

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2626

May 16, 2012, 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 2, 2012, Meeting No. 2625

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LS-20505** (Lot-Split) (CD-9), Location: West of the southwest corner of East 36th Street South and South Rockford Avenue
3. **LS-20506** (Lot-Split) (CD-5), Location: Northeast corner of East 27th Street South and South Memorial Drive
4. **LS-20511** (Lot-Split) (CD-8), Location: Northeast corner of South 74th East Avenue and East 109th Street South
5. **LS-20512** (Lot-Split) (CD-8), Location: West corner of South 74th East Avenue and East 110th Street South
6. **LS-20513** (Lot-Split) (CD-8), Location: West of South 74th East Avenue between East 110th Street South and South 109th Street South
7. **LS-20514** (Lot-Split) (CD-8), Location: Northwest corner of South 74th East Avenue and East 109th Street South
8. **LS-20515** (Lot-Split) (CD-8), Location: South of the northwest corner of South 74th East Avenue and East 109th Street South

9. **LS-20516** (Lot-Split) (CD-8), Location: North of the northeast corner of East 110th Street South and South 74th East Avenue
10. **LS-20522** (Lot-Split) (CD-8), Location: North of the northeast corner of East 110th Street South and South 74th East Avenue
11. **LC-403** (Lot-Combination) (CD-1), Location: West of the northwest corner of East 38th Street North and North Lansing Avenue
12. **LS-20517** (Lot-Split) (CD-9), Location: South of I-44 and north of East 50th Street South between South Yale Avenue and South Urbana Avenue (Related to LC-401)
13. **LS-20518** (Lot-Split) (CD-9), Location: South of I-44 and north of East 50th Street South between South Yale Avenue and South Urbana Avenue (Related to LC-402)
14. **LS-20519** (Lot-Split) (CD-9), Location: South of I-44 and north of East 50th Street South between South Yale Avenue and South Urbana Avenue (Related to LC-402)
15. **LC-401** (Lot-Combination) (CD-9), Location: South of I-44 and north of East 50th Street South between South Yale Avenue and South Urbana Avenue (Related to LS-20517)
16. **LC-402** (Lot-Combination) (CD-9), Location: South of I-44 and north of East 50th Street South between South Yale Avenue and South Urbana Avenue (Related to LS-20518 and LS-20519)
17. **PUD-460-7 – Kevin Kirby**, Location: Northwest of the northwest corner of 81st Street South and South Mingo Road, Requesting **Minor Amendment** to reduce the required front setback on this residential lot from 25 feet to 21 feet to allow for a garage expansion at an existing residence, **RS-3/RM-0/CS**, (CD-7)
18. **PUD-370-A-1 – R. Blake Hooper/American Tower**, Location: North of the northwest corner of 111th Street South and South Memorial Drive, Requesting a **Minor Amendment** to increase the height of an existing cell tower from 100 feet to 110 feet to allow for the collocation of antenna on the tower, **RS-2/RM-1/OL/CS**, (CD-8)
19. **PUD-639-A-5 – Roy D. Johnsen/The Tudors**, Location: Southeast corner of East 21st Street and South Main Street, Requesting **Minor Amendment** to allow a split of Lot 11, Block 1 of PUD-639-A (The Tudors) into four lots and to return office use as permitted use to the western 201 feet of the tract, **RM-2/OL/OM/CS**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

20. **Quik Trip No. 0017** – Preliminary Plat, Location: Southeast corner of Southwest Boulevard and West 23rd Street South (9214) (CD 2)
21. **Charles L. Hardt Operations and Maintenance and Engineering Center** – Preliminary Plat, Location: Southeast of intersection of North Harvard Avenue and Mohawk Boulevard (Continued from April 18, 2012 and May 2, 2012) (6013) (CD 1)
22. **Z-7202/PUD-789-A** – Plat Waiver, Location: East of South Peoria between East 37th Street And East 37th Place (9319) (CD 9)
23. **Shindel Properties** – Plat Waiver, Location: South of South 41st West Avenue, west of 162nd West Avenue
24. **Davis Village** – Preliminary Plat, Location: North of East 91st Street South, East of South Mingo Road (8418) (CD 7) (Related to Items 25 & 26)
25. **PUD-599-2/Z-5888-SP-1b – Sack & Associates/Eric Sack/Davis Apartments**, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting **Minor Amendment** to increase the permitted building height for two and three-story apartment buildings within Development Area B of PUD-599, CO (CD-7) (Continued from May 2, 2012) (Related to Items 24 & 26)
26. **PUD-599-2/Z-5888-SP-1b – Sack & Associates/Eric Sack/Davis Apartments**, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting **Detail Site Plan** for a 289-unit, two- and three-story apartment complex, CO (CD-7) (Related to Items 24 & 25)

OTHER BUSINESS

27. **Urban Renewal Plan Updates Extensions for the Neighborhood Development Program Area, finding them accord with the Comprehensive Plan.**
28. **Commissioners' Comments**

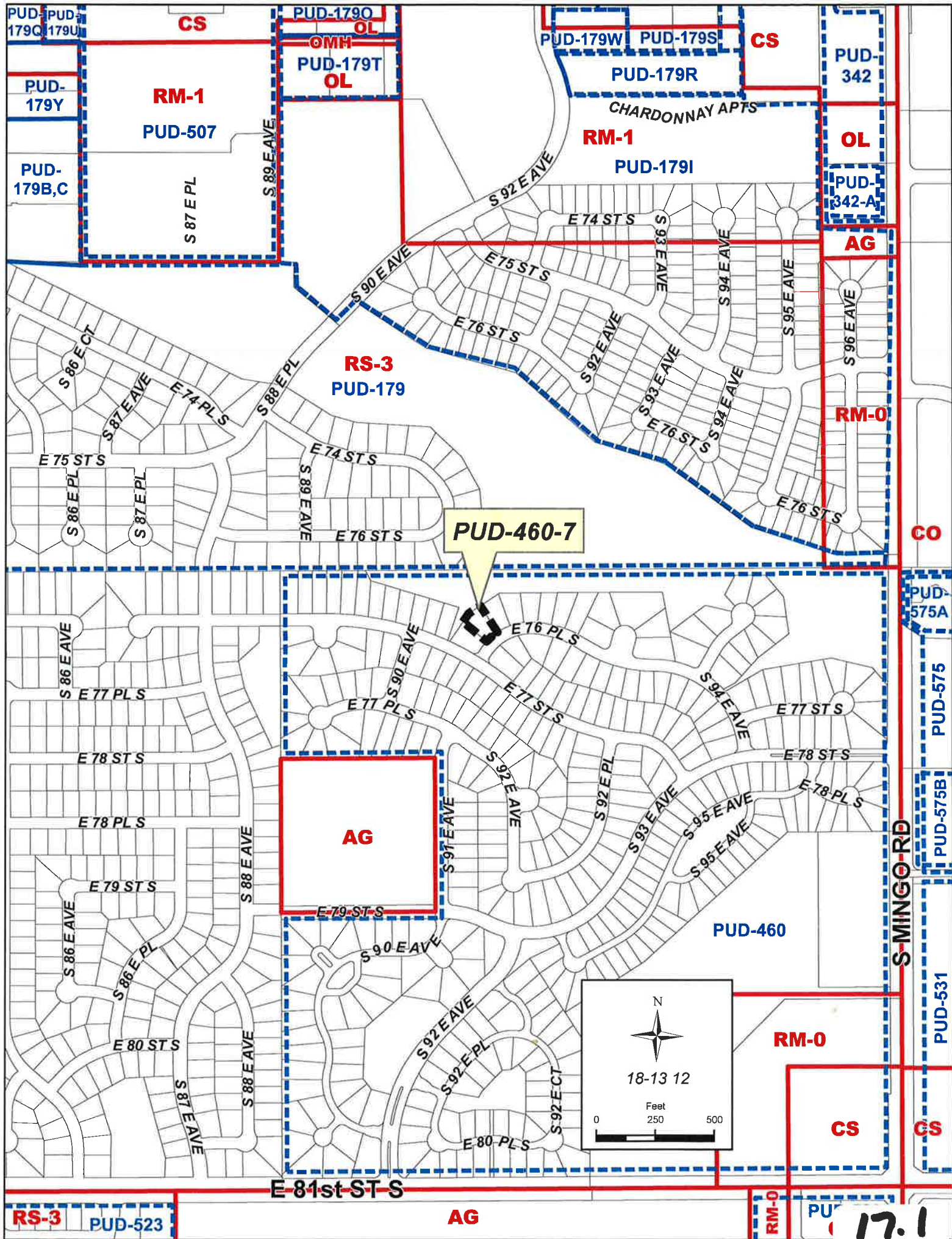
ADJOURN

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.





PUD-460-7

E 76 PL S

E 77 ST S

S 90 E AVE

E 77 PL S



18-13 12

Feet
0 50 100

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

17.3

May 16, 2012

STAFF RECOMMENDATION

PUD-460-7: Minor Amendment – Northwest of the northwest corner of 81st Street South and South Mingo Road; Lot 14, Block 1 – The Villages of Highland Park; 9107 East 76th place South; TRS 18-13-12; CZM 53; Atlas 1414; CD 7; RS-3/RM-0/CS.

The applicant is requesting a minor amendment to reduce the required front setback on this residential lot from 25 feet to 21 feet to allow for a garage expansion at an existing residence per the attached site plan. There are no requests to relax any other development standard within the PUD.

Section 1107.H.9 of the Zoning Code permits by minor amendment, “changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.

The submitted site plan indicates that a four-foot by 20.75-foot section, or 83 square feet (SF) of the house would encroach into the required front yard. The required front yard is 1483.25 SF (25-foot building setback multiplied by 59.33 feet of frontage). The 83 square foot encroachment would cover 5% of the required front yard.

Staff believes the proposed four-foot encroachment into the required front yard will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Therefore recommends **APPROVAL** of minor amendment PUD-460-7.

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

17.4



Location Map

Plat of Survey

Legal Description

LOT FOURTEEN (14) BLOCK ONE (1) IN THE VILLAGES OF HIGHLAND PARK CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5305)

Notes

ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY

THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS COMMUNITY PANEL NO. 40143C0386 K - AUGUST 3, 2009, WHICH INDICATES ALL OF THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X.

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN

Surveyor's Statement

HRAOK INC AND I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

WITNESS MY HAND AND SEAL THIS 2ND DAY OF APRIL, 2012

HRAOK INC



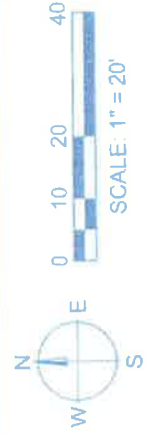
Albert Jones III

ALBERT JONES III
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

4-2-12

PREPARED FOR NAME

CHECKED BY	ARJ	SCALE	1" = 20'
SURVEY BY	JRA	DRAFTED BY	HP
SURVEY DATE	03/29/2012	JOB NUMBER	N/A
BOOK / PAGE	N/A	FILE NUMBER	N/A



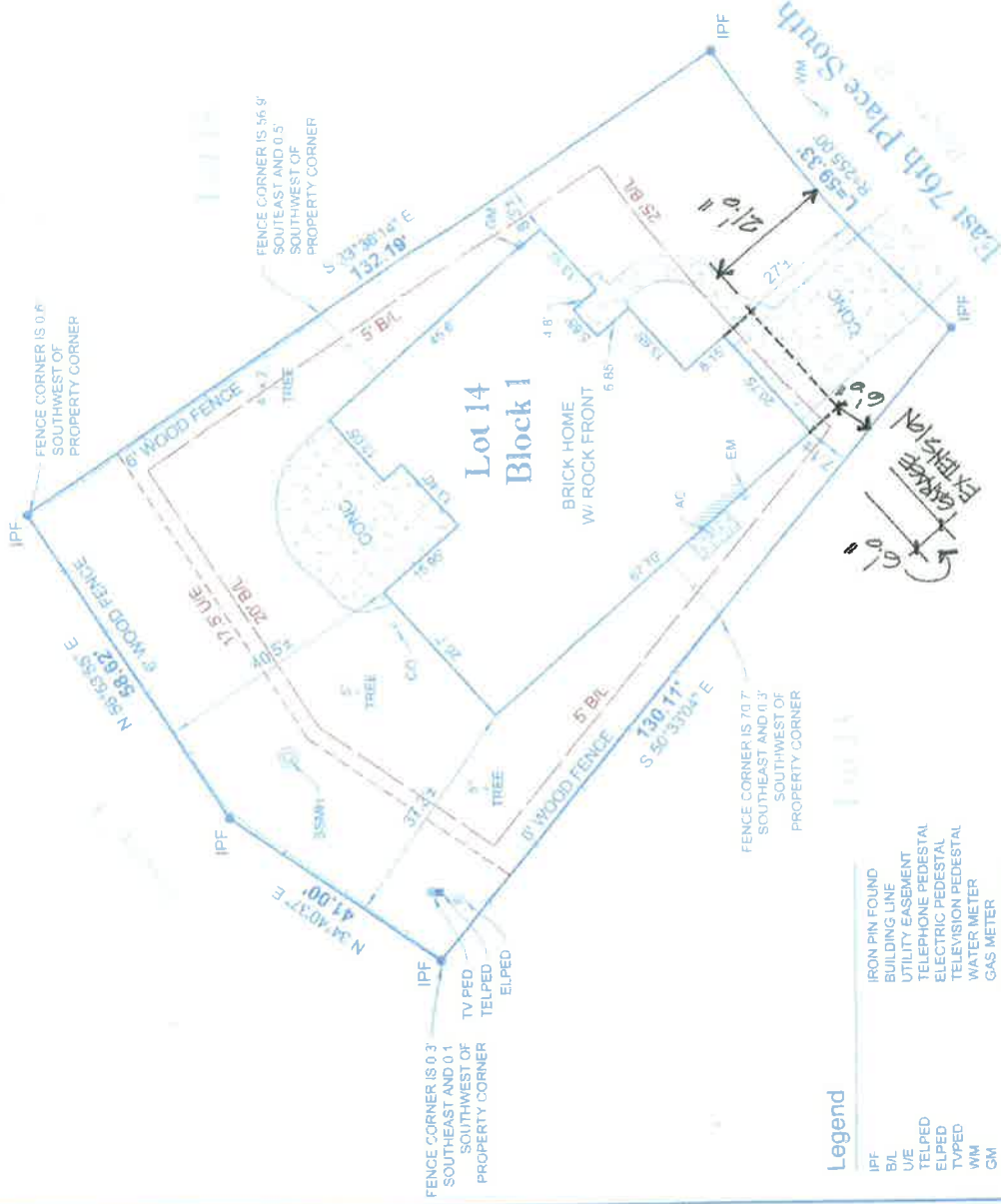
BEFORE YOU DIG
CONTACT OKLAHOMA
ONE CALL
1-800-522-6543

EXISTING UNDERGROUND LINES HAVE
BEEN SHOWN TO THE EXTENT KNOWN



DATE: April 02, 2012 7:45AM

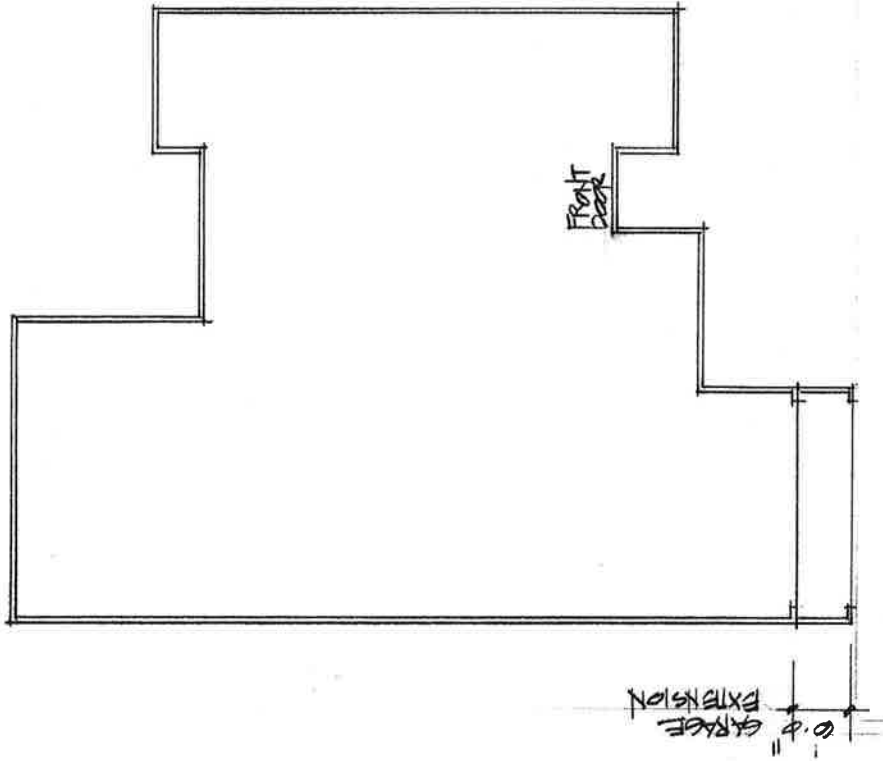
HRAOK, INC
ENGINEERS • SURVEYORS • PLANNERS
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
VOICE (918) 258-3737
FAX (918) 258-2554
www.hraok.com



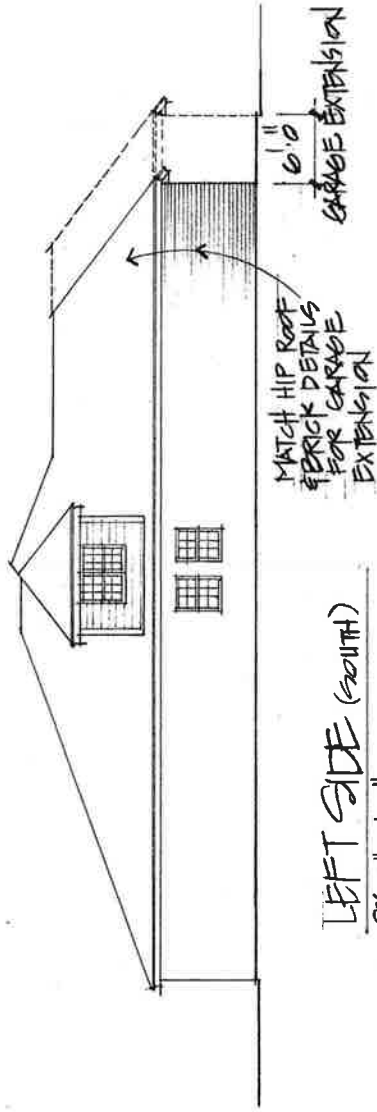
Legend

- IPF IRON PIN FOUND
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- TELPED TELEPHONE PEDESTAL
- ELPED ELECTRIC PEDESTAL
- TYPED TELEVISION PEDESTAL
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- SSMH SANITARY SEWER MANHOLE
- AC AIR CONDITIONER

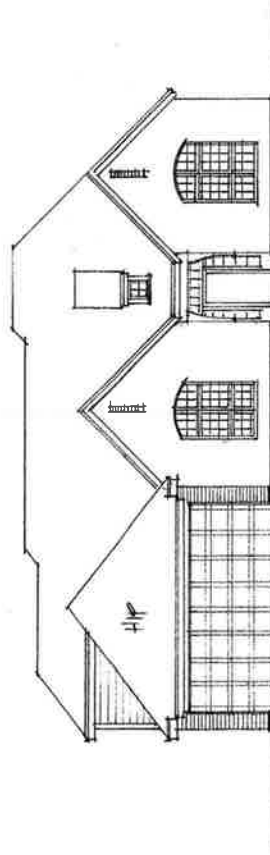
17.5



REFERENCE PLAN
1/4" = 1'-0"

