



Tulsa Metropolitan Area Planning Commission

Agenda of Meeting No. 2907

Wednesday, February 7, 2024, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

Introduction and Notice to the Public

The Tulsa Metropolitan Area Planning Commission (TMAPC) provides unbiased advice to the City Council and the County Commissioners on planning, development, and zoning matters. At this meeting, TMAPC, in accordance with and pursuant to applicable policies and procedures, will review, consider, discuss, and may take action on, approve, recommend for approval, amend or modify, recommend for approval with modifications, deny, reject, recommend for denial, or defer action on any item listed on the agenda.

How to Participate

You may attend the hearing to express your opinions or ask questions, or have someone appear on your behalf. If you wish to present documents or exhibits during the hearing, please submit them by 9:00 a.m. the day of the hearing. Please reference the case number and include your name and address. Any exhibits presented will become part of the public record of the case.

- **To comment on cases within the City of Tulsa**, email planning@cityoftulsa.org.
Mail: Tulsa Planning Office, 175 E. 2nd St., Suite 480, Tulsa, OK 74103
- **To comment on cases outside city limits in Tulsa County**, email esubmit@incog.org.
Mail: INCOG Planning Services, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

All electronic devices must be silenced during the hearing. Note: If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-596-7526.

Call to Order

Reports

Chairperson's Report

Director's Report

Approval of Minutes

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

1. **Minutes from Meeting 2906, January 17, 2024**

Consent Agenda

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. Z-6310-SP-2a/PUD-467-11

Location: East of the northeast corner of East 51st Street and South Harvard Avenue

City Council District: 9

Applicant: Tracy Beswick

Action(s) Requested: PUD Minor Amendment to amend the height restrictions for a pole sign

Public Hearing - Plats

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

3. Jain's Estate

Location: Northwest corner of East Pine Street and North Memorial Drive

City Council District: 3

Applicant: Mark Stacey

Action(s) Requested: Preliminary Plat for new subdivision

Other Business

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

4. Consider adopting revised TMAPC Policies and Procedures (Continued from January 17, 2024) **(INCOG Staff requests a continuance to February 21, 2024)**

5. **Commissioners' Comments**

Adjournment



Tulsa Metropolitan Area Planning Commission

Case Z-6310-SP-2a/PUD-467-11 Staff Report

Hearing Date: February 7, 2024

Prepared by: Dylan Siers

dsiers@cityoftulsa.org

918-596-7584

Owner and Applicant Information

Applicant: Tracy Beswick

Property Owner: Tracy Beswick

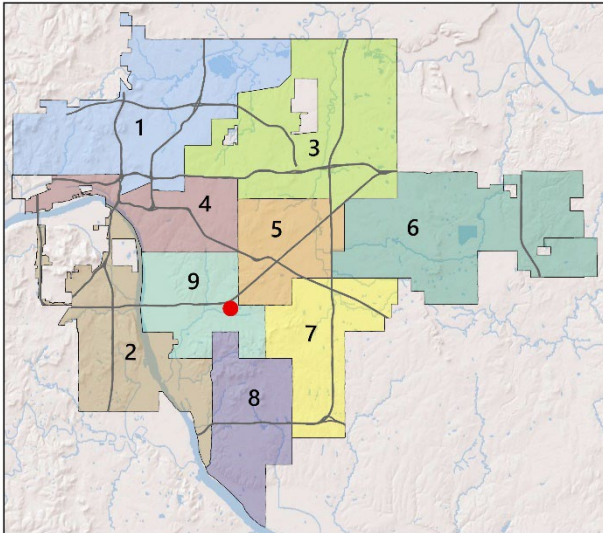
Property Location

East of the Northeast corner of East 51st Street &
South Harvard Avenue

Tract Size: ±1.36 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Jayme Fowler

County Commission: District 3, Kelly Dunkerley

Public Notice Required

Mailed Notice to 300' radius – min. 20 days in advance.

Staff Recommendation

Staff recommends Approval.

Request Summary

PUD Minor amendment to amend the height restrictions for a pole sign from 25' to 41'.

Zoning

Existing Zoning: Z-76310-SP-2/PUD-467

Existing Overlays: None

Use

Current Use: Dermatology office

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: N/A

planitulsa Street Type: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Environment

Flood Area: N/A

Tree Canopy Coverage: 0-10%

Parks & Open Space: None

Detailed Staff Recommendation

The applicant is proposing to amend the height restrictions of the PUD to accommodate for an existing pole.

PUD-467-11 has a pole sign height restriction of 25', there was a pole sign that is 40'4" placed on the site with the previous business. The applicant is proposing to allow that sign by amending the PUD.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use.

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era.

As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa's land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city's history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject properties are not within a flood area.

Tree Canopy Coverage: Tree canopy in the area is 0% The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space: None

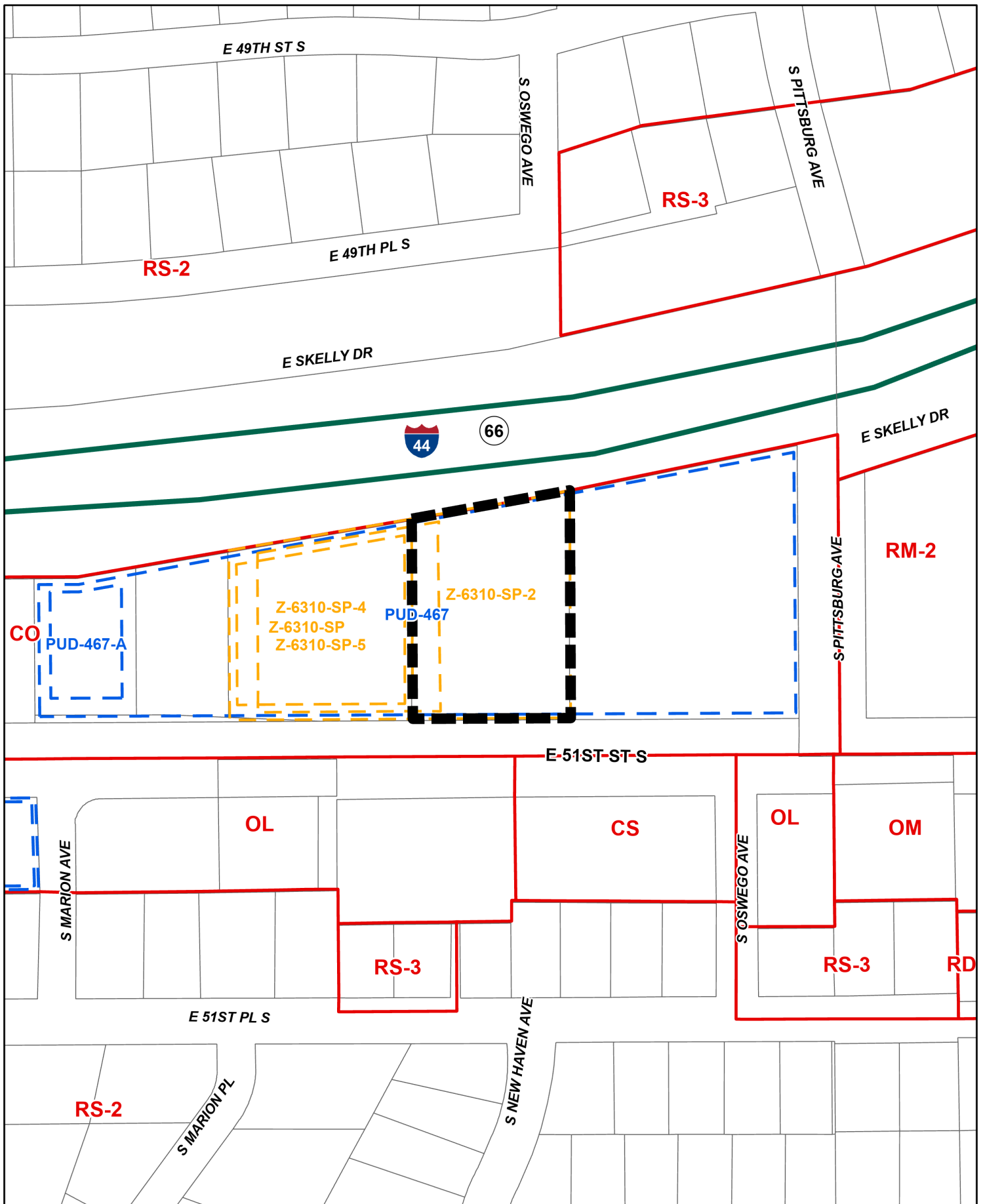
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



