

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2674**

**May 21, 2014, 1:30 PM**

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

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

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review TMAPC receipts for the month of April 2014

1. Minutes of May 7, 2014, Meeting No. 2673

**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-575** (Lot-Combination) (CD-1) – Location: South of the southeast corner of West Apache Street and North Denver Place
3. **LC-576** (Lot-Combination) (CD-1) – Location: North of the northwest corner of West 46<sup>th</sup> Street North and North Elwood Avenue
4. **Change of Access** – Parts of Lot 2 and 3, Block 1, Amended Plat of Regency Center, Location: Northwest corner of East 51<sup>st</sup> Street South and South Mingo Drive, (CD-7)
5. **Z-7164-SP-1 – Kaw Valley Engineering, Inc./The Walk at Tulsa Hills, LLC**, Location: Northeast corner of South Olympia Avenue and West 83<sup>rd</sup> Street, requesting a **Corridor Detail Site Plan** for a new grocery store in a Corridor District, CO, (CD-2)
6. **Legends on Memorial** – Final Plat, Location: East of South Memorial Drive and North of East 91<sup>st</sup> Street South, (CD 7)

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



## **PUBLIC HEARINGS:**

7. **The Preserve** – Preliminary Plat, Location: North of the northwest corner of East 131<sup>st</sup> Street and South Sheridan Road, (CD-8)
8. **The Estates at The River** – Preliminary Plat, Location: East of southeast corner of East 121<sup>st</sup> Street and South Yale Avenue, (CD-8)
9. **PUD-759 A** – Plat Waiver, Location: Northwest corner of the intersection of East 121<sup>st</sup> Street South and South Sheridan Road, (CD-8)
10. **Z-7263 – TMAPC**, Location: Berryhill Annexation Area/northwest corner of South 75<sup>th</sup> West Avenue and West 36<sup>th</sup> Street, Requesting rezoning from **AG to RS-3**, (CD-2)
11. **Z-7264 – CBC Builds, LLC/Harry D. Grande Sr.**, Location: East of South Madison Avenue between 38<sup>th</sup> Place and East 39<sup>th</sup> Street, Requesting rezoning from **RS-3 to RS-4**, (CD-9)
12. **Z-5620-SP-13 – EAN Holdings, LLC/Southwest Division**, Location: North of northeast corner of South Memorial Drive and East 93<sup>rd</sup> Street, Requesting a **Corridor Development Plan** to expand allowable uses for office use and automobile leasing/rental use, **CO**, (CD-7)
13. **CZ-432 – James Hayward**, Location: Northwest corner of West 61<sup>st</sup> Street and South Dip Creek Road, Requesting rezoning from **IM to AG**, (County)
14. **PUD-812 – Tanner Consulting, LLC/Firststrike Properties, LLC**, Location: North of northwest corner of East 131<sup>st</sup> Street and South Sheridan Road, Requesting a **PUD** for residential single-family residences in a private street/gated community, **RS-3 to RS-3/PUD-812**, (CD-8)

## **OTHER BUSINESS**

15. **Update on Sector Plan Process (Tulsa Development Authority)**
16. **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](http://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.



**TMAPC RECEIPTS**  
**Month of April 2014**

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	14	\$387.50	\$387.50	\$775.00	111	\$1,855.00	\$1,855.00	\$3,710.00
Zoning	4	2,680.00	2,680.00	5,360.00	33	17,905.00	17,905.00	35,810.00
PUDs & Plan Reviews	24	3,650.00	3,650.00	7,300.00	287	31,926.75	31,926.75	63,853.50
Refunds		0.00	0.00	0.00	0	(450.00)	(450.00)	(900.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,717.50</u>	<u>\$6,717.50</u>	<u>\$13,435.00</u>		<u>\$51,236.75</u>	<u>\$51,236.75</u>	<u>\$102,473.50</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	10	\$1,637.50	\$1,637.50	\$3,275.00
Preliminary Plats	6	2,539.43	2,539.43	5,078.85	36	\$16,749.98	\$16,749.98	33,499.95
Final Plats	1	526.50	526.50	1,053.00	15	\$6,299.00	\$6,299.00	12,598.00
Plat Waivers	2	250.00	250.00	500.00	5	\$625.00	\$625.00	1,250.00
Lot Splits	3	132.50	132.50	265.00	59	\$2,892.25	\$2,892.25	5,784.50
Lot Combinations	5	250.00	250.00	500.00	66	\$3,300.00	\$3,300.00	6,600.00
Access Changes	0	0.00	0.00	0.00	2	\$125.00	\$125.00	250.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	2	(\$355.00)	(\$355.00)	(710.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,023.43</u>	<u>\$4,023.43</u>	<u>\$8,046.85</u>		<u>\$31,273.73</u>	<u>\$31,273.73</u>	<u>\$62,547.45</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	23	\$7,161.00	\$2,600.00	\$9,761.00	137	\$48,886.00	\$11,100.00	\$59,986.00
Refunds		(61.00)	0.00	(\$61.00)	44	(\$1,861.00)	\$0.00	(1,861.00)
NSF Check		0.00	0.00	\$0.00	44	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$7,100.00</u>	<u>\$2,600.00</u>	<u>\$9,700.00</u>		<u>\$47,025.00</u>	<u>\$11,100.00</u>	<u>\$58,125.00</u>
<b>TOTAL</b>		<b>\$17,840.93</b>	<b>\$13,340.93</b>	<b>\$31,181.85</b>		<b>\$129,535.48</b>	<b>\$93,610.48</b>	<b>\$223,145.95</b>
<b>LESS WAIVED FEES *</b>		<b>(\$1,244.56)</b>		<b>(\$1,244.56)</b>		<b>(\$2,062.70)</b>		<b>(\$2,062.70)</b>
<b>GRAND TOTALS</b>		<b>\$16,596.37</b>	<b>\$13,340.93</b>	<b>\$29,937.29</b>		<b>\$127,472.78</b>	<b>\$93,610.48</b>	<b>\$221,083.25</b>

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Based Code & Reinstating Previous Zoning of Recently Annexed Territory



## **Change of Access on Recorded Plat TMAPC May 21, 2014**

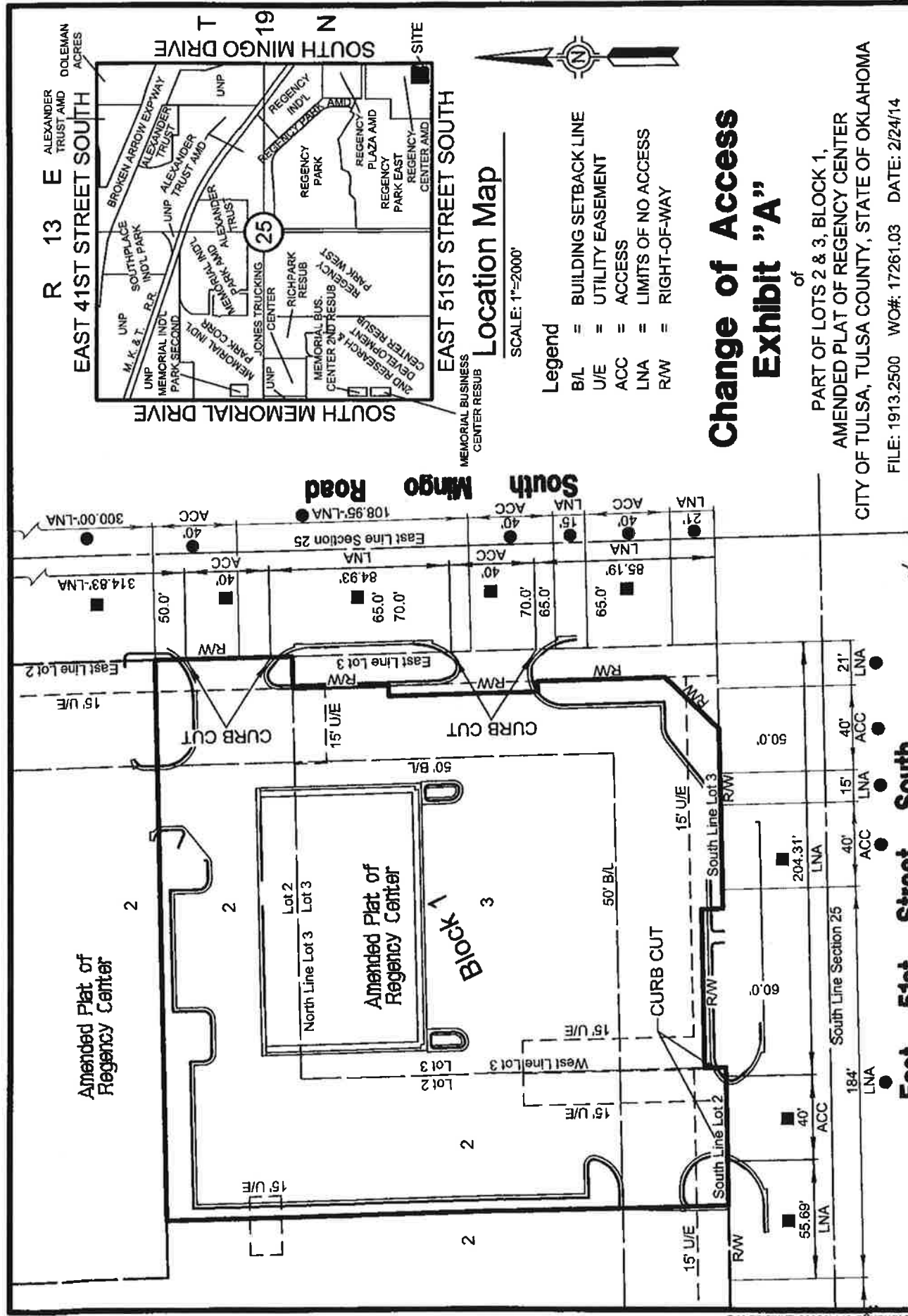
**Part of Lots 2 & 3, Block 1, Amended plat of Regency Center (CD 7)**  
Northwest corner of East 51<sup>st</sup> Street South and South Mingo Road

This application is made to allow a change of access along East 51<sup>st</sup> Street South by deleting two accesses, shifting one access further west, and adding an access. Along South Mingo Road the proposal is to shift two accesses and delete one access. The property is zoned CS.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

K:\17261.03\Change of Access Exhibit.DWG

2.5



# East 51st Street South

REQUESTED ACCESS REVISION

ACC & LNA AS SHOWN ON PLAT NO. 2875

SCALE: 1"=60'

*Ken W. Weisz*  
5-6-14



**Sisamore Weisz & Associates, Inc.**  
6th EAST 32nd PLACE  
TULSA, OKLAHOMA 74106  
CA. NO. 2421  
PHONE (918) 685-8900  
FAX: (918) 685-8908  
EXP. DATE 8/30/15

FILE: 1913.2500 WO#: 17261.03 DATE: 2/24/14

## Change of Access Exhibit "A"

of  
PART OF LOTS 2 & 3, BLOCK 1,  
AMENDED PLAT OF REGENCY CENTER  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

### Location Map

SCALE: 1"=2000'

#### Legend

- B/L = BUILDING SETBACK LINE
- U/E = UTILITY EASEMENT
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- R/W = RIGHT-OF-WAY





**Case #:** Z-7164-SP-1  
**Detailed Site Plan**

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

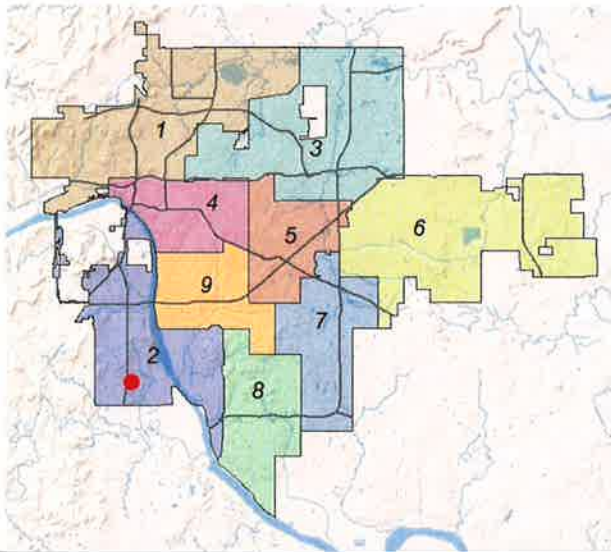
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Kaw Valley Engineering  
 Property Owner: The Walk at Tulsa Hills, LLC

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for new grocery store in a Corridor District.

Gross Land Area:  
 1.85 Acres

Location:  
 NE Corner of proposed Olympia Avenue & West 83<sup>rd</sup> Street, in The Walk At Tulsa Hills

Lot 5, Block 1 of the Walk At Tulsa Hills

**Zoning:**

Existing Zoning: CO: Z-7164-SP-1  
 Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: New Neighborhood  
 Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends **approval**. The project conforms with the development standards defined in the Corridor Development Plan

**Staff Data:**

TRS: 18-12-174  
 CZM: 51 Atlas: 1584

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

May 21, 2014

**SECTION I: Z-7164-SP-1 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval for a new grocery store in one, one story building on a 1.85 acre site in a Corridor District.

**PERMITTED USES:**

Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreational Facilities, Limited to Gymnasium, Motion Picture Theater (Enclosed) Health Club/Spa and Swimming Pool; 21, Limited to Private Streets, Service Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces. Convenience Goods and Services proposed for this project are allowed by right.

**DIMENSIONAL REQUIREMENTS:**

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Plan are required for approval of this site plan.

**ARCHITECTURAL GUIDELINES:**

The new buildings are not limited by architectural style in the Corridor Plan.

**OFF-STREET PARKING AND VEHICULAR CIRCULATION:**

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Corridor Plan.

**LIGHTING:**

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code and shall be pointed down and away from adjacent property lines. All site lighting, including building mounted shall not exceed 35-feet in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.

#### SIGNAGE:

The site plan does not appear to illustrate ground sign locations, but does illustrate wall sign locations which require a separate permit. All signage will be required to meet the Corridor Plan Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

#### SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Plan Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

#### PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along the full length of frontage of Olympia Avenue and West 83<sup>rd</sup> Street South. Per the development standards of the Corridor Plan, the site will be required to provide pedestrian access from the collector street sidewalks to the nearest building access. This is not currently shown on the proposed site plan.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

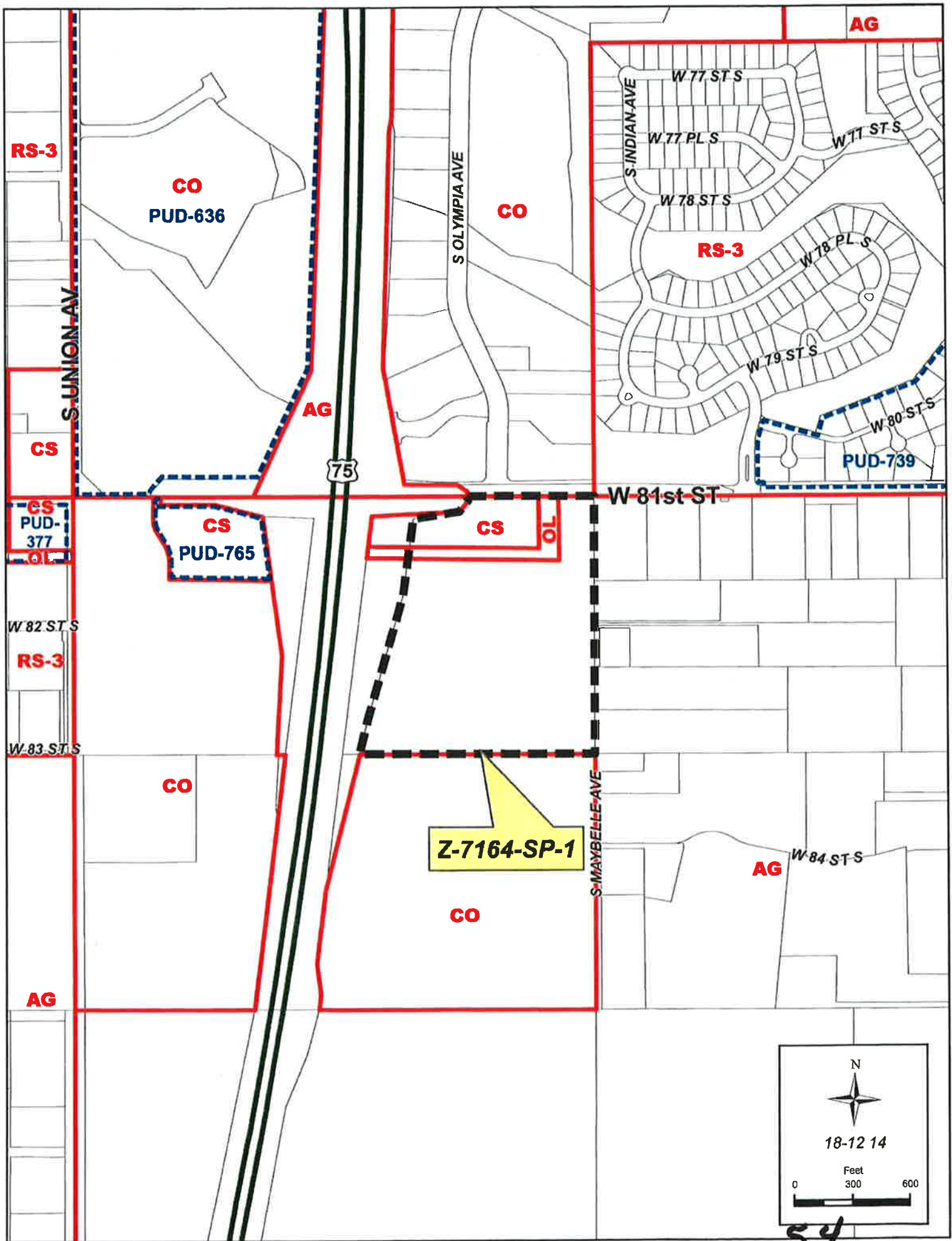
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plan
- Applicants Landscape Plan
- Applicants Electrical Site Plan
- Applicants Exterior Elevations
- Applicants Site Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new Grocery Store.

