

**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. **LC-869** (Lot-Combination) (CD 4) – Location: Northeast corner of South Peoria Avenue and East 6th Street
3. **LC-870** (Lot-Combination) (CD 9) – Location: East of the Northeast corner of East 41st Street South and South Birmingham Avenue
4. **LC-871** (Lot-Combination) (CD 4) – Location: North of the northeast corner of West 17th Street South and South Boulder Avenue
5. **LC-872** (Lot-Combination) (CD 6) – Location: East of the Northeast corner of South 129th East Avenue Street and East 61st Street South
6. **LS-20967** (Lot-Split) (County) – Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LC-868)
7. **LC-868** (Lot-Combination) (County) – Location: North of the Southeast corner of North Sloan Avenue and West 10th Street South (Related to LS-20967)
8. **LS-20968** (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. **LS-20970** (Lot-Split) (CD 2) – Location: North of the Northwest corner of West 51st Street South and South Union Avenue
11. **LS-20972** (Lot-Split) (CD 4) – Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LC-873)
12. **LC-873** (Lot-Combination) (CD 4) – Location: Southeast corner of East 1st Street and South Elgin Avenue (Related to LS-20972)
13. **PUD-411-C-17 Lou Reynolds** (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. **PUD-267-12 Andrew Shank** (CD 8) Location: Southeast corner of South Sheridan Road and East 101st Street South requesting a **PUD Minor Amendment** to modify signage standards.
15. **Kum & Go 871 Addition** (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. **CW on 71st** (CD 2) Preliminary Plat, Location: East of the southeast corner of West 71st Street South and South Elwood Avenue
17. **The Meadow at Rock Creek** (County) Preliminary Plat, Location: East of the northeast corner of East 136th Street North and North Sheridan Road
18. **CZ-452 JR Donelson** (County) Location: West of North Yale Avenue at East 92nd Street North requesting rezoning from **AG** to **RE**.
19. **CZ-453 Lou Reynolds** (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 cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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	--
Preliminary Plats	3	3	3
Final Plats	1	0	5
Plat Waivers	0	0	--
Lots Splits	10	8	8
Lot Combinations	9	17	6
Other	2	2	5
Comp Plan Amendments	0	1	0

3/8/2017

KIMS

TMAPC RECEIPTS
Month of February 2017

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	7	\$337.50	\$337.50	\$675.00	67	3,125.00	3,125.00	\$6,250.00
Zoning	6	2,525.00	2,525.00	5,050.00	54	21,315.00	21,315.00	42,630.00
Plan Reviews	34	4,047.50	4,047.50	8,095.00	193	19,347.50	19,347.50	38,695.00
Refunds		0.00	0.00	0.00		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,910.00</u>	<u>\$6,910.00</u>	<u>\$13,820.00</u>		<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
		<u>\$3,325.00</u>	<u>\$3,325.00</u>	<u>\$6,650.00</u>		<u>\$23,633.72</u>	<u>\$23,633.72</u>	<u>\$47,267.44</u>
TMAPC COMP								
Comp Plan Adimendment	0	\$0.00	\$0.00	\$0.00	4	\$1,000.00	\$0.00	\$1,000.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$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>	<u>\$1,000.00</u>
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
		<u>\$3,700.00</u>	<u>\$1,450.00</u>	<u>\$5,150.00</u>		<u>\$40,400.00</u>	<u>\$14,550.00</u>	<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		\$13,601.43	\$11,685.00	\$25,286.43		\$105,056.32	\$81,396.22	\$186,452.54

* 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

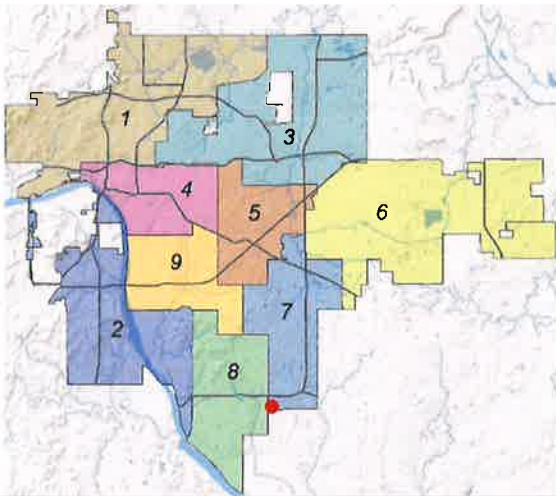
Owner and Applicant Information:

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 Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8324

CZM: 57

Atlas: 2270

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

Amendment Request: 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.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.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 17 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 Tract "A-1" and Tract "A-2" on Exhibit "B" 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".

PUD-411-C 17 will allocate 5,000 square feet of floor area to Tract "A-2".

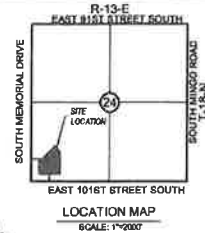


Lot Split Exhibit
SOUTH TOWN MARKET
PART OF LOT 5 BLOCK 1 TRACT A-1 (REMAINDER TRACT)

(PAGE 1 OF 2)

EXHIBIT "A-1"
1 of 2

THE BASIS OF BEARING IS THE
WEST LINE OF SOUTH TOWN
MARKET HAVING AN ASSUMED
BEARING OF N 00°00'00" E



SOUTH MEMORIAL DRIVE

Tract A-2

TRACT A-1

818.97'
N89°37'01"E
EAST 101ST STREET SOUTH



13.4

Lot Split

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

EXHIBIT "A-1"
2 of 2

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

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

2/8/2017

ERIC ROLLSTON

OKLAHOMA PLS NO. 1761

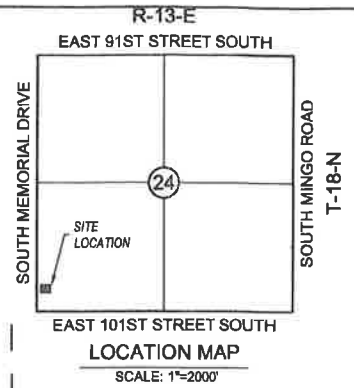
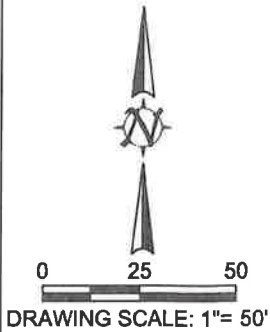


13.5

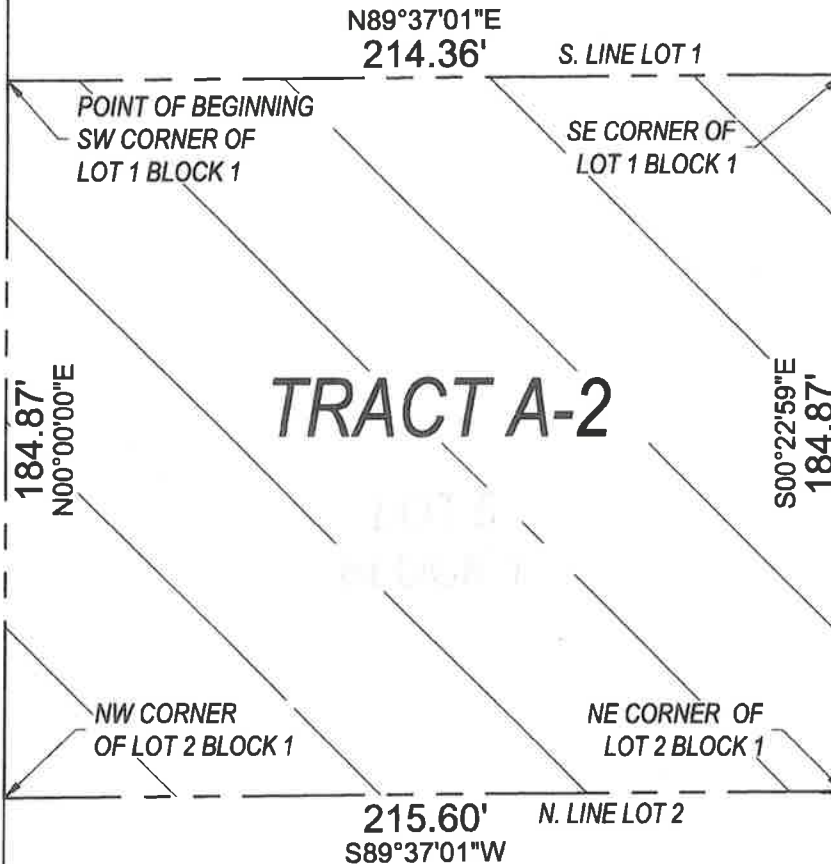
Lot Split Exhibit

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

EXHIBIT "A-2"
1 of 2



SOUTH MEMORIAL DRIVE



Tract
A-1

THE BASIS OF BEARING IS THE WEST LINE OF SOUTH TOWN
MARKET HAVING AN ASSUMED BEARING OF N 00°00'00" E

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

EXHIBIT "A-2"
2 of 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

2/8/2017

ERIC ROLLSTON
OKLAHOMA PLS NO. 1761



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA88318 Exp: June 30, 2018
ICS CA92292 Exp: Dec: 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4286

13.7





0 200 400
Feet



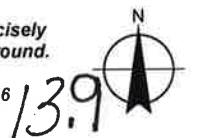
Subject
Tract

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



Case Number: PUD-267-12
Minor Amendment

Hearing Date: March 15, 2017

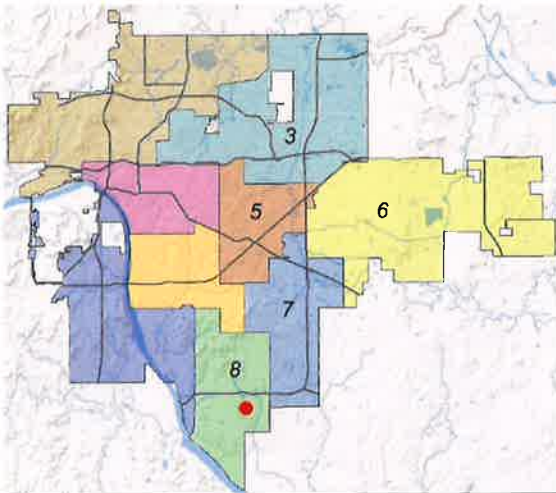
Case Report Prepared by:
Jay Hoyt

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

Comprehensive Plan:

Land Use Map: Neighborhood Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

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

Amendment Request: 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.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.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."

