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 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 2909, March 6, 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. **PUD-592-D-1**  
   **Location:** Northeast corner of South Harvard Avenue and East 41st Street South  
   **City Council District:** 9  
   **Applicant:** TriArch, Ethan Arch  
   **Action(s) Requested:** PUD Minor Amendment to increase the allowable square footage and establish a setback from the south property line.

### Public Hearing – Rezoning

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

3. **CZ-551** (County)  
   **Location:** Northwest corner of South 48th West Avenue and West 41st Street South  
   **County Commission District:** 2  
   **Applicant:** Cody/Morgan LLC  
   **Action(s) Requested:** Rezoning from RS to CS *(INCOG staff requests a continuance to April 3, 2024)*

4. **CZ-552** (County)  
   **Location:** Southwest corner of East 86th Street North and North Yale Avenue  
   **County Commission District:** 1  
   **Applicant:** AAB Engineering, LLC  
   **Action(s) Requested:** Rezoning from CS to RS (Related to West Estates Preliminary Plat) *(INCOG staff requests a continuance to April 3, 2024)*

5. **Z-7761**  
   **Location:** East of the northeast corner of South 145th East Ave. and East 41st Street South.  
   **City Council District:** 6  
   **Applicant:** Mark Capron  
   **Action(s) Requested:** Rezoning from RS-4 to RS-5

6. **Z-7762**  
   **Location:** West of the northwest corner of South Evanston Avenue and East 75th Street South  
   **City Council District:** 2  
   **Applicant:** Tanner Consulting, LLC  
   **Action(s) Requested:** Rezoning from RS-1 to RS-1 with an optional development plan

7. **CO-18**  
   **Location:** Northwest of the northwest corner of East 51st Street South and South 129th East Ave.  
   **City Council District:** 7  
   **Applicant:** Tulsa City Council  
   **Action(s) Requested:** Major Amendment to adopt a new Corridor (CO) development plan to permit a public safety center.

### Public Hearing - Plats

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

8. **West Estates** (County)  
   **Location:** Southwest Corner of East 86th Street North and North Yale Avenue  
   **County Commission District:** 1  
   **Applicant:** AAB Engineering
Action Requested: Preliminary Plat for Single-Family Subdivision (Related to CZ-552 rezoning) *(INCOG staff requests a continuance to April 3, 2024)*

9. **Berryhill 41** (County)
   - **Location:** Northeast corner of West 41st Street South and South 61st West Avenue.
   - **County Commission District:** 2
   - **Applicant:** Berry Hill Baptist Church
   - **Action Requested:** Minor Subdivision Plat for Commercial Development

10. **Indus Elite**
    - **Location:** Northeast corner of East 11th Street South and South 129th East Avenue
    - **City Council District:** 6
    - **Applicant:** JR Donelson
    - **Action Requested:** Preliminary Plat for new subdivision

11. **Columbia Point**
    - **Location:** West of the northwest corner of South Evanston Avenue and East 75th Street South
    - **City Council District:** 2
    - **Applicant:** Tanner Consulting, LLC
    - **Action Requested:** Preliminary Plat for new subdivision

12. **NP36 North**
    - **Location:** Southwest corner of East 36th Street North and North Lewis Avenue
    - **City Council District:** 1
    - **Applicant:** John Droz
    - **Action Requested:** Preliminary Plat for new subdivision

**Other Business**
*Review and possible adoption, adoption with modifications, denial, or deferral of the following:*

13. Consider adopting revised **TMAPC Policies and Procedures** *(Continued from January 17, 2024, February 7, 2024 and February 21, 2024)*

14. **Commissioners’ Comments**

**Adjournment**
Owner and Applicant Information
Applicant: TriArch – Ethan Arch
Property Owner: Cornerstone Church Tulsa

Property Location
Northeast corner of South Harvard Avenue and East 41st Street South
Tract Size: ±1.95 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. 10 days in advance

Request Summary
PUD Minor Amendment to increase the allowable square footage and establish a setback from the south property line.

Zoning
Existing Zoning: Office Light (OL)
Existing Overlays: None
Use
Current Use: Church

Comprehensive Plan Considerations
Land Use
Land Use Plan: Local Center
Small Area Plans: None
Development Era: Early Automobile

Transportation
Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: Multimodal Corridor
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment
Flood Area: N/A
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A

Staff Recommendation
Staff recommends approval.
**Detailed Staff Recommendation**

The applicant is proposing a PUD Minor Amendment to increase the allowable square footage and establish a setback from the southern property line.

The proposed proposal for PUD 592-D-1 is located within Development Area B of PUD-592.

PUD-592-D was approved in 2021 and added the Religious Assembly use. This major amendment did not address any of the lot and building regulations. The lot and building regulations for this PUD come from PUD-592-C, which also state that PUD-592-D is located within Development area B. Development area B from PUD-592-C eventually became PUD-592-D.

The applicant has submitted a minor amendment application to increase the maximum building floor area for PUD-592-D, as well as establish setbacks from the southern property line. The proposed remodel of the building will not be making the footprint of the building much larger but will be adding a floor to the education wing, which is why the amendment is needed.

The changes made within this minor amendment can be found below. Changes will be italicized.

**Development Area B (PUD-592-D)**

Current Maximum Building Floor Area: 19,295 SF

PUD-592-D-1

Proposed Maximum Building Floor Area: 31,000 SF

*Southern Boundary Setback: 10’ setback from property line.*

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

Staff has reviewed the request and determined:

1) PUD-592-D-1 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-592-D-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-592-D.

3) All remaining development standards defined in PUD-592-D and subsequent amendments shall remain in effect.
**Comprehensive Plan Considerations**

**Land Use Plan**
The subject property is designated as Local Center.

**Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Local Center</td>
<td>Residential</td>
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<td>East</td>
<td>RS-3/PUD-592-C</td>
<td>Local Center</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>RS-3/CS/PUD-761-B</td>
<td>Local Center</td>
<td>Commercial</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Local Center</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

**Small Area Plans**
The subject properties are not within a small area plan.

**Development Era**
The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

**Transportation**
- **Major Street & Highway Plan:** Secondary Arterial
- **Comprehensive Plan Street Designation:** Multimodal Corridor
- **Transit:** N/A
- **Existing Bike/Ped Facilities:** None
- **Planned Bike/Ped Facilities:** None
- **Arterial Traffic per Lane:** 2500-5000 per lane

**Environmental Considerations**
- **Flood Area:** The subject properties not within a flood area
Tree Canopy Coverage: Tree canopy in the area is 18%. 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: N/A

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Kim,

Attached are the County Items for the March 20th TMAPC meeting, including the staff report for the Berryhill 41 Minor Subdivision Plat and agenda language including the items to be continued.

Staff requests a continuance of rezoning case CZ-551 as well as CZ-552 and the associated West Estates Preliminary Plat to the April 3rd TMAPC meeting.

Thank you,

Jay Hoyt
Land Development Planner
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
jhoyt@incog.org

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Owner and Applicant Information
Applicant: Mark Capron
Property Owner: Glenwood Homes, LP

Property Location
East of the northeast corner of East 41st Street South and South 145th East Avenue
Tract Size: 27.62 ± acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 6, Christian Bengel
County Commission: District 1, Stan Sallee

Public Notice Required
Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Staff Recommendation
Staff recommends approval.

