

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2820**

**June 17, 2020, 1:00 PM**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tulsa City Council Chamber**

TMAPC will be held in the Tulsa City Council Chambers and by videoconferencing and teleconferencing.

Commissioners and members of the public may attend the meeting in the Tulsa City Council Chamber but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet, or smartphone.

Join **Videoconference**: <https://www.gotomeet.me/CityOfTulsa3/tmapc-meeting-in-council-chambers-june-17th>

Join **Teleconference** by dialing: **1 (872) 240-3212**

Participants must then enter the following **Access Code**: **370-383-925**

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Michael Covey, Mike Craddock, Nick Doctor, Delia Kimbrel, Keith McArtor, Rodney Ray, Ted Reeds, Josh Ritchey, John Shivel, Tana Van Cleave, Josh Walker

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***NOTE:** In the event the audio or video feed becomes unavailable during this meeting, or if agenda items have not been heard by 4:45 pm, the agenda items not yet heard at that time shall be continued, and the meeting reconvened at 1:00 pm on Wednesday, July 1, 2020.*

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

Call to Order:

### **REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

1. Minutes of May 6, 2020, Meeting No. 2817

**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. **PUD-196-A Stephan Kerr** (CD 8) Location: South of the southwest corner of 71st Street and South Memorial Drive requesting a **PUD Minor Amendment** to allow signage on the south and west sides of the building
3. **PUD-628-C-4/Z-6467-SP-7d Nathalie Cornett** (CD 7) Location: East of the southeast corner of South 97th East Avenue and East 93rd Street South requesting a **PUD Minor Amendment** to increase building coverage from 37% to 43%
4. **Resubdivision of Block 4 Pasadena Addition** (CD 9) Amendment to Deed of Dedication, Location: Southwest corner of East 43<sup>rd</sup> Street South and South Peoria Avenue

#### **PUBLIC HEARINGS**

5. **Z-7548 John Fothergill** (CD 4) Location: Northwest corner of East 5th Street South and South Norfolk Avenue requesting rezoning from **IL and RM-2 to CH** (Continued from May 6, 2020)
6. **Z-7552 Stuart Van De Wiele** (CD 5) Location: East of the southeast corner of East 11th Street South and South 107th East Avenue requesting rezoning from **CS to CG**
7. **Z-7553 Ricky Jones** (CD 6) Location: East of the southeast corner of East 36th Street South and South 145th East Avenue requesting rezoning from **RS-3 to RS-4**
8. **Z-7554 Daniel Regan** (CD 1) Location: Southwest corner of Mohawk Boulevard and North Winston Avenue requesting rezoning from **RS-3 to AG**
9. **Z-7555 Duane Philips** (CD 4) Location: North of the northwest corner of East 15th Street South and South St. Louis Avenue requesting rezoning from **RM-2 to OM with optional development plan**
10. **Z-7556 Lou Reynolds** (CD 9) Location: North of the northeast corner of East Skelly Drive and South Utica Avenue requesting rezoning from **RS-3 to OL**
11. **Z-7557 Jim Beach** (CD 4) Location: East of the northwest corner of South Peoria Avenue and East 8th Street South requesting rezoning from **RS-4 to RM-3**

12. **Z-7558 Tulsa City Council** (CD 2) Location: Multiple properties north of the northwest corner of West 81st Street South and South Union Avenue requesting rezoning from **RS-3 to AG-R**
13. **Alan Farms** (County) Minor Subdivision Plat, Location: South of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue
14. **Easton Estates** (County) Preliminary Plat, Location: South of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue
15. **Comanche Park** (CD 1) Preliminary Plat, Location: Northeast and southeast corner of East 36<sup>th</sup> Street North and North Peoria Avenue
16. **QuikTrip No. 0039** (CD 9) Preliminary Plat, Location: Southwest corner of East 31<sup>st</sup> Street South and South Yale Avenue
17. **Church of St. Mary** (CD 9) Preliminary Plat, Location: Southwest corner of East 48<sup>th</sup> Place South and South Quincy Avenue

## **OTHER BUSINESS**

### **18. 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 [tulsaplanning.org](http://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:** PUD-196-A-3  
**Minor Amendment**

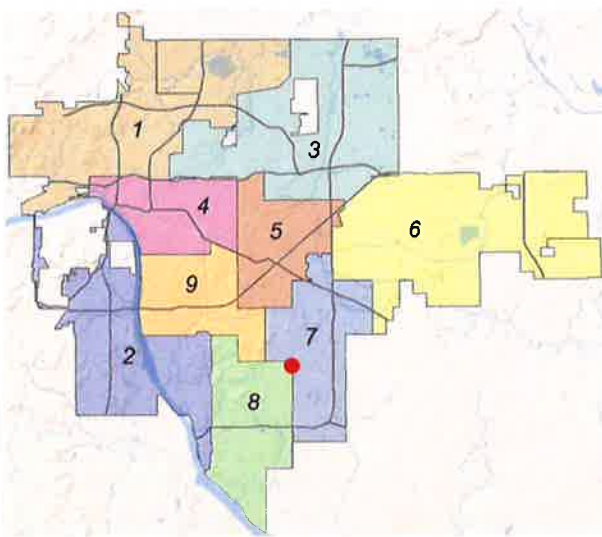
**Hearing Date:** June 17, 2020

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Stephen Kerr

Property Owner: Mark Redman, Tides Car Wash

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow signage on the South and West sides of the building.

Gross Land Area: 0.97 acres

Location: S of SW/c of Memorial Dr and E 71<sup>st</sup> St S

7188 S Memorial Drive

**Zoning:**  
Existing Zoning: CS/PUD-196-A  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Regional Center  
Growth and Stability Map: Growth

**Staff Recommendation:**  
Staff recommends approval

**Staff Data:**  
TRS: 8311

**City Council District:** 8  
*Councilor Name:* Phil Lakin  
  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

June 17, 2020

**SECTION I:** PUD-196-A-3 Minor Amendment

**Amendment Request:**

Amend the development standards to allow signage on the South and West Sides of the building. Currently, signage is restricted to the North and East sides of the building. The applicant would like to allow signage on the South and West sides as well. To the west is a shopping center and to the south is an apartment complex. In commercially zoned areas, signage direction is not, typically, limited.

**Staff Comment:** *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

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

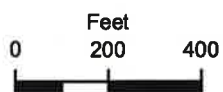
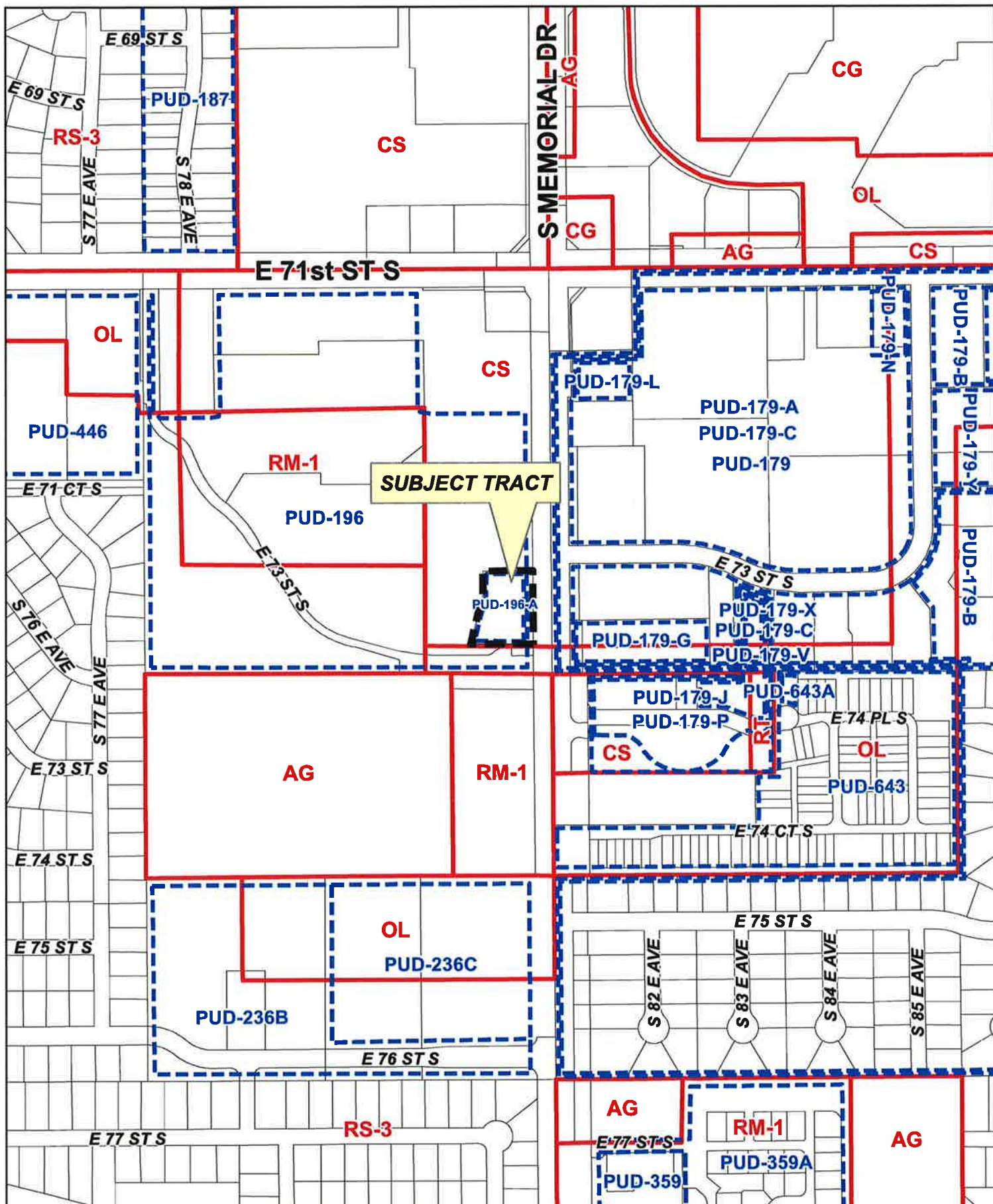
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-196-A.
- 2) All remaining development standards defined in PUD-196-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to allow signage on the South and West sides of the building.

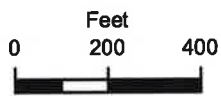


**PUD-196-A-3**

18-13 11







**PUD-196-A-3**

18-13 11

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

Aerial Photo Date: February 2018

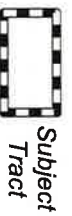


2.4





0 50 100  
Feet



Subject  
Tract

**PUD-196-A-3**

18-13 11

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

Aerial Photo Date: February 2018

2.5







**Case Number:** PUD-628-C-4/Z-6467-SP-7d

**Minor Amendment**

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

Jay Hoyt

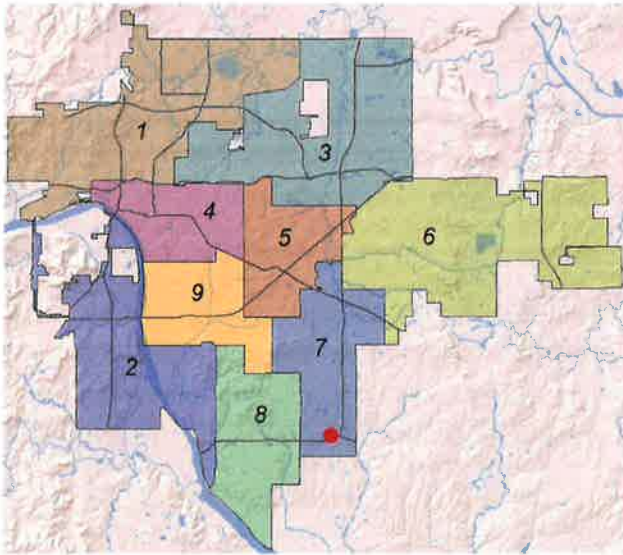
**Owner and Applicant Information:**

Applicant: Nathalie Cornett

Property Owner: W.O. Smith Trust

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase building coverage from 37% to 43%

Gross Land Area: 2.65 acres

Location: E of SE/c S 97<sup>th</sup> E Ave and E 93<sup>rd</sup> St S

Lot 3, Block 1 Cedar Ridge Park

**Zoning:**

Existing Zoning: CO/PUD-628-C/Z-6467-SP7

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Regional Center

Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends approval

**Staff Data:**

TRS: 8419

**City Council District: 7**

*Councilor Name:* Lori Decter Wright

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**SECTION I:** PUD-628-C-4 Minor Amendment

**Amendment Request:**

Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

**Staff Comment:** *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.
- 2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Conceptual Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase allowable building coverage from 37% to 43%.



**SECTION I:** PUD-628-C-4 Minor Amendment

**Amendment Request:**

Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

**Staff Comment:** *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.
- 2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Conceptual Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment to increase allowable building coverage from 37% to 43%.



**PUD-628-C-4/  
Z-6467-SP-7c**

18-14 19

3.4







0 200 400  
Feet



Subject  
Tract

**PUD-628-C-4/  
Z-6467-SP-7c**

18-14 19

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

Aerial Photo Date: February 2018



3.5

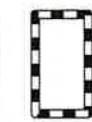




E93 STS

64

169



Subject  
Tract

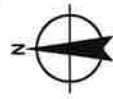


PUD-628-C-4/  
Z-6467-SP-7C

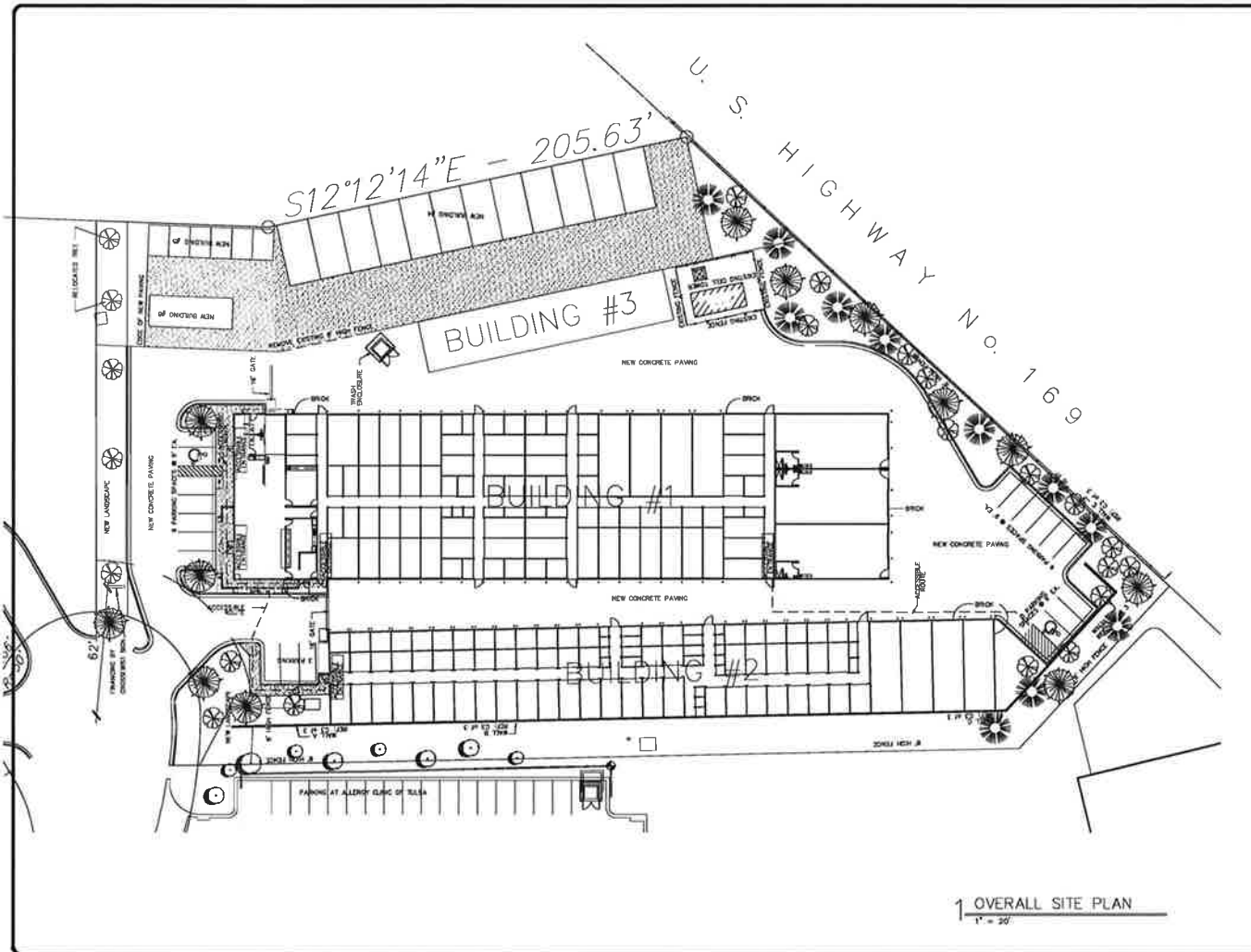
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

18-14 19



3.4




1 OVERALL SITE PLAN  
1" = 20'

DANNY B. MITCHELL ARCHITECT, P.C.  
5110 SOUTH YALE, SUITE 510  
TULSA, OKLAHOMA 74135-7401  
(918) 523-0040 TEL.  
(918) 523-8282 FAX.  
© DANNY B. MITCHELL ARCHITECT, P.C.  
OKLAHOMA LICENSE NO. 5107  
CORPORATION AUTHORITY SO CASES  
USE OF THIS DOCUMENT WITHOUT  
KNOWLEDGE AND WRITTEN PERMISSION  
OF THE ARCHITECT IS PROHIBITED.

CEDAR RIDGE MINI STORAGE PHASE II  
ADDRESS CITY, COUNTY, STATE

ISSUED FOR CONSTRUCTION - 2023-04-07

OVERALL SITE PLAN	
DATE	2023-04-07
DRAWING NO.	2023-02
REVISIONS	
	
SHEET NO.	C1
OF SHEETS	1







Tulsa Metropolitan Area  
Planning Commission

**Case :** Resubdivision of Block 4  
Pasadena Addition

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

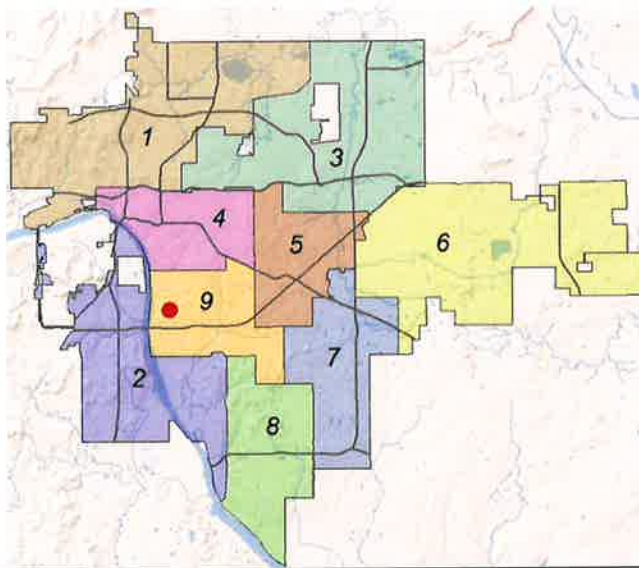
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Nathalie Cornett, Eller &  
Detrich

*Owners:* Hargmer Properties LLC, Bill F.  
Scott, Abbey Road Eastoak LLC

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



**Applicant Proposal:**

Amendment to Deed of Dedication

*Location:* Southwest corner of East 43rd  
Street South and South Peoria Avenue

*Summary:* Amending previously filed deed  
of dedication to align building setbacks  
with current zoning code requirements.

**Zoning:** CS, RM-2

**Staff Recommendation:**

Staff recommends **approval** of the  
amendment

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 2**

*Commissioner Name:* Karen Keith

**EXHIBITS:** Amendment of Deed of Dedication of Resubdivision of Block 4 Pasadena Addition

4.1

**Amendment of Deed of Dedication of**

**RESUBDIVISION OF BLOCK 4  
PASADENA ADDITION**

WHEREAS the undersigned are the Owners of all of the lots in Resubdivision of Block 4, Pasadena Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof [Plat No. 2416 in the records of the Tulsa County Clerk], the "Subdivision" and

WHEREAS, Sections 1 and 2 of the Owner's Certificate of Deed of Dedication and Bill of Assurance accompanying said Plat (the "Deed of Dedication") establish private covenants, enforceable by the owners of property within the Subdivision, and

WHEREAS Section 1 of the Deed of Dedication reads as follows:

All buildings located on said lots shall be located no nearer to the front or side or rear of said lots than the building set back lines provided in the above and attached Plat,

and

WHEREAS, the Plat depicts a building setback line affecting Lots One (1) and Two (2) (collectively, the "Subject Property") a distance of 50 feet from Peoria Avenue (i.e. the East boundary of said Lots), and

WHEREAS, said 50 foot building setback is no longer necessary and, under the current zoning classification of the Subject Property, is not required by the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances), and

WHEREAS all of the undersigned Owners are in agreement to amend the Deed of Dedication to delete the requirement that the setback from Peoria Avenue be as depicted on the Plat and to provide that the setback from Peoria Avenue established by private covenants enforceable by owners of property within the Subdivision shall be ten feet (10').

NOW, THEREFORE, the undersigned, being the owners of all of the lots in the Subdivision hereby make the following amendment to the Deed of Dedication, to-wit:

1. Section 1 of the Deed of Dedication is amended to read as follows:



All buildings located on said lots shall be located no nearer to the front or side or rear of said lots than the building set back lines provided in the above and attached Plat. Notwithstanding the foregoing, the "50' building line" depicted along Peoria Avenue on the attached Plat is no longer of any force or effect, and the required set back from Peoria Avenue shall be ten feet (10').

2. This Amendment pertains to the private covenants established by the Deed of Dedication and does not purport to amend any zoning regulations applicable to the property within the Subdivision.

3. This Amendment shall be effective from and after its approval by the Tulsa Metropolitan Area Planning Commission and the recording of this Amendment in the land records in the office of the Tulsa County Clerk.

4. There is attached hereto an ownership report prepared by an abstractor licensed by the State of Oklahoma listing by name the owners of all of the Lots situated in the Resubdivision of Block 4, Pasadena Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

[SIGNATURE PAGES FOLLOW.]

**SIGNATURE PAGE TO  
Amendment of Plat and Deed of Dedication of**

**RESUBDIVISION OF BLOCK 4  
PASADENA ADDITION**

HARGMER PROPERTIES, LLC,  
an Oklahoma limited liability company,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Manager

Owner of Lot 1, Block 4, Resubdivision of  
Block 4, Pasadena Addition

STATE OF OKLAHOMA    )  
  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me, a Notary Public, in the State of Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as Manager of HARGMER PROPERTIES, LLC, an Oklahoma limited liability company.

My Commission No. \_\_\_\_\_ expires \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**SIGNATURE PAGE TO  
Amendment of Plat and Deed of Dedication of**

**RESUBDIVISION OF BLOCK 4  
PASADENA ADDITION**

\_\_\_\_\_  
BILL F. SCOTT

\_\_\_\_\_  
CLEO K. SCOTT

Owners of Lot 2, Block 4, Resubdivision of  
Block4, Pasadena Addition

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me, a Notary Public, in the State of Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by BILL F. SCOTT and CLEO K. SCOTT, husband and wife.

My Commission No. \_\_\_\_\_ expires \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**SIGNATURE PAGE TO  
Amendment of Plat and Deed of Dedication of**

**RESUBDIVISION OF BLOCK 4  
PASADENA ADDITION**

ABBEY ROAD EASTOAK, LLC, an  
Oklahoma limited liability company,

By: \_\_\_\_\_

Name: \_\_\_\_\_

Manager

Owner of Lot 3, Block 4, Resubdivision of  
Block 4, Pasadena Addition

STATE OF OKLAHOMA    )  
                                  ) ss.  
COUNTY OF TULSA     )

This instrument was acknowledged before me, a Notary Public, in the State of Oklahoma, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by \_\_\_\_\_ as Manager of Abbey Road Eastoak, LLC, an Oklahoma limited liability company.

My Commission No. \_\_\_\_\_ expires \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

APPROVED BY:  
TULSA METROPOLITAN AREA PLANNING COMMISSION

By: \_\_\_\_\_  
Chairman

Dated: \_\_\_\_\_

\_\_\_\_\_  
Secretary

**SPECIAL CERTIFICATE**

Randall Coffman, of lawful age and being first duly sworn upon oath, deposes and says as follows:

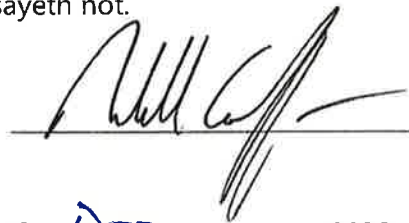
Affiant is the Vice-President of Tulsa Abstract and Title Company, an Oklahoma Corporation (the "Company") and duly qualified and lawfully bonded abstractor whose bond is in force at the date of the Affidavit on behalf of the Company, and an Officer of the Company.

The following named firms and individuals are or were all of the Last Grantees of record of property within:

All of **ReSubdivision of Block Four (4), PASADENA ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.**

Names and property are located on the attached Exhibit "A".

As of **April 17, 2020 at 7:59 A.M.** further affiant sayeth not.



Subscribed and sworn to before me this 22<sup>nd</sup> day of April, 2020.

  
Notary Public

My Commission expires: 02-21-2024

Invoice Number: **477552**



EXHIBIT "A"

**Names and Addresses**

**Legal Description**

Hargmer Properties, LLC  
8815 South Toledo Avenue  
Tulsa, OK 74137-2734

Lot 1,  
Block 4

Bill F. Scott and  
Cleo K. Scott  
3656 East 49<sup>th</sup> Street  
Tulsa, OK 74135

Lot 2,  
Block 4

Abbey Road Eastoak LLC  
1870 South Boulder Avenue  
Tulsa, OK 74119

Lot 3,  
Block 4









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7548

**Hearing Date:** June 17, 2020  
(Continued from May 6, 2020)

**Case Report Prepared by:**

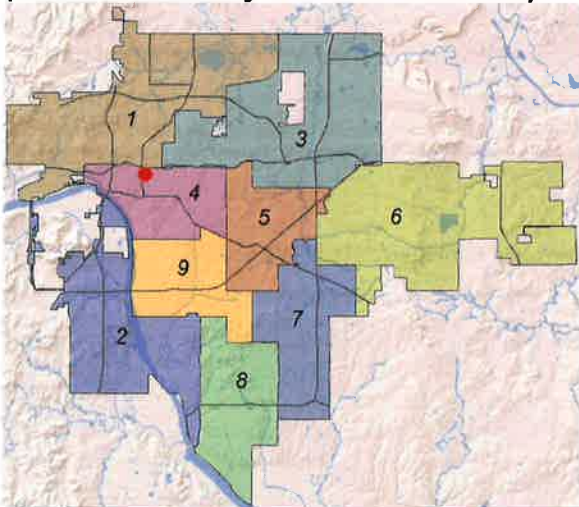
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* John Fothergill

*Property Owner:* Derold W. & Mark A. Wofford

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Office/Warehouse

*Concept summary:* Construct office / warehouse building on empty lot

*Tract Size:* 0.51 ± acres

*Location:* Northwest corner of East 5th Street South & South Northfolk Avenue

**Zoning:**

*Existing Zoning:* IL and RM-2

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* Employment, Park and Open Space

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial.**

This lot and its proposed building conflict with the current concept plans for the Elm Creek west detention facility and the 6<sup>th</sup> Street Small Area Plan.

**Staff Data:**

TRS: 9201  
CZM: 36

**City Council District:** 4

*Councilor Name:* Kara Joy McKee

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: Z-7548

DEVELOPMENT CONCEPT: Applicant plans to construct an office warehouse on an empty lot. The property has two zoning categories and the applicant requests it to be changed to a single category.

### 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 included

### DETAILED STAFF RECOMMENDATION:

Z-7548 requesting CH zoning allows uses and density is non-injurious to the surrounding properties and,

CH zoning allows uses that are consistent with the employment land use designation and,

CH zoning allows uses that are not consistent with the anticipated development pattern in the area and,

The Elm Creek Master Plan is consistent with the Park and Open Space land area designation and the City has funding for the planned storm water facility and open space therefore,

Staff recommends **Denial** of Z-7548 to rezone property from RM-2 and IL to CH

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The planning effort on this area of Tulsa has been extensive. CH zoning does not have a maximum floor area ratio, building heights or building setbacks. Many of these uses and the unlimited floor area are generally consistent with the planned development around the open space and park area however this request conflicts with the Park and Open Space land use designation.*

### Land Use Vision:

*Land Use Plan map designation:* The site is on the west edge of the Park and Open Space land use designation and one lot that is zoned RM-2 is in the Employment Land Use area.

Parks and open space should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.

5.2

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

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

*Areas of Stability and Growth designation:* The site is completely inside the Area of Growth designation.

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

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

#### Transportation Vision:

##### *Major Street and Highway Plan:*

East 5<sup>th</sup> Street South and South Norfolk Avenue are not illustrated on the major street and highway plan. 5<sup>th</sup> Street South connects to Peoria just east of this site where transit riders can connect to the Bus Transit system on Peoria approximately two blocks from the site.

*Trail System Master Plan Considerations:* None

#### RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT SMALL AREA PLAN)

##### Small Area Plan Land Use Vision:

The site is included a Park and Open Space land use designation. The Small Area Plan update was approved and adopted in July of 2019. The Park and Open Space land use designation anticipated public investment in a regional detention facility at this site. The rezoning request is in the planned storm water detention area. When that facility is constructed it is likely the proposed building will be demolished.

## ELM CREEK STUDY



### West Pond - Option 2

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** *The site is nearly flat and there are no existing structures.*

**Environmental Considerations:** The subject property is in a planned regional stormwater detention facility and is in an area where the City of Tulsa is currently acquiring property for construction of this pond.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. Norfolk Avenue	None	50 feet	2
East 5 <sup>th</sup> Street	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

### Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
----------	-----------------	-------------------------------	-----------------------------	--------------

North	CH	Employment	Growth	Industrial uses
East	IL	Park and Open Space	Growth	Parking lot for industry
South	RM-2	Park and Open Space	Growth	Empty lot
West	RM-2	Employment	Growth	Single family residential

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 13951 dated October 12, 1977 established the current zoning for the subject property.

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

**Z-7489 (withdrawn):** This application requested the *rezoning* of a .37± acre tract of land from IL/RM-2 to CH for office/warehouse on property located northwest corner of East 5<sup>th</sup> Street South and South Norfolk Avenue. After being continued twice, the application was ultimately withdrawn September 16<sup>th</sup>, 2019 by the applicant.

**Z-5027 September 1977:** All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to IL, per Planning Commission Conditions, on property located northwest corner of 5<sup>th</sup> Street and Norfolk. (Ordinance No. 13951)

Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

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

**Z-7457 December 2018:** All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RM-2 to MX-1-U-U for mixed use, on property located northeast corner of East 5<sup>th</sup> Place South and South Norfolk Avenue.

**PUD-817-A July 2015:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a .5± acre tract of land to add Use Units 12A- Adult Entertainment Establishments and 20- Commercial Recreation-Intensive to allow a potential taproom and recreation and occasional events in an outdoor space on site, with the proposed uses limited to those associated with a microbrewery, as well as modify the maximum number of beer barrels that can be produced from 5,000 to 15,000, on property located southeast corner of East 4<sup>th</sup> Street South and South Madison Avenue.

**Z-7277/PUD-817 September 2014:** All concurred in **approval** of a request to rezone a .5± acre tract of land from CH to IL and **approval** of a proposed *Planned Unit Development* for a microbrewery, on property located southeast corner of East 4<sup>th</sup> Street and South Madison Avenue.

**BOA-15072 March 1989:** The Board of Adjustment **approved** a *Special Exception* to allow for engineering office uses in an RM-2 zoned district, finding that the area is planned for redevelopment into uses compatible with the downtown area, on property located at 1003 East 5<sup>th</sup> Place.

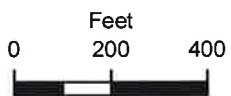
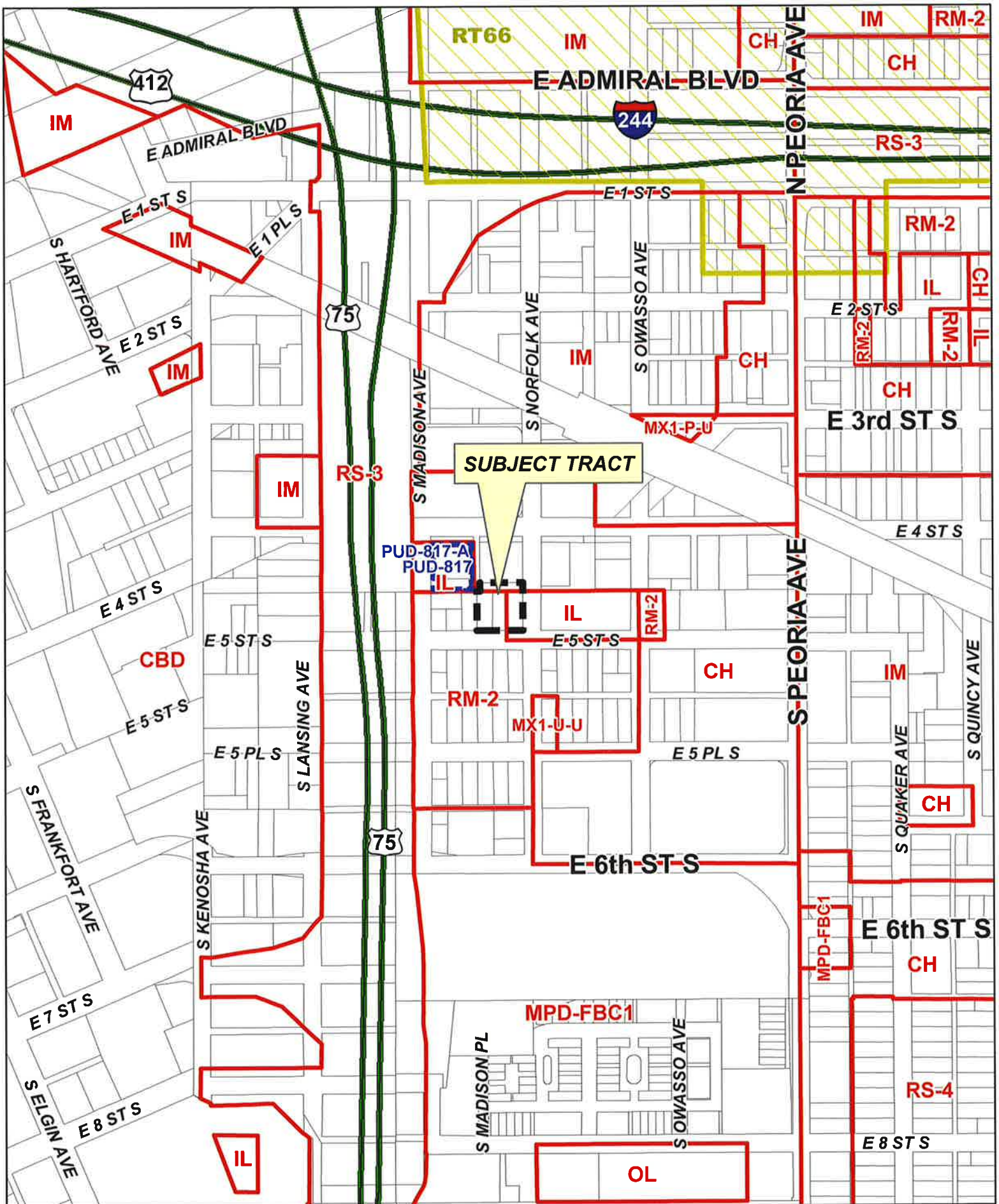
**Z-4442 July 1973:** All concurred in **approval** of a request for *rezoning* a .61± acre tract of land from RM-2 to IL for Use Unit 17, on property located northside of 5<sup>th</sup> Street between Norfolk and Owasso.

**Z-4389 April 1973:** All concurred in **approval** of a request for *rezoning* a .32± acre tract of land from RM-2 to IL for Use Unit 17, on property located northwest corner of 5<sup>th</sup> Street and Owasso Avenue.

