

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2703

August 5, 2015, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report: A work session will be held to discuss the draft Zoning Code update prior to the next TMAPC meeting.

Director's Report:

Review TMAPC Receipts for the month of June 2015

1. Minutes of July 15, 2015, Meeting No. 2702

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

2. **LS-20781** (Lot-Split) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (related to LC-662) (Continued from 7/15/15)
3. **LC-662** (Lot-Combination) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (related to LS-20781) (Continued from 7/15/15)
4. **LC-685** (Lot-Combination) (CD 4) – Location: Northwest corner of East 5th Street South and South Detroit Avenue
5. **LS-20798** (Lot-Split) (CD 9) – Location: Southwest corner of East 36th Place South and South Utica Avenue (related to LC-686)
6. **LC-686** (Lot-Combination) (CD 9) – Location: West of the southwest corner of East 36th Place South and South Utica Avenue (related to LS-20798)
7. **LC-687** (Lot-Combination) (CD 3) – Location: East of the northeast corner of East 11th Street South and South 71st East Avenue

8. **LS-20799** (Lot-Split) (CD 6) – Location: South of the southwest corner of East 41st Street South and South 193rd East Avenue
9. **LS-20800** (Lot-Split) (CD 4) – Location: East of the southeast corner of East 27th Place South and South Lewis Avenue (related to: LC-688)
10. **LC-688** (Lot-Combination) (CD 4) – Location: East of the southeast corner of East 27th Place South and South Lewis Avenue (related to: LS-20800)
11. **LS-20801** (Lot-Split) (County) – Location: South of the southwest corner of East 66th Street North and North 131st East Avenue
12. **LC-689** (Lot-Combination) (CD 8) – Location: Southeast corner of East 119th Street South and South Norwood Avenue
13. **LC-690** (Lot-Combination) (CD 2) – Location: Northeast corner of West 41st Street South and South Elwood Avenue
14. **LC-691** (Lot-Combination) (CD 6) – Location: Northwest corner of East 41st Street South and South Garnett Road
15. **LS-20802** (Lot-Split) (CD 1) – Location: West of the southwest corner of East 29th Street North and North Harvard Avenue (related to: LC-692)
16. **LC-692** (Lot-Combination) (CD 1) – Location: Northwest corner of East Apache Street and North Harvard Avenue (related to: LS-20802)
17. **The Crossing at Battle Creek Phase 1 – Final Plat**, Location: North of northeast corner of South 145th East Avenue and East 41st Street South, (CD 6)
18. **Change of Access** –Crossbow Center II, Location: Northwest corner of East 41st Street and South Garnett Road, (CD 6)
19. **Change of Access** – Riverview Addition, South of West 7th Street, West of South Houston Avenue, (CD 4)
20. **PUD-801-1 – QuikTrip Corp./Mike Ward**, Location: Northwest corner of South Garnett Road and East 41st Street South, requesting a **PUD Minor Amendment** to revise signage and landscape requirements, **CS/PUD-801**, (CD-6)
21. **PUD-168-11 – Joseph M. Sasko**, Location: East of the southeast corner of South Harvard Avenue and East 81st Street South, requesting a **PUD Minor Amendment** to modify Development Areas C3 and D2 to permit residential use, **RS-2/PUD-168**, (CD-8)

22. **PUD-235-A-7 – Professional Permits/Adam Skrzyszewski**, Location: West of the northwest corner of South Mingo Road and East 71st Street South, requesting a **PUD Minor Amendment** to increase allowable wall sign area, **OL/PUD-235-A**, (CD-7)
23. **PUD-610-1 – Tom’s Outdoor Living**, Location: East of the northeast corner of South Fulton Avenue and East 118th Street South, requesting a **PUD Minor Amendment** to reduce the ide yard setback from 10 feet to 0 feet to permit a covered patio, **RS-2/PUD-610**, (CD-8)
24. **PUD-738 – Architects Collective/Ken Ruse**, Location: South of the southwest corner of South Elwood Avenue and West 71st Street South, requesting a **PUD Detail Site Plan** for a new multifamily development within the PUD, **CS/RM-0/RS-3/PUD-738**, (CD-2)
25. **PUD-128-E – Sack & Associates, Inc./Ted Sack**, Location: Southwest corner of East 71st Street South and South Riverside Drive, requesting a **PUD Detail Site Plan** for a new retail development, **CS/OMH/RM-2/PUD-128-E**, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

26. **Z-7308 – AM Contractors, Inc.**, Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning from **CS to CG**, (CD 6) (Continued from 7/15/15) (**Applicant is requesting a continuance to 9/16/15**)
27. **PUD-835 - AM Contractors, Inc.**, Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a **PUD**, (CD 6) (Continued from 7/15/15) (**Applicant is requesting a continuance to 9/16/15**)
28. **Crosstown Learning Center –Minor Subdivision Plat**, Location: East of the northeast corner of East Archer Street and South Lewis Avenue, (CD 3) (Continued from 5/20/2015, 6/3/2015, 6/17/2015, 7/1/2015,and 7/15/2015)
29. **G4 Hospitality – Minor Subdivision Plat**, Location: West of southwest corner of Interstate Hwy 44 and South 193rd West Avenue, (CD 6) (Continued from 7/15/2015)
30. **Yorktown Villas – Preliminary Plat**, Location: West of South Lewis Avenue and Joe Creek, South of East 61st Street South (CD 2)
31. **Tulsa Rehabilitation Hospital – Preliminary Plat**, Location: South of 91st Street South, and east of South Mingo Road (CD 7)
32. **Z-7309 – Roy D. Johnsen**, Location: East of the northeast corner of East 101st Street South and South Yale Avenue, requesting rezoning from **AG to RS-2**, (CD-8)

33. **PUD-836 – Roy D. Johnsen**, Location: East of the northeast corner of East 101st Street South and South Yale Avenue, requesting a **PUD** for a gated community with private streets and up to 65 single-family lots, **AG to RS-2/PUD-836**, (CD-8)
34. **PUD-742-A – Eller & Detrich/Lou Reynolds**, Location: South of the southeast corner of West 71st Street and South Elwood Avenue, requesting a **PUD Major Amendment** (CD-2)

OTHER BUSINESS

35. **PUD-817-1 – David A. Peck**, **Refund Request**, Applicant withdrew this application and will file a major amendment.
36. **Plat Waiver for PUD-834/Kinslow, Keith & Todd, Inc.**, **Refund Request**, Applicant withdrew the PUD and therefore the plat waiver is no longer necessary.
37. **PUD-840/CZ-433 – Ryan McCarty**, **Refund Request**, Applicant withdrew his applications before processing and is requesting a full refund.
38. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC RECEIPTS
Month of June 2015

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	4	\$125.00	\$125.00	\$250.00	137	\$4,062.50	\$4,062.50	\$8,125.00
Zoning	3	3,180.00	3,180.00	6,360.00	53	\$29,185.00	\$29,185.00	58,370.00
PUDs & Plan Reviews	30	3,225.00	3,225.00	6,450.00	373	\$38,825.00	\$38,825.00	77,650.00
Refunds		0.00	0.00	0.00	0	(\$800.00)	(\$800.00)	(1,600.00)
NSF		0.00	0.00	0.00		(\$460.00)	(\$460.00)	(920.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$6,530.00</u>	<u>\$6,530.00</u>	<u>\$13,060.00</u>		<u>\$70,812.50</u>	<u>\$70,812.50</u>	<u>\$141,625.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	10	\$3,707.60	\$3,707.60	\$7,415.20
Preliminary Plats	2	775.00	775.00	1,550.00	28	\$14,725.75	\$14,725.75	29,451.50
Final Plats	2	930.00	930.00	1,860.00	16	\$7,267.50	\$7,267.50	14,535.00
Plat Waivers	2	250.00	250.00	500.00	13	\$1,625.00	\$1,625.00	3,250.00
Lot Splits	10	470.00	470.00	940.00	95	\$4,929.00	\$4,929.00	9,858.00
Lot Combinations	17	850.00	850.00	1,700.00	92	\$4,550.00	\$4,550.00	9,100.00
Access Changes	1	25.00	25.00	50.00	3	\$275.00	\$275.00	550.00
Other		0.00	0.00	0.00	0	\$25.00	\$25.00	50.00
NSF		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	0	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$3,625.00</u>	<u>\$3,625.00</u>	<u>\$7,250.00</u>		<u>\$37,054.85</u>	<u>\$37,054.85</u>	<u>\$74,109.70</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00		\$1,075.00	\$0.00	\$1,075.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		(\$200.00)	\$0.00	(\$200.00)
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		\$875.00	\$0.00	\$875.00
BOARDS OF ADJUSTMENT								
Fees	17	\$6,100.00	\$950.00	\$7,050.00	199	\$71,896.00	\$13,850.00	\$85,746.00
Refunds		(300.00)	0.00	(\$300.00)	19	(\$1,420.00)	(\$300.00)	(1,720.00)
NSF Check		0.00	0.00	\$0.00	0	\$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>\$5,800.00</u>	<u>\$950.00</u>	<u>\$6,750.00</u>		<u>\$70,476.00</u>	<u>\$13,550.00</u>	<u>\$84,026.00</u>
TOTAL		\$15,955.00	\$11,105.00	\$27,060.00		\$179,218.35	\$121,417.35	\$300,635.70
LESS WAIVED FEES *		\$0.00		\$0.00		(\$733.28)		(\$733.28)
GRAND TOTALS		\$15,955.00	\$11,105.00	\$27,060.00		\$178,485.07	\$121,417.35	\$299,902.42

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

Final Subdivision Plat

The Crossing at Battle Creek Phase 1 - (CD 6)

North of northeast corner of South 145th East Avenue and East 41st Street South

This plat consists of 83 Lots, 6 Blocks, on 25 acres.

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

Change of Access on Recorded Plat TMAPC August 4, 2015

Lots 4, 5, and 6, Block 1, Crossbow Center II

This application is made to allow a change of access to add one access and shift an existing access along South Garnett Road, and shift an access along East 41st Street South. The property is zoned CS/PUD 801.

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.

CHANGE OF ACCESS EXHIBIT

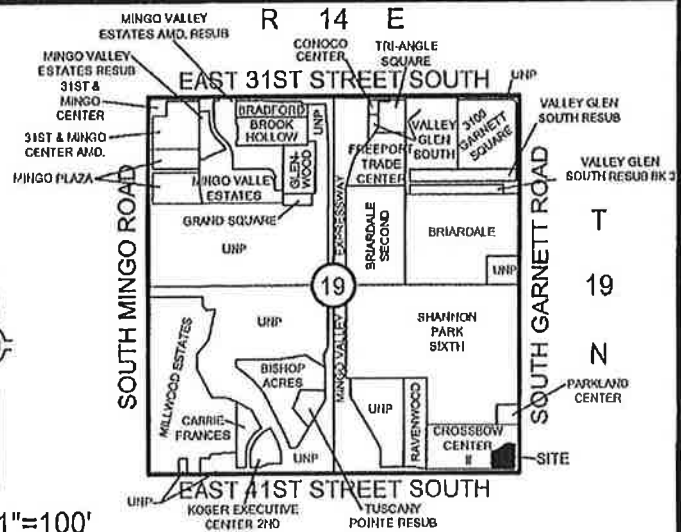
Lots 4, 5 & 6, Block 1

Crossbow Center II

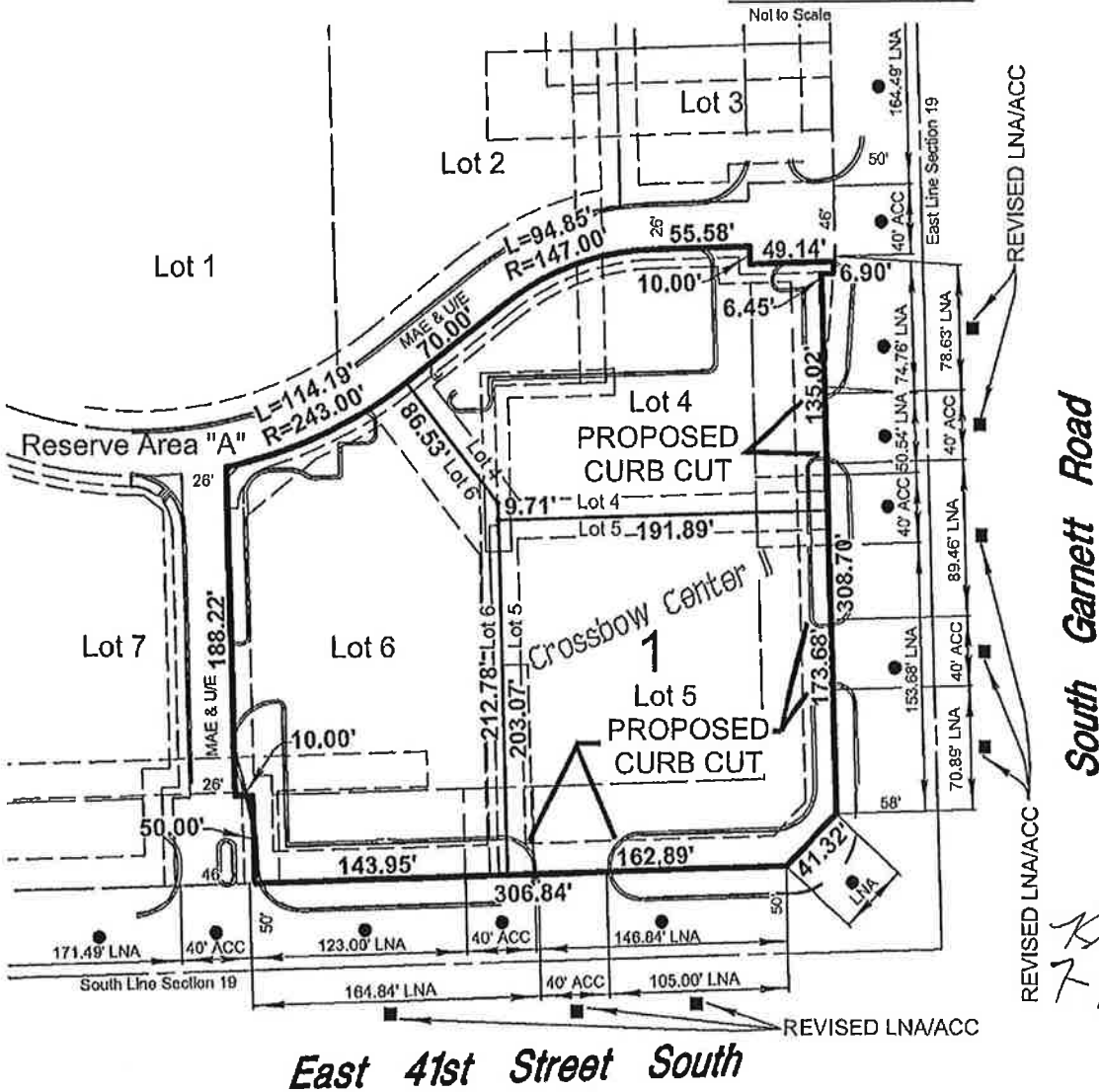
City of Tulsa, Tulsa County, OK



SCALE: 1"=100'



Location Map



South Garnett Road

Kent W. [Signature]
7-17-15

East 41st Street South

Exhibit "A"

- REQUESTED ACCESS REVISION
- ORIGINAL ACCESS & LNA AS SHOWN ON EXISTING PLAT OF CROSSBOW CENTER II

Legend

- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS



Sismore Welsz & Associates, Inc.

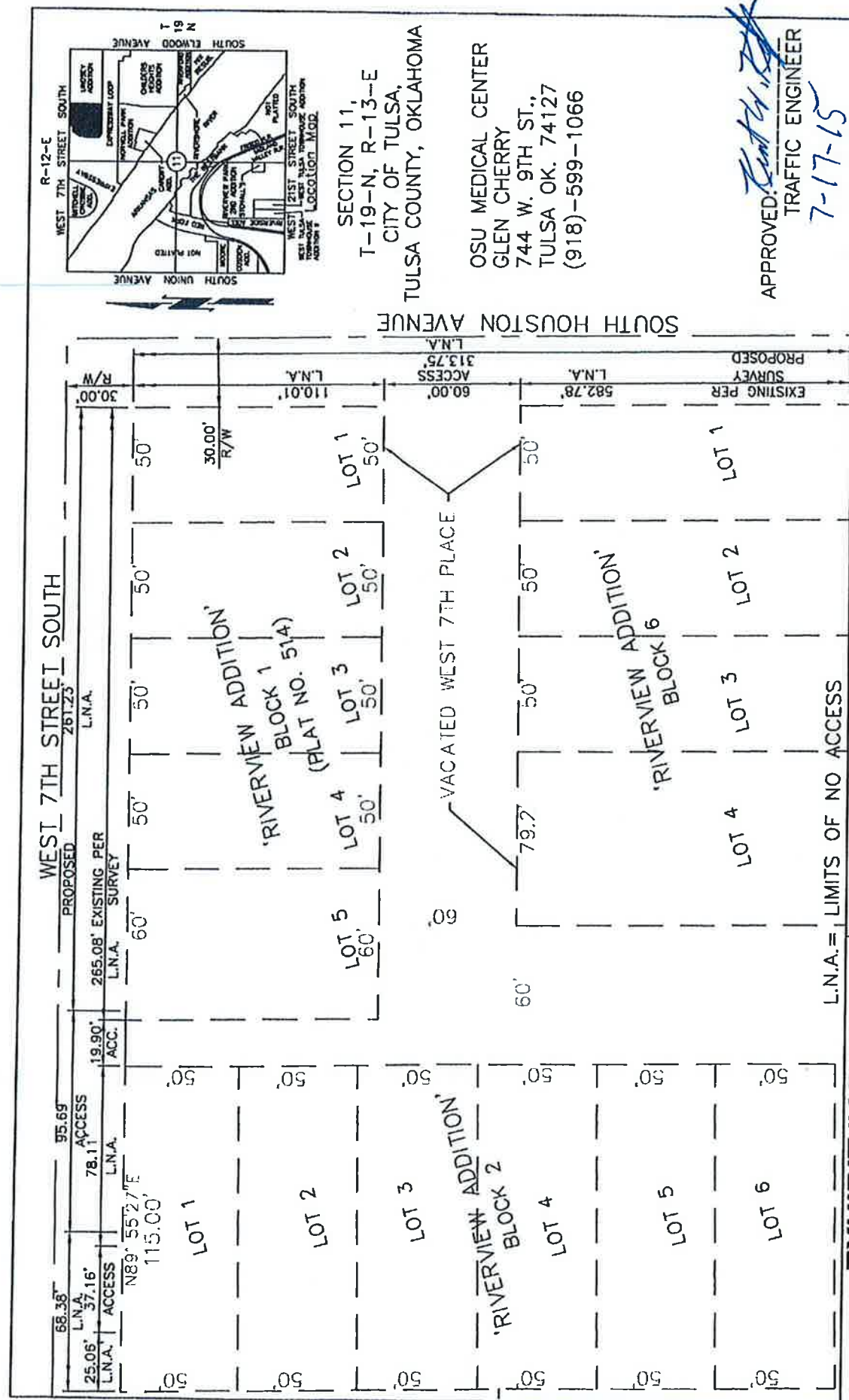
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74136
CA. NO. 2421
PHONE (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/16

Change of Access on Recorded Plat TMAPC August 5, 2015

Lot 1, Block 1, and Lot 1, Block 2, Riverview Addition

This application is made to allow a change of access to add Limits of No Access along South Houston Avenue and add one larger access and deleting one existing access along West 7th Street South. The property is zoned CBD.

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.



APPROVED: Scott G. Smith
TRAFFIC ENGINEER
7-17-15

EXHIBIT "A" REVISED CHANGE OF ACCESS EXHIBIT FOR RIVERVIEW ADDITION BLK 2 LOT 1 & BLK 1 LOT 1			SCALE: 0' 30 60 120 	
	PROJECT: 14285			
	DATE: 6/25/15			
	DRAWN BY: R.S.S.			
	DESIGNED BY: D.C.G.			
	FILE: REVISED ACCESS EXHIBIT.DWG			



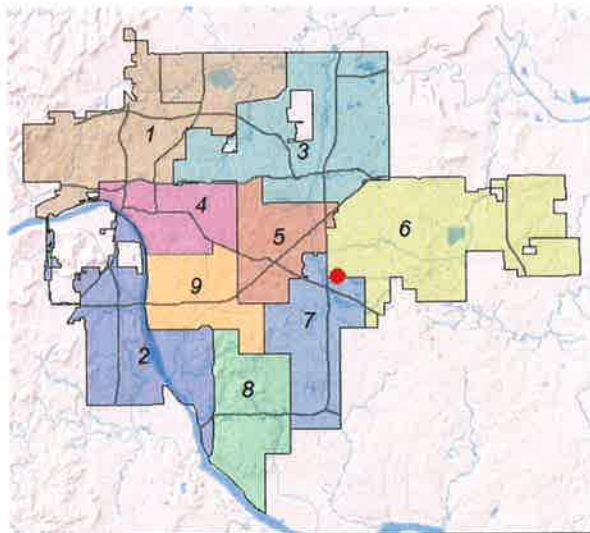
Case Number: PUD-801-1
Minor Amendment

Hearing Date: August 5, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Quik Trip Corporation
 Property Owner: HW Allen Co.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise signage and landscape requirements.

Gross Land Area: 2.47 acres

Location: Northwest corner of South Garnett Road and East 41st Street South

Lots 4, 5 and 6 Crossbow Center II

Zoning:
 Existing Zoning: CS/PUD-801
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Town Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval** of revised signage requirements

Staff recommends **approval** of modification of required street location requirement

Staff Data:
 TRS: 9419
 CZM: 49 Atlas: 751

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-801-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to revise the signage and landscape requirements.

The site the proposed Quik Trip is to be located on is currently composed of three lots. A lot combination is proposed to combine these lots into one. The current Development Standards allow one ground sign for each lot with frontage on Garnett Road and 41st Street. With the three lots combined, this would only allow one sign for the combined lot. The applicant proposes one ground sign on the Garnett Road frontage and one ground sign on the 41st Street frontage. This reduces the overall amount of signs that would have been permitted with three separate lots.

The applicant is also proposing to reduce the number of street trees required. Currently one tree is required to be preserved or planted in the street yard for each 1,500 sf of street yard area. Based on the conceptual landscape plan provided by the applicant, the approximate calculation would be one tree per 2,100 sf of street yard area. Staff cannot support reducing the number of required trees. The trees required may be located elsewhere on the site outside of the street yard.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.*

"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."

And Section 1107.H.13

"Modifications to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) The required number of trees should not be reduced, but may be located outside of the street yard.
- 3) All remaining development standards defined in PUD-801 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

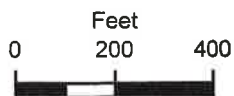
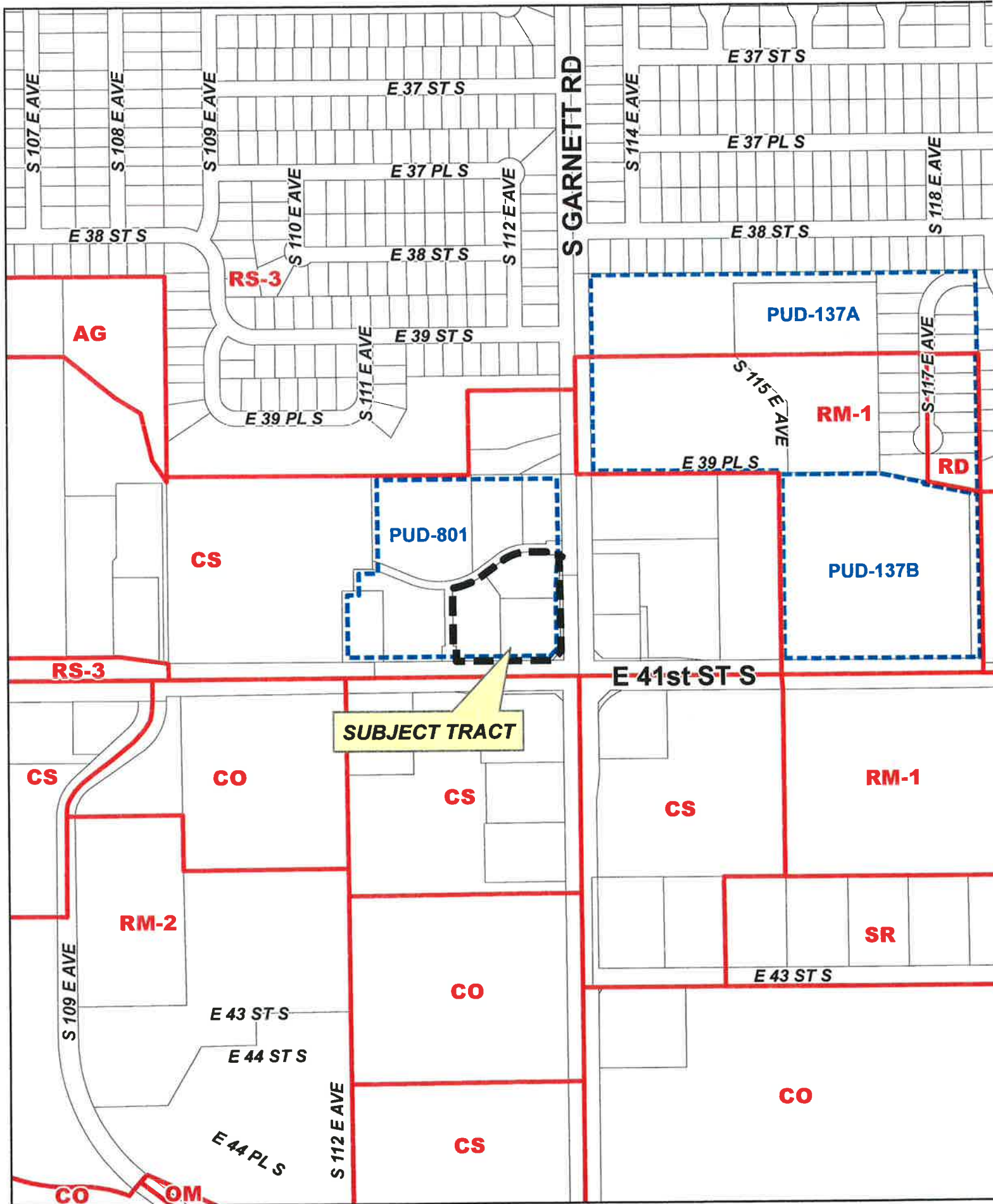
INCOG aerial photo

INCOG aerial photo enlarged

Applicant Minor Amendment Text

Applicant Conceptual Landscape Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to revise signage requirements and **approval** of the amendment to allow required street trees to be located outside of the street yard.



PUD-801-1

19-14 19





0 200 400
Feet



Subject
Tract

PUD-801-1

19-14 19

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

Aerial Photo Date: March 2014





0 50 100
Feet



Subject
Tract

PUD-801-1

19-14 19

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

Aerial Photo Date: March 2014

20.6



Application for Minor Amendments to PUD No. 801

The Applicant requests approval of the following minor amendments to the approved Development Plan and Standards for Planned Unit Development No. 801 ("Crossbow Center"), with respect only to the subject property:

1. ***Internal Development Area Boundaries:***

The subject property consists of a combination of three lots in the Crossbow Center, to be combined into a single parcel of land for the development and establishment of a QuikTrip convenience store. This combination does not substantially alter the relationship of uses within the Crossbow Center project nor the allocation of land to particular uses.

2. ***Points of Access:***

The access points to the QuikTrip Store are slightly modified as shown on the attachment (Sheet No. L100). However, this modification does not substantially alter the traffic design and capacity for PUD 801.

3. ***Signage:***

The previously approved Development Standards permit one ground sign for each lot along the East 41st Street frontage and one sign for each lot along the South Garnett Road frontage; this would allow two ground signs along each of the East 41st Street and South Garnett Road frontages within the subject property. Upon combining the three lots into a single parcel, there will be one ground sign along the East 41st Street frontage and one ground sign along the South Garnett Road frontage in the locations as shown on the attachment (Sheet No. L100), thereby reducing the aggregate number of ground signs permitted along the subject property's street frontages. This is not a substantial alteration of the number of ground signs to be permitted.

4. ***Landscaped Areas:***

The landscaped areas for the subject property would be established as shown on the attachment (Sheet No. L100). The attached landscaping plan is not a substantial deviation from the original approved development plan and standards.

20.7

[illegible]

LANDSCAPE REQUIREMENTS		REQUIRED PERFORMANCE	NOTES
LANDSCAPE REQUIREMENTS	CHECKED AND APPROVED	PROTECTED AREAS SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.	PROTECTED AREAS SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
		WITHIN THE LOT, A LANDSCAPE AREA SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.	WITHIN THE LOT, A LANDSCAPE AREA SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
LANDSCAPE REQUIREMENTS	CHECKED AND APPROVED	LANDSCAPE SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.	LANDSCAPE SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
		LANDSCAPE SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.	LANDSCAPE SHALL BE MAINTAINED AS SUCH. LANDSCAPE SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.



Note: Applicants Submittal does not reflect Staff recommendation



Case Number: PUD-168-11
Minor Amendment

Hearing Date: August 5, 2015

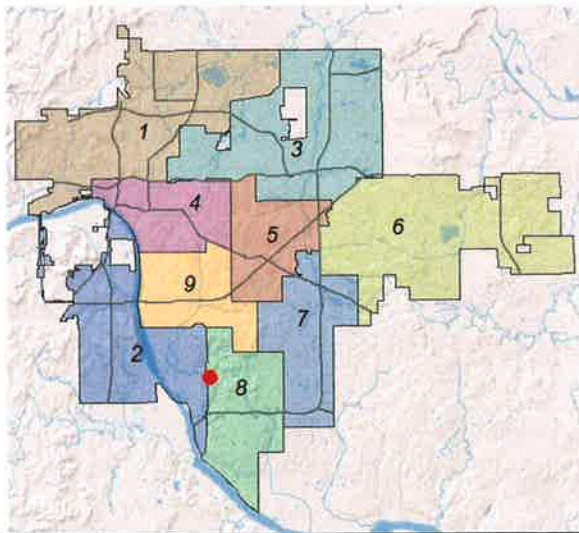
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Joseph M. Sasko

Property Owner: Country Oaks Homeowners Association II, Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Areas C3 and D2 to permit residential use

Gross Land Area: 0.31 acres

Location: East of the Southeast corner of South Harvard Avenue and East 81st Street South

3560 East 81st Street South

Lot 31 and a portion of Lot 33, Block 1
Country Oaks Patio Lots II

Zoning:

Existing Zoning: RS-2/PUD-168
Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8316

CZM: 52

Atlas: 1576

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

21.1

SECTION I: PUD-168-11 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to modify Development Areas C3 and D2 to permit residential use.

Lot 31 is located within Development Area C3. The applicant has requested to lease a portion of Lot 33, located in Development Area D2, from Country Oaks Homeowners Association II, Inc. The Homeowners Association has agreed to the lease. In the Development Standards for the PUD, Development Area D2 is intended for open space use. In order for the proposed leased portion of D2 to be allowed for residential use, it would need to be included in Development Area C3.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.1 PUD Section of the City of Tulsa Zoning Code.

"Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered."

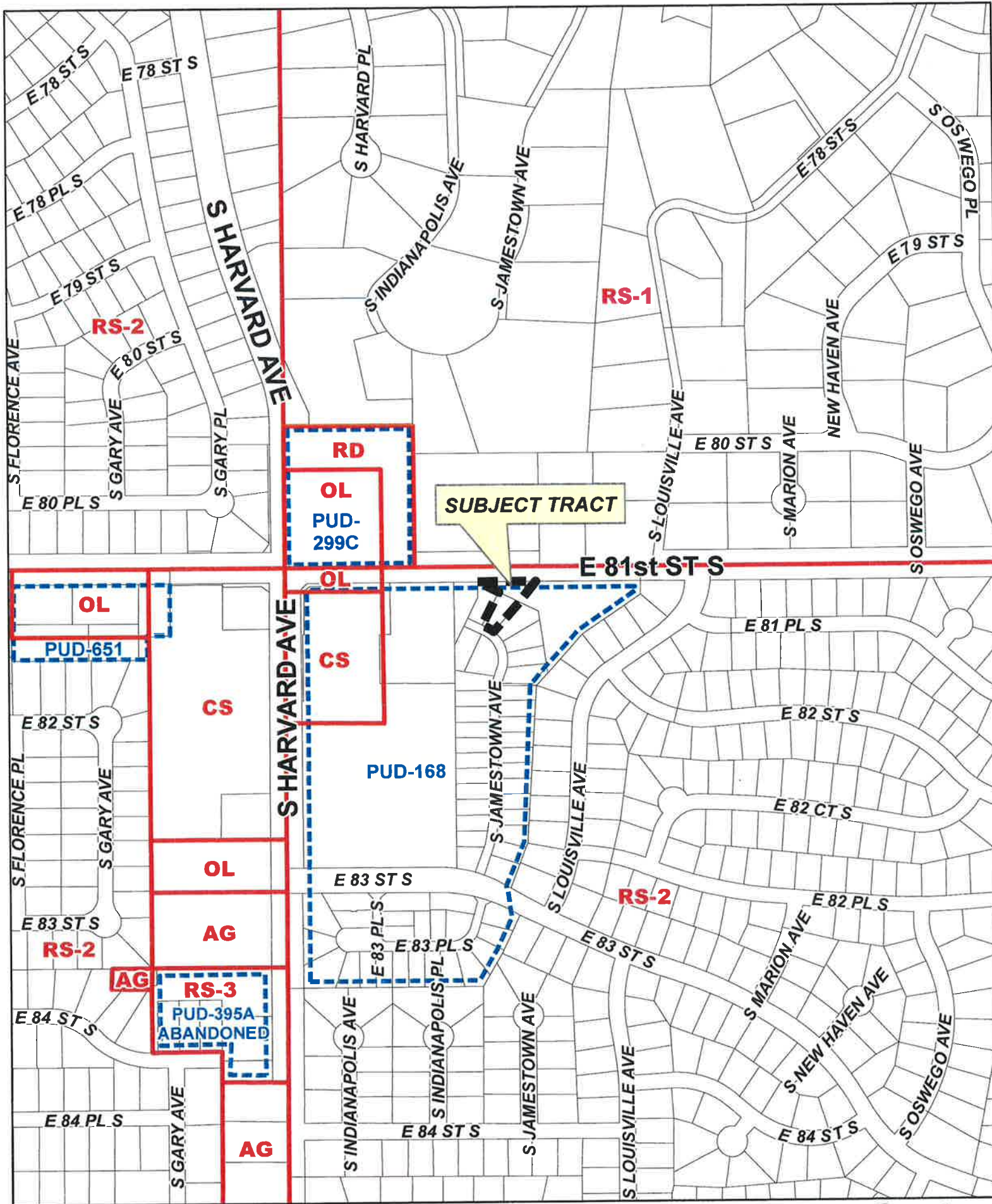
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-168 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Letter from HOA
Applicant Lot Lease Agreement Survey
Applicant Land Lease Agreement with HOA

With considerations listed above, staff recommends **approval** of the minor amendment request to modify Development Areas C3 and D2 to permit residential use.



PUD-168-11

21.3





0 50 100
Feet



Subject
Tract

PUD-168-11

18-13 16

215
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



COUNTRY OAKS HOMEOWNERS ASSOCIATION II, INC.

8110 SOUTH JAMESTOWN AVENUE

TULSA, OKLAHOMA 74137

Telephone: 918-477-9077

E-Mail: wdeoil@aol.com

5 May 2015

Mr. Jeff S. Taylor
Zoning Official-Plans Examiner
City of Tulsa Development Services
175 E. 2nd Street, Suite 450
Tulsa, OK 74103

Re: Zoning Clearance Plan Review
LOD Number: 865946-1
Application No: 7916; Location: 3560 81st Street

Dear Mr. Taylor,

I'm in receipt of the above referenced Zoning Clearance Plan Review dated 30 April 2015 sent to Mr. Joe Sasko, the supervisor of the backyard fence project for Mr. Ian Mitchell. I am the Vice President and Secretary for the Country Oaks Homeowners Association II, Inc. ("COHA") and am writing this letter to clarify for you the Review Comment you had on page three of the Plan Review.