PUD-467-11



Subject
Tract

Feet
200

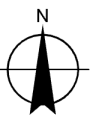
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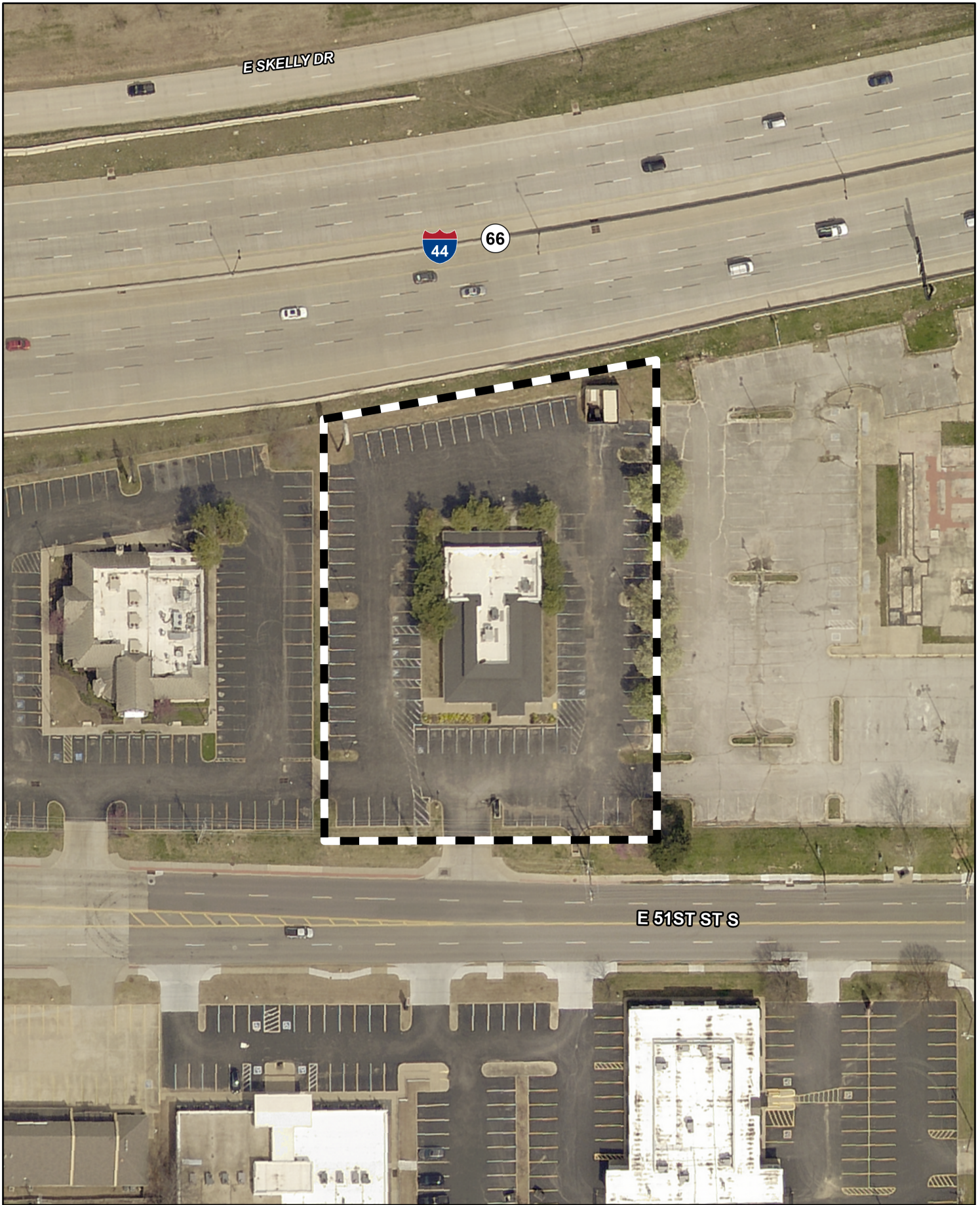
PUD-467-11

