

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2813**

**March 4, 2020, 1:00 PM  
175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

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

Call to Order:

### **REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

1. Minutes of February 19, 2020 Meeting No. 2812

### **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. **Z-7101-SP-2a Tulsa Pain Consultants, INC.** (CD 7) Location: South and west of the southwest corner of East 41<sup>st</sup> Street South and South Garnett Road requesting a **Corridor Minor Amendment** to add Research Services as an allowable use

### **PUBLIC HEARINGS**

3. **Z-7533 Christopher McHenry** (CD 3) Location: Southwest corner and southeast corner of East Tecumseh Street North and North Irvington Avenue East requesting rezoning from **CH** to **IH** with an **optional development plan** (Continued from February 5, 2020 and February 19, 2020)
4. **Z-7537 Benjamin Frausto** (CD 6) Location: East of the southeast corner of East 11<sup>th</sup> Street South and South 149<sup>th</sup> East Avenue requesting rezoning from **RS-3** to **AG**

5. **Z-7538 Justin Picard** (CD 1) Location: West of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue requesting rezoning from **MX2-F-65** and **MX2-V-65** to **MX2-F-65** and **CH** with an **optional development plan**
6. **Sheridan Crossing Phase IV** (County) Preliminary Plat, Location: North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road
7. **Tulsa Honor Academy** (CD 5) Preliminary Plat, Location: Northeast corner of East 15<sup>th</sup> Street South and South Sheridan Road (Related to Tulsa Honor Academy Authorization for Accelerated Release of Building Permits)
8. **Tulsa Honor Academy** (CD 5) Authorization for Accelerated Release of Building Permits and Modification of the Subdivision & Development Regulations to defer performance guarantees and right-of-way dedications to the final plat, Located: Northeast corner of East 15<sup>th</sup> Street South and South Sheridan Road (Related to Tulsa Honor Academy Preliminary Plat)

## **OTHER BUSINESS**

### **9. Commissioners' Comments**

## **ADJOURN**

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at (918) 584-7526. Exhibits, petitions, pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained Tulsa Planning Office at INCOG. All electronic devices must be silenced during the Planning Commission meeting.

Visit our website at [www.tulsaplanning.org](http://www.tulsaplanning.org) email address: [esubmit@incog.org](mailto: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.



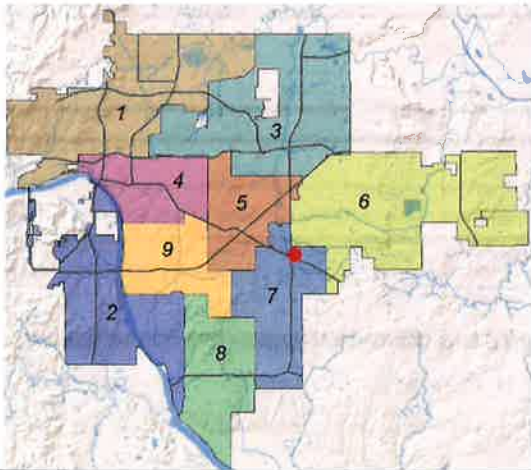
**Case Number:** Z-7101-SP-2a  
**Minor Amendment**

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Tulsa Pain Consultants, Inc. P.C.  
 Property Owner: Tulsa Portfolio Oklahoma Realty LP

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



**Applicant Proposal:**

Concept summary: Corridor minor amendment to add Research Service to allowable uses.

Gross Land Area: 7.27 acres

Location: South and West of SW/c E 41<sup>st</sup> St  
 S and S Garnett Rd

**Zoning:**  
 Existing Zoning: CO/Z-7101-SP-2  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Employment  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 9430

**City Council District:** 7  
 Councilor Name: Lori Decter Wright

**County Commission District:** 3  
 Commissioner Name: Ron Peters

**SECTION I:**      Z-7101-SP-2a Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Amend the development standards to add "Research Service" to the allowable uses.

The applicant is proposing to add Research Service so that they may conduct Medical Marijuana Testing. The facility already performs medical testing at this location but would like to expand the services offered to include testing of Medical Marijuana, which falls under the Research Service use in the City of Tulsa Zoning Code.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan. "

Staff has reviewed the request and determined:

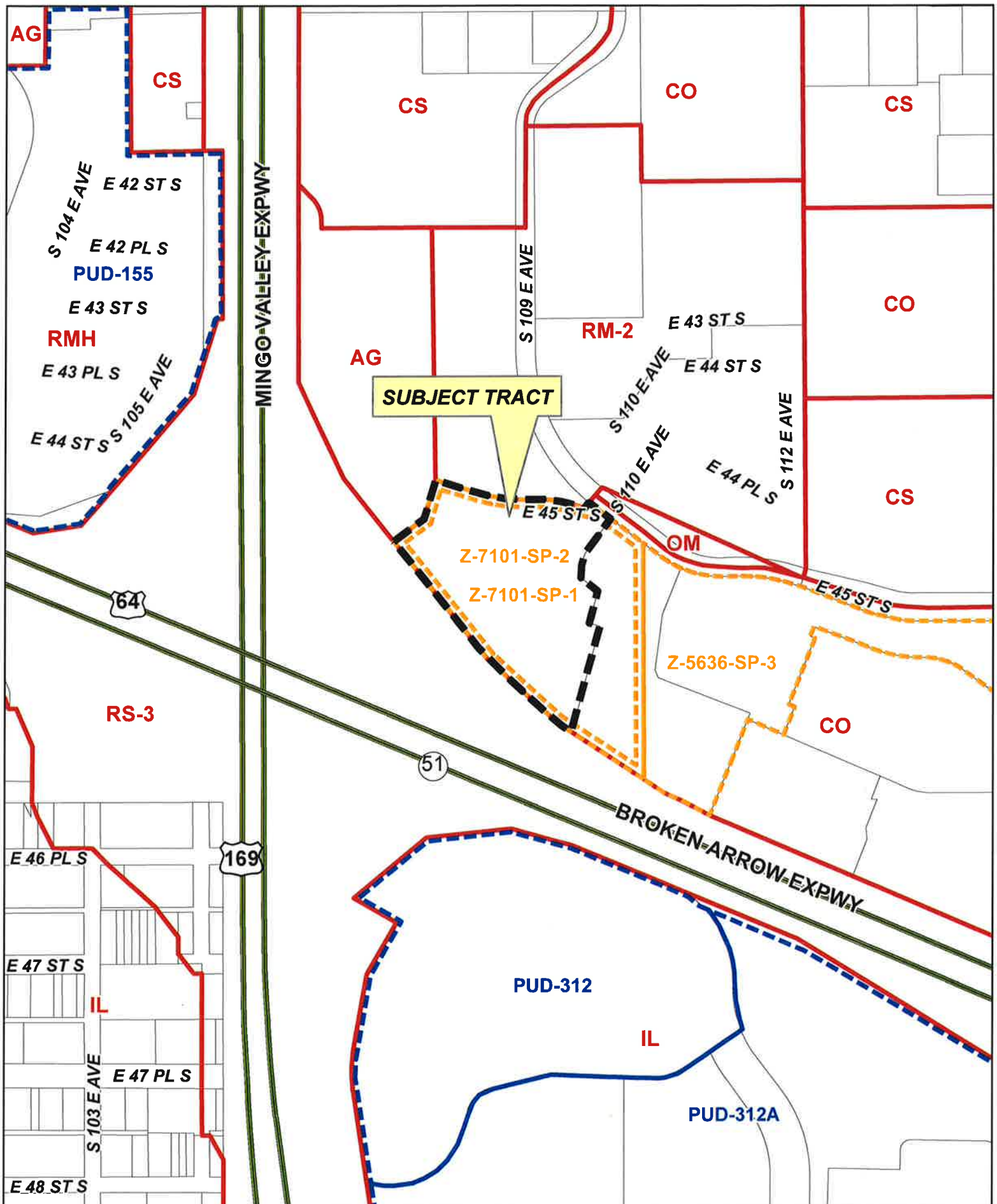
- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor.
- 2) All remaining development standards defined in Z-7101-SP-2 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to add Research Service to allowable uses.

2.2



**Z-7101-SP-2a**

19-14 30

2.3







0 Feet 200 400



Subject Tract

**Z-7101-SP-2a**

19-14 30

2.4

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

Aerial Photo Date: February 2018







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7533

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

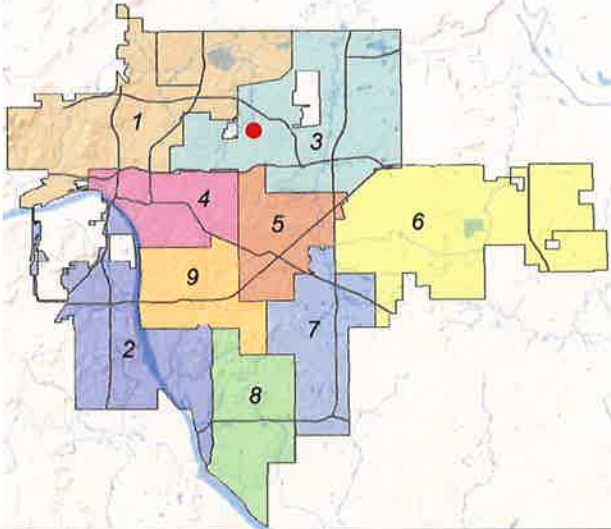
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Christopher McHenry

*Property Owners:* Christopher McHenry; David E. Patrick & Mary Ann Dannette Patrick

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



**Applicant Proposal:**

*Present Use:* Light Industrial

*Proposed Use:* Heavy Industrial

*Concept summary:*

*Tract Size:* 1.16 ± acres

*Location:* Southwest corner & Southeast corner of East Tecumseh Street North & North Irvington Avenue East

**Zoning:**

*Existing Zoning:* CH

*Proposed Zoning:* IH with optional development plan

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial of IH zoning. Staff recommends approval of IM with an optional development plan as outlined in Section II**

**Staff Data:**

TRS: 0327  
CZM: 30

**City Council District:** 3

*Councilor Name:* Crista Patrick

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

3.1

## **SECTION I: Z-7533**

**DEVELOPMENT CONCEPT:** The applicant proposes to rezone CH property on the south side of East Tecumseh Street west of North Joplin Avenue. The site and surrounding properties are zoned CH. The existing businesses in the area are non-conforming industrial uses and have been operational for decades. The proposal is to expand an automotive parts and recycling facility. The business plan includes a smelter that can process aluminum from the automotive recycling process. The smelter will require additional approvals through the board of adjustment.

### **APPLICANTS CONCEPT STATEMENT:**

We are requesting a zoning change for the following reasons. First, we need the zoning to get us in compliance for our current operations. Secondly, the increase to IH is in expectation of future expansions to the company.

The company currently buys automotive parts from salvaged and scrap yards. These are pre-used parts from end of life consumers. We also buy these parts from automotive shops throughout the greater Tulsa area. The company also buys vehicles in their complete form to obtain these parts as well. We currently separate these parts into two categories.

Category one: Parts that are needed for remanufacturing throughout the United States.  
Category two: Parts that are not needed and then disassembled for the scrap metals they contain. These parts are processed in our mobile shredder, which separates the metal from the aluminum.

The future expansion of the business involves the purchase and operation of a secondary aluminum smelter, or "furnace". We plan to purchase a furnace and operate it at this location. We currently process 80 tons of aluminum a month. With the furnace, for the first 6 months we project to melt around 10 tons a month before ramping up production. After the first year, we could produce up to 160 tons per month. At first the production would be limited to one 8-hour shift, however that could be increased to two 8-hour shifts at full production. These hours of operation would begin at 6 am and finish no later than 10 pm. These hours could be adjusted and are not final nor currently working. They are just a projection as are the production amounts.

Automobiles are stored along the railroad tracks as are the motors to be shredded. However, the shredded aluminum is stored towards the road but not for an extended period of time. Less than three days.

### **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 Concept description:

### **DETAILED STAFF RECOMMENDATION:**

The subject lot is located within a Main Street land use designation of the City of Tulsa Comprehensive plan. The site is not part of a small area plan that might provide additional guidance.

3.2



This request is not consistent with the uses and land use anticipated by the Main Street land use designation and;

The proposed allowable uses identified in Section II are compatible with existing surrounding proximate properties and;

The proposal is consistent with the anticipated future development patterns of the surrounding area, therefore;

Staff recommends denial of Z-7533 to rezone property from CH to IH however staff recommends approval of IM zoning the use limitations defined in the optional development plan provision outlined in section II below.

## **SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS**

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IM district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

### **PERMITTED USE CATEGORY**

#### **A) PUBLIC, CIVIC, AND INSTITUTIONAL**

- Safety Service
- Utilities and Public Service Facility (minor)
- Wireless Communication Facility
  - Freestanding tower
  - Building or tower-mounted antenna

#### **B) COMMERCIAL**

- Animal Service
  - Boarding or shelter
  - Grooming
  - Veterinary
- Assembly and entertainment
  - \*Indoor gun club
- Commercial Service (includes all permitted specific uses)
- Financial Services (includes all permitted specific uses)
- Funeral or Mortuary Service
- Office (includes all permitted specific uses)
- Parking, Non-accessory
- Restaurants and Bars (includes all permitted specific uses)
- Retail Sales (includes all permitted specific uses)
- Self-Service Storage Facility
- Studio, Artist, or Instructional Service
- Trade School
- Vehicle Sales and Service (includes all permitted specific uses)

#### **C) WHOLESALE, DISTRIBUTION AND STORAGE**

- Equipment and Material Storage, Outdoor (Allowed use but prohibited on the north 75 feet of the subject lots)

3.3

Trucking and Transportation Terminal  
Warehouse  
Wholesale Sales and Distribution

D) INDUSTRIAL

\*indicates uses that can be allowed through the special exception process

Low-impact Manufacturing and Industry

\*High-impact manufacturing and industry but limited to a Junk or Salvage Yard subcategory as defined in Section 35.070-D and includes a smelter that can be used to process aluminum ingots from an on-site automotive recycling process.

E) Recycling

Consumer Material Drop-off Station

Consumer Material Processing

F) AGRICULTURAL

Community Garden

Farm, Market or Community-supported

Horticulture Nursery

G) OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)

### SECTION III: Supporting Documentation

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a Main Street land use designation and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.

#### Land Use Vision:

*Land Use Plan map designation:* Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

*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:* East Tecumseh Street is designated as a Residential Collector in the Major Street and Highway Plan

*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 existing business on site buys automotive parts from salvaged and scrap yards. Those parts are separated for a remanufacturing process and some are sold for scrap metal.

Northeast corner looking southwest





Northwest corner looking southeast



Environmental Considerations: None except the possible environmental concerns from previous industrial business.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Tecumseh Street	Residential Collector	60 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CH	Main Street	Growth	Commercial / Automotive Repair
South	CH	N/A	N/A	Railroad
East	CH	Main Street	Growth	Light Industrial
West	CH	Main Street	Growth	Single Family / Commercial

3.6

## SECTION IV: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11910 dated June 26, 1970 established zoning for the subject property.

### ***Subject Property:***

No Relevant History.

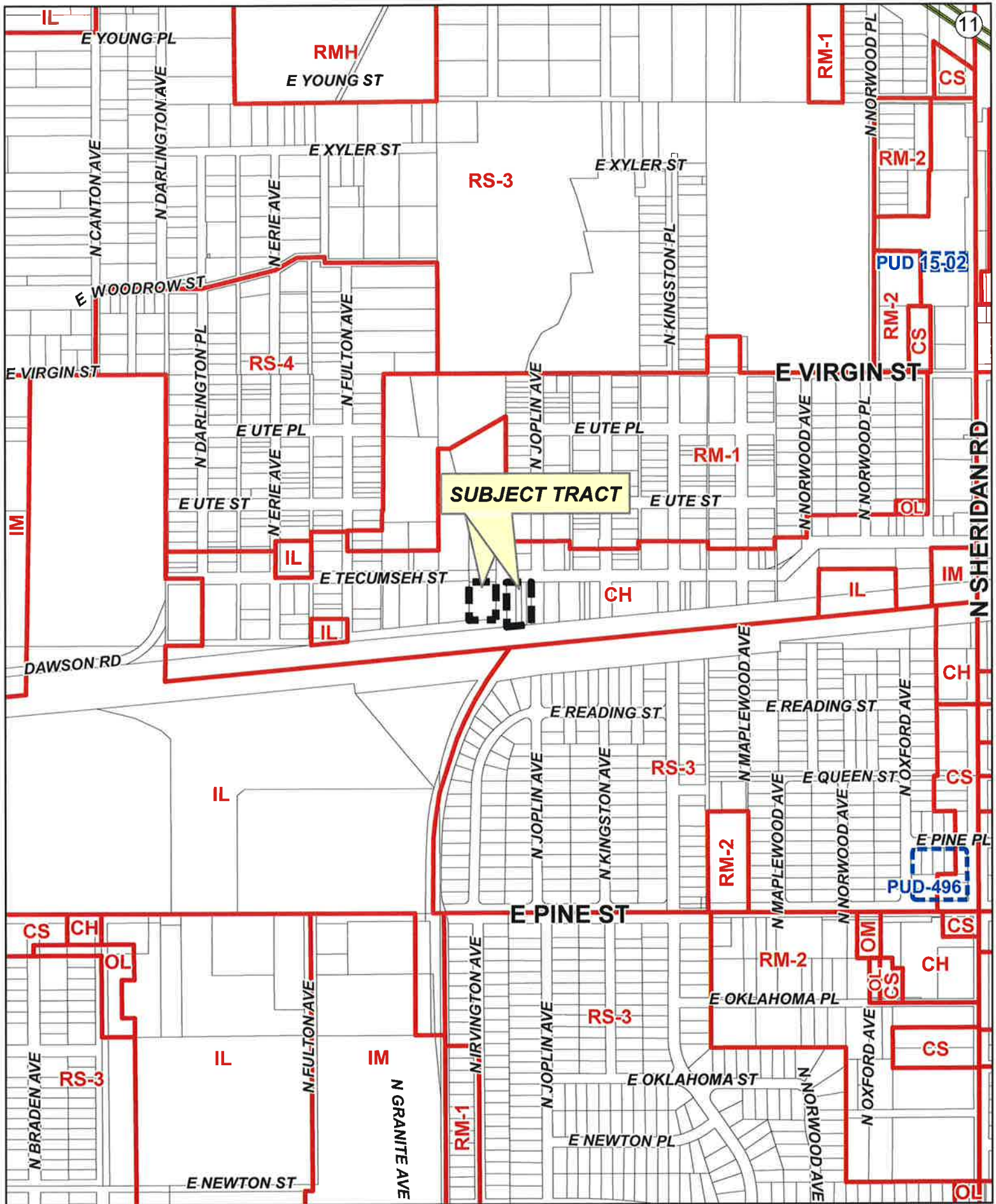
### ***Surrounding Property:***

**BOA-11409 March 1981:** The Board of Adjustment **approved** an *Exception* to permit a heat treating facility in a CH District, subject to no outside storage and all work being performed on the interior, the use of the type of furnace with the internal quench as described, and all environment controls pertaining to such an operation, on property located at 5916 East Tecumseh Avenue.