In your Review Comments section you stated that in order to approve the subject application, you'd need a copy of the lot split on Lot 33, where the proposed fence on this property would be constructed. Lot 33 of our platted addition is owned by the Country Oaks Homeowners Association. Mr. Mitchell made application to the directors of our homeowners association to use a small portion of the west side of Lot 33 to extend his backyard on this .14 acres of ground. The Board of Directors of COHA agreed to his proposed use and entered into a lease agreement with Mr. Mitchell for his use of and construction of a fence on this portion of Lot 33. Neither the Board of Directors of COHA or Mr. Mitchell contemplated or desired a lot split on this small portion of Lot 33.

With this letter I've enclosed a copy of the signed and agreed to Land Lease Agreement between COHA and Mr. Mitchell for your review. If you or any other departments of the city have any questions or any further comments that I might be able to clear up, please give me call.

Respectfully,
COUNTRY OAKS HOMEOWNERS ASSOCIATION II, INC.

Jeffrey J. Steinke, J.D., Vice-President
and for the Board of Directors

xc: Ian Mitchell
COHA Files

Encl.

JJS/lb

21.6

LOT LEASE AGREEMENT FOR LOT 33 OF THE COUNTRY OAKS PATIO LOTS II
 PART OF THE NW/4 NW/4, SECTION 16, T18N-R13E
 TULSA COUNTY, OKLAHOMA

A TRACT OF LAND BEING FOR THE USE AND PURPOSE OF GRANTING IAN C. MITCHELL A LOT LEASE AGREEMENT, LOCATED AS A PART OF THE COUNTRY OAKS, PATIO LOTS II, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, A PART OF PUD-168, PLAT #3690. SAID TRACT OF LAND SITUATED IN PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA, INDIAN MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT (POB), BEING THE NORTHWEST CORNER OF SAID LOT 33;

THENCE N 89°53'48" E ALONG THE NORTH LINE OF SAID LOT 33
 A DISTANCE OF 187.79 FEET;
 THENCE S 39°32'58" W A DISTANCE OF 84.46 FEET TO THE NORTHEAST
 CORNER OF LOT 31 OF SAID SUBDIVISION;
 THENCE N 64°11'54" W, ALONG THE NORTH LINES OF LOTS 31 AND 32
 OF SAID SUBDIVISION, A DISTANCE OF 148.85 FEET,

TO THE POINT OF BEGINNING (POB), AND BEING IN ALL A TOTAL AREA OF 6105.957
 SQUARE FEET OR 0.140 ACRES, MORE OR LESS.

CERTIFICATION
 CERTIFICATION: THIS LEGAL DESCRIPTION
 MEETS THE MINIMUM STANDARDS FOR
 THE PRACTICE OF LAND SURVEYING AS
 ADOPTED BY THE OKLAHOMA STATE
 BOARD OF REGISTRATION FOR
 PROFESSIONAL ENGINEERS AND
 LAND SURVEYORS.



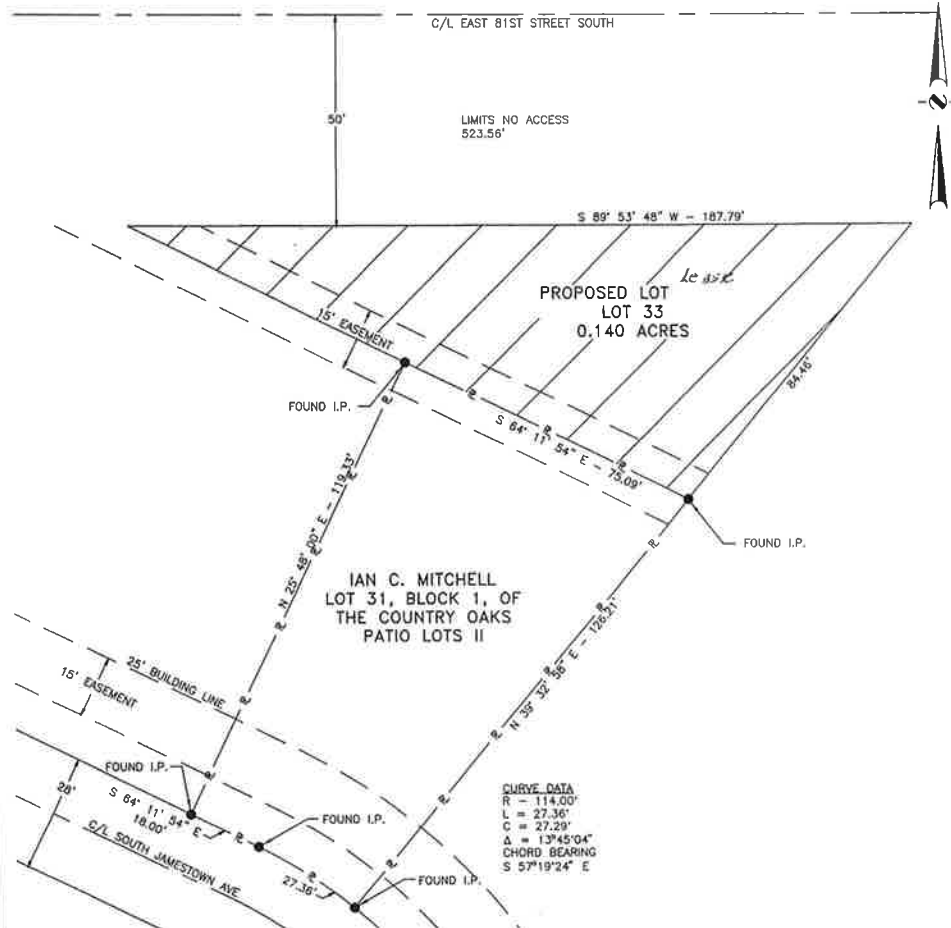
Mickey Blackwell
 DATE: 7/07/15
 MICKEY BLACKWELL, L.S. 751

BEARINGS BASED ON RECORDED
 SUBDIVISION PLAT DATA #3690

LOT LEASE AGREEMENT			
OWNER: IAN C. MITCHELL			
8115 South Jonestown Ave. Tulsa, OK 74136			
MICKEY BLACKWELL, LAND SURVEYOR			
10418 SOUTH 198 E AVENUE BROKEN ARROW, OKLAHOMA 74014			
Tel: (918) 451-0751 Fax: (918) 451-0753			
Prepared by J.J. Mapping Services Inc., Tulsa, Ok.			
SURVEY	MB	7/15	DWING NAME
DATE DRAWN	AGK	7/15	
DATE CHECKED			
SCALE: NTS			SHEET 1 OF 1

21.7

LOT 31, BLOCK 1, OF THE COUNTRY OAKS PATIO LOTS II
PART OF THE NW/4 NW/4, SECTION 16, T18N-R13E
TULSA COUNTY, OKLAHOMA



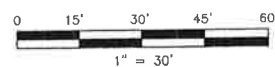
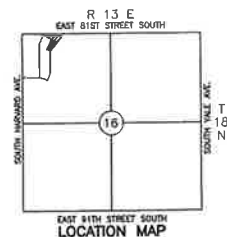
LEGEND

PROPERTY CORNER:
FOUND I.P.

— R — PROPERTY LINE

CERTIFICATION

CERTIFICATION: THIS PLAT OF SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



PLAT OF SURVEY

OWNER: IAN C. MITCHELL

8115 South Jamestown Ave. Tulsa, OK 74136

MICKY BLACKWELL, LAND SURVEYOR
10418 SOUTH 198 E, AVENUE BROKEN ARROW, OKLAHOMA 74011
Tel. (918) 451-3751 Fax. (918) 451-3753

Prepared by LIT Mapping Services Inc., Tulsa, Ok.

SURVEY:	MB	8/13	DRAWING 21.8
DATE DRAWN:	AGK	9/13	
DATE CHECKED:			

DATE: 9/04/13
FIELD WORK: 8/26/13 & 8/27/13

LESSOR: Country Oaks Homeowners Association II, Inc.
LESSEE: Ian Mitchell

LAND LEASE AGREEMENT

WHEREAS, the Country Oaks Homeowners Association II, Inc. ("COHA" or "Lessor") is the owner and maintains what is referred to as Common Lot 33 of the Country Oaks Patio Lots II; and,

WHEREAS, it is in the best interest of the said Country Oaks Homeowners Association, Inc. to enter into a long term Land Lease Agreement ("Agreement" or "Lease") with the Lessee for a small westerly portion of the above referred to property to prevent downhill water runoff from Common Lot 33 and to permit the Lessee to lightly use develop this westerly portion of Common Lot 33; and,

WHEREAS, Ian Mitchell, (the "Lessee"), is desirous of leasing a portion of the westerly part of Common Lot 33, described more accurately below.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable considerations and the covenants, conditions and agreements as are hereinafter set forth, the Lessor and Lessee agree as follows:

1. DESCRIPTION OF PREMISES TO BE LEASED: The Lessor leases and Lessee does rent from the Lessor, the following described premises located in the City of Tulsa, County of Tulsa, State of Oklahoma (the "Premises"), to- wit:

A triangle shaped parcel of land located on the most westerly part of Lot 33, Block 1 of the Country Oaks Patio Lots II, an addition to the City of Tulsa being a subdivision of a part of the NW4 NW4 of Section 16, T18N-R13E, Tulsa County, and according to the Plat filed with the County Clerk of Tulsa County. Said Plat of the Country Oaks Patio Lots II and a detailed survey of the leased property being attached to this Land Lease Agreement and made a part hereof. Said leased land containing .140 acres or 677 square yards, more or less.

It is the responsibility of the Lessee, at the Lessee's sole expense, to satisfy itself, prior to the execution of this Agreement, as to the title and condition of the Premises including, without limitation, title to the Premises, matters of record in the Official Records, permitted land uses, zoning codes, building regulations, height limitations, setbacks, applicable building codes, permits, soil conditions, and environmental conditions. Lessor makes no warranties or representations to the Lessee, and the Lessee agrees the Lessor has made no warranty or representation respecting the condition of the Premises, or applicable zoning laws and regulations, or applicability of the uses contemplated by the Lessee, or environmental conditions, or any matters which a current survey would disclose, or the applicability of any covenants or restrictions of public record, except as otherwise expressly provided herein. Lessee further acknowledges it has had adequate opportunity to inspect the Premises hereunder prior to entering into this Agreement or has made adequate provision herein. Accordingly, the taking of possession of the Premises by the Lessee shall be conclusive evidence that the Premises were in good and satisfactory condition when possession was taken by Lessee.

2. TERM: The initial term of this Lease shall be ten (10) years commencing on the 15th day of March 2015 and ending on the 15th of March 2025. Should the Lessee hold over beyond the initial term or any renewal term without further extension of the term in accordance with the renewal terms of this lease, then the Lessee shall become a month to month tenant in accordance with law and upon the terms and conditions of this lease.

21.9

3. RENT (Lease Payment): The rent for the first year of the initial term of this lease shall be One Hundred Dollars (\$100.00). The rent shall be paid yearly, in advance, on or before the 1st day of January for the following year in the amount of \$100.00 per year. Rental for the first year of the lease term shall be prorated from the date of approval of this Lease. The rent shall be delivered in person by the Lessee to the Treasurer (or to the President if the Treasurer is unavailable) of the Country Oaks Homeowners Association II, Inc.

4. NOTICES: All notices required by law and by this Lease to be given by one party to the other shall be in writing. The mailing and delivery address of the Lessor is 8110 South Jamestown Avenue, Tulsa, OK 74137, c/o Jeffrey Steinke, Secretary of COHA. The mailing and delivery address of the Lessee is Ian Mitchell, 8115 S. Jamestown Avenue, Tulsa, OK 74137. Notices of changes of address or designated person(s) to accept delivery of notices (and rent) shall be given the other party as circumstances warrant. Notices may be by personal delivery provided evidence of such delivery is made.

5. WARRANTIES OF TITLE, AUTHORITY AND QUIET POSSESSION: This Lease is made under the authority of the Board of Directors of the Country Oaks Homeowners Association II, Inc. as reflected in the minutes of said Board of Directors meeting held on the 17th of February, 2015. The Lessor covenants that Lessor is seized of the demised premises and owner in fee simple with the right to make this Lease, subject to all matters of record, and covenants that the Lessee upon making payments of the rents and the keeping of the other covenants herein contained therefor shall have quiet and peaceful possession of the demised premises during the term hereof.

6. USES ALLOWED AND PROHIBITED: The Lessee shall use the Premises for personal recreational use as is allowed for any homeowner in the Country Oaks Patio Lots II addition and not in violation of any of the restrictions, covenants or rules as set forth in the Declaration of Covenants, Conditions and Restrictions adopted on or about the 17th of February 1977 and the By-Laws of Country Oaks Homeowners Association II, Inc. The Lessee shall not use or permit the Premises or any part of the Premises to be used for any unauthorized or unlawful purpose.

7. COMPLIANCE WITH LAWS: During the term of this Lease, the Lessee shall comply with all ordinances, statutes, laws, rules and regulations of the City of Tulsa and the State of Oklahoma. The Lessee shall at all times maintain all required licensing and permits as may be necessary and required by any governmental body. The Lessee further covenants that the said premises shall not be used for any purpose which might cause forfeiture of the Lessor's title to the said premises.

8. LESSORS RIGHT OF ENTRY: The Lessee shall permit Lessor (or its authorized agents) to enter into and upon the premises only for the purpose of inspecting, maintaining and if necessary repairing property, grounds and other fixtures owned or maintained by COHA. Such entering the leased premises by COHA shall be done (absent an emergency) during normal business hours with a twenty-four (24) hour notice to the Lessee.

9. PREMISES IMPROVEMENTS: Lessee may, at its own expense, make such alterations and improvements to the Premises as necessary for the enjoyment of the Premises in accordance with the terms of this Lease. The Lessee shall build and construct such water drainage system(s) or water discharge lines to adequately drain water from the Leased Premises to insure any storm or rain water is adequately directed away from the adjoining homeowners lots (Lots 30 and 32) and the remainder of Lot 33. At the termination of this lease, all improvements and fixtures made or located upon the Premises shall be the property of the Lessee and removed within a reasonable length after the termination of this Lease; and further if requested by the Board of Directors at the time of termination of this Lease, the property be returned to the extent possible to its original condition.

21.10

10. UTILITIES AND MAINTENANCE: The Lessee agrees to pay all charges for any and all utilities used in connection with or on or about the premises. Lessee agrees to make, at its own cost and expense, any or all repairs or work necessary to maintain the Leased Premises

11. INSURANCE: The Lessee shall carry a policy of general liability insurance and other such insurance in conformance with common homeowners insurance policies. Lessee agrees that any insurance coverage for property owned by Lessee is solely the responsibility of Lessee. The Board of Directors, at its discretion, may ask to see a copy of the Lessee's insurance policy or certificate of insurance covering the Leased Premises. In addition to the general provisions set forth in the *Indemnification of Lessor* in paragraph (12) below, the Lessee specifically holds the Country Oaks Homeowners Association II, Inc., its officers, directors and members harmless from any and all claims, liability and judgments surrounding his use of the Leased Premises.

12. INDEMNIFICATION OF LESSOR: Lessee agrees to protect, defend, reimburse, indemnify and hold the Lessor, its agents, employees and officers and each of them forever, free and harmless at all times from and against any and all claims, liability, expenses, losses, costs, fines and damages (including reasonable attorney fees) and causes of action of every kind and character (this is to the extent allowed by law, and except to the extent caused by the Lessor's gross negligence or intentional misconduct) by reason of any damage to property, or the environment or bodily injury (including death) incurred or sustained by any party hereto, any agent or employee of any party hereto, or any other person whomsoever, or any governmental agency, arising out of or incident to or in connection with the Lessee's performance under this Agreement, the Lessee's use or occupancy of the Premises, the Lessee's acts, omissions or operations hereunder or the performance, non-performance or purported performance of this Agreement or any breach of the terms of this Agreement. Lessee recognizes the broad nature of this indemnification and hold harmless clause, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the Lessor in support of this indemnification in accordance with the laws of the State of Oklahoma. This clause shall survive the termination of this Agreement. Compliance with the insurance requirements herein shall not relieve the Lessee of its liability or obligation to indemnify the Lessor as set forth in this Article.

13. TAXES: All assessments and charges on lands or improvements and obligations upon the demised premises shall be paid by the Lessee when assessed and due. Taxes due on the portion of Common Lot 33 leased herein will be paid by COHA; provided that Tulsa County does not raise the assessed value of the demised premises due to improvements made by Lessee. In that event, the Lessee will be responsible for said increase in assessed value at the option of the Board of Directors of COHA.

14. ASSIGNMENT AND SUBLETTING: This Land Lease Agreement may not be assigned or sublet to any third party(s) without the written approval of the Board of Directors of COHA.

15. DEFAULT; REMEDIES: The occurrence of anyone or more of the following events shall constitute a default on the part of the Lessee: (1) the Lessee fails to pay when due any rental or any other sum of money payable hereunder on the date due; (2) the Lessee abandons, deserts or vacates the Premises; (3) the Lessee breaches or fails to comply with any other term, provision, covenant or condition of this Agreement; or (4) the Lessee breaches or fails to comply with any other term, provision, covenant or condition of any other agreement, contract or obligation with or to Lessor. Any or all of the foregoing shall hereinafter be referred to as "Events of Default".

Upon the occurrence of any of the above Events of Default, the Lessor shall give written notice of such default to Lessee at the address set forth under paragraph (4) above. The effective date of notice shall be the date that the notice is placed in the U.S. Mail or posted on the premises by Lessor. If the default is for failure to pay rent or any other sum of money when due, then the Lessee shall have seven (7) days after

21.11

the effective date of notice to cure. If the default is for any other Event of Default then the Lessee shall have fifteen (15) days after the effective date of notice to cure, except that Lessee shall not be allowed an opportunity to cure a re-occurring Event of Default of the same type which has been previously notice by the Lessor and cured by the Lessee.

If the Lessee fails to cure the default within the time allowed, Lessor shall thereafter have the option to exercise any remedy or right permitted by law or in equity. The Lessee shall fully reimburse and compensate the Lessor upon demand for any costs and expenses incurred in connection with any cure, correction or repair undertaken by Lessor, which sums shall be deemed to be additional rent hereunder. In the event the Lessor relets the Premises, the Lessee shall pay the Lessor any deficiency between the amount received, if any, from such reletting, and the amount of rent and other fees payable by the Lessee hereunder, including Lessor's expenses in connection with re-entry, taking possession, repairing and reletting.

Notwithstanding the occurrence of any Event of Default, the Lessee shall remain liable to the Lessor for all payments payable hereunder and for all preceding breaches of any covenant of this Agreement. Furthermore, unless the Lessor elects to cancel this Agreement, the Lessee shall remain liable for and promptly pay any and all payments accruing hereunder until such time as this Agreement has been duly canceled. No retaking of possession of the Premises by the Lessor shall be construed as an election on its part to terminate this Agreement, unless a written notice of such intention be given to the Lessee. No pursuit of any remedy by Lessor shall constitute a forfeiture or waiver of any payments or other moneys due to the Lessor hereunder, or of any damages accruing to the Lessor by reason of the violations of any of the terms, provisions, and covenants herein contained. Lessor's acceptance of payments or other moneys following any event of default hereunder shall not be construed as the Lessor's waiver of such event of default unless the event of default is the delinquency in the payment of the amount accepted. No forbearance by the Lessor of action upon any violation or breach of any of the terms, provision and covenants herein contained shall be deemed or construed to constitute a waiver of the terms, provisions and covenants herein contained. Forbearance by the Lessor to enforce one or more of the remedies herein provided upon an Event of Default shall not be deemed or construed to constitute a waiver of any such remedy.

16. CONDEMNATION: In the event the entire premises hereby leased are taken in condemnation proceedings by any governmental authority, the Lessee may cancel the Lease; should a substantial part of said premises be so taken, the Lessee may cancel this Lease or at its option retain the remainder of the premises, which shall be restored to its former condition, then the rental shall be apportioned; the rental thereafter shall be reduced in proportion to the amount of loss as a result of condemnation proceedings.

17. ORDERLINESS: Lessee shall at all times keep the leased premises in a reasonably neat and orderly condition and clean and free from rubbish and debris. Lessee will not store any unsightly materials, junk, garbage or debris of any kind upon the said premises or maintain any nuisance thereon.

18. DESTRUCTION OF PREMISES: In the event of damage to or destruction of any improvements which are to be erected on said real property pursuant to the terms of this Lease, during the term of said Lease, from any cause covered by the insurance required hereunder, Lessee shall, at his option, repair or rehabilitate the same. Such damage or destruction shall in no way annul or void this Lease.

19. LATE PAYMENT PENALTY: All lease payments that are not paid by the due date are considered delinquent and shall be assessed a ten (10) percent penalty which shall be considered a part of the rent and shall be due and payable with the rent payment.

21.12

20. OPTION TO EXTEND TERM OF LEASE: Prior to (not more than one year) the expiration of the initial ten (10) year term of this Lease, the Lessee may request of the Board of Directors of COHA to extend this lease for an additional ten (10) year term; and may do so for for each additional ten (10) year period thereafter. Provided the Lessee has complied with the terms and provisions of this lease, the Board of Directors of COHA shall not unreasonably refuse to grant another ten (10) year extension of the term of this lease. After the expiration of the primary ten year lease term, and subsequent ten year renewal lease terms, the Lessor may adjust (either increase or decrease) the yearly rentals paid by the Lessee. Any increase in yearly rental terms may not exceed 300% of the previous lease term. Any other changes or alterations to the terms and provisions of this Land Lease Agreement shall be mutually agreed to by the parties.

21. BANKRUPTCY: The Lessee agrees that if Lessee is adjudged bankrupt or insolvent under the laws of the United States or any state, or makes a general assignment for the benefit of creditors, or if a receiver of the property of the Lessee is appointed and shall not be discharged within ninety days after such appointment, then the Lessor may, at its option, declare the termination of this Lease agreement shall forthwith be entitled to possession of the Premises only, not of any removable fixtures.

22. SUBROGATION CLAUSE: The Lessor and Lessee shall waive all rights, each against the other, and against those holding under or through the Lessor or Lessee, for damages caused by fire or other perils to the extent covered by insurance where such damages are sustained in connection with the use or occupancy of the Premises.

23. LITIGATION VENUE: The Lessor and Lessee waive the privilege of venue and agree that all litigation between them in the State Courts shall take place in Tulsa County, Oklahoma, and that all litigation between them in the Federal Courts shall take place in the United States District Court for the Northern District of Oklahoma.

24. BENEFIT: This Land Lease and all of the covenants and provisions thereof shall inure to the benefit of and be binding upon the legal representatives, and the successors and assigns of the parties hereto.

25. ENTIRE AGREEMENT; APPLICATIONS INCORPORATED: This lease represents the complete understanding between the Parties, and any prior agreements or representations, whether written or verbal, are hereby superseded. No agreement to modify this lease will be effective unless in writing and executed by the party against whom the modification is sought to be enforced.

26. MEMORANDUM OF LAND LEASE AGREEMENT: The parties mutually may agree to execute a memorandum of this Land Lease Agreement to be recorded with the County Clerk of Tulsa County, Oklahoma.

(Signatures on Following Page)

21.13

IN WITNESS WHEREOF, the parties hereto have caused this Land Lease Agreement to be executed in duplicate this 8 day of May, 2015

LESSOR:

COUNTRY OAKS HOMEOWNERS ASSOCIATION II, INC.

By Its Board of Directors:

Vickie Renne
Vickie Renne, President and Treasurer

Jeffrey Steinker
Jeffrey Steinker, Vice President and Secretary

Lloyd L. Wansmore
Director

Lloyd L. Wansmore
Director

Director

LESSEE:

Ian Mitchell
Ian Mitchell

No Notary Necessary, will use Memorandum of Land Lease for filing purposes if required

21.14

Case Number: PUD-235-A-7
Minor Amendment

Hearing Date: August 5, 2015

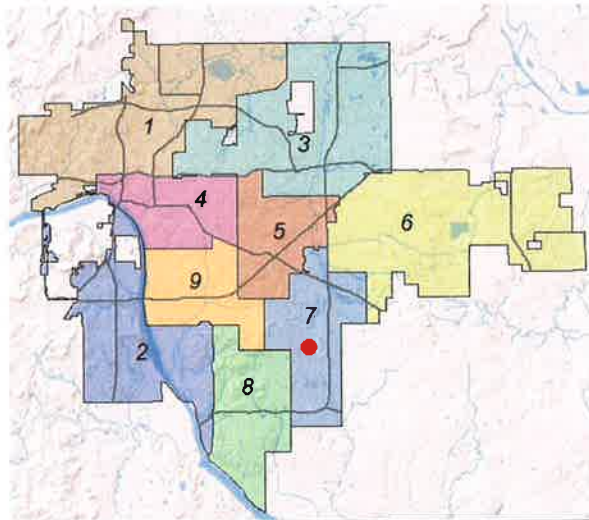
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Adam Skrzyszewski

Property Owner: The Staenberg Group
(TSG)

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable wall sign area.

Gross Land Area: 3.1 acres

Location: West of the Northwest corner of South Mingo Road and East 71st Street South

9137 East 71st Street South

Development Area A

Zoning:

Existing Zoning: OL/PUD-235-A
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **denial**.

Staff Data:

TRS: 8301

CZM: 53

Atlas: 997

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-235-A-7 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase allowable wall sign area.

The Development Standards for the PUD currently allow 1 ½ sf of display surface area for each lineal foot of building wall to which attached or width of tenant space. The applicant has proposed to install two signs with a total of 156 sf of display surface area for a tenant space 54 ft in width. This would be just under a 100% increase in display surface area allowed.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.*

"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."

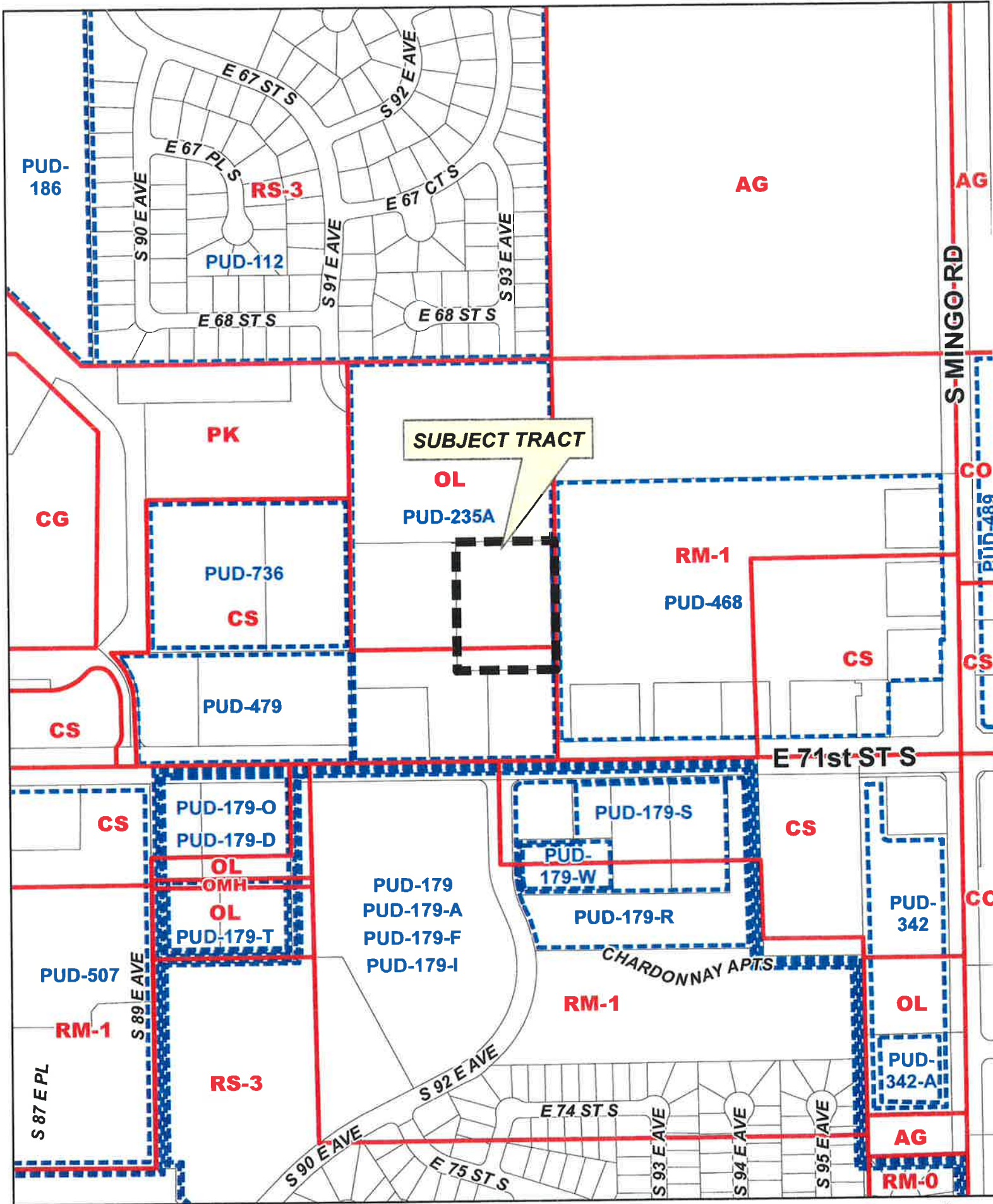
Staff has reviewed the request and determined:

- 1) The requested amendment represents a significant departure from the approved development standards in the PUD.
- 2) If approved, all remaining development standards defined in PUD-235-A and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan
Applicant Sign Plans
Applicant Minor Amendment Text

With considerations listed above, staff recommends **denial** of the minor amendment request to increase allowable wall sign area.



PUD-235-A-7

22.3

18-13 01



0 200 400
Feet



Subject
Tract

PUD-235-A-7

18-13 01

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

Aerial Photo Date: March 2014





E 71st ST S

PUD-235-A-7

18-13 01

Feet
0 50 100



Subject
Tract

82.5
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT
IMAGE WORKS CONFORM TO UK 48
STANDARDS AND DISPLAY THE
UNDERWRITERS LABORATORIES LABEL

ALL OASITE PRIMARY RECTICAL CONNECTIONS BY OTHERS

DATE	REVENUE DESCRIPTION	REVENUE	REMARKS
4.23.15	REVISED SCHEDULE	DM	
4.30.15	REVISED SCHEDULE	DM	
5.13.15	REVISED SCHEDULE	DM	
5.14.15	REVISED SCHEDULE	DM	
5.24.15	REVISED SCHEDULE	DM	
5.24.15	REVISED SCHEDULE	WAW	



11046 LEADBETTER ROAD ASHLAND, VA 23005
PHONE: 804 798 5533 FAX: 804 798 5582

LIMBER LIQUIDATORS

TULSA OK #1057

TULSA, OK #1037

CHUCK FINZER

DM

4.8.15

NTS

... ..

[illegible]

SITE K2 H6
DRAWING IDENTIFICATION

T:\Lumber Liquidators\1057 - Sub



FACE-LIT INTERNALLY ILLUMINATED CHANNEL LETTERS
REMOTE POWER SUPPLY

STORE # : 1057

ADDRESS: 9137 E. 71ST STREET, SUITE B
TULSA, OK 74133

SITE PLAN

LUMBER LIQUIDATOR\$

HARDWOOD FLOORS FOR



3M 7725-12 BLACK

22.8

Tel: 011 261 1000 • Fax: 011 261 1001 • E-mail: info@lumbini.com.np

PUD-235-A-7 Minor Amendment

Current Development Standards for Lot 2 Block 1:

Wall signage shall not exceed a display surface area of 1 ½ SF per lineal foot of building wall to which affixed, no wall signs are permitted on the north facing wall.

1 ½" x 54' of building wall = 81 SF of allowable display surface area

Amendment:

Minor amendment to increase the allowable display surface area for wall signs in Lot 2 to allow one internally illuminated "Lumber Liquidators" channel letter set at 140 SF and one non-illuminated "Customer Pickup" sign at 16 SF for a total of 156 SF of display surface area.

July 27, 2015

TSG Tulsa Retail, L.L.C.
2127 Innerbelt Business Center Drive, STE 310
St. Louis, Missouri 63114
Steve Gatton, Asset Manager
Ph # 314-513-1500
Fax # 314-513-1501

RE: Lumber Liquidators #1057
9137 E 71st Street Suite B
Tulsa, OK 74133

I, TSG Tulsa Retail, LLC, am in full support of the proposed Minor PUD Amendment detailed below for the above referenced Lumber Liquidators tenant space.

The proposed minor amendment to increase the allowable display surface area for wall signs in Development Area A, (Lot 2) to allow one internally illuminated "Lumber Liquidators" channel letter set at 140 SF and one non-illuminated "Customer Pickup" sign at 16 SF for a total of 156 SF of display surface area.

If you have any questions, please feel free to contact me with any questions.

TSG Tulsa Retail, LLC

By: TSG Tulsa Retail Investors, LLC, Manager

By: _____
Michael H. Staenberg, Manager

Date: _____

JULY 29, 2015

22.10

Case Number: PUD-610-1
Minor Amendment

Hearing Date: August 5, 2015

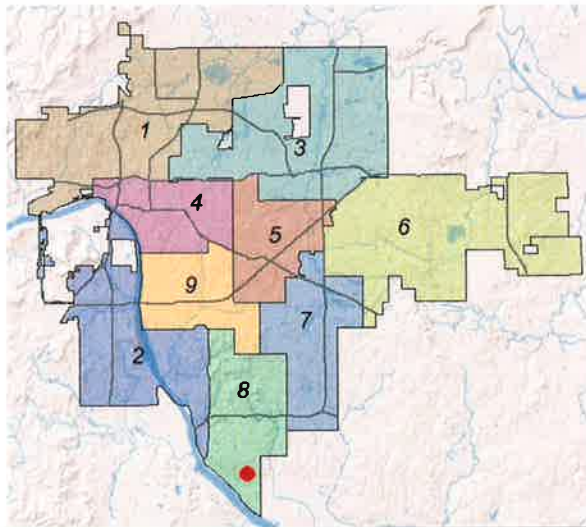
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Tom's Outdoor Living

Property Owner: Chad & Deanna Brewer

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the side yard setback from 10 ft to 0 ft to permit a covered patio

Gross Land Area: 0.33 acres

Location: East of the Northeast corner of South Fulton Avenue and East 118th Street South

5705 East 118th Street South

Lot 1, Block 1 Shadow Wood Addition

Zoning:
Existing Zoning: RS-2/PUD-610
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 3483
CZM: 57
Atlas: 3383

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-610-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to reduce the side yard setback from 10 ft to 0 ft to permit a covered patio.

The Development Standards of the PUD indicated that bulk and area requirements are per the RS-2 zone, which requires one side yard of 10 ft and another of 5 ft. The applicant is requesting the 10 ft yard be reduced to 0 ft for the subject lot. Documents provided by the applicant indicate that the 11 ft Utility Easement along the western boundary of the property has been vacated.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

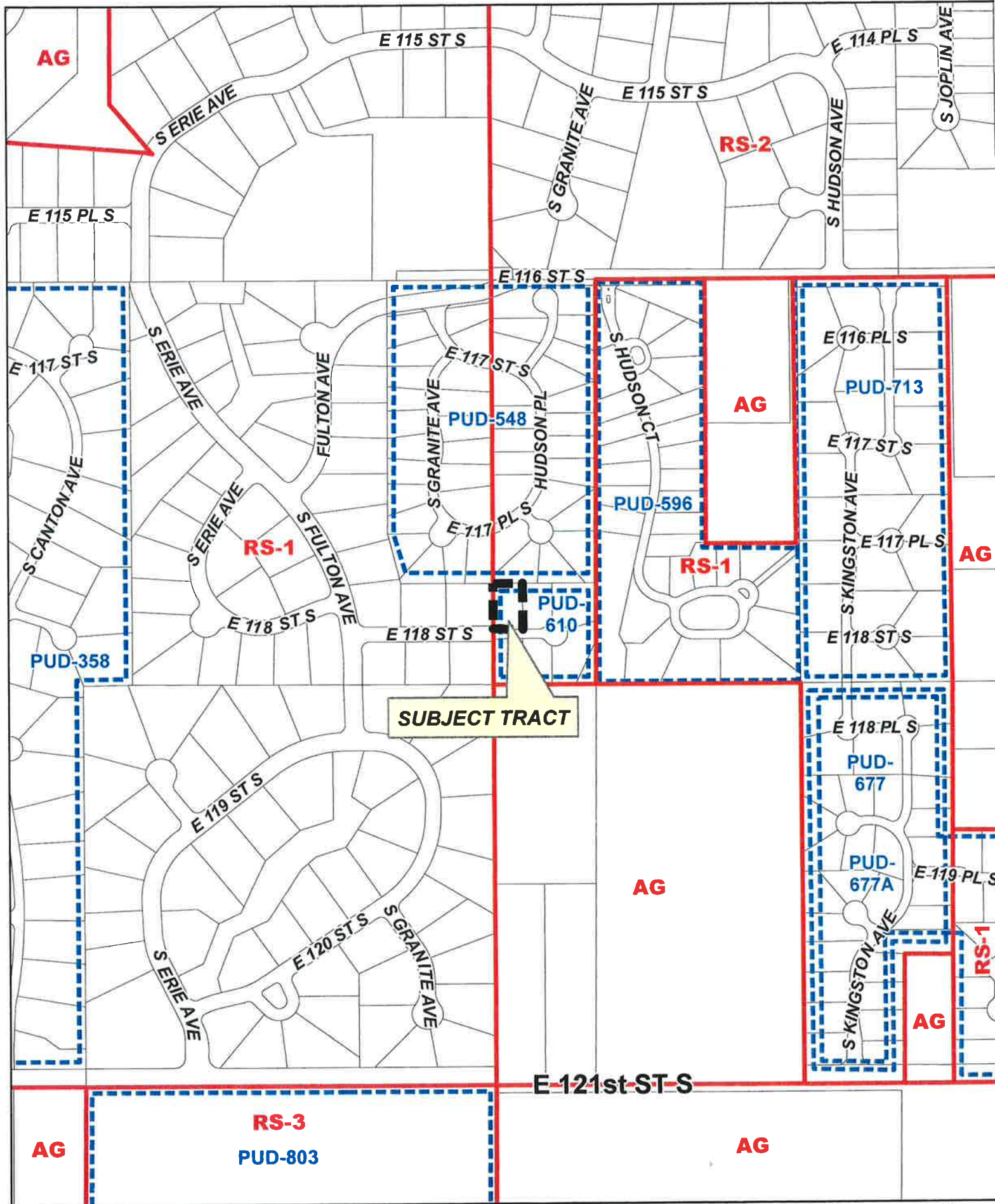
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-610 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Utility Easement Vacation Exhibit
Applicant Site Plans
Applicant Elevations
Applicant Footing Details
Applicant Drainage Illustration
Applicant Plat

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 10 ft to 0 ft to permit a covered patio.