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

2.5

Aerial Photo Date: 2021





E SKELLY DR

44

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E 51ST ST S

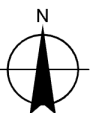


Subject
Tract

PUD-467-11

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

Aerial Photo Date: 2021

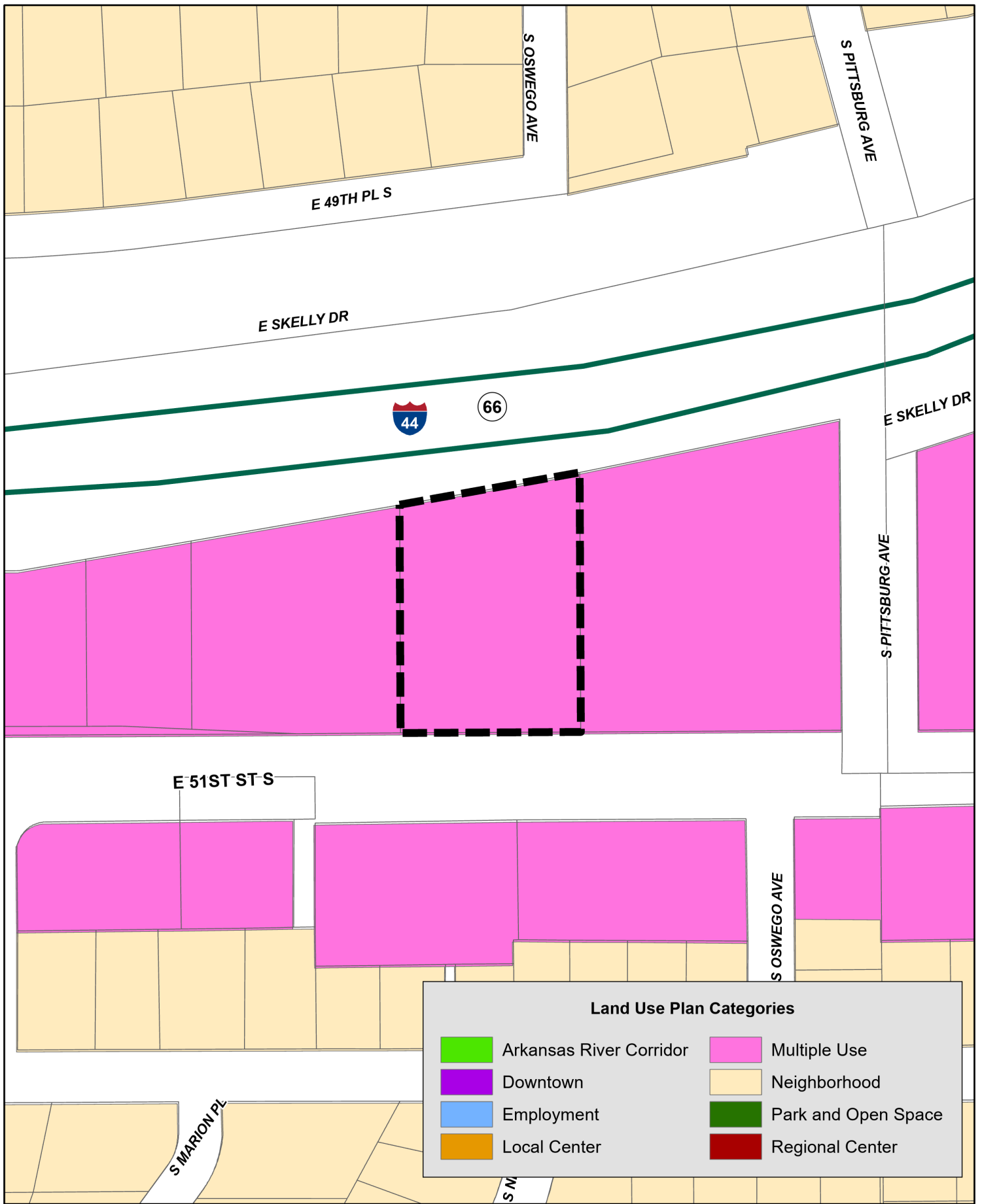


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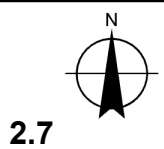
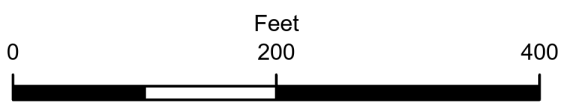
Feet
100

200

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PUD-467-11





**Tulsa Metropolitan Area
Planning Commission**

Preliminary Plat Staff Report- Jain's Estate

Hearing Date: February 7, 2024

Prepared by: Austin Chapman

achapman@cityoftulsa.org

918-596-7597

Owner and Applicant Information

Applicant: Mark Stacey

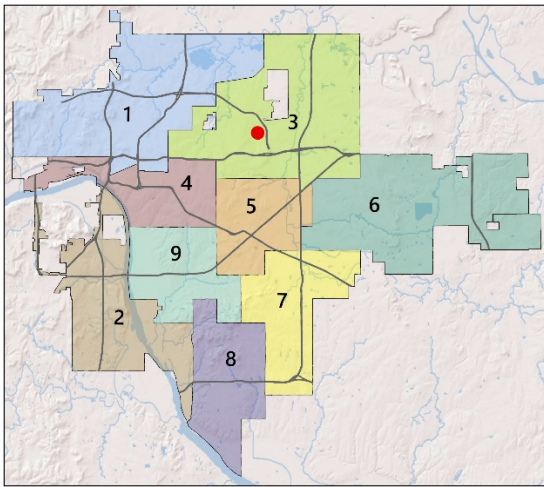
Property Owner: Jay Jain

Property Location

Multiple lots at the NW/c of N. Memorial Dr. and E. Pine St.

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Crista Patrick

County Commission: District 1, Stan Sallee

Public Notice Required

Mailed Notice to adjacent property owners a minimum of 10 days in advance

Staff Recommendation

Staff recommends approval subject to conditions.

Request Summary

Platting a new subdivision named Jain's Estate.

Tract Size: ± 3.68 acres

Zoning

Existing Zoning: CH/ IL

Existing Overlays: None

Use

Current Use: Mostly vacant with unoccupied structures to be demolished.

Proposed Use: Commercial Subdivision including Hotels and Storage

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterials- N. Memorial Drive and E. Pine St.

planitulsa Street Type: Multi-Modal Corridor

Transit: Tulsa Transit Route 201

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environment

Flood Area: City of Tulsa Regulatory Floodplain

Tree Canopy Coverage: 0-10%

Parks & Open Space: N/A

Detailed Staff Recommendation

The plat consists of 9 lots, 2 blocks, ±3.68 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) at the January 18th meeting and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Zoning: The property is zoned CH/ IL. Prosed uses and lot design meet standards for those districts.
2. Addressing: Addresses will be provided at a later date. Address assignments must be shown on the face of the final plat. Provide standard address disclaimer.
3. Transportation: Sidewalks and ADA ramps are required to be installed along all streets.
Major Street & Highway Plan: N. Memorial Drive and E. Pine St. are classified as secondary arterials, right-of-way must be dedicated to conform to the widths prescribed by the Major Street and Highway plan.
Transit: No service expansion planned as a part of this subdivision
Existing Bike/Ped Facilities: None.
4. Sewer and Water: Public sanitary sewer and water service are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement. Label and dimension all utility easements either required or existing as part of the plat.
5. Engineering Graphics:
 - Submit subdivision control data sheet with the final plat.
 - In the plat subtitle add "STATE OF" before Oklahoma.
 - Under the surveyor's heading add the name of surveyor and the CA number with expiration date.
 - In the Location Map add missing platted properties. Those are Young Addn, Airport Quick Parking Facility, Airport Office & Warehouse, Newman Brothers Sub, Century Addn, Aerial Hgts Sub L5, Aerial Hgts, Aerial Hgts Sub L8-9, Aerial Hgts Sub L10-11, Aerial Hgts Sub L3-4, Aerial Hgts Sub L1-2, Douglas Park Amd Prt B9-10 & 2 & Resub B5 & L8 B2 . Label all other land in the section as "unplatted". Add State Highway 11 to the location map. (3)
 - Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
 - Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
 - Prefer to see the plat tied to a section corner, half section, or quarter section. That being labeled graphically on the face of the plat as the POC (point of commencement) with a bearing angle and distance to the POB (point of beginning). All of this incorporated into a metes and bounds written legal description of the property. (4)
 - Graphically label the POB (Point of Beginning) on the face of the plat.
 - Provide the date of the last survey site visit on the face of the plat. If it was consecutive days provide the range of dates.
 - Remove the contours on the final plat submittal.
6. Stormwater, Drainage, and Floodplain: Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on the site.
7. Utilities (Telephone, Electric, Gas, Cable, Pipeline, Other): 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 and gas activity on the site.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Employment by the Tulsa Comprehensive Plan. The employment designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The “Industrial Site Suitability” map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	IL	Employment	Private park space a part of the Tulsa Public Schools facility
East	RS-3	Employment	Vacant property a part of the Highway 11 right-of-way.
South	CS and RS-3	Multiple Use and Neighborhood	Commercial property and detached houses in the RS-3 portion.
West	IL	Employment	Various industrial and automobile uses including the Transportation Center for Tulsa Public Schools.

Small Area Plans

The subject properties are not located within a small area plan.