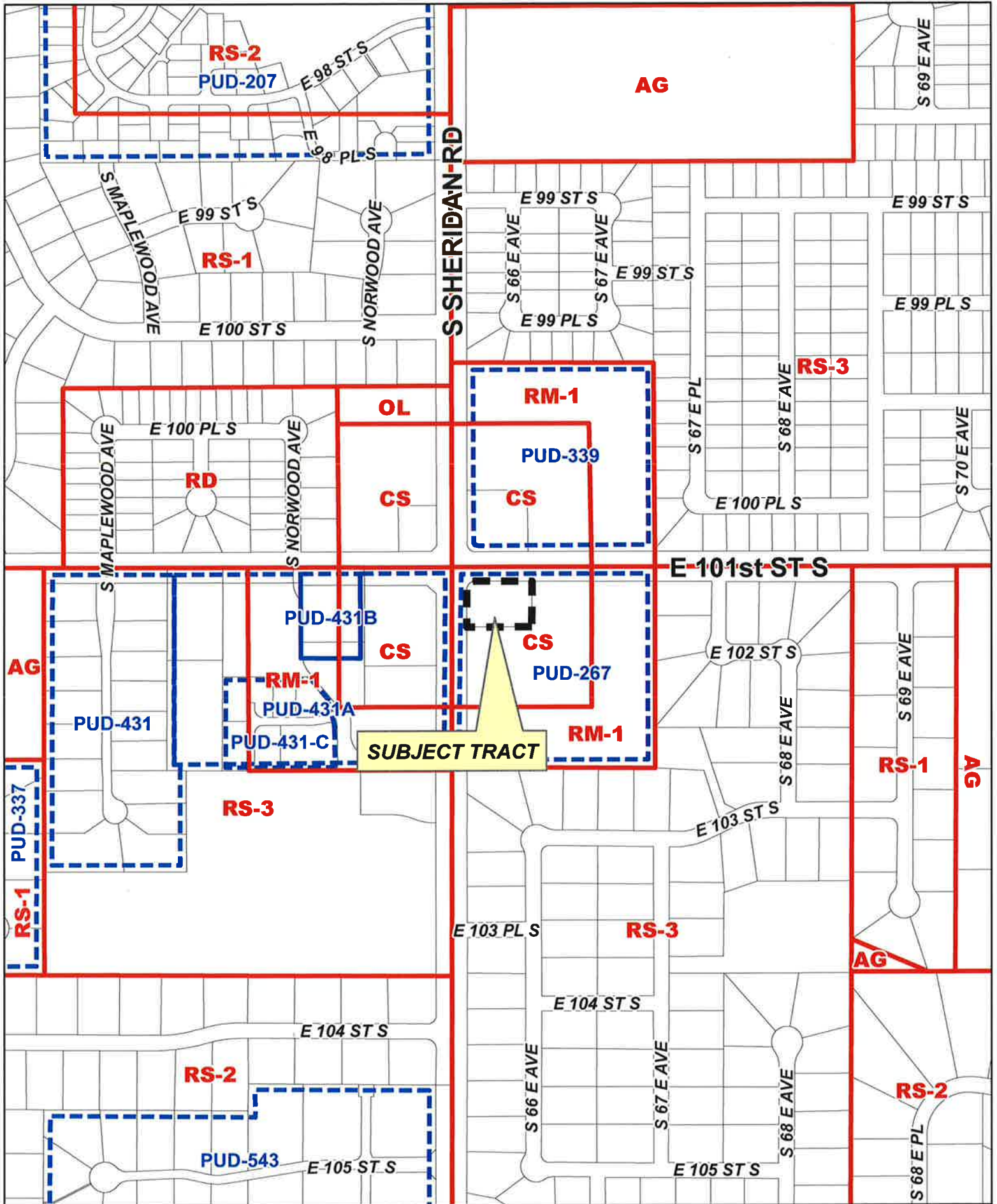
Staff has reviewed the request and determined:

- 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

18-13 26

14.3





Feet
0 200 400



Subject
Tract

PUD-267-12

18-13 26

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

Aerial Photo Date: February 2016





E 101st ST S

S SHERIDAN RD

0 50 100
Feet



Subject
Tract

PUD-267-12

18-13 26

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

Aerial Photo Date: February 2016

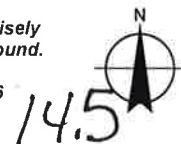


EXHIBIT "A"

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.
10. 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



Tulsa Metropolitan Area
Planning Commission

Case : Kum & Go 871 Addition

Hearing Date: March 15, 2017

Case Report Prepared by:

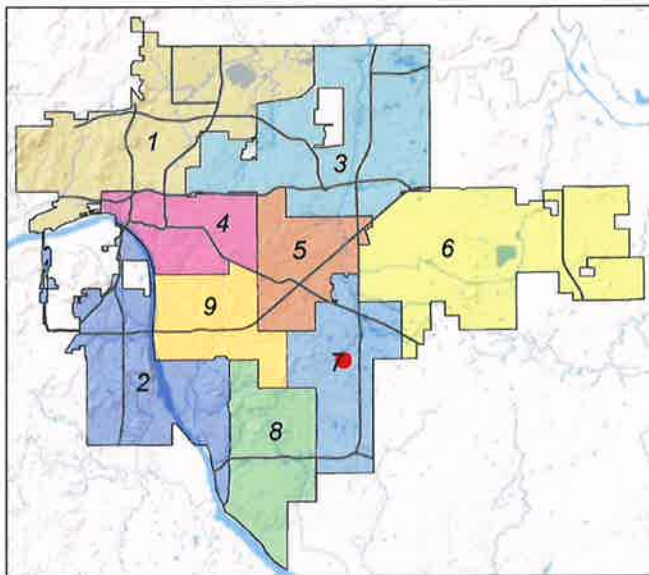
Nathan Foster

Owner and Applicant Information:

Applicant: Crafton Tull, Chuck Mitchell

Owner: Multiple owners

Location Map:
(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 61st Street

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the Final Plat

City Council District: 7

Councilor Name: Anna America

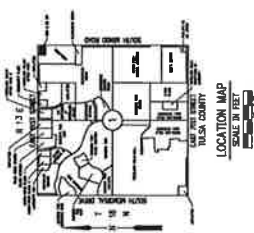
County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat

KUM & GO 871 ADDITION

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
A PART OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST
1.48 ACRES, 1 BLOCK, 1 LOT



ENGINEER/SURVEYOR:
CRAFTON TULL & ASSOCIATES
W. CHARLES MITCHELL, PE 21425
220 E. 4TH STREET
TULSA, OK 74119
(918) 584-0347
CRAFTONTULL@CRAFTONTULL.COM

A. B. WATSON, JR. FLS 1552P
200 E. 8th Street
Tulsa, OK 74119
(918) 384-0047
BENTY.WATSON@CARTONTELL.COM

CERTIFICATE OF AUTHORIZATION
CA 973 (F/L) EXPIRES 4/30/18

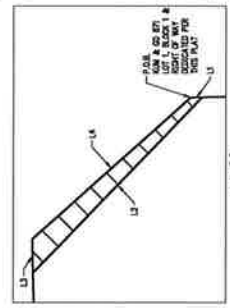
SYMBOLS

LINEWORK
EXISTING EXISTMENT
NEW EXISTENT

DEFINITION

L.A.	LIMIT OF ACCESS
LALA	LIMITS OF NO ACCESS
ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
STS MH	STORM MANHOLE
SOCI	SINGLE GRATE CURB
DGCI	DOUBLE GRATE CURB

LINE TABLE FOR RIGHT OF WAY DELINEATED	
1	3.071834
2	2.09
3	42.43
4	3.67
5	30.00
6	30.00

PREPARED DATE MARCH 3, 2011
 6-11-11 1:01 PM

OWNERS: JAYNE ANN MOBLEY HOLMES, AS TRUSTEE OF THE HOLLY ELIZABETH HOLMES TRUST DATED

THE TRUSTS ELIZABETH HOLMES TRUSTS
 DECEMBER 24, 1963 AKA THE HOLLY ELIZABETH
 HOLMES TRUSTS DATED DECEMBER 24, 1963, AND
 AS AMENDED FOR THE BENEFIT OF HOLLY
 ELIZABETH HOLMES
 6062 S. GRANITE AVE. APT 38
 TULSA, OK. 74136

JAYNE ANN MOBLEY HOLMES, AS TRUSTEE OF
THE CHRISTOPHER WILLIAM HOLMES TRUST
DATED DECEMBER 24, 1983, AS AMENDED
8800 S. GRANITE AVE. APT. 38
TULSA, OK 74138

JOE MOBLEY INVESTMENT COMPANY,
AN OKLAHOMA CORPORATION
CHRISTOPHER WILLIAM HUBBS AND DAVID M. POLK
HUSBAND AND WIFE
P.O. BOX 1743
WACO, TX 76703

P.O. BOX 1743
MADISON, TX. 76703

AUGUST 9, 1978, AS AMENDED
P.O. BOX 1743
WACO, TX 76703

HOLLIES REVOCABLE TRUST DATED DECEMBER
28, 1981, AS AMENDED
6800 S. GRANITE AVE. APT 38
TULSA, OK. 74130

CHRISTOPHER WILLIAM HOLMES, AS TRUSTEE OF THE
MICHELLE LOUISE MITCHELL TRUST DATED
DECEMBER 11, 1987, AND AS AMENDED, FOR THE
BENEFIT OF MICHELLE LOUISE MITCHELL