Request Summary
Rezone subject property from RS-4 to RS-5 for single-family residential development.

Zoning
Existing Zoning: RS-4 (Single-Family Residential 4)
Existing Overlays: None
Proposed Zoning: RS-5 (Single-Family Residential 5)

Use
Current Use: Vacant
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations
Land Use
Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Future Growth

Transportation
Major Street & Highway Plan: Secondary Arterial – E. 41st St.
planitulsa Street Type: Multi-Modal Corridor
Transit: N/A
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment
Flood Area: N/A
Tree Canopy Coverage: 48%
Parks & Open Space: N/A
Detailed Staff Recommendation
The applicant is proposing to rezone the subject property from RS-4 to RS-5 to permit higher density single-family residential development.

The application is consistent with several other rezoning requests that have been approved in the immediate area. There is existing RS-5 zoning to the northwest. Property immediately east of the subject property has been approved for RS-5.

RS-5 permits detached houses by right with a minimum lot width of 30’ and a minimum lot area of 3,300 square feet. The rezoning would permit more lots as part of future subdivisions. The rezoning would allow more lots to be served by the required public infrastructure required to be installed as part of any subdivision.

RS-5 is consistent with the land use designation for the property and the development pattern in the surrounding area.

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 “Neighborhood”.

Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

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</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-5/RS-3</td>
<td>Neighborhood</td>
<td>Vacant/Single-Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-5</td>
<td>Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Local Center</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
None.

Development Era
The subject property is in an area designated as future growth. Future growth areas consist of primarily undeveloped property and present opportunities to ensure the pattern of development is efficient and fiscally responsible.

Transportation
Major Street & Highway Plan: East 41st Street South is designated as a secondary arterial. 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 41st Street South 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.

Transit: There are currently no transit facilities serving the immediate area.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is shown at 48%. It is recommended that new developments incorporate additional trees to maintain or increase the tree canopy coverage. Trees serve as mitigation to both urban heat and stormwater runoff.

Parks & Open Space: There are currently no designated park areas in the vicinity. Open space will be required on each lot within any subdivision per the Tulsa Zoning Code.

Zoning History

Ordinance 11826, dated June 26, 1970, established zoning for the subject property.

Z-7577, Ordinance 24494, dated December 13, 2020 changed the zoning of the subject property from RS-3 to RS-4

Exhibits

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
A PART OF THE SOUTH HALF OF (S/2) OF SECTION TWENTY-TWO (22), 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.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, BATTLE CREEK PARK PHASE II (PLAT NO. 6966); THENCE, S01°15'44"E FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 14 EAST; THENCE, N88°44'15"E FOR A DISTANCE OF 840.54 FEET ALONG THE SAID SECTION LINE; THENCE, N01°25'43"W FOR A DISTANCE OF 1320.54 FEET; THENCE, S88°43'38"W FOR A DISTANCE OF 981.37 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4, BATTLE CREEK PARK PHASE II; THENCE, S01°25'43"E FOR A DISTANCE OF 176.01 FEET; THENCE, N88°43'39"E FOR A DISTANCE OF 52.08 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 7, BATTLE CREEK PARK PHASE II; THENCE, S01°29'01"E FOR A DISTANCE OF 670.00 FEET; THENCE, S32°40'48"E FOR A DISTANCE OF 112.98 FEET; THENCE, S01°25'43"E FOR A DISTANCE OF 148.96 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 7, BATTLE CREEK PARK PHASE II; THENCE, N88°44'16"E FOR A DISTANCE OF 30.18 FEET; THENCE, S01°15'44"E FOR A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 27.62 ACRES, MORE OR LESS.
Z-7762 Staff Report

Hearing Date: March 20, 2024
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information
Applicant: Tanner Consulting, LLC
Property Owner: Noah Corporation

Property Location
West of the northwest corner of South Evanston Avenue and East 75th Street South
Tract Size: ±9.29 acres

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 2, Jeannie Cue
County Commission: District 3, Kelly Dunkerley

Public Notice Required
Newspaper Notice – min. 20 days in advance
Mailed Notice to 300’ radius – min. 20 days in advance
Posted Sign – min. 20 days in advance

Request Summary
Apply optional development plan to existing RS-1-zoned properties to permit the use of private streets

Zoning
Existing Zoning: RS-1 (Residential – Single-Family 1)
Existing Overlays: None
Proposed Zoning: RS-1 (Residential – Single-Family 1) with optional development plan to permit private streets

Use
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential

Comprehensive Plan Considerations
Land Use
Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
E. 75th Street South – Residential Collector
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: 30-50%
Parks & Open Space: N/A

Staff Recommendation
Staff recommends approval.
**Detailed Staff Recommendation**
The applicant is proposing an optional development plan to permit private streets on the subject properties.

The current property consists of six separate tax parcels containing six detached houses. The existing lots do not comply with City of Tulsa zoning requirements due to the current configuration. The property owner is seeking to bring the existing homes into compliance by rezoning and platting the property.

If approved, the existing street would be required to be improved to City of Tulsa standards and permitted as a private street to be maintained by a designated homeowner’s association.

The properties are designated as “Neighborhood” by the Tulsa Comprehensive Plan. The RS-1 zoning is consistent with the surrounding properties and only permits large-lot single-family detached homes.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

**Z-7762 Development Standards**
The project shall be developed in accordance with all applicable requirements of the RS-1 district of the Tulsa Zoning Code, except as noted herein.

STREETS: Streets may be public or private and gated. The existing street shall remain as a private street and shall be inspected by the City of Tulsa and the City of Tulsa Fire Department. Private streets are subject to the requirements of the Tulsa Subdivision and Development Regulations, Section 5-060.8.

**Comprehensive Plan Considerations**

**Land Use Plan**
The subject property is designated as neighborhood.

**Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

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<td>Neighborhood</td>
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<td>East</td>
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</tr>
<tr>
<td>South</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Single-Family Residential</td>
</tr>
</tbody>
</table>

**Small Area Plans**
The subject properties are not located within any adopted small area plan boundaries.

**Development Era**
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and
nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**

Major Street & Highway Plan: East 75th Street South is designated as a residential collector which requires an ultimate right-of-way dedication of 60 feet. Right-of-way dedications, if required, will be enforced during the subdivision platting process.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

**Environmental Considerations**

Flood Area: The subject properties do not contain FEMA or City of Tulsa regulatory floodplain.

Tree Canopy Coverage: Tree canopy in the area is 30-50%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

**Zoning History**

Ordinance 11828, dated June 26, 1970, established zoning for the subject property.

