

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## For Meeting No. 2588

October 20, 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:

Review of TMAPC receipts for the month of September 2010

### 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.

1. **LC-283**– Eric P. Nelson (9430) Lot-Combination (CD-6)  
Northwest of the northwest corner of South Garnett Road and 51<sup>st</sup> Street South (Related to Item 2.)
2. **PUD-312-A-12 – Tulsa Bone and Joint Clinic** IL/PUD  
Northwest of the northwest corner of South Garnett Road and 51<sup>st</sup> Street South (Minor Amendment to combine two development areas within PUD-312-A for the purpose of constructing across a lot line). (Related to Item 1.)
3. **PUD 564-B - Declaration of Covenants Amendment-** North and East (CD 3)  
of the Northeast corner of East 31<sup>st</sup> Street and South Memorial Drive, 8220 East Skelly Drive (Related to Item 11.)
4. **PUD-648-A-4 – Olympia Land Development** CO/PUD  
North of the northeast corner of South Olympia Avenue and West 71<sup>st</sup> Street South (Minor Amendment to add Use Unit 10 – Off Street Parking as a permitted principal use in Development Area F of PUD-684-A.)
5. **AC-99 – Olympia Medical Park** CO/PUD  
North of the northeast corner of South Olympia Avenue and West 71<sup>st</sup> Street South (Alternative Compliance Landscape Plan to preserve a naturally wooded area on the west side of the parcel.)
6. **PUD-773 – Parkhill Liquors** CS/PUD  
Northwest of the northwest corner of 101<sup>st</sup> Street South and South Memorial Drive (Detail Site Plan for an 11,778 square foot (sf) liquor store.)

7. **PUD-386-B-1 – Sanctuary Church**

CS/RM-1/AG/PUD

North of the northeast corner of 91<sup>st</sup> Street South and South Memorial Drive (Minor Amendment to reduce the required parking for a broadcast studio and church to 127 spaces.)

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

**PUBLIC HEARINGS**

8. **Rockford Industrial Park –** (0331) Minor Subdivision Plat (CD 1)

1212 North Rockford, South of East Pine Street, East of North Peoria Avenue (Continued from 10/5/2010, Request continuance to 12/7/2010 for plat revisions and further TAC review.)

9. **Oklahoma Methodist Manner (OMM/Crestwood) –** (9321) (CD 9)

Preliminary Plat, 4234 East 31<sup>st</sup> Street South, South of East 31<sup>st</sup> Street South, West of South Yale Avenue

10. **Darby Industrial Park –** (0321) Preliminary Plat (CD 3)

2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue

11. **PUD 564 B –** (9313) Plat Waiver (CD 3)

8220 East Skelly Drive, North and East of the Northeast corner of East 31<sup>st</sup> Street and South Memorial Drive (Related to Item 3.)

**OTHER BUSINESS**

12. Request by Tulsa City Council directing TMAPC to study and report on recommending Zoning Code amendments to protect Historic Preservation District boundaries.

13. **Commissioners' Comments**

**ADJOURN**

CD = Council District

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

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

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

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

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide 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, October 20, 2010  
11:30 a.m.**

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

1. Presentation by Tulsa River Parks Authority / Matt Meyer, Executive Director

**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, October 20, 2010 – 1:45 p.m.\***

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

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

1. Presentation and discussion on proposed draft of Form Base Codes for Pearl District / Cuthbertson
2. TMAPC Discussion on implementation of the new comprehensive plan.

### **Adjourn.**

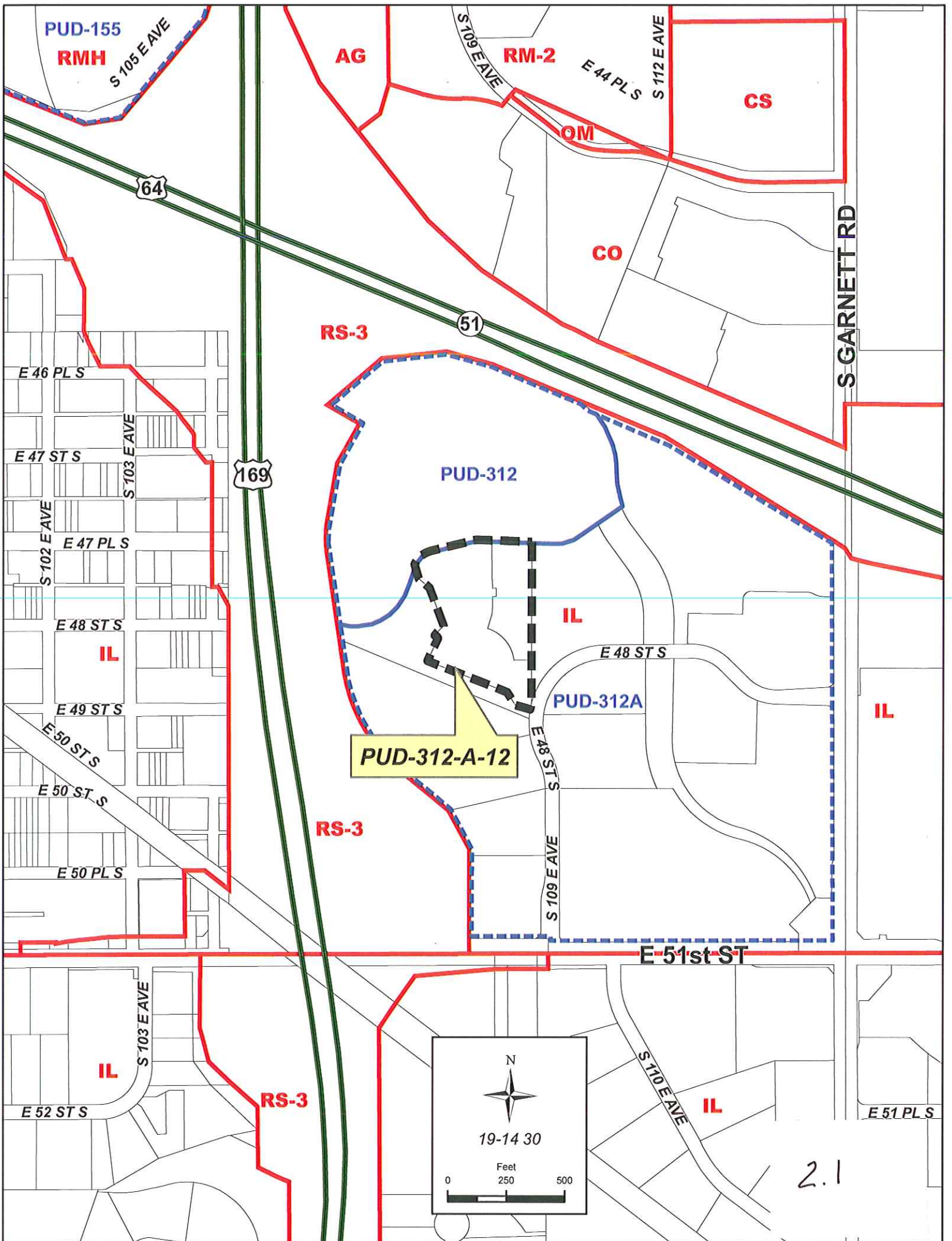
**Visit our website at [www.tmapc.org](http://www.tmapc.org)**

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

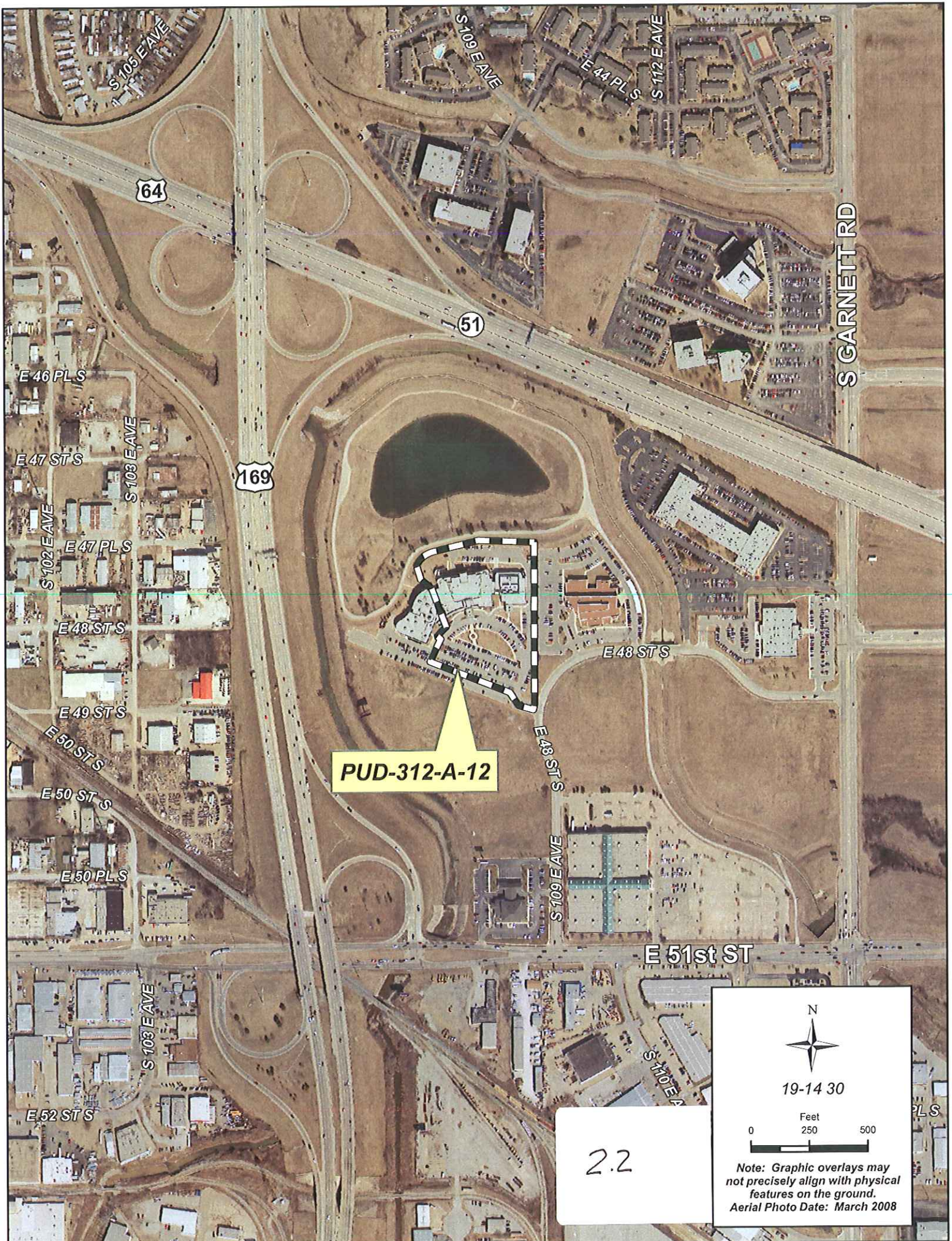


TMAPC RECEIPTS  
Month of September 2010

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	17	\$85.00	\$85.00	170.00	38	\$190.00	\$190.00	\$380.00
Zoning	5	1,845.00	1,845.00	3,690.00	11	4,205.00	4,205.00	8,410.00
PUDs & Plan Reviews	45	2,825.00	2,825.00	5,650.00	118	8,372.50	8,372.50	16,745.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,755.00</u>	<u>\$4,755.00</u>	<u>\$9,510.00</u>		<u>\$12,767.50</u>	<u>\$12,767.50</u>	<u>\$25,535.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	3	\$975.00	\$975.00	\$1,950.00
Preliminary Plats	2	1,147.50	1,147.50	2,295.00	6	3,449.18	3,449.17	6,898.35
Final Plats	0	0.00	0.00	0.00	1	382.50	382.50	765.00
Plat Waivers	2	250.00	250.00	500.00	7	875.00	875.00	1,750.00
Lot Splits	2	90.00	90.00	180.00	11	507.50	507.50	1,015.00
Lot Combinations	3	150.00	150.00	300.00	17	850.00	850.00	1,700.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$1,962.50</u>	<u>\$1,962.50</u>	<u>\$3,925.00</u>		<u>\$7,039.18</u>	<u>\$7,039.17</u>	<u>\$14,078.35</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	20	\$5,860.00	\$600.00	\$6,460.00	36	\$15,985.00	\$2,300.00	\$18,285.00
Refunds	0	0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	\$0.00	0	0.00	0.00	0.00
		<u>\$5,860.00</u>	<u>\$600.00</u>	<u>\$6,460.00</u>		<u>\$15,985.00</u>	<u>\$2,300.00</u>	<u>\$18,285.00</u>
<b>TOTAL</b>		<b>\$12,577.50</b>	<b>\$7,317.50</b>	<b>\$19,895.00</b>		<b>\$35,791.68</b>	<b>\$22,106.67</b>	<b>\$57,898.35</b>







**PUD-312-A-12**

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



October 20, 2010

## STAFF RECOMMENDATION

**PUD-312-A-12:** Minor Amendment – Northwest of the northwest corner of South Garnett Road and 51<sup>st</sup> Street South; TRS 19-14-30; CZM 49; Atlas 753/754; CD 6; IL/PUD.

The applicant is requesting a minor amendment to combine two development areas within PUD-312-A for the purpose of constructing across a lot line allowing internal access to and from both buildings as seen on the attached exhibits. Associated with this minor amendment is lot combination LC-283 also appearing on the October 20, 2010 agenda of the TMAPC.

There is no request for additional floor area or request to relax any existing development standard of the PUD.

Referring to the attached Exhibits A and B by constructing across the internal lot line the two buildings effectively become one according to the Tulsa/International Building Code. If the two lots are not legally combined the applicant would be required to put a firewall along the lot line, negating internal access between the two buildings.

Floor area in the existing development areas is allocated as follows:

**Area B1-A-1 Maximum Building Floor Area:**

Use units 12, 13, 14, 16, and 17 -	45,977 sf
Use units 11, 19, and 22 -	172,873 sf

**Area B1-A-2 Maximum Building Floor Area:**

Use units 12, 13, 14, 16, and 17 -	20,470 sf
Use units 11, 19, and 22 -	76,970 sf

Upon combination of the two areas, creating Development Area B1-A floor area allocation will be combined as follows:

**Area B1-A Maximum Building Floor Area:**

Use units 12, 13, 14, 16, and 17 -	66,447 sf
Use units 11, 19, and 22 -	249,843 sf

Since there is no limit to floor area ratio (FAR) in the IL district, and there is no request to add floor area or relax any existing development standard of PUD-312-A, staff recommends **APPROVAL** of minor amendment PUD-312-A-12.

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

OM  
EOK-51

CO

Detention Facility

EOK-51

SUBJECT  
AREA ↴

Tract "A"  
A-1

PUD-312

UNION PINES

Tulsa Bone and  
Joint Clinic

B-1-A-2

USO Venture

B-2

DEV. Area "A"

B-1-B

DEV. Area "B"

B-1-A-1

A-2

Tract "B"

B-1-C-1

E-1

DEV. Area "E"

E-2

B-1-C-2

DEV. Area "F"

Tract "B"

DEV. Area "C"

C-2

RS-3

The Pawnee  
Center At the  
Metroplex

Tract "A"

C1

DEV. Area "D"

The Metroplex

S GARNETT RD

S US-169

RS-3

S 110th AV

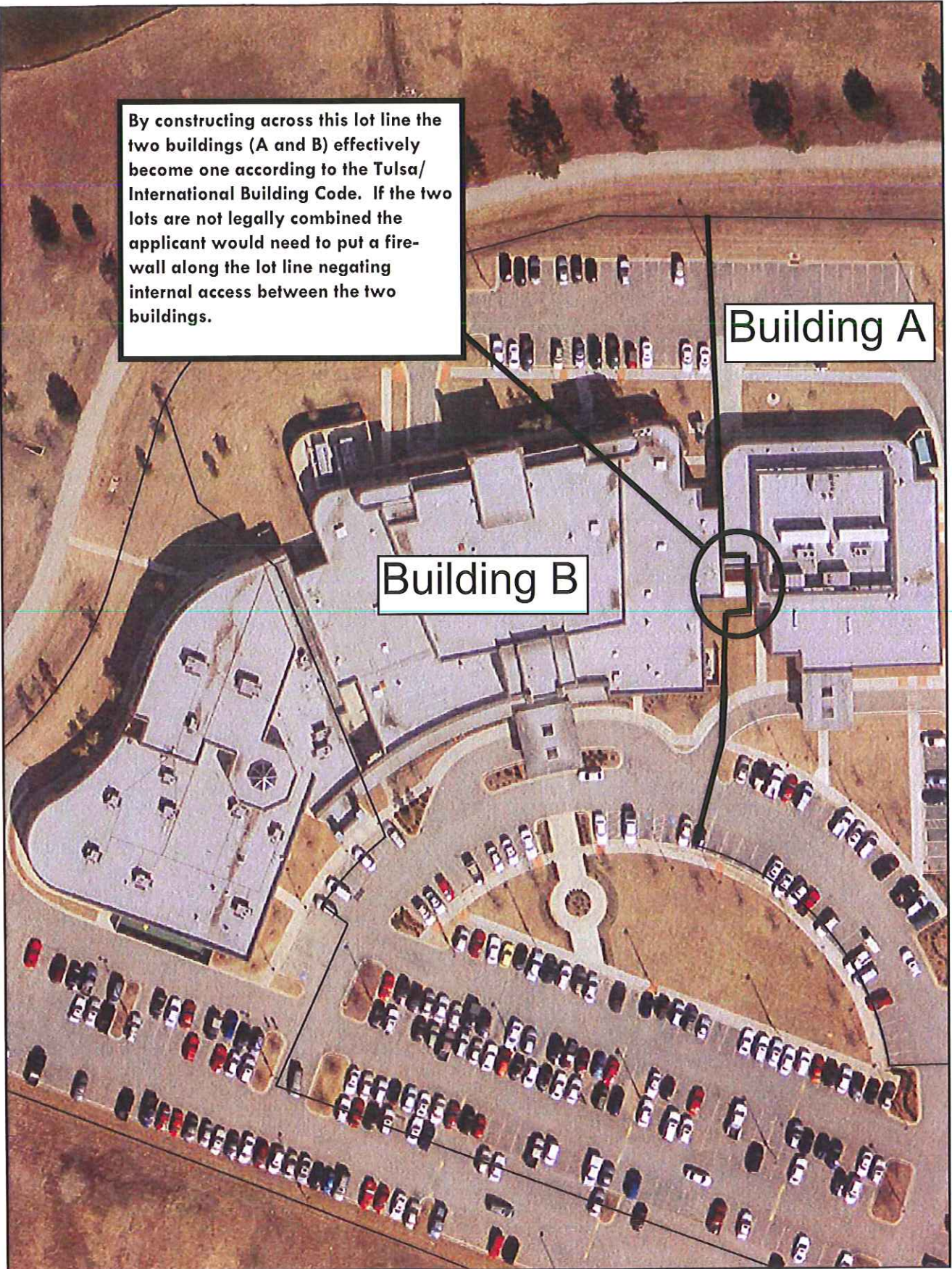
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By constructing across this lot line the two buildings (A and B) effectively become one according to the Tulsa/International Building Code. If the two lots are not legally combined the applicant would need to put a fire-wall along the lot line negating internal access between the two buildings.

