

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2491

September 5, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of August 15, 2007, Meeting No. 2489
Minutes of August 22, 2007, Meeting No. 2490

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-20129** – Harden & Associates (0417) / Lot-Split (PD 16) (CD 6)
4111 North Garnett Road
- b. **PUD-597-3 – Tulsa Engineering & Planning/Tim Terral** (PD-18) (CD-8)
9600 Mingo Office Park; north and west of East 95th Court
South and west of South Mingo Road (Minor Amendment for
a lot-split.) (Related to Item 3.d.)
- c. **PUD-379-A-8 – Rick Stuber** (PD-18) (CD-7)
6746 South Memorial Drive (Minor Amendment to reduce
the parking requirement per development standards and the
Zoning Code.) (Related to Items 2.d. & e.)
- d. **PUD-379-7 – Architects Collective** (PD-18) (CD-7)
6808 South Memorial Drive (Minor Amendment to reduce
the parking requirement per development standards and the
Zoning Code.) (Related to Item 2.c. & e.)
- e. **PUD-379-A-7 – Lori Worthington** (PD-18) (CD-7)
6714 South Memorial (Minor Amendment to increase the
permitted height for a ground sign from 20 feet to 28 feet.)
(Related to Items 2.c. & d.)

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

- f. **Tulsa Hills** – (8211) Final Plat (PD-8) (CD-2)
East of U.S. 75 between West 71st Street and West 81st Street

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

3. **PUBLIC HEARINGS**

- a. **L-20112** – City of Tulsa (9307) (PD 4) (CD 4)
1324 East 11th Street
- b. **L-20124** – Sisemore Weisz (8307) (PD 18) (CD 2)
7447 South Quincy
- c. **L-20127** – Jane Lewis (1223) (County)
324 West 92nd Street North
- d. **L-20128** – Tulsa Engineering & Planning (8324) (Related to (PD 18) (CD 8)
Item 2.b.)
9223 East 95th Court
- e. **Sonoma Grande** – (8312)/ Preliminary Plat (PD 18) (CD 8)
North of northwest corner of East 81st Street and Mingo Road
- f. **Jim Norton Center III** – (8324)/ Minor Subdivision Plat (PD 26) (CD 8)
Northeast corner of East 98th Street South and 84th East Avenue
- g. **Z-7073 – Lou Reynolds** **RS-2 to CS**
Southeast corner of South 33rd West Avenue & West Skelly Drive (PD-8) (CD-2)
- h. **Z-7072/PUD-746 – Breisch & Associates, Inc.** **AG to RS-3/PUD**
West of northwest corner of East 101st Street and South Garnett Road (PUD for a 14-lot single-family development.) (PD-18c) (CD-8)
- i. **PUD-327-A – Eric Randall** (PD-18) (CD-8)
7711 East 81st Street South (Minor Revision to site/sidewalk waiver request.)
- j. **PUD-677-A-1 – Sack & Associates, LLC** (PD-26) (CD-8)
Crestwood at the River II, ¼ mile west of the northwest corner South Sheridan Road and East 121st Street South (Minor Amendment to reduce the minimum required lot size.)

4.

OTHER BUSINESS

- a. Receive letter from City Council requesting amending the Comprehensive Plan for District 6 incorporating the adopted Lewis Study as amended by Lewis Avenue Corridor Neighborhood Associations and amended by the City Council.
- b. Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

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

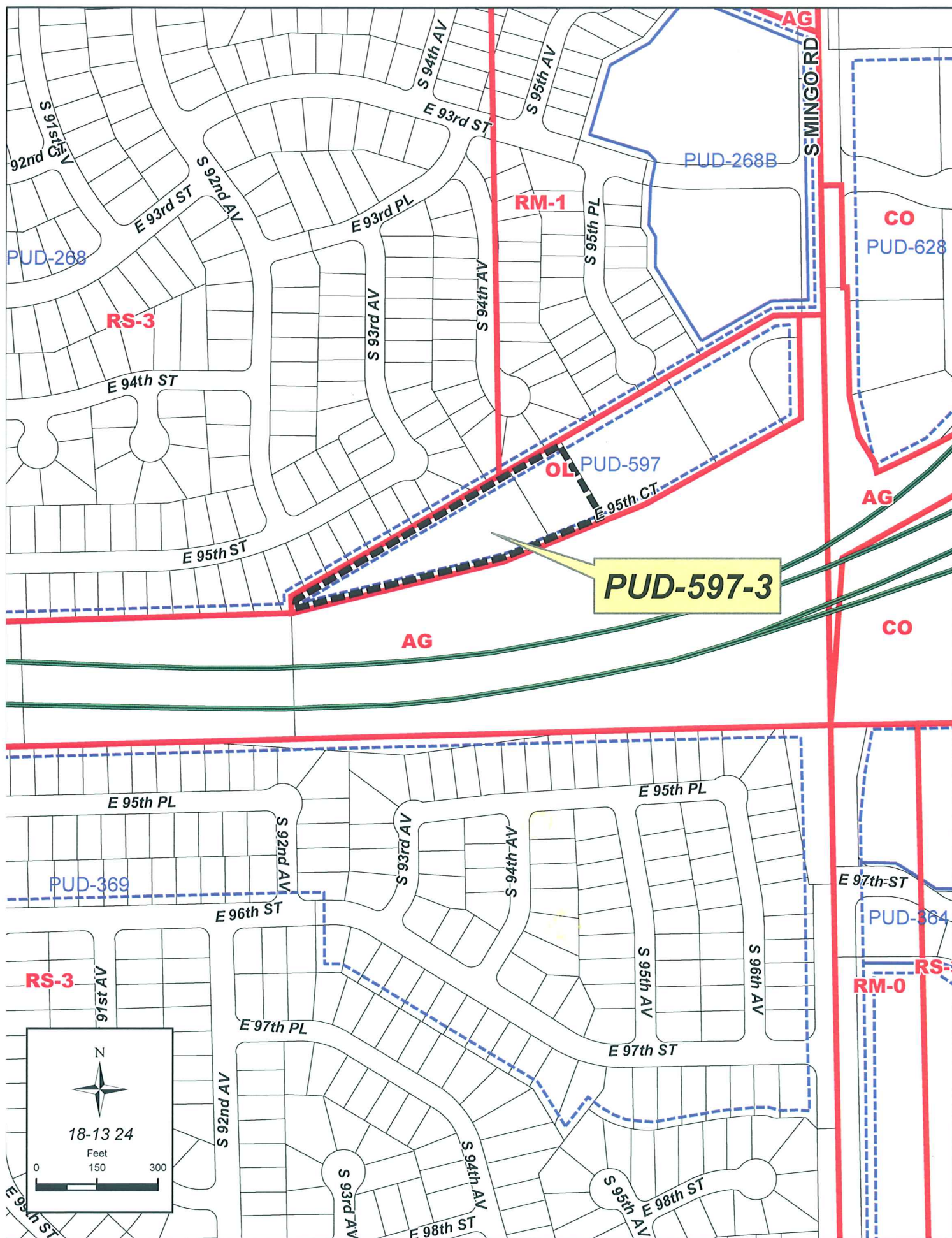
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

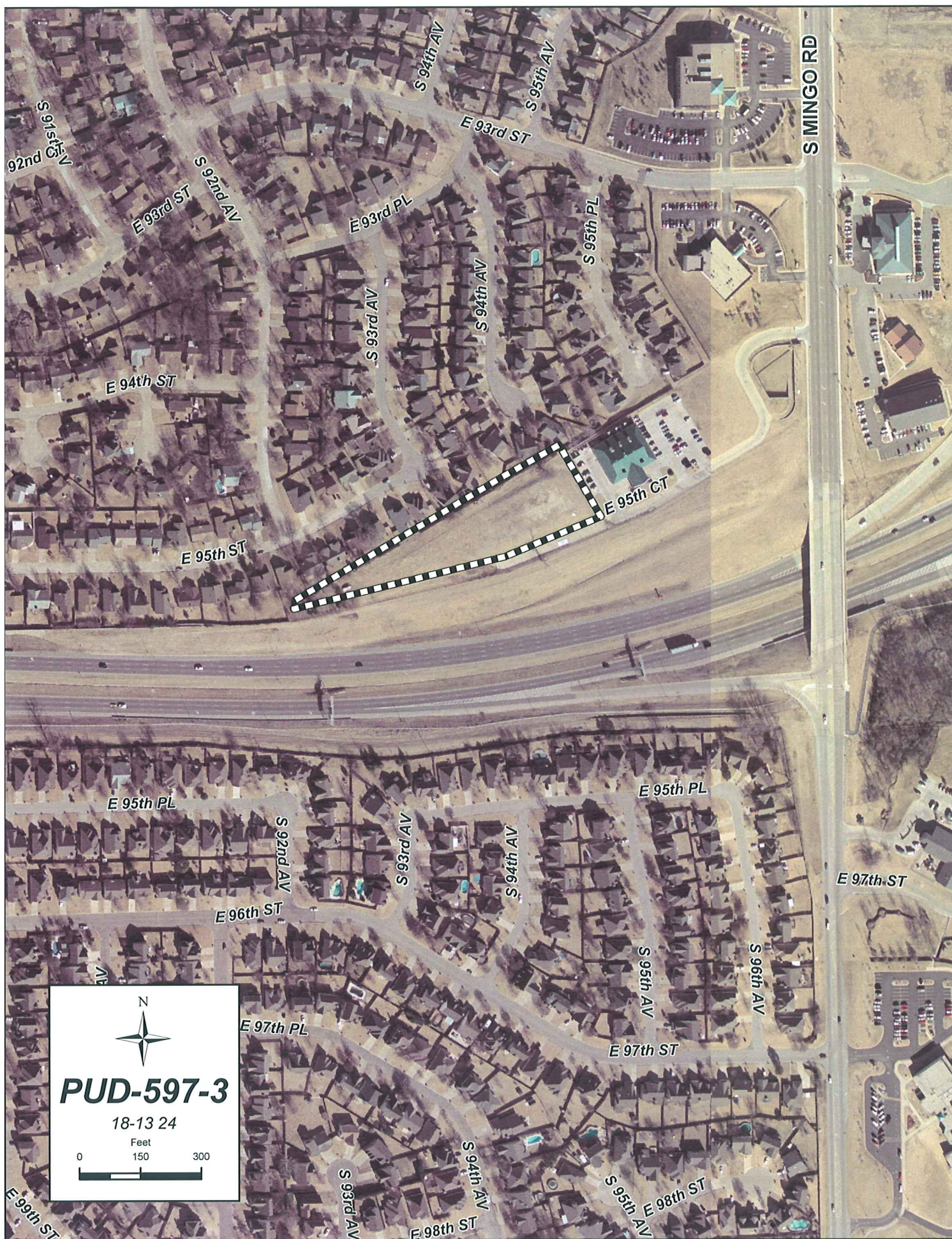
Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement





September 5, 2007

STAFF RECOMMENDATION

PUD- 597-3

Minor Amendment – 9600 Mingo Office Park; North and West of East 95th Court South and West of South Mingo Road; Lot 4 and part of Lot 3, Block 1, 9600 Mingo Office Park; OL/PUD; PD-18; CD-8; *related to L-20128*

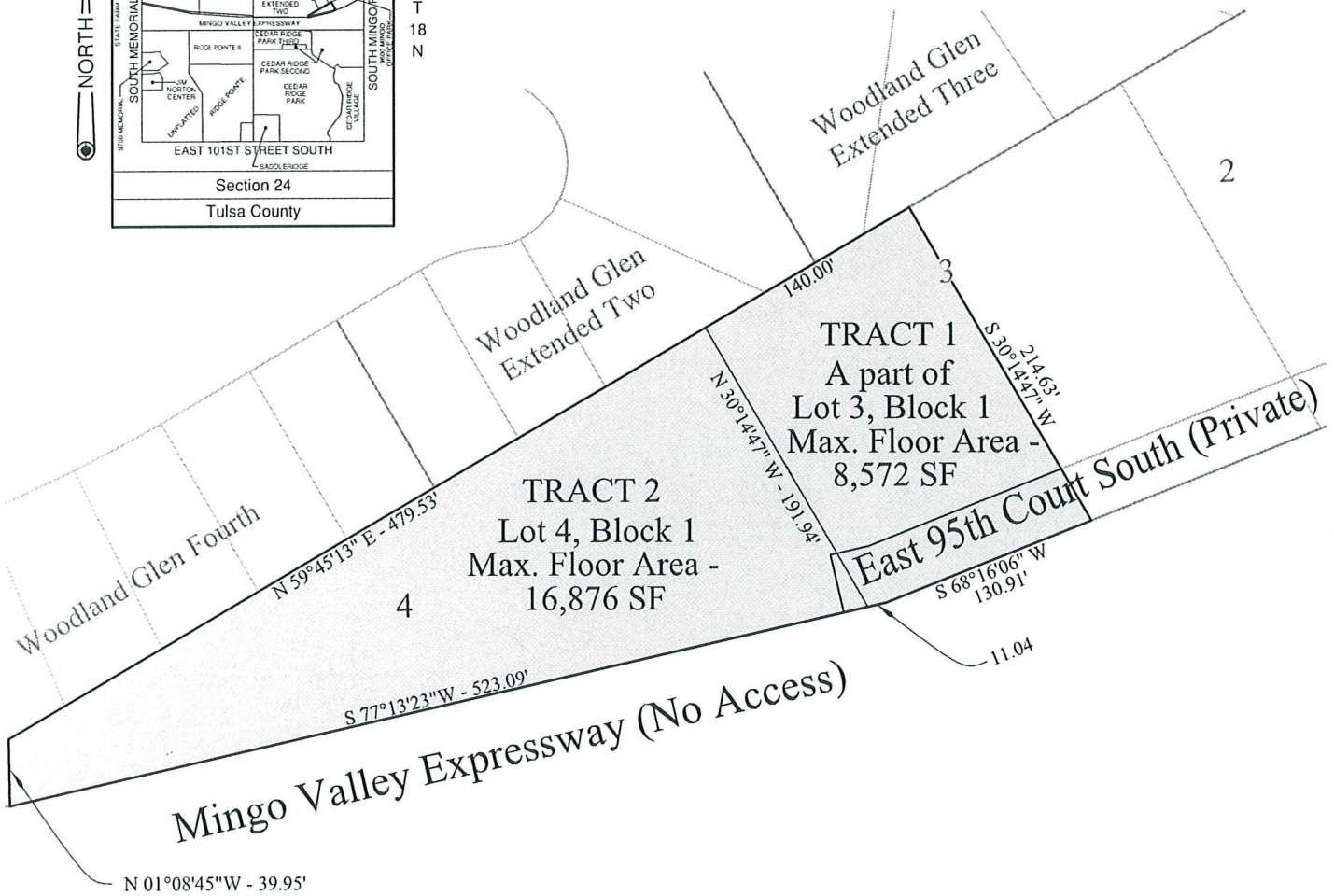
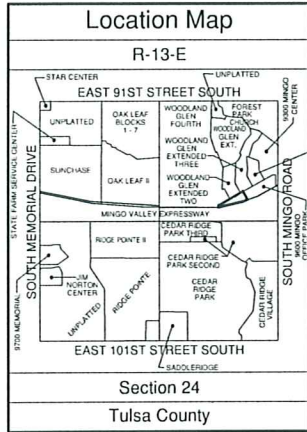
The applicant is requesting a minor amendment to PUD 597 for the purpose of a lot-split. The property under consideration was formerly the subject of a lot-split/lot combination approved by TMAPC February 16, 2006. Per that request, PUD 597-2, Lot 3 was split and the west half attached to Lot 4. The combination was necessary at that time to meet sanitary sewer requirements. Sewer has now been extended to reach Lot 4; therefore, the applicant is requesting that the west half of Lot 3 be detached from Lot 4.

Staff finds the proposed amendment to be minor in nature and in keeping with the spirit and intent of PUD 597 and recommends **APPROVAL** of PUD 597-3, establishing maximum permitted floor area for the two lots as follows:

Permitted Floor Area

TRACT 1 (West part of Lot 3, Block 1)	8,572 SF
TRACT 2 (Lot 4, Block 1)	16,876 SF

Exhibit "A"



MINOR AMENDMENT TO PUD 597 - SITE PLAN Lot 4 and part of Lot 3, Block 1, "9600 Mingo Office Park"

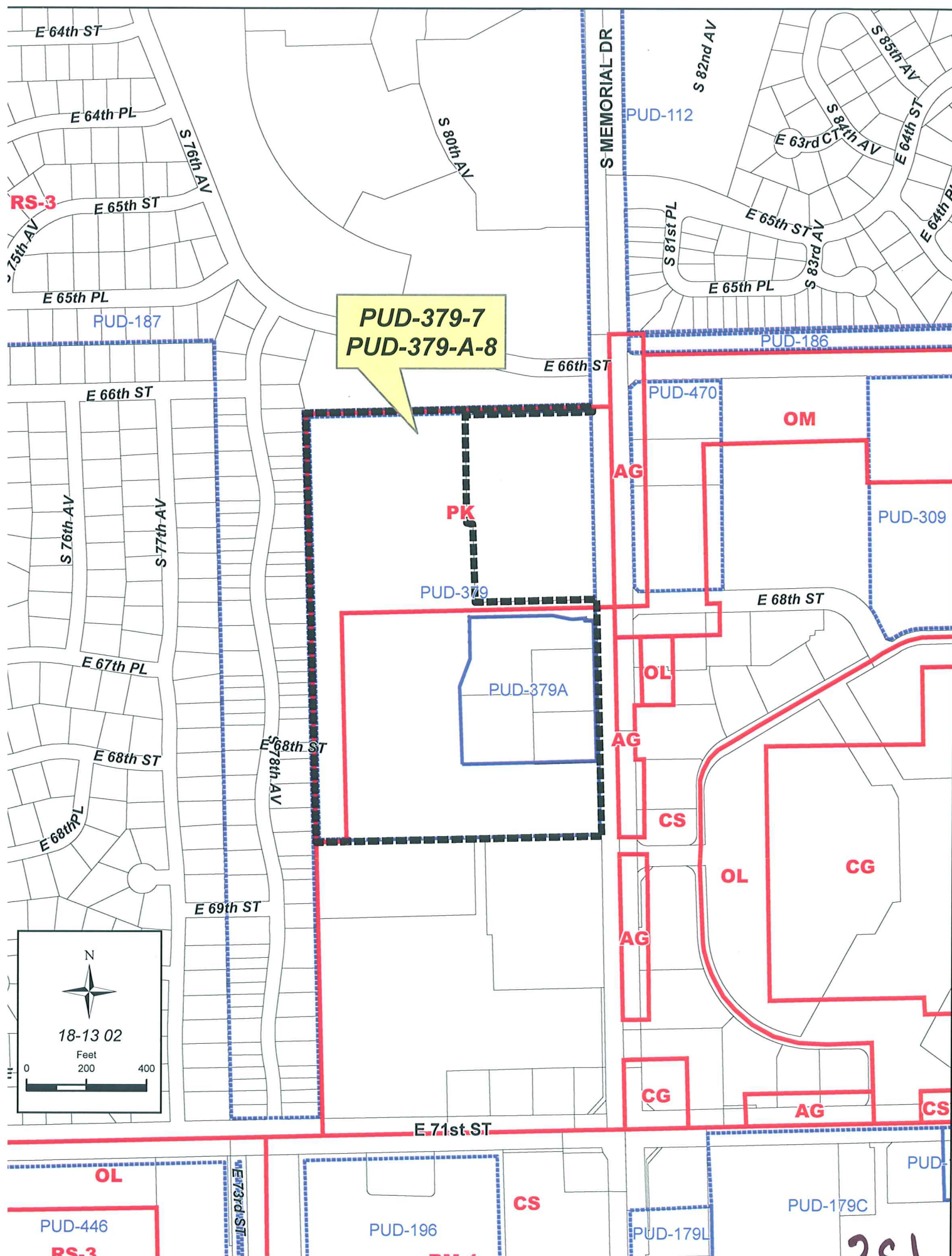


Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning

Certificate of Authorization No. 531 Renewal Date June 30, 2009



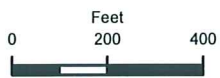
Job No: 07-074
Scale: 1" = 100'
Date: 08-03-07





18-13 02

**PUD-379-7/
PUD-379-A-8**



2.C.2

September 5, 2007

STAFF RECOMMENDATION

PUD-379-A-8: Minor Amendment – 6746 South Memorial Drive; Lot 4, Block 2, The Village at Woodland Hills; CS/PK/PUD; PD-18; CD-7; *related to PUD 379-7 and BOA-20491*

The applicant is requesting a minor amendment to PUD 379-A for the purpose of reducing the parking requirement per development standards and the Zoning Code. A 10% reduction of overall parking for the Village at Woodland Hills shopping center was approved by the Board of Adjustment on May 8, 2007, per BOA-20491, thus clearing the way for a corresponding change to PUD development standards. Staff finds the proposed amendment to be appropriate, minor in nature and in keeping with the spirit and intent of PUD-379-A; and, therefore, recommends **APPROVAL** of PUD-379-A-8 as proposed.

& WILBANKS **Associates, Inc.**

• ARCHITECTS • PLANNERS •

1221 E. 33rd Street
Tulsa, Oklahoma 74105
(918) 742 - 1142
FAX (918) 742 - 1151

August 16, 2007

Delise Tomlinson
INCOG
201 West Fifth
Suite 600
Tulsa, OK 74103

Re: PUD – 379A
Block 2, Lot 4, The Village at Woodland Hills

Dear Ms. Tomlinson:

Our office represents R.T. Oklahoma, LLC. R.T. Oklahoma, LLC has entered into a lease to occupy the former Blockbuster Video Store at 6746 South Memorial in Tulsa, OK. The new tenant will be a Ruby Tuesday Restaurant.

Ruby Tuesday Restaurant will occupy the entire 6,000 SF lease area vacated by Blockbuster Video. The restaurant will also be constructing a 198 SF addition for a new entry element and patron waiting area. Other improvements will be a new building exterior.

As you are aware the City of Tulsa's Planning and Zoning Codes are Use Based. A change in use will occur, as will a change in the required amount of parking. Our office has previously met with you regarding this proposed change, and circumstances regarding PUD 379 and PUD 379- A, and specifically BOA case # 20491.

An application is being made for a Minor Amendment to PUD 379-A to include the provisions of a Parking Variance granted through Board of Adjustment procedures earlier this year (BOA # 20491).

Application is also being made for Detailed Site Plan approval and Detailed Sign approval for the Ruby Tuesday Restaurant.


It is our opinion that incorporating the provisions of BOA Case # 20491 will be consistent with the Development Standards of PUD 379-A. It is also our opinion that the proposed improvements and minor modifications to the building will also be in compliance with the Development Standards of PUD 379-A.

Our office will be making application on behalf of the tenant, R.T. Oklahoma, LLC. We have approval from the Owner, Bill Mee to make this request. A copy of an email approval is attached.

The tenant and Owner, respectfully request your approval of this request.

Sincerely,

Wilbanks & Associates, Inc.



Rick Stuber, VP

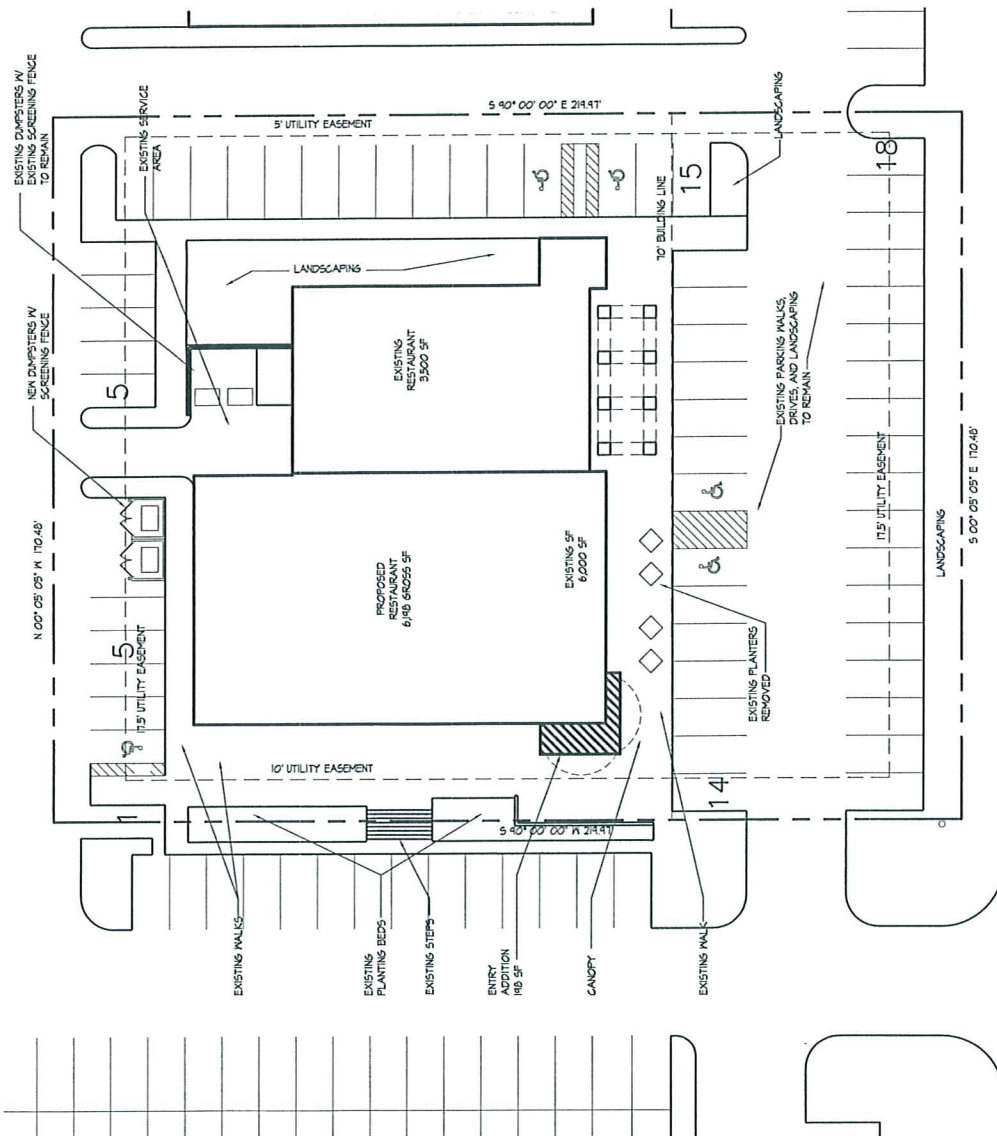
Enclosures

Cc: Mike Treadwell, Roy Brashears, Rick Blackburn, Steve Walman

SITE TABULATIONS

GROSS SITE AREA	37,500 SF
LANDSCAPE AREA	4,036 SF 10.76%
BUILDING AREA	9,648 SF
SITE COVERAGE	25% F.A.R.
EXISTING RESTAURANT COSMO CAFE 1 SPACE/100 SF	3,500 SF 35 SPACES
PROPOSED RESTAURANT RUBY TUESDAY 1 SPACE/100 SF	6,198 SF 62 SPACES
PARKING REQUIRED	41 SPACES
PARKING PROVIDED	50 SPACES*

*REFER TO BOARD OF ADJUSTMENT CASE #20441



DETAILED SITE PLAN LOT 4, BLOCK 2-THE VILLAGE AT WOODLAND HILLS

SCALE: 1:30
PUD #379-A

Revised August 16, 2007

BOA # 20491 Exhibit

Village at Woodland Hills - Parking Analysis**A****BLOCK 1**

Business Name	Use	Square Footage	Parking Ratio	Req. Parking
Alyssa's For Glitter	Retail	4,808	225	21
Vacant	Retail	3,013	225	13
Humane Society	Office	2,906	300	10
Baskin Robbins/Subway	Restaurant/12	2,075	100	21
Alterations Shop	Retail	685	225	3
John Casablanca's	Office	3,158	300	11
Vintage Stock	Retail	4,801	225	21
Cinemark USA	Recreation	26,605	1 per 4 seats	401
Vacant	Retail	3,219	225	14
Bubble Café	Restaurant/12	2,190	100	22
Windsor Antique Market	Furniture/Antiques	25,016	300	83
LB Comedy Club	Restaurant/12a	5,498	75	73
Vacant	Retail	3,448	225	15
Inherited Style	Furniture/Antiques	4,440	300	15
Shoguns Steakhouse	Restaurant/12	5,920	100	59
Vacant	Retail	2,943	225	13
Sir Billiards	Billiard Center/19	6,047	100	60
Vacant	Retail	8,630	225	38
Platinum Salon	Beauty Salon/13	2,734	225	12
Vacant	Retail	1,355	225	6
Sun Gallery	Tanning Salon/13	1,659	150	11
Sun & Ski Sports	Retail	30,498	225	136
Cambridge Ltd.	Retail	2,108	225	9
BB Airsoft, Inc.	Retail	1,355	225	6
SAS Shoes	Retail	2,250	225	10
Sylvan Learning	Office	6,050	300	20
Vacant	Retail	2,503	225	11
JoAnn Stores	Retail	17,215	225	77
Vacant	Retail	4,181	225	19
Vacant	Retail	705	225	3
Xccessorize	Retail	11,366	225	51
Sunshine Furniture	Furniture/Antiques	9,392	300	31
Vacant	Retail	2,232	225	10
Vacant	Retail	1,271	225	6
Vacant	Retail	2,671	225	12
	Subtotal Area	214,947		
	Subtotal Req. Parking			1324

BLOCK 2 (excluding Pep Boys & Red Lobster)

Business Name	Use	Square Footage	Parking Ratio	Req. Parking
Cosmo Café	Restaurant/12	3,500	100	35
Ruby Tuesday	Restaurant/12	6,128	100	61
				96
	Subtotal Area	9,628		
	Subtotal Req. Parking			96

BLOCK 1 & 2 (excluding Pep Boys & Red Lobster)

Total Area		224,575		
Total Required Parking (Zoning)				1420
Variance Reduction (10%)				-142
Total Parking Required				1278
Total Parking Provided				1374
Excess Parking				96

Case No. 20491

Action Requested:

Special Exception to reduce parking requirements 10% for a mixed use commercial center (Section 1305), located: 6808 South Memorial Drive.

Presentation:

William Mee, 3304 Coalgate Avenue, Dallas, Texas, stated he is a managing partner of the Woodland Hills Shopping Center. They are renovating the center and need the variance of parking requirements for flexibility with new tenants.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Stead**, the Board voted 4-0-0 (Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; White "absent") to **APPROVE** a Special Exception to reduce parking requirements 10% for a mixed use commercial center, finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

LT 1 BLK 1 & PRT LT 1 BEG SECR TH W250.03 N234.56E250.03 S234.93
POB BLK 2, LT 4 BLK 2, VILLAGE AT WOODLAND HILLS, THE, City of Tulsa,
Tulsa County, State of Oklahoma

Case No. 20492

Action Requested:

Variance of the maximum square footage for detached accessory buildings permitted in the RS-3 district from 750 sq. ft. to 4,752 sq ft (Section 402.B.1.d), located: 145 South 145th Avenue East.

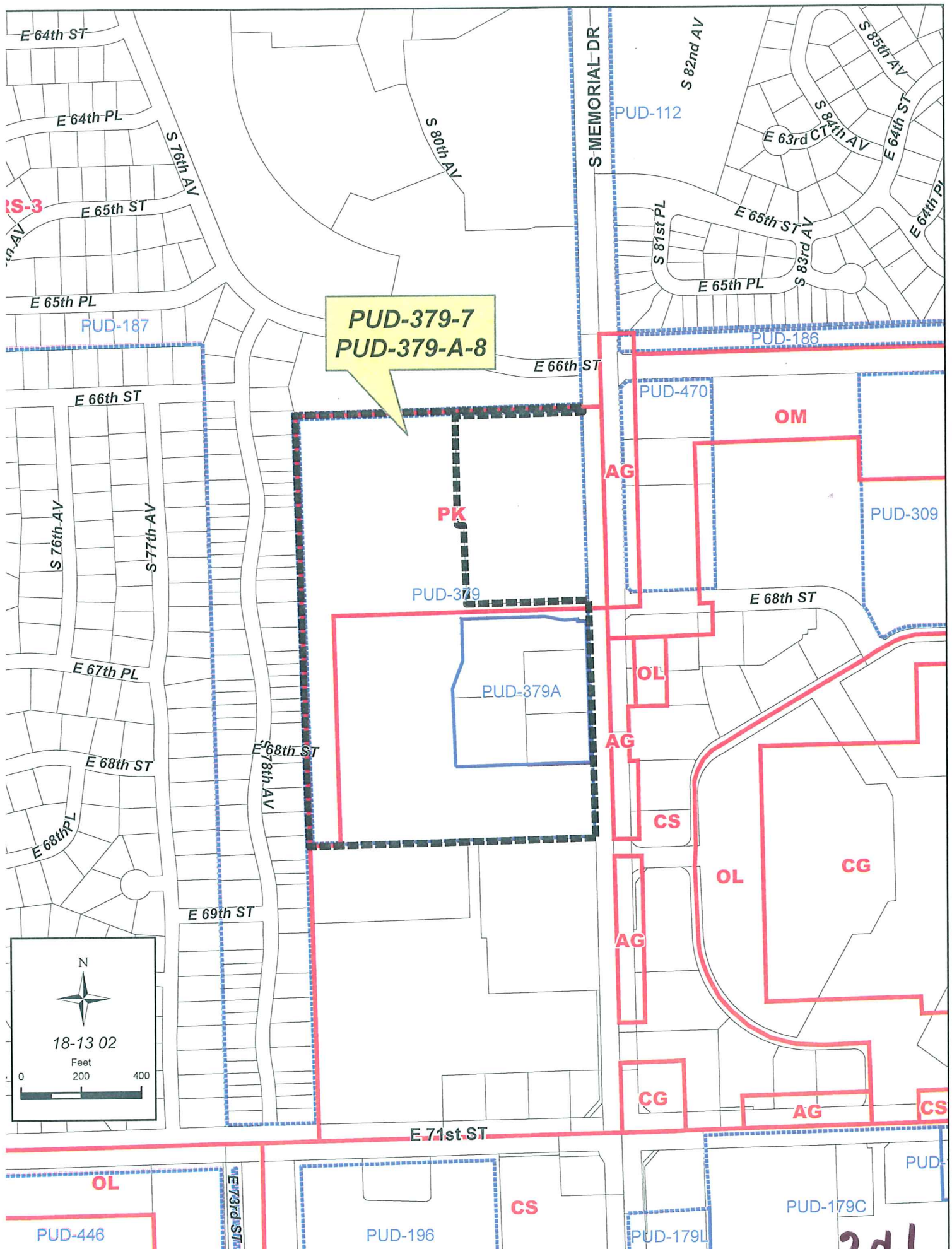
Presentation:

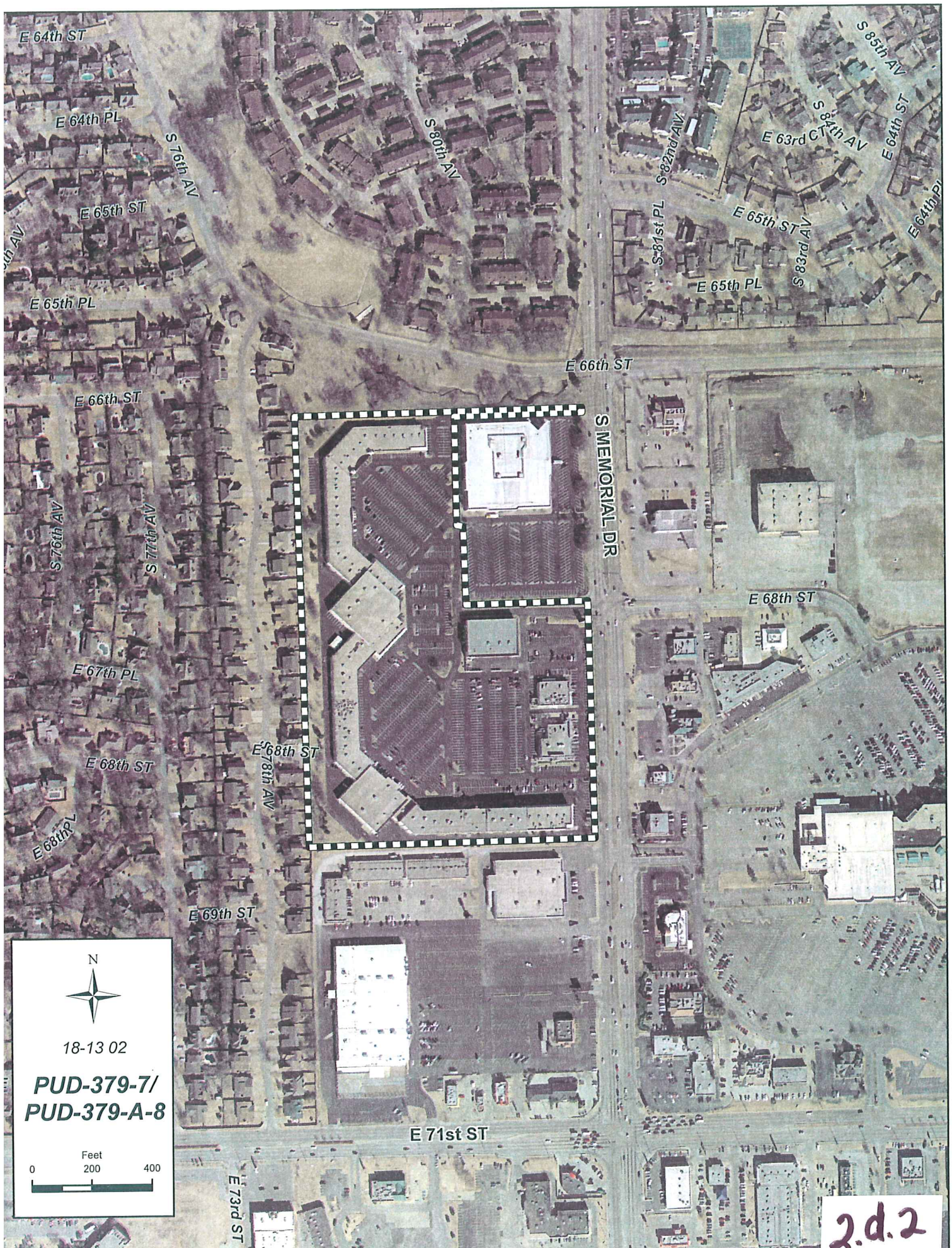
The applicant was not present. Mr. Henke stated the Board would hear the case if the applicant arrived.

Case No. 20493

Action Requested:

Special Exception to permit a drive thru bank facility in an OL district (Section 601); Special Exception to permit a Floor Area Ratio of .31 in the OL district (Section 603); and a Variance of parking area setback from the centerline of an abutting street (Section 1302.B), located: 2104 East 15th Street South.





2.d.2

September 5, 2007

STAFF RECOMMENDATION

PUD-379-7: Minor Amendment – 6808 South Memorial Drive; Lot 1, Block 1, The Village at Woodland Hills; CS/ PK/ PUD; PD-18; CD-7;
related cases: PUD 379-A-8; BOA-20491

The applicant is requesting a minor amendment to PUD-379 for the purpose of reducing the parking requirement per development standards and the zoning code. A 10% reduction of overall parking for the Village at Woodland Hills shopping center was approved by the Board of Adjustment on May 8, 2007, per BOA-20491, thus clearing the way for a corresponding change to PUD development standards. Staff finds the proposed amendment to be appropriate, minor in nature and in keeping with the spirit and intent of PUD-379; and, therefore, recommends **APPROVAL** of PUD-379-7 as proposed.

2.d.3

Case No. 20491

Action Requested:

Special Exception to reduce parking requirements 10% for a mixed use commercial center (Section 1305), located: 6808 South Memorial Drive.

Presentation:

William Mee, 3304 Coalgate Avenue, Dallas, Texas, stated he is a managing partner of the Woodland Hills Shopping Center. They are renovating the center and need the variance of parking requirements for flexibility with new tenants.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Stead**, the Board voted 4-0-0 (Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; White "absent") to **APPROVE** a Special Exception to reduce parking requirements 10% for a mixed use commercial center, finding the special exception will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

LT 1 BLK 1 & PRT LT 1 BEG SECR TH W250.03 N234.56E250.03 S234.93
POB BLK 2, LT 4 BLK 2, VILLAGE AT WOODLAND HILLS, THE, City of Tulsa,
Tulsa County, State of Oklahoma

Case No. 20492

Action Requested:

Variance of the maximum square footage for detached accessory buildings permitted in the RS-3 district from 750 sq. ft. to 4,752 sq ft (Section 402.B.1.d), located: 145 South 145th Avenue East.

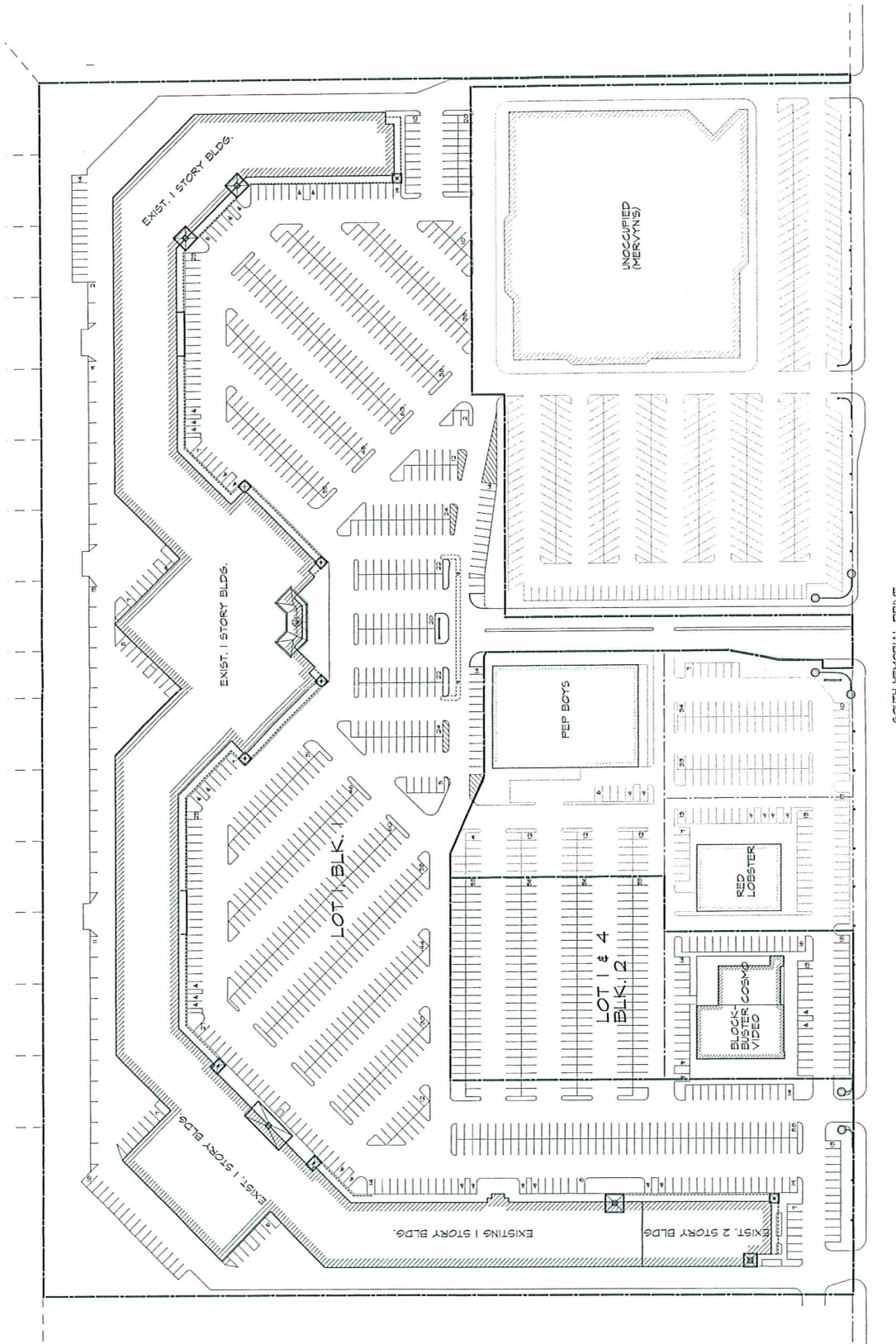
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The applicant was not present. Mr. Henke stated the Board would hear the case if the applicant arrived.

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LOT 1, BLK 1 & LOT 1 & 4, BLK 2
 TOTAL GROSS BLDG. AREA - 224,487 S.F.
 TOTAL PARKING - 1,374 SPACES



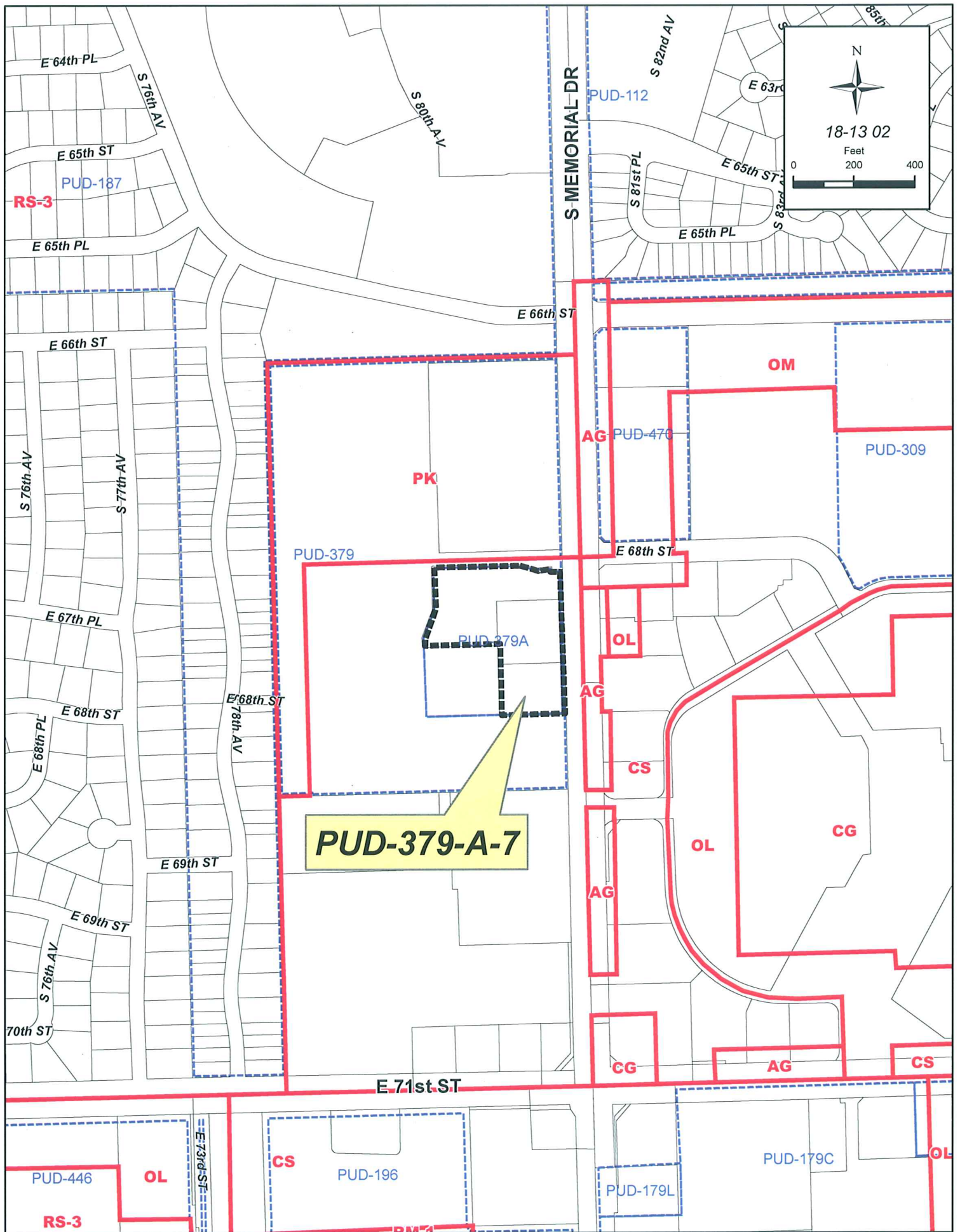
0' 10' 60' 120'

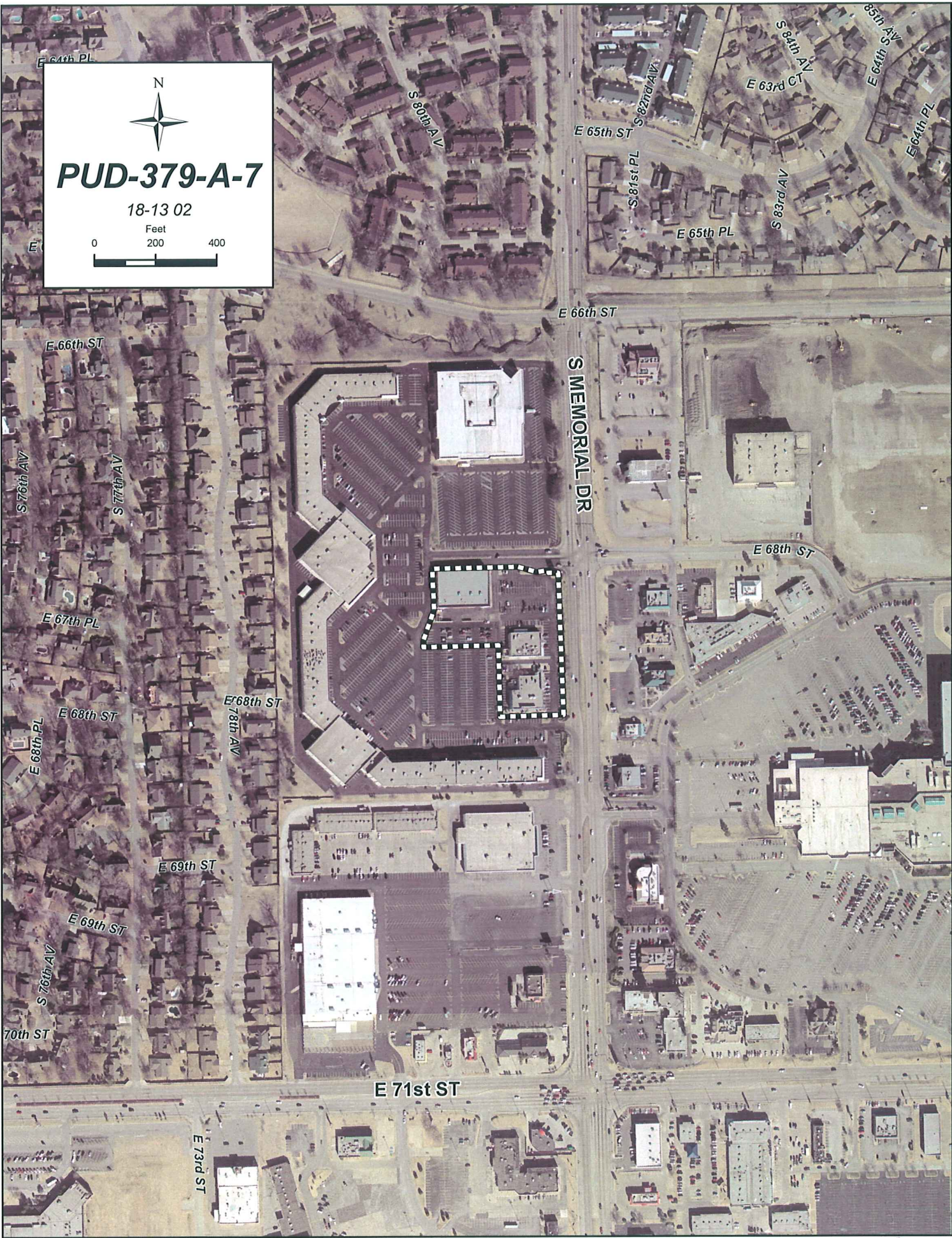
THE VILLAGE AT WOODLAND HILLS SITE PLAN

BOA 20491

1/103.38 sq. ft.

2.d.5





N

PUD-379-A-7

18-13 02

Feet
0 200 400

E 64th PL
E 65th ST
E 66th ST
E 67th PL
E 68th ST
E 68th PL
E 69th ST
E 69th ST
E 70th ST
E 71st ST
E 73rd ST
S 76th AV
S 77th AV
S 78th AV
S 80th AV
S 81st PL
S 82nd AV
S 83rd AV
S 84th AV
E 63rd CT
E 64th PL
E 64th CT
E 65th PL
E 66th ST
E 68th ST
S MEMORIAL DR

September 5, 2007

STAFF RECOMMENDATION

PUD-379-A-7: Minor Amendment – 6714 South Memorial; Block 2, The Village at Woodland Hills; Development Area A; CS/ PUD; PD-18; CD-7

The applicant is requesting a minor amendment to PUD-379-A for the purpose of increasing the permitted height for a ground sign from 20 feet to 28 feet. The proposed ground sign is intended to replace the existing tenant directory sign located on the southwest corner of the signalized access drive into the shopping center from Memorial Drive. The existing sign is 28 feet in height and was approved as such September 18, 1996 per a detail sign plan review, although no amendment to development standards was made to allow the increase.

The PUD chapter of the zoning code, Section 1103.B.2.b(4), provides that "Ground signs and promotional business signs shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected, *unless, in addition to the minimum setback prescribed in paragraph 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet.*" The proposed (and existing) sign is setback 78 feet from the centerline of Memorial Drive, more than enough to meet this requirement at the proposed (and existing) 28 feet in height.

Therefore, staff recommends **APPROVAL** of PUD-379-A-7 as proposed.

2.e.3

THE VILLAGE

SHOULD BE BOLD
LETTERING
WITH FLARE



THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED BY PURCHASE

CUSTOMER	VILLAGE AT MONTELEONE	TYPE	Billboard
ADDRESS	6515 S. MONTELEONE	MODUL	Exterior
SKETCH #	7249	MATERIAL	Exterior
SCALE	1/2" = 1'-0"	PLASTIC	
DRAWN BY	A. PERRY	OTHER	
REVIEWED	7249-A	DATE	
SALESMAN	6441-1584	APPROVED BY	

CLAUDE NEON FEDERAL
DESIGNERS AND MANUFACTURERS OF
ELECTRICAL ADVERTISING SINCE 1926
QUALITY
CRAFTSMANSHIP
EXPERIENCE



APPROVED SIGN PLAN
FOR PUD 279 DATED 9/1/96
DEV. AREA 159/4.53
TMC OFFICIAL

280-210

560
-44
172

200

1.5

7.50

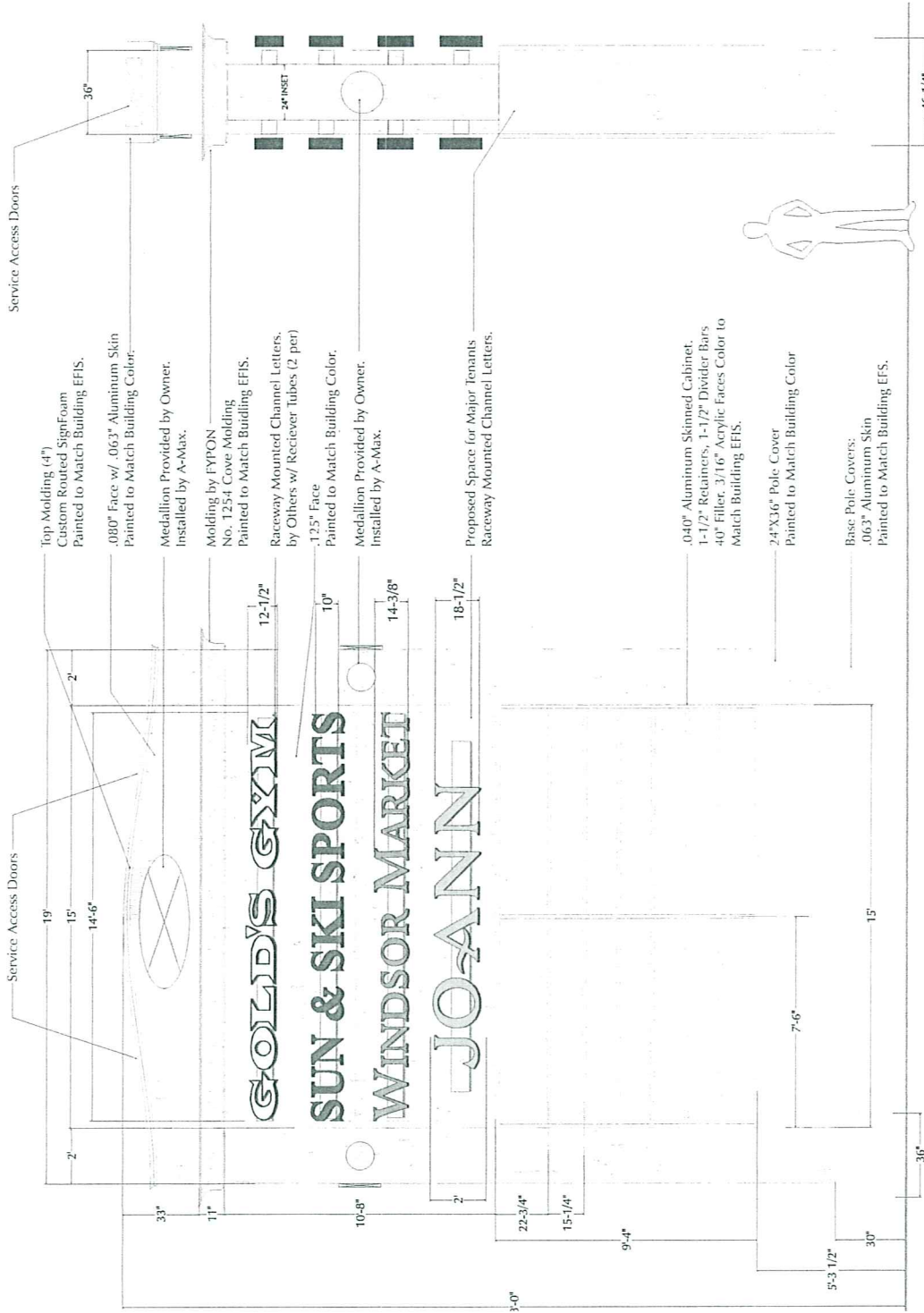
6.25

- (2) Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet of said district or area. However, signs larger than three hundred (300) square feet visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet of said district or area.
- (3) Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign.
- (4) Ground signs and promotional business signs shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected, unless, in addition to the minimum setback prescribed in paragraph 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed a height of forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted sign height shall be fifty (50) feet. No portion of the ground sign shall be within ten (10) feet of the freeway right-of-way.
- (5) Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
- (6) Promotional business signs may be utilized in accordance with paragraph 1221.C.7.

c. General Use Conditions for Outdoor Advertising Signs

Outdoor advertising signs shall comply with paragraph 1221.F, provided that the approving authority may impose such additional restrictions as are necessary to maximize compatibility with neighboring uses.

NORTH FACING SIDE



Service Access Doors

Top Molding (4")
Custom Routed Sign Foam
Painted to Match Building EIFS.

.080" Face w/ .063" Aluminum Skin
Painted to Match Building Color.

Medallion Provided by Owner.
Installed by A-Max.

Molding by FYPON
No. 1254 Cove Molding
Painted to Match Building EIFS.

Raceway Mounted Channel Letters,
by Others w/ Receiver Tubes (2 per)

.125" Face
Painted to Match Building Color.

Medallion Provided by Owner.
Installed by A-Max.

Proposed Space for Major Tenants
Raceway Mounted Channel Letters.

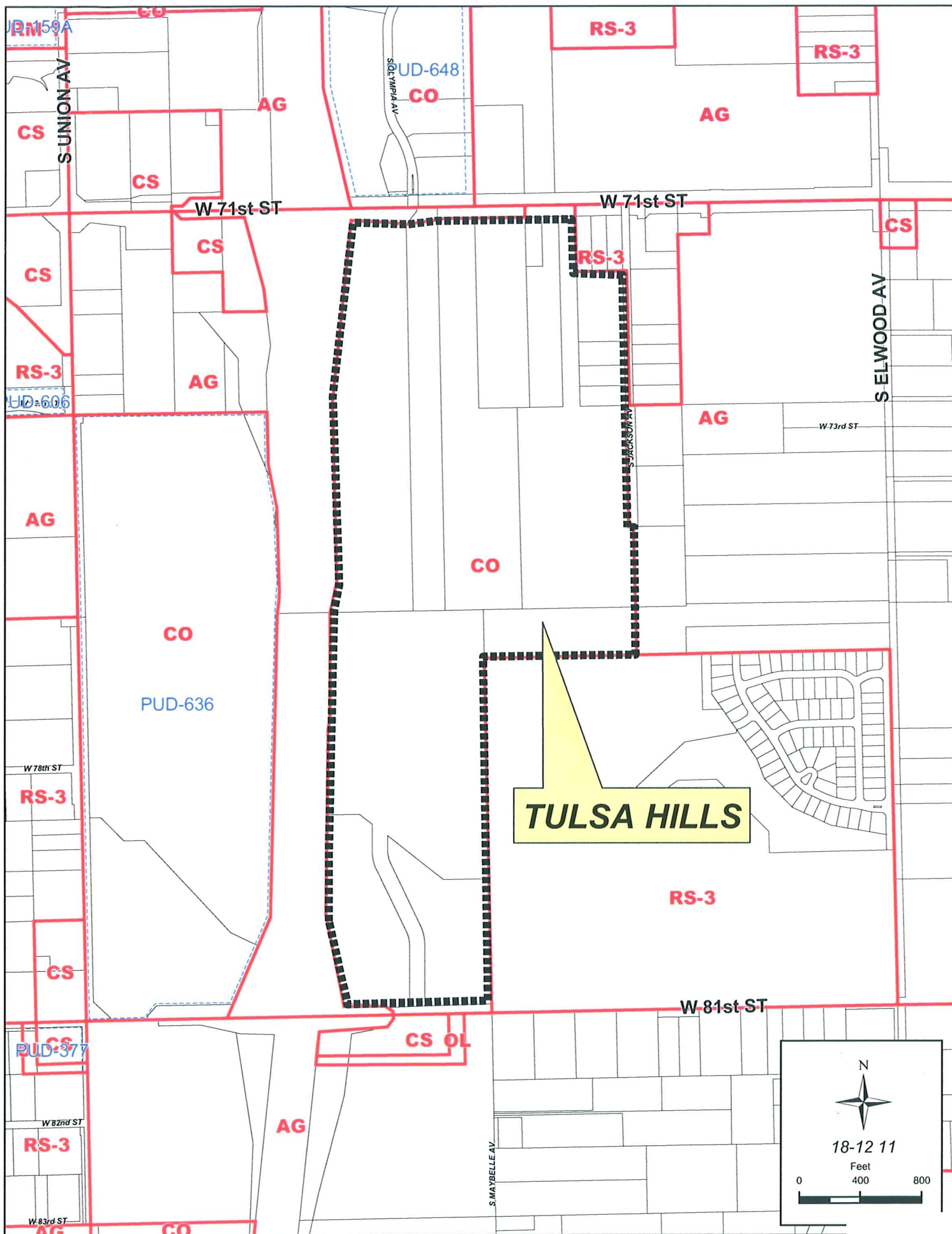
.040" Aluminum Skinned Cabinet,
1-1/2" Retainers, 1-1/2" Divider Bars
40" Filler, 3/16" Acrylic Faces Color to
Match Building EIFS.

24"X36" Pole Cover
Painted to Match Building Color

Base Pole Covers:
.063" Aluminum Skin
Painted to Match Building EIFS.

PHOTO SCALED TO APPROX: 1/8"=1'

 BY WESTBROOK 55th PLACE, TULSA OK, 74145 622-0651 • FAX (918) 622-0659 COURTESY: BRUCE ANDERSON	CUSTOMER: THE VILLAGE AT WOODLAND LOCATION: 71ST AND MEMORIAL, TULSA, OK DESCRIPTION: MANUFACTURE AND INSTALL (1) DIE Pylon SIGN (Using Existing Poles) w/ Raceway Mounted Channel Letters, LED Message Center, and Multitenant Sign SALES REP: BRUCE ANDERSON	<input type="checkbox"/> APPROVED AS DRAWN <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> MAKE CHANGES & RESUBMIT	SCALE: 1/4" = 1'-0" DATE: 5/4/07 FILE: REV01.DWG W.O. #: DRAWN BY: PW



051



Final Subdivision Plat

Tulsa Hills - (8211) (PD-8) (CD-2)
East of U.S. 75 between West 71st and West 81st Street

This plat consists of 31 Lots in 2 Blocks on 175.57 acres.

The consulting engineer has requested that this Final Plat be put on the agenda. Typically all release letters have been received before a Final Plat is put on the agenda for approval. There is a dispute between the project engineers and AT&T representatives about easements on the plat. Staff has requested that both parties work to resolve their concerns, but to date no agreement has been reached and no release letter from AT&T has been received.

2.F.3
8/30/07

Tuba Alta

OWNER:
Tulsa Hills, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
John Collett
P.O. Box 36799
Charlotte, North Carolina 28236
Phone: (704)348-3513

SURVEYOR:
Carter & Burgess, Inc.
Anthony B. Cole, P.L.S.
Tony.Cole@cb.com
001 North Broadway Extension
Oklahoma City, Oklahoma 73114
Phone: (405)810-8254
CA 227 EXPIRES 6-30-08

A/C = ACCESS PERMITTED
 LMA = LIMITS OF NO ACCESS
 B/A = BUILDING LINE
 U/T = UTILITY EASEMENT
 WAE = WATERSHED EASEMENT
 W/LC = WATERLINE EASEMENT
 W/OE = OVERLAND DRAINAGE EASEMENT

Subdivision Statistics

PLAT No. _____

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat conforms to the provisions of the Metropolitan Area Planning Commission Act, Chapter 112, Laws of the City of Tulsa, Oklahoma.

DATE _____

BY _____

CITY CLERK

APPROVED _____
Council of the City of Tulsa,
Oklahoma.

Chairman

Mayor

ATTEST: City Clerk

Approved: City Attorney

Basis of Bearing
THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NORTH BY D09°10' EAST ALONG THE NORTHERLY LINE OF NE/4 OF SECTION 11, T-18-N BY R-12-E, BASED ON SECTION MEASUREMENT BY THIS FIRM, DATED MARCH 15, 2006.

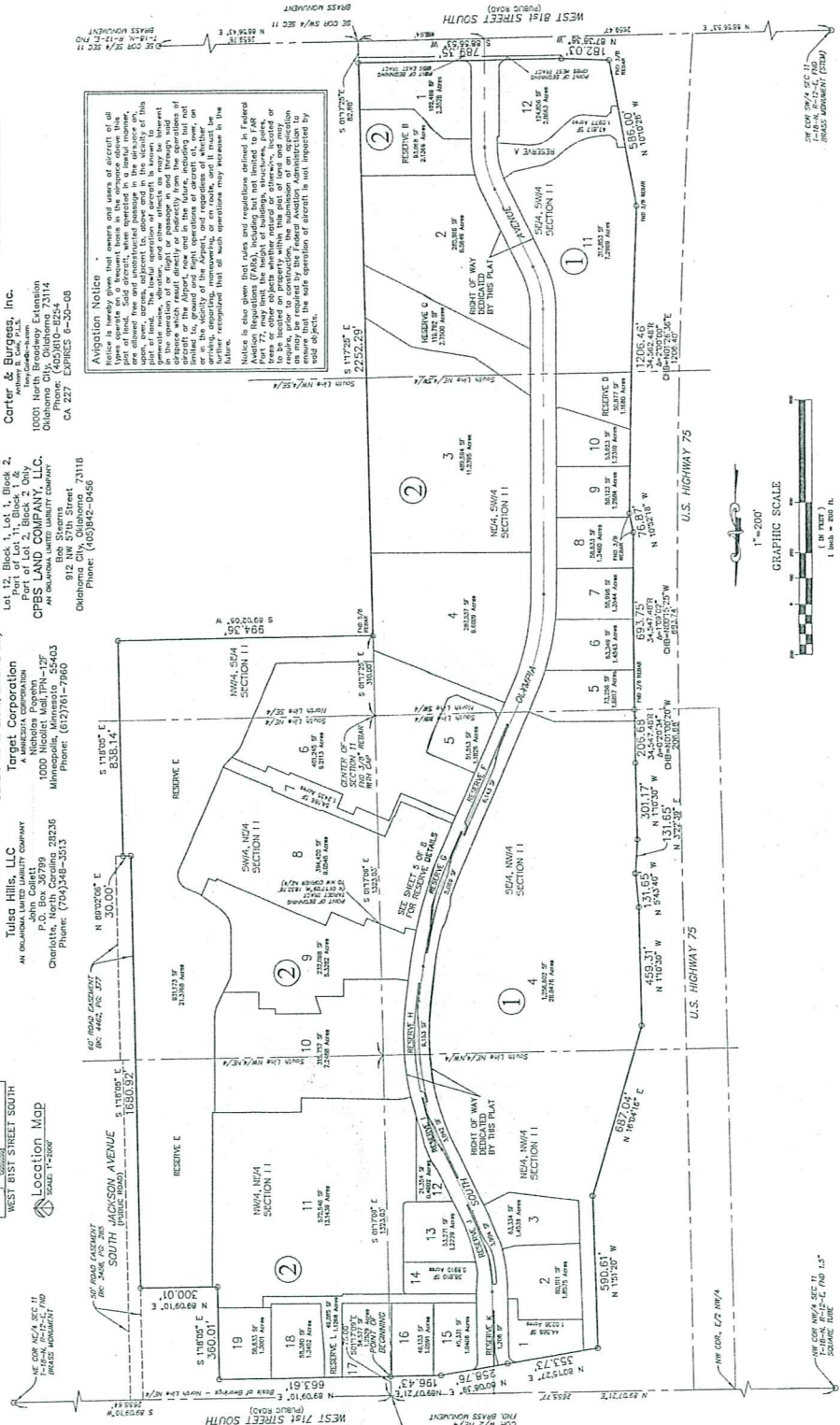
Monumentation
EXCEPT AS SHOWN ON THIS SHEET,
ALL EXTERIOR AND INTERIOR
PROPERTY CORNERS ARE A 5/1 1/2
INCH REBAR WITH YELLOW CAP
STAMPED "C&B CA 277".

STATE OF OKLAHOMA } ss.
COUNTY OF TULSA }

On this _____ day of _____, 20____

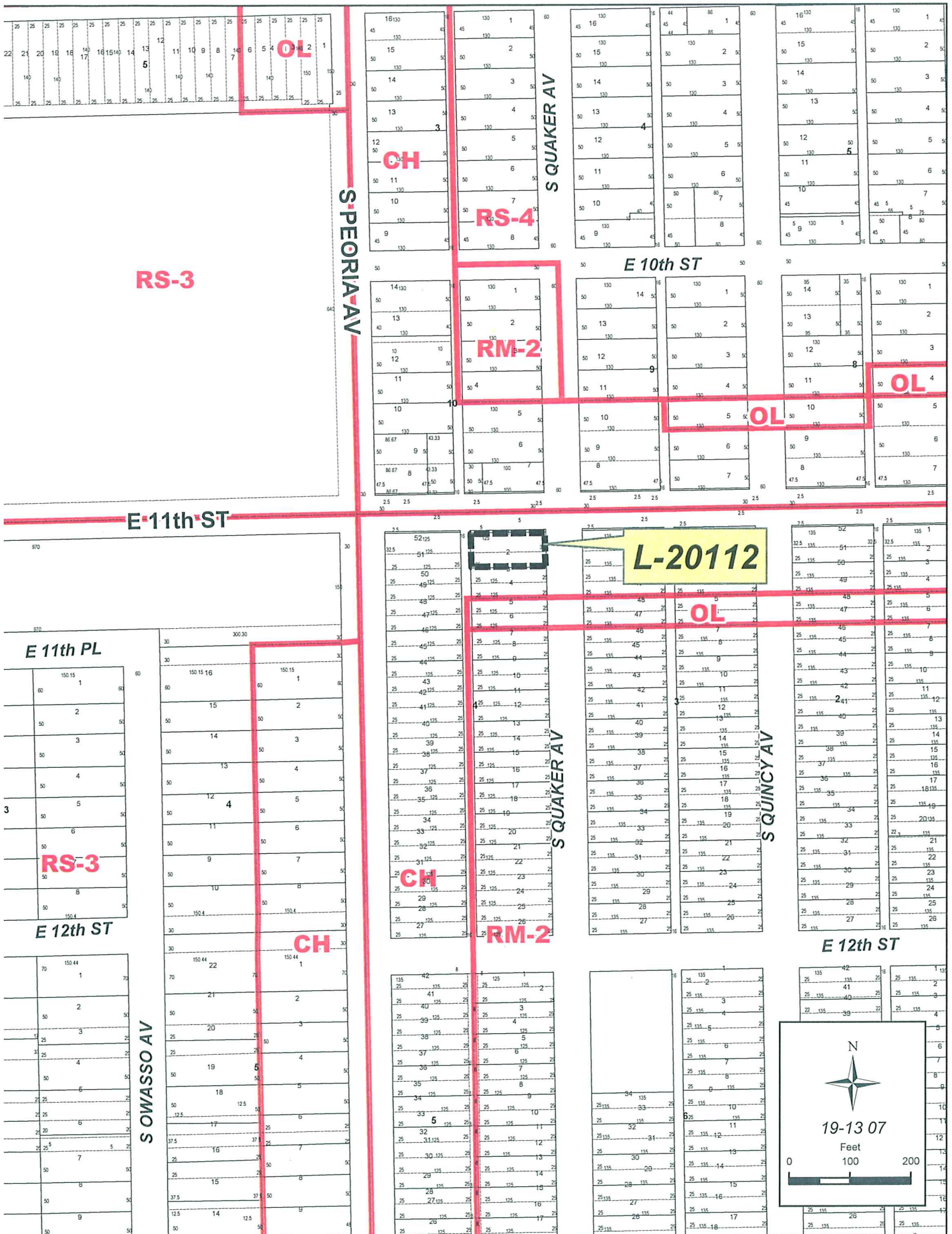
DRAFT FOR DISCUSSION

RECEIVED
AUG 09 2017
Tulane University
SHEET 1 OF 1



RECORDED- AUGUST 7, 2007 "DIRECT EMAIL"

2.F.4



201



E 11th ST

**SUBJECT
TRACT**

S PEORIA AV

S QUAKER AV

207

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

September 5, 2007

City of Tulsa (L-20112) (CH) (PD 4) (CD 4)
1324 East 11th Street

The applicant has applied to split the subject property into two parcels. Tract 2 will continue to be used as parking and the historic Meadow Gold sign on Route 66 will be placed on Tract 1, using Vision 2025 funds. Both proposed tracts meet the CH zoning requirements.

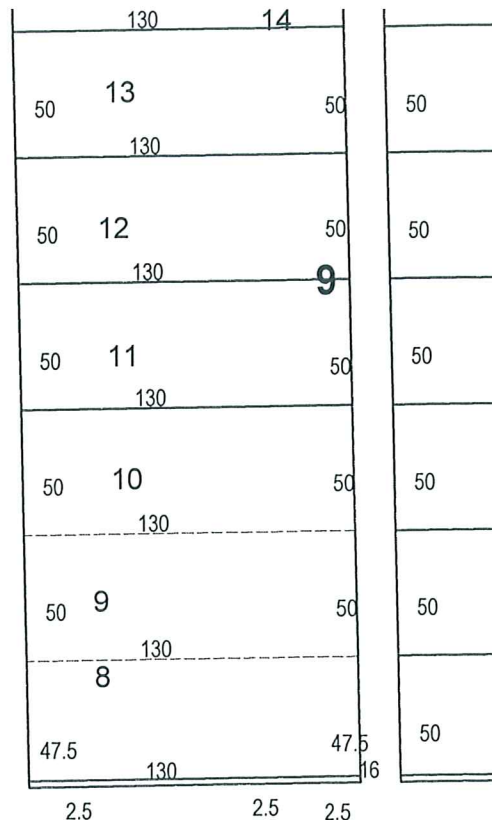
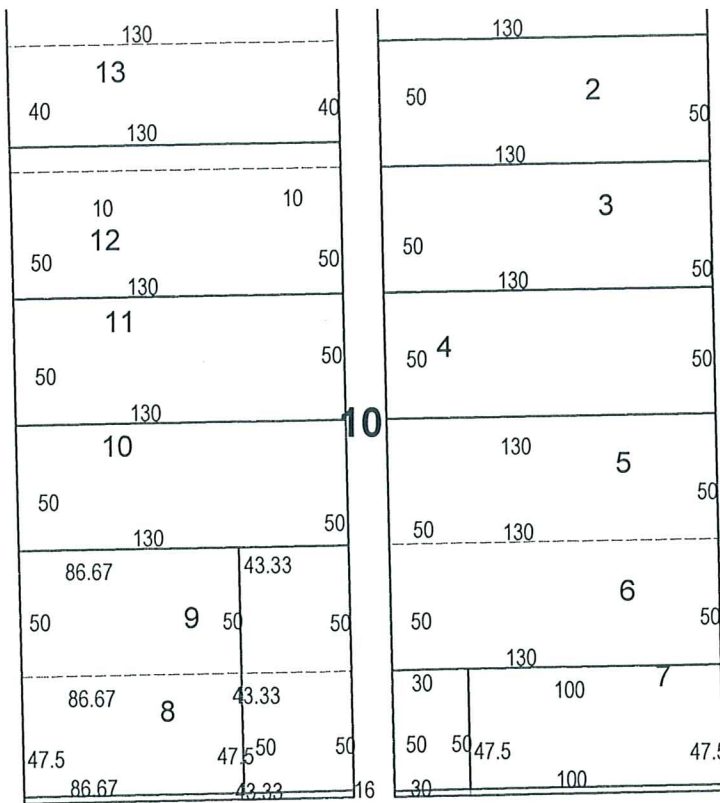
At this location, East 11th Street is designated as an urban arterial, requiring 40' of street right-of-way from the center of the street. Currently, 35' has been deeded to the city for street right-of-way. Also, the proposed lot-split will divorce Tract 1 from the sanitary sewer main line.

The applicant is seeking a waiver of the *Subdivision Regulations* of the required 40' of street right-of-way along East 11th Street. The applicant has indicated that no buildings for occupancy will be placed on Tract 1, and has asked for a waiver of Subdivision Regulation 6.5.2 requiring each tract have sanitary sewer service.

Although the Technical Advisory Committee (TAC) would prefer that the full right-of-way be deeded, the TAC offered no objections to the approval of the lot-split and the requested waivers at their August 16, 2007, meeting.

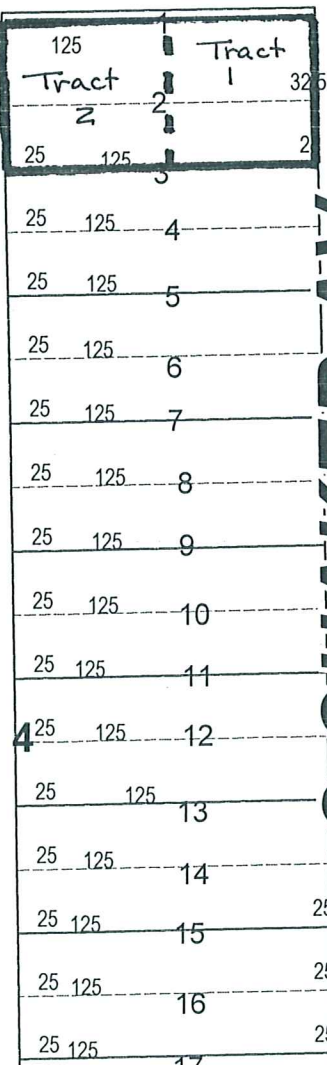
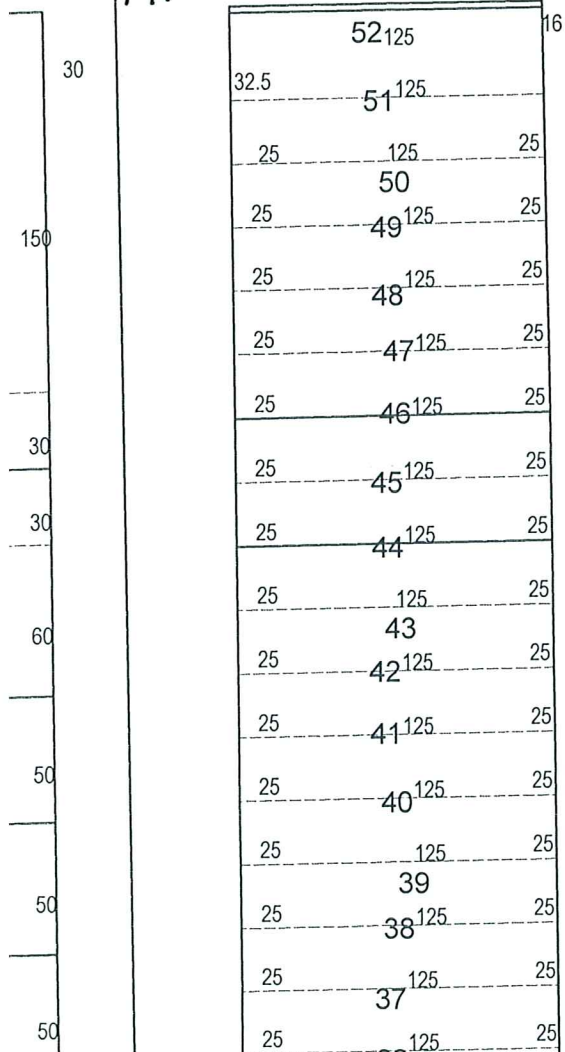
Staff recommends **DENIAL** of the waiver of the *Subdivision Regulations* for the additional 5' of right-of-way (that would bring it to the required 40') along East 11th Street, **APPROVAL** of the waiver of the sanitary sewer main line being extended subject to no occupancy permits being issued for Tract 1, and of the lot-split subject to the additional right-of-way being deeded to the city.

SPeORIA AV



E 11th ST

↑ N



S QUAKER AV

Existing Proposed

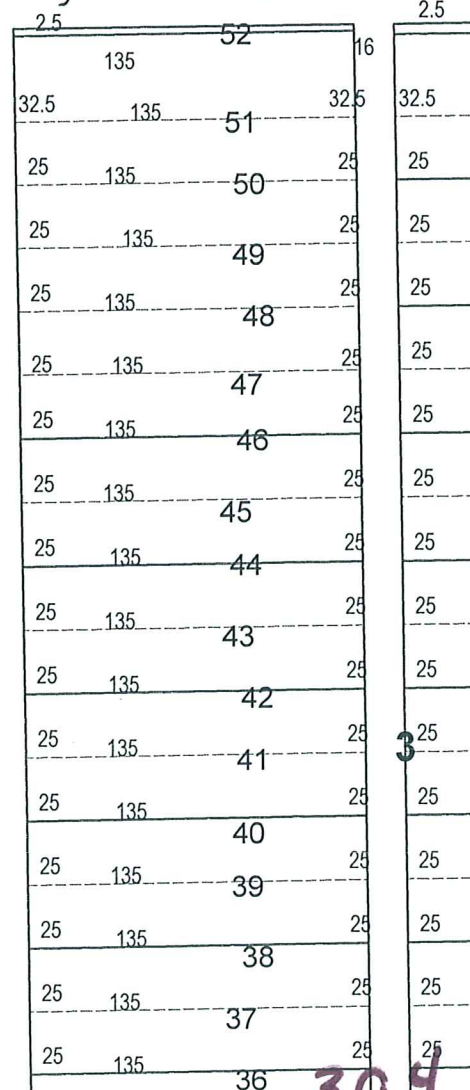
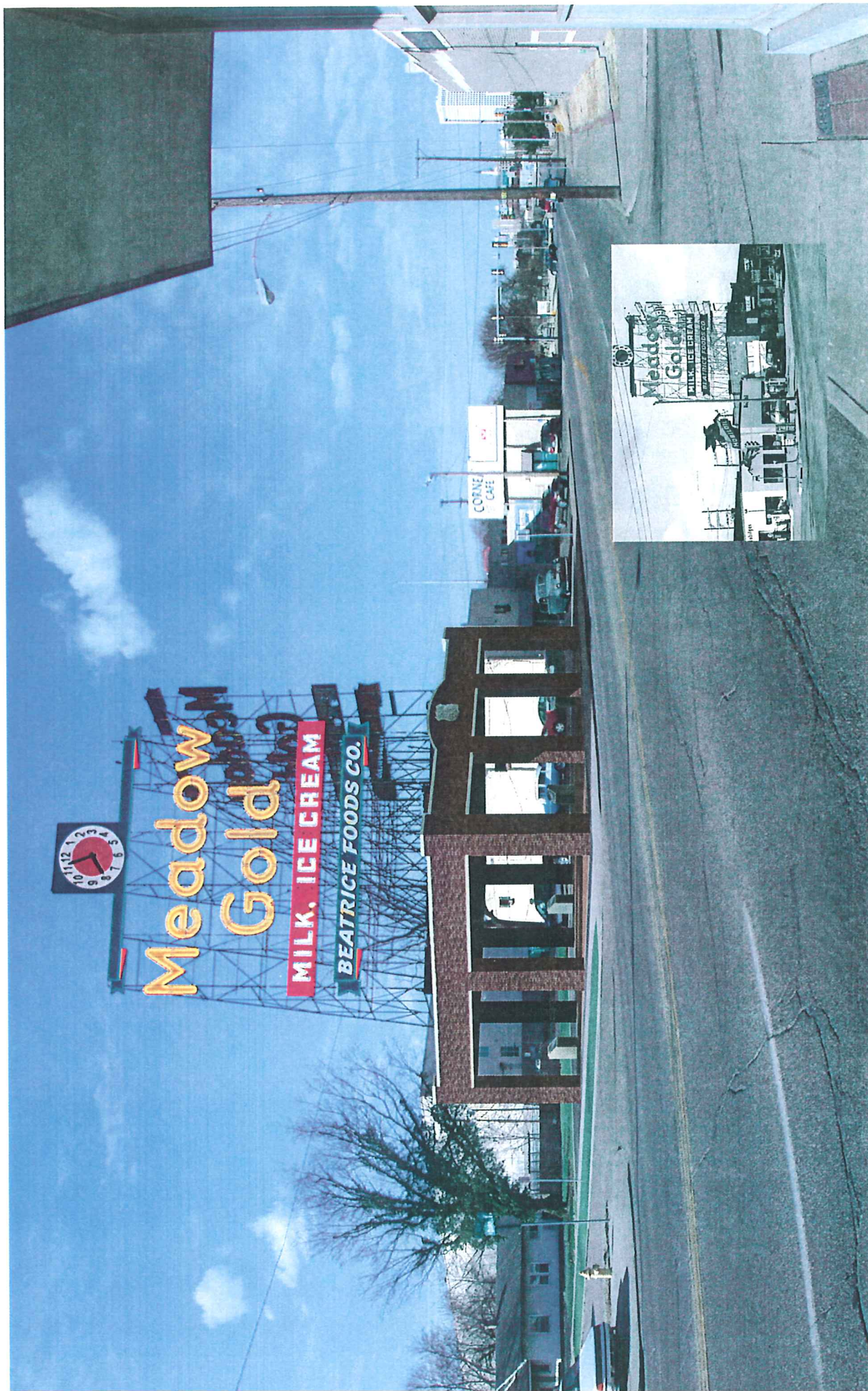
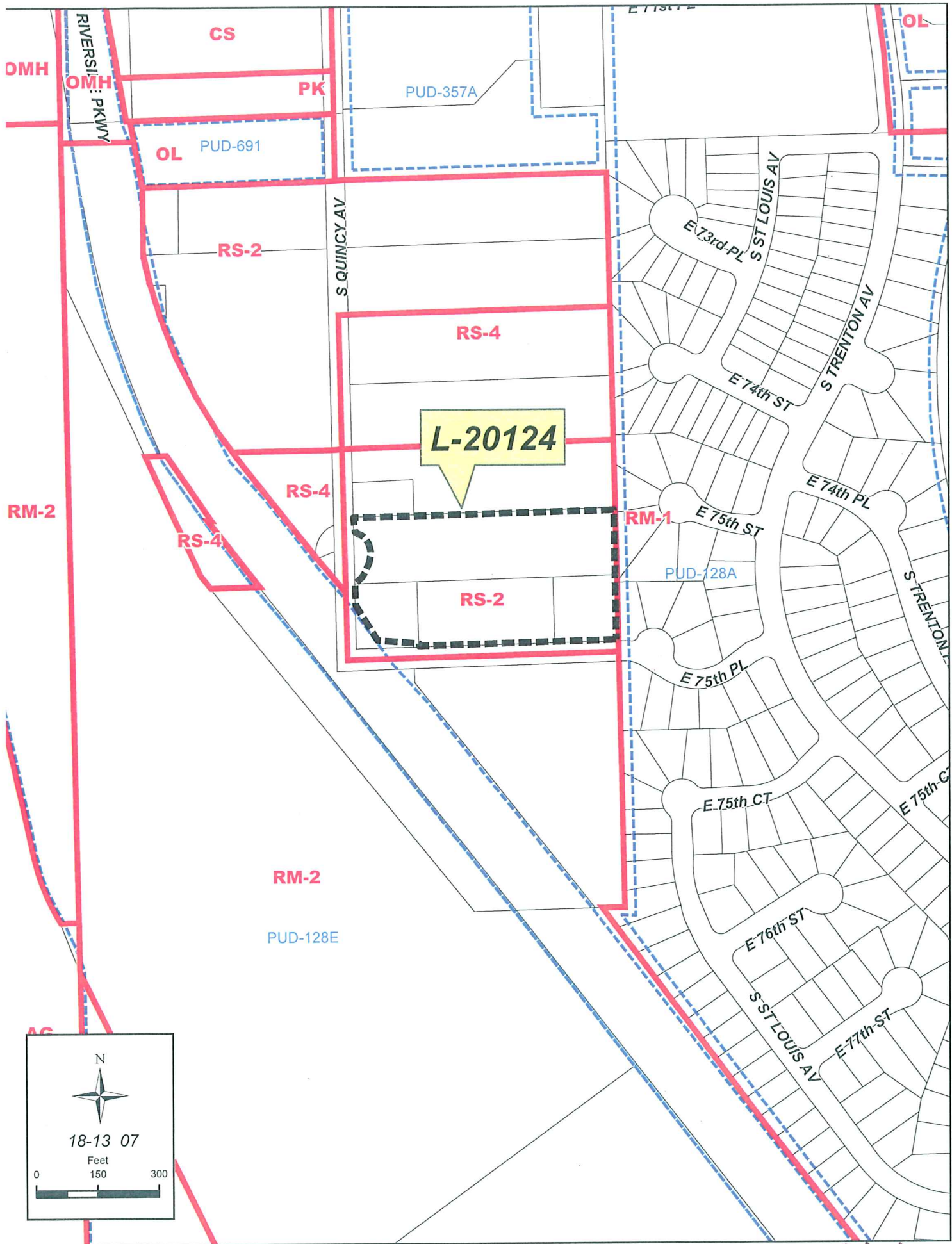


EXHIBIT A





261



N

L-20124

18-13 07

Feet

0 150 300

252

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

September 5, 2007

L-20124 Sisemore Weisz (8307) (RS-2) (PD 18) (CD 2)
7447 South Quincy

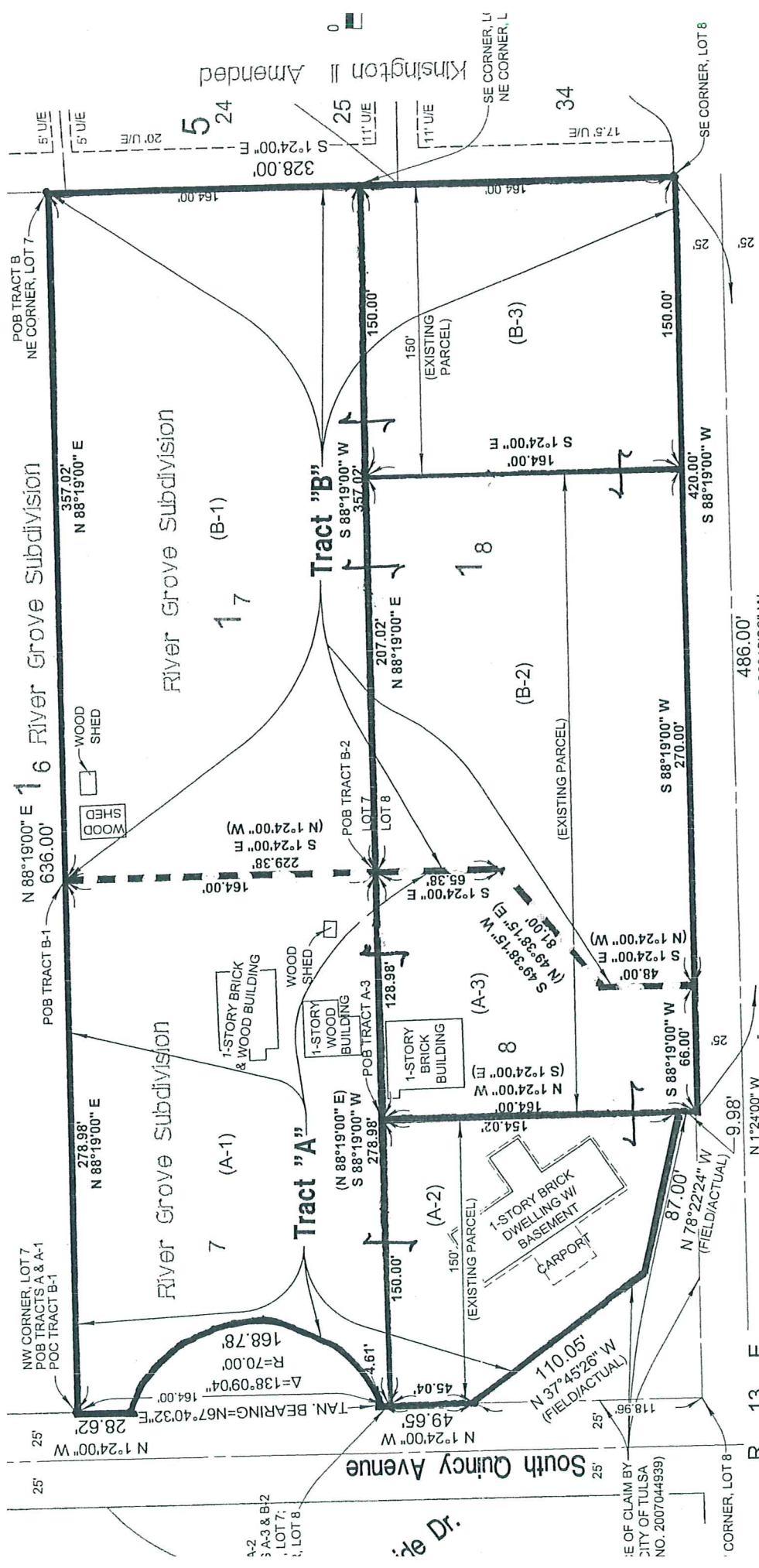
On July 18, 2007, the Tulsa Metropolitan Area Planning Commission approved rezoning the subject tract from RS-2 to OM, which results in the property being subject to plat. However, the property owner wanted to reconfigure the property and change ownership prior to the property being platted. The rezoning application has not yet been heard by the City Council to allow this lot-split application to be completed.

Two lots are being split. Lot 8 is currently split into three parcels, along with Lot 7, the proposal is to reconfigure the four parcels into two tracts, excluding street right-of-way. The western portions of Lot 7 and Lot 8 will be tied together (Tract A) and the eastern portions of Lot 7 and Lot 8 will be tied together (Tract B). Both resulting tracts would meet the RS-2 bulk and area requirements; however, both tracts would have more than three side lot lines. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

City of Tulsa Public Works Department is requiring the sanitary sewer main line to be extended to serve Tract A. However, the applicant is requesting approval of the lot-split, with the sewer line being extended prior to future construction on Tract A. Therefore, the applicant is asking for a waiver of Subdivision Regulation 6.5.2 requiring each tract have sanitary sewer service.

The applicant indicated that the proposed split tracts will be reflected when platting the property. The Technical Advisory Commission expressed no concerns at their August 16, 2007, meeting.

Due to the property being subject to plat once the rezoning has been approved by the City Council and the ordinance published, which will also require the sanitary sewer line to be extended prior to approval, Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the two waivers of *Subdivision Regulations* and of the lot-split.



Lot Split Exhibit
 of
River Grove Sub
 City of Tulsa, Tulsa County, State

East 75th Place **South**

Legend
 U/E = UTILITY EASEMENT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

Existing **Proposed**

Scale 1" = 200'

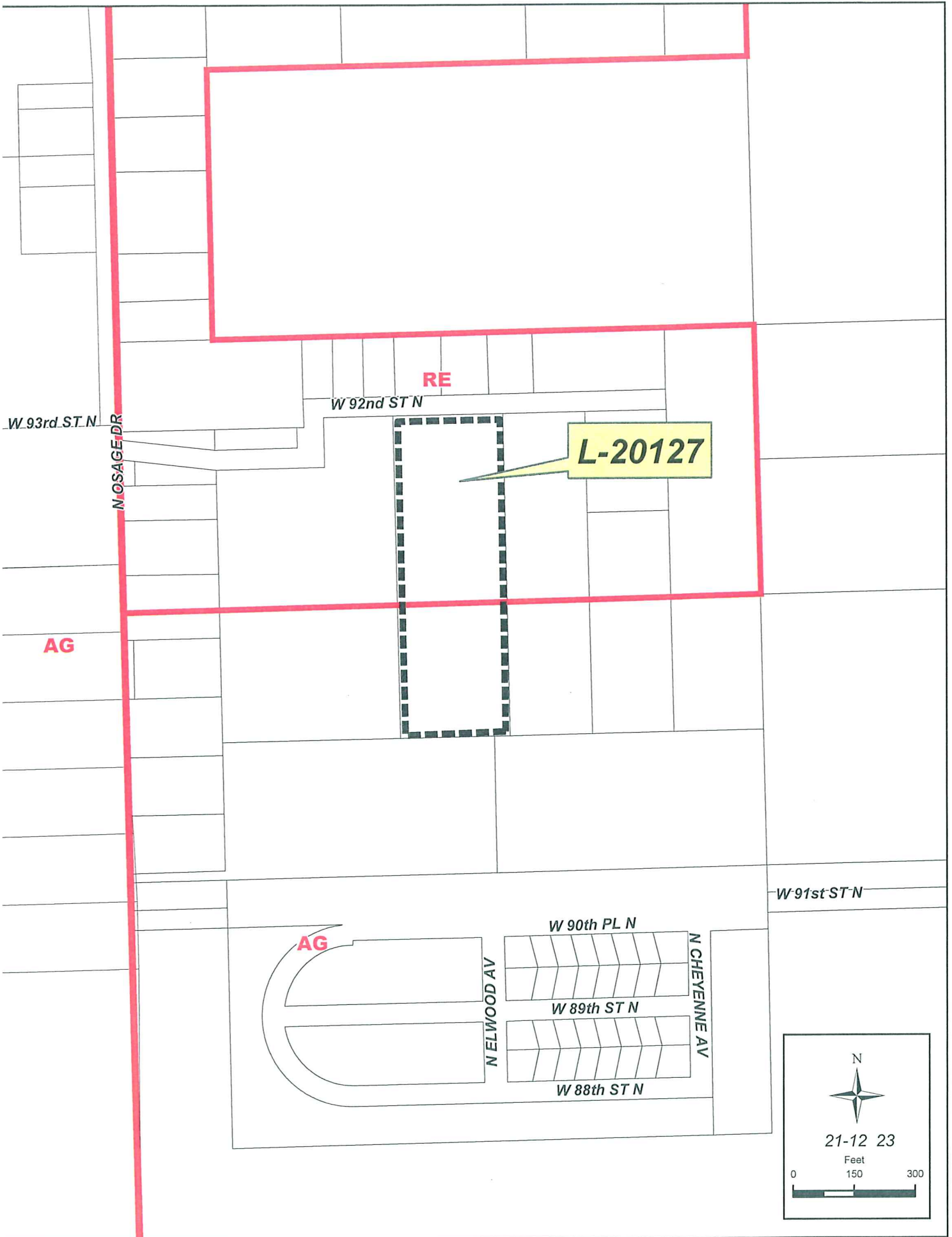
81ST STREET SOUTH
Location Map

Sisamore W

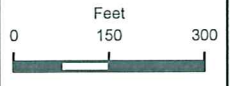
6111 EAST 32nd PL
 TULSA, OKLAHOMA
 C.A. NO.

FILE: 1813.0700
 ORDER: 15555.03

SURVEY BY:
 DRAWN BY:



21-12 23



201

W 92nd ST N

SUBJECT
TRACT



W 91st ST N

W 90th PL N

N CHEYEN

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

September 5, 2007

L-20127 Jane Lewis (1223) (RE/AG) (County)
324 West 92nd Street North

The proposal is to split a five-acre tract into two parcels. Although the southern portion of the property is zoned AG, the front of the property is zoned RE. Both proposed tracts meet the RE and the AG bulk and area requirements; however, Tract B would have more than three side lot lines. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.

NORTHWEST CORNER
SW/4 NE/4

267'
C WEST 92ND STREET NORTH

150.0
25' ROAD EASEMENT BOOK 827 PAGE 786

TRACT A

362.7'

CRUEL DRIVE

362.7'

WOOD STORAGE NOT
ON CONCRETE

815'

150.0'

815'

93.8'

158.1'

3.9'

METAL BUILDING
ON CONCRETE

Existing

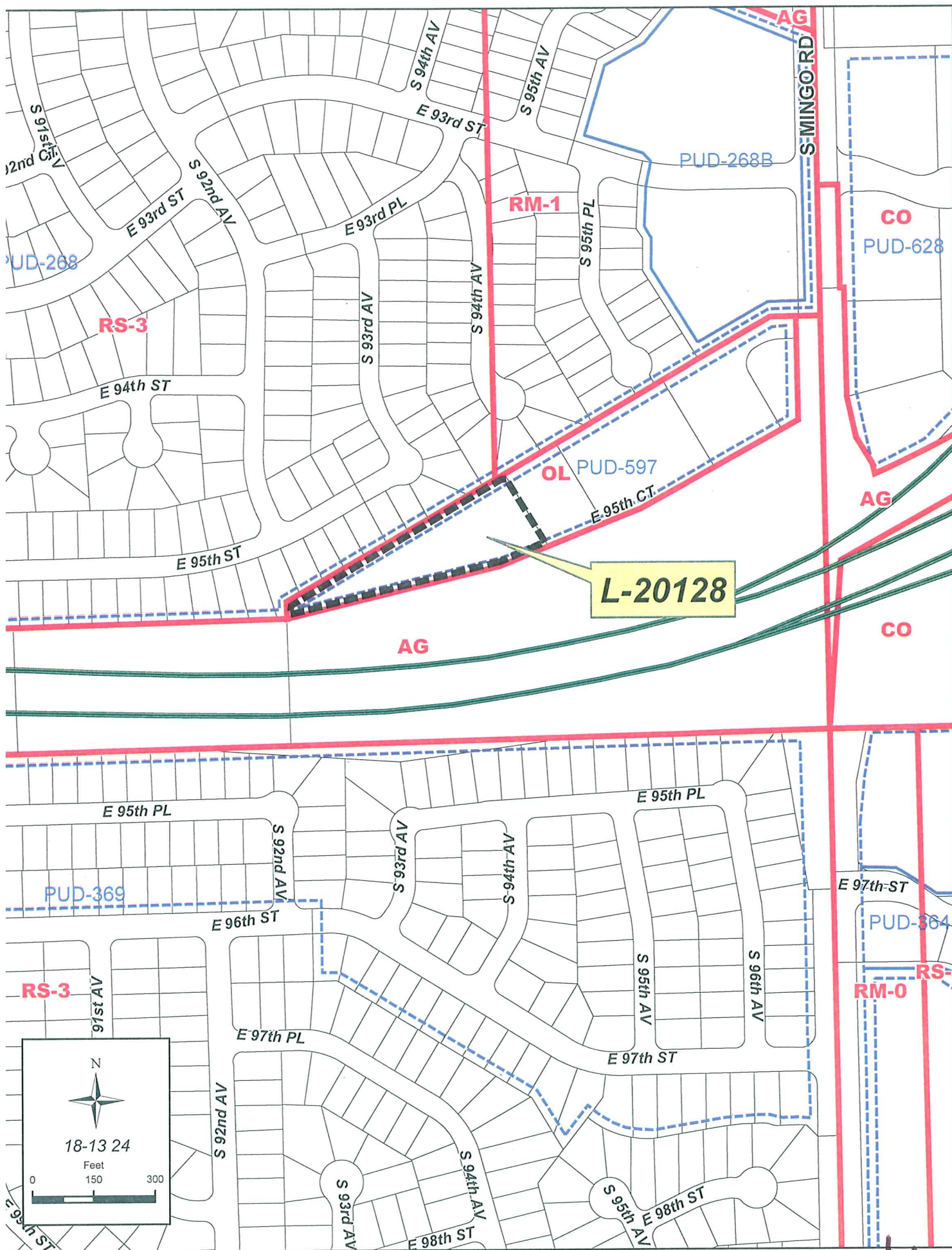
Proposed

ACCESS TO THI
AS SHOWN HERE
IS MADE CONCI
ACCESS PURPO

DEED OF DEI
DOES NOT AF
DEED OF DEI
DOES NOT AF

N ↑

3.C.4





L-20128

18-13 24

Feet

150

300

3 d. 2

LOT-SPLIT TO RESCIND TIE AGREEMENT LANGUAGE

September 5, 2007

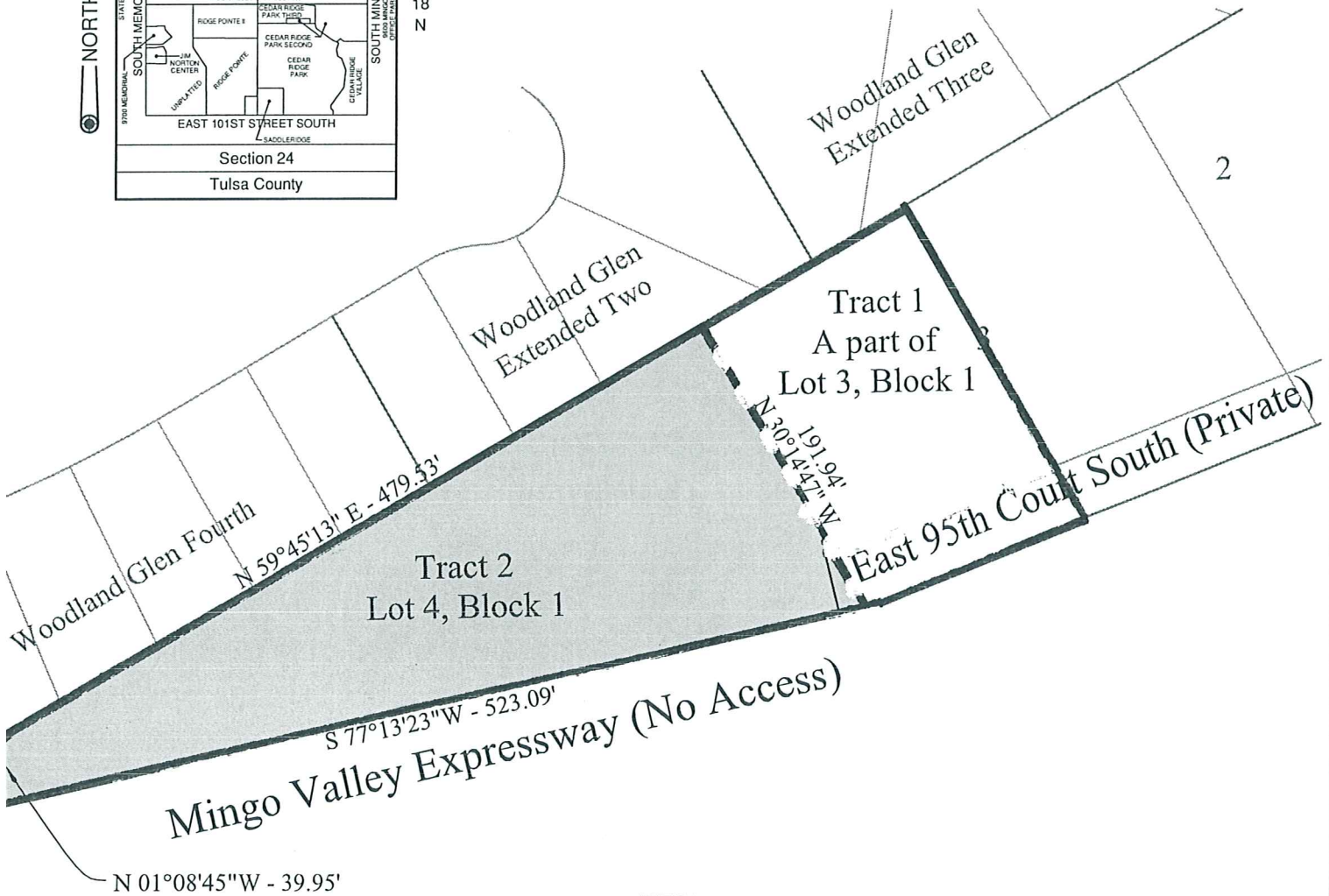
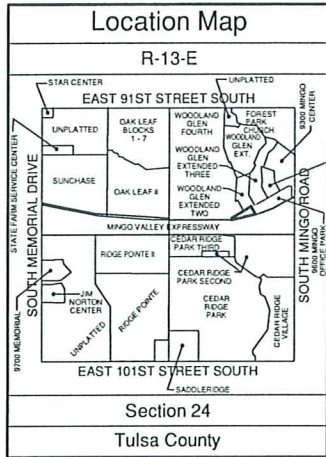
L-20128 Tulsa Engineering & Planning (8324) (OL /PUD-597) (PD 18) (CD 8)
9223 East 95th Court

On February 26, 2006, L-19930 was approved to split Lot 3, Block 1, 9600 Mingo Office Park into two tracts. However, because the western portion of Lot 3 would not have sanitary sewer service, it was required to be tied to Lot 4. Since that time, the sanitary sewer service requirements have been met and the applicant has applied to split the western portion of Lot 3 (Tract 1) from Lot 4. All OL zoning bulk and area requirements have been met.

Staff believes this lot-split would not have an adverse effect on the surrounding properties and recommends **RESCINDING** the tie language of L-19930 and recommends **APPROVAL** of the current lot-split request, L-20128.

3.d.3

Exhibit "E"



Existing

Proposed

TRACT 2
Lot 4, Block 1, "9600 Mingo Office Park"

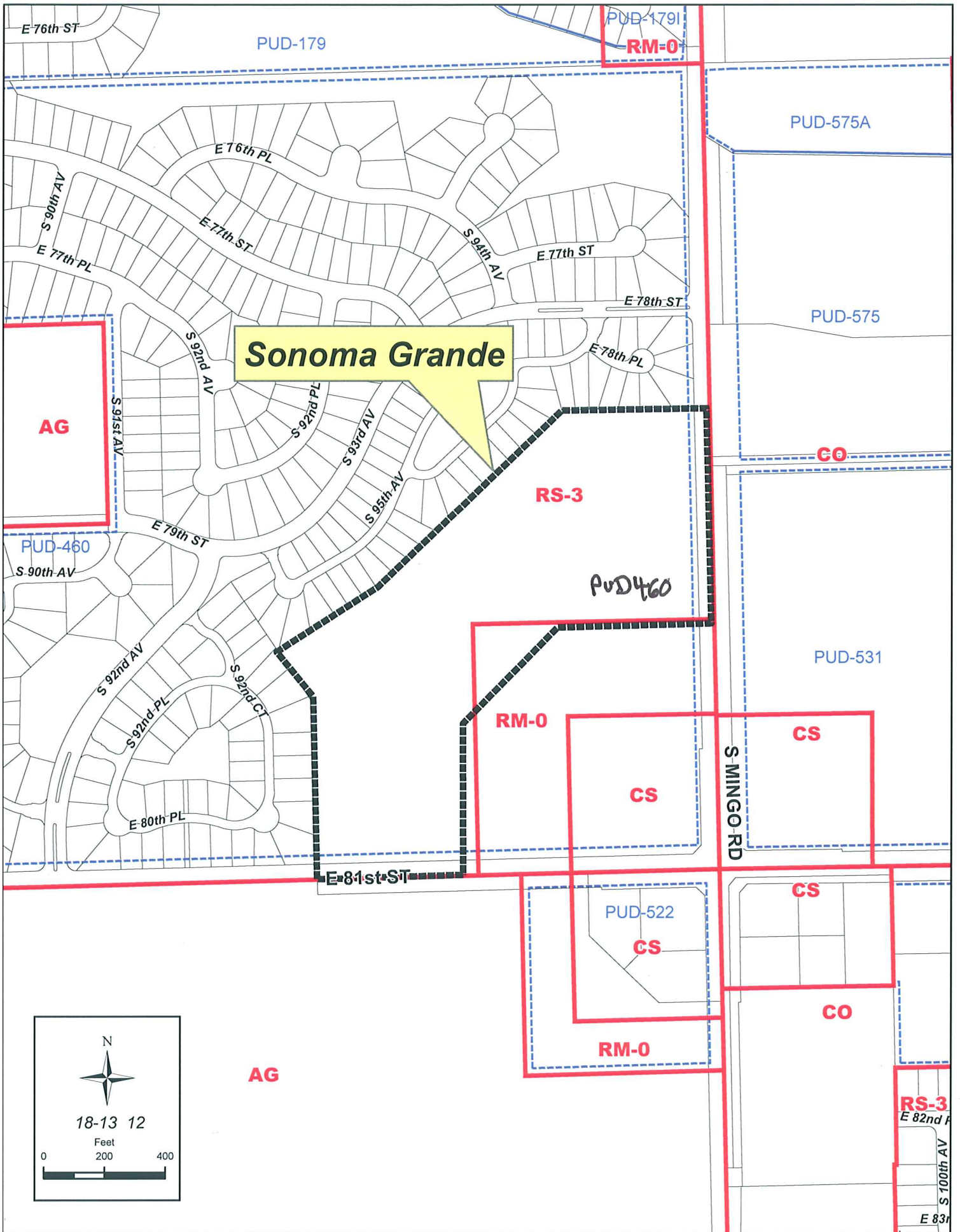


Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 531 Renewal Date June 30, 2009



Job No: 07-074
Scale: 1" = 100'
Date: 08-03-07

3.01.4





3e.2

PRELIMINARY SUBDIVISION PLAT

Sonoma Grande – (8312) (PD 18) (CD 8)

North of northwest corner of East 81st Street and Mingo Road

This plat consists of 2 Lots, 2 Blocks, on 25.6 acres.

The following issues were discussed August 16, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned under PUD 460. This is a multi-family development. All PUD requirements must be met. Mutual access easements must be shown. A property owners association should be formed for maintenance of the site (drainage, access, sign easements which should be shown, open space, etc.).
2. **Streets:** Include 17.5 foot utility easements along 81st and Mingo frontages. Provide a statement on face of plat that sidewalks are to be provided on the arterial streets in conformance with subdivision regulations. Show limits of no access and all approved access points along both arterials. Provide a mutual access easement along the south side of Lot 2 per the proposed concept plan along with standard language. The 81st Street drives are okay.
3. **Sewer:** Please be sure that the proposed 8 inch sanitary sewer line, along the west boundary of Lot 2, is designed deep enough to serve the entire unplatted area at the northwest corner of East 81st Street and South Mingo.
4. **Water:** Water main dead-end stubs will not be allowed. Traditional design should be used.
5. **Storm Drainage:** If off-site drainage flows onto this site, then the appropriate stormwater easements will be required. None have been shown. If no drainage or storm sewer easements are shown to convey drainage on the face of plat then Sections I.G and J. should be removed. Need to add enough off-site contours to establish drainage patterns onto or away from this site.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO and ONG may need additional easement.

7. **Other: Fire:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide additional emergency access along the northeast drive per our previous discussions. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. For group R-3 and group U occupancies, the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Please add surveyors' e-mail address and date of preparation to face of plat. **General:** Please identify the connecting black lines in southern and northeastern areas (possible security fencing).

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.

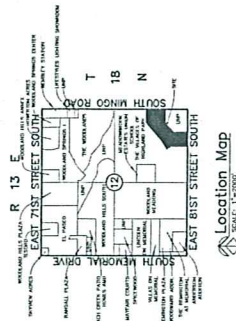
3.e.4

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 PUD 460 *Sonoma Grande*

PART OF THE SE 1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Notes

- THIS PLAT MEETS THE OKLAHOMA BENCHMARK STANDARDS FOR THE PRACTICE OF SURVEYING AND THE REQUIREMENTS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 2 1/2" IRON REBAR WITH YELLOW CAP STAMPED "TANNER CONSULTING, L.L.C. 10/15/10" UNLESS OTHERWISE NOTED.

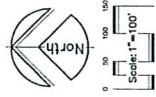
Notes of Bearing

THE BEARS OF BEARINGS FOR THE SURVEY SHOWN HEREIN IS THE BEARING OF THE MERIDIAN OF SECTION 12, T-18-N, R-13-E, HAVING A BEARING OF S 89°20'04" W.

Benchmark

7" IRON REBAR CORNER IN CORNER OF SECTION 12, T-18-N, R-13-E, HAVING A BEARING OF S 89°20'04" W. ELEVATION= 899.41 (MVD 1985)

SECTION 12, T-18-N, R-13-E
TWO (2) LOTS IN TOWNSHIP 18 NORTH, RANGE 13 EAST
CROSS SUBDIVISION AREA: 25.668 ACRES

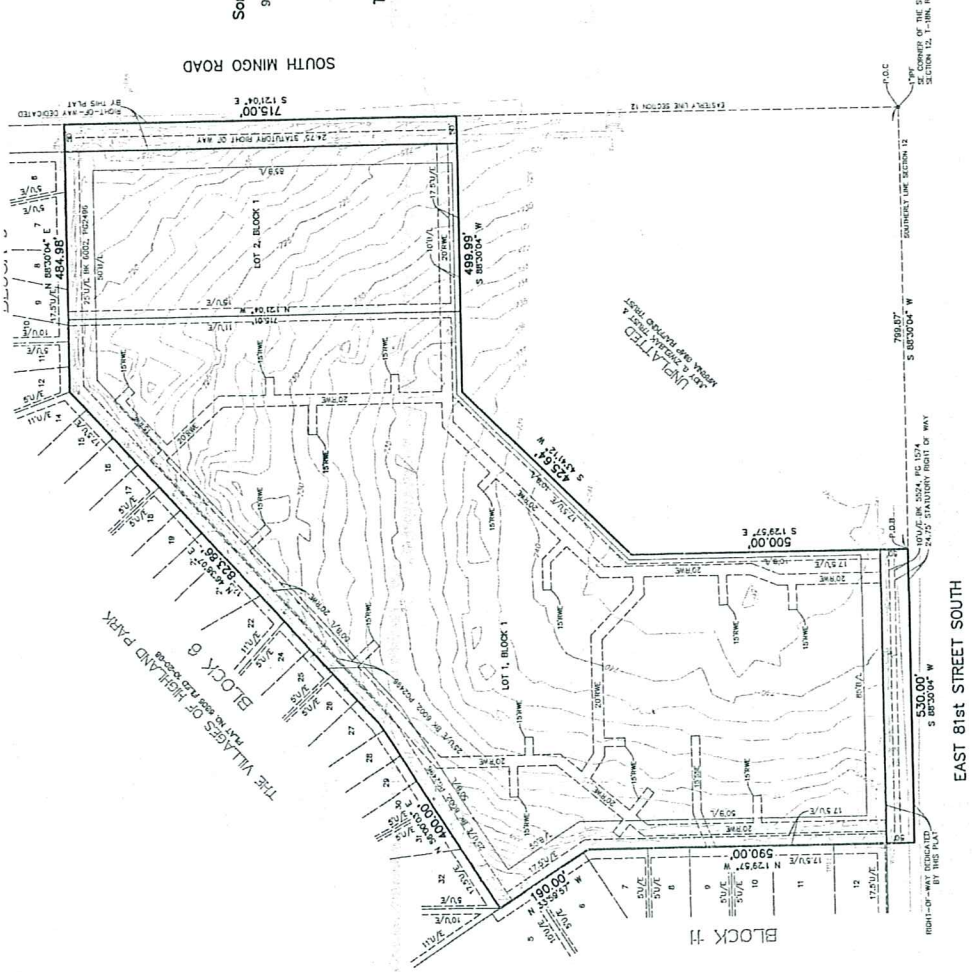


AC = ANGLE OF CIRCUMFERENCE
AS = ANGLE OF SUBTENDENT
E = EXTERIOR ANGLE
I = INTERIOR ANGLE
M = MEASURE
P = POINT
R = RIGHT ANGLE
S = SIGHT
U = UTILITY
W = WATER
X = EXISTING
Y = YIELD
Z = ZONE

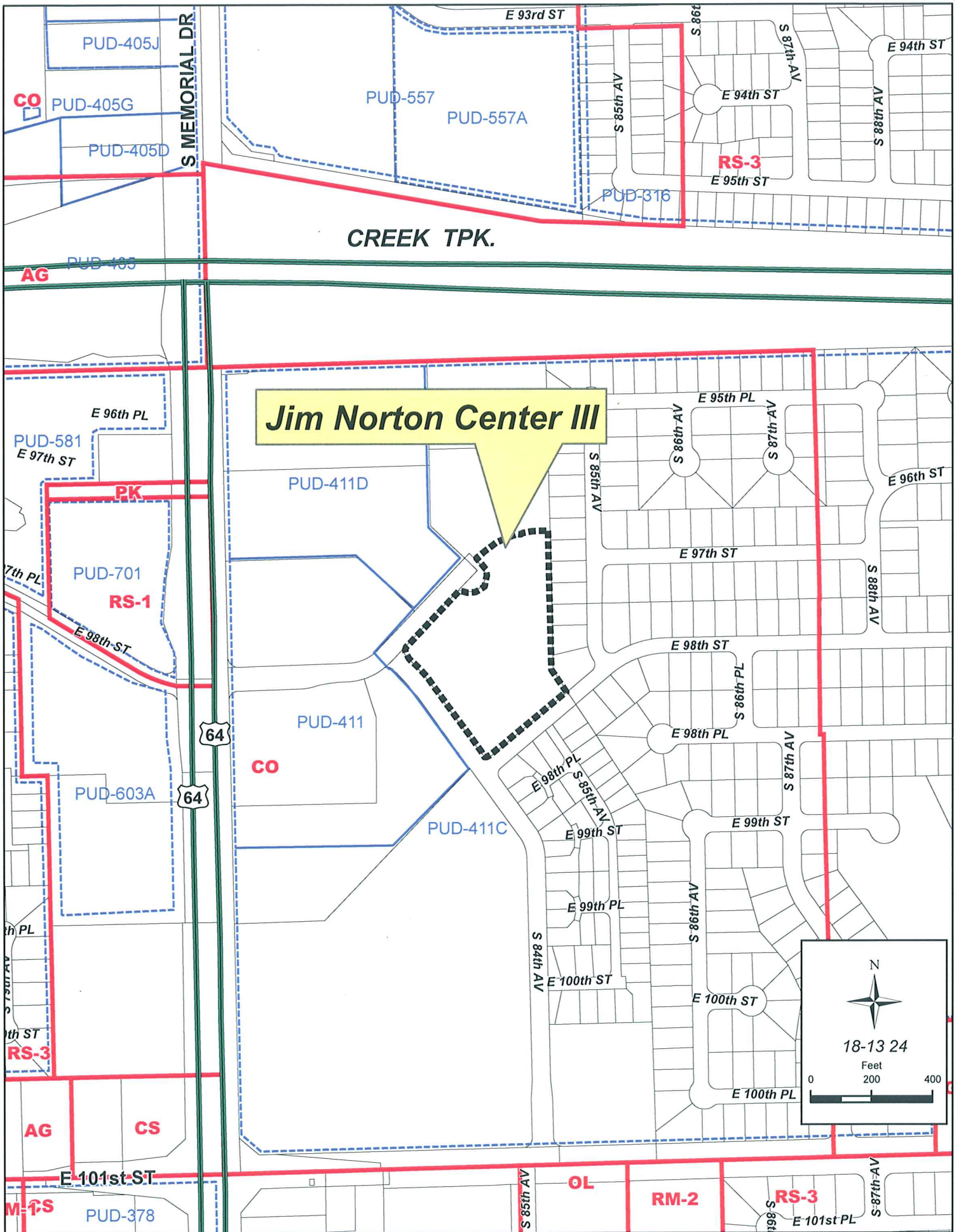
OWNER:
Sonoma Grande Tulsa, LLC.
3000 Brookstone Center Parkway
Columbus, Georgia 31817
Phone: (706) 324-4150

SURVEYOR:
Tanner Consulting, LLC.
OKLAHOMA REG. NO. 1335
OKLAHOMA REG. NO. 1335
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 465-8928

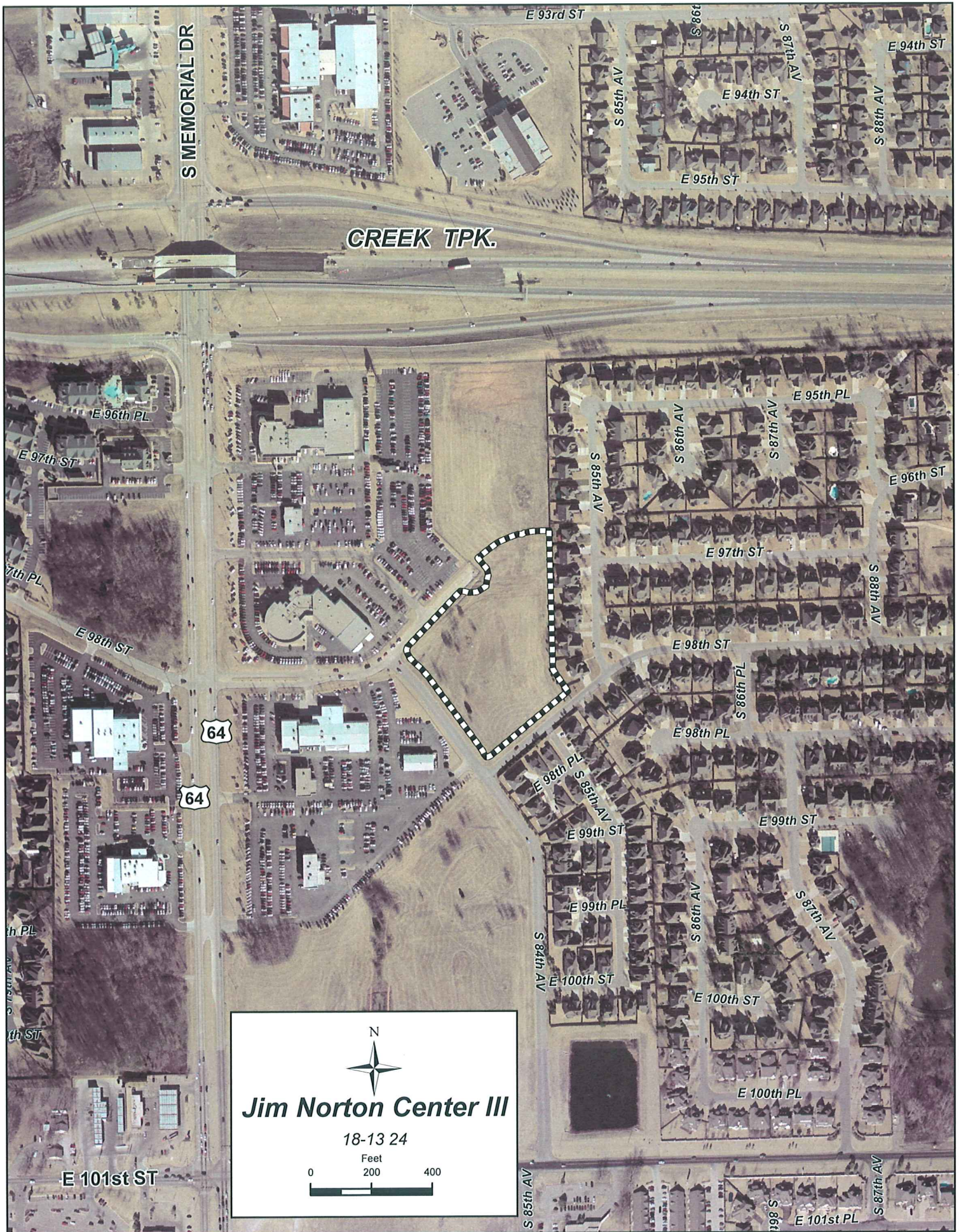
RECEIVED
AUG 16 2007
TULSA METROPOLITAN AREA
PLANNING COMMISSION
JUL 26 2007
Tulsa Metropolitan Area
Planning Commission
SONOMA GRANDE
SHEET 1 OF 2



3.c.7



3.E.1



CREEK TPK.

Jim Norton Center III

18-13 24

Feet

0 200 400

3.F.2

MINOR SUBDIVISION PLAT

Jim Norton Center III – (8324) (PD 26) (CD 8)

Northeast corner of East 98th Street South and 84th East Avenue

This plat consists of 1 Lot, 1 Block, on 5.09 acres.

The following issues were discussed August 16, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 411C. All PUD conditions must be met.
2. **Streets:** For the 97th Street driveway, change the severe angle of the intersection to – 90 degrees – in order to provide adequate sight lines. Relocate the 84th East Avenue drive northward to the 1st or 2nd aisle and away from 98th Street.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** No comment. **General:** Approval as a Minor Subdivision plat is recommended.

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.

3.F.3

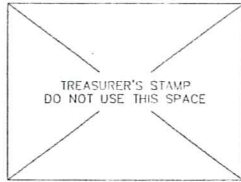
Special Conditions:

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.



MINOR SUBDIVISION PLAT

Jim Norton Center III

A SUBDIVISION OF PART OF THE
SW/4 OF SECTION 24, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLANNED UNIT DEVELOPMENT NUMBER 411-C



PLAT No.
FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on:
DATE/CITY ENGINEER
This approval is void if this plat is not filed in the Office of the County Clerk on or before:
CITY ENGINEER
APPROVED The Clerk of the City of Tulsa, Oklahoma.
Chairman
Mayor
Attache City Clerk
Approved City Attorney

Owner
C M & L, LLC
JAMES C. NORTON, GENERAL PARTNER
9809 SOUTH MEMORIAL DRIVE
TULSA, OKLAHOMA 74133
PHONE: (918) 250-6868

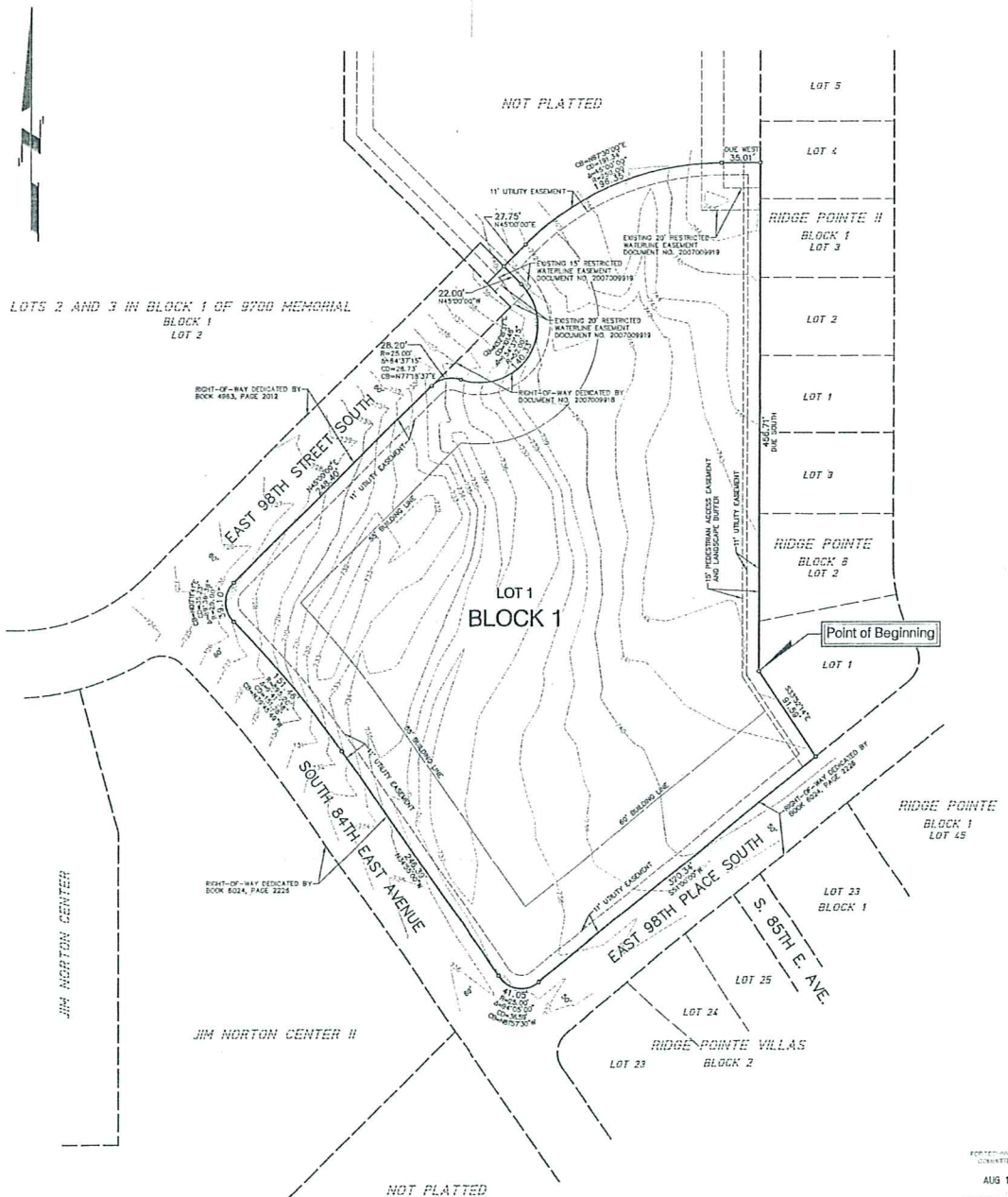
Monumentation
ALL CORNERS WERE SET USING A 3/8"x18" IRON
PIN WITH A YELLOW CAP STAMPED "SACK L5 1139",
UNLESS OTHERWISE NOTED.

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 592-4111
E-MAIL: SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2009)

Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF "RIDGE POINTE", PLAT NUMBER 5088.

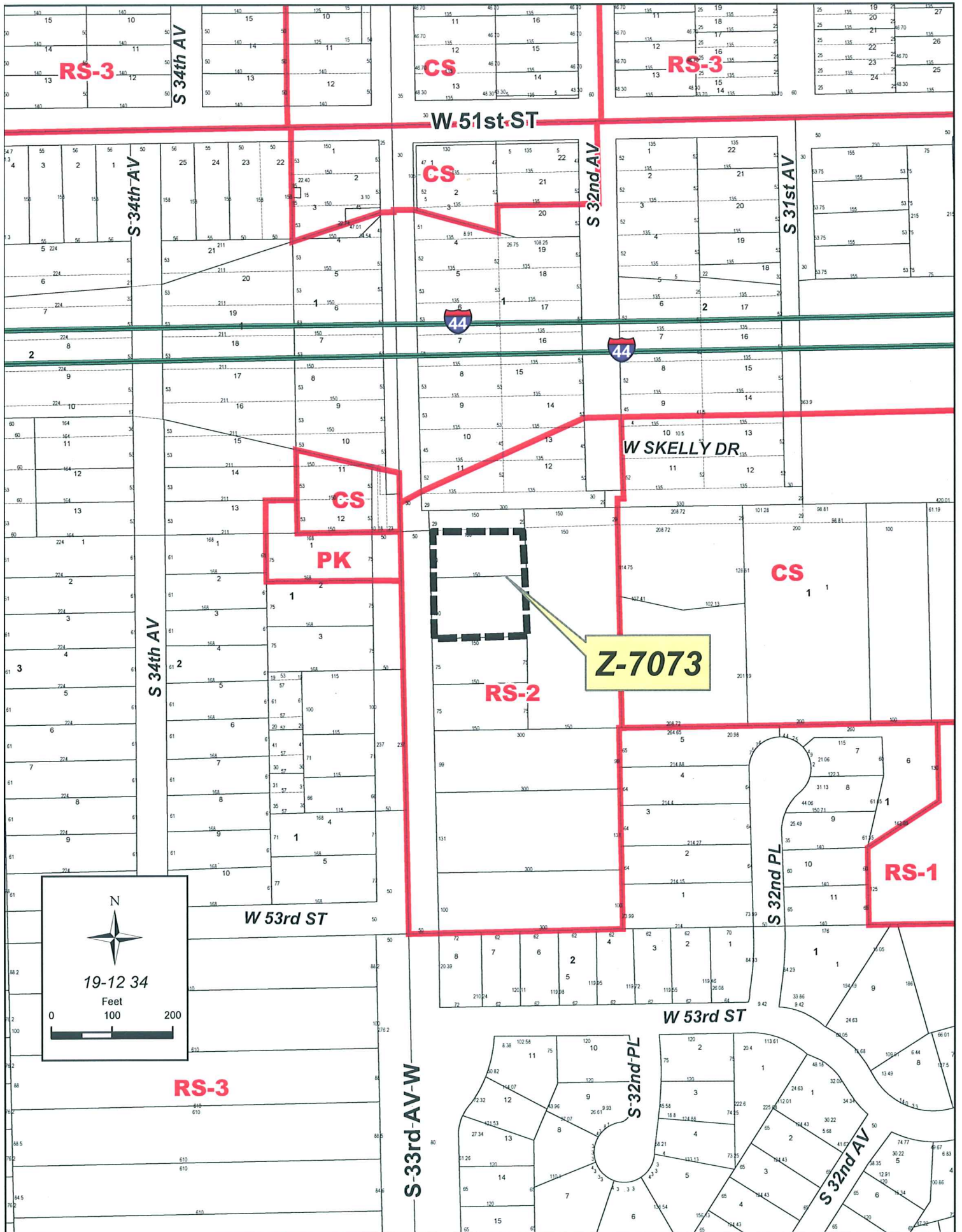
Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 5.0960 ACRES

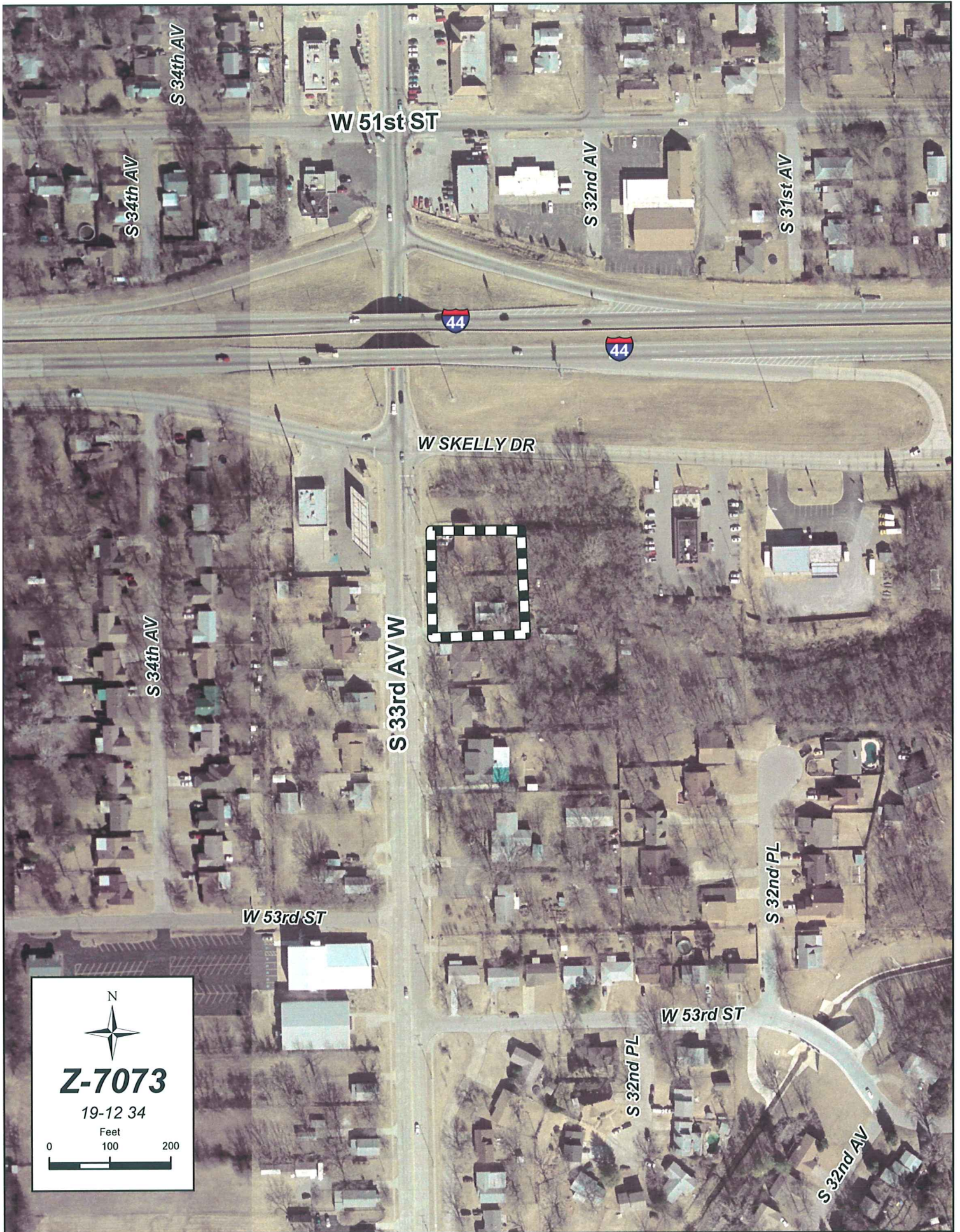
Legend
CD CHORD DISTANCE
CB CHORD BEARING



APPROVED FOR
COMMITTEE MEETING
AUG 16 2007
TULSA METROPOLITAN AREA
PLANNING COMMISSION
RECEIVED
JUL 30 2007
Tulsa Metropolitan Area
Planning Commission

3.F.6





N

Z-7073

19-12 34

Feet
0 100 200



44

44

W SKELLY DR

SUBJECT TRACT

S 33rd AV W



Z-7073

19-12 34

Feet

0 50 100

W 53rd ST

29.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7073

TRS 9234

Atlas 570/479

CZM 45/46

PD-8 CD-2

TMAPC Hearing Date: September 5, 2007

Applicant: Lou Reynolds

Tract Size: 2± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South 33rd West Avenue and West Skelly Drive

EXISTING ZONING: RS-2

EXISTING USE: Residential

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

PROPOSED ZONING: CS

PROPOSED USE: Financial services & commercial shopping

RELEVANT ZONING HISTORY:

BOA-18374 April 13, 1999: The Board of Adjustment approved a Special Exception to allow for auto repair with six bays, not including body and paint shop, no storage of inoperable vehicles outside; and a mini storage facility in a CS district; with conditions set forth in an RM-1 district; the south wall of the mini-storage being constructed out of masonry material and serve as the screening fence; and a Special Exception of the screening requirements on the north and south boundaries; per plan submitted on property located at 2940 West Skelly Drive and abutting east of subject property.

Z-6371 November 1992: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS on property located north of the subject property.

Z-6321 October 1991: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS/PK on property located and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately two acres in size and is located southeast corner of South 33rd West Avenue and West Skelly Drive. The property appears to be in single-family residential use/vacant and is zoned RS-2.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33 rd West Avenue	Secondary arterial	100'	4

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

3.9.4

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses and vacant land, zoned RS-2; on the north by Skelly Drive and associated right-of-way, zoned RS-2 and RS-3; on the south by single-family residential uses, zoned RS-2; and on the west by convenience store commercial and parking uses, zoned CS/PK and single-family residential uses, zoned RS-3.

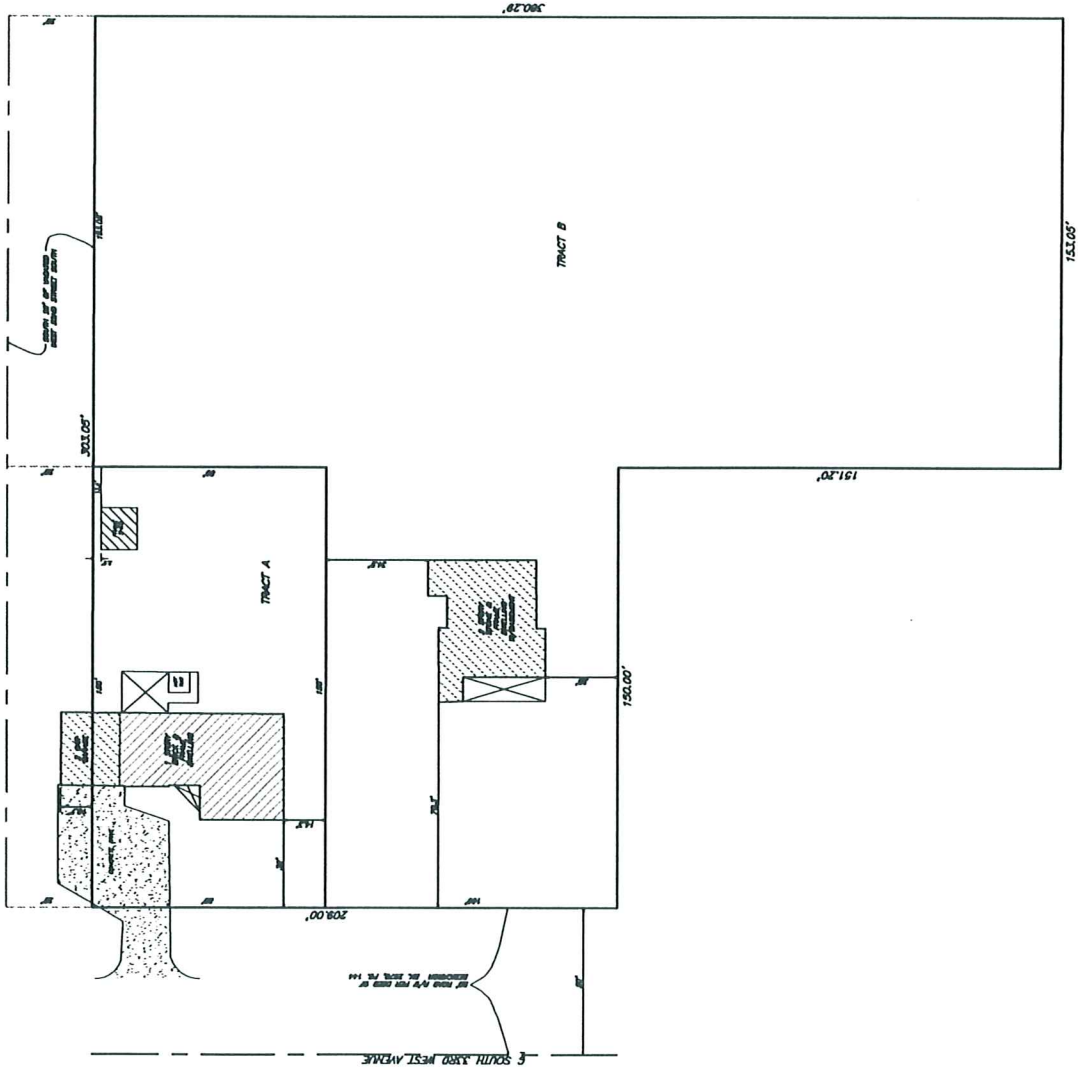
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Commercial land use and Special District Area B. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan by virtue of its location within a Special District. Plan policies call for this area to be developed and maintained in commercial and highway-related uses.

STAFF RECOMMENDATION:

The requested CS **may be found** in accord with the District Plan by virtue of its location within a Special District. In this case, the Plan policies designate this area for commercial development and redevelopment in conjunction with the nearby expressway. The subject property is part of a strip of residential development that is older and appears to be in transition. To the east of the eastern property line of the adjacent property (to the east) is a CS-zoned strip fronting on Skelly Drive. The Plan contemplates that the entire Skelly Drive frontage will eventually become commercial. Based on these facts, staff can recommend **APPROVAL** of CS zoning for Z-7073. However, staff points out to the TMAPC that this rezoning will likely lead to a similar rezoning to the west across South 33rd West Avenue, which is also within the Special District. The required screening associated with CS zoning should provide adequate protection to the R-zoned properties remaining to the south and east, which will also prohibit access from any street other than South 33rd West Avenue.

09/05/07



3.5.4

W/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT

NOTE: IF ANY GIVE RECEIVED IN BLOCK 747, 877, 888, 899, 900, 911, 922, 933, 944, 955, 966, 977, 988, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668,

NOTE OF NEW GAINS RECORDED IN BOOK 767 PAGE 877 DOES NOT AFFECT THE PROPERTY.
NOTE OF NEW ASSIGNMENT RECORDED IN BOOK 908 AND PAGE 410 DOES NOT AFFECT THE PROPERTY.
SOUTHERN RECORDS IN BOOK 408 AND PAGE 491 DOES NOT AFFECT THE PROPERTY.
SOUTH CHANCERY RECORDED IN BOOK 388 PAGE 483 DOES NOT AFFECT THE PROPERTY.
ASSIGNMENT RECORDED IN BOOK 388 PAGE 483 DOES INCLUDE THE WEST HALF OF SOUTHWEST QUARTER.

THE STATE OF NEW YORK, COUNTY OF ALBANY, ss. I, the undersigned, Clerk of the Supreme Court of the County of Albany, do hereby certify that the within and foregoing is a true and correct copy of the original thereof as the same appears in the records of the County of Albany.

[illegible]

WHITE SURVEYING COMPANY
providing land surveying services since 1940
9630 E. 60th Place • Tulsa, OK 74148 • 800.262.2062 • 918.863.4904 • 918.864.2300 fax
REGISTERED PROFESSIONAL LAND SURVEYOR OULABAMA NO. 1052

PUD-364

RS-3

GRACE CHAPEL DR

E 99th ST

E 99th PL

S 107th AV

S 108th AV

RS-3

Z-7072 / PUD-746

E 100th ST

E 100th PL

AG

E 101st ST

W ORLANDO CIR

S MINOR AV

R-5

R-1

S ORANGE CIR

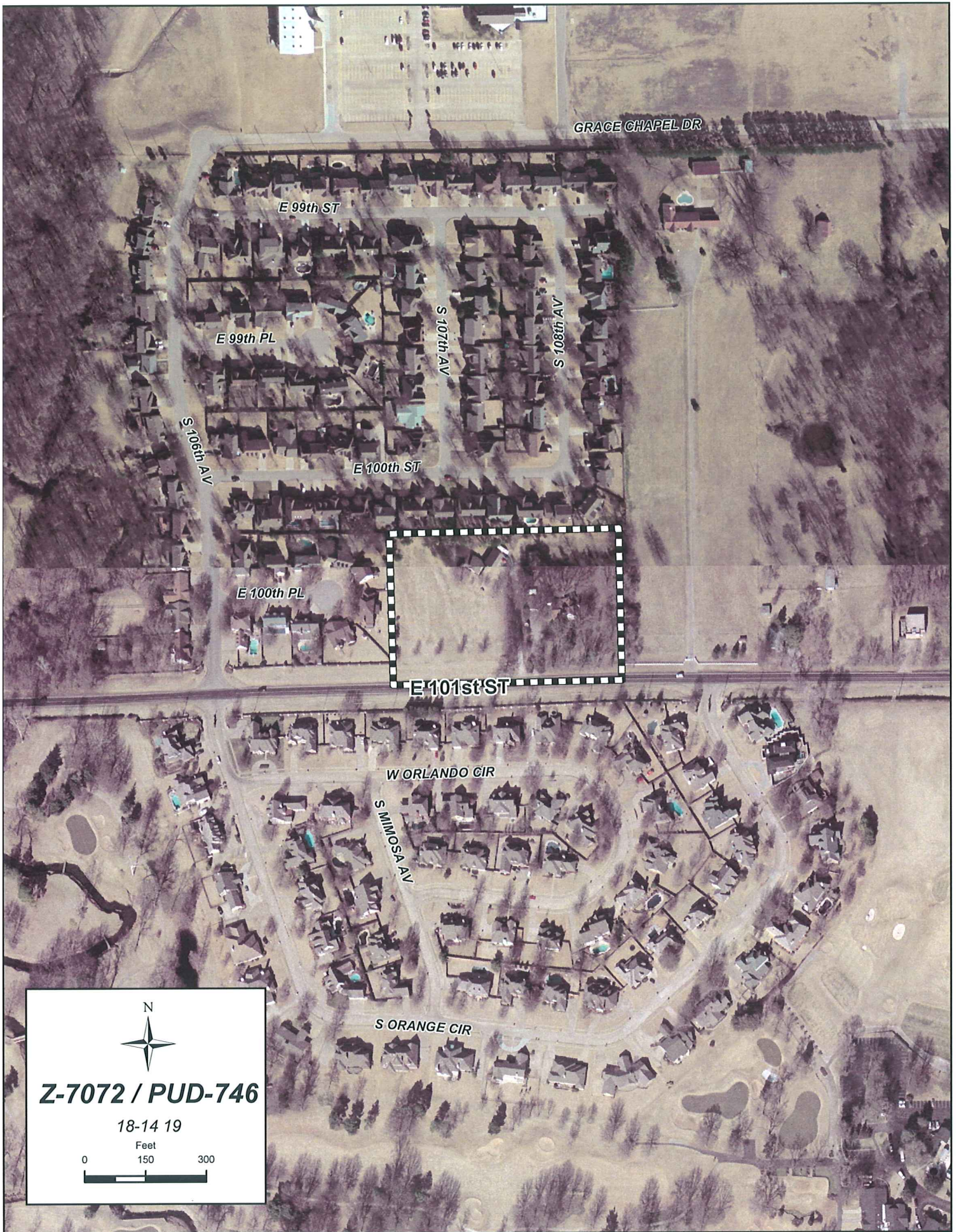


18-14 19

Feet

0 150 300

26.1



N

Z-7072 / PUD-746

18-14 19

Feet
0 150 300

26.2

E 99th PL

S 107th AV

S 108th AV

SUBJECT
TRACT

E 100th ST

E 100th PL

E 101st ST

W ORLANDO CIR

S MIMOSA AV

S ORANGE



Z-7072 / PUD-746

18-14 19

Feet

0 75 150

2 h. 3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7072/PUD-746

TRS 8419

Atlas 2267

CZM 58

PD-18c CD-8

TMAPC Hearing Date: September 5, 2007

Applicant: Breisch & Associates, Inc.

Tract Size: 5± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of East 101st Street and South Garnett Road

EXISTING ZONING: AG

EXISTING USE: Residential

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/PUD

PROPOSED USE: Single-family residential

RELEVANT ZONING HISTORY:

PUD-364-C October 1996: All concurred in approval of a proposed Major Amendment to PUD-364 on a 4± acre tract of land to allow uses permitted in an OL district for a children's nursery on property located on the northeast corner of South Mingo Road and East 97th Street South.

PUD-364-B February 1994: All concurred in approval of a proposed Major Amendment to PUD-364 on a tract of land to allow a school use and delete church use on property located on the southeast corner of East 97th Street South and South Mingo Road.

PUD-364-A July 1993: All concurred in approval of a proposed Major Amendment to PUD-364 on a tract of land to convert portions of the original PUD from multifamily residential, office, and commercial uses to commercial, single-family and church use subject to modifications to the proposed plan with Use Units 5, 6 and 11 being approved for Development Area 3 of PUD.

Z-5954/ PUD-364 January 1984: All concurred in approval of a request for rezoning a 114.7± acre tract of land from AG to RS-3/RM-0/CS/PUD for shopping, office, multi-family, townhouses and detached single-family homes on property located on the northeast corner of South Mingo Road and East 101st Street South.

BOA-11534 August 6, 1981: The Board of Adjustment approved a Special Exception to permit a church and school in an AG district (Grace Fellowship Church and School) per plot

3.h.4

plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately five acres in size and is located west of the northwest corner of East 101st Street and South Garnett Road. The property appears to be in residential use and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 101 st Street	Primary arterial	120'	2 (very recently resurfaced)

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant and/or large-lot single-family residential uses, zoned AG; on the north by single-family-residential uses, zoned RS-3; on the south by residential uses in Broken Arrow, zoned R-5; and on the west by single-family residential uses, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan.

STAFF RECOMMENDATION FOR Z-7072:

Based on the District 18 Plan, existing development and trends in the area, staff can support the requested RS-3 zoning and therefore recommends **APPROVAL** of RS-3 zoning for Z-7072.

STAFF RECOMMENDATION FOR PUD-746:

The applicant is proposing a fourteen lot single-family development with RS-3 zoning on a 5.07 acre tract west of the northwest corner of East 101st Street South and South Garnett Road. Proposed density is in conformance with the requested RS-3 zoning and the Comprehensive Plan for District 18c. Internal vehicular and pedestrian circulation will consist of a private looped street with two gated entries to East 101st Street South. Sidewalks are proposed along both sides of the private street and along East 101st Street South.

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-746 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.

2 h.5

Therefore, staff recommends **APPROVAL** of PUD-746 subject to the following conditions:

1. Subject to TMAPC approval of RS-3 zoning per Z-7072.
2. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
3. Development Standards:

GROSS AREA: 5.07 AC 220,849.2 SF

PERMITTED USES:

Those uses permitted by right within RS-3 zoning districts and uses customarily accessory thereto.

MAXIMUM NUMBER OF DWELLING UNITS: 14 DU's

MAXIMUM BUILDING HEIGHT: 35 FT
MINIMUM LIVABILITY SPACE PER LOT: 4,000 SF

MINIMUM BUILDING SETBACKS:

From East 101 st Street South right-of-way	35 FT
From the North Boundary	20 FT
From the East Boundary	20 FT
From the West Boundary	20 FT
From the Private Street/ Reserve (Block 1)	25 FT
From the Private Street/ Reserve (West Line Block 2)	15 FT*
From the Private Street/ Reserve (East Line Block 2)	15 FT*
From the Private Street/ Reserve (North Line Block 2)	25 FT
From Side Lot Lines	5 FT

**Garages shall be set back a minimum of 20 feet from the Private Street/ Reserve.*

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

A maximum of two vehicular access points to East 101st Street South shall be permitted. Sidewalks shall be provided along East 101st Street South and along both sides of private streets. Private streets shall be within reserve area(s); sidewalks shall be within easements or reserve area(s).

MINIMUM STREET RESERVE WIDTH: 30 FT

SIGNS:

As permitted within RS-3 districts.

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

3.1.6

5. 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.
6. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
7. 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 City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
8. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
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 PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. 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 8/16/07 TAC:

General: A predevelopment meeting with Development Services was held on March 26, 2007.

Water: *6" hydrant required in support of hydrant.*

Fire: No comments.

Stormwater: No comments. Defer to Tulsa County for drainage to 101st Street South.

Wastewater: All lots must be served by a mainline Sanitary Sewer Extension.

Transportation: No comments.

Traffic: Some setbacks along the two N-S streets may need a note regarding a min. 20ft setback for garages due to the proposed 10ft building lines. The gate's visitor parking and turnaround looks good (2 spaces) and the call box shall be a min. of 40ft from the future curb line (6 lane primary). *Minimum 30' right-of-way for private streets.*

GIS: No comments.

Street Addressing: No comments.

County Engineer: Concerned with additional water released onto county ditches along 101st Street South. Would like to review drainage. Check sight distance of both access points.

MSHP: Sidewalks should be constructed if non-existing or maintained if existing.

LRTP: East 101st Street South, between Mingo Road and Garnett Road, planned 4 lanes.

TMP: No comment.

Transit: No current or future plans for this location.

Utilities: *Minimum 15' utility easement along interior streets.*

09/05/07

A SUBDIVISION OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 19, T18N, R14E, TULSA COUNTY, OKLAHOMA
PUD-746



PRELIMINARY

PRIVATELY OWNED & MAINTAINED STREETS
 -- 26" WIDE CONCRETE CURB & GUTTER STREETS WITH
 ASPHALT PAVEMENT

LEGEND

U/E	UTILITY EASEMENT
ROW	RIGHT OF WAY
P/E	PEDESTRIAN EASEMENT
B/L	BUILDING LINE
SF	SQUARE FEET

SCALE:	DESIGN:	CSC	JCC	JOB NO.: B-8997
HORIZ.: 1"=60'	DRAWN:	JCC		FILE: PUD site plan
	CHECKED:	TJC	CSC	ATLAS
VERT.: NONE	APPROVED:			

CEDAR HILL
PUD SITE PLAN W/ TOPOGRAPHY
CITY OF TULSA, OKLAHOMA



BREISCH & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
501 E. ALLIANCE BLVD. - SAND SPRINGS, OKLAHOMA 74063 - (918) 245-9533

OWNER
STEVE BENGE
CEDAR HILL
11407 E. 133RD ST., BROKEN ARROW, OK 74011
DL (418) 282-0875

REVISIONS

DATE _____

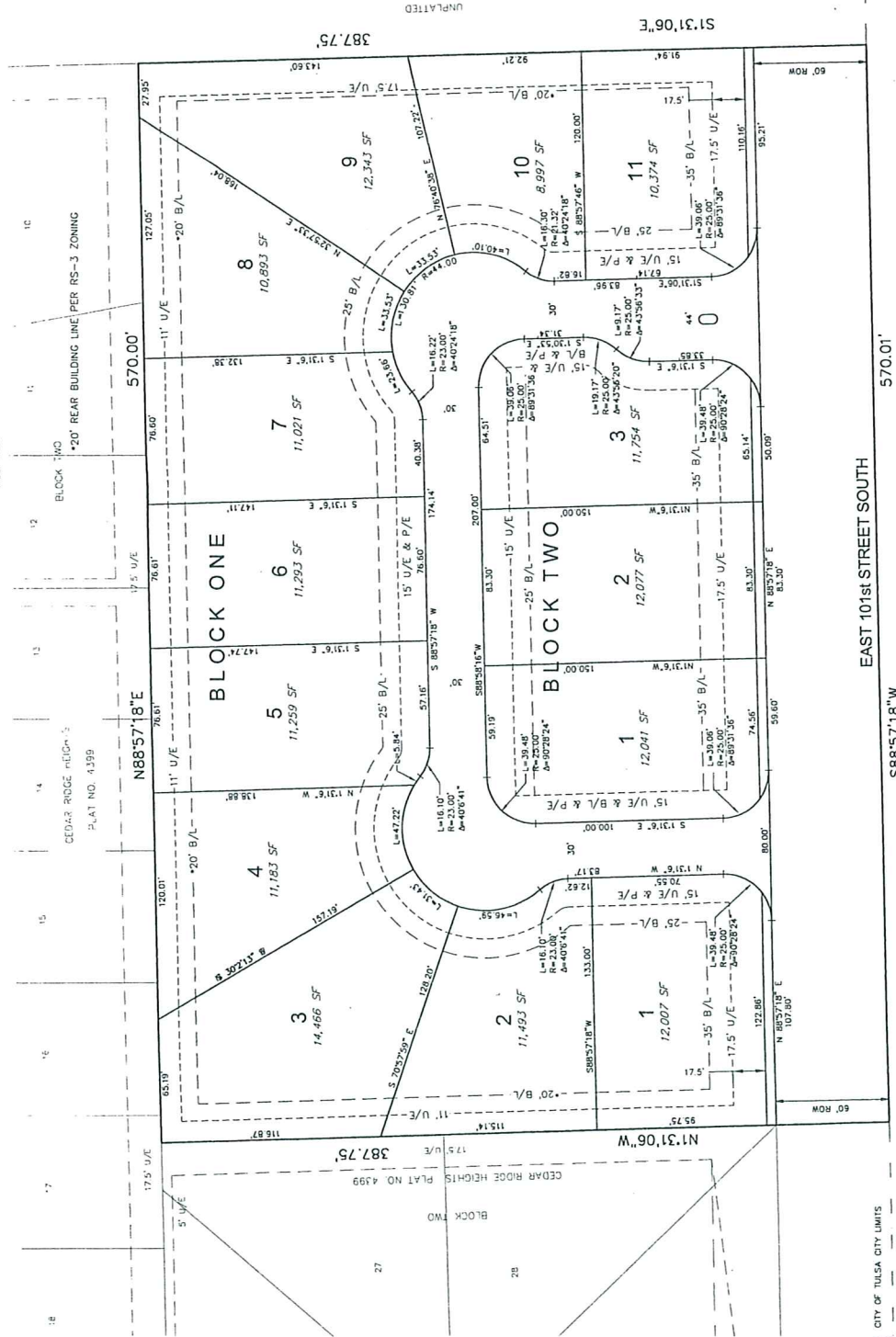
A SUBDIVISION OF THE S 1/2 OF THE SE 1/4 OF THE
SW 1/4 OF THE SE 1/4 OF SECTION 19, T18N, R14E,
TULSA COUNTY, OKLAHOMA
PUD-746

5.074 AC
14 RESIDENTIAL LOTS

PRIVATELY OWNED & MAINTAINED STREETS
 -- 26' WIDE CONCRETE CURB & GUTTER STREETS WITH
 ASPHALT PAVEMENT

LEGEND

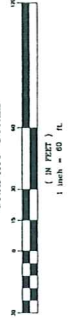
U/E	UTILITY EASEMENT
ROW	RIGHT OF WAY
P/E	PEDESTRIAN EASEMENT
B/L	BUILDING LINE
SE	SQUARE FEET



3.h.10

PRELIMINARY

GRAPHIC SCALE

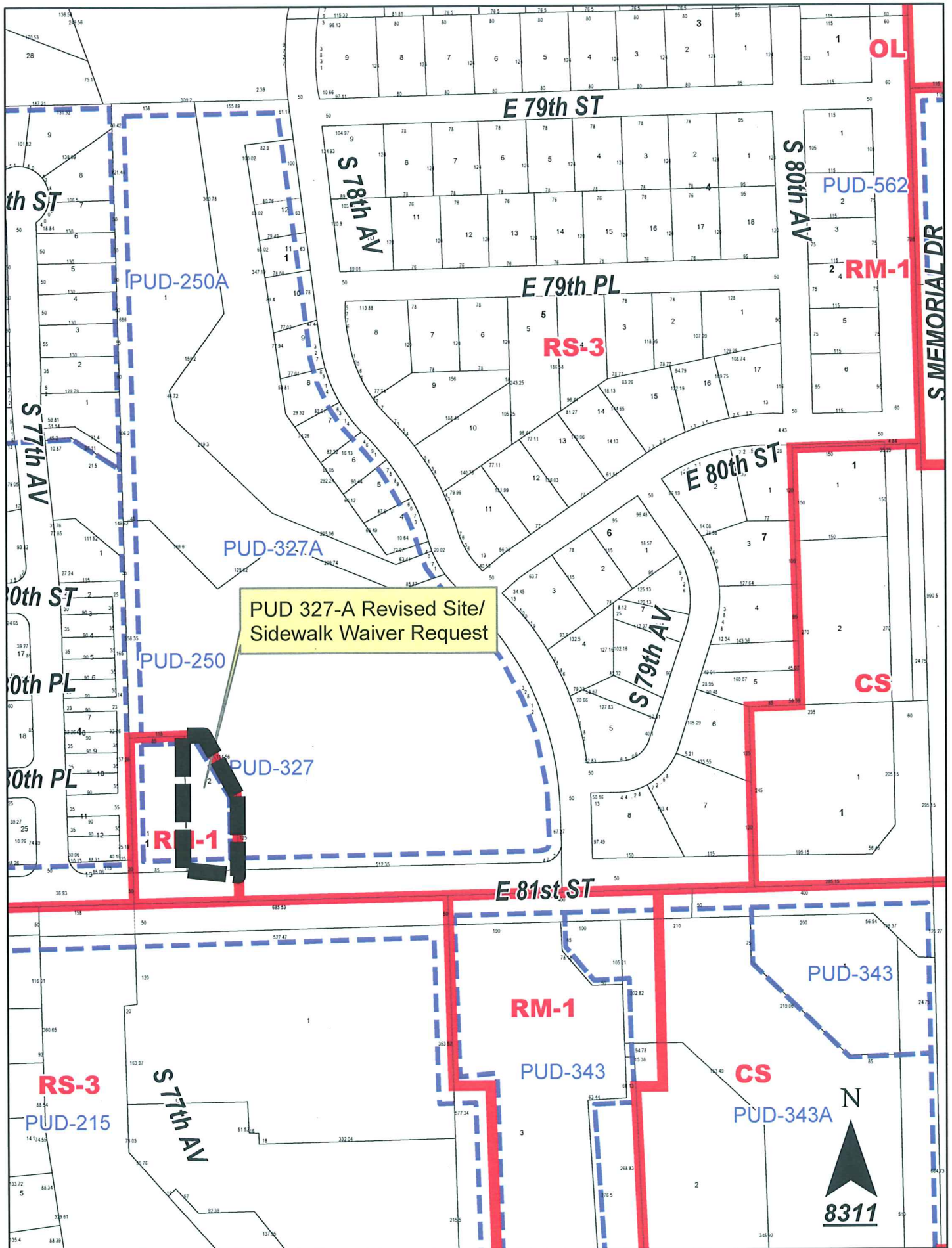


CEDAR HILL
PUD SITE PLAN
CITY OF TULSA, OKLAHOMA

BREISCH & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
501 E. ALLIANCE BLVD. - SAND SPRINGS, OKLAHOMA 74063 - (918) 245-9533
CERTIFICATE OF AUTHORIZATION #

OWNER
STEVE BENGE
"CEDAR HILL"
11407 E. 133RD ST., BROKEN ARROW, OK 74011
PH (918) 282-9875

SCALE:	DESIGN:	CSC	JCC	JOB NO.: B-8997
HORIZ.: 1"=60'	DRAWN:	JCC		FILE: PUD site plan
VERT.: NONE	CHECKED:	TJC	CSC	ATLAS:
	APPROVED:			
	DATE:	3/28/07		SHEET 8 OF 8



3.I.1



September 5, 2007

STAFF RECOMMENDATION

PUD- 327-A

Minor Revision to Site/ Sidewalk Waiver Request – 7711
East 81st Street South; Lot 2, Block 1, Wood Niche II; RM-1/
PUD; PD-18; CD-8

TMAPC approved the original detail site plan for Lot 2, Block 1, Wood Niche II on October 27, 2006, subject to provision of sidewalks. The applicant is now requesting that the sidewalk requirement be waived as part of a Minor Revision to Site application.

PUD 327-A includes two lots – Lots 1 & 2, Wood Niche II. Per the approved site plan, Lot 2 has approximately 85 feet of frontage on East 81st Street South. The west 12 feet is part of a shared access drive.

The adjacent lot to the west, Lot 1, has approximately 85 feet of frontage on East 81st Street South per the approved site plan, with the east 12 feet being part of the shared access drive. TMAPC approved this site plan (for an office building) September 16, 1992. Sidewalks were not required for approval.

On June 16, 2005, TMAPC adopted revised Subdivision Regulations for the Tulsa Metropolitan Area with the following language: "Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, *arterials* and all residential collector streets. The relationship to existing and planned collector streets, trails, *topography conditions*, public convenience and *safety*, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks." According to these regulations and City of Tulsa policy, sidewalks were required as part of the original detail site plan approval for Lot 2.

In their request for a sidewalk waiver, the applicant notes three issues: safety, topography of adjacent property to the east and the fact that no sidewalks exist on either side of East 81st Street South between Memorial and Sheridan, except for the westernmost stretch at the Sheridan intersection. Per the Subdivision Regulations, safety and topography "shall be considered" in determining the requirement for sidewalks. However, whether or not sidewalks currently exist on adjacent properties is not an included consideration.

Staff recommends **APPROVAL** of the Minor Revision to Site and related waiver of the sidewalk requirement subject to TMAPC finding that the requirement for sidewalks at this location is not feasible due to topography and/or poses a threat to public safety and subject to payment of a fee in lieu of the sidewalks.

3.I.3

August 29, 2007

Memorandum for: Mr. Alberty, INCOG

From: Harold Tohlen, Development Services

Subject: Sidewalk requirement for 7711 E. 81st South

1. We agree that a sidewalk is required at this site.
2. The City of Tulsa has a street improvement project planned along 81st. The project is in the preliminary design stage and will include sidewalks. The Director of Public works suggests the construction be deferred until the street improvements are constructed since no sidewalks currently exist to connect to at this site. The Director is willing to include the sidewalk as part of the street improvements but desires that the cost of the sidewalk be given to the city to offset the costs to build the sidewalk. The estimated cost is \$2814.00.

Mitchell Architects

Architecture • Interiors • Planning

23 August 2007

Delise Tomlinson
INCOG
201 West 5th Street Ste 600
Tulsa, OK 74103-4212

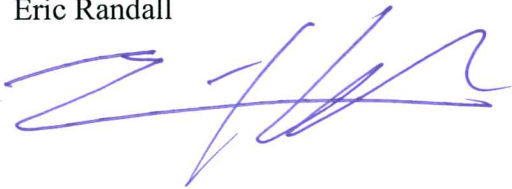
Re: Minor Site Plan Revision, PUD 327-A, Dr. Kathryn Beller

Ms. Tomlinson

Mitchell Architects is submitting a minor revision to PUD site plan, to request that the previously approved site plan be modified. The modification requested is the deletion of the side walk facing 81st street on the southern edge of the property. The owner has expressed concern that the inclusion of the sidewalk would promote a safety risk should it be required to be installed. If the sidewalk were to be installed as required, the eastern travel would end abruptly as it reached the deep creek on the eastern boundary of the property (refer attachment 'B'). It is our belief that this sidewalk would impose a liability upon the property owner. Additionally, this sidewalk would be the only stretch of sidewalk installed on either side of 81st Street between Memorial and Sheridan, except for the western most stretch at the Sheridan intersection.

We hope that you will consider this request and the impact it has on the safety and welfare of pedestrians, as well as the potential liability of the property owner.

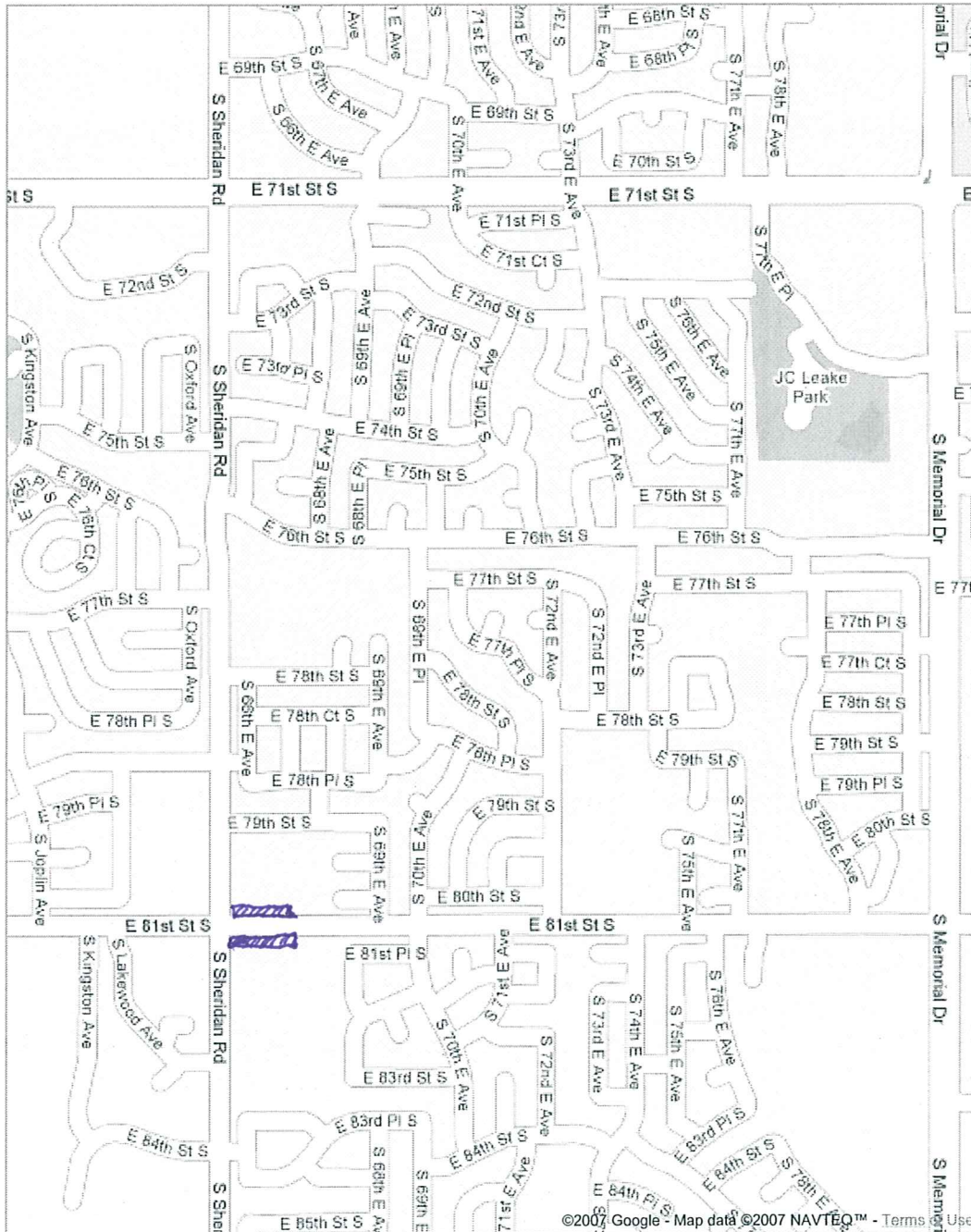
Sincerely,
Eric Randall





Address **W 71st St S**
Tulsa, OK

Save trees. Go green!
Download Google Maps for mobile
Text maps to 466453



SIDWALK SIDEWALK CURRENTLY ON 81ST STREET

ATTACHMENT 'A'

3.I.6



Creek at East Edge of Property - Attachment 'B'



Dr. Beller's Property from South Side of 81st – Attachment 'C'



Approach to Creek, Looking East - Attachment 'D'

NOTICE: THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

October 20, 2006
 ADDED 8'-0" WIDE CONCRETE WALK
 ADDED NOTE - FEEZ LEVEL
 REMOVED GREEN PENCE FRONT
 SITE PLAN

DR KATHY BELLER, D.D.S.
 TULSA, OKLAHOMA

© COPYRIGHT 2006 KATHY BELLER, D.D.S.
 DATE: October 20, 2006
 PROJECT NO.: 2006-046
 REVISIONS:
 1. October 20, 2006

SHEET NO.
 C1
 OF SHEETS

1"=20'

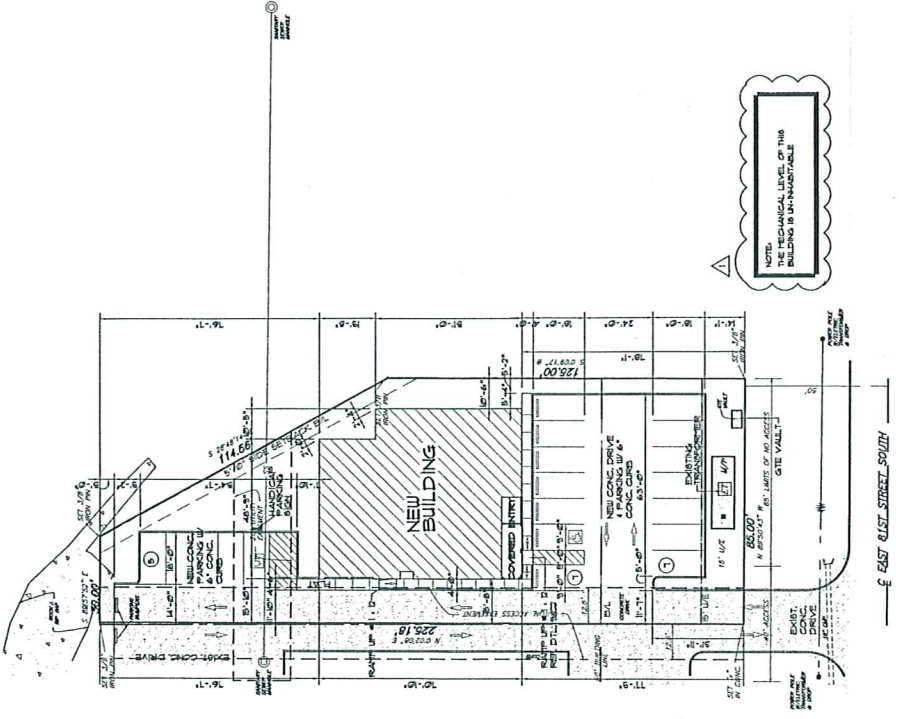
LEGEND
 1/4" FENCE
 1/4" UTILITY CASING
 1/4" ELECTRIC TRANSDUCER
 1/4" TOP OF FILL
 1/4" TOP OF CURB
 1/4" OUTLINE
 1/4" OVERHEAD UTILITIES

THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WOOD NICHIE II, PLAT NO. 4801.
 THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE 'X3' AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 405381 0090F, AS LAST REVISED FEBRUARY 1, 1985. BASE FLOOD ELEVATION = 704
 THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE REGULATORY FLOOD ZONE, AS PER THE CITY OF TULSA REGULATORY FLOOD PLAN MAP DATED JUNE 1996.
 NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY. THEREFORE, NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN HEREON.
 FIELD WORK COMPLETED AUGUST 27, 1999.
 FM = FIELD MEASURED COURSE.
 PLAT = RECORDED PLAT COURSE.

TOTAL PARKING = 18
 PARKING RATIO = 0.25
 OFFICE REQD. = 1300
 MEDICAL REQD. = 1250

PROPOSED 18' x 18' DENTAL OFFICE
 BUILDING FLOOR AREA PROPOSED 324 SQ. FT.
 MAX. BLD. HEIGHT PROPOSED 17'-0" 1/2"
 MIN. BLD. SETBACKS PROPOSED 10' 0"
 MIN. PERCENTAGE AND CORRESPONDING L.A. AREA PROPOSED 23.0% 324 SQ. FT.
 LANDSCAPED STREET YARD PER STREET FRONTAGE 10' 0" 1/2"
 REQUIRED 10' 0" 1/2"
 THERE IS NO SITE LIGHTING ON THE PROPERTY, OTHER THAN DECORATIVE BUILDING LIGHTING.

NOTE:
 THE MECHANICAL LEVEL OF THIS BUILDING IS UNAVAILABLE



SITE PLAN
 1"=20'
 XREF: CLEANS

3.I.10

subdivision.

(G) Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located), or as modified by the approved PUD, and be inspected and accepted by the appropriate jurisdiction prior to issuance of any building permits in the subdivision.

4.3 SIDEWALKS.

1. Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, arterials and all residential collector streets. The relationship to existing and planned collector streets, trails, topography conditions, public convenience and safety, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks.
2. Sidewalks shall be within dedicated right-of-way and constructed in accordance with specifications and standards of the City Public Works and Development Department or County Engineer or their designee as appropriate.
3. The Planning Commission may require, in order to facilitate pedestrian access to schools, parks, trails, playgrounds, churches, shopping centers or nearby streets, perpetual unobstructed easements of not less than ten (10) feet or more than 15 feet to provide adequate pedestrian circulation. Such easements shall be indicated on the plat.

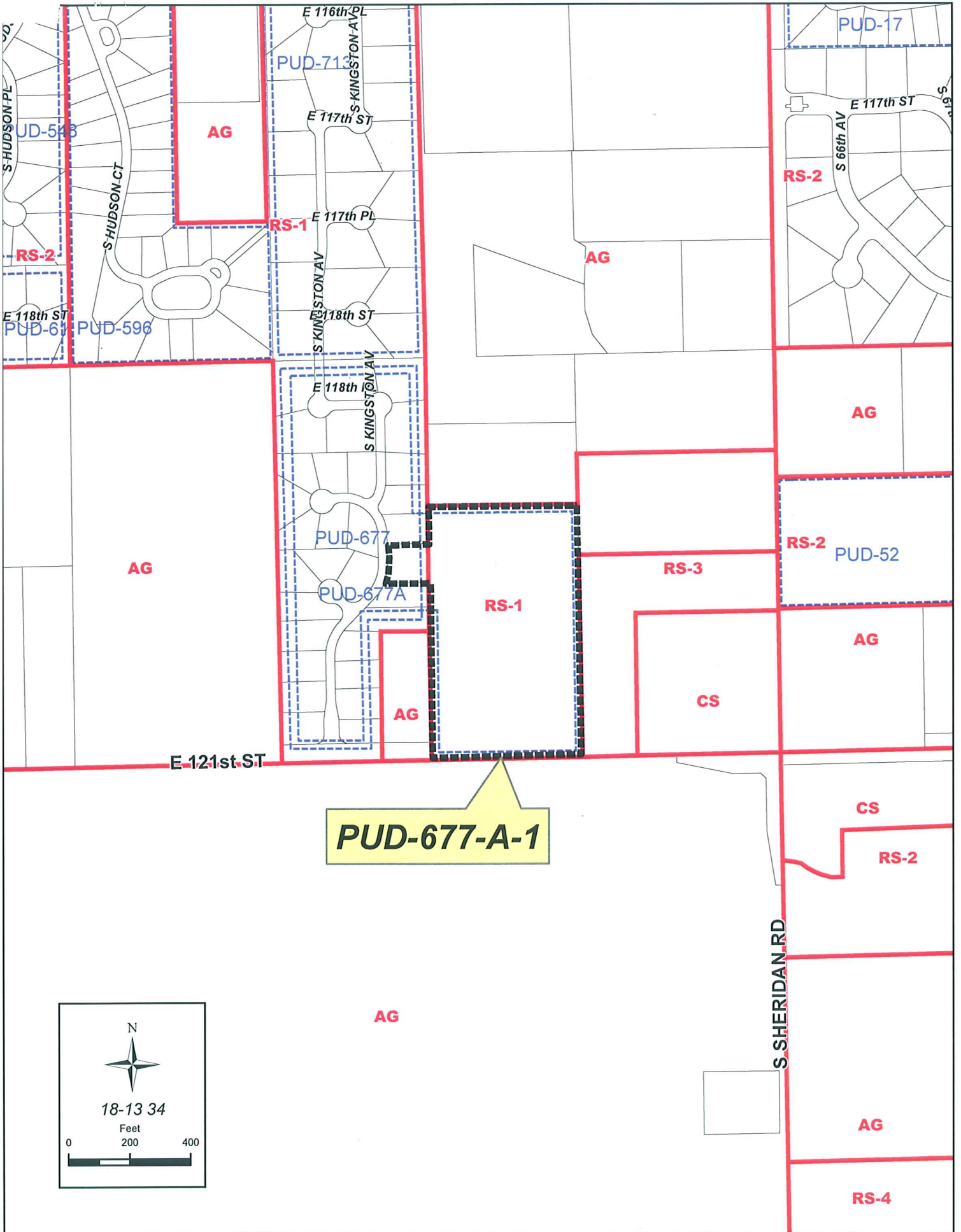
4.4 BLOCKS.

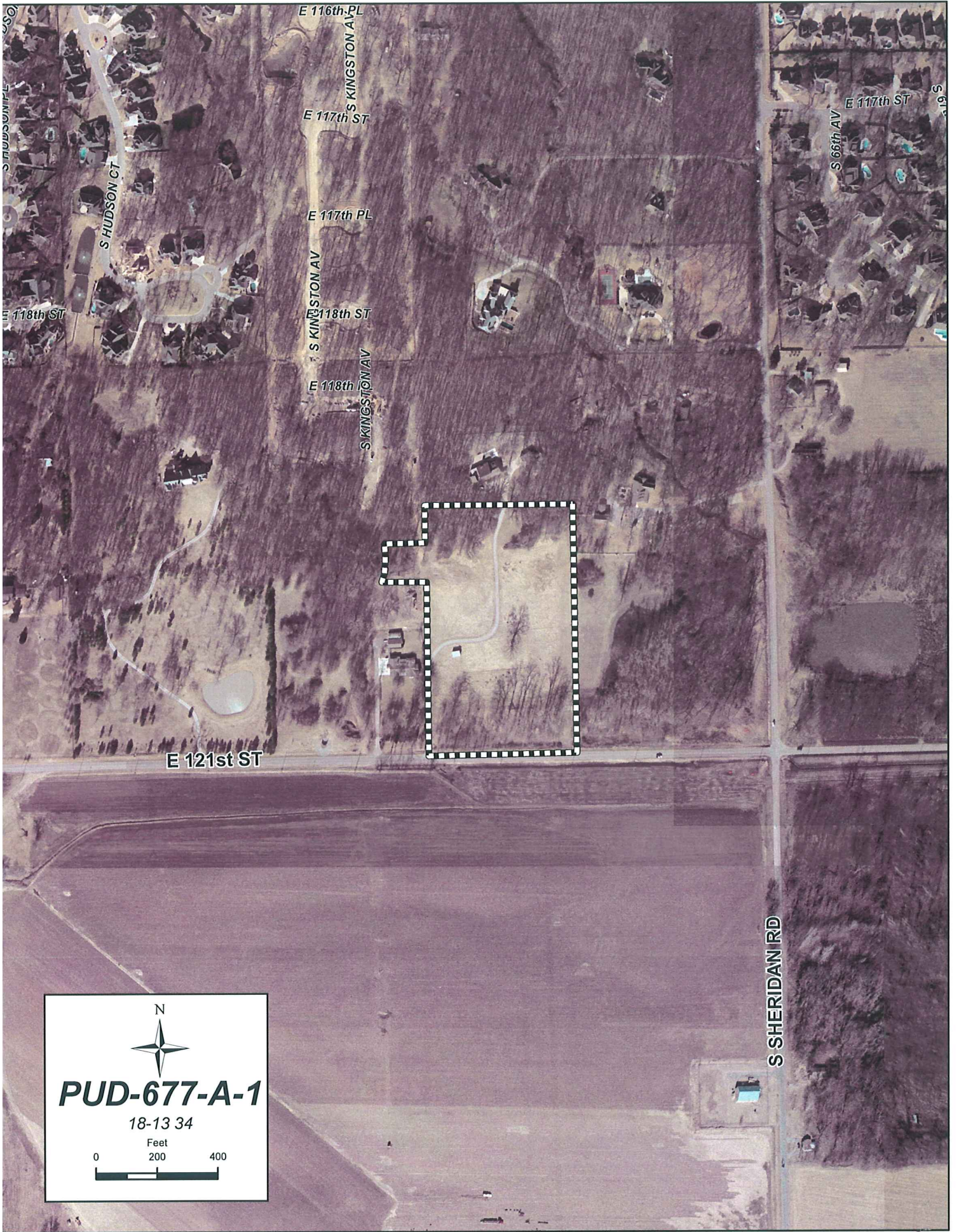
The length, width and shape of blocks shall be suited for the planned use of land, consistent with zoning requirements, and the need for convenient access, control and safety of street traffic and the limitations and opportunities of the terrain.

1. *Length.* Block lengths in residential areas shall not be greater than fifteen hundred (1500) feet in length between street lines.
2. *Width.* Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth except on the boundaries of the proposed subdivision, or required to separate residential development from other types of development or through traffic.

4.5 LOTS.

1. *Configuration.* The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Each residential lot shall be designed with a front lot line, a rear lot line and not more than three (3) side lot lines. (Front lot line, rear lot line and side lot line are defined in the Tulsa Zoning Code.)
2. *Access.* Every lot shall have frontage on a public dedicated street or private





N

PUD-677-A-1

18-13 34

Feet

0 200 400

September 5, 2007

STAFF RECOMMENDATION

PUD-677-A-1: Minor Amendment – Crestwood at the River II; ¼ mile west of the northwest corner South Sheridan Road and East 121st Street South; RS-1/ PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD-677-1 for the purpose of reducing the minimum required lot size for Lots 4 and 9, Block 1 and Lots 5 and 10, Block 2. Development standards require minimum lot size of 13,500 feet. The lots in question were platted with the following lot areas.

Lot 4, Block 1	13,214 SF
Lot 9, Block 1	13,076 SF
Lot 5, Block 2	13,407 SF
Lot 10, Block 2	12,945 SF

The applicant is requesting the minor amendment to permit the lot areas as platted.

According to PUD-677-A development standards, a maximum building height of 45 feet is permitted for lots over ½ acre and 40 feet for lots under ½ acre. Staff recommends reducing the permitted building height for smaller perimeter lots (Lot 4, Block 1; Lots 5 & 10, Block 2) from 40 feet to 35 feet as buildings placed on these smaller lots will more likely hug the rear property line and be substantially taller than existing and future adjacent perimeter residential.

Staff recommends **APPROVAL** of PUD-677-A-1 as proposed with the condition that the maximum building height for Lot 4, Block 1 and Lots 5 & 10, Block 2 be reduced from 40 feet to 35 feet.



SEAL OF THE STATE OF OKLAHOMA
COUNTY OF TULSA
PLAT NO. 6105
DATE 03-27-07
BY [Signature]
CITY CLERK

PLAT NO. 6105
COUNTY OF TULSA
DATE 03-27-07
BY [Signature]
CITY CLERK

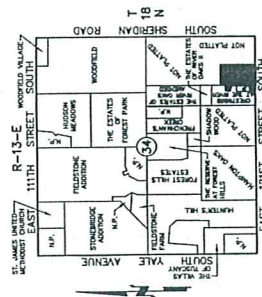
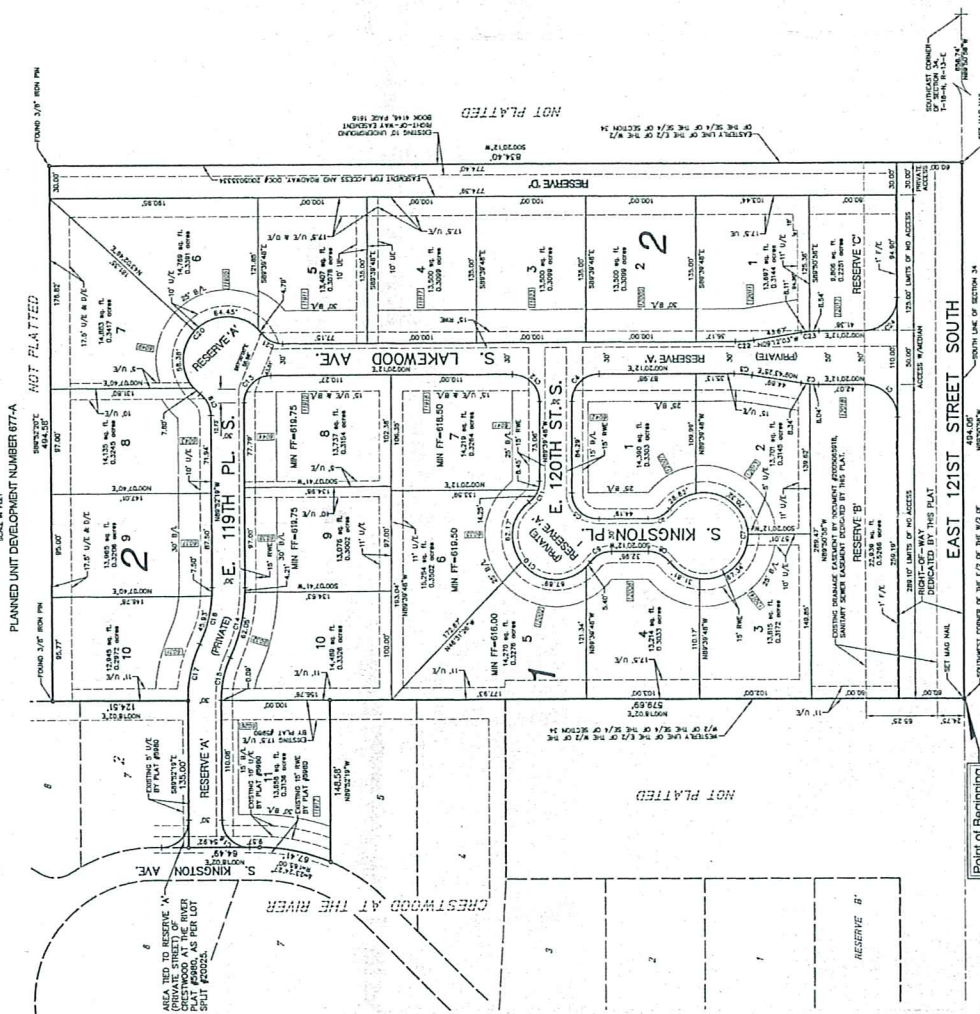
STATE OF OKLAHOMA
COUNTY OF TULSA
I, [Signature], County Clerk, do hereby certify that the foregoing plat has been duly recorded in the public records of this county, and that the same is a true and correct copy of the original as filed in my office.
Witness my hand and the seal of said county, this 27th day of March, 2007.
[Signature]
County Clerk

Curve Table

Curve	Station	Length	Area	Volume
C1	1+00.00	100.00	100.00	100.00
C2	2+00.00	100.00	100.00	100.00
C3	3+00.00	100.00	100.00	100.00
C4	4+00.00	100.00	100.00	100.00
C5	5+00.00	100.00	100.00	100.00
C6	6+00.00	100.00	100.00	100.00
C7	7+00.00	100.00	100.00	100.00
C8	8+00.00	100.00	100.00	100.00
C9	9+00.00	100.00	100.00	100.00
C10	10+00.00	100.00	100.00	100.00
C11	11+00.00	100.00	100.00	100.00
C12	12+00.00	100.00	100.00	100.00
C13	13+00.00	100.00	100.00	100.00
C14	14+00.00	100.00	100.00	100.00
C15	15+00.00	100.00	100.00	100.00
C16	16+00.00	100.00	100.00	100.00
C17	17+00.00	100.00	100.00	100.00
C18	18+00.00	100.00	100.00	100.00
C19	19+00.00	100.00	100.00	100.00
C20	20+00.00	100.00	100.00	100.00
C21	21+00.00	100.00	100.00	100.00
C22	22+00.00	100.00	100.00	100.00
C23	23+00.00	100.00	100.00	100.00
C24	24+00.00	100.00	100.00	100.00
C25	25+00.00	100.00	100.00	100.00
C26	26+00.00	100.00	100.00	100.00
C27	27+00.00	100.00	100.00	100.00
C28	28+00.00	100.00	100.00	100.00
C29	29+00.00	100.00	100.00	100.00
C30	30+00.00	100.00	100.00	100.00

Crestwood At The River II

A RESUBDIVISION OF
LOT 6 IN BLOCK 2 OF CRESTWOOD AT THE RIVER
AND A SUBDIVISION OF PART OF THE
SE/4 OF THE SE/4 OF SECTION 34, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Owner:
CRESTWOOD AT THE RIVER II, LLC
1122 SOUTH YALE AVENUE
TULSA, OKLAHOMA 74107
PHONE: (918) 244-4077

Engineer / Surveyor:
SACK AND ASSOCIATES, INC.
1111 SOUTH YALE AVENUE
TULSA, OKLAHOMA 74106-1816
FAX: (918) 244-4077
E-MAIL: PHOTOS@SACKASSOCIATES.COM
C.A. No. 1782 (EXP. JUNE 30, 2007)

Base of Bearings:
THE BEARINGS SHOWN HEREON ARE BASED ON THE
LINE OF CRESTWOOD AT THE RIVER. PLAT NUMBER
5985.

Monumentation:
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON
PIPE DRIVEN TO A MINIMUM OF 4 FEET BELOW
FINISHED GRADE. ALL MONUMENTS SHALL BE
AFTER INSTALLATION OF UTILITIES AND COMPLETION
OF STREET IMPROVEMENTS, UNLESS OTHERWISE NOTED.

Legend:
D/L = BUILDING LINE
S/L = STREET LINE
F/E = FENCE EASEMENT
M/F = MINIMUM FINISH FLOOR ELEVATION
U/E = UTILITY EASEMENT
S/E = STREET ADDRESS

Subdivision Statistics:
SUBDIVISION CONTAINS 21 LOTS IN 2 BLOCKS
BLOCK 2 CONTAINS 1,204 ACRES (22,506 S.F.)
BLOCK 2 CONTAINS 3,750 ACRES (81,000 S.F.)
RESERVE 'A' CONTAINS 1,204 ACRES (22,506 S.F.)
RESERVE 'B' CONTAINS 0.0344 ACRES (743.96 S.F.)
RESERVE 'C' CONTAINS 0.0344 ACRES (743.96 S.F.)
RESERVE 'D' CONTAINS 0.0344 ACRES (743.96 S.F.)
RESERVE 'E' CONTAINS 0.0344 ACRES (743.96 S.F.)

Addresses:
ALL ADDRESSES SHOWN ARE APPROXIMATE. ADDRESSES ARE
SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF THE LOCAL DESCRIPTION.

Typical Location of 15' Easement
RESERVE AREA 'A'

RECEIVED
MAR 04 2007
Tulsa County Clerk
Tulsa County Clerk

3.5.4



35.6



3.5.7



3.5.8

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 677-A 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:

Area:

Gross:	9.47 AC	412,513 SF
Net:	8.79 AC	382,892 SF

Permitted Uses:

Those uses included as a matter of right in Use Unit 6, Single Family Dwelling, including customary accessory uses such as parking and landscaped areas and security gatehouses.

Minimum Land Area Per Dwelling Unit: 16,000 SF

Maximum Number of Lots: 23

Minimum Lot Area: 13,500 SF

Maximum Building Height: 35 40 FT or 45 FT*

*Building height shall not exceed 45 feet on lots equal to or greater than ½ acre. Building height shall not exceed 40 feet on lots less than ½ acre. No building shall have more than three stories (excluding basement) and a minimum roof pitch of 4/12.

Minimum Livability Space Per Dwelling Unit: 7,000 SF

Off-Street Parking:

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

Minimum Yards:

Front:	
Residences:	30 FT or 25 FT*
Lots 4 through 13, Block 1, Crestwood at the River	25 FT
Garages:	
Front entry	30 FT or 25 FT*

(918) 596-1990

FAX 596-1964

www.tulsacouncil.org



TULSA CITY COUNCIL

200 CIVIC CENTER ♦ TULSA, OKLAHOMA ♦ 74103

August 27, 2007

Mr. Owen Ard, Chairman
Tulsa Metropolitan Planning Commission
201 West Fifth, Suite 600
Tulsa, Oklahoma 74103

Dear Mr. Chairman:

In response to Resolution No. 7320 approved by the Mayor and the Tulsa City Council, a brief study of the properties fronting Lewis Avenue, between 15th Street South and 21st Street South, was conducted and completed. The purpose of the Lewis Corridor Study is to define current land uses, identify opportunities and any constraints associated with those uses, and recommend appropriate zoning and future use for this particular area.

The final draft of the Lewis Study was approved by both the Tulsa City Council and Mayor Kathy Taylor. On August 23, 2007, the Council voted to request the Tulsa Metropolitan Planning Commission (TMAPC) to begin the process for incorporating the study into Tulsa's Comprehensive Plan. I understand after the necessary hearings, TMAPC will provide the City Council with its recommendation, and the Council will then vote upon the recommendation.

We will place the issue on a committee agenda in approximately sixty (60) days for a progress report. If you anticipate a recommendation will be given earlier, please let me know.

Thank you and all the members of the TMAPC board for your contributions to our community. Your service to our city is greatly appreciated.

If you have any questions or concerns, please call me at 918-596-1990.

Sincerely,



Councilor Roscoe Turner
Council Chair

Cc: Mayor Kathy Taylor
TMAPC Board Members
Board of Adjustment (BOA)

4.9.1



07-594-1

2.21.1

LEWIS STUDY

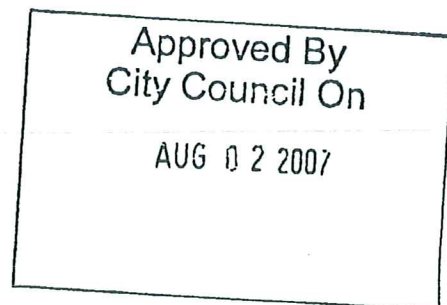
Special Study of Appropriate Zoning and Uses
of Property Fronting South Lewis Avenue
between Fifteenth Street South and Twenty-First Street South

July 19, 2006

As Submitted to TMAPC by
Land Development Services Department of INCOG

Approved on March 27, 2007, as amended, by the
Lewis Avenue Corridor Neighborhood Associations:

Lewiston Gardens
Gillette Historic District
Yorktown Neighborhood Association



LEWIS STUDY

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**Special Study of Appropriate Zoning and Uses
Of Property Fronting Lewis
Between Fifteenth Street South and Twenty-First Street South**

PRELIMINARY FINDINGS AND CONCLUSIONS

Introduction

In response to Resolution 7320 by the Mayor and the Tulsa City Council on August 29, 2005 and at the direction of the Tulsa Metropolitan Area Planning Commission, (TMAPC), staff has conducted a brief study of properties fronting Lewis Avenue between 15th Street South and 21st Street South for the purpose of documenting current land uses, identifying opportunities and constraints associated with those uses, and recommending appropriate zoning and future uses.

Over the course of ninety days the following data related to the Study Area was collected: zoning, land use, land ownership, date original structures were constructed, traffic counts and photo surveys. In addition, two maps documenting this data were produced and presented in the fall of 2005 at two meetings with the home owners associations of Lewiston Gardens, Gillette and Yorktown Additions for input and perspective. The predominant sentiment of attendees was to retain the residential character of the study area. Staff also reviewed the planning approaches for comparable areas within the City of Tulsa for applicability and relative success of stated policies.

Then, at its January 25, 2006 worksession, TMAPC requested staff to review the findings of the Midtown Tulsa Redux Study, which was conducted by The University of Oklahoma Urban Design Studio and completed and made available to the public May 6, 2006. Recommendations of the Redux Study relative to channeling of resources, public notice requirements, restructuring of the development review process and use of impact fees are beyond the immediate scope of the Lewis Study. However, concerns raised in the Redux Study relative to zoning, parking and walkability have likewise been raised through the Lewis Study with possible solutions offered through the mid-range and long-range alternatives and the Design Guidelines provided herein.

Findings

The study area for research purposes has been divided into two areas - the north area, located between East 15th Street South and East 17th Place (including the southeast corner of Lewis and E. 17th Place); and the south area, located between East 17th Place and East 21st Street. Lots within the north area are configured to front Lewis and many of these located north of East 16th Street are zoned and used for commercial purposes. Residential structures and lots within the south area are largely configured to front residential streets. Few residential lots/ structures within the entire study area are occupied by the owner(s). Daily

traffic counts within the study area per 2005 traffic data, the latest official traffic count, are 16,000-16,600 vehicles. Homeowners' associations (HOAs) within the study area are generally opposed to anything but residential zoning, but are somewhat amenable to office uses if assured the area's residential character can be retained.

The findings are more specifically described below:

1. Of the twenty-two residential structures zoned and used for residential purposes (not including the Fountain Square Condominiums) only six are owner occupied per County Assessor's records. Of the five owner-occupied structures, only two occur north of East 17th Place.
2. Per Tulsa Transportation Management Area traffic data, the daily traffic count in 2003 for the segment of Lewis Avenue between East 15th Street South and East 21st Street South was 20,200 vehicles.
3. With the exception of corner lots, properties within the study area located north of East 17th Place are arranged to have frontage on (and sole access from) Lewis Avenue. Properties located south of East 17th Place are arranged to face residential streets with primary access from those streets, except for two (2) lots facing Lewis Avenue, south of 17th Place (1733 S. Lewis Avenue and 1741 S. Lewis Avenue), whose owners participated in the Lewis Avenue Corridor Study review process and expect to be included in the solution.
4. Property fronting Lewis Avenue between East 16th Street and East 15th Street is predominately zoned and used for commercial purposes. Within this area, five formerly residential structures are occupied by commercial businesses.
5. One lot in the study area has commercial zoning but is still being used for residential purposes. Otherwise, property zoned commercially is currently being used or developed for commercial purposes; property zoned residentially is currently being used for residential purposes.
6. Property owners adjacent to the study area as represented by the HOAs generally object to higher intensity zoning, including Office Light (OL) zoning, for residential properties fronting Lewis Avenue. However, several adjacent property owners said they would be amenable to office uses if assured the residential character of the study area would be retained.
7. Upon review of comparable areas within Tulsa and the special studies/districts related thereto, staff found some applicability for treatment of development and redevelopment within the study area. Comparable areas included the Eleventh Street Corridor, Cherry Street and Brookside.

Conclusions

Based upon the findings, staff conclusions, as amended by the Lewis Avenue Corridor Neighborhood Associations, are as follows:

1. Existing and planned commercial uses within the study area and traffic on Lewis Avenue are affecting the long-term viability of residential uses within the study area, particularly those properties north of East 17th Place.
2. Additional commercial zoning, as opposed to office zoning, within the study area would be inappropriate. Existing commercial zoning and uses are located within or proximate to commercial nodes and/or an activity center. Additional commercial zoning would be strip or spot zoning and would be incompatible with surrounding residential uses.
3. Properties within the study area whose primary access and frontage is on a residential street (mainly those located south of East 17th Place) shall remain residential so as not to adversely impact adjacent residential.
4. With proper controls – through design guidelines, a comprehensive plan special district, special zoning and reconsideration of parking requirements for certain office uses – office use may be an appropriate alternative use for residential properties having primary access on Lewis Avenue, located north of East 17th Place, as well as two (2) lots facing Lewis Avenue, south of 17th Place (1733 S. Lewis Avenue and 1741 S. Lewis Avenue), whose owners participated in the Lewis Avenue Corridor Study review process and expect to be included in the solution. In the interim, PUDs shall be utilized until an appropriate special zoning district – the preferred method – is adopted.
5. For appropriate properties, use/reuse of existing residential structures for office use would help retain the residential character of the study area and ensure compatibility with adjacent residential neighborhoods.

DRAFT DESIGN GUIDELINES

**For Properties Fronting Lewis Avenue,
Between East 15th Street South and East 17th Place,
and including two (2) lots facing Lewis Avenue, south of 17th Place,
specifically 1733 S. Lewis Avenue and 1741 S. Lewis Avenue**

1. As much as possible, existing residential structures and attached garages facing Lewis Avenue shall be utilized. If a new structure is required, it must be compatible in architectural period and style with those in the vicinity and as documented in the photo survey. Design of new structures facing Lewis Avenue shall conform to the rhythm, scale and proportion of existing residential structures and garages. No solid-wall fronts shall be permitted on new structures. On the sides and/or rear of the second floors of new two-story structures, only non-opening, non-transparent, translucent windows, such as glass block or frosted glass shall be permitted. Primary entrances shall be oriented to the front of the property (facing Lewis Avenue).
2. Structures shall be limited to two stories, no greater than thirty-five (35) feet in height.
3. To reduce pedestrian and vehicular conflicts, no additional curb cuts will be permitted onto Lewis Avenue; use of shared access drives is encouraged.
4. Parking and boundaries in common with residential uses must be screened by a masonry wall or a privacy fence with masonry pilasters and landscaping. Materials used for said privacy fences shall be opaque in nature, to completely screen any view of adjacent residential uses.
5. To retain the residential character and pedestrian scale of the area, parking must be located to the side and/or rear of buildings and must be located behind the front building line. Application for a lot combination within this study area shall NOT be approved administratively; such applications shall be forwarded to TMAPC for review.
6. A minimum coverage of 15% landscaping of the net lot area, including landscaping of the street yard, is required. Landscaping shall meet the requirements of the Landscape Chapter of the zoning code.
7. To retain the residential character and pedestrian scale of the area, signage shall be limited to one (1) ground sign or one (1) wall sign not to exceed six (6) square feet per side of display surface area. The ground sign shall not exceed four (4) feet in height. No sign illumination shall be permitted. No banners or temporary signage related to the property's business shall be permitted.
8. Site lighting shall be limited to that which is decorative and residential in style and function. Light must be directed downward and away from adjacent residential and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within residential districts. Compliance with these standards and with the

City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

9. Outdoor trash storage is restricted to that which is typical for single-family residential areas and must be screened from view of persons standing at ground level.
10. Pedestrian circulation system plan shall be submitted.
11. Permitted Office Light (OL) uses shall be:

Accountant office
Advertising agency
Architect office
Artist's studio
Computing service
Counselor or counseling office
Data processing service
Drafting service
Engineer office
Interior design consultant (no retail sales)
Law offices
Photography studio
Studio or school for teaching language or business
Studio of school for teaching handcrafted visual fine arts such as painting, pottery, or sculpture; and

Off-street parking, only as an accessory use

Special Exception Uses, as primary uses:

Single-family dwelling
Duplex dwelling
Townhouse Dwelling

12. Hours of operation for permitted Office Light (OL) uses shall be limited to 7:00 a.m. until 7:00 p.m.
13. Going forward from this approval date of March 27, 2007, no new zoning classification shall be permitted in the Lewis Corridor until the zoning code is amended to create a new zoning category that would mandate development and redevelopment through adherence to the design guidelines of the special district.

ALTERNATIVES

Recommend City Council adopt the Lewis Study, as amended; permit rezoning by application only, permit OL uses that adhere to the Design Guidelines adopted as part of the Lewis Study, as amended. Zoning with a higher intensity than OL is not recommended. Permitted Office Light (OL) uses and zoning shall be restricted to properties adjacent to Lewis Avenue between East 15th Street South and East 17th Place South, as well as the two (2) lots facing Lewis Avenue south of 17th Place (1733 S. Lewis Avenue and 1741 S. Lewis Avenue).

1. Amend the Comprehensive Plan by establishing a new Special District to include properties adjacent to Lewis Avenue between East 15th Street South and East 17th Place South, as well as the two (2) lots facing Lewis Avenue south of 17th Place (1733 S. Lewis Avenue and 1741 S. Lewis Avenue). General policies shall include the following:
 - Development and redevelopment in this area shall be in compliance with Design Guidelines as established in the Lewis Study, as amended.
 - Zoning of higher intensity than OL shall not be allowed in this area.
 - Development and redevelopment shall be compatible with adjacent residential uses.
 - Reuse of existing structures is encouraged.
 - Shared parking is encouraged, including shared parking of uses with staggered times of peak loads.
 - Redevelopment, triggered by building permit or occupancy permit for uses other than single-family residential, shall be permitted only if it can conform to the design guidelines contained in the Lewis Study.
 - Development and redevelopment shall include adequate screening and buffering to avoid negative impacts on adjacent residential areas.
 - Development and redevelopment in this area shall maintain the pedestrian orientation, with human-scale signage, sidewalks and other pedestrian amenities.
 - Access to lots in this area shall be restricted to Lewis Avenue unless a corner lot on East 16th Street and on East 17th Street is across the residential street from a nonresidential use. With exception of these corner lots, access from residential streets shall not be permitted.
 - Those properties located within a Historic Preservation (HP) District must comply with the standards and procedures of that district and should comply with the policies of the special district and related Design Guidelines

- Variances or amendments to lot width requirements of the Zoning Code shall be avoided to discourage a fragmented and incremental approach to development.
 - Sidewalks along Lewis Avenue must be provided, preserved and maintained.
2. Update the Zoning Code to recognize differences in parking needs among offices uses, depending upon intensity, appropriateness for infill development, and accommodation of shared use of parking areas.

RECOMMENDATIONS

Based on the findings, conclusions and identified alternatives of this study and to address immediate concerns brought by recent zoning requests, the Lewis Avenue Corridor Neighborhood Associations recommend that City Council adopt the Lewis Study and related Design Guidelines, as amended on March 27, 2007. This shall be followed as quickly as possible by an amendment to the Comprehensive Plan to establish a special district through which the suggested policies and Design Guidelines be applied to development and redevelopment. In addition, the Lewis Avenue Corridor Neighborhood Associations recommend that TMAPC/City Council amend the zoning code to mandate development and redevelopment through adherence to the design guidelines of the special district either through a PUD in the interim or through a new zoning category once adopted. The Lewis Avenue Corridor Neighborhood Associations also recommend that TMAPC/City Council amend the zoning code to provide less intense parking requirements for certain light office uses.

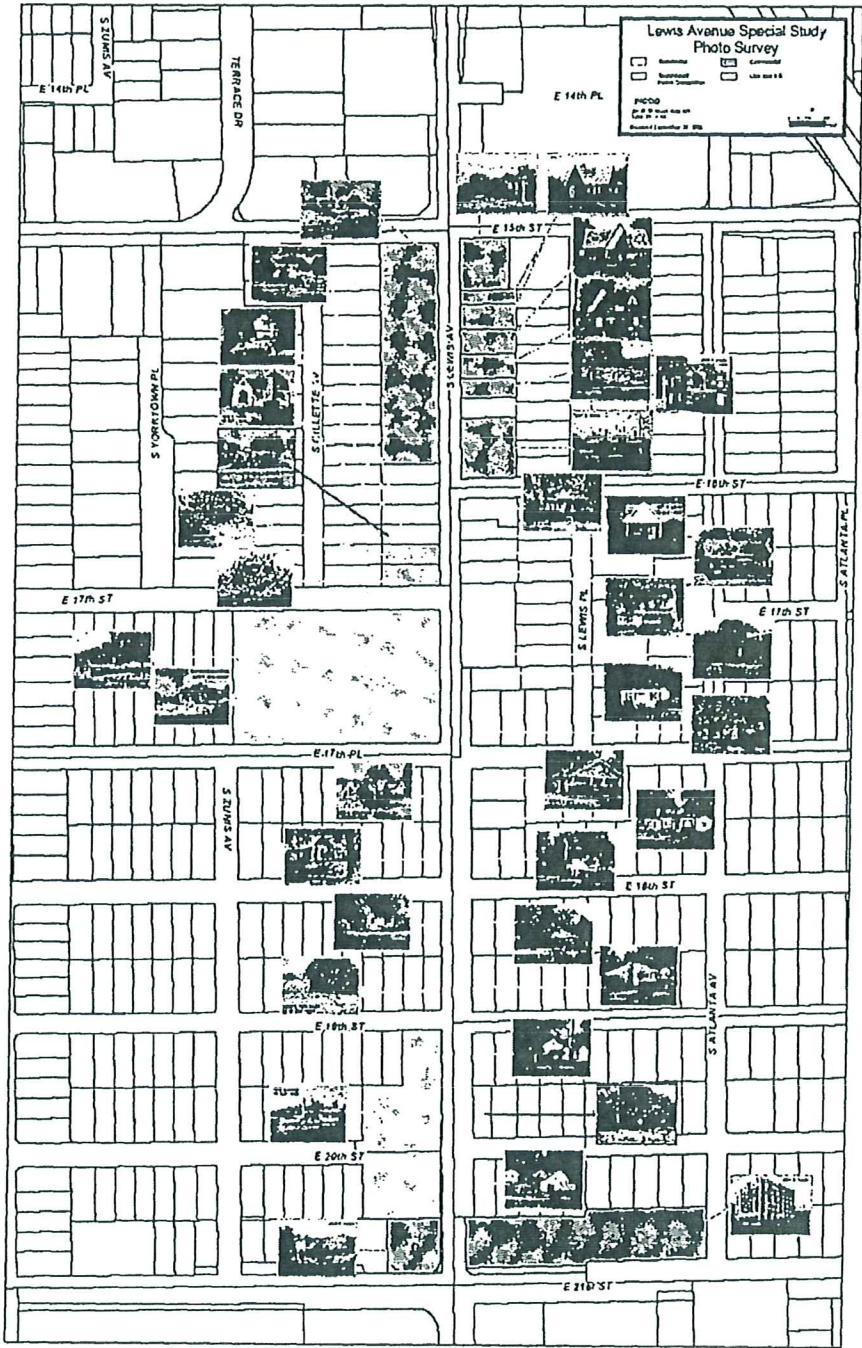
MAPS AND GRAPHICS

4.9.12

Map 1: LEWIS AVENUE SPECIAL STUDY LAND USE



Map 2: LEWIS AVENUE SPECIAL STUDY PHOTO SURVEY



4.9.14

LEWIS AVENUE STUDY AREA 2005 TRAFFIC COUNTS

Obtain Study details from INCOG

4.9.15

tem Index - document

tem Type - Miscellaneous

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ubject Line 2 :	
epartment :	TMAPC
ate Mayor Approved :	8/15/2007
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