

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2470

February 7, 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. <u>Comprehensive Plan Report:</u>
 Report on the update of the Comprehensive Plan
- 5. Director's Report:
- 6. Minutes of January 17, 2007, Meeting No. 2468
 Minutes of January 24, 2007, Meeting No. 2469
 Correction of Scrivener's Error for Minutes of September 20, 2006, Meeting No. 2458, page 43.

7. 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. <u>L-20046 – Sack & Associates</u> (9307)/Lot-split (PD 6) (CD 4) 1825 East 15th Street

b. <u>L-20048 – Royce Skocdopole</u> (6304)/Lot-split (County)

18916 South Yale Avenue

c. <u>L-20050 – Melody Treece</u> (9031)/Lot-split (County)

25981 West 54th Street

d. L-20051 – Sisemore Weisz & Associates (8418)/Lot-split (PD 18) (CD 8)

Southwest corner East 81st Street and 101st East Avenue

e. **L-20053 – RealPro** (9234)/**Lot-split** (PD 8) (CD 2)

2016 West 57th Street

f. <u>L-20055 – Paulino Allande</u> (9301)/Lot-split (PD 5) (CD 3)

511 South 85th East Avenue

g. Trenton Lofts at Cherry Street- (9307)/Final Plat (PD 6) (CD 4)

1432 South Trenton Avenue

7.		CONSENT AGENDA (cont.)	
	h.	PUD-726-1 - Tanner Consulting, LLC/Minor Amendment	(PD-26) (CD-8)
		East 116 th Place South and South Delaware Avenue (Minor Amendment for the purpose of amending the height restriction on signage from four feet to eight feet three inches.)	
	i.	PUD-726 - Tanner Consulting, LLC/Detail Site Plan	(PD-26) (CD-8)
		East side South Delaware Avenue, including East 116 th Place South and East 118 th Street South (Detail Site Plan for gated entries and perimeter walls for the Scissortail at Wind River residential subdivisions.)	
	j.	PUD-718 – Brad Lewis/Detail Site Plan	
		1320 East 35 th Place (Detail Site Plan for eight townhouses.)	
	k.	PUD-435-C - Wallace Engineering/Detail Site Plan	(PD-18) (CD-7)
		6665 South Yale Avenue (Detail Site Plan for a medical research building and parking garage.)	
	I.	CONSIDERATION OF ITEMS REMOVED FROM THE CONSI	ENT AGENDA
8.		PUBLIC HEARINGS	
	a.	Oxford Court – (9426)/Preliminary Plat	(PD-17) (CD-6)
		South of southwest corner of East 41 st Street South and 177 th East Avenue	
	b.	<u>Copper Oaks Office Park – (8327)/Preliminary Plat</u>	(PD-26) (CD-8)
		South and west of southwest corner of East 101 st Street South and Sheridan Road	
	c.	<u>Shipley Subdivision – (8305)/Preliminary Plat</u>	(PD-18) (CD-2)
		6336 South Harvard (continued from 12/6/06, 1/17/07, and another continuance is requested until 2/21/07 to allow for City Council review of PUD standards)	
	d.	PUD-132-2 - Pat Fox/Minor Amendment	(PD-6) (CD-9)
		South of the southeast corner of 31 st Street South and Columbia (Minor Amendment for increasing the permitted building height of the primary residence from 35 feet to 48 feet and increasing the permitted height of the accessory building from 18 feet to 26 feet.)	
	e.	Z-7050 – Malcom E. Rosser, IV/Rezoning	PK to CS
		East of the northeast corner of South Memorial Drive and East 71 st Street	(PD-18) (CD-7)

8. PUBLIC HEARINGS (cont.)

f. PUD-736-1 – Charles E. Norman/Minor Amendment

(PD-18) (CD-7)

1/8 mile north of East 71st Street South adjacent to Woodland Hills Mall Ring Road (Minor Amendment to transfer 4,966 SF of floor area from Development Area A to Development Area B to allow for the construction of a hotel.)

