

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2775

August 1, 2018, 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:

1. Minutes of July 18, 2018, Meeting No. 2774
2. Amend the minutes of April 4, 2018, Meeting No. 2767 to correct Legal Description on Z-7432

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.

None

PUBLIC HEARINGS:

3. **CPA-73**, Consider adoption of amendments to the **Major Street and Highway Plan**
4. **Cherokee Extension Industrial Park** (County) Preliminary Plat, Location: Southeast corner of East 76th Street North and North Sheridan Road
5. **Specific System** (CD 5) Preliminary Plat, Location: West of the northwest corner of East 41st Street South and South 79th East Avenue
6. **PUD-757-A Stuart Van De Wiele** (CD 4) Location: North of the northwest corner of South Norfolk Avenue and East 15th Street South requesting a **PUD Major Amendment** to change development standards to original PUD
7. **Z-7448 Lou Reynolds** (CD 3) Location: South and east of the southeast corner of East Pine Street and North Mingo Road requesting rezoning from **AG to IL**
8. **Z-7449 KKT Architects, Inc., Nicole Watts** (CD 6) Location: Southwest corner of East 31st Street South and South 120th East Place requesting rezoning from **AG to OL**
9. **Z-7450 Ted Sack** (CD 4) Location: Northeast corner of South Lewis Avenue and East 6th Street South requesting rezoning from **RM-2/CS to MX1-U-45**

OTHER BUSINESS

10. 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

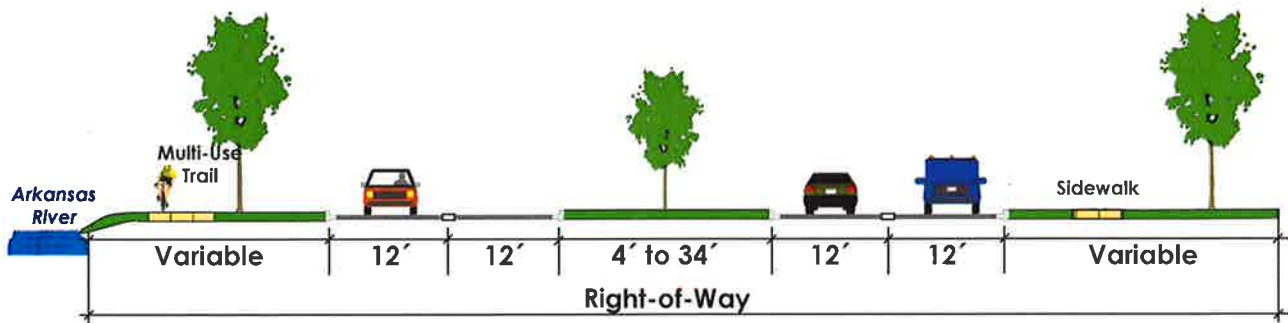
email address: esubmit@incog.org

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

Amendment 1





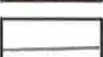
Riverside Dr - Special Trafficway to Scenic Drive

Scenic Drive



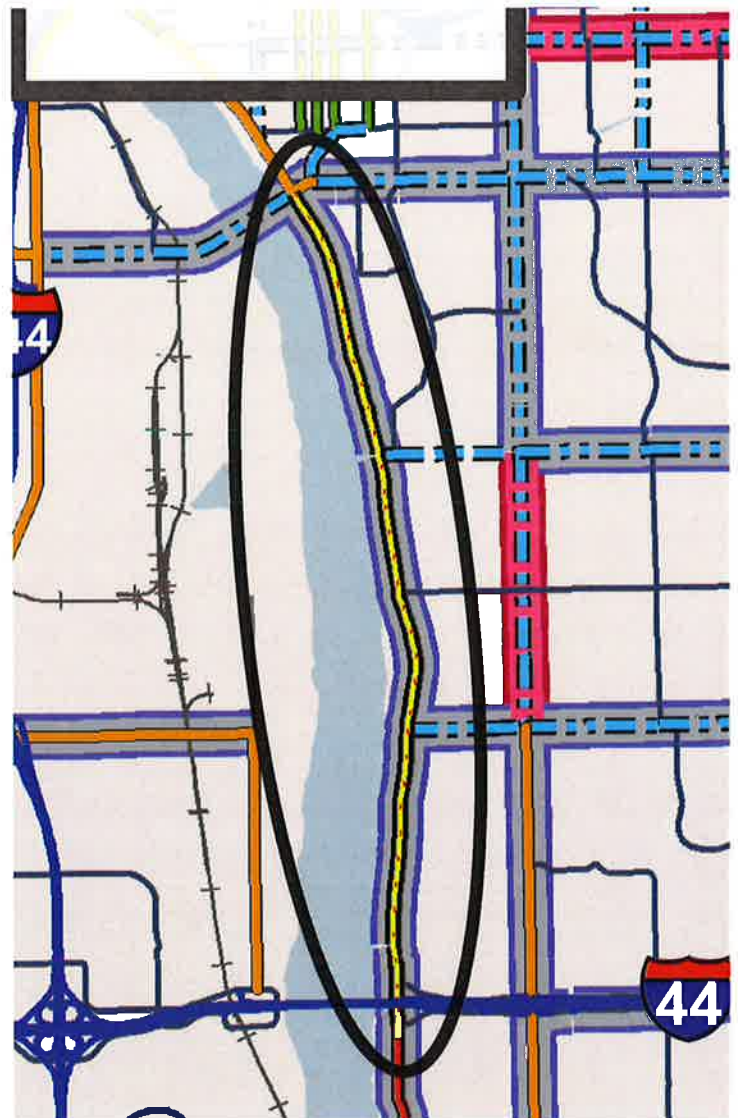
Riverside Dr - 21st St to I-44

Major Street and Highway Plan Classification

	Freeway
	Parkway
	Scenic Drive
	Primary Arterial
	Secondary Arterial
	Urban Arterial
	Residential Collector
	Commercial/Industrial Collector
	CBD Street
	Non-Classified Street

City of Tulsa Street Designation

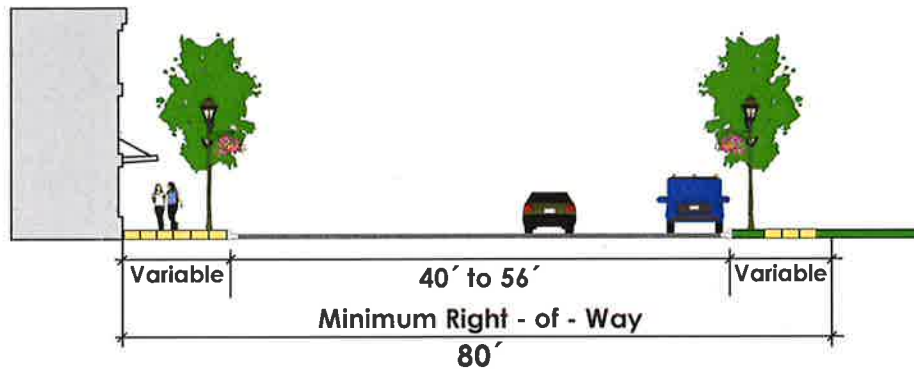
	Main Street
	Multi-Modal Street
	Commuter Street



Amendment 2









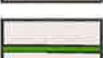
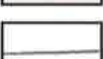
Add Industrial Collector

Industrial Collector



Industrial Collector - Gilcrease off ramp @ W 51st St S

Major Street and Highway Plan Classification

-  Freeway
-  Parkway
-  Scenic Drive
-  Primary Arterial
-  Secondary Arterial
-  Urban Arterial
-  Residential Collector
-  Commercial/Industrial Collector
-  CBD Street
-  Non-Classified Street

City of Tulsa Street Designation

-  Main Street
-  Multi-Modal Street
-  Commuter Street





Tulsa Metropolitan Area
Planning Commission

Case : Cherokee Extension Industrial
Park

Hearing Date: August 1, 2018

Case Report Prepared by:

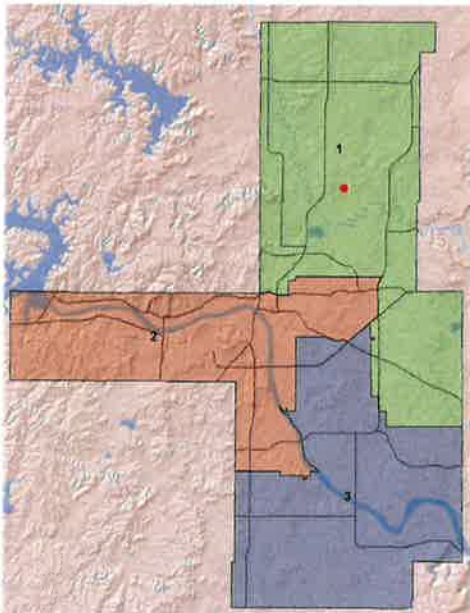
Nathan Foster

Owner and Applicant Information:

Applicant: Cyntergy

Owner: Owasso Land Trust, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 blocks, 14.21± acres

Location: Southeast corner of East 76th
Street North and North Sheridan Road

Zoning: IL (Industrial – Light)
IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

County Commission District: 1

Commissioner Name: Mike Craddock

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

PRELIMINARY SUBDIVISION PLAT

Cherokee Extension Industrial Park - (County)

Southeast corner of East 76th Street North and North Sheridan Road

This plat consists of 1 lot, 1 block on 14.21± acres.

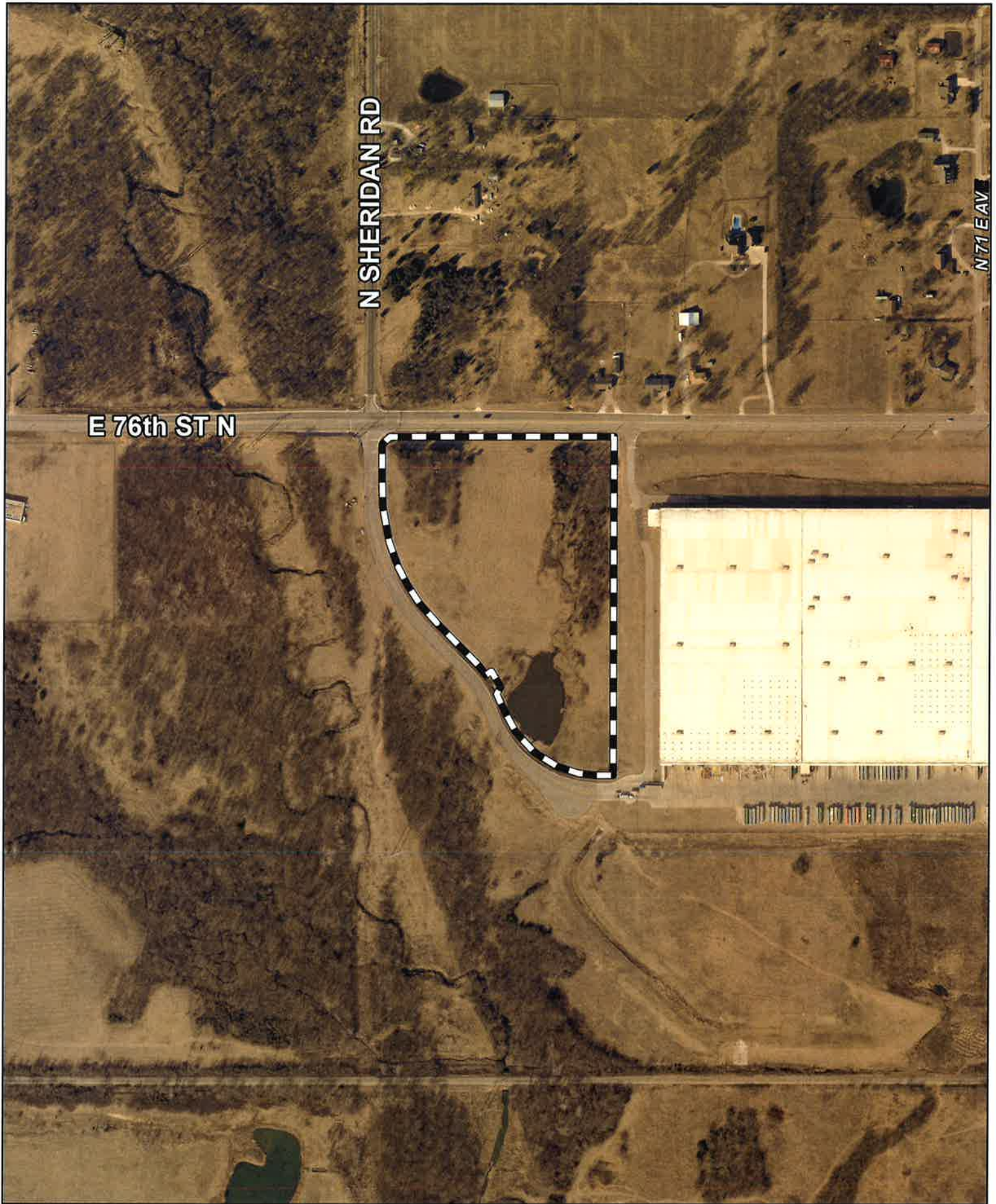
The Technical Advisory Committee (TAC) met on July 19th, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is currently zoned IL (Industrial – Light) and IM (Industrial – Moderate). Proposed lots conform to the zoning districts.
2. **Addressing:** Graphically include assigned lot addresses on final plat. Address will be assigned by INCOG.
3. **Transportation & Traffic:** Provide recording information for the North Sheridan Road right-of-way or dedicate by plat. Provide dimension for right-of-way. Reduce point of access to the width at the property line and extend LNA on East 76th Street North.
4. **Sewer:** Offsite easement required for the sanitary sewer mainline extension. Clarify limits of both on-site and offsite easements. IDP will be required for sewer line and must be approved prior to approval of the final plat.
5. **Water:** IDP is required for the proposed water line extension. IDP must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours on the final plat submittal. Provide name and email address for surveyor and engineer on face of plat. Graphically show all property pins found or set that are associated with this plat. Remove parcel lines from the location map and only show platted boundaries. Label all other property as unplatted. Label this plat boundary as "site" or "project location". Ensure accuracy of written legal description.
7. **Fire:** Provide release for local fire service serving the property.
8. **Stormwater, Drainage, & Floodplain:** Property must comply with all County drainage standards. All delineated floodplain boundaries should be clearly and accurately shown on the plat with base flood elevations labeled. Proposed changes to the floodplain boundaries or flood elevations may be subject to floodplain map revisions.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Modification of Subdivision and Development 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.



N SHERIDAN RD

N 71 E AV

E 76th ST N

0 Feet 200 400



Subject Tract

21-13 35

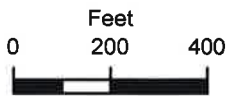
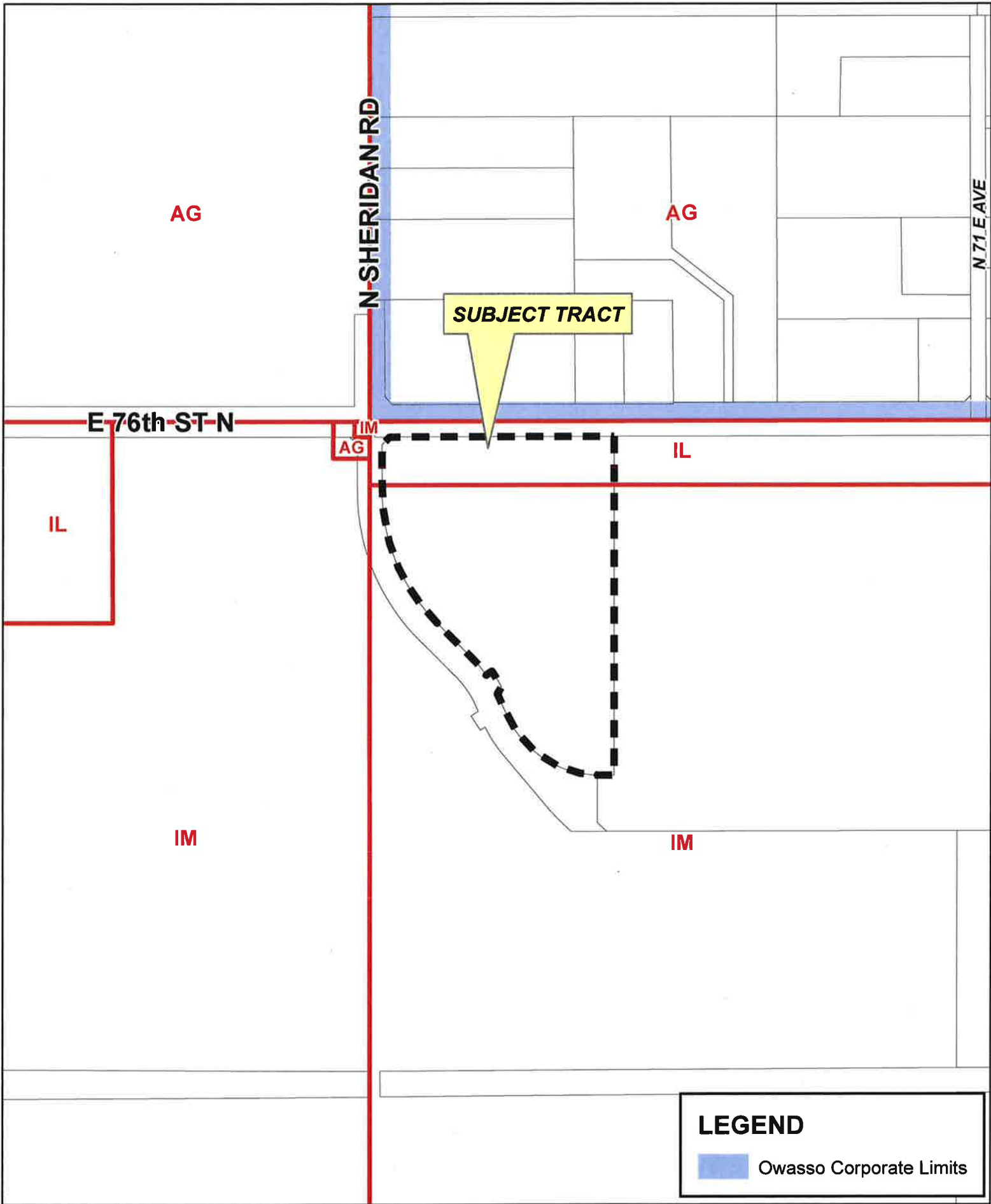
CHEROKEE EXTENSION INDUSTRIAL PARK

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

Aerial Photo Date: February 2018



4.4



21-13 35

**CHEROKEE
EXTENSION
INDUSTRIAL PARK**

LEGEND

 Owasso Corporate Limits



PRELIMINARY SUBDIVISION PLAT

Cherokee Extension Industrial Park

A PART OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST, 1.B.&M.
AN ADDITION TO TULSA COUNTY, OKLAHOMA
ADDITION HAS 1 LOT IN 1 BLOCK AND CONTAINS 14.211 ACRES, MORE OR LESS

Boundary - Line and Curve Table					
ID	Distance	Bearing	Radius	ChDist	ChBearing
L1	35.38'	S 43° 48' 04" W			
L2	150.25'	S 01° 09' 42" E			
L3	479.72'	S 46° 04' 25" E	612.00'	467.54'	S 23° 37' 04" E
L4	71.85'	S 53° 56' 36" E	411.00'	71.76'	S 41° 02' 56" E
L5	59.17'	S 61° 46' 24" W	433.00'	59.12'	S 32° 08' 31" E
L6	66.89'	S 25° 02' 02" E	411.00'	66.91'	S 26° 37' 36" E
L7	369.72'	S 89° 22' 53" E	331.00'	369.72'	S 37° 02' 01" E

Lot Summary

LOT 1: 618,035 S Square Feet (14.211 Acre) Net

Basis of Bearing/Coordinates

THE BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD83(1993) SURVEY FEET. THE BEARING OF THE NORTH LINE OF THE NW/4 OF SECTION 35, T-21-N, R-13-E, 1.B.&M. IS S 89° 22' 53" E.

COORDINATES SHOWN ARE ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD83(1993).

NORTHEAST SUBDIVISION CORNER.

3/8" REBAR 18" LONG W/ORANGE PLASTIC CAP LABELED RLS 1289.

NORTHING 465,678.74; EASTING 2,587,770.09

SOUTHEAST SUBDIVISION CORNER.

3/8" REBAR 18" LONG W/ORANGE PLASTIC CAP LABELED RLS 1289.

NORTHING 465,679.46; EASTING 2,587,793.99

ALL SUBDIVISION CORNERS ARE MONUMENTED WITH A 3/8" REBAR 18" LONG W/ORANGE PLASTIC CAP LABELED RLS 1289.

Addresses

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

Benchmarks

ADS 175, 1-1/2" CAP, STAMPED "175" IN NW QUADRANT OF INTERSECTION OF E 76TH ST N AND N YALE AVE.

NORTHING 466,780.20; EASTING 2,581,627.78; ELEVATION 685.48(NAD83)

ADS 176, 1-1/2" CAP, STAMPED "176" IN NW QUADRANT OF INTERSECTION OF E 66TH ST N AND N LEWIS AVE.

NORTHING 461,303.01; EASTING 2,571,195.63; ELEVATION 601.24(NAD83)

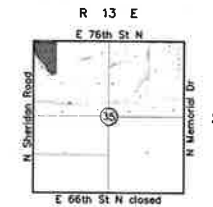
SITE BENCHMARK 1: CHISELED BOX AT SW TOP OF CONCRETE

RECEIVAL. NORTHING 465,950.10; EASTING 2,587,355.31; ELEVATION 602.16(NAD83)

Flood Note

THE SUBJECT TRACT IS LOCATED IN ZONE X (UNSHADED), ZONE X (SHADED), ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 4014302/20, REVISED DATE OCTOBER 16, 2012.