**Exhibits**

Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Exhibit “A”
22049 Broach, Tulsa, OK
Gross Boundary Property Description

A TRACT OF LAND THAT IS PART OF “SOUTHERN HILLS ESTATES”, A RESUBDIVISION OF BLOCKS ONE (1), TWO (2), AND THREE (3) OF “LA-VELL HEIGHTS”, A SUBDIVISION OF A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID “SOUTHERN HILLS ESTATES” BEING A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 1626); AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (E/2 NE/4 NW/4) OF SAID SECTION 8, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT SIX (6), BLOCK TWO (2) OF SAID “SOUTHERN HILLS ESTATES”, THENCE NORTH 1°15'42” WEST AND ALONG THE WEST LINE OF SAID LOT 6, FOR A DISTANCE OF 279.00 FEET; THENCE NORTH 88°36'20” EAST FOR A DISTANCE OF 157.00 FEET TO A POINT ON THE WEST LINE OF LOT SEVEN (7) OF SAID BLOCK 2; THENCE NORTH 1°15'42” WEST AND ALONG THE WEST LINE OF SAID LOT 7, AND ITS EXTENSION, FOR A DISTANCE OF 340.51 FEET TO A POINT ON THE SOUTH LINE OF SAID E/2 NE/4 NW/4; THENCE SOUTH 88°39'00” WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 110.00 FEET TO THE SOUTHEAST CORNER OF “WOODRIDGE”, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3339); THENCE NORTH 1°05'49” WEST AND ALONG THE EAST LINE OF SAID “WOODRIDGE”, FOR A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF “ROCKWOOD HILLS POND AMENDED”, A RESUBDIVISION OF “ROCKWOOD HILLS POND” AND AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 4736); THENCE NORTH 88°38'59” EAST AND ALONG THE SOUTH LINE OF SAID “ROCKWOOD HILLS POND AMENDED”, FOR A DISTANCE OF 466.21 FEET TO A POINT ON THE WEST LINE OF “ROCKWOOD HILLS ESTATES”, AN ADDITION TO THE COUNTY OF TULSA (NOW CITY OF TULSA, TULSA COUNTY), OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 2189); THENCE SOUTH 1°14'28” EAST AND ALONG THE WEST LINE OF SAID “ROCKWOOD HILLS ESTATES” AND ALONG THE WEST LINE OF “ROCKWOOD HILLS MANOR 2ND ADDITION”, A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3141), FOR A DISTANCE OF 919.48 FEET TO THE NORTHEAST CORNER OF EAST 75TH STREET SOUTH AS PLATTED WITHIN “SOUTHERN HILLS ESTATES”; THENCE SOUTH 88°37'59” WEST AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 75TH STREET SOUTH, FOR A DISTANCE OF 513.75 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 404,872 SQUARE FEET OR 9.295 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF “ROCKWOOD HILLS MANOR 2ND ADDITION”, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3141), THE BEARING BEING NORTH 1°14'28” WEST.
PROJECT - DEVELOPMENT OVERVIEW

Tulsa Zoning Code Section 70.040-A Purpose
Development plans are required with some property owner-initiated rezonings and are optional with other property owner initiated rezonings. The purpose is to depict a property owner’s generalization plan for the type, amount and character of development proposed on the subject property. By providing certainty about development proposals, development plans provide review and decision-making bodies with additional information on which to base a rezoning decision.

Project is a proposed private, gated single-family residential subdivision. The purpose of the rezoning and optional development plan request is to create individual lots of record for six existing homes while preserving the unique nature of the property and utilizing the existing road and cul-de-sac as a private road. The only request this optional development plan facilitates is allowing private and gated streets.

DEVELOPMENT STANDARDS

Project shall be developed in accordance with the use and development regulations of the RS-1 district of the Tulsa Zoning Code, except as noted herein.

STREETS: Streets may be public or private and gated. The existing street shall remain as a private street and shall be inspected by the City of Tulsa and the City of Tulsa Fire Department.
**Owner and Applicant Information**  
Applicant: City of Tulsa  
Property Owner: JDM II SF National, LLC

**Property Location**  
Northwest of the northwest corner of East 51st Street  
South and South 129th East Avenue  
Tract Size: ±44.2 acres

**Location within the City of Tulsa**  
(shown with City Council districts)

**Elected Representatives**  
City Council: District 7, Lori Decter-Wright  
County Commission: District 1, Stan Sallee

**Public Notice Required**  
Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Request Summary**  
Adopt new corridor (CO) development plan for subject property to permit redevelopment as a public safety center.

**Zoning**  
Existing Zoning: CO  
Existing Overlays: None  
Proposed Zoning: CO-18

**Use**  
Current Use: Vacant  
Proposed Use: City of Tulsa Public Safety Center

**Comprehensive Plan Considerations**  
**Land Use**  
Land Use Plan: Employment  
Small Area Plans: None  
Development Era: Late Automobile

**Transportation**  
Major Street & Highway Plan:  
East State Farm Boulevard – Collector Street  
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: 10-20%  
Parks & Open Space: N/A

**Staff Recommendation**  
Staff recommends approval.
Detailed Staff Recommendation

The City of Tulsa has proposed the subject property as the location for the new public safety center. The property is already zoned CO (Corridor) with previous development plans approved for the former State Farm headquarters building. The City is proposing use of the existing building as home for several public safety components with potential for future expansions on the subject property.

A new development plan for the property was needed to clearly define permitted uses and establish appropriate development standards for potential future uses.

The previously approved development plans defined the subject property as part of several development areas with different development standards for each. The proposed development plan will adopt a single set of development standards for the entire site and clarify the applicable zoning regulations for the property.

The new development plan aligns with the recommendations of the employment designation of the Tulsa Comprehensive Plan.

With consideration given to the factors listed herein, staff recommends approval of the application subject to the development standards outlined below.

CO-18 Development Standards

CO-18 shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

Permitted Use Categories, Subcategories, and Specific Uses:

RESIDENTIAL Use Category
Household Living Subcategory (if in allowed building types identified below):
  Three or more households on single lot
  Apartment/Condo
  Mixed-Use Building
  Vertical Mixed-Use Building
Group Living (All specific uses)

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category
  Airport
  Cemetery
  College or University
  Day Care (All specific uses)
  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 (All specific uses)
Wireless Communication Facility (All specific uses)

COMMERCIAL Use Category
Animal Service (All specific uses)
Broadcast or Recording Studio
Commercial Service (All specific uses)
Financial Services, excluding Personal Credit Establishment
Funeral or Mortuary Service
Lodging
Hotel/motel
Office (All specific uses)
Parking, Non-accessory
Restaurants and Bars (All specific uses)
Retail Sales (All specific uses)
Studio, Artist or Instructional Service
Trade School
Vehicle Sales and Service (All specific uses)

WHOLESALE, DISTRIBUTION & STORAGE Use Category
Equipment and Materials Storage, Outdoor
Trucking and Transportation Terminal
Warehouse

INDUSTRIAL
Low-impact Manufacturing and Industry

RECYCLING
Consumer Material Drop-off Station

AGRICULTURAL
Community Garden
Farm, Market-, or Community-supported

Lot and Building Regulations:
Property located within CO-18 will be subject to the lot and building regulations for the CH district, as defined in the Tulsa Zoning Code.

Parking:
Parking requirements within CO-18 will be the minimum parking ratios for specific use categories in the CH District as outlined in Chapter 55 of the Tulsa Zoning Code. All parking constructed on site shall conform to the design standards outlined in Chapter 55 of the Tulsa Zoning Code.

Landscaping and Screening:
Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories.

Signs:
Signage for the project shall conform to the sign regulations identified in Chapter 60 of the Tulsa Zoning Code. For the purposes of administering sign regulations, CO-18 shall follow the requirements of the CH zoning district.