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54



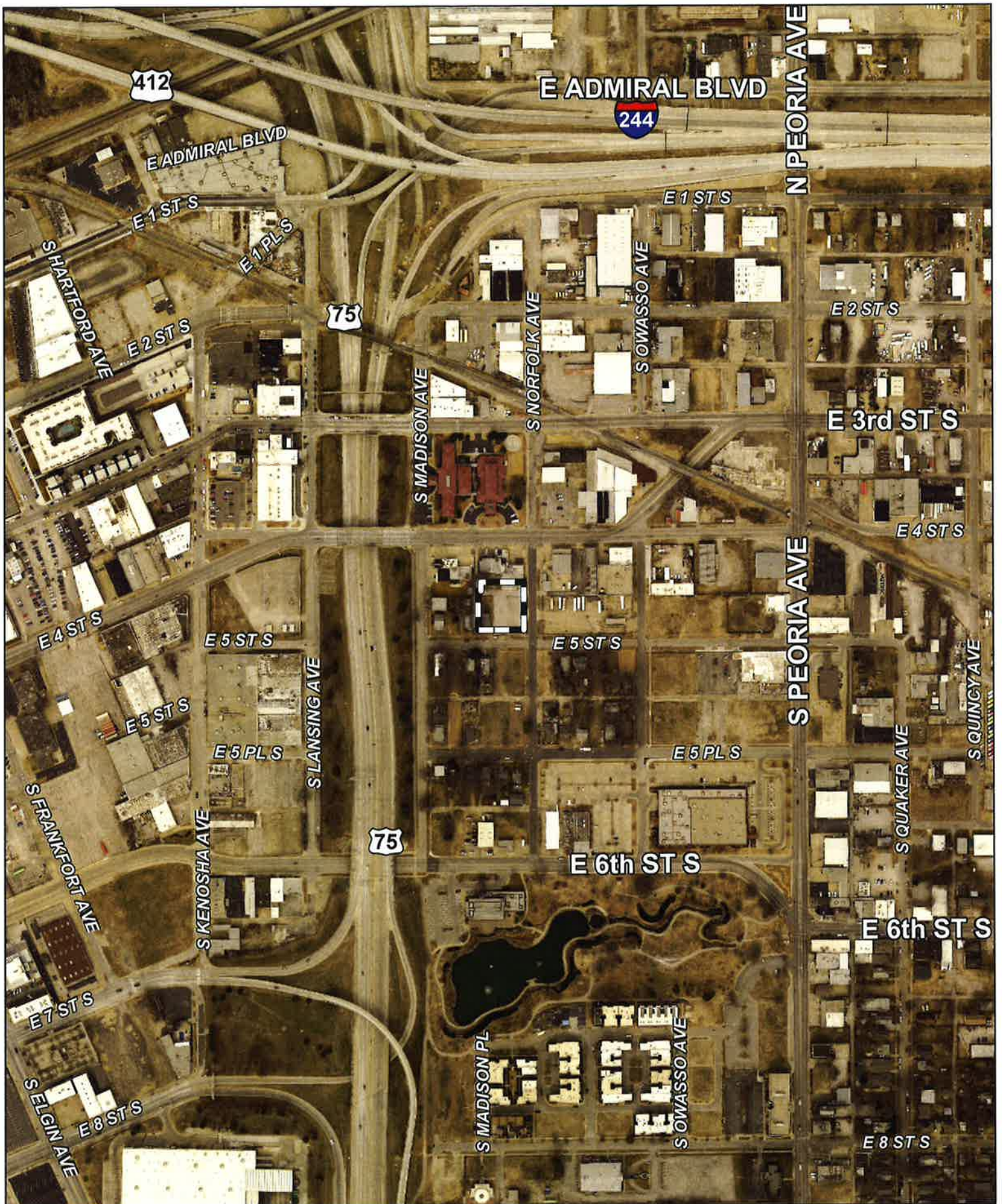


**Z-7548**

19-12 01







0 200 400  
Feet



Subject  
Tract

**Z-7548**

19-12 01

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

Aerial Photo Date: February 2018







0 50 100  
Feet



Subject  
Tract

**Z-7548**

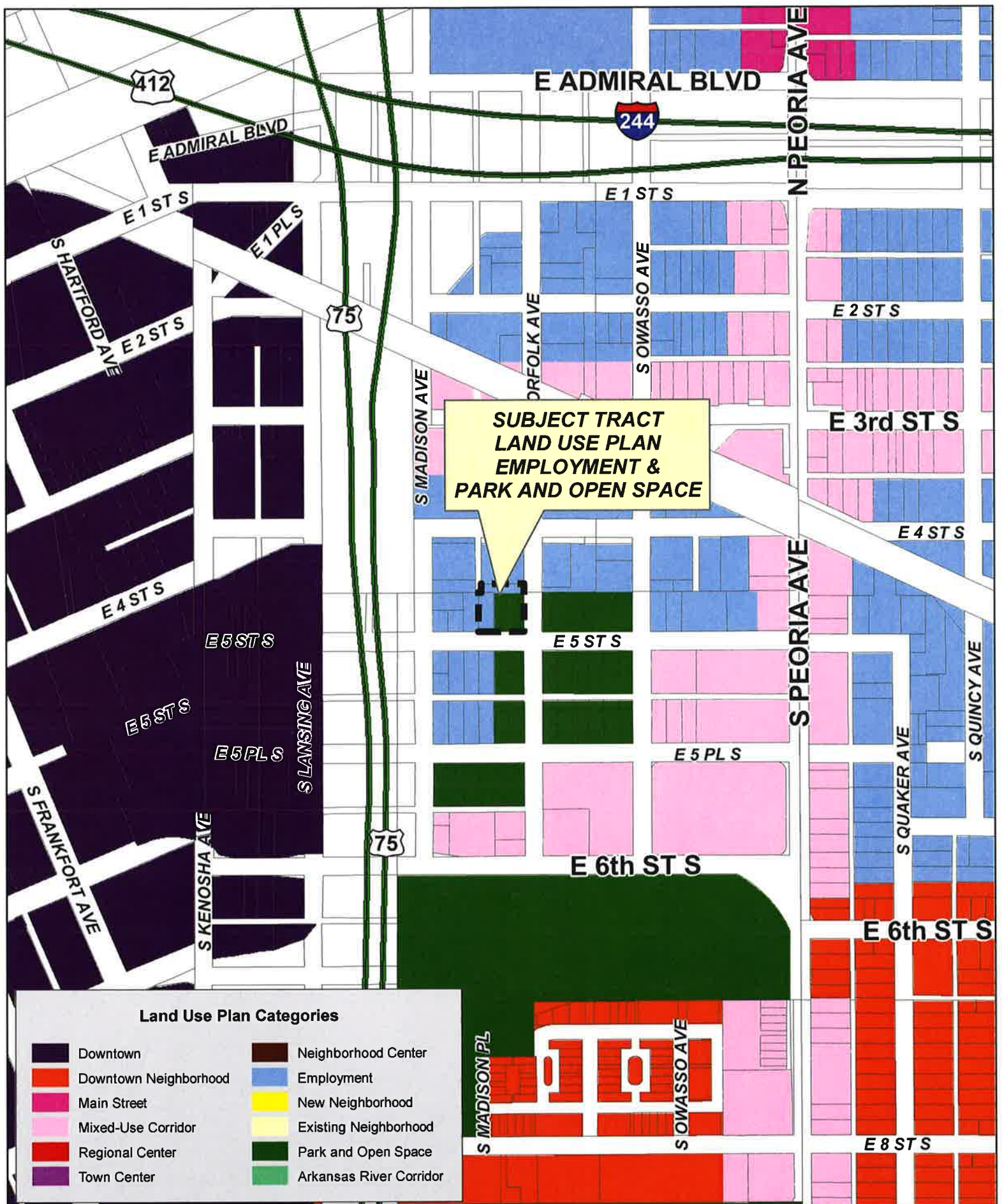
19-12 01

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

Aerial Photo Date: February 2018

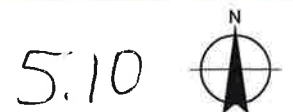




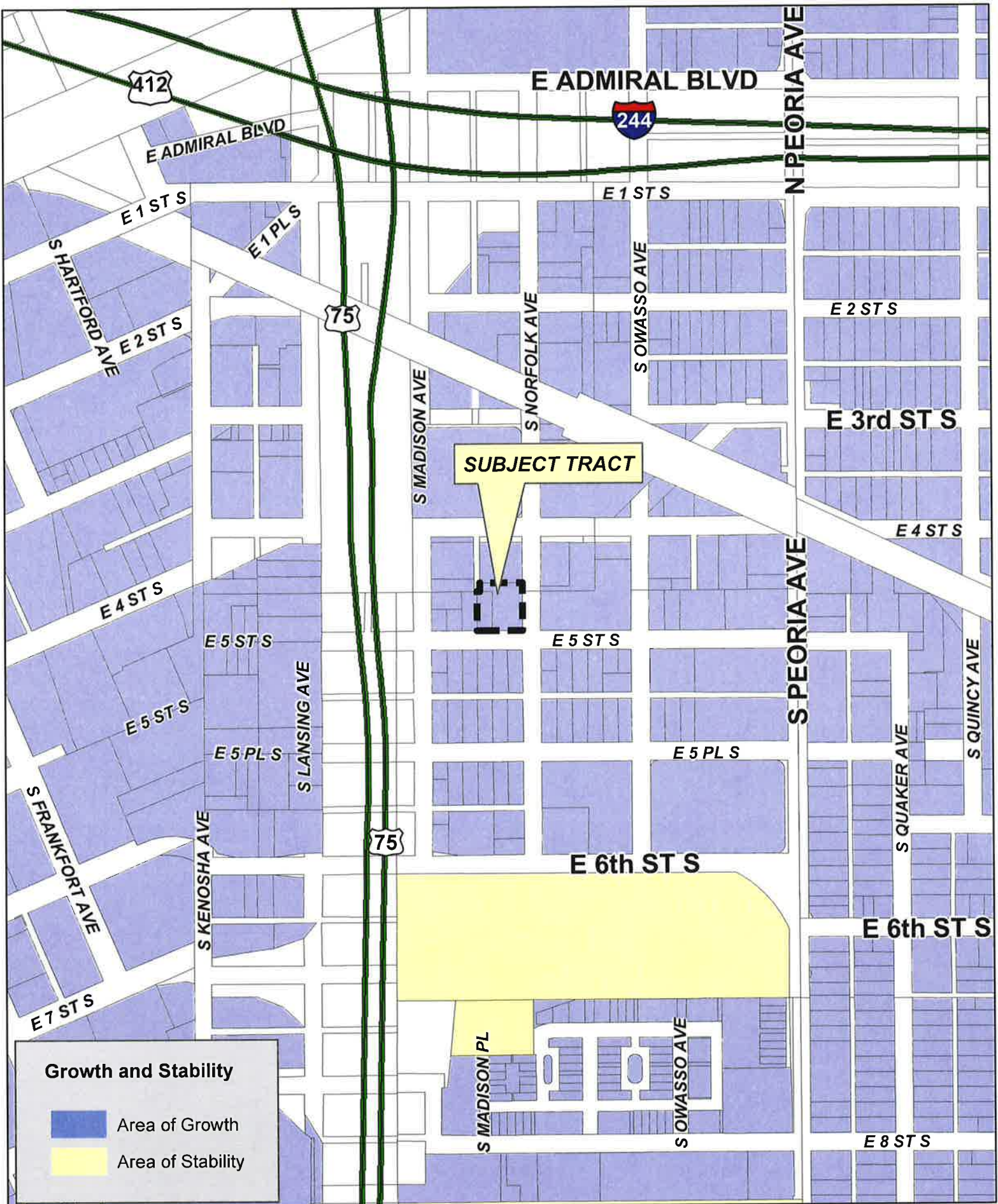


**Z-7548**

19-12 01



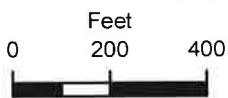




**Growth and Stability**

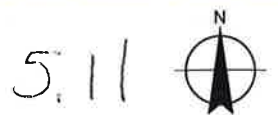
Area of Growth

Area of Stability



**Z-7548**

19-12 01







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7552

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

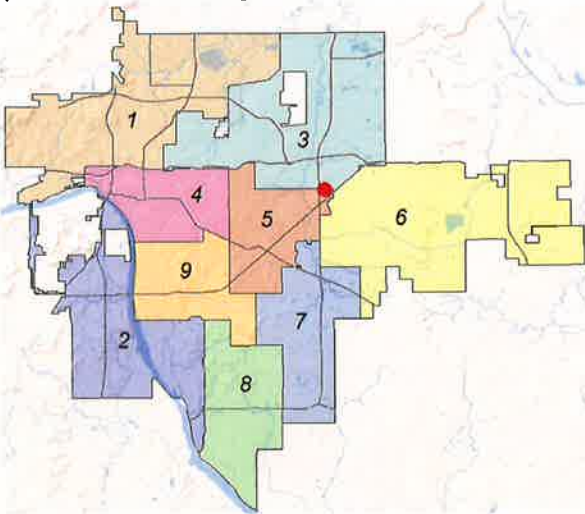
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Stuart Van De Wiele

*Property Owner:* Kennon & Jones LLC

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



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Commercial

*Concept summary:* Repurpose existing building with expanded uses that may be allowed in a CG district. CG provides additional floor area opportunities and additional use opportunities.

*Tract Size:* 0.9 ± acres

*Location:* East of the Southeast corner of East 11th Street South & South 107th East Avenue

**Zoning:**

*Existing Zoning:* CS

*Proposed Zoning:* CG

**Comprehensive Plan:**

*Land Use Map:* Mixed-Use Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9407

CZM: 39

**City Council District:** 5

*Councilor Name:* Cass Fahler

**County Commission District:** 1

*Commissioner Name:* Stan Saltee

6.1

## SECTION I: Z-7552

**DEVELOPMENT CONCEPT:** Repurpose existing building and property with expanded uses that may be allowed in a CG district. CG provides additional floor area opportunities and additional use opportunities.

### 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 included)

### **DETAILED STAFF RECOMMENDATION:**

CG zoning allows uses that are generally consistent with the Mixed-Use Corridor land use designation and,

The surrounding property has been developed with uses allowed in a CS district and a variety of special exceptions that allow light industrial uses in a CS district. CG zoning is generally consistent with that development pattern and,

The architectural style of the development in this area is like many light industrial development areas and the proposed zoning change the Mixed-Use Corridor land use designation for the area therefore,

Staff recommends approval of Z-7552 to rezone property from CS to CG.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The uses allowed in a CG zoning category allow more vehicular uses that are not currently allowed in the surrounding properties however many of the surrounding properties have been granted special exception uses for vehicular use categories. The mixed-use corridor*

### Land Use Vision:

*Land Use Plan map designation:* Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

6.2

*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:*

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

*Trail System Master Plan Considerations:* None that affect this site.

Small Area Plan: None

Special District Considerations: Route 66 Overlay. This overlay designation changes sign standards but does not affect any uses.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently occupied with a single-story office warehouse.*

6.3



Street View looking from northwest to southeast on next page.



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 <sup>th</sup> Street	Secondary Arterial with Multi Modal Overlay	100 feet	(6 lanes) 3 each direction with landscape median

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	CS	Employment	Growth	Retail
East	CS	Mixed-use corridor	Growth	Dollar General
South	CS	Mixed-use corridor	Growth	Mobile Home Park
West	CG	Mixed-use corridor	Growth	Commercial use with light industry approvals

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11812 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

**BOA-13911 January 1986:** The Board of Adjustment **approved** a *Special Exception* to allow retail, building material sales business with minor wholesaling in a CS District, per plot plan submitted, on property located at the southeast corner of 11<sup>th</sup> Street and 107<sup>th</sup> East Avenue.



**BOA-13804 October 1985:** The Board of Adjustment **approved** a *Special Exception* to allow automobile sales in a CS zoned district, subject to a maximum of 12 cars being parked on the northeast portion of the subject lot and said cars being parked no further south than the southern boundary of the restaurant, on property located at 10724 East 11<sup>th</sup> Street.

**BOA-12976 January 1984:** The Board of Adjustment **approved** a *Variance* of the required 100' setback from the centerline of 11<sup>th</sup> Street to 89' to allow for new construction in a CS District under the provisions of Section 1670, per plans submitted, on property located at the southeast corner of 11<sup>th</sup> Street and South 107<sup>th</sup> East Avenue.

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

**Z-7535 February 2019:** All concurred in **denial** of a request for *rezoning* a .42± acre tract of land from CS to IL for a medical marijuana grow facility, on property located northwest corner of East 12<sup>th</sup> Street South and South 107<sup>th</sup> East Avenue.

**PUD-843 February 2016:** All concurred in **approval** of a proposed *Planned Unit Development* on a 4.37± acre tract of land for mixed-use/commercial, on property located west of the southwest corner of East 11<sup>th</sup> Street and S. Garnett Road.

**BOA-21889 May 2015:** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701), with the condition that all the Use Units referred both in 15, 16, 12, and 14 are referenced in the letter from Tanner Consulting dated May 26<sup>th</sup>, 2015, per conceptual site plan 3.8, on property located at 10880 East 11<sup>th</sup> Street.

**BOA-20547 September 2007:** The Board of Adjustment **approved** a *Special Exception* to permit automobile and allied activities (Use Unit 17) in a CS District (Section 701), with conditions: limited to tire/wheel sales and service, automotive repair except engine work, no portable signs in place on the property, no outside storage of materials, parts or equipment, all refuse placed in appropriate containers, approval for a period of five years, on property located at 10705 East 11<sup>th</sup> Street South.

**BOA-19709 November 2003:** The Board of Adjustment **denied** a *Special Exception* to permit Use Unit 17 uses in a CS District, a *Variance* of the setback from an R District from 12' to 0' to permit a building at the property line, and a *Variance* of required screening from an R District, finding it is an inappropriate use for cart blanc Use Unit 17 in this area, and finding a lack of hardship, on property located at northwest corner of East 11<sup>th</sup> Street and South 107<sup>th</sup> East Avenue.

**BOA-19331 March 2002:** The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 East 11<sup>th</sup> Street.

**BOA-18957 January 2001:** The Board of Adjustment **approved** a *Special Exception* to allow RV and trailer sales in a CS zoned district and a *Variance* of the required all-weather surface parking to allow gravel parking, for a period not to exceed one year from the date of this hearing, on property located at 10740 East 11<sup>th</sup> Street.

**BOA-18668 March 2000:** The Board of Adjustment **approved** a *Special Exception* to allow an electrical contractor business (Use Unit 15) in a CS district, on property located at 1136 South 107<sup>th</sup> East Avenue.

**BOA-14951 October 1988:** The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 17 (automotive uses) in a CS zoned district, a *Variance* to allow open air storage and display of merchandise for sale within 300' of an R District, per site plan submitted, subject to Traffic Engineering approval for the location of storage racks on the north and east sides of the property, and subject to the sales business being limited to pick-up camper shells and accessories, finding that the original plot plan has been revised and the variance of the setback from the street to the east and the variance of the parking requirements is no longer needed, on property located at east of the northeast corner of 11<sup>th</sup> and 107<sup>th</sup> East Avenue.

**BOA-13933 February 1986:** The Board of Adjustment **approved** a *Special Exception* to allow an automotive custom repair and related sales facility in a CS zoned district and a *Special Exception* to remove the screening requirements where existing physical features provide visual separation of uses; finding that there are similar uses in the area and the automotive facility will be compatible with the neighborhood, and finding that the RS zoned property to the north that would require screening is actually vacant land and a creek, on property located at 10877 East 11<sup>th</sup> Street.

**BOA-13517 April 1985:** The Board of Adjustment **approved** a *Special Exception* to permit a car wash in a CS zoned district with the restrictions that the exterior building materials of the car wash be compatible with the abutting apartment complex, there will be an attendant on duty seven days a week from 8:00am to 10:00pm, and that it is built per plot plan submitted, on property located at the northwest corner of 11<sup>th</sup> Street and 107<sup>th</sup> East Avenue.

**BOA-13350 November 1984:** The Board of Adjustment **approved** a *Variance* to allow a guttering and roofing establishment in a CS zoned district, per plot plan submitted, finding that due to the unusual circumstances of the land (in regard to the flood plain developed), on property located at east of the northeast corner of 107<sup>th</sup> East Avenue and 11<sup>th</sup> Street, finding that the literal enforcement of the Code would result in an unnecessary hardship to the applicant

**Z-5462 December 1982:** All concurred in **approval** of a request for *rezoning* a 2.3± acre tract of land from CS/RS-3 to CG for a Use Unit 21- Outdoor Advertising to allow a larger sign, on property located east of the northeast corner of 11<sup>th</sup> Street and Mingo Valley Expressway.

**BOA-12137 August 1982:** The Board of Adjustment **approved** a *Special Exception* to allow a Use Unit 17 (muffler shop) in a CS District as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place at the subject location, on property located at 10705 East 11<sup>th</sup> Street.

**BOA-11993 June 1982:** The Board of Adjustment **denied** a *Special Exception* to locate a muffler shop in a CS District, on property located at 10705 East 11<sup>th</sup> Street.

**Z-5484 March 1981:** All concurred in **approval** of a request for *rezoning* a 2.1± acre tract of land from CS/RS-3 to CG commercial, on property located east of the northeast corner of 11<sup>th</sup> and Mingo Valley Expressway.

6.6

**BOA-11386 March 1981:** The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 15 for other trades and services in a CS District and a *Special Exception* to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold, all subject to plans submitted, with the condition that no outside storage will be permitted, on property located at east of the northeast corner of 107<sup>th</sup> and 11<sup>th</sup> Streets.

**BOA-11040 June 1980:** The Board of Adjustment **approved** an *Exception* to permit an electrical contractor in a CS District with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence, outside storage limited to lighting poles and arms, on property located at 10705 East 11<sup>th</sup> Street.

**BOA-09990 June 1978:** The Board of Adjustment **approved** an *Exception* to operate a retail glass outlet and an *Exception* to remove the screening requirement cannot be achieved, per plot plan, in a CS and RS-3 District, on property located at 10737 East 11<sup>th</sup> Street.

**BOA-07212 November 1971:** The Board of Adjustment **approved** a *Special Exception* to permit operating a sales and service of travel trailers (camping trailers) and articles incidental to recreation and camping activities, on property located at 10884 East 11<sup>th</sup> Street.

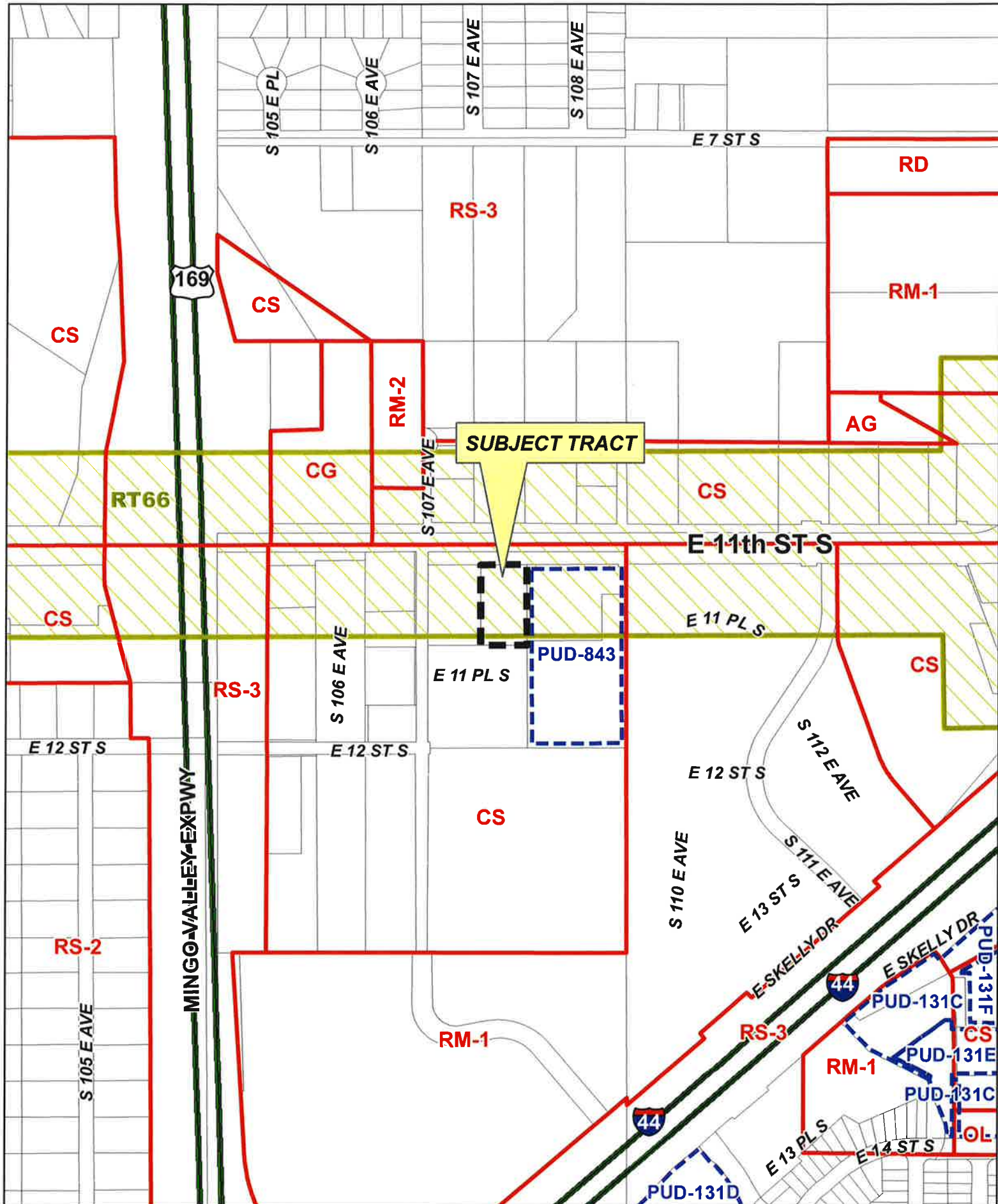
**Z-3972 August 1971:** All concurred in **approval** of a request for *rezoning* a 27.998± acre tract of land from CS to RM-1 for Multi-family, on property located southwest corner of 11<sup>th</sup> Street and Garnett Road.

**Z-3854 February 1971:** All concurred in **approval** of a request for *rezoning* a 1.8± acre tract of land from RS-3/CS to RM-2 for apartments, on property located north side 11<sup>th</sup> Street, east of Mingo Valley Expressway.

**BOA-05814 March 1968:** The Board of Adjustment **approved** a *Variance* of the permitted use provisions of U-3A to permit the erection of pumps, lights, and canopy for a service station, subject to the plot plan submitted, on property located at southwest corner of 107<sup>th</sup> East Avenue and 11<sup>th</sup> Street.

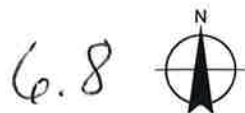
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**Z-7552**

19-14 07







Subject  
Tract

**Z-7552**

19-14 07

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

Aerial Photo Date: February 2018







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Feet



Subject  
Tract

**Z-7552**

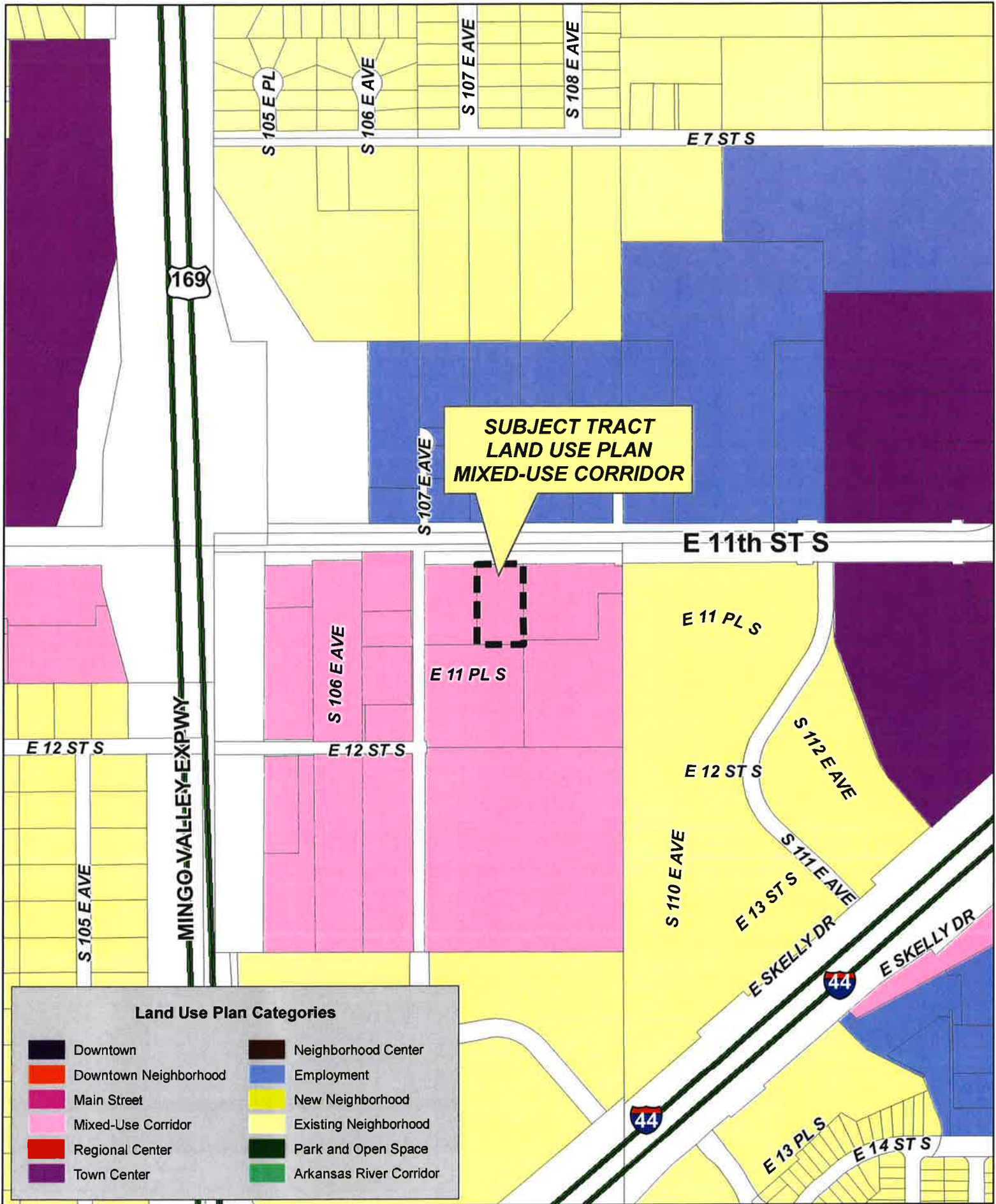
19-14 07

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

Aerial Photo Date: February 2018

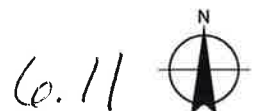


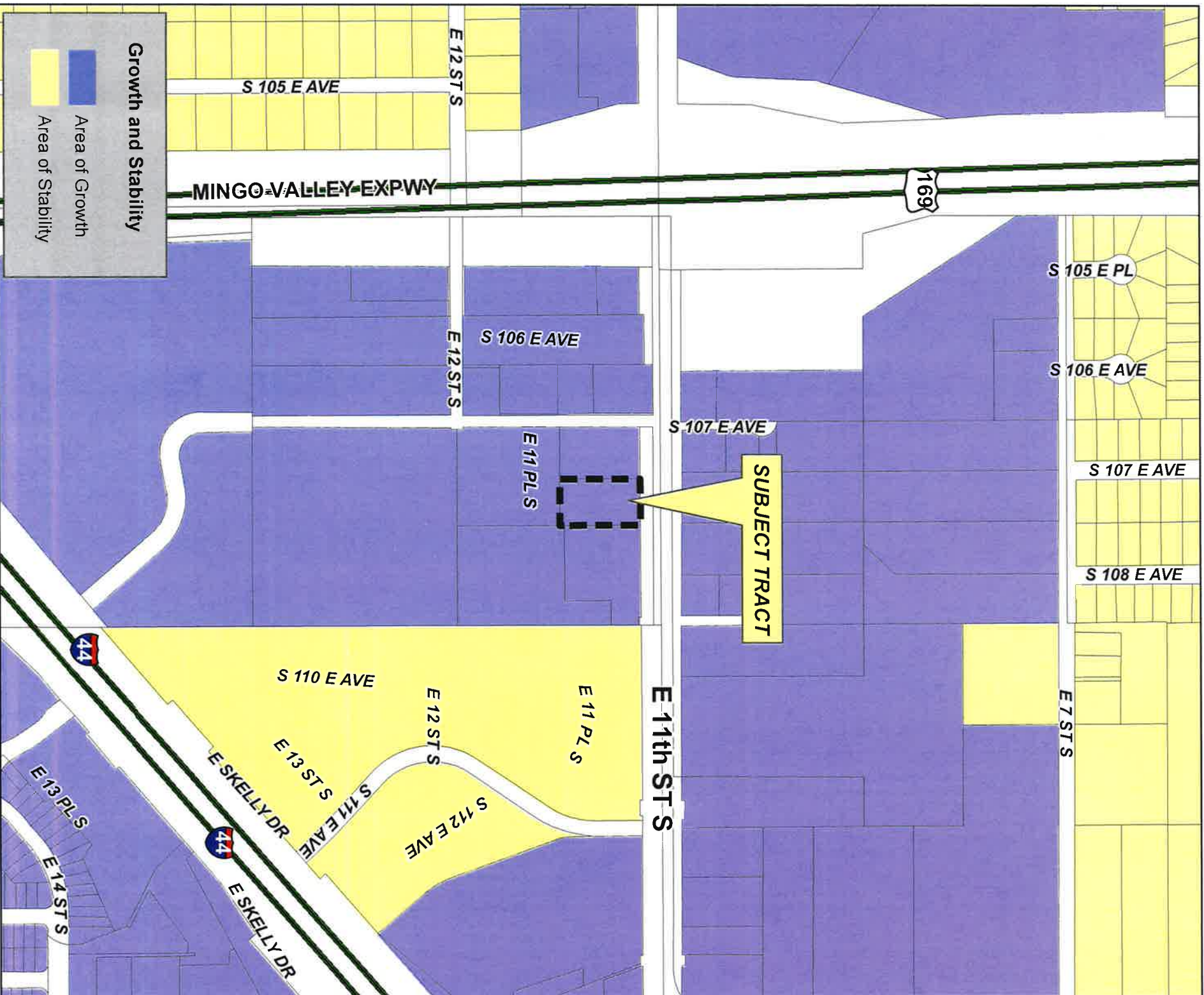




**Z-7552**

19-14 07





**Z-7552**

19-14 07







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7553

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

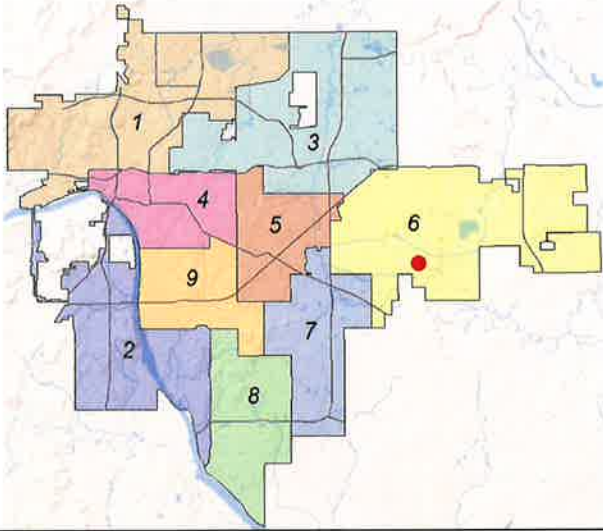
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Ricky Jones

*Property Owner:* 41<sup>st</sup> Street Development LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Single-family Residential

*Concept summary:* Rezone from RS-3 (minimum 60 feet wide and 6900 sq. ft.) to RS-4 (minimum 50 feet wide and 5500 sq. ft.).

*Tract Size:* 68.28 ± acres

*Location:* East of the Southeast corner of East 36th Street South & South 145th East Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* RS-4

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9422

CZM: 50

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* Stan Saltee

7.1

## SECTION I: Z-7553

**DEVELOPMENT CONCEPT:** The applicant has submitted a request to consider rezoning from RS-3 zoning which requires a minimum lot width of 60 feet and a minimum lot size of 6900 square feet to RS-4 zoning that requires a minimum lot width of 50 feet and minimum lot size of 5500 sq. ft.

### 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 included

### **DETAILED STAFF RECOMMENDATION:**

Z-7553 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends **Approval** of Z-7553 to rezone property from RS-3 to RS-4.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: RS-4 zoning is primarily used for a smaller lot single family residential use and is consistent with the New Neighborhood land use designation.*

### Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

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

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

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

7.2

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:*

The east side of the site abuts a planned arterial street and adequate street right of way should be dedicated as part of the plat process. The street does not exist, and the applicant should be aware that some access to the south along that right of way may be required for redevelopment of this site.

The north side of the site also abuts a planned residential collector street. During the development of this site the east/west collector street will be required to satisfy the major street and highway plan standards.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is undeveloped with some tree cover and gently sloping terrain. The east side of the site is at the upper end of Adams Creek drainage basin and may be sensitive to wetlands and water quality considerations. Terrain around the creek is steeper and may be more challenging for home site development.*

Environmental Considerations: Adams Creek stream channel is near the east boundary of the site. During the plat process considerations for creek preservation and development on the fringes of the floodplain will be necessary to preserve the water quality in the basin. The alignment of East 161<sup>st</sup> Street may not follow the typical section line arrangement and we will recommend alignment considerations during the plat process and recommend further discussions with City Engineering early in the plat process to discuss street construction and alignment possibilities.

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 <sup>th</sup> Place South	Residential Collector	60 feet	2
South 152 <sup>nd</sup> East Avenue	NA	50 feet	2
East 38 <sup>th</sup> Street South	NA	50 feet	2
<u>Future Access requirements</u>			
161 <sup>st</sup> Street South (East boundary of subject property)	Secondary Arterial	100 feet	This planned street has not been constructed

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	RS-3	New Neighborhood	Growth	Undeveloped
East	AG and RS-3	New Neighborhood	Growth	Undeveloped
South	RS-3	New Neighborhood	Growth	Undeveloped
West	RS-3	New Neighborhood	Growth	Single-family

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

No Relevant History.

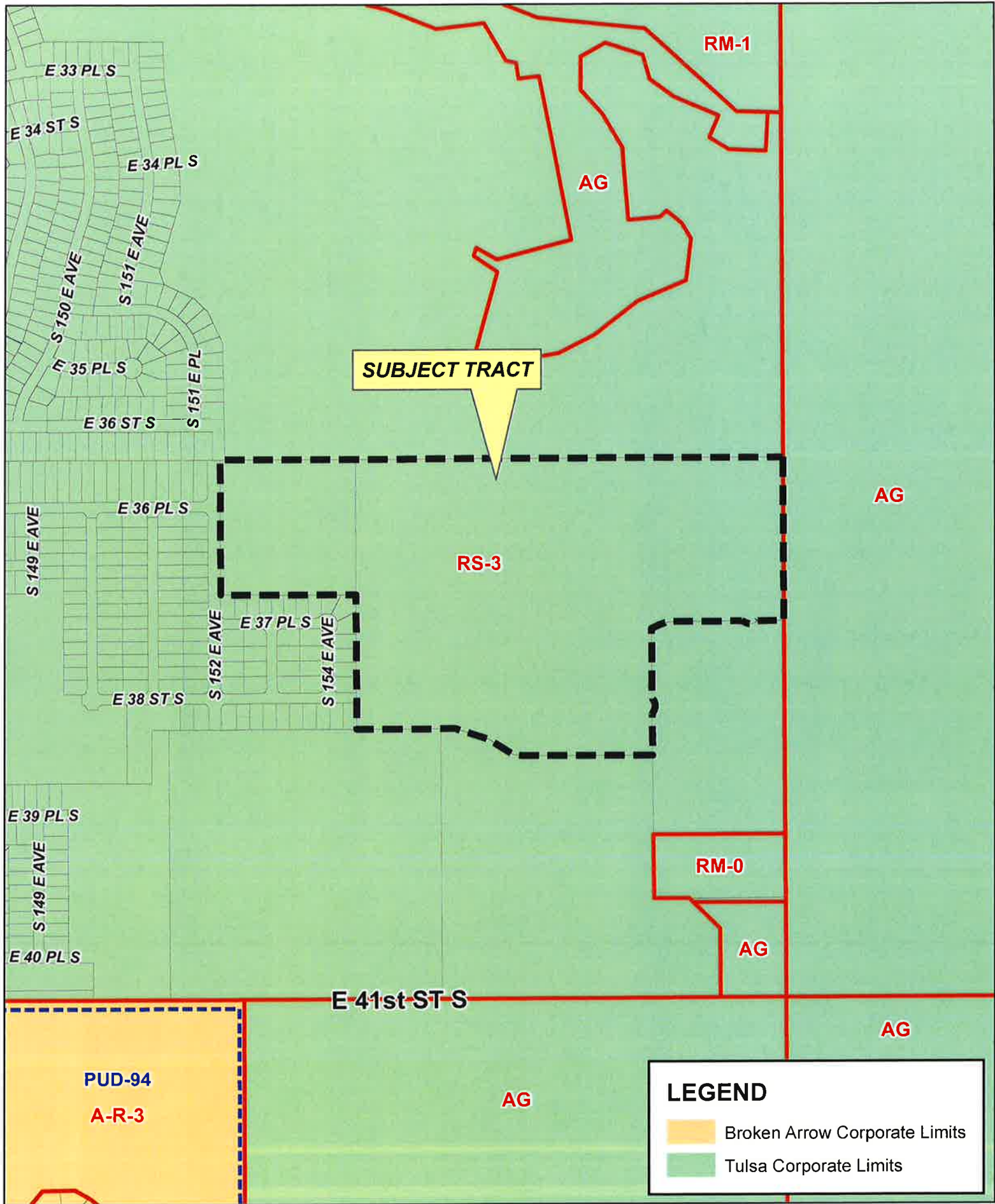
***Surrounding Property:***

**Z-7392 September 2017:** All concurred in **approval** of a request for *rezoning* a 5.5± acre tract of land from AG/RM-0 to RS-3 for a Single-family subdivision, on property located west of the northwest corner of East 41<sup>st</sup> Street and South 161<sup>st</sup> East Avenue.

6/17/2020 1:00 PM

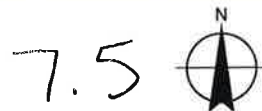
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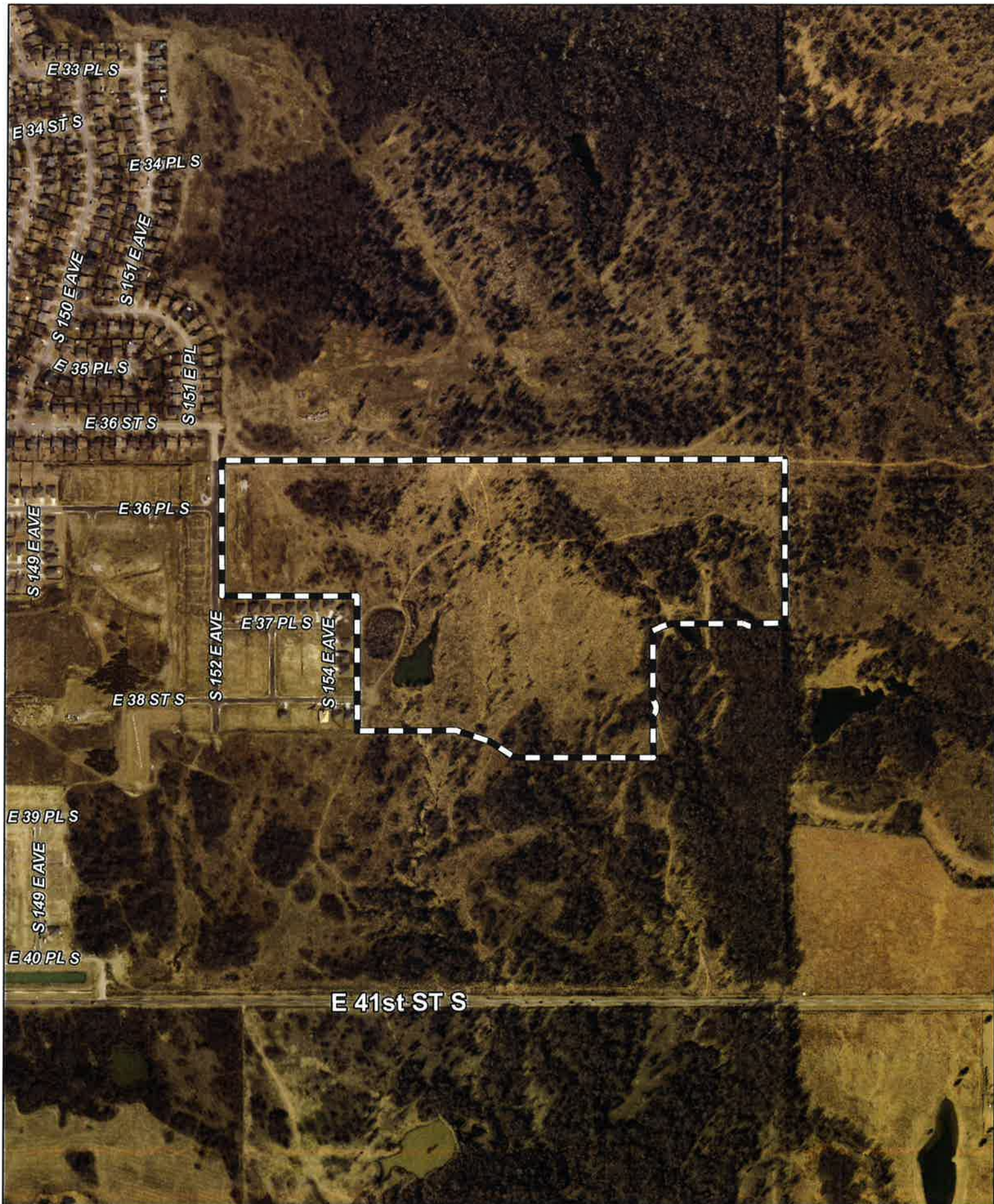


**Z-7553**

19-14 22







0 300 600  
Feet



Subject  
Tract

**Z-7553**

19-14 22

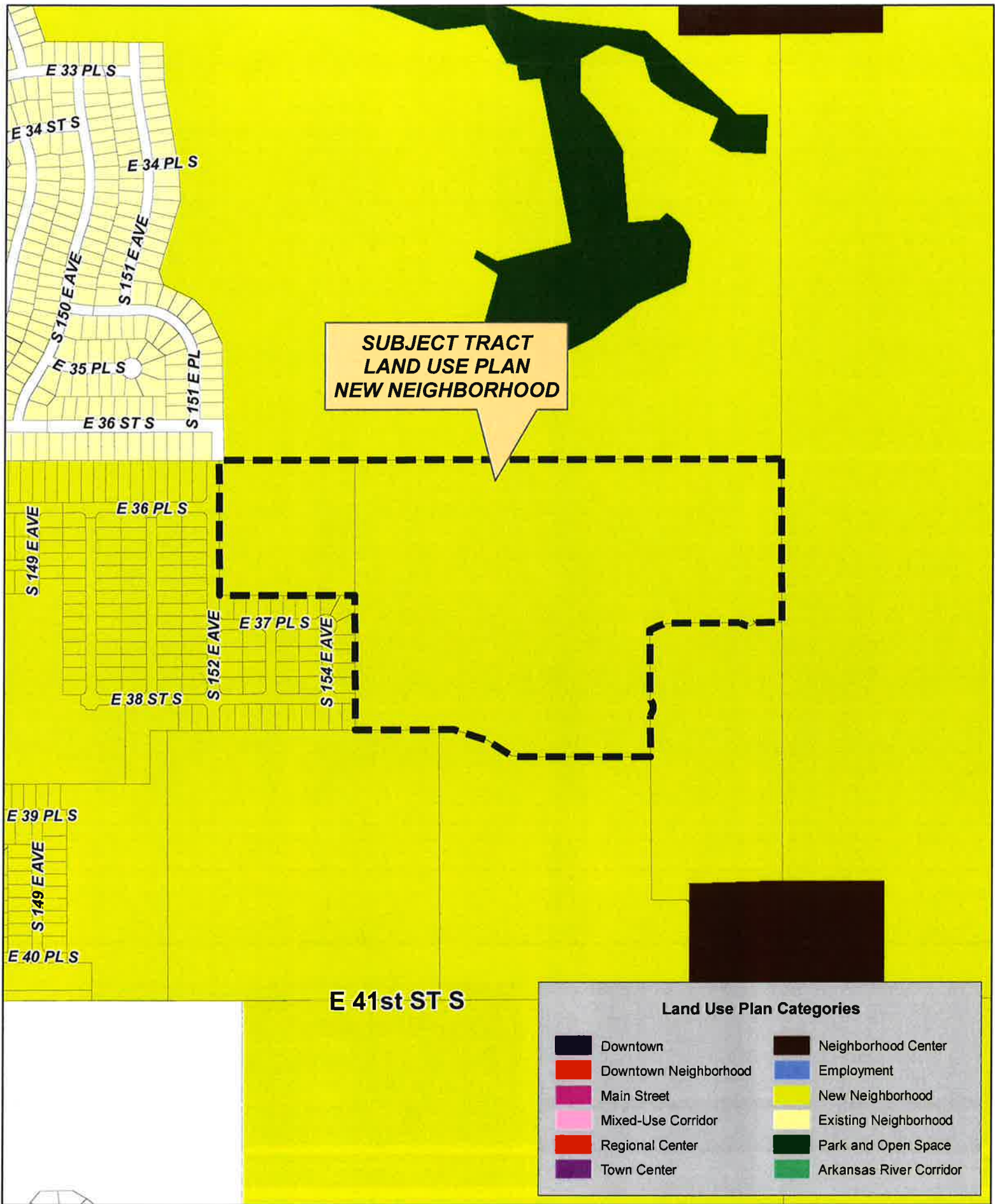
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align with physical features on the ground.