Building A

Building B

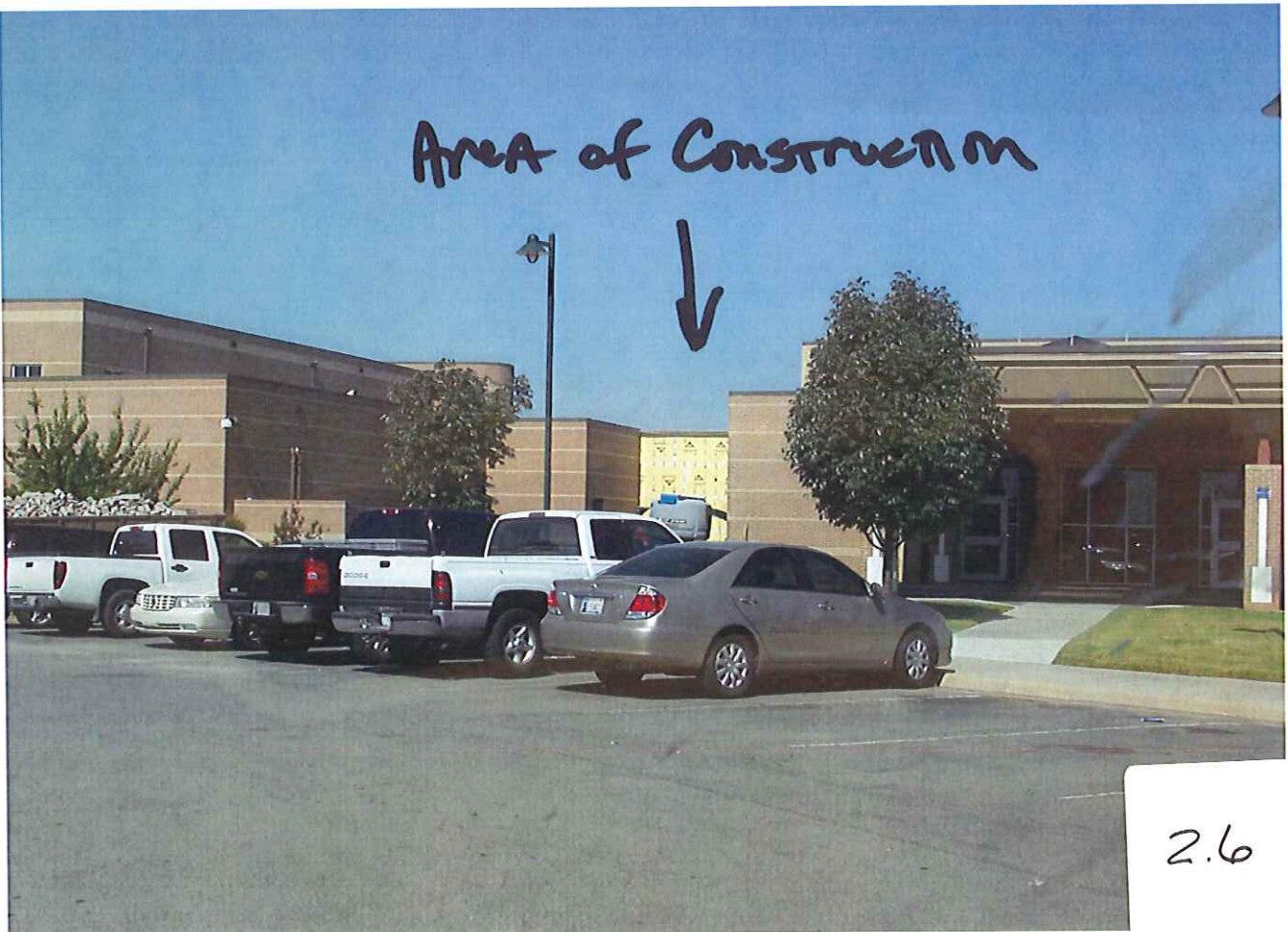




Tulsa Bone + Joint



Area of Construction



2.6







Eller & Detrich  
A Professional Corporation

Philip J. Eller  
Donald L. Detrich  
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September 20, 2010

VIA EMAIL – [dfernandez@incog.org](mailto:dfernandez@incog.org)

Ms. Diane Fernandez  
INCOG  
Williams Tower II, Two West Second Street,  
Suite 800, Tulsa, OK 74103

Re: PUD 564-B  
Plat Waiver

Dear Diane:

Attached is a copy of the Declaration of Covenants and Restrictions under Planned Unit Development No. 564-B. The purpose of the Declaration is to permit the waiving of the platting requirements as provided in Section 1102 of the Tulsa Zoning Code (the "Code") by: (1) memorializing the PUD covenants and restrictions; (2) making the City of Tulsa a beneficiary of such covenants and restrictions; and (3) recording such covenants and restrictions in the land records so that any future title holder will be aware of the same.

This Declaration is necessitated because the subject property, Lot 1, Block 1, RIVERSIDE NISSAN ADDITION, was part of a Major Amendment that was processed as Planned Unit Development No. 564-B which was approved last month.

Since the property is a platted lot, and the existing building will not be expanded as a result of PUD 564-B, the Applicant has requested that a Plat Waiver be approved by the TMAPC and the Declaration filed in the land records as provided in the Zoning Code.



[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

3.1

Ms. Diane Fernandez  
September 20, 2010  
Page 2

Should you have any questions, please do not hesitate to call.

Yours very truly,



R. Louis Reynolds

RLR:kfm  
Enclosure

cc: Mr. Greg Wolter  
Patrick Boulden, Esq.

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**DECLARATION OF COVENANTS AND RESTRICTIONS  
UNDER PLANNED UNIT DEVELOPMENT NO. 564-B**

**(PUD 564-B)**

THIS DECLARATION OF COVENANTS AND RESTRICTIONS UNDER PLANNED UNIT DEVELOPMENT NO. 564-B (this "Declaration"), is made and entered into as of this \_\_\_\_\_ day of September, 2010, by GREGORY WOLTER, a single person ("Wolter").

**RECITALS:**

A. Wolter is the owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as:

Lot One (1), Block One (1), RIVERSIDE NISSAN, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (the "Property").

B. The Property was processed as a Major Amendment to Planned Unit Development No. 379-B such action being Planned Unit Development 564-B ("PUD 564-B") pursuant to Chapter 11 of Title 42 of the Tulsa Zoning Code, and was approved by the Tulsa Metropolitan Area Planning Commission (the "TMAPC") on July 6, 2010.

C. On September \_\_\_\_\_, 2010, the TMAPC, at a public hearing, waived the platting requirement for the Property and determined that the purpose of such platting could be achieved, by the recording of this Declaration in the Office of the Tulsa County Clerk.

**COVENANTS AND RESTRICTIONS:**

NOW, THEREFORE, in accordance with Title 42, Section 1102 of the Tulsa Zoning Code requiring the establishment of covenants and restrictions of record, inuring to and enforceable by the City of Tulsa, Oklahoma, a municipal corporation (the "City"), sufficient to assure the implementation and continued compliance with PUD 564-B and any amendments thereto, Wolter, for his successors, grantees and assigns, does hereby impose the following covenants and restrictions, which shall run with the land and which shall be enforceable by Wolter, the owner(s) of the Property or by the City.

## **1. ADDITIONAL DEVELOPMENT STANDARDS**

### **A. Permitted Uses:**

Those uses included within Use Unit 10, Off Street Parking; Use Unit 11, Offices and Studios, and Display for Sale of New and Used Automobiles and Light Trucks; and Use Unit 15, Other Trades and Services, Limited to Contract Construction Services and Uses Customarily Accessory Thereto.

### **B. Maximum Building Floor Area: 13,500 SF**

### **C. Minimum Building Setbacks:**

From easterly boundary of Development Area	90 FT
From southerly boundary of Development Area	85 FT
From westerly boundary of Development Area	0 FT
From northerly boundary of Development Area	50 FT

### **D. Screening:**

The existing 6 FT screening fence along the easterly boundary of the Property shall be maintained by the owner of the Property from the southeast corner of the Property to the northwest corner of Lot Eleven (11), Block Two (2), CANDLELIGHT ADDITION, and a 4 FT round rail wooden fence with black vinyl coated chain link fencing shall be constructed and maintained by the owner of the Property on the westerly side of the landscaped area along the easterly boundary of the Property and connected to the northwest corner of Lot Eleven (11), Block Two (2), CANDLELIGHT ADDITION.

## **2. TERM, AMENDMENT, ENFORCEMENT AND PARTIAL INVALIDITY**

### **A. Term and Amendment:**

The covenants and restrictions set forth herein shall be covenants and restrictions which shall run with the land and shall be binding upon and enforceable by Wolter, his successors, grantees and assigns and by the City, until September 1, 2025, at which time such covenants and restrictions shall be automatically extended for successive periods of ten (10) years; provided, however, such covenants and restrictions may be amended, terminated or modified, in whole or part, at any time by written

instrument signed by majority of the owner(s) of the Property and the City and the provision of such instrument shall be binding from and after the date it is recorded.

**B. Enforcement:**

All of the covenants and restrictions set forth in this Declaration shall inure to the benefit of and be enforceable by the City. If Wolter or his grantees, successors and assigns shall violate any of the covenants and restrictions of this Declaration, the City may bring an action at law or at equity against the person or persons violating or attempting the same to prevent him or them from doing so or to compel compliance with the same or to recover damages. In addition to the foregoing, and not by way of limitation, in the event Wolter, his grantees, successors or assigns fail to properly maintain and repair the fencing as provided herein, the City or its designated contractor may enter the Property and perform such maintenance and repairs as are necessary to achieve the intended purposes of this Declaration and the costs thereof shall be paid by the owner of the Property. In the event the owner of the Property fails to pay the costs of such maintenance and repair by the City after the completion of the maintenance and repair and receipt of a statement of costs, the City may file of record a copy of the statement of costs and thereafter the costs shall be a lien against the Property for such costs. Such lien hereby created may be enforced and foreclosed as a mortgage lien in accordance with applicable Oklahoma law.

**C. Partial Invalidity:**

Invalidation of any of the covenants or restrictions set forth herein by judgment or other action shall not effect the validity of any other covenant or restriction and shall remain in full and force and effect.

**3. PLAT, DEED OF DEDICATION AND CONFLICTS**

**A. Plat, Deed of Dedication and Conflicts:**

Every owner by acceptance of a deed to any or all of the Property acknowledges that the Property and the use thereof are subject to covenants and restrictions of this Declaration. To the extent that this Declaration is in conflict with any term, condition and provision of the Plat or Deed of Dedication of RIVERSIDE NISSAN, or any prior amendment thereto, the provisions of this Declaration shall control.

IN WITNESS WHEREOF, Wolter has caused this Declaration to be executed on the day herein set forth above.

\_\_\_\_\_  
Gregory Wolter

"Wolter"

APPROVED AS TO FORM:

TULSA METROPOLITAN AREA  
PLANNING COMMISSION

By: \_\_\_\_\_  
Assistant City Attorney

By: \_\_\_\_\_  
Chairman

"TMAPC"

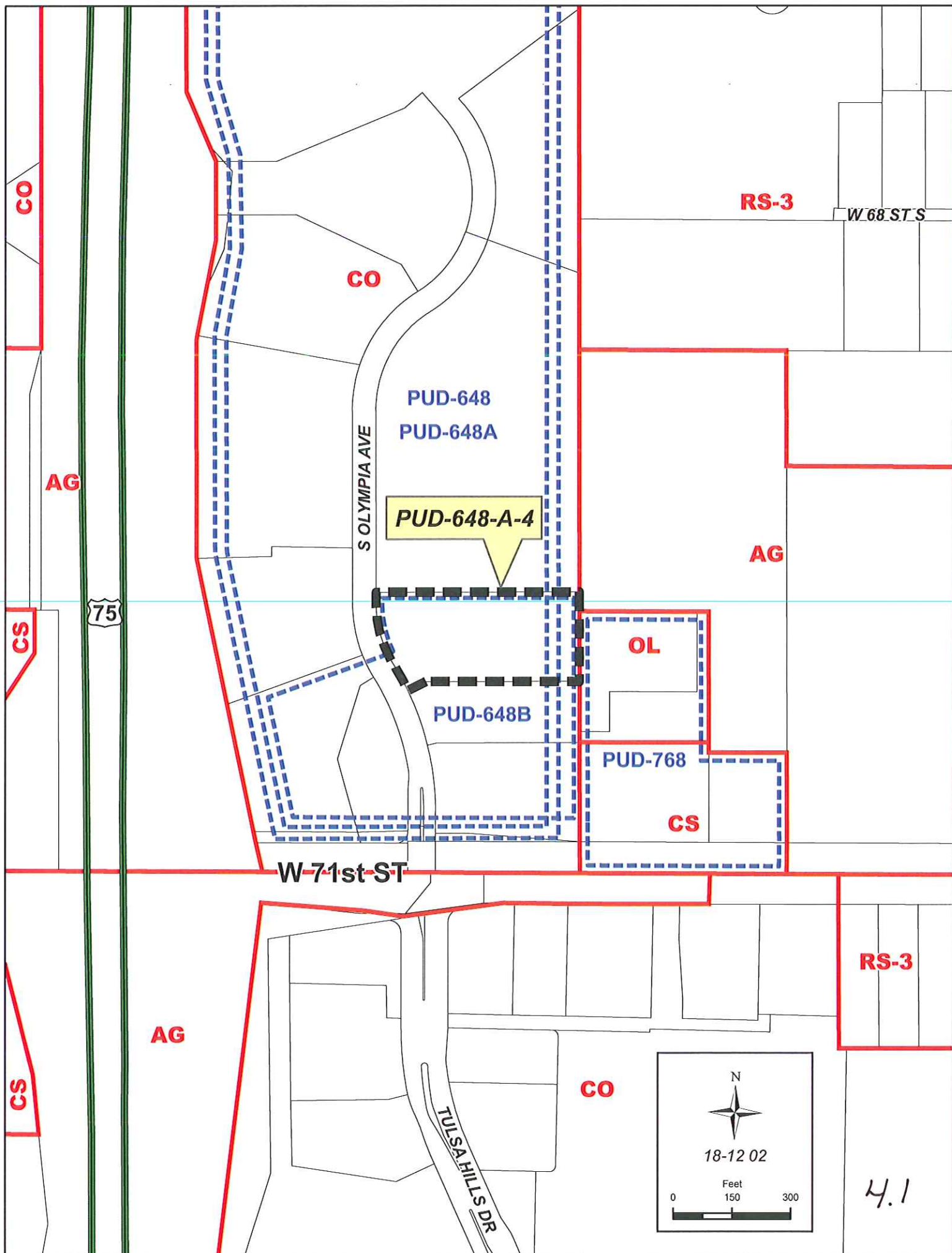
STATE OF OKLAHOMA )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me on this \_\_\_\_\_ day of September, 2010, by Gregory Wolter, a single person.

My Commission Expires:

\_\_\_\_\_  
Notary Public

My Commission Number:





75

W 68 ST S

S OLYMPIA AVE

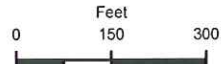
PUD-648-A-4

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18-12 02



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

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October 20, 2010

### STAFF RECOMMENDATION

**PUD-648-A-4:** Minor Amendment – North of the Northeast corner of South Olympia Avenue and West 71<sup>st</sup> Street South; Lot 2, Block 2 – Olympia Medical Park II; TRS 18-12-2; CZM 51; Atlas 1012; CD 2; CO/PUD.

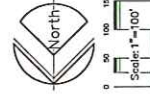
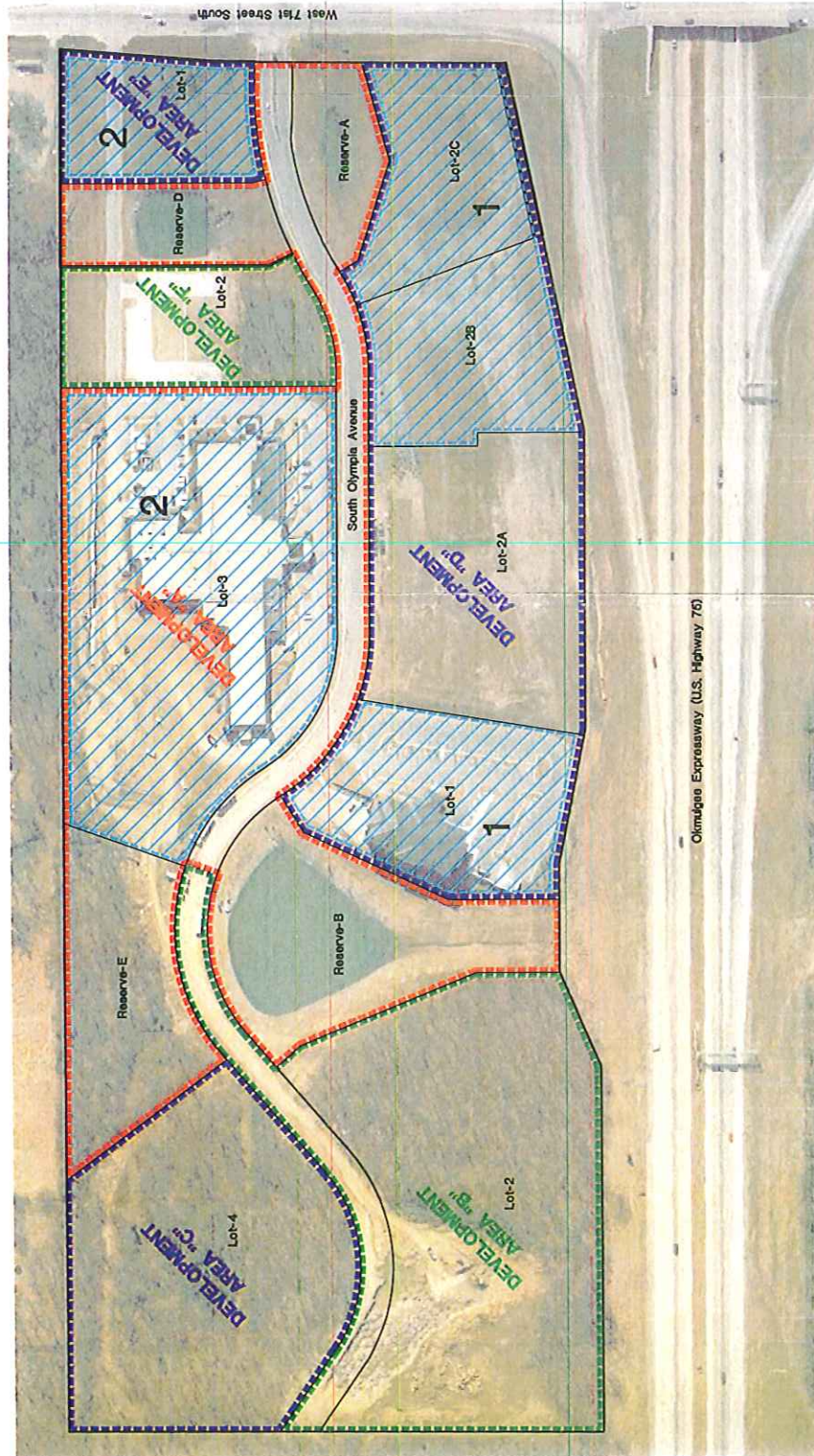
The applicant is requesting a minor amendment to add Use Unit 10 – Off Street Parking as a permitted principal use in Development Area F of PUD-684-A as shown on the attached Exhibit A.

The applicant contends the success of the Tulsa Spine and Specialty Hospital located adjacent to this lot to the north has created the need for over-flow parking. Separate site visits for this case and familiarity with the area verify that the parking on the Tulsa Spine site is at or near capacity regularly during weekday business hours. Please see the attached case report photographs.

Staff believes with 44,300 square feet of floor area dedicated to the subject tract that the proposed parking lot will be temporary in nature because the lot will eventually be developed in the future when market conditions improve.

Staff recommends **APPROVAL** of minor amendment PUD-648-A-4 for Lot 2, Block 2 – Olympia Medical Park.

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



Development Area - "A"	Existing
Gravel Land Area: 116,647 SF	66 FT
Net Land Area: 110,712 SF	73.25 FT
Net area exclusive of ditches and reserves.	10 FT
Maximum Building Floor Area: 44,300 SF	35 FT
Minimum Building Setbacks: From eastside of South Olympia Ave. From south boundary of the Development Area From north boundary of the Development Area From north boundary of the Development Area	10% of each lot
Maximum Building Height:	
Minimum Not Landscaped Area:	

Development Area "C"		Existing
Grass Land Area:	19,007 sq ft	50 FT
Net Land Area:	83,026 sq ft	75 FT
Net area exclusive of streets and easements.	20,000 sq ft	10 FT
Maximum Building Floor Area:		35 FT
Minimum Building setbacks:		10% of each lot
From rear of West 71st Street		
From front of South Olympia Ave		
From front of West 71st Street		
From front boundary of the Development Area		
Maximum Building Height:		
Minimum Net Lot Covered Area:		

[illegible]

Development Area "C"	Existing
Grass Land Area:	323,442 SF
Net Land Area:	323,442 SF
<i>Not area exclusive of streets and reserves.</i>	
Maximum Building Floor Area:	130,000 SF
Minimum Building setbacks:	65 FT
From entrance of South Olympia Av.	71.6 FT
From east boundary of the Development Area	20 FT
From north boundary of the Development Area	20 FT
Maximum Building Height:	26 FT
Minimum Net Landscaped Area:	15% of each lot

Development Area "1"	Existing
<b>Grass Land Area:</b> "Net area exclusive of streets and easements."	444,109 SF 348,050 SF
<b>Minimum Building Floor Area:</b>  Minimum Building Footprint:	219,000 SF
<b>Minimum Building Footprint:</b> From existing of South Olympia Ave. From west boundary of the Development Area From south boundary of the Development Area From east boundary of the Development Area	05 FT 50 FT 50 FT 20 FT
<b>Maximum Building Height:</b>  Minimum Net Landscaped Area:	05 FT 15% of each lot

Developed Area "A"	Developed Area "B"	Existing Land Use
<p>Grass Land Area: Net Land Area:</p>	<p>305,054 SF 302,006 SF</p>	<p>60 FT 60 FT 77.5 FT 10 FT</p>
<p>Maximum Building Height:</p>	<p>133,000 SF</p>	<p>35 FT</p>
<p>Maximum Building Footprint Area:</p>	<p>Minimum Building Footprint: From the center of South Olympia From the east boundary of the Dev. Area From other boundaries</p>	<p>50 FT 60 FT 77.5 FT 10 FT</p>
<p>Maximum Building Height:</p>	<p>Maximum Building Height:</p>	<p>35 FT</p>
<p>Minimum Net Landscaped Area:</p>	<p>Minimum Net Landscaped Area:</p>	<p>15%</p>

24.4



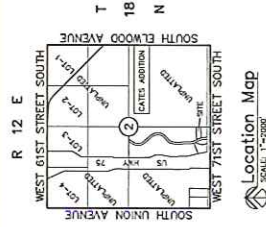
# PUD 648-B Site Data (Development Area "B")

SITE DATA EXCLUSIVE OF STREETS AND RESERVES:	234 AC / 10,212 SF
EXISTING LANDSCAPED OPEN SPACE:	1,01 AC / 43,168 SF
EXISTING UNLANDSCAPED OPEN SPACE:	1,50 AC / 65,401 SF
EXISTING OPEN SPACE:	2,51 AC / 108,569 SF
EXISTING PARKING SPACES:	43 SPACES
EXISTING OPEN SPACES:	89 SPACES
TOTAL PARKING SPACES:	132 SPACES

