

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2602

May 18, 2011, 1:30 PM

**175 East 2nd Street, 2nd 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 May 4, 2011, Meeting No. 2601

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. **LC-335 – Lewis Engineering, P.L.L.C.**, (Lot-Combination) (CD-9) Location: Northwest corner of East 28th Street South and South Jamestown Avenue
3. **LC-336 – Park Alliance**, (Lot-Combination) (CD-6) Location: East of the southeast corner of South 145th East Avenue and East Admiral Place
4. **LS-20426 – Sam P. Daniel III**, (Lot-Combination) (CD-8) Location: North of the northwest corner of East 111th Street South and South 77th East Avenue (Related to LC-337)
5. **LC-337 – Sam P. Daniel III**, (Lot-Combination) (CD-8) Location: North of the northwest corner of East 111th Street South and South 77th East Avenue (Related to LS-20426)
6. **LS-20430– Sisemore Weisz & Associates, Inc.**, (Lot-Split) (CD-9) Location: North of the northwest corner of East 36th Street South and South Zunis Court
7. **LS-20432– Bill LaFortune**, (Lot-Split) (CD-5) Location: West of the southwest corner of East 42nd Place South and South Memorial Drive

8. **LS-20428– TEP, Tim Terral**, (Lot-Split) (CD-3) Location: Southeast corner of North Peoria Avenue and Gilcrease Expressway.
9. **LS-20427 – William E. Stinson**, (Lot-Split) (County) Location: North of the northwest corner of East 76th Street North and North 75th East Avenue
10. **LS-20429 – Jeanette Mattingly**, (Lot-Split) (County) Location: East of the southeast corner of North Mingo Road and East 126th Street North
11. **LC-338 – Jeanette Mattingly**, (Lot-Combination) (County) Location: East of the southeast corner of North Mingo Road and East 126th Street North
12. **CBOA 2398 – (8425)** (County) Plat Waiver, Location: Southwest corner of East 101st Street and South 193rd East Avenue
13. **PUD-489-12 – Rick Stuber Architecture/Clark Interests LLC**, Location: Northeast corner of East 71st Street South and South Mingo Road, Requesting a Minor Amendment to transfer excess floor area from one lot to another, 1,000 square feet of floor area from Lot 2 to Lot 6, **CS/CO/PUD** (CD-7)
14. **PUD-541-10 – Kleinco Construction/Doug Keffer**, Location: East of the southeast corner of 43rd Street South and South Peoria Avenue, Requesting a Minor Amendment to reduce the required rear setback on the above mentioned property from 20' to 12'6" to allow for a single story sunroom addition, **CS/CH/PK/IM/RS-3/PUD** (CD-9)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

15. **Consider Adoption of the Southwest Tulsa Plan, Phase II as an amendment to the Comprehensive Plan for the City of Tulsa (Resolution No. 2602:903)**

PUBLIC HEARINGS:

16. **Jenks West 3rd and 4th Grade Center Addition – (8214)** (CD 2) Preliminary Subdivision Plat, Location: North of West 91st Street, East of U.S. 75 (Continued from 5/4/2011)
17. **Authorization for an Accelerated Building Permit – (8214)** (CD 2) **Jenks 3rd and 4th Grade Center Addition**, Location: North of West 91st Street, East of U.S. 75 (Continued from 5/4/2011)
18. **BOA-21259 – (9429)** (CD 6) Plat Waiver, Location: 4500 South 129th East Avenue
19. **Authorization for an Accelerated Building Permit – (9428)** (CD 6) **Springs at East Fifty-First**, Location: North of East 51st Street South, West of South 145th East Avenue,

OTHER BUSINESS

20. **Proposed amendments of the Zoning Code**, City of Tulsa, Oklahoma to Chapter 8; to attempt to provide Code amendments responsive to the new Comprehensive Plan. These are proposed “bridge” amendments until the Zoning Code will receive a thorough study and update. (Public Hearing closed 3/2/11 and final revision continued to 3/16/11, 4/6/11, 4/20/11, 5/4/11 and 5/18/11.)
21. **Resolution No. 2602:902, Adopting the City of Tulsa ADA Self-Evaluation and Transition Plan Update as Part of the Comprehensive Plan of the Tulsa Metropolitan Area.**
22. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: 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. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

TRAINING SESSION/WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

Wednesday, May 18, 2011 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

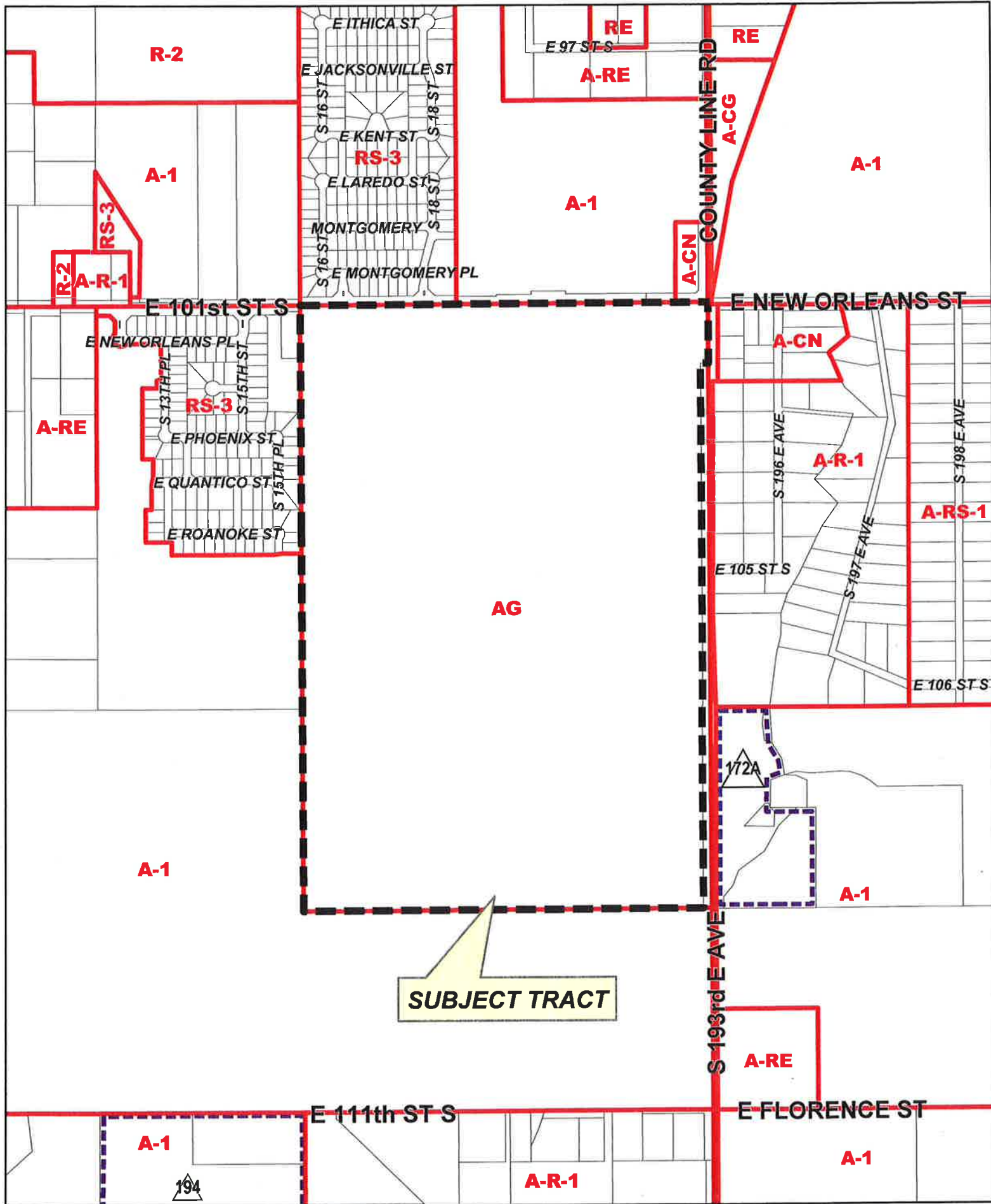
CONSIDER AND DISCUSS:

1. Discussion on TMAPC Code of Ethics/John Dix
2. Discussion on PUD administration and procedures/staff
3. Discussion on TMAPC policy for Authorization for an Accelerated Building Permit/staff

Adjourn.

Visit our website at www.tmapc.org

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

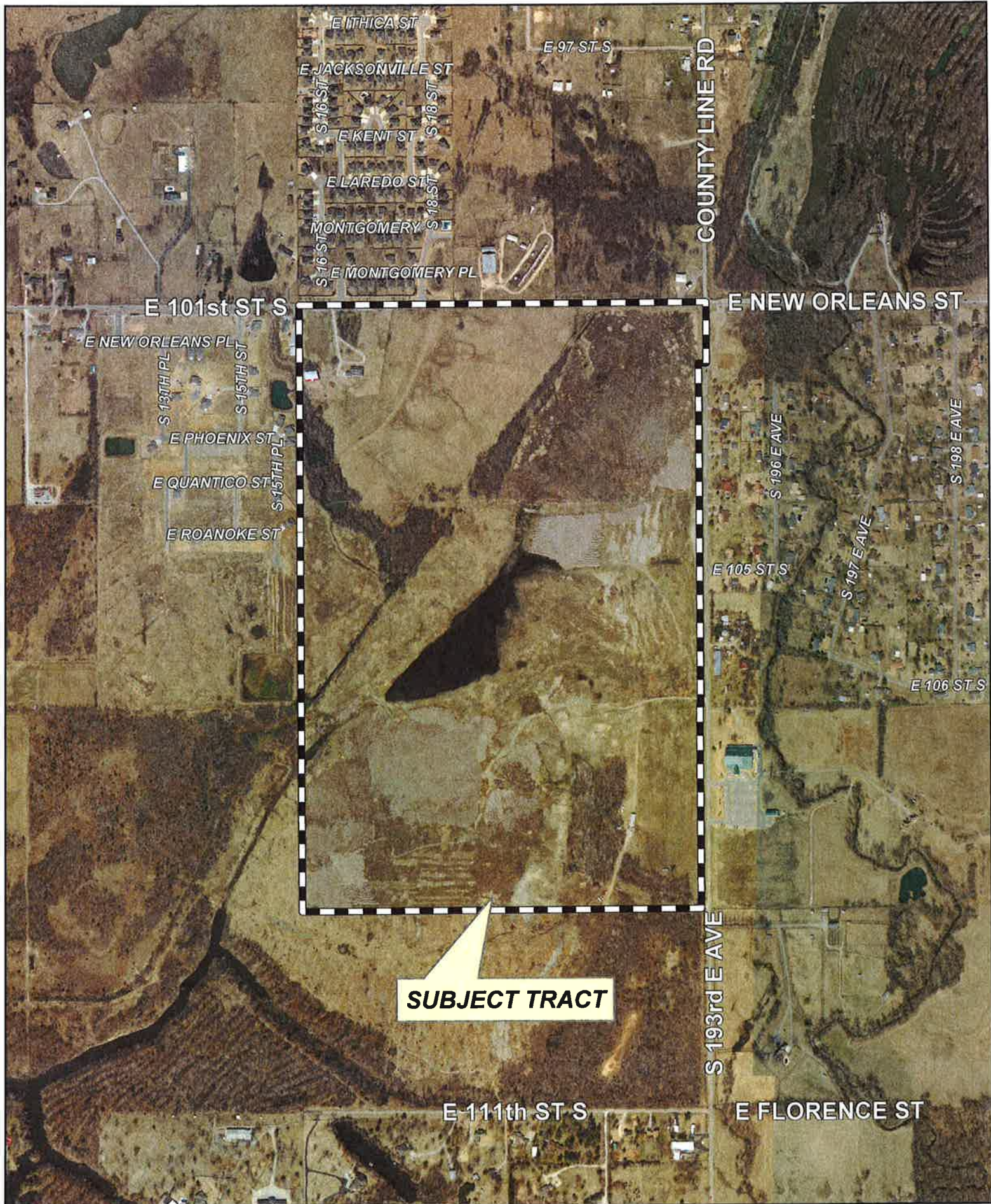


CBOA-2398

18-14 25

12.1





SUBJECT TRACT



Aerial Photo Date: March 2010

CBOA-2398

18-14 25

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

12.2



PLAT WAIVER

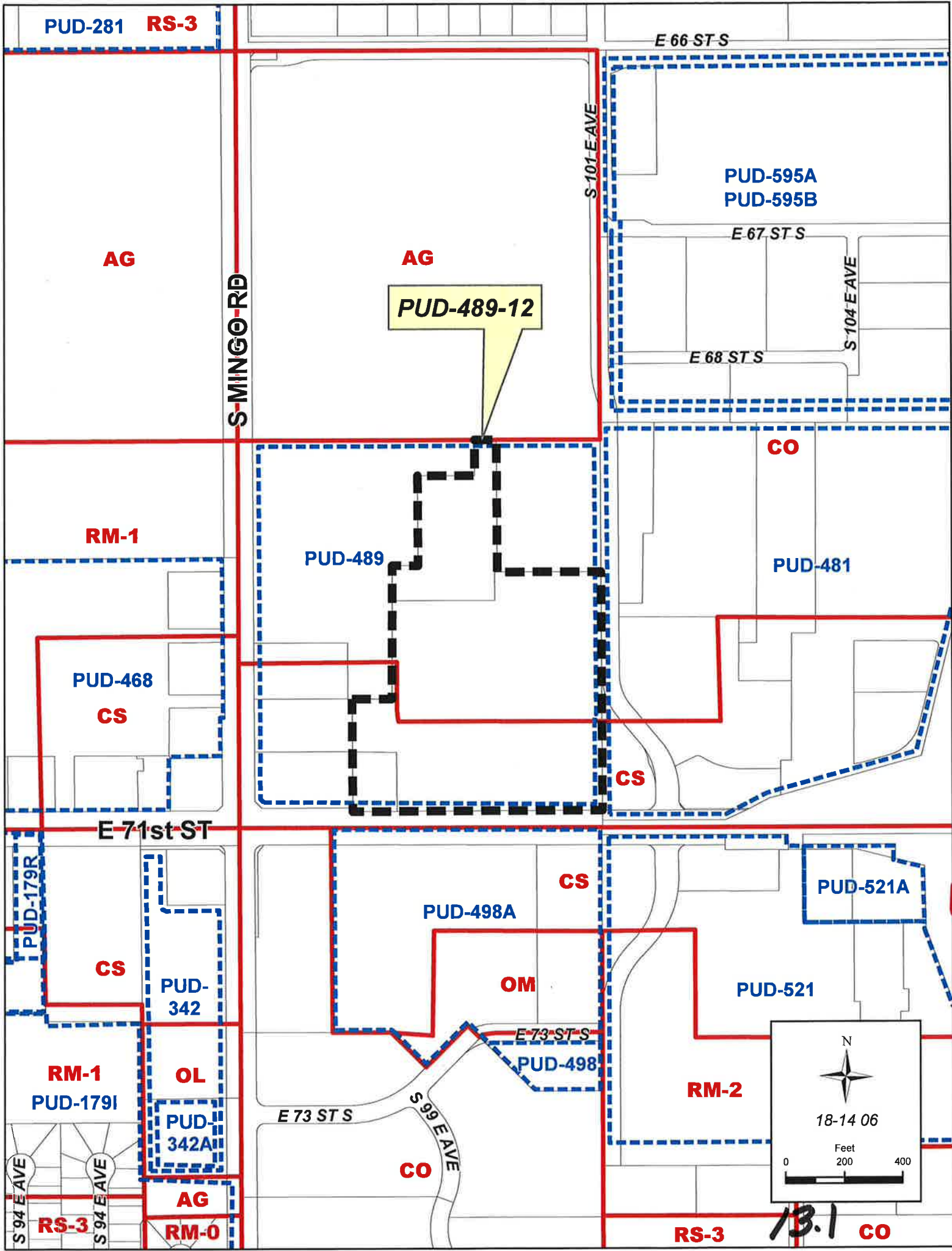
CBOA-2398 – (8425) (County) Southwest corner of East 101st Street South and South 193rd East Avenue

Staff Recommendation:

The platting requirement was triggered by CBOA 2398 which proposes a seasonal fireworks stand in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for open air activities (Use Unit 2. Subsection 1202.B) such as fireworks stands. Therefore, staff can recommend **APPROVAL** of the requested plat waiver for CBOA-2398 per Board of Adjustment approval.

