

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2488

August 1, 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 REQUESTS AGENDA

a. **Z-7068/PUD-743 – David Riggs/John W. Moody/TDA** — **RS-4 to OL/PUD**

Northeast corner of North Cincinnati and East Queen Street (PUD) **(Applicant has requested a continuance to August 15, 2007 in order to allow his attorney to meet with the residents in the subject area.)** — (PD-2) (CD-1)

b. **Z-7071 – Sack & Associates** — **RS-2 to RT**

2421 East 56th Place (East of northeast corner of South Lewis and East 56th Place) **(Applicant has requested a continuance to August 15, 2007 in order to meet with the local neighborhood groups.)** — (PD-18) (CD-9)

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-20067** – Marcus Durham (7425) / Lot-Split — County
17777 East 171st Street South

b. **L-20114** – HRAOK, Inc. (8313) / Lot-Split — (PD 18) (CD 8)
8700 South Memorial

c. **L-20118** – Gary Fleener (9303) / Lot-Split — (PD 5) (CD 4)
Northwest corner East 11th Street & Joplin

d. **L-20119** – Sisemore Weisz & Assoc., Inc. (9426) / Lot-Split — (PD 18) (CD 5)
7620 East 42nd Place South

2. **CONSENT AGENDA, cont'd**

e. **LC-51** – Norman Wohlgemuth (9318) / Lot Combination (PD 6) (CD 9)

2411 East 27th Place

f. **LC-52** – Norman Wohlgemuth (9318) / Lot Combination (PD 6) (CD 9)

South of southwest corner East 29th Street South & Rockford

g. **PUD-686-4 – Sisemore Weisz & Associates, Inc.** (PD-22) (CD-8)

11706 South Richmond Avenue (Minor Amendment to split a 1 ½ foot strip from Lot 12 and attach it to Lot 11, Block 15, Wind River Addition.)

h. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. **PUBLIC HEARINGS**

a. **Southminster Presbyterian Church of Tulsa –** (PD-6) (CD-9)
(9224)/Preliminary Plat

Southwest corner of East 34th Street South and South Peoria Avenue

b. **Langston University 1 – (0236)**/Preliminary Plat (PD-2) (CD-1)

Southwest corner of East King Street and North Greenwood Avenue

c. **Langston University 2 –** (0236)/Preliminary Plat (PD-2) (CD-1)

Southeast corner of East Jasper Street and North Greenwood Avenue

d. **Z-6277-SP-3a – Dennis Blind** (PD-18) (CD-8)

Northeast corner of East 66th Street and South 101st East Avenue, 169 Business Park (Continued from 7/18/07) (Corridor Minor Amendment to provide development standards for an outdoor advertising sign, revising building height restrictions, reducing minimum lot area requirements and clarifying screening requirements.)

e. **Z-7064 – QuikTrip Corporation/Charles Norman** **RS-3 to CH**

Northeast corner of East Skelly Drive and South Newport Avenue (Continued from 7/18/07) (PD-6) (CD-9)

f. **Z-7067 – Cramer Construction Co., Inc.** **RS-3/IL to OL**

Southwest corner of North Garnett Road and East Newton Place (RS-3 portion) and southeast corner of North Garnett Road and East Newton Street (IL portion). (PD-16) (CD-6)

g. **PUD-744 – Charles E. Norman** (PD-6) (CD-9)

East and south of southeast corner of East 41st Place and South Peoria Avenue (PUD proposes a 25 unit townhouse development)

3. **PUBLIC HEARINGS, cont'd**

h. **Z-7070 – Charles E. Norman** — **RS-3 to OL**

East of northeast corner of East 41st Street and South 100th East Avenue — (PD-17) (CD-5)

i. **CZ-387/PUD-745 – Tanner Consulting** — **AG to RS/PUD**

West of southwest corner of East 171st Street South and South Lewis Avenue (PUD proposes single-family residential development.) — (County)

j. **Z-7069 – Dryer & Associates, PC** — **OM to OL**

Southeast corner of East 73rd Street and South Lewis Avenue — (PD-18b) (CD-2)

4. **OTHER BUSINESS**

a. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

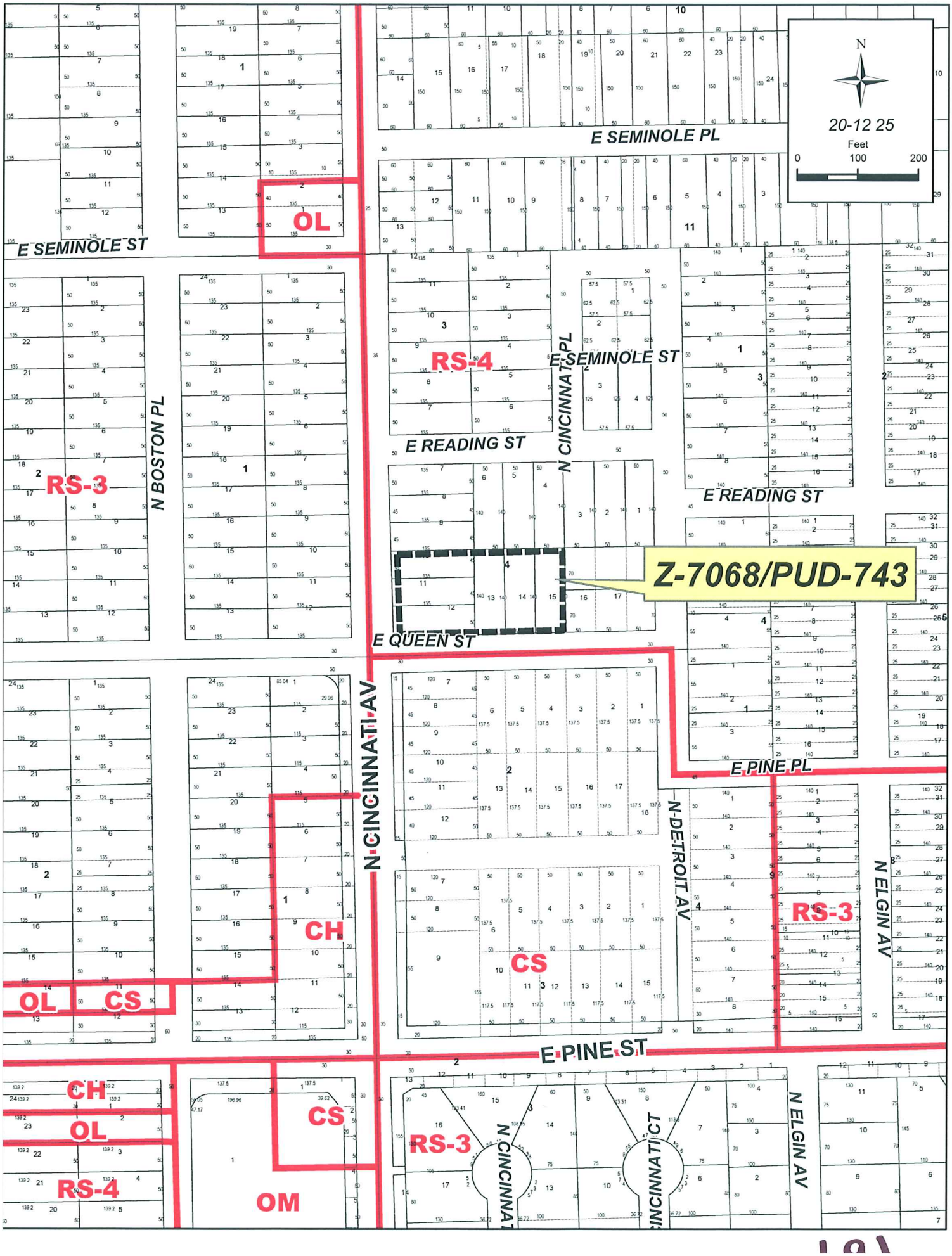
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

Visit our website @ www.tmapc.org

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


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Z-7068/PUD-743
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N DETROIT AV
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RECEIVED
JUL 25 2007
BY:

John W. Moody
Attorney at Law

5610 East 76th Street
Tulsa, Oklahoma 74136

Email: johnw.moody@gmail.com

Telephone: 918.728.7528
Facsimile: 918.728.7528

July 24, 2007

Via Facsimile No.'s 579-9571 and 579-9582

Tulsa Metropolitan Area Planning Commission
Attention: Dane Matthews and Delise Tomlinson
INCOG
201 West 5th Street
Tulsa, Oklahoma 74103

Re: PUD-743 and Z-7068-Continuation of Public Hearing on August 1, 2007

Dear Dane and Delise:

I have been retained to represent the Applicant in the above-referenced PUD and zoning cases. I have scheduled a meeting with representatives of the Public Works Department and the Tulsa Development Authority next Monday to examine the ways that E. Queen St. might be closed to through traffic. We also wish to schedule meetings next week with the residents in the area to discuss their concerns and hopefully develop a plan to resolve their concerns and objections to the rezoning and PUD.

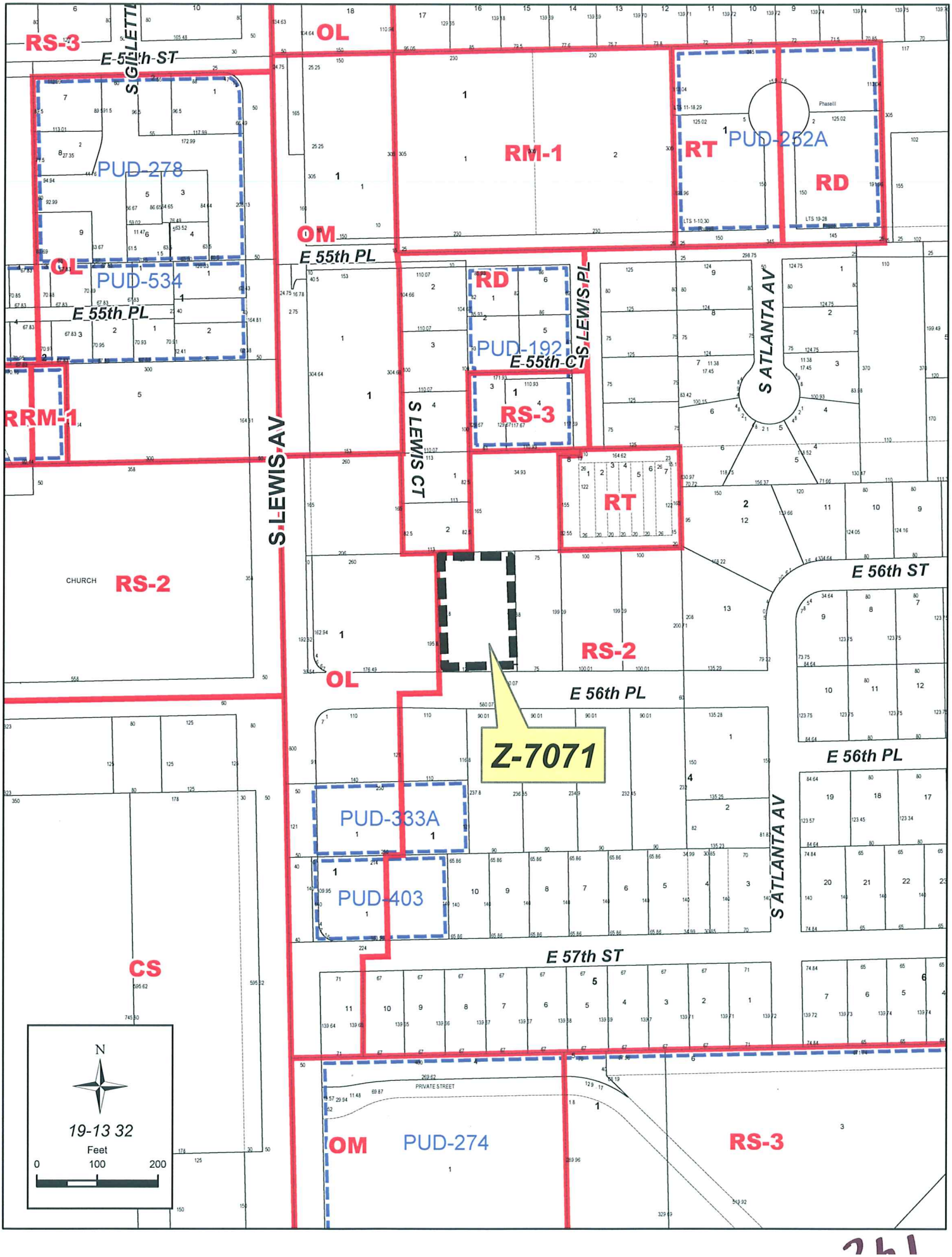
Accordingly, we request that the public hearings be continued for two (2) weeks to the meeting on August 15, 2007. Thank you for your assistance.

Very truly yours,

John W. Moody
Attorney for Applicant

Cc: David Riggs

19.3


Z-7071
RS-3
OL
RM-1
RT
PUD-252A
RD
PUD-278
OM
E 55th PL
PUD-534
PUD-192
E 55th CT
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S ATLANTA AV
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SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •
111 South Elgin Avenue, Tulsa, OK 74120-1816
P.O. Box 50070, Tulsa, OK 74150-0070
Phone: 918.592.4111 Fax: 918.592.4229
E-mail: sai@sackandassociates.com

July 26, 2007

RECEIVED
JUL 26 2007
BY:

Tulsa Metropolitan Area Planning Commission
201 West 5th Street, Suite 600
Tulsa, OK 74103-4236

ATTN: Ms. Barbara Huntsinger
Recording Secretary

RE: Continuance Request for Zoning Application, Case No. Z-7071
RS-2 Zoning to RT Zoning

Dear Mrs. Huntsinger:

On behalf of our client, Jim Fulton, we are requesting a continuance to August 15, 2007, for the Zoning Application for the property located at 2421 East 56th Place, east of the northeast corner of South Lewis Avenue and East 56th Place.

This continuance to August 15, 2007 will allow us to meet with the local neighborhood groups.

If you have any questions please call.

Sincerely,
SACK AND ASSOCIATES, INC.

Theodore A. Sack

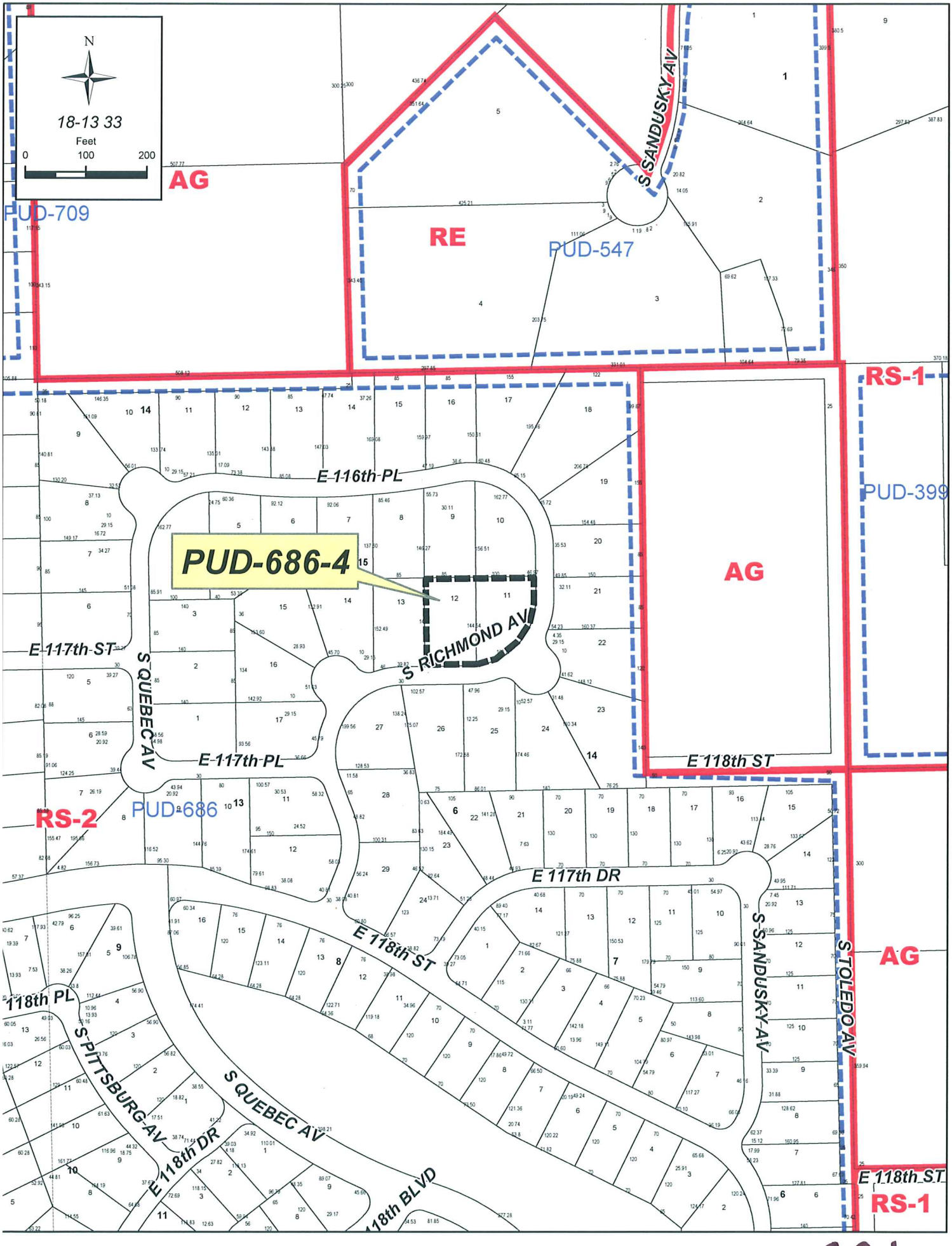
cc: Mr. Jim Fulton

TAS:sky

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An equal opportunity employer

2.b.3


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S QUEBEC AV
118th BLVD

August 1, 2007

STAFF RECOMMENDATION

PUD- 686-4 Minor Amendment – 11706 South Richmond Avenue; Lots 11 & 12, Block 15, Wind River Addition; Development Area D; RS-2; PD 22; CD-8; *Related to Lot-split application L-20121*

The applicant is requesting a minor amendment to PUD 686 for the purpose of splitting a 1 ½ foot strip from Lot 12 and attaching it to Lot 11, Block 15, Wind River Addition. The existing two story residential structure on Lot 11 is 3 ½ feet from the west property line. Development standards require a five foot side setback. The proposed lot-split and attachment are desired to bring the residential structure on Lot 11 into compliance with the required side setback. The resulting lot width for Lot 12 after the proposed lot-split would be 83.50 feet, still more than the minimum 75 foot lot width required by development standards. Lot 12 is currently vacant.

Staff finds the proposed amendment to be minor in nature and recommends **APPROVAL** of PUD 686-4 as proposed.

2.9.3

Permitted Uses:

Uses, included within Use Unit 6, Single-Family Dwelling, including customary accessory uses; and common use areas containing security gate houses, recreation facilities, private clubhouse, swimming pools, courts and play areas.

Maximum Number of Dwelling Units: 70

Minimum Lot Width: 75 FT

Lot width on lots abutting a cul-de-sac shall be measured at the building setback line.

Minimum Lot Area: 9,000 SF

Maximum Building Height: 35 FT

Minimum Livability Space per dwelling unit: 5,000 SF

Minimum Livability Space per lot: 5,000 SF

Off-Street Parking:

Two enclosed off-street parking spaces per dwelling unit and at least two additional parking spaces per dwelling unit.

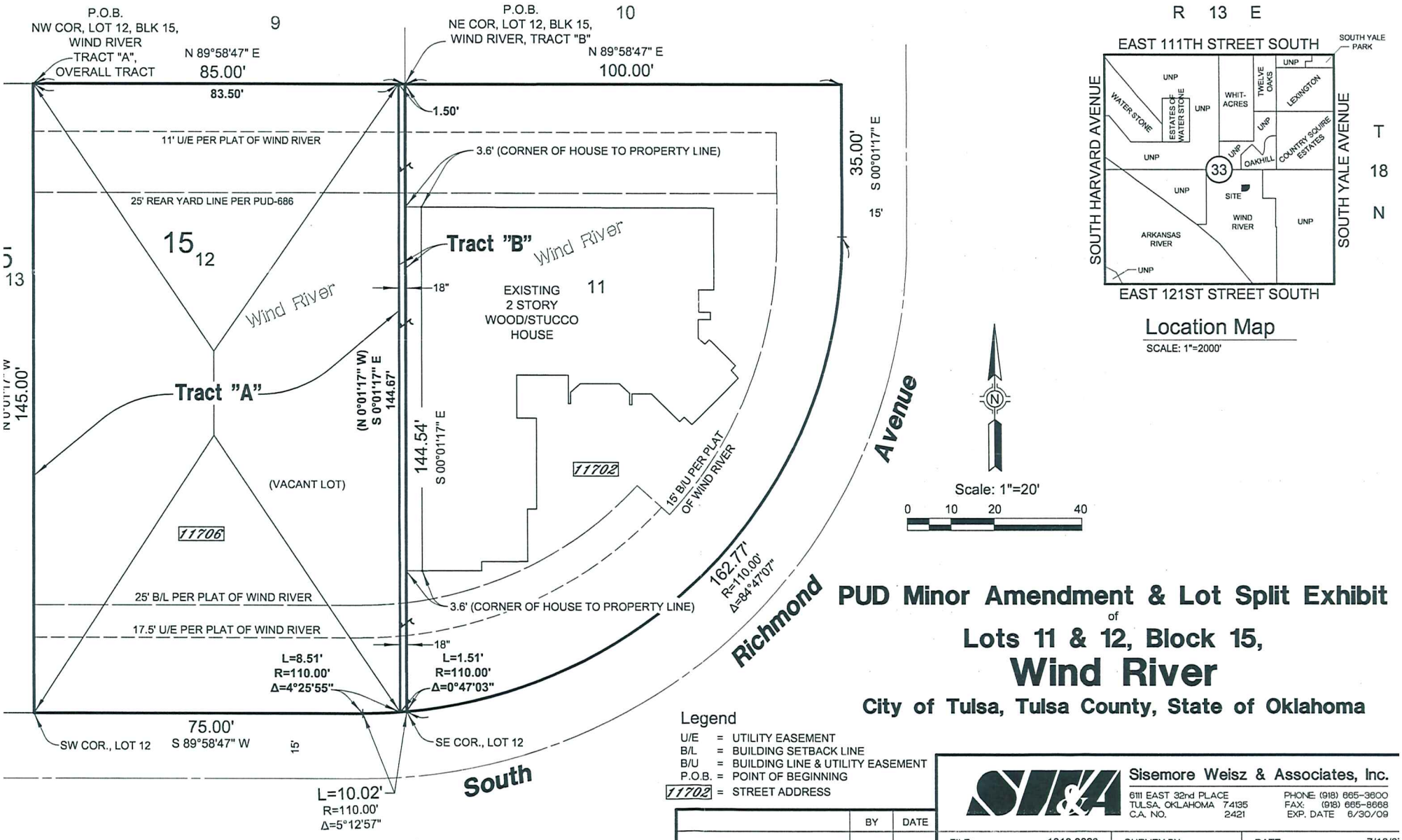
Minimum Required Yards:

From the perimeter of the PUD	25 FT
From street right-of-way	25 FT
Interior side yard	
One Side	5 FT
Other Side	10 FT
Interior rear yard	25 FT

Access:

Access to Development Area D may be gated.

Identification Signs:



Location Map

SCALE: 1"=2000'

Scale: 1"=20'

0 10 20 40

PUD Minor Amendment & Lot Split Exhibit

of

Lots 11 & 12, Block 15,

Wind River

City of Tulsa, Tulsa County, State of Oklahoma

Legend

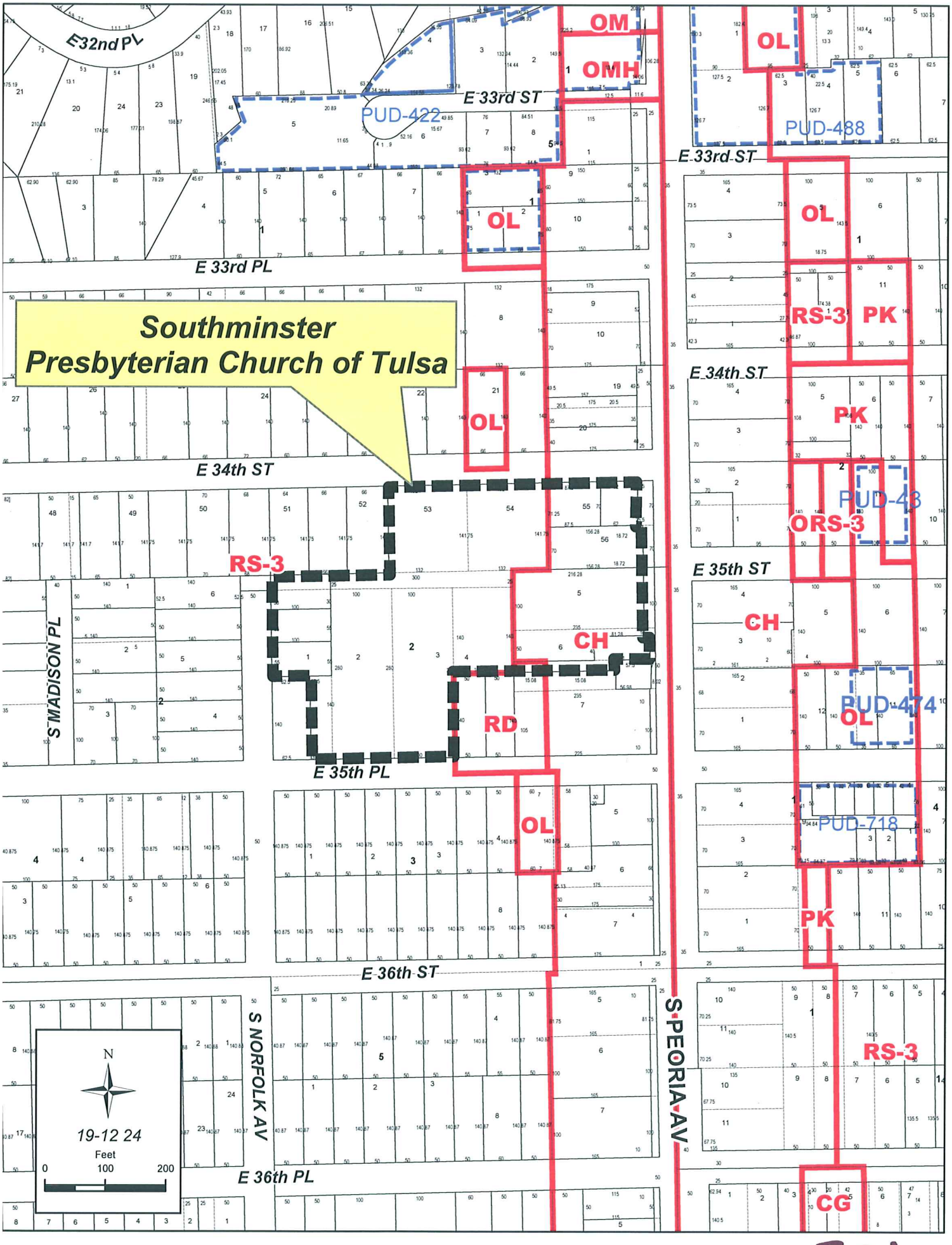
U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
B/U = BUILDING LINE & UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
11702 = STREET ADDRESS

	BY	DATE

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE TULSA, OKLAHOMA 74135 C.A. NO. 2421
PHONE: (918) 665-3600 FAX: (918) 665-8668 EXP. DATE 6/30/09

FILE:	1813.3320	SURVEY BY:		DATE:	7/10/0
ORDER:	15622.01	DRAWN BY:	LAD	SCALE:	1"=20
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2.9.5


Southminster
Presbyterian Church of Tulsa
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PRELIMINARY SUBDIVISION PLAT

Southminster Presbyterian Church of Tulsa – (9224) (PD 6) (CD 9)
Southwest corner of East 34th Street South and Peoria Avenue

This plat consists of 1 Lot, 1 Block, on 4.45 acres.

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

1. **Zoning:** The property is zoned RS-3/RD. A Board of Adjustment case, # 20388, was also approved for the site. A sketch plat was reviewed by the Technical Advisory Committee at their June 7, 2007 meeting. The report on the sketch plat is attached.

2. **Streets:** Subdivision Regulations require sidewalks on all street frontages. Legal description does not match face of plat; the 331 foot distance from point of commencement at the quarter corner is missing from the legal. Include standard language for sidewalks. Dimensin all existing access and limits of not access along the arterial. Dedicate one additional foot of right-of-way on the southeast corner to meet the minimum 35' right-of-way for urban arterial. No objection to waiver of the intersection radius at East 34th Street due to an existing building.

3. **Sewer:** Adjacent to Lots 51 and 52 Burgess Acres Addition, the perimeter easement must be 17.5 feet instead of 11 feet, unless easement exists in those existing lots. Existing off-site easements must be shown on the preliminary plat. We cannot approve proposed easements through existing structures. They must be removed, or comparable easements must be provided elsewhere. The existing sanitary sewer line, where the proposed building encroaches, will not be allowed to be abandoned and removed until the new sanitary sewer line has been constructed, accepted by the City of Tulsa, and is functioning. The existing sanitary sewer line, where the parking lot is proposed, must be replaced with ductile iron pipe.

4. **Water:** Water service is available.

5. **Storm Drainage:** The covenants, Section I.G., says there is a stormwater easement. There is not an easement with this name. It must be either a storm sewer easement or an overland drainage easement, unless it is intended for both storm sewer and overland conveyance of the drainage. If it includes both, then the standard language used is that for a 'drainage easement.' The type of easement with its width and bounding distances and bearings must be shown on the face of the plat. Please include the standard language and title for the type of easement that will be platted. A conceptual drainage plan was not submitted with the plat.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Overhead will have to be removed.

7. **Other: Fire:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved

into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Exceptions: The fire code official is authorized to increase the dimension of 150 feet where: 1) the building is equipped throughout with an approved automatic sprinkler system; 2) fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

GIS: Provide surveyor's e-mail address. Add surrounding subdivision names to key map. Show basis of bearing on face of plat.

General: Label plat as Lot 1, Block 1 and delete previous lot and block numbers reserves. Detailed information should be removed from the face of plat when not pertaining to platting requirements. Location map needs to show al plat names in the section shown. On the draft final plat basis of bearing and monumentation are needed. Please revise the legend to include the symbols and abbreviations that will appear on the face of Plat, such as those for easements and rights-of-way.

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

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

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

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

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

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

PRELIMINARY PLAT

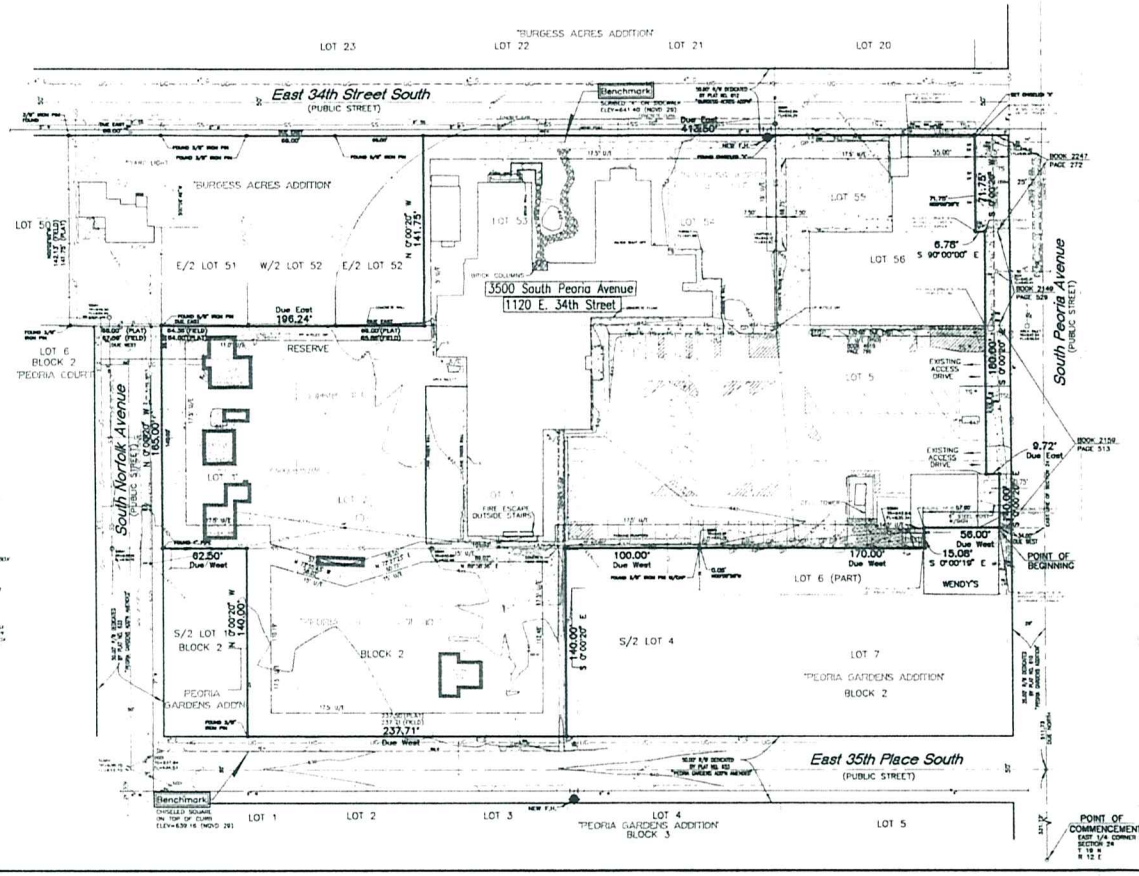
Southminster Presbyterian Church of Tulsa

PART OF THE S/2 OF THE NE/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA INCLUDING A REPLAT OF LOTS 53-56 BURGESS ACRES ADDITION TO THE CITY OF TULSA, AND PART OF LOTS 1-6 PEORIA GARDENS ADDITION AMENDED TO THE CITY OF TULSA.

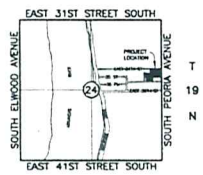
OWNER/DEVELOPER:
Southminster Presbyterian Church of Tulsa, Oklahoma
3500 South Peoria Avenue
Tulsa, Oklahoma 74105
Phone: (918)743-4427
Contact: Pam Deatherage, AIA
email: pamela@mcfarlanddavies.com

ENGINEER:
Sanders Engineering, Inc.
C.A. No. 2370, EXPIRATION DATE 6/30/2009
11502 S. 66th E. Ave.
Bixby, Oklahoma 74008
Phone: (918) 296-5067
Fax: (918) 296-5068
Contact: Robert David Sanders, PE.
email: rdsand1@sbcglobal.net

SURVEYOR:
Isaacs Surveying Service
C.A. No. 2252, EXPIRATION DATE 6/30/2009
24 West 41st Street
Sand Springs, Oklahoma 74063
Phone: (918)245-0456
Contact: Kenneth A. Isaacs, P.L.S.



R 12 E



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCK

SUBDIVISION AREA: 4.45 ACRES



Legend

CERTIFICATE

I hereby certify that all real estate taxes assessed on this plat have been paid as reflected by the current tax rolls. Security on unpaid tax have been provided as the amount of $ ____ per town receipt no. ____ to be applied to 20__ taxes. This certificate is NOT to be construed as payment of 20__ taxes in full but is given in order that this plat may be filed on record. 20__ taxes may exceed the amount of the security deposit.

Dated ____
Dennis Semler
Tulsa County Treasurer
By ____

STATE OF OKLAHOMA } SS.
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office. Dated this ____ day of ____ 20__
EARLENE WILSON, Tulsa County Clerk

By ____

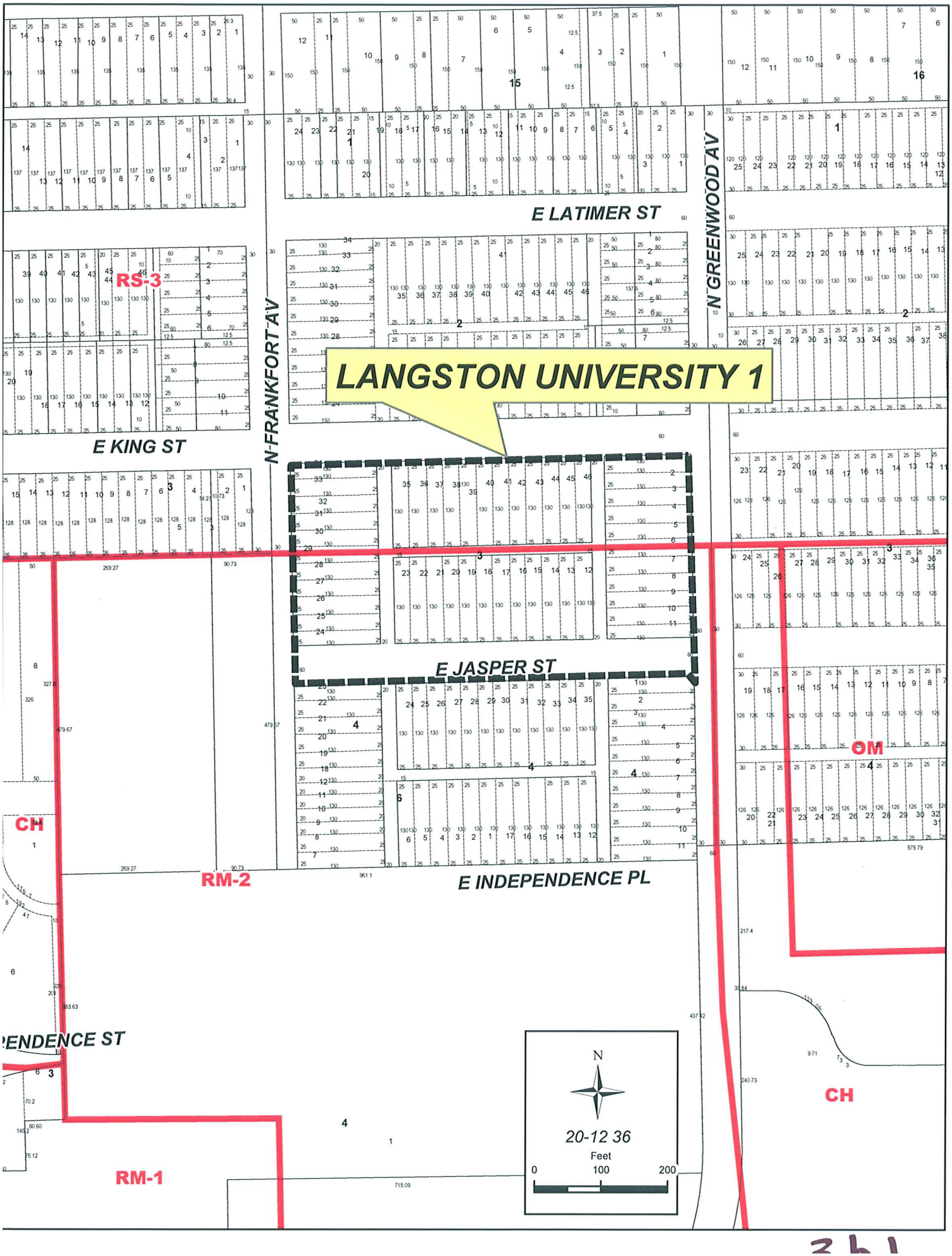
FOR TECHNICAL ADVISORY COMMITTEE MEETING
JUL 19 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

RECEIVED
JUL 02 2007
Tulsa Metropolitan Area Planning Commission

Southminster Presbyterian Church of Tulsa
SHEET 1 OF 2

DATE PREPARED: JUNE 26 2007

3.9.7


LANGSTON UNIVERSITY 1
E LATIMER ST
N FRANKFORT AV
N GREENWOOD AV
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PRELIMINARY SUBDIVISION PLAT

Langston University 1 – (0236) (PD 2) (CD 1)
Southwest corner East King Street and Greenwood Avenue

This plat consists of 1 Lot, 1 Block, on 4.61 acres.

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

1. **Zoning:** The property is zoned RS-3,RM-2. A Board of Adjustment case, # 20372, was approved for the site.

2. **Streets:** Provide 25' intersection radii right-of-way dedications at the north property corners on King Street. Include standard language for sidewalk and Limits of No Access restrictions in covenants. Document existing right-of-way especially Frankfort Avenue. The proposed crosswalk shall consist of 8" thermoplastic and shall be a minimum width of 10'. If the architect is unable to provide parking on the same side of the street as the building, Public Works suggests that traffic calming techniques as approved by traffic engineering be incorporated into the site plan, such as a curb bump-out.

3. **Sewer:** Add a 17.5 foot perimeter easement for the entire platted area. Show the existing easement for the existing sanitary sewer line that is in the interior of the plat. The sanitary sewer easement referred to in the covenants could not be found on the face of the plat. Show the existing sanitary sewer lines and easements. If existing lines are being abandoned, they must be removed or filled. No construction will be allowed over the existing line and easement until the easement has been closed.

4. **Water:** Include standard waterline language. Show the existing water mains along the north side of King Street and the east side of Greenwood Avenue.

5. **Storm Drainage:** All public drainage must be conveyed in an easement. It may be necessary to plat storm sewer and overland drainage easements (ODE). Please add a note stating where the stormwater detention for this site has been provided. If ODEs are added to the plat then please add their standard language to the covenants. Please add standard language for surface drainage, and all other required standard language.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Utility services are available.

7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

GIS: Provide surveyor's e-mail address; add date of preparation; show bearings with the distances on the face of the plat and include these bearings in the metes and bounds description. Include a tie from a section corner to the point of beginning.

General: Show the dimension and bearing of the diagonal property line near the southeast corner and show all bearings for all other property lines. Beneath the heading please include as a part of the tract's general description, that portion that is a re-subdivision of existing subdivisions. Please add the abbreviations for right-of-way and utility easement to the legend, and any other abbreviations being used. Include standard deed of dedication language including the legal (transferred from the face of the plat). Dimensions in the legal shall be carried to two decimal places. Deed of dedication is incomplete.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

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

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

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

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

7. A topo map shall be submitted for review by TAC (Subdivision Regulations).

(Submit with drainage plans as directed.)

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

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

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

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

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

Preliminary Plat

LANGSTON UNIVERSITY 1

A part of the Southwest Quarter of
Section 36, Township 20 North, Range 12 East,
City of Tulsa, Tulsa County, State of Oklahoma

Total Area = 4.61 Acres
1 Block, 1 Lot

PLAT No.

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on

_____

TMAPC/INCOG

This approval is void if this plat is not filed in 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

PLATTED DESCRIPTION

(LANGSTON UNIVERSITY 1)

A TRACT OF LAND THAT IS ALL OF BLOCK 3, A PART OF BLOCK 4 OF "THE GURLEY – HILL ADDITION" TO THE CITY OF TULSA AND ALL OF VACATED EAST JASPER STREET NORTH LYING BETWEEN SAID BLOCKS 3 AND 4, ALL IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 NE/4 SW/4) OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

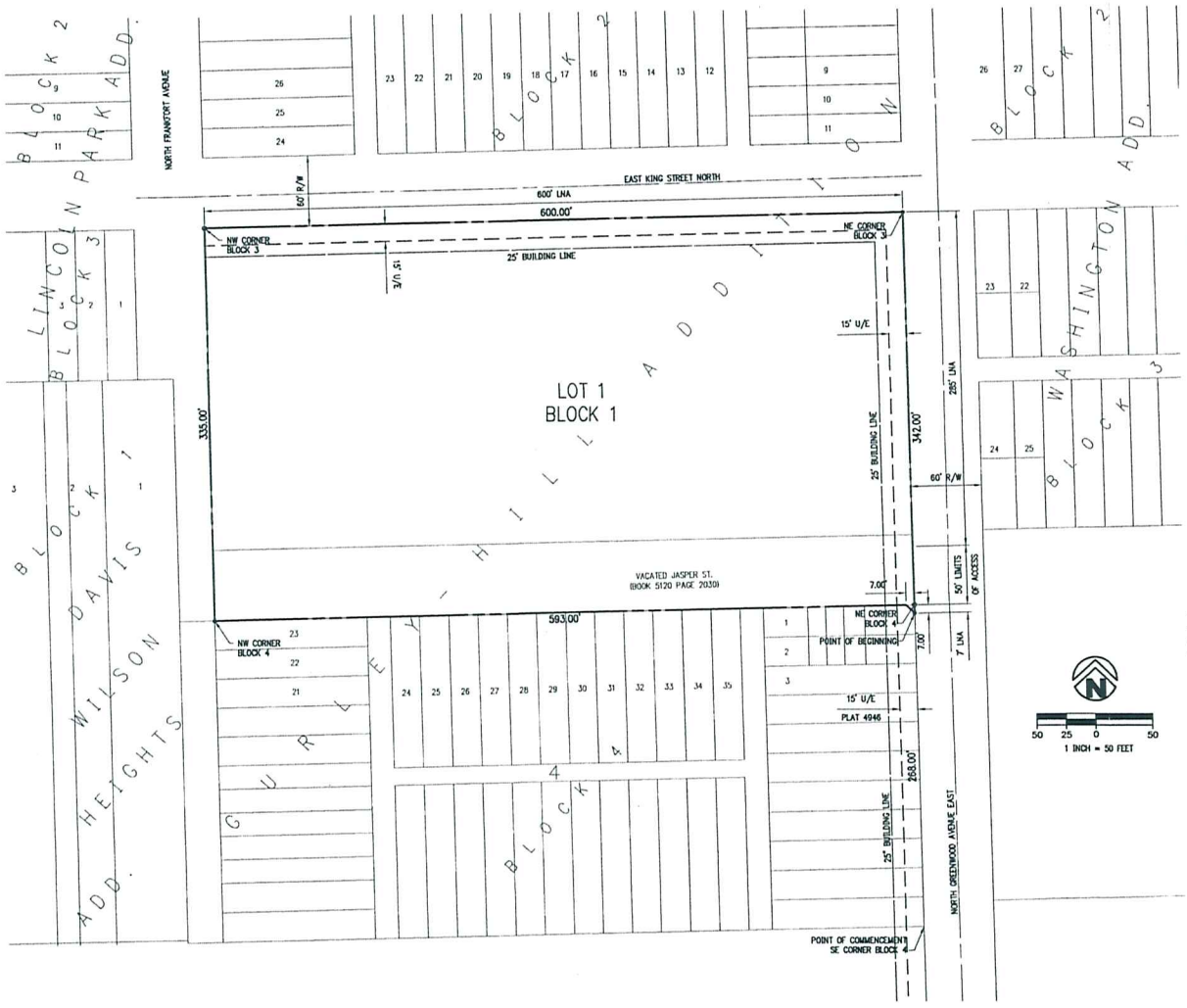
COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 4, OF "THE GURLEY-HILL ADDITION", THENCE NORTHERLY ALONG THE EASTERLY LINE OF BLOCK 4 A DISTANCE OF 268 FEET TO A POINT THAT IS 7.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK 4, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF BLOCK 4 THAT IS 7.0 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID NORTH LINE A DISTANCE OF 593 FEET TO THE NORTHWEST CORNER OF BLOCK 4; THENCE NORTHERLY AND PARALLEL WITH THE EAST LINE OF BLOCKS 3 AND 4 A DISTANCE OF 335 FEET TO THE NORTHWEST CORNER OF BLOCK 3; THENCE EASTERLY A DISTANCE OF 600 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE SOUTHERLY ALONG THE EAST LINE OF BLOCKS 3 AND 4 A DISTANCE OF 342 FEET TO THE POINT OF BEGINNING. CONTAINING 200,969 SQUARE FEET OR 4.61 ACRES, MORE OR LESS.

FLOOD ZONE

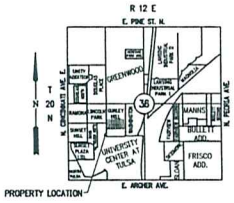
FIRM MAP NO.40143C0365H, DATED 9/22/1999
CLASSIFIES THE PROPERTY DESCRIBED HEREON AS AN AREA OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD.

BENCHMARK

TOP OF NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT, S.E. CORNER OF GREENWOOD & JASPER STREET.
ELEV. = 706.39



LOCATION MAP



OWNER/DEVELOPER

OSU/A&M BOARD OF REGENTS
2800 NORTH LINCOLN BOULEVARD
OKLAHOMA CITY, OK. 73105
PHONE: 405-521-2411

ENGINEER AND SURVEYOR

Crafton Tull Sparks
220 E. 8th Street Tulsa, OK 74119
918.584.0347 FAX: 918.584.3783
www.craftontullsparks.com

architecture|engineering
CA 973 PE/LSI EXPIRES 6/30/2008

BASIS OF BEARING

ASSUMED BEARING OF N 88°57'43" E FOR NORTH LINE OF RESERVE "B" DETENTION AREA OF "UNIVERSITY CENTER AT TULSA", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

LEGEND

- EASEMENT
- SECTION LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- FOUND 3/8" IRON PIN W/YELLOW CAP
- SET 3/8" IRON PIN WITH YELLOW CAP CA#973
- BENCHMARK
- LNA — LIMITS OF NO ACCESS

50 25 0 50
1 INCH = 50 FEET

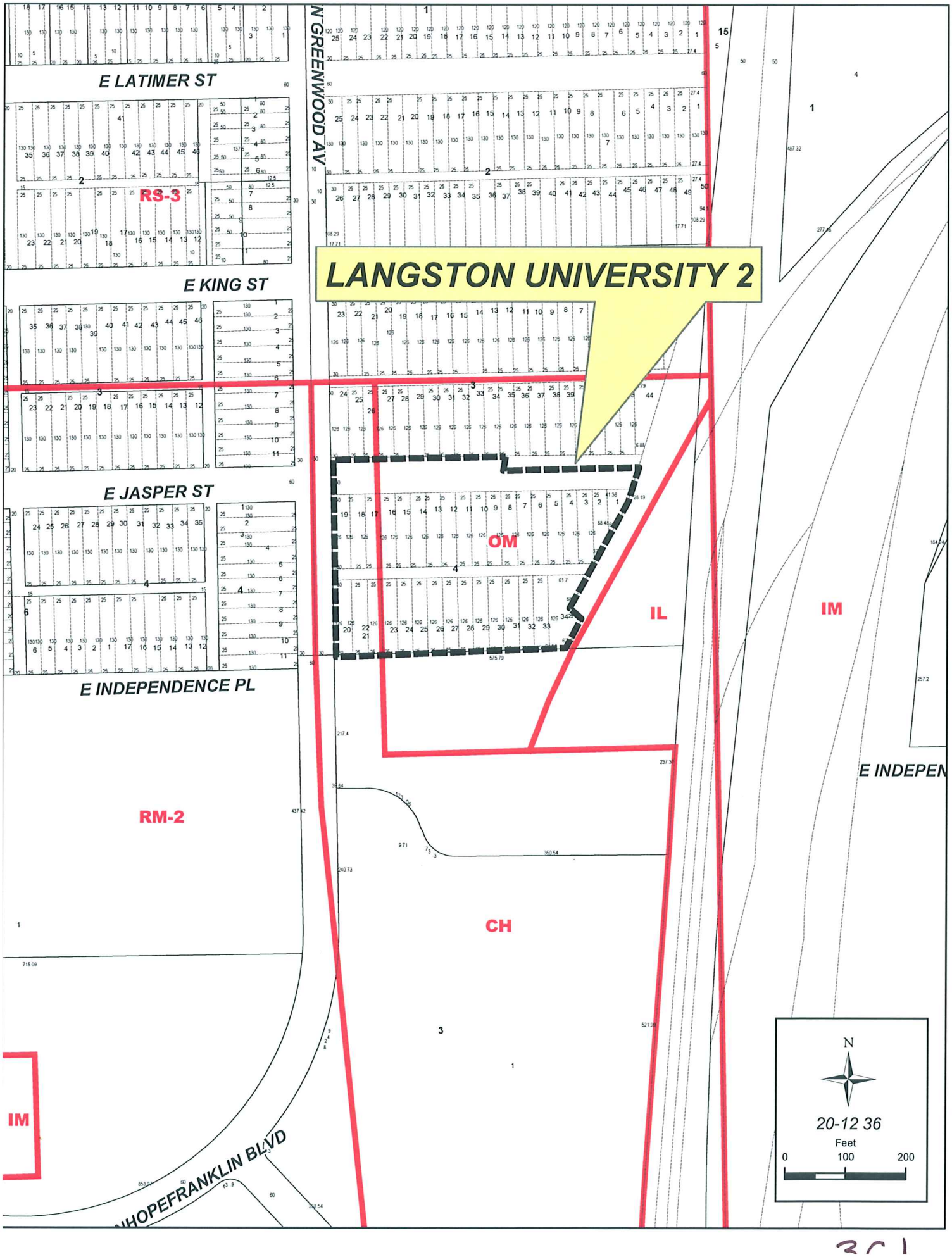
FOR TECHNICAL ADVISORY COMMITTEE MEETING
JUL 19 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

RECEIVED
JUL 19 2007
Tulsa Metropolitan Area Planning Commission

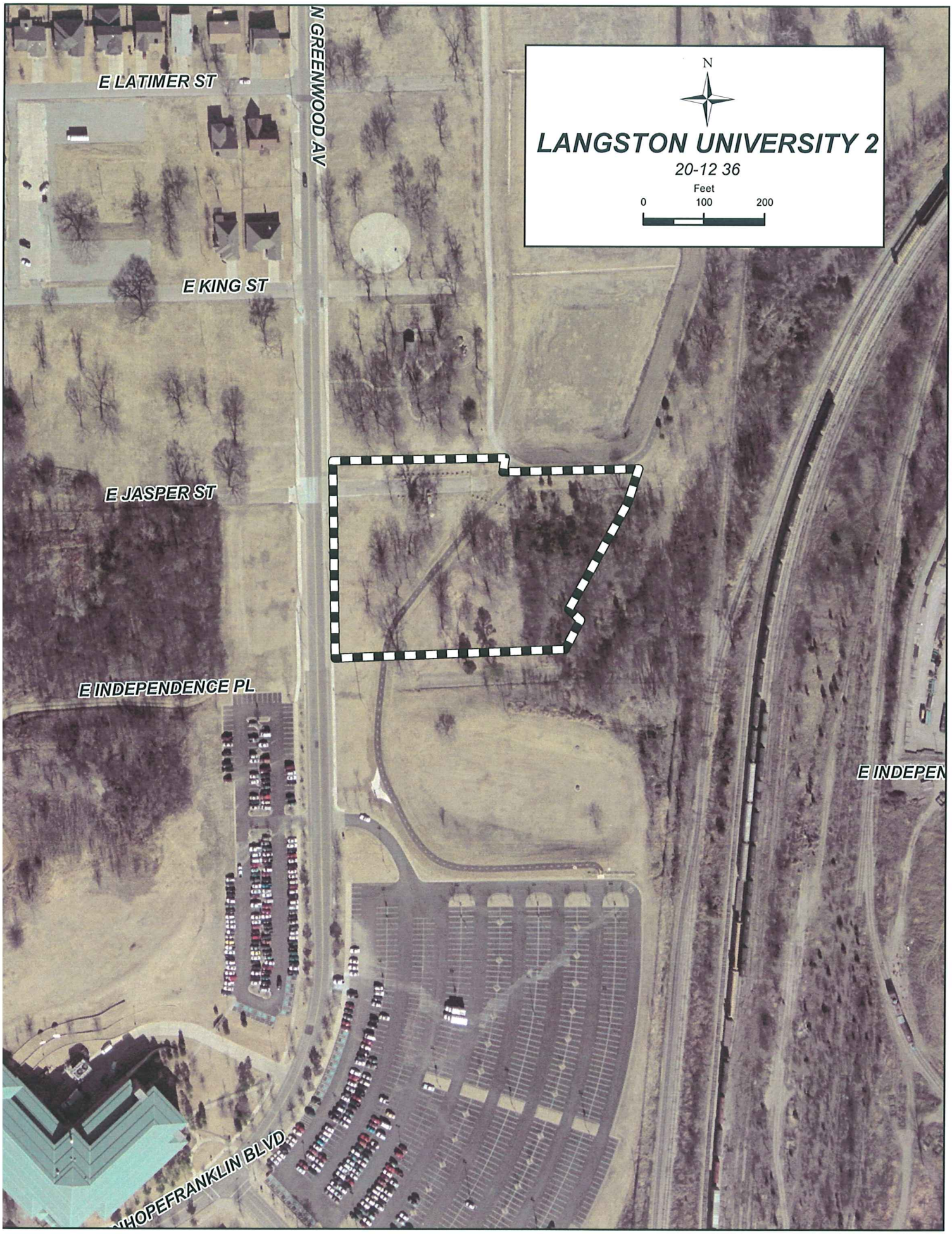
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3.9.07


LANGSTON UNIVERSITY 2
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E KING ST
E JASPER ST
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RM-2
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361


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LANGSTON UNIVERSITY 2
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E KING ST
E JASPER ST
E INDEPENDENCE PL
E INDEPEN
HOPEFRANKLIN BLVD

PRELIMINARY SUBDIVISION PLAT

Langston University 2 – (0236) (PD 2) (CD 1)
Southeast corner East Jasper Street and North Greenwood Avenue

This plat consists of one lot, one block, on 3.21 acres.

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

1. **Zoning:** The property is zoned OM, IL, CH with BOA case 20372. Trail relocation must be acceptable to transportation trail planner and public works staff. Trail location must be shown on face of plat. Language acceptable to City Legal must be put in deed of dedication/covenants. Show trail as Osage Prairie Trail north of City Limits and as Osage Trail inside the City Limits. Clarify who will relocate trail.

2. **Streets:** Document the existing Greenwood right-of-way. Label the adjacent property to the east (assumed as expressway right-of-way). Show Limits of No Access along any actual expressway right-of-way.

3. **Sewer:** Add a 17.5 foot perimeter easement for the entire platted area. The sanitary sewer easement referred to in the covenants could not be found on the face of the plat. A sanitary sewer mainline extension is required to provide sanitary sewer service to the platted area. The proposed line must be added to the conceptual plan.

4. **Water:** Include standard waterline language. Show the existing water main along the east side of Greenwood Avenue.

5. **Storm Drainage:** All public drainage must be conveyed in an easement. It may be necessary to plat storm sewer and overland drainage easements (ODE). Please add a note stating where the stormwater detention for this site has been provided. If ODEs are added to the plat, then please add their standard language to the covenants. Please add the standard language for surface drainage, and all other required standard language.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Utility services are provided.

7. **Other: Fire:** Fire services are provided.

   GIS: Provide surveyor's e-mail address and add date of preparation. Include a tie from a section corner with the point of commencement to the point of beginning with the metes and bounds description of the property in the legal description.

   General: Beneath the heading please include as a part of the tract's general description, that portion that is a re-subdivision of existing subdivisions. Please add the abbreviations for right-of-way and utility easement to the legend, and any other abbreviations being used. Include standard deed of dedication language including the legal (transferred from the face of the

plat). Dimensions in the legal shall be carried to two decimal places. Deed of dedication is incomplete.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

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

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

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

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

7. A 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.

PLAT No.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on

TMAPC/INCOG

This approval is void if this plat is not filed in 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

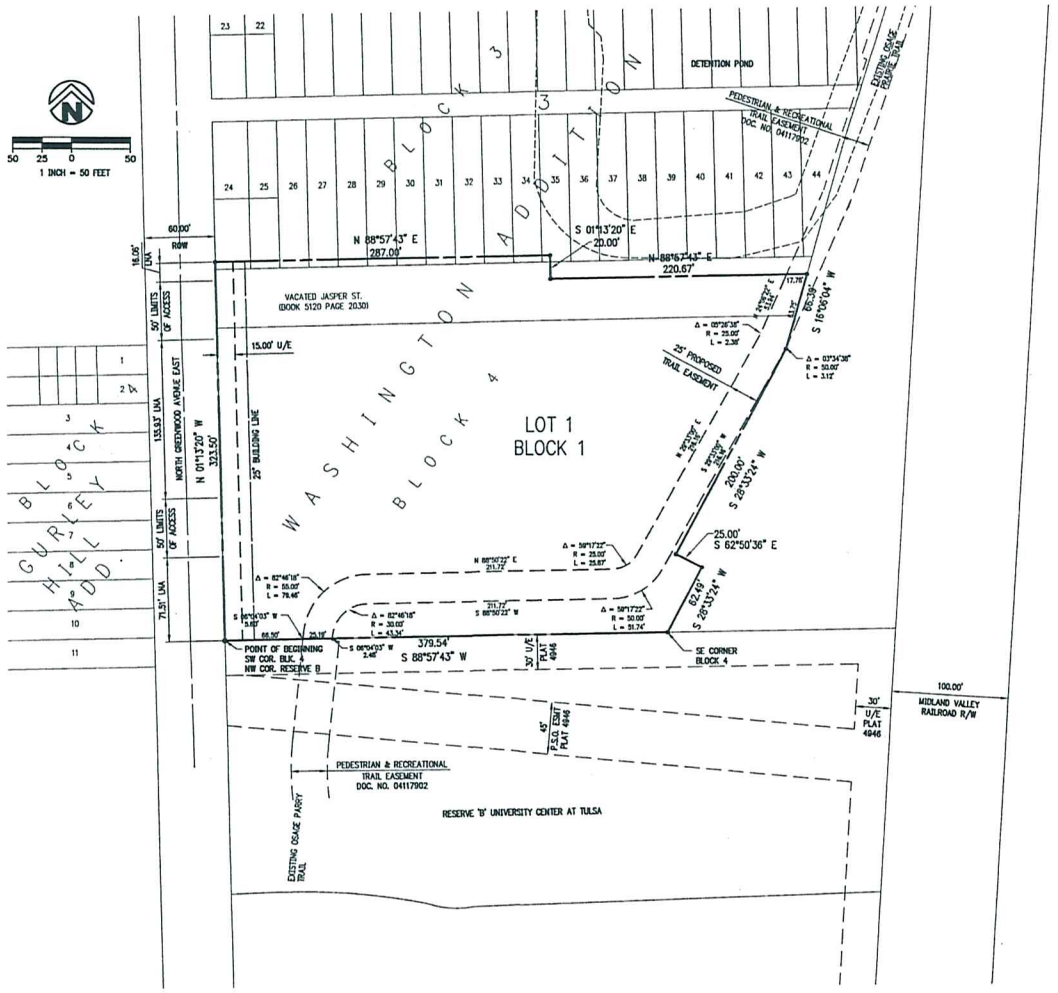
Approved: City Attorney

Preliminary Plat

LANGSTON UNIVERSITY 2

A part of the Southwest Quarter of
Section 36, Township 20 North, Range 12 East,
City of Tulsa, Tulsa County, State of Oklahoma

Total Area = 3.21 Acres
1 Block, 1 Lot



PLATTED DESCRIPTION

(LANGSTON UNIVERSITY 2)

A TRACT OF LAND TO BE A PART OF BLOCKS 3 AND 4 OF WASHINGTON ADDITION, PLAT NO. 1985, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AND A PART OF VACATED EAST JASPER STREET NORTH, ALL IN SECTION 36, TOWNSHIP 20 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 4, WASHINGTON ADDITION, TULSA COUNTY, OKLAHOMA. SAID POINT ALSO BEING THE NORTHWEST CORNER OF 'RESERVE B OF THE UNIVERSITY CENTER AT TULSA', AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA. THENCE N 01°13'20" W ALONG THE WESTERLY LINE OF BLOCKS 3 AND 4 A DISTANCE OF 323.50 FEET. THENCE N 88°57'43" E AND PARALLEL WITH THE SOUTH LINE OF BLOCK 4 A DISTANCE OF 287.0 FEET. THENCE S 01°13'20" E A DISTANCE OF 20 FEET. THENCE N 88°57'43" E A DISTANCE OF 220.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF WASHINGTON ADDITION. THENCE S 16°06'04" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 86.39 FEET. THENCE S 28°33'24" W A DISTANCE OF 200 FEET. THENCE S 62°50'36" E A DISTANCE OF 25 FEET. THENCE S 28°33'24" W A DISTANCE OF 62.49 FEET TO THE SOUTHEAST CORNER OF BLOCK 4. THENCE S 88°57'43" W ALONG THE SOUTH LINE OF SAID BLOCK 4 A DISTANCE OF 379.54 FEET TO THE POINT OF BEGINNING. CONTAINING 139,719 SQUARE FEET OR 3.21 ACRES, MORE OR LESS.

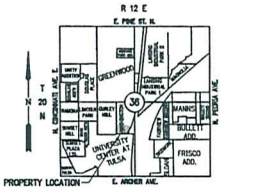
FLOOD ZONE

FIRM MAP NO.40143C0365H, DATED 9/22/1999
CLASSIFIES THE PROPERTY DESCRIBED HEREON AS AN AREA OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD.

BENCHMARK

TOP OF NORTH BOLT ON TOP FLANGE OF FIRE HYDRANT, S.E. CORNER OF GREENWOOD & JASPER STREET.
ELEV. = 706.38

LOCATION MAP



OWNER/DEVELOPER

OSU/A&M BOARD OF REGENTS
2800 NORTH LINCOLN BOULEVARD
OKLAHOMA CITY, OK. 73105
PHONE: 405-521-2411

ENGINEER AND SURVEYOR

Crafton Tull Sparks
220 E. 6th Street Tulsa, OK 74119
918.584.0347 FAX: 918.584.3783
www.craftontullsparks.com

architecture|engineering
CA 973 PE/LS EXPIRES 6/30/2008

BASIS OF BEARING

ASSUMED BEARING OF N 88°57'43" E FOR NORTH LINE OF RESERVE "B" DETENTION AREA OF 'UNIVERSITY CENTER AT TULSA', AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

LEGEND

- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- FOUND 3/8" IRON PIN W/YELLOW CAP
- SET 3/8" IRON PIN WITH YELLOW CAP CA#973
- BENCHMARK
- LNA LIMITS OF NO ACCESS

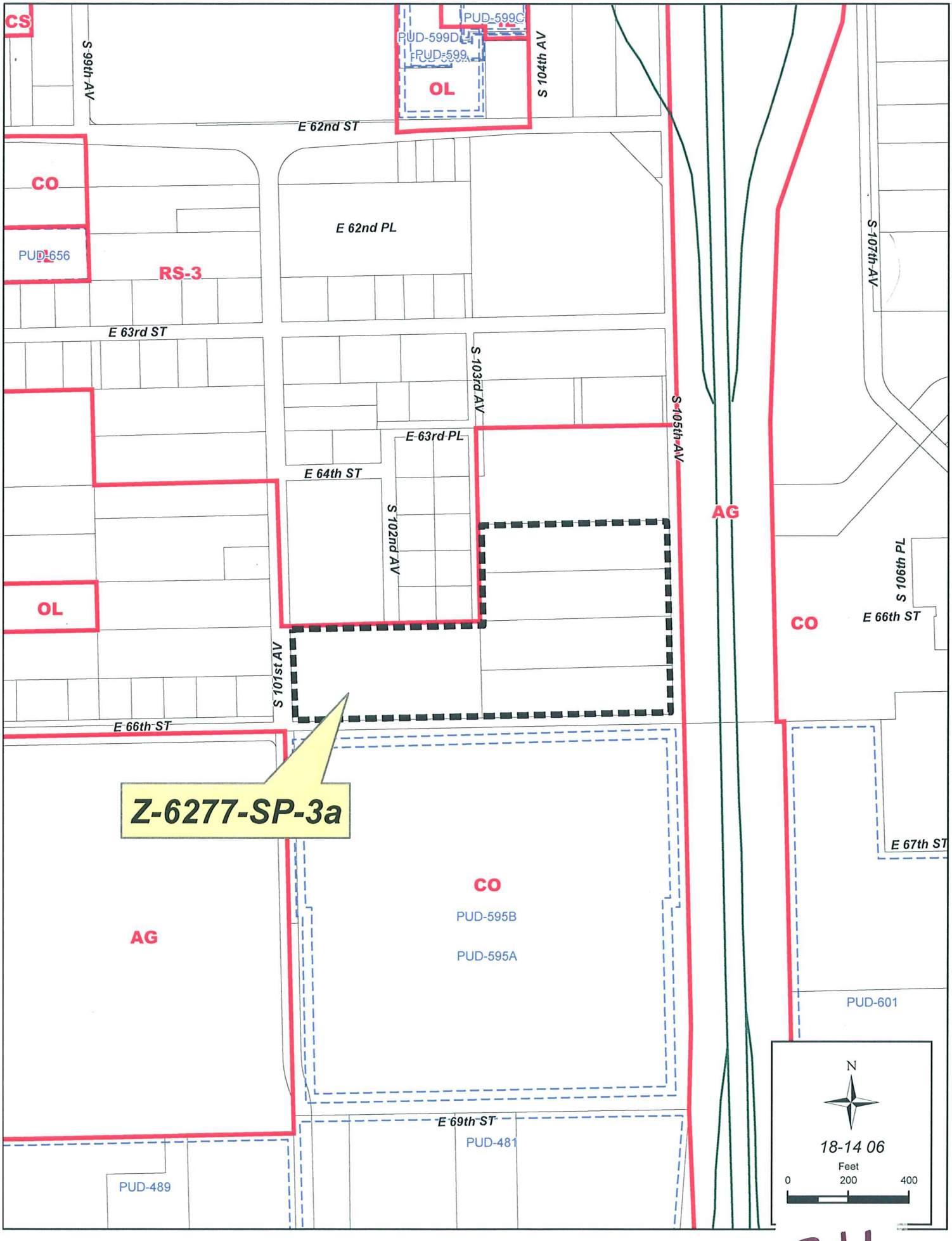
FOR TECHNICAL ADVISORY COMMITTEE MEETING
JUL 19 2007
TULSA METROPOLITAN AREA PLANNING COMMISSION

RECEIVED
JUL 09 2007
Tulsa Metropolitan Area Planning Commission

SHEET 1 OF 2

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3.C.6


CS
S 99th AV
PUD-599C
PUD-599D
PUD-599
OL
S 104th AV
E 62nd ST
CO
PUD-656
RS-3
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AG
OL
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E 67th ST
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S 99th AV
S 104th AV
E 62nd ST
E 62nd PL
S 107th AV
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S 106th PL
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E 66th ST
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18-14 06
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3d2

August 1, 2007
(Continued from July 18, 2007)

AMENDED
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:

Permitted by Underlying Zoning	**Current Standards**	**Proposed**
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.~~

Given that the existing outdoor advertising sign is to remain, and finding that the proposed increase in display surface area is excessive staff proposes the following amended sign standards for the commercial lots (Lots 5-8, Block 5, Union Gardens) Lots 1-5, 16-18, Block 1, 169 Business Park:

SIGNAGE:

Lots 1-3, Block 1, 169 Business Park:

No ground signs shall be permitted. Wall signs shall be permitted at three square feet of display surface area per lineal foot of building wall to which attached on east-facing walls; two square feet of display surface area per lineal foot of building wall to which attached shall be permitted on remaining walls.

Lots 4,5,16,17 & 18, Block 1 169 Business Park:

One ground sign permitted per lot not to exceed 50 square feet of display surface area and 12 feet in height. Wall signs are permitted not to exceed two square feet per lineal foot of building wall of tenant space. No west-facing wall signs permitted on Lots 17 & 18.

Sign standards for Lots 6-15, Block 1, 169 Business Park shall remain as originally approved.

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 be amended as follows:

SIGNAGE:

Lots 1-3, Block 1, 169 Business Park:

No ground signs shall be permitted. Wall signs shall be permitted at three square feet of display surface area per lineal foot of building wall to which attached on east-facing walls; two square feet of display surface area per lineal foot of building wall to which attached shall be permitted on remaining walls.

Lots 4,5,16,17 & 18, Block 1
169 Business Park:

One ground sign permitted per lot not to exceed 50 square feet of display surface area and 12 feet in height. Wall signs are permitted not to exceed two square feet per lineal foot of building wall of tenant space. No west-facing wall signs permitted on Lots 17 & 18.

Sign standards for Lots 6-15, Block 1, 169 Business Park shall remain as originally approved.

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.

Application No.: Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 **CORRIDOR SITE PLAN**

Applicant: Khoury Engineering (PD-18) (CD-8)

Location: 6483 South 101st East Avenue

STAFF RECOMMENDATION:

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 north of subject property, subject to modifications and conditions as recommended by the TMAPC.

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-6673-SP-1/AC-47 April 1999: All concurred in approval of a Corridor Site Plan on 4.56+ acre tract for a 75,000 square foot recreational vehicle storage and self-storage facility located and abutting subject property to the north; also approving an Alternative Compliance to landscape requirements.

BOA-18357 March 23, 1990: The Board of Adjustment approved a Variance of the land are coverage by building from 30% to 41% in a CO district on property abutting subject property to the north.

Z-6722-SP-2 March 1999: On a proposed Corridor Site Plan to re-approve an existing outdoor advertising sign (Z-6722-SP-1 originally approved sign April 17, 1990 for a period of 5 years) on a 2.2± acre tract, staff recommended denial but TMAPC recommended approval due to it's placement in a freeway corridor, and the City Council approved it per TMAPC recommendation.

Z-6673 February 1999: All concurred in approval of a request to rezone a 4.5-acre tract located on the southeast corner of E. 63rd Place S. and S. 103rd East Avenue from RS-3 to CO.

PUD-595-A/Z-5970-SP-4 February 1999: All concurred in approval of a Major Amendment to PUD/Corridor Site Plan to change land area, maximum building floor area and building height of previously approved PUD-595/Z-5970-SP-3 on property located south, abutting subject property.

PUD-595/Z-5970-SP-3 October 1998: All concurred in approval for a PUD/Corridor Site Plan for a proposed retail furniture sales center on property located south, abutting subject property.

BOA-17848 October 1997: The Board of Adjustment approved a request for a special exception to allow church and accessory uses and a special exception to allow a school in an RS-3 zoned district, located on part of subject property.

Z-6078-SP-4 September 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6078-SP-3 February 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located on northwest corner of East 66th Street and South 101st Avenue East.

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-6078-SP-2 March 1995: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6345/PUD-489 May 1992: All concurred in approval of a request to rezone a 5.4-acre tract located west of the northwest corner of East 71st Street South and S. Mingo Valley Expressway from CO to CS/PUD for a shopping center development.

Z-6345/PUD-481 March 1992: All concurred in approval of a request to rezone a 35-acre tract located north of E. 71st Street and west of the Mingo Valley Expressway and south of the subject tract, from CS and CO to CS/PUD.

Z-6277 January 1990: All concurred in approval of a request to rezone a two-acre tract located as part of the subject tract on the northwest corner of East 66th Street S. and S. Mingo Valley Expressway, from RS-3 to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13.1 ± acres in size, is located north and west of U.S. Highway 169 and East 71st Street South and is

zoned CO, Corridor. The property is vacant, fairly void of trees and generally slopes downward from the boundaries of the site toward the center, which appears to be a natural drainage channel. The property is bounded on the south by East 66th Street South, a partially vacated unimproved street; on the west by South 101st East Avenue; on the north by existing residential with two residential streets (South 102nd East Avenue and South 103rd East Avenue) terminating perpendicularly at the site's north boundary; and on the east by South 105th East Avenue, a private street, with U.S. Highway 169 right-of-way a short distance to the east.

STREETS:

Exist. Access	MSHP Design	MSHP ROW	Exist. # Lanes
South 101st E. Ave.	Collector	60'	2
South 105th E. Ave.		30'	2

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA: The subject tract is abutted on the east by South 105th East Avenue and U.S. Highway 169; on the north by vacant land zoned CO and by existing residential zoned RS-3 and by the Union School's practice field zoned RS-3; on the south by Mathis Brothers Furniture Store and Warehouse, zoned CO and on the west by existing residential, zoned CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as Low-Intensity Corridor. The combined office and commercial development **may be found** in accordance with Plan.

STAFF RECOMMENDATION:

Per the Comprehensive Plan within the designated corridor district, medium-intensity uses could be supported adjacent to U.S. Highway 169, with low-intensity uses west of this frontage. The only public access to the property, upon closing of the thirty-foot South 105th East Avenue right-of-way, will be per South 101st East Avenue. This collector street runs north from 71st East Avenue to East 62nd Street, the east/west street running along the south boundary of Union Junior High School. Access to individual lots within the development will be from East 65th Street South/ South 104th East Avenue, a proposed private street. The remaining 30 feet of East 66th Street South right-of-way along the property's south boundary is proposed to be closed. South 105th East Avenue (along the property's east boundary) will be developed as a private street from East 63rd Street to the south boundary of the property (per PFPI #2876) and will connect on the south to the 32-foot mutual access easement running along the east side of the Mathis Brother's site southward through Mingo Market Place, which eventually connects back to East 71st Street South. Therefore, the proposed

development generally follows the same pattern of access established to this point north of East 71st Street and west of the Highway 169 frontage.

Although the area is in transition, there are single-family uses that abut the property on the north and west across South 101st East Avenue. Therefore, lower-intensity uses are more appropriate in the west half of the development within the existing Lots 9 and 10, Block 6, Union Gardens. Because the proposed development is generally consistent with the Comprehensive Plan, harmonizes with the existing and expected development of surrounding areas, is a unified treatment of the development possibilities of the project site, and is consistent with the stated purposes and standards of the PUD Chapter of the zoning code, staff recommends **APPROVAL** of Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 as amended by staff and subject to the following conditions:

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

2. **Development Standards:**

NET LAND AREA:	13.1 AC	570,636 S.F.

PERMITTED USES:

Lots 9 & 10, Union Gardens – existing plat;	
(Lots 6-15, Block 1, 169 Business Park- replat):	Use Units 11 & 16*
Lots 5,6,7 & 8, Block 6 Union Gardens – existing plat;	
(Lots 1-5, 16-18, Block 1, 169 Business Park – replat):	Use Units 11, 12 (excluding 12a), 13, 14, 16*, 19 & 23 (for existing outdoor advertising sign only) (excluding slot car track)

**Mini-storage permitted per use conditions of Section 404.1, excluding 404.1.4, of the zoning code.*

MINIMUM LOT AREA:	0.5 AC	21,780 S.F.
MAXIMUM LAND COVERAGE OF BUILDINGS:		30%
MAXIMUM FLOOR AREA RATIO PER LOT:		30%

MINIMUM LOT FRONTAGE: 100 FT

MINIMUM BUILDING SETBACKS:

From east R.O.W line of 101st East Ave.	50 FT
From north property line of Lot 10, Blk. 6, Union Gardens *(Lots 11-15, Block 1, 169 Business Park)*	~~40~~ 25 FT
From east R.O.W. line of 103rd East Avenue	40 FT
From north property line of Lot 5, Blk, 6, Union Gardens *(Lot 18, Block 1, 169 Business Park)*	40 FT
From west R.O.W. line of 105th East Avenue *(private)*	50 FT
From the south boundary of the corridor site plan *(or, if E. 66th St. South is not closed, 20 FT setback from E. 66th St. R.O.W.)*	~~50~~ 40 FT
Setback from internal street R.O.W.	15 FT
Internal lot line	10 FT

MAXIMUM BUILDING HEIGHT:

West half of Lots 5, 6, & 7, Blk. 6, Union Gardens *(Lots 16, 17 & 18, Block 1, 169 Business Park)* And Lots 9 & 10, Blk. 6, Union Gardens *(Lots 6-15, Block 1, 169 Business Park)*	2-story
East half of Lots 5, 6, & 7 and Lot 8 *(Lots 1-5, Block 1, 169 Business Park)*	no height limitation

OFF-STREET PARKING:

Per the applicable Use Unit of the City of Tulsa Zoning Code.

SIGNAGE:

Lots 9 & 10, Block 6, Union Gardens *(Lots 6-15, Block 1, 169 Business Park)*:	One ground or wall sign per each lot not to exceed 32 square feet of display surface area; ground signs may not exceed 8 feet in height; no north-facing wall signs permitted on Lot 10, *(Lots 11-15)*
Lots 5-8, Block 5, Union Gardens *(Lots 1-5, 16-18)*:	For lots fronting South 105th East Avenue, 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 only 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.

Wall signs are permitted not to exceed 2 square feet per lineal foot of building wall of tenant space. No west-facing wall signs permitted on Lot 5 & 6, Union Gardens (Lots 17 & 18, 169 Business Park).

PEDESTRIAN AND VEHICULAR CIRCULATION:

South 105th East Avenue is part of PFPI project # 2876 and proposes pavement width of 27 feet measured back of curb to back of curb. Sidewalks are also proposed along the west side of South 105th East Avenue, only.

The minimum pavement width of the internal street, East 65th Street South/ South 104th East Avenue, shall be 27 feet, measured back-of-curb to back-of-curb. Sidewalks are required on both sides of the street and are proposed within the 40 foot private street right-of-way/ Reserve "A".

An additional twenty-five feet of right-of-way is required for South 103rd East Avenue. No access from the development to South 103rd East Avenue is permitted.

Sidewalks are required on the east side of South 101st East Avenue.

Pedestrian access shall be provided from the sidewalks to building entrances.

A 20-foot wide trail easement shall be provided for the trail extension that will be developed along the west side of U.S. Highway 169.

SCREENING AND LANDSCAPING:

Each lot shall be landscaped in accordance with the landscape chapter of the zoning code, and shall provide a minimum five-foot wide landscaped strip, except at vehicular access points, along the right-of-way of all private

and public streets. It is recommended that an easement be provided for this landscape strip.

An eight-foot tall screening fence shall be provided along the north boundary of the corridor site plan, and along the west boundary adjacent to the right-of-way of South 103rd East Avenue, where adjacent to residential use. Two emergency access gates shall be provided at the terminus of South 102nd East Avenue and South 103rd East Avenue, design of which must be approved by TMAPC, the Fire Marshall and Traffic Engineering.

LIGHTING:

Lots 9 & 10, Block 6, Union Gardens *(Lots 6-15, Block 1, 169 Business Park)*: No light standard, whether pole or building-mounted, shall exceed 25 feet in height; however, no light standard shall exceed 8 feet in height if within 25 feet of the north boundary of the corridor site plan.

Lots 5-8, Block 5, Union Gardens *(Lots 1-5, 16-18)*: No light standard, whether pole or building-mounted, shall exceed 25 feet in height; however, no light standard shall exceed 8 feet in height if within 25 feet of the South 103rd East Avenue right-of-way.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan 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 Corridor Site Plan 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 Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

7. 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.

8. 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.

9. 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 Corridor Site plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.

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

11. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

TAC Comments from 7/20/06:
General: Site Plan differs from PFPI #2876 with regard to number and sizes of lots.
Water: A water main extension will be required.
Fire: Provide mutual access easement through Lots 13 and 15 for emergency fire department access to 102nd and 103rd East Avenue. (Per Fire Marshall approval and dedication per separate easement.)
Stormwater: Public overland drainage channel is being placed in what is labeled as a D/E and U/E on Exhibit B. It is not acceptable to place utilities in what should be an Overland Drainage Easement, nor is it acceptable to place U/E inside the Reserve "C" Detention Easement. We have some concern about the types of

material that were used to elevate this site. *(If open channel, easements must be separated.)*

Wastewater: All properties within the subdivision will require sanitary sewer.

Transportation: Property ownership with private street frontage for Union Gardens properties and north is a concern regarding access to a public street. Private street maintenance responsibility will need to be clearly defined. Sidewalks on the west side of 105th E. Ave. have been included in the PFPI; the requirement for sidewalks on all street frontages is supported.

MSHP: Recommend the construction of sidewalks per the Subdivision Regulations along 105th, 65th, & 101st.

LRTP: Mingo Road, between 61st St. S. and 71st St. S., existing 4 lanes. US-169, between 61st St. S. and 71st St. S., planned 8 lanes. 71st St. S., between Mingo Road and US-169, existing 6 lanes. 61st St. S., between Mingo Road and US-169, existing 4 lanes.

TMP: Mingo Trail funded along 169 Corridor. Request 20' easement, location coordinated with Public Works Transportation Design Division, as trail is designed.

Transit: Currently, Tulsa Transit operates existing routes in less than a mile from this location. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: Include Construction Standards (width, etc.) for both Private Streets in the Development Standards. No objection to the closure of two ½ street rights-of-way. The Private Street (South 105th East Avenue) shall connect with the existing service road to the south and extend to 63rd Street.

GIS: No comments.

County Engineer: No comments.

PSO: Separate drainage and utility easements; Designate landscape easement within or adjacent to utility easement so utilities can avoid locating in planting areas (trees).

Applicant's Comments:

Dennis Blind, 4645 South 83rd East Avenue, 74145, representing the developer and land owner, stated that he has received the staff recommendations and he has a few clarifications to make. He indicated that he overlooked an item on the Use Units and would like to add Use Unit 21, Billboards, because there is a billboard in the southeast corner, which was probably an error when the plan text was submitted.

Mr. Ard asked Mr. Blind to identify which lot the Use Unit 21 would be in. In response, Mr. Blind stated that it would be in Lot 3, in the southeast corner of Lot 3. Mr. Blind further stated that this is an existing outdoor sign.

Mr. Blind requested the following changes on the building setbacks: From north property line of Lot 10, Block 6, Union Gardens, Lots 11-15, Block 1 of 169 Business Park be 25 FT as shown on the submitted plan. The suggested 40 FT by staff encroaches into the lots and makes them difficult to build on. The northwest portion of the subject property becomes thin. He indicated that he is

matching the setback on the southern boundary where he is adjacent to Mathis Brothers, which is 40 FT and staff has changed it to 50 FT. He requested that it be 40 FT. Signage for Lots 9 & 10, Block 6 and Lots 6-15, Block 1 should read "one ground or wall sign per each lot", and staff excluded the language per each lot. There is no indication regarding the 20-foot easement, where it might be located for the trail or might be requested and he doesn't know how to address that issue at this point, but he is willing to work with the trail.

Ms. Matthews stated that the trails easement could be addressed during the platting process and advised consulting the staff planner who is working on the trails.

Mr. Blind continued that on screening and landscaping he is in agreement with staff's recommendation. He stated that he has shown an eight-foot tall screening fence along the northern property line and the western property line where the residential areas are located. However, he did not show an eight-foot screening fence along the northernmost property line because that property is currently being marketed for a commercial use. He requested that this be amended.

Mr. Midget asked if he wanted the screening on the northernmost area excluded permanently or temporarily. In response, Mr. Blind stated that he would like it to be permanently because it is being marketed for commercial use.

Mr. Ard asked if the property is still being used as residential. Mr. Blind stated that it is zoned CO.

Mr. Blind stated that there is drainage coming from two lots north of the subject property that he is taking care of in the master detention facility on his site, and if there is a fence there it could have the potential of blocking the stormwater drainage as it comes into the detention facility.

Mr. Midget asked staff about the amended setbacks. In response, Ms. Matthews stated that staff would agree with the setback amendments and would agree with everything that Mr. Blind has requested today.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:
On **MOTION** of **MIDGET**, TMAPC voted **6-0-0** (Ard, Bayles, Cantees, Collins, Midget, Wofford "aye"; no "nays"; none "abstaining"; Bernard, Carnes Harmon, Jackson, "absent") to recommend **APPROVAL** of the corridor site plan for Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 per staff recommendation as amended by the applicant. (Language with a strike-through has been deleted and language with an underline has been added.)

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On **Amended Motion** of **White**, the Board voted 4-0-1 (White, Stephens, Stead, Tidwell "aye"; no "nays"; Henke "abstained"; no "absences") to **DENY** a Variance of the maximum number of dwelling units permitted on a lot of record in the RS-3 district (Section 207) to permit an accessory dwelling unit and to **DENY** in the alternative a Special Exception to permit a duplex in an RS-3 district (Section 401); finding a would cause substantial detriment to the public good or impair the purpose, spirit and intent of the code or Comprehensive Plan; and finding the special exception will not be in harmony with the spirit and intent of the code and would be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

LT-1-BLK-2, PASADENA ADDN, City of Tulsa, Tulsa County, State of Oklahoma

..*.*.*.*.*.

Case No. 20522

Action Requested:

Special Exception of the floor area ratio maximum in an OL district to .37 (Section 603); and a Variance of the 1-story requirement in an OL district to 2-stories (Section 603), located: 3314 East 46th Street South.

Presentation:

Roy Farley, 45176 Eagle Bluff Drive, Afton, Oklahoma, asked for a continuance to July 10, 2007.

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **CONTINUE** Case No. 20522, to the meeting on July 10, 2007, on the following described property:

LT 2 BLK 3, VILLA GROVE HGTS NO 1, City of Tulsa, Tulsa County, State of Oklahoma

..*.*.*.*.*.

Case No. 20523

Action Requested:

Variance of the maximum permitted display surface area for signage in a CO district from 662 sq. ft. to allow an existing outdoor advertising sign (Section 802.B.3), located: 6423 South 104th Avenue East.

Mr. Cuthbertson stated the location was given as a general description for the site as there is not an address assigned to the property. The legal description advertised is correct.

Presentation:

Dennis Blind, 4645 South 83rd East Avenue, stated when the current landowners bought the 14-acre property there was an existing billboard on the southeast corner in an easement. When they were obtaining the corridor overlay plan approval from City Council, there was litigation regarding the sign. They did not know what the outcome would be; however, they were proceeding as if the billboard were to be removed. They continued in good faith with INCOG to identify the signage requirements for the entire development. The case was settled out of court, allowing the sign to remain on the property. This has produced a problem for the applicants. They would like to keep the signage for the rest of the development as they have already negotiated and be able to leave the billboard where it is. To reduce clutter, they would not have a freestanding sign on proposed Lot 3. Mr. Blind added that instead of asking for the allowed wall sign display surface area to be two square feet per lineal foot of building wall, that it be three feet per lineal foot of building wall, on Lot 3. A memorandum was entered as an exhibit regarding the square footage of the existing billboard (Exhibit E-1).

Comments and Questions:

Mr. Stephens asked if the landowners own the billboard, to which Mr. Blind replied they do not own it. Ms. Stead asked if Mr. Blind had read the staff comments and the copy of the existing corridor district standards. Mr. Blind responded that he had read them. She asked if they are going to comply with the applicable standards. Mr. Cuthbertson clarified that the standards in the packet are the existing ones for the property. They do not take into account the existing billboard, as they assumed the billboard would be removed. He explained that the applicant wants to modify the corridor site plan standards to incorporate the billboard. He is proposing to modify the existing standards to eliminate the ground sign on Lot 3 and increase the wall signage on Lot 3 from two sq. ft. to 3 sq. ft. Mr. Alberty reminded the Board that they have no authority over the corridor site plan. That is the prerogative of the planning commission and City Council. The corridor site plan was already approved based on the permissible square footage permitted by the code. Mr. Alberty continued, explaining that now the applicant is asking the Board, under consideration of the existing outdoor advertising sign, to give him the relief to increase the size of the wall sign. He agrees to eliminate one 125 sq. ft. free standing sign on Lot 3. The applicant will also go back to the planning commission for an amended corridor site plan to incorporate the proposed changes. The total display surface area square footage would change from 662 sq. ft. to 1,334 sq. ft. along this frontage.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the maximum permitted display surface area for signage in a CO

district from 662 sq. ft. to 1,334 sq. ft., to allow an existing outdoor advertising sign (Section 802.B.3), finding the hardship to be due to the settlement of a court case that the existing sign would remain; and finding these are extraordinary or exceptional conditions, which are peculiar to this land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

LT-5-BLK-6, LOT-6-BLK-6, LOT-7-BLK-6, LT-8-BLK-6, LTS 9 & 10 BLK 6, UNION GARDENS, City of Tulsa, Tulsa County, State of Oklahoma

****

Case No. 20524

Action Requested:

Variance of the rear yard requirement from 20 ft. to 3 ft. - 6 in. to permit an expansion to an existing dwelling in the RS-3 district (Section 403), located: 1602 South Knoxville Avenue East.

Presentation:

Clint Hoppes, 1547 South Jamestown, proposed to build an addition to the house. He stated the hardship is the north/south gable roofline and the existing structure position on the back of the lot. There is a concrete slab to the east that is about 12' x 28' and 16" thick at different levels. The orientation on the back of the lot is characteristic of the neighborhood. He provided a letter signed by nearby residents in support of the application (Exhibit F-2).

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the rear yard requirement from 20 ft. to 3 ft. - 6 in. to permit an expansion to an existing dwelling in the RS-3 district (Section 403), per plans, finding the unusual existing structure and the roofline create exceptional conditions and circumstances peculiar to the this land, structure involved, finding the literal enforcement of the terms of the code would result in an unnecessary hardship, and that such extraordinary exceptional conditions or circumstances do not apply generally to other properties in the same use district, on the following described property:

3.2.19

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

Legend

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

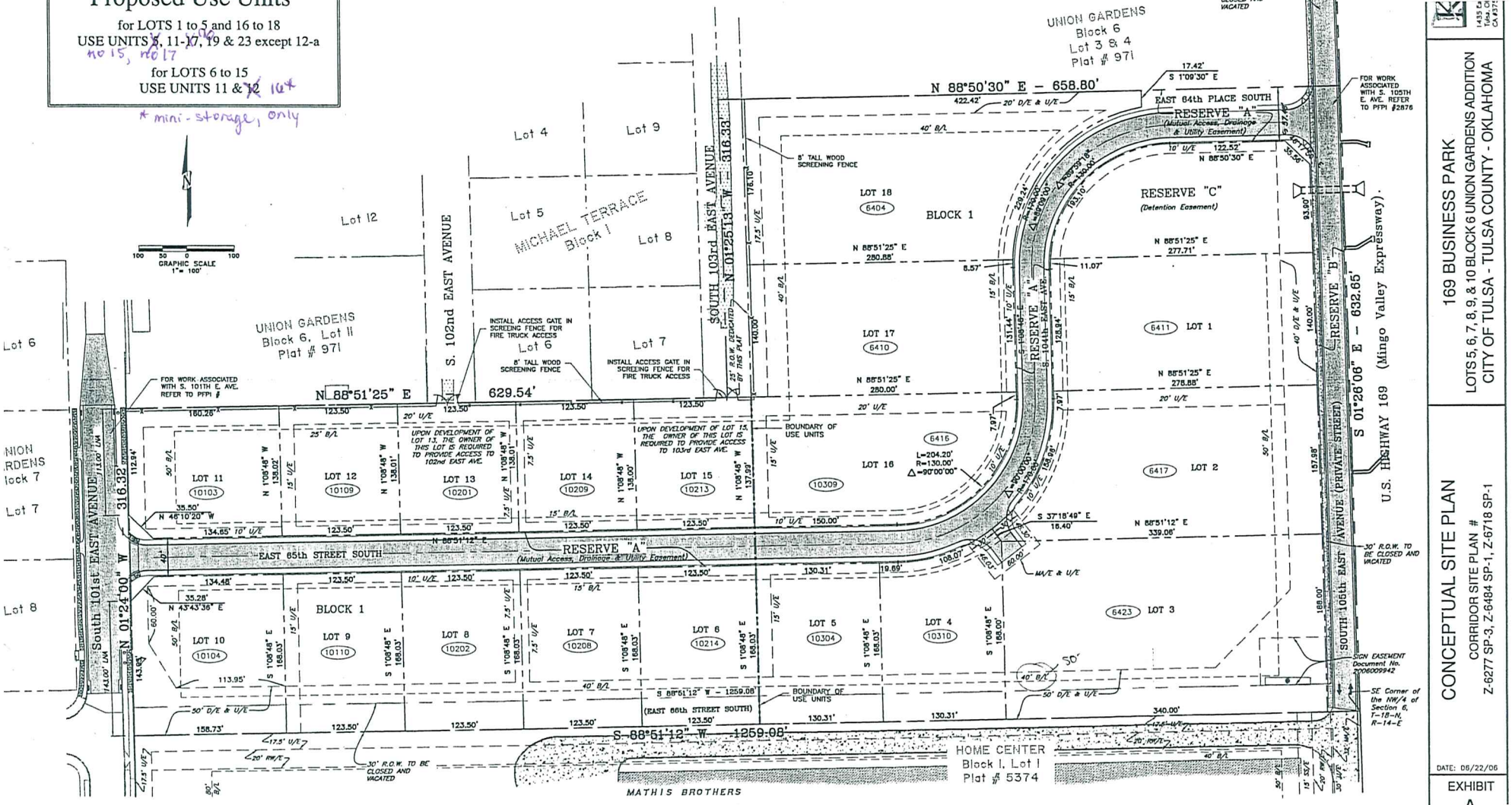
Proposed Use Units

for LOTS 1 to 5 and 16 to 18
USE UNITS 5, 11-17, 19 & 23 except 12-a
no 15, no 17

for LOTS 6 to 15
USE UNITS 11 & 12 16*

* mini-storage, only

LOCATION MAP



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

CONCEPTUAL SITE PLAN
CORRIDOR SITE PLAN #
Z-6277 SP-3, Z-6484 SP-1, Z-6718 SP-1

DATE: 06/22/06

EXHIBIT A

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

Legend

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

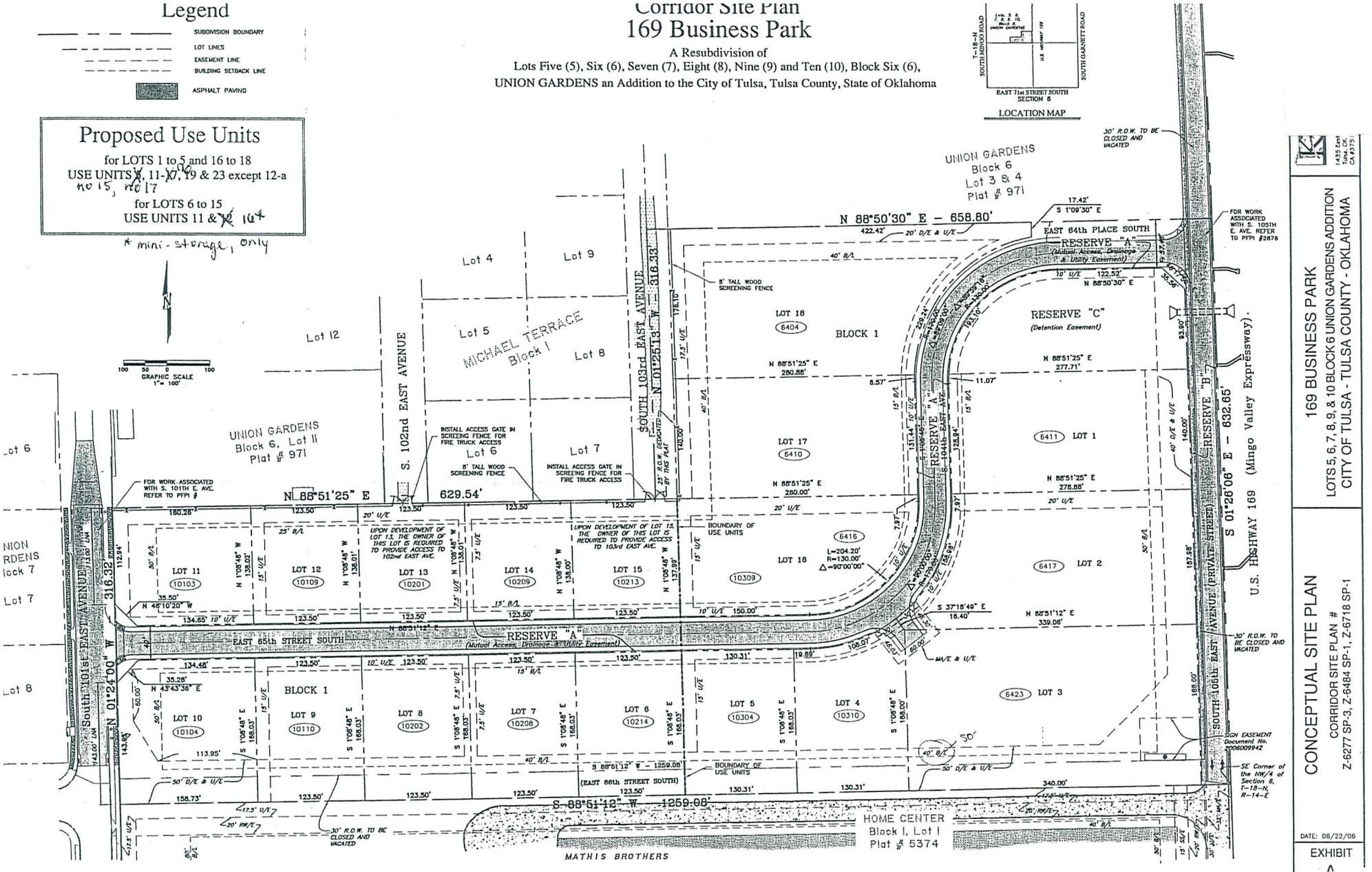
Proposed Use Units

for LOTS 1 to 5 and 16 to 18
USE UNITS ~~8~~, 11-~~17~~, 19 & 23 except 12-a
no 15, no 17

for LOTS 6 to 15
USE UNITS 11 & ~~12~~ 16*

* mini-storage, only

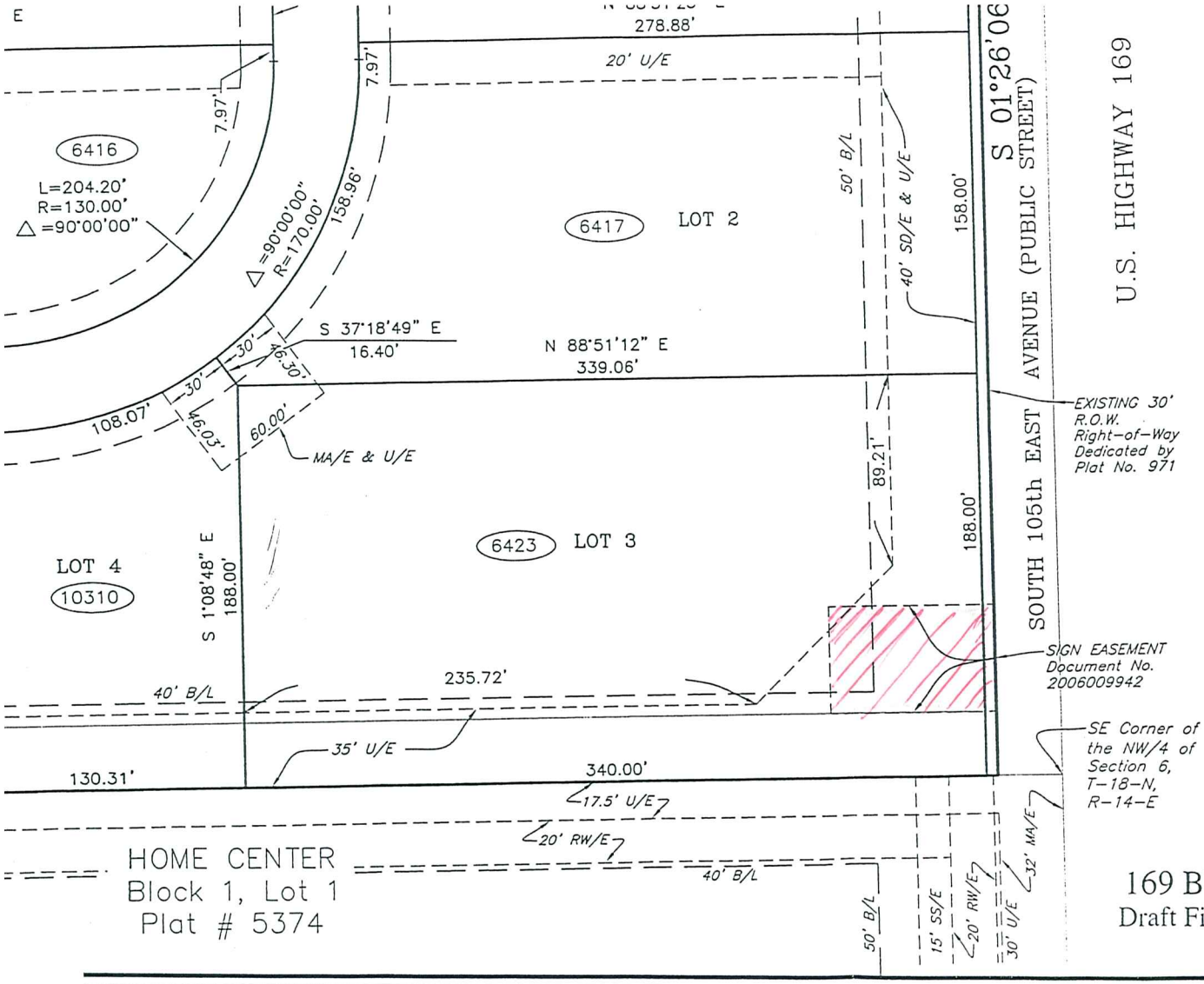
LOCATION MAP



169 BUSINESS PARK	LOTS 5, 6, 7, 8, 9, & 10 BLOCK 6 UNION GARDENS ADDITION CITY OF TULSA - TULSA COUNTY - OKLAHOMA
CONCEPTUAL SITE PLAN	CORRIDOR SITE PLAN # Z-6277 SP-3, Z-6484 SP-1, Z-6718 SP-1
DATE: 06/22/06	
EXHIBIT A	

1435 East 15th
Tulsa, OK
OA 9375

2 2 1



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

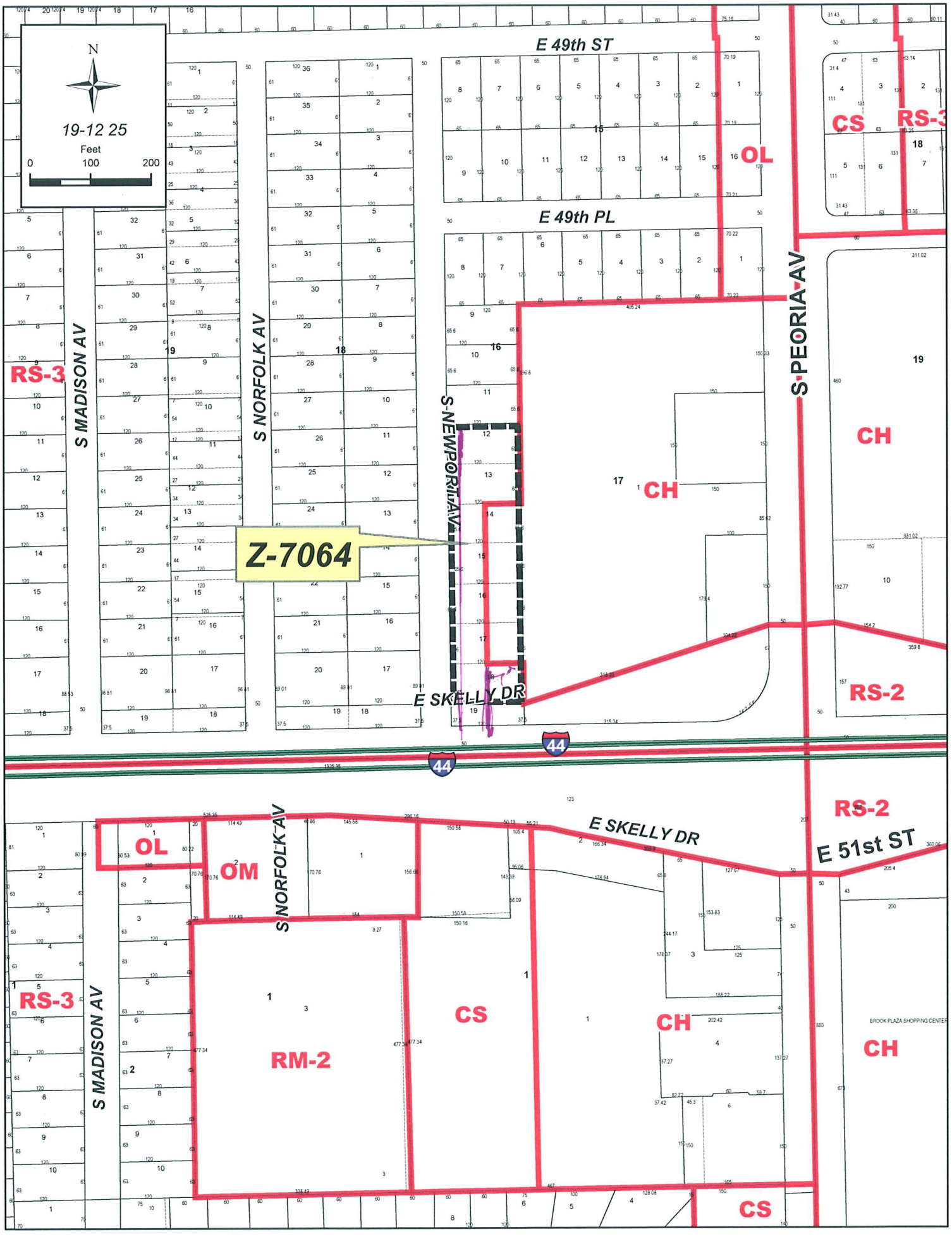
169 BUSINESS PARK, Tulsa County

Draft Final Plat, 1st Revision, March 13, 2007

SHEET 1 OF 3

2.d.22

169 Business Park
Corridor Plan Minor Amendment
EXHIBIT "A"


N
19-12 25
Feet
0
100
200
E 49th ST
E 49th PL
S MADISON AV
S NORFOLK AV
S NEWPORT AV
S PEORIA AV
E SKELLY DR
E 51st ST
Z-7064
RS-3
OL
CS
RS-3
CH
CH
RS-2
OL
OM
S NORFOLK AV
E SKELLY DR
RS-2
E 51st ST
RS-3
S MADISON AV
RM-2
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CH
CH
BROOK PLAZA SHOPPING CENTER
CS
44
44


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Z-7064
19-12 25
Feet
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E 49th PL
S MADISON AV
S NORFOLK AV
S NEWPORT AV
S PEORIA AV
E SKELLY DR
44
44
E SKELLY DR
S NORFOLK AV
E 51st ST
S MADISON AV

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7064

TRS 9225 **Atlas** 474

CZM 46 **PD-6 CD-9**

TMAPC Hearing Date: August 1, 2007 (Continued from July 18, 2007)

Applicant: Charles Norman/QuikTrip Corp. **Tract Size**: 1.25± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East Skelly Drive and South Newport Avenue

EXISTING ZONING: RS-3 **EXISTING USE:** Vacant/former hotel

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CH **PROPOSED USE:** Uses permitted in CH district

RELEVANT ZONING HISTORY:

Z-6971 February 2005: All concurred in approval of a request for rezoning a .20± acre tract of land from RS-3 to OL for a small office on property located on the northwest corner of East 49th Street and South Peoria Avenue.

Z-6905 October 2003: All concurred in approval of a request for rezoning a 114' x 170'± square foot tract of land from RS-3 OL for office use, on property located on the southeast corner of East Skelly Drive and South Madison Avenue.

Z-6752 March 2000: All concurred in approval of a request for rezoning a 1.33+ acre tract of land from RS-3 to RM-2 on property located west of the northwest corner of East 48th Street and South Peoria Avenue.

BOA-10305 January 18, 1979: The Board of Adjustment approved a Special Exception to establish off-street parking for the Camelot Inn in an RS-3 District, subject to: a 6 foot screening fence on the west and north, no access to Newport Avenue, the lighting directed inward toward the parking lot and not toward the neighboring property either to the west or the north, the fence to line up with the existing fence (not on public right-of-way), and that additional trees and landscaping be provided on property located and the subject property.

BOA-5755 February 6, 1968: The Board of Adjustment approved a Variance to permit extending a U-3E (Office High) use 16'6" on the west side of the building into the U-1C (RS-3) district, on property located and a part of the subject property.

BOA-4557 February 17, 1965: The Board of Adjustment approved permission to establish off-street parking for Camelot Inn on Lots 13-18, Block 16, Riverview Village addition subject

to a five foot screening wall and landscaping to beauty be erect to keep out lights and that no access be permitted on Newport on subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.25+ acres in size and is located at the northeast corner of East Skelly Drive and South Newport Avenue. The property is the vacant Camelot Inn Hotel and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Skelly Drive	N/A	N/A	2 (one way)
South Peoria	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 fried chicken restaurant, possibly vacant, zoned CH; on the north by a parking lot and single-family residential uses, zoned RS-3; on the south by an expressway, zoned RS-3; farther south by commercial and office uses, zoned CH, CS and OM; and on the west by single-family residential uses, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Brookside Study Area, a Special District and Consideration Area. According to the Zoning Matrix, the requested CH zoning may be found in accord with the Plan due to this location.

STAFF RECOMMENDATION:
Staff cannot support the requested CH zoning due to the location adjacent to single-family residential areas on two sides. There is no doubt that this property will redevelop as a commercial or office use or some combination thereof. However, single-family residential uses front the site on the west side of Newport Avenue and straight commercial zoning adjacent to it would be incompatible. Residential zoning (RS, RT, or RD)* would be appropriate there, as would off-street parking or OL (light office) in order to protect the adjacent single-family residential neighborhood.

Staff can recommend CS on the frontage of the service road (Skelly Drive) aligning with the existing CH on the east 50' of the property, and either PK or OL on the balance of the property except for the western 5', which staff recommends remain in RS-3 as a buffer to the existing single-family residential development and requiring screening and allowing no access to Newport.

*Note: any residential redevelopment beyond that already residentially zoned will require additional notice and public hearing.

08-01-07

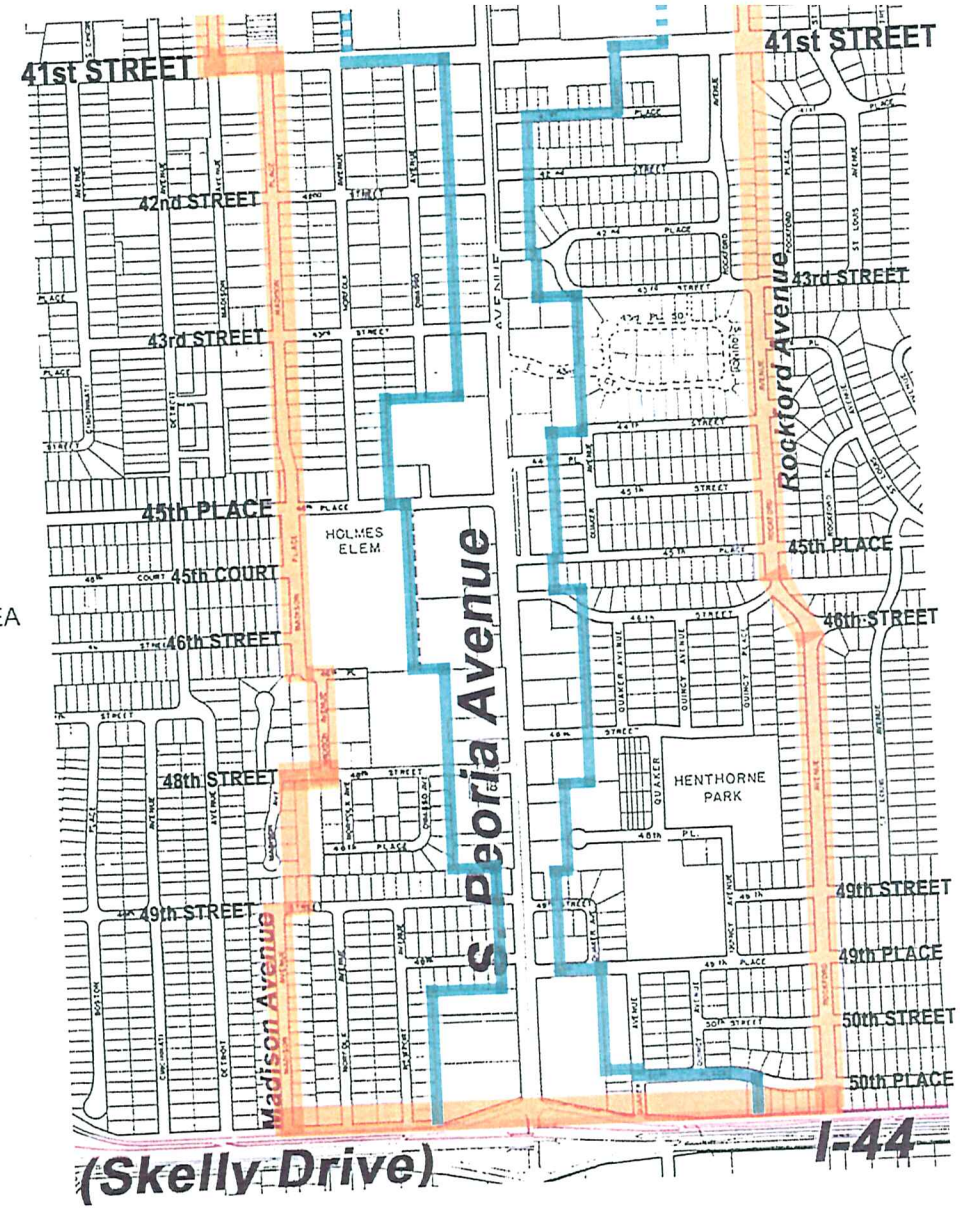
EXHIBIT 33 -

BOUNDARY BETWEEN SOUTHERN RESIDENTIAL AREA AND SOUTHERN BUSINESS AREA

NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN STUDY AREA BOUNDARY

BOUNDARY BETWEEN SOUTHERN RESIDENTIAL AREA AND SOUTHERN BUSINESS AREA

BROOKSIDE NEIGHBORHOOD BOUNDARY LINE



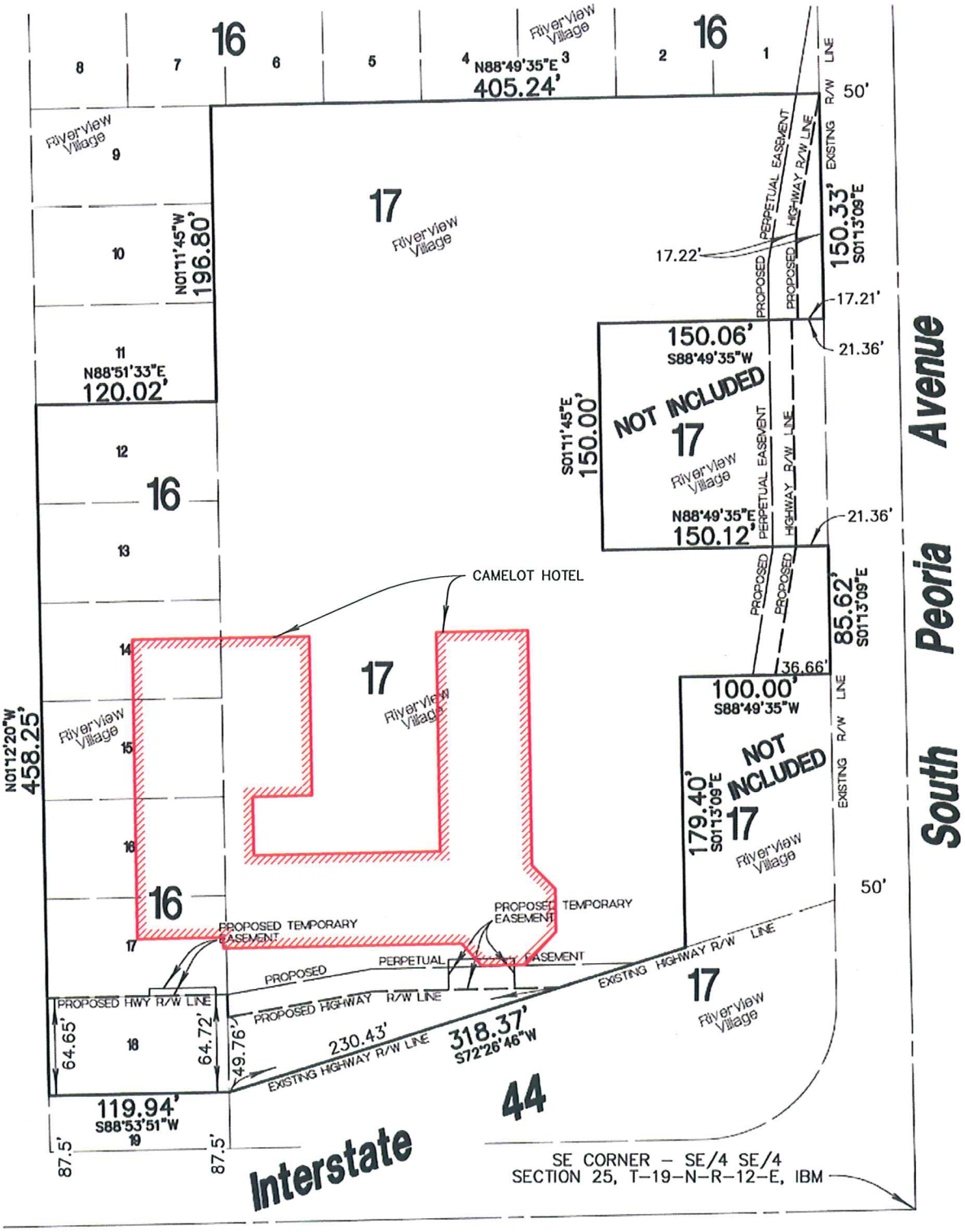
205

Z-7064
PROPERTY EXHIBIT
of Part of
Riverview Village
Blocks 14, 15, 16, 17, 18, 19, 20
City of Tulsa, Tulsa County, Oklahoma

A

North

N.T.S.



7/17/2007 27155_EX_TMAPC

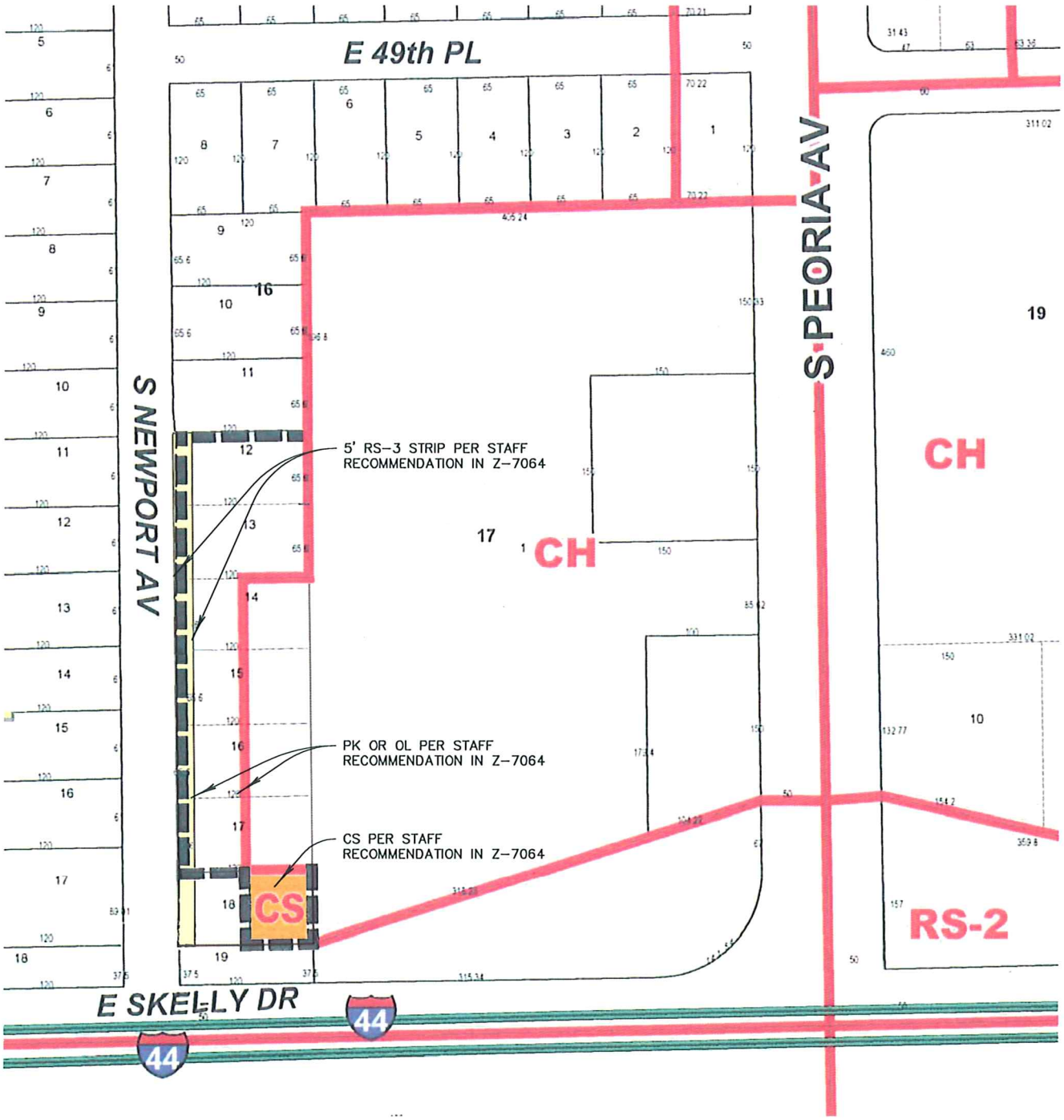
**NOTE: DATA TAKEN FROM SISEMORE WEISZ & ASSOCIATES, INC. "PROPERTY EXHIBIT" DATED 5/18/2007

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

TMAPC Staff Recommendation
Z-7064

B

N.T.S.



7/17/2007 27155_EX_TMAPC

**NOTE: DATA TAKEN FROM TMAPC AGENDA STAFF RECOMMENDATIONS

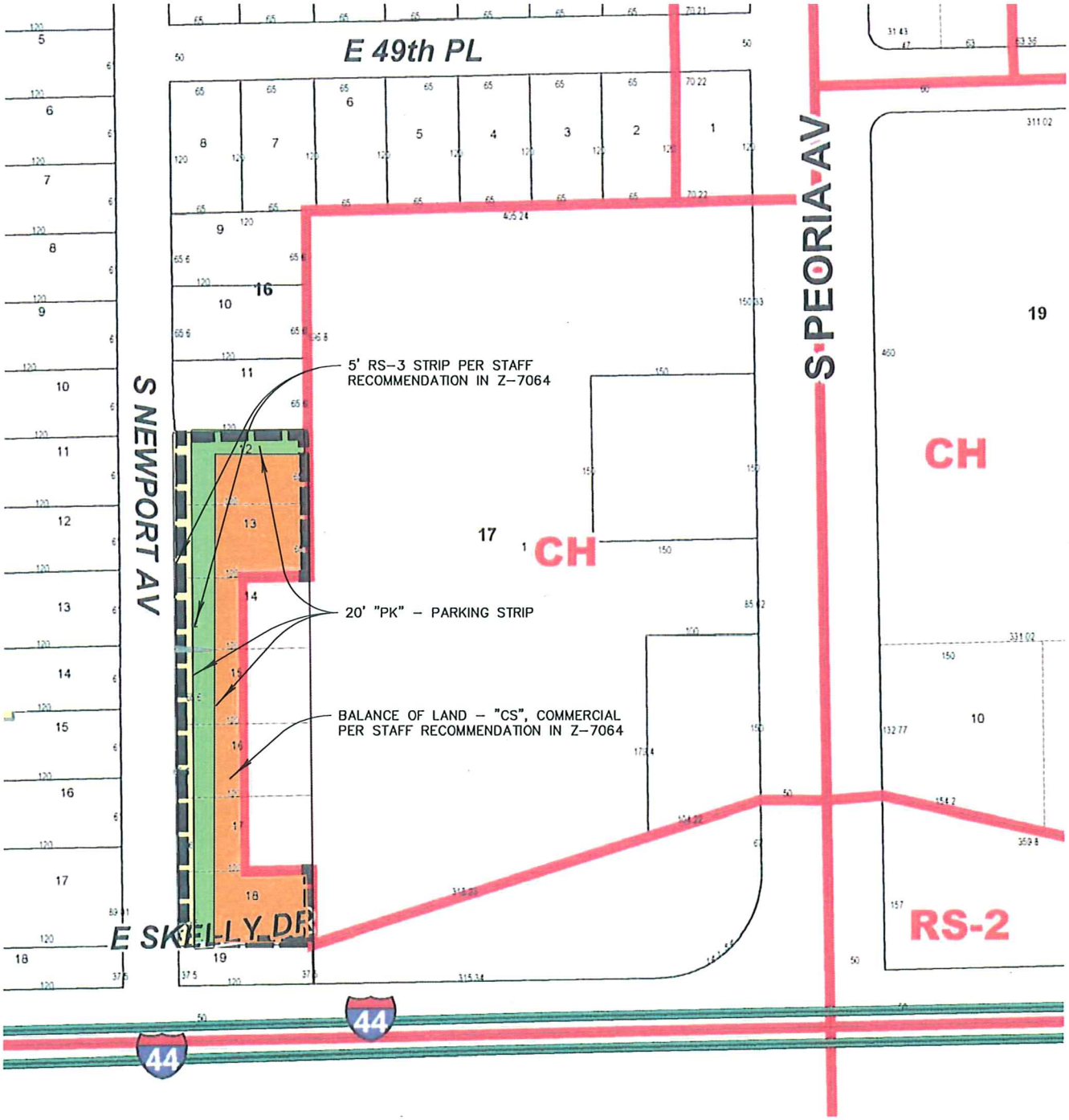
Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

Z-7064
QuikTrip Alternative
Zoning Exhibit

C

N.T.S.

RS-3 STRIP PK STRIP CS BALANCE

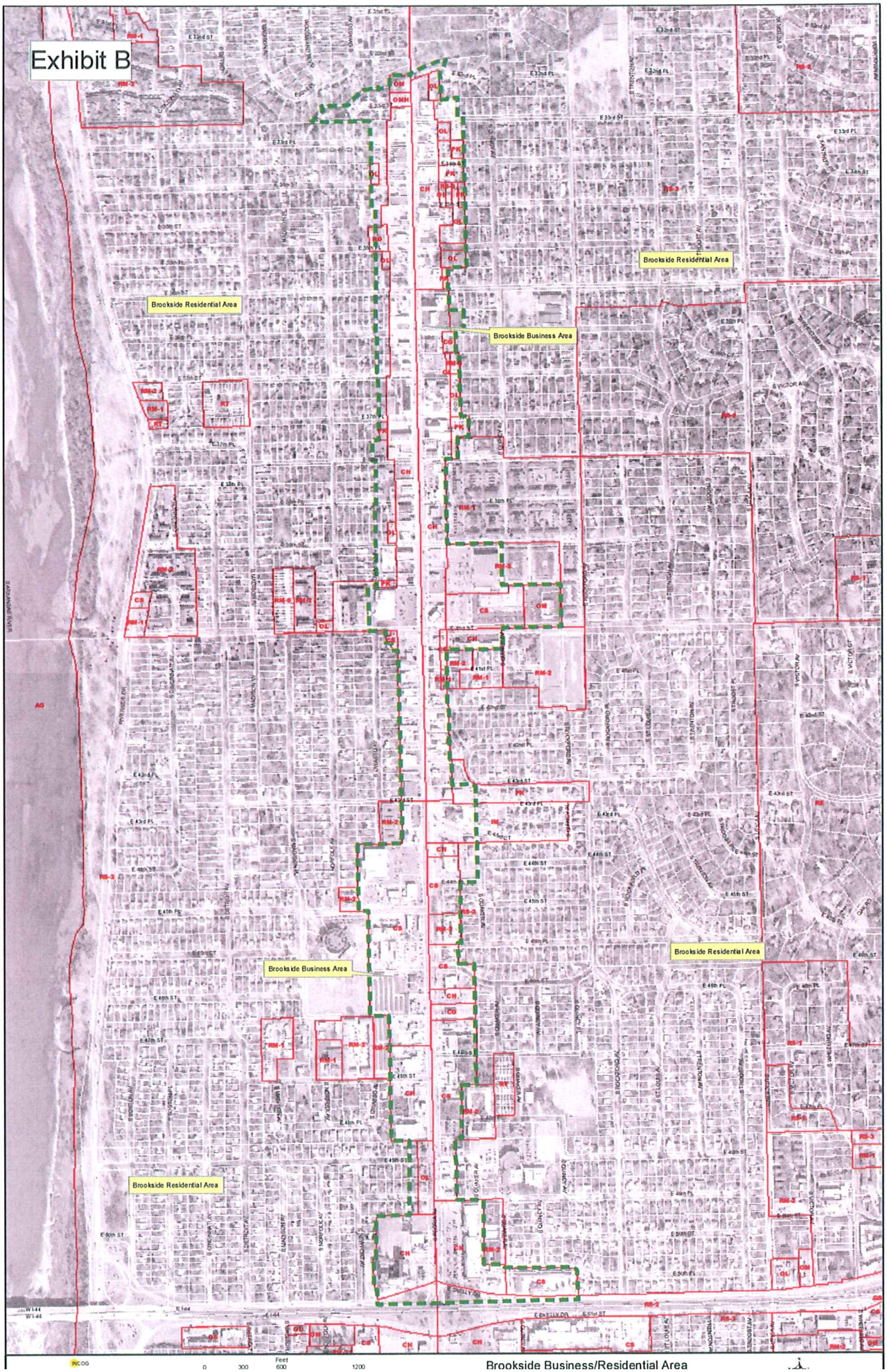


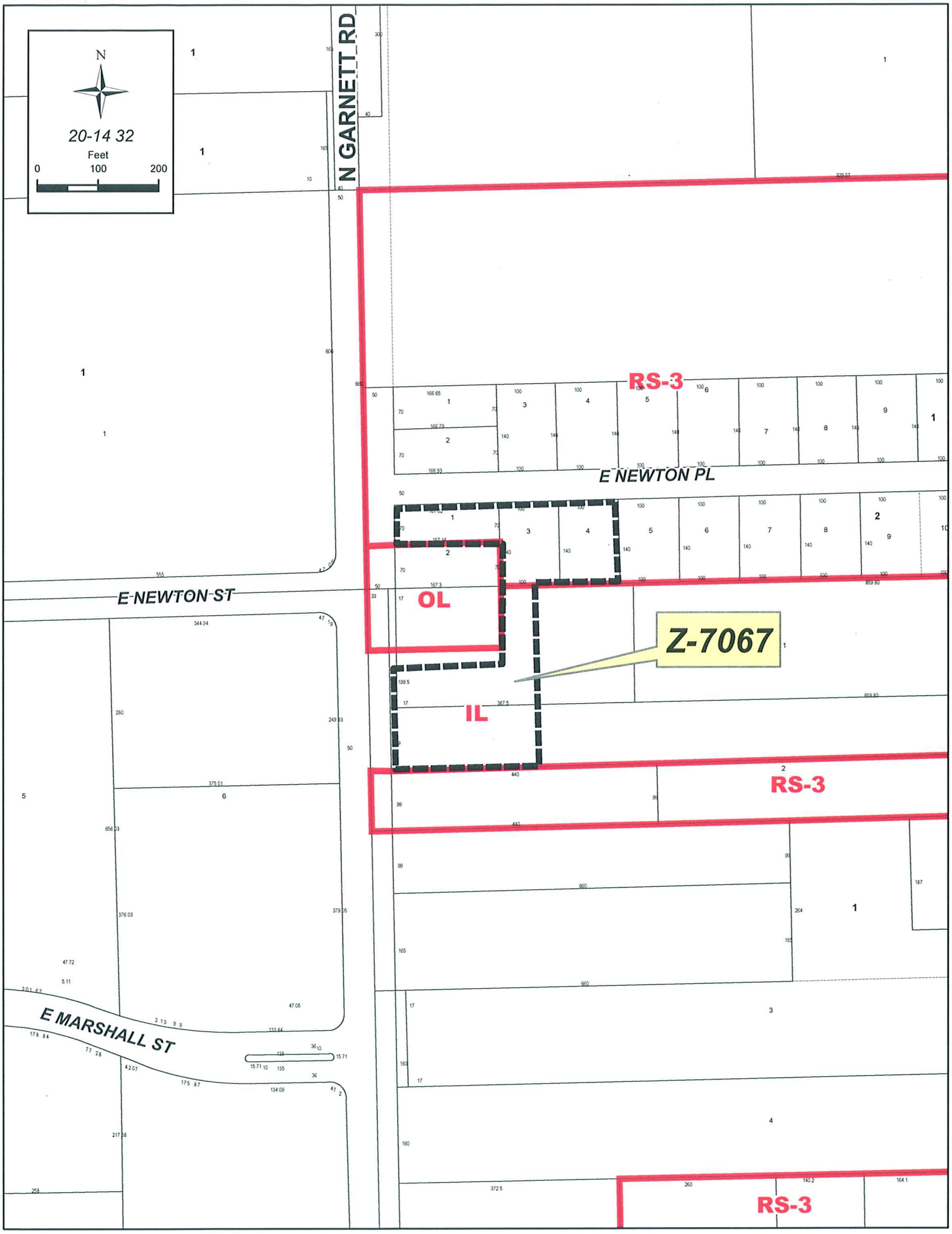
7/17/2007 27155_EX_TMAPC

**NOTE: DATA TAKEN FROM TMAPC AGENDA STAFF RECOMMENDATIONS

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929


Exhibit B
Brookside Residential Area
Brookside Business Area
Brookside Residential Area
Brookside Business Area
Brookside Residential Area
Brookside Residential Area
Brookside Business/Residential Area
INCOG
0
300
Feet
600
1200


N
20-14 32
Feet
0
100
200
N GARNETT RD
E NEWTON PL
E NEWTON ST
E MARSHALL ST
RS-3
OL
IL
Z-7067
RS-3
RS-3


N
Z-7067
20-14 32
Feet
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100
200
N GARNETT RD
E NEWTON PL
E NEWTON ST
E MARSHALL ST

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7067

TRS 0432 **Atlas** 852

CZM 31 **PD-16 CD-6**

TMAPC Hearing Date: August 1, 2007

Applicant: Cramer Construction Co./Jake Floyd **Tract Size**: 2.1± acres

ADDRESS/GENERAL LOCATION: Southeast corner of North Garnett Road and East Newton Place (RS-3 portion) and southeast corner of North Garnett Road and East Newton Street (IL portion)

EXISTING ZONING: RS-3/IL **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established the RS-3 zoning for part of the subject property and Ordinance number 17202 dated August 1, 1989 established IL zoning on the remainder of the property.

PROPOSED ZONING: OL **PROPOSED USE:** Light office and parking

RELEVANT ZONING HISTORY:

Z- 7000 October 2005: All concurred in approval of a request for rezoning a 8.9± acre tract of land from RS-3 to IL for light industrial on property located north of the northeast corner of East Independence Street and North Garnett Road.

Z-6996 September 2005: A request to rezone a 14.7-acre tract from RS-3 to IL on property located on the southwest corner of East Independence Street and North Garnett Road.

Z-6918 February 2004: Approval was granted on a request to rezone a 2.2-acre tract located north of the northwest corner East Newton Street and North Garnett Road from RS-3 to IL for light industrial use.

Z-6917 January 2004: All concurred in approval of a request to rezone a 2.2-acre tract located east of the southeast corner East Pine Street and North Garnett Road from RS-3 to IL.

Z-6808 March 2001: All concurred in approval of a request to rezone a 7.3-acre tract from RS-3 to IL on property located on the northeast corner of East Independence and North Garnett Road extending from North Garnett Road to North177th East Avenue.

Z-6687 June 1999: All concurred in approval for a request to rezone the 4.5-acre tract located south of the southwest corner of East Pine Street and North Garnett Road, from RS-3 to IL for a machine shop.

Z-6651 October 1998: Approval was granted for a request to rezone a 4.5-acre tract located north of the northwest corner of East Newton Street and North Garnett Road, from RS-3 to IL.

Z-6583 March 1997: All concurred in approval of a request to rezone a tract of land located east of the southeast corner of East Pine Street and North Garnett Road from RS-3 to IL for light industrial uses.

Z-6392 April 1993: All concurred in approval of a request for rezoning a .8± acre tract of land from RS-3/IL to OL on property located on the southeast corner of Newton Place and Garnett Road and abutting the subject property.

Z-6325 October 1991: All concurred in approval of a request to rezone a 70′ x 167 ′ tract from RS-3 to OL on property located south of the southeast corner of E. Newton Street and North Garnett Road and abutting south of the subject property.

Z-6288 August 1990: A request to rezone a 1.25-acre tract from RS-3 to CG located south of the southwest corner of East Independence and North Garnett Road. Staff and TMAPC denied CG zoning and recommended approval of CS zoning in the alternative. City Council concurred with TMAPC for CS zoning.

Z-6237 March 1989: All concurred in approval of a request to rezone a 10-acre tract located south of the southeast corner of East Newton Place and North Garnett Road from RS-3 to IL and abutting the subject property on the south and east.

BOA-13467 February 1985: The Board of Adjustment approved a special exception to permit a home occupation, office machine repair business, in a RS-3 zoned district on property located east of the southeast corner of E. Newton Place and N. Garnett Road and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.1± acres in size and is located at the southeast corner of North Garnett Road and East Newton Place, wrapping around an OL-zoned property and also lying at the southeast corner of North Garnett Road and East Newton Street. The property appears to be vacant, in residential and industrial uses and zoned RS-3/IL.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Garnett Road	Secondary arterial	100’	2
East Newton Place	N/A	N/A	N/A

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

SURROUNDING AREA: The area is in transition, and was likely part of a residential development that was outside of the City of Tulsa earlier. The residential uses seem to be older and now exist in isolated pockets surrounded by industrial and office uses. The subject tract is abutted on the east by single-family residential uses on the northern end, zoned RS-3 and by industrial and related uses, zoned IL on the southern end; on the north by vacant land and single-family residential uses, zoned RS-3; on the south by single-family residential uses, zoned RS-3; and on the west by industrial and related uses, zoned OL. Farther west across North Garnett Road are large industrial/office uses.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

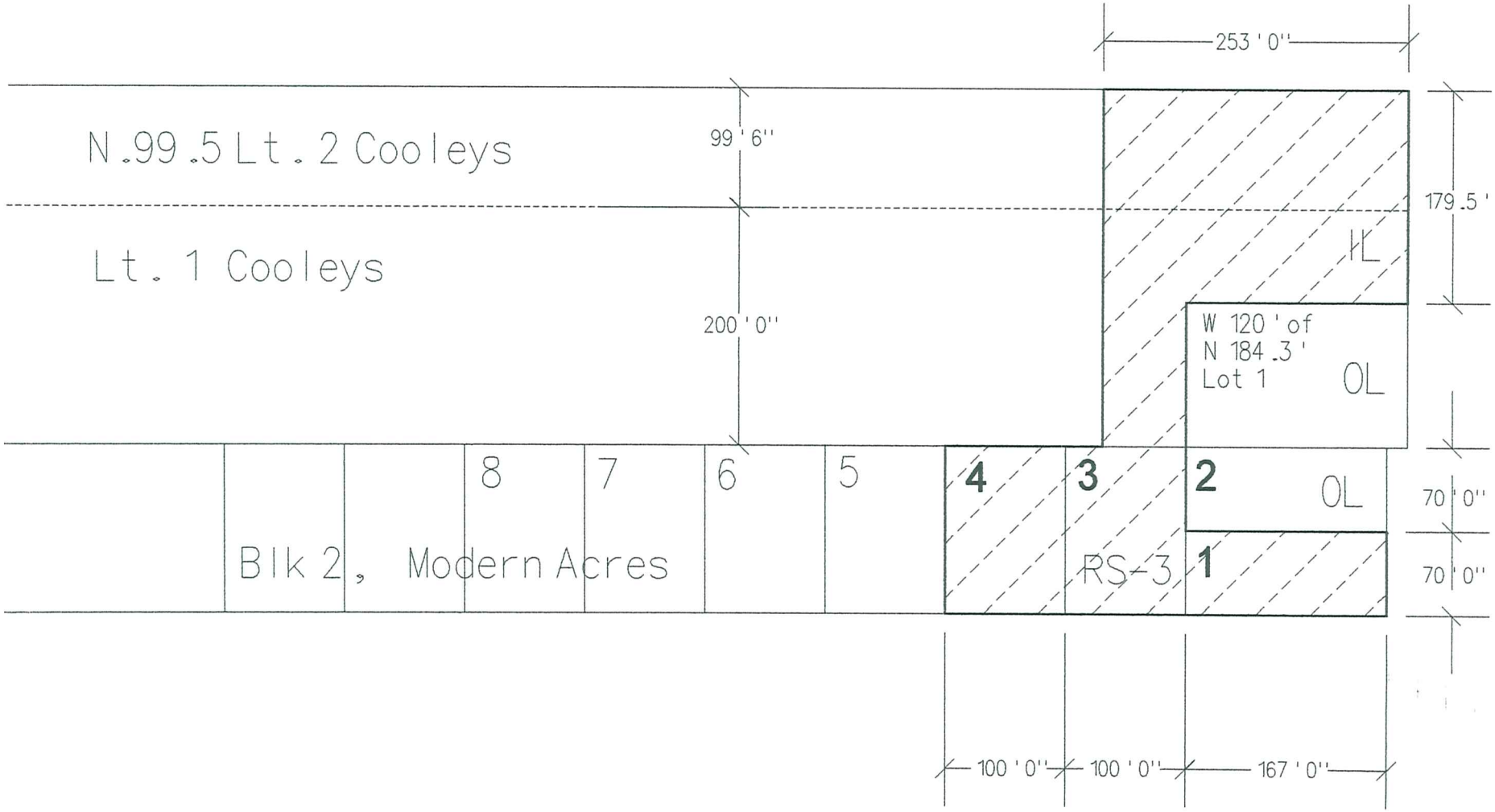
The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in Special District 2, primarily planned for industrial and related uses due to its location near many transportation facilities.. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan because of its location within a Special District.

STAFF RECOMMENDATION:

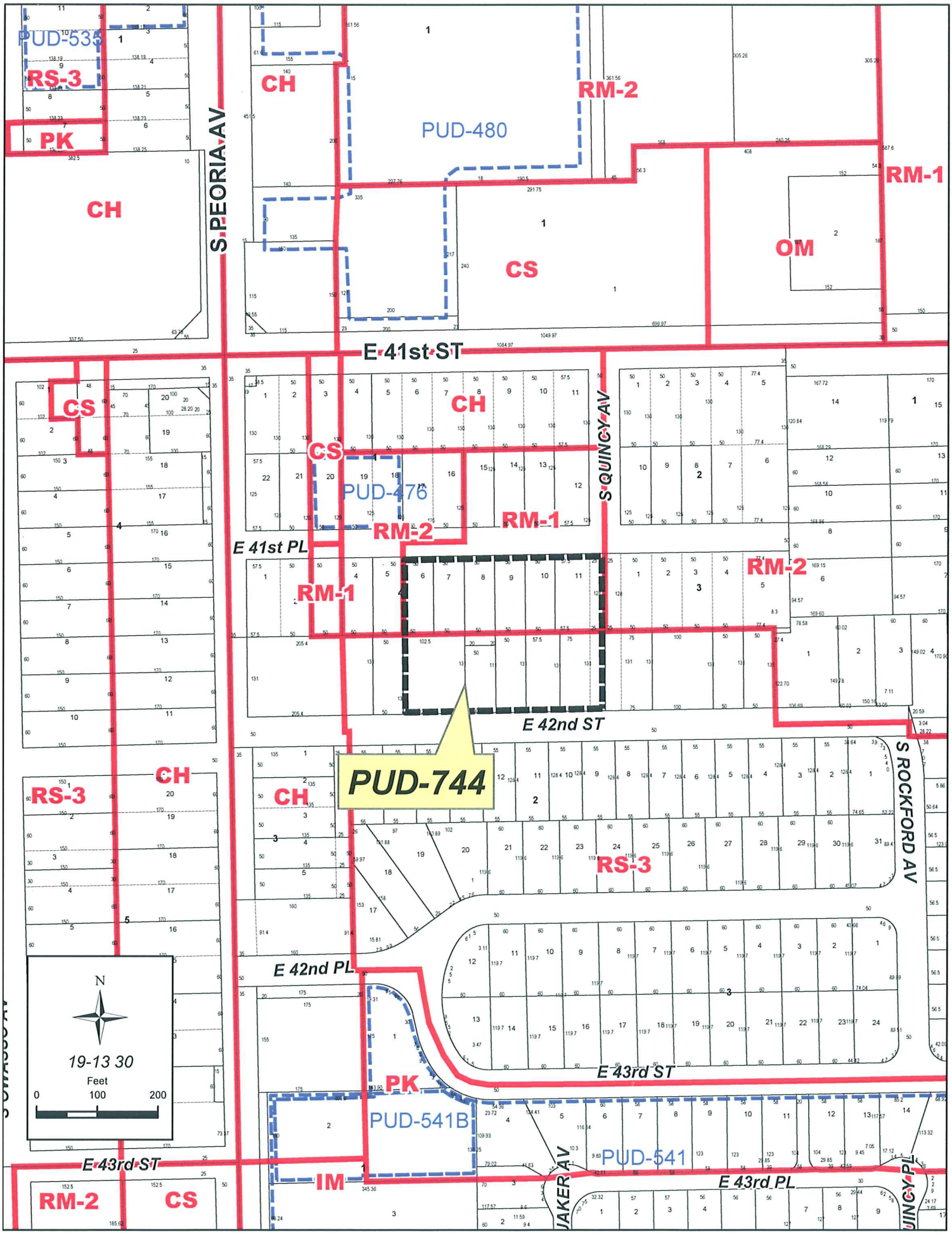
Office uses are generally compatible with both industrial and residential uses and the proposed site surrounds an existing OL-zoned property on three sides. Based on these facts and the Comprehensive Plan, staff can support the requested rezoning and recommends **APPROVAL** of OL zoning for Z-7067.

08/01/07

3.5


253' 0"
N. 99.5 Lt. 2 Cooleys
99' 6"
Lt. 1 Cooleys
200' 0"
179.5'
HL
W 120' of
N 184.3'
Lot 1
OL
8
7
6
5
4
3
2
OL
Blk 2, Modern Acres
RS-3
1
70' 0"
70' 0"
100' 0"
100' 0"
167' 0"

2.F.6


PUD-744
PUD-535
RS-3
PK
CH
S PEORIA AV
CH
PUD-480
RM-2
RM-1
CS
OM
E 41st ST
CS
CH
CS
PUD-476
RM-2
RM-1
S QUINCY AV
E 41st PL
RM-1
RM-2
E 42nd ST
S ROCKFORD AV
CH
RS-3
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RS-3
E 42nd PL
E 43rd ST
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PUD-541B
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E 43rd PL
RM-2
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E 43rd ST
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S PEORIA AV
E 41st ST
S QUINCY AV
E 41st PL
E 42nd ST
S ROCKFORD AV
E 42nd PL
E 43rd ST
E 43rd ST
E 43rd PL
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PUD-744
19-13 30
Feet
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200

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-744

TRS 9330 **Atlas** 315

CZM 47 **PD-6 CD-9**

TMAPC Hearing Date: August 1, 2007

Applicant: Charles E Norman **Tract Size**: 1.98± acres

ADDRESS/GENERAL LOCATION: East and south of southeast corner of East 41st Place and South Peoria Avenue

EXISTING ZONING: RS-3/RM-1 **EXISTING USE:** Vacant/residential

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/RM-1/PUD **PROPOSED USE:** Townhouses

RELEVANT ZONING HISTORY:

PUD-541-C March 2004: All concurred in denial of a proposed Major Amendment to PUD-541 to add auto body painting to the permitted uses on a 150' x 345'± square foot property, located south of Southeast corner East 42nd Street South and South Peoria Avenue.

BOA-19931 October 26, 2004: The Board of Adjustment approved a Special Exception to permit Offices, Studios and Support Services in an RM-2 District; a Variance of the frontage requirement on a public street for each lot; and a Variance to reduce the landscaped area from the perimeter driveways and parking areas from 5 feet in with to 2 feet in width, subject to development standards, finding this would be less intrusive and less density in the neighborhood than the previously planned townhouse development.

PUD-541-B July 1998: All concurred in approval of a proposed Major Amendment to PUD-541 to permit an auto repair use subject to modifications on property located on the northeast corner of South Peoria Avenue and East 44th Place.

PUD-541-A October 1996: All concurred in approval of a proposed Major Amendment to PUD-541 to add a residential zoned lot to PUD-541 for off-street parking on property located on the northwest corner of 44th Place South and South Quaker Avenue.

PUD-541 January 1996: All concurred in approval of a request to rezone a 16.8± acre tract located on the east side of South Peoria Avenue between East 43rd Street and East 44th Street for a mixed use development.

PUD-480 April 1992: All concurred in approval of a proposed Planned Unit Development on a 5.35± acre tract of land for a grocery store and restaurant (Albertson's) subject to no access from 39th Street on property located north and east of northeast corner of East 41st Street an South Peoria Avenue.

3.9.3

Z-6338/PUD-476 November 1991: All concurred in approval of a request for rezoning a .4± acre tract of land from RM-2 to CS on the for a parking lot and mini storage on property located east of northeast corner of East 41st Place South and South Peoria Avenue.

BOA-12311 December 2, 1982: The Board of Adjustment approved a Special Exception for off-street parking on a tract in an RS-3 District; and a Special Exception or a temporary waiver of the screening requirement on the north boundary of the off-street parking location to allow for fan fence or shrubbery, in lieu of screening wall for one year, subject to no access to 42nd Street and that the screening fence on the south and east boundary line be erected on the property immediately on property located at 4143 South Peoria Avenue.

BOA-4527 December 9, 1964: The Board of Adjustment approved a home beauty shop on Lot 11 Block 4, of Jennings-Robards Addition and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.98± acres in size and is located east and south of southeast corner of East 41st Place and South Peoria Avenue. The property is in the process of being cleared of single-family dwellings and is zoned RS-3/RM-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41st Place	Residential	50 FT	Two
East 42nd Street	Residential	50 FT	Two
South Quincy Avenue	Vacated		vacated

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

SURROUNDING AREA: The subject tract is abutted on the east by single- and multifamily residential zoned RS-3 and RM-2; on the north by East 41st Place and single- and multifamily uses zoned RM-1 and RM-2; on the west by commercial and multi-family zoned RM-2, RM-1, RS-3 and CH; and on the south by East 42nd Street South and single-family residential zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low-Intensity and within a 'Special Consideration Area' of the District 6 Comprehensive Plan. According to the Zoning Matrix, the requested use **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

PUD 744 proposes a 25 unit townhouse development located between East 41st Place and East 42nd Street approximately 250 feet east of South Peoria Avenue. An Arby's restaurant and an apartment building are immediately adjacent to the west ; a mix of multi-family and single-family uses are north of the property across East 41st Place; vacated South Quincy Avenue and a mix of multifamily and single-family uses are adjacent to the east; and single-family uses are south of the property across East 42nd Street South. The north half of the property is zoned RM-1, Multifamily, and the south half is zoned RS-3, Single-family Residential. Current zoning permits 35 dwelling units (RM-1 allows 29 DU's; RS-3 allows 6 DU's); therefore, no changes in zoning are proposed.

The proposed townhouses will face East 41st Place and East 42nd Street South with garages in front and recreational space in the center/ interior of the property. The Residential Multifamily district, RM-1, requires minimum livability space of 600 square feet per dwelling unit. PUD 744 proposes a minimum of 400 square feet of livability space be provided within each townhouse lot; the remainder of the required livability space will be provided in Reserve A, for which use will be limited to recreational amenities.

The proposed development conforms to the policies and goals of the Brookside Infill Development Design Recommendations, a component of the Brookside Infill Neighborhood Detailed Implementation Plan for the Southern Brookside Residential Area, a 'Special Consideration Area' of the District 6 Comprehensive Plan. (Components of the Plan and Design Recommendations are attached for reference.)

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-744 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-744 subject to the following conditions:

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

2. **Development Standards**:

LAND AREA:

Net Area:	1.98 AC	86,445 SF
Gross:	2.37 AC	103,132 SF

PERMITTED USES:

Townhouses: As permitted in Use Units 7a and 8, and uses customarily accessory to permitted principal uses.

Reserve A: Open space, pool and recreational equipment and facilities, and uses customarily accessory to multifamily dwellings.

MAXIMUM NUMBER OF DWELLING UNITS:	25
MINIMUM LOT WIDTH:	20 FT
MINIMUM LOT AREA:	2,100 SF
MAXIMUM BUILDING HEIGHT:	42 FT

*Within 35 feet of the East property line the maximum building height shall not exceed 35 feet.

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the north boundary	45 FT **
From the south boundary	45 FT**
From the east boundary	10 FT
From the west boundary	10 FT

*For the purpose of establishing the required street yards, the front yard setback shall be considered to be 10 feet.

MINIMUM PARKING SETBACKS:

From the north and south boundaries	5 FT

LIVABILITY SPACE:

A minimum of 400 square feet of livability space shall be provided within each townhouse lot. The remainder of the required livability space calculated at 600 square feet per dwelling unit shall be provided within Reserve Area A.

SIGNS:

One project identification ground sign shall be permitted along the East 41st Place and East 42nd Street frontages each with a maximum of 32 square feet of display surface area and 12 feet in height.

LIGHTING:

Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element of reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SCREENING:

A minimum six-foot high screening fence shall be constructed along the east and west boundaries provided such screening fence shall terminate or be reduced to four feet in

height 25 feet (or commensurate with the front setback) from the East 41st Place and East 42nd Street property lines.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

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.

3. No sign permits shall be issued for erection of entry signs until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

4. 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.

5. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, common and reserve areas, including any stormwater detention areas, sidewalks, trails, parks, security gates, guard houses or other commonly owned structures within the PUD.

6. No building permit shall be issued until the requirements of Section 1107.F 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.

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

8. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, County Engineering and the appropriate water/ fire district, prior to issuance of a building permit for the gates or guard houses.

9. 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.

Comments from 7/19/07 TAC:

General: No comments.

Water: If the fire hydrant coverage of the building is not met then a fire hydrant may need to be installed
or a looped waterline extension in a 20' restrictive waterline easement

Fire: No comments.

Stormwater: The Developer of this PUD must comply with all Federal, State, and Local Regulations for Development in the Floodplain.

Wastewater: The existing 10' U/E will not be allowed to be abandoned, unless additional easement is added to the South of the remaining easement. A minimum of 15' is required just for the sanitary sewer alone. With additional utilities using the easement, we will need more than a 15' easement.

Transportation: Sidewalks should be constructed on the street frontages where not already existing.

Traffic: Provide Mutual Access Easements for both access aisles. Design sidewalks around any large trees that will remain.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

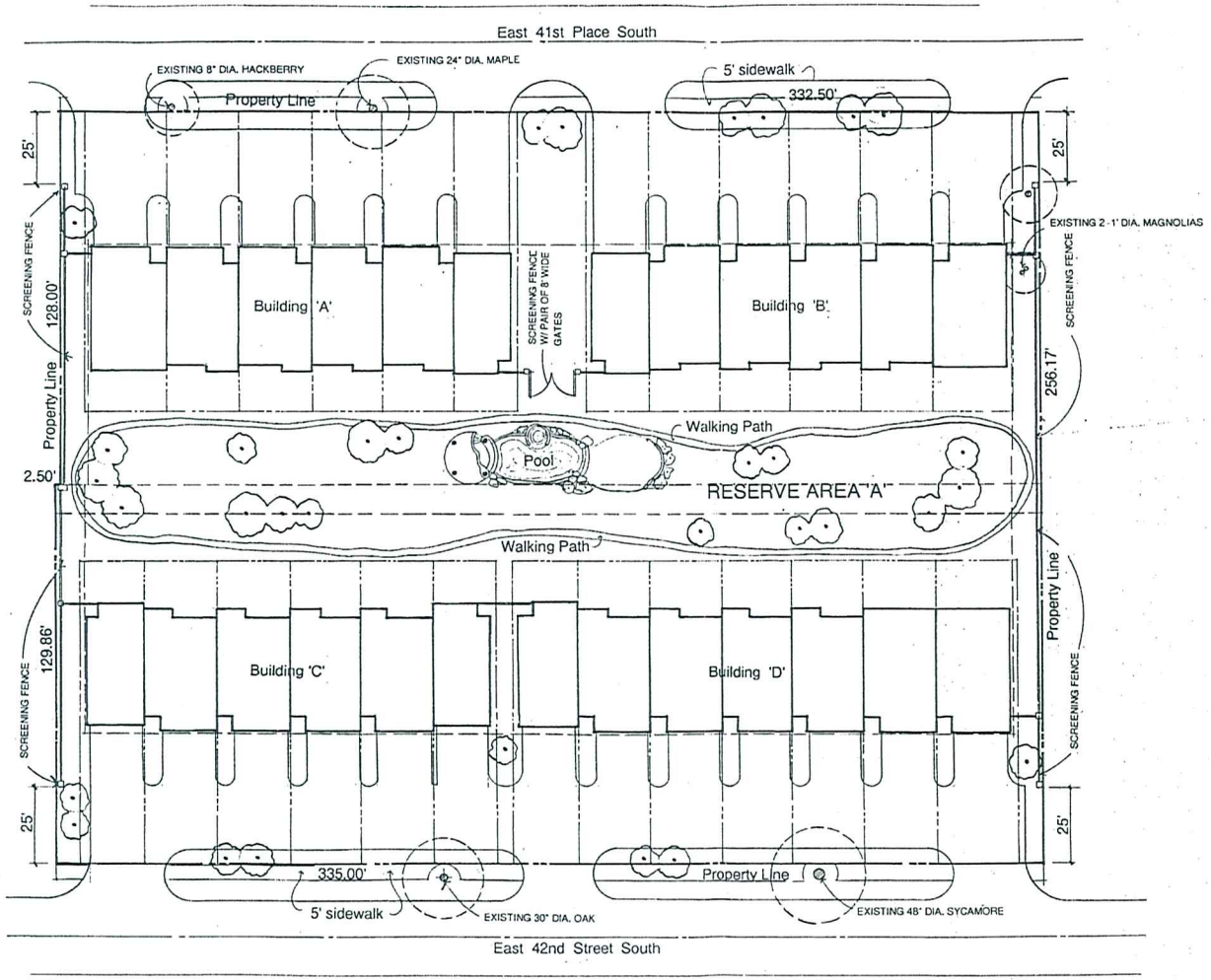
MSHP: No comment

LRTP: S. Peoria Ave, between 41st St. S. and 51st St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: No comment

Transit: Currently, Tulsa Transit operates an existing route on S. Peoria Ave. and 41st St. S. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

08/01/07



Legend:

CO	CLEAN OUT
SS	SANITARY SEWER
WL	WATER LINE
SD	STORM DRAIN
	DRAINAGE DIRECTION

0 20 40 80

SCALE: 1"=40'

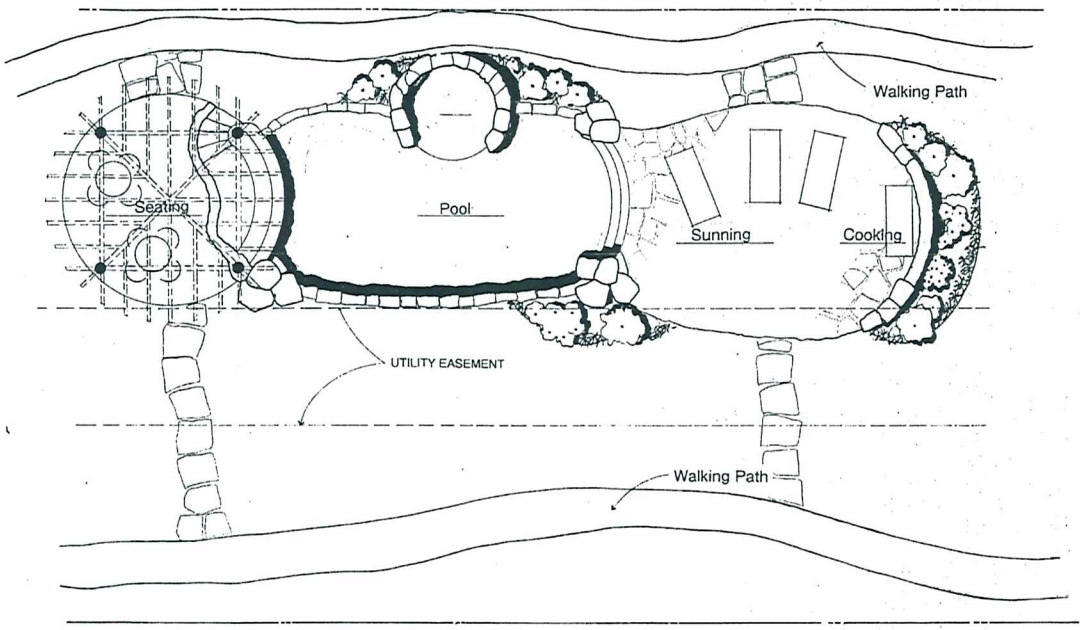
Exhibit A
Concept Illustration - Pool - Reserve A
The Retreat at Brookside

PAGE 1 OF 1

WO#: 15618 DATE: 6/13/07

Micheal Dwyer, AIA

K:\15618\15618EXHIBIT-A.DWG



Legend:

CO	CLEAN OUT
SS	SANITARY SEWER
WL	WATER LINE
SD	STORM DRAIN
	DRAINAGE DIRECTION

SCALE: 1"=1'

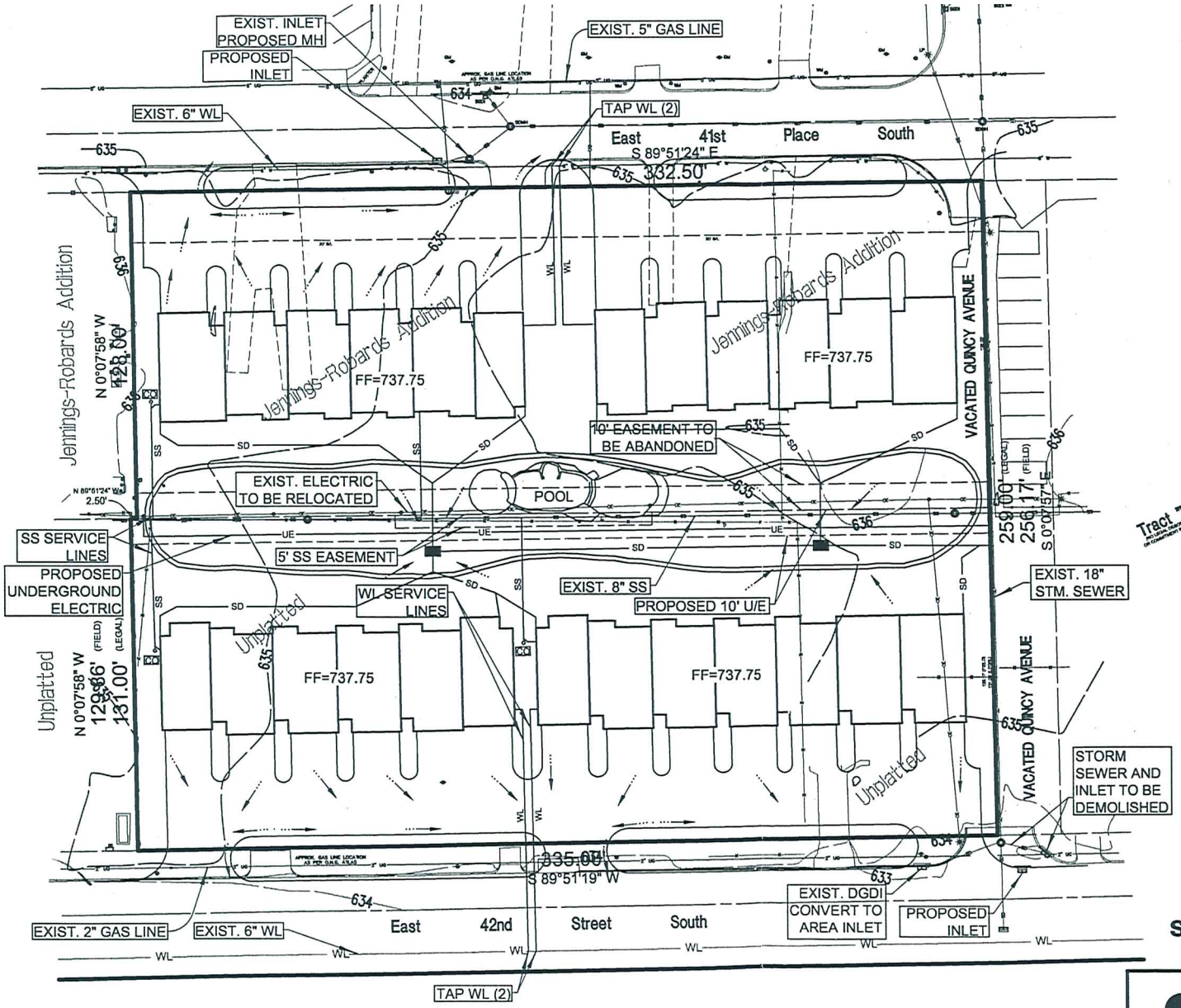
Exhibit B
Concept Illustration - Pool - Reserve A
The Retreat at Brookside

PAGE 1 OF 1
WO#: 15618
DATE: 6/13/07

Micheal Dwyer, AIA

K:\15618\15618EXHIBIT-B.DWG

3.3.10



Legend:

CO	CLEAN OUT
SS	SANITARY SEWER
WL	WATER LINE
SD	STORM DRAIN
	DRAINAGE DIRECTION

0 20 40 80

SCALE: 1"=40'

Exhibit C
Site Map, Drainage Concept, and Existing and Proposed Utilities

Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/07

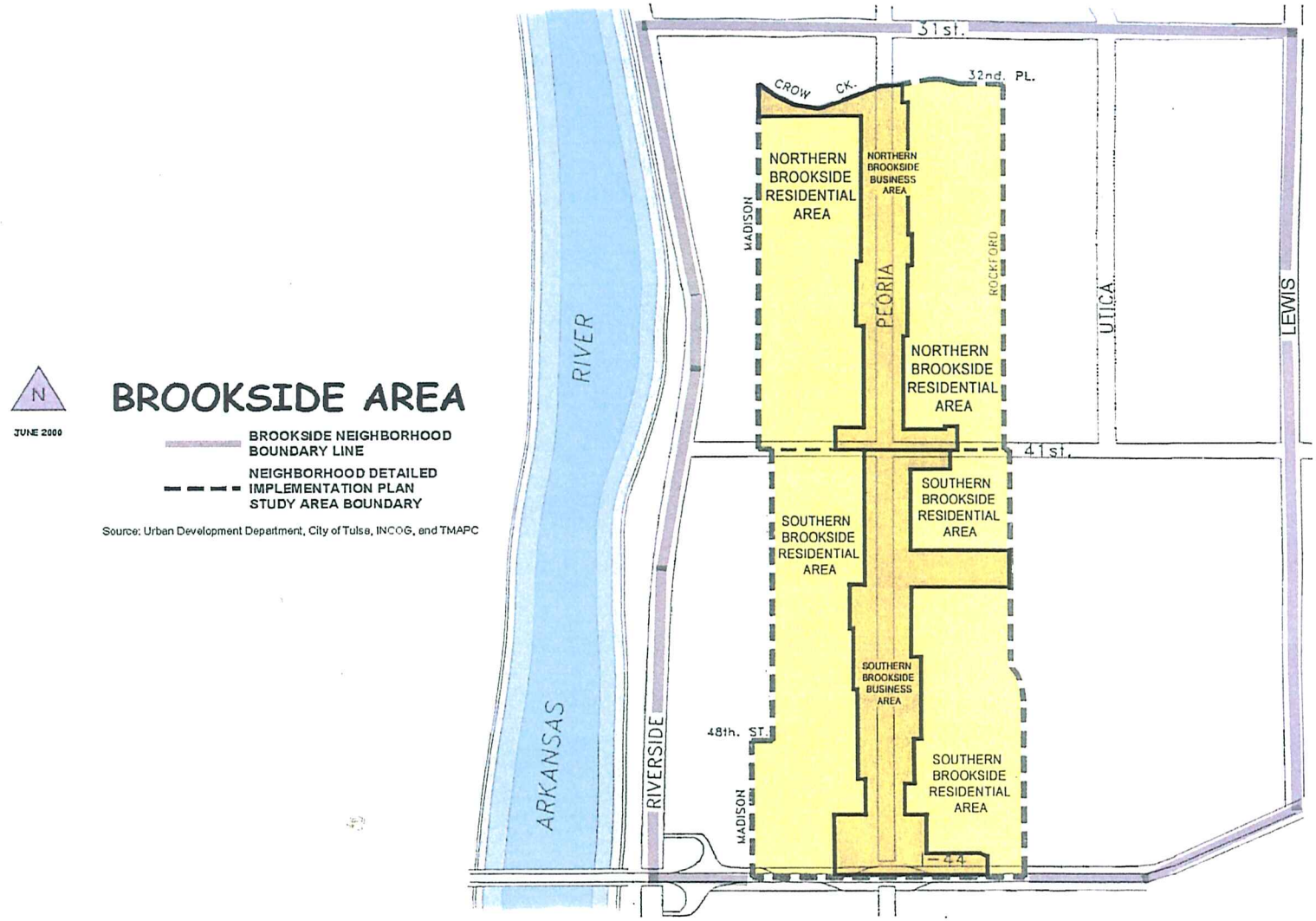
PAGE 1 OF 1

WO#: 15618 DATE: 6/13/07

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2.11

EXHIBIT 1 -
BROOKSIDE
AREA



3.9.12

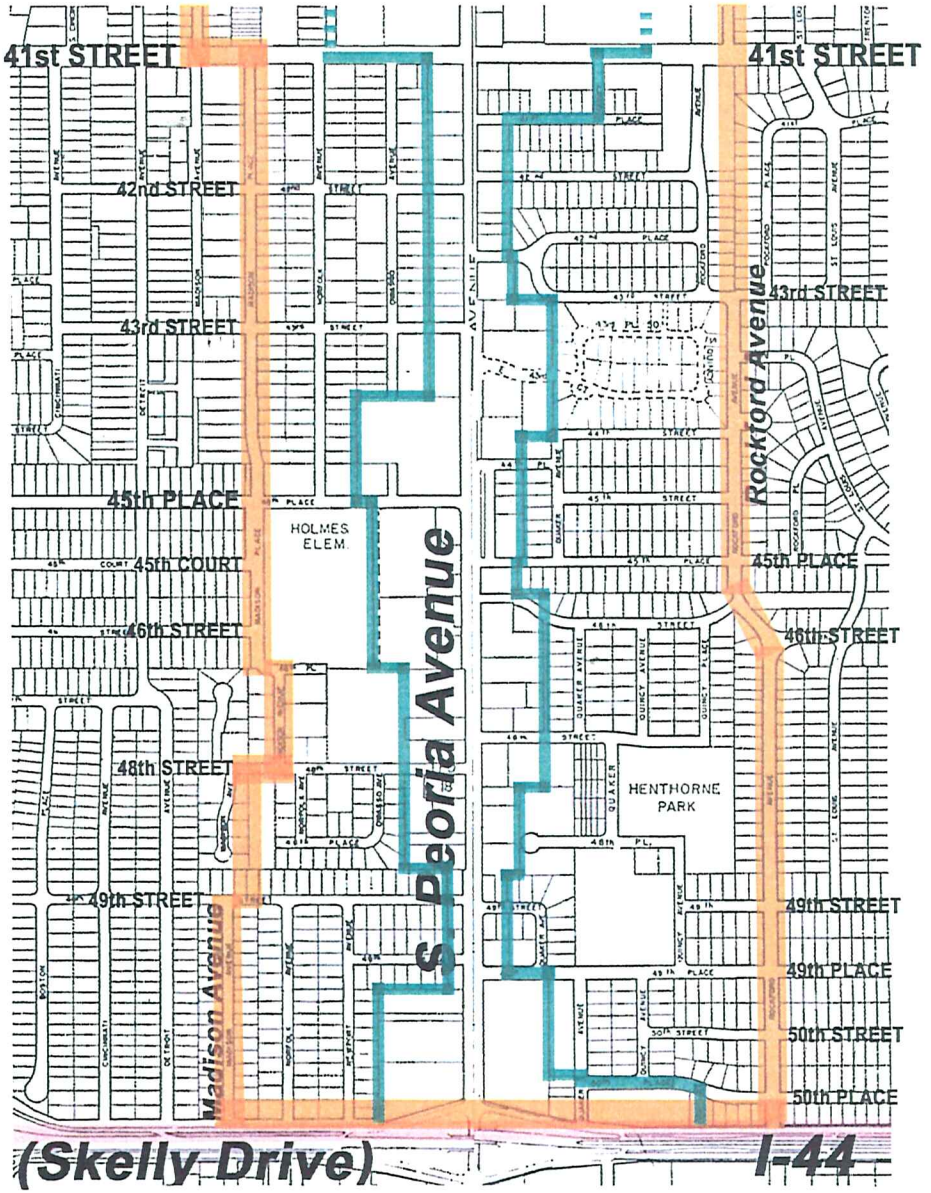
EXHIBIT 33 -

BOUNDARY BETWEEN SOUTHERN RESIDENTIAL AREA AND SOUTHERN BUSINESS AREA

NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN STUDY AREA BOUNDARY

BOUNDARY BETWEEN SOUTHERN RESIDENTIAL AREA AND SOUTHERN BUSINESS AREA

BROOKSIDE NEIGHBORHOOD BOUNDARY LINE



3.9.13

(g) Reduce substantially or eliminate building permit fees within the designated Special Districts within Brookside.

B. **Residential Areas (Special Consideration Areas).**

(1) Continue support for and continuation of the established Northern Brookside and Southern Brookside Residential Areas (Special Consideration Areas) as viable, attractive residential neighborhoods (refer to District 6 Plan). The Northern Brookside Residential Area (Northern Brookside Special Consideration Area) will herein be referred to as the *Northern Residential Area*, and the Southern Brookside Residential Area (Southern Brookside Special Consideration Area) will herein be referred to as the *Southern Residential Area*. Refer to Exhibit 1.

(2) Existing established, sound residential development is encouraged to continue and high quality infill residential development and redevelopment are encouraged at appropriate densities. Residential development or redevelopment along the boundary of the Residential Areas and Business Areas may be developed at higher densities if (a) appropriate design elements and improvements are provided in conformance with area design guidelines to enhance the value, image and function of area properties and (b) if consistent with District 6 Plan goals, objectives, policies and guidelines.

(3) Continue to buffer and separate residential land uses and nonresidential land uses as identified in the District 6 Plan;

(4) Respect adjacent buildings through consideration of mass, rhythm, scale, setback, height, building materials, texture and related design elements when developing or redeveloping in the area. Refer to Exhibit 3 and Appendix P. Appendix O depicts a conceptual residential infill project that meets development guidelines for Residential Areas.

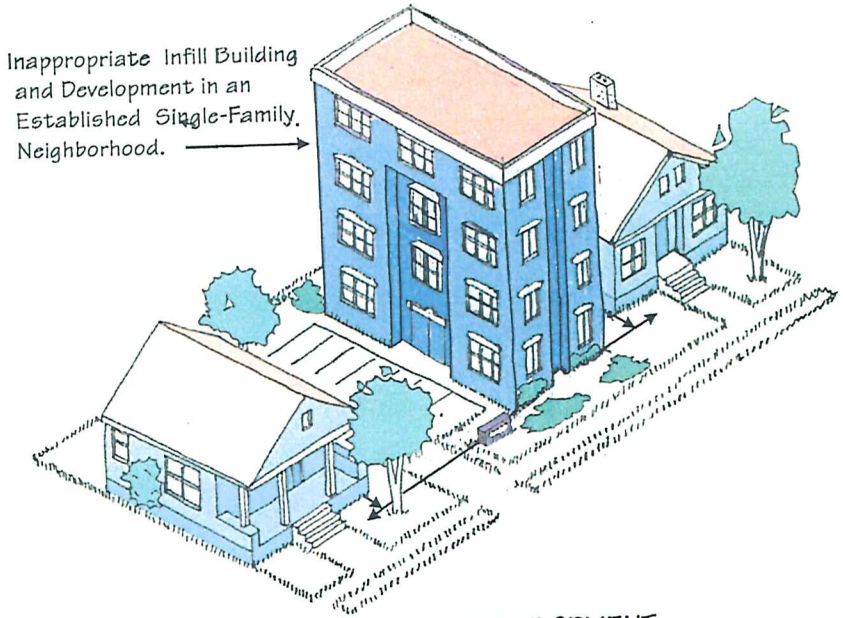
(5) Discourage nonresidential traffic and parking in the Northern and Southern Residential Areas;

(6) Establish a strong sense of entry into and out from the Northern and Southern Residential Areas. Visual clues are to be provided which emphasize these "living areas," further establish their residential character and use, and discourage the entrance into or use of these areas by nonresidential pedestrian and vehicle traffic, parking and activity. These entry treatments are to be designed and provided in conjunction with screening, buffering and separation of residential and nonresidential land uses. Refer to Exhibits 22, 23 and 23.

3.9.14

EXHIBIT 3 - RESIDENTIAL INFILL DEVELOPMENT

RESIDENTIAL INFILL DEVELOPMENT



INAPPROPRIATE INFILL DEVELOPMENT

SCALE - Avoid buildings that in height, width or massing violate the scale of the area.

HEIGHT - Avoid new construction that varies greatly in height and number of stories.

SETBACK - Avoid violating the existing setback patterns in the area.

MASSING - Avoid monolithic forms or forms which dramatically dominate space.

RHYTHM - Avoid disrupting or violating general visual patterns.

APPROPRIATE INFILL DEVELOPMENT

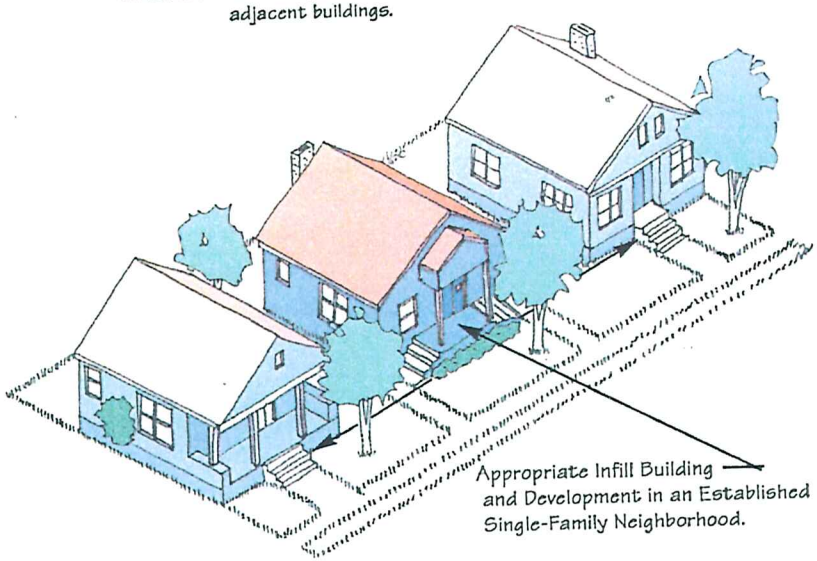
SCALE - Relate size and proportions of new infill construction to adjacent buildings.

HEIGHT - Relate overall height and typical number of stories.

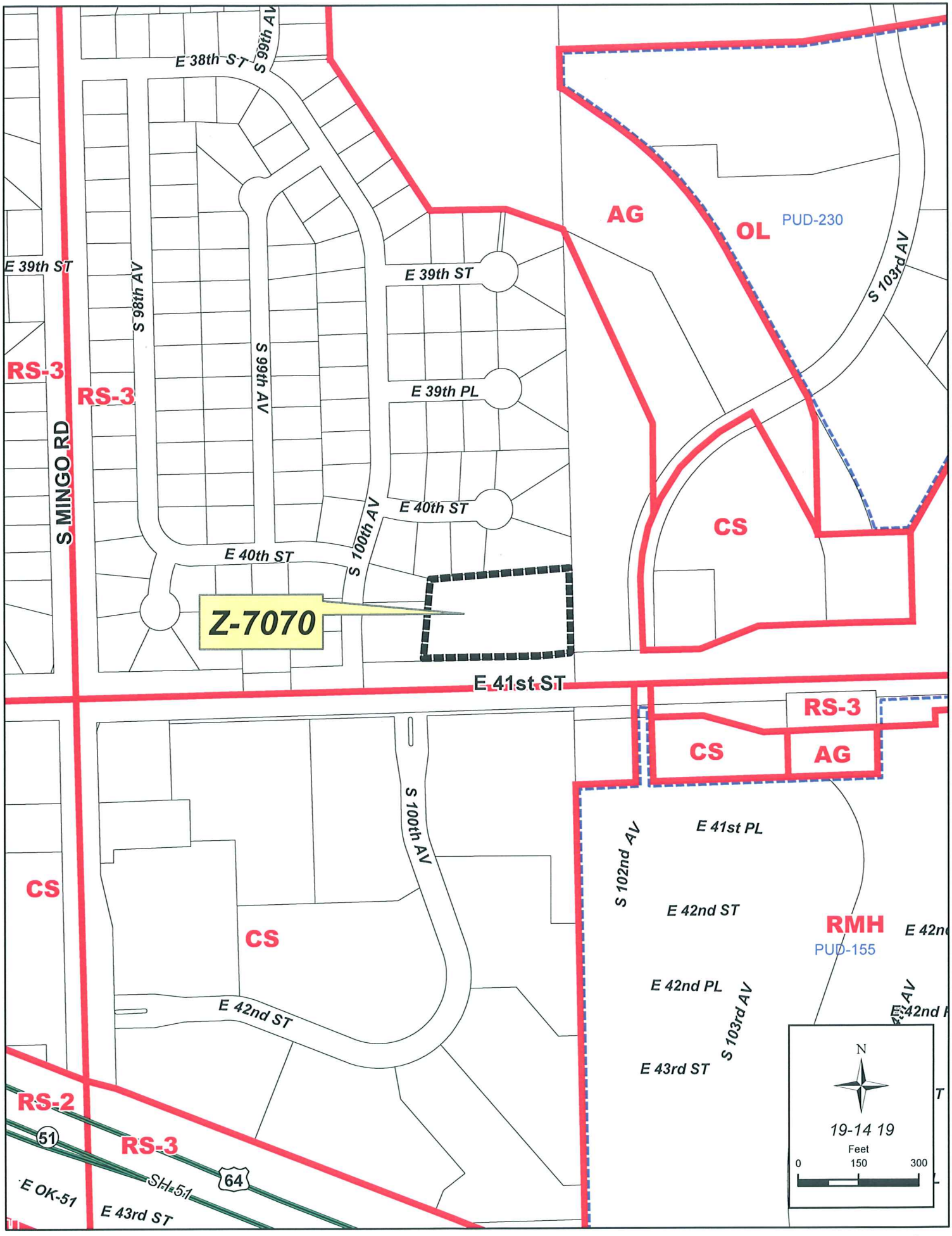
SETBACK - Conform to existing patterns of setback.

RHYTHM - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.

MASSING - Conform general to size and amount of space consumed by adjacent buildings.



3.9.15


E 38th ST
S 99th AV
E 39th ST
S 98th AV
S 99th AV
E 39th ST
E 39th PL
S MINGO RD
RS-3
RS-3
E 40th ST
S 100th AV
E 40th ST
Z-7070
AG
OL
PUD-230
S 103rd AV
CS
E 41st ST
RS-3
CS
AG
S 100th AV
E 41st PL
S 102nd AV
CS
CS
E 42nd ST
RMH
PUD-155
E 42nd PL
S 103rd AV
E 43rd ST
E 42nd ST
RS-2
RS-3
51
SH-51
64
E OK-51
E 43rd ST
N
19-14 19
Feet
0
150
300


E 38th ST
S 99th AV
E 39th ST
S 98th AV
S 99th AV
E 39th ST
S 103rd AV
E 39th PL
S MINGO RD
E 40th ST
S 100th AV
E 40th ST
E 41st ST
S 102nd AV
S 100th AV
E 41st PL
E 42nd ST
E 42nd PL
E 42nd ST
S 103rd AV
E 43rd ST
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64
SH 51
E OK-51
E 43rd ST
N
Z-7070
19-14 19
Feet
0
150
300

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7070

TRS 9419 **Atlas** 646

CZM 49 **PD-17 CD-5**

TMAPC Hearing Date: August 1, 2007

Applicant: Charles E. Norman **Tract Size**: 1.83± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 41st Street and South 100th East Avenue

EXISTING ZONING: RS-3 **EXISTING USE:** Residential

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL **PROPOSED USE:** Office

RELEVANT ZONING HISTORY:

Z-6776 July 2000: All concurred in approval of a request for rezoning a 15.6± acre tract of land from AG to CS, less the north 260', for commercial use on property located on the northeast corner of East 41st Street and Mingo Valley Expressway.

BOA-14089 June 1986: The Board of Adjustment denied a request for a home occupation, pecan cracking and retail business, on property located on the west side of Mingo Valley Expressway, at 10025 East 41st Street.

Z-6106 April 1985: A request for rezoning a 1.83± acre tract of land from RS-3 to OL was withdrawn on property located and the subject property.

Z-5386/PUD-230 April 1980: All concurred in approval of a request for rezoning an 18.5± acre tract of land from RM-1 to OL for an office park on property located north of northwest corner of East 41st Street and Mingo Valley Expressway.

BOA-9174 August 19, 1976: The Board of Adjustment approved a Special Exception to permit church use on property located and abutting east of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.83± acres in size and is located east of the northeast corner of East 41st Street and South 100th East Avenue. The property appears to be used residentially and is zoned RS-3. Large fences separate the property from the East 41st Street frontage, with large wrought-iron gates for ingress and egress. A central street median may require some modification for access/egress purposes if redevelopment occurs.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41st Street	Secondary arterial	100'	4

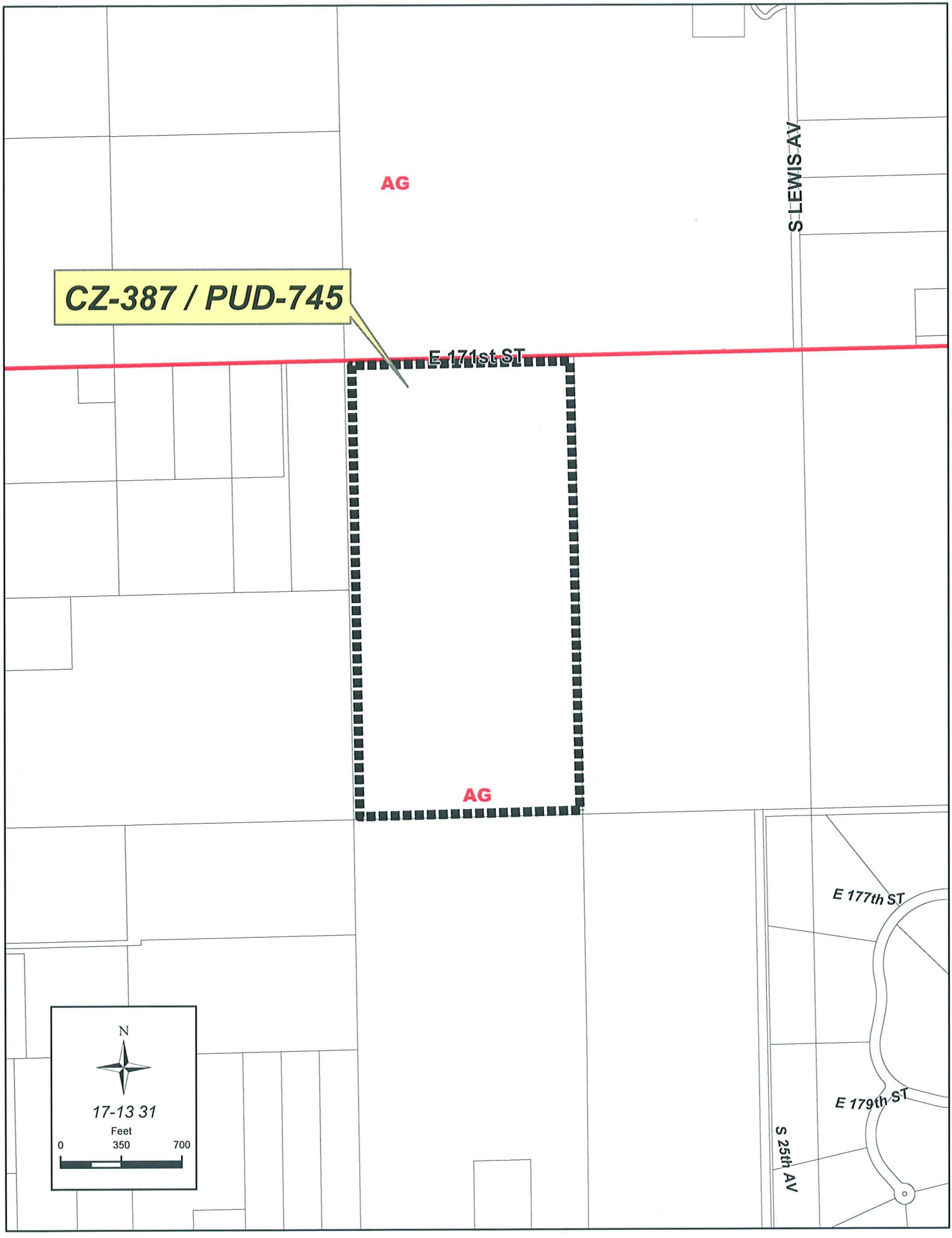
UTILITIES: The subject tract has municipal water and sewer available.

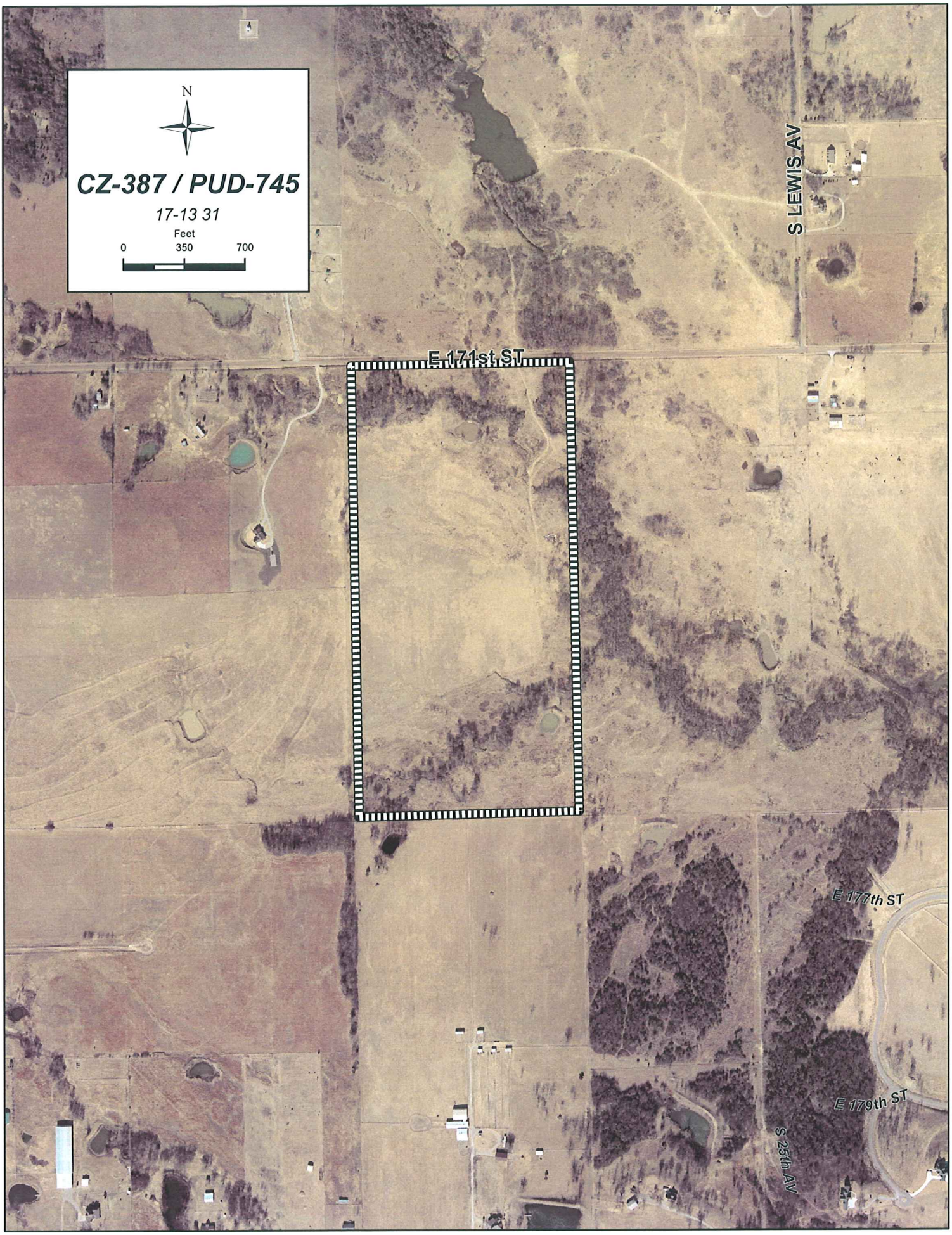
SURROUNDING AREA: The subject tract is abutted on the east by a church parking lot and vehicle storage area, zoned RS-3; on the north by single-family residential development, zoned RS-3; on the south by an office park development, zoned CS; and on the west by single-family residential development, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 17 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 OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:
The site is apparently within a transitional area between the single-family residential uses to the north and west and the institutional/office/commercial uses to the east and south. It is unrealistic to expect that this property will redevelop as single-family residential, given the uses to the south and east and the large exposure to East 41st Street. Office uses, particularly OL, are effective buffers in these instances and therefore staff can support this request. Staff recommends **APPROVAL** of OL zoning for Z-7070.

08/01/07


AG
S LEWIS AV
CZ-387 / PUD-745
E 171st ST
AG
E 177th ST
E 179th ST
S 25th AV
N
17-13 31
Feet
0
350
700


N
CZ-387 / PUD-745
17-13 31
Feet
0
350
700
S LEWIS AV
E 171st ST
E 177th ST
E 179th ST
S 25th AV

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: CZ-387

TRS 7331 **Atlas** 0

CZM 66 **PD-Glenpool –County-3**

TMAPC Hearing Date: August 1, 2007

Applicant: Tanner Consulting, LLC **Tract Size:** 80± acres

ADDRESS/GENERAL LOCATION: West of southwest corner of East 171st Street South and South Lewis Avenue

EXISTING ZONING: AG **EXISTING USE:** Vacant

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

PROPOSED ZONING: RS **PROPOSED USE:** Single-family homes

RELEVANT ZONING HISTORY:

No recent zoning cases have been heard within the area.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80± acres in size and is located west of southwest corner of East 171st Street South and South Lewis Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 171st Street South	Primary arterial	120'	

UTILITIES: The subject tract has water available through Creek County Rural Water District and no sewer available.

SURROUNDING AREA: The subject tract is abutted on all sides by what appear to be agricultural/vacant and related uses, all zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Metropolitan Development Guidelines, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designate this area as being Low Intensity. According to the Zoning Matrix, the requested RS zoning **is** in accord with the Plan.

2 T 3

STAFF RECOMMENDATION:

On the face of it, this appears to be "leap frog" development, which greatly contributes to urban sprawl. However, the applicant has submitted an accompanying PUD, which envisions a 320-acre development in the future. The current 80-acre development is the first phase of that PUD. Based on that, and the verbal assurance from the Glenpool Economic Development Director, Stan Ewing, that Glenpool supports this request, staff recommends **APPROVAL** of RS zoning for CZ-387, if the TMAPC finds it appropriate to approve the accompanying PUD.

08/01/07

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TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-745

TRS 7331 **Atlas** 0

CZM 66 **PD-Glenpool –County-3**

TMAPC Hearing Date: August 1, 2007

Applicant: Tanner Consulting, LLC **Tract Size**: 80± acres

ADDRESS/GENERAL LOCATION: West of southwest corner of East 171st Street South and South Lewis Avenue

EXISTING ZONING: AG **EXISTING USE:** Vacant

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

PROPOSED ZONING: RS **PROPOSED USE:** Single-family homes

RELEVANT ZONING HISTORY:

No recent zoning cases have been heard within the area.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80± acres in size and is located west of southwest corner of East 171st Street South and South Lewis Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 171st Street South	Primary arterial	120'	Two

UTILITIES: The subject tract has water available through Creek County Rural Water District and no sewer available.

SURROUNDING AREA: The subject tract is abutted on all sides by what appear to be agricultural/vacant and related uses, all zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Metropolitan Development Guidelines, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designate this area as being Low Intensity. According to the Zoning Matrix, the requested RS zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

The eighty-acre site of the proposed PUD 745 (and related request for RS zoning per CZ-387) is located west of the southwest corner of east 171st Street South and South Lewis Avenue. The property is bordered on the north and east by floodplain and riparian areas and is the first phase of a 320 acre master planned community.

The initial phase consists of approximately 65 single-family residential lots, each a minimum of one-half acre to accommodate individual aerobic systems for sanitary sewage disposal. Public streets and cul-de-sacs are planned and will be accessed via East 171st Street South, which will require dedication of additional right-of-way. The main north/south street is recommended for designation as a residential collector and a stub street is proposed to the southeast for access to future development. Although not proposed, access to abutting south and west properties should also be provided.

A 35-foot green space/ buffer is proposed along the south side of East 171st Street South and is to be maintained by the Homeowners Association. The existing pond will be retained for on-site detention and will incorporate walking trails and a park. The developer may be requesting a waiver of the subdivision regulations to allow trails in place of sidewalks.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-745 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-745 subject to the following conditions:

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

2. Development Standards:

LAND AREA:	80 AC	3,484,800 SF

PERMITTED USES:

Those uses permitted as a matter of right in Use Unit 6, Single Family Dwellings, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted uses.

MAXIMUM NUMBER OF LOTS:	75
MINIMUM LOT SIZE:	21,780 SF
MINIMUM LOT WIDTH:	60 FT
MAXIMUM BUILDING HEIGHT:	35 FT
MINIMUM LIVABILITY SPACE PER LOT:	7,000 SF

MINIMUM YARDS:

Front:	
From the street right-of-way	25 FT
Side:	
One side yard	10 FT
Other side yard	5 FT
Rear:	25 FT
From East 171st Street South	35 FT

OFF-STREET PARKING:

As required per the zoning code for the applicable use unit.

SIGNS:

One sign at each entrance from East 171st Street South shall be permitted with a maximum height of four feet and maximum display surface area of 32 square feet for each sign.

VEHICULAR AND PEDESTRIAN CIRCULATION:

Additional right-of-way for East 171st Street South shall be required in accord with the Major Street and Highway Plan. Two access points to East 171st Street South shall be permitted. The main north/south internal street shall be designated and improved as a residential collector street and stub streets to the abutting west, south and east properties shall be provided.

Sidewalks are required along East 171st Street South and along interior streets unless the County Engineer determines otherwise and TMAPC amends this requirement by waiver of the Subdivision Regulations.

3. No zoning clearance permit shall be issued for common recreational uses within the PUD until a detail site plan for the uses, which may include buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

4. No sign permits shall be issued for erection of entry signs until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

5. For purposes of platting, indicate all floodplains within and adjacent to the PUD. All floodplains within the PUD shall be included in reserve areas.

6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate County 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.

7. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, common and reserve areas, including any stormwater detention areas, sidewalks, trails, parks, security gates, guard houses or other commonly owned structures within the PUD.

8. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the Tulsa County standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.

9. The County shall inspect all private streets and certify that they meet County standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the County.

10. No building permit shall be issued until the requirements of Section 1170.5 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 County beneficiary to said covenants that relate to PUD conditions.

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

12. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, County Engineering and the appropriate water/ fire district, prior to issuance of a building permit for the gates or guard houses.

13. 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.

14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

Comments from 7-19-07 TAC:

General: No comments.

Water: Rural Water District #2 Service Area.

Fire: Out of City of Tulsa.
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire

hydrants and mains shall be provided where required by the fire code official. See attached figure 508.5.1(1) from the *International Fire Code Commentary.*

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: No comments.

Wastewater: Out of service area. No Comment.

Transportation: 60 ft of R/W dedication will be required along 171st St. S., a Primary Arterial on the Major Street & Highway Plan.

Traffic: Discuss potential stub streets with the County Engineer.

GIS: No comments.

Street Addressing: No comments.

County Engineer: Will need access to the West and possibly South. In the narrative, reference is made to 'public streets', and in a later section, 'secured' entrances. Public streets must be open and accessible at all times, not 'gated' or 'secured'. Why was not the whole development (320 acres) included in this PUD and then platted in phases? If there are common or public areas, sidewalks will be needed.

MSHP: E 171st St S. is designated a primary arterial.

LRTP: E. 171st Street S., between Lewis Ave and Peoria Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

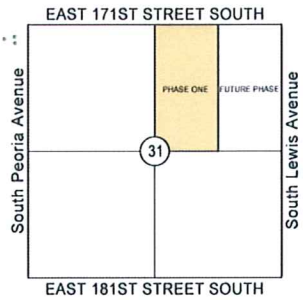
TMP: No comment

Transit: No current or future plans for this location.

08/01/07



R 13 E



T 17 N

Location Map
SCALE: 1"=2000'

North

0 150 300
Scale: 1"=300'

PREPARED FOR
SPRING HILL FARMS, LLC

Tanner Consulting, LLC.
Land Development Consultants
Architecture
Land Planning
Land Surveying
Civil Engineering
Landscape Architecture

PUD Concept Illustration

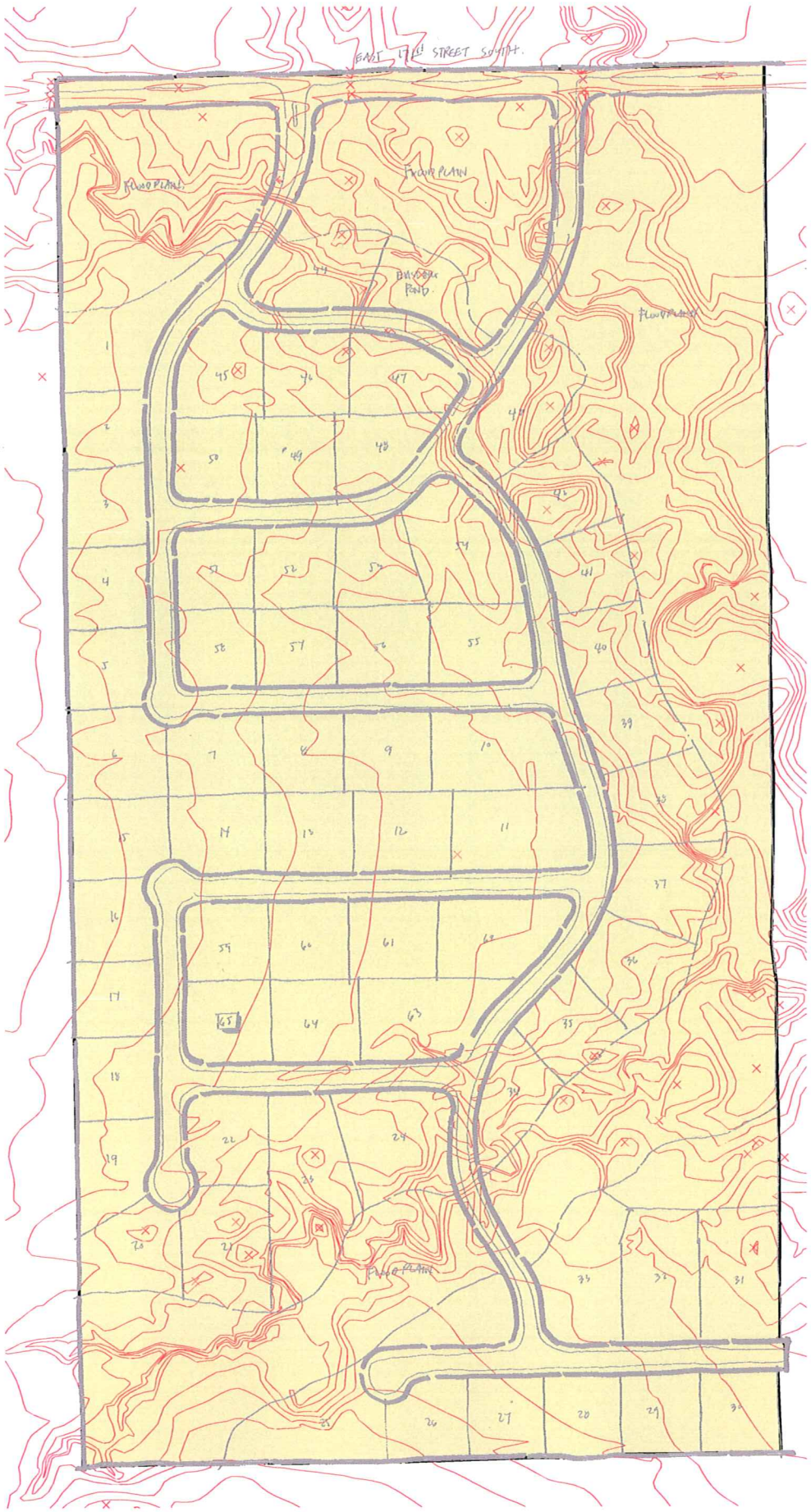
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PUD NO. 745

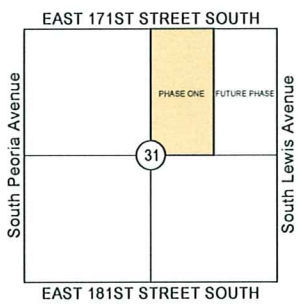
Tulsa County, Oklahoma

Spring Hill Farms
Residential Community

A

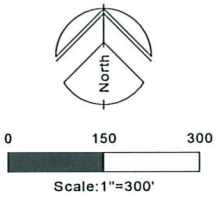


R 13 E



T 17 N

Location Map
SCALE: 1"=2000'



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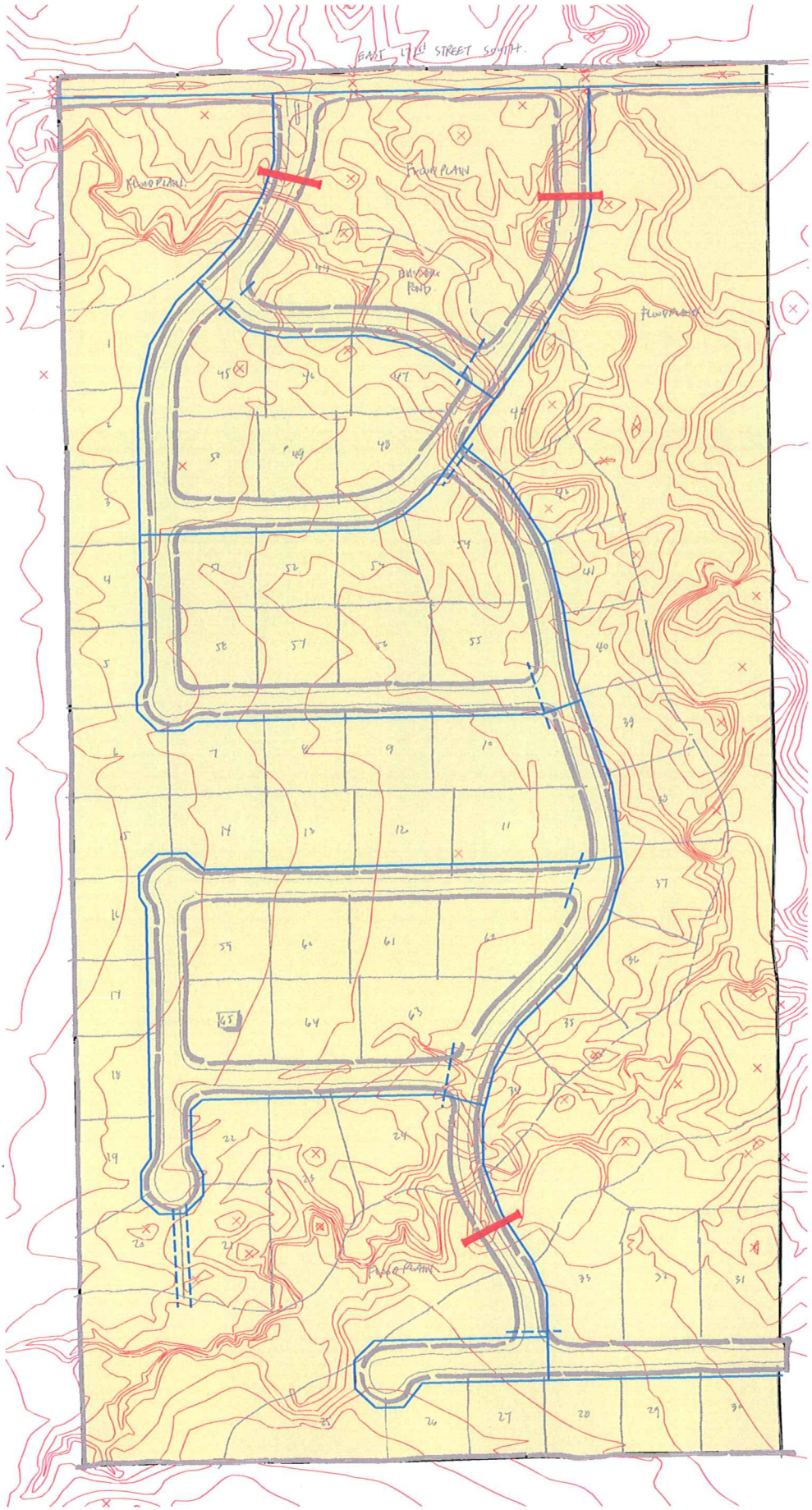
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Civil Engineering
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Existing Topography
26170

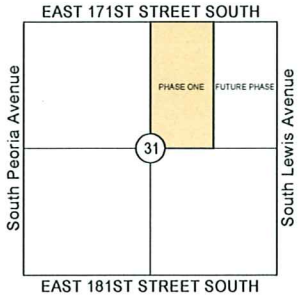
PUD NO. 745
Tulsa County, Oklahoma

Spring Hill Farms
Residential Community

B

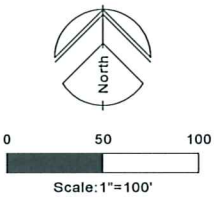


R 13 E

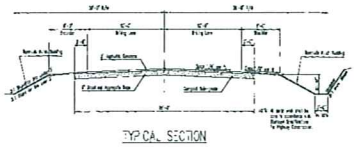


T 17 N

Location Map
SCALE: 1"=2000'



* ALL LOTS WILL BE SERVED BY AN INDIVIDUAL AEROBIC SYSTEM.



TYPICAL SECTION

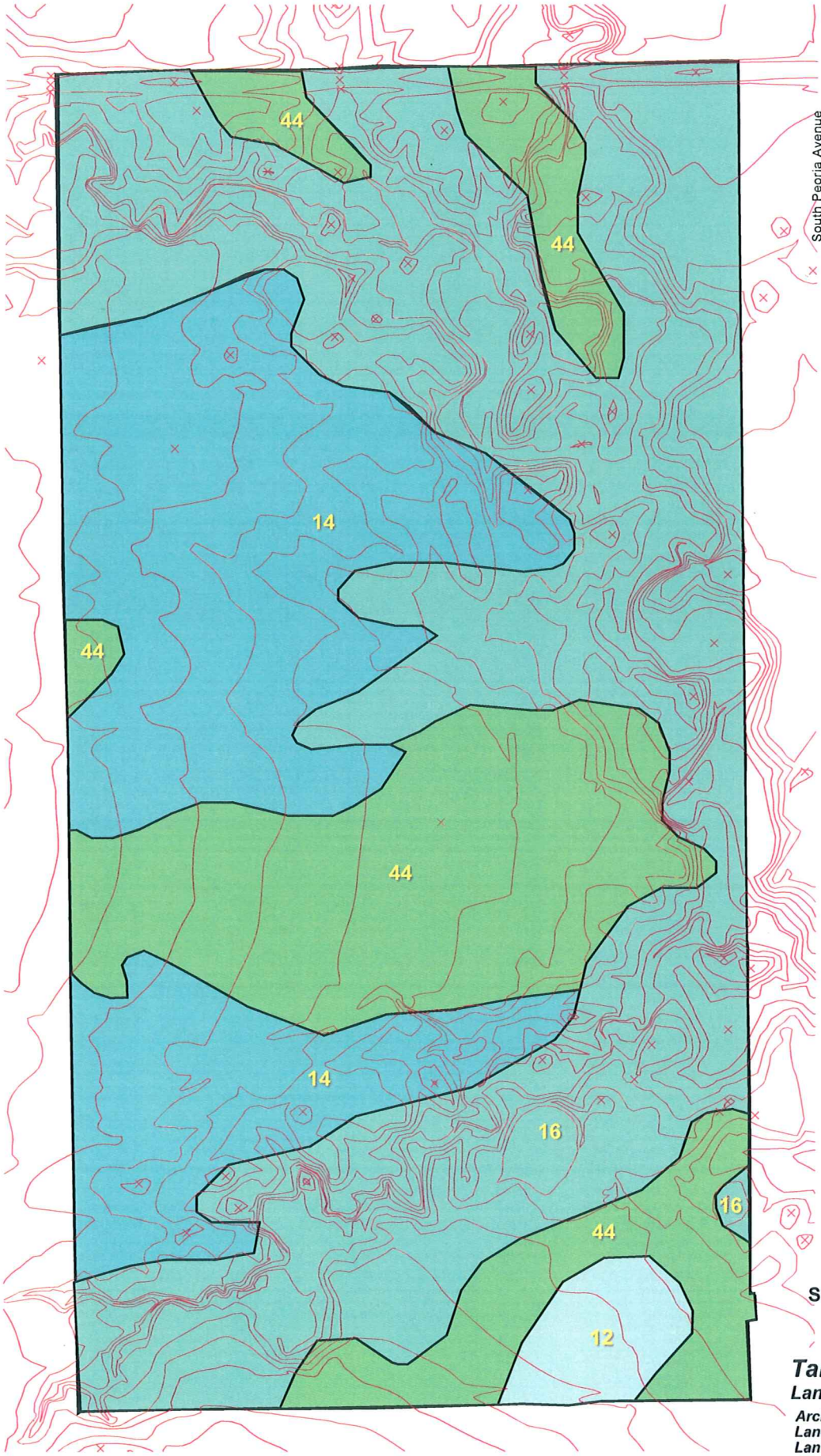
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Landscape Architecture

Proposed Utilities
26170

PUD NO. 745
Tulsa County, Oklahoma

Spring Hill Farms
Residential Community



R 13 E

EAST 171ST STREET SOUTH

South Peoria Avenue

PHASE ONE

FUTURE PHASE

31

South Lewis Avenue

T 17 N

EAST 181ST STREET SOUTH

Location Map
SCALE: 1"=2000'

North

0 50 100

Scale: 1"=100'

12	Dennis Silt Loam 1%-3% Slopes
14	Dennis Silt Loam 3%-5% Slopes
16	Dennis-Radley Complex 0%-12% Slopes
44	Okemah-Parsons-Pharoah Complex, 0%-1% Slopes

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Land Development Consultants
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Land Planning
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Landscape Architecture

Existing Soils Map

26170

PUD NO. 745
Tulsa County, Oklahoma

Spring Hill Farms
Residential Community

D

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Riparian zone

From Wikipedia, the free encyclopedia

Jump to: navigation, search



A well preserved Riparian strip on a tributary to Lake Erie.

"Riparian" redirects here. For the legal doctrine, see "riparian water rights."

A **riparian zone** is the interface between land and a flowing surface water body. Plant communities along the river margins are called riparian vegetation, characterized by hydrophilic plants. Riparian zones are significant in ecology, environmental management and civil engineering due to their role in soil conservation, their biodiversity and the influence they have on aquatic ecosystems. Riparian zones occur in many forms including grassland, woodland, wetland or even non-vegetative. In some regions the terms **riparian woodland**, **riparian forest**, **riparian buffer zone** or **riparian strip** are used to characterize a riparian zone. The word "riparian" is derived from Latin *ripa*, meaning river bank.

Riparian zones may be natural or engineered for soil stabilization or restoration. These zones are important natural biofilters, protecting aquatic environments from excessive sedimentation, polluted surface runoff and erosion. They supply shelter and food for many aquatic animals and shade that is an important part of stream temperature regulation. When riparian zones are damaged by construction, agriculture or silviculture, biological restoration can take place, usually by human intervention in erosion control and revegetation. If the area adjacent to a watercourse has standing water or saturated soil for as long as a season, it is normally termed a wetland due to its hydric soil characteristics. Because of their prominent role in supporting a diversity of species, riparian zones are often the subject of national protection in a Biodiversity Action Plan.

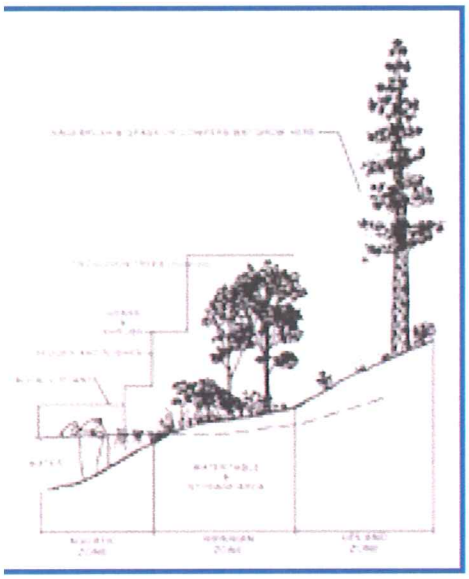
2 of 14

Research shows riparian zones are instrumental in water quality improvement for both surface runoff and water flowing into streams through subsurface or groundwater flow. Particularly the attenuation of nitrate or denitrification of the nitrates from fertilizer in this buffer zone is important. Riparian zones can play a role in lowering nitrate contamination in surface runoff from agricultural fields, which runoff would otherwise damage ecosystems and human health. The use of wetland riparian zones shows a particularly high rate of removal of nitrate entering a stream and thus has a place in agricultural management.

Contents

[show]

[edit] Roles and functions



A riparian zone schematic from the Everglades.

Some of the important functions of riparian zones are:

1. *Dissipate stream energy*: Meandering curves of a river, combined with vegetation and root systems dissipate stream energy, resulting in less soil erosion and a reduction in flood damage.
2. *Trap sediment*: Reduce suspended sediments creates less turbid water and replenishes soils and build stream banks.
3. *Filter pollutants* from surface runoff and enhance water quality via biofiltration.
4. *Provide wildlife habitat*, increase biodiversity and forage for wildlife and livestock.

3 I.15

5. *Provide wildlife corridors*: enable aquatic and riparian organisms to move along river systems avoiding isolated communities.
6. *Provide native landscape irrigation* by extending seasonal or perennial flows of water.
7. *Contribute nutrients from terrestrial vegetation (e.g. leaf litter and insect drop) to aquatic food webs*
8. *Shading water to mitigate water temperature changes*
9. *Contribute wood debris to streams which is important to maintaining geomorphology*

edit] Role in logging

The protection of riparian zones is often a consideration in logging operations. The undisturbed soil, soil cover, and vegetation provide shade, leaf litter, woody material, and reduce the delivery of soil eroded from the harvested area. Factors such as soil types and root structures, climatic conditions and above ground vegetative cover impact the effectiveness of riparian buffering.

edit] Vegetation

The assortment of riparian zone trees varies from those of wetlands and typically consists of plants that either are emergent aquatic plants, or herbs, trees and shrubs that thrive in proximity to water. Typical riparian zone trees in the eastern United States include:

- Cottonwood, *Populus deltoides*
- Silver maple, *Acer saccharinum*
- Boxelder, *Acer negundo*
- American elm, *Ulmus americana*
- American sycamore, *Platanus occidentalis*
- Butternut, *Juglans cinerea*
- Black walnut, *Juglans nigra*
- Black willow, *Salix nigra*
- River birch, *Betula nigra*
- Green ash, *Fraxinus pensylvanica*
- Honey locust, *Gleditsia triacanthos*
- Basswood, *Tilia americana*

In the western United States riparian vegetation may include red willow, juncus, grasses, sedges and wingstem. In Asia there are different types of riparian vegetation, but the interactions between hydrology and ecology are similar[1].

3.I.16

APPROVED
OCT 1 2 2006

Proposed Policy
For
Sidewalks in the unincorporated area of Tulsa County

Arterial Roadways: Sidewalks will not be required to be built by a developer unless the County Engineer determines that a sufficient use or activity "generator", "attraction" or "major activity center" necessitates that sidewalks be constructed at the time of development of a particular subdivision. Tulsa County will construct the sidewalks along arterial roadways when appropriate and the need exists.

Residential Subdivisions: Sidewalks will be required in RS zoned residential subdivisions. Generally, subdivisions zoned RE, AG-R, or AG and rural in nature or with no curb or gutter requirement will not be required to construct sidewalks in the development. The County Engineer has the option to require sidewalks in the RE, AG-R or AG zoned developments if there are curb and gutter requirements or special "generator" activities that would warrant sidewalks.

Industrial Subdivisions: Industrial Parks or Subdivisions not containing commercial, office, retail mixed use or "generators" of activities which would encourage pedestrian activity or safe passage of pedestrians as they travel to a nearby use will not be required to install sidewalks. The County Engineer has the option to require sidewalks in industrial areas if activities or "generators" warrant sidewalks.

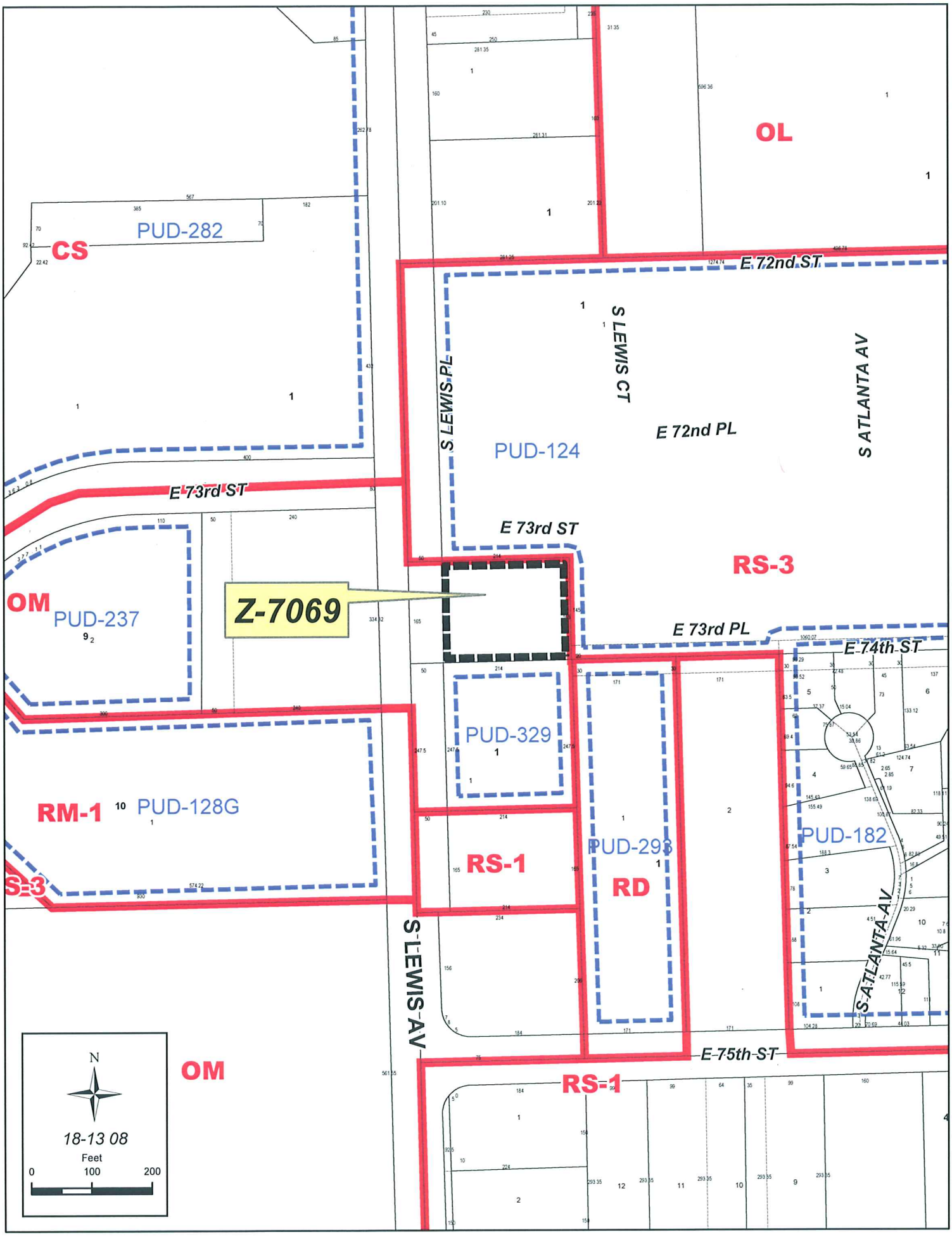
Commercial and Office Subdivisions: Sidewalks will be required for these types of developments.

Generator Uses: These would include but not be limited to schools, churches, club houses and swimming pools in subdivisions, tennis courts, parks, mixed use developments, retail establishments, public facilities, trail systems, eating establishments and major activity centers.

General Conditions: Sidewalks when required will be located on both sides of a street unless special circumstances warrant a deviation per the County Engineer and TMAPC.

Sidewalks will generally be constructed from concrete and be a minimum of four (4) feet in width and four (4) inches in thickness unless otherwise specified and approved by Tulsa County.

204050


OL
PUD-282
CS
E 72nd ST
S LEWIS PL
S LEWIS CT
E 72nd PL
S ATLANTA AV
PUD-124
E 73rd ST
E 73rd ST
RS-3
OM
PUD-237
Z-7069
E 73rd PL
E 74th ST
PUD-329
RM-1
PUD-128G
RS-1
PUD-293
RD
PUD-182
S-3
S LEWIS AV
S ATLANTA AV
E 75th ST
RS-1
OM
N
18-13 08
Feet
0
100
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E 72nd ST
S LEWIS PL
S LEWIS CT
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TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7069

TRS 8308 **Atlas** 1276

CZM 52 **PD-18-B CD-2**

TMAPC Hearing Date: August 1, 2007

Applicant: Dryer and Associates, P.C. **Tract Size**: .81± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 73rd Street and South Lewis Avenue

EXISTING ZONING: OM **EXISTING USE:** Office

ZONING ORDINANCE: Ordinance number 19967 dated November 30, 2000 rezoned the subject property from OL to OM. (See further explanation under Site Analysis.)

PROPOSED ZONING: OL **PROPOSED USE:** Office

RELEVANT ZONING HISTORY:

Z-6980/PUD-128-G May 2005: All concurred in approval of a request for rezoning a 23.8± acre tract of land from RS-3 to RM-1/OM/PUD and a proposed Major Amendment to PUD-128 for multi-family and office uses on property located on the southeast corner of East 73rd Street South and South Wheeling Avenue.

Z-6790 November 2000: All concurred in approval of a request for rezoning a 1± acre tract of land from OL to OM for dental office/facility on property located on the northeast corner of East 74th Street South and South Lewis Avenue.

Z-6586 April 1997: A request to rezone the subject tract from RS-1 to CS in order to continue a martial arts school. All concurred in denial of CS and OL zoning was approved.

BOA-17635 April 1997: An appeal of the Code Enforcement official's decision for the determination and the continued use of a non-conforming martial arts school on the subject tract. The Official's decision was upheld.

Z-5942 May 1984: All concurred in approval of a request to rezone a one-acre tract located on the northeast corner of East 75th Street South and South Lewis Avenue from RS-1 to OM.

Z-5672/PUD-293 September 1983: A request to rezone a 2.5-acre tract located east of the northeast corner of East 75th Street South and South Lewis Avenue and abutting the subject tract on the southeast corner from RS-1 to RM-2 for multifamily use was denied. All concurred in approval of RD zoning of the property subject to a PUD being filed which would reduce the density of units to 26.

Z-5805/PUD-329 August 1983: All concurred in approval of a request to rezone the tract located south of the subject property on the southeast corner of East 74th Street and South Lewis Avenue from RS-1 to OM with a PUD for office development.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .81± acres in size and is located at the southeast corner of East 73rd Street and South Lewis Avenue. The property appears to have an office building on it and is zoned OM. The applicant desires to split the property and construct a similar office building on the split-off site. The BOA denied a variance of the required frontage for an OM-zoned property that would have enabled the split to occur, which forced the applicant to seek this rezoning. (See attached BOA minutes excerpt from 6/13/06.)

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Lewis Avenue	Secondary	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east and north by the Esplanade residential development (a private, gated community, zoned RS-3/PUD-124; on the south by office uses, zoned OM/PUD-329; farther south by a City of Tulsa fire station, zoned RS-1; and on the west by a private school and grounds zoned OM; and to the southwest by the school and grounds, zoned RM-1/PUD-128G. Southeast of the subject property is apparently vacant land, zoned RD/PUD-298.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18-B Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested OL zoning **is** in accord with the Plan.

STAFF RECOMMENDATION:

The use of the Lewis Avenue frontage as offices has long been established. This proposal is to enable splitting of a portion of the site for the development of an office building that is similar to the existing facility. Staff recommends **APPROVAL** of OL zoning for Z-7069.

08/01/07

Interested Parties:

David W. Warta, 100 West 5th Street, represented Andrea Mogab, the home owner at 1538 South Norfolk. He stated they are in support of this application. The new property line is acceptable.

Comments and Questions:

The Board members questioned him regarding the court case. Mr. Warta stated they agreed to settle the matter through the Board of Adjustment. Mr. Brolick explained they would present the results of this application and their agreement to the judge and it will be completed.

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the minimum lot width, lot area and land area in the RS-3 district; and a Variance of the side yard requirement for an accessory building in the RS-3 district; to permit a lot split and conveyance of property, finding the neighborhood, established in the early 1900's is a legal non-conforming matter and the variances are needed to permit the lot-split and clear the title; by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, per survey, on the following described property:

Lot 5 and Lot 6; Block 15; MORNINGSIDE ADDN, City of Tulsa, Tulsa County, State of Oklahoma

****

Case No. 20278

Action Requested:

Variance of the required 100 ft. of frontage on an arterial street in the OM district to 75 ft., located: 7315 South Lewis.

Presentation:

David Dryer, 5110 South Yale Avenue, Suite 430, represented the buyer on the subject property. It was discovered there was not sufficient frontage and they considered rezoning but determined the lot-split would be better. He did not expect it to have an impact on the marketability or ability to sell and it would be the same or similar structure as on the new lot-split area.

FILE COPY

Comments and Questions:

Ms. Stead asked for the hardship. Mr. Dryer replied this request was for expedience and that there would be a monetary hardship. She remarked that she did not see the hardship. She informed him that it took ninety feet for parking on the other lot to which he referred. Mr. Dunham asked if the curb cuts were going to remain the same and if the lot to the south will be built according to OL standards. The curb cuts would remain the same and there was still some question about the square footage.

Interested Parties:

There were no interested parties who wished to speak.

FILE COPY

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **DENY** a Variance of the required 100 ft. of frontage on an arterial street in the OM district to 75 ft., finding a lack of hardship, on the following described property:

BEG SW/4 NW/4 NW/4 SEC 8, T-18-N, R-13-E, TH N ALONG W LN OF SEC 8 165 FT; TH E 264 FT, TH S 165 FT, TH W 264 FT TO POB, LESS W 50, City of Tulsa, Tulsa County, State of Oklahoma

..*.*.*.*.*.*.

Case No. 20279

Action Requested:

Special Exception to allow parking on a lot other than one containing the principle use. Section 1301.D, located: 3307 South Peoria Avenue East and 1315 East 34th Street South.

Presentation:

Mike Foster, 18530 East 590 Road, Inola, Oklahoma, stated he leases the subject property from his mother. He wants the City to recognize the lot where they have seven parking spaces for their business.

Comments and Questions:

Ms. Stead asked if it was committed to any other business, to which he replied that it is not. She asked what business was located upstairs. Mr. Foster replied it is the Cimarron Bar College. He added they park at the back of the Delta Café. There is another business called Kitchen Designs and it is open in the daytime only. Mr. Cuthbertson stated they need four parking spaces for the additional bar patio space.

Interested Parties:

Mr. Stevens inquired about outside music. Mr. Foster indicated that he heard from Robert Pinney, and he agreed not to have music on the patio except on special