	ZONE X (SHADED)
	ZONE AE
	ZONE AE FLOODWAY



Location Map
Scale: 1"=200'



Scale: 1"=80'



Legend

ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
BM	BENCHMARK
CH	CHISELED (PAC)
D/E	DETENTION DRAINAGE EASEMENT
E/E	ELECTRIC EASEMENT
G/E	GRASS EASEMENT
LNA	LIMITS OF NO ACCESS
OD/E	OVERLAND DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
SD/E	STORM DRAIN EASEMENT
SS/E	SANITARY SEWER EASEMENT
U/L	UTILITY EASEMENT
W/C	WATER LINE EASEMENT

OWNER/DEVELOPER:
OWASSO LAND TRUST, LLC
12150 E 96TH ST N, SUITE 200
OWASSO, OKLAHOMA 74055
918-272-2382

ENGINEER:
CYNERGY
810 SOUTH CINCINNATI
TULSA, OKLAHOMA 74119
918-520-9976
CERTIFICATE OF AUTHORIZATION NO. 3537
RENEWAL DATE: JUNE 30, 2020

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OK 74055
918-274-9081
CERTIFICATE OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2020

FINAL PLAT	
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on:	
THAP/ADOPTED OFFICIAL	
The approval is valid if this plat is not filed in the Office of the County Clerk or before:	
COUNTY OR CITY ENGINEER	
APPROVED: the Council of the City of Tulsa, Oklahoma	
Chairman	
Mayor	
Attest: City Clerk	
Approved: City Attorney	



Tulsa Metropolitan Area
Planning Commission

Case : Specific System

Hearing Date: August 1, 2018

Case Report Prepared by:

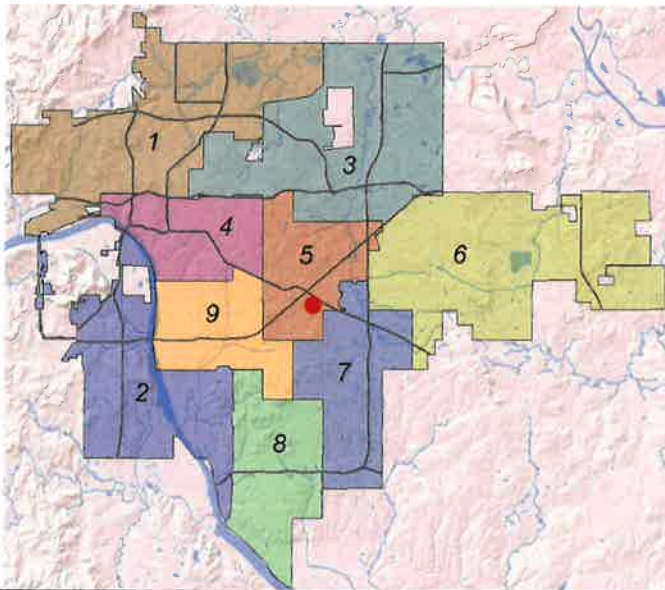
Nathan Foster

Owner and Applicant Information:

Applicant: KKT

Owner: Mike Bolick

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

10 lots, 2 blocks, 17.295± acres

Location: West of the northwest corner of
East 41st Street South and South 79th
East Avenue

Zoning: IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat and a modification to the Subdivision & Development Regulations

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

Specific System - (CD 5)

West of the northwest corner of East 41st Street South and South 79th East Avenue

This plat consists of 10 lots, 2 blocks on 17.295± acres.

The Technical Advisory Committee (TAC) met on July 19th, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is currently zoned IL (Industrial – Light). Proposed lots conform to the requirements of the zoning district.
2. **Addressing:** Correct street label for South 79th East Avenue (*currently shown as N 4th st*). Graphically include assigned lot addresses on final plat.
3. **Transportation & Traffic:** Proposed public street must be labeled and right-of-way dedications dimensioned. Subdivision & Development Regulations limit dead-end streets to 750 feet. Modification is required to allow cul-de-sac longer than 750 feet.
4. **Sewer:** Call out width of existing COT sanitary sewer easement. Clarify limits of internal utility easement throughout Block 2. IDP is required for the proposed sewer line extension. IDP must be approved prior to approval of the final plat.
5. **Water:** Add additional 15' utility easement for Lot 1 Block 1 along the right-of-way for South 79th East avenue. IDP is required for the proposed water line extension. IDP must be approved prior to approval of the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours on the final plat submittal. Provide name and email address for surveyor on face of plat. Under basis of bearing, provide a bearing angle shown on the face of this plat. Correct plat section. Graphically show all property pins found or set that are associated with this plat. Correct written legal description to match the face of the plat. Add an arrow or leader line to the site on the location map and label all unplatted property in the section.
7. **Fire:** Dead-end street requires approval of the Fire Chief. Dead-end street length with no secondary access will limit allowable height & square footage of any buildings constructed on the proposed lots. All requirements of the Fire Marshal must be met prior to the approval of the final plat. Additional language will be required in the covenants.
8. **Stormwater, Drainage, & Floodplain:** If on-site detention is required, an additional easement will be required with specific language contained in the covenants. Portions of the subject property are located within the City of Tulsa regulatory floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, should be clearly and accurately shown

on the plat with base flood elevations labeled. All public utilities and facilities should be located and constructed to minimize flood damage. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

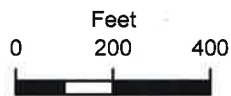
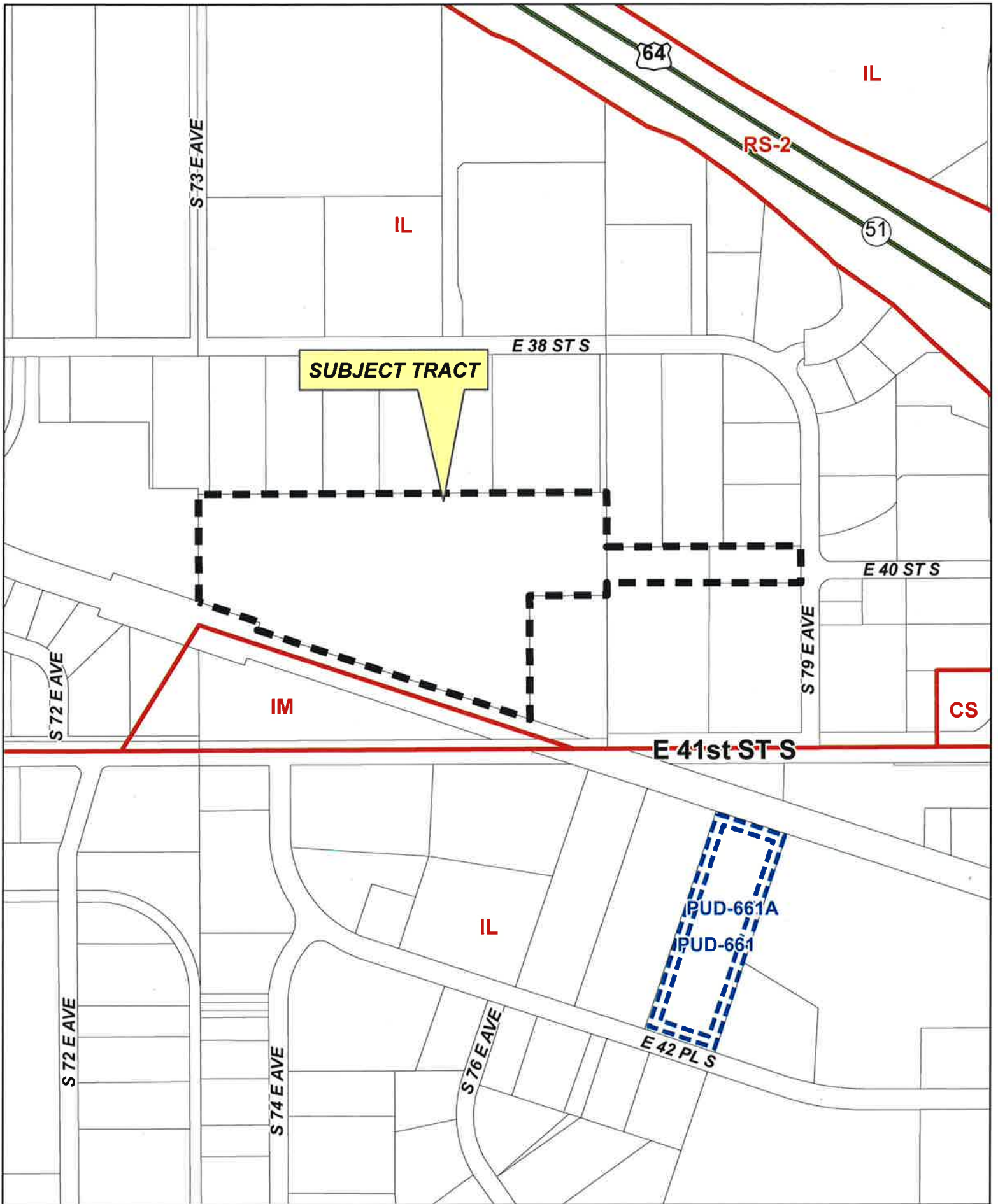
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Modification of Subdivision and Development Regulations:

1. Section 5.060.5.B.2 – Permanent dead-end streets may not exceed 750 feet in length measured from the centerline of the intersecting street to the center of the turnaround.

Staff recommends **APPROVAL** of the modification to the Subdivision & Development Regulations finding the property to be uniquely isolated with several challenges to external connectivity including a railroad right-of-way, existing buildings, and a drainage channel.

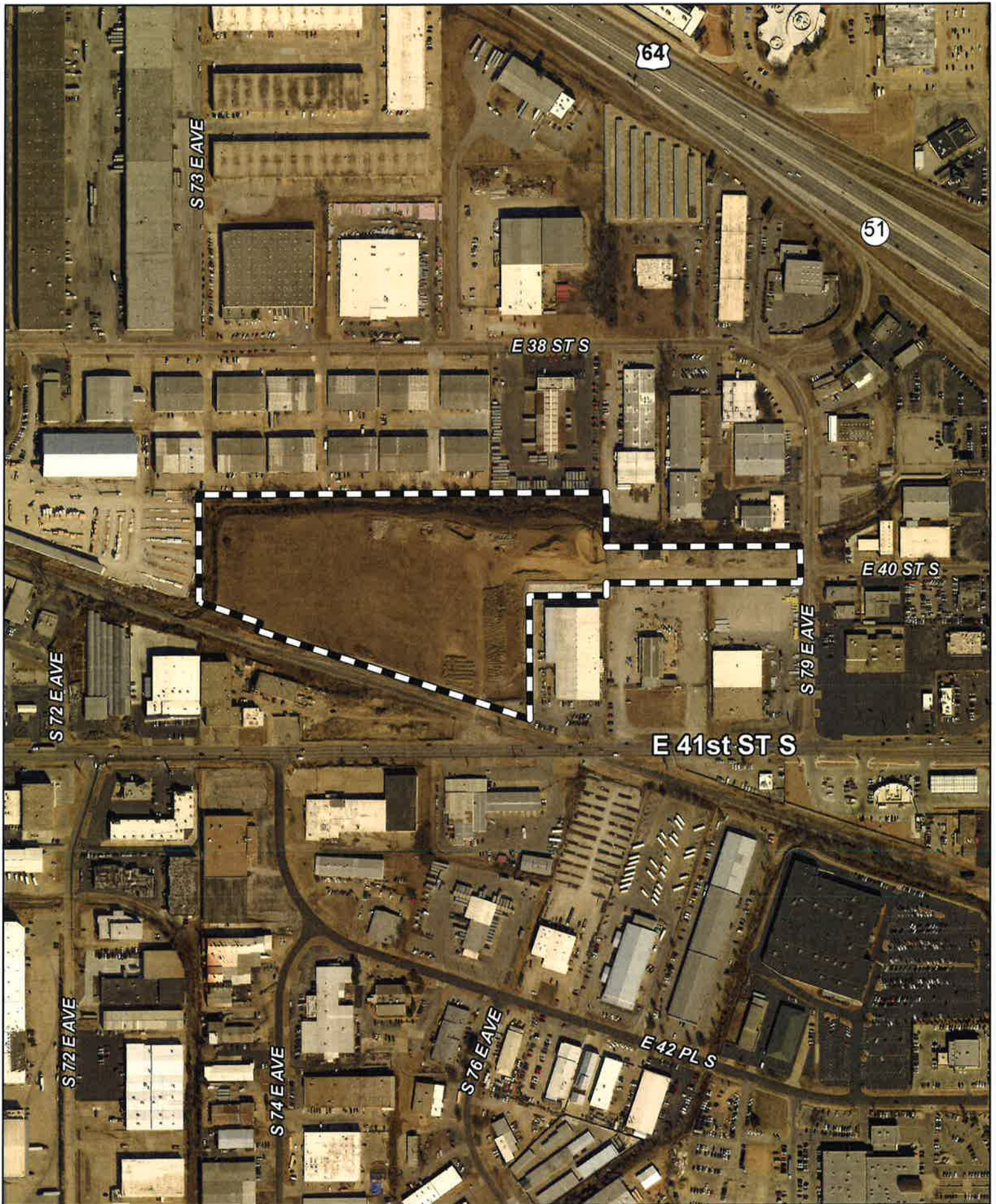
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



**SPECIFIC
SYSTEMS**

19-13 23





0 200 400
Feet



Subject
Tract

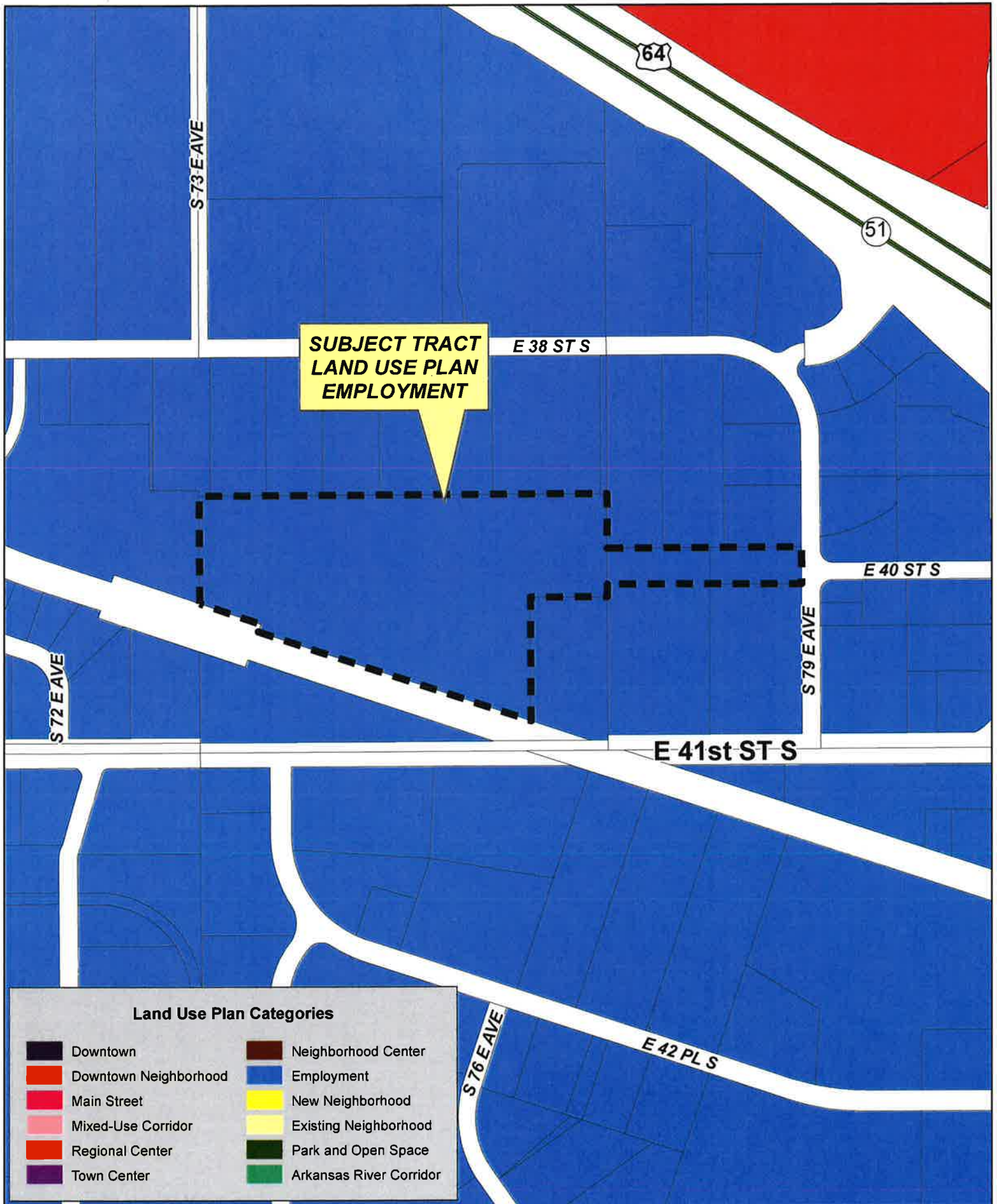
**SPECIFIC
SYSTEMS**

19-13 23

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

Aerial Photo Date: February 2018

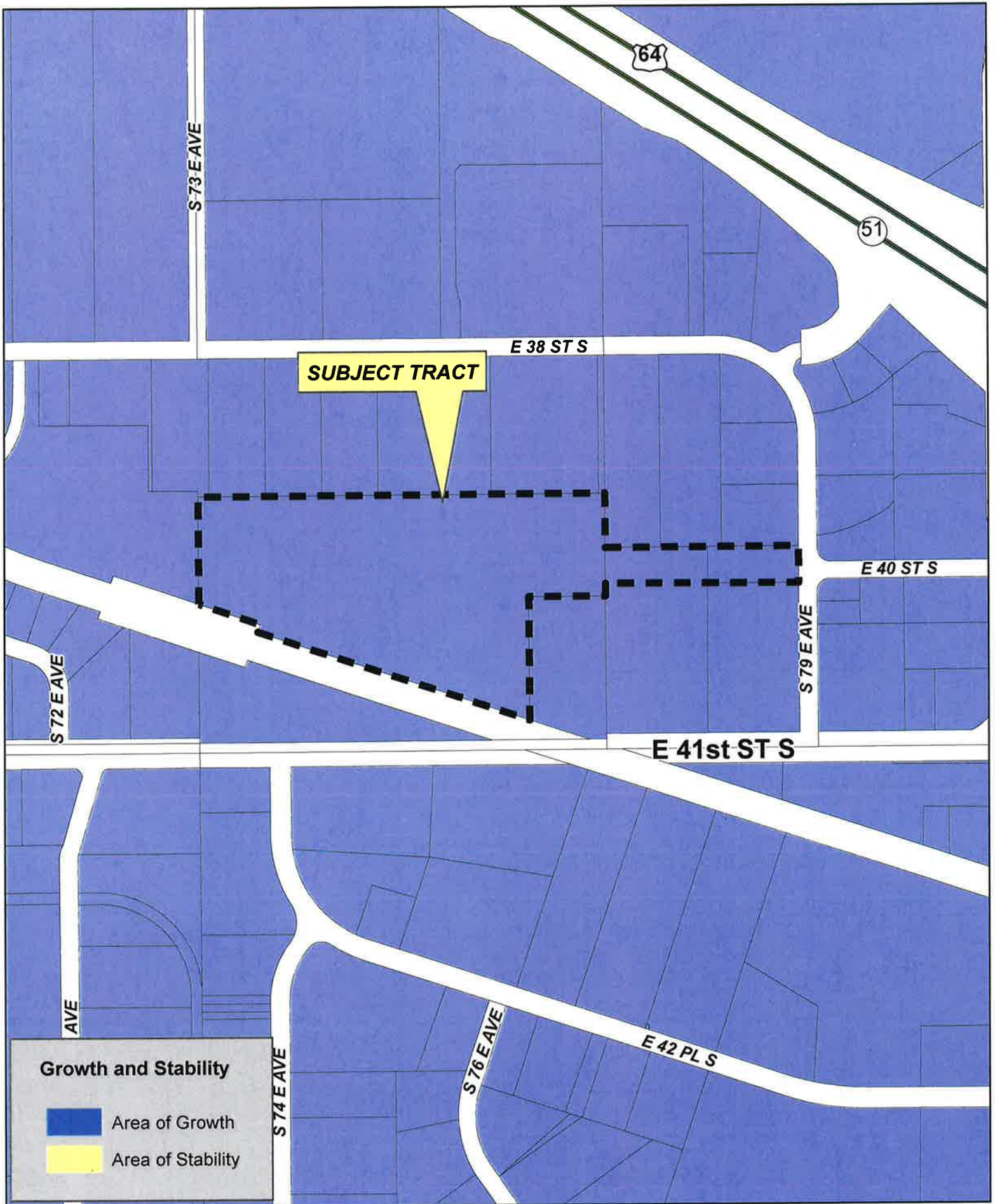




**SPECIFIC
SYSTEMS**

19-13 23

5.6



**SPECIFIC
SYSTEMS**

19-13 23



PRELIMINARY PLAT

Specific System

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 23,
TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER:
Bolik Enterprises, LLC
7655 East 41st Street South
Tulsa, Oklahoma, 74145
www.bolik.com

ENGINEER:
KKT Architects, Inc.
2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 5305, EXPIRES 09/02/19
email: nicole.watts@kktarchitects.com

SURVEYOR:
Sisemore Weisz & Associates, Inc.
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
OK CA NO. 3421, EXPIRES 09/02/19



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANNED COORDINATE SYSTEM, NORTH ZONE (2011), NORTH AMERICAN DATUM (NAD83), WITH THE SOUTH LINE OF SECTION 14 HAVING A BEARING OF S86°11'01\"/>

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8\"/>

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 4040002391L, MAP REVISED, SEPTEMBER 30, 2018, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE XZ NOT SHADDED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8\"/>

LINE AND CURVE TABLE

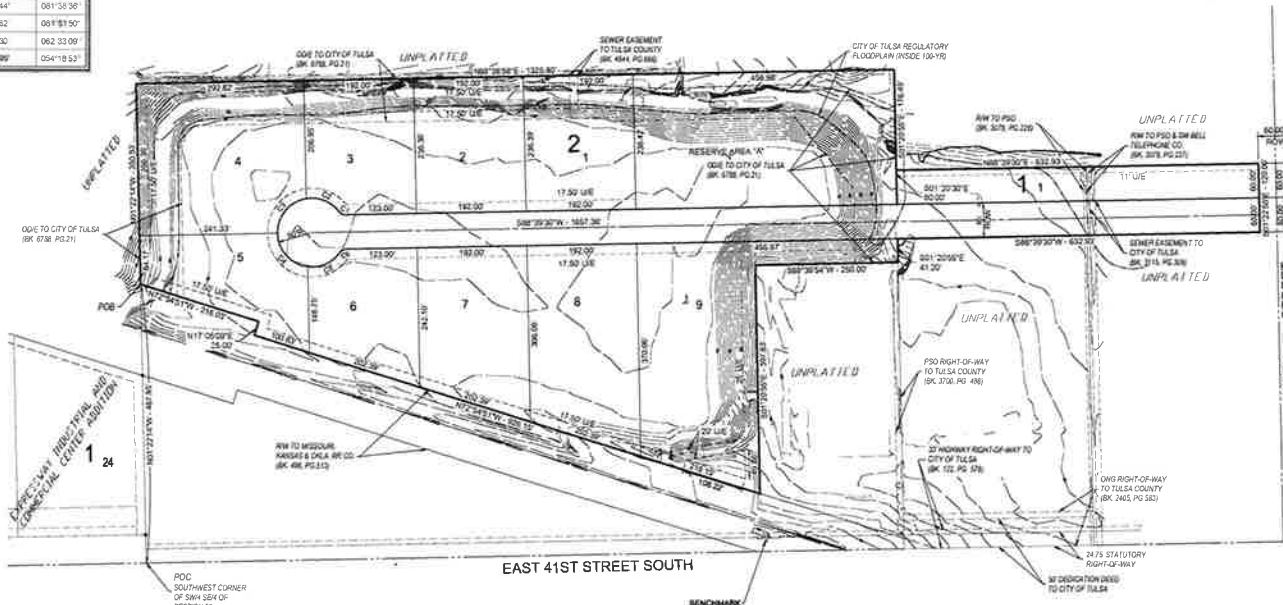
LABEL	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	Δ
C1	11.36	12"	N84°11'04" W	10.65	054°18'53"
C2	65.52	60	N58°18'14" W	62.32	062°34'12"
C3	55.50	60	S39°34'53" W	78.44	081°56'36"
C4	65.73	60	S42°10'20" E	78.62	098°51'50"
C5	66.50	60	N65°30'11" E	62.30	062°33'50"
C6	11.36	12"	N84°11'04" E	10.65	054°18'53"

ABBREVIATIONS

ACC	ACCESS
BL	BUILDING LINE
BM	BENCHMARK
BOOK	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
ESMT	EASEMENT
FVE	LANDSCAPE EASEMENT
FLNE	RENT & UTILITY EASEMENT
ITD	INITIAL TANGENT BEARING
LVA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
PPSC	PUBLIC SERVICE COMPANY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER
SDSE	STORM SEWER EASEMENT
SS	SANITARY SEWER
SSSE	SANITARY SEWER EASEMENT
STW	STORM SEWER EASEMENT
UVE	UTILITY EASEMENT
WUE	WATERLINE EASEMENT

LAND AREA

SUBDIVISION CONTAINS 10 LOTS IN 2 BLOCKS
SUBDIVISION CONTAINS 753,380.55SF (17.235 AC)
BLOCK 1 CONTAINS 75,965.56SF (1.743 AC)
BLOCK 2 CONTAINS 697,414.99SF (16.091 AC)
RESERVED AREA CONTAINS 108,983.96SF (2.481 AC)



Benchmark
ENCHISELED SQUARE
TOP OF HEADWALL
ELEVATION: -095.56
(1988 NAVD)

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TAMARINDO

CITY ENGINEER
Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council if not filed in the Office of the County Clerk before that date.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per tract, receipt no. _____, no fee applied to _____ taxes. This certificate in full but is given in order that this plat may be filed on record. _____ taxes may exceed the amount of the security deposit.