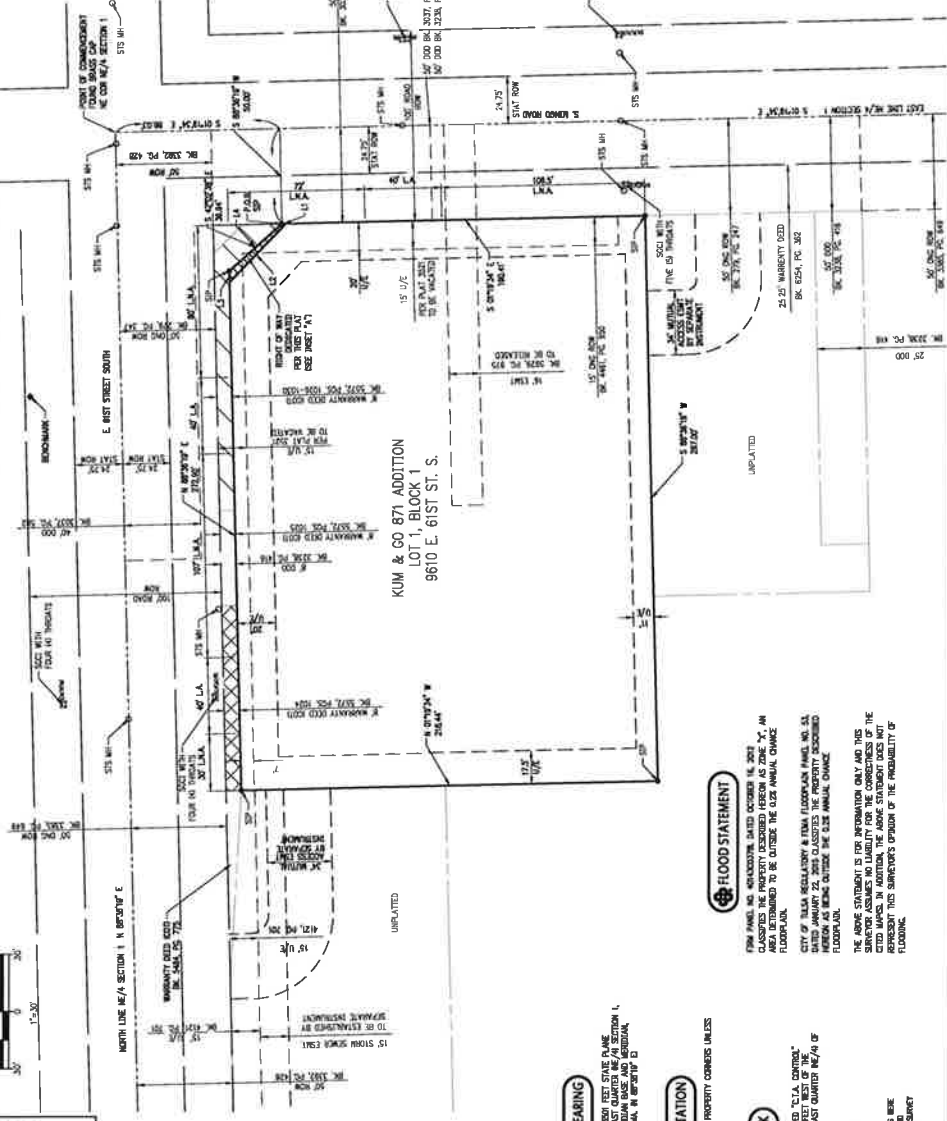
PROPERTY OF MICHIGAN LEGISLATIVE BUREAU
P.O. BOX 1743
LANSING, MI 48203

1, 1975 AND THE MARGIA JO NOBLEY MITCHELL
TRUST DATED AUGUST 1, 1975, AND AS AMENDED,
FOR THE BENEFIT OF MARGIA JO NOBLEY MITCHELL.
P.O. BOX 1743
WACO, TX 76703

ADDRESSES SHOWN ON THIS PLAT ARE
ACCURATE AT THE TIME THE PLAT WAS
FILED



GRAPHIC SCALE IN FEET



1

BASIS OF BEARING

OKLAHOMA NORTH ZONE 3501 FEET STATE PLANE
THE NORTH LINE OF THE NORTHEAST QUARTER ONE (1/4) SECTION 1,
T-18-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN,
MUSKOGEE COUNTY, STATE OF OKLAHOMA, IN 88°30'10" E

 MONUMENTATION

1/8" DIM PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

18" SET IRON PIN RED CAP STAMPED "C.T.A. CONTROL"
 AT 43.94 FEET NORTH AND 130.08 FEET WEST OF THE
 NORTHEAST CORNER OF THE NORTHEAST QUARTER NE/4 Q
 SECTION THREE CO.
 TOWNSHIP EIGHTEEN T18 NORTH,
 RANGE THIRTEEN R13 EAST.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE ABOVE STATEMENT. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

FLOOD STATEMENT

7594 PASEO NO. 4514003706 DATED OCTOBER 16, 2012
CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD AREA.

PROPERTY OF TULSA REGULATORY & FEMA FLOODPLAIN PANEL NO. 23
EXPIRATION DATE JANUARY 22, 2015 CLASSIFIES THE PROPERTY DESCRIBED
HEREON AS BEING OUTSIDE THE 0.2% ANNUAL CHANCE

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE SURVEYED MAPS. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODPLAIN.

FLOODING

15.2

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA
A PART OF THE NE/4 OF THE NE/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST
1.48 ACRES, 1 BLOCK, 1 LOT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY JAYME ANN MOBLEY HOLMES, AS TRUSTEE OF THE HOLLY ELIZABETH HOLMES TRUST DATED DECEMBER 24, 1983 AKA THE HOLLY ELIZABETH HOLMES TRUST DATED DECEMBER 24, 1983 AND AS AMENDED, FOR THE BENEFIT OF HOLLY ELIZABETH HOLMES.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY JAYNE ANN MOBLEY HOLMES, AS TRUSTEE OF THE CHRISTOPHER WILLIAM HOLMES TRUST DATED DECEMBER 24, 1983, AS AMENDED.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF MARCH, 2017 BY
CHRISTOPHER WILLIAM HOLMES AND DAWN M. HOLMES, HUSBAND AND WIFE.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY _____ AS _____, PRESIDENT OF JOE MOBLEY INVESTMENT COMPANY, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLMES, AS TRUSTEE UNDER DECLARATION OF TRUST MADE BY WILLIAM JOSEPH MOBLEY ON AUGUST 9, 1979 AKA THE WILLIAM JOSEPH MOBLEY TRUST DATED AUGUST 9, 1979, AS

NOTARY PUBLIC
COMMISSION #

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MARCH, 2017 BY JAYME ANN MOBLEY HOLMES, AS TRUSTEE OF THE JAYME ANN MOBLEY HOLMES TRUST U/A DATED DECEMBER 28, 1981 AND JAYME ANN MOBLEY HOLMES, AS TRUSTEE OF THE JAYME ANN MOBLEY HOLMES REVOCABLE TRUST DATED DECEMBER 28, 1981, AS AMENDED.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY
MARCIA J. MOBLEY AS TRUSTEE OF THE MICHELLE LOUISE MITCHELL TRUST DATED DECEMBER 24, 1983.

NOTARY PUBLIC
COMMISSION # _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF MARCH, 2017 BY CHRISTOPHER WILLIAM HOLMES AKA CHRISTOPHER W. HOLMES, AS TRUSTEE OF THE MARCIA J. MITCHELL TRUST DATED AUGUST 1, 1979 AKA THE MARCIA J. MOBLEY MITCHELL TRUST DATED AUGUST 1, 1975, AND AS AMENDED, FOR THE BENEFIT OF MARCIA J. MOBLEY MITCHELL.

NDARY PUBLIC
COMMISSION /

THIS _____ DAY OF MARCH, 2017 BY CHRISTOPHER MITCHELL TRUST DATED DECEMBER 31, 2016
DALE LOUISE MITCHELL.

NOTARY PUBLIC
COMMISSION # _____

L. S. WATSON, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "JULIA & CO. EIGHT ACRES," A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE ORIGINALLY USED GENERALLY ACCEPTED PRACTICES AND METHODS OF THE SURVEY MADE ON THE ORIGINALLY USED GENERALLY ACCEPTED PRACTICES AND METHODS OF THE SURVEY.



STATE OF
COUNTY

REFORM INSURING AM

ACTIVITY PUBLIC.

JANE ANN HOLLY HOLMES AS TRUSTEE OF
THE HOLLY ELIZABETH HOLMES TRUST DATED
DECEMBER 24, 1983 AKA THE HOLLY ELIZABETH
DECEMBER 24, 1983 AKA THE HOLLY ELIZABETH

But:

CHRISTOPHER WILLIAM HOLMES AS TRUSTEE OF THE JANE ANN HOLMES TRUST DATED OCTOBER 8, 1970 AS AMENDED

THE JANE ANN HOLMES TRUST V/A DATED OCTOBER 8, 1970 AS AMENDED

HOLMES REVOCABLE TRUST DATED DECEMBER 29, 1981 AS AMENDED

THE WILLIAM JOSEPH HOLMES TRUST DATED AUGUST 8, 1970 AS AMENDED

MARCIA J. MOBLEY AS TRUSTEE OF THE MICHELLE
LOUISE MITCHELL TRUST DATED DECEMBER 24, 1983

MARCIA J. WOBLEY AS TRUSTEE OF THE MICHELLE
LOUISE MITCHELL TRUST DATED DECEMBER 26, 1963

CHRISTOPHER WILLIAM HOLMES, AS TRUSTEE OF THE MICHELLE LOUISE MITCHELL TRUST DATED DECEMBER 11, 1967, AND AS AMENDED, FOR THE BENEFIT OF MICHELLE LOUISE MITCHELL.



