family residential dwellings on 50' wide lots. The minimum lot size of 5,500 sf with a livability space requirement of 2,000 sf per lot.

The City has extended utility service to the area based on an urban density of development including construction of a sanitary sewer lift station and force main to serve the densely planned residential subdivision (see Exhibit A-1). Reverting back to rural density zoning would not provide adequate density of development required to satisfy the investment by the City. See the TAC comments below.

8.4



The Planitulsa comprehensive plan adopted by the Tulsa City Council on July 22, 2010 identifies this area as an "area of growth/change". The northwest section of the property is designated as a neighborhood center while the remainder of the property is targeted as a new neighborhood. Neighborhood centers are mixed use developments designed to serve surrounding neighborhoods. Rezoning the area back to a low density, agricultural district appears contrary to the goals and policies of the new comprehensive plan.

Given the significant capital investment made by the City of Tulsa in the area and designation of the area by Planitulsa as a neighborhood center and new neighborhood, staff recommends **DENIAL** of PUD-737-A.

### **TAC Comments:**

**General:** As pointed out in the wastewater comments below, the City of Tulsa entered into a contract with the developer of the subject property. Until legal issues are resolved, Development Services opposes the approval of this application. A representative of Development Services will be present at TMAPC to provide additional information.

**Water:** The extension of a water main line to serve each lot will be required.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** The City of Tulsa has constructed a Sanitary Sewer Lift Station to serve a planned residential subdivision on this 140 acre tract. It may be necessary to retain the present zoning in order to generate enough flow for the Lift Station to function properly. Contact Bob Shelton with the City of Tulsa Engineering Division (596-9572) for the City's position on the proposal. (See RFA Contract #25477)

**Transportation:** No comments.

### **INCOG Transportation:**

- MSHP: E. 11<sup>th</sup> St. S. and S. 161<sup>st</sup> E. Ave, existing 2 lanes. 100' ROW should be maintained and sidewalks should be included along 11<sup>th</sup>, 161<sup>st</sup>, and on all internal streets per Subdivision Regulations.
- LRTP: E. 11<sup>th</sup> St. S., between S. 161<sup>st</sup> E. Ave and S. 177<sup>th</sup> E. Ave, existing 2 lanes. S. 161<sup>st</sup> E. Ave, between E. 11<sup>th</sup> St. S. and E. 21<sup>st</sup> St. S., existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No Comment
- Transit: No current or future plans for this location.