Date: _____
DENNIS SEMLER
Tulsa County Treasurer

By: _____
Deputy

STATE OF OKLAHOMA)
COUNTY OF TULSA)

I, Pat Ray, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Date: _____
PAT RAY
Tulsa County Clerk

By: _____
Deputy

CONCEPTUAL SITE PLAN

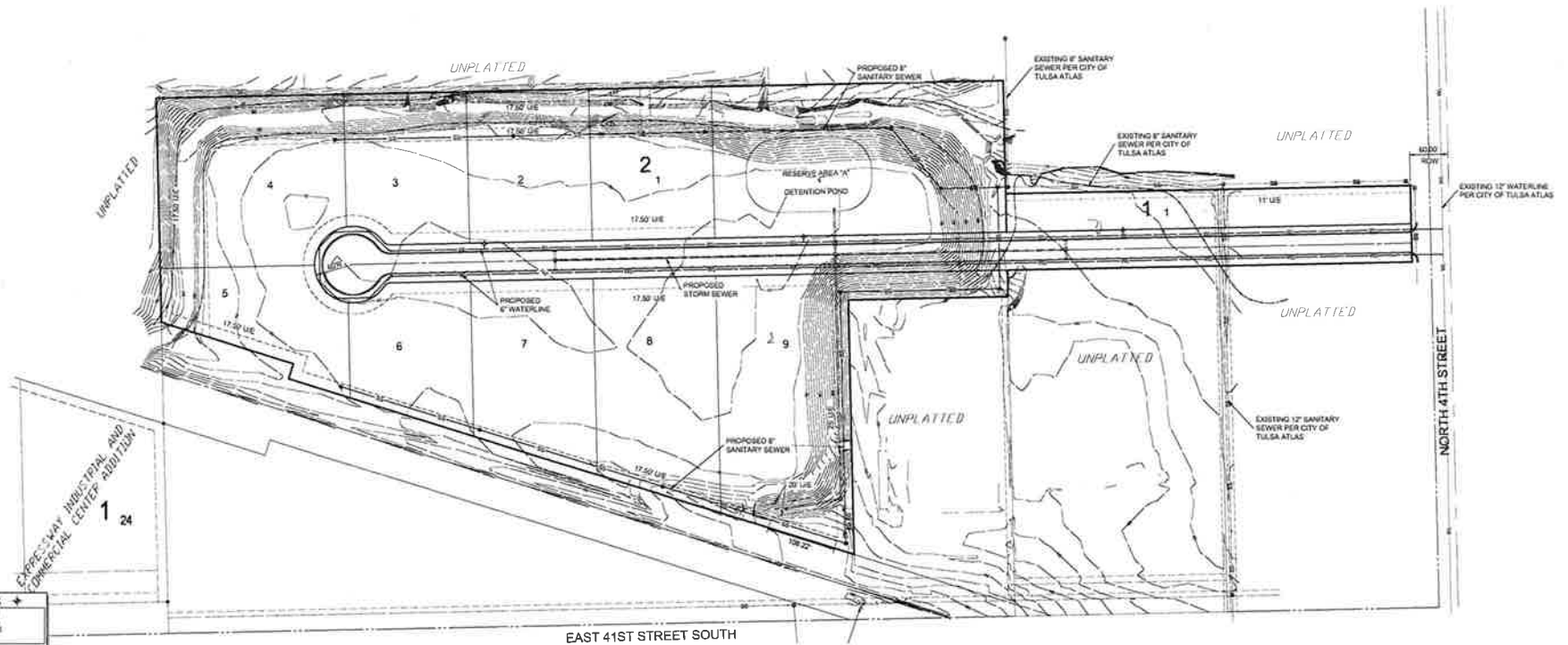
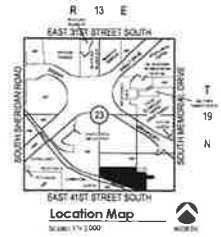
Specific System

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 23,
TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER:
Bolik Enterprises, LLC
7655 East 41st Street South
Tulsa, Oklahoma, 74145
Mike Bolik

ENGINEER:
KKT Architects, Inc.
2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
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OK CA NO. 5305, EXPIRES 8/30/2019
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SURVEYOR:
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6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
OK CA NO. 2421, EXPIRES 8/30/2019





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-757-A

Hearing Date: August 1, 2018

Case Report Prepared by:

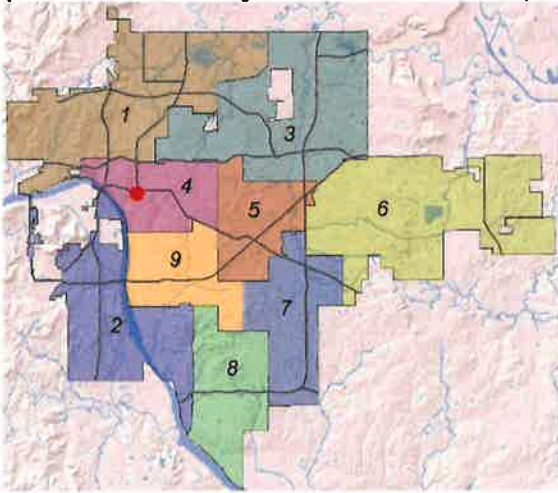
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart Van De Wiele

Property Owner: LJS PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Concept summary: Amend the PUD to conform with as-built conditions and to satisfy requirements for fire department and vehicular maneuverability requirements

Tract Size: 0.43 ± acres

Location: N. of the NW/c of S. Norfolk Ave. & E. 15th St. S.

Zoning:

Existing Zoning: PUD-757, RT

Proposed Zoning: PUD-757-A, RT

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9212

CZM: 36

Atlas: 15

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

6.1

SECTION I: PUD-757-A

DEVELOPMENT CONCEPT:

Maple Terrace is a single-family residence infill development with a maximum of three (3) single family homes located on three (3) individual lots designed for occupancy by single family resident owners with common area facilities and one reserve area (Reserve A) to be maintained by a Homeowners Association as shown on Exhibit "A", Detailed Site Plan.

The subject property is zoned Residential Townhome and is subject to Planned Unit Development No. 757 (as amended by PUD-757-1, PUD-757-2, and PUD-757-3). The Development and the PUD have undergone multiple changes and amendments and this major amendment is designed to set forth the development standards applicable to the project and property both as currently constructed and as-constructed at completion. The development standards shown herein and amended pursuant to the current City of Tulsa Zoning Code shall supersede and replace the development standards as previously adopted or amended under the prior version of the City of Tulsa Zoning Code.

The three (3) lots will provide for a minimum aggregate average of 1,200 square feet of Open Space per residential lot (taking into account the Open Space of Reserve A) and will provide for more than adequate off-street parking for the residents and their guests. The Homeowners Association will maintain a reserve area (Reserve A) which will serve not only as a common access point for the residents, but also as an emergency access point for emergency vehicles and as a turnaround for emergency vehicles on Norfolk Avenue. Turnaround for local traffic is a requirement of the PUD will be addressed in the infrastructure development plan (IDP) process separate and apart from this PUD amendment.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit "A" – Detailed Site Plan
 - Exhibit "B" – Open Space Exhibit
 - Exhibit "C" – Conceptual Gate Design and Specifications
 - Exhibit "D" – Conceptual Wall / Fence Diagrams
 - Exhibit "E" – Conceptual Building Elevations

SECTION II: PUD 757-A Development Standards

LAND AREA:

Net	18,612 Square feet
Gross	24,994 square feet

PERMITTED USES - LOTS:

Three (3) single-family residences and uses customarily accessory to the same

PERMITTED USES - RESERVE A:

Mutual access, Open Space, landscaping, landscape lighting, and walls / fences subject to the approval by the city. Gate controlled entrance (minimum 20' in width) for resident and guest pedestrian and vehicle access, emergency vehicle access, emergency

6.2

vehicle turnaround from South Norfolk Avenue, common area facilities and utilities, and other uses customarily accessory to residential dwellings, to be maintained by the Homeowners Association.

Gate controlled entrance within Reserve A shall be a minimum width of twenty feet (20').

Conceptual diagram of gate is as shown on Exhibit "C" and the location of the gate within Reserve A is as shown on the Detailed Site Plan attached as Exhibit "A".

<u>MAXIMUM NUMBER OF DWELLING UNITS:</u>	Three (3)
<u>MINIMUM WIDTH - LOT:</u>	33 Feet
<u>MINIMUM LOT AREA:</u>	3,450 Square Feet
<u>MINIMUM OPEN SPACE:</u>	1,200 Square Feet per Lot (aggregate average including Reserve-A) as shown on the Open Space Exhibit attached as Exhibit "B"
<u>MAXIMUM BUILDING HEIGHT:</u>	38 Feet from finished floor elevation as shown on the Detailed Site Plan attached as Exhibit "A" and on the Conceptual Building Elevations attached as Exhibit "E".
<u>OFF-STREET PARKING:</u>	Minimum of 6 per Lot (including stacked parking on the respective Lot in garages or on driveway)
<u>MINIMUM SETBACK – EAST*:</u>	10 Feet from Property Line
<u>MINIMUM SETBACK – NORTH*:</u>	5 Feet from Property Line
<u>MINIMUM SETBACK – WEST*:</u>	5 Feet from Property Line
<u>MINIMUM SETBACK – SOUTH*:</u>	10 Feet from Property Line

* Any encroachment into a utility easement is subject to approval by the City.

SIGNS: One (1) neighborhood identification sign or "Maple Terrace" sign shall be permitted either on the gate or on the fence at the South Norfolk Avenue entrance. Such sign shall have a maximum of 12 square feet of display surface area.

LIGHTING: No exterior lighting other than (i) customary exterior home lighting, (ii) landscape lighting, or (iii) LED underlighting to be located under each column cap along the fence / wall columns (inside and outside of columns).

FENCES / WALLS: A masonry, decorative iron and stucco screening fences and retaining wall structure shall be permitted along the east, north, west and south perimeters of the property similar to the type, size and style depicted on the Conceptual Wall / Fence diagrams as shown on Exhibit "D" attached hereto if permitted by the city. A Fence / Wall profile with appropriate details shall be

approved as part of a TMAPC site plan approval prior to receipt of a building permit. Exhibit D is provided for illustrative purposes only.

The maximum height of the fence/wall structure as measured on the inside may not exceed 8 feet from the finished ground or pavement surface.

The columns which are made a part of the wall and fence are excluded from that dimension however those columns may not exceed the height of the wall or fence panel by no more than 1.5 feet.

The existing retaining wall shall not be considered part of the fence height.

ENTRY GATE: Entrance gate, if constructed, shall be open decorative wrought iron type gate as shown on the Conceptual Gate Design and Specifications as shown on Exhibit "C" attached hereto. The entrance gate shall maneuver as shown on the Detailed Site Plan attached as Exhibit "A" attached hereto.

PRIVATE DRIVE / ACCESS: The private access drive will be constructed to connect to the City right-of-way on South Norfolk Avenue with a quality and thickness that meets or exceeds City standards for a minor residential public street. The apron to access to the property from the existing edge of pavement to the West right-of-way of South Norfolk Avenue will be constructed to meet or exceed City standards for Residential Concrete Driveway / Asphalt Streets. The access drive details will be determined prior to Detailed Site Plan approval and meet the standards required by the Tulsa Fire Department.

PLATTING REQUIREMENT: Already platted.

DETAILED SITE PLAN: Attached as Exhibit "A" illustrates the general concept for the development but does not accurately illustrate details of building locations and does not illustrate final design for Reserve A. Detailed Site Plan approval for the perimeter fencing, retaining walls, gates and Reserve A will be reviewed through the normal site plan approval process identified in the Tulsa Zoning Code. Final site plan approval will not be released by INCOG staff until written approval of the final design is received from the Fire Department and from Development Services.

OPEN SPACE PLAN: Attached as Exhibit "B".

HOMEOWNERS ASSOCIATION: Developer will create a Homeowners Association to maintain Reserve A and all common facilities.

TOPOGRAPHY: Alteration of grades from the contours existing upon the completion of the installation of utilities and the completion of all construction activities shall be prohibited unless required permitting (if any) is obtained from the City of Tulsa for such alteration.

IDP PROCESS: Infrastructure improvements necessary for the development shall be pursued and approved through IDP process separate and apart from the PUD amendment process.

CONSTRUCTION SCHEDULE: It is anticipated that up release of the necessary permits,

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construction of the development will be complete within six (6) months thereof.

DETAILED STAFF RECOMMENDATION:

Development standards identified in Section II above are consistent with the provisions of the PUD chapter of the Tulsa Zoning Code and,

PUD 757-A establishes new development standards that may have been considered minor amendments if reviewed individually. The aggregate of all changes along with engineering and fire code requirements will affect abutting property owners to the extent that staff has determined that the PUD amendment cannot be processed except through a major amendment and,

The Development Standards for PUD 757-A in Section II above are consistent with the Tulsa Comprehensive Plan and,

Infrastructure that was required by the previous PUD have not been installed and concepts important to fire safety and vehicular access have not been reviewed or approved by City of Tulsa development services at this time. Those infrastructure design solutions could affect the final site plan approval as it relates to the private drive and gate approval therefore,

At this time staff recommends approval of PUD-757-A as outlined in Section II above however we will request a continuance to the August 15th planning commission if the IDP plan have not been submitted by 9:00 am Monday July 30th.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD development standards identified in Section II above are consistent with the New Neighborhood land use designation and the Area of Growth concept identified in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None that affect site development

Trail System Master Plan Considerations: PUD 757-A abuts the Midland Valley Trail. Connectivity to the trail is an important concept in the GO Plan. Access from the north End of Newport by ODOT fencing however easy access to the trail is located just west of this site on E. 15th Street. Sidewalk construction should be required from the front entrance on Norfolk to E. 15th Street.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Construction on the site has started with at least one home that does not conform limitations that were part of the original PUD. Additional construction for fencing and retaining walls have been started without building permit approval or detailed site plan approval and appear to conflict with design requirements that were originally approved in the PUD. The retaining wall system on the south end of the site and conflicts with City sanitary sewer and it is likely that a new public sewer system will be required for this project.

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Norfolk Ave	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available. Note: Sanitary sewer service relocation may be required.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-3	None	None	Broken Arrow Expressway and Inner

6.6

				dispersal Loop
East	OL and RS-4 (north lot)	Existing Neighborhood and Main Street	Stability on north and Growth on south	Single Family Residential
South	OL	Main Street	Existing Neighborhood	Medical Office
West	RM-2	Main Street	Growth	Vacant

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21978 dated January 6, 2009, established zoning for the subject property. (RS-3/OL to RT/PUD)

Subject Property:

PUD-757/Z-7096 January 2009: All concurred in **approval** of a proposed *Planned Unit Development* on a .43± acre tract of land and **approval** of a request for *rezoning* from RS-3/OL to RT/PUD for a townhouse development on property located north of the northwest corner of South Norfolk Avenue and East 15th Street South, the subject property.

Minor Amendments:

PUD-757-1 February 2014: All concurred in **approval** of a *minor amendment* to PUD-757 to allow Use Unit 6 (Single-family Dwellings); and **denied** a *minor amendment* to allow architectural elements to extent past the 35 feet height element.

PUD-757-2 August 2014: All concurred in **approval** of a *minor amendment* on the consent agenda for PUD-757 to reduce the setback from South Norfolk Avenue to ten feet from the property line.

PUD-757-3 November 2014: All concurred in **approval** of a *minor amendment* on the consent agenda for PUD-757 to reduce the setback of the west boundary from 20 feet to 11 feet.

Z-6081 January 1986: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15th Street South and South Norfolk Avenue (included a portion of the subject property).

Surrounding Property:

BOA-21925 July 2015: The Board of Adjustment **denied** a *special exception* to permit an office in an RM-2 district; a *variance* to reduce the required building setback from the centerline of East 15th Street from 85 feet to 50 feet; and a *variance* to permit a 3-story office building in an RM-2 zoned district, on property located south and west of the subject property, or west of the northwest corner of East 15th Street South and South Norfolk Avenue.

Z-6378 April 1993: All concurred in **approval** of a request for a *supplemental overlay zoning* on a tract of land to HP for historic preservation on property located south of the subject property.

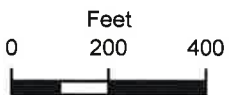
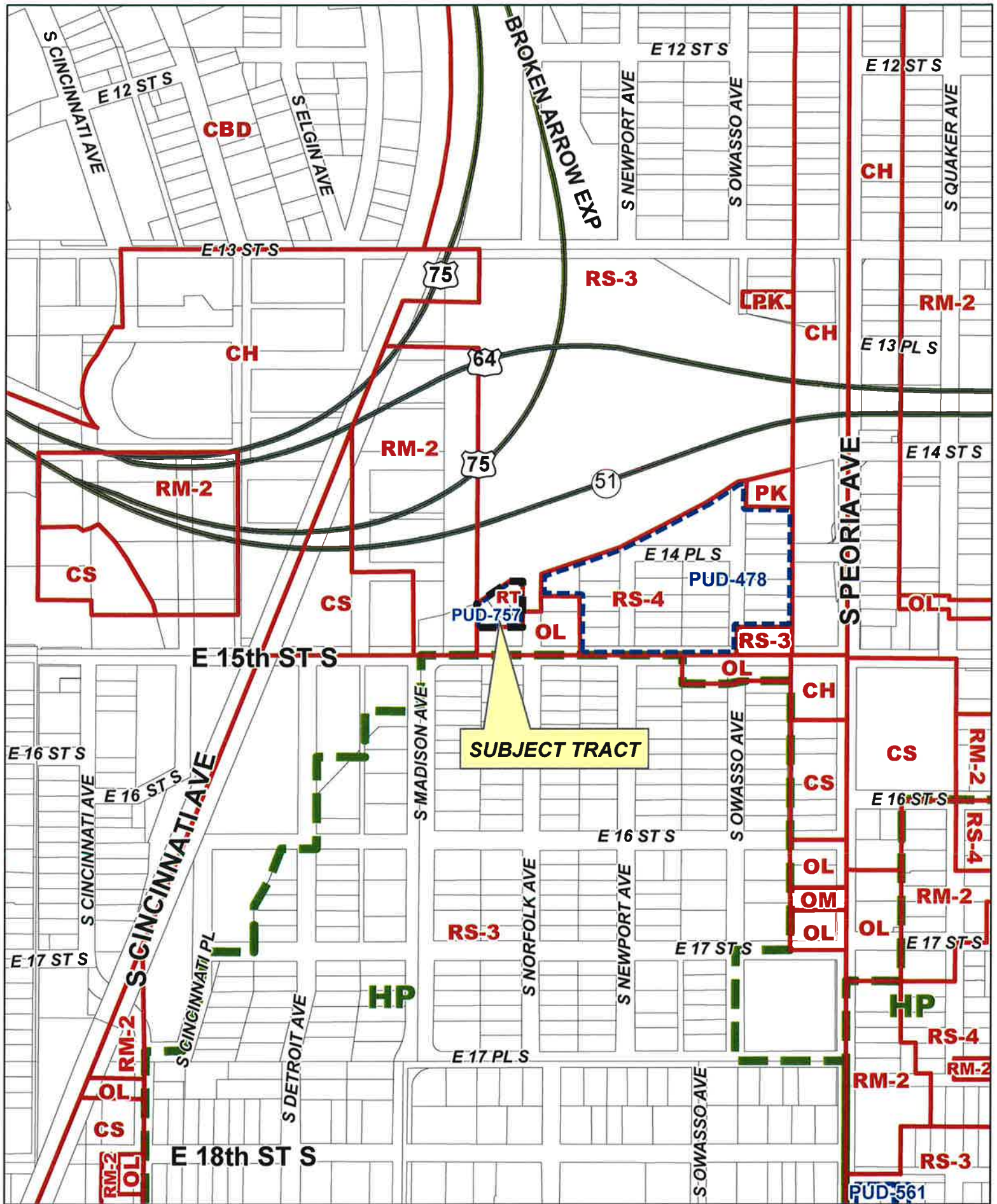
Z-6339/PUD-478 December 1991: All concurred in **approval** of a request for *rezoning* a 7.73± acre tract of land from OL/OMH/RS-3 to RS-4 and **approval** of a proposed *Planned Unit Development* for a

single-family development with private streets on property located west of the northwest corner of South Peoria Avenue and East 15th Street.

