TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2467
January 3, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

REPORTS

2. Chairman’s Report:
3. Worksession Report:
4. Director's Report:

CONSENT AGENDA

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

A. Minutes of November 15, 2006, Meeting No. 2464
B. Minutes of December 6, 2006, Meeting No. 2465
C. Mingo Crossing – (2325)/Final Plat
   North of northwest corner of East 136th Street North and 97th East Avenue (Mingo Road)
D. First Amended Declaration of Covenants and Restrictions (portions of Yorkshire Estates) – PUD 514-A - (9322)
   (PD-6) (CD-5)
E. PUD-307-B – Michael Jordan/Detail Site Plan
   2021 East 71st Street South (Detail site plan for a new pool pavilion associated with Camp Shalom campus.)
   (PD-18a) (CD-2)
F. PUD-664-A – Tanner Consulting, LLC/Detail Site Plan
   West of the southwest corner East 81st South and South Lewis Avenue (Detail site plan for a gated entry for a mini-storage use.)
   (PD-18a) (CD-2)
G. PUD-370-B – Brad Lechtenberger/Detail Site Plan
   Northwest corner of 106th Street South and South Memorial Drive (Detail site plan for a new 7,352 square foot restaurant.)
   (PD-26) (CD-8)
H. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA
6. PUBLIC HEARINGS

A. **Shipley Subdivision – (8305) – Preliminary Plat** (PD-18) (CD-2)
   6336 South Harvard (continued from 12/6/06 meeting for City Council review of PUD standards and another continuance is requested to 1/17/07 to allow for City Council review of PUD standards)

B. **Home Center Amended – (8406) – Preliminary Plat** (PD-18) (CD-8)
   6611 South 101st East Avenue

C. **Stonegate II – (9425) – Preliminary Plat** (PD-17) (CD-6)
   North and east of the northeast corner of East 51st Street and 177th East Avenue

D. **WWTC-2 – (0432) – Preliminary Plat** (PD-16) (CD-6)
   1006 North 129th East Avenue

E. **PUD-392-A – Tulsa Engineering & Planning** (PD-17) (CD-6)
   North of northwest corner of East 11th Street and South 123rd East Avenue (Major Amendment for the purpose of abandoning that portion of the PUD located in Lot 1, Block 1, Eleven Trade Center/Plat No. 4601) (Related to Item F.)

F. **Z-6958-SP-2 – Tulsa Engineering & Planning** (PD-17) (CD-6)
   North of northwest corner of East 11th Street and South 123rd East Avenue (Corridor Site Plan for a 9.4143 acre tract which is part of the 20.1472 acre overall site plan for the corporate headquarters of Lowrance Electronics) (Related to Item E.)

G. **PUD-306-J – Peter Kavanaugh/Zone Systems, Inc.** (PD-18) (CD-8)
   South of southwest corner South Harvard Avenue and East 91st Street (Major Amendment to allow a communications tower on an existing church site.)

H. **Z-7048 – Sisemore Weisz & Associates** AG to RS-3
   South of southwest corner of East 41st Street and South 177th East Avenue (PD-17) (CD-6)

I. **PUD-641-2 – Roy D. Johnsen** (PD-18) (CD-7)
   6800 South Granite (Minor Amendment to increase the building height limitation from six stories to eight stories to allow construction of additions to the north wings of the multifamily complex.)
J. **PUD-625-4/Z-6735-SP-1d – Sisemore Weisz & Assoc.**

   East of the southeast corner of South Mingo Road and East 81st Street South (Minor Amendment/Corridor Site Plan to create three lots from Lot 3, Block 1 for three new development sub-areas and allocation of floor area.) *(Applicant has requested a continuance to January 17, 2007.)*

K. **PUD-712-2 – Roy D. Johnsen**

   Northwest corner of East 51st Street and 193rd East Avenue (Minor Amendment for the purpose of reallocating floor area.)

7. **OTHER BUSINESS**

   A. **Elections for TMAPC Officers**

8. **CONTINUED RECONSIDERATION**

   A. **Z-7020 – Robert Johnson**

   West of the southwest corner of East 56th Street North and North 145th Avenue East (Continued from December 6, 2006) *(Applicant has requested a continuance to January 17, 2007.)*

9. **Commissioners' Comments**

   **ADJOURN**

   PD = Planning District/CD = Council District

**NOTICE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website @ [www.tmapc.org](http://www.tmapc.org)

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region’s current and future residents.

**TMAPC Mission Statement**
Mingo Crossing - (2325) (County)
North of northwest corner of East 136th Street North and 97th East Avenue (Mingo Road)

This plat consists of 31 Lots in 2 Blocks on 20.68 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
December 15, 2006

By Hand Delivery

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
INCOG
201 West 5th Street, Suite 600
Tulsa, Oklahoma 74103

Re:    (Revised)First Amended Declaration of Covenants and Restrictions (portions of Yorkshire Estates: PUD-514-A).

Dear Ms. Fernandez:

Enclosed is a revised First Amended Declaration of Covenants and Restrictions (portions of Yorkshire Estates). I am providing the revision to obtain approval of the TMAPC and forwarding to the City of Tulsa for its approval. After reviewing the PUD, I spoke with Delise Tomlinson as you suggested, and I thank both of you for your assistance.

Again, should you have any questions, require any further information or the document requires further revision please contact me.

Very truly yours,

ELLER AND DETRICH
A Professional Corporation

Bruce D. Shalon

sau:BDS
Enclosure
1/Site Acquisition Services, Inc/168407B Yale Avenue South OK/in/c/Ltr/D. Fernandez.121506.doc
After Recording Return To:

Bruce D. Shalon, Esq.,
Eller and Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, OK 74114-3533

FIRST AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS

This First Amended Declaration of Covenants and Restrictions made this day of December 2006, by SAIED REALTY, LP, an Oklahoma Limited Partnership, ARVEST BANK, an Oklahoma Banking Corporation, the TULSA METROPOLITAN AREA PLANNING COMMISSION ("TMAPC"), and the CITY OF TULSA.

WITNESSETH:

WHEREAS, certain covenants and restrictions applicable to the real estate described as:

A part of Lot One (1), Block Two (2), Yorkshire Estates, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of said Lot 1, thence East 400 feet to a point; thence North 75 feet to a point; thence West 365 feet to a point; thence South 45 feet to a point; thence West 35 feet to a point on the West line of said Lot 1; thence South 30 feet to the point of beginning, and the West 300 feet of Lot 2, Block 2, Yorkshire Estates, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (the "Property").