Aerial Photo Date: February 2018

7.4





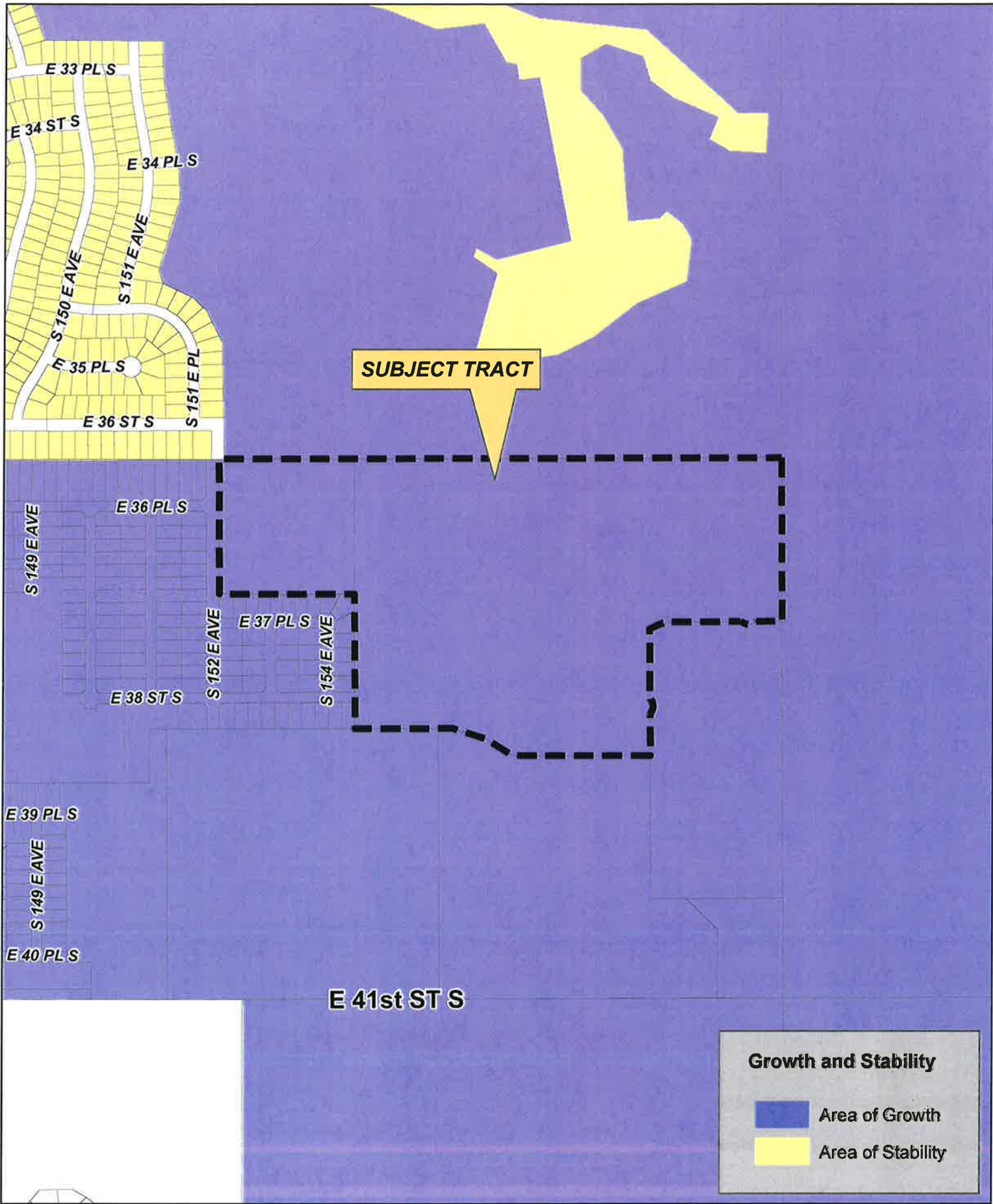


Feet  
0 300 600

**Z-7553**

19-14 22





**SUBJECT TRACT**

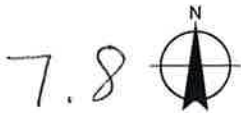
**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7553**

19-14 22







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7554

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

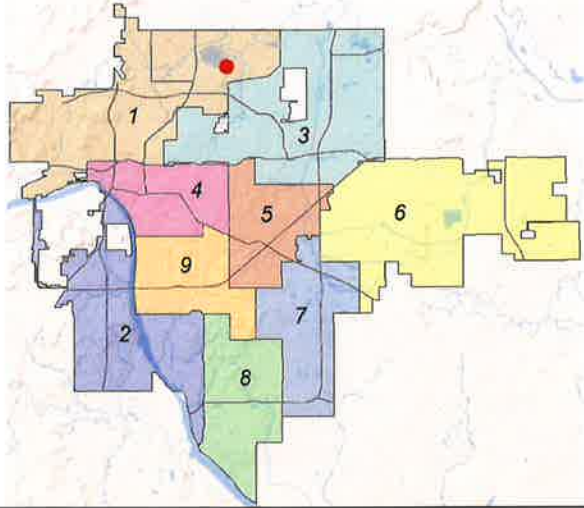
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Daniel Regan

*Property Owner:* Christopher C. Regan

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* Agricultural

*Concept summary:* Rezone to allow agriculture uses and repurpose existing buildings on the site.

*Tract Size:* 4.21 ± acres

*Location:* Southwest corner of Mohawk Boulevard & North Winston Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* Park and Open Space,  
Existing Neighborhood

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0316

CZM: 22

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

8.1

## SECTION I: Z-7554

### DEVELOPMENT CONCEPT:

The rezoning request is primarily an effort to repurpose the existing buildings on the site to allow for agricultural uses.

### 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 included

### DETAILED STAFF RECOMMENDATION:

Use allowed in an AG district are generally compatible with the surrounding uses in this area and,

Uses allowed in the AG district are consistent with the anticipated future development of surrounding properties and,

Infrastructure for streets and utilities is sufficient for uses anticipated and there are no known environmental concerns for redevelopment of this property in an AG district,

The requested AG zoning will support redevelopment of the existing buildings on the property therefore,

**Staff recommends Approval of Z-7554 to rezone property from RS-3 to AG.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: AG zoning requested on this parcel is not consistent with the existing neighborhood land use designation however repurposing this parcel with AG zoning does not prohibit future residential development. The buildings on the property are consistent with typical uses that may be used for AG purposes and are not injurious with the surrounding Mohawk park golf and maintenance facilities.*

### Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

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

8.2

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

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**Transportation Vision:**

**Major Street and Highway Plan:** None

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** *The site is wooded and contains several buildings that are not visible from the street. Phone conversations from the neighborhood indicate that the large building on site was a skating rink but has not been used in decades.*

**Environmental Considerations:** None

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Mohawk Blvd	None	50 feet	2
North Winston Avenue	None	50 feet	2

**Utilities:**

The subject tract has municipal water 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	RS-3	Park and Open Space	Stability	Mohawk Park Golf Maintenance facility
East	RS-3	Park and Open Space	Stability	Mohawk Golf Course
South	RS-3	Existing neighborhood	Stability	Large lot residential
West	RS-3	Park and Open Space	Stability	Single family residential and City of Tulsa land management offices

8.3

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11802 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

No Relevant History.

***Surrounding Property:***

**BOA-20193 February 2006:** The Board of Adjustment **approved** an amendment to the previously approved Mohawk Park Master Plan and a *Special Exception* to permit a public park to expand Mohawk Park, less and except the two airport parcels and the west half of the proposed soccer fields, on property located at 5701 East 36<sup>th</sup> Street North.

**BOA-16503 November 1993:** The Board of Adjustment **approved** a *Special Exception* to permit a water treatment plant in an RS-3 and AG District, per plot plan submitted, on property located at 3710 Mohawk Boulevard.

**BOA-10464 June 1979:** The Board of Adjustment **approved** an *Exception* to operate a street maintenance satellite facility which will include offices, equipment storage and servicing, and street maintenance material storage, per plot plan submitted on property located at 4122 East Mohawk Boulevard.

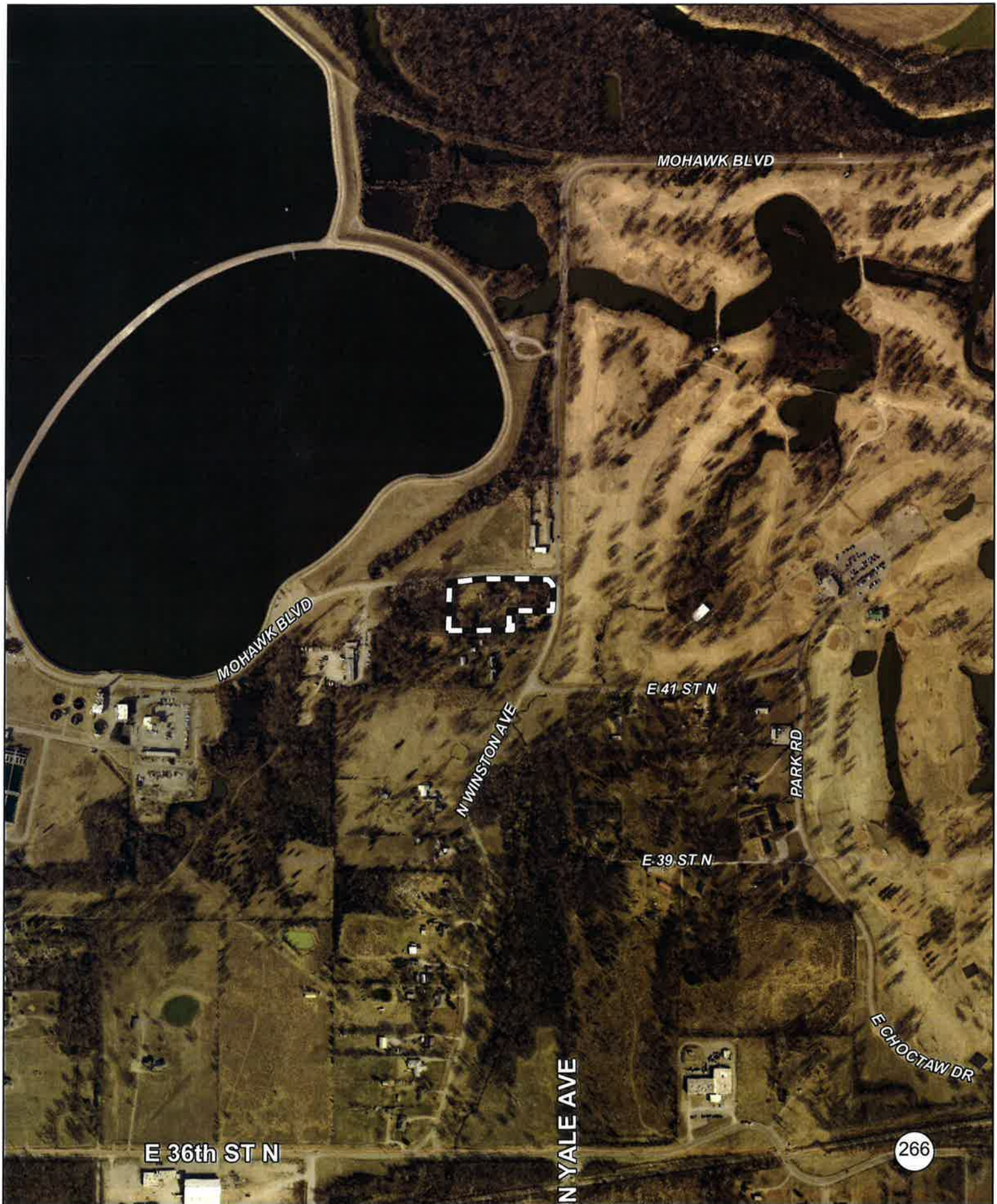
**BOA-08432 December 1974:** The Board of Adjustment **approved** a *Exception* to use property for a public park and zoo in an RS-3 District, with the stipulation that any future requests for exceptions will be required to include the entire Mohawk complex, on property located at Mohawk Park.

**BOA-08135 December 1973:** The Board of Adjustment **denied** an *Exception* to use property for a public park and as winter quarters for zoo animals in an RS-3 District, on property located at 36<sup>th</sup> Street North and Choctaw Drive.

6/17/2020 1:00 PM

8.4





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350      700



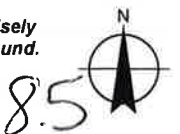
Subject  
Tract

**Z-7554**

20-13 16

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

Aerial Photo Date: February 2018



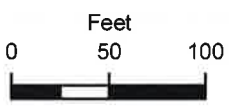




MOHAWK BLVD

N WINSTON AVE

E 41 ST N



Subject  
Tract

**Z-7554**

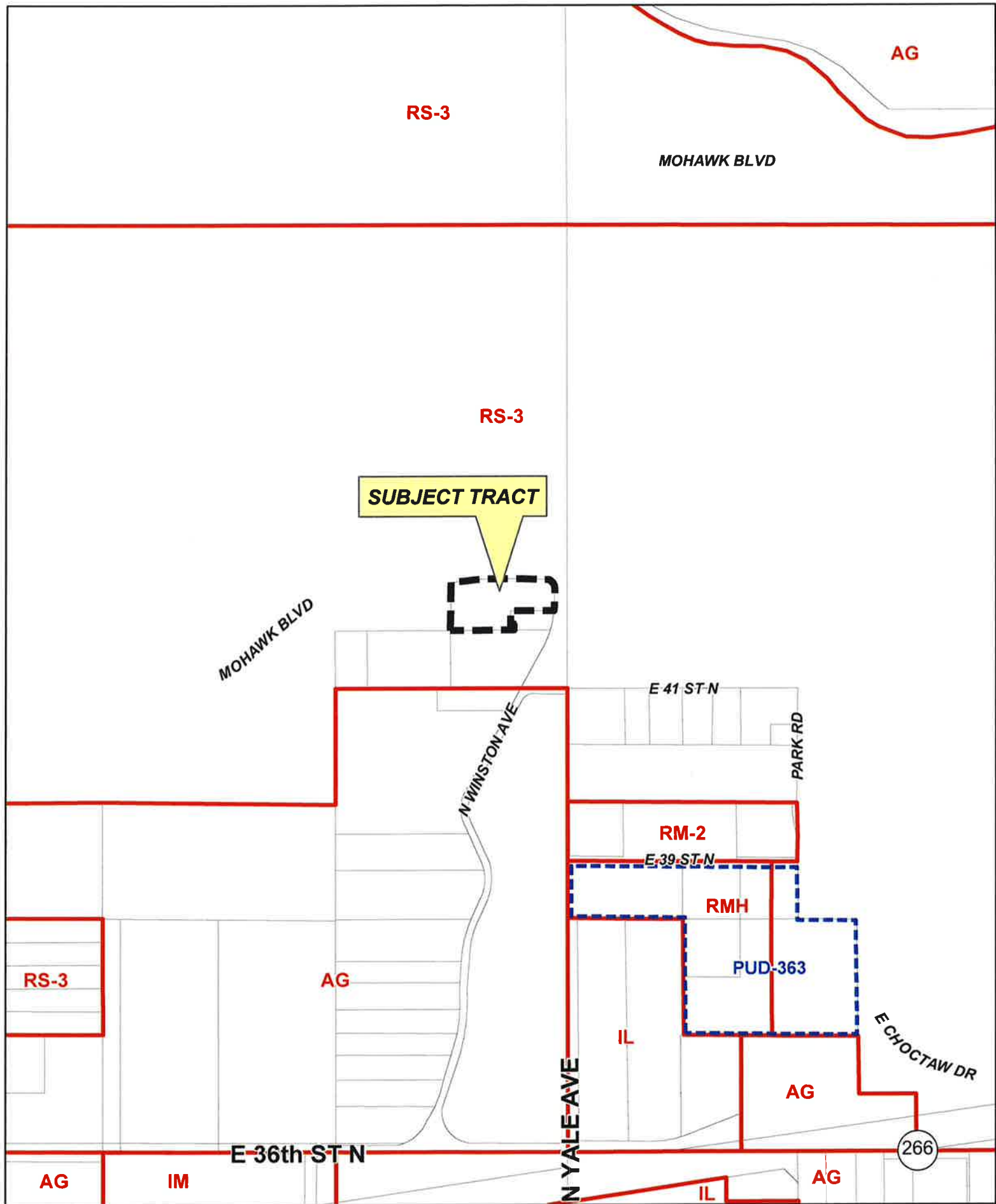
20-13 16

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

Aerial Photo Date: February 2018

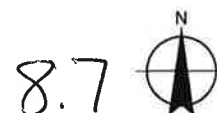
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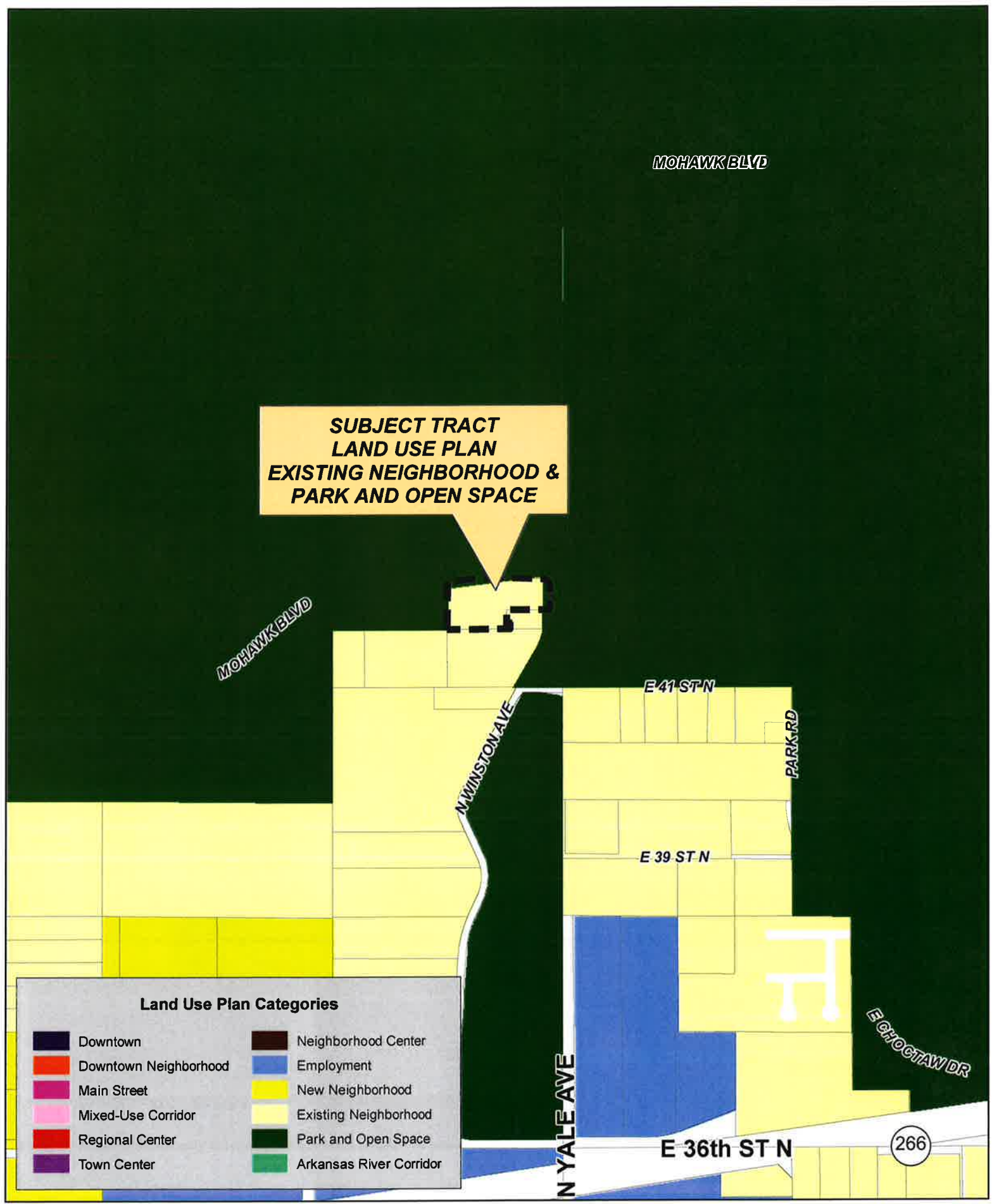
20-13 16

Z-7554

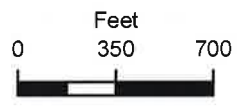




**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD &  
PARK AND OPEN SPACE**

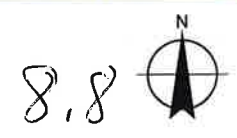


Land Use Plan Categories	
	Downtown
	Downtown Neighborhood
	Main Street
	Mixed-Use Corridor
	Regional Center
	Town Center
	Neighborhood Center
	Employment
	New Neighborhood
	Existing Neighborhood
	Park and Open Space
	Arkansas River Corridor

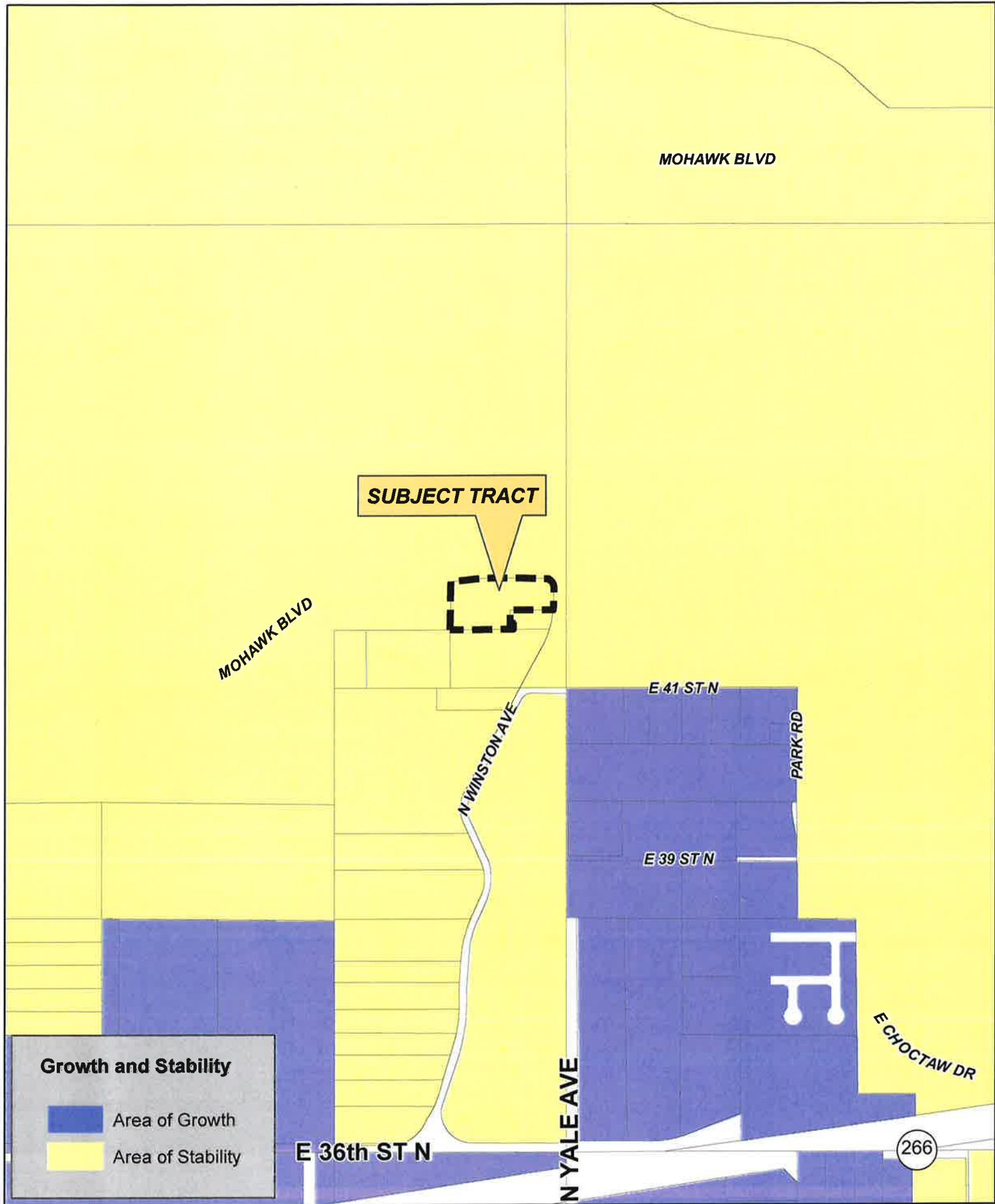


20-13 16

**Z-7554**







0 350 700  
Feet

20-13 16

**Z-7554**







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7555 ODP

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

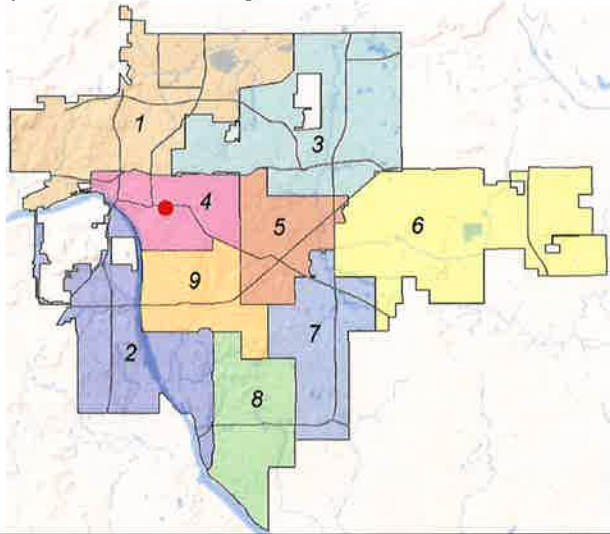
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Duane Phillips

*Property Owner:* James L. Thomas II

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



**Applicant Proposal:**

*Present Use:* Multi family

*Proposed Use:* Mixed-use Business/Residential

*Concept summary:* Rezoning is requested for future expansion of site development that is currently under construction on E. 15<sup>th</sup> Street and abutting this site.

*Tract Size:* 0.4 ± acres

*Location:* North of the Northwest corner of East 15th Street South & South St. Louis Avenue

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* OM with an optional development plan

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9307  
CZM: 37

**City Council District:** 4

*Councilor Name:* Kara Joy Mckee

**County Commission District:** 2

*Commissioner Name:* Karen Keith

9.1



## **SECTION I: Z-7555**

### **APPLICANTS DEVELOPMENT CONCEPT:**

The proposed Optional Development Plan to be known as "15 St. Louis" presently comprises of 0.40 acres (gross) located just north of East 15th Street on the West side of St Louis. The subject property has 125 feet of frontage on St. Louis Avenue and backs up to an alley that runs North - South between St. Louis Avenue and South Rockford Avenue.

15 St. Louis is a mixed/use infill development of new construction and in keeping with the established predominant arrangement of commercial and destination uses along East 15th Street and multifamily use on the interior property adjoining South St. Louis Avenue.

Existing structures include single family, duplex and multifamily wood structures. These structures will be demolished and a four-story mixed-use structure with access to a split-level parking structure is planned for the entire development area. The first floor will be reserved for office use, such as interior designers and architects with street access to St. Louis Avenue and a sub-grade parking structure adjacent to the alley. The second, floor will provide multi-family apartments units facing St. Louis Avenue with parking access available from the alley towards the west. The third and fourth floors will be multi-family residential units. The basement parking structure will be designed to accommodate parking for both the multi-use development and the commercial development to the South, known as, 1515 Cherry Street.

The rezoning and development plan is submitted to establish a conceptual site plan with designation of uses, permitted intensity, development standards and conditions, including platting and detailed site plan review. The initial development phase will include surface parking that can be shared with the abutting commercial and mixed-use properties.

The Site is presently zoned RM-2 Medium Density Multi-Family District. This proposal would change the zoning to OM, (Office – Medium) with an optional development plan. The new zoning would allow townhouses, mixed use buildings, vertical mixed-use buildings, offices and apartments/condos.

### **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:

## **SECTION II: Z-7555 OPTIONAL DEVELOPMENT PLAN STANDARDS**

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an OM district with its supplemental regulations and Accessory Use provisions 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:

9.2

## PERMITTED USE CATEGORY

- A) RESIDENTIAL (see allowed residential building types below)
  - Household Living
    - Single household
    - Two households on a single lot
    - Three or more households on single lot
- B) PUBLIC, CIVIC, AND INSTITUTIONAL
  - College or University
  - Day Care
  - Library or Cultural Exhibit
  - School established after January 1, 1998
  - Utilities and Public Service Facility (minor)
  - Wireless Communication Facility (Building mounted antenna only)
- C) COMMERCIAL
  - Broadcast or Recording Studio
  - Financial Services (Excludes personal credit establishment)
  - Funeral or Mortuary Service
  - Lodging (limited to Bed and Breakfast if approved through the special exception process at the Board of Adjustment)
  - Office (includes all specific uses except plasma center is prohibited)
  - Parking, Non-accessory (only with additional design standards as part of this development plan)
  - Restaurant
    - (only permitted if located entirely within a principal office building and may not occupy more than 5% of the buildings floor area.
  - Retail Sales
    - Consumer shopping goods or Grocery store
      - (not allowed unless approved through the special exception process at the Board of Adjustment and must be located entirely within the principle building and may not occupy more than 15% of the floor area of the building in which such uses are located.)
  - Studio, Artist, or Instructional Service

## RESIDENTIAL BUILDING TYPES:

- Household Living
  - Three or more households on a single lot
  - Multi-unit house (not allowed unless approved through the special exception process at the Board of Adjustment)
  - Apartment/condo
  - Mixed-use building
  - Vertical mixed-use building

9.3

## SITE DEVELOPMENT STANDARDS

In addition to the supplemental standards and provisions of the Tulsa Zoning Code the following standards apply.

### Signs:

Signage shall be limited to one monument style sign. The sign shall be located on the lot within 20 feet of the South St. Louis Avenue right of way and may not to exceed 12 feet in height and may not exceed 68 square feet of display surface area. Dynamic display is prohibited:

### Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 16 feet in height.

### Access and circulation:

During the time that the site is used as a parking area, primary access to the new development will be from South St Louis Avenue and from the alley West of St. Louis. One vehicular access drive not greater than 28 feet wide will be permitted to St. Louis Avenue.

### St. Louis Streetscape,

During the time that the site is used as a surface parking area the site will be screened from St. Louis street view with a masonry fence not less than 3 feet tall as measured from the nearest top of curb elevation in the vehicular use area on site. In addition to the landscape and screening requirements of the Tulsa Zoning code a masonry wall will be constructed with materials similar to the screening and retaining wall system on the east side of St. Louis. The wall will be constructed along the entire length of the street frontage and within 20 feet of the St. Louis right of way except where pedestrian access and vehicular access permitted. .

## DETAILED STAFF RECOMMENDATION:

OM zoning with an optional development plan is compatible with the land use vision of the Comprehensive Plan and,

OM zoning with an optional development plan is non-injurious to the surrounding proximate properties and,

OM zoning with an optional development plan is consistent with the expected development in the area and,

The optional development plan standards are consistent with the requirements of the Tulsa zoning code therefore,

9.4



Staff recommends approval of Z-7555 for rezoning the subject property from RM-2 to OM with an optional development plan as outlined in Section II above.

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

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

*Staff Summary: The OM zoning request with the optional development plan standards is consistent with the Main Street Vision.*

#### **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:* None

*Trail System Master Plan Considerations:* None

9.5

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site occupied by a single-story family multifamily building.*

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South St. Louis Avenue	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	RM-2	Downtown Neighborhood	Growth	Single Family
East	PUD-811 CS, CH, and RS-3	Main Street	Growth	Surface Parking
South	MX2-U-U	Main Street	Growth	Mixed Use Development (in construction phase)
West	OL and RS-3	Main Street and Downtown Neighborhood	Growth	Surface Parking and Multi family

**SECTION IV: Relevant Zoning History**

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

***Subject Property:***

**BOA-13059 March 1984:** The Board of Adjustment **approved** a *Special Exception* to permit a daycare center in an RM-2 District under the provisions of Section 1680, for a maximum of 50 children, with hours of operation being Monday through Friday from 6 a.m. until 6 p.m., subject to the applicant coming back to the Board with a plot plan and dimension site plan showing the parking on the following described property, on property located at north of the northwest corner of East 15<sup>th</sup> Street and St. Louis Avenue.

9.4

## ***Surrounding Property:***

**BOA-22555 February 2019:** The Board of Adjustment **accepted** a *Spacing Verification* to permit expansion of the existing liquor store subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at 1522 East 15<sup>th</sup> Street South.

**Z-7452 October 2018:** All concurred in **approval** of a request for *rezoning* a .4± acre tract of land from CS/CH to MX-2-U-U for mixed-use, on property located northwest corner of East 15<sup>th</sup> Street South and South St. Louis Avenue.

**PUD-811 August 2014:** All concurred in **approval** of a proposed *Planned Unit Development* on a 1.88± acre tract of land for mixed-retail, per staff recommendation, on property located northwest corner of South Trenton Avenue and East 15<sup>th</sup> Street.

**Z-6869 September 2004:** All concurred in **approval** of a request for *rezoning* a .03± acre tract of land from OL to CH for a restaurant, on property located northwest corner of East 15<sup>th</sup> Street and South Rockford Avenue.

**BOA-19275 January 2002:** The Board of Adjustment **denied** a *Special Exception* to allow a Use Unit 11, computer recording/video photography; internet training through computer; studio, a *Variance* of the required nine parking spaces to eight, and a *Variance* of parking standards from an aisle of 21' to 19', finding the lack of a hardship, there is not enough parking space to meet the code requirement, on property located at 1412 South St. Louis.

**BOA-17911 January 1998:** The Board of Adjustment **approved** a *Special Exception* to allow office uses in a RM-2 District limited to the existing duplex building and a *Special Exception* to remove the screening requirements on the west property line, and a *Variance* of the off-street parking setback from an abutting street, subject to the tri-plex and single-family garage building being removed, on property located at 1402 East 14<sup>th</sup> Street.

**Z-6167 August 1987:** All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from OL to CS for commercial, on property located 1441 South St. Louis.

**BOA-10687 September 1979:** The Board of Adjustment **approved** a *Special Exception* to construct an automobile wash in a CS District, as presented, the north property line to be screened, all lighting to be directed away from the residential single-family area, building to be of masonry construction with epoxy coating, hours of operation to be from 7:00 a.m. to 11:00 p.m. daily, on property located at 15<sup>th</sup> Street and Trenton Avenue.

**Z-5066 April 1978:** All concurred in **approval** of a request for *rezoning* a tract of land from OL to CS, on property located north of the northwest corner of East 15<sup>th</sup> Street South and South Trenton Avenue.

**Z-4715 September 1974:** All concurred in **approval** of a request for *rezoning* a .21± acre tract of land from CH/OL to CS for an antique shop, on property located north of the northwest corner of 15<sup>th</sup> Street and St. Louis Avenue.

**BOA-06770 September 1970:** The Board of Adjustment **denied** a *Special Exception* to permit operating an ambulance service in an OL District, on property located at 1512 South St. Louis Avenue.