Lighting:
Lighting for the project shall conform to the lighting requirements identified in chapter 67 of the Tulsa Zoning Code.
**Comprehensive Plan Considerations**

**Land Use Plan**
The subject property is designated as employment. Employment 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.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CO</td>
<td>Employment</td>
<td>Industrial/Commercial</td>
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<tr>
<td>East</td>
<td>CO</td>
<td>Employment</td>
<td>Medical Offices</td>
</tr>
<tr>
<td>South</td>
<td>CO</td>
<td>N/A</td>
<td>Broken Arrow Expressway</td>
</tr>
<tr>
<td>West</td>
<td>CO</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

**Small Area Plans**
The subject property is not located within the boundary of any adopted small area plans.

**Development Era**
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**Transportation**
*Major Street & Highway Plan:* State Farm Boulevard is designated as a collector street which requires 80 feet of dedicated right-of-way for commercial/industrial areas.

*Comprehensive Plan Street Designation:* N/A

*Transit:* N/A

*Existing Bike/Ped Facilities:* N/A

*Planned Bike/Ped Facilities:* N/A

**Environmental Considerations**

*Flood Area:* The subject property contains a very small portion of City of Tulsa Regulatory Floodplain at the northeast corner.

*Tree Canopy Coverage:* Tree canopy in the area is 10-20%. 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.
Zoning History
Ordinance 11825, dated June 26, 1970, established zoning for the subject property.

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Kim,

Attached are the County Items for the March 20th TMAPC meeting, including the staff report for the Berryhill 41 Minor Subdivision Plat and agenda language including the items to be continued.

Staff requests a continuance of rezoning case CZ-551 as well as CZ-552 and the associated West Estates Preliminary Plat to the April 3rd TMAPC meeting.

Thank you,

Jay Hoyt
Land Development Planner
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9476
JHoyt@incog.org

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Tulsa Metropolitan Area Planning Commission

Case Berryhill 41 Staff Report
Hearing Date: March 20, 2024
Prepared by: Carmen Pate
cpate@incog.org
918-579-9450

Owner and Applicant Information
Applicant: Berryhill Baptist Church
Property Owner: Berryhill Baptist

Property Location
Northeast corner of West 41st Street South and South 61st West Avenue
Tract Size: ±6.85 acres

Location within Tulsa County
(shown with County Commission districts)

Request Summary
Minor Subdivision Plat for commercial development.

Zoning
Existing Zoning: Commercial Shopping (CS)
Existing Overlays: None

Use
Current Use: Church
Proposed Use: Commercial

Comprehensive Plan Considerations
Land Use
Land Use Plan: Neighborhood Center
Small Area Plans: None

Transportation
Major Street & Highway Plan: E 41st St S: Primary Arterial, S 61st W Ave: Residential Collector
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment
Flood Area: None
Parks & Open Space: N/A

Elected Representatives
County Commission: District 2, Karen Keith

Staff Recommendation
Staff recommends approval.
Detailed Staff Recommendation

MINOR SUBDIVISION PLAT

Berryhill 41 - (County)
Northeast corner of West 41st Street South and South 61st West Avenue

This plat consists of 2 lots, 1 block on 6.85 ± acres.

The Technical Advisory Committee (TAC) met on March 7, 2024 and provided the following comments:

1. **Zoning:** Proposed lot conforms to the requirements of the CS district. Planning Services will provide comments prior to final plat release.

2. **Addressing:** Approved as submitted.

3. **Transportation & Traffic:** Approved as submitted.

4. **Sewer/Water:** On-site sewage disposal via ODEQ approved system. Water service to be provided by the City of Tulsa. Any improvements to existing water lines must be approved through the City of Tulsa.

5. **Stormwater, Drainage, & Floodplain:** Approved as submitted.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.
PRELIMINARY PLAT OF

BERRYHILL 41
A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

SHEET 2 OF 2

SECTION I: STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

1. Overhead lines for the supply of electric, telephone and cable television services may be located along the eastern boundary of the subdivision's streets, subject to public record. Overhead lines shall be located in the outermost part of the public ways of the city or town, as determined by the city or town, subject to public record. The developer shall be responsible for the protection of the underground facilities located on his lot and within the depicted utility easement areas.

2. The owner of the lot shall be responsible for the protection of the underground facilities located on his lot and within the depicted utility easement areas. The owner shall prevent the alteration of the grade in excess of three (3) inches from the original contours or from any construction activity which may interfere with the protection of the underground facilities located on his lot and within the depicted utility easement areas.

3. THE CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND AGREED TO BE BOUND BY IT.
Owner and Applicant Information
Applicant: J. R. Donelson

Property Owner: Indus Elite Properties, LLC

Property Location
Multiple lots at the northeast corner of E. 11th St. and S. 129th E. Ave

Location within the City of Tulsa
(shown with City Council districts)

Elected Representatives
City Council: District 3, Christa 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 Indus Elite.

Tract Size: ±8.09 acres

Zoning
Existing Zoning: CG with Optional Development Plan, CH, and CS
Existing Overlays: None
Proposed Zoning: No change

Use
Current Use: Vacant
Proposed Use: Trucking Terminal and Restaurant

Comprehensive Plan Considerations

Land Use
Land Use Plan: Multiple Use
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan:
- E. 11th St. (Secondary Arterial)
- S. 129th E. Ave (Secondary Arterial)

planitulsa Street Type: None.
Transit: None.
Existing Bike/Ped Facilities: Sidewalks are present along arterials.
Planned Bike/Ped Facilities: None.
Traffic on Nearest Arterials (per lane)
- North: E. Admiral Pl: Low
- East: S. 145th E. Ave.: Low
- South: E. 11th Street: Low
- West: S. 129th E. Ave.: Low

Environment
Flood Area: None.
Tree Canopy Coverage: 10-20%
Parks & Open Space: N/A
Detailed Staff Recommendation

The plat consists of 2 lots, 1 blocks, ±8.09 acres. Staff recommends approval of the preliminary subdivision plat subject to the following conditions provided on March 7, 2024 by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Engineering Graphics
   - Submit subdivision control data sheet with the final plat.
   - Add an engineer heading providing the name of the engineer, mailing address, phone number, CA number with renewal date, and an email address.
   - In the Location Map add missing platted properties. Add I-44 to location map. Label all other land as “unplatted”.
   - Provide graphically on the face of the plat the address disclaimer/caveat.
   - 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.
   - Add signature block for officials to sign to the face of the plat.
   - Provide on the face of the plat the date of the last survey site visit.
   - Provide both a written and graphic scale on the face of the plat.

2. Addressing
   - Block 1
     - Lot 1: 1085 S 129TH E AVE or 12913 E 11TH ST S
     - Lot 2: 855 S 129TH E AVE or 12912 E 7TH ST S

3. Streets
   - Provide Limits of Access/No Access language in the Deed of Dedication
   - Verify that ROW required by the Major Street and Highway Plan has been dedicated along both South 129th East Avenue and East 11th Street South, including any additional ROW required on 11th due to the intersection of two arterials.
   - Provide a book and page of right of way dedication of East 11th Street South and South 129th East Avenue on the plat.

4. Sidewalks (5-070)
   - Sidewalks are required along both street frontages and must be ADA compliant. 5’ sidewalks along the Arterials.

5. Stormwater Management
   - Depending on use for lots, stormwater hazard mitigation may be required, including detention facilities or fee-in-lieu-of detention may be available based on the available public storm system which could be utilized along S 129th E Ave & E 11th St.