Have heretofore been established within the Declaration of Covenants and Restrictions (the "Declaration") of the subdivision plat of June 8, 1994, filed February 27, 1996, in Book 5786 at Pages 0719-0724; and

WHEREAS, the property was processed as Planned Unit Development ("PUD") No. 514 pursuant to Title 42, Tulsa Revised Ordinances of the City of Tulsa (the "Tulsa Zoning Code"), as the same existed on June 8, 1994, and was approved by the TMAPC on June 8, 1994 and by the Council of the City of Tulsa (the "City Council"), on July 14, 1994, the implementing Ordinance being No. 18278 and subsequent approvals of access points to East 33rd Street was made by the TMAPC on July 27, 1994, and by the City Council on August 25, 1994; and

WHEREAS, pursuant to the provisions of the Tulsa Zoning Code, a PUD Major Amendment, PUD-514-A, was approved by the TMAPC on August 16, 2006, by the City Council on October 26, 2006, and the Mayor of the City of Tulsa on November 8, 2006, the implementing Ordinance being No. 21412 permitting certain additional uses that portion of the Property as described in the Declaration, PUD-514 and PUD-514-A as Development Area "A"; and

WHEREAS, certain covenants set forth within PUD-514-A were established pursuant to the provisions of the Tulsa Zoning Code in order to properly provide for and assure that the development and use of the Property would be in compliance with the development standards and conditions recommended by the TMAPC; and
WHEREAS, the Declaration made provision for the amendment of covenants and restrictions therein established by the owners of the property whereby said covenants and restrictions may be amended or modified at any time by the owners of the property with approval of the City of Tulsa; and

WHEREAS, SAIED REALTY, LP, and ARVEST BANK are the owners of the Property; and

WHEREAS, SAIED REALTY, LP, ARVEST BANK, TMAPC and the CITY OF TULSA wish to amend the Declaration and PUD-514, consistent with PUD-514-A approved as previously set forth.

THEREFORE, SAIED REALTY, LP, ARVEST BANK, TMAPC and the CITY OF TULSA herein amend the Declaration to add to the list of permitted uses set out in Paragraph 1. Development Standards – Development Area "A", of the Declaration, the following:

Development Area “A”

PERMITTED USES:
In addition to those uses permitted per PUD-514, Antenna and Supporting Structure as provided within Use Unit 4, Public Protection and Utility Facilities.

MAXIMUM HEIGHT: 100 FT

SETBACKS:
   From east boundary of PUD-514-A: 250 FT
   From centerline of South Yale Ave.: 75 FT

USE CONDITIONS:
As provided per Section 1204.C, Public Protection and Utility Facilities/Use Conditions, and other applicable sections of the Zoning Code.

3. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk’s office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

4. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all structures, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

5. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

6. Except as above modified, the development standards of PUD-514 as amended, shall remain applicable.

   Except as specifically amended above, the covenants and provisions set forth within the Declaration and PUD-514 shall remain effective.
IN WITNESS WHEREOF, SAIED REALTY, LP, ARVEST BANK, TMAPC and the CITY OF TULSA have executed this instrument to be effective upon its proper recording in the office of the County Clerk of Tulsa County, Oklahoma.

SAIED REALTY, LP, an Oklahoma Limited Partnership Company

By: ___________________________________________________________
   James G. Saied, Manager

STATE OF OKLAHOMA ss
COUNTY OF TULSA ss

This instrument was acknowledged before me on this _____ day of December 2006, by James G. Saied as Manager of SAIED Realty, LP, an Oklahoma Limited Partnership Company.

Commission Expires: ____________________________
Commission No: ____________________________ Notary Public

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ARVEST BANK an Oklahoma Banking Corporation

By: ___________________________________________________________________{2018}

STATE OF OKLAHOMA ss
COUNTY OF TULSA ss

This instrument was acknowledged before me on this _____ day of December 2006, by ____________________ for ARVEST Bank, an Oklahoma Banking Corporation.

Commission Expires: ____________________________
Commission No: ____________________________ Notary Public
TULSA METROPOLITAN AREA
PLANNING COMMISSION

By: ____________________________
        Chip Ard, Chairperson

STATE OF OKLAHOMA  )  ss
COUNTY OF TULSA    )

This instrument was acknowledged before me on this _____ day of December 2006, by Chip Ard as Chairperson of TMAPC.
Commission Expires: ________________
Commission No: ________________________ Notary Public

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CITY OF TULSA, STATE
OF OKLAHOMA

By: ____________________________
        Kathy Taylor, Mayor

STATE OF OKLAHOMA  )  ss
COUNTY OF TULSA    )

This instrument was acknowledged before me on this _____ day of December 2006, by Kathy Taylor, Mayor of the City of Tulsa.
Commission Expires: ________________
Commission No: ________________________ Notary Public

ATTEST:

City Clerk

APPROVED:

Assistant City Attorney
January 3, 2007

STAFF RECOMMENDATION

**PUD: 307-B**
Detail Site Plan – Pool Pavilion; Jewish Federation of Tulsa; 2021 East 71st Street South; Lot 1, Blcck 1, Camp Shalom Addition; Southern Development Area; OM/PUD; PD-18a; CD-2

The applicant is requesting approval of a detail site plan for a new pool pavilion associated with the Camp Shalom campus. The proposed use, Use Unit 5, Community Services and Similar Uses (customary and accessory thereto), is in conformance with Development Standards of PUD 307-B.

The proposed pavilion is to replace the existing pool house and meets setbacks, minimum landscaped area requirements, and lighting and parking restrictions.

Therefore, staff recommends APPROVAL of PUD 307-B detail site plan as proposed.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
January 3, 2007

STAFF RECOMMENDATION

PUD:664-A
Detail Site Plan – Riverbend Mini-Storage Gated Entry;
West of the Southwest Corner of East 81st Street South and
South Lewis Avenue; Lot 1, Block 1, Riverbend Addition;
Development Area D-1; RM-1/ PUD 664; PD-18a; CD-2

The applicant is requesting approval of a detail site plan for a gated entry for a mini-storage use. The proposed gated entry has been approved by the Traffic Engineer and Fire Marshal.