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



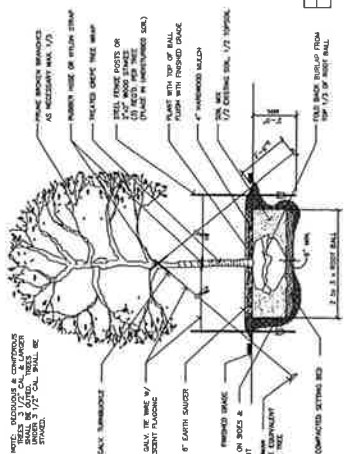
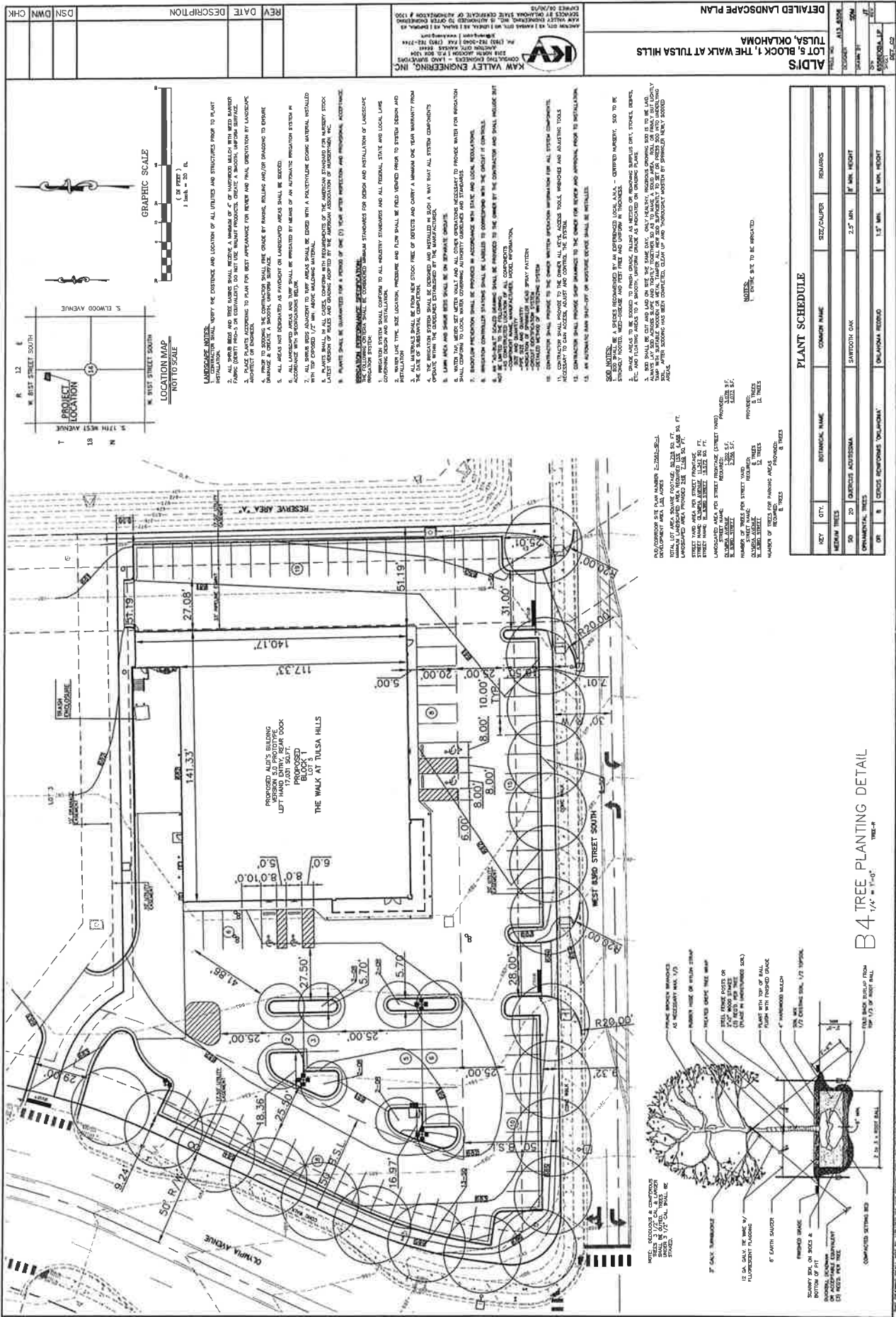
5.4











B4 TREE PLANTING DETAIL

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER	REMARKS
1	20	QUERCUS ALBIFLORA	WHITE OAK	2.5" MIN.	IF MIN. HEIGHT
2	10	QUERCUS ALBIFLORA	WHITE OAK	2.5" MIN.	IF MIN. HEIGHT
3	10	QUERCUS ALBIFLORA	WHITE OAK	2.5" MIN.	IF MIN. HEIGHT

**ALDI'S**  
 LOT 5, BLOCK 1, THE WALK AT TULSA HILLS  
 TULSA, OKLAHOMA

**DETAILED LANDSCAPE PLAN**

DATE: 06/20/2018  
 DRAWN: J. K. KAW  
 CHECK: J. K. KAW

**KAW VALLEY ENGINEERING, INC.**  
 1000 N. W. 10TH AVE., SUITE 100  
 TULSA, OKLAHOMA 74103  
 (918) 438-1234  
 WWW.KAWVALLEYENGINEERING.COM

**REVISIONS**

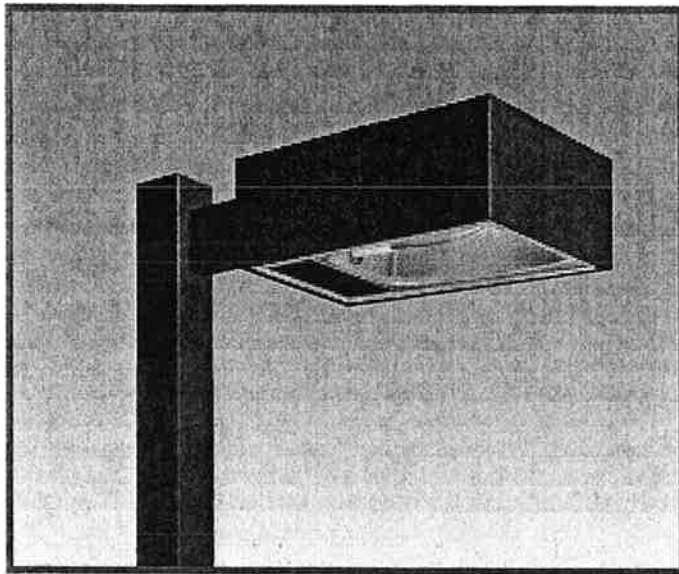
REV	DATE	DESCRIPTION
1	06/20/2018	ISSUED FOR PERMIT

**GRAPHIC SCALE**  
 1 inch = 20 ft.





# RSB-RCS/L SERIES

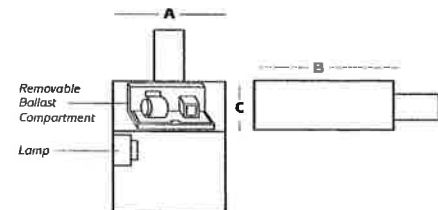


The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.



## Fixture Specifications

- One-piece formed aluminum housing
- Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free entry
- High power factor ballast with -20°F starting
- Consult factory for glare shield options
- Lamp and arm included
- Flat tempered glass lens
- Luminaire finished in weatherproof powder-coat paint
- Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- UL listed for wet locations



## ORDERING INFORMATION

### SAMPLE CATALOG NUMBER

**RSB-RCX XXXXXXXX XX X XX**

Series Wattage/Source Finish Distribution Voltage

SERIES	
<b>RSB-RCS</b>	RSB Series - Small
<b>RSB-RCL</b>	RSB Series - Large

WATTAGE/SOURCE	
<b>100PMH</b>	100 watt pulse start metal halide (RCS)
<b>175PMH</b>	175 watt pulse start metal halide (RCS)
<b>250PMH</b>	250 watt pulse start metal halide (RCS)
<b>320PMH</b>	320 watt pulse start metal halide (RCS/L)
<b>1000MH</b>	1000 watt metal halide (RCL)
<b>100HPS</b>	100 watt high pressure sodium (RCS)
<b>150HPS</b>	150 watt high pressure sodium (RCS)
<b>250HPS</b>	250 watt high pressure sodium (RCS)
<b>400HPS</b>	400 watt high pressure sodium (RCS/L)
<b>1000HPS</b>	1000 watt high pressure sodium (RCL)

FINISH <sup>1</sup>	
<b>DB</b>	Dark Bronze
<b>BK</b>	Black
<b>WH</b>	White
<b>PS</b>	Platinum Silver

DISTRIBUTION	
<b>3</b>	Type III
<b>4</b>	Type IV
<b>5</b>	Type V (square)

VOLTAGE	
<b>MT</b>	Multi-tap ballast (120, 208, 240, 277)
<b>48</b>	480 volt

<sup>1</sup> Consult factory for other wattages and Pulse Start availability.  
<sup>2</sup> Consult factory for other finishes.

A	B	C	EPA	WEIGHT
RSB-RCS				
16.25"	23.5"	8.5"	2.1 ft <sup>2</sup>	42 lbs.
RSB-RCL				
22.25"	30"	10.5"	3.0 ft <sup>2</sup>	70 lbs.



A HUBBELL LIGHTING, INC. COMPANY

**Performance Designed Lighting Products**

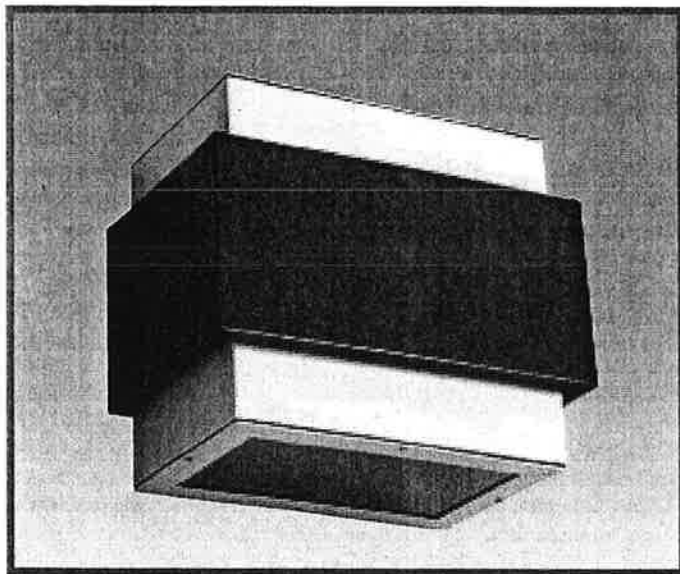
1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

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

5.10



# EXTERIOR WALL SCONCE



The WB2000 Series is a very versatile wall sconce that would be aesthetically pleasing in any architectural building design. Illuminate or complement building areas with any combination of uplighting and downlighting along with a variety of standard and custom color finishes in solid or contrasting colors.

Type: F20 LED

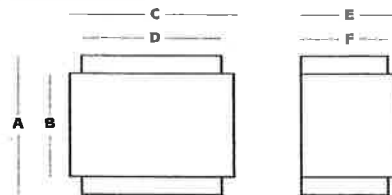


## Fixture Specifications

### FEATURES

- All aluminum construction
- Luminaire finished in weatherproof powder-coat paint
- UL wet location listed
- Tempered clear glass lenses at top and bottom openings
- Lensed openings under outside band wash front and sides of main fixture housing with uniform illumination
- Contrasting color band available

### DIMENSIONS



A	B	C	D	E	F
14.06"	8.0"	16.06"	14.06"	10.06"	9.06"

### ORDERING INFORMATION

#### SAMPLE CATALOG NUMBER

WB2000	XXXXXX	XX	XX	XXX
Series	Wattage/Source	Finish	Distribution	Voltage

SERIES	
WB2000	Exterior Wall Sconce
WATTAGE/SOURCE	
100PMH	100 watt pulse start metal halide
175PMH	175 watt pulse start metal halide
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
75LED	75 Watt LED

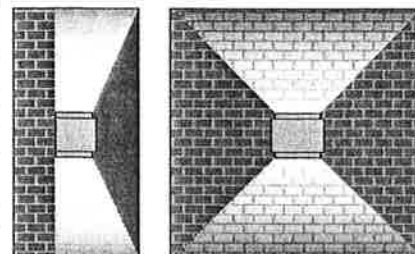
1 Other wattage/sources available. Consult factory.  
2 Other colors available. Consult factory.

FINISH	
WH	White
BE	Beige
DB	Bronze
SG	Shell Grey
WG	White w/ gray band
WR	White w/ red band
BW	Beige w/ white band
BR	Beige w/ red band

DISTRIBUTION	
UD	Up/Down
DL	Down only
UL	Up only

VOLTAGE	
120	120 volt
277	277 volt

### TYPICAL APPLICATION



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642

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

S.11

# Laredo LMC-30LU LED

## Medium-Size Wallpack

Laredo 30 LED medium size wallpack offers both wide spacing and excellent uniformity. The 30 LED unit is perfect for 15-18ft applications providing spacings of up to 80 feet between fixtures. The 30 LED unit is available in a wide Type III or forward throw Type IV beam.

The fixture is constructed of durable die-cast aluminum housing and door. The Laredo features a quick mount adapter that allows installation without ever opening the fixture. Save on installation time, fixture maintenance and energy!

### APPLICATIONS

Full cut-off, IDA compliant perimeter lighting. Listed to UL1598 for use in wet locations when mounted aimed down.



### ORDERING INFORMATION

SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LMC Laredo Medium Cut-off	30LU 30 LEDs, 71w input	4K 4000K nominal 5K 5000K nominal	3 <sup>1</sup> Type III 4 <sup>1</sup> Type IV	1 Bronze 2 Black 3 Gray 4 White 5 Platinum	PC(X) <sup>2</sup> Photocontrol

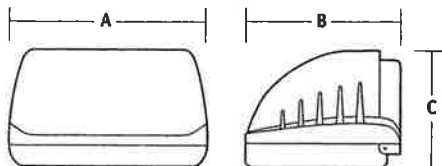
### ACCESSORIES - Order Separately

Catalog Number	Description
LMC-SPC	Polycarbonate shield
PBT-1	120V button photocontrol
PBT-234	208/240/277V button photocontrol

### REPLACEMENT PART

Catalog Number	Description
7737101	Replacement Lens

- 1 30L Type III distribution produces 4673 lumens, Type IV 4507 lumens  
2 PC(X) Replace X with 1-120V, 2-208V, 3-240V, 4-277V



A	B	C
16"	12.125"	9.0"
406 mm	308 mm	229 mm



Outdoor Lighting

512 525



## Final Subdivision Plat

### **Legends on Memorial - (CD 7)**

East of South Memorial Drive and North of East 91<sup>st</sup> Street South

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

Staff has received release letters for this plat and recommends **APPROVAL** of the Final Plat.

**BENCHMARK**

CHISELED SQUARE ON CONCRETE CURB  
ELEVATION=702.16  
(1988 NAD83)

**FLOOD NOTE**

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES  
WITHIN THE FLOODPLAIN OF THE TULSA RIVER AS SHOWN ON  
REGULATORY FLOODPLAIN MAP ALAS FOR THE CITY OF  
TULSA DATED APRIL 2013.

**BASIS OF BEARING**

THE BEARING AND DISTANCE DATA ON THIS PLAT ARE BASED ON  
THE 1983 NAD83 DATUM. THE BEARING AND DISTANCE DATA ARE  
NOT BASED ON STATE PLANE COORDINATE SYSTEM.

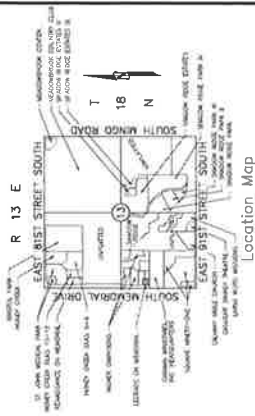
**LEGEND**

- U/E = UTILITY EASEMENT
- B/A = BUILDING SETBACK LINE
- M/A = MINIMUM ACCESS
- L/A = LIMIT OF NO ACCESS
- D/E = DRAINAGE EASEMENT
- P/B = PORT OF BURNING
- 5763 = LOT ADDRESS

**Draft Final Plat**

**LEGENDS ON MEMORIAL**

- A Regular of part of Lot 1, Block 1, HIGHER DIMENSIONS, an Addition to the City of Tulsa,  
Tulsa County, State of Oklahoma. The addition contains two (2) Lots in one (1) Block.
- A tract of land in the Northwest quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirteen (13),  
Township Eighteen (18) North, Range Thirteen (13) East



Location Map

**OWNER**

(LOT 1)  
LERE-Q3 TULSA, LLC  
510 CONGRESS AVE., SUITE 1515  
TULSA, OK 74101  
(918) 221-9995  
E-mail: leretulsa@leretulsa.com

**OWNER**

(LOT 2)  
LEXOUS INVESTMENTS, LLC  
P.O. BOX 640  
TULSA, OK 74101  
(918) 527-2578  
E-mail: lexous@lexousinvestments.com

**SURVEYOR**

Sismore Wiesz & Associates, Inc.  
8111 East 30th Ave. Suite 200  
Tulsa, Oklahoma 74123  
(918) 655-3000  
E-mail: info@swa-tulsa.com  
CA No. 2421 Renewed June 30, 2015

**ENGINEER**

Knouly Engineering, Inc.  
1435 South Broadway  
Tulsa, Oklahoma 74105  
(918) 712-8768  
E-mail: info@knouly.com  
CA No. 3751 Renewed June 30, 2015

**FINAL SUBMISSION PLAT**

CERTIFICATE OF APPROVAL  
I have examined the above plat and find it conforms to the requirements of the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_, 2014.

**TIMAC/TACOG OFFICIAL**

This approval is void if the plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_.

**CITY ENGINEER**

Approved by the Council of the City of Tulsa, Oklahoma, on \_\_\_\_\_, 2014.

**Chairman**

Approved by the Council of the City of Tulsa, Oklahoma, on \_\_\_\_\_, 2014.

**Mayor**

Approved by the Council of the City of Tulsa, Oklahoma, on \_\_\_\_\_, 2014.

**Approved City Attorney**

**ADDRESSES**

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED ON IN PLACE OF THE LEGAL DESCRIPTION.