6. Sewage Disposal
   - Sanitary sewer extension needed so Lot 2 of block 1 is not divorced from sewer.
   - Depending on where the public sanitary sewer is located in relation to the lot split line for lots 1 and 2 a public main extension may be needed.
Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as Multiple Use by the Tulsa Comprehensive Plan. 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.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-2</td>
<td>Neighborhood</td>
<td>Church</td>
</tr>
<tr>
<td>East</td>
<td>RS-2 and CH</td>
<td>Multiple Use and Neighborhood</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>CG</td>
<td>Multiple Use</td>
<td>Portable Building Sales</td>
</tr>
<tr>
<td>West</td>
<td>RS-2, CO and CS</td>
<td>Employment and Multiple Use</td>
<td>Residential, Car sales, Business Service Uses</td>
</tr>
</tbody>
</table>

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 Late Automobile Era. Beginning in the late 1950s and the 1960s major changes occurred to the urban form of Tulsa. Two significant interventions include the introduction of the Interstate Highway System and the annexation events in the 1960s that more than doubled the size of Tulsa. This area of Tulsa has developed simultaneously with the development of surrounding communities, such as Broken Arrow, Owasso, Jenks, and Bixby. Though the growth of this area has been consistent for more than 60 years, the vast majority of developable land has been developed, leading to a decline in the number of properties being built each decade since the 1970s.

Transportation
Comprehensive Plan Street Designation: None.

Arterial Traffic per Lane:
Arterial Traffic - North (E Admiral Pl - 2,848 Vehicles per Lane)
Arterial Traffic - East (S 145th East Ave - 2,513 Vehicles per Lane)
Arterial Traffic - South (E 11th St S - 2,675 Vehicles per Lane)
Arterial Traffic - West (S 129th East Ave - 3,547 Vehicles per Lane)

Environmental Considerations
Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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: N/A
Exhibits
Case map
Aerial
Tulsa Comprehensive Plan Land Use Map
Plat Exhibits
Indus Elite

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

Aerial Photo Date: 2021
Land Use Plan Categories

- **Arkansas River Corridor**
- **Downtown**
- **Employment**
- **Local Center**
- **Multiple Use**
- **Neighborhood**
- **Park and Open Space**
- **Regional Center**

**Indus Elite**
Owner and Applicant Information
Applicant: Tanner Consulting, LLC
Property Owner: Noah Corporation

Property Location
West of the northwest corner of South Evanston Avenue and East 75th Street South

Location within the City of Tulsa
(shown with City Council districts)

Request Summary
Platting a new subdivision named Columbia Point.
Tract Size: ±9.295 acres

Zoning
Existing Zoning: RS-1
Existing Overlays: None
Proposed Zoning: RS-1 w/ an optional development Plan

Use
Current Use: Residential
Proposed Use: Residential Subdivision

Comprehensive Plan Considerations
Land Use
Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Late Automobile

Transportation
Major Street & Highway Plan: N/A
planitulsa Street Type: N/A
Existing Bike/Ped Facilities: None.
Planned Bike/Ped Facilities: None.
Traffic on Nearest Arterials (per lane)
North: E. 71st St. S.: Low
East: S. Harvard Ave. : Low
South: E. 81st St. S.: Medium
West: S. Lewis Ave.: Low

Environment
Flood Area: None.
Staff Recommendation
Staff recommends approval subject to conditions.

Tree Canopy Coverage: 30-50%
Parks & Open Space: N/A

Detailed Staff Recommendation
The plat consists of 8 lots, 1 block, ±9.295 acres. Staff recommends approval of the preliminary subdivision plat subject to the following conditions provided on March 7, 2024 by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Engineering Graphics
   - Submit subdivision control data sheet with the final plat.
   - Provide the individual lot addresses on the face of the plat.
   - In the Location Map change Esplanade Condominiums to Patio Square Addn. Walnut Creek should be Walnut Creek II. Remove land hook in location map.
   - Provide on the face of the plat the date of last survey site visit.
   - 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.
   - Graphically label the POB (Point of Beginning) on the face of the plat.

2. Addressing
   - Looking at the current street and address data to determine the street name. Will provide this information at a later date.
   - Addresses will be provided at a later date.

3. Streets
   - Private street shall be constructed to City Standards and permitted through the IDP process.
   - Sidewalks are required along all streets and must be ADA compliant. 5’ sidewalks along the Arterials and 4’ for residential sidewalks.

4. Protection From Flooding and Other Natural Hazards
   - No federal floodplains per FIRM 40143C0362L. No regulatory floodplains per CoT Atlas panel 52.

5. Stormwater Management
   - Subdivision development (existing houses make this ambiguous) would require runoff mitigation, per previous discussions, a connection to the 15” public line to the W could be functional for FILO detention if capacity is demonstrated. If runoff is not increasing based on fully developed single residential lots, this may not be required. If detention were implemented the pond would be reviewed through IDP and contained in an appropriate easement.

6. Sewer
   - Sewer main extension required for all lots as shown. IDP will be required for main extension.
7. Easements
   - Appropriate Easement may be required for any public infrastructure required on site.

**Comprehensive Plan Considerations**

**Land Use Plan**
The subject property is designated as a Neighborhood by the Tulsa Comprehensive Plan. Neighborhoods are “Mostly Residential Uses” which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

**Surrounding Properties:**

<table>
<thead>
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<th>Location</th>
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<tbody>
<tr>
<td>North</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>East</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>MPD-4</td>
<td>Regional Center</td>
<td>University</td>
</tr>
<tr>
<td>West</td>
<td>RS-1</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

**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 Late Automobile Era. In the late 1950s and early 1960s the suburbs grew at a tremendous rate in the Tulsa metropolitan area. It was at this time that surrounding communities, such as Broken Arrow, began to grow at a rapid pace. At this time, the City of Tulsa annexed more than 100 square miles, and neighborhood subdivisions began to proliferate from the core of the city toward the suburban communities.

**Transportation**
*Comprehensive Plan Street Designation:* Street the property is accessed from is not classified.

**Arterial Traffic per Lane:**
- Arterial Traffic - North (E 71st St S - 4,711 Vehicles per Lane)
- Arterial Traffic - East (S Harvard Ave - 6,564 Vehicles per Lane)
- Arterial Traffic - South (E 81st St S - 4,045 Vehicles per Lane)
- Arterial Traffic - West (S Lewis Ave - 4,567 Vehicles per Lane)

**Environmental Considerations**
*Tree Canopy Coverage:* Tree canopy in the area is 30-50%.

*Parks & Open Space:* N/A.

**Exhibits**
Case map
Aerial
Tulsa Comprehensive Plan Land Use Map
Plat Exhibits
Deed of Dedication

The Parties hereto do hereby convey, assign, and transfer unto the City of Tulsa, Tulsa County, State of Oklahoma, all of the following parcels of real estate:

1. All of Business Lot No. 8, Block No. 2, Tract No. 1626, Columbia Point, a Subdivision within the City of Tulsa, Tulsa County, State of Oklahoma, as shown and designated on the accompanying plat, and which shall be enforceable by the City of Tulsa, Oklahoma.

2. All of Reserve Area A, being a portion of the foregoing described parcels, and which shall be enforceable by the City of Tulsa, Oklahoma.

