# AMENDED AGENDA TULSA METROPOLITAN AREA PLANNING COMMISSION

# Meeting No. 2742

March 15, 2017, 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:**

# **Director's Report:**

Review TMAPC Receipts for the month of February 2017

1. Minutes of March 1, 2017, Meeting No. 2741

# **CONSENT AGENDA:**

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

- 2. <u>LC-869</u> (Lot-Combination) (CD 4) Location: Northeast corner of South Peoria Avenue and East 6th Street
- 3. <u>LC-870</u> (Lot-Combination) (CD 9) Location: East of the Northeast corner of East 41st Street South and South Birmingham Avenue
- **4.** <u>LC-871</u> (Lot-Combination) (CD 4) Location: North of the northeast corner of West 17th Street South and South Boulder Avenue
- **5.** <u>LC-872</u> (Lot-Combination) (CD 6) Location: East of the Northeast corner of South 129th East Avenue Street and East 61st Street South
- **6.** <u>LS-20967</u> (Lot-Split) (County) Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LC-868)
- 7. <u>LC-868</u> (Lot-Combination) (County) Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LS-20967)
- 8. <u>LS-20968</u> (Lot-Split) (County) Location: Southwest corner of East 159th Street North and North 97th East Avenue
- 9.\* LS-20969 (Lot-Split) (County) Location: South of the southwest corner of East 176th Street North and North 129th East Avenue (moved to item #20)
- 9. \*5200 Mingo Commercial (CD 7) Final Plat, Location: South of the southwest corner of East 51st Street South and South Mingo Road

- **10.** <u>LS-20970</u> (Lot-Split) (CD 2) Location: North of the Northwest corner of West 51st Street South and South Union Avenue
- **11.** <u>LS-20972</u> (Lot-Split) (CD 4) Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LC-873)
- **12.** <u>LC-873</u> (Lot-Combination) (CD 4) Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LS-20972)
- **13.** <u>PUD-411-C-17 Lou Reynolds</u> (CD 8) Location: North of the northeast corner of East 101st Street South and South Memorial Drive requesting a **PUD Minor Amendment** to allocate floor area to permit a lot split.
- **14.** <u>PUD-267-12 Andrew Shank</u> (CD 8) Location: Southeast corner of South Sheridan Road and East 101st Street South requesting a **PUD Minor Amendment** to modify signage standards.
- **15.** <u>Kum & Go 871 Addition</u> (CD 7) Final Plat, Location: Southwest corner of South Mingo Road and East 61st Street South

# CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

## **PUBLIC HEARINGS:**

- **16.** <u>CW on 71st</u> (CD 2) Preliminary Plat, Location: East of the southeast corner of West 71st Street South and South Elwood Avenue
- **17.** <u>The Meadow at Rock Creek</u> (County) Preliminary Plat, Location: East of the northeast corner of East 136th Street North and North Sheridan Road
- **18.** <u>CZ-452 JR Donelson</u> (County) Location: West of North Yale Avenue at East 92nd Street North requesting rezoning from **AG** to **RE**.
- 19. <u>CZ-453 Lou Reynolds</u> (County) Location: South and west of the southwest corner of Southwest Boulevard and South 72nd West Avenue requesting rezoning from **RS** to **IL**.
- **20.** \*LS-20969 (Lot-Split) (County) Location: South of the southwest corner of East 176th Street North and North 129th East Avenue

## OTHER BUSINESS

21. \*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 <u>cell phones</u> and <u>pagers</u> must be turned off during the Planning Commission.

email address: esubmit@incog.org

Mar 15, 2017

# 1) TMAPC Receipt Comparison

|                      | February 2017 | January 2017 | February 2016 |
|----------------------|---------------|--------------|---------------|
| Zoning Letters       | 7             | 8            | 6             |
| Zoning               | 6             | 11           | 4             |
| Plan Reviews         | 34            | 22           | 30            |
| Minor Subdivisions   | 0             | 1            | 1882          |
| Preliminary Plats    | 3             | 3            | 3             |
| Final Plats          | 1             | 0            | 5             |
| Plat Waivers         | 0             | 0            | 188           |
| Lots Splits          | 10            | 8            | 8             |
| Lot Combinations     | 9             | 17           | 6             |
| Other                | 2             | 2            | 5             |
| Comp Plan Amendments | 0             | 1            | 0             |

3/8/2017

# TMAPC RECEIPTS Month of February 2017

|                        |         | Ситтеп             | t Period          |                   | -         | Year T             | o Date             |                    |
|------------------------|---------|--------------------|-------------------|-------------------|-----------|--------------------|--------------------|--------------------|
|                        |         |                    |                   | TOTAL             |           |                    |                    | TOTAL              |
|                        | ITEM    | CITY               | COUNTY            | RECEIVED          | ITEM      | CITY               | COUNTY             | RECEIVED           |
| ZONING                 | TIDIVI  | CITT               | COUNT             | RECEIVED          | TILIM     | CITT               | COOMIT             | RECEIVED           |
| Zorto I u              | -       | #22 <b>7</b> 60    | A227 50           | <b>*</b>          | <b>(7</b> | 2 125 00           | 2.105.00           | <b>4</b>           |
| Zoning Letters         | 7       | \$337.50           | \$337.50          | \$675.00          | 67<br>54  | 3,125.00           | 3,125.00           | \$6,250.00         |
| Zoning<br>Plan Reviews | 6<br>34 | 2,525.00           | 2,525.00          | 5,050.00          | 54<br>193 | 21,315.00          | 21,315.00          | 42,630.00          |
| Refunds                | 34      | 4,047.50<br>0.00   | 4,047.50<br>0.00  | 8,095.00          | 193       | 19,347.50          | 19,347.50          | 38,695.00          |
| NSF                    |         | 0.00               | 0.00              | 0.00              |           | (575.00)<br>0.00   | (575.00)           | (1,150.00)<br>0.00 |
| Nor                    |         | 0.00               | 0,00              | 0.00              |           | 0.00               | 0.00               | 0.00               |
|                        |         | <u>\$6,910.00</u>  | \$6,910.00        | \$13,820.00       |           | <u>\$43,212.50</u> | <u>\$43,212.50</u> | <u>\$86,425.00</u> |
| LAND DIVISION          |         |                    |                   |                   |           |                    |                    |                    |
| Minor Subdivision      | 0       | \$0.00             | \$0.00            | \$0.00            | 3         | \$975.00           | \$975.00           | 1,950.00           |
| Preliminary Plats      | 3       | 1,402,50           | 1,402,50          | 2,805.00          | 17        | \$7,186.25         | \$7,186.25         | 14,372.50          |
| Final Plats            | 1       | 330.00             | 330.00            | 660.00            | 13        | \$5,279.97         | \$5,279.97         | 10,559.94          |
| Plat Waviers           | 0       | 0.00               | 0.00              | 0.00              | 6         | \$750.00           | \$750.00           | 1,500.00           |
| Lot Splits             | 10      | 542,50             | 542.50            | 1,085.00          | 75        | \$3,967.50         | \$3,967.50         | 7,935.00           |
| Lot Combinations       | 9       | 750.00             | 750,00            | 1,500.00          | 79        | \$4,250.00         | \$4,250.00         | 8,500.00           |
| Other                  | 2       | 300.00             | 300.00            | 600.00            | 11        | \$1,225.00         | \$1,225.00         | 2,450.00           |
| NSF                    |         | 0.00               | 0.00              | 0.00              |           | \$0.00             | \$0.00             | 0.00               |
| Refunds                |         | 0.00               | 0.00              | 0.00              |           | \$0.00             | \$0.00             | 0.00               |
|                        |         | \$3,325.00         | \$3,325.00        | <u>\$6,650.00</u> |           | \$23,633.72        | \$23,633.72        | <u>\$47,267.44</u> |
| TMAPC COMP             |         |                    |                   |                   |           |                    |                    |                    |
| Comp Plan Admendment   | 0       | \$0.00             | \$0.00            | \$0.00            | 4         | \$1,000.00         | \$0.00             | \$1,000.00         |
| Refund                 |         | \$0.00             |                   | \$0.00            |           | \$0.00             | \$0.00             | \$0.00             |
|                        |         | <u>\$0.00</u>      | <u>\$0.00</u>     | <u>\$0.00</u>     |           | <u>\$1,000.00</u>  | <u>\$0.00</u>      | \$1,000.00         |
| BOARDS OF ADJUSTMENT   |         |                    |                   |                   |           |                    |                    |                    |
| Fees                   | 14      | \$3,700.00         | \$1,450.00        | \$5,150.00        | 153       | \$41,450.00        | \$14,550.00        | \$56,000.00        |
| Refunds                |         | 0.00               | 0.00              | \$0.00            |           | (\$1,050.00)       | \$0.00             | (1,050.00)         |
| NSF Check              |         | 0.00               | 0,00              | \$0.00            |           | \$0.00             | \$0.00             | 0.00               |
|                        |         | <b>\$3,</b> 700.00 | <u>\$1,450.00</u> | <u>\$5,150.00</u> |           | \$40,400.00        | \$14,550.00        | <u>\$54,950.00</u> |
| TOTAL                  |         | \$13,935.00        | \$11,685.00       | \$25,620.00       |           | \$108,246.22       | \$81,396.22        | \$189,642.44       |
| LESS WAIVED FEES *     |         | (\$333.57)         |                   | (\$333.57)        |           | (\$3,189.90)       |                    | (\$3,189.90)       |
| GRAND TOTALS           |         |                    |                   |                   |           |                    |                    |                    |

<sup>\*</sup> Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.



Case Number: PUD-411-C-17

**Minor Amendment** 

Hearing Date: March 15, 2017

**Case Report Prepared by:** 

Jay Hoyt

Owner and Applicant Information:

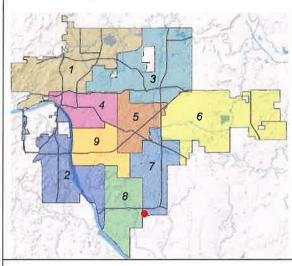
Applicant: Lou Reynolds

Property Owner: Target Corporation c/o Eller

& Detrich, P.C.

**Location Map:** 

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allocate floor area to permit a lot split

Gross Land Area: 13.37 acres

Location: North of NE/c East 101st St South

and South Memorial Drive

Lot 5, Block 1 South Town Market

Zoning:

Existing Zoning: CO/PUD-411-C

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Data:

TRS: 8324

CZM: 57

Atlas: 2270

**Staff Recommendation:** 

Staff recommends approval.

City Council District: 7

Councilor Name: Anna America

**County Commission District: 3** 

Commissioner Name: Ron Peters

**SECTION I:** PUD-411-C-17 Minor Amendment

# STAFF RECOMMENDATION

<u>Amendment Request:</u> Modify the PUD Development Standards to allocate floor area to permit a lot split.

The applicant proposes to split Tract A-1 and Tract A-2 as shown on applicant Exhibits A-1 & A-2. 5,000 sf of floor area is to be allocated from Tract A-1 to Tract A-2.

Currently Lot 5, which consists of the two proposed tracts, Lot 6 and Lot 7 are allowed a total of 228,210 sf of floor area. If approved, the remaining total allowable floor area for the remainder of Lot 5, Lot 6 and Lot 7 will be 223,210 sf. Based on the approved site plan, the Target store that currently occupies Lot 5 is 186,110 sf, leaving 37,100 sf of floor area available for Lots 5, 6 and 7.

<u>Staff Comment:</u> This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) 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 PUD development plan, the approved 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-411-C and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map INCOG aerial photo Applicant Exhibit A Applicant Exhibit A-1 Applicant Exhibit A-2

With the considerations listed above, staff recommends **approval** of the minor amendment request to allocate floor area to permit a lot split.

# **EXHIBIT "A"**

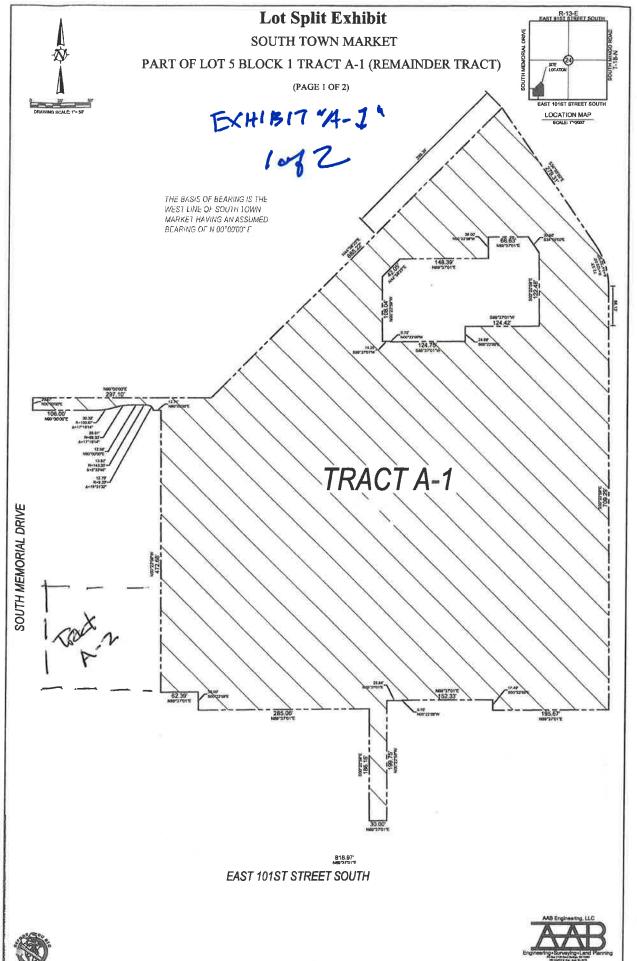
# **PUD MINOR AMENDMENT**

PUD-411- C 17

PUD-411-C. \_\_\_\_\_\_\_\_ is a Minor Amendment to split Lot 5, Block 1, SOUTH TOWN MARKET, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, into two (2) lots. Such lots are shown as <u>Tract "A-1"</u> and <u>Tract "A-2"</u> on <u>Exhibit "B"</u> attached hereto.

