

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2502

January 23, 2008

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:

Review TMAPC Receipts for the month of December 2007

1. Minutes of January 9, 2008 Meeting No. 2501

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. **LC-77** – Joel Lake (6407)/Lot Combination (County)
19995 South Mingo Road
3. **PUD-555-A – PSA Dewberry, Inc./Craig S. Swengle** (PD-18C) (CD-8)
8863 East 91st Street South (Detail Site Plan for a 10,340 square foot addition to the main church building, parking lot expansion and a 1,350 square foot storage building.)
4. **PUD-670 – Joshua Livingston** (PD-6) (CD-9)
3144 South Rockford Drive (Detail Site Plan for a single-family residence for Lot 8, Block 1.)
5. **PUD-550-2 – Whistler Outdoor Advertising, Inc.** (PD-5) (CD-5)
8711 East Skelly Drive, southwest corner of 21st Street South and South 91st East Avenue (Minor Amendment to construct an outdoor advertising sign along Skelly Drive in the I-44 freeway sign corridor.)
6. **PUD-179-P-3 – Architects Collective** (PD-18) (CD-7)
8110 East 74th Place South (Minor Amendment to add Use Unit 11 Uses, Office, Studios and Support Services, excluding funeral homes.)

7. **PUD-306-K – Sack & Associates** (PD-26) (CD-2)
North side of East 101st, approximately 450 feet east of South Delaware (Detail Site Plan for the construction of a fuel service facility and auto wash.)

8. **PUD-533-B-3 – Sack & Associates** (PD-5) (CD-5)
8515 East Skelly Drive (I-44 & Memorial) (Minor Amendment to increase the permitted floor area for Tract A by 1,800 SF and to reallocate to create Tract B.)

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

PUBLIC HEARINGS

10. **L-19925** – Sisemore Weisz (9329)/Lot-Split (PD 6) (CD 9)
3101 East 45th Street South

11. **Go-Fit** – (0421)/Preliminary Plat (PD 16) (CD 6)
Northeast corner of East Apache and 129th East Avenue

12. **PUD-575-B/Z-6611-SP-3 – Sack & Associates** (PD-18) (CD-8)
Northeast corner of South Mingo Road and South 79th Street (Major Amendment and Corridor Site Plan to include assisted living facility, office buildings and a clinic/school-child care facility.

13. **Z-7084 – Tim Nall** RS-3 to IL
East of southeast corner of West 36th Street and South Galveston Avenue (PD-9) (CD-2)

14. **PUD-411-E/Z-5842-SP-7 – Lou Reynolds** (PD-26) (CD-8)
Northeast corner of South Memorial Drive and East 101st Street South (PUD Major Amendment and Corridor Plan to amend development standards to create a new development area 1A-1.)

OTHER BUSINESS

15. **Refund Requests For Plat Waiver –Triarch, LLC**
Iglesia De Cristo Church, 1st and Lewis requesting a refund for plat waiver application that was not needed. Staff is recommending full refund.

16. **Election of TMAPC Officers for 2008.**

17. **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.

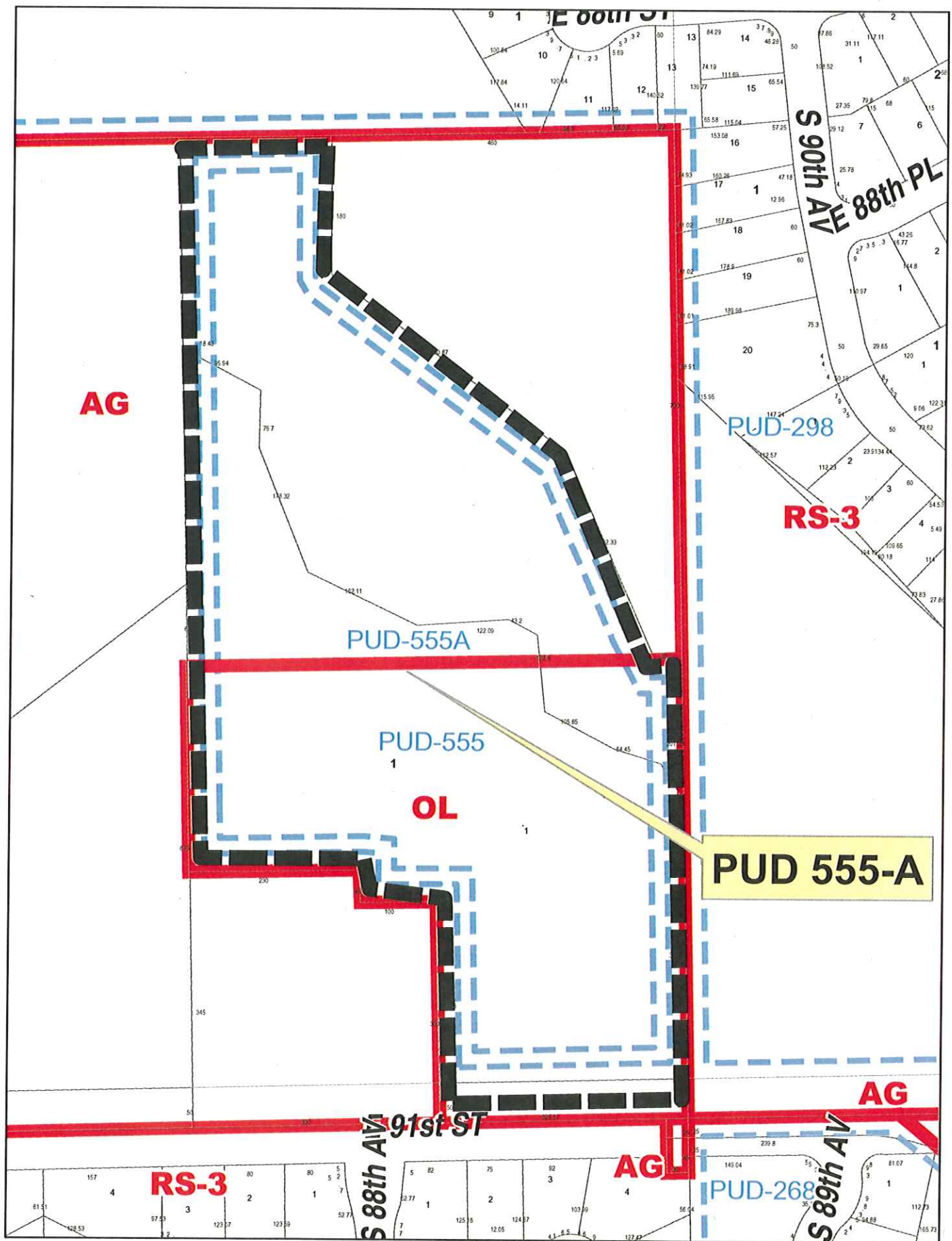
Visit our website @ www.tmapc.org

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

TMAPC RECEIPTS
Month of December 2007

		----- Current Period -----				----- Year To Date -----		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	25	\$125.00	\$125.00	\$250.00	81	\$422.50	\$422.50	\$845.00
Zoning	5	2,280.00	2,280.00	4,560.00	35	10,167.50	10,167.50	20,335.00
PUDs & Plan Reviews	26	2,987.50	2,987.50	5,975.00	157	14,795.00	14,795.00	29,590.00
Refunds	0	0.00	0.00	0.00	1	(175.00)	(175.00)	(350.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,392.50</u>	<u>\$5,392.50</u>	<u>\$10,785.00</u>		<u>\$25,210.00</u>	<u>\$25,210.00</u>	<u>\$50,420.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	4	\$1,640.00	\$1,640.00	\$3,280.00
Preliminary Plats	3	978.25	978.25	1,956.50	25	12,366.38	12,366.37	24,732.75
Final Plats	2	707.50	707.50	1,415.00	11	4,932.93	4,932.92	9,865.85
Plat Waivers	2	250.00	250.00	500.00	6	800.00	800.00	1,600.00
Lot Splits	5	257.50	257.50	515.00	58	3,005.00	3,005.00	6,010.00
Lot Combinations	2	100.00	100.00	200.00	22	1,100.00	1,100.00	2,200.00
Access Changes	0	0.00	0.00	0.00	3	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0	75.00	75.00	150.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,618.25</u>	<u>\$2,618.25</u>	<u>\$5,236.50</u>		<u>\$23,919.31</u>	<u>\$23,919.29</u>	<u>\$47,838.60</u>
BOARDS OF ADJUSTMENT								
Fees	16	\$6,900.00	\$300.00	\$7,200.00	82	\$33,100.00	\$5,900.00	\$39,000.00
Refunds	0	0.00	0.00	0.00	9	(2,640.00)	0.00	(2,640.00)
Fees Waived	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,900.00</u>	<u>\$300.00</u>	<u>\$7,200.00</u>		<u>\$30,460.00</u>	<u>\$5,900.00</u>	<u>\$36,360.00</u>
TOTAL		\$14,910.75	\$8,310.75	\$23,221.50		\$79,589.31	\$55,029.29	\$134,618.60

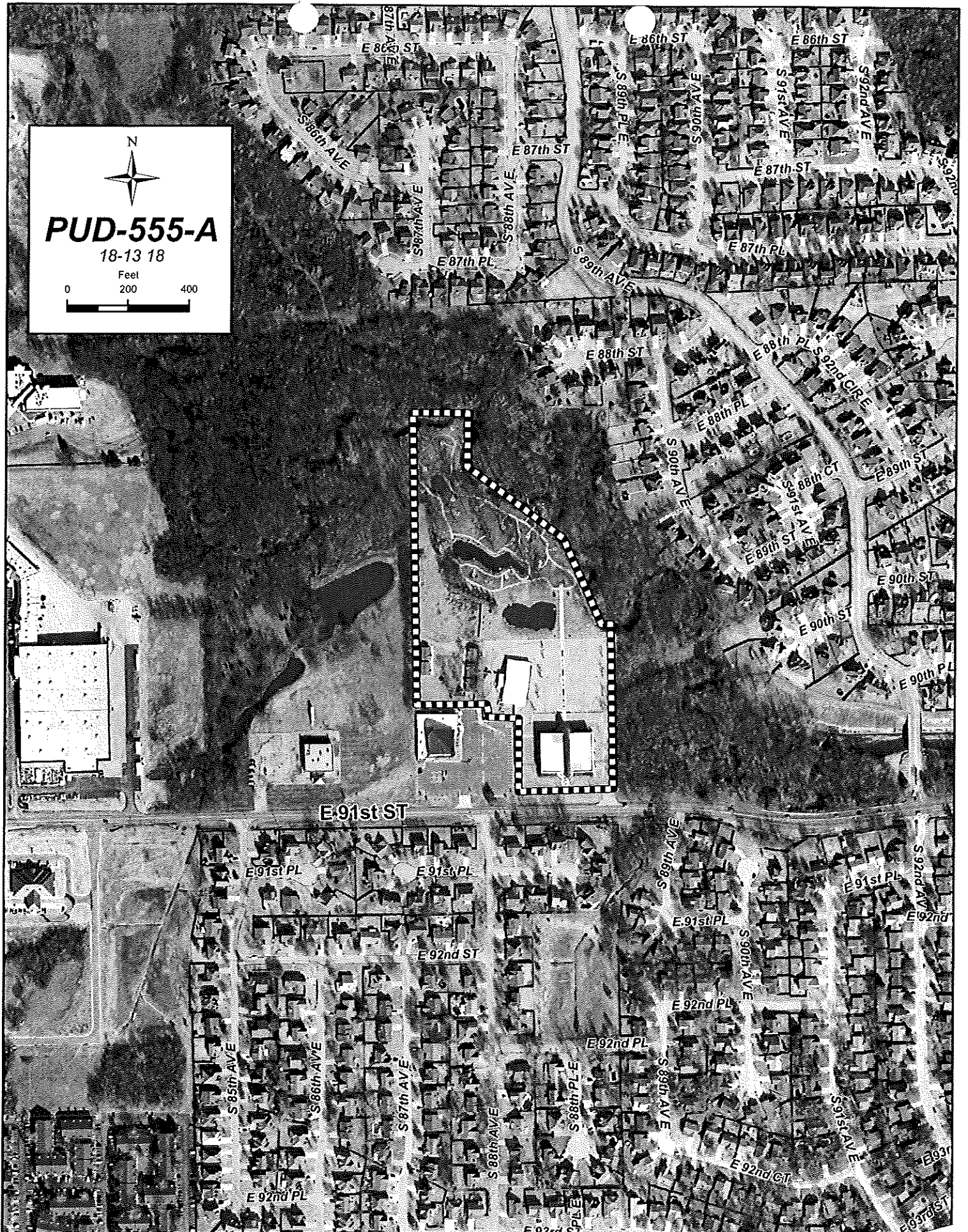
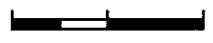


N



PUD-555-A
18-13 18

Feet
0 200 400



January 23, 2008

STAFF RECOMMENDATION

PUD-555-A:

Detail Site Plan – **World Outreach Ministries** – 8863 E. 91st St. South; Lot 1 and Reserve A, Block 1- Living Word Missions; AG/OL/ PUD; PD-18C; CD-8.

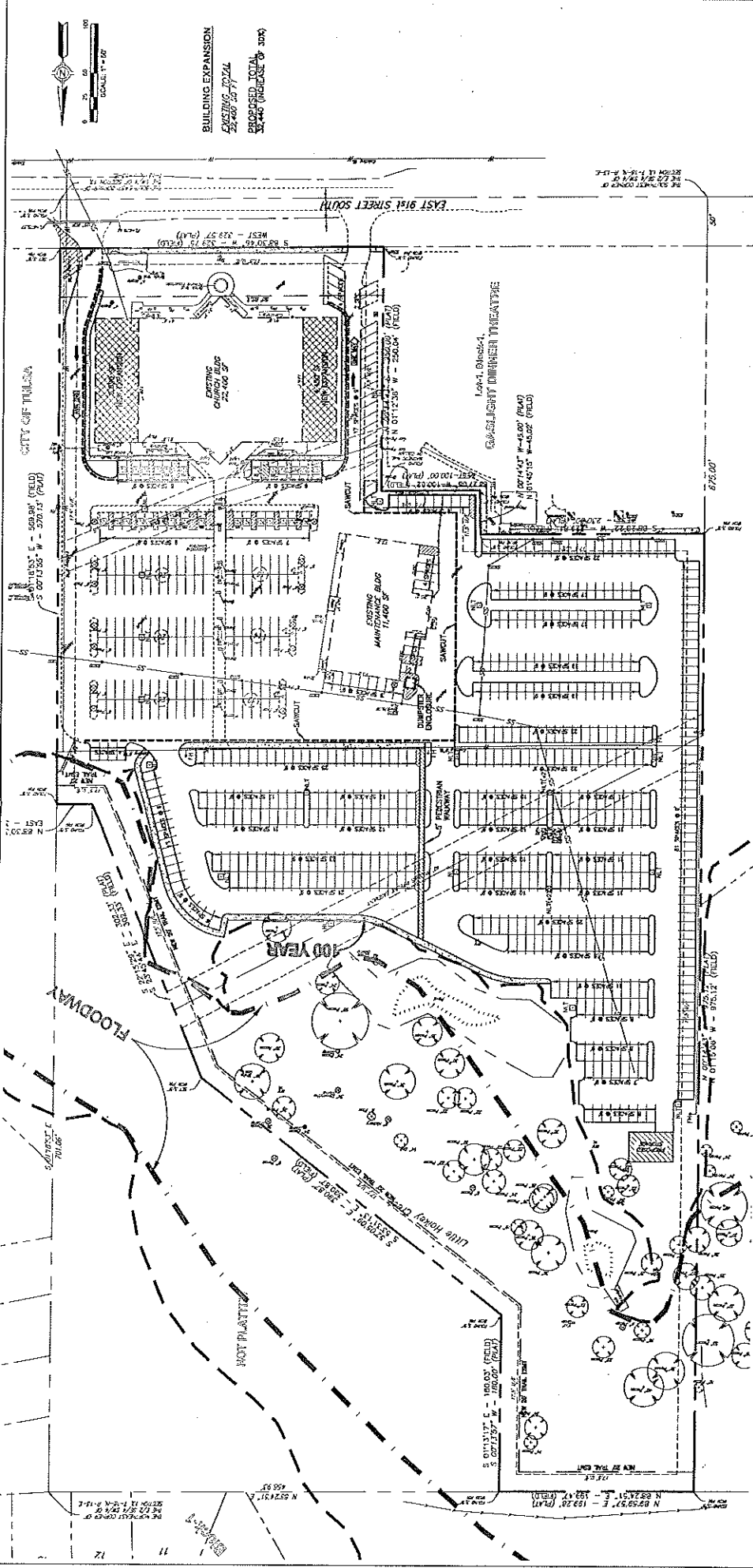
The applicant is requesting approval of detail site, landscape, lighting, building elevation and parking plans for a 10,340 square foot addition to the main church building, parking lot expansion and a 1,350 square foot storage building. The proposed use, Use Unit 5 –Place of Worship and an accessory storage building are in conformance with Development Standards of PUD-555-A.

The proposed site plan meets permitted building floor area, height and setback requirements. Site landscaping is being upgraded, as well as, maintaining the required five-acre unpaved open space as required per approval of Major Amendment PUD-555-A.

Access to the site is provided from two access drives from 91st Street. Parking requirements have been met per the Zoning Code and PUD development standards and paved access has been provided between the east parking lot and west drive/exit. Pedestrian circulation is provided as required, and a 20-foot wide trail easement has been provided for the Haikey Creek Trail per PUD development standards. Site lighting has been provided and meets all applicable requirements. A six-foot screening fence has been provided surrounding all trash enclosures in conformance with the PUD development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for World Outreach Ministries, PUD-555-A; Lot 1 and Reserve A, Block 1 – Living Word Missions.

(Note: Detail site plan approval does not constitute sign plan approval.)



WORLD OUTREACH CHURCH
TULSA, OKLAHOMA

SITE PLAN

CITY OF TULSA, OKLAHOMA
PUBLIC WORKS DEPARTMENT
ENGINEERING SERVICES DIVISION

PLANS AND SPECIFICATIONS PREPARED BY:
PSA Dewberry

DEVELOPED AREAS:

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
CHURCH BUILDING	32,400	32	32	32	32
MAINTENANCE BUILDING	11,400	11	11	11	11
TOILET BUILDING	1,500	1	1	1	1
LANDSCAPE AREA	4,000	4	4	4	4
TOTAL PERMITTED LOT AREA	70,000				

UNPAVED OPEN SPACE

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
CHURCH BUILDING	32,400	32	32	32	32
MAINTENANCE BUILDING	11,400	11	11	11	11
TOILET BUILDING	1,500	1	1	1	1
LANDSCAPE AREA	4,000	4	4	4	4
TOTAL PERMITTED LOT AREA	70,000				

PARKING CALCULATIONS:

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
CHURCH BUILDING	32,400	32	32	32	32
MAINTENANCE BUILDING	11,400	11	11	11	11
TOILET BUILDING	1,500	1	1	1	1
LANDSCAPE AREA	4,000	4	4	4	4
TOTAL PERMITTED LOT AREA	70,000				

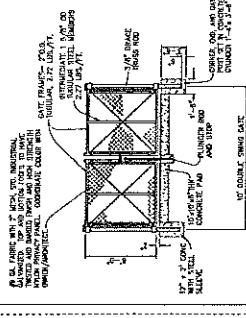
SITE PLAN NOTES

- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND MOP DRAWINGS FOR CONNECTION LOCATIONS TO PROPOSED SITE UTILITIES.
- ALL HATCHED PARKING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LATEST EDITION OF THE CITY OF TULSA BUILDING CODES.
- FIRE LANE SHALL BE CONSTRUCTED AND MARKED IN ACCORDANCE WITH CITY OF TULSA STANDARDS AND SPECIFICATIONS.
- ALL MATERIALS, CONSTRUCTION & FINISHES SHALL BE IN ACCORDANCE WITH CITY OF TULSA STANDARDS AND SPECIFICATIONS.
- THESE DRAWINGS SHOW THE LOCATIONS OF THE PROPOSED IMPROVEMENTS AND NATURAL FEATURES AS ACCURATELY AS NORMAL ENGINEERING PRACTICE PERMITS. DIMENSIONS AND CLEARANCES SHOULD NOT BE DETERMINED BY SCALING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND THE OWNER AND ARCHITECT.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DETERMINED AS ACCURATELY AS NORMAL ENGINEERING PRACTICE PERMITS. LOCATIONS TO BE FIELD VERIFIED BY THE CONTRACTOR.

