

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2824

August 19, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

The meeting will be held in the Tulsa City Council Chamber and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

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 using the following link:

<https://global.gotomeeting.com/join/762727173>

Commissioners and members of the public can also dial in using their phone by dialing:

United States: +1 (312) 757-3121

Participants must then enter the following **Access Code: 762-727-173**

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, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Craddock, Commissioner Doctor, Commissioner Kimbrel, Commissioner McArtor, Commissioner Reeds, Commissioner Ritchey, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

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.

1. **PUD-677-A-6 TJ Remy** (CD 8) Location: Northeast corner of South 119th Place and South Lakewood Avenue requesting a **PUD Minor Amendment** to modify rear and front setback requirements (Continued from August 5, 2020)
2. **PUD-579-B-2/Z-6333-SP-4b Hall Estill/Stuart Van De Wiele** (CD 7) Location: North and East of the northeast corner of South 101st East Avenue and East 81st Street South requesting a **PUD Minor Amendment** to modify development standards for signage
3. **Z-7140-SP-1g Bart James** (CD 2) Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue requesting a **Corridor Minor Amendment** to allow duplexes and townhouses in development area C (**Neighbors request continuance to September 16, 2020**)

PUBLIC HEARINGS

4. **CPA-88 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting to amend the Land Use Map designation from "Existing Neighborhood" to "Employment". (Related to Z-7560) (Continued from July 15, 2020) (**Applicant requests a continuance to October 7, 2020**)
5. **Z-7560 KKT Architects, Trey Wilson** (CD 4) Location: South of the southwest corner of the southeast corner of East 5th Street South and South Victor Avenue requesting rezoning from **RS-4 to IL** (Related to CPA-88) (Continued from July 15, 2020) (**Applicant requests a continuance to October 7, 2020**)
6. **River West Phase III & IV** (CD 2) Preliminary Plat, Location: Northwest corner of West 23rd Street South and South Jackson Avenue (**Staff is requesting a continuance to September 2, 2020**)
7. **The Crossing at Battle Creek VI-VIII** (CD 6) Preliminary Plat, Location: North and east of East 41st Street South and South 145th East Avenue (Continued from August 5, 2020)

8. **Magnolia Ridge Phase II** (County) Preliminary Plat, Location: North and west of the northwest corner of East 86th Street North and North Memorial Drive (Tulsa County)
9. **41st & Lynn Lane** (CD 6) Preliminary Plat and Modification of the Subdivision & Development Regulations to permit a flag lot, Location: West of the southwest corner of East 41st Street South and South 177th East Avenue
10. **Z-7506 Mike Thedford** (CD 2) Location: South of the southeast corner of West 81st Street South and South Maybelle Avenue requesting rezoning from **AG to RS-3 with an optional development plan(Remanded from City Council)**
11. **Z-7566 Sally Moseby** (CD 1) Location: North of the northeast corner of West Latimer Street and North Main Street requesting rezoning from **RS-5 and RS-4 to RM-3**
12. **Z-7567 Nathalie Cornett** (CD 6) Location: North and east of the northeast corner of East 11th Street South and South 193rd East Avenue requesting rezoning from **AG to IH with optional development plan**

OTHER BUSINESS

13. 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

email address: esubmit@incog.org

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



Case Number: PUD-677-A-6
Minor Amendment

Hearing Date: August 19, 2020
(Continued from August 5, 2020)

Case Report Prepared by:

Jay Hoyt

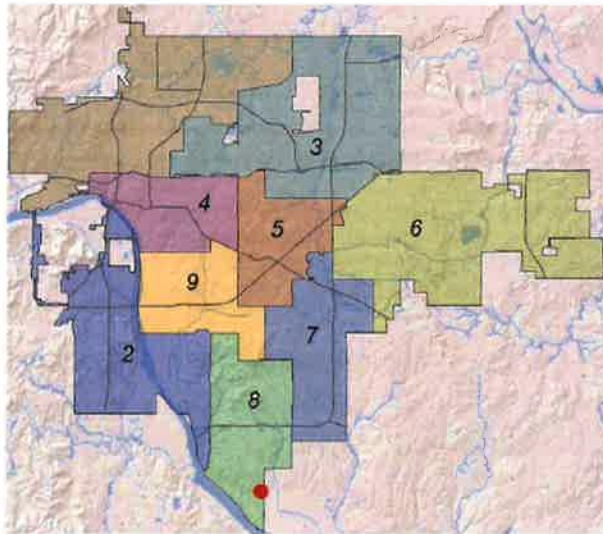
Owner and Applicant Information:

Applicant: TJ Remy

Property Owner: David Kolker

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify to rear yard setback requirements.

Gross Land Area: 0.34 Acres

Location: NEC of S 119th PI and S Lakewood Ave

11905 S Lakewood Ave

Lot 6, Block 2 Crestwood At The River II

Zoning:

Existing Zoning: RS-1/PUD-677-A
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-677-A-6 Minor Amendment

Amendment Request: Revised the PUD Development Standards to reduce the setback requirements for the rear yard.

The original minor amendment request was to revise the side, garage and rear yard setbacks for the subject lot. The applicant has since revised the design of the proposed home so that it can comply with the side and garage setback requirements. The only request needed as part of this amendment is to reduce the rear yard setback from 25 ft to 17.5 ft as illustrated on the site plan provided by the applicant.

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:

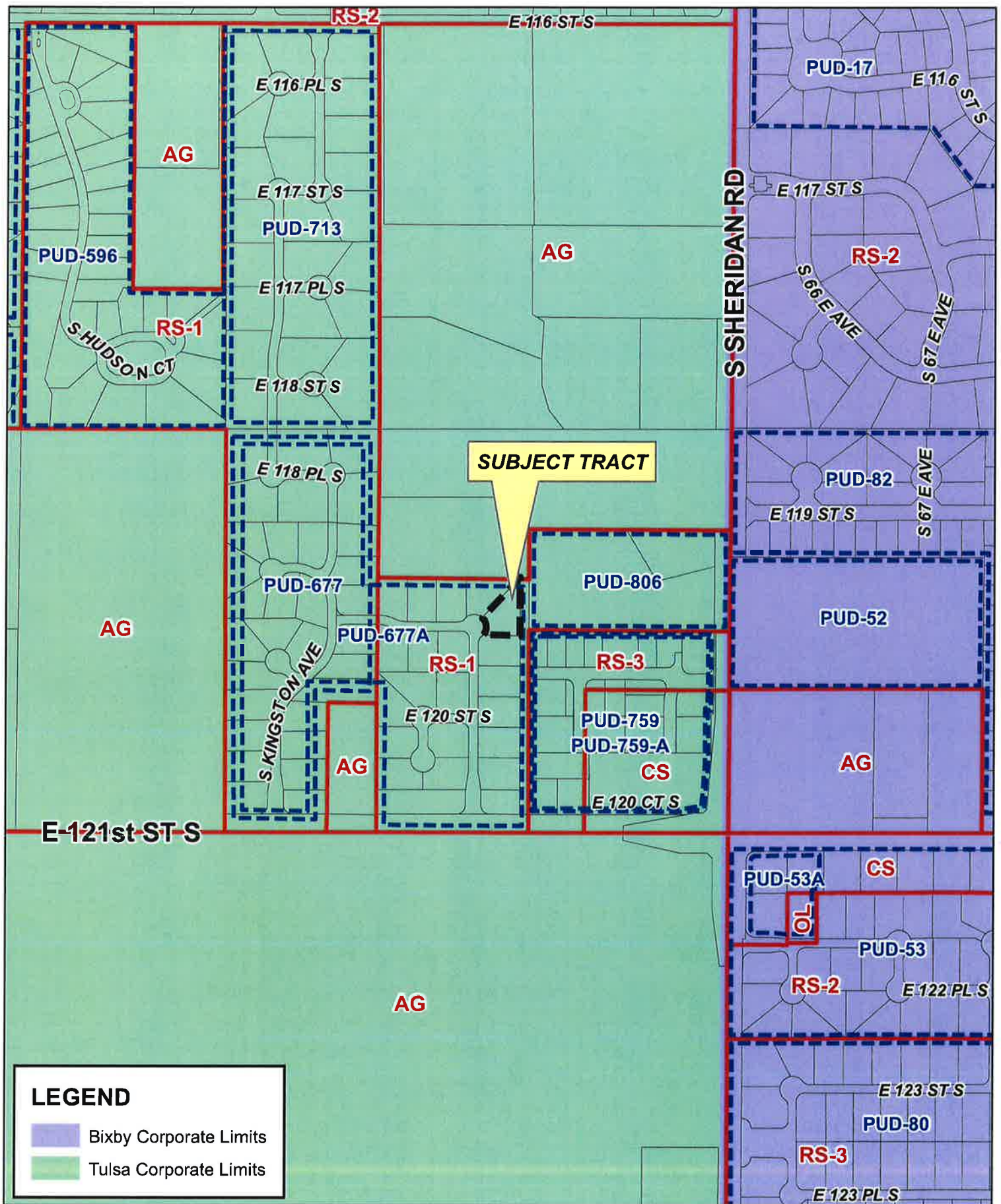
- 1) PUD-677-A-6 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-677-A.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the rear yard setback from 25 ft to 17.5 ft.

SECTION II: Supporting Documentation

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Homeowners Association Approval Letter for Revisions



18-13 34





0 Feet 200 400



Subject Tract

PUD-677-A-6

18-13 34

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

Aerial Photo Date: February 2018



1.4



0 50 100
Feet



Subject
Tract

PUD-677-A-6

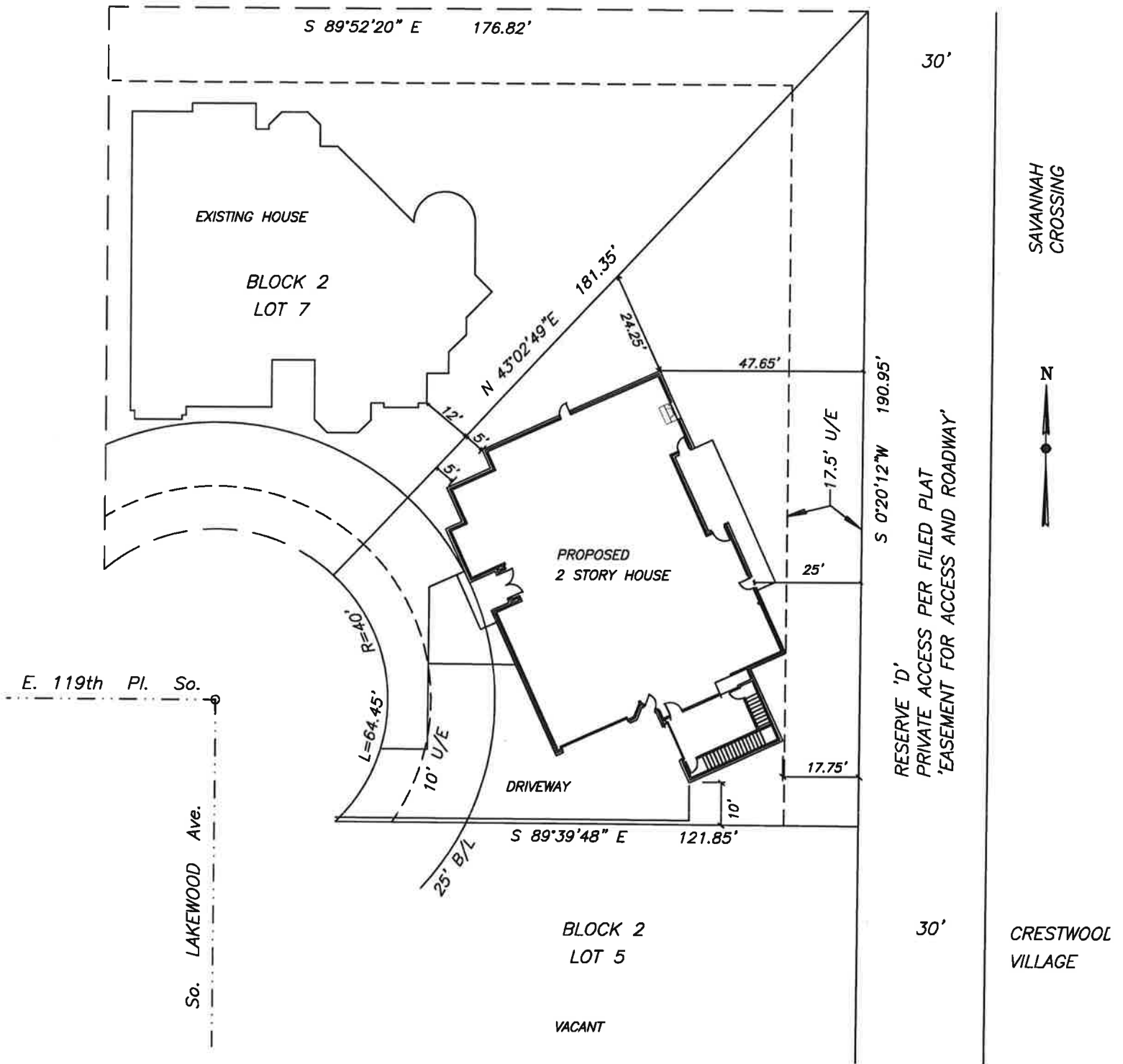
18-13 34

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

Aerial Photo Date: February 2018



1.5

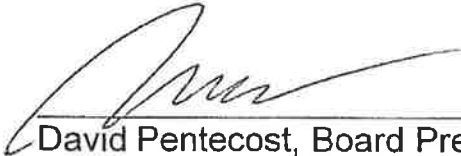


LOT 6, BLOCK 2
CRESTWOOD AT THE RIVER II

1.6

Crestwood at the River Homeowners Association

Applicant: The Board of Directors and Architectural Review Committee for the Crestwood at the River Homeowner's Association has reviewed your request for a 7.5 foot variance from the 25-foot rear setback line for the construction of your residence on Lot 6, Block 2, Crestwood at the River II. We have received and reviewed a legal opinion in that regard, and also additional material provided to the Association and have concluded by a majority vote of the Board of Directors that the Board has no objection to your request for the variance. However, we have also been made aware that the request for variance would have to be submitted to and approved by the Indian Nations Council of Governments (INCOG). If a public hearing on your application becomes necessary, the Board of Directors will go on record on your behalf as having reviewed your application and approved it by a majority vote of the Board of Directors.



David Pentecost, Board President

6.30.20

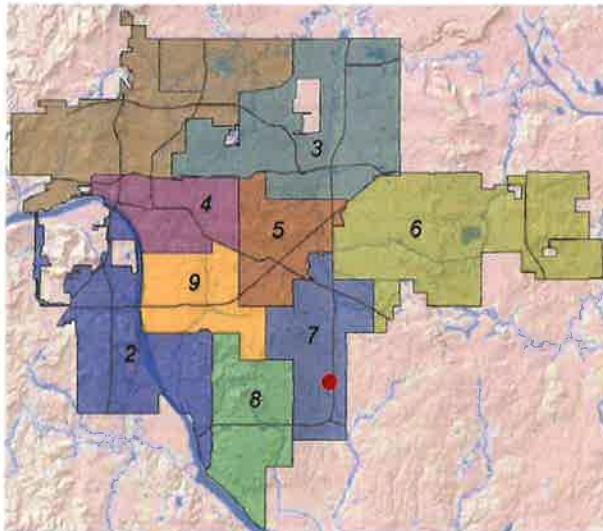


Case Number: PUD-579-B-2 / Z-6333-SP-4b
Minor Amendment
Hearing Date: August 19, 2020

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Hall Estill (c/o Stuart E. Van De Wiele)
 Property Owner: Expedition Properties, LLC (c/o James J. Grogan)

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: Minor amendment To clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.
 Gross Land Area: 11.6+ Acres
 Location: North and East of the NEC of South 101st East Avenue and 81st Street South
 Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass
 Development Areas B (less the north 466.12 feet thereof) and C

Zoning:
 Existing Zoning: CO/PUD-579-B / Z-6333-SP-4
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8407

City Council District: 7
Councilor Name: Lori Decter Wright
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-579-B-2 / Z-6333-SP-4b Minor Amendment

Amendment Request: Revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

The applicant is proposing to amend the Development Standards for the subject portion of Development Area B to eliminate the restriction that only one use be allowed. In addition, they are proposing to revise the interior lot line setback as well as establish signage criteria, as shown in the Minor Amendment Text provided by the applicant, included with this report. For Development Area C, the applicant is proposing to establish revised signage criteria, as shown on the applicant's text document.

For both the subject areas, except as otherwise provided in the existing and revised Development Standards for the affected portion of Development Area B and Development Area C, the current City of Tulsa Zoning Code shall apply.

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) PUD-579-B-2 / Z-6333-SP-4b does not represent a significant departure from the approved development standards and is considered a minor amendment to PUD-579-B / Z-6333-SP-4.
- 2) All remaining development standards defined in PUD-579-B / Z-6333-SP-4 and subsequent amendments shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to revise the Development Standards to clarify and delete certain obsolete or inconsistent Development Standards and to provide for enhanced signage standards for the Development Areas.

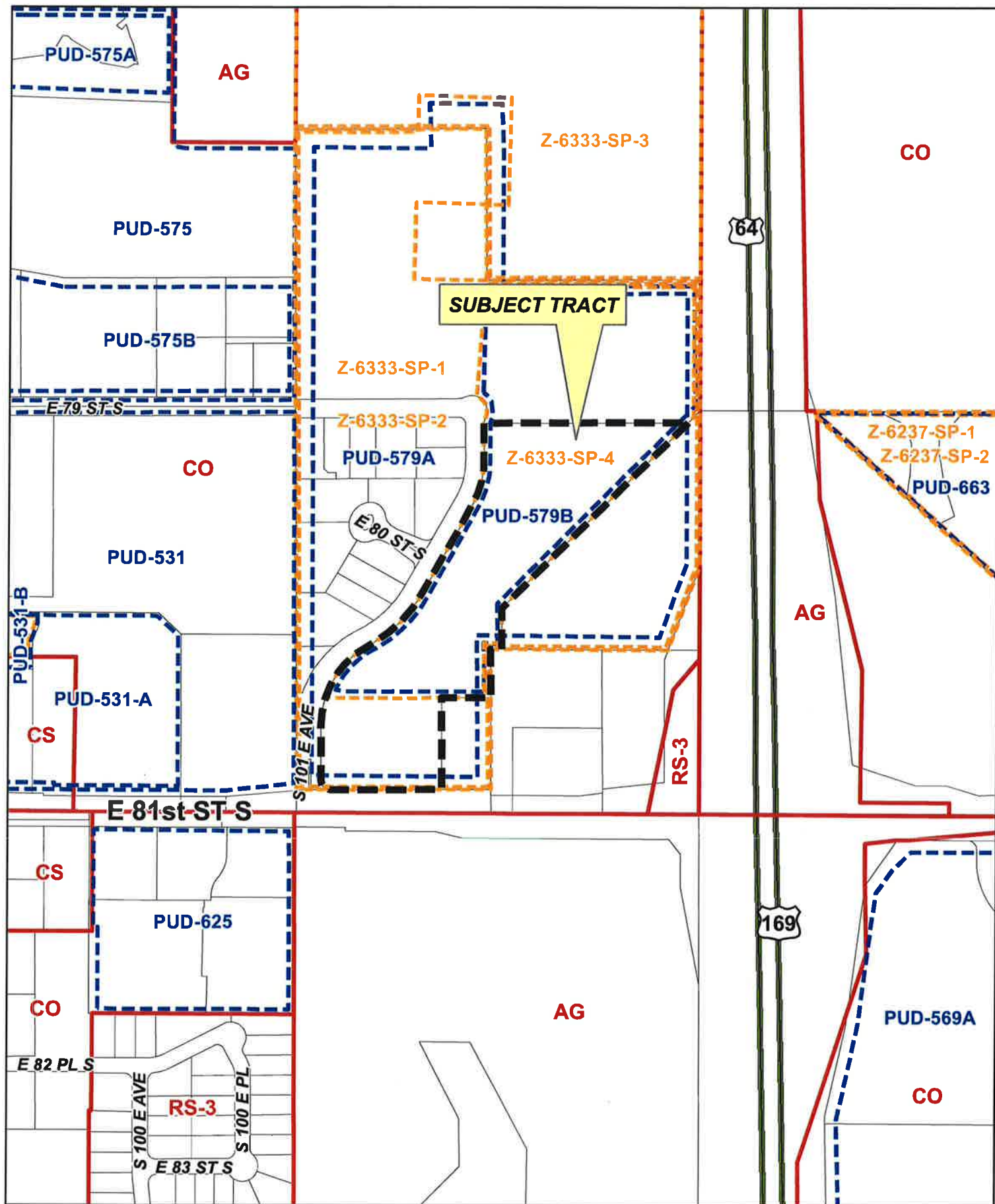
SECTION II: Supporting Documentation

Exhibits included with staff report:

INCOG zoning case map

INCOG aerial photo

Applicant Minor Amendment Text



**PUD-579-B-2/
Z-6333-SP-4b**

18-14 07



2.3



0 Feet 200 400



Subject Tract

**PUD-579-B-2/
Z-6333-SP-4b**

18-14 07

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

Aerial Photo Date: February 2018



24

MINOR AMENDMENT
PLANNED UNIT DEVELOPMENT
(PUD NO. 579-B-2—)
CORRIDOR SITE PLAN
(Z-6333-SP-4b—)

JULY, 2020

MINOR AMENDMENT

PUD NO. 579-B-2___ and Z-6333-SP-4b_____

AMENDMENT SUMMARY

This Amendment is being pursued (i) to clarify and delete certain obsolete or inconsistent Development Standards and (ii) to provide for enhanced signage standards for the Development Areas described below.

This Amendment will apply to (i) Development Area B (less the North 466.12 feet thereof) and (ii) the entirety of Development Area C.

LEGAL DESCRIPTION

Lot One (1), Lot Two (2), and Lot Four (4) (less the north 466.12 thereof), all in Block One (1) Tall Grass, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to Recorded Plat No. 5647.

MINOR AMENDMENT

PUD NO. 579-B-2 and Z-6333-SP-4b

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA B

DEVELOPMENT AREA AFFECTED:

Development Area B, less the North 466.12 feet thereof.

“ONE USE” RESTRICTION DELETED:

The following development standard is hereby deleted from the applicable development standards as applied to the affected portion of Development Area B:

“A lot in Development Area A or B may not contain more than one use unless approved by minor amendment. Uses within the same Use Unit in the Tulsa Zoning Code are considered the same use.”

MINIMUM BUILDING SETBACKS:

In addition to the minimum building setbacks previously approved, the setback from any interior lot line (created by subsequent lot line adjustment of Development Area B) shall be 15 feet.

SIGNS:

The Development Standards previously adopted for the affected portion of Development Area B are hereby replaced in their entirety with the Development Standards listed below.

Cross Use of Signs:

Uses located on both (i) ~~the affected portion of~~ Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on the affected portion of Development Area B for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.

Ground Signs (East Side):

One ground sign on the East side of each tract (including multiple tracts if later divided) fronting Highway 169.

Not to exceed 50' in height.

Not to exceed 672 square feet.

Dynamic display signage is permitted not to exceed 250 square feet (which shall be considered as part of the overall size limitation)

Ground Signs (West Side):

One ground sign on the West side of each tract (including multiple tracts if later divided) fronting 101st East Avenue.

Not to exceed 25' in height.

Not to exceed 0.5 square feet per linear foot of street frontage on 101st East Avenue.

Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

Wall Signs:

Not to exceed 2.0 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.

Sign Plan Approval:

No sign permits shall be issued for erection of a sign on a lot within the affected portion of Development Area B until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in compliance with the approved PUD / Corridor Site Plan Development Standards.

APPLICATION OF ZONING CODE:

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.

MINOR AMENDMENT

PUD NO. 579-B-2 and Z-6333-SP-4b

AMENDMENTS TO DEVELOPMENT STANDARDS – DEVELOPMENT AREA C

DEVELOPMENT AREA AFFECTED:

Development Area C.

SIGNS:

The Development Standards previously adopted for Development Area C are hereby replaced in their entirety with the Development Standards listed below.

Cross Use of Signs:

Uses located on both (i) ~~the affected portion of~~ Development Area B (including the North 466.12 feet thereof) and (ii) Development Area C may utilize signs located on Development Area C for advertisement subject to a separate agreement to be negotiated between the owners of such tracts or lots.

Ground Signs (South Side):

One ground sign on the South side of each tract fronting 81st Street.

Not to exceed 30' in height.

Not to exceed 200 square feet.

Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

Ground Signs (West Side):

One ground sign on the West side of each tract fronting 101st East Avenue.

Not to exceed 30' in height.

Not to exceed 200 square feet.

Dynamic display signage is permitted not to exceed 80 square feet (which shall be considered as part of the overall size limitation)

Ground Signs (Reserve A):

One ground sign located in the Reserve A

Not to exceed 10' in height.