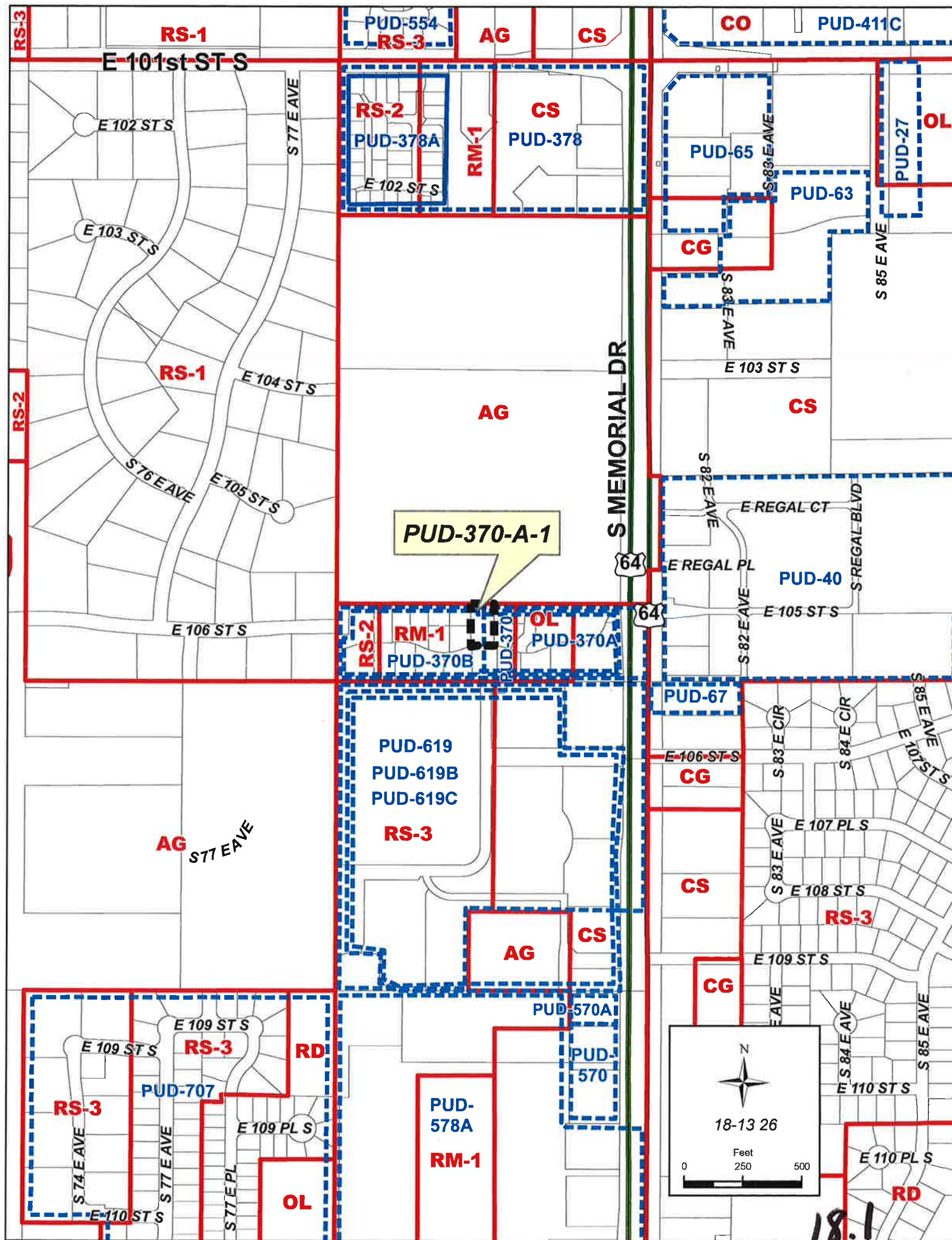


LEFT SIDE (SOUTH)
1/4" = 1'-0"



NEW/EXISTING FRONT
1/4" = 1'-0"

NEW FRONT TO COPY
EXISTING GARAGE
FRONT. REUSE EXISTING
BRICK & GARAGE DOOR



PUD-370-A-1

E 106 ST S



18-13 26



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

May 16, 2012

STAFF RECOMMENDATION

PUD-370-A-1: Minor Amendment – North of the northwest corner of 111th Street South and South Memorial Drive; Lot 5, Block 1 – Avalon Park on Memorial; TRS 18-13-26; CZM 57; Atlas 2673; CD 8; RS-2/RM-1/OL/CS.

The applicant is requesting a minor amendment to increase the height of an existing cell tower from 100 feet to 110 feet to allow for the collocation of antenna on the tower. The applicant cites improved and expanded coverage for the area, while not seeking to construct a new tower, as the impetus for the request.

Section 1204.C of the Zoning Code establishes certain goals and use conditions for cell towers within the City. Sections 1204.C.3 and 1204.C.4 specifically seek to minimize the total number of towers throughout the community and strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers.

Section 1107.H.9 permits, by minor amendment, changes in structure heights provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.

The Code also establishes a setback distance from R-, O- and AG-zoned property of 110% of the height of the tower. At 110 feet tall the tower is required to setback a minimum of 121 feet from the O District to the east and the AG District to the north. Referring to the attached site plan the tower sits approximately 150 feet from the O District and 220 feet from the AG District.

Please refer to the attached photographs which attempt to show the tower in the context of the surrounding area. After viewing the existing tower from many different angles and distances, staff believes the addition of ten feet to the height of the tower will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development. Staff supports the collocation of antenna versus construction of new towers.

Staff recommends **APPROVAL** of minor amendment PPUD-370-A-1.

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

18.4

(1) CMA-RET/ASB1T-SMART BIAS T-1 @ BITS-(MALE AISG)
(1) CMA-RET/ASB2T-SMART BIAS T-1 @ ANTENNA-(FEMALE AISG)
(5) CMA-RET/ACS-AISG JUMPER CABLES 5-METER

MAGNETIC DECLINATION

2) SCALE: NOT TO SCALE



18.4



Subject tower from Memorial Drive



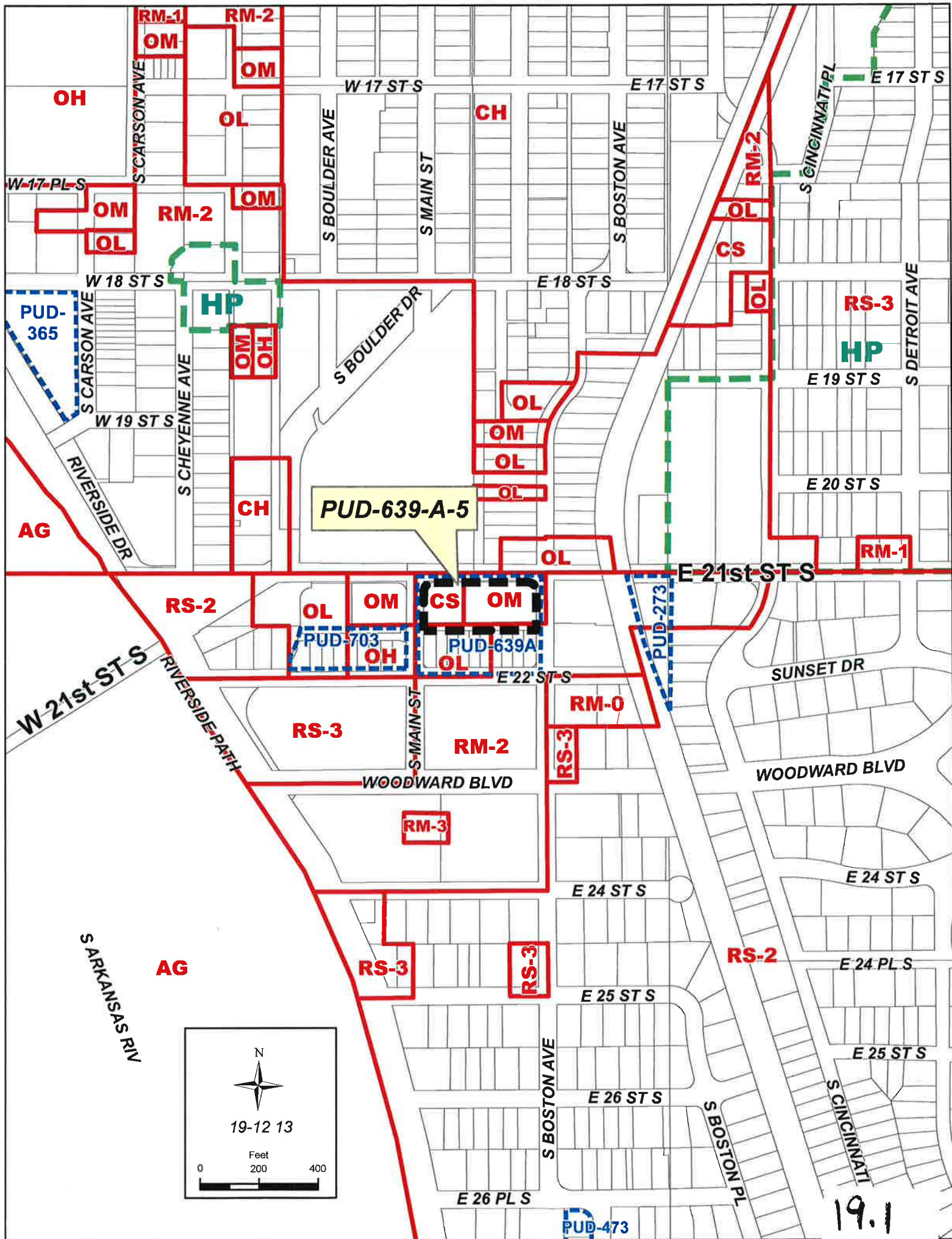
Subject tower from 106th and Memorial



Subject tower from the 106th St. cul-de-sac (from the west).



View from the south.





PUD-639-A-5



19-12-13

0 200 400
Feet

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

19.2

May 16, 2012

STAFF RECOMMENDATION

PUD-639-A-5: Minor Amendment – Southeast corner of East 21st Street and South Main Street; Lot 11, Block 1 – The Tudors; TRS 19-12-13; CZM 36; Atlas 35; CD 4; RM-2/OL/OM/CS.

The applicant is requesting a minor amendment to allow a split of Lot 11, Block 1 of PUD-639-A (The Tudors – see Exhibit A) into four (4) lots and to return office use as a permitted use to the western 201 feet of the tract per the attached plan Exhibit B. The request is to allow for the construction of four, two-story office buildings.

Adopted in 2003, Lot 11/Tract 2 of the PUD was approved permitting Use Unit 8 – Multifamily and Similar Uses; Use Unit 11 – Office, Studios and Support Services; Use Unit 12 – Eating Establishments Other Than Drive-ins; Use Unit 13 – Convenience Goods and Services and Use Unit 14 – Shopping Goods and Services.

In 2008, a minor amendment to the PUD was approved effectively eliminating all uses excepting multifamily/condominium uses and office uses from Lot 11/Tract 2. The condominium use was limited to the west 201 feet of the tract and office uses restricted to the east 120 feet of the tract (see Exhibit C). The condominium project never materialized due to a change in market conditions for that type of residential development in the area. The applicant now cites a demand for more office space in the vicinity.

The 2008 minor amendment limited the office uses on Lot 11/Tract 2 to 24,850 square feet (SF) of floor area. This request does not seek to increase the permitted office floor area on the tract, but to spread that floor area out over the entire tract by returning the office use to the western 201 feet of the tract.

The existing OL/OM/CS zoning on the property would permit approximately 32,900 SF of office floor area. The proposed concept plan shows a total of 23,100 SF of office floor area which is within the existing allotted floor area. In dividing the tract and constructing four smaller sized office buildings the density of the development is greatly reduced.

Referring back to Exhibit A, the applicant proposes to construct the buildings within ten feet of the 21st Street right-of-way line (ROW) and place the parking behind the buildings. This design element is in keeping with the property's "Main Street" designation within the Tulsa Comprehensive Plan.

Staff recommends **APPROVAL** of minor amendment PUD-639-A-5 permitting the area to be divided and returning office uses to the entire Lot 11, Block 1 – The Tudors.

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

PROJECT DATA

1.43 ACRES (62,118 s.f.)

LAND AREA:

PROPOSED USES:

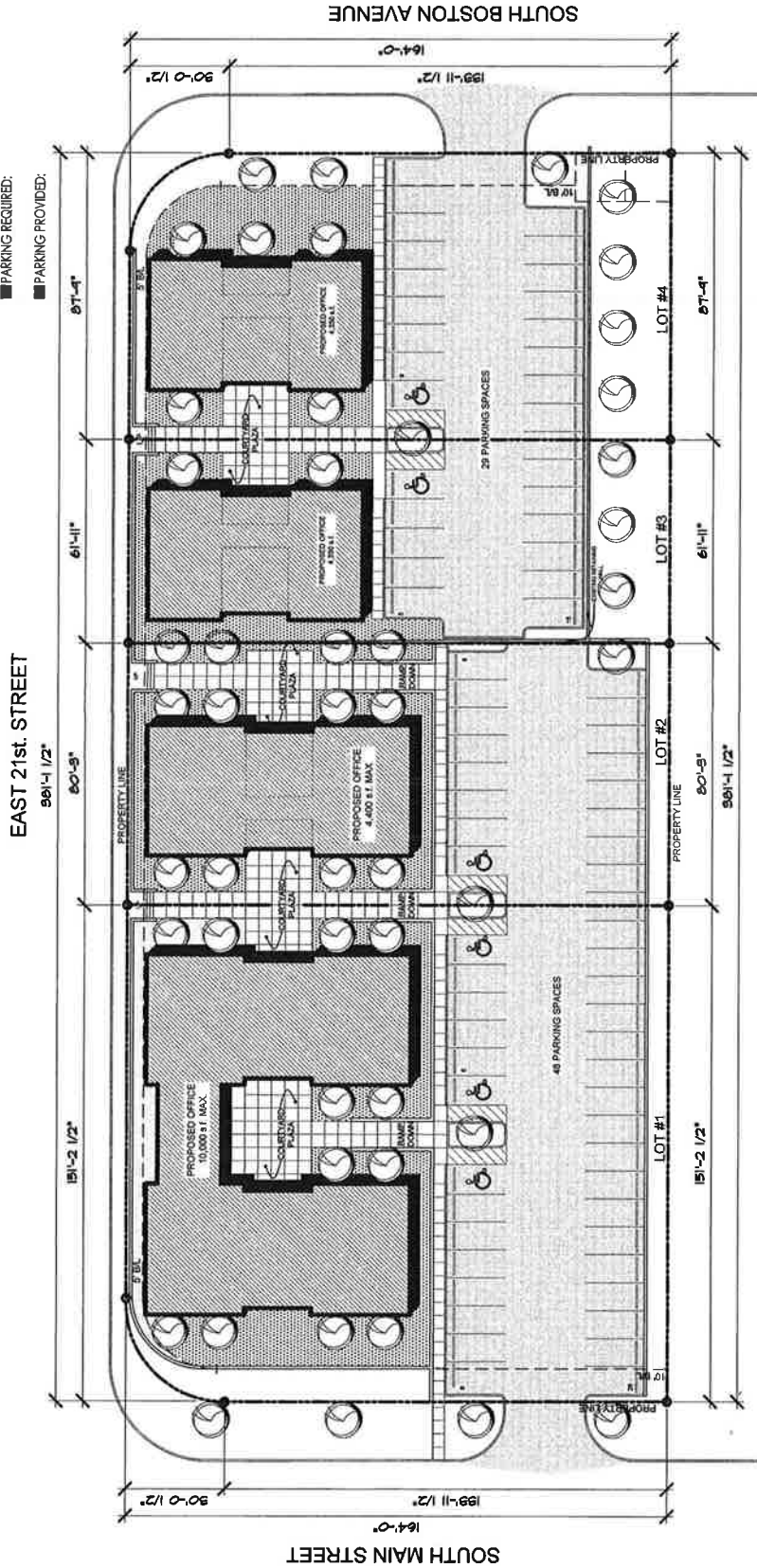
1 OFFICE UNITS @ 10,000 s.f.	10,000 s.f.
1 OFFICE UNITS @ 4,400 s.f.	4,400 s.f.
2 OFFICE UNITS @ 4,350 s.f. EACH	8,700 s.f.

TOTAL BUILDING AREA:

F.A.R.:

1 SPACE/300g.f = 77 SPACES

77 SPACES



CONCEPTUAL SITE FRAMEWORK PLAN

21st. & BOSTON - CONCEPTUAL DESIGN

EXHIBIT B

19.5

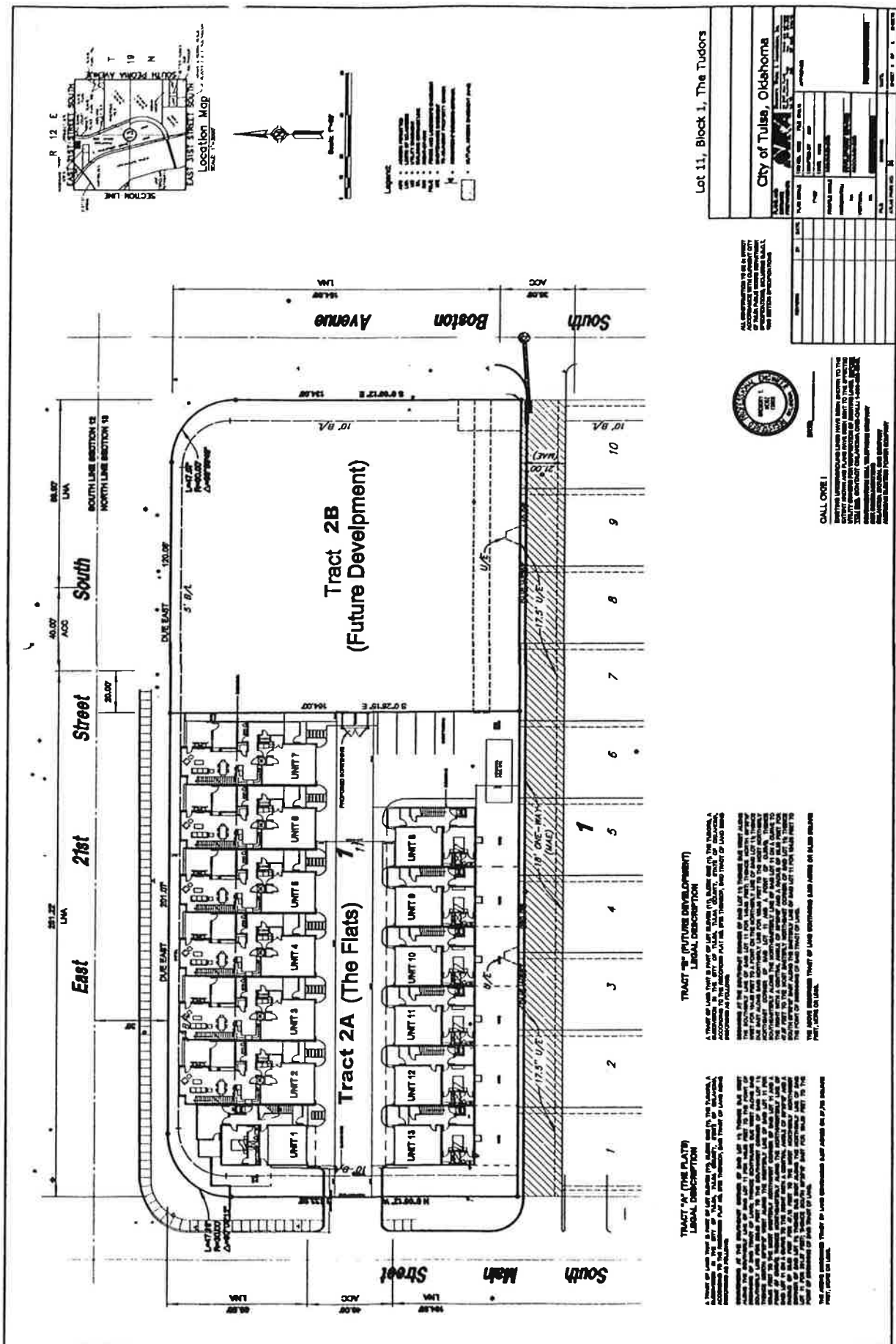


EXHIBIT C

19.6



Subject property from the northwest



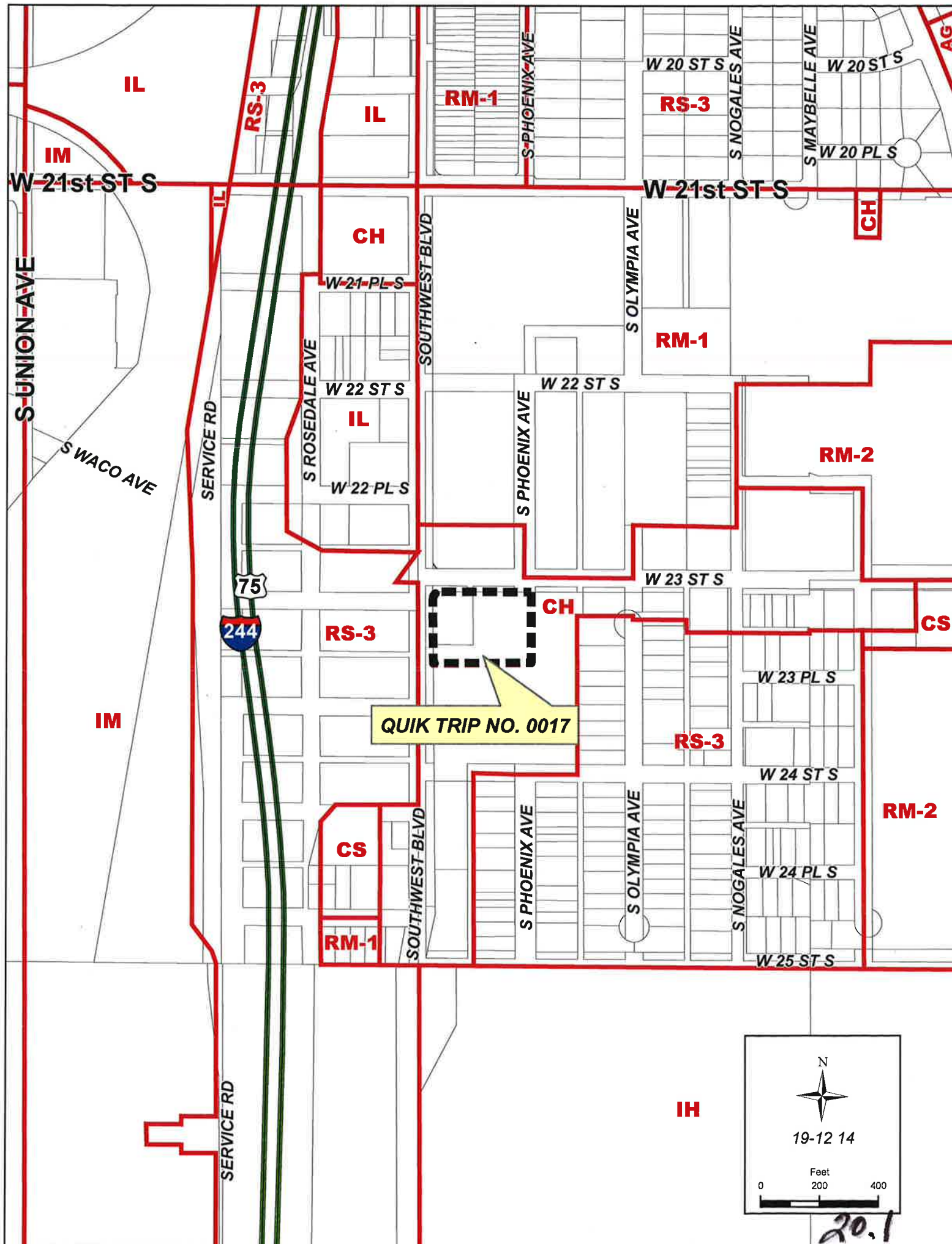
Subject property from the southwest corner of site.

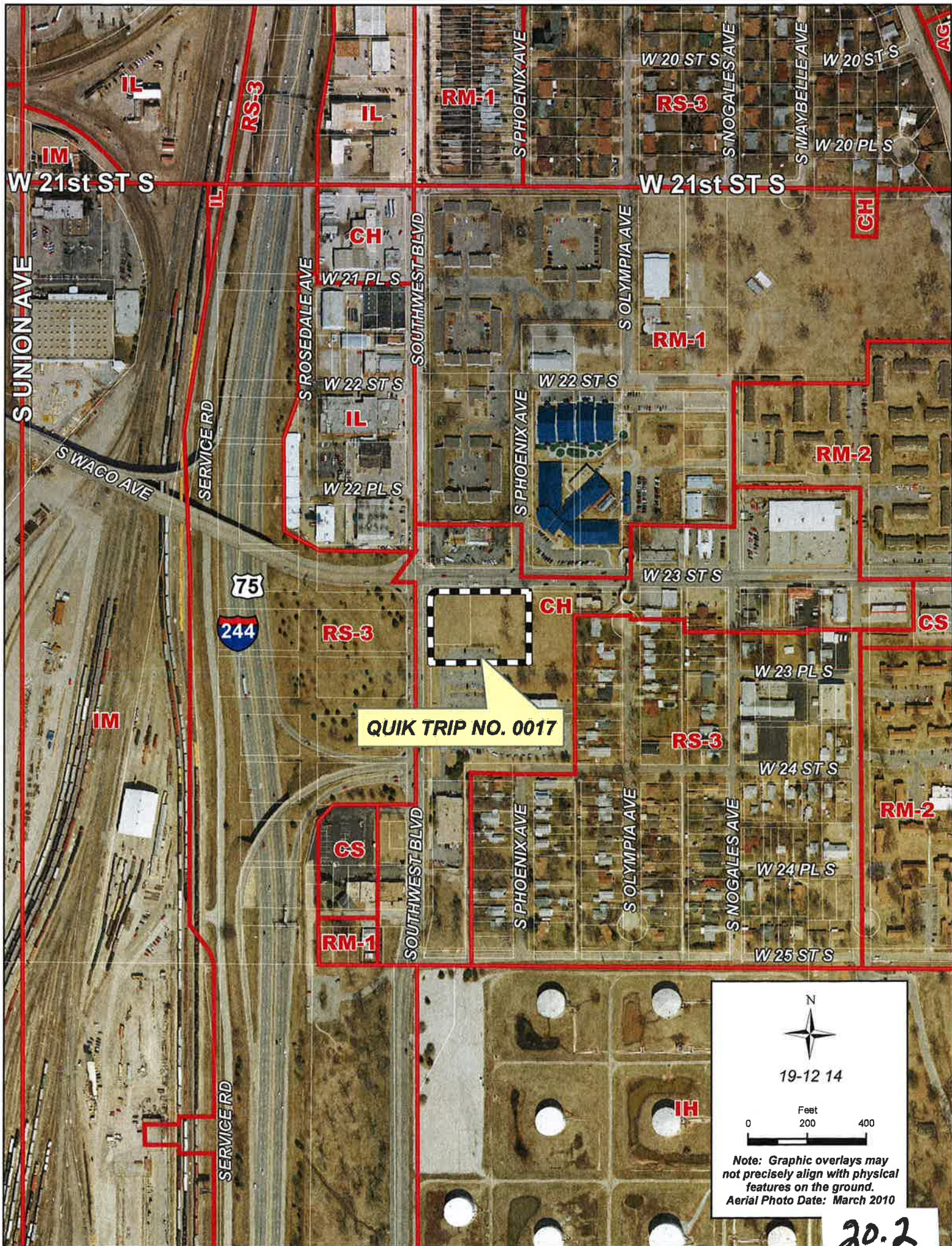


Subject property from the northeast, across 21st Street.



Subject property from the north, across 21st St.





20.2

PRELIMINARY SUBDIVISION PLAT

Quik Trip No. 0017 - Southeast corner of Southwest Boulevard and West 23rd Street South (9214) (CD 2)

This plat consists of 1 Lot, 1 Block, of 1.74 acres.

The following issues were discussed May 3, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CH (commercial heavy).
2. **Streets:** Right-of-way issues along Southwest Boulevard need to be resolved. Where is the centerline of the road and how much additional right-of-way including turn lane, must be dedicated? Limits of No Access and access outside the plat boundary are not part of this plat. If access is not already established or if it must be moved, get approval from the City of Tulsa Traffic Engineer. Any access shared with adjoining properties must be designated a mutual access easement.
3. **Sewer:** Section I A "Pavement or Landscape Repair..." Use standard language and place this statement in its own paragraph. Section I C Omit "In excess of 3 feet" or, even better, use standard language. Section I I, "Landscape Easement" I did not find one of these on the face of the plat, which makes the restriction confusing.
4. **Water:** Existing 8 inch line along east side of Southwest Boulevard and existing 16 inch line along West 23rd Street. Preference is water services on the 8 inch line.
5. **Storm Drainage:** Additional storm easement will be required for the South Public Storm Sewer. In Section IC: Please use the City of Tulsa Standard Language for "Water, Sanitary Sewer, and Storm Sewer Service". Section I.I if Overland Drainage Easements are not shown on the face of plat, then this covenant should be removed. Section I H: Use City of Tulsa Standard Language for this covenant. Please add the City of Tulsa standard language for "Roof Drain Requirements".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

20.3

7. **Other: Fire:** No comment. **GIS:** Label all subdivisions within the mile section of the location map. Tie the plat from a section corner using bearings and distances from a labeled point of commencement (POC) to the labeled point of beginning (POB). Add a leading zero to all single digit degree descriptions on the face of the plat to match what is shown in the legal description. The basis of bearing should be clearly described and stated in degree, minutes, and seconds. Submit a subdivision control data form. **General:** All easements and right-of-way being vacated and/or closed must have the vacation and/or Ordinance Closure number on the plat. All easements being created by separate instrument must have their filed document number in their label. (Please remove "To be closed" notes.)

Staff recommends **APPROVAL** of the Preliminary Plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works staff 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.

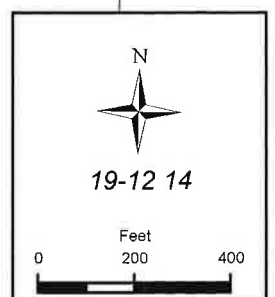
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. 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.

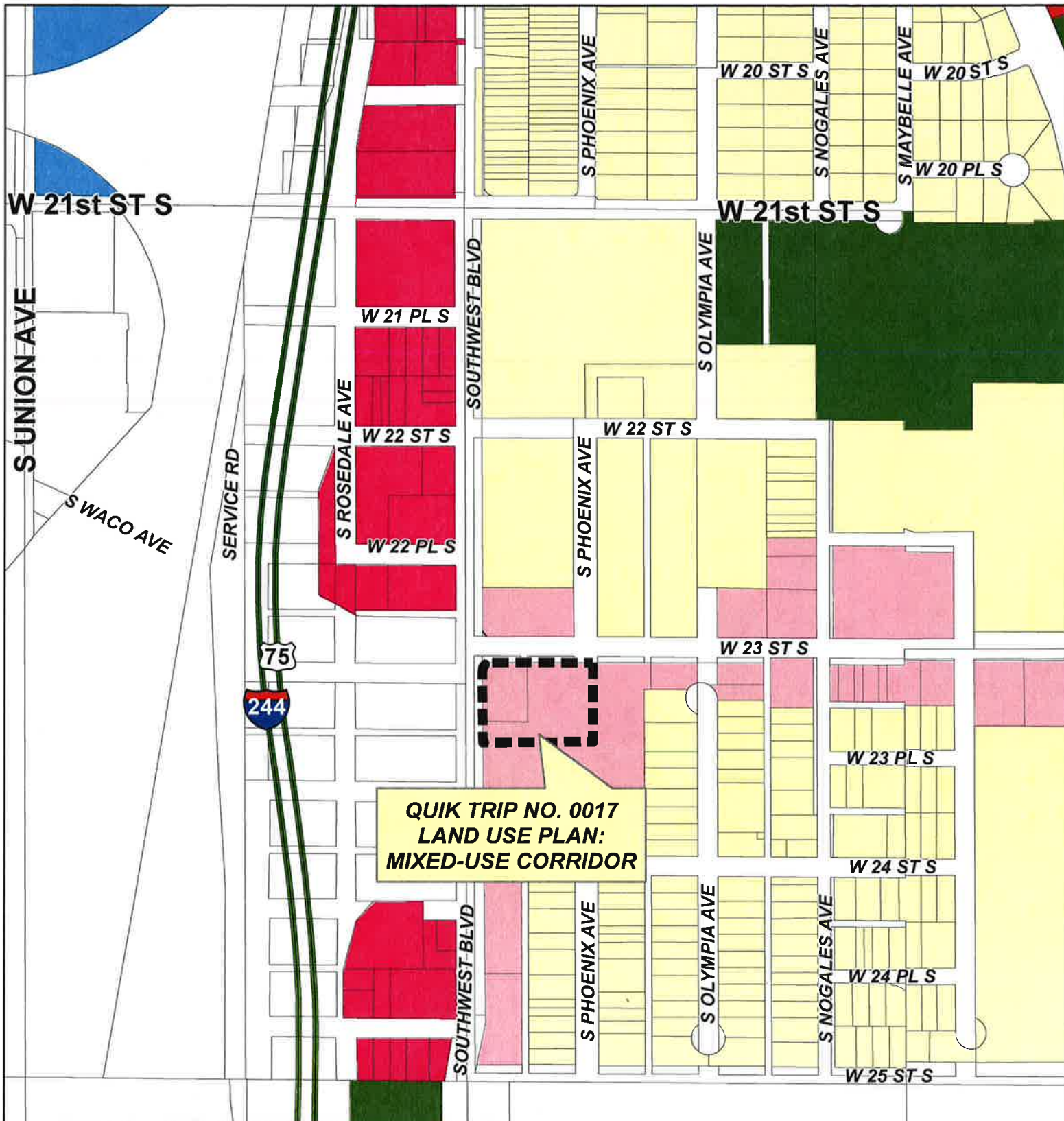


Growth and Stability













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

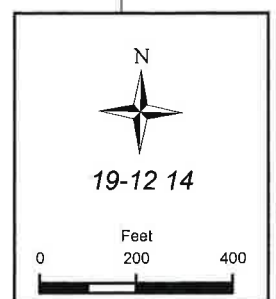


20.7



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



20.8

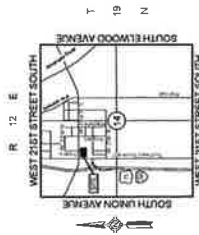
Preliminary Plat QuikTrip No. 0017

A RESUBDIVISION OF PART OF BLOCK FORTY-FIVE (45), AMENDED PLAT OF WEST TULSA ADDITION, AND A REPLAY OF A PORTION OF BLOCK VIII OF RIVERVIEW PARK ADDITION, AND A RESUBDIVISION OF A PART OF BLOCK VII OF THE REPLAY OF A PORTION OF BLOCK VII RIVERVIEW PARK ADDITION, ALL LOCATED WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

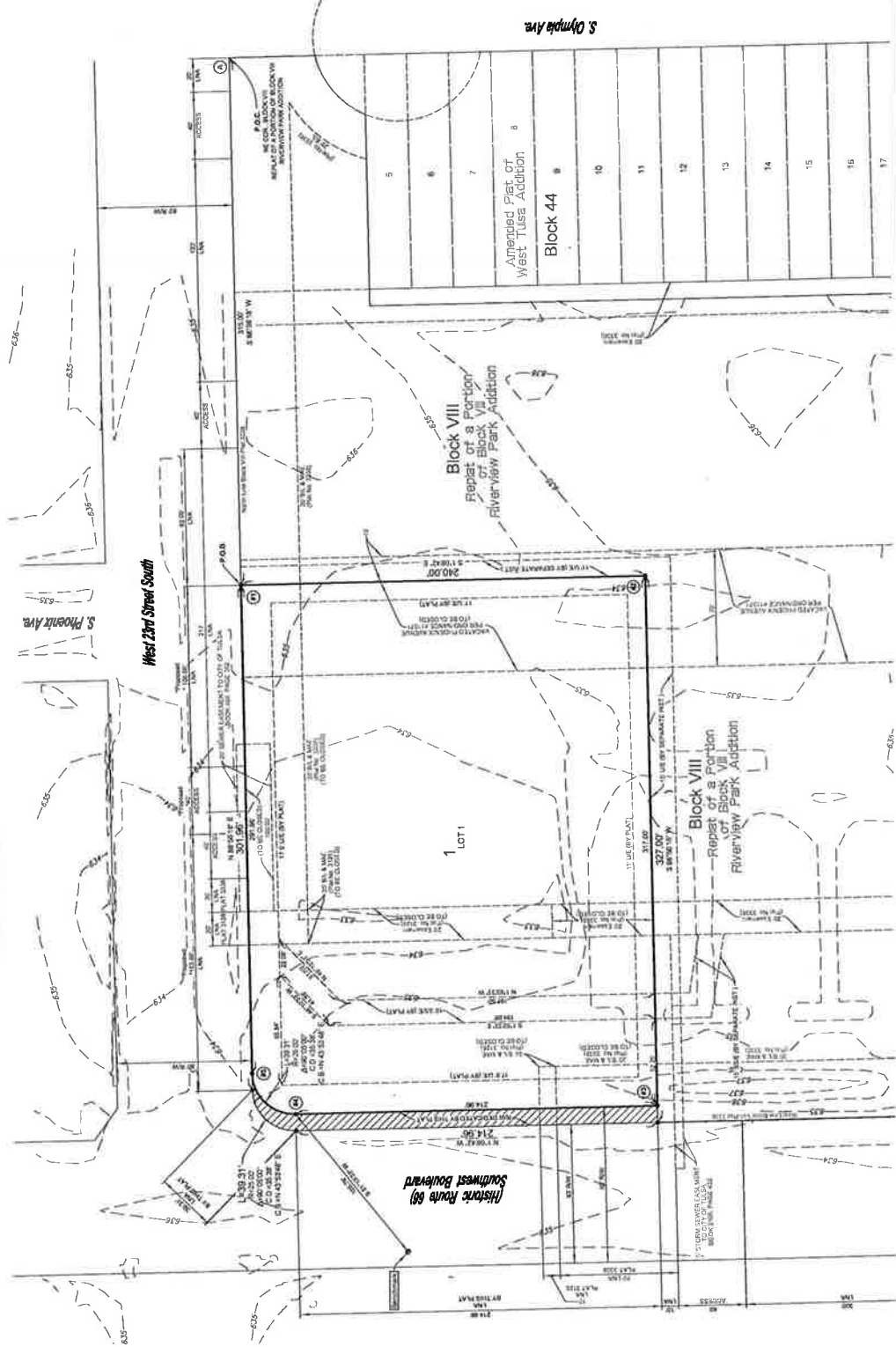
Owner:
QuikTrip Corporation
An Oklahoma Corporation
4705 S. 172nd E. Ave.
Tulsa, Oklahoma 74134
Phone: (918) 615-7788
Contact: Ms. Pam Friggell
Email: pfriggell@quiktrip.com

Engineer:
AAB Engineering, LLC
Certificate of Authorization No. 0018 Exp. June 30, 2012
PO Box 27135
Tulsa, Oklahoma 74103
Phone: (918) 514-4283
Email: alan@aabeng.com

Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2021 Exp. June 30, 2013
616 S. Broadway
Tulsa, Oklahoma 74106
Phone: (918) 685-5800
Email: drosinson@sw-assoc.com



Location Map
SCALE: 1"=200'



