TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2479
May 2, 2007
1:30 PM
Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:
Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of April 18, 2007, Meeting No. 2477

2. 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. PUD-306-J – (8320) Plat Waiver
   9220 South Harvard Avenue

b. PUD-128-H – (8307) Plat Waiver
   Northeast corner of South Wheeling and East 78th Street

c. PUD-306-J – Peter Kavanaugh
   9220 South Harvard Avenue (Detail Site Plan for a communication tower.)

d. PUD-128-H – Peter Kavanaugh
   7626 South Lewis Avenue (Detail Site Plan for a communication tower.)

e. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

3. PUBLIC HEARINGS

a. L-20090 – White Surveying (1314)/Lot-Split
   10535 North Sheridan Road

b. PUD 306-K – (8320) Plat Waiver
   North side of East 101st Street South, approximately 450 feet East of South Delaware
c. **Lookout Mountain Estates – (9222) Preliminary Plat**
   Southeast corner of West 31st Street South and 33rd West Avenue

d. **Shwiyat Estates – (9311) Minor Subdivision Plat**
   1720 South Memorial Drive

e. **PUD-411-C-10 – Lou Reynolds/Minor Amendment**
   9700 Block of East 98th Street South (Minor amendment to permit an automobile detailing and “make ready” facility and to permit a lot-split.)

4. **OTHER BUSINESS**

   a. **PUD-502-A – Tim Terral, Tulsa Engineering & Planning**
      2417 East 53rd Street South (Detail Site Plan for a new one-story office building.)

   b. **Refund Request: PUD-557-A – Kinslow, Keith & Todd, Inc./Hardesty Regional Library addition.**

   c. **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**
Plat Waiver

**PUD 306J**—(8320) 9220 South Harvard Avenue

The platting requirement was triggered by a major PUD amendment to allow a new cell tower.

It is the policy of TMAPC to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities.

Staff recommends **Approval** of the plat waiver.
Plat Waiver

**PUD 128H** – (8307) Northeast corner of South Wheeling and East 78th Street

The platting requirement was triggered by a major PUD amendment to allow a new cell tower.

It is the policy of TMAPC to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities.

Staff recommends **APPROVAL** of the plat waiver.
May 2, 2007

STAFF RECOMMENDATION

PUD: 306-J

Detail Site Plan – Communication Tower; 9220 South Harvard; unplatted; RS-3/PUD; PD-18; CD-8; related plat waiver request

The applicant is requesting approval of a detail site plan for a communication tower. The proposed use, Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of PUD 306-J.

The proposed tower complies with PUD development standards; therefore, staff recommends APPROVAL of PUD 306-J detail site plan as proposed subject to TMAPC approval of the related plat waiver.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
May 2, 2007

STAFF RECOMMENDATION

**PUD: 128-H**

Detail Site Plan – Communication Tower; 7600 South Wheeling; Lot 1, Block 15, Kensington; RM-1/ PUD; PD-18; CD-2; *related plat waiver request*

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The applicant is requesting approval of a detail site plan for a communication tower. The proposed use, Use Unit 4, Public Protection and Utility Facilities, is in conformance with Development Standards of PUD 128-H.

The proposed tower complies with PUD development standards; therefore, staff recommends **APPROVAL** of PUD 128-H detail site plan as proposed subject to TMAPC approval of the related plat waiver.

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*(Note: *Detail site plan approval does not constitute landscape and sign plan approval.)*
SITE ELEVATION

1. THIS ELEVATION IS A GENERALIZATION OF SITE COMPONENTS AND THEIR RELATIONSHIPS WITH ONE ANOTHER.
2. SUBCONTRACTOR TO COMPLY WITH ALL (ECO AND FAA) REGULATIONS ON THIS PROJECT.
LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

May 2, 2007

White Surveying (L-20090) (AG) (County)
10535 North Sheridan Road

The applicant has applied to split a five-acre tract into two parcels. Both proposed tracts meet the AG zoning bulk and area requirements.

Both North Sheridan Road and East 106th Street North are designated as secondary arterials on the Major Street and Highway Plan (MSHP) requiring 100' right-of-way, 50' on either side of the center line. The MSHP also requires an additional 8' along Sheridan Road for a distance of 388' from the section line, and a 30' radius at the intersection.

The owner has agreed to give the required right-of-way along Sheridan and the radius at the intersection. However, because of the location of the existing dwelling and accessory building, the owner has requested a waiver of the requirement along 106th Street North from 50' to 20'. The dwelling is 45.1' from the centerline of 106th Street North and the accessory building is 44.5'.

The Technical Advisory Committee (TAC) reviewed this application at their April 19, 2007, meeting, and recommended that the full right-of-way be given along Sheridan Road and a minimum of 30' of right-of-way be given along 106th Street North. It was also noted that 106th Street North is designated on the Trails plan as an on-street bikeway linkage.

Given the location of the existing structures and TAC's recommendation for a minimum of 30' along 106th Street North, Staff recommends APPROVAL of the waiver of Subdivision Regulations from 50' to a minimum of 30' along 106th Street North, subject to required right-of-way of 50' to 58' along Sheridan Road and the 30' radius at the intersection be given to Tulsa County.
TRACT A:
THE NORTH 380.47 QUARTER (NW/4) OF QUARTER (NW/4) OF TWENTY-ONE (21) H. INDIAN BASE AND ME ACCORDING TO THE TRACT CONTAINING 2

TRACT B:
THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) NORTH, RANGE THIRTEEN (13) TULSA COUNTY, STATE OF OKLAHOMA SURVEY 380.47 FEET THEREOF OR LESS.

INVOICE NO.: STK 06-32
CLIENT: CARL MCCARTY

THE WEST HALF (W/2) OF THE NORTHWEST QUARTER (NW/4) OF TULSA COUNTY, STATE OF OKLAHOMA

WATER SURVEYING COMPANY, AN OKLAHOMA SURVEYOR, DO HEREBY STATE ACCURATE REPRESENTATION OF A MAP OR EXCEEDS THE MINIMUM TECHNIC STATE BOARD OF REGISTRATION ACCURATELY SHOWS THE LOCATION OF THE PROPERTY, THE LOCATIONS OF THE BUILDINGS AND BUILDING SETBACK LINES AS THEY MANUFACTURED BY A CURRENT TITLE OPINION OR CO AND THEREFORE ARE NOT SHOWN ON THE MAP EXCEPT AS THE PROPERTY DESCRIBED HEREBY VISUAL PERMANENT IMPROVEMENTS, HEREBY AS OF THIS DATE AND AS TRANSACTION.
May 2, 2007

**PUD 306K - (8320) (PD 26) (CD 2)**
North side of East 101st Street South, approximately 450 feet East of South Delaware

The platting requirement is being triggered by a major amendment for fuel station and car wash uses.

*Staff provides the following information from TAC at their April 19, 2007 meeting:*

**ZONING:**
- TMAPC Staff: The waiver request is for previously platted property in River Creek Village under PUD 306K.

**STREETS:**
- Verify approved “Change of Access” (this has been done).

**SEWER:**
- The property has access to an existing sanitary sewer line, and no additional easements are needed.

**WATER:**
- A 12 inch waterline exists on north side of 101st Street South. Service connection is required.

**STORM DRAIN:**
- 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 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. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 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.

**UTILITIES:**
- No comments.

Staff recommends **APPROVAL** of the plat waiver.
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

1. Has Property previously been platted?  
   - Yes  
   - NO  

2. Are there restrictive covenants contained in a previously filed plat?  
   - X  

3. Is property adequately described by surrounding platted properties or street right-of-way?  
   - X  

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4. Is right-of-way dedication required to comply with Major Street and Highway Plan?  
   - YES  
   - NO  

5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?  
   - X  

6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required?  
      - X  
      ii. Is an internal system or fire line required?  
      - X  
      iii. Are additional easements required?  
      - X  
   b) Sanitary Sewer
      i. Is a main line extension required?  
      - X  
      ii. Is an internal system required?  
      - X  
      iii. Are additional easements required?  
      - X  
   c) Storm Sewer
      i. Is a P.F.P.I. required?  
      - X  
      ii. Is an Overland Drainage Easement required?  
      - X  
      iii. Is on site detention required?  
      - X  
      iv. Are additional easements required?  
      - X  

7. Floodplain
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain?  
   - X  
   b) Does the property contain a F.E.M.A. (Federal) Floodplain?  
   - X  

8. Change of Access
   a) Are revisions to existing access locations necessary?  
   - X  

9. Is the property in a P.U.D.?  
   a) If yes, was plat recorded for the original P.U.D.  
   - X  

10. Is this a Major Amendment to a P.U.D.?  
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  
    - X  

11. Are mutual access easements needed to assure adequate access to the site?  
    - X  

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?  
    - X
PRELIMINARY SUBDIVISION PLAT

**Lookout Mountain Estates** – (9222) (County)
Southeast corner of West 31st Street South and 33rd West Avenue

This plat consists of 57 Lots, 6 Blocks, on 143.61 acres.

The following issues were discussed April 19, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG. There was a sketch plat reviewed on this property in June of 2006. No half street dedications will be accepted. Reserve areas need to be shown and clarified. Easements need to be dimensioned. Release letters from easement holders and the fire department responsible for service will be required before Final Plat approval. Show lot sizes. Sidewalks are required. Watch the cul-de-sac and block lengths or waivers will be required.

2. **Streets:** Cul-de-sacs exceed the 750 foot maximum length. Lots 10 through 17 in Block 1 comprise a block length exceeding the 1500 foot maximum. At north ends of existing 27th West and 28th West Avenues, cul-de-sacs turn-arounds are recommended.

3. **Sewer:** Additional easements may be required to accommodate the required sanitary sewer mainline extension. Omit Section 1.3.6 and Section II pertaining to aerobic systems if water service by City of Tulsa. An SSID is required to extend sanitary sewer service to all lots. If an area can not gravity flow to the sanitary sewer main, then Engineering Services will require the construction of a public lift station and force main. Developer and engineer should meet with City of Tulsa Engineering Services, Design Engineering, to determine requirements. The City will require at least a dry system if water is to be served to this site.

4. **Water:** Area can be served by a City of Tulsa primary system. A water main extension contract (wmec) will be required and conditioned on meeting sanitary sewer connection requirements. Water lines on cul-de-sac roads must be looped. No fire hydrants are shown. Elevated tank may be required to accommodate fire flow. Booster pumps may be required. Upgrade of system to the south may be required.

5. **Storm Drainage:** This subdivision cannot increase the volume or velocity of the drainage flowing from their development into the City of Tulsa. Stormwater detention may be required. Stormwater detention facilities should be placed in Reserve Areas, which should be maintained by the
Homeowners Association. Drainage flowing onto the development from off-site must be conveyed in an overland drainage easement, or must be collected and piped in a storm sewer easement. Standard language must be added for stormwater detention in a Reserve, and for overland drainage easements in Reserve Areas. Drainage maintenance responsibility should be Tulsa County, not the City of Tulsa. A conceptual drainage plan was not submitted, and it is required.

6. **Utilities: Telephone, PSO, ONG, Cable**: Additional easements are requested and an additional meeting with utilities will be held.

7. **Other: Fire**: Cul-de-sacs shall not exceed seven hundred and fifty feet in length, measured from the centerline of the intersecting streets to the center of the turn-around. Cul-de-sacs shall have a turn-around radius of not less than thirty-eight feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty feet of right-of-way at the property line. 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. Cul-de-sacs greater than five hundred feet in length and with abutting front yards for more than twenty lots shall have a turn-around radius of not less than forty-eight feet of paving and a radius of sixty feet of right-of-way at the property line. For a cul-de-sac with a rolled curb section the turnaround radius may be measured to the back of the curb. Fire apparatus access roads shall not exceed 10 percent in grade. Grades steeper than 10 percent as approved by the fire chief. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet 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. Exceptions: 1. For group R-3 and group U occupancies, the distance requirement shall be 600 feet. 2. 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. Water mains shall be looped where serving fire hydrants.

**County Engineer**: Standard right-of-way for County streets is 60 feet. Line up centerline of 29th West Avenue with street to the south. (Existing 29th West Avenue has 100 foot right-of-way.) Deed of Dedication for continuation of 29th West Avenue is 50 feet, should be showing additional 10 foot dedication by this plat. Complete and correct location map (33rd West Avenue, not 37th). Twenty five foot radii at all intersections are needed. Show complete width of all easements. Two lot 17’s in Block 1. Block 5 and 6 are continuous, should be combined into Block 5. Lot 21, Block 3 should be Lot 5. Northern end of Lot 1, Block 6 looks unuseable and probably should be a Reserve Area. Street names and addresses will be assigned by E911. The last call in the description says due west, but is a bearing on face of plat. Section 1.3, City of Tulsa to be responsible for water, sewer if installed. Tulsa County will be responsible for storm sewer. DEQ responsible for septic systems. Section 1.8, description of use for Reserve A has been
left out, and maintenance should be responsibility of “Homeowners Association”, not owners. There are some long blocks and cul-de-sacs. Drainage easements will probably be needed, but no drainage plans have been provided. Street address and square footage of each lot need to be shown. Substantial areas are shown to be affected by existing right-of-way easements and other contracts, but recording references and delineations are incomplete; all such information needs to be included on face of plat. Show Tulsa City Limits. Section 1., 1.8 appears to have missing information about Reserve A. GIS: Need map scale. Need e-mail address of surveyor and engineer. Cannot find date of preparation. Location map needs location and names of surrounding subdivisions; add 31st Street South on north edge, and correct west edge 37th West Avenue to 33rd West Avenue. Please show point of commencement on plat with distance and bearing to point of beginning. Show basis of bearing. Streets need to be named/labeled. Correct addressing/numbering is needed for lots.

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. Three waivers are requested. These are waivers to cul-de-sac length, sidewalks and block lengths. (See attached letter from the consulting engineer for the project.)

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.
April 20, 2007

Tulsa Metropolitan Area Planning Commission

Re: Lookout Mountain Estates

Chairman and Members of the Commission,

This letter is a request for three (3) waivers to the Subdivision Regulations for development of Lookout Mountain Estates.

The first waiver is the requirement of sidewalks. This development consists of lots 2 acres or greater in size. The terrain on this property is very steep, on an average of grades over 10%. The placement of sidewalks on this steep of a terrain would be a hazard to pedestrians and probably would not be used. The street typical consists of a 26 foot wide asphalt drive with bar ditches, thus not leaving room for a sidewalk in the ROW which would not even be adjacent to the street.

The second waiver is to the maximum length of cul-de-sacs. The longest length of cul-de-sacs allowed is 750'. The proposed layout of Lookout Mountain Estates has two cul-de-sacs on the east side of the property at a length of roughly 900'. This also is due to the steep nature of the terrain. The lots have been placed to maximize the developable area based on the steep grades and also locations of roads to accommodate the maximum slope allowed by Tulsa County. A road to connect the two eastern cul-de-sacs would be at a grade of 20% which is not allowed.

The third waiver is to the length of the north road running east and west along the property line abutting the KTUL property. The length of the road proposed is roughly 1500' and the Subdivision Regulations would require a cul-de-sac for a turn around half way through the run of the road. This requirement is difficult to design based again on the terrain. The slope through that area is very steep (between 10% - 15%) and to place a cul-de-sac on that steep of a slope would provide Tulsa County with a cul-de-sac that would be too steep to be used.

We have visited with Tom Rains with Tulsa County and he agrees with the three waivers that we are requesting.

We request that the Planning Commission review our three waivers for Lookout Mountain Estates and we will be at the Planning Commission meeting if there are any comments or questions. Thank you for your time and assistance in this matter.

Sincerely,

Nicole Peltier, PE
Project Manager
MINOR SUBDIVISION PLAT

Shwiyat Estates — (9311) (PD 5) (CD 5)
1720 South Memorial Drive

This plat consists of 2 Lots, 1 Block, on 2.5 acres.

The following issues were discussed April 19, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RD, RM-2, CS, RS-3. Sidewalks are required.

2. **Streets:** Provide recording references and dimensions for existing right-of-way dedications on South Memorial and on East 17th Street and the other north-south residential street. Dedicate a 25 foot intersection radius on the northwest corner of Lot 2.

3. **Sewer:** Add a 15 foot easement, 7.5 feet each side of the lot line, between Lots 1 and 2, to allow for a future sanitary sewer mainline extension.

4. **Water:** Existing waterlines on two sides of property (Memorial Drive and 79th East Avenue). Suggest putting a fire hydrant at the south property line on the west side of Memorial Drive for better fire protection.

5. **Storm Drainage:** Stormwater detention must be provided for the subdivision. The City of Tulsa policy is for all stormwater detention required for a development to be provided at the developmental stage of the subdivision. Show the location and Reserve Area for this facility on the face of the plat. Remove the language in Section II.F and replace it with the standard language for stormwater detention in a Reserve. The existing contour lines are not labeled with their respective elevations, therefore it is not possible to determine from this plan if off-site drainage flows onto this site. Many of the proposed spot elevation call-outs are not readable, due to the size of the lettering and the quality of the print. This site will not be allowed to increase the volume or velocity of drainage runoff flowing to the adjacent properties.

6. **Utilities:** Telephone, PSO, ONG, Cable: Release letters were received.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet 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. Exceptions: For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 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. Delete the previous north/south lot split line in Lot 1 and also delete culverts shown of the face of plat. Property description under plat title needs correction. Site address on face of plat is incorrect. The 17.5 foot utility easement along south property boundary needs additional dimensioning where the building would encroach. Topographic information, such as existing buildings and culverts, should not appear on the face of a Final plat. Recommend approval as a Preliminary Plat. Please provide standard language in the dedication to declare both the legal ownership and the subdivision name. Legal description needs to include "also being described as..." bearings and distances that match face of plat and tying to section corner. **GIS:** Please show distance and bearing of dividing line between Lots 1 and 2. Include metes and bounds description with boundary distance for the boundary of the plat.

Staff recommends **APPROVAL** of a Preliminary Subdivision plat and not the Minor Subdivision Plat submitted due to the numerous requirements to be met for public works staff, 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.
STAFF RECOMMENDATION

PUD- 411-C-10  Minor Amendment – 9700 Block of East 98th Street South; Unplatted property; Development Areas 4(A) and 5(A); CO/ PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD 411-C for the purpose of permitting an automobile detailing and “make ready” facility, Use Unit 17, and to permit a lot-split.

Although underlying zoning of the property is CO, uses within this zoning district are permitted per corridor site plan (PUD) approval, not by right (See Appendix A attached). Subsequently, the original corridor site plan/ PUD limits uses to Use Units 10, 11 and those typical of Use Units 14, 15 and warehouse and storage facilities incidental to the retail and trade establishments as permitted by Z-5842-SP-5/ PUD 411-C. Because these uses are also typical of those permitted by right or exception in CG, the addition of an automobile detailing and “make ready” shop, a Use Unit 17, would be comparable to existing permitted uses so long as auto body painting was not permitted. (Auto body painting as provided in Use Unit 17 is not permitted by right or exception in CG districts.) If auto body painting is intended, staff recommends the request be submitted to TMAPC for approval as a major amendment/ new corridor site plan.

The subject property is currently unplatted and was recently the subject of a lot-split per PUD 411-C-9, which split off the tract to the north of Tract B1 for Trinity Restoration auto body shop. The proposed lot-split would be a continuation of piece by piece development of unplatted property which is contrary to the spirit and intent of the Corridor and PUD chapters of the zoning code. Staff recommends instead that Tract B1 and Tract B2 be incorporated in a plat. Development standards need not change as Tract B1 is within Development Area 4(A)2 as established by PUD 411-C-9 and Tract B2 is within PUD Development Area 5(A).

Therefore, staff recommends APPROVAL of the minor amendment to allow the automobile detailing and “make ready” facility subject to no auto body painting being permitted; and DENIAL of the minor amendment to permit a lot-split.
## APPENDIX A

### USE UNIT -- SUMMARY ZONING DISTRICTS

<table>
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<th>Use Units</th>
<th>AG</th>
<th>RE</th>
<th>RS1</th>
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<td>11. Offices, Studios &amp; Support Services</td>
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<td>12a. Adult Entertainment Establishments</td>
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X = USE BY RIGHT  
E = USE BY EXCEPTION  
S = SITE PLAN APPROVAL REQUIRED  
* = ONLY SELECTED USES

# = Residential Treatment and Transitional Living Centers are allowed by right in IL, OM, OMH, and OH Districts

10/30/2003
STAFF RECOMMENDATION

May 2, 2007

PUD-502-A: Detail Site and Landscape Plan – Therapy Concepts; 2417 East 53rd Street South; Lots 1 & 2, Block 1, Lewis 53 Office Park North; OL/RS-2/PUD; PD-18; CD-9

The applicant is requesting approval of a detail site plan for a new one-story office building on Lot 2 and shared parking on Lot 1. The proposed uses, Use Unit 11, Offices, Studios and Support Services, and Use Unit 10, Off-street Parking Areas are in conformance with Development Standards of PUD-502-A.

The proposed one-story general office building complies with building setback and height restrictions. Parking and parking lot lighting comply with development standards and the zoning code. Screening and landscaping are proposed in accord with development standards as amended by PUD-502-A-1.

Per development standards the proposed access onto East 53rd Street South must be approved by Traffic Engineering. In addition, a mutual access easement assuring access to each lot from East 53rd Street South must be filed of record.

Therefore, staff recommends APPROVAL of PUD-502-A detail site plan subject to Traffic Engineering approval of the proposed access and verification that a mutual access easement assuring access to each lot from East 53rd street South has been filed of record.

(Note: Detail site plan approval does not constitute sign plan approval.)
NOTE TO OWNER & CONTRACTORS

Portions of this wall are to be constructed within utility easements. Any trenching or excavations disturbing the geogrid soil reinforcing compromises the structural integrity of the wall. Repair and/or reconstruction must be made under the supervision of a qualified segmental wall designer.

NOTES

1. Materials and installation shall be in accordance with Versa-lok recommendations available at www.versa-lok.com
2. Furnish minimum of three compaction tests results to the wall designer per 200 sq ft of wall beginning at elevation 681.6 feet. Accurately note test locations (station and elevation).
3. Furnish special inspection reports of wall construction as required by IBC-2003 at approximately first 200 sq ft of wall and at 600 sq ft intervals (3 total).
4. Wall design is based on granular backfill (non-plastic soils). Furnish Atterberg limits test for approval of the selected backfill material.
5. Wall design is based on plans/elevations of Tulsa Engineering and Planning drawings, (undated but sealed Sheets 8-13 of 2-13-07).

Design changes shall be approved by the wall designer (Bebee Engineering 918-587-9544).

DRAWING NUMBER: 100326-05/09-06

DATE: 8/23/07

APPROVED BY:

TULSA THIRD LEVEL - KBS CONSTRUCTION CO.

REVISED: 08/23/07

BEBEE ENG. INC. - 01736-05/09-06

DRAWING NUMBER: 100326-05/09-06

REVISED: 08/23/07