

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2484

June 27, 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 June 6, 2007, Meeting No. 2482
- 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. **Cooper Oaks Office Park** – (8327) Final Plat (PD-17) (CD-6)
South and west of Southwest corner of East 101st Street
South and Sheridan Road
- b. **Lots 1 through 4, Helmerich Estates** – (8913)/Partial (PD-6) (CD-9)
Plat Vacation of Helmerich Estates
North of East 31st Street, East of South Peoria Avenue
- c. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. PUBLIC HEARINGS

- a. **Z-7059/PUD-740 – Sisemore Weisz & Associates** RS-1 to RS-3/PUD
Southwest corner of South Canton Avenue and East 93rd Street (PUD proposes a 15 lot single-family residential infill development with a private cul-de-sac/loop street system.) (Continued from 6/6/07 and 6/20/07) (PD-18B) (CD-8)
- b. **PUD-730-A – John W. Moody** (PD-4) (CD-4)
3617 East 21st Street, 1938 & 1942 South Louisville (Major Amendment to amend the permitted uses by adding an Adult Day Care Center as a permitted use, Use Unit 5.) (Continued from 6/20/07)

OTHER BUSINESS

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.

Ringling/sound on all cell phones and paggers 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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, June 27, 2006– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Review request to amend ordinance to allow tents in the CBD district.
2. Commissioners' comments on policy and procedures.

Adjourn.

www.tmapc.org

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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**201 West 5th, Suite 550
5th Floor Conference Room**

Wednesday, June 27, 2007

11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

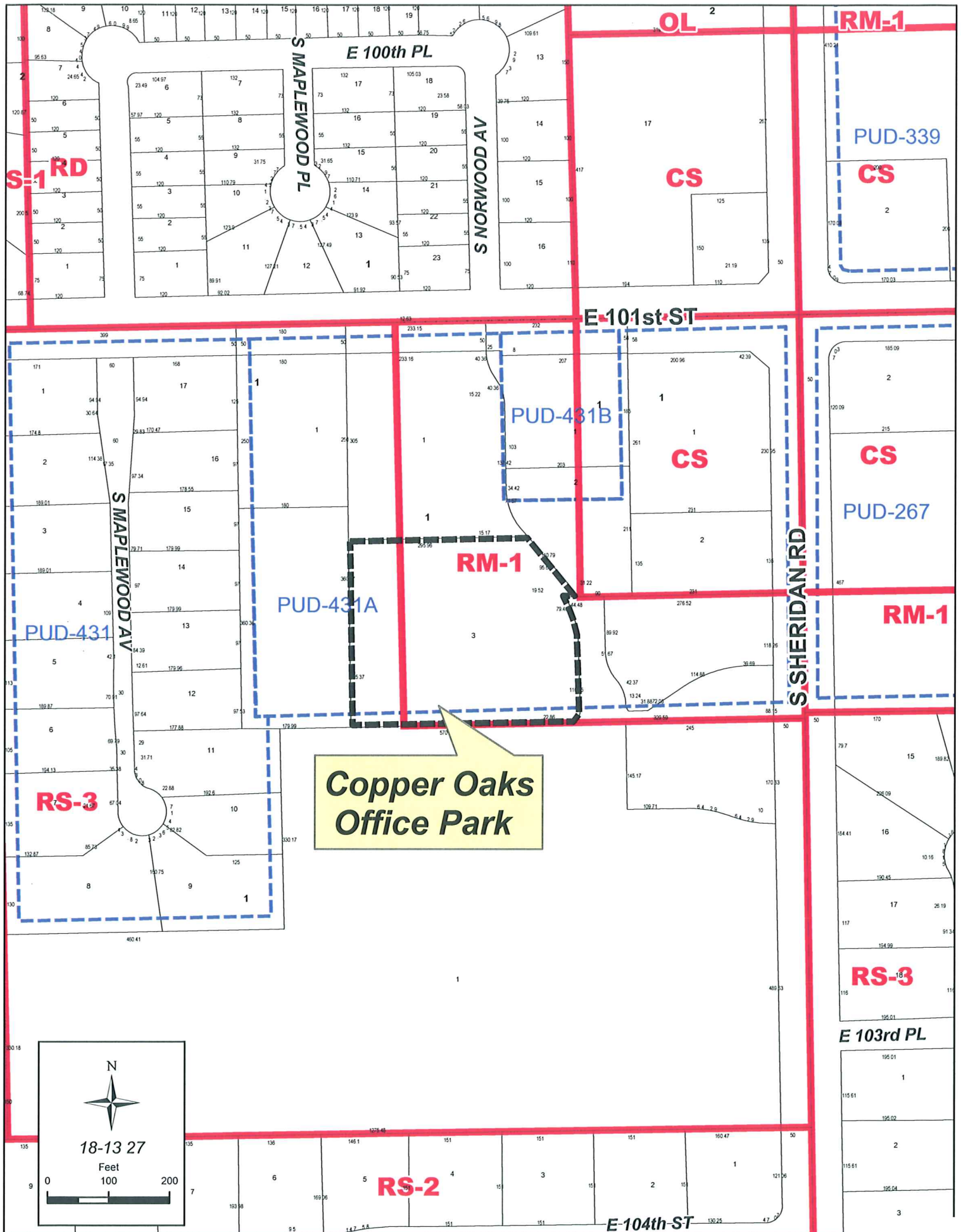
1. PUD Presentation by staff.
2. Commissioners' discussion on APA Conference.
3. Commissioners' discussion and/or comments.

Adjourn.

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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



S MAPLEWOOD PL

E 100th PL

SNORWOOD AV

E 101st ST

S MAPLEWOOD AV

S SHERIDAN RD

E 103rd PL

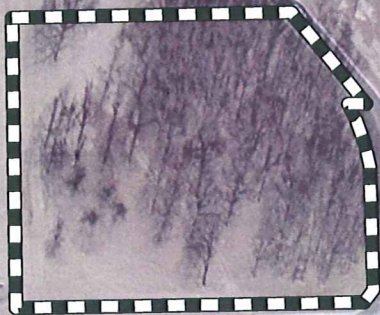
E 104th ST



Copper Oaks Office Park

18-13 27

Feet
0 100 200



Final Subdivision Plat

Cooper Oaks Office Park - (8327) (PD 17) (CD 6)

South and west of southwest corner of East 101st Street South and Sheridan Road

This plat consists of 8 Lots in 2 Blocks on 2.53 acres.

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

NORMAN WOHLGEMUTH CHANDLER & DOWDELL

ATTORNEYS AT LAW

2900 MID-CONTINENT TOWER

401 S. BOSTON AVENUE

TULSA, OKLAHOMA 74103-4065

TELEPHONE (918) 583-7571

FAX (918) 584-7846

June 7, 2007

CHARLES E. NORMAN
JOEL L. WOHLGEMUTH
R. JAY CHANDLER
JOHN E. DOWDELL
THOMAS M. LADNER
WILLIAM W. O'CONNOR
ROGER K. ELDRIDGE
CHRISTINE D. LITTLE
ANGELA FREEMAN PORTER

DAVID R. ROSS
JO LYNN JETER
ADRIENNE B. ROBERTSON
STEVEN M. RUBY
BRIANA J. ROSS
TERESA S. NOWLIN

www.nwcdlaw.com
e-mail rke@nwcdlaw.com

Hand-Delivered

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
201 West Fifth Street, Sixth Floor
Tulsa, OK 74103

Re: Helmerich Estates

Dear Diane:

I have previously submitted Lot Combination Applications (LC-51 and LC-52) in order to combine Lots 1 and 2 of Helmerich Estates into one parcel and to combine Lots 3 and 4 of Helmerich Estates into one parcel for zoning purposes. Janet Chronister notified me yesterday that those Applications have been approved.