12.3



PUD-281 RS-3

E 66 ST S

PUD-595A
PUD-595B

E 67 ST S

E 68 ST S

S 104 E AVE

S 101 E AVE

S-MINGO RD

AG

AG

PUD-489-12

PUD-489

CO

PUD-481

RM-1

PUD-468

CS

CS

E 71st ST

PUD-179R

CS

PUD-342

CS

PUD-498A

OM

PUD-521A

PUD-521

RM-1
PUD-179I

OL

PUD-342A

E 73 ST S
PUD-498

E 73 ST S

CO

S 99 E AVE

S 94 E AVE

S 94 E AVE

RS-3

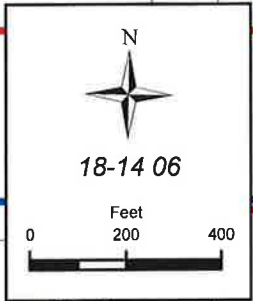
AG

RM-0

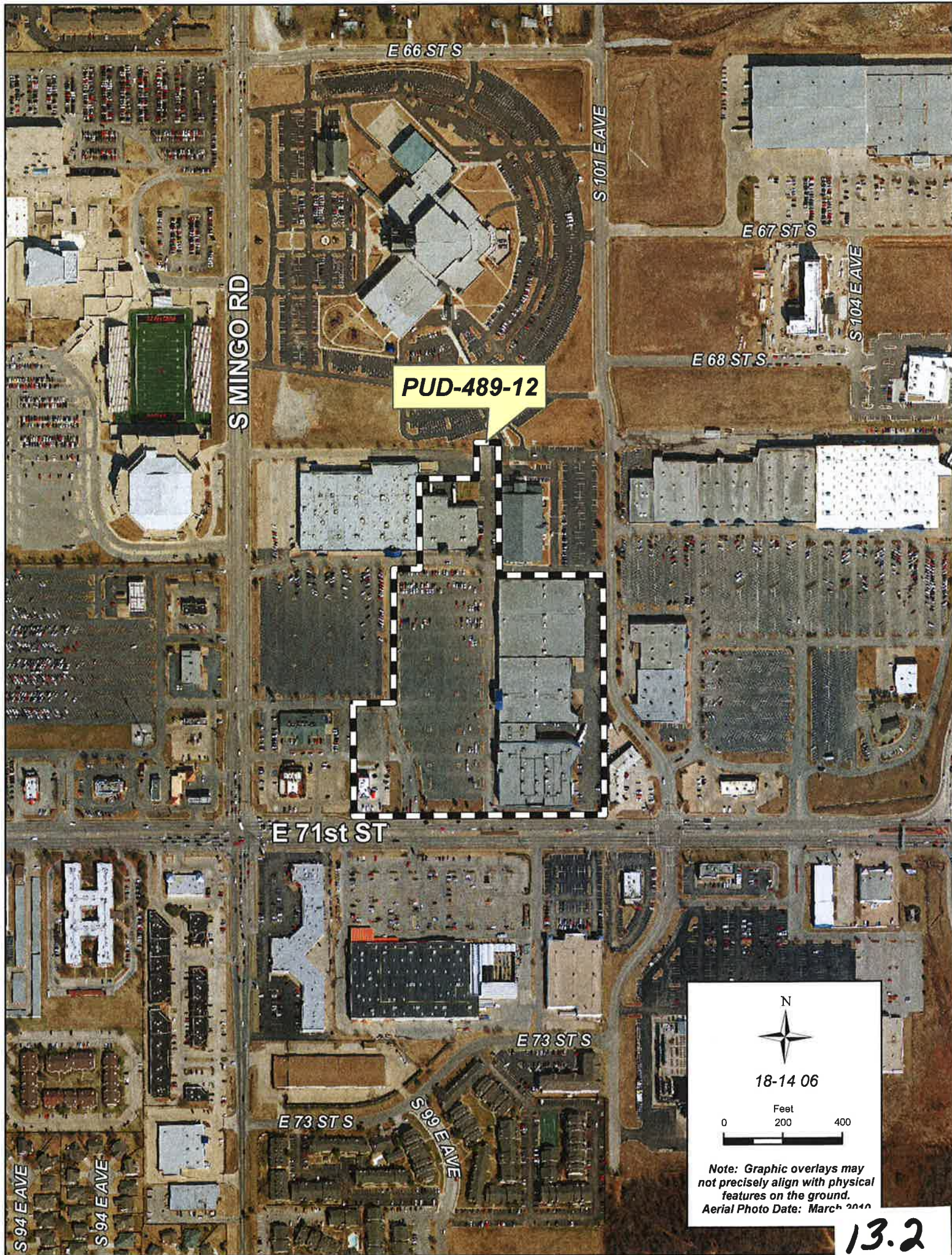
RM-2

RS-3

CO



13.1



N

18-14 06

Feet

0 200 400

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

Aerial Photo Date: March 2010

May 18, 2011

STAFF RECOMMENDATION

PUD-489-12: Minor Amendment – Northeast corner of 71st Street South and South Mingo Road; Lots 2 and 6, Block 1 – 71 Mingo Center; TRS 18-14-06; CZM 54; Atlas 996; CD 7; CS/CO/PUD.

The applicant is requesting a minor amendment to transfer excess floor area from one lot to another. Specifically, the applicant seeks to transfer 1,000 square feet (sf) of floor area from Lot 2 to Lot 6 (see Exhibit A). The transfer is necessary to reflect the actual square footage of the Dick's Sporting Goods tenant space on Lot 6 as discovered through an alta survey (see Exhibit A). There is no request to increase the permitted floor area allowed within the PUD and there is no planned expansion of the Dick's tenant space.

Floor area for PUD-489 is allocated as follows:

Lot	Floor Area Allocation
1	47,147
2	34,000
3	109,800
3A	4,000
4	11,000
5	7,000
6	195,931
6A	3,769
TOTAL	422,647

In transferring 1,000 sf of floor area from Lot 2 to Lot 6, the existing 422,647 sf of floor area allowed in PUD-489 would be allocated as follows:

Lot	Floor Area Allocation
1	47,147
2	33,000
3	109,800
3A	4,000
4	11,000
5	7,000
6	196,931
6A	3,769
TOTAL	422,647

The underlying corridor zoning (CO) and CS zoning would allow over 1,000,000 sf of commercial floor area. Staff views the transfer of 1,000 sf as negligible and recommends **APPROVAL** of minor amendment PUD-489-12.

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

13.3



**SOLCO UNION PLAZA
DICK'S SPORTING GOODS
N.E.C. 71st & MINGO
TULSA, OKLAHOMA**

	Series	Date	Prior Number
	FWD-89-A	6-17-02	
	No.		
	Revisions	Status	
	System No.	I/L	
	Circuitry Type	RS	
	Dates	4-25-2011	
	Plot Size(s)	10006	
	Comments	SITS PLAN 48B-12	
	Sheet Number	EXHIBIT	

PRELIMINARY: SUBJECT TO REVIEW BY
SOLCO, LLC, TMPC PRIOR TO
SUBMISSION FOR MINOR APPROVALS.

NOT OWNED BUT INCLUDED IN
CALCULATIONS FOR CROSS PARKING

"FOOTPRINT AT DICK'S SPORTING GOODS (DSG) STORE HAS NOT CHANGED. HOWEVER, DSG DID FIELD MEASUREMENTS AND DETERMINED THE BUILDING FOOTPRINT TO BE 51,610 SF OR 1,190 SF LARGER THAN THE AREAS PREVIOUSLY INDICATED.

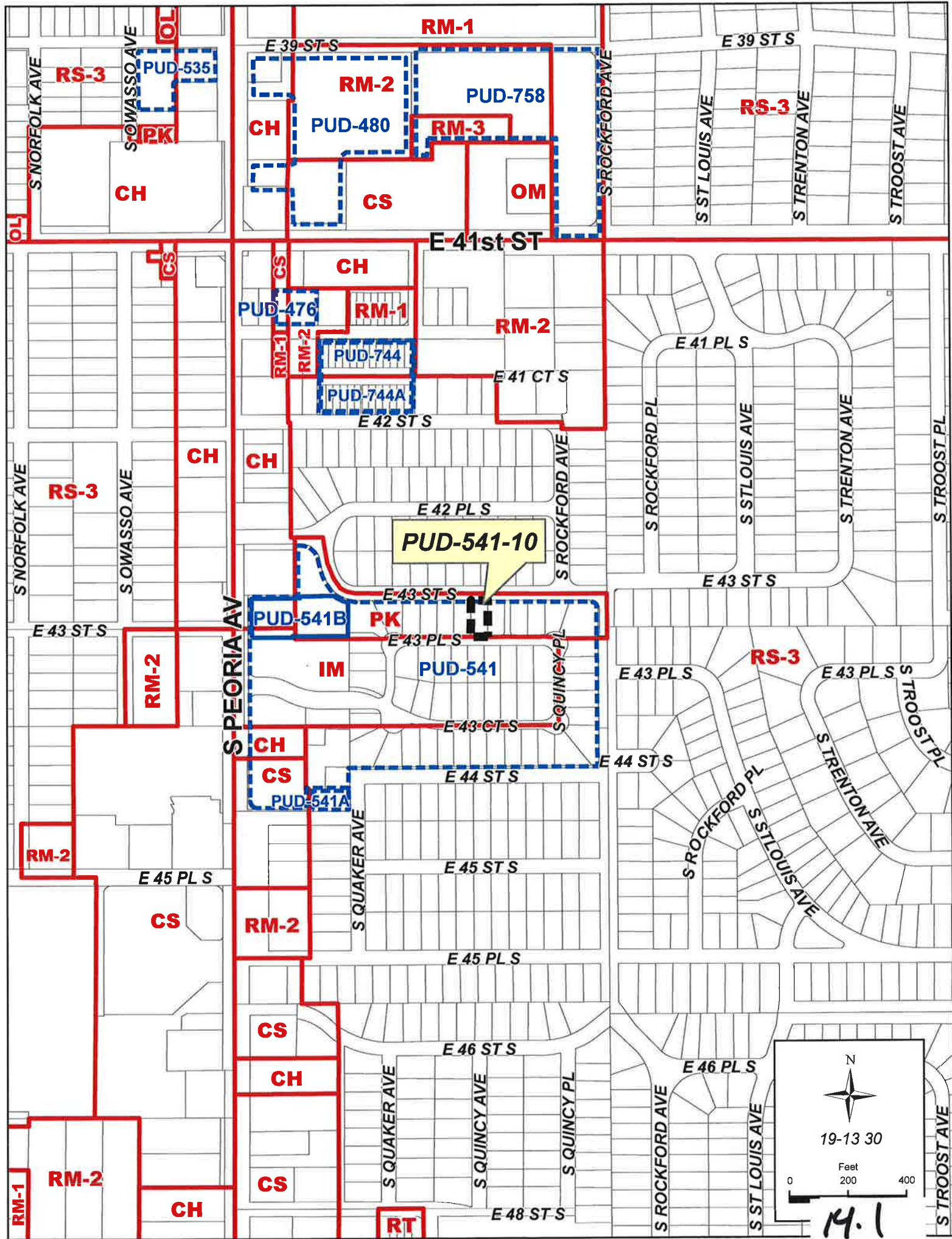
ALL CALCULATIONS ARE BASED ON

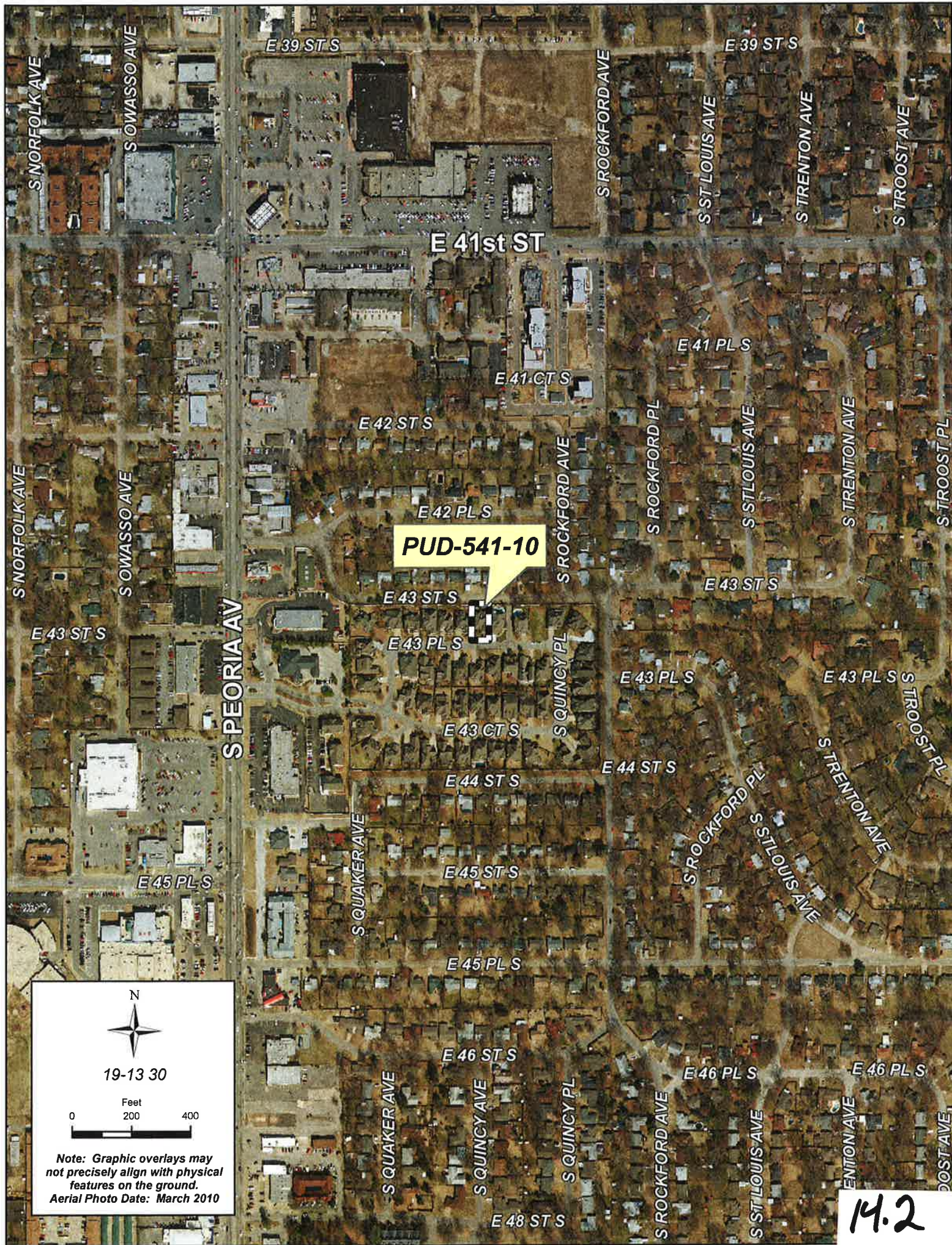
AS-BUILT SURVEY DATED 7/26/10 BY
SISEMORE WEISZ & ASSOCIATES, INC.

