

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2485

July 11, 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. CONTINUANCE REQUEST AGENDA

- a. **PUD-711-1 – Roy D. Johnsen** (PD-17) (CD-6)
16714 East 50th Place South & 5033 South 168th East
Avenue (PUD Minor Amendment) **(Applicant has
requested a continuance to July 18, 2007.)**

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. **L-20082** – John Arnold (4320) / Lot-Split (PD 6) (CD 9)
2627 East 33rd Street
- b. **L-20105** – Daniel Flores (0333) / Lot-Split (PD 3) (CD 3)
740 North Sandusky
- c. **L-20106** – Susan Atherton (2113) / Lot-Split (County)
7142 North Victor
- d. **L-20107** – Susan Atherton (2113) / Lot-Split (County)
1702 East 72nd Street North
- e. **L-20108** – Robert McGuire (9234) / Lot-Split (PD 8) (CD 2)
5818 South 31st West Avenue
- f. **L-20110** – Matt Thomason (1432) / Lot-Split (County)
11701 East 72nd Street North
- g. **L-20111** – Metro Lofts, LLC (9307) / Lot-Split (PD 6) (CD 4)
1426 South Quincy

- h. **L-20113** – Harden & Associates (1312) / Lot-Split (County)
8814 East 116th Street North
- i. **L-20115** – Sisemore Weisz & Associates (9323) / Lot-Split (PD 17) (CD 5)
West of northwest corner of East 31st Court and 79th East Avenue
- j. **L-20116** – Sack & Associates (8324)/Lot-Split (PD 26) (CD 8)
Northeast corner of East 98th Street and 84th East Avenue
- k. **LC-53** – Pamela Carter (0331)/Lot Combination (PD 2) (CD 3)
1725 East Marshall Place
- l. **LC-54** – William Ragan (9010)/Lot Combination (County)
21841 West 14th Street
- m. **Lot 2A, Block 1, Commerce Center Plat** – (8406)/Change of Access (PD 18C) (CD 7)
South of East 61st Street South, East of South Mingo Road

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

3. PUBLIC HEARINGS

- a. **L-20109** – Harden & Associates (9329)/Lot-Split (PD 6) (CD 9)
South of East 45th Place, East of South Columbia Avenue
- b. **Shwiyat Estates** – (9311)/Minor Subdivision Plat (revised) (PD 5) (CD 5)
North of 21st Street South, West of South Memorial Drive
- c. **Z-7035 – Richard Gardner** **RS-3 to CS**
South of southeast corner South Mingo Road and East 61st Street (Continued from 6/6/07) (PD-18c) (CD-7)
- d. **Z-7062 – Sisemore, Weisz & Associates/TDA** **RS-4 to CS**
Southwest of southwest corner East 3rd Street and South Lewis (PD-4) (CD-4)
- e. **Z-6277-SP-3a – Dennis Blind** (PD-18) (CD-8)
Northeast corner of East 66th Street and South 101st East Avenue (Corridor Minor Amendment to provide development standards for an outdoor advertising sign, revising building height restrictions, reduce minimum lot area requirements and clarifying screening requirements.)
- f. **PUD-379-6 – Lou Reynolds** (PD-18) (CD-7)
6612 South Memorial Drive (PUD Minor Amendment to increase the number of ground signs from two to three, increase maximum allowable display surface area for ground signs and increase permitted display surface area for wall signs.)

g. **PUD-600-A-7 – Tanner Consulting, LLC**

(PD-18) (CD-8)

Lot 6, Block 3, Ashton Creek Office Park, Development Area A (PUD Minor Amendment to amend development standards to increase permitted building height from one-story to two-story, reduce the building setback and omit the requirement for a 15-foot wide landscaped area and six-foot high screening wall along the south boundary.)

OTHER BUSINESS

4. **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

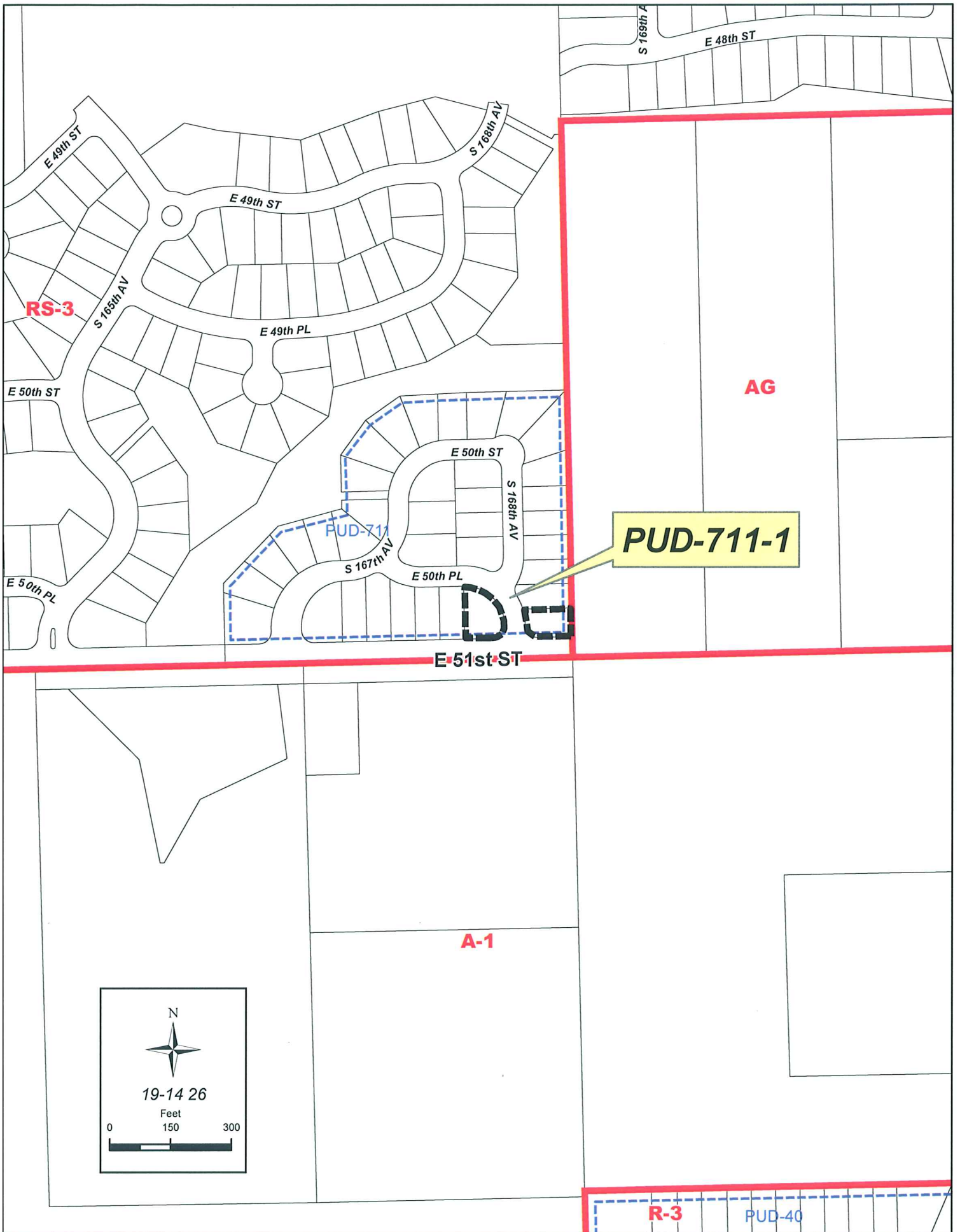
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

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



EPPERSON & JOHNSEN

ATTORNEYS AT LAW

Suite 501

201 West Fifth

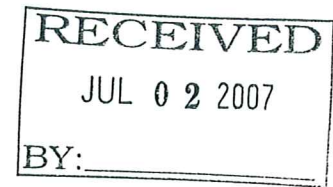
Tulsa, Oklahoma 74103-4277

(918) 585-5641

FAX (918) 585-2758

J. BARRY EPPERSON
ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

July 2, 2007



The Tulsa Metropolitan Area Planning Commission
Attn: Wayne Alberty
Land Development Services
201 West Fifth, Ste. 600
Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: Cottages at Trinity Creek
PUD - 711-1
Request for continuance

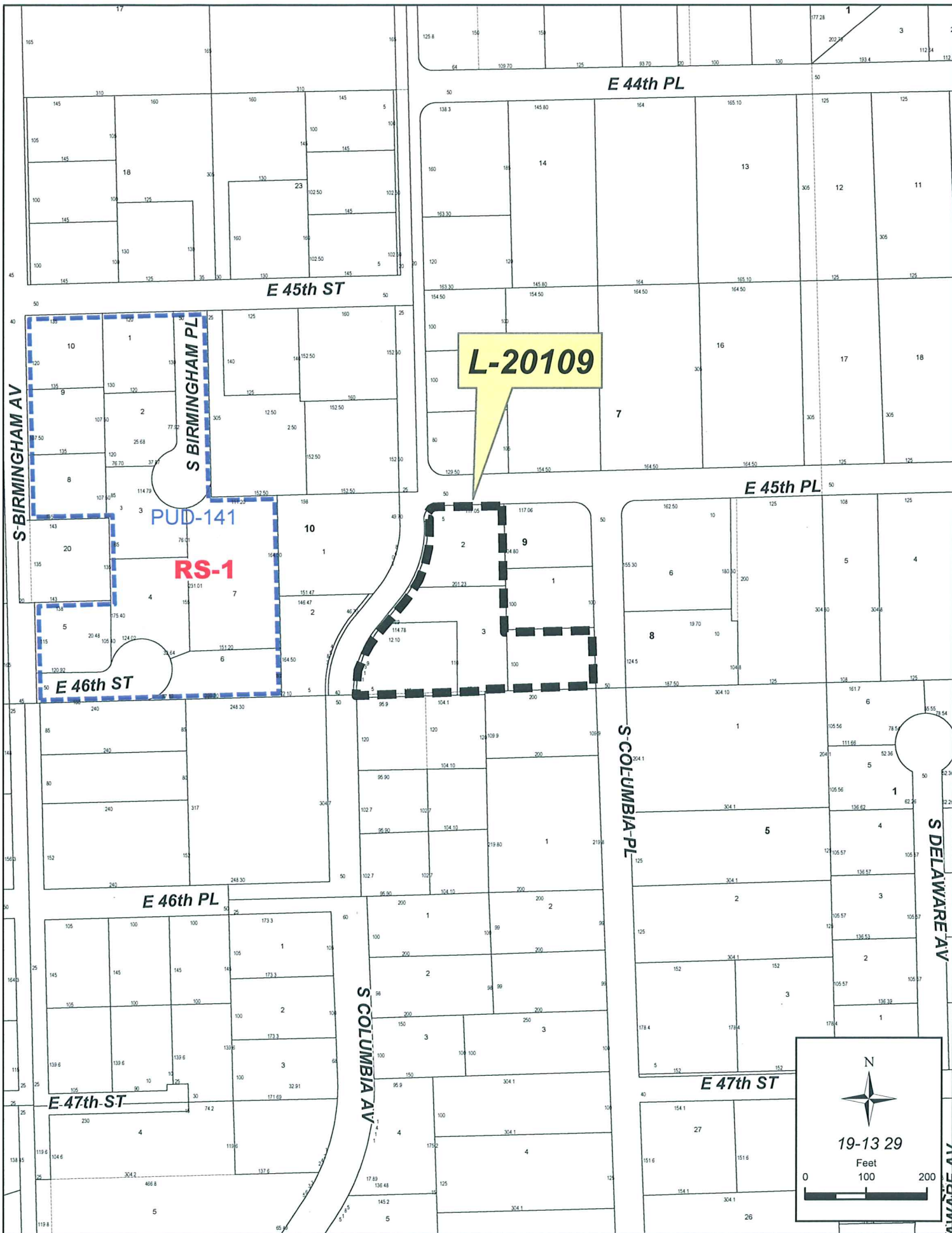
To the Members of the Commission:

It is requested that Commission consideration of the referenced matter be continued from July 11, 2007 until July 18, 2007, due to a scheduling conflict.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roy D. Johnsen".

Roy D. Johnsen
Attorney for Applicant



19-13 29
Feet



201



N

L-20109

19-13 29

Feet
0 100 200

S BIRMINGHAM AV

S BIRMINGHAM PL

E 45th ST

E 44th PL

E 45th PL

E 46th ST

S COLUMBIA PL

S DELAWARE AV

E 46th PL

E 47th ST

S COLUMBIA AV

E 47th ST

E 48th ST

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

July 11, 2007

L-20109 Harden & Associates (9329) (RS-1) (PD 6) (CD 9)

South of East 45th Place, East of South Columbia Avenue

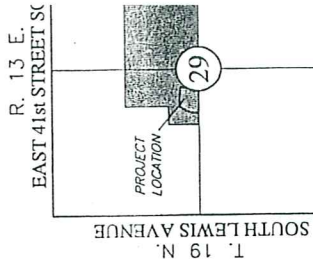
The proposal is to split one tract into three parcels, tying each proposed parcel to an abutting tract. All resulting tracts would meet the RS-1 bulk and area requirements; proposed Tracts 1 and 2 will result in having more than three side lot lines. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

Although the existing tract on Columbia Place currently has an approved septic system, at their June 21, 2007, meeting, the Technical Advisory Commission requested that the sanitary sewer mainline be extended south along the eastern boundary of the property being split to abut proposed Tract 3.

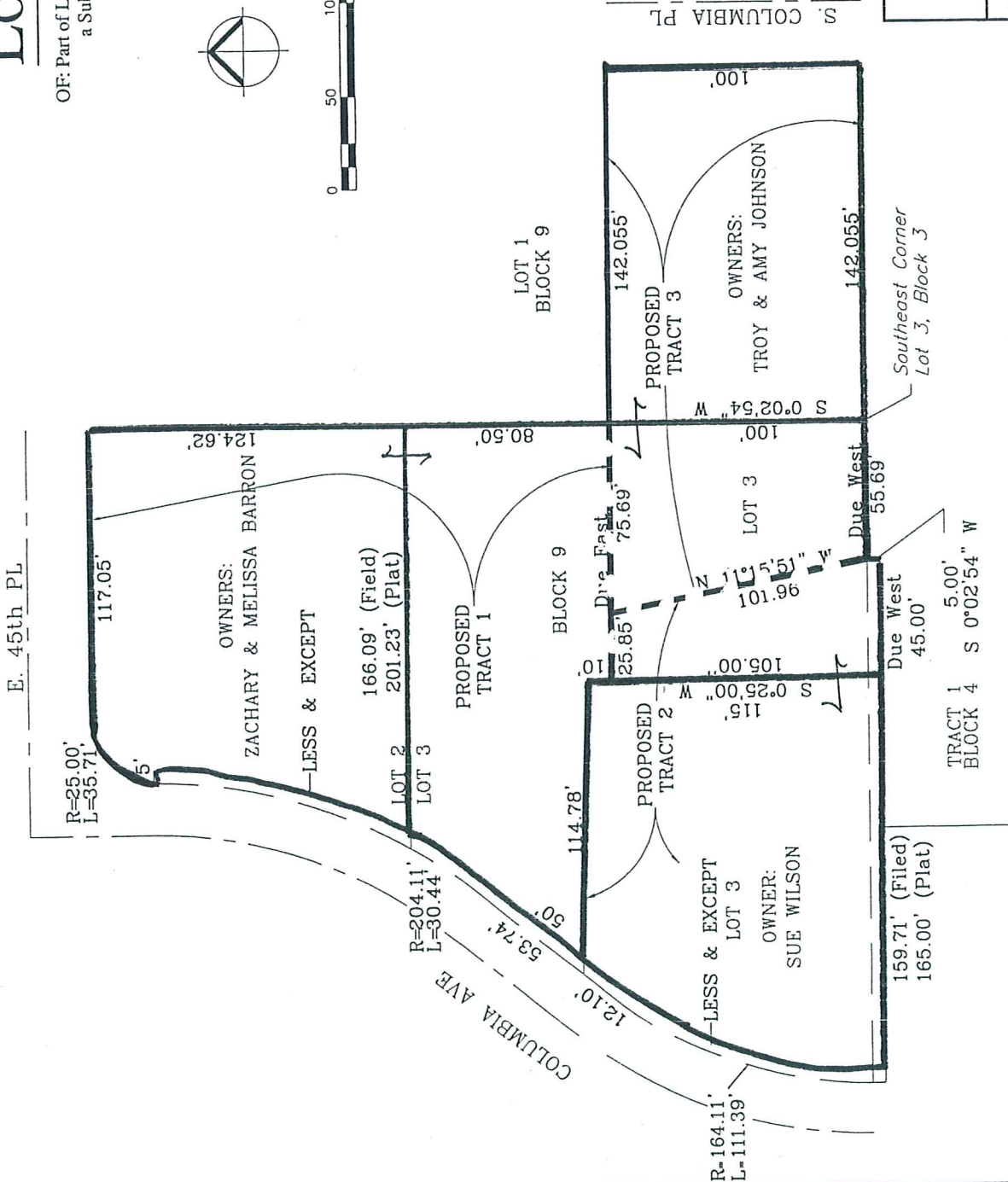
Staff believes this lot-split would improve the existing lot configuration and would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split, subject to the sanitary sewer mainline being extended to meet Development Services' requirement.

Lot Split Exhibit

OF: Part of Lot Three (3), Block Nine (9), VILLA GROVE PARK,
a Subdivision of Tulsa County, State of Oklahoma



EAST 51st STREET S
LOCATION N



LAND AREAS:

- Proposed Tract 1 (with tie tract): 3
- Proposed Tract 2 (with tie tract): 2
- Proposed Tract 3 (with tie tract): 2

HARDEN & ASSOCIATES Surveying

2001 South 114th East Avenue
Tulsa, Oklahoma 74128
Certificate of Authorization No. 4656

REVISIONS	BY	DATE	Survey By: H&A	D
				Lo
				W
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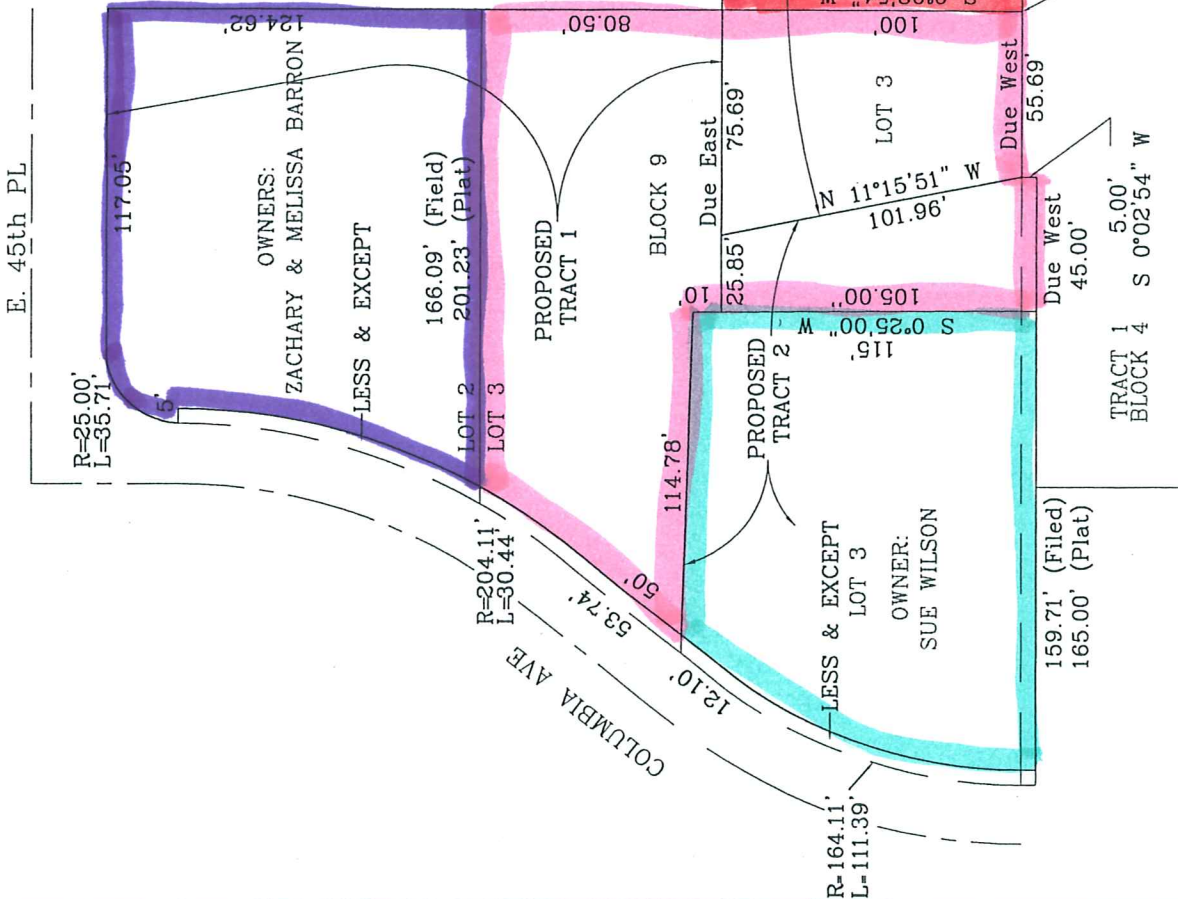
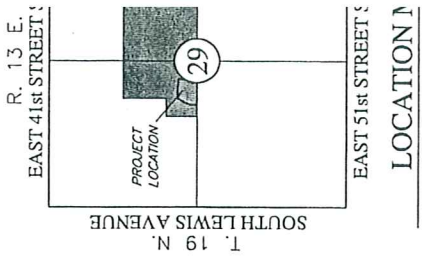
Existing Proposed

3.9.4

Existing tracts

Lot Split Exhibit

OF: Part of Lot Three (3), Block Nine (9), VILLA GROVE PARK,
a Subdivision of Tulsa County, State of Oklahoma



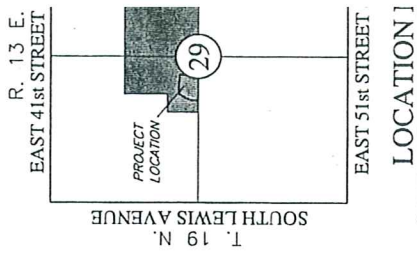
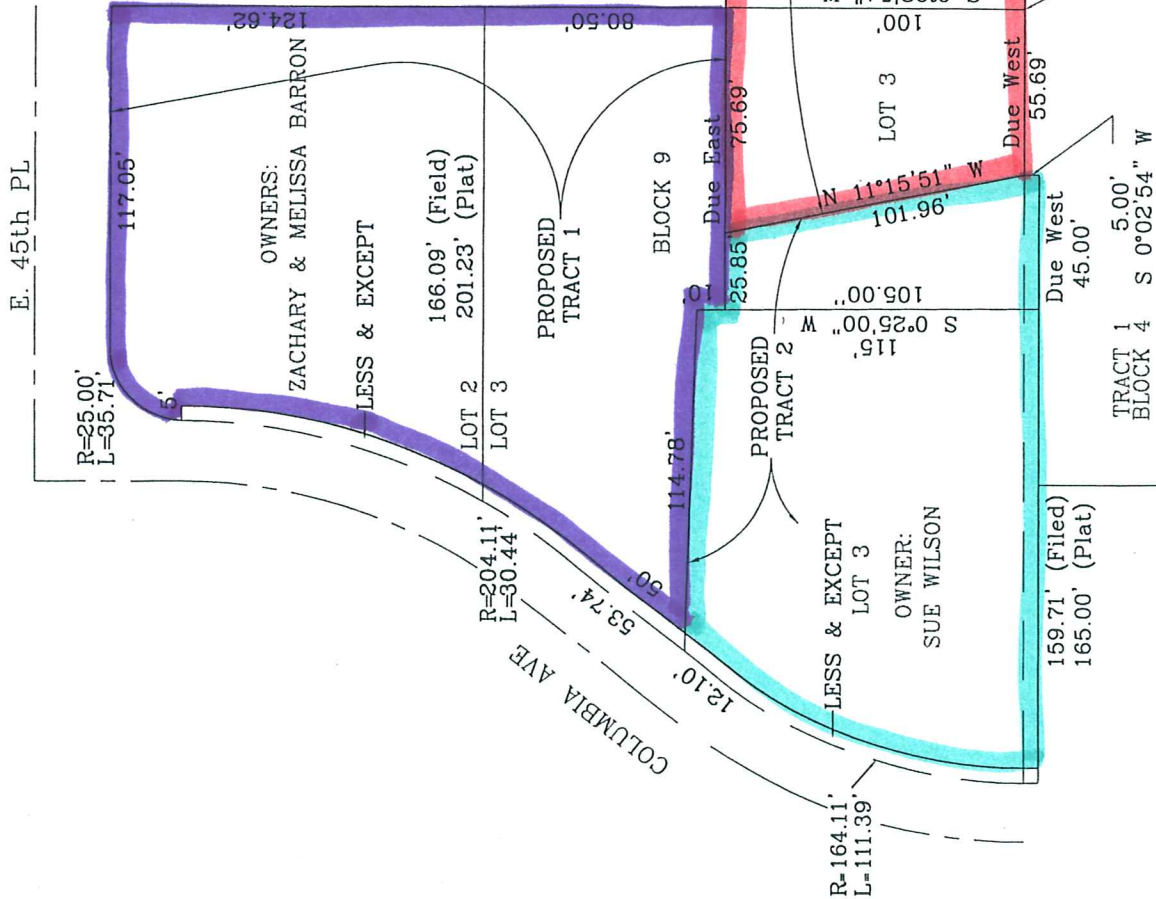
LAND AREAS:
Proposed Tract 1 (with tie tract): 3
Proposed Tract 2 (with tie tract): 2
Proposed Tract 3 (with tie tract): 2

HARDEN & ASSOCIATES Surveying			
2001 South 114th East Avenue Tulsa, Oklahoma 74128 Certificate of Authorization No. 4656			
REVISIONS	BY	DATE	Survey By: H&A
			Lot
			.DWG: Wc

Proposed Tracts

Lot Split Exhibit

OF: Part of Lot Three (3), Block Nine (9), VILLA GROVE PARK,
a Subdivision of Tulsa County, State of Oklahoma

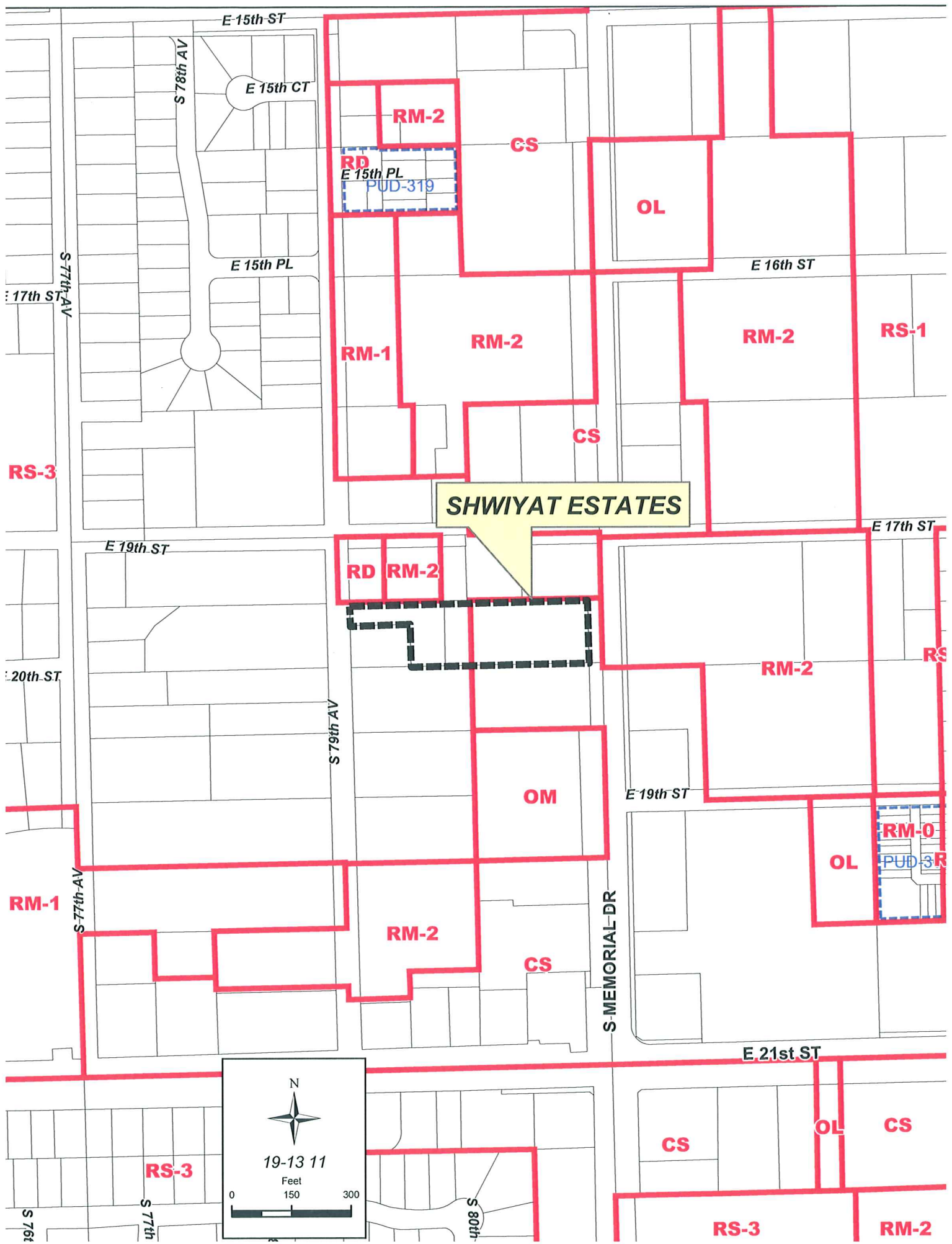


LAND AREAS:
Proposed Tract 1 (with tie tract): 3
Proposed Tract 2 (with tie tract): 2
Proposed Tract 3 (with tie tract): 2

HARDEN & ASSOCIATES Surveying
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
Certificate of Authorization No. 4656

REVISIONS	BY	DATE	Survey By: H&A	D

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.DWG: W





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S MEMORIAL DR

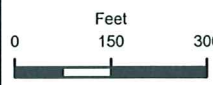
E 19th ST

E 21st ST



19-13 11

**SHWIYAT
ESTATES**



217

MINOR SUBDIVISION PLAT

Shwiyat Estates – (8419) (PD 5) (CD 5)
North of 21st Street South, West of South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 1.89 acres.

The following issues were discussed June 21, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS, RS-3.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** Water is available.
5. **Storm Drainage:** Please add the word "Stormwater" to the label for the "Stormwater Detention Easement". In the "Note"; please change the word "Detail" to "Detention", and remove the words "As shown in the site plan", unless the site plan being referenced is to be filed with the plat. Suggested language for the note would be, "The stormwater detention easement is located on a paved parking lot." The language in Section II.F must be modified for one lot, one block owner; and to reflect a title change to, "F. Stormwater Detention – Parking Lot." To coincide with plat label changes, line 4 of F.1 should read "Stormwater detention easement." On line 6 of F.1, change "Various Lots" to "Lot". Remove the F.4 a that begins with "Grassed areas shall be mowed". Remove the word "Channels" from F.4.c. In F.6: On line 8, replace the word "Association" with "Owner" and at the end of line 11 and beginning of line 12, replace the words "Each within" with "Lot 1, Block 1". In F.6 on lines 12 and 13, remove the sentence that begins with "Provided However" and ends with "The Costs."
6. **Utilities: Telephone, PSO, ONG, Cable:** Okay.
7. **Other: Fire:** The new building will require additional fire hydrant protection. Legal description has been amended to include bearings and distances and tie to the southeast section corner; the section corner, point of commencement and point of beginning need to be shown on face of plat. Lot line dimensions after right-of-way dedication need to be shown. Clarify the basis of bearing with regard to section, township, and range. Minor editing is needed.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

SHWIYAT ESTATES

A PART OF THE SE/4 OF THE SE/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 13 EAST, TULSA COUNTY.

1 LOT
1 BLOCK
1.88 ACRES

SITE ADDRESS
1720 EAST 21ST STREET
TULSA, OKLAHOMA 74104

CAVEAT/DISCLAIMER

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE TO THE BEST OF OUR KNOWLEDGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



BASIS OF BEARINGS

THE EAST LINE OF THE SE/4 OF SECTION 11-19-13-0001-02E



FLOOD INFORMATION

THIS PROPERTY IS LOCATED OUTSIDE THE REGULATORY FLOODPLAIN AS SHOWN ON PANEL 'A' OF THE CITY OF TULSA REGULATORY FLOODPLAIN MAP, ADOP. DATED JANUARY, 2006.

LEGEND

- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- MA MAIL
- LA LIMITS OF NO ACCESS
- LP IRON PIN
- IP IRON PIN FOUND
- ET ELEVATION
- P.K. MAIL FOUND
- X CHASELLED "X" IN CONCRETE
- SANITARY SWEEP MANHOLE
- FIRE HYDRANT
- ▬ REINFORCED CONCRETE PIPE

NOTE

STORMWATER DETAIL WILL BE TAKEN CARE OF IN THE PAVING CO. AS SHOWN ON THE SITE PLAN. THIS MAP OR PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY OF TULSA PRACTICE OF LAND SURVEYING, BY TITLE 22, SECTION 71, 2001.



LOCATION MAP

CITY OF TULSA
TULSA COUNTY, OKLAHOMA
SCALE: 1"=2000'

OWNER

CALVIN SHWIYAT
RANA AL-SHWIYAT
1720 SOUTH MEMORIAL
TULSA, OKLAHOMA 74112
PHONE: (918) 628-0919

ENGINEER/LAND SURVEYOR

BREISCH AND ASSOCIATES, INC.
501 ALLIANCE BLVD.
SAND SPRINGS, OK. 74063
PH (918) 245-9533
email address: abates@breischcs.com
CA #6 (EXPIRES 06-30-08)

PLAT NO.	
FINAL PLAT	
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____	
TULSA METROPOLITAN AREA PLANNING COMMISSION	
This plat shall be filed with the Office of the County Clerk on or before _____	
CITY ENGINEER	
APPROVED by the Council of the City of Tulsa, Oklahoma.	
Chairman	
Mayor	
Attest: City Clerk	
Approved: City Attorney	

FOR OFFICIAL USE ONLY
COMMUNITY SERVICES
JUN 2 1 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

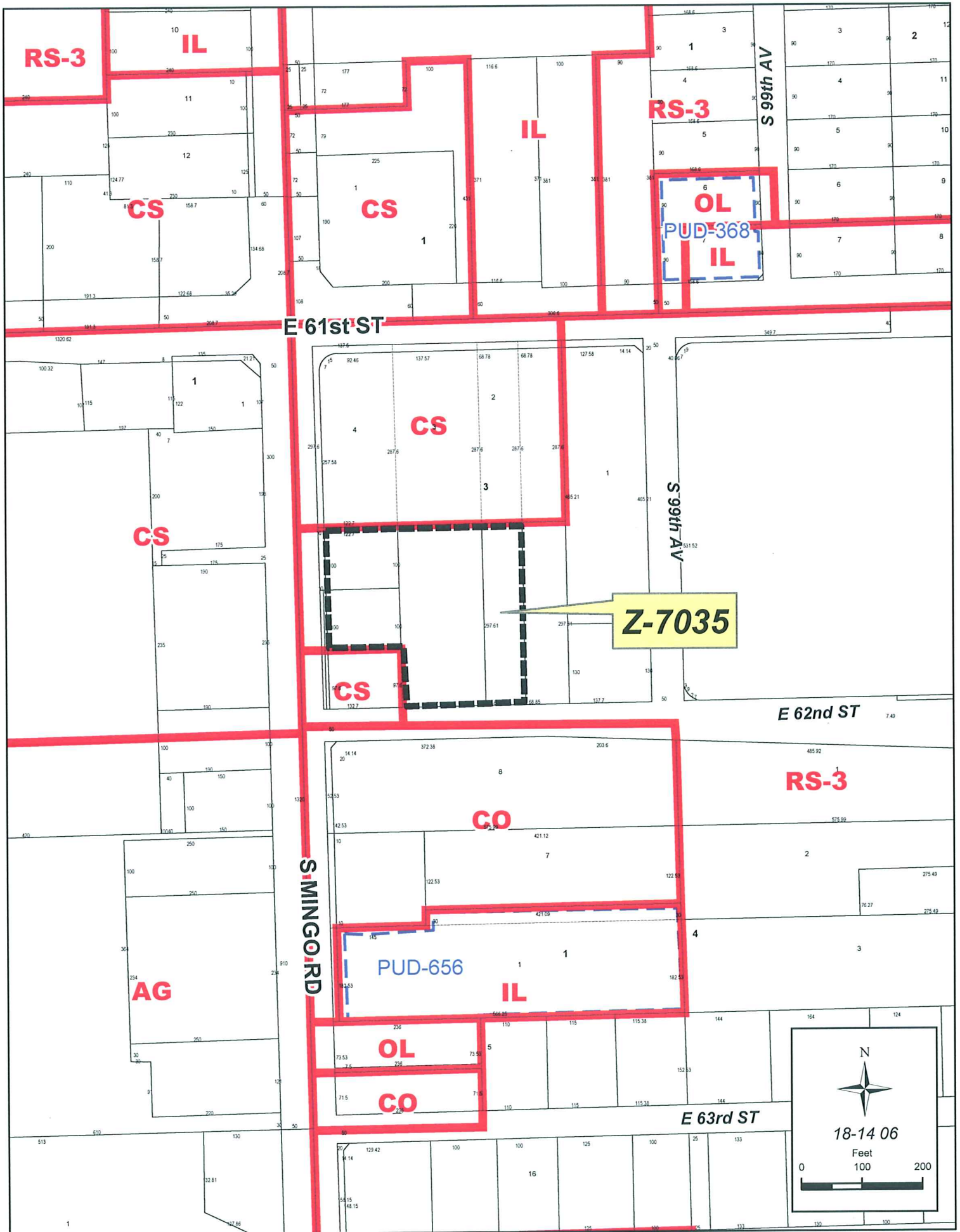
RECEIVED

MAY 31 2007
Tulsa Metropolitan Area Planning Commission

SHWIYAT ESTATES
SHEET 1 OF 2

DATE OF PREPARATION: MAY 30, 2007

226



Z-7035



18-14 06

Feet



201



E 61st ST

S 99th AV

S 99th AV

E 62nd ST

S MINGO RD

E 63rd ST

N



Z-7035

18-14 06

Feet

0 100 200



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7035

TRS 8406

Atlas 758

CZM 54

PD-18C) (CD-7)

TMAPC Hearing Date: July 11, 2007

(continued several times; latest hearing date: June 6, 2007)

Applicant: Richard Gardner

Tract Size: 2± acres

ADDRESS/GENERAL LOCATION: South of southeast corner South Mingo Road and East 61st Street

EXISTING ZONING: RS-3

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance Number 11830, dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Retail

RELEVANT ZONING HISTORY:

Z-6995 September 2005: All concurred in approval of a request to rezone a 3.48+ acre tract from RS-3 to IL for a retail center on property located on southeast corner of East 59th Street South and South Mingo Road.

Z-6994 June 2005: A request to rezone one lot west of the northwest corner of East 61st Street South and South Mingo from OL to CS for computer service and sales was denied by the TMAPC recommending that the applicant consider developing a PUD proposal on the site.

PUD-390-B April 2003: All concurred in the approval of a major amendment to PUD to allow Barber and Beauty Shop uses in Development Area B of previously approved PUD-390-A per staff recommendation and as modified by TMAPC.

PUD-390-A January 2002: Staff recommended denial on a request for a major amendment to PUD-390 to create two development areas in the PUD and allow a bank with drive-in facilities in Area A and office uses within Area B on property located on northeast corner of East 61st Street and South 89th East Avenue. The TMAPC approved it per modifications as recommended by staff pertaining to screening, landscape and traffic.

Z-6840/PUD-656 November 2001: A request to rezone a 2.37± acre tract from CO to IL/PUD on property located south of southeast corner of East 61st Street South and South Mingo Road for uses permitted by right and exception in an IL district excluding Use Unit 12A. Staff recommended denial of IL zoning and for the PUD but the TMAPC recommended approval per modifications. The City Council approved the rezoning and PUD per modifications.

303

PUD-599-C September 2001: All concurred in approval of a Major Amendment to a PUD to permit automobile body repair center and coffee shop on Lot 1 of PUD-599-A on a 1.52± acre tract located east of subject property, subject to modifications and conditions as recommended by the TMAPC.

Z-6783 October 2000: A request to rezone two lots located on the southeast corner of East 59th Street and South 99th East Avenue from RS-3 to IL or PK for parking was filed. IL zoning was denied and all concurred in approving PK zoning for the two lots.

PUD-397-B August 2000: A major amendment was requested for PUD-397 on property located on the southeast corner of East 61st Street and South 90th East Avenue. The amendment reallocated the Development Areas and permitted uses, allowing an existing banking facility on a portion of Development Area B further expanding that development area for additional office use. Development D-1 was approved for multifamily use with office use as an alternative. All concurred in approval of the major amendment subject to the conditions as recommended.

Z-6725 December 1999: All concurred in approval of a request to rezone a 34.78± acre tract from CO to AG for church and accessory uses on property located on the southeast corner of East 66th Street and South Mingo Road.

Z-6718 October 1999: A request to rezone a 1.18-acre tract located on the northeast corner of East 66th Street S. and S. 101st East Avenue, apart of the subject tract, from RS-3 to CO was approved by TMAPC and the City Council.

PUD-599-A August 1999: All concurred in approval of a major amendment located north of the subject property to allow a three-story, 49,600 square foot office building and a 61-room, three-story hotel.

Z-6672 February 1999: Approval was granted on a request to rezone a lot located north of the northwest corner of East 61st Street and South Mingo Road from OM to IL.

Z-6652 and Z-6653 September 1998: A request to rezone two lots, located north of the northwest corner of East 61st Street and South Mingo Road from RS-3 to IL. Both applications were approved.

Z-6646 August 1998: All concurred in approval to rezone a lot located south of the southwest corner of East 58th Street and South Mingo Road from RS-3 to IL.

Z-6484 April 1995: All concurred in approval of a request to rezone a 6.7-acre tract located as part of the subject tract and south of the southeast corner of E. 65th Place S. and S. 103rd East Avenue from RS-3 to CO.

Z-6445 July 1994: All concurred in approval a request to rezone a strip of property, 5' x 78', lying along the south boundary of an industrial tract located northeast of northeast corner of South Mingo Road and 61st Street South directly north of East 59th Street South, from RS-3 to IL to allow access to the industrial (IL) property. The strip was originally left RS-zoned to restrict access to the industrial property by use of a residential street. The Comprehensive Plan anticipates industrial growth in this area and the barricade from the residential street was eliminated.

Z-6410 September 1993: All concurred in approval of a request to rezone a tract located on the northeast corner of East 61st Street South and South 99th East Avenue from OL to IL.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2+ acres in size and is located south of the southeast corner of East 61st Street and South Mingo Road. The property appears to be vacant, lightly wooded and zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary arterial	100'	4 lanes
East 61 st Street South	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 vacant land, zoned RS-3; on the north by a retail strip and gas station, zoned CS; on the south by vacant land, zoned CS/CO and on the west by vacant land, zoned CS.

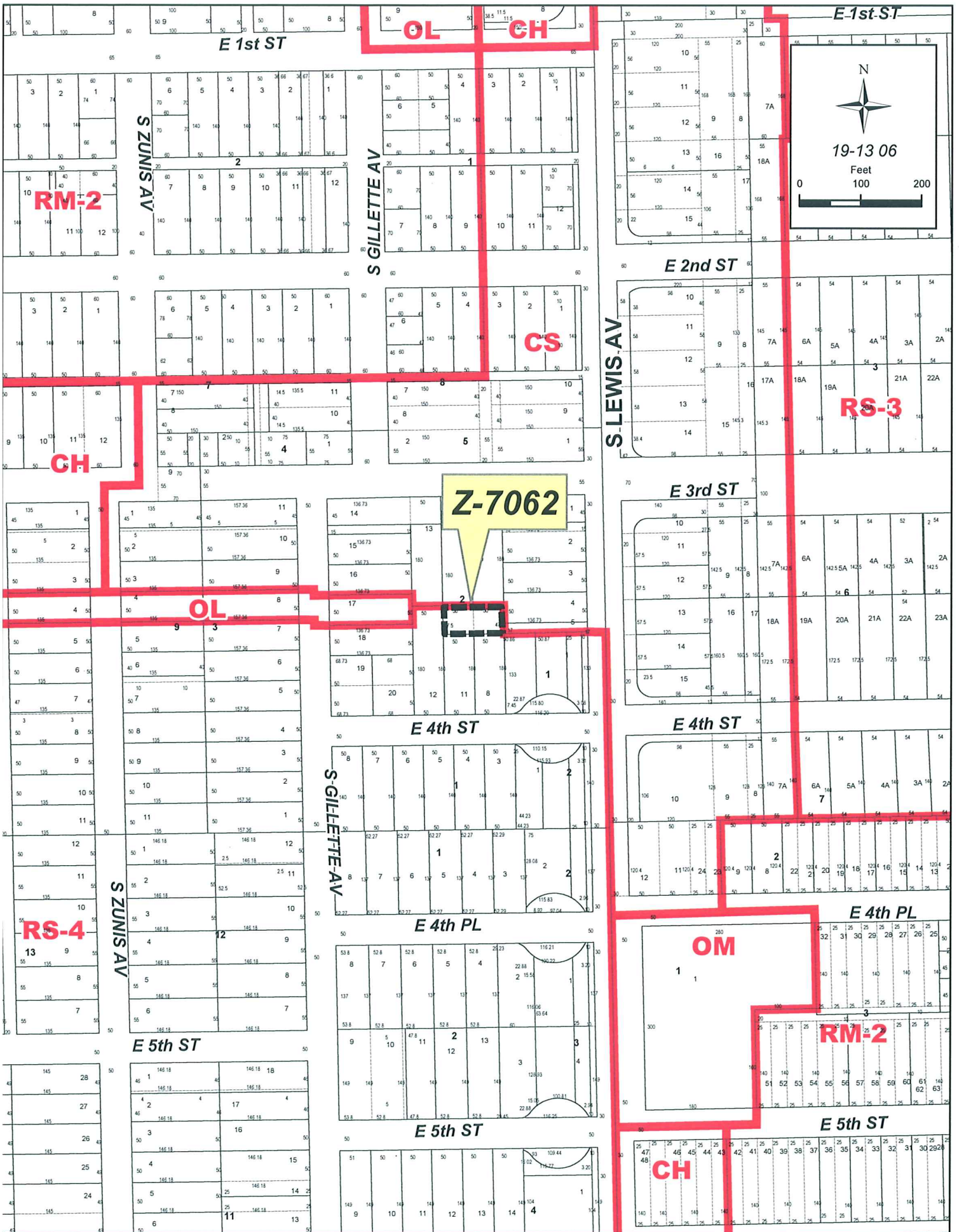
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as Corridor/Low/Medium Intensity – No Specific Land Use. Because this property lies within a Corridor designation, it may be developed at either the low or medium intensity designation. The requested CS zoning is in accord with the Medium Intensity designation.

STAFF RECOMMENDATION:

The applicant has recently purchased one of the remaining parcels to include in the Mingo Road frontage, and intends to include the parcel he already owns south of subject property (and already zoned CS) within a new development. Based on surrounding uses and zoning, as well as the Corridor designation in the Comprehensive Plan, staff recommends **APPROVAL** of CS zoning for Z-7035.

07/11/07



19-13 06

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Z-7062



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Z-7062

19-13 06

Feet

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302

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7062

TRS 9306

Atlas 10

CZM 37

PD-4 CD-4

TMAPC Hearing Date: July 11, 2007

Applicant: Sisemore, Weisz & Assoc., Inc.

Tract Size: 4,750± square feet

ADDRESS/GENERAL LOCATION: Southwest of southwest corner East 3rd Street and South Lewis

EXISTING ZONING: RS-4 (southwest corner, part of application already zoned CS) **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 18061 dated October 28, 1993, established zoning for the subject property. CS portion zoned by ordinance number 11815, dated June 26, 1970.

PROPOSED ZONING: CS

PROPOSED USE: Drug Store/Pharmacy

RELEVANT ZONING HISTORY:

Z-6712 October 1999: All concurred in approval of a request for rezoning a 3.11± acre tract of land from CS to RS-4 on property located on the west side of South Lewis, from East 4th Street to East 5th Street and the subject property being apart of this rezoning.

BOA-17994 April 14, 1998: The Board of Adjustment approved a Special Exception to permit Use Unit 17 limited to auto sales only; a Variance to allow outdoor display of merchandise for sale within 300' of residential district finding that the size of the lot is the hardship; and denied a Special Exception to waive the screening requirement along lot lines abutting an R district, on property located at 2324 East 3rd Street and the subject property.

Z-6414 October 1993: All concurred in approval of a request for a blanket rezoning of the Wells Neighborhood from RM-1 to RS-4; an area extending from E. 3rd Street to E. 6th Street and from the lots fronting South Victor Avenue to the west.

BOA-14135 July 24, 1986: The Board of Adjustment approved a Special Exception to allow an existing automobile sales lot in a CS district; a Variance to allow outdoor display of merchandise for sale within 300' of residential lot; and denied a Variance of the screening requirement along lot lines abutting an R district, on property located on the southwest corner of East 3rd Street and South Lewis Avenue and abutting east of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4750 square feet in size and is located southwest of the southwest corner of East 3rd Street and Lewis Avenue. The property is vacant and zoned RS-4.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 3 rd Street	Commercial/Industrial Collector	90'	4
South Lewis Avenue	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by a grocery store, zoned CS; on the north by a former drive-through for a bank but soon to be a community healthcare center, zoned CS; on the south by newly-constructed single-family residential uses, zoned RS-4; and on the west by what appears to be an office or commercial use, zoned CS, and single-family residential uses, zoned RS-4.

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. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan. However, the adopted Kendall Whittier Neighborhood Master Plan calls for redevelopment of the Lewis Avenue corridor and the adjacent property, also a part of this development, as designated Medium Intensity-No Specific land use, which **is** in accord with the plan.

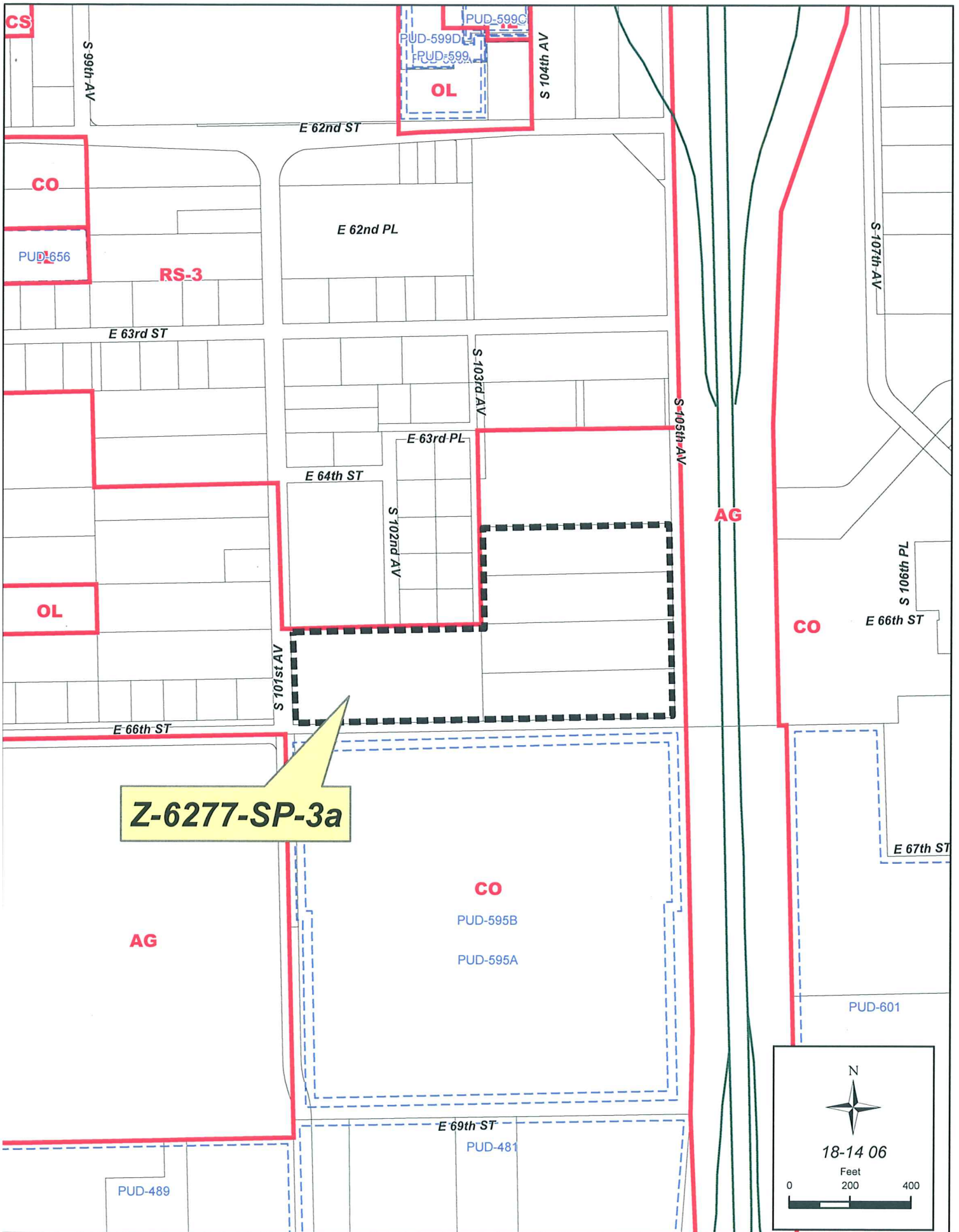
STAFF RECOMMENDATION:

The Kendall Whittier Neighborhood has been planning its redevelopment for the past 20 years, and the reuse of this property for a pharmacy/drugstore has been discussed and supported for several years. A portion of the property already has the required zoning and land use designation, but the development will require additional property that is now zoned RS-4 and designated Low Intensity. Moreover, a community healthcare center is planned to be located across East 3rd Street north of this site, and its clients are anticipated to use the pharmacy, since the center will not include one. Based on plans for the area, staff can support the requested CS zoning and recommends **APPROVAL** of Z-7062 for CS zoning.

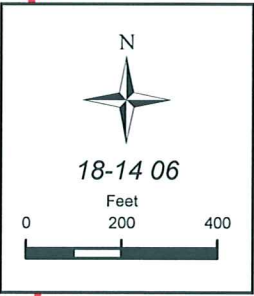
If the TMAPC and City Council are inclined to approve CS zoning on this property, staff should be instructed to prepare appropriate plan map amendments.

07/11/07

3.d.4



Z-6277-SP-3a





S 99th AV

S 104th AV

E 62nd ST

E 62nd PL

E 63rd ST

E 63rd PL

E 64th ST

S 105th AV

S 107th AV

S 102nd AV

S 103rd AV

S 106th PL

E 66th ST


E 66th ST

E 67th ST

S 101st AV

E 69th ST

N




Z-6277-SP-3a

18-14 06

Feet

0 200 400



July 11, 2007

STAFF RECOMMENDATION

Z-6277-SP-3a

Minor Amendment – 169 Business Park; NE corner East 66th Street and South 101st East Avenue; Lots 5 – 10, Block 6, Union Gardens Addition; PD-18; CD-8; *related case – BOA 20523 heard 6-26-07*

The applicant is requesting a minor amendment to Z-6277-SP-3 for the purpose of providing development standards for an outdoor advertising sign, revising building height restrictions, reducing minimum lot area requirements and clarifying screening requirements.

The Corridor Site Plan for 169 Business Park was approved by TMAPC and Council August 2, 2006 and October 12, 2006, respectively. The Corridor Plan provided for a mixed use development with commercial permitted in the east half of the development (fronting/ visible from U.S. Highway 169) and office uses on the west half. The west half of the development abuts single-family residential on the north; the east half of the development abuts single-family residential on the west.

Development standards as approved per Z-6277-SP-3 restricted signage for the east half of the development as follows:

For lots fronting South 105th East Avenue (adjacent to Hwy 169), one ground sign permitted per lot not to exceed 125 square feet of display surface area and 25 feet in height; for lots with frontage on the interior street one ground sign permitted per lot not to exceed 50 square feet of display surface area and 12 feet in height.

At the TMAPC hearing, the applicant requested and was granted approval to include the existing outdoor advertising sign as a permitted use (although minutes noted the use as UU #23 rather than UU #21, Business Signs and Outdoor Advertising). Because all ground signage, including outdoor advertising, is based upon frontage, staff had advised the applicant during the application and review period that if the outdoor advertising sign were to remain, *no other ground signage could be permitted because the outdoor advertising sign usurped all available display surface area as based on frontage*. At that time, the applicant told staff that the outdoor advertising sign would be removed. Therefore, staff made no provisions for the outdoor advertising sign in the recommendation and established standards for ground signage.

Per the zoning code and based on frontage along the Highway 169 frontage road, a maximum of 632.65 aggregate square feet of display surface area may be permitted. The existing outdoor advertising sign has 672 square feet of display surface area. Aggregate ground signage permitted by development standards is 625 square feet of display surface area. The applicant received BOA approval on June 26, 2007, of a variance per BOA-20523 to double the amount of display surface area otherwise

permitted by underlying zoning. The applicant is now seeking a minor amendment to establish standards for the outdoor advertising sign as follows:

<u>Permitted by Underlying Zoning</u>	<u>Current Standards</u>	<u>Proposed</u>
632 square feet	625 square feet	1,297 square feet*

**Sign standards to remain as approved per Z-6277-SP-3 with the added provision that the existing outdoor advertising sign (672 SF) be allowed to remain in the sign easement on Lot 3, Block 1, 169 Business Park and further providing that should the outdoor advertising sign be removed, another outdoor advertising sign shall not be installed to replace it.*

Although the proposed aggregate display surface area would be substantially greater per the proposed amendment the corridor site plan was approved allowing the outdoor advertising sign; therefore, staff is in agreement with the proposed amendment with the added clarification that 'Permitted Uses' be modified to replace Unit 23 (which was incorrectly cited in the minutes) with Use Unit 21.

The applicant is also requesting to reduce minimum lot area requirements from 0.5 acres to 0.39 acres for Lots 12, 13, 14 and 15. Per the applicant's original corridor site plan application, proposed and approved minimum lot size was 0.5 acres. The concept plan indicated smaller sizes for the above noted lots. Staff is agreement with the reduction and clarification as proposed.

In addition, the applicant proposes to increase maximum building heights for Lots 16, 17 and 18, Block 1, 169 Business Park (west half of Lots 5, 6 &7, Block 6, Union Gardens) from two stories to five stories to accommodate hotel uses. Current building setback from the west boundary and adjacent residential is 40 feet. Staff recommends increasing the setback to 50 feet. This setback coupled with the 25 foot right-of-way for South 103rd East Avenue would provide separation from adjacent residential in keeping with standard setbacks between residential and commercial uses as required by the zoning code. The applicant proposes and staff recommends restricting building orientation to east/ west with rooms facing north and south thereby preventing rooms from looking directly into the residential area to the west. The applicant also proposes and staff recommends a stagger planted evergreen screen along the west property line in addition to the required eight foot screening fence to provide additional buffering between the residential and hotel uses.

Lastly, the applicant has requested clarification of screening requirements along the north boundary of the Corridor Plan by specifying which lots along the north boundary are to be affected – Lots 11-15, Block 1. Staff is in agreement with this clarification.

Therefore, staff recommends **APPROVAL** of **Z-6277-SP-3a** as follows:

1. Modify "Permitted Uses" to replace Use Unit 23 with Use Unit 21;
2. Sign standards to remain as approved per Z-6277-SP-3 with the added provision that the existing outdoor advertising sign (672 SF) be allowed to remain in the sign easement on Lot 3, Block 1, 169 Business Park and further providing that

should the outdoor advertising sign be removed, another outdoor advertising sign shall not be installed to replace it.

3. Reduce minimum lot area requirements from 0.5 acres to 0.39 acres for Lots 12, 13, 14 and 15, Block 1, 169 Business Park.
4. Increase maximum building heights for Lots 16, 17 and 18, Block 1, 169 Business Park (west half of Lots 5, 6 & 7, Block 6, Union Gardens) from two stories to five stories for hotel uses, only; further providing that minimum setback from the east ROW of 103rd East Avenue (west property line) be increased to 50 feet; that orientation of hotel buildings be restricted to an east/ west configuration with rooms facing north and south so as to prevent hotel rooms from looking directly into the residential area to the west; and providing that a stagger planted evergreen screen be installed along the west property line in addition to the required eight foot screening fence.
5. Clarify that screening requirements for the **north** boundary of Z-6277-SP-3 shall apply to Lots 11-15, Block 1, only.

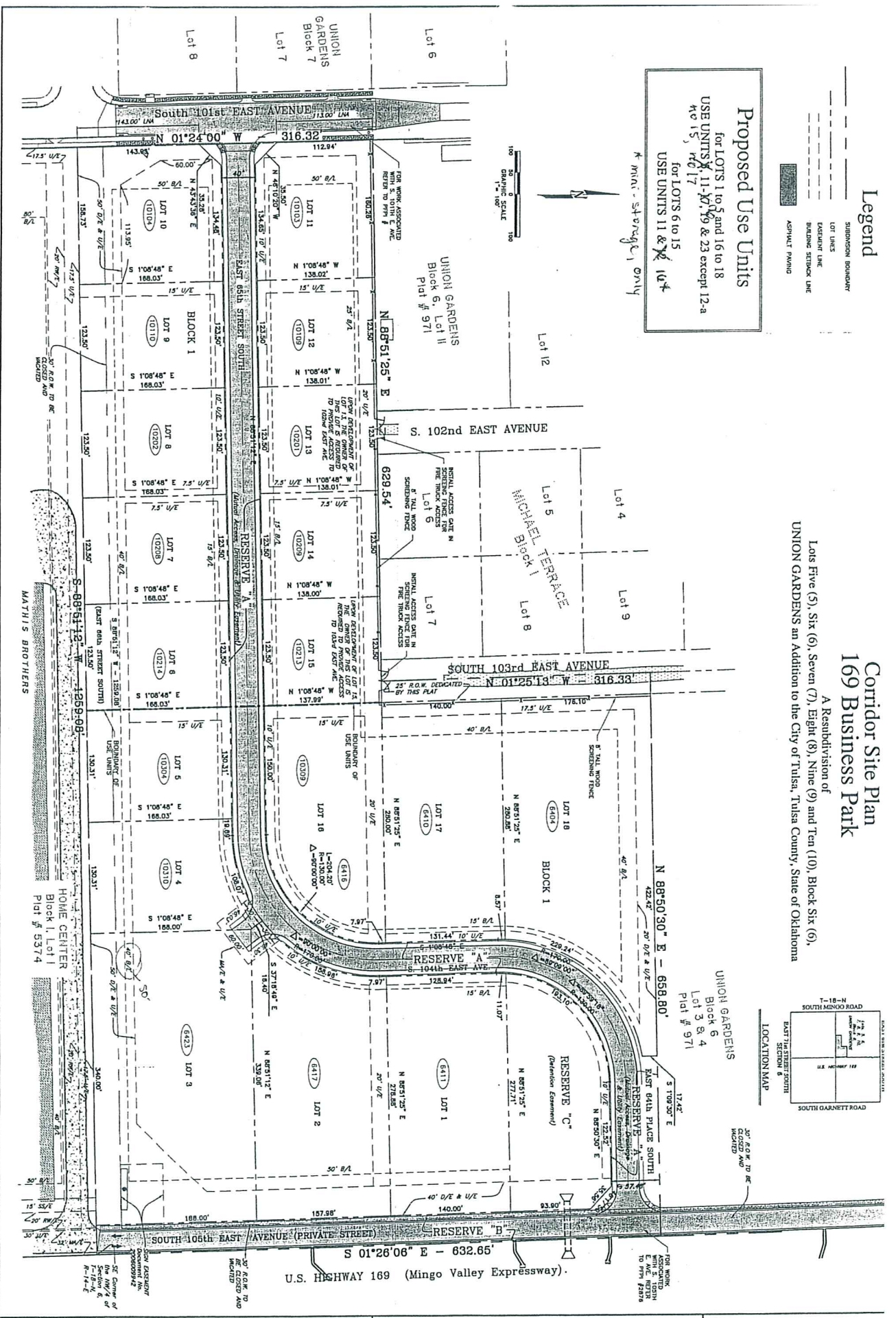
Legend

- SUBDIVISION BOUNDARY
- - - LOT LINES
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- ▨ ASPHALT PAVING

Proposed Use Units
 for LOTS 1 to 5 and 16 to 18
 USE UNITS 11, 17, 19 & 23 except 12-a
 40' x 15', 76'0" x 17'
 for LOTS 6 to 15
 USE UNITS 11 & 12
 40' x 15'

Corridor Site Plan
169 Business Park

A Resubdivision of
 Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Six (6),
 UNION GARDENS an Addition to the City of Tulsa, Tulsa County, State of Oklahoma



DATE: 08/22/21
 EXHIBIT
 A

CONCEPTUAL SITE PLAN
 CORRIDOR SITE PLAN #
 7-R277 SP-3 7-R4R4 SP-1 7-R718 SP-1

169 BUSINESS PARK
 LOTS 5, 6, 7, 8, 9, & 10 BLOCK 6 UNION GARDENS ADDITION
 CITY OF TULSA - TULSA COUNTY - OKLAHOMA

Khoury Engineering, Inc.
 Civil Engineering - Land Development
 1435 East 41st Street
 Tulsa, OK 74105
 Tel 918.712.0765
 Fax 918.712.1069

Harden & Associates
 Surveying and Mapping, PC
 2001 South 114th East Avenue
 Tulsa, Oklahoma 74128
 (918) 234-4859
 Certificate of Authorization No. 4656
 Expires June 30, 2007

BENCHMARK

Chiseled "Box" Set on the N. End of
 Curbline of the N.W. Curb Return at the
 intersection of E. 66th St. S. & S.
 101st E. Ave.
 N=395821.576, E=2599589.131
 Elev= 712.17

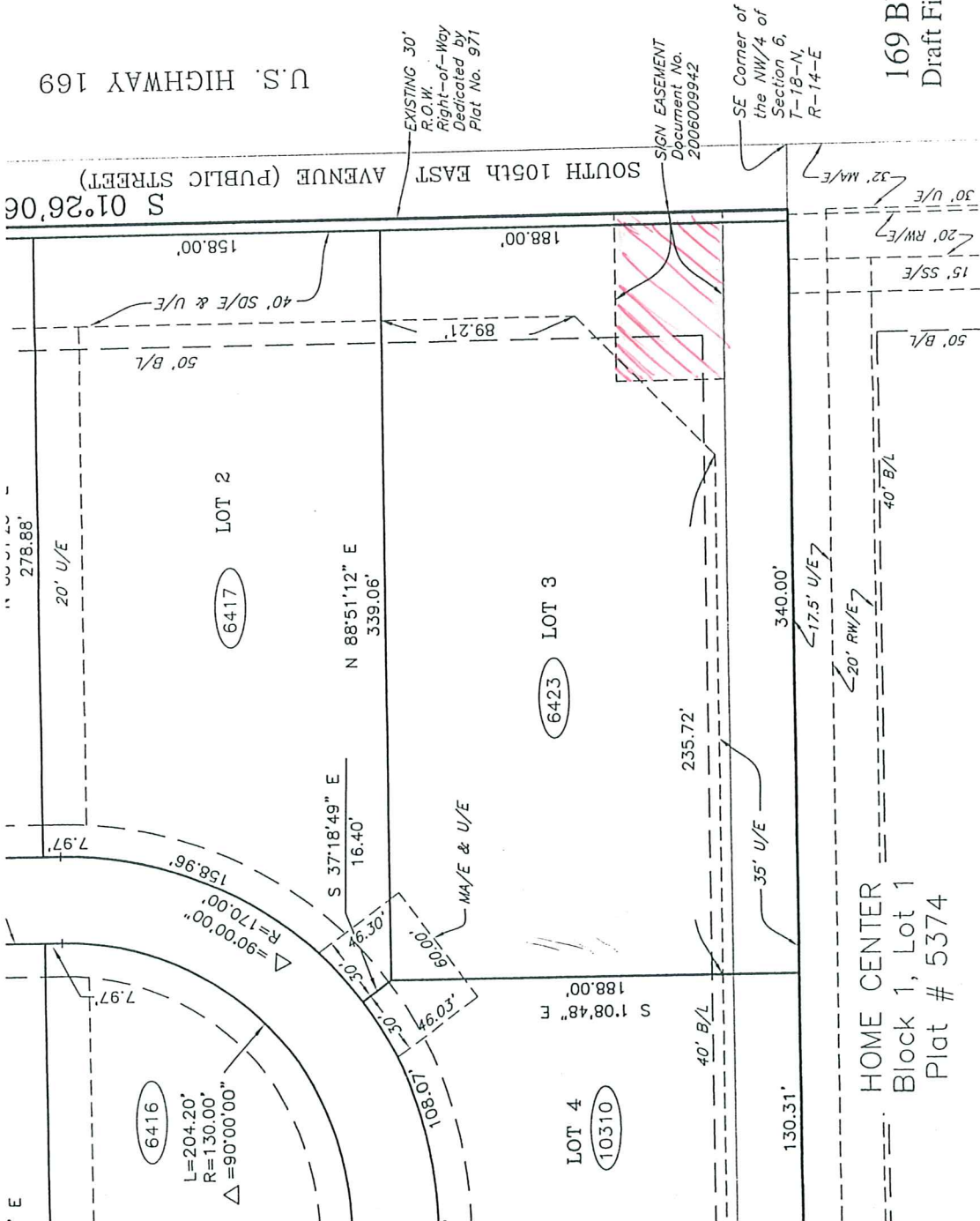
BEARING BASIS

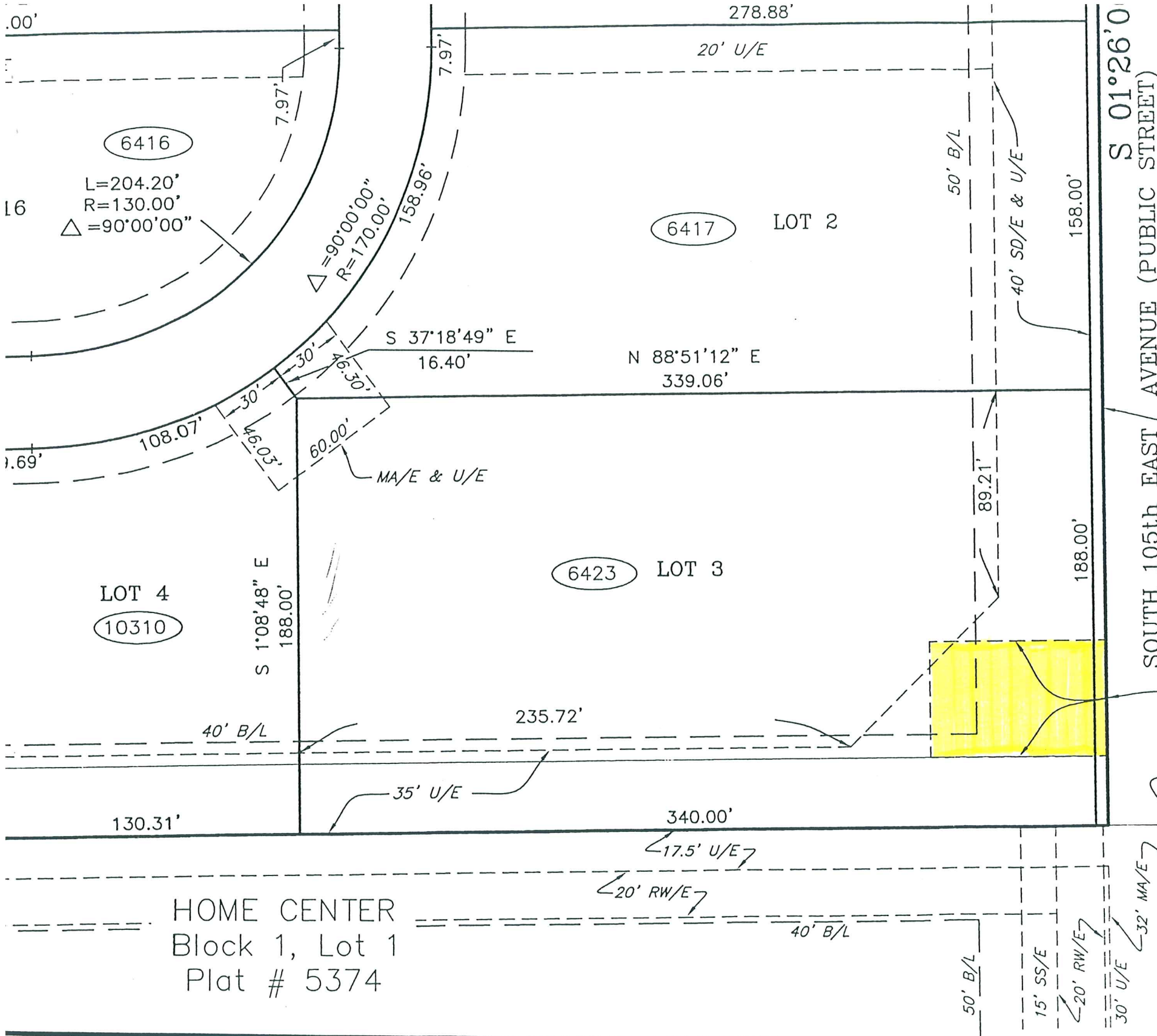
Horizontal Datum based upon NAD 83
 (1993) OKSPCS North Zone 3501
 Vertical Datum based upon NAVD 88

LEGEND

- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- B/L = BUILDING LINE
- L/E = LANDSCAPE EASEMENT
- LNA = LIMITS OF NO ACCESS
- MA/E = MUTUAL ACCESS EASEMENT
- RW/E = RESTRICTED WATER EASEMENT
- SD/E = STORM SEWER EASEMENT
- SS/E = SANITARY SEWER EASEMENT
- (123) = STREET ADDRESS

169 BUSINESS PARK, Tulsa County
 Draft Final Plat, 1st Revision, March 13, 2007
 SHEET 1 OF 3





U.S. HIGHWAY 169

SOUTH 105th EAST AVENUE (PUBLIC STREET) S 01°26'0"

Hargen & Associates
Surveying and Mapping, PC
 2001 South 114th East Avenue
 Tulsa, Oklahoma 74128
 (918) 234-4859
 Certificate of Authorization No. 4656
 Expires June 30, 2007

BENCHMARK

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 N=395821.576, E=2599589.131
 Elev= 712.17

BEARING BASIS

Horizontal Datum based upon NAD 83 (1993) OKSPCS North Zone 3501
 Vertical Datum based upon NAVD 88

LEGEND


- U/E =UTILITY EASEMENT
- D/E =DRAINAGE EASEMENT
- B/L = BUILDING LINE
- L/E =LANDSCAPE EASEMENT
- LNA =LIMITS OF NO ACCESS
- MA/E =MUTUAL ACCESS EASEMENT
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- SS/E =SANITARY SEWER EASEMENT
- (123) =STREET ADDRESS

169 BUSINESS PARK, Tulsa County
 Draft Final Plat, 1st Revision, March 13, 2007
 SHEET 1 OF 3

HOME CENTER
 Block 1, Lot 1
 Plat # 5374



N




PUD-379-6

18-13 02

Feet

0 250 500



62nd PL
S 75th AV
63rd ST
E 64th ST
E 64th PL
S 75th AV
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S MEMORIAL DR

July 11, 2007

STAFF RECOMMENDATION

PUD- 379-6

Minor Amendment – Gold’s Gym & Retail Center; 6612 South Memorial Drive; Lot 2, Block 1, The Village at Woodland Hills; PD-18; CD-7

The applicant is requesting a minor amendment to PUD 379 for the purpose of increasing the number of ground signs permitted from two to three; increasing the maximum allowable (aggregate) display surface area for ground signs within PUD 379 (and PUD 379-A combined) from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half (1½) square feet per lineal foot of building wall to two (2) square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn’s retail store.

PUD 379 has approximately 246 feet of frontage with CS zoning and 699 feet of frontage with PK zoning. (*PUD 379-A has 475 feet of frontage with CS zoning.*) This would allow for a maximum of 386 square feet of display surface area in PUD 379 without regard to PUD 379-A. There is an existing ground sign within PUD 379 that is approximately 18 feet in height with 176 square feet of display surface area. Therefore, per underlying zoning there is sufficient “unused” display surface area to support the additional 72 square feet proposed.

Per Section 1221.C.7.b. of the Tulsa Zoning Code the number of permitted ground signs is also based on frontage on a major street. Remaining frontage and corresponding zoning within PUD 379 support the additional ground sign as requested.

Staff also finds the requested increase in wall signage from one and one-half (1 ½) square feet of display surface area to two (2) square feet of display surface area to be in conformance with the PUD chapter of the zoning code, appropriate within PUD 379 and compatible with adjacent CS zoned properties not under PUD control.

Therefore, staff recommends **APPROVAL** of the following amendments to PUD 379 sign standards for Lot 2, Block 1, The Village at Woodland Hills:

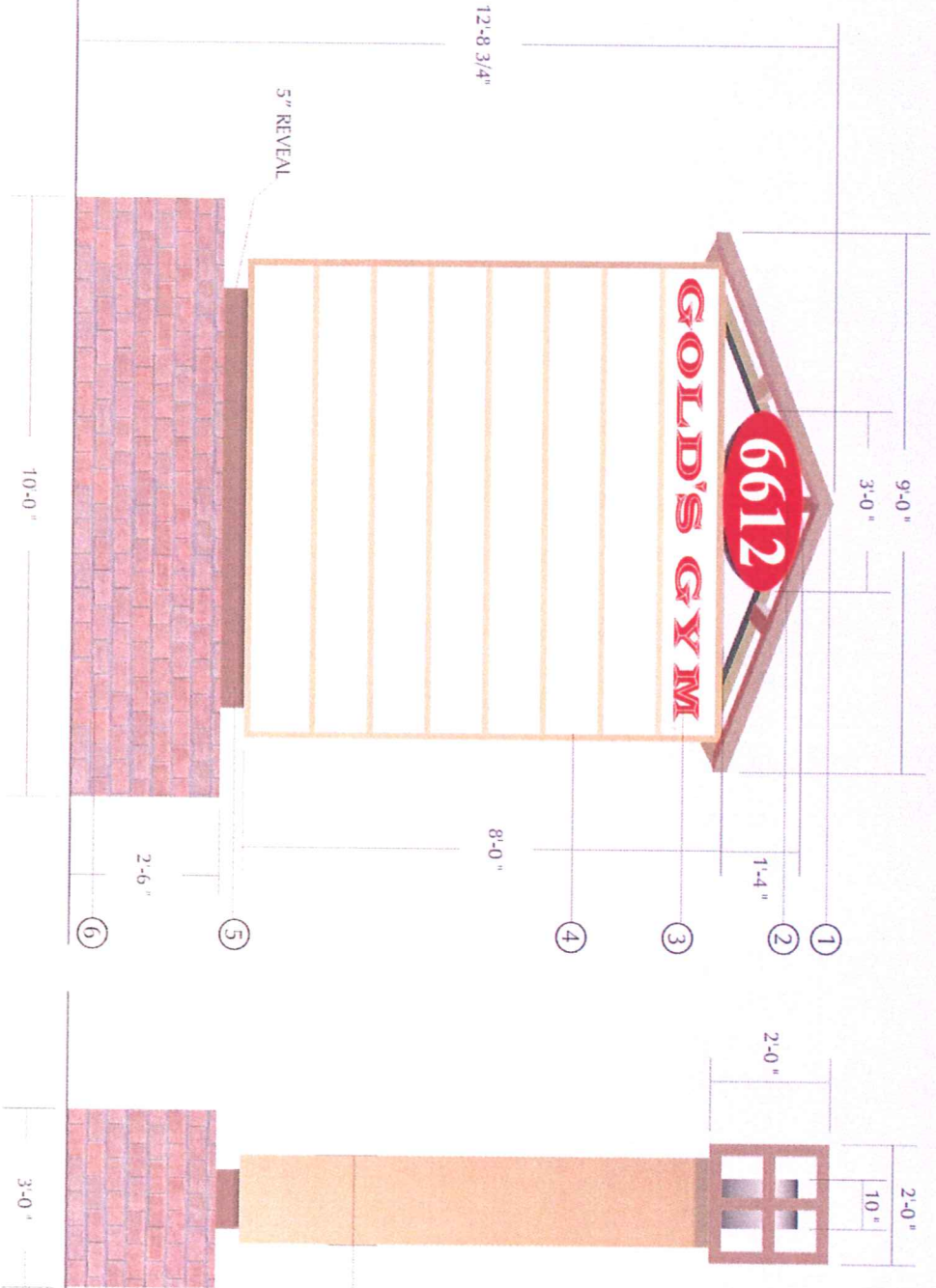
Maximum Permitted Ground Signs: One

Maximum Permitted Display Surface Area Per Sign: 72 SF

Wall Signs:

Wall signs shall not exceed an aggregate display surface area of two (2) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

MFG. & INSTALL D/E ILLUMINATED TENANT SIGN ON BRICK BASE, MASONRY WORK BY OTHER CONTRACTOR



- ① 4"x4" SQ. TUBE ALUM. ROOF SECTION
PAINTED DURANODIC BRONZE
- ② .040" P/F DURANODIC BRONZE CABINET
3/16" WHITE ACRYLIC FACES W/ CALON 2500-33 RED VINYL
INTERNALLY ILLUMINATED
1" BRONZE TRIMCAP
- ③ 3/16" WHITE ACRYLIC TENANT PANELS W/ CALON 2500 SER
VINYL GRAPHICS (GRAPHICS TO BE DET)
- ④ .040" P/F MOCHA TAN ALUMINUM CABINET
1.5" DIVIDER BARS
INTERNALLY ILLUMINATED W/ H.O. DAYLIGHT LAMPS
- ⑤ .040" P/F DURANODIC BRONZE ALUMINUM REVEAL
- ⑥ BRICK BASE BY OTHER CONTRACTOR



photo not to scale

THE DESIGN IS SUBJECT TO COMMINGLEDITY AND ISSUANCE, OUR PROPERTY UNTIL MADE FINAL
a.max signs
 BY WEBSTERBROOK
 1520 E. 55th PLACE, TULSA OK. 74145
 (918) 622-0651 • FAX (918) 622-0659

CUSTOMER: GOLD'S GYM
 LOCATION: 65TH & MEMORIAL/OLD MERRYNN'S LOCATION)
 DESCRIPTION: MFG. & INSTALL D/E ILLUMINATED TENANT SIGN

SALES REP: BRUCE ANDERSON
 APPROVED AS DRAWN
 APPROVED AS NOTED
 MAKE CHANGES & RESUBMIT

SCALE: 1/2" = 1'-0"
 DATE: 05/9/07
 FILE: TENANT 1
 W.O. #:
 DRAWN BY: DAVID A. HOFFMANN, I.D.

APPROVAL /ISA WILL NOT SIGN WITHOUT SIGNATURE APPROVAL
 APPROVAL SELECTION IS CRITICAL. PLEASE ASK SALES REP FOR ACTUAL COLOR SAMPLES.

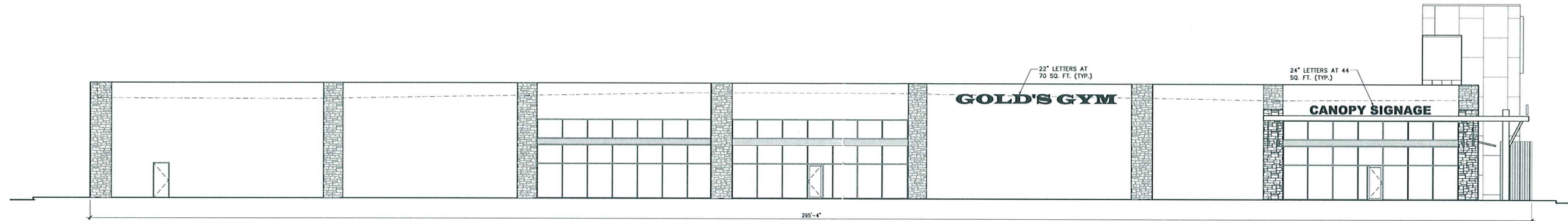


SIGNAGE CALCULATIONS			
ELEVATION	LINEAR FOOTAGE	SIGNAGE CALCULATION	PROPOSED SIGNAGE SQ. FT.
SOUTH	272'	272' x 1.87 = 508'	508'
EAST	296'	296' x 1.49 = 441'	441'
WEST	296'	296' x .49 = 144'	144'

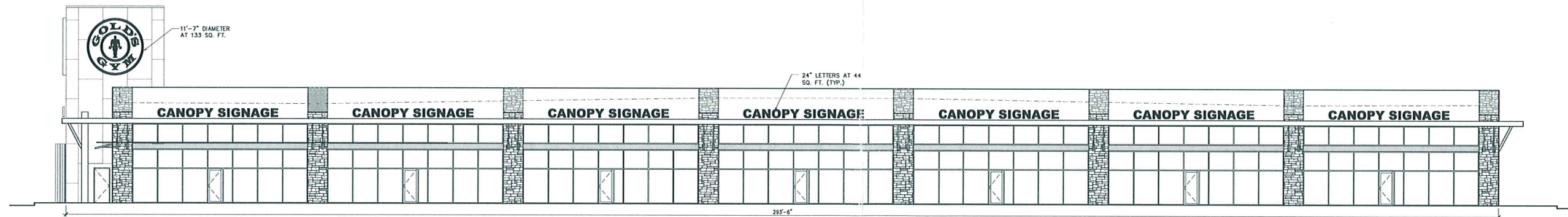
CamargoCopeland Architects, LLP

14755 PRESTON RD
 SUITE 845
 DALLAS, TX 75254
 972.934.7600 TEL
 972.934.7601 FAX

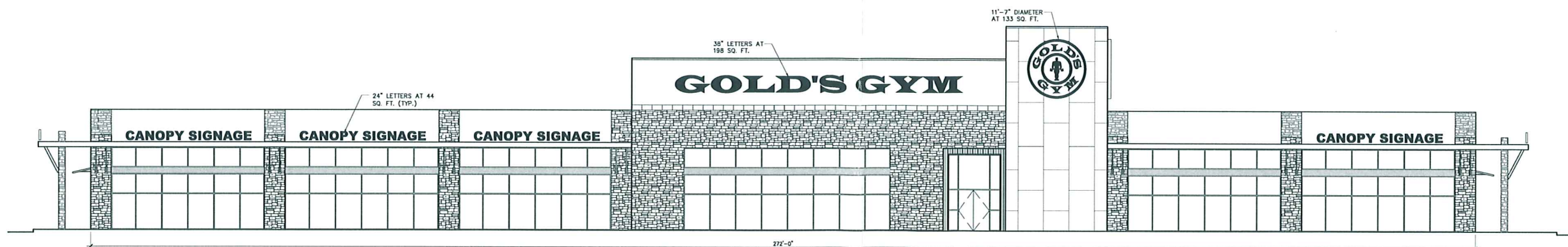
4 SIGNAGE CALCULATION
 SCALE: N.T.S.



3 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

CONSULTANT:

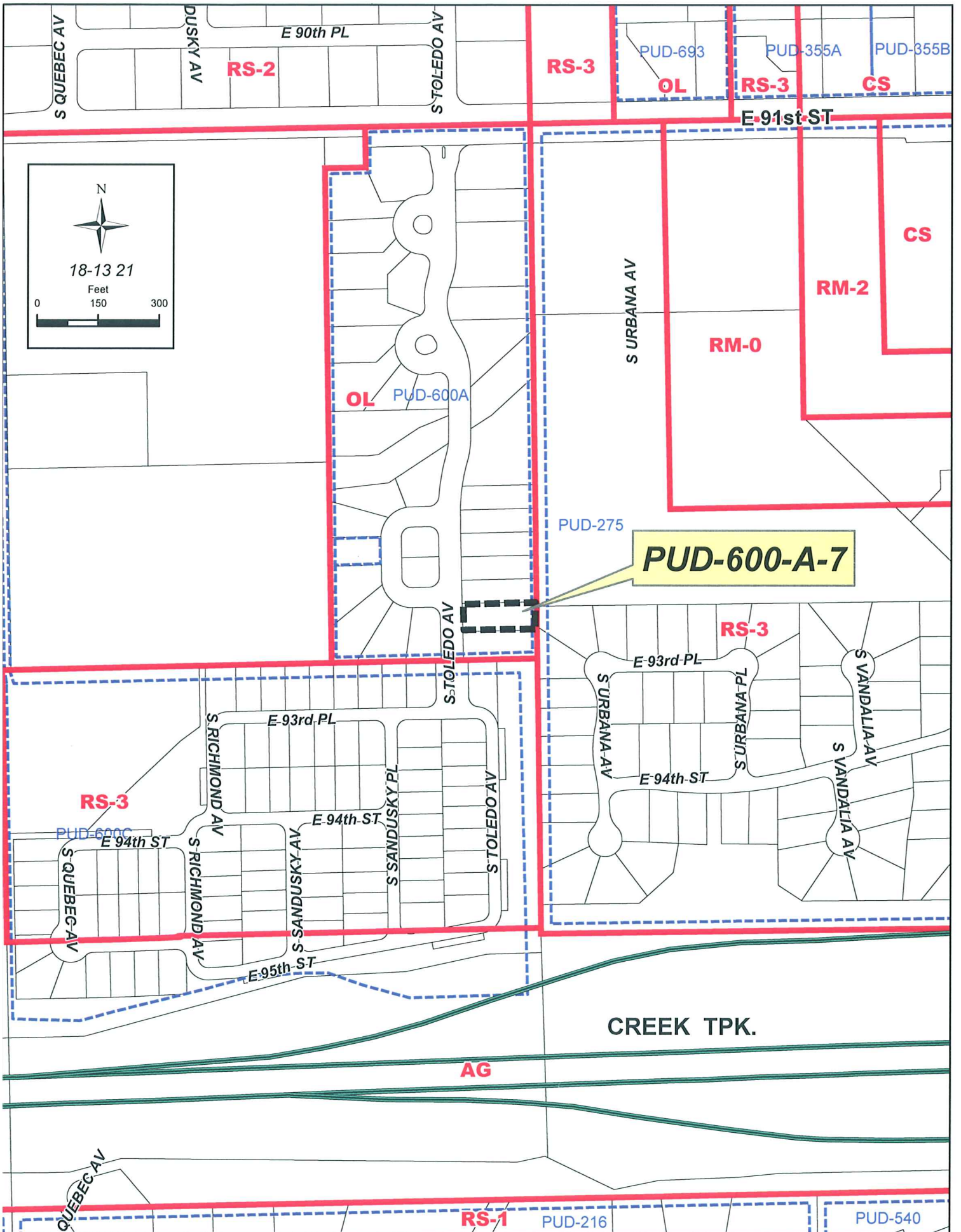
GOLD'S GYM
AND RETAIL CENTER - TULSA, OK

EXISTING (VACANT) MERVYN'S STORE
 6612 SOUTH MEMORIAL DRIVE
 TULSA, OKLAHOMA 74133

PROJECT NUMBER:
0721.002
 DATE:
06.20.07
 DRAWN BY:
OLM
 REVISED:

SHEET TITLE:
**EXTERIOR ELEVATION
 SIGNAGE CALCULATIONS**

SHEET NUMBER:
A-4



STATE OF OKLAHOMA
COUNTY OF TULSA

I, Joan Hastings, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this _____ day of _____, 20__.

JOAN HASTINGS, Tulsa County Clerk

Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plot have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 1,500.00 per trust receipt no. 1887 to be applied to the 20__ taxes.

This certificate is NOT to be construed as payment of the 20__ taxes in full but is given in order that this plot may be filed on record. The 20__ taxes could exceed the amount of the security deposit.

Dated this April 2001.

Dennis S. [Signature]

by [Signature]



Tulsa County Clerk - EARLENE WILSON
Book 01043240 Page 1 6513/0305-0305
Change # 508573 04/27/01 13:47:53
PLANNED UNIT DEVELOPMENT NO. 600

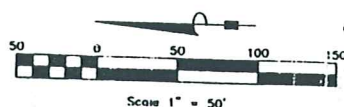
ASHTON CREEK
OFFICE PARK

PLAT NO.
5524

A PART OF THE NE/4 OF SECTION 21, T-18-N, R-13-E, I.M.
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

ENGINEER:
Coon Engineering, Inc.
an Oklahoma Corporation
1831 East 71st Street South
Tulsa, Oklahoma 74136
Phone: (918) 481-0803

OWNER/DEVELOPER:
Ashton Creek Partners, L.L.C.
an Oklahoma Limited Liability Company
P.O. Box 35218
Tulsa, Oklahoma 74153
Phone: (918) 299-0396



FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on March 21, 2001 by [Signature] TMAPC/INCOG.

This approval is void if this plat is not filed in the Office of the County Clerk on or before: March 21, 2002.

Approved APR 19 2001 by the Council of the City of Tulsa, Oklahoma
[Signature]
Mayor

Approved: City Attorney
[Signature]

Benchmark

City of Tulsa GPS Mon. #A0534
Elevation = 740.55
3/4" Astl at NE Corner Sec 21, T-18-N, R-13-E, I.M.
Elevation = 727.64 (N.G.V.D. 1929)

Basis of Bearings

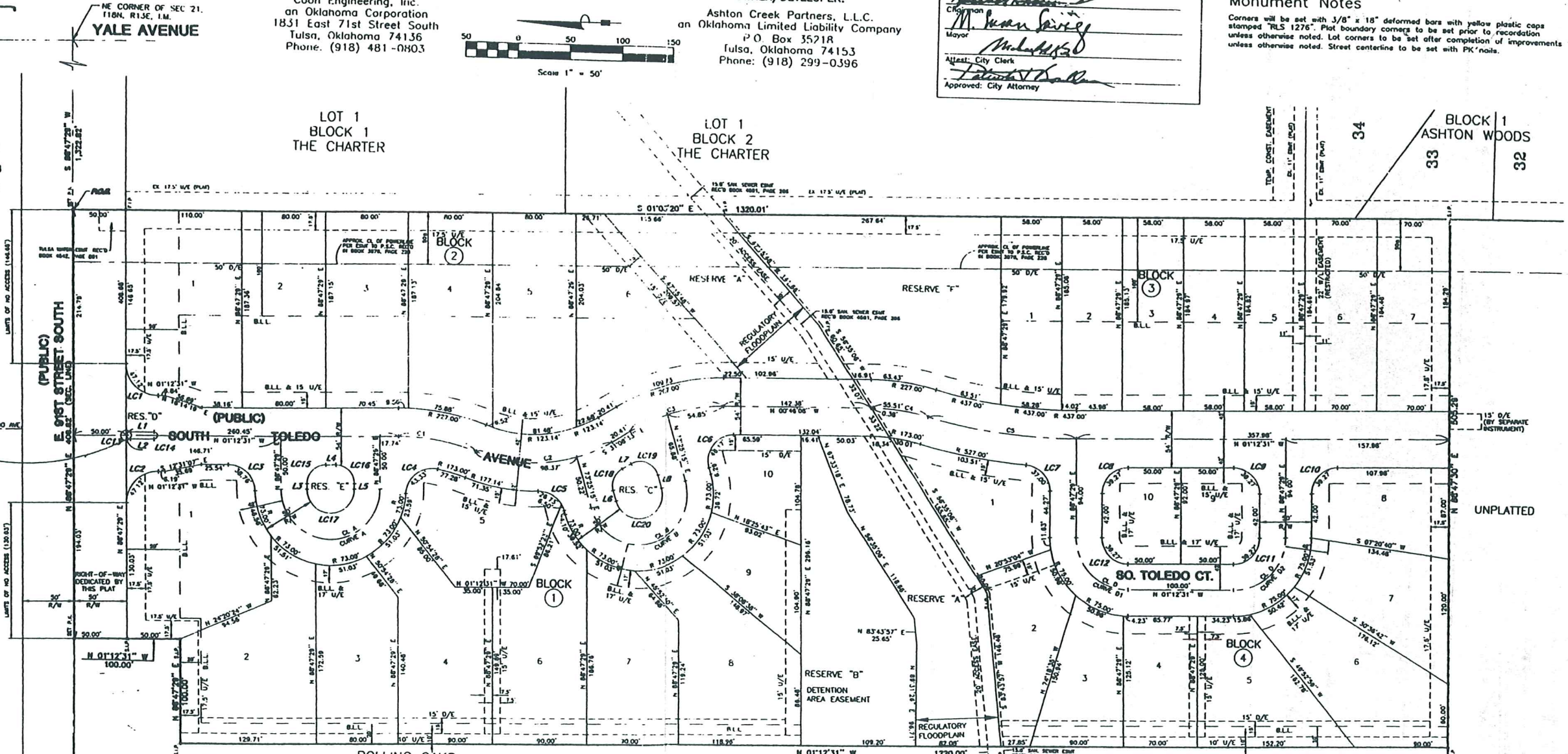
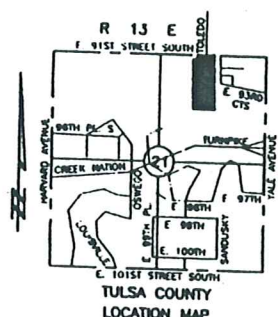
The basis of bearings is an assumed bearing N 88°47'29" E along the north line of the E/2 of the NW/4 of the NE/4 Section 21, T-18-N, R-13-E, of the Indian Meridian, Tulsa County, State of Oklahoma.

Legend

- U/E Utility Easement
- B.L.L. Building Line
- D/E Drainage Easement

Monument Notes

Corners will be set with 3/8" x 18" deformed bars with yellow plastic caps stamped "RLS 1276". Plat boundary corners to be set prior to recordation unless otherwise noted. Lot corners to be set after completion of improvements unless otherwise noted. Street centerline to be set with PK'nails.



LINE DATA

#	LENGTH	BEARING
L1	22.00'	N 01°12'31" W
L2	22.00'	N 01°12'31" W
L3	5.00'	N 88°47'29" E
L4	10.00'	N 01°12'31" W
L5	5.00'	N 01°12'31" W
L6	10.38'	N 73°25'15" E
L7	9.89'	S 30°51'21" E
L8	12.92'	N 73°25'15" E

CURVE DATA (FOR LOT CURVES)

#	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
LC1	90°00'00"	30.00	47.12	42.43	N 43°47'29" E
LC2	90°00'00"	30.00	47.12	42.43	S 46°12'31" E
LC3	88°49'50"	25.00	38.76	34.99	S 43°12'24" W
LC4	99°17'48"	25.00	43.33	38.10	S 38°19'44" E
LC5	76°08'38"	25.00	43.22	30.83	S 57°20'56" W
LC6	105°48'38"	25.00	46.17	39.88	S 53°40'23" E
LC7	84°48'11"	25.00	37.00	33.72	S 46°23'24" W
LC8	90°00'00"	25.00	39.27	35.36	S 46°12'31" E
LC9	90°00'00"	25.00	39.27	35.36	S 45°47'29" W
LC10	90°00'00"	25.00	39.27	35.36	S 46°12'31" E
LC11	90°00'00"	25.00	39.27	35.36	S 46°12'31" E
LC12	90°00'00"	25.00	39.27	35.36	N 43°47'29" E

CURVE DATA (FOR LOT CURVES)

#	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
LC13	180°00'00"	3.33	10.46	6.66	S 88°47'29" W
LC14	180°00'00"	3.33	10.46	6.66	S 88°47'29" W
LC15	90°00'00"	18.00	28.27	25.46	N 46°12'31" W
LC16	90°00'00"	18.00	28.27	25.46	S 43°47'29" W
LC17	180°00'00"	23.00	72.26	46.00	N 01°12'31" W
LC18	76°47'27"	18.00	24.12	22.36	N 68°11'02" W
LC19	104°33'48"	18.00	32.85	28.48	N 21°08'21" E
LC20	180°00'00"	23.00	72.26	46.00	N 16°34'45" W

CURVE DATA (AT CL)

#	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	21°33'49"	200.00	75.27	74.83	S 09°34'24" W
C2	51°29'51"	150.14	134.95	130.45	S 05°23'37" E
C3	30°22'25"	180.00	95.42	94.31	S 15°57'20" E
C4	16°00'40"	200.00	55.89	55.71	S 07°14'12" W
C5	16°27'04"	500.00	143.56	143.07	S 07°01'01" W
CURVE A	180°00'00"	48.00	150.80	96.00	S 01°12'31" E
CURVE B	180°00'00"	48.00	150.80	96.00	S 16°34'45" E
CURVE D1	90°00'00"	50.00	78.54	70.71	S 43°47'29" W
CURVE D2	90°00'00"	50.00	78.54	70.71	S 46°12'31" E

NOTE:
AREA CONTAINED IN U/E ON LOTS 8, 9 AND 10, BLOCK 1 MUST BE GRADED TO DRAIN TO THE WEST.

PUD-600-A-7
18-13 21
Feet
0 150 300



CREEK TPK.

July 11, 2007

STAFF RECOMMENDATION

PUD- 600-A-7

Minor Amendment – Lot 6, Block 3, Ashton Creek Office Park; Development Area A; PD-18; CD-8

The applicant is requesting a minor amendment to PUD 600 for the purpose of amending development standards to increase the maximum permitted building height from one-story to two-story, reduce the south building setback and omit the requirement for a fifteen foot-wide landscaped area and six foot-high screening wall along the south boundary.

Development standards for PUD 600-A currently require the following setbacks from the south boundary of Development Area A:

Building setback:	20'
Access drive setback:	30'

A landscaped area of not less than 15 feet in width and a six-foot screening wall or fence are also required along the south boundary of Development Area A and buildings within 100 feet of Development Area B are limited to one story.

When PUD 600 was approved on April 15, 1999, the area later platted as Lot 7, Block 3, Ashton Creek Office Park (adjacent to the south boundary of the subject property – Lot 6) was not part of Development Area A. PUD 600-A, which addresses Development Area A only, included Lot 7 but did not adjust development area boundaries to place the lot in Development Area A.

Several years later a detail site plan was approved for an office building on Lot 7 along with a minor amendment (PUD 600-A-4 approved July 20, 2005) which eliminated requirements for the landscape buffer and access drive setbacks from the south boundary of Development Area A. This was possible because the residential lot adjacent to the south boundary of Lot 7 had been developed as a neighborhood pool and pool house (PUD 600-C-1).

Considering the office building on Lot 7 and neighborhood pool and pool house use adjacent to the south boundary of Lot 7, the proposed two-story office building on Lot 6 would be setback more than 100 feet from a single-family residential lot line. In addition, the other restrictions (as noted above) intended to separate office uses from residential as applied to Lot 6, Block 3 are no longer necessary.

Therefore, staff finds the proposed amendment to be appropriate and minor in nature and recommends **APPROVAL** of PUD 600-A-7 as proposed.



Tanner
Consulting, LLC
5323 S. Lewis Ave
Tulsa, OK 74105

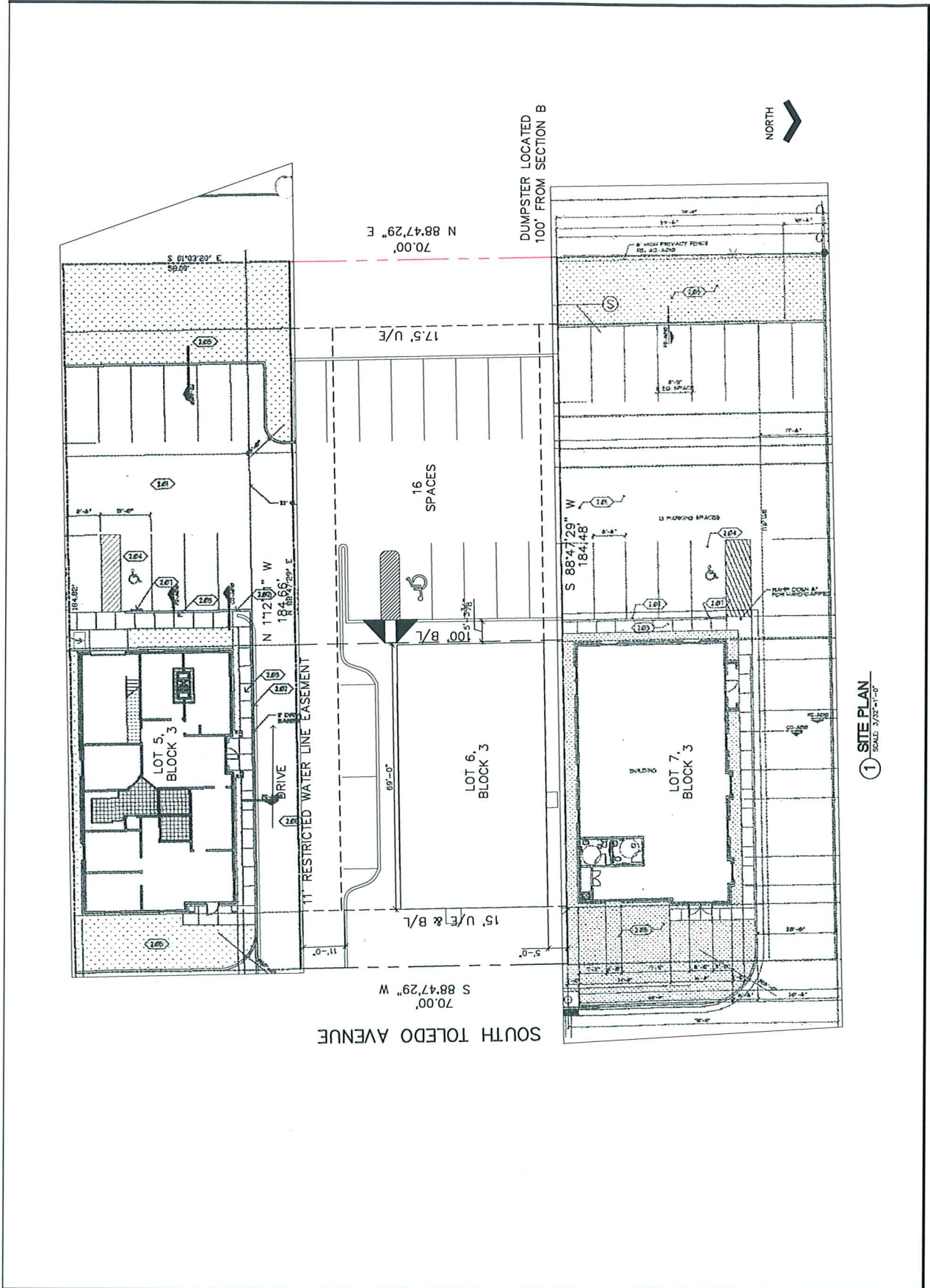
JOB NUMBER:
20156

LANDDOWN OFFICE BUILDING
ASHTON CREEK OFFICE PARK
TULSA, OKLAHOMA

ISSUE DATE:
09/15/07

SHEET TITLE:
SITE PLAN
SCALE: 3/16"=1'-0"

S100



① SITE PLAN
SCALE: 3/16"=1'-0"