**BOA-4694 June 1965:** The Board of Adjustment **approved** a request to operate an automobile paint and body shop in conjunction with general auto repair shop in a U-3-E District, on property located at Lot 8, Block 15, Dawson Addition.

**BOA-3789 February 1962:** The Board of Adjustment **approved** a request for permission to operate a light industrial machine shop in a U-3-E District, on property located at Lots 1 & 2, Block 15, O.T. of Dawson.

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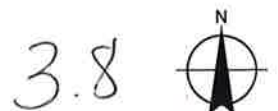


**Z-7533**

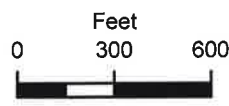
**with Optional  
Development Plan**



20-13 27







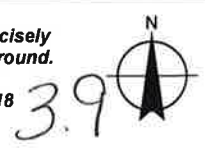
Subject  
Tract

20-13 27

**Z-7533**  
**with Optional**  
**Development Plan**

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

Aerial Photo Date: February 2018

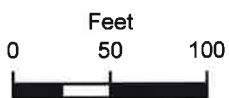






E TECUMSEH ST

N JOPLIN AVE



Subject  
Tract

20-13 27

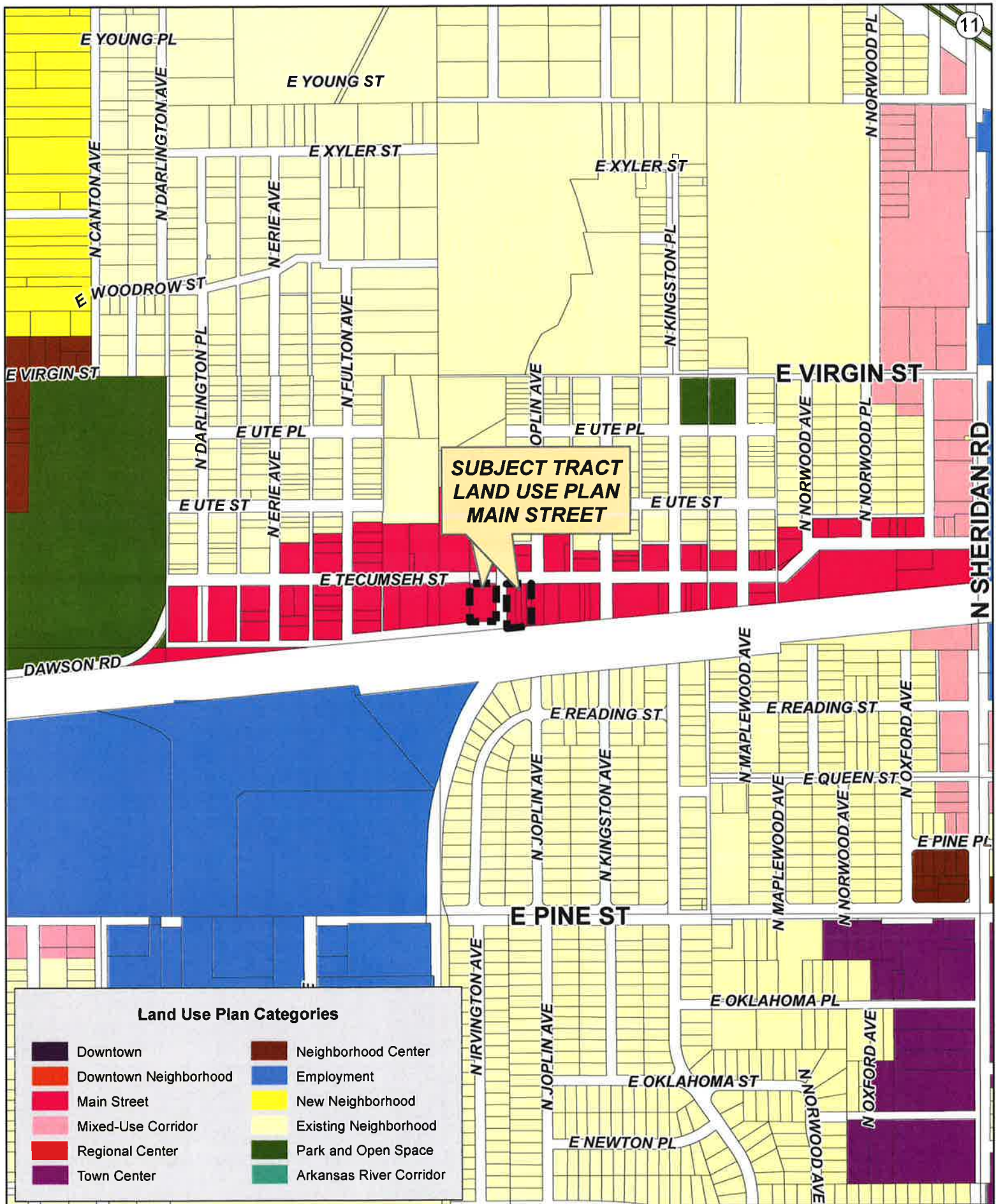
**Z-7533**  
**with Optional**  
**Development Plan**

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

Aerial Photo Date: February 2018











To whom this (concern)

I may (and I am) to  
give my personal to

Chas. Michael McHenry to  
get the property at

1818 N. Irvington Ave. E.

referred to Lindquist's

Many.

Stated Dec 26, 2019

Stameth Patrick

5712 E. Tammach St

Julia Ok 74115

Home 918 836 1442  
cell 918 645 8791

ABA Patrick Enterprises





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7537

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

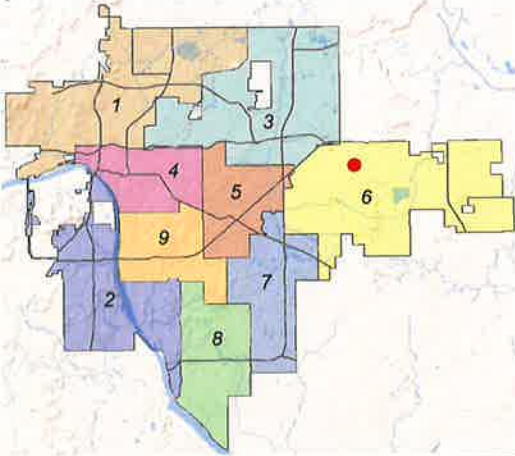
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Benjamin Frausto

*Property Owner:* Benjamin Frausto

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



**Applicant Proposal:**

*Present Use:* Agricultural

*Proposed Use:* Agricultural

*Concept summary:*

*Tract Size:* 4.38 ± acres

*Location:* East of the Southeast corner of East 11th  
Street South & South 149th East Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* Neighborhood Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of AG zoning.**

**Staff Data:**

TRS: 9410

CZM: 40

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

4.1



## SECTION I: Z-7537

**DEVELOPMENT CONCEPT:** The long-term vision for this area is a neighborhood center. The requested AG zoning is not consistent with that goal however that zoning classification is intended to accommodate agricultural, mining or mineral processing uses in rural areas. This district allows very low density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services.

The property is currently two lots. The individual lots do not meet the lot standards for AG zoning however the applicant is currently working through the lot combination process.

### 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: None Provided

### **DETAILED STAFF RECOMMENDATION:**

AG zoning is not consistent with the Neighborhood Center land use vision in the Tulsa Comprehensive Plan however the subject property and proximate properties are consistent with the AG lot and building regulations. The property has not seen development since the property was originally zoned in 1970 and,

The property is surrounded by large lot residential properties on the east and south. Abutting properties on the west are developed with communications towers, however the zoning has been established as RS-3 for decades. The AG uses that might be permitted by city ordinances are not normally considered objectionable in an area that been developed on low density on the edge of the City limits and,

The general purpose of AG districts is primarily intended to accommodate agricultural uses in rural areas. The district allows very low density residential and other uses that serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services therefore,

Staff recommends approval of Z-7537 to rezone property from RS-3 to AG.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* AG zoning is not normally consistent with the Neighborhood Center land use designation. The existing RS-3 is not consistent with that land use designation. As this area develops some type of zoning action will be required to meet the goals of a Neighborhood Center. Some uses that could be permitted by special exception at the Tulsa Board of Adjustment include mining and mineral processing among are not consistent with the New Neighborhood land use designation and would not be supported by staff.

4.2

## Land Use Vision:

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

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

### *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:* 11<sup>th</sup> street is considered a Secondary Arterial with a Multi Modal Corridor designation.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located 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 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:* None

Small Area Plan: None

Special District Considerations: Route 66 Overlay:

The north portion of the subject property is included in the Route 66 Corridor overlay. The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was previously used for parking of trucks and maintenance sheds were constructed on the property near 11<sup>th</sup> Street. The majority of the property has been used as pasture.

Environmental Considerations: The majority of the site is included in the Tulsa regulatory floodplain area. Development for residential or commercial uses will require significant infrastructure improvements.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street	Secondary Arterial	100 feet	2
East 12 <sup>th</sup> Street South	None	50 feet	unimproved

Utilities:

The subject tract has municipal water. Sanitary sewer is not available. New development will require on site disposal systems or significant sanitary sewer infrastructure.

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	AG	Existing Neighborhood	Area of Growth	Single family residential and undeveloped
East	RS-3	Neighborhood Center	Area of Growth	Single family residential
South	RS-3	New Neighborhood	Area of Growth	Single Family residential
West	RS-3	Neighborhood Center	Area of Growth	Communications transmission towers

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970 established zoning for the subject property.

**Subject Property:**

**Z-7356 August 2016:** All concurred in **denial** of a request for *rezoning* a 4.38± acre tract of land from RS-3 to CG for the parking of trucks and trailers and light mechanical work, on property located west of the southwest corner of East 11<sup>th</sup> Street South and South 157<sup>th</sup> East Avenue.

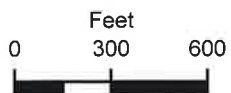
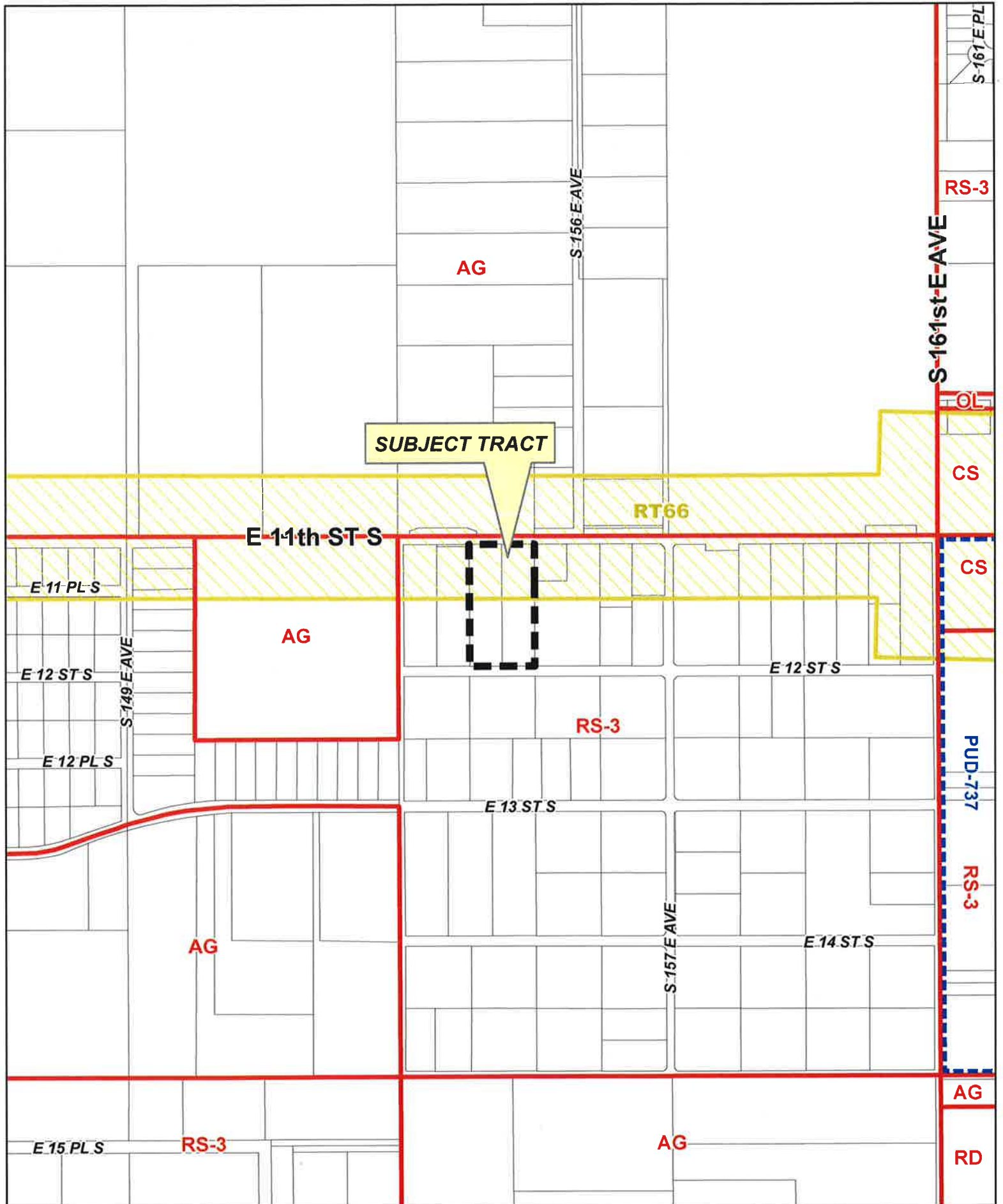
**Surrounding Property:**

**BOA-21637 October 2013:** The Board of Adjustment **denied** a Special Exception to allow for mining limestone by surface & stripping methods (Use Unit 24) in an AG district (Section 301), on property located at 15115 East 11<sup>th</sup> Street and northwest of subject property.