**LOT AREA**

Lot 1 45,000 S.F. 0.3 AC  
Lot 2 45,000 S.F. 0.3 AC

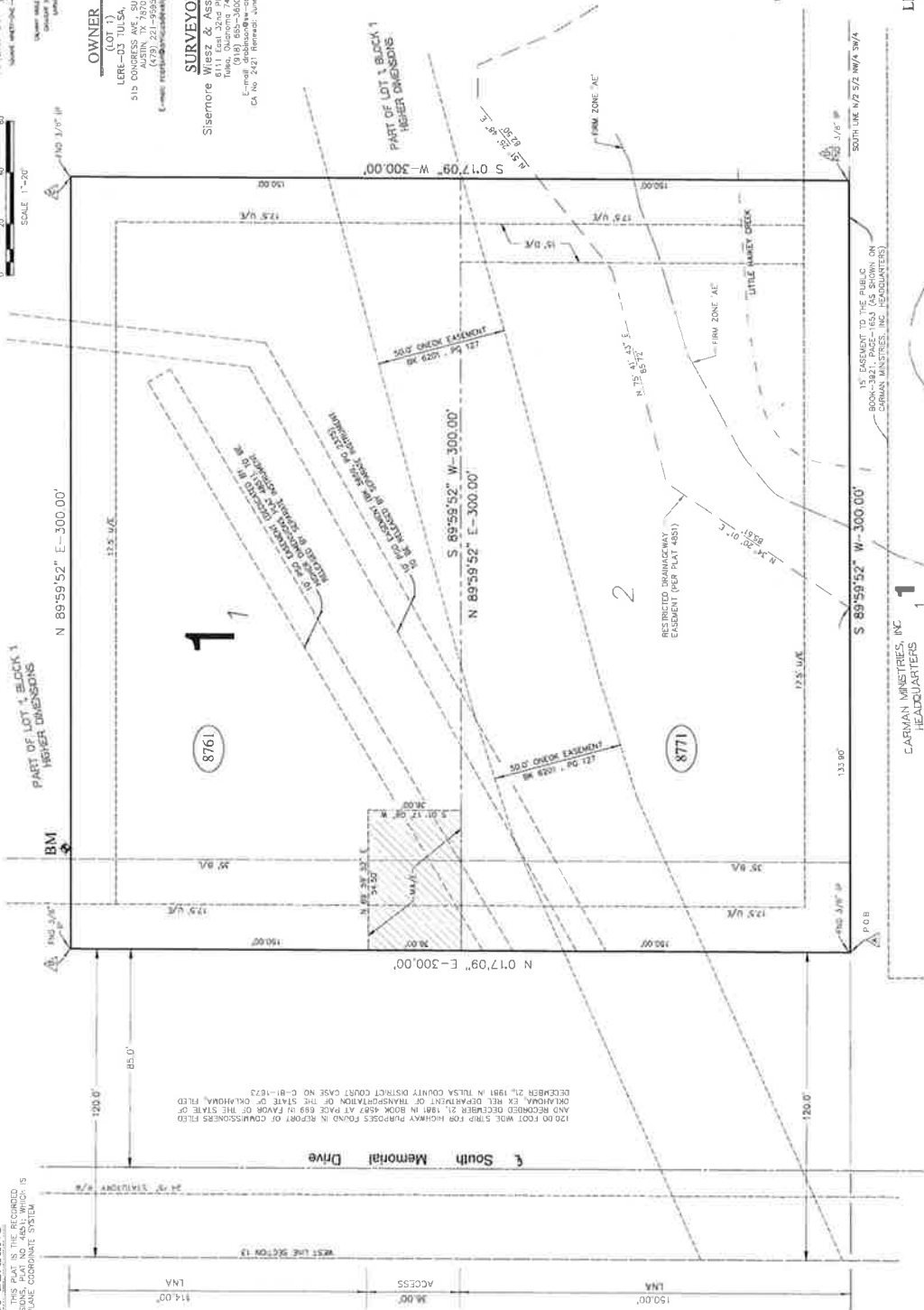
**STATE PLANE COORDINATES**

354,067.63 2,583,002.78  
354,357.57 2,593,482.89  
354,373.27 2,593,753.79  
354,375.43 2,593,002.08

**MONUMENTATION**

FOUND BY: IRON PIN AT ALL LOT CORNERS UNLESS NOTED OTHERWISE THEREIN.

LEGENDS ON MEMORIAL, Tulsa County  
Draft Final Plat - May 6, 2014  
Sheet 1 of 2



6.2







RS-3

PUD-803

AG

S SHERIDAN RD

CS 01

RS-2  
E 122 ST S

PUD-53

S 67 E AVE

RS-3

PUD-80

RS-4

S 66 E AVE

E 126 ST S

S 67 E AVE

E 127 ST S

THE PRESERVE

AG

E 131 ST S  
S ARKANSAS RIVER

CS

PUD-32

E 129 ST S

RD  
E 130 PL S

AG

PUD-490

RS-1

CS

PUD-32

E 129 ST S

RD  
E 130 PL S

S 65 E PL

S 66 E PL

E 131 PL S

PUD-64A

RS-2

E 134 ST S

S 67 E AVE

RS-4



17-13 03

Feet  
0 300 600

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012



## PRELIMINARY SUBDIVISION PLAT

### **The Preserve - (CD 8)**

North of the northwest corner of East 131<sup>st</sup> Street and South Sheridan Road

This plat consists of 173 Lots, 9 Blocks, on 80 acres.

The following issues were discussed May 1, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3. Lot sizes must be shown and meet the zoning district in which they are located. In this area the developers must acknowledge that there have been plans for a bridge crossing near Bixby and that the area may need to accommodate least terns and eagles and special habitats near the river. (See City of Bixby comments following.)
2. **Streets:** For the limits of no access, show the dimensions in the breaks in the Limits of No Access for the public streets, but do not label as "Access". Typically public streets do not need to be identified as allowable access points. There needs to be dedication of all needed right-of-way to allow the east-west collector street to connect to the north-south collector street. Also clarify who will be responsible for constructing the final link and at what point. Use standard sidewalk language. Specific streets names should not be mentioned.
3. **Sewer:** Define what a B/U is in the legend. Reserve B must also be either a utility easement, or a sanitary sewer easement, since they have a sanitary sewer line located within the Reserve area. Provide a distance for the width of Reserve B somewhere behind Lot 19, Block 2. Provide the easement width along the west boundary line of Reserve A. Identify the width of the utility easement along the north line of Block 9. Continue the 30 foot utility easement along the east boundary of the plat, all the way through Lot 9, Block 6. The 7.5 foot utility easements in Lots 4 and 5, Block 6, need to be sanitary sewer easements with the pipe centered within the easement. If other utilities will use the easement, then the easement needs to be larger. In Section I A, add Walls to the Building Structures that are not allowed within the easement. Also, in Section I D 2, omit "and walls" where it occurs after Customary Screening Fences. Under section II M; Brick Stucco or Natural Stone Walls will not be allowed within a utility easement where a sanitary sewer line is located. Show the easement width for the off-site sanitary sewer line. In Blocks 4 and 9, extend the terminus manhole to a point where it can be accessed for service, without the manhole being enclosed within a fenced yard. Be sure the sewer line is deep enough to serve the entire basin. However, if the pipe exceeds 16 feet in depth, then another lateral will be required in order to meet the depth requirements.
4. **Water:** Along street roadways within the development a minimum utility easement width of 17.5 feet is requested. A 12 inch water main is required to be extended along South Sheridan Road from the existing 12 inch mainline north of East 126<sup>th</sup> Street South and placed in the appropriate right-of-way or easement. Add a blow off hydrant to the stub waterline to north.

5. **Storm Drainage:** Provide minimum finished floor elevations for the lots. Provide a note stating that the runoff from all lots will be conveyed through an offsite pond and then directly to the Arkansas River. The offsite pond must be placed in an appropriate easement and location of that easement must be shown on the face of plat and along with reference to the dedication document. Cover maintenance of the runoff conveyance system (pond?) to the river along with the maintenance of the reserve areas. Provisions must be made for the conveyance of floodwaters from the north and west since presently the waters flow through this property. Some proposed storm lines are not shown in easements. A minimum 15 foot easement is required.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional and wider easements may be needed.
7. **Other: Fire:** Fire hydrant spacing shall meet the requirements of the International Fire Code 2009 section 507.5.
8. **Other: GIS:** Label Section line running north and south through middle of plat, remove or identify line running north and south of west street on sheet 2, label plat as to whether section corner pins were found or set or are the Section corners calculated, move location map to the upper right hand corner, need street names on final plat, need subdivision data control sheet.

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 Development Services and Engineering Services staffs 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.



## **Fernandez, Diane**

---

**From:** Erik Enyart [eenyart@bixby.com]  
**Sent:** Thursday, May 01, 2014 4:53 PM  
**To:** Fernandez, Diane  
**Cc:** '<djenevoldsen@olp.net>'; Wilkerson, Dwayne; Jared Cottle; Bea Aamodt; Patrick Boulden; Fire Marshal  
**Subject:** RE: Attached Image

Hi Diane:

Regrets on the delayed response. City Engineer Jared Cottle responded, for "The Preserve,":

"We previously met with the Engineers on this project. However, this project will require on-going coordination of grading and drainage operations at the storm water discharge will flow directly into Bixby."

Jared's comments on "The Estates at the River" are in the forwarded email below. I will emphasize that his response concerns only this first phase as represented.

From a planning standpoint, I support Jared's comments on a future bridge connection, and also recommend that street names be coordinated with established street names on the east side of Sheridan Rd. I also generally support comments shared with by Dwayne Wilkerson (copied here) on 04/04/2014, especially as regarding coordination of accessibility, sidewalks along Sheridan Rd., drainage coordination, etc. I trust that floodplain and stormwater drainage issues are being handled expertly by design and City of Tulsa engineers, in concert with the City Engineer. This email will also respond to Dwayne's email.

Hopefully this information is helpful. Please call or email if you have any questions or need additional information.

Erik Enyart

---

**From:** Jared Cottle  
**Sent:** Tuesday, April 29, 2014 1:34 PM  
**To:** Erik Enyart; Bea Aamodt; Patrick Boulden; Fire Marshal  
**Cc:** '<djenevoldsen@olp.net>'  
**Subject:** RE: Attached Image

Erik,

I don't believe that we have any comments or objections on this version.

It encompasses only the area adjacent to 121<sup>st</sup> Street and provides room for a future connection to a South County Bridge.

**Jared Cottle, City Engineer**  
**City of Bixby**  
**Ph: 918/366-4430**  
**Fax: 918/366-4416**

---

**From:** Erik Enyart  
**Sent:** Monday, April 28, 2014 2:21 PM  
**To:** Jared Cottle; Bea Aamodt; Patrick Boulden; Fire Marshal  
**Cc:** '<[djenevoldsen@olp.net](mailto:djenevoldsen@olp.net)>'  
**Subject:** FW: Attached Image

FYI on this one – let me know if you have any comments you want me to forward to TMAPC.

Erik

---

**From:** Fernandez, Diane [<mailto:dfernandez@incog.org>]  
**Sent:** Friday, April 25, 2014 4:13 PM  
**To:** Erik Enyart  
**Subject:** FW: Attached Image

This is for TAC on May 1<sup>st</sup>.

---

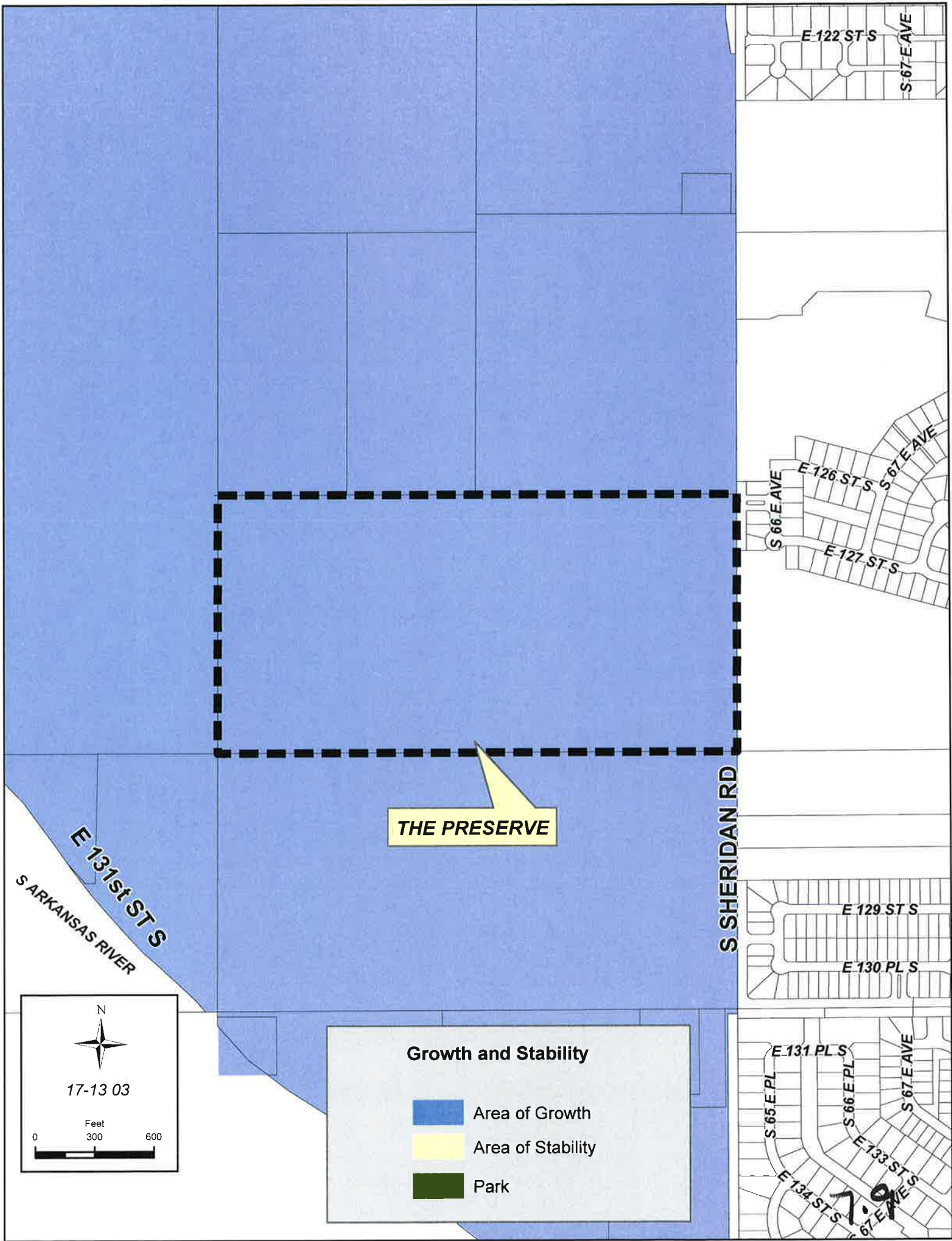
**From:** copier account  
**Sent:** Friday, April 25, 2014 3:56 PM  
**To:** Fernandez, Diane  
**Subject:** Attached Image

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3468 / Virus Database: 3722/7393 - Release Date: 04/25/14

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3468 / Virus Database: 3722/7373 - Release Date: 04/21/14  
Internal Virus Database is out of date.





THE  
preserve



1. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/4" HIGH IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS-1035" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983), NORTH AMERICAN DATUM (1983).
4. ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THE PLAN WAS MADE. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL OFFICIAL.

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA NO. 2661, EXPIRES 6/30/2015  
EMAIL: DAN@TANNERBATSHP.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929

LA CENSO:

B/L	BUILDING LINE
CR	CHORD BEARING
CD	CHORD DISTANCE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOVT	GOVERNMENT
POB	POINT OF BEGINNING
U/E	UTILITY EASEMENT



AREA LABEL

Curve	Length
1	38.65'
2	38.67'
3	21.03'
4	156.24'
5	20.89'
6	37.00'
7	151.51'
8	39.27'
9	40.53'
10	38.51'
19	43.26'
20	29.71'
21	47.12'
22	47.19'



**The Preserve**  
(South Port)  
SHEET 2 OF 4

THE  
preserve  
THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 SE/4)

South Sheridan Road

Unrelated

### Curve Table

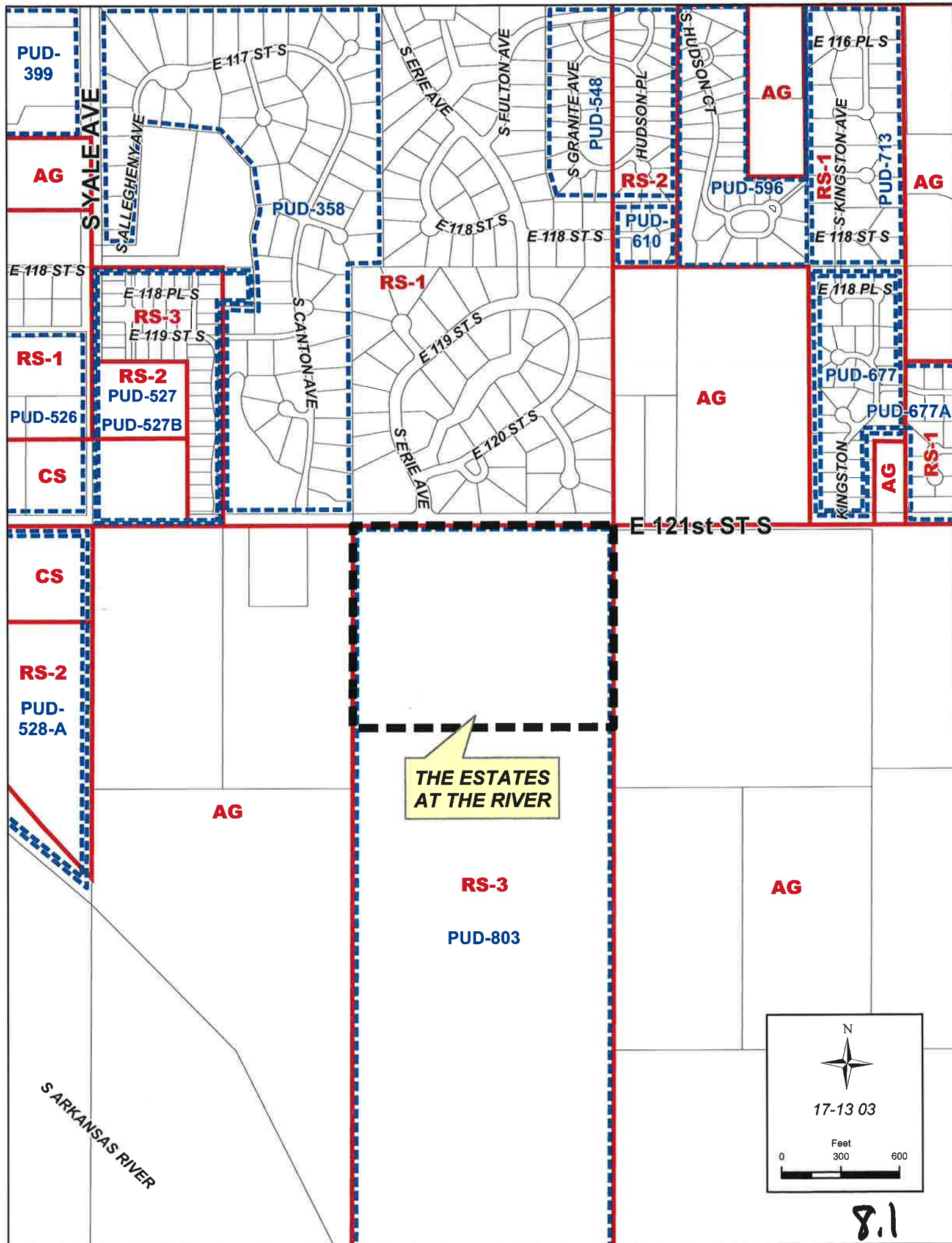
AREA LABEL	AREA (ACRES)
BLOCK 9, LOT 26	0.231
BLOCK 9, LOT 27	0.257
BLOCK 9, LOT 28	0.259
BLOCK 9, LOT 29	0.259
BLOCK 9, LOT 30	0.256
BLOCK 9, LOT 31	0.254
BLOCK 9, LOT 32	0.251
BLOCK 9, LOT 33	0.248

Core	Length (m)	Radius (cm)	Details	Core Base	Core Base
9	21.05	25.00	48°11'23"	N 64°45'11" E	20.41
8	36.27	25.00	90°00'00"	N 47°50'12" E	33.36
11	34.87	25.00	80°05'28"	N 46°45'27" W	35.09
12	40.17	25.00	52°04'00"	N 42°29'48" E	37.57
13	41.07	25.00	54°07'00"	N 41°38'18" E	36.60
14	41.05	25.00	54°04'31"	N 42°55'56" W	36.55
15	38.08	25.00	87°16'14"	N 45°03'41" E	34.50
16	37.26	25.00	85°22'56"	N 48°06'44" W	33.90
17	19.52	25.00	44°44'49"	N 50°13'34" E	19.03
18	15.64	50.00	17°27'12"	N 50°13'40" W	98.99

patient

2638.77'









N

17-13 03

Feet  
0 300 600

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012



## PRELIMINARY SUBDIVISION PLAT

### The Estates at The River - (CD 8 )

East of Southeast corner of East 121<sup>st</sup> Street and South Yale Avenue

This plat consists of 89 Lots, 5 Blocks, on 31 acres.