9. OTHER BUSINESS

a. Refund Request – L-20061 – White Surveying

8635 West 21st Street South (Applicant has requested a refund for the portion located within the unincorporated part of Tulsa County.)

b. Refund Request - Z-7049 - James King

1115 North Utica Avenue (Applicant has withdrawn this application prior to noticing and hearing, and has requested a refund.)

- C. Discuss River Corridor Development Zoning
- d. 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 <u>cell phones</u> and <u>pagers</u> must be turned off during the Planning Commission.

Visit our website @ 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

Correction of Scrivener's Error for TMAPC Minutes of 9/20/06

(Language with an underline has been added.)

Application No.: PUD-533-B MAJOR AMENDMENT

Applicant: Roy D. Johnsen (PD-5) (CD-5)

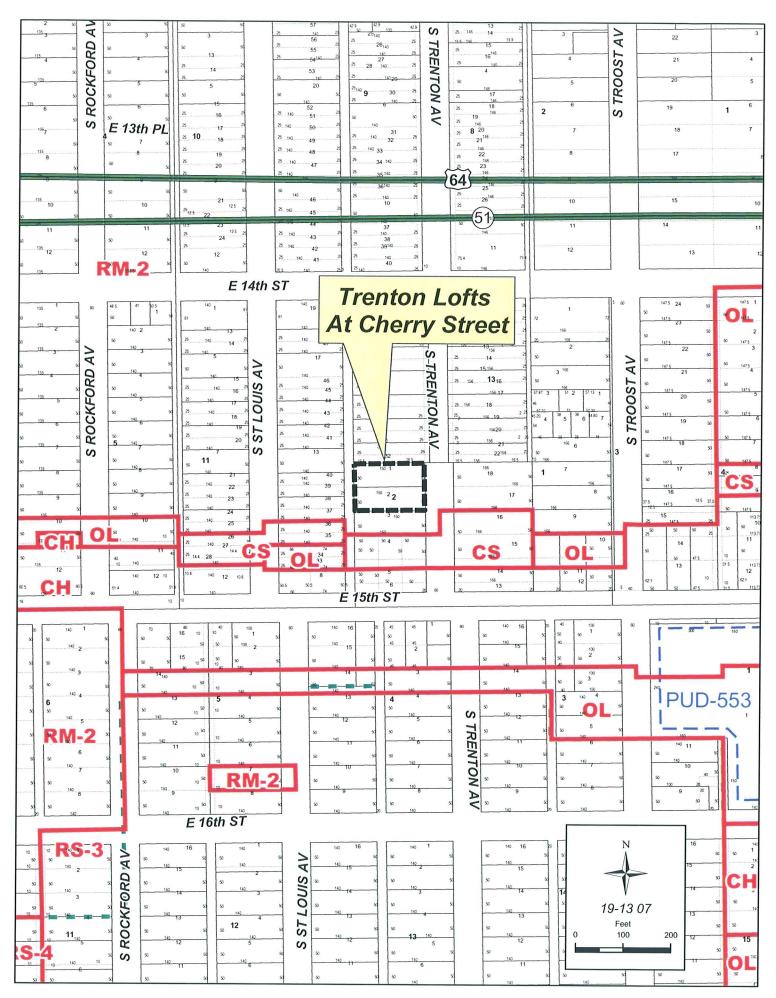
Location: Northeast corner of East 27th Street South and Skelly Drive

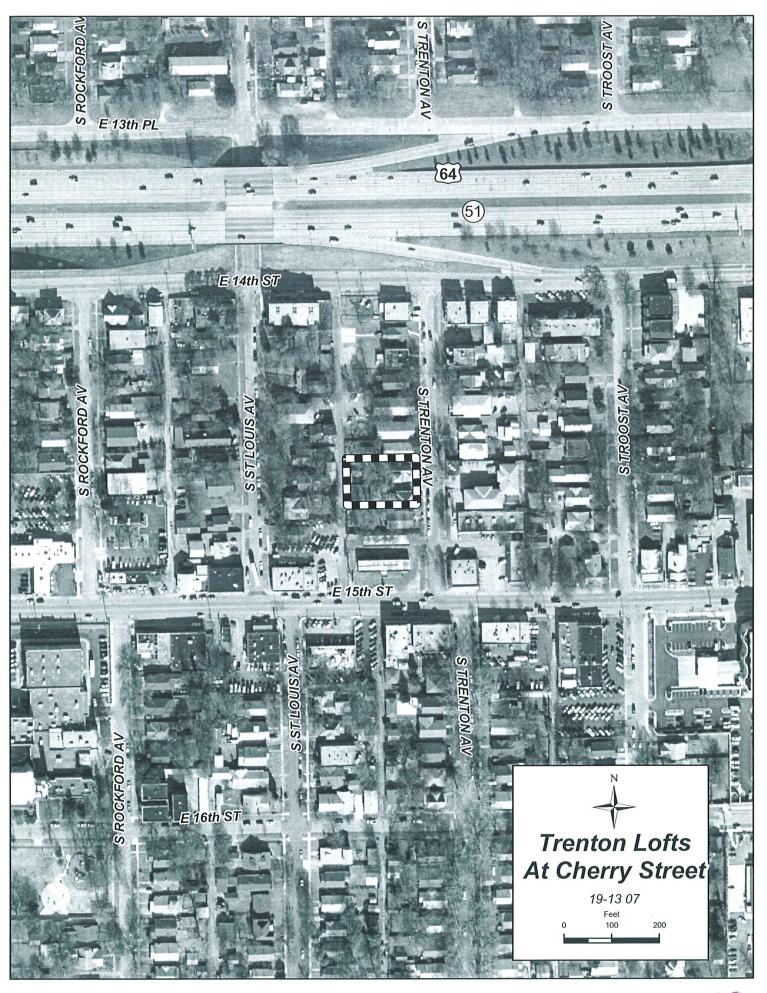
Correction on Page 43 of the minutes:

SIGNS:

Signs shall be limited to:

- (a) An architectural feature incorporated into the building front shall be permitted and included as part of the permitted display surface area of wall signage which shall not exceed two square feet of display surface area per lineal foot of the building wall or canopy to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.
- (b) One outdoor advertising sign as presently located along the Interstate 44 service road right-of-way, which may be relocated to another location along interstate 44, subject to review and approval of a detailed sign plan.





Final Subdivision Plat

Trenton Lofts at Cherry Street - (9307) (PD 6) (CD 4) 1432 South Trenton Avenue

This plat consists of 7 Lots in 1 Block on .34 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.

Preliminary Plat



Trenton Lofts At **Cherry Street**

Forest Park Addition

uda .

2,

150.90°-PLAT N 69°1741° W

1-

m

149.96' FIELD

ू प्रमुख

Clark's Addition

Ra-Amendad

is an TWEL WAF AUG T

7.5



Owner:

Owner:
Trenton Lofts at Cherry Street, L.L.C.
An Okishoma Limited Liabity Company
2169 University Boulevand
Houston, Texas 7/030
Phone: (713) 869-7273
Contact: Ms. Amanda Dailey

Engineer/Surveyor: Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2212 Ep. June 30, 2007
6111 E. 32nd Place
Tulso, Oklahoma 74135
Phons: [918] 665-9600
E-mail: gweisz@aw-assoc.com

> Subdivision Statistics: SUBDIVISION CONTAINS SEVEN (7) LOTS IN ONE (1) BLOCK BUBDIVISION CONTAINS 0 342 TOTAL AGRES

URLE - UTLITY EASEMENT
BL - BUDNO SETMACKUNE
POB - PONT OF EDISHNO
POB - PONT OF COMMINIONINE

FEET - STREET MORESS

MAE - MUIUM ACCESS EASEMENT Note:

12" x 15" REBAR WITH CAP STAMPED RPLS 1145 TO BE SET AT THE EXTEROR SOCIADARY CONVERS

3/8" x 15" REBAR WITH CAP STAMPED RPLS 11/8 TO BE SET AT THE INTERIOR LOT COPINERS.

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE NORTH LINE OF BLOCK 2 AS NORTH 89/12/17 WEST.

Deed of Dedication Trenton Lotts At Cherry Street

FINAL PLAY CERT FICATE OF APPROVAL

hamby certify the tris plat ens approved by the Trisa Metro-celtan Area Flammy Commission

The approval is void if this plat is not filed in the Office of the County Gers on or before

Wara Assist City Cen Approved City Altomer

OPPROVED by the Council of the City of Tube, Citanoma.

STATE OF OKLAHOMA) SS

Duted the ___cay of ____20 ___ Earlers Wiscer, Tutes County Clark

i, Earlane Wison, Tuke County Clark, in and for by County and State above named, do hereby confly the the larging is a tive and conjuct duty of a title national now on the in my office.

KNOW ALL MEN BY THESE PRESENTS.

TREMICRICES AT CHERRY STREET LLC, AN ORD A KAMALIMITAL MALITY COMPANY, HEREMATTA REFERRED TO AS THE TOWER, IS THE OWER OF THE POLICINIARY DESCRIPTION THE CITY OF TURS, THAS COUNTY STREET OF OCCAPIONAL TOWER.

LOTS ONE (1) AND TWO (2), BLOCK 2, CLARK'S ADDITION, AN ADDITION TO THE CITY OF TUESA, TUESA COLSTY, STATE OF CICLARONA, ACCORDING TO THE RECORDED PLAT THEREOF, CONTAINING SIMPACRES, MORE OR LESSA. AND HAS CAUSED THE ASYME DESCRIBED STACE OF LAND TO SECURIARY ED. STACED, PLATTED AND SUBDIVIVED INTO A LOTE 19,00%, A CONTROMETY WITH THE ACCOMPANION PLAT AND HAD DESCRIBED THE ELECTROPIC AND THE DESCRIPTION LOTE AT OF LETTRA THE ELECTROPIC HE OFF OF TEACH, TEACH ADDRESS OF THE PLATTER FACILITY OF THE THEORY OF THE THEORY

SECTION I. EASEMENTS AND UTILITIES

A UTBITT EXEMPTISE

THE OWNER DATA REPORTED FOR THE PARKE THE UTBIT EXEMPTISE AS EXPORTED ON THE ACCOMMENTATION OF THE PARKE THE UTBIT EXEMPTISE AS EXPORTED ON THE ACCOMMENTATION OF THE PARKE THE PARKET OF THE ACCOMMENTATION OF THE PARKET O

E. UNDERGROUND SERVICE

- THE SERVICE PROCESSION OF HEAVY DOWN TO THE SERVICE SERVICE SERVICE AND THE SERVICE AND THE SERVICE SE
- THE FOREGOING COVENANTS RET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEAR E BY THE SUPPLIER OF THE LECTRIC, TELEPHONE OR CASLE TELEVISION SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND THE BEST.

C WATER SANITARY SEWER AND STORM SEWER SERVICE

- THE OWNER OF THE LOT BHULL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS SANTARY SERVER WAINS AND STORM SEWERS LOCATED ON HIS LUT.
- Servey was and siden served scalar of the accompaning plat. The ateration of grade when the little bestead heads depoted on the accompaning plat. The ateration of grade educacy of 3 feet from the contobes dosting upon the competition of the institutation of a public nates wan, santary server wan of 3 forw server, or any construction activity which yould interpret with public arter wans, santary server wand on 3 forw serves some size of the public pretty be with public arter wans, santary server wand on 3 forw serves such as the conditions.
- THE OTHER THAN DUALISM, OR ITS SLOCK BOOKS, SHALL BE RESPONSIBLE FOR FROM WINTENAME. OF PUBLIC WATER AND SWEET MAKES AND STORM GEWERS, BUT THE COWNER OF THE LOT BUALL PAY FOR DUALIES OF RELOCATION OF DUAL PAY FOR DUALIES OF RECOGNITION OF DUALIES WAS AND STORM OF THE DUALIES (c), IS ARPITED (CONTINCTORE).
 THE CITY OF TURK INCAMENDATION ON THE SUCCESSIONS, SHALL AT ALL TIMES HAVE RIGHT OF ALCESS TO ALL DISSURPRIS DESISTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDUCTION, FOR THE FURNISE OF INSTRUCTION, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERSTOOD WITCH OF SERVICE PLACES.
- 6 THE PORECOIND DOVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCED BE BY THE CITY OF TULSAL CHILAMAN, OR ITE SUCCESSIONS, AND THE DOWNER OF THE LOT AGREES TO BE BOUND HEREBY

- ONE SERVICE.

 1. THE OWNERS OF THE UTS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ONE FACULTIES JOCATED CHIEFLES.

 2. WHICH THE UTILITY CASPINEST METAL SERVICED OF THE ACCORPANYING BAIL THE ALTERATION OF SAVE IN EXCESS OF 3 FEET FROM THE CONTROL BESTIME SHOWN USED. THE CONTROL THE SERVICE ACCORDANCE OF THE SERVICE OF THE
- Add use services on a mercial seat, the estimations in receive that all the services of comments and the estimation of the services of the ser
- 4. ALTILLING, WHATANHON REMOTED OF REPLACED ANY POTENCIAL OF A FAULTICAL WASHINGTON TO A FAULTICAL WASHINGTON TO A FAULTICAL WASHINGTON TO A FAULTICAL WASHINGTON TO A FAULTICAL WASHINGTON THE ATTEMPT OF THE PROPERTY O
- A THE PURPLECORD CONTAINING SET FOR THEIR THIS PARAGRAPH SHALL SE ENFORCEASE BY THE SUPPLEAR OF GAS STRIVER AND THE DAMER OF THE LOT ACREET TO BE BOUND HEREBY

reen

min

G. MUTUAL ACCEDS EASEMENT

O SCHARLAGERIA CONSISTENT
AND THE ACCOUNT AS EXPECTED OF THE ACCOMPANTING PLAT ARE FERRENT ESTABLISHED FOR
PROPOSED OF PRESENTING MERCOLOM AND PRESENTING ACCOUNTS TO AND PARK ALL BITSETS ACCOUNTS
PRESENTED OF ACCOUNTS OF THE ACCOUNTS AND ACCOUNTS TO AND PARK ALL BITSETS AND ACCOUNTS
AND ACCOUNTS AND

SECTION II, ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A ENFORCEMENT

B. DURATION

THE CONTINUES CONTINUED WITHIN SECTION LEASEMENTS AND UTILITIES MAY BE AMENGED ON TERMINATED AT A MATTER HETERMANTED AND AND AND ACKNOWLEDGED BY THE TILLS, METROCECLIANS ASSA. PLANNING COLMASSION OR TIS SUCCESSORIS WITH THE APPROVAL OF THE CITY AND CHI COLMATION.

INVALIDATION OF MY RESTRICTION SET FORTH HEREIN OR MAY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF MY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR MYFECT MY OF THE OTHER RESTRICTIONS OR MAY PART THEREOF AS SET FORTH HEREIN WHICH SHALL REMAIN IN FALL FORCE AND EFFECT.

THENTON LOFTS AT CHERRY STREET, L.L.C. AN ORGANOWA LIMITED LYBELTY COMPANY

MANAGER

STATE OF OXIAHOMA COUNTY OF TULEA)

LIABILITY COMPANY.

NOTARY PUBLIC

CERTIFICATE OF SURVEY



DEAN ROBINSON RECISTERED PROFESSIONAL LAND BURVEYOR CRUAHOMA NO. 1146

STATE OF ORLAHOMA) THE

BENCHWARK

O 30 RW OFFICATED BY FOREST PARK ADDITION PLAT

THE EMPLOYMENT FLATE OF BATHY THE ACCOUNTED PRIPER OF THE THE ACCOUNT FLATE OF THE ACCOUNT FL



AUGUST 25, 2008

Straffinger FEB 15 2006 RECEIVED

JAN 27 7076

Tulsa Matro, Area Planning Comm.

Trenton Lofts At Cherry Street Sheet 1 of 1 Esta Propanal January 23, 2006