3/4/2020 1:00 PM

4.5





**Z-7537**

19-14 10







0 Feet  
300  
600



Subject  
Tract

**Z-7537**

19-14 10

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

Aerial Photo Date: February 2018





E 11th ST S

S 156 E AVE



0 50 100  
Feet



Subject  
Tract

**Z-7537**

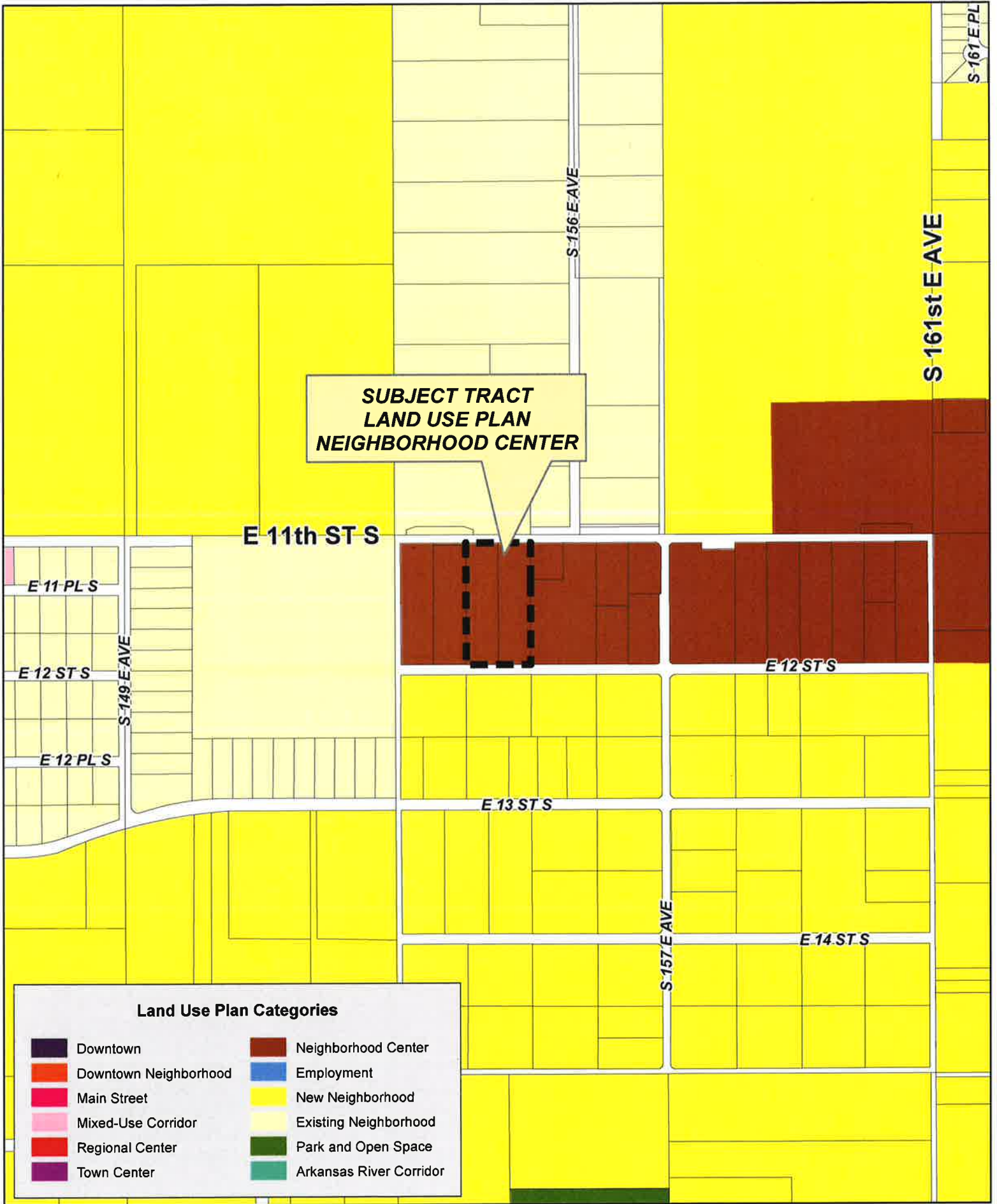
19-14 10

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

Aerial Photo Date: February 2018

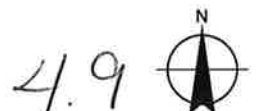


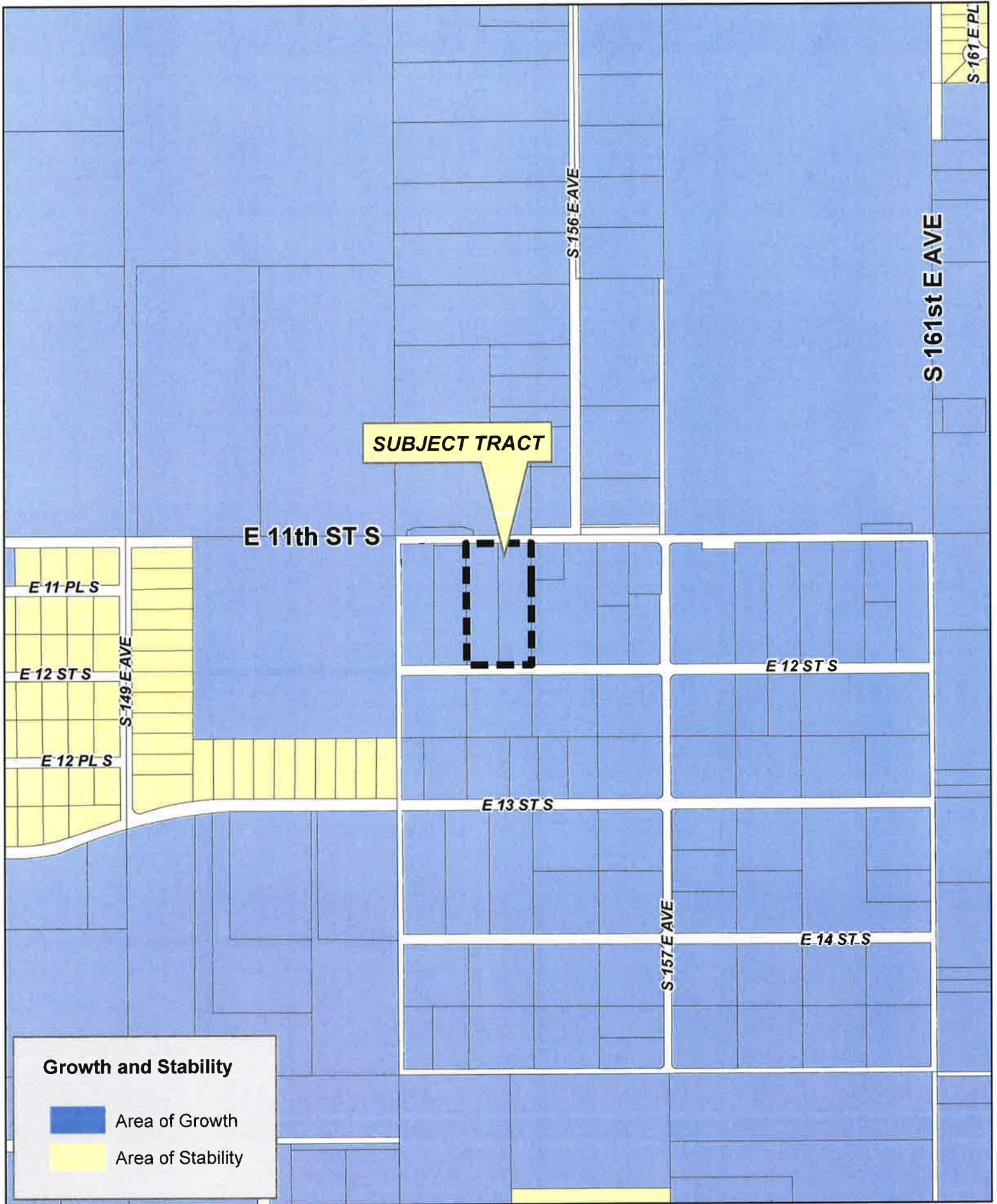




**Z-7537**

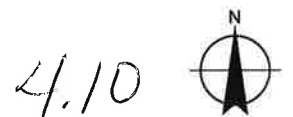
19-14 10





**Z-7537**

19-14 10





Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7538**

**Hearing Date: March 4, 2020**

**Case Report Prepared by:**

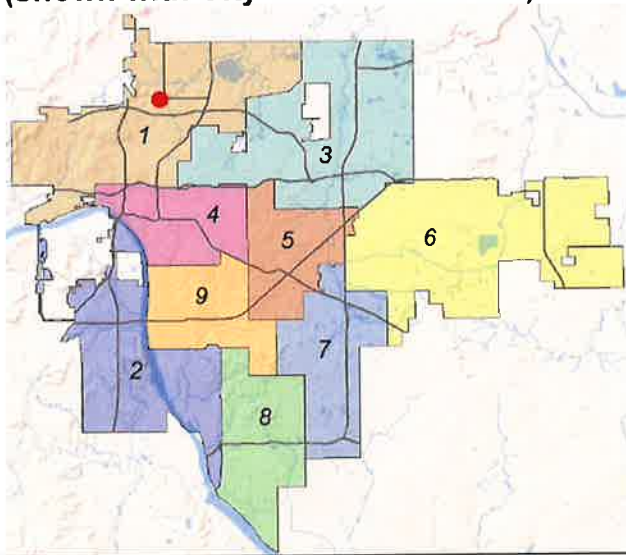
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Justin Picard

*Property Owner:* Justin Picard

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



**Applicant Proposal:**

*Present Use:* Medical Clinic

*Proposed Use:* Community Center, School, Church, Verical Mixed-use Building and Residential

*Concept summary:* Rezoning required for Crossover Community Center.

*Tract Size:* 8.93 ± acres

*Location:* West of the Southwest corner of East 36th Street North & North Peoria Avenue

**Zoning:**

*Existing Zoning:* MX2-F-65/MX2-V-65

*Proposed Zoning:* MX2-F-65 and CH with an optional development plan

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for CH with the optional development plan outlined in Section II and recommends approval for MX2-F-65 on a separate parcel adjacent to the east boundary of the proposed CH property.**

**Staff Data:**

TRS: 0224  
CZM: 28

**City Council District: 1**

*Councilor Name:* Vanessa Hall-Harper

**County Commission District: 1**

*Commissioner Name:* Stan Saltee

5.1



## **SECTION I: Z-7538**

**DEVELOPMENT CONCEPT:** This site was recently rezoned as part of the City Council Initiated BRT zoning initiative. Unfortunately, the MX zoning that was requested and approved do not fully support the Crossover Community Center uses, building design and operational goals. The only zoning district that supports the plans for the Community Center is CH. CH zoning allows uses, lot and building placement that is not consistent with the vision of the 36<sup>th</sup> street North Small Area Plan and the expected development in the area. To remedy those concerns the optional development plan standards have been applied that are similar to the previous MX zoning standards.

### **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:
  - Concept Plan
  - Exhibit A for CH zoning with optional development plan
  - Exhibit B for MX2-F-65 zoning

### **DETAILED STAFF RECOMMENDATION:**

Z-7538 requesting MX2-F-65 and CH with the optional development plan are both consistent with the Town Center Land Use Designation in the Tulsa Comprehensive Plan and,

MX2-F-65 and CH with the optional development plan are both consistent with the Land Use recommendations and the goals identified in the 36<sup>th</sup> Street North Small Area Plan and,

MX2-F-65 and CH with the optional development plan is consistent with the goals of the Healthy Neighborhood Overlay and,

MX2-F-65 and CH with the optional development plan are consistent with the recommendations offered by the Bus Rapid Transit System study and,

MX2-F-65 and CH with the optional development plan are consistent with the expected development pattern for the proximate properties therefore,

Staff recommends Approval of Z-7538 to rezone property from MX2-F-65 and MX2-V-65 to CH with the optional development plan as outlined in Section II below and MX2-F-65 on a tract identified in the applicants attached legal descriptions.

## **SECTION II: CH ZONING - OPTIONAL DEVELOPMENT PLAN STANDARDS:**

### **GENERAL PROVISIONS:**

All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CH zoning district except as further limited below.

## PERMITTED USES

Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

### A. Residential

- a. Household Living
  - i. Single Household
  - ii. Two households on a single lot
  - iii. Three or more households on a single lot
- b. Group Living
  - i. Assisted living facility
  - ii. Community group home
  - iii. Elderly retirement center
  - iv. Life care retirement center
  - v. Rooming/boarding house

### B. Public, Civic and Institutional

- a. College or University
- b. Day Care
- c. Hospital
- d. Library or Cultural Exhibit
- e. Natural Resource Preservation
- f. Parks and Recreation
- g. Religious Assembly
- h. Safety Service
- i. School
- j. Utilities and Public Service Facility
  - i. Minor
- k. Wireless Communication Facility
  - i. Freestanding tower
  - ii. Building or tower mounted antenna

### C. Commercial

- a. Animal Service and all specific uses
- b. Assembly and Entertainment
  - i. Other indoor uses
    - 1. Small (up to 250-person capacity)
- c. Broadcast or Recording Studio
- d. Commercial Service and all specific uses
- e. Financial Services
  - i. (personal credit establishment)
- f. Lodging
  - i. Bed and Breakfast
  - ii. Hotel / motel

### D. Office

- a. Business or professional office
- b. Medical, dental or health practitioner office
- c. Plasma Center

### E. Restaurants and Bars

- a. Restaurant
- b. Bar
- F. Retail Sales with all specific uses
- G. Studio, Artist or instructional Service
- H. Trade School
- I. Wholesale, Distribution and Storage
  - a. Warehouse
- J. Recycling
  - a. Consumer Material Drop-off Station
- K. Agricultural
  - a. Community Garden
  - b. Farm Market or Community-Supported garden
  - c. Horticulture Nursery

#### PERMITTED RESIDENTIAL BUILDING TYPES:

- A. Household Living
  - a. Single household
    - i. Townhouse limited to 45 feet in height
    - ii. Mixed-use building
    - iii. Vertical mixed-use building
  - b. Two households on a single lot
    - i. Mixed-use building
    - ii. Vertical mixed-use building
  - c. Three or more households on a single lot
    - i. Apartment / condo
    - ii. Mixed-use building
    - iii. Vertical mixed-use building

#### LOT AND BUILDING REGULATIONS:

Minimum lot area	7500 square feet
Minimum lot width	50 feet
Minimum street frontage	20 feet
Minimum open space per dwelling unit	
Townhouse	200 square feet
Apartment/condo/mixed use	100 square feet
Minimum Building Setback	
Street	10 feet
Abutting R district	10 feet
Abutting nonresidential district	0 feet
Build-to-zone (BTZ) (Minimum / Maximum in feet)	0/100
East 36 <sup>th</sup> Street North BTZ (%)	40
Minimum Parking Setbacks	
Street or R Zoning district	10 feet
Minimum Ground Floor Ceiling Height	14 feet

5.4



Minimum Transparency (%)

Existing building as illustrated on concept plan is exempt from transparency requirements.

Ground floor

30

Upper floors

0

Street Facing Entrance is required

Sidewalk requirements

In addition to the sidewalk requirement along 36<sup>th</sup> street north, a sidewalk shall connect to the Osage Prairie Trail as illustrated on the concept plan.

### **SECTION III: Supporting Documentation**

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

*Staff Summary: CH zoning with the optional development plan outlined in Section II is consistent with the Town Center and Area of Growth designations of the Tulsa Comprehensive Plan.*

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

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

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

##### *Areas of Stability and Growth 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:* The site abuts the Osage Trail which is classified as a Bikeway and Multi-use trail on the west side of the site. Building placement, and orientation should not turn their back to the trail or place obstructions for access.

Small Area Plan: 36<sup>th</sup> Street North Small Area Plan (Amended 2016)

36<sup>th</sup> Street North Small Area Plan recommendations include for land use priorities that are supported by this rezoning request.

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in January 2020. The program expires in December 2021.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* Undeveloped property except where the Crossover Health Services building is located at the northwest corner of the site adjacent to the existing trail.

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>
East 36 <sup>th</sup> Street North	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CH/RS-3/CS with HNO	Town Center	Growth	Church Commercial uses
East	CS with HNO	Town Center	Growth	Fire Department Convenience store and School
South	AG with HNO	New Neighborhood Park and Open Space	Growth and Stability	School and Hawthorne Park
West	RS-3/OL/CH with HNO	Main Street Existing Neighborhood	Growth and Stability	Undeveloped Detached single family

5.6

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 24070 dated January 20, 2019 established zoning for the subject property.

#### ***Subject Property:***

**Z-7462 January 2019:** All concurred in **approval** of a request for *rezoning* a 9.29± acre tract of land from CS to MX-2-F-65 and MX-2-V-65 for mixed-use, on property located west of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue.

**SA-3 April 2018 :** All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7). Both the subject property and surrounding properties within 300' ft fall under this overlay.

**Z-6098 June 1986:** All concurred in **approval** of a request for *rezoning* a 1.66± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue.

**Z-5478 March 1981:** All concurred in **approval** of a request for *rezoning* a 6.8± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue.

Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

#### ***Surrounding Property:***

**Z-7534 Pending:** Located at the northeast corner and southeast corner of East 36th Street North and North Peoria Avenue, there is a pending request to *rezone* a 8.51± acre tract of land from MX-2-F-65/MX-2-V-65 to CH/ MX-2-F-65 for Mixed-use. This case was heard and approved by the TMAPC on February 19th, 2020.

**BOA-17957 March 1998:** The Board of Adjustment **approved** a *Special Exception* to allow a community center with meeting room, Tulsa foodbank distribution, office, and day-care center, subject to there being no more than 80 children, the hours of operation being from 7:00 am to 10:00 pm, and screening requirements be lifted, on property located at 1125 East 36<sup>th</sup> Street North.

**BOA-17674 March 1997:** The Board of Adjustment **approved** a *Special Exception* to approve an amended site plan to construct an addition to Hawthorne School, on property located at East 33<sup>rd</sup> Street North and North Peoria.

**BOA-17237 November 1995:** The Board of Adjustment **approved** a *Minor Special Exception* to permit one classroom trailer at a public school in an RS-3, on property located at 1105 East 33<sup>rd</sup> Street North.



**BOA-16555 January 1994:** The Board of Adjustment **approved** a *Special Exception* to permit school use in an RS-3 zoned district, on property located at 1105 East 33<sup>rd</sup> Street North.

**BOA-13357 November 1984:** The Board of Adjustment **approved** a *Special Exception* to allow a carwash in a CS zoned district and **denied** a *Variance* of the 100' setback to 56.5' from the centerline of 36<sup>th</sup> Street North to permit construction of a car wash, finding that the applicant did not meet the burden of proof to demonstrate a hardship, on property located on the northwest corner of 36<sup>th</sup> Street North and Peoria.

**Z-5395 July 1980:** All concurred in **approval** of a request for *rezoning* a 1.66± acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue.

**BOA-08880 December 1975:** The Board of Adjustment **approved** a *Exception* for a public park with improvements to consist of a junior pool complex, picnic shelter, playground development and water fountain, two picnic grills, four picnic tables, outdoor gym, and 5,120' of sidewalk and landscaping, subject to the site plan submitted, in an RS-3 District, on property located at 33<sup>rd</sup> Street North and Madison Avenue.

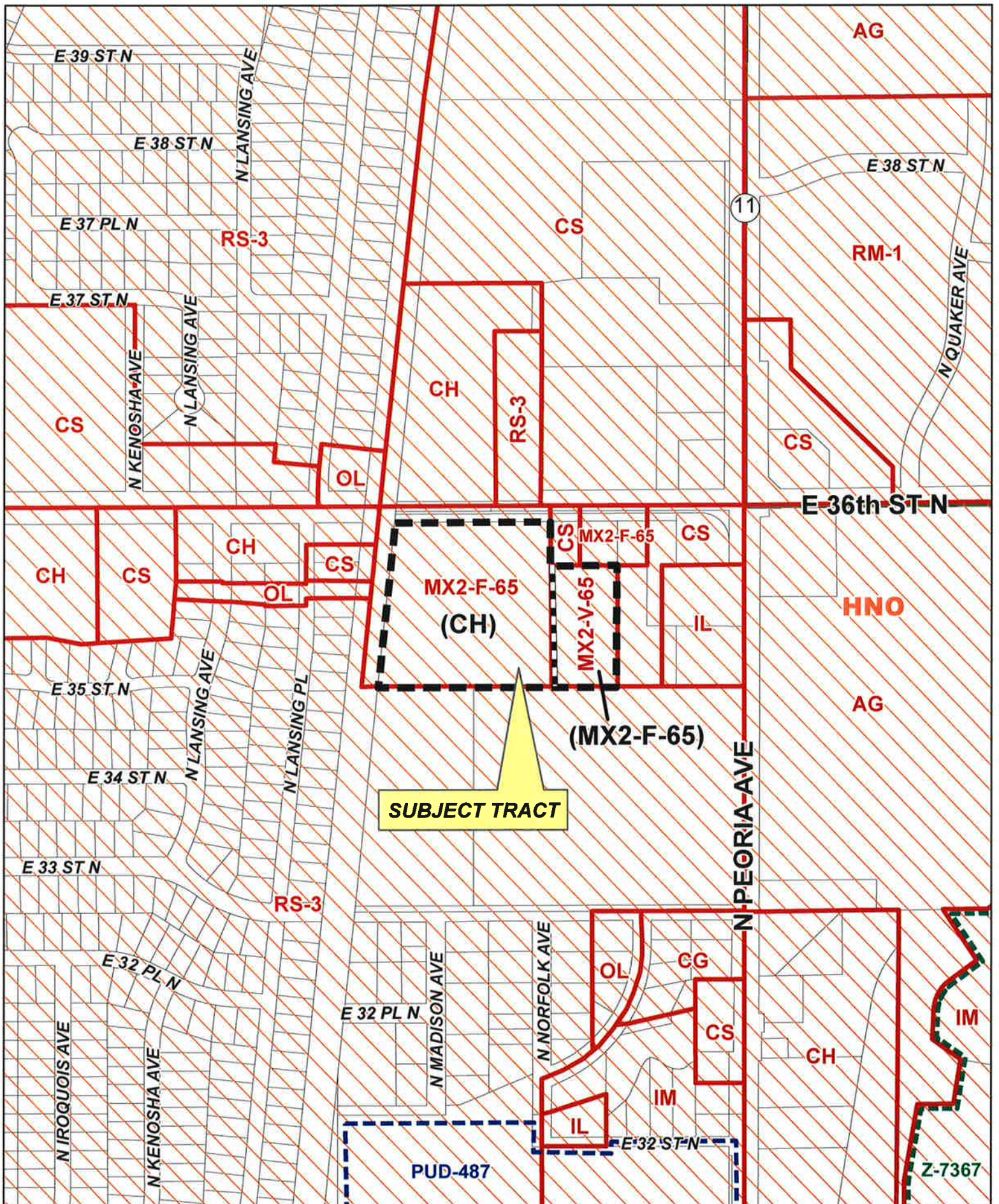
**Z-4268 November 1972:** All concurred in **approval** of a request for *rezoning* a 1.55± acre tract of land from RS-3 to CS for a private club and barber shop, on property located west of the northwest corner of East 36<sup>th</sup> Street North and Lansing Avenue.

**BOA-07302 February 1972:** The Board of Adjustment **approved** a *Exception* to permit maintaining a boat and marine sales business in a CS District, per plot plan, on property located at 3606 North Peoria Avenue.