Not to exceed 40 square feet.

Dynamic display signage is prohibited

Wall Signs:

Not to exceed 1.5 square feet of display surface area per lineal foot of the building wall to which affixed, provided wall signs shall not exceed 75% of the length of the building wall to which attached.

Sign Plan Approval:

No sign permits shall be issued for erection of a sign on a lot within Development Area C until a detail sign plan for that lot has been submitted to INCOG for review and approval as being in

compliance with the approved PUD / Corridor Site Plan Development Standards.

APPLICATION OF ZONING CODE:

Except as otherwise provided in the existing Development Standards for the affected portion of Development Area B (as amended hereby), the current City of Tulsa Zoning Code shall apply.

Case Number: Z-7140-SP-1g
Minor Amendment

Hearing Date: August 19, 2020

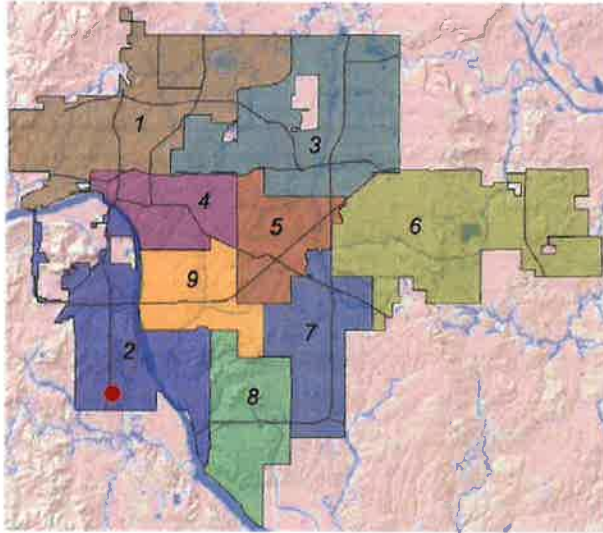
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Bart C. James

Property Owner: Hyde Park, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to establish Development Area C for Villa Homes consisting of Duplexes and Townhouses

Gross Land Area: 41+ acres

Location: South of the SW/c of W 81st St S & S Maybelle Ave

Hyde Park at Tulsa Hills

Zoning:

Existing Zoning: CO/Z-7140-SP-1
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 8214

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7140-SP-1g Minor Amendment

Amendment Request:

Amend the Corridor Plan to establish Development Area C of Hyde Park at Tulsa Hills. This new development area would be to establish Villa Homes in the development, which would allow duplex homes as well as townhouses, which are not currently permitted.

The applicant has provided revised use and bulk and area requirements for the lots that will be a part of Development Area C, as shown on Rider II, included with this report. These setbacks have been revised to allow the proposed duplex homes and townhouses.

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

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

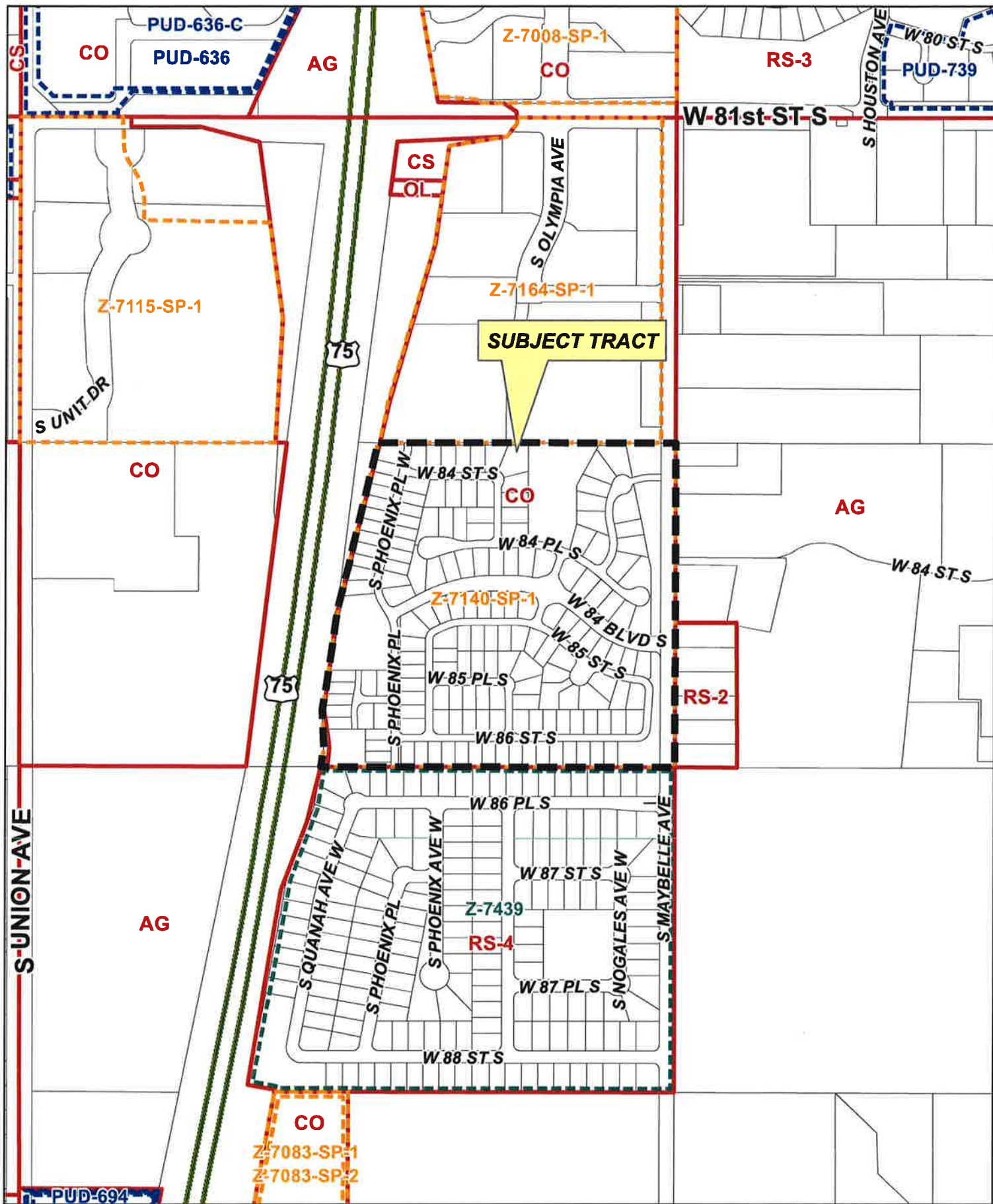
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in Z-7140-SP1.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map
INCOG aerial photo
Applicant Rider II
Applicant Development Layout

With considerations listed above, staff recommends **approval** of the minor amendment to establish Development Area C for Villa Homes as shown on the material provided by the applicant.



Z-7140-SP-1g

18-12 14





0 Feet 250 500



Subject
Tract

Z-7140-SP-1g

18-12 14

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

Aerial Photo Date: February 2018



RIDER II

PUD Plat No.7140-SP-1 is hereby amended to add the following Development Area "C" as an additional alternative, non-exclusive alternative to Development Area "A" or Development Area "B", as the case may be, on a lot-by-lot basis.

Development Area "C" - Villa Homes is hereby added as follows:

Permitted Uses: Uses permitted by right Use Unit 1 - Area Wide Uses by Right; Use Unit 6, Single Family Dwelling, alternatively as a Duplex Dwelling; Use Unit 7, Duplex Dwelling; Use Unit 7A, Townhome Dwelling; and Use Unit 5, Community Services and similar uses and uses customarily incidental to permitted principal uses.

Maximum Number of Dwelling Units: 38

Minimum Livability Space Per Dwelling Unit: 1,400 sq. ft*

**Livability Space is defined as open space not used for parking or drives. Parking or drives located between the front lot line and building setback line shall count against livability space.*

Minimum Lot Size: 4,500 sq. ft.

Minimum Lot Frontage: 45 feet

Setbacks:

As to Lot 9, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 10, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 11, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 12, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 13, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 14, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 15, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 16, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 17, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 18, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 19, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 20, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 21, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 22, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 23, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 24, Block 1; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 6, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	5 Feet

As to Lot 7, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	5 Feet
From the South Side Lot Line:	0 Feet

As to Lot 8, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	5 Feet

As to Lot 9, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	0 Feet
From the South Side Lot Line:	0 Feet

As to Lot 10, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	5 Feet
From the South Side Lot Line:	0 Feet

As to Lot 4, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	20 Feet
From the South Side Lot Line:	15 Feet
From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 5, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	20 Feet
From the South Side Lot Line:	15 Feet
From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 6, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 7, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 8, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 9, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 10, Block 6; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 11, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	15 Feet
From the South Side Lot Line:	20 Feet
From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

As to Lot 12, Block 2; the minimum Building setback from Side Lot Lines shall be as follows*:

From the North Side Lot Line:	15 Feet
From the South Side Lot Line:	20 Feet
From the East Side Lot Line:	15 Feet
From the West Side Lot Line:	0 Feet

As to Lot 20, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 21, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 22, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 23, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 24, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	0 Feet

As to Lot 25, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	5 Feet

As to Lot 26, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	5 Feet
From the West Side Lot Line:	0 Feet

As to Lot 27, Block 7; the minimum Building setback from Side Lot Lines shall be as follows*:

From the East Side Lot Line:	0 Feet
From the West Side Lot Line:	15 Feet

** Unless otherwise approved by the Architectural Committee or Developer*

Maximum Building Height: 35 Feet***

**** Architectural decorative features such as chimneys and cupolas may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.*

Signs: No signs permitted in Area C.

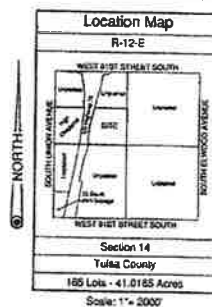
Corridor District Site Plan #Z-7140-SP-1

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14,
Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

CERTIFICATE

I hereby certify that all real estate taxes levied on this plot have been paid as reflected by the current tax roll. Satisfactory evidence has been provided in the amount of \$ _____ per trust receipt no. _____ to be deposited to 30 _____ taken. This certificate is NOT to be construed as payment of \$_____ taxes in full but is given in order that this plot may be filed on record. To _____ according to the amount of the satisfactory document.

RECEIVED
JUL 12 2011
Tulsa Metropolitan Area
Planning Commission

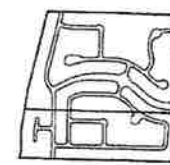
[illegible]

OWNER / DEVELOPER

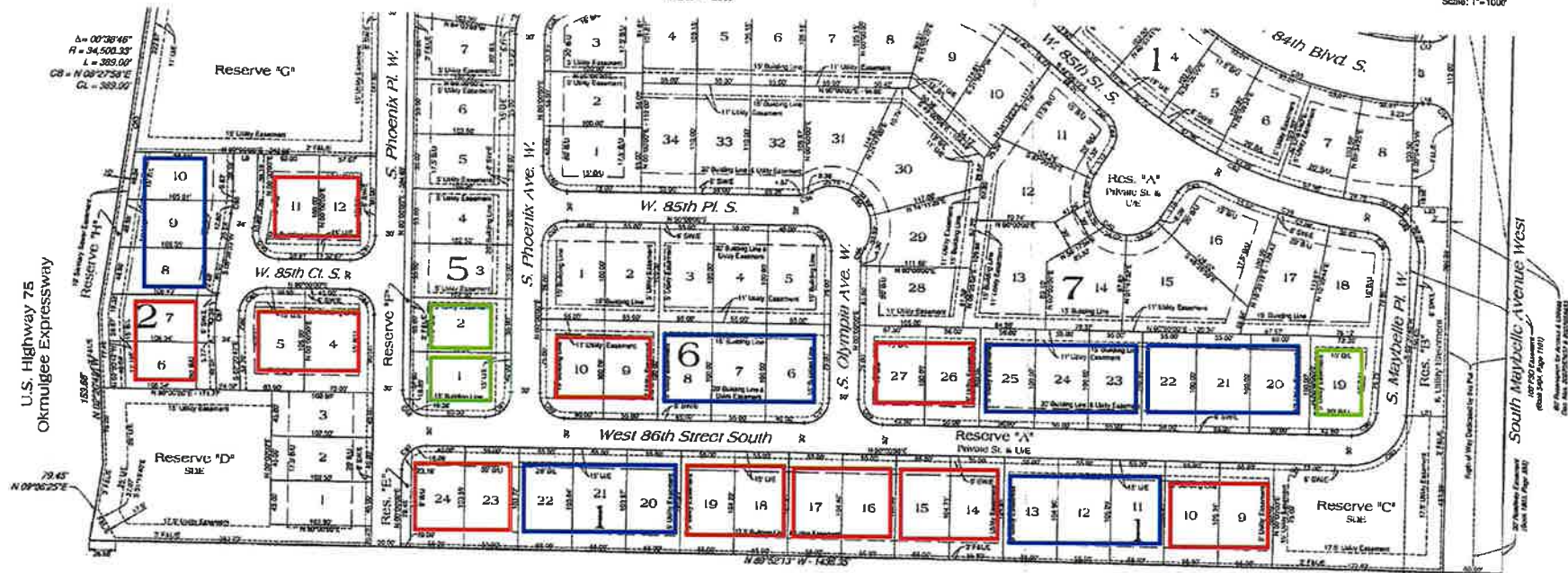
Hyde Park, L.L.C.
an Oklahoma-based family company
Christie Wolkenhauser, Manager
1231 East 102nd Street, Suite 1
Tulsa, Oklahoma 74137
Phone: 918.288.9997
Fax: 918.288.0213
www.hydeparkliving.com

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.

5737 South 88th East Avenue
Tampa, Oklahoma 74132
918.252.8521
jackson@huntingtonbank.com
HUNTINGTON BANK 1-800-241-1100
APPROX. DATE: JAN 10 2010



Key Map
Scale: 1"=1000'



Hyde Park at Tulsa Hills
Date of Preparation: 06/21/2011 Sheet 4 of 8
G:\04-977\Final\04-977 Final Plan EIR.DWG T1150011 - 204.mxd

- ☐ Villas
- ☐ Bi-Villas
- ☐ Tri-Villas

Sawyer, Kim

*Continued
to 9-16-20*

From: Wilkerson, Dwayne
Sent: Thursday, August 13, 2020 9:32 AM
To: Sawyer, Kim
Subject: FW: Hyde Park at Tulsa Hills Z-7140-SP-1g

FILE COPY

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
START HERE >



From: Wilkerson, Dwayne
Sent: Tuesday, August 11, 2020 12:13 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: FW: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
START HERE >



From: Michael Kyser <kysermj736@gmail.com>
Sent: Tuesday, August 11, 2020 9:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: Hyde Park at Tulsa Hills Z-7140-SP-1g

I would prefer the 16th of September. And thank you For your response.

3.12

Michael D. Kyser

On Tue, Aug 11, 2020 at 8:49 AM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Thank you for your email Mr. Kyser,

The PUD section of the zoning code supports the idea that this request can be processed as a minor amendment but within the context that the proposed building types would be attached single family homes on individual lots. As I understand the request these are still single family homes but with common walls.

We can support a continuance for the minor amendment to the PUD to the September 2nd meeting date or for the September 16th meeting date. Please send an email with the date you prefer.

Mr. James,

Please let me know if you support the continuance request.

Respectfully,

Dwayne Wilkerson, ASLA, PLA

Principal Planner | Current Planning

Tulsa Planning Office

2 W. 2nd St., 8th Floor | Tulsa, OK 74103

918.579.9475

dwilkerson@incog.org

-----Original Message-----

From: Michael Kyser <kysermj736@gmail.com>

Sent: Tuesday, August 11, 2020 6:18 AM

To: Wilkerson, Dwayne <DWilkerson@incog.org>; Jeannie Cue <Dist2@tulsacouncil.org>

Subject: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne

As the president of the Hyde Park Homeowners Representative Committee (HRC) as well as being elected by the homeowners to serve on the HOA Board, the referenced TMAPC "Minor Amendment" filed 7/13/2020 is concerning to not only me but the virtually all residents currently at Hyde Park. On Saturday the 8th of August, a couple of the homeowners received this notice. They then notified me wanting to know what was going on. Monday apparently many more notices had arrived. I received mine. So far, all of the responses of homeowners are strongly against the proposed change. But what is personally disturbing to me, is that with a filing date of July 13, 2020, it would seem logical that the information for said application had to be completed at a much earlier time, without communication to the residents of Hyde Park.

Our CCR's are specific. Quoting from the Declarations of Covenants, dated June 1, 2013, "Hyde Park was developed as a community of 165 single family lots and includes certain common areas... it goes on to describe the lots and blocks. In Section 2, Usage, "the use of the lots shall be limited to use for single family detached residences and customary accessory uses. In Section 3, Floor Area is specific to the various categories of the homes, the Bungalows/Garden Homes, the Cottage Patio Homes and finally the Villia/Patio Homes. The categories of each were designated to specific lots. In Section 4 in the CCR it defines the size of garage. But no where in this document does it allow for du-or triplex construction.

Single family homes with specific design criteria is what we were told, it is what we were presented with, and what was built and sold for over seven years. This is community that we bought into. These proposed changes in our mind, does not appear to be a Minor Amendment. Say that to the existing homes that back up to or will be along side of, these proposed changed construction residency.

Given the absolute lack of transparency to the residents on this change, the rush to push it through, the short time we have before the scheduled Commission meeting to respond is just not right. Therefor we are formally requesting a delay on the said hearing. The time for the next meeting is dependent on the Developer and his builder/s to present these "suggestions" to the current homeowners as well as, the current builders with homes under construction at a public meeting.

Respectfully submitted,

Michael D. Kyser, Retired Civil Engineer President of the HRC Board Member of the HPHOA

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, August 13, 2020 9:32 AM
To: Sawyer, Kim
Subject: FW: Hyde Park at Tulsa Hills Z-7140-SP-1g

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org

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Michael D. Kyser, Retired Civil Engineer President of the HRC Board Member of the HPHOA

Sawyer, Kim

FILE COPY

From: Wilkerson, Dwayne
Sent: Thursday, August 13, 2020 9:31 AM
To: Sawyer, Kim
Subject: FW: Hyde Park

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
START HERE >



From: Mark Savage <msavage_74105@yahoo.com>
Sent: Monday, August 10, 2020 11:39 AM
To: esubmit <esubmit@incog.org>
Subject: Hyde Park

A resounding NO to duplex's and triplex's in Hyde Park! Please see Jeanie Cue. This is an obvious NO. I live in Hyde Park at:

Mark Savage
901 W. 84th Pl.
Tulsa, OK 74132

918-633-6099

Sawyer, Kim

Cont 10-7-20

FILE COPY

CPA-88

From: Wilkerson, Dwayne
Sent: Tuesday, August 11, 2020 11:27 AM
To: Mary Huckabee (MHuckabee@cwlaw.com)
Cc: Miller, Susan; Sawyer, Kim; Wertin, Jani
Subject: FW: Z-7560 and CPA-88 (Applicants continuance request to October 7th.)

Thanks Mary,
We will forward your request for a continuance to the October 7th Planning Commission meeting.

Good morning Kim,
Please send this request to the Planning Commission. Staff supports the applicants request.

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
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From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 11, 2020 11:12 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

Thank you Dwayne. I need a second cup of coffee this morning clearly. Yes, we are referring to October 7th.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, August 11, 2020 11:11 AM
To: Mary Huckabee <MHuckabee@cwlaw.com>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

[External Email]

Please clarify that you are referring to October 7th or September 2nd.

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 11, 2020 11:00 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

Dwayne,

Thanks for the clarification. We would like to request a continuance to the October 2nd hearing date.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, August 11, 2020 10:53 AM
To: Mary Huckabee <MHuckabee@cwlaw.com>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

[External Email]

Thanks Mary,

We can support this last continuance request. Please be specific with your request date. It was originally scheduled for the July 15th meeting schedule then continued to August 19th.

My recommendation is to request a continuance to the October 7th planning commission meeting.

Your other options are September 2nd and September 16th.

Respectfully,



Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
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dwilkerson@incog.org



From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 11, 2020 10:09 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

Dwayne,

We would like to request a continuance in order to evaluate our strategy to address the neighbor's concerns. Please let me know if you have any questions. I'm working remotely and can be reached at (918) 902-4844.

Mary Huckabee | Partner
CONNER & WINTERS, LLP
P 918.586.5715
MHuckabee@cwlaw.com | cwlaw.com

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Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>; Wertin, Jani <jwertin@incog.org>
Subject: RE: Z-7560 and CPA-88

[External Email]

Good morning Mary and Francis,

Please let me know this morning if you plan to withdraw the request and submit something new.

If you are requesting another continuance it is equally important for me to know that this morning.

Respectfully



Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Tuesday, August 4, 2020 9:09 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>
Subject: RE: Z-7560 and CPA-88

Dwayne,

Francis filled me in and mentioned there had been a lot of neighborhood opposition, which is why they were considering a change of strategy. I'm working remotely, so please use my cell number: (918) 902-4844.

Mary Huckabee | Partner
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Subject: RE: Z-7560 and CPA-88

[External Email]

Good morning Mary,

Both items were continued to the August 19th meeting.

I will give you a call later today to discuss.

We have received a lot of interest from the neighbors. I don't think we have a single letter of support.

Dwayne Wilkerson, ASLA, PLA
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Tulsa Planning Office
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918.579.9475
dwilkerson@incog.org



From: Mary Huckabee <MHuckabee@cwlaw.com>
Sent: Monday, August 3, 2020 8:30 AM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Francis Wilmore <Francis.Wilmore@kktarchitects.com>
Subject: Z-7560 and CPA-88

Dwayne,

I hope you're doing well. I've been asked to assist with developing a strategy for an optional development plan for the 540 S. Victor Avenue property. I understand that both Z-7560 and CPA-88 were continued at the last hearing and it doesn't appear they are on Wednesday's agenda, which is fine given this change in strategy. Would there be a time you and I could schedule for a call this week to discuss our strategy for the optional development plan?

Mary Huckabee | Partner
CONNER & WINTERS, LLP
4000 One Williams Center | Tulsa, OK 74172-0148
P 918.586.5715 | M 918.902.4844
MHuckabee@cwlaw.com | [v-card](#) | [bio](#) | cwlaw.com

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If you have received this message in error, please notify the sender immediately.

Sawyer, Kim

2-7560

cont 10-7-20

FILE COPY

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Sent: Tuesday, August 11, 2020 11:27 AM
To: Mary Huckabee (MHuckabee@cwlaw.com)
Cc: Miller, Susan; Sawyer, Kim; Wertin, Jani
Subject: FW: Z-7560 and CPA-88 (Applicants continuance request to October 7th.)

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Principal Planner | Current Planning
Tulsa Planning Office
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Please clarify that you are referring to October 7th or September 2nd.

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Your other options are September 2nd and September 16th.

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If you have received this message in error, please notify the sender immediately.

Sawyer, Kim

From: Foster, Nathan
Sent: Thursday, August 13, 2020 12:45 PM
To: Sawyer, Kim
Subject: RE: Continuance - River West III & IV

Kim,

We are requesting a continuance to September 2, 2020.

Thanks,

-NF

From: Sawyer, Kim <ksawyer@incog.org>
Sent: Thursday, August 13, 2020 12:42 PM
To: Foster, Nathan <NFoster@incog.org>
Subject: RE: Continuance - River West III & IV

Could you send it with a date of continuance

From: Foster, Nathan <NFoster@incog.org>
Sent: Thursday, August 13, 2020 12:40 PM
To: Sawyer, Kim <ksawyer@incog.org>
Subject: Continuance - River West III & IV

Kim,

Staff is requesting a continuance on the River West III & IV preliminary plat. Additional requests will need to be made and new notices will have to be sent out.

Thanks!