9.7

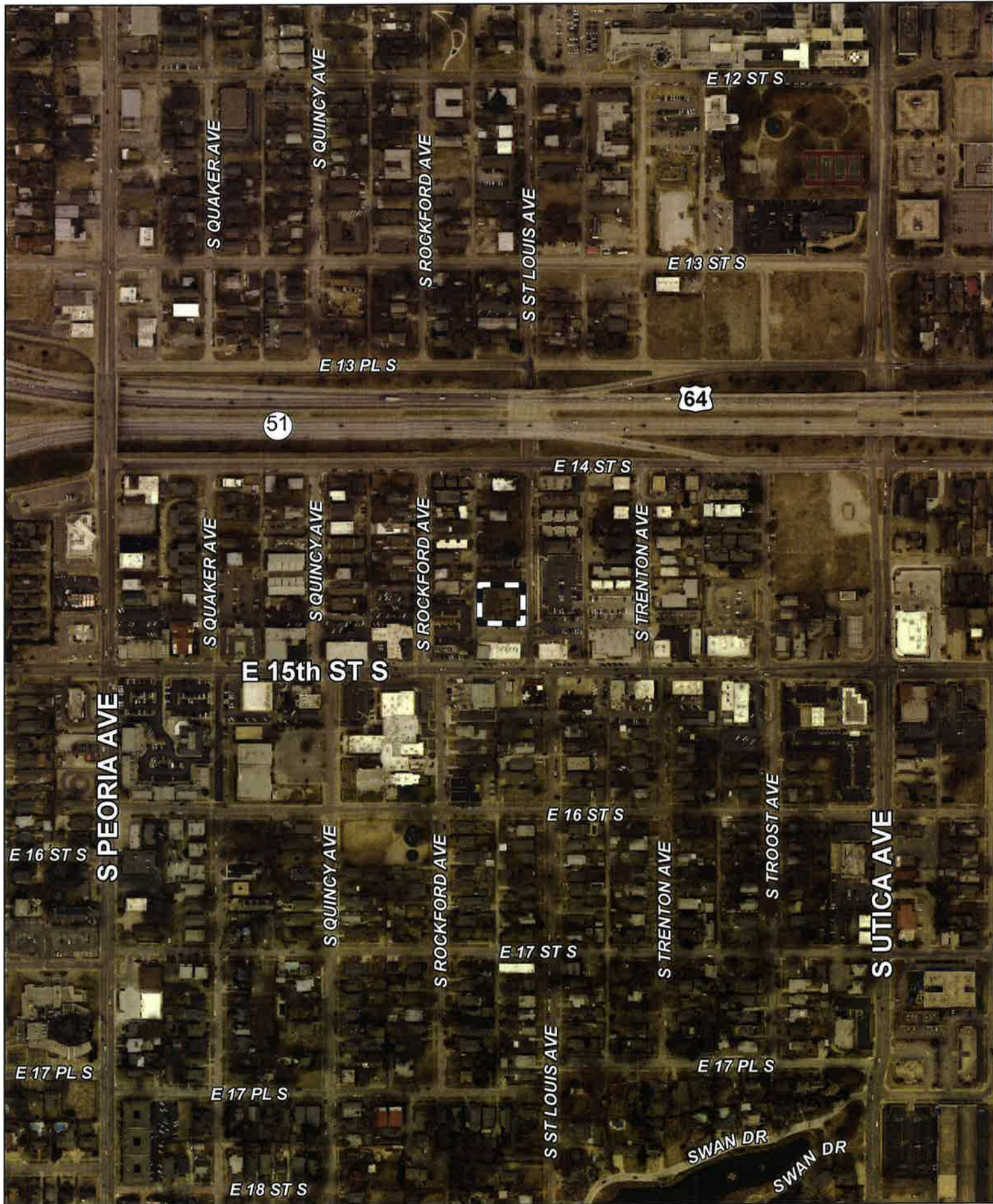


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Subject Tract

19-13 07

**Z-7555**  
**with Optional**  
**Development Plan**

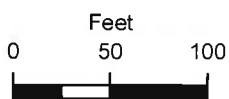
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Aerial Photo Date: February 2018

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Subject  
Tract

19-13 07

**Z-7555**  
**with Optional**  
**Development Plan**

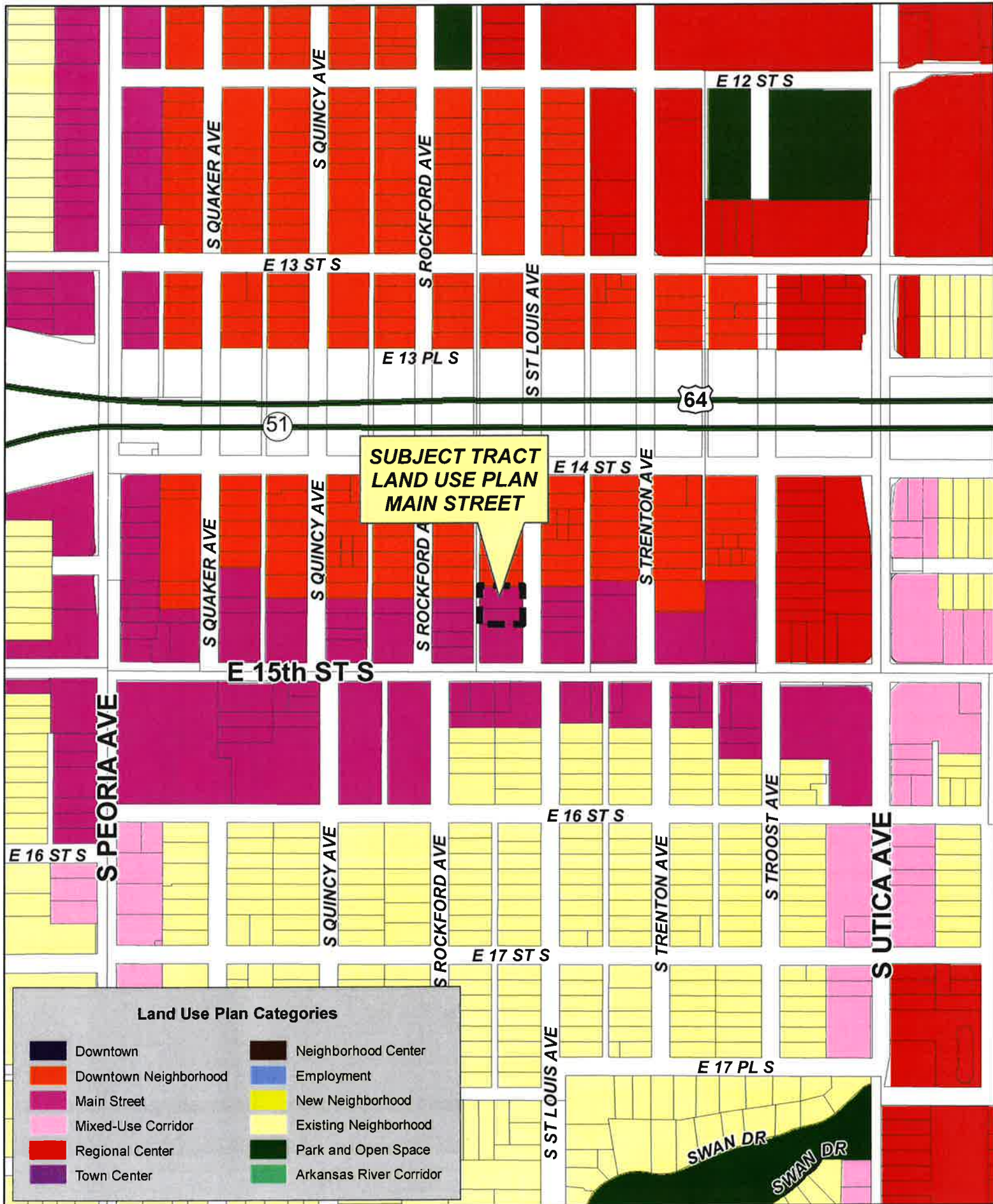
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align with physical features on the ground.

Aerial Photo Date: February 2018

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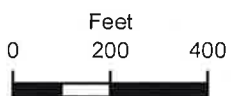




**Z-7555**  
**with Optional**  
**Development Plan**

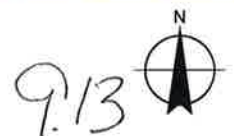
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19-13 07

**Z-7555**  
**with Optional**  
**Development Plan**









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7556

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

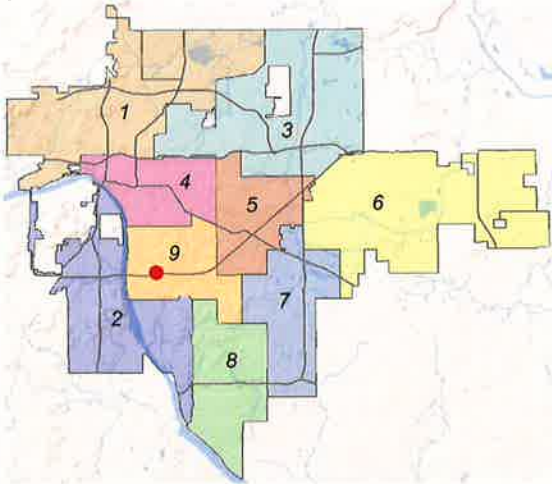
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Bellaire Assembly of God

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



**Applicant Proposal:**

*Present Use:* Church

*Proposed Use:* Office

*Concept summary:* Rezone to support site redevelopment on the church site.

*Tract Size:* 1.19 ± acres

*Location:* North of the Northeast corner of East Skelly Drive & South Utica Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* OL

**Comprehensive Plan:**

*Land Use Map:* Mixed-Use Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9330

CZM: 47

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

10.1

## SECTION I: Z-7556

### DEVELOPMENT CONCEPT:

Rezoning is requested to support redevelopment of existing church site.

### 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 included

### DETAILED STAFF RECOMMENDATION:

Z-7556 requesting OL zoning would allow uses that are consistent with the provisions outlined in the Mixed-Use Corridor land use vision and the Area of Growth provisions of the Tulsa comprehensive plan and,

Uses allowed in the OL zoning district are consistent with the expected future development of the subject property and,

OL zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

**Staff recommends Approval of Z-7556 to rezone property from RS-3 to OL.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: Office uses are consistent with the edge treatment along Mixed-use Corridor.*

### Land Use Vision:

*Land Use Plan map designation:* Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

*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

10.2



exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is an existing church building with parking. The streets are generally two lane without curb and some on street parking.*

*Street view below is from the southwest corner of the site looking northeast.*



Environmental Considerations: None that would affect site redevelopment.

10.3

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Utica Avenue	None	50 feet	2
South Victor Avenue	None	50 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	RS-3	Mixed Use Corridor	Growth	Empty lot
East	RM-2	Mixed Use Corridor	Growth	Multi Family
South	OL,CS,OM	Mixed Use Corridor	Growth	Office and commercial uses
West	RS-3	Existing Neighborhood	Stability	Single Family

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

***Subject Property:***

**BOA-02803 March 1956:** The Board of Adjustment **granted** a request to build a church, with the conditions that the church will not hold any open air meetings pending the erection of a new church and off-street parking is provided, on property located at Lots 7 & 8, Perry's 27207 Subdivision.

***Surrounding Property:***

**BOA-22821 January 2020:** The Board of Adjustment **accepted** a *Spacing Verification* to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 1711 East Skelly Drive South.

**Z-7495 October 2019:** All concurred in **approval** of a request for *rezoning* a .53± acre tract of land from OL to CS for a dispensary, on property located east of the northeast corner of East Skelly Drive and South Utica Avenue.

**BOA-12145 August 1982:** The Board of Adjustment **approved** a *Special Exception* to allow a nursing home with combination elderly apartments in an RM-2 District and a *Variance* to operate a beauty shop as an accessory use to the nursing home and apartments in an RM-2 District, subject to the following conditions: that the beauty shop be used inhouse only, with no signs or advertising of any kind, that the intent be specifically limited to the residents of the

nursing home or the residents of the elderly apartment units, that the use be limited to the 15' x 20' as requested, on property located at the southeast corner of 50<sup>th</sup> Street and Victor Avenue.

**Z-4681 June 1974:** All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to OM for office use, on property located northeast corner of Utica Avenue and Skelly Drive.

**Z-4610 April 1974:** All concurred in **approval** of a request for *rezoning* a .67± acre tract of land from RS-3 to OL for office, on property located southeast corner of 50<sup>th</sup> Street and Victor Avenue.

**BOA-06431 September 1969:** The Board of Adjustment **approved** an *Exception* to permit the construction of a nursing home in a U-2C district and an *Exception* to permit the extension of a nursing home in a U-2C district, subject to the plot plan submitted, on property located at northeast of Victor and the 51<sup>st</sup> Street Bypass.

**BOA-03398 February 1963:** The Board of Adjustment **approved** request for permission to extend a non-conforming use (lawn mower repair shop) by adding a 20' x 40' on rear of existing building in a U-1-C District, on property located at Lot 10, Perry's 27207 Subdivision.

**BOA-03339 December 1959:** The Board of Adjustment **approved** request for permission to continue non-conforming electric shop use in a U-1-C District, on property located at Lot 11, less the South 75 feet thereof, Perry's 27207 Subdivision.

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Subject  
Tract

**Z-7556**

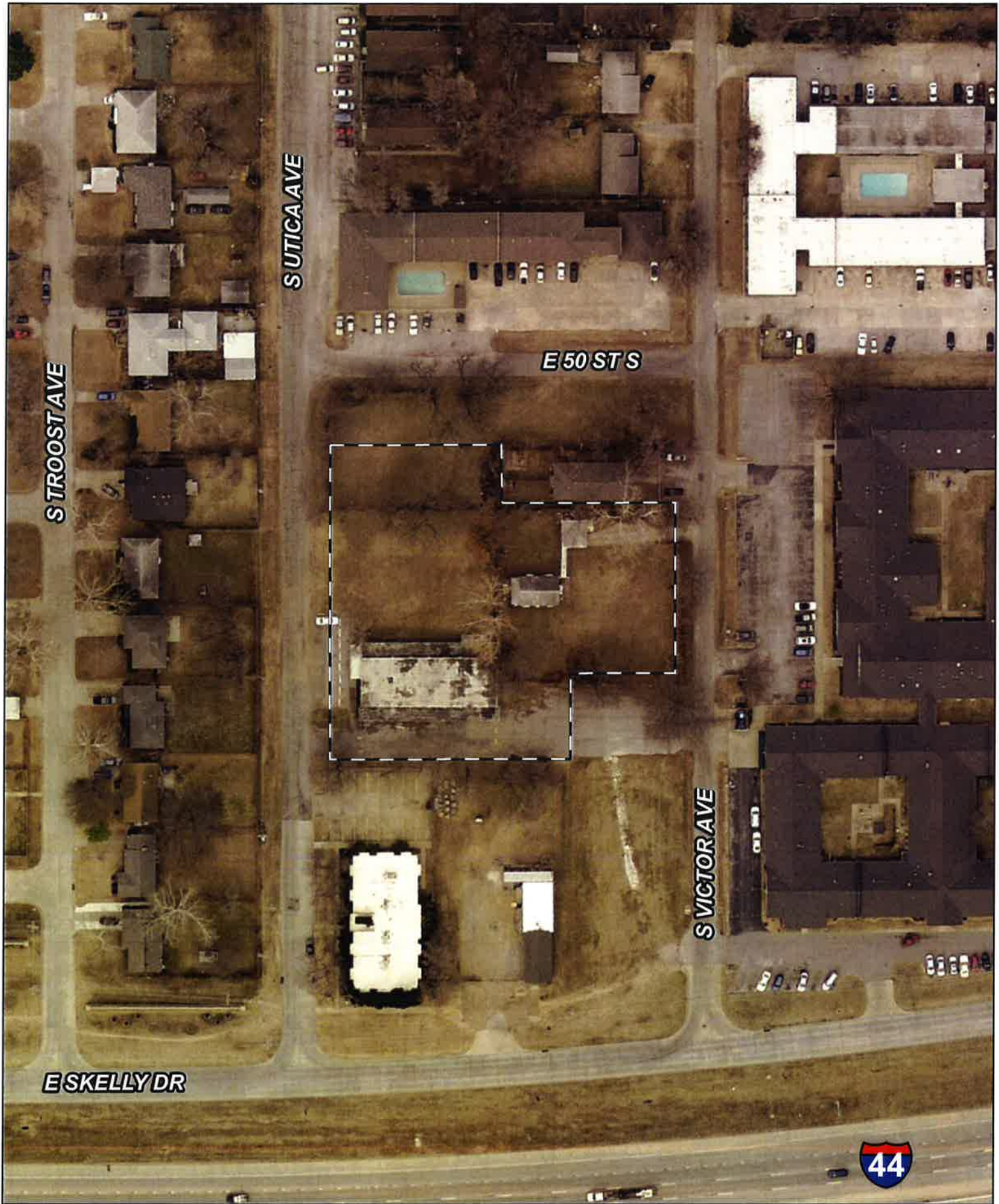
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







STROOST AVE

SUTICA AVE

E 50 ST S

S VICTOR AVE

ESKELLY DR



Subject  
Tract

**Z-7556**

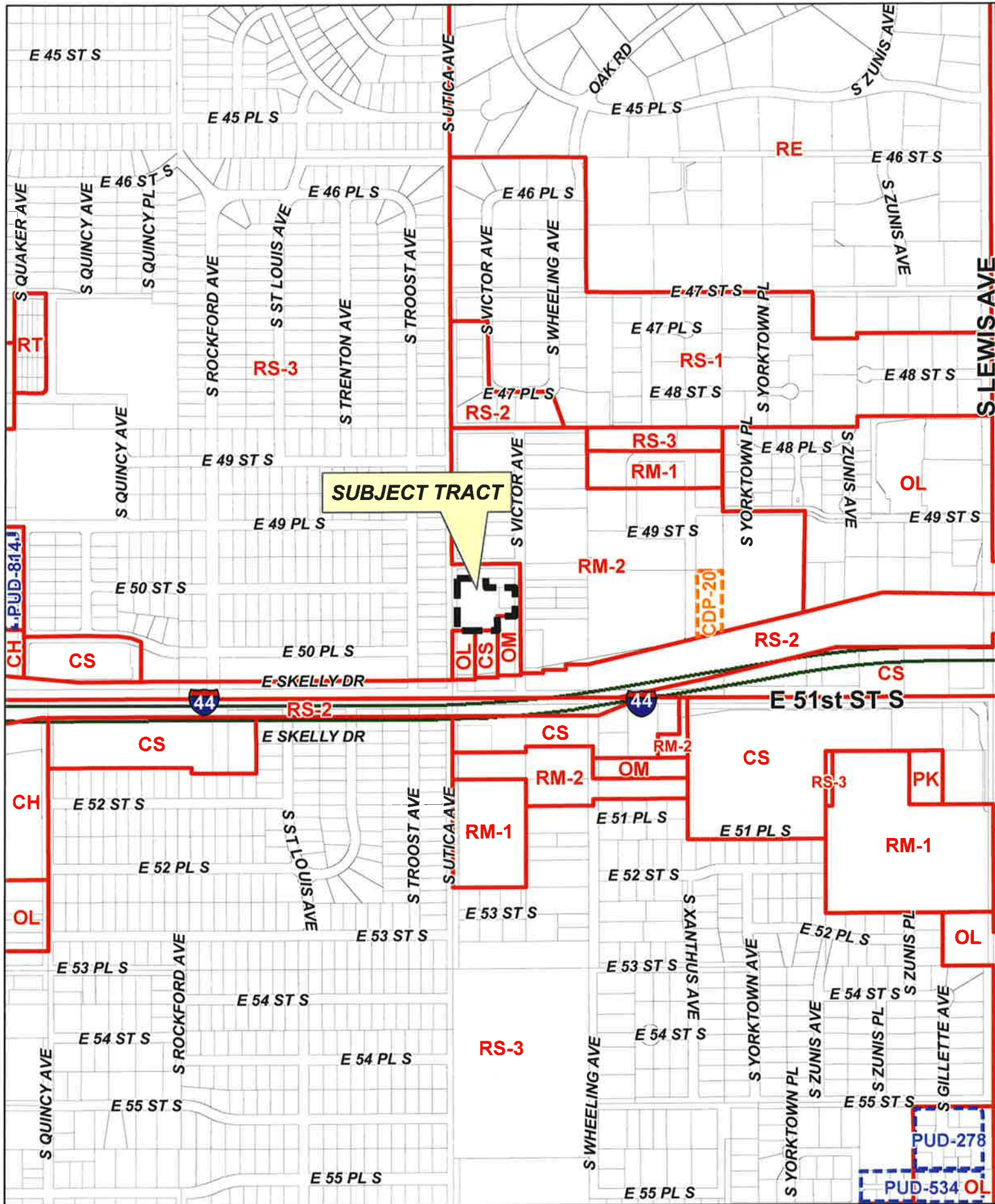
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Note: Graphic overlays may not precisely  
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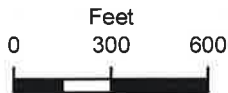
Aerial Photo Date: February 2018





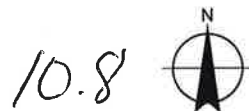


CH 1 PUD-814

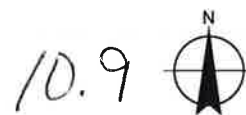


Z-7556

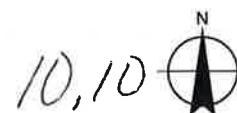
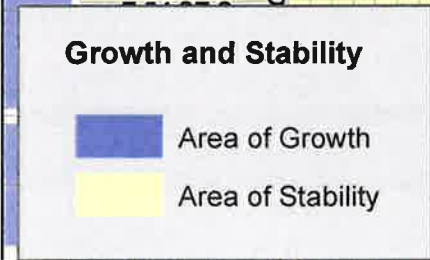
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Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7557

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

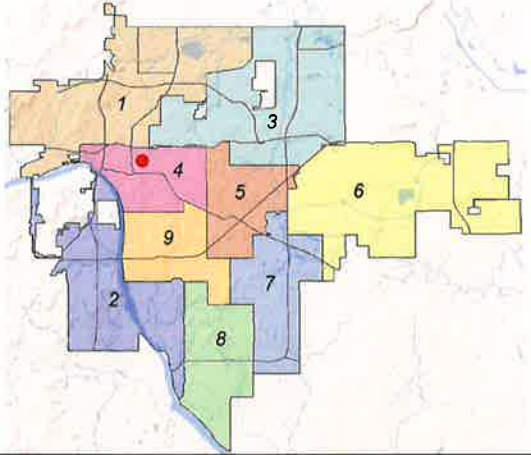
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Jim Beach

*Property Owner:* Amenome, LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Multi-family

*Concept summary:* Repurpose Laura Dester site buildings to accommodate multi-family residential development.

*Tract Size:* 1.64 ± acres

*Location:* East of the Northeast corner of South Peoria Avenue & East 8th Street South

**Zoning:**

*Existing Zoning:* RS-4

*Proposed Zoning:* RM-3

**Comprehensive Plan:**

*Land Use Map:* Downtown Neighborhood,  
Park and Open Space

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9306

CZM: 37

**City Council District:** 4

*Councilor Name:* Kara Joy McKee

**County Commission District:** 2

*Commissioner Name:* Karen Keith

//.



## SECTION I: Z-7557

DEVELOPMENT CONCEPT: Repurpose former Laura Dester site to accommodate multi-family residential re-development of the existing buildings.

### 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:
  - Laura Dester Shelter / Tulsa Boys Home Renovation (RM-3 Rezoning exhibit)
  - Survey illustrating existing buildings on site.

### **DETAILED STAFF RECOMMENDATION:**

Z-7557 requesting RM-3 is consistent with the downtown neighborhood land use designation and,

Uses and building mass allowed in the RM-3 zoning district is consistent with the expected development of the surrounding properties and preserves the anticipated park and open space area and,

The zoning request is consistent with the goals of the Small Area Plan and,

Multi-family zoning at this location is compatible with the redevelopment opportunities for the existing properties therefore,

Staff recommends Approval of Z-7557 to rezone property from RS-4 to RM-3.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-3 zoning requested for this site is consistent with Downtown Neighborhood land use designation. Some modifications of the Park and Open Space land use designation may be required in the Comprehensive Plan update.

### Land Use Vision:

#### *Land Use Plan map designations:*

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

#### *Park and Open Space*

Parks and open spaces should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are

11.2

protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.

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

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

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

Transportation Vision:

*Major Street and Highway Plan:* None that affect site redevelopment

*Trail System Master Plan Considerations:* None that affect site redevelopment

Small Area Plan: Pearl District Small Area Plan

The executive Summary, including details of the Priorities, Goals, and Actions was adopted by the Tulsa Metropolitan Area Planning Commission on July 3<sup>rd</sup>, 2019.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *This site is the former boys home site in Tulsa and includes buildings that will be converted into a group of multi-family residential buildings. Property immediately north of this site is included in a planned stormwater detention facility that will be owned and maintained by the City of Tulsa. The street view below from the south looking north illustrates the building types that are being repurposed.*



Environmental Considerations: This site is included in the Elm Creek master drainage plan study. The applicant has coordinated with various departments in the City of Tulsa to prepare the zoning request that is compatible with the planned detention facilities anticipated at this location. Some modifications of the park and open space land use designation may be required administratively.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Quincy Avenue	None	50 feet	2
East 8 <sup>th</sup> Street South	None	50 feet	2
South Rockford Avenue	None	50 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	RS-4	Park and Open space and Downtown Neighborhood	Growth	Vacant lot and surface parking
East	RS-4	Park and Open Space	Growth	Single family residential, duplex and vacant
South	RS-4	Downtown Neighborhood	Growth	Surface Parking and vacant lot
West	RS-4	Downtown Neighborhood	Growth	Single family and multi family.

11.4



### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 18449 dated May 1, 1995 established the current zoning for the subject property.

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

**Z-6481 April 1995:** All concurred in **approval** of a request for *rezoning* a 58± acre tract of land from RM-2 to RS-4 for residential, on property located between East 7<sup>th</sup> Street and 150' north of East 11<sup>th</sup> Street and 130' west of South Quaker Avenue to 250' East of South Troost Avenue .

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

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

**Z-7503 February 2020:** All concurred in **approval** of a request for *rezoning* a 1.89 acre tract of land from RS-4/CH to MX-1-U-U for office and retail, on property located north of the northeast corner of East 11<sup>th</sup> Street South and South Peoria Avenue.

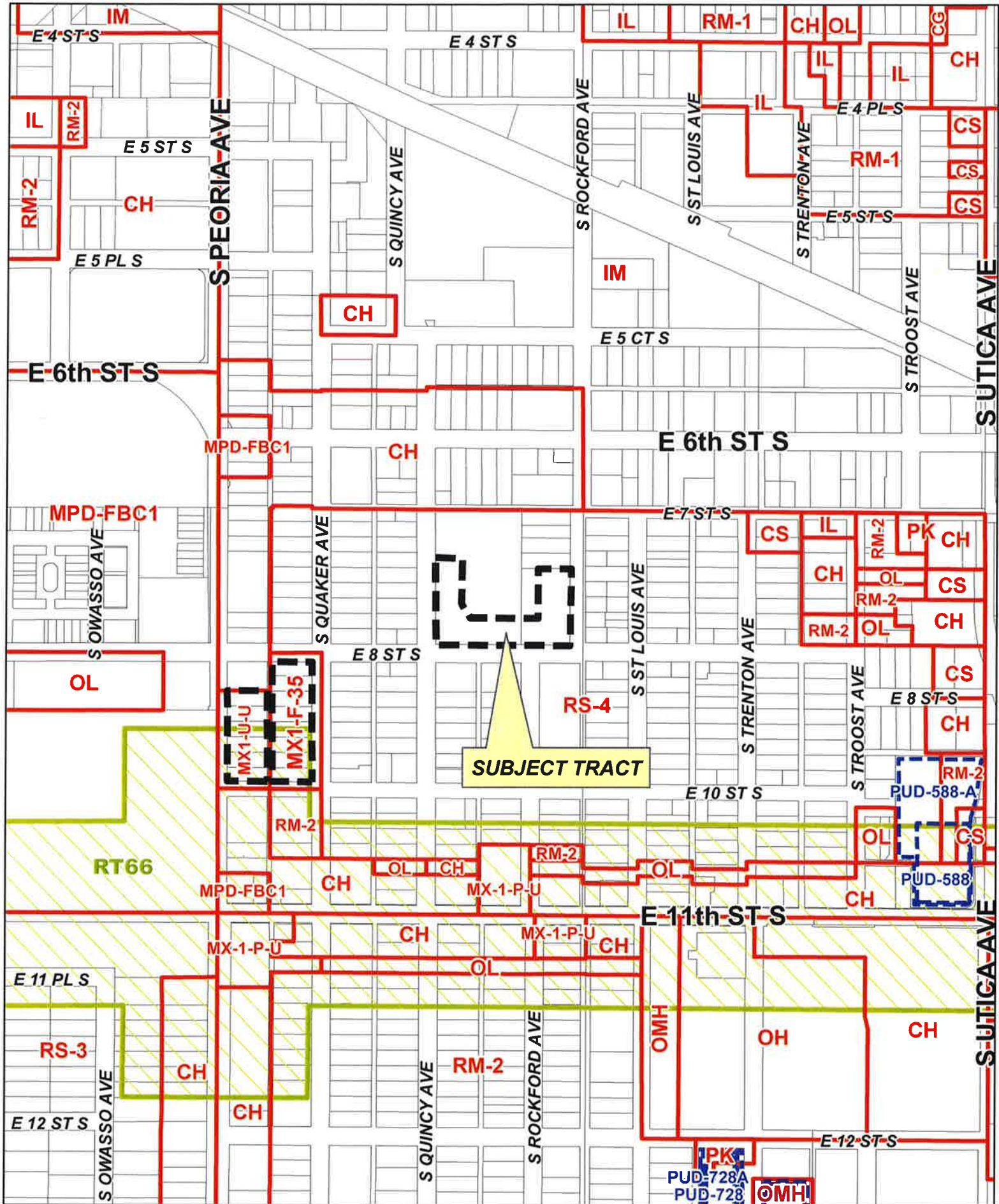
**Z-7499 September 2019 (Withdrawn):** Z-7499 was a request to *rezone* a 1.16± acre tract of land from RS-4 to CH for office and retail uses, on property located northeast of the northeast corner of East 10<sup>th</sup> Street South and South Peoria Avenue.

**BOA-09064 June 1976:** The Board of Adjustment **approved** an *Exception* to use property for church use on Lot 1-8, Block 6 and parking on Lots 1 and 2, Block 7, per plot plan, in an RM-2 District, on property located at 10<sup>th</sup> Street and Rockford Avenue.

**BOA-05079 May 1966:** The Board of Adjustment **approved** a request for permission to erect a Single-family dwelling in a U-2-B District and needs waiver of rear and front yard requirements, on property located at East 86 feet of Lot 1, Block 4, East Lynn Addition.

**BOA-02537 March 1954:** The Board of Adjustment **approved** a request for permission to place a duplex on property located at Lot 6, Block 5, East Lynn Addition.

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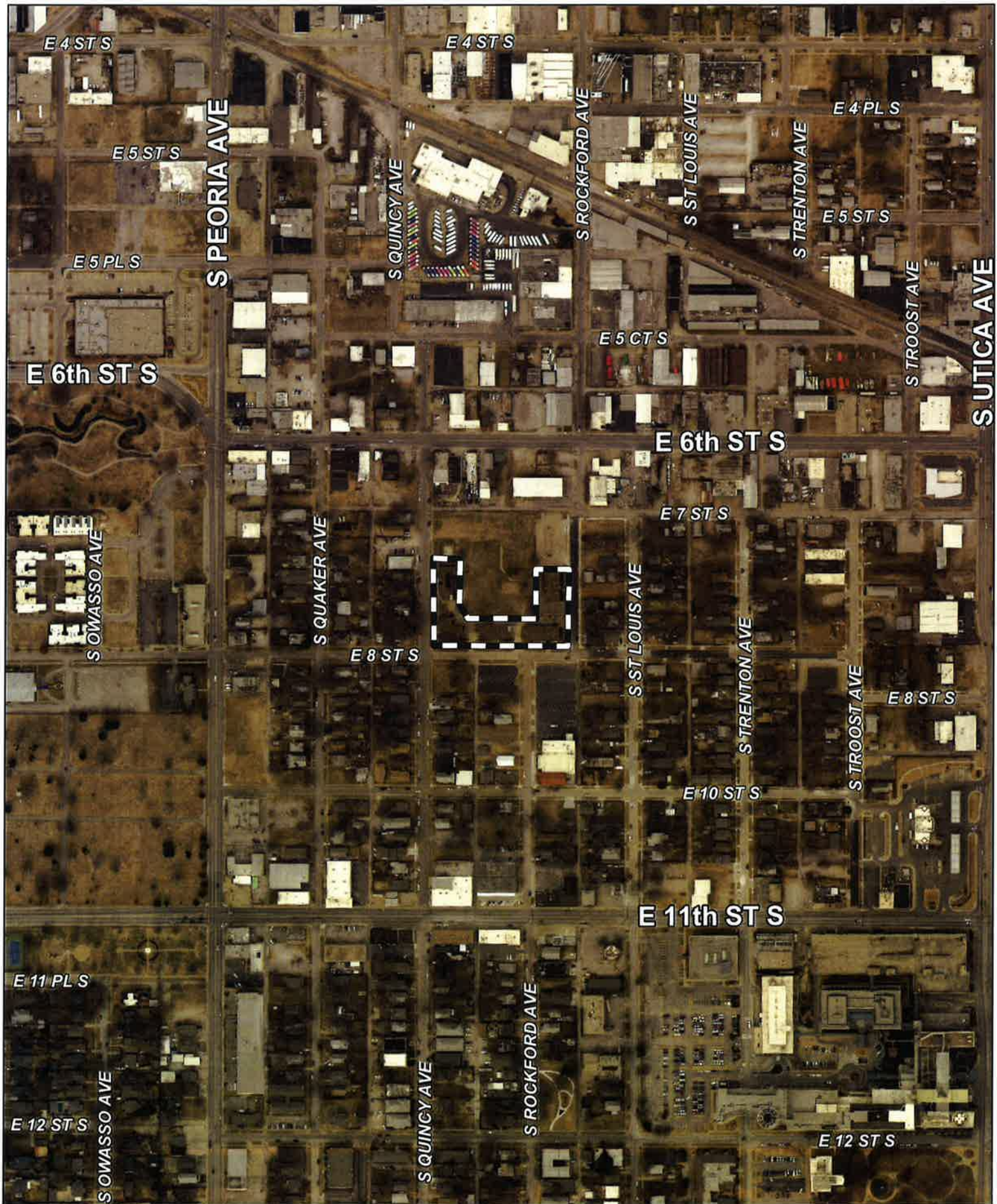


**Z-7557**

19-13 06







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Subject  
Tract

**Z-7557**

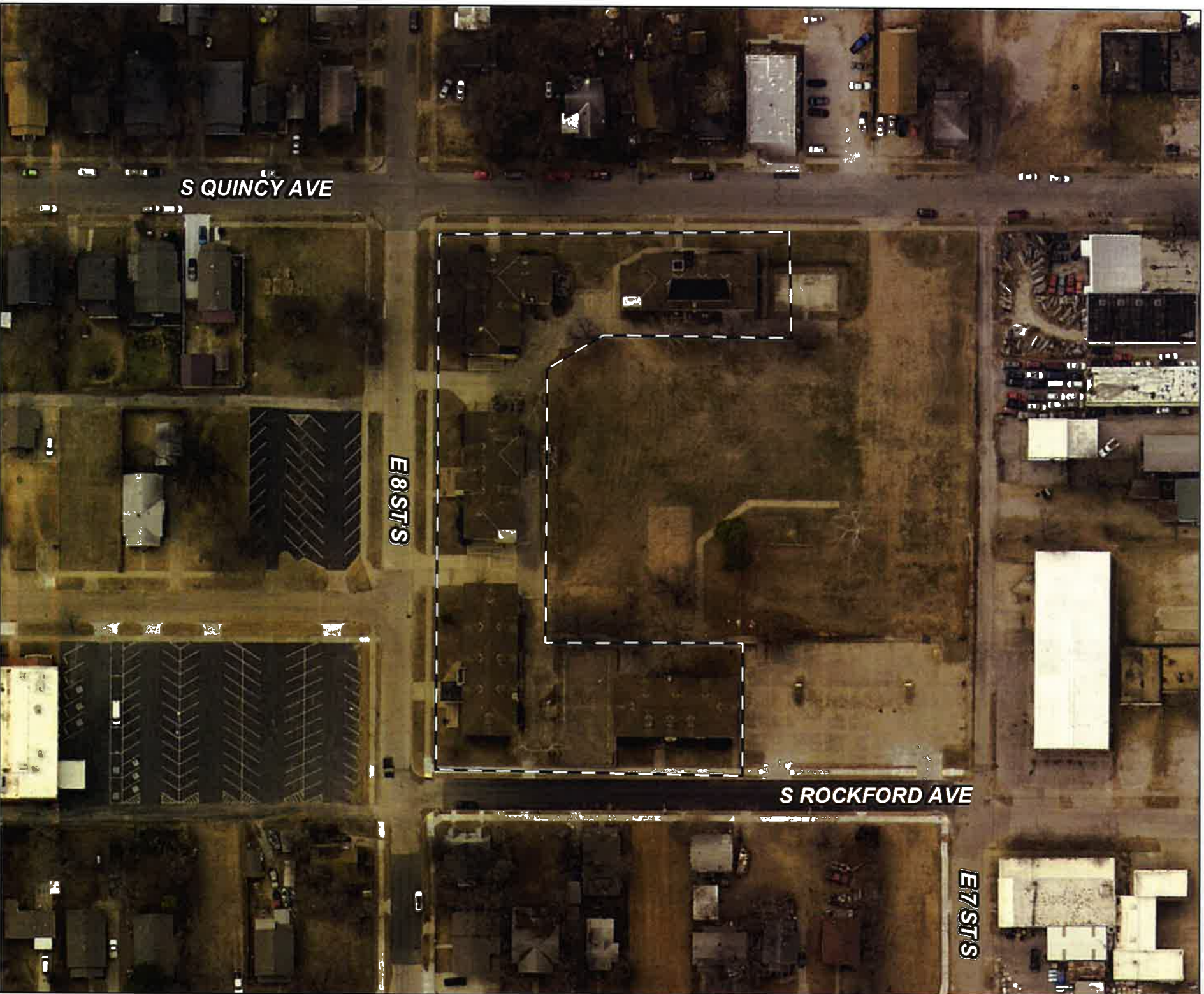
19-13 06

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

Aerial Photo Date: February 2018







S QUINCY AVE

E 8TH ST

S ROCKFORD AVE

E 7TH ST



Subject  
Tract

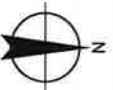
**Z-7557**

19-13 06

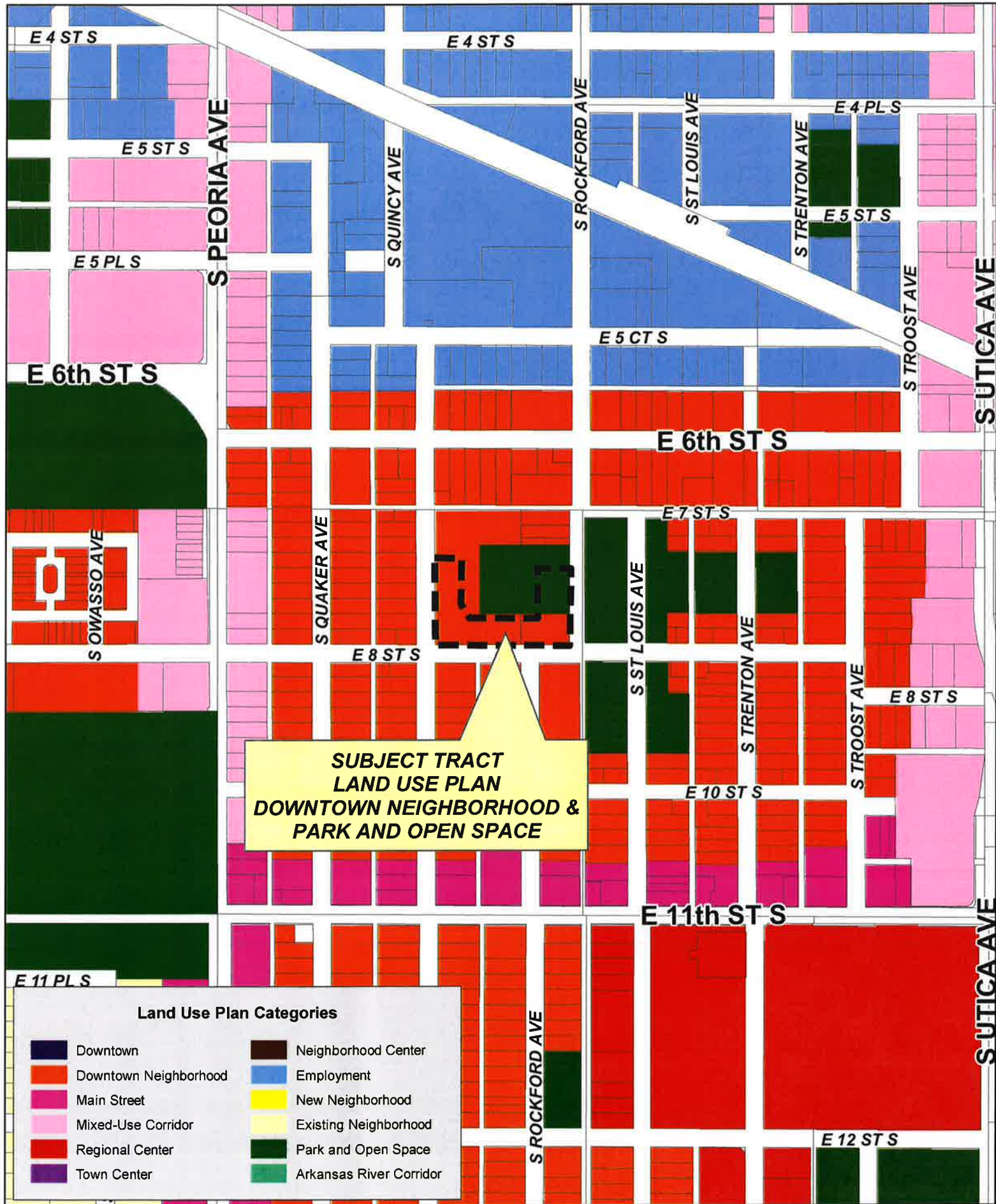
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