Tulsa Metropolitan Area
Planning Commission

Case : CW on 71st

Hearing Date: March 15, 2017

Case Report Prepared by:

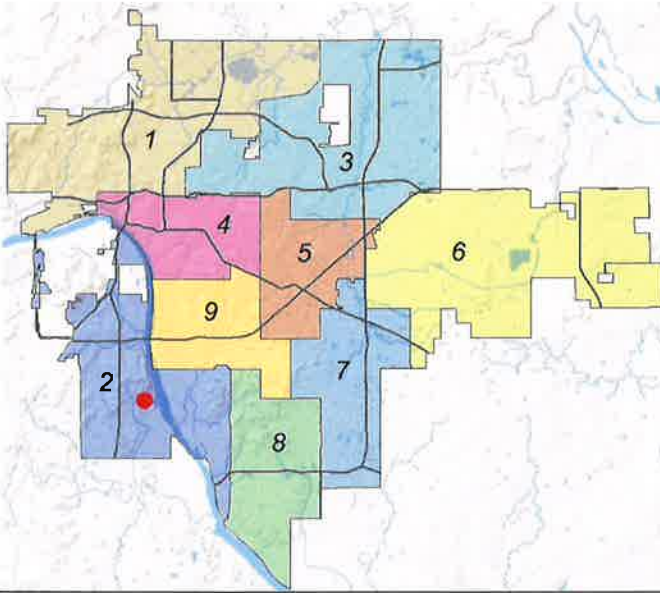
Nathan Foster

Owner and Applicant Information:

Applicant: Khoury Engineering, Malek Elkhoury

Owner: Nancy Westfall & Milfred Robertson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 2.03± acres

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

Zoning: CG

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use Map, Growth & Stability Map, Preliminary Plat, Conceptual Improvements

16.1

PRELIMINARY SUBDIVISION PLAT

CW on 71st - (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.

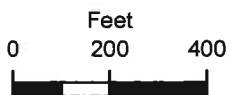
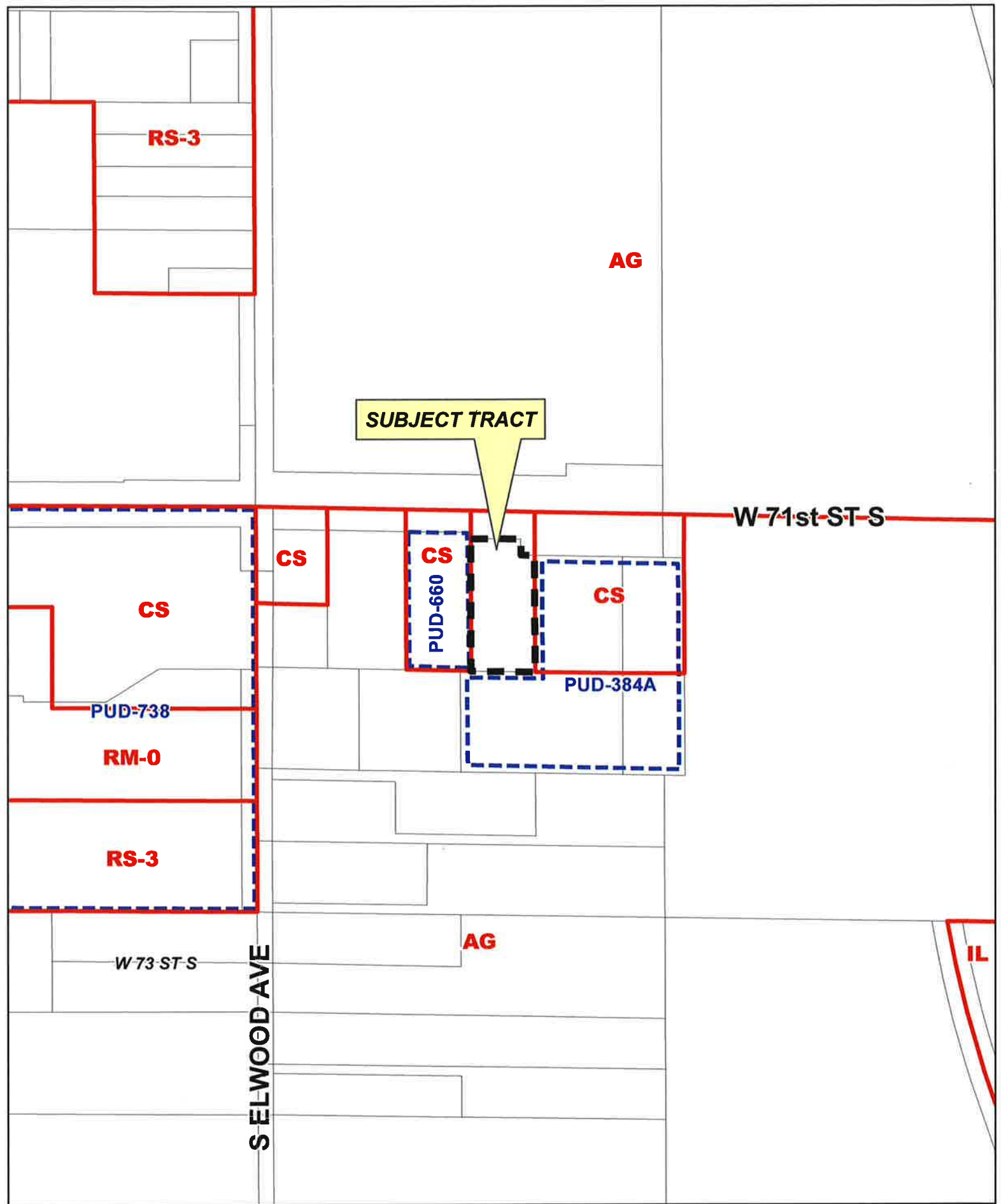
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

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 71st 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:

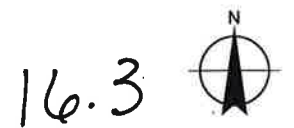
1. None Requested

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



CW ON 71ST

18-12 12





0 200 400
Feet



Subject
Tract

CW ON 71ST

18-12 12

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

Aerial Photo Date: February 2016



16.4



W 71st ST S

0 50 100
Feet



Subject
Tract

CW ON 71ST

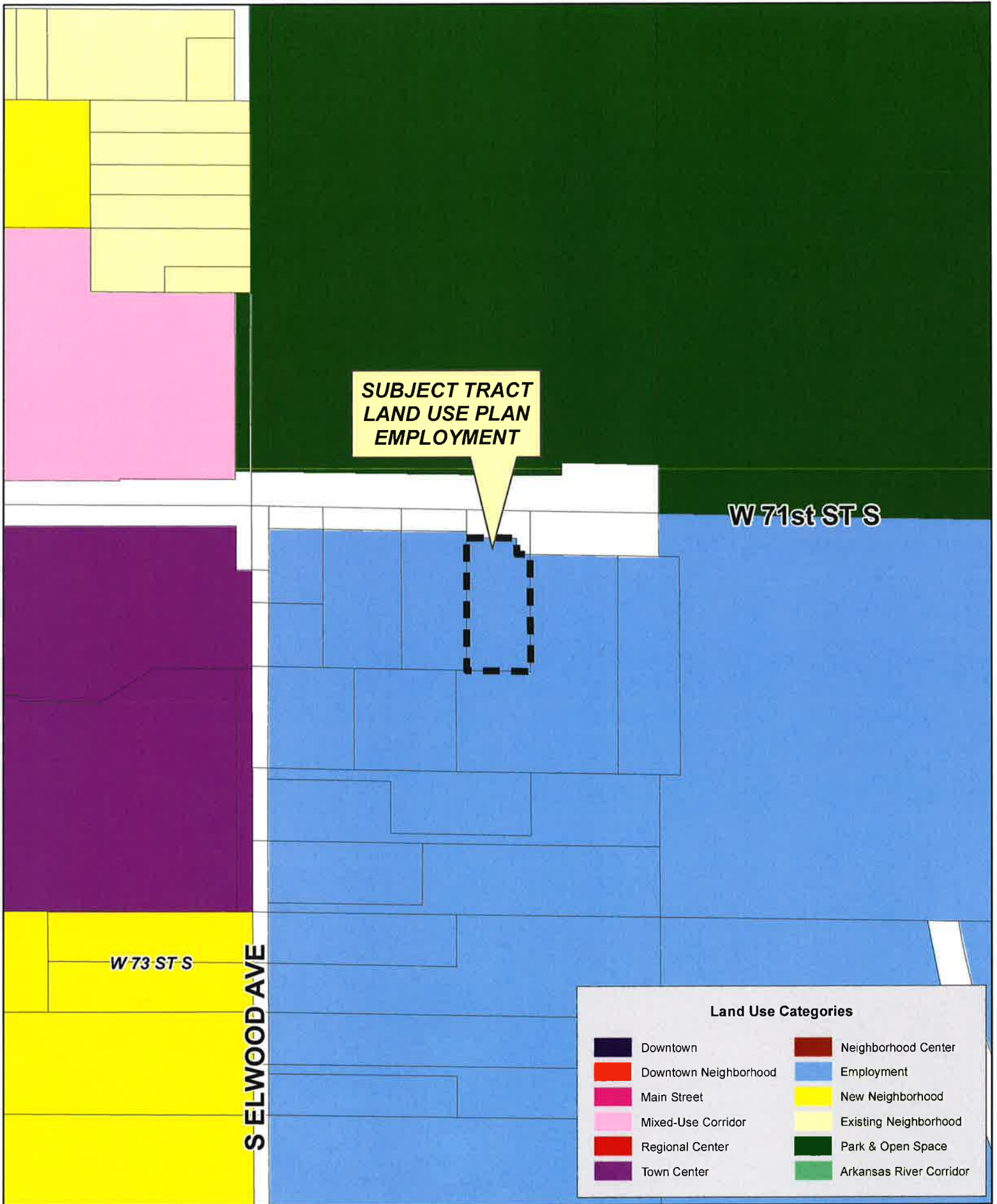
18-12 12

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

Aerial Photo Date: February 2016



16.5



SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

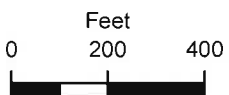
W 71st ST S

W 73 ST S

SELWOOD AVE

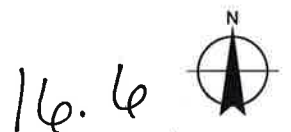
Land Use Categories

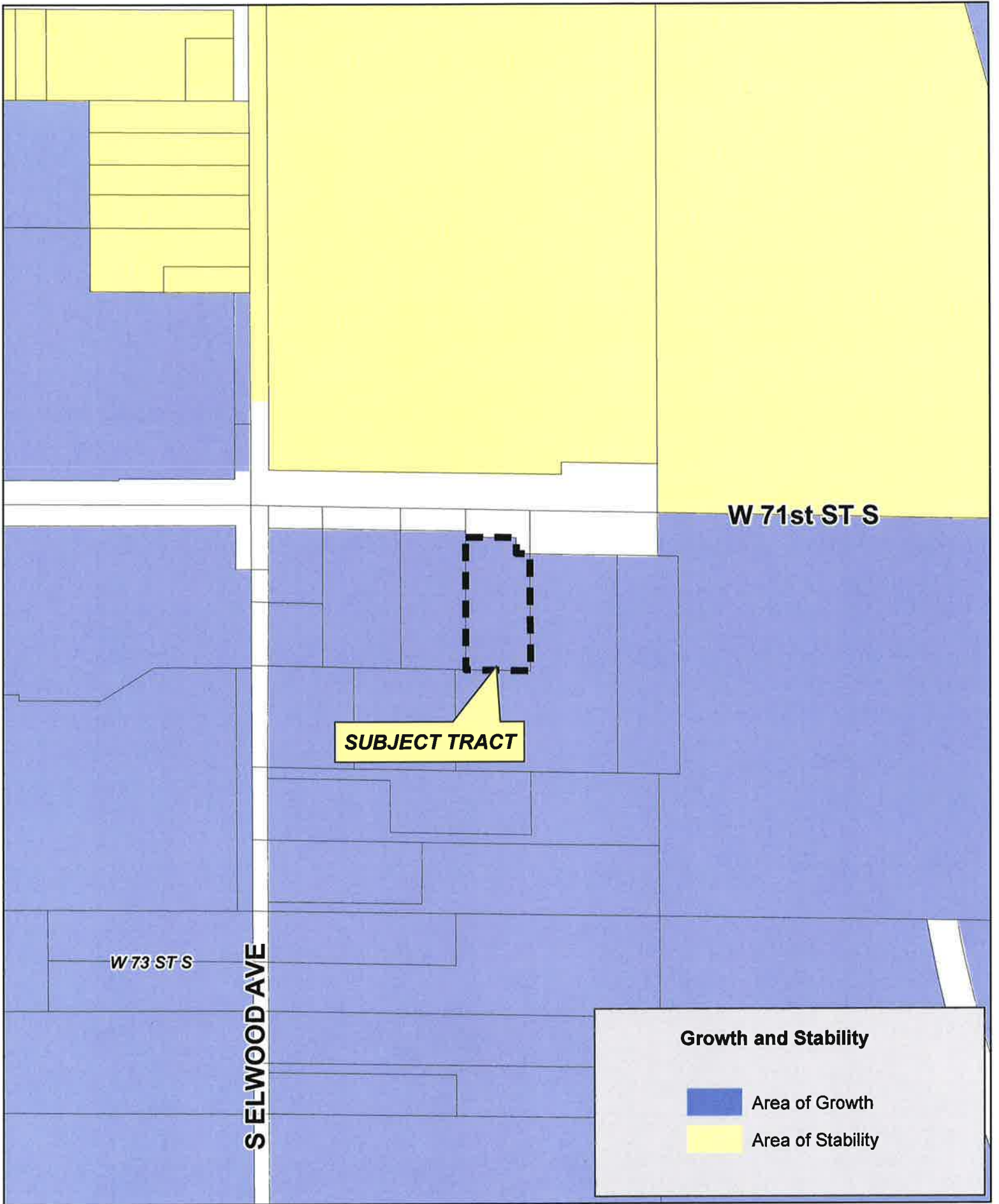
- | | |
|-----------------------|-------------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park & Open Space |
| Town Center | Arkansas River Corridor |



CW ON 71ST

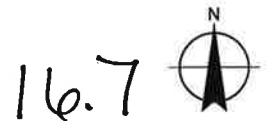
18-12 12





CW ON 71ST

18-12 12





Tulsa Metropolitan Area
Planning Commission

Case : The Meadow at Rock Creek

Hearing Date: March 15, 2017

Case Report Prepared by:

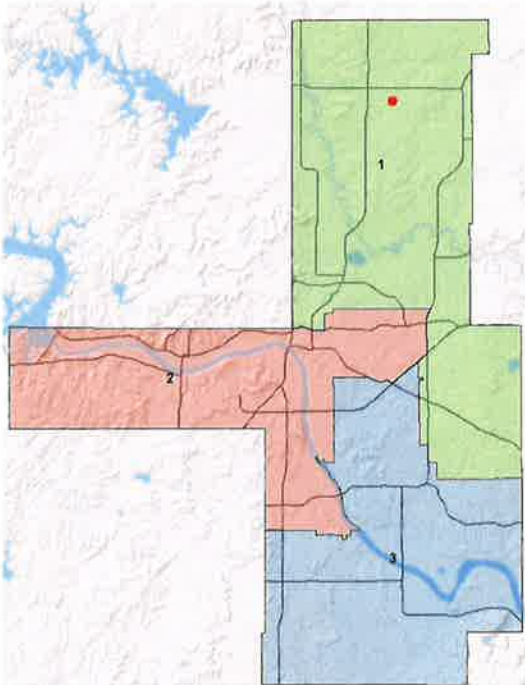
Nathan Foster

Owner and Applicant Information:

Applicant: Tuttle & Associates, INC

Owner: Viking Land Development, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Preliminary Subdivision Plat

57 lots, 3 blocks, 45.24± acres

Location: East of the northeast corner of
East 136th Street North and North Sheridan
Road

Zoning: RE

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

County Commission District: 1

Commissioner Name: John Smaligo

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 136th Street North and North Sheridan Avenue

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

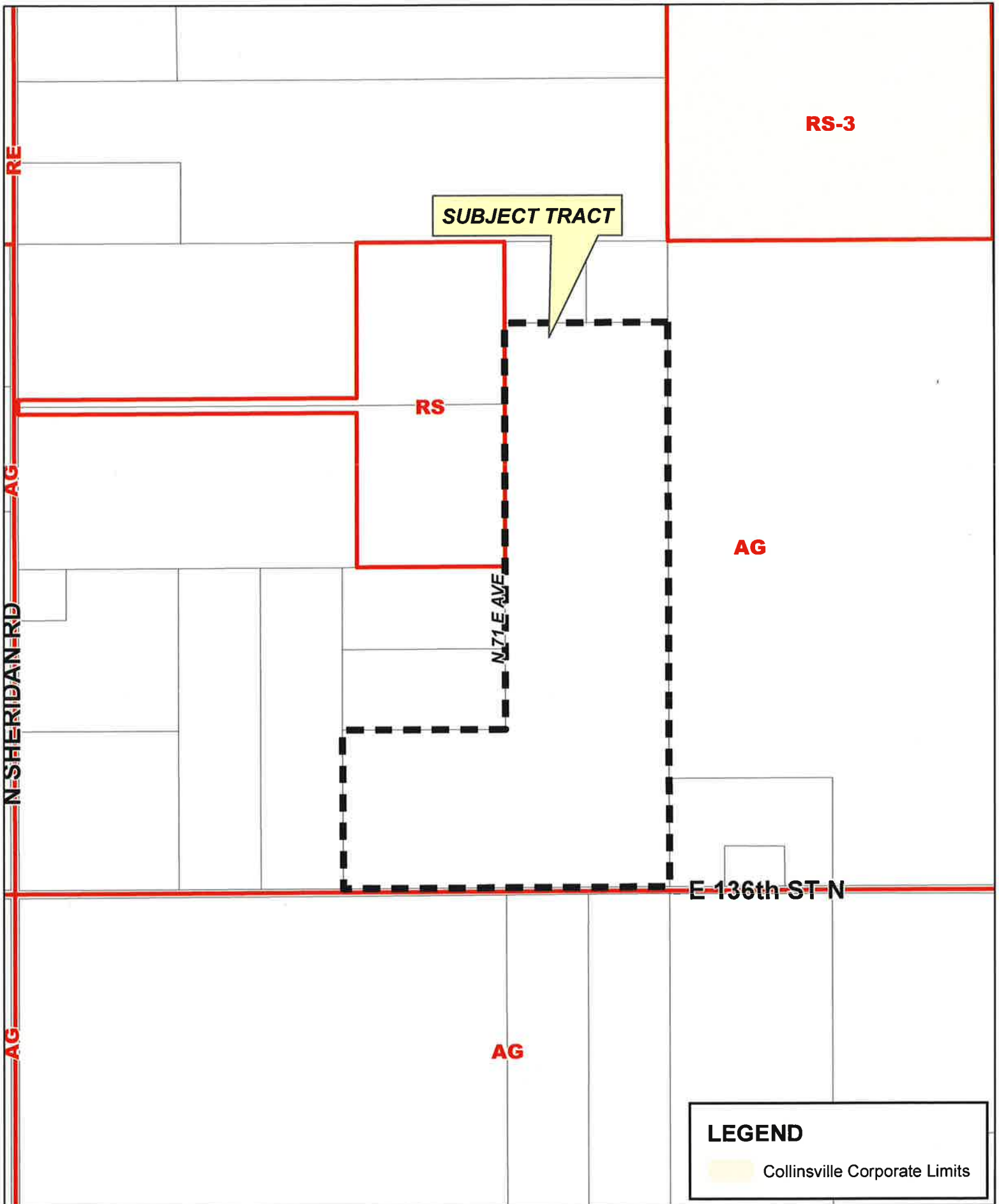
The Technical Advisory Committee (TAC) met on March 2, 2017 and provided the following conditions:

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.