Development Era

The subject property is located in an area developed during the Early Automobile Era. As automobile use began to supplant the use of streetcars in cities across the country, the pattern of urban development changed. From the time of the Great Depression, through World War 2, and prior to the development of the Interstate Highway System, Tulsa’s land use pattern became more centered around the mile-by-mile grid of major streets that follows the boundaries of the township and range system. During this time period, Tulsa saw some of the fastest growth that has occurred in the city’s history, consistent with population growth across the United States. Detached house neighborhoods with a variety of architectural styles proliferated through the area, and a relatively low level of redevelopment has occurred over time as compared to the Downtown Era and the Streetcar Era.

Transportation

Major Street and Highway Plan: North Memorial Drive and East Pine Street are classified as secondary arterials require an ultimate right-of-way of 100 feet. Appropriate right-of-way dedications for public streets will be required as subdivision plats for the property are reviewed.

Comprehensive Plan Street Designation: East Pine Street is designated as a future multi-modal corridor. As development of the street occurs, improvements should anticipate future road users in addition to personal vehicles.

Environmental Considerations

Flood Plain: Property is located in the City of Tulsa Regulatory Floodplain. The City Regulatory Floodplain in Tulsa is based upon the floodplains delineated in the studies conducted for each of the City’s drainage basins. It is drawn at the 1% per year storm event, commonly referred to as the 100-year floodplain. For new construction or substantial improvements, all uses will be required to follow City regulations to build up above the regulatory floodplain level. Onsite stormwater detention is proposed on site.

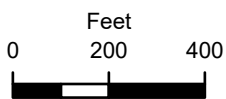
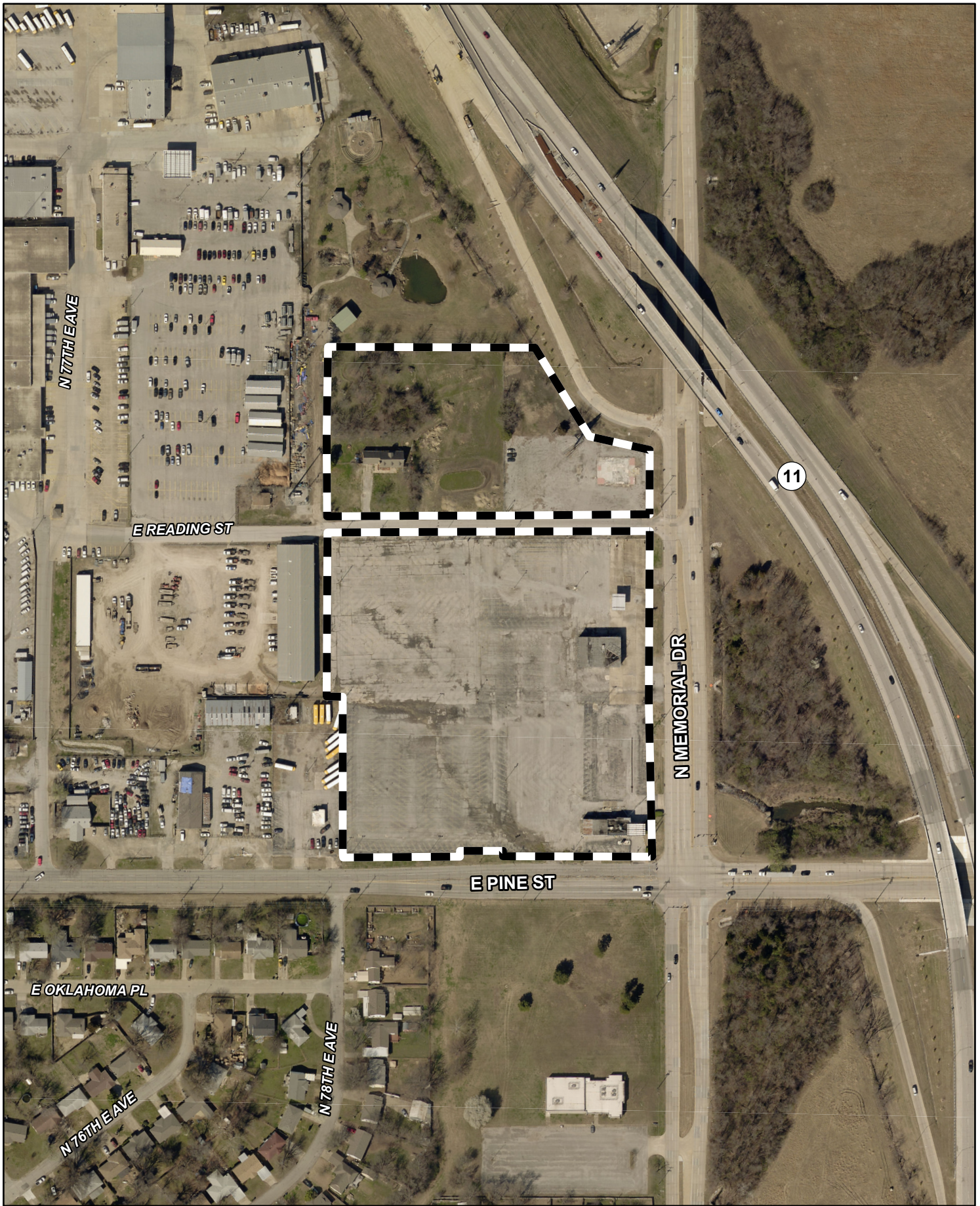
Tree Canopy Coverage: Tree canopy in the area is 0-10%. For areas on the map with this level of coverage, preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: None.

Exhibits

Case map
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Proposed Subdivision Plat
Conceptual Improvement Plan