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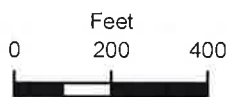
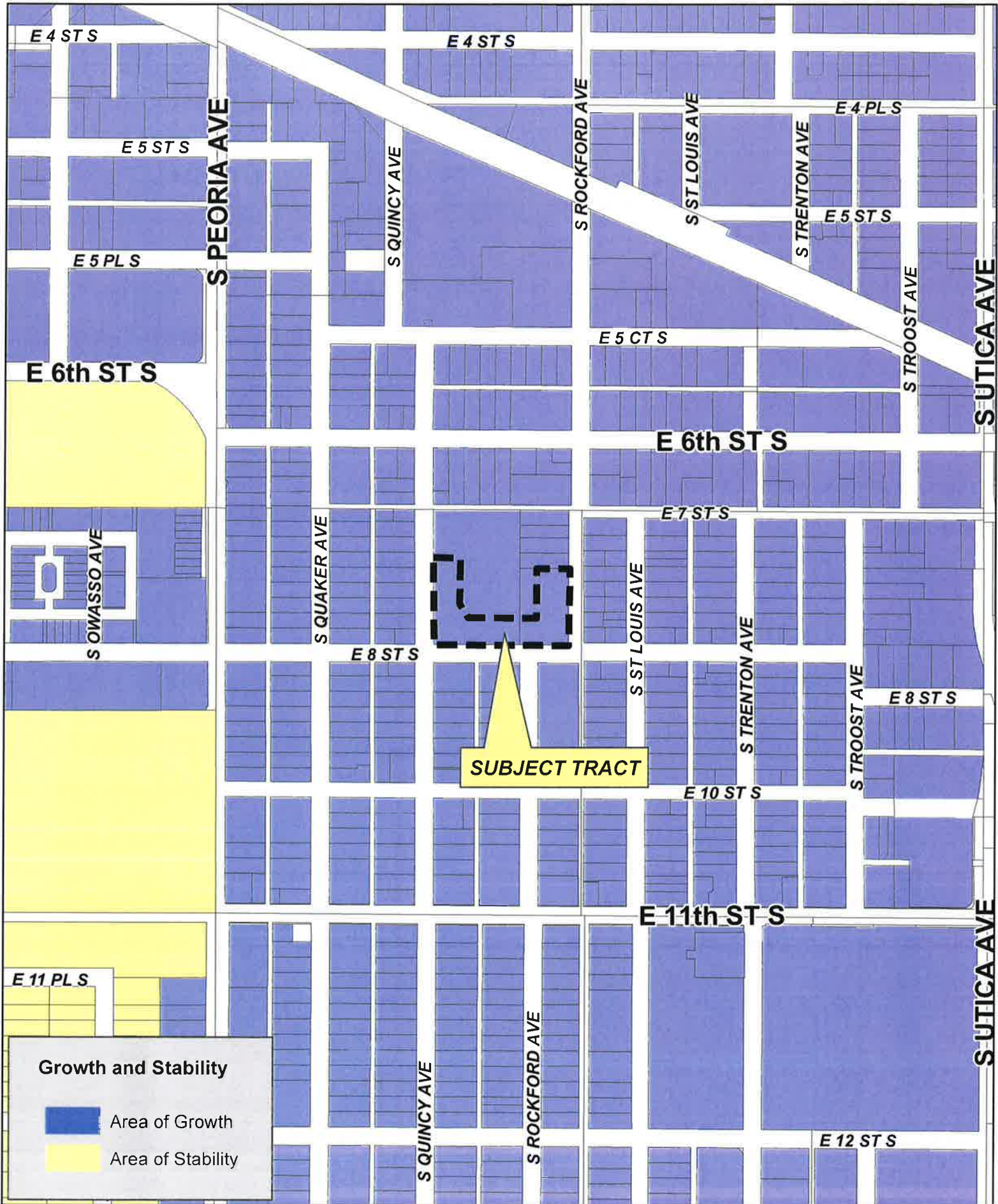
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**Z-7557**

19-13 06





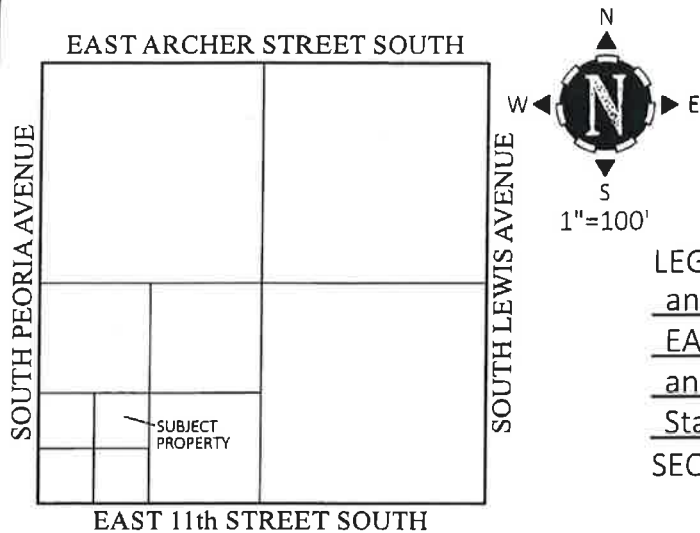


**Z-7557**

19-13 06



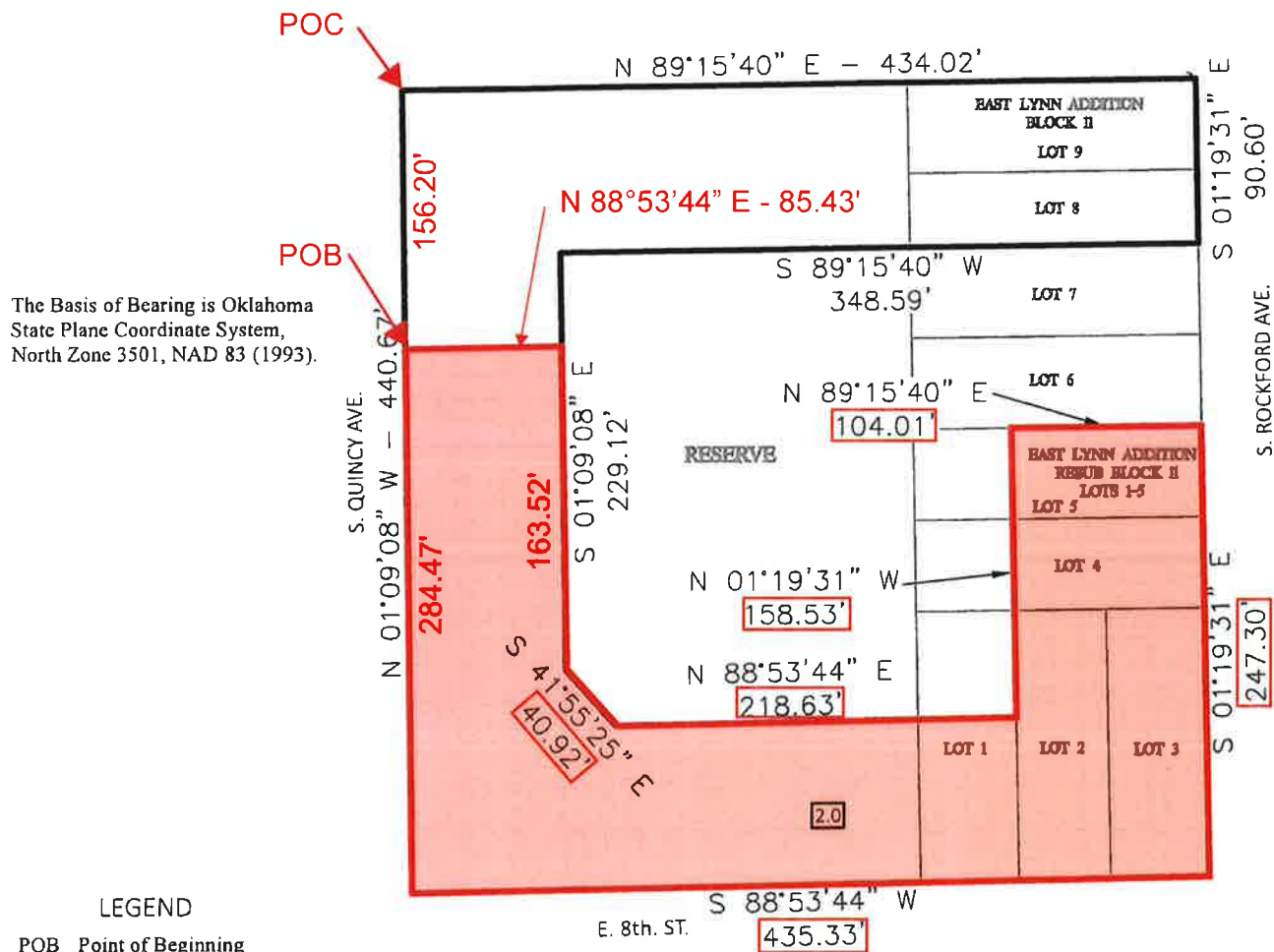




LEGAL DESCRIPTION: A part of Block 11 and  
and Reserve, EAST LYNN ADDITION and part of  
EAST LYNN ADDITION RESUB BLOCK 11, Lots 1-5,  
an Addition to the City of Tulsa, Tulsa County,  
State of Oklahoma.

SEC 6 T 19 N R 13 E

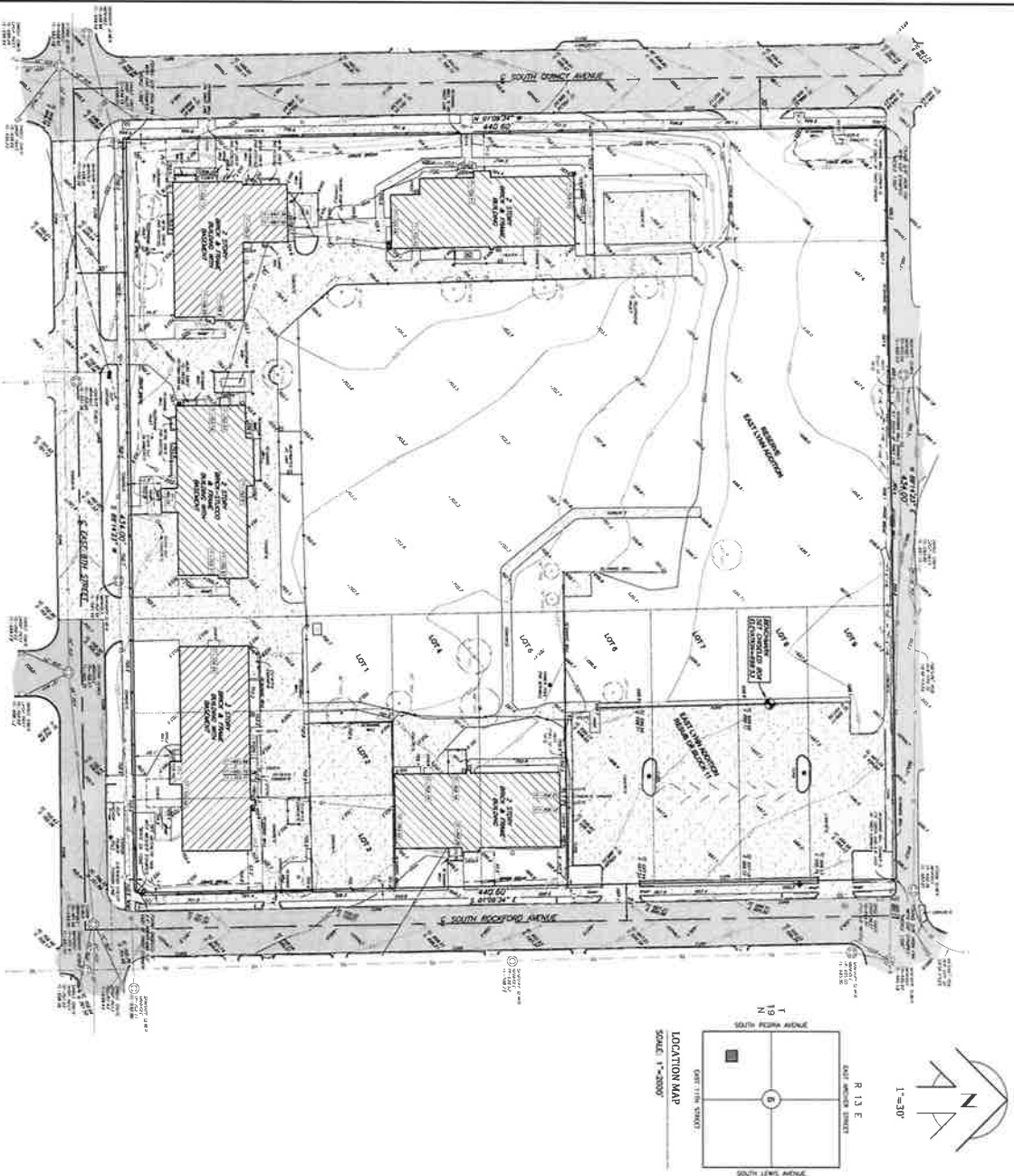
## Laura Dester Shelter / Tulsa Boys Home Renovation Area of RM-3 Rezoning



### LEGEND

POB Point of Beginning  
 POC Point of Commencement  
 IPSC 3/8" Iron Pin Set w/Cap (#4916)

11.11





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7558

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

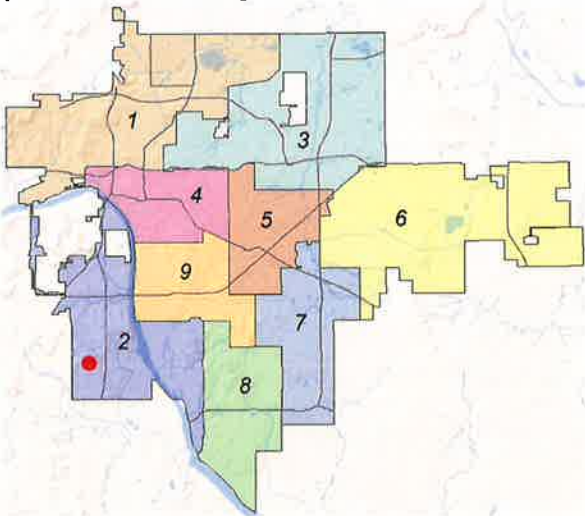
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tulsa City Council

*Property Owner:* Multiple property owners with the last names as follows: Johnson, March, Helmle, Wantiez, Poe, Kay, Black, Butler

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



**Applicant Proposal:**

*Present Use:* Single-family Residential

*Proposed Use:* Single-family Residential

*Concept summary:* This group of zoning request is part of the City Council initiated program to allow AG-R rezoning at no charge to interested property owners in the West Highlands/Tulsa Hills Small Area Plan.

*Tract Size:* 32.62  $\pm$  acres

*Location:* Multiple properties north of the northwest corner of West 81st Street South & South Union Avenue

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* AG-R

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood  
*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8210  
CZM: 51

**City Council District:** 2

*Councilor Name:* Jeannie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith



## SECTION I: Z-7558

**DEVELOPMENT CONCEPT:** This group of zoning request is part of the City Council initiated program to allow AG-R rezoning at no charge to interested property owners in the West Highlands/Tulsa Hills Small Area Plan.

### 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:**

Z-7558 requests AG-R zoning. The parcels will include single households in a detached house. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation in the Comprehensive Plan and in the West Highlands/Tulsa Hills Small Area Plan and,

One of the goals of the West Highlands/Tulsa Hills Small Area Plan included AG-R zoning as an option for rural residential uses recommended by the West Highlands/Tulsa Hills Small Area Plan and,

AG-R zoning is consistent with the provisions identified in an Area of Stability as outlined in the Tulsa Comprehensive Plan, and is consistent with the large lot neighborhood character expected in the small area plan and,

AG-R zoning allows a lot density that is consistent with the existing and expected land use pattern in the area north of West 81<sup>st</sup> Street South and west of South Union Avenue. A much greater lot density is allowed in this area and was established in 1970 without sanitary sewer availability. The existing zoning in those areas would allow property to be developed with RS-3 lots with a minimum of 6900 square feet when connected to a sanitary sewer system. The City of Tulsa has recently completed sanitary sewer construction south of this site that would allow much greater density on property that is currently zoned RS-3 and,

City Council has initiated a voluntary rezoning program for property owners to rezone properties in this area to AG-R at no cost, this request is part of that program. The lot setbacks and building regulations included in the property included in this AG-R request meet or exceed the standards defined in the Tulsa Zoning Code therefore,

Staff recommends **Approval** of Z-7558 to rezone properties from RS-3 to AG-R.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The property owners have taken advantage of voluntarily rezoning opportunities for their parcels to AG-R to establish neighborhood stability for large lots consistent with the West Highlands/Tulsa Hills Small Area Plan.*

*Within the West Highlands/Tulsa Hills Small Area Plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for*

12.2

*local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. Without using an optional development plan or recommending a larger lot zoning designation staff does not have any regulatory method to support the visioning concepts illustrated in the plan.*

#### Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

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

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

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

#### Transportation Vision:

*Major Street and Highway Plan:*

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

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

*Trail System Master Plan Considerations:* None that affect site development

Small Area Plan: West Highlands Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan

12.3

Historic Preservation Overlay: None

**DESCRIPTION OF EXISTING CONDITIONS:**

Staff Summary: All the parcels included in this application are one acre or larger and are currently zoned RS-3.

Environmental Considerations: None that would affect rezoning considerations for a larger lot.

**Streets:**

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Union Avenue	Secondary Arterial w/multi modal corridor	100 feet	2
South 28 <sup>th</sup> West Avenue	None	50 feet	2
South 26 <sup>th</sup> West Avenue	Residential Collector	60 feet	2
South 24 <sup>th</sup> West Avenue	None	50 feet	2
South Yukon Avenue	None	50 feet	2
South Xenophon Avenue	None	50 feet	2
West 77 <sup>th</sup> Street South	None	50 feet	2
West 78 <sup>th</sup> Street South	Residential Collector	60 feet	2

**Utilities:**

The subject tract has municipal water 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	AG, PUD/RS-3, and RS-3	Existing Neighborhood	Stability	Single Family
East	PUD-636/CO east of Union and RS-3 west of Union	Existing Neighborhood	Growth east of Union. Stability west of Union	Office Building east of Union and single-family residential west of Union
South	RS-3	Existing Neighborhood	Stability	Single Family
West	RS-3	Existing Neighborhood	Stability	Single Family

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26<sup>th</sup>, 1970 established zoning for the subject property.

12.4



**Subject Property:**

No Relevant History.

**Surrounding Property:**

**BOA-19134 July 2001:** The Board of Adjustment **approved** a *Variance* of the required 30' frontage on a public street or right-of-way to 0' to allow construction of a new dwelling on a private street, finding that all of the lots are five acres or greater and the Board has approved the same variance in the past, on property located south of the southeast corner of West 73<sup>rd</sup> Street South and 33<sup>rd</sup> West Avenue.

**PUD-636/Z-4825-SP-1/Z-5457-SP-2 September 2000:** All concurred in **approval** of a proposed *Planned Unit Development/ Corridor Site Plan* on a 108± acre tract of land for Single-family detached dwellings in Development Area A, Multi-family dwellings in Development areas B, C, D, and E, and commercial uses on development areas F and G, on property located at the northeast corner of US Highway 75 and West 81<sup>st</sup> Street South.

**PUD-606 April 1999:** All concurred in **approval** of a proposed *Planned Unit Development* on a 30± acre tract of land for 10 Single-family detached homes, per staff recommendation, on property located south of the southwest corner of West 71<sup>st</sup> Street and South Union.

**BOA-18163 September 1998:** The Board of Adjustment **approved** a *Variance* of the required 30' frontage on a public street to 25', noting that it is an oddly shaped tract with only 25' of frontage, on property located west of the southwest corner of West 73<sup>rd</sup> Street South and South 26<sup>th</sup> West Avenue.

**BOA-17497 September 1997:** The Board of Adjustment **approved** a *Variance* of the public street frontage requirement (tract derives access from an improved private street), finding that the applicant by the letter of the Code meets the 30' access requirement, but from the practical aspect the development code does not meet the 30' access requirement, on property located southeast of the southwest corner of West 73<sup>rd</sup> and 33<sup>rd</sup> West Avenue.

**BOA-17048 May 1995:** The Board of Adjustment **approved** a *Variance* of the required minimum 30' of frontage on a public street or dedicated ROW for 3 separate abutting parcels, per plan submitted, on property located southeast corner of West 73<sup>rd</sup> Street South and South 33<sup>rd</sup> West Avenue.

**BOA-15898 December 1991:** The Board of Adjustment **approved** a *Variance* of the required 30' of frontage on a public street or dedicated right-of-way to 0' to permit access by mutual access agreement, per plot plan submitted, subject to the execution of a mutual access easement, and dedication of necessary easements to serve the lots, on property located at 7500 South Union.

**PUD-159 June 1974:** All concurred in **approval** of a proposed *Planned Unit Development* on a 597.2± acre tract of land for a golf course, commercial, and residential development, with the residential development consisting of Single-family detached, Single-family attached, and apartments, on property located between 61<sup>st</sup> and 71<sup>st</sup> Street and Union Avenue.





0 Feet 350 700



Subject Tract

**Z-7558**

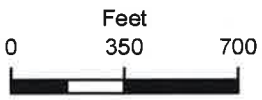
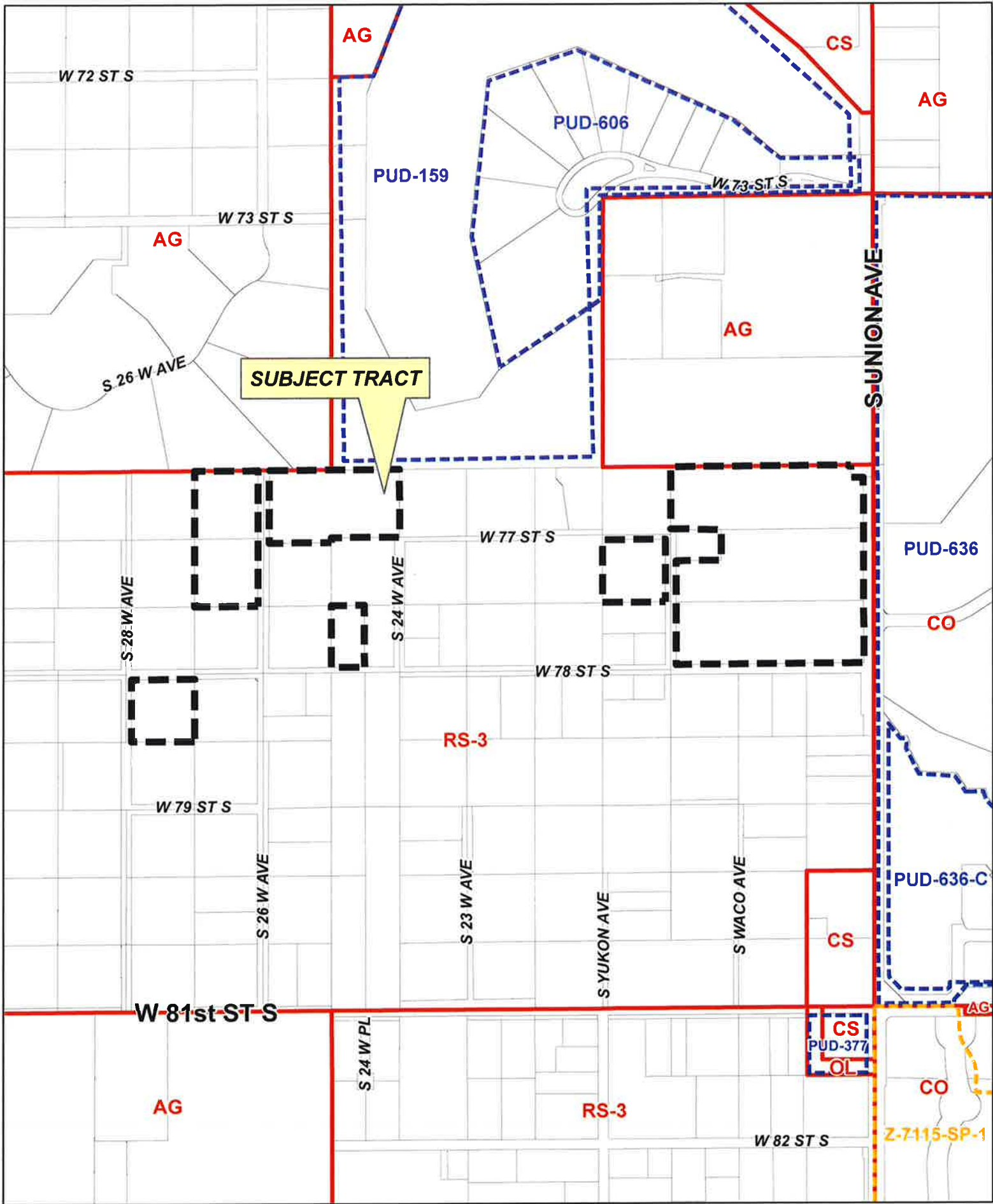
18-12 10

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

Aerial Photo Date: February 2018

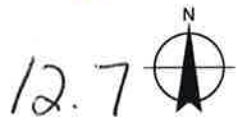






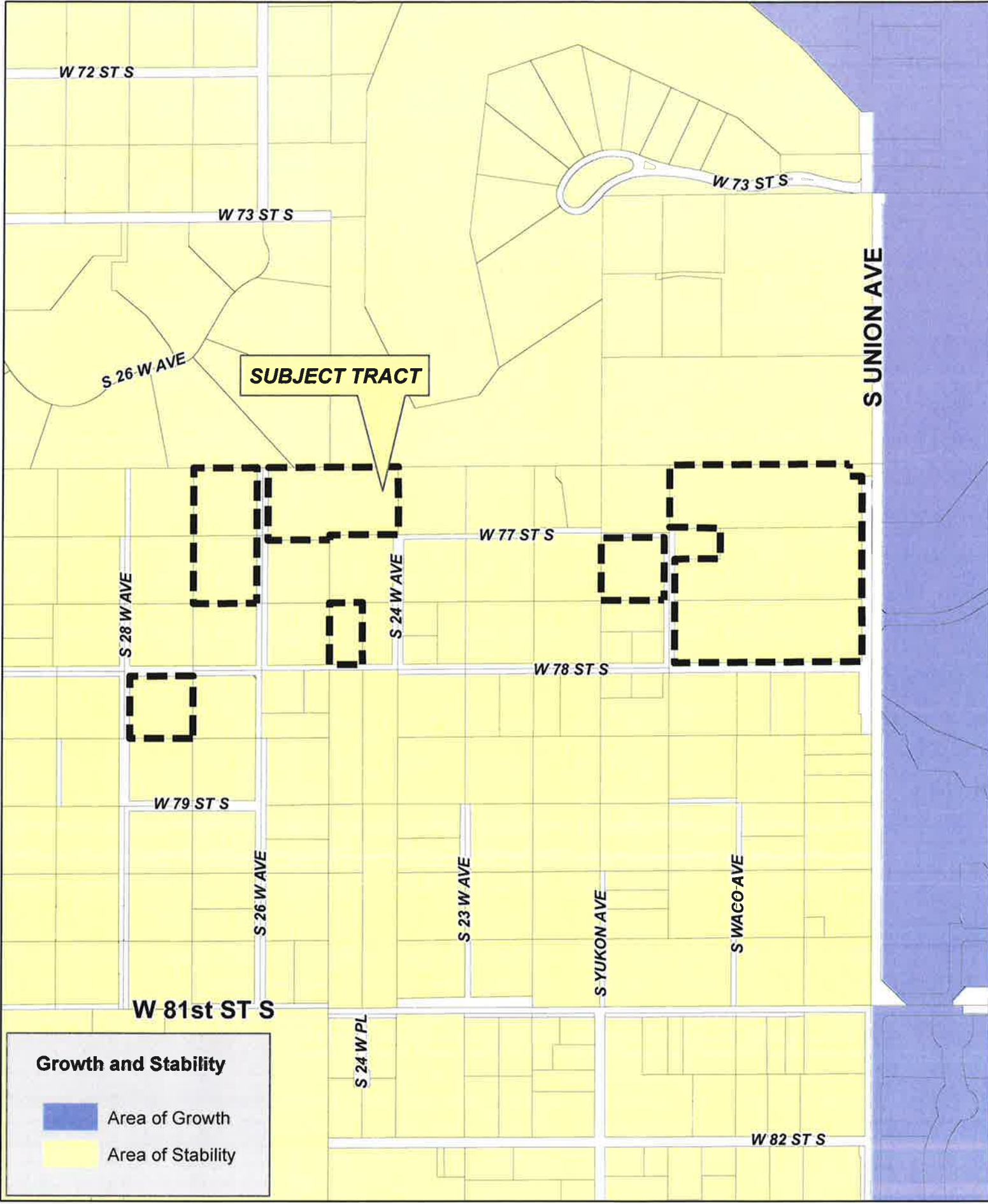
**Z-7558**

18-12 10





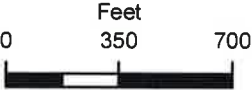






**Growth and Stability**

-  Area of Growth
-  Area of Stability



**Z-7558**

18-12 10









Tulsa Metropolitan Area  
Planning Commission

**Case :** Alan Farms

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

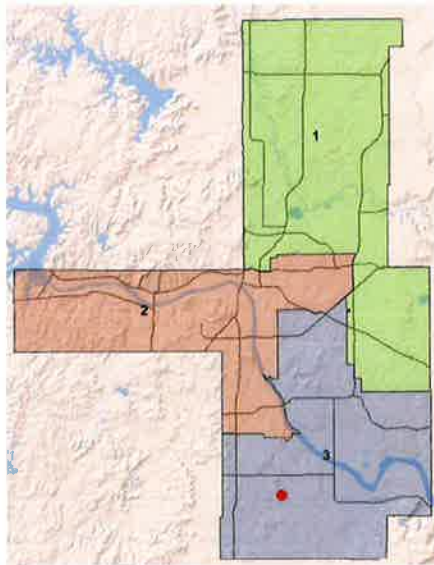
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Select Design, Ryan McCarty

*Owner:* CJ Land Investments, LLC

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



**Applicant Proposal:**

Minor Subdivision Plat

*3 lots, 1 block, 16.27 ± acres*

*Location:* South of the southeast corner of  
East 161<sup>st</sup> Street South and South Lewis  
Avenue

**Zoning:** AG-R (Agriculture – Residential)

**Staff Recommendation:**

Staff recommends **approval** of the minor  
subdivision plat

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Minor Subdivision Plat

## MINOR SUBDIVISION PLAT

### Alan Farms – (Tulsa County)

South of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue

This plat consists of 3 lots, 1 block on 16.27 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

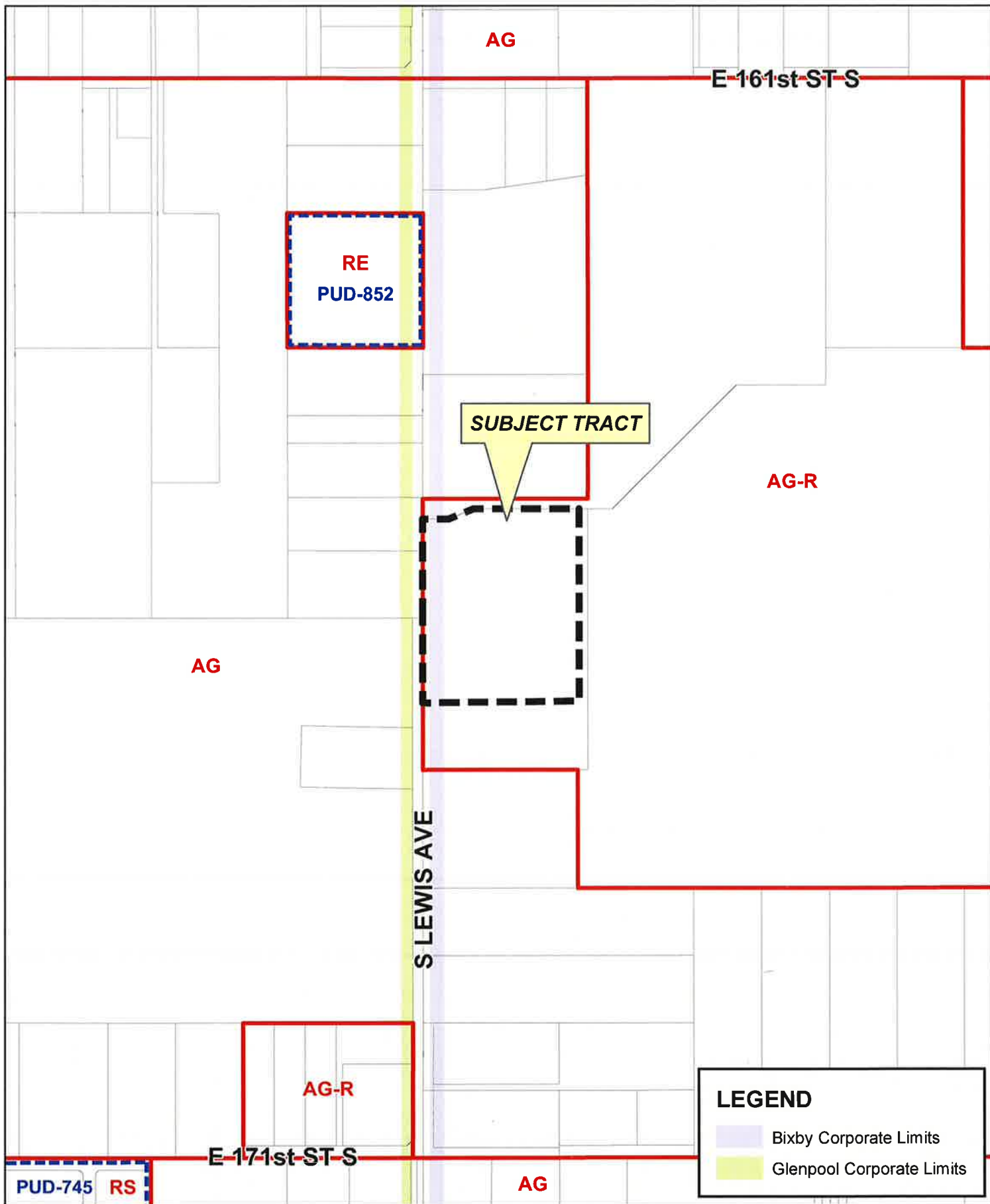
1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** Approved as submitted.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was submitted.

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

1. None Requested

Staff recommends **APPROVAL** of the minor subdivision plat subject to the requirements of the Subdivision & Development Regulations.

13.2



# ALAN FARMS

17-13 29

13.3





E 161st ST S

S LEWIS AVE

E 171st ST S

0 Feet 300 600



Subject  
Tract

**ALAN FARMS**

17-13 29

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

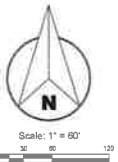
Aerial Photo Date: February 2018



13.4

## Coyote Crossing

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.



### Legend

B/L → BUILDING SETBACK LINE  
L.N.A. → LIMITS OF NO ACCESS  
U/E → UTILITY EASEMENT  
S/N → STREET ADDRESS

### Driveway Summary Table

DRIVEWAY LOCATION		MINIMUM PIPE SIZE
BLOCK 1	1	18" RCP OR 24" CGMP
	2	24" RCP OR 30" CGMP
	3	24" RCP OR 30" CGMP

NOTE: MINIMUM PIPE SLOPE = 0.75%

FINAL PLAT  
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED  
BY THE TULSA METROPOLITAN AREA PLANNING  
COMMISSION ON

TMAPCANGOG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN  
THE OFFICE OF THE COUNTY CLERK ON OR BEFORE

COUNTY ENGINEER

COUNTY TREASURER STAMP

**Key Terms**

DATE PREPARED: 5/6/2005

GROSS SUBDIVISION AREA 705 708 66 SF / 16 27 ACRES

BASES OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 2001 ON NORTH, NAD83, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF S28-T17N-R13E AS NORTH 01°10'14" WEST

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 16" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAS848"

ADD MONUMENT "583", 58" REBAR W/ 1/2" ALUMINUM CAP AT 23.95' NORTH AND 31.01' EAST OF THE NW SECTION CORNER.

Address

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C040L, OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



DETAIL 'A'  
TYPICAL SHARED DRIVEWAY DETAIL  
SCALE 1"=20'

**GJ LAND INVESTMENTS, LLC**  
21730 VILLAGIO DRIVE  
EDMOND, OKLAHOMA 73012  
PHONE (405) 626-4364  
MR. CHAD FORD

FRITZ LAND SURVEYING, LLC  
2017 WEST 91ST STREET  
TULSA, OKLAHOMA 74112  
PHONE (918) 231-0575  
EMAIL [frizlandsurveying@gmail.com](mailto:frizlandsurveying@gmail.com)  
C.A.#5648 EXPIRES 6-30-2020

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15557  
DEL CITY, OKLAHOMA 73155  
PHONE (405) 234-0880  
ahale@engineeredbydesignpro  
C.A. # 7655 EXPIRES 6-30-2020

13.5







## Unplatted

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

### Subdivision Statistics

GROSS SUBDIVISION AREA: 708,708.66 SF / 16.27 ACRES

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3501 OK NORTH, NAD83, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF S29-T17N-R13E AS NORTH 01°10'14" WEST.

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CAS948".

ADS MONUMENT "553", 5/8" REBAR W/ 1-1/2" ALUMINUM CAP AT 23.95' NORTH AND 31.01' EAST OF THE NW SECTION CORNER.

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

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0440, - OCTOBER 18, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



CJ LAND INVESTMENTS, LLC  
21730 VILLAGIO DRIVE  
EDMOND, OKLAHOMA 73012  
PHONE: (405) 626-4364  
MR. CHAD FORD

FRITZ LAND SURVEYING, LLC  
2017 WEST 91ST STREET  
TULSA, OKLAHOMA 74132  
PHONE: (918) 231-0575  
EMAIL: [fritzlandsurveying@gmail.com](mailto:fritzlandsurveying@gmail.com)  
C.A. # 5448, EXPIRES: 6-30-2020

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15567  
DEL CITY, OKLAHOMA 73155  
PHONE: (405) 234-0980  
ahwies@enginedbydesign.pro  
C.A. # 7855 EXPIRES 6-30-2020



BL - BUILDING SETBACK LINE  
L.N.A. - LIMITS OF NO ACCESS  
UE - UTILITY EASEMENT  
S.A. - STREET ADDRESS

DRIVEWAY LOCATION		MINIMUM PIPE SIZE
BLOCK 1	1	18" RCP OR 24" CGMP
	2	24" RCP OR 30" CGMP
	3	24" RCP OR 30" CGMP

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED  
BY THE TULSA METROPOLITAN AREA PLANNING  
COMMISSION ON

TMAPC/INCOG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN  
THE OFFICE OF THE COUNTY CLERK ON OR BEFORE

COUNTY ENGINEER

COUNTY TREASURER STAMP





Tulsa Metropolitan Area  
Planning Commission

**Case :** Easton Estates

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

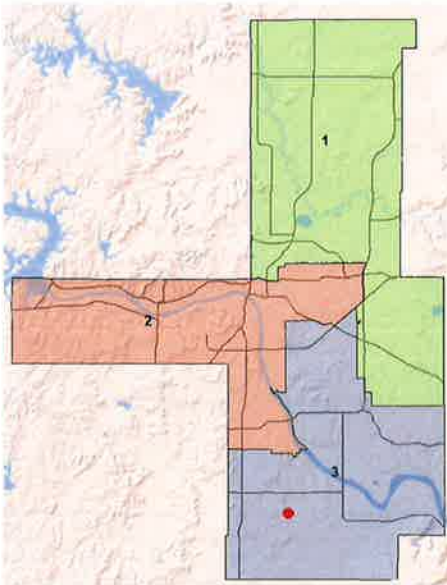
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Select Design, Ryan McCarty

*Owner:* CJ Land Investments, LLC

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



**Applicant Proposal:**

Preliminary Plat

*35 lots, 7 blocks, 67.16 ± acres*

*Location:* South of the southeast corner of  
East 161<sup>st</sup> Street South and South Lewis  
Avenue

**Zoning:** AG-R (Agriculture – Residential)

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary subdivision plat

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Site Map, Aerial, Preliminary Plat

14.1



## PRELIMINARY PLAT

### Easton Estates – (Tulsa County)

South of the southeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue

This plat consists of 35 lots, 7 blocks on 67.16 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

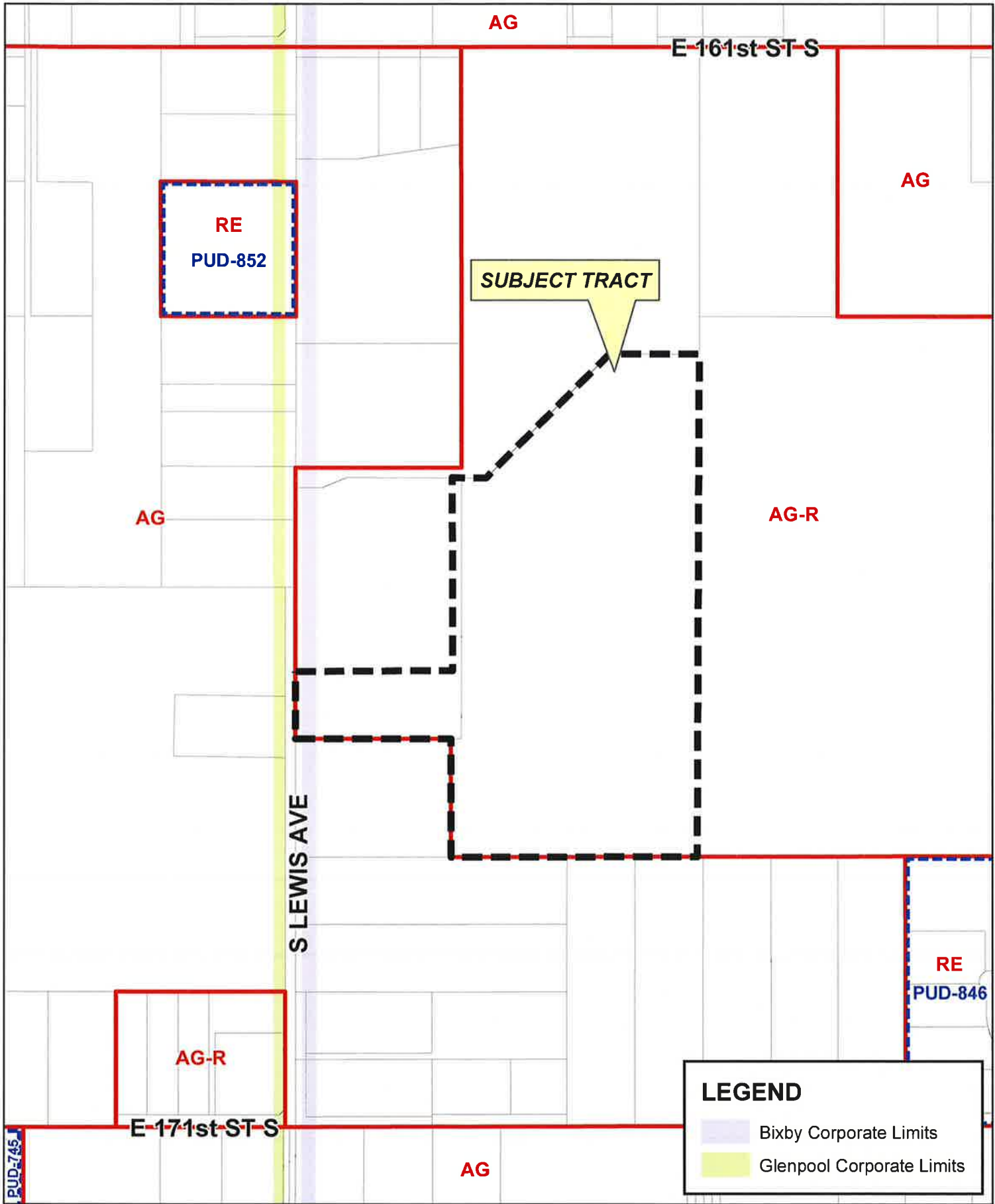
1. **Zoning:** Property is zoned AG-R. All lots will be required to comply with the Tulsa County Zoning Code, AG-R bulk and area requirements.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** New street construction and drainage/detention required to comply with Tulsa County standards. County Engineer must release final plat prior to approval.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Release letter from RWD2 required prior to final plat approval.
5. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release letters required to be provided by all franchise utility providers serving the subdivision prior to approval of a final plat. Certificate of Records for oil & gas activity provided by the Oklahoma Corporation Commission required prior to final plat approval.