3.5



rob coday
architect
901 N. 10th St.
Tulsa, OK 74103
918.592.0274
918.592.0275
rob@robcoday.com



DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE

DEVELOPMENT AREAS:

GROSS SITE AREA = 13.29 Acres (100%)
NET SITE AREA = 12.81 Acres (93%)
(Less 484' Right-of-Way)
DEVELOPED AREAS = 7.77 Acres
(Imperv. Areas, Bldgs, Paved Areas)
UNPAVED OPEN SPACE = 5.14 Acres
(Landscaped Areas)
MIN. UNPAVED OPEN SPACE = 5.00 Acres
(As per PUD-355A requirements)

LEGEND

- NEW TREE
- LANDSCAPED AREA

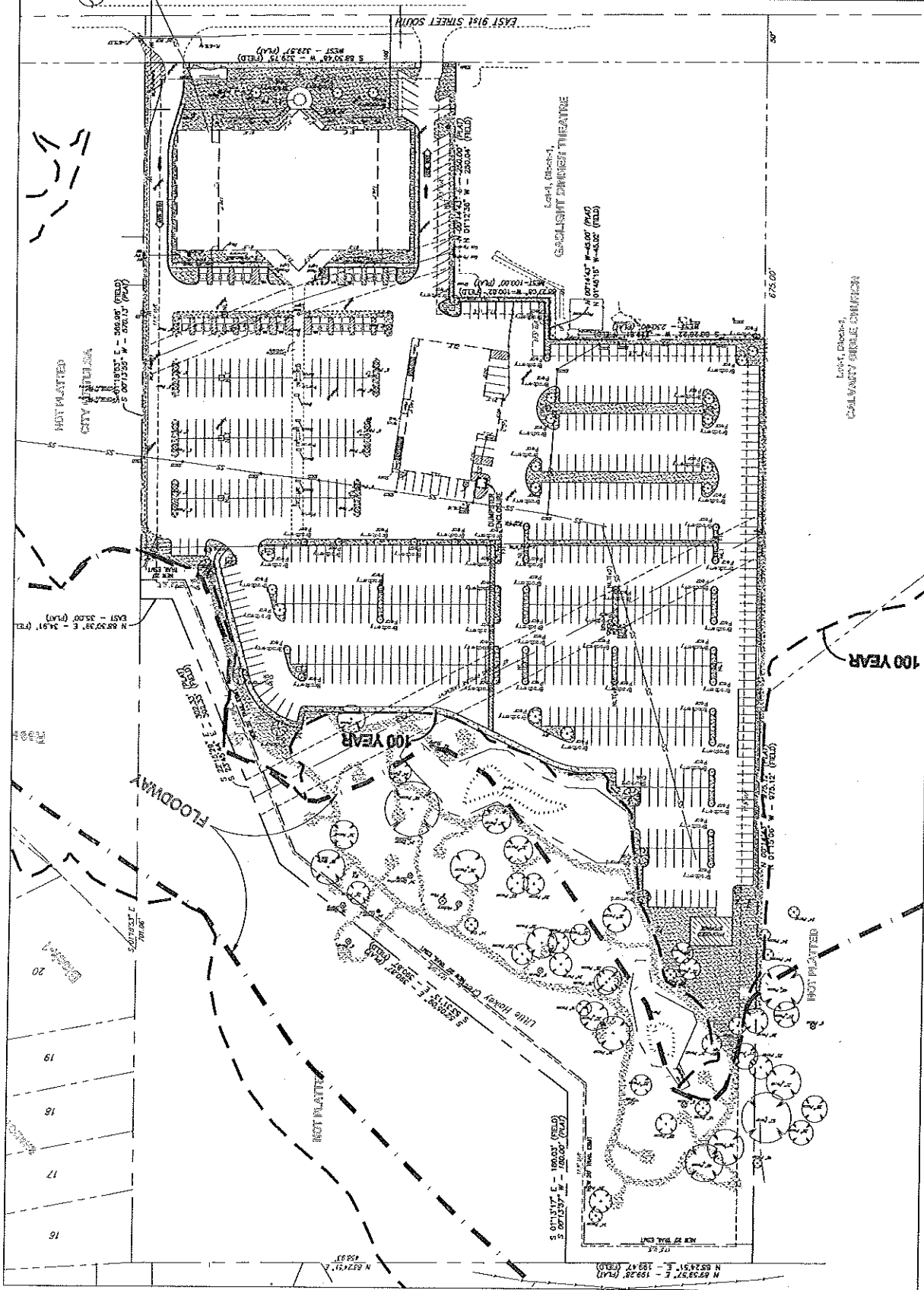
NOTES

1. PROVIDE IRRIGATION SYSTEM, COMPLETE WITH BLACK FLOW PREVENTION VALVE, CONFORMING TO CITY OF TULSA ZONING CODE CHAPTER 10
2. THIS LANDSCAPE PLAN SUBSTANTIALLY COMPLETES WITH CITY OF TULSA ZONING CHAPTER 10

DATE: _____
RWD CODAY / ARCHITECT

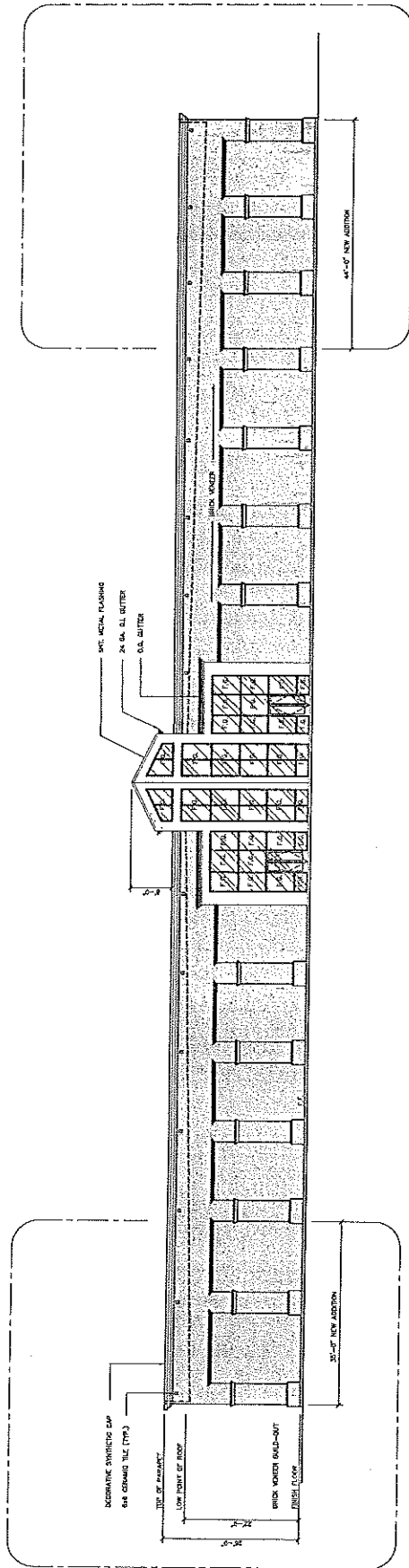
WORLD OUTREACH CHURCH
City of Tulsa, Tulsa County, Oklahoma

A102
Revised Per City
Date: 10/06/07
Sheet No.
4 of 6

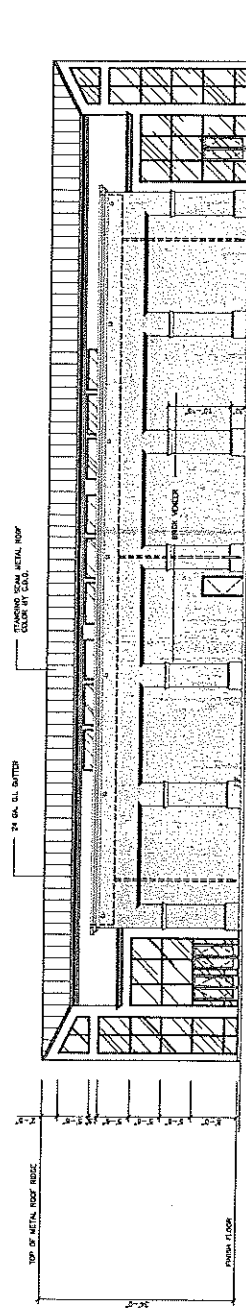


1 LANDSCAPE PLAN
SCALE: 1" = 50'
NORTH

3.7



1 South Elevation
SCALE: 3/32"=1'-0"



2 **East Elevation**
SCALE 3/32"=1'-0"

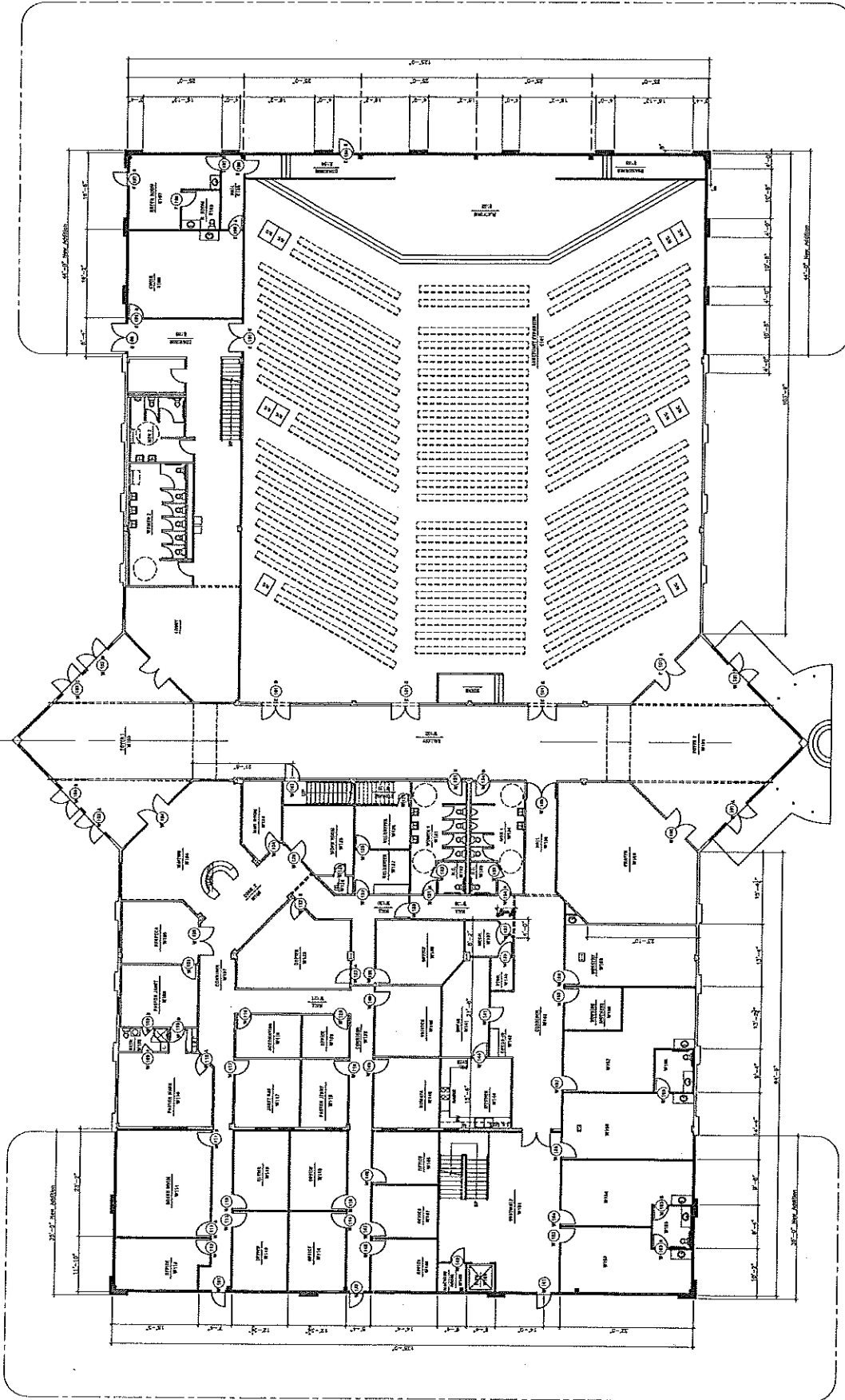
WORLD OUTREACH CHURCH
City Of Tulsa, Tulsa County, Oklahoma

A200
Drawn By: bsl
Date: 19Dec07
Sheet No. 6 of 6



WORLD OUTREACH CHURCH
City of Tulsa, Tulsa County, Oklahoma

A120
Drawn By: JML
Date: 18Dec07
Sheet No.
5 of 6



1 1st Floor Plan
SCALE: 3/32" = 1'-0"
NORTH

PUD-511

RE

E 31st ST

RS-1

S SQUAKER RD

S ROCKFORD DR

PUD-670

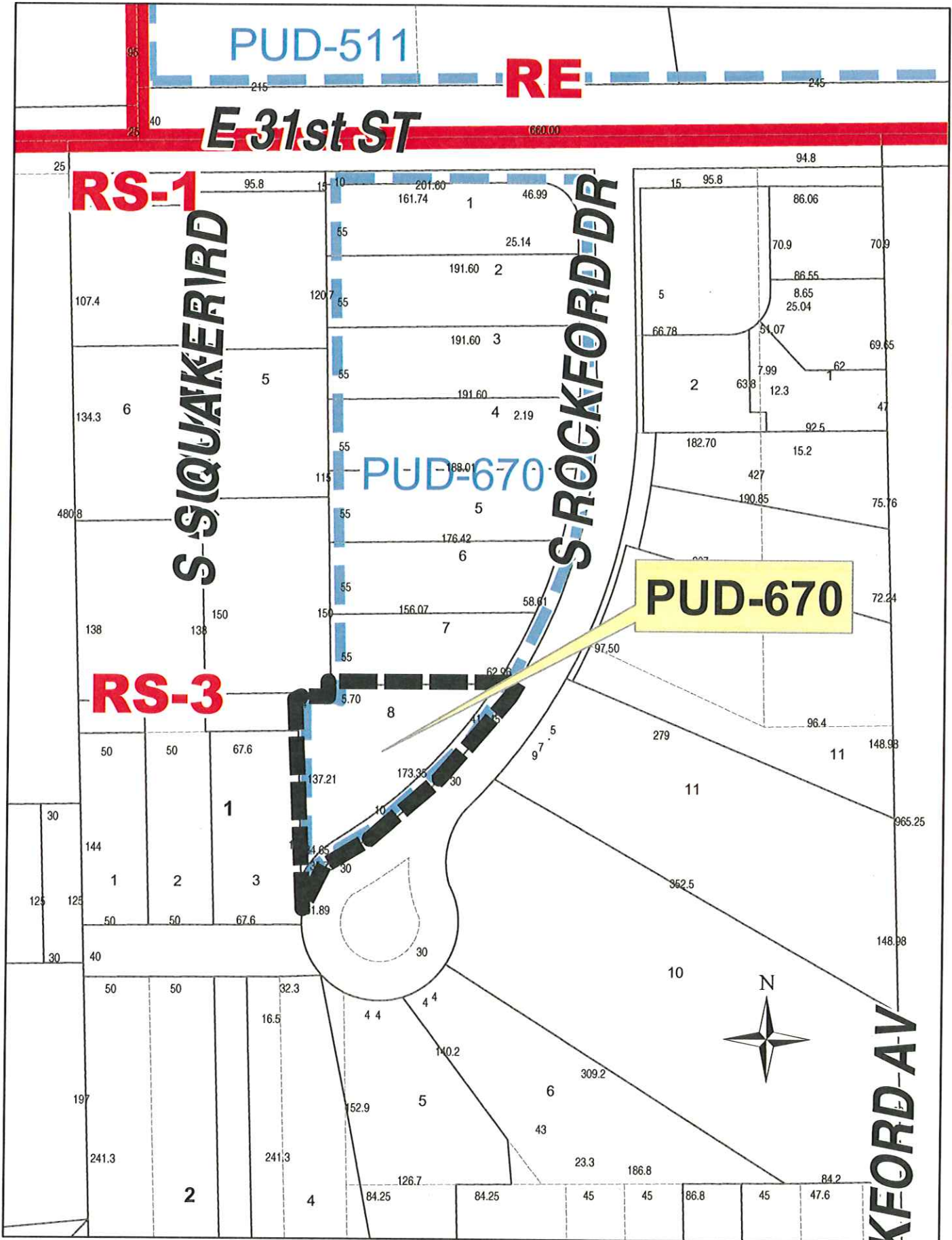
PUD-670

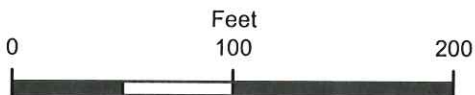
RS-3



KFORD AV

4.1





PUD-670

4.2



January 23, 2008

STAFF RECOMMENDATION

PUD-670: Detail Site Plan – Lot 8, Block 1 – Villarese; 3144 South Rockford Rd.; RS-3/PUD; PD 6; CD 9.

The applicant is requesting approval of a detail site plan for a single-family residence located in PUD-670; Lot 8, Block 1 - Villarese. The proposed use, Use Unit 6, Single Family Dwelling is in conformance with Development Standards of PUD-670.

The proposed site plan meets building height and setback requirements, as well as minimum livability space/open space requirements. Parking requirements have been met per the Zoning Code and PUD development standards. Access to the site is provided from a private access drive along the western boarder of the PUD. Any site screening provided along the west boundary of the lot will be limited to wood fencing. All other applicable PUD conditions and conditions per the RS-3 district have been met.

Therefore, staff recommends APPROVAL of the detail site plan for Lot 8, Block 1, Villarese.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

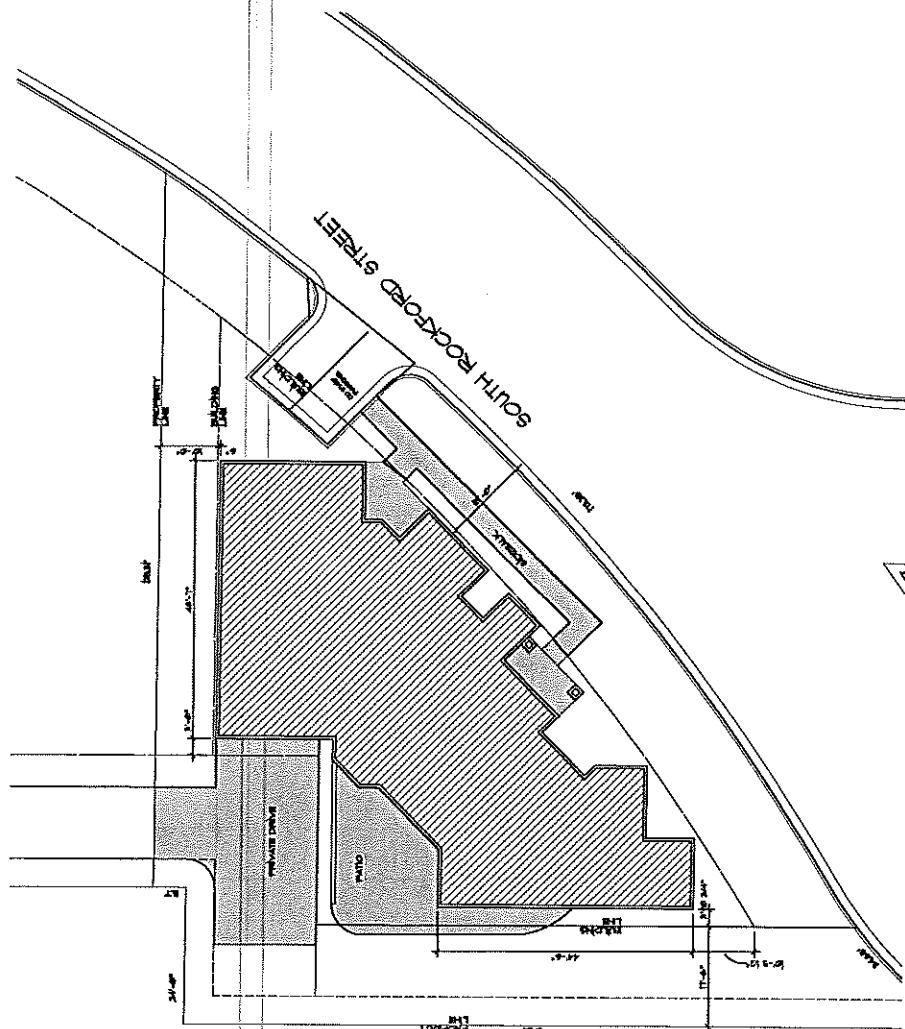
TULSA, OK

DATE: JAN 24 1971 BY:



20 OF 25

MICHAEL ARCHITECTS
ARCHITECTURE PLANNING
600 SOUTH VALE SUITE 600
TULSA, OKLAHOMA 74116-7401
978 523-0040 TEL.
978 523-0282 FAX.



SITE PLAN

[illegible]

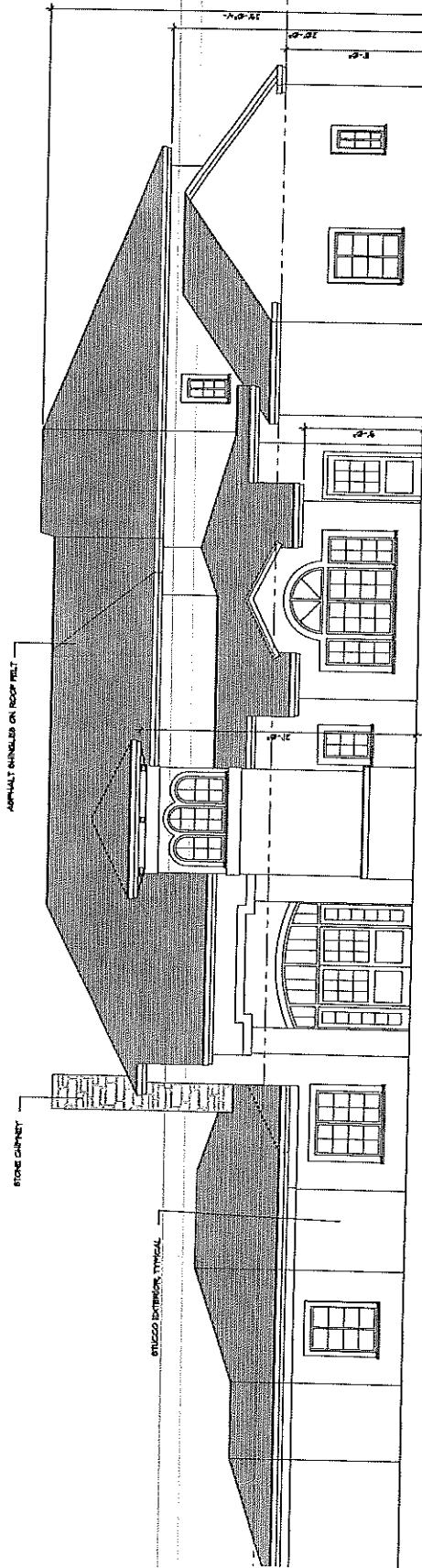
4.4

JOSH LIVINGSTON - S. ROCKFORD
TULSA, OK

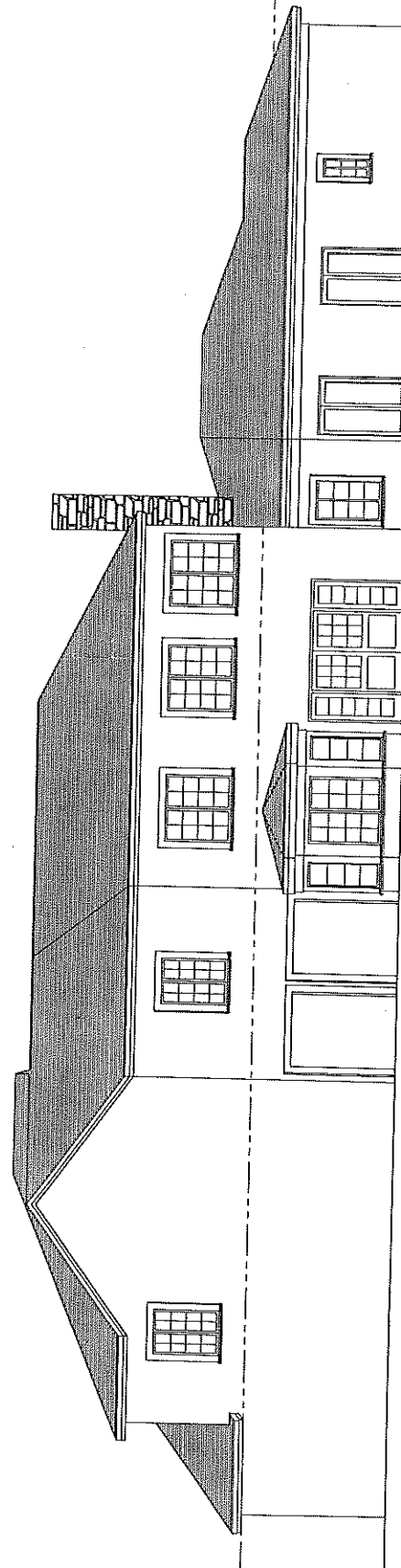
ELEVATION

SHEET NO. 21 2100 2100
PROJECT NO. 2100-1000
DATE: 10/10/10

SHEET NO. A3
OF 3 SHEETS



1 ELEVATION
1/4" = 1'-0"



2 ELEVATION
1/4" = 1'-0"

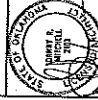
4.5

MICHAEL J. MICHAEL
 ARCHITECTURE, PLANNING
 AND INTERIOR DESIGN
 1000 S. GILBERT
 SUITE 100
 TULSA, OK 74106
 TEL: 761-1111
 FAX: 761-1112
 WWW.MJMICHAEL.COM

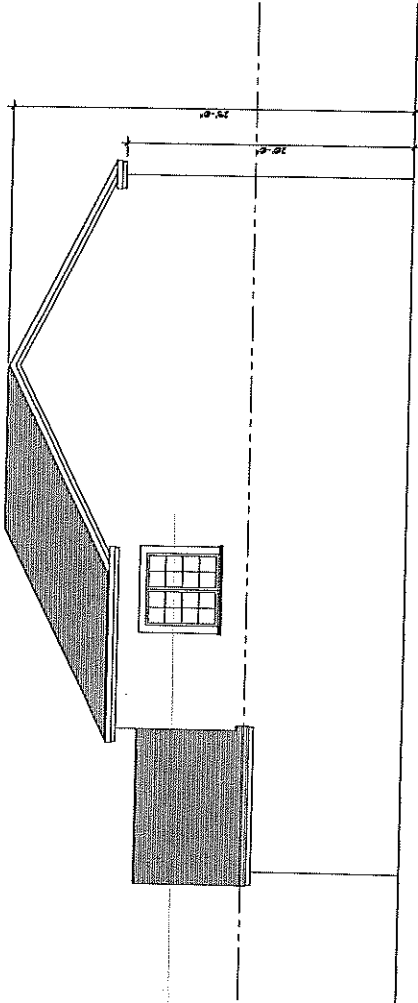
JOSH LIVINGSTON - S. ROCKFORD
 TULSA, OK