1000

PRELIMINARY: SUBJECT TO REVIEW BY
SOLLOO, LLC, TMAPC PRIOR TO

13.4





PUD-541-10



19-13 30

0 200 400
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

14.2



E 42 PL S

S ROCKFORD AVE

PUD-541-10

E 43 ST S

E 43 PL S

S QUAKER AVE

S QUINCY PL

E 43 CT S



19-13 30



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

14.3

May 18, 2011

STAFF RECOMMENDATION

PUD-541-10: Minor Amendment – East of the southeast corner of 43rd Street South and South Peoria Ave; Lot 10, Block 3 – 4300 Brooktowne; TRS 19-13-30; CZM 47; Atlas 315; CD 9; CS/CH/PK/IM/RS-3/PUD.

The applicant is requesting a minor amendment to reduce the required rear setback on the above mentioned property from 20' to 12' 6" to allow for a single story sunroom addition (see Exhibit A-1). The request is being made for Lot 10, Block 3 and would not apply to any other lot in the PUD.

The rear yard setback has been reduced in PUD-541 on two other occasions. A reduction was granted by the TMAPC on Lot 29, Block 4 in March 1997 and on Lot 1, Block 4 in May 2006.

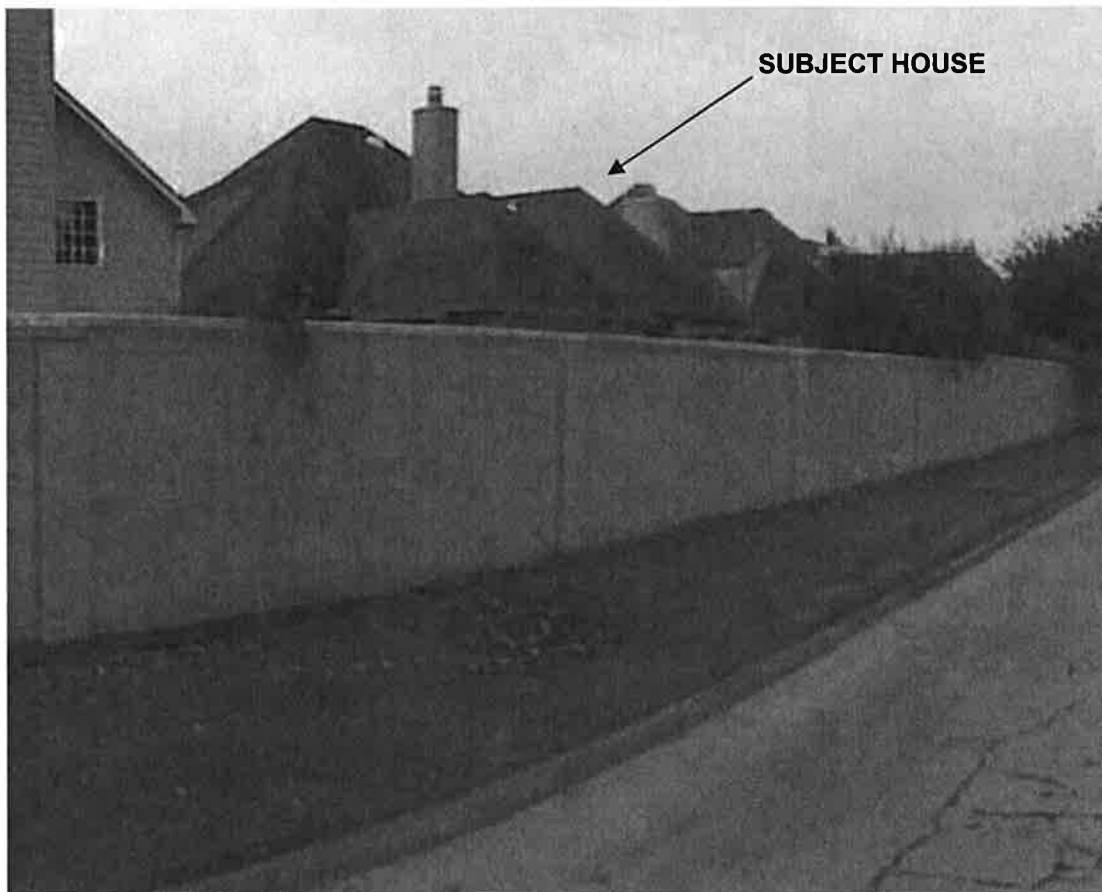
Please refer to Exhibit B which is photos of the subject tract taken from outside the masonry perimeter wall along East 43rd Street South. Staff believes the single story addition will not adversely affect adjacent properties since the subject tract abuts a non-arterial street on the north side and the privacy fencing on the east and west lot lines provide adequate screening of a single-story for the neighbors on either side of the subject tract.

With the existing screening of the single story addition staff contends the reduction in setback will not adversely affect the existing PUD development standards or the character of the development.

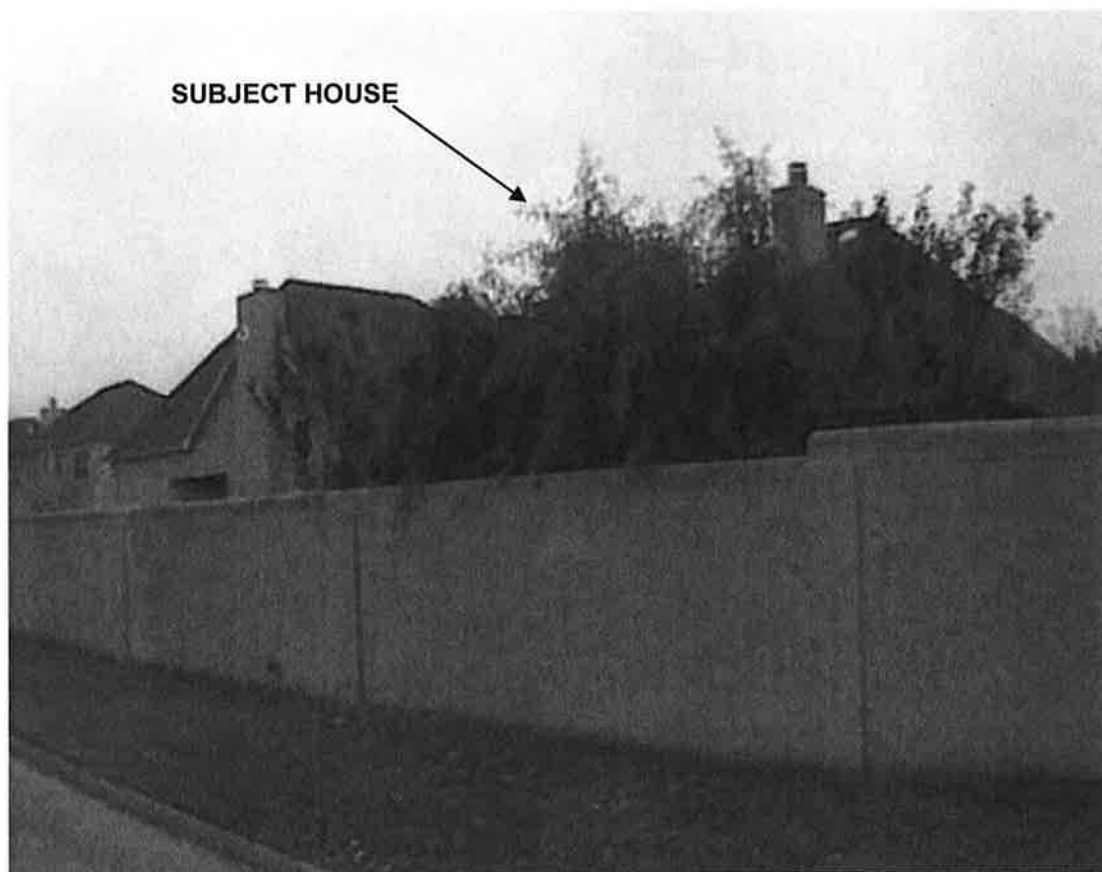
Therefore, staff recommends **APPROVAL** of minor amendment PUD-541-10 applicable to Lot 10, Block 3 – 4300 Brooktowne only.

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

14.4



Lot 10, Block 3 of 4300 Brooktown, view from the rear looking west



Lot 10, Block 3 of 4300 Brooktown, view from the rear looking east

14.6

M E M O R A N D U M

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES

SUBJECT: SOUTHWEST TULSA PLAN, PHASE II

DATE: May 18, 2011

COPIES: WAYNE ALBERTY, MANAGER, LAND DEVELOPMENT SERVICES
DAVID SIMMONS, CITY PLANNING DEPARTMENT

Staff of INCOG/TMAPC has reviewed the above-referenced plan and has participated in many of the discussions regarding it. This is one of the small area plans recommended by the consultants for the new comprehensive plan, and the Southwest Tulsa Plan, Phase II has involved much local input and public participation prior to this public hearing. The plan appears to be a workable document that is in accord with the goals of the comprehensive plan, while giving more details into plan interpretation and implementation. If adopted, this plan will be used in review of any rezoning or subdivision requests involving property within the Southwest Tulsa – Phase II's boundaries. Staff recommends that the TMAPC adopt this plan as one of the small area plans, parts of the comprehensive plan.

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC), PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; ADOPTING AN AMENDMENT TO THE "COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA", ORIGINALLY ADOPTED ON JUNE 29, 1960 AND AS SUBSEQUENTLY AMENDED; AMENDING THE COMPREHENSIVE PLAN TO INCLUDE THE SOUTHWEST TULSA PLAN, PHASE II AS PART OF THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA.

WHEREAS, the Tulsa Metropolitan Area Planning Commission ("Planning Commission") is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, the insure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity and general welfare of the people of the area; and

WHEREAS, pursuant to Title 10 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, did adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, a public hearing was held on the 18th day of May, 2011 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt The Southwest Tulsa Plan, Phase II as part of the Tulsa Comprehensive Plan for the Tulsa Metropolitan Area, as contained in the attached plan maps and text.

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

That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Comprehensive Plan within forty-five (45) days of its submission, it shall be approved with the status of an official plan and immediately have full force and effect as to the Southwest Tulsa area.

ADOPTED on this 18th day of May, 2011 by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

15.2

DATED this ____ day of _____, 2011.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this ____ day of _____, 2011.

Mayor

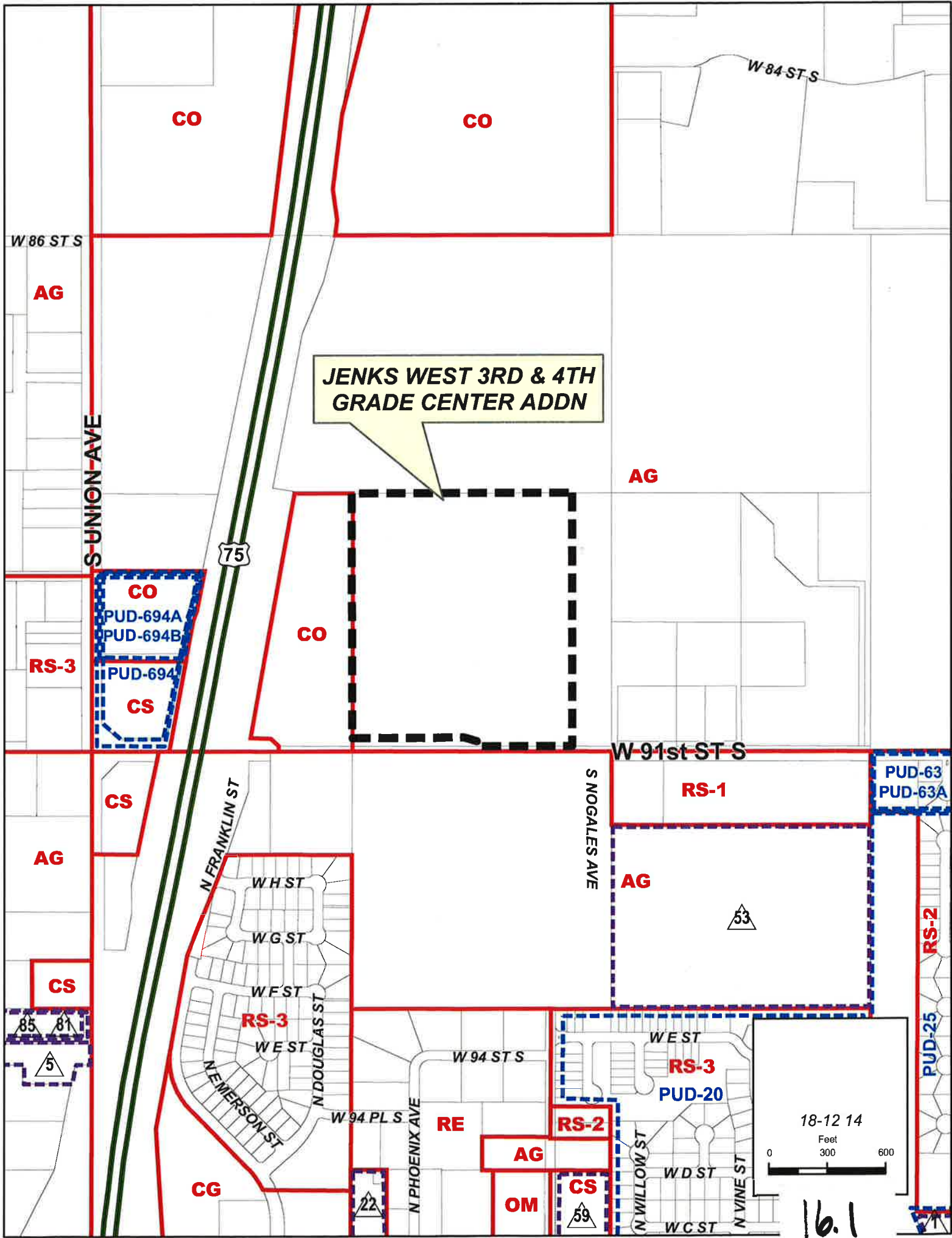
Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney



PRELIMINARY SUBDIVISION PLAT

Jenks West 3rd and 4th Grade Center Addition - (8214) (CD 2)
North of West 91st Street, East of U.S. 75

This plat consists of 1 Lots, 1 Block, on 32.75 acres.

The following issues were discussed April 21, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) and Board of Adjustment case # 21238 which permits a public school use. The Board approved the use to the east to Maybelle Avenue, but the plat leaves the eastern 200 feet of the property unplatted. This is apparently proposed so that no right-of-way dedication or road improvement will need to be made.
2. **Streets:** The maximum throat width of each driveway cannot exceed 40 feet. The face of plat does not need to show the driveway radius. The distance between tangent points of both driveways must be increased. Given the fact that the school will serve 7 square miles west of Highway 75, and storage is 25 feet per car, 55.65 feet of separation appears to be inadequate. A minimum of 300 feet separation, tangent point to tangent point, is recommended. A traffic report was reportedly finished by the applicant but Development Services staff has not seen the study. Access points need to be smaller and approved by Development Services staff.
3. **Sewer:** The platted area does not have access to sanitary sewer service, therefore, the plat can not be filed until offsite easements have been shown on the plat with document numbers and construction started. The covenants provide restrictions for a sanitary sewer easement, but I did not find such an easement on the face of the plat. The sanitary sewer main must extend a minimum of 15 feet into the property to be served in order to access the sewer line for service. Construction plans need to be approved before easements can be submitted. Before a plat can be filed a sewer line needs to be under construction.
4. **Water:** TMUA (Tulsa Municipal Utility Authority) action must be followed. Before a plat can be filed a water line needs to be under construction.
5. **Storm Drainage:** Remove the contours and the site features such as roads, ponds, buildings, etc. from the face of plat. How is the portion of the detention easement that is outside the limits of the platted area, being dedicated by the plat? Much of the easement and right-of-way labeling is too small. Separate easements are needed for the planned detention facility on the 220 foot strip proposed to be left unplatted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO needs an additional 10 foot easement. AT&T needs a 17.5 foot utility easement on the east side of the site.