The following issues were discussed May 1, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 803 (RS-3). Lot sizes must be shown and meet PUD requirements. In this area developers must acknowledge that there have been plans for a bridge crossing near Bixby and that the area may need to accommodate least terns and eagles and special habitats near the river. (See City of Bixby comments following.)
2. **Streets:** Right-of-ways should be called out as "Dedicated by this plat". Provide radius for northeast corner. Use standard sidewalk language. For the limits of no access, show the dimensions in the breaks in the Limits of no Access's for the public streets, but do not label as "Access".
3. **Sewer:** Add B/U and F/E to the legend. The 7.5 foot utility easement in Lots 7 and 8, Block 1 should be a sanitary sewer easement. Show the width of the utility easement along the south boundary of Block 2. In Section I add Walls to the Building Structures that are not allowed within the easement. Also, in Section I 3 2; omit "and walls" where it occurs after Customary Screening Fences. Under Section IV 4.13; Brick Stucco or Natural Stone Walls will not be allowed within a utility easement where a sanitary sewer line is located. In Blocks 4, 5 and 6, extend the terminus manhole to a point where it can be accessed for service, without the manhole being enclosed within a fenced yard. Be sure the sewer line is deep enough to serve the entire basin. However, if the pipe exceeds 16 inches in depth, then another lateral will be required in order to meet the depth requirements.
4. **Water:** Along street roadways within the development a minimum utility easement width of 17.5 feet is requested. Install the proposed water lines 8 feet off of property line. Add a blow off hydrant to the stub waterline to south. It is recommended that fire hydrants be installed at street intersection corners for reaching spacing requirements.
5. **Storm Drainage:** Provide minimum finished floor elevations for the lots. Floodplain issues such as detention and compensatory storage have not been, and must be addressed. Provisions must be made for the conveyance of floodwaters from the west since presently the waters flow through this property.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** The street along the east side of the development is a dead end street and will require a turnaround per the International Fire Code 2009

section D103.4.

8. **Other: GIS:** Label plat as to whether section corner pins were found or set or are the section corners calculated. Move location map to the upper right hand corner. Submit subdivision data control sheet.

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 Development Services and Engineering Services staffs 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.

## Fernandez, Diane

---

**From:** Erik Enyart [eenyart@bixby.com]  
**Sent:** Thursday, May 01, 2014 4:53 PM  
**To:** Fernandez, Diane  
**Cc:** '<djenevoldsen@olp.net>'; Wilkerson, Dwayne; Jared Cottle; Bea Aamodt; Patrick Boulden; Fire Marshal  
**Subject:** RE: Attached Image

Hi Diane:

Regrets on the delayed response. City Engineer Jared Cottle responded, for "The Preserve,":

"We previously met with the Engineers on this project. However, this project will require on-going coordination of grading and drainage operations at the storm water discharge will flow directly into Bixby."

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From a planning standpoint, I support Jared's comments on a future bridge connection, and also recommend that street names be coordinated with established street names on the east side of Sheridan Rd. I also generally support comments shared with by Dwayne Wilkerson (copied here) on 04/04/2014, especially as regarding coordination of accessibility, sidewalks along Sheridan Rd., drainage coordination, etc. I trust that floodplain and stormwater drainage issues are being handled expertly by design and City of Tulsa engineers, in concert with the City Engineer. This email will also respond to Dwayne's email.

Hopefully this information is helpful. Please call or email if you have any questions or need additional information.

Erik Enyart

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**Cc:** '<djenevoldsen@olp.net>'  
**Subject:** RE: Attached Image

Erik,

I don't believe that we have any comments or objections on this version.

It encompasses only the area adjacent to 121<sup>st</sup> Street and provides room for a future connection to a South County Bridge.

**Jared Cottle, City Engineer**  
**City of Bixby**  
**Ph: 918/366-4430**  
**Fax: 918/366-4416**

---

**From:** Erik Enyart  
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**To:** Jared Cottle; Bea Aamodt; Patrick Boulden; Fire Marshal  
**Cc:** '<[djenevoldsen@olp.net](mailto:djenevoldsen@olp.net)>'  
**Subject:** FW: Attached Image

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Erik

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**Sent:** Friday, April 25, 2014 4:13 PM  
**To:** Erik Enyart  
**Subject:** FW: Attached Image

This is for TAC on May 1<sup>st</sup>.

---

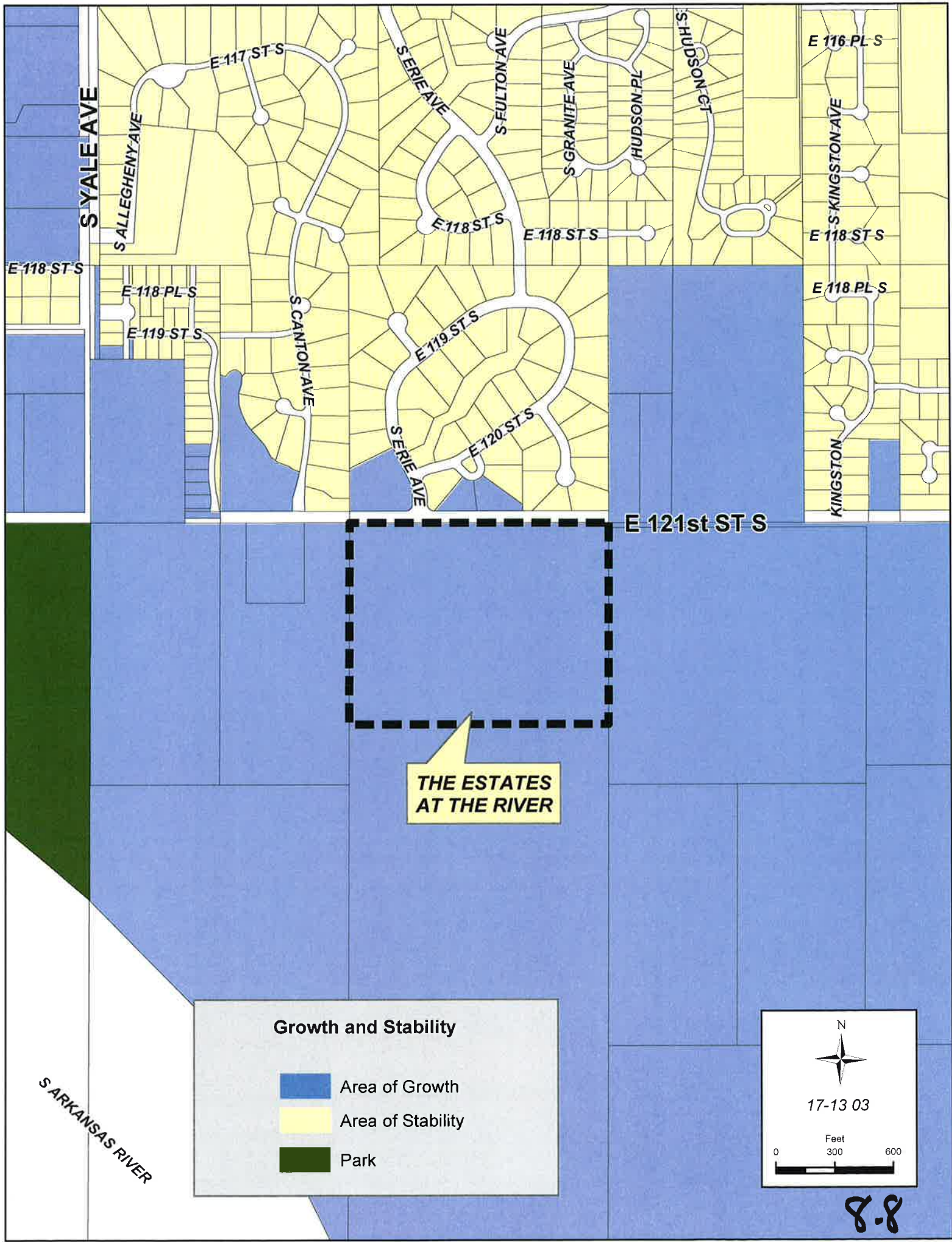
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**To:** Fernandez, Diane  
**Subject:** Attached Image

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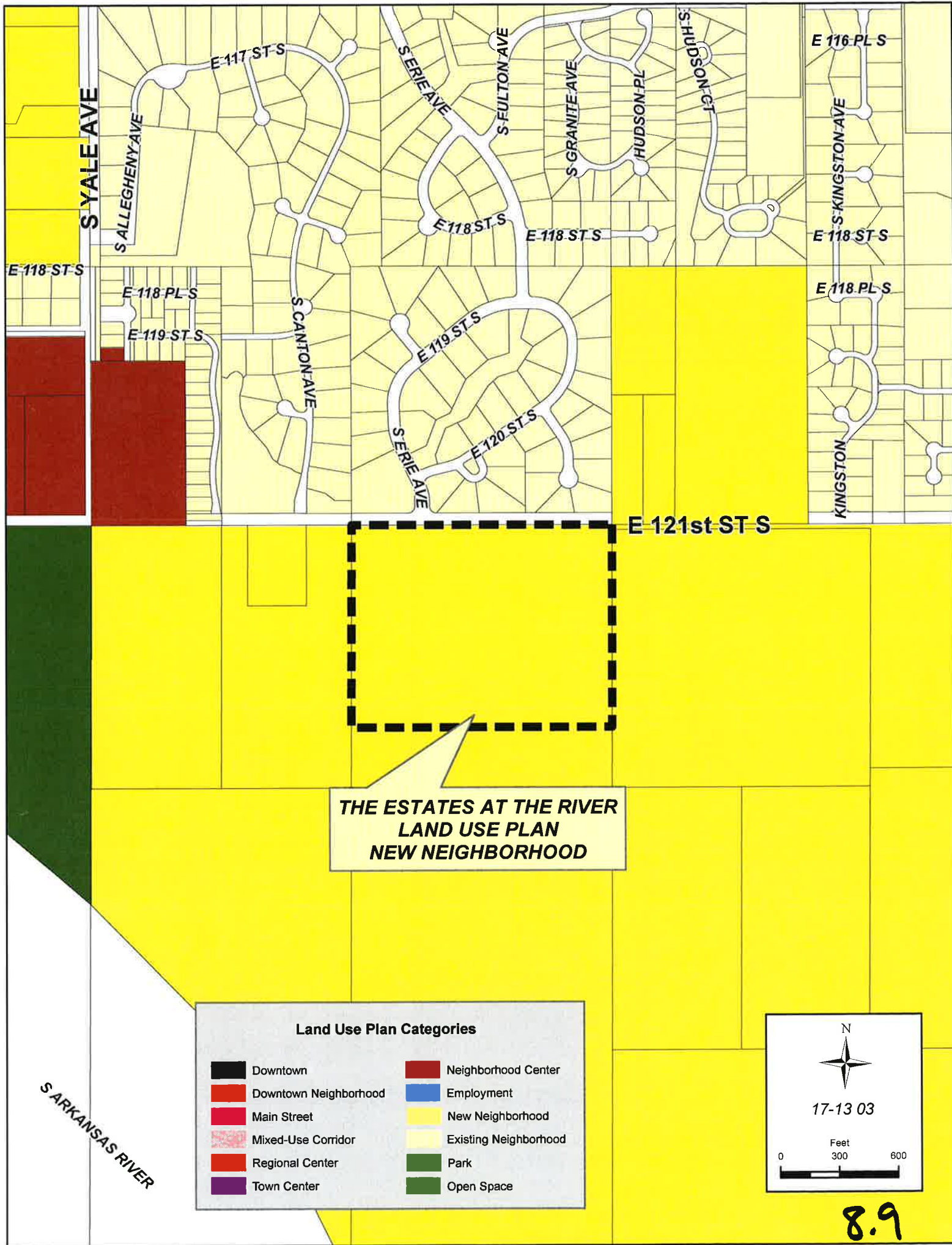
No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3468 / Virus Database: 3722/7393 - Release Date: 04/25/14

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No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2013.0.3468 / Virus Database: 3722/7373 - Release Date: 04/21/14  
Internal Virus Database is out of date.







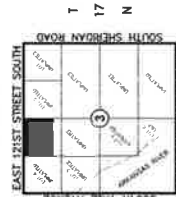


Preliminary Plat

PUD NO. 803

THE ESTATES AT THE RIVER

PART OF THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) OF SECTION THREE (3)  
TOWNSHIP SEVENTEEN (17) NORTH RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN  
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Location Map  
Scale: 1" = 200'

OWNER:  
**121st Street Property, L.L.C.**  
AN OKLAHOMA LIMITED LIABILITY COMPANY  
DAN E. TANNER, P.L.S. 103-1485  
TULSA, OKLAHOMA 74107  
E-MAIL: DAN@TANNERPLS.COM  
17211 South 4170 Road  
Claremore, Oklahoma 74107  
Phone: (918) 342-0640

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. 103-1485  
TULSA, OKLAHOMA 74107  
E-MAIL: DAN@TANNERPLS.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-5925



Scale: 1" = 100'

TANNER CONSULTING

LEGEND:

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Lot Area Table

ASST. LABEL	AREA (ACRES)	ASST. LABEL	AREA (ACRES)
BLK 202.1 LOT 01	0.288	BLK 202.4 LOT 01	0.336
BLK 202.1 LOT 02	0.288	BLK 202.4 LOT 02	0.336
BLK 202.1 LOT 03	0.288	BLK 202.4 LOT 03	0.336
BLK 202.1 LOT 04	0.288	BLK 202.4 LOT 04	0.336
BLK 202.1 LOT 05	0.288	BLK 202.4 LOT 05	0.336
BLK 202.1 LOT 06	0.288	BLK 202.4 LOT 06	0.336
BLK 202.1 LOT 07	0.288	BLK 202.4 LOT 07	0.336
BLK 202.1 LOT 08	0.288	BLK 202.4 LOT 08	0.336
BLK 202.1 LOT 09	0.288	BLK 202.4 LOT 09	0.336
BLK 202.1 LOT 10	0.288	BLK 202.4 LOT 10	0.336
BLK 202.1 LOT 11	0.288	BLK 202.4 LOT 11	0.336
BLK 202.1 LOT 12	0.288	BLK 202.4 LOT 12	0.336
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BLK 202.1 LOT 16	0.288	BLK 202.4 LOT 16	0.336
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## PLAT WAIVER

May 21, 2014

**PUD 759 A –Northwest corner of the intersection of East 121<sup>st</sup> Street and South Sheridan Road (CD 8)**

The platting requirement is being triggered by a major amendment to PUD 759 A.

**Staff provides the following information from TAC for their May 1, 2014 meeting:**

**ZONING:** TMAPC Staff: The property has been previously platted.

**STREETS:** No comment.

**SEWER:** No comment.

**WATER:** No comment.

**STORMWATER:** Floodplain atlas shows that most of the property lies within the Tulsa Regulatory Floodplain.

**FIRE:** No comment.

**UTILITIES:** No comment.

Staff recommends **APPROVAL** of the plat waiver for the 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   |     |    |

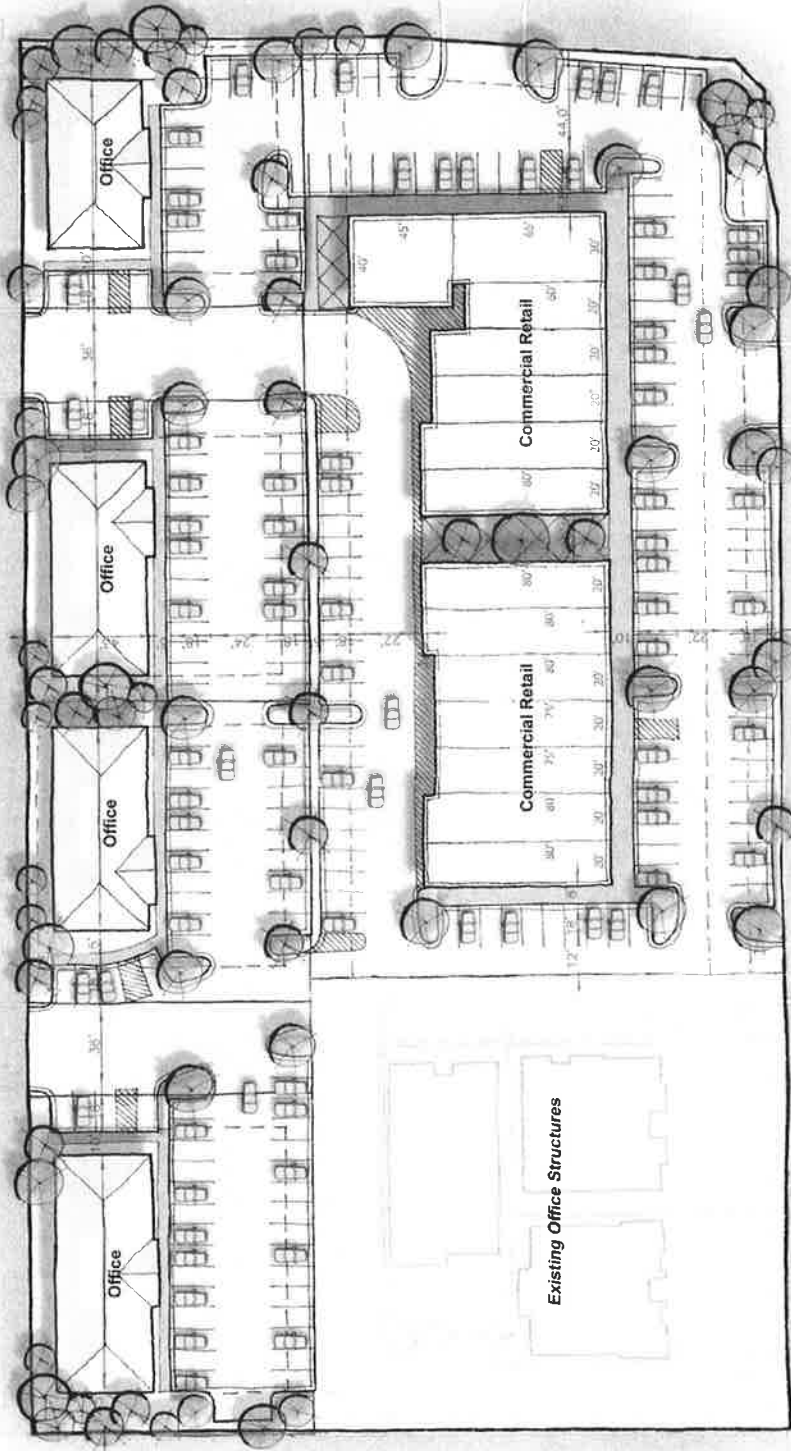
- |   |   |   |
|---|---|---|
| i. Is a main line water extension required?   |   | X |
| ii. Is an internal system or fire line required?  |   | X |
| iii. Are additional easements required?   |   | X |
| b) Sanitary Sewer   |   |   |
| i. Is a main line extension required?   |   | X |
| ii. Is an internal 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.  | 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.