Nathan Foster
Senior Planner

Tulsa Planning Office
918.579.9481
nfoster@incog.org



6.1



Tulsa Metropolitan Area
Planning Commission

Case : The Crossing at Battle Creek
VI-VIII (Continued from August 5, 2020)

Hearing Date: August 19, 2020

Case Report Prepared by:

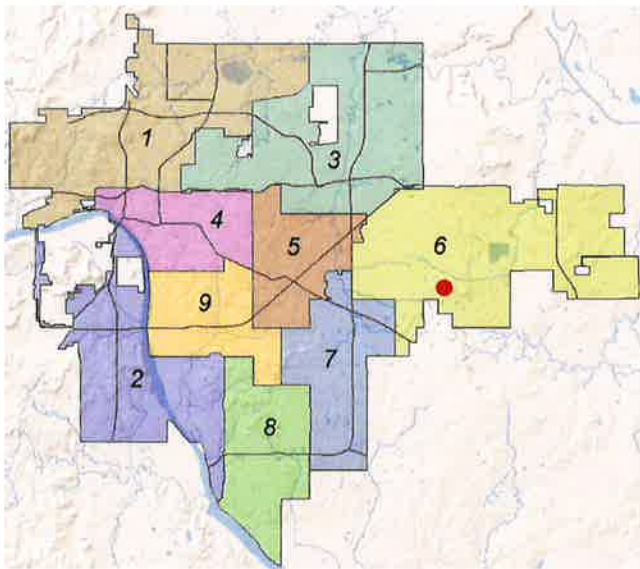
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting

Owner: 41st Street Development, LLC

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat

Location: North and east of East 41st
Street South and South 145th East Avenue

239 lots, 15 blocks, 57.56 ± acres

Single-Family Residential

Zoning:

Current: RS-3

Proposed: RS-4

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 3

Commissioner Name: Ron Peters

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

PRELIMINARY SUBDIVISION PLAT

The Crossing at Battle Creek VI-VIII - (CD 6)

North and east of East 41st Street South and South 145th East Avenue

This plat consists of 239 lots and 15 blocks on 57.56 ± acres. This preliminary plat covers 3 phases as a continuation of The Crossing at Battle Creek development. Phase numbers are subject to change based on final approval of earlier phases.

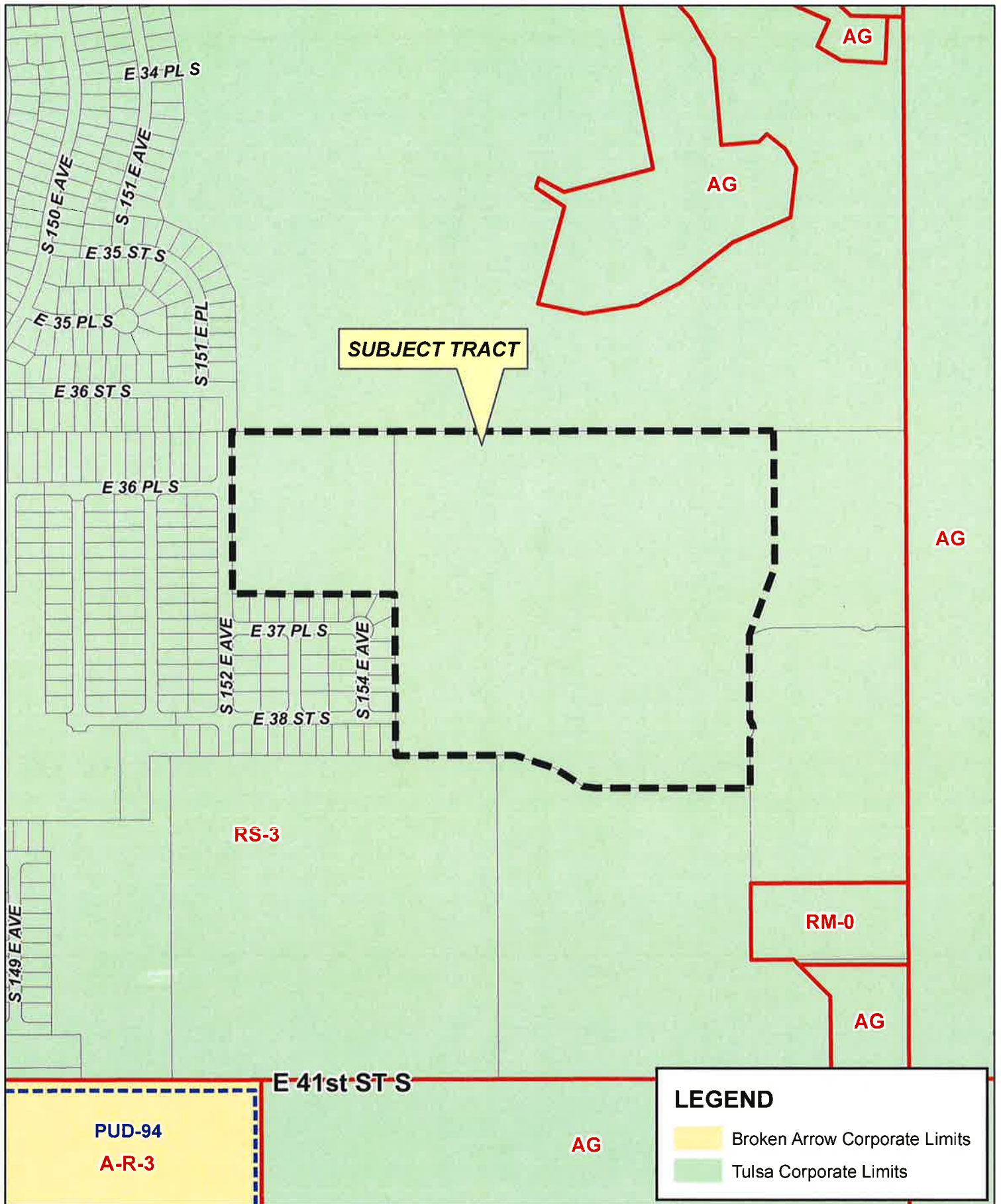
The Technical Advisory Committee (TAC) met on July 16, 2020 and provided the following conditions:

1. **Zoning:** A rezoning from the existing RS-3 designation to RS-4 was approved by TMAPC on June 17, 2020 (Z-7553). RS-4 zoning is required to be in effect prior to the approval of a final plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Block Length:** Maximum block lengths are exceeded on several merged blocks within the subdivision. Lots within the subdivision would be considered "Urban Low-Density" under Section 5-030 of the Subdivision & Development Regulations. Urban Low-Density blocks cannot exceed 700' in length. Maximum block length can be expanded to 900' if appropriate pedestrian connections are provided to comply with the regulations. Add additional pedestrian or street connections and revise block lengths to comply with Table 5-1.
4. **Transportation & Traffic:** Per the City Engineer, East 36th Place will be required to be a residential collector street and will need a 60' dedication of right-of-way. New public streets are required to comply with all standards of the City of Tulsa. Sidewalks will be required within the subdivision per Title 35. IDP plans are required to be approved for public sidewalks adjacent to reserve areas and designated open space prior to approval of the final plat.
5. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
6. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
7. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add contact information for project engineer and surveyor. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Ensure accuracy and consistency of legal description between written version and face of the plat. Graphically show all pins found or set associated with this plat.

7.2

8. **Stormwater, Drainage, & Floodplain:** Additional easements may be required for offsite drainage. Storm sewer IDP plans must be submitted and approved prior to the approval of a final plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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 required prior to final plat approval.



19-14 22

**THE CROSSING
AT BATTLE CREEK
PHASES VI-VIII**





0 Feet 250 500



Subject Tract

19-14 22

THE CROSSING AT BATTLE CREEK PHASES VI-VIII

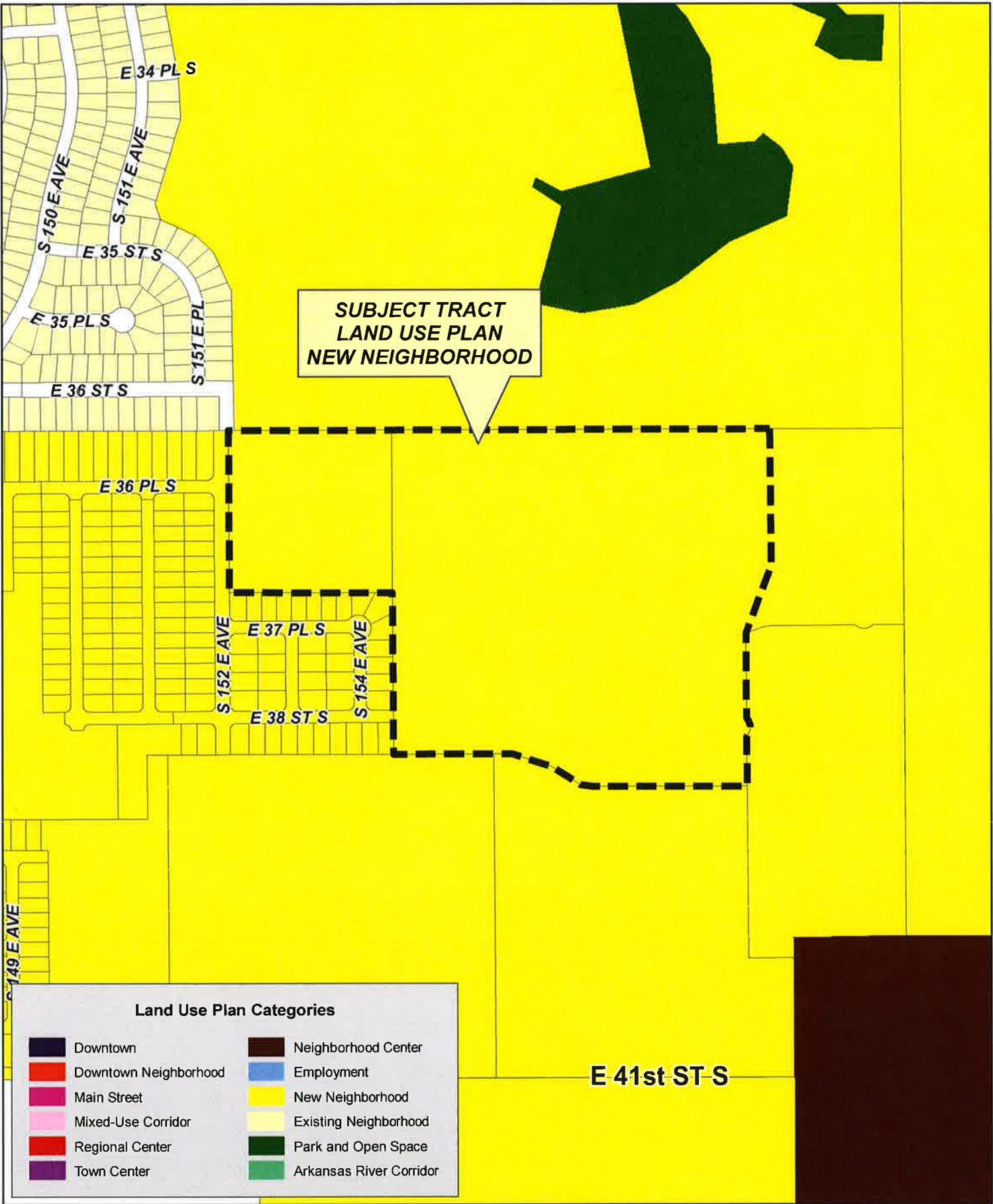
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



7.5

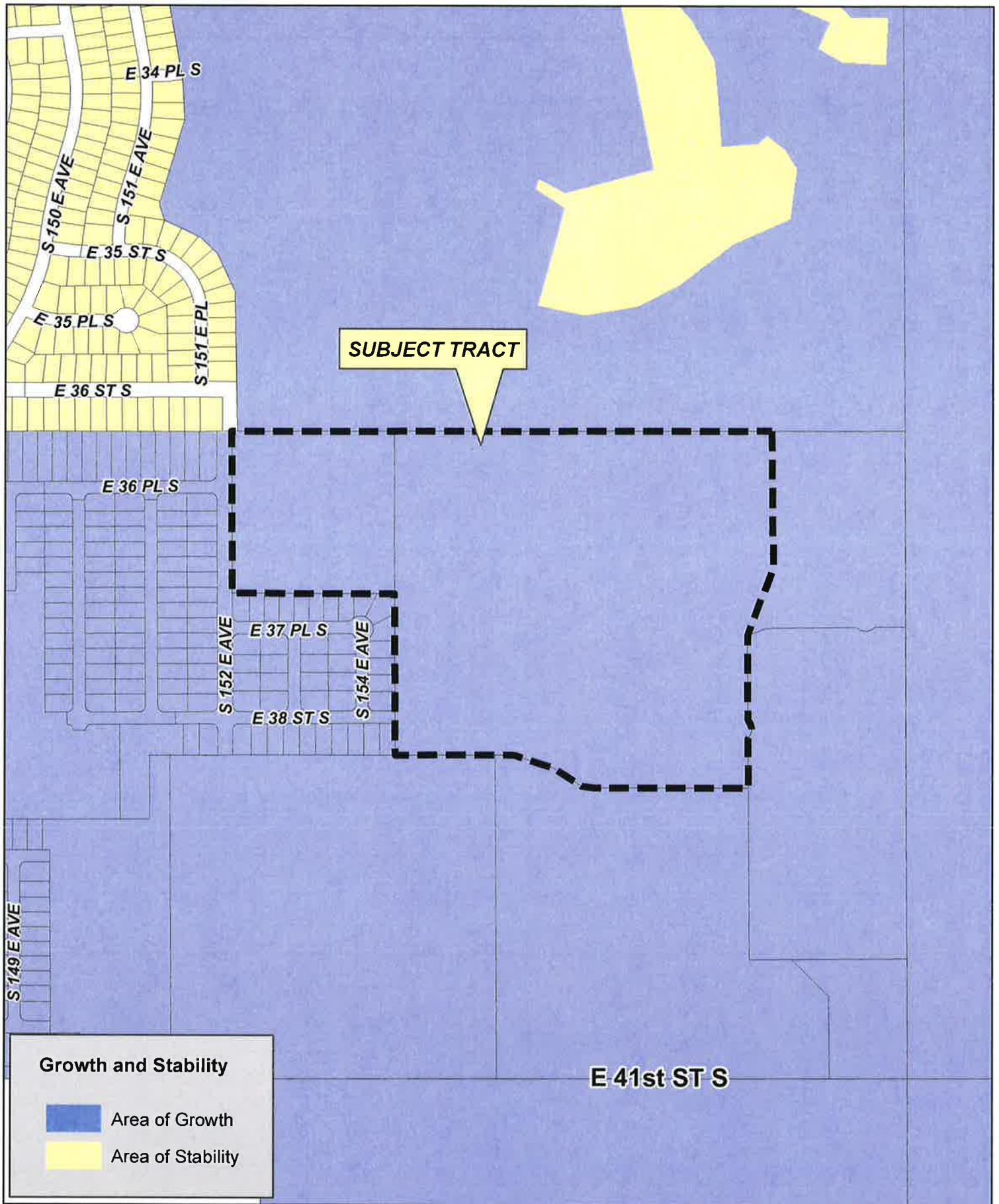
**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**



19-14 22

**THE CROSSING
AT BATTLE CREEK
PHASES VI-VIII**

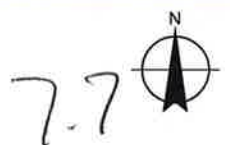




Feet
0 250 500

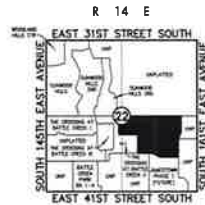
19-14 22

**THE CROSSING
AT BATTLE CREEK
PHASES VI-VIII**



Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (CSG), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - MAGNETIC PIN NAIL FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22.
 - MAGNETIC PIN NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 22.
- THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 86°43'17" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF TULSA AND ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 152ND AVENUE BY VIRTUE OF RIGHT-OF-WAY.



Location Map
Scale: 1" = 100'

Preliminary Plat

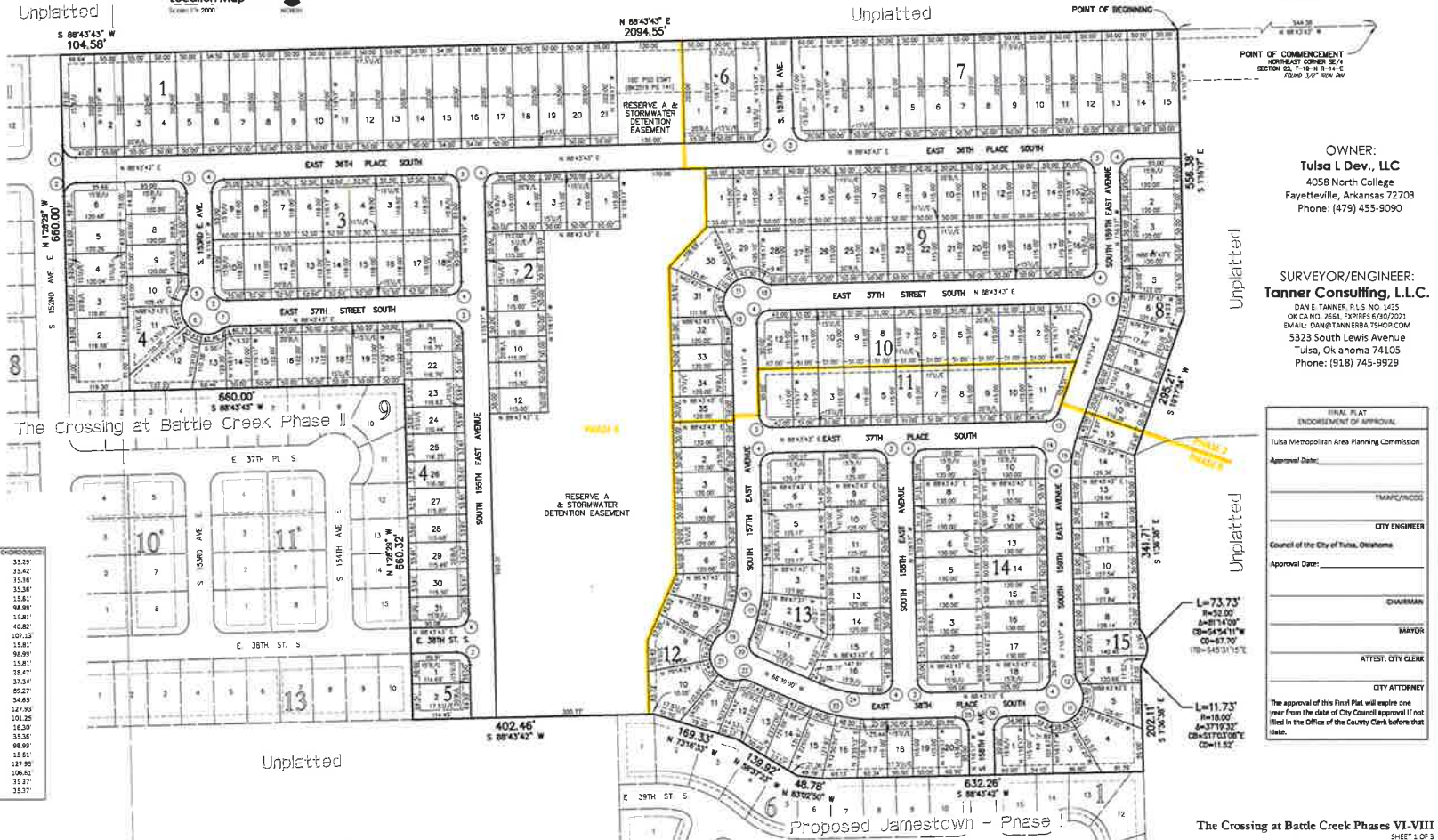
The Crossing at Battle Creek Phases VI-VIII

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



- LEGEND**
- BL BUILDING LINE
 - R/U BUILDING LINE & UTILITY EASEMENT
 - PK PG BOOK & PAGE
 - CR CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - DELTA ANGLE
 - DOC DOCUMENT
 - EDMT EASEMENT
 - GOVT GOVERNMENT
 - LINE LIMITS OF NO ACCESS
 - OVERLAND DRAINAGE EASEMENT
 - RES RESERVE
 - R/W RIGHT-OF-WAY
 - UTL UTILITY EASEMENT
 - ADR ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 3)
 - PHASE LINE

SUBDIVISION CONTAINS:
TWO HUNDRED THIRTY-NINE (239) LOTS
IN FIFTEEN (15) BLOCKS
WITH ONE (1) RESERVE
TOTAL SUBDIVISION AREA: 30.564 ACRES



Curve Table

CURVE	LENGTH	ABSCISSA	DELTA	CHORD BEARING	CHORD DISTANCE
1	39.36	25.00	89°07'48"	N45°52'27"W	33.59
2	39.36	25.00	90°12'12"	N45°53'37"E	33.42
3	39.37	25.00	90°00'00"	N45°16'37"W	33.38
4	39.37	25.00	90°00'00"	N45°16'37"E	33.38
5	36.09	25.00	35°52'12"	N37°09'49"E	33.61
6	36.09	25.00	36°14'23"	N45°41'37"W	36.89
7	36.09	25.00	36°14'23"	N45°41'37"E	36.89
8	47.77	25.00	109°28'18"	N36°52'08"W	40.82
9	367.70	300.00	92°54'11"	N9°06'04"E	107.13
10	36.09	25.00	36°14'23"	N45°41'37"W	36.89
11	142.85	50.00	36°14'23"	N45°41'37"E	154.81
12	36.09	25.00	36°14'23"	N45°41'37"W	36.89
13	30.29	25.00	69°23'49"	N54°00'49"E	28.47
14	42.36	25.00	86°37'38"	N42°57'38"W	37.34
15	86.75	250.00	2°54'11"	N9°06'04"E	89.27
16	34.67	300.00	6°37'18"	N2°02'22"E	34.65
17	328.50	300.00	24°37'37"	N41°02'22"E	127.93
18	303.85	250.00	22°21'36"	N47°04'43"E	101.28
19	16.51	25.00	38°03'22"	N41°07'23"E	16.30
20	39.37	25.00	97°02'00"	N21°31'00"W	33.58
21	142.85	50.00	143°16'35"	N21°31'00"E	154.81
22	39.37	25.00	36°14'23"	N45°41'37"W	36.89
23	138.89	300.00	24°37'37"	N47°04'43"W	127.93
24	107.46	250.00	24°37'37"	N47°04'43"W	106.41
25	39.37	25.00	97°02'11"	N45°41'37"E	33.57
26	39.37	25.00	97°02'11"	N45°41'37"E	33.57

DATE OF PREPARATION: July 1, 2020

OWNER:
Tulsa L Dev., LLC
4058 North College
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, LLC.
DAN E. TANNER, P.E. NO. 1435
OK C.A. NO. 3651, EXPIRES 6/30/2021
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TAMAP/PCDOG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

ATTORNEY: 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.

The Crossing at Battle Creek Phases VI-VIII
SHEET 1 OF 3

Preliminary Plat The Crossing at Battle Creek Phases VI-VIII

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SECTION IV. HOME OWNERS ASSOCIATION

4.1 FORMATION OF HOME OWNERS ASSOCIATION; ADDITIONAL LANDS

THE OWNER HAS FORWED OR SHALL CAUSE TO BE FORMED A HOME OWNERS ASSOCIATION (THE "ASSOCIATION" OR "HOA") TO GOVERN THE SUBDIVISION TO BE KNOWN AS THE CROSSING AT BATTLE CREEK HOME OWNERS ASSOCIATION. THE HOA SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA AND BYLAWS PREPARED BY OWNER OR ITS ASSIGNEE, FOR THE GENERAL PURPOSES OF MAINTAINING THE COMMON AREAS, INCLUDING WITHOUT LIMITATION ALL RESERVE AREAS, AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE SUBDIVISION AND ANY ADDITIONS THERETO. OWNER SHALL BE ENTITLED TO APPOINT THE BOARD OF DIRECTORS FOR THE HOA AS PROVIDED IN THE BYLAWS. IT IS CONTINGENT THAT ADDITIONAL LANDS/PHASES ADDING TO THE SUBDIVISION, AND SUBSEQUENTLY PLATTED FOR SINGLE FAMILY RESIDENTIAL PURPOSES, MAY BE ANNEXED BY THE OWNER OR ITS ASSIGNEE TO THE SUBDIVISION AND GEOGRAPHIC JURISDICTION AND BYLAWS OF THE HOA, WHICH MAY BE ACCOMPLISHED BY THE OWNER OR ITS ASSIGNEE BY FILING A SUPPLEMENTAL DECLARATION HERETO, OR BY NOTING SUCH ANNEXATION ON A SEPARATE DEED OF DEDICATION FOR THE ADDITIONAL LANDS/PHASES TO BE ANNEXED HERETO, OR OTHER INSTRUMENT ADDING SUCH ADDITIONAL LANDS/PHASES TO THE SUBDIVISION AND THE JURISDICTION OF THE HOA, IN WHICH CASE ANY SUCH LANDS/PHASES AND THE SUBSEQUENT OWNERS THEREOF SHALL BE UNDER THE JURISDICTION OF THE HOA AND ALL RULES PERTAINING THERETO.

4.2 MEMBERSHIP

EVERY PERSON OR ENTITY WHO ACCEPTS A DEED FOR A LOT WITHIN THE CROSSING AT BATTLE CREEK BLOCKS VI-VIII, AND IS A RECORD OWNER OF THE FEE INTEREST THERETO, SHALL BE A MEMBER OF THE HOA AND SUBJECT TO ITS BYLAWS AND RULES. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM OWNERSHIP OF A RESIDENTIAL LOT.