A map and the legal description for Tract "A-1" is attached hereto as Exhibit "A-1".

A map and the legal description for Tract "A-2" is attached hereto as Exhibit "A-2".



# **Lot Split**

SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-1 (REMAINDER)
(PAGE 2 OF 2)

EXHIBIT "A-1"

**LEGAL DESCRIPTION** 

LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LESS AND EXCEPT THE FOLLOWING TRACT.

A TRACT OF LAND IN LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1) BLOCK ONE (1), OF SAID SOUTH TOWN MARKET THENCE NORTH 89°37'01" EAST ALONG THE SOUTH LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 214.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°22'59" EAST FOR A DISTANCE OF 184.87 FEET TO THE NORTHEAST CORNER OF LOT TWO (2) BLOCK ONE (1) OF SAID SOUTH TOWN MARKET; THENCE SOUTH 89°37'01" WEST ALONG THE NORTH LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 215.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH MEMORIAL AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 00°00'00" EAST ALONG SAID RIGHT-OF-WAY FOR 184.87 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 39,741.94 SQUARE FEET / 0.91 ACRES MORE OR LESS.

# **REAL PROPERTY CERTIFICATION**

Rollston

I, ERIC ROLLSTON, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

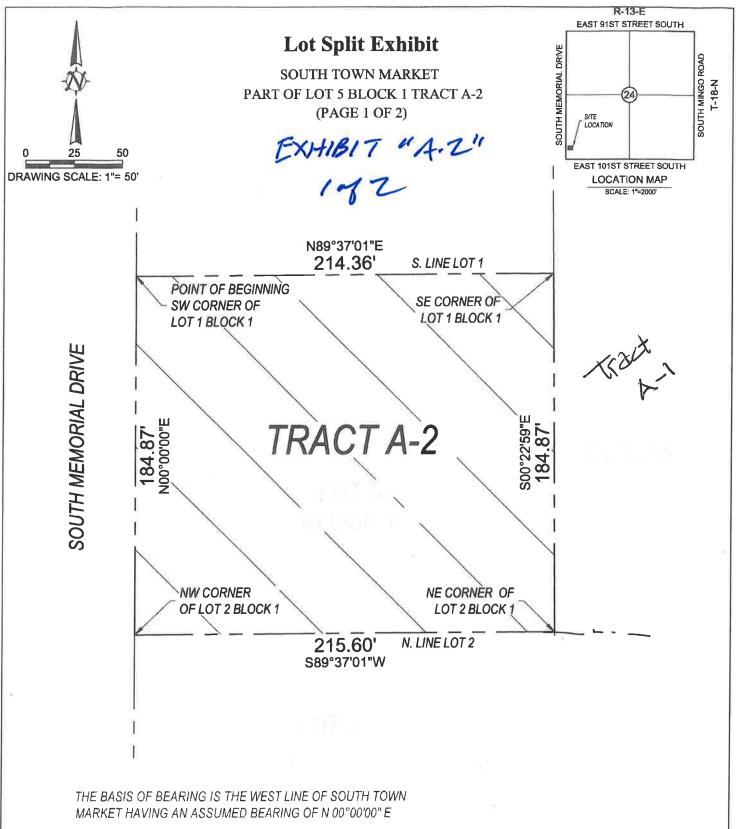
**ERIC ROLLSTON** 

OKLAHOMA PLS NO. 1761

2/5/207



Engineering Surveying Land Planning
PD Box 2136 Send Spirings, Or 74003
OK CAMPGE Eg: June 30, 2016
KS CAMPGE FD: Dea 31, 2016
Office: (819) 374-44295 Fac (1915) 514-4298





# **Lot Split**

SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-2
(PAGE 2 OF 2)

EXHIBIT "A-2"

## **LEGAL DESCRIPTION**

A TRACT OF LAND IN LOT FIVE (5) BLOCK ONE (1), SOUTH TOWN MARKET, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1) BLOCK ONE (1), OF SAID SOUTH TOWN MARKET THENCE NORTH 89°37'01" EAST ALONG THE SOUTH LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 214.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°22'59" EAST FOR A DISTANCE OF 184.87 FEET TO THE NORTHEAST CORNER OF LOT TWO (2) BLOCK ONE (1) OF SAID SOUTH TOWN MARKET; THENCE SOUTH 89°37'01" WEST ALONG THE NORTH LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 215.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH MEMORIAL AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 00°00'00" EAST ALONG SAID RIGHT-OF-WAY FOR 184.87 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 39,741.94 SQUARE FEET / 0.91 ACRES MORE OR LESS.

# **REAL PROPERTY CERTIFICATION**

I, ERIC ROLLSTON, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

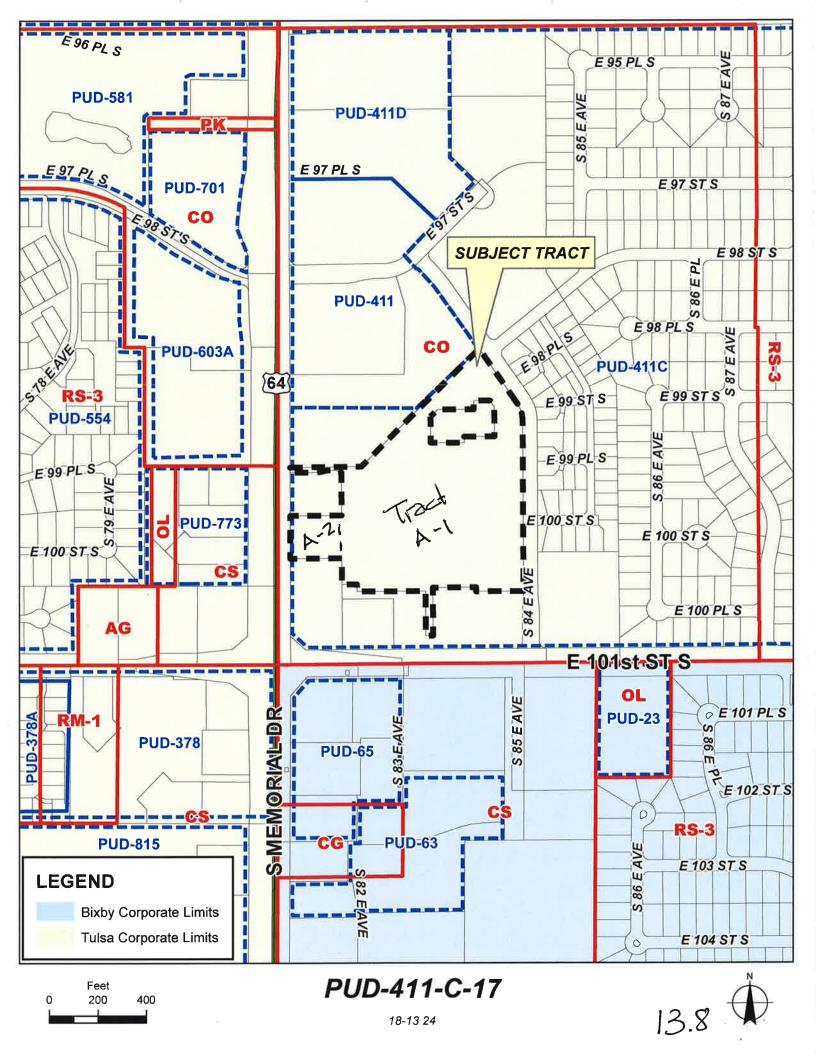
**ERIC ROLLSTON** 

OKLAHOMA PLS NO. 1761

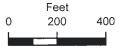


Rollation 2/5/2017

Engineering Surveying Land Planning
PO Box 2136 Sand Springs, OK 14663
OK CAMBUS Exp. June 30, 2018
INC CAMBUS Exp. June 30, 2018









PUD-411-C-17

18-13 24

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

Aerial Photo Date: February 2016

|  | į.  |        |  |
|--|-----|--------|--|
|  | Į.  | <br>8  |  |
|  | Z.  | -<br>9 |  |
|  | ė.  | - e    |  |
|  | ě.  | -<br>8 |  |
|  | į.  |        |  |
|  | i i |        |  |
|  | ě.  |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |
|  |     |        |  |



Case Number: PUD-267-12

Minor Amendment

Hearing Date: March 15, 2017

Case Report Prepared by:

Jay Hoyt

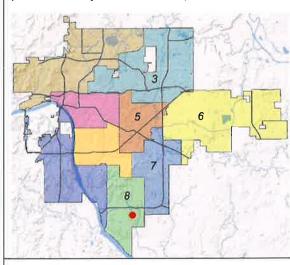
Owner and Applicant Information:

Applicant: Andrew A. Shank

Property Owner: Arkansas Valley Petroleum,

LLC

Location Map: (shown with City Council Districts)



**Applicant Proposal:** 

Concept summary: PUD minor amendment

to modify signage standards.

Gross Land Area: .74 acres

Location: SE/c South Sheridan Rd. and

East 101st St S.

6506 East 101st Street South

Lot 2, Block 1 Village South

Zoning:

Existing Zoning: CS/PUD-267

Proposed Zoning: No Change

Staff Recommendation: Staff recommends approval.

Comprehensive Plan:

Land Use Map: Neighborhood Center

Growth and Stability Map: Growth

Staff Data:

TRS: 8326

CZM: 57

Atlas: 2469

City Council District: 8

Councilor Name: Phil Lakin

**County Commission District: 3** 

Commissioner Name: Ron Peters

**SECTION I:** PUD-267-12 Minor Amendment

# STAFF RECOMMENDATION

<u>Amendment Request:</u> Modify the PUD Development Standards to clarify existing sign standards and update with provisions from the current City of Tulsa Zoning Code.

The applicant proposes to modify the standards as shown on applicant's Exhibit "A". The intention of the modifications is to clarify the somewhat unclear current sign standards that apply to Lot 2, as well as bringing the standards more in line with the requirements of the current zoning code. This amendment will also add the ability to utilize dynamic displays, which is not currently allowed.

<u>Staff Comment:</u> This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(12) of the City of Tulsa Zoning Code.

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

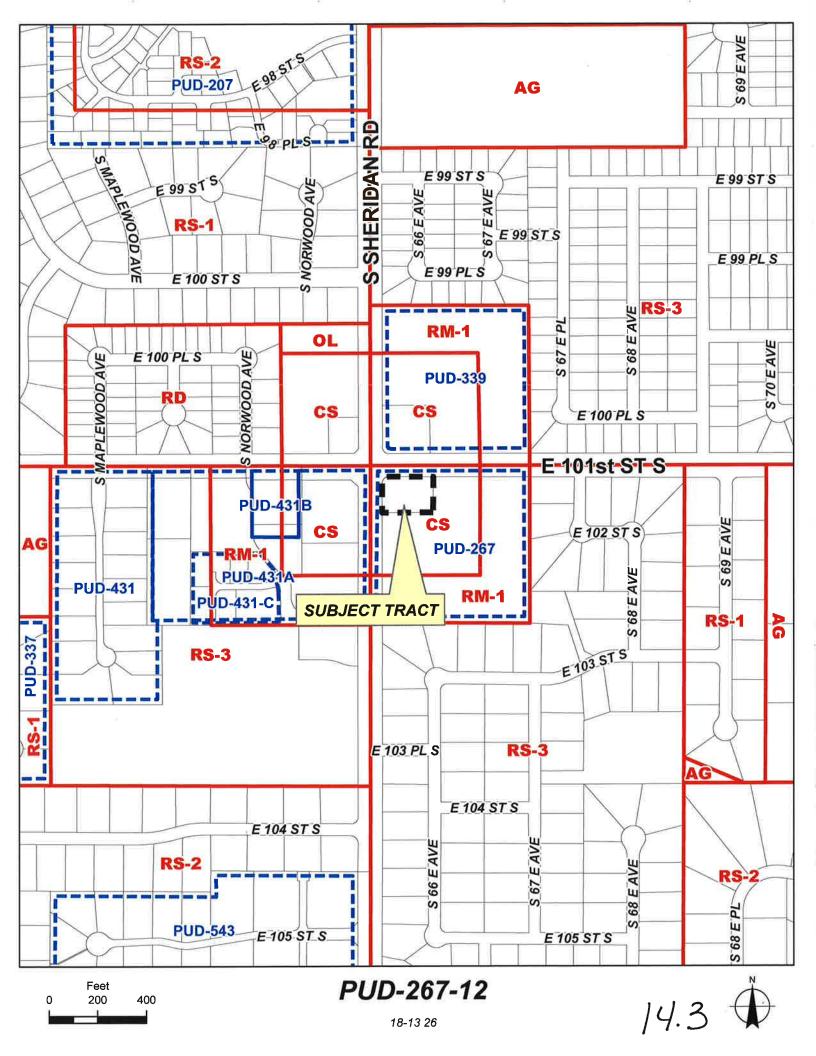
Staff has reviewed the request and determined:

- 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-267 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 Exhibit "A"

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the signage standards for Lot 2.



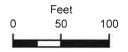




PUD-267-12

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







PUD-267-12

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

Aerial Photo Date: February 2016



# **EXHIBIT "A"**

The Applicant requests a Minor Amendment to PUD 267 to clarify the existing signage standards for PUD 267 and update the standards with provisions from the current Tulsa Zoning Code, as follows:

## **SIGNS**

# **Ground Signs:**

1. Not more than two (2) ground signs on each arterial street frontage shall be permitted. The ground signs may contain digital technology, including, without limitation, an LED display surface area conveying changeable copy. The ratio of digital and static display surface area for each sign shall be as follows:

Display Surface Area

Digital:

32 SF

Static:

148 SF

Total:

180 SF

Maximum sign height above grade of abutting street:

26 FT

- 2. Any digital element on a sign shall have a minimum dwell time of at least eight (8) seconds and will not contain any movement, animation, audio, video, pyrotechnics or other special effects.
- 3. The signs shall not be located within 200 FT of an R district, or a designated residential development area, as measured in a straight line from the nearest point on the Sign structure to the nearest point of an R district or residential development area boundary line.
- 4. The transition or change from one message to another on any digital element of a sign shall occur in one (1) second or less and contain no animation or special effects.
- 5. Any digital element on a sign shall be equipped with a default mechanism that freezes the display in on position or presents a static or blank display if a malfunction occurs.
- 6. Any digital element on a sign shall be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 7. The maximum brightness level of the dynamic display of any sign shall not exceed 6,500 NITS during daylight hours or 500 NITS between 30 minutes

- after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service.
- 8. Signs shall not be located within 35 FT of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.
- 9. Signs shall not be located within or within 20 FT of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.
- The foregoing minimum dwell time and maximum illuminative brightness levels shall be subject to future modification and regulation in the exercise of the City's police powers and no vested rights shall ever be created in these conditions.