8/1/2018 1:30 PM

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REVISED 7/26/2018



PUD-757-A

19-12 12





0 200 400
Feet



Subject
Tract

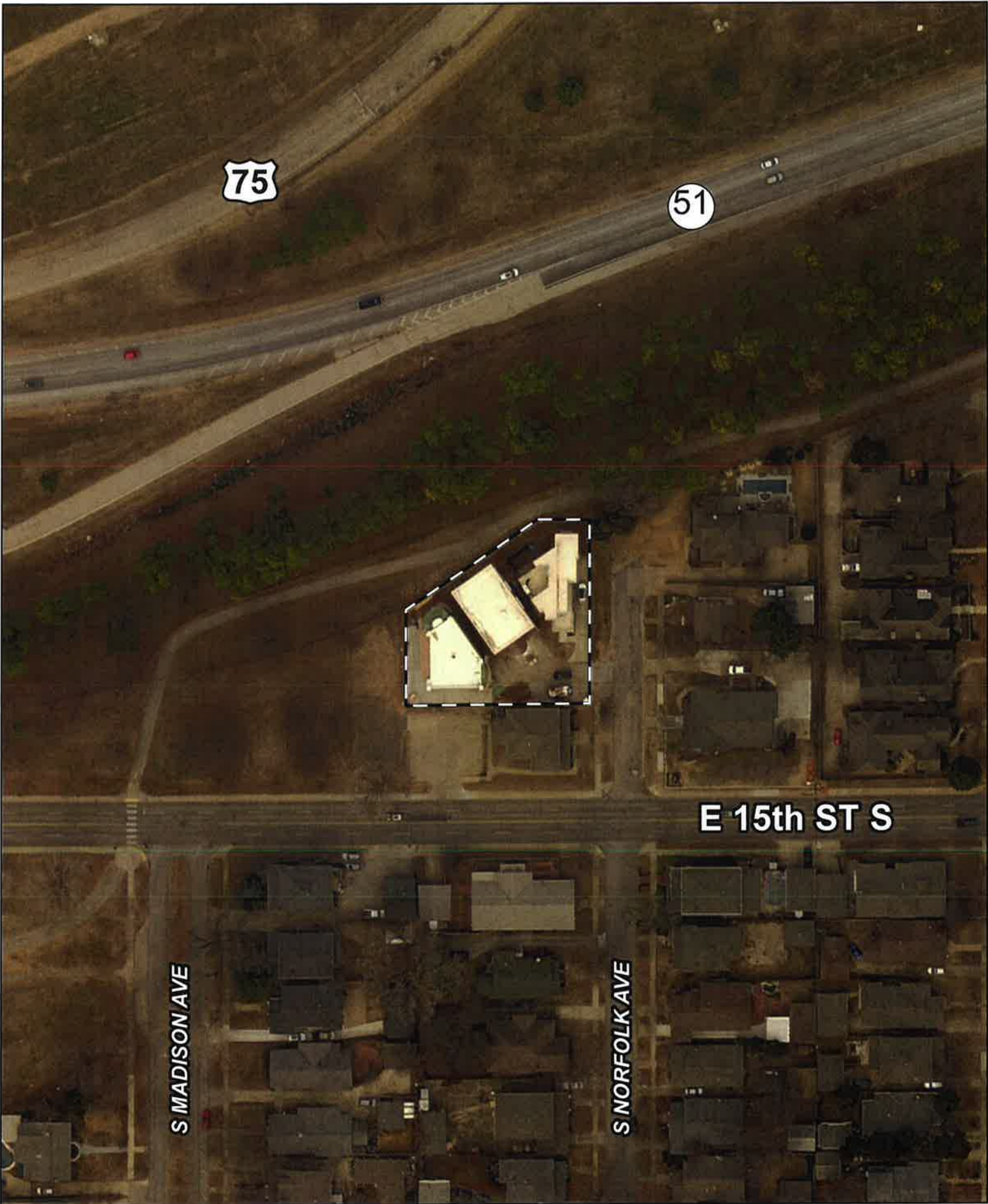
PUD-757-A

19-12 12

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

Aerial Photo Date: February 2018





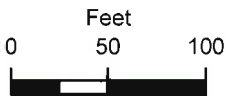
75

51

E 15th ST S

S MADISON AVE

S NORFOLK AVE



Subject
Tract

PUD-757-A

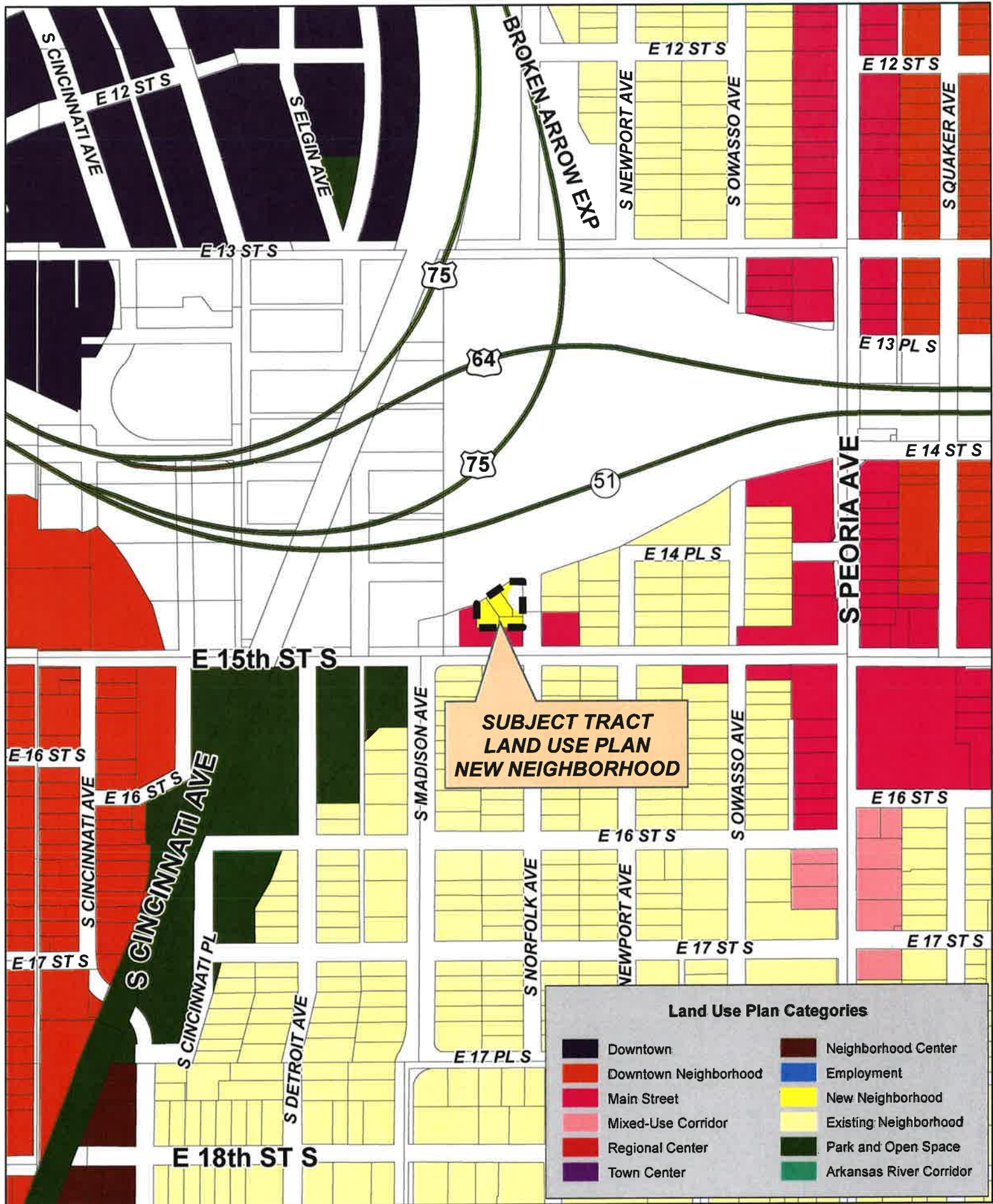
19-12 12

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

Aerial Photo Date: February 2018



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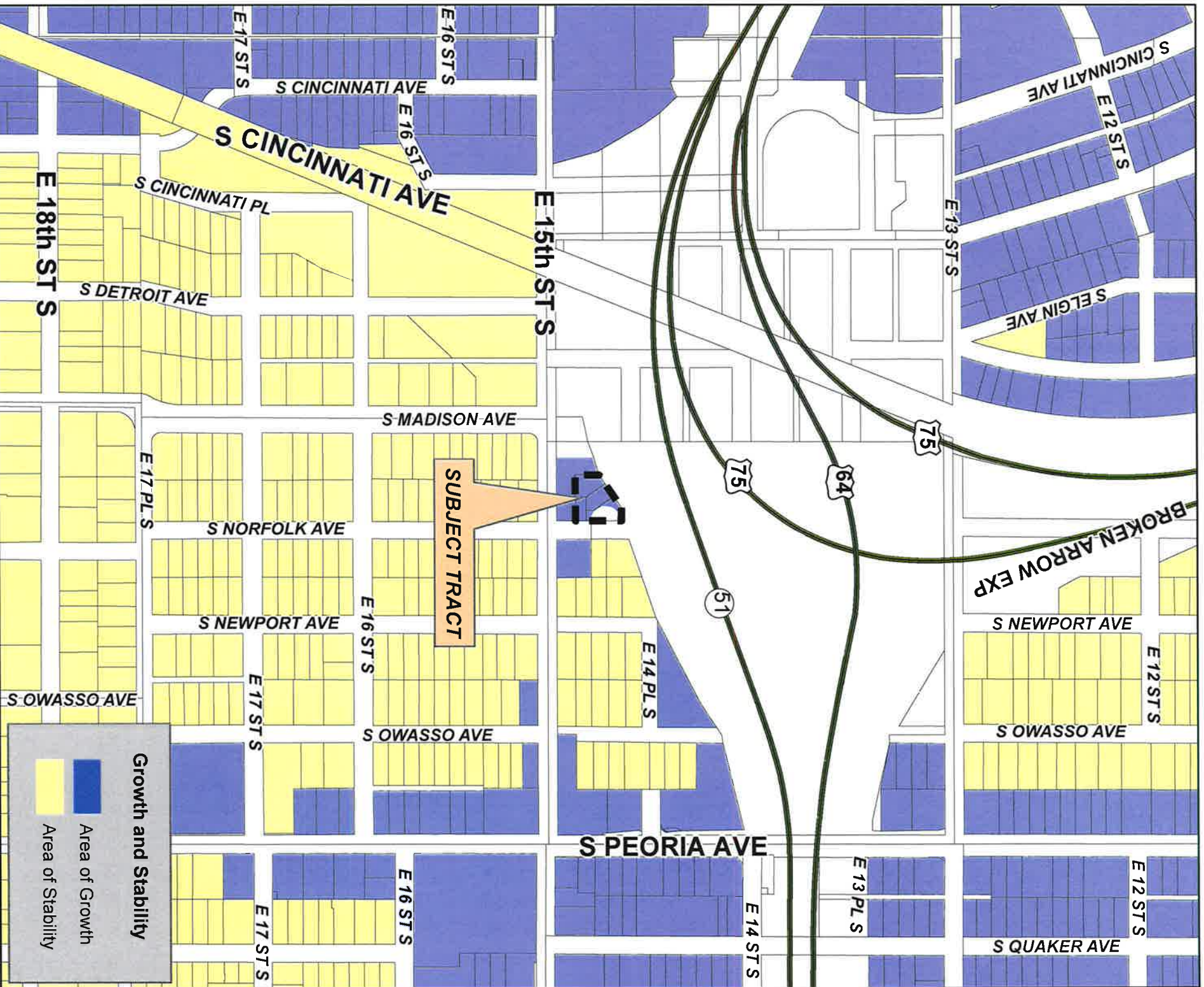


Feet
0 200 400

PUD-757-A

19-12 12





PUD-757-A

19-12 12

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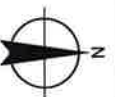


Exhibit “A” – Detailed Site Plan



Site Plan



SANDERS ENGINEERING, INC.
 11502 S. 56th E. Ave. Phone: (918)296-5066
 Tulsa, Oklahoma 74109 FAX: (918)296-1808
 Certificate of Authorization No. CA 2370 Exp. 6/30/99

Exhibit “B” – Open Space Exhibit



MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

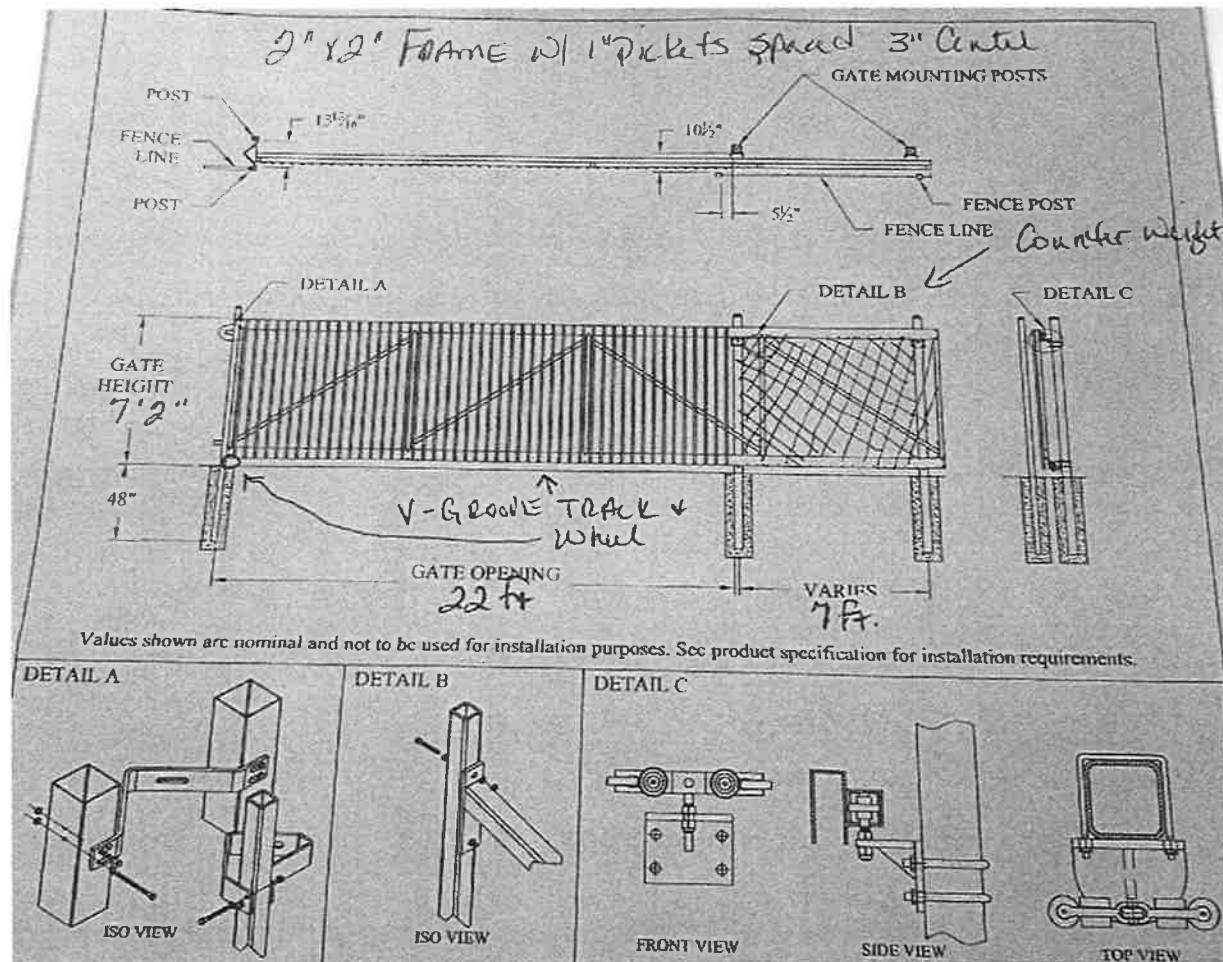
Exhibit "C-1" – Conceptual Gate Design and Specifications (1 of 2)



6.14

**MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)**

Exhibit "C-2" – Conceptual Gate Design and Specifications (2 of 2)



6.17

MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit "D-1" – Conceptual Wall / Fence Diagrams (East Elevation)



6.18

**MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)**

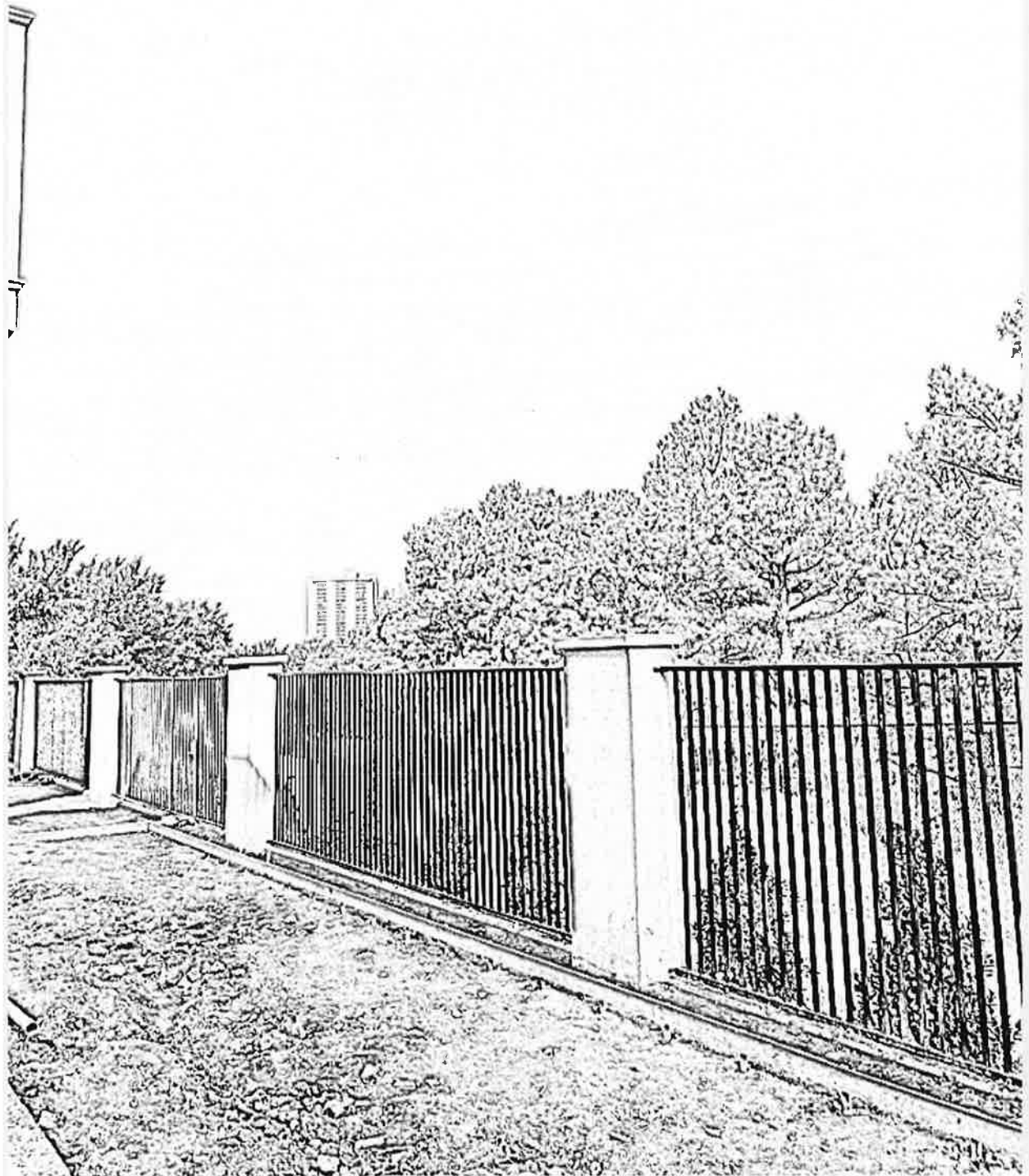
Exhibit "D-2" – Conceptual Wall / Fence Diagrams (North Elevation)



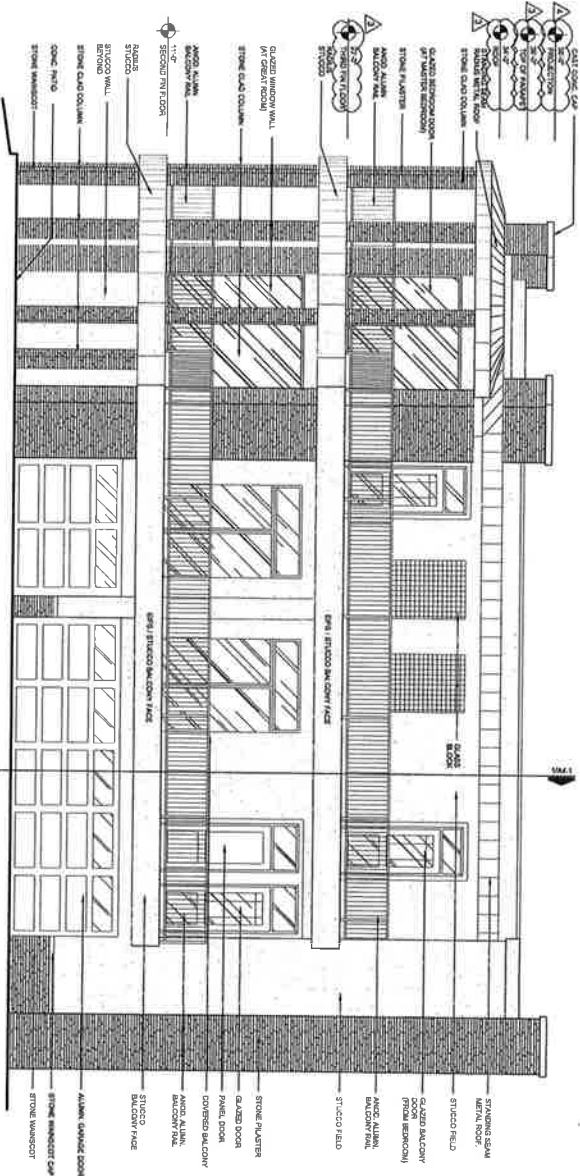
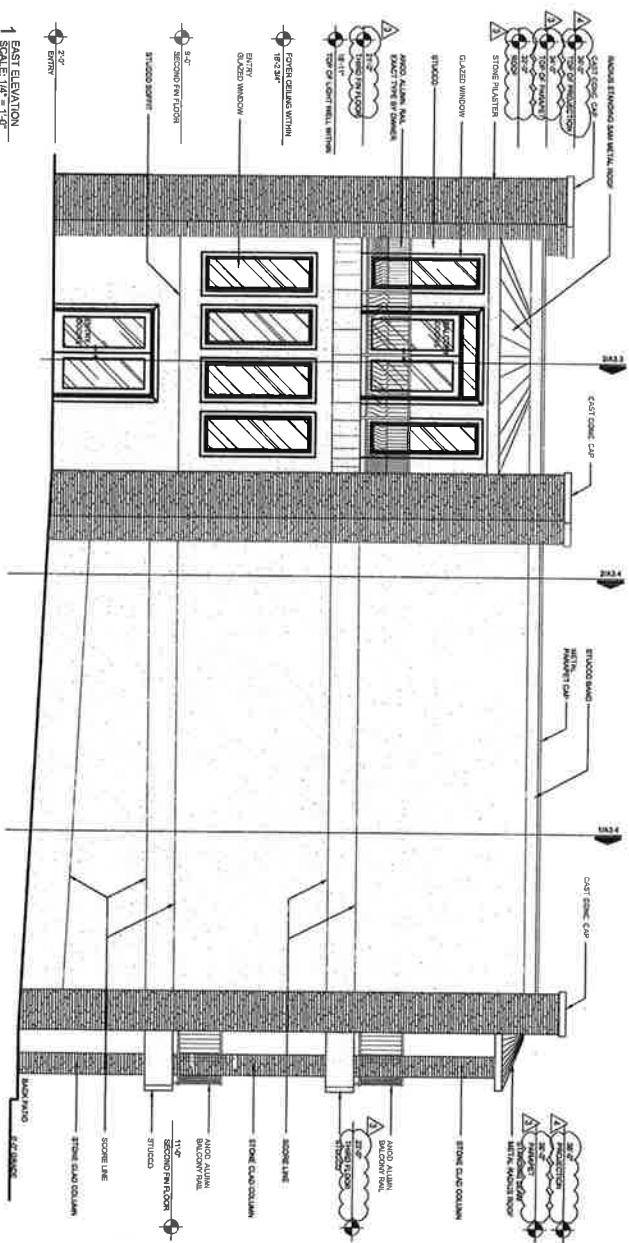
6.19

**MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)**

Exhibit "D-3" – Conceptual Wall / Fence Diagrams (West Elevation)



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



LEE SPECULATIVE PROPERTY
SOUTH NORFOLK AVENUE
TULSA, OKLAHOMA



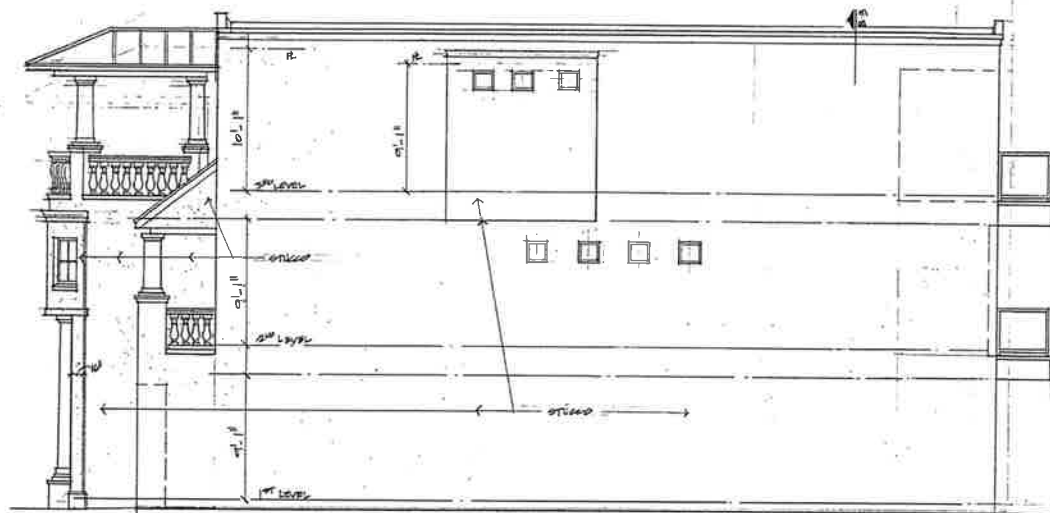
M&C Coal and Associates, P.C.
Architects and Planning
1702 East Brady Drive, Suite 127
Tulsa, Oklahoma 74105
(918) 584-2842

Invoice	Date
Post Check #44	3.30.2018
100% Check and	4.14.2018
Amount to Permit	419,201.2018
City Council	5.15.2018
City State Court	5.19.2018
City State Court	5.23.2018
Overseas/Foreign	6.14.2018
City State Court	6.15.2018
PAO Reproduction	7.26.2018

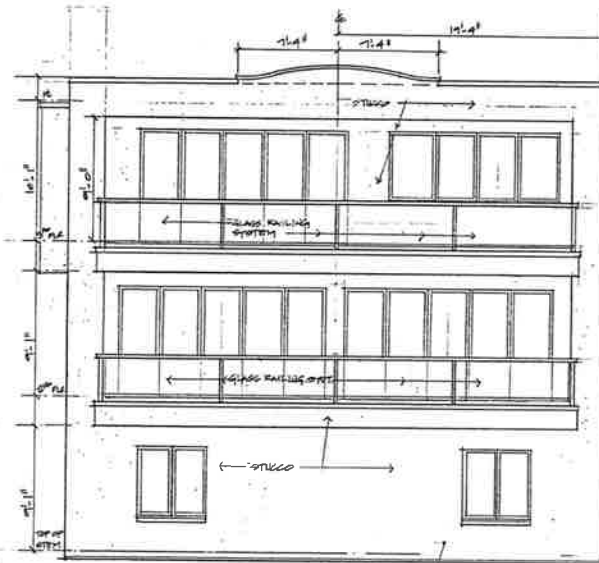
Exhibit E.1

A4.1

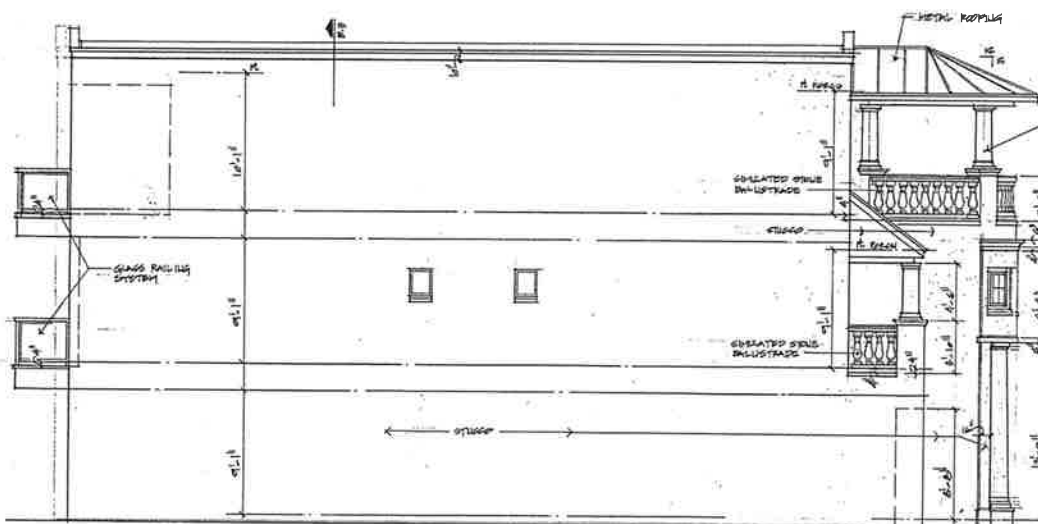
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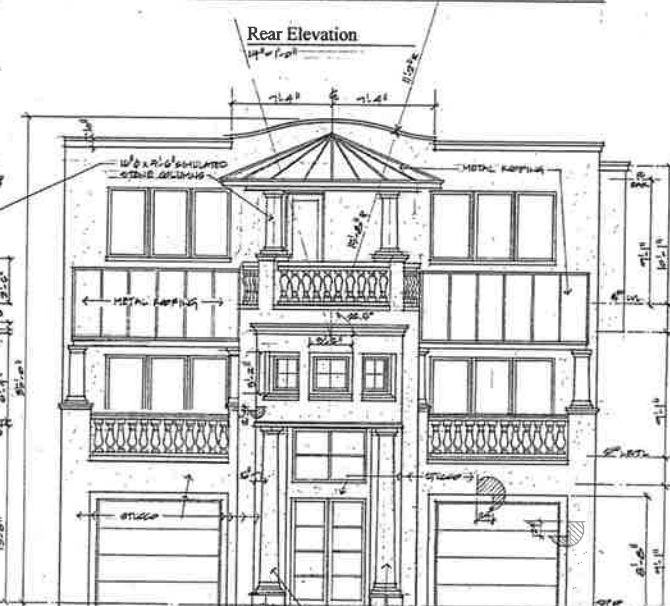
Right Side Elevation



Rear Elevation



Left Side Elevation



Front Elevation



Randall Wayne Sligar
ARCHITECT
11144 South Sandhills Avenue
Clemson, South Carolina 29631
Phone and Fax: (883) 296-8430

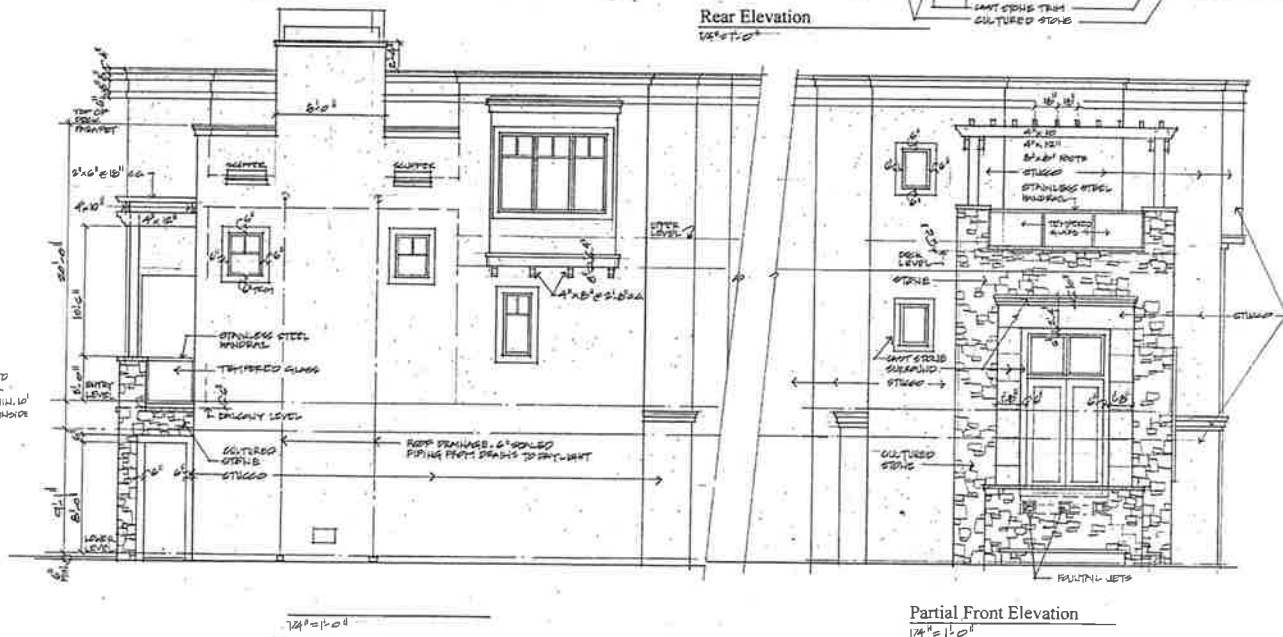
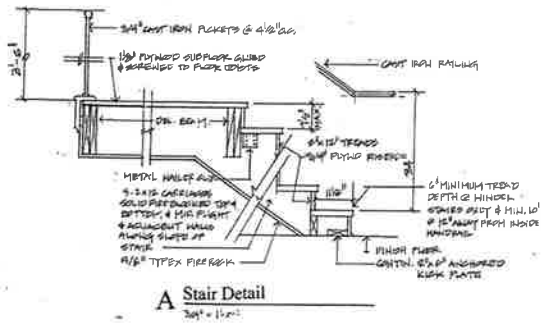


Lees Residence

Exhibit E.2

Project Number
J1721MT
Date
1/13/17
Sheet Number

6.23



Randall Wayne Sligar
ARCHITECT
11144 South Saddleway Avenue
Tulsa, Oklahoma 74133
Phone and Fax: (918) 299-8330



Jackson Residence

Exhibit E-3a

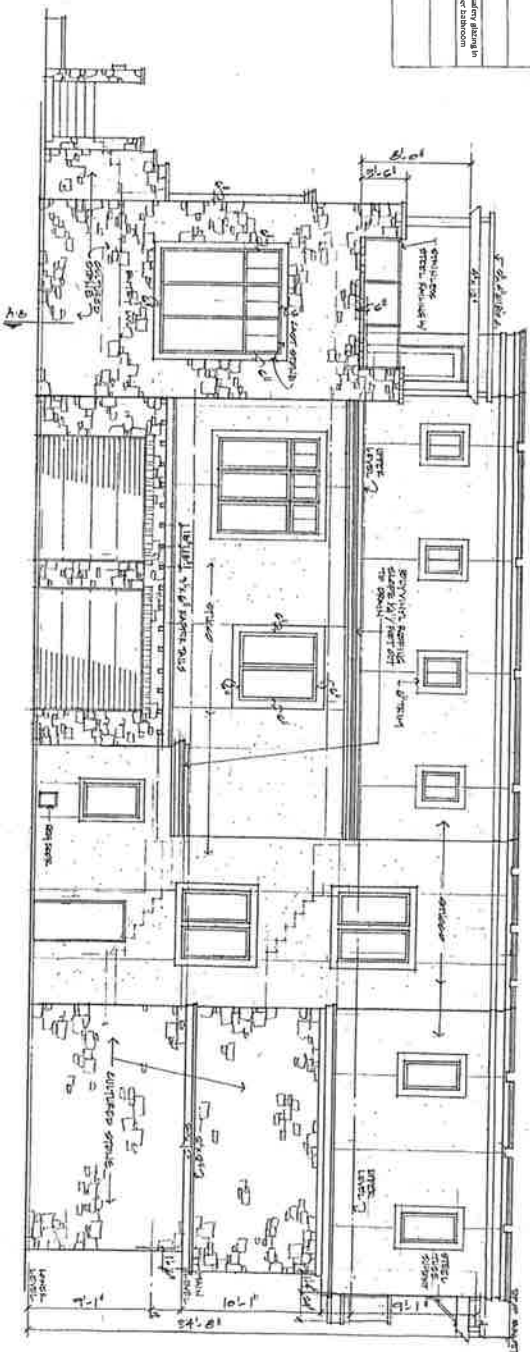
Project Number
Y1631MT
Date
7/15/98
9/19/98
Sheet Number

Right Side Elevation
 $W^2 = 1.0''$

①	220V 50Hz AC power cord
②	Ground fault circuit interrupter (GFCI)
③	1500-watt power meter (1500W by 120V)
④	Incandescent light bulbs
⑤	Switch-mounted light fixture
⑥	Wire nuts
⑦	Utility channel (gut hanger)
⑧	Power switch
⑨	Two-way power switch
⑩	Cable extension
⑪	Heavy-duty plug
⑫	Single receptacle
⑬	Receptacle
⑭	Cut cloth
⑮	Plastic rubber bin
⑯	Single standard wall switch
⑰	Three-way power switching
⑱	100V fork
⑲	Copper incandescent dimmer switch
⑳	Three-way switch

Door Schedule					
Notes	Door Size	Type	Material	Safety Guard Type	Remarks
1	2'-0" x 8'-0"		Solid Oak Wood		
2	2'-0" x 8'-0"	Flush doors	Solid Oak Wood with metal flange		newer design flange
3	3'-0" x 7'-0" x 8'-0"		Solid Oak Wood	*	
4	2'-0" x 8'-0"		*	*	
5	2'-0" x 8'-0"		*	*	
6	2'-0" x 8'-0"	Panel	*	*	
7	2'-0" x 8'-0"	Panel	Solid Oak Wood		
8	2'-0" x 8'-0"		Solid Oak Wood		
9	2'-0" x 8'-0"	Panel	Solid Oak Wood		
10	3'-0" x 8'-0"		Solid Oak Wood		
11	2'-0" x 7'-0" x 8'-0"		Solid Oak Wood		
12	2'-0" x 8'-0"		Solid Oak Wood		
13	2'-0" x 8'-0"		Solid Oak Wood		
14	3'-0" x 7'-0"	Panel	Solid Oak Wood		
15	1'-0" x 5'-0" x 4'-0" x 1'-0"	Panel with flange	Solid Oak Wood		
16	2'-0" x 8'-0"		Solid Oak Wood		
17	2'-0" x 8'-0"		Solid Oak Wood		
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99	2'-0" x 8'-0"		Solid Oak Wood		
100	2'-0" x 8'-0"		Solid Oak Wood		

All windows appear to be extremely discolored by water.



Randall Wayne Sligar
ARCHITECT
11144 South Sandusky Avenue
Tulsa, Oklahoma 74137
Phone and Fax (918) 299-8630

EXT-157 E. 36



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7448

Hearing Date: August 1, 2018

Case Report Prepared by:

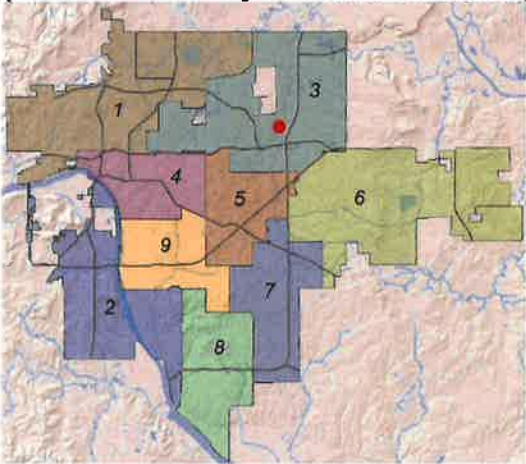
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: GIBBS, EDWARD L TRUSTEE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: AG

Proposed Use: IL for warehouse

Concept summary: Property has never been zoned beyond AG and is undeveloped. IL Zoning is consistent with land use map of the Tulsa Comprehensive Plan.

Tract Size: 26.8 ± acres

Location: S. and E. of SE/c of E. Pine St. & N. Mingo Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 0431

CZM: 31

Atlas:

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

7.1

SECTION I: Z-7448

DEVELOPMENT CONCEPT:

Rezoning is requested to support additional light industrial growth in the area between Mingo Creek and North Mingo Road on the south side of East Pine Street. The property is surrounded by light industrial uses and an area abutting the south boundary zoned for a mobile home community. Infrastructure for that community has never been constructed.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None Included

DETAILED STAFF RECOMMENDATION:

Z-7448 requesting IL zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IL uses are consistent with the expected development pattern in the area and,

Uses allowed in an IL district is considered non-injurious to the abutting property therefore,

Staff recommends Approval of Z-7448 to rezone property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Light industrial uses are consistent with the Employment Land Use designation of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

7.2

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

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

Transportation Vision:

Major Street and Highway Plan: Multi Modal Street

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:

The Go Plan illustrates a proposed trail on the west side of the Mingo creek channel abutting this property. During the plat process a trail easement may be part of the requirement along the east side of this property. Additional discussions with the INCOG transportation planning staff will be required during that process to determine the width and location of that easement.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant with a large electrical transmission line along the east side of the property and also abuts an engineered section of the Mingo Creek Channel. Some of the perimeter of the site is heavily vegetated and most of the site is grass and low shrubs. Staff supports the IL zoning with the knowledge that the site appears to be inside the FEMA floodplain and site development will be required to meet the storm water ordinances of the City of Tulsa.

Environmental Considerations:

Most of the site is included in the FEMA flood plain or the City of Tulsa regulatory flood plain. Engineering solutions on this site will be carefully studied by the City of Tulsa prior to release of any building permit. All development on this site will meet or exceed the minimum standards for development by FEMA and the City of Tulsa.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Pine Street	Secondary Arterial with Multi-Modal Corridor designation	100 feet	2 Lane

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 across Pine	IL	Employment	Growth	Light Manufacturing
East across Mingo creek channel	IL	Employment	Growth	Small scale light manufacturing
South	RMH east 2/3rds IL west 1/3rd	Employment	Growth	Undeveloped and some unknown industrial uses
West	IL	Employment	Growth	Mixed industrial, auto repair, salvage and light industrial uses

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

Z-7363 December 2016: All concurred in **approval** of a request for *rezoning* a 2.08± acre tract of land from AG to CG on property located on the southeast corner of North Mingo Road and East Pine Street.

Z-7223 June 2013: All concurred in **approval** of a request for *rezoning* a 1.02± acre tract of land from CS to IL, for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street North

Z-7199 May 2012: All concurred in **approval** of a request for *rezoning* a 3± acre tract of land from CS to IL for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street.

Z-7127 May 2009: All concurred in **approval** of a request for *rezoning* a 5.89± acre tract of land from AG to IL for light manufacturing on property located, south of southeast corner East Pine Street and North Mingo Road and abutting south of subject property.

Z-6998 September 2005: All concurred in **approval** of a request for *rezoning* a 38.03± acre tract of land from RM-2 to IL for light industrial park use, on property located south and west of southwest corner of East Pine Street North and Highway 169 North.

Z-6946 July 2004: All concurred in **approval** of a request for *rezoning* a 5± acre tract of land from OL to IL for light manufacturing and warehouse use, on property located east of northeast corner of East Pine Street and North Mingo Road.