23.2



SUBJECT TRACT



PUD-610-1

18-13 34

23.3





0 50 100
Feet



Subject
Tract

PUD-610-1

18-13 34

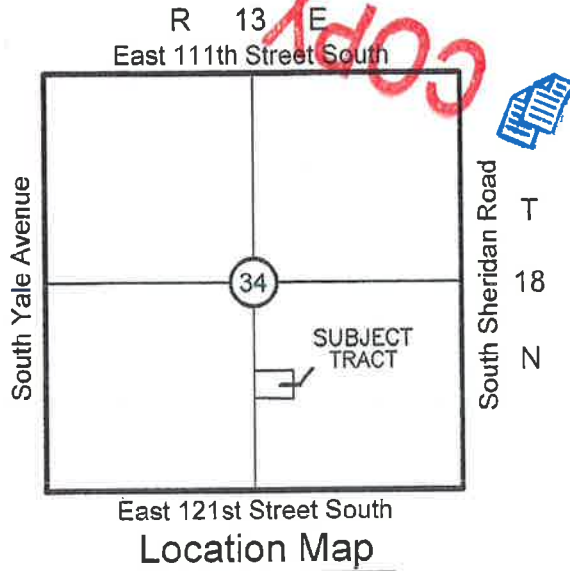
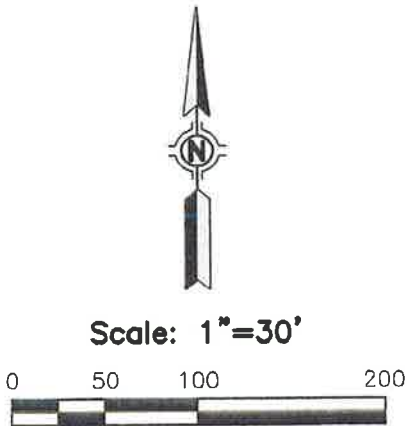
23.5
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: March 2014



UTILITY EASEMENT VACATION EXHIBIT "A"

Page 1 of 3



NORTHWEST CORNER OF
LOT 1/BLOCK 1 (POINT
OF COMMENCEMENT)

S 00°11'30" W
11.00'

(POINT OF BEGINNING)

S 89°47'30" E
11.00'

LOT 1
BLOCK 1
SHADOW WOOD

N 00°11'30" E
114.12'

11' UTILITY EASEMENT

S 00°11'30" W
114.08'

N 89°59'56" W
11.00'

FILE: 151591LG

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF SHADOW WOOD AS S00°11'30"W
2. SEE UTILITY EASEMENT EXHIBIT "A" PAGE 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOATEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/16

23.4



UTILITY EASEMENT VACATION EXHIBIT

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT;

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 SHADOW WOOD, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S00°11'30"W AND ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**; THENCE S89°47'30"E A DISTANCE OF 11.00 FEET TO A POINT ON THE EAST LINE OF A 11 FOOT UTILITY EASEMENT; THENCE S00°11'30"W ALONG THE EAST LINE OF SAID 11 FOOT UTILITY EASEMENT A DISTANCE OF 114.08 FEET; THENCE N89°59'56"W A DISTANCE OF 11.00 FEET TO THE WEST LINE OF LOT 1; THENCE N00°11'30"E ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 114.12 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 0.03 ACRES MORE OR LESS

PROPERTY DESCRIPTION WAS PREPARED ON JULY 1ST, 2015 BY CLIFF BENNETT, PLS NO. 1815 WITH THE BASIS OF BEARING BEING THE WEST LINE OF SHADOW WOOD AS S 00°11'30" W

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 1st DAY OF JULY, 2015.



Cliff Bennett
CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2016

UTILITY EASEMENT VACATION EXHIBIT

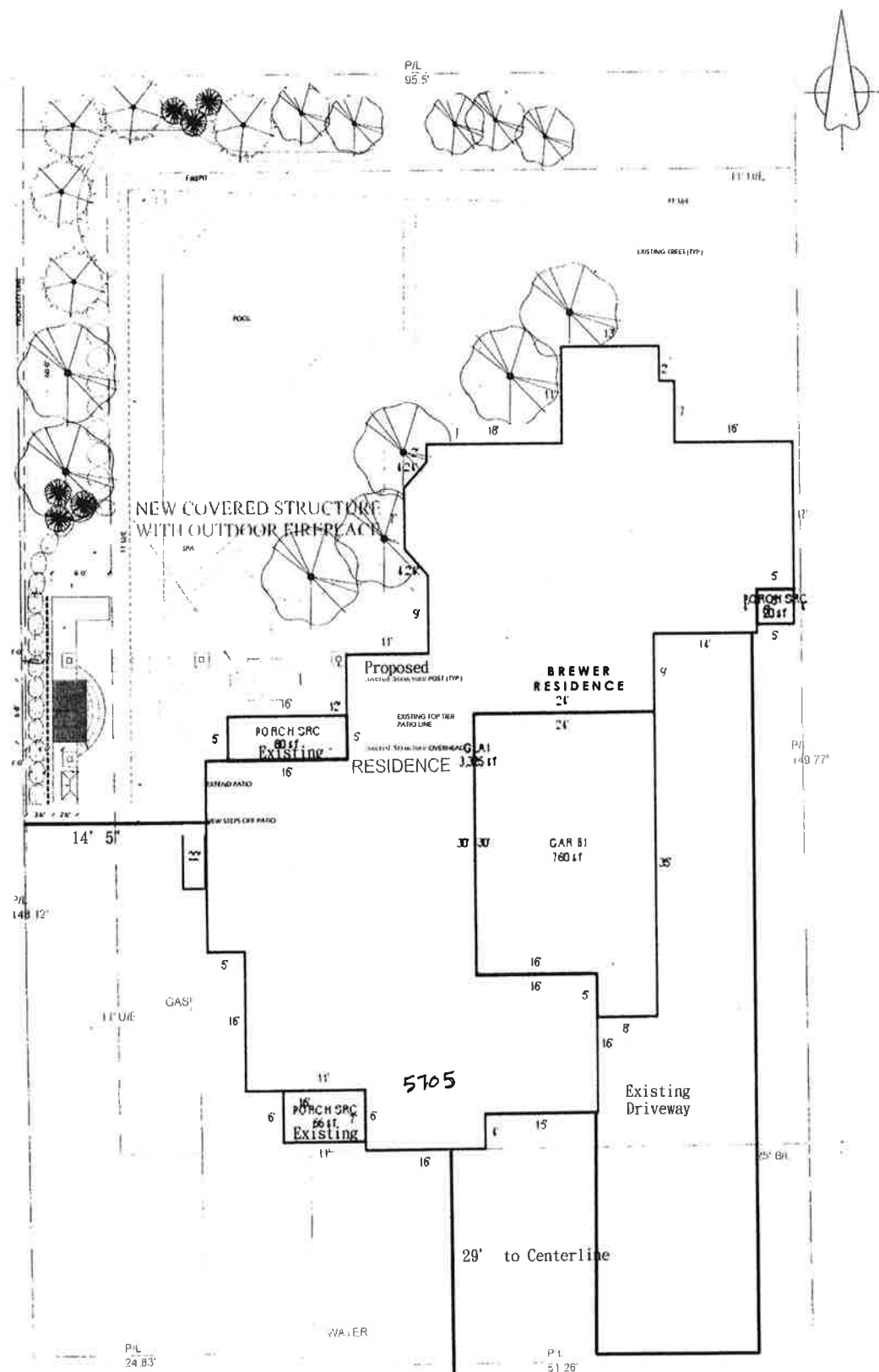
CLOSURE REPORT

North: 5000.0000 East : 5000.0000
Line Course: S 89-47-30 E Length: 11.00
North: 4999.9600 East : 5010.9999
Line Course: S 00-11-30 W Length: 114.08
North: 4885.8806 East : 5010.6183
Line Course: N 89-59-56 W Length: 11.00
North: 4885.8809 East : 4999.6183
Line Course: N 00-11-30 E Length: 114.12
North: 5000.0002 East : 5000.0001

Perimeter: 250.20 FT Area: 1255.09 Sq Ft 0.03 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0002 Course: S 15-47-22 W
Error North: 0.0002 East : 0.0001
Precision 1: 1,251,000

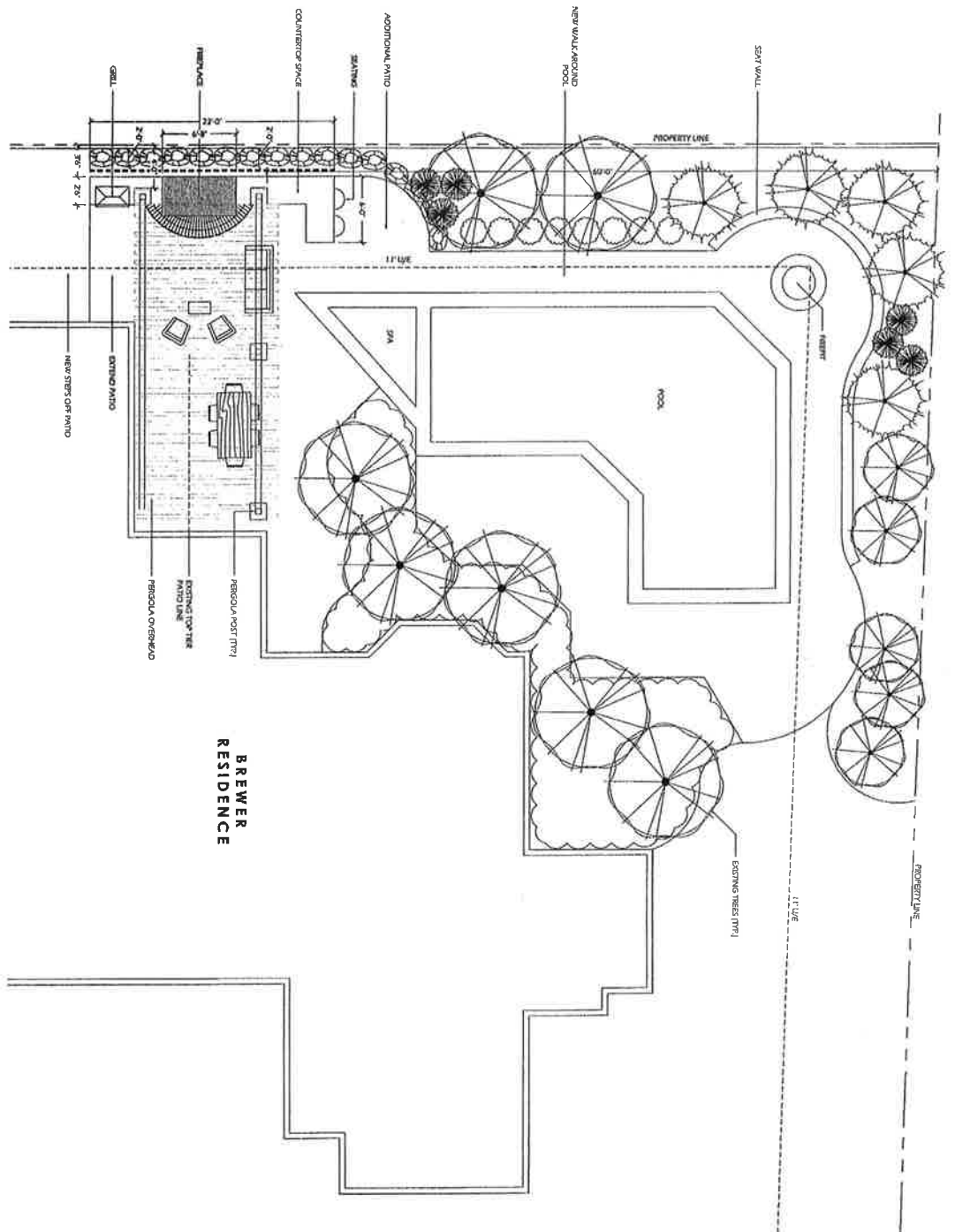


EAST 118TH STREET SOUTH

LEGAL DESCRIPTION

LOT 1, BLOCK 1, OF THE SHADOW WOOD SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 NW/4 SE/4) OF SECTION (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

23.9



**BREWER
RESIDENCE**

L1

DATE: 10/1/10
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

Brewer Residence
5705 E. 118th Street
Tulsa, Oklahoma

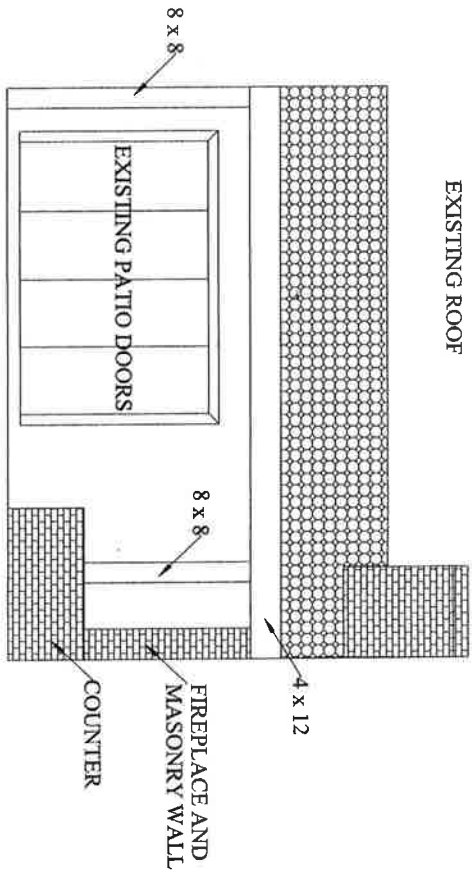
TOM'S
OUTDOOR LIVING

SCALE: 1"=10'-0"
0 10 20

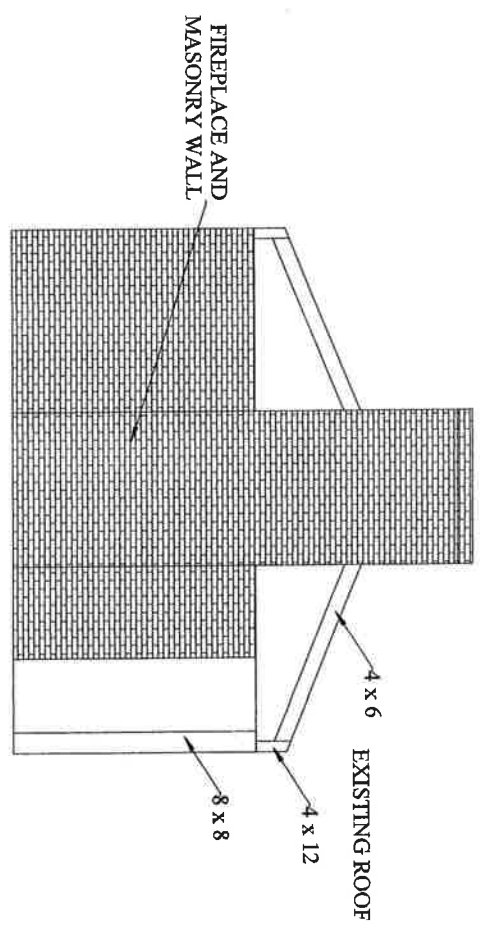


23.10

23.11



NORTH ELEVATION



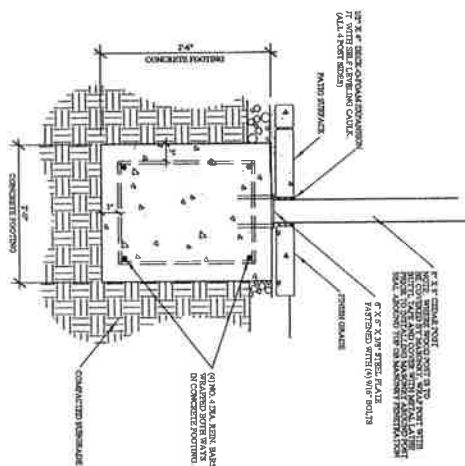
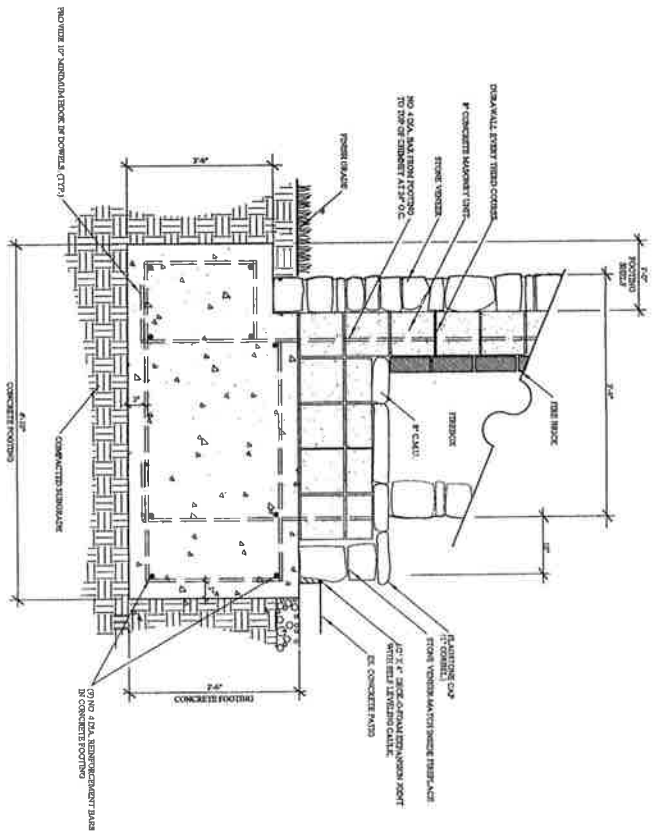
WEST ELEVATION

P.O. NO.:		S.O. NO.:	
BREUER RESIDENCE		DATE:	
5705 E 116TH ST SD		Dwg: APP.	
3x87		REV:	
SCALE:		DRAWING NUMBER:	
NONE		E1	

TOM'S
DOOR LIVING

REV: 13/07, 05/09/700

BY: CJD APP



FIREPLACE FOOTING-SECTION VIEW
SCALE: 1" = 1'-0"

POST FOOTING DETAIL-TYPICAL
SCALE: 1" = 1'-0"

DATE		S.O. NO.:		P.O. NO.:	
CHK.	APP.	DRAWN:		BREWER RESIDENCE	
REV	NONE	SCALE:		5705 E 118TH ST SO	
DRAWING NUMBER		FOR:		BIBBY	
22					

23.12

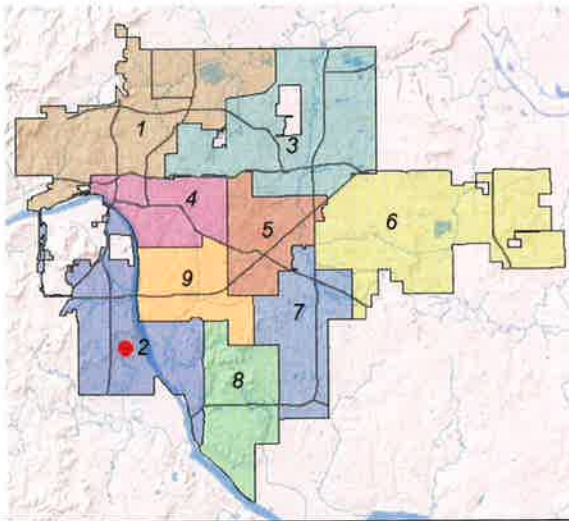
Case Number: PUD-738
Detail Site Plan

Hearing Date: August 5, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Architects Collective / Kenneth R. Ruse
Property Owner: 71 At Tulsa Hills, LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new multifamily development within the PUD.

Gross Land Area: 22 Acres

Location: South of the Southwest corner of South Elwood Avenue and West 71st Street South

Zoning:
Existing Zoning: CS/RM-0/RS-3/PUD-738
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Town Center
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8211
CZM: 51 Atlas: 0

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-738 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 22 Acre site in a Planned Unit Development for a new multifamily development.

PERMITTED USES:

Uses permitted as a matter of right in Use Units 5, Community Services and Similar Uses, Children's Nursery and Church only; 7a, Townhouse Dwellings; 8, Multifamily Dwellings and Similar Uses; 10, Off-Street Parking; 11, Offices and Studios; and uses customarily accessory to permitted principal uses. The multifamily development proposed for this project is 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 Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans provided. Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

SIGNAGE:

The site plan does not illustrate signage. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit 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 Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed buildings.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

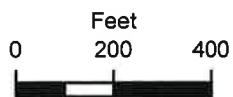
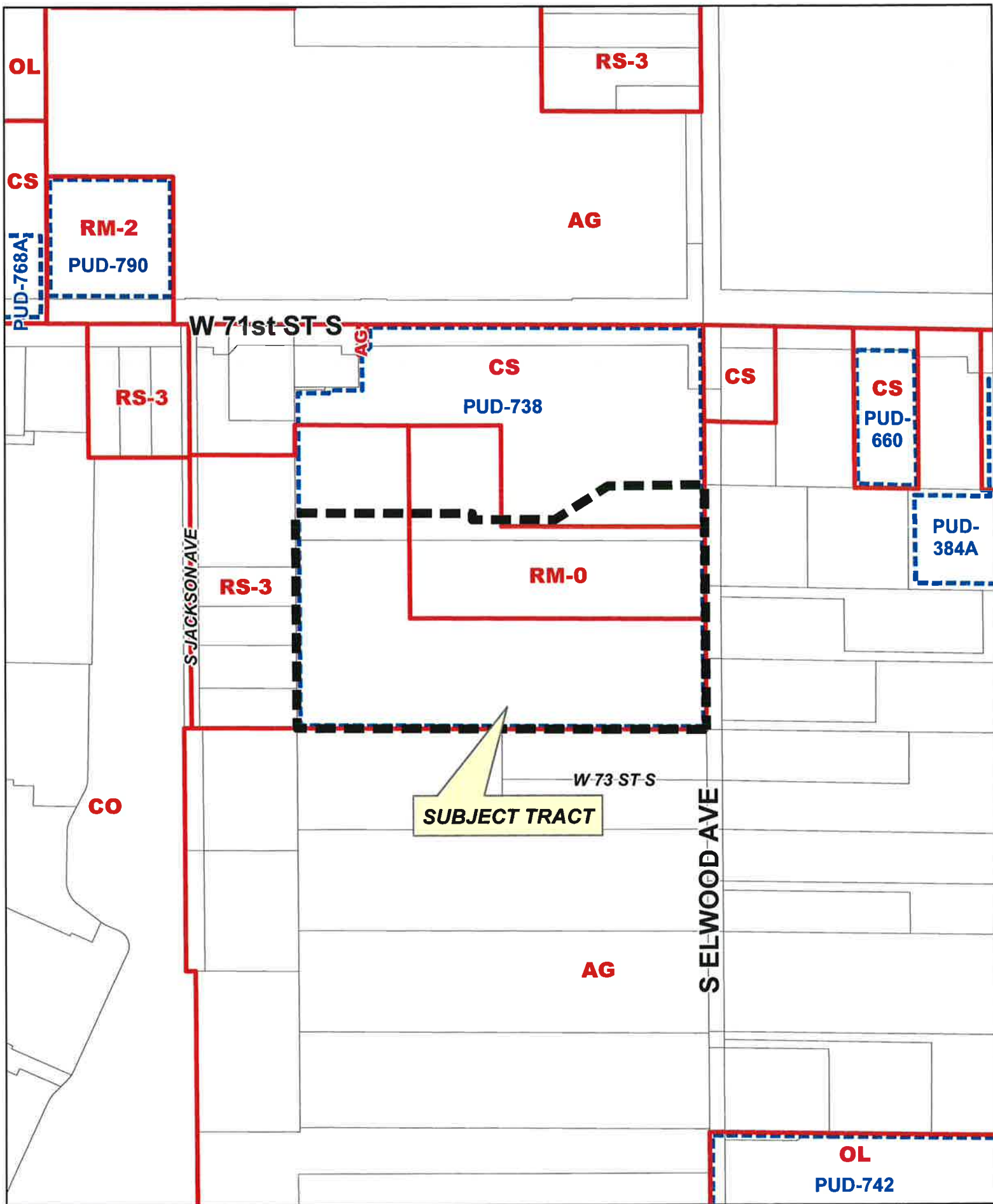
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-738**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plans
Applicant Site Photometric Plan
Applicant Compactor Enclosure Plan
Applicant Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new multifamily development.

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



PUD-738 DSP

18-12 11





0 200 400
Feet



Subject
Tract

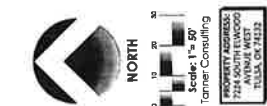
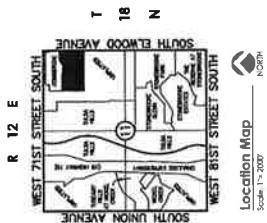
PUD-738 DSP

18-12 11

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

Aerial Photo Date: March 2014





Legal Description

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE IRON MOUNTAIN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE1/4 NE1/4, THENCE SOUTH 89°50'44" WEST AND ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 FOR A DISTANCE OF 138.44 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT; THENCE SOUTH 89°50'44" WEST AND ALONG THE WEST LINE OF SAID NE1/4 NE1/4 FOR A DISTANCE OF 78.03 FEET TO A POINT; THENCE NORTH 89°50'44" EAST FOR A DISTANCE OF 78.03 FEET TO A POINT; THENCE SOUTH 89°50'44" WEST AND ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 FOR A DISTANCE OF 138.44 FEET TO A POINT; THENCE NORTH 89°50'44" EAST FOR A DISTANCE OF 78.03 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 NE1/4; THENCE SOUTH 89°50'44" WEST AND ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 FOR A DISTANCE OF 138.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS ONE (1) SQUARE FOOT OR 22.04 ACRES.

Notes of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1983), NORTH AMERICAN DATUM 1983 (NAD83).

Detailed Site Plan

PLO 738

71 at Tulsa Hills

Part of the NE1/4 NE1/4 Section 11, T18N, R12E
City of Tulsa, Tulsa County, Oklahoma

OWNER:

71 at Tulsa Hills, L.P.

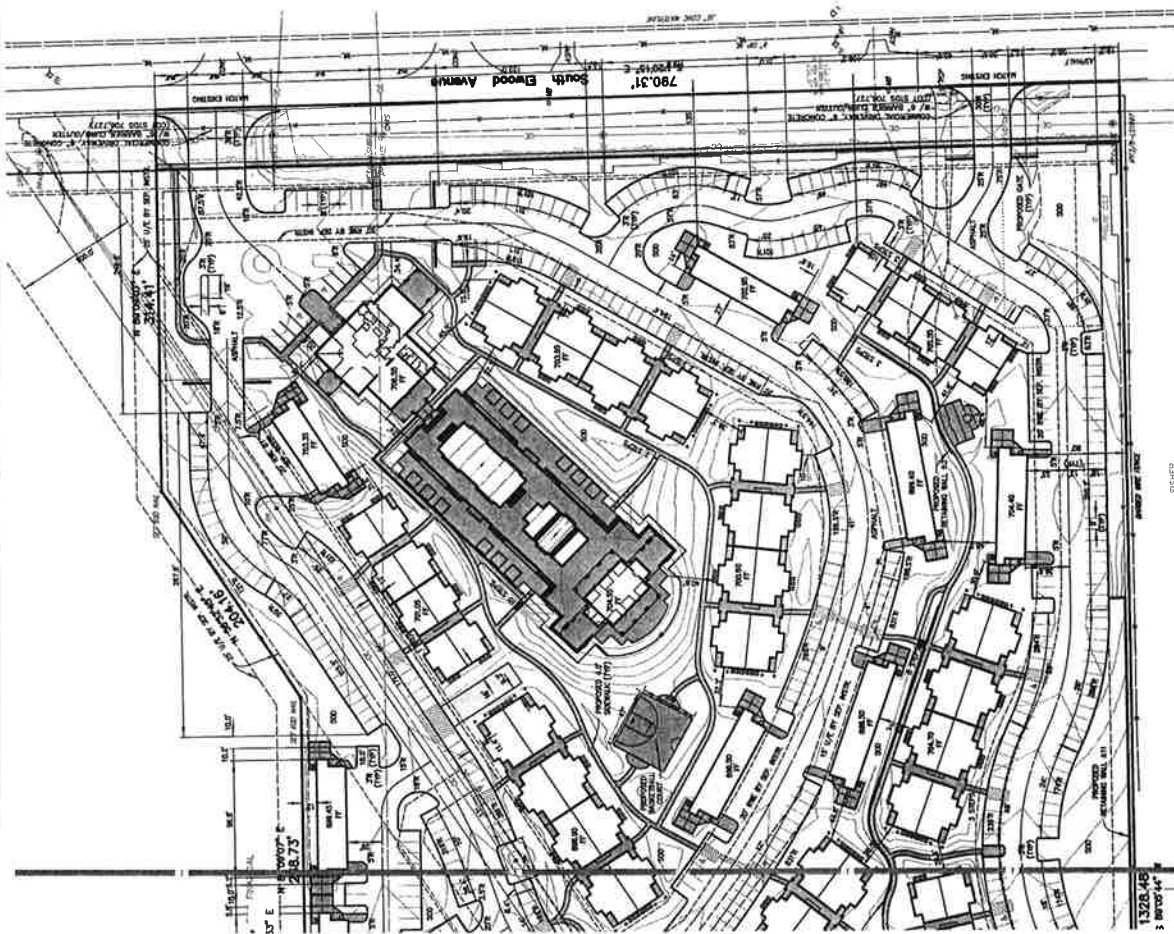
CONTACT: PETE KOURTS
PETERKOURTS@PROPERTIES.COM
12150 East 96th Street North, Suite 200
Owasso, Oklahoma 74133
Phone: (918)272-4333

ENGINEER:

Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 4485
OKLAHOMA ENGINEERING BOARD
5323 S. WILSON AVENUE
TULSA, OKLAHOMA 74105
Phone: (918)745-9929

71 at Tulsa Hills
SHEET 1 OF 2



SITE DATA

MINIMUM BUILDING SETBACKS:
FROM THE NORTH BOUNDARY: 10 FT
FROM THE WEST BOUNDARY: 50 FT
FROM THE EAST BOUNDARY: 100 FT
FROM THE SOUTH BOUNDARY: 50 FT
FROM BUILDINGS EXISTING IN FEET IN HEIGHT:
FOR BUILDINGS 32 FEET OR LESS IN HEIGHT: 7.5 FT
FOR BUILDINGS GREATER THAN 32 FEET IN HEIGHT: 10 FT
*OR GREATER SUBJECT TO OVERLAND DRAINAGE DRAINAGE
ASSOCIATED WITH THE CITY OF TULSA REGULATION FLOODLINE.

Notes

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB OR FACE OF BUILDING.
2. ALL LANDSCAPED AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
3. SEE ALL DIMENSIONS AND NOTES FOR DETAILED INFORMATION CONCERNING THE PROJECT, INCLUDING COPIES OF ALL CITY ORDINANCES AND REGULATIONS.
4. THERE ARE 519 REGULAR PARKING SPACES & 17 HANDICAP SPACES FOR A TOTAL OF 536 PARKING SPACES.

Benchmark 1

CHISEL IRON SET ON TOP OF CONCRETE POWER POLE BASE LOCATED APPROX. 137' SOUTH AND 78' WEST OF THE INTERSECTION OF WEST 71ST STREET SOUTH AND SOUTH ELWOOD AVENUE. ELEVATION = 790.31 (BENCHMARK)

Benchmark 2

CHISEL IRON SET ON TOP OF CONCRETE POWER POLE BASE LOCATED APPROX. 137' SOUTH AND 78' WEST OF THE INTERSECTION OF WEST 71ST STREET SOUTH AND SOUTH ELWOOD AVENUE. ELEVATION = 790.31 (BENCHMARK)

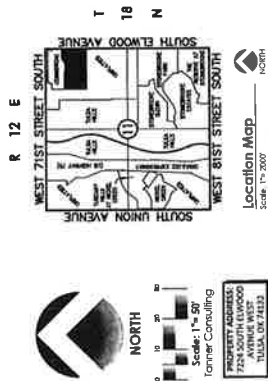
Legend

- B/L BUILDING LINE
- B/M BENCHMARK
- CS/TP EXISTING
- FF FINISH FLOOR
- INST INSTRUMENT
- IPFC IRON PIN FOUND, RED CAP
- LP LAMP POST
- MAE MUTUAL ACCESS LARGEMENT
- OE OVERHEAD ELECTRIC
- PP POWER POLE
- RC/ REINFORCED CONCRETE PIPE
- SD STORM DRAIN
- SEP SEPARATE
- SF SQUARE FEET
- WM WATER METER
- UTP UTILITY TYPICAL
- UTL UTILITY TYPICAL

MATCH SHEET 2

DATE OF PREPARATION: JULY 22, 2015

246



Legal Description

[illegible]

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1961), NORTH AMERICAN DATUM 1983 (NAD83).

SITE DATA

MINIMUM BUILDING SETBACKS:
FROM THE NORTH BOUNDARY
FROM THE WEST BOUNDARY
FROM THE EAST BOUNDARY/CENTRALITY OF S. ELWOOD AVE.
FROM THE SOUTH BOUNDARY

10 FT
50 FT+
100 FT

85 FT
75 FT

FOR BUILDINGS EXCEEDING 34 FEET IN HEIGHT
FOR BUILDINGS 33 FEET OR LESS IN HEIGHT

FOR GREATER SUBJECT TO CITY OF TULSA PLANNING DEPARTMENT.
TO COORDINATE WITH THE CITY OF TULSA MAINTENANCE DEPARTMENT.