7. Other: Fire: No comment.

GIS: Submit subdivision data control sheet.

Airport: An aviation

easement is needed.

The Board of Adjustment under BOA # 21238 approved the public school use on property which extends east to Maybelle Avenue. Planning staff has concerns about the fact that the applicant has not shown the eastern 200 feet of the site in the subdivision plat per Board of Adjustment approval of the property for the school use. All of the property needs to be included in the plat per the Board of Adjustment approval. The roadway to the east of the site will have no right-of-way dedication nor street improvement for the school use. Separate water and sewer lines will need easements to be dedicated by separate instrument and per Development Services approval. TMUA has postponed a meeting on water supply to the site until May 11, 2011 so it is unclear how the property will be served and under what conditions. The stormwater detention area planned for the unplatted east 200 feet of the site will also need additional easements and would typically be placed in a Reserve Area in a subdivision plat. Traffic engineering needs to review the plat information.

Since the continuance of the plat from the last TMAPC meeting, changes have been made to the site plan, and further review with traffic engineering and planning staff has occurred. Unfortunately, as the agenda is prepared a week ahead of time there will be information and recommendations that will not be available possibly until the planning commission meeting. Although staff understands that the school has special timing and financial constraints staff has the following concerns and recommendations for the plat:

A traffic study is supposed to be made available to the traffic engineer by May 13th. The traffic engineer will have to review the study and recommend approval of the proposed traffic flow, queue and driveway cut improvements. The report and maps showing the proposed improvements will be made available to TMAPC as soon as the staff receives them. It may be that the information will have to be provided at the meeting.

The property should be platted to include the eastern 200 +/- feet to Maybelle Avenue as was approved per the Board of Adjustment case. Easements or Reserve Areas for drainage and water and sewer will need to be shown on a revised plat.

Right-of-way should be dedicated for Maybelle Avenue to be improved.

A TMUA meeting is scheduled to determine how water will be served to the site and under what conditions. This information will be received after this agenda is prepared and will need to be discussed at the planning commission meeting.

16.4

These details need to be determined before staff can recommend approval of the preliminary plat with conditions.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

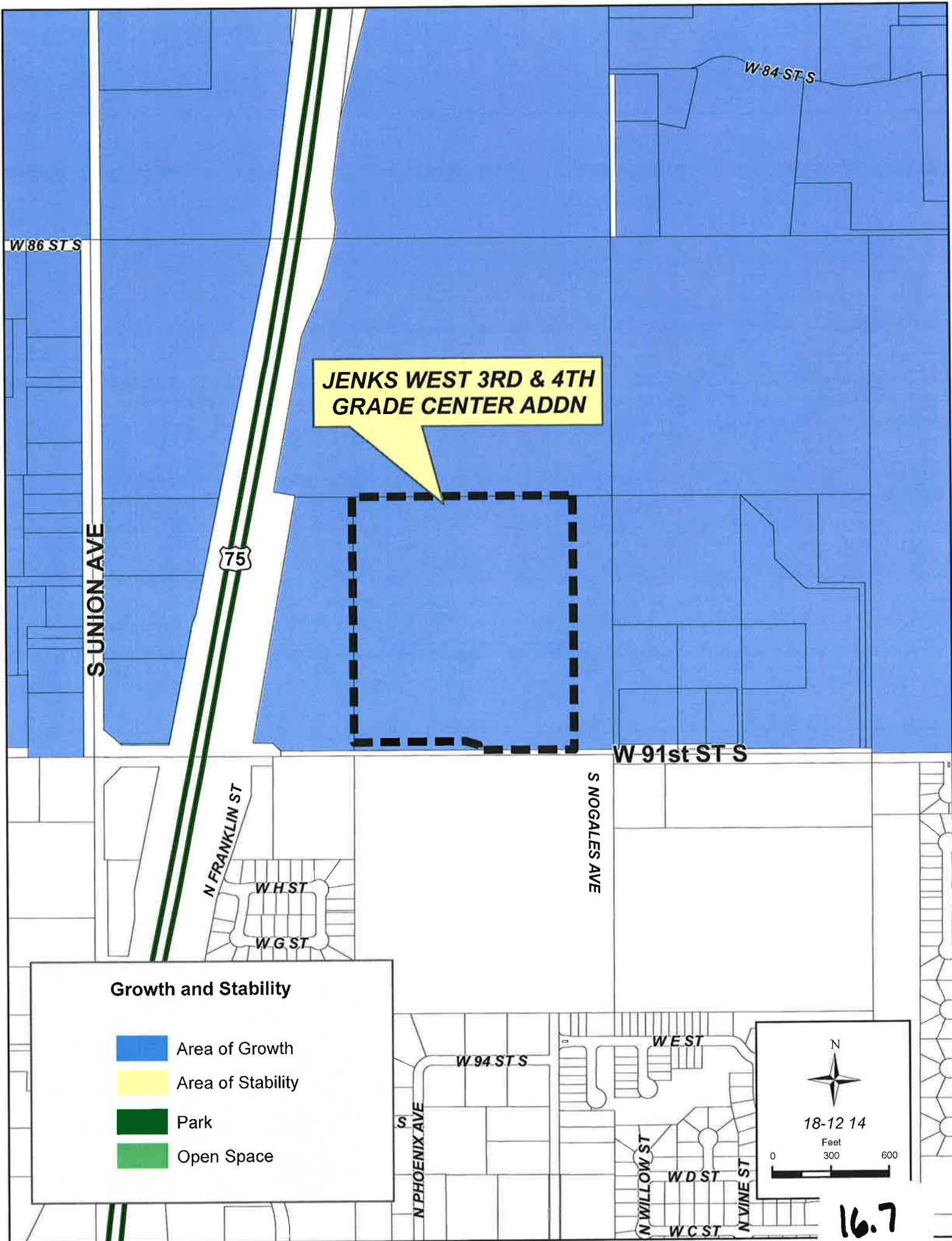
1. The concerns of the Public Works Department and Development Services staff must be taken care of to their satisfaction.

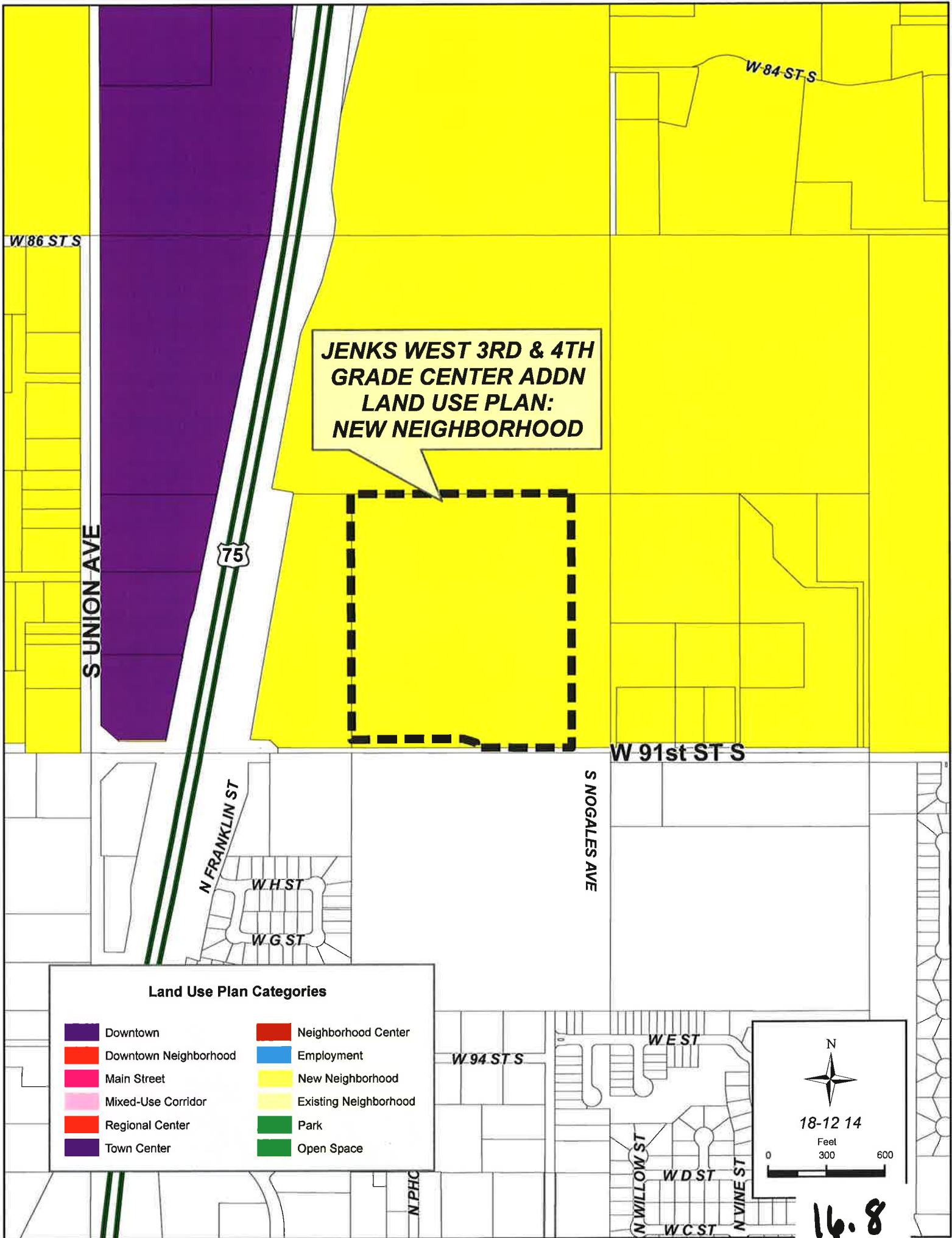
Standard Conditions:

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.







CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007

JENKS, OKLAHOMA 74037-2007

PHONE (918) 299-5883 • FAX (918) 299-4489

April 27, 2011

INCOG
Diane S. Fernandez
Senior Planner
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

RE: Jenks 3rd and 4th Grade Center Plat

Dear Ms. Fernandez:

I received the referral for the above described plat and development on April 25, 2011. The following information is submitted for review and consideration. I trust you will find this information helpful.

The development plan identifies that a detention facility will be located in the southeast corner of the property with outflow towards the barrow ditches associated with West 91st Street South. Development of the subject tract should require that no greater amount of storm water can be discharged from the property at any given time than what existed prior to the development. The City of Jenks would expect that a drainage plan facilitating the need for the detention facility and that the facility has been designed to allow detention of all storm water drainage associated with the development to the level of a 100-year storm event has been submitted. The storm water discharge from the subject tract should be required to remain on the north side of 91st Street until entering Hagar Creek at a point also on the north side of the Street. The storm water must not traverse south of 91st Street prior to Hagar Creek, the existing barrow ditches on the south side of the roadway would not contain the discharge.

With multiple school campuses along 91st Street, Tulsa County and the School District may need to cooperate to improve 91st Street to facilitate a safer environment for expected turning motions to each of these facilities.

In addition, the School District and Tulsa County need to consider electronically marking the school zones and the hours of operation.

Should you require any further information please feel free to contact me at 918-299-5883 or by email at robell@jenksok.org.

Sincerely,

Robert Bell
Planning Director
City of Jenks

cc: Mike Tinker, City Manager
Robert Carr PE, City Engineer

16.9

Fernandez, Diane

From: Brown, Mark [MARKBROWN@cityoftulsa.org]
Sent: Wednesday, May 11, 2011 2:42 PM
To: Fernandez, Diane
Cc: Tohlen, Harold; Alberty, Wayne; Sansone, Christopher; Crossland, Dan
Subject: RE: Jenks 3rd and 4th Grade Center Plat

Diane,

I reviewed the proposed plat with regard to the operational effects, both from the viewpoint of current existing traffic conditions and from potential, additional traffic generation. Mr. Jon Eshelman, former City of Tulsa traffic engineer and now professional traffic engineer with Traffic Engineering Consultants, is retained by Jenks Public Schools to provide traffic engineering consultation on this particular project. While his report was not complete and it was still in draft form when I visited with him, we discussed the project at length. His study and insight was most helpful.

As is the case when any significant development is proposed, it is critical to identify existing conditions and then be able to project the increase in traffic generation from new development. Jenks Public Schools was apparently aware of this when they decided to retain Traffic Engineering Consultants. At the direction of Jenks Public School, Jon has identified existing traffic conditions on both West 91st Street South and on Adams Street. He has identified the current limitations of both the public and private roadways and parking facilities. Jenks Public School is very aware of the shortcoming now realized from locating the existing school facilities close to the public street of 91st Street and the private street, Adams Street. The lesson learned led to the new facility being located some distance from 91st Street to facilitate the stacking of vehicles almost always seen when school takes up or lets out.

Taking in to account the propose new 3rd and 4th grade center site layout along with the analysis of existing traffic conditions, Jon was able to show off-street parking improvements to existing facilities that reduce the congestion impact to both West 91st Street and Adams Street. Knowing that the new proposed school facility will be located a distance from the arterial and knowing that the 3rd and 4th grade children now occupying the west most Jenks Public School building on the south side of West 91st Street will be relocated to the new proposed facility, the traffic dynamic changes for the short term.

Understood from Jon, the traffic congestion will improve in the short term with the relocation of the school children to the new building and while the old facility is empty. What length of time the old 3rd and 4th grade building will set empty with no use is now known. I believe Jon plans to call out in his final report the immediate need for widening of West 91st Street South to a three-lane facility with a two-way left turn lane in the affected area. This will ultimately be needed when the current 3rd and 4th grade school is re-occupied with a new use or function.

In summarizing, I was quite please to learn Traffic Engineering Consultants was retained by Jenks Public Schools to conduct a traffic study. When I met with him, I learned that there was a slightly different site plan of the new proposed 3rd and 4th grade center than the one I had available to me. The new site plan layout showed buses and vehicles to have separate loading/unloading areas and separate ingress/egress points. Jon took the time to methodically go through his analysis and thought process on mitigating traffic congestion. I recommended more horizontal separation between the main vehicle access to the new school facility and that he would make that recommendation in his report.

16.10

As the City of Tulsa's traffic engineer, my first concern for the impacts of this new facility are traffic flow on 91st Street. I am confident, a good faith effort is being made to mitigate both existing and proposed new traffic impacts. I do not feel it is my place to say whether or not the school should be held responsible to build a new north-south roadway facility on the east side of the proposed development where Maybelle Avenue will ultimately be located. I do believe it is in the best interest of the City of Tulsa to secure the needed right-of-way to build the facility and I would hope Jenks Public School concurs.

Please call or email if I can be of further assistance.

Mark A. Brown, P. E.
PW - Traffic Operations Manager
City of Tulsa
440 W. 23rd St.
Tulsa, OK 74107

Office: (918) 596-9749
Fax: (918) 699-3806

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Thursday, May 05, 2011 10:58 AM
To: Tohlen, Harold; Brown, Mark
Subject: FW: Jenks 3rd and 4th Grade Center Plat

FYI – see below. Also, the item was continued until 5/18 but I need comments by 5/11. Thanks!

Diane S. Fernandez

Senior Planner

INCOG

Two West 2nd Street

5/11/2011

16.11

Suite 800

Tulsa, Oklahoma 74103

Telephone: 918-584-7526, 918-579-9481

E-mail: dfernandez@incog.org

Facsimile: 579-9581

From: Tom Rains [mailto:trains@tulsacounty.org]
Sent: Wednesday, May 04, 2011 9:18 AM
To: Fernandez, Diane
Subject: RE: Jenks 3rd and 4th Grade Center Plat

I do not have any problems with anything in this letter. I agree with the statements on detention and runoff, and would be open to discussing the roadway and traffic situation.

Tom Rains

County Engr.