PUD No. 648-A

# Olympia Medical Park

A PART OF LOT 2, BLOCK 2, OLYMPIA MEDICAL PARK (PLAT #6070)  
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



CIVIL ENGINEER:  
Tanner Consulting, LLC  
3323 S. Lewis Avenue  
Tulsa, Oklahoma 74106  
Phone: (918) 745-9929

Olympia Medical Park  
LOT 2, BLOCK 2  
Detailed Site Plan  
PUD-648-A

Tanner Consulting, LLC  
CIVIL ENGINEERING  
ARCHITECTURE  
LAND PLANNING  
SURVEYING  
LANDSCAPE ARCHITECTURE  
PLANNING  
1223 SOUTH LEMAY AVENUE  
TULSA, OK 74106  
PHONE (918) 745-9929  
FAX (918) 745-1818  
TANNER CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 2017 6/30/2017

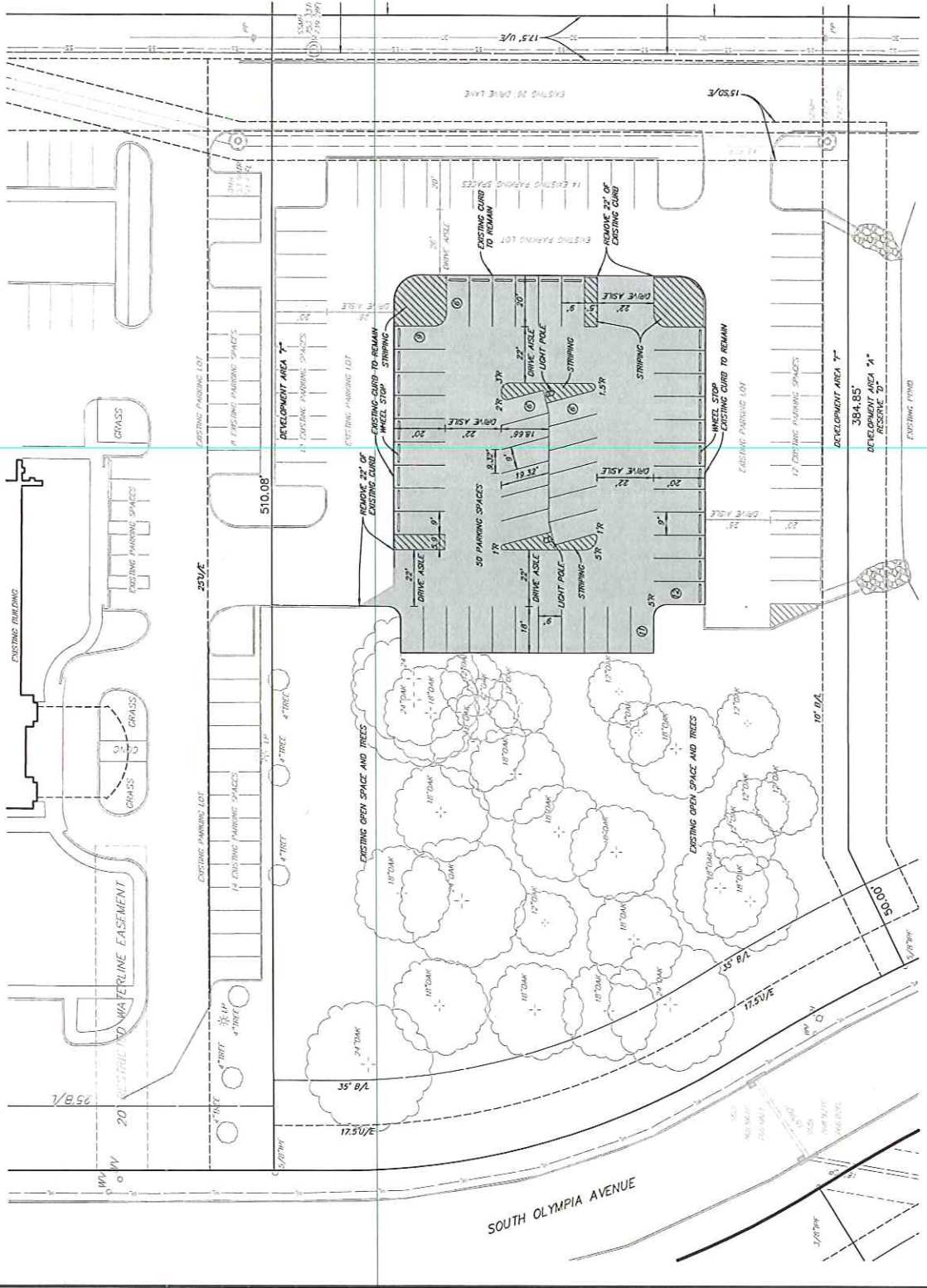


DATE:	
PROJECT:	LOT 2, BLOCK 2
SCALE:	1" = 20'
VERTICAL:	N/A
HORIZONTAL:	N/A

B

10153  
SHEET NUMBER  
DSP1  
of 1

4.5







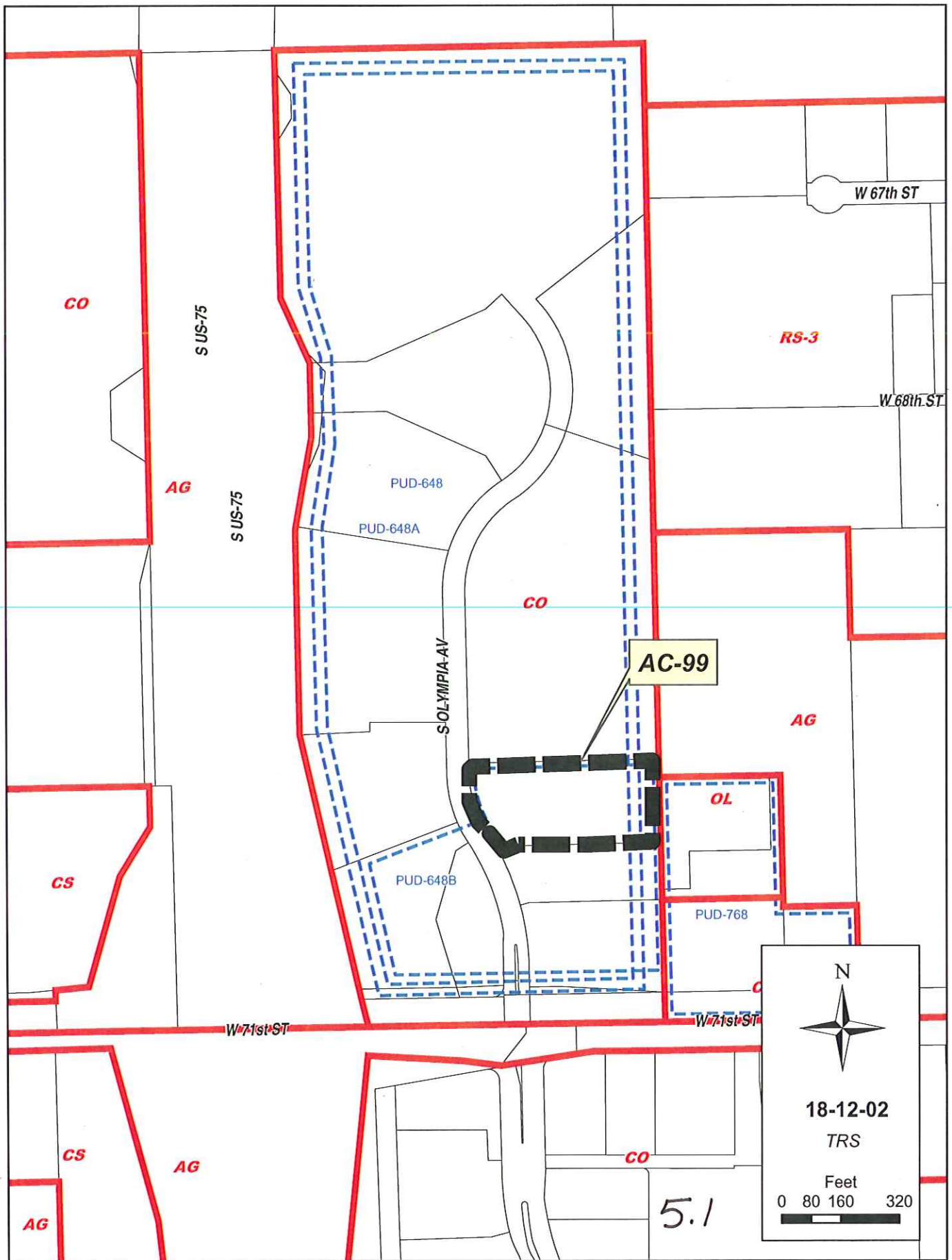
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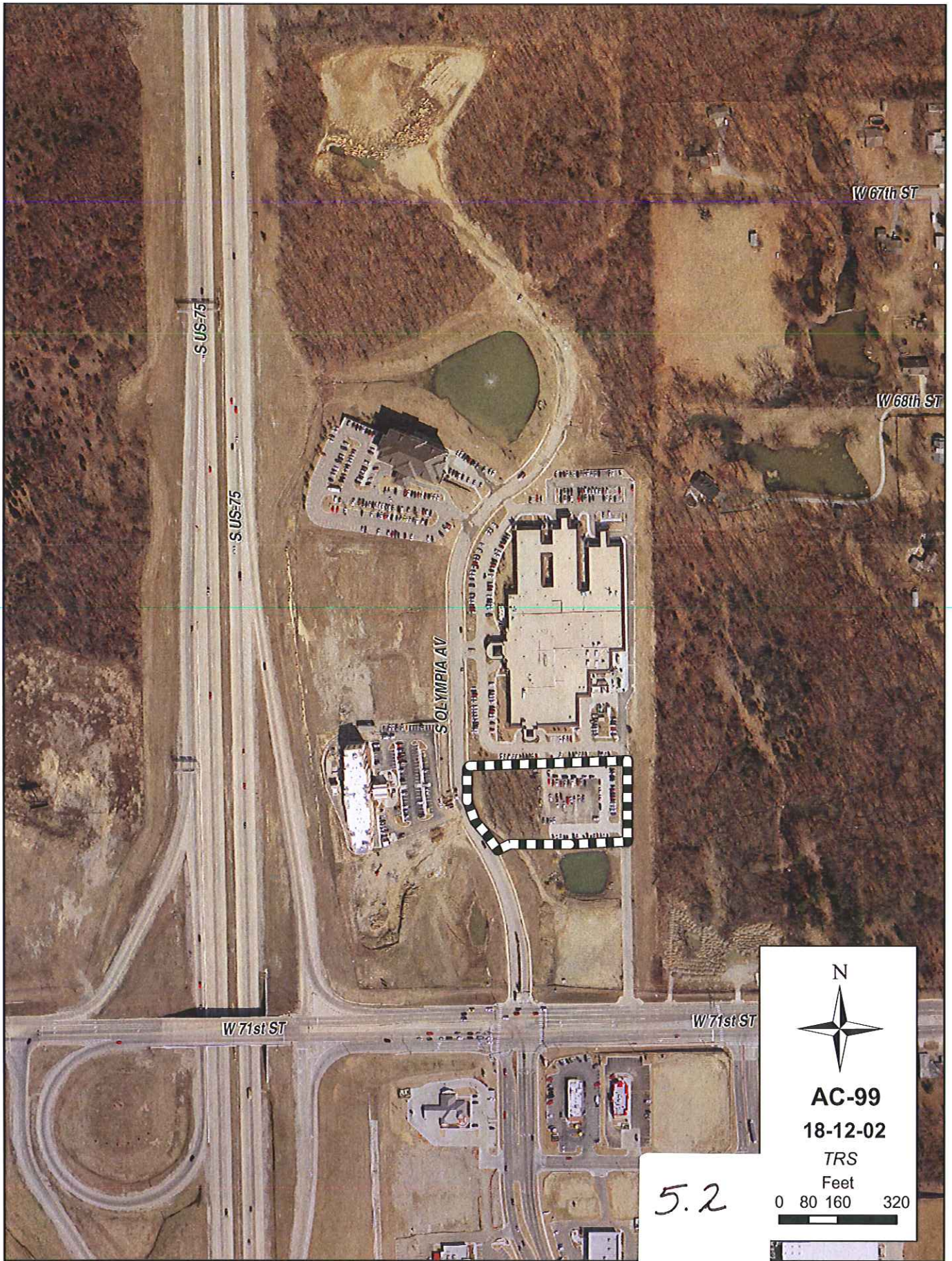


4.7









N

**AC-99**  
**18-12-02**  
TRS  
Feet  
0 80 160 320

5.2



October 20, 2010

## STAFF RECOMMENDATION

### AC- 99

Alternative Compliance Landscape Plan – North of the northeast corner of South Olympia Avenue and West 71<sup>st</sup> Street South; Lot 2, Block 2 – Olympia Medical Park II; TRS 18-12-02; CZM 51; Atlas 1012; CD 2; CO/PUD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for Lot 2, Block 2 – Olympia Medical Park II in order to preserve a naturally wooded area on the west side of the parcel as seen on the attached plan and photographs. This area contains 25 mature oaks trees ranging from 12 inches to 24 inches in diameter. Section 1002, E of the code encourages the retention of existing mature trees by providing incentive credits for preserving mature trees.

The proposed landscape plan does not meet the technical requirements of Chapter 10 of the code because seven parking spaces are not within 75 feet of a landscaped area "containing at least 100 square feet, with a minimum width or diameter of seven feet" and the street yard trees are not technically located within the street yard as defined by the code.

Although not meeting the technical requirements of chapter 10 of the code, section 1003 allows the TMAPC to approve alternative compliance landscape plans so long as the proposed plan is equivalent to or better than the requirements of chapter 10.

Staff contends that the proposed plan is equivalent to or better than the requirements of chapter 10 since the plan easily exceeds the 10% open space requirement and there are 34 trees on site when 15 are required. Staff recommends **APPROVAL** of AC-99 for Lot 2, Block 2 – Olympia Medical Park II.



PUD No. 648-A

# Olympia Medical Park

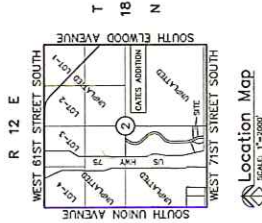
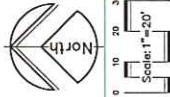
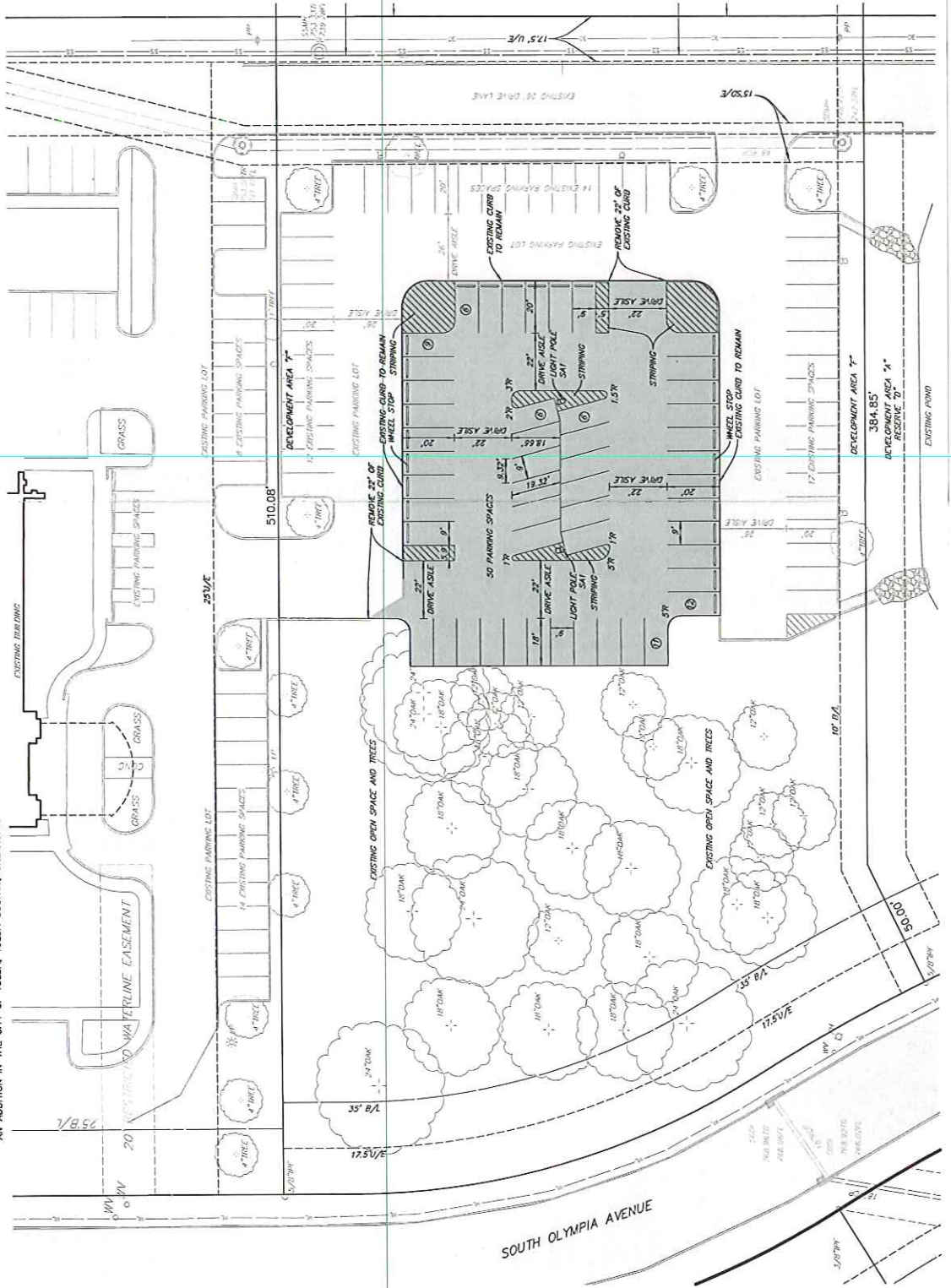
A PART OF LOT 2, BLOCK 2, OLYMPIA MEDICAL PARK (PLAT #8070)  
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

## Landscape Requirements

PROVIDED	REQUIRED
800 PARKING SPACES PROVIDED (09/12)	9 TREES
STREET YARD LANDSCAPE (OLYMPIA AVE.) (1 TREE PER 1500 SF)	6 TREES
1,500 SF / 8,976 SF	6 TREES

## PUD 648-B Site Data (Development Area "F")

SITE DATA	2.54 AC / 107,715 SF
EXCLUSIONS OF STREETS AND RESERVES	1.01 AC / 43,168 SF
REMAINING LANDSCAPED OPEN SPACE	1.50 AC / 64,547 SF
EXISTING PARKING SPACES	43 SPACES
PROPOSED PARKING SPACES	50 SPACES
TOTAL PARKING SPACES	93 SPACES



Olympia Medical Park  
LOT 2, BLOCK 2  
Detailed Landscape Plan  
PUD-648-A

Tanner Consulting, LLC  
CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING  
3225 SOUTH KENNESAW AVENUE  
TULSA, OK 74105  
PHONE (918) 745-9929  
FAX (918) 745-9929

PROPOSED FOR YOUR REVIEW  
CALL FOR MORE INFORMATION  
DATE: 10/11/2010  
SCALE: 1"=20'

DATE: 10/11/2010  
SCALE: 1"=20'

DATE: 10/11/2010  
SCALE: 1"=20'

10153  
SHEET NUMBER  
DLP1  
OF 1

CIVIL ENGINEER:  
Tanner Consulting, LLC  
5323 S. Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

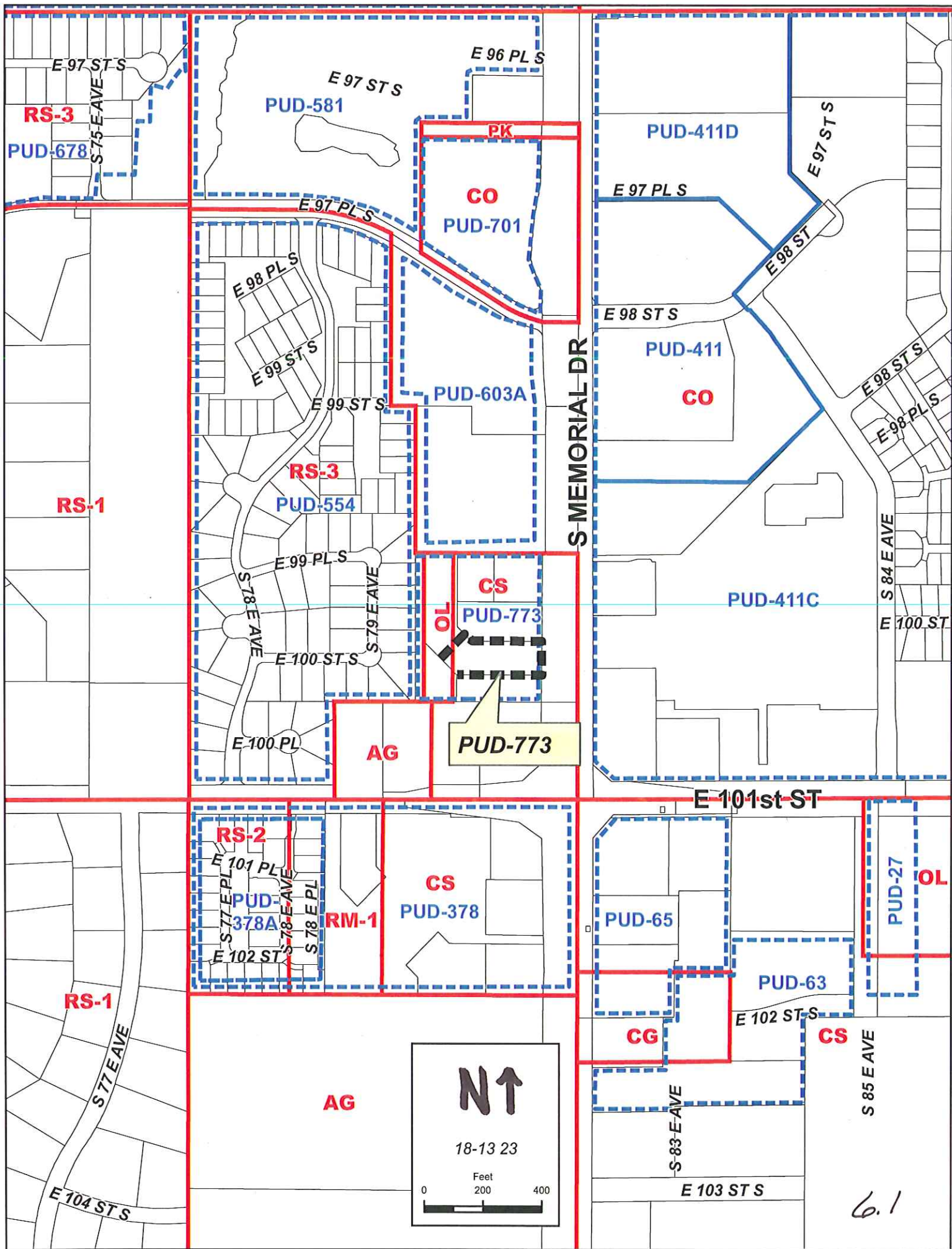
PUD No. 648-A  
Minor Revision to  
PUD Detailed  
Landscape Plan  
Lot 2, Block 2  
Development Area "F"

5.4













N↑

18-13 23

0 200 400  
Feet

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

6.2



October 20, 2010

### STAFF RECOMMENDATION

**PUD-773:** Detail Site Plan – Northwest of the northwest corner of 101<sup>st</sup> Street South and South Memorial Drive; Lot 5, Block 1 – NPG Business Complex; TRS 18-13-23; CZM 57; Atlas 2271; CD 8; RS-3/OL/CS/PUD.