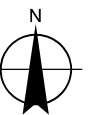
Subject
Tract

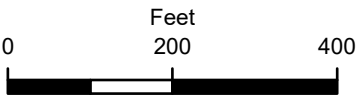
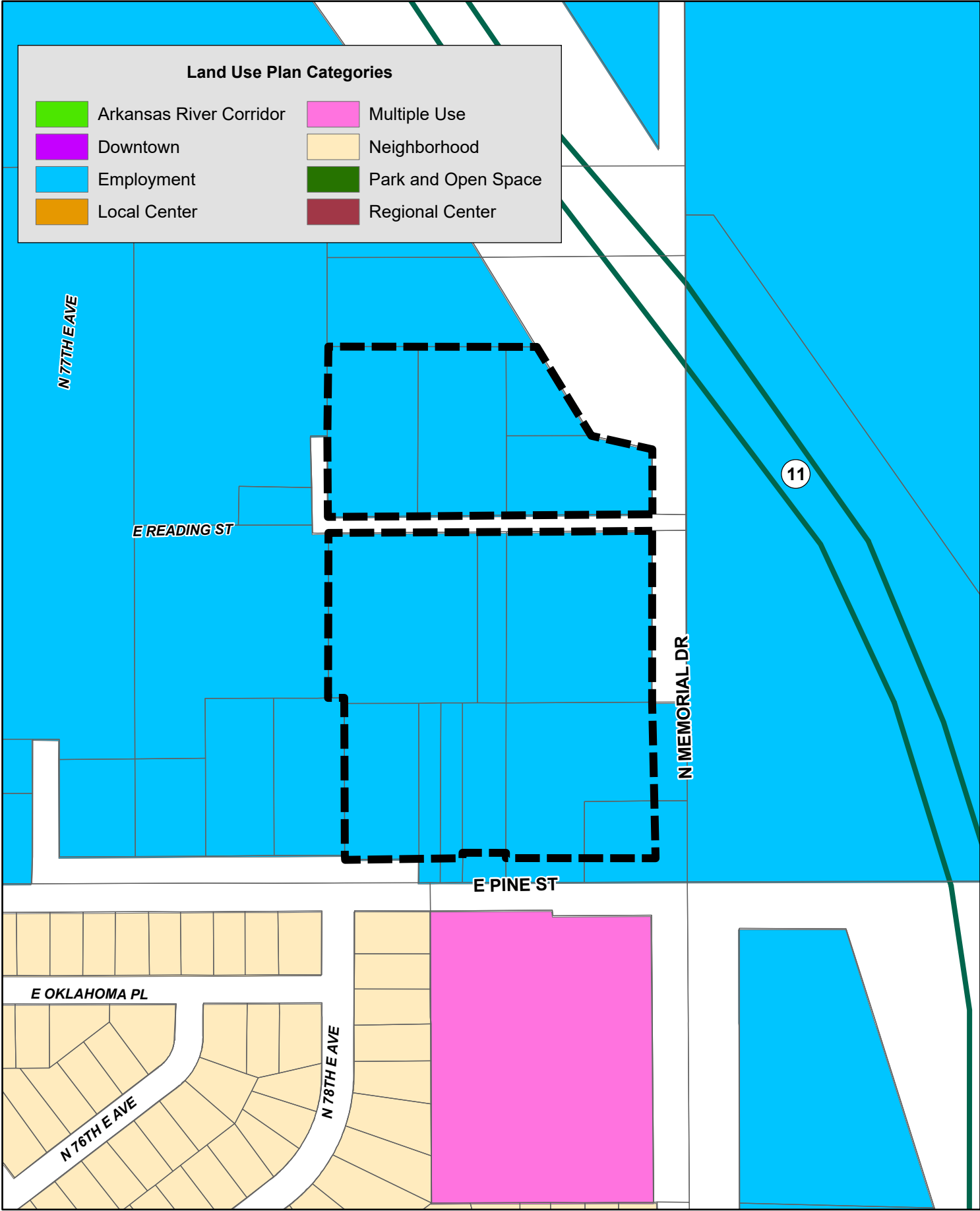
Jain's Estate

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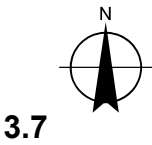
Aerial Photo Date: 2021

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Jain's Estate



A. ENFORCEMENT. THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNERS, THEIR SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES, SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTION II, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS ARE SPECIFICALLY SET FORTH TO BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. THE COVENANTS IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS OF LOTS WITHIN THE SUBDIVISION AND TO THE CITY OF TULSA, IF THE UNDERSIGNED OWNER OR ITS GRANTEE, SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION II, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF TULSA TO MAINTAIN ANY ACTION AT LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

C. AMENDMENT. THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION II. DEVELOPMENT STANDARDS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT OR PARCEL TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR. THE COVENANTS CONTAINED WITHIN SECTION III. THE ASSOCIATION MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF A MAJORITY OF THE LOTS WITHIN THE SUBDIVISION AND THE APPROVAL OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND THE CITY OF TULSA. THE COVENANTS CONTAINED IN SECTION IV. MISCELLANEOUS MAY BE AMENDED OR TERMINATED AT ANY TIME BY WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF ALL THE LOTS IN THE SUBDIVISION.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2023.

[illegible]

MY COMMISSION EXPIRES _____ NOTARY _____

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

WITNESS MY HAND AND SEAL THIS DAY OF , 2023.

BY: _____
REGISTERED LAND SURVEYOR
OKLAHOMA NO. _____

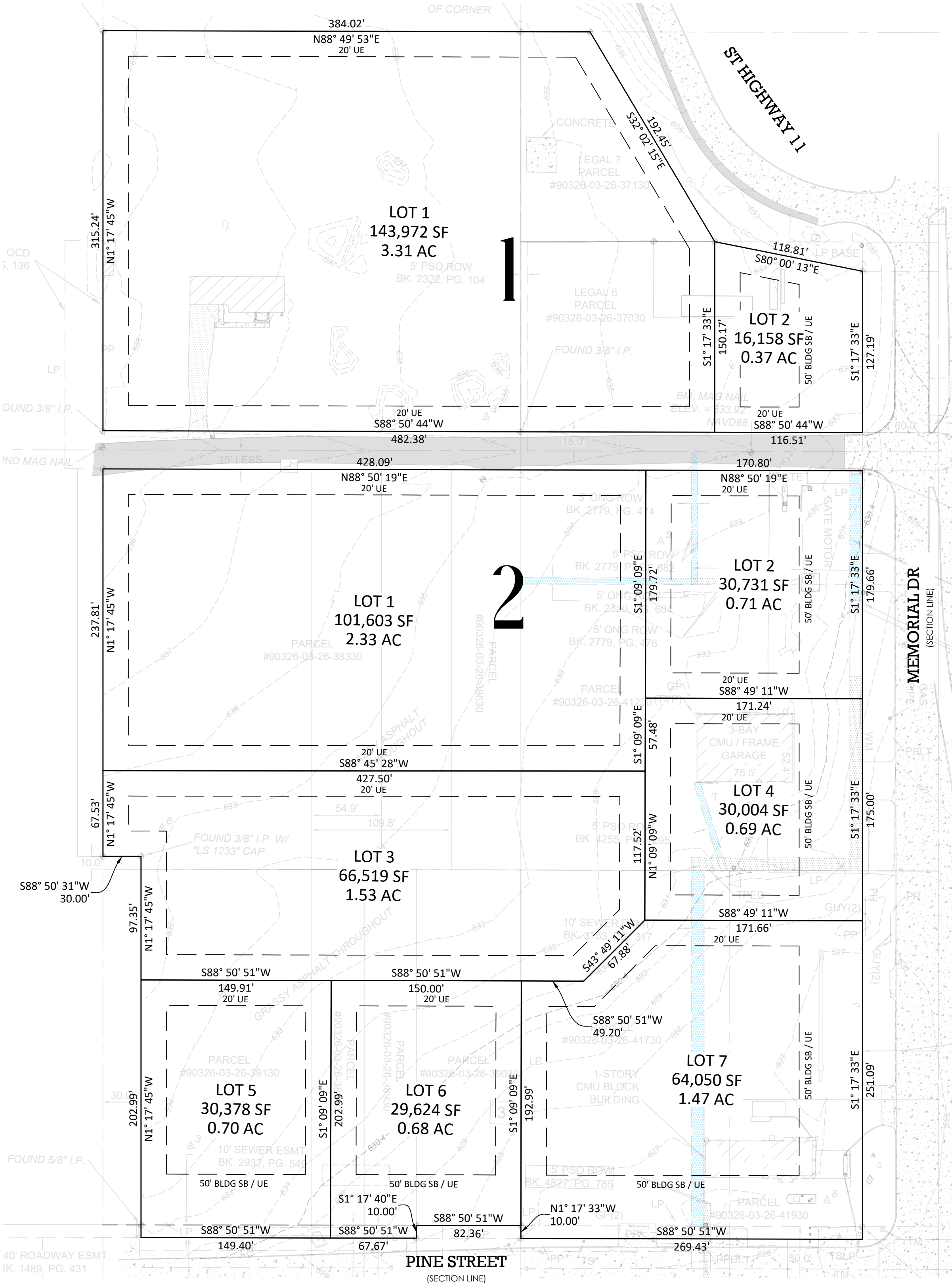
[illegible]

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF , 2023, BY _____
AS A REGISTERED LAND SURVEYOR.