S SHERIDAN RD

VILLAS AT CRESTWOOD



CRESTWOOD AT THE RIVER II

## CRESTWOOD CROSSING

NWc 121st St. and S. Sheridan Ave.

Tulsa OK 74137

E 121st STREET S

9.3







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7263

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

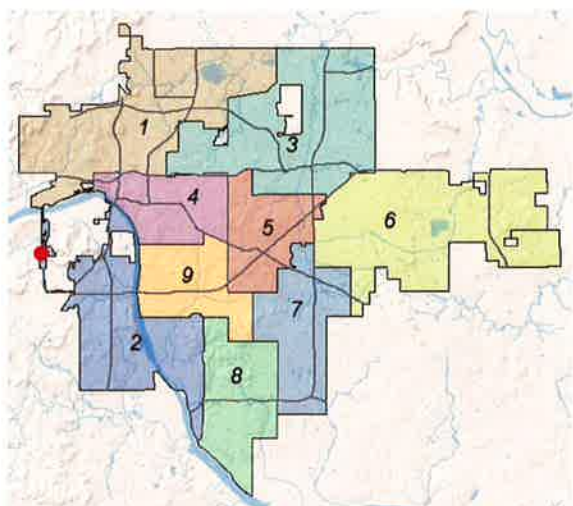
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* TMAPC

*Property Owner:* Gary Herman

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Residential

*Tract Size:* 21± acres

*Location:* Berryhill Annexation area/  
Northwest corner of S. 75<sup>th</sup> W. Ave. and W.  
36<sup>th</sup> St.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Land Use Map:* n/a

*Growth and Stability Map:* n/a

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9220

CZM: 45

Atlas: 0

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

10.1

## SECTION I: Z-7263

At the February 19, 2014 meeting, the Planning Commission recommended approval of the rezoning for the Berryhill annexation area, Z-7253, as recommended by staff. At that meeting the fact that parcel #103 should be considered for rezoning was discussed. This parcel is currently vacant but was previously zoned RS (residential single family) in the County. It also has been platted as the Berryhill Estates addition.

The parcel map for the Berryhill annexation study showed the site as one large parcel because there has been no construction on the site. Through staff site visits the property was visibly vacant and undeveloped property. Due to these conditions, the parcel was recommended originally to remain AG (agricultural) zoning after its annexation. Staff has since discovered that Berryhill Estates was platted in 2004 and consists of 4 Lots, in 1 Block, on 29 acres. It is designed for large lot residential sites. Therefore, at staff's request, the Planning Commission initiated this rezoning on March 10, 2014.

### DETAILED STAFF RECOMMENDATION:

As the property was RS zoning in the County before the annexation, and has been properly platted, it should be considered for the appropriate RS-3 zoning in the City Limits.

**Therefore, staff recommends APPROVAL of Z-7263 to rezone the property from AG to RS-3.**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Comprehensive Plan designations for the property along the Expressway alignment may be determined through a future land use plan analysis in a subsequent phase of study for this area.

### Land Use Vision:

Land Use designation: n/a

Growth and Stability: n/a

### Transportation Vision:

Major Street and Highway Plan: Gilcrease Expressway alignment

Trail System Master Plan Considerations: N/A

### DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 21+ acres in size and is located in the Berryhill Annexation area/ northwest corner of S. 75<sup>th</sup> W. Ave. and W. 36<sup>th</sup> St. The property is vacant and zoned AG.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 57 <sup>th</sup> West Avenue	Commercial Collector	80'	N/A

## UTILITIES:

The subject tract has water and sewer available.

## **EXHIBITS:**

INCOG Case map

INCOG Aerial

Maps showing Berryhill Estates in context of the other recently annexed/rezoned property

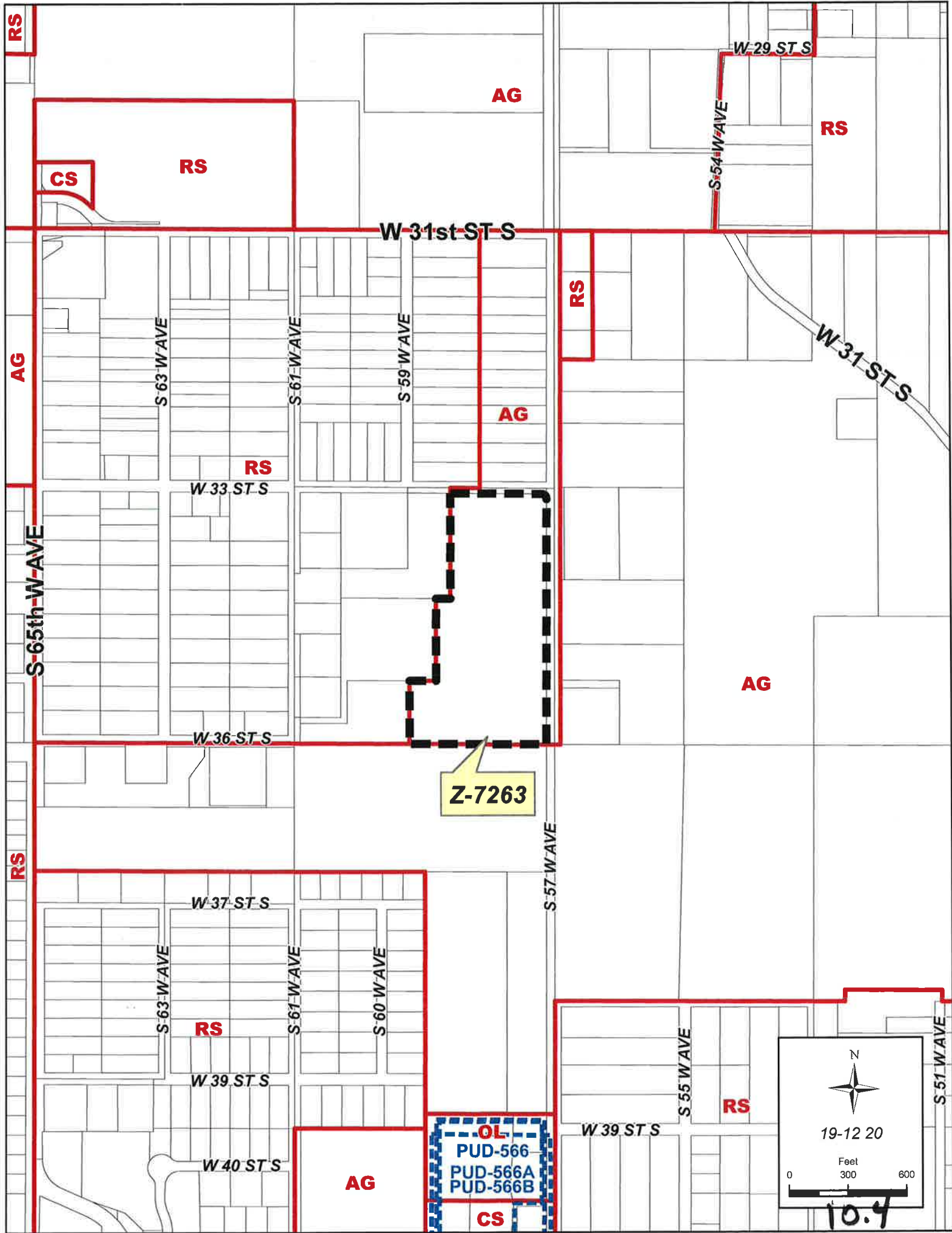
## **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 22727 dated August 16, 2012, states the annexation into the City of Tulsa and established zoning for the subject property as AG.

\*\* Resolution number 98254 dated September 15, 1980 established zoning for the subject properties when they were in the unincorporated Tulsa County limits.

**Z-7253 April 2014:** All concurred in approval of a request for rezoning 78± acres of land, from AG to RS-3/ IL/ IM for purposes of rezoning the annexed property back to the original zoning when it was unincorporated Tulsa County limits, on property located within the Berryhill Annexation area.

**BOA-21584 July 9, 2013:** The Board of Adjustment approved a Special Exception to allow a manufactured home (Use Unit 9) in an AG district, subject to conceptual plan on 7.10 showing the proposed location of the home, all driving and parking surfaces are paved with a dust free all-weather surface, the manufactured home is to be skirted and tied down, with a time limit of 25 years from date of approval, on property located at 3330 S. 57<sup>th</sup> W. Ave. and also known as the subject property.







Z-7263



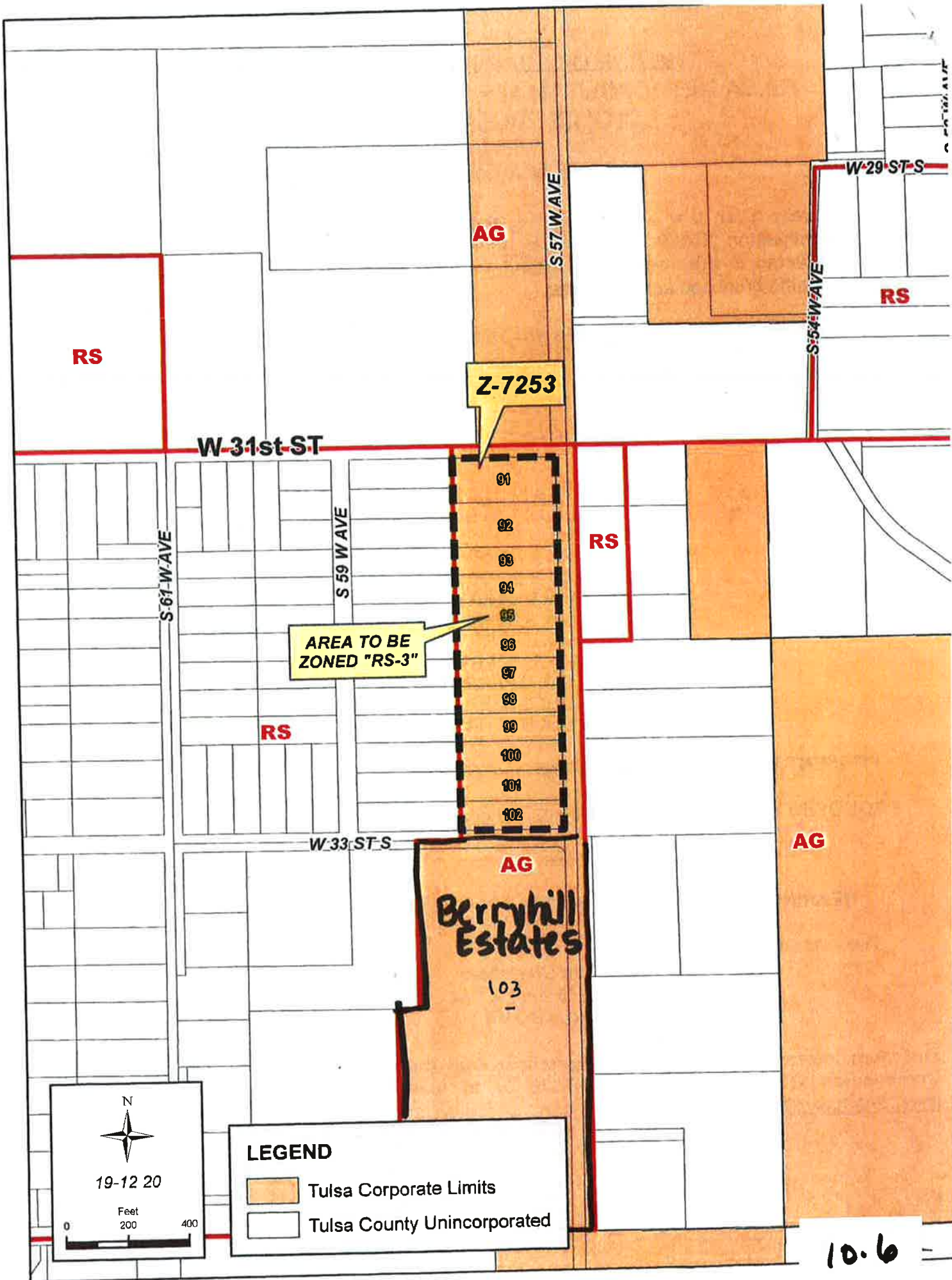
19-12 20

0 Feet 300 600

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

10.5







19-12 20

Feet  
0 200 400

**LEGEND**

-  Tulsa Corporate Limits
-  Tulsa County Unincorporated

10.6











Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7264

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

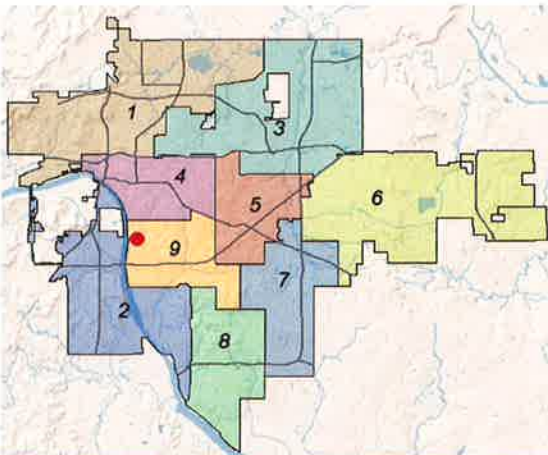
Susan Miller, AICP

**Owner and Applicant Information:**

*Applicant:* CBC Builds, LLC

*Property Owner:* Harry D. Grande, Sr.

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* The applicant intends to develop 6 single family homes on 50' wide lots.

*Tract Size:* 1± acre

*Location:* East of S. Madison Ave between E. 38<sup>th</sup> Pl. and E. 39<sup>th</sup> St.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RS-4

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Areas of Stability and Growth Map:*  
Stability

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9224

CZM: 46

Atlas: 249

**City Council District:** 9

*Councilor Name:* G. T. Bynum

**County Commission District:** 2

*Commissioner Name:* Karen Keith

11.1



## SECTION I: Z- 7264

**DEVELOPMENT CONCEPT:** The applicant has requested a rezoning from RS-3 to RS-4 in order to develop 6 single family lots on this site. The applicant intends to develop 50' wide lots, which is consistent with the pattern of the residential lot sizes in the surrounding area. The proposed single family lots will be oriented towards and face existing homes in the neighborhood.

### DETAILED STAFF RECOMMENDATION:

The requested RS-4 zoning is consistent with the development pattern of the surrounding properties.

RS-4 zoning is non-injurious to proximate properties and will utilize an area where infrastructure already exists.

The requested RS-4 zoning is consistent with the vision of the Comprehensive Plan.

**Therefore, staff recommends Approval of Z-7264 to rezone the property from RS-3 to RS-4.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The requested zoning is consistent with the vision identified in the Comprehensive Plan for Existing Neighborhood and Area of Stability. It is envisioned that small scale infill will occur in these areas.*

### Land Use Vision:

#### Land Use Plan map designation:

The site has an *Existing Neighborhood* land use designation.

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

#### Areas of Stability and Growth designation:

The site is located in an *Area of Stability*.

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation.

improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

#### Transportation Vision:

##### Major Street and Highway Plan:

East 38<sup>th</sup> Place and East 39<sup>th</sup> Street are considered residential streets. There are no provisions in the Major Street and Highway Plan for these streets or future street improvements.

##### Trail System Master Plan Considerations:

An existing multi-purpose trail system that extends across the region exists in RiverParks, which is less than one half mile from the site.

#### Small Area Plan:

The site is located within the Brookside Infill Neighborhood Plan area that was adopted in 2002. The Brookside Infill Development Design Recommendations (a component of the Brookside Infill Neighborhood Plan) predominately addresses recommendations for public improvements and commercial portions of Brookside. Exhibit 3 on page 8 of the document illustrates appropriate vs. inappropriate infill development in residential areas (see attached).

Since this is not a Planned Unit Development, there is no mechanism to regulate specific design features of future residential dwellings. However, existing zoning standards for RS-4 zoning will ensure appropriate height and setbacks for the district.

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The subject site is currently vacant and surrounded by 1950's era single family homes. A single family home existed on the subject site that was destroyed by fire several years ago.*

*The existing RS-3 zoning district, which requires a minimum of 60' wide lots, is prevalent in the surrounding area; however, the vast majority of the lots in the neighborhood do not meet this minimum and are non-conforming (see attached map showing surrounding lot sizes).*

Site Analysis: The subject property is approximately 1± acres in size and is located east of S. Madison Ave between E. 38<sup>th</sup> Pl. and E. 39<sup>th</sup> St. The property is vacant and zoned RS-3.

Surrounding Properties: The subject tract is abutted on the east by north, south, east and west by single family homes, zoned RS-3.

### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 38 <sup>th</sup> Place	None	50 feet	2
East 39 <sup>th</sup> Street	None	50 feet	2

### UTILITIES:

The subject tract has municipal water and sewer available.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Map showing surrounding lots sizes
- Excerpt from Brookside Infill Neighborhood Detailed Implementation Plan

### **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

**BOA-16607 May 10, 1994:** The Board of Adjustment **DENIED** a *Special Exception* to permit duplex dwelling finding that duplex use is comparable to spot zoning in this instance and is not compatible with the established residential neighborhood, on property located east of the southeast corner of E. 38<sup>th</sup> Pl. and S. Madison Ave. and also known as the subject property.