# Wall or Canopy Signs:

Wall signs shall not exceed an aggregate display surface area of 1.5 SF per lineal foot of the building wall to which the sign is affixed. Wall or canopy signs shall not exceed the height of the building. Nor portable or roof signs shall be permitted. Projecting signs shall be permitted only beneath a canopy.

# Signs - Miscellaneous:

Signs not visible from a public street, including without limitation, way finding, directional, and informational signs, will be permitted without requiring Detail Sign Plan approval.

Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan Approval



Case: Kum & Go 871 Addition

Hearing Date: March 15, 2017

# Case Report Prepared by:

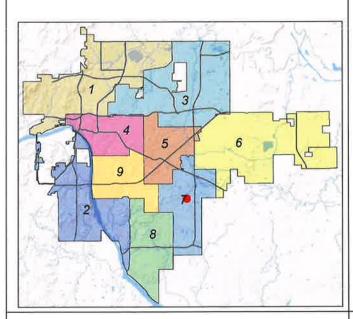
Nathan Foster

# Owner and Applicant Information:

Applicant: Crafton Tull, Chuck Mitchell

Owner. Multiple owners

# <u>Location Map:</u> (shown with City Council Districts)



# **Applicant Proposal:**

Final Plat Approval

1 lot, 1 block, 1.48± acres

Location: Southwest corner of South Mingo Road and East 61<sup>st</sup> Street

| Zoning: | CS |
|---------|----|
|---------|----|

# **Staff Recommendation:**

Staff recommends **approval** of the Final Plat

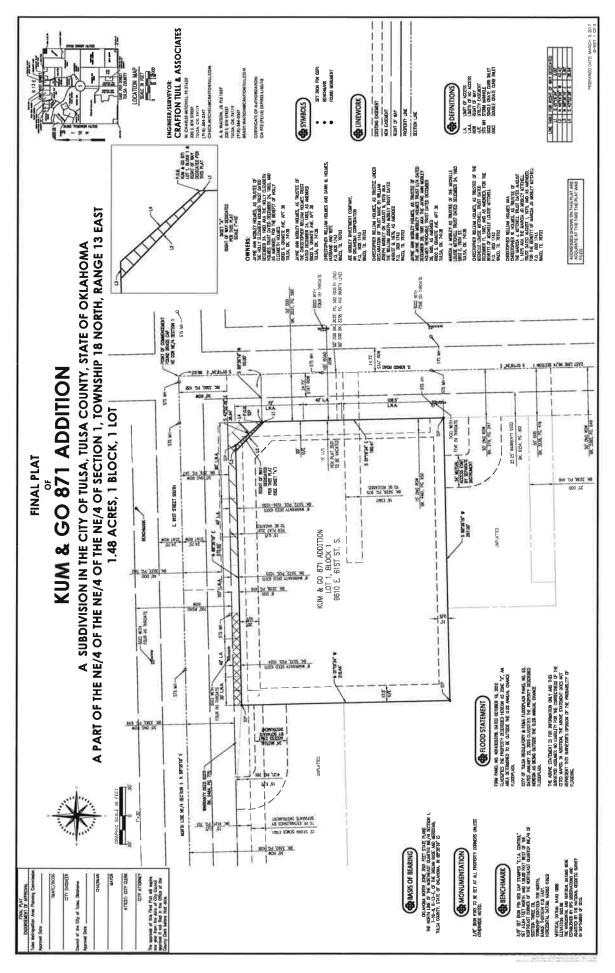
**City Council District:** 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

**EXHIBITS: Final Plat** 



# KUM & GO 871 ADDITION SHEET 2 OF 3 PREPARED DATE: MARCH 3, 2017

# KUM & GO 871 ADDITION

A SUBANUSION IN THE CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA A PART OF THE NE/A OF THE NE/A OF SECTION 1, TOWNSHIP 18 NORTH, NANGE 13 EAST 1,48 A CATES, 1 BLOCK, 1 LOT

# ECTION 1. STREETS AND UTILITIES.

DEED OF DEDICATION
KUM & GO 871 ADDITION

# PART STATE AND URLING ASSESSED.

THE GROSS THE THE ORDER OF THE REAL OF STEEL THE OLDER OF THE ACCORDING TO THE CROSS THE THE OLDER OF THE OLDER OLDE

SECURIOR STATE AT MATER OF PROPER N. MEM, AND STATE OF CONTROL DESCRIPTION OF A USE OF CONTROL OF SECURIOR STATE OF SECURIOR STATE OF CONTROL OF SECURIOR STATE OF CONTROL OF SECURIOR STATE OF SECURIOR STAT

# MES SMITH KIES HE STON SHE SHE

- THE OWNERS OF ANY LOT SHALL BE REPORTED FOR THE PRESENTING OF THE PUBLIC WHEN MANAS, SAMETAIN THESE MANAS, AND STORM STORES LOCKED ON THE OWNERS LUT.

WHERE THE CONTRICT REPORTS OF THE CONTRICT HERE CONTRICT CONTRICT HERE C

WE THE OBJECTS OF THE FOLLDWING DESCRIED TRACT ("TRACT 1"):

protopher rollam kojaca, tredije umer ogojaratom of trast mjor en dem jama dasta umerot om Mjort 8, 1979, maa tre rollam jassam korejo trast oated musist q. 1979, as amdood

IS THE OWER OF THE FOLLOWING DESCRIPED TRACT CHART 27:

- THE CHT OF THE OR OLARLY, AND INCLUDED IN SECURORS, AND IN PROBABILITY OF THE ORIGINAL WINDINGS OF AND INCLUDING SET AND
- THE GIT OF TILES, OACHARD, OR SALCESSOR, SHALL AN LIBER WE REFOR CHARGES ON ALL CHARGE THE PROPERTY OF IT, THE VERSION (SPICERIES) OF THE ALZER-MYTTER ALL OF OFFICER (SPICERIES) OF THE ALZER-MYTTER ALL OF OFFICER OF THE OEDD OF SALCEMENT, MAINTHING THE REPORT OF THE OEDD OF SALCEMENT, MAINTHING THE OEDD OFFICER OF UNCERNISHED WITH SMITHAY STERS.
- THE CORDINATS RET FORTH IN THIS SUBBETTION SAUL BE ENFORCEMBLE OF THE CITY OF TILEN, OIL MICHAEL OR ITS SUCCESSIONS, MID THE DIMBERS OF EACH LOT MISTER TO BE BOARD OF THE SECREDIANTS.
- PARTON ALL MACHINE STEEL MACHINE PAT SHALL ER ESPONSET FOR THE GROUD E DAMAGE TO THE ORDER OF AN ELE ÉTÉRICA DE ME ACADEMYNIN DE RESPONSET FOR THE GROUD DAMAGE SHALL SERRE STEEL SHALL SELL SHALL SHA

DOWN GAME OF THE STATE OF THE S

anne ann woben homes, as transe of the Jame ann woben homes trous trus u/a decorber 25, 1991 a/k/a Anne ann woben homes reachaete trast dated decorbes 25, 1981, as androso

IS THE OWNER OF THE PILLUMBER DESCRIPTION THAT IT THAT IT'S

COLUETINOS, TRACTS 1, 2 AND 3 CONSTITUTE THE FOLLOWING DESIGNORD REAL ESTATE IN TLASA COUNTY DOLANDA, TIL-WET.

a page, of land in the MCA of the MCA of the MCA of section one fit towards started no moth. When entering the MCA of the enter have been also that it is clearly, state of oul muca, ander harmala, ander harmala, ander sections.

REMONENT TO THE THIN OF REMONEST CORD OF SETTING OR IN THRESPED PEDERS HAS ARRENT GAN HAVE ABOUT AN ACCOUNT OF A THRESPED PEDERS HAS ARRENT GAN THRESPED PEDERS AND ACCOUNT OF THE PEDERS HAS ARRENT GAN THRESPED PEDERS AND ACCOUNT OF THE THRESPED PEDERS AND ACCOUNT OF THRESPED PE

CONTROL OF COLLECTION OF THE RELIEF THE SERVICE OF SHILL RESIDE IN THE OTHER CITE.

OUTSILE OF CONTROL OF THE RELIEF THE RESIL WHITE WHICH THE CITE IS THE OTHER CITE OF THE OTHER CITE O

THE OWERS HAVE CALLED THE ARDER EXCHANGE THAT TO BE SUPPLED, STAKED, FAATED, AND SERVICED THAT THE VECTORATION THAT WE ARROWNING THAT, AND HAVE EXCENDING TO SERVICED THAT AND HAVE EXCENDING THAT AND ARROW CONTROL OF THAT AND ARROW CONTROL OF THAT AND ARROW CONTROL OF THE SUBPLICATION THAT AND ARROW CONTROL OF THE SUBPLICATION THAT AND ARROW CONTROL OF THE SUBPLICATION THAT ARROW CONTROL OF THE SUBPLICATION THAT ARROWS THAT ARE ALD SOFT ADDITION OF THE SUBPLICATION. THE CONNECTS DO HEREAT MANG THE FOLLOWING REDIKATIONS AND GRAMITS AND AGREE TO BE BOADD BY THE SHALLING PROFILING USING AN HEREATHE CONSISTENT AND INSTITUTION OF THE AGRACIATION WITH A PROPIECT OF THE AGRACIATION OF THE AG

the onless of tracts 1, 2 and 3 set forch abone saal de refered to collectively as the "onless"

CHARLOGIC IN THE MATHEWST CRORD OF 200 STITUDE IN THE DESCRIPTION OF CLARK TO THE WEST OF CONTROL OF CHARLOGIC IN THE DESCRIPTION OF CHARLOGIC IN THE DESCRIPT

HE SEPTING OF DESTRUC, REDWING, CHEET PERSONN HIS GUS SEPTING. INSTRUCT MEDITING SHOULD THE MOST MED DIRECTIONS OF ALL AT ALL THE MESSAGE AND THE MESSAGE AND

# CHITICAL OF DOORNECT RESIDENCE

# ULLITY STRAIGS

CORPORTION RESPONDED THE TRANSPORT DESCRIPTIONS AND CONTRIBUTIONS AND CONTRIBUTIONS

- INTERCREDAD STATE CLASS AND STATEMENT UND THE STATEMENT STATEMENT WE RETURNED THE CENTER STATEMENT AND STATEMENT A

THE ORDER OF MAY LOT SHALL BE RESPONDED FOR THE PRODUCTION OF THE MEDICACLAD STANCE FACILITIES LAWRENCE TO THE MEDICACLAD STANCE THE

- the consumits est forth at thos subsection shall be difficient for Each supplies of the electrice, telephone, Cabe television or Gas stance and the oragin of any lot acress to be bound by these combunits. CAS STATE
- HE SPERGIS OF OR SPRING PROBLEM, IN SAFETAND REPORTS SHALL MET INSTANCE REGISTED OF ALCESTS TO PROPRETE OF SPRINGERS SHARL ON THE RATE OF SECURIORS HIS RESIDENCIAL HIS NEW PROPRET OF SPRINGERS SHARL RESIDENCIAL HIS NEW PROPRET OF SPRINGERS SHALL DE THE SHALL SHALL
- NE OWERS OF ANY LIFT SHALL BE TEXT-OCCURE THE NET PROTECTION OF THE UNEXCROOME LOSS FACILITIES LECKNOOMER THE THIN THE VERY TEXT WE WANTE OF COMMENT OF COMMENT OF THE OWER THE THIN THE VERY WEST THE THIN THE VERY WEST THE THE OWER THEN THE VERY WEST THE VERY THE V
  - THE CONDIVINITIS SET FORTH IN THIS SUBSECTION SYALL BE DATUMSCARLE BY THE SUPPLIER OF THE GAS SEPALEZ AND THE OWNERS OF THE LOTA AGREE TO BE BOUND BY THESE CONDIVINITIS.

LINGTS OF NO ACCESS

CARRENT FOR THE STATE AND THE PROPERTY OF THE

# SCRIPIC SHIP E CORRUCTO NO UNIVERSE LIGHT CULTURE CONTROL OF ME STANDARDE THE NEW STANDARDE SHIP OF THE OFFICE OF CONTROL OF THE STANDARD SHIP OF THE OFFICE OF CONTROL OT CONTROL OF CONTROL OF CONTROL OF CONTROL OT CONTR

STETTON IL DIFORCEMENT

THE STREETING HEADS THE THEN ARE COMMAND. TO BE AND THE CHARGE AND ARE STREETING HEADS THE STREETING HEADS THE STREETING HEADS THE STREETING HEADS AND THE SAME STREETING HEADS THE STREETING HEADS THEN STREETING HEADS THE STREETING HEADS THEN STREETING HEADS THE STREETING HEADS THEN STREETING HEADS THE STR

HE CHOWITS CHINADO BITHAN SCHIBL I, BOKBATIS AND INLINTS, MAY RE AMADED ON TRANKIND AT ANY THE RY A HEITEN ROBARDS TESSARI AN ADMINISTRATION FOR MORE AND THE REPORT OF MAKES. THE RICH SCHOOLS AND TRANSPORT OF THE TAX AT ANY THE AND THE ANY THE AND THE ANY THE AN

# SCHON IV. DUBATION

hese coronais skul, ran with the lado and skull be bronk life in the understands omners and all prestage. Talone under their under the late, and after heigh the 'sold coronais' skul, be odden and alterative indirect The successive prestate of the facts.