PLAT OF PART CERTIFICATE OF AUTHORIZATION This plat was prepared by the Surveyor and is subject to the rules and regulations of the Oklahoma State Board of Surveyors.	
DATE OF PLAT 06/11/2013	PLAT NO. 0017
OWNER QuikTrip Corporation	ENGINEER AAB Engineering, LLC
SURVEYOR Sisemore Weisz & Associates, Inc.	DATE OF SURVEY 06/11/2013
APPROVED By the County Clerk of Tulsa County, Oklahoma	APPROVED By the County Clerk of Tulsa County, Oklahoma
DATE 06/11/2013	DATE 06/11/2013

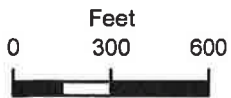
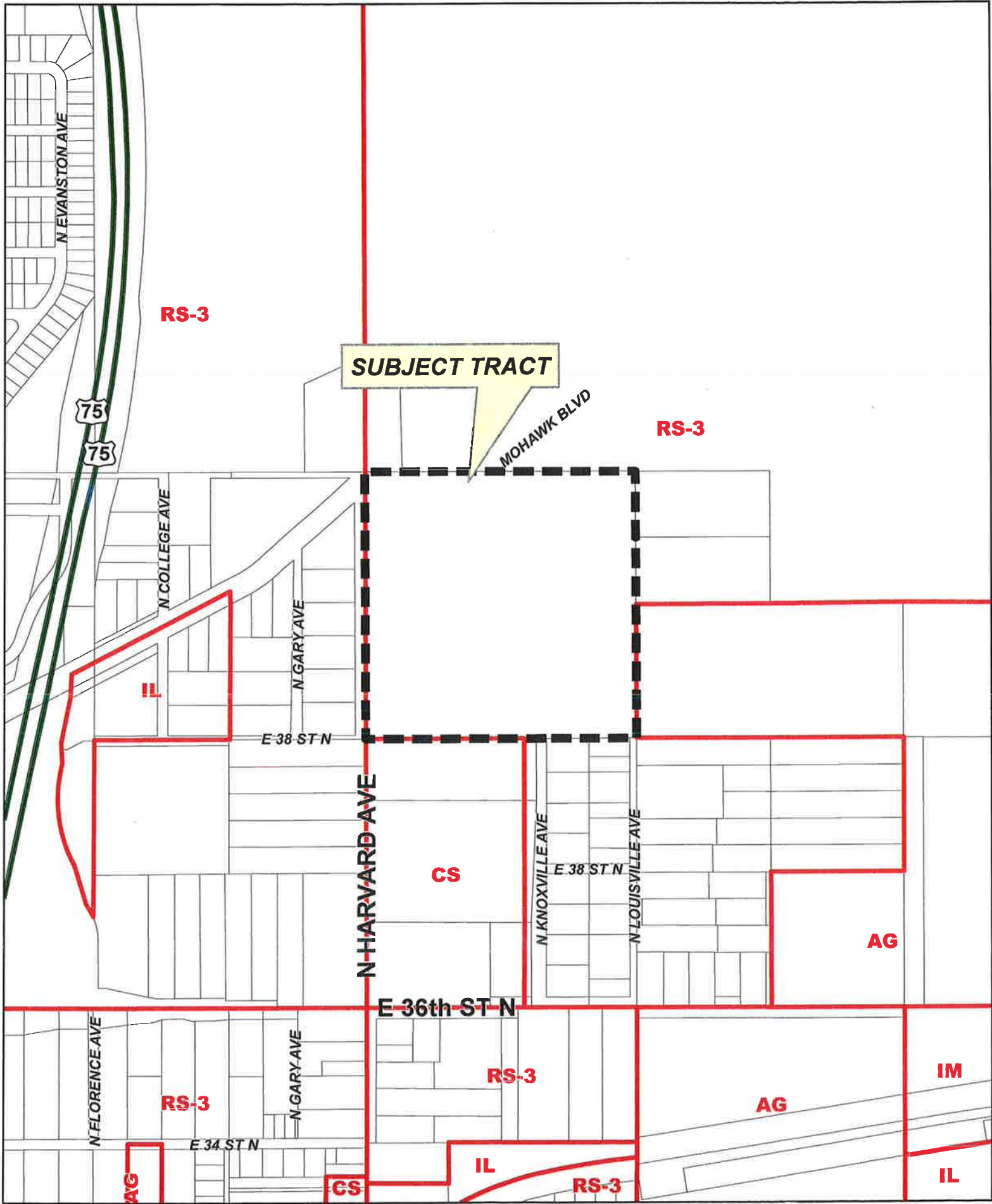
STATE OF OKLAHOMA
COUNTY OF TULSA

I, _____, County Clerk of Tulsa County, Oklahoma, do hereby certify that this plat was prepared by the Surveyor and is subject to the rules and regulations of the Oklahoma State Board of Surveyors.

Witness my hand and the seal of my office this _____ day of _____, 2013.

County Clerk of Tulsa County, Oklahoma

20.9



BOA-21346

20-13 16

21.1



**CHARLES L HARDT
OPERATIONS MAINTAINANCE
AND ENGINEERING CENTER**



21.2

PRELIMINARY SUBDIVISION PLAT

Charles L. Hardt Operations Maintenance and Engineering Center – (0316)
(CD 3)

Southeast of Intersection of North Harvard Avenue and Mohawk Boulevard

This plat consists of 2 Lots, 1 Block, on 40 acres.

The following issues were discussed April 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 and Board of Adjustment # 21346 which approved the government use of the maintenance and engineering center. The plat was continued on the agenda as decisions about the size of the platted area were determined. Lots and Blocks were refined.
2. **Streets:** Provide 30 foot corner radius or equivalent clip at the intersection of Harvard Avenue and Mohawk Boulevard. Call out centerline of Mohawk Boulevard, show right-of-way with dimension lines and provide reference such as plat number or book and page number. It is unclear where Mohawk Boulevard diverges from the property line. Call out center line of Harvard Avenue. Provide reference for right-of-way. Show sidewalk easement. Do not show the Limit of No Access along Mohawk (only on Arterials). Please note that accesses are limited to 40 feet. Modify sidewalk language to omit reference to common areas, multiple lots, etc. This is a one lot, one block subdivision. In the Limits of No Access section remove reference to Mohawk Boulevard. Any portion of the sidewalk that is located inside the property line must be placed in a sidewalk easement.
3. **Sewer:** The Conceptual Improvements Plan shows a 457.05' x 425.00' City of Tulsa General Easement in the vicinity of the northeast corner of the plat. This should be included on the face of the proposed plat as well. Also describe the easement as either existing, including the document numbers, or to be dedicated by this plat. The plat notes that the northeast boundary corner was not set due to a building encroachment. How can the plat be approved with unresolved encroachments into the platted area?
4. **Water:** The north segment of the proposed waterline easement must be rerouted outside of the 50 foot PSO easement. Move to south side of existing easement. The waterline easement can be parallel the PSO easement on the south side. Add standard waterline easement language. Reroute the proposed 6 inch line tying to the north. A 3 inch line is shown. Field verification will be required.

5. **Storm Drainage:** C/L and FM (flood area) are not included in the legend and substantial drainage flows onto this site from the area bounded by the south boundary of the plat, 36th Street North, Harvard Avenue and Louisville Avenue. This off-site drainage must be collected at the south property line and conveyed across the site in an overland drainage easement and/or a storm sewer easement. Add the City of Tulsa covenant for Overland Drainage Easements. Move the Deed of Dedication and the Covenants to a separate sheet. Include section on "Water, Sanitary Sewer, and Storm Sewer Service".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** General utility easement needs to be resolved.
7. **Other: Fire:** Fire hydrant placement is okay if building is fire sprinkled. If not, provide fire hydrant within 400 feet of any portion of the building. Hammerhead shall meet detail in appendix D of the International Fire Code with an end dimension of 120 feet. **GIS:** Under the graphic scale bar on the face of the plat state the scale of the drawing Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. The Basis of Bearing should be clearly described and stated in degrees, minutes and seconds. Submit a subdivision control data form (Appendix D). Using bearings and distances, give a metes and bounds legal description of the property, starting from a labeled point of commencement at a section corner, to a point of beginning on the corner of the property, with a traverse around the perimeter back to the point of beginning.

Staff recommends **APPROVAL** of the Preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

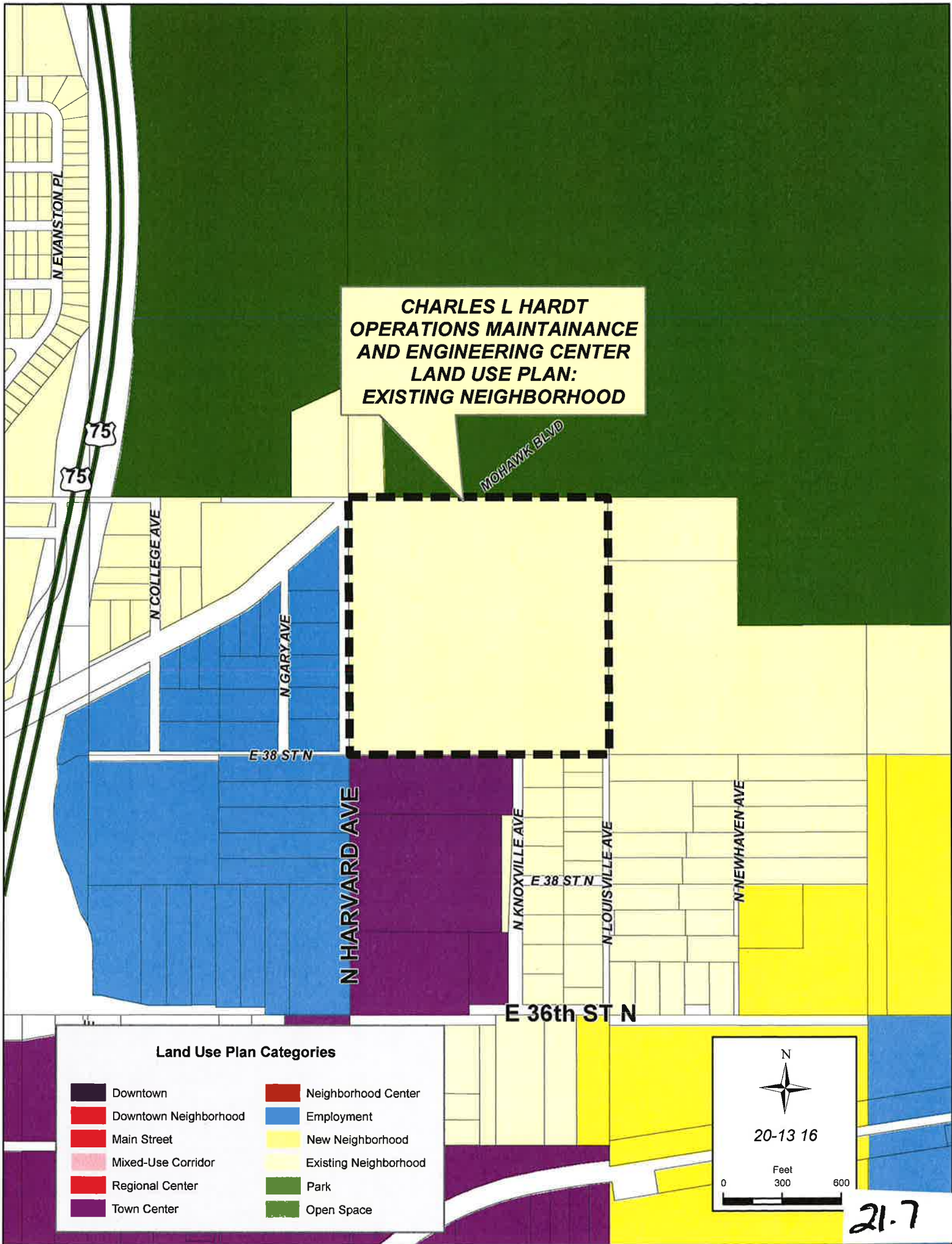
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

21.4

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.

**CHARLES L HARDT
OPERATIONS MAINTAINANCE
AND ENGINEERING CENTER
LAND USE PLAN:
EXISTING NEIGHBORHOOD**



21.7

**CHARLES L HARDT
OPERATIONS MAINTAINANCE
AND ENGINEERING CENTER**

MOHAWK BLVD

75
75

N COLLEGE AVE

N GARY AVE

E 38 ST N

N HARVARD AVE

N KNOXVILLE AVE

E 38 ST N

N LOUISVILLE AVE

N NEWHAVEN AVE

E 36th ST N

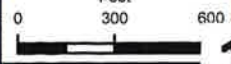
Growth and Stability

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



20-13 16

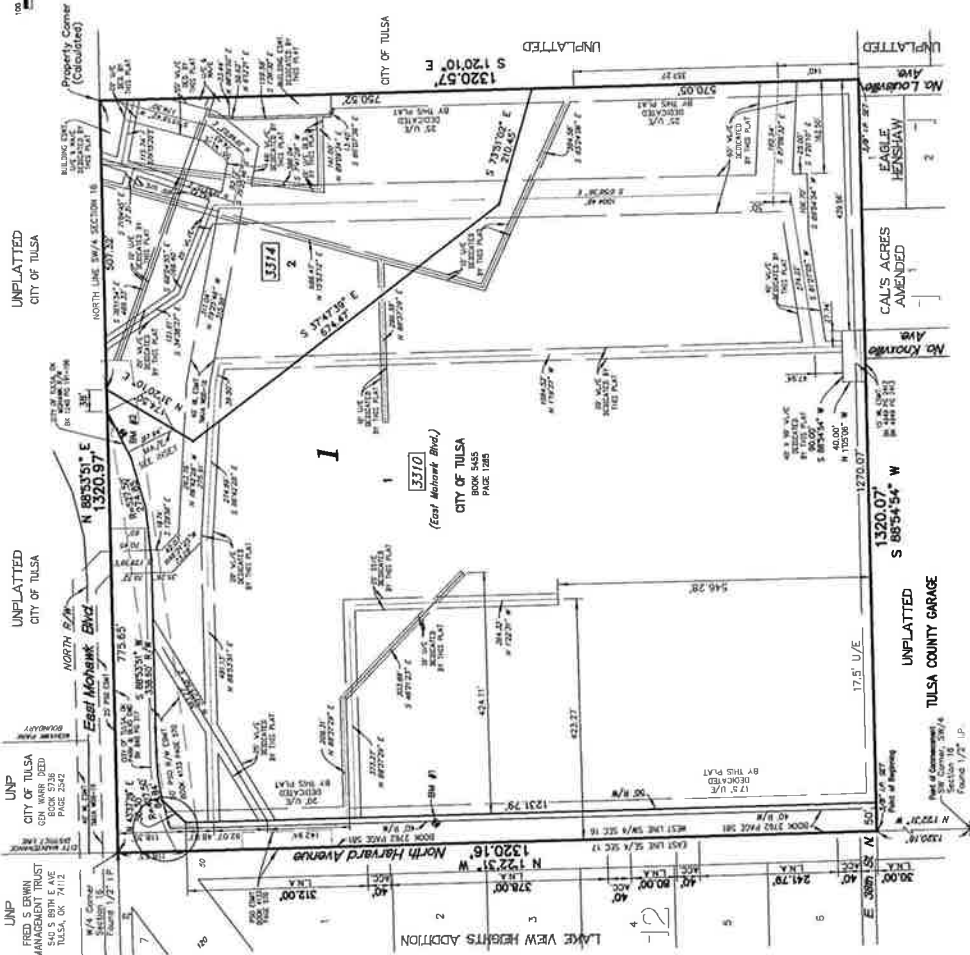
Feet



21.8

Preliminary Plat for **Charles L. Hardt Operations Maintenance and Engineering Center**

AN ADDITION TO THE CITY OF TULSA, OKLAHOMA
 THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4)
 OF SECTION SIXTEEN (16), TOWNSHIP TWENTY (20) NORTH, RANGE FORTYTHREE (43)
 EAST OF THE IRON RAIL AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

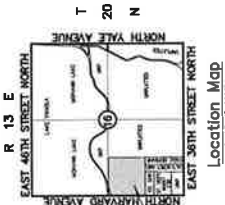


OWNER:
 City of Tulsa, Oklahoma
 175 E. 2nd Street
 Tulsa, OK 74103

ENGINEER:
 Sanders Engineering, Inc.
 C.A. No. 3270, EXPIRATION DATE 7/30/2013
 11502 S. 68th E. Avenue
 Bristow, Oklahoma
 (918) 266-7740
 email: robert@se-engineer.com

Basis of Bearings:
 TO HEREIN
 ARE ESTABLISHED FROM THE OKLAHOMA
 MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA
 ZONE, AND ARE NOT ASTRONOMICAL.

Benchmarks:
 #1 3/8" I.P.C.
 OF NW PROPERTY CORNER
 ELEVATION 811.59 MANG BM
 #2 CUT BOX ON TOP CURB
 APPROX. 20' S & 730' E
 ELEVATION 833.59 MANG BM



Legend:
 ACC - ACCESS FRONTED
 L.A. - LIMITS OF NO ACCESS
 B/L - BOUNDARY LINE
 R/W - RIGHT-OF-WAY
 U/C - UTILITY EASEMENT
 S/S/E - SANITARY SEWER EASEMENT
 R/E - RECREATION EASEMENT
 M/E - MUTUAL ACCESS EASEMENT
 M/A - MUTUAL ACCESS EASEMENT
 M/E - ADDRESS

CAVEAT/DISCLAIMER
 ADDRESSES SHOWN ON THIS PLAT
 ARE FOR INFORMATION ONLY.
 THIS PLAT WAS FILED FOR RECORD
 IN THE PUBLIC RECORDS OF THE
 STATE OF OKLAHOMA, TULSA COUNTY,
 AND SHOULD BE RECORDED IN PLACE OF
 THE LEGAL DESCRIPTION.

PLAT WAIVER

May 16, 2012

Z-7202/PUD 789 A – East of South Peoria between East 37th Street and East 37th Place (9319) (CD 9)

The platting requirement is being triggered by a rezoning for an additional parking area (KJRH).

Staff provides the following information from TAC for their May 3, 2012 meeting:

ZONING:

- TMAPC Staff: The property has previously been platted.

STREETS: Sidewalk required.

SEWER:

- The existing sanitary sewer line, from manhole # 272 to manhole # 276, must be replaced with ductile iron pipe. A 15 foot wide utility easement, with the pipe centered within the easement, must be provided as well.

WATER:

- Caution during construction along East 37th Street, existing 6 inch line runs along south side of street.

STORMWATER:

- This is located in the Perryman Ditch Tulsa Regulatory Floodplain.

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	X	

properties or street right-of-way?