The Dickmans will be building one residence on Lots 1 and 2, while the Lee Trust will be building one residence on Lots 3 and 4.

The Plat for Helmerich Estates created a General Utility easement and an easement for Public Service Company near the common boundary of Lots 3 and 4. These easements will interfere with the planned residence across the platted boundary lines of Lots 3 and 4.

Therefore, pursuant to Okla. Stat. tit. 11, § 42-106, the owners of all of the property within Helmerich Estates have executed the enclosed vacation instrument to partially vacate the Plat of Helmerich Estates, i.e. abolish those platted easements.

As you know, the approval of the City of Tulsa is necessary in order to do so. I would appreciate it if you would place this matter on the next available agenda of the TMAPC.

Please call me if you have any questions or need anything else.

Very truly yours,



Roger K. Eldredge

RKE/mij
Enclosure

**PARTIAL VACATION OF PLAT OF HELMERICH ESTATES,
AN ADDITION TO THE CITY OF TULSA, STATE OF OKLAHOMA**

WHEREAS, Helmerich Estates, an addition to the City of Tulsa, State of Oklahoma, ("Helmerich Estates") was platted by Plat No. 5046 recorded in the office of the County Clerk of Tulsa County, Oklahoma on January 13, 1995 (the "Plat");

WHEREAS, Walter H. Helmerich III is the record owner of Lot Three (3) of Helmerich Estates;

WHEREAS, Walter H. Helmerich IV is the record owner of Lot Four (4) of Helmerich Estates;

WHEREAS, Walter H. Helmerich III and Walter H. Helmerich IV desire to vacate the easements described in the attached Exhibit A and Exhibit B, which were established by the Plat.


WHEREAS, all of the record owners of the lots within Helmerich Estates have consented to such vacation as reflected by their signatures below, and have been joined in such consent by all contract purchasers and spouses, if any, as reflected by their signatures below.

NOW, THEREFORE, pursuant to the provisions of Okla. Stat. tit. 11, § 42-106, Walter H. Helmerich III and Walter H. Helmerich IV, with the approval of the undersigned, who constitute at least sixty percent (60%) of the owners of the lots within Helmerich Estates, and the City of Tulsa, as reflected below, do hereby vacate the easements described in the attached Exhibit A and Exhibit B through the partial vacation of the Plat pursuant to the terms of this instrument.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates indicated below.


Lot 1 Owners and Lot 2 Contract Purchasers:


J. Scott Dickman


Martha Dickman

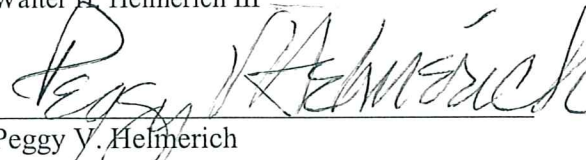
Lots 3 and 4 Contract Purchaser:

Larry E. Lee 2006 Family Trust

By: 
Marilyn A. Lee, Trustee

Lots 2 and 3 Owner, Joined By Spouse:


Walter H. Helmerich III


Peggy V. Helmerich

Lots 4 Owner, Joined By Spouse:


Walter H. Helmerich IV


Janell J. Helmerich

Lot 5 Owner, Joined By Spouse:


Hans Christian Helmerich


Lea C. Helmerich

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

This instrument was acknowledged before me this 18 day of May, 2007, by J. Scott Dickman and Martha Dickman, husband and wife.



Notary Public

My commission expires:

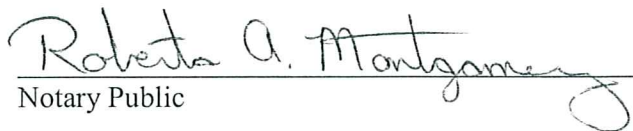
04/2009

Commission No.:

05003335

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

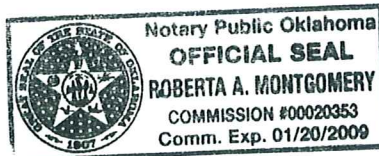
This instrument was acknowledged before me this 15th day of May, 2007, by Walter H. Helmerich III and Peggy V. Helmerich, husband and wife.



Notary Public

My commission expires:

Commission No.:



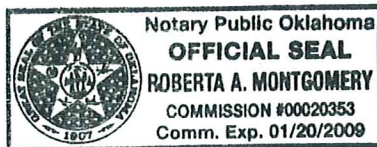
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

This instrument was acknowledged before me this 15th day of May, 2007, by Walter H. Helmerich IV and Janell J. Helmerich, husband and wife.

Roberta A. Montgomery
Notary Public

My commission expires:

Commission No.:



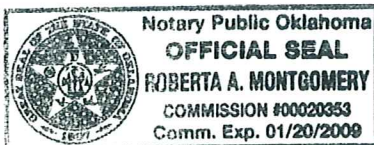
STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

This instrument was acknowledged before me this 15th day of May, 2007, by Hans Christian Helmerich and Lea C. Helmerich, husband and wife.

Roberta A. Montgomery
Notary Public

My commission expires:

Commission No.:



ALC

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

This instrument was acknowledged before me this 21st day of May, 2007, by Marilyn A. Lee,
as Trustee of the Larry E. Lee 2006 Family Trust.

Dianna J Brown
Notary Public

My commission expires:

Commission No.:



The within and foregoing Partial Vacation of the Plat of Helmerich Estates, Plat No. 5046 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ____ day of _____, 2007.

TULSA METROPOLITAN AREA PLANNING
COMMISSION

Attest:

Secretary

By: _____
Chairman

The within and foregoing Partial Vacation of the Plat of Helmerich Estates, Plat No. 5046 as recorded in the records of the County Clerk of Tulsa County, Oklahoma, is hereby approved this ____ day of _____, 2007.

CITY OF TULSA, OKLAHOMA,
a municipal corporation

Attest:

City Clerk

By: _____
Chairman, City Council

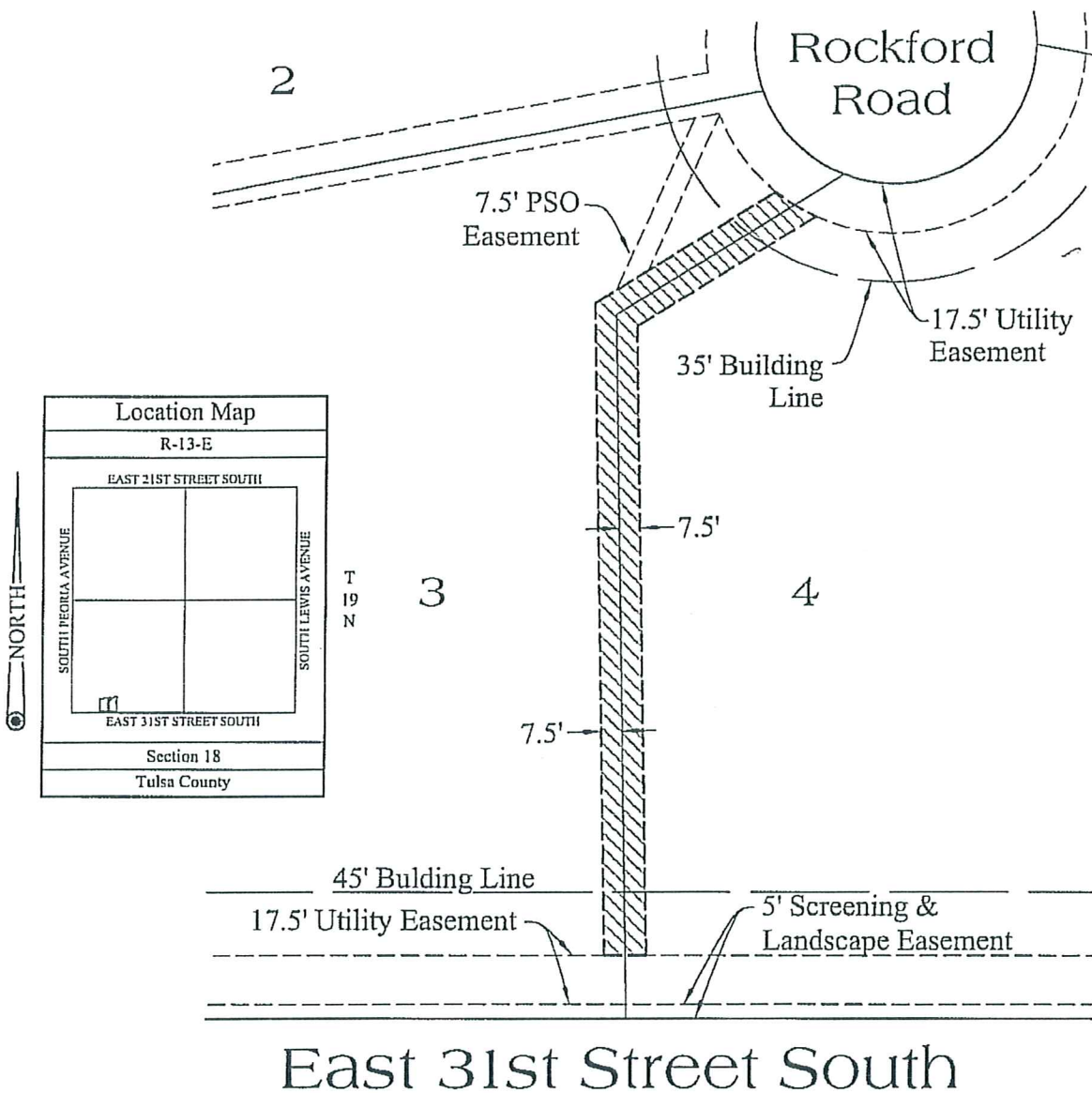
Approved as to form:

City Attorney

Kathy Taylor, Mayor

EXHIBIT "A"

1 of 2



EASEMENT CLOSURE
A part of Lots 3 and 4, "HELMERICH ESTATES", City of Tulsa



Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 531 Renewal Date June, 2007



Job No: 07-040
Scale: 1" = 60'
Date: 07/24/2007

EXHIBIT "A"

2 of 2

Legal Description
for
Easement Closure

A tract of land located in Lots 3 and 4, "Helmerich Estates", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5046, as filed in the records of the Tulsa County Clerk's office, being more particularly described as follows:

The 7.50 foot Utility Easement on each side of the common lot line between Lots 3 and 4, "Helmerich Estates", bounded on the north by the platted 17.50 foot Utility Easement and bounded on the south by the platted 17.50 foot Utility Easement.

Said tract contains 4,532 square feet or 0.1040 acres.

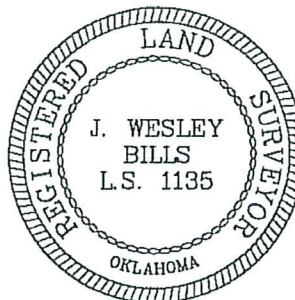
CERTIFICATE

I, J. Wesley Bills, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the state of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described.


J. Wesley Bills, L.S. 1135

4-24-07

Date



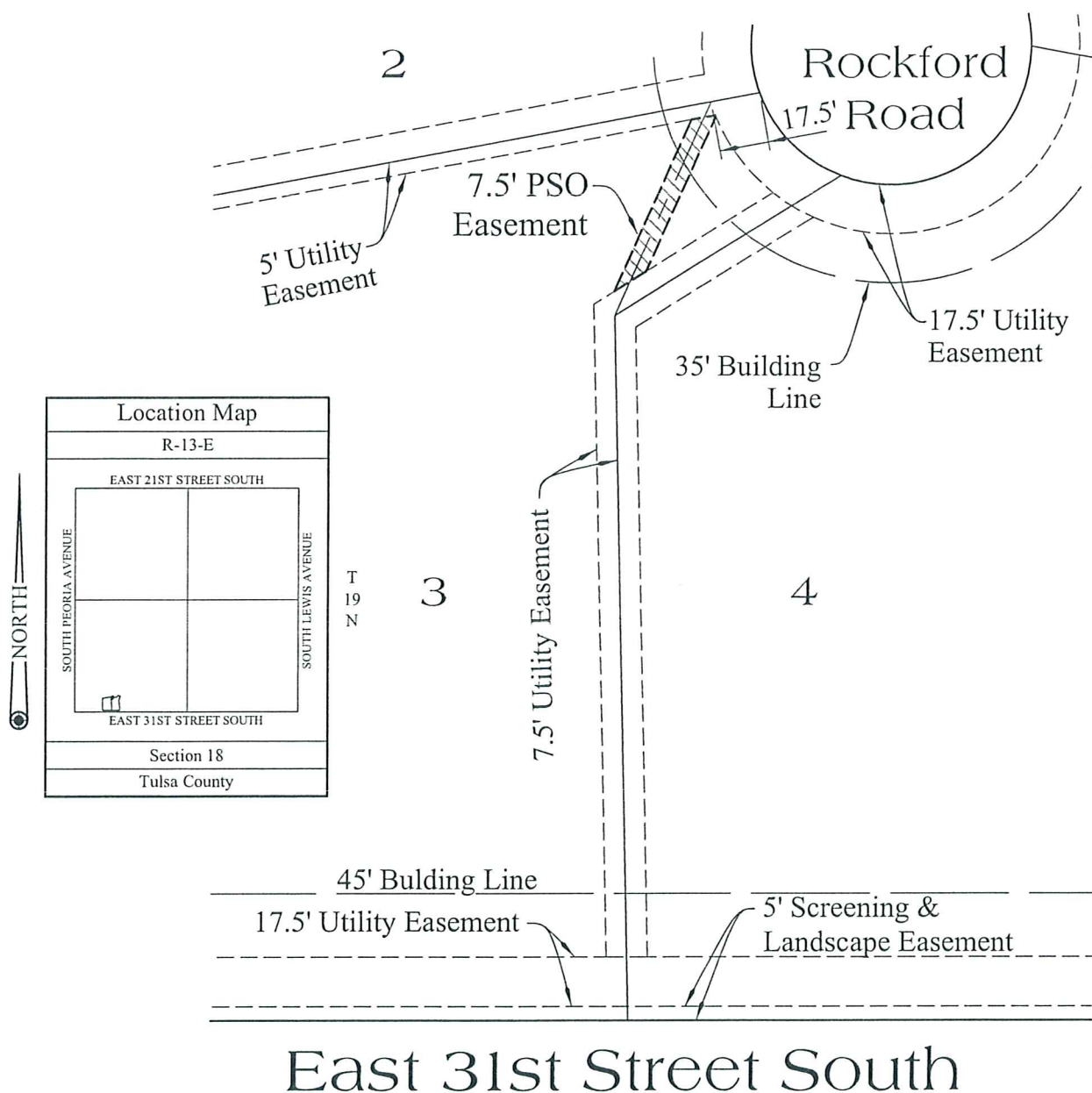
Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 531 Renewal Date June, 2007



Job No: 07-040
Scale: N/A
Date: 07/24/2007

EXHIBIT "B"

1 of 2



PSO EASEMENT CLOSURE A part of Lot 3, "HELMERICH ESTATES", City of Tulsa



Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 531 Renewal Date June 30, 2007



Job No: 07-040
Scale: 1" = 60'
Date: 05/30/2007

EXHIBIT "B"

2 of 2

Legal Description
for
Easement Closure

A tract of land located in Lot 3, "Helmerich Estates", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5046, as filed in the records of the Tulsa County Clerk's office, being more particularly described as follows:

The 7.50 foot P.S.O. Easement lying in Lot 3, "Helmerich Estates", the centerline of which runs from 17.5 feet westerly from the northernmost northeast corner of said Lot 3 to the angle point in the easterly line of said Lot 3, said P.S.O. Easement being bounded on the north by the platted 5.00 foot Utility Easement lying along the south side of the northerly line of said Lot 3 and bounded on the south by the platted 7.50 foot Utility Easement lying along the west side of the easterly line of said Lot 3.

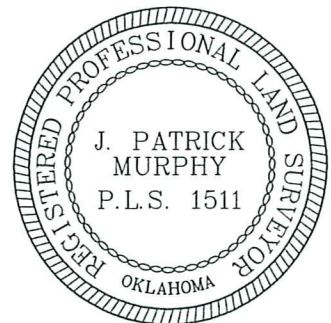
Said tract contains 481 square feet or 0.0110 acres.

CERTIFICATE

I, J. Patrick Murphy, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the state of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described.


J. Patrick Murphy, L.S. 1511

5.31.07
Date



Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning

Certificate of Authorization No. 531 Renewal Date June 30, 2007

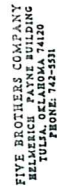


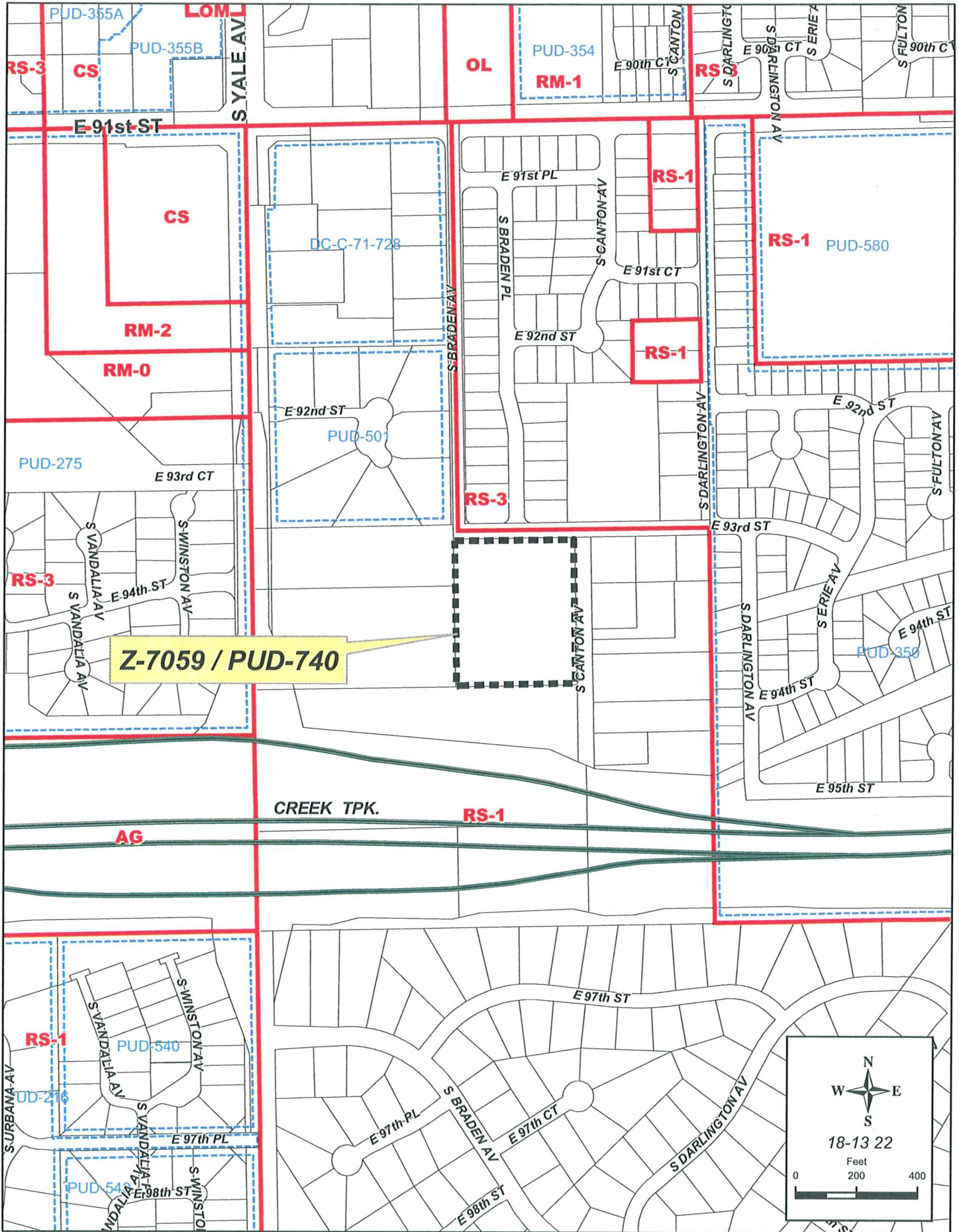
Job No: 07-040
Scale: N/A
Date: 05/30/2007

P.U.D. No. 511

LOCATION MAP

SHEET 1 OF 3 SHEETS
HELMERICH ESTATES







N
W E
S

Z-7059 / PUD-740

18-13 22

Feet
0 200 400

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7059

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: June 27, 2007

(Continued from June 6, 2007 and June 20, 2007)

Applicant: Sisemore Weisz & Associates, INC.

Tract Size: 4.87± acres

ADDRESS/GENERAL LOCATION: Southwest corner of South Canton Avenue and East 93rd Street

EXISTING ZONING: RS-1

EXISTING USE: Large-lot single-family residential use and some accessory buildings

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3 (proposed to be accompanied by a PUD)

PROPOSED USE: Single-family Subdivision

RELEVANT ZONING HISTORY:

Z-6759 July 2000: All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of East 93rd and South Darlington.

Z-6615 February 1998: All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91st Street South and South Yale Avenue from RS-1 to RS-3.

PUD-580 December 1997: All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91st Street South and South Darlington Avenue, for a church and multifamily use.

BOA-17795 August 26, 1997: The Board of Adjustment approved a Special Exception for a Use Unit 4, for an electric substation per alternative plan and subject to Stormwater Management approval and to landscaping and screening requirements on property located and the subject property.

Z-6441 May 1994: All concurred in approval of a request to rezone a 17.8-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from RS-1 to RS-3.

PUD-501 August 1993: All concurred in approval of a request to rezone an 8.4-acre tract located south of the southeast corner of East 91st Street South and South Yale Avenue and abutting the subject property to the north from RS-1 to RS-1/PUD for a residential development.

Z-5910/PUD-350 May 1984: All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93rd Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Canton Avenue	N/A (County road)	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 rd Street	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

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 being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, existing nearby land uses and trends in the area, staff can support the rezoning request and recommends **APPROVAL** of RS-3 zoning for Z-7059. Staff notes that the straight zoning portion of this proposal is in accord with the Comprehensive Plan and can stand alone, regardless of the PUD proposal.

06/27/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-740

TRS 8322

Atlas 1908

CZM 37

PD-18 CD-8

TMAPC Hearing Date: June 27, 2007

(Continued from June 6, 2007 and June 20, 2007)

Applicant: Sisemore Weisz & Associates, INC.

Tract Size: 4.87± acres

ADDRESS/GENERAL LOCATION:

EXISTING ZONING: RS-1

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/PUD

PROPOSED USE: Single-family Subdivision

RELEVANT ZONING HISTORY:

Z-6759 July 2000: All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of Eat 93rd and South Darlington.

Z-6615 February 1998: All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91st Street South and South Yale Avenue from RS-1 to RS-3.

PUD-580 December 1997: All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91st Street South and South Darlington Avenue, for a church and multifamily use.

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Z-5910/PUD-350 May 1984: All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93rd Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Canton Avenue	N/A	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 rd Street	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

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 being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan.

STAFF RECOMMENDATION:

The applicant is proposing a fifteen lot single-family residential infill development with a private cul-de-sac/ loop street system. The proposed development is bounded by two public streets: on the north by East 93rd Street South (City of Tulsa) and on the east by South Canton Avenue (Tulsa County). South Braden Avenue "dead ends" at the northwest corner of the property.

With its closed loop private street system, the development proposes sole access from East 93rd Street South and will not extend South Braden Avenue or incorporate South Canton Avenue thus ignoring logical continuation and/or use of existing streets. In addition, the closed loop system does not provide future alternative access to the unplatted residential acreage abutting the south two-thirds of the west boundary. Although this unplatted property has frontage on South Yale Avenue, Public Works has advised staff that should the unplatted property be developed in accord with the Comprehensive Plan as a multi-lot residential single-family subdivision, sole access from that property onto South Yale Avenue would not be desirable. A full width street accessing Yale to serve such a development would require significant modifications to the recently improved and widened South Yale Avenue, including storm drain relocation and median modification. Plus, such access would be located relatively close to the intersection of South Yale Avenue and the Creek Turnpike.

The interior block of the development proposes double and triple-frontage lots. Such a configuration will require a waiver of the subdivision regulations.

The proposed development also has unresolved design considerations with respect to the adjacent AEP/PSO power substation. Often such issues are resolved during the platting phase. However, in this instance, resolution of the design considerations may require more

substantial modifications to the PUD's proposed design for streets and the stormwater detention/ park area and, therefore, should be resolved prior to the plat phase.

Due to the numerous design concerns, including logical continuation of existing streets, provision of alternative and more desirable access for future residential development to the west, necessity for waivers of the subdivision regulations and possible design modifications necessary to accommodate the adjacent AEP/PSO substation, staff recommends **DENIAL** of PUD 740 as proposed, finding that the proposed development does not harmonize with the existing and expected development of surrounding areas and is not a unified treatment of the development possibilities of the project site.

General: No comments.

Water: A water main extension will be needed to provide water services to all lots within the proposed development. An eight-inch main along 93rd Street connecting dead end main lines at Braden Ave and Braden Pl. A 6-inch extension to the east to connect to the 6-inch dead-end water main at Canton Ave. inside a 10' easement is recommended.

Fire: No comments.

Stormwater: A Stormwater Pollution Prevention Plan will be required for development. Add the City of Tulsa Regulatory Floodplain for Vensel Creek Tributary H to Exhibit "B".

Wastewater: Sanitary Sewer service must be provided to all proposed lots.

Transportation: West side of this property would be the southward extension of S. Braden Ave., and this development would preclude that extension. With regard to future development of the property that extends west to Yale, not dedicating the S. Braden extension would force future street access with a cul-de-sac or loop system from S. Yale. Right-of-way dedication for 25 ft intersection radius at 93rd & Canton will be required. Subdivision Regulations requiring sidewalks is supported; sidewalks to be constructed on the interior private streets, Canton, and 93rd. Recommend street name shown as S. Canton Pl. be S. Braden Ct.

Traffic: Provide construction standards for the private streets per the Sub. Regs. within the PUD's Development Standards.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

06/27/07

May 22, 2007

Ms. Delise Tomlinson, Senior Planner
INCOG
201 W. 5th, Suite 600
Tulsa, OK 74103

RE: Response to "Decatur Park" review comments at 5/17/07 TAC meeting (PUD-740)

Dear Delise:

With regard to project development discussions concerning PUD-740 at the 5/17/07 TAC meeting, please note that we will be working closely with city staff, utility service providers, and other project team members prior to advancement of this project to a Preliminary Plat stage. Listed below is our response to the principle issues that arose at the TAC meeting.

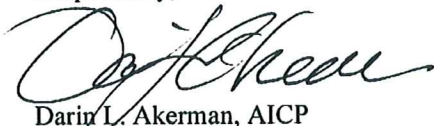
1. Traffic Circulation & Access: Per discussion of possible future development and access to the now existing single-family acreage tracts located to the west and abutting the PUD-740 tract (subject tract), and in consideration of a possible need for a limited degree of road right-of-way dedication within a western portion of the subject PUD-740 property for access provisions to the abutting acreage tracts, please note the following:
 - (A) The two single-family homes upon the existing acreage tracts to the west of the subject property (2.73 acre and 4.79 acre tracts) presently have full access rights available to South Yale Avenue. Additionally, as reflected on attached (PUD) Exhibit "B", the northerly 2.73 acre tract has a permanent gated, private drive at the western limit of East 93rd Street South, allowing full access to and from the public roadways of E. 93rd St. S. and S. Braden Ave, as well as site access availability onto South Yale Avenue.
 - (B) In consideration of the existing homes and improvements upon the acreage properties to the west of the subject tract, existing grade elevations on the subject acreage tracts, and a degree of city regulatory floodplain upon the southerly acreage tract, it is questionable as to whether or not a future single-family subdivision would develop on these properties. In the event such development would occur in the future, either two or more access points to South Yale Avenue could reasonably be supported for such development, mitigating any need for access across the subject PUD-740 property site.
 - (C) In review of the Tulsa Metropolitan Area Major Street & Highway Plan, there does not appear to be a residential collector or loop road extending eastward from South Yale Avenue across the subject acreage tracts abutting South Yale Avenue or across any portion of the subject PUD 740 property site.

Based upon the above, it is our position that public road right-of-way across any portion of the western boundary of the subject PUD-740 property site is unnecessary for traffic circulation purposes.

2. PUD-740 Block 3 Street Frontages & Lot Configuration: Per discussion at the TAC meeting in regards to the double street frontages posed by the internal Block 3 of PUD-740, it is the intent of the builder / developer to have only one access point to each of the proposed Lots 1 – 4, Block 3. However, since it is undetermined at this point which direction the future homes on these lots will face, and where the resulting garage access will be for such homes, we would simply request that a provision be placed in the PUD approval requirements, if desired, which would restrict access on such lots to one vehicular access point off of the private roadways abutting such lots.
3. Reserve Area "A" Improvements & Designs: In concern with AEP / PSO comments regarding the proposed detention facility and improvements within Reserve Area "A", which shall include a 100' width linear PSO easement as shown on (PUD) Exhibit "B", we will be submitting both preliminary and final engineering plans, as well as Reserve Area "A" improvement plans, to AEP / PSO staff for review, comment and approvals. Additionally, as part of the customary subdivision plan review efforts by City of Tulsa staff, we will be submitting complete preliminary and final project engineering plan documentation to the City of Tulsa Development Services Department for full review, comments and approvals.

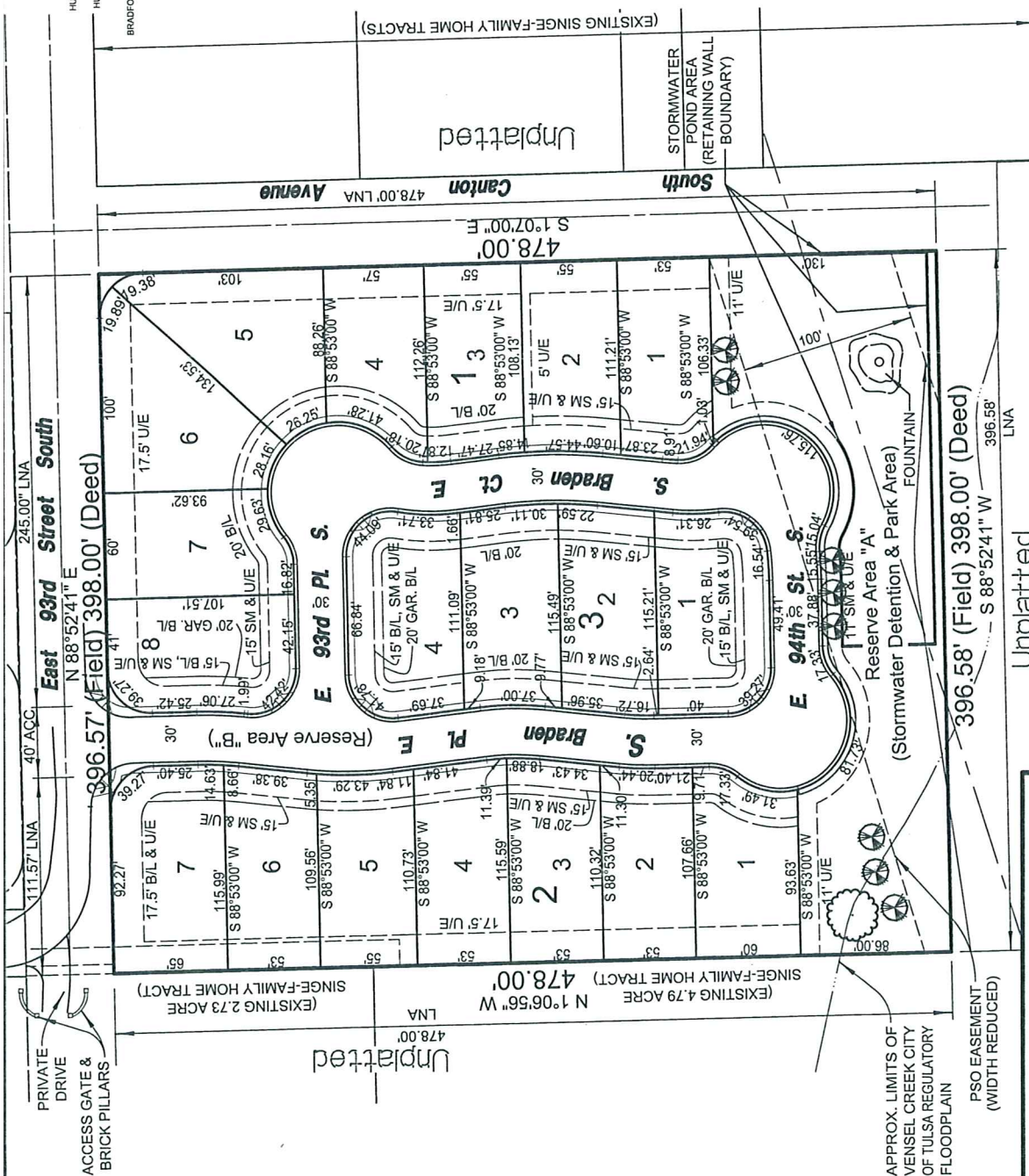
You will note upon review of the revised PUD exhibits that many of the recommendations made at the 5/17/07 TAC meeting have now been incorporated into the PUD exhibits and text. Finally, as suggested in the opening of this letter and at the project TAC hearing, we will be closely coordinating our plan development efforts with all TAC members prior to submittal of project Preliminary Plat documentation. Should you or others have any questions at this time in regards to this revised PUD documentation submittal, please do not hesitate to contact either myself or our project engineer, Mr. Chinna Gunda, at our office telephone number of (918)665-3600.

Respectfully,



Darin L. Akerman, AICP
Director of Planning

cc: Peter Chiconas, Jim Barnes, Bob Wright, Chinna Gunda, Greg Weisz, file
Enclosures
w:\15515.01\PUD-740-response-ltr.doc
File No. 1813.2240



Legend

- B/L = BUILDING SETBACK LINE
- SM & U/E = STREET MAINTENANCE, SIDEWALK & UTILITY EASEMENT
- U/E = UTILITY EASEMENT
- GAR. = GARAGE
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS

Scale: 1" = 60'

Location Map

SCALE: 1"=2000'



Decatur Park

Conceptual Site Plan

DATE PREPARED: APRIL 26, 2007

Exhibit "B"

REV. NO.	DESCRIPTION	BY	DATE
1	ADDED TRACT INFO TO WEST OF SUBJECT SITE; MODIFIED RESERVE AREA "A" IMPROVEMENTS.	LAD	5/22/07

Sisemore Welisz & Associates, Inc.
 801 EAST 35th PLACE
 TULSA, OKLAHOMA 74106
 PHONE: (918) 466-3900
 FAX: (918) 466-3908
 EXP. DATE: 6/30/07



3 a. 11



Scale: 1" = 100'

Location Map

SCALE: 1"=2000'

Legend

- B/L = BUILDING SETBACK LINE
- SM & U/E = STREET MAINTENANCE, SIDEWALK & UTILITY EASEMENT
- U/E = UTILITY EASEMENT
- GAR. = GARAGE
- ODJE = OVERLAND DRAINAGE EASEMENT
- FH = FIRE HYDRANT

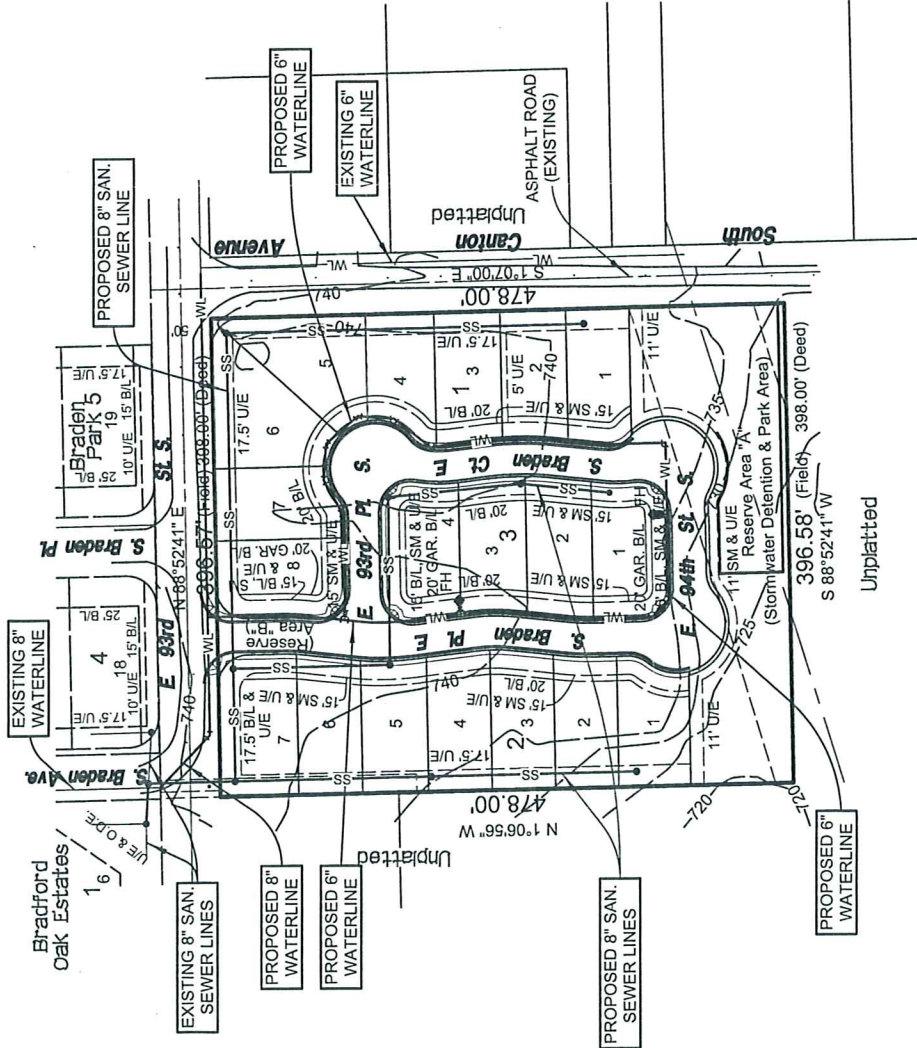
Note:

1. CABLE TV, GAS, ELECTRIC & TELEPHONE UTILITIES ARE EITHER ON OR ADJACENT TO THE SITE AND SHALL BE ROUTED INTERNALLY WITHIN THE SUBDIVISION IN DEDICATED EASEMENTS OR RIGHT-OF-WAYS.

Decatur Park Site Topography and Utilities Plan

DATE PREPARED: APRIL 26, 2007

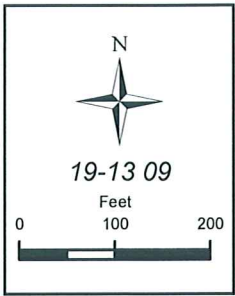
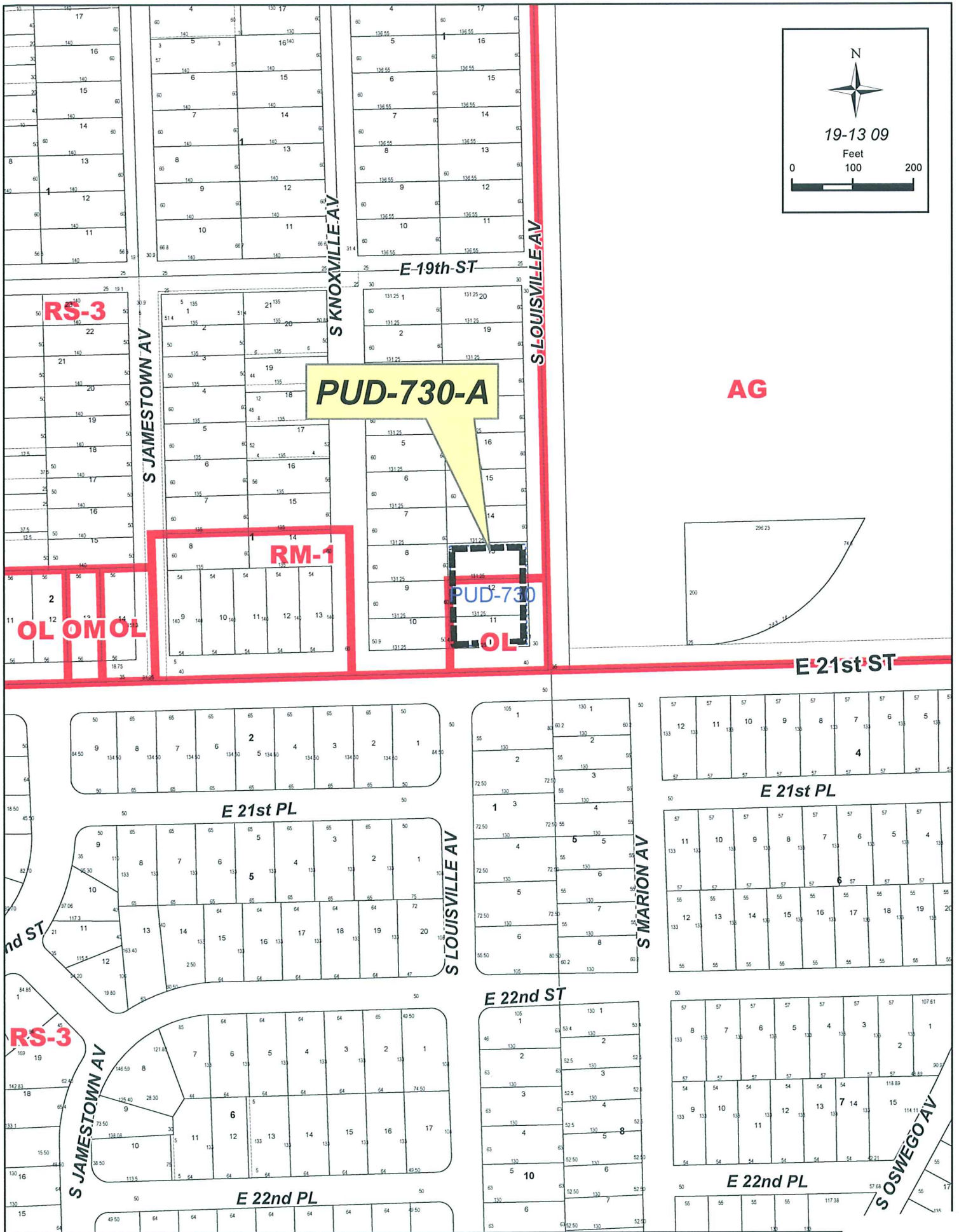
Exhibit "C"



Sisemore Weisz & Associates, Inc.
 101 EAST 20TH PLACE
 TULSA, OKLAHOMA 74106
 PHONE (918) 484-2000
 FAX (918) 484-2009
 EXP. DATE 6/30/07

REV. NO.	DESCRIPTION	BY	DATE
1	MINOR ADJACENT TRACT BOUNDARY UPDATES & OFF-SITE UTILITIES CALLOUT.	LAD	5/22/07

2012



PUD-730-A

AG

RM-1

PUD-730

OL OM OL

E 21st ST

E 21st PL

E 21st PL

E 22nd ST

E 22nd PL

RS-3

S JAMESTOWN AV

S KNOXVILLE AV

S LOUISVILLE AV

S MARION AV

S OSWEGO AV



N

PUD-730-A

19-13 09

Feet
0 100 200

S JAMESTOWN AV

S KNOXVILLE AV

E 19th ST

S LOUISVILLE AV

S JAMESTOWN AV

E 21st PL

S LOUISVILLE AV

S MARION AV

E 21st ST

E 21st PL

E 22nd ST

E 22nd PL

E 22nd PL

S OSWEGO AV

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-730-A

TRS 9309

Atlas 89

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 27, 2007

(Continued from June 20, 2007)

Applicant: John W. Moody

Tract Size: .78± acres

ADDRESS/GENERAL LOCATION: Northwest corner of South Louisville Avenue and East 21st Street

EXISTING ZONING: RS-3/OL/PUD

EXISTING USE: Commercial/Residential

ZONING ORDINANCE: Ordinance number 21337 dated July 31, 2006, established zoning for the subject property.

PROPOSED ZONING: RS-3/OL/PUD

PROPOSED USE: Adult day care center

RELEVANT ZONING HISTORY:

PUD-730 July 2006: All concurred in approval of a proposed Planned Unit Development on a .781± acre tract of land for office use with modifications for an eight foot screening fence on the west and north sides per the neighbors request, on property located on the northwest corner of South Louisville Avenue and East 21st Street and the subject property.

Z-7019 March 2006: A request for rezoning a 60' x 131.25' tract of land from RS-3 to PK for office parking, located as part of the subject property. The TMAPC advised the applicant to instead seek development of the three lots under a PUD.

Z-4602 January 1972: A request for rezoning a 110' x 131.25' tract from RS-3 to OL, located at the northwest corner of East 21st Street and South Louisville Avenue and abutting the subject property to the south. All concurred in the approval of rezoning this tract.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .781± acres in size and is located at the northwest corner of South Louisville Avenue and East 21st Street. The property is being used as an office and possibly single-family residence and is zoned OL/RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Louisville Avenue	Residential	50'	2 lanes
East 21 st Street	Secondary Arterial	100'	4 lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by Expo Square/Tulsa County Fairgrounds and zoned AG in Tulsa County; on the north by single-family residences zoned RS-3; on the west by single-family residences zoned RS-3; and on the south by East 21st Street South and a single-family residence zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity - No Specific land use. The zoning district and plan category **may be found** in accordance.

STAFF RECOMMENDATION:

PUD-730-A comprises 0.781 acres located on three lots on the northwest corner of East 21st Street South and South Louisville Avenue. Two lots have underlying OL, Office Light, zoning and the northernmost lot is zoned RS-3. Per PUD 730, general office uses in a one and one-half story residential-style building with an interior courtyard were approved. No upper-story windows were permitted to face the adjacent residential to the west or north. Access to the site is from South Louisville Avenue, only. An eight-foot high screening wall or fence is required along the west and north boundaries. Landscaping of the north and west boundaries is to be in accordance with the original concept plan. Parking requirements for an Adult Day Care Center are less than General Office requirements (1/500 vs. 1/300). Therefore, there is sufficient area to accommodate parking.

The purpose of PUD 730-A is to amend the permitted uses by adding an Adult Day Care Center as a permitted use per Use Unit 5 of the Zoning Code. No other changes to PUD 730 are proposed. Use Unit 5, Community Services and Similar Uses, is permitted by special exception within OL districts. Within a PUD, this use may be added by major amendment.

1. The applicant's Outline Development Plan (same as PUD 730 with addition of use) and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Land Area (Gross):	34,007.6 S.F.	0.781 AC
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Land Area (Net):	21,118.1 S.F.	0.485 AC
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Permitted Uses:

General office uses as permitted by right in OL, Office Light, zoning district, excluding medical offices, banks, funeral home, studio or school for teaching ballet, dance, drama, fine arts, music, language, business or modeling; *and further providing than an Adult Day Care Center as set forth in Use Unit 5 of the Zoning Code shall be a permitted use.*

Maximum Building Floor Area:	7,200 S.F.
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Maximum Building Height:	One and one-half story*	28 feet
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*No upper story windows on west or north-facing walls.

Minimum Building Setbacks:

From the centerline of E. 21 st St. S.	95 feet
From the centerline of S. Louisville Ave.	55 feet
From the west boundary	8 feet
From the north boundary	8 feet

Access:

Permitted from South Louisville Avenue, only.

Minimum Off-Street Parking:

As required by the applicable Use Unit of the Tulsa Zoning Code.

Sidewalks:

Sidewalks shall be provided in the rights-of-way of all public residential and arterial streets in accordance with the Subdivision Regulations.

Minimum Internal Landscaped Open Space and Streetyards:

A minimum of 15 percent of the net land area shall be improved as internal landscaped open space and may include required streetyards and landscape buffers. All landscaping shall be in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and PUD Development Standards.

Other Landscaping and Screening.

A minimum eight foot high screening wall or fence shall be required along the west and north boundaries. Landscaping of the north and west boundaries shall be in accordance with the concept plan.

Signs:

One monument-style ground sign not to exceed 32 square feet.

Lighting:

No pole-mounted lighting. Building-mounted lighting shall be decorative in nature; however, security lighting on the west and north elevations, if used, shall be hooded and directed downward and away from adjacent residential uses and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within residential districts. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Outdoor Trash Receptacles:

Outdoor trash receptacles shall be screened from view of persons standing at ground level.

Other Bulk and Area Requirements:

As established within an OL district.

3. 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.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building 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 at the soonest appropriate planting 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.

5. 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.
6. All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
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 June 7, 2007:

General: Comments made in the PUD-730 TAC review remain applicable.

Water: No comments.

Fire: No Comments. Owner/Developer should get with Building Official about this Use Group change.

Stormwater: No comments.

Wastewater: Sanitary Sewer Service is available to the property.

Transportation: 21st is a secondary arterial; R/W dedication needed to meet requirements for 50 ft width and 30 ft intersection radius.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

06/27/07

TEXT FOR MAJOR AMENDMENT PUD-730-A

Planned Unit Development Number 730 was approved by the Tulsa Metropolitan Area Planning Commission on May 6, 2006 and by the City Council on June 29, 2006, for an office building and permitted those uses permitted by right in the O. L.-Office Low Intensity District. The purpose of this amendment is to amend the permitted uses by adding an Adult Day Care Center under Use Unit 5 as a permitted use. No other changes to PUD-730 are requested.

The property will become the new location for the Crossroads Center and Clubhouse, presently located at 1888 East 15th Street. Crossroads is part of a national program that provides services to communities throughout the nation. Crossroads provides services to the community by providing a place for adults who have been diagnosed with a mental condition that might otherwise limit their ability to obtain employment, to develop new work skills and to obtain meaningful employment. The center also provides a setting for its members to develop interpersonal skills and to form meaningful relationships.

Crossroads has been in operation at its present location for over ten (10) years and has enjoyed the full support of the community. Crossroads is not a treatment center or a psychiatric center or a transitional living center and it does not provide therapy. It does not pose any threat or risk to the community. Its building and use are indistinguishable from any other office building as far as its outward appearance and activities. Crossroads generates less traffic and activity than a normal office building. Its sole function is to assist persons with a mental impairment to be fully functional citizens and to live a life with purpose and meaning.

DEVELOPMENT STANDARDS:

Land Area (Gross):	34,007.6 S. F.	0.781 AC
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Land Area (Net):	21,118.1 S. F.	0.485 AC
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Permitted Uses:

General office uses as permitted by right in the OL, Office Light zoning district, excluding medical offices, banks, funeral home, studio or school for teaching ballet, dance, drama, fine arts, music, language, business or modeling; and further providing that an Adult Day Care Center as set forth in Use Unit 5 of the Zoning Code and as described in the Applicant's Text shall be a permitted use.

No other changes to PUD-730 are proposed and all of the other conditions of approval and the other Development Standards as approved by the TMAPC and City Council shall remain unchanged and are incorporated herein by reference.