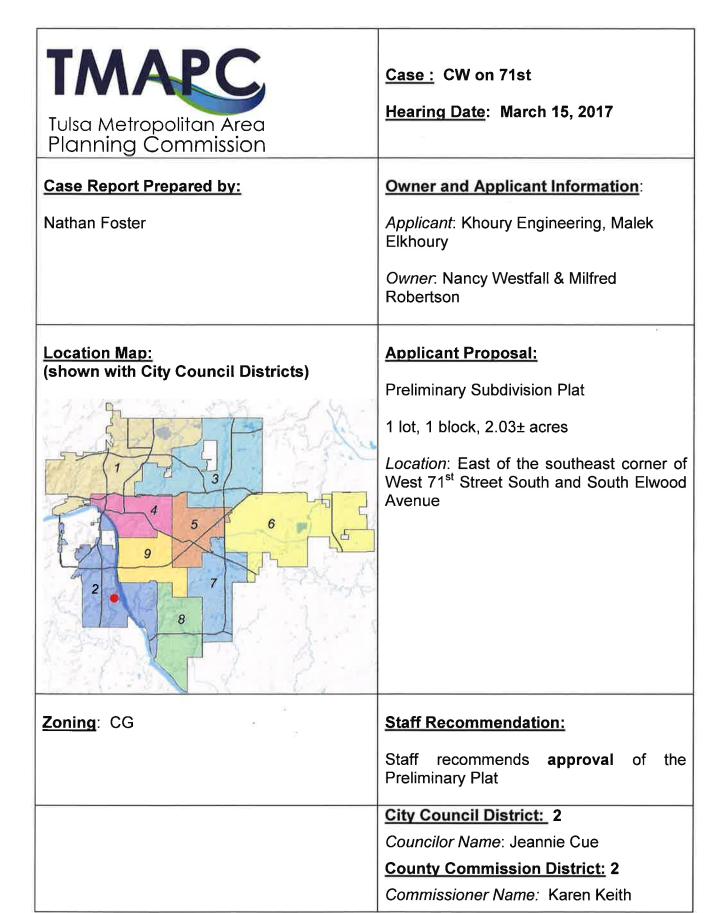
ELTINA V. SERRAGILIY

analization of any restrictions set form herein, or any part of, by also great, lidolest, or gener of any coaff, as observed or any and the coaff of the coaff of

SHENDARD WITH HOUSE

SAWN B. HOLLES

# 15.4



<u>EXHIBITS:</u> Site Map, Aerial, Land Use Map, Growth & Stability Map, Preliminary Plat, Conceptual Improvements

# PRELIMINARY SUBDIVISION PLAT

**CW on 71<sup>st</sup>** - (CD 2)

East of the southeast corner of West 71st Street South and South Elwood Avenue

This plat consists of 1 lot, 1 block on 2.03± acres.

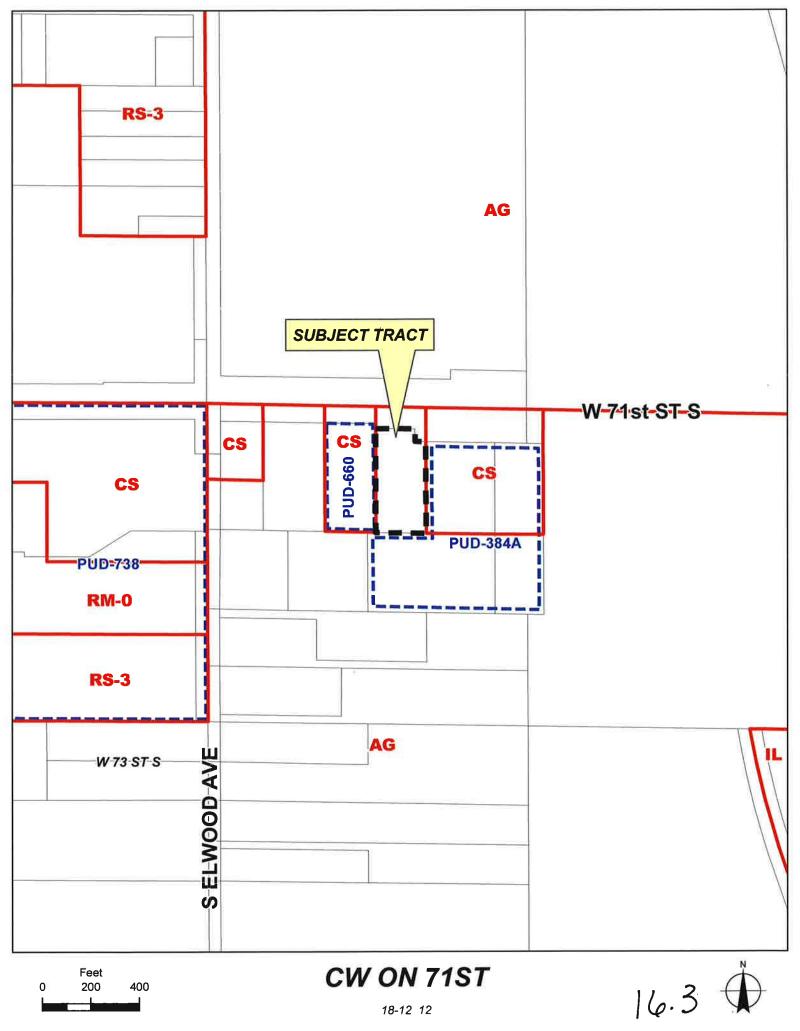
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

- 1. **Zoning:** The property is currently being rezoned to a CG (Commercial General) designation with an optional development plan. Development standards for the optional development plan will need to be included with the final plat.
- 2. Transportation & Traffic: Adjust Limits of No Access to match the dimensions of the north property line. Access radius should be 25'. Right-of-way permit will be required.
- 3. Sewer: 17.5' U/E required along East 71st Street
- **4. Water:** 17.5' U/E required along East 71<sup>st</sup> Street
- **5. Stormwater & Drainage:** Show proposed detention easement. Culvert should be shown at entrance drive.
- **6. Engineering Graphics:** Remove contours for final plat submittal. Revise final plat to adhere to all requirements of Section 3.3.3 of the Subdivision Regulations. Provide a north arrow on the location map.
- 7. Fire: All gates on the conceptual drawing will require KNOX access for fire protection.
- 8. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.
- **9. Airport:** Avigation notice required to be affixed to the face of the plat.

# **Waivers of Subdivision Regulations:**

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.





Feet 0 200 400



CW ON 71ST

18-12 12

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

Aerial Photo Date: February 2016

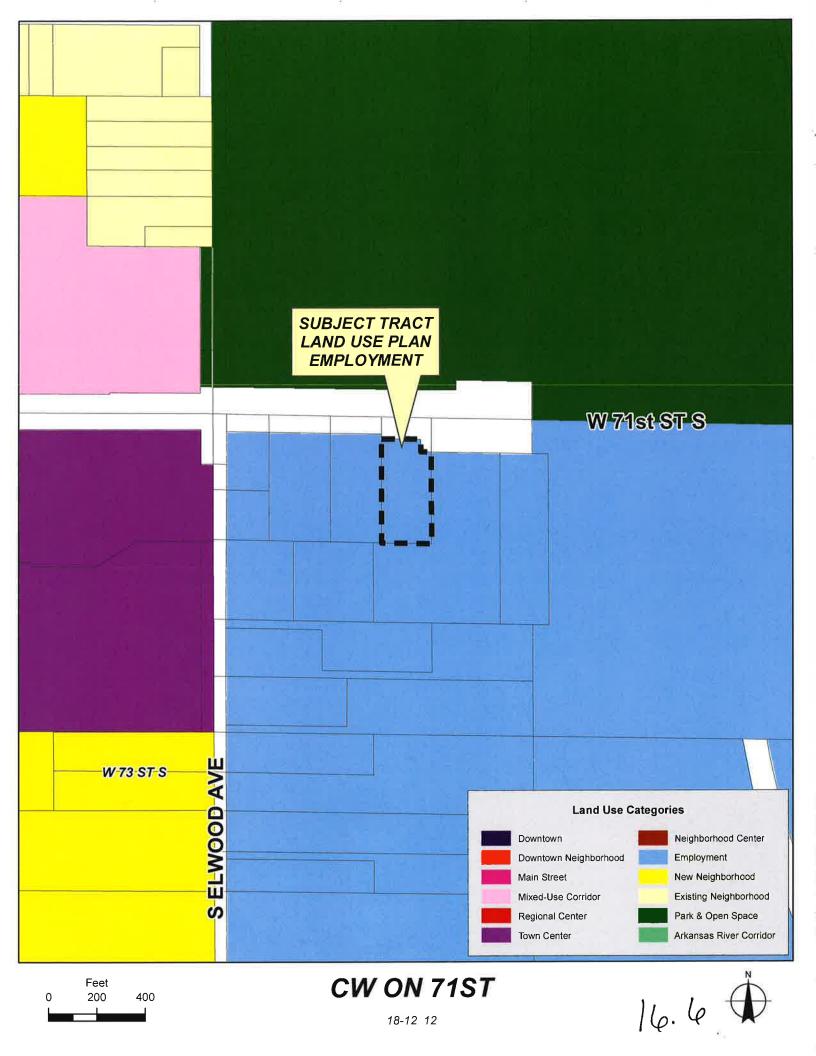


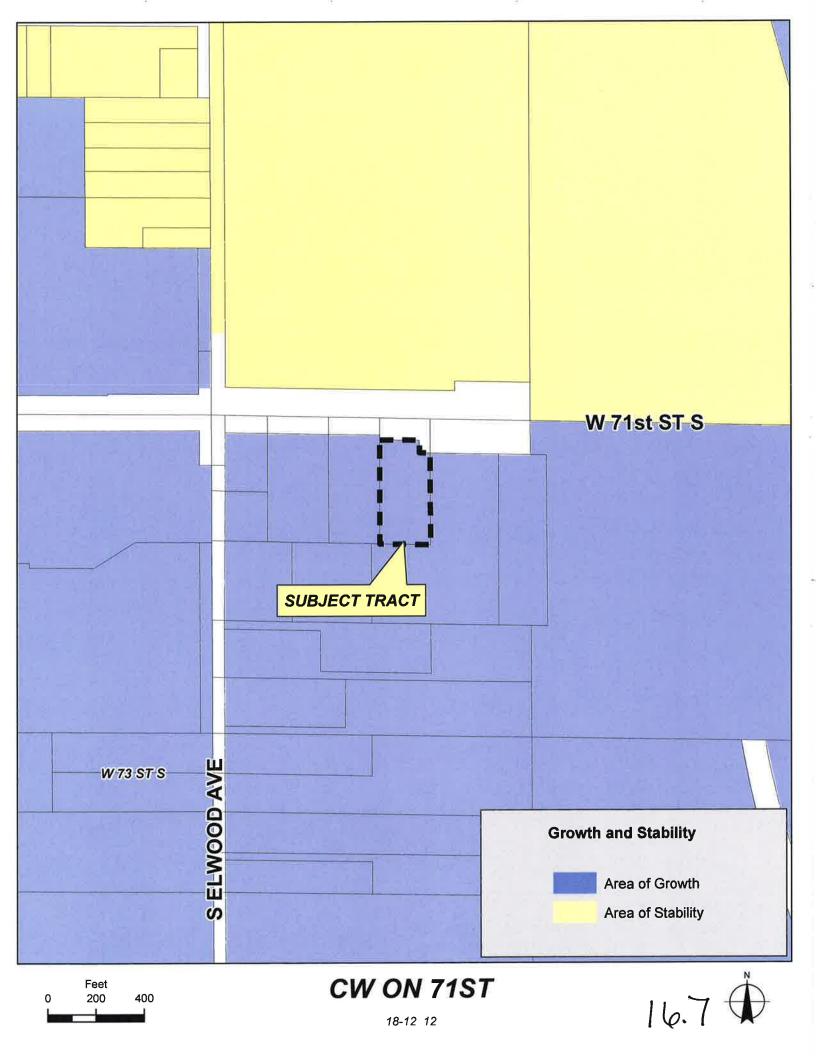
Feet 50 100

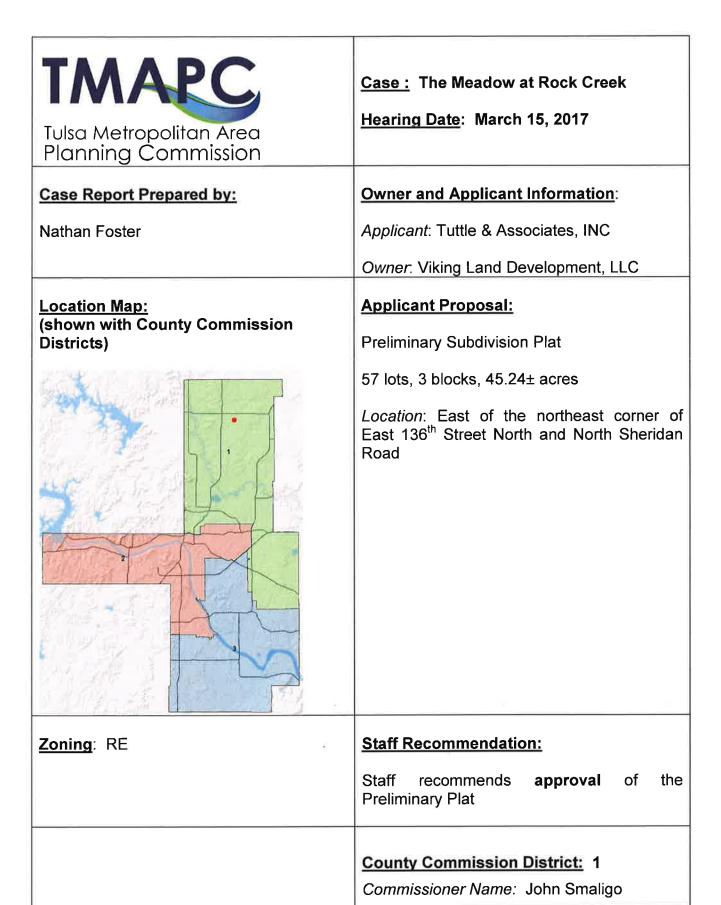


CW ON 71ST

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







EXHIBITS: Site map, Aerial, Preliminary Plat, Conceptual Improvements Plan

# PRELIMINARY SUBDIVISION PLAT

The Meadow at Rock Creek - (County)
East of the northeast corner of East 136<sup>th</sup> Street North and North Sheridan
Avenue

This plat consists of 57 lots, 3 blocks on 45.24 acres.