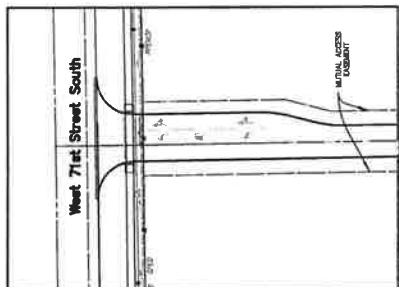
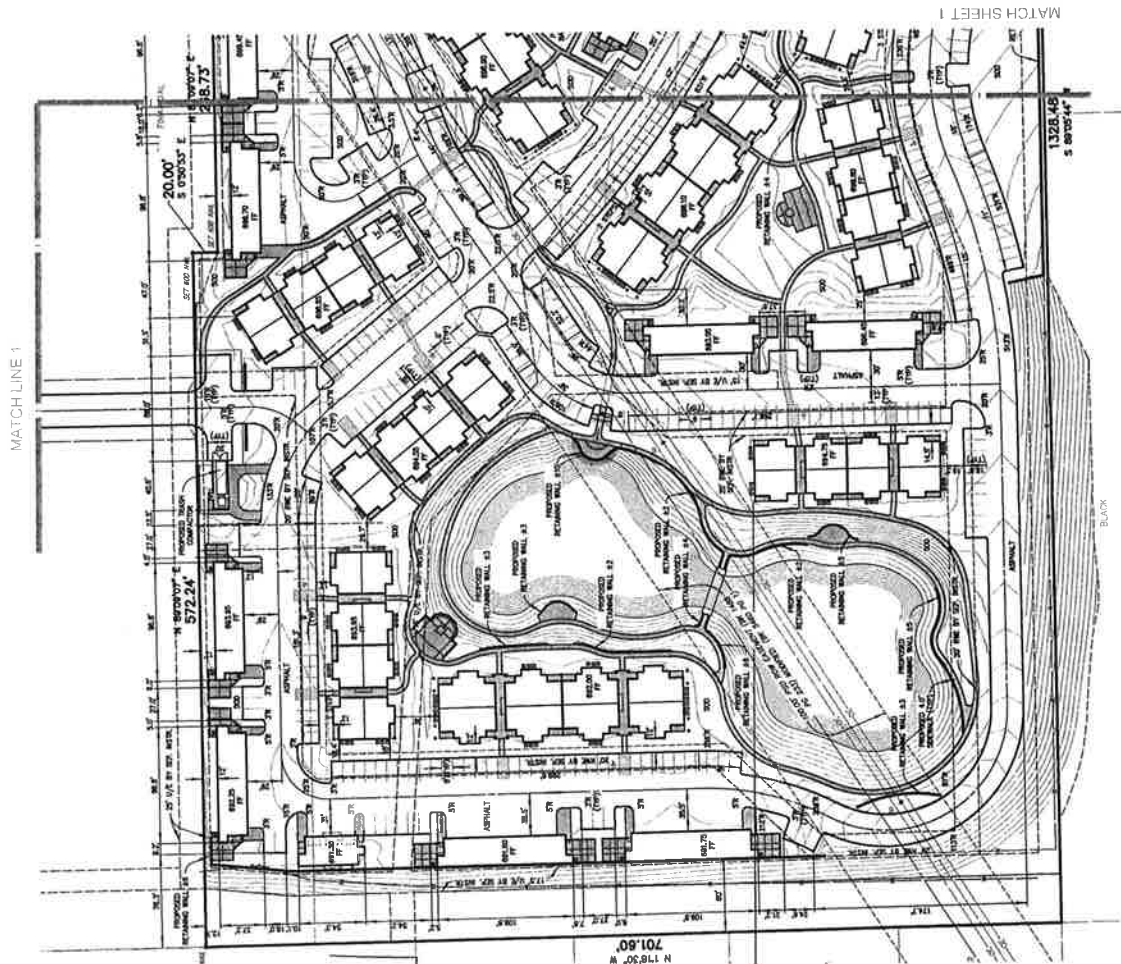
Detailed Site Plan

71 at Tulsa Hills

Part of the NE/4 NE/4 Section 11, T 18 N, R 12 E
City of Tulsa, Tulsa County, Oklahoma

OWNER:
71 at Tulsa Hills, L.P.
CONTACT: PATE ROBERTS
PATE@KOURTRESIDENCES.COM
21250 East 96th Street North, Suite 200
Owasso, Oklahoma 74133
Phone: (918) 727-4333

ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 2485
OK C.A. NO. 2682, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

71 of Tulsa HMs
SHEET 2 OF 2

Benchmark 2

PHASED BOX SET ON TOP OF CONCRETE
FOUNDER POLE BASE LOCATED APPROX. 1137
SOUTH AND 45' WEST OF THE CENTURION
INTERSECTION OF WEST 21ST STREET SOUTH
AND SOUTH ELWOOD AVENUE.
991452 60N, 2561437 38E
ELEVATION = 706.18 (NAVD 88)

THE COMPANY OF 2000 • NOVEMBER 1999

Benchmark 1 ♦

RISELED BOX SET ON TOP OF CONCRETE
POWER POLE BASE LOCATED APPROX. 829'
SOUTH AND 41' WEST OF THE CENTERLINE
INTERSECTION OF WEST 71ST STREET
SOUTH AND SOUTH ELWOOD AVENUE.
9191910.64N, 2565427.32E)
ELEVATION = 703.92 (NAVD 88)

ELEVATION = 703.92 (NAVD 88)

Votes

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB ON FACE OF BUILDING.
ALL LANDSCAPED AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM.
REFER TO SIGN PERMITTING APPLICATION FOR DETAILED INFORMATION CONCERNING THE PITCH SIGN HEIGHT, COVERAGE AREA AND ANIMATION.
THERE ARE 539 REGULAR PARKING SPACES & 37 HANDICAP SPACES FOR A TOTAL OF 556

Legend

OVERHEAD ELECTRIC	POINT OF BEGINNING	POWER POLE	RADIUS	REINFORCED CONCRETE PIPE	STORM DRAIN	STORM DRAIN MANHOLE	SEPARATE	SQUARE FEET	WATERLINE	WATER METER	TYPICAL	UNDERGROUND GAS LINE	UTILITY EASEMENT
-------------------	--------------------	------------	--------	--------------------------	-------------	---------------------	----------	-------------	-----------	-------------	---------	----------------------	------------------

DATE OF OBSERVATION: MAY 27 2015

DETAIL SITE PLAN:

LANDSCAPE DATA:

MIN. PERCENTAGE AND CORRESPONDING LANDSCAPE AREA REQUIRED	30% PLANTS B.F.
MIN. PERCENTAGE AND CORRESPONDING LANDSCAPE AREA REQUIRED	30% TREES B.F.
MIN. PERCENTAGE AND CORRESPONDING LANDSCAPE AREA REQUIRED	30% SHRUBS B.F.
LANDSCAPE STREET VIEW FROM FRONTAGE	LARGE B.U. REQUIRED
SOUTH EIGHTH AVE. INTERSECTION	NORTH E.B. PROTECTED

LIGHTING HEIGHT FOR PARKING AREAS:

MAX. HEIGHT PERMITTED :	15' 0"
HEIGHT PROPOSED:	19' 0"

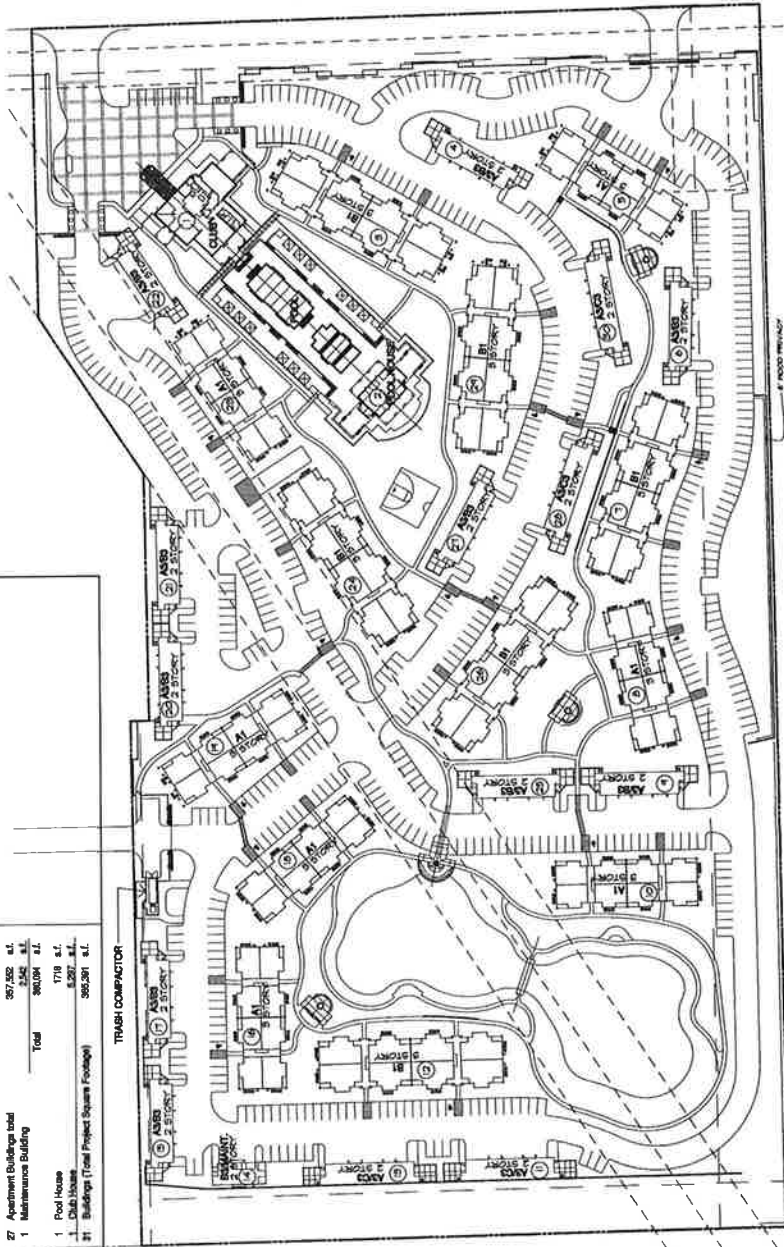
OFF STREET PARKING:

HANDY PARKING LOT	151 N. UNIVERSITY UNIT
22 APRIL 21 3RD BEDROOM UNIT	
NUMBER OF SPACES PROVIDED FOR USE: 684	
TOTAL NUMBER OF SPACES PROVIDED: 744	
TOTAL NUMBER OF SPACES PROVIDED: 944	

ABULATIONS

[illegible]

BUILDING DATA

[illegible]

A SITE PLAN

MPW

MPW INTERNATIONAL, LLC
10000 N. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243-2100
TEL: 214.416.1000 FAX: 214.416.1001
WWW.MPWINTERNATIONAL.COM

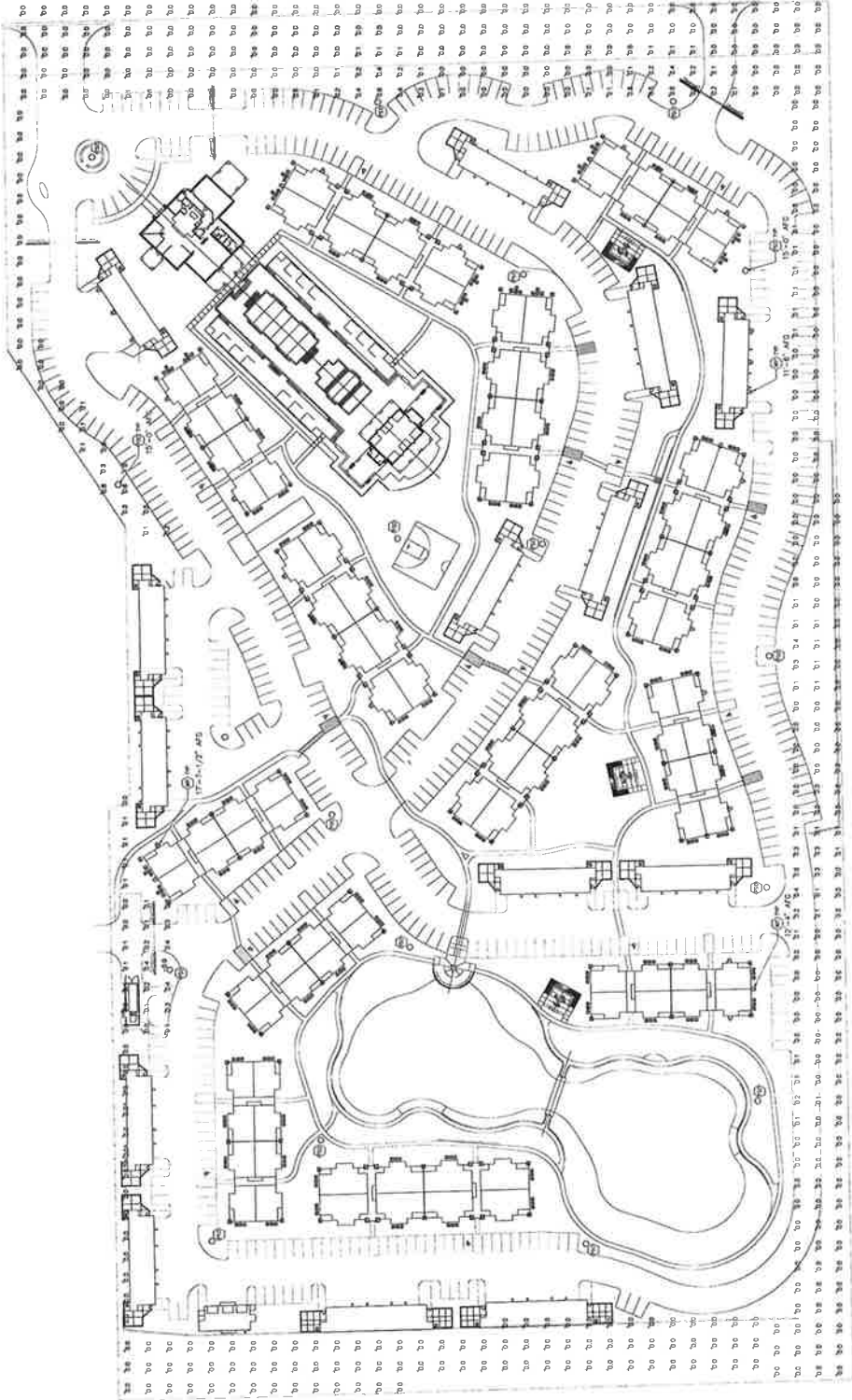
PROJECT: 71 at Tulsa Hills
APARTMENTS
LOCATION: TULSA, OKLAHOMA
DEVELOPER: S. R. K. MULTIFAMILY



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PROJECT NUMBER: 71_A-11-1
DATE: 07/2015
SHEET TITLE: Photometric Site Plan

SHEET NUMBER: E100P



1 Photometric Site Plan

LIGHT FIXTURE SCHEDULE				
MANUFACTURER	CATALOG NO.	WATTS	QTY-WATTS-TYPE	MOUNTING
MANULITE	MLWP-40-LEDG-05	35	LED	WALL PACK
GE	PTM-15-1-A-2-4-NU-SL	200	1-150W-PSM	POLE MOUNT
NOTE: SITE LIGHTS NOT TO EXCEED 15'-0" IN HEIGHT				

24.9

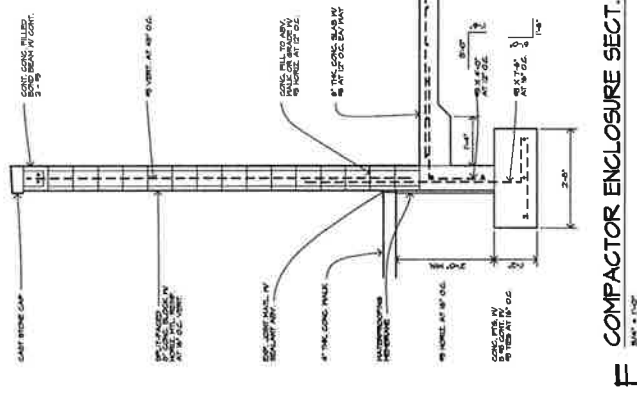
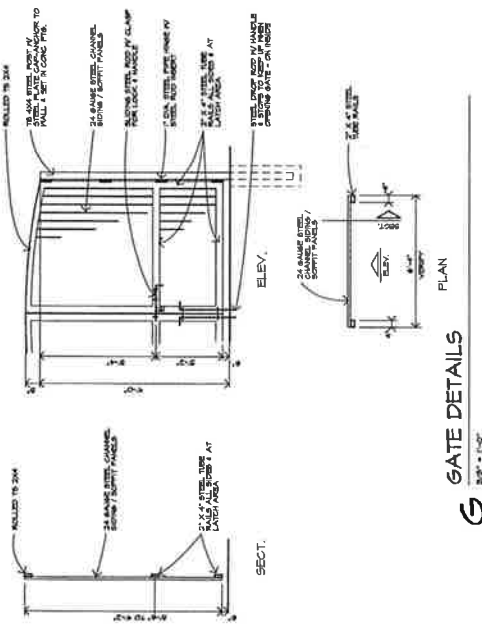
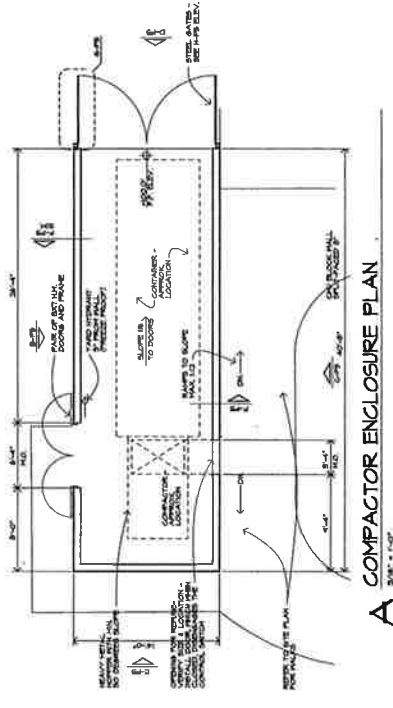
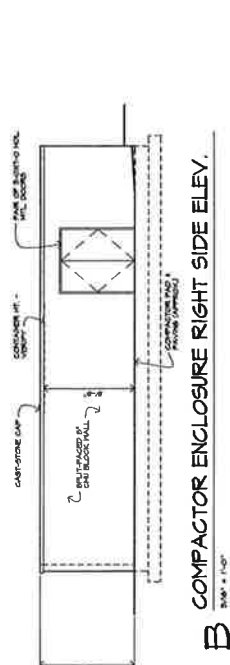
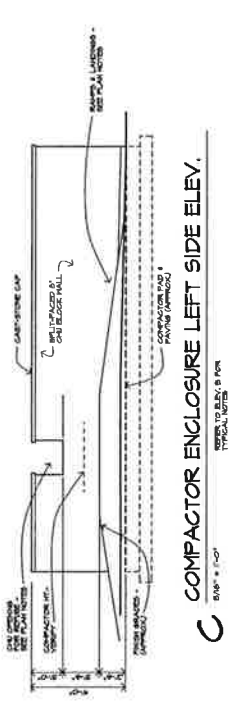
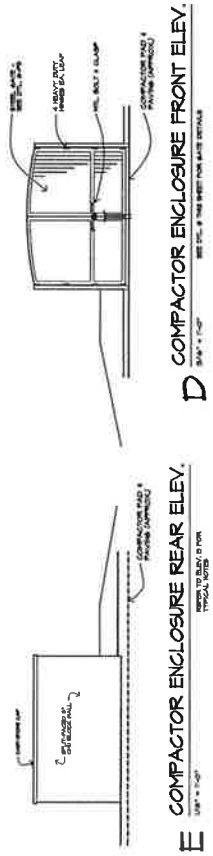
71 at Tulsa Hills
APARTMENTS
7724 S. ELWOOD AVE. W.
TULSA, OKLAHOMA
S. & K. MUELLER-FAMILY



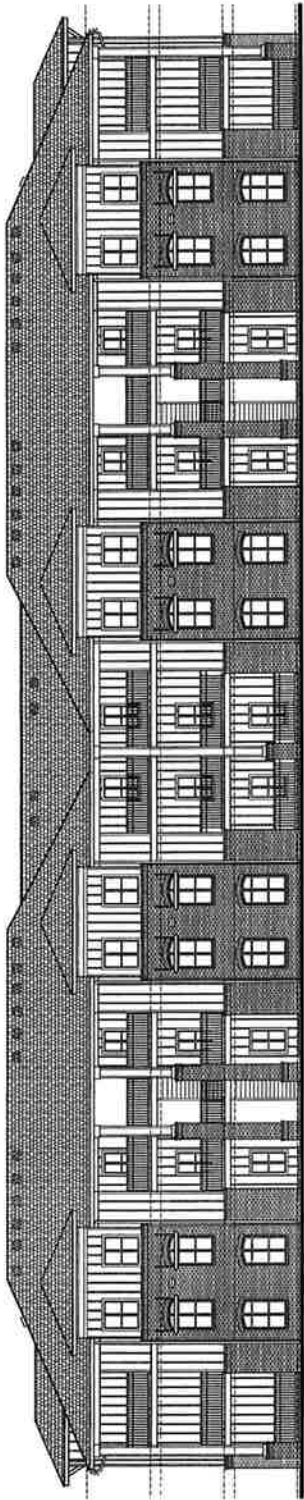
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PROJECT NUMBER
SHEET NUMBER
ENCLOSURE

Architect
Collective
CONSULTING ARCHITECTS
TULSA, OKLAHOMA 74111
BY: J. C. B. 10/1/80

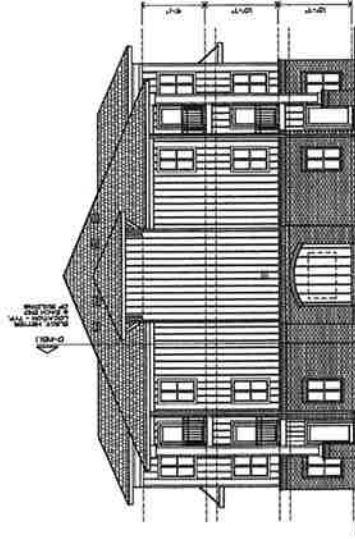
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SHEET TITLE
ENCLOSURE
SHEET NUMBER



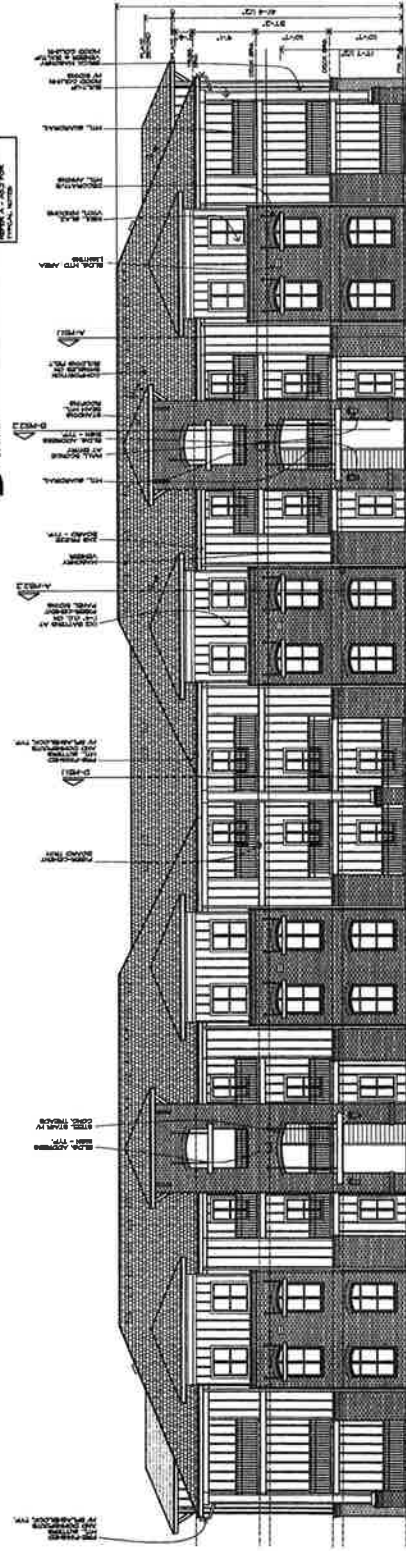
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C REAR BLDG. ELEVATION - BI (3 STORY/24 UNITS)



B END BLDG. ELEVATION - BI



A FRONT BLDG. ELEVATION - BI (3 STORY/24 UNITS)



A3.1

SHEET NAME

BUILDING ELEVATIONS
BLDG. BI

DATE

PROJECT NAME

ARCHITECTS
Collective



PROJECT
71 at Tulsa Hills

APARTMENTS

7224 S. ELWOOD AVE. W.
TULSA, OKLAHOMA

S. & K. MULLI-FAMILY

24.12

PROJECT: 71 at Tulsa Hills
 APARTMENTS
 7224 S. ELWOOD AVE., W.
 TULSA, OKLAHOMA
 S. & K. MULTIFAMILY

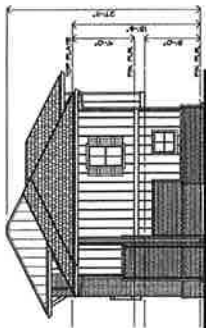


DATE: 01/14/14
 PROJECT: 71 at Tulsa Hills
 ARCHITECT: S. & K. MULTIFAMILY

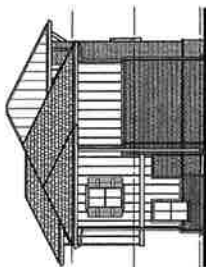


ARCHITECT: Architect Collectiv
 1000 N. W. 10th Ave.
 Suite 100
 Tulsa, OK 74103

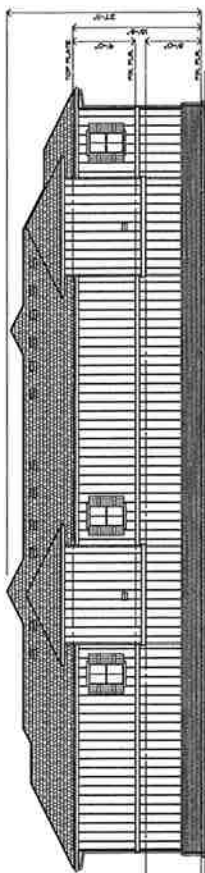
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 SHEET NAME: BUILDING ELEVATION
 SHEET NUMBER: A8.2



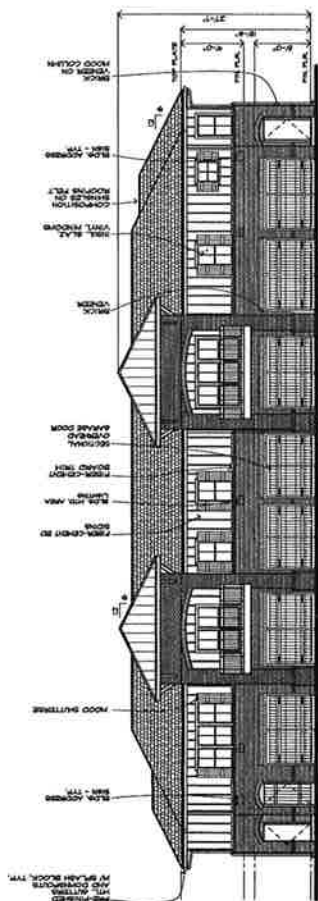
C RIGHT END ELEV. - A3/C3



D LEFT END ELEV. - A3/C3



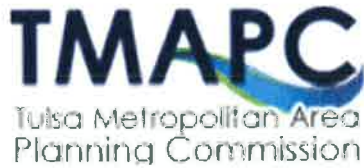
B REAR ELEV. - A3/C3



A FRONT ELEV. - A3/C3

$$+ 24.14$$

24.17



Case Number: PUD-128-E
Detail Site Plan

Hearing Date: August 5, 2015

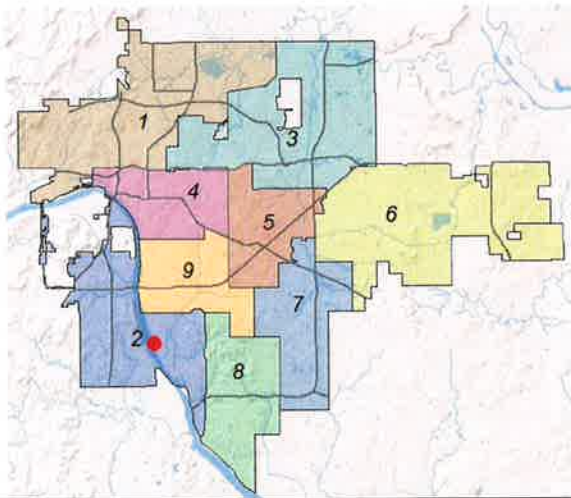
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Sack and Associates, Inc.

Property Owner: Tulsa Public Facilities Authority

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new retail development

Gross Land Area: 12.3 Acres

Location: Southwest corner of East 71st Street
South and South Riverside Drive

Zoning:

Existing Zoning: CS/OMH/RM-2/PUD-128-E
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8212/8213

CZM: 52

Atlas: 1139

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

25.1

SECTION I: PUD-128-E Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 12.3 Acre site in a Planned Unit Development for a new retail development.

PERMITTED USES:

Uses permitted as a matter of right in the OM – Office Medium District and accessory uses customarily incident to a principal use permitted in the OM District, restaurants, barber shops and beauty and convenience goods and services, and shopping goods and services and restaurant, with indoor / outdoor dining, bar and music area as permitted in Use Units 12, 13, and 14 and accessory uses customarily accessory thereto. Restaurants, private clubs, barber and beauty shops which are located within a building having offices as its principal use shall be considered as permitted accessory uses if such restaurants and clubs do not occupy more than 5% of the gross floor area of the principal building in which it is located. The retail development proposed for this project is 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 Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans provided. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

SIGNAGE:

The site plan illustrates site ground signage location and conceptual wall signs. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit 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 Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed buildings, connecting to the trail system. A sidewalk is also shown along East 71st Street South and Riverside Parkway.

25.2

MISCELLANEOUS SITE CONSIDERATIONS:

Utility easements shall be located so as to not interfere with the preservation of existing trees.

SUMMARY:

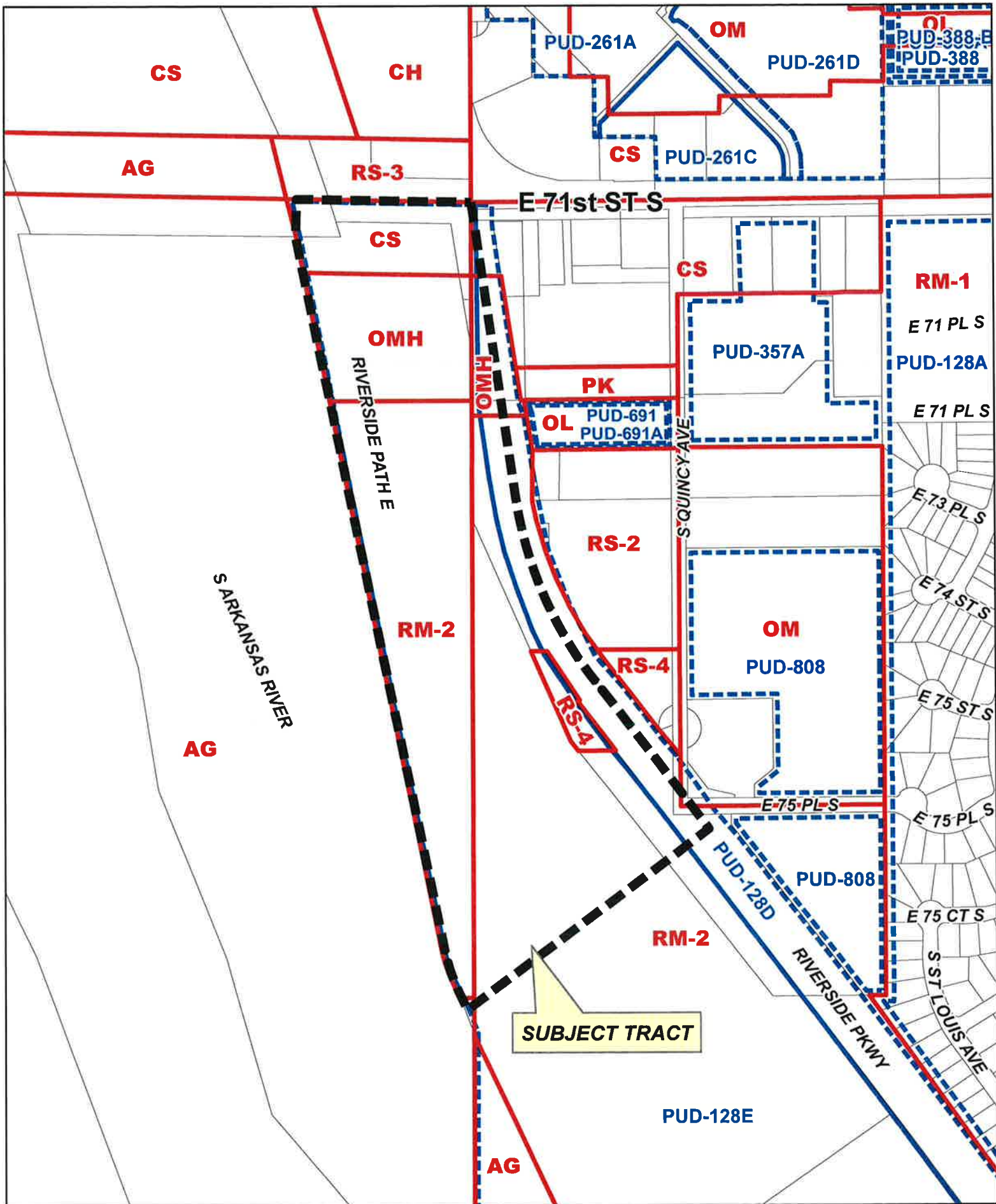
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-128-E**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Site Photometric Plan
- Applicant Exterior Elevations
- Applicant Dumpster Enclosure Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new retail development.