---

The applicant is requesting approval of a detail site plan for an 11,778 square foot (sf) liquor store. The proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-773.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided via mutual access easement from Memorial Drive. 43 parking spaces will be provided per a variance granted by the Board of Adjustment in case number 21133 on September 14, 2010 and minor amendment to the PUD approved September 15, 2010 by the TMAPC. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. All sight lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within any residential district. A trash enclosure will be provided as required by the PUD. Pedestrian access is provided from Memorial Drive. Sidewalks are provided along Memorial Drive as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 5, Block 1 – NPG Business Complex.

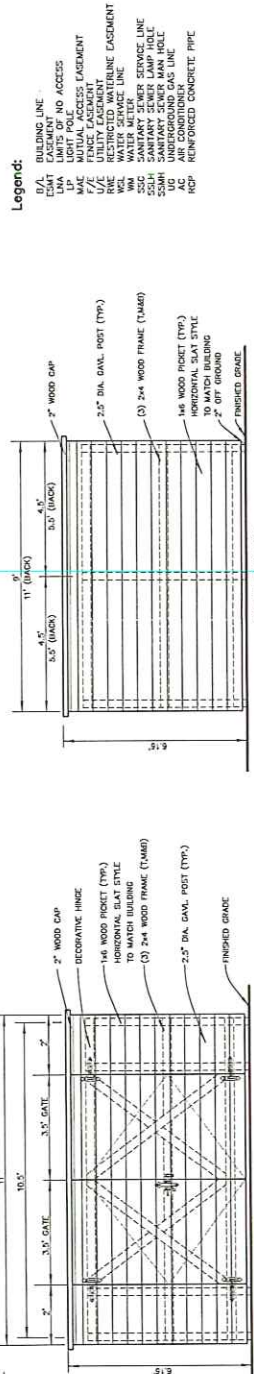
*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*

**A** Detailed Site Plan  
SCALE: 1"=20'





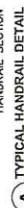
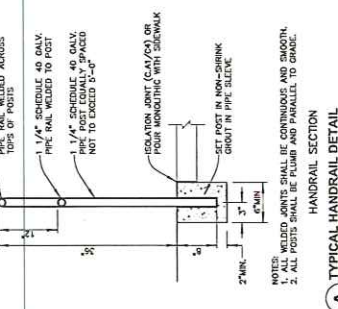
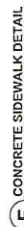
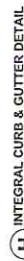
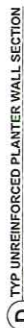




**A** Detailed Site Plan  
SCALE: 1"=10'

**B** Trash Enclosure Detail  
SCALE: 1"=2'





NOTES:  
1. ALL WELDED JOINTS SHALL BE CONTINUOUS AND SMOOTH.  
2. ALL POSTS SHALL BE PLUMB AND PARALLEL TO GRADE.

● TYPICAL HANDRAIL DETAIL

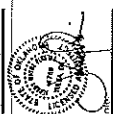


424 South Boston Avenue  
Sulte 724  
Tulsa, Oklahoma 74119  
Phone  
918.743.9444  
Fax  
918.747.6516  
[www.pediatricwheezing.net](http://www.pediatricwheezing.net)

**Parkhill's South Liquors  
& Wine**

10050 S. Alameda  
Mesa, Arizona 85204

...the ...



தமிழக அரசு

Info:

**Exterior Elevations**

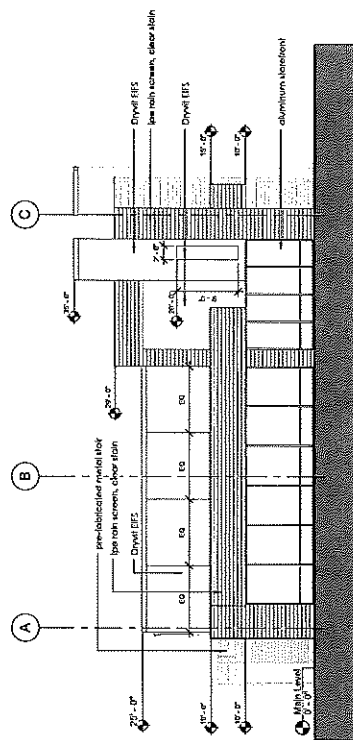
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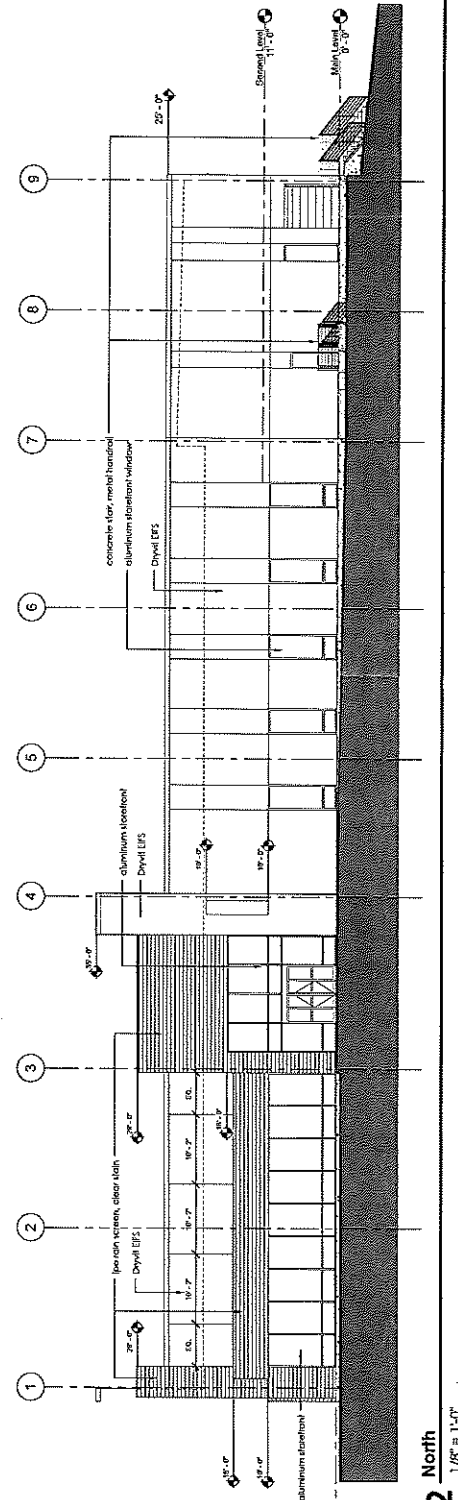
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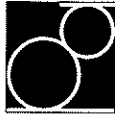
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East  
 $1/8^{\text{th}} = 1^{\circ} 0'$



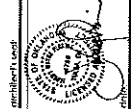
**North**  
 $1/8^{\circ} = 1^{\circ} 0''$



JORAMY W  
PERKINS  
ARCHITECTS

624 South Benton Avenue  
Suite 724  
Mesa, Oklahoma 74119  
Phone  
918.323.9444  
Fax  
918.323.9416  
www.joramyperkins.com

project name:  
Frederick Smith Library  
& Vines  
project address:  
18529 S. Memorial



architect's seal

date:

drawing:  
Exterior Elevations

scale:  
1/8" = 1'-0"

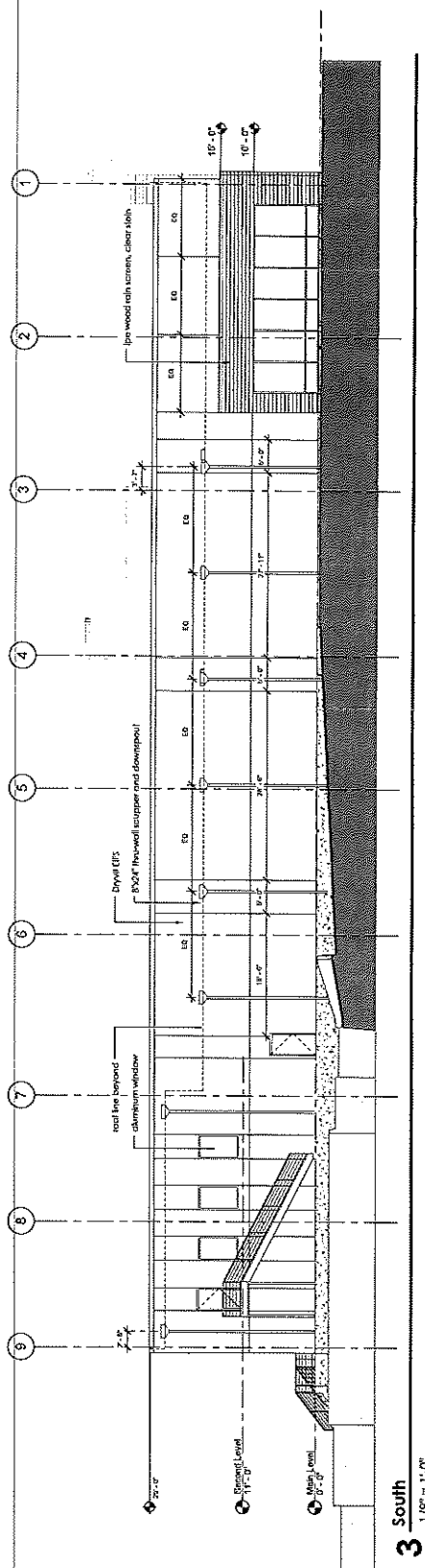
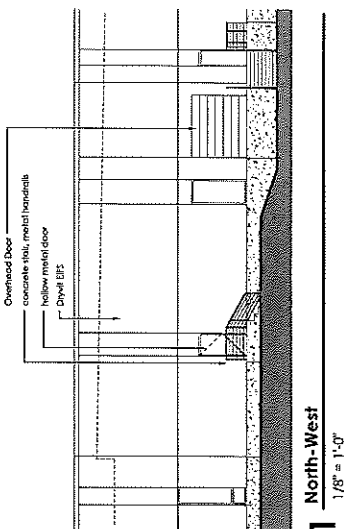
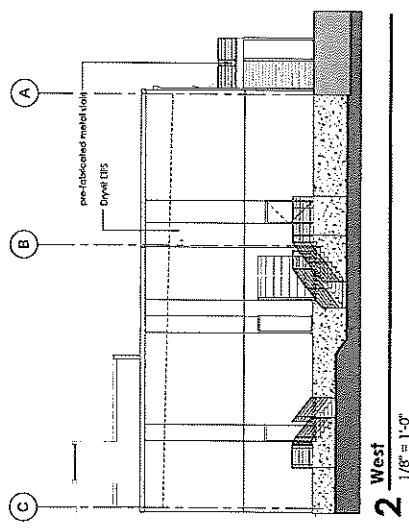
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FOR PERMIT 09/10/10

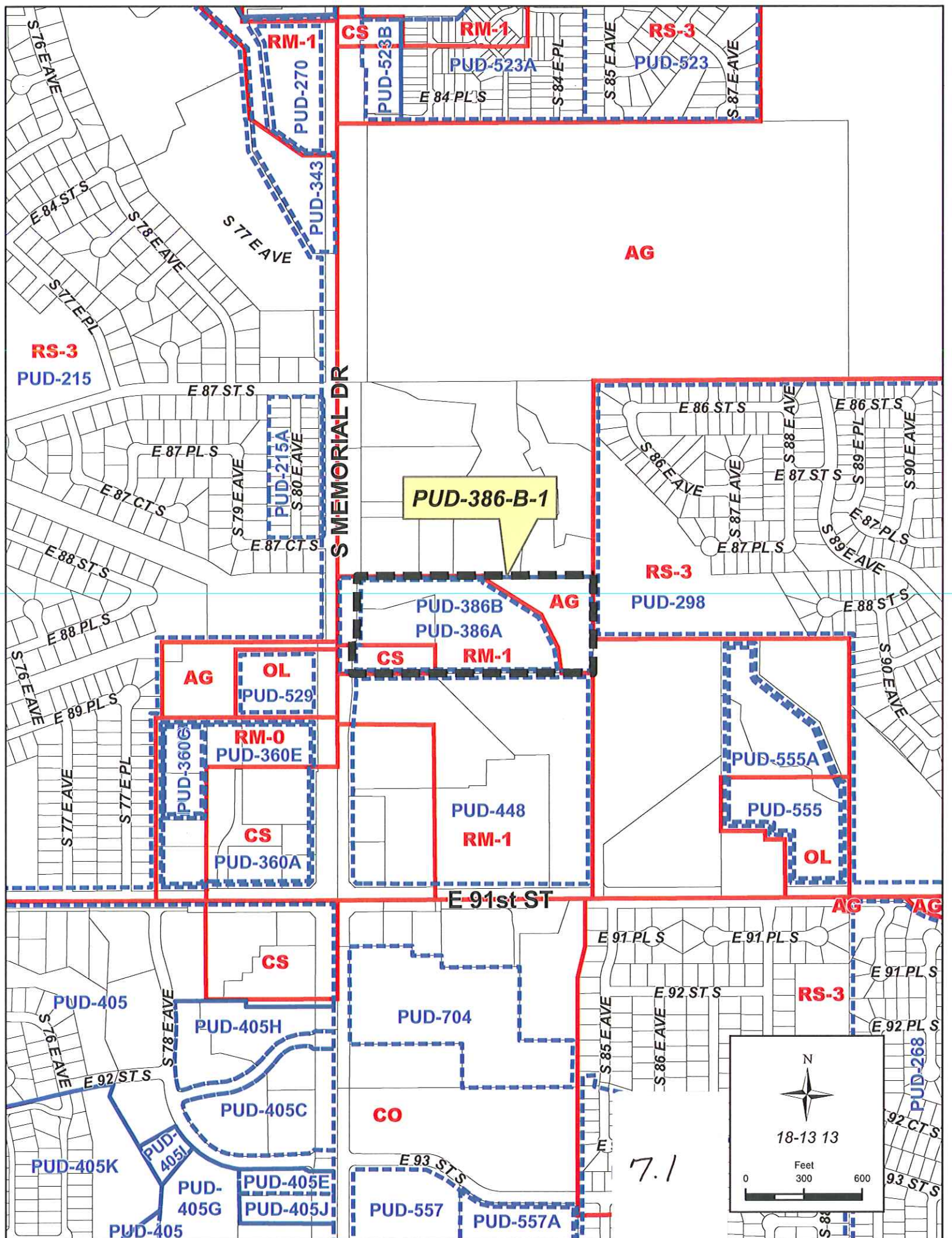
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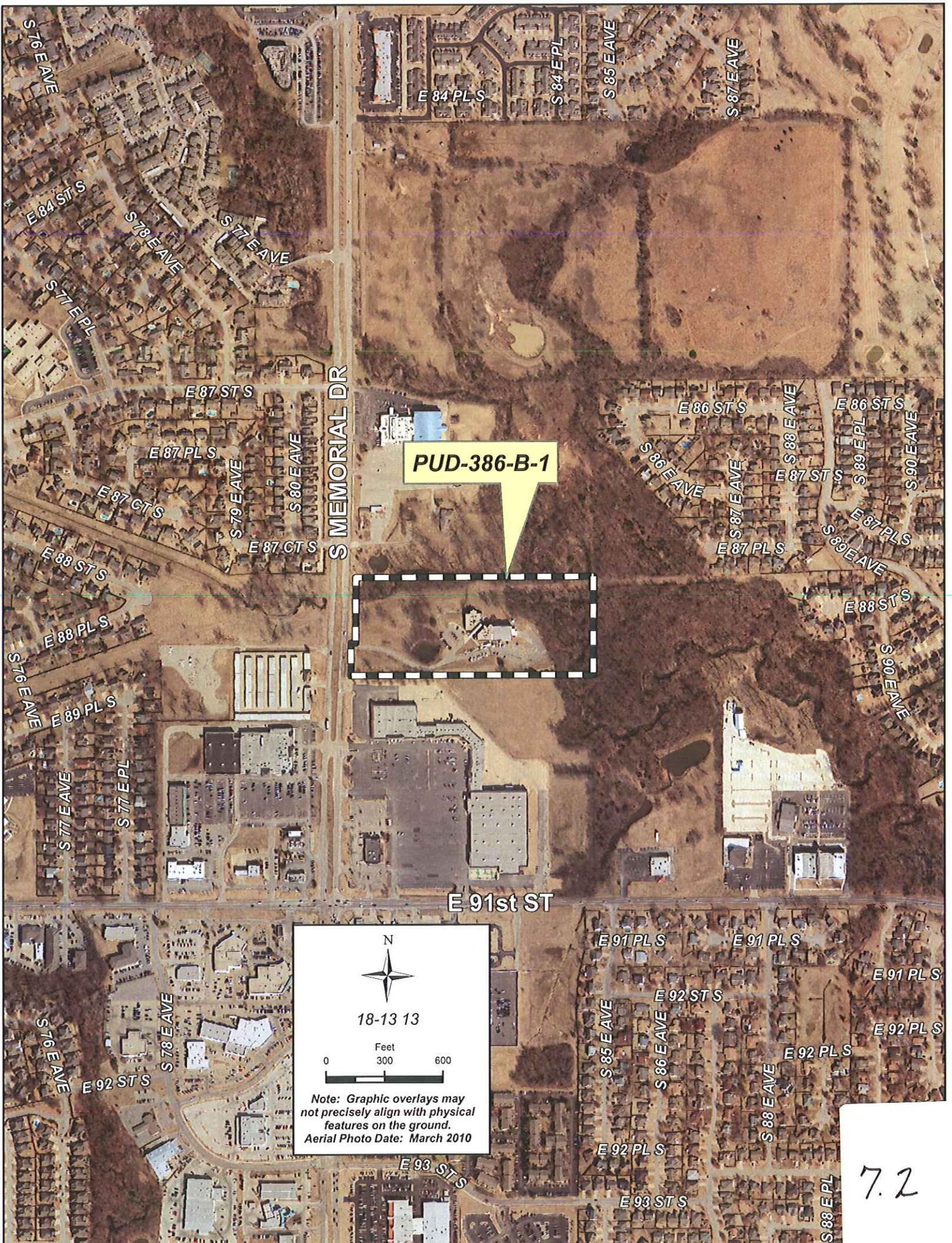
6.9













October 20, 2010

### STAFF RECOMMENDATION

**PUD-386-B-1:** Minor Amendment – North of the northeast corner of 91<sup>st</sup> Street South and South Memorial Drive; Lot 1, Block 1 – Carmen Ministries, Inc. Headquarters; TRS 18-13-13; CZM 53; Atlas 1733; CD 8; CS/RM-1/PUD.

The applicant is requesting a minor amendment to reduce the required parking for a broadcast studio and church to 127 spaces. Based on the square footage dedicated to each use, the parking requirement for the broadcast studio would be 88 spaces and for the church 125 spaces.