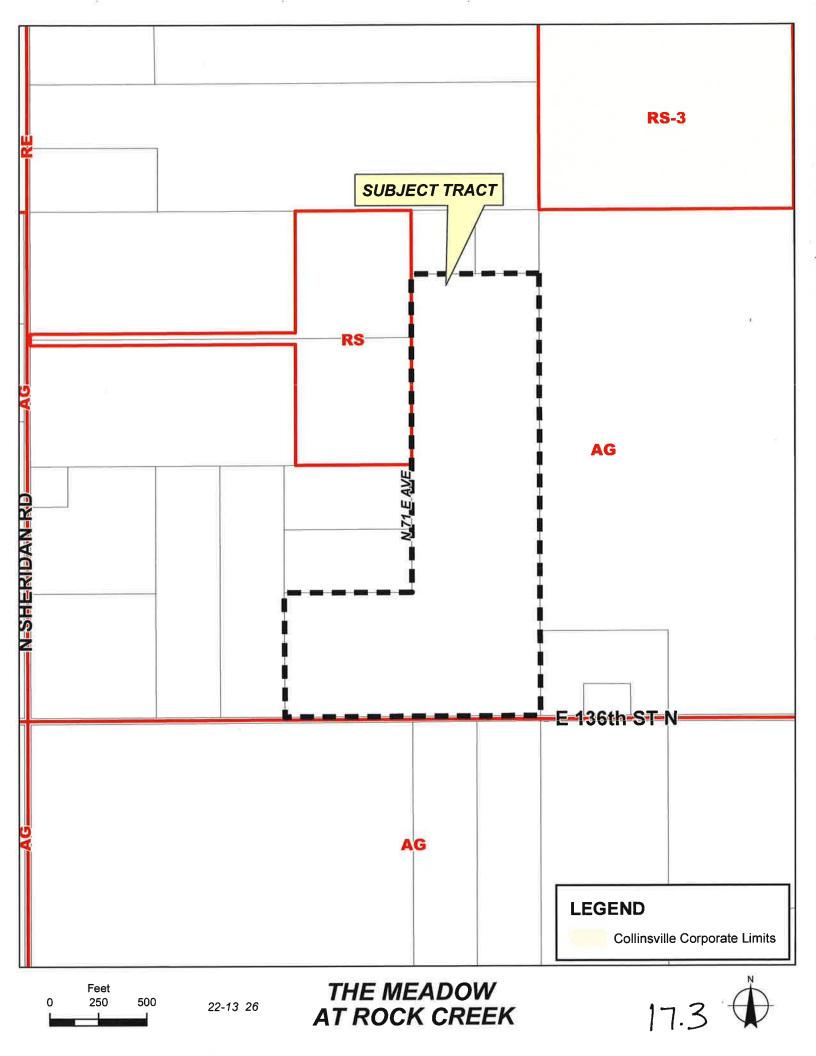
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

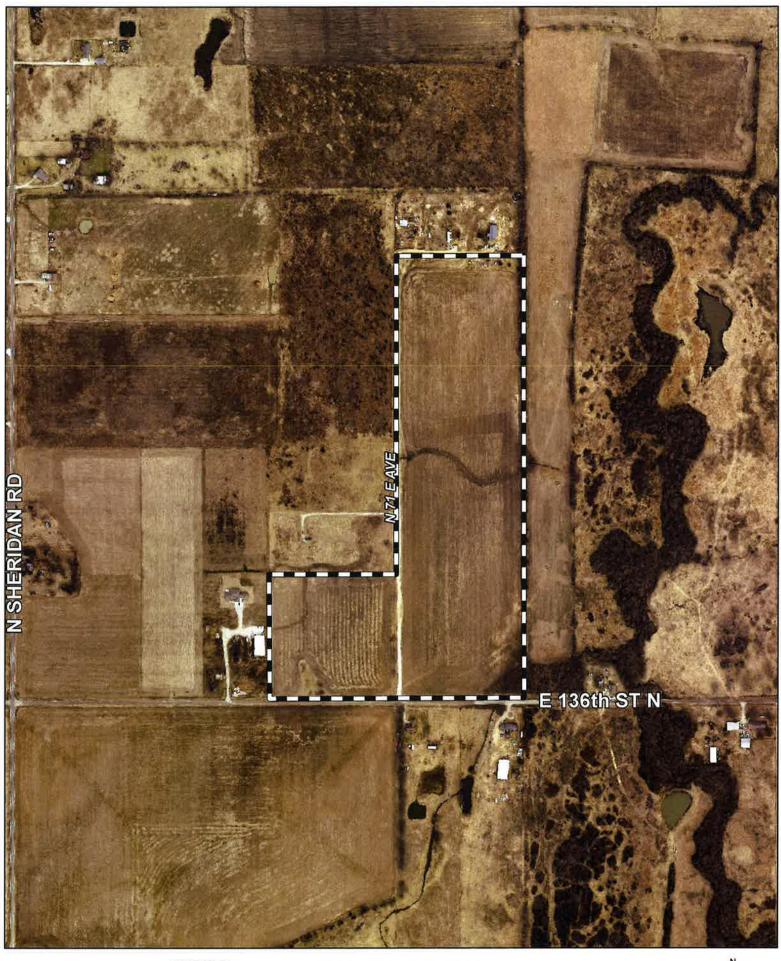
- **1. Zoning:** The property is zoned RE (Residential Estate). All property located within the subdivision will be subject to the requirements of the Tulsa County Zoning Code.
- **2. Transportation & Traffic:** Include right-of-way dedication language.
- 3. Water: Water service will be provided by Washington County Rural Water District No. 3. Water line plans must be submitted and approved by RWD#3. Any required easements by RWD#3 must be shown on the final plat.
- 4. Engineering Graphics: Where lots are divided by Reserve Areas, new block numbers are required. Renumber lots and blocks. Provide a subdivision statistics heading and provide total square feet, acreage, number of lots, blocks, and reserve areas. Add "State of" before Oklahoma in the plat subtitle. Remove contours on final plat submittal. Graphically label all iron pins found or set associated with the plat.
- **5. Fire:** Local fire service must approve and release final plat layout.
- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters will be required from all proposed utility providers and a Certificate of Records Search from the Oklahoma Corporation Commission Oil & Gas division must be submitted with the final plat.

# Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.





Feet 0 250 500



THE MEADOW AT ROCK CREEK

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



### PRELIMINARY PLAT AT ROCK CREEK THE MEADOW AN ADDITION TO THE COUNTY OF TULSA A TRACT OF LAND IN THE SW/4 SECTION 26, T-22-N, R-13-E, TULSA COUNTY, OKLAHOMA OWNER/DEVELOPER: Viking Land Development, LLC on Oldhoma limited liability company P.O. BOX 693 Orumright, Oklahoma 74030 Phone: (918) 645–6391 ENGINEER: Tuttle & Associates, Inc. LOCATION MAP 9718 East 55th Place South Tulso, Oklahoma - 74146 Phone: (918) 663-5567 CERTIFICATE OF AUTHORITY CA 465 EXPIRATION 6-30-17 tuttle-associates@sbcglobal.com 38 30 SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; E SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL THE WEST THIRTY (30) FEET OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (E/4) OF THE SOUTHWEST QUARTER (EW/4) OF SECTION TWENTY—SIX (26), TOWNSHIP TWENTY—TWO (22) NORTH, RANCE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF ORLANDIAN, ACCORDING TO THE U.S OVERNMENT SURVEY THEREOF. RESERVE 2 LEGEND LEGEND NORTH SOUTH SOUTH EAST WEST WEST WITH BUILDING LINE UTILITY EASEMENT WASHINGTON COUNTY RWO #3 MESTRECTEO WATER LINE EASEMENT LIMITS OF NO ACCESS STREET ADDRESS 1939 19 20 1 10 10 \$ 88'40'38" W 1324.96' -

| CREEK   | CONFNANTS       |
|---------|-----------------|
| ROCK    | AND RESTRICTIVE |
| S AT    | AND RE          |
| MEADOWS | OF DEDICATION   |
| _       | F               |
|         |                 |

ONCE ALL MEN HE PATE PRESENTE. C. AN OKLAHOM, LUNTD LABOUT COMENAY THE "DESCRIPENT", BEING THE OWNER HE SHAFE TAYING OF OLIVERAN TO WIT FEAL ESTATE STRATED IN TULSA COUNTY.

SECURIORIST OLIVERS (EARLY SECURINGES) CARRIENTS (SOLVE) AND THE SECURIORIST OLIVERYS (SOLVE) AND THE SECURIORIST SOLVENS (SOLVENS) AND THE SECURIORIST (SOLVENS) AND THE SECURIORIST SOLVENS (SOLVENS) AND THE SECURIORIST SO THE WATHWEST GLAPTED (WW/L) OF THE SOUTHERST GLAMTED (GEV.) OF THE GOOD AMERICAN THE CONTRACT OF THE GOOD AMERICAN THE CONTRACT COUNTED (CALL OF EXPENSED THAT THE GOOD OF THE CONTRACT COUNTED (CALL OF THE COUNTED COUNT

THE WEST THATY (30) FEET OF THE EAST HALF (\$7.2) OF THE SOUTHEAST GLARTER (\$5.4) OF THE SOUTHEAST CLARITER (\$1.4) OF THE SOUTHEAST SALE (\$1.4) OF SOUTHOUS THAT THE (\$1.5) OF THE HIGHARD (\$1.5) EAST OF THE HIGHA SUBJECT TO THE ROLDWAY EASEMENT RECORDED AS DOCUMENT & 200413531S, FILE COLNEGERS & 2005, MIT THE LAND RECORDED OF THE COLNITY CLERK OF TULSK COLNITY, SIATE OF GRAEAGAE, DYOR THROUGH, UPON AND ACROSS THE FOLLOWING DESCRIBED FIELD PROPERTY, TO "MIT

HAS CAUSED SAID REAL ESTATE TO BE SURVEYED, STAKED, AND PLATED INTO LOTS BLOCKS, STREETS AND RESERVE AREAS, AND HAS DESIGNATED THE SAME AS "THE MEADORS AT ROCK CREEK", AN ADDITION TO THE COUNTY OF TULSA, STATE OF COCKMONA

# SECTION L. STREETS, EASONENTS AND UTPLITES PUBLIC STREETS AND GENERAL UTILITY EASONENT.

THE SCHOOL TO SET OF THE STATE THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND PLACEMENT OF ANY OLGASCHAPING TO PART THE UTILITY EXCRAMINTS IN THE PREMIT IT IS RECESSARY TO REPAIR ANY UNDESTIGNOUM WATER OR SEMER MANUAL DAS, COMMUNICATIONS OF TELEPHONE SERVICE. THE OWNER ADRESS THAT NO BULDING, STRUCTURE, OR OTHER ABDVE OR BEDIOW GOADNOOD OBSTRUCTURE NEW THE (EXCENDING) PURPOSES APORESAD, WILL BE PLACED, SPECTED, INSTALLD, OR PERMITTED UPON THE EASEMENTS OR RICHTS OF WAY AS SHOWN ON THE PLAT.

# UNEDFORMED ELECTRIC AND COMMUNICATION SEPARCES

MAINTENANCE OF PARK AND PLAYGROUND EOUPMENT LOCATED IN RESERVE AREAS "A & B" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION,

The control of the co

1. THE SHAPING OF DELEVEL "ELEPHONE SHAPING HE HALL THE PROPERTY WHICH THE PROPERTY SHAPING HE HALL THE PROPERTY SHAPING HE HAD THE PROPERTY SHAPING HE HAD THE P

# OF INSOED HEATED LIVING AREA MELLONGS SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOULARE FEET OF THE SHALL HAVE AT LEAST 2000 SOU C + C ROMES OF THE STANDARD CHARLES OF THE STANDARD CH

THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH B TELEMENT BE ENFORCEMELE BY THE SUPPLIES OF ELECTRIC. TREPHONE CABLE BOUND HEIGHBY.