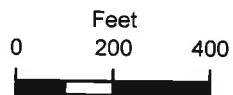
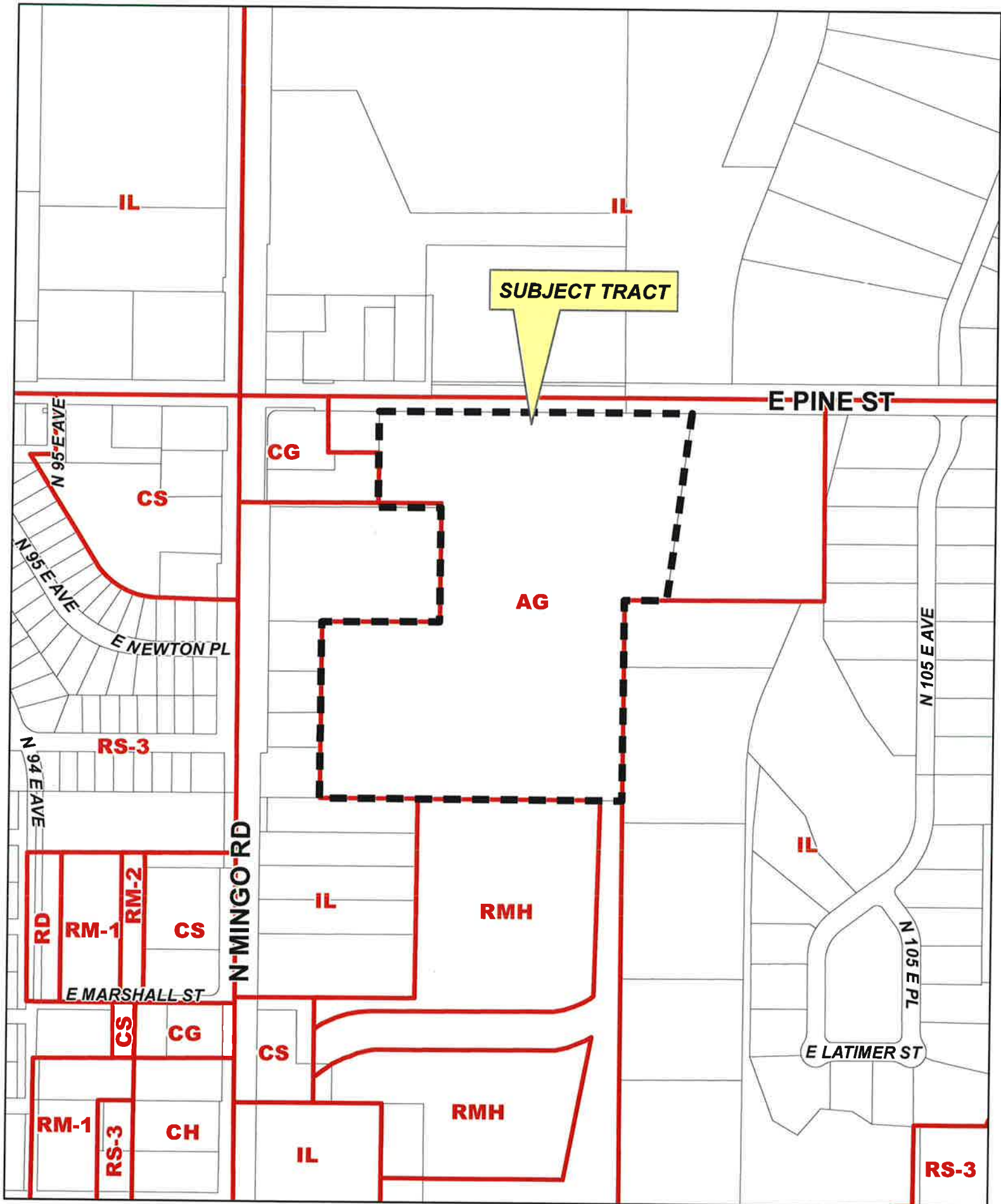
BOA-18238 November 24, 1998: The Board of Adjustment **approved** a *Special Exception* to permit a convenience store (QuikTrip) in an IL district, on property located at the northwest corner of E. Pine St. and N. Mingo Rd.

Z-5789 May 1984: All concurred in **approval** of a request for *rezoning* a 25± acre tract of land from IL to RMH on property located south and east of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the southern border of the subject property.

Z-5367 March 1980: All concurred in **approval** of a request for *rezoning* two tracts of land from RS-2 to IL on property located south of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the western border of the subject property.

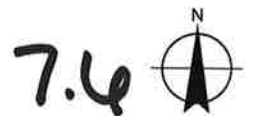
Z-5312 November 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-2 to IL on property located south of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the southern border of the subject property.

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Z-7448

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Subject
Tract

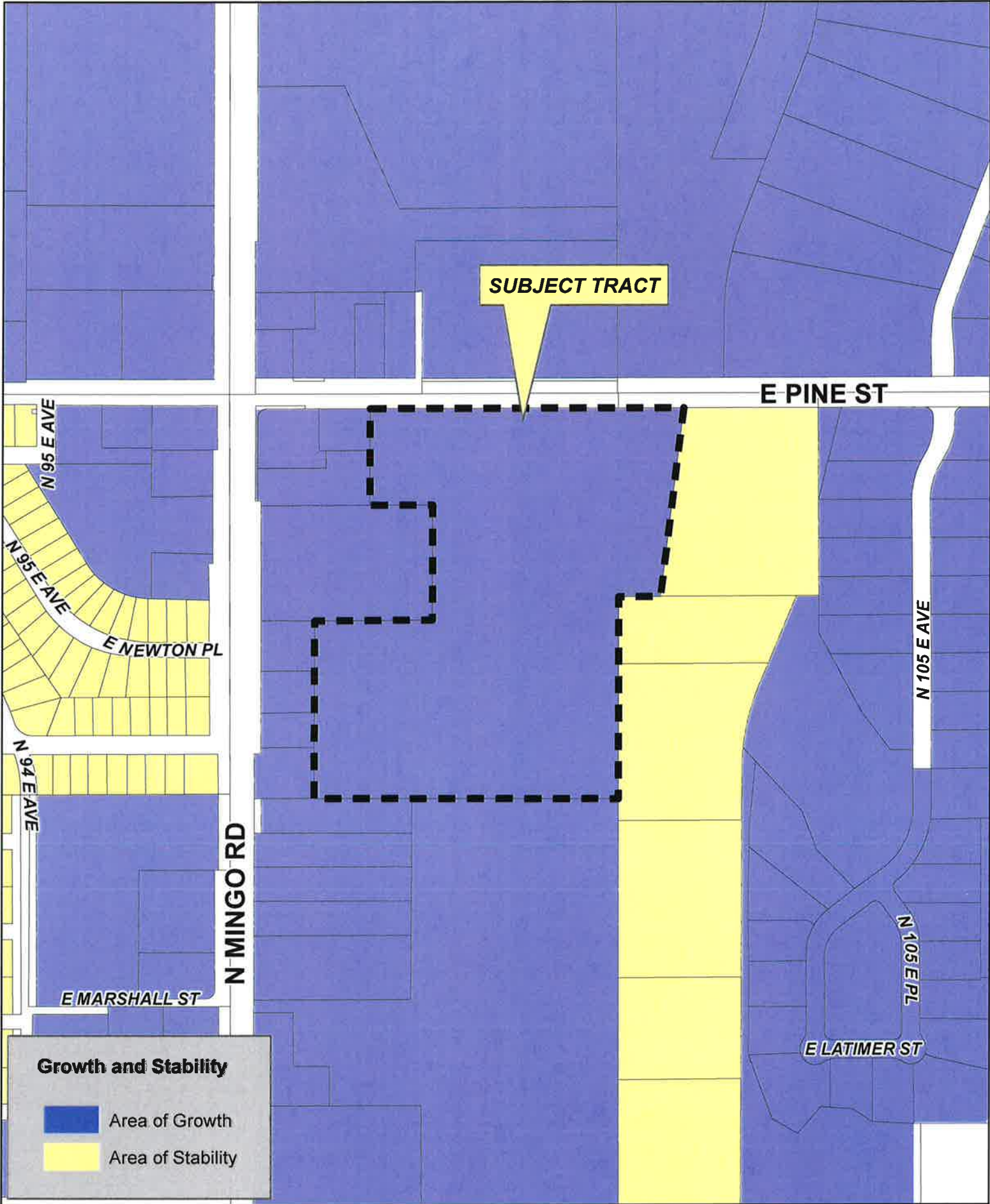
Z-7448

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

Aerial Photo Date: February 2018





SUBJECT TRACT

E PINE ST

N MINGO RD

E MARSHALL ST

E NEWTON PL

N 105 E AVE

N 105 E PL

E LATIMER ST

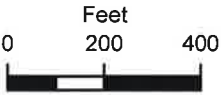
Growth and Stability



Area of Growth

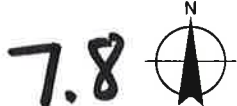


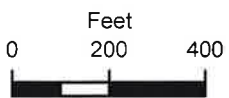
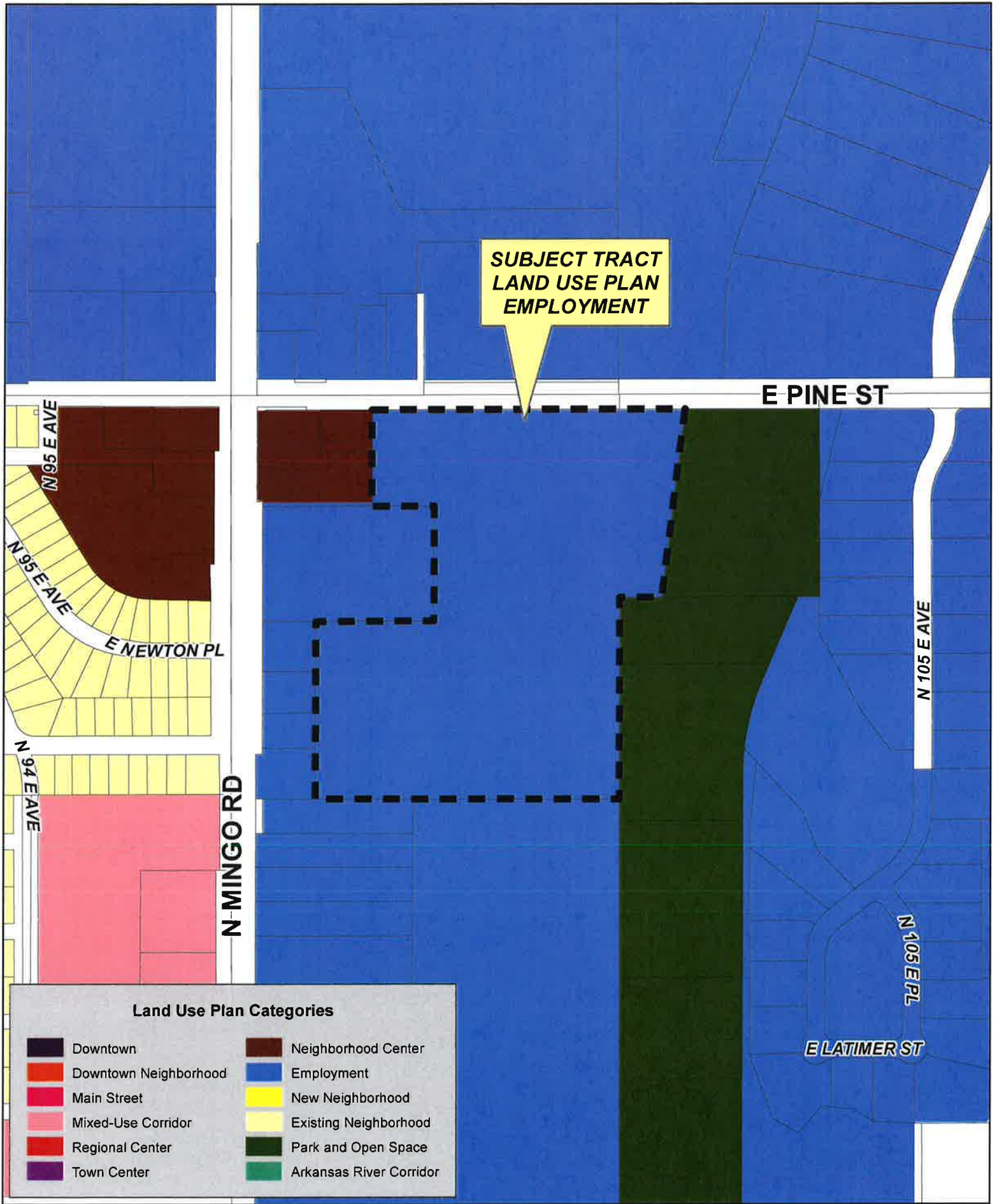
Area of Stability



Z-7448

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Z-7448

20-14 31





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7449

Hearing Date: August 1, 2018

Case Report Prepared by:

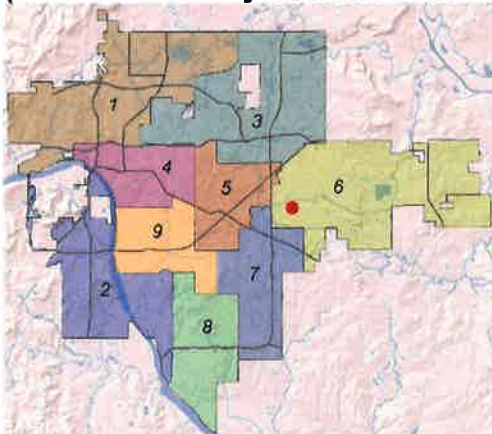
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nicole Watts

Property Owner: INDEPENDENT SCHOOL DIST

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Medical Office

Concept summary: None provided by applicant:
The proposed development has not been identified
beyond rezoning required for a Medical Office.

Tract Size: 4.91 \pm acres

Location: SW/c of E. 31st St. S. & S. 120th E. Pl.

Zoning:

Existing Zoning: AG

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9420

CZM: 49

Atlas: 862

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Mike Craddock

8.1

SECTION I: Z-7449

DEVELOPMENT CONCEPT:

None provided by the applicant. The application submittal included a reference to Community Health Connection.

Community Health Connection is represented as follows on their website:

"Community Health Connection will provide quality and accessible health care across all life cycles regardless of ability to pay and we will respect the dignity and culture of our community now and in the future.

Community Health Connection is a Federally Qualified Health Center (FQHC) committed to meeting the lifelong health care needs of the northeast Oklahoma community. We provide the highest quality, affordable and accessible primary health care services in a culturally effective, language-appropriate and compassionate manner. We serve individuals who are uninsured by offering a sliding fee scale to those who qualify, and those with Medicaid (SoonerCare) and Medicare, Insure Oklahoma and many with private insurance.

We focus on meeting the health care needs of the patients in our community by providing a broad array of services. If you are looking for medical providers and clinic staff who will treat you with respect and dignity, then Community Health Connection is for you. We want our medical practice to be your connection to a healthy life."

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Exhibit illustrating legal description.

DETAILED STAFF RECOMMENDATION:

Z-7449 request OL zoning. That zoning district is primarily intended to facilitate the development and preservation of low-intensity office development. The OL zoned district requested by the applicant is not consistent with the Existing Neighborhood land use designation and the applicant has not provided any details illustrating the expected development intensity on the site. A health clinic is complimentary to the new school site recently constructed immediately west of this site. The property is currently owned by the Independent School District 9 of Tulsa County and,

OL zoning is consistent with the school site conceptual plan that was heard by the City of Tulsa Board of Adjustment in 2014 so the anticipated use is consistent with the expected development in the area and,

OL zoning is normally considered a transitional zoning category between higher intensity districts and single family residential style of development therefore,

Staff recommends Approval of Z-7449 to rezone property from AG to OL.

SECTION II: Supporting Documentation

8.2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** Light office uses are not generally consistent with the Existing Neighborhood land use designation. In some circumstances on the edges where that land use abuts arterial streets and are complimentary with public uses such as schools OL zoning may be an appropriate zoning designation. This application does not provide additional limitations or design considerations other than those offered by the Zoning Code. In consideration with the previously approved uses at the Board of Adjustment and the street infrastructure that isolates this site from abutting single family development staff can support OL zoning to allow a medical office that has the stated purposed of providing community health care in conjunction with the school on the property. OL zoning at this location is consistent with the Area of Growth designation that encourages access to services with fewer and shorter auto trips and supports economic activity in the area.*

Land Use Vision:

***Land Use Plan map designation:** Existing Neighborhood*

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

***Areas of Stability and Growth designation:** Area of Growth*

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

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

Transportation Vision:

***Major Street and Highway Plan:** None*

***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 property is undeveloped and surrounded by private drives or public streets with no significant elevation changes or vegetation. The zoning boundary has been prepared without regard to the existing vehicular circulation pattern.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial	100 feet	5 lanes (4 with a center turn lane)

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 Across E. 31 st Street	AG	Park and open space	Stability	Regional storm water detention
East	RS-3	Existing Neighborhood	Stability	Single family residential
South	AG	Existing Neighborhood	Stability	Undeveloped open space
West	AG	Existing Neighborhood	Stability	School

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

Subject Property:

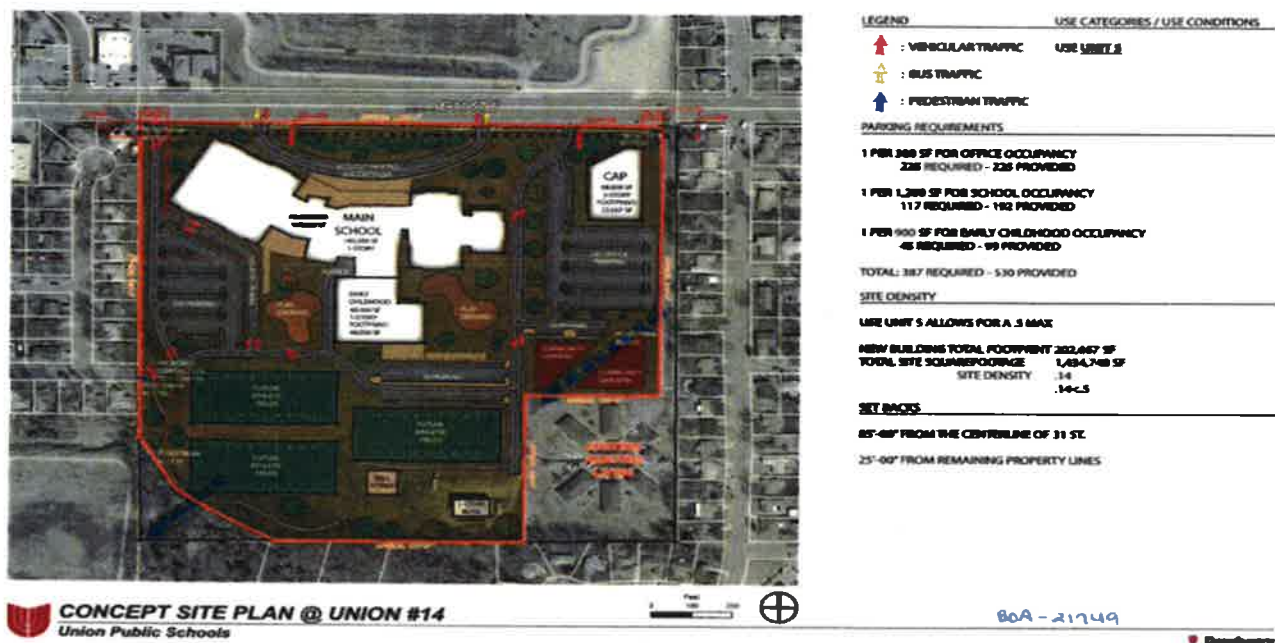
BOA-22272 June 27, 2018: The Board of Adjustment **approved** a *special exception* to permit a dynamic display located within 200 feet of an R zoned district; a *variance* to increase the number of permitted wall signs on a building in an AG district from one to two; a *variance* to increase the permitted sign display area of wall signs from 32 sq. ft. to 95.5 sq. ft.; and a *special exception* to permit

8.4

REVISED 7/25/2018

a dynamic display in an AG zoned district, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

BOA-21749 July 22, 2014: The Board **approved** a *special exception* to permit a Elementary School in an AG district, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract. (Note: The conceptual plan approved by the Board of Adjustment included a CAP building at the northeast corner of the site. The CAP building was an office use)



BOA-20984 January 12, 2010: The Board of Adjustment **approved** a *variance* of the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign for a church in the AG district (Section 302.B.2); and a *variance* of the maximum display surface area permitted for a sign in the AG district from 150 sq. ft. to 245 sq. ft. (Section 302.B.2.b), noting there is no need for the variance of the height as it has been reduced to limits allowed in the code; with conditions that there be no animated flashing, no rolling or other unusual illuminations, etc., on property located east of the southeast corner of the South Garnett Road and East 31st Street South.

BOA-17541 October 22, 1996: The Board **approved** a *special exception* to allow a 100' self-supported tower antenna in an AG district subject, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

BOA-14405 March 5, 1987: The Board of Adjustment **denied** a use *variance* to permit a retirement complex in an AG district; and **denied** a *variance* of land area per dwelling unit of 2.2 acres, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

BOA-9735 November 3, 1977: The Board **approved** a *special exception* to use the property for church and church related uses, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

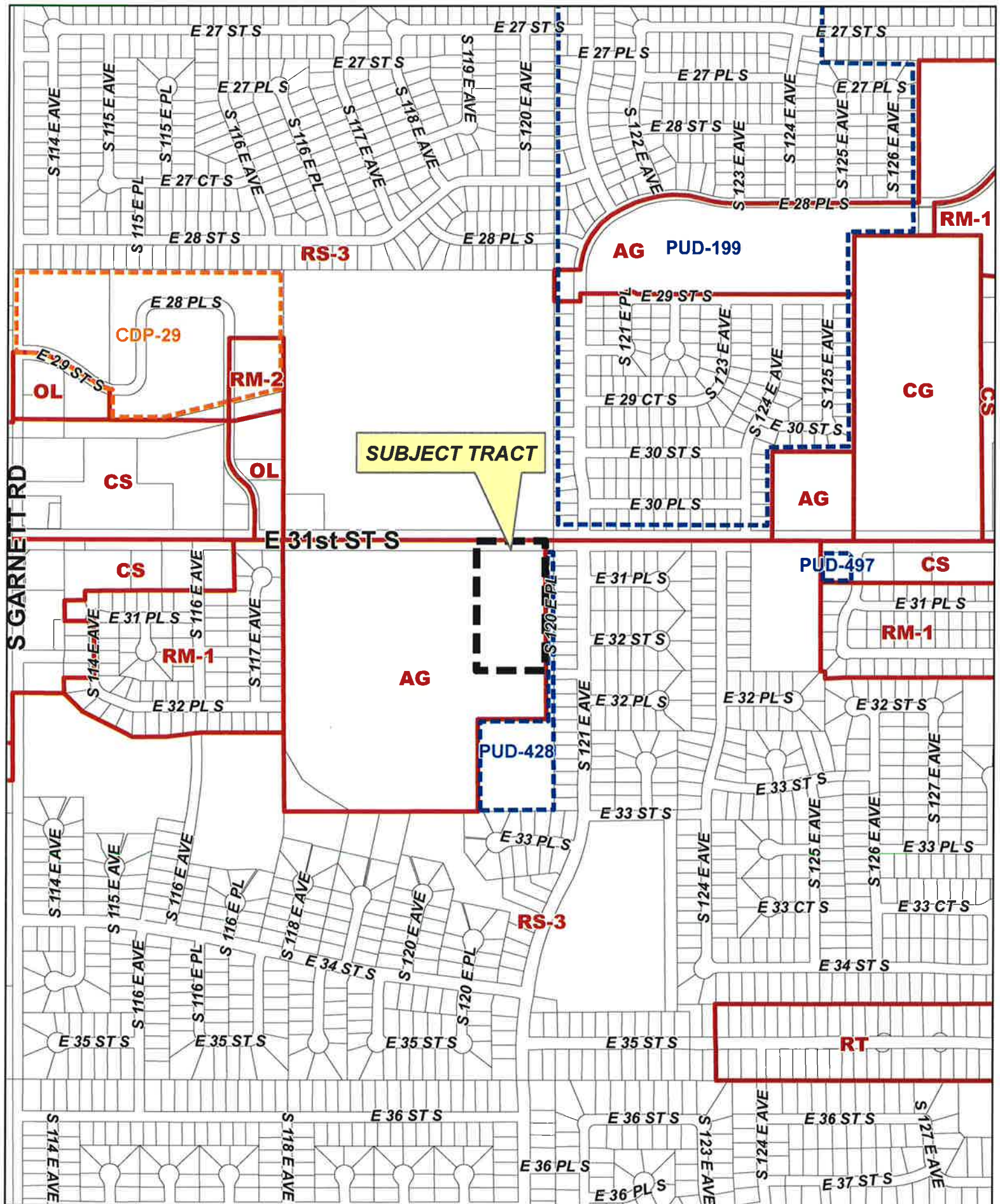
Surrounding Property:

PUD-428/Z-6156 June 1987: All concurred in **approval** of a proposed *Planned Unit Development* on a 4.65± acre tract of land for a senior development and all concurred in **approval** for *rezoning* from AG to RS-3 on property located south and west of the corner of East 31st Street South and South 120th East Place.