**Traffic:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.



# Stratford Ridge

## Parcel One Boundary

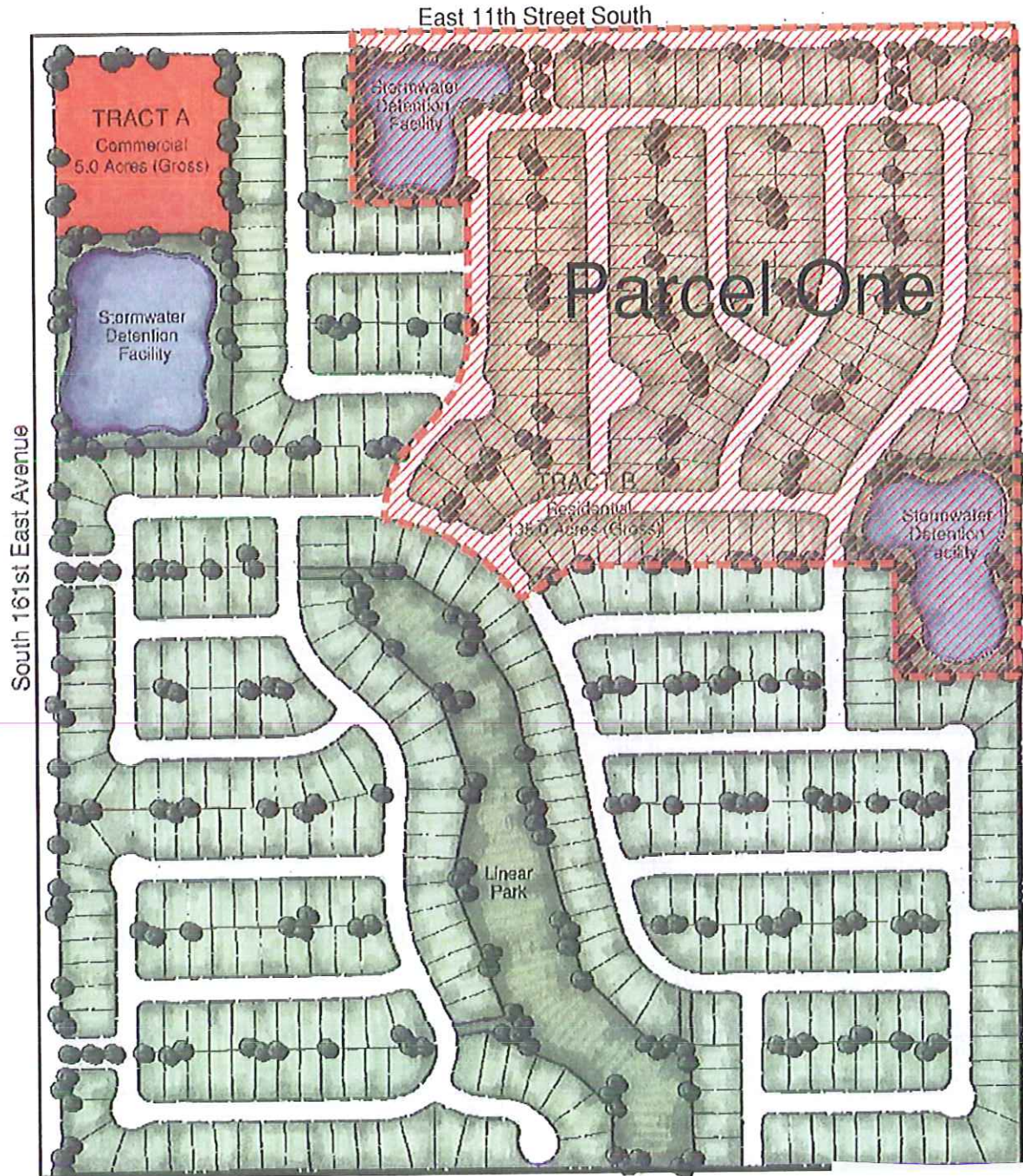


EXHIBIT A

**tep** OFFICIAL RECORD COPY  
 DATE: 3/17/07  
 COUNTY OF THE TULSA METROPOLITAN  
 AREA PLANNING COMMISSION

Date Summary:

Total Parcel One Area

42.12 Acres (Gross)



July 27, 2010

Thanks, Ken. Our recommendation is for denial, based on the City's expenditures on infrastructure in this area. Moreover, the proposed AG is not in accord with the recently adopted PLANiTULSA comprehensive plan update. Please keep me apprised of any meetings you have regarding this issue, as I am sure the TMAPC will ask on August 3.

Dane

-----Original Message-----

From: Hill, Ken [mailto:KENHILL@cityoftulsa.org]

Sent: Tuesday, July 27, 2010 11:00 AM

To: Matthews, Dane; Fernandez, Diane

Cc: Alberty, Wayne; Shelton, Robert; Hardt, Charles; Zachary, Paul

Subject: RE:

Dane,

City staff, on behalf of the Tulsa Metropolitan Utility Authority, opposes the rezoning of the subject property from RS-3 to AG and abandoning a portion of PUD-737.

The Tulsa Metropolitan Utility Authority (TMUA) entered into an agreement with Shaw-Ramsey LLC in December 2006 in association with Edsell Brashears, property owner. TMUA constructed a sanitary sewer lift station and force main at a cost of \$1,412,859.29 to serve the 140 acres owned by Mr. Brashears. The property was to be developed in phases resulting in no less than 475 residential structures to be served by the new lift station.

We have proposed a meeting with Mr. Jay Litchfield, Edsell Brashears and City Councilor Jim Mautino to discuss the terms of the agreement with Shaw-Ramsey. A meeting is not scheduled at this time.

We will attend the hearing on August 3 before the TMAPC and voice our opposition.

Thanks for your help! We will keep you apprised of any changes.

EXHIBIT A-1

8.7

# **PUD 737 Amendment & Zoning Change Application**

## **Brashear's Riding Stables**

Southeast corner of intersection of E. 11th St. So. & S. 161st E. Ave.

June 23rd, 2010

Mr. Edsel Brashear owns 96.98 Acres of the original 140 Acres in the PUD - 737. Our application asks for the "Abandonment of the PUD" and Zoning change back to the original zoning of Ag for Mr. Brashear's portion of PUD - 737, less the 5 Acre CS (Commercial) tract directly on the corner. The "Subject Property" consists of 91.98 Acres as noted in Exhibit A.