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



PUD-128-E DSP

18-13 07 & 18-12 12

25.4





Feet
0 200 400



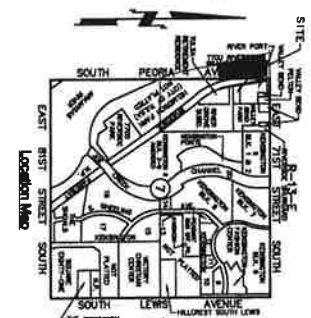
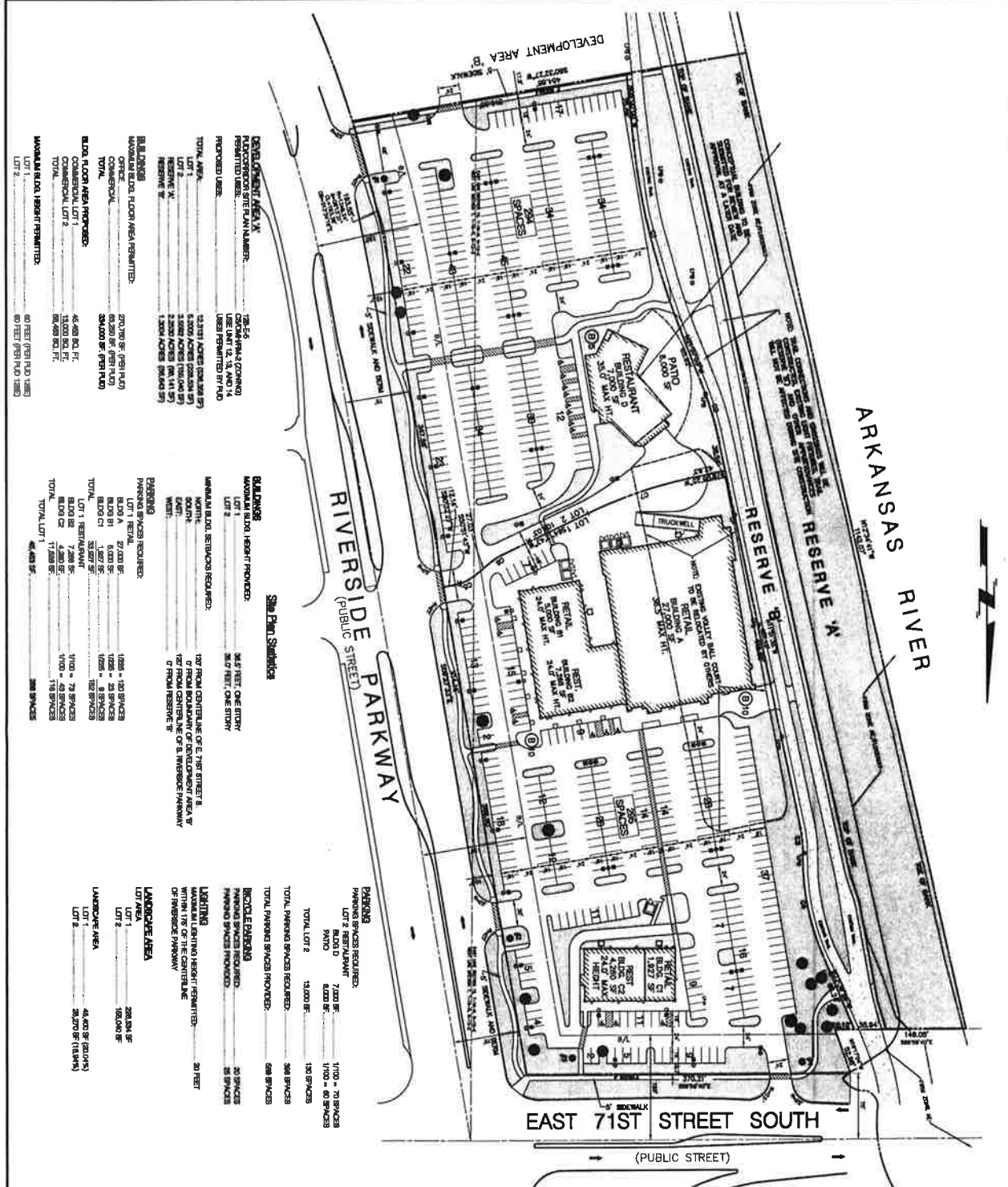
Subject
Tract

PUD-128-E DSP

18-13 07 & 18-12 12

25.5
Note: Graphic overlays may not precisely
align with physical features on the ground.
Aerial Photo Date: March 2014





Coupe	Length	Height	Depth	O-ring Rating	O-ring Length
C1	221.00	111.00	13.31.32	11.2.44.15	320.38
C2	200.00	98.00	9.46.28	8.18.44.18	284.11
C3	210.00	106.00	13.26.26	10.19.44.15	297.77
C4	194.00	92.00	10.26.26	8.18.44.15	270.00
C5	194.00	92.00	10.26.26	8.18.44.15	270.00
C6	194.00	92.00	10.26.26	8.18.44.15	270.00
C7	171.00	86.00	10.26.26	8.18.44.15	241.11
C8	171.00	86.00	10.26.26	8.18.44.15	241.11
C9	147.00	70.00	13.26.26	10.19.44.15	212.00

- #1 24.0 5" MULTI-TONANT SIGN (10' HEIGHT)
- #2 10.0 5" MULTI-TONANT SIGN (20' HEIGHT)
- #3 38.0 5" MULTI-TONANT SIGN (10' HEIGHT)
- #4 10.0 5" MULTI-TONANT SIGN (20' HEIGHT)

15

- AREA WHERE TREES TO BE SAVED
(SEE TREE PRESERVATION PLAN)

100

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- 1

- ### **Location Map**

- EAST 81ST STREET

- 10

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- THE

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- 751 STREET

1. **RESEARCH**
 2. **DESIGN**
 3. **ANALYSIS**
 4. **INTERVIEW**
 5. **REPORT**
 6. **CONCLUSION**
 7. **DISCUSSION**
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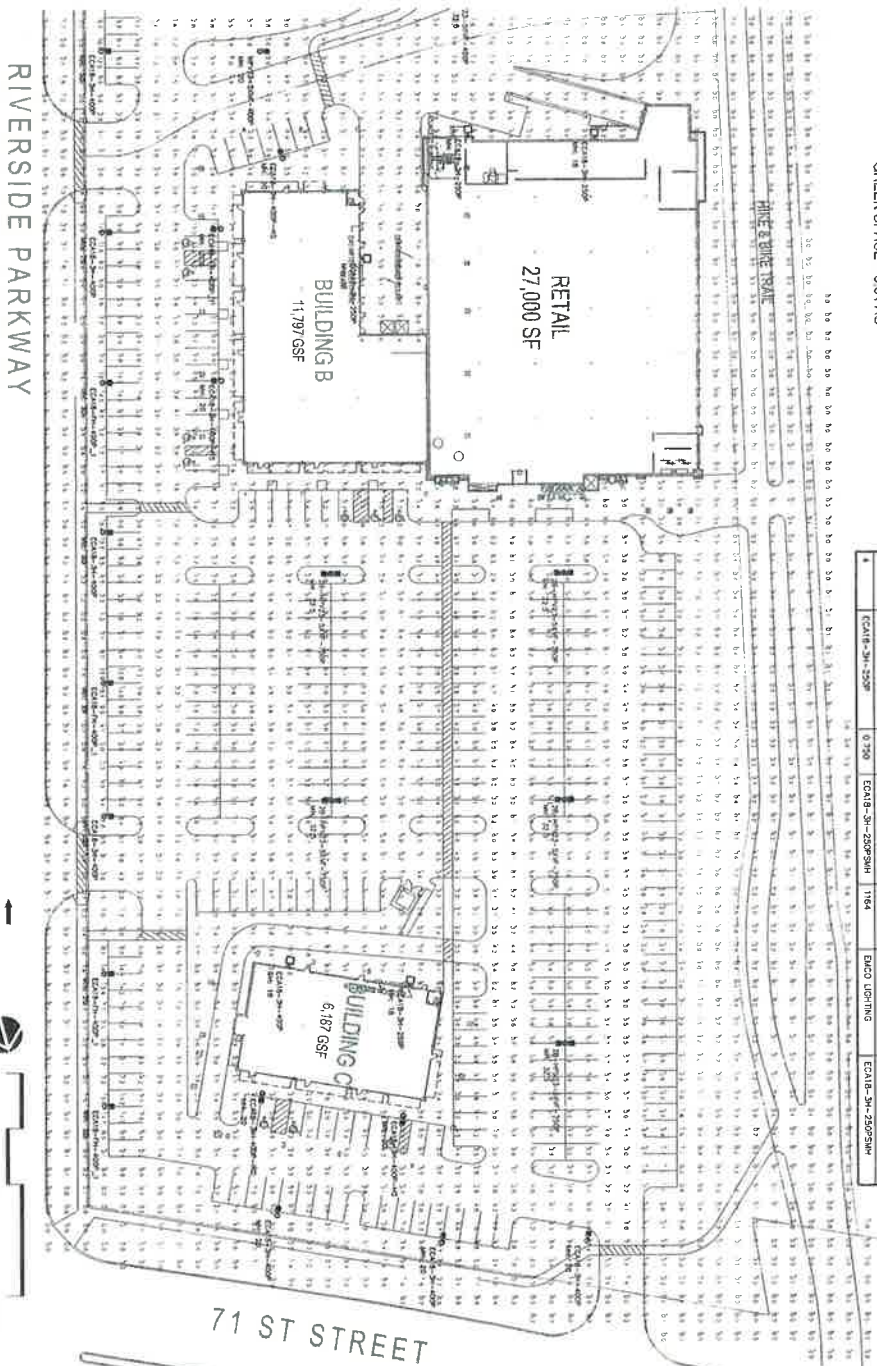
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 STATE _____ ZIP _____
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 FAX () _____
 E-MAIL _____
 PROJECT NAME _____
 PROJECT NO. _____
 DRAWING NO. _____
 DATE _____
 BY _____
 CHECKED BY _____
 SCALE _____
 SHEET _____ OF _____

(PUD 128-E-5)
DETAILED SITE PLAN
 OF
LOT 1 AND LOT 2 IN BLOCK 1
 OF
7100 RIVERSIDE PARKWAY
 SECTION 7, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

RIVER

GREEN SPACE = 3.84 AC

Qty	Symbol	Unit	Description	Notes	MANUFACTURER	FINISH SPEC.
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2	28	HPV2-50V-40P	0.750	HPV2-50V-40P	1808	HPV2-50V-40P
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2	28	HPV2-50V-40P	0.750	HPV2-50V-40P	1808	HPV2-50V-40P



McMish
Engineering
P.C.
10001 West 23rd Street, Suite 110
Dallas, Texas 75224
Phone: 214-413-0001

SITE PHOTOMETRICS

Southeast Corner of 71st and Riverside
Tulsa, Oklahoma

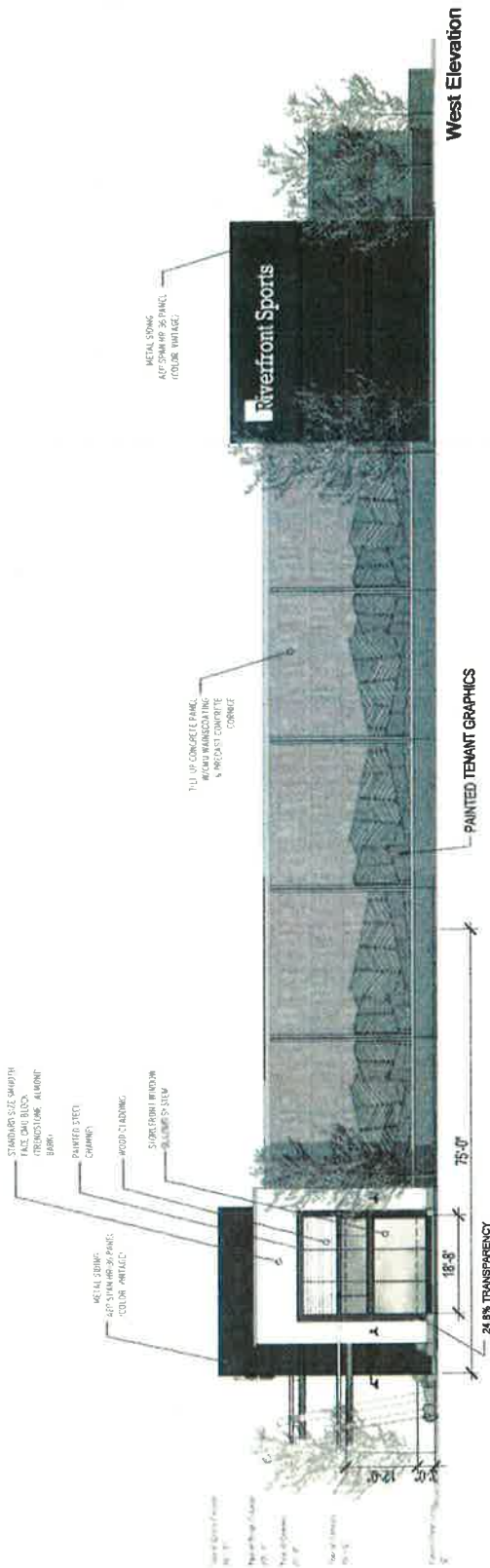
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File Name
Date
Drawn by:



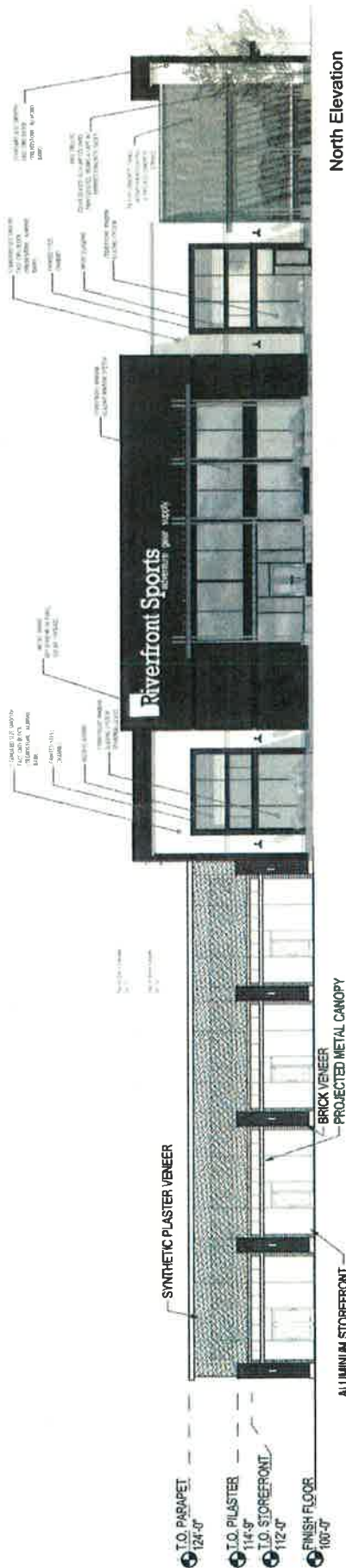
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

25.7



West Elevation



North Elevation



gff ARCHITECTS

ELEVATION EXHIBIT: BUILDING A AND B

Job #: 14323

File Name: Elevation Exhibit 1

7100 Riverside Parkway

Date: 07.23.15

Tulsa, Oklahoma

Drawn by: mt

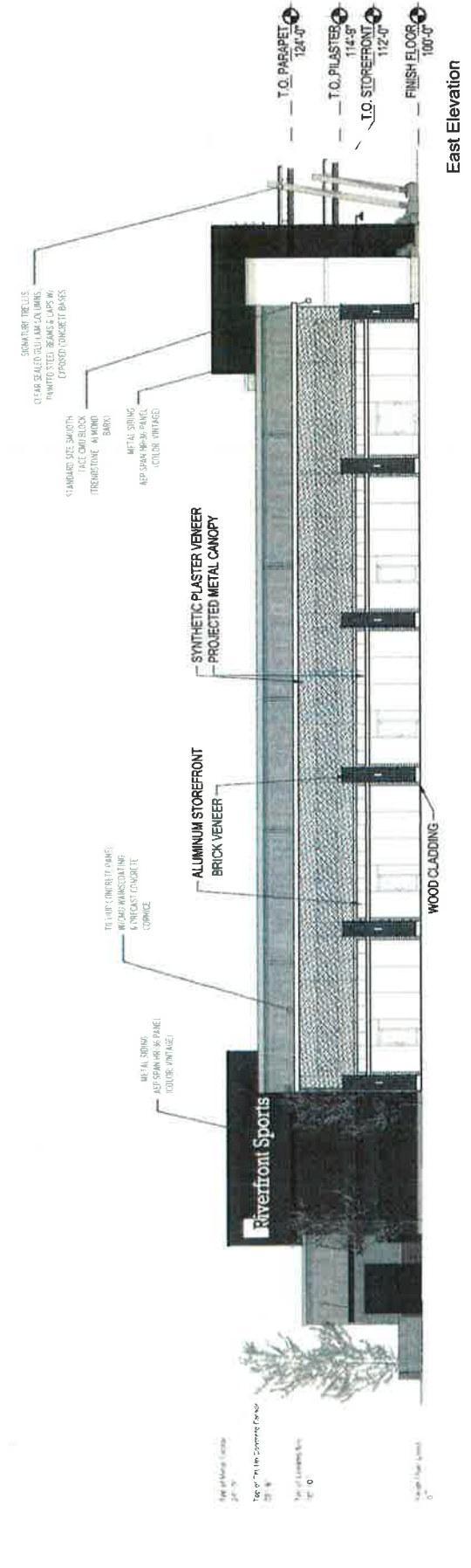
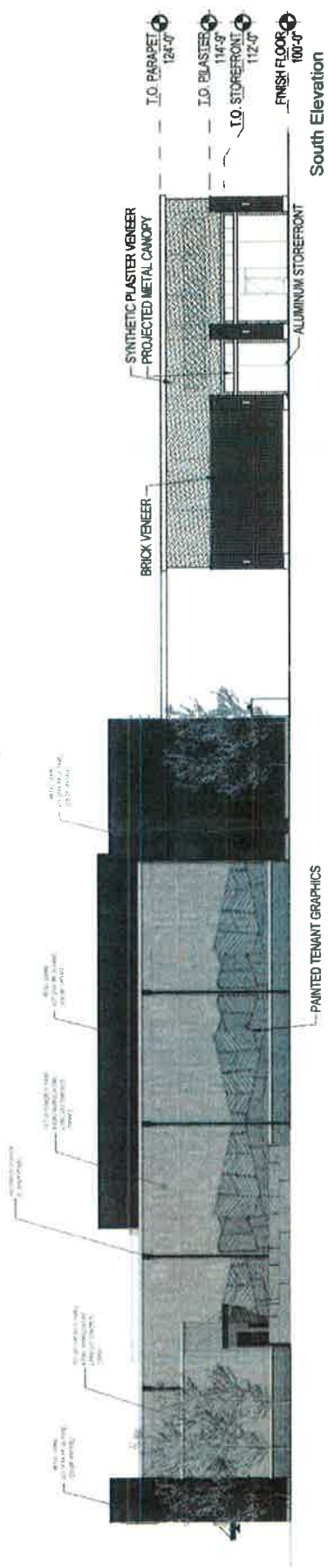
2008 Fairmount Street, Suite 300

2250 West 7th Street, Suite 119

Oklahoma, Tulsa 74101 | 918.301.1500

Fort Worth, Texas 76107 | 817.301.1500

25.8



ELEVATION EXHIBIT: BUILDING A AND B

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Date: 07/23/15
Drawn by: mlt

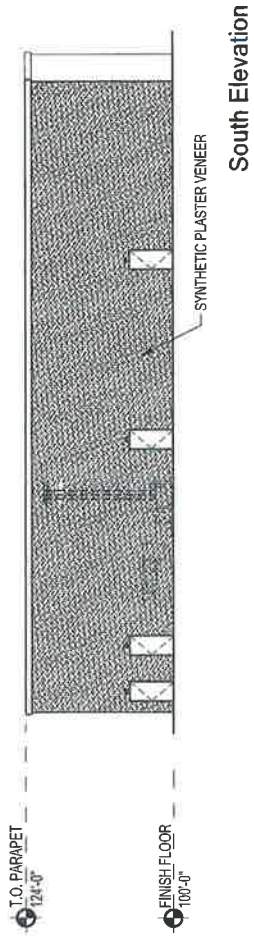


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Olathe, Texas 76061 | 214-302-1500

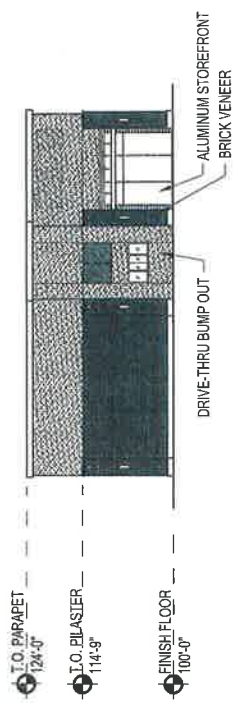
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Fort Worth, Texas 76107 | 817-303-1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 (817)

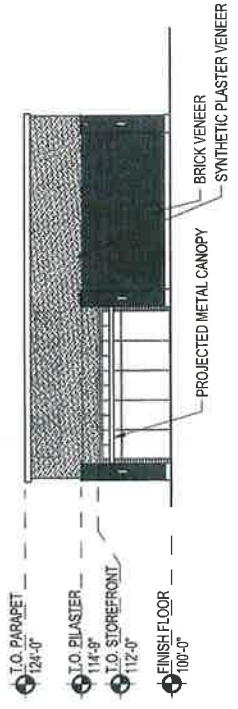
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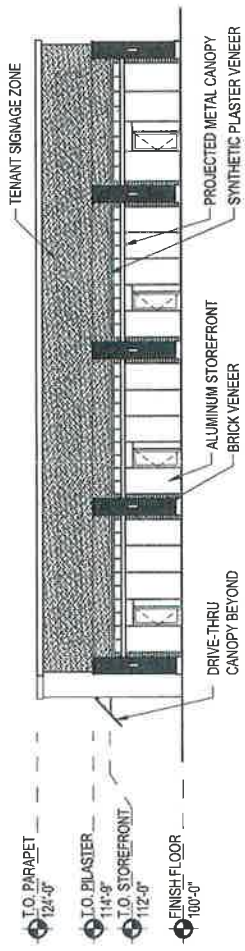
South Elevation



East Elevation



West Elevation



North Elevation

ELEVATION EXHIBIT: BUILDING C

7100 Riverside Parkway
Tulsa, Oklahoma

Job #: 1632
File Name: EL-Bldg_C.dwg
Date: 07/23/15
Drawn by: mt



ARCHITECTS



2828 Fairmount Street, Suite 300
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3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1000

25.10

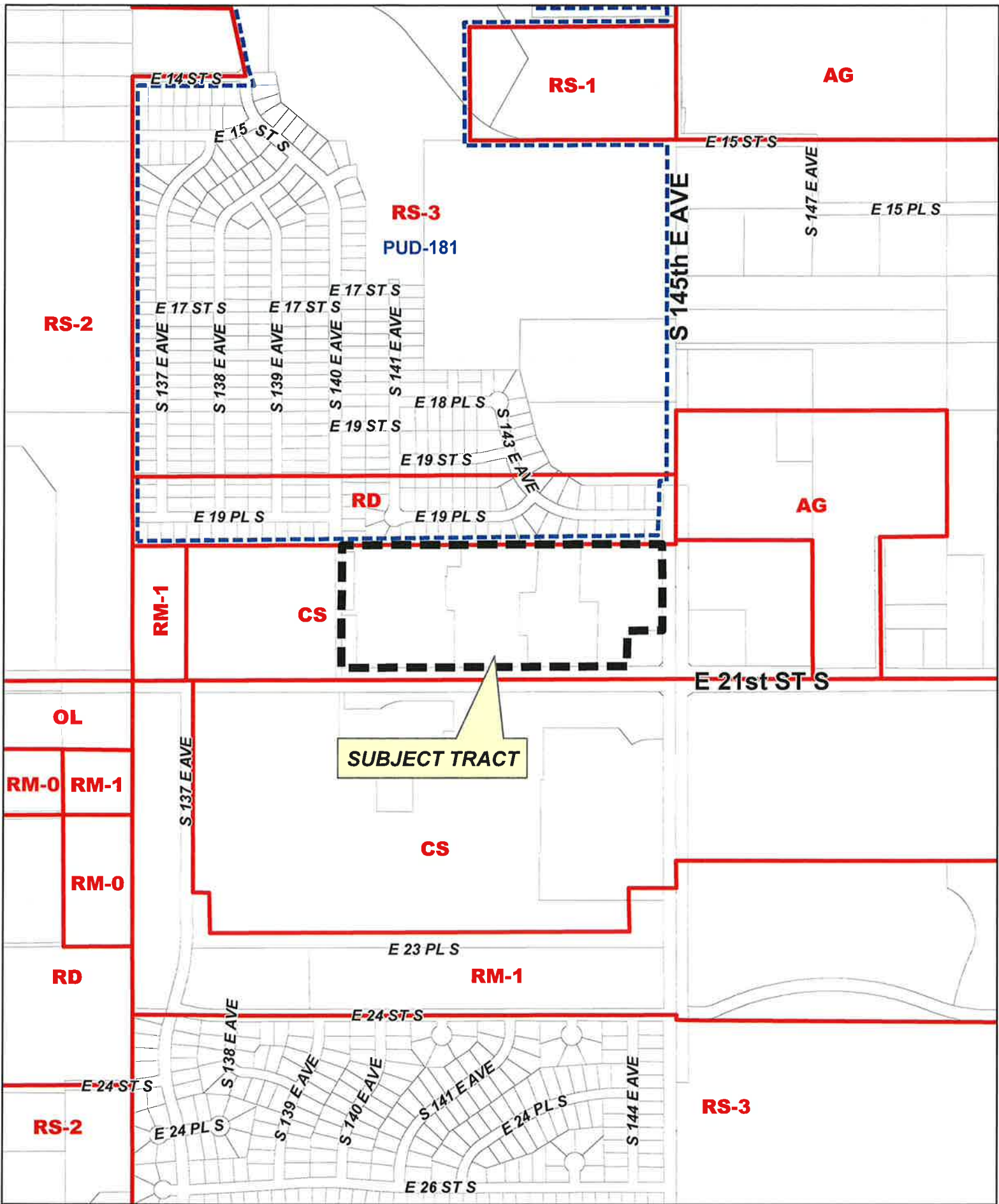


7100 Riverside Parkway
Tulsa, Oklahoma



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Fort Worth, Texas 76107 | 817 303 1500

25.11



Z-7308/PUD-835

19-14 09

26.1



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Monday, July 27, 2015 10:44 AM
To: Huntsinger, Barbara
Cc: Arnie Murillo (arniesauto@sbcglobal.net); 'mlester@ngkf.com' (mlester@ngkf.com); Mike Lester
Subject: RE: PUD 835 and Z-7308 (A and M Contractors)

Barbara,

I have heard from the neighborhood representatives and the applicant regarding PUD 835/Z-7308. The property owner has hired an attorney to represent the project. This will give the new development team an opportunity to assemble and meet with the neighborhood.

Please forward this email, as a request to the Planning Commission, for a continuance of the Public Hearing currently scheduled on August 5th to the September 16th meeting.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Mike Lester [<mailto:mlester@newmarklsb.com>]
Sent: Monday, July 27, 2015 9:17 AM
To: Wilkerson, Dwayne
Cc: Arnie Murillo (arniesauto@sbcglobal.net); 'mlester@ngkf.com' (mlester@ngkf.com)
Subject: RE: PUD 835 (A and M Contractors)

I spoke to the applicant and he would concur with the 16th – that will give him time to get with the attorney and get up to speed, and then set a meeting with the neighborhood.

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Monday, July 27, 2015 9:14 AM
To: Mike Lester
Subject: PUD 835 (A and M Contractors)

Good morning Mike,

Please let me know what to do with your PUD application. I know that the public meeting scheduled last week was canceled with a note that an attorney had been hired. I was contacted by Nathan Cross last week but he said he would be out of town until this Friday.

Neighborhood representatives are requesting a continuance until September 2nd or 16th depending on when you plan to reschedule the neighborhood meeting. I will support their request at Planning Commission for a September 16th meeting.



Tulsa Metropolitan Area
Planning Commission

Case : Crosstown Learning Center

Minor Subdivision Plat

Hearing Date: August 5, 2015

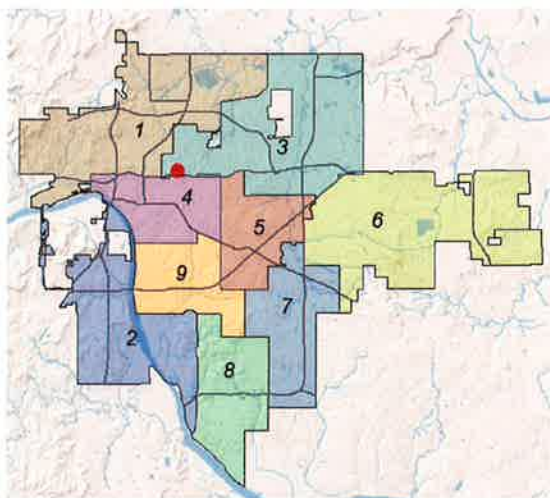
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Jim Beach, Wallace Engineering

Owner: Crosstown Learning Center, INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Approval of Minor Subdivision Plat

Tract Size: 1.96 ± acres

Location: East of the northeast corner of
East Archer and South Lewis Avenue

Zoning:

Existing Zoning: Planned Unit
Development 829

Staff Recommendation:

Staff recommends **approval**.

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

28.1

MINOR SUBDIVISION PLAT

Crosstown Learning Center - (CD 6)

East of the northeast corner of East Archer and South Lewis Avenue

This plat consists of 1 Lot, 1 Block, on 1.97 acres.

The following issues were discussed May 7, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 829.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** Sheet C300 – In the demo permit check water service disconnection box, indicate location and cap. Two long water service connections are required. A single connection for the fire line and the other connection for both domestic and irrigation.
5. **Storm Drainage: Sheet C600** – Dedicate a drainage easement for the proposed storm drain. Tie double grate into detention basin: Detention Basin location south side of property 50 foot x 120 foot. Dedication language and bearings for detention basin as "Reserve A".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Submit subdivision data control sheet. Identify all subdivisions in location map. Tie to section corner. Correct typos and directions.

Staff recommends **APPROVAL** of the Minor Subdivision plat as release letters have been received..

Waivers of Subdivision Regulations:

1. None requested.

28.2

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.

Crosstown Learning Center

A Resubdivision of part of Lots 7-18, Block 6, Ohio Place Addition
in Section 32, T-20-N, R-13-E, of the LB. & M.
City of Tulsa, Tulsa County, State of Oklahoma.



Scale: 1"=20'



Location Map

OWNER
Crosstown Learning Center, Inc.
2501 East Archer Street
Tulsa, OK 74110

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 848
Cherokee, OK 74137
P: (918) 241-7414
FAX: (918) 418-7485
Certified of Authorization No. 4502
Expires June 30, 2016
bsurveys@bennettsurvey.com

ENGINEER
WALLACE ENGINEERING
2000 E. Melrose Street
Tulsa, OK 74103
P: (918) 433-1111
F: (918) 433-1112
C.A. 1483 EXP. DATE 8/30/15
ewallace@wallaceeng.com

LEGEND
--- MUTUAL ACCESS EASEMENT
--- LIMITS OF NO ACCESS
--- UTILITY EASEMENT
[---] ADDRESS

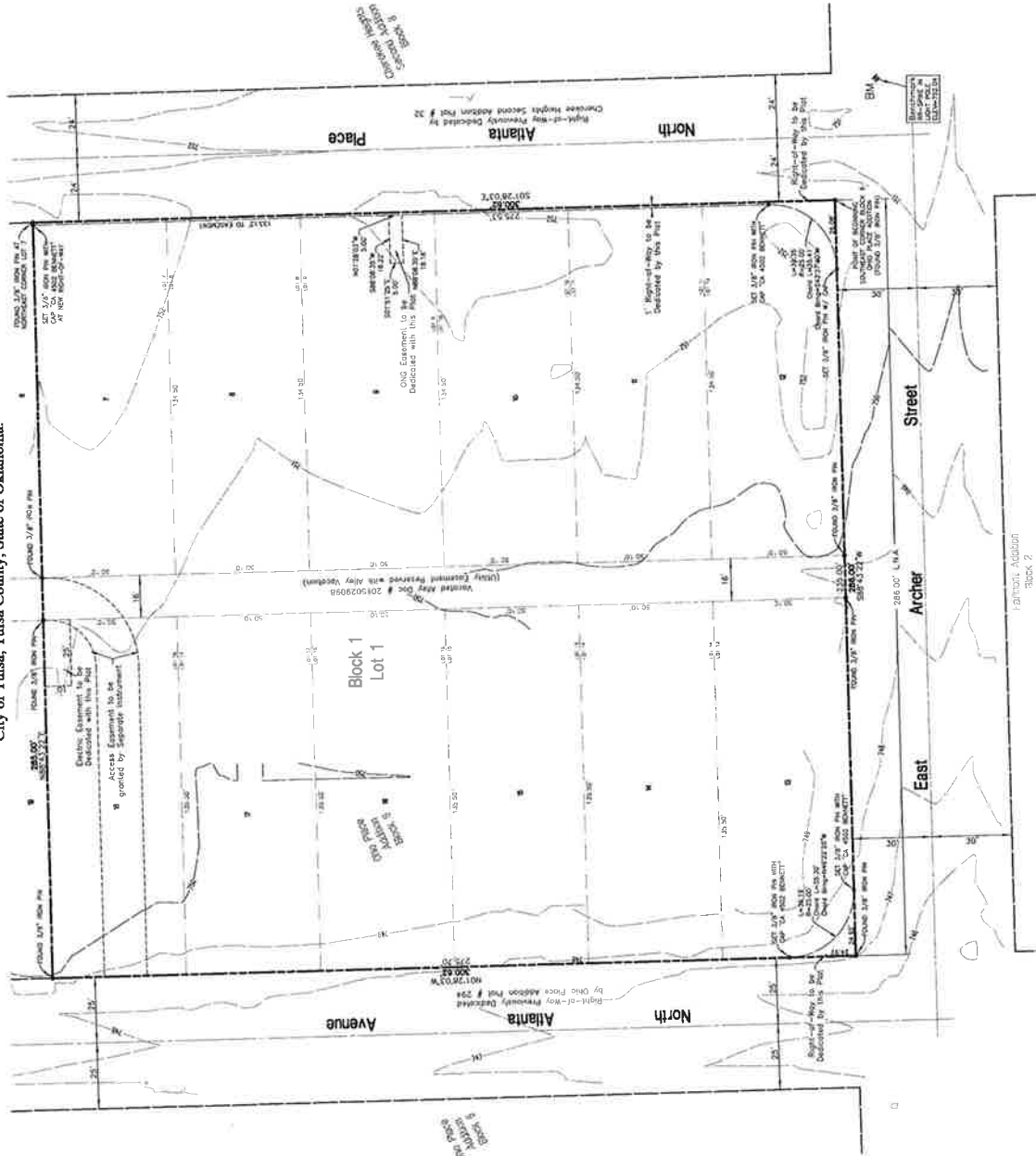
VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS BASED ON NAVD83 DATA

BENCHMARK NOTE
RE SPK IN LIGHT POLE
ELEVATION=752.04
E-262722.18

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE REVERSED TO IN PLACE OF THE LEGAL DESCRIPTION

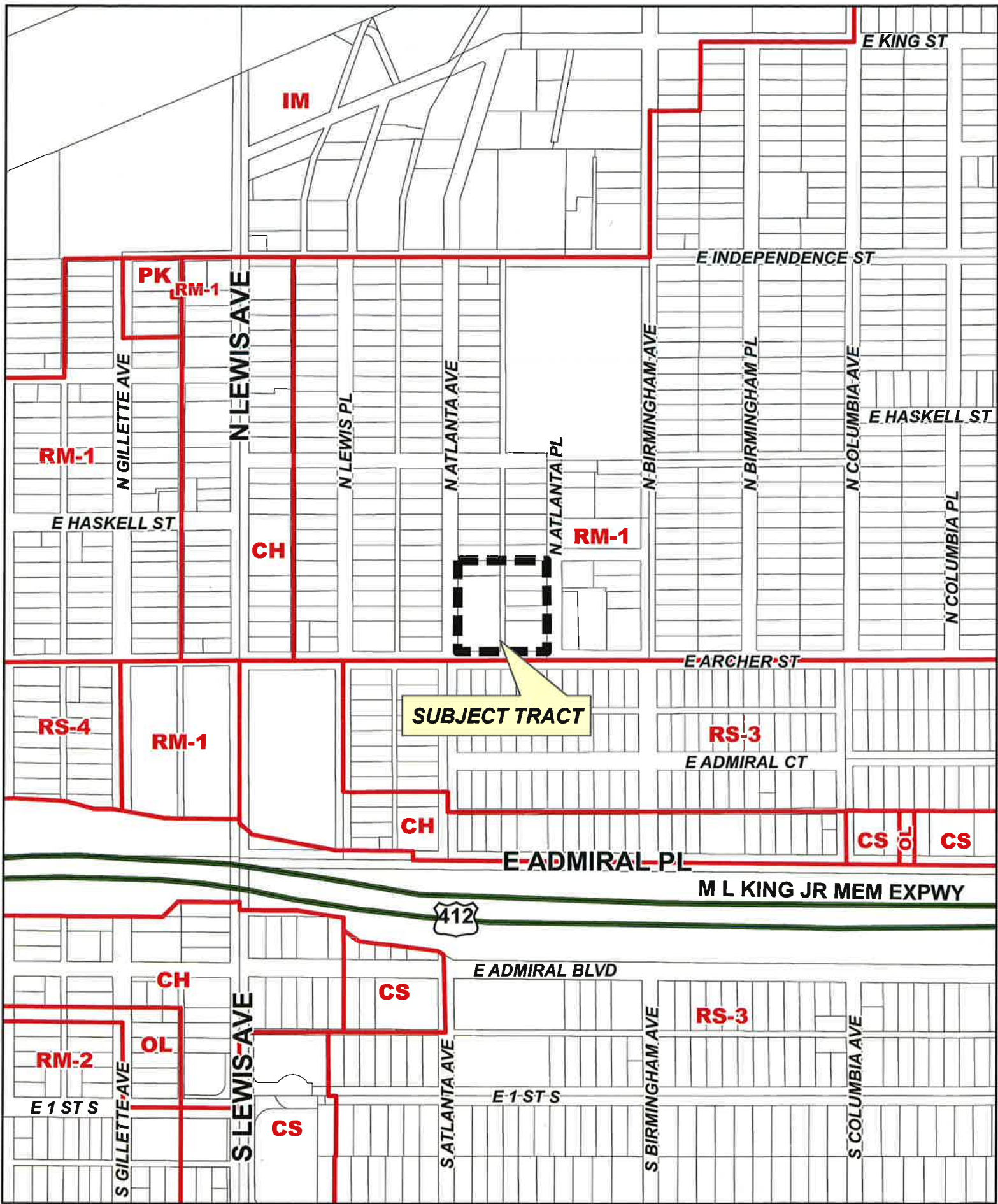
MONUMENTATION
O DENOTES A FOUND 1/8" IRON PIN
● DENOTES A SET 3/8" IRON PIN WITH CAP OR 4502

BASIS OF BEARING
ALL BEARINGS GIVEN FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF BLOCK 6, OHIO PLACE ADDITION AS S88°43'22"W.