On September 14, 2010 the Board of Adjustment (BOA) in case number 21136 granted a variance of the parking requirement for the uses based on the differing hours of operation for the uses and the unlikelihood that the existing parking lot could be expanded. Opportunity for expansion is limited since much of the adjoining lot area is limited to open space, recreation and stormwater management which limits the probability of additional parking spaces.

Exhibits presented to the BOA including the Board's motion are attached hereto.

Staff recommends **APPROVAL** of minor amendment PUD-386-B-1 decreasing the required parking for the broadcast studio and church to 127 spaces.

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



BOA-21136

**Presentation:**

**Scott Smith**, Kinslow, Keith & Todd, Inc., 2200 South Utica Place, Tulsa, OK; represents the client located in the subject property which is a broadcast studio and an office building. Mr. Smith stated approximately one and a half years ago a church approached them to use the studio space for Sunday services. The client sought a PUD to allow the church use and it was approved in July 2009. In the course of the change of use changes now need to be made, and parking is one of the changes. The applicant is asking for a Variance for the design of the parking for the church use since they only meet on Sunday and not as a combined total for the broadcasting use and church use.

Ms. Stead asked Mr. Smith how many spaces were already in existence. Mr. Smith stated that for the church use 125 spaces are needed and for the office use 88 spaces are needed, and with restriping 127 spaces can be obtained which would be enough for the church and the office use.

**Interested Parties:**

There were no interested parties present.

**Comments and Questions:**

None.

**Board Action:**

On MOTION of STEAD, the Board voted 4-0-0 (Henke, Stead, Tidwell, White "aye"; no "nays"; no "abstentions") to **APPROVE** the Variance of the parking requirement for an existing church (Section 1205) and broadcasting studio (Section 1211). The Board finds this property of commercial use is permitted in a development Area A. Development Area C is limited to open space, recreational and stormwater management which limits the probability of additional parking spaces. The Board also finds that the church services are principally limited to weekends, whereas, the recording studio is to be limited to Monday through Friday only. The Board finds that the parking lot will be restriped giving a total of 127 spaces which should be sufficient with the two entities operating at different times; subject to page 6.6, dated July 19, 2010 enumerating the hours for the two entities. In granting this Variance the Board finds by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following described property:

PRT LT 1 BEG SWC TH N165.02 E25 N166.24 E135.19 NE279.43 S402.35 W430  
POB BLK 1, PRT LT 1 BEG NWC TH E672 EL THEREOF S22.03 SE334.31 SE190  
SE128 SL W658.57 N402.35 SW279.43 W135.19 WL N163.79 POB BLK 1, CARMAN  
MINISTRIES INC HEADQUARTERS



July 19, 2010

To Whom It May Concern,

This letter is to inform you of the business hours of KWHB TV47 and the business hours of Sanctuary Church.

KWHB TV47 operates between the hours of 8am- 5pm Monday thru Friday. Sanctuary Church operates Saturday 6pm-8pm and Sunday 9am – 10:30am and 11:00 am to 12:30pm.

If you have any further questions please let me know.

Blessings,

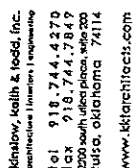
Kevin Krebbs  
General Manager  
KWHB TV47/LeSEA Broadcasting

8835 South Memorial

Tulsa, Oklahoma 74133

918-254-4701



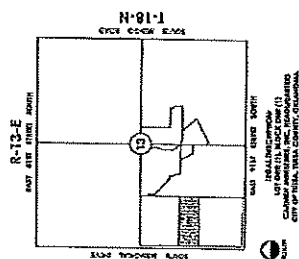


**LeSEA  
BROADCASTING  
KWHB TV47**

8835 S MEMORIAL  
TULSA, OK 74133

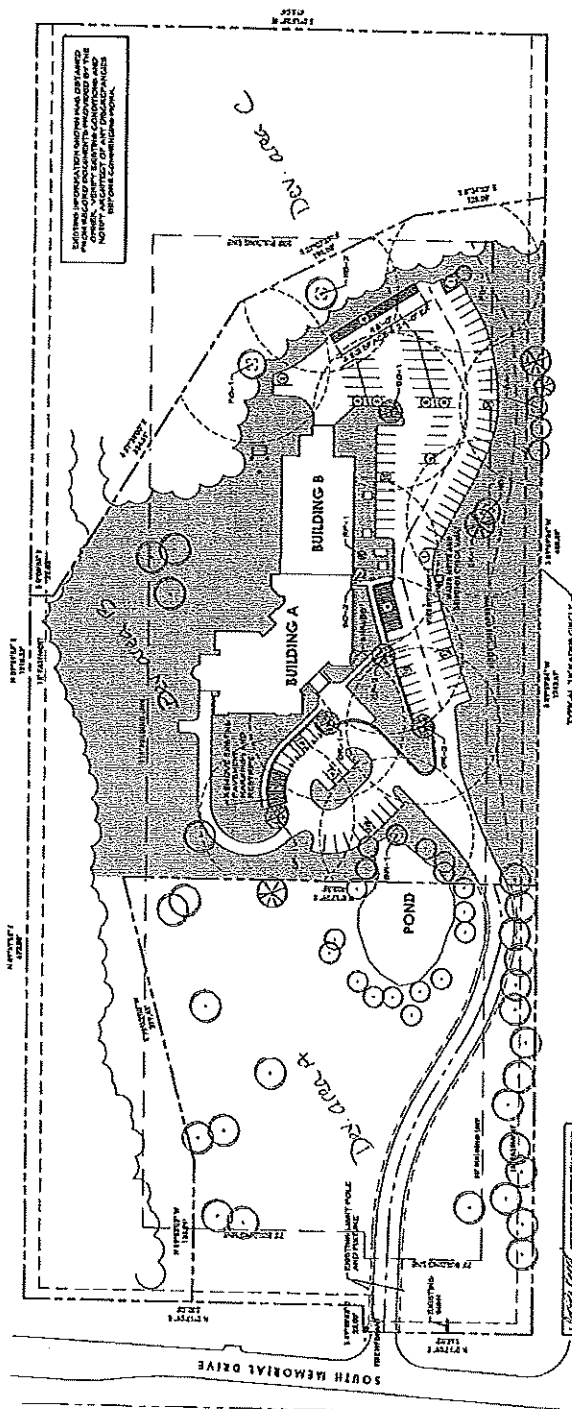
[illegible]

## ARCHITECTURAL LANDSCAPE AND SITE PLAN A1.1



**GENERAL NOTES:**


1. ALL EXISTING LINES SHOWN ARE TO MEET EXIST STANDARDS UNLESS NOTED OTHERWISE.
2. CROWN OF EXISTING PAVEMENT TO BE MAINTAINED UNLESS NOTED OTHERWISE.
3. ALL NEW CONSTRUCTION SHALL BE CONSTRUCTION METHODS AND NOT COVERED BY ANYTHING OUTLINED ON THE BLUEPRINTS ARE TO BE USED.
4. LOCATIONS TO BE RECONSTRUCTED SHALL BE SHOWN ON THE BLUEPRINTS.
5. LOCAL FIRE DEPARTMENT.



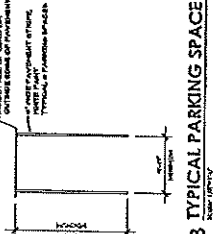
# A ARCHITECTURAL SITE PLAN

[illegible]

NAME	DATE	NOTES	TIME COUNT
CHAMBERS	11/1	1	1
CHAMBERS	11/2	1	1
CHAMBERS	11/3	1	1
CHAMBERS	11/4	1	1
CHAMBERS	11/5	1	1
CHAMBERS	11/6	1	1
CHAMBERS	11/7	1	1
CHAMBERS	11/8	1	1
CHAMBERS	11/9	1	1
CHAMBERS	11/10	1	1
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CHAMBERS	11/13	1	1
CHAMBERS	11/14	1	1
CHAMBERS	11/15	1	1
CHAMBERS	11/16	1	1
CHAMBERS	11/17	1	1
CHAMBERS	11/18	1	1
CHAMBERS	11/19	1	1
CHAMBERS	11/20	1	1
CHAMBERS	11/21	1	1
CHAMBERS	11/22	1	1
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CHAMBERS	12/12	1	1
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	EXISTING PAVEMENT AREA TO BE RESTRIPIED
	EXISTING THRUWAY
	LIMITS OF MEASURED LANE/SHOULDER AREA
	EXISTING POLE LIGHT FIXTURE
	EXISTING FIRE HYDRANT
	NEW ORNAMENTAL CANOPY TREE
	EXISTING CANOPY TREE
	EXISTING EVERGREEN TREE

### 3 TYPICAL PARKING SPACE STRIPING



7.6

View into subj prop. from S. Memorial Dr.



View of south side of existing building/existing parking lot





Parking area at the eastern edge of subj. prop.



View of existing parking area west of existing building





View toward existing building on subj. property



View north on S. Memorial Dr. in front of subj. property

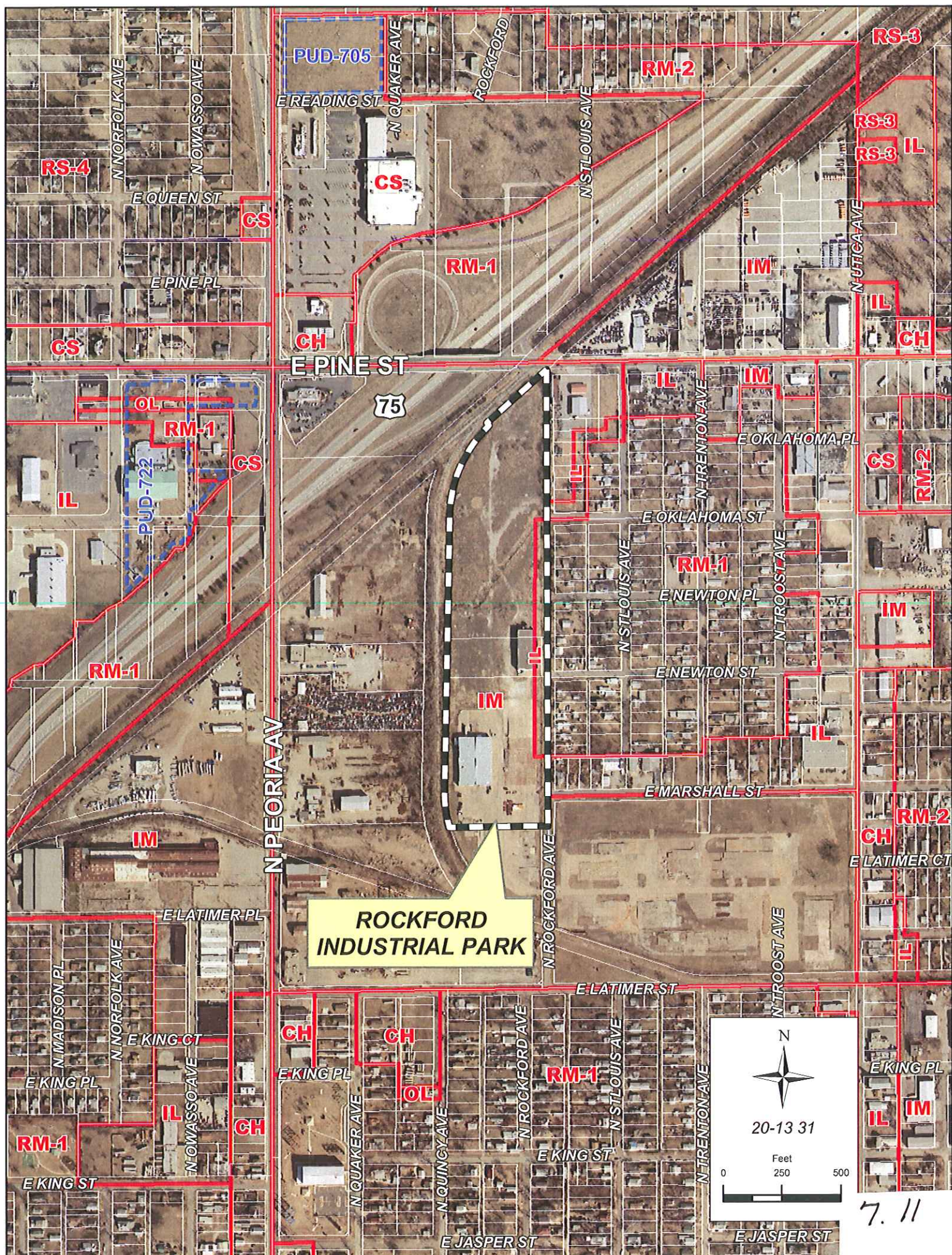




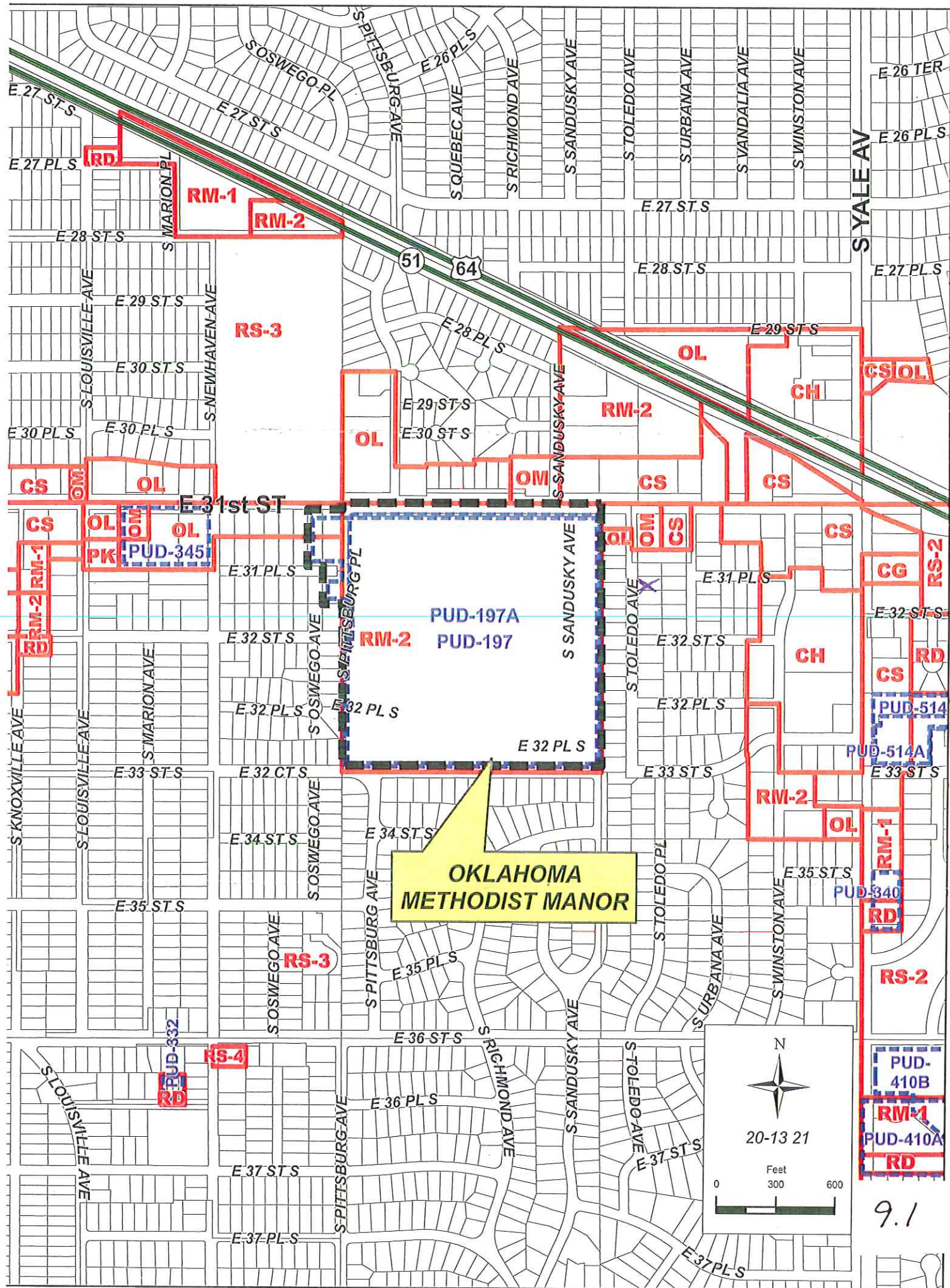
View south on S. Memorial Dr. in front of subj. prop.



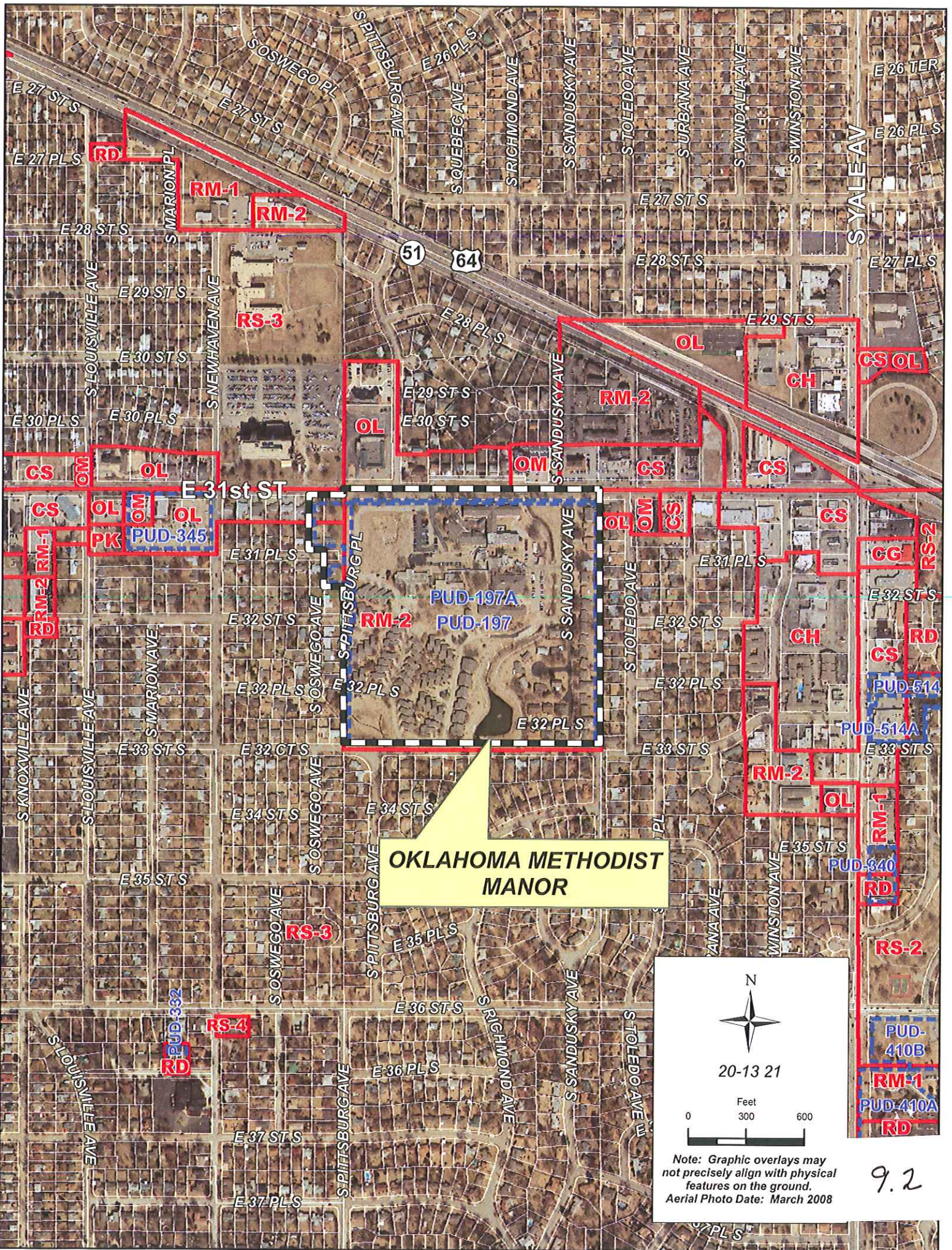








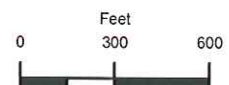




**OKLAHOMA METHODIST  
MANOR**



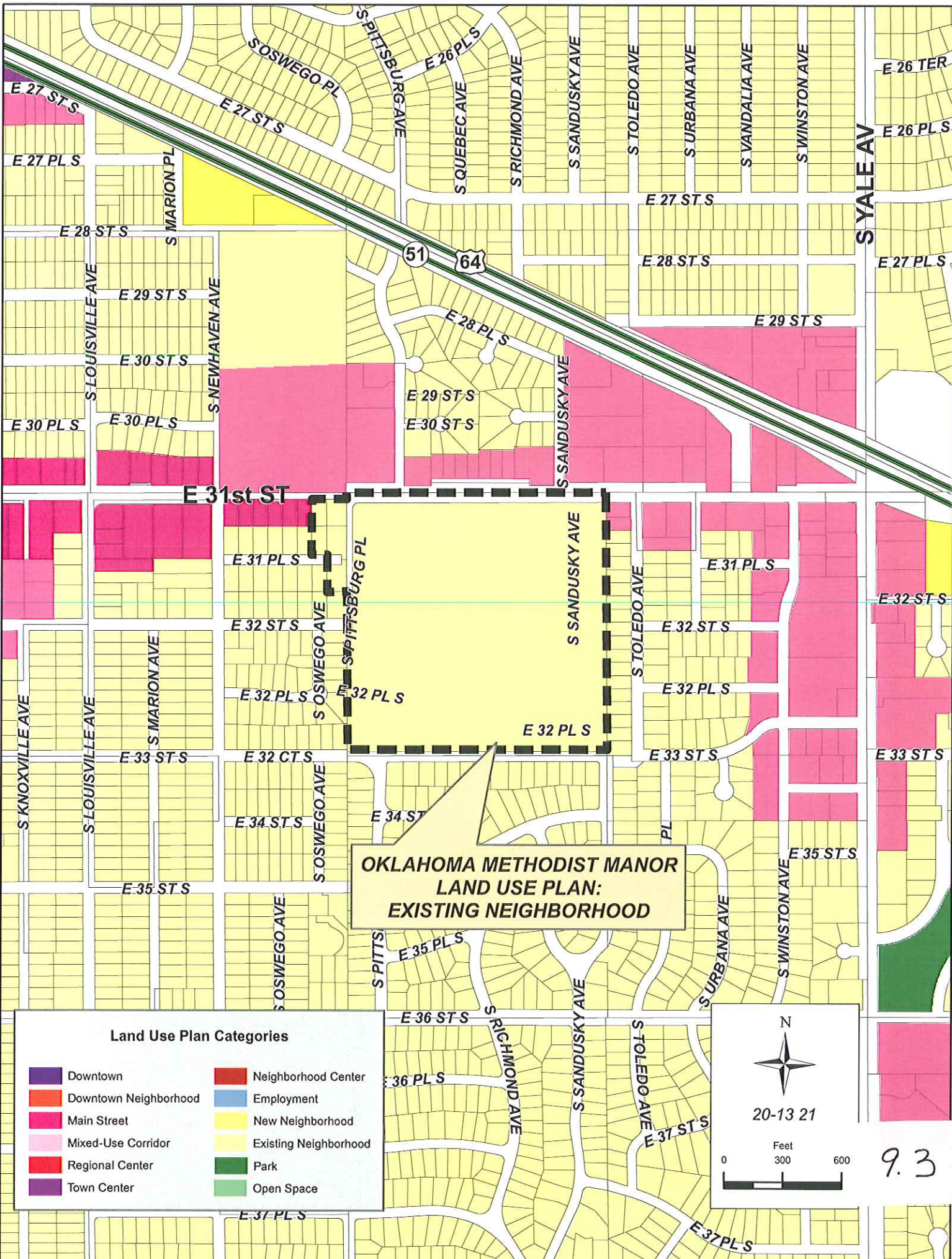
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Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2008