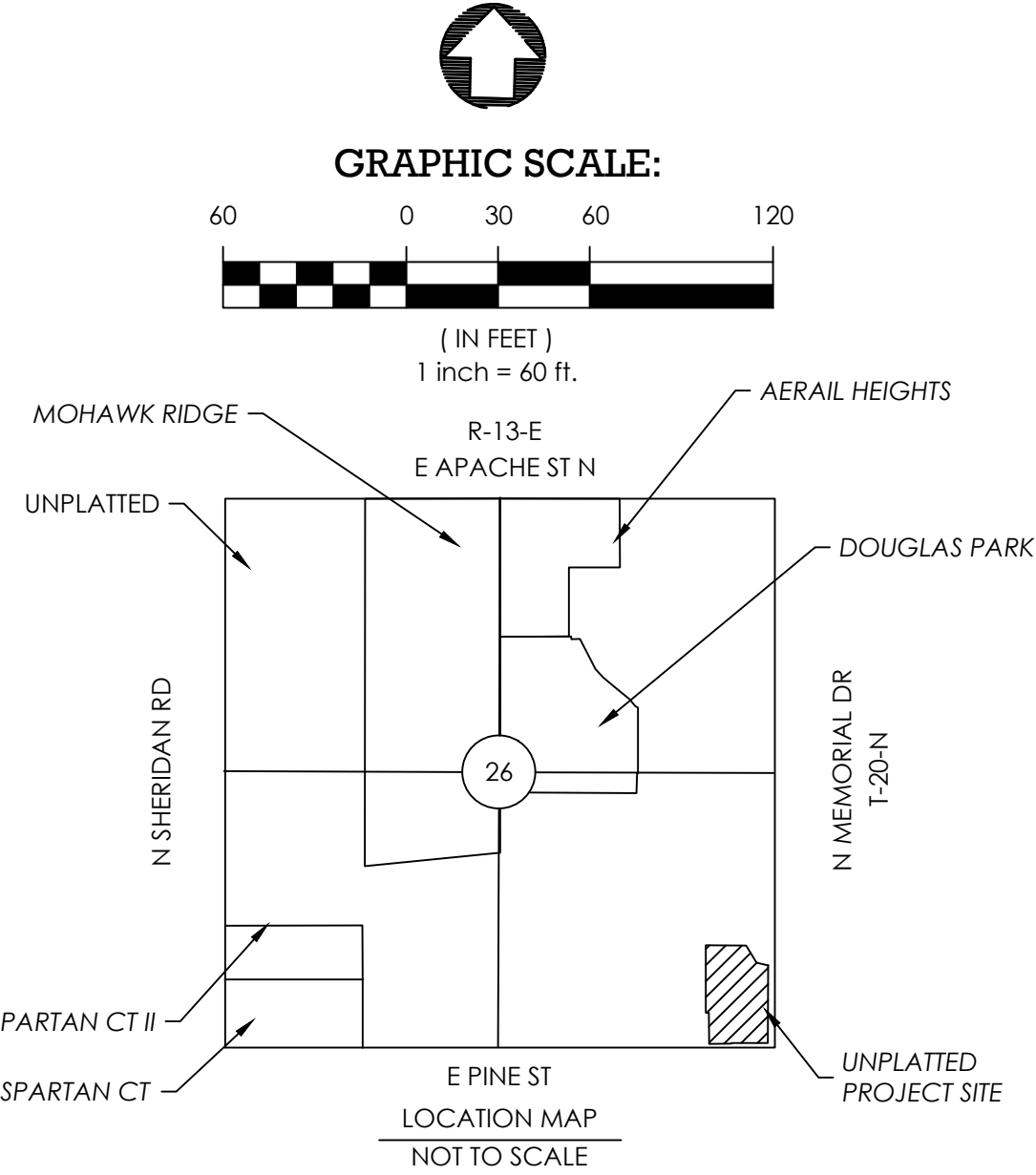
MY COMMISSION EXPIRES: _____ NOTARY _____

JAIN'S ESTATE

ENGINEER	OWNER	SURVEYOR
STACEY DESIGN LLC	HITECH HOSPITALITY, LLC	FRITZ LAND SURVEYING
AN OKLAHOMA LLC	AN OKLAHOMA LLC	AN OKLAHOMA LLC
734 S DELAWARE CT APT 1704	404 S 100TH E PL	524 E MAIN ST
TULSA, OK 74137	TULSA, OK 74146	JENKS, OK 74037
918-500-7272	918-994-2233	918-528-5121
CA 8405 EXP 6/30/25	STACPOLY@YAHOO.COM	FRITZLANDSURVEYING@GMAIL.COM
MARK@STACEYDESIGN.LLC		



PLAT NO.
FINAL PLAT ENDORSEMENT OF APPROVAL
TULSA METROPOLITAN AREA PLANNING COMMISSION
APPROVAL DATE _____ _____ TMAPC / INCOG _____ CITY ENGINEER _____
COUNCIL OF THE CITY OF TULSA, OKLAHOMA
APPROVAL DATE _____ _____ CHAIRMAN _____ MAYOR _____ ATTEST: CITY CLERK _____ CITY ATTORNEY _____
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE



ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE NORTH ZONE NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 88

THIS SUBDIVISION CONTAINS TWO (2) BLOCKS AND NINE (9) LOTS

NOTICE IS HEREBY GIVEN THAT OWNERS AND USERS OF AIRCRAFT OF ALL TYPES OPERATED ON A FREQUENT BASIS IN THE AIRSPACE ABOVE THIS PLAT 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, AND ABOVE IN THE VICINITY OF THIS PLAT OF LAND. THE LAWFUL OPERATION OF AIRCRAFT IS KNOWN TO GENERATE NOISE, VIBRATION, AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION, FLIGHT, OR PASSAGE IN AND THROUGH SAID AIRSPACE WHICH RESULT 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, OVER, ON OR IN THE VICINITY OF THE AIRPORT, AND REGARDLESS OF WHETHER ARRIVING, DEPARTING, MANEUVERING, OR EN ROUTE, AND IT MUST BE FURTHER RECOGNIZED THAT ALL SUCH OPERATIONS MAY INCREASE IN THE FUTURE.

NOTICE IS ALSO GIVEN THAT RULES AND REGULATIONS DEFINED IN FEDERAL AVIATION REGULATIONS (FAR), INCLUDING 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 THE PROPERTY WITHIN THIS PLAT OF LAND AND MAY REQUIRE, PRIOR TO CONSTRUCTION, THE SUBMISSION OF AN APPLICATION AS MAY BE REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION TO ENSURE THAT THE SAFE OPERATION OF AIRCRAFT IS NOT IMPACTED BY SAID OBJECTS.

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4 SE/4) AND THE EAST 54.9 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4 SE/4 SE/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4 SE/4 SE/4) LESS AND EXCEPT THE WEST 30 FEET THEREOF, ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (NW¼ NW¼ SE¼ SE¼ SE¼ SE¼) LESS AND EXCEPT A STRIP 15 FEET WIDE ON THE NORTH SIDE THEREOF, IN SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 NW1/4 SE1/4 SE1/4 SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE SOUTH 10 FEET OF THE WEST 30 FEET THEREOF.