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date:
TAMAC/NOAC	
CITY ENGINEER	Approval Date:
Council of the City of Tulsa, Oklahoma	Approval Date:
CHAIRMAN	
MAYOR	
ATTORNEY CITY CLERK	
CITY ATTORNEY	
The undersigned of this plat are not liable for the validity of the plat or the accuracy of the data shown thereon. The City of Tulsa and Tulsa County can verify the data.	

28.5



CROSTOWN LEARNING CENTER

28.6

20-13 32





E HASKELL ST

N ATLANTA AVE

N ATLANTA PL

E ARCHER ST

E ADMIRAL CT



Subject
Tract

CROSSTOWN LEARNING CENTER

28.7

20-13 32

Note: Graphic overlays may not precisely
align with physical features on the ground.
Aerial Photo Date: March 2014





Feet
0 200 400



Subject
Tract

CROSTOWN LEARNING CENTER

20-13 32

Note: Graphic overlays
align with physical features
Aerial Photo Date: 11/10/2011

28.8





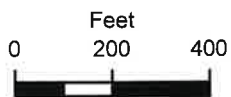
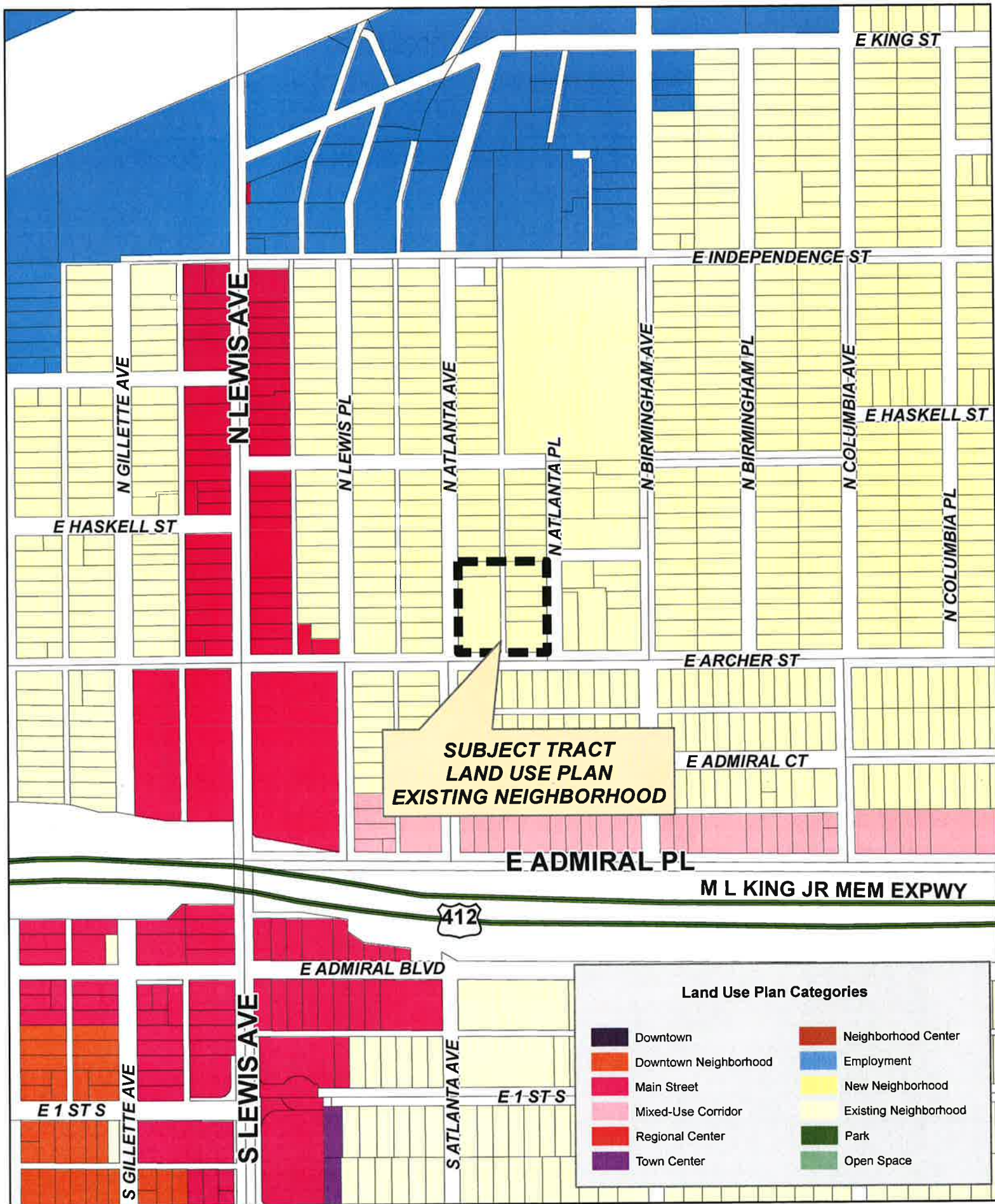
Feet
0 200 400

CROSSTOWN LEARNING CENTER

20-13 32

28.9





CROSSTOWN LEARNING CENTER

20-13 32





Tulsa Metropolitan Area
Planning Commission

Case : G4 Hospitality

Minor Subdivision Plat

Hearing Date: August 5, 2015

Case Report Prepared by:

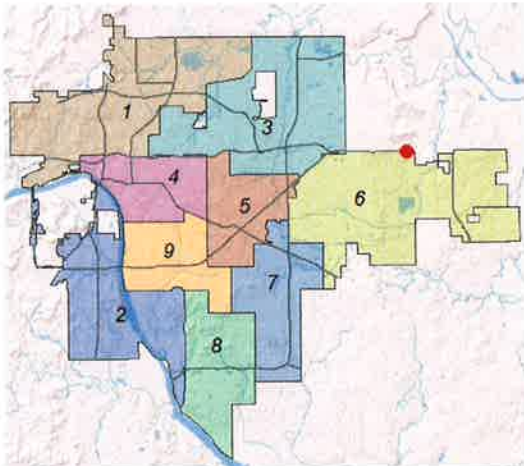
Diane Fernandez

Owner and Applicant Information:

Applicant: Bill Lewis, Lewis Engineering

Owner: G4 LLC & Bhanumati, LLC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Approval of Minor Subdivision Plat

Tract Size: 2.6 ± acres

Location: West of southwest corner of
Interstate Hwy 44 and South 193rd West
Avenue

Zoning:

Existing Zoning: IL (industrial light)

Staff Recommendation:

Staff recommends the plat be removed from
the agenda, renoticed to the public, and
heard after release by Development
Services.

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

29.1

MINOR SUBDIVISION PLAT

G4 Hospitality - (CD 6)

West of southwest corner of Interstate Hwy 44 and South 193rd West Avenue

This plat consists of 1 Lot, 1 Block, on 2.6 acres.

The following issues were discussed June 18, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** The property extends north into the existing highway. ROW in this area needs to be dedicated to State of Oklahoma. Modify sidewalk covenant language to reflect one lot, one block and no adjoining minor streets.
3. **Sewer:** On the utility plan, locate the proposed sanitary sewer line 12.5 feet from the east property line within the 17.5 foot utility easement. Maintain adequate separation between the water line and the sanitary sewer line. What appears to be a permanent structure for the trash enclosure, will not be allowed within the existing 20 foot utility easement. The abbreviation FO is not included in the legend.
4. **Water:** Atlas page 540 – The proposed water service line can't be installed inside the 17.5 foot utility easement.
5. **Storm Drainage:** The 45 foot x 45 foot easement may not be large enough for the tank system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add point of commencement. Submit control data sheet. Identify all subdivisions in location map. Add date of preparation. Add email addresses for owner and engineer/surveyor. Clarify graphics. **City Legal:** Comments must be addressed.

Staff is awaiting release from Development Services staff. They are waiting for IDP plans to be reviewed and approved before they send a release letter.

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.



44

412

E ADMIRAL PL

S 185 E AVE

0 50 100
Feet



Subject
Tract

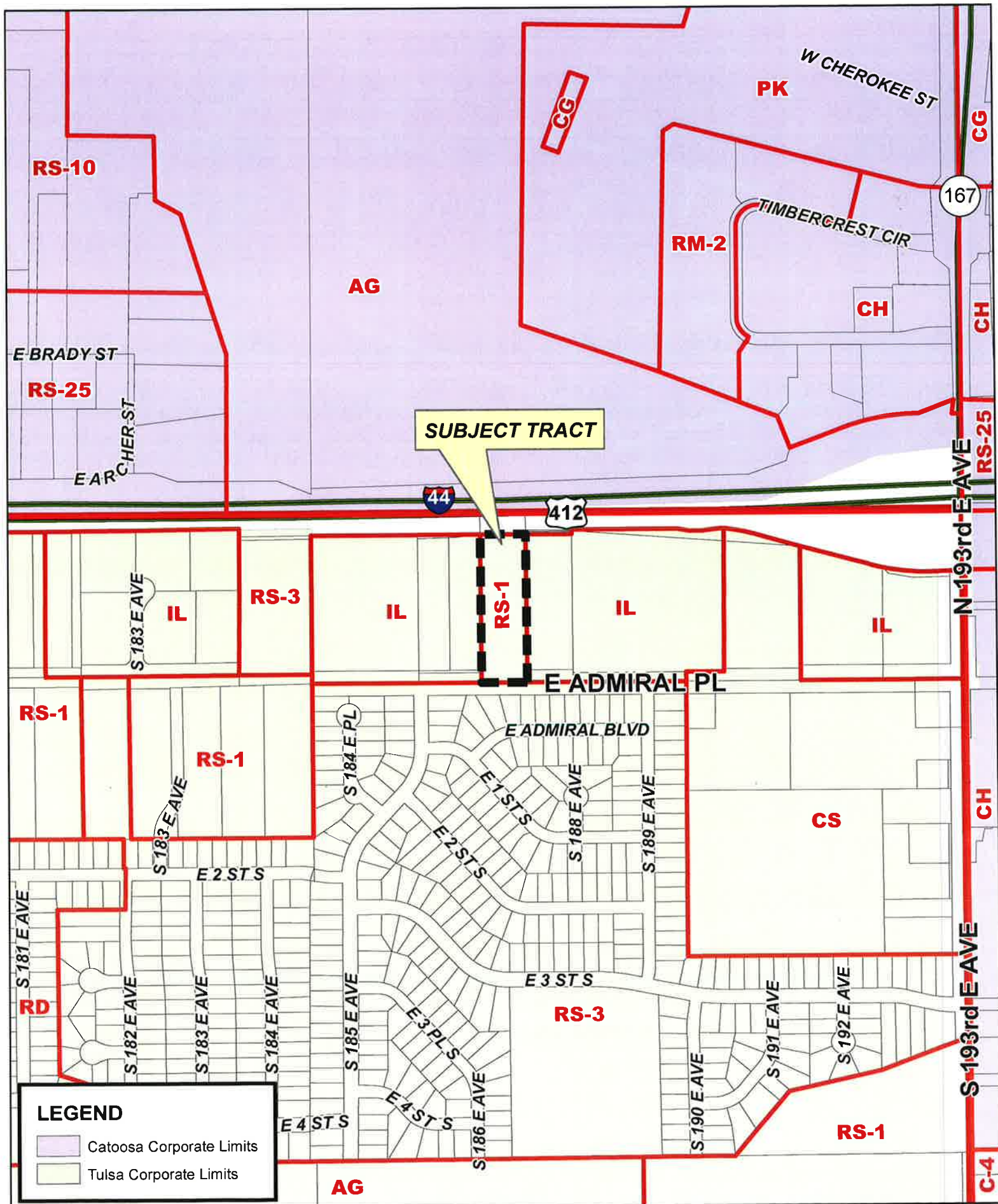
G4 HOSPITALITY

19-14 01

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

Aerial Photo Date: March 2014



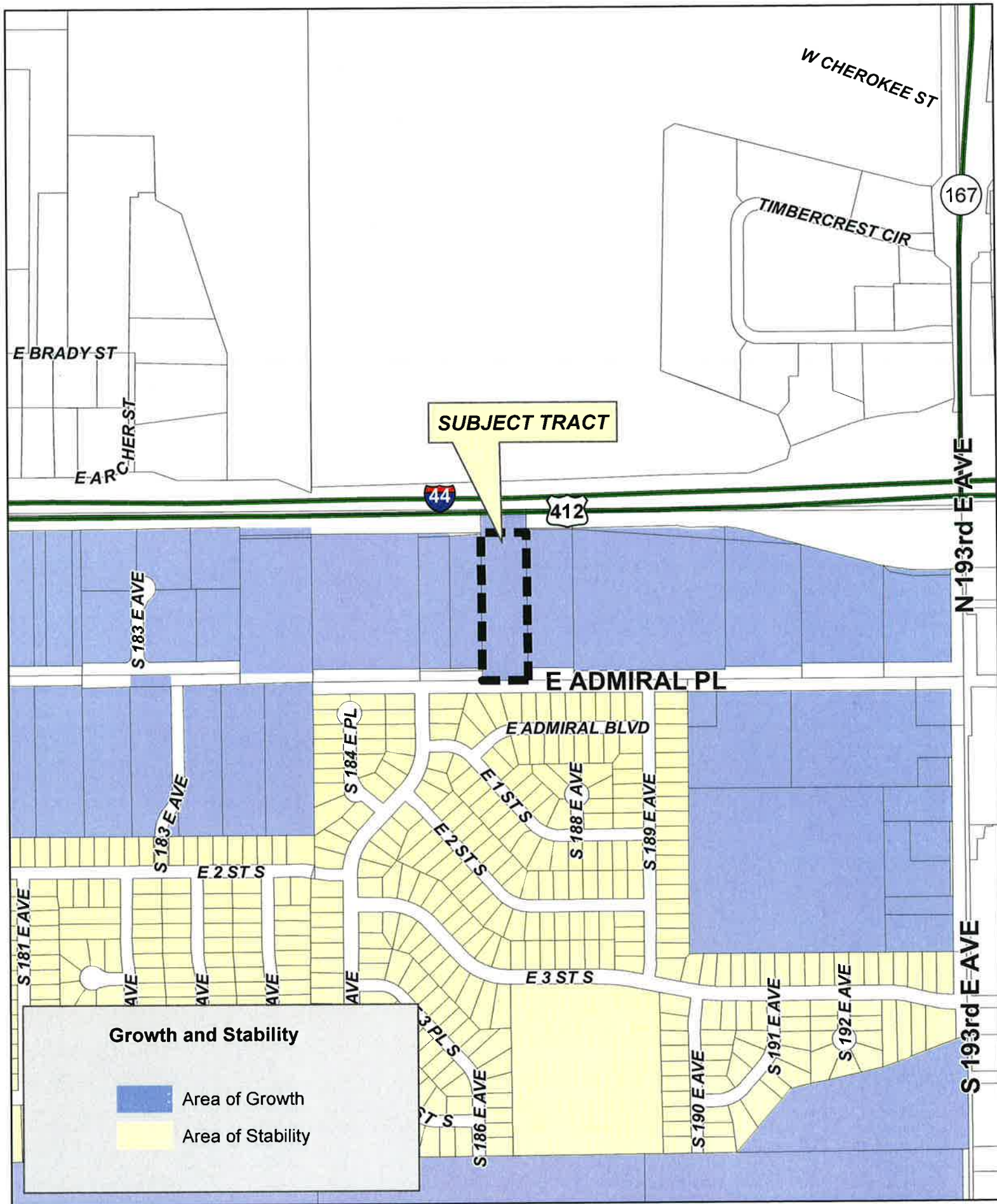


G4 HOSPITALITY

19-14 01

29.7



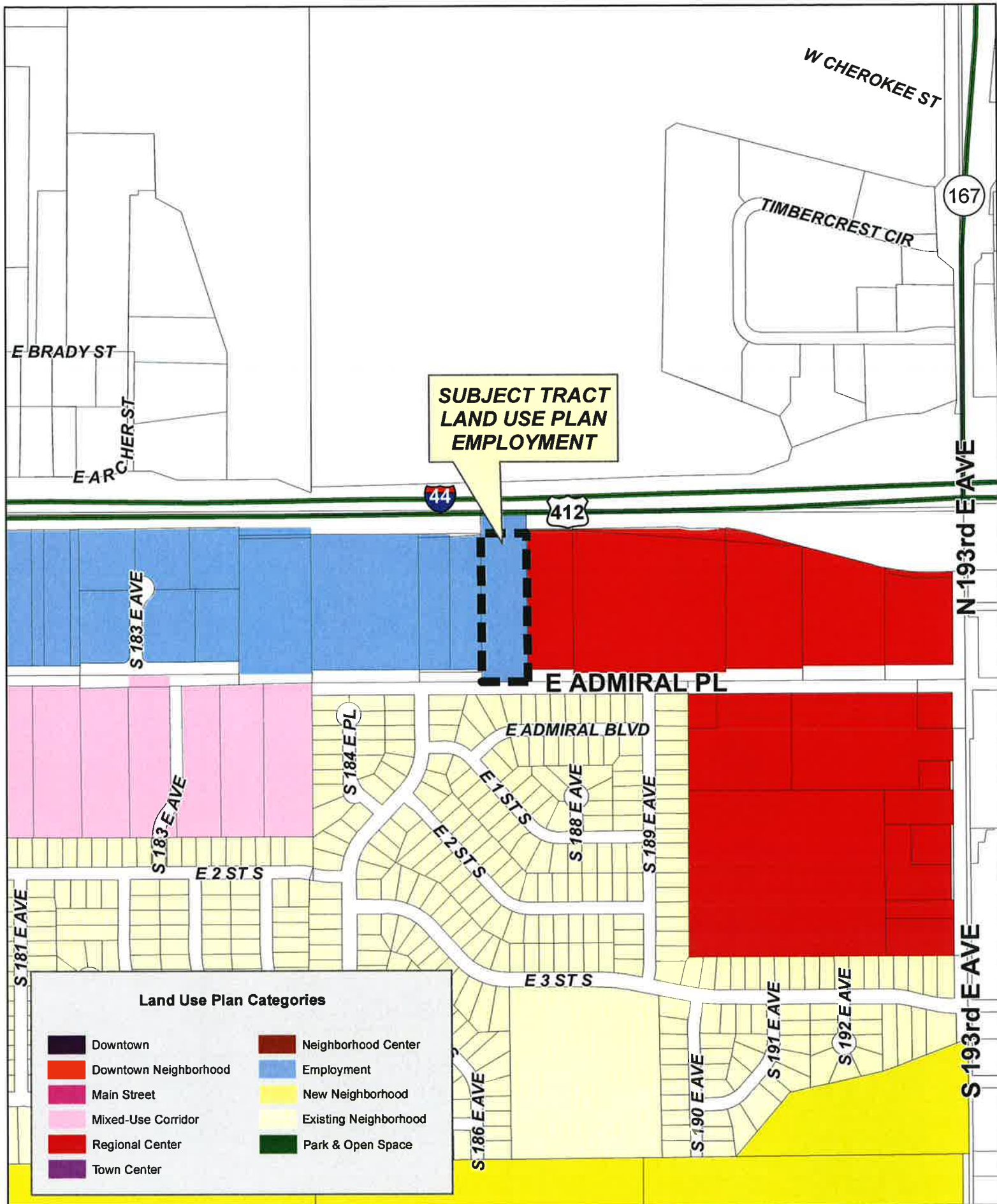


G4 HOSPITALITY

19-14 01

29.8





G4 HOSPITALITY

19-14 01

29.9





Tulsa Metropolitan Area
Planning Commission

Case : Yorktown Villas

Preliminary Subdivision Plat

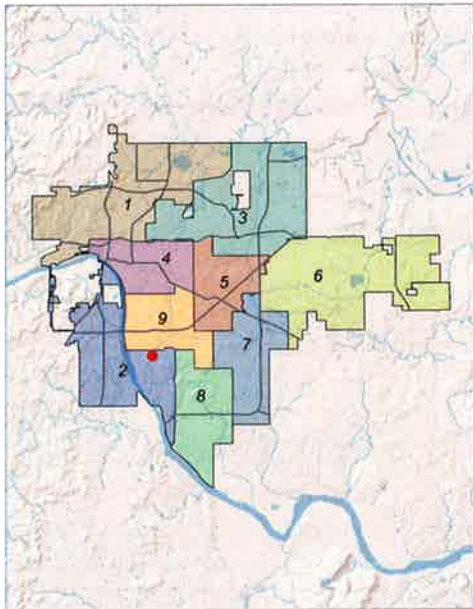
Hearing Date: August 5, 2015

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Ted Sack, Sack and Associates

Owner: Guardian Capital, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Approval of Preliminary Subdivision Plat

Tract Size: 2.75 \pm acres

Location: West of South Lewis Avenue and
Joe Creek, South of east 61st Street South

Zoning:

Existing Zoning: Planned Unit
Development 640

Staff Recommendation:

Staff recommends **approval**.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerial
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

30.1

PRELIMINARY SUBDIVISION PLAT

Yorktown Villas - (CD 2)

West of South Lewis Avenue and Joe Creek, South of East 61st Street South

The plat consists of 16 Lots, 1 Block, on 2.75 acres.

The following issues were discussed July 16, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 640.
2. **Streets:** A 90 foot access seems excessive. Reduce to 60 feet. Include sidewalk section in covenants.
3. **Sewer:** Add utility easement to Reserve A. Private street reference to Section 1.
4. **Water:** No comment.
5. **Storm Drainage:** Indicate the north and south elevations of Joe Creek of the plat. The lowest storm drain elevation must be a minimum of one foot above the Joe Creek elevations.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** If gated, KNOX access will be required.
8. **Other: GIS:** Not all subdivisions are identified correctly in the location map. Utica Place should be South Utica Place according to the Tulsa County Assessor/s shapefiles for subdivisions. Submit data control sheet. Tie plat to a section corner of choice in Section 6 and label point of beginning and show point of commencement. Add expiration date for engineer and surveyor CA number. Add "An Addition to the" next to the City of Tulsa, Tulsa County, Oklahoma.

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.)

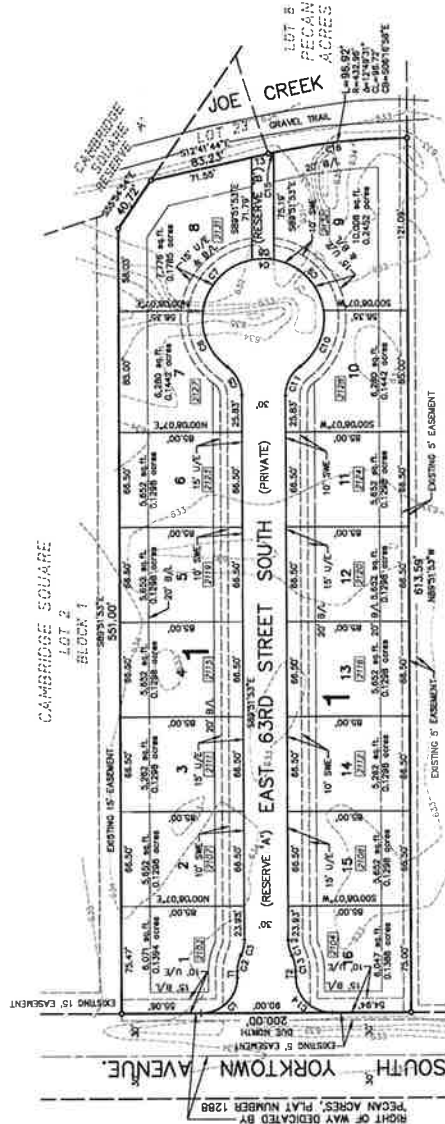
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal 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.

'PRELIMINARY'

YORKTOWN VILLAS

A RESUBDIVISION OF PART OF
LOTS 8 AND 23 OF 'PECAN ACRES'
SECTION 6, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 640



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C1	39.31	35.00	89.31° 53'	64.55	27.1°	35.31
C2	11.28	25.00	25.96° 41'	23.84	30.1°	11.18
C3	210.15	45.00	288° 41'	400.00	07° 15'	50.15
C4	23.84	45.00	60.45° 52'	20.17	28.1°	23.84
C5	52.89	45.00	72.17° 33'	44.17	51° 15'	49.35
C6	15.00	45.00	20.34° 33'	13.00	07° 15'	15.00
C7	44.54	45.00	60.45° 52'	38.54	28.1°	44.54
C8	23.28	45.00	53.26° 27'	19.51	11° 35'	23.28
C9	11.28	25.00	25.96° 41'	10.51	30.1°	11.28
C10	39.31	35.00	89.31° 53'	64.55	27.1°	39.31
C11	11.28	25.00	25.96° 41'	10.51	30.1°	11.28
C12	210.15	45.00	288° 41'	400.00	07° 15'	50.15
C13	23.84	45.00	60.45° 52'	20.17	28.1°	23.84
C14	52.89	45.00	72.17° 33'	44.17	51° 15'	49.35
C15	15.00	45.00	20.34° 33'	13.00	07° 15'	15.00
C16	44.54	45.00	60.45° 52'	38.54	28.1°	44.54

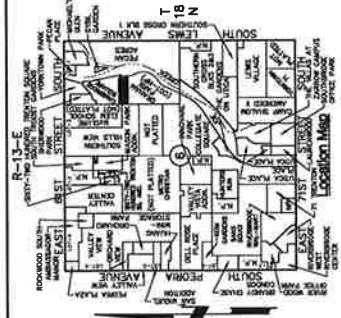
Line Table

LINE	LENGTH	BEARING
1	4.81	308° 23' 23"
2	4.50	308° 33' 33"
3	11.00	312° 14' 11"

TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

APPROVED BY: _____
TULSA COUNTY PLANNING COMMISSION
APPROVED BY: _____
TULSA COUNTY PLANNING COMMISSION
APPROVED BY: _____
CITY OF TULSA
APPROVED BY: _____
CITY OF TULSA
APPROVED BY: _____
CITY OF TULSA



Owner
GARDIAN CAPITAL LLC
ATTN: DANIEL J. FLANNERY
1000 WEST 10TH AVENUE
TULSA, OKLAHOMA 74103
PHONE: (918) 742-8840
E-MAIL: dflannery@gardian.com

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3000 WEST 10TH AVENUE, SUITE 100
TULSA, OKLAHOMA 74103-1000
PHONE: (918) 592-4111
FAX: (918) 592-4112
E-MAIL: SACK@SACKANDASSOCIATES.COM
C.A. NO. 1783

Beats of Beginning
THE BEATINGS SHOWN HEREON ARE BASED ON THE BEATINGS SHOWN ON THE PLAT NUMBER 1288, HAVING AN ASSUMED BEARING OF DUE NORTH.

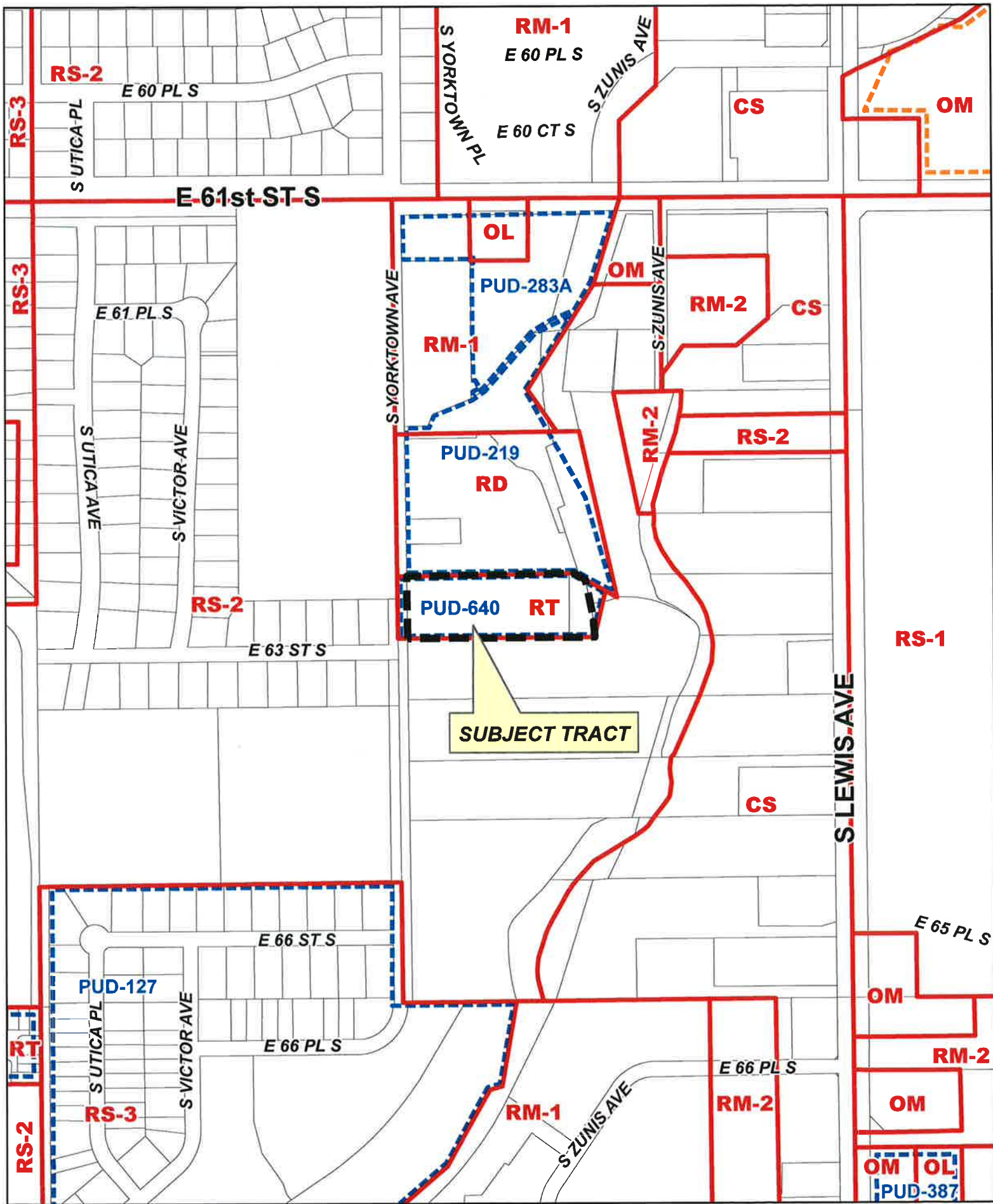
Monumentation
ALL CORNERS SHOWN HEREON WERE SET USING A 1/2" DIA. IRON PIPE, 18" LONG, OR "SACK CA 1783", UNLESS OTHERWISE NOTED.

Legend
B/L = BUILDING LINE
C/B = CHORD BEARING
C/L = CHORD LENGTH
S/C = SURVEYOR'S CORNER
U/E = UTILITY EASEMENT
[---] = STREET ADDRESS

Statistics
SUBDIVISION CONTAINS 19 LOTS IN BLOCK AND RESERVE 19.9 ACRES.
BLOCK AND RESERVE 19.9 ACRES (19.900 S.F.)
RESERVE 19.9 ACRES (19.900 S.F.)
RESERVE 19.9 ACRES (19.900 S.F.)
RESERVE 19.9 ACRES (19.900 S.F.)

Survey Note
THE LAST SITE WEST WAS ON _____

Address
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES MAY CHANGE WITHOUT NOTICE. ADDRESSES SHOWN ON THIS PLAT ARE NOT TO BE USED IN PLACE OF THE LEGAL DESCRIPTION.



YORKTOWN VILLAS

18-13 06

30.4





Feet
0 200 400



Subject
Tract

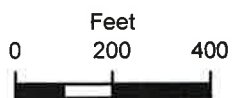
YORKTOWN VILLAS

18-13 06

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

Aerial Photo Date: March 2014



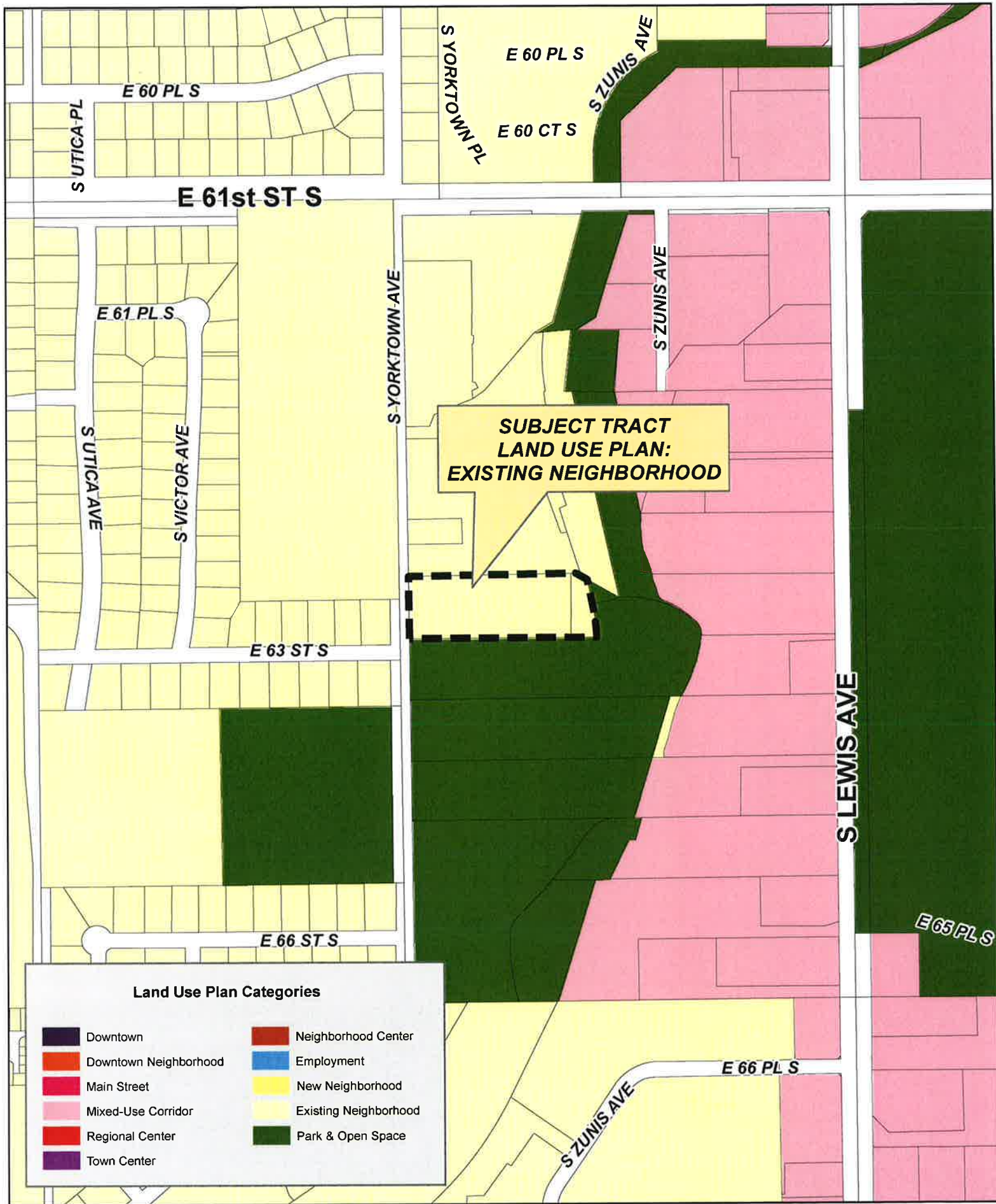



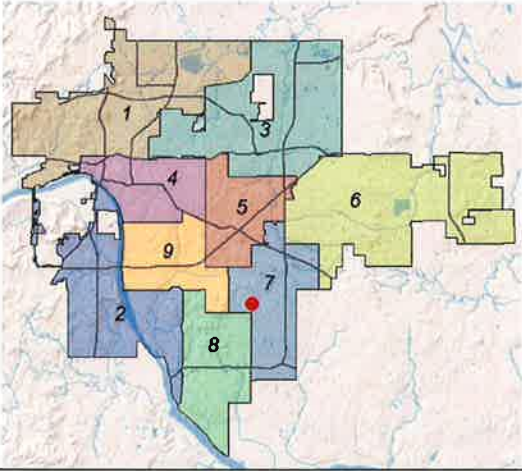
YORKTOWN VILLAS

30.8

18-13 06





 <p>Tulsa Metropolitan Area Planning Commission</p>	<p><u>Case :</u> Tulsa Rehabilitation Hospital</p> <p>Preliminary Subdivision Plat</p> <p><u>Hearing Date:</u> August 5, 2015</p>
<p><u>Case Report Prepared by:</u> Diane Fernandez</p>	<p><u>Owner and Applicant Information:</u></p> <p><i>Applicant:</i> Jim Beach, Wallace Engineering</p> <p><i>Owner:</i> Medistar Tulsa Rehab, LLC.</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u> Approval of Preliminary Subdivision Plat</p> <p><i>Tract Size:</i> 4.32 ± acres</p> <p><i>Location:</i> South of 91st Street South, and east of South Mingo Road</p>
<p><u>Zoning:</u> <i>Existing Zoning:</i> CO (Corridor) Z-7562-SP-3</p>	<p><u>Staff Recommendation:</u> Staff recommends approval.</p>
	<p><u>City Council District:</u> 7 <i>Councilor Name:</i> Anna America</p> <p><u>County Commission District:</u> 3 <i>Commissioner Name:</i> Ron Peters</p>

EXHIBITS:

INCOG Aerial
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

PRELIMINARY SUBDIVISION PLAT

Tulsa Rehabilitation Hospital - (CD 7)

South of 91st Street South, and east of South Mingo Road

This plat consists of 1 Lot, 1 Block, on 4.3 acres.