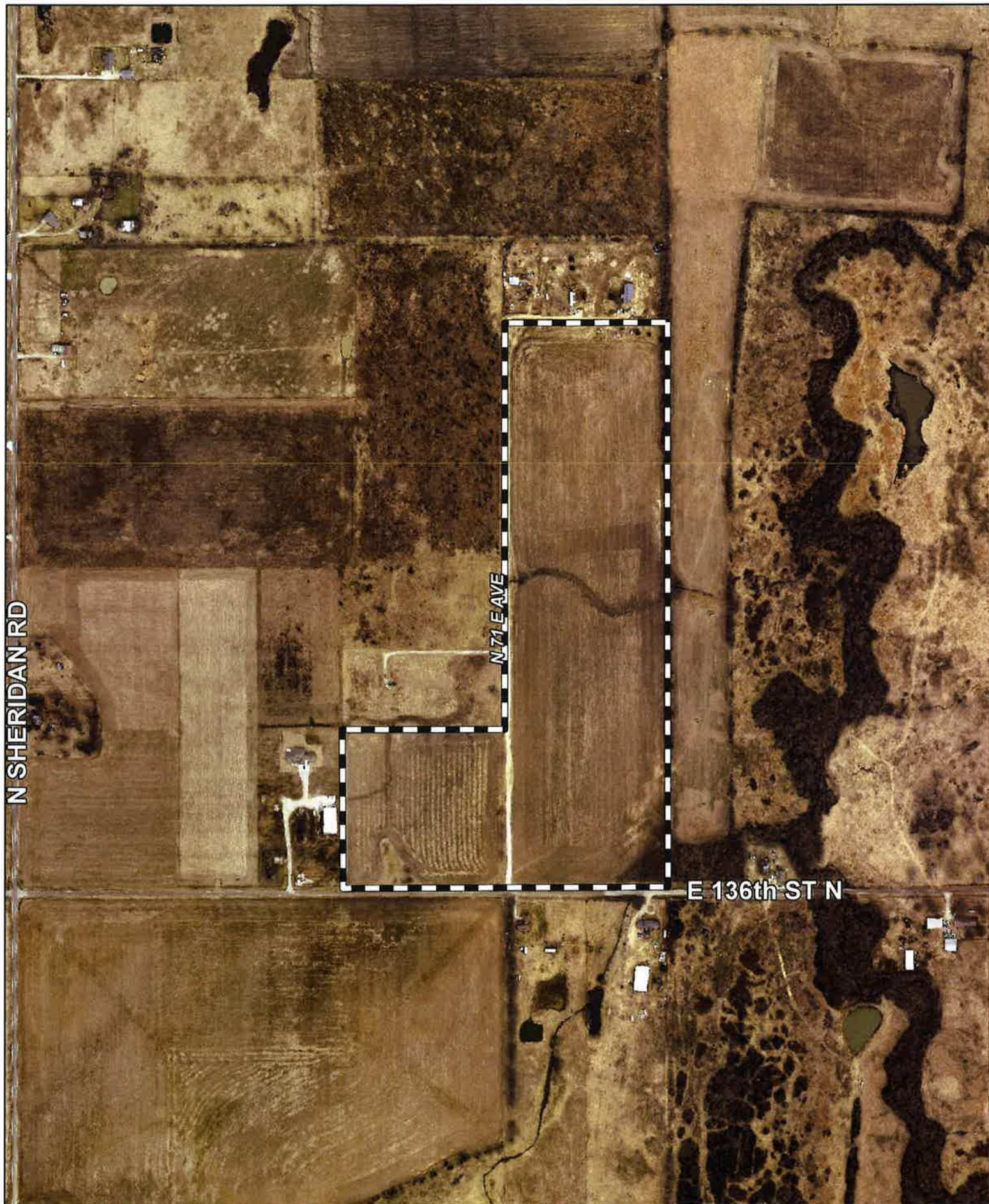


22-13 26

THE MEADOW AT ROCK CREEK

17.3





0 Feet 250 500

 Subject Tract
22-13 26

THE MEADOW AT ROCK CREEK

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

Aerial Photo Date: February 2016



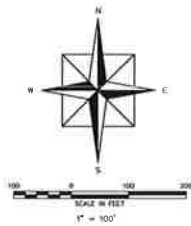
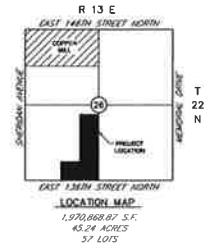
17.4

PRELIMINARY PLAT OF THE MEADOW AT ROCK CREEK

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
an Oklahoma limited liability company
P.O. BOX 693
Drumright, Oklahoma 74030
Phone: (918) 845-6391

ENGINEER:
Tuttle & Associates, Inc.
9719 East 55th Place South
Tulsa, Oklahoma - 74146
Phone: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-17
tuttle-associates@bcbglobal.com



NOTES:
1. ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED;
ADDRESS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL
DESCRIPTIONS
2. BASIS FOR BEARINGS IS WEST LINE OF SECTION ASSUMED SOUTH
3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS

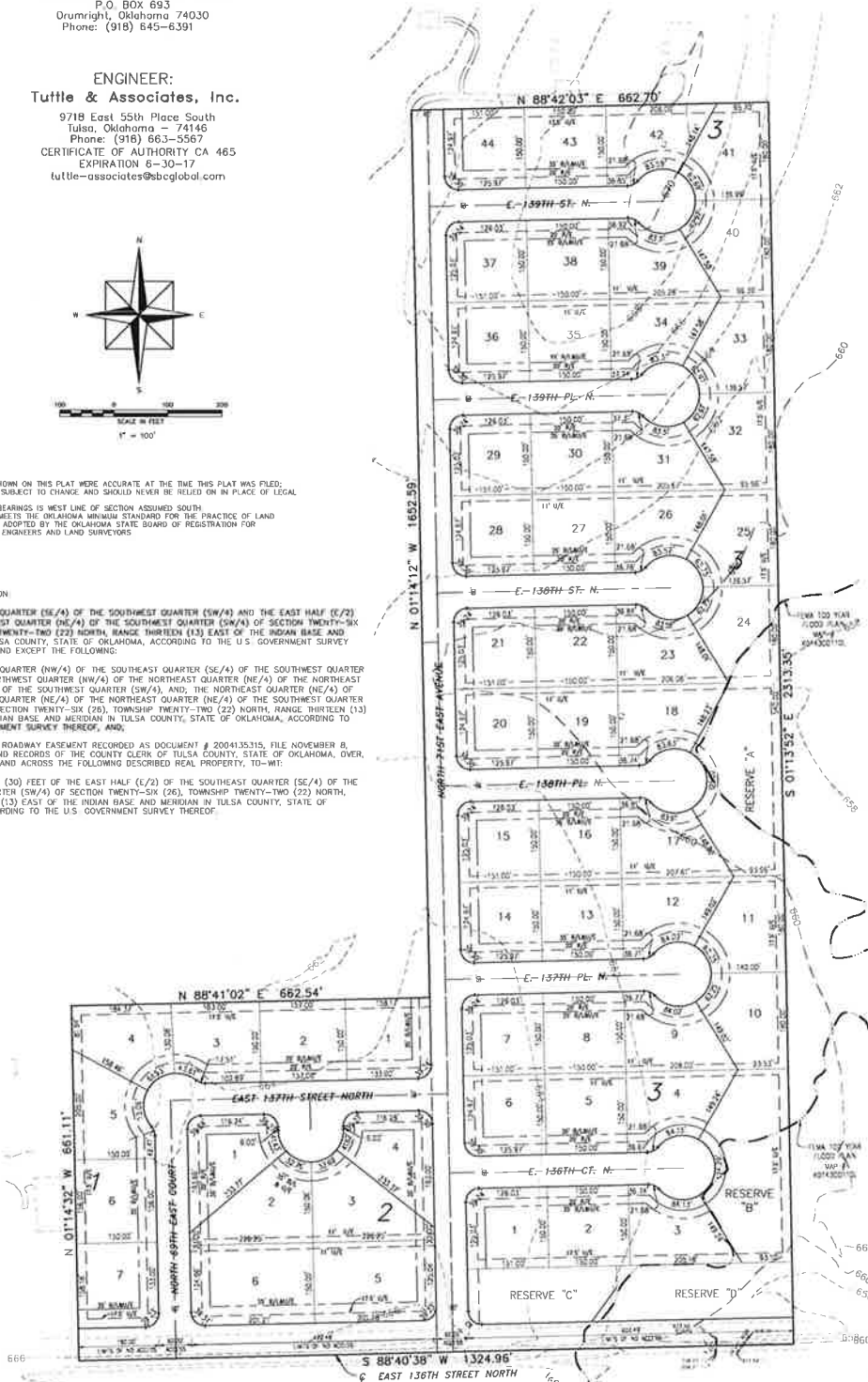
LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) AND THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE FOLLOWING:

THE NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4); THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4); AND, THE NORTHEAST QUARTER (NE/4) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4), ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND;

SUBJECT TO THE ROADWAY EASEMENT RECORDED AS DOCUMENT # 2004135315, FILE NOVEMBER 8, 2004, IN THE LAND RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, STATE OF OKLAHOMA, OVER, THROUGH, UPON AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY, TO-WIT:

THE WEST THIRTY (30) FEET OF THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



LEGEND

N NORTH
S SOUTH
E EAST
W WEST
B/L BUILDING LINE
U/E UTILITY EASEMENT
R/E WASHINGTON COUNTY RWD #3
L.N.A. RESTRICTED WATER LINE EASEMENT
(pink) UNITS OF NO ACCESS
STREET ADDRESS

17.5

TRAVERSE CLOSURE REPORT

THE MEADOWS AT ROCK CREEK Boundary

Traverse Closure Report

Thu Feb 16 10:27:34 2017

Northing	Easting	Bearing	Distance
2479.000	17462.500		
		S 88°40'38" W	1324.960
2448.414	16137.893		
		N 01°14'32" W	661.110
3109.368	16123.561		
		N 88°41'02" E	662.540
3124.586	16785.926		
		N 01°14'12" W	1652.590
4776.791	16750.259		
		N 88°42'03" E	662.700
4791.816	17412.789		
		S 01°13'52" E	2313.350
2479.000	17462.492		

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



TUTTLE & ASSOCIATES, INC.

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



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-452

Hearing Date: March 15, 2017

Case Report Prepared by:

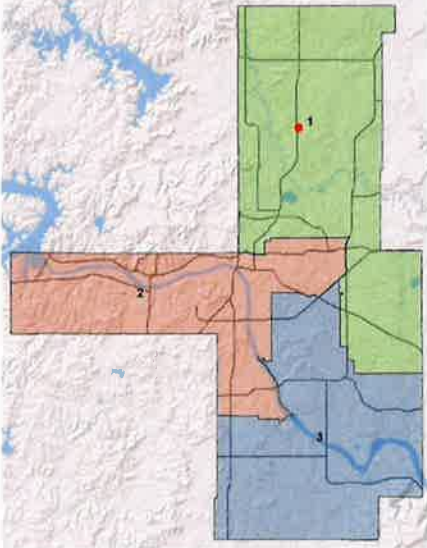
Jay Hoyt

Owner and Applicant Information:

Applicant: JR Donelson

Property Owner: GONZALES, BONNIE KAY
WINES TR

Location Map:
(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.