Therefore, staff recommends **APPROVAL** of PUD 664-A detail site plan for the gated entry as proposed.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
January 3, 2007

STAFF RECOMMENDATION

PUD: 370-B
Detail Site Plan – Compadre’s Restaurant; Northwest Corner of 106th Street South and South Memorial Drive; Lots 1 & 2, Block 1, Avalon Park on Memorial; CS/OL/PUD; PD-26; CD-8

The applicant is requesting approval of a detail site plan for a new 7,352 square foot restaurant. The proposed use, Use Unit 12, Eating Establishments Other than Drive-Ins, is in conformance with Development Standards of PUD 370-B.

The site plan complies with building setback, height and floor area restrictions and meets minimum landscape requirements. Proposed site lighting complies with development standards and the zoning code. Upon TMAPC approval of related lot combination, LC-037, parking will also comply with development standards and the zoning code.

Therefore, staff recommends APPROVAL of PUD 370-B detail site plan for the restaurant subject to TMAPC approval of related lot combination LC-037.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
Shipley Subdivision
PRELIMINARY SUBDIVISION PLAT

Home Center Amended – (8406) (PD 18) (CD 8)
6611 South 101st East Avenue

This plat consists of ten lots, one block, on 37 acres.

The following issues were discussed December 21, 2006 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 595 B/CO-Z-5970-SP-5. All conditions of the zoning must be met and shown in the restrictive covenants.

2. **Streets:** Confirm and document the status of the proposed right-of-way vacation adjacent to the north. Recommend pulling the mutual access easement on Lot 8 away from the property line to eliminate any implied access to the adjacent service alley (Mathis). Traffic concurs with the construction standards presented for the private streets. Review the location and design of the service drive onto 101st East Avenue, as it may encroach the intersection of 66th Street and 101st East Avenue and any relocation could possibly impact the detention design. Sidewalks are required on public and private street frontages. Include a note on face of plat stating sidewalks are to be constructed accordingly. Sidewalk easements need to be included on both sides of East 67th Street South. Sidewalk Easement paragraph needs to be modified to include the additional easement areas noted above. Use correct street names.

3. **Sewer:** No comment.

4. **Water:** A 20 foot waterline easement is needed on the west side of south 104th East Avenue from East 68th Street South. Meters and addresses must be coordinated through public works. Do not put waterline between Lots 6 and 7. Provide connection details for new fire hydrants.

5. **Storm Drainage:** Storm sewer easements, shown as “vacated” on the face of plat, must be finalized and the recording references included on the plat. The northwest entrance into this subdivision should not encroach on the stormwater detention reserve. Please redesign the limits of this reserve to accommodate this. Please check the City of Tulsa easement width criteria for the larger diameter storm sewer pipes. The 15-foot easement widths for these pipes may need to be increased.

6. **Utilities:** Telephone, PSO, ONG, Cable and ONG: needs easements vacated and relocated.

7. **Other:** Fire: Verify the location of the right-of-way for 66th Street in relation to the northwest corner of Lot 1, especially the southwest corner. Sidewalks are needed throughout the addition and per the PUD and CO requirements. Show all lot dimensions on the face of the 100 scale plat in the final plat submittal. Label the highway right-of-way.
Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. A request to waive the sidewalk requirement may be received after the agenda is prepared.

**Special Conditions:**

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
PRELIMINARY SUBDIVISION PLAT

Home Center Amended – (8406) (PD 18) (CD 8)
6611 South 101st East Avenue

This plat consists of ten lots, one block, on 37 acres.

The following issues were discussed December 21, 2006 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 595 B/CO-Z-5970-SP-5. All conditions of the zoning must be met and shown in the restrictive covenants.

2. **Streets:** Confirm and document the status of the proposed right-of-way vacation adjacent to the north. Recommend pulling the mutual access easement on Lot 8 away from the property line to eliminate any implied access to the adjacent service alley (Mathis). Traffic concurs with the construction standards presented for the private streets. Review the location and design of the service drive onto 101st East Avenue, as it may encroach the intersection of 66th Street and 101st East Avenue and any relocation could possibly impact the detention design. Sidewalks are required on public and private street frontages. Include a note on face of plat stating sidewalks are to be constructed accordingly. Sidewalk easements need to be included on both sides of East 67th Street South. Sidewalk Easement paragraph needs to be modified to include the additional easement areas noted above. Use correct street names.

3. **Sewer:** No comment.

4. **Water:** A 20 foot waterline easement is needed on the west side of south 104th East Avenue from East 68th Street South. Meters and addresses must be coordinated through public works. Do not put waterline between Lots 6 and 7. Provide connection details for new fire hydrants.

5. **Storm Drainage:** Storm sewer easements, shown as “vacated” on the face of plat, must be finalized and the recording references included on the plat. The northwest entrance into this subdivision should not encroach on the stormwater detention reserve. Please redesign the limits of this reserve to accommodate this. Please check the City of Tulsa easement width criteria for the larger diameter storm sewer pipes. The 15-foot easement widths for these pipes may need to be increased.

6. **Utilities:** Telephone, PSO, ONG, Cable and ONG: needs easements vacated and relocated.

7. **Other:** Fire: Verify the location of the right-of-way for 66th Street in relation to the northwest corner of Lot 1, especially the southwest corner. Sidewalks are needed throughout the addition and per the PUD and CO requirements. Show all lot dimensions on the face of the 100 scale plat in the final plat submittal. Label the highway right-of-way.
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13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

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17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

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20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
PRELIMINARY SUBDIVISION PLAT

Stonegate II - (9425) (PD 17) (CD 6)
Northeast corner of East 51st Street and 177th East Avenue

This plat consists of 133 Lots, 8 Blocks, on 30 acres.

The following issues were discussed December 21, 2006 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3. Show square footages per lot.

2. **Streets:** Relocate the stub street in block 1 further west in order to reduce the long, straight 950 foot block along East 46th Street to a reasonable length of 600 to 700 feet. Please use one name for the Home Owners’ Association consistently in Section III A 1 and A 2 B and also III F. Provide for an adequate transition on 185th East Avenue at 48th Place. (A symmetric transition from 60 to 50 feet may require less right-of-way than non-symmetric.) PFPI plans submitted for review may need revision pending acceptance by adjoining developers of Traffic’s recommended changes in street layout, i.e., moving the northern leg of South 184th East Avenue to the west. Include note stating sidewalks are to be constructed on all streets. Include standard language for sidewalk construction.