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58





20-12 24

**Z-7538**  
**with Optional**  
**Development Plan**







0 Feet 200 400



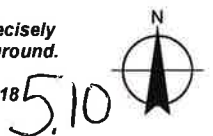
Subject Tract

20-12 24

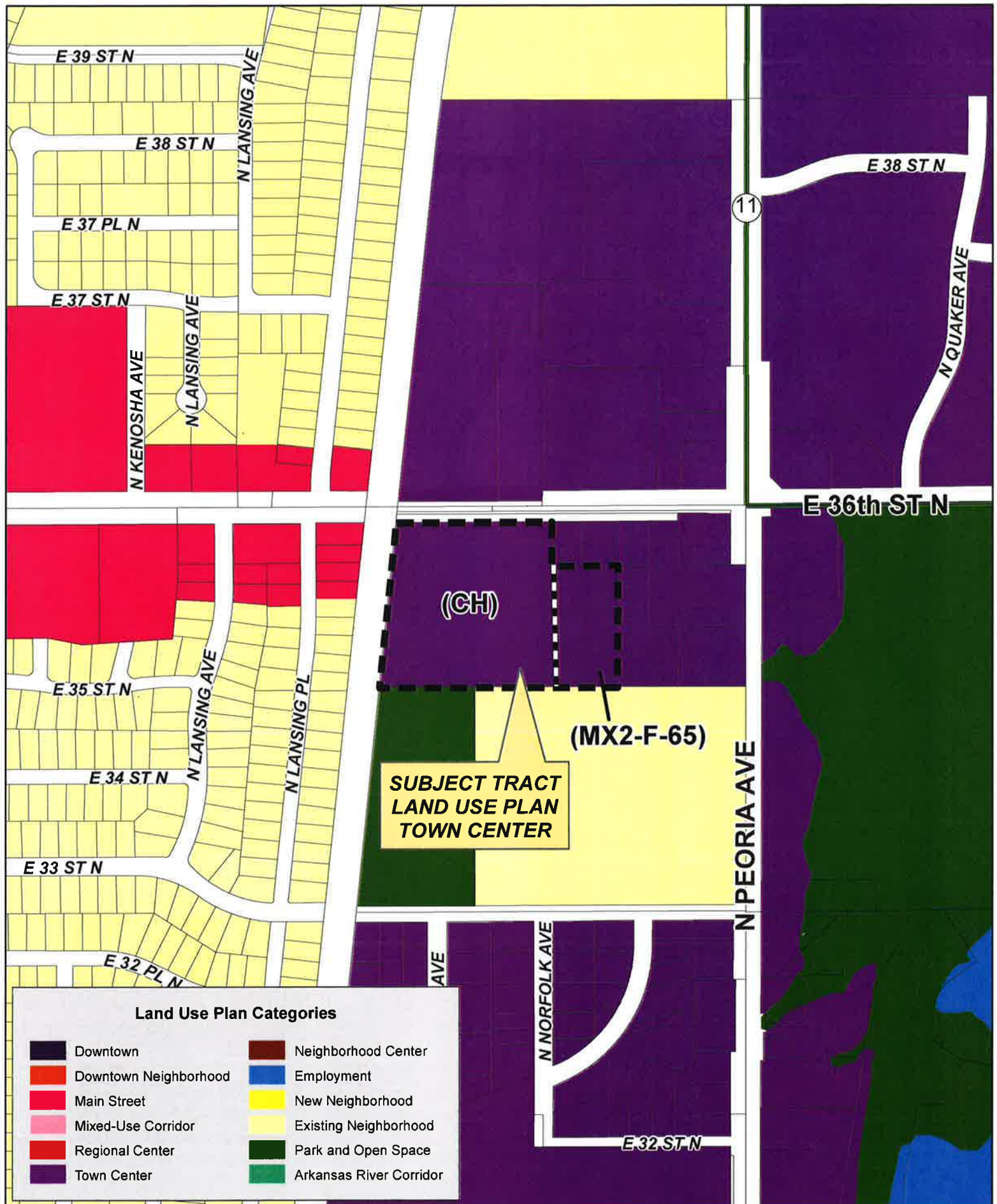
**Z-7538**  
**with Optional**  
**Development Plan**

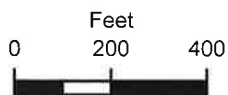
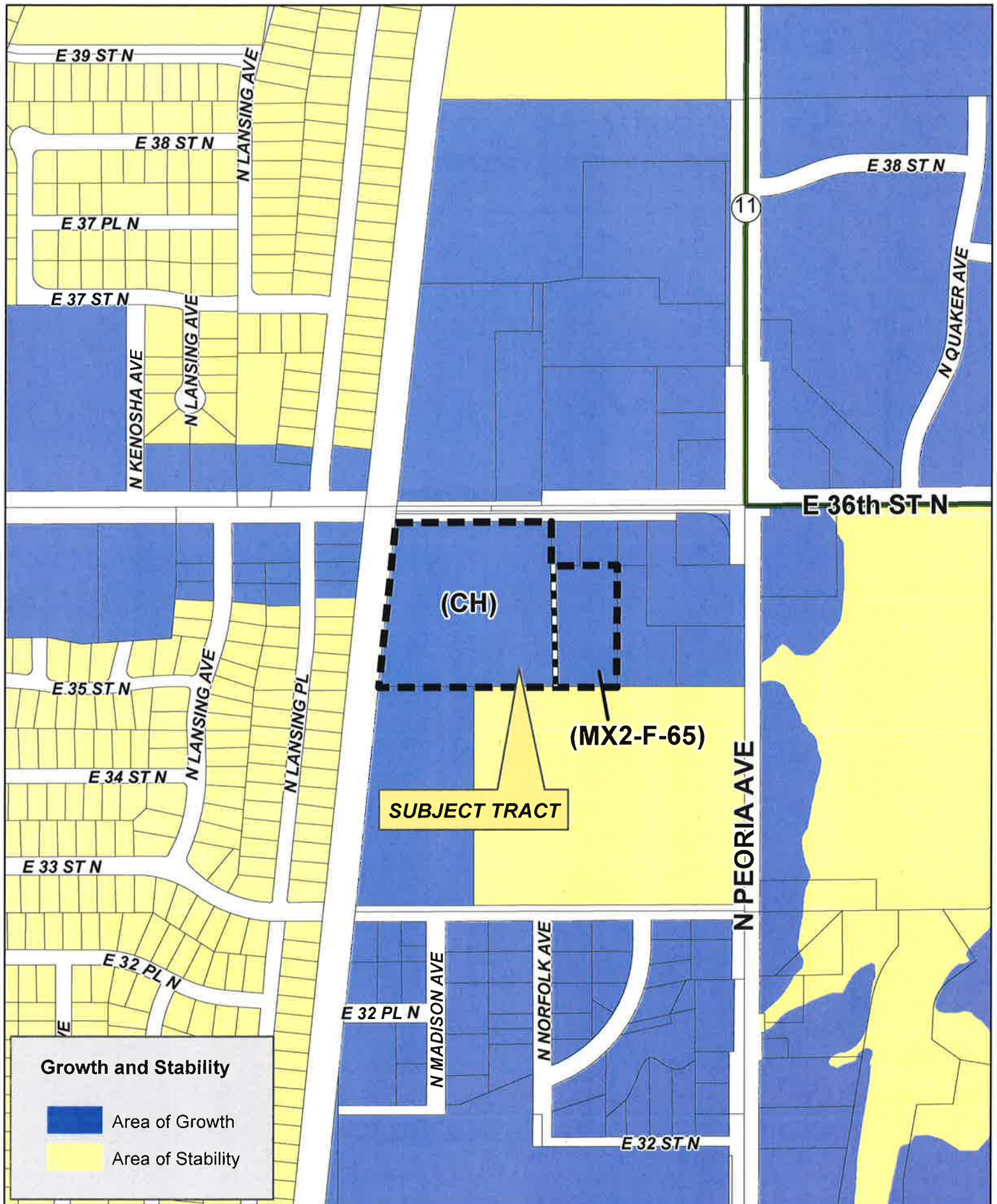
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Aerial Photo Date: February 2018



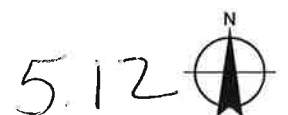






20-12 24

**Z-7538**  
**with Optional**  
**Development Plan**





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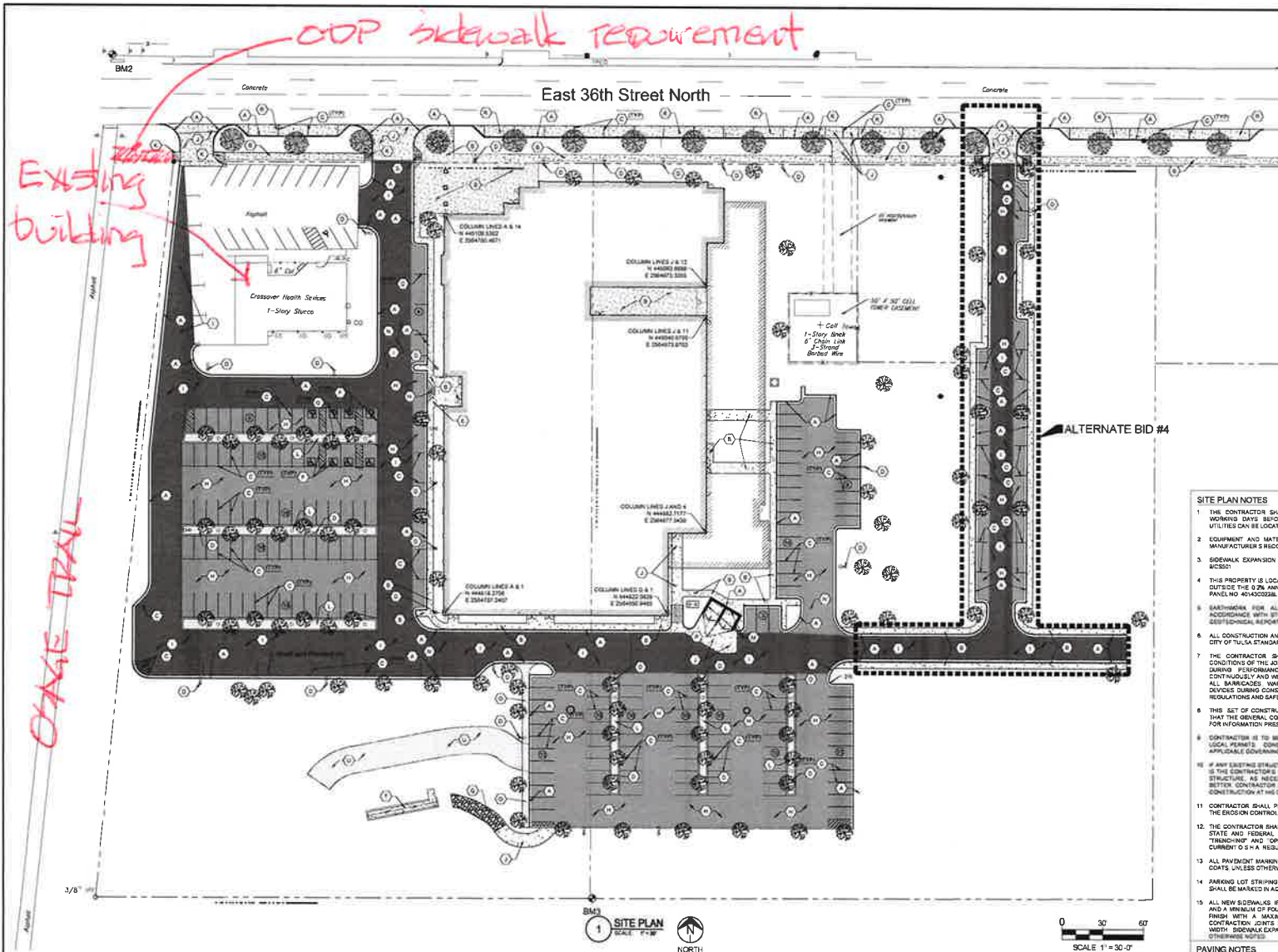
**CROSSOVER COMMUNITY CENTER**  
**CROSSOVER COMMUNITY IMPACT**

## Concept Plan

ISSUE DATE  
PROJECT NO: CCI18030103  
CHECKED BY: SAT

### SITE PLAN

CS101



### SITE PLAN KEY NOTES

- (A) CONSTRUCT CURB AND GUTTER, RE 10C3501
- (B) CONCRETE SIDEWALK RE 8C3501
- (C) 4' PAINTED WHITE STRIPE
- (D) NEW LIGHT POLE, RE ELECTRICAL PLANS FOR SPECIFICATIONS AND DETAILS
- (E) ADA SIDEWALK RAMP, RE 4C3502
- (F) ADA PAINTED PAVEMENT PARKING SYMBOL, RE 4C3501
- (G) ADA PARKING SIGNS, RE 5C3501
- (H) CONSTRUCT LIGHT DUTY ASPHALT PAVING, RE 2C3501
- (I) CONSTRUCT MEDIUM DUTY ASPHALT PAVING

- |    |   |
|----|---|
| 2  | CONSTRUCT HEAVY DUTY CONCRETE PAVING<br>RE: 30C501                            |
| 4  | CONSTRUCT ADA SIDEWALK RAMP. RE: 64C502                                       |
| 5  | CONSTRUCT LOW IMPACT BIO SWALE. RE: C8B2                                      |
| 6  | MASONRY TRASH CHUTE, COLOR AND<br>MATERIALS TO MATCH BUILDING. RE: STRUCTURAL |
| 8  | INSTALL 4" PVC DRAINAGE WITH RILLS, BIRTS AND<br>CAPPED ENDS FOR FUTURE USE.  |
| 9  | CONSTRUCT 5" WIDE GRAVEL PATH   |
| 10 | INSTALL PIPE BOLLARD. RE: 70C501  |
| 11 | INSTALL GRASSPACES ALL-WEATHER SURFACE<br>FOR POND ACCESS. RE: 30C511         |
| 12 | CONSTRUCT MEDIUM DUTY CONCRETE PAVING   |

- S CONSTRUCT ADA CURB RAMP, TYPE  
 RE. 14C5501  
 T TRICKLE CHANNEL PER IDP #7777  
 U 20' WIDE POND ACCESS ROAD

- HYDROGROW MAX DEEPEN RING  
SUPPLIED FREE BY MANUFACTURER
- RINGS FILLED WITH CONCRETE  
SAND (CLEAN, SHARP SAND)

LEGEND (ABBREVIATIONS)

- |        |                                  |     |                             |
|--------|----------------------------------|-----|-----------------------------|
| CH     | CAST IRON CURB INLET             | PP  | POWER POLE                  |
| CP     | CORROGATED METAL PIPE            | R   | RADIUS                      |
| CS     | SEWERY SEWER CLEAN OUT           | SD  | STORM DRAIN                 |
| ES     | ELECTRICAL SECONDARY UNDERGROUND | SS  | SEWANTY SEWER LINE          |
| P.F.E. | PAVED FLOOR ELEVATION            | S3H | SANITARY SEWER MANHOLE      |
| FL     | FLOW LINE                        | TH  | THICK                       |
| GC     | GUTTER                           | TC  | TOP OF CURB                 |
| H      | HIGH DENSITY POLYETHYLENE        | TS  | TOP OF GRATE                |
| HPCF   | HEAVY CAST IRON FLOOR            | TGB | TRAFFIC SIGNAL BOX          |
| LD     | LINEAR FOOT                      | TSP | TRAFFIC SIGNAL POLE         |
| LG     | LANDSCAPE AREA                   | TY  | TYPICAL                     |
| LS     | LOW CENTER                       | UE  | UNDERGROUND ELECTRICAL LINE |
| OC     | OVERHEAD ELECTRICAL LINE         | UT  | UNDERGROUND TELEPHONE LINE  |
|        |                                  | W   | WIDE                        |

- |      |                             |
|------|-----------------------------|
| PP   | POWER POLE                  |
| R    | RADIUS                      |
| SD   | STORM DRAIN                 |
| SS   | SANITARY SEWER LINE         |
| SSMH | SANITARY SEWER MANHOLE      |
| T    | THICK                       |
| TC   | TOP OF CURB                 |
| TG   | TOP OF GRATE                |
| TGB  | TRAFFIC SIGNAL BOX          |
| TSP  | TRAFFIC SIGNAL POLE         |
| TYP  | TYPICAL                     |
| UE   | UNDERGROUND ELECTRICAL LINE |
| UT   | UNDERGROUND TELEPHONE LINE  |
| W    | WIDE                        |

## SITE PLAN NOTES

- [illegible]

#### PAYING NOTES

1. ALL CONCRETE SHALL BE 3000 PSI AND ALL REINFORCING STEEL SHALL BE GRADE 60 UNLESS OTHERWISE NOTED
2. TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH CITY OF TULSA AND THE LATEST VERSION OF THE MUTCD
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT
4. CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT
5. ALL TRENCH BACKFILLS FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 4 INCH LIFTS TO MIN. STANDARD SPECIFIED DENSITY FOR EACH SUBGRADE AND PAVEMENT LAYER

## PARKING COUNTS

- STANDARD SPACES  
BUS SPACES  
ADA SPACES



2 ALL WEATHER ACCESS ROAD - GRASSPAVE2  
SCALE: NONE



CH w/ODP

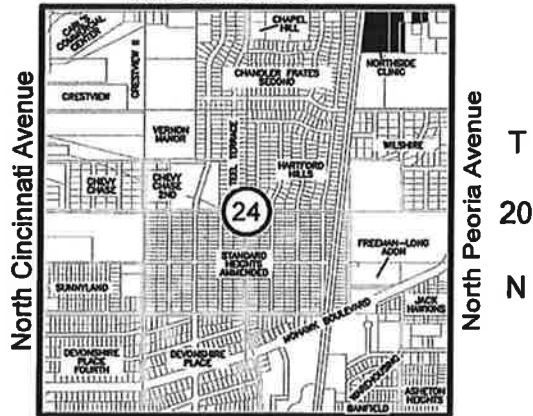
# LEGAL DESCRIPTION EXHIBIT "A"

Page 2 of 2

R 12 E

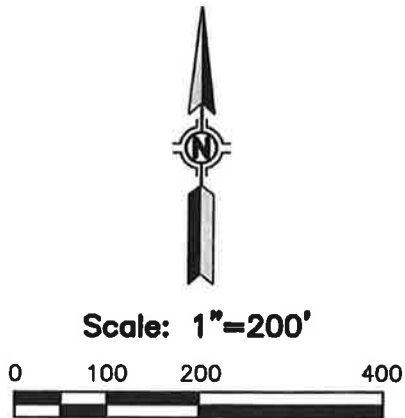
SUBJECT  
PROPERTY

East 36th Street North

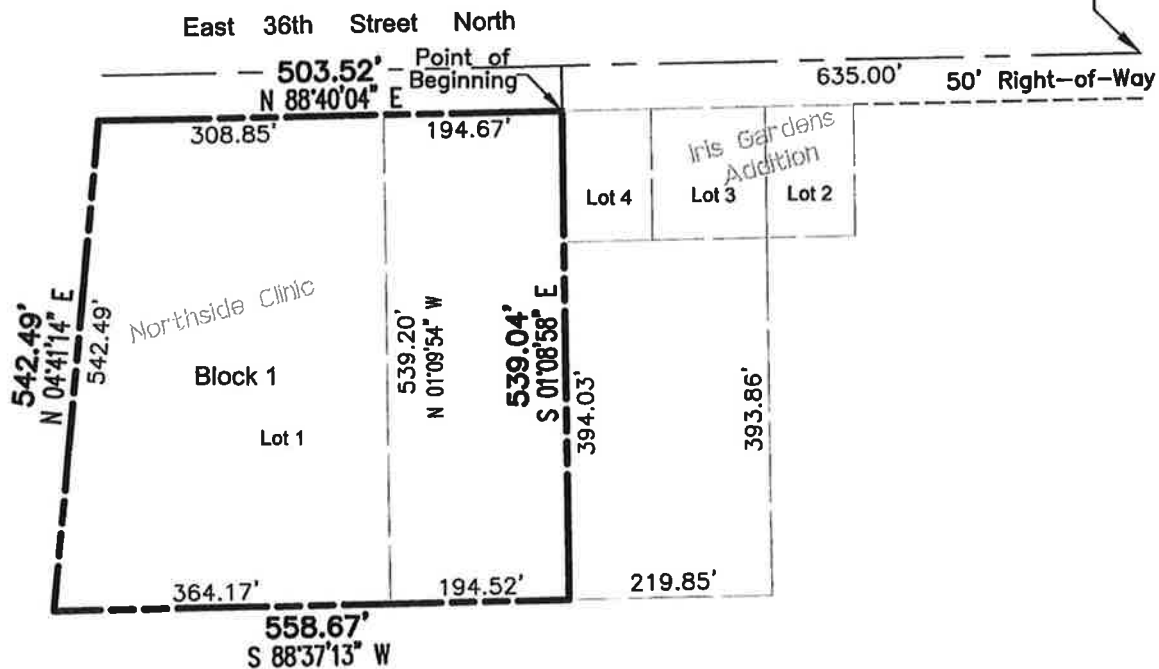


East 26th Street North

Location Map




Northeast Corner of  
the Northeast Quarter,  
Section 24



FILE: 184450LG-A

## Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

 **BENNETT**  
SURVEYING, INC.

P.O. BOX 848, CHOATEAU, OK 74337  
PHONE: (918) 478-7484 FAX: (918) 478-7485  
C.A. NO.: 4502 EXP. DATE: 6/30/20

5.14



CH w/ODP

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

LOT ONE (1), BLOCK ONE (1), NORTHSIDE CLINIC, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 4543.