The consideration therefor is the sum of one dollar ($1.00) and other valuable consideration.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

[Signatures]

[Seal]

COLUMBIA POINT
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SECTION 1. UTILITIES AND EASEMENTS

A. Utility Service:

1. Street Light Poles or Standards shall be served by underground cables and shall be the responsibility of the City of Tulsa, Oklahoma, for all public streets and alleys, and may be supplied by the City of Tulsa, Oklahoma, and/or by the owner of the lot or reserve area. The owner of the lot or reserve area shall be responsible for the repair of damage to landscaping and paving occasioned by the installation of underground utility lines. The City of Tulsa, Oklahoma, shall be responsible for the protection of the underground utility lines from damage caused by utility work, natural gas, communications, or electric utility lines. The City shall provide service pedestals and transformers, as sources of supply for electric service, and shall be responsible for the repair of damage or relocation of facilities caused or necessitated by the acts of the owner of the lot or reserve area.

2. All costs and expenses associated with Reserve A, including maintenance of public streets and alleys, and to operate thereon all public utility services, emergency and public safety services, and refuse collection services, shall be the responsibility of the owner thereof, and the City shall be enjoined and restrained from any act or omission which would interfere with the public utility services. Each supplier of the public utility services shall agree to be bound by the terms hereof.

B. Gas Service:

1. The owner of any lot or reserve area shall be responsible for the repair of damage or relocation of gas service caused or necessitated by the acts of the owner of the lot or reserve area.

2. The owners of any lot or reserve area shall agree to be bound by the terms hereof. The City of Tulsa, Oklahoma, shall be responsible for the repair of damage or relocation of gas service caused or necessitated by the acts of the owner of the lot or reserve area.

C. Water, Sewer, Sanitary, and Stormwater Service:

1. The owner of any lot or reserve area shall be responsible for the protection of the water service, sanitary sewer, stormwater service, and stormwater drainage. The City of Tulsa, Oklahoma, shall be responsible for the installation and maintenance of the water service, sanitary sewer, stormwater service, and stormwater drainage. All costs and expenses associated with Reserve A, including maintenance of the public water main, sanitary sewer main, stormwater service, and stormwater drainage, shall be the responsibility of the owner thereof, and the City shall be enjoined and restrained from any act or omission which would interfere with the public water main, sanitary sewer main, stormwater service, and stormwater drainage.

D. Surface Easements:

1. Each lot and reserve area shall be issued one or more, in an ascertainable manner, the City of Tulsa, Oklahoma, or reserve area owner shall construct or permit to be constructed on the private street, any public utility services, emergency and public safety services, and refuse collection services. The owner of the lot or reserve area shall be responsible for the repair of damage or relocation of facilities caused or necessitated by the acts of the owner of the lot or reserve area.

E. Fencing and Landscaping: Services:

1. The City of Tulsa, Oklahoma, or its successors, shall have the right to access all utility easements shown on the accompanying plat, for construction, maintenance, operation, and removal of any public utility services, emergency and public safety services, and refuse collection services. Said easements shall be the property of the City of Tulsa, Oklahoma, and shall be enforceable by the City of Tulsa, Oklahoma.

F. Certificate of Compatability Restrictions:

1. No certificate of occupancy for a building within the subdivision shall be issued by the City of Tulsa, Oklahoma, or its successors, unless the following conditions are met:

a. The building is constructed in accordance with the City of Tulsa, Oklahoma, or its successors, or standards for the City of Tulsa, Oklahoma, and shall be in compliance with the City of Tulsa, Oklahoma, or its successors, and the City of Tulsa, Oklahoma, or its successors, shall be responsible for the repair of damage or relocation of facilities caused or necessitated by the acts of the owner of the lot or reserve area.

b. The owner of the lot or reserve area shall be responsible for the repair of damage or relocation of facilities caused or necessitated by the acts of the owner of the lot or reserve area.

2. The certificate of occupancy shall be issued by the City of Tulsa, Oklahoma, or its successors, and the City of Tulsa, Oklahoma, or its successors, shall be responsible for the repair of damage or relocation of facilities caused or necessitated by the acts of the owner of the lot or reserve area.

SECTION 2. RESERVE AREA A

A. Reserve Area A:

1. The owner of Reserve Area A shall have the right to access all utility easements shown on the accompanying plat, for construction, maintenance, operation, and removal of any public utility services, emergency and public safety services, and refuse collection services. Said easements shall be the property of the City of Tulsa, Oklahoma, or its successors, and shall be enforceable by the City of Tulsa, Oklahoma, or its successors.

B. Reserve Area A:

1. The owner or owners of any property within the Reserve Area A shall be bound by the terms hereof. The City of Tulsa, Oklahoma, or its successors, shall have the right to access all utility easements shown on the accompanying plat, for construction, maintenance, operation, and removal of any public utility services, emergency and public safety services, and refuse collection services. Said easements shall be the property of the City of Tulsa, Oklahoma, or its successors, and shall be enforceable by the City of Tulsa, Oklahoma, or its successors.

C. Reserve Area A:

1. The owner or owners of any property within the Reserve Area A shall be bound by the terms hereof. The City of Tulsa, Oklahoma, or its successors, shall have the right to access all utility easements shown on the accompanying plat, for construction, maintenance, operation, and removal of any public utility services, emergency and public safety services, and refuse collection services. Said easements shall be the property of the City of Tulsa, Oklahoma, or its successors, and shall be enforceable by the City of Tulsa, Oklahoma, or its successors.
Columbia Point

PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWENTY-TWO (22) EAST OF THE INDIAN MERIDIAN,
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Formation of Property Owners' Association

The Owners of Lots as herein described do hereby enter into this Agreement for the purpose of establishing a Property Owners' Association, and hereby agree to be bound by the terms and conditions hereof.

Private Restrictions and Covenants

The Covenants and Restrictions contained herein shall inure to the benefit of the Owners of Lots, the Owners of Any Other Property, and the Owners of Any Other Property as the same may be agreed to by the Members of the Association.

Assessment

Each Lot Owner shall be subject to Annual and Special Assessments by the Association for the maintenance and operation of the Reserve Areas and any other Property and Facilities that, from time to time, are for the Common Use and Benefit of the Lots.

Enforcement, Duration, Amendment or Termination, and Severability

The restrictions herein set forth are Covenants to run with the Lots and shall be binding upon the Owners of Lots, their successors and assigns.

Enforcement

The Covenants and Restrictions contained herein are declared to be covenants running with the Land for the betterment of the Lots and the Lot Owners, and the same shall inure to the Benefit of and shall be enforceable by the Owners of Lots, the Owners of Any Other Property, and the Owners of Any Other Property as the same may be agreed to by the Members of the Association.

Section IV: Property Owners' Association

A. Environment

The restrictions herein set forth are Covenants to run with the Lots and shall be binding upon the Owners of Lots, their successors and assigns.

B. Streets

The Streets shall be developed in accordance with the use and development regulations of the City of Tulsa and the City of Tulsa for Covenants and Restrictions.

C. Membership

Every person or entity which is a record owner of the Fee simple of a Lot shall be a Member of the Association, and each Member shall be entitled to one vote in the Association for the maintenance of the Reserve Areas and any other Property and Facilities for the Common Use and Benefit of the Lots.