PUD - 737 has an original commercial node, known as Development Area A, on the southeast corner of East 11th St. So and So. 161st E. Ave. Our application asks that this zoning remains CS as it is in the PUD.

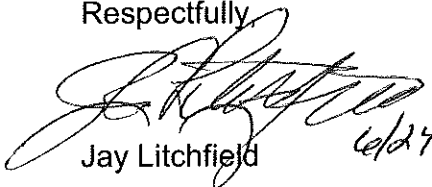
The entire 140 Acres is in it's original state, vacant pasture. The Ramsay Company, Mr. Charles Ramsay Jr., made the original application in the formation of PUD - 737 in January 2007. Mr. Ramsay's initial proposal was to purchase the entire 140 Acres from Mr. Brashear. Mr. Ramsay has purchased and presently owns approximately 38.02 Acres, noted as Phase 1 "Stratford Ridge" in the original PUD -737.

Mr. Brashear would like to sell his remaining property at this time and finds that the present PUD and zoning are contradictory to those efforts.

LEGAL Description: A tract of land located in the NW/4 of Section 11, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows; Nwlessbeg740.73enwcnwthe1572.01s1500.19 W287.7n93w115n159.99cvrt17.01w640.9sw10 4.56sw60cvlf431.93ne60cvrt39.35cvlf37.2 7ne3.61cvrt100.59ne102.82cvlf48.63cvlf4 2.02n50.01cvrt74.06cvlf42.92cvlf73.84n1 28.69cvlf39.27w40n50e40cvlf39.27n87.50w 272n391.96& Lesse330sec111914 96.984acs as noted in the Tulsa County Tax Record Parcel # 99411-94-11-10500

We submit this application for review and ask to be placed on the agenda of the next meeting in August.