ARE SUCCOMPUTION OF UNIVERSELY IN COLOUTING AT UNIVERSELY AND SUCCESSION OF THE SUCC

## MATER STATES

2 ZSORS SALLE RESPONSET RUBAL WATER DSTRICT A) OR 1TS
SUCCESSORS SALLE RESPONSETE FOR DOBINARY MAINTENANCE OF PUBLIC
RETEXANTS BUT HE OWERT OF SUCH LOT SALLE PAY FOR DAMAGE ON
RELICATION OF SLOT PATILITES CHAZED OR RECESSIFIZE BY ACTS OF SUC 1 THE OWNER OF EACH LOT SHALL BE RESPONSBLE FOR THE PROTECTION OF THE PUBLIC MATER MAINS LOCATED ON OR IN HIS LOT

THE OWNER OF A LUT STATE IS RESONABLE FOR THE REPART OF AMAZET TO RESOLUTE CHARACTER OF A LUT STATE IS WELL ESTATE CHARACTER OF A LUT STATE IS WAS TO STATE CHARACTER OF A LUT STATE IN THE LESSINGT MARKA STATE IS CHARACTER. THE MASSINGTIVE ON DAYS THE CHARACTER OF A MASSINGTIVE ON DAYS TO STATE IS STATE IN THE PROPERTIENT OF STATE IS THE CHARACTER OF A LUT STATE IS THE CHARACTER O SUCCESSOR, INFOLMENT OR ACTIVE WHICH WAS RESPIRED A DO RESPONDED TO SUCCESSOR INFOLMENT OF ACCESSOR WHO WE WERE MACHEN AND DEFORTS SHALL NO. THE WORLD FOR MAIN OF SUCCESSOR WHO WE SUCH SUCCESSOR WHICH SHAPE WE WAS A DESCRIPTION, WHICH SUCCESSOR WHICH SOW WHO WE WAS A DESCRIPTION, WHICH WAS A WAS A DESCRIPTION OF WELL WE WANTED THE WAS A WAS A DESCRIPTION OF WELL WAS A WAS

BULDING MATCHAL INCLUIDIORITS

S. THE FORECOMO. COMBANTS CONCIDENTIC WITTS FACULTES SWALL EEF ORGERIE ET THE WASHINGTON COUNTY RUBAL WATER DISTRICT ED, AND THE OWNER OF EACH OF AGREES TO BE BOUND THERED. 6. EACH LOT SHALL HAVE AN AEROBIC SEWAGE DISPOSAL SYSTEM THAT MEETS THE CURRANT RECURREMENTS OF THE CHLANCALA DEPARTMENT OF ENVIRONMENTAL QUALITY. SEPTIC TANKS WILL NOT BE ALLOWED. CAS SERVICES.

DEPOLES ONLY AT MASS HANCE THROUGH ITS AGENTS AND CONCUSSION OF ALL MASS HANCE THROUGH THE AGEST HOUSE CONCUSSION OF THE AGENT HANCES HANCES HANCE OF DEDICATION FOR THE PROPERTY RESIDENCE OF THE AGENT HANCES HANCES HANCES AGENT AGENT

J ROOPHG THE ROOF OF THE DWELLING ERECTED ON ANY LOT SHALL BE SEED SEALANG COURSOSTICN SHROLE. ALL ROOFS SHALL KANK A CONSISTENT COLON OF WEATHERED WOOD ROOFING AS PRESCRIBED BY THE AROHTECTURAL, COMMITTEE. 2 FOUNDATION ON STEA WALLS NO CONCRETE BLOCKS, POURED CONCRETE SECONS OF THE FOUNDATION ON STEM WALL SHALL BE EXPOSED UNLESS CONSTRUCTED OF BRICK ON STORE.

4. ROCFOP PROTRUSIONS SHEET METAL VBNTS, FLUE LINER REMANALS, CHIMNEY CAPS, METAL ROOF FLASHING, AND OTHER ROOFTOP PROTRUSIONS SHALL BE PAINTED TO CONFORM WITH ROOF COLOR

SNISHED 5

2. The Owner of Principles (State State St

## EAS SCINCE

1. DR. OWER OF THE LUT SHALL, SE REPORSELL FOR REPURE OF THE LUT SHALL SE REPORSELL FOR REPURE OF THE LUTS AND ANNIAL COLORAGO SE THE RESTSANT WITH THE LUTS AND ANNIAL COLORAGO SE THE LUTS STORE THE LUTS AND ANNIAL SHALL S

## LIMITS OF NO ACCESS.

THE DENELOPER PELNOLISHES RICHTS OF MOHICILAR INCHESSS AND TECHNICA OR ACCESS, NAT AREA, TERROANTER OF THE ATTACK AND THE ATTACK AND THE ATTACK AND THE ATTACK AND THE ADMINISTOR THE MENSOR OF THE COUNTY OF THE ATTACKS OF THE ASSIGNACY, OR A.S. OTHERWISE PROVIDED BY LAW.

# UK OF LAND/DENELOWENT STANSARDS

ALL OTS IN BLOCKS I THRU 3 SHALL BE KNOWN AND DESCRIBED AS MEDIEVRHAL ESTSCHITAL. DIRECTORSES, AND SHALL COLLECTOWER, SHALLES SHALL ESTABLY SHALLES SHALL ESTABLY SHALLES SHALL ESTABLY SHALLES SHALL SHALLES SINGLE FAUL DESCRIPTION USES SINGLE FAUL DESCRIPTIONS. MITROGEOMETRIAN USES DESCRIPTION OF SINGLE FAUL DESCRIPTION OF SINGLE FAUL DESCRIPTION OF SINGLE FAUL DESCRIPTION OF SINGLE FAUL SINGLE SINGLE SINGLE FAUL DESCRIPTION OF SINGLE FAUL SINGLE SINGLE FAUL SI

A DETAILS STEPLIAN WILL BE SUBMITTED TO AND APPROVED BY THE COLLECTION PLANMING COMMISSION.

4. NO BUILDINGS, OUTBULDINGS, STRUCTURES OR PARTS THEREOF BE CONSTRUCTED OR MANTAINED ON LOTS MAKERS TO THE PROPERTY THAN THE SET—BACK LINES PROVICED HERBIN OR SHOWN ON THE MANTHING PLATT 3. THE NUMBER OF DWELLINGS WITHIN THE ADDITION SHALL NOT EXCEED 57. IMITS OF NO ACCESS SHALL APPLY TO CORNER LOTS ON ANY SIDE WITH OOT SETBACK LINES

PECTED ON ALMENADD, SCHEDNING STEPLEN, IN HEIGHT WOR BE LEAVED ON HARMWARD SCHEDNING STEPLEN LINES STEPLEN STE

## INSTALLED BY THE BUILDER ALL MALBOXES C MALBOICS

OF CONCRETE AND SHALL NOT BE LESS THAN FOURTER (14) PEET IN WIDTH OF CONCRETE AND SHALL BE CONSTRUCTED

THE FROM YARD OF EACH LOT MUST BE FULLY SOUDED, SEDED ON SPRIGHED WITHIN 30 DAYES OF COMPLETION OF THE CONSTRUCTION OF ANY DIRELING

D. DARAGE.
EACH DWELLING SHALL HAVE AN ATTACHED CARAGE SUITABLE FOR ACCOMMODATING AT LEAST THO STANDARD SIZE AUTOMOBILS. CARPORTS ARE PROFIBILID.

ROOF PITCH AND HEIGHT THE ROOF OF THE DWELLING SHALL HAVE A PITCH OF AT LEAST 7/12 OWELLINGS SHALL EXCEED TWO STORIES IN HEIGHT

RESERVE VREA "A, B & D" SHALL BE FOR PARKS AND OTHER RETREATIONAL, AMENITIES, OVERLAND DRAINAGE AND SHALL BE DINNED AND MANTAINED BY THE HOMEOWNER'S ASSOCIATION. RESERVE AREAS

RESENC AREA "C" SHALL BE FOR PARKS, AND OTHER PERCHANCHA, ANDITIONS, OVERLINGO PORMANCE, DESTETIVON WO SHALL BE CONCORRERS, ASSOCIATION NO RESIDENCE AND MAINTAINED BY THE FOREOWERRS, ASSOCIATION NO RESIDENCE OF DIRECTION S DRAWACE CLLVERTS

IN THE PRINTING WATER COCCUMENT OF SHEET S

DRAINAGE CULVERTS SAALL BE INSTALLDD ON EACH LOT BY THE BUILDER IN ACCORDANCE WITH THE APPROVED DRAINAGE PLANS FOR THE SUBDINISION. RIGHTS RETIENED BY DEVELOPES

# The country was a property of the country of the co

# MONCOMENT ACCOUNTING FORMATION OF HORCOMENTS ACCOUNTING

THE REPORT HAS CASED OF ETHORITH THE HORITOWNING THE ACCOUNT OF THE ACCOUNT OF

HORBOUS ACTIVITY

NO ANNAISE, DISCUSCE, POULTRY OF BESS OF, SHY WHO SHALL SE RANZED BRED ON REPT ON ANY 10 TO PRART THEREOF. EXCEPT THAT DOGS NOT KEN OTHER THE PAUSE MAY SE KENT PRODUCED THAT THE SHALL NOT KENT BRED ON ANNAINING THE CHARLEGUE, PURPOSES. THE MANIEST OF PETS SHALL DE UNITRO TO THERE.

NO BLOOK OF STANLEY SHALL BE SHADE BESTED ON USED IN SHOCK OF IN JUST THE SHALL BE SHADE BESTED DESCRIPTION OF WAY LOT IN THIS SHERNOON OF MAY LOT IN THIS SHERNOON OF MAY

COMPRON, STRUCTURES

MEMBERSHIP

THE CONTRIBUTION ON WHITTON HIGH DEPOYED THAT SOOK SUPPRINCES OF THE STATE OF THE STATE OF THE THE SOOK SUPPRINCES OF THE STATE OF THE STATE OF THE THE SOOK SUPPRINCES OF THE STATE OF THE STATE OF THE STATE OF THE THE STATE OF THE STAT

NEGRY PERSON OF DATA WE DE A RECORD UNEST OF THE FITE ASSESSMENT OF MAN WAY OF THE ASSESSMENT OF MAN WAY OF THE ASSESSMENT FROM THE CONTROL OF A LOUIS THE ASSESSMENT OF MAN WAY OF THE ASSESSMENT FROM THE CONTROL OF A LOUIS THE ASSESSMENT OF A LOUIS THE ASSESSMENT OF A LOUIS THE ASSESSMENT OF A RECORD OF A LOUIS ASSESSMENT OF A RECORD ASSESSME

The explored And E

NO TRAIDR, TRYT, GARAGE, BARN, DUTBULDING, NOR ANY STRUCTURE OF A TRANSPORAY NATURE SHALL BE USED OR HAWAN HASTATION, TRAOGRAPILY OR PERMANENTY. CONSTRUCTION TRALERS ARE PERMITTED FOR BUILDES HAWNO THREE HOUSES OF MORE UNDER CONSTRUCTION

TOAPORARY STRUCTURES AND OUTBUILDINGS

NO ENSTRUCE ERECTED BUILDING OR USED BUILDING MAY BE MONED OF NO. CONTRIBUTIONS SHALL BE ON CONCRETE FOUNDATIONS OF WORDS COMPLETEY SPRENED OR SKIRTED OUTBUILDINGS SHALL BE SMILAR IN COLOR TO THE HOUSE.

DODDING BUCCOMOS

CONDIANT FOR ADDITIONAL

# COTAN FORTS OF THE ASSOCIATION

HOW DESCRIPTION AS THE PROPERTY OF THE PROPERT

NO EXTERIOR RADIO ON TELFAISON TOWER, ASTRIAL, ANTENNA, ON SARELLY EDIOR 105 H of NO TOWN TO THE COLOR UPON ANY LOT. ARE LITTED UPON ANY LOT. ARE LITTED BY TOWN ANY LOT. ARE LITTED SON TOWN TO THE WOUNTED ON THE HOUSE OR GROUNDED BUT MAY NOT BE WOUNTED ON THE HOUSE OR ROOM.

MITHOUT IMPLIANCY OF SICH OTHER POWERS AND REATS AS THE EXPONENT WAY HE WEROLDS CONCENT OF THE VASCONTROL SA LUCTOWING OF THE WEROLDS CONCENTS OF THE WEROLDS CONCENTS OF THE WEROLDS TO DRIVER SET FORM HITM HIS COMMENT OF THE WEROLDS TO DRIVER SET FOR THE SAME EXTERT AS A LOT OWNERS.

## AMDIDADY AND SYDNAUT Deformant, puestion, A. Deformant

THE SECTIONS AND THE TOP AND THE SECTION OF THE SEC

PRES. RESPICTOS SHALIBOANN IN FILL FORCE AND E JANANEY 1, 2027, AND SHALL JANANIALLY BE CONTINUED T AND STOCKSON, FROM OF THE (10) TANKE LICH, UNLESS IN AND STATEMENT OF REGISTRATION OF THE (10) TANKE LICH, UNLESS IN THE STATEMENT OF THE STATEM

EFFECT UNTIL THEREAFTER TERMINATED OF

Revolution of any experience and revolution and any experience of the property of the property of the property of the property of a state of the property of the property of a state of the property of the WIND LAND DEVELOPMENT, LLC PHIL OSTERNOUT

SERVICE IN EXCESSIONED TO USE TO ALCE IN NOT PROGRAMM.