Z-7264



19-12 24

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

11.6





E 38 ST S

E 38 PLS

E 38 PLS

S MADISON AVE

E 39 ST S

Z-7264



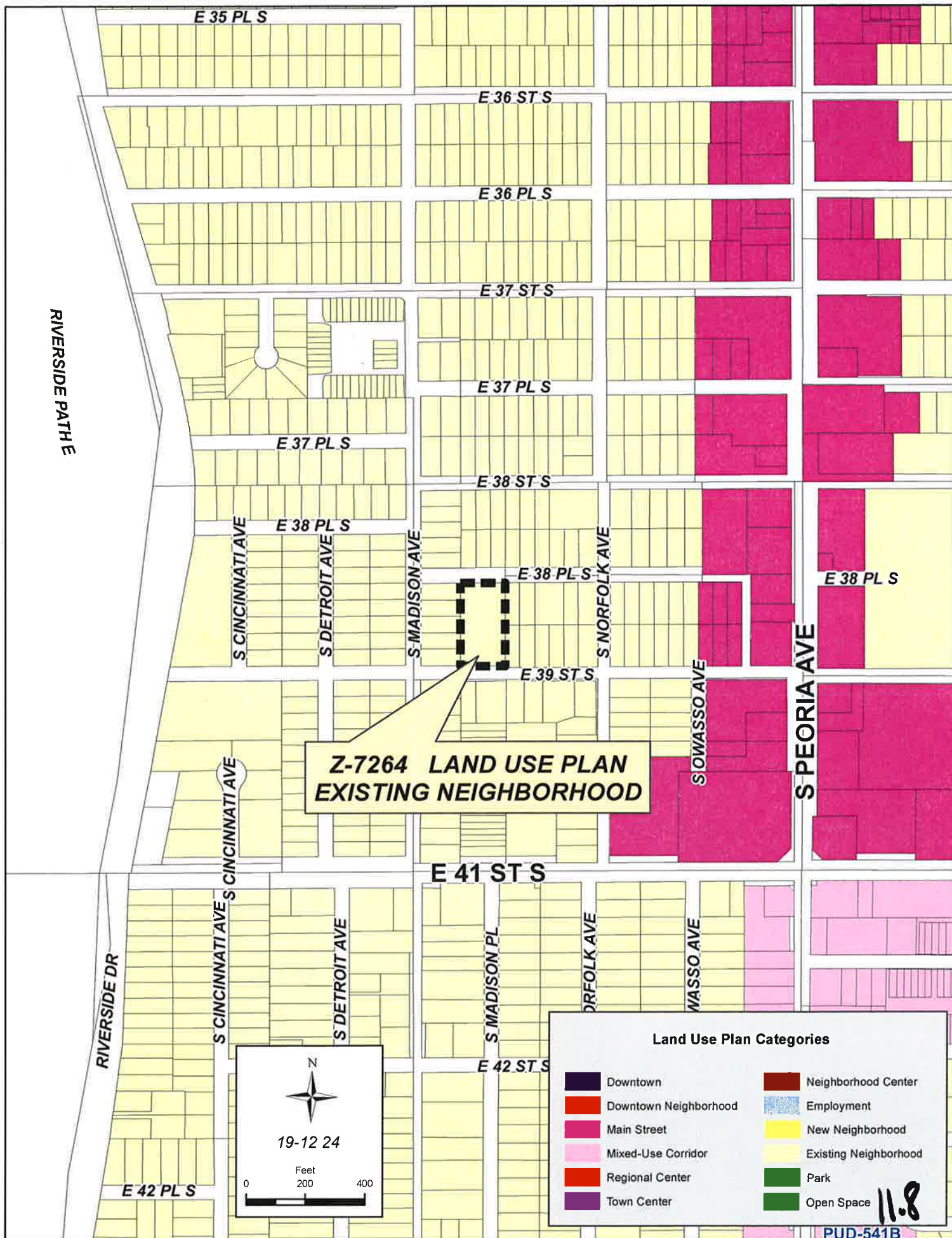
19-12 24

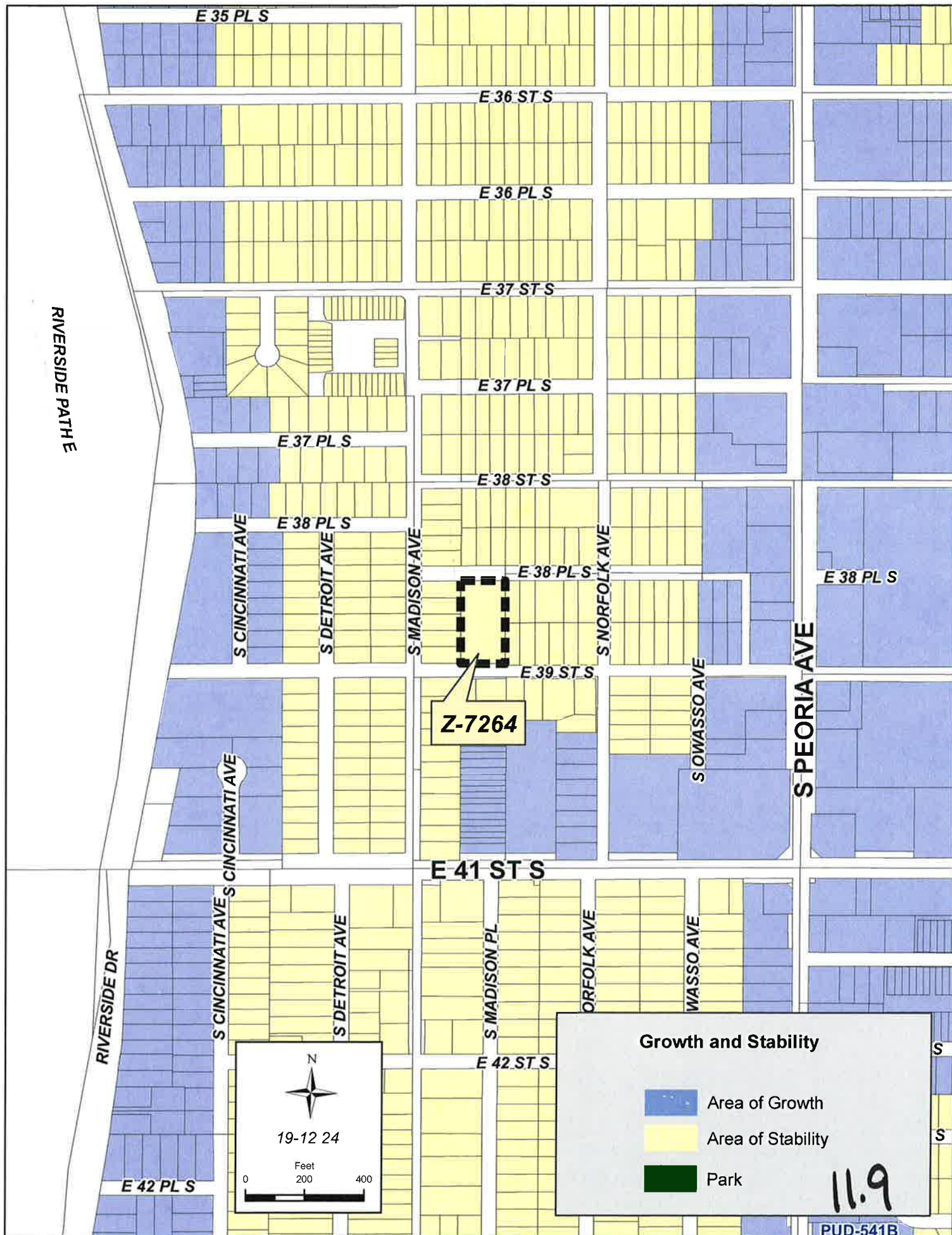
0 50 100  
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

11.7



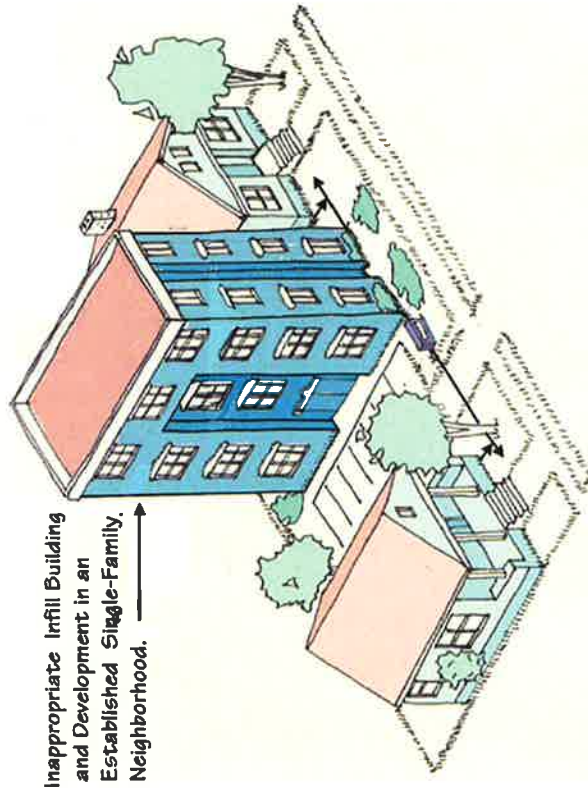






### EXHIBIT 3 - RESIDENTIAL INFILL DEVELOPMENT

## RESIDENTIAL INFILL DEVELOPMENT

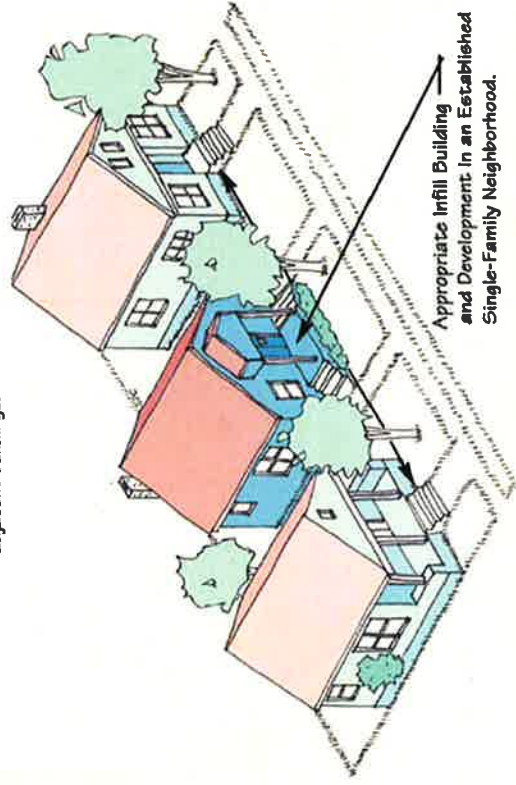


### INAPPROPRIATE INFILL DEVELOPMENT

- SCALE - Avoid buildings that in height, width or massing violate the scale of the area.
- HEIGHT - Avoid new construction that varies greatly in height and number of stories.
- SETBACK - Avoid violating the existing setback patterns in the area.
- MASSING - Avoid monolithic forms or forms which dramatically dominate space.
- RHYTHM - Avoid disrupting or violating general visual patterns.

### APPROPRIATE INFILL DEVELOPMENT

- SCALE - Relate size and proportions of new infill construction to adjacent buildings.
- HEIGHT - Relate overall height and typical number of stories.
- SETBACK - Conform to existing patterns of setback.
- RHYTHM - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.
- MASSING - Conform general to size and amount of space consumed by adjacent buildings.



11.10











Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-5620-SP-13

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

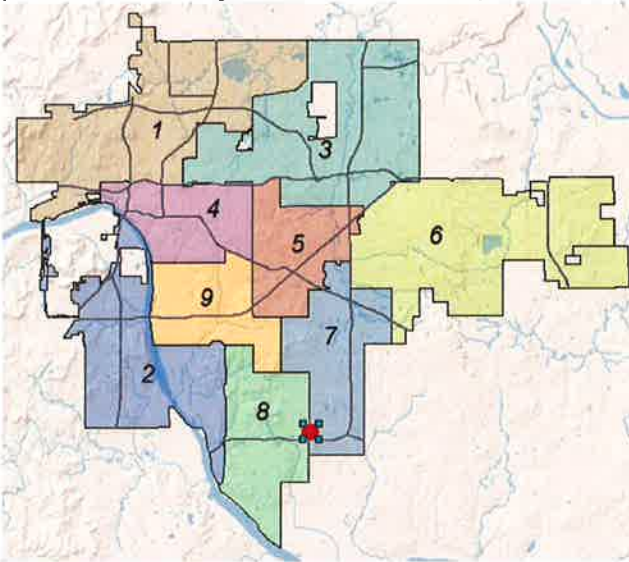
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Ean Holdings, LLC, Southwest Division/  
Becky Hawk

*Property Owner:* Group 1 Realty, Inc.

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

*Existing Use:* Vacant office building

*Proposed Use:* Office use and automobile  
leasing/rental

*Concept summary:* The original Corridor Development Plan limited this site to an Automobile Insurance Claims Adjustment Office with Evaluation Area. This plan expands the allowable uses.

*Tract Size:* 3± acres

*Location:* North of northeast corner S. Memorial Dr. and E. 93<sup>rd</sup> St.

**Zoning:**

*Existing Zoning:* CO

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Areas of Stability and Growth Map:* Growth

**Staff Recommendation:**

Staff recommends **approval to allow Use Unit 17 with limitations and Use Unit 11.**

**Staff Data:**

TRS: 8324

CZM: 57

Atlas: 1904

**City Council District:** 7

*Councilor Name:* Adrianna Moore

**County Commission District:** 3

*Commissioner Name:* Ron Peters

12.1

## SECTION I: Z-5620-SP-13

### DEVELOPMENT CONCEPT:

### CORRIDOR DEVELOPMENT PLAN: Z-5020-SP-13

### APPLICANT CONCEPT

The subject tract was originally constructed as shown on the attached site plan and landscape plan. There are no proposed changes being made to the plan except to bring the landscaping back to its original condition. The site is located south of the southeast corner of East 91<sup>st</sup> Street and South Memorial, and is zoned CO. The TMAPC and City Commission previously approved a Corridor Site Plan for an automobile insurance office and evaluation area. This development plan changes the allowed uses from an insurance office and evaluation area to all uses in Use Unit 11 and Use Unit 17 (but limited to car and light truck leasing and rental).

### DEVELOPMENT STANDARDS:

Net land area:	2.88 acres
Uses Allowed:	Use Unit 17, (Automotive and Allied Activities but limited to car and light truck leasing and rental, light maintenance activities similar to windshield chip repair and minor door ding repair is allowed. Collision repair and heavy mechanic work is prohibited.  Use Unit 11, (Offices, Studios and Support Services)
Maximum Floor Area:	
Office Area	9,295 sq. feet
Evaluation Area – 3 bays	1,307 sq. feet
Maximum Building Coverage:	16.3%
Maximum Building Height:	21 Feet
Minimum Parking Spaces:	75 spaces including display and storage for auto rental. Parking spaces for auto rental must meet the landscape standards defined in the landscape chapter of the zoning code.
Minimum Building Setbacks:	
From Centerline of Memorial	150 feet
From North Property Line	22 feet
From South Property Line	29 feet
From East Limit of Development	118 feet
Signage:	One 2' wide by 10' high sign on the 10' pole not taller than 18' above finished grade.

Landscaping: All landscaping shall be installed and maintained to confirm with the landscape plan approved in 1985 and attached to this document.

Sidewalks: Sidewalks meeting City Standards shall be constructed in the street right of way or green space between the right of way and parking area across the entire frontage of the lot.

#### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits
  - Original Site Plan approved in 1985:
  - Original Landscape Plan approved in 1985

#### **DETAILED STAFF RECOMMENDATION:**

The Corridor Development Plan is compatible with the existing site and all surrounding properties. South of this site is an existing apartment complex which is adjacent to the evaluation area on this property. The approval of Use Unit 17 can only be found compatible with limitations to the type of maintenance work provided at the facility.

Z-5620-SP-13 is consistent with the Tulsa Comprehensive Plan.

**Staff recommends Approval of Z-5620-SP-13 as outlined in Section I above.**

#### **SECTION II: Supporting Documentation**

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

*Staff Summary: The remodeling of the existing building and adding uses is consistent with the Comprehensive Plan designation of this area.*

##### **Land Use Vision:**

##### *Land Use Plan map designation:*

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

##### *Areas of Stability and Growth map designation:*

This is an Area of Growth which identifies area to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and



services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

#### Transportation Vision:

##### Major Street and Highway Plan:

The Major Street and Highway Plan has been implemented with the exception of sidewalks. This Corridor Development Plan will add sidewalks to this section of Memorial and connect to existing sidewalks immediately north of this building.

#### DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 3± acres in size and is located north of northeast corner S. Memorial Dr. and E. 93<sup>rd</sup> St. The property appears to be a vacant office building and is zoned CO.

Surrounding Properties: The subject tract is abutted on the east by vacant land zoned CO and PUD 704, on the north by a large used car dealership, zoned PUD 704; on the south by multi family residential, zoned CO; and on the west by large car dealerships, zoned PUD 405H and 405C

#### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial Commuter Street.	120 feet	4+

#### UTILITIES:

The subject tract has municipal water and sewer available.

#### **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 15232 dated December 11, 1981, established zoning for the subject property.

12.4

***Subject Property:***

**Z-5620-SP-5 October 1985:** All concurred in approval of a request for a Corridor Development Plan on a 3± acre tract of land to increase permitted floor area, decrease some setbacks and amend screening requirements, on property located north of northeast corner S. Memorial Dr. and E. 93<sup>rd</sup> St.

**Z-5620-SP-4 December 1984:** All concurred in approval of a request for a Corridor Development Plan on a 3± acre tract of land for an automobile insurance claims adjustment office with evaluation area, on property located north of northeast corner S. Memorial Dr. and E. 93<sup>rd</sup> St.