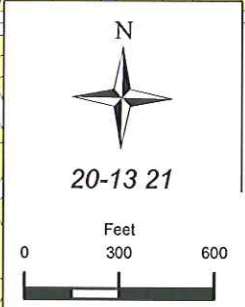
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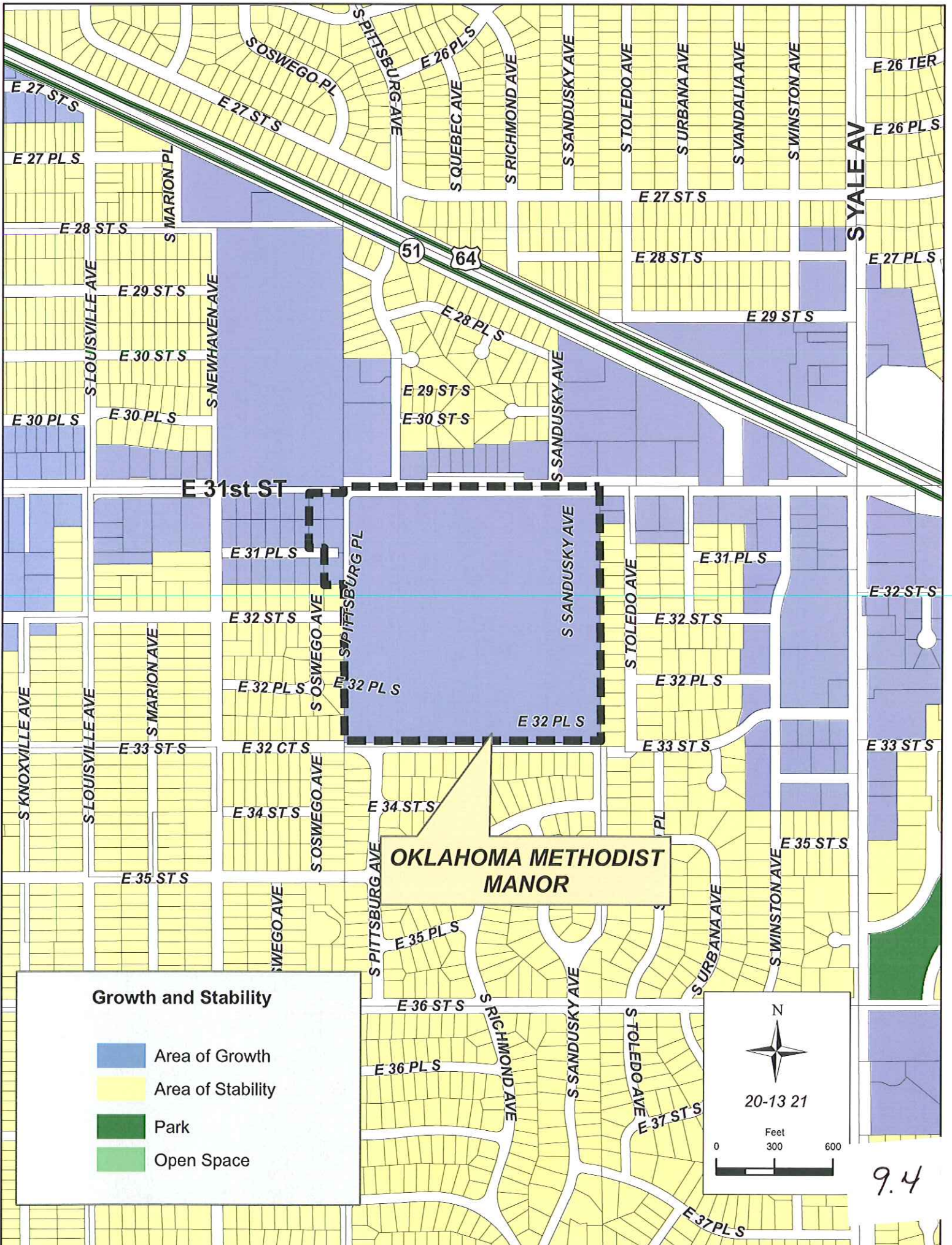
**Land Use Plan Categories**

- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park                  |
|  Town Center           |  Open Space            |



9.3





**Growth and Stability**

-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



20-13 21



9.4





## PRELIMINARY SUBDIVISION PLAT

**Oklahoma Methodist Manner (OMM/Crestwood) - (9321) (CD 9)**  
4234 East 31<sup>st</sup> Street South, South of East 31<sup>st</sup> Street South,  
West of South Yale Avenue

This plat consists of 1 Lot, 1 Block, on 39.03 acres.

The following issues were discussed October 7, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 197 A. Vacate underlying plat and easements. Show gate plan for electronic access on concept plans. Development must meet the PUD standards and recite these in the covenants. Check building line standards and make sure they match PUD requirements. Five lots have been added to the subdivision. The Comprehensive Plan designates the area as Existing Neighborhood and Growth Areas.
2. **Streets:** Access along 31<sup>st</sup> Street must be limited to a 50 foot access, one 16 foot inbound lane, two 12 foot outbound lanes and a 10 foot median. Sidewalks must be provided along all arterial and non-arterial streets. Modify section 1K to include both 31<sup>st</sup> and 33<sup>rd</sup> Street. Concept plan needs to include section along 33<sup>rd</sup> Street. Sidewalk must be provided along 33<sup>rd</sup> Street.
3. **Sewer:** No comment.
4. **Water:** Waterlines that are not located within easements must have 20 foot restrictive waterline easements placed over them. Easements that do not contain waterlines should be vacated. Water main line is not shown inside the platted restrictive water line easement.
5. **Storm Drainage:** The existing 15 foot stormwater detention easement located roughly in the center of the plat must be extended to the end of the storm sewer. Similarly, the overland drainage easement in the same area must be extended until it reaches the overland drainage easement coming from the northeast. The IDP project for this site must be completed prior to the filing of this plat. City field engineering will have to investigate flagged easements and lines.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No



comment.

7. **Other: Fire:** The Fire Department connection shall be on the address side of the building with a fire hydrant located within 100 feet of the fire department connection. **GIS:** Tie the plat from a Section Corner using bearings and distances from a labeled point of commencement to the labeled point of beginning on the face of the plat. Add point of commencement to the legend. The basis of bearing should be clearly described and stated in degrees, minutes and seconds. Correct inconsistencies on face of plat and covenants. Use "date of preparation". Submit subdivision closure form.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. There is a sidewalk waiver requested with this plat. Attached is the information as provided by the applicant. Staff points out that there will be a sidewalk put in along 31<sup>st</sup> Street which is the arterial street. There is an existing fence along 33<sup>rd</sup> street and there is no ingress or egress to the campus on this side of the development. There are no sidewalks in the surrounding residential neighborhood at all so there will be no connection unless sometime in the future the City builds a new sidewalk system throughout the entire area. The ordinance for fee-in-lieu of sidewalks deals with arterial streets and would not be usable in this instance.

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

1. A sidewalk waiver is requested.

#### **Special Conditions:**

1. The concerns of the public works department and development services 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.



Sisemore Weisz & Associates, Inc.

October 12, 2010

Ds. Diane Fernandez  
INCOG  
2 West Second Street  
Suite 800  
Tulsa, OK 74103

RE: Oklahoma Methodist Manor Sidewalks

Dear Ms. Fernandez:

We wish to request a waiver of the sidewalks required along E. 33<sup>rd</sup> Street for the Oklahoma Methodist Manor project. The proposed project is on the northern portion of the property over 600 feet away from E. 33<sup>rd</sup> Street. I have enclosed a copy of our ALTA survey, a plat exhibit with the waiver request location identified and a couple of aerial photos. Please note in reviewing the aerial photos that there are no sidewalks in the fully developed surrounding neighborhood. Also, from the ALTA survey, please note that the fence is approximately 11 feet south of the north R/W line of E. 33<sup>rd</sup> Street. Therefore, the public sidewalk would have to be located in a non-standard location to avoid having to relocate the fence. There are several telephone pedestals, a power pole and a guard rail in the right-of-way. The sidewalk would need to be designed to meander to avoid these obstructions. There are on-site walking trails for the residents of Oklahoma Methodist Manor. Therefore, a sidewalk outside of the fenced boundary is of no value to Oklahoma Methodist Manor or their residents. Since there are no other sidewalks along the neighborhood streets, it seems that the 33<sup>rd</sup> Street sidewalk would be of little value to the neighborhood. Please note that OMM will be constructing a sidewalk along E. 31<sup>st</sup> Street for the full length of their 31<sup>st</sup> Street frontage.

Also, please note that although we are re-platting the property in order to show the development standards consistent with the recent PUD amendment, the property is currently platted. Thank you for your consideration of this request.

Sincerely,

Gregory T. Weisz, P.E.  
Sisemore Weisz & Associates, Inc.

cc: Steve Dickie  
Lou Reynolds



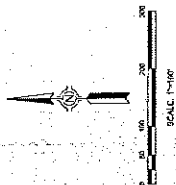
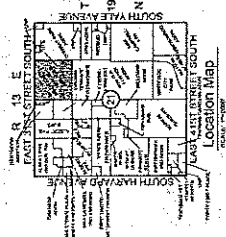
## Preliminary Plat

A REPLAY OF ALL OF LOT 1, BLOCK 1, LOTS 1-4, BLOCK 2, LOTS 1-4, BLOCK 3, AND LOTS 1-3, BLOCK 4, METHODIST MANOR, AND A REPLAY OF ALL OF LOT 1, BLOCK 1, THE AMENDED PLAN OF METHODIST MANOR, AND A RESUBDIVISION OF LOT 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826

P.U.D. NO. 197-A

**Owner:**  
Oklahoma Methodist Home for the Aged, Inc.,  
New Knoxville Oklahoma Methodist Minor, Inc., An Oklahoma Corporation  
4134 E. 31st St.  
Tulsa, Oklahoma 74135-1511  
Phone: (918) 743-2585  
Contact: Mr. Steve Dickie

**Engineer/Supervisor:**  
**Sicamore Weisz & Associates, Inc.**  
Certificate of Authorization No. 2471 Exp. June 30, 2011  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 685-3600  
E-mail: gweisz@sw-assoc.com



Subdivision Statistics:

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CONTAINS 45.58 TOTAL ACRES (1.747 244 SF)  
 LOT 1, BLOCK 1 CONTAINS 31.03 TOTAL ACRES (1,088,647 SF)  
 MAP HAVING DISCREPANCY AT CONTAINING 1.33 ACRES (1,077 SF)

1. **Introduction**

US	UTILITY/LEASING
CA	CABLE
DE	DEPARTMENT OF TRANSPORTATION
DO	DOCTOR
DR	DRUGS
EN	ENGINEERING
ES	ESTATE
EU	EUROPEAN UNION
EX	EXPORT
FE	FEDERAL
FI	FINANCE
FO	FOOD
FR	FRANCE
GA	GAS
GE	GEORGIA
GO	GOVERNMENT
GR	GREECE
GU	GUAM
HA	HAWAII
HE	HEALTH
HI	HIGH
HO	HOME
HR	HUMAN RESOURCES
HT	HUNGARY
HU	HUNGARY
HY	HYDRO
IA	IDAHO
IB	IBRA
IC	ICELAND
ID	IDaho
IE	IRELAND
IF	IFB
IG	IGFA
IH	INDIA
IL	ILLINOIS
IM	IMPORT
IN	INDONESIA
IO	IOA
IP	IP
IR	IRAQ
IS	ISRAEL
IT	ITALY
JA	JAPAN
JE	JERSEY
JF	JF
JG	JG
JH	JH
JI	JI
JO	JORDAN
JP	JAPAN
JS	JS
JT	JT
JU	JU
JV	JV
JW	JW
JX	JX
JY	JY
JZ	JZ
KA	KANSAS
KB	KB
KC	KC
KE	KE
KF	KF
KG	KG
KH	KH
KI	KI
KJ	KJ
KK	KK
KL	KL
KM	KM
KN	KN
KO	KO
KP	KP
KQ	KQ
KR	KR
KS	KS
KT	KT
KU	KU
KV	KV
KW	KW
KX	KX
KY	KY
KZ	KZ
LA	LAOS
LB	LB
LC	LC
LD	LD
LE	LE
LF	LF
LG	LG
LH	LH
LI	LI
LJ	LJ
LK	LK
LL	LL
LM	LM
LN	LN
LO	LO
LP	LP
LQ	LQ
LR	LR
LS	LS
LT	LT
LU	LU
LV	LV
LW	LW
LX	LX
LY	LY
LZ	LZ
MA	MA
MB	MB
MC	MC
MD	MD
ME	ME
MF	MF
MG	MG
MH	MH
MI	MI
MJ	MJ
MK	MK
ML	ML
MM	MM
MN	MN
MO	MO
MP	MP
MQ	MQ
MR	MR
MS	MS
MT	MT
MU	MU
MV	MV
MW	MW
MX	MX
MY	MY
MZ	MZ
NA	NA
NB	NB
NC	NC
ND	ND
NE	NE
NF	NF
NG	NG
NH	NH
NI	NI
NJ	NJ
NK	NK
NL	NL
NO	NO
NP	NP
NQ	NQ
NR	NR
NS	NS
NT	NT
NU	NU
NV	NV
NW	NW
NX	NX
NY	NY
NZ	NZ
OA	OA
OB	OB
OC	OC
OD	OD
OE	OE
OF	OF
OG	OG
OH	OH
OI	OI
OJ	OJ
OK	OK
OL	OL
OM	OM
ON	ON
OO	OO
OP	OP
OQ	OQ
OR	OR
OS	OS
OT	OT
OU	OU
OV	OV
OW	OW
OX	OX
OY	OY
OZ	OZ
PA	PA
PB	PB
PC	PC
PD	PD
PE	PE
PF	PF
PG	PG

**Notas:**

1. ADDRESSEE'S POSITION ON THE PLAY WOULD ACCURATELY AT THE TIME THIS PLAY WAS FILED. ADDRESSEES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. EACH EVENT AND NIGHT OF PLAY SHOWN WITHIN THE ADVERTISING PROPERTIES CONTAINED WITHIN THE EMPLOYMENT, THE VIRGINIA TENNIS ADDITION, THE WALTER FOSTER ADDITION, AND THE CONWAY PARK ADDITION ARE PER THE RECORDED PLAY OF THE EMPLOYMENT ADDITION (PLAY NO. 1945), THE VIRGINIA TENNIS ADDITION (PLAY NO. 2032), THE WALTER FOSTER ADDITION (PLAY NO. 1943), AND THE CONWAY PARK ADDITION (PLAY NO. 1941).

**Monumentation:**

**Boats of Boating**  
 THE BOATING RACE FOR THIS SUMMER AND CRUISE SEASON IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTHERN ZONE - MAG 83 (1983).

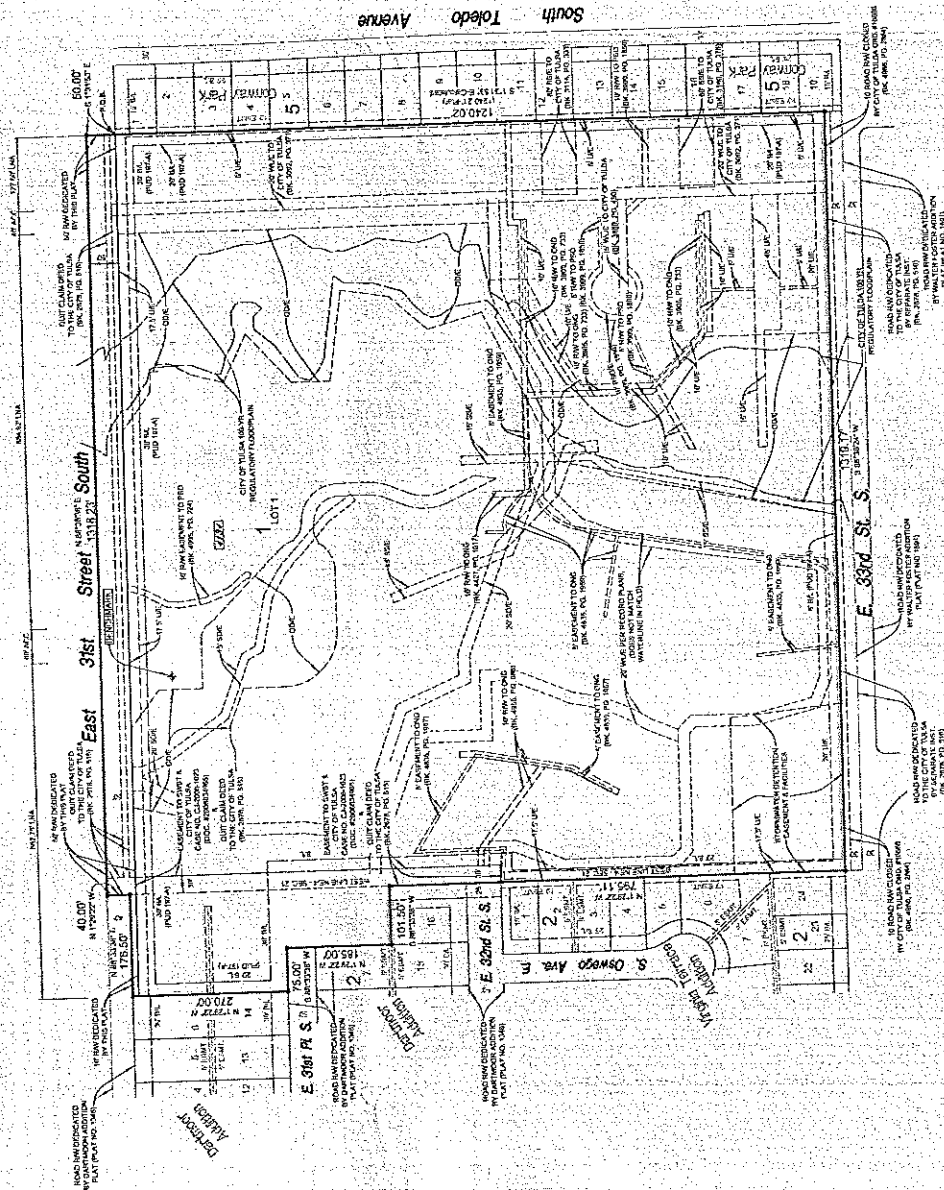
**Benchmark:**

CHATEAU SQUARE ON CONCRETE EXIST LOCATED APPROXIMATELY  
74' SOUTH AND 52' EAST OF THE NW CORNER OF LOT 9  
BLOCK 1, OKLAHOMA METHODIST MANOR.  
NAVD 83 DATUM  
ELEVATION 740.26

NOTE: SEE SHEETS 2 & 3 FOR ALL INTERIOR DIMENSIONS.