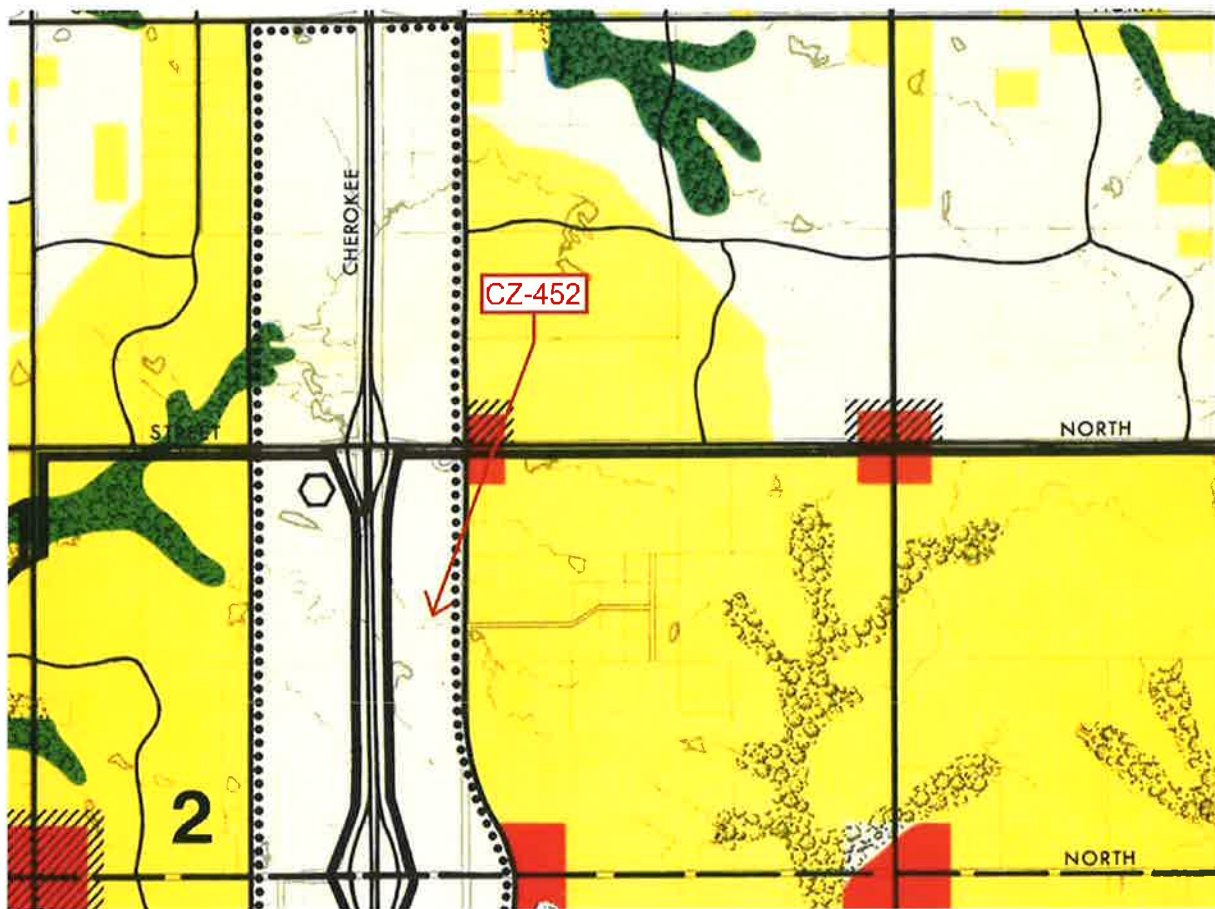
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: 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.

18.2



LAND USE PLAN 1980-2000 NORTH TULSA COUNTY COMPREHENSIVE PLAN

HIGH	RESIDENTIAL	EXISTING	EXPRESSWAY
MEDIUM	COMMERCIAL - OFFICE	PARK	PRIMARY ARTERIAL
LOW	INDUSTRIAL	ELEMENTARY SCHOOL	SECONDARY ARTERIAL
RURAL RESIDENTIAL	RECREATION-OPEN SPACE	SECONDARY SCHOOL	COLLECTOR
DEVELOPMENT SENSITIVE	PUBLIC & QUASI-PUBLIC	FIRE STATION	RAILWAY
SPECIAL DISTRICT	AGRICULTURE	OTHER	
CORRIDOR	PLANNING AREA BOUNDARY		

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:

Staff Summary: 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
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:

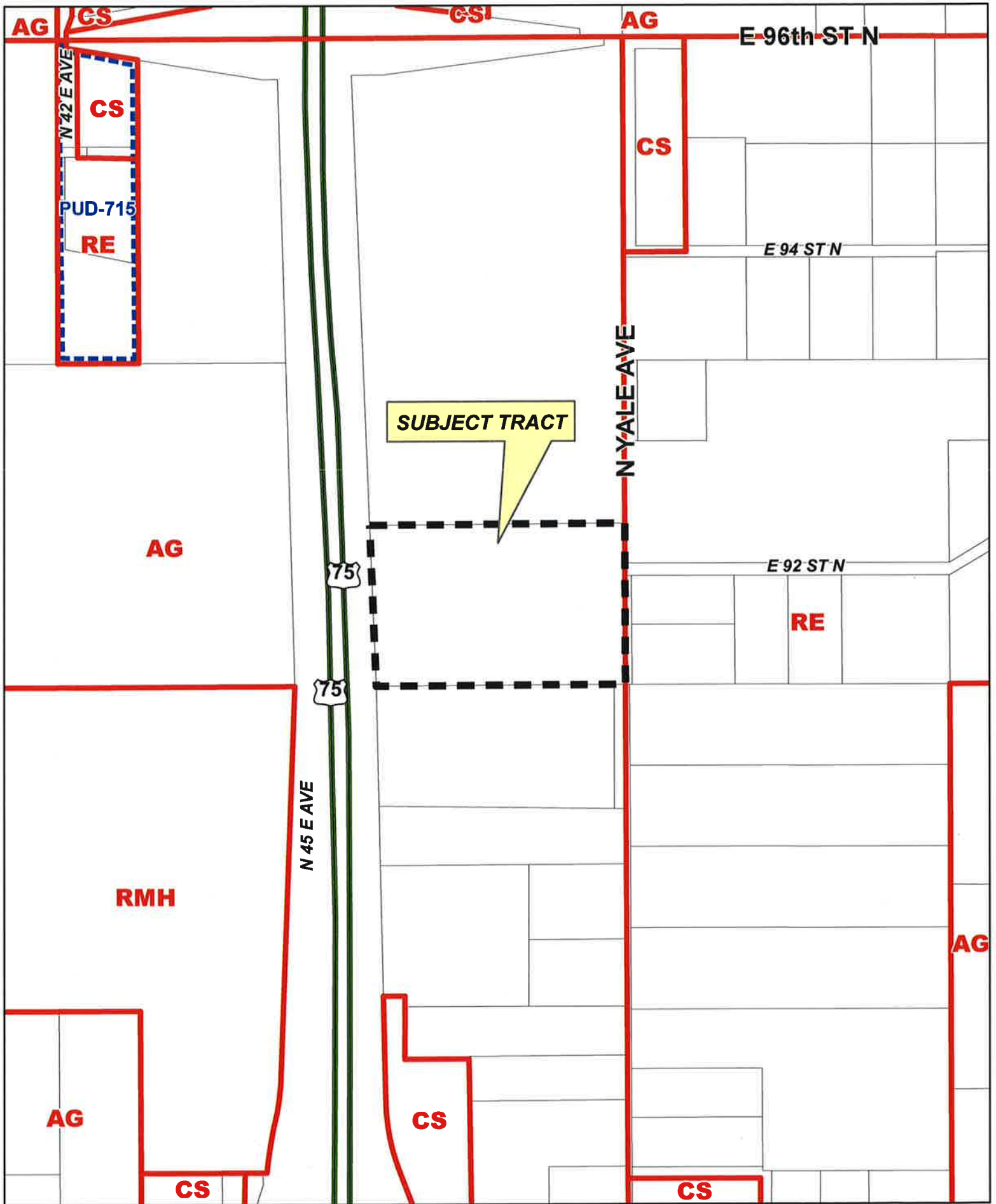
No relevant history.

Surrounding Property:

CZ-120 December 1984: 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. 86th St. N. and N. Yale Ave.