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

1. None Requested

Staff recommends **APPROVAL** of the preliminary plat subject to the conditions provided by the Technical Advisory Committee and the requirements of the Subdivision & Development Regulations.

14.2



AG

E 161st ST S

AG

RE

PUD-852

SUBJECT TRACT

AG

AG-R

S LEWIS AVE

AG-R

E 171st ST S

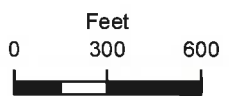
AG

RE

PUD-846

**LEGEND**

- Bixby Corporate Limits
- Glenpool Corporate Limits



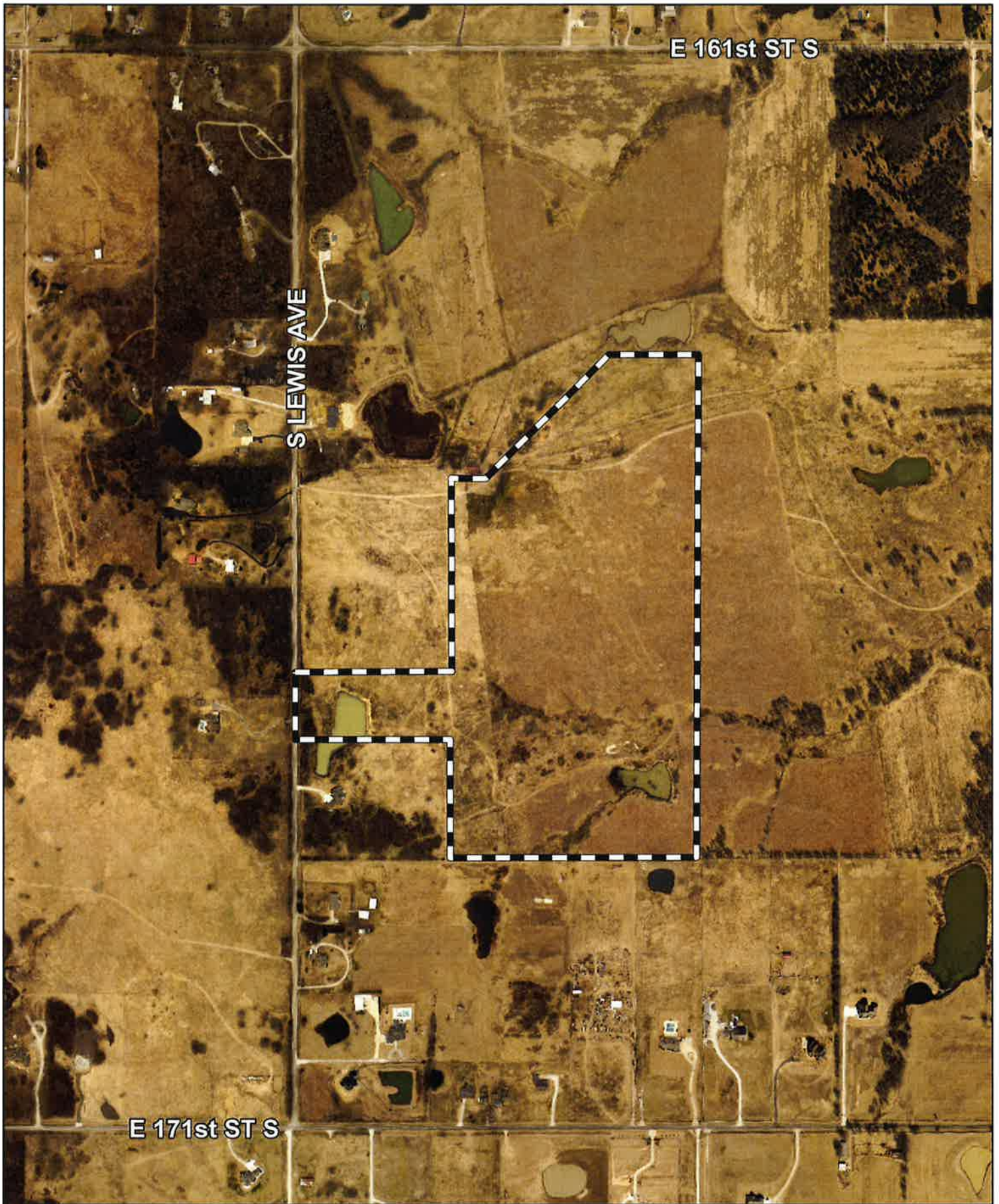
**EASTON  
ESTATES**

17-13 29

14.3







E 161st ST S

S LEWIS AVE

E 171st ST S

0 Feet 300 600



Subject  
Tract

**EASTON  
ESTATES**

17-13 29

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

Aerial Photo Date: February 2018

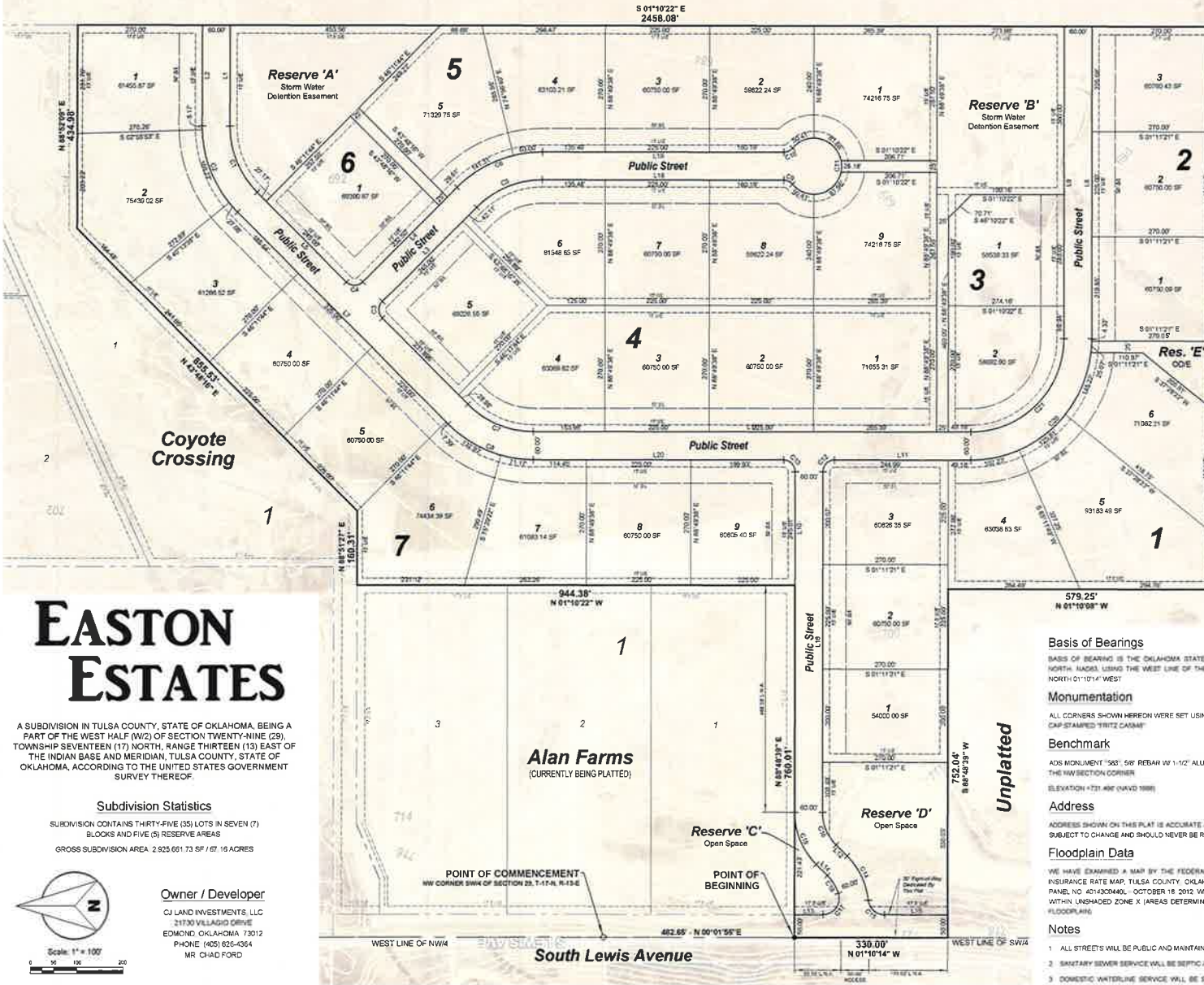


14.4



# PRELIMINARY PLAT

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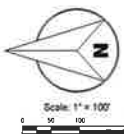


## EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

### Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS  
GROSS SUBDIVISION AREA: 2,925.661.73 SF / 67.16 ACRES



### Owner / Developer

CJ LAND INVESTMENTS, LLC  
21730 VILLAGE DRIVE  
EDMOND, OKLAHOMA 73012  
PHONE: (405) 625-4264  
MR. CHAD FORD

**Alan Farms**  
(CURRENTLY BEING PLATTED)

POINT OF COMMENCEMENT  
NW CORNER SW/4 OF SECTION 29, T-17-N, R-13-E

POINT OF BEGINNING

South Lewis Avenue

### Line Table

LINE	BEARING	DISTANCE
1	N 88° 52' 00" E	273.36
2	N 88° 52' 00" E	273.36
3	N 48° 11' 44" W	287.11
4	N 48° 11' 44" W	287.11
5	S 43° 48' 18" W	272.17
6	S 43° 48' 18" W	272.17
7	N 43° 48' 18" E	282.67
8	N 43° 48' 18" E	282.67
9	N 88° 48' 30" E	245.01
10	N 88° 48' 30" E	245.01
11	S 01° 10' 22" E	339.38
12	S 01° 10' 22" E	339.38
13	N 01° 10' 22" W	138.17
14	N 01° 10' 22" W	138.17
15	N 88° 48' 30" E	273.36
16	N 88° 48' 30" E	273.36
17	S 01° 10' 22" E	339.38
18	S 01° 10' 22" E	339.38
19	N 01° 10' 22" W	138.17
20	N 01° 10' 22" W	138.17

### Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C2	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C3	38.27	25.00	90° 00' 00" E	S 88° 42' 18" W	35.36
C4	38.27	25.00	90° 00' 00" E	S 01° 11' 44" E	35.36
C5	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C6	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C7	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C8	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C9	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C10	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C11	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C12	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C13	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C14	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C15	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C16	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C17	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C18	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C19	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C20	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C21	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C22	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C23	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C24	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C25	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C26	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C27	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C28	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37
C29	133.31	200.00	43° 25' 52" E	S 88° 20' 12" W	153.28
C30	204.52	200.00	43° 25' 52" E	S 88° 20' 12" W	188.37

### Surveyor

FRITZ LAND SURVEYING, LLC  
2811 WEST 81ST STREET  
TULSA, OKLAHOMA 74135  
PHONE: (918) 231-0575  
EMAIL: fritzlandsurveying@gmail.com  
C.A. # 55648 EXPIRES 6-30-2020

### Engineer

ENGINEERED BY DESIGN, PLLC  
P.O. BOX 1590  
DEL CITY, OKLAHOMA 73155  
PHONE: (405) 234-0960  
EMAIL: eng@engineeredbydesign.com  
C.A. # 75055 EXPIRES 6-30-2020

### Legend

BL - BUILDING SETBACK LINE  
L.N.A. - LIMITS OF NO ACCESS  
ODE - OVERLAND DRAINAGE EASEMENT  
US - UTILITY EASEMENT  
SA - STREET ADDRESS  
ODE LWTS

### FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON \_\_\_\_\_

T/MARCH/COG OFFICIAL

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE \_\_\_\_\_

COUNTY ENGINEER

COUNTY TREASURER STAMP

### Basis of Bearings

BASES OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, ZONE 3601 OK NORTH, HAZEL, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE AS NORTH 01°10'14" WEST

### Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ LAND"

### Benchmark

ADS MONUMENT "505" 505' REBAR W/ 1-1/2" ALUMINUM CAP AT 23.89 NORTH AND 31.01 EAST OF THE NW SECTION CORNER  
ELEVATION = 721.486 (NAVD 83)

### Address

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

### Floodplain Data

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 401-0204-0000, OCTOBER 18, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

### Notes

1. ALL STREETS WILL BE PUBLIC AND MAINTAINED BY TULSA COUNTY.
2. SANITARY SEWER SERVICE WILL BE SEPTIC AND MAINTAINED BY INDIVIDUAL LOT OWNERS.
3. DOMESTIC WATERLINE SERVICE WILL BE SUPPLIED AND MAINTAINED BY CREEK COUNTY RURAL WATER DISTRICT NO. 2.

Easton Estates  
Sheet 1 of 2

DATE PREPARED: 5/6/2020

14.5





24. HOMEOWNER COMPLIANCE  
EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY OR LOCAL LAWS, STATUTES, ORDINANCES, RULES AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNERS PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, AND HEALTH AND SAFETY ISSUES.

25. LEASING/RENTING RESIDENCE  
IN THE EVENT AN OWNER LEASES THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY TENANT(S) OF THE EXISTENCE OF EASTON ESTATES HOMEOWNERS ASSOCIATION AND RECEIVE WRITTEN APPROVAL FROM THE EASTON ESTATES HOMEOWNERS ASSOCIATION, AND THE TERMS AND CONDITIONS AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. A COPY OF THE COVENANTS SHALL BE PROVIDED BY OWNER TO TENANT(S). THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT(S) SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HEREIN AND SHALL PROVIDE THE UNDERSIGNED OWNER AND THE THEN PRESIDENT OF THE ASSOCIATION WITH THE NAME AND PHONE NUMBER OF THE TENANT(S) AND THE ADDRESS AND PHONE NUMBER WHERE THE LOT OWNER CAN BE CONTACTED IN THE EVENT ANY PROBLEMS REGARDING COMPLIANCE WITH THE COVENANTS OR OTHER REQUIREMENTS SET FORTH HEREIN OCCUR. OWNER ACKNOWLEDGES THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE COVENANTS IS THE OWNERS ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT(S) AND ANY ACTION OR INACTION ON THE PART OF THE TENANT(S).

26. RESIDENCY  
NO STRUCTURE OTHER THAN A DWELLING SHALL BE USED AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.

27. CHIMNEYS  
ALL CHIMNEYS SHALL HAVE AN ARCHITECTURAL COMMITTEE APPROVED SINGLE STYLE TERMINATOR CAP.

28. REPAIRABLE VEHICLES  
NO OWNER OF A LOT, OR THE TENANT, OWNER, OR OTHER PERSON SHALL REPAIR OR RESTORE ANY TYPE OF VEHICLE, BOAT OR RV UPON ANY LOT EXCEPT FOR EMERGENCY REPAIRS THEREON AND THEN ONLY TO THE EXTENT NECESSARY TO ENABLE MOVEMENT THEREOF TO A PROPER REPAIR FACILITY.

THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUED AS AN ENTIRETY AND THE ENTIRETY OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PROVISION, CLAUSE OR PROVISION HEREIN CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID OR UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE OWNER OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY GIVEN RESTRICTION, COVENANT, OR CONDITION, AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS. IN MATTERS PERTAINING TO THE APPEALANCE OF SPECIFIC DECISIONS OF THE EASTON ESTATES OR THE OVERALL APPEARANCE OF EASTON ESTATES SUBDIVISION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS, OR DOING THE STANDARD TO BE USED IN THE EVENT A COVENANT BECOMES INVALID OR UNENFORCEABLE.

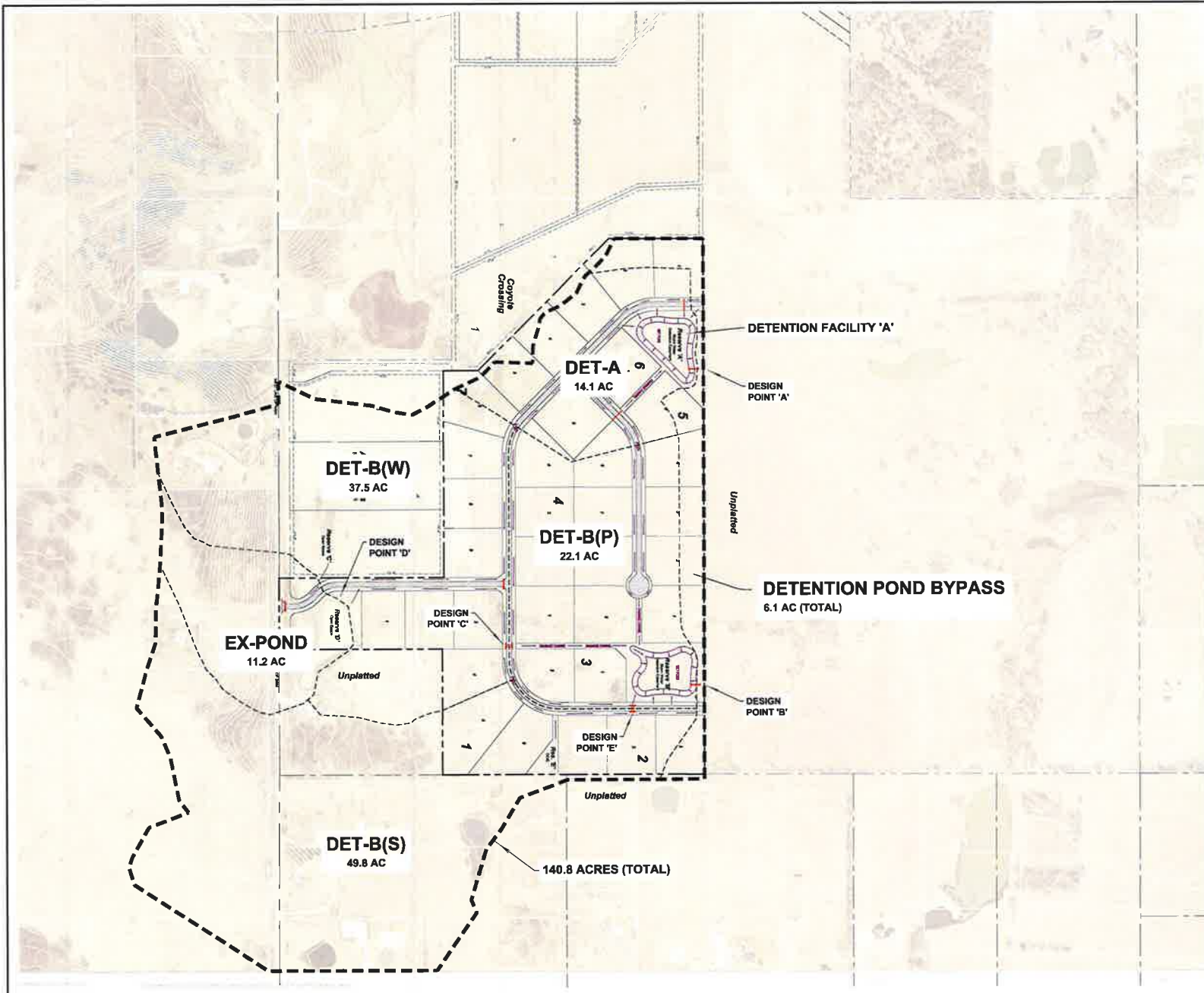
THE OWNER/DEVELOPER OF EASTON ESTATES RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINDER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS CONTAINED IN THIS SECTION BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE TULSA COUNTY CLERK'S SUBSEQUENT TO THE FORMATION OF EASTON ESTATES HOMEOWNERS ASSOCIATION. THE OWNER/DEVELOPER MAY ASSIGN THIS RESERVATION TO THE ASSOCIATION. HOWEVER, THE BYLAWS OF THE ASSOCIATION SHALL PROVIDE THAT A (ANY) COVENANT SHALL NOT BE CHANGED OR ABOLISHED UNLESS APPROVED BY SIXTY PERCENT OF THE MEMBERS OF THE ASSOCIATION.

### SECTION III. HOMEOWNERS' ASSOCIATION

#### A. FORMATION OF HOMEOWNER ASSOCIATION

THE HOMEOWNERS ASSOCIATION, KNOWN AS EASTON ESTATES HOMEOWNERS ASSOCIATION (THE ASSOCIATION), AN OKLAHOMA NOT-FOR-PROFIT CORPORATION HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO §§ 5-101, 5-102, 5-103, 5-104, 5-105, 5-106, 5-107, 5-108, 5-109, 5-110, 5-111, 5-112, 5-113, 5-114, 5-115, 5-116, 5-117, 5-118, 5-119, 5-120, 5-121, 5-122, 5-123, 5-124, 5-125, 5-126, 5-127, 5-128, 5-129, 5-130, 5-131, 5-132, 5-133, 5-134, 5-135, 5-136, 5-137, 5-138, 5-139, 5-140, 5-141, 5-142, 5-143, 5-144, 5-145, 5-146, 5-147, 5-148, 5-149, 5-150, 5-151, 5-152, 5-153, 5-154, 5-155, 5-156, 5-157, 5-158, 5-159, 5-160, 5-161, 5-162, 5-163, 5-164, 5-165, 5-166, 5-167, 5-168, 5-169, 5-170, 5-171, 5-172, 5-173, 5-174, 5-175, 5-176, 5-177, 5-178, 5-179, 5-180, 5-181, 5-182, 5-183, 5-184, 5-185, 5-186, 5-187, 5-188, 5-189, 5-190, 5-191, 5-192, 5-193, 5-194, 5-195, 5-196, 5-197, 5-198, 5-199, 5-200, 5-201, 5-202, 5-203, 5-204, 5-205, 5-206, 5-207, 5-208, 5-209, 5-210, 5-211, 5-212, 5-213, 5-214, 5-215, 5-216, 5-217, 5-218, 5-219, 5-220, 5-221, 5-222, 5-223, 5-224, 5-225, 5-226, 5-227, 5-228, 5-229, 5-230, 5-231, 5-232, 5-233, 5-234, 5-235, 5-236, 5-237, 5-238, 5-239, 5-240, 5-241, 5-242, 5-243, 5-244, 5-245, 5-246, 5-247, 5-248, 5-249, 5-250, 5-251, 5-252, 5-253, 5-254, 5-255, 5-256, 5-257, 5-258, 5-259, 5-260, 5-261, 5-262, 5-263, 5-264, 5-265, 5-266, 5-267, 5-268, 5-269, 5-270, 5-271, 5-272, 5-273, 5-274, 5-275, 5-276, 5-277, 5-278, 5-279, 5-280, 5-281, 5-282, 5-283, 5-284, 5-285, 5-286, 5-287, 5-288, 5-289, 5-290, 5-291, 5-292, 5-293, 5-294, 5-295, 5-296, 5-297, 5-298, 5-299, 5-300, 5-301, 5-302, 5-303, 5-304, 5-305, 5-306, 5-307, 5-308, 5-309, 5-310, 5-311, 5-312, 5-313, 5-314, 5-315, 5-316, 5-317, 5-318, 5-319, 5-320, 5-321, 5-322, 5-323, 5-324, 5-325, 5-326, 5-327, 5-328, 5-329, 5-330, 5-331, 5-332, 5-333, 5-334, 5-335, 5-336, 5-337, 5-338, 5-339, 5-340, 5-341, 5-342, 5-343, 5-344, 5-345, 5-346, 5-347, 5-348, 5-349, 5-350, 5-351, 5-352, 5-353, 5-354, 5-355, 5-356, 5-357, 5-358, 5-359, 5-360, 5-361, 5-362, 5-363, 5-364, 5-365, 5-366, 5-367, 5-368, 5-369, 5-370, 5-371, 5-372, 5-373, 5-374, 5-375, 5-376, 5-377, 5-378, 5-379, 5-380, 5-381, 5-382, 5-383, 5-384, 5-385, 5-386, 5-387, 5-388, 5-389, 5-390, 5-391, 5-392, 5-393, 5-394, 5-395, 5-396, 5-397, 5-398, 5-399, 5-400, 5-401, 5-402, 5-403, 5-404, 5-405, 5-406, 5-407, 5-408, 5-409, 5-410, 5-411, 5-412, 5-413, 5-414, 5-415, 5-416, 5-417, 5-418, 5-419, 5-420, 5-421, 5-422, 5-423, 5-424, 5-425, 5-426, 5-427, 5-428, 5-429, 5-430, 5-431, 5-432, 5-433, 5-434, 5-435, 5-436, 5-437, 5-438, 5-439, 5-440, 5-441, 5-442, 5-443, 5-444, 5-445, 5-446, 5-447, 5-448, 5-449, 5-450, 5-451, 5-452, 5-453, 5-454, 5-455, 5-456, 5-457, 5-458, 5-459, 5-460, 5-461, 5-462, 5-463, 5-464, 5-465, 5-466, 5-467, 5-468, 5-469, 5-470, 5-471, 5-472, 5-473, 5-474, 5-475, 5-476, 5-477, 5-478, 5-479, 5-480, 5-481, 5-482, 5-483, 5-484, 5-485, 5-486, 5-487, 5-488, 5-489, 5-490, 5-491, 5-492, 5-493, 5-494, 5-495, 5-496, 5-497, 5-498, 5-499, 5-500, 5-501, 5-502, 5-503, 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5-647, 5-648, 5-649, 5-650, 5-651, 5-652, 5-653, 5-654, 5-655, 5-656, 5-657, 5-658, 5-659, 5-660, 5-661, 5-662, 5-663, 5-664, 5-665, 5-666, 5-667, 5-668, 5-669, 5-670, 5-671, 5-672, 5-673, 5-674, 5-675, 5-676, 5-677, 5-678, 5-679, 5-680, 5-681, 5-682, 5-683, 5-684, 5-685, 5-686, 5-687, 5-688, 5-689, 5-690, 5-691, 5-692, 5-693, 5-694, 5-695, 5-696, 5-697, 5-698, 5-699, 5-700, 5-701, 5-702, 5-703, 5-704, 5-705, 5-706, 5-707, 5-708, 5-709, 5-710, 5-711, 5-712, 5-713, 5-714, 5-715, 5-716, 5-717, 5-718, 5-719, 5-720, 5-721, 5-722, 5-723, 5-724, 5-725, 5-726, 5-727, 5-728, 5-729, 5-730, 5-731, 5-732, 5-733, 5-734, 5-735, 5-736, 5-737, 5-738, 5-739, 5-740, 5-741, 5-742, 5-743, 5-744, 5-745, 5-746, 5-747, 5-748, 5-749, 5-750, 5-751, 5-752, 5-753, 5-754, 5-755, 5-756, 5-757, 5-758, 5-759, 5-760, 5-761, 5-762, 5-763, 5-764, 5-765, 5-766, 5-767, 5-768, 5-769, 5-770, 5-771, 5-772, 5-773, 5-774, 5-775, 5-776, 5-777, 5-778, 5-779, 5-780, 5-781, 5-782, 5-783, 5-784, 5-785, 5-786, 5-787, 5-788, 5-789, 5-790, 5-791, 5-792, 5-793, 5-794, 5-795, 5-796, 5-797, 5-798, 5-799, 5-800, 5-801, 5-802, 5-803, 5-804, 5-805, 5-806, 5-807, 5-808, 5-809, 5-810, 5-811, 5-812, 5-813, 5-814, 5-815, 5-816, 5-817, 5-818, 5-819, 5-820, 5-821, 5-822, 5-823, 5-824, 5-825, 5-826, 5-827, 5-828, 5-829, 5-830, 5-831, 5-832, 5-833, 5-834, 5-835, 5-836, 5-837, 5-838, 5-839, 5-840, 5-841, 5-842, 5-843, 5-844, 5-845, 5-846, 5-847, 5-848, 5-849, 5-850, 5-851, 5-852, 5-853, 5-854, 5-855, 5-856, 5-857, 5-858, 5-859, 5-860, 5-861, 5-862, 5-863, 5-864, 5-865, 5-866, 5-867, 5-868, 5-869, 5-870, 5-871, 5-872, 5-873, 5-874, 5-875, 5-876, 5-877, 5-878, 5-879, 5-880, 5-881, 5-882, 5-883, 5-884, 5-885, 5-886, 5-887, 5-888, 5-889, 5-890, 5-891, 5-892, 5-893, 5-894, 5-895, 5-896, 5-897, 5-898, 5-899, 5-900, 5-901, 5-902, 5-903, 5-904, 5-905, 5-906, 5-907, 5-908, 5-909, 5-910, 5-911, 5-912, 5-913, 5-914, 5-915, 5-916, 5-917, 5-918, 5-919, 5-920, 5-921, 5-922, 5-923, 5-924, 5-925, 5-926, 5-927, 5-928, 5-929, 5-930, 5-931, 5-932, 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# EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

**Subdivision Statistics**  
 SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS.  
 GROSS SUBDIVISION AREA: 2,825,961.73 SF / 67.16 ACRES

## PRELIMINARY DRAINAGE PLAN



**Owner / Developer**  
 C/J LAND INVESTMENTS, LLC  
 21730 VILLAGIO DRIVE  
 EDMOND, OKLAHOMA 73012  
 PHONE: (405) 626-4364  
 MR. CHAD FORD

14.8

Unplatted

S 01°10'22" E  
2450.08'

PROPOSED DETENTION FACILITY  
(WET POND - MAINTENANCE BY H.O.A.)

DETECTION OUTLET STRUCTURE

Reserve 'A'  
Storm Water  
Detention Easement

PROPOSED PUBLIC  
STORM SEWER, TYPICAL

Public Street

Reserve 'B'  
Storm Water  
Detention Easement

Public Street

Unplatted

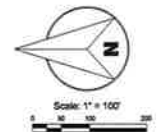
# EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

## Subdivision Statistics

SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS IN SEVEN (7) BLOCKS AND FIVE (5) RESERVE AREAS.  
GROSS SUBDIVISION AREA: 2,825,661.73 SF / 67.18 ACRES

## CONCEPTUAL IMPROVEMENTS PLAN



## Owner / Developer

CJ LAND INVESTMENTS, LLC  
21730 VILLAGIO DRIVE  
EDMUND, OKLAHOMA 73112  
PHONE: (405) 828-4364  
MR. CHAD FORD

THIS SUBDIVISION IS DESIGNED  
IN ACCORDANCE WITH ODEG  
REQUIREMENTS FOR MINIMUM  
LOT SIZE FOR INDIVIDUAL SEPTIC  
SYSTEMS FOR EACH LOT.

DATE PREPARED: 5/6/2020

149







Tulsa Metropolitan Area  
Planning Commission

**Case :** Comanche Park

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

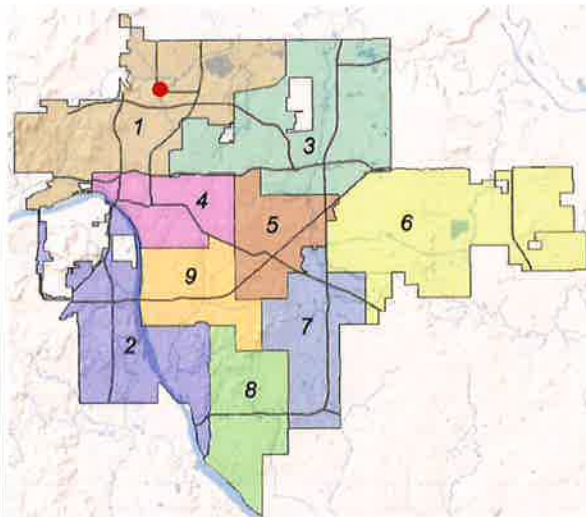
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Mark Capron, Wallace  
Engineering

*Owner:* Housing Authority of the City of Tulsa

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



**Applicant Proposal:**

Preliminary Plat

*16 lots, 16 blocks, 35 ± acres*

*5 phases*

*Location:* Northeast and southeast corner of  
East 36<sup>th</sup> Street North and North Peoria  
Avenue

**Zoning:** MX-1-U-U, MX-2-U-U, MX-2-V-  
65, MX-3-V-45, RM-1

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary subdivision plat

**City Council District:** 1

*Councilor Name:* Vanessa Hall-Harper

**County Commission District:** 1

*Commissioner Name:* Stan Sallee

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

15.1

## PRELIMINARY SUBDIVISION PLAT

### Comanche Park - (CD 1)

Northeast and southeast corner of East 36<sup>th</sup> Street North and North Peoria Avenue

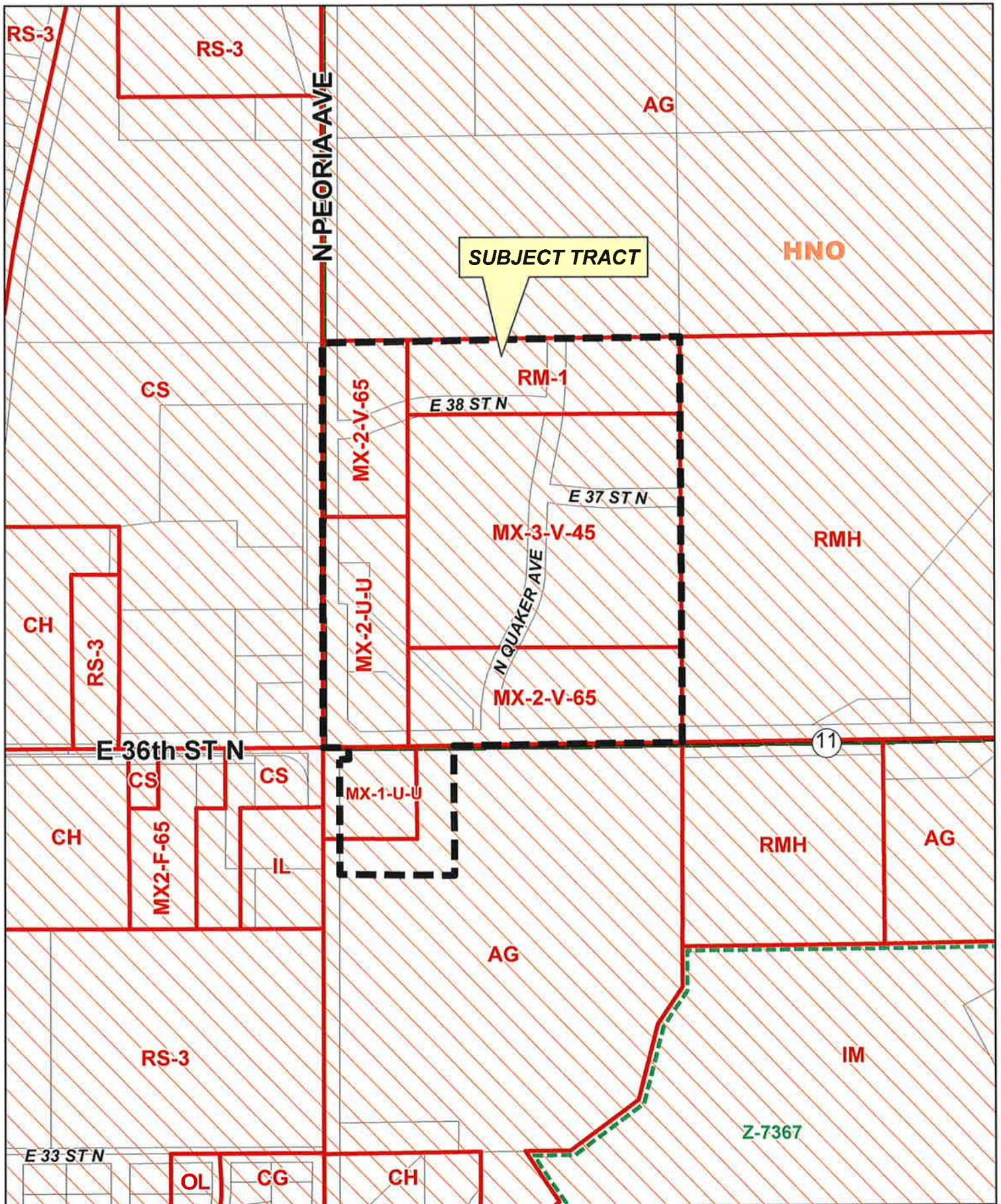
This plat consists of 16 lots, 16 blocks on 35 ± acres. The plat is proposed to be completed in 5 phases as shown on the attached phasing plan.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property includes several different zoning designations including a mixture of MX and RM. Provide an exhibit that overlays the zoning with the proposed preliminary plat layout. All lots shown conform to the lot and building regulations. Use and design will be determined by underlying zoning.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Sidewalks required along arterial streets and internal streets in accordance with City standards. Fire code will require approved turnarounds at the end of any dead-end street over 150 feet in length. Fire access required to be provided within 150 feet of any structure. Label and dimension all streets. Street layouts must be approved by City Traffic Engineering and City Fire.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Work requiring IDP will be required to be approved prior to final plat approval. Easements to be vacated must be fully vacated prior to being removed from plat.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat.
7. **Stormwater, Drainage, & Floodplain:** Provide appropriate easement recording information for detention facility near the southeast corner of the project. There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.
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 all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.