918-596-5736

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Tuesday, May 03, 2011 9:35 AM
To: Tom Rains
Subject: FW: Jenks 3rd and 4th Grade Center Plat

Tom – Read this letter on the referral I sent to Robert on this new school. Note the suggestions for the County! Perhaps you and Mark Brown need to talk about this one as he also has concerns and the item is still being discussed.

Diane S. Fernandez

Senior Planner

INCOG

Two West 2nd Street

5/11/2011

16.12

Suite 800

Tulsa, Oklahoma 74103

Telephone: 918-584-7526, 918-579-9481

E-mail: dfernandez@incog.org

Facsimile: 579-9581

From: Robert Bell [mailto:robell@jenksok.org]
Sent: Wednesday, April 27, 2011 3:11 PM
To: Fernandez, Diane
Subject: RE: Jenks 3rd and 4th Grade Center Plat

Diane: here is my official response. Will not show up at the meeting. Robert

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Monday, April 25, 2011 3:20 PM
To: Robert Bell
Subject: FW: Jenks 3rd and 4th Grade Center Plat

Robert – this is a referral for you. I know you are aware of this project. Please let me know if you have any issues/concerns by Wednesday. Thanks.

Diane S. Fernandez

Senior Planner

INCOG

Two West 2nd Street

Suite 800

Tulsa, Oklahoma 74103

Telephone: 918-584-7526, 918-579-9481

E-mail: dfernandez@incog.org

5/11/2011

16.13

Facsimile: 579-9581

From: Fernandez, Diane
Sent: Monday, April 18, 2011 3:59 PM
To: Bates, Brad
Subject: FW: Jenks 3rd and 4th Grade Center Plat

Diane S. Fernandez

Senior Planner

INCOG

Two West 2nd Street

Suite 800

Tulsa, Oklahoma 74103

Telephone: 918-584-7526, 918-579-9481

E-mail: dfernandez@incog.org

Facsimile: 579-9581

From: Jim Beach [mailto:jbeach@wallacesc.com]
Sent: Tuesday, April 05, 2011 12:30 PM
To: Fernandez, Diane
Subject: Jenks 3rd and 4th Grade Center Plat

Diane, here's the plat, covenants, utility plan and grading plan for TAC review.

Jim Beach
Land Development Planner
Civil Engineering Services

Wallace Engineering
Structural & Civil Consultants

5/11/2011

16.14

200 East Brady Street
Tulsa, Oklahoma 74103
918.584.5858
918.806.7421 Direct
918.639.0362 Cell
918.584.8689 Fax
www.wallacesc.com
www.linkedin.com/in/landruler

Please consider the environment before printing this email.

This email and any files transmitted with it may contain confidential or privileged information. If you have received this email message in error, please notify the sender by email and delete this email from your system. The unauthorized use or dissemination of confidential or privileged information contained in this email is prohibited.

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this email are those of the author and are not endorsed by the author's employer.

The information in this e-mail message (including any information contained in attachments hereto) is intended only for use of the addressee. This e-mail message may contain confidential or privileged information. If you receive this e-mail message unintentionally, please notify the sender immediately and then delete this message. E-mail transmission is not guaranteed to be secured or error free. The sender is in no way liable for any errors or omissions in the content of this e-mail message, which may arise as a result of e-mail transmission. E-mails, text messages, and other electronic communications made or received in connection with the transaction of public business, the expenditure of public funds, or the administration of public property are subject to the Oklahoma Open Records Act and the Records Management Act.

5/11/2011

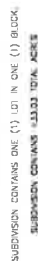
16.15

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 14, TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN EAST AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner/Developer: Independent School District #5
Jenks Public Schools
205 EAST 37TH STREET
JENKS, OK 74037
(318) 295-4415

Engineer: Wallace Engineering-Structural
Consultants, Inc.
200 E. MAIN STREET
LEWIS, OK 74353
(318) 594-5838
a Phillips@wallace.com

Surveyor: Bennett Surveying, Inc.
510 S. 20TH ST. #18
CHICOTEAU, OK 74337
(918) 476-7484
C.A. 4507 EXP. DATE: 6/10/12
wadebennettsurveying.com



THE PLACING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE SW/4 OF SECTION 14 AS BEING 5 88'59"13" W.

Digitized by Google

ALL LOT CORNERS SHOWN ON THIS PLAN WERE EITHER SET USING AN IRON PIN WITH A CAP STAMPED BENNETT OR 4502 OR FOUND IRON WAS WITH ONE PLACED BY OTHERS.

Flood Plain Designation:
ALL OF JUNKS WEST JRD & 4TH CHADL CENTER ADDITION LIES IN
UNSHADEN ZONE "X" PER 110M COMMUNITY PANEL 42143C-0342K AS
LAST REVISED AUGUST 3, 2000 UNSHADEN ZONE "X" ARE AREAS
DETERMINED TO BE DURING THE 100-YEAR FLOODPLAIN

DOI: 10.1002/anie.200706986

STATE OF OKLAHOMA)
) ss
COUNTY OF OKLAHOMA)

* EARLENE WILSON, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT

DATE FILED IN MY OFFICE _____
DATED THE _____ DAY OF _____ 20____

CALLIN WILSON, TULSA COUNTY CLERK

DEPUTY

HEREBY CERTIFY THAT ALL RURAL ISTALL TAXES INVOLVED IN THIS

WHAT HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX RETURN.
SECURITY AS REQUIRED HAS BEEN PROVIDED IN THE AMOUNT OF
\$ PER TRUST RECEIPT NO. TO BE
APPLIED TO 20 TAXES. THIS CERTIFICATE IS NOT TO BE

CONSIDERED AS PAYMENT OF 20. TAXES IN FULL BUT IS GIVEN
IN ORDER THAT THIS PLAT MAY BE FILED ON RECORD 20
TAXES COULD EXCEED THE AMOUNT OF THE SECURITY DEPOSIT

DATED THE DAY OF 20
DENNIS SMITH, TULSA COUNTY TREASURER

APR 1981

Easements

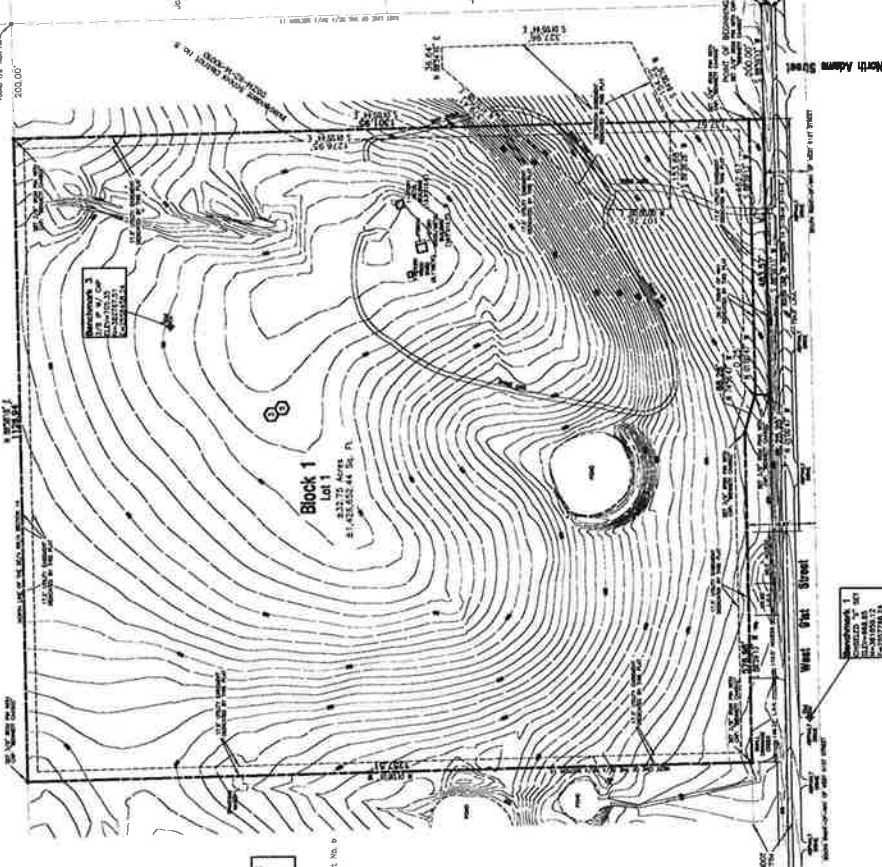
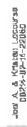
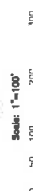
3. RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, DATED SEPTEMBER 24, 1919, FILED NOVEMBER 27, 1919, RECORDED IN BOOK 276, PAGE 411 (AFFECTS AS BLANKET ASSIGNMENT)

4. RIGHT OF WAY EASEMENT TO CROCK COUNTY RURAL WATER DISTRICT NO. 2, DATED _____, FILED JUNE 9, 1982, RECORDED IN BOOK 3505, PAGE _____.

84% AS VARIALLY RELATED (W PARTIAL, RELOAS, OF LARGEST UNITED
OCTOBER 27, 1994, FILED DECEMBER 13, 1994, RECORDED IN BOOK
5878, PAGE 212. (AFFECTS AS BLANKET LARGEMENT)

④

15-201-4413
P.L. O'KIE



HIGHWAY FRONT-OF-RWAY INFORMATION OBTAINED FROM GOOD
 PROJECT NO. 1293M(05), SHEET NO. 4 DATED APRIL 1994
 2000, BY A.B. WATSON JR, PLS 1057

Benchmark 1
Completed 1" x 1"
 100%
 100%
 100%
 100%

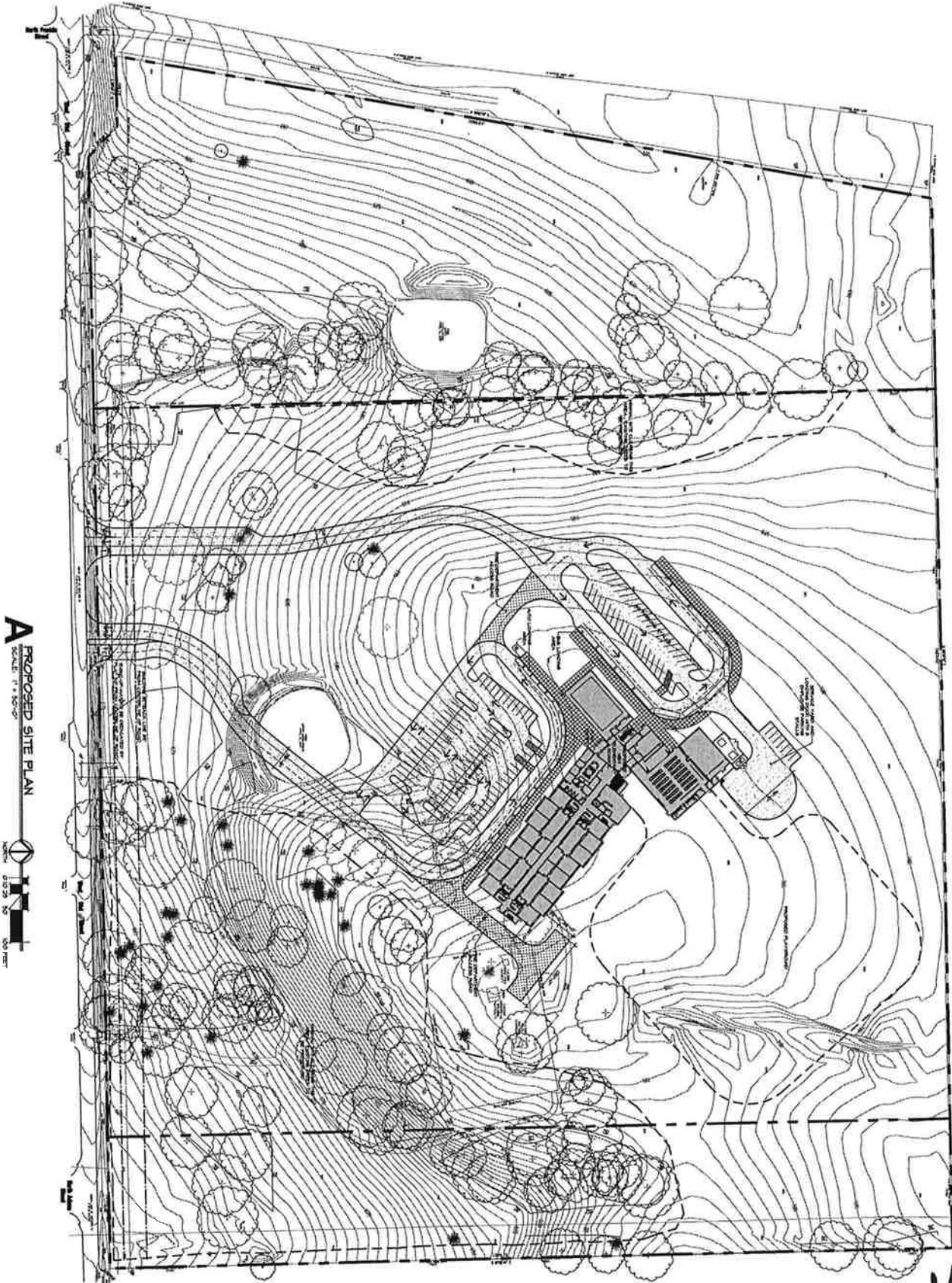
JACKS WEST 3RD & 4TH
GRADE CENTER ADDITION
DATE OF PREPARATION 3-31-11
PRELIMINARY PLAT

**BEFORE
YOU DRUG**



**1-800-368-6448
CALL OR TEXT**

16.14



DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION

A004

20100123

20100123

Jenks Public Schools
West Elementary 3rd & 4th Grade Center
Conceptual Design
Proposed Site Plan Option 4

DRAWN BY:
CHECKED BY:
INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE.
NOT INTENDED FOR PERMIT,
BIDDING OR CONSTRUCTION

GH2 | ARCHITECTS



16.17

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Jenks West 3rd and 4th Grade Center Addition – (8214) (CD 2)
North of West 91st Street, East of U.S. 75

The property is zoned AG (agricultural) with a Special Exception, BOA 21238, which approved of a public school use. Full permits are requested. A preliminary subdivision plat is on this TMAPC agenda for the site.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: Time restrictions on using school funding. This school will relieve a long-standing overcrowding problem and is needed for 2012-2013 school year. Construction must begin May 2011 to open July 2012. Jenks Public Schools is fully funded to complete this project as currently planned and accepts that certificate of occupancy will be withheld until plat is filed.

The following information was provided by the Technical Advisory Committee in its meeting April 21, 2011.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Transportation:* No comments.

SEWER:

- *Public Works, Waste Water:* No connections for water to the building can be approved until the sanitary sewer main has been completed and approved for service.

WATER:

- *Public Works, Water:* Pending TMUA action.

STORM DRAIN:

- *Public Works, Storm Water:* Separate instrument easements will be required.