3/15/2017 1:30 PM

18.4



CZ-452

21-13 21

18.5





0 Feet 250 500



Subject
Tract

CZ-452

21-13 21

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

Aerial Photo Date: February 2016



18.6



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-453

Hearing Date: March 15, 2017

Case Report Prepared by:

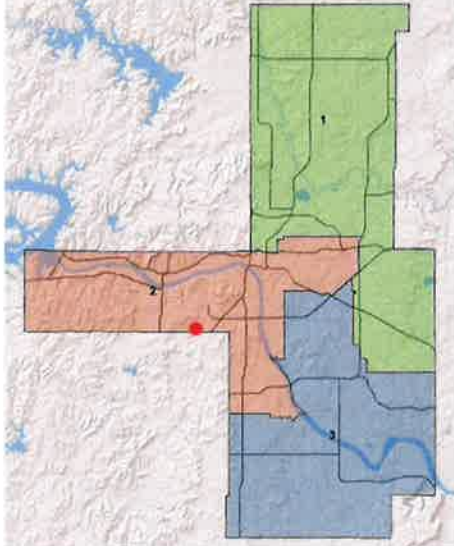
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: TANKERSLEY, FAMOUS &
LADONNA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Storage and warehousing

Proposed Use: Storage and warehousing

Concept summary:

Tract Size: 1.67 \pm acres

Location: South and west of southwest corner of
Southwest Blvd. and S. 72nd 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:

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

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

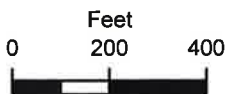
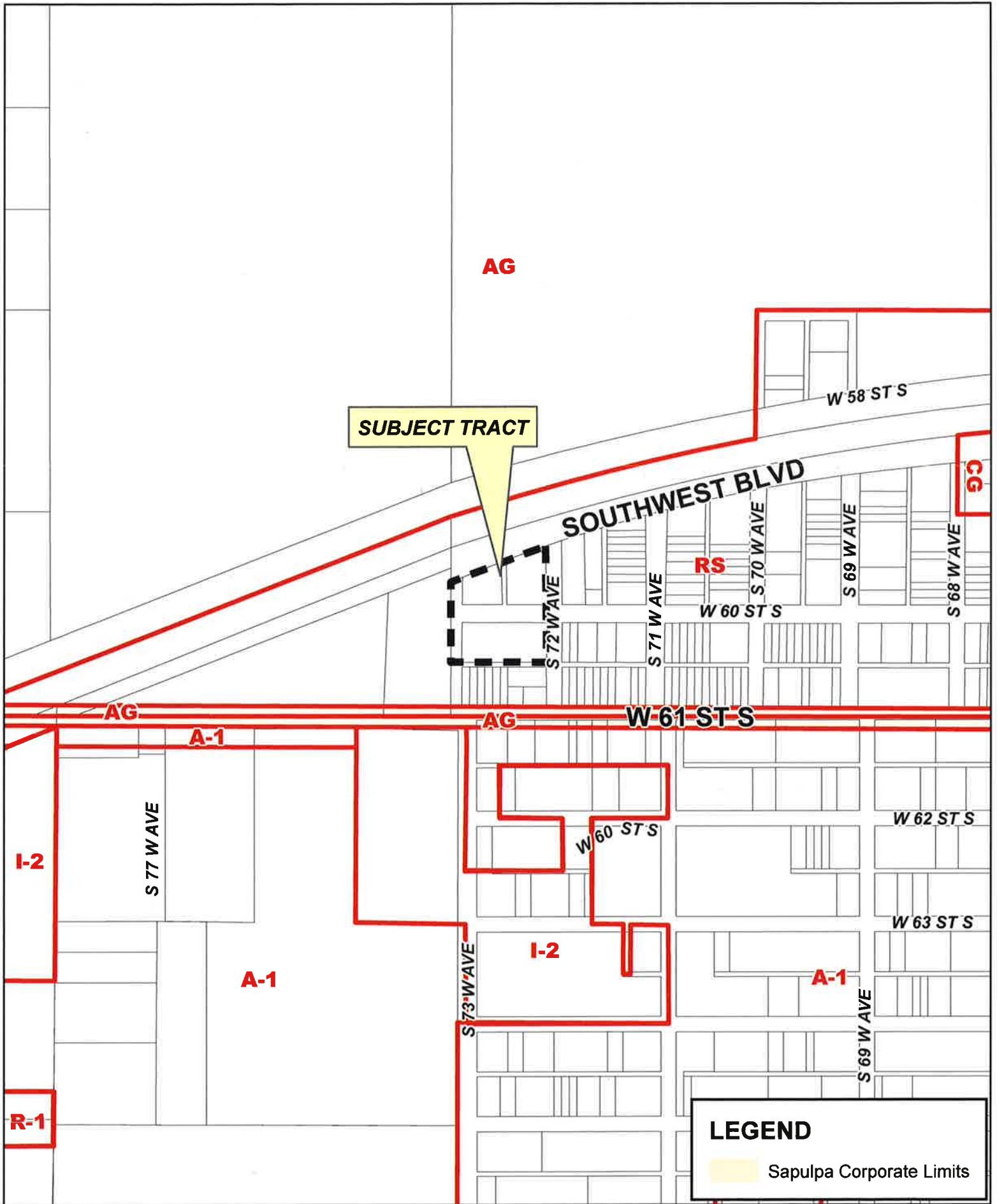
Surrounding Property:

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

CZ-265 April 2000: All concurred in approval of a request for rezoning a .25± 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. 67th W. Ave.

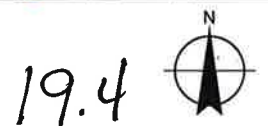
CZ-261 February 2000: All concurred in approval of a request for rezoning a tract from RS to CG located on the southeast corner of Southwest Boulevard and S. 68th W. Ave.

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



CZ-453

19-12 31





0 200 400
Feet



Subject
Tract

CZ-453

19-12 31

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

CZ-453

19-12 31

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

Aerial Photo Date: February 2016



19.6

Exhibit "A.1"
Taneha
Street Closing Description

PAGE 1 OF 1

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 S 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

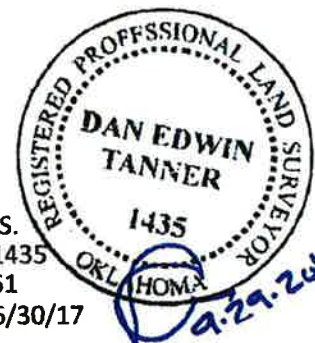
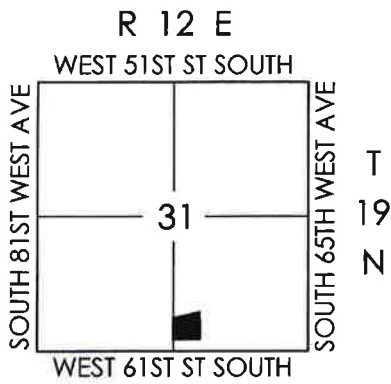
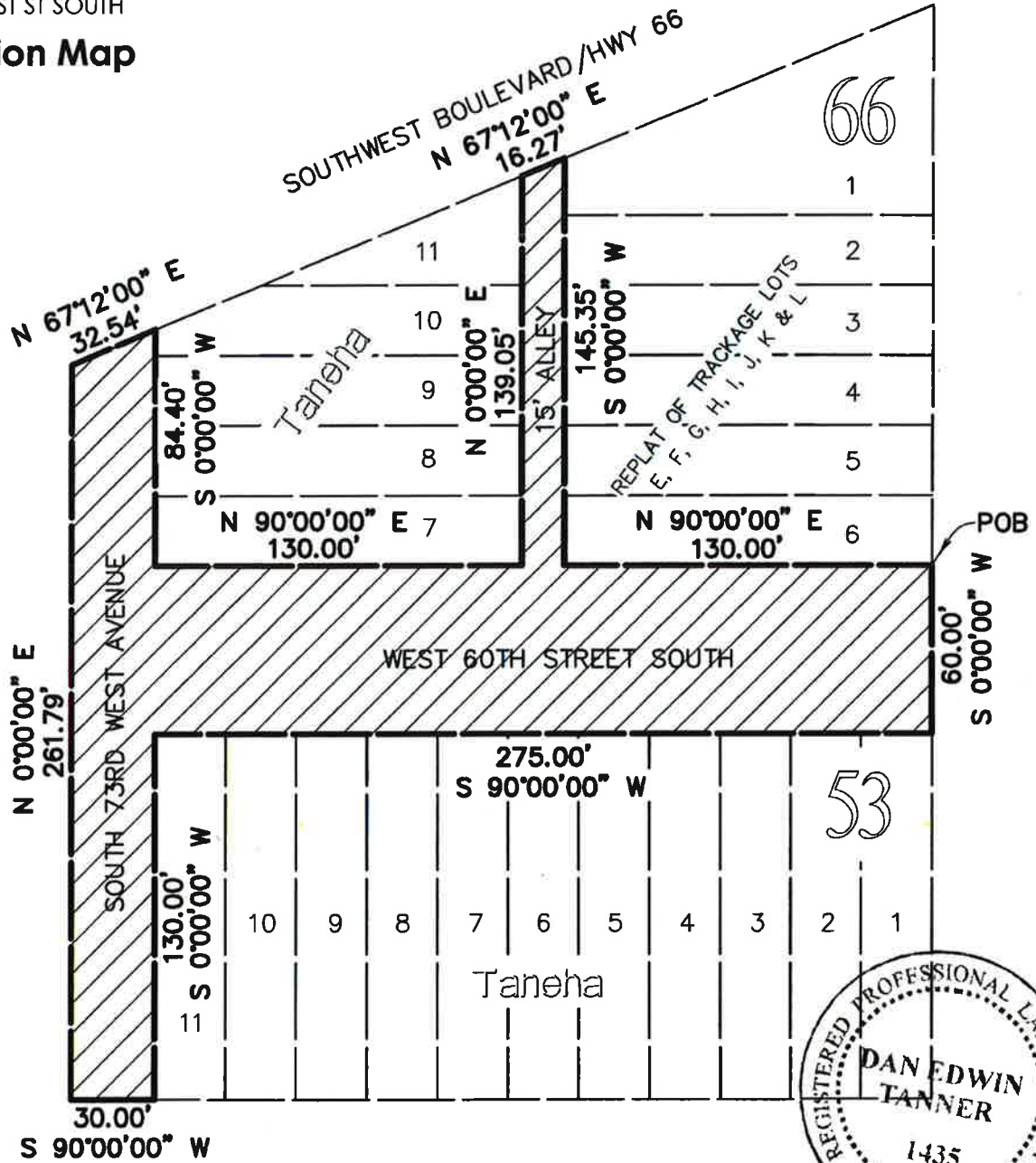


Exhibit "A.2"

Taneha Street Closing Exhibit



Location Map



LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

09/29/2016 RMC GILL 16053_STREET CLOSING

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929





Tulsa County Clerk - Michael Willis

Doc # 2017004055 Page(s): 2

01/13/2017 01:48:16 PM

Receipt # 17-2632

Fee: \$ 0.00

APPROVED

AN 09 2017

154

Be it remembered that on the 9th day of January, 2017, at a regular meeting of the Board of County Commissioners of Tulsa County, the following Resolution was presented, read, and adopted:

RESOLUTION

WHEREAS, on the 3rd 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

240083

19.9

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 9th 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.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

County Clerk

Date: 1/9/17



Chairman

Approved as to Form
Assistant District Attorney

19.10