3. **Sewer:** Reserve C is not shown as a utility easement. Therefore, back lot easements adjacent to the Reserve must be 17.5 feet wide instead of 11 feet wide. Add dimensions for all existing easements on the face of the plat. Add an easement with a minimum width of 15 feet for the sanitary sewer along the east side of Lot 13 Block 3. In Reserve A, a pool house and a swimming pool are not allowed to encroach on a utility easement. Add an 11 foot utility easement along the south line of the Reserve, or increase the back lot easement for Lots 1-3, Block 8 to a 17.5 foot easement. Do not locate fire hydrants over sanitary sewer lines. Maintain the 10 foot separation required for water and sewer lines. Engineering wastewater design comments that the Stone Creek Farms Lift Station must be complete and flow diverted to the Lift station before the new lines are tied into the southeast corner of the development.

4. **Water:** Add language in Reserve A for water main crossing. Provide blow-off hydrants at each dead end line. Move water service lines away from storm water easement on Lots 7 and 8, Block 1 and Lot 13, Block 3. Change alignment of water line on South 185th East Avenue to east side of street. Move fire hydrant to property line of Lots 12 and 13 on East 48th Place South.
5. **Storm Drainage:** Add exact plat name and number to the label for existing Reserve C. Add a legend to define the abbreviations and different lines being used on the face of plat. If the Homeowners in this subdivision will share maintenance responsibilities for the overland drainage easement and the stormwater detention facility in existing Reserve C of the neighboring plat and homeowners' association, then the standard language for both of them, along with their prorated responsibility, must be added to the Covenants. Recommend removal or labeling of the crop circles, or whatever they are.

6. **Utilities: Telephone, PSO, ONG, Cable:** Additional easements may be needed.

7. **Other: Fire:** Cul-de-sacs greater than two hundred and fifty feet in length shall have a turn-around radius of not less than forty feet of paving and a radius of fifty-two feet of right-of-way at the property line. The Cul-de-sac on 48th Street shall have a 52 foot radius. Add dimension arrows to visually clarify the dimensions and bearings for both points-of-beginning. Square footage for each lot must be shown. Ownership declaration with legal description and dedications need to be under their appropriate section headings.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities
in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefore shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
PRELIMINARY SUBDIVISION PLAT

WWTC – (0432) (PD 16) (CD 6)
1006 North 129th East Avenue

This plat consists of one lot, one block, on 9.5 acres.

The following issues were discussed December 21, 2006 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL. A sidewalk waiver request should be submitted in writing with a site plan and reason for the waiver.

2. **Streets:** No comment.

3. **Sewer:** Add language to the covenants requiring the owners to disconnect from the Aerobic sewer system and connect to the City of Tulsa sewer main within 90 days of it becoming available for connection.

4. **Water:** No comment.

5. **Storm Drainage:** The extra limits of the “City of Tulsa Eagle Creek Regulatory Floodplain” must be plotted on the face of plat by using the 100-year water surface elevations across the site. The overland drainage easement for that floodplain must include the floodplain plus a minimum of an additional 20 feet outside and adjacent to the limits of the floodplain. The leaders from the label for the overland drainage easement must extend to touch the easement boundary line.

6. **Utilities:** Telephone, PSO, ONG, and Cable: Okay.

7. **Other:** Fire: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or fire fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. Provide a Knox Box or padlock on the yard gates. Show the approved building setback lines on all four sides. The encroachment of the current building setback line on the north needs to be resolved. Location map needs to be correct. Add a meets and bounds description showing the bearing and distance of the boundary after the legal description.
Staff recommends APPROVAL of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below:

Waivers of Subdivision Regulations:

1. A sidewalk waiver is being requested. A site plan and letter requesting the waiver will be forwarded to the planning commission as soon as possible after they are submitted (anticipated after agenda preparation).

Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
WWTC-2 Addition

An Addition to the City of Tulsa located in the SE¼ of the SE¼ of the NE¼ of Section 32, Township 20 North, Range: 14 East, of the I. B. & M., Tulsa County, State of Oklahoma

Addition has 1 Lot in 1 Block, and contains 0.52 acres, more or less.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-392-A

TRS 9405 Atlas 856, 997
CZM 39 PD-17 CD-6

TMAPC Hearing Date: January 3, 2007

Applicant: Tim Terral/Tulsa Engineering & Planning
Tract Size: 2.18+ acres

ADDRESS/GENERAL LOCATION: West of northwest corner South 123rd Avenue East and East 11th Street

EXISTING ZONING: CS/PUD
EXISTING USE: Parking

ZONING ORDINANCE: Ordinance number 16351 dated May 14, 1985, established zoning for the subject property.

PROPOSED ZONING: CS
PROPOSED USE: Abandonment of PUD

RELEVANT ZONING HISTORY:

Z-6958 December 2004: All concurred in approval of a request to rezone a 9.23+ acre tract from RS-3/OL to CO for commercial use located north of northwest corner of East 11th Street and South 123rd East Avenue.

Z-6520 January 1996: All concurred in approval of a request to rezone a tract located on the northwest corner of East 7th Street and South 123rd East Avenue from RS-3 and OM to CS for commercial uses.

Z-6480/PUD-539 August 1995: Approval was granted for a request to rezone a tract located between East 7th Street and East 11th Street and east of South 123rd East Avenue, east of the subject property, from RM-1, RS-3, RS-2, and CS to PUD-539 for a proposed commercial development allowing boat sales, and a mini-storage.

PUD-392 May 1985: All concurred in approval of a proposed Planned Unit Development a 3.74+ acre tract of land for commercial use, with conditions, on property located west of the northwest corner of East 11th Street and 123rd East Avenue and the subject property.

BOA-9749 November 17, 1977: The Board of Adjustment approve a Special Exception to permit a premix donut distribution plant in a CS and CH District for the Daylight Donut Company on property located west of the northwest corner of East 11th Street and 123rd East Avenue and abutting west of subject property.

BOA-7684 November 2, 1972: The Board of Adjustment approved a Special Exception to permit off-street parking in an RS-2 District to be used by the Lowrance Electronics Building on property located north and west of 11th Street and 123rd East Avenue.
**BOA-7561 August 3, 1972:** The Board of Adjustment approved a Special Exception to permit light manufacturing and industrial uses having light or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration in a CH District Restricted to the uses listing in Use Unit 25 on property located and a part of Lowrance Electronics.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 2.18± acres in size and is located west of northwest corner South 123rd Avenue East and East 11th Street. The property appears to be vacant, and is zoned CS/PUD-392.