D. Assessment

Each Lot Owner shall be subject to Annual and Special Assessments by the Association for the maintenance and operation of the Reserve Areas and any other Property and Facilities.

E. Enforcement

Without limitation of any other powers and rights as the Association may have, the Association shall be entitled to the benefits of the various Covenants, Conditions and Restrictions contained in this deed of dedication to the Lots, and all other Covenants, Conditions, and Restrictions, and shall have the right to enforce such Covenants, Conditions and Restrictions.

F. Association to be Beneficiary

The Association shall inure to the benefit of and be enforceable by the Owners of Lots, the Owners of Any Other Property, and the Owners of Any Other Property as the same may be agreed to by the Members of the Association.

G. Amendment or Termination

The Covenants contained in this deed of dedication, and all other Covenants, Conditions, and Restrictions, shall be subject to Amendment or Termination, and such Amendment or Termination shall be effective upon the proper execution of an instrument in writing, duly acknowledged by the Owners of Lots, the Owners of Any Other Property, and the Owners of Any Other Property as the same may be agreed to by the Members of the Association.

H. Severability

The Covenants and Restrictions contained in this deed of dedication, and all other Covenants, Conditions, and Restrictions, shall be severable, and if any part thereof is hereby prohibited by any court of competent jurisdiction, such severation and prohibition shall affect only such part.

Deed of Dedication (Continued)

Section V: Enforcement, Amendment or Termination, and Severability

A. Environment

The restrictions herein set forth are Covenants to run with the Lots and shall be binding upon the Owners of Lots, their successors and assigns.

B. Streets

The Streets shall be developed in accordance with the use and development regulations of the City of Tulsa and the City of Tulsa for Covenants and Restrictions.

C. Membership

Every person or entity which is a record owner of the Fee simple of a Lot shall be a Member of the Association, and each Member shall be entitled to one vote in the Association for the maintenance of the Reserve Areas and any other Property and Facilities for the Common Use and Benefit of the Lots.

D. Assessment

Each Lot Owner shall be subject to Annual and Special Assessments by the Association for the maintenance and operation of the Reserve Areas and any other Property and Facilities.

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H. Severability

The Covenants and Restrictions contained in this deed of dedication, and all other Covenants, Conditions, and Restrictions, shall be severable, and if any part thereof is hereby prohibited by any court of competent jurisdiction, such severation and prohibition shall affect only such part.

Deed of Dedication (Final)

Section V: Enforcement, Amendment or Termination, and Severability

A. Environment

The restrictions herein set forth are Covenants to run with the Lots and shall be binding upon the Owners of Lots, their successors and assigns.

B. Streets

The Streets shall be developed in accordance with the use and development regulations of the City of Tulsa and the City of Tulsa for Covenants and Restrictions.

C. Membership

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Columbia Point

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHT (8), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN

A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

LOCATION MAP

SCALE: 1"= 2000'

OWNER:
Noah Corporation

CONTACT:
ROGER BROACH
7667 E. 46th Pl.
Tulsa, Oklahoma 74145
Phone: 918-625-1150

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2025
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

LEGEND

B/L BUILDING LINE
B/U BUILDING LINE & UTILITY EASEMENT
EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
Δ DELTA ANGLE
DOC DOCUMENT
ESMT EASEMENT
GOV'T GOVERNMENT
LNA LIMITS OF NO ACCESS
ODE OVERLAND DRAINAGE EASEMENT
RES. RESERVE
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

CONCEPTUAL UTILITY PLAN

Columbia Point

SUBDIVISION CONTAINS:
EIGHT (8) LOTS
IN ONE (1) BLOCK
WITH ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA:  9.295 ACRES

DATE OF PREPARATION:  February 8, 2024
## Preliminary Plat Staff Report

**Hearing Date:** March 20, 2024  
**Prepared by:** Austin Chapman  
achapman@cityoftulsa.org  
918-596-7597

<table>
<thead>
<tr>
<th>Owner and Applicant Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong> John Droz</td>
<td></td>
</tr>
<tr>
<td><strong>Property Owner:</strong> NP 36 LLC</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Location</th>
<th></th>
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<tbody>
<tr>
<td>Southwest corner of East 36th Street North and North Lewis Avenue</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Location within the City of Tulsa</th>
<th></th>
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<tbody>
<tr>
<td><em>(shown with City Council districts)</em></td>
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</table>

<table>
<thead>
<tr>
<th>Request Summary</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Platting a new subdivision named NP36 North.</td>
<td></td>
</tr>
<tr>
<td><strong>Tract Size:</strong> ±133.66 acres</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Existing Zoning:</strong> IM and AG</td>
<td></td>
</tr>
<tr>
<td><strong>Existing Overlays:</strong> None</td>
<td></td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong> IM and AG</td>
<td></td>
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</tbody>
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<thead>
<tr>
<th>Use</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Current Use:</strong> Industrial</td>
<td></td>
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<tr>
<td><strong>Proposed Use:</strong> Industrial Subdivision</td>
<td></td>
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<thead>
<tr>
<th>Comprehensive Plan Considerations</th>
<th></th>
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<tbody>
<tr>
<td><strong>Land Use</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Land Use Plan:</strong> Employment</td>
<td></td>
</tr>
<tr>
<td><strong>Small Area Plans:</strong> 36th Street North</td>
<td></td>
</tr>
<tr>
<td><strong>Development Era:</strong> Early Automobile</td>
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</table>

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<thead>
<tr>
<th>Transportation</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Major Street &amp; Highway Plan:</strong> planitulsa</td>
<td></td>
</tr>
<tr>
<td><strong>Street Type:</strong> N/A</td>
<td></td>
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<tr>
<td><strong>Transit:</strong></td>
<td></td>
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<tr>
<td><strong>Existing Bike/Ped Facilities:</strong></td>
<td></td>
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<tr>
<td><strong>Planned Bike/Ped Facilities:</strong></td>
<td></td>
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<tr>
<td><strong>Traffic on Nearest Arterials (per lane):</strong></td>
<td></td>
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<tr>
<td><strong>North:</strong> E. 36th St. N. : Very Low</td>
<td></td>
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<tr>
<td><strong>East:</strong> N. Lewis Ave. : Low</td>
<td></td>
</tr>
<tr>
<td><strong>South:</strong> E. Apache St.: Very Low</td>
<td></td>
</tr>
<tr>
<td><strong>West:</strong> N. Peoria Ave. : Low</td>
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</tbody>
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<tr>
<th>Environment</th>
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<tbody>
<tr>
<td><strong>Flood Area:</strong> City of Tulsa Regulatory floodplain is present on site.</td>
<td></td>
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<tr>
<td><strong>Parks &amp; Open Space:</strong> N/A</td>
<td></td>
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</tbody>
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<table>
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<tr>
<th>Elected Representatives</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City Council:</strong> District 1, Vanessa Hall Harper</td>
<td></td>
</tr>
<tr>
<td><strong>County Commission:</strong> District 1, Stan Sallee</td>
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</tbody>
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<tr>
<th>Public Notice Required</th>
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<tbody>
<tr>
<td>Mailed Notice to adjacent property owners a minimum of 10 days in advance</td>
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<tr>
<th>Staff Recommendation</th>
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<tbody>
<tr>
<td>Staff recommends approval subject to conditions.</td>
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</tbody>
</table>
Detailed Staff Recommendation

The plat consists of 6 lots, 2 blocks, ±133.66 acres. Staff recommends approval of the preliminary subdivision plat subject to the following conditions provided on March 7, 2024 by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

1. Engineering Graphics
   - Submit subdivision control data sheet with the final plat.
   - In the plat subtitle add “City of Tulsa” before Tulsa County.
   - Provide the individual lot addresses on the face of the plat.
   - In the Location Map add missing platted properties. Remove the individual parcel/lot lines. Label all other land in the section as “unplatted”. Label and show the Gilcrease Expressway in the location map. Label the location of the plat in Location Map as either “project location” or “site”.
   - 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.
   - We 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.