4.3 ASSESSMENTS

EACH OWNER OF A LOT WITHIN THE SUBDIVISION, EXCEPT OWNER, BY ACCEPTANCE OF A DEED THEREFOR, IS DEEMED TO COVENANT AND AGREE TO PAY TO THE HOA CERTAIN ASSESSMENTS TO BE ESTABLISHED BY THE BOARD OF DIRECTORS IN ACCORDANCE WITH THESE COVENANTS AND AS AMENDED AND THE BYLAWS OF THE HOA, TO BE PRECUT BY THE OWNER FOR THE MAINTENANCE AND IMPROVEMENT OF THE COMMON AREAS OWNED OR MAINTAINED BY THE HOA AND FOR OTHER PURPOSES WHICH BENEFIT THE SUBDIVISION AND THE OWNERS OF RESIDENTIAL LOTS THEREIN, AND ANY UNPAID SUCH ASSESSMENTS SHALL BE A LIEN ON THE LOT AGAINST WHICH IT IS MADE, BUT THE LIEN SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

4.4 MAINTENANCE OF COMMON AREAS

THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AS DEPICTED ON THE PLAT, OR AS DESCRIBED IN THESE COVENANTS, AND AS AMENDED, WHICH MAY INCLUDE BUT NOT BE LIMITED TO ENTRANCES, DRAINAGE FACILITIES, PERIMETER FENCING, AND OTHER COMMON AREAS AND RESERVE AREAS AS DEPICTED ON THE PLAT, OR DESCRIBED IN THESE COVENANTS AND AS AMENDED.

4.5 MAINTENANCE COVENANT

EACH OWNER, TENANT, AND OCCUPANT OF A LOT, RESERVE AREA, OR BUILDING WITHIN THE SUBDIVISION SHALL MAINTAIN SUCH PROPERTIES IN A SAFE, CLEAN, AND PROFESSIONAL MANNER. EACH SUCH OWNER, TENANT, AND OCCUPANT SHALL REMOVE, AT THEIR OWN EXPENSE, ANY RUBBISH OR TRASH OF ANY CHARACTER WHICH MAY ACCUMULATE ON THE LOT OR RESERVE AREA, RUBBISH, TRASH, GARBAGE, OR OTHER WASTE SHALL BE KEPT ONLY IN SUITABLE, CLEAN, AND SANITARY CONTAINERS AND EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIALS. THE OWNER, AND ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE POWER TO ENFORCE THE MAINTENANCE COVENANT.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION AND SEVERABILITY

5.1 ENFORCEMENT

THE COVENANTS AND RESTRICTIONS SET FORTH HEREIN SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY, THE HOA, THE OWNER, AND ANY OWNER OF A LOT, AND IN ANY ADJUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED HEREIN, A PARTY MAY SEEK ALL APPROPRIATE REMEDIES AT LAW, INCLUDING INJUNCTIVE RELIEF, TO ENFORCE THE COVENANTS SET FORTH HEREIN.

5.2 DURATION

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER AND ALL SUBSEQUENT OWNERS AND PERSONS CLAIMING UNDER THEM WITHIN THE SUBDIVISION UNTIL JANUARY 1, 2044, AFTER WHICH TIME SAID COVENANTS SHALL BE DEEMED AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS OTHERWISE AMENDED OR TERMINATED AS PROVIDED HEREIN.

5.3 AMENDMENT OR TERMINATION

THE COVENANTS CONTAINED WITHIN SECTIONS I, II, AND IV, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER AND APPROVED BY THE CITY.

EXCEPT FOR SECTIONS I, II, AND IV, AS STATED ABOVE, OWNER OR ITS ASSIGNEE MAY SUPPLEMENT OR AMEND ANY OF THESE COVENANTS STATED HEREIN AT ANY TIME IN WHOLE OR IN PART BY EXECUTING AND RECORDING AN INSTRUMENT WITH THE COUNTY CLERK. THE PROVISIONS OF ANY INSTRUMENT SUPPLEMENTING OR AMENDING THESE COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED IN THE RECORDS OF THE COUNTY CLERK.

5.4 SEVERABILITY

INVALIDATION OF ANY COVENANT OR RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY ANY COURT OR OTHERWISE SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER COVENANTS OR RESTRICTIONS HEREIN.

IN WITNESS WHEREOF, TULSA L DEV, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 20____.

TULSA L DEV, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY _____
(NAME/TITLE)

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR THE FORESAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, APPEARED TO ME, PERSONALLY WELL KNOWN AS, OR PROVEN TO BE, THE PERSON WHOSE NAME APPEARS UPON THE WITHIN AND FOREGOING DOCUMENT AND STATED THAT WAS THE TITLE OF TULSA L DEV, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AND WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING COVENANCE FOR AND ON ITS BEHALF, AND RESPECTIVELY ACKNOWLEDGED TO ME THAT _____ HAD EXECUTED THE SAME FOR THE CONSIDERATION AND PURPOSES THEREIN MENTIONED AND SET FORTH, AND I DO SO CERTIFY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AS SUCH NOTARY PUBLIC AT THE COUNTY AND STATE AFORESAID ON THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, DAN E. TANNER, 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 HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "THE CROSSING AT BATTLE CREEK BLOCKS VI-VIII," A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.



BY _____
DAN E. TANNER
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1435

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, PERSONALLY APPEARED TO ME DAN E. TANNER KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING CERTIFICATE AS LICENSED PROFESSIONAL LAND SURVEYOR AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

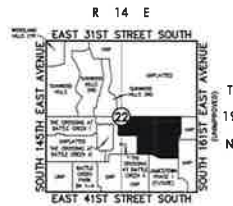
DATE OF PREPARATION: July 1, 2020

The Crossing at Battle Creek Phases VI-VIII
SHEET 3 OF 3

7.10

2. THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE "PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL SURVEYORS" AND THE RULES OF THE SURVEYORS.
3. ALL PROPERTY CORNERS ARE SET "W" IRON BARS WITH YELLOW CAP STAMPED "TANNER 18 1475" UNLESS OTHERWISE NOTED.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLATE COORDINATE SYSTEM (NAD 83) WITH THE NORTH AMERICAN 1983 DATUM. SAID BEARINGS ARE BASED LOCATED UPON FIELD OBSERVATIONS TO THE FOLLOWING MONUMENTS:
 - (A) MAGNETIC P.K. NAIL FOUND AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER SECTION 28, SECTION 22.
 - (B) MAGNETIC P.K. NAIL FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 28, SECTION 22.
5. THE BEARING BETWEEN SAID MONUMENTS BEING SHOWN AS 44.93° WEST.
6. ADDRESS SHOWN ON THIS PLAN WAS PROVIDED BY THE CITY OF MUSKOGEE AND IS ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSERS ARE SUBJECT TO CHANGE AND SHOULD BE REVERSED IN THE EVENT OF THE LEGAL DISPOSITION.
7. ACCESS AT THE TIME OF PLAN WAS PROVIDED BY SOUTH ISLAND AVENUE, BY ROUTE OF RIGHT-OF-WAY.

SUBDIVISION CONTAINS:
TWO HUNDRED THIRTY NINE (239) LOTS
IN FIFTEEN (15) BLOCKS
WITH THREE (3) RESERVES
GROSS SUBDIVISION AREA: 17.564 ACRES



Location Map



The Crossing at Battle Creek

Phases VI-VIII

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



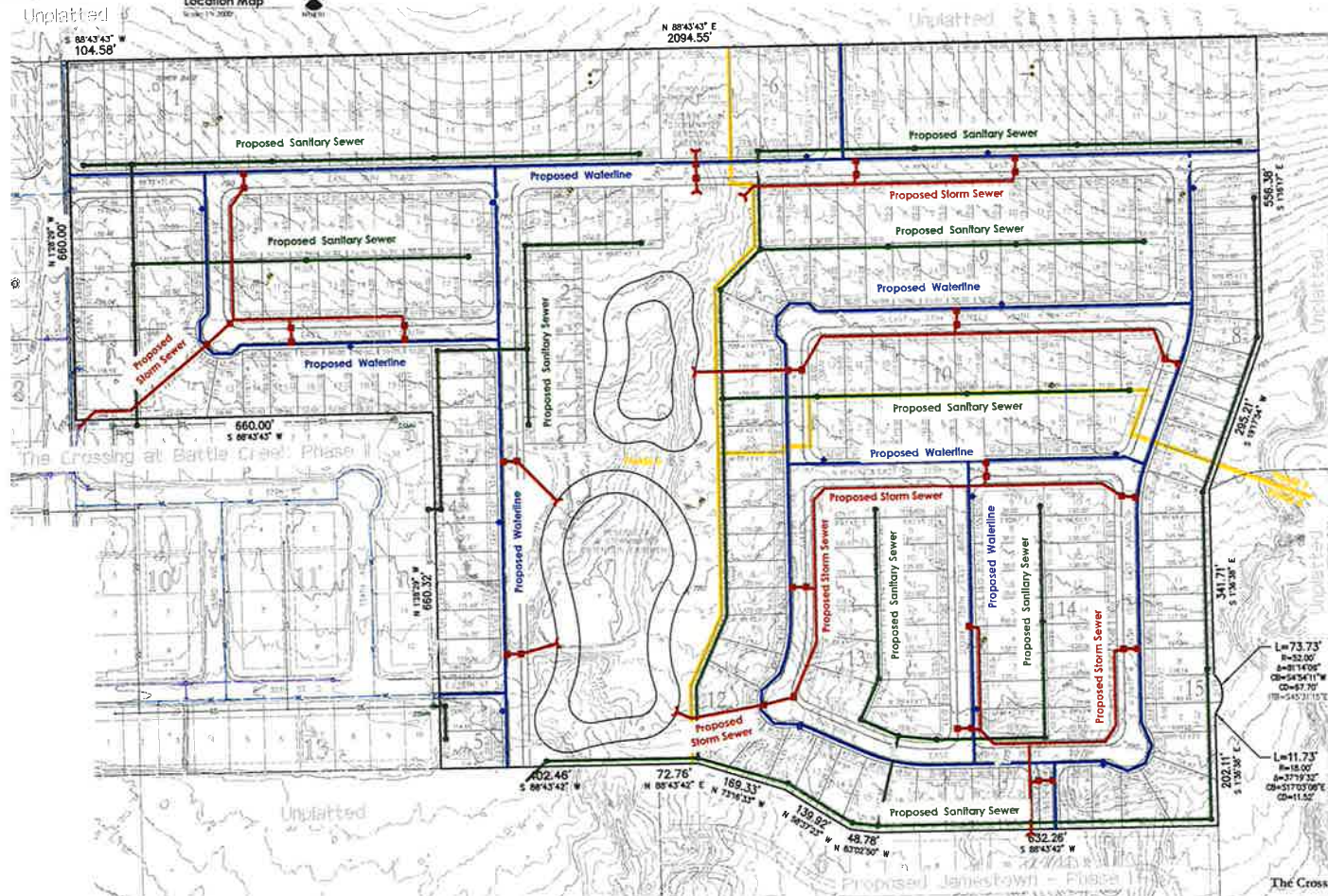
Scale: 1"= 100'
Tanner Consulting

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BR PG	BRICK & PACE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
DO	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV T	GOVERNMENT
INA	LIMITS OF NO ACCESS
CODE	SEWER AND DRAINAGE EASEMENT
RES	RESERVE
R/W	RIGHT-OF-WAY
UTL	UTILITY EASEMENT
1/2"	ADDRESS ASSIGNED
o	FOUND MONUMENT
o	SET MONUMENT (SEE NOTE 2)
PHASE LINE	
●	FIRE HYDRANT
●	SAFETY SERRA MANHOLE
●	STORM SEWER INLET

OWNER:
Tulsa L Dev., LLC
4058 North College
Fayetteville, Arkansas 72703
Phone: (479) 455-9090

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.I.S. NO. 3435
OK CA NO. 2661 EXPIRES 6/30/2021
EMAIL: DAN@TANNERPISTSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



DATE OF PREPARATION: July 1, 2020

The Crossing at Battle Creek, Phases VI-VIII

SWIFT: 011



Tulsa Metropolitan Area
Planning Commission

Case : Magnolia Ridge Phase II

Hearing Date: August 19, 2020

Case Report Prepared by:

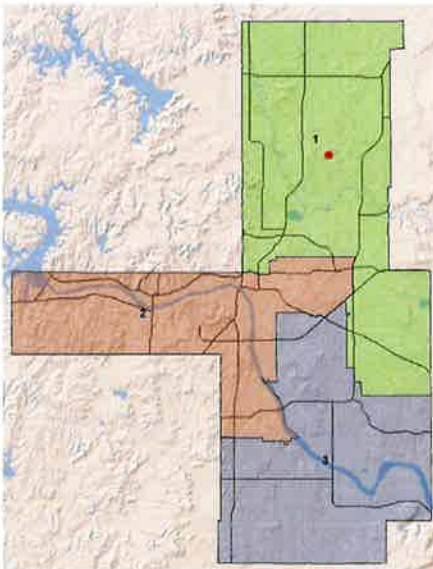
Nathan Foster

Owner and Applicant Information:

Applicant: Kellogg Engineering

Owner: K&S Developments, INC

Location Map:
(shown with County Commission
districts)



Applicant Proposal:

Preliminary Subdivision Plat

57 lots, 4 blocks, 14.78+ acres

Location: North and west of the northwest
corner of East 86th Street North and North
Memorial Drive

Proposed Use: Single-family residential

Zoning: RS (Residential Single-Family)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

County Commission District: 1

Commissioner Name: Stan Sallee

EXHIBITS: Site Map, Aerial, Preliminary Plat, Conceptual Improvements Plan, Cox
Communications Exhibit A

8.1

PRELIMINARY SUBDIVISION PLAT

Magnolia Ridge Phase II - (County)

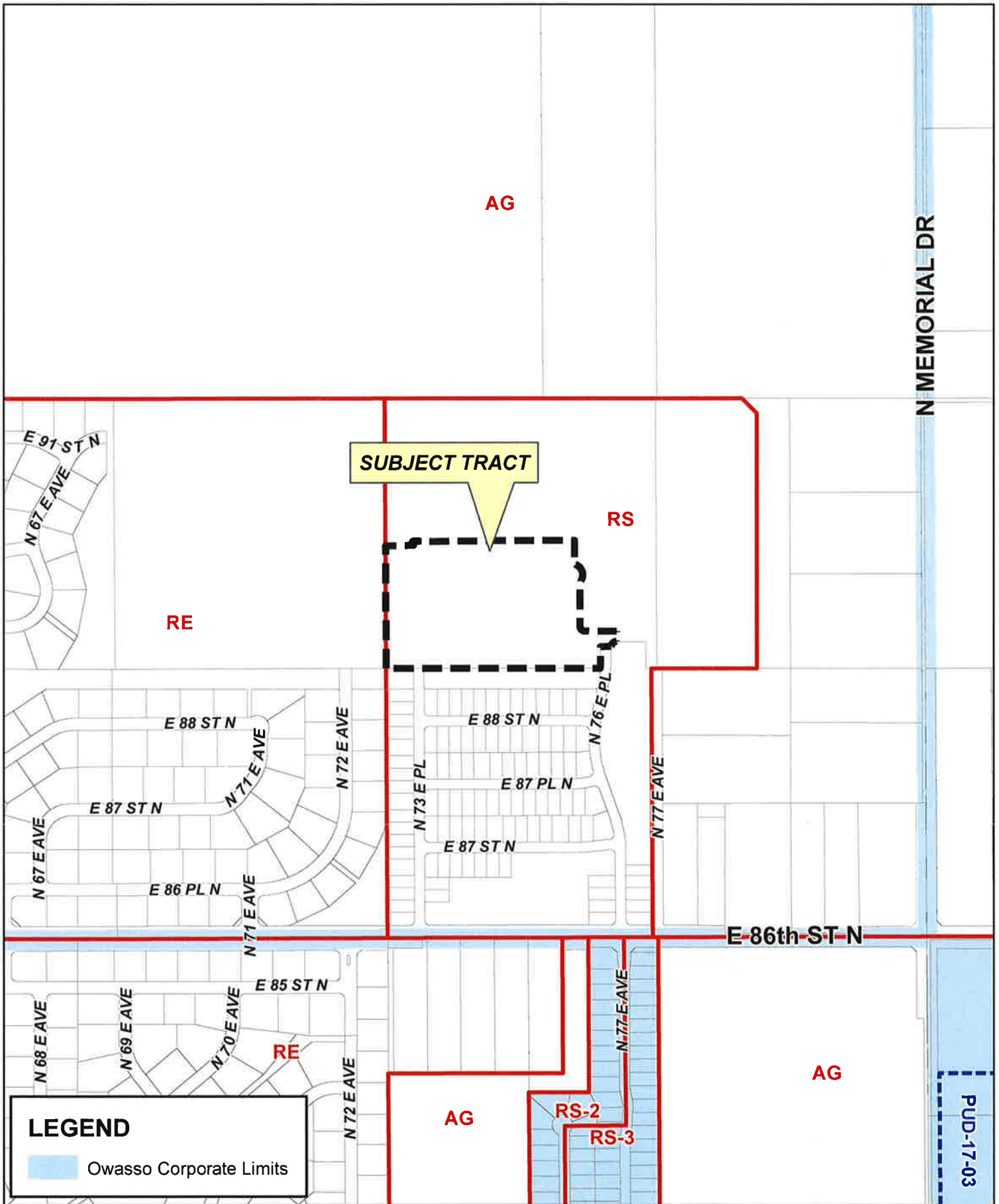
North and west of the northwest corner of East 86th Street North and North Memorial Drive

This plat consists of 57 lots, 4 blocks on 14.78 ± acres.

The Technical Advisory Committee (TAC) met on July 16th, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS (Residential Single-Family) under the Tulsa County Zoning Code. Lots conform to the RS district standards.
2. **Addressing:** INCOG will assign addresses. Include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Sidewalks will be required per Subdivision & Development Regulations. Dimension right-of-way and provide recording information or indicate right-of-way being dedicated by the plat. Label streets per addressing and County Engineer. Final street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer:** Sewer service to be provided by the City of Owasso. City of Owasso release letter required prior to final plat approval.
5. **Water:** Water line plans must be submitted to Rural Water District No. 3, Washington County. All requirements of the district must be met for final plat approval.
6. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update CA number for surveyor. Update location map to reflect only platted boundaries and label all plats. Label all other property as unplatted. Graphically show all pins found or set that are associated with the plat. Ensure accuracy of legal description with face of the plat.
7. **Stormwater, Drainage, & Floodplain:** Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.
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. Tulsa County release is required prior to final plat approval.



**MAGNOLIA RIDGE
PHASE II**

21-13 23

8.3



0 300 600
Feet



Subject
Tract

MAGNOLIA RIDGE PHASE II

21-13 23

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

Aerial Photo Date: February 2018



ZONED: RS
ADDITION HAS 57 LOTS IN 4 BLOCKS AND 1 RESERVE
ALL CONTAINED IN 13.92 ACRES MORE OR LESS

ZONED: RS
ADDITION HAS 57 LOTS IN 4 BLOCKS AND 1 RESERVE
ALL CONTAINED IN 13.92 ACRES MORE OR LESS



AVIGATION NOTICE

Notice is hereby given that, owners and users of aircraft of all types operate in a frequent basis in the airspace above the plot of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of the plot of land. The lawful operation of aircraft is known to generate noise, vibrations, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which results directly or indirectly from the operations of aircraft or the airport, now and in the future, including but not limited to, ground and flight operations of aircraft at or over or in the vicinity of the airport, and the operation of aircraft in the departing, maneuvering, or en route, and it must be further recognized that all such operation may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), include but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plot of land and may require, prior to construction, the submission of an applications as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.

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

SURVEYOR:
**BENCHMARK SURVEYING
AND LAND SERVICES, INC.**
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
EMAIL: benchmark@oklasok.com
CERT. OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2018

OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
12150 E. 96TH ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-0406
EMAIL: brian@slmmonsourtts.com



CURVE NUMBER	L	R	On	Off	O
C-1	104.79	50.00	S 20°13'36" E	89.64	109°09'
C-2	15.56	25.00	S 16°31'31" W	15.31	35°39'
C-3	39.04	25.00	S 46°02'38" W	35.19	89°25'
C-4	17.00	49.75	N 89°06'56" E	17.00	00°11'
C-5	38.19	25.00	S 44°07'38" W	35.30	89°49'
C-6	38.84	435.00	S 46°02'38" W	35.60	

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

GENERAL NOTES:

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE DISPOSED SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF OWASSO OR ITS ASSIGNEES.
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.

PRELIMINARY PLAT
MAGNOLIA RIDGE PHASE II
JUNE 24, 2020
SHEET 1 of 2

24, 2020
SHEET 1 of 2

ENGINEER:
KELLOGG ENGINEERING, INC.
 5755 SOUTH 4060 ROAD
 TULALAH, OKLAHOMA 74080
 PHONE: (918) 275-4080
 FAX: (918) 275-7171
 EMAIL: kelloggengineering@tulsast.com
 CERT. OF AUTHORIZATION NO. 2788
 RENEWAL DATE: JUNE 30, 2021

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

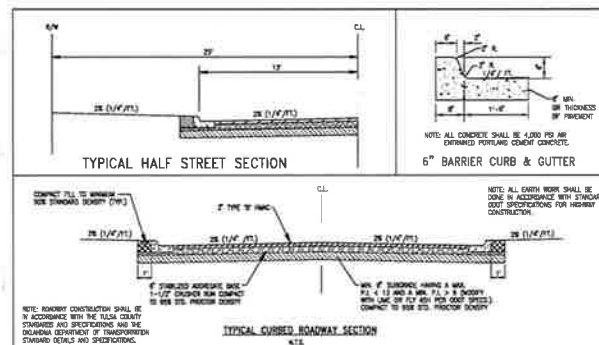
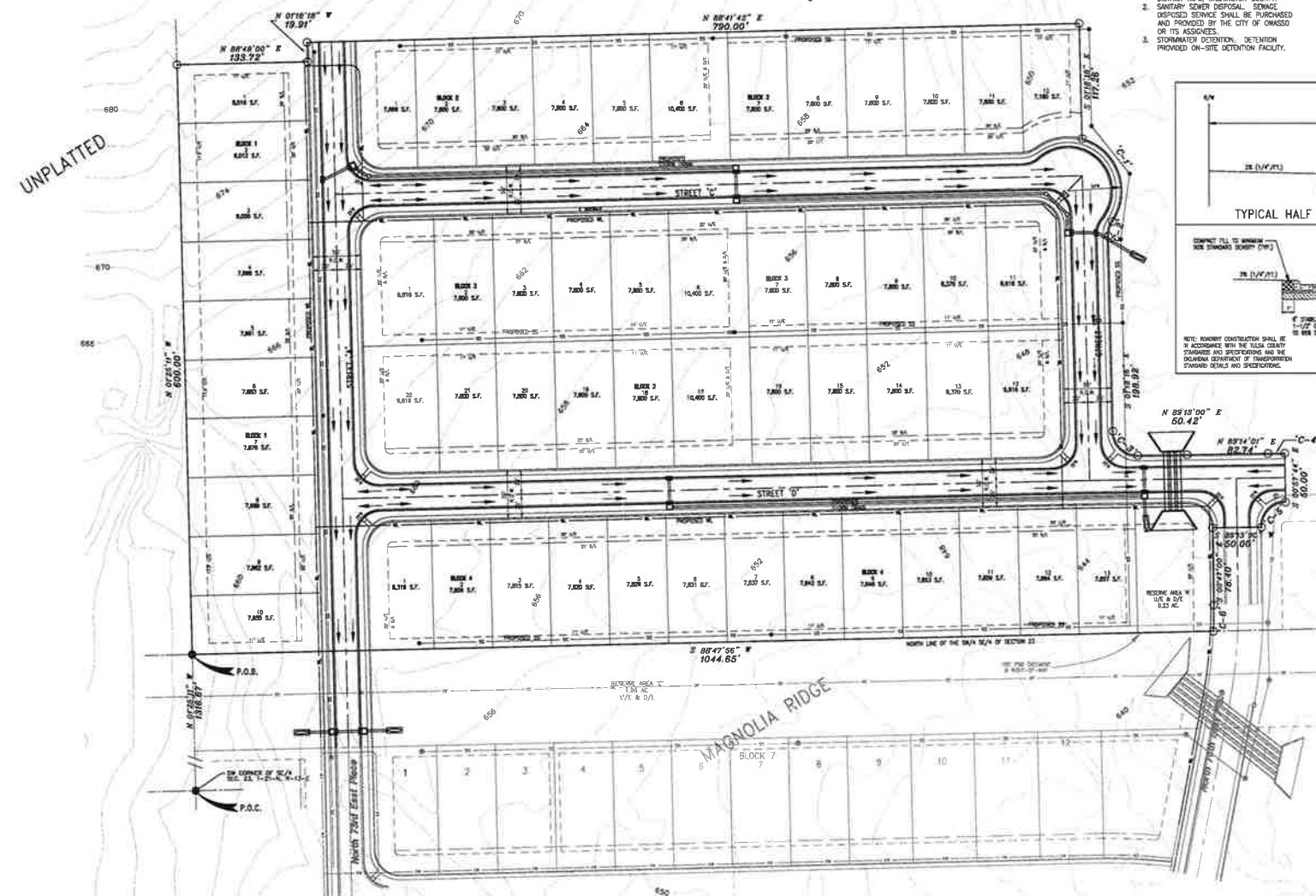
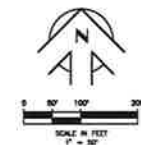
OWNER/DEVELOPER:
K&S DEVELOPMENTS, INC.
 12150 E. 86TH ST. N., SUITE 200
 OWASSO, OKLAHOMA 74055
 PHONE: (918) 274-0406
 EMAIL: brian@simmons-kourts.com

CONCEPTUAL PLAN MAGNOLIA RIDGE PHASE II **PART OF THE SE/4 OF SECTION 23, T-21-N, R-13-E, OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA**

**ZONED: RS
 ADDITION HAS 57 LOTS IN 4 BLOCKS AND 1 RESERVE
 ALL CONTAINED IN 15.92 ACRES MORE OR LESS**

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

- GENERAL NOTES:**
1. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO. 3, WASHINGTON COUNTY.
 2. SANITARY SEWER DISPOSAL: SEWAGE DISPOSAL SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF OWASSO OR ITS ASSIGNEES.
 3. STORMWATER DETENTION: DETENTION PROVIDED ON-SITE DETENTION FACILITY.