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8.6

REVISED 7/25/2018

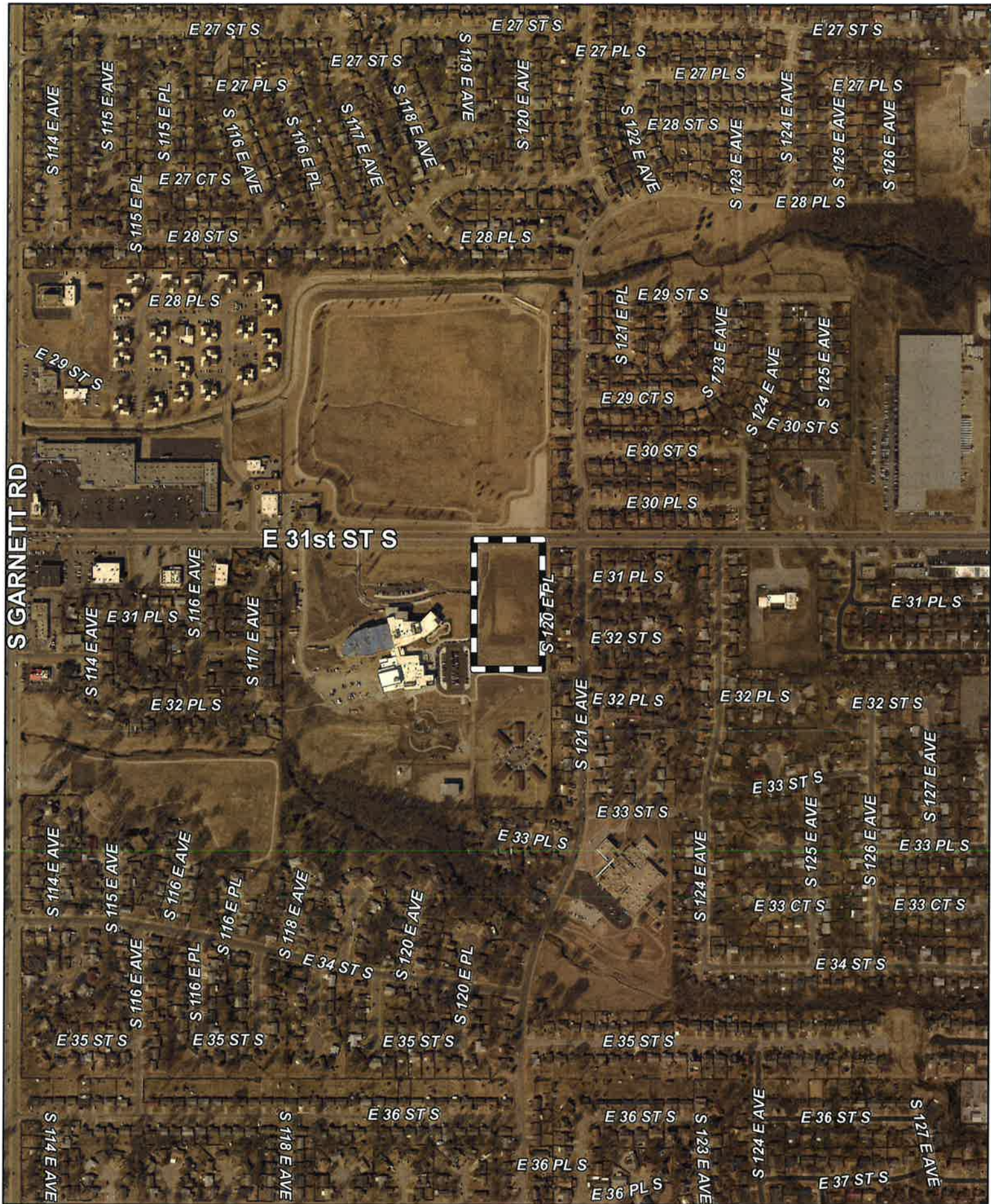


Z-7449

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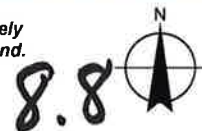
Subject
Tract

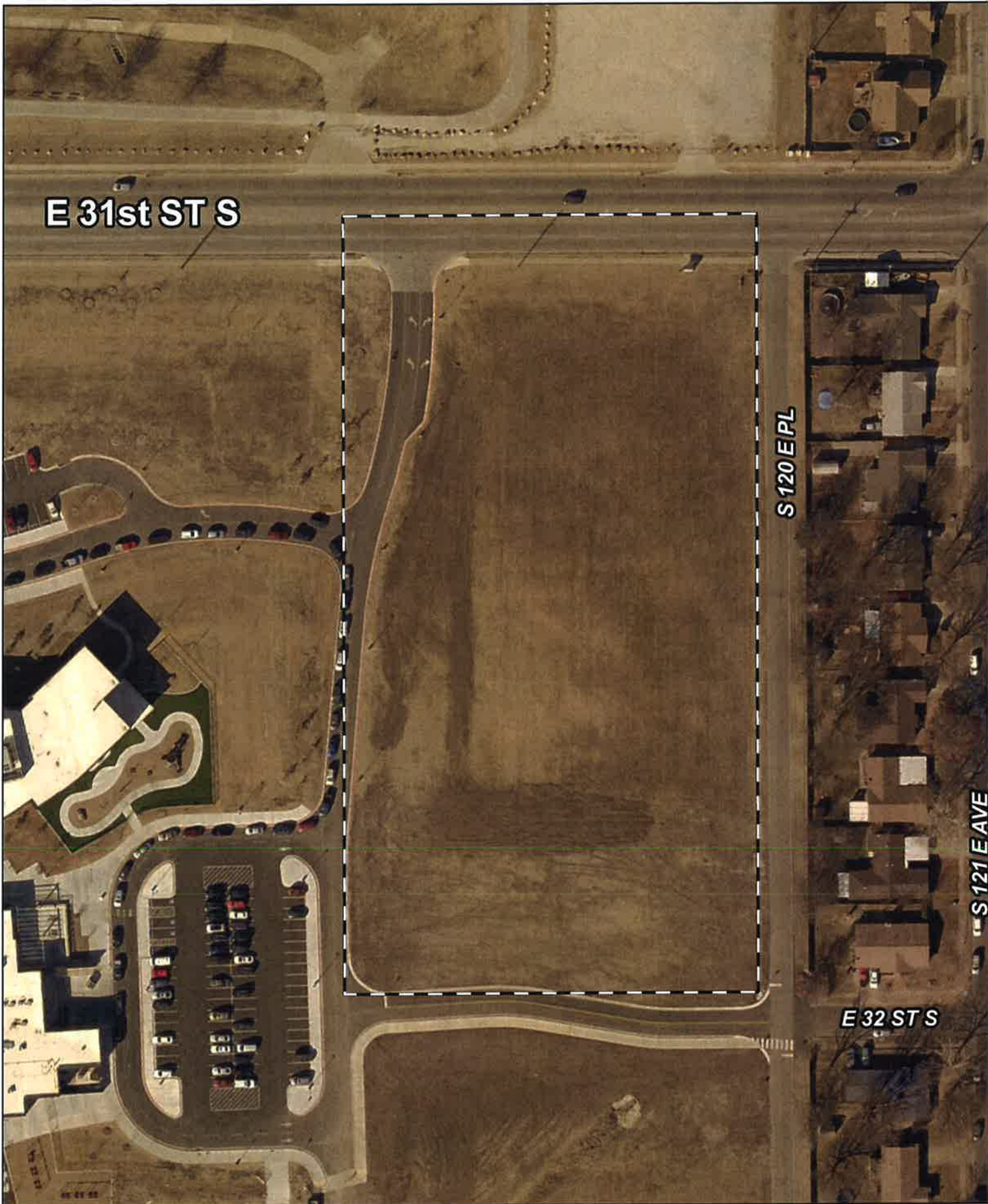
Z-7449

19-14 20

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

Aerial Photo Date: February 2018





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S 120 EPL

S 121 EAVE

E 32 ST S



Subject
Tract

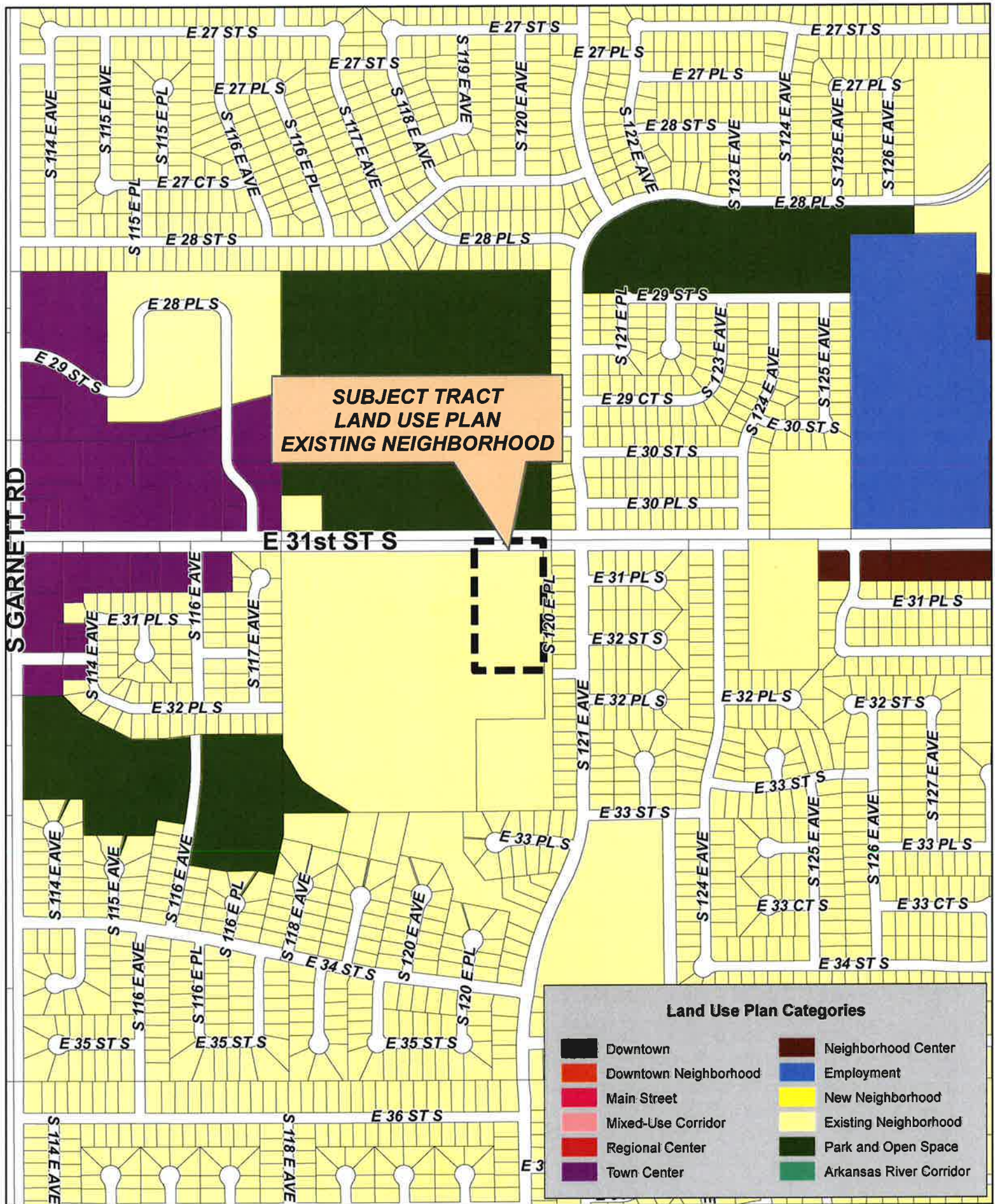
Z-7449

19-14 20

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

Aerial Photo Date: February 2018

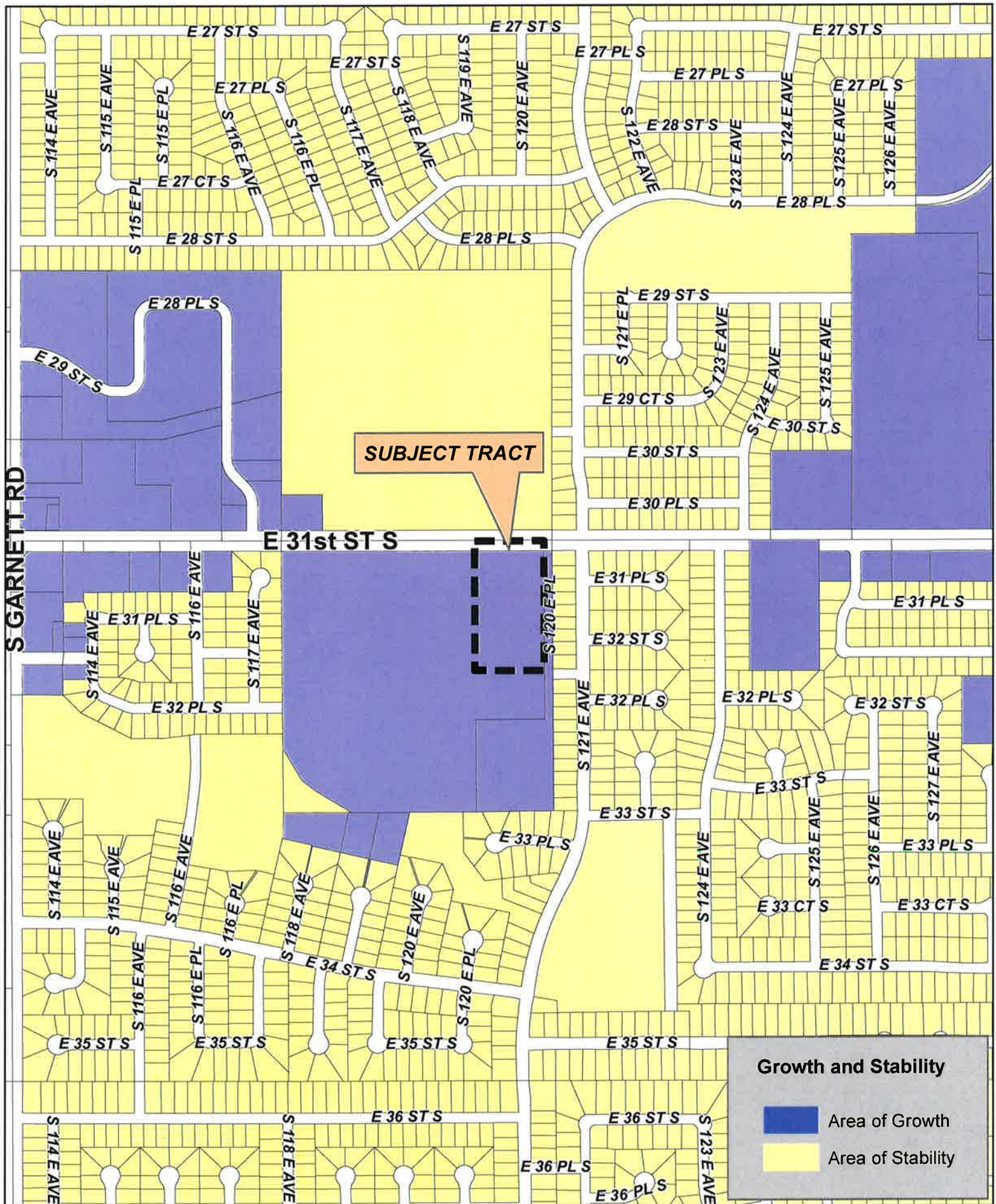




Z-7449

19-14 20





Feet
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Z-7449

19-14 20

8.11





KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF TULSA
STANDARDS AND SPECIFICATIONS (INCLUDING
O.D.O.I., 2009 EDITION)

**COMMUNITY
HEALTH
CONNECTION**

TULSA, OKLAHOMA



6/20/2018

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VERT SCALE	.	.
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EXHIBIT A



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7450

Hearing Date: August 1, 2018

Case Report Prepared by:

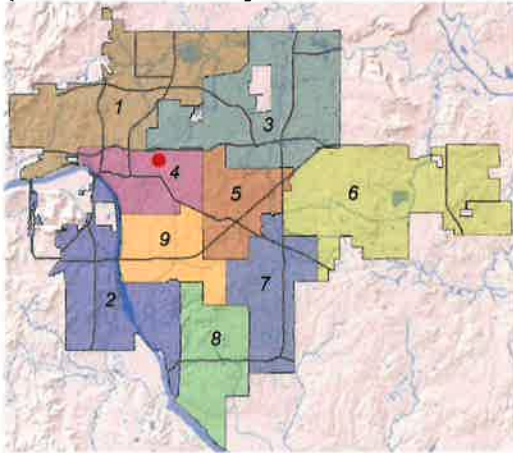
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ted Sack

Property Owner: WEST PARK PHASE II LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily Housing

Concept summary: Rezoning to MX1-U-45 for Multi family housing similar to the redevelopment immediately north of this application.

Tract Size: 4.11 ± acres

Location: Northeast corner of South Lewis Avenue & East 6th Street South

Zoning:

Existing Zoning: RM-2,CS

Proposed Zoning: MX1-U-45

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor, Existing Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9305

CZM: 37

Atlas: 28

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: Z-7450

DEVELOPMENT CONCEPT:

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Preliminary Plat

DETAILED STAFF RECOMMENDATION:

Case Z-7450 requesting MX1-U-45 zoning is consistent with the expected development pattern in the and,

MX1-U-45 zoning is non-injurious to the surrounding property owners and,

MX1-U-45 zoning is consistent with the Existing Neighborhood land use vision identified the Tulsa Comprehensive Plan and,

MX1-U-45 zoning is consistent with the Kendall Whittier Small Area Plan therefore,

Staff recommends Approval of Z-7450 to rezone property from RM-2,CS/ to MX1-U-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed-use zoning requested for is consistent with the expected small-scale infill project and mixed residential components of the Kendall Whittier Small area plan and the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be

displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: None affecting site redevelopment

Trail System Master Plan Considerations: None affecting site redevelopment

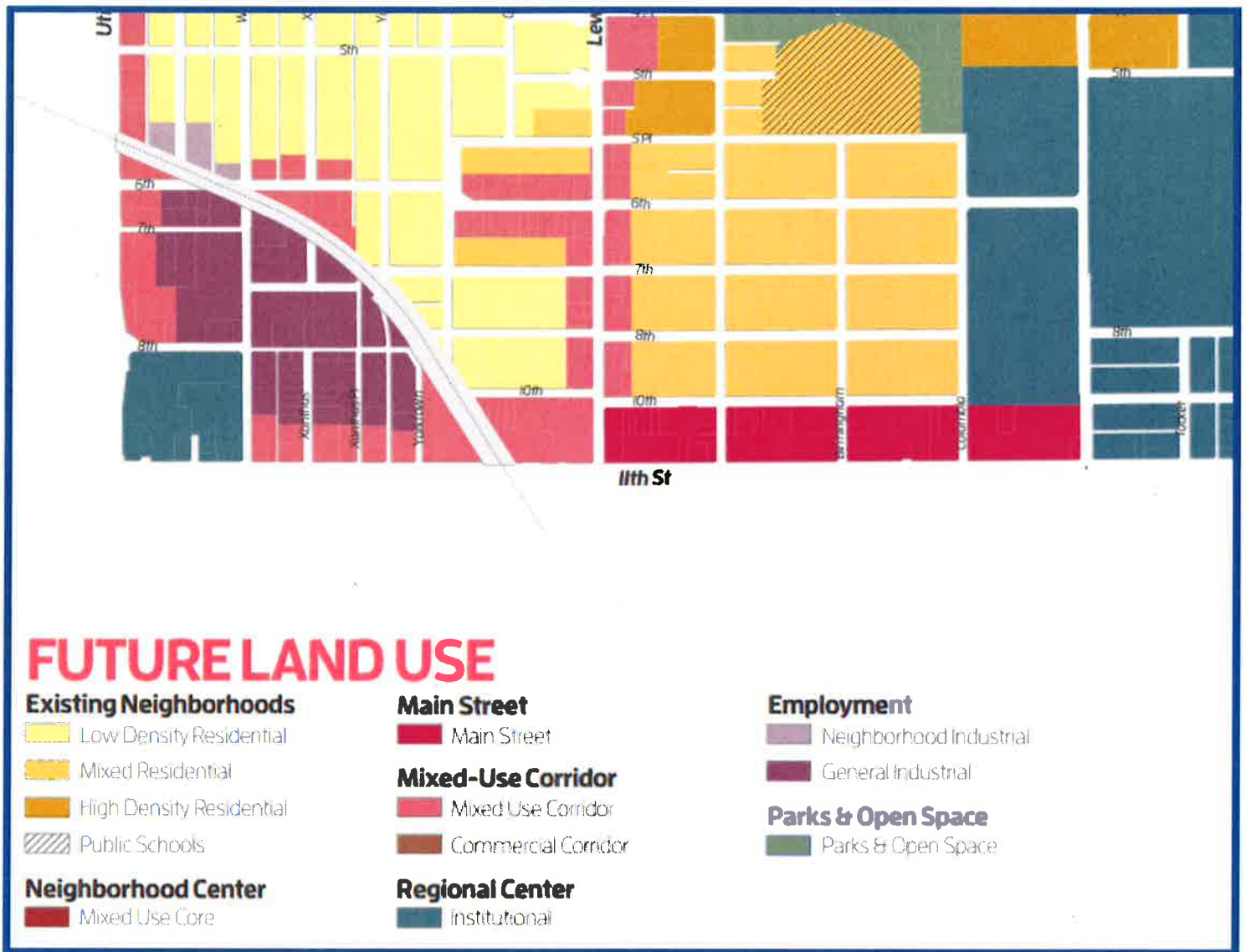
Sector Plan: This area is included in the Kendall-Whittier Sector Plan that was adopted November of 2016.