**AND**

BEGINNING AT A POINT FIFTY (50) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S01°08'58"E FOR A DISTANCE OF 539.04 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 194.52 FEET; THENCE N01°09'54"W FOR A DISTANCE OF 539.20 FEET; THENCE N88°40'04"E FOR A DISTANCE OF 194.67 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

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

WITNESS MY HAND AND SEAL THIS 22ND DAY OF JANUARY, 2020.



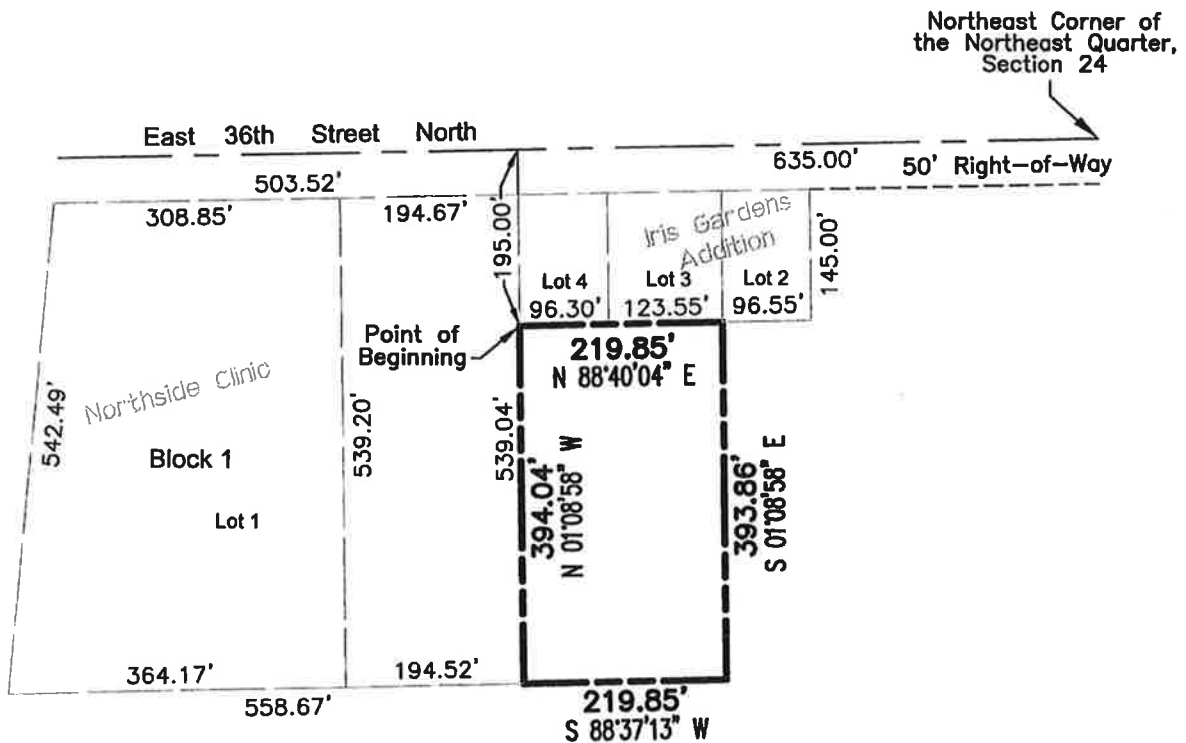
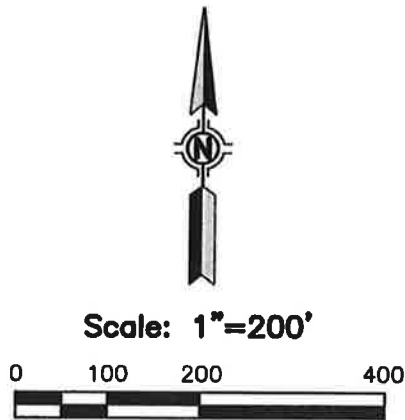
*Cliff Bennett*

CLIFF BENNETT, PLS  
OKLAHOMA NO.1815  
CERT. OF AUTH. NO. 4502  
EXP. DATE JUNE 30, 2020

Mx2-F-65

# LEGAL DESCRIPTION EXHIBIT "B"

Page 2 of 2



FILE: 184450LG-B

## Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.
2. SEE EXHIBIT "B" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

**BENNETT  
SURVEYING, INC.**

P.O. BOX 848, CHOUTEAU, OK 74337  
 PHONE: (918) 476-7484 FAX: (918) 476-7485  
 C.A. NO.: 4502 EXP. DATE: 6/30/20

5.16



MX2-F-65



**LEGAL DESCRIPTION**  
**EXHIBIT "B"**

BEGINNING AT A POINT ONE-HUNDRED NINETY-FIVE (195) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE N88°40'04"E FOR A DISTANCE OF 219.85 FEET THENCE S01°08'58"E FOR A DISTANCE OF 393.86 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 219.85 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S CERTIFICATE**

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

WITNESS MY HAND AND SEAL THIS 22ND DAY OF JANUARY, 2020.



*Cliff Bennett*

CLIFF BENNETT, PLS  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 4502  
EXP. DATE JUNE 30, 2020





Tulsa Metropolitan Area  
Planning Commission

**Case :** Sheridan Crossing Phase IV

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

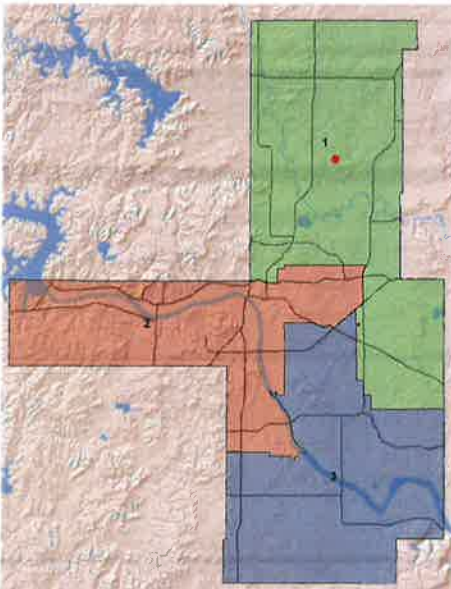
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kellogg Engineering

*Owner:* 86<sup>th</sup> Properties, LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

44 lots, 8 blocks, 4 reserve areas

44± acres

*Location:* North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road

**Zoning:** RE (Residential Estate)

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

**EXHIBITS:** Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan

6.1



## PRELIMINARY SUBDIVISION PLAT

### **Sheridan Crossing Phase IV** - (County)

North and east of the intersection of East 86<sup>th</sup> Street North and North Sheridan Road

This plat consists of 44 lots, 8 blocks, 4 reserve areas on 44± acres.

The Technical Advisory Committee (TAC) met on February 20, 2020 and provided the following conditions:

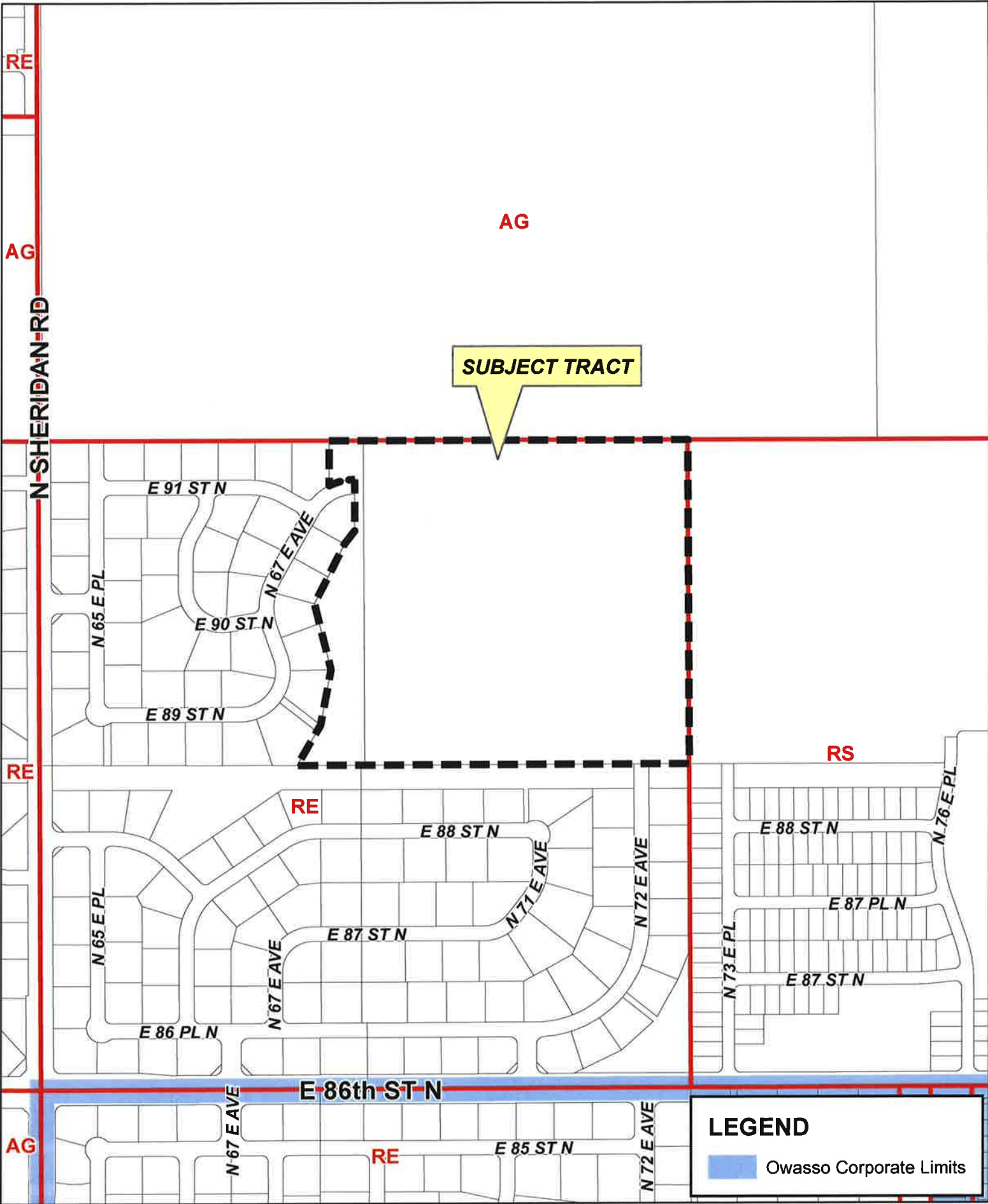
1. **Zoning:** The property is zoned RE (Residential – Estate). The proposed lots comply with the bulk and area requirements of the Tulsa County Zoning Code
2. **Transportation & Traffic:** Connections (stub streets) to the unplatted tracts east and south of the subject tract should be considered prior to final plat. Determination to be made by County Engineer.
3. **Sewer:** Proposed aerobic systems must be reviewed and approved by the Oklahoma Department of Environmental Quality.
4. **Water:** Submit plans for water to Rural Water District No. 3, Washington County and provide release.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the Location Map, remove individual parcel lines. Only show platted subdivision boundaries and label each. All other land should be labeled as "Unplatted". Provide the basis of bearings with a specific bearing angle between two known points associated with this plat. Graphically label all plat boundary pins that were found or set. Provide street names associated with the plat. Add "State of" before Oklahoma in the plat subtitle. Spell out Indian Base & Meridian in the plat subtitle.
6. **Stormwater, Drainage, & Floodplain:** No comments.
7. **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.

### **Waivers of Subdivision Regulations:**

1. None Requested

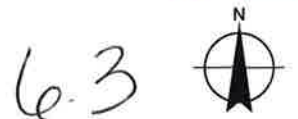
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

6.2

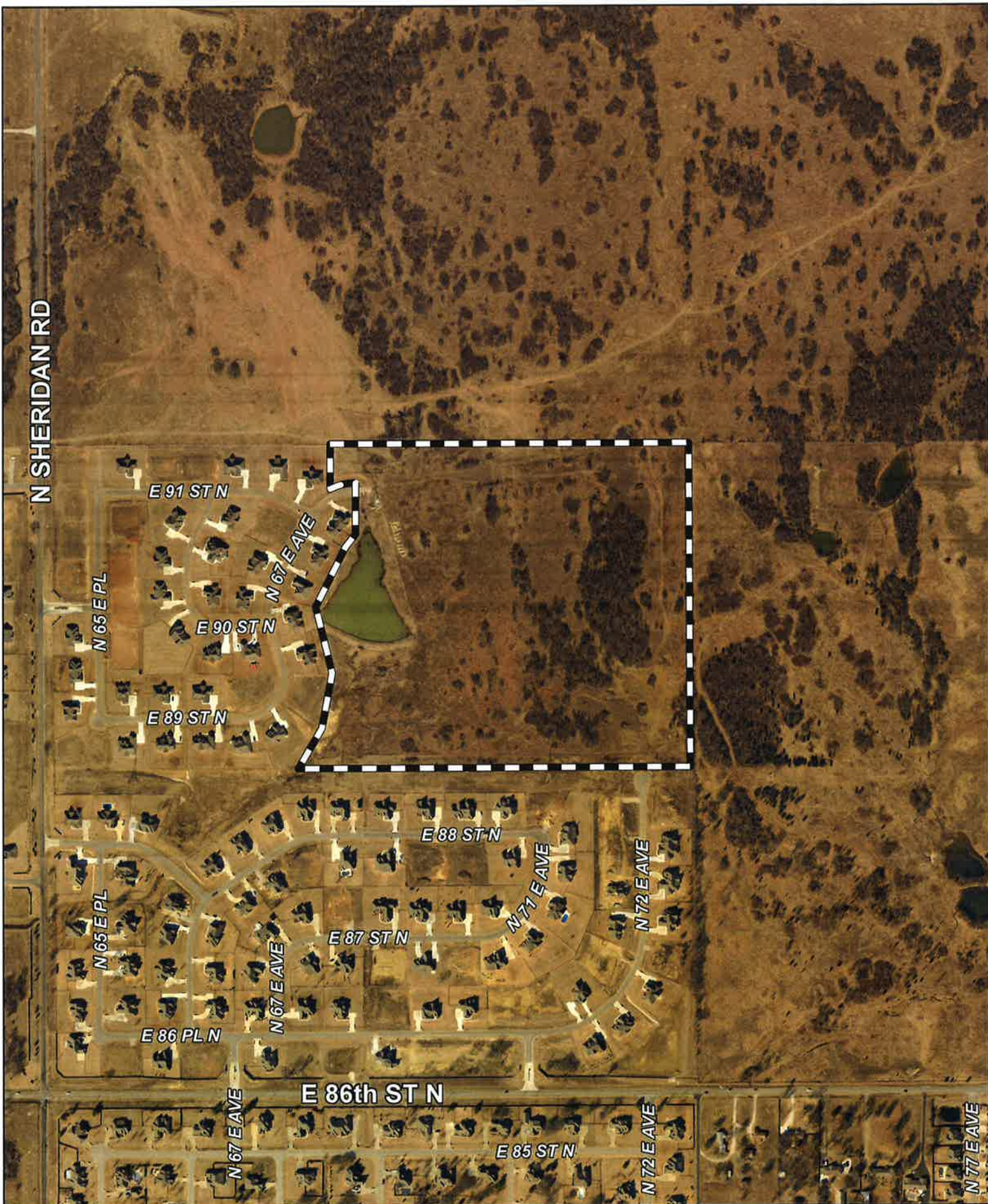


# SHERIDAN CROSSING PHASE IV

21-13 23







0 Feet 250 500



Subject Tract

# SHERIDAN CROSSING PHASE IV

21-13 23

6.4

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

Aerial Photo Date: February 2018





**LEGEND**

	PROPOSED BOUNDARY
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED BUILDING LINE
	PROPOSED EASEMENT
	ADJACENT LOT LINE
	PROPOSED CENTER LINE
	EXISTING CONTOURS

SITE DATA	
EXISTING ZONING	= RE
PROPOSED USE	= SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	= AGRICULTURE
TOTAL ACRES	= 44.11 ACRES
NUMBER OF LOTS	= 48 LOTS
DENSITY	= 1.20 LOTS/ACRE
AVERAGE LOT SIZE	= 25,877 SF
SMALLEST LOT SIZE	= 22,500 SF
LARGEST LOT SIZE	= 40,035 SF
RESERVE AREAS	= 5 RESERVE AREAS

ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
LNA	LIMITS OF NO ACCESS
RA	RESERVE AREA
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
F/E	FENCE EASEMENT
L/E	LANDSCAPE EASEMENT
A/E	ACCESS EASEMENT

[illegible]

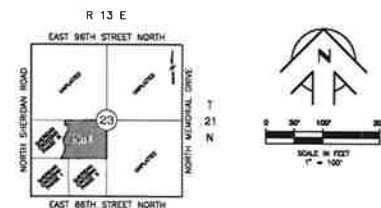
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES ON SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.