- LEGEND**
- PROPOSED BOUNDARY
 - PROPOSED FDM
 - PROPOSED LOT LINE
 - PROPOSED SUBMITTAL
 - ADJACENT LOT LINE
 - EXISTING CONTIGUOUS
 - PROPOSED CENTER LINE
 - PROPOSED CURB
 - PROPOSED GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED STORM DRAIN
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - DRAINAGE FLOW ARROW

NOTE:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLAN WITH THE TULSA COUNTY STANDARDS AND SPECIFICATIONS, AND WITH THE C.D.A.T. STANDARD DETAILS AND SPECIFICATIONS.

NOTE:
 ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLANS & WITH THE HIGH CO. AND #3 STANDARD DETAILS AND SPECIFICATIONS.

NOTE:
 ALL PAVEMENT AND SURFACE WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION.

NOTE:
 ALL CULVERTS UNDER ROADWAYS SHALL BE 36" RADIUS SHROUDY VITOL PIPE HAVING A MINIMUM OF 1/4" WALL THICKNESS.

NOTE:
 ALL UTILITY ROAD CROSSINGS SHALL BE INSTALLED WITH GOOT TYPE 'A' AGGREGATE FROM TOP OF PIPE TO THE BASE OF PAVEMENT PER ROGERS COUNTY STANDARD DETAILS AND SPECIFICATIONS.

CURVE TABLE					
CURVE NUMBER	L	R	Ch	Ch	D
C-1	104.79'	35.00'	S 201°27'36" E	89.64'	109°09'51"
C-2	15.58'	25.00'	S 16°31'31" W	15.31'	30°29'33"
C-3	28.04'	25.00'	S 46°02'36" W	26.18'	80°28'44"
C-4	17.00'	46.75.00'	N 86°00'00" E	17.00'	00°11'45"
C-5	26.18'	25.00'	S 44°01'36" W	35.30'	88°48'18"
C-6	26.99'	475.00'	S 00°50'33" W	26.99'	02°15'04"

8.7



Tulsa Metropolitan Area
Planning Commission

Case : 41st & Lynn Lane

Hearing Date: August 19, 2020

Case Report Prepared by:

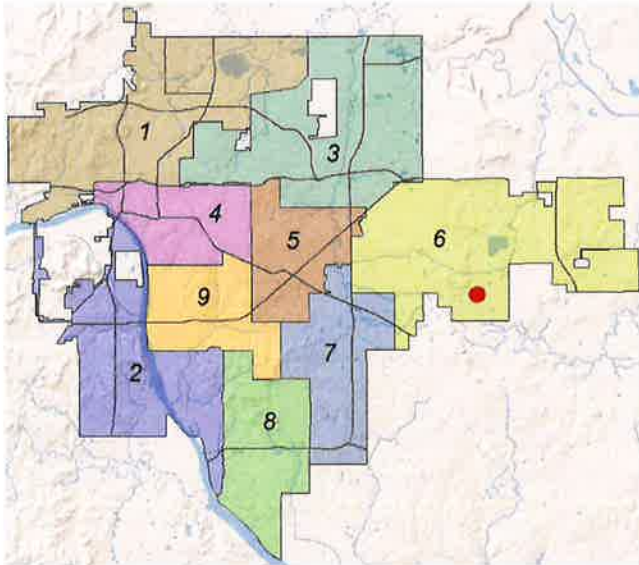
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering

Owner: Baxter Investments

Location Map:
(shown with City Council districts)



Applicant Proposal:

Preliminary Plat & Modification to the
Subdivision & Development Regulations

Location: West of the southwest corner of
East 41st Street South and South 177th
East Avenue (Lynn Lane)

53 lots, 3 blocks, 15.4 ± acres

Single-Family Residential

Zoning:
RS-4 (Residential Single-Family)

Staff Recommendation:

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

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 3

Commissioner Name: Ron Peters

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

9.1

PRELIMINARY SUBDIVISION PLAT

41st & Lynn Lane - (CD 6)

West of the southwest corner of East 41st Street South and South 177th East Avenue (Lynn Lane)

The Technical Advisory Committee (TAC) met on August 6, 2020 and provided the following conditions:

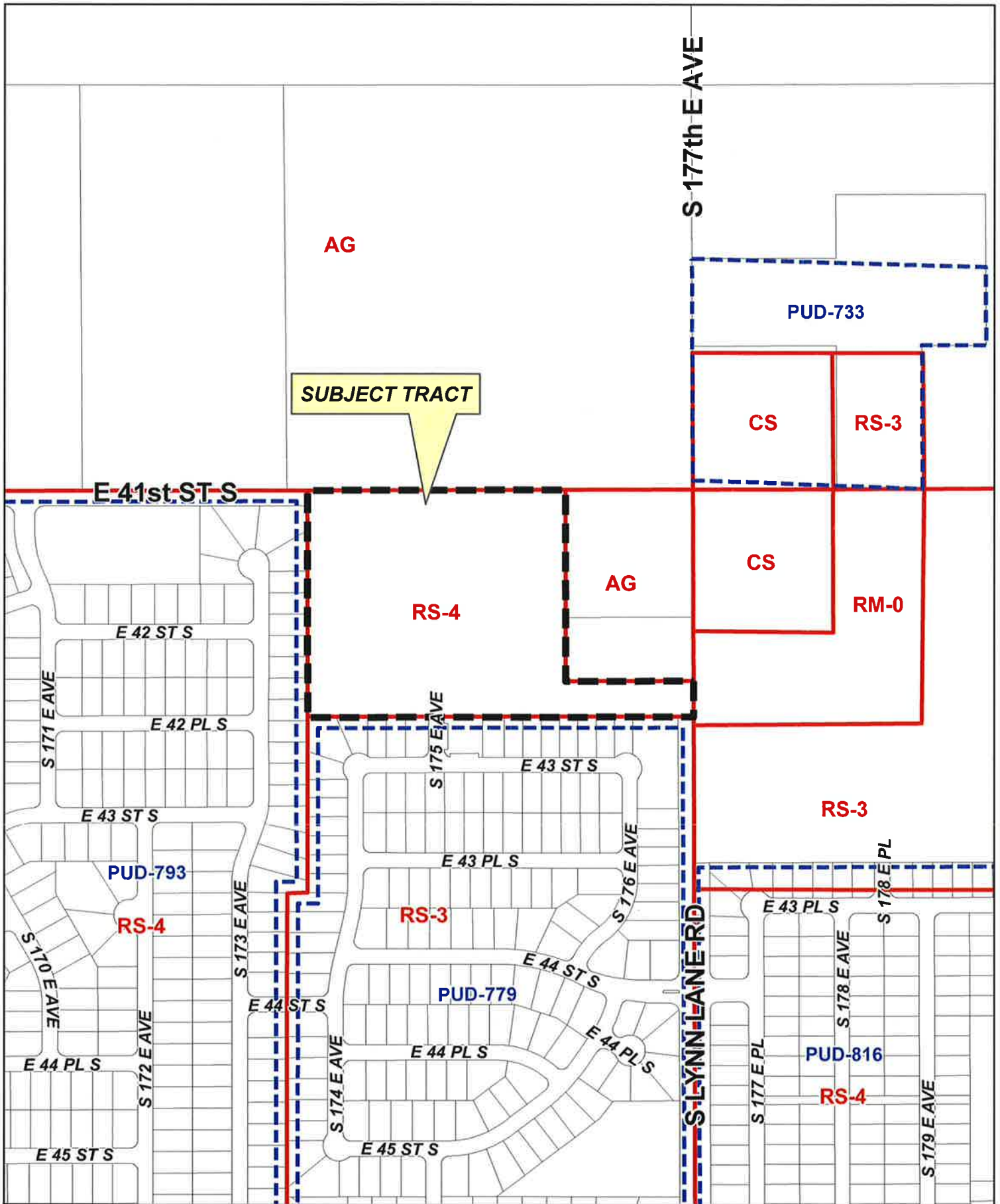
1. **Zoning:** Property within the subdivision is zoned RS-4 (Residential Single-Family). Proposed lots will conform to the requirements of the RS-4 district.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.
3. **Transportation & Traffic:** New public streets are required to comply with all standards of the City of Tulsa. Sidewalks will be required within the subdivision per Title 35. IDP plans are required to be approved for public sidewalks adjacent to reserve areas and designated open space prior to approval of the final plat.
4. **Sewer:** Sanitary sewer extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
5. **Water:** Water line extensions will require the approval of IDP. Final plat approval will not be given by the City of Tulsa until IDP has been approved. Dimension and label any required easements on the face of the plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat submittal. Add "City of" before Tulsa in the plat subtitle. Update location map to reflect only platted property boundaries. Label all other areas as unplatted. Ensure accuracy and consistency of legal description between written version and face of the plat. Graphically show all pins found or set associated with this plat. Provide address for owner/developer. Remove contours on final plat. Provide a bearing angle shown on the face of the plat and include coordinate system used.
7. **Stormwater, Drainage, & Floodplain:** Additional easements may be required for offsite drainage. Storm sewer IDP plans must be submitted and approved prior to the approval of a final plat.
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.

Modification of Subdivision & Development Regulations:

Applicant has requested a modification of the Subdivision & Development Regulations to permit a flag lot, Lot 21 Block 3.

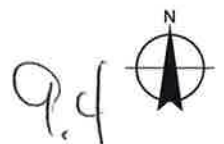
Regulations require the approval of a modification per Section 5.040.2. Staff has reviewed the request for a flag lot against the criteria in the Subdivision & Development regulations and has determined that the configuration will reduce access points to the arterial street and allow the additional residential lot to be accessed through the internal streets.

Staff recommends **APPROVAL** of the preliminary subdivision plat and the modification of the Subdivision & Development Regulations, subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release required prior to final plat approval.



41ST & LYNN

19-14 26





0 Feet 200 400



Subject Tract

41ST & LYNN

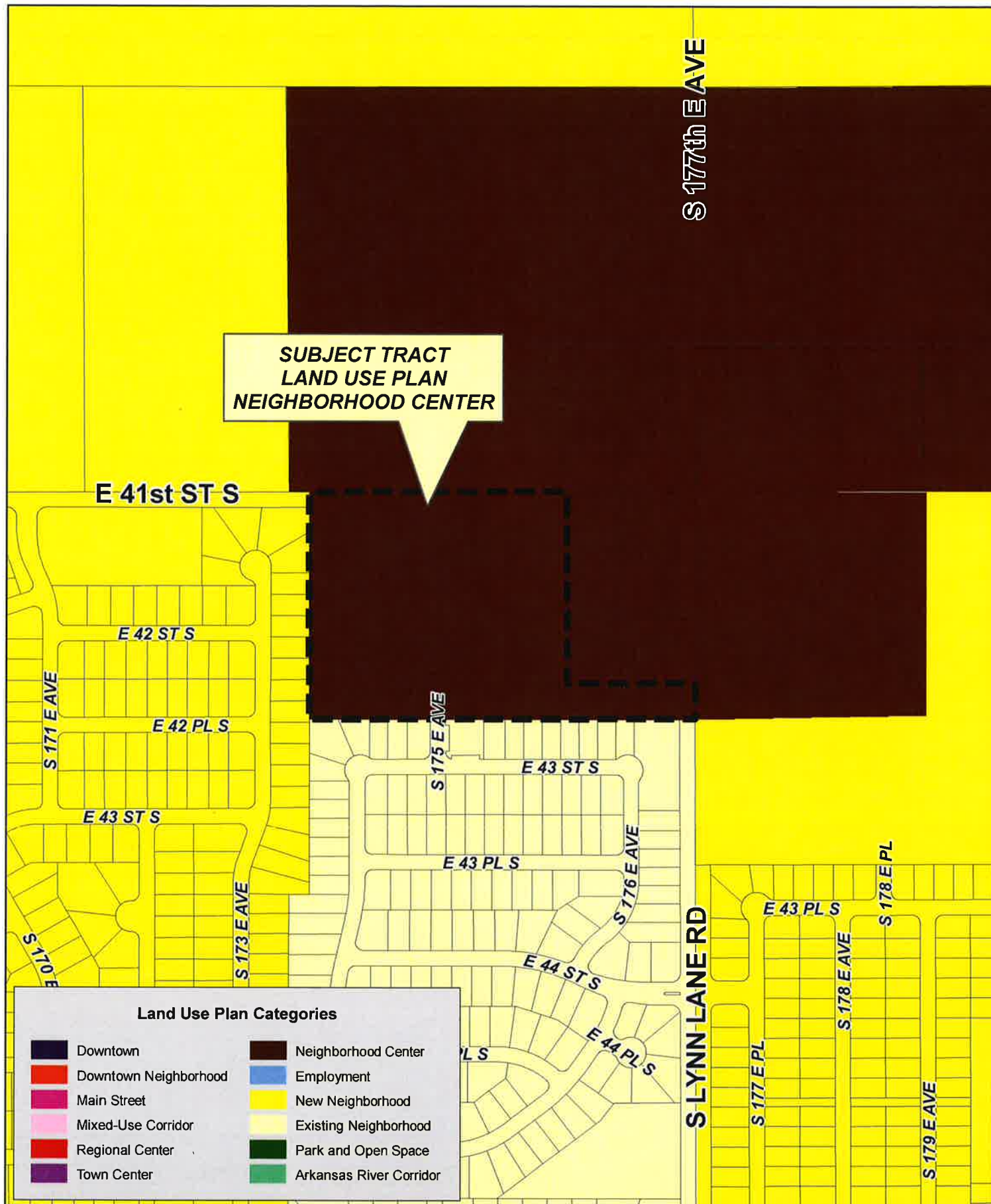
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

19-14 26



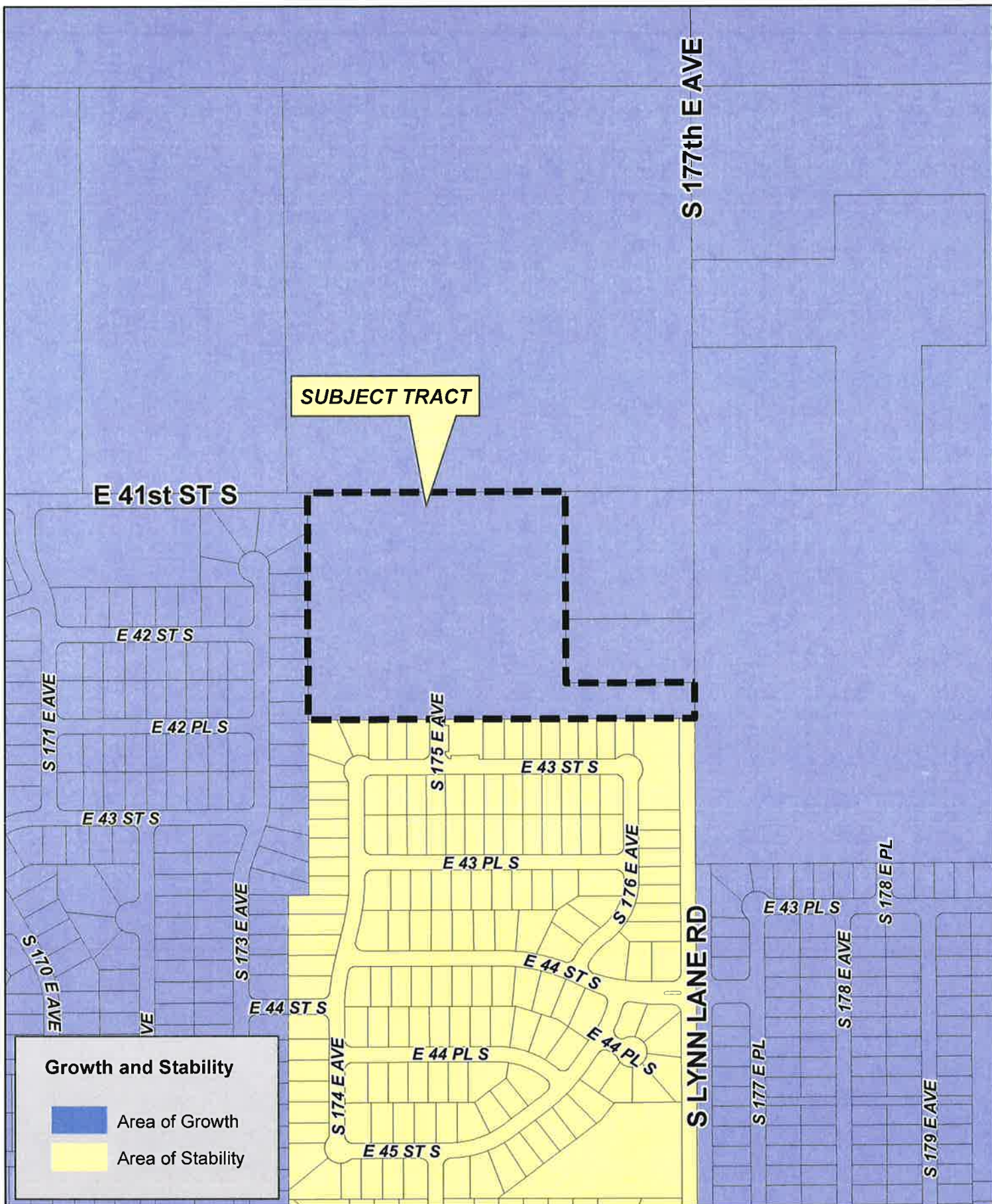
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41ST & LYNN

19-14 26





41ST & LYNN

PRELIMINARY PLAT

41st & Lynn

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

OWNER/DEVELOPER

BAXTER INVESTMENTS
PHONE: 478 828 0772
EMAIL: JH@BAXTERPL.COM
ATTN: JOHN BAXTER

ENGINEER/SURVEYOR

AAS ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8318 EXP. JUNE 30, 2022
PO BOX 2138
SAND SPRINGS, OK 74063
PHONE 918 514 4283
FAX 918 514 4280
EMAIL: ALAN@AASENG.COM

KNOW ALL MEN BY THESE PRESENTS

JOHN BAXTER, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE¼), THENCE SOUTH 01°19'49" EAST ALONG THE EAST LINE THEREOF, A DISTANCE OF 626.25 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWEST 89°24'45" WEST, A DISTANCE OF 1201.30 FEET, THENCE NORTH 01°19'49" WEST, A DISTANCE OF 740.28 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER (NE¼), THENCE NORTH 89°42'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 648.50 FEET, THENCE SOUTH 00°43'32" EAST, A DISTANCE OF 626.25 FEET, THENCE NORTH 89°11'12" EAST, A DISTANCE OF 417.50 FEET TO THE POINT OF BEGINNING, CONTAINING 87.534 SQUARE FEET OR 15.42 ACRES.

LEGAL DESCRIPTION BASED ON BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3201 NORTH) WITH THE EAST LINE OF SECTION TWENTY-SIX BEING SOUTH 01°19'49" EAST.

AND HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 53 LOTS IN 3 BLOCKS AND 1 RESERVE, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "41ST & LYNN", A SUBDIVISION IN TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "41ST & LYNN" OR THE "SUBDIVISION").

THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND GRANTS AND AGREES TO BE BOUND BY THE FOLLOWING PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION OF THE ABOVE DESCRIBED LAND WHICH SHALL BE DESIGNATED AND REFERRED TO HEREIN AS "41ST & LYNN":

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

A. PUBLIC STREETS AND GENERAL UTILITY EASEMENTS

THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS USE OR UTILITY EASEMENTS FOR OR OWNER/DEVELOPER AND ALL UTILITY SERVICES WITH FRANCHISE RIGHTS WITHIN THE CITY OF TULSA 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 AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY ALL UTILITY LINES, INCLUDING WATER LINES AND SEWER LINES, EXCLUDING GAS LINES AND GAS SERVICE LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER SERVICE, SEWER SERVICE AND ALL UTILITY SERVICES, EXCLUDING NATURAL GAS, TO THE AREA INCLUDED IN THE PLAT AND ELSEWHERE, AS MAY BE REQUIRED. THE OWNER/DEVELOPER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD CABLE AND/OR UNDERGROUND CABLE, 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 PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGE, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDestal, OR TRANSDUCER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT. PROVIDED UPON INSTALLATION 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 TRANSDUCER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
- 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.
- 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 HIS AGENTS OR CONTRACTORS.
- 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 SEWERS AND STORM SEWERS SERVICE

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THEIR LOT.
- WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF TULSA WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
- THE CITY OF TULSA, OKLAHOMA OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER OF THE LOT SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- THE CITY OF TULSA, OKLAHOMA OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENT WAYS 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.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. GAS SERVICE

- THE SUPPLIER OF GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH UTILITY EASEMENTS SHOWN ON THE PLAT OR 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.
- 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 OWNERS' AGENTS OR CONTRACTORS.
- THE COVENANTS SET FORTH IN THIS PARAGRAPH D 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

- RIGHT-OF-WAY 41ST AND LYNN LANE SHALL RECEIVE AND DRAIN IN AN UNOBTAINED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM PUBLIC STREETS AND EASEMENTS. 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 E SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY.

F. 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 TULSA COUNTY, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

G. CERTIFICATE OF OCCUPANCY RESTRICTIONS

- NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY TULSA COUNTY, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER AND STORM SEWER SYSTEMS, SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY TULSA COUNTY, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, 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 COUNTY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT RISK OF THE OWNER OF THE LOT. NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT.

H. LIMIT DEED ACCESS

- THE UNDERSIGNED OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 41ST STREET SOUTH AND SOUTH LYNN LANE ROAD WITHIN THE BOUNDARIES DESCRIBED AND/OR LIMITS OF NO ACCESS ON THE ACCOMPANYING PLAT.

I. RESERVE AREA A

- THE USE OF RESERVE AREA A SHALL BE LIMITED TO USE FOR STORMWATER DETENTION, UTILITIES, OPEN SPACE, AND PERMITTED FENCING, AND LANDSCAPING. RESERVE AREA A IS RESERVED FOR SUBSEQUENT OWNERSHIP TO THE PROPERTY OWNERS ASSOCIATION TO BE FORMED PURSUANT TO SECTION I HEREOF. MAINTENANCE OF RESERVE AREA A WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL CONVEYANCE TO THE PROPERTY OWNERS ASSOCIATION.
- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE AREA A" AUTOMATICALLY DETENTION EASEMENT FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.

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

- GRASS AREAS SHALL BE MOWED IN SEASON AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENT.

- IN THE EVENT THE PROPERTY OWNERS 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 PROPERTY OWNERS ASSOCIATION. IN THE EVENT THE PROPERTY OWNERS ASSOCIATION FAILS TO PAY THE COST OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE AND 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 LOTS IN THE SUBDIVISION, PROVIDED THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/10% OF THE COSTS A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

A. SIDEWALKS

- SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REGULATIONS AND THE ORDINANCES OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE FIRST 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.

SECTION II. HOMEOWNERS ASSOCIATION

A. FORMATION OF HOMEOWNERS ASSOCIATION

- THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED THE ASSOCIATION OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN "41ST & LYNN" TO BE FORMED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSE OF MAINTAINING THE COMMON AREAS OF THE SUBDIVISION FOR THE FURTHER PURPOSES OF ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF "41ST & LYNN". THE DETAILS OF ASSOCIATION MEMBERSHIP, INCLUDING ASSESSMENTS SHALL BE ESTABLISHED BY A DECLARATION RECORDED ON 10 BE RECORDED IN THE OFFICE OF THE COUNTY CLERK, TULSA COUNTY, OKLAHOMA.