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		X
i. Is a main line water extension required?		
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

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

1326 East 37th Street and 1327 East 37th Place

PARKING LOT EXPANSION

E. 37TH ST. S.		S. QUINCY AVE.	
6	5	4	3
7	8	9	10
		11	12

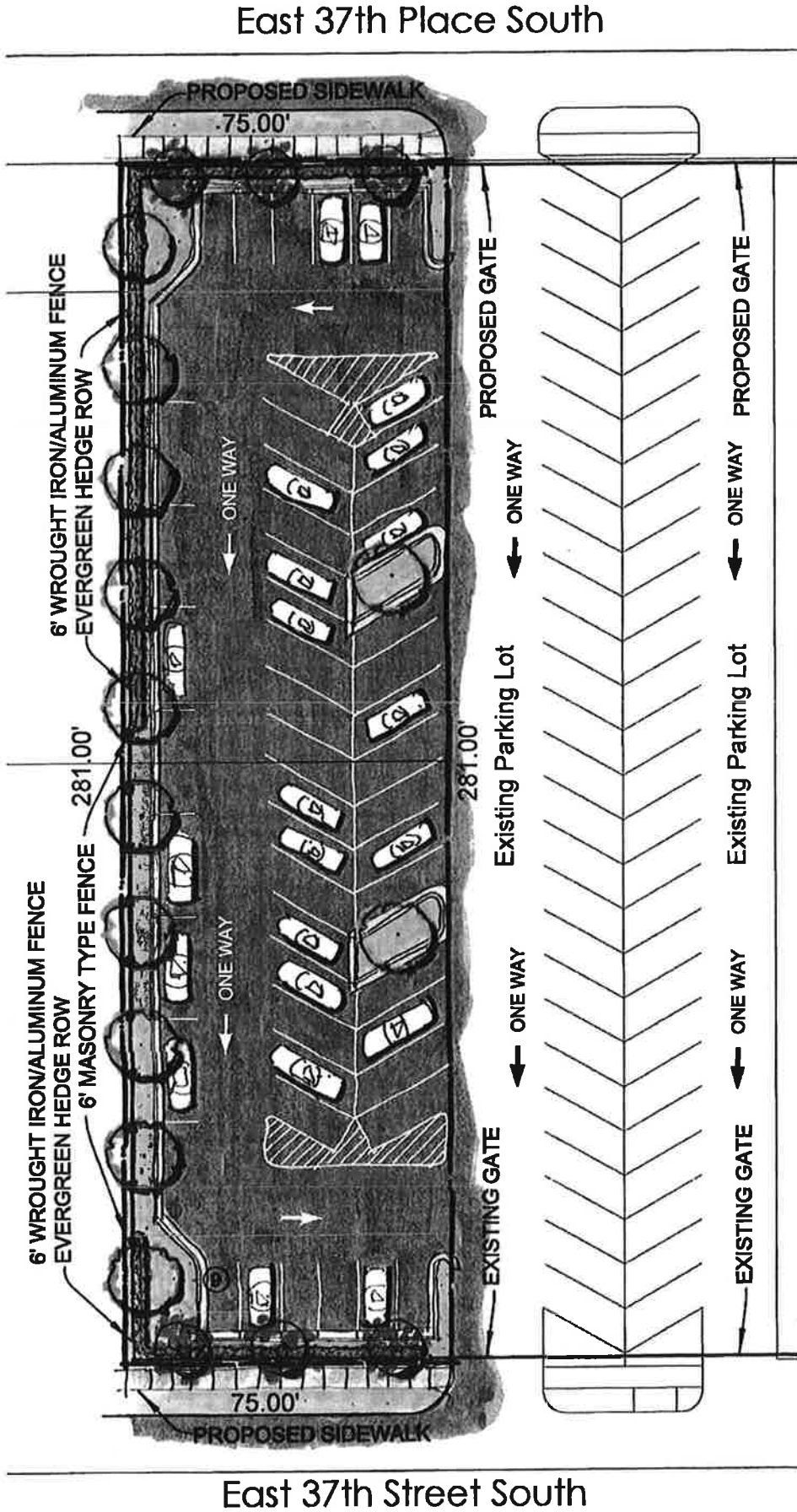


NORTH

SCALE: 1"=35'

E. 37TH PL. S.
KEY MAP

Exhibit B Conceptual Site Plan and Landscape Screening Plan



Note: Evergreen Hedge row will be located only in the location of the 6 Foot wrought iron/aluminum fence

DATE: 2-23-2012

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 745-9928

PLAT WAIVER

May 16, 2012

Shindel Properties – South of South 41st West Avenue, West of 162nd West Avenue (9130) (County)

The platting requirement is being triggered by the number of lot splits created on the property. Tulsa County has stopped issuing permits on the properties at this time so that either a plat or plat waiver can be obtained.

Staff provides the following information from TAC for their May 3, 2012 meeting:

ZONING: TMAPC Staff: Lots were sold with a subdivision being created without subdivision standards being met. The County inspectors just realized this and are holding up a building permit until the planning commission action.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: Get with responding Fire Department. Sand Springs Fire Department responds to this area. It appears fire hydrants may be required for new structures.

UTILITIES: No comments.

The existing situation on the properties is that lots have been sold over time and permits issued. The County Inspectors have now required a plat or plat waiver before other building permits can be issued due to the number of lots being created. The lots have been sold and the owners cannot obtain permits without a plat waiver or plat. The lots created are over five acres in size, zoned Agricultural (AG) and most are irregular shapes. Planning staff does not approve of the lots as created because of the shapes, and type of access provided. Letters are attached from the City of Sand Springs showing access to water and fire service. The situation is such that it would be difficult not to grant a plat waiver due to the existing condition and circumstance of housing already having been built and lots already having been sold to individuals.

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 | | X |
| i. Is a main line water extension required? | | |
| 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.? | | |
| a) If yes, was plat recorded for the original P.U.D. | | X |
| 10. Is this a Major Amendment to a P.U.D.? | | |
| 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 |

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

Exhibit "A"

To whom it may concern,

04/12/12

In October of 2005 a 75 acre tract of land was purchased by Shindel Enterprises, LLC. This property was located in Tulsa County Sec. 30 T19N R11E. This tract of land was bordered by W 41st. and S 162nd W. Ave.

Shindel Enterprises, LLC being owned and managed by the applicant for the attached Plat Waiver Paul Shindel. At the time of purchase my intent was to do lot splits and sell 3 properties of at least 6 acres and build a home on the remaining acreage. I went to INCOG to address that issue and while waiting in the lobby area was informed by a Gentleman that was an INCOG employee that a lot split under state statute was not required if the parcels to be sold were of at least 5.01 acres further that I wasn't required to do a pinned type survey, but simply a written legal description to achieve the desired goals. With this knowledge I did some research with my Title Company (Executives Title) and along with reviewing the statute and discussing it with the title company decided to place on the market 3 parcels each property was over 6 acres. In order to protect the property values in the area I drew up Deed Restrictions to be attached to each property. These restrictions stated that no mobile homes or any structure moved to the property would be allowed. There is also minimal square foot standards of 1700 sq. ft. and limitations on out buildings along with several other limitations designed to keep the property values consistent.

As the months progressed I was approached to consider selling other parcels of land. I was talking with my attorney about building my home and moving the remaining acreage into mine and my wife's name for the purpose of a future construction loan when I mentioned to him that I was being asked to sell other parcels and wouldn't mind doing that if it was possible. At the time there was still around 50 acres left. My attorney stated that he believed that by moving the land into mine and my wife's name from

Shindel Enterprises, LLC that we as a new and separate entity under State statute were allowed to do 4 splits. He did some research and confirmed this to me. After a period of time with the additional interest we sold 3 other parcels and had 36 acres more or less remaining. We applied for our construction loan and at that point had to split off 6 acres to satisfy the ratios the bank wanted to see in relation to the home value and land value. That was the last splits that were intended and from that point approximately 3.5 years passed. After that time I decided that the original reason for having Shindel Enterprises was to buy distressed homes, refurbish them, and then put them up for sale. So with that in mind and to give monetary value to Shindel Enterprises my wife and I moved the 30 acres that were just sitting as treed property back into Shindel Enterprises. Very shortly after that property exchange I was notified by my then wife that she would be filing for divorce and she wanted everything liquidated. I put the remaining property on the market as one piece and had no luck selling it at all due to the shape of it. Our home was built basically in the center of the remaining property. I went back to my attorneys and ask if Shindel Enterprises was its own entity under the law and had its own right to split 4 times and if that was true for my wife and I then did Shindel Enterprises now the owner of the last 30 acres enjoy that same right again as a new owner? The answer was yes so Shindel Enterprises bought an additional acre from a neighbor for road access and split the remaining 30 acres into 3 parcels. At that time all 3 parcels were sold as was the home I had built on 6 acres in 2007.

During all this time no one working for or representing an interest for the County ever refused to collect tax money on any of these properties whether vacant or with a home, or did anyone give an indication of any wrong doing. Water is and was always available either by my installation of adequate lines or improvements to the area water supply by Sand Springs. A Building Permit was issued on part of the land as late as the end of 2011. No one has ever had a problem with the way these parcels were sold or the homes being built. It was never my intent and still is not my intent to circumvent any statute or ordinance but to simply help people achieve their

goal of building a home when I was asked to help. It has been and remains my understanding that these splits were done legally I do however recognize that any statute is open to interpretation of those who read it. Building permits are being refused on the last 4 parcels which were sold out of the different splits based on the counties interpretation of the statute regarding land splits. It is my request that everyone involved look at the information provided above and see that it was never a plan to set out and create a minor subdivision, and based on that grant a waiver on the requirement to plat this area. Homes are built utilities are all available as is legal access to paved County roads.

The Remmerts owners of Tract B are actively seeking a building permit at this time which has been declined and along with the other 3 parcels the basis for the request for Plat Waiver. It is my request as the applicant that the Plat Waiver is approved and the last 4 building permits be issued when applied for.

Regards,

Paul Shindel

918-693-3532

23.5

Exhibit "B"

Tract A- Juan Navarro & Darling Escobar

Tract B- Samuel & Lindsey Remmert

Tract C- Lance Mercy

Tract D- Chance Lee

TRACT A

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East of the Indian base and meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of said Northeast Quarter (NE/4), thence South 89°32'33" East along the North line of said Northeast Quarter (NE/4) a distance of 661.40 feet to a point; thence South 00°02'13" West a distance of 60.00 feet to a point on the South Right-of-Way line of West 41st Street South; thence South 84°55'47" East along said South Right-of-Way line of West 41st Street South a distance of 331.96 feet to the Point of Beginning (P.O.B.); thence South 84°55'47" East continuing along said South Right-of-Way line of West 41st Street South a distance of 153.04 feet to a point; thence North 87°33'51" East continuing along said South Right-of-Way line of West 41st Street South a distance of 178.40 feet to a point; thence South 00°03'00" West a distance of 240.17 feet; thence South 89°32'59" East a distance of 330.66 feet to a point; thence South 00°03'23" West a distance of 330.13 feet to a point; thence North 89°33'24" West a distance of 661.25 feet to a point; thence North 00°02'36" East a distance of 573.73 feet to the Point of Beginning (P.O.B.); said tract contains 6.81 acres more or less.

TRACT B

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East of the Indian base and meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of said Northeast Quarter (NE/4), thence South 00°01'26" West along the West line of said NE/4 a distance of 60.00' to a point on the South Right-of-Way line of West 41st Street South; thence South 89°32'33" East along said South Right-of-Way line a distance of 37.50 feet to the Point of Beginning; thence continuing South 89°32'33" East along said South Right-of-Way line a distance of 37.50 feet to a point; thence South 00°01'26" West a distance of 600.66 feet to a point; thence South 89°33'24" East a distance of 1008.61 feet to a point; thence South 00°03'00" West a distance of 570.41 feet to a point; thence North 38°07'05" West a distance of 441.13 feet to a point; thence North 89°34'16" West a distance of 309.43 feet to a point; thence North 00°03'00" East a distance of 188.03 feet to a point; thence North 89°33'24" West a distance of 464.05 feet to a point; thence North 00°01'26" East a distance of 638.17 feet to the Point of Beginning and containing 218180.78 square feet or 5.01 acres more or less.

All bearings referred to herein are established grid bearings from WGS 84 datum. This description is provided on March 29, 2011 by Russell D. Lambillotte, OK 1555, a Registered Professional Land Surveyor in the State of Oklahoma.

TRACT C

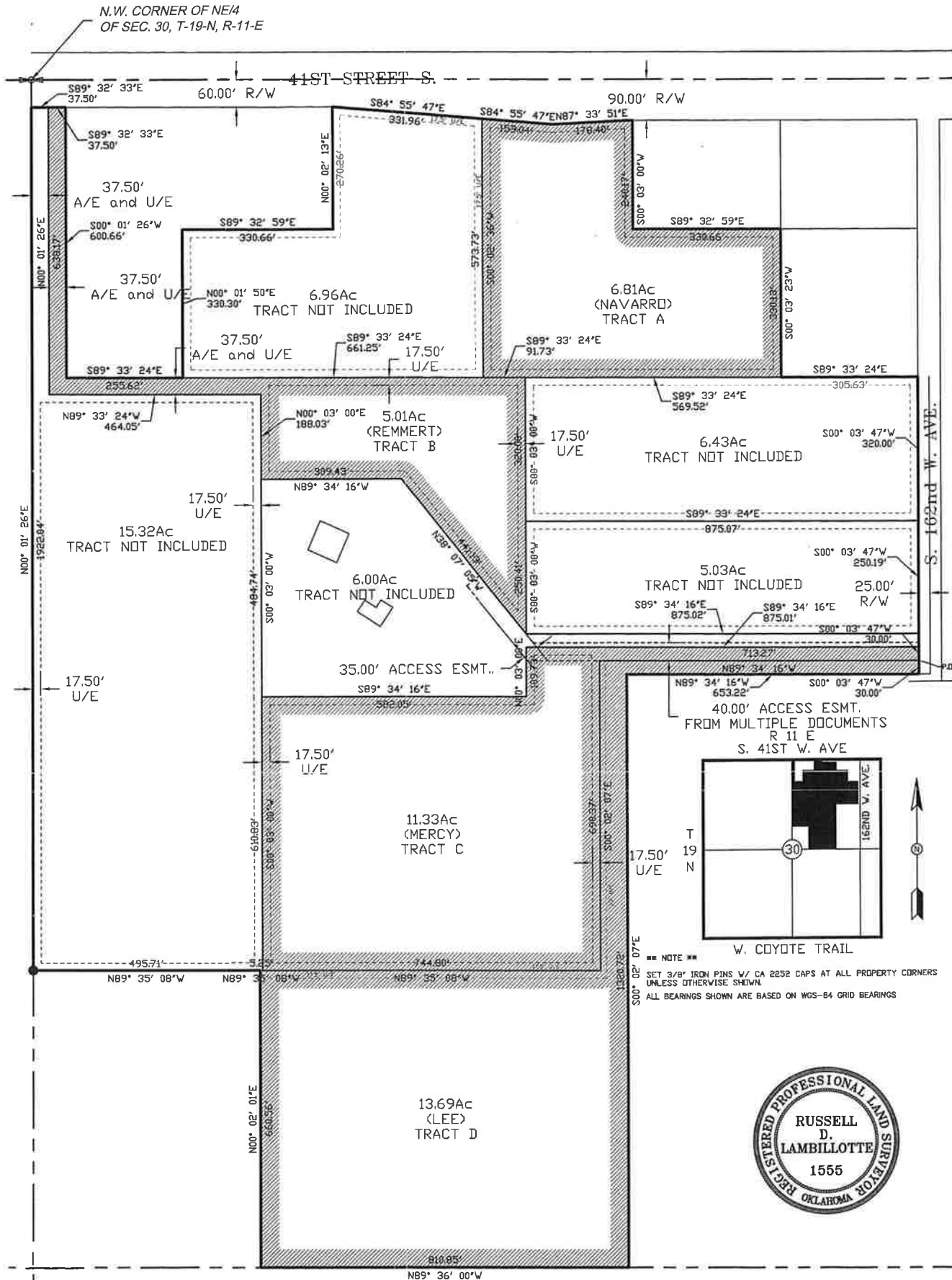
A tract of land located in the Northeast Quarter (NE/4) of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East of the Indian base and meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of said Northeast Quarter (NE/4), thence South 00°04'33" West along the East line of said Northeast Quarter (NE/4) a distance of 660.01 feet to a point; thence North 89°33'24" West a distance of 686.25 feet to a point; thence South 00°03'47" West a distance of 600.19 feet to the Point of Beginning; thence continuing South 00°03'47" West a distance of 30.00 feet to a point; thence North 89°34'16" West a distance of 713.27 feet to a point; thence South 0°02'07" East a distance of 690.37 feet to a point; thence North 89°35'08" West a distance of 744.81 feet to a point; thence North 0°03'00" East a distance of 610.83 feet to a point; thence South 89°34'16" East a distance of 582.05 feet to a point; thence North 0°03'00" East a distance of 109.73 feet to a point; thence South 89°34'16" East a distance of 875.01 feet to the Point of Beginning and containing 11.33 acres more or less.

TRACT D

A tract of land located in the Northeast Quarter (NE/4) of Section Thirty (30), Township Nineteen (19) North, Range Eleven (11) East of the Indian base and meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section Thirty (30), thence South 00°04'33" West along the East line of said Northeast Quarter (NE/4) a distance of 660.01 feet to a point; thence North 89°33'24" West a distance of 686.25 feet to a point; thence South 00°03'47" West a distance of 630.19 feet to the Point of Beginning (P.O.B.); thence North 89°34'16" West a distance of 713.27 feet to a point; thence South 00°02'07" East a distance of 690.37 feet to a point; thence North 89°35'08" West a distance of 750.06 feet to a point; thence South 00°02'01" West a distance of 660.56 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section Thirty (30); thence South 89°36'00" East along the South line of said Northeast Quarter (NE/4) a distance of 810.85 feet to a point; thence North 00°02'07" West a distance of 1320.72 feet to a point; thence South 89°34'16" East a distance of 653.22 feet to a point; thence North 00°03'47" East a distance of 30.00 feet to the Point of Beginning (P.O.B.); said tract contains 13.69 acres more or less.





City of

SAND SPRINGS

PO BOX 338 • 100 EAST BROADWAY STREET • SAND SPRINGS, OKLAHOMA 74063-0338 • (918) 246-2500 • FAX (918) 245-7101

April 10, 2006

Mr. Paul Shindel
Shindel Enterprises, L.L.C.
400 West 41st Street
Sand Springs, OK 74063

Dear Mr. Shindel:

Enclosed for your records is an original counterpart of the Agreement for Water Service, which has been recorded with the Tulsa County Clerk, pertaining to your property in the Northeast Quarter of Section 30, Township 19 North, Range 11 East in Tulsa County.

To our knowledge, this submittal completes the execution and exchange of official documents required to enable you to proceed with obtaining water service as set out in the documents.

Thank you for working with us to accomplish a mutually satisfactory solution to this rather unique situation.

Sincerely,

Vernon Smith
Infrastructure Planning Administrator

Enclosure

CC: Janice Almy, Deputy City Clerk
Wayne Morgan, Public Works Director/City Engineer
Jerry Easter, Public Works Division Supervisor
Janette Hanson, Customer Service Supervisor
David Weatherford, City Attorney
Donnie Wicker, Water Maintenance Superintendent



SAND SPRINGS FIRE DEPARTMENT

108 East Broadway P.O. Box 338 Sand Springs, Oklahoma 74063
(918) 246-2548 fax (918) 245-0372

May 3, 2012

Re: Shindel Properties – South of South 41st Street, West of 162nd West Ave.

To whom it may concern,

There is no fire hydrant requirement at this time for the above listed property. There would not be a fire hydrant requirement unless this property was platted to become a housing subdivision.

It is my understanding that this is not intended for a subdivision and each property owner will be responsible for their own construction within that property. Therefore, fire hydrants would only be recommended and not required.

Sincerely,

Stan A. Smith

A handwritten signature in black ink, appearing to read "Stan A. Smith", written over a horizontal line.

Fire Marshal
Sand Springs Fire Dept.

23.10

RM-0 CS
PUD-522

PUD-625

E 82 PL S
S 100 E AVE
RS-3
E 83 ST S
S 100 E PL

AG

AG

S MINGO RD

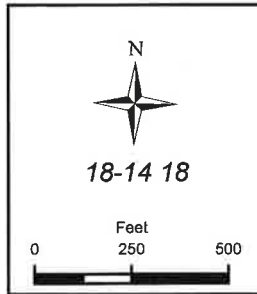
E 83 PL S
E 84 ST S
S 98 E AVE
S 98 E PL
E 85 ST S
S 100 E PL
E 85 PL S
S 99 E AVE
S 100 E AVE

DAVIS VILLAGE

CO

PUD-559
PUD-559A

E 88 ST S



S 101 E AVE
S 101 E AVE

RS-3

169

169

AG

CO

24.1

E 91st ST S

CO

E 91 PL S

CS

AG

OL

PUD-298
RS-3

RS-3
PUD-721

OL

CS

AG



18-14 18



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

PRELIMINARY SUBDIVISION PLAT

Davis Village - (8418) (CD 7)

North of East 91st Street South, East of South Mingo Road

This plat consists of 1 Lot, 1 Block, on 19.6 acres.