The small area plan provides a land use table demonstrating the relationship between the sector plan and the Tulsa Comprehensive plan. In this instance the existing neighborhood anticipated low, medium and high density residential uses. This mixed-use development is expected to be a medium density residential with some possible commercial or office component. At least two goals in the recognize the importance of high quality redevelopment opportunities in this area

Goal 1 in the plan recommends supporting the development of quality high-density residential development that appeals to a broad spectrum of potential tenants including students, seniors, young professionals and families of mixed incomes around the University of Tulsa.

Goal 4.2 specifically recognizes that senior and multifamily housing should be assessed on and approved on a case by case basis, especially in areas where it is expected to increase housing choice within Kendall Whittier and supports nearby commercial or public uses.

KENDALL WHITTIER SECTOR PLAN
LAND USE MAP: (see next page)



Special District Considerations: None

Historic Preservation Overlay: None

Staff Summary: The site is vacant land. Previously the property was developed with a single family residential homes and an alley in the middle of the block. The surrounding properties have been developed with a mix of small scale multifamily and single family residential.

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
6 th Street South	Residential Collector	60 feet	4 lanes (2 through lanes with additional lanes for on street parking)
5 th Street South	None	50 feet	2 lanes

9.4

South Lewis Avenue	Urban Arterial	75 feet	4 lanes
South Atlanta Avenue East	None	50 feet	2 lanes

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	RM-2 with CH along Lewis	Mixed Use Corridor and Existing Neighborhood	Growth	Multi family
East	RM-2	Existing Neighborhood	Growth	Multi Family and Single family
South	MX-1-U-45 with CS abutting Lewis	Mixed Use Corridor and Existing Neighborhood	Growth	Office, Vacant and Multi Family
West	CS	Mixed Use Corridor and Existing Neighborhood	Growth	Office and Church

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

Z-7436 May 2018: All concurred in **approval** of a request for *rezoning* a 1.21± acre tract of land from RM-2 to MX1-U-45 for mixed-use development on property located east of the southeast corner of South Lewis Avenue and East 6th Street South.

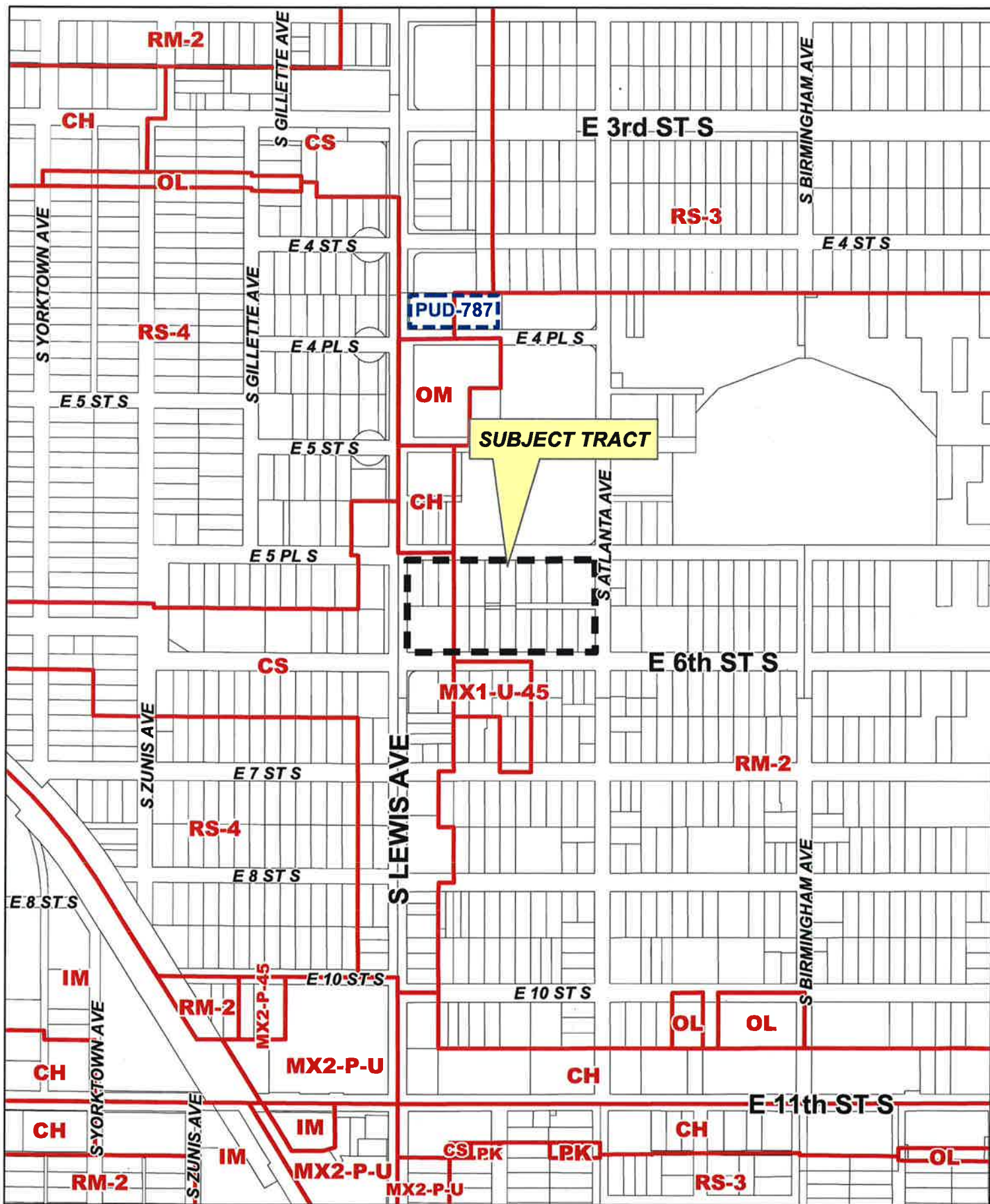
Z-7405 November 2017: All concurred in **approval** of a request for *rezoning* an 8.29± acre tract of land from RM-2/OL/CH/IM to MX2-P-U/MX2-P-45, on property located on the northwest corner and the southwest corner and south of the southeast corner of East 11th Street and South Lewis Avenue.

BOA-21334 November 8, 2011: The Board of Adjustment **approved** a *variance* of height limitation from 35 ft. to 44 ft.; and a *variance* of required parking from 200 spaces to 192 spaces, on property located east of the northeast corner of East 5th Place South and South Lewis Avenue.

8/1/2018 1:30 PM

9.5

REVISED 7/25/2018

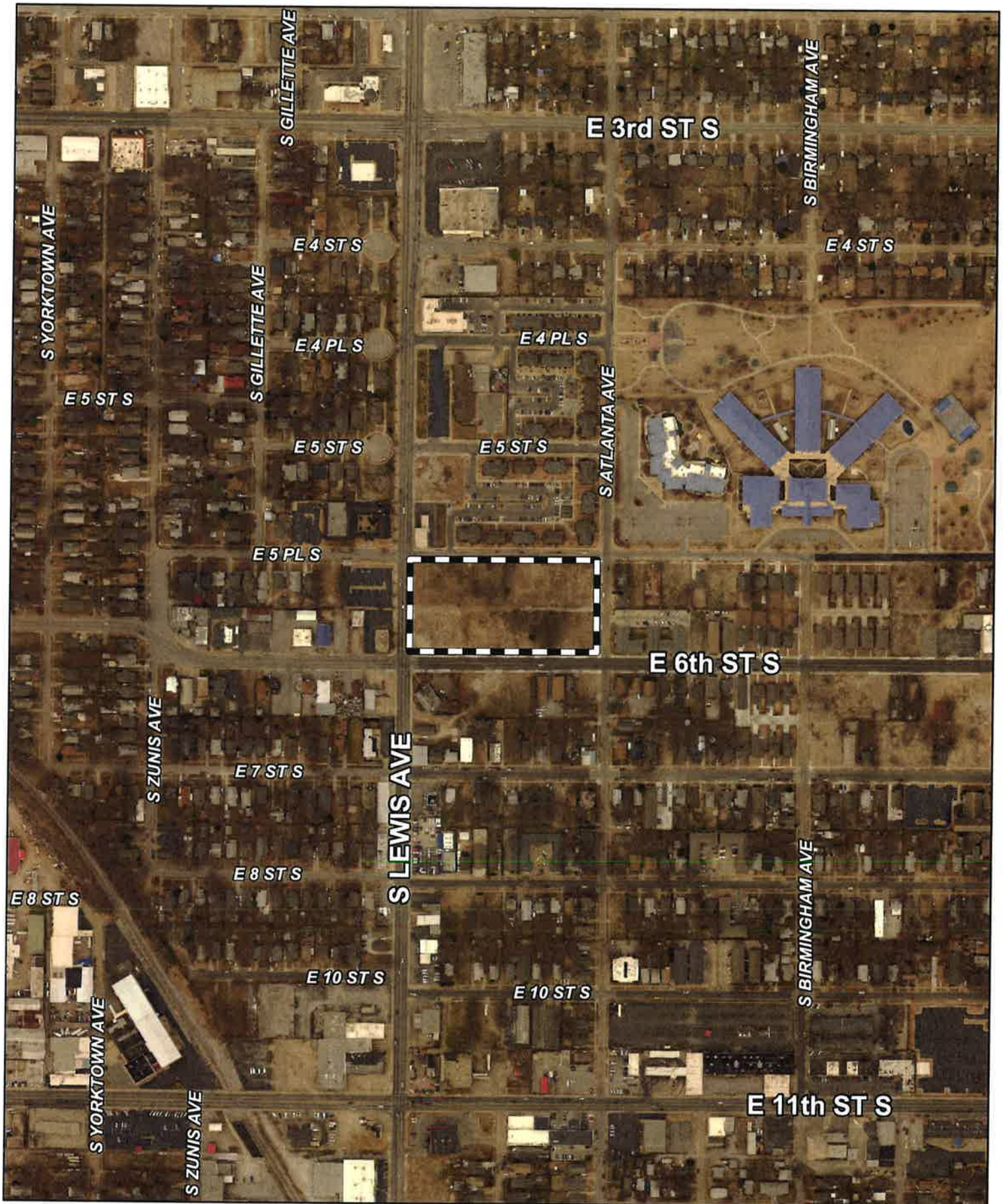


Z-7450

19-13 05



9.6



0 Feet
200
400



Subject
Tract

Z-7450

19-13 05

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

Aerial Photo Date: February 2018



9.7

S LEWIS AVE

E5PLS

E 6th ST S

S ATLANTA AVE

0 Feet 50 100



Subject Tract

Z-7450

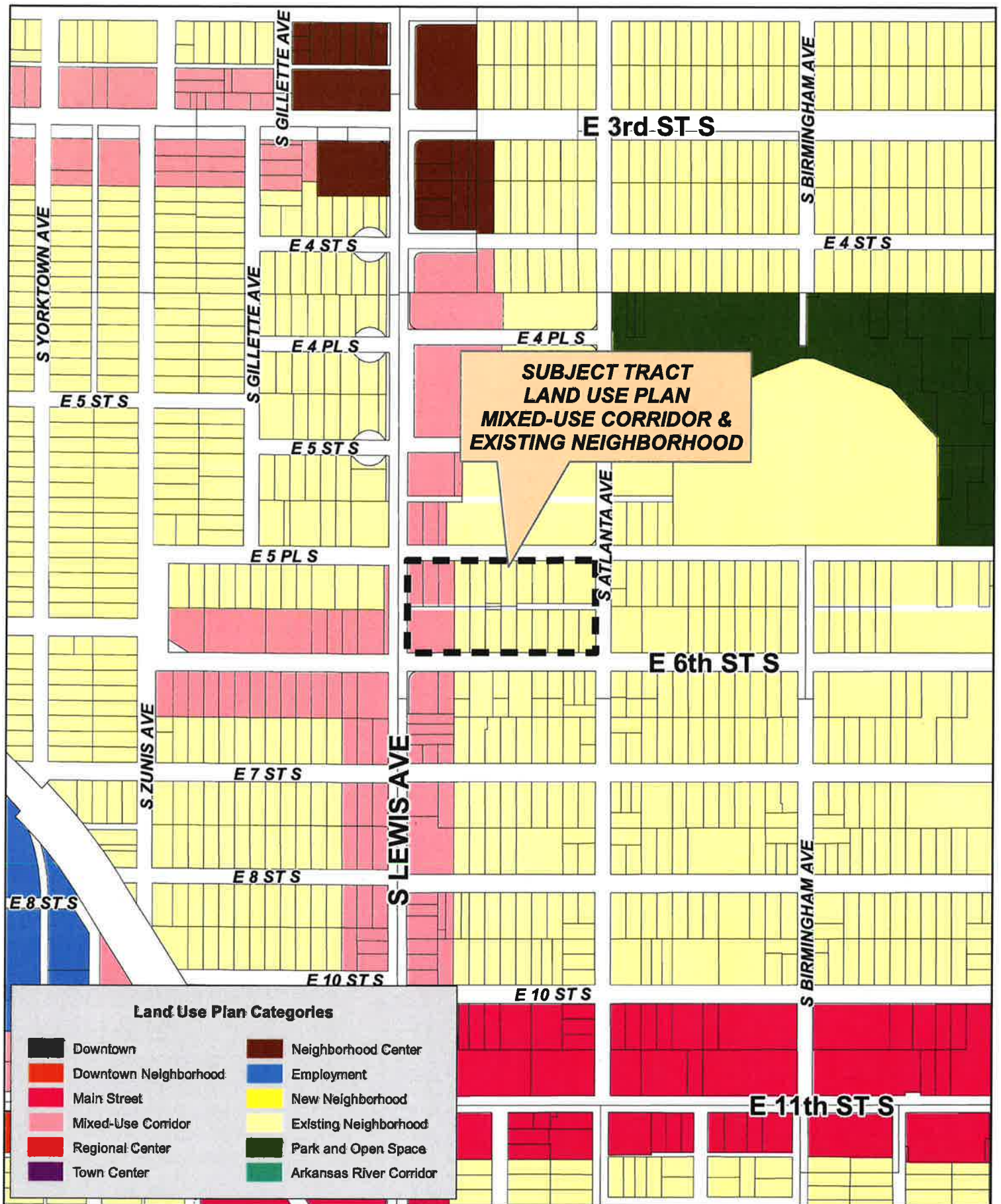
19-13 05

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

Aerial Photo Date: February 2018



9.8

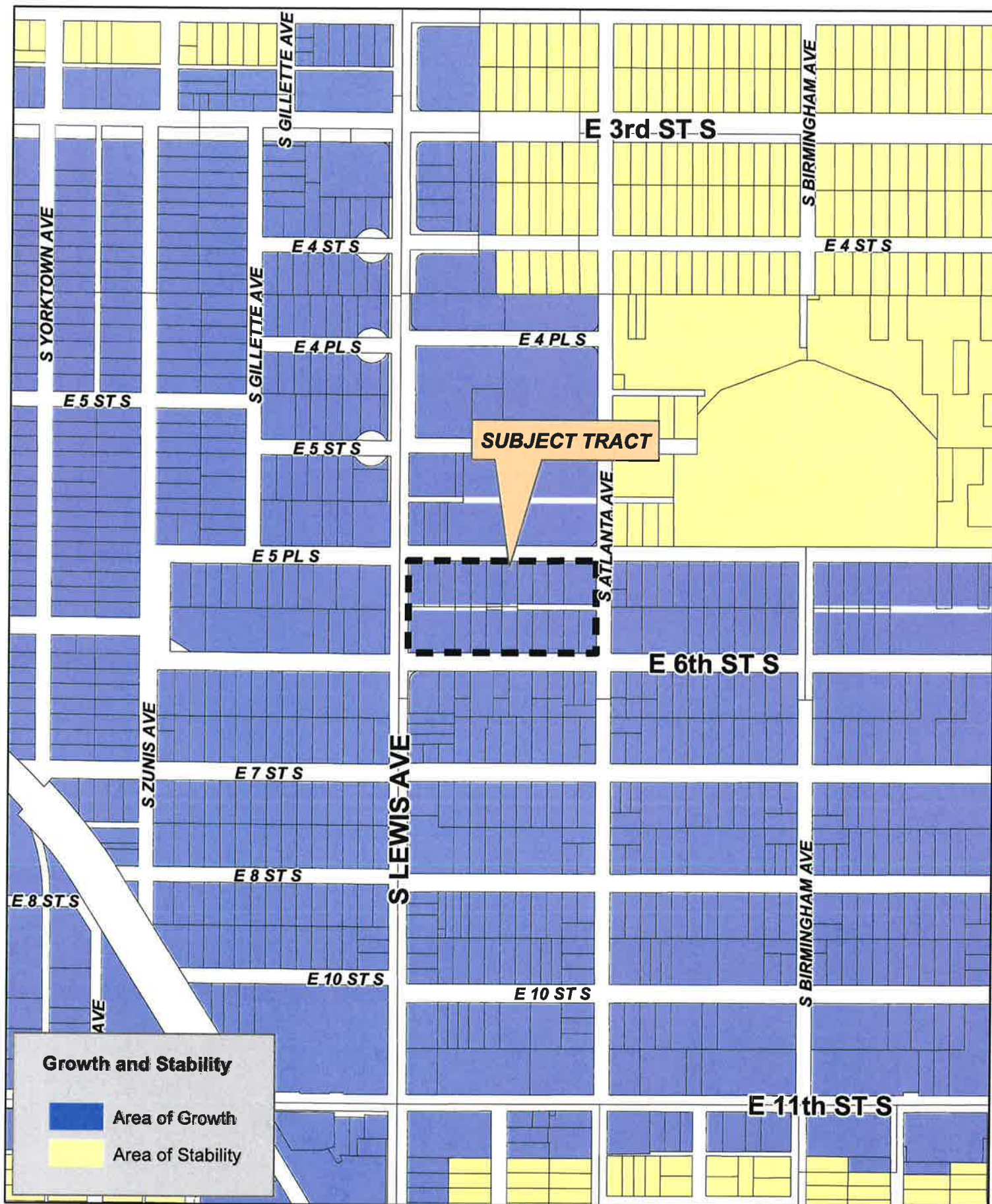


Feet
0 200 400

Z-7450

19-13 05





0 Feet 200 400

Z-7450

19-13 05



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COUNTY CLERK STAMP
DO NOT USE THIS SPACE

**FINAL PLAN
ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission

Approved Date _____

_____ THMPC/INOC

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approved Date _____

_____ CHAIRMAN

_____ MAYOR

_____ ATTEST: CITY CLERK

_____ CITY ATTORNEY

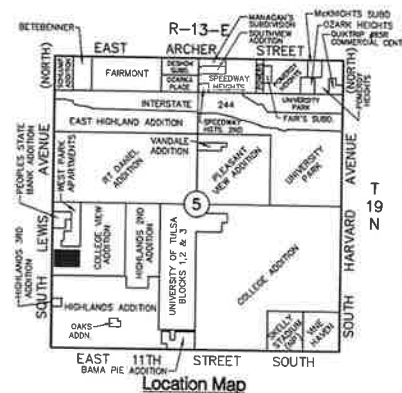
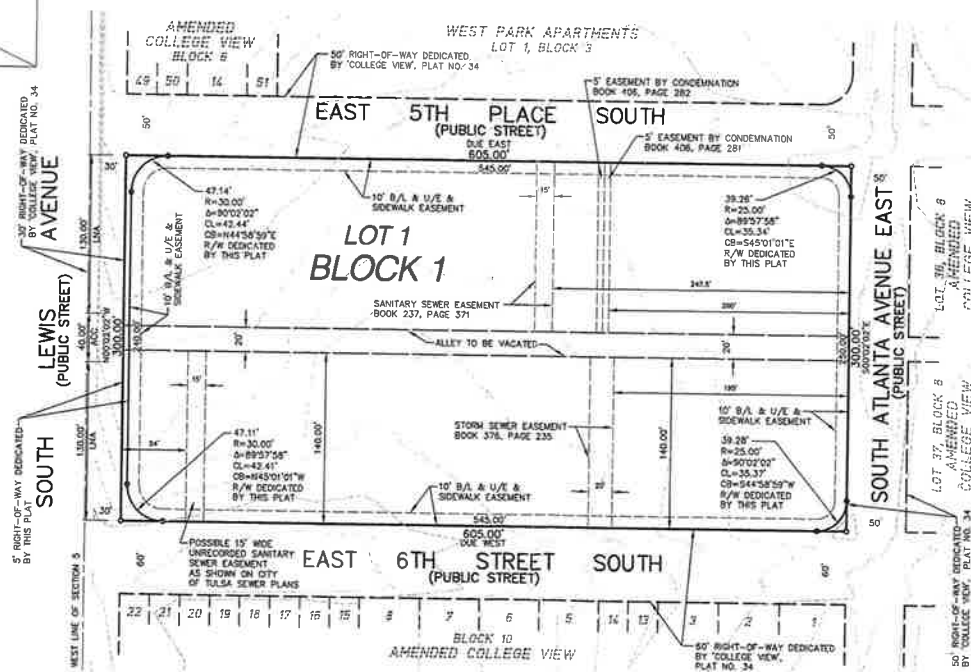
The approval of this Final Plan will expire one year from the date of City Council Approval if not filed in the Office of the City Clerk before that date.

The approval of this Fleet Plan will expire one year from the date of City Council Approval. It will not need to be filed in the Office of the County Clerk before that date.

'PRELIMINARY'

West Park Phase II

A RE-SUBDIVISION OF BLOCK 7
IN
AMENDED COLLEGE VIEW
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
IN THE
NE/4 OF THE SW/4 OF SECTION 05, T-19-N, R-13-E



Owner

WEST PARK PHASE II, LLC
ATTN: JOSH MILLER
7030 SOUTH YALE AVENUE, SUITE 600
TULSA, OKLAHOMA 74136
PHONE: (918) 671-3600

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SAJ@SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2019)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 7, 'AMENDED COLLEGE VIEW ADDITION' HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18"
IRON PIN WITH A YELLOW CAP STAMPED
'SACK LS 1139 OR CA NUMBER 1783.

Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 4.1172 ACRES (179,345 S.F.)

Surveyor Note

THE LAST SITE VISIT WAS MADE ON
_____, 2018.

WEST PARK PHASE II
SHEET 1 OF 1