2. Addressing
   - N WHEELING PL should be N WHEELING AVE.
   - Addresses will be provided at a later date.

3. Streets (transportation)
   - Provide Limits of No Access on the plat and the language within the Deed of Dedication. This note applies to 36th Street North and North Lewis Avenue.
   - Verify that ROW being dedicated by this plat along East 36th Street North complies with the Major Street and Highway Plan.
   - Verify that existing ROW along North Lewis Avenue and Mohawk Boulevard (as applicable) is compliant with the Major Street and Highway Plan.

4. Streets (fire)
   - If cul de sac between Utica and 35th St N is dead ended, please ensure it is 96 ft diameter.

5. Sidewalks
   - Sidewalks are required along all streets adjacent to this plat and must be ADA compliant. 5’ sidewalks along the Arterials and 4’ for residential sidewalks.
   - Sidewalks around Lot 1, Block 2 are included in IDP 155643. Sidewalks across Mohawk frontage of Lot 3, Block 1 are existing.

6. Protection From Flooding and Other Natural Hazards (Floodplain)
   - FEMA zone AE 100yr floodplain is on site per FIRM panels 40143C0229L & 40143C0228L. City of Tulsa Regulatory floodplain extends past FEMA boundary in limited locations, per City of Tulsa atlas panel 29. Plans do not show modification to floodplains.
7. Stormwater Management
   - Stormwater water hazard mitigation is addressed by Fee-in-lieu-of detention due to the projects' location in the lower reach of the Dirty Butter Creek basin.

8. Water
   - Ensure hydrant coverage is consistent with IFC 2018.

9. Easements
   - Floodplain in L1B3 should be contained in an OD/E. How does exclave portion of L3B1 comply with perimeter easement and frontage requirements? A perimeter easement around the unplatted area intruding to L1B1 may be required.
   - Between Blk 1 Lot 2 and 3 change the 17.5' U/E to a 30' of WL/E “By This Plat or Separate Instrument” from the asphalt road to E Mohawk Blvd for maintaining the 8-inch water main line.
   - Confirm if water meter vault easements exist in the northeast area of Blk 1 lot 3 abutting the required 30' WL/E but currently shown as a 17.5' U/E and Lot 2 Blk 1 in the southeast area from E Mohawk Blvd. If these meter vaults exist label them “By This Plat or Separate Instrument” with book and page.

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:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Park and Open Space/Employment</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>CS</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS-3/AG</td>
<td>Neighborhood</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Small Area Plans
The subject properties are the 36th Street North Corridor Small Area Plan which identified it as an area of employment and as the site of a proposed industrial park.

Development Era
The subject property is located in an area developed during the Early Automobile Era. The Early Automobile Era area includes those parts of the city that developed prior to and after World War II but prior to the major annexations of the 1960s. These neighborhoods developed during the rise of the automobile, but generally maintain a rectilinear street grid with homes on smaller lots.

Transportation
Comprehensive Plan Street Designation:

Arterial Traffic per Lane:

Arterial Traffic - North  (E 36th St N - 2,122 Vehicles per Lane)
Arterial Traffic - East  (N Lewis Ave - 3,368 Vehicles per Lane)
Arterial Traffic - South  (E Apache St - 2,057 Vehicles per Lane)
Arterial Traffic - West  (N Peoria Ave - 2,851 Vehicles per Lane)

Environmental Considerations
Parks & Open Space: N/A

Exhibits
Case map
Aerial
Tulsa Comprehensive Plan Land Use
Map Plat Exhibits
Land Use Plan Categories

- Arkansas River Corridor
- Downtown
- Employment
- Neighborhood
- Park and Open Space
- Regional Center
- Multiple Use

**NP36 North**
This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveyors. By this plat NP36, LLC, owner/developer, dedicates this land to the City of Tulsa, Tulsa County, and the public according to the terms set forth. All dimensions are shown to the nearest foot, and all coordinates are given to the nearest tenth of a foot. The Legal Description accompanying this plat finishes the uncharted areas as of 2024.
LIMITS OF ACCESS

1. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain the same in accordance with the following standards:

2. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

3. However, the Lot Owner shall bear the cost of any damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

4. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

5. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

6. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

7. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

8. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

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10. The City of Tulsa, Oklahoma, or its successors, shall be responsible for ordinary maintenance of its facilities, but the Lot Owner shall pay for damage or repairs necessitated by failure to maintain said underground water, sanitary sewer, storm sewer, and storm drain facilities located on the City's right-of-way or in public easements, including those facilities that are not shown on the Preliminary Plat.

CERTIFICATE OF DEDICATION

BEFORE ME, the undersigned, NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, on this __ day of __, 20__ personally appeared to me, ____, the individual who subscribed hereto as the owner of the foreshadowing instrument, and acknowledged to me that he/she executed the same for the purpose of conveying the foreshadowing instrument as his/her agent.

IN WITNESS WHEREOF, __, being the owner of the foreshadowing, hereby approves the foregoing declaration of covenants, conditions and restrictions on this __ day of __, 20__.

__________________________________________
___________________________
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO: ____________

CERTIFICATE OF SURVEY

I, CLIFF BENNETT, a registered land surveyor in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided and platted the tract of land described in the foregoing Declaration of Covenants, Conditions and Restrictions, and that said plat described herein as ____, of ____ acres, has been surveyed in accordance with the laws of the State of Oklahoma, and that the same is true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day of __, 20__.

__________________________________________
___________________________
CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO: ____________

NOTARY PUBLIC

CERTIFICATION OF DEED OF DEDICATION

BEFORE ME, the undersigned, NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, on this __ day of __, 20__ personally appeared to me, ____, the individual who subscribed hereto as the owner of the foreshadowing instrument, and acknowledged to me that he/she executed the same for the purpose of conveying the foreshadowing instrument as his/her agent.

IN WITNESS WHEREOF, __, being the owner of the foreshadowing, hereby approves the foregoing declaration of covenants, conditions and restrictions on this __ day of __, 20__.

BY: ________________
___________________________
JOSH MILLER, MANAGER
STATE OF OKLAHOMA

COUNTY OF

BEFORE ME, the undersigned, NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, on this __ day of __, 20__ personally appeared to me, ____, the individual who subscribed hereto as the owner of the foreshadowing instrument, and acknowledged to me that he/she executed the same for the purpose of conveying the foreshadowing instrument as his/her agent.

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COUNTY OF

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COUNTY OF

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JOSH MILLER, MANAGER
STATE OF OKLAHOMA

COUNTY OF