TOP OF FOUND BRASS CAP AT THE SW  
CORNER OF SECTION 23, T-21-N, R-13-E.  
DATE: NOV 29



SECTION 23  
TULSA COUNTY

**LOCATION MAP**

SCALE: 1"=2000'

SUBDIVISION CONTAINS 44 LOTS IN 8 BLOCKS  
AND 4 RESERVE AREAS  
TOTAL AREA: 44.11 ACRES  
ZONED: RE  
BEARING BASE: STATE PLANE GRID BEARINGS (NAD 83, OK N. STATE PLANE)  
THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE BEING S 89°47'48" W  
ALL CORNERS ARE MONUMENTED WITH 3/8" IRON PINS

**OWNER/DEVELOPER:**  
86TH PROPERTIES LLC  
3420 N. PLAINVIEW AVE.  
FAYETTEVILLE, AR 72703  
PHONE: (918) 342-0840  
EMAIL: bjgreen347@msn.com

**ENGINEER:**  
KELLOGG ENGINEERING, INC.  
6755 SOUTH 4060 ROAD  
TALALA, OKLAHOMA 74080  
PHONE: (918) 275-4080  
FAX: (918) 275-7171  
EMAIL: kelloggengineering@toteitcal.com  
CERT. OF AUTHORIZATION NO. 2788  
RENEWAL DATE: JUNE 30, 2021

**SURVEYOR:**  
**BENCHMARK SURVEYING**  
**AND LAND SERVICES, INC.**  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
EMAIL: [benchmark@attlasok.com](mailto:benchmark@attlasok.com)  
CERT. OF AUTHORIZATION NO. 2235  
RENEWAL DATE: JUNE 30, 2020

CURVE NUMBER	L	R	Cs	Cs	D
C-1	107.531	230.007	5.251748°	106.557	26747

6.6



**ZONED: RE**  
**ADDITION HAS 46 LOTS IN 8 BLOCKS AND 5 RESERVES**  
**ALL CONTAINED IN 44.11 ACRES MORE OR LESS**



SCALE: 1"=2000'

**SURVEYOR:**  
**BENCHMARK SURVEYING  
AND LAND SERVICES, INC.**  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
EMAIL: benchmark@atlasok.com  
CERT. OF AUTHORIZATION NO. 2235  
RENEWAL DATE: JUNE 30, 2020

CURVE NUMBER	L	R	Cb	Ch	Q
C-1	107.53'	230.00'	S 72°17'48" W	108.55'	28°47'10"

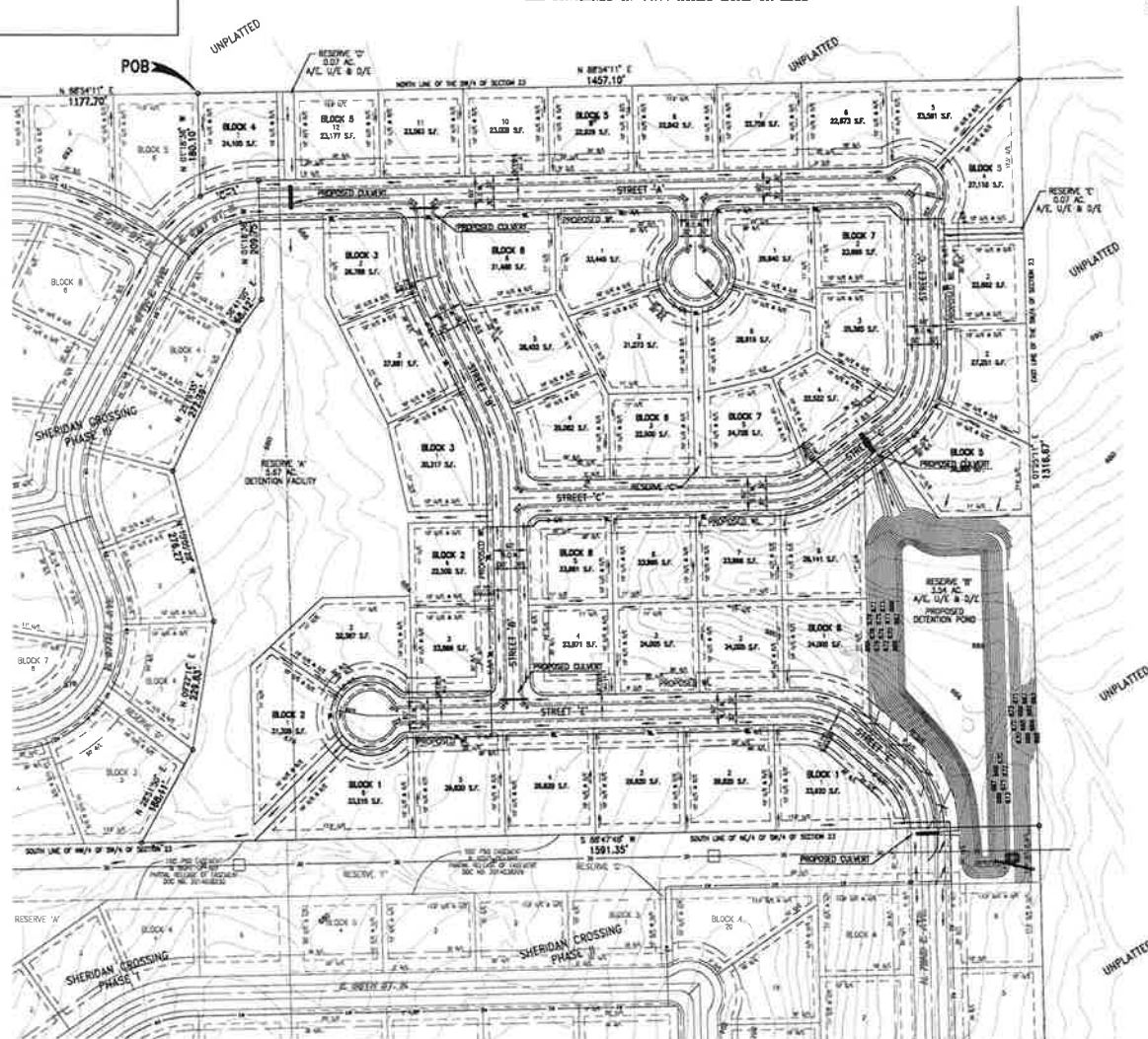
NOTE:  
ALL UTILITY ROAD CROSSINGS SHALL BE BACKFILLED  
WITH 100T TYPE "A" AGGREGATE FROM TOP OF PIPE  
THE BASE OF PAVEMENT PER ROGERS COUNTY STANDARD  
DETAILS AND SPECIFICATIONS.

SITE DATA	
EXISTING ZONING	- RE
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	- AGRICULTURE
TOTAL ACRES	- 44.11 ACRES
NUMBER OF LOTS	- 48 LOTS
DENSITY	- 1.00 LOTS/ACRE
AVERAGE LOT SIZE	- 29,867 SF
SMALLEST LOT SIZE	- 22,500 SF
LARGEST LOT SIZE	- 40,035 SF
RESERVABLE AREAS	- 5 RESERVABLE AREAS

[illegible]

1. WATER SERVICE POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEED APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.

TOP OF FOUND BRICK CAP AT THE SW  
CORNER OF SECTION 22, T-21-N, R-13-E.  
DATE: NOV 29 ELEVATION = 888.80



CONCEPTUAL PLAN  
SHERIDAN CROSSING PHASE IV  
January 30, 2020





Tulsa Metropolitan Area  
Planning Commission

**Case:** Tulsa Honor Academy  
(Related to Tulsa Honor Academy  
Authorization for Accelerated Release of  
Building Permits)

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

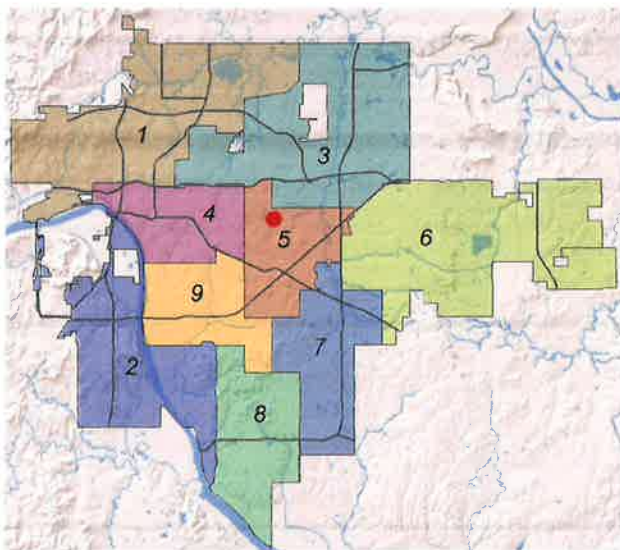
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Olsson, INC – Todd Lipe

*Owner:* The Honor Academies Foundation

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



**Applicant Proposal:**

Preliminary Plat

1 lot, 1 block, 11.44 ± acres

*Location:* Northeast corner of East 15<sup>th</sup> Street  
South and South Sheridan Road

**Zoning:**  
CH, IM

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary plat

**City Council District: 5**

*Councilor Name:* Cass Fahler

**County Commission District: 2**

*Commissioner Name:* Karen Keith

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



## PRELIMINARY SUBDIVISION PLAT

### Tulsa Honor Academy - (CD 5)

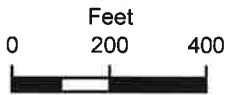
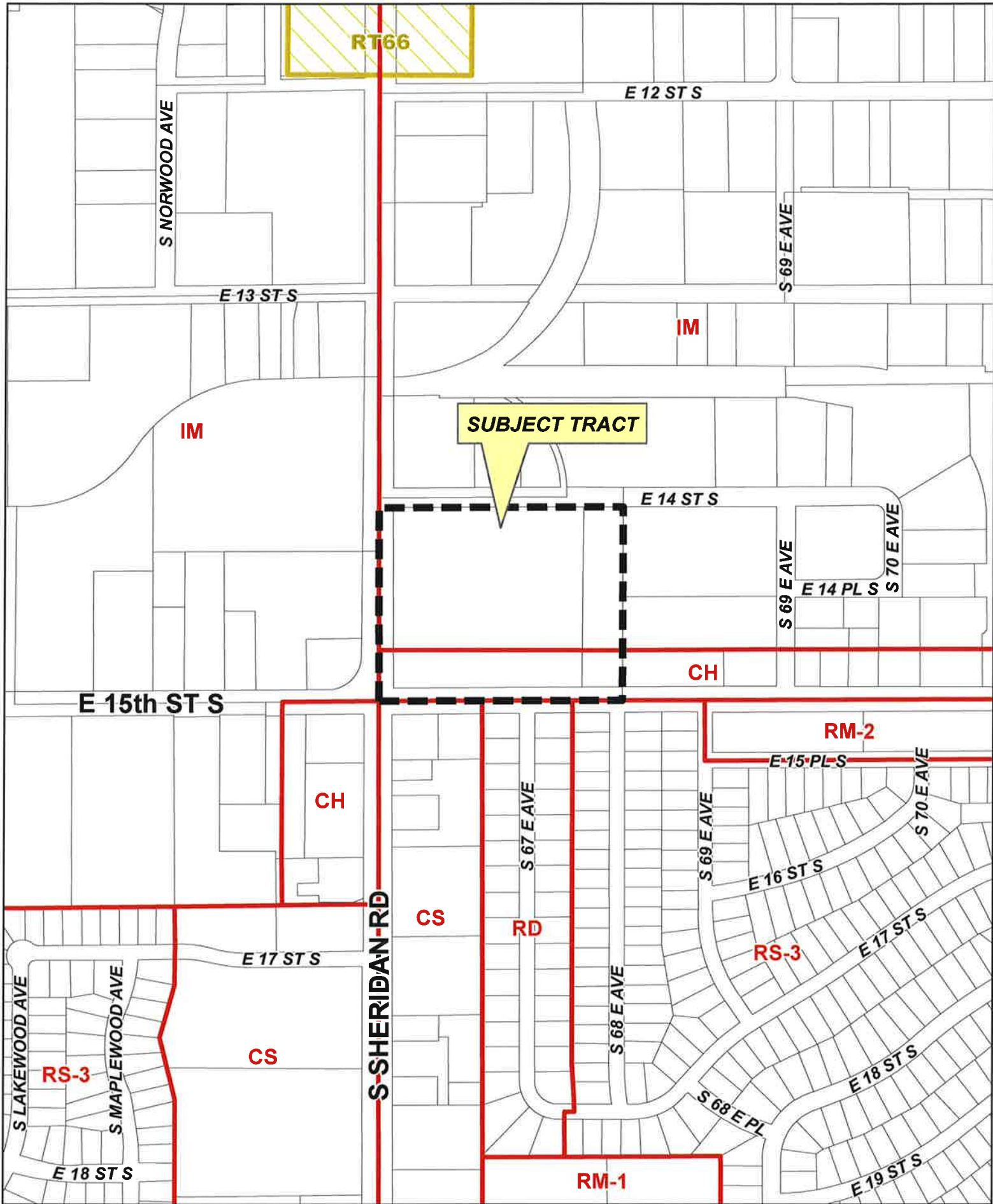
Northeast corner of East 15<sup>th</sup> Street South and South Sheridan Road

This plat consists of 1 lot, 1 block, 11.44 ± acres.

The Technical Advisory Committee (TAC) met on February 20, 2020 and provided the following conditions:

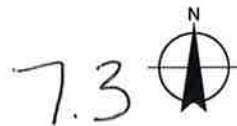
1. **Zoning:** The subject property is zoned CH and IM. There was a special exception approved by the City of Tulsa Board of Adjustment to permit a school use on the site.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Sidewalks required to be installed adjacent to all public streets prior to the issuance of a certificate of occupancy. ROW permits will be required for construction of sidewalks. Required ROW dedications are shown on the preliminary plat. Reduce limits of access width at the northwest corner of the property to align with the existing drive.
4. **Sewer/Water:** Label water meter easement as "Dedicated by plat" or provide recording information for existing easement.
5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Update location map to include all platted boundaries and label all other property as unplatted. Show scale both graphically and written on the face of the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set that are associated with the plat. Remove contours from final plat.
6. **Fire:** Gated entry and access should be reviewed and approved by the Fire Marshal prior to final plat approval.
7. **Stormwater, Drainage, & Floodplain:** There is no floodplain on the property. No additional impervious surface proposed at this time.
8. **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.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.



**TULSA HONOR  
ACADEMY**

19-13 11







0 Feet  
200  
400



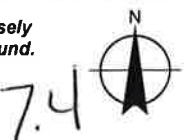
Subject  
Tract

## TULSA HONOR ACADEMY

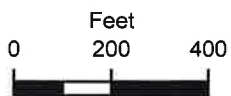
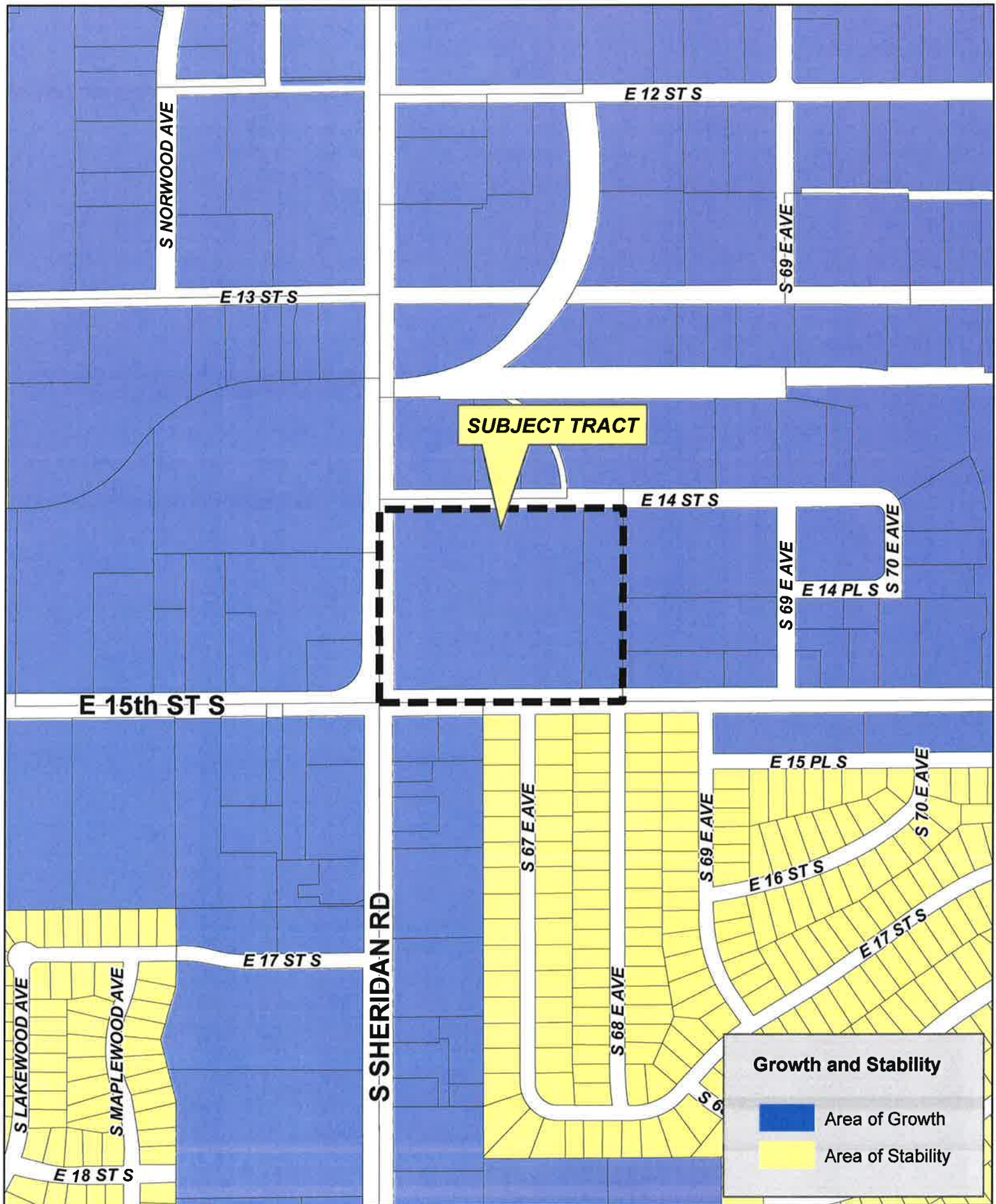
19-13 11