APPRING THE OFFICE TO USE TO U

NOTARY PUBLIC

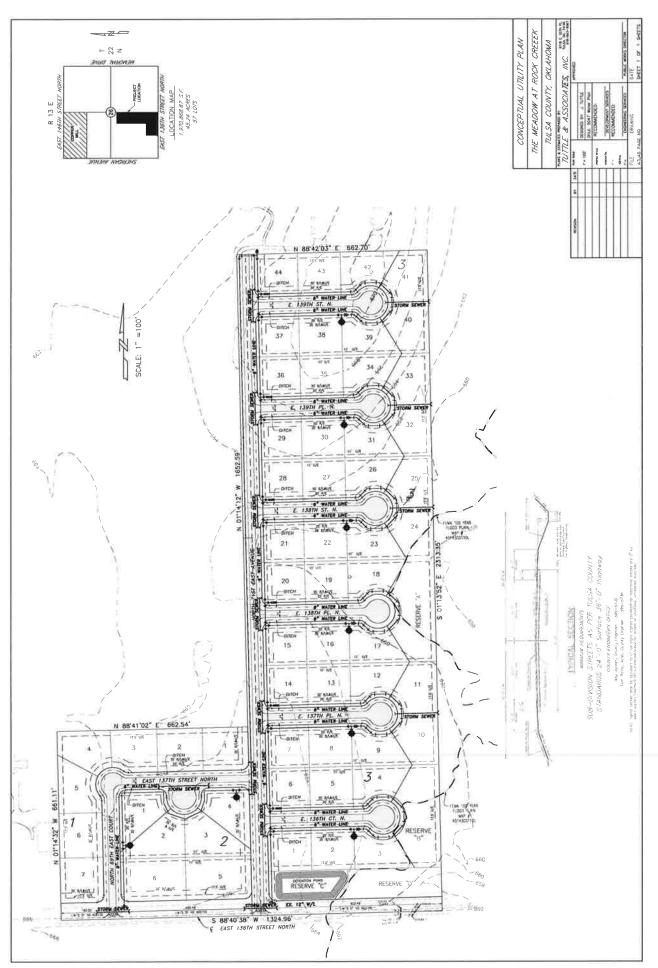
MY COMMISSION EXPIRES:

BATHOUT O'S SHORT

I STITLE ALL S OF THAN COMPON, HERBY CONFY
THE RESERVE THE SELL SOF THAN COMPON, HERBY CONFY
THE RESERVE THE SELL SOF THAN COMPON, HERBY CONFY
THE RESERVE THE SELL SOF THE SELL SOF THE SELL SOF THE SEL

STATE OF GOLAHOMA).
COUNTY OF THESE STATE OF GOLAHOMA.
THESE STATE OF THE STATE OF THE STATE OF THE COUNTY OF THE COUNTY OF THE STATE O AND THAT LAST ABOVE WRITTON CHEEK WY HAND AND SEAL THE DAY

MY COMMISSION EXPIRES:



#### TRAVERSE CLOSURE REPORT

#### THE MEADOWS AT ROCK CREEK Boundary

| Traverse Closur | e Report                                | Thu Feb 16 | 10:27:34 2017     |
|-----------------|-----------------------------------------|------------|-------------------|
| Northing        | Easting                                 | Bearing    | Distance          |
| 2479.000        | 17462.500                               | C 001      | 10'70" W 1701 000 |
| 2448.414        | 16137.893                               |            | 10'38" W 1324.960 |
| 3109.368        | 16123.561                               | N 01°1     | 14'32" W 661.110  |
| 3124.586        | 16785.926                               | N 88*4     | 11'02" E 662.540  |
|                 | , , , , , , , , , , , , , , , , , , , , | N 01°1     | 4'12" W 1652.590  |
| 4776.791        | 16750.259                               | N 88°4     | 12'03" E 662.700  |
| 4791.816        | 17412.789                               |            | 3'52" E 2313.350  |
| 2479.000        | 17462.492                               | 5 01 1     | 3 32 E 2313.350   |

Closure Error Distance> 0.00795 Error Bearing> S 89°27'55" E Closure Precision> 1 in 915336.9 Total Distance> 7277.250 Traverse Closure Area: 1970851.84 sq ft, 45.245 acres



9718 East 55th Place South Tulsa, Oklahoma 74146 Phone: (918) 663—5567 Date: 052/16/17

Drawn: RWT

Checked: JAT

Job Number: 5047

Sheet 1 of 1



Case Number: CZ-452

Hearing Date: March 15, 2017

#### Case Report Prepared by:

Jay Hoyt

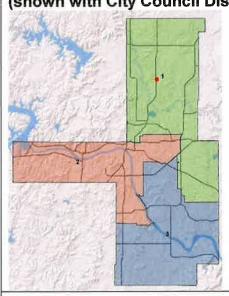
#### Owner and Applicant Information:

Applicant: JR Donelson

Property Owner. GONZALES, BONNIE KAY

WINES TR

#### <u>Location Map:</u> (shown with City Council Districts)



#### **Applicant Proposal:**

Present Use: Agriculture

Proposed Use: Rezone to RE to permit a

residential subdivision

Concept summary:

Tract Size: 15.47 + acres

Location: West of N. Yale Ave. at E. 92nd St. N.

#### Zoning:

Existing Zoning: AG

Proposed Zoning: RE

#### Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

#### **Staff Recommendation:**

Staff recommends approval.

#### **Staff Data:**

TRS: 1321

CZM: 17, 16

Atlas: 0

#### County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: CZ-452

**DEVELOPMENT CONCEPT:** The applicant has requested RE zoning in order to permit the development of a single-family residential subdivision.

#### **EXHIBITS**:

INCOG Case map INCOG Aerial

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

RE zoning is consistent with expected development pattern in the area, and

RE zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

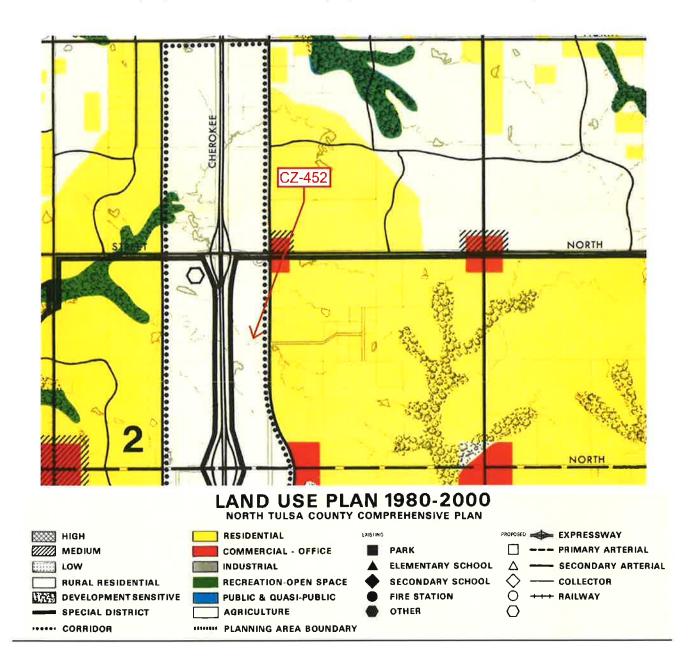
Staff recommends Approval of CZ-452 to rezone property from AG to RE.

**SECTION II: Supporting Documentation** 

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

<u>Staff Summary</u>: No current comprehensive plan contains a designation for CZ-444 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a medium to high intensity residential base.



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

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

#### Transportation Vision:

Major Street and Highway Plan: North Yale Avenue is designated as a secondary arterial.

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: N/A

Historic Preservation Overlay: N/A

#### **DESCRIPTION OF EXISTING CONDITIONS:**

<u>Staff Summary:</u> The site is primarily vacant, with some oil well equipment and an existing single-family residence in the NE corner of the site.

Environmental Considerations: Oil well equipment currently exists on the site

#### Streets:

| Exist. Access     | MSHP Design        | MSHP R/W | Exist. # Lanes |
|-------------------|--------------------|----------|----------------|
| North Yale Avenue | Secondary Arterial | 100 feet | 2              |

#### **Utilities**:

The subject tract has municipal water and sewer available.

#### Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use    |
|----------|-----------------|-------------------------------|-----------------------------|-----------------|
| North    | AG              | N/A                           | N/A                         | Single-Family   |
| South    | AG              | N/A                           | N/A                         | Single-Family   |
| East     | RE              | N/A                           | N/A                         | Single-Family   |
| West     | AG              | N/A                           | N/A                         | Hwy 75 / Vacant |

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

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

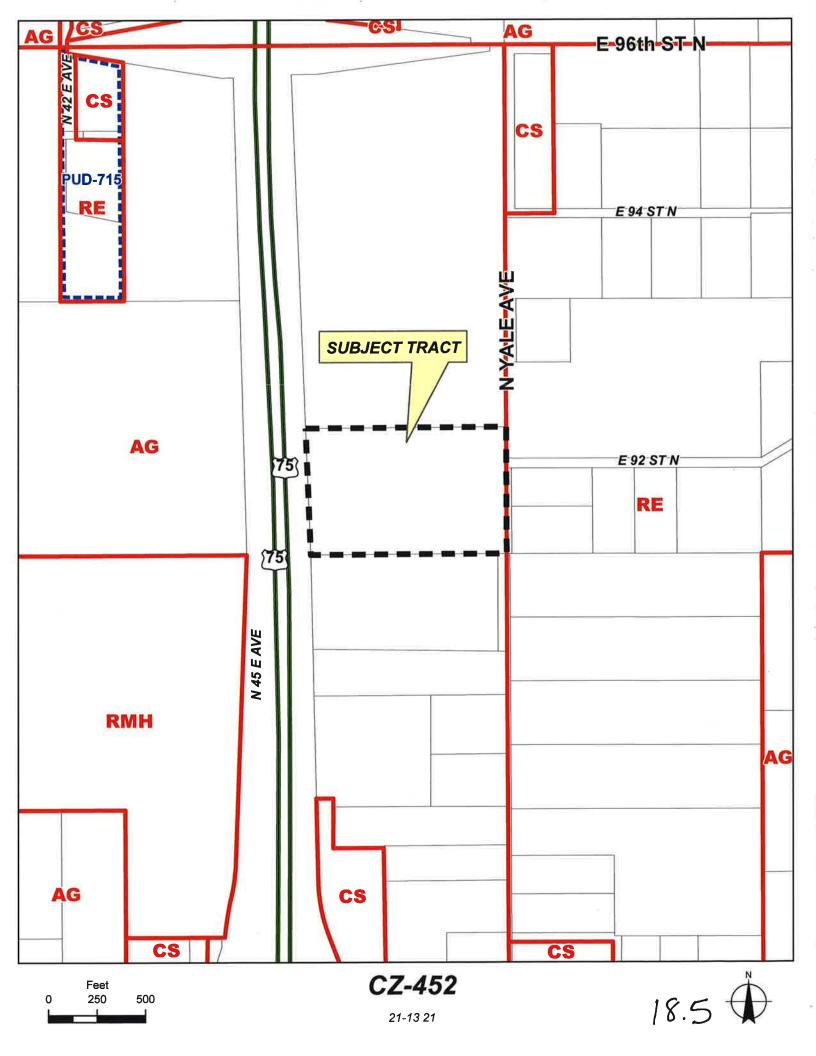
#### Subject Property:

No relevant history.

#### Surrounding Property:

<u>CZ-120 December 1984:</u> All concurred in approval of a request for rezoning an 80± acre tract of land from AG to CS on 467' x 467' and RE on the remainder, for residential and commercial, on property located on the northeast corner of E. 86<sup>th</sup> St. N. and N. Yale Ave.

3/15/2017 1:30 PM





Feet 0 250 500



CZ-452

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





Case Number: CZ-453

Hearing Date: March 15, 2017

#### Case Report Prepared by:

Jay Hoyt

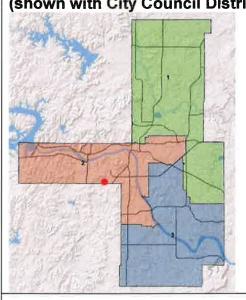
#### Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner. TANKERSLEY, FAMOUS &

LADONNA

### <u>Location Map:</u> (shown with City Council Districts)



#### **Applicant Proposal:**

Present Use: Storage and warehousing

Proposed Use: Storage and warehousing

Concept summary:

Tract Size: 1.67 ± acres

Location: South and west of southwest corner of

Southwest Blvd. and S. 72<sup>nd</sup> W. Ave.

#### Zoning:

Existing Zoning: RS

Proposed Zoning: IL

#### Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

#### **Staff Recommendation:**

Staff recommends approval.

#### **Staff Data:**

TRS: 9231

CZM: 45

Atlas: 0

#### County Commission District: 2

Commissioner Name: Karen Keith

**SECTION I: CZ-453** 

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property from RS to IL to permit storage and warehousing. This request is to bring the existing use into conformance with zoning. Storage and warehousing is used primarily for construction materials and other related items.

#### **EXHIBITS**:

INCOG Case map INCOG Aerial (small scale) INCOG Aerial (large scale) Applicant Exhibits:

> Exhibit A.1 – Street Closing Description Exhibit A.2 – Street Closing Exhibit County Street Closing Resolution

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

IL zoning is consistent with expected development pattern in the area, and

IL zoning is compatible with the existing development pattern in the area and non-injurious to the surrounding property, therefore,

Staff recommends Approval of CZ-453 to rezone property from RS to IL.

**SECTION II: Supporting Documentation** 

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

#### Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: Southwest Boulevard is a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### **DESCRIPTION OF EXISTING CONDITIONS:**

Staff Summary: The site is currently utilized for storage and warehousing.

**Environmental Considerations: None** 

19.2

#### Streets:

| Exist. Access                      | MSHP Design        | MSHP R/W | Exist. # Lanes |
|------------------------------------|--------------------|----------|----------------|
| Southwest Boulevard                | Secondary Arterial | 100 feet | 2              |
| South 72 <sup>nd</sup> West Avenue | None               | N/A      | 2              |
| West 60th Street South             | None               | N/A      | 2              |

#### **Utilities**:

The subject tract has municipal water and sewer available.

#### Surrounding Properties:

| Location | Existing Zoning | Existing Land Use<br>Designation | Area of Stability or Growth | Existing Use    |
|----------|-----------------|----------------------------------|-----------------------------|-----------------|
| North    | RS              | N/A                              | N/A                         | Railroad/Vacant |
| South    | RS              | N/A                              | N/A                         | Single-Family   |
| East     | RS              | N/A                              | N/A                         | Single-Family   |
| West     | RS / AG / I-2   | N/A                              | N/A                         | Salvage         |

**SECTION III: Relevant Zoning History** 

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

#### Subject Property:

<u>BOA-2562 July 14, 1954:</u> The Board of Adjustment approved a special exception to permit a church, on property located on Lots 5 and 6, Block 6, Taneha Addition and also known as a part of the subject property.