RECEIVED  
SEP 16 1963  
U.S. AIR FORCE  
COMMUNICATIONS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

[illegible]

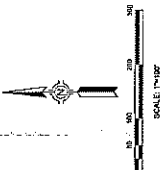
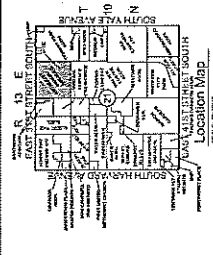
# Oklahoma Methodist Manor

A REPLAY OF ALL OF LOT 1, BLOCK 1, THE AMENDED PLAT OF METHODIST MANOR, AND A RESUBDIVISION OF PART OF SOUTH PITTSBURGH AVENUE AND EAST 31ST PLACE, SOUTH ABUTTING LOTS 7 & 8, 10 & 11, BLOCK 1, AND LOT 6, BLOCK 2, DARTMOOR ADDITION, ALL LOCATED WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D. NO. 197-A

Engineer/Surveyor:  
Sisomora Wolz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2011  
0111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3500  
E-mail: gwolz@sw-asoc.com

**Owner:**  
Oklahoma Methodist Home for the Aged, Inc.,  
c/o Known As Oklahoma Methodist Home, Inc., An Oklahoma Corporation  
4134 E. 31st St.  
Tulsa, Oklahoma 74135-1511  
Phone: (918) 743-2505  
Contact: Mr. Steve Dickie



**Subdivision Statistics:**  
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CENSUSES 40-50 TOTAL ACRES (1,262,344 SF)  
 LOT 1, BLOCK 1 CONTAINS 29.80 TOTAL ACRES (1,699,807 SF)  
 NOW BEING RELOCATED BY PLAT CONTAINS 3.55 ACRES (67,377 SF)

**Legend:**

- [illegible]

11

1. ADDRESSSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. EAST-MOST AND SOUTHWEST CORNERS SHOWN WITHIN THE WAITING PERIOD ARE THE CORNERS LOCATED WITHIN THE EXISTING ADJACENT, THE VIRGINIA TERRACE ADDITION, THE WAVER POSTER ADDITION, AND THE COMMAN PARK ADDITION ARE PER THE RECORDED PLAT OF THE BARTONWOOD ADDITION PLAT NO. 1540, THE VIRGINIA TERRACE ADDITION PLAT NO. 2081, THE WAVER POSTER ADDITION PLAT NO. 2081, AND THE COMMAN PARK ADDITION PLAT NO. 1981.

## Monumentation;

3/2" STON FINE TO 90% SET AT A

**Basis of Bidding:**  
THE BIDDING RATE FOR THIS SURVEY ARE GOOD BEARING  
BASED ON THE OKLAHOMA STATE PLANE COORDINATE  
SYSTEM - NORTH ZONE - NAD 83 (2011)

• • • • •

**OFFICINAMORX:**  
CORREL BOARD OF COMPOSITE DUBLICATED APPROXIMATE  
74' SOUTH AND 82' EAST OF THE NW CORNER OF LOT  
BLOCK 1, OAKHOLM ALTHODIST MANOR.  
NAVD 1983 DATUM  
100' X 100' X 100' X 100'

**NOTE: SEE SHEETS 2 & 3 FOR ALL INTERIOR DIMENSIONS.**

RECEIVED  
OCT 07 2010  
POLYTECHNIC ADVISORY  
COUNCIL ON ETHICS  
AND PROFESSIONAL CONDUCT

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

Oklahoma Methodist Manor  
 Preliminary Study  
 Sheet 1 of 5

9.12





AG

N NEWHAVEN AVE

E 32 ST N

GILCREASE EXPWY

AG

N TOLEDO AVE

E 33 ST N

DARBY  
INDUSTRIAL PARK

11

RS-3

N NEWHAVEN AVE

E 30 PL N

E 30 ST N

E 29 PL N

E 29 ST N

IL

RS-3

RS-3

RS-3

AG

N NEWHAVEN AVE

N PITTSBURG AVE

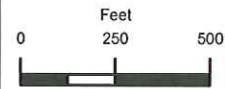
E 27 ST N

E 26 PL N

N TOLEDO AVE



20-13 21



N YALE AV

CH

IL

CH

CH

CH

E APACHE ST

CS

RM-2

CS

RM-1

N MARION AVE

N NEWHAVEN AVE

E ZION ST

N OSWEGO AVE

N PITTSBURG AVE

N QUEBEC AVE

RS-3

E ZION ST

E YOUNG CT

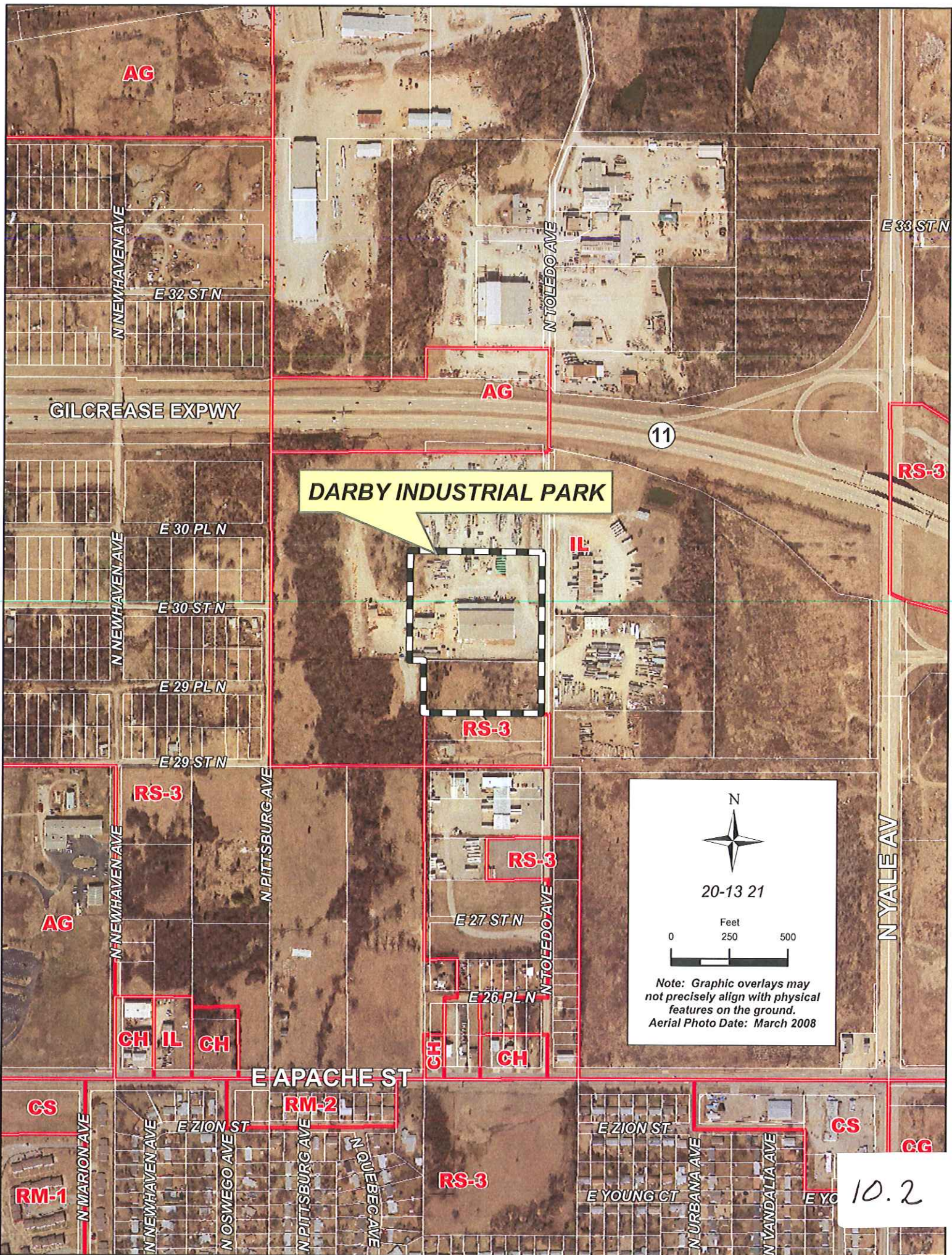
N URBANA AVE

N VANDALIA AVE

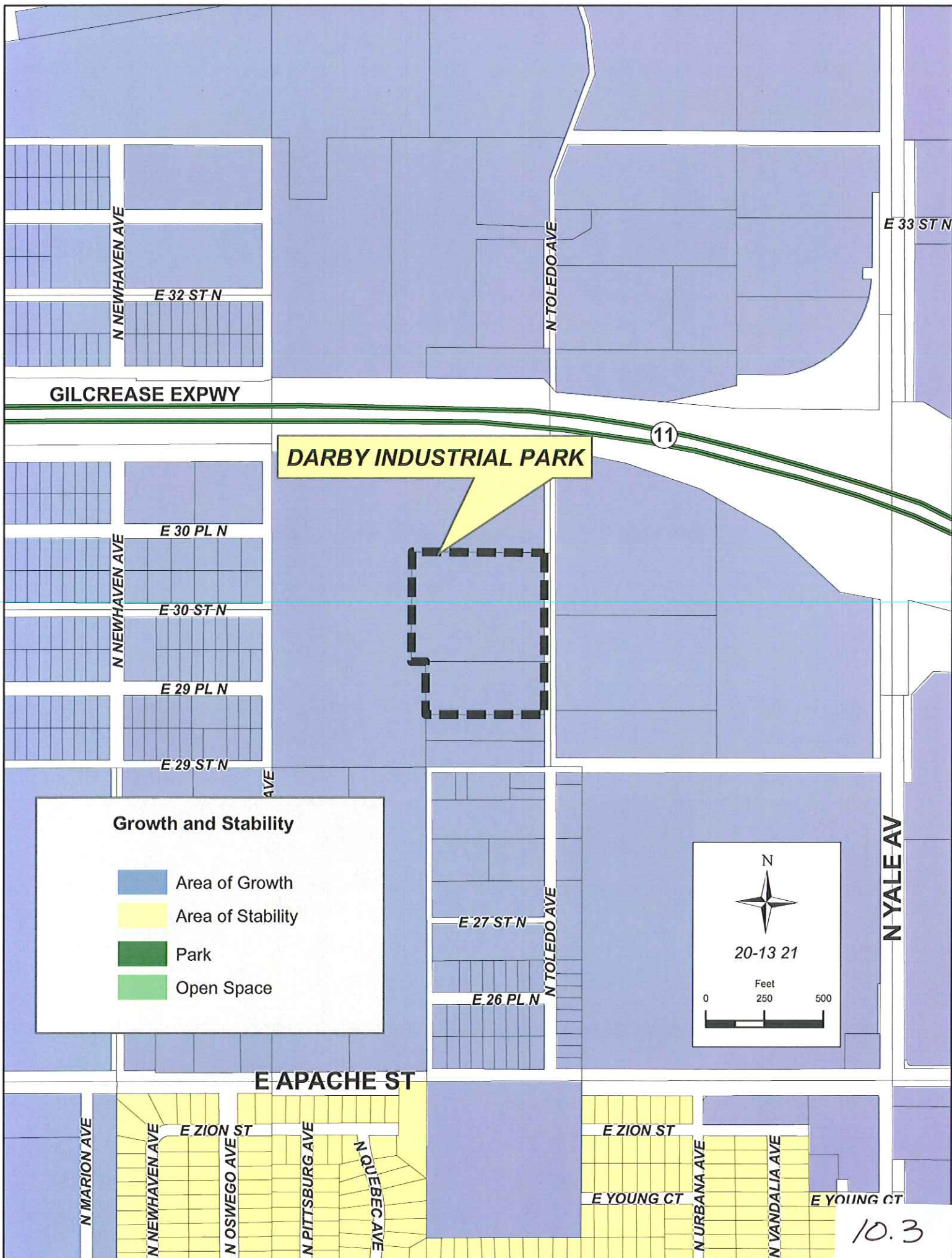
E YOL

10.1



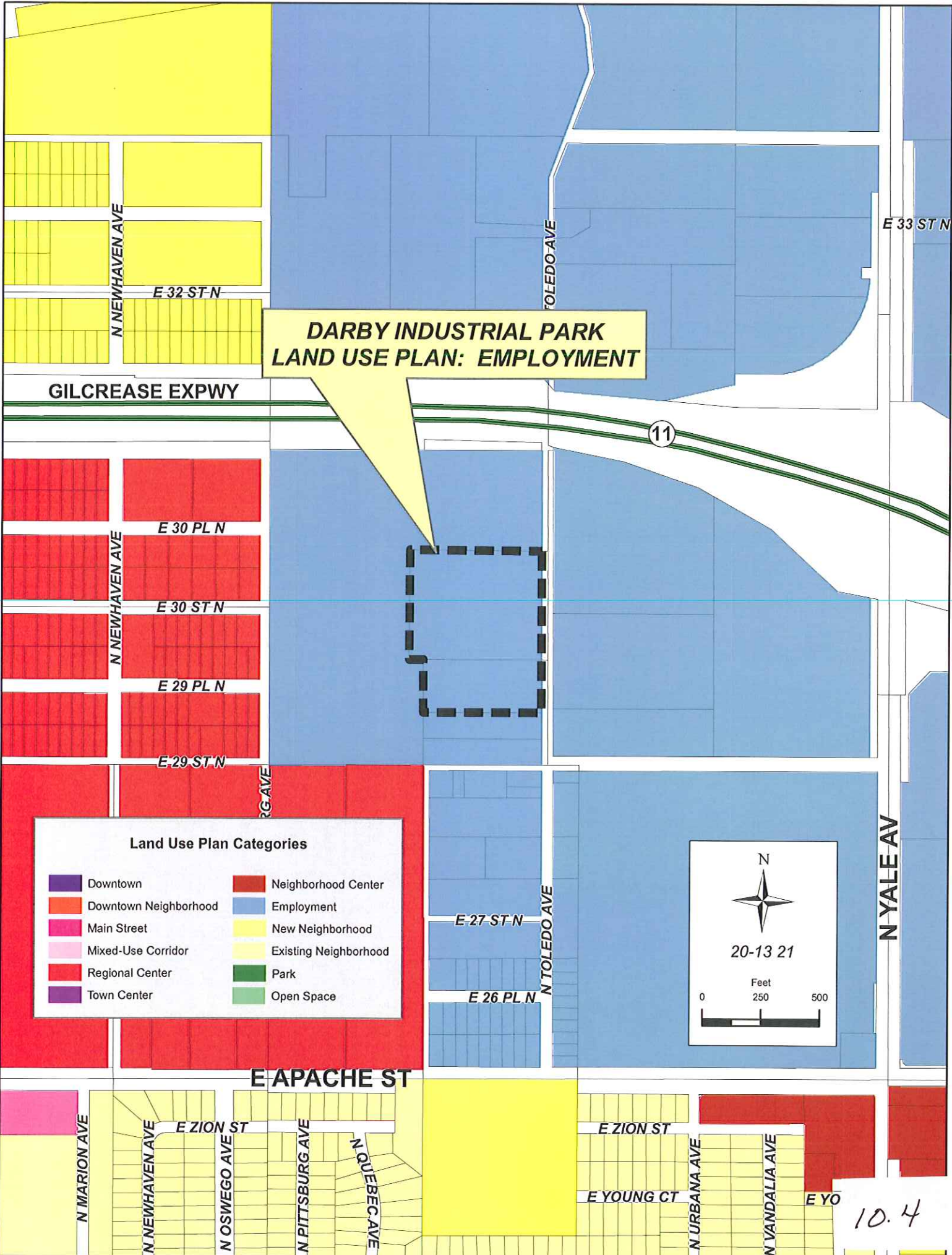








# **DARBY INDUSTRIAL PARK LAND USE PLAN: EMPLOYMENT**

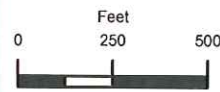


## **Land Use Plan Categories**

- |                       |                       |
|-----------------------|-----------------------|
| Downtown              | Neighborhood Center   |
| Downtown Neighborhood | Employment            |
| Main Street           | New Neighborhood      |
| Mixed-Use Corridor    | Existing Neighborhood |
| Regional Center       | Park                  |
| Town Center           | Open Space            |



20-13 21



10.4

## PRELIMINARY SUBDIVISION PLAT

### **Darby Industrial Park - (0321) (CD 3)**

2940 North Toledo Avenue, North of Apache Street, West of North Toledo Avenue

This plat consists of 1 Lot, 1 Block, on 8.38 acres.

The following issues were discussed October 7, 2010 , at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light). The Comprehensive Plan designates the area as Growth and Employment areas.
2. **Streets:** Fifty feet of right-of-way along North Toledo must be dedicated to the City of Tulsa. Include standard section for sidewalks. Provide 5 foot wide sidewalk and ramps along North Toledo Avenue.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T pointed out the need to make sure that covenants are completed with standard utility language (see Section B4).
7. **Other: Fire:** No comment. **GIS:** Tie the plat from a Section Corner using bearings and distances from a labeled point of commencement to the labeled point of beginning on the face of the plat. Add point of beginning and point of commencement to the legend. Add scale information. Provide all surveyor and engineer information. Show railroad and Gilcrease Expressway on location map. Correct the inconsistencies in the description for covenants and face of plat. Show "date of preparation". Submit subdivision control data sheet.



Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below. There is a sidewalk waiver requested with this plat. Attached is the information as provided by the applicant. The area in question is industrial with industrial uses except for a site with residential zoning and dilapidated structures on it, which is surrounded by industrial zoning that will eventually transition to industrial zoning. The street for the plat dead-ends into the highway right-of-way and there are no sidewalks anywhere in the area. The ordinance for fee-in-lieu of sidewalks deals with arterial streets and would not be usable in this instance.

**Waivers of Subdivision Regulations:**

1. A sidewalk waiver is requested.

**Special Conditions:**

1. The concerns of the public works department and development services 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.

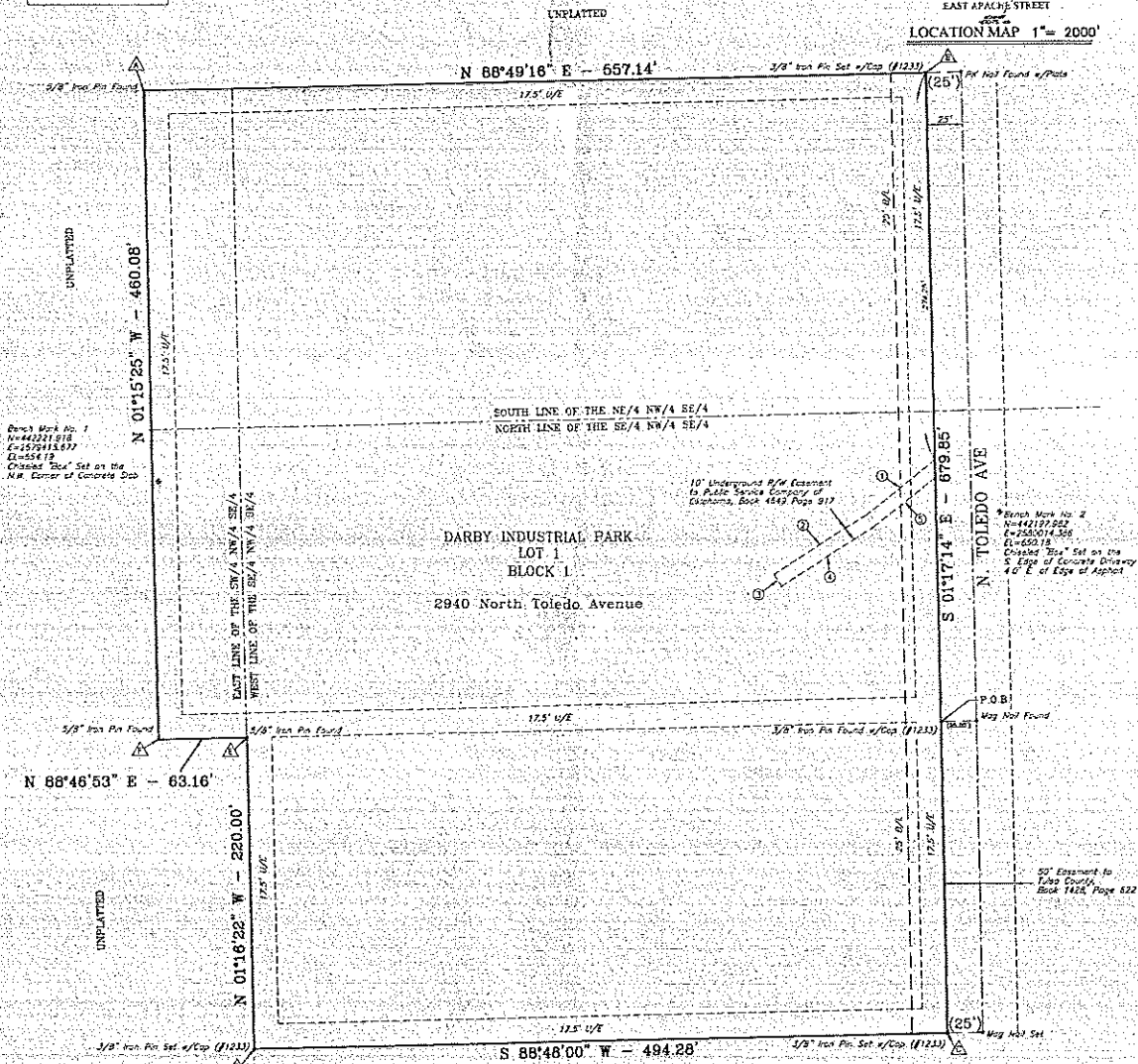
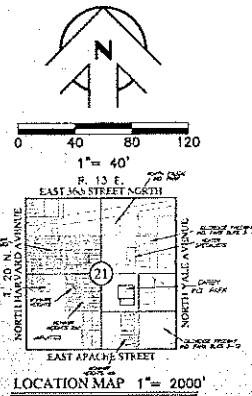