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

Aerial Photo Date: February 2018

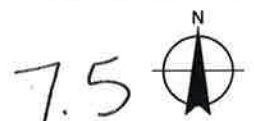


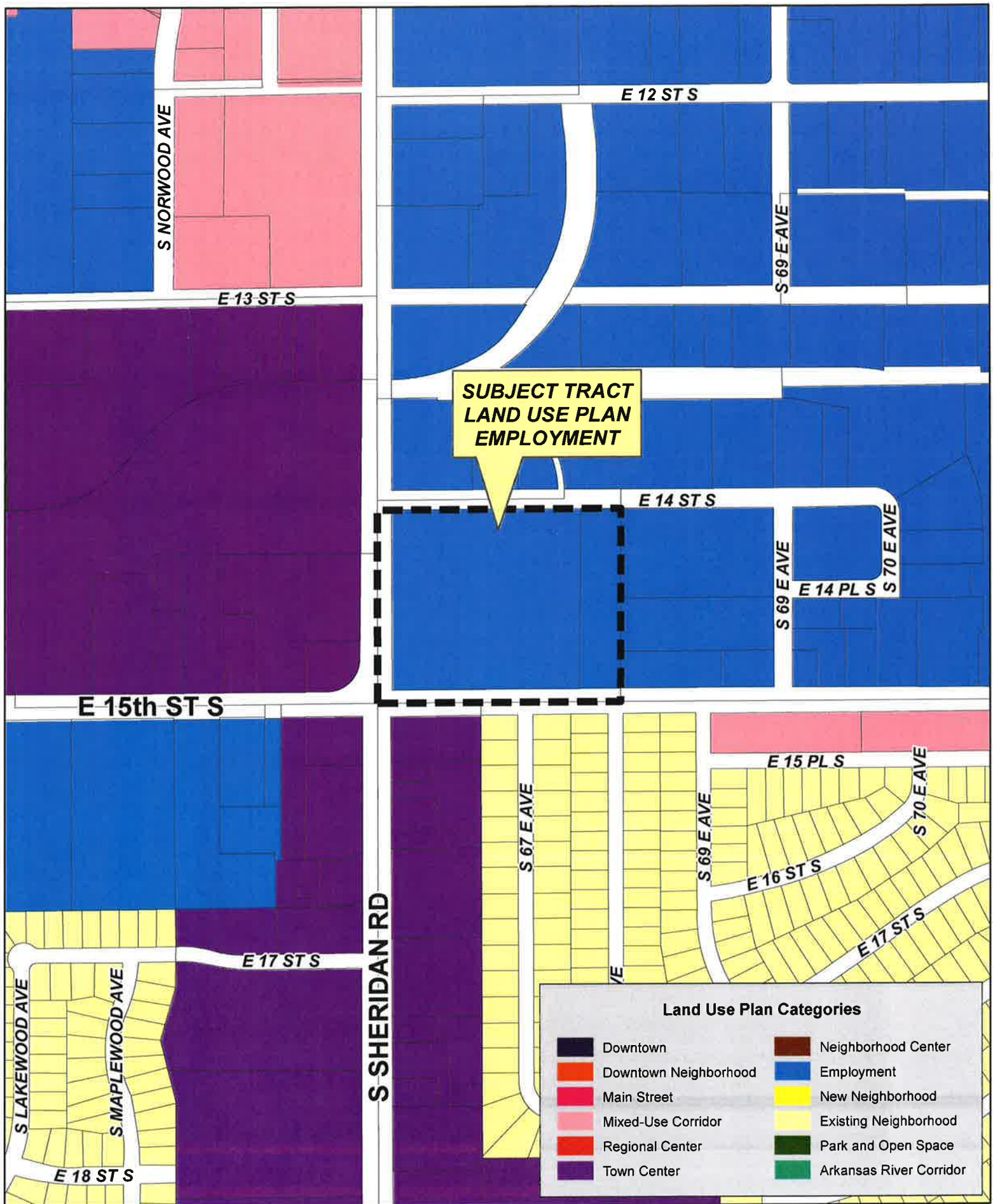




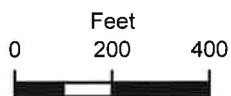
# TULSA HONOR ACADEMY

19-13 11





**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**



**TULSA HONOR  
ACADEMY**

19-13 11



FINAL PLAT  
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: \_\_\_\_\_

TMAPC/INCOG

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 the City Council approval if not filed in the Office of the County Clerk before that date.

PRELIMINARY PLAT  
**TULSA HONOR ACADEMY**  
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11),  
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (1.B.&M.),  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Location Map  
SCALE: 1"=200'

PLAT DATA

SUBDIVISION CONTAINS 1 LOT ON 1 BLOCK  
LOT 1, BLOCK 1: 426,525 OR 9,792 ACRES  
DEDICATED ROW: 71,978 SQ. FT. OR 1,652 ACRES  
TOTAL AREA: 498,503 SQ. FT. OR 11,444 ACRES

ZONING REQUIREMENTS

CURRENT ZONING: CH/M  
MIN. STREET FRONTAGE: 50'  
MIN. BUILDING SETBACK FROM STREET: 10'

OWNER

THE HONOR ACADEMIES FOUNDATION  
ELSIE URUETA, DIRECTOR  
209 S. LAKEWOOD AVE.  
TULSA, OK 74112  
918-533-9420  
EMAIL: E.URUETA@TULSAHONOR.ORG

SURVEYOR

SCOLLINS & ASSOCIATES, INC.  
8111 E. 32nd PLACE  
TULSA, OK 74135  
CERTIFICATE OF AUTHORITY No. 2421  
EXPIRES ON JUNE 30, 2021  
918-665-3600  
EMAIL: SCOLLINS@SW-ASSOC.COM

ENGINEER

OLSSON, INC.  
1717 S. BOULDER AVE., STE. 600  
TULSA, OK 74119  
CERTIFICATE OF AUTHORITY No. 2483 (PE/L5)  
EXPIRES ON JUNE 30, 2021  
918-376-4294  
EMAIL: TULSA@OLSSON.COM

CAVEAT/DISCLAIMER

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.

CONTROL DATA

MONUMENT: P.O.B.  
DESCRIPTION: FOUND MAG NAIL W/ WASHER  
N: 421926.8172  
E: 2587170.0012

MONUMENT: #2  
DESCRIPTION: FOUND 1/2" IRON PIN  
N: 422556.2751  
E: 2587946.5295

MONUMENT: #3  
DESCRIPTION: SET MAG NAIL W/ WASHER  
N: 421975.7795  
E: 2587958.6518

METRIC CONVERSION FACTOR:  
NAD 83 STATION 2016-20  
LATITUDE: 36°04'46.37"  
LONGITUDE: 95°54'15.18"  
ELEV. 735.96 (NAVD 1988)

FLOOD ZONE

FIRM PANEL NO. 401430C024H, DATED OCTOBER 16, 2012 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X". ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.

BASIS OF BEARINGS

GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM

TULSA HONOR ACADEMY  
SHEET 1 OF 3

**olsson**

OLSSON, INC. - CIVIL ENGINEERING  
CERTIFICATE OF AUTHORITY #2483  
1717 South Boulder Ave.  
Bldg. 600  
Tulsa, OK 74119

TEL 918.376.4294 WWW.OLSSON.COM

LEGAL DESCRIPTION

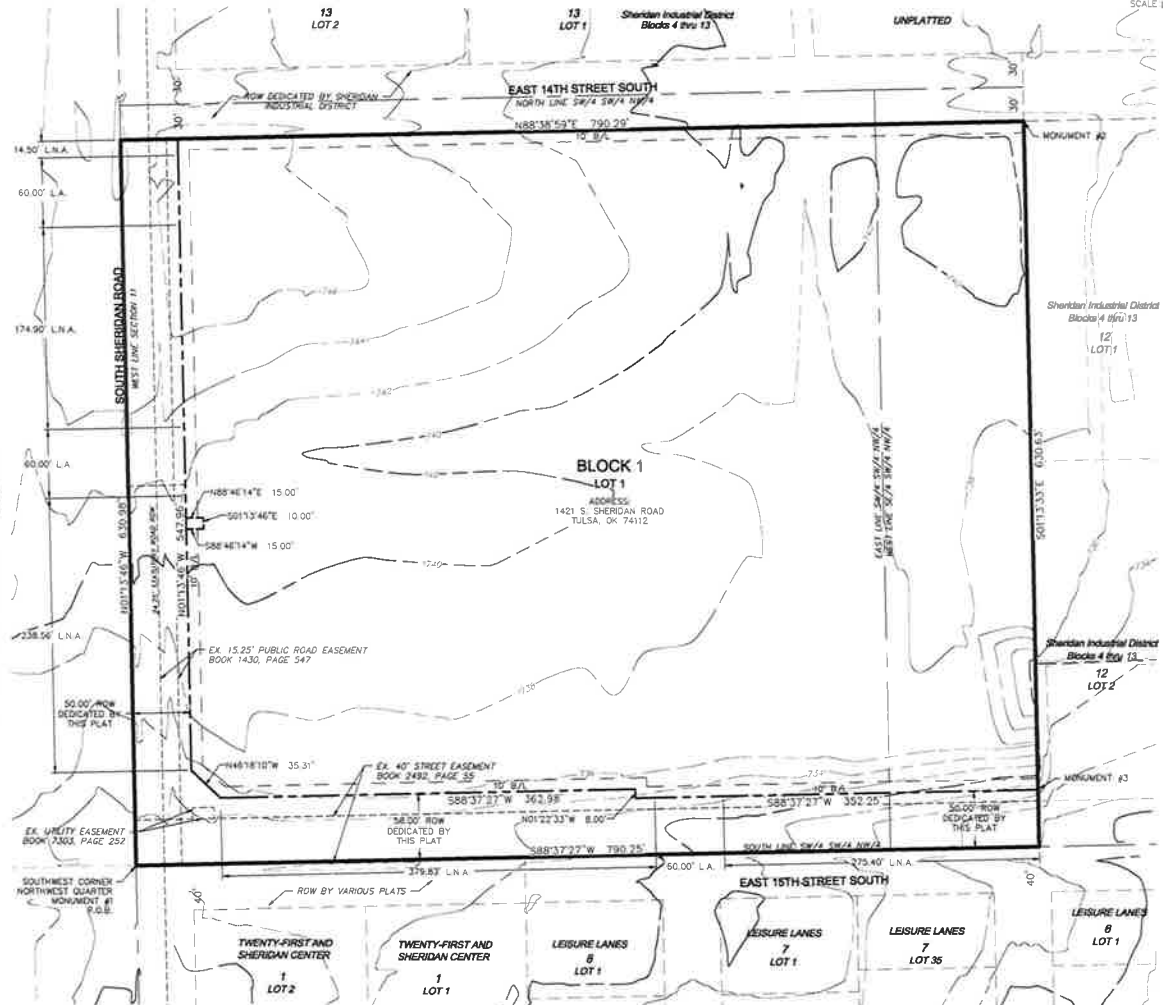
A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4) AND PART OF THE WEST 120.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 SW/4 NW/4), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE NW/4; THENCE NORTH 01°13'46" WEST ALONG THE WESTERLY LINE OF SAID NW/4 FOR 630.88 FEET TO A POINT THAT IS SOUTH 01°13'46" EAST A DISTANCE OF 30.00 FEET FROM THE NORTHWEST CORNER OF THE SW/4 SW/4 NW/4; THENCE NORTH 88°38'59" EAST PARALLEL WITH AND 30.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SW/4 SW/4 NW/4 AND THE NORTHERLY LINE OF THE SE/4 SW/4 NW/4 FOR 790.29 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWELVE (12), SHERIDAN INDUSTRIAL DISTRICT BLOCKS 4 THRU 13, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'33" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK 12, AND A SOUTHERLY EXTENSION THEREOF, FOR 630.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NW/4; THENCE SOUTH 88°37'23" WEST ALONG SAID SOUTHERLY LINE FOR 790.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 498,503 SQUARE FEET OR 11,444 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS

PROPOSED LOT LINE  
PROPOSED BUILDING SETBACK  
PROPOSED EASEMENT LINE  
EXISTING PROPERTY LINE  
SECTION LINE  
EXISTING LOT LINE  
EXISTING EASEMENT LINE  
B/L  
L/A  
L/A  
ROW  
EX  
P.O.B.  
LIMITS OF ACCESS  
RIGHT-OF-WAY  
EXISTING  
POINT OF BEGINNING



NOTE:  
CONTIGUOUS SHOWN ON PRELIMINARY PLAT ARE 2 FOOT DIGITAL ELEVATION CONTOURS AND NOT FROM TOPOGRAPHIC SURVEY

SUBDIVISION CONTAINS  
1 LOT IN 1 BLOCK  
GROSS SUBDIVISION AREA: 11,444 ACRES  
DATE OF PREPARATION: 10/26/2020

DATE	REVISION	BY
10/26/2020	Original Preparation	

drawn by: MAV  
surveyed by: SAC  
checked by: GM  
approved by: SAC  
project no: 019-4076  
file name: C:\PL01-0194076



PRELIMINARY PLAT  
**TULSA HONOR ACADEMY**  
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION ELEVEN (11),  
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE 6TH BASE AND MERIDIAN (1.B. & M.),  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**DEED OF DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT THE HONOR ACADEMIES FOUNDATION, AN OKLAHOMA FOUNDATION, HEREINAFTER SOMETIMES CALLED "OWNER" OR "OWNERS", ARE THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND THAT IS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼ SW¼ NW¼) AND PART OF THE WEST 380.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼ SW¼ NW¼), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE 6TH BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE NW¼, THENCE NORTH 01°3'46" WEST ALONG THE WESTERLY LINE OF SAID NW¼ FOR 630.85 FEET TO A POINT THAT IS SOUTH 02°3'46" EAST A DISTANCE OF 30.00 FEET FROM THE NORTHWEST CORNER OF THE SW¼ SW¼ NW¼, THENCE NORTH 88°35'59" EAST PARALLEL WITH AND 30.00 FEET SOUTHWEST OF THE NORTHERLY LINE OF THE SW¼ SW¼ NW¼ AND THE NORTHERLY LINE OF THE SE¼ SW¼ NW¼ FOR 790.25 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWELVE (12), SHERIDAN INDUSTRIAL DISTRICT BLOCKS 4 THRU 12, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'51" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK 12, AND A SOUTHERLY EXTENSION THEREOF, FOR 630.85 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NW¼, THENCE SOUTH 88°37'27" WEST ALONG SAID SOUTHERLY LINE FOR 790.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 498,503 SQUARE FEET OR 11.444 ACRES, MORE OR LESS.

THE OWNER HAS CAUSED THE SAME TO BE SURVEYED, STAKED, AND PLATTED AS SHOWN BY THE ACCOMPANYING PLAT AND SURVEY THEREOF, AND WHICH PLAT IS MADE A PART HEREOF; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "TULSA HONOR ACADEMY", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, (WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "TULSA HONOR ACADEMY" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE; OTHERWISE, WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE;) NOW, THEREFORE, THE OWNER, FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, THEIR SUCCESSORS, GRANTEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNERS OF ANY PROPERTY WITHIN THE SUBDIVISION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH IN SECTION I BELOW, WITH RESPECT TO SUCH COVENANTS ONLY.

**SECTION I. UTILITY EASEMENTS**

1.0 THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THEREOF, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE, AND/OR REMOVE WATER AND/OR SEWER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERRECTED, INSTALLED OR MAINTAINED, PROVIDED NOTWITHSTANDING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVEWAYS, PARKING AREAS, CURBSIDE, LANDSCAPING AND CUSTOMARY BORDERING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

1.1 WATER, SANITARY SEWER AND STORM SEWER SERVICE

1.1.1 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT.

1.1.2 WITHIN THE UTILITY EASEMENT, SANITARY SEWER AND DRAINAGE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.

1.1.3 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, PUBLIC SANITARY SEWER MAINS, AND PUBLIC STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS. THE CITY OF TULSA ASSUMES NO MAINTENANCE OF ANY PRIVATE DRAINAGE SYSTEMS.

1.1.4 THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

1.1.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND.

1.2 PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

1.3 CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA, UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (ENTRITIES, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE BUILDING CONSTRUCTION OF A PARTICULAR PHASE. BUILDING CONSTRUCTION OF OTHER PHASES OF THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

1.4 ELECTRIC SERVICE

1.4.1 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE NORTHEAST, WESTERN AND SOUTHERN PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE, ELEVATION THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SEWAGE PIPES, CABLES AND TRANSFORMERS, AS SOURCES OF SUPPLY AT DESIGNATED VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.

1.4.2 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEECE OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NONEXCLUSIVE RIGHT-OF-WAY EASEMENT ON THE LOT, COVERING A FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR GAS LINE EXTENDING FROM THE GAS MAIN, SERVICE PEECE OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

1.4.3 THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

1.4.4 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

1.4.5 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.5 GAS SERVICE

1.5.1 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

1.5.2 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED IN THEIR LOT AND SHALL PREVENT THE ALTERATION OF GRADE, OR ANY OTHER CONSTRUCTION ACTIVITY THAT WOULD INTERFERE WITH THE GAS SERVICE. THE SUPPLIER OF THE GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SAID FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR ITS AGENTS OR CONTRACTORS.

1.5.3 THE FOREGOING COVENANTS SET FORTH IN THE ABOVE PARAGRAPHS SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

1.6 SANITARY SEWER EASEMENT

1.6.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLES, LAUNCHES AND EQUIPMENT AND OTHER APPURTENANCES THEREOF TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENT FOR THE USES AND PURPOSES AFORESAID.

1.7 LOT SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBTSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS HIS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

1.8 STORMWATER DETENTION EASEMENT

1.8.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS STORMWATER DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE SUBDIVISION.

1.8.2 DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES CONSTRUCTED WITHIN SAID EASEMENT AREA SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

1.8.3 NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT AREA NOR SHALL THERE BE ANY ALTERATION OF THE GRADES OR CONTIGUOUS IN SUCH EASEMENT AREA UNLESS APPROVED BY THE CITY OF TULSA.

1.8.4 DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. SAID DETENTION FACILITIES SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE TO THE FOLLOWING MINIMUM STANDARDS:

- A. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS FOUR WEEKS OR LESS.
- B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- C. THE DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
- D. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

1.8.5 LANDSCAPING APPROVED BY THE CITY OF TULSA SHALL BE ALLOWED WITHIN THE STORMWATER DETENTION EASEMENT.

1.8.6 IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES ON, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF THE GRADE OR CONTIGUOUS THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO THE ACHIEVEMENT OF THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE OR CONTIGUOUS, AND THE COST THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE PROPERTY. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

1.9 MUTUAL ACCESS EASEMENT

MUTUAL ACCESS EASEMENTS, AS DEPICTED AS "MAE" ON THE ACCOMPANYING PLAT, ARE HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND ACCESS AREAS ADJACENT TO AND CONTAINED WITHIN THE PLAT, AND SUCH EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNER OF EACH LOT IN THE SUBDIVISION AND THE OWNER OF EACH LOT IN UNIFORM PLACE, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT (NO. 8023) THEREOF. THEIR RESPECTIVE GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH SUCH LOT. PROVIDED, HOWEVER, GOVERNMENTAL AGENCIES AND THE SUPPLIERS OF UTILITY SERVICES SHALL HAVE THE REASONABLE USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE SUBDIVISION AND TO LOTS WITHIN UNIFORM PLACE.

1.10 LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 81ST STREET SOUTH WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THEREIN, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

1.11 DRAINAGE EASEMENTS

1.11.1 THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION AND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING STORM SEWERS, AND ANY APPURTENANCES THEREOF, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE DRAINAGE EASEMENTS FOR THE USES AND PURPOSES STATED.

1.11.2 DRAINAGE FACILITIES LOCATED WITHIN DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS.

1.11.3 NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN DRAINAGE EASEMENTS NOR SHALL THERE BE ANY ALTERATION OF GRADE IN THE EASEMENT AREAS UNLESS APPROVED BY CITY OF TULSA, OKLAHOMA, PROVIDED THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE CITY.