#### Surrounding Property:

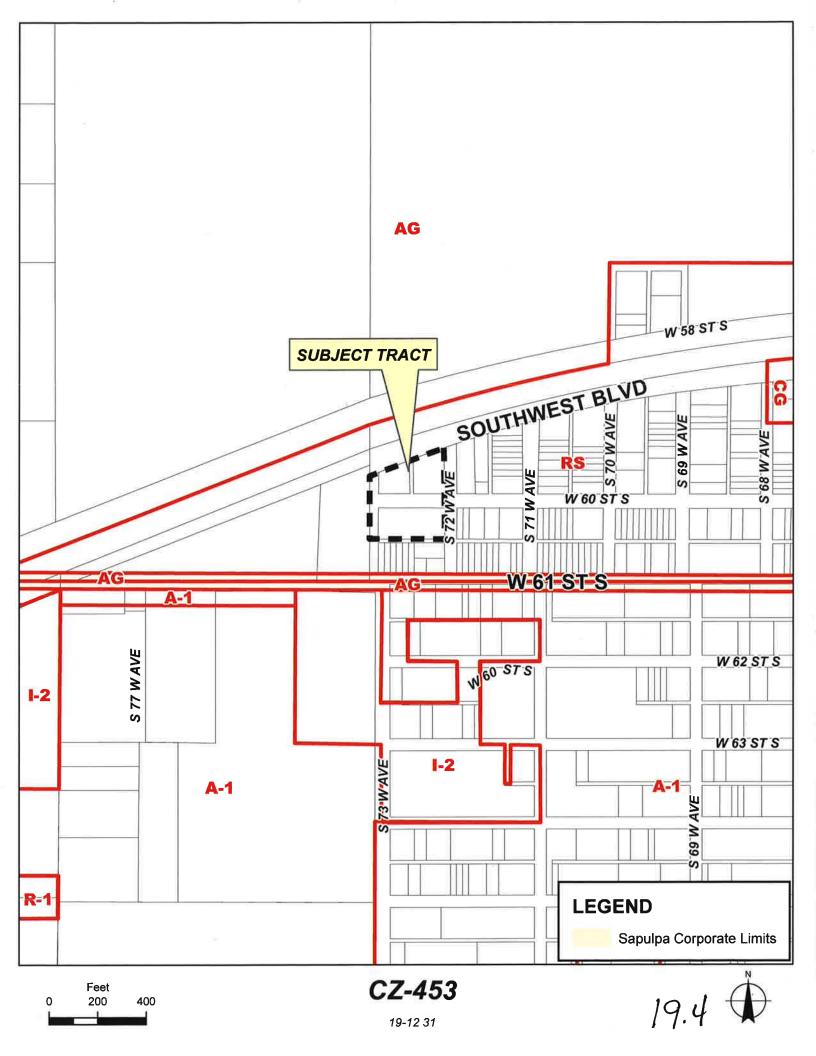
<u>CZ-408 July 2011:</u> All concurred in approval of a request for rezoning a .36<u>+</u> acre tract of land from RS to CG, for commercial use, on property located south of the southeast corner of Southwest Boulevard and S. 68<sup>th</sup> West Ave.

<u>CZ-265 April 2000:</u> All concurred in approval of a request for rezoning a .25<u>+</u> acre tract of land from RS to CG for a tire store and truck repair, on property located southwest corner of Southwest Boulevard and S. 67<sup>th</sup> W. Ave.

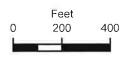
<u>CZ-261 February 2000:</u> All concurred in approval of a request for rezoning a tract from RS to CG located on the southeast corner of Southwest Boulevard and S. 68<sup>th</sup> W. Ave.

<u>CZ-184 September 1990:</u> A request to rezone a tract located on the southeast corner of Highway 66 West and S. 67<sup>th</sup> W. Ave., from RS to CG. Staff recommended denial of CG zoning and the Board of County Commissioners approved CS zoning of the property.

3/15/2017 1:30 PM







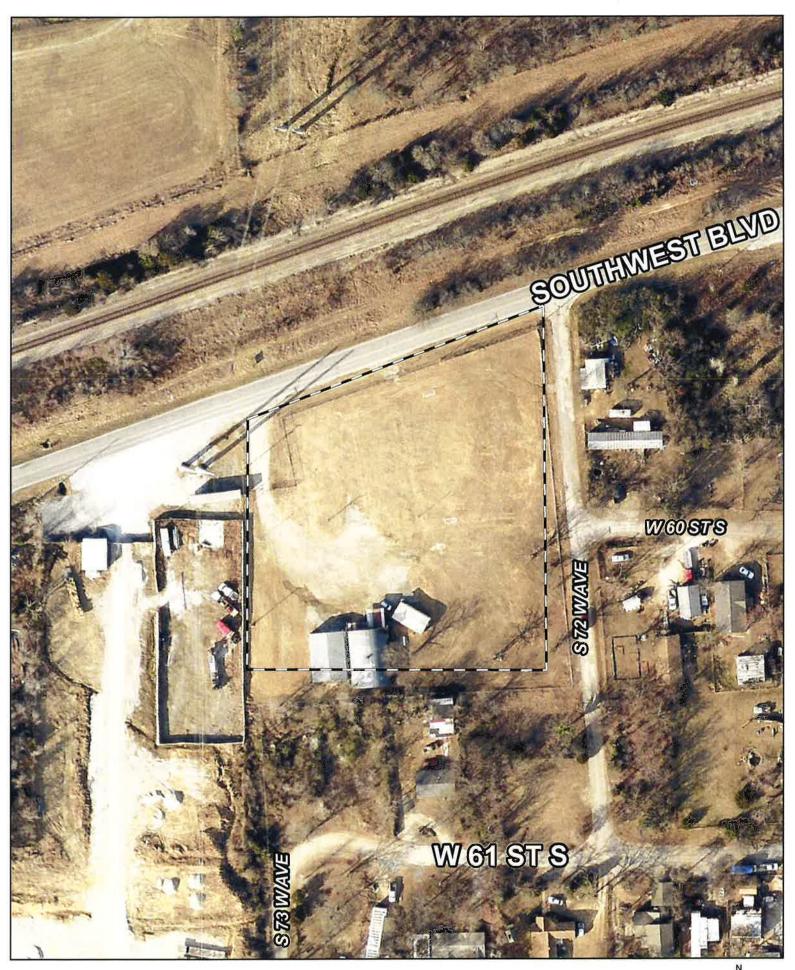


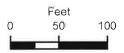
CZ-453

19-12 31

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









CZ-453

19-12 31

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



PAGE 1 OF 1

## Exhibit "A.1" Taneha Street Closing Description

#### **Description**

A PORTION OF SOUTH 73RD WEST AVENUE AND WEST 60TH STREET SOUTH, LYING ADJACENT TO BLOCK 53, "TANEHA", A SUBDIVISION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 159) AND LYING ADJACENT TO BLOCK 66, PLAT OF BLOCKS 62, 63, 64, 65, 66, 67, 68 & 69, BEING A REPLAT OF TRACKAGE LOTS E, F, G, H, I, J, K & L, "TANEHA", ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 331), TOGETHER WITH THE 15' ALLEY LYING WITHIN SAID BLOCK 66, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 66, THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHEAST CORNER OF BLOCK 53, THENCE SOUTH 90°00'00" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 53, FOR A DISTANCE OF 275.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF SAID BLOCK 53, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 73RD WEST AVENUE: THENCE NORTH 0°00'00" EAST AND ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 261.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 32.54 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 66; THENCE SOUTH 0°00'00" EAST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 84.40 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG THE SOUTH LINE OF SAID BLOCK 66, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 66; THENCE NORTH 0°00'00" EAST AND ALONG THE EAST LINE OF LOTS 7 THROUGH 11, SAID BLOCK 66, FOR A DISTANCE OF 139.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST AND ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 16.27 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 66; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF LOTS 1 THROUGH 6, SAID BLOCK 66, FOR A DISTANCE OF 145.35 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 26,675 SQUARE FEET OR 0.612 ACRES.

#### **Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SAID BLOCK 53, "TANEHA", WHICH IS ASSUMED TO BEAR \$ 90°00'00" W.

#### Certification

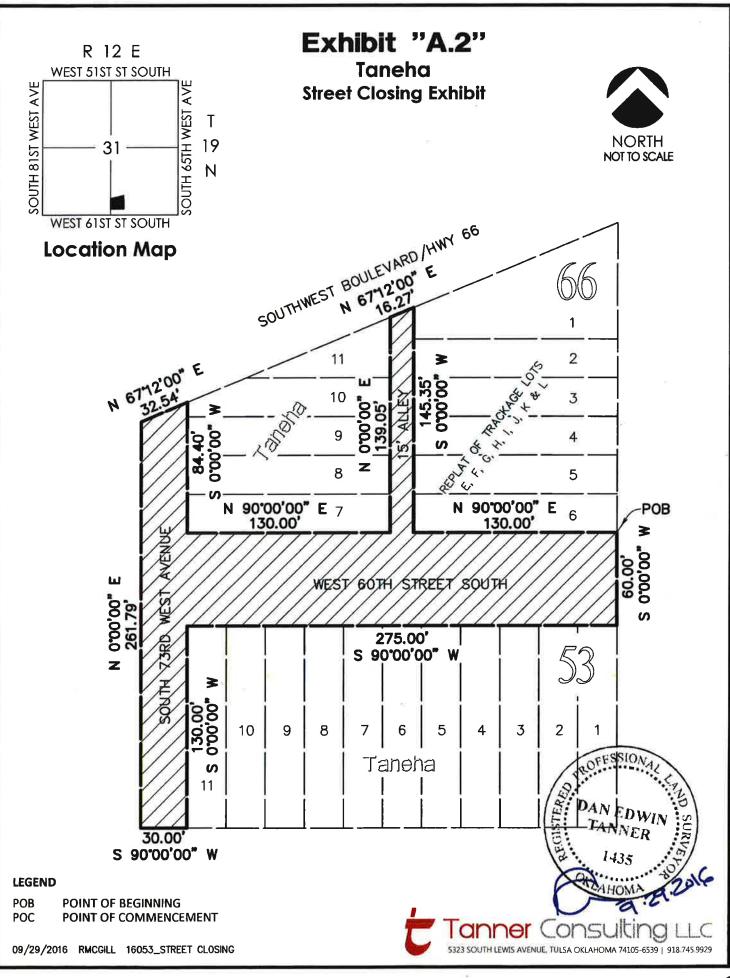
I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17



TANNER

09/30/2016 RMCGILL 16053\_STREET CLOSING



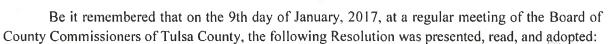


Tulsa County Clerk - Michael Willis

Doc # 2017004055 Page(s): 2 01/13/2017 01:48:16 PM

Receipt # 17-2632 Fee: \$ 0.00 PPROVED

AN 0 0 2017



#### RESOLUTION

WHEREAS, on the 3<sup>rd</sup> day of January, 2017, there came before the Board of County Commissioners of Tulsa County, a hearing to close a portion of a platted street and alley (collectively the "Public Way") more particularly described as follows:

A PORTION OF SOUTH 73RD WEST AVENUE AND WEST 60TH STREET SOUTH, LYING ADJACENT TO BLOCK 53, "TANEHA", A SUBDIVISION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 159) AND LYING ADJACENT TO BLOCK 66, PLAT OF BLOCKS 62, 63, 64, 65, 66, 67, 68 & 69, BEING A REPLAT OF TRACKAGE LOTS E, F, G, H, I, J, K & L, "TANEHA", ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 331), TOGETHER WITH THE 15' ALLEY LYING WITHIN SAID BLOCK 66, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 66, THENCE SOUTH 0°00'00" WEST FOR A DISTANCE OF 60.00 FEET TO A POINT AT THE NORTHEAST CORNER OF BLOCK 53, THENCE SOUTH 90°00'00" WEST AND ALONG THE NORTH LINE OF SAID BLOCK 53, FOR A DISTANCE OF 275.00 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF SAID BLOCK 53, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID BLOCK 53; THENCE SOUTH 90°00'00" WEST FOR A DISTANCE OF 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 73RD WEST AVENUE; THENCE NORTH 0°00'00" EAST AND ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 261.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 32.54 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 66; THENCE SOUTH 0°00'00" EAST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 84.40 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG THE SOUTH LINE OF SAID BLOCK 66, FOR A DISTANCE OF 130.00 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 66; THENCE NORTH 0°00'00" EAST AND ALONG THE EAST LINE OF LOTS 7 THROUGH 11, SAID BLOCK 66, FOR A DISTANCE OF 139.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHWEST BOULEVARD/HIGHWAY NO. 66; THENCE NORTH 67°12'00" EAST AND ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 16.27 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 66: THENCE SOUTH 0°00'00" WEST AND ALONG THE WEST LINE OF LOTS 1 THROUGH 6, SAID BLOCK 66, FOR A DISTANCE OF 145.35 FEET TO A POINT ON THE

SOUTH LINE OF SAID BLOCK 66; THENCE NORTH 90°00'00" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 26,675 SQUARE FEET OR 0.612 ACRES.

WHEREAS, the Board of County Commissioners of Tulsa County investigated the proposed closure of the Public Way as required pursuant to Okla. Stat. tit. 69, § 646, and matter was set for hearing and notice was provided as required by Okla. Stat. tit. 69, § 646(A)(4) & (5); and,

WHEREAS, at its regularly scheduled meeting held on the 9<sup>th</sup> day of January, 2017, the Board of County Commissioners of Tulsa County approved the closure by the unanimous approval of the undersigned Commissioners. The Board of County Commissioners of Tulsa County determined that the Public Way is no longer required for public purposes and it is necessary, expedient, and in the public interest, for the health welfare and best interests of the citizens of Tulsa County that the Public Way be closed, discontinued, and abandoned. The matter was unopposed.

NOW THEREFORE, BE IT RESOLVED and ORDERED, that in accordance with the laws of Oklahoma, including Okla. Stat. tit. 69, § 646, and the laws of Tulsa County, State of Oklahoma, the Public Way be forever closed, voiding any easement pertaining to the Public Way, and that the Public Way be closed in such a manner as to prevent its use by the general public.

BE IT FURTHER RESOLVED and ORDERED, that the closing of the Public Way shall not affect the right to maintain, repair, reconstruct, operate or remove utility, public service corporation or transmission company facilities existing therein, nor shall such closing affect private rights-of-way existing by operation of law or private agreement.

Passed and approved this 9th day of January, 2017.

ATTEST:

Chairman

County Clerk

Approved as to Form
Assistant District Attorney