ELEVATION

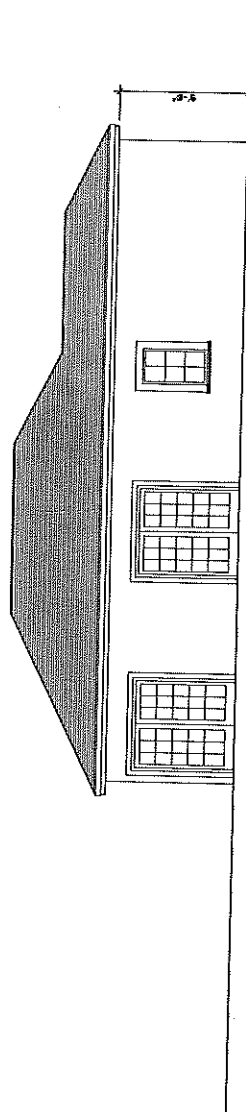
SHEET NO.
 PROJECT NO.
 DATE



SHEET NO.
A3.1
 OF 3402

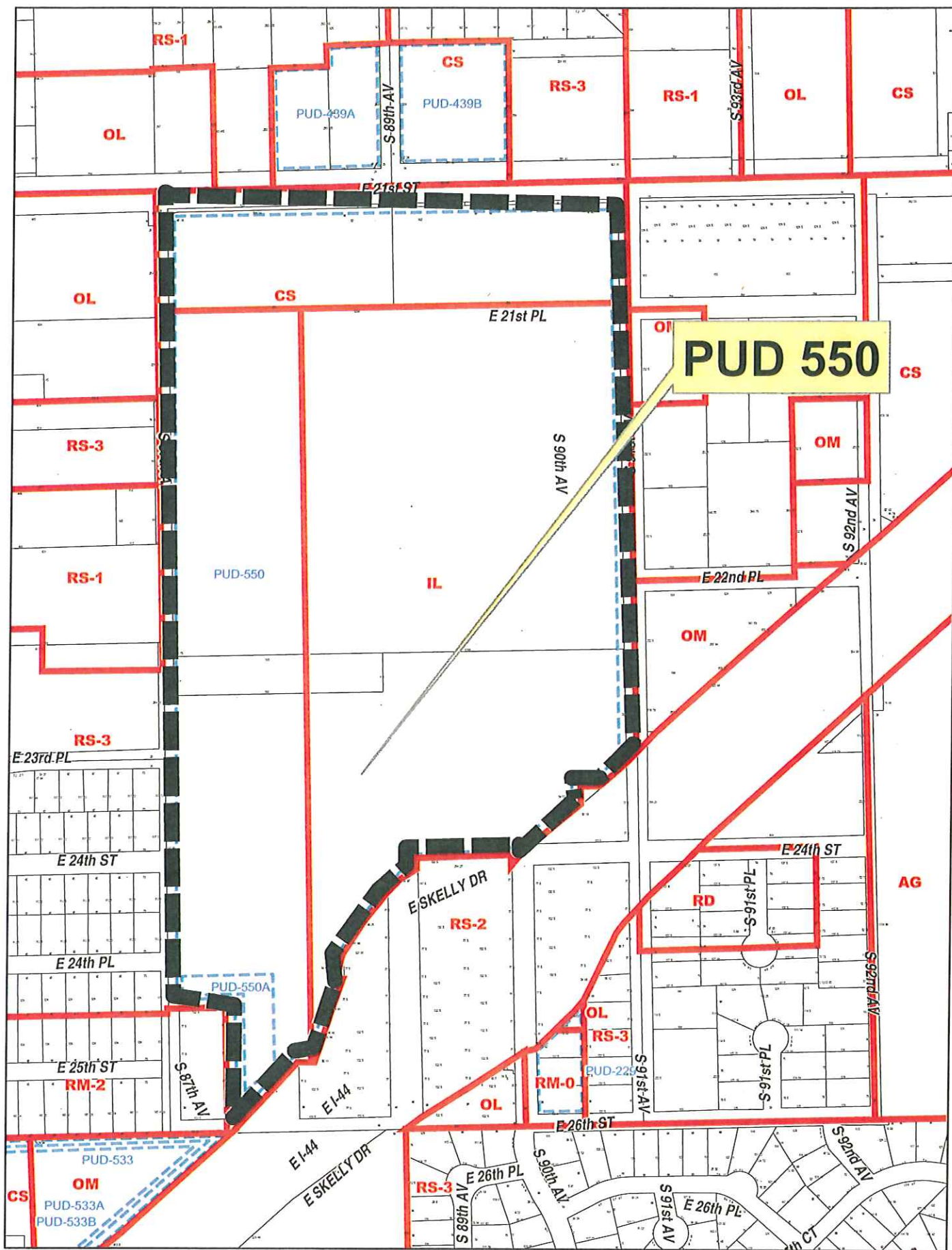


1 ELEVATION
 1/4" = 1'-0"

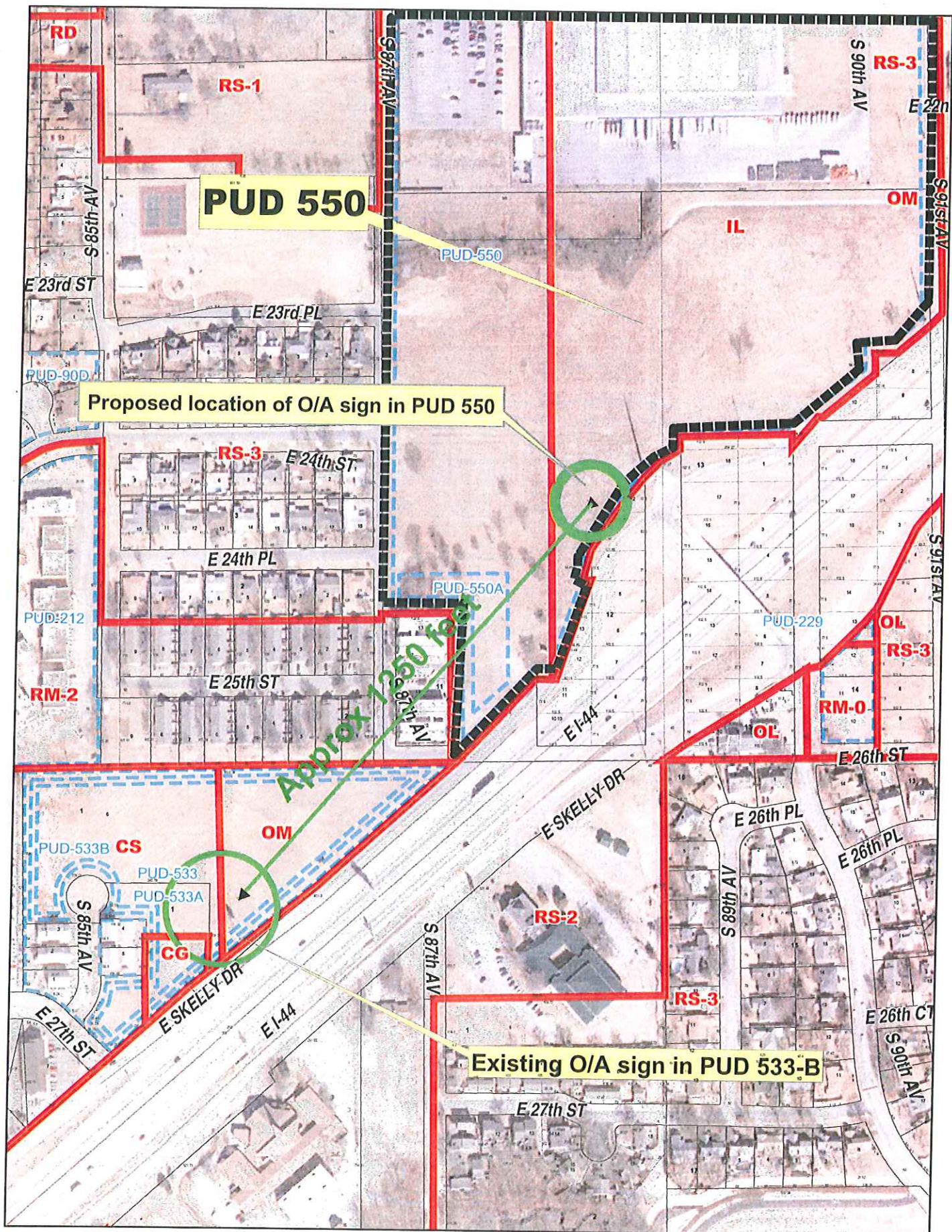


2 ELEVATION
 1/4" = 1'-0"

4.6



5.1



January 23, 2007

STAFF RECOMMENDATION

PUD-550-2:

Minor Amendment – 8711 E. Skelly Drive; s/w corner 21st Street South and South 91st East Avenue; Lot 2, Block 1, 21st and I-44 Center; PD-5, CD-5; CS/IL/RS-1/PUD.

The applicant is requesting a minor amendment to PUD-550 for the purpose of constructing an outdoor advertising sign along Skelly Drive in the I-44 freeway sign corridor.

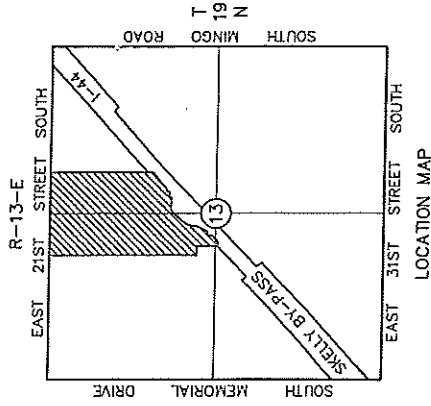
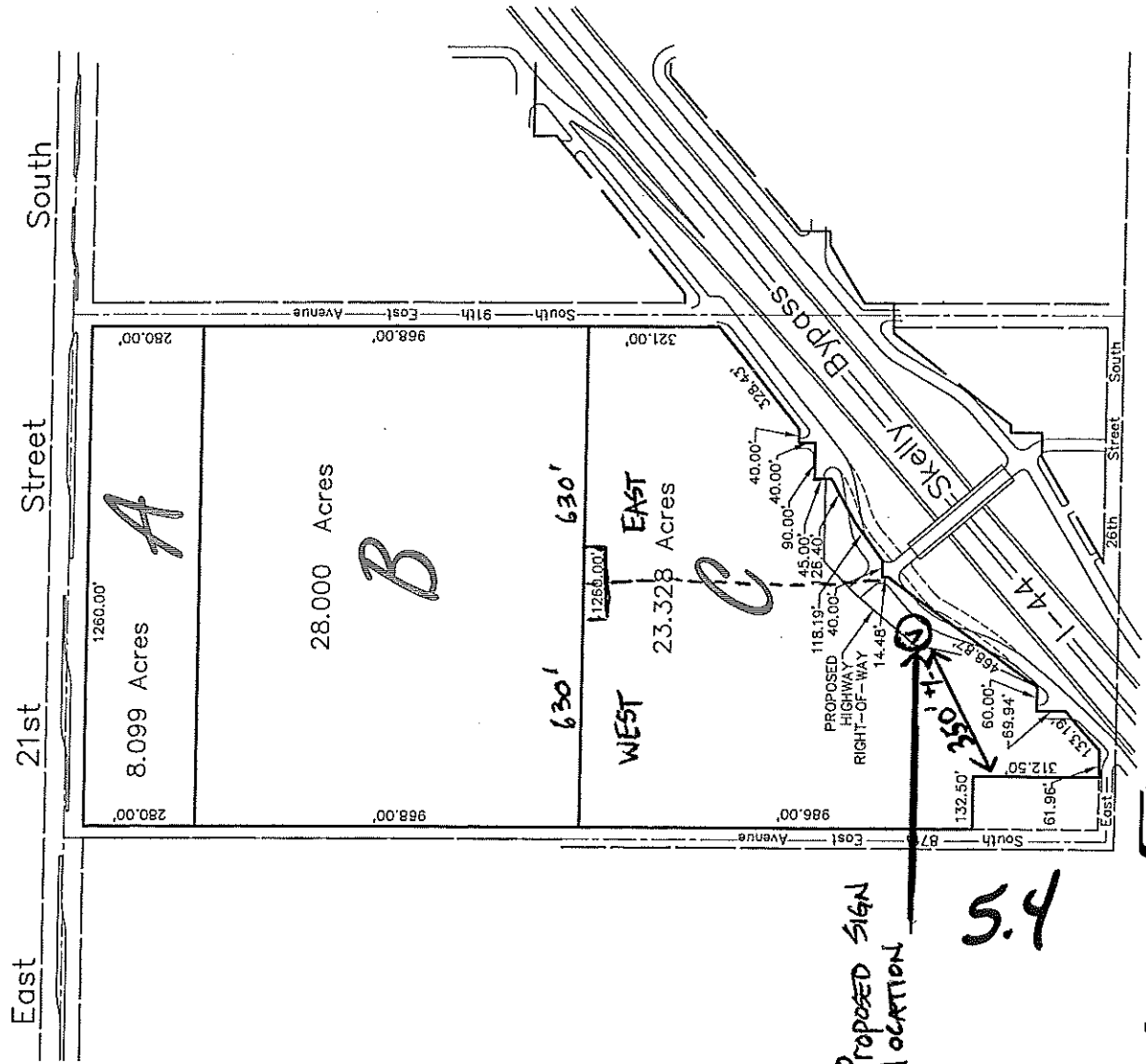
PUD development standards allow for one (1) outdoor advertising sign within the PUD to be located in the eastern half of Development Area C (see attached exhibit B), and allows no ground signs within 150' of the west boundary of the PUD.

The applicant is proposing to locate an outdoor advertising sign in the western half of Development Area C, approximately 150' over the line that would divide the development area into two equal halves. The requested proposed change in location is the result of a double row of overhead power lines occupying the frontage of the eastern half of Development Area C. The applicant notes the result of having to set the sign back ten feet from the freeway right-of-way while allowing for the proper clearances of the power lines could create limited visibility of the sign in the east half of Development Area C, from I-44. The sign would be located greater than 150' from the western boundary of the PUD per development standards.

The applicant has received spacing verification from the Board of Adjustment (case #20588) for a location in the western half of Development Area C (see attached aerial photograph 6.6 and Exhibit E-1 from BOA case 20588). The proposed sign meets all other height, display surface area, and setback requirements per PUD Development Standards and the Zoning Code.

Staff finds the requested amendment to be minor in nature, and therefore recommends **APPROVAL** of minor amendment PUD-550-2.

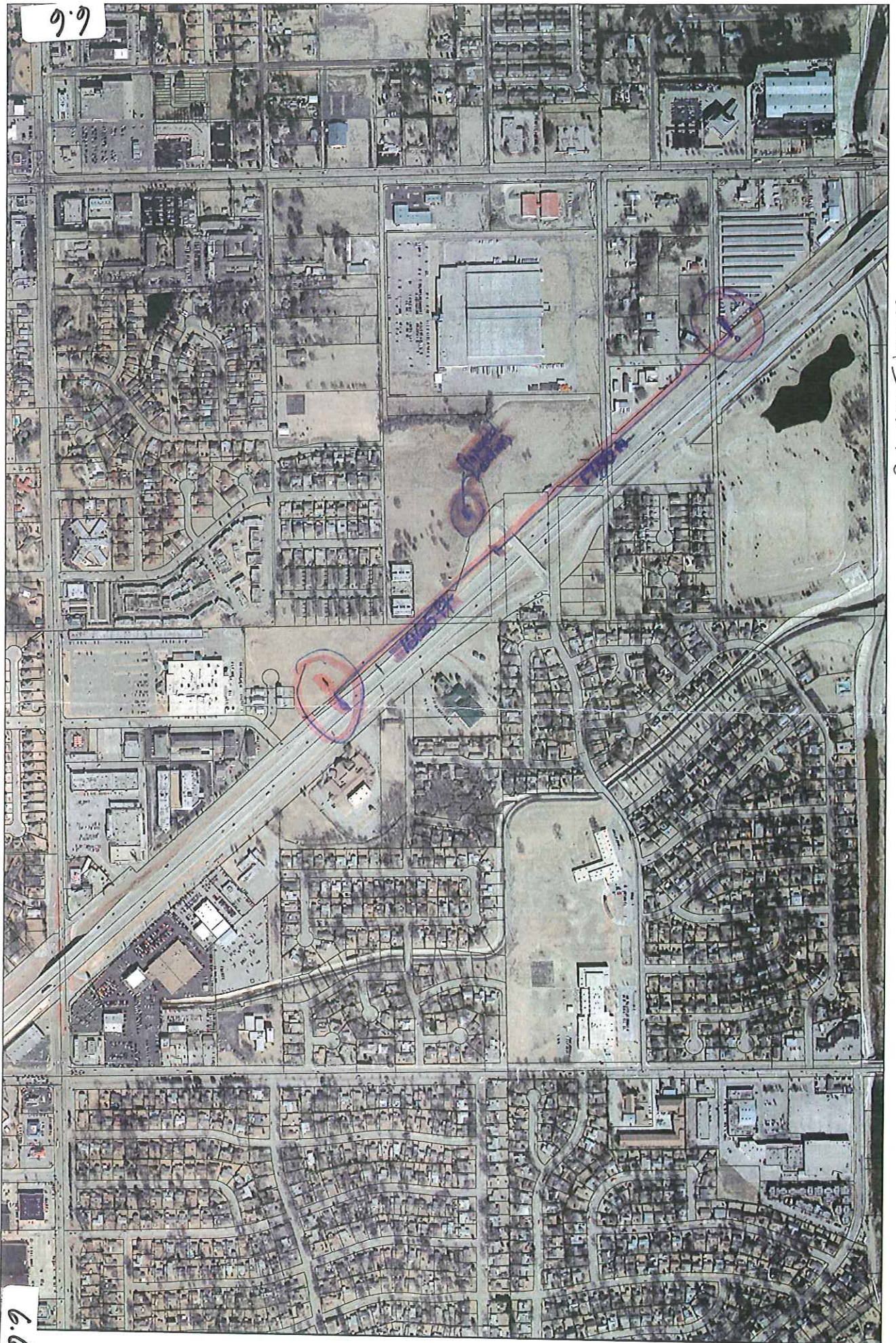
(Note: Approval of a minor amendment does not constitute detail sign plan approval.)



Indian Acres Center

Development Area Map
EXHIBIT 'B'
P.U.D. No. 550

9.9



BNA CABE #70588

6.6

201 38 Street Sale 80
Tula, CA 94133

Note: The County Assessor's parcel boundary lines may not match the aerial photography physical features since these boundary lines were digitized using the County Assessor's land record maps.

500 250 0 Feet
Date of Photo: 11/11/2014

5.5



Sisemore Weisz & Associates, Inc.

Engineering
Land Surveying
Land Planning

CERTIFICATE

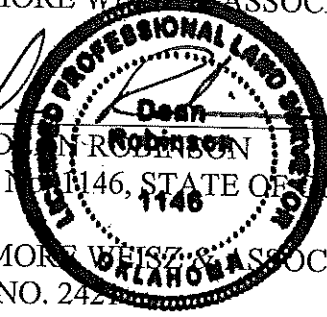
WE, SISEMORE WEISZ & ASSOCIATES, INC., CERTIFY THAT THE PROPOSED OUTDOOR ADVERTISING SIGN AS REFERENCED IN THE CITY OF TULSA BOARD OF ADJUSTMENT'S AGENDA 20588 IS 1,275 FEET FROM THE NEAREST EXISTING OUTDOOR ADVERTISING SIGN AS MEASURED FROM THE NEAREST POINT ON THE EXISTING SIGN TO THE CENTER OF THE PROPOSED POLE LOCATION.

SISEMORE WEISZ & ASSOCIATES, INC.

10-23-07
DATE

BY:  Dean Robinson
RPLS No. 1146, STATE OF OKLAHOMA

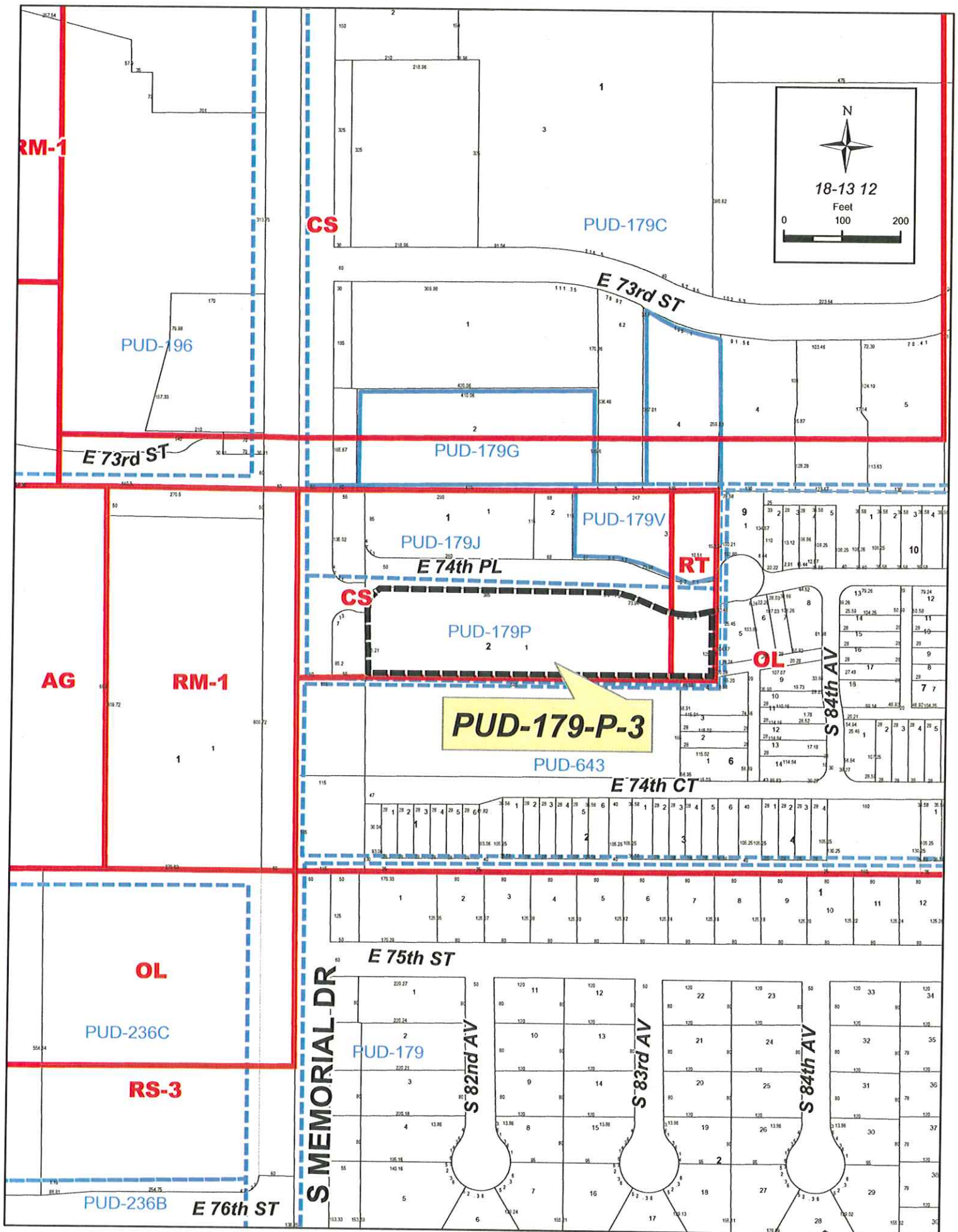
SISEMORE WEISZ & ASSOCIATES, INC.
C. A. NO. 2421
EXPIRES: 6/30/09



CASE NO. 20588
OFFICIAL RECORDS EXHIBIT E-1
ENTERED IN THE 10-23-07
MINUTES OF THE TULSA BOARD OF
ADJUSTMENT.

5.6

E-1



PUD-179-P-3

E 73rd ST

E 73rd ST

E 74th PL



S MEMORIAL DR

S 84th AV

E 74th CT

E 75th ST

S 82nd AV

S 83rd AV

S 84th AV



PUD-179-P-3

18-13 12

0 Feet 100 200

6.2

January 23, 2008

STAFF RECOMMENDATION

PUD-179-P-3: Minor Amendment – 8110 E. 74th Place South; Lot 1, Block 2, Randall Plaza; CS/PUD; PD 18, CD 7.

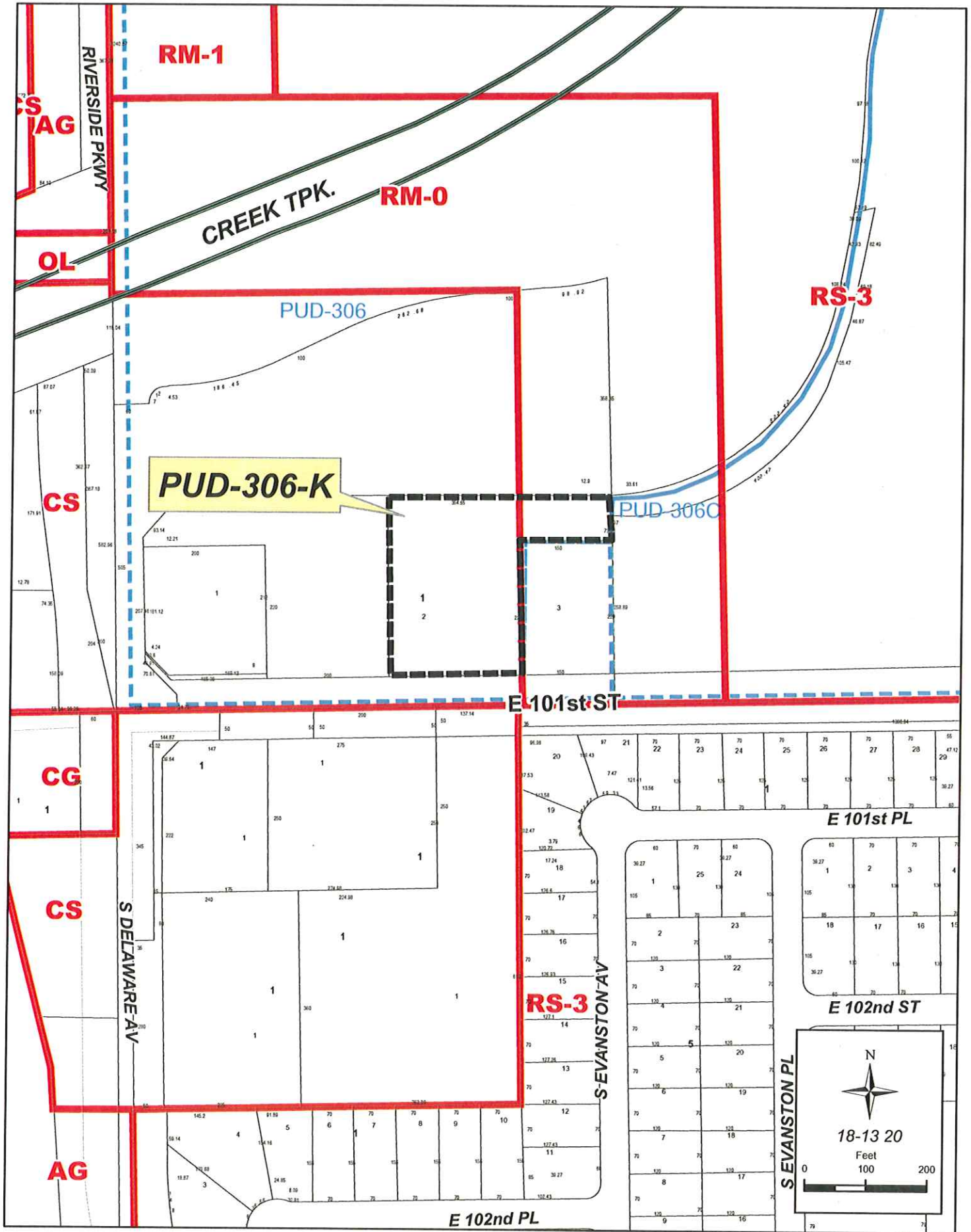
The applicant is requesting a minor amendment to PUD-179-P for the purpose of adding Use Unit 11 – Office, Studios and Support Services, excluding Funeral Homes, as an allowable use on Lot 1, Block 2 Randall Plaza, a CS zoned lot. The parcel has an existing 11,588 square foot, one-story building with 173 existing parking spaces.

Access to the site is provided from one point on the southwest corner of the parcel from Memorial Drive, two access points along the north boundary/East 74th Place, and a common access easement through the center of the site from PUD-643, International Church of the Four Square Gospel to 74th Place South. The existing site and building meet all applicable development standards of PUD-179.

Uses permitted on this lot as part of the approval of PUD-179-P include Use Units 12, 13, and 14 excluding bars, night clubs and dance halls. The requested Use Unit 11 is a use permitted by right in the CS zoned district. The existing parking lot provides ample parking for the varying requirements of Use Unit 11; 1 per 150 square feet, 1 per 250 square feet, and 1 per 300 square feet. Permitting Use Unit 11 should not require any significant alteration of the existing conditions of the site. All development standards approved as part of major amendment PUD-179-P would remain in tact.

Staff finds the request to be minor in nature and the addition of Use Unit 11, Office, Studios and Support Services – excluding funeral homes, would not result in any increase in incompatibility with present and future use of proximate properties. Therefore, staff recommends **APPROVAL** of minor amendment PUD-179-P-3.

6.3



7.1

RIVERSIDE PKWY

CREEK TPK.

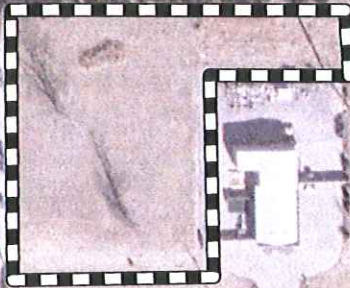
N

PUD-306-K

18-13 20

Feet

0 100 200



E 101st ST

E 101st PL

S DELAWARE AV

S EVANSTON AV

E 102nd ST

S EVANSTON PL

E 102nd PL

7.2

January 23, 2007

STAFF RECOMMENDATION

PUD-306-K:

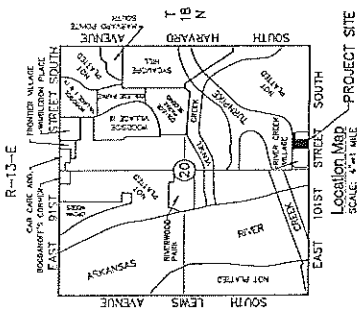
Detail Site Plan – Fiesta Mart; East ½ Lot 2, Block 1 – River Creek Village; North side of East 101st Street, approximately 450' east of South Delaware; CS/RM-O/PUD; PD -26/CD-2.

The applicant is requesting approval of a detail site plan for the construction of a fuel service facility and auto wash in PUD-306-K. The proposed use, Use Unit 17, Automotive and Allied Activities is in conformance with Development Standards of PUD 306-K.

The proposed site plan meets building floor area, parking, building height and setback requirements. Access to the site will be provided from two access points from East 101st Street as approved by COT Traffic Engineering. The site meets landscape requirements per development standards and the Zoning Code. Proposed site lighting complies with development standards and the Zoning Code per application of the Kennebunkport Formula. Wall mounted and free-standing light poles do not exceed the allowable 25' height limit per PUD development standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for Fiesta Mart, Lot 2, Block 1 – River Creek Village (Development Area J of PUD-306).

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)



OWNER
ARKANSAS VALLEY STEVEDORIAL, INC.
 8335 EAST 72ND STREET, SUITE 100
 TULSA, OKLAHOMA 74125
 PHONE (918) 252-2000

- Legend**
- LANDSCAPED AREA
 - NUMBER OF REGULAR PARKING SPACES
 - NUMBER OF HANDICAP PARKING SPACES
 - LIMITS OF NO ACCESS

Site Plan Statistics

PLANNED UNIT DEVELOPMENT NUMBER: 300
 TOTAL LOT AREA: 76,523 SQ. FT.
 PERMITTED USES: THOSE PERMITTED WITHIN CDD ZONING DISTRICT AND CUSTOMARY ACCESSORY USES.
 PROPOSED USES: CAR WASH WITH COFFEE SHOP AND GASOLINE SALES

MINIMUM BLDG. FLOOR AREA PERMITTED: 41,000 SQ. FT.
BLDG. FLOOR AREA PROPOSED (COFFEE SHOP): 2,000 SQ. FT.
BLDG. FLOOR AREA PROPOSED (CAR WASH): 480 SQ. FT.
BLDG. FLOOR AREA PROPOSED (TOTAL): 2,480 SQ. FT.
TOTAL BLDG. FLOOR AREA PROPOSED: 6,021 SQ. FT.

MINIMUM BLDG. HEIGHT PERMITTED: 2 STORY
MINIMUM BLDG. HEIGHT PROPOSED: 1 STORY
OFF-STREET PARKING: 50 FEET

TOTAL NUMBER OF SPACES REQUIRED: 5
TOTAL NUMBER OF SPACES PROVIDED: 18 (INCLUDES 2 HANDICAP SPACES)

REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10% 7,652 SQ. FT.
PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 16.9% 12,748 SQ. FT.

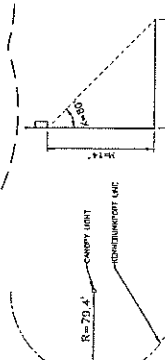
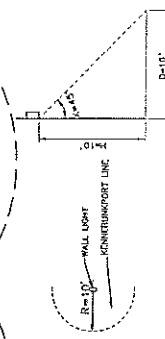
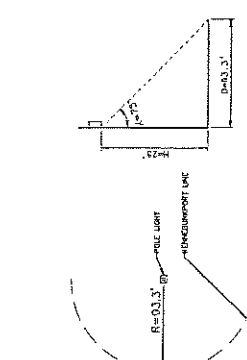
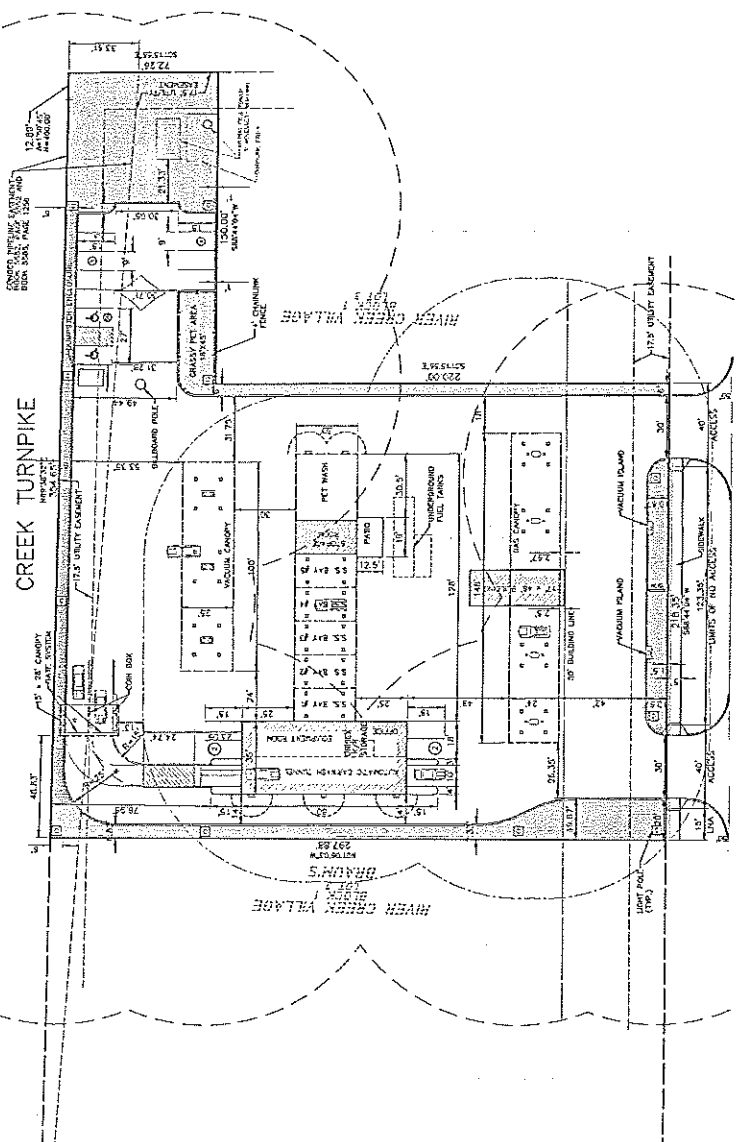
STREET YARD LANDSCAPE:
 TOTAL STREET YARD: 10,004 S.F.
 REQUIRED: 1,000 S.F.
 PROVIDED: 2,289 S.F.

DETAIL SITE PLAN

FOR
FIESTA MART
 IN PART OF
LOT 2 IN BLOCK 1
 OF
'RIVER CREEK VILLAGE'
 SECTION 20, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

DECEMBER 4, 2007

SACK AND ASSOCIATES, INC.
 ENGINEERING • SURVEYING • PLANNING
 1000 N. SHAW, SUITE 100, TULSA, OK 74103
 PHONE (918) 252-2000 FAX (918) 252-2001
 WWW.SACKANDASSOCIATES.COM



Kennelbunk Detail

NOT TO SCALE
 FORMULA FOR PLACING LIGHTS TO PREVENT
 LIGHT TRIPASS USING KENNELBUNK FORMULA
 D = 100' (SEE PAGE 100-10)

NOTE: DIMENSION "H" SHALL NOT EXCEED 25'

7.4

CAD Source
 CONTRACT CAD SERVICES
 4530 S. SHERIDAN
 SUITE 221
 TULSA, OKLAHOMA



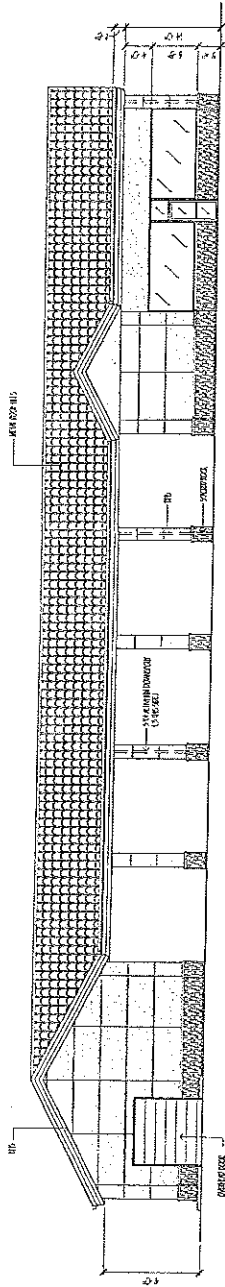
ARKANSAS VALLEY PETROLEUM, INC.
 FIESTA CAR WASH
 TULSA, OKLAHOMA

DATE: 03/07/07
 DRAWN BY: BA
 CHECKED BY:
 SCALE: 1/8" = 1'-0"
 REVISION:

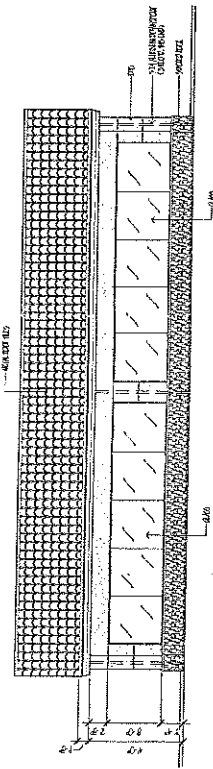
CARWASH
 ELEVATIONS

JOB NUMBER
 SHEET NO.

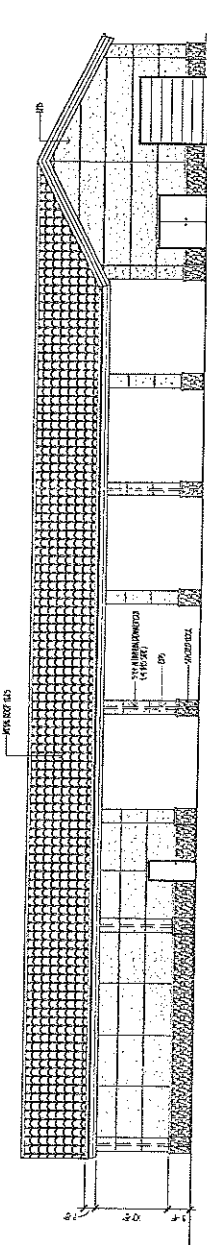
A2



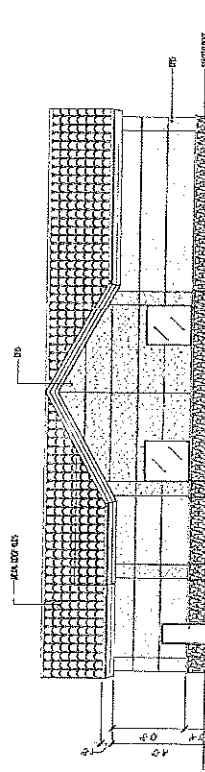
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

7.5

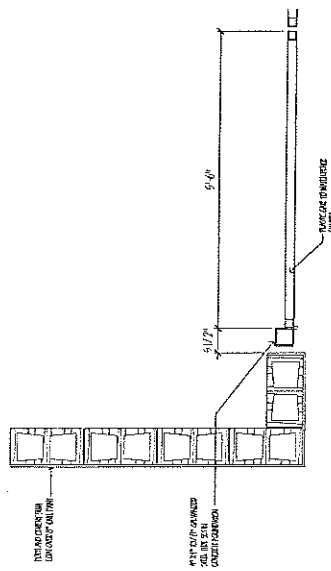


ARKANSAS VALLEY PETROLEUM, INC.
 FIESTA CAR WASH
 TULSA, OKLAHOMA

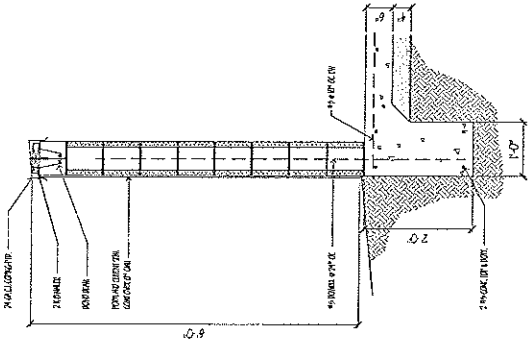
DATE	07/07
DRAWN BY	EA
CHECKED BY	WBP
SCALE	NONE
REVISIONS	

REFUSE STORAGE PLAN,
 SECTION & DETAILS

A9
 SHEET NO.



(A) DETAIL
 1/4" = 1'-0"



(B) SECTION
 1/4" = 1'-0"

REFUSE STORAGE PLAN
 1/4" = 1'-0"

REFUSE STORAGE ELEVATION
 1/4" = 1'-0"



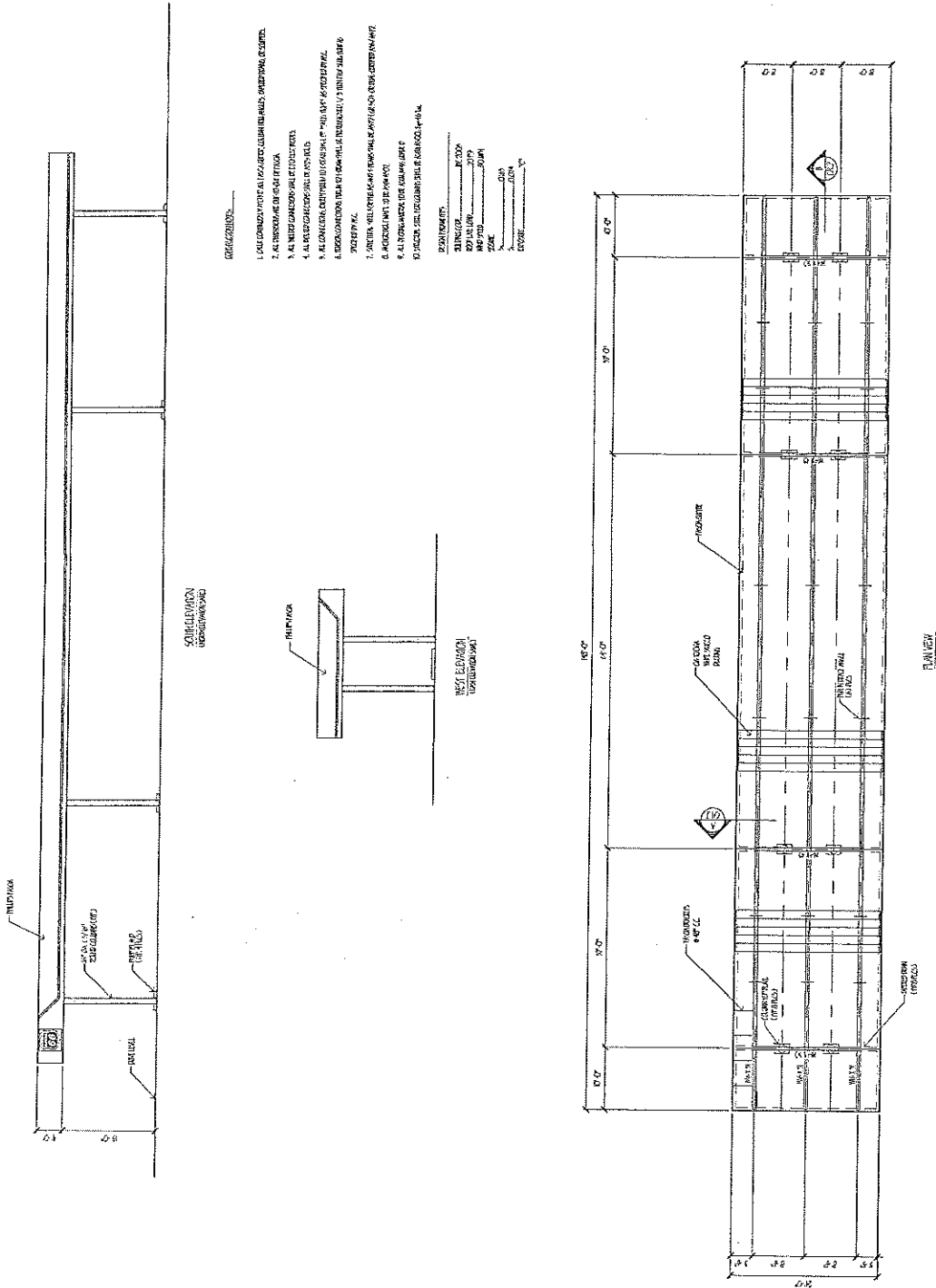
ARKANSAS VALLEY PETROLEUM, INC.
 FIESTA CAR WASH
 TULSA, OKLAHOMA

DATE	07/10
DESIGNED BY	EA
CHECKED BY	EA
BOULE	12-1-0
REVISION	

FUEL CANOPY
 PLAN & ELEVATIONS

JOB NUMBER
 SHEET NO.

CA1



CAD Source
 CONTRACT CAD SERVICES
 4530 S. SPRIER
 SUITE 221
 TULSA, OKLAHOMA



ARKANSAS VALLEY PETROLEUM, INC.
 FIESTA CAR WASH
 TULSA, OKLAHOMA

DATE	07/17
DRAWN BY	SA
CHECKED BY	SA
SCALE	1/8" = 1'-0"
REVISION	

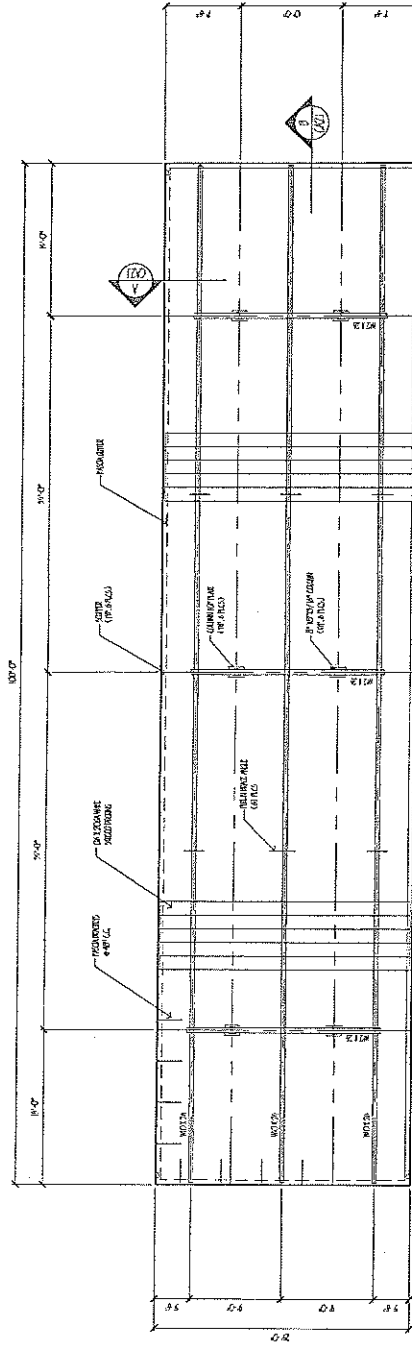
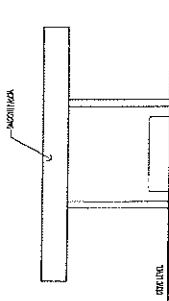
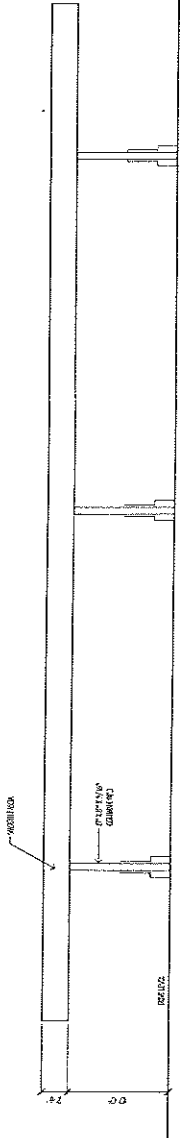
VACUUM CANOPY
 PLAN & ELEVATIONS

SHEET TITLE
 JOB NUMBER
 SHEET NO.

CA2

- DESIGN NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

DESIGNER	SA
CHECKER	SA
DATE	07/17
SCALE	1/8" = 1'-0"
REVISION	



7.8



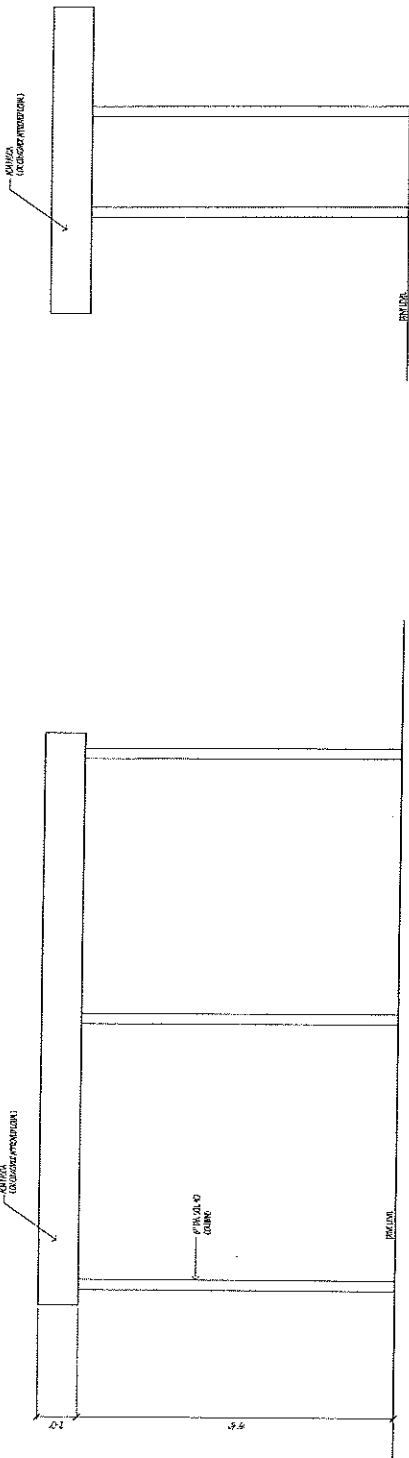
ARKANSAS VALLEY PETROLEUM, INC.
 FIESTA CAR WASH
 TULSA, OKLAHOMA

DATE	07/19
DESIGNED BY	JA
CHECKED BY	JA
REVISIONS	
NO.	
DATE	

GATE CANOPY
 PLAN & ELEVATIONS

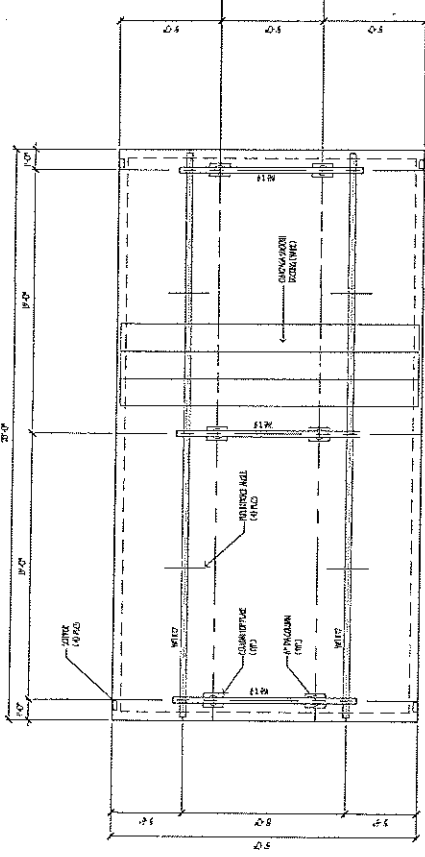
JOB NUMBER
 SHEET NO.

CA3



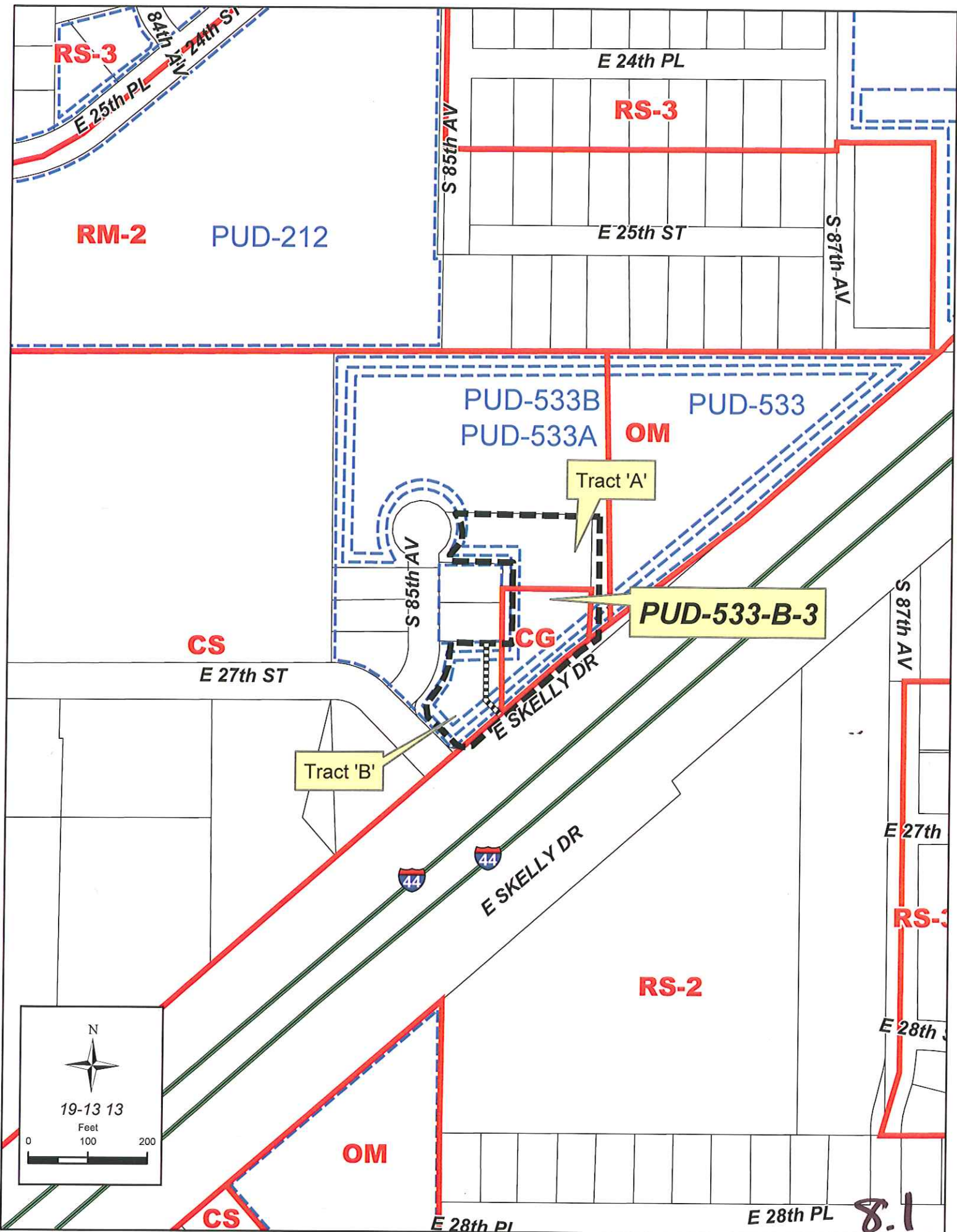
SIDE ELEVATION

CONSTRUCTION



PLAN VIEW

- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN FEET ONLY.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



8.1

EXHIBIT A

N

PUD-533-B-3

19-13 13

Feet
0 50 100

SUBJECT
TRACT

Tract 'A'

S 85th AV

E 27th ST

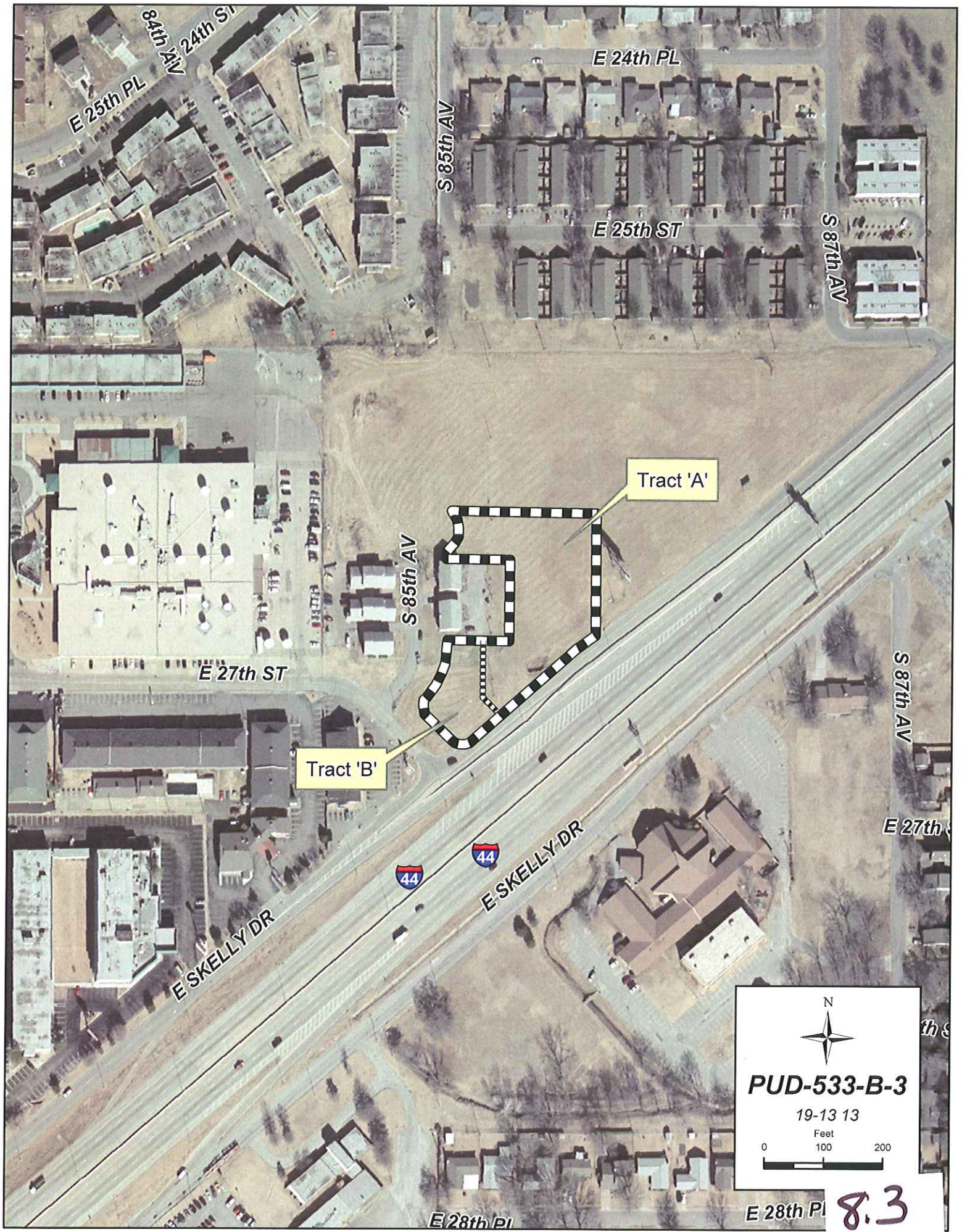
Tract 'B'

E SKELLY DR

E SKELLY DR

8.2

EXHIBIT B



N

PUD-533-B-3

19-13 13

Feet

0 100 200

8.3

EXHIBIT C

January 23, 2008

STAFF RECOMMENDATION

PUD-533-B-3: Minor Amendment – Grizzly Mountain Mercantile; Lot 1, Block 1 – Grizzly Mountain Mercantile; 8515 East Skelly Drive (I-44 and Memorial); T-R-S 9313; CZM 38; Atlas 457; PD 5 CD 5; CS/CG/PUD.

The applicant is requesting a minor amendment to PUD-533-B for the purpose of increasing the permitted floor area for Tract A by 1,800 square feet (SF), and to reallocate that floor area to create Tract B (see applicant's Exhibit A).

The original approval of PUD-533-B included 65,340 sf of commercial floor area allocated to the development tract. 22,000 sf of that allotment is zoned CG. The maximum allowable floor-to-area ratio (FAR) in the CG zoned district is .75. 65,340 sf multiplied by a maximum FAR of .75 equals 49,005 sf of permitted floor area for the entire development area. Thus far, 12,000 sf of this allowable floor area has been utilized for the development of Grizzly Mountain Mercantile, leaving 37,000 sf of floor area for the current conceptual plan. Should the increase be permitted, the applicant is requesting the 1,800 sf then be reallocated to create new Tract B (see Exhibit B). Existing PUD-533-B development standards will remain applicable.

The applicant's proposed conceptual site plan meets existing PUD building floor area, parking, and setback requirements. Access to and within the site is provided from one access point from South 85th East Avenue. The conceptual site plan meets landscape area requirements per development standards and the Zoning Code.

Based on the applicant's conceptual site plan, staff recommends **APPROVAL** of minor amendment PUD-533-B-3.

8.4

MINOR AMENDMENT
GRIZZLY MOUNTAIN MERCANTILE
PUD 533-B, LOT 1, BLOCK 1

Existing Allocation of Floor Area:

Maximum Building Floor Area for Lot 1, Block 1:	12,000 S.F.
---	-------------

Proposed Increase of Floor Area:	1,800 S.F.
---	------------

Proposed Allocation of Floor Area

Maximum Building Floor Area for Tract A (as depicted on attached Exhibit)	12,000 S.F.
--	-------------

Tract B (as depicted on attached Exhibit)	1,800 S.F.
---	------------

All other development standards remain in place, unchanged.

0 20 40
SCALE IN FEET



Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1516
 PH: 918.592.4111 Fax: 918.592.4228 E-mail: gold@rockanddandsoffice.com
 CA Number 1783 (PE/AS) and 1462 (LA) Exp. June 30, 2009

Project: TR- CENTER VILLAGE-B Drawing: EXHIBIT06A XREF: DCPHUTE 5-1517RX 7-SAI2
 Drawn: GHJ Order: F2R2G File: 1313.13 Drawn: C Plotted: 28 DEC 2007

8.4



LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

January 23, 2008

L-19925 Sisemore Weisz (9329) (RS-1) (PD 6) (CD 9)
3101 East 45th Street South

The proposal is to split a lot into two tracts. Both resulting tracts would meet the RS-1 bulk and area requirements. Because Tract A would have four side lot lines, the applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

The Technical Advisory Commission expressed no concerns except that the sanitary sewer main line must be extended to the property. Development Services' requirements for the sanitary sewer service has since been met.

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.

TULSA INTERNATIONAL

GO-FIT

IM

IM

N 129th AVE

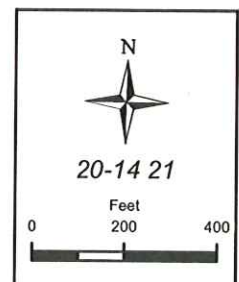
AG

E APACHE ST

IM

IM

AG



11.1

TULSA INTERNATIONAL



GO-FIT

20-14 21

Feet
0 200 400

N 129th AVE

E APACHE ST

PRELIMINARY SUBDIVISION PLAT

Go-Fit - (0421) (PD 16) (CD 6)

Northeast corner of East Apache and 129th East Avenue

This plat consists of 2 Lots, 1 Block, on 25 acres.

The following issues were discussed January 10, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IM.
2. **Streets:** Show Limits of No Access along both Arterials with Access per the concept plan. Lot 1 Access shall be per the Traffic Engineer.
3. **Sewer:** Within a 17.5 foot perimeter easement, City of Tulsa Design Criteria requires the sanitary sewer line be placed 12.5 feet from the property line. However, for this project the existing 12 inch line located just north of your proposed extension at the Fed-Ex property, must be extended east across north 129th east to serve the entire basin. Then you may extend a 8 inch line to your property to the south. This will limit the number of sewer line crossings under the arterial street at North 129th east, and will adhere to the sanitary sewer development plan for the basin.
4. **Water:** No comments.
5. **Storm Drainage:** Both lots must provide the necessary easements for the conveyance of offsite drainage flowing onto and across them with the addition of Overland Drainage Easements (ODE's) and/or storm sewer easements. The southern portion of Lot 1 flows towards the stormwater detention facility in the southwest corner of Lot 2, therefore that facility should be placed in a reserve, to be maintained by the owner's of both lots. The additional drainage created by the development of Lot 1 should be addressed on this plat with a stormwater detention facility to control this additional drainage, which flows to the northwest. Please place the utility easement outside the limits of the stormwater detention facility. Utilities will not be allowed in any berm area that has been constructed to detain or retain stormwater. In Section IF the detention or retention of fully-urbanized stormwater runoff from Lot 1, Block 1 must be addressed. If ODE's are used to convey the off-site drainage across this site, then the standard language for ODE's must be added to the covenants. On-site drainage must be collected and thence piped to the stormwater detention facility.

11.3

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** ONG has a high pressure line in the area.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
GIS: Remove point of beginning label from the northwest corner of the plat.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any

wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



Sisemore Weisz & Associates, Inc.

Engineering
Land Surveying
Land Planning

January 11, 2007

Ms. Diane Fernandez
Tulsa Metropolitan Area Planning Commission
201 W. 5th Street, Suite 600
Tulsa, Oklahoma 74103

RE: Lot 1, Block 1, Go-Fit Sidewalk Construction Postponement Request

Dear Ms. Fernandez:

In concern with the "Go-Fit" preliminary subdivision plat that will be considered by the Tulsa Metropolitan Area Planning Commission (TMAPC) at their January 23, 2008 meeting, it is the intent of the developer / owner to construct required sidewalks within the arterial road right-of-ways alongside Lot 2, Block 1, Go-Fit, in accordance with subdivision regulation requirements at the time of development of said Lot 2. Development efforts of Lot 2 will commence in the near future, upon receiving the necessary plat approvals and permits in accordance with City of Tulsa requirements. It is understood that sidewalks are also required to be constructed within the arterial road right-of-way alongside Lot 1, Block 1, Go-Fit; however, given that there is no intended near-term development envisioned for Lot 1, we are hereby requesting on behalf of the owner / developer postponement of the sidewalk construction requirement adjacent to Lot 1, until such time as construction activity is initiated upon Lot 1.

We would appreciate TMAPC's consideration and support of this request, and would emphasize that this is not a waiver request of the sidewalk requirements, merely a request for construction of required sidewalks for the future development lot (Lot 1) at such time of development of Lot 1.

Should you require any further documentation from our firm in concern with this request, please feel free to contact me for such data. Again, we appreciate your assistance with processing of this request, and support of the request from the TMAPC.

Respectfully,
Sisemore, Weisz & Associates, Inc.

A handwritten signature in black ink, appearing to read 'Darin L. Akerman'.

Darin L. Akerman, AICP
Director of Planning

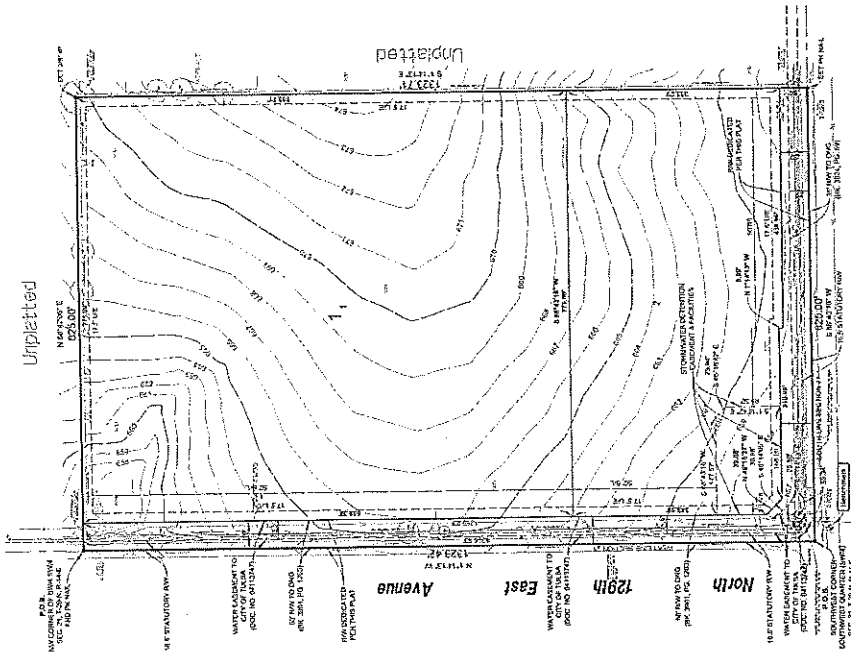
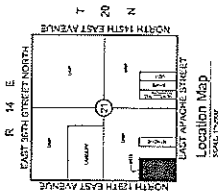
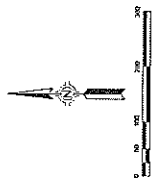
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File No. 2014.2130

Preliminary Plat Go-Fit

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4)
OF SECTION 12, T29N, R14E, S14E, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:
Why Two Dogs, LLC
An Oklahoma Limited Liability Company
9024 E. Admiral Place
Tulsa, Oklahoma 74115
Phone: (918) 934-0200
Contact: Charles Caswell

Engineer/Surveyor:
Sisomero Wojcik & Associates, Inc.
Certified Professional Surveyor
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 935-3000
E-mail: dwoj@sw-assoc.com



FINAL PLAN CERTIFICATE OF APPROVAL I hereby certify that this plan complies with the provisions of the Oklahoma Planning Commission.	
This document is not a part of the County Clerk's records.	
CITY MANAGER _____ City of Tulsa	CITY MANAGER _____ City of Tulsa
APPROVED _____ County Clerk of Tulsa, Oklahoma	APPROVED _____ County Clerk of Tulsa, Oklahoma
APPROVED _____ County Clerk of Tulsa, Oklahoma	APPROVED _____ County Clerk of Tulsa, Oklahoma
APPROVED _____ County Clerk of Tulsa, Oklahoma	APPROVED _____ County Clerk of Tulsa, Oklahoma

STATE OF OKLAHOMA 29
COUNTY OF TULSA
I, _____, County Clerk of Tulsa, Oklahoma,
do hereby certify that this plan
complies with the provisions of the
Oklahoma Planning Commission.
Given under my hand and the seal of the
County of Tulsa, Oklahoma, this _____ day of _____, 20____.

11.8

Subdivision Characteristics:
Subdivision contains two (2) lots, one (1) block.
LOT 12 (1) CONTAINS 1.00 ACRES (80,000 S.F.)
LOT 13 (1) CONTAINS 1.00 ACRES (80,000 S.F.)
SUBDIVISION CONTAINS TOTAL ACRES (1.00) (80,000 S.F.)
HAYFIELD DESIGNATED BY THIS PLAT CONTAINS 1.00 ACRES (80,000 S.F.)

Legend:
 L.S. = LOT
 U.S. = UTILITY EASEMENT
 W.L. = WATER LINE
 E.L. = EASEMENT
 P.O.B. = POINT OF BEGINNING

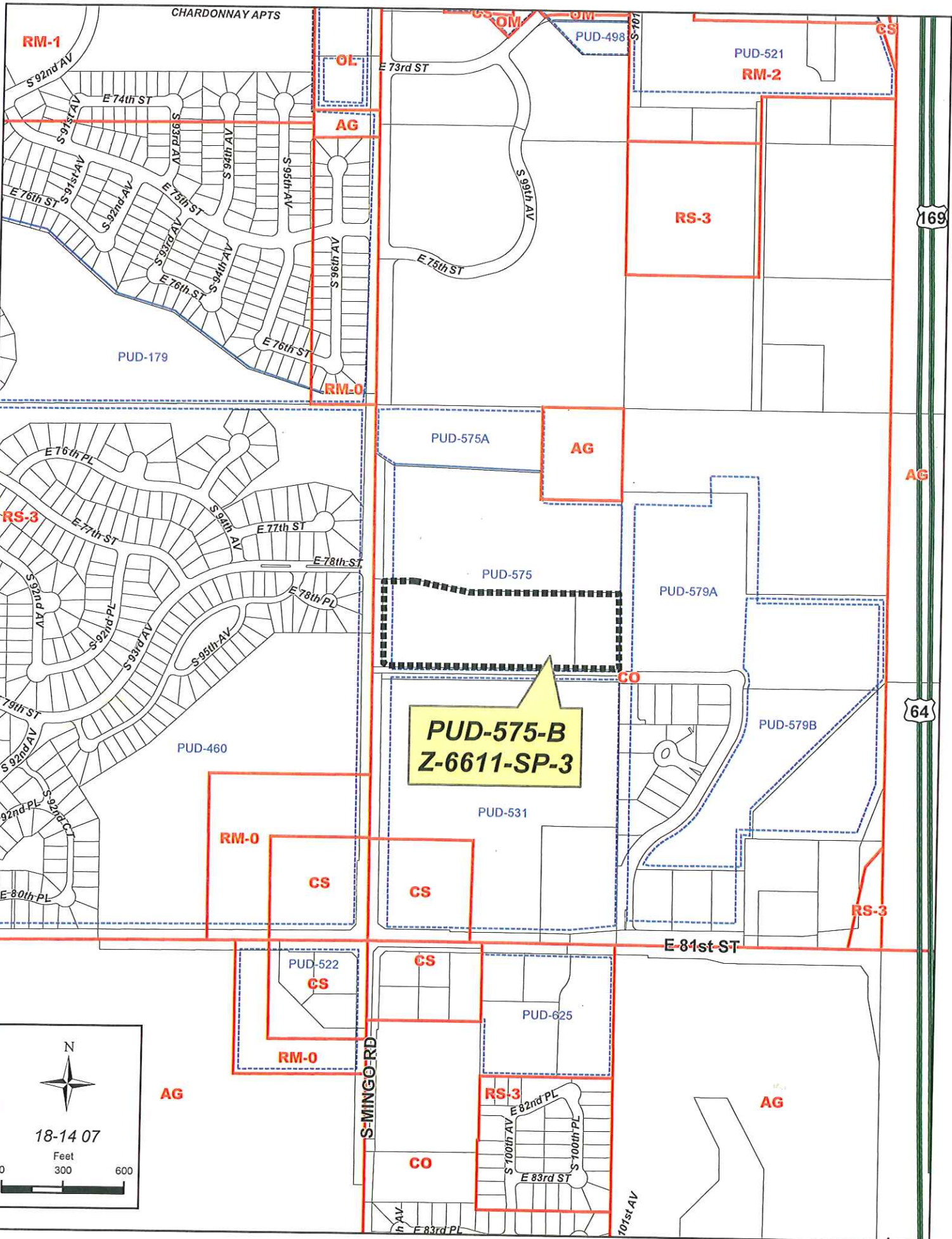
Note:
 1. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES
 CONTAINING THE DATA FOR THIS SURVEY ARE
 KEPT IN THE OFFICE OF THE SURVEYOR AND
 ARE AVAILABLE FOR EXAMINATION BY THE
 PUBLIC AT ANY TIME.
 2. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES
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 3. THE SURVEYOR'S FIELD BOOKS AND FIELD NOTES
 CONTAINING THE DATA FOR THIS SURVEY ARE
 KEPT IN THE OFFICE OF THE SURVEYOR AND
 ARE AVAILABLE FOR EXAMINATION BY THE
 PUBLIC AT ANY TIME.

Monumentation:
 ALL MONUMENTS TO BE SET AT ALL PROPERTY CORNERS
 UNLESS OTHERWISE NOTED.

Scale of Bearings:
 THE BEARINGS FOR THIS SURVEY ARE ASSUMED TO BE
 THE TRUE BEARINGS OF THE PROPERTY TO BE SURVEYED.

Demographic:
 THE SURVEYOR HAS CONDUCTED A DEMOGRAPHIC SURVEY
 OF THE SUBDIVISION AND HAS DETERMINED THAT
 THE SUBDIVISION IS SUITABLE FOR RESIDENTIAL
 DEVELOPMENT.

THIS DOCUMENT IS PRELIMINARY AND
 NOT FOR CONSTRUCTION.
 IT IS THE RESPONSIBILITY OF THE
 SURVEYOR TO OBTAIN ALL NECESSARY
 RECORDS AND INFORMATION TO
 COMPLETE THIS SURVEY.
 THE SURVEYOR'S FIELD BOOKS AND
 FIELD NOTES CONTAINING THE DATA
 FOR THIS SURVEY ARE KEPT IN THE
 OFFICE OF THE SURVEYOR AND ARE
 AVAILABLE FOR EXAMINATION BY THE
 PUBLIC AT ANY TIME.



12.1

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6611-SP-3/PUD-575-B

TRS 8407

Atlas 1266

CZM 54

PD-18 CD-8

TMAPC Hearing Date: January 23, 2008

(Continued from 12/19/07)

Applicant: Sack and Associates, Inc./Ted Sack

Tract Size: 11± acres

ADDRESS/GENERAL LOCATION: Northeast corner of South Mingo Road and South 79th Street

EXISTING ZONING: CO-PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19164 dated December 31, 1997, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Office/childcare

RELEVANT ZONING HISTORY:

Z-6333-SP-4/PUD-579-B December 2006: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 16.63± acre tract of land to add hotel, motel and recreation facility uses, within Development Area B; more specifically Lot 4, Block 1, Tall Grass, on property located north of the northeast corner of East 81st Street South and South 101st East Avenue.

Z-6333-SP-3 November 2006: All concurred in approval for a proposed Corridor Site Plan for a City Park on a 20+ acre tract per staff comments on property located northeast of the northeast corner of South Mingo Road and East 79th Street South.

PUD-579-A-1 January 2002: The TMAPC approved a Minor Amendment to PUD to amend Development Areas subject to conditions of staff recommendation.

Z-6611-SP-2/PUD-575-A December 2001: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6735/Z-6735-SP-1/PUD-625 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, located east of the southeast corner of East 81st Street and South Mingo Road, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation.

Z-4900-SP-4 June 1999: All concurred in approval of a proposed Corridor Site Plan on a 12.7 acre tract for a 184 unit multi-family complex on property located on the southeast corner of South Mingo Road and East 75th Street South.

BOA-18387 April 27, 1999: The Board of Adjustment approved a Variance of the required internal collector service street access into a CO zoned development allowing access to the subject tract directly from South Mingo Road on property located north of northeast corner of East 81st Street and South Mingo Road and north of subject property (a part of original PUD-575).

Z-6281/PUD-460 March 1990: All concurred in approval of a request for rezoning a 150+ acre tract of land from AG to RS-3/RM-0/CS/PUD for a commercial, office, multifamily and single-family development on property located northwest corner of East 81st Street South and South Mingo Road and west of subject property.

Z-6333-SP-2/PUD-579-A February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create 3 development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway and abutting subject property to the east.

Z-6333-SP-1/PUD-579 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of E. 81st Street S. at the Mingo Valley to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment.

Z-6611/PUD-575 December 1997: All concurred in approval of a request to rezone a 32.8-acre tract which included the subject property, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¼ mile north of the northeast corner of East 81st Street and South Mingo Road, and the subject property.

PUD-531 April 1995: All concurred in approval of a proposed Major Amendment on a 36.8 acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road and abutting south of subject property.

Z-6470/PUD-522 January 1995: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RM-0/CS/PUD for a shopping center on property located on the southwest corner of East 81st Street South and South Mingo Road.

Z-4900-SP-3 November 1985: All concurred in approval of a Corridor Site Plan and detail landscape plan to permit a courier/mail service with a 37,400 square foot building per conditions.

Z-4900-SP-2 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 12 acre tract for 276 multifamily dwellings on property located south of southeast corner of East 71st Street and Mingo Road.

Z-4900-SP-1 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 16.6 acre tract for multi family dwellings on property located south of southeast corner of 71st Street and Mingo Road.

PUD-179-I June 1982: All concurred in approval of a proposed Major Amendment to PUD-179 on a 102+ acre tract of land that would revise the six development area boundary lines and densities originally approved in the Major Amendment PUD-179-F for a maximum 1,748 dwelling units, located on the south side of East 71st Street South and West of South Mingo Road.

PUD-179 July 1975: All concurred in approval of a proposed Planned Unit Development on a 257+ acre tract of land for 53 acres of commercial/office, 65 acres single-family, 33 acres for water retention, 85 acres for multifamily and an additional 8 acres on the southwest corner of 71st Street and Mingo Road with offices, located on the southeast corner of East 71st Street South and South Memorial Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11± acres in size and is located northeast corner of South Mingo Road and South 79th Street. The property appears to be vacant and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Mingo Road	Secondary Arterial	100'	2
South 79 th Street	Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by office, zoned CO/PUD-579-A; on the north by multifamily uses (Estancia), zoned CO/PUD-575; and on the west by commercial and residential uses, zoned CS/RM-O/RS-3/PUD-460; on the south by vacant, zoned CS/CO/PUD-531.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium to low intensity. According to the Zoning Matrix adding the requested use units to the existing approved zoning is in accord with the Plan.

STAFF RECOMMENDATION:

The site comprises 32.8 acres located in the east side of South Mingo Road, 1,320 feet north of East 81st Street South. The site is within an expressway corridor designated by the District 18 Comprehensive Plan and extends from South Mingo Road eastward to the Mingo Valley Expressway.

The 7600 Fairfield Planned Unit Development and Corridor District Site Plan were approved by the Tulsa City Council in January 2000 as recommended by the Tulsa Metropolitan Area Planning Commission on December 4, 1997.

The Fairfield Planned Unit Development and Corridor District Site Plan as approved consisted of two development areas. Development Area A, 25.88 net acres permits multifamily development. Since the time of PUD approval the northern portion of Development Area A (14.32 acres) has been developed as the multifamily development 'Estancia', designated herein as Development Area A-2 (see applicant's exhibit B).

The applicant is now proposing to amend the PUD and Corridor District Site Plan to allow Use Unit 5 - Community Services and Similar Uses and Use Unit 11 - Office, Studios and Support Services in addition to the permitted Use Unit 8 - Multifamily and Similar Uses in the remaining undeveloped portion of Area A, now designated as Development Area A-1 and described as 7900 Mingo (see applicant's exhibit B). The proposed Development Area A-1 would include an assisted living facility, office buildings and a clinic/school-child care (see applicants exhibit A-2).

12.5

PUD 575-B comprised Development Area A-1 of 7600 Fairfield will be re-platted as a single subdivision known as 7900 Mingo.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-575-B/Z-6611-SP-3 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-575-B/Z-6611-SP-3 subject to the following conditions:

1. The applicant's attached exhibits and Concept Development Plan be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area A-1

Gross Area:	12.0953 acres
Net Area:	10.7581 acres
Permitted Uses:	
Multifamily dwellings including Assisted Living Facility and uses customarily accessory thereto; Community Services and Similar Uses including childcare/school; Offices, Studios and Support Services.	
Maximum Number of Dwelling Units:	30 dwelling units/acre
Maximum Floor to Area Ratio for Use Units 5 and 11:	1.25
Maximum land coverage of Use Units 5 and 11:	30%
Minimum Livability Space per Dwelling Unit For Use Unit 8:	200 square feet
Maximum Building Height:	45 feet not to exceed three stories
Minimum building setbacks:	
From the centerline Mingo Road	85 feet
From the north boundary of Development Area A-2	11 feet
From the east boundary of Development Area A-2	11 feet
From the centerline 79 th East Ave.	55 feet
Other Bulk and Area Requirements Use units 5 and 11:	As established within CO district
Bulk and Area Requirements for Use Unit 8:	As established within the RM-2 district
Parking Requirements:	Per Zoning Code Standards for Use Units 5, 8 and 11

12.6

Pedestrian Circulation:

A pedestrian circulation plan shall be required for detail site plan approval that includes the following:

- (a) Sidewalks along the east side of Mingo Road and the north side of 79th East Avenue;
- (b) Pedestrian walkways through parking lot(s); a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Site Lighting:

All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height if within 150 feet of any existing or planned residential area and all such lights shall be set back at least 25 feet from such residential areas abutting the PUD. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

Signs: As permitted by the Planned Unit Development Chapter of the Zoning Code

- 3. No zoning clearance or building permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 4. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. 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.
10. 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.
11. Platting Requirement: No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. 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.
14. 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.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC comments 12/6/07:

General: No comments.

Water: A water main extension and 20' of easement will be required.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

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

Stormwater: Tulsa regulatory floodplain exists on the property.

Wastewater: Excess Capacity Fees of \$1,128.03/acre and Broken Arrow System Development Fees of \$700.00/acre must be paid prior to Plat approval. All proposed lots must have access to the sanitary sewer system.

Transportation: No comments.

Traffic: Provide for a North-South Mutual Access Easement along the west side of Lot-2.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

01-23-08

12.9

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-661 SP-3

SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Ego Avenue, Tulsa, Oklahoma 74106-1816
 Tel: 918.592.4111 Fax: 918.592.4229 E-mail: sackassociates.com
 CA Number: 1793 (P/C/L) and 1482 (L/C) Exp. June 30, 2009

Drawings: PUD02A
 File: 1014.07 Drawn: PUD

Project: 70TH AND MANGO-A
 Drawn: CHJ Order: 1123F

XREF: COMPETE 5-117X 3-542
 Picked: 29 OCT 2007



BLOCK 1 AREA:	468,420 S.F.	
BUILDING S.F.	104,222 S.F.	
REQUIRED PARKING:	(1/250 S.F.OF BUILDING)	417
PROVIDED PARKING:	446	

Legend:

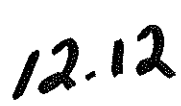
B/L
RWE
U/E

7900 Mingo

Conceptual Illustration

EXHIBIT 'A-2'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-441-SP-3



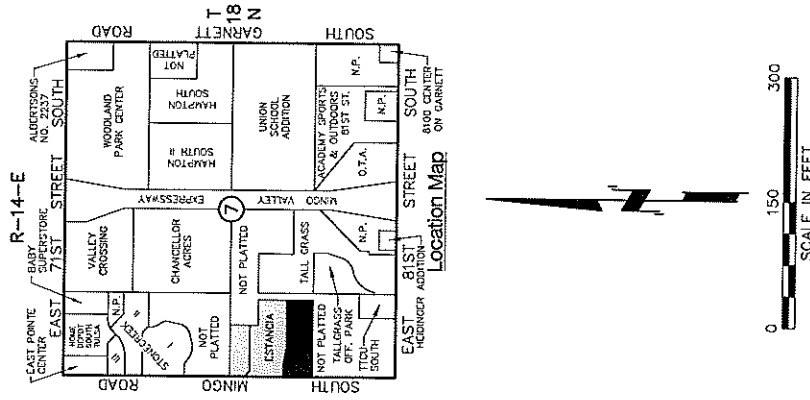
GI SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Clain Avenue, Tulsa, Oklahoma 74102-1010
 Phone: 918.952.4111 Fax: 918.952.4229 E-mail: sales@sackandassociates.com
 CA Number: 7425 (P/L) and 1402 (A/C) Exp. June 30, 2005

Project: 707N AND WING-A
 Drawn: GHJ Order: F1537

XREF: COP-PRIC 3-117K T-3-042
 Plotted: 28 OCT 2007

NOT PLATED

TALL GRASS
OFFICE PARK

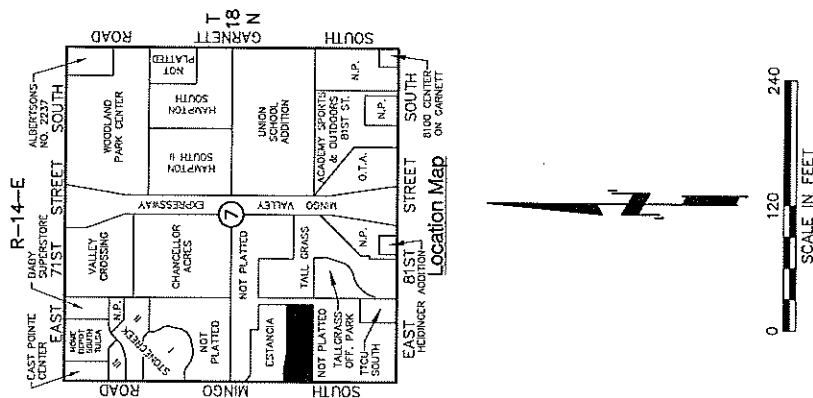


7900 Mingo

Conceptual Illustration

EXHIBIT 'A-1'

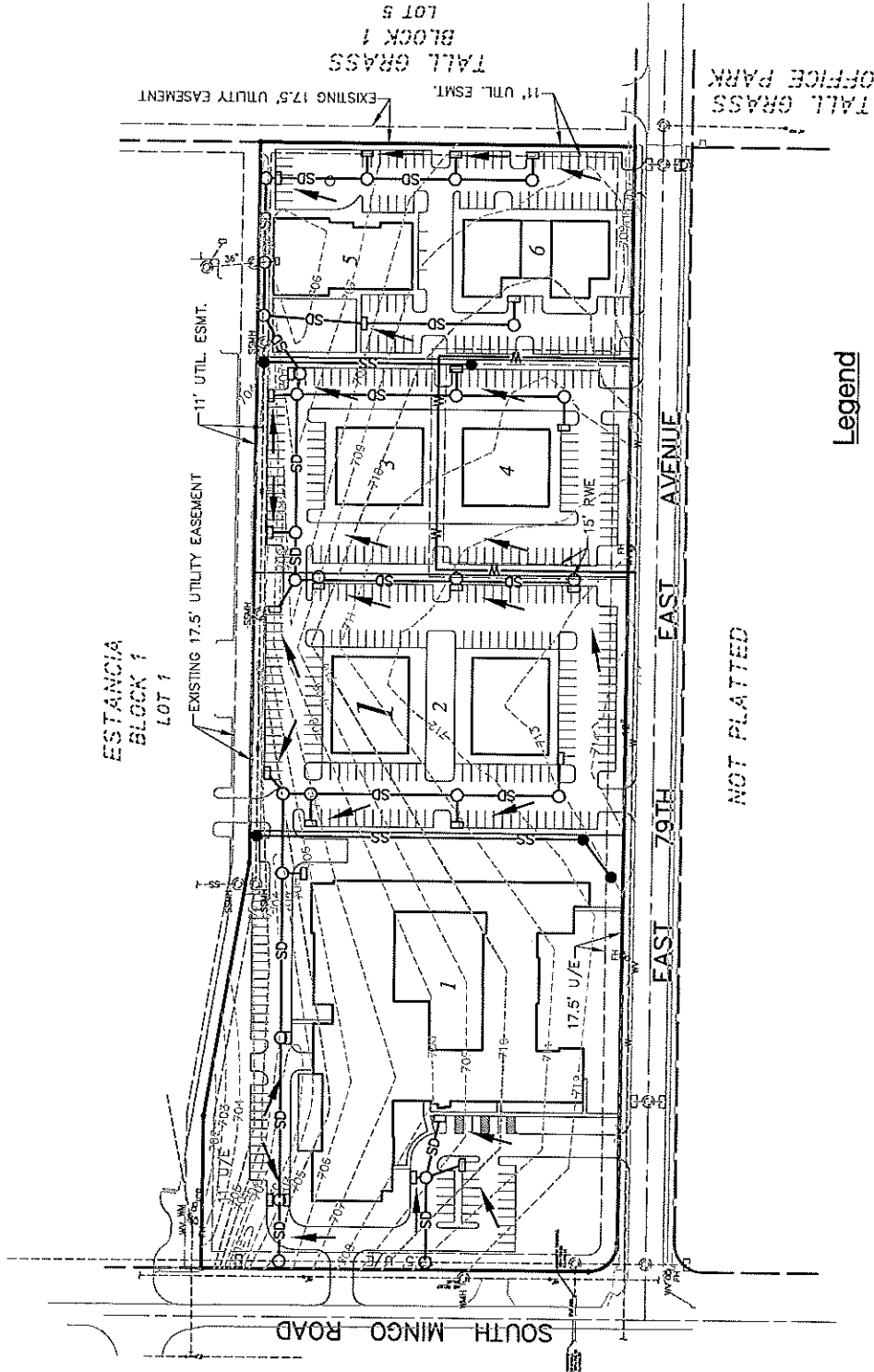
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-~~66~~1 / SP-3



Area Access & Circulation

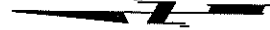
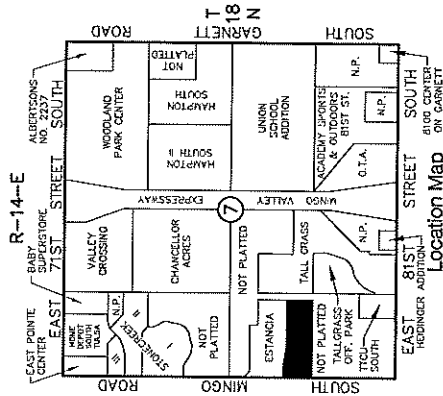
EXHIBIT 'C'

Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-6611-SP-3



Legend

- W--- EXISTING WATERLINE
- SS--- EXISTING SANITARY SEWER LINE
- SD--- EXISTING STORM SEWER LINE
- W--- PROPOSED WATERLINE
- SS--- PROPOSED SANITARY SEWER
- SD--- PROPOSED STORM SEWER
- >--- DRAINAGE FLOW



7900 Mingo

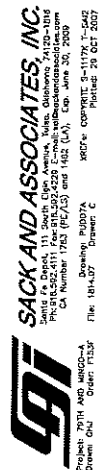
Topography, Drainage Concept
Existing & Proposed Utilities

EXHIBIT 'D'

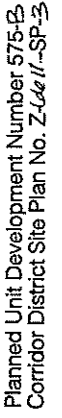
Planned Unit Development Number 575-B
Corridor District Site Plan No. Z-0211-SP-3

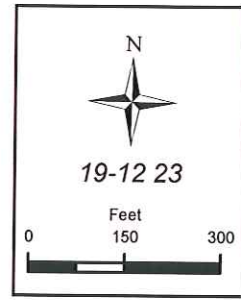
12.14

12.15



Land Use Map
EXHIBIT 'E'
Planned Unit Development Number 100
Corridor District Site Plan No. Z-100





IH

Z-7084

W 36th ST

S ELWOOD AV

W 36th PL

GARDEN CITY

RS-3

S GALVESTON AV

W 37th ST

W 37th PL

S GUTHRIE PL

IT & PROPERTY ZONED BY GARDEN CITY ACB

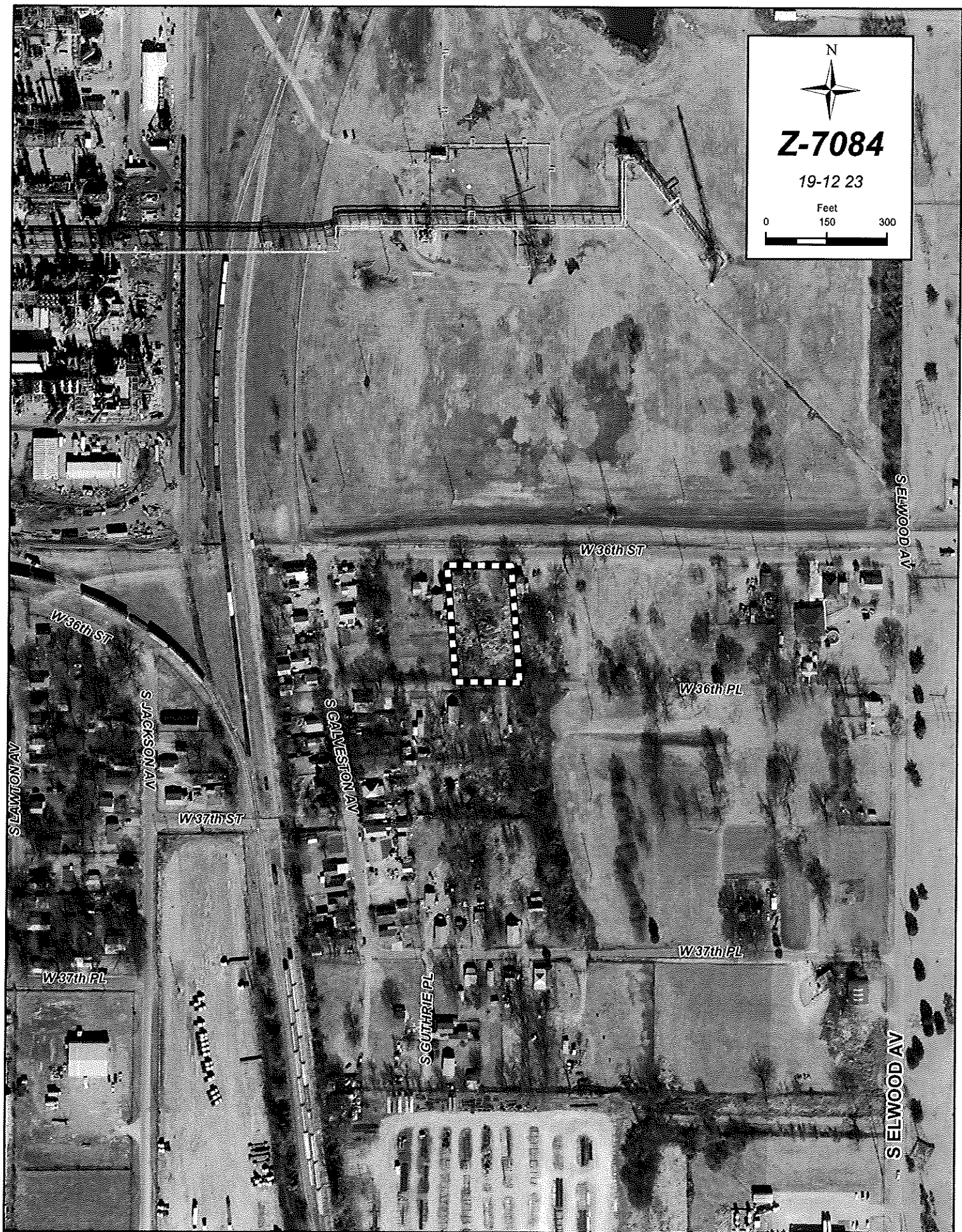
S ELWOOD AV

IL

IL

IM

13.1



N

Z-7084

19-12 23

Feet
0 150 300



W 36th ST

SUBJECT
TRACT

W 36th PL

S GALVESTON AV

W 37th ST

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7084

TRS 9223

Atlas 252

CZM 46

PD-9 CD-2

TMAPC Hearing Date: January 23, 2008

Applicant: Tim Nall

Tract Size: 1± acres

ADDRESS/GENERAL LOCATION: East of the southeast corner of West 36th Street and South Galveston Avenue

EXISTING ZONING: RS-3

EXISTING USE: Vacant

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

PROPOSED ZONING: IL

PROPOSED USE: Tree service/parking

RELEVANT ZONING HISTORY:

Z-7036 December 2006: All concurred in approval of a request for rezoning a .66± acre tract of land from RS-3 to IL for office/warehouse on property located on the southeast corner of Highway 75 South and West 39th Street.

Z-6962 December 2004: All concurred in approval of a 4± acre tract from RS-3 to IL for light industrial uses located on the northeast corner of West 39th Street and South Tacoma Avenue.

Z-6692 June 1999: All concurred in approval of a request for rezoning a 1.08± acre tract of land from RS-3 to IM for industrial/warehouse for roofing business, on property located southwest corner of West 37th Place and South Elwood Avenue.

Z-6656 October 1998: All concurred in approval of a request for rezoning a .32± acre tract of land from RS-3 to IL on property located on the southwest corner of West 36th Street North and South Maybelle Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located east of the southeast corner of West 36th Street and South Galveston Avenue. The property appears to be vacant (with two burned-out structures on it and much household debris) and is zoned RS-3. It lies within the Garden City area. It is partially wooded and has some topographical challenges. The property has frontages on both 36th Street and 36th Place, neither of which has curbs and gutters.

13.4

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 36 th Street	N/A	N/A	Two
West 36 th Place	N/A	N/A	One

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

SURROUNDING AREA: The area is one of extremely mixed uses, many of them apparently quite old. The subject tract is abutted on the east by what appears to be a vacant parcel and a park, zoned RS-3; on the north by a major PSO installation with limited access, zoned IH; on the south by vacant land and single-family residential uses, zoned RS-3; and on the west by vacant land and single-family residential uses, zoned RS-3. It appears that some of the surrounding area contains a draw and may have flooding problems associated with that (portions of the entire Garden City area were flooded in the 1984 flood). Cherry Creek is a major water body in this larger area.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

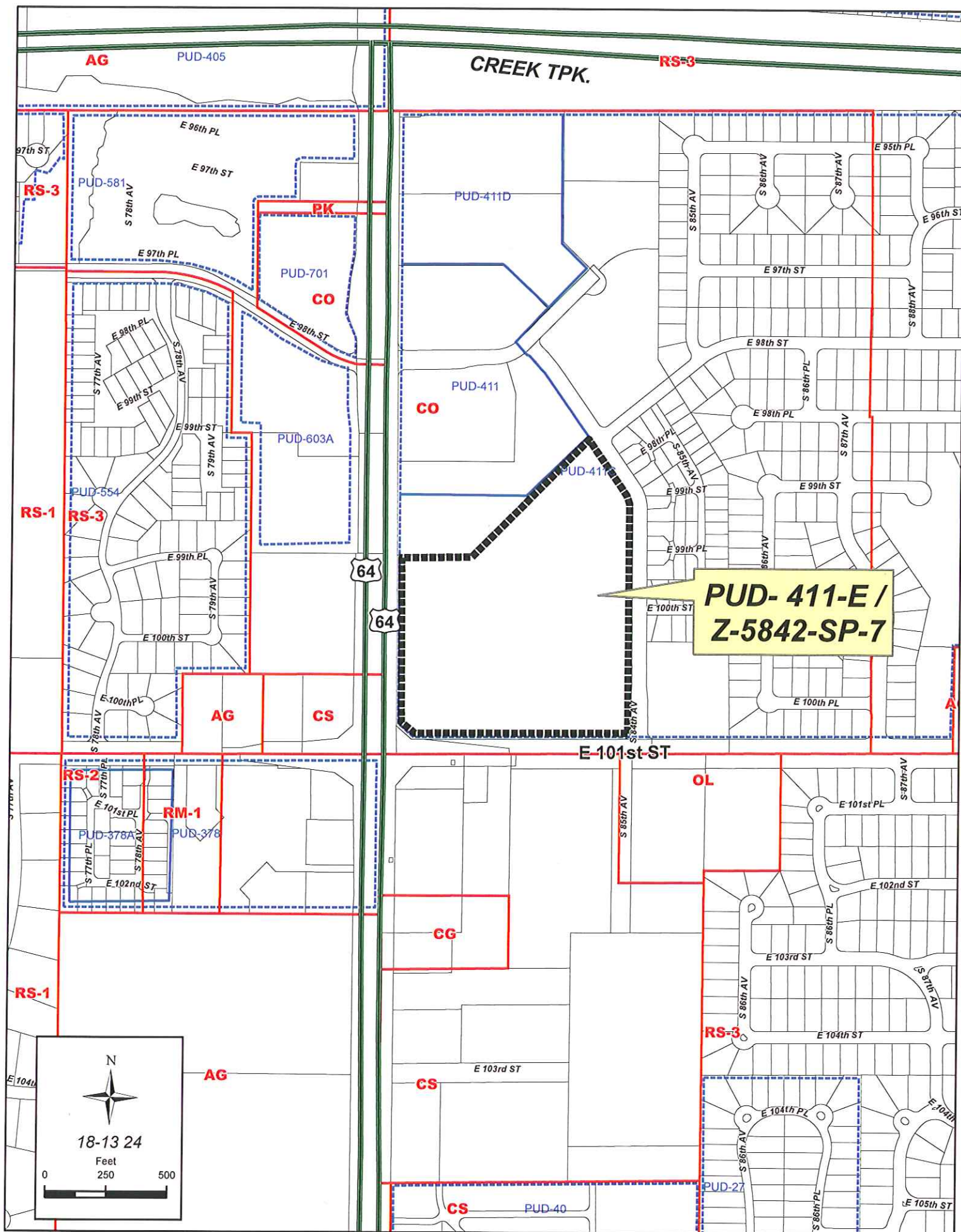
The District 9 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 5. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan due to its location within a Special District. Plan policies (section 3.5) call for an orderly transition from residential to industrial uses. Several recent zoning cases nearby, from R zoning to Industrial, have begun that transition. The District 9 Plan also points out that this Special District is all Development Sensitive, due to the location within the 100-year floodplain.

STAFF RECOMMENDATION:

The requested rezoning of this property is in accord with the policies of the District 9 Plan in terms of orderly transition, based on recent trends in the area and existing land uses. The use as a tree service and parking should have no adverse effects on the floodplain situation. It should be noted that the applicant will have to plat or file for a plat waiver, and any floodplain issues will be addressed at that time. Staff can therefore recommend **APPROVAL** of IL zoning for Z-7084.

01/23/08

135



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-5842-SP-7/PUD-411-E

TRS 8324

Atlas 2083

CZM 57

PD-26 CD-8

TMAPC Hearing Date: January 23, 2008

Applicant: Lou Reynolds

Tract Size: 21± acres

ADDRESS/GENERAL LOCATION: Northeast corner of South Memorial Drive and East 101st Street South

EXISTING ZONING: CO/PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 18102 dated December 20, 1993 established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Shopping center

RELEVANT ZONING HISTORY:

Z-6391/Z-6391-SP-1/PUD-701 April 2004: All concurred in approval of a request for rezoning a 4.56± acre tract of land from RS-1 to CO/PUD with a proposed Corridor Site Plan and Planned Unit Development for automotive dealership and retail; per staff recommendation and as amended by the Planning Commission, on property located on the northwest corner of East 98th Street and South Memorial Drive.

Z-6879/PUD-678 October 2003: A request to rezone a 9.63 acre tract from RS-1 to RS-4 with a Planned Unit Development for residential development was filed. TMAPC and City Council concurred in denial of RS-4 and approved RS-3 zoning. After lengthy discussions and several amendments being submitted by the applicant, the PUD was approved for residential development for no more than 33 dwellings units and a minimum of two access points from a public street to the development. The property is located west of the northwest corner of E. 98th Street and South Memorial Drive and on the south side of the Creek Turnpike.

Z-6579-SP-2/PUD-603-A January 2000: All concurred in approving a request for a major amendment to PUD-603. The original PUD and corridor site plan designated four development areas for retail commercial and office use, including an automobile dealership on the south 2.5 acres. The major amendment was approved for two development areas on a 9.4-acre tract located on the southwest corner of East 98th Street and South Memorial Drive. Development standards and CS uses were approved for both development areas.

Z-6579-SP-1/PUD-603 January 1999: A Planned Unit Development and Corridor Site Plan were approved to allow proposed retail and office use on property located on the southwest corner of East 98th Street South and South Memorial Drive.

Z-6617/PUD-581 February 1998: All concurred in approval of a request for CO zoning on an 11.9-acre tract abutting the subject tract on the east. The Comprehensive Plan did not support CO zoning to a depth greater than 500' from South Memorial Drive, but staff and TMAPC concurred that the drainage way and City of Tulsa detention facility located southwest

14.4

of the property established a natural demarcation for the CO zoning to a depth of 1,320'. The accompanying PUD was also approved for a proposed multifamily development.

PUD-378-A March 1997: All concurred in approval of a proposed Major Amendment to a PUD to allow single family use of the previously approved office development on a 7+ acre tract of land on property located west of the southwest corner of East 101st Street and South Memorial Drive.

Z-6579 March 1997: All concurred in approval of a request to rezone a 24.5-acre tract from RS-1 to CO located on the southwest corner of East 98th Street South and South Memorial Drive.

Z-6578/PUD-554 January 1997: All concurred in approval of a request to rezone a 30.8-acre tract of land from AG and RS-1 to RS-3/PUD for a single-family residential development located west of the southwest corner of East 98th Street and South Memorial Drive subject to modifications.

Z-5842-SP-6/PUD-411-D November 1994: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 10.67+ acre tract of land to increase maximum permitted floor area and allowing Use Unit 17 as a permitted use on property located north of subject property.

Z-5842-SP-5/PUD-411-C October 1993: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 93+ acre tract of land to modify the development areas, permitted uses and development standards to permit automobile and allied activity, office use, multi-family and single-family development on and a part of the subject property.

Z-5842-SP-4/PUD-411-B April 1993: All concurred in approval of a proposed Major Amendment and Corridor Site Plan on a 10+ acre tract of land for an outdoor advertising sign on property located north of subject property.

Z-5842-SP-1/PUD-411 February 1986: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 177+ acre tract of land for mixed use development on property located on the northeast corner of E. 101st Street S. and S. Memorial drive.

PUD-378 November 1984: All concurred in approval of a proposed Planned Unit Development for an office and commercial development a 20+ acre tract of land on property located on the southwest corner of East 101st Street South and South Memorial Drive, subject to conditions.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 21+ acres in size and is located Northeast corner of South Memorial Drive and East 101st Street South. The property appears to be vacant and is zoned CO/PUD-411-C.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Memorial Drive	Primary arterial	120'	4 w/ median
East 101 st Street South	Primary arterial east of Memorial; secondary arterial west of Memorial	120' (primary); 100' (secondary)	4 at intersection of Memorial, down to 2 ½ mile east of intersection
South 84 th East Avenue	N/A	N/A	2

14.5

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

SURROUNDING AREA: The subject tract is abutted on the east by 84th East Avenue and Ridge Point Villas, zoned CO/PUD-411-C; on the north by Jim Norton Center II, zoned CO/PUD-411; on the south by 101st Street South, zoned CS; and on the west by Memorial Drive, zoned CS and CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium/low to low in density. According to the Zoning Matrix, the existing CO/PUD zoning is found to be in accord with the Plan.

STAFF RECOMMENDATION:

The proposed PUD-411-E is a 21.0146 acre tract located on the northeast corner of Memorial Drive and 101st Street South Avenue and is zoned CO/PUD.

The original PUD-411 was approved in 1986 and included 21 development areas with a wide variety of permitted uses and intensities. Four of these tracts were deleted from the PUD for construction of the Creek Turnpike, while three lots were developed as automobile dealerships, two by the Fred Jones Companies, and one by Jim Norton. In 1995 major amendment PUD-411-C was approved to modify the PUD in order to facilitate the development of a majority of the property for residential single-family homes. Approximately 90 acres of PUD-411-C have been developed as three (3) separate subdivisions: Ridge Pointe, the Jim Norton Dealership, and Trinity Restoration. Jim Norton has since been expanded twice, and Trinity Restoration has been completed. With the exception of the subject property, and Development Areas 4-A and 5-A, all of PUD 411-C has been developed, or is under development.

PUD-411-E proposes to amend development standards for the subject tract in order to create new development area 1A-1 to permit the development of a shopping center and four development out-parcels as reflected on applicants exhibits A and B. No zoning change is required as the underlying CO zoning permits more floor area and lot coverage by buildings than is required for the construction of the South Town Market Shopping Center.

Proposed access to the site is from one (1) entry at the north-west corner of the site from Memorial Drive; two (2) access drives along 101st Street South; and five (5) entries along 84th East Avenue.

Staff finds the overall development proposal to be consistent with the original intent of the PUD and finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-411-E to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-411-E as modified by staff, subject to the following conditions:

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

DEVELOPMENT AREA 1A-1

Permitted Uses:

Those uses permitted as a matter of right in Use Unit 10, Off-Street Parking, Use Unit 11, Office and Studios, including Drive-Through Banking Facilities, Use Unit 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins, Use Unit 13, Convenience Goods and Services, and Use Unit 14, Shopping Goods and Services, of the Tulsa Zoning Code and uses customarily accessory thereto.

Detail Site Plan approval is required by the TMAPC for those uses permitted as a matter of right in Use Unit 17, Automotive and Allied Activities. Automobile and light truck sales only may be permitted as alternative uses subject to the development area standards of Development Area 2.

LAND AREA (Net): 21.0146 acres 915,396 SF

MAXIMUM BUILDING FLOOR AREA*: 270,000 SF

Of such 270,000 SF of building floor area, 28,000 SF of building floor area will be allocated as follows:

1.	Anchor Tenant	240,000 SF
2.	Out Lot One (1)	7,000 SF
3.	Out Lot Two (2)	7,000 SF
4.	Out Lot Three (3)	7,000 SF
5.	Out Lot Four (4)	7,000 SF

**Floor area may be re-allocated with a minor amendment.*

MAXIMUM LOT COVERAGE BY BUILDINGS: 30%

Maximum building height (top of parapet) 35 feet *

** Architectural elements may exceed maximum building height with Detail Site Plan approval.*

OFF-STREET PARKING:

Except for commercial development containing less than 100,000 square feet, as required by the applicable Use Unit of the Tulsa Zoning Code.

For a commercial mixed-use development containing 100,000 square feet or more with a common parking area, required parking may be reduced by 10% per the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From centerline of South Memorial Drive:

Within 550 feet of centerline of East 101st Street South 110 feet

Greater than 550 feet from the centerline of East 101st Street South 160 feet

From centerline of East 101st Street South:

Within 550 feet of centerline of South Memorial Drive 100 feet

Greater than 550 feet from the centerline of South Memorial Drive 135 feet

From centerline of South 84th East Avenue

Within 300 feet of the centerline of East 101 Street South 45 feet

Greater than 300 feet from the centerline of East 101 Street South 80 feet

BUILDING EXTERIOR WALLS:

All exterior walls of any building on a lot with frontage on South 84th East Avenue shall be split faced masonry and shall be constructed of the same materials as the other walls of such building.

BULK AND TRASH CONTAINER SETBACKS:

From the centerline of South 84th East Avenue 60 feet

MAXIMUM ACCESS POINTS ON SOUTH 84TH EAST AVENUE

Maximum number of access points to South 84th East Avenue - 3**

** No access drive shall be permitted to open directly west of a platted residential lot.*

LANDSCAPED OPEN SPACE:

A minimum of ten percent (10%) of the net land area shall be improved as internal landscaped open space in accordance with the Landscape Chapter of the Tulsa Zoning Code.

For purposes of calculating the landscaped street yard required under Section 1002 of the Tulsa Zoning Code, landscaping street yard setbacks only shall be as follows:

The first 500' of Memorial Drive from 101 st Street South	50'
The first 500' of 101 st Street South from Memorial Drive	50'
Remaining frontage along Memorial Drive & 101 st Street South	200"

SIGNS:

1. Ground signs shall be limited to one (1) per lot with a maximum of 160 SF of display area and 25 feet in height. There shall be a minimum 30' foot separation between ground signs;

2. Wall signs shall be permitted not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached; and
3. In addition to the ground signage provided in item 1 above, a tenant directory sign shall be permitted along each arterial street with a maximum of 300 SF of display surface area and 25 feet in height. The tenant directory signs may be constructed up to 40' in height, if in addition to the minimum required setback, the setback is increased one (1) foot for every foot over 25' in total height.

LIGHTING:

Lighting shall be arranged so as to shield and direct the light away from any residential area.

Within the East 150 feet of Development Area 1-A-1, no light standard or building-mounted light shall exceed 12 feet in height. Otherwise, no light standard or building-mounted light shall exceed 30 feet in height.

Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formulae. Consideration of topography shall be included in the calculations.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by a franchise utility providers), including building mounted, shall be screened from public view by the erection of a solid screening wall or fence, in such a manner that the areas cannot be seen by a person standing at ground level.

VEHICULAR ACCESS AND CIRCULATION:

The primary vehicular access shall be permitted from the adjacent arterial streets.

There will be a Mutual Access Easement along the East boundary of Out Lots One (1) and Two (2) and between Out Lots Three (3) and Four (4).

There is an existing Mutual Access Easement between the Jim Norton tract to the North and Out Lot One (1).

PEDESTRIAN ACCESS AND CIRCULATION:

A pedestrian circulation plan shall be required that includes the following:

- (a) Sidewalks along Memorial Drive, 101st Street South and 84th East Avenue;

- (b) Pedestrian walkways through parking lot(s); a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (e) Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

NO OUTSIDE STORAGE:

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

SCREENING:

Except (i) with 300 feet of the centerline of East 101st Street South; and (ii) at points of ingress and egress a six (6) foot masonry screening fence will be erected and maintained along the easterly boundary of Development Area 1-A-1.

HOURS OF TRUCK OPERATION AND DUMPSTER SERVICE:

No idling of trucks and no trash dumpster service shall be allowed between the hours of 10:00 p.m. and 7:00 a.m.

- 3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 4. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
- 5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a

14.10

detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. 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. Approval of the major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments from 1/10/08

General: No comments.

Water: Installation of a water main line will be necessary.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

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

Stormwater: Page 8 Drainage states that on-site detention is provided, but the existing stormwater detention facility is not in the area depicted as the PUD Major Amendment area on

14.11

the Exhibits. The "existing detention pond" appears to have been constructed for the residential development at Ridge Point Villas. Please provide the documents, which state that this detention pond was sized to receive and detain the additional drainage from this proposed commercial development.

Wastewater: A mainline extension must be provided through the SSID process to provide sanitary sewer service to all lots within the proposed development. No connections will be allowed on the existing system located east of South 84th East Avenue. That line drains to the Ridge Pointe Lift Station, and that system is already at capacity.

Transportation: **PEDESTRIAN ACCESS AND CIRCULATION** (page 4): Provide sidewalks along Memorial.

Traffic: Dedicate an additional 10 ft of Right of Way along 101st Street adjacent to Lots 3 & 4 for a future Right Turn Bay per Subdivision Regulations. (Total of 70 feet for a Primary Approach.) Show a Mutual Access Easement running North-South between Lots 3 & 4 and another East-West between Lot 1 and the Norton Plat. Recommend a Signal Warrant Study for the proposed Traffic Signal on Memorial. Clarify the maximum number of Access Points along 84th East Avenue.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

Transportation Comments from INCOG:

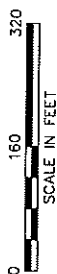
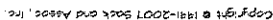
MSHP: No comment.

LRTP: Memorial Drive, between E. 101st Street S. and E. 91st Street S., planned 6 lanes. E. 101st Street S., between S. Memorial Drive and S. Mingo Road, planned 4 lanes. Creek Turnpike, between S. Memorial Drive and S. Mingo Road, planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.

TMP: No comment

Transit: No current or future plans for this location.

01/23/08



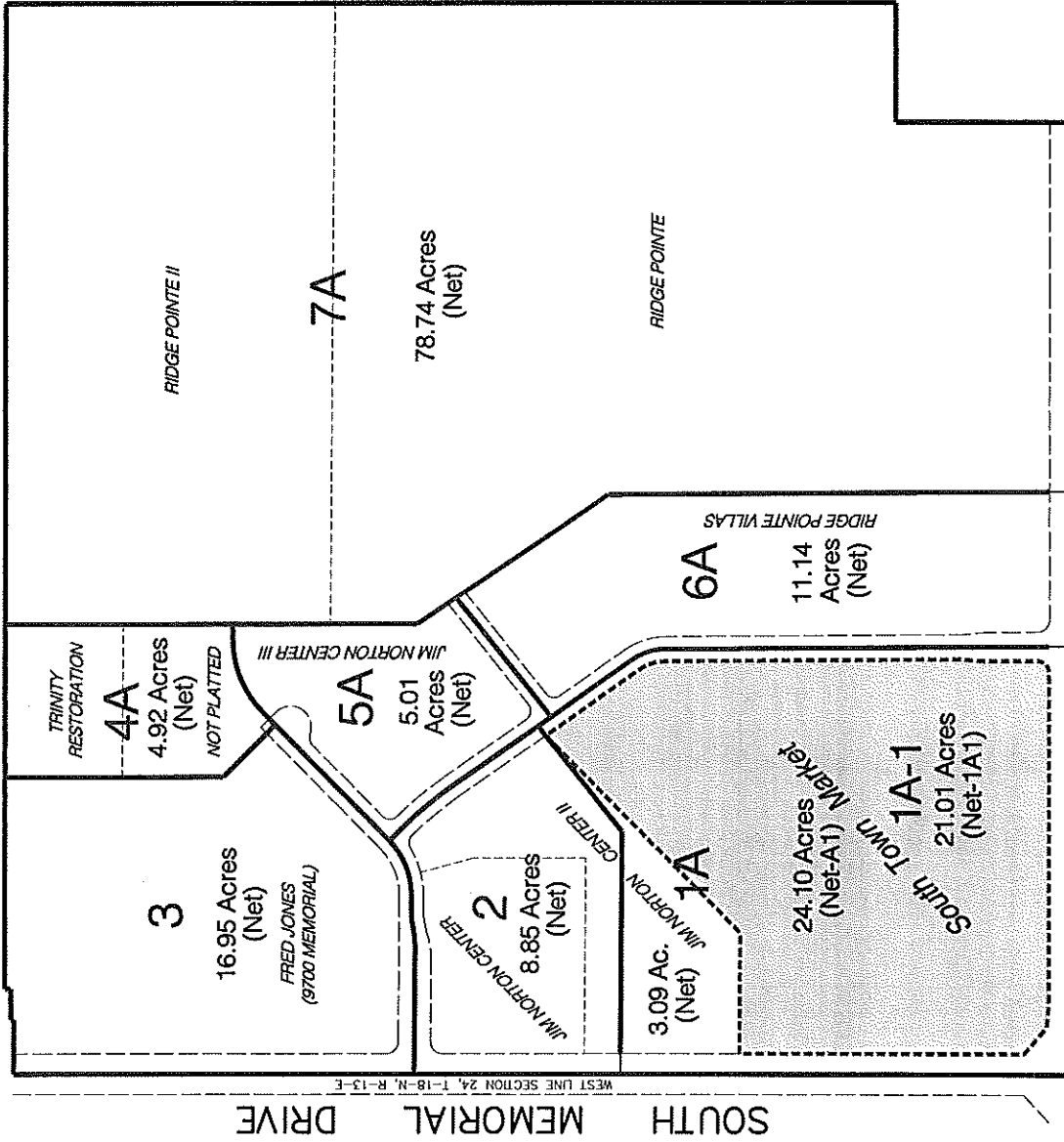
Concept Illustration
EXHIBIT 'A'

Amended Planned Unit Development No. 411-E
Amended Corridor District Site Plan No. Z-5842-SP-7

SACK AND ASSOCIATES, INC.
Santo F. Sack, 111 South Egan Avenue, Suite 200, Burbank, CA 91506
Tel. 818/592-4151 Fax 818/592-4229 E-mail: sack@sackandassociates.com
CA Number 1577 (P/L) and 1482 (A) Lic. Class 30, 2009
SACK'S COPYRIGHT © 11/17/94 1-5413
Printed: 14 DEC 2007

14.13

CREEK TURNPIKE

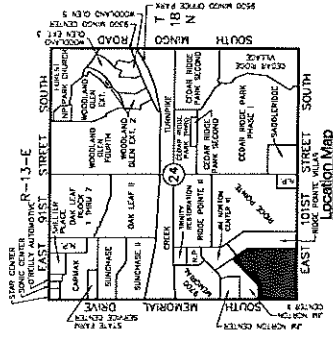


SOUTH LINE SECTION 24, T-18-N, R-13-E

EAST 101ST STREET SOUTH

SACK AND ASSOCIATES, INC.
 10000 S. 101ST STREET, SUITE 100
 OMAHA, NE 68137
 PHONE: 402.491.1111 FAX: 402.491.1112
 WWW.SACKANDASSOCIATES.COM

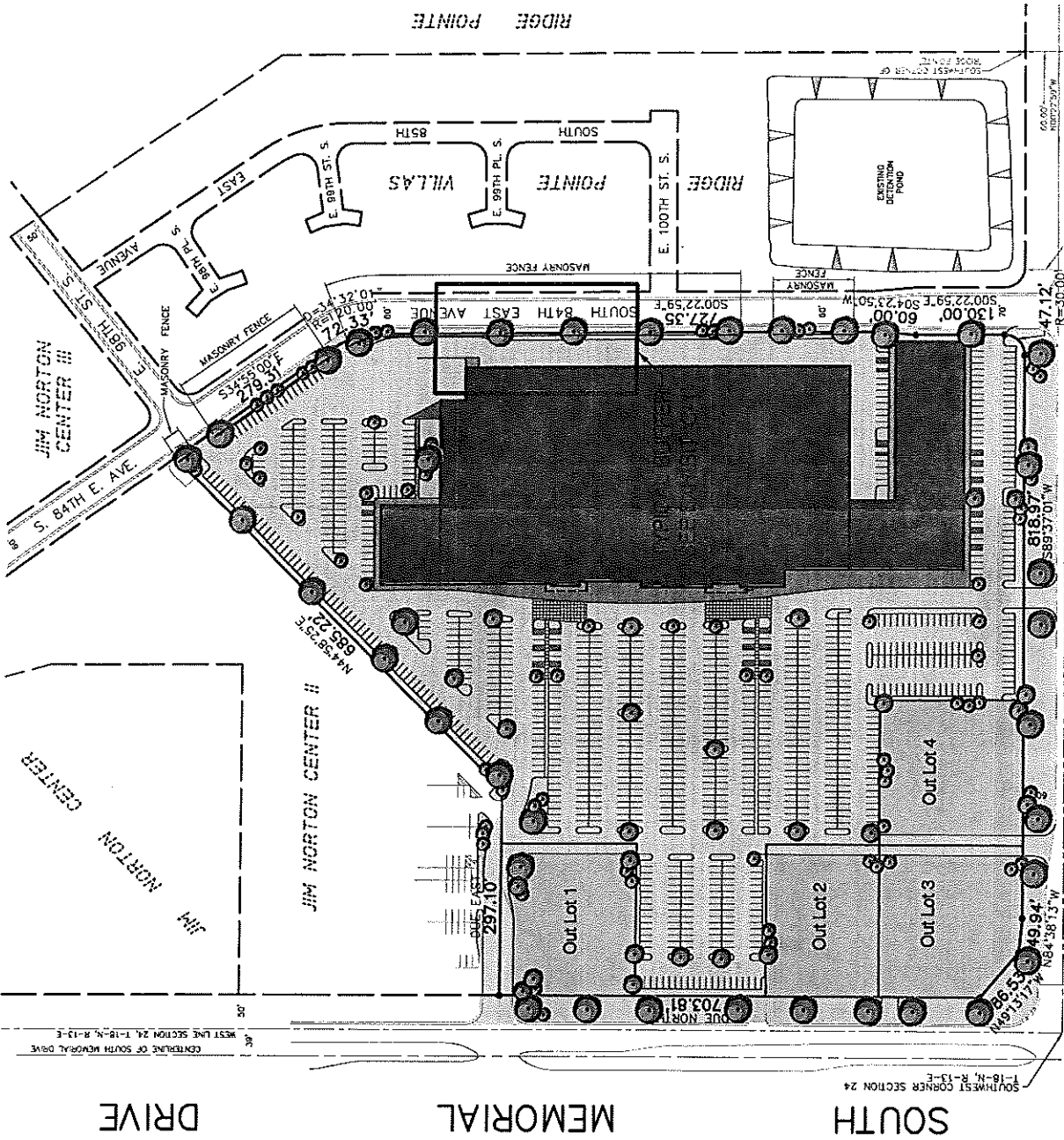
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South Town Market

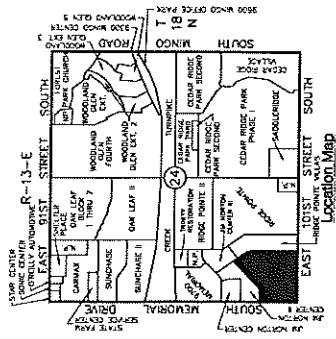
Development Area Map
EXHIBIT 'B'

Amended Planned Unit Development No. 411-E
 Amended Corridor District Site Plan No. Z-5842-SP-7



SACK AND ASSOCIATES, INC.
10151 S. 101ST STREET, SUITE 100
OMAHA, NE 68137
TEL: 402.491.1111 FAX: 402.491.1112
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SAC: 10151 S. 101ST STREET, SUITE 100
OMAHA, NE 68137
TEL: 402.491.1111 FAX: 402.491.1112
WWW.SACKANDASSOCIATES.COM

EAST 101ST STREET SOUTH

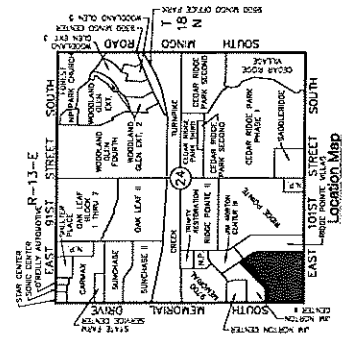
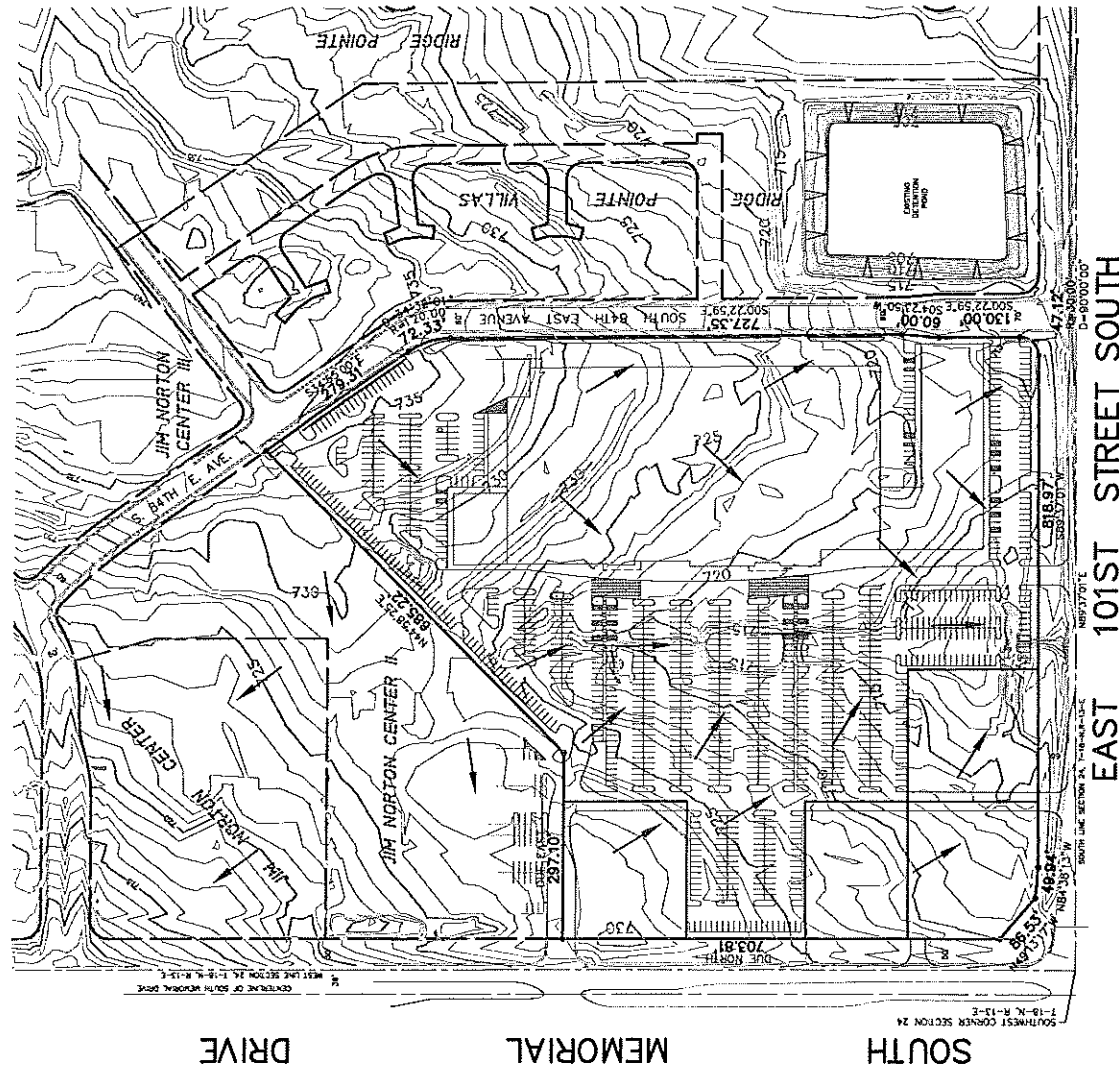


South Town Market

Preliminary Landscape Plan
EXHIBIT 'C'

Amended Planned Unit Development No. 411-E
Amended Corridor District Site Plan No. Z-5842-SP-7

14.15

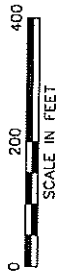
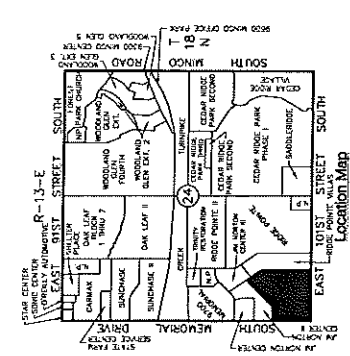


South Town Market

Site Map & Topography
EXHIBIT 'D'
 Amended Planned Unit Development No. 411-E
 Amended Corridor District Site Plan No. Z-5842-SP-7

SACK AND ASSOCIATES, INC.
 111 South Main Avenue, Suite 200, Durham, NC 27601-1019
 Phone: 919.286.1111 Fax: 919.286.1112
 Project: 0031 AND MEMORIAL-A
 Drawing: 10000A
 Date: 10/13/07
 Project: 0031 AND MEMORIAL-A
 Drawing: 10000A
 Date: 10/13/07

14.16



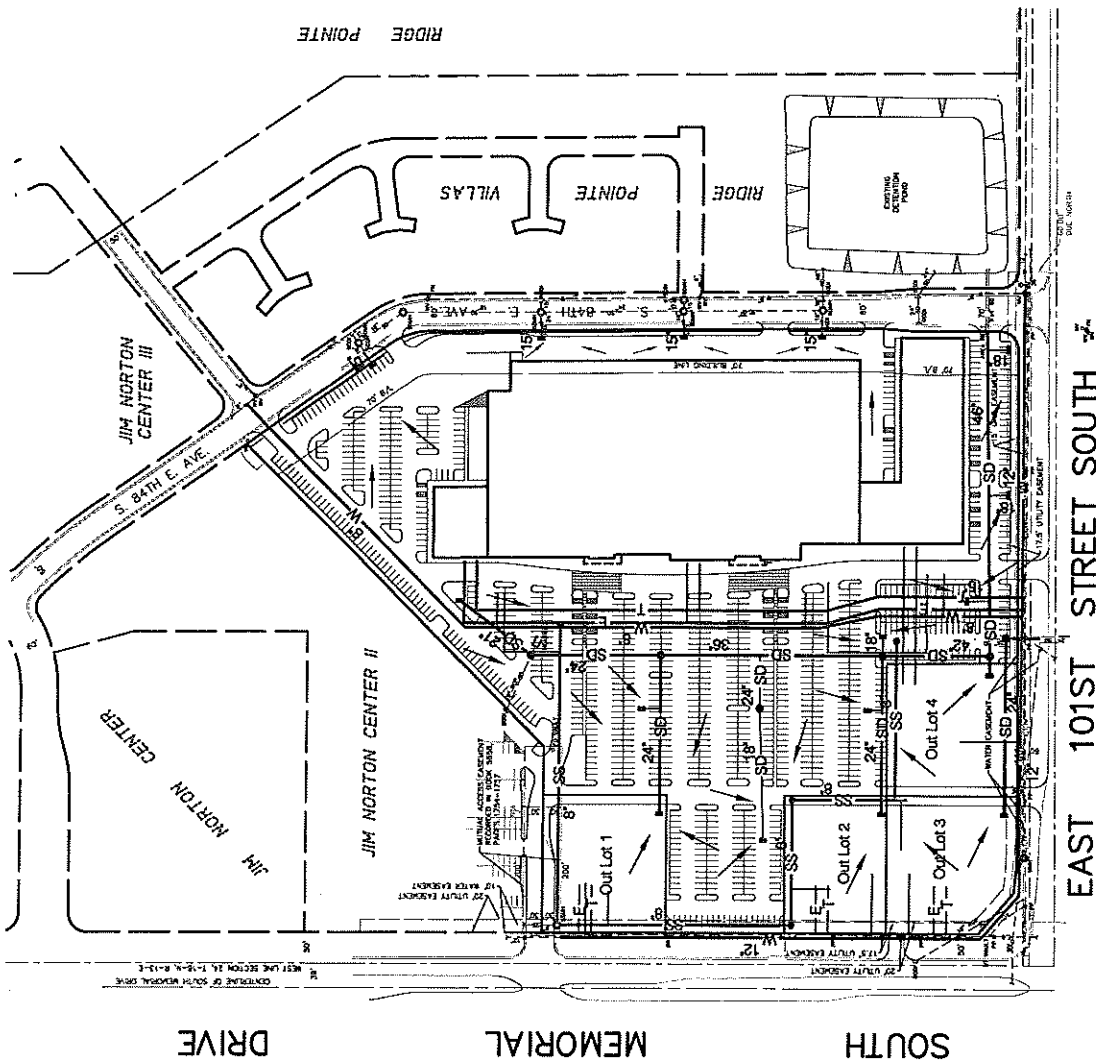
Legend

- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER LINE
- SD --- EXISTING STORM SEWER LINE
- W --- PROPOSED WATERLINE
- SS --- PROPOSED SANITARY SEWER
- SD