**STREETS:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
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<tbody>
<tr>
<td>East 11th Street</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>4</td>
</tr>
</tbody>
</table>

**UTILITIES:** The subject tract has municipal water and sewer available.

**SURROUNDING AREA:** The subject tract is abutted on the east by commercial use, zoned CS/PUD; on the north by some parking but mostly vacant land, zoned CO; on the south by a school, zoned RS-3 and on the west by vacant land, zoned CS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity – No Specific land use/Corridor.

**STAFF RECOMMENDATION:**

The applicant is proposing to amend PUD 392 for the purpose of abandoning that portion of the PUD located in Lot 1, Block 1, Eleven Trade Center (Plat No. 4601). The tract is currently being used as off-street parking for Lowrance Electronics, Incorporated, located at 12000 East Skelly Drive.

Underlying zoning of PUD 392, including the subject tract, is CS – Commercial Shopping. The original PUD allows those uses permitted by right in the CS district, excluding bars, taverns, nightclubs, liquor stores, pool halls and video game parlors. Upon abandonment from PUD 392 the subject tract would revert to use conditions per underlying CS zoning. At this time Lowrance Electronics has no desire to develop the parcel for commercial but instead intends to continue using the tract for overflow off-street parking.

With abandonment of the subject tract from PUD 392, gross land area in the PUD will be reduced from 4.59 acres to 2.54 acres. The original PUD allowed a floor area ratio of 27.5%. In keeping with that ratio, maximum permitted floor area for the remaining portion of PUD 392 would be 30,426.66 square feet. Existing buildings within the remaining portion of PUD 392 comprise 20,235 square feet.

The tract to be abandoned from PUD 392 is part of an overall development/ redevelopment and expansion plan for Lowrance Electronics which includes a new corridor site plan (Z-6958-SP-2) for the adjacent tract to the north and a tract with CH zoning adjoining the west boundary of corridor site plan Z-6958-SP-2 per Exhibit B, ‘Overall Site Plan’. Lowrance Electronics intends to re-plat the subject tract as part of Lot 1, Block 1, Lowrance Electronics in keeping with their ‘Overall Site Plan’.

Staff finds the proposed abandonment/ amendment to be appropriate per the applicant's 'Overall Site Plan' and, therefore, recommends **APPROVAL** of PUD 392-A as proposed.
TAC Comments from 12/21/06:

**General:** No comment.

**Water:** No comment.

**House Numbering:** No comment.

**Fire:** No comment.

**Stormwater:** No comment.

**Wastewater:** No comment.

**Transportation:** No comment.

**Traffic:** No comment.

**GIS:** No comment.

**County Engineer:** No comment.

01/03/07
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-6958-SP-2

TRS 9405  Atlas 856, 997
CZM 39  PD-17 CD-6

TMAPC Hearing Date: January 3, 2007

Applicant: Tim Terral/Tulsa Engineering & Planning  Tract Size: 9.41± acres

ADDRESS/GENERAL LOCATION: North of northwest corner South 123rd Avenue East and East 11th Street

EXISTING ZONING: CO
EXISTING USE:

ZONING ORDINANCE: Ordinance number 20975 dated December 12, 2004, established zoning for the subject property.

PROPOSED ZONING: CO
PROPOSED USE: Warehousing and parking

RELEVANT ZONING HISTORY:

Z-6958 December 2004: All concurred in approval of a request to rezone a 9.23± acre tract from RS-3/OL to CO for commercial use located north of northwest corner of East 11th Street and South 123rd East Avenue and on subject property.

Z-6520 January 1996: All concurred in approval of a request to rezone a tract located on the northwest corner of East 7th Street and South 123rd East Avenue from RS-3 and OM to CS for commercial uses.

Z-6480/PUD-539 August 1995: Approval was granted for a request to rezone a tract located between East 7th Street and East 11th Street and east of South 123rd East Avenue, east of the subject property, from RM-1, RS-3, RS-2, and CS to PUD-539 for a proposed commercial development allowing boat sales, and a mini-storage.

PUD-392 May 1985: All concurred in approval of a proposed Planned Unit Development a 3.74± acre tract of land for commercial use, with conditions, on property located on the northwest corner of East 11th Street and 123rd East Avenue.

BOA-9749 November 17, 1977: The Board of Adjustment approve a Special Exception to permit a premix donut distribution plant in a CS and CH District for the Daylight Donut Company on property located west of the northwest corner of East 11th Street and 123rd East Avenue and southwest of subject property.

BOA-7684 November 2, 1972: The Board of Adjustment approved a Special Exception to permit off-street parking in an RS-2 District to be used by the Lowrance Electronics Building on property located north and west of 11th Street and 123rd East Avenue and a part of the subject property.
BOA-7561 August 3, 1972: The Board of Adjustment approved a Special Exception to permit light manufacturing and industrial uses having light or no objectionable environmental influences by reason of the emission of odor, heat, smoke, noise or vibration in a CH District Restricted to the uses listing in Use Unit 25 on property located and abutting the subject property to the west and a part of Lowrance Electronics.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 9.23 acres in size. It is located north of the northwest corner of East 11th Street South and South 123rd East Avenue. The property is zoned CO.

STREETS:

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<tr>
<td>South 123rd East Avenue</td>
<td>Residential</td>
<td>50'</td>
<td>2</td>
</tr>
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</table>

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject property is abutted on the north by a church, zoned RS-3 and Skelly Drive, zoned RS-2. To the east are boat sales use and related activities, zoned CS; to the south is vacant paved land (apparently a former parking lot) and a retail-office strip center, zoned CS/PUD-392; further south across East 11th Street is East Central High School, zoned RS-3; and to the west are the Lowrance offices and manufacturing buildings, zoned CH and OL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity – No Specific land use/Corridor.

STAFF RECOMMENDATION:
The applicant is requesting corridor site plan approval of a 9.4143 acre tract which is part of the 20.1472 acre overall site plan for the corporate headquarters of Lowrance Electronics as noted in Exhibit ‘A’ – Corridor Site Plan. In addition to the 9.4143 acre tract requiring corridor site plan approval is an 8.5551 acre tract adjoining on the west zoned CH and a 2.1778 acre tract adjoining on the south for which a major amendment is being requested to remove that tract from PUD 392 (PUD 392-A). The purpose of the corridor site plan and related PUD major amendment is to accommodate a 41,323 square foot expansion to the existing 109,469 square foot building. The expansion will be located on the east side of the existing building and will also involve the removal of a portion of the existing parking. The building expansion will be utilized for additional engineering and warehousing and distribution uses. The existing building, combined with the proposed building expansion, would bring the total building square footage to 150,792 square feet.