FIRE:

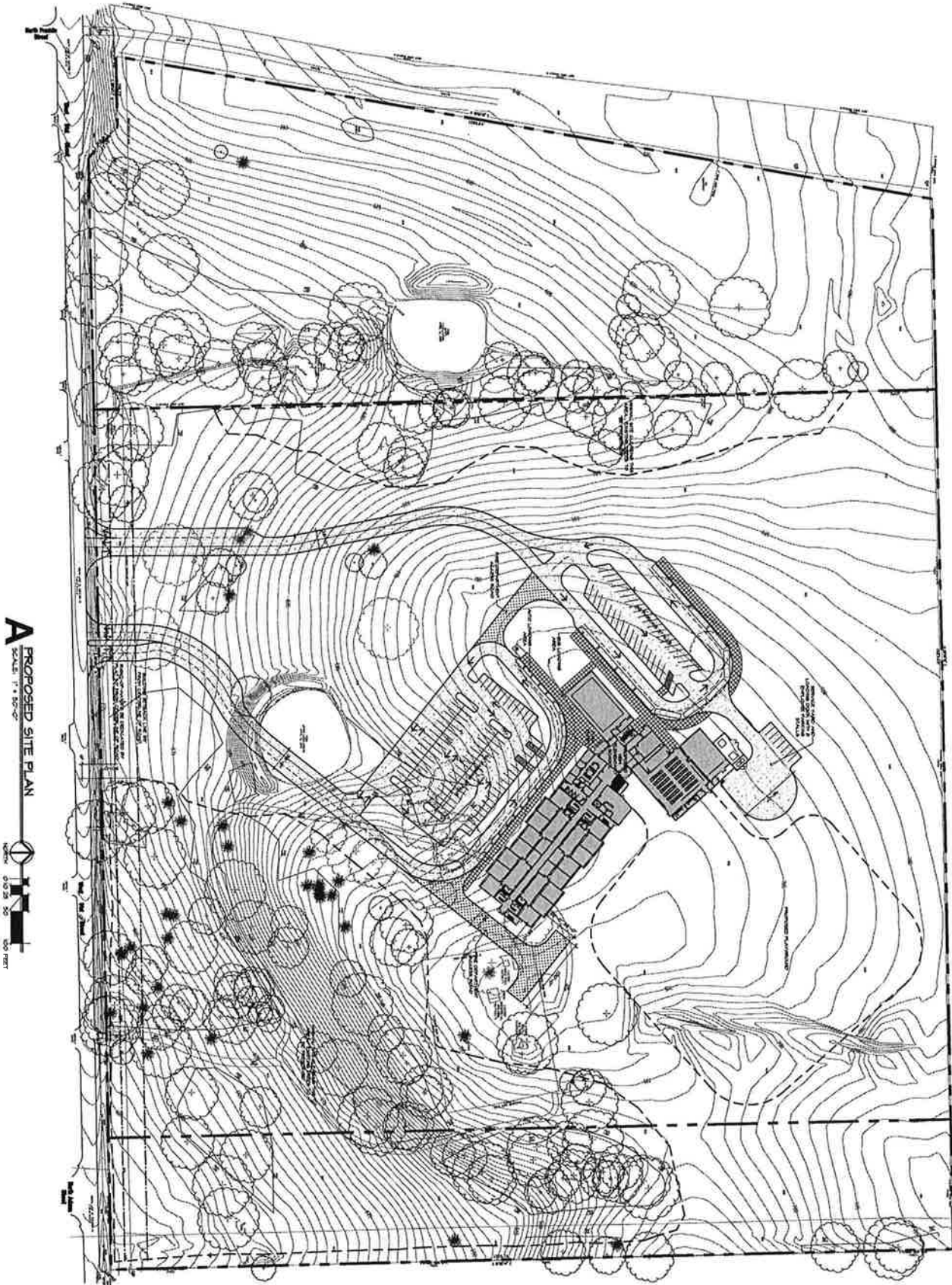
- *Public Works, Fire:* No comments.

UTILITIES:

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) did not object to the accelerated building permit. Planning staff has concern about the plat for the site and would like to have the plat approved before the approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION

A004

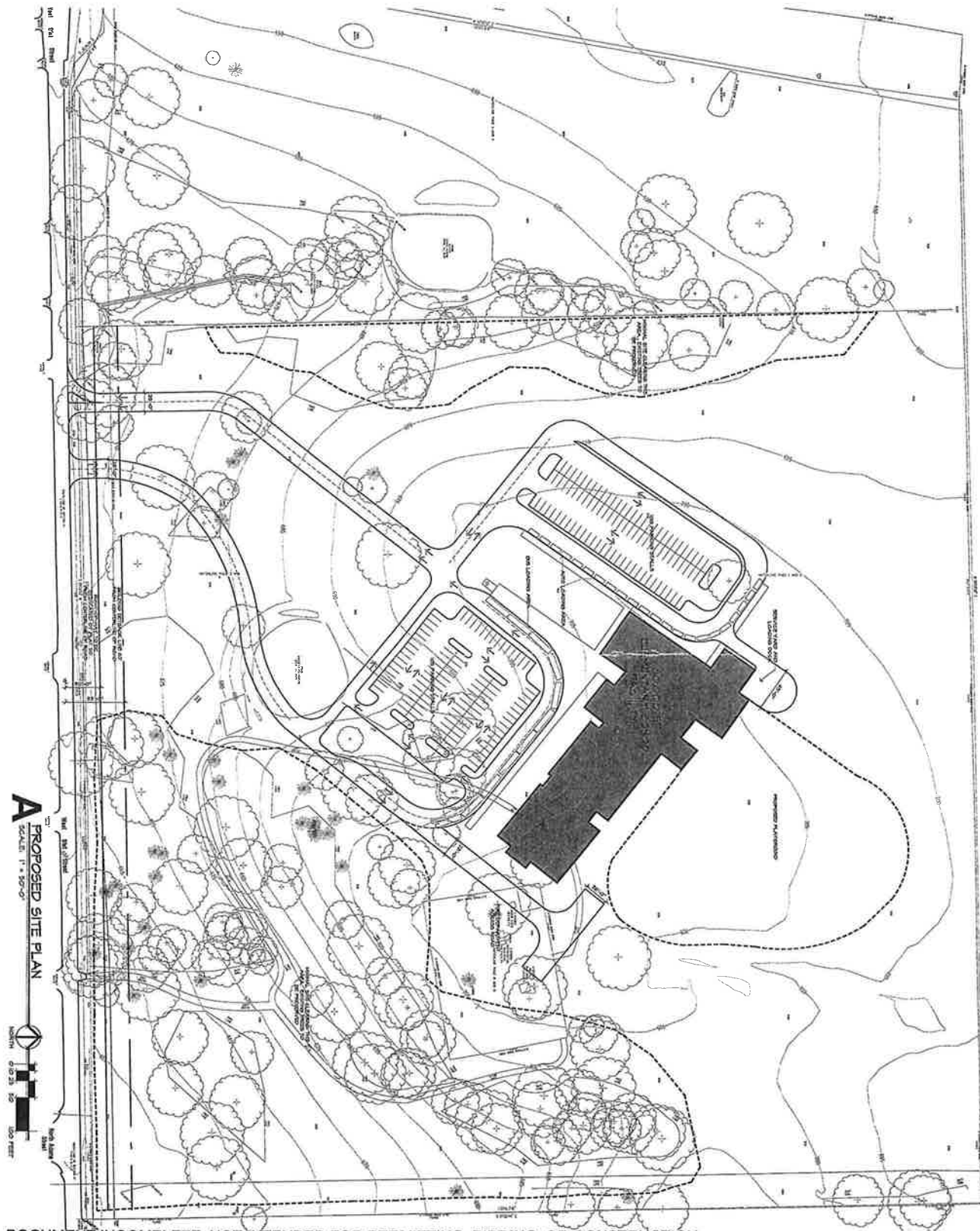
20100123
Jenks Public Schools
West Elementary 3rd & 4th Grade Center
Conceptual Design
Proposed Site Plan Option 4

Jenks Public Schools
West Elementary 3rd & 4th Grade Center
Conceptual Design
Proposed Site Plan Option 4

DESIGNED BY: BRUNICK
CHECKED BY: _____
INTERIM REVIEW ONLY
DOCUMENT INCOMPLETE.
NOT INTENDED FOR PERMIT,
BIDDING OR CONSTRUCTION

GH2 | ARCHITECTS
17.3

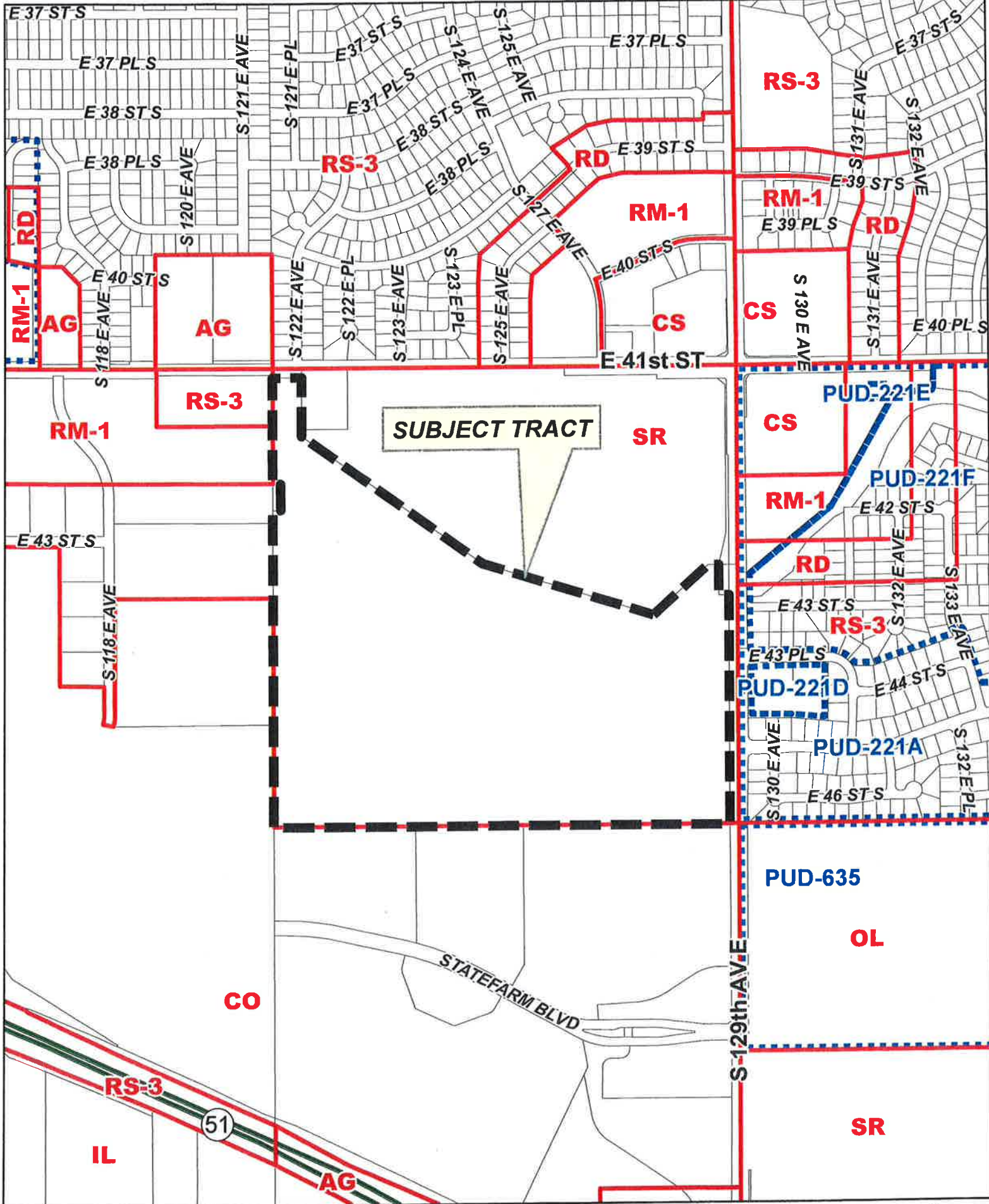




DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION

<p>A001</p> <p>20100123</p> <p>DESIGNED BY: JENKINS DRAWN BY: JENKINS</p>	<p>Jenks Public Schools New West Elementary 3rd & 4th Grade Center Conceptual Design PROPOSED SITE PLAN</p> <p>DRAWN BY: SAM CHECKED BY: —</p> <p>INTERIM REVIEW ONLY</p> <p>DOCUMENT INCOMPLETE. NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION</p>
--	--

17.4



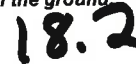
BOA-21259

19-14 29



18.1





PLAT WAIVER

May 18, 2011

BOA-21259 – 4500 South 129th East Avenue (9429) (CD 6)

The platting requirement is being triggered by a Special Exception for a Use Unit # 5 (college use) in a SR (scientific research) zoning district.

Staff provides the following information from TAC at their April 21, 2011 meeting:

ZONING:

- TMAPC Staff: The property has been previously platted as the Cities Service Center plat.

STREETS:

- Sidewalks required.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **Approval** of the plat waiver for the previously platted property.

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

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

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.		
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



Kinslow, Keith & Todd, Inc.
architectural interiors engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulica place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com



CORPORATE WOODS

DETAIL
SITE
PLAN

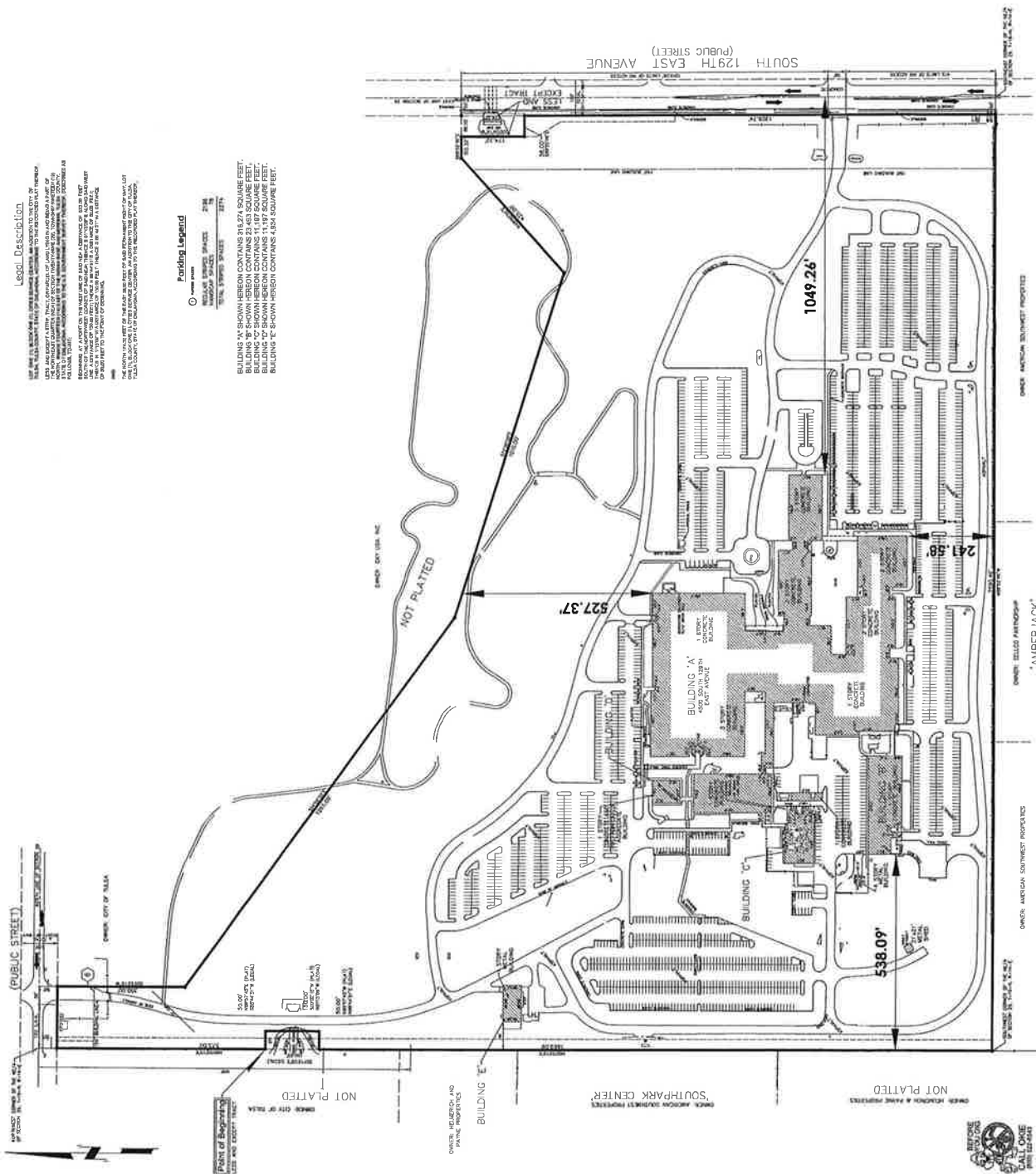
GRUBB
AND
ELLIS

SCALE	1/8" = 1'-0"
FILE NAME	CW_S001.DWG
MANAGER	AK
DRAWN BY	

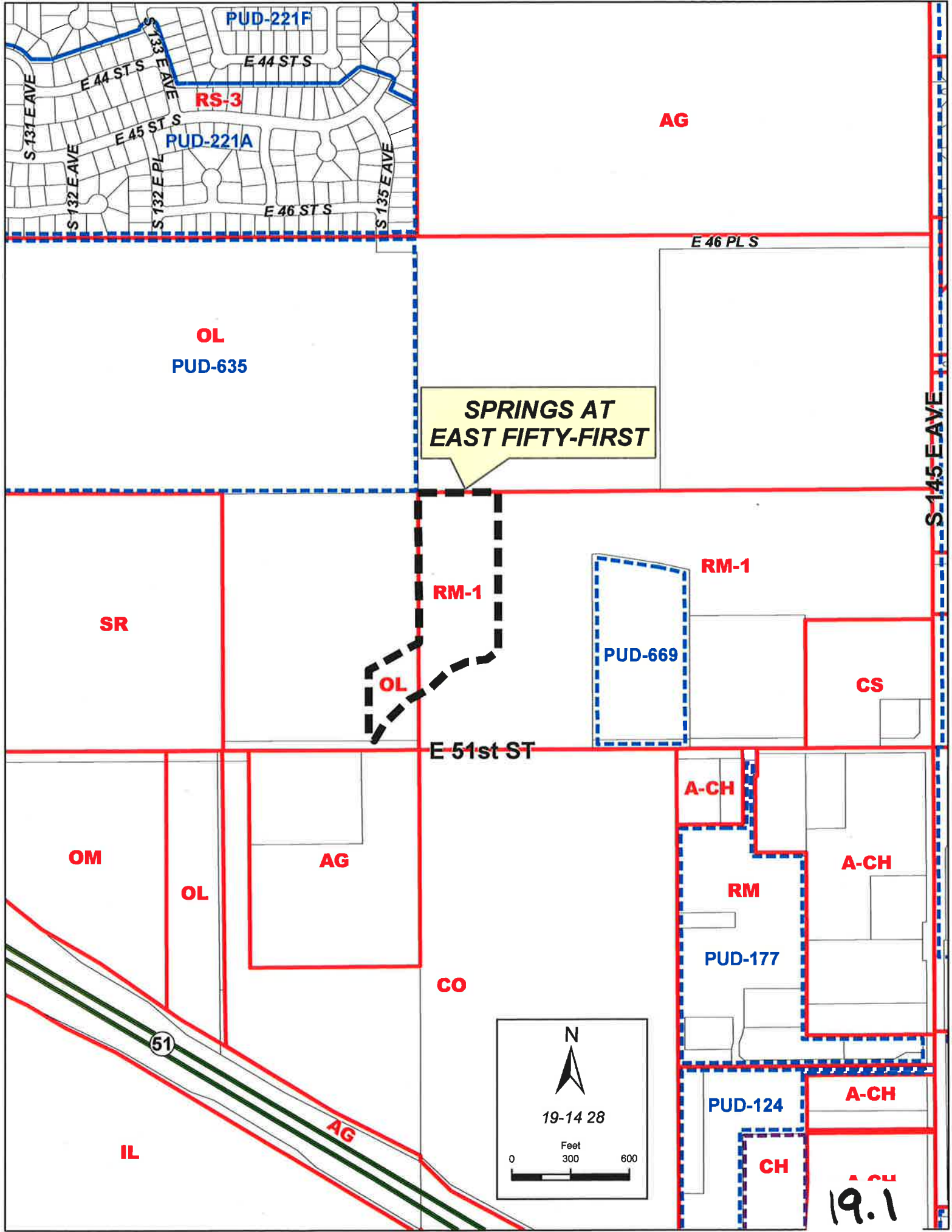
DETAIL
SITE
PLAN

ST-1

ALTA/ACSM LAND TITLE SURVEY
OF PART OF
LOT 1 IN BLOCK 1
CITIES SERVICE CENTER
SECTION 29, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



5.81





AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Springs at East Fifty-First – (9428) (CD 6)

North of East 51st Street South, West of South 145th East Avenue

The property is zoned OL (office light) and RM-1 (residential multi-family) with Board of Adjustment approval per case # 21146 for multi-family dwelling use in the OL district including a pool area and leasing office and clubhouse. Full permits are requested. A preliminary plat was approved for the site on January 5, 2011 and the final plat was approved on March 16, 2011.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting May 5, 2011.

ZONING:

- *TMAPC Staff:* Full permits are requested. Plats have been approved and are ready to be filed with the exception of certain easements which are in process through Development Services staff.

STREETS:

- *Transportation:* No comment.

SEWER:

- *Waste Water:* No comment.

WATER:

- *Water:* No comment.

STORM DRAIN:

- *Storm Water:* No comment.

FIRE:

- *Fire:* Fire hydrants need to be in place and working before any combustible structure is erected. Access roads need to be all weather material and be able to support 75,000 pounds with a 20 foot width minimum and accessible to any structure built.

19.3

UTILITIES:

- *Franchise Utilities:* No comment.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon “the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat”. These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



Continental 214 Fund LLC
c/o Sara L. Johnson
W134N8675 Executive Parkway
Menomonee Falls, WI 53051
May 10, 2011

Tulsa Metropolitan Area Planning Commission
c/o Diane Fernandez, INCOG Senior Planner
Two West 2nd Street, Suite 800
Tulsa, OK 74103-4236

Dear Members of the Commission:

Over the past year, Continental Properties Company, Inc. ("Continental") has worked with the City of Tulsa to acquire the necessary entitlements for its Class A market-rate multifamily apartment development known as the Springs at East Fifty-First (the "Springs"). Located in southeast Tulsa, this project includes 168 apartment units along with accessory uses of a tenant clubhouse, dog park, outdoor fire pit and patio area, detached garage structure, and tenant car wash/ pet spa. Continental closed on the property April 15, 2011 and has initiated construction activities.

With existing permits, Continental is able to perform all work in relation to the Infrastructure Development Plans ("IDP"), including site clearing, grading, utility work, and paving. Continental began construction on Monday, April 18 2011, and is currently proceeding with the abovementioned IDP tasks. Continental's current construction schedule projected approximately four (4) weeks time between the beginning of site work and building permit issuance, with building permits estimated the week of May 16, 2011.

In order to obtain building permits, the final plat for the project must be recorded. The Springs' draft final plat was approved at the Tulsa Metropolitan Area Planning Commission ("TMAPC") on March 16, 2011, and all staff comments have been addressed. However, specific offsite easements for sanitary sewer and storm sewer along with a right-of-way deed of dedication for the project's new public access must also be approved prior to final plat approval and recordation. All of the required documents for said easements were submitted to the City on March 22, 2011 with an understanding that the process would take approximately six (6) weeks for acceptance. This led to an estimated approval date of May 6, 2011, which corresponded well with Continental's construction schedule.

Currently, both the offsite storm sewer easement and ROW deed of dedication are approved and ready to be filed. Unfortunately, there was an internal review delay at the city for the offsite sanitary sewer easement. This easement will be on the Mayor's Agenda on May 16, 2011. From there, an additional two weeks is needed for processing before this document is able to be recorded.

With the unforeseen delay in Continental's offsite sanitary sewer easement, the final plat cannot be recorded on its originally projected date. This setback could potentially force Continental's construction team to stand by idle while waiting for the necessary approvals to occur. The delay would also hinder the project's lease up schedule from a property management perspective.

19.5

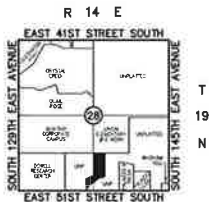
Continental requests that the TMAPC grant its request for an Accelerated Release of Building Permit. The granting of this request would allow Continental to continue on its existing construction schedule in order to meet its projected clubhouse and tenant building openings starting in October 2011. Continental has a strong vested interest in the project, and seeks the Accelerated Release solely due to an unforeseen delay in easement review. Construction activities have begun on site, and Continental's property management division has already initiated the search for Springs employees. Continental would greatly appreciate the Accelerated Release in order to meet its projected building turnover dates to serve future tenants in the Tulsa area.

Please feel free to contact me with any questions on the information described above. I look forward to meeting with you all next Wednesday, May 18. Many thanks!

Sincerely,

A handwritten signature in black ink, appearing to read "Sara L. Johnson". The signature is fluid and cursive, with the first name "Sara" and last name "Johnson" clearly distinguishable.

Sara L. Johnson
Associate Development Director/ Design Manager



SECTION 28
ONE (1) LOT IN ONE (1) BLOCK A
NO FIDELITY
GROSS SUBDIVISION AREA: 10.332 ACRES OR 450,061.92 SF

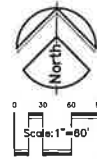
Draft Final Plat Springs at East Fifty-First

PART OF THE SOUTH HALF (S/2) OF SECTION TWENTY-EIGHT (28)
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR:
Tanner Consulting, LLC.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2051, EXPIRES 6/30/2011
dan@tannerconsulting.com
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Continental 214 Fund LLC
A WISCONSIN LIMITED LIABILITY COMPANY
W134 N8675 Executive Parkway
Menomonee Falls, Wisconsin 53051
Phone: (262)502-5500

ENGINEER:
R.A. Smith National, Inc.
DANIEL E. MEIER, P.E. NO. 22287
OK CA No. 4253, EXPIRES 6/30/2011
dan.meier@smithnational.com
16745 West Bluemound Road
Brookfield, Wisconsin 53005
Phone: (262)317-3276



R.A. = RECORDING LINE
E.S.M.T. = EASEMENT
L.V.A. = LIMITS OF NO ACCESS
O.C.E. = OVERLAND DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
U/E = UTILITY EASEMENT

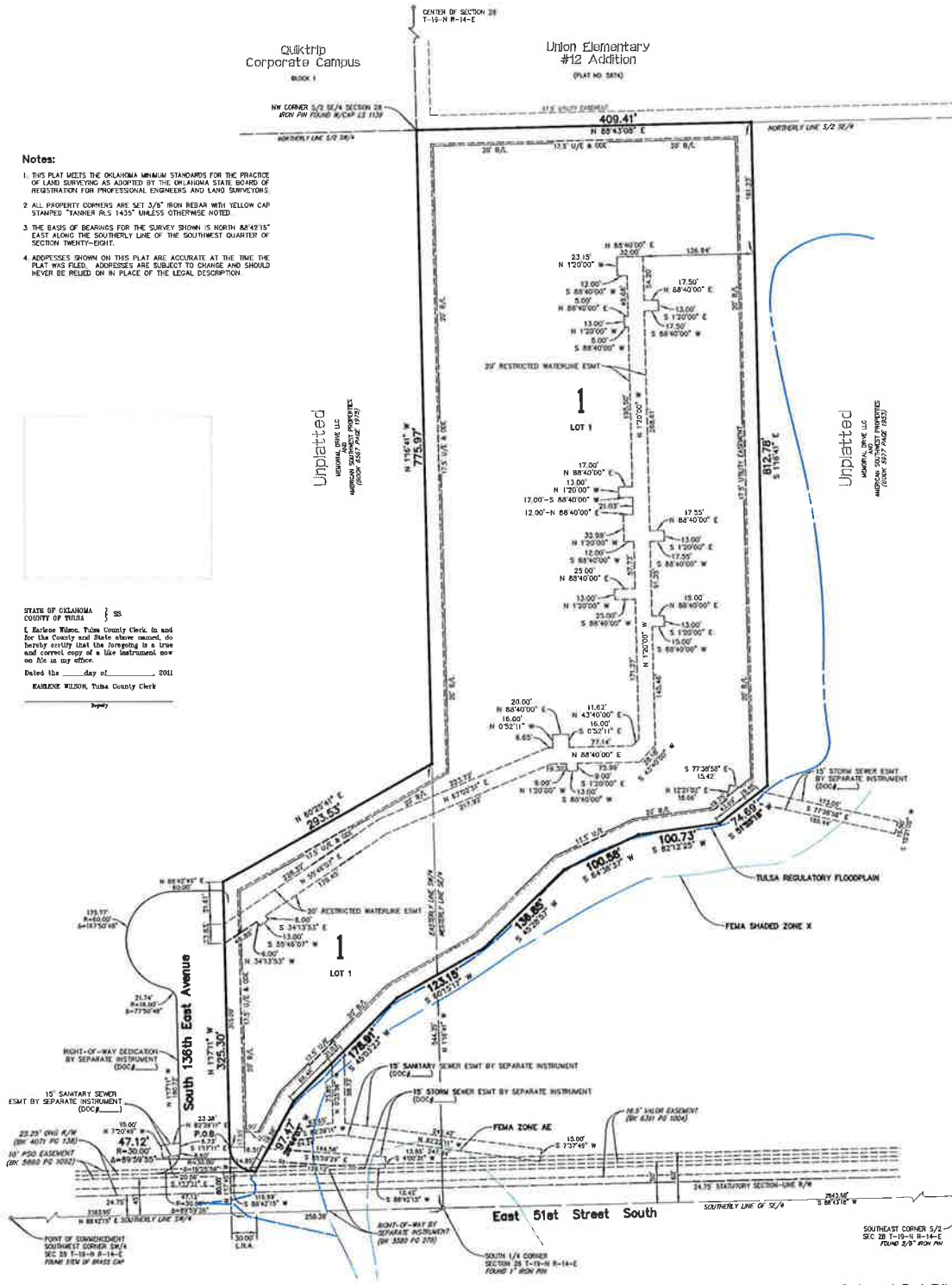
Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN IS NORTH 88°42'15" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION TWENTY-EIGHT.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

I, Barbara Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
Dated the ____ day of _____, 2011
BARBARA WILSON, Tulsa County Clerk



DATE OF PREPARATION: FEBRUARY 10, 2011

Springs at East Fifty-First
SHEET 1 OF 2

19.7

(Published in the Tulsa Daily Commerce
& Legal News,

_____, 2011.)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 42, TULSA REVISED ORDINANCES, TITLED "THE TULSA ZONING CODE", RELATED TO RESTRICTIONS ON LAND USES WITHIN THE CITY OF TULSA; AMENDING SECTION 800, TITLED "PURPOSES", TO CLARIFY THE REQUIREMENT FOR AN APPROVED DEVELOPMENT PLAN AND A DETAIL SITE PLAN WITHIN A CORRIDOR ZONED DISTRICT; AMENDING SECTION 801, TITLED "PRINCIPAL USES PERMITTED IN CORRIDOR DISTRICTS", TABLE 1, TITLED "USE UNITS PERMITTED IN CORRIDOR DISTRICTS", BY ADDING A USE UNIT 25, LIGHT MANUFACTURING AND INDUSTRIAL USE; AMENDING SECTION 802, TITLED "ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT", TO CHANGE CROSS REFERENCES FROM SECTION 805 TO SECTION 804; AMENDING SECTION 804 BY CHANGING THE TITLE FROM "ACCESS REQUIREMENTS" TO "CORRIDOR DEVELOPMENT PLAN" AND ESTABLISHING REQUIREMENTS FOR A CORRIDOR DEVELOPMENT PLAN; AMENDING SECTION 805, TITLED "SITE PLAN REVIEW" TO INCLUDE REVIEW OF CORRIDOR DEVELOPMENT PLANS; ADDING A NEW SECTION 806, TITLED "CORRIDOR DISTRICT ADMINISTRATION", PROVIDING PROCEDURES FOR THE APPROVAL OF A CORRIDOR SUBDIVISION PLAT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 42, Chapter 8, Sections 800, 801 and 802, Tulsa Revised Ordinances, be and the same are hereby amended to read as follows:

"SECTION 800. PURPOSES

The Corridor District is established to allow and encourage high intensity ~~multifunctional~~ multi-use development, in compliance with an approved development plan and detail site plan, within appropriate freeway corridors, in order to:

A. Allow for the development of a diversity of intense uses which benefit from mutual proximity and from the immediate service of high capacity thoroughfares;

B. Allow for a wide range of lifestyles and housing types close to employment, recreational, shopping, and cultural facilities;

C. Maximize the interrelationship between land use and transportation and in particular encourage development patterns compatible with the evolution of transit systems;

D. Maximize the utilization of the higher capacity segments of the transportation systems; and

E. Encourage a more productive use of land consistent with the public objectives and standards of accessibility and land use compatibility.

SECTION 801. PRINCIPAL USES PERMITTED IN CORRIDOR DISTRICTS

The principal uses permitted in the Corridor District are designated by use units as set forth in Table 1. The use units are groupings of individual uses and are fully described, including their respective off-street parking and loading requirements in Chapter 12; provided that off-street parking and loading requirements and minimum building setbacks may be modified when part of an approved Corridor Development Plan. Selection of specific uses and their locations are subject to the requirements as set forth in Subsections 805.B., 805.C. and 805.D. Section 804 of this chapter.

Table 1

Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection & Utility Facilities
5.	Community Services & Similar Uses
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling & Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices, Studios & Support Services
12.	Eating Establishments Other than Drive-Ins
12a.	Adult Entertainment Establishments
13.	Convenience Goods & Services

- | | |
|-----|---|
| 14. | Shopping Goods & Services |
| 15. | Other Trades & Services |
| 16. | Mini-Storage |
| 17. | Automotive & Allied Activities |
| 18. | Drive-In Restaurants |
| 19. | Hotel, Motel & Recreation Facilities |
| 20. | Commercial Recreation: Intensive |
| 21. | Business Signs & Outdoor Advertising |
| 22. | Scientific Research & Development |
| 23. | Warehousing & Wholesaling |
| 25. | <u>Light Manufacturing and Industry</u> |

Ord. Nos. 17847, 18225, 18605, 19217

SECTION 802. ACCESSORY USES PERMITTED IN CORRIDOR DISTRICT

A. Accessory Uses Permitted. Accessory uses customarily incidental to a principal use permitted in a Corridor District are permitted in such district.

B. Accessory Use Conditions.

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.

2. Accessory building erected as an integral part of the principal building shall be made structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.

3. Signs in the Corridor District which are accessory to permitted principal uses are subject to the use conditions as set forth in 1221.C. and 1221.D. of this code. In addition, signs are also subject to Section ~~805~~ 804 of this chapter, and conditions imposed by the approving authority.

Outdoor advertising signs in the Corridor District are subject to the use conditions for outdoor advertising signs in 1221.F. In addition, outdoor advertising signs are subject to Section ~~805~~ 804 of this chapter, and conditions imposed by the approving authority.

Ord. No. 17830

SECTION 803. BULK AND AREA REQUIREMENTS IN THE CORRIDOR DISTRICT

Table 2

Bulk and Area Requirements in the Corridor District

FLOOR AREA RATIO (Nonresidential Uses) (Max.)	1.25
DENSITY (Residential Uses)	
Land Area Per Dwelling Unit (Min. Sq. Ft.)	1,000
Livability Space Per Dwelling Unit (Min. Sq. Ft.)	200
MAXIMUM LAND COVERAGE OF BUILDINGS*	30%
MINIMUM BUILDING SETBACK from Centerline of Abutting Arterial Street & Freeway Service Road (Min. Ft.)**	
Residential Buildings (3 stories or less)	85
Residential Buildings (4 stories or more)	100
Office and Research Buildings	100
Hotels and Motels	100
All Other Commercial Buildings***	200
Warehouse Buildings****	100

* Land Coverage is defined in Chapter 18.

** Add to the distance designated in the column to the right 10 feet if adjacent to a Primary Arterial Street.

*** Except, a 100-foot building setback shall apply to commercial buildings located within 550 feet of an arterial street intersection.

**** Add to the distance designated in the column to the right 1-foot of setback for each 1-foot of building height exceeding 20 feet.

Section 2. That Title 42, Chapter 8, Sections 804 and 805, Tulsa Revised Ordinances, be and the same are hereby amended to read as follows:

"SECTION 804. ACCESS REQUIREMENTS CORRIDOR DEVELOPMENT PLAN

In order that the traffic carrying capacity of the transportation system may be maintained, any corridor development's access shall be principally from internal collector service streets. Chapter 17, Amendments, sets forth the procedure for processing a zoning map amendment. An application for the approval of a corridor development plan may be processed simultaneously with and contingent upon an application for an amendment to the zoning maps which, if successful, would result in the tract being placed in a CO Corridor District.

A. **General.** By reason of potential adverse effects on public services or to neighboring land uses, a Corridor Development Plan is required for any development within a Corridor District for the purposes of assuring proper accessibility, circulation, functional relationships of uses, and compatibility with adjoining and nearby development. No building permit shall be issued nor use commenced within a Corridor District except in accordance with a subdivision plat incorporating the provisions of the Development Plan, submitted to and approved by the Planning Commission, and

filed of record in the Office of the County Clerk of the county in which the property is located. A CO (Corridor District) zoning classification is required to file and process a corridor site plan. Following the approval of a corridor development plan a detailed site plan shall be filed and approved for any portion of the approved development plan.

B. Corridor Development Plan Application. An application for a Corridor Development Plan shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application. The application shall be in such form and content as required by the Planning Commission. Three (3) copies of the development plan shall accompany the application and shall consist of maps and text which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of signs;
3. Proposed maximum building heights and minimum building setbacks;
4. Proposed public and private vehicular and pedestrian circulation systems. In order that the traffic carrying capacity of the external transportation system may be maintained, principal vehicular access for the development should be to an internal collector system, whether private or public;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to the proposed development areas;
7. Sufficient surrounding area to demonstrate the relationship of the proposed development to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the planning staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of development; and
10. The expected schedule of development.

C. Public Hearing and Planning Commission Action. The Planning Commission, upon the filing of an application for a corridor development plan review, shall set the matter for public hearing and give twenty (20) days' notice thereof by publication in a newspaper of general circulation, twenty (20) days' notice of a public hearing by mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior of the boundary of the property and twenty (20) days' notice of public hearing by posting a sign or signs on the property. (See Subsection 1703.C. for contents of notice.) Within sixty (60) days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

1. Whether the proposed corridor development is consistent with the Comprehensive Plan;

2. Whether the proposed corridor development harmonizes with the existing and expected development of surrounding areas;

3. Whether the proposed corridor development is a unified treatment of the development possibilities of the project site;

4. Whether provision has been made for proper accessibility, circulation, and functional relationships of uses;

5. Whether the proposed corridor development is consistent with the stated purposes and standards of this chapter.

The Planning Commission shall forward its recommendations, the application, and the site plan to the City Council for further hearings as provided in Subsection 804.D.

D. City Council Action on Corridor Development Plan. Upon receipt of an application for a corridor development plan and Planning Commission recommendation, the City Council shall hold a hearing, review the corridor development plan, approve, disapprove, modify, or return the application to the Planning Commission for further consideration. Approval of a corridor development plan by the City Council shall be authorization for the processing of a subdivision plat and site plan incorporating the provisions of the corridor development plan. The City Council, as a condition of approval of a Corridor Development Plan, may require that Site Plans be submitted to the City Council for approval; otherwise, the Planning Commission shall be authorized to approve site plans.

SECTION 805. SITE PLAN REVIEW

A. Purposes. ~~By reason of potential adverse effects on public services or to neighboring land uses, site~~ Site plan review and approval is required for any development within a Corridor District for the purposes of assuring compliance with the approved corridor development plan proper

~~accessibility, circulation, functional relationships of uses, and compatibility with adjoining and nearby development. No building permit shall be issued nor use commenced within a Corridor District except in accordance with a subdivision plat incorporating the provisions of the site plan, submitted to and approved by the Planning Commission, and filed of record in the Office of the County Clerk of the county in which the property is located. A CO (Corridor District) zoning classification is required to file and process a corridor site plan.~~

~~Chapter 17, Amendments, sets forth the procedure for processing a zoning map amendment. An application for the approval of a Corridor site plan may be processed simultaneously with and contingent upon an application for an amendment to the zoning map which, if successful, would result in the tract being placed in a CO Corridor District.~~

B. Application for Site Plan Review. An application for site plan review and approval shall be filed with the Planning Commission with three (3) copies of the site plan ~~accompanying the filing of the application. The applicant shall pay an application fee in accordance with the established fee schedule, and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application.~~ The application shall be in such format and content as the Planning Commission may by resolution establish. A site plan shall consist of maps and ~~texts containing: text and shall be in such detail as to assure compliance with the Corridor Development Plan. The site plan shall include:~~

1. ~~Proposed location~~Location of uses, including off-street parking, open spaces and public uses.
2. Development standards for location, height, and size of buildings and other structures.
3. ~~Proposed location~~Location of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
4. Public and private vehicular and pedestrian circulation.
5. ~~Proposed location~~Location and development of buffer areas, screening and landscaping.
6. The ~~approximate intensity density~~ of residential uses expressed in number of dwelling units and the approximate intensity of nonresidential uses expressed in floor area, allocated to each identifiable segment of the development.
7. A computation of lot area, building floor area, and building coverage for each type of ~~proposed~~ use.
8. ~~Proposed location~~Location, height, and size of any ground sign.

~~9. Sufficient surrounding area to demonstrate the relationship of the development to adjoining uses, both existing and proposed.~~

~~10. Existing topographic character of the land including identification of floodplain areas, treed areas, slope analysis and soil analysis.~~

~~11. An explanation of the character of the development.~~

~~C. **Public Hearing and Planning Commission Action.** The Planning Commission, upon the filing of an application for site plan review, shall set the matter for public hearing and give twenty (20) days' notice thereof by publication in a newspaper of general circulation, twenty (20) days' notice of a public hearing by mailing written notice to all owners of property within a three hundred (300) foot radius of the exterior of the boundary of the property and twenty (20) days' notice of public hearing by posting a sign or signs on the property. (See Subsection 1703.C. for contents of notice.) Within sixty (60) days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:~~

~~1. Whether the proposed corridor development is consistent with the Comprehensive Plan;~~

~~2. Whether the proposed corridor development harmonizes with the existing and expected development of surrounding areas;~~

~~3. Whether the proposed corridor development is a unified treatment of the development possibilities of the project site;~~

~~4. Whether provision has been made for proper accessibility, circulation, and functional relationships of uses;~~

~~5. Whether the proposed corridor development is consistent with the stated purposes and standards of this chapter.~~

~~The Planning Commission shall forward its recommendations, the application, and the site plan to the Board of City Commissioners for further hearings as provided in Subsection 805.D.~~

~~D. **City Council Action on Site Plan Review.** Upon receipt of the application, site plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the site plan, approve, disapprove, modify, or return the site plan to the Planning Commission for further consideration. Approval by the City Council shall be authorization for the processing of a subdivision plat incorporating the provisions of the site plan.~~

~~E. **Subdivision Plat.** A corridor subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with the Subdivision Regulations, and in addition, to the requirements of the Subdivision Regulations, shall include:~~

~~1. Details as to the location of uses and street arrangements;~~

~~2. Provisions for the ownership and maintenance of the common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council;~~

~~3. Such covenants as will reasonably insure the continued compliance with the approved site plan. In order that the public interest may be protected, the City of Tulsa shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structure, setbacks, screening, and access. Such covenants shall provide that the City of Tulsa may enforce compliance therewith, and shall further provide that amendment of the covenants shall require the approval of the Planning Commission and the filing of record of a written amendment to covenants, endorsed by the Planning Commission.~~

~~F. **Issuance of Building Permits.** After the filing of an approved corridor subdivision plat, and notice thereof to the Building Inspector, building permits shall be issued in accordance with the approved plat incorporating the provisions of the site plan.~~

~~G. **Amendments.** Minor changes in the proposed corridor development may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. Changes which would represent a significant departure from the site plan shall require compliance with the notice and procedural requirements of an initial site plan review and approval.~~

~~H. **Abandonment.** Abandonment shall require the City Council's approval, after recommendation by the Planning Commission. Upon final action authorizing abandonment, no building permit shall be issued until a subsequent site plan has been approved, and platting completed as hereinbefore provided or until the property has been rezoned to another district and permits sought in accordance with the restrictions of the applicable district."~~

Ord. Nos. 18641, 20171

Section 3. That a new Title 42, Chapter 8, Section 806, Tulsa Revised Ordinances be and the same is hereby enacted to read as follows:

"SECTION 806. CORRIDOR DISTRICT ADMINISTRATION

A. Subdivision Plat. A corridor subdivision plat shall be filed with the Planning Commission and shall be processed in accordance with Subdivision Regulations. In addition to the requirements of the Subdivision Regulations, a corridor subdivision plat shall include:

1. Details as to the location of uses and street arrangements;
2. Provisions for the ownership and maintenance of the common open space as will reasonably ensure its continuity and conservation. Open space may be dedicated to a private association or to the public, provided that a dedication to the public shall not be accepted without the approval of the City Council;
3. Such covenants as will reasonably insure the continued compliance with the approved Corridor Development Plan. In order that the public interest may be protected, the City of Tulsa shall be made beneficiary of the covenants pertaining to such matters as location of uses, height of structure, setbacks, screening, and access. Such covenants shall provide that the City of Tulsa may enforce compliance therewith, and shall further provide that amendment of the covenants shall require approval by both of the Planning Commission and the City of Tulsa and the filing of record of a written amendment to covenants, endorsed by the Planning Commission and the City of Tulsa.

B. Issuance of Building Permits. After the filing of an approved corridor subdivision plat and notice thereof to the Building Inspector/Code Official, building permits shall be issued in accordance with the approved plat incorporating the provisions of the Corridor Development Plan.

C. Amendments. Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. Changes which would represent a significant departure from the site plan shall require compliance with the notice and procedural requirements of an initial site plan review and approval.

D. Abandonment. Abandonment of an approved corridor development plan shall require the City Council's approval, after recommendation by the Planning Commission. Upon final action authorizing abandonment, no building permit shall be issued until a subsequent corridor development plan has been approved, and platting completed as hereinbefore provided or until the property has been rezoned to another district and permits sought in accordance with the restrictions of the applicable district."

Section 4. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent

jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 5. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 6. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: _____,
Date

Chairman of the Council

ADOPTED as an emergency measure: _____,
Date

Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____, at _____,
Date Time

Dewey F. Bartlett Jr., Mayor

By _____
Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____,
Date

at _____,
Time

Mayor

PTB

20110504 MARKUP #42-Ch8.doc
05/04/2011

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

DRAFT

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC), PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; ADOPTING AN AMENDMENT TO THE "COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA", ORIGINALLY ADOPTED ON JUNE 29, 1960 AND AS SUBSEQUENTLY AMENDED; TO INCLUDE THE CITY OF TULSA ADA SELF-EVALUATION AND TRANSITION PLAN UPDATE AS PART OF THE COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA.

WHEREAS, the Tulsa Metropolitan Area Planning Commission ("Planning Commission") is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, the insure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity and general welfare of the people of the area; and

WHEREAS, pursuant to Title 10 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, did adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, a public hearing was held on the 4th day of May, 2011 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt The City of Tulsa ADA Self-Evaluation and Transition Plan Update as part of the Tulsa Comprehensive Plan for the Tulsa Metropolitan Area, as contained in the attached plan maps and text.

ADOPTED on this 4th day of May, 2011 by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

DATED this ____ day of _____, 2011.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day of _____, 2011.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney