TULSA METROPOLITAN AREA PLANNING COMMISSION Meeting No. 2873

September 7, 2022, 1:00 PM 175 East 2nd Street, 2nd Level, One Technology Center **Tulsa City Council Chamber**

INTRODUCTION AND NOTICE TO THE PUBLIC

At this meeting the TMAPC, in accordance with and pursuant to applicable TMAPC Policies and Procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with 1

,					
modifications, deny, reject, recommend	for denial,	or defer	action on	any item	listed on
the agenda.					

Call to Order:

REPORTS:

Chairman's Report:

Work session Report: A work session will be held October 5, 2022 at 10:30 am in the 10th floor north conference room to discuss Kirkpatrick Heights/Greenwood Master Plan, Neighborhood Conditions Index. Planitulsa update and Tulsa County Zoning Code.

Director's Report:

Review and possible approval, approval with modifications, denial, or deferral of the following:

1. Minutes of August 17, 2022 Meeting No. 2872

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.

Review and possible approval, approval with modifications, denial, or deferral of the following:

2. Z-7625a Lou Reynolds (CD 8) Location: Northeast corner of East 81st Street South and South Harvard Avenue requesting a Minor Amendment to allow retaining wall tie-backs to be located in a portion of the 25 foot landscape buffer (Continued from August 3, 2022 and August 17, 2022)

- 3. <u>PUD-734-1 Tom Daman</u> (CD 8) Location: Southeast corner of East 103rd Place South and South Louisville Avenue requesting a **PUD Minor Amendment** to increase allowable driveway width in the street setback and right-of-way
- 4. <u>PUD-766-8 City of Tulsa, Sandy Silman</u> (CD 9) Location: Northwest corner of East 51st Street South at South Yale Avenue requesting a **PUD Minor Amendment** to allow a public streets in Reserve Area B

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications, denial, or deferral of the following:

5. <u>Wilshire Trails</u> (CD 1) Preliminary Plat, Location: South and west of East 33rd Street North and North Peoria Avenue

PUBLIC HEARING-REZONING

Review and possible recommendation of approval, approval with modifications, denial, or deferral of the following:

- 6. <u>Z-7669 Brian Letzig</u> (CD 9) Location: East of the southeast corner of South Canton Avenue and East 68th Street South requesting rezoning from OL to CG with optional development plan (Continued from August 3, 2022) (Applicant requests a continuance to October 5, 2022)
- 7. <u>CZ-535 John Parks</u> (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting rezoning from **AG to IL** (related to TCCP-11) (Staff requests a continuance to September 21, 2022)

PUBLIC HEARING-COMPREHENSIVE PLAN CONFORMANCE

Review and possible approval, approval with modifications, denial, or deferral of the following:

8. <u>TCCP-11 John Parks</u> (County) Location: Northwest of intersection of Highway 75 and East 66th Street North requesting a land use amendment from Rural Residential/Agriculture to Industrial (related to CZ-535) (Staff requests a continuance to September 21, 2022)

OTHER BUSINESS

9. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at 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.



<u>Case Number:</u> Z-7625a Minor Amendment

Hearing Date: September 7, 2022 (Continued from August 3, 2022 and

August 17, 2022)

Case Report Prepared by:

Jay Hoyt

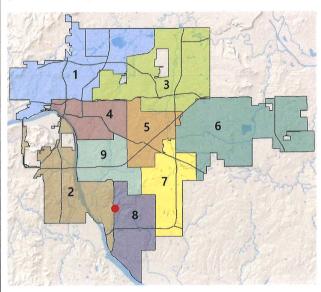
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Oklahoma Studios, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: ODP minor amendment to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Gross Land Area: 6.28 + Acres

Location: NEC E 81st St S and S Harvard

Ave

Lot 6 & 7, Block 3 Timbercrest Addition

Zoning:

Existing Zoning: OM/Z-7625 Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation: Staff recommends denial.

Staff Data:

TRS: 8309

City Council District: 8

Councilor Name: Phil Lakin, Jr.

County Commission District: 3

Commissioner Name: Kelly Dunkerley

SECTION I: Z-7625a Minor Amendment

<u>Amendment Request:</u> Revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.

Currently the Optional Development Plan Standards require retaining walls, including footings, tie-backs and wall drainage must be placed outside of the 25 foot landscape buffer area as outlined in the Zoning/Optional Development Plan approval for Z-7625. The applicant is proposing to revise the standards to allow tie-backs within the 25 foot landscape buffer in the areas indicated on the site plan provided by the applicant.

Staff does not support this request and feels that the 25 foot landscape buffer approved in the Optional Development plan should be maintained.

<u>Staff Comment:</u> This request is considered a Minor Amendment as outlined by Section 70.040.I.1.a(8) of the City of Tulsa Zoning Code.

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

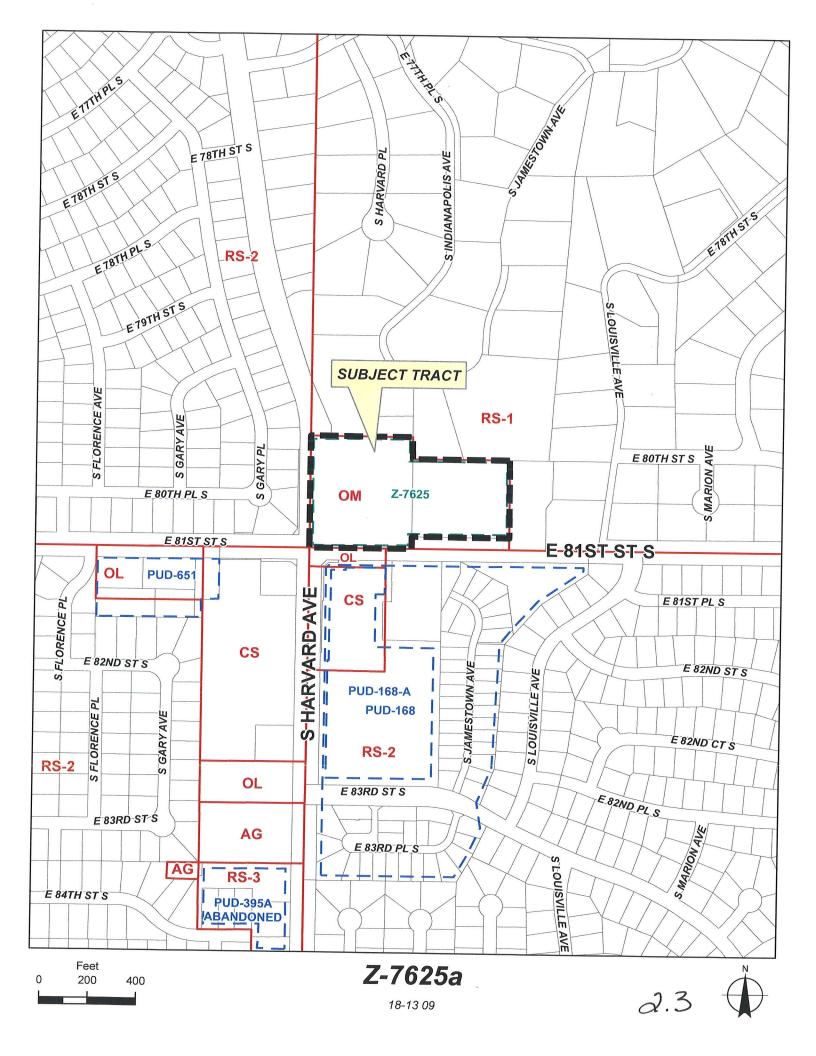
Staff has reviewed the request and determined:

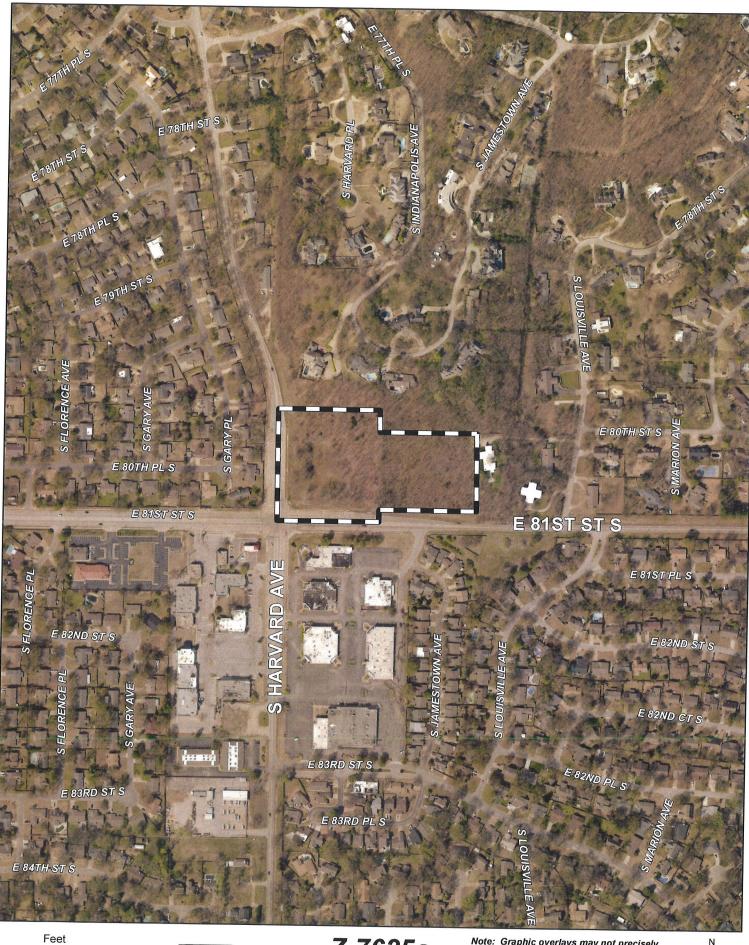
- 1) Z-7625a represents a significant departure from the approved development standards in the Optional Development Plan.
- 2) If approved, all remaining development standards defined in Z-7625 shall remain in effect.

Exhibits included with staff report:

INCOG zoning case map INCOG aerial photo Applicant Exhibit "A" Applicant Site Plan

With considerations listed above, staff recommends **denial** of the minor amendment to revise the Optional Development Plan Standards to allow retaining wall tie-backs to be located in a portion of the 25 ft landscape buffer.





Feet 0 200 400



Z-7625a

18-13 09 Aerial Photo Date: 2020/2021

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

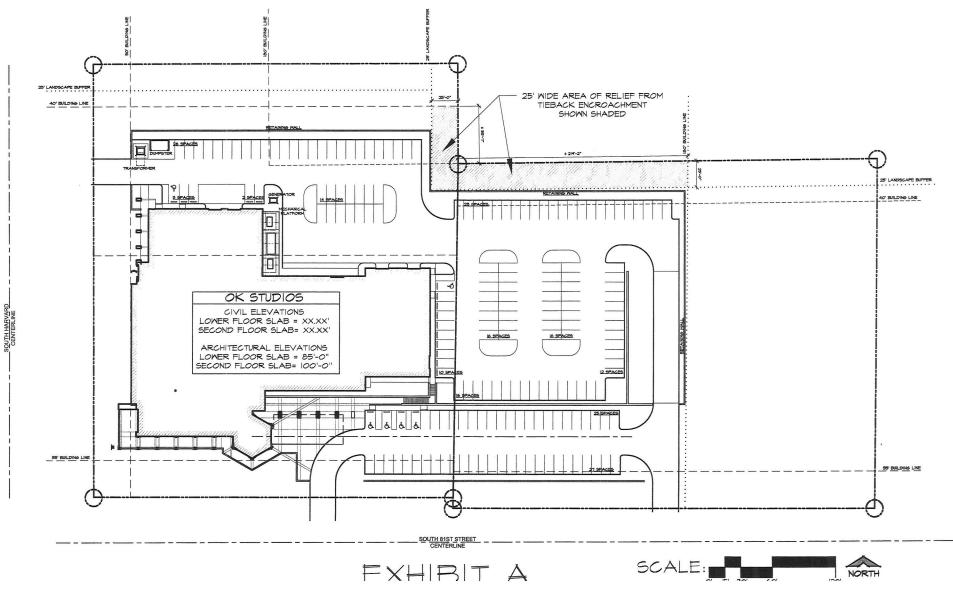


Exhibit "A"

The Applicant requests a Minor Amendment to the Z-7625 Optional Development Plan to allow retaining wall tie-backs to be located in a portion of the 25-foot landscape buffer. Except as set forth below, all other development standards of the Optional Development Plan shall remain the same.

RETAINING WALL AND TERRAIN CONSIDERATIONS

Except for the portion of the 25 foot landscape buffer area, shown on the attached Exhibit "A", in which tie-backs are permitted, retaining walls including footings, tie-backs, and wall drainage must be placed outside of the 25 foot buffer areas defined in the Landscaping and Screening Development Standards.



2.6



Case Number: PUD-734-1

Minor Amendment

Hearing Date: September 7, 2022

Case Report Prepared by:

Jay Hoyt

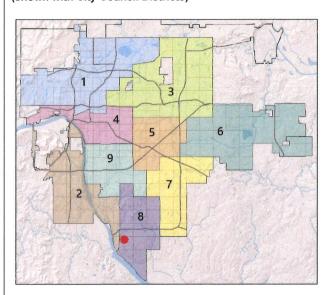
Owner and Applicant Information:

Applicant: Tom Daman

Property Owner: Duane Suchy

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable driveway width in the street setback and right-of-way.

Gross Land Area: 0.53 Acres

Location: SE/c S Louisville Ave and E 103rd

PIS

3706 E 103rd PI S

Zoning:

Existing Zoning: RS-1/PUD-734

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Growth and Stability Map: Stability

Staff Data:

TRS: 8328

Staff Recommendation:

Staff recommends approval.

City Council District: 8

Councilor Name: Phil Lakin, Jr.

County Commission District: 3

Commissioner Name: Kelly Dunkerley

SECTION I: PUD-734-1 Minor Amendment

<u>Amendment Request:</u> Revise the PUD Development Standards to increase the allowable driveway width within the street setback and the street right-of-way.

Currently driveways in RS zoned lots with a width of 75+ feet cannot exceed 50% of the lot frontage or 27 ft of driveway width in the right-of-way and 30 ft within the street setback, whichever is less. The subject lot currently has an existing drive that is 16 ft wide along the S Louisville Ave frontage. A new drive is proposed along the E 103rd PI S frontage with a width of 24 ft. This would bring the total combined drive width for the subject lot to 40 ft. The subject lot is a corner lot and has approximately 300 ft of total frontage. This would bring the total requested drive width to 13.3% of the total frontage.

<u>Staff Comment:</u> This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

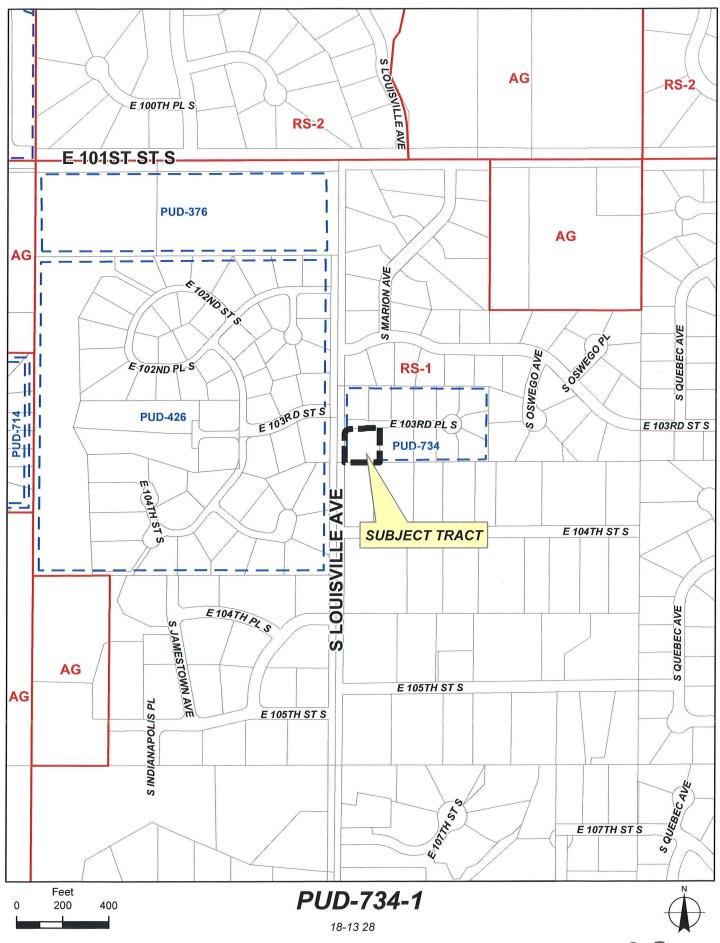
Staff has reviewed the request and determined:

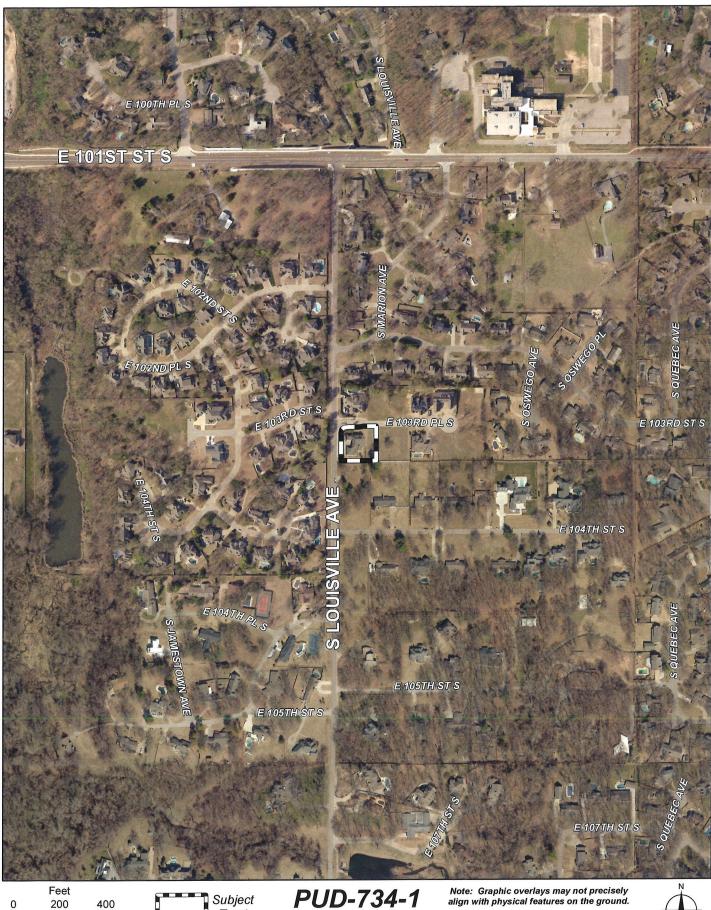
- 1) PUD-734-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-734.
- 2) All remaining development standards defined in PUD-734 shall remain in effect.

Exhibits included with staff report:

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

With considerations listed above, staff recommends **approval** of the minor amendment to increase the total allowable driveway width to 40 ft in both the street setback and the right-of-way.





Feet 200 400



PUD-734-1

18-13 28

Aerial Photo Date: 2020/2021









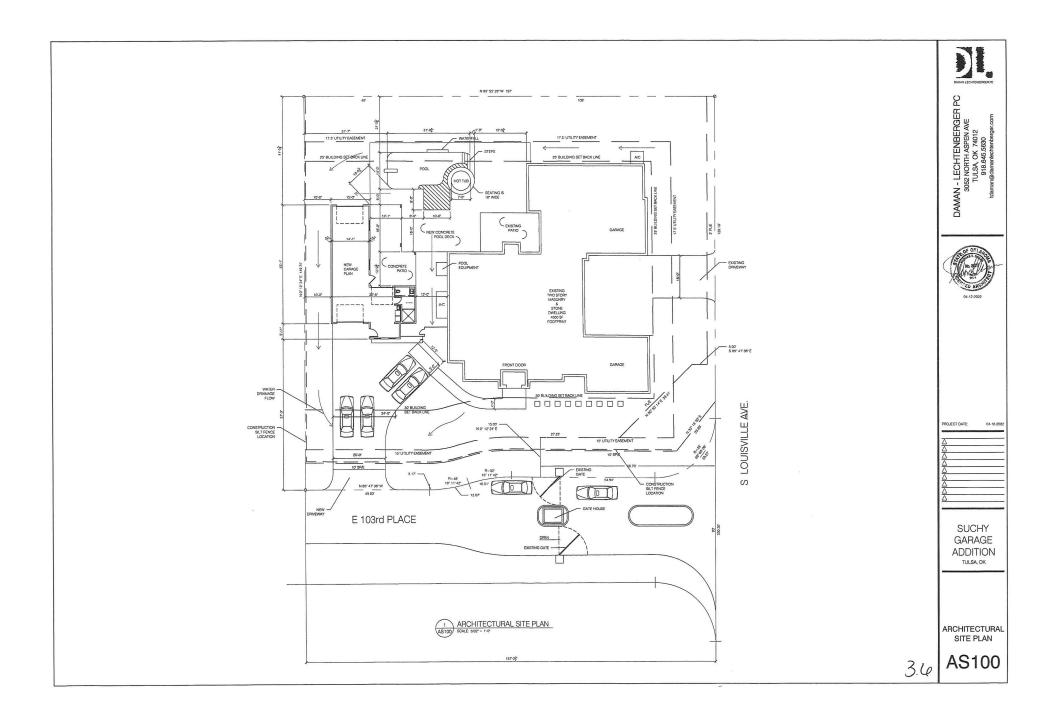
PUD-734-1

18-13 28

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

Aerial Photo Date: 2020/2021







Case Number: PUD-766-8

Minor Amendment

Hearing Date: September 7, 2022

Case Report Prepared by:

Jay Hoyt

Owner and Applicant Information:

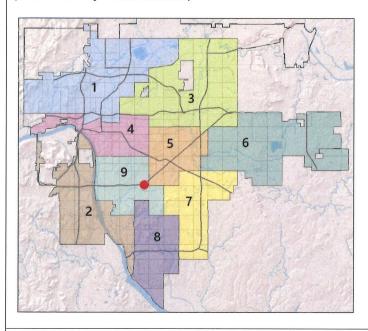
Applicant: City of Tulsa, Sandy Silman

Property Owner: Champak B. Patel, Sunny

Investment Properties, LLC

Location Map:

(shown with City Council Districts)



<u>Applicant Proposal:</u>

Concept summary: PUD minor amendment to allow public streets in Reserve Area B

Gross Land Area: 1.2 Acres

Location: NW/c S 51st ST S and S Yale Ave

Zoning:

Staff Data:

Existing Zoning: CS/CH/PUD-766 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center

Growth and Stability Map: Growth

City Council District: 9

Staff Recommendation:

Staff recommends approval.

Councilor Name: Jayme Fowler

TRS: 9328

County Commission District: 3

Commissioner Name: Kelly Dunkerley

SECTION I: PUD-766-8 Minor Amendment

<u>Amendment Request:</u> Modify the PUD Development Standards to allow public streets in Reserve B.

The applicant is proposing to revise the development standards of the PUD to allow public streets in Reserve Area B. Currently the development standards of the PUD require a private street to be located in Reserve Area B of the PUD. This amendment, if approved, would allow the street located in Reserve Area B to be a public street, maintained by the City of Tulsa.

<u>Staff Comment:</u> This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(5) of the City of Tulsa Zoning Code.

"Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location."

Staff has reviewed the request and determined:

- 1) PUD-766-8 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-766.
- 2) All remaining development standards defined in PUD-766 and subsequent amendments shall remain in effect.

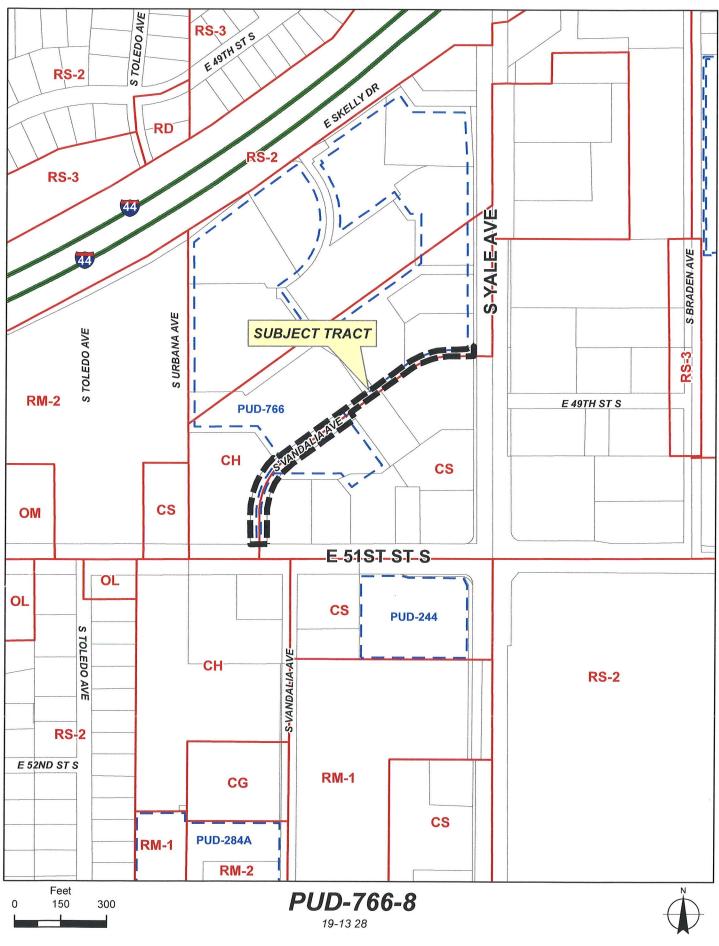
Exhibits included with staff report:

INCOG zoning case map

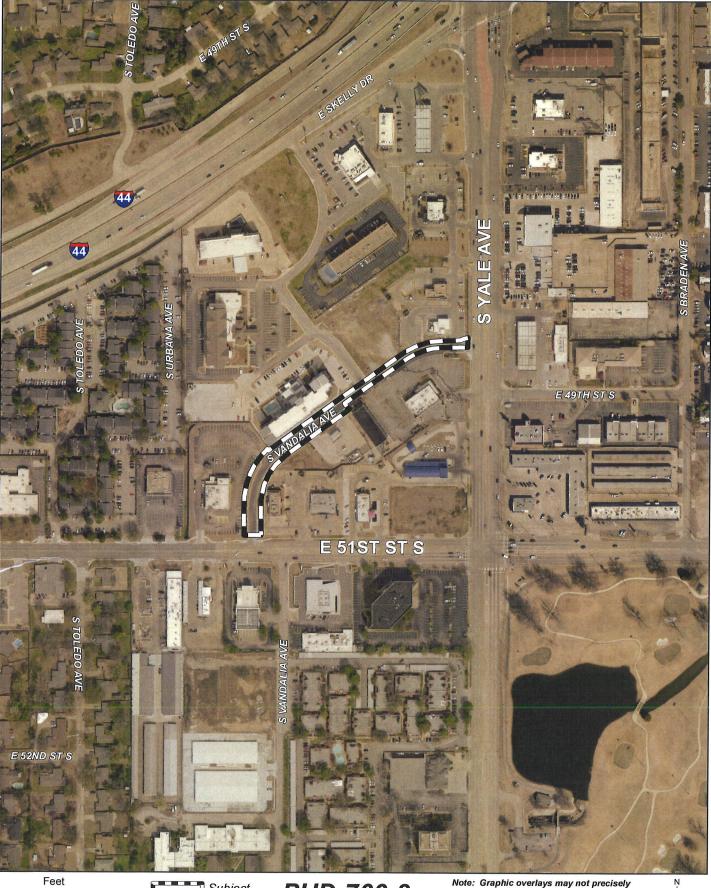
INCOG aerial photo

INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment to allow public streets in Reserve Area B.



4.3



300

150

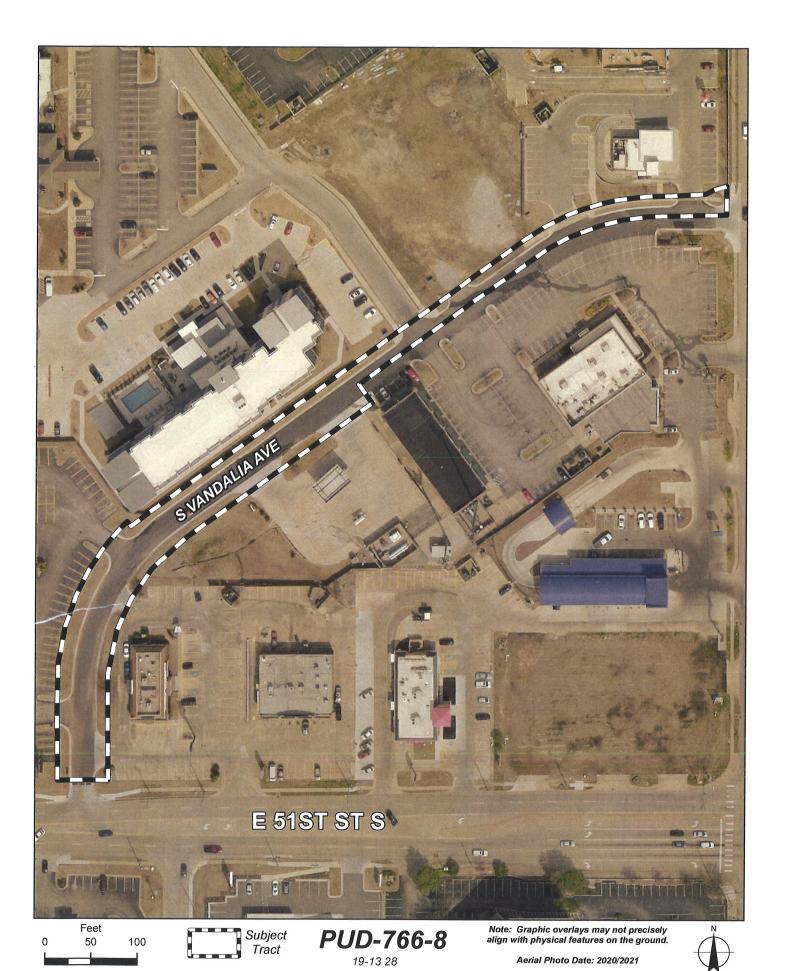
Subject Tract

PUD-766-8 19-13 28

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

Aerial Photo Date: 2020/2021





4.5



Case: Wilshire Trails

Hearing Date: September 7, 2022

Case Report Prepared by:

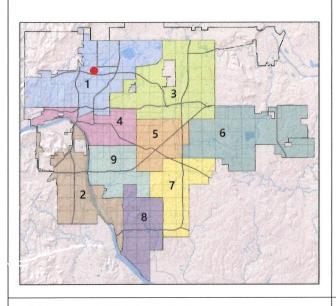
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner. Boomtown Development Company

<u>Location Map:</u> (shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

25 lots, 4 blocks, 4.55 <u>+</u> acres

Location: South and west of East 33rd Street North and North Peoria Avenue

Zoning:

Existing: RS-3/OL Proposed: RS-4

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 1

Councilor Name: Vanessa Hall-Harper

<u>County Commission District:</u> 1

Commissioner Name: Stan Sallee

PRELIMINARY SUBDIVISION PLAT

Wilshire Trails - (CD 1)

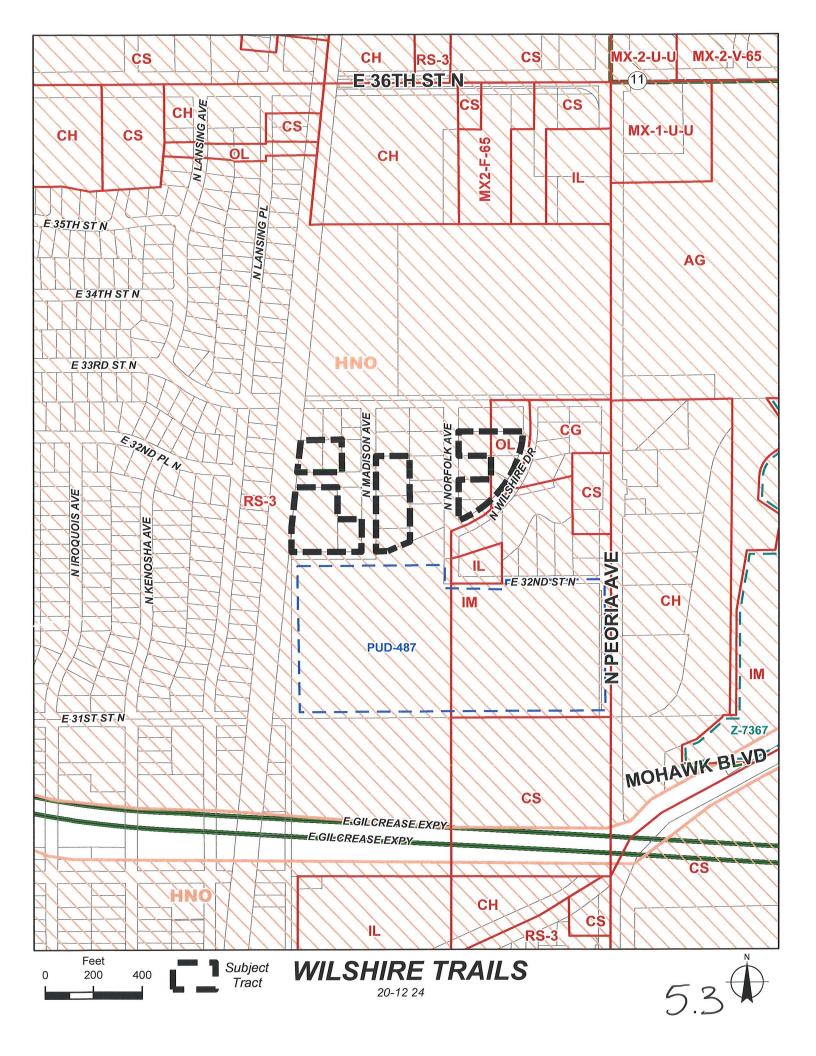
South and west of East 33rd Street North and North Peoria Avenue

This plat consists of 25 lots, 4 blocks, 4.55 ± acres.

The Technical Advisory Committee (TAC) met on August 18, 2022 and provided the following conditions:

- 1. Zoning: The property is currently zoned RS-3 and OL. TMAPC recommended approval of a rezoning (Z-7671) to RS-4 for all lots included in the preliminary plat on August 17, 2022. The rezoning must be approved and effective prior to final plat approval.
- 2. Addressing: City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat. Provide address disclaimer.
- 3. Transportation & Traffic: Street construction and paving will require approval of an infrastructure development permit (IDP). City of Tulsa right-of-way permits will be required for new driveways. Sidewalks or, if allowable, fees-in-lieu will be required on all lots as part of new construction. Coordinate with City of Tulsa Parks to establish pedestrian trail connections at the end of cul-de-sacs proposed adjacent to trail. Provide measurements to ensure turnarounds comply with fire code requirements.
- 4. Sewer/Water: IDP approval must be obtained prior to release of the final plat for required sewer and water extensions. Adequate easement must be provided to cover all proposed extensions. Any required offsite easements must be recorded and reflected on the final plat.
- **5. Engineering Graphics:** Submit a subdivision data control sheet with final plat. Remove contours from final plat submittal. Add "Gilcrease Expressway" to location map. Include coordinate system used under Basis of Bearing heading. Graphically show all pins found or set associated with the plat. Ensure accuracy of written legal description.
- 6. Stormwater, Drainage, & Floodplain: Stormwater improvements will require IDP approval prior to final plat approval. Required easements must be reflected on the face of the plat.
- 7. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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





Feet 0 200 400



WILSHIRE TRAILS
20-12 24

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

Aerial Photo Date: 2020/2021

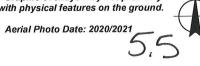


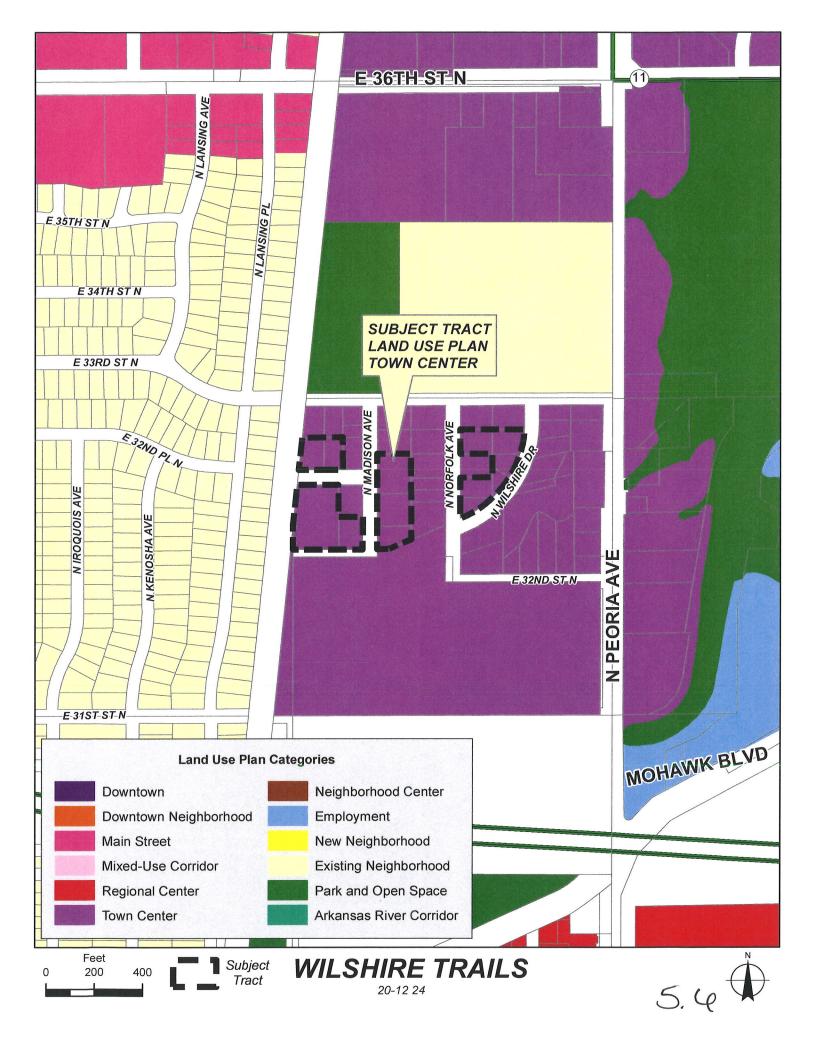


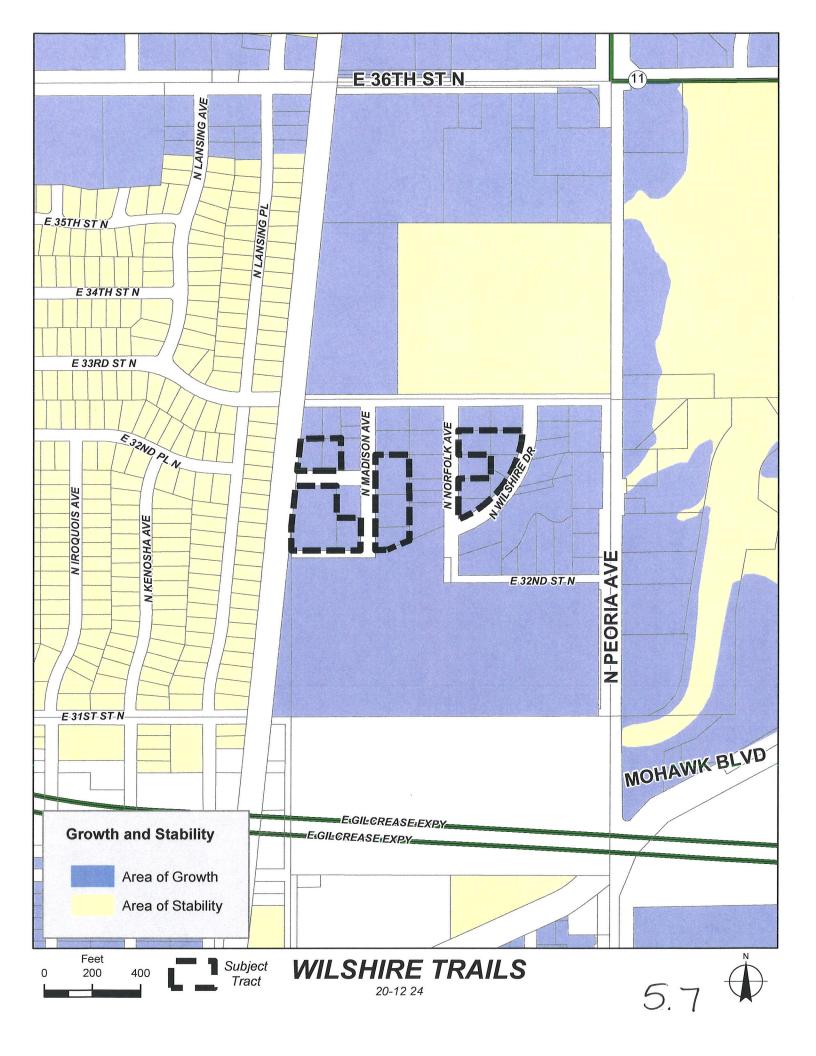
Feet 75 150



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







Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-FIVE (25) LOTS IN FOUR (4)

GROSS SUBDIVISION AREA 198.286 SF / 4.552 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83)

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 1/2" x 18" STEEL PIN WITH A YELLOW PLASTIC CAP STAMPED "LEMKE CA

ADDRESS SHOWN ON THIS DLAT IS ACCURATE AT THE TIME THE

Legend

B/L -- BUILDING SETBACK LINE IPF -- IRON PIN FOUND IPS -- IRON PIN SET L N A -- LIMITS OF NO ACCESS OD/E - OVERLAND DRAINAGE EASEMENT U/E -- UTILITY EASEMENT

PRELIMINARY PLAT (RS-4 ZONING)

Wilshire Trails

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A RE-PLAT OF LOTS FIVE (5) AND SIX (6), BLOCK 1 AND LOTS ONE (1), TWO (2), FOUR (4), FIVE (5), AND SIX (6), BLOCK TWO (2), AND LOTS THREE (3), FOUR (4), FIVE (5) & SIX (6), BLOCK FOUR (4), AND LOTS TWO (2), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK FIVE (5), ALL IN WILSHIRE ADDITION, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF

Owner / Developer

HABITAT HOUSING INC D/B/A/ BOOMTOWN DEVELOPMENT CO 6235 EAST 13TH STREET TULSA OKLAHOMA 74112 ATTN VICKI D JORDAN

Engineer

P O BOX 15567 DEL CITY, OKLAHOMA 73155 PHONE. (405) 234-0980 EMAIL ahale@engineeredbydesign p C A #7655 EXPIRES 6:30-2024

Surveyor

LEMKE LAND SURVEYING 7060 SOUTH YALE AVENUE #603 TULSA, OKLAHOMA 74136 PHONE (405) 202-5294 EMAIL dcahil@lemke-is com C A #6975 EXPIRES 6-30-2023

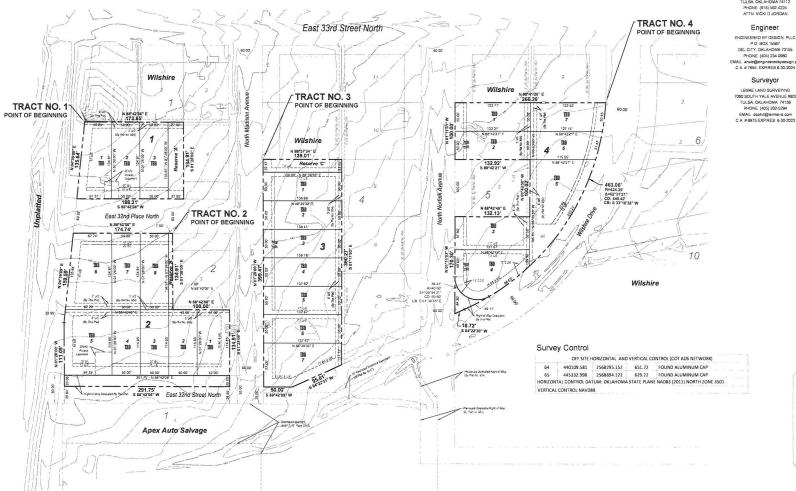


Location Map



FINAL PLAT ENDORSEMENT OF APPROVAL TUI SA METROPOLITAN AREA PLANNING COMMISSIO COUNCIL OF THE CITY OF TULSA, OKLAHOMA ATTEST CITY OF ERV

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 COUNTY TREASURER STAMP





WILSHIRE TRAILS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

HABITAT HOUSING, INC., DIBWA BOOMTOWN DEVELOPMENT COMPANY, AN OKLAHOMA CORPORATION, HERBINAFTER REFERRED TO AS THE TOWNER/DEVELOPER IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, TO WIT

A TRACT OF LAND BEING LOTS 5 AND 6, BLOCK 1 OF WILSHIRE, A SUB-DIVISION OF THE NZ OF THE SE/4 OF THE NE/4 & SE/4 OF THE SE/4 OF THE NE/4 A TRACT OF LAND BEION CLOTS A MODE, BLOCK I OF WILSHIELD, A SUBDIVISION OF THE NOT O'T THE SEAR OF THE THE POINT OF BEGINNING OF SAID TRACT OF LAND

SAID DESCRIBED TRACT CONTAINS 24,429 SQUARE FEET OR 0.561 ACRES, MORE OR LESS

A TRACT OF LAND BEING LOTS 1, 2, 4,5 AND & BLOCK 2 OF WILLSHIRE, A SUB-DIVISION OF THE NEW OF THE SEW OF THE NEW A SEW OF THE NEW AND THE NEW AN

SAID DESCRIBED TRACT CONTAINS 63,878 SQUARE FEET OR 1 466 ACRES, MORE OR LESS

A TRACT OF LAND BEING LOTS 3, 4, 5 AND 6, BLOCK 4 OF WILSHIRE, A SUB-DIVISION OF THE N/2 OF THE SE/4 OF THE NEW & SE/4 OF THE SE/4 OF THE A TRACT OF LAND BEING LOTS 3, 4, 5 AND 6, BLOCK A OF WLESHIER, A BUDDWIGHON OF THE 500 OF THE 500 OF THE 144 SERIO OF THE 500 OF THE MAN OF THE 500 OF THE ING SAID DESCRIBED TRACT CONTAINS 53,437 SQUARE FEET OR 1 227 ACRES, MORE OR LESS

TABLET DIA A TRACT OF LAND BEING LOTS 2, 4, 5, 6, 7, AND 8, IS COKES, WILBRING, A SUB-DIVISION OF THE IND OF THE SIGN OF THE INSIN 6 SIGN OF THE SIGN

SAID DESCRIBED TRACT CONTAINS 56,542 SQUARE FEET OR 1.298 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD83

THE EMPERIORIE DIRT HIS CLUSED THE ABOVE DESCRIED AND TO BE SUPPLYED STARED. PLATTED AND SELECTIVED INTO LOTS, BLOCKS, RESERVE, AREA MO PURILLE STREETS, IN CONFORMITY WITH THE ACCOMPANING PLAT AND SERVEY PRESENTED THE PLATTAL HIS MEDITAL EMITTLED AND DESCRIPTOR THE SUBDIVISION, AS YMS-PHEE TRAILE; A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, ORLAHOMA (HEREMATER WILLER TRAILE OF THE "SUBDIVISION.").

Section I. Public Streets, Easements and Utilities

A PUBLIC STREETS AND LITH ITY FASEMENTS

THE OWNERGEVELOPER DOES HERBEY DEDICATE FOR PUBLIC USE THE STREETS DEPICTED ON THE ACCOMPANYING PLAT AND DOES FURTHER HERBEY DEDICATE FOR PUBLIC USE THE UTILITY LEASEMENTS DEPICTED ON THE ACCOMPANYING PLAT AS "USE" OR "UTILITY LEASEMENT, FOR THE SEVIRAL PURPOSES OF CONSTRUCTION, BANKTAING, OF DEPICTION, REPLACES, ADDIO REMOVING ANY ADAL A PUBLIC UTILITIES. SEVIRAL PURPOSES OF CONSTRUCTION, BANKTAING, OF CONSTRUCTION, BANKTAING, OF CONSTRUCTION, BANKTAING, REPLACES, AND ALL PUBLIC UTILITIES. AND CLIENTE, WHITE LINES AND CLIENT FOR THE SEVIRAL PUBLIC PUBLIC AND ALL PUBLIC UTILITY ASSESSMENT OF THE ALL PETTINGS, INCLUDING THE POLICE, WHISE, CONDUITS, PIPE, VALVES, METER, MANDICES AND CLIENTE TO REACH THE ADDITION FOR THE PUBLIC SEVIRAL PUBLIC PUBLIC AND CLIENT AND ALL PUBLIC PUBLIC PUBLIC PUBLIC AND ALL PUBLIC PU

B ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE

- OVERHEAD POLES AND LIMES FOR THE SUPPLY OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE MAY BE LOCATED AROUND THE PERMETERS OF THE SUBDIVISION. ELECTRIC, TELEPHONE, CABLE TELEVISION AND ASS SERVICE, SHALL BE LOCATED UNDERGROUND, IN THE UTILITY EASSEMENTS AND IN THE RIGHTS OF WAY OF THE PUBLIC STREETS DEPOTED ON THE ACCOMPANYING PLAT SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VIGLIDAGE, MAY ASSE LOCATED IN THE UTILITY EASSEMENTS.
- INDERGOUND SERVICE CASES AND CAS SERVICE LIVES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE THAN FROM THE MEASEST CASE AND SERVICE PROSERTS OF TRANSPORMENT OF THE CONT ON TH

- 3 THE SUPPLIES OF ELECTRIC, TELEPHONE, CAME TELEVISION OF GAS SERVICES, THROUGH ITS ACENTS AND BURYOTES, SHALL AT ALL TIMES.
 HAVE SIGNOT ACCESSED ALL LITTUR ASSEMBLES SERVICED ON THE ACCESSION ALL LITTUR HASSEMBLES SERVICED ON THE ACCESSION AND ACCESSION AND ACCESSION AND ACCESSION AND ACCESSION AND ACCESSION ACCES
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNERS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERVERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES THE SUPPLIES OF SERVICE WILL BE RESPONSIBLE FOR OKDINARY MANTENANCE OF UNDERGOONIO FACILITIES BUT THE LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSIATED BY ACTS OF THE CONTROL OF SUCH FACILITIES CAUSED OR NECESSIATED BY ACTS OF THE CONTROL OF SUCH FACILITIES.
- 5 THE FOREGOING COVENANTS IN THIS SUBSECTION B SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES, AND THE OWNER OF THE LOT AGREES TO BE BOUND THEREBY

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON THE OWNER'S LOT
- 2 WITHIN THE UTILITY SASEENIT AND DRAINGGE SESSIENT AREAS SEPECTED ON THE ACCOUNTAINING PLAT. THE ATERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAN, SANITARY SEVER KAIN, OR STOWN SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH IN THE JUDGEMENT OF THE CITY OF TULSA WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEVER MAINS OR STOWN SEWERS SHALL BE ROTHORITED.
- THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE OWNER OF THE LOT'S SHALL PAY FOR DAIAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER A VACTS OF THE OWNER S ACENTS AND DOR CONTRACTION.
- 4 THE CITY OF TURB, OKLAHOM, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY CASEMENTS AND DHAIMINGE DESCRIPTION OF THE ACCOMMANDIS TAIL OF OTHERWISE PRODUCED FIGH IN 1985 AND ACCESS TO ALL UTILITY CASEMENTS AND STREET ACCURATE. ALL THE PRODUCED AND ACCESSOR OF THE ACCESSOR OF THE ACCESSOR OF THE ADMINISTRY SERVER OF STORM SERVER FACULTY.
- 5 THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOWA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY

- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INST. REMOVING, REPRINING, OR REPLAION GAY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
- 2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACULTIES LOCATED WITHIN THE LOT AND SHALL PROVENT THE ALTERATION OF GRADE OF ANY OTHER CODSTRUCTION ACTIVITY WHICH WOULD INTERSPEED WITH GAS SERVICE THE SUPPLIES OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OF RELOCATION OF FACILITIES CAUGED OR INCLOSSTATED BY ACTS OF THE LOT OWNER OF THE LOT OWNERS ACTIVITY.
- 3 THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT ACREES TO BE BOUND BY THESE COVENANTS.

THE UNDERSONED OWNERDEVELOPER HERBEY RELINQUISHES RIGHTS OF VEHICLAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ROJACIENT TO SOUTH SHERDAN GOAD WHITEN THE BOURDS DESIGNATED AS TWITTS OF NO ACCESS? (L. N.) ON THE ACCOMPANYING PART, WORLD' TWINTS OF NO ACCESS? WAY BE ARRIVED ON RELIESED BY THE CITIES HERDED AND AREA PARAMEDIC COMMISSION, OR IT SUCCESSOR AND WITH THE APPROVAL OF THE OTHER OF THE COMMISSION OF THE COMMISSION OF THE OTHER OF THE COMMISSION OF THE COMMISSIO

THE OWNER OF ANY OF DAIL, BE RESPONSIBLE FOR THE REPAIR OF DAMBEE TO LANGEARMAN AND PAVING OCCASIONED BY METALATION OR NECESSARY MAINTENANCE OF INDERSEMEND WATER SMARTHY SEMER STORE SEWER RATUREAL, OSC COMMUNICATION, OR BET ELECTRIC PROPERTY OF THE STATE OF THE ST

G SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN LADGRETHUTED MANUER, THE STORMWATER FROM LOTE AND DRAINGE, AREA OF HIGHER LECEVATION NO LOTWINGE PHALL CORRECTION OF REMITTION DESCONSTRUCTED ANY FERNION GOT OFFICE ORSTRUCTIONS WHICH WOULD UNRIMAN THE DRAINGAGE OF STORM AND SUPPLACE WATERS OVER AND ACROSS THE OWNERS LOT THE COVERNATS SET FORTH IN THIS SUSSECTION SHALL BE EMPOREEABLE BY ANY AFFECTED LO OWNER AND BY THE OTY OT TULAN, OAKST.

H CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BULDING WITHIN THE SUBDIVISION SYMLL BE ISSUED BY THE CITY OF TUBS. COLUMNAL WITH CONTROL OF THE COLUMNAL WITH COLUMNAL WITH COLUMNAL WITH COLUMNAL WITHIN COLUMNAL W

- THE OWNEROEVELOPER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON OVER AND ACROSS THOSE AREAS SOURCEMENT OF THE ACCOUNTMENT AT AS DIVERTAND RANGE EXPLAINED TO PREPARED TO PREPARE OF THE PUBLIC OF PERPETUAL OF THE PUBLIC OF THE PUBLIC OF THE PUBLIC PUBLIC THE SUBDIVISION.
- DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA
- STANDARD OF THE CITY OF TULSA OLLAHOUA AND PARS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA OLLAHOUA NO FENCE. MULL, BUILDING OR OTHER COSTRUCTION SHALL BE PRACED OR MAINTAINED WITHIN AN OPERALD PRAINES ESSENTING BHALL THERE BE ANY ALTERATION OF THE COSTRUCTION FOR THE SASEWAYS BUILDING OF TURS OLLAHOUA, PROVIDED THAT THE PARSHING FUR STANDARD PRESCREED BY THE COTY OF TULSA OLLAHOUA, PROVIDED THE LOT AT THE COME OF THE LOT ALL TO PROVIDED. THE CONTROL OF TURS OLLAHOUA, PROVIDED THE COTY OF TURS OLLAHOUA, PROVIDED THE COTY OF THE COTY OF TURS OLLAHOUA, OR THE DESCRIPT OLD OWNER OF THE LOT FALL TO PROVIDED THE COTY OF TURS OLLAHOUA, OR THE DESCRIPT ON OWNER OF THE LOT ALL TO PROVIDE THE COTY OF TURS OLD OWNER OF THE COTY OF TURS OWNER OWNER OF THE COTY OF TURS OWNER O

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE TULSA METROPOLITAN AREA SUBDIVISION AND DEVELOPMENT REQUIATIONS SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA, THE COMMERCIBEVELOPER SHALL BE REQUIRED TO CONSTRUCT THE REQUIRED SIDEWALKS.

K RESERVE AREAS 'A', 'B' & 'C'

RESERVE AREAS 'A', 'B' & 'C' ARE HEREBY DEDICATED FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING OPEN SPACE FOR FUTURE LOT DEVELOPMENT PURPOSES THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MOWING AND ORDINARY MAINTENANCE

Section II. Enforcement, Duration, Amendment and Severability

THE SETRICTIONS FRESH SET FORTH ASE CONVANTS TO SUN WITH THE AMO AND SHALL BE BROING UPON THE CONCESSIONARY AND ADDRESSION WITH THE MERCHANDER OF SECTION INJURIE SHEETS, SERVENSHES AND UTLITIES AND SET OFFICE THE CONCENSION AND THE ENFORCEMENT ROUTE PREVANON THERETO AND ADDITIONALLY RIE COVENINTS WITHIN SECTION IN-WESTERS ON NOT SECTION IN-WESTERS ON NOT

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

THE COVENANTS CONTAINED WITHIN SECTION I PUBLIC EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDIENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METEROPLICAN AREA PLANINAS COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF TULSA, OKLAHOWAT THE PROVISIONS OF ANY INSTRUMENT AMENDING OR TERMINATING ANY COVENANTS HEREIN SHALL BE EFFECTIVE FROM AND AFTER THE DATE IT IS RECORDED WITH THE TULS COUNTY COPY.

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL

REMAIN IN FULL FO	IRCE AND EFFECT
IN WITNESS WHEREOF, T	THE OWNER/DEVELOPER HAS EXECUTED THIS INSTRUMENT THIS DAY OF 2022
HABITAT HOUSING	G, INC
D/B/A BOOMTOWN	N DEVELOPMENT COMPANY
AN OKLAHOMA CO	ORPORATION
BY	
VICKI D JORDA	AN, PRESIDENT
STATE OF OKLAHOMA)
STATE OF ORDATIONA	,
)SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF	, 2022, BY VICKI D JORDAN AS PRESIDENT OF HABITAT
HOUSING, INC., DIBIAY BOOMTOWN DEVELOPMENT COMPANY, AN OKLAHOMA CORPORATION	

NOTARY PUBLIC	
MY COMMISSION EXPIRES	
NA COMPRESION NUMBER	

Certificate of Survey

, CHARLES D CAHILL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA UNDER CERTIFICATE OF AUTHORIZATION #8975, DO

HARLES D CAHILL	
CENSED PROFESSION	AL LAND SURVEYOR
KLAHOMA NO 1470	
TATE OF OKLAHOMA	1
) SS
DUNTY OF TULSA)

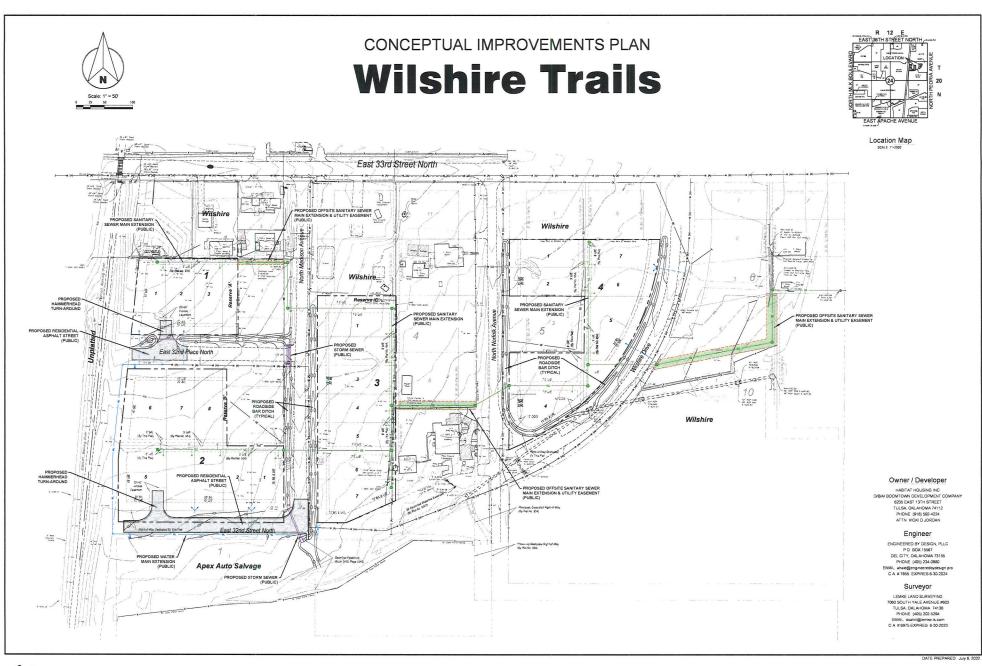


BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS DAY OF A PROBLEM OF THE FOREGOING INSTRUMENT, AND APPEARED CHARLES D CARRILL TO ME NOVAN TO BE THE IDENTICAL PERSON HAS SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACE AND DEED, FOR THE USES AND DEVENTHEREN SET

NOTAR	Y PUBLIC			
MY CO	MMISSION	EXPIRES	 	
MY CO	MMISSION	NUMBER		

PRELIMINARY PLAT





Sawyer, Kim

2-7669

From: Foster, Nathan

Wednesday, August 31, 2022 2:45 PM Sent:

To: Sawyer, Kim

FW: Z-7669 Continuance Request Subject:

From: Brian Letzig brian Letzig brian Letzig brian Letzig brian Letzig@wdesignsite.com

Sent: Wednesday, August 31, 2022 2:21 PM To: Foster, Nathan < NFoster@incog.org> Subject: Z-7669 Continuance Request

Nathan,

We would like to formally request a continuance for case number Z-7669 for the $\acute{\rho}$ ctober 5th hearing date.

Thank you,

Brian Letzig, AIA, NCARB

technical lead

W Design | Architecture and Interiors

608 East 3rd Street | Tulsa, OK 74120 p 918.794.6616 | f 918.794.6602 d 918.863.2318 | c 405.269.6063



Summer Hours: Please note, our office is observing summer hours and will be closing at noon on Fridays.

CZ-535 Sawyer, Kim

Miller, Susan From:

Wednesday, August 31, 2022 8:19 AM Sent:

Sawyer, Kim To:

Request for continuance for CZ-535/TCCP-11 Subject:

Staff recommends a continuance on these items to September 21, 2022.



Susan Miller, AICP Director **Tulsa Planning Office** 2 W. 2nd St., 8th Floor | Tulsa, OK 74103 918.579.9470 smiller@incog.org

Sawyer, Kim

TCCP-11

From:

Miller, Susan

Sent:

Wednesday, August 31, 2022 8:19 AM

To:

Sawyer, Kim

Subject:

Request for continuance for CZ-535/TCCP-11

Staff recommends a continuance on these items to September 21, 2022.



Susan Miller, AICP Director Tulsa Planning Office 2 W. 2nd St., 8th Floor | Tulsa, OK 74103 918.579.9470 smiller@incog.org