THE WEST 54.9 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 NW/4 SE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THE WEST 54.9 FEET OF THE EAST 109.8 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 NW/4 SE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (S/2 SE/4 NE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 SE/4 NE/4 SE/4 SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

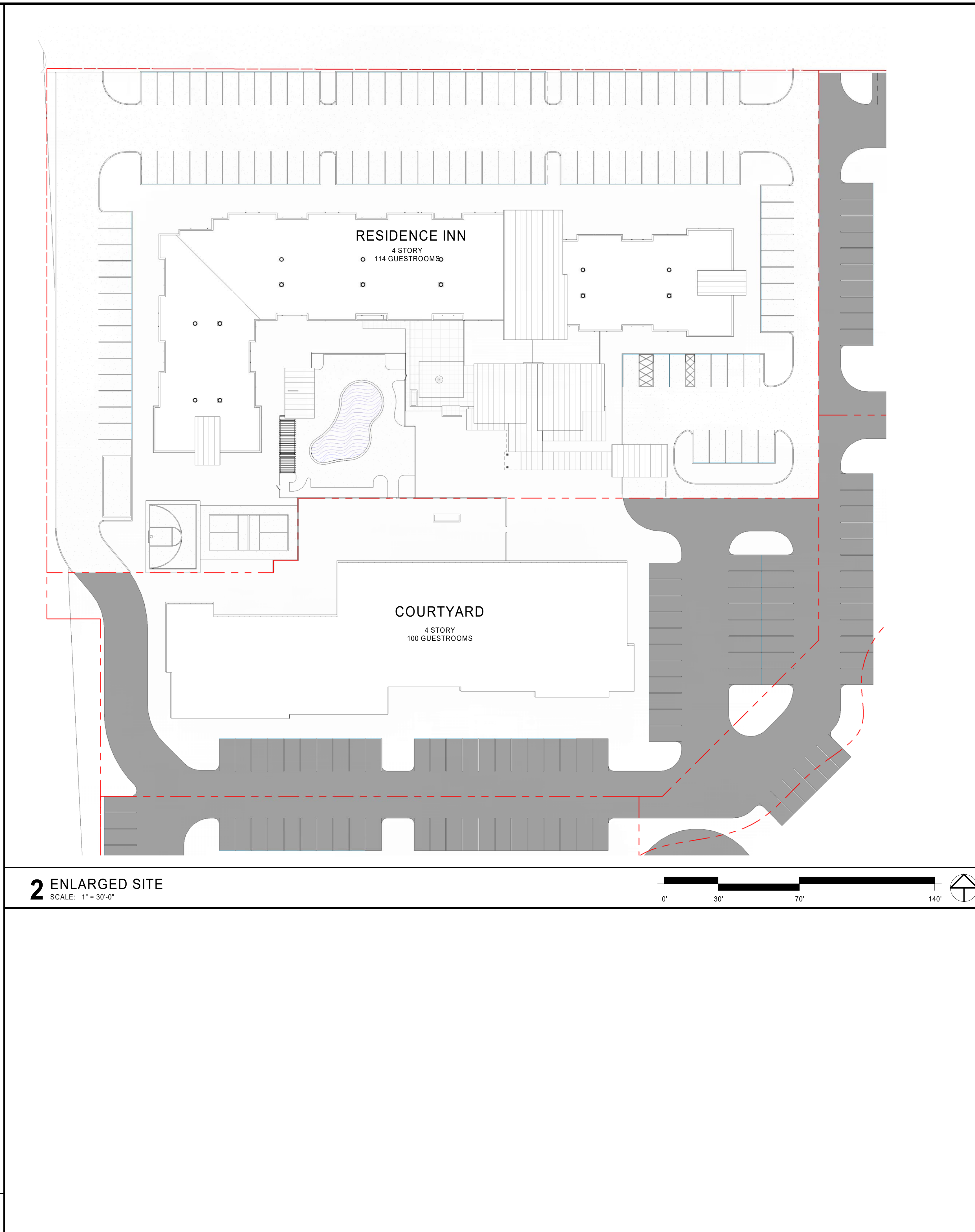
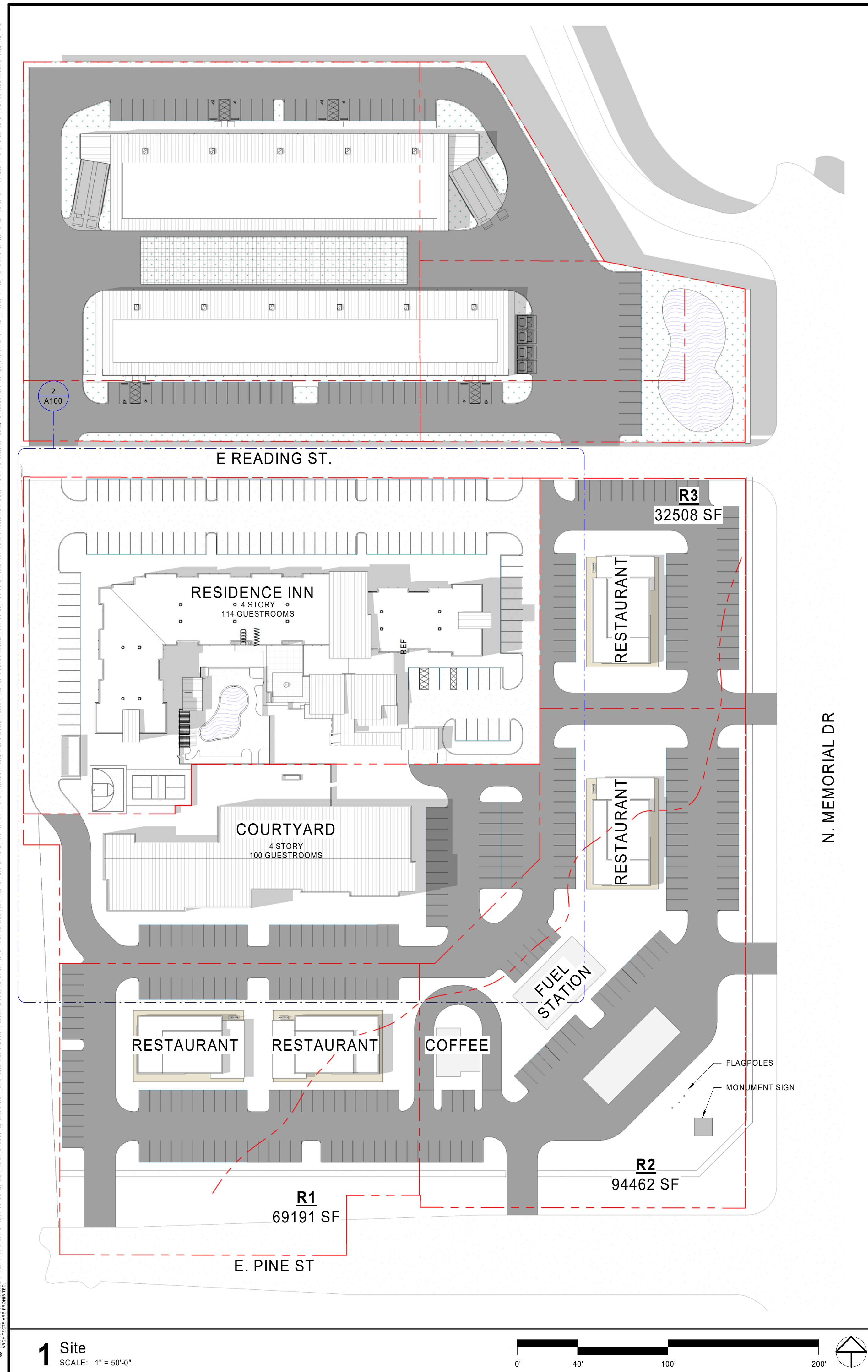
THE SOUTHWEST CORNER OF SAID N/2 SE/4 NE/4 SE/4 SE/4, THENCE ALONG THE NORTH LINE THEREOF A DISTANCE OF 165.00 FEET TO THE NORTHWEST CORNER OF SAID N/2 SE/4 NE/4 SE/4 SE/4, THENCE EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 54.58 FEET TO A POINT, THENCE SOUTH 32°19'09" EAST A DISTANCE OF 192.78 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SE/4 NE/4 SE/4 SE/4, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 152.94 FEET TO THE POINT OF BEGINNING.