The following issues were discussed July 16, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Corridor Z-7562-SP-3.
2. **Streets:** Call out right of way on both streets and provide reference such as plat number. Change street name from East 91st Court South to East 91st Place South. Provide standard covenants.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Drainage report will be required.. Predevelopment meeting is strongly recommended for the project. The property is located within both City of Tulsa regulatory and FEMA floodplains; clip the south west corner of the property. Plot by elevation and show in a drainage easement for the floodplains.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**
7. **Other: Fire:** Fire access road cannot be over 10 feet dead ended without an approved turnaround. The access road is measured from the center of the cross road to the dead end. The road on the south end seems to be over 150 feet dead ended. If building height is over 30 feet high from the level of fire department access to the eave of a pitched roof or the top of the parapet then aerial access will be required. If any part of the building height is over 30 feet high from the level of fire department access a second remote access will be required. A fire hydrant is required within 600 feet of any part of a sprinkled building as the hose lay. Would suggest a predevelopment be scheduled for this property.
8. **Other: GIS:** Not all subdivisions are identified correctly in th elevation map. The boundary for Cedar Ridge Park is incorrect according to the Tulsa

county Assessors subdivision shapefiles. Show the address for the plat. Submit control data sheet. Tie plat to northwest section corner of Section 19. Add and identify the point of commencement and point of beginning. To the northwest corner of the plat. Provide utility easement dimensions to the nearest one hundredth foot. Add email addresses to the owner and surveyors information. Add street address for the engineer. CA number has expired. Define the basis of bearing for this plat. Label South Tulsa Medical Office Center on the face of the plat. Change the found 3/8 inch iron pin symbol to a n fill circle. . Since portion of the existing plat will be vacated indicate within the plat "vacated by document number". Verify and provide confirmation that the district court has granted a vacation and that an ordinance has been approved for the vacation , with accurate dates and an ordinance number? Separate detention and overland drainage easements are required.

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.

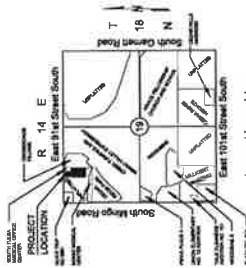
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10.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

A Resubdivision of part of South Tulsa Medical Office Center
in Section 19, T-18-N, R-14-E,
City of Tulsa, Tulsa County, State of Oklahoma.

PLAT BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SOUTH-TULSA MEDICAL OFFICE CENTER, AND STRINGER NURSERY AND GARDENS OF THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREOF AND BEING MORE PARTICULARLY

[illegible]

Location Map

SCALE: 1" = 2000 FEET

OWNER

Medistar Tulsa Rehab, LLC
7570 Woodway
Suite 150
Houston TX 77063

SITRAVEYOR

BENNETT SURVEYING, INC.
P.O. BOX 848
Chouteau, OK 74337
PHONE: (918) 476-7484
FAX: (918) 476-7485
Certificate of Authorization No. 4502

ENGINEER

WALLACE ENGINEERING
Tulsa, OK 74103
(918) 584-5858
CA 1460 EXP. DATE: 6/30/15
srodshaver@wallaceac.com

MONUMENTATION

- DENOTES A FOUND 3/8" IRON PIN
- DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502"

ACKNOWLEDGMENTS

- LEGEND**
-  = MUTUAL ACCESS EASEMENT
L/A = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
 = ADDRESS

1

VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS
BASED ON NAVD83 GPS DATA

BENCHMARK NOTE

3/8" IRON PIN
ELEV.=679.60
N=382512.7570
E=2599914.8910

CHISELED "X"
ELEV.=677.80
N=382324.5830
E=2599810.4700

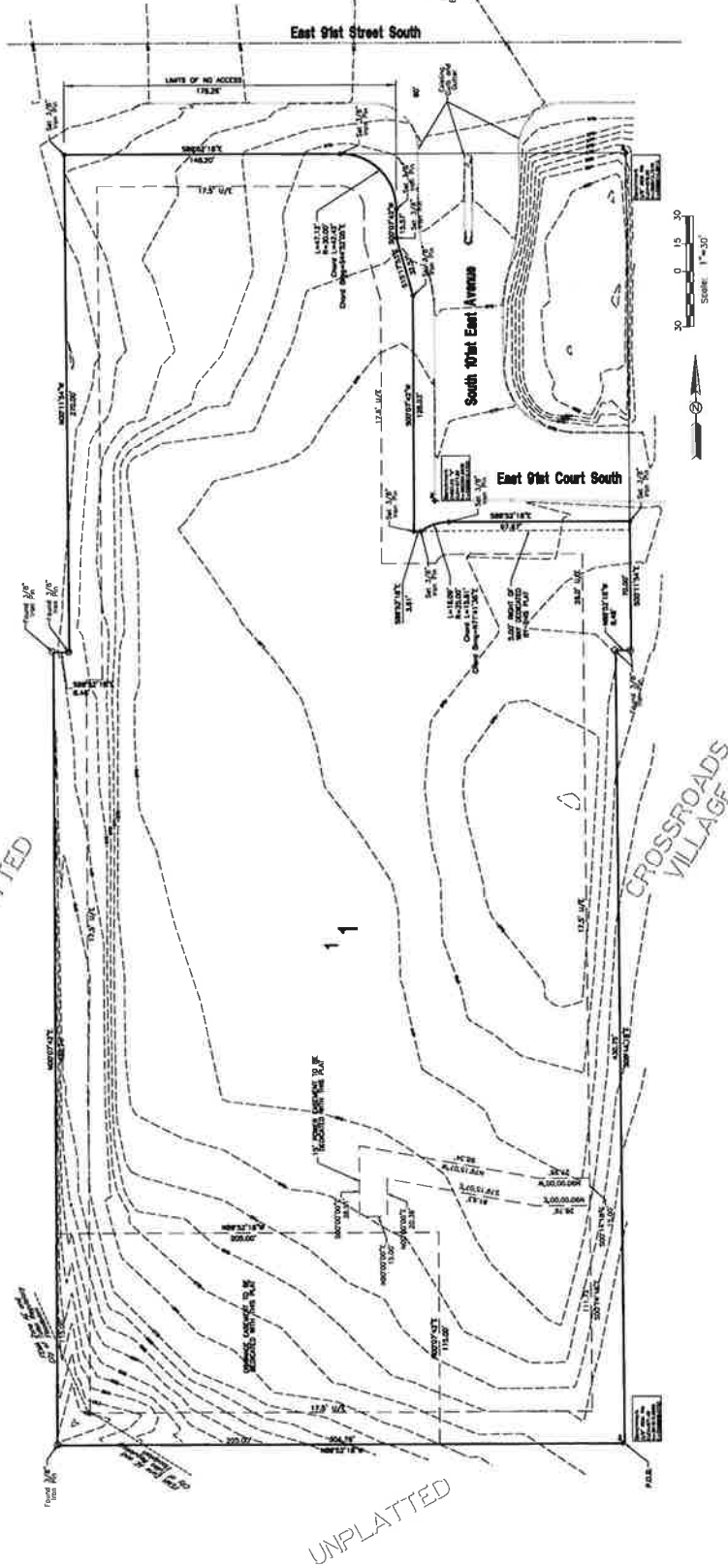
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N=381812.0960
E=2599908.0750

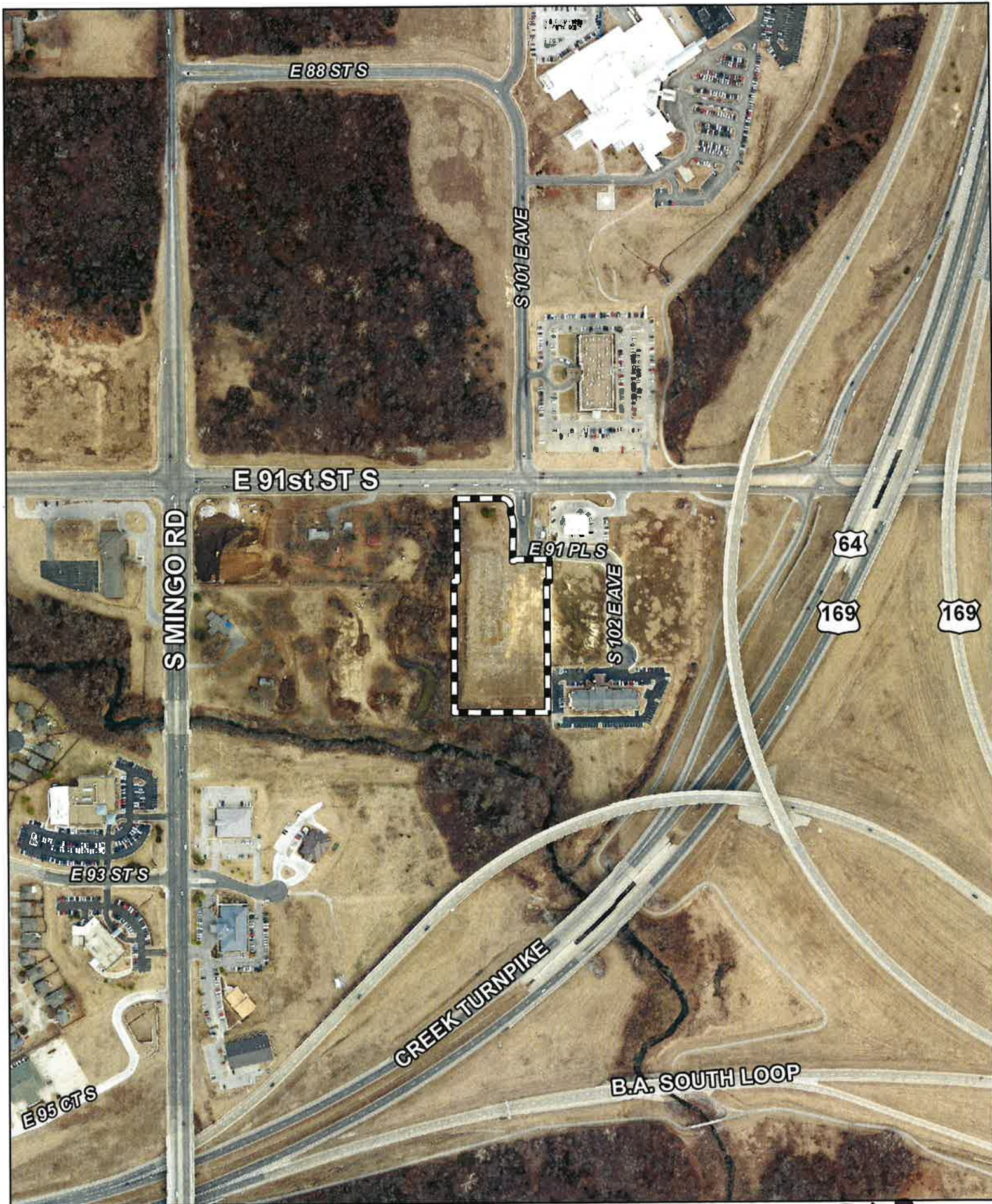
DRESS DISCLAIMER NOT

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE FCIM DESCRIPTION.

END OF RECORD

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH—LINE OF BLOCK 4, OWNED BY—
NATIONAL ASSOCIATION





0 Feet 200 400



Subject
Tract

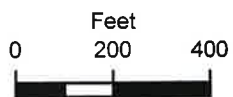
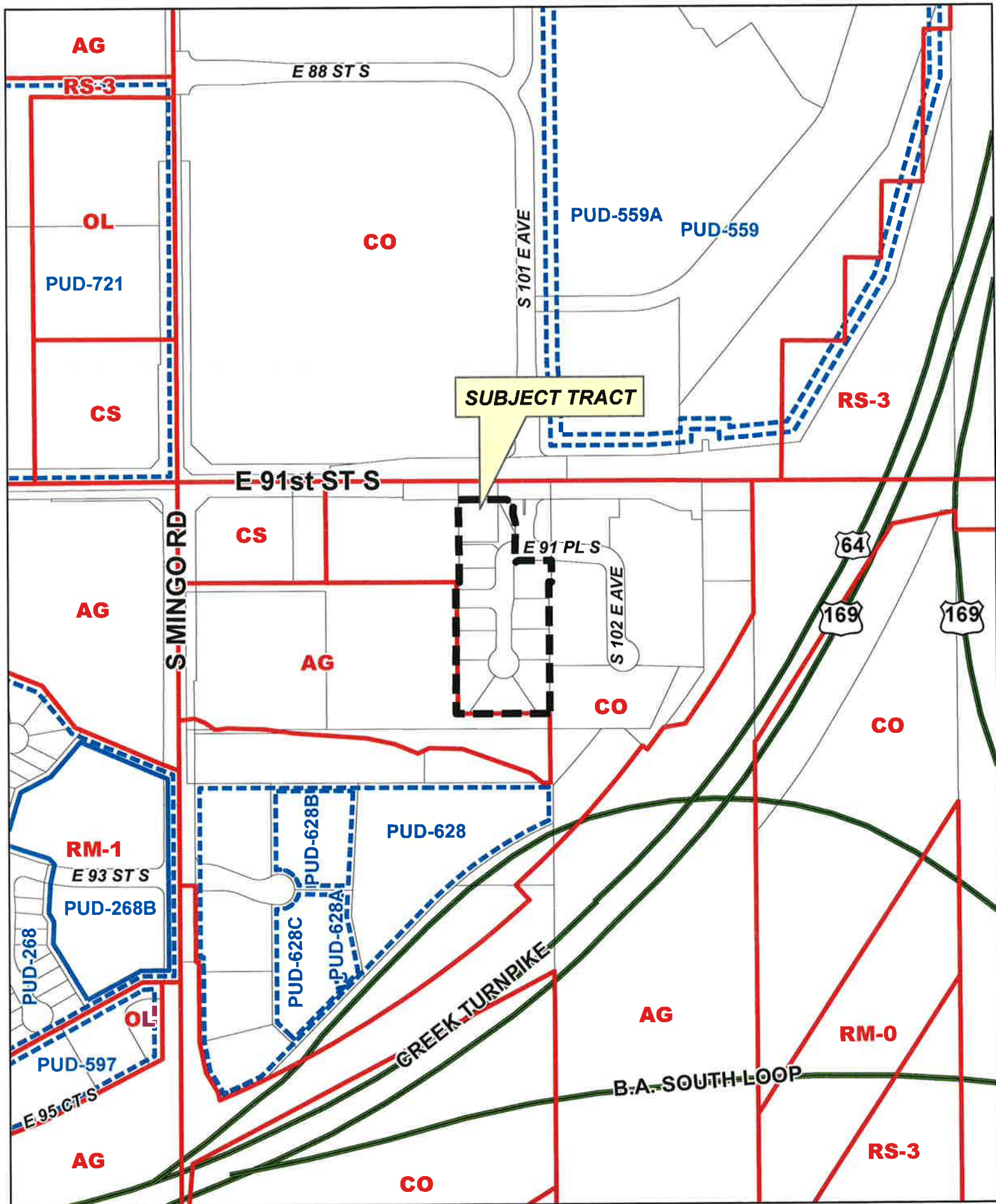
TULSA REHABILITATION HOSPITAL

18-14 19

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

Aerial Photo Date: March 2014



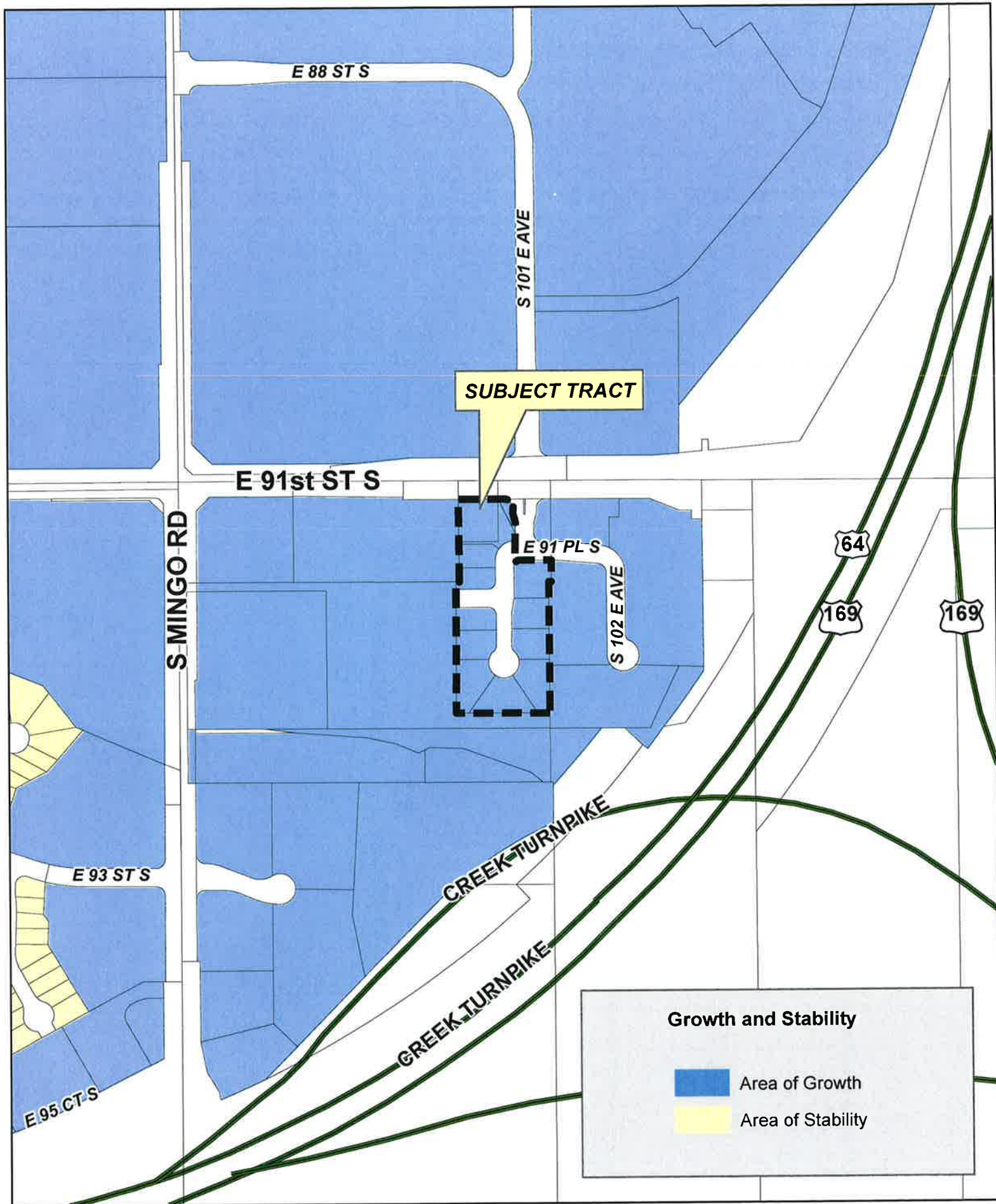


**TULSA REHABILITATION
HOSPITAL**

18-14 19

31.8



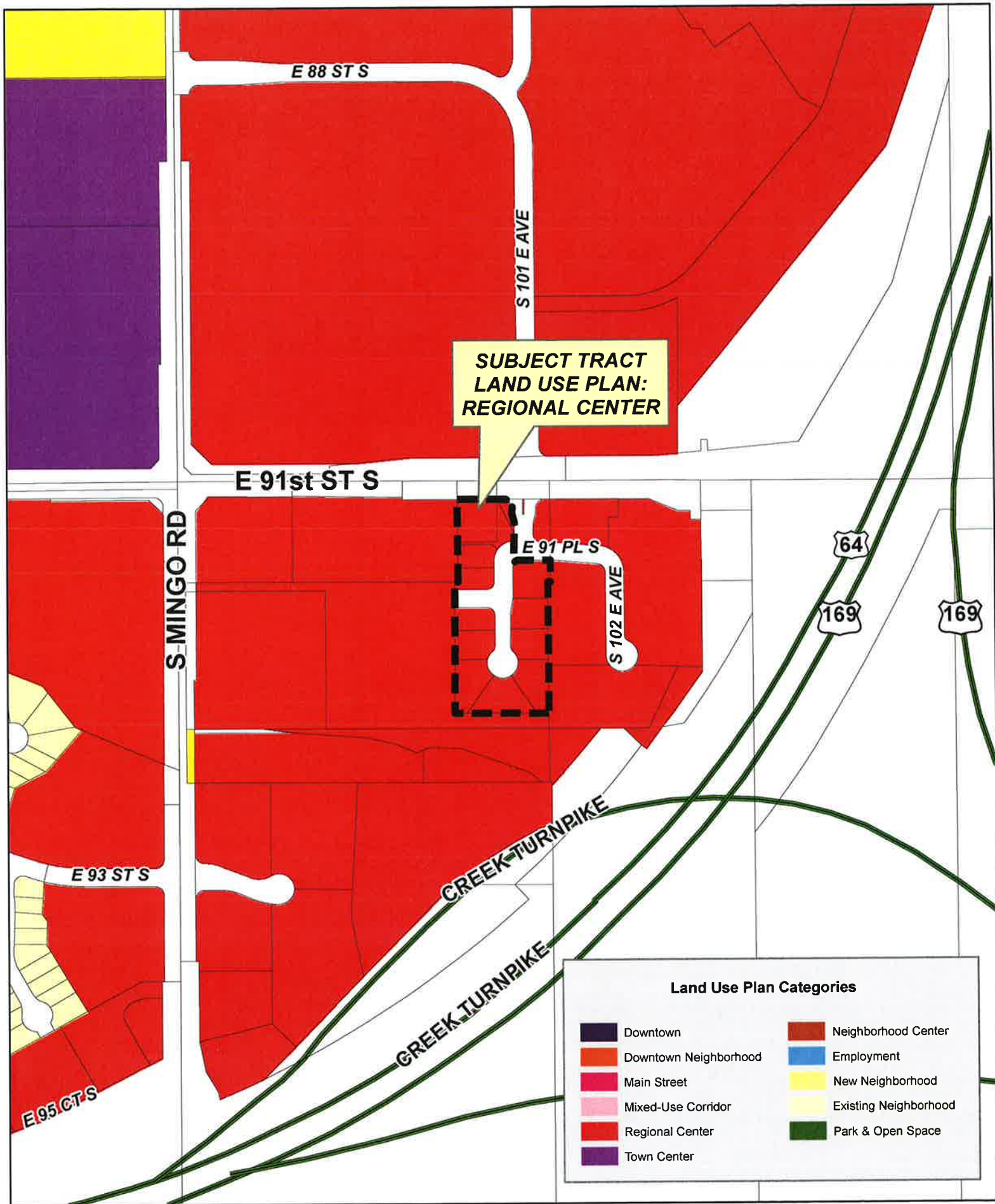


**TULSA REHABILITATION
HOSPITAL**

18-14 19

31.9





**TULSA REHABILITATION
HOSPITAL**

18-14 19

31.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7309

(Connected to PUD 836)

Hearing Date: August 5, 2015

Case Report Prepared by:

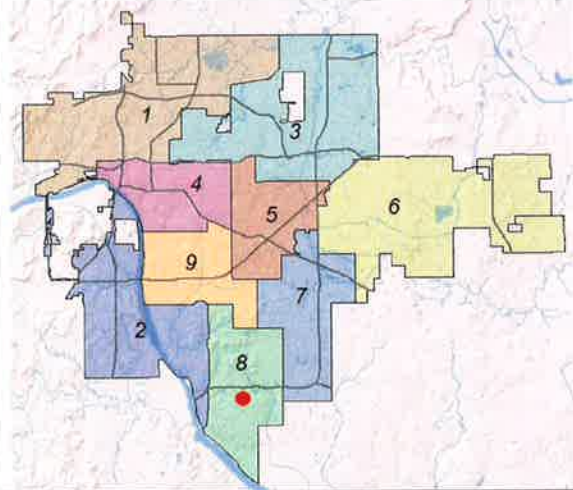
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: OLSEN, PATRICIA L TRUST AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-family residential

Concept summary:

Tract Size: 20 \pm acres

871203.57 \pm sq. ft

Location: East of northeast corner E. 101st St. S. &
S. Yale Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-2

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

RS-2 zoning at this location would be appropriate as a standalone zoning however the developer's request for private streets and a gated community requires the PUD

Staff Data:

TRS: 8322

CZM: 57

Atlas: 2274

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7309

APPLICANTS DEVELOPMENT CONCEPT:

Hudson Place is the next highly successful single-family subdivision developed by the team of Rick Dodson and Danny Brumble. The subject tract is one of the last remaining large, undeveloped properties in the South Tulsa area. The approximate 20-acre property is similar to an "infill" development, in that it has existing developments abutting on all sides. Typical lot sizes are anticipated to be 70-feet in width, with an approximate lot area of 8,400 square feet.

The property is currently zoned AG (Agriculture) and this rezoning application for RS-2 (Residential Single-Family Medium Density) will accompany a companion PUD application. The requested RS-2 zoning is consistent with other developments located in the immediate area. The PUD will limit the maximum number of lots in the development to less than could be permitted if the development were to occur without a PUD.

The PlaniTulsa Land Use Plan designates the subject tract as a "New Neighborhood", which is described in the plan text as an area that "combines the best aspects of Tulsa's single-family neighborhoods – spacious, quiet and affordable." **Hudson Place** will be designed to meet high standards of internal and external connectivity, in accordance with the comprehensive plan. Effort will be made to continue the articulated aesthetic of adjacent established neighborhoods to the north, east and south.

The development team behind **Hudson Place** has taken care to work with an adjacent church to the west in order to produce a subdivision that is both beneficial and aesthetically-pleasing for the neighborhood.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - (None refer to PUD 836 exhibits)

DETAILED STAFF RECOMMENDATION:

The zoning and accompanying PUD as outlined in Section II above are consistent with the New Neighborhood vision of the Comprehensive Plan; and

RS-2 zoning requested by Z-7309 is harmonious with the existing and expected development of the surrounding areas; and

Z-7309 will be supported by existing street and utility infrastructure. Expansion of the street system and utility systems inside the subdivision will help maximize the existing infrastructure investments without overloading the system; therefore

Staff recommends Approval of Z-7309 to rezone property from AG to RS-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is consistent with the New Neighborhood vision of the Comprehensive Plan. Emergency access is provided west of the site otherwise the property is not connected to any other street system except East 101st Street South. Normally staff would recommend stub streets however the previous development surrounding the property has not included opportunities for connectivity.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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:

Major Street and Highway Plan:

East 101st Street South is considered a secondary arterial without special overlay designations. The existing two lane street infrastructure on 101st is not expected to be significant after construction of the 65 single family residential lots.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

The subject tract is relatively flat but does slope in a northeast to southwest direction. This relatively flat, vacant site is well suited for a slightly larger lot development. Soil type for the subject tract consists of Larton-Glenpool complex, 0 to 3 percent slopes according to the USDA Web Soil Survey. The Soil Survey additionally states that this soil type, "...has features that are very favorable" for single-family use. A detailed geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure. Additionally, a Phase I environmental report will be prepared to identify any historic issues dealing with the land.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 101 st Street South	Secondary Arterial	100 feet	2

Utilities and Drainage:

Hudson Place will be served by City of Tulsa public utilities. An internal waterline loop will supply all lots and each lot will connect to a City of Tulsa sanitary sewer system. Stormwater runoff will be collected on site and discharged into the existing detention facility on the abutting property to the west.

Surrounding Properties:

The subject tract is abutted on the east and north by single-family residential, zoned RS-1; on the south by single-family residential, zoned RS-2; and on the west by a church, zoned AG.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

PUD-486 May 1992: All concurred in approval of a proposed Planned Unit Development on a 30+ acre tract of land for single-family subdivision that allows for smaller required side yards, on property located west of the southwest corner of E.101st St. S. and S. Sheridan Rd.

32.4

PUD-420-A July 1987: All concurred in approval of a proposed Major Amendment to PUD on a 40+ acre tract of land to increase the number of dwelling units from 91 to 120, on property located east of the southeast corner of E. 101st St. and S. Yale Ave.

PUD-420 August 1986: All concurred in approval of a proposed Planned Unit Development on a 40+ acre tract of land for a residential development where they adjusted some of the RS-2 bulk and requirements within the Development Standards, on property located east of the southeast corner of E. 101st St. and S. Yale Ave.

BOA-18663 February 22, 2000: The Board of Adjustment **approved** a *Special Exception* to allow church and accessory uses in an AG district, subject to a future approved detailed site plan; located at 5415 E. 101st St. S., and abutting west of subject property.

BOA-15806 August 13, 1991: The Board of Adjustment **approved** a *Special Exception* for master plan approval for church use in an AG zoned district; per master plan submitted; located at 5415 E. 101st St. S., and abutting west of subject property.

BOA-11659 October 15, 1981: The Board of Adjustment **approved** an *Exception* to permit a church in an AG district; subject to dedication of right-of-way for 101st St, granting minimum 10 ft. utility easements on the north, east, and west, approval by the City Hydrologist as to drainage, and approval of access points along 101st St. by the City Traffic Engineer, per plot plan; located at 5415 E. 101st St. S., and abutting west of subject property.

8/5/2015 1:30 PM

32.5





Feet
0 300 600



Subject
Tract

Z-7309

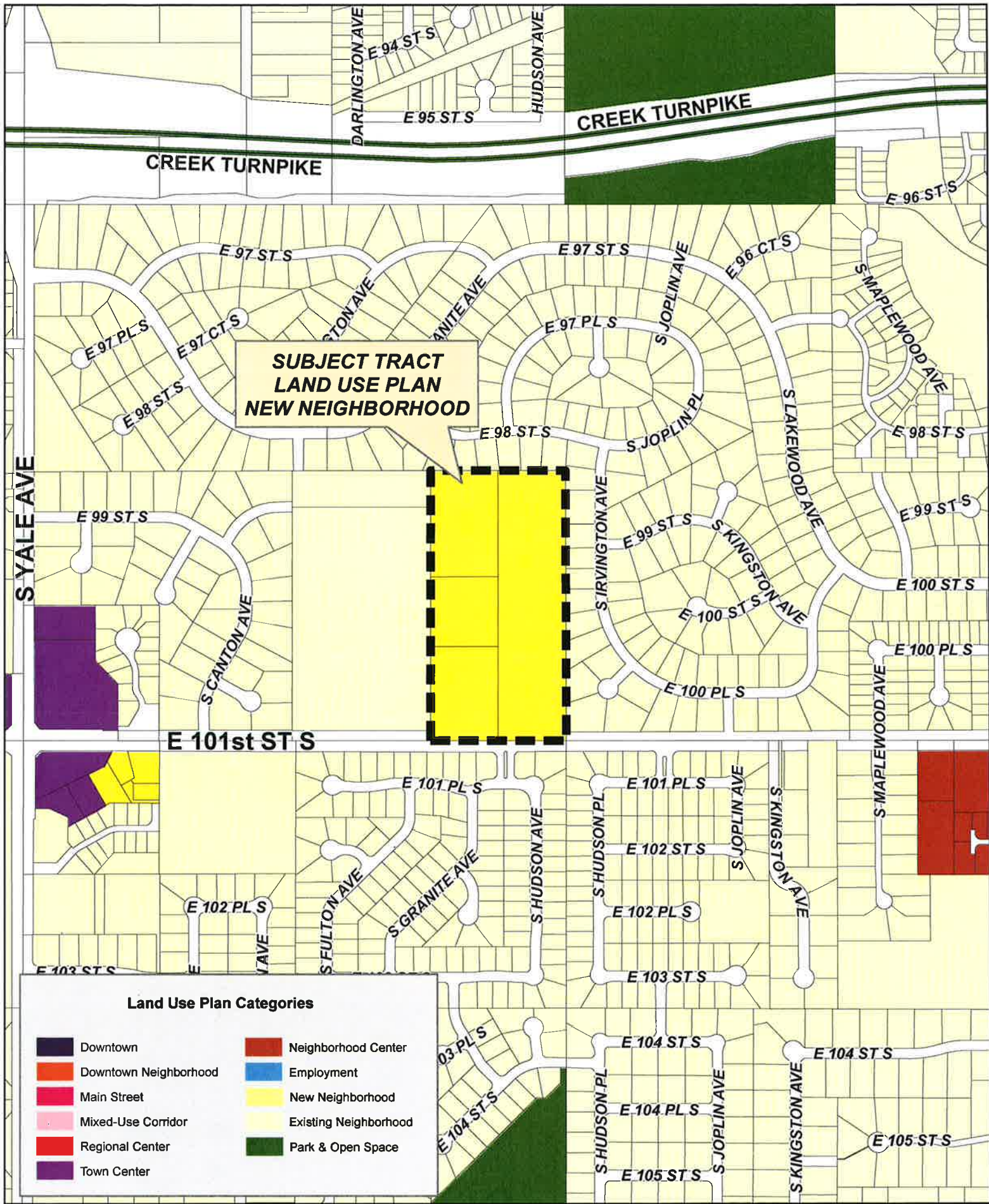
18-13 22

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

Aerial Photo Date: March 2014







Feet
0 300 600

Z-7309

18-13 22

32.9





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-836

(Connected to Z-7309)

Hearing Date: August 5, 2015

Case Report Prepared by:

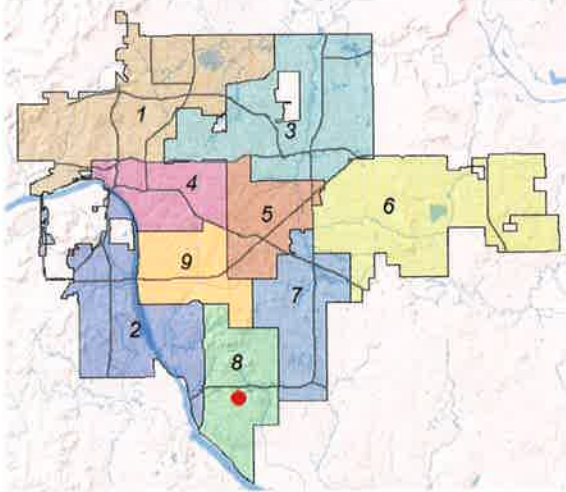
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: OLSEN, PATRICIA L TRUST AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-family residential

Concept summary: PUD required for a gated community with private streets and up to 65 single family lots.

Tract Size: 20 \pm acres

871203.57 \pm sq. ft

Location: East of northeast corner E. 101st St. S. & S. Yale Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-2/ PUD-836

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8322

CZM: 57

Atlas: 2274

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

33.1

SECTION I: PUD-836

DEVELOPMENT CONCEPT:

APPLICANTS DEVELOPMENT CONCEPT:

Hudson Place is the next highly successful single-family family subdivision developed by the team of Rick Dodson and Danny Brumble. The subject tract is one of the last remaining large, undeveloped properties in the South Tulsa area. The approximate 20-acre property is similar to an "infill" development, in that it has existing developments abutting on all sides. Typical lot sizes are anticipated to be 70-feet in width, with an approximate lot area of 8,400 square feet.

The property is currently zoned AG (Agriculture) and a companion rezoning application for RS-2 (Residential Single-Family Medium Density) will accompany this PUD application. The requested RS-2 zoning is consistent with other developments located in the immediate area. The PUD will limit the maximum number of lots in the development to less than could be permitted if the development were to occur without a PUD.

The PlaniTulsa Land Use Plan designates the subject tract as a "New Neighborhood", which is described in the plan text as an area that "combines the best aspects of Tulsa's single-family neighborhoods – spacious, quiet and affordable." **Hudson Place** will be designed to meet high standards of internal and external connectivity, in accordance with the comprehensive plan. Effort will be made to continue the articulated aesthetic of adjacent established neighborhoods to the north, east and south.

The development team behind **Hudson Place** has taken care to work with an adjacent church to the west in order to produce a subdivision that is both beneficial and aesthetically-pleasing for the neighborhood.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit A: Aerial Photography with tract boundary and surrounding uses identified

Exhibit B: Conceptual Site Plan

Exhibit C: Vehicular and Pedestrian circulation with entry points onto tract Indicated

Exhibit D: Conceptual Utility Plan

Exhibit E: Environmental Analysis

Exhibit F: Current Zoning Map (6.8.2015)

Exhibit G: Current Comprehensive Plan Land Use Map "New Neighborhood"

SECTION II: PUD-836 DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS:

Gross Land Area:

877,870 SF 20.15 Acres

33.2

REVISED 7/30/2015

Net Land Area: 844,760 SF 19.39 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-2, 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.

Maximum Number of Lots:	65
Minimum Lot Width*:	65'
Minimum Lot Size:	8,000 SF
Minimum Livability Space Required (per lot):	5,000 SF
Minimum Building Setbacks:	
Front Yard	20 Feet
Rear Yard	20 Feet
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet

** The minimum lot width of a corner lot shall be measured at the building setback line and shall not be less than 55'.*

Maximum Building Height: 40 Feet **

*** Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit

Signs:

Two (2) along the 101st frontage, not to exceed 32 square feet each in size and six (6) feet in height each

ACCESS AND CIRCULATION:

Hudson Place will contain private streets which are gated for the privacy of the residents. The residential lots will be accessed by off of 101st Street South through an oversized entry. Connections to abutting streets to the north and east shall be made as agreed upon with the City of Tulsa Traffic Engineering Department. A passageway and crash gate will be constructed to the property to the west in order to provide an additional access point for emergency vehicles.

PEDESTRIAN ACCESS:

333

Sidewalks will be installed throughout the subdivision in the street right of way on both sides of the street and in the street right of way along East 121st Street South. One pedestrian access will be provided at the entrance gate.

EXISTING ZONING AND LAND USE:

The subject tract is currently zoned AG. It is abutted to the north and east by RS-1 zoning. Property to the west is an existing church zoned AG and to the south, a single-family neighborhood zoned RS-2 and PUD 420A.

The Tulsa Comprehensive Plan designates the subject tract as "New Neighborhood".

DETAILED SITE PLAN REVIEW:

The subdivision plat filed with the Tulsa County Clerk's office shall serve as the PUD Detail Site as required by the City of Tulsa Zoning Code.

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.

EXPECTED SCHEDULE OF DEVELOPMENT:

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

DETAILED STAFF RECOMMENDATION:

The PUD as outlined in Section II above is consistent with the New Neighborhood vision of the Comprehensive Plan; and

PUD 836 is harmonious with the existing and expected development of the surrounding areas; and

PUD 836 provides an opportunity for a unified treatment of the development possibilities of the project site and allows flexibility for wider driveways supporting the market trend for three car garages; and

The PUD is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-836 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is consistent with the New Neighborhood vision of the Comprehensive Plan. Emergency access is provided west of the site otherwise the property is not connected to any other street system except East 101st Street South. Normally staff would recommend stub streets however the previous development surrounding the property has not included opportunities for connectivity.

Land Use Vision:

33.4

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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:

Major Street and Highway Plan:

East 101st Street South is considered a secondary arterial without special overlay designations. The existing two lane street infrastructure on 101st is not expected to be significant after construction of the 65 single family residential lots.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

The subject tract is relatively flat but does slope in a northeast to southwest direction. This relatively flat, vacant site is well suited for a slightly larger lot development. Soil type for the subject tract consists of Larton-Glenpool complex, 0 to 3 percent slopes according to the USDA Web Soil Survey. The Soil Survey additionally states that this soil type, "...has features that are very favorable" for single-family use. A detailed geotechnical (soils report) will be prepared prior to construction and used in the design

of streets and infrastructure. Additionally, a Phase I environmental report will be prepared to identify any historic issues dealing with the land.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 101 st Street South	Secondary Arterial	100 feet	2

Utilities and Drainage:

Hudson Place will be served by City of Tulsa public utilities. An internal waterline loop will supply all lots and each lot will connect to a City of Tulsa sanitary sewer system. Stormwater runoff will be collected on site and discharged into the existing detention facility on the abutting property to the west.

Surrounding Properties:

The subject tract is abutted on the east and north by single-family residential, zoned RS-1; on the south by single-family residential, zoned RS-2; and on the west by a church, zoned AG.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

PUD-486 May 1992: All concurred in approval of a proposed Planned Unit Development on a 30± acre tract of land for single-family subdivision that allows for smaller required side yards, on property located west of the southwest corner of E. 101st St. S. and S. Sheridan Rd.

PUD-420-A July 1987: All concurred in approval of a proposed Major Amendment to PUD on a 40± acre tract of land to increase the number of dwelling units from 91 to 120, on property located east of the southeast corner of E. 101st St. and S. Yale Ave.

PUD-420 August 1986: All concurred in approval of a proposed Planned Unit Development on a 40± acre tract of land for a residential development where they adjusted some of the RS-2 bulk and requirements within the Development Standards, on property located east of the southeast corner of E. 101st St. and S. Yale Ave.

BOA-18663 February 22, 2000: The Board of Adjustment **approved** a *Special Exception* to allow church and accessory uses in an AG district, subject to a future approved detailed site plan; located at 5415 E. 101st St. S., and abutting west of subject property.

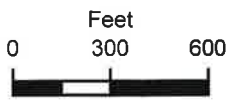
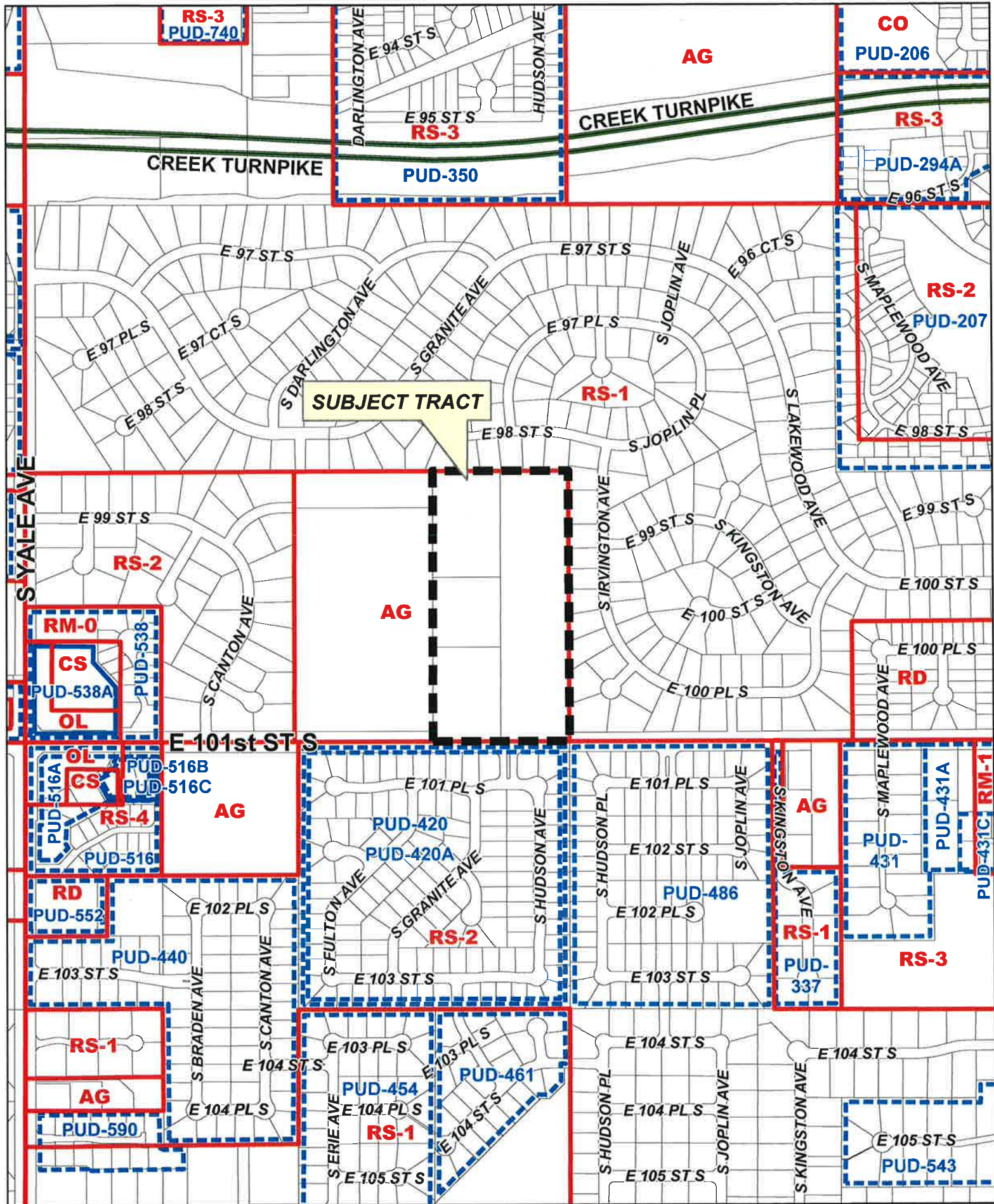
BOA-15806 August 13, 1991: The Board of Adjustment **approved** a *Special Exception* for master plan approval for church use in an AG zoned district; per master plan submitted; located at 5415 E. 101st St. S., and abutting west of subject property.

33.4

BOA-11659 October 15, 1981: The Board of Adjustment **approved** an *Exception* to permit a church in an AG district; subject to dedication of right-of-way for 101st St, granting minimum 10 ft. utility easements on the north, east, and west, approval by the City Hydrologist as to drainage, and approval of access points along 101st St. by the City Traffic Engineer, per plot plan; located at 5415 E. 101st St. S., and abutting west of subject property.

8/5/2015 1:30 PM

33.7



PUD-836

18-13 22



Subject
Tract

PUD-836

18-13 22

33.7

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014



PUD # _____

Hudson Place

EXHIBIT A

AERIAL PHOTOGRAPHY
WITH TRACT BOUNDARY & SURROUNDING USES IDENTIFIED



PUD # _____

Hudson Place

EXHIBIT B

CONCEPTUAL SITE PLAN
LAYOUT SHOWN AS OF JUNE 08, 2015



PUD # _____

Hudson Place

EXHIBIT C

VEHICULAR & PEDESTRIAN CIRCULATION
WITH ENTRY POINTS ONTO TRACT INDICATED



Hudson Place

EXHIBIT D

CONCEPTUAL UTILITY PLAN
EXISTING UTILITIES IN PART LOCATED USING COT ATLAS #1275



Hudson Place

EXHIBIT E

ENVIRONMENTAL ANALYSIS

ZONING DESIGNATIONS ACCESSED 04/17/2015, FROM INCOG MAP SERVER



PUD # ____

Hudson Place

EXHIBIT F

CURRENT ZONING MAP

MAP DATA TAKEN FROM THE INCOG ZONING GIS MAP, ACCESSED JUNE 08, 2015



PUD # _____

Hudson Place

EXHIBIT G

CURRENT COMPREHENSIVE PLAN MAP

MAP DATA TAKEN FROM THE PLANITULSA WEBSITE, ACCESSED JUNE 08, 2015





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-742-A

Hearing Date: August 5, 2015

Case Report Prepared by:

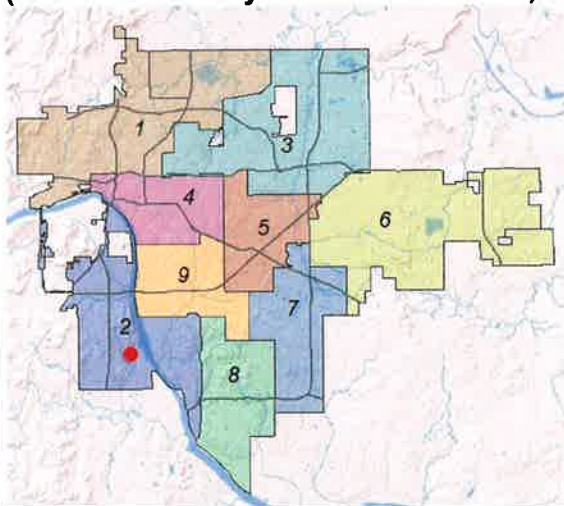
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Bravo Operating Company LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Elementary school (Use Unit 5)

Concept summary: The applicant is requesting addition of Use Unit 5 which requires a major amendment.

Tract Size: 24.86 ± acres

Location: South of southeast corner of S. Elwood Ave. and W. 71st St.

Zoning:

Existing Zoning: OLI PUD-742

Proposed Zoning: OLI PUD-742-A

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8212

CZM: 51

Atlas: 1280

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

34.1

SECTION I: PUD-742-A

APPLICANTS DEVELOPMENT CONCEPT:

PUD Major Amendment 742-A ("PUD 742-A") is an amendment to Planned Unit Development 742 to permit Jenks Public Schools to build a much needed elementary school on the Property. PUD 742-A is comprised of approximately 24 acres.

The Project is located west of the intersection of West 77th Street South and South Elwood Avenue.

The new school will be designed to accommodate the steeply sloped site. The building will be embedded into the hillside with a unique floor plan where classroom wings spur from a central spine of administration and vertical circulation. The building is designed to enhance the School District's focus on academics and study while, at the same time, with two (2) gymnasiums in the center of the spine, reinforcing the School District's commitment to health and physical activity. In addition to classrooms, gymnasiums and cafeteria, this new campus will have a health clinic, STEM lab, offices, kitchen and three (3) playground areas.

The Conceptual Site Plan for the Project is shown on Exhibit "A" attached hereto.

An Aerial Photograph of the area land uses around the Project is attached hereto as Exhibit "B".

Jenks Public Schools has experienced increasing demand necessitating the construction of an elementary school within this area and the proposed elementary school will allow Jenks Public Schools to meet this need in a timely fashion.

Access to the Project will be from South Elwood Avenue. The Project will not have any direct access into properties to the north or south thereof.

The Conceptual Access and Circulation Plan for the Project is attached hereto as Exhibit "C".

The Project is located within an "Area of Growth" and designated in the Land Use Plan as "Employment". Thus, the Project is consistent with and complies with the Comprehensive Plan.

The Project is currently zoned OL – Office Light District and no rezoning is necessary to support PUD742-A.

The existing zoning for the Project is shown on the City of Tulsa Zoning Map attached hereto as Exhibit "D".

Water, sanitary sewer, electric, gas, telephone and cable television are either currently available on the site or can be readily extended as needed.

Storm water runoff from all of the Project within which the grade will be changed will be collected and piped into a detention pond north and east of the bus drive and parking area. Otherwise, the remainder of the storm water will flow in the same direction prior to the development thereof. No fee in lieu of detention will be necessary for the Project.

The Conceptual Utilities and Drainage Plan for the Project is attached hereto as Exhibit "E".

The Legal Description for the Project is attached hereto as Exhibit "F".

On April 27, 2015, a neighborhood meeting was held in the cafeteria at Jenks West Elementary at 1251 West 91st Street to discuss the details of the Project with the Project's neighbors. An invitation to the April 27th meeting was sent to all the property owners within 300 feet of the Project.

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":

Conceptual Site Plan

Exhibit "B":

Aerial Photograph

Exhibit "C":

Conceptual Access and Circulation Plan

Exhibit "D":

City of Tulsa Zoning Map

Exhibit "E":

Utilities and Drainage Plan

Exhibit "F":

Legal Description

Exhibit "G":

Conceptual Landscaping and Screening Plan

Exhibit "H":

Conceptual Grading Plan with Topography

PUD-742-A DEVELOPMENT STANDARDS:

NET AREA:

24 AC

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 5, Community Services & Similar Uses, limited to schools offering a compulsory education curriculum; Use Unit 21, Business Signs and Outdoor Advertising Signs, limited to Ground Signs identifying the Project, Wall Signs and Directional Signs; and Uses customarily accessory to the Permitted Uses.

34.3

MAXIMUM BUILDING FLOOR AREA RATIO: .35

MINIMUM LOT FRONTAGE: 200 FT

MAXIMUM BUILDING HEIGHT: 3 Story/57 FT

MINIMUM BUILDING SETBACKS:

From the centerline of Elwood 100 FT

From north and south PUD boundaries 75 FT

From east PUD boundary 17.5 FT

PARKING AND ACCESS DRIVE SETBACK:

Parking and access drives shall be setback a minimum of thirty feet (30 FT) from the north and south boundaries of the PUD.

TRASH DUMPSTER SETBACK:

Trash dumpsters and related enclosures shall be setback a minimum of seventy-five feet (75 FT) from the north and south boundaries of the PUD.

PARKING AND QUEUING REQUIRMENTS:

Minimum vehicular parking will be provided as required by the applicable Use Unit of the Tulsa Zoning Code. Adequate queuing and parking for drop off and pick up along with special event parking is shown on the conceptual site plan. Reductions in the parking and queuing areas from what is shown on the conceptual plan will require detailed site plan approval at the Planning Commission. The parking and traffic movement goal is to limit the impact of vehicular traffic on Elwood. Additional parking and queuing may be added without Planning Commission Approval as long as minimum landscape standards are maintained as defined herein.

MINIMUM LANDSCAPED AREA:

Twenty percent (20%) of the net land area.

SCREENING AND BUFFERING:

A minimum twenty foot (20 FT) wide landscape buffer and five foot (5 FT) high chain link fence will be required on the north and south boundaries of the PUD.

LIGHTING:

Within fifty feet (50 FT) of the boundary of the PUD, no light standard or building-mounted light shall exceed sixteen feet (16 FT) in height. Greater than fifty feet (50 FT) from the PUD boundary, no light standard or building-mounted light shall exceed thirty feet (30 FT) in height. All light standards shall be hooded and directed downward and away from the boundary of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons standing at ground level along the boundary of adjacent properties. Consideration for topography must be considered in any such calculations.

34.7

A lighting photometric plan must be submitted with the detailed site plan illustrating zero foot candles on the north, south and east boundaries of the site. The west boundary of the site will be limited to 5 foot candles at the street right of way line.

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

A maximum of three (3) access points to South Elwood Avenue shall be provided. Sidewalks shall be provided along South Elwood Avenue and in and around the school building and parking areas.

SIGNAGE:

In addition to the sign provisions identified in the Permitted Uses mentioned above signs are limited as follows:

Illuminated signage if installed must be internally lit. Brightness standards as defined in Section 1221.C.2 will apply to internally illuminated signage.

Flashing signs, changeable copy signs, running light or twinkle signs animated signs, revolving or rotating signs with movement are all prohibited.

One Digital sign with a static message is allowed and only integral to the project sign. The digital component is limited to 50% of the total sign area allowed in the Project Sign definition below. The static message may be changed daily. Any digital sign component must be turned off between the hours of 8:00 pm and 7:00am. Brightness standards as defined in Section 1221.C.2 will apply to any digital sign component.

Ground Signs:

Ground signs within the Project shall be permitted as follows:

A. Project Sign:

One (1) project sign on South Elwood Avenue with a maximum of 64 SF of surface display area and 20 FT in height for such sign. The project sign will be a monument style supported by two masonry columns or with full masonry base construction.

B. Monument Sign:

One (1) monument sign on South Elwood Avenue with a maximum of 64 SF of surface display area and 11 FT in height for such sign.

Wall Signs:

Wall signs shall be permitted not to exceed 0.25 SF of surface display area per linear foot of building wall to which attached; provided, however, the surface display area of any such wall sign shall not exceed 6 SF.

Directional Signs:

Directional signs for wayfinding purposes within the Project may be freestanding if not exceeding 4 SF of surface display area and 4 FT in height.

34.5

TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers), including building-mounted, shall be screened from public view in such a manner that such areas cannot be seen by persons standing at ground level along the boundary of the PUD. All trash screening will be provided with a masonry enclosure with a minimum height of 6' or as required to fully screen the dumpster or dumpsters. Enclosure gates must be steel frame with wood or other opaque material that screens a minimum of 85% of the dumpster gate.

LANDSCAPING AND SCREENING DETAILS:

Landscaping within the Project, as proposed, will substantially exceed the requirements of the Landscaping and Planned Unit Development Chapters of the Tulsa Zoning Code and where appropriate, will incorporate healthy existing trees and natural vegetation and shall be designed to achieve an attractive streetscape and appropriate buffering from adjacent residential areas.

The Project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and will establish a minimum thirty foot (30 FT) wide landscape buffer separating the north and south boundary of the PUD from the adjacent property. (See Exhibit "G", Conceptual Landscaping and Screening Plan.)

A five foot (5 FT) chain link fence will be constructed along the north boundary and south boundary of the PUD. Because of the proximity of the residential use to the south of the Project, landscaping along the westerly six hundred feet (600 FT) of the PUD will be comprised of evergreen trees between eight feet (8 FT) and ten feet (10 FT) in height at planting and will be planted and maintained as shown on the Conceptual Landscaping and Screening Plan shown as Exhibit "G".

Within the street, yard a minimum of three trees will be planted and maintained as suggested in the West Highlands Small Area Plan.

ACCESS AND CIRCULATION:

Vehicular and Pedestrian access to the Project will be from South Elwood Avenue. The Project will not have any direct access into properties to the north or south thereof. Additionally, to mitigate the impact of additional traffic generated by the Project, traffic is designed to be handled at the back of the school building. The driveway and parking areas for the student drop-off area and the bus drop-off area provide more than enough capacity to mitigate the impact of the additional traffic generated by the Project. A copy of the Conceptual Access and Circulation Plan is attached hereto as Exhibit "C".

ENVIRONMENTAL ANALYSIS

TOPOGRAPHY:

The Project generally slopes easterly. The proposed grading will be designed to follow the natural topography of the site with a balanced cut and fill sloping easterly. Where the topography is changed, most of the runoff will be collected in catch basins that will convey the storm water to the detention pond located north and east of the bus drive and staff parking lot. Storm water from a small area at the southwest corner of the Project will flow west to the bar ditch along South Elwood Avenue that flows into Hager Creek.

The Proposed Site Elevation along the south boundary line, from west to east, at the highest point is six hundred eighty-five feet (685 FT) above mean sea level, continuing to the east parking lot edge to an elevation of six hundred fifty-one feet (651 FT).

The elevation along the northerly boundary line runs west to east and the existing ravine along the northerly boundary will not be changed from the existing site topography.

See the Conceptual Grading Plan with Topography attached hereto as Exhibit "H".

SITE PLAN REVIEW:

No building permits shall be issued for any building within the Project until a Detail Site Plan and Detail Landscape Plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the Development Standards of PUD 742-A.

SCHEDULE OF DEVELOPMENT:

Initial development of the Project is expected to begin in the Fall of 2015, after approval of the Detail Site Plan and the platting of the Property in accordance with the Development Standards of PUD 742-A.

DETAILED STAFF RECOMMENDATION:

The major amendment to PUD 742 changes the original office park intent however it permits and encourages innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining proximate properties; and

The PUD provides greater flexibility within the development to best utilize the unique physical features of the particular site; and

PUD 742-A permits and encourages creative land use design and is harmonious with the existing and expected development of the surrounding areas; and

PUD 742-A provides meaningful open space as defined on the conceptual site plan in conjunction with the storm water detention facility and along the steep slopes on the east side of the site; and

PUD 742-A achieves a continuity of function within the development with the proposed new school site and is consistent with vision identified in the West Highlands Small Area Plan; therefore

Staff recommends Approval of PUD-742-A as outlined in Section II above.

34.7

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The development of this site as a school is eliminating the future potential for an employment area that was previously part of the original PUD. The school use is an Area Wide Special Exception use that can be allowed in any zoning category and is consistent with the vision of employment areas throughout the City.

The existing street system on Elwood has not been upgraded to meet the anticipated Secondary Arterial standards for the long term vision of the Tulsa Major Street and Highway Plan. Additional traffic will be generated on Elwood for this site however the school has proposed significant provisions for onsite student drop off and pick up zones outside of the public street system. A traffic study has not been submitted with the PUD to determine the effect of the new school on the existing 2 lanes of South Elwood. The historic policy of the City of Tulsa has been to widen streets when the traffic demand is adequate. There are no impact fees or requirements typically imposed on any developer to widen public streets during the zoning or development process.

There is no known public funding for future widening of South Elwood Avenue at this location.

The placement of the school at this locations supports the general provision of increasing density as development approaches the eastern edge of the Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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

34.8

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: South Elwood is considered a secondary arterial and the implementation of that street widening by the City of Tulsa is expected as traffic increases from new development in the area. This site provides ample parking and stacking for student drop off and pick up from buss and normal vehicular traffic.

The Major Street and Highway Plan as well as the West Highlands Small Area Plan contemplates sidewalk construction in the street right of way and room for bicycle traffic ultimately connecting to the Riverparks Trail System north of 71st at Elwood.

Trail System Master Plan Considerations: None that affect site development opportunities or potential.

Small Area Plan: West Highlands Small Area Plan

This site is on the eastern edge of the West Highlands small area plan that was approved by City Council with resolution# 2670:322 and effective April 2014.

The original PUD 742 was approved prior to the adoption of the West Highlands Small area plan however the small area plan recognized that some of the area had already been zoned but development had not occurred. The small area plan recognized that "Improvements in road capacity and mass transit have been identified, but only road capacity improvements are programmed. Specific improvements-like new trails or mass-transit upgrades- are planned, though funding has yet to be identified.

The land use designation in the small area plan recognized that this area would also be considered an Employment Area but encouraged development strategies to maintain the existing character such as:

- 1) Retaining tree cover;
- 2) Maintaining significant amounts of open space, through strategies such as clustering, land banking and conservation easements;
- 3) Installing lot line fencing;
- 4) Clustering new homes to maximize open space;
- 5) Use of native stone, darker brick, corrugated metal and/or wooden building materials in home construction; and
- 6) Lowering parking lot requirements, so as to preserve open space.

One of the specific goals of the area was to "concentrate most-intense development in the eastern area". Placement of the school on this eastern edge of the small area plan seems to accommodate that goal.

The street system is an important consideration for future development. The following snippet illustrates the significant tree cover anticipated adjacent to street networks with 4 lanes of traffic sidewalks medians and street trees.

Figure 2:7: Three lanes of traffic in a 100' right-of-way, applicable anywhere

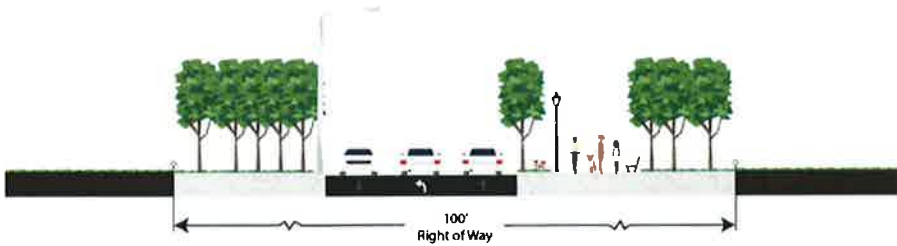


Figure 2:8: Four lanes of traffic in a 100' right-of-way, with green median (applicable on roads east of US-75)

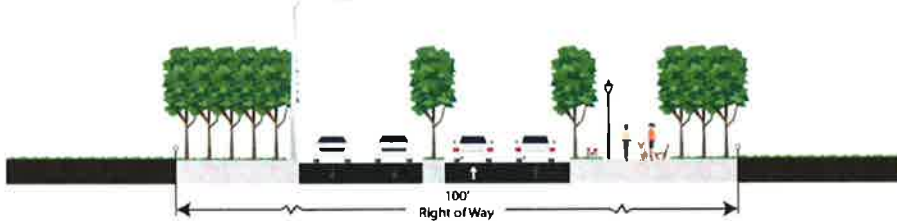
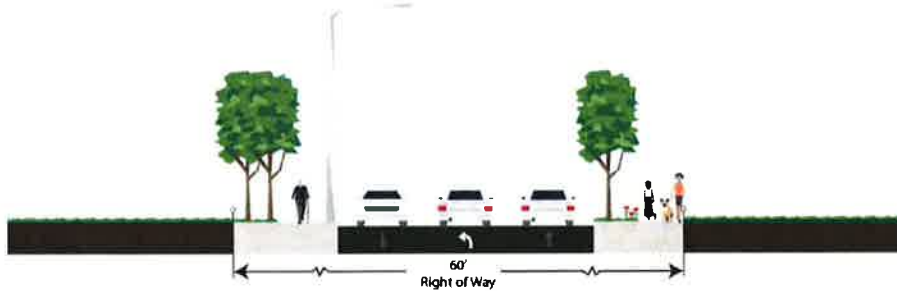


Figure 2:9: Three lanes of traffic in 60' right-of-way, with multi-use trails on both sides.



Special District Considerations: Significant special considerations are identified in the West Highlands Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Preservation of the naturally wooded site is an important consideration of the West Highlands Small area plan. Obviously a large percentage of the vegetative cover will be removed but in this instance the terrain can be used to the advantage of the school user. There are no existing conditions that will prohibit development of the site and the existing terrain will be an advantage for the natural character preservation north and east of the proposed building and parking area.

34.10

Environmental Considerations: The site is heavily wooded with severe terrain on the north and east portions of the site. The terrain offers an opportunity for a dry storm water detention facility that will remain wooded except where the outlet structure and dam will be constructed. This area will provide a natural area consistent with the vision of the West Highlands small area plan for preserving natural drainage areas and the wooded character of the area.

Soils: The site soils are comprised primarily of silty lean clay and lean clay. Soils shall be stabilized within the areas of building and parking lot construction in accordance with geotechnical report recommendations.

Streets:

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

Utilities:

Water: An eight inch (8 IN) water line is in place in the South Elwood Avenue right-of-way along the west boundary of the Project.

Sanitary Sewer: A thirty-six inch (36 ") sanitary sewer main is located near the east boundary of the Project in a dedicated easement.

Other Utilities: Other utilities, including electric, gas, telephone and cable television are currently available at or on the site.

Stormwater Drainage: All of the Project in which the grade of the Property is changed will drain easterly and within the paved area storm water will be collected and piped to a detention pond to the north and east of the bus parking area.

The storm water detention facility will remain in a naturally wooded environment except where the dam and outlet structure will be constructed. It is anticipated that underbrush and some of the small growth trees will be removed to allow limited maintenance. Earthwork operations are not anticipated except around the outlets structure and dam.

Surrounding Properties: The subject tract is abutted on the east by vacant land, zoned IL; on the north and south by single-family residences, zoned AG; and on the west by single-family residences, zoned AG/RS-3.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21613 dated September 5, 2007, established zoning for the subject property.

Subject Property:

Z-7065/ PUD-742 September 2007: All concurred in approval of a request for rezoning a 24+ acre tract of land and a proposed Planned Unit Development for an office park, on property located south of southeast corner of East 71st Street and South Elwood Avenue.

34.11

Surrounding Property:

Z-7052/ PUD-738 May 2007: All concurred in approval of a request for rezoning a 40+ acre tract of land from AG to RS-3/RM-0/CS and a proposed Planned Unit Development for a mixed use development, on property located on the southwest corner of West 71st Street and South Elwood Avenue. The multifamily portion of this project has been recently submitted for a detailed site plan approval.

Z-6942 May 2004: TMAPC and Staff concurred in denial of a request to rezone a 60+ acre tract from IL to RS-3 for a single-family subdivision, on property located east of northeast corner of West 81st Street and South Elwood. The request was appeal to City Council and was denied.

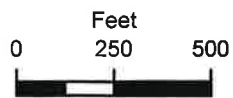
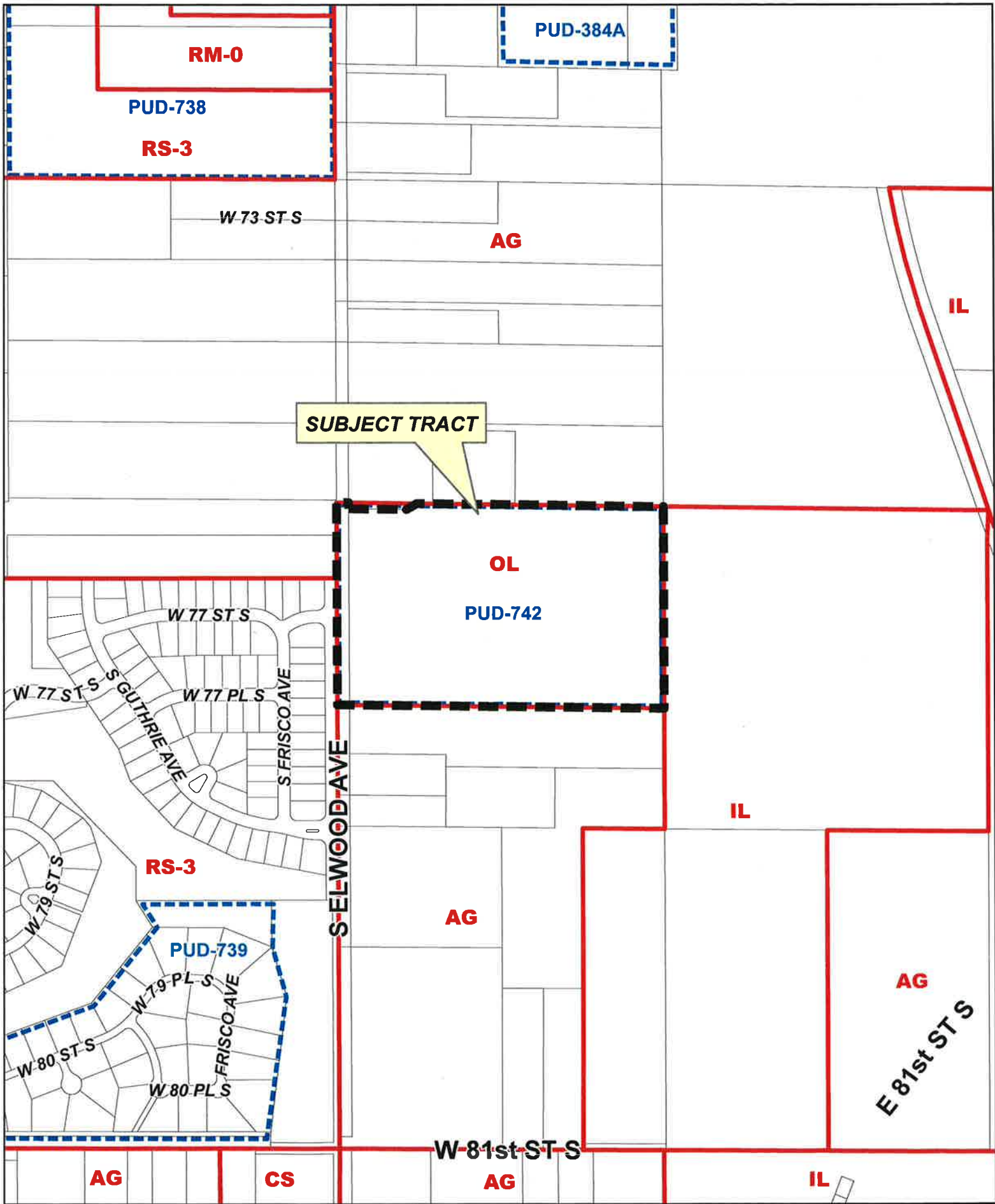
Z-6871 November 2002: All concurred in approval of a request to rezone a 141+ acre tract of land, from AG to RS-3 for residential development, on property located on the northwest corner of West 81st Street and South Elwood Avenue.

Z-6679 March 1999: All concurred in approval of a request to rezone a 9.8+ acre tract of land from AG to IL for a proposed auto sales business, on property located east of the northeast corner of West 81st Street and South Elwood Avenue.

Z-6177 December 1987: All concurred in approval of a request for rezoning a tract of land from AG to IL, on property located east of the northeast corner of W. 81st St. and S. Elwood Ave.

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34.12



PUD-742-A

18-12 12





0 250 500
Feet



Subject
Tract

PUD-742-A

18-12 12

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

Aerial Photo Date: March 2014



W 73 ST S

SUBJECT TRACT

W 77 ST S
W 77 ST S
S GUTHRIE AVE
W 77 PL S
S FRISCO AVE
SELWOOD AVE
W 79 ST S
W 79 PL S AVE

Growth and Stability



Area of Growth



Area of Stability

W 81st ST S

E 81st ST S



PUD-742-A

18-12 12

34.14