**COMANCHE  
PARK**

20-13 19 & 20-13 18



15.4







0 Feet 200 400



Subject Tract

## COMANCHE PARK

20-13 19 & 20-13 18

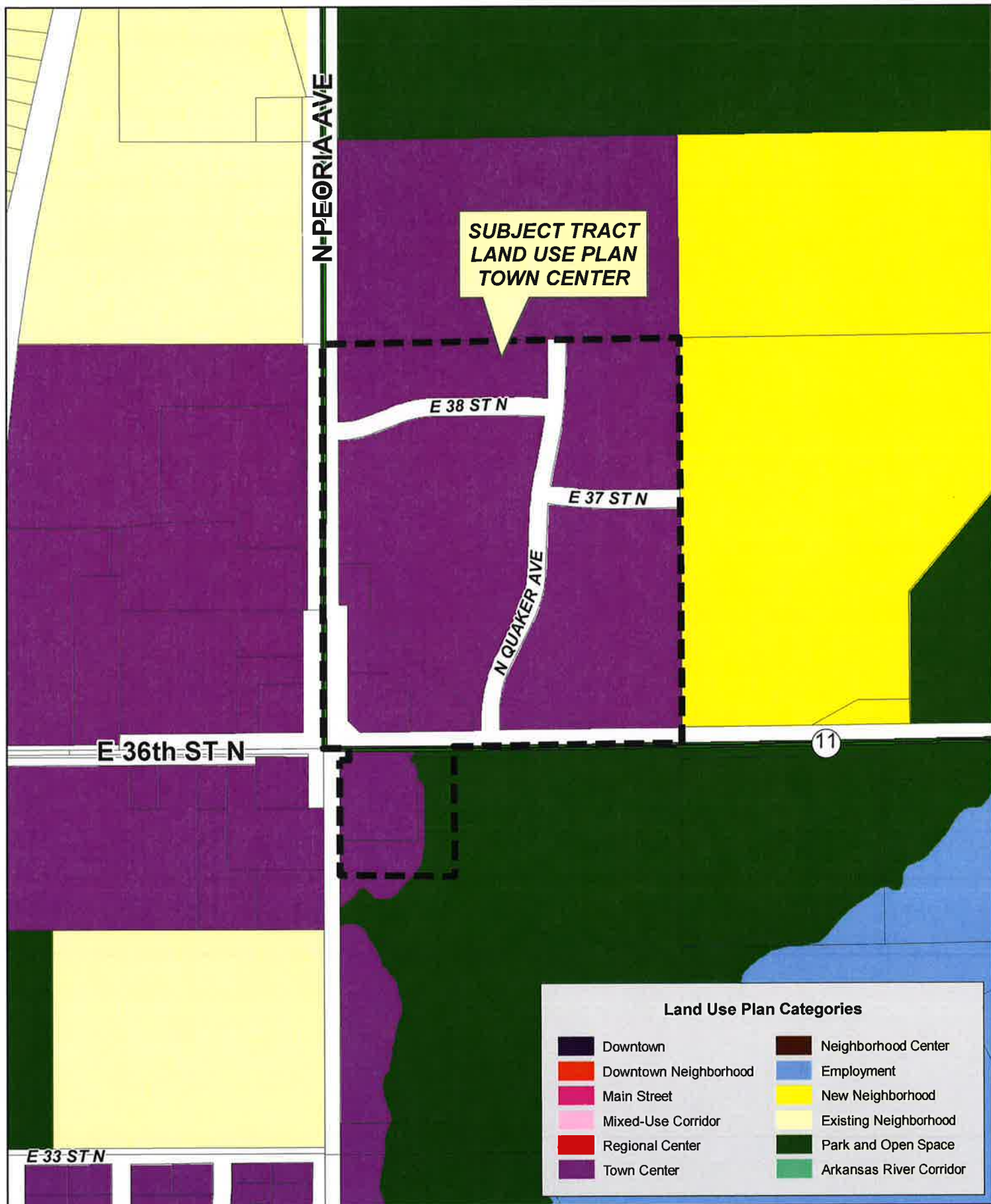
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



15.5





Feet  
0 200 400

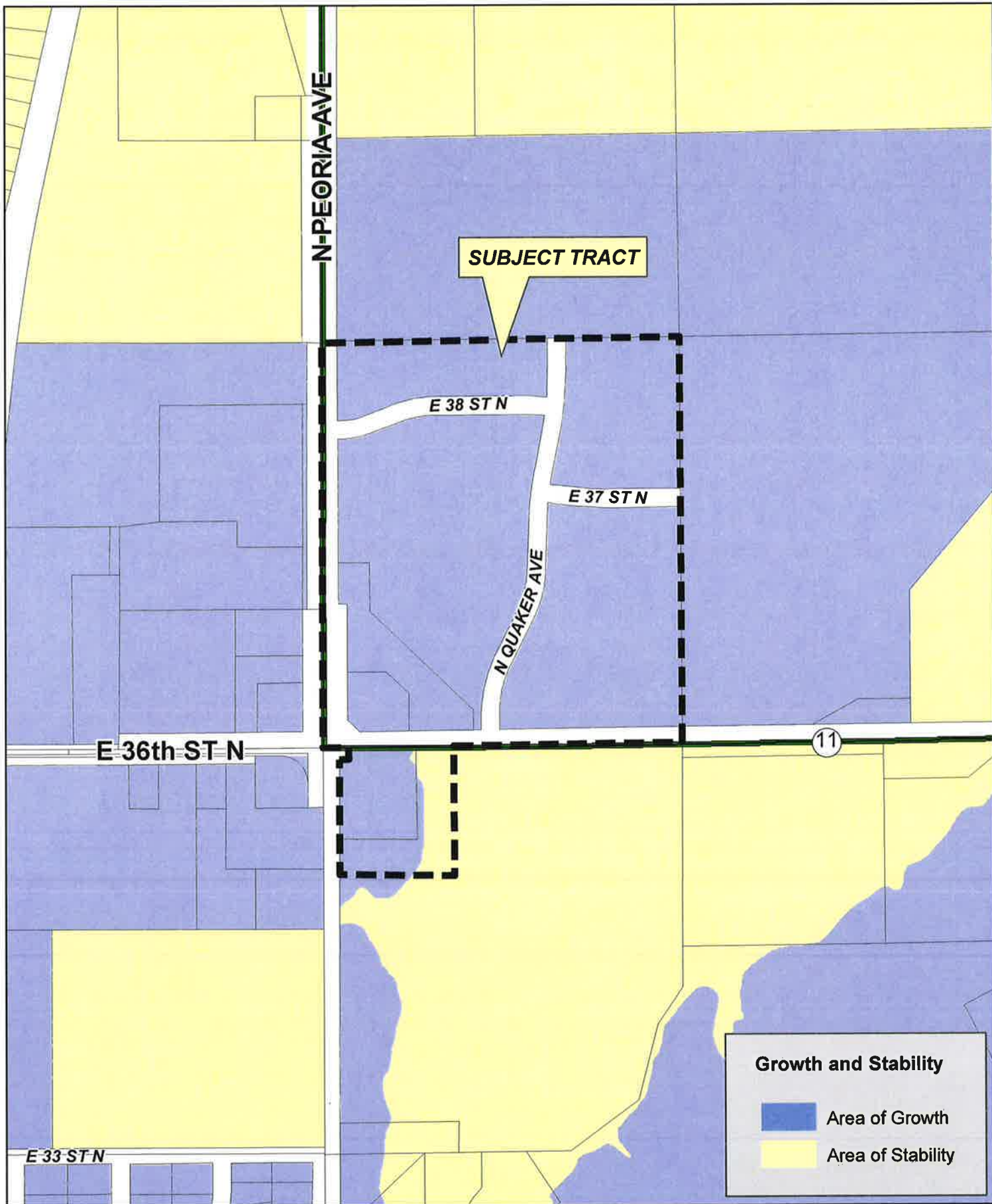
## COMANCHE PARK

20-13 19 & 20-13 18

15.6







**COMANCHE  
PARK**

20-13 19 & 20-13 18



15.7



Legend  
 BM BENCHMARK  
 P.O.B. POINT OF BEGINNING  
 R.M. RIGHT OF WAY  
 B/L BUILDING SETBACK LINE  
 U/E UTILITY EASEMENT  
 F.S. FOUND 3/8" IRON PIN  
 S.E.T. 3/8" IRON PIN  
 LNA LIMITS OF NO ACCESS  
 LOA LIMITS OF ACCESS

LOCATION MAP  
 SCALE 1"=200'

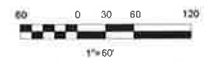
# PRELIMINARY PLAT COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTH-WEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

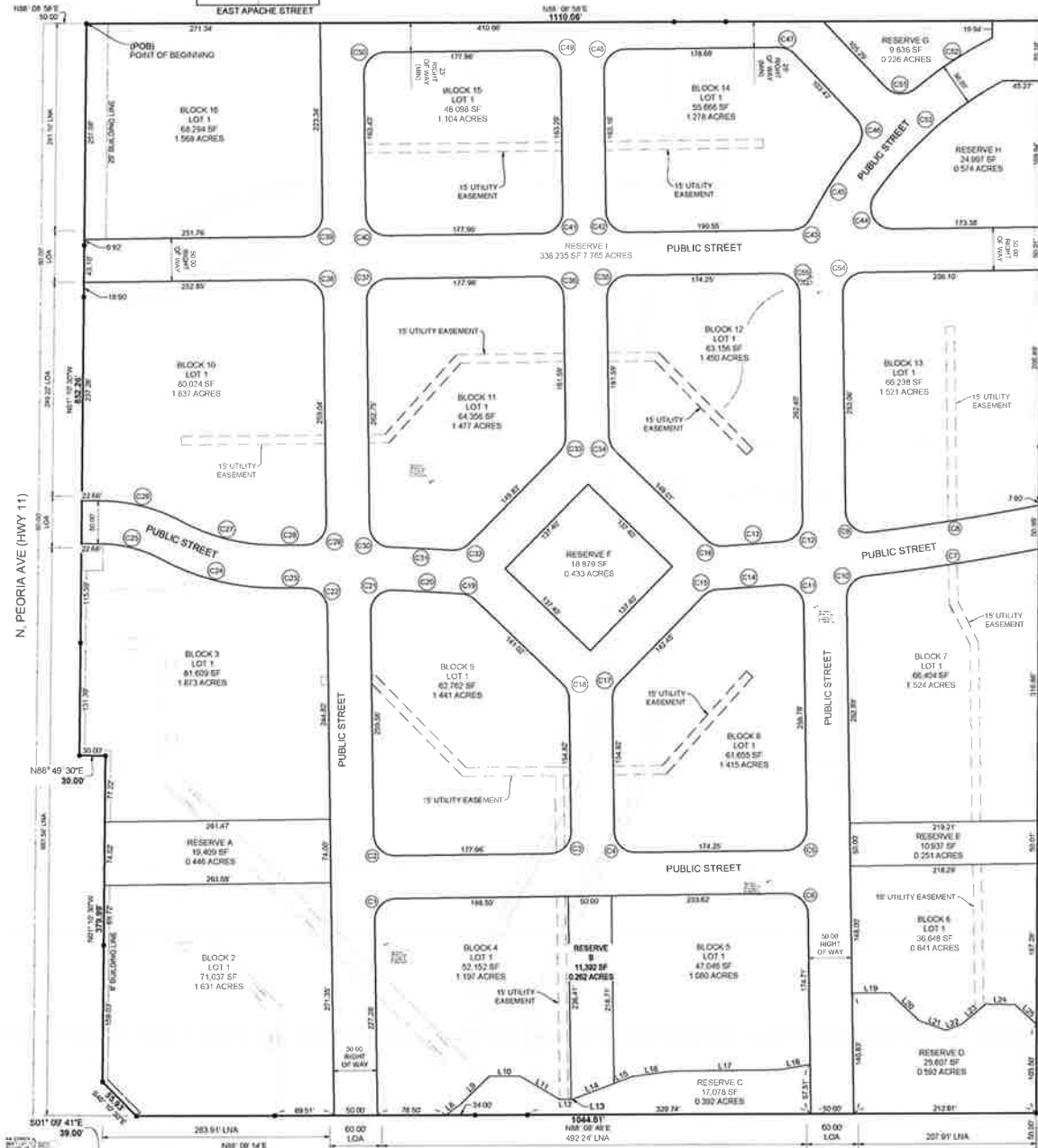
OWNER  
 TULSA HOUSING AUTHORITY  
 415 WEST INDEPENDENCE STREET  
 TULSA, OK 74107  
 ATTN: CITY CLERK, SUITE 206

ENGINEER  
 WALLACE ENGINEERING  
 STRUCTURAL CONSULTANTS, INC.  
 122 MARTIN LUTHER KING JR. BLVD  
 TULSA, OK 74103  
 (918) 554-5555  
 OKLAHOMA CA #1480  
 EXP. DATE 6/30/2021  
 LANCE WOOLLEY P.E.  
 lwoolley@wallaceinc.com

SURVEYOR  
 BENNETT SURVEYING, INC.  
 210 CHOUTEAU AVENUE  
 CHOUTEAU, OK 74337  
 TEL. 918-476-1434  
 RPL# 1556, CA #4602  
 EXPIRES 6/30/2020  
 wade@bennettsurveying.com



SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN SIXTEEN (16) BLOCKS AND TEN (10) RESERVES (RIGHT OF WAY DESIGNATED BY THIS PLAT)



LINE NO.	LENGTH (FT)	BEARING
L.1	15.49	N22° 23' 00\"
L.2	81.68	S42° 54' 22\"
L.3	138.85	N0° 00' 10\" W
L.4	104.35	N30° 37' 47\" W
L.5	35.47	N8° 50' 23\" W
L.6	31.84	N56° 05' 45\" E
L.7	14.97	N0° 30' 59\" E
L.8	20.92	N60° 01' 43\" E
L.9	47.56	S43° 43' 49\" W
L.10	34.98	N87° 59' 55\" E
L.11	53.48	S80° 53' 30\" E
L.12	19.80	N87° 54' 03\" E
L.13	1.53	N87° 54' 03\" E
L.14	95.56	N87° 29' 47\" E
L.15	22.69	N87° 37' 03\" E
L.16	46.94	N80° 45' 42\" E
L.17	123.91	N87° 37' 03\" E
L.18	37.24	N79° 49' 10\" E
L.19	42.85	N87° 58' 34\" E
L.20	47.05	S45° 13' 17\" E
L.21	33.85	S23° 54' 17\" E
L.22	15.48	S00° 48' 31\" E
L.23	38.45	S48° 00' 00\" W
L.24	34.16	N88° 06' 29\" E
L.25	34.97	S48° 29' 19\" E

Curve #	Length	Radius	Chord	Chord Bearing	Chord Distance
C.1	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.2	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.3	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.4	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.5	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.6	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.7	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.8	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.9	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.10	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.11	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.12	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.13	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.14	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.15	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.16	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.17	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.18	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.19	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.20	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.21	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.22	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.23	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.24	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.25	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.26	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.27	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.28	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.29	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.30	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.31	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.32	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.33	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.34	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.35	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.36	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.37	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.38	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.39	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.40	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.41	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.42	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.43	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.44	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.45	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.46	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.47	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.48	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.49	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.50	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.51	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.52	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.53	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.54	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.55	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.56	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.57	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.58	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.59	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.60	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.61	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.62	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.63	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.64	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.65	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.66	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.67	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.68	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.69	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.70	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.71	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.72	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.73	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.74	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.75	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.76	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.77	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.78	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.79	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.80	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.81	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.82	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.83	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.84	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.85	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.86	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.87	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.88	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.89	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.90	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.91	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.92	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.93	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.94	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.95	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.96	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.97	38.27	25.00	58.0000	S47° 30' 00\" W	31.36
C.98	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.99	38.27	25.00	58.0000	N47° 30' 00\" E	31.36
C.100	38.27	25.00	58.0000	S47° 30' 00\" W	31.36

15.8

PRELIMINARY PLAT  
**COMANCHE PARK**  
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOUSING AUTHORITY OF THE CITY OF TULSA A PUBLIC BODY CORPORATE AND POLITICAL, ORIGINATED AND EXISTING UNDER THE LAWS OF THE STATE OF OKLAHOMA (THAT), IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, OKLAHOMA, STATE OF OKLAHOMA, TO-WIT:

ALL OF COMANCHE PARK ADDITION TO THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND

THE NORTH 420.00 FEET OF THE WEST 420.00 FEET OF LOT ONE(1) LESS AND EXCEPT THE WEST FIFTY (50) FEET THEREOF, IN SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

AND LESS AND EXCEPT:

A TRACT OF LAND BEGINNING FIFTY (50) FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW¼), THENCE SOUTH THIRTY-NINE (39) FEET, THENCE WEST THIRTY (30) FEET TO THE POINT OF BEGINNING, IN SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

SECTION I. PUBLIC STREET, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

THE OWNERS HEREBY DEDICATE TO THE PUBLIC, THOSE PORTIONS OF STREET RIGHTS-OF-WAY OF NORTH PEORIA AVENUE AND EAST 36<sup>TH</sup> STREET NORTH STREET, AS DEPICTED ON THAT ACCOMPANYING PLAT AND FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "U" OR "E" OR UTILITY EASEMENT 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 THEREON, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED EACH OF THE OWNERS RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, WITHIN THE PROPERTY OWNED BY THE PARTICULAR OWNER, 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 AFFRONT UTILITY EASEMENT, 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, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE EAST SIDE OF NORTH PEORIA AVENUE, NORTH AND SOUTH SIDE OF EAST 36<sup>TH</sup> STREET NORTH OF THE SUBDIVISION AS NECESSARY IF LOCATED IN AN EASEMENT AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLES, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PERESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE 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 NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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 UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S 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 THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONDITIONS 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.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

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 OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS FACILITIES. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED 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 THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY CITY OF TULSA, OKLAHOMA.

F. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNERS ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND BY THE CITY OF TULSA, OKLAHOMA, SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN THE SUBDIVISION.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF THE PROPERTY AFFECTED 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 HOWEVER, THE CITY OF TULSA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. CERTIFICATE OF OCCUPANCY

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 (STREETS, 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. 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 SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE USE OR DEDICATION OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

I. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO NORTH PEORIA AVENUE AND EAST 36<sup>TH</sup> STREET NORTH 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 THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

A. RESERVE "A" OPEN SPACE

RESERVE "A", "B", "C", "D", "E", "F" AND "G" OPEN SPACE  
RESERVE "A", "B", "C", "D", "E", "F" AND "G" ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE "A", "B", "C", "D", "E", "F" AND "G" SHALL BE LIMITED TO OPEN SPACE, RECREATION, LANDSCAPING, SCREENING FENCES AND WALLS, AND UTILITIES. THE RESERVE "A" SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II FOR THE PURPOSES OF THE ADMINISTRATION AND MAINTENANCE OF RESERVES AND OTHER COMMON AREAS OF THE SUBDIVISION.

K. RESERVE "C", "D", AND "F" OVERLAND DRAINAGE EASEMENT

1. RESERVE "A", "D", AND "F" ARE RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE "B" SHALL BE LIMITED TO OPEN SPACE, LANDSCAPING, UTILITIES AND OVERLAND DRAINAGE.

2. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

3. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TREES SHALL NOT REQUIRE THE APPROVAL OF THE CITY.

5. THE OVERLAND DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. AT THE ASSOCIATIONS EXPENSE, IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA, IN THE EVENT THE ASSOCIATION FAILS TO PROPERLY MAINTAIN THE EASEMENT LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENT OR THE ALTERATION OF 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 SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF TULSA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

L. RESERVE "F" STORMWATER DETENTION EASEMENT

1. RESERVE "F" IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF. THE USE OF RESERVE "C" SHALL BE LIMITED TO OPEN SPACE, LANDSCAPING, UTILITIES AND THE FUNCTIONS DESCRIBED IN THE STORMWATER DETENTION EASEMENT.

2. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.

3. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN STORMWATER DETENTION EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

4. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN A STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

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

a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.

b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.

c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.

d. CLEANINGS OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

6. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN DETENTION EASEMENT.

7. IN THE EVENT THE HOMEOWNERS ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION RETENTION AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN THE DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER 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 ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS 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 IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 100TH OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR RESPECTIVE GRANTEEES, SUCCESSORS AND ASSIGNS WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING TO THEM, 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 EITHER OF THE UNDERSIGNED OWNERS, OR ANY OF THEIR RESPECTIVE GRANTEEES, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, THE SUPPLIER OF UTILITY SERVICE OR CITY OF TULSA, OKLAHOMA MAY BRING ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. 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.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND CITY OF TULSA, OKLAHOMA. THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING THE RESTRICTIONS OR COVENANTS SHALL BE EFFECTIVE UPON AND AFTER THE INSTRUMENT IS RECORDED IN THE OFFICE OF THE TULSA COUNTY CLERK.

D. SEVERABILITY

IN VALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER INSTRUMENTS AMENDING OR TERMINATING AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF TULSA HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

HOUSING AUTHORITY OF THE CITY OF TULSA

BY: AARON DEADEN, PRESIDENT/CEO

STATE OF OKLAHOMA

)} SS:

COUNTY OF TULSA

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

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

NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

CERTIFICATE OF SURVEY

I, \_\_\_\_\_, OF \_\_\_\_\_, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS COMANCHE PARK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

LICENSED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA # \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF OKLAHOMA

COUNTY OF TULSA

)} SS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION NO. #0020202

MY COMMISSION EXPIRES 12-11-2020

(SEAL)





- Legend**
- BENCHMARK
  - POINT OF BEGINNING
  - RIGHT OF WAY
  - BUILDING SETBACK LINE
  - UTILITY EASEMENT
  - FOUND 3/8" IRON PIN
  - SET 3/8" IRON PIN
  - LIMITS OF NO ACCESS
  - LIMITS OF ACCESS



**LOCATION MAP**  
SCALE 1"=200'

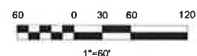
# PHASING PLAN COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

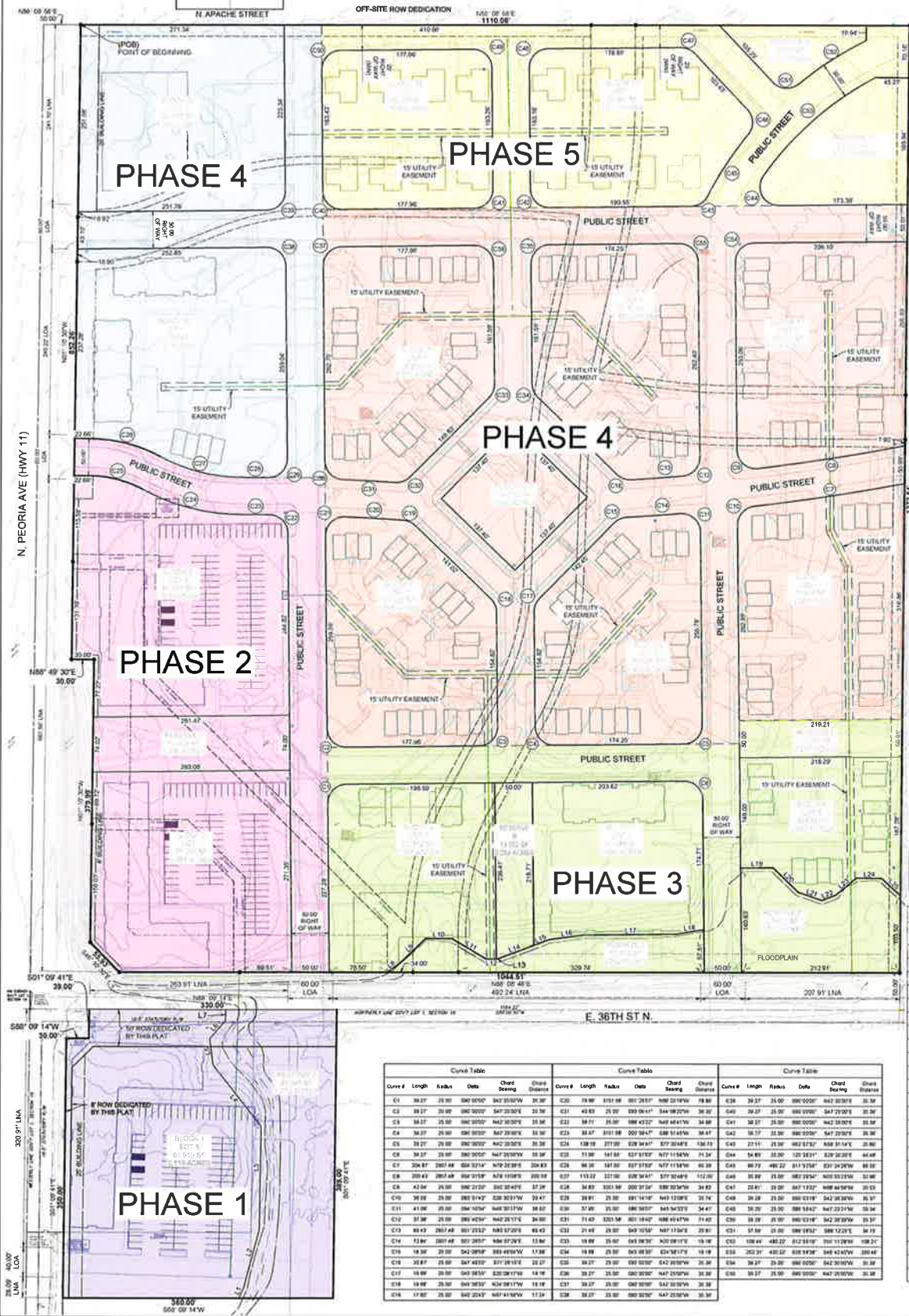
**OWNER**  
TULSA HOUSING AUTHORITY  
415 WEST INDEPENDENCE STREET  
TULSA, OK 74103  
ATTN: CITY CLERK, SUITE 206

**ENGINEER**  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANTS, INC.  
325 MARTIN LUTHER KING, JR. BLVD.  
TULSA, OK 74103  
(918) 564-3600  
OKLAHOMA C.A.#1480  
EXP. DATE: 8/30/21  
LANCE WOODSET P.E.  
lwoodset@wallceac.com

**SURVEYOR**  
BENNETT SURVEYING, INC.  
210 CHOUTEAU AVENUE  
CHOUTEAU, OK 74037  
TEL: 918-476-7404  
RPL# 1566, CA #4502  
EXP# 6/30/2020  
wade@bennettsurveying.com



SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN SIXTEEN (16) BLOCKS AND TEN (10) RESERVES RIGHT OF WAY DESIGNATED BY THIS PLAN



OFFSITE  
DETENTION  
POND  
1.5 AC-FT

LINE TABLE		
LINE NO.	LENGTH (FT)	BEARING
L1	15.49	N22° 23' 00"E
L2	61.98	N42° 55' 22"E
L3	136.85	N0° 55' 10"W
L4	104.35	N30° 37' 42"W
L5	55.47	N4° 50' 23"W
L6	31.04	N30° 08' 45"E
L7	14.07	N0° 30' 04"E
L8	20.52	N52° 01' 43"E
L9	47.56	S43° 43' 42"W
L10	34.05	N87° 58' 55"E
L11	53.40	S80° 53' 38"E
L12	13.00	N87° 54' 09"E
L13	1.57	N87° 54' 03"E
L14	51.50	N67° 29' 47"E
L15	22.80	N67° 29' 47"E
L16	40.84	S30° 45' 42"E
L17	329.91	N87° 58' 55"E
L18	37.24	N78° 48' 30"E
L19	43.65	N87° 58' 54"E
L20	47.09	S47° 52' 17"E
L21	33.05	S72° 54' 17"E
L22	19.48	N88° 48' 31"E
L23	36.45	S48° 38' 08"W
L24	34.16	N88° 00' 20"E
L25	34.37	S40° 20' 14"E

Curve Table					Curve Table					Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing	Curve #	Length	Radius	Delta	Chord Bearing	Curve #	Length	Radius	Delta	Chord Bearing
C1	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C20	39.98	25.00	90° 00' 00"	S47° 23' 00"W	C39	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C2	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C21	40.63	25.00	90° 00' 00"	S47° 23' 00"W	C40	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C3	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C22	39.71	25.00	90° 00' 00"	S47° 23' 00"W	C41	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C4	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C23	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C42	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C5	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C24	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C43	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C6	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C25	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C44	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C7	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C26	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C45	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C8	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C27	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C46	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C9	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C28	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C47	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C10	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C29	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C48	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C11	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C30	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C49	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C12	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C31	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C50	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C13	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C32	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C51	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C14	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C33	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C52	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C15	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C34	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C53	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C16	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C35	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C54	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C17	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C36	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C55	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C18	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C37	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C56	39.27	25.00	90° 00' 00"	S47° 23' 00"W
C19	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C38	39.27	25.00	90° 00' 00"	S47° 23' 00"W	C57	39.27	25.00	90° 00' 00"	S47° 23' 00"W

15.10



EXISTING ZONING

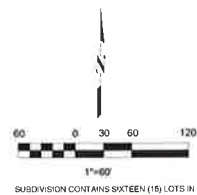
COMANCHE PARK

A RESUBDIVISION OF COMANCHE PARK ADDITION, SOUTHWEST QUARTER OF SECTION EIGHTEEN (18), AND PART OF GOVERNMENT LOT ONE (1), SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN; ALL IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.

**OWNER**  
TULSA HOUSING AUTHORITY  
415 WEST INDEPENDENCE STREET  
TULSA, OK 74120  
ATTN: CITY CLERK, SUITE 200

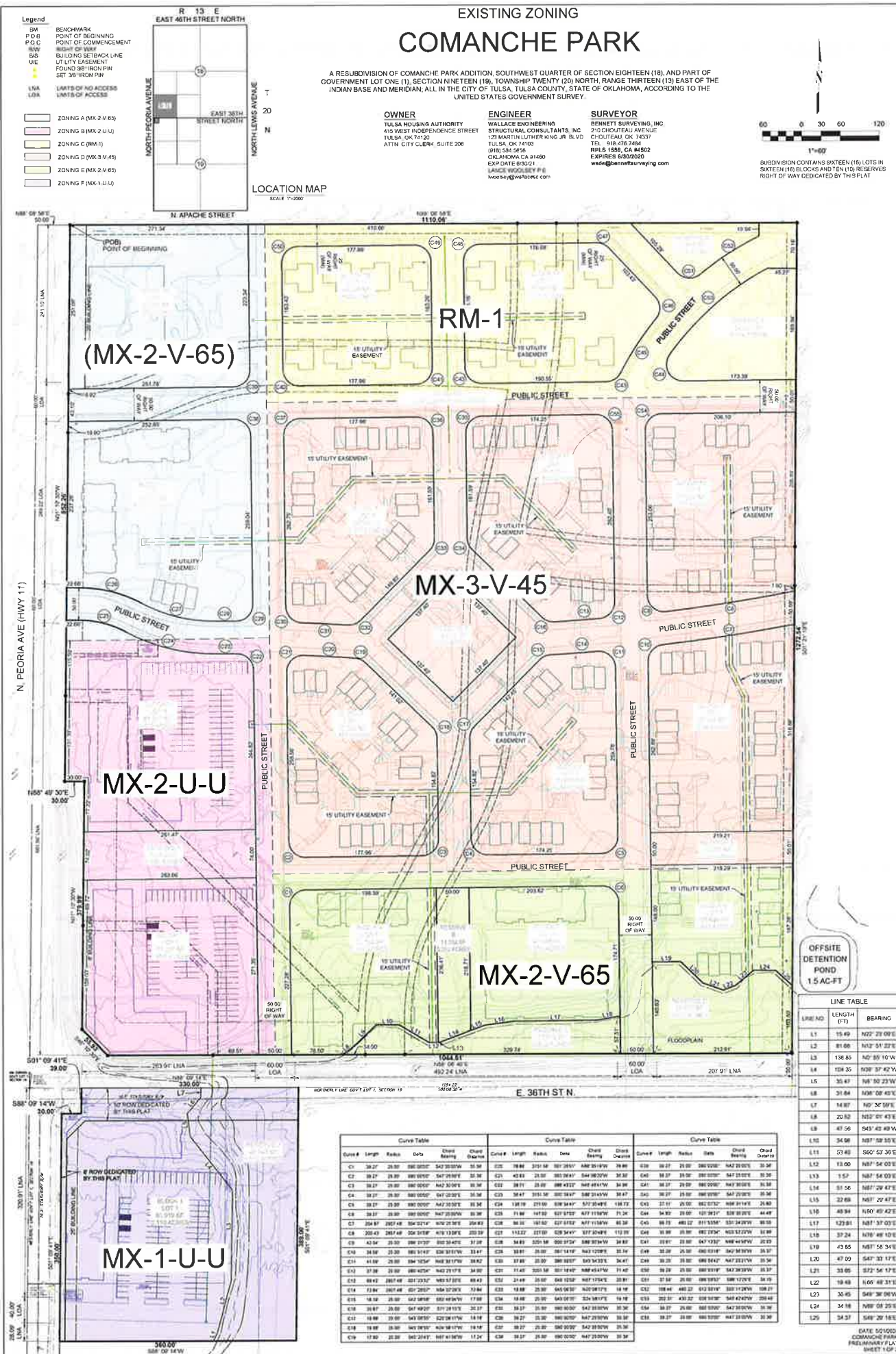
**ENGINEER**  
WALLACE ENGINEERING  
STRUCTURAL CONSULTANT  
123 MARTIN LUTHER KING JR.  
TULSA, OK 74103  
(918) 534-5656  
OKLAHOMA CA #1460  
EXP DATE 6/30/21  
LANCE WOOLSEY P.E.  
lwoolsey@wallacesc.com

**SURVEYOR**  
**BENNETT SURVEYING, INC**  
 210 CHOUTEAU AVENUE  
 CHOUTEAU OK 74337  
 TEL 918 476 7484  
 RPLS 1550, CA #4502  
 EXPIRES 6/30/2020  
 wade@bennettsurveying.com



SUBDIVISION CONTAINS SIXTEEN (16) LOTS IN  
SIXTEEN (16) BLOCKS AND TEN (10) RESERVES  
RIGHT OF WAY DEDICATED BY THIS PLAT

LOCATION MAP  
SCALE 1"=2000'



LINE TABLE		
LINE NO	LENGTH (FT)	BEARING
L1	15.49	N20° 29' 00" E
L2	81.65	N32° 51' 27" E
L3	136.85	N2° 05' 14" W
L4	108.35	S29° 37' 42" W
L5	35.47	N8° 52' 02" W
L6	31.84	N08° 05' 43" W
L7	14.87	N0° 20' 59" E
L8	20.82	N12° 01' 43" E
L9	43.56	S43° 43' 42" W
L10	34.98	N87° 58' 59" E
L11	57.40	S60° 53' 03" E
L12	13.90	N67° 54' 05" E
L13	1.57	N67° 54' 03" E
L14	55.56	N67° 54' 03" E
L15	22.88	N67° 54' 03" E
L16	48.94	N50° 45' 42" E
L17	129.81	N67° 57' 03" E
L18	37.24	N78° 48' 16" E
L19	43.25	N87° 55' 54" E
L20	33.05	S47° 33' 17" E
L21	49.65	S72° 56' 17" E
L22	36.48	N06° 48' 31" E
L23	19.45	S49° 38' 00" W
L24	34.18	N68° 05' 18" E
L25	34.37	S48° 29' 18" E

DATE: 5/2/00  
COMANCHE PARK  
PRELIMINARY PLAN  
SHEET 1 OF 1

15.11







Tulsa Metropolitan Area  
Planning Commission

**Case :** QuikTrip No. 0039

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

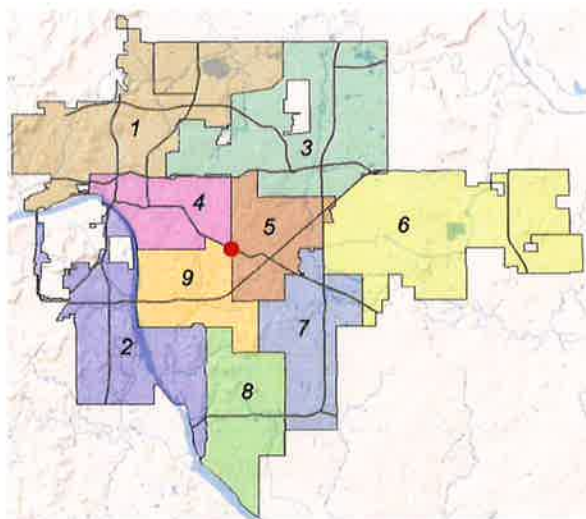
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Alan Betchan, AAB Engineering

*Owner:* QuikTrip Corporation

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



**Applicant Proposal:**

Preliminary Plat

*1 lot, 1 block, 1.33 ± acres*

*Location:* Southwest corner of East 31<sup>st</sup> Street  
South and South Yale Avenue

**Zoning:** CS (Commercial – Shopping)

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary subdivision plat

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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

16.1

## PRELIMINARY SUBDIVISION PLAT

### QuikTrip No. 0039 - (CD 9)

Southwest corner of East 31<sup>st</sup> Street South and South Yale Avenue

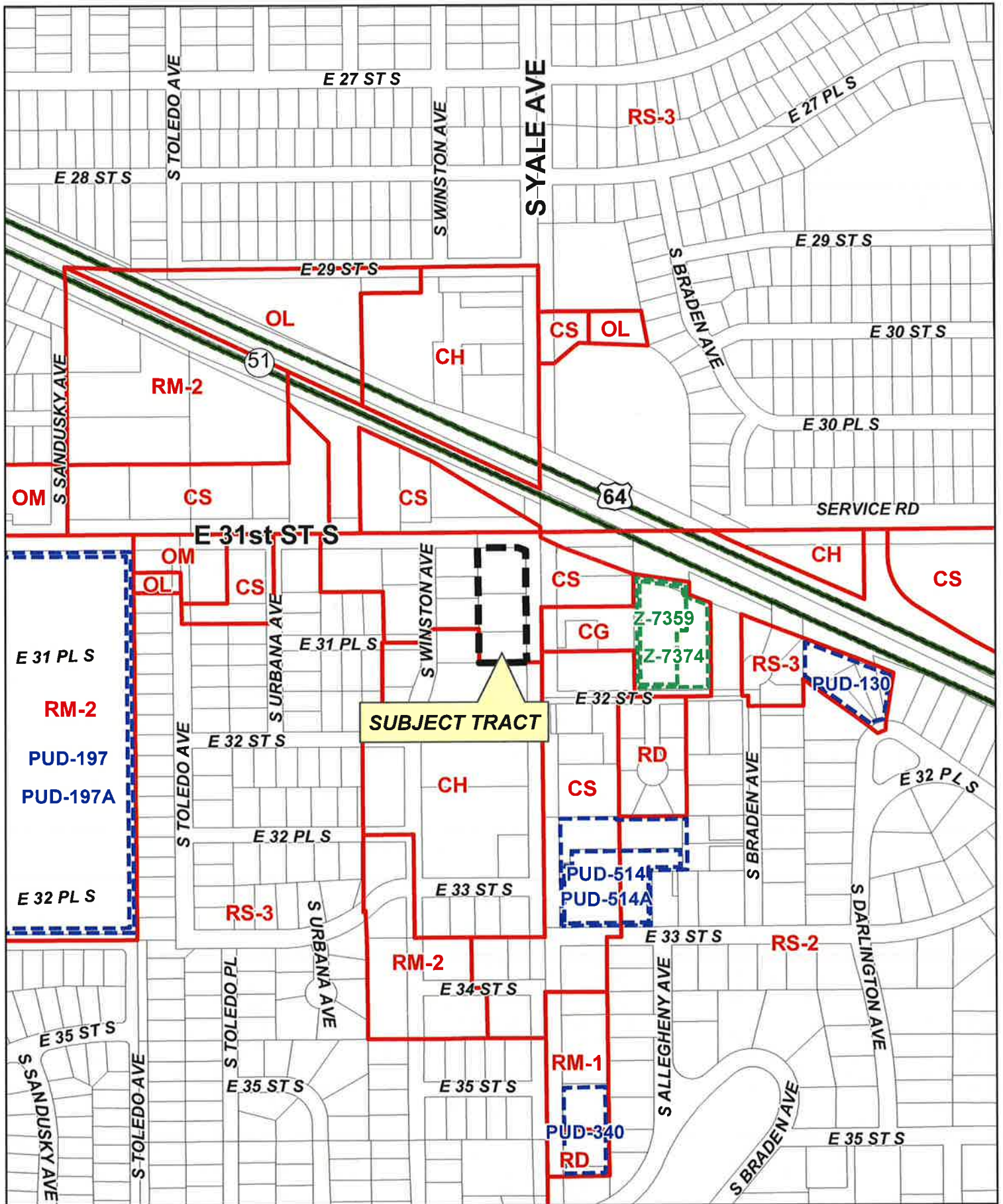
This plat consists of 1 lot, 1 block on 1.33 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned CS (Commercial – Shopping). The proposed lot conforms to the requirements of the CS district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** Provide approval for final access configuration by City of Tulsa Traffic Engineer. Reduce limits of access to align with width of approved drives. Label all adjacent right-of-way with dimension and recording information. Sidewalks required along adjacent street right-of-way.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide graphically on the face of the plat a written scale above the scale bar. Update location map with all platted subdivision boundaries and label all other property “unplatted”. Graphically show all pins found or set associated with this plat.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. All drainage must be contained within appropriate easements. Provide easements for any existing storm sewer located on-site.
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 all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.