The following issues were discussed May 3, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 559 and Corridor 5888-SP-1. Limits of Access need to be shown appropriately per Traffic Engineering approval. A cul-de-sac or hammerhead should be provided for the stub street that terminates in the apartment project if the street is not going to provide through access. Explorer pipeline has to release the plat and needs to determine if parking or crossing the existing line will be permitted. The "Gulf" pipeline at the northwest corner of the property has been sold to Verizon and this will need to have a release letter also. Show the full development area or areas over the plat on a separate sheet. The street to the east of the site is a private street and agreement to access the street needs to be shown from TCC and South Crest Hospital. There is no stub street or access to the property to the south. The original PUD conceptual plan showed an east/west street through the site. The consulting engineer needs to show why this could not be built as part of the proposal. Circulation is critical to the development. The Covenants need to be consistent with PUD and CO standards for the site. The existing trail, if crossed for access, would need approval through the Engineering Services Department especially as it was built with federal funding.
2. **Streets:** No comment.
3. **Sewer:** Additional easement may be required to provide sanitary sewer service to the property. In Section I G, instead of "Installation or necessary maintenance" use "Constructing, Maintaining, Operating, Repairing, Replacing, and or Removing". You did not provide any information regarding sanitary sewer service to the proposed buildings. All 8 inch sewer lines, both public and private, must be constructed through the IDP (infrastructure development plan) process. Additional easement may be required for public sanitary sewer mains. No water connections will be approved until the sanitary sewer connections have been approved. The proposed finished floor elevation for building #14 does not appear to have enough fall to connect to the existing sanitary sewer main. The finished floor elevation for building # 4 also appears to be too low to allow a service line to connect.
4. **Water:** Additional easement is required for a looped water main line. Per atlas there is an existing 12 inch line running along south side of South

Mingo. Connection will require crossing of Little Haikey creek. A looped water main line inside a 20 foot restrictive waterline easement is required for serving the apartment complex.

5. **Storm Drainage:** Do not overlap detention easements, overland drainage easements, and storm sewer easements with each other. Please label the "Little Haikey Creek Tulsa Regulatory Floodplain" as such. The limits of the floodplain must be determined by plotting the master drainage plan profile elevations on a topography map with surveyed elevations. Please use City of Tulsa standard language for "Water, Sanitary Sewer, and Storm sewer service", "Surface Drainage" and "Roof Drain Requirements". In Section II: Please remove "Drainage Easement", and its language; and replace it with the City of Tulsa standard language for "Overland Drainage Easements".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO needs wording put in covenants for overhead lines and easements near the south of the site.
7. **Other: Fire:** Provide fire hydrants per the International Fire code. Provide fire department aerial access if buildings exceed 30 feet in height.
GIS: On the Location Map "Union Elementary No. 13 Addition" is not labeled. On the face of the plat state the scale of the drawing in written form underneath the graphic scale bar. Add the words "Preliminary Plat" above the plat name on the face of the plat. Submit a Subdivision Control Data Form per Subdivision Regulations. Add standard language for Certificate of Occupancy restrictions and utility easement dedication.

Staff recommends **APPROVAL** of the subdivision plat with the TAC recommendations and the special and standard conditions listed below.

The Homeowners in the Addition north of the site had requested a continuance of the plat and Minor Amendment to June 6, 2012. The Minor Amendment was continued to the May 16, 2012 meeting. Planning Commission needs to address the continuance request of the plat to June 6, 2012.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

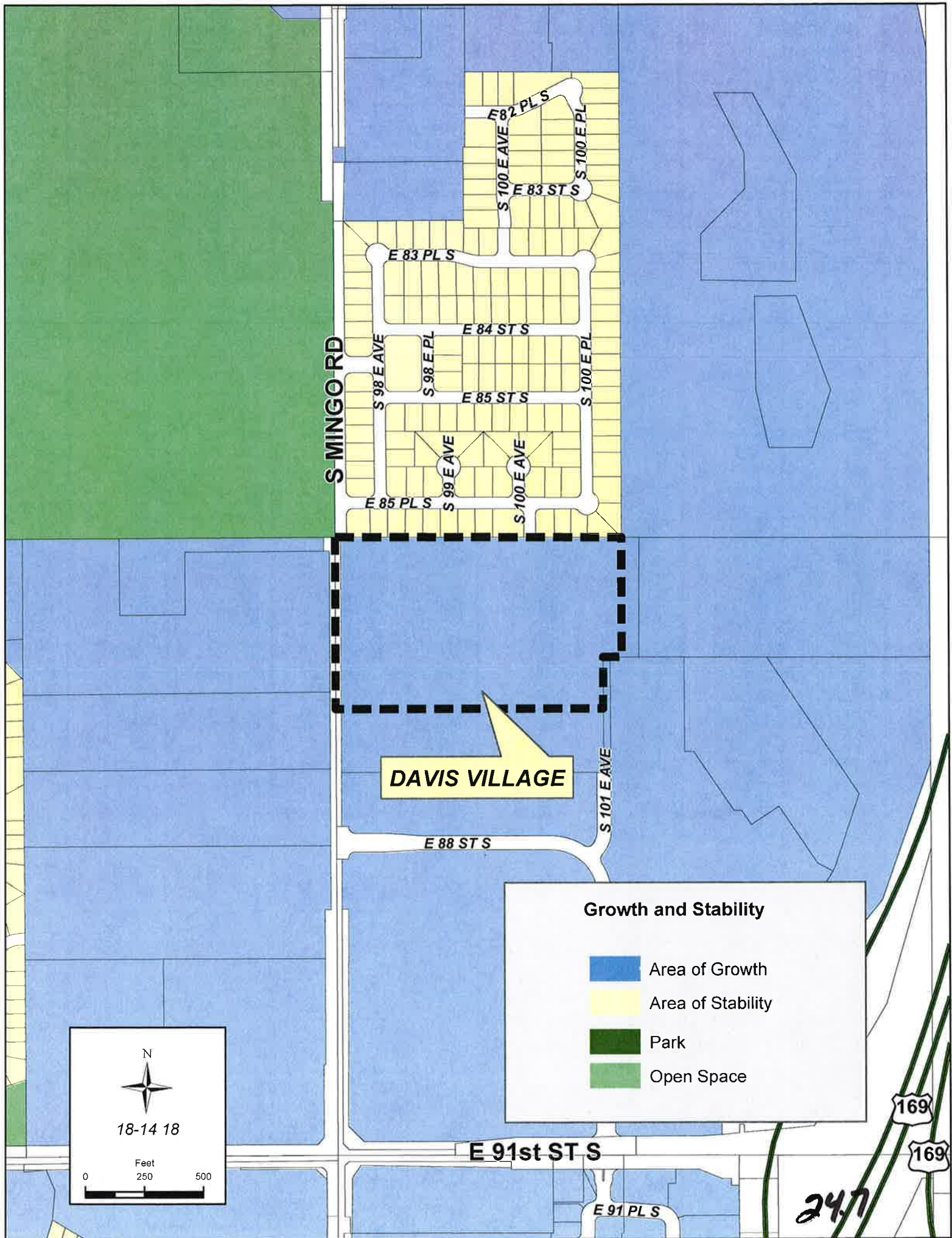
1. The concerns of the public works staff and development services staff must be taken care of to their satisfaction.

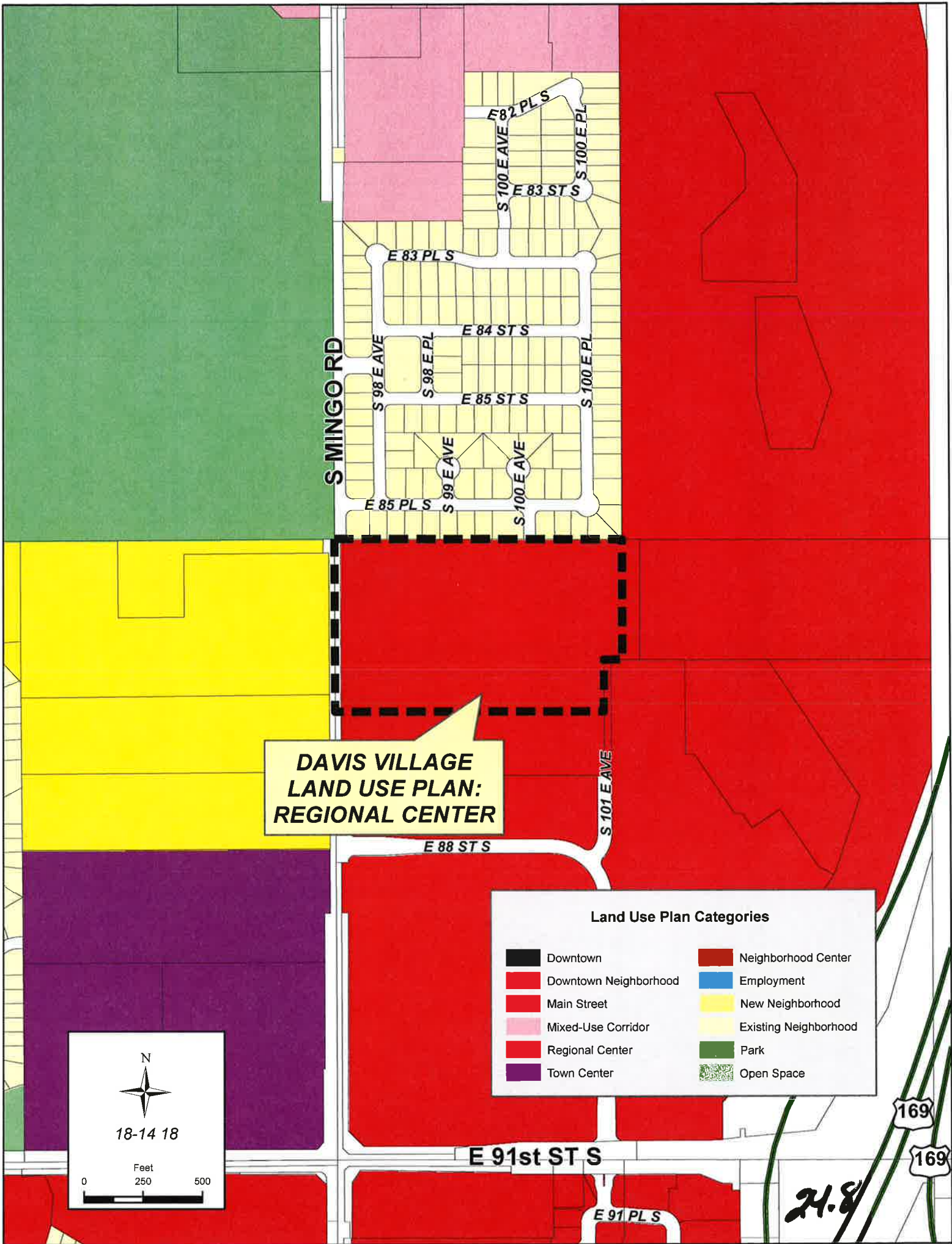
Standard Conditions:

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.





May 2, 2012

To: TMAPC Recording Secretary and
City of Tulsa and County of Tulsa Board of Adjustments Recording Secretary,

Re: Request for Continuance of Item 11 on the Consent Agenda, Meeting 2625, May 2, 2012, 1:30 pm. PUD-559-2/Z-5888-SP-1b - Sack & Associates/Eric Sack, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting Minor Amendment to increase the permitted building height for two and three-story apartment buildings within Development Area B of PUD-599, CO (CD-7).

1. Request for Continuance of the Minor Amendment until June 6, 2012

Jeffrey R. Harjo and Shari A. Harjo, residing at 10018 East 85th Place, Tulsa, OK 74133, and the residents of South Towne Square, ***respectfully request a continuance of this Minor Amendment until June 6, 2012.*** As discussed with INCOG staff, notice of the Sack & Associates development plan was provided to us and the residents less than a week ago. We request at least 30 days to study this matter, discuss with counsel and with the South Towne Square Neighborhood Association.

2. Request for Deferral of the Proposed Subdivision Plat Approval until June 6, 2012

We also received from TMAPC on April 27, 2012 notice of a public hearing on a Proposed Subdivision Plat Approval, "Davis Village" addition. This notice relates to same PUD 559 and location as the minor amendment referenced above. The April 27, 2012 notice includes Sack & Associate's development plan for apartment buildings adjacent to our neighborhood. The proposed development plan is significantly different than the original development plan in PUD 559, approved 15 years ago in 1997.

The proposed development plan appears to include construction adjacent to our neighborhood that would require destruction of trees and habitat, including areas designated as wet lands. The proposed development plan also appears to include construction on or around a major pipeline. The original PUD, approved 15 years ago in 1997, appears to avoid the areas adjacent to our neighborhood and the pipeline.

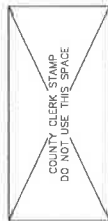
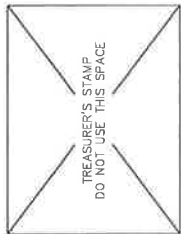
The April 27, 2012 notice states that TMAPC is scheduled to hear this matter on May 16, 2012. ***We respectfully request that the TMAPC hearing to discuss the Proposed Subdivision Plat Approval be deferred until June 6, 2012.*** Again, as discussed with INCOG staff, notice of the Sack & Associates development plan was provided to us and the residents less than a week ago. We request at least 30 days to study this matter, discuss with counsel and with the South Towne Square Neighborhood Association. We would also use this time to reach out to Sack & Associates to obtain a better understanding of their development plans and to negotiate, if they are willing, regarding areas of concern for our families and our neighborhood.

Jeffrey R. Harjo and Shari A. Harjo and
South Towne Square Residents

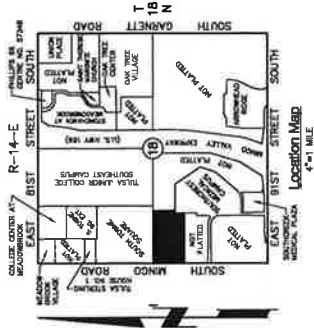
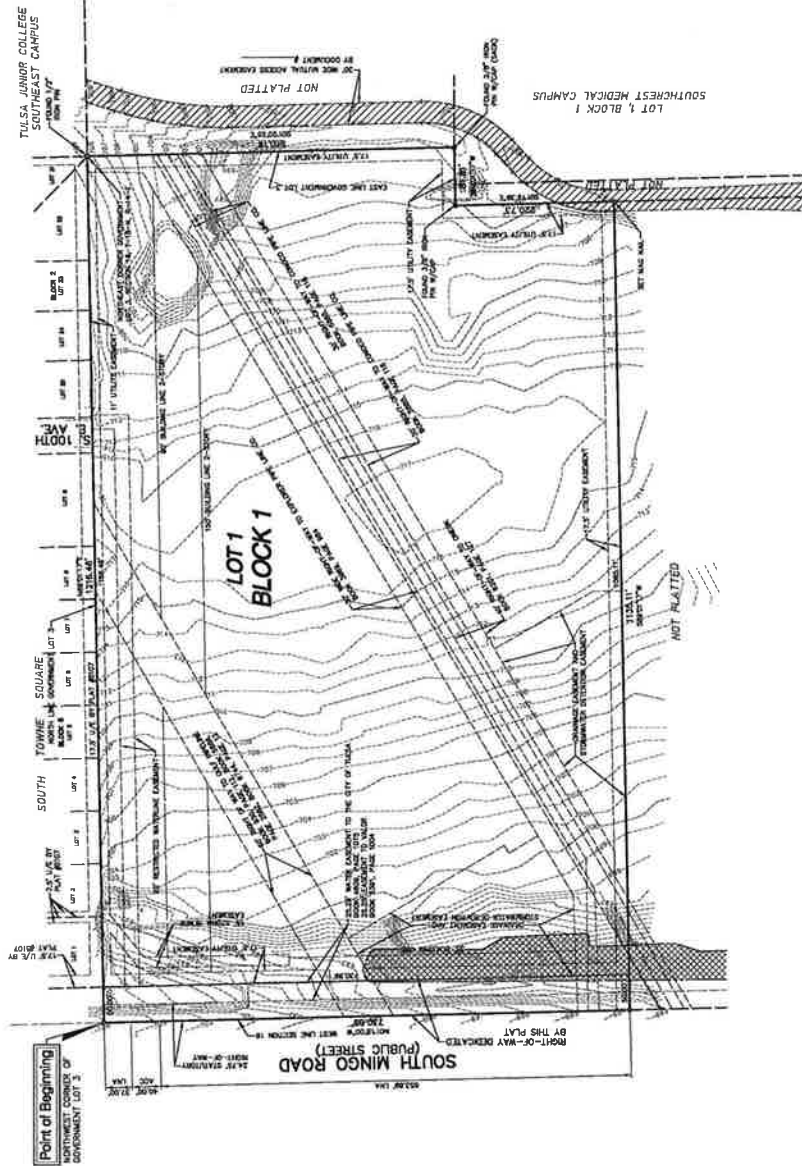
24.9

Davis Village

A SUBDIVISION OF PART OF
GOVERNMENT LOT 3 OF SECTION 18, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 559
Corridor District Site Plan Number 5888-SP-1



CERTIFICATE OF APPROVAL I, the undersigned, being a duly qualified and acting City Engineer of the City of Tulsa, Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.	
CITY ENGINEER	BY
APPROVED	BY
City Engineer	City Engineer
Mayor	Mayor
Attest City Clerk	Attest City Clerk
Approved City Attorney	Approved City Attorney



Owner
DAVIS DEVELOPMENT
1050 EAST 100TH AVENUE, SUITE 300
TULSA, OKLAHOMA 74116
PHONE (918) 474-1000

Engineer / Surveyor
DAVIS AND ASSOCIATES, INC.
1050 EAST 100TH AVENUE, SUITE A
TULSA, OKLAHOMA 74116-1019
PHONE (918) 474-1000
E-MAIL: DAVIS@DAVISANDASSOCIATES.COM
C.A. No. 1783

Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE GOVERNMENT LOT 3 HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF N01°16'16" W.

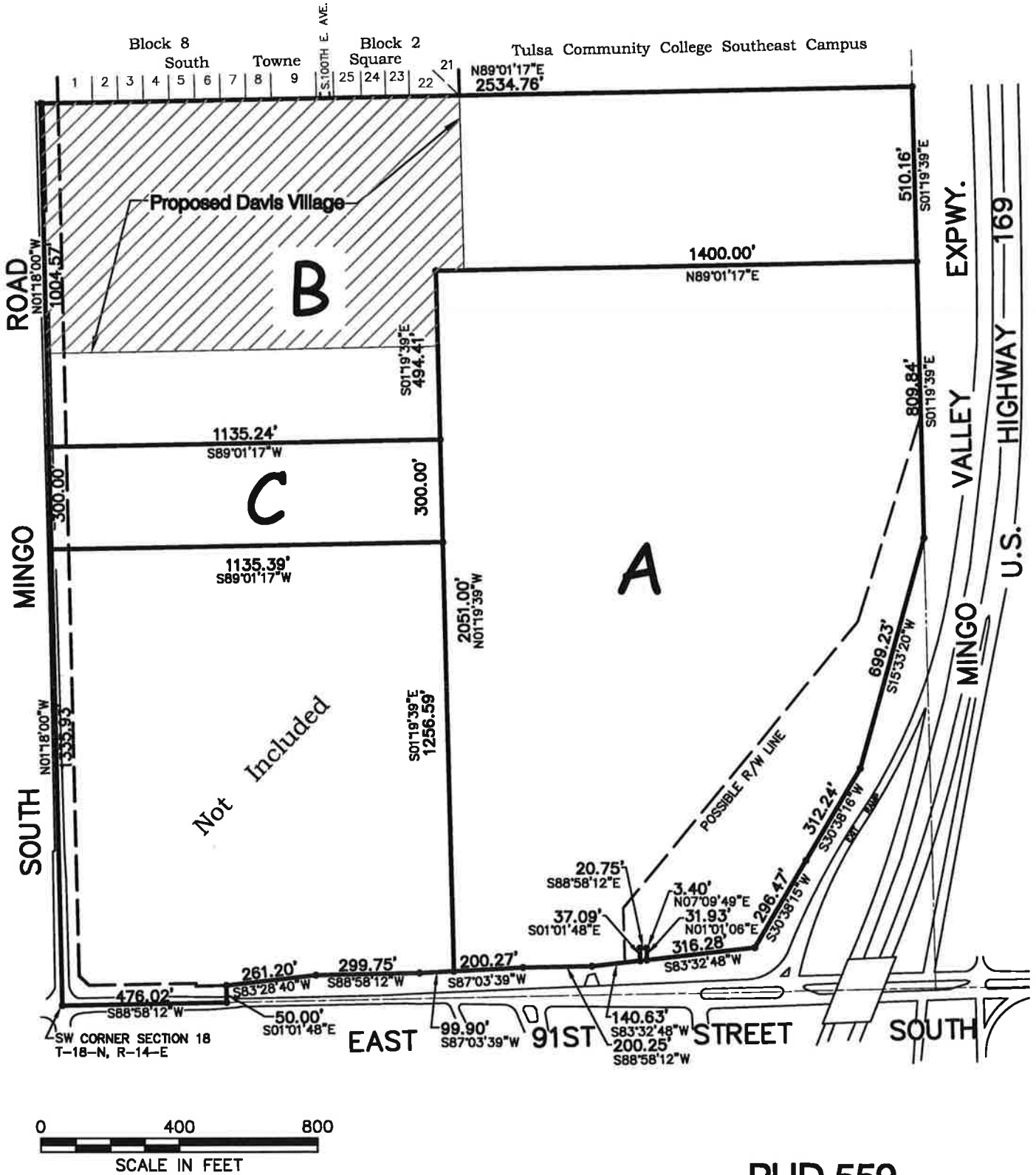
Monumentation
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN OR A 1/2" x 18" ALUMINUM PIN. THE MONUMENTS SHALL BE NUMBERED 1783 AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS.