The overall 20-plus acre site has 1,297 feet of frontage along Skelly Drive Service Road/Interstate 44, 319 feet of frontage on East 11th Street South, and 462 feet of frontage on South 123rd East Avenue. The immediate surrounding area is a mix of different land uses and zoning districts. The Daylight Donuts corporate office is situated between the project site and East 11th Street, east of the Skelly Drive Service Road and is zoned CS. The Church of Jesus Christ of Latter Day Saints is located along the north central boundary of the site and is zoned RS-3. To the east of the church is property owned by Lowrance Electronics and two single-family residences zoned RS-3. One the east side of South 123rd East Avenue is mini-storage
and a boat sales business zoned CS/OL/ PUD 539. South of the southeast corner of the site is a single-family residence zoned CO and a small commercial strip center zoned CS/ PUD 392.

The small commercial strip center located southeast of the project site is part of PUD 392. The portion of PUD 392 that is part of the Lowrance Electronics Conceptual Site Plan as indicated in Exhibit ‘A’ includes approximately 95 existing parking spaces, which will continue to be used by Lowrance.

Access to the site will not change, with two points of access from the Skelly Drive Service Road and two access points from East 11th Street South. No connection/access to South 123rd East Avenue is proposed.

There is one existing monument sign located on site. It is approximately six feet tall and 25 feet wide with 150 square feet of display surface area.

It is the intent of the land owners to re-plat the entire property (20.1472 acres) as Lot 1, Block 1, Lowrance Electronics.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds Z-6958-SP-2 to be: (1) consistent with Corridor Zoning; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and stands of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL Z-6958-SP-2 subject to the following conditions:

1. The applicant’s Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. For continuity of development and to ensure compliance with Section 1301.D of the zoning code regarding provision of parking located on the lot containing the use for which the required spaces or berths are to be provided, the corridor site plan tract and adjoining parcels as indicated in Exhibit ‘A’ – Corridor Site Plan be platted as one lot, one block.

3. Development Standards:

NET LAND AREA: 9.4143 AC

PERMITTED USES:

Those uses permitted as a matter of right in Use Unit 11, Office, Studios and Support Services and uses customarily accessory to permitted principal uses; and Use Unit 23, Warehousing and Wholesaling, and uses customarily accessory to permitted principal uses.

MAXIMUM FLOOR AREA RATIO: 1.25%

MAXIMUM LAND COVERAGE OF BUILDINGS: 30% 123,026 SF

MINIMUM BUILDING SETBACKS:

Centerline of Skelly Drive Frontage Road 100 FT
Centerline of East 8th Street South 50 FT
Centerline of East 123rd East Avenue  50 FT
From Abutting R Districts  50 FT
From Abutting OL Districts  50 FT

MINIMUM PARKING SETBACK:
From Abutting R Districts  10 FT

MAXIMUM BUILDING HEIGHT:  35 FT

MINIMUM LANDSCAPED OPEN SPACE:  10% of net lot area

OFF-STREET PARKING:
As required by the applicable Use Unit of the Tulsa Zoning Code.

SCREENING:
A minimum six-foot tall screening fence shall be installed along the north 413.55 feet of the east boundary and along the east 633.51 feet of the north boundary, including the twenty-foot jog along the right-of-way of South 122nd East Avenue.

ACCESS AND PEDESTRIAN CIRCULATION:
Access shall be provided as indicated in Exhibit ‘C’ – Access and Circulation. Sidewalks are required along the Skelly Drive Frontage Road.

SITE LIGHTING:
Exterior light standards new lighting shall not exceed 25 feet in height and shall be hooded and directed downward and away from the adjacent residential uses. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SIGNAGE:
No ground signs other than directional signs are permitted. Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached.

4. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of an occupancy permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot prior to occupancy; or, the landscape architect may certify to the zoning officer that landscaping
will be installed within a specified period of time. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required Stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk’s office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments from 12-21-06:

General: No comment.

Water: No comment.

House Numbering: No comment.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

   Exception: For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Stormwater: Certified Letters of Map Revision (CLOMR) must be reviewed and approved by both the City of Tulsa and FEMA prior to the commencement of any work in the Tupelo Creek Tributary C FEMA AE Floodplain and Floodway. The proposed building appears to encroach on both. Compensatory Storage must be provided for all structures and obstructions placed in the floodplain. It is unacceptable to place any structures or obstructions in the floodway.

Wastewater: No comment.
**Transportation:** Dedicate right-of-way for 123rd Street and East 8th Street and East 11th Street as needed in conformity with the Major Street and Highway Plan. Subdivision Regulations require sidewalks on the street frontages.

**Traffic:** Verify both legal access points for the existing drives onto 11th ST. Access is restricted onto 123rd E. Ave. as per the Corridor Text. Show LNA on Plat.

**GIS:** No comment.

**County Engineer:** No comment.

01/03/07
TRSM 8320  
CZM 56

TMAPC Hearing Date: January 3, 2007

Applicant: Peter Kavanaugh  
Tract Size: 7.25 ± acres

ADDRESS/GENERAL LOCATION: South of southwest corner South Harvard Avenue and East 91st Street

EXISTING ZONING: RS-3/PUD  
EXISTING USE: Church

ZONING ORDINANCE: Ordinance Number 16320 dated April 9, 1985, established zoning for the subject property.

PROPOSED ZONING: RS-3/PUD  
PROPOSED USE: Communications tower & equipment

RELEVANT ZONING HISTORY:

PUD-306-I September 2006: The TMAPC denied a proposed Major Amendment to permit a Use Unit 4 to permit a communications tower, located on the subject property and south of the southwest corner of East 41st Street and South 177th East Avenue.

BOA-19764 February 24, 2004: The Board of Adjustment approved a Special Exception to allow produce, bedding plants and Christmas trees sales (Use Unit 2) for a maximum of 179 days per year for 10 years in a CS zoned district and a Special Exception to allow gravel parking, per plan with condition for 10-year time limit on property abutting north of subject property. On this property there have been multiple BOA requests for similar uses from 1990 through 2004 (BOA-18376, BOA-17672, BOA-17346, BOA-16595, BOA-15331).