B. MEMBERSHIP

- EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "41ST & LYNN" SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP IN THE ASSOCIATION SHALL BE APPURTENANT TO AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF THE RESIDENTIAL LOT.

C. ASSESSMENT

- EACH RECORD OWNER OF A RESIDENTIAL LOT WITHIN "41ST & LYNN" SHALL BE SUBJECT TO ASSESSMENT BY THE ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES, FENCE EASEMENT AND OTHER COMMON AREAS OF THE SUBDIVISION.

SECTION III. 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 HEREOF, EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THE TOWNSHIP SO STATED, THE COVENANTS SHALL BE BINDING ON ANY LOT SITUATED WITHIN THE SUBDIVISION, OR TULSA COUNTY TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE COVENANTS HEREIN, OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES IN ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION. THE DENIAL OF THE CITY OF TULSA THE RIGHT TO BRING 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 EXTENDED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS, 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 INSTRUMENTS SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

- IN VALUATION 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 OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, JOHN BAXTER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

BAXTER INVESTMENTS

BY _____ OWNER/DEVELOPER

STATE OF OKLAHOMA)

COUNTY OF TULSA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2020, BY _____ JOHN BAXTER

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COMMISSION NUMBER _____

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED AND PLATTED THE ABOVE TRACT DESIGNATED AS "41ST AND LYNN LANE" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

JAY P. BISSELL

LICENSED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1318

STATE OF OKLAHOMA)

COUNTY OF TULSA) SS

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 FORTHY.

NOTARY PUBLIC

MY COMMISSION EXPIRES NOV 25, 2023

COMMISSION NUMBER 1801887

ALAN ANDREW BETSIAN

Notary Public

State of Oklahoma

Commission Expires 07-01-2027

NOTARY PUBLIC

MY COMMISSION EXPIRES NOV 25, 2023

COMMISSION NUMBER 1801887



CONCEPTUAL IMPROVEMENT PLAN

41st & Lynn

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND
MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT
SURVEY THEREOF.

OWNER/DEVELOPER
BAXTER INVESTMENTS
PHONE: 479.826.8772
EMAIL: JOHN@BAXTERI.COM
ATTN: JOHN BAXTER

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 8216, EXP. JUNE 30, 2020
PO BOX 2736
SAND SPRINGS, OK 74083
PHONE: 918.514.4283
FAX: 918.514.4285
EMAIL: ALAN@AABENG.COM



CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 900
TULSA, OK 74103

UTILITY

OKLAHOMA NATURAL GAS COMPANY 2019 W. EDISON ST TULSA, OK 74127 918-454-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST TULSA, OK 74119 1-800-216-3623
AT&T 1403 S. LEVINE TULSA, OK 74104 918-712-1800	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74146 918-286-4666



LEGEND	
BL	BUILDING LINE
UL	UTILITY EASEMENT
WL	EXISTING WATER LINE
SL	EXISTING SANITARY SEWER LINE
WL	PROPOSED WATER LINE
SL	PROPOSED SANITARY SEWER LINE
SL	PROPOSED STORM SEWER LINE

910



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7506 with an optional
development plan

Hearing Date: August 19, 2020

Case Report Prepared by:

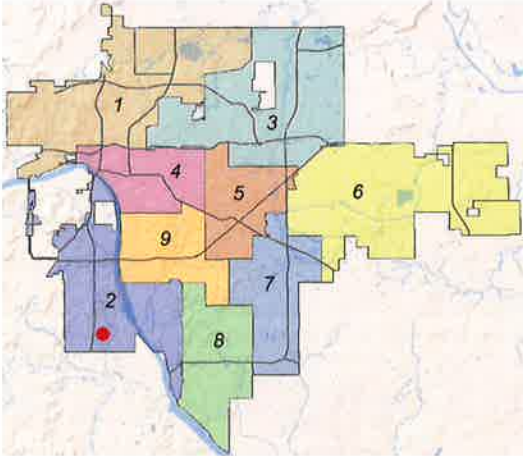
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mike Thedford

Property Owner: CAMPBELL, GERALD D AND
SHEILA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Pasture

Proposed Use: Residential

Concept summary: Single-family Residential with a
private street system.

Tract Size: 16 ± acres

Location: South of the Southeast corner of West
81st Street South & South Maybelle Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3 with optional
development plan for a private street.

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

The publication for this case was accidentally
advertised for RS-5 as the requested zoning. The
applicant intended to rezone to RS-3. The notice
requirements are still valid because of the
provisions of the Tulsa zoning code that allow
changes to a lesser intensity.

Staff Data:

TRS: 8214
CZM: 51

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

10.1

SECTION I: Z-7506

DEVELOPMENT CONCEPT: The applicant is proposing to rezone the subject lots from AG to RS-3 with an optional development plan for private streets and single-family residential lots.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Concept Study
 - Traffic Projections report

DETAILED STAFF RECOMMENDATION:

Z-7506 requesting RS-3 zoning with an optional development plan for private streets. The private street network does not support the connectivity concepts in the comprehensive plan. Private gated streets may limit development opportunities for surrounding properties as this area continues to evolve in a more urban form. The private street subdivision does not exceed the maximum land area for private street subdivision as identified in the Tulsa Development and Subdivision regulations and,

The development plan outlined in Section II below conforms to the optional development plan standards defined in the Tulsa Zoning Code and,

RS-3 zoning allows residential building types and lot sizes that are consistent with the anticipated future development pattern of the surrounding property and,

RS-3 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan, therefore,

Staff recommends **Approval** of Z-7506 to rezone property from AG to RS-3 zoning with an optional development plan for private streets.

SECTION II: DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a RS-3 district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

RESIDENTIAL

Household Living (if allowed below)

- Single Household
 - Detached house

PERMITTED RESIDENTIAL BUILDING TYPES

Household Living

- Single Household

- Detached house

SIDEWALKS:

Sidewalks will be required and constructed as defined in the Subdivision and Development Regulations for the Tulsa Metropolitan area. Sidewalks in the public street right-of-way and adjacent to private streets where they abut common open space shall be constructed prior to issuance of any building permit for residential building types.

VEHICULAR ACCESS:

- A. Vehicular access will be provided by a privately owned and maintained street.
- B. Private streets will conform to the City of Tulsa engineering standards for a minor residential street.
- C. Private streets will conform to the Subdivision Regulations for the City of Tulsa.
- D. A site plan with the gate assembly and turn around areas must be approved by Development Services prior to preliminary plat approval at the planning commission.
- E. A mandatory homeowners association shall be established for maintenance of the street system. The City of Tulsa shall have no street maintenance or repair obligations of any kind.

LANDSCAPING: Street trees along South Maybelle Avenue shall be installed and maintained prior to issuance of a permit for any residential building type as follows:

- A. Trees shall be installed and maintained so the maximum spacing of the trees shall not exceed 35 feet. At the time the trees are planted the minimum height shall be 12 feet with a minimum caliper of 2.5 inches.
- B. Trees shall be on a lot, or in a reserve area within 20 feet of the public street right of way for South Maybelle.
- C. Required street trees shall be installed and maintained as part of the property owner's association.
- D. Additional trees and landscaping may be installed however the required trees must be selected from the approved tree list established and published by the Land Use Administrator.
- E. All street yards and right of way where trees are required shall be irrigated with an underground automatic irrigation system.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject property is designated as a New Neighborhood Land Use and an Area of Growth

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high

standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small area plan as approved July 10th, 2019

Priorities are listed below and the goals in Priority #'s 1 and 2 that may be specific to this redevelopment area.

Priority 1: Proposed land uses balance West Highlands/ Tulsa Hills stakeholder vision with Planitulsa vision.

3.1 Encourage substantial buffering in C0-zoned lands between U5-75 and Union Avenue, including, but not limited to, dense tree or native plantings along Union Avenue, commensurate with degree of land use intensity.

Priority 2: Prioritize the preservation of open space and the natural environment in future development.

4.1 For new construction in New and Existing Neighborhood land-use areas, and Town and Neighborhood Center each 1,500 square feet of street yard should have three trees. The Zoning Code (Section 1002.C.1) currently requires only one (1) tree.

4.2 Facilitate partnerships between neighborhood stakeholders, developers and regional land trusts such as Land Legacy.

4.3 Develop easily understood, coherent standards for conservation subdivisions which will allow developers to apply conservation subdivision design for new home construction, while minimizing the need to apply for new zoning.

4.4 Develop and implement code updates to allow low-impact development (LID) practices more easily, by identifying current elements of zoning, building and other regulatory codes that do not allow LID practices. Ensure developer incentives, such as a streamlined development review process.

10.4

4.5 Develop a matrix (or checklist), to be used by City of Tulsa Planning staff, of rural design elements which can be used to easily measure how well new construction integrates with bucolic aesthetic. These design elements should pertain less to actual design of homes, and more to the units' siting, green space preservation, screening and the use of other nonstructural design material, such as fencing materials.

4.6 Revise zoning code to include a "rural residential" district which allows a limited number of livestock and horses as a use by right and has larger minimum lot sizes. This can be done by either amending an existing district, or creating a new one.

4.7 Support planting of shade trees in public right-of-way during road construction.

Priority 3: Sustain area's economic Growth through the future.

Priority 4: Improve local connections to the metropolitan transportation system.

Priority 5: Protect public welfare and safety.

Priority 6: Ensure implementation of recommendations of West Highlands/Tulsa Hills Small Area Plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains single-family residences on large lots.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Maybelle Ave	N/A	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	New Neighborhood	Growth	Single-Family
South	AG	New Neighborhood	Growth	Single-Family/AG
East	AG	New Neighborhood	Growth	Single-Family
West	CO	Regional Center	Growth	Retail/Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

10.5

Subject Property:

Z-7506 case history summary for this application: This zoning application started as a request for RS-5 zoning and was recommended for approval at the November 20th, 2019 Planning Commission meeting. The recommendation was transmitted to the City Council January 7th, 2020. At the City Council meeting on January 29th the city council tabled the item for further discussion. July 15th, 2020 the City Councilor sent the request back to the Planning Commission with directions to submit an optional development plan for RS-3 zoning with a private street.

BOA- 13131 June 1984: The Board of Adjustment **approved** a *Variance* of the required 30' of frontage to 0' in an AG district under the provisions of Section 1670, subject to the execution of a mutual access easement, on property located south and west of 81st Street and Elwood Avenue.

BOA- 8418 December 1974: The Board of Adjustment **denied** an application of *Exception* to permit a mobile home in an AG district, on property located south and west of 81st Street and Elwood Avenue.

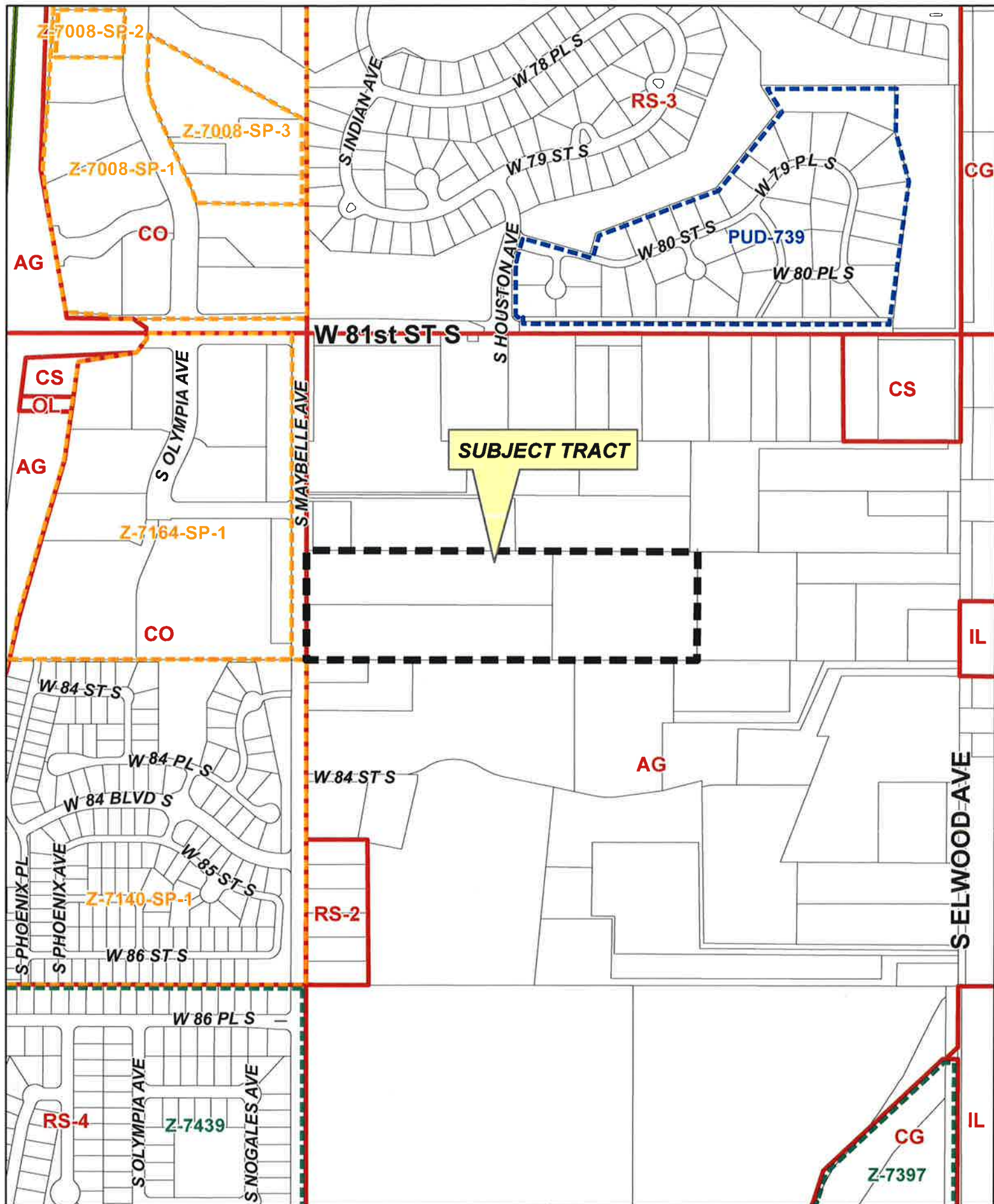
Surrounding Property:

Z-7164 SP-1 March 2011: All concurred in **approval** of a request for *rezoning* a 30± acre tract of land from AG/OL/CS to CO and a *Corridor Site Plan* for neighborhood and pedestrian oriented office and commercial mixed-use development, on property located on southeast corner of Highway 75 South and West 81st Street. The TMAPC recommended approval with the amendments that include the six-foot masonry wall and the lighting requirements as provided by staff.

Z-7140 SP-1 December 2009: All concurred in **approval** of a request for *rezoning* a 41± acre tract of land from AG to CO and a *Corridor Site Plan* for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

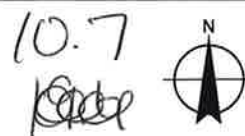
BOA- 16312 April 1993: The Board of Adjustment **approved** a *Variance* of the required 30' of frontage on a dedicated right-of-way to 13' to permit s lot-split, subject to a maximum of three residences on the tract, with each having 13' of frontage on Maybelle, finding that the request is consistent with the area, on property located east of Maybelle and south of 81st Street.

BOA- 20039 June 2005: The Board of Adjustment **approved** a *Variance* of the minimum required frontage on a public street from 30' to 0', finding that the circumstances surrounding this land is peculiar to these tracts and the enforcement code would result in an unnecessary hardship to the property owner, on property located 8511 South Maybelle Avenue.



Z-7506

18-12 14





0 Feet 250 500



Subject
Tract

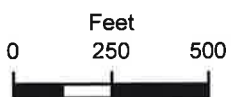
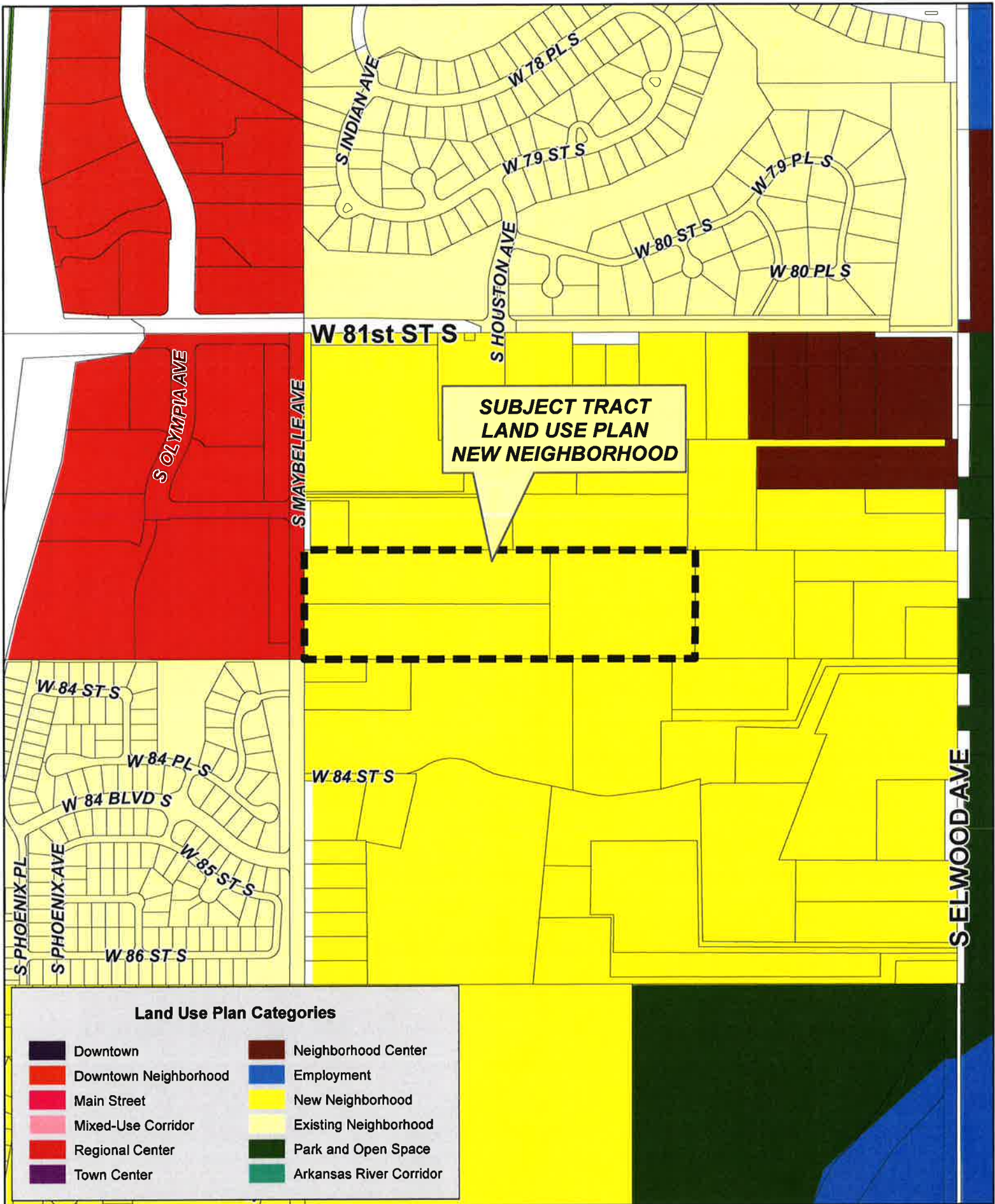
Z-7506

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

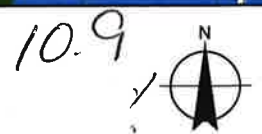
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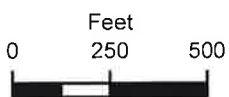
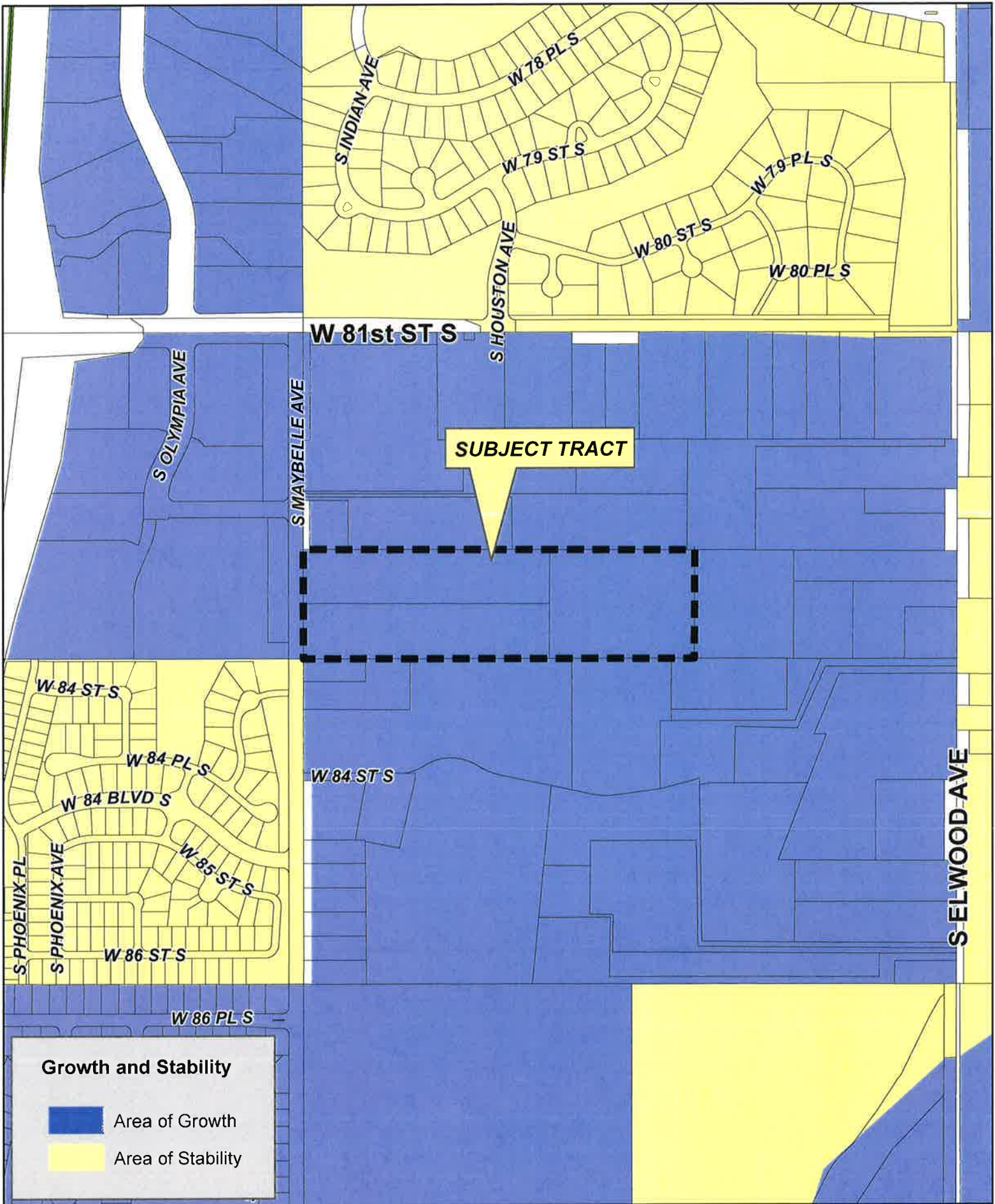




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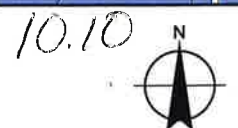
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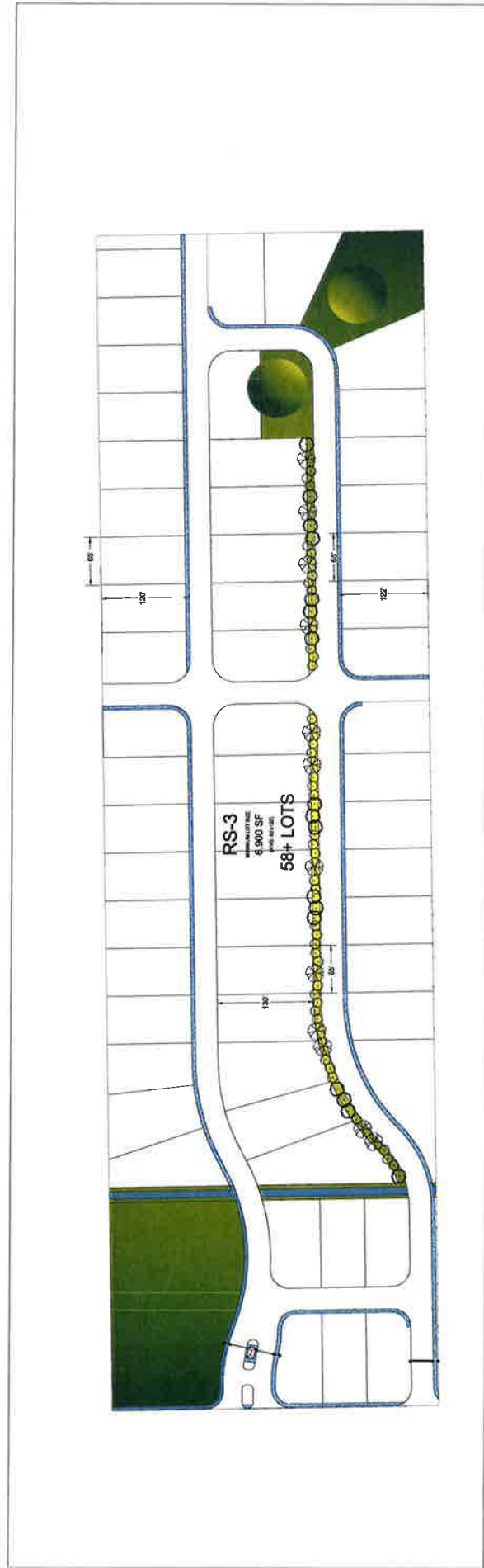




Z-7506

18-12 14







November 4, 2019

Gene Phillips, PE
Principal
Wallace Engineering
123 N. Martin Luther King Jr. Blvd.
Tulsa, OK 74103

**Subject: Traffic Projections Report
Proposed Residential Development
8200 S. Maybelle Avenue
Tulsa, Oklahoma**

The following Table summarizes the traffic projections for a proposed single-family residential subdivision located on the east side of the 8200 block of S. Maybelle Avenue in Tulsa. The development is proposed to contain 150 single-family lots.

**TABLE 1
Projected Site Generated Traffic Volumes**

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Avg. Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
				(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Trip Rate* Single-Family Detached Housing	210	(DU) 150	9.44	0.74	0.99	0.25	0.75	78	94	0.63	0.37	94	78
			1,416	111	149								

The yellow highlighted value is 1,416 trips per 24 hours on a weekday. This means 708 vehicles leave and 708 vehicles arrive each weekday. The green highlighted values are the entering vehicles in the a.m. peak hour between 7:00 and 9:00 and the p.m. peak hour between 4:00 and 6:00 on a weekday. The red highlighted values are the exiting vehicles in the a.m. peak hour between 7:00 and 9:00 and the p.m. peak hour between 4:00 and 6:00 on a weekday. **This represents full build-out of the subdivision and the total projected traffic for the development.**

These projections were based on the latest edition (10th edition) of the *Trip Generation Manual* published by the Institute of Transportation Engineers which is the nationally recognized source for trip generation rates for many different types of land uses.

Traffic Engineering Consultants, Inc.

6000 S. Western Avenue, Ste. 300 | Oklahoma City, Oklahoma | Ph. 405-720-7721
6931 S. 66th E. Avenue, Ste. 100, | Tulsa, Oklahoma 74133 | Ph. 918-481-8484
Website: www.tecok.com

10.12



The obvious access issue regarding this tract of land is all the traffic from this new development must enter and exit via 81st Street and the congestion at 81st Street and US-75 and at 81st Street and Olympia Avenue is well known. The City and ODOT have plans to make major improvements to the interchange at US-75, but the specific schedule is unknown to TEC. There are no announced plans by the City to widen 81st Street east of Olympia Avenue to our knowledge.

One very helpful factor for the proposed neighborhood is the available route through the shopping center to access the traffic signal at Olympia Avenue when making left turns to go west during busy traffic periods. Traffic from the neighborhood intending to travel east on 81st Street would most likely stay on Maybelle Avenue to 81st Street and make a right turn. There are separate left turn and right turn lanes on Maybelle approaching 81st Street. Given the intensity of traffic on 81st Street being generated by the Tulsa Hills Shopping Center, it is our opinion the traffic that would be added by the proposed residential development would not be a significant factor and would not be likely to trigger a requirement for off-site improvements.

Maybelle Avenue has been improved to City standards for $\frac{3}{4}$ mile south of 81st Street where it dead ends. The last $\frac{1}{4}$ mile to 91st Street has not been constructed. We understand that Jenks Public Schools has provided right-of-way for this last segment of Maybelle but has no plans to construct the street. Recent traffic studies for Jenks Public Schools and Tulsa County have shown that a traffic signal will be required on 91st Street when Maybelle is extended to 91st Street. The likely worst case scenario for the proposed residential development would be if it was required to construct the last $\frac{1}{4}$ mile of Maybelle and install a traffic signal on 91st Street.

If you have any questions about these projections or the process used to develop them, please call me in the Tulsa office. Thank you again for using TEC for your traffic engineering services.

Sincerely,

A handwritten signature in blue ink that reads "Jon Eshelman".

Jon Eshelman, PE, PTOE
Tulsa Manager



Traffic Engineering Consultants, Inc.

6000 S. Western Avenue, Ste. 300 | Oklahoma City, Oklahoma | Ph. 405-720-7721
6931 S. 66th E. Avenue, Ste. 100, | Tulsa, Oklahoma 74133 | Ph. 918-481-8484
Website: www.tecok.com

10.13

Sawyer, Kim

Z-7506

FILE COPY

From: Mark Savage <msavage_74105@yahoo.com>
Sent: Monday, August 10, 2020 11:39 AM
To: esubmit
Subject: Hyde Park and Z-7506

A resounding NO to duplex's and triplex's in Hyde Park! Please see Jeanie Cue. This is an obvious NO. I live in Hyde Park at:

Mark Savage
901 W. 84th Pl.
Tulsa, OK 74132

918-633-6099

10.14



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7566

Hearing Date: August 19th, 2020

Case Report Prepared by:

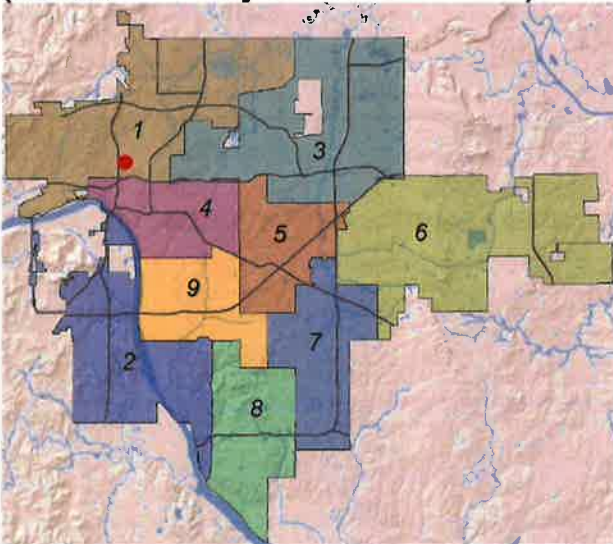
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Sally Moseby

Property Owner: BOYDELL APARTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Apartment

Proposed Use: Apartment

Concept summary: The existing property contains a multi-story apartment building, but the site is zoned RS-4 and RS-5. The request is necessary for remodeling the building and adding parking.

Tract Size: 0.26 ± acres

Location: North of the Northeast corner of West Latimer Street & North Main Street

Zoning:

Existing Zoning: RS-5/RS-4

Proposed Zoning: RM-3

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0235
CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7566

DEVELOPMENT CONCEPT: The existing property was developed approximately 100 years ago and includes a single three-story building with 12 apartments. A building permit has been received and renovation is currently in progress. The original development did not include any parking except street parking. The two lots in consideration are now combined and the intention is to develop both tracts into a single infill development tract.

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:

Case Z-7566 requesting RM-3 zoning is consistent with the current and expected development pattern in the area and,

RM-3 zoning will provide guidance for redevelopment of the existing multifamily property and anticipated parking. Establishing appropriate zoning along with its supplemental regulations helping stabilize this area north of Emerson Elementary and,

RM-3 uses and building types are consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

Uses and building types and supplemental regulations defined in the RM-3 zoning district are consistent with the Unity Heritage Neighborhoods Plan therefore,

Staff recommends Approval of Z-7566 to rezone property from RS-5 and RS-4 to RM-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The rezoning request is consistent with the Existing Neighborhood designation in the Tulsa Comprehensive Plan and the rezoning request is consistent with the anticipated redevelopment of the area identified in the Unity Heritage Neighborhoods 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.

11.2

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 that affect the site.

Trail System Master Plan Considerations: None that affect the site

Sector Plan:

Unity Heritage Neighborhoods Plan:

The neighborhood plan was adopted in November 2016 and included seven goals in the implementation action matrix that are important to this redevelopment opportunity. Emerson school redevelopment was not specifically identified as a growth opportunity area however redevelopment of this school site along with Tulsa Development Authority collaboration has provided an opportunity to help transform and revitalize neighborhoods most impacted by vacancy or poor maintenance as identified in goal 3. This specific property and the requested rezoning help achieve that goal.

Special District Considerations: This property is included in the Healthy Neighborhood Overlay and only regulates the proliferation of small box discount stores. That overlay does not affect redevelopment of this site for multifamily purposes.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing 3 story apartment is being renovated but does not have adequate parking. The alley has recently been repaved by the City of Tulsa and access to the parking can be provide from Main and the Alley. The site has been used for parking but not paved except along the east side of the site.*

Street view from northwest looking southeast.



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>
North Main Street	Residential Collector	60 feet	2 lanes with on street parking.

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-5	Existing Neighborhood	Stability	Detached Single Family Home
East	RS-5	Existing Neighborhood	Stability	Detached Single Family Home
South	RS-4	Existing Neighborhood	Stability	Detached Single Family Home
West	RS-4	Existing Neighborhood	Stability	Detached Single Family Home

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17817 dated November 12, 1992 and Ordinance number 23854 dated February 10, 2018 established the current zoning for the subject property.

Subject Property:

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

Z-7426 January 2018 (Rel. to Z-7427 & PUD-786-A): All concurred in **approval** of a request for *rezoning* a 2.05± acre tract of land from RM-3/CS to RS-5 for residential, on property located north west corner of East Latimer Street & North Boston Avenue. This case includes part of the subject property and a portion of the surrounding area. (Ordinance No. 23854)

PUD-786-A Abandonment January 2018 (Rel. Z-7426 & Z-7427): All concurred in **approval** of a proposed *Major Amendment to Abandon* PUD-786 on a 2.61± acre tract of land for on property located north west corner of East Latimer Street and North Boston Avenue.

PUD-786 October 2011: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.63± acre tract of land for a mixed-use senior living center, on property located north and east of East Latimer Street and North Main Street.

Z-6373 November 1992: All concurred in **approval** of a request for *rezoning* a 195± acre tract of land from RM-1 to RS-4 for single-family residential homes, on property located east of Osage Expressway between Fairview Street and Pine, to North Cincinnati Avenue. This includes the subject property and most of the surrounding area. (Ordinance No. 17817)

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

Surrounding Property:

Z-7528 February 2020: All concurred in **approval** of a request for *rezoning* a .13± acre tract of land from RS-4 to RS-5 for duplexes, on property located east of the southeast corner of East Latimer Place and North Boston Avenue.

BOA-22745 October 2019: The Board of Adjustment **approved** a *Special Exception* to allow a duplex in an RS-5 District, a *Variance* of the required number of parking spaces, subject to conceptual plan 3.6, not intended to require the drive to the rear, finding the hardship to be the narrowness of the lot and the undue burden of providing extra parking for such a small domicile, on property located at 1012 North Main Street.

Z-7480 July 2019: All concurred in **approval** of a request for *rezoning* a .15± acre tract of land from RS-4 to RS-5 for a duplex, on property located northwest corner of West King Street and North Main Street.

Z-7427 January 2018 (Rel. to Z-7426 & PUD-786-A): All concurred in **approval** of a request for *rezoning* a .58± acre tract of land from RM-3/CS to MX-2-U-45 for mixed use, on property located north east corner of North Main Street and East Latimer Street.

BOA-22295 July 2017: The Board of Adjustment **approved** a *Special Exception* to permit a school and accessory uses in the R District, on property located at between East Independence Avenue North and East Latimer Street North and between North MLK, Jr. Boulevard West and North Main Street.

BOA-16585 February 1994: The Board of Adjustment **approved** a *Variance* to permit a family daycare home within 300' of another family daycare home, finding that the applicant picks up and delivers children and will not be detrimental to the neighborhood, on property located at 1136 North Boston Place.

BOA-08851 December 1975: The Board of Adjustment **approved** an *Exception* to use property for public school use and a *Minor Variance* to build across lot lines, per plot plan, in an RM-1 and CS District, on property located at 103 East King Street.

BOA-08610 June 1975: The Board of Adjustment **approved** an *Exception* to use property for church use and a *Variance* of the minimum lot area of one acre and the 100' lot width for a period of two years at which time the Board will reassess the parking arrangement in an RM-1 District, on property located at 1109 North Main Street.

BOA-06296 May 1969: The Board of Adjustment **approved** an *Exception* to use property for public school use in a U-2-A district, on property located at 143 East King Street.

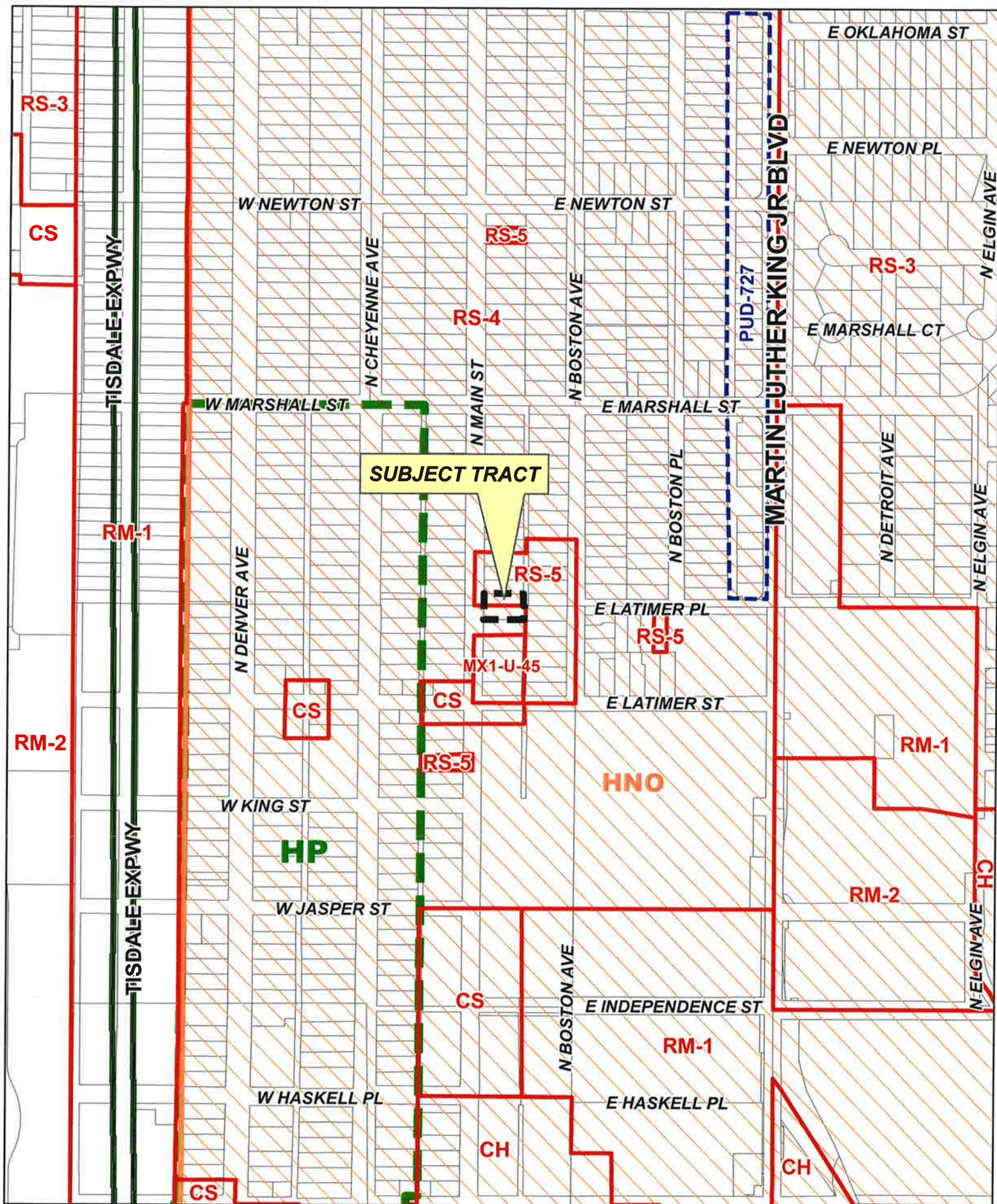
BOA-05659 December 1967: The Board of Adjustment **approved** an *Exception* to permit a school use in a U-2A District, on property located 135 East King Street.

BOA-04220 October 1963: The Board of Adjustment **approved** request for permission to operate a home beauty shop in a U-2-A district, on property located at Lot 7, Block 2, Pouder-Pomeroy Second Addition.

BOA-04214 October 1963: The Board of Adjustment **approved** request for permission to operate a home beauty shop in a U-2-A district, on property located Lot 3, Block 17, Burgess Hill Addition.

BOA-01614 July 1943: The Board of Adjustment **approved** a request for permission to establish an office, sales room, and warehouse, for the purpose of storing, selling, repairing and servicing of machinery used in connection with the coating and wrapping of pipelines, and the sale of pipeline equipment in general, on property located at .

BOA-00188 November 1925: The Board of Adjustment **approved** an *appeal* of the permit inspector's decision to refuse a building permit for an addition to an existing clothes cleaning and pressing establishment on account of being non-conforming to a U-2 district, on property located Lot 2, Block 5 Owen Addition.



Z-7566

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TISDALE EXPWY

TISDALE EXPWY

W NEWTON ST

E NEWTON ST

E OKLAHOMA ST

E NEWTON PL

E MARSHALL PL

E MARSHALL CT

W MARSHALL ST

E MARSHALL ST

N DETROIT AVE

N ELGIN AVE

N DENVER AVE

N MAIN ST

N BOSTON AVE

N BOSTON PL

E LATIMER PL

E LATIMER ST

W KING ST

W JASPER ST

E INDEPENDENCE ST

W HASKELL PL

E HASKELL PL

N ELGIN AVE

MARTIN LUTHER KING JR BLVD



Subject
Tract

Z-7566

20-12 35

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

Aerial Photo Date: February 2018

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N MAIN ST

E LATIMER PL

N BOSTON AVE

E LATIMER ST

0 50 100
Feet



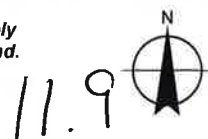
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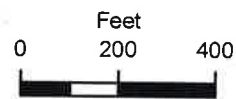
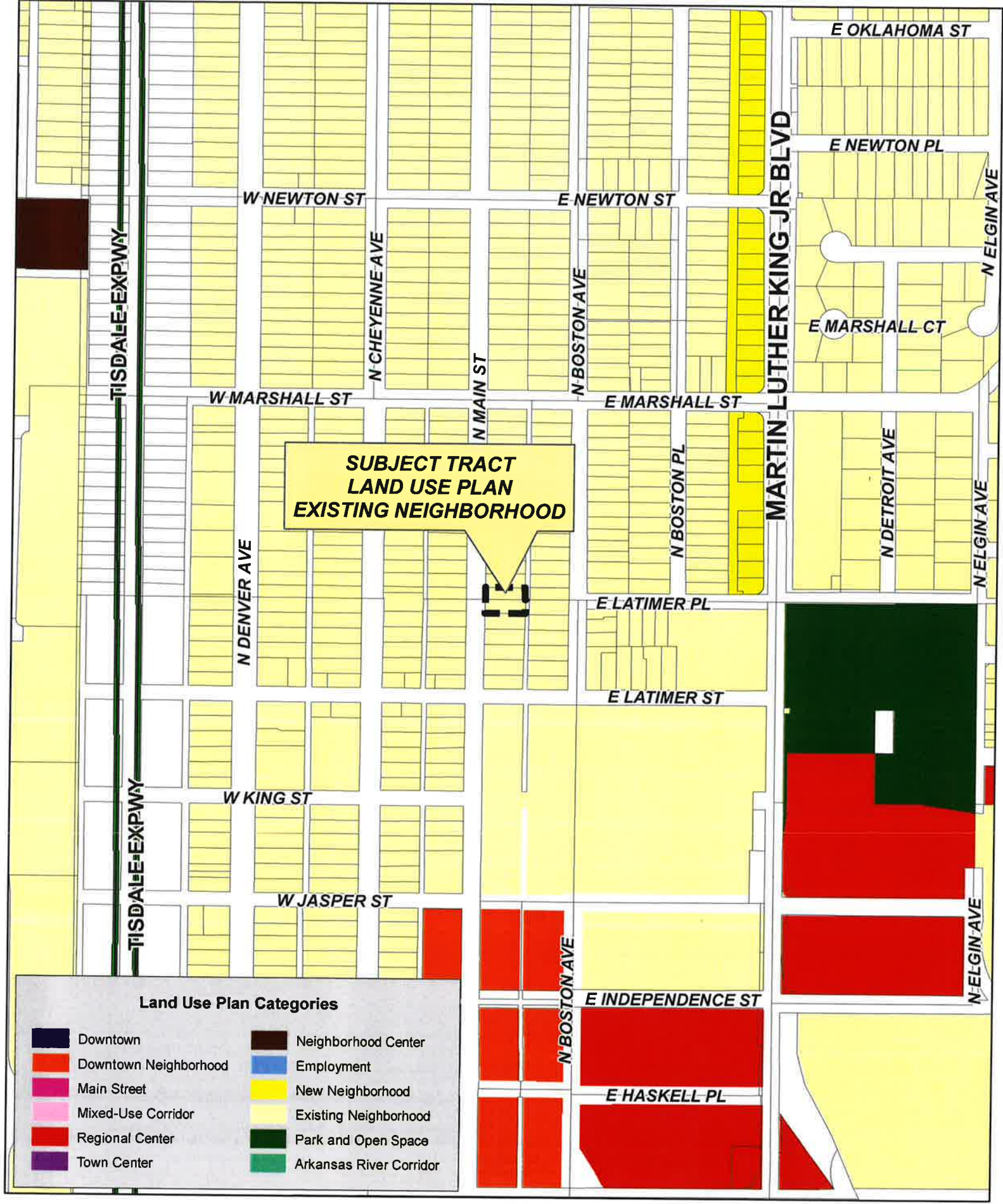
Z-7566

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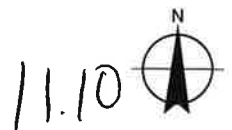
Aerial Photo Date: February 2018

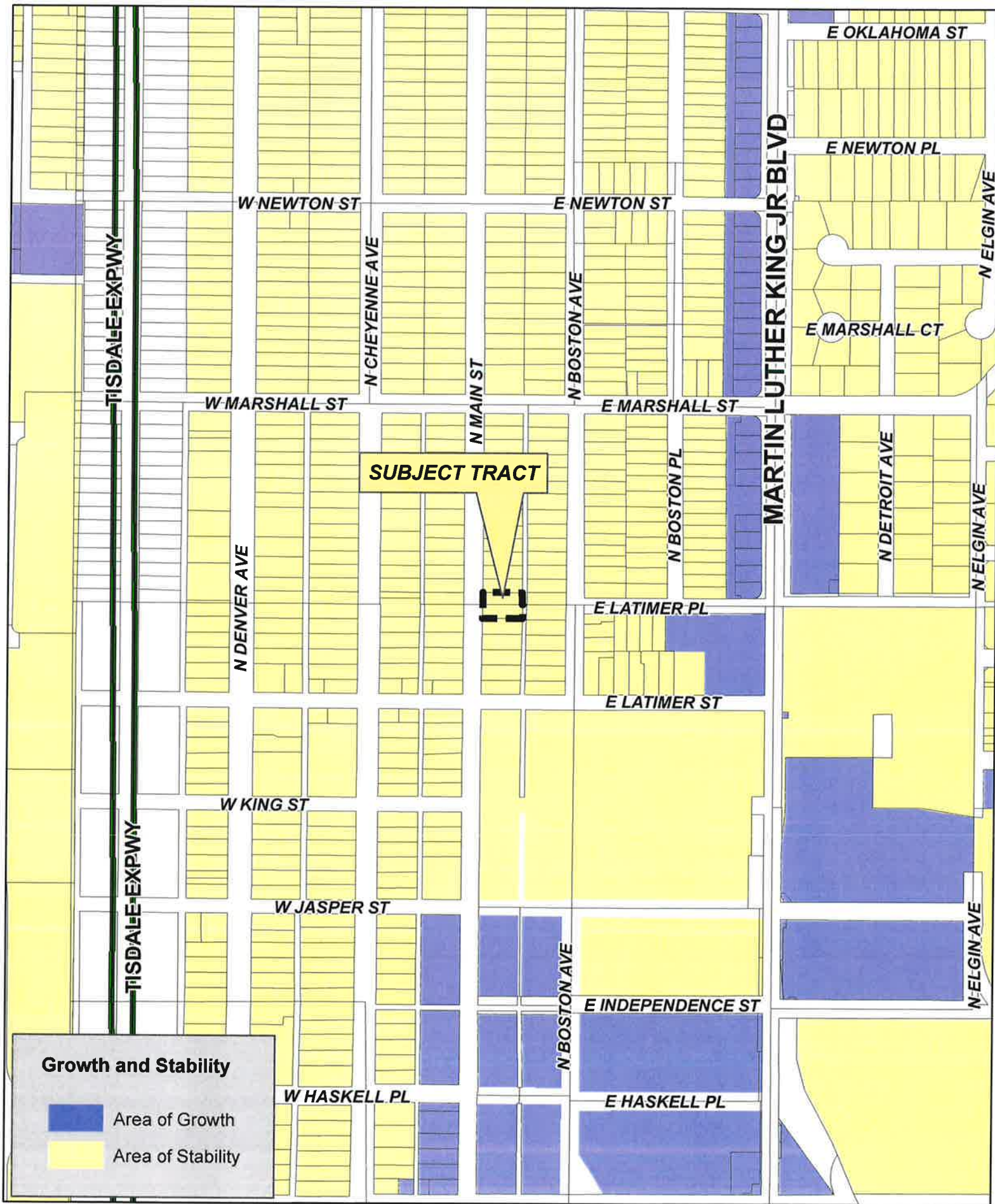




Z-7566

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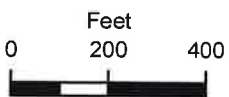
Growth and Stability



Area of Growth



Area of Stability



Z-7566

20-12 35





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7567 ODP

Hearing Date: August 19th, 2020

Case Report Prepared by:

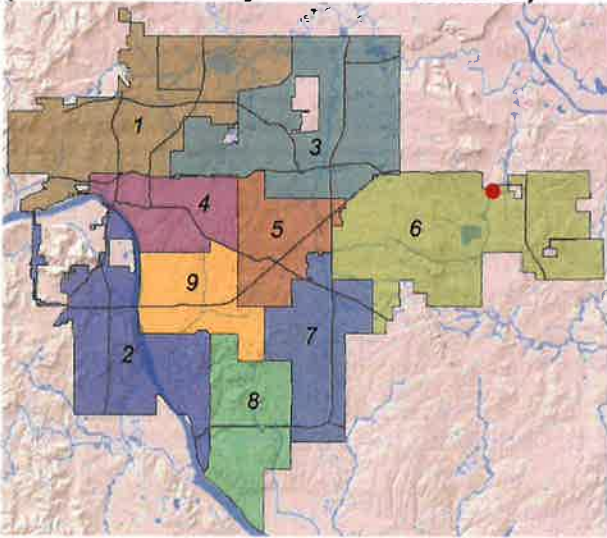
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: CITY OF TULSA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: AG

Proposed Use: IH with an optional development plan.