Respectfully,

  
Jay Litchfield 6/24/2010

# Exhibit A

Brashear Riding Stables  
PUD - 737

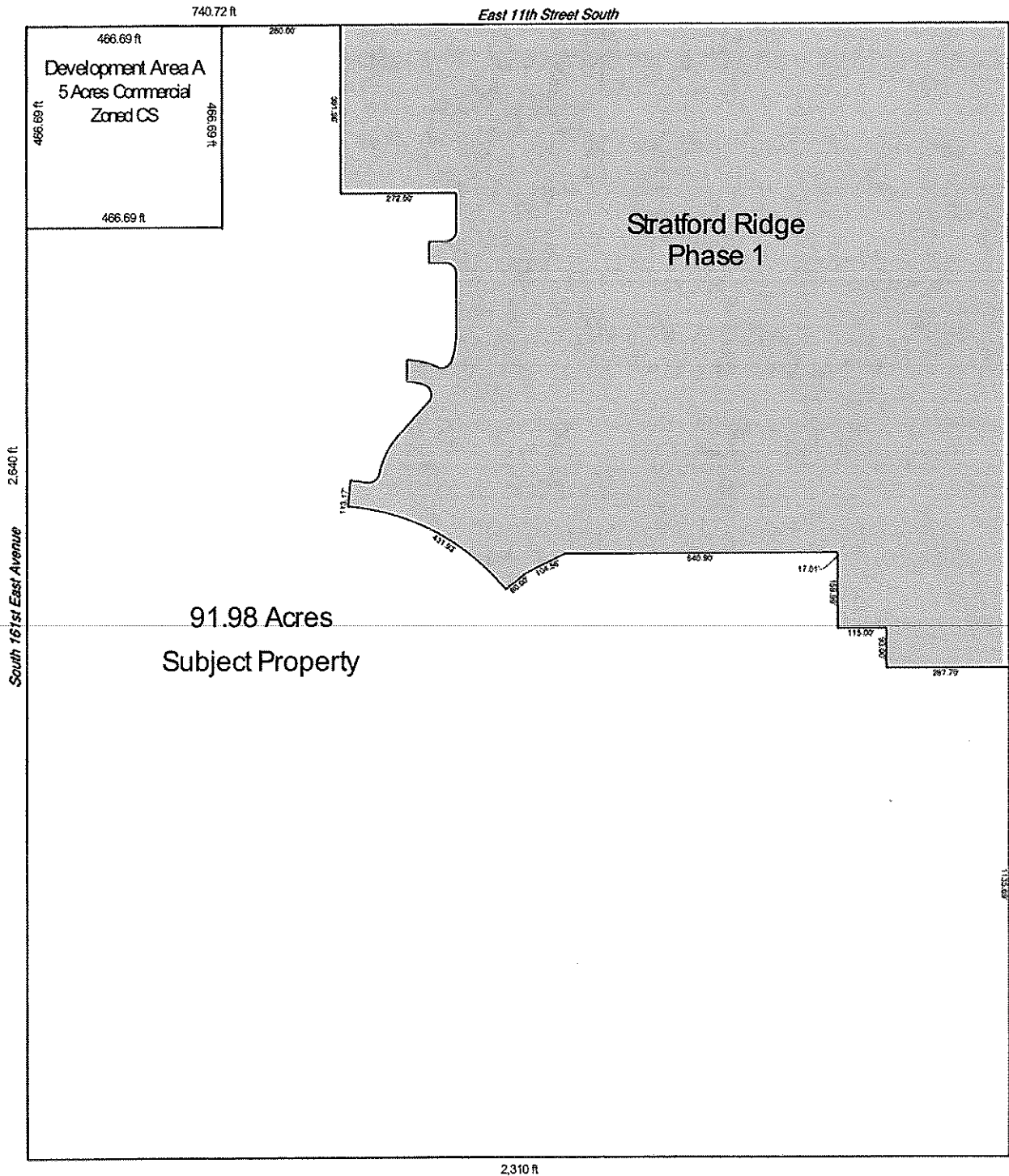


E. 11th Street S.

E. 11th Street S.

S. 161st East Avenue

S. 161st East Avenue



## Huntsinger, Barbara

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**From:** jaylitchfieldga@aol.com  
**Sent:** Monday, August 02, 2010 4:11 PM  
**To:** Huntsinger, Barbara  
**Subject:** Fwd: Attn: Michelle Cantrell Continuance on PUD 737-A & Z-7158

Barbara, Sorry I sent to wrong email. Jay

-----Original Message-----

**From:** jaylitchfieldga@aol.com  
**To:** bhutsinger@incog.org  
**Sent:** Mon, Aug 2, 2010 2:30 pm  
**Subject:** Attn: Michelle Cantrell Continuance on PUD 737-A & Z-7158

Ms. Cantrell,

My name is Jay Litchfield. I am the applicant of Major Amendment PUD 737-A and Application for Rezoning Z-7158. We humbly ask for a continuance of our application. We have been unable to resolve our own internal issues in regard to the comments by Public Works. We respectfully ask that we are granted a continuance to the next available meeting on August 18th. Feel free to contact me by phone at 918/639-7653 or by email.

Regards Jay Litchfield

## 2011 SCHEDULE

### Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first Tuesday at 4:00 p.m. and the 3<sup>rd</sup> Wednesday at 1:30 p.m. in the One Technology Center, 175 E. 2<sup>nd</sup> Street, City Council Chambers, 2<sup>nd</sup> Level, Tulsa, Oklahoma.

Regular work sessions of the TMAPC are held on the third Wednesday of each month following regular TMAPC business in the One Technology Center, 175 E. 2<sup>nd</sup> Street, City Council Chambers, 2<sup>nd</sup> Level, Tulsa, Oklahoma.

<b>JANUARY</b> 4 <sup>th</sup> 19th and worksession	<b>FEBRUARY</b> 1 <sup>st</sup> 16 <sup>th</sup> and worksession	<b>MARCH</b> 1 <sup>st</sup> 16 <sup>th</sup> and worksession
<b>APRIL</b> 5 <sup>th</sup> 20th and worksession	<b>MAY</b> 3 <sup>rd</sup> 18th and worksession	<b>JUNE</b> 7 <sup>th</sup> 15th and worksession
<b>JULY</b> 5 <sup>th</sup> 20th and worksession	<b>AUGUST</b> 2 <sup>nd</sup> 17th and worksession	<b>SEPTEMBER</b> 6 <sup>th</sup> 21st and worksession
<b>OCTOBER</b> 4 <sup>th</sup> 19th and worksession	<b>NOVEMBER</b> 1 <sup>st</sup> 16th meeting and worksession	<b>DECEMBER</b> 6 <sup>th</sup> 21st meeting and worksession

8-18-10

9.1