PUD-306-A April 1985: All concurred in approval of a proposed major amendment to PUD-306 to abandon Area B-3 as presented in the amendment and reducing total number of units from 88 to 57 and amending standards for Area B-2 to state “church or single family, cluster, or low density multifamily on subject property.

PUD-306 February 1983: All concurred in approval of rezoning and the proposed PUD on 273 acres which included the subject tract for a mixed use development.

BOA-10998 May 1, 1980: The Board of Adjustments approved a Special Exception to allow a cemetery and related uses on property located and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7.25+ acres in size and is located south of southwest corner South Harvard Avenue and East 91st Street. The property has a church on it and is zoned RS-3/PUD-306-A.
STREETS:
Exist. Access  MSHP Design  MSHP R/W  Exist. # Lanes
South Harvard Avenue  Residential Collector  60'  2 lanes

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by a single family residential and a cemetery, zoned AG; on the north by vacant land, zoned RM-0/RM-1; on the south by single family residential, zoned RS-2/PUD-306-A and on the west by drainage easement and residential, zoned RM-1/PUD-306.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as Low-Intensity, No Specific Land Use.

STAFF RECOMMENDATION:
The applicant is requesting a major amendment to PUD 306 to allow a communications tower on an existing church site. The proposed 120-foot tower was the subject of major amendment request PUD 306-H denied by TMAPC on September 6, 2006 because of noncompliance with setback requirements per Section 1204 of the zoning code. In keeping with the requirements of Section 1204, PUD 306-H proposes to place the tower a minimum of 132 feet from the north boundary and in excess of 132 feet from the east, south and west boundaries.

Surrounding zoning and uses are generally residential, with multifamily zoned RM-1 to the west, vacant land zoned RM-1 to the north, single-family residential zoned RS-2 to the south and single-family residential zoned RS-2 and a cemetery zoned AG to the east. Per PUD 306-J the tower is more centrally located within the church site, proximate to the southeast corner of the church, east of the pool. A creek and mature trees are along the common boundary between the church site and adjacent single-family residential to the south.

Because the proposed tower is more centrally located within the church site and complies with restrictions for communication towers per Section 1204 of the zoning code, staff finds PUD-306-J to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends APPROVAL of PUD-306-J subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.

2. Development Standards:

   PERMITTED USES:
   In addition to those uses permitted per PUD-306-A, Antenna and Supporting Structure as provided within Use Unit 4, Public Protection and Utility Facilities.

   MAXIMUM HEIGHT: 120 FT

   SETBACKS:
   From north boundary: 132 FT
   From east boundary: 490 FT

6.6.4
From south boundary: 148 FT
From west boundary: 317 FT

USE CONDITIONS:
As provided per Section 1204.C, Public Protection and Utility Facilities/Use Conditions, and other applicable sections of the Zoning Code.

3. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk’s office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

4. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all structures, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

5. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

6. Except as above modified, the development standards of PUD 306-A as amended, shall remain applicable.

TAC Comments from 12-21-06:

General: No comment.

Water: No comment.

House Numbering: No comment.

Fire: No comment.

Stormwater: There is a large area of Vensel Creek FEMA AE Floodplain, as well as Floodway, on this property. Please plot their location boundaries on this property, and check that against the location of the proposed lease area and Ingress/Egress Easement.

Wastewater: No comment.

Transportation: No comment.

Traffic: No comment.

GIS: No comment.

County Engineer: No comment.
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7048

TRS 9426
CZM 50

Atlas N/A
PD-17 CD-6

TMAPC Hearing Date: January 3, 2007

Applicant: Sisemore Weisz & Associates, Inc
Tract Size: 47+ acres

ADDRESS/GENERAL LOCATION: South of the southwest corner East 41st Street and South 177th East Avenue

EXISTING ZONING: AG
EXISTING USE: Vacant/some residential

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

PROPOSED ZONING: RS-3
PROPOSED USE: Single-family subdivision

RELEVANT ZONING HISTORY:

PUD-733 October 2006: All concurred in approval of a request for a PUD for commercial development at the northeast corner of South 177th East Avenue and East 41st Street South, with underlying zoning of CS, RS-3 and AG. This case is to be heard by the City Council on December 19, 2006.

Z-7028 August 2006: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.

Z-7006 January 2006: All concurred in approval of a request to rezone an 80+ acre tract from RS-3 to RS-4 for Residential purposes located south of the southeast corner of East 41st Street South and South 177th East Avenue.

Z-6999 September 2005: All concurred in approval of a request to rezone a 90+ acre tract located west of the southwest corner of East 41st Street and 193rd East Avenue from RS-3, AG, OL and CS to RS-4 for single-family development.

Z-6972/PUD-712 February 2005: All concurred in approval a request to rezone approximately eight acres in a wrap-around configuration located north and west of the northwest corner of East 51st Street and South 193rd East Avenue from RM-0 to OL. Approval was also granted for a PUD on the entire northwest corner of this intersection to allow retail development with a proposed mini-storage facility around the commercial corner.

Z-6970 February 2005: All concurred in approval of a request to rezone a ten-acre tract located south of the southwest corner of East 49th Street and South 177th East Avenue, from AG to RS-3.
PUD-711 February 2005: Approval was granted for a gated single-family development for 38 lots. The property is located west of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6945 August 2004: Approval was granted for RS-3 zoning from AG on a 126.5-acre tract located north and east of the northeast corner of East 51st Street and South 177th East Avenue.

Z-6913 October 2003: A request to rezone 11.6 acres, located west of the northwest corner of East 51st Street and South Lynn Lane (South 177th East Avenue) from AG to RS-4. Staff recommended denial on the grounds there were no other zoning and development patterns in the area with RS-4 zoning. Staff recommended the applicant re-submit the application along with a Planned Unit Development.

Z-6911 September 2003: Approval was granted to rezone 160 acres located east of the northeast corner of East 51st Street South and South 161 East Avenue from AG to RS-3 for single-family development.

Z-6834 October 2001: The TMAPC and City Council approved a request to rezone property located north or the northwest corner of East 51st Street and South 177th East Avenue, from AG to RS-3.

Z-6816 June 2001: All concurred in approval of a request to rezone an eleven-acre tract located north and east of the northeast corner of East 41st Street and South 177th East Avenue from RM-0 and RS-3 to AG and RS-3 for residential and agricultural uses.