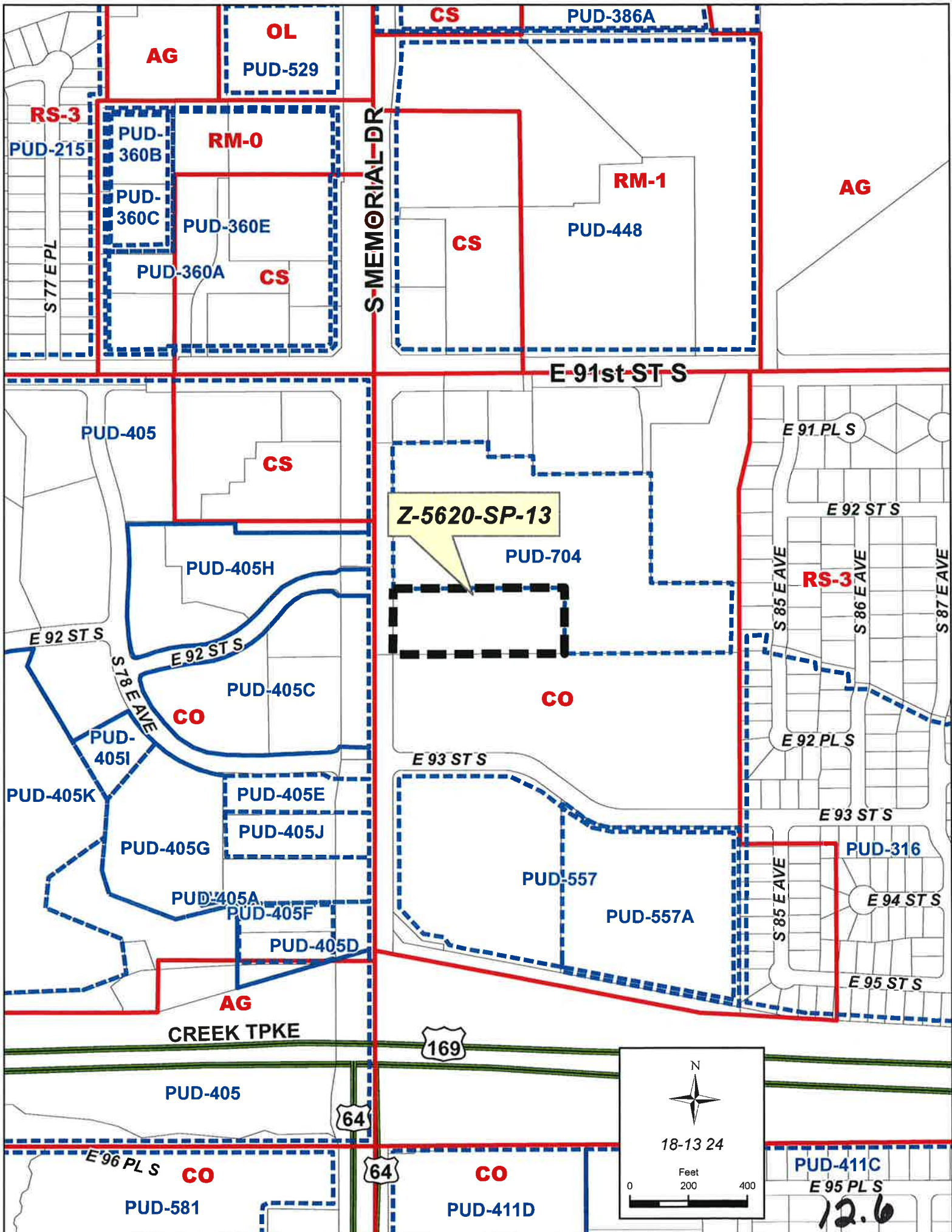
***Surrounding Property:***

**PUD-704/ Z-5620-SP-12 May 2004:** All concurred in approval of a proposed Planned Unit Development on a 12± acre tract of land for commercial use, including sale of new and used automobiles and services and repair of automobiles, on property located south of southeast corner East 91<sup>st</sup> Street South and South Memorial Drive.

**PUD-405-H June 2000:** All concurred in approval of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92<sup>nd</sup> Street and South 78<sup>th</sup> East Avenue.

**PUD-405-C/ Z-5722-SP-5 April 1994:** All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land to add automobile and light truck sales and service uses to permitted uses in the Development Area 1-F, on property located on the southeast corner of East 92<sup>nd</sup> Street and South 78<sup>th</sup> East Avenue.

**Z-5620-SP-1 June 1982:** All concurred in approval of a request for a Corridor Development Plan on a tract of land for attached residential dwelling units, garden apartments and accessory uses. The proposal was broken up into 3 different Development Areas and only Development Area I was developed into the Sunchase Apartments, on property located the northeast corner of S. Memorial Dr. and E. 93<sup>rd</sup> St. and is abutting south of subject property.







S 77 E PL

E 91st ST S

E 91 PL S

E 92 ST S

Z-5620-SP-13

E 92 ST S

E 92 ST S

S MEMORIAL DR

S 78 E AVE

S 85 E AVE

S 86 E AVE

S 87 E AVE

E 93 ST S

E 92 PL S

E 93 ST S

E 94 ST S

E 95 ST S

CREEK TPKE

169

169

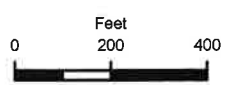
64

64

E 96 PL S



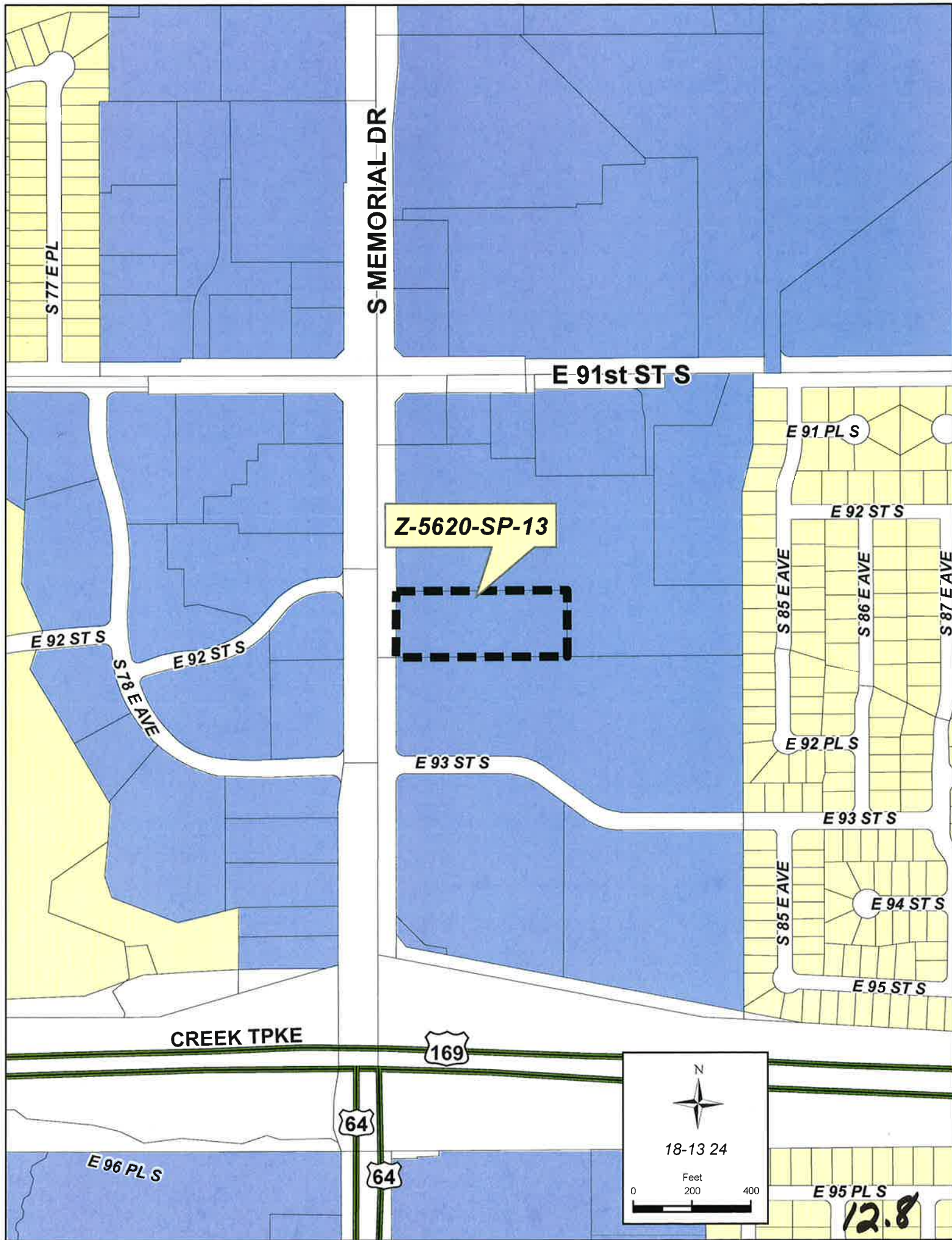
18-13 24

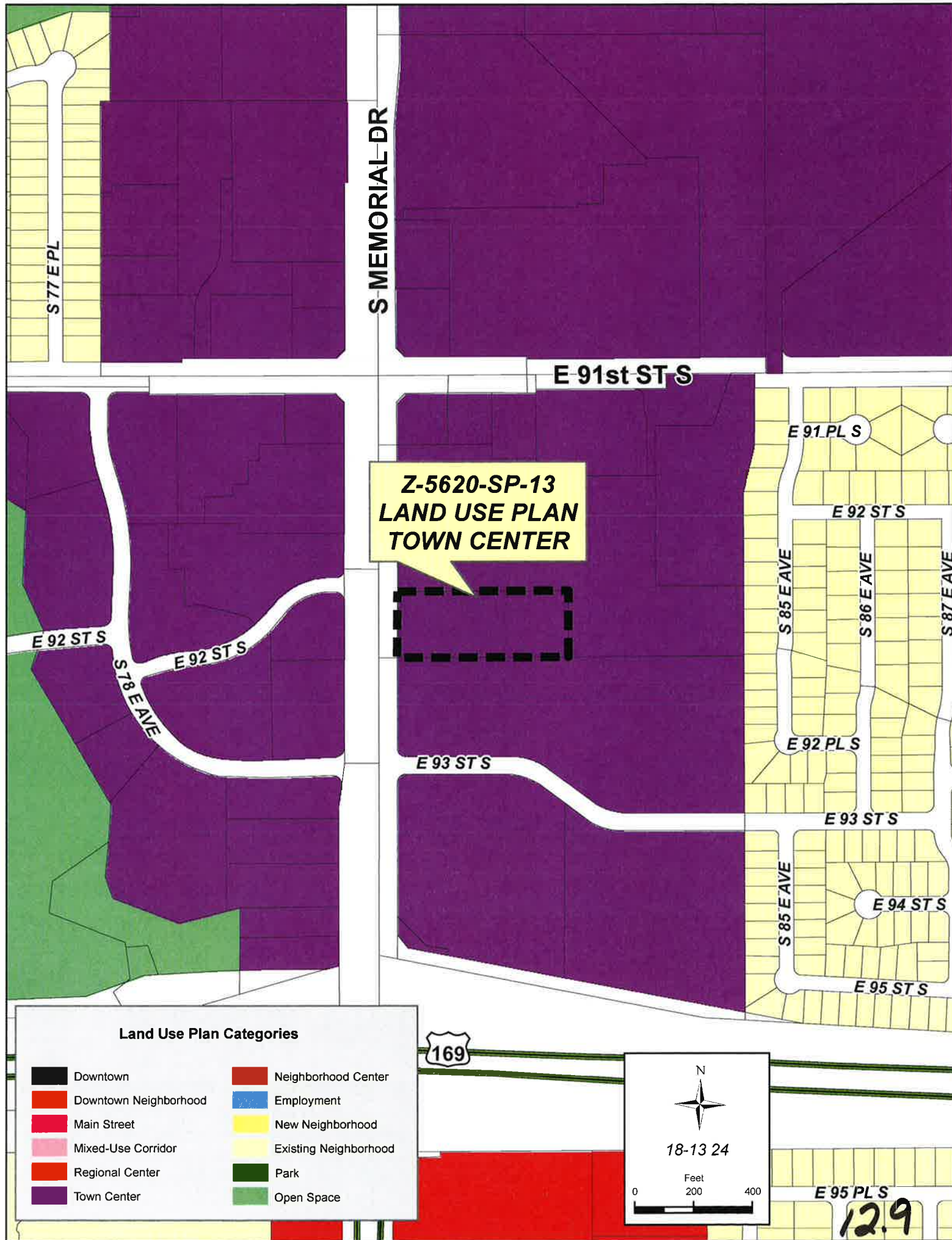


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

12.7



















Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-432

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

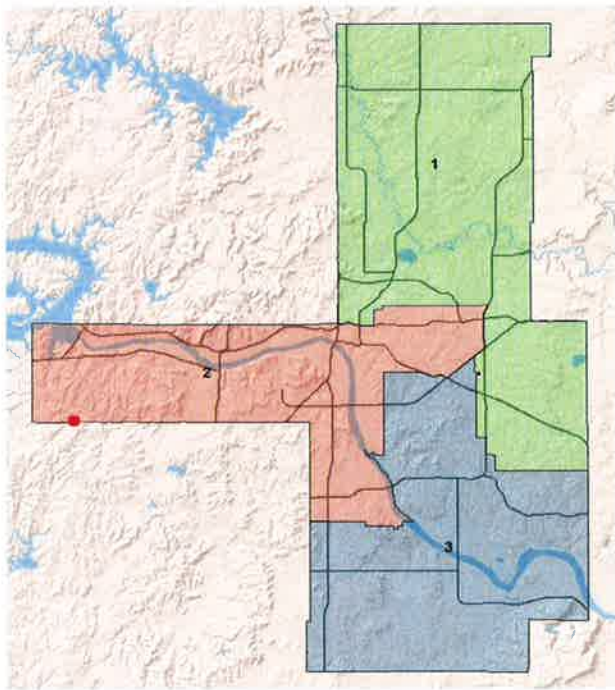
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* James Hayward

*Property Owner:* Misc LLC

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Residential

*Concept summary:*

*Tract Size:* 3.24+ acres

*Location:* Northwest corner of W. 61<sup>st</sup> St.  
and S. Dip Creek Rd.

**Zoning:**

*Existing Zoning:* IM

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* n/a

*Areas of Stability and Growth Map:* n/a

**Staff Recommendation:**

Staff recommends **approval** for the rezoning  
from IM to AG.

**Staff Data:**

TRS: 9033

CZM: 41

Atlas: 0

**City Council District:**

*Councilor Name:* n/a

**County Commission District:** 2

*Commissioner Name:* Karen Keith

13.1



## SECTION I: Detailed Staff Recommendation

- The site is located in a lot designated by the City of Sand Springs Comprehensive plan 1999-2004 as High Intensity; however no development has occurred on this site. In addition, the site is surrounded on all sides by sites designated as Low Intensity – Residential. Staff has contacted the City of Sand Springs Planning Department who was of the thought that the proposed site is under the jurisdiction of the county and not subject to the jurisdiction of the City of Sand Springs.
- The IM zoning which currently exists appears to be specific to this undeveloped site with all adjacent sites being zoned AG.
- AG zoning is harmonious with the existing and expected development on the site and the existing surrounding properties.

Therefore **staff recommends APPROVAL** of CZ-432 for the rezoning from IM to AG

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Comprehensive Plan. The site is within the limits of the City of Sand Springs Comprehensive Plan with a Land Use designation of High Intensity. The site is surrounded by Low Intensity-Residential use, with the High Intensity designation being specific to this property.

Site Analysis: The subject property is approximately 3.24+ acres in size and is located Northwest corner of W. 61<sup>st</sup> St. and S. Dip Creek Rd. The property appears to be vacant and is zoned IM.

Surrounding Properties: The subject tract is abutted on the east by a single family residence, zoned AG; on the north by a single family residence and farmland, zoned AG; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Dip Creek Road	Secondary Arterial	100 feet	2

### UTILITIES:

The subject tract currently has municipal water from the City of Sand Springs available. Sanitary Sewer is not currently available.

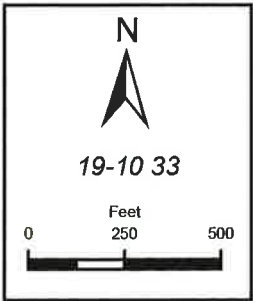
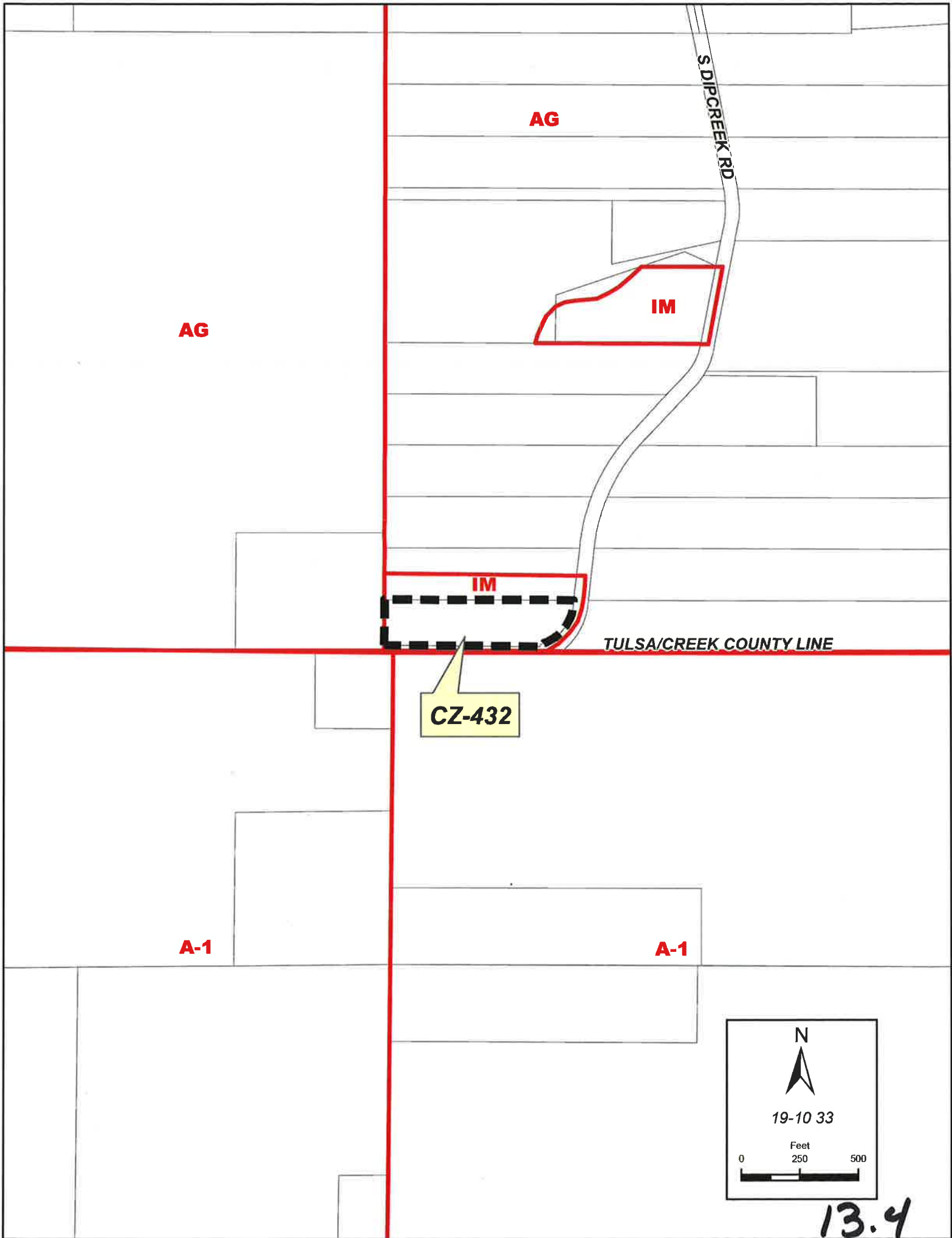
### EXHIBITS:

INCOG Case map  
INCOG Aerial

**SECTION III: Relevant Zoning History:**

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

*There is no relevant history.*



13.4





N

19-10 33

Feet  
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

13.5







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-812

**Hearing Date:** May 21, 2014

**Case Report Prepared by:**

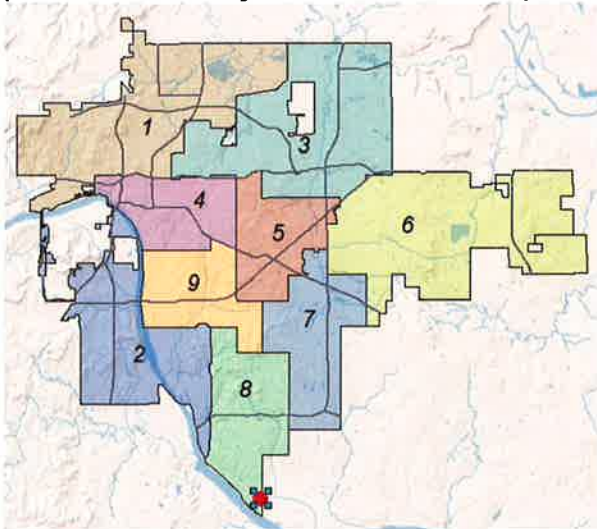
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Property Owner:* Firststrike Properties, LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Residential single-family

*Concept summary:* This is a private street gated community which can only be developed in a PUD.