Legend
ACC = ACCESS PERMITTED
LMA = LIMITS OF NO ACCESS
30' WIDE MUTUAL ACCESS EASEMENT
LIMITS OF CITY OF TULSA REGULATORY JURISDICTION

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 18,181 ACRES

Surveyor Note
THE LAST SITE VISIT WAS MADE ON FEBRUARY, 2012

24.10



PUD 559 DEVELOPMENT AREA EXHIBIT

MAY 9, 2011

24.11



SACK AND ASSOCIATES, INC.

3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1462 (LA)

Project: 87TH AND MINGO-A
Drawn: MBC Order: F918F

Drawing: EXHBT05A
File: 1814.18 Drawer:

XREFs: COPYRITE S-811X T-SAI/2
Plotted: 09 MAY 2012

RM-O
CS
PUD-522

PUD-625

RS-3
E 82 PL S
S 100 E AVE
E 83 ST S
S 100 E PL

AG

AG

S MINGO RD

E 84 PL S
S 98 E AVE
S 98 E PL

E 83 PL S

E 84 ST S

E 85 ST S

E 85 PL S

S 100 E PL

CO

PUD-559-2
Z-5888-SP-1b

PUD-559
PUD-559A

E 88 ST S

S 101 E AVE

S 101 E AVE

RS-3

RS-3
PUD-721

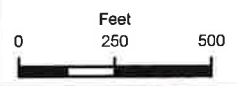
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18-14 18



E 91st ST S

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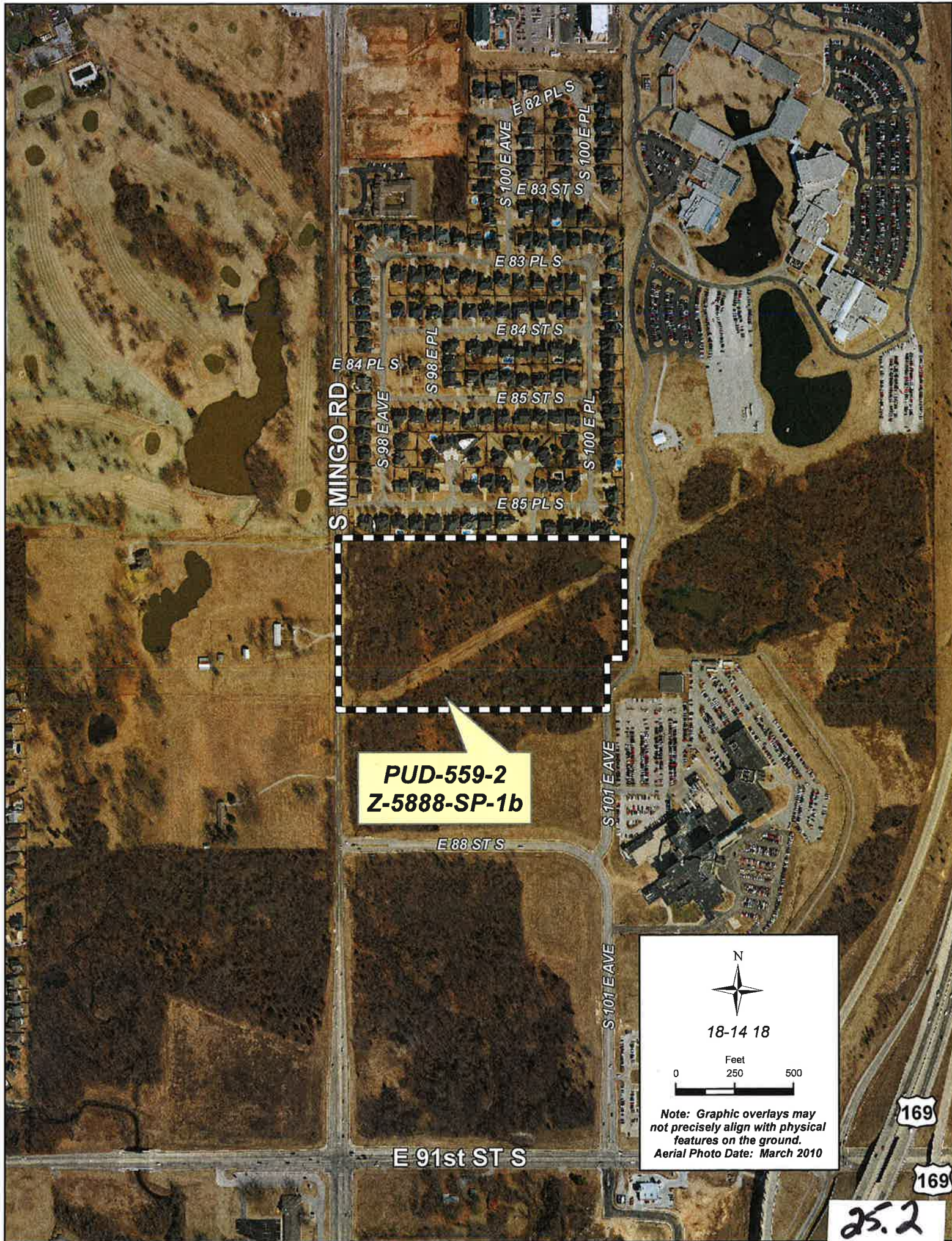
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169

CO

PUD-298

OL
PUD-268C



S MINGO RD

PUD-559-2
Z-5888-SP-1b

E 88 ST S

E 91st ST S

E 82 PL S
S 100 E AVE
E 83 ST S
S 100 E PL

E 83 PL S

E 84 ST S

E 85 ST S

E 85 PL S

E 84 PL S

S 98 E AVE

S 98 E PL

S 100 E PL

S 101 E AVE

S 101 E AVE



18-14 18

Feet
0 250 500

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

169

169

25.2

May 16, 2012

STAFF RECOMMENDATION

PUD-559-2/Z-5888-SP-1b: Minor Amendment – Northeast corner of South Mingo Road and East 88th Street South; TRS 18-14-18; CZM 54; Atlas 1731; CD 7; CO.

This request was continued from the May 2nd meeting of the TMAPC. The applicant is requesting a minor amendment to increase the permitted building height for two- and three-story apartment buildings within Development Area B of PUD-559. There is no request to amend any other standard of PUD-559. The apartment use is permitted use within this development area of the PUD.

Section 1107.H.9 of the Code allows the TMAPC to modify building heights by minor amendment so long as the approved development plan, the approved PUD standards and the character of the development are not substantially altered.

Approved in 1997, PUD-559 is a multi-use PUD permitting College University within Use Unit 2, Hospital within Use Unit 5, Multifamily dwellings as permitted in Use Unit 8, Use Unit 11 (office uses) and Outdoor Advertising as permitted within Use Unit 21, within three development areas as identified on the attached Exhibit B.

PUD-559 has an established building height for multifamily dwellings in Development Area B as follows:

Within 150 feet of the northern boundary of Area B abutting South Towne Square:	Two stories not to exceed 30 feet
---	-----------------------------------

Remainder of Area B:	Three stories not to exceed 43 feet.
----------------------	--------------------------------------

The applicant proposes height increases as follows:

Within 150 feet of the northern boundary of Area B abutting South Towne Square:	Two stories, not to exceed 39 feet, nor a top plate height of 27 feet.
---	--

Remainder of Area B:	Three stories, not to exceed 52 feet nor a top plate height of 37 feet.
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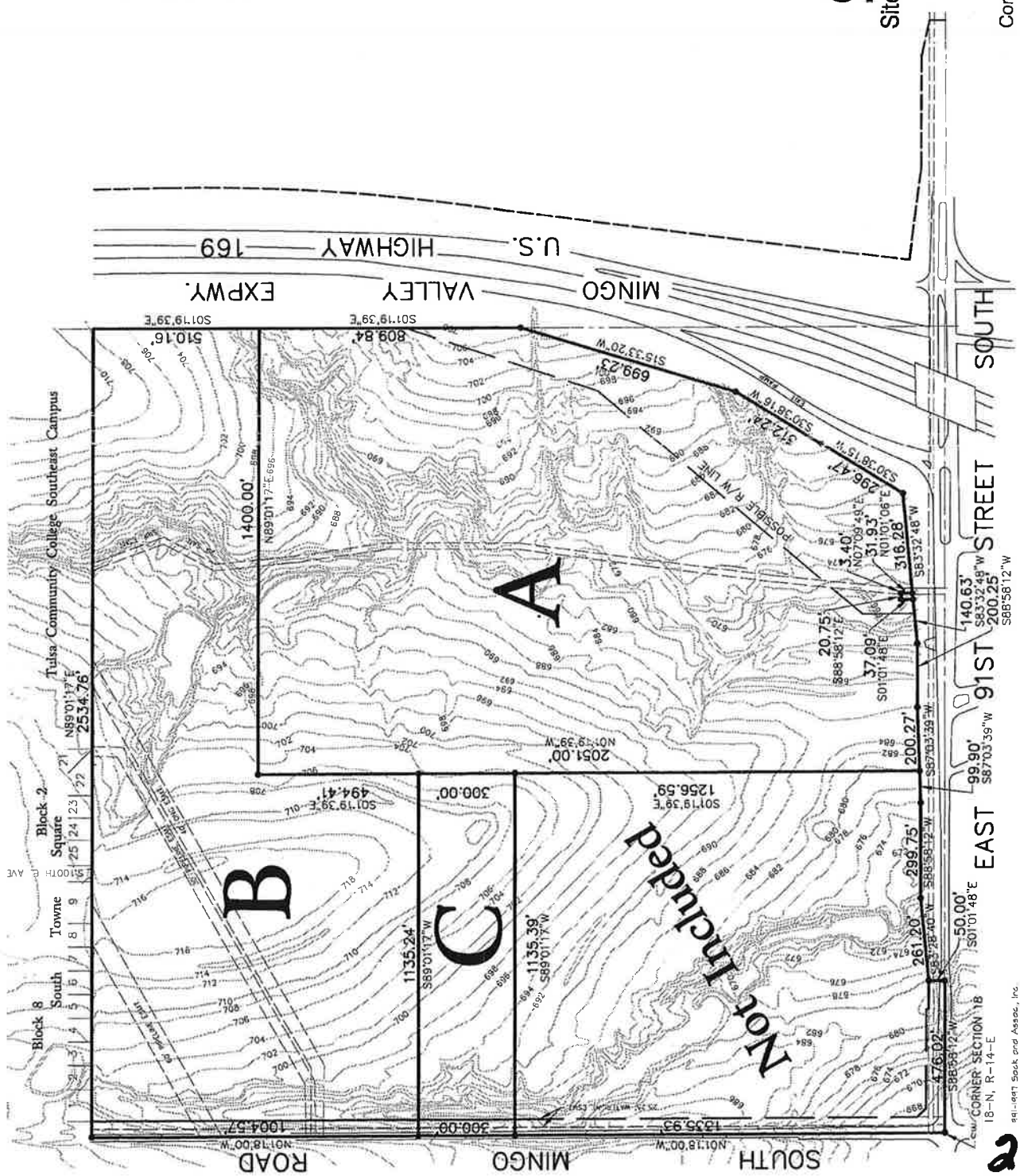
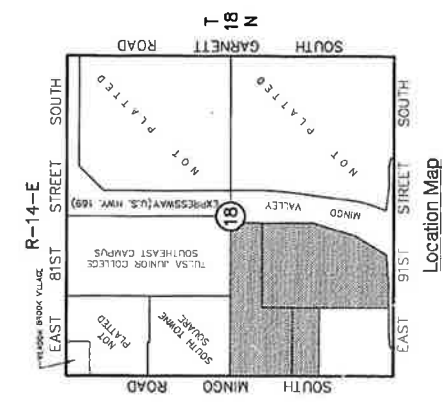
The applicant has indicated that the finished floor elevation for all buildings will not be increased. The height increase is strictly for uninhabitable portions of the buildings to allow for a greater roof pitch giving the buildings a more residential appearance to blend with the surrounding neighborhood. The existing permitted building height would require a much less pitched roof, creating a more institutionalized aesthetic. Please refer to the attached cross section exhibits showing a typical elevation of the two-story buildings with the less pitched roof at the existing permitted building height versus the pitch in the roof as requested with this amendment. Also included is a cross section showing the buildings in relation to the single-family homes to the north.

The 90-foot setback from South Towne Square (the northern boundary of the PUD) for two-story or less buildings and the 150-foot setback for three-story buildings as required by PUD-559 remain effective.

Staff recommends **APPROVAL** of minor amendment PUD-559-2/Z-5888-SP-1b.

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

25.3



ColumbiaCrest
 Site and Development Area Map
 and Topography
EXHIBIT 'B'
 P.U.D. No. 559
 Corridor District Site Plan No. 5888-SP-1

25.4

PUD-559
Minor Amendment of part of Development Area B
April 11, 2012

The purpose of this amendment is to permit the proposed two- and three-story apartment buildings allowed within Development Area B to be constructed with a roof pitched similar to the single-family residential structures in the area. It is not the intent of this amendment to allow the structures, specifically the floors and windows within the structure, to be any further above the ground elevation than originally permitted by PUD-559. This amendment proposes to increase the building height so the roof pitch can be increased while imposing a top plate height restriction to maintain the original intent of the PUD height limitation. Therefore, the entirety of the height increase will occur in the roof structure which is a non-habitable portion of the buildings.

Development Area B	<u>Approved Standard</u>	<u>Proposed Standard</u>
Maximum Building Height:		
Use Unit 8 uses:		
Within 150' of northern boundary of Area B that abuts South Towne Square	Two stories nor more than 30 feet	Two stories nor more than 39 feet with a top plate height not to exceed 27 feet
Remainder of Area B	Three stories nor more than 43 feet	Three stories nor more than 52 feet with a top plate height not to exceed 37 feet

All other development standards within Development Area B of PUD-559 shall remain as approved, unchanged by the amendments herein.



Boundary line between South Towne Square and subject property from the east



Northern portion of Dev. Area B of PUD-559 from 101st Avenue East (looking east)

25.6



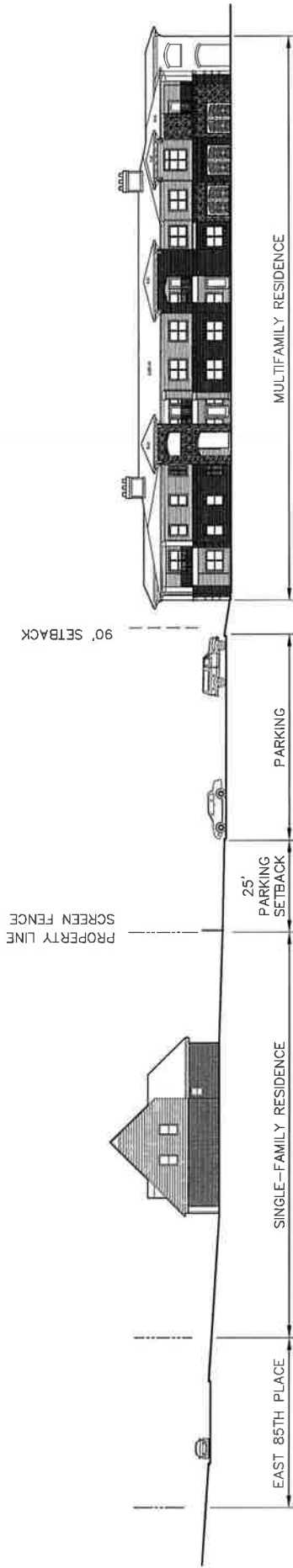
Dev. Area B of PUD-559 from East 88th Street South (looking north)



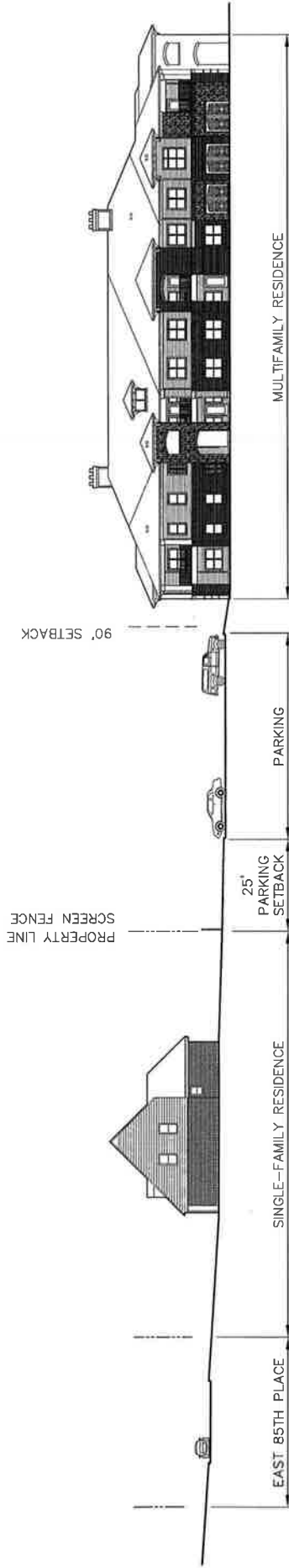
Boundary line between South Towne Square and Area B of PUD-559 from the west.



Looking south at Dev. Area B from west side of Mingo Rd.