THE EAST 60 FEET OF THE SE/4 OF THE SE/4 OF THE SE/4 AND THE EAST 60 FEET OF THE SOUTH HALF OF THE SE/4 OF THE NE/4 OF THE SE/4 OF THE SE/4 IN SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

THE SOUTH 40 FEET OF THE W/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 AND THE SOUTH 40 FEET OF THE W/2 OF THE E/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

THE SOUTH 50 FEET OF THE E/2 OF THE E/2 OF THE SW/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA.

A TRACT OF LAND DESCRIBED AS BEGINNING AT A POINT 645 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF IN TULSA COUNTY, OKLAHOMA; THENCE WEST A DISTANCE OF 690 FEET; THENCE NORTH A DISTANCE OF 180 FEET; THENCE EAST A DISTANCE OF 30 FEET; THENCE SOUTH A DISTANCE OF 150 FEET; THENCE EAST A DISTANCE OF 660 FEET; THENCE SOUTH A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, SAID TRACT HAVING BEEN CONVEYED TO TULSA COUNTY, OKLAHOMA FOR ROAD PURPOSES BY QUIT CLAIM DEED RECORDED IN BOOK 1431 AT PAGE 136.



From: [Miller, Susan](#)
To: [Sawyer, Kim](#)
Subject: FW: TMAPC Policies & Procedures-Item 4
Date: Tuesday, January 30, 2024 2:33:33 PM
Attachments: [image001.png](#)
[image002.png](#)

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Tuesday, January 30, 2024 10:12 AM
To: Miller, Susan <smiller@cityoftulsa.org>; mcraddock@tulsacounty.org; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Jay Hoyt <JHoyt@incog.org>; Tauber, Sherri <stauber@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Susan,

We will not be able to finish our review and revisions before you need to publish the agenda for February 7th meeting.

Please go ahead and publish the agenda with a staff continuance request to the 21st for the policies and procedures.

Thanks



C. Dwayne Wilkerson, ASLA, PLA
Planning Services Director
2 West Second Street | Suite 800
Tulsa, OK 74103
dwilkerson@incog.org
[INCOG | Tulsa, OK | Regional Partners - Regional Solutions](#)
918-579-9475

From: Miller, Susan <smiller@cityoftulsa.org>
Sent: Monday, January 29, 2024 5:08 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>; mcraddock@tulsacounty.org; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Hoyt, Jay <JHoyt@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

If you all need more time, we can include it on the agenda on the 7th and asked for a continuance to the 21st. Just let me know.

Susan Miller, AICP | Director

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www.tulsaplanning.org

From: Wilkerson, Dwayne <DWilkerson@incog.org>
Sent: Monday, January 29, 2024 3:38 PM
To: mcraddock@tulsacounty.org; Miller, Susan <smiller@cityoftulsa.org>; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Jay Hoyt <JHoyt@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Thanks Mike,

I will be finishing my first set of comments tomorrow. Normally the revised agenda packet goes out 1 week before the meeting so it will need to be finished this Wednesday. I don't think that sounds practical. I don't want to suggest a delay for no reason but the February 21st meeting sounds more realistic.

Thoughts?



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From: Michael Craddock <mcraddock@tulsacounty.org>
Sent: Monday, January 29, 2024 3:18 PM
To: Miller, Susan <smiller@cityoftulsa.org>; Brierre, Rich <rbrierre@incog.org>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>; Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: RE: TMAPC Policies & Procedures-Item 4

Just a note, Andrew and I met with Dwayne, Jay Hoyt and Carman (sp?) last Friday. It was a good meeting and there are several items that Dwayne told me INCOG is ok with and others that they may agree that need to be reviewed. Dwayne was going to internally look into those items and then provide feedback. My thought is when the feedback is available and reviewed, it can be sent to you for additional review and comments. I know we would like to get this accomplished in time for the February 7th meeting.

Let me know any thoughts, that's if you are back from the beach!

Mike Craddock

Chief Deputy

County Commission District 1

218 West 6th Street

Tulsa, OK 74119-1004

Phone: (918) 596-4670

Fax: (918) 596-8453

e-mail: mcraddock@tulsacounty.org



From: Miller, Susan <smiller@cityoftulsa.org>

Sent: Tuesday, January 16, 2024 3:49 PM

To: Michael Craddock <mcraddock@tulsacounty.org>; INCOG-RichBrierre <rbrierre@incog.org>; Michael L. Covey Jr. <mcovey@cox.net>

Cc: Andrew Mihelich <amihelich@tulsacounty.org>; INCOG-DwayneWilkerson <dwilkerson@incog.org>

Subject: RE: TMAPC Policies & Procedures-Item 4

CAUTION: This email originated from outside of Tulsa County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mike,

Thanks for your email on this.

Just so you know, Dwayne wrote the portion relating to the County Comp Plan when we realized that there was nothing about it in the current P&P and it needed to be added.

Dwayne also sent this to the ADA Mihelich on December 19th & he also provided him with Jeff Stephens phone # in case he wanted to communicate/coordinate with City Legal. Jay Hoyt & I presented this to the Planning Commission at their work session on January 3rd & we discussed for quite a while. I know you could not be there, and we would be happy to spend time discussing it with you too.

I wanted to give you the background, so you know we did not work on this & move it forward in a vacuum.

Let me know if I can help in your conversations.

Thanks,
Susan Miller, AICP | Director
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E: smiller@cityoftulsa.org
www.tulsaplanning.org

From: Michael Craddock <mcraddock@tulsacounty.org>
Sent: Tuesday, January 16, 2024 2:33 PM
To: Brierre, Rich <rbrierre@incog.org>; Miller, Susan <smiller@cityoftulsa.org>; Michael L. Covey Jr. <mcovey@cox.net>
Cc: Andrew Mihelich <amihelich@tulsacounty.org>
Subject: TMAPC Policies & Procedures-Item 4

I am going to request a continuance of Item 4.

I have reviewed the P & P and I think there are several items that need to be addressed before approval.

I mentioned the same to ADA Mihelich and he agrees he would like additional time for review. Since there are now two separate groups working for TMAPC, I believe a more complete review is warranted.

I know staff has reviewed the P & P and I would like to be able to obtain additional comments before approval.

Mike Craddock

Chief Deputy
County Commission District 1
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