*Tract Size:* 10± acres

*Location:* North of northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd.

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RS-3/ PUD-812

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood  
*Areas of Stability and Growth Map:*  
Growth

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 7303

CZM: 62

Atlas: 0

**City Council District:** 8

*Councilor Name:* Phil Lakin Jr.

**County Commission District:** 3

*Commissioner Name:* Ron Peters

14.1



## SECTION I: PUD- 812

### DEVELOPMENT CONCEPT:

The proposed Planned Unit Development (No. 812) to be known as "The Cottages at the Preserve" is comprised of 10.861 acres located north of the Northwest corner at 131<sup>st</sup> and South Sheridan Road - hereinafter referred to as the "Site". This document proposes an new residential development within close proximity to many of South Tulsa's newly planned developments, including the proposed Bixby public school and possible realignment of 121<sup>st</sup> Street. This project proposes a maximum of 53 detached single-family lots, which will integrate into an overall master plan, known as 'The Preserve'. Anticipated lot sizes are 55-feet in width, with a lot area over 5,800 square feet. A portion of the required livability space for a lot may be contained within the common areas of the development.

The Cottages at the Preserve is in accordance with the assigned Tulsa Comprehensive Plan land use designation "New Neighborhood" and the current zoning class is RS-3 (Residential Single-Family). This subject property, as well as some of the adjacent tracts, is currently undergoing plat approval. Subdivision design will meet high standards of internal and external connectivity, as outlined by the City of Tulsa Comprehensive Plan text. To accommodate connectivity, several locations for passive recreation and trails have been planned in the area.

Two primary access points will be provided off of a proposed public street that is part of the pending "The Preserve" subdivision plat. "The Preserve" will have access to both South Sheridan Road and the newly proposed collector street. Streets within this PUD will be gated and therefore private.

The Cottages at the Preserve will prove to be an exciting new addition to the already highly-anticipated developments planned for the 121<sup>st</sup> and Sheridan area.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Exhibit A: Aerial Photo and Surrounding Context
  - Exhibit B: Conceptual Site Plan
  - Exhibit C: Circulation Diagram
  - Exhibit G: Connectivity Plan

### PUD 812 DEVELOPMENT STANDARDS:

Gross Land Area:	473,095	sq.ft.	10.861	acres
Net Land Area:	422,777	sq.ft.	9.706	acres

14.2

**Permitted Uses:**

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted uses.

<b>Maximum Number of Lots:</b>	53	lots	
<b>Minimum Lot Width:</b>	55	ft.	
<b>Minimum Lot Size:</b>	5,800	sq.ft.	
<b>Minimum Livability Space Required (per lot):</b>	4000	Sq. ft.	*
<b>Minimum Building Setbacks</b>			
Front yard:	20	ft.	
Rear yard not abutting a public street:	15	ft.	
Rear yard abutting a public street:	20	ft.	
Side yard not abutting a private street:	5	ft.	
Side yard abutting a private street:	15	ft.	**
<b>Maximum Building Height:</b>	40	ft.	***
<b>Maximum Front Yard Coverage by Parking:</b>	40	%	
Off Street Parking:	Minimum two (2) enclosed off-street parking spaces per dwelling unit.		
Signage:	One (1) along the South Sheridan Road frontage, not to exceed 32 square feet each in size.		

- \* *Livability Space may be located on a lot or contained within common open space of the development. The face of the final plat will illustrate the livability space requirement for each lot and may be less than 4000 square feet.*
- \*\* *No garage access allowed on side yards abutting a private street.*
- \*\*\* *Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

**LANDSCAPING AND SCREENING.**

In the case of double-frontage lots between the development and adjacent public streets, space for landscaping and screening will be provided via fence easements.

Fencing or walls on the north and east perimeter of the PUD will be minimum 6' height and masonry construction.

## **VEHICULAR ACCESS AND CIRCULATION:**

The Cottages at The Preserve will have two primary access points off of the main public street which runs through "The Preserve" subdivision. Traffic will primarily come from South Sheridan Road to reach the site. Street within the property are gated, and therefore private. To create the density and street proportions, a 30-foot right-of-way with 26-feet of paving will be used.

## **PEDESTRIAN ACCESS:**

The Cottages at The Preserve will provide sidewalks inside the subdivision and will ultimately connect to the sidewalk system on both sides of the proposed public street on the north edge of this PUD. Sidewalks will also be required on the east side of the project along South Sheridan in the street right of way. Sidewalks in the public street right of way will be constructed as part of the Infrastructure Development Plans prepared during Subdivision design and construction phase.

## **PLATTING REQUIREMENT**

In accordance with Section 213 of the City of Tulsa Zoning Code, no building permit or occupancy permit shall be issued until a subdivision plat or plat waiver has been approved by the TMAPC. The community amenities such as the pool, clubhouse, or other items do not require detailed site plan approval through the Planning Commission.

## **EXPECTED SCHEDULE OF DEVELOPMENT**

Development of the project is expected to commence and be completed as market conditions permit.

## **NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING**

As allowed in the Tulsa Zoning Code

## **DETAILED STAFF RECOMMENDATION:**

**Staff recommends Approval of PUD-812 as outlined in Section I above.**

## **SECTION II: Supporting Documentation**

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

*Staff Summary: PUD 812 is a new neighborhood and part of a much larger neighborhood that is being developed west and north side of the PUD. The PUD is a gated community and private streets. The private street network is not consistent with the connectivity vision of the Comprehensive Plan however provisions for future access south of the site have been included in the concept plan.*



### Land Use Vision:

#### Land Use Plan map designation:

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

#### Areas of Stability and Growth map designation:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

### Transportation Vision:

The Comprehensive Plan designates South Sheridan as a secondary arterial street with no multi modal component.

This site is near the Arkansas River and the river trails system. Appropriate connections to the trail system should be part of the future development of this area.

The Major Street and Highway Plan also illustrates a residential collector street near the north property line of this tract. The residential collector will be required with future development on this site or in conjunction with the proposed Bixby school site immediately north of this development.

#### Major Street and Highway Plan:

This PUD does conflict with the Major Street and Highway Plan. The Plat process will require right of way dedication for ultimate plans for Sheridan Construction at this location.

14.5

## Trail System Master Plan Considerations:

Plans for construction of interior sidewalks and sidewalks on the new street north of the PUD and along Sheridan will satisfy future connectivity concerns to the Trail system illustrated in Exhibit G.

## DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is near or adjacent to FEMA flood plain, there may wetland considerations and storm water drainage will be an important consideration during the planning and design process however there is nothing in this PUD that cannot be implemented with sound engineering principals.*

Site Analysis: The subject property is approximately 10± acres in size and is located north of northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd. The property appears to be vacant and is zoned RS-3.

Surrounding Properties: This site is in the middle of an area that is currently being developed in all directions and careful coordination of infrastructure will be required during the plat process. The subject tract is abutted on the east by the City of Bixby. An existing single family residential project is continuing to develop and is, zoned RS-4. North of this site is vacant land zoned AG, however a Bixby School is anticipated on that property. The school will require Board of Adjustment approval. South of this site is vacant land zoned AG with an abandoned sand plant. West of this site is a tract that has recently been zoned RS-3 with a PUD overlay anticipating gated communities with private streets; however, a north south residential collector will be part of future development. An east west residential collector on or near this site will ultimately connect to future development west of this site.

The south property is an abandoned sand extraction facility that was never restored. Engineering considerations and safety precautions beyond the minimal standards may be an important part of future development of this tract.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

## UTILITIES:

The subject tract has municipal water and sewer available.

## **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 23086 dated April 23, 2014, established zoning for the subject property.

**Z-7257 April 2014:** All concurred in approval of a request for rezoning a 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd. and is also known as a part of the subject property.

14.6

**BOA-20050 May 24, 2005:** The Board **approved** a *Special Exception* to permit Use Unit 24, mining in an AG district, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located 660 ft. west of the northwest corner of E. 131<sup>st</sup> St. and S. Sheridan Rd. and is abutting south of subject property.

**BOA-19651 August 12, 2003:** The Board **approved** a *Special Exception* for soil mining or extraction, with conditions: operations Mon. – Fri. sunrise to sunset and ½ day on Saturdays; no landfill in the excavation area; compliance with all requirements by Department of Mines and all other governmental regulations, including obtaining all licenses and permits; no explosives to be used; and per plan; located northwest of E. 131<sup>st</sup> St. and S. Sheridan Rd. and is abutting south of subject property

**BOA-18814 July 25, 2000:** The Board **approved** a *Special Exception* to allow Use Unit 24 (sand and gravel removal) in an AG zoned district for two years at 5629 E. 131<sup>st</sup> St.





PUD-812

S SHERIDAN RD

S 66 E AVE

E 126 ST S

S 67 E AVE

E 127 ST S

S 68 E PL

E 129 ST S

E 130 PL S

E 131st ST S

E 131 PL S



17-13 03

0 200 400  
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

19.8



S SHERIDAN RD

PUD-812 LAND USE PLAN:  
NEW NEIGHBORHOOD

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



17-13 03



S 66 E AVE

E 126 ST S

S 67 E AVE

E 127 ST S

S 68 E PL

E 129 ST S

E 130 PL S

E 131st ST S

E 131 PL S

19.9

S SHERIDAN RD

PUD-812

**Growth and Stability**

-  Area of Growth
-  Area of Stability
-  Park



17-13 03



S 66 E AVE

E 126 ST S

S 67 E AVE

E 127 ST S

S 68 E PL

E 129 ST S

E 130 PL S

E 131st ST S

E 131 PL S

14.10



PUD NO. \_\_\_\_

# THE COTTAGES AT THE PRESERVE



## EXHIBIT A AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT

PUD NO. \_\_\_\_

THE COTTAGES AT THE  
**PRESERVE**

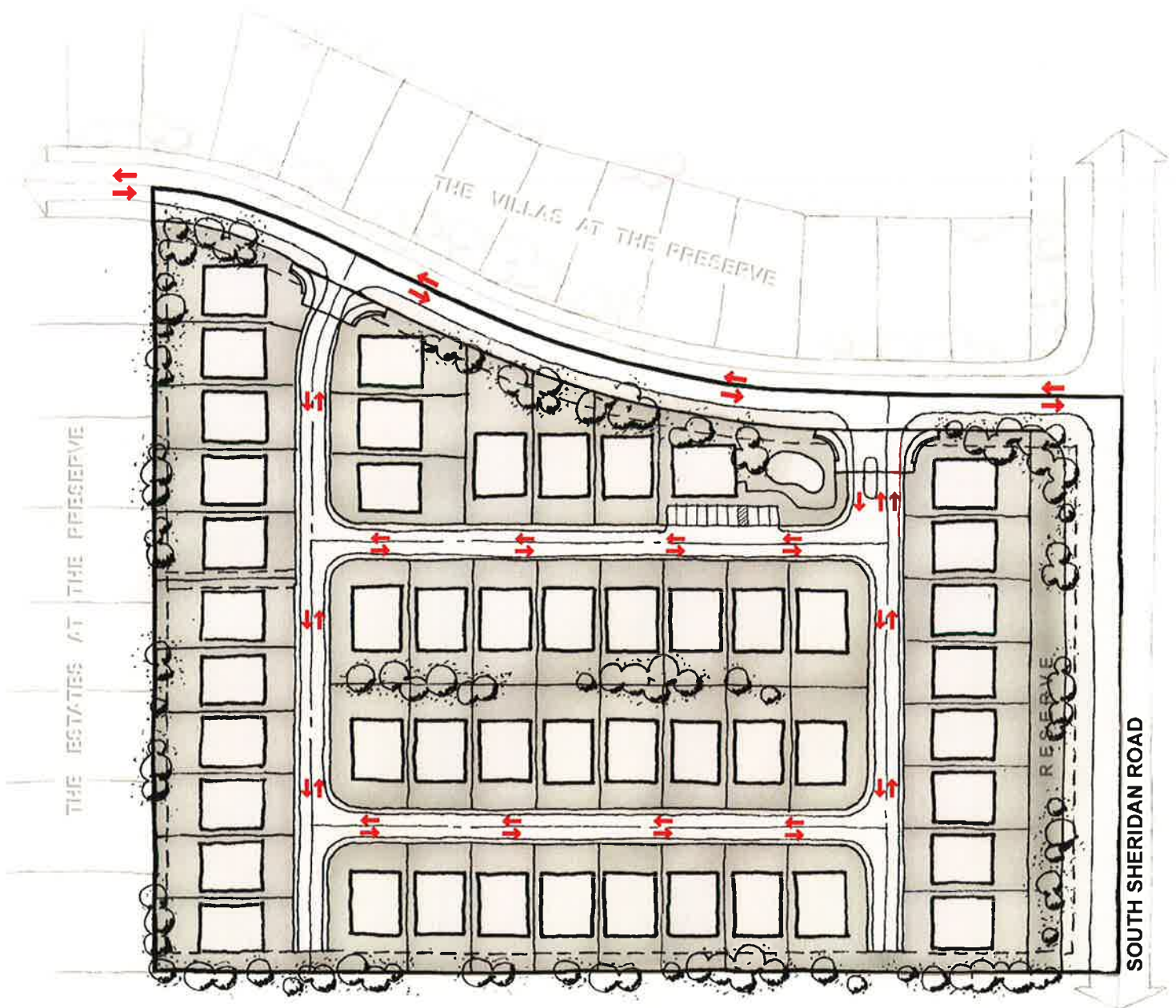


**EXHIBIT B**  
CONCEPTUAL SITE PLAN



PUD NO. \_\_\_\_

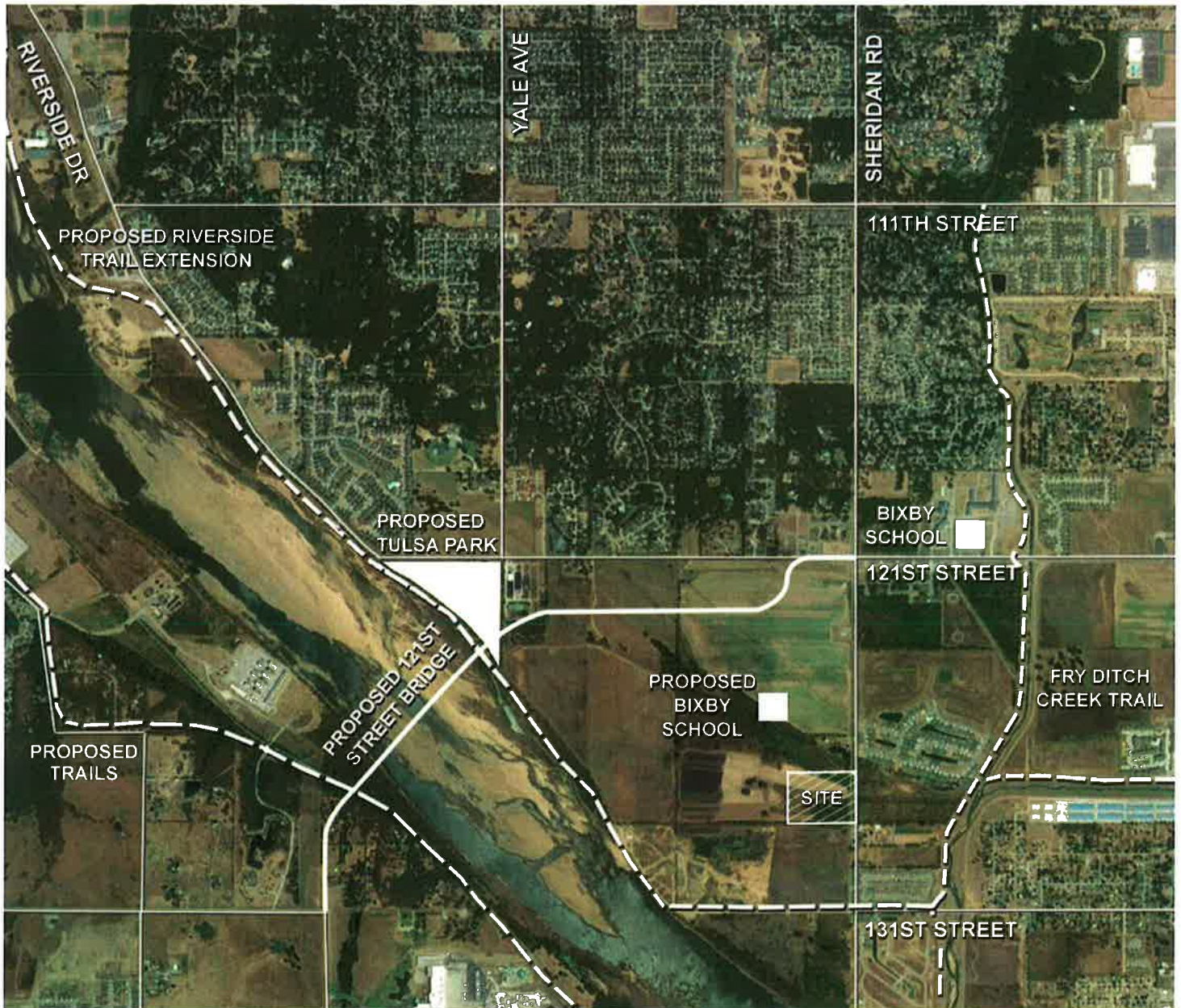
# THE COTTAGES AT THE PRESERVE



**EXHIBIT C**  
CIRCULATION DIAGRAM



# THE COTTAGES AT THE PRESERVE



## EXHIBIT G CONNECTIVITY PLAN