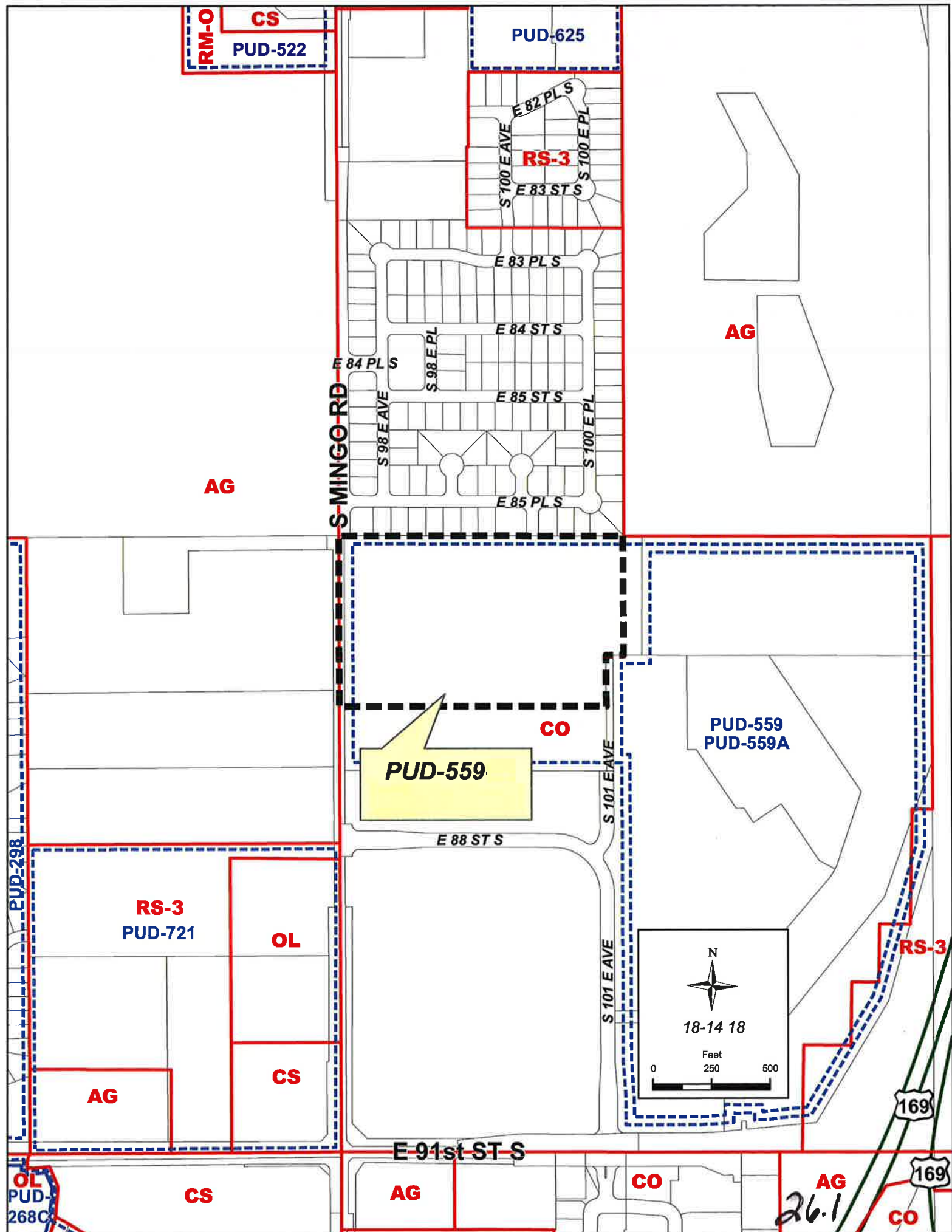


PUD 559



PUD 559 MINOR AMENDMENT





RM-O
CS
PUD-522

PUD-625
RS-3
E 82 PL S
S 100 E AVE
E 83 ST S
S 100 E PL

AG

AG

S MINGO RD

E 83 PL S
E 84 ST S
E 84 PL S
S 98 E AVE
S 98 E PL
E 85 ST S
S 100 E PL
E 85 PL S

PUD-559

CO

PUD-559
PUD-559A

PUD-298

RS-3
PUD-721

OL

CS

AG

OL
PUD-268C

CS

E 91st ST S

AG

CO

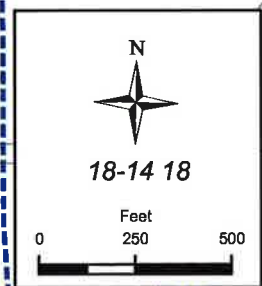
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CO

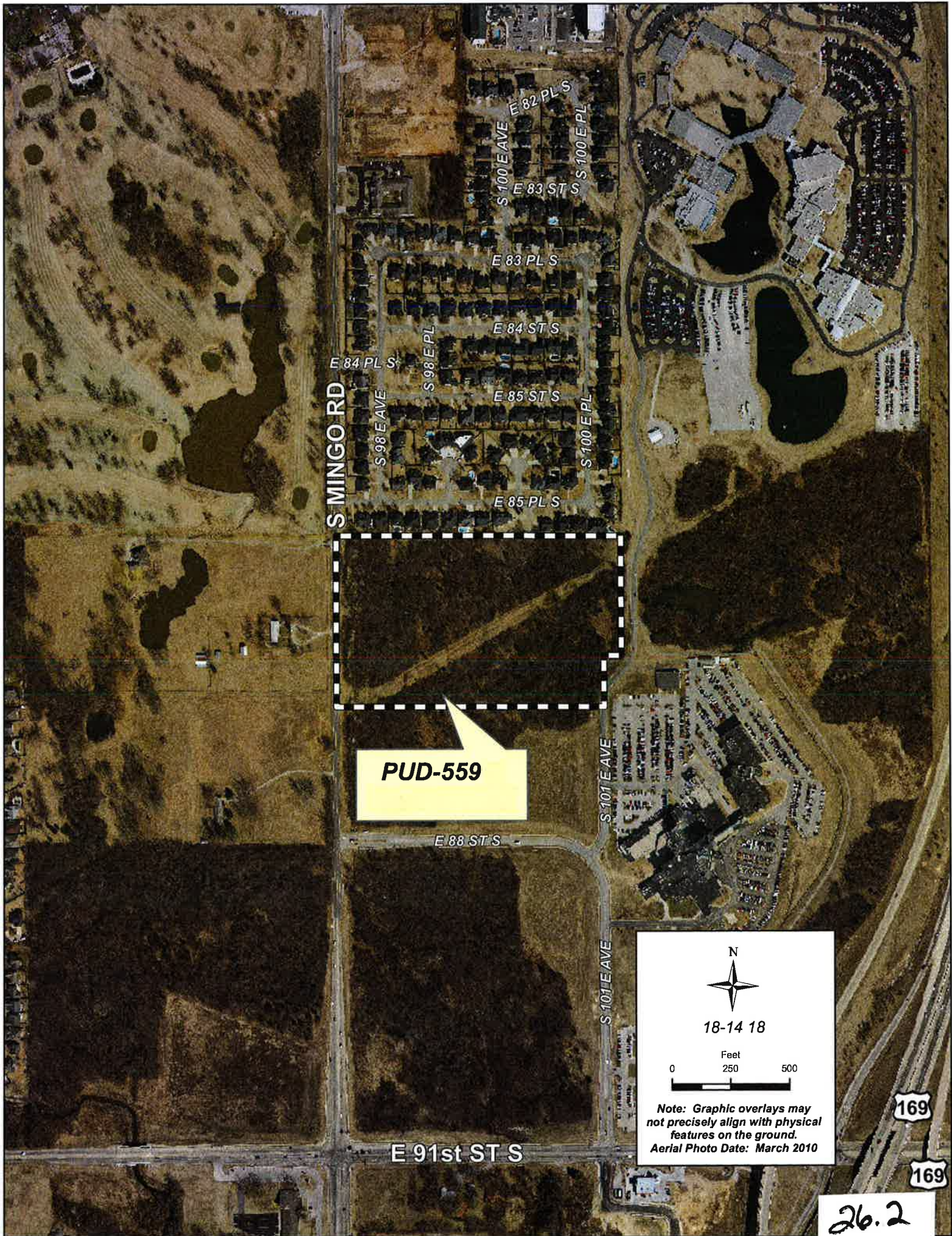
169

169

26.1



18-14 18



S MINGO RD

E 84 PL S

S 98 EAVE

S 98 EPL

E 83 PL S

E 84 ST S

E 85 ST S

E 85 PL S

E 82 PL S

S 100 EAVE

E 83 ST S

S 100 E PL

E 88 ST S

S 101 EAVE

S 101 EAVE

E 91st ST S



18-14 18

Feet

0

250

500

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

169

169

26.2

May 16, 2012

STAFF RECOMMENDATION

PUD-559-2/Z-5888-SP-1b: PUD Detail Site Plan – Northeast corner of South Mingo Road and East 88th Street South; TRS 18-14-18; CZM 54; Atlas 1731; CD 7; CO.

The applicant is requesting approval of a detail site plan for a 289-unit, two- and three-story apartment complex. The proposed use, Use Unit 8 – Multifamily and Similar Uses is a permitted use in Development Area B of PUD-559.

The submitted site plan meets all applicable building floor area, unit per acre requirements, open space, and setback limitations.

Also appearing on the May 16th agenda of the TMAPC is minor amendment PUD-559-2 seeking to increase the maximum permitted building height for two- and three-story units. The proposal is to increase the permitted building height from two stories not to exceed 30 feet and three stories not to exceed 43 feet to two stories, not to exceed 39 feet, or a top plate height of 27 feet and three stories not to exceed 52 feet or a top plate height of 37 feet. The site plan submitted herein complies with the height restrictions of the minor amendment request. Approval of this detail site plan would be contingent upon approval of minor amendment PUD-559-2.

Access to the site will be provided from one point along Mingo Road on the west and one point along the north-south mutual access easement on the east side of the site. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping will be provided per the PUD and Landscape Chapters of the Zoning Code. Any 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 said residential district. A six-foot screening fence will be provided along the north, west and south boundaries of the development. A trash enclosure will be provided as required by the PUD and meets the minimum setback requirement as established by the PUD (200 feet required / 450 feet proposed). Sidewalks will be provided along Mingo Road as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-559, subject to the approval of PUD minor amendment PUD-559-2.

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

26.3



Location Map

SITE PLAN STATISTICS

PROPOSED DEVELOPMENT: 15 UNITS
 DEVELOPMENT AREA: 1.0 ACRES
 PROPOSED USE: MULTIFAMILY DWELLINGS AND ACCESSORY BUILDINGS
 TOTAL LOT AREA: 1.0 ACRES
 MAXIMUM GROUND COVER: 15%
 MAXIMUM BUILDING HEIGHT: 30 FEET
 MAXIMUM BUILDING SETBACK: 10 FEET
 MAXIMUM BUILDING FOOTPRINT: 10,000 SQ. FT.
 MAXIMUM BUILDING VOLUME: 300,000 CU. FT.
 MAXIMUM BUILDING AREA: 10,000 SQ. FT.
 MAXIMUM BUILDING SETBACK: 10 FEET
 MAXIMUM BUILDING FOOTPRINT: 10,000 SQ. FT.
 MAXIMUM BUILDING VOLUME: 300,000 CU. FT.
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 MAXIMUM BUILDING FOOTPRINT: 10,000 SQ. FT.
 MAXIMUM BUILDING VOLUME: 300,000 CU. FT.
 MAXIMUM BUILDING AREA: 10,000 SQ. FT.

DAVIS APARTMENTS

8700 SOUTH MINGO ROAD

DETAIL SITE PLAN

PUD 559/Z-5888-SP-1

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.

DATE: 5/15/2017

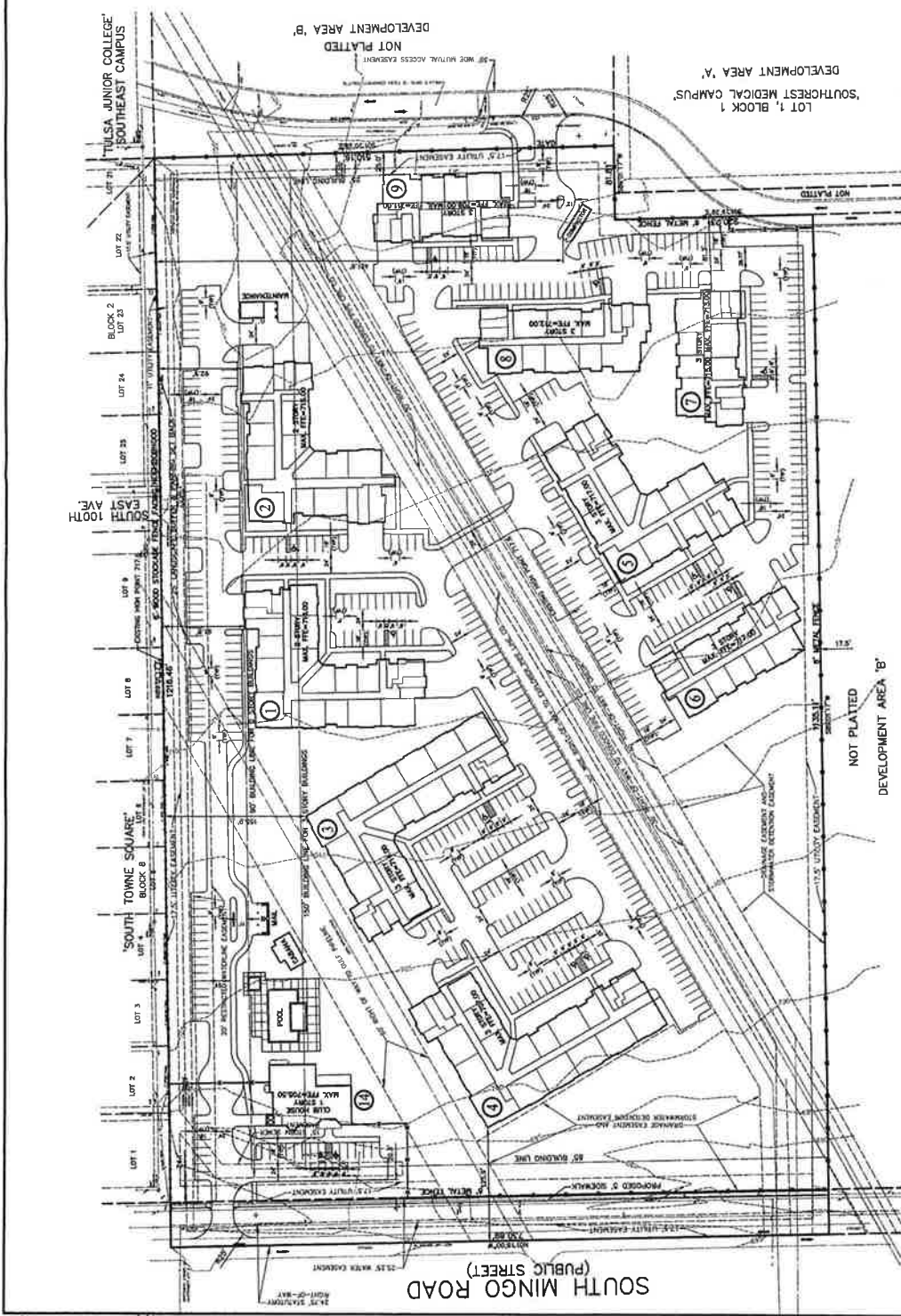
BY: [Signature]

FOR: [Signature]

SCALE: 1" = 40'

ATLAS PAGE NO. 879, 1002

SHEET 1 OF 1 SHEETS



NOT PLATTED
 DEVELOPMENT AREA 'A'

NOT PLATTED
 DEVELOPMENT AREA 'B'

NOT PLATTED
 DEVELOPMENT AREA 'C'

NOT PLATTED
 DEVELOPMENT AREA 'D'

NOT PLATTED
 DEVELOPMENT AREA 'E'

NOT PLATTED
 DEVELOPMENT AREA 'F'

NOT PLATTED
 DEVELOPMENT AREA 'G'

NOT PLATTED
 DEVELOPMENT AREA 'H'

NOT PLATTED
 DEVELOPMENT AREA 'I'

NOT PLATTED
 DEVELOPMENT AREA 'J'

NOT PLATTED
 DEVELOPMENT AREA 'K'

NOT PLATTED
 DEVELOPMENT AREA 'L'

NOT PLATTED
 DEVELOPMENT AREA 'M'

NOT PLATTED
 DEVELOPMENT AREA 'N'

NOT PLATTED
 DEVELOPMENT AREA 'O'

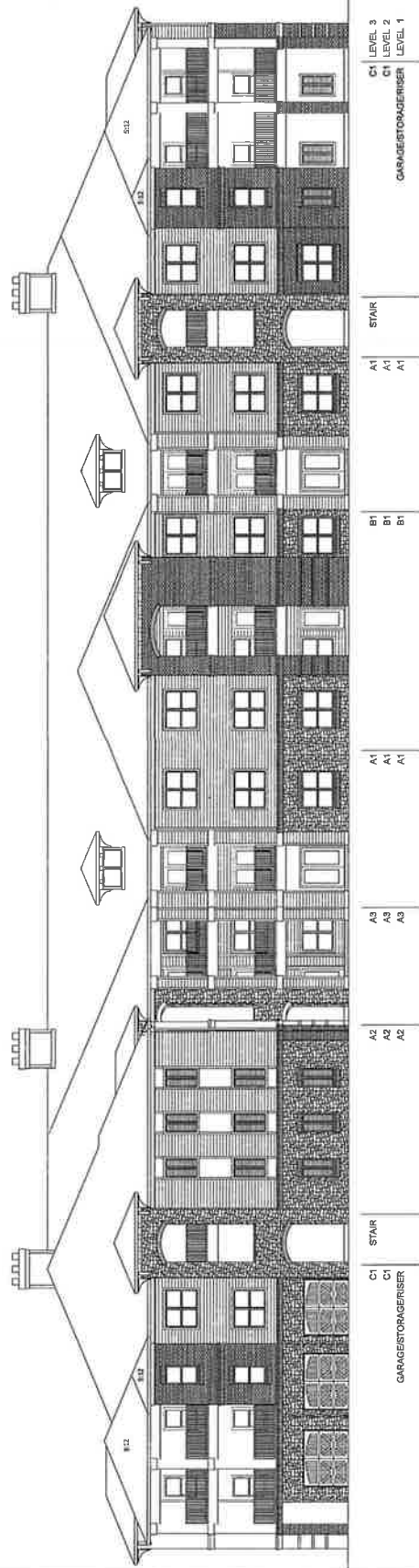
NOT PLATTED
 DEVELOPMENT AREA 'P'

NOT PLATTED
 DEVELOPMENT AREA 'Q'

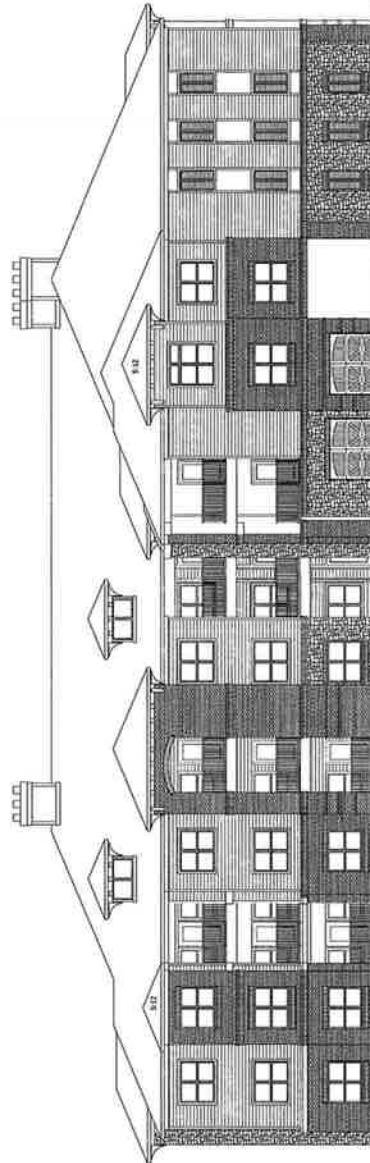
NOT PLATTED
 DEVELOPMENT AREA 'R'

26.4

DATE	BY	DATE	DESCRIPTION



1. BUILDING 3 WEST ELEVATION
1/8" = 1'-0"



2. BUILDING 3 SOUTH ELEVATION
1/8" = 1'-0"

STAMP

CUSTOMER
DAVIS
DEVELOPMENT
STOCKBRIDGE, GA

PROJECT
87TH & MINGO ROAD
TULSA, OK

DRAWING TITLE
EXTERIOR
ELEVATIONS

DATE
4/3/2019
PROJECT NUMBER
1000
DRAWING NUMBER
A4-3A

NOT RELEASED FOR CONSTRUCTION