PLAT NO.	
F.A.N. PLAT	
LAST RECORDED BY APPROVAL	
The Surveyor and the City Engineer	
COUNTY OF CITY ENGINEER	
APPROVED BY	
City Council or the City of	
City Engineer	
Mayor	
Attest City Clerk	
Approved City Attorney	

# Preliminary Plat Darby Industrial Park

A Re-Plat of Lot 1, Block 1, SHAMROCK INDUSTRIAL PARK, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, and a part of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter (SE/4 NW/4 SE/4) of Section Twenty-One (21), Township Twenty (20) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

Subdivision has One (1) Lot in One (1) Block and contains 8.380 acres, more or less



## STATE PLANE COORDINATES

	Northing	Easting
▲	442488.28	2579405.31
▲	442509.74	2579562.34
▲	441830.06	2579977.61
▲	441819.71	2579483.44
▲	442039.66	2579478.55
▲	442038.31	2579415.40

## UNDERGROUND R/W EASEMENT

	Bearing	Distance
①	S 50°55'45" W	62.85'
②	S 57°40'56" W	77.55'
③	S 32°19'04" E	10.00'
④	N 67°40'55" E	78.14'
⑤	N 50°55'48" E	55.69'

## OWNER

Darby Equipment Company  
2940 North Toledo Avenue  
Tulsa, Oklahoma 74115  
(918) 582-2340  
email: nick@darbyequip.com

## SURVEYOR

Harden & Associates  
Surveying and Mapping, PC  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
phone: (918) 234-4859  
fax: (918) 437-5551  
email: chuck@hardenandassoc.com  
Certificate of Authorization No. 4655  
Expires June 30, 2011

## ADDRESSES

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

## LEGEND

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

## BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System, North Zone 5501, NAD 83 (1983) with the East line of Lot 1 Block 1 being S 01°17'14\"/>

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SEP 17 2010

TULSA COUNTY PLAT

PLAT NO. 1000

PLAT NO. 1000

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Darby Industrial Park  
Preliminary Plat  
Prepared September 13, 2010  
SHEET 1 OF 2

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**HARDEN &  
ASSOCIATES**

SURVEYING AND MAPPING, PC

2001 S. 114<sup>th</sup> East Ave.  
Tulsa, OK 74128  
(918) 234-4859 FAX (918) 437-5551

October 12, 2010

Tulsa Metropolitan Area Planning Commission  
Two West 2<sup>nd</sup> Street, Suite 800  
Tulsa, OK 74103

**RE: Preliminary Plat -- Darby Industrial Park -- 2940 North Toledo Avenue  
Request for Waiver of Required Sidewalk and Ramps along North Toledo Avenue**

Dear Commission:

Approval of the above referenced Preliminary Plat of Darby Industrial Park comes on for hearing before the TMAPC on October 10, 2010. At the Technical Advisory Committee ("TAC") meeting held October 7, 2010, Transportation's comments to the Conceptual Site Plan submitted with said Preliminary Plat requested that a 5' wide sidewalk and ramps along N. Toledo Ave. be provided for. Darby Equipment Company, the owner of the lands sought to be platted as Darby Industrial Park, respectfully requests that the TMAPC waive the requirement for such sidewalk and ramps as a condition for approval of said plat. In support of such request, the owner shows the TMAPC the following.

**A. Construction of a Sidewalk and Ramps Would Interfere with the Topography of and Drainage in the Existing Bar Ditch Along N. Toledo Ave.**

Most of the lands between the West side of the N. Toledo Ave. right-of-way and the West edge of the existing N. Toledo Ave. paving is currently occupied by an existing bar ditch and grades therefore which acts to adequately drain the storm water run-off in this area. (Please see the Conceptual Site Plan enclosed for contours and the existing bar ditch)(Please see also enclosed photos nos. 1 thru 4). TAC had no comments to either the Preliminary Plat or the Conceptual Site Plan related to storm water in order to continue to provide adequate drainage in this vicinity. Construction of a 5 foot wide sidewalk within this area would necessitate the leveling of some of the existing bar ditch slopes to accommodate such a sidewalk. This required leveling would significantly reduce the width of the existing bar ditch, thus reducing the capacity of the existing bar ditch and the volume of water capable of being carried within such bar ditch.

**B. Historical Foot-traffic in this Area Does Not Warrant Construction of a Sidewalk and Ramps Along N. Toledo Ave. at the Proposed Plat Location.**

Nearly all the lands in the vicinity of the proposed Darby Industrial Park are zoned IL and are being used for industrial purposes. It is recognized that a relatively small tract to the South of the proposed plat is zoned RS-3 as well as another relatively small area of RS-3 zoning further South along N. Toledo Ave. (Please see enclosed zoning map). Notwithstanding these small pockets of residential zoning in the area, this area has been predominately of industrial use for many, many years with uses such as trucking terminals, vacant parcels, and other industrial uses. (Please see enclosed aerial photo)(Please see also enclosed photos nos. 4, 6 & 8). Additionally, the relatively small areas of residentially zoned



lands are, and have been, either vacant or in a dilapidated state and uninhabitable for apparently many years. (Please see enclosed aerial photo)(Please see also enclosed photos nos. 5 & 7).

Historically, there has been little, if any, foot-traffic in this area by the general public. As typical of Industrial uses, general public consumers are not drawn to industrial uses like they are to retail or other such commercial uses. Employees and vendors are the most likely visitors of industrial uses. Moreover, just North of the proposed plat N. Toledo Ave. dead-ends at the Gilcrease Expressway. (Please see enclosed aerial photo). Therefore, no destinations lie past the proposed plat for any foot-traffic. Additionally, this would be the only section of sidewalk in nearly one-half mile of N. Toledo Ave., and said sidewalk section would be over one-quarter of a mile from East Apache Street.

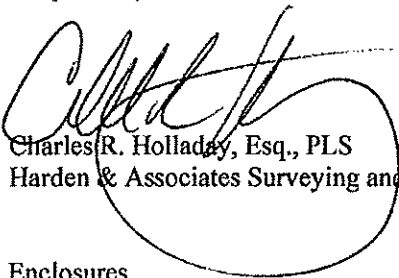
**C. The Unlikelihood of Future Foot-traffic in this Area Does Not Warrant Construction of a Sidewalk and Ramps Along N. Toledo Ave. at the Proposed Plat Location.**

While it is recognized that the Comprehensive Plan depicts this area as an Employment Area and potential Growth Area, it appears from the current zoning of the area that the likelihood of increased foot-traffic by the general public would not increase above currently levels. As stated above, this area is predominantly zoned for, and is occupied by, industrial uses. Even assuming, *arguendo*, that the small pocket of residential zoning South of the proposed plat could redevelop in the future, there would still be no destination North of such residentially zoned areas in the vicinity of the proposed plat or further North for general public foot-traffic. Especially, since N. Toledo Ave. dead-ends at the Gilcrease Expressway.

**D. Waiver of the Sidewalks and Ramps Along N. Toledo Ave. is Warranted in this Case.**

It is recognized that sidewalks in Employment Areas and Growth Areas are desired in future developments in the City of Tulsa. However, the detriment which would be caused to the existing drainage system by the construction of a 5 foot wide sidewalk and ramps at this site outweighs the potential minimal, if any, benefit of such a sidewalk and ramps to the general public currently or in the future in this vicinity. Therefore, waiver of such a requirement in this case is warranted.

Respectfully,



Charles R. Holladay, Esq., PLS  
Harden & Associates Surveying and Mapping, PC

Enclosures



Looking South along N. Toledo Ave. from proposed plat lands



Looking South along N. Toledo Ave. from proposed plat lands





Looking North along N. Toledo Ave. from proposed plat lands



Looking North along N. Toledo Ave. from proposed plat lands



Dilapidated house on RS-3 Zoned tract, south of proposed plat lands



Looking North along N. Toledo Ave. from RS-3 Zoned tract



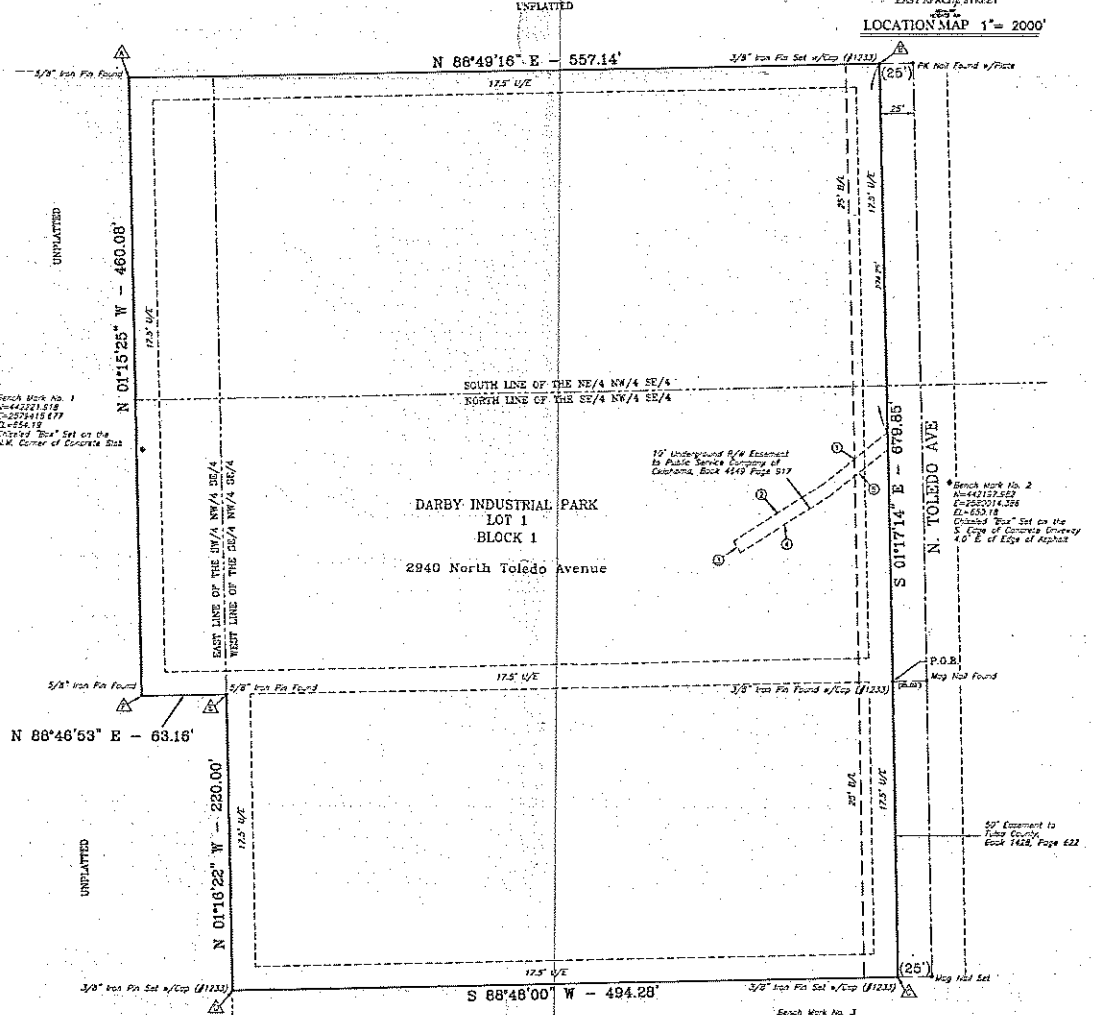
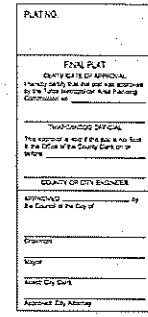








Looking South along N. Toledo Ave. from TTI Terminal showing residential zone property on east side of N. Toledo Ave.



Looking North along N. Toledo Ave. from TTI Terminal

Subdivision has One (1) Lot in One (1) Block and contains 8.380 acres, more or less



STATE PLANE COORDINATES		
	Northing	Easting
	442493.28	2579405.31
	442509.74	2579562.34
	441830.66	2579377.61
	441819.71	2579483.44
	442038.66	2579478.55
	442038.31	2579415.40

UNDERGROUND RAW EASEMENT		
	Bearing	Distance
①	S 50°55'45" W	62.85'
②	S 57°40'55" W	77.55'
③	S 32°19'04" E	10.00'
④	N 57°40'55" E	78.14'
⑤	N 50°55'48" E	55.69'

ADDRESSES

shown on this plot were accurate as this plot was filed. Addresses are subject to change and should never be in place of legal description.

**LEGEND**

— UTILITY EASEMENT  
= BUILDING LINE

**BEARING BASIS**  
 bearings shown herein are based  
 Oklahoma State Plane Coordinate  
 North Zone 3601, NAD 83 (1993)  
 East line of Lot 1 Block 1 being  
 7°14' E

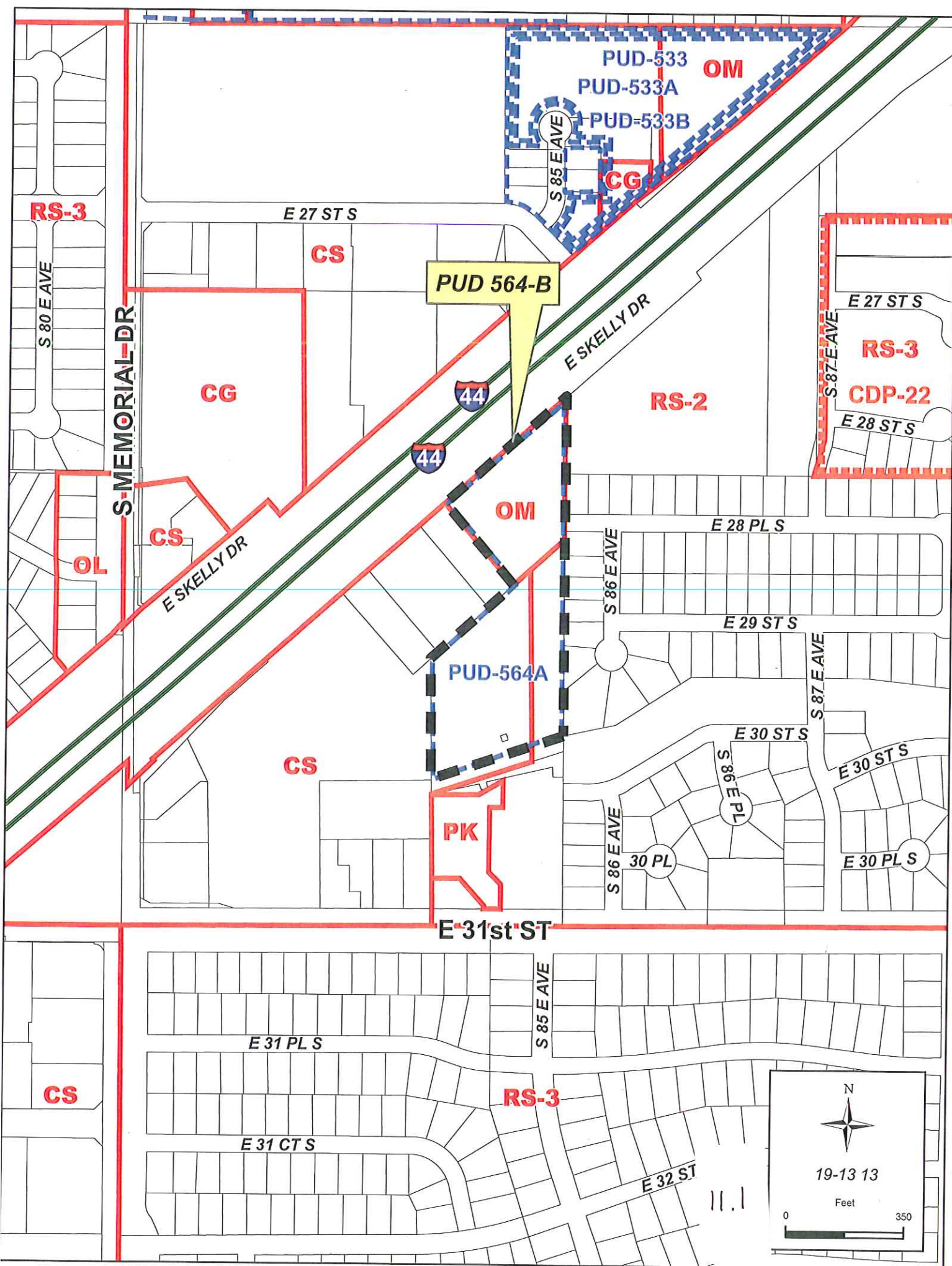
Darby Industrial Park  
Preliminary Plat  
Prepared September 13, 2010  
SHEET 1 OF 2

**OWNER**  
**Darby Equipment Company**  
2840 North Toledo Avenue  
Tulsa, Oklahoma 74115  
(918) 582-2340  
email: [nick@darbyequip.com](mailto:nick@darbyequip.com)

**SURVEYOR**  
**Harden & Associates**  
**Surveying and Mapping, PC**  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
phone: (918) 234-4859  
fax: (918) 437-5551  
email: [chuck@hardenandassoc.com](mailto:chuck@hardenandassoc.com)  
Certificate of Authorization No. 4658  
Expires June 30, 2011

RECEIVED  
SEP 17 1983  
Tulsa Metropolitan Area  
Planning Commission  
FOR TECHNICAL ADVISORY  
COMMITTEE MEETING  
OCT 07 1983  
TULSA METROPOLITAN AREA  
PLANNING COMMISSION









PUD 564-B

44

44

E 31st ST



19-13 13

0 350  
Feet

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

11.2



## PLAT WAIVER

October 20, 2010

**PUD 564 B** (9313) (CD 3)

8220 East Skelly Drive, South of Skelly Drive, East of South Memorial

The platting requirement is being triggered by a Major PUD amendment to allow an additional use under Use Unit 15 "Other Trades and Services" limited to contract construction services for an existing building.

***Staff provides the following information from TAC at their October 7, 2010 meeting:***

**ZONING:**

- TMAPC Staff: The property has been previously platted.

**STREETS:**

- No comment.

**SEWER:**

- Sidewalk required along Skelly Drive.

**WATER:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property. New covenants are to be approved in a related item on this planning commission agenda.

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

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

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?	X*	
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
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.?		X
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

\*New covenants are to be approved for filing in a related item for this agenda.





## TULSA CITY COUNCIL

October 8, 2010

Wayne Alberty  
INCOG  
2 West 2<sup>nd</sup> Street  
Suite 800  
Tulsa, OK 74103

Re: Historic Preservations Districts

Dear Mr. Alberty:

On September 23, 2010, the City Council voted to approve the Tulsa Planning Commission's request to direct the Tulsa Metropolitan Area Planning Commission to study and report its recommendation on suggested text amendments to the Zoning Code, increasing the City's ability to protect the boundaries of Historic Preservation Districts from encroachment of incompatible development.

I have attached a copy of the Tulsa Planning Commission's request to the City Council for your convenience. Once you have had an opportunity to review the request, I would appreciate it if you could provide me a tentative timeline on when the Council may expect to receive TMAPC's report and recommendation.

Thank you so much for your time and consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Barnes".

Maria Barnes  
Vice-Chair, Tulsa City Council  
City Councilor, District 4

## CITY COUNCIL REGULAR MEETING

September 23, 2010



### Item 8.d

One of the duties of the Tulsa Preservation Commission, as described in the City of Tulsa Zoning Code, Chapter 10A, Section 1052.N.10, is to “comment on and make recommendations to the appropriate body concerning actions undertaken by other City, State, and Federal agencies with respect to the effect of such actions upon the historical resources in the City of Tulsa.”

The Tulsa Preservation Commission voted 10-3-0 at its September 9, 2010 Regular Meeting to request the City Council “direct the Tulsa Metropolitan Area Planning Commission to study and report its recommendation on suggested text amendments to the Zoning Code increasing the City’s ability to protect the boundaries of Historic Preservation Districts from encroachment of incompatible development.”

Four of Tulsa’s neighborhoods that have requested and been granted Historic Preservation Overlay Zoning – Gillette, North Maple Ridge, Swan Lake and Yorktown – are bordered by commercial properties fronting arterial streets in midtown Tulsa. Development pressures along the arterial streets often impact these historic neighborhoods and create what may be avoidable conflicts between robust development and the protections intended by Historic Preservation Overlay Zoning.

The Tulsa Preservation Commission requests that the City Council direct the TMAPC to research the threats to the boundaries of historic preservation zoning districts, review the intended safeguards of the zoning code, identify strengths and weaknesses, and recommend amendments to address any weaknesses identified.

This specific action by the City Council would help safeguard Tulsa’s historic neighborhoods while promoting commercial development that is in accordance with the new Comprehensive Plan.



175 East 2nd Street, Suite 570, Tulsa, Oklahoma 74103  
p 918.576.5687 f 918.699.3418 [www.tulsapreservation.org](http://www.tulsapreservation.org)