1.11.4 THE ABOVE GRADING AREA OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT ON, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENT AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

1.12 SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH SUBDIVISION REGULATIONS REQUIRED. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF TULSA ENGINEERING DESIGN STANDARDS.

drawn by:	DATE	REVISION	BY
surveyed by:	SAC		
checked by:	GM		
approved by:	SAC		
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TULSA HONOR ACADEMY  
SHEET 2 OF 3

**Olsson**

OLSSON INC. • CIVIL ENGINEERING  
CERTIFICATE OF AUTHORITY #488  
1117 South Boulder Ave.  
Suite 800  
Tulsa, OK 74116

TEL 918.748.4284 www.olsson.com

SUBDIVISION CONTAINS  
1 LOT IN 1 BLOCK  
GROSS SUBDIVISION AREA: 11.444 ACRES  
DATE OF PREPARATION: 02/09/2020

PRELIMINARY PLAT  
**TULSA HONOR ACADEMY**  
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION ELEVEN (11),  
TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (1.B.&M.),  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

**2.0. ENFORCEMENT**

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, UTILITY EASEMENTS, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREBY AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IF THE UNDERSIGNED OWNER, OR ITS GRANTEE, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR THE CITY OF TULSA, OKLAHOMA MAY BRING AN ACTION AT LAW OR INEQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PROVIDE HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. THE COVENANTS CONTAINED IN SECTION II, CORRIDOR DEVELOPMENT PLAN RESTRICTIONS ARE ESTABLISHED PURSUANT TO THE CORRIDOR DEVELOPMENT PLAN INSTRUCTIONS ARE ESTABLISHED PURSUANT TO THE CORRIDOR DISTRICT PROVISIONS OF THE TULSA ZONING CODE AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE OWNERS OF ANY LOT OR PARCEL WITHIN STONEHAVEN SQUARE AND SHALL INURE TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

**2.1. DURATION**

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

**2.2. AMENDMENT**

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITY EASEMENT, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOMA.

IN WITNESS WHEREOF, THE TULSA HONOR ACADEMIES FOUNDATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_, 2020.

THE TULSA HONOR ACADEMIES FOUNDATION  
AN OKLAHOMA FOUNDATION

BY: \_\_\_\_\_  
ELISE URUETA  
DIRECTOR

STATE OF OKLAHOMA )  
                                  ) SS.  
COUNTY OF TULSA )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2020, BY ELISE URUETA, MANAGER OF THE HONOR ACADEMIES FOUNDATION, AN OKLAHOMA FOUNDATION.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC

**CERTIFICATE OF SURVEY**

I, SHAWN A. COLLINS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, AND THAT THE FINAL PLAT OF "TULSA HONOR ACADEMY", A SUBDIVISION IN THE CITY OF TULSA, OKLAHOMA, CONSISTING OF 3 SHEETS, REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE \_\_\_\_ DAY OF \_\_\_\_, 2020, AND THAT MONUMENTS SHOWN THEREON EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. THAT THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 8 SECTION 43-108 OF THE OKLAHOMA STATE STATUTES.

SHAWN A. COLLINS, P.L.S. NO. 3788

STATE OF OKLAHOMA )  
                                  ) SS.  
COUNTY OF TULSA )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE \_\_\_\_ DAY OF \_\_\_\_, 2020, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HERELINTO SET MY OFFICIAL SIGNATURE AND AFFIRMED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC

SUBDIVISION CONTAINS  
1 LOT IN 1 BLOCK  
GROSS SUBDIVISION AREA: 11.444 ACRES  
DATE OF PREPARATION: 02/09/2020

7.9

drawn by: MAV	DATE	REVISION	BY
surveyed by: SAC			
checked by: GM			
approved by: SAC			
project no: 019-3446			
file name: S_PL101_0194026			
olsson/olss Original Preparation			

**olsson**

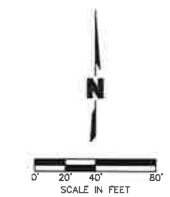
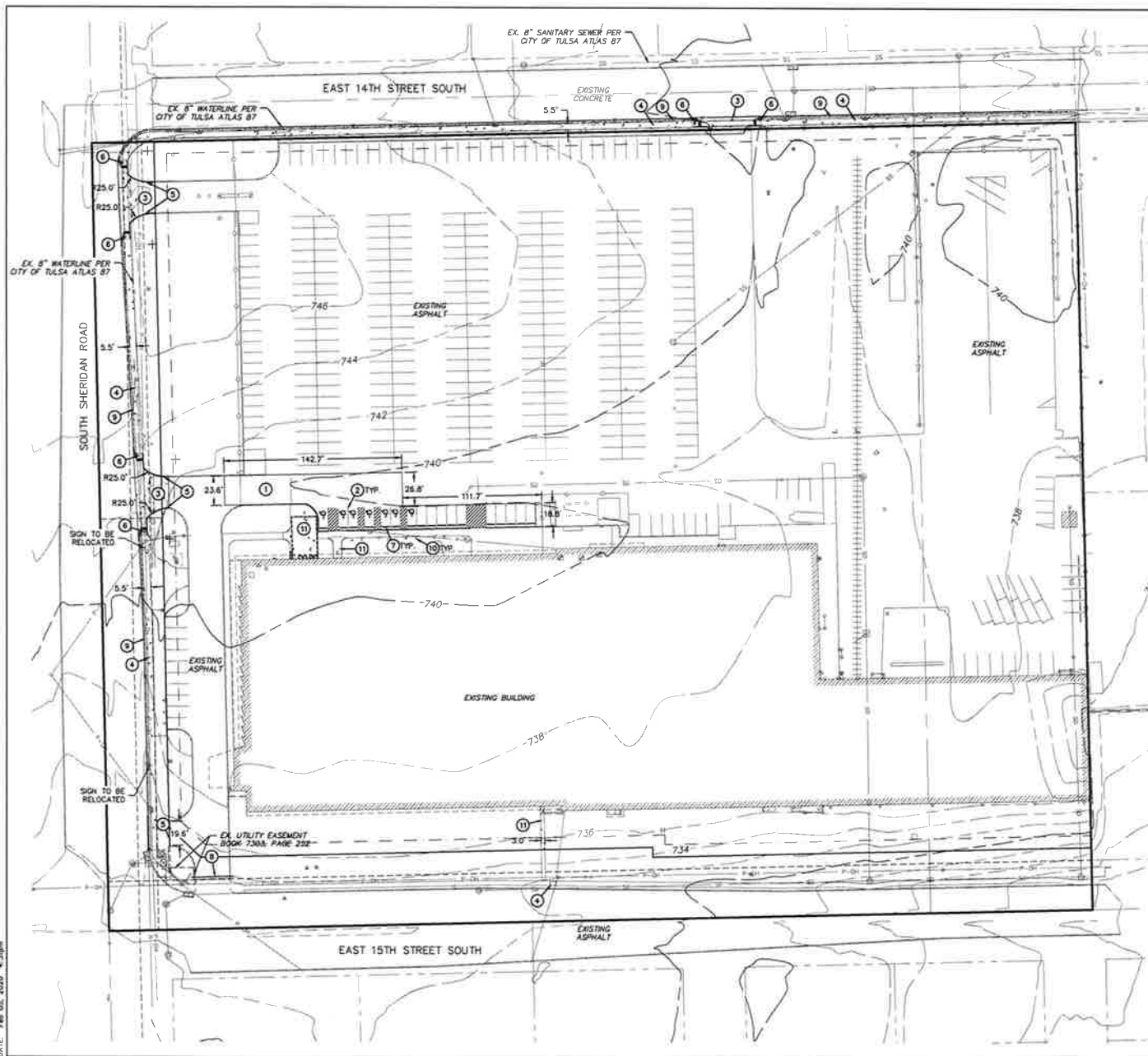
OLSSON, INC. - CIVIL ENGINEERING  
CERTIFICATE OF AUTHORITY #2682  
1717 South Boulder Ave  
Suite 100  
Tulsa, OK 74116

Tel: 918.762.4394    www.olsson.com

TULSA HONOR ACADEMY  
SHEET 3 OF 3

7110

USER: mrcrover  
C:\Users\mrcrover\Documents\Projects\1414076.dwg  
DATE: 04/05/2020 10:00:00 AM  
PLOT: 04/05/2020 10:00:00 AM



- LEGEND**
- 1 PROPOSED ASPHALT MILL AND OVERLAY
  - 2 PROPOSED 4" PARKING STRIPE (WHITE)
  - 3 PROPOSED CONCRETE DRIVEWAY PER CITY OF TULSA STD, 702 AND CITY OF TULSA STD, 706
  - 4 PROPOSED CONCRETE SIDEWALK PER CITY OF TULSA STANDARDS
  - 5 PROPOSED CONCRETE CURB AND GUTTER PER SHEET C106
  - 6 PROPOSED ADA SIDEWALK RAMP PER CITY OF TULSA STD, 790
  - 7 PROPOSED CONCRETE PARKING BLOCK PER SHEET C106
  - 8 PROPOSED BARRICADE PIPE GATE W/ LOCK
  - 9 18-INCH WIDE BRICK PAVES PER CITY OF TULSA STANDARDS
  - 10 EXISTING ADA SIGN TO BE RELOCATED W/ NEW STRIPING
  - 11 PROPOSED CONCRETE SIDEWALK PER SHEET C106

- LEGAL DESCRIPTION**
- A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4) AND PART OF THE WEST 130.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 SW/4 NW/4), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE NW/4; THENCE NORTH 01°13'46" WEST ALONG THE WESTERLY LINE OF SAID NW/4 FOR 630.98 FEET TO A POINT THAT IS SOUTH 01°13'46" EAST A DISTANCE OF 30.00 FEET FROM THE NORTHWEST CORNER OF THE SW/4 SW/4 NW/4; THENCE NORTH 88°38'59" EAST PARALLEL WITH AND 30.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SW/4 SW/4 NW/4 AND THE NORTHERLY LINE OF THE SE/4 SW/4 NW/4 FOR 780.29 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWELVE (12), SHERIDAN INDUSTRIAL DISTRICT BLOCKS 4, THRU 13, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°13'33" EAST ALONG THE WESTERLY LINE OF SAID LOT 1 AND ALONG THE WESTERLY LINE OF LOT 2, BLOCK 12, AND A SOUTHERLY EXTENSION THEREOF, FOR 630.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NW/4; THENCE SOUTH 88°37'27" WEST ALONG SAID SOUTHERLY LINE FOR 790.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.
- THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 498,503 SQUARE FEET OR 11.444 ACRES, MORE OR LESS.

- LEGAL DESCRIPTION**
- A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4) AND PART OF THE WEST 130.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 SW/4 NW/4), OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
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**olsson**

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TEL 918.571.4244  
FAX 918.571.2145  
www.olson.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REV.	DATE	DESCRIPTION

**SITE PLAN**

1421 SOUTH SHERIDAN ROAD  
TULSA HONOR ACADEMY - PHASE 1  
TULSA, OK

2020

SHEET  
C103





Tulsa Metropolitan Area  
Planning Commission

**Case:** Tulsa Honor Academy  
(Related to Tulsa Honor Academy  
Preliminary Plat)

**Hearing Date:** March 4, 2020

**Case Report Prepared by:**

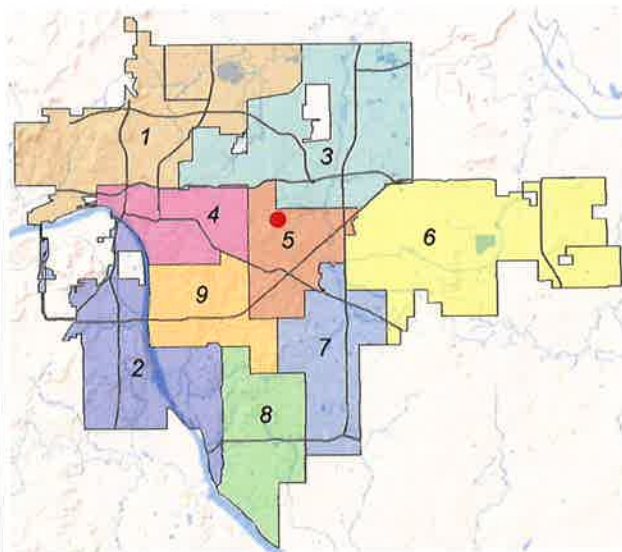
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Olsson, INC – Todd Lipe

*Owner:* The Honor Academies Foundation

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



**Applicant Proposal:**

Authorization for Accelerated Release of  
Building Permits and Modification of the  
Subdivision & Development Regulations to  
defer performance guarantees and right-of-  
way dedications to final plat

1 lot, 1 block, 11.44 ± acres

*Location:* Northeast corner of East 15<sup>th</sup> Street  
South and South Sheridan Road

**Zoning:**  
CH, IM

**Staff Recommendation:**

Staff recommends **approval** of the  
authorization for accelerated release of  
building permits

**City Council District: 5**

*Councilor Name:* Cass Fahler

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Site Plan, See maps attached to Tulsa Honor Academy preliminary plat

8.1

## ACCELERATED RELEASE OF BUILDING PERMIT

### **Tulsa Honor Academy-** (CD 5)

Northeast corner of East 15<sup>th</sup> Street South and South Sheridan Road

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The *Subdivision & Development Regulations* require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat has been submitted and reviewed by the Technical Advisory Committee and is being presented concurrently with this request.

The subject property is required to obtain subdivision compliance due to the approval of a special exception by the City of Tulsa Board of Adjustment to permit a school on the property. The school will be utilizing the existing buildings on the property and have no immediate plans for additional structures. At this time, no Infrastructure Development Permits are required due to existing infrastructure being in place.

As part of the plat, the applicant will be required to dedicated additional ROW along 15<sup>th</sup> Street and South Sheridan Road to comply with the Major Street and Highway Plan. Sidewalks will be required to be installed prior to the issuance of a certificate of occupancy. The Technical Advisory Committee met on February 20<sup>th</sup> and had no objections to the authorization for accelerated release of building permits on the existing buildings.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

### **Modification to the Subdivision & Development Regulations:**

The applicant has requested a modification to Section 10-110.6-B and C that require the dedication of all required ROW and easements and the submittal of a performance guarantee for outstanding infrastructure. Due to the fact that the ROW dedications are not being made for the purpose of any immediate infrastructure, staff supports a deferral of this requirement so that the ROW can be dedicated by plat. Given that sidewalks are the only required infrastructure and no main extensions or other improvements are required for the existing buildings, staff also supports the deferral of performance guarantee requirements to the final plat.

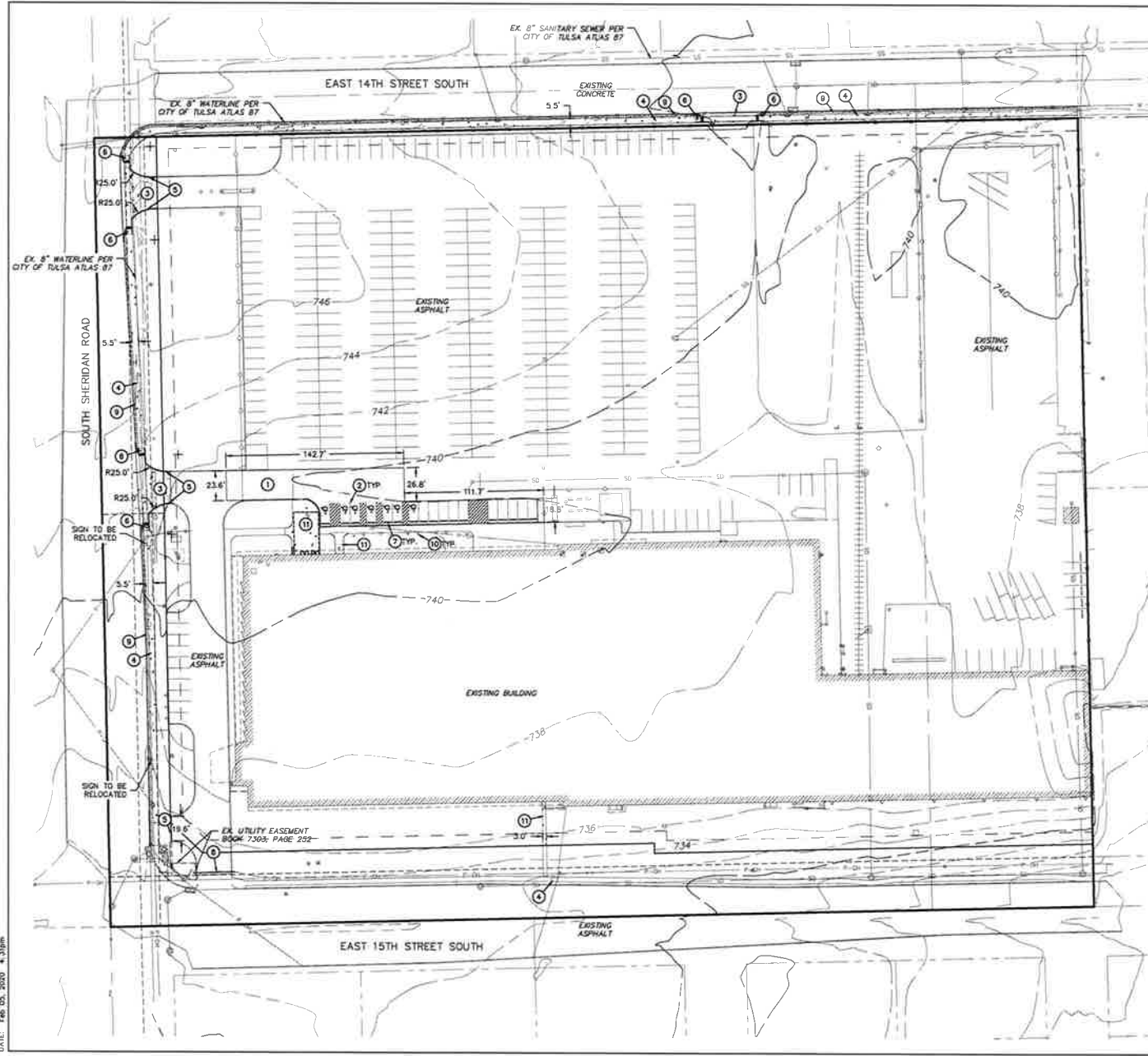
Staff recommends **approval** of the accelerated release of a building permit and the requested modification with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.
2. Accelerated permits shall only be allowed for the existing structures shown on the conceptual site plan to include interior remodeling, exterior improvements, and accessory improvements.

8.2

8.3

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  - ③ PROPOSED CONCRETE DRIVEWAY PER CITY OF TULSA STD. 702 AND CITY OF TULSA STD. 706
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  - ⑤ PROPOSED CONCRETE CURB AND GUTTER PER SHEET C106
  - ⑥ PROPOSED ADA SIDEWALK RAMP PER CITY OF TULSA STD. 790
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  - ⑩ EXISTING ADA SIGN TO BE RELOCATED W/ NEW STRIPING
  - ⑪ PROPOSED CONCRETE SIDEWALK PER SHEET C106

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- BRICK PAVER

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WWW.OLSSON.CORP

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

REV.	DATE	DESCRIPTION

**SITE PLAN**

1421 SOUTH SHERIDAN ROAD  
TULSA HONOR ACADEMY - PHASE 1

TULSA, OK

2020

SHEET  
C103

drawn by: \_\_\_\_\_  
checked by: \_\_\_\_\_  
designed by: \_\_\_\_\_  
project no.: 20-0408  
drawing no.: 03-30-2020