Z-6500 September 1995: The TMAPC and City Council approved rezoning from AG to RS-4 on a property north of East 51st Street between Lynn Lane (South 177th East Avenue) and South 193rd East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 47± acres in size and is located south of the southwest corner East 41st St and South 177th Avenue East. The property appears to be mostly vacant with a few residences/outbuildings and is zoned AG.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>South 177th Avenue East</td>
<td>Secondary arterial</td>
<td>100’</td>
<td>two</td>
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</table>

UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land and perhaps a large-lot residential property, zoned RS-3 and RS-4; on the north by large-lot residential uses and vacant land, zoned AG; on the south by vacant land and large-lot residential uses, zoned RS-3; and on the west by vacant land, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the District Plan.
STAFF RECOMMENDATION:
Although very little development has occurred to date in this area, the zoning patterns are in place to accommodate single-family residential uses nearby. A recent zoning case northeast of this site (PUD-733) proposes commercial uses at the northeast corner of South 177\textsuperscript{th} East Avenue and East 41\textsuperscript{st} Street (recommended for approval by the TMAPC; to be heard by the City Council in late December). Therefore, based on the Comprehensive Plan, existing zoning patterns and trends in the area, staff recommends \textbf{APPROVAL} of RS-3 for Z-7048.

01/03/07
January 3, 2007

STAFF RECOMMENDATION

PUD-641-2

Minor Amendment – Montereau In Warren Woods; 6800 South Granite; Lot 1, Block 1, Montereau in Warren Woods; Development Area A; OL/RS-3/PUD; PD-18; CD-7

The applicant is requesting a minor amendment to PUD 641 for the purpose of increasing the building height limitation of the independent living apartment buildings from six stories to eight stories to allow construction of additions to the north wings of the multifamily complex. The proposed expansion will not exceed permitted number of multifamily dwelling units. Additional parking will be provided to accommodate the increase in dwelling units. The expanded north wings will comply with building setbacks. The nearest adjacent residential zoning and/or residential use is approximately 275 feet to the east and 400 feet to the north.

Staff finds the proposed amendment to be minor in nature and recommends APPROVAL of PUD 641-2 as proposed.
December 28, 2006

Ms. Barbara Huntsinger  
Tulsa Metropolitan Area Planning Commission  
201 W. 5th Street, Suite 600  
Tulsa, Oklahoma 74103

RE: PUD 625-4, Z-6735-SP-1d, L-20051 Continuance Request Letter (Lot 3, Block 1, College Center at Meadowbrook – PUD Minor Amendment, Minor Amendment to a Corridor District Site Plan, and Lot Split applications)

Dear Ms. Huntsinger:

Due to minor plan modifications by our clientele associated with the above applications, please let this letter serve as formal notice of our request for a continuance of the above referenced applications to the Wednesday, January 17, 2006 TMAPC meeting. These applications, as you are aware, are scheduled at this time for consideration at the upcoming Wednesday, January 3, 2007 TMAPC meeting. We anticipate that updated project plan documents will be completed by early next week, at which time we will submit such updated plan documentation to TMAPC staff for further review. Thank you for your consideration of this request.

Respectfully,

Darin L. Akerman, AICP  
Director of Planning

Cc: Delise Tomlinson, Janet Chonister, Mendy Ward, Jeff Platt, Raj Patel, file
January 3, 2007

STAFF RECOMMENDATION

PUD-712-2
Minor Amendment – Stone Creek Commercial Center; northwest corner of East 51st Street South and South 193rd East Avenue; Lots 1-4, Block 1, Stone Creek Commercial Center; Development Areas ‘A’ and ‘B’; OL/CS/PUD; PD-17; CD-6

The applicant is requesting a minor amendment to PUD-712 for the purpose of reallocating floor area. No change in the permitted uses is proposed and the proposed intensity of use is permitted by the existing underlying zoning. The existing five acres (gross) of CS zoning with an allowable floor area ratio of .5 permits 108,900 square feet of commercial floor area. The existing approximate 7.75 acres (gross) of OL with an allowable floor area ratio of .3 permits 101,250 square feet of office (or mini-storage) floor area.

On November 2006, TMAPC approved minor amendment PUD 712-1, which among other matters allocated permitted floor area to four lots. Minor amendment PUD 712-2 proposes reallocation of permitted floor area as follows:

**Development Area A (retail)**

<table>
<thead>
<tr>
<th>Lot, Block</th>
<th>As Approved</th>
<th>As Proposed</th>
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<tbody>
<tr>
<td>Lot 1, Block 1</td>
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<tr>
<td>Net Lot Area</td>
<td>1.50 AC</td>
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<tr>
<td>Maximum Building Floor Area</td>
<td>11,400 SF</td>
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<td>Lot 2, Block 1</td>
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<tr>
<td>Net Lot Area</td>
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<td>Maximum Building Floor Area</td>
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<td>Lot 3, Block 1</td>
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<td>Net Lot Area</td>
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<td>Maximum Building Floor Area</td>
<td>5,185 SF</td>
<td>7,000 SF</td>
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</table>

**Development Area B (mini-storage)**

<table>
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<th>Lot, Block</th>
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<th>As Proposed</th>
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<tbody>
<tr>
<td>Lot 4, Block 1</td>
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<tr>
<td>Maximum Building Floor Area</td>
<td>50,000 SF</td>
<td>56,000 SF</td>
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Total Floor Area 113,250 SF 113,250 SF

Staff finds the proposed amendment to be minor in nature and in keeping with the spirit and intent of PUD 712 and, therefore, recommends APPROVAL of PUD-712-2 as proposed subject to all other standards and conditions of PUD 712 as amended remaining in effect.
Huntsinger, Barbara

From: Ronald D. Cates, Attorney at Law [rcates@tulsacoxmail.com]
Sent: Thursday, December 28, 2006 9:49 AM
To: Huntsinger, Barbara
Cc: Matthews, Dane
Subject: Z-7020-Robert Johnson

Ms. Huntsinger:

Thank you for your email communication. Indeed, on behalf of my client, I am requesting a continuance of the hearing before the Tulsa Metropolitan Planning Commission set for January 3, 2007. We are continuing in our efforts to address the concerns expressed by Mr. Alberth and Ms. Matthews with this application. Hopefully, those issues will be resolved in the very near future. I will defer to you as to the available dates for the rescheduling of this matter. I would suggest that with the holidays at least two (2) weeks would be required. Please advise me of your recommendation. Thank you for your assistance in this matter.