162



QUIKTRIP  
NO.0039

19-13 21

16-3





Feet  
0 200 400



Subject  
Tract

**QUIKTRIP**  
**NO.0039**

19-13 21

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

Aerial Photo Date: February 2018

16.4







0 50 100  
Feet



Subject  
Tract

**QUIKTRIP  
NO.0039**

19-13 21

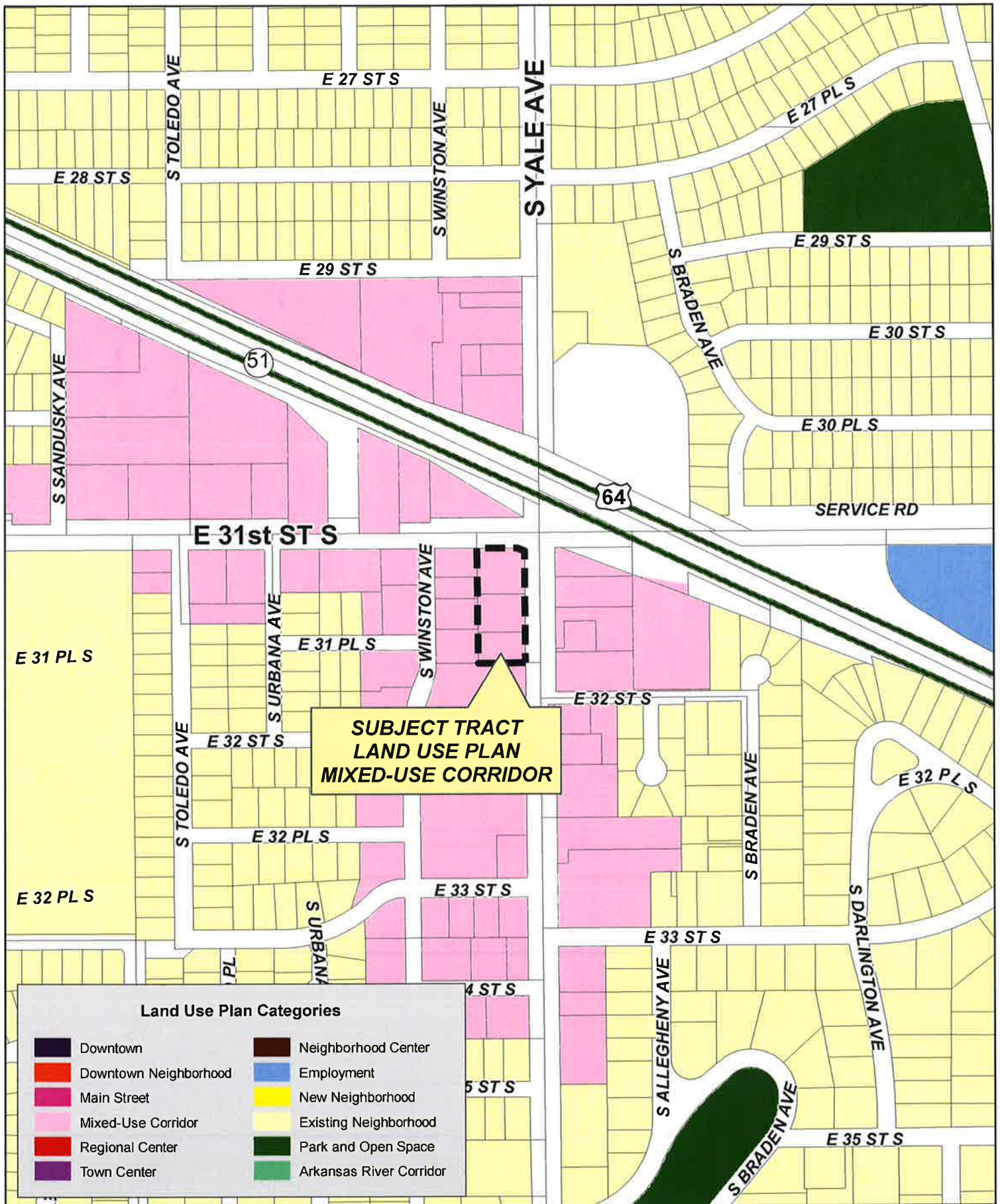
Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

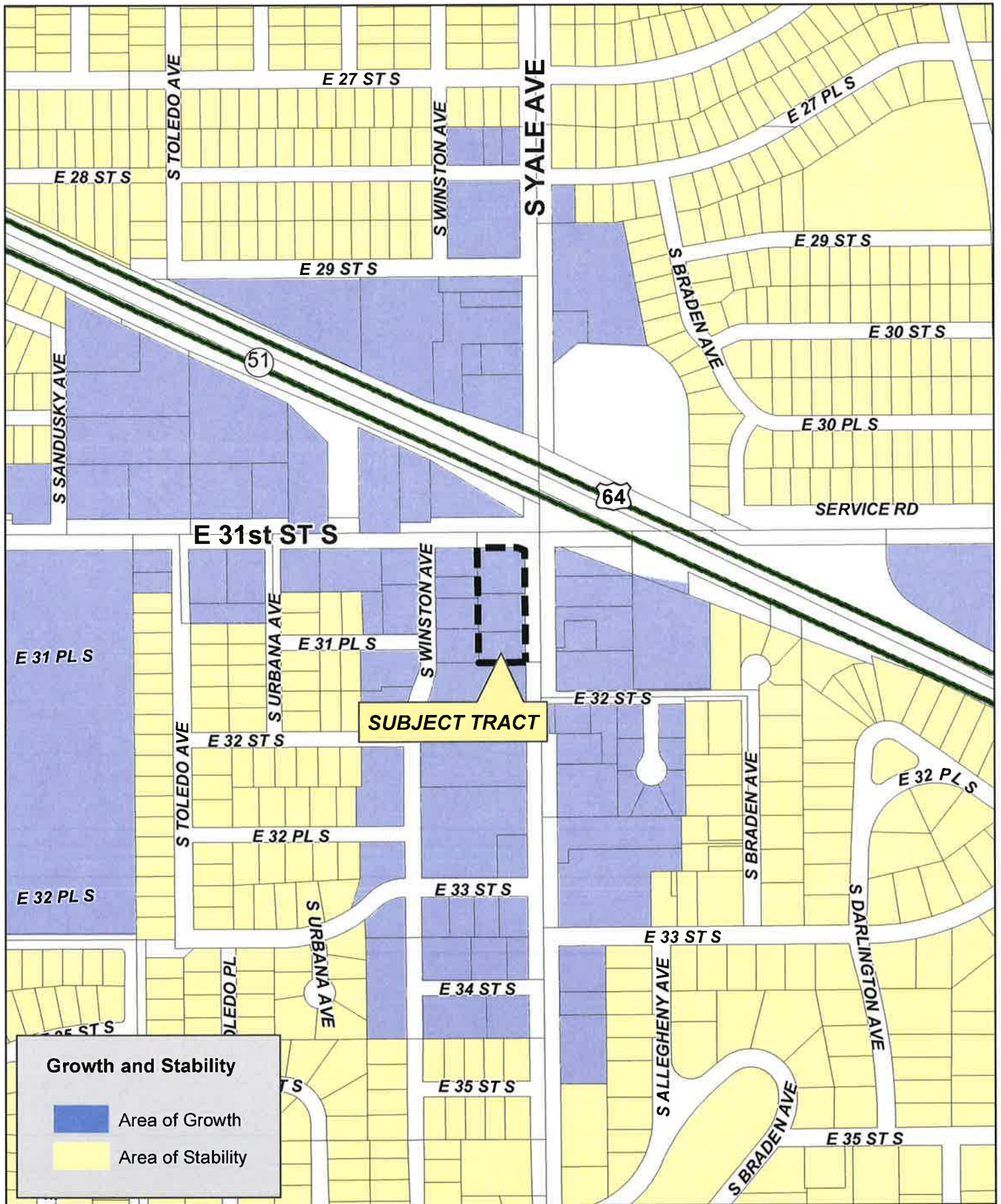
16.5











**Growth and Stability**



Area of Growth  
Area of Stability



**QUIKTRIP  
NO.0039**

19-13 21



# Preliminary Plat

## QuikTrip No. 0039

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,  
TOWNSHIP 19 NORTH, RANGE 13 WEST, IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**OWNER/DEVELOPER:**  
**QUIKTRIP CORPORATION**  
AN OKLAHOMA CORPORATION  
4705 S. 125TH E. AVE.  
TULSA, OKLAHOMA 74134  
PHONE: (918) 615-7147  
CONTACT: DANIEL CHAMBERS  
EMAIL: DANIEL.CHAMBERS@QUIKTRIP.COM

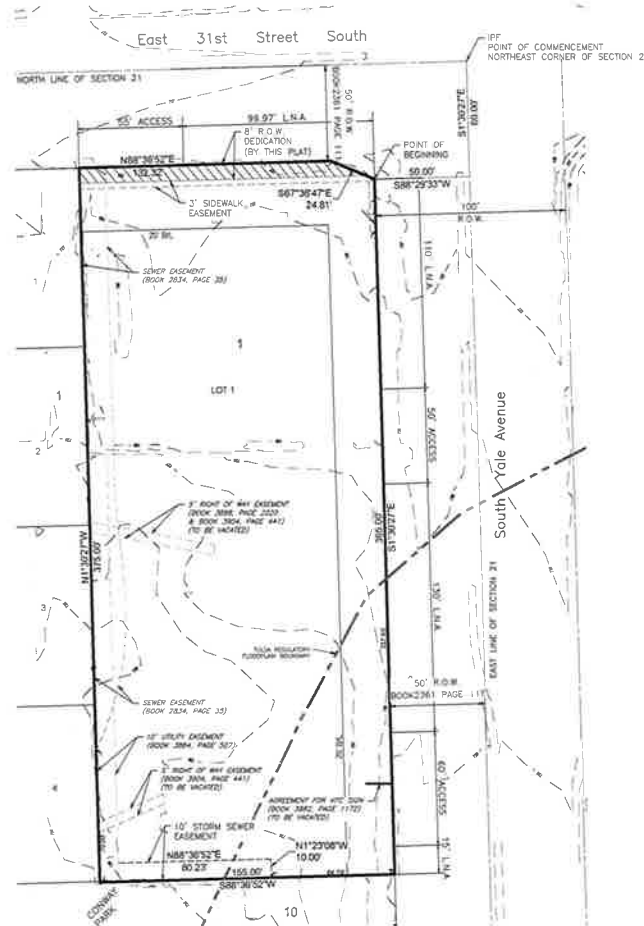
**ENGINEER/SURVEYOR:**  
**AAB ENGINEERING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. 2018042885, EXP. 12/31/2020  
P.O. BOX 2136  
SAND SPRINGS, OKLAHOMA 74063  
PHONE: (918) 514-4283  
EMAIL: ALAN@AABENG.COM  
CONTACT: ALAN BETCHAN



LEGEND	
BL	BUILDING LINE
LNA	LIMITS OF NO ACCESS
UE	UTILITY EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
SEC	SOUTH EAST CORNER
IP	IRON PIN FOUND
PS	IRON PIN SET WITH CAP B516
R/W	RIGHT OF WAY
GWD	GENERAL WARRANTY DEED
	PROPOSED RIGHT OF WAY

FLOODPLAIN
A PORTION OF THIS PROPERTY LIES IN TULSA REGULATORY FLOODPLAINS, AS SHOWN BY THE CITY OF TULSA, TULSA REGULATORY FLOODPLAINS PANEL NUMBER 47

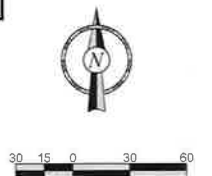
FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
	TMAPC/NOG
	CITY ENGINEER
Council of the City of Tulsa, Oklahoma	
Approval Date:	
	CHAIRMAN
	MAYOR
	ATTEST CITY CLERK
	CITY ATTORNEY
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.	



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT AND ONE (1) BLOCK

SITE DATA
BENCHMARK CHISELED BOX ON SET IN CENTER MEDIAN APPROXIMATELY OF S YALE AVE APPROXIMATELY 45' EAST AND 80' SOUTH OF NORTHEAST PROPERTY CORNER ELEVATION 1219.85 (NAVD 83)
BASIS OF BEARINGS BASIS OF BEARINGS IS THE GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 5001 NORTH) THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21 BEING S01°30'27"E
LAND AREA 50.011 AC ± 171,337 SQ. FT. ±
ADDRESSES ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

CONTACTS	
MUNICIPAL AUTHORITY	
CITY OF TULSA 175 EAST 2ND STREET, SUITE 800 TULSA, OK 74103	
UTILITY CONTACTS	
OKLAHOMA NATURAL GAS COMPANY 2318 W. EDISON ST. TULSA, OK 74127 918-534-5000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E 8TH ST TULSA, OK 74119 1-888-216-3523
AT&T 5303 E 71ST STREET TULSA, OK 74128 918-596-6422	CDX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918-289-4550



# Preliminary Plat QuikTrip No. 0039

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21  
TOWNSHIP 19 NORTH, RANGE 13 EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**OWNER/DEVELOPER:**  
**QUIKTRIP CORPORATION**  
AN OKLAHOMA CORPORATION  
4706 S. 129TH E. AVE.  
TULSA, OKLAHOMA 74134  
PHONE: (918) 615-7147  
CONTACT: DANIEL CHAMBERS  
EMAIL: DANIEL.CHAMBERS@QUIKTRIP.COM

**ENGINEER/SURVEYOR:**  
**AAB ENGINEERING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. 2018042888, EXP. 12/31/2020  
P.O. BOX 2138  
SAND SPRINGS, OKLAHOMA 74083  
PHONE: (918) 514-4293  
EMAIL: ALAN@AABENGINEERING.COM  
CONTACT: ALAN BETCHAN

## Deed of Dedication

QuikTrip No. 0039

### KNOW ALL BY THESE PRESENTS:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, IS THE OWNER OF THE PROPERTY AS DEPICTED ON THE ATTACHED PLAT AND IS HERINAFTER REFERRED TO AS THE "OWNER," SAID PROPERTY BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING MORE FULLY DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-ONE (21), THENCE SOUTH 01°30'27" EAST ALONG THE EAST LINE OF SAID SECTION TWENTY-ONE (21), A DISTANCE OF 80.00 FEET; THENCE SOUTH 88°20'33" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°30'27" EAST, A DISTANCE OF 365.00 FEET; THENCE SOUTH 88°20'33" WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 01°30'27" WEST, A DISTANCE OF 375.00 FEET; THENCE NORTH 87°05'52" EAST, PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION TWENTY-ONE (21), A DISTANCE OF 132.32 FEET; THENCE SOUTH 87°36'47" EAST, A DISTANCE OF 24.81 FEET TO THE POINT OF BEGINNING, CONTAINING 98.011 73 SQUARE FEET OR 1.33 ACRES.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND COMBINED INTO ONE (1) LOT, ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "QUIKTRIP NO. 0039," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "QUIKTRIP NO. 0039" OR THE "SUBDIVISION").

## SECTION I, PUBLIC STREETS AND UTILITIES

### A. UTILITY EASEMENTS

1. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" 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 THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND FROM THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RELAYING 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 HEREIN 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, INJECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCENIC VIEWING WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

2. THE DEDICATION OF "STREET RIGHTS-OF-WAY, UTILITY EASEMENTS, OTHER EASEMENTS TO THE PUBLIC," CONTAINED IN THIS SECTION 1, SHALL NOT TAKE EFFECT UNTIL A SEPARATE INSTRUMENT TITLED "FORMAL ACCEPTANCE" OR A SIMILAR INSTRUMENT, FORMALLY ACCEPTING THE DEDICATIONS AND INFRASTRUCTURE IS RECORDED BY THE CITY OF TULSA ON BEHALF OF PUBLIC IN THE LAND RECORDS OF THE TULSA COUNTY CLERK'S OFFICE. HOWEVER, THE RIGHTS AND USES OUTLINED HEREIN, NECESSARY FOR THE INSTALLATION BY PRIVATE UTILITIES OF THEIR FACILITIES, I.E., ELECTRIC, GAS, TELEPHONE AND COMMUNICATION, ETC., EXCLUSIVE OF THOSE DEDICATED TO THE CITY OF TULSA OR THE PUBLIC, SHALL BE IN EFFECT TO ALLOW ACCESS FOR SURVEYING, EXCAVATING, CONSTRUCTION, OPERATING, AND MAINTAINING SUCH FACILITIES UNTIL THE CITY FILLS ITS FORMAL ACCEPTANCE AND THESE RIGHTS AND USES ARE SUBSUMED BY DEDICATION TO THE PUBLIC AND ACCEPTANCE BY THE CITY.

### B. WATER, SANITARY SEWERS, AND STORM SEWER SERVICES

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWERS MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS 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.

3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS AND/OR CONTRACTORS.

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

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

### C. 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.

### D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ABUTTING STREET RIGHT-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND EGRESSMENT THROUGHOUT THE SUBDIVISION. ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDISTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDISTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT. PROVIDED UPON 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 NON EXCLUSIVE EASEMENT ON THE LOT, COVERING A 3 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDISTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

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 UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES 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 THE OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

### E. GAS SERVICE

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 OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.

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

3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

### F. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISH RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 31ST STREET SOUTH AND SOUTH VALE AVENUE ROAD WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA 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 THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

### G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNRESTRICTED 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 THE OWNER'S LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

### H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION RECORDS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

### I. 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 (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. 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 SERVING THE PARTICULAR PHASE, BUILDING CONSTRUCTION OCCURRING PRIOR TO 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.

### SECTION II, ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

#### A. 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, UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO 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 ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE OFFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDINGS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

#### B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE CONTINUED THEREAFTER FOR SUCCESSIVE PERIODS OF 20 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

#### C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I, PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIOD(S) SPECIFIED IN SUBSECTION B, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA.

#### D. SEVERABILITY

IN VALIDATION OF ANY RESTRICTION SET FORTH HEREIN, ON ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY:

CHAD STANFORD

VICE PRESIDENT OF REAL ESTATE

STATE OF OKLAHOMA )

155

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

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

EXPIRES: \_\_\_\_\_

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "QUIKTRIP NO. 0039," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

JAY P. BISSELL

REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1318

STATE OF OKLAHOMA )

155

COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE 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.

NOTARY PUBLIC

COMMISSION NUMBER: 19018877

EXPIRES: NOV 25, 2023









Tulsa Metropolitan Area  
Planning Commission

**Case :** Church of Saint Mary

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**

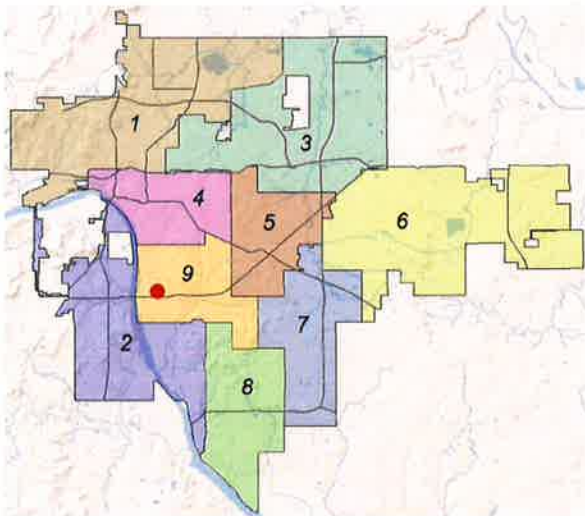
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Russell Muzika, Geodeca

*Owner:* Most Rev. D. A. Konderla

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



**Applicant Proposal:**

Preliminary Plat

*1 lot, 1 block, 8 ± acres*

*Location:* Southwest corner of East 48th  
Place South and South Quincy Avenue

**Zoning:** RS-3 (Residential)

**Staff Recommendation:**

Staff recommends **approval** of the  
preliminary subdivision plat

**City Council District: 9**

*Councilor Name:* Ben Kimbro

**County Commission District: 2**

*Commissioner Name:* Karen Keith

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

## PRELIMINARY SUBDIVISION PLAT

Church of Saint Mary - (CD 9)

Southwest corner of East 48<sup>th</sup> Place South and South Quincy Avenue

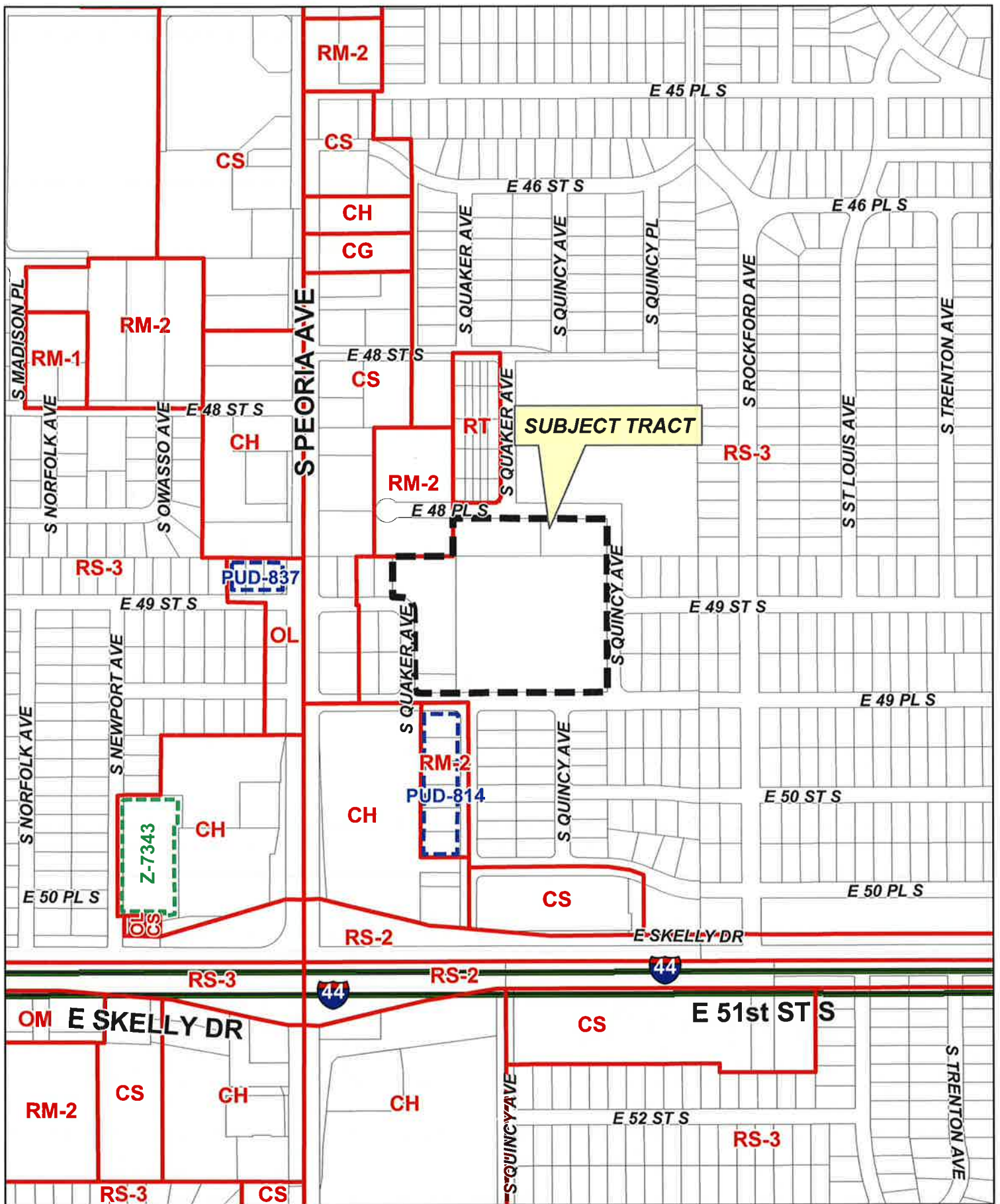
This plat consists of 1 lot, 1 block on 8 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3. The proposed lot conforms to the requirements of the RS-3 lot and building regulations. Religious Assembly uses are permitted by special exception in the RS-3 district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.
3. **Transportation & Traffic:** Provide corner clip at the northeast and southeast corners of the plat. Label all adjacent right-of-way with dimension, street name (if applicable) and recording information. Provide easements for sidewalks not contained within the right-of-way or an existing easement.
4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.
6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Remove contours on final plat. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as "Unplatted". Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat. Remove improvements and update plat lines to reflect only required information for final plat. Graphically show all pins found or set associated with the plat.
7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.
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 all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.



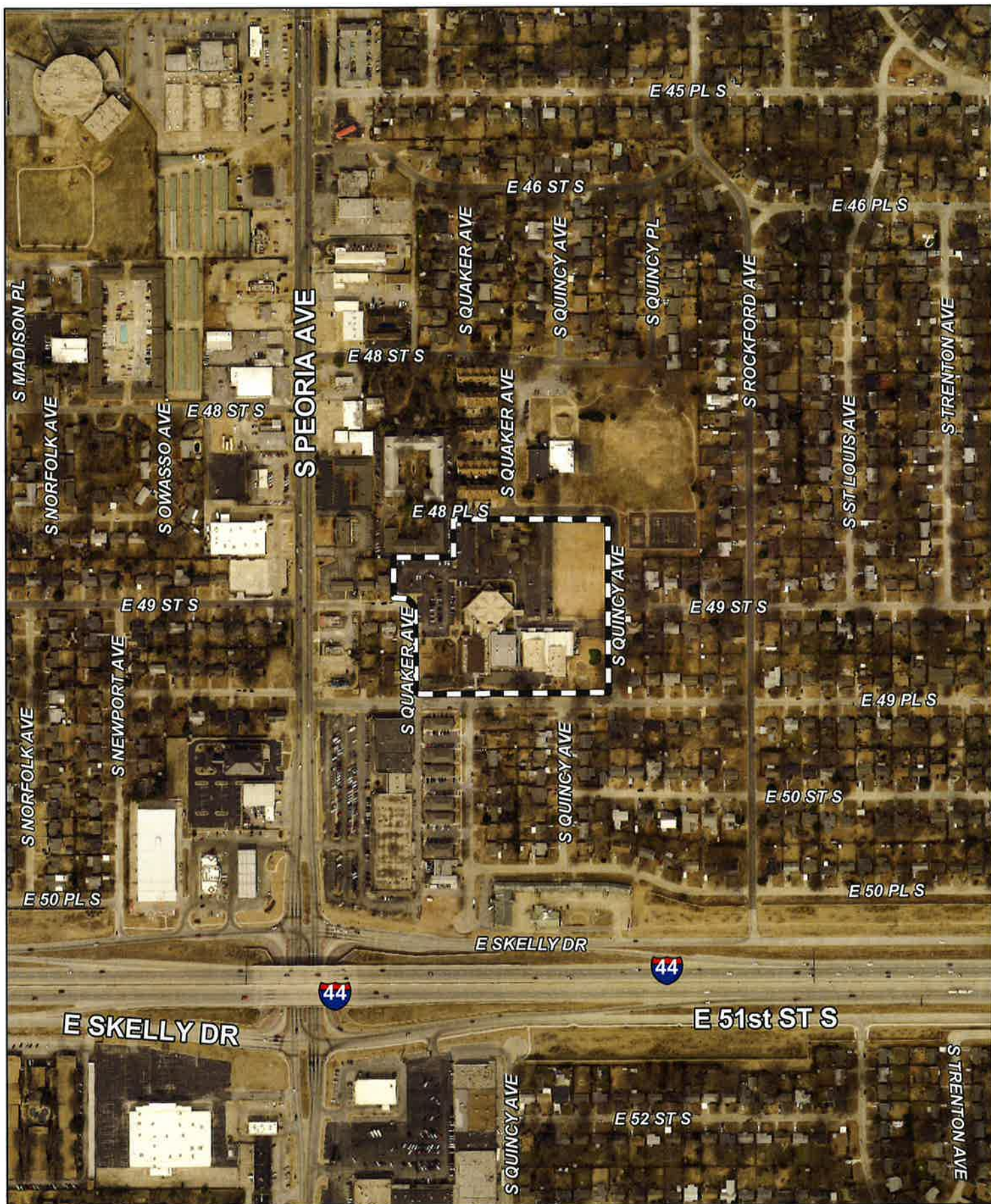


CHURCH OF  
SAINT MARY

19-13 30

17.3





0 Feet 200 400



Subject Tract

## CHURCH OF SAINT MARY

19-13 30

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

Aerial Photo Date: February 2018



17.4





0 50 100  
Feet



Subject  
Tract

# CHURCH OF SAINT MARY

19-13 30

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

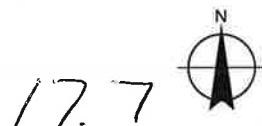
Aerial Photo Date: February 2018



17.5









TULSA COUNTY CLERK - PAT KEY  
BOOK RECEIPT# DATE TIME  
FEE



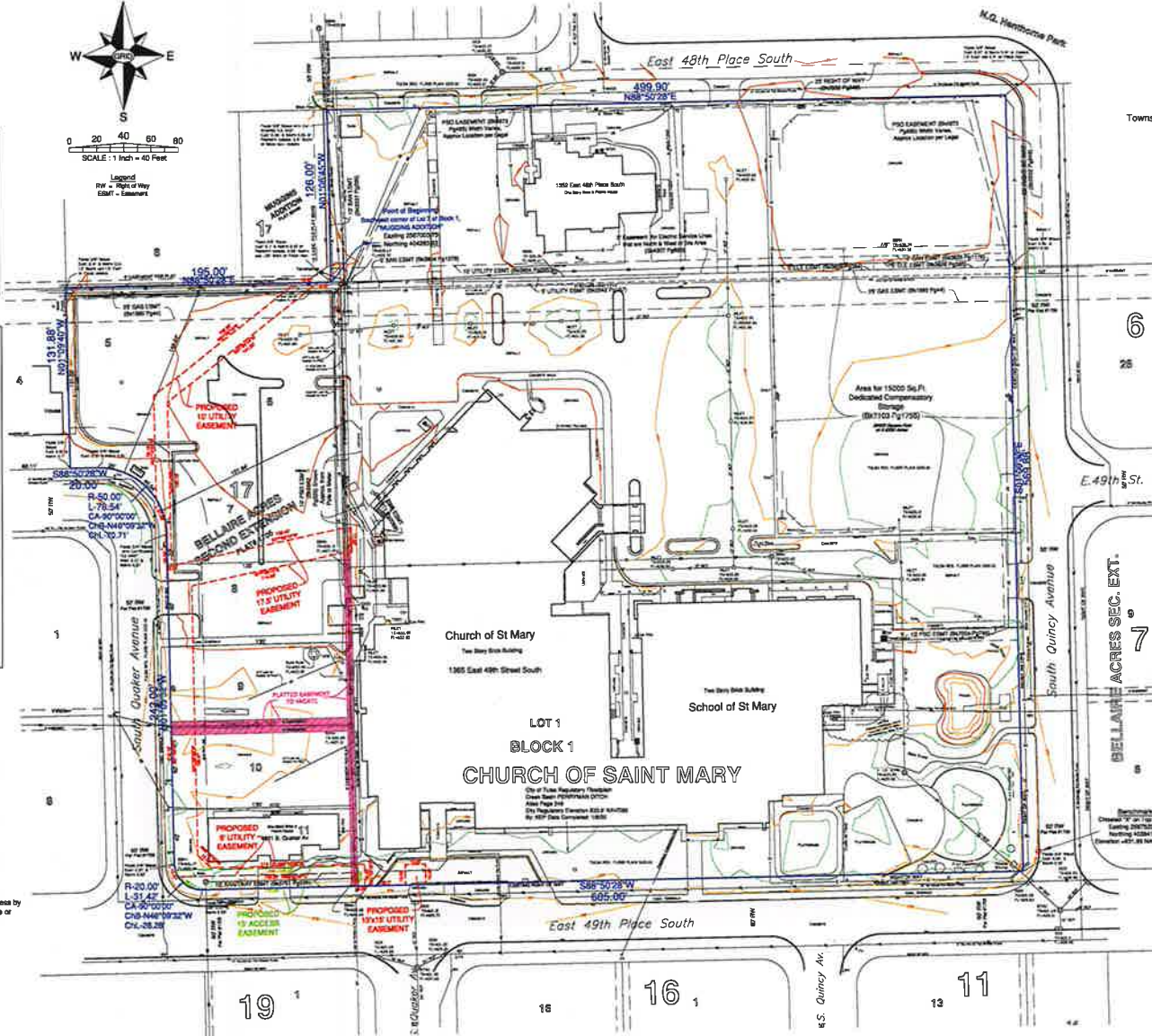
CERTIFICATE



ENDORSEMENTS



Legend  
RW = Right of Way  
ESMT = Easement



**Statistics**  
Subdivision Contains  
Having an area of 350,100 square feet, 8.0372 acres

**Monumentation**  
Corners Monumented with a  
#3 Rebar with an Orange Plastic Cap  
or a Spile with Steel Washer,  
excepted "GEODESIC CASES"  
Unless Monument Found

**Basis of Bearing**  
Horizontal Datum and Bearings shown based on the  
Oklahoma State Plane Zone North Grid

Easements shown are to be dedicated by this plat unless by  
separate instrument as referenced by Book & Page or  
Document number or Plat number shown.

PRELIMINARY PLAT

## Church of Saint Mary

An Addition to the City of Tulsa  
Being a replat of Lots 5, 6, 7, 8, 9, 10 & 11 of Block 17  
"BELLAIRE ACRES SECOND EXTENSION" Plat#1705, together with  
a subdivision of a Part of the Southwest Quarter of Section 30,  
Township 19 North, Range 13 East of the Indian Meridian, Tulsa County, State of Oklahoma

Owner  
Most Reverend David A. Konderle,  
Bishop of the Roman Catholic Diocese of Tulsa  
14811 East 21st Street, Tulsa, OK 74133

Engineer  
Cynberg Engineering, P.L.L.C.  
810 S. Cleveland Ave., Tulsa, OK 74118  
918 877 8000  
CA # 3537 Renewal Date June 30th 2020

Surveyor  
GEODESIC LLC  
6028 S. 66th E. Ave., Suite 101  
Tulsa, Oklahoma 74145  
918 948 4384  
CA # 5524 Renewal Date June 30th 2020



VICINITY MAP  
SECTION 30, T-19N, R-13E

PRELIMINARY PLAT DATE PREPARED April 29, 11:00 AM  
CHURCH OF SAINT MARY Sheet 1 of 2

17.8



DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL BY THESE PRESENTS:  
MOST REV. DAVID A. KONDERLA, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF TULSA, SUCCESSOR IN INTEREST TO THE MOST REVEREND EDWARD J. SLATTERY AND THE MOST REVEREND EUGENES J. BELTRAN, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

**A Tract of Land that all of Lots 5, 6, 7, 8, 9, 10 & 11 of Block 17, "BELLAIRES ACRES SECOND EXTENSION" an addition to the City of Tulsa, filed as Plat #1705 at the office of the Tulsa County Clerk, together with a part of the Southwest Quarter of Section 30, Township 19 North, Range 13 East of the Indian Meridian, Tulsa County, State of Oklahoma, all together being more particularly described as follows:**  
**Point of Beginning at the Southeast corner of Lot 7 of Block 17, "BELLAIRES ACRES SECOND EXTENSION" an addition to the City of Tulsa, filed as Plat #2449, thence N01°04'45"W a distance of 126.50 feet to the Northwest corner of said Lot 7; thence N88°50'28"E a distance of 499.90 feet, thence along the West line of the South Quincy Avenue right of way, S01°09'32"E a distance of 569.88 feet; thence along the North line of East 43rd Place South right of way, S88°50'28"W a distance of 605.00 feet to the South point of curvature of Lot 11 of Block 17, "BELLAIRES ACRES SECOND EXTENSION"; thence with a curve to the right having a radius of 20.00 feet, an arc length of 31.42 feet, a central angle of 90°00'00", a chord bearing of N46°09'32"W, and a chord length of 28.28 feet to the West point of tangency of said Lot 11; thence along the East line of the South Quaker Avenue right of way, N01°09'32"W a distance of 242.00 feet to a point of curvature of Lot 7 of Block 17, "BELLAIRES ACRES SECOND EXTENSION"; thence with a curve to the left having a radius of 50.00 feet, an arc length of 78.54 feet, a central angle of 90°00'00", a chord bearing of N46°09'32"W, and a chord length of 70.71 feet to a point of tangency of Lot 5 of Block 17, "BELLAIRES ACRES SECOND EXTENSION"; thence S88°50'28"W a distance of 20.00 feet to the Southwest corner of said Lot 5; thence N01°09'40"W a distance of 131.88 feet to the Northwest corner of said Lot 5; thence along the North line of said Block 17 of "BELLAIRES ACRES SECOND EXTENSION", N88°50'28"E a distance of 195.00 feet to the Point of Beginning.**

Having an area of 350,100 square feet, 8.0372 acres

Bearing based on the Oklahoma State Plane Zone North Grid

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 1 LOT, 1 BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "CHURCH OF SAINT MARY" A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

SECTION 1. PUBLIC STREET AND UTILITIES

A. PUBLIC STREET  
OWNER HEREBY ACKNOWLEDGES ALL PUBLIC STREET RIGHT OF WAY DEPICTED ON THE PLAT TO THE EXTENT ANY PORTION OF SUCH STREET RIGHT OF WAY EXISTS BY VIRTUE OF PREVIOUS GRANTS OR DEDICATIONS OR ACQUISITIONS BY THE EXERCISE OF EMINENT DOMAIN.

B. UTILITY EASEMENTS

OWNER HEREBY FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DEPICTED ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL UNDERGROUND PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE, AND COMMUNICATION LINES, ELECTRICITY POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE 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 PURPOSES STATED, PROVIDED OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, RE-LAY AND REPAIR OR REPLACE WATER 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 FOR THE PURPOSE OF FLOWING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN CHURCH OF SAINT MARY AND TO AREAS OUTSIDE OF CHURCH OF SAINT MARY, TO THE EXTENT ANY PORTION OF SUCH UTILITY EASEMENTS EXIST AS SUCH BY VIRTUE OF PREVIOUS GRANTS OR DEDICATIONS OR ACQUISITIONS BY THE EXERCISE OF EMINENT DOMAIN. OWNER NEVERTHELESS RE-DEDICATES SUCH UTILITY EASEMENTS IN THEIR ENTIRETY AS SHOWN. OWNER IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON OWNER AND SHALL BE DEEMED TO PROHIBIT DRIVE, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE LOT.
2. WITHIN THE UTILITY EASEMENTS, THE 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, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.
4. THE CITY SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO THE UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

D. UTILITY SERVICES

1. ALL SUPPLY LINES WITHIN CHURCH OF SAINT MARY, INCLUDING ELECTRICITY, TELEPHONE, COMMUNICATION, CABLE TELEVISION AND GAS LINES, SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHT OF WAY OF THE PUBLIC STREET AS DEPICTED ON THE PLAT. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE ONLY. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN CHURCH OF SAINT MARY MAY BE EXTENDED FROM THE EXISTING GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SUCH SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5 FOOT WIDE STRIP EXTENDING 2 1/2 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE RESPECTIVE SUPPLIERS OF ELECTRICITY, TELEPHONE, COMMUNICATION, CABLE TELEVISION AND GAS SERVICES, THROUGH THEIR AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO THE UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR WITHIN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRICITY, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRICITY, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRICITY, TELEPHONE, COMMUNICATION, CABLE TELEVISION OR GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.

E. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL THE UTILITY EASEMENTS AND AS OTHERWISE 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.
2. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER OR THE LOT OWNERS AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE LOT OWNER AGREES TO BE BOUND BY THESE COVENANTS.
4. LIMITS OF NO ACCESS  
OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS TO OR EGRESS FROM ANY PORTION OF THE PROPERTY DESIGNATED AS "LIMITS OF NO ACCESS" ON THE PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TMAPC, WITH THE APPROVAL OF THE CITY, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY.
5. SURFACE DRAINAGE  
EACH LOT SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM THE LOT 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 THE LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE LOT OWNER AND BY THE CITY.
6. STORMWATER DETENTION EASEMENT

1. OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORM WATER RUNOFF FROM THE LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATION APPROVED BY THE CITY OF TULSA, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN THE STORMWATER DETENTION EASEMENT UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE LOT OWNER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIRS OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SALTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE LOT OWNER IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
  - A. GRASS AREAS SHALL BE MOWED IN SEASON AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
  - B. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPAIRED IF DAMAGED.
  - C. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
  - D. CLEANING OF SALTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE STORMWATER DETENTION EASEMENT.
6. IN THE EVENT THE LOT OWNER SHOULD FAIL TO MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES PROPERLY OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE STORMWATER DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER 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 COSTS 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 IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

I. SIDEWALKS

1. SIDEWALKS ARE REQUIRED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH CITY'S ENGINEERING DESIGN STANDARDS. OWNER SHALL CONSTRUCT ALL REQUIRED SIDEWALKS.
2. PAVING AND LANDSCAPING WITHIN EASEMENTS  
THE LOT OWNER 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 ELECTRICITY FACILITIES WITHIN THE EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED THE CITY OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.
3. CERTIFICATE OF OCCUPANCY RESTRICTIONS  
NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN CHURCH OF SAINT MARY SHALL BE ISSUED BY THE CITY UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, 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 SERVING THE PARTICULAR PHASE. BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF OWNER, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

1. THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I (PUBLIC STREETS AND UTILITIES) ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THEREOF, AND ADDITIONALLY, THE COVENANTS WITHIN SECTION I, WHETHER OR NOT SPECIFICALLY REFERRED TO BY THIS DEED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY. IF OWNER SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL, FOR ANY PERSON OR PERSONS OWNING THE LOT SITUATED WITHIN CHURCH OF SAINT MARY OR ANY PORTION THEREOF OR THE CITY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS TO PREVENT HIM, HER, IT OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.
2. DURATION  
THESE COVENANTS AND RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
3. AMENDMENT OR TERMINATION  
THE COVENANTS CONTAINED HEREIN MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TMAPC AND THE CITY. ANY SUCH AMENDMENT SHALL BECOME EFFECTIVE WHEN RECORDED IN THE RECORDS OF THE TULSA COUNTY CLERK.
4. SEVERABILITY  
INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF BY AN ORDER, JUDGMENT OR DECREE OF ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

PRELIMINARY PLAT

Church of Saint Mary

An Addition to the City of Tulsa  
Being a replat of Lots 5, 6, 7, 8, 9, 10 & 11 of Block 17  
"BELLAIRES ACRES SECOND EXTENSION" Plat#1705, together with  
a subdivision of a Part of the Southwest Quarter of Section 30,  
Township 19 North, Range 13 East of the Indian Meridian, Tulsa County, State of Oklahoma

THIS DEED OF DEDICATION HAS BEEN EXECUTED AT TULSA, OKLAHOMA

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

MOST REV. DAVID A. KONDERLA,  
BISHOP OF THE ROMAN CATHOLIC DIOCESE OF TULSA

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY MOST REV. DAVID A. KONDERLA, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF TULSA

NOTARY PUBLIC

COMMISSION NO. / EXPIRATION DATE

CERTIFICATE OF SURVEY

I, RUSSELL M. MUZKA, OF GEODECA, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "CHURCH OF SAINT MARY", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

RUSSELL M. MUZKA  
PROFESSIONAL LAND SURVEYOR, OKLAHOMA #1803  
GEODECA LLC, CERTIFICATE OF AUTHORIZATION #6524  
RENEWAL JUNE 30TH 2025

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY RUSSELL M. MUZKA OF  
GEODECA LLC, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

COMMISSION NO. / EXPIRATION DATE



APPROVED  
by the City Council of the City of  
Broken Arrow, Oklahoma  
Mayor \_\_\_\_\_  
Attest: City Clerk \_\_\_\_\_

PRELIMINARY PLAT DATE PREPARED April 29, 11:00 AM  
CHURCH OF SAINT MARY Sheet 2 of 2