Concept summary: The site was annexed into the City Limits of Tulsa with AG designation and has never been changed. The site appears to be used as a light industrial area.

Tract Size: 1 ± acres

Location: This site is in Wagoner County but in the City Limits of Tulsa and located North and East of the Northeast corner of East 11th Street South & South 193rd East Avenue on 6th street.

Zoning:

Existing Zoning: AG

Proposed Zoning: IH with an optional development plan.

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9413

CZM: 40

City Council District: 6

Councilor Name: Connie Dodson

Wagoner County Commission District: 1

Commissioner Name: James Hanning

SECTION I: Z-7567

DEVELOPMENT CONCEPT: Establish zoning for the site after the 2011 annexation.

In connection with the rezoning to the Industrial-Heavy District (IH District), the Applicant respectfully requests that pursuant to Section 70.040-B.2 of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations as follows:

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:

DETAILED STAFF RECOMMENDATION:

The subject tract and surrounding properties are located within an Employment Land Use designation in the City of Tulsa Comprehensive plan. The site was annexed into the city with AG zoning and is not part of a small area plan that might provide additional guidance and,

The request for IH zoning along with normal supplemental regulations and limited uses identified in the optional development plan is consistent with the anticipated land use and,

Uses allowed in the proposed IH zoning district along with normal supplemental regulations and limited uses identified in the optional development plan is compatible with the surrounding proximate properties and,

The optional development plan outlined in section II below is consistent with the provisions of the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7567 to rezone property from AG to IH with the optional development plan as defined in section II.

SECTION II OPTIONAL DEVELOPMENT PLAN

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IH 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:

PERMITTED USE CATEGORY

* indicates specific uses that are only allowed through the special exception process

A) RESIDENTIAL (see allowed residential building types below)

- Household Living
 - Single household

- Group Living
 - *Homeless center
 - *Re-entry facility

- *Residential treatment center
- *Shelter, emergency and protective
- *Transitional living center

B) PUBLIC, CIVIC, AND INSTITUTIONAL

- *Cemetery
- *College or University
- *Day Care *Detention and Correctional Facility
- *Fraternal Organization
- *Governmental Service or Similar Functions
- *Hospital
- *Library or Cultural Exhibit
- Natural Resource Preservation
- *Parks and Recreation
- *Postal Services
- *Religious Assembly
- Safety Service
- *School Utilities and Public Service Facility (minor)
- *Utilities and Public Service Facility (major)
- Wireless Communication Facility (includes all specific uses)

C) COMMERCIAL

- Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
- Assembly and entertainment
 - *Indoor gun club
 - *Other indoor
 - *(small; up to 250-person capacity)
 - *Outdoor gun club
 - *Other outdoor
- Broadcast or Recording Studio
- Commercial Service (includes all permitted specific uses)
- Financial Services (includes all permitted specific uses)
- Funeral or Mortuary Service
- Lodging
 - *Bed & breakfast
 - Short-term rental
 - Campgrounds and RV parks
- *Hotel/motel
- Office (includes all permitted specific uses)
- Parking, Non-accessory
- Restaurants and Bars
 - Restaurant
 - *Bar
 - *Brewpub
- Retail Sales (includes all permitted specific uses)
- Self-service Storage Facility
- *Sexually Oriented Business Establishment
- Studio, Artist, or Instructional Service
- Trade School Vehicle Sales and Service (includes all permitted specific uses)

D) WHOLESALE, DISTRIBUTION AND STORAGE

Equipment & Materials Storage, Outdoor
Trucking and Transportation Terminal
Warehouse Wholesale Sales and Distribution

E) INDUSTRIAL

Low-impact Manufacturing & Industry
Moderate-impact Manufacturing & Industry
High-impact Manufacturing & Industry, but only for a High-Impact Medical Marijuana Processing Facility

F) RECYCLING

*Construction or Demolition Debris
Consumer Material Drop-off Station
Consumer Material Processing

G) AGRICULTURAL

Animal Husbandry
Community Garden Farm, Market- or Community-supported
Horticulture Nursery

H) OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)
Off-Premise Outdoor Advertising Sign
*Oil or Gas Well

PERMITTED RESIDENTIAL BUILDING TYPES

Household Living
Single household
*Manufactured housing unit

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Industrial zoning categories are generally consistent with employment land use designation. The Tulsa Comprehensive plan does not provide clear guidance for locating heavy industrial uses. This small tract with the provisions of the optional development plan is consistent with the employment land use designation.

Land Use Vision:

Land Use Plan map designation: Employment

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

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and

rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None except that property was annexed in 2001 as AG zoned property and has never been rezoned.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: The site has access from an undeveloped road right of way. Aerial photos illustrate a single-story commercial / industrial building with unimproved parking areas. The redevelopment of this site and rezoning will require the site to meet current zoning and development standards.

Staff Summary: *The existing building and site is surrounded by undeveloped or industrial uses and is not visible from the street.*

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>
Un-named stub street with right of way connection to the cul-de-sac on East 6 th Street	None	50 feet	2 no curb and gutter or improved drainage system.

12.5

Utilities:

The subject tract has municipal water service. Municipal sanitary sewer service is not available. The existing

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Employment	Growth	Contractor supply pipe yard and outdoor storage
East	AG	Employment	Growth	Unknown (single story metal building)
South	AG	New Neighborhoods	Growth	Undeveloped agriculture land
West	AG	Employment	Growth	

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20244 dated November 20, 2001 established zoning for the subject property.

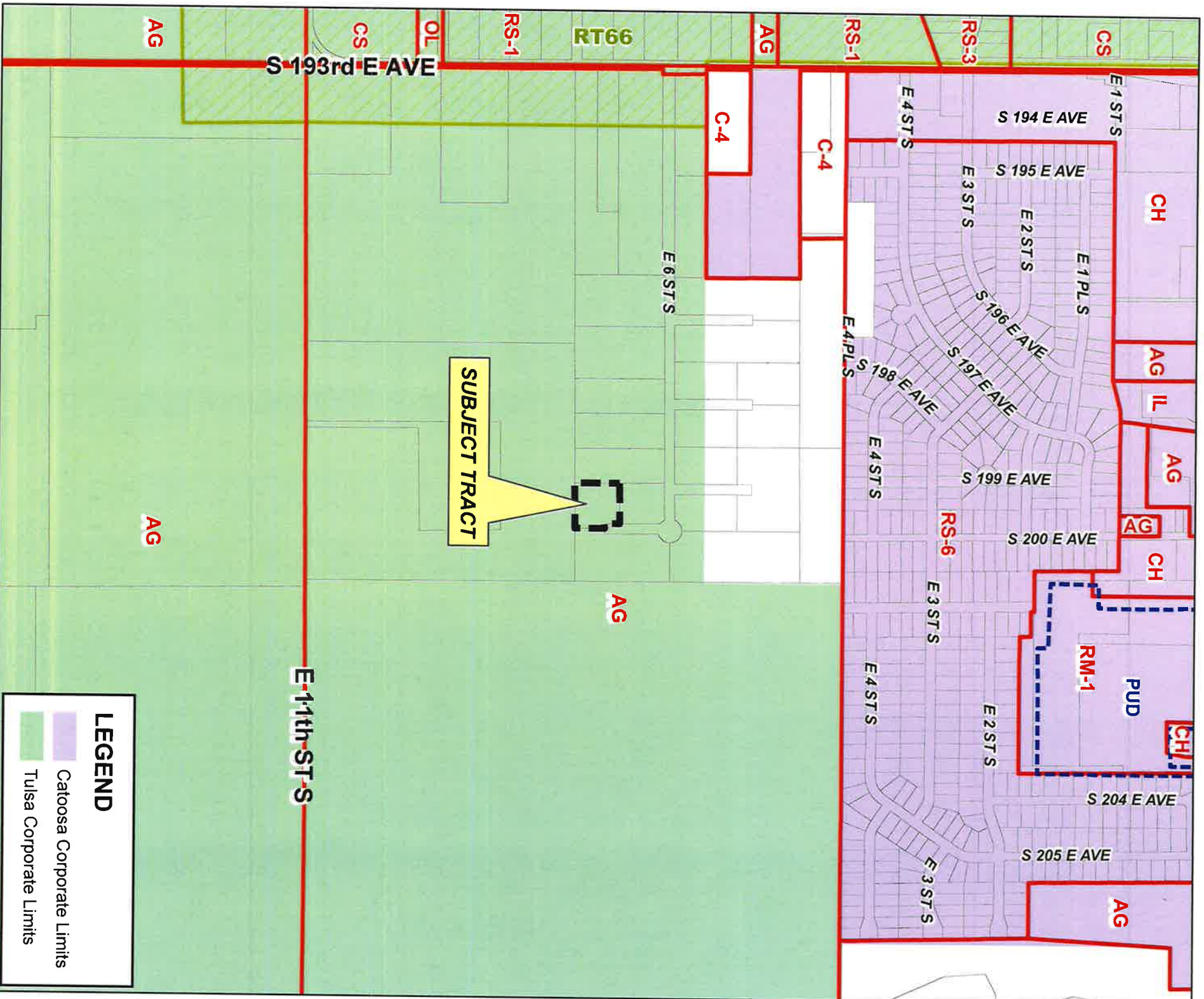
No records could be found for the subject property or properties within 300 ft of the subject property other than the ordinance above which annexed this property (as well as many others into the City of Tulsa's corporate limits from Wagoner County)

Wagoner County was subsequently contacted to see if they had any records for this property prior to its annexation into the City of Tulsa or if they could point staff in the direction of who to else to contact, but staff never received a response.

The applicant has not provided additional relevant zoning history.

It should be noted all properties included in this ordinance were zoned AG prior to their annexation into the City of Tulsa's corporate limits and remained AG upon their annexation.

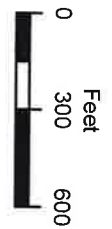
8/12/2020 1:00 PM



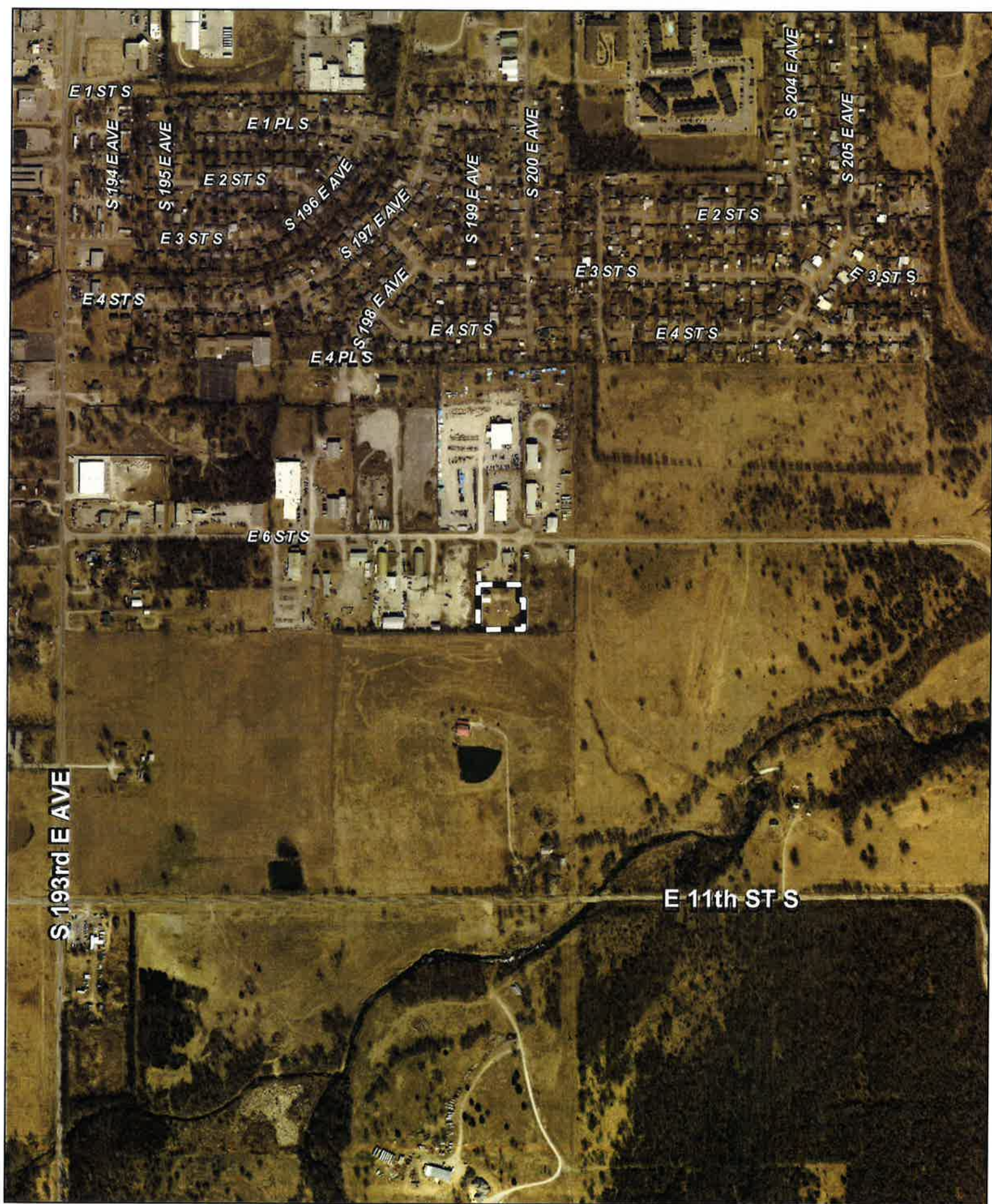
Z-7567
with Optional
Development Plan

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



12.7



0 300 600
Feet



Subject
Tract

19-15 06

Z-7567
with Optional
Development Plan

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

Aerial Photo Date: February 2018





0 50 100
Feet



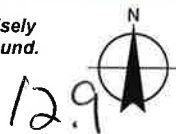
Subject
Tract

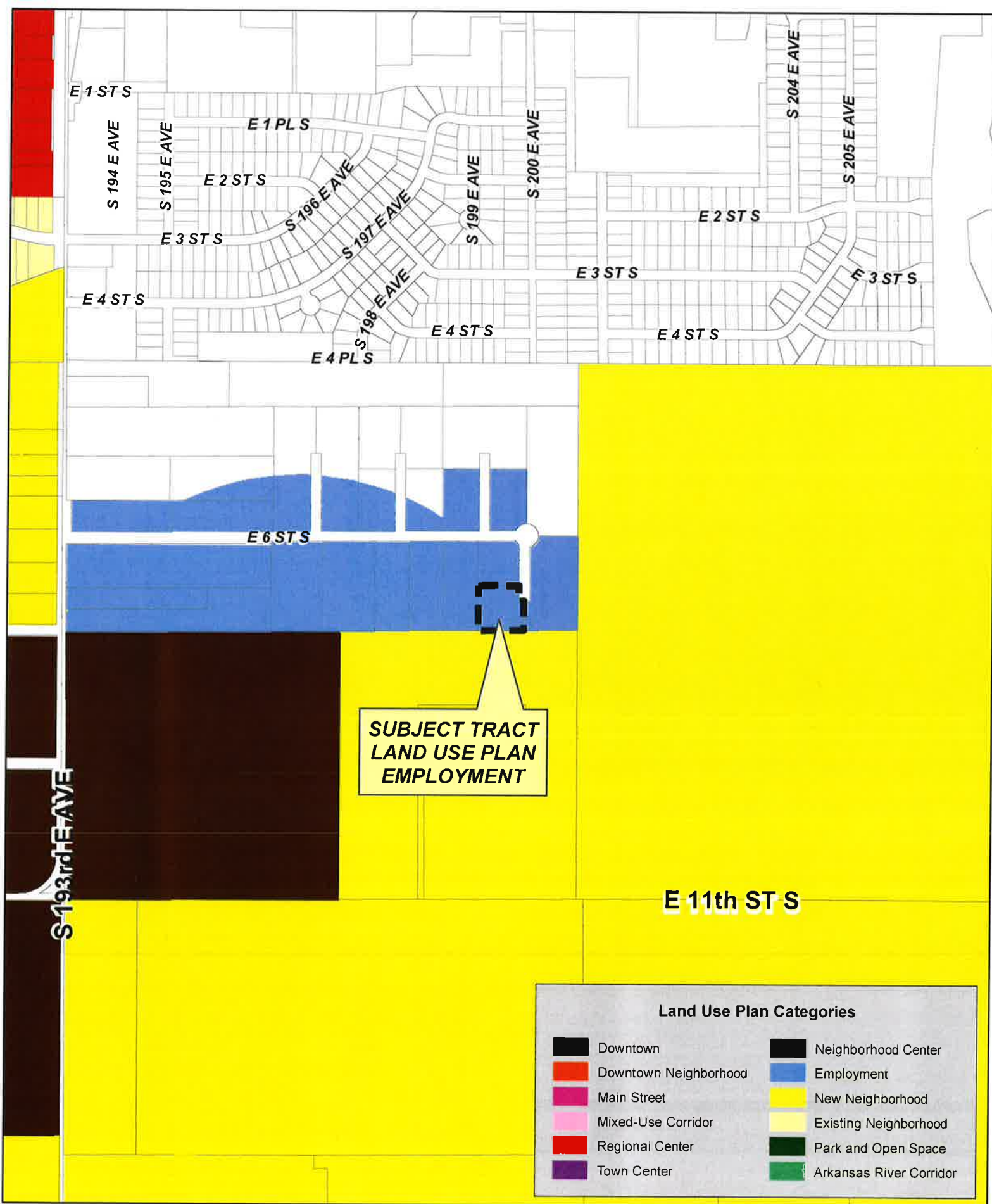
19-15 06

Z-7567
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Development Plan

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

Aerial Photo Date: February 2018



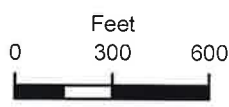
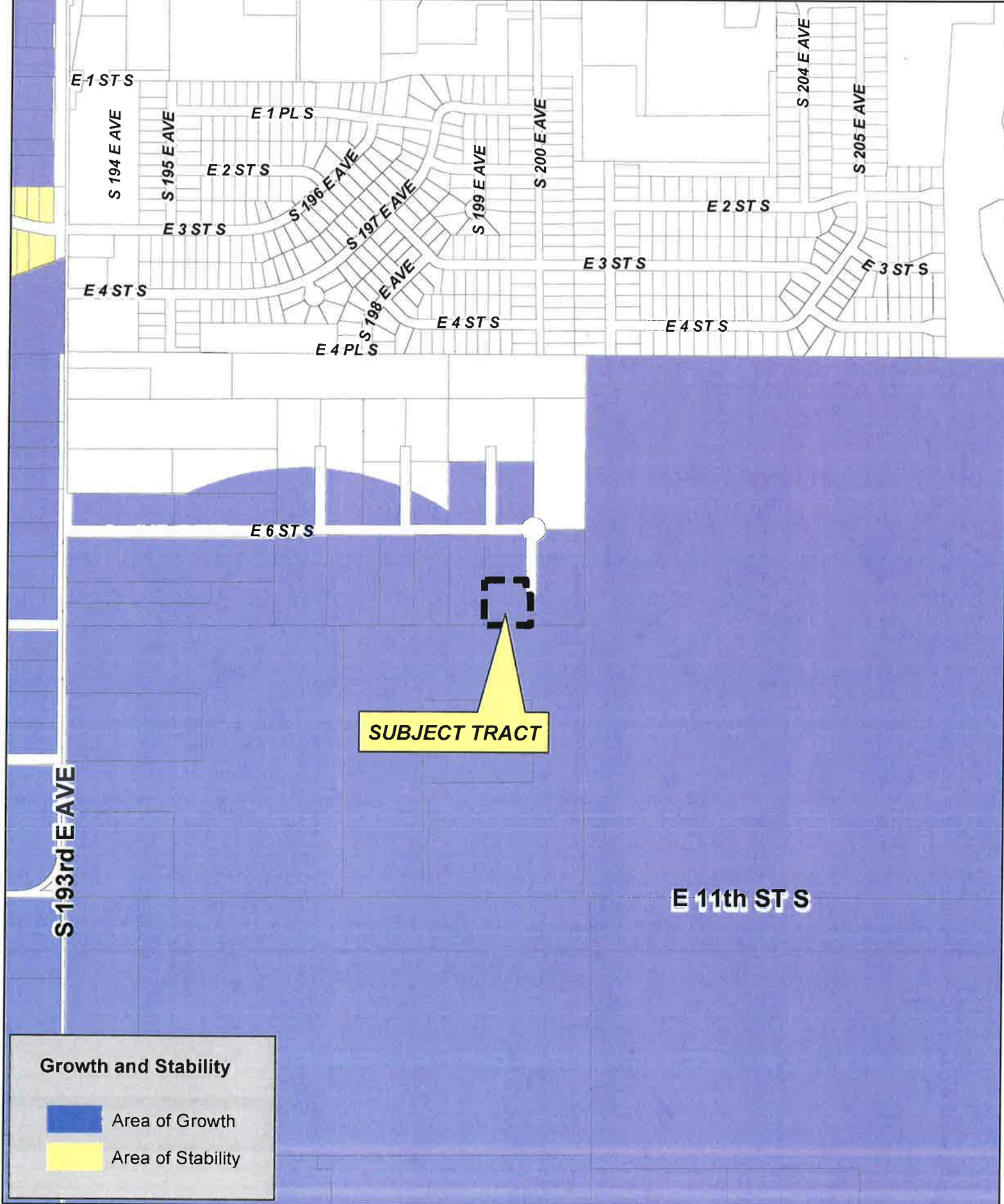


Feet
0 300 600

19-15 06

Z-7567
with Optional
Development Plan

12.10



19-15 06

Z-7567
with Optional
Development Plan



