CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

COMPREHENSIVE PLAN PUBLIC HEARING

1. Resolution amending the District 6 Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area by adopting the Lewis Study, East 15th Street South to East 21st Street South (Resolution No. 2496:888)

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.

2. Crossroad Village – (8419) Final Plat (PD 18) (CD 8)
   West of U.S. 169, South of East 91st Street

3. Metro Place – (9405) Final Plat (PD 17) (CD 6)
   North of East 11th Street South, West of South 129th East Avenue

   North of northeast corner of 61st Street and Lewis Avenue
   (Minor Amendment to permit an increased floor area and the adjustment of internal development boundaries.)

5. PUD-364-5 – Architects Collective (PD-26) (CD-8)
   Northeast corner of East 101st Street South and South Mingo Road
   (Minor Amendment to permit the increased building height within 100 feet of the residential area, an increase in building height for buildings beyond the 100 feet and an increased height for the parking lot light poles.)
6. **Z-7008-SP-1 – Sack & Associates**  
   South of the southeast corner of West 71st Street South and South Olympia Avenue/Lots 13 & 14, Block 2 (Corridor Detail Site Plan/Landscape Plan for Tulsa Hills Development.)

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

   **PUBLIC HEARINGS**

   Southeast corner of 61st Street and 90th East Avenue (Minor Amendment to permit the increase of the permitted square footage of the existing ground sign to 86.5 square feet.)

9. **PUD-533-B-2 – Sack & Associates**  
   Northeast corner of 27th Street South and Skelly Drive (I-44) service road (Minor Amendment to allow a lot-split creating two tracts in Lot 1, Block 1, Grizzly Mountain Mercantile, Development Area B-1.)

   **OTHER BUSINESS**

10. **Commissioners' Comments**

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**PD** = Planning District  
**CD** = Council District

**NOTICE:**

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

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

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

Visit our website @ [www.tmapc.org](http://www.tmapc.org)

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

**TMAPC Mission Statement**
AGENDA

Tulsa Metropolitan Area Planning Commission

WORKSESSION

Francis Campbell City Council Room
Plaza Level

Wednesday, October 24, 2007– 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion on County Sidewalk Policy Changes/Staff

Adjourn.

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

AGENDA

Tulsa Metropolitan Area Planning Commission

TRAINING SESSION

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

Wednesday, October 24, 2007
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation by Tulsa Preservation Commission/Ard

2. Presentation by John Shivel on Planning matters

Adjourn.

www.tmapc.org
PROPOSED PLAN AMENDMENTS AS A RESULT OF THE LEWIS STUDY
October 24, 2007

District 6 Plan

Plan map: Show boundaries of the Lewis Study on the District 6 Plan map – properties fronting onto or siding onto South Lewis Avenue between East 15th Street South and East 21st Street South – and identify as a Special District.

Plan text: Renumber policies under Specific Areas as follows.

Adopt as Policy 3.5 Lewis Study Area:

The Lewis Study, as adopted and amended by the City of Tulsa Council, is hereby adopted as part of the District 6 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area. Its boundaries are as set forth on the Planning District 6 Plan Map.

Renumber existing Policy 3.5 and following text accordingly.
RESOLUTION NO.: 2496:888

A RESOLUTION AMENDING
THE DISTRICT 6 PLAN MAP AND TEXT,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA BY ADOPTING THE LEWIS
STUDY, EAST 15th STREET SOUTH TO EAST 21st STREET SOUTH

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 25th day of August, 1976 this Commission, by Resolution No. 1126:438, did adopt the District 6 Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 24th day of October, 2007, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District 6 Plan Map by the following:

Indicating the boundaries of the Lewis Study as lots fronting or siding onto South Lewis Avenue between East 15th Street and East 21st Street as being the Lewis Avenue Special District.

And to modify the District 6 Plan Text by the following:

Add as Policy 3.5 Lewis Study Area

The Lewis Study, as adopted and amended by the City of Tulsa Council, is hereby adopted as part of the District 6 Detail Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area. Its boundaries are as set forth on the Planning District 6 Plan Map.

Renumber existing Policy 3.5 and the following text accordingly.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District 6 Plan Map and Text, as set out herein, be and are hereby adopted as part of the District 6 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.
RESOLUTION NO.: 2496:888

DATED this ___ day of ______________, 2007.

TULSA METROPOLITAN AREA PLANNING COMMISSION

__________________________________________ Chair

ATTEST:

__________________________________________ Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day of ____________, 2007.

__________________________________________ Mayor

____________________________            ________________________

ATTEST:                                    APPROVED AS TO FORM:

__________________________________________ Council Chair

__________________________________________ City Clerk

__________________________________________ City Attorney
Preliminary Plat
Metro Place
A part of the S/2 NE:4 NE:4 SE:4 SE:4 of
Section 5, Township 19 North, Range 14 East,
of the L&B M., City of Tulsa, Tulsa County, Oklahoma
Addition has 1 Lot in 1 Block and
contains 1.056 acres, more or less.
Corridor Site Plan Z-7004-SP-1

LOCATION MAP

OWNER
Chris & Carrie Kennedy
6314 East Main
Tulsa, Oklahoma 74169
(918) 254-4500

SURVEYOR
Harden & Associates
Surveying and Mapping, PC
2003 South 14th East Avenue
Tulsa, Oklahoma 74126
(918) 254-4628

CERTIFICATE OF AUTHORIZATION No. 0006
Exceeders: 06-30-2007

BENCHMARKS

1. (Point of Beginning) Is the Northeast Corner of
Lot 1, Block 1, and the Northwest Corner of
Lot 2, Block 2, and the Southeast Corner of
Lot 3, Block 3, and the Southwest Corner of
Lot 4, Block 4, Elevation = 864.37 (NAD 1988)
2. (Point of Beginning) Is the Base Line of a 24° Horseshoe, 1 0' 40.6'
148.8' South and 90.4' West of the Northeast Corner of Lot 1,
Elevation = 864.37 (NAD 1988)

BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System NAD 83.

LEGEND

L = Line
B = Building
G = Gravel
S = Street
E = Easement

MONUMENTATION

All lot corners are marked with a 3/8" Iron Pin with Plastic Cap.
Metro Place - (9405) (PD 17) (CD 6)
North of East 11th Street South, West of South 129th East Avenue

This plat consists of 1 Lot in 1 Block on 1.056 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
Draft Final Plat
Metro Place
A part of the S/2 NE/4 SE/4 SE/4 of Section 5, Township 19 North, Range 14 East, of the I.B. & M., City of Tulsa, Tulsa County, Oklahoma
Addition has 1 Lot in 1 Block and contains 1.056 acres, more or less.

Corridor Site Plan Z-7004-SP-1

UNPLATTED

LOT 1
BLOCK 1
5,000 square feet
706 SOUTH 12TH EAST AVENUE

30' x 40' MONUMENTED CORNER
ON NORTH EDGE OF ROADWAY

LOCATION MAP

OWNER
Chris & Carrie Konnady
P.O. Box 501561
Tulsa, Oklahoma 74169
(918) 234-6024

SURVEYOR
Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74126
Phone: (918) 356-4809
Fax: (918) 356-5551
Email: mike@hardenandassoc.com
Certified in Autocad No. 4686
Expires June 1, 2000

BENCHMARKS
1. Objected Set along the Northeast Corner of Headwall (84 South and 103 East of the Southeast Corner of Lot)
   Description = 899.77 (MDM 1985)
2. Old Set at House Set in the East Face of a 26' Headwall, 1/3 Acre
   (1928 East and 103 West of the Southwest Corner of Lot)
   Description = 899.69 (MDM 1985)

BEARING BASIS
The bearings shown herein are based on the Oklahoma State Plane Coordinate System NAD 27 (1943)

LEGEND
MET = UTILITY EASEMENT
SOL = SOLID SEAM
COV = OVERLAP SEAM

ADDRESS:
Addresses shown on this plat were obtained from the 1990 U.S. Census and are subject to change and should never be relied on in place of legal descriptions.

DOCUMENTATION
All lot corners are staked with a 5/8" dia. Plq with Plastic Cap.
STAFF RECOMMENDATION

PUD 274-A-1: Minor Amendment – North of the Northeast corner of 61st Street and Lewis Avenue; Lots 2, 3, 4, 5, and 6, Block 1, Summit Plaza; OM/RM-1/ RS-3/PUD.

The applicant is requesting approval of a minor amendment to permit an increased floor area and the adjustment of internal development boundaries. PUD-274-A, a major amendment to PUD-274 permitted a Senior Care Center with a permitted floor area of 95,000 square feet on the 8.16 acre tract. The request is to increase the floor area of the Center to 105,000 square feet, an increase of 10,000 square feet or 10.5%. The adjustment of the internal development area boundaries would reduce Development Area A and increase Development Area E by approximately 1,225 square feet. This would have a negligible affect on the approved office development to the west, while increasing the Center development area.

Adjustments in the residential density and the non-residential intensity are permitted as minor amendments if the underlying zoning permits it and the increase does not exceed 15%. The underlying zoning would permit 153,113 square feet of floor area far more than the proposed 105,000 square feet. The boundary adjustment is to permit a more effective realignment of an interior access drive.

Therefore, staff recommends APPROVAL of the requested minor amendment finding that it is consistent with the approval guidelines for PUD minor amendments.
Planned Unit Development No. 274-A-1  
StoneGate Senior Care  
N of NE/C of South Lewis Avenue and East 61st Street South  

Minor Amendment  

Narrative:  

The property which is the subject of this application for minor amendment consists of 8.16 acres of land situated north and east of the northeast corner of 61st Street South and South Lewis Avenue (hereinafter the “Subject Property”). The developable area of the site is an interior tract located approximately 400 feet east of Lewis Avenue and is abutting an eight story office building known as One Summit Plaza. The Subject Property derives its access from Lewis Avenue by private access easements.  

The Subject Property and the adjoining existing multistory office building tract, together comprising 13.85 acres, were submitted as Planned Unit Development No. 274 which was approved by the Tulsa City Commission on January 12, 1982 and subsequently platted in 1984 as One Summit Plaza (Plat # 4497). The Subject Property comprised Development Areas A, (1.13 acres - landscaped open space - platted as Lots 4, 5 and 6), Area C (4.05 acres - garden office - platted as Lot 2) and Area D (2.98 acres - multifamily residential - platted as Lot 3).  

A Major Amendment (PUD No.274-A) was submitted and approved (TMAPC 4.18.07, City Council 5.10.07) to permit a Senior Care Center to be located within a new development area designated as Development Area E and comprised of the combined Development Areas C and D. Development Area A remained as landscaped open space.  

This application for minor amendment proposes:  

1. An increase of floor area for the Senior Care Center from 95,000 sq.ft. to 105,000 sq.ft. PUD No.274-A established for the Senior Care Center (Use Unit 2) a maximum permitted floor area of 95,000 sq.ft. Use Unit 2 permits a floor area ratio of .5, if the maximum was approved and as applied to Development Area E would permit 153,113 sq.ft. of floor area (7.03 acres x 43,560 x .5). The proposed increase of 10,000 sq.ft. is an increase of approximately 10.5 per cent.  

2. An adjustment of the interior common boundary of Lot 5 (part of Development Area A) and Lot 2 (part of Development Area E) to reduce Development Area A and increase Development Area E by approximately 1225 sq.ft. The adjustment of development area boundaries would permit a more effective realignment of an interior access drive  

A conceptual site plan is attached.
October 24, 2007

STAFF RECOMMENDATION

PUD 364-5: Minor Amendment – Northeast corner of 101st Street and Mingo Road.

The applicant is requesting approval of a minor amendment to the approved conditions of PUD 364-3 to permit the increased building height within 100 feet of the residential area, an increase in building height for buildings beyond the 100 feet and an increased height for the parking lot light poles. The current requirement for one-story buildings within 100 feet of the residential area is 14 feet and the request is to increase it to 17 feet. The current height requirement for two-story buildings is 28 feet and the request is to allow a 40 foot height for towers as architectural features. The current height requirement for light poles is 12 feet and the applicant is requesting an increase to 25 feet subject to the "Kennebunkport" standards.

The request to increase the height from 14 feet to 17 feet within 100 feet of residential areas is minor and is acceptable based on the proposed elevations. The requested increase building height from 28 feet to 40 feet is to accommodate architectural design features not to add additional habitable floor area. The shopping center will be all single-story and the increase height to accommodate design features will not adversely impact the adjacent properties. The original height limitation on the parking lot light poles was an attempt to control light spill-over by reducing the pole height. That is now controlled by applying the "Kennebunkport" standards.

Therefore, staff recommends APPROVAL of the requested minor amendment for PUD-364-5 as reflected on the accompanying exhibits.
STAFF RECOMMENDATION

Z-7008-SP-1: Corridor Detail Site Plan and Landscape Plan – South of the Southeast corner of W. 71st Street and S. Olympia Ave.; Development Area B; Lots 13 and 14, Block 2, Tulsa Hills; CO.

The applicant is requesting approval of a corridor detail site plan and landscape plan for Lots 13 and 14, Block 2, Tulsa Hills. The proposed uses, Use Unit 11, Offices and Studios, including Drive-thru Banking Facilities, Use Unit 12, Entertainment Establishments and Eating Establishments Other than Drive-ins, Use Unit 13, Convenience goods and Services, Use Unit 14, Shopping Goods and Services, and uses customarily accessory to the permitted uses are in conformance with Development Standards of Z-7008-SP-1, Corridor Plan.

The proposed building floor area (Lot 13 – 8,964 sq. ft.; Lot 14 – 1,750 sq. ft.) is less than the permitted 11,500 sq. ft. for the combined lots. The proposed building height of 26.5 feet is less than the permitted 35 feet. The proposed parking spaces of 104 spaces for the combined two lots exceed the required 95 spaces. The proposed setbacks exceed the minimum required setbacks. The site lighting complies with the pole height of 35 feet and the Kennebunkport standards.

The landscape plans for Lots 13 and 14 meet or exceed the minimum requirements for percentage of landscape area per lot and number of trees.

Therefore, staff recommends APPROVAL of the detail site and landscape plans for Lots 13 and 14, Block 2, Tulsa Hills.

(Note: Detail site plan and landscape plan approval does not constitute sign plan approval.)
The applicant is requesting approval of a minor amendment to permit the increase of the permitted square footage of the existing ground sign to 86.5 square feet. The approved sign plan for the property was for 48 square feet and 20 feet in height approved on March 31, 1998. The applicant states that the existing sign is 80 square feet which exceeds the approved PUD sign plan. An application before the Board of Adjustment to increase the square footage was approved on Case No. 20571 to 75.5 square feet on October 9, 2007. However that approval only gives the applicant the right to request an additional square footage, through a PUD minor amendment, beyond what the Zoning Code permits by right. The requested increase in sign square footage exceeds the permitted 50 square feet based on 2/10 times 250' of frontage. The requested 86.5 square feet is not in conformance with Development Standards of PUD-397.

Therefore, staff recommends DENIAL of the requested minor amendment to PUD-397.
October 24, 2007

STAFF RECOMMENDATION

**PUD 533-B-2:** Minor Amendment – Northeast corner of 27th Street South and Skelly Drive (I-44) service road; Lot 1, Block 1, Grizzly Mountain Mercantile; CG/CS/PUD.

The applicant is requesting approval of a minor amendment to allow a lot-split creating two tracts in Lot 1 Block 1 Grizzly Mountain Mercantile, Development Area “B-1” of PUD 533-B. Development Area “B-1” currently contains 1.55 acres and has been approved for 12,000 square feet of furniture manufacturing and sales. The entire 1.55 acres was approved for the current use.

The proposed lot-split would create Tract A, 1.17 acres with the present 12,000 square foot building, parking and landscaping and Tract B, 0.37 acres with only landscaping and no building square footage or use other than the approved landscaping. The staff cannot support this request creating a lot with no development rights separating it from an approved site and landscape plan.

Therefore, staff recommends **DENIAL** of PUD-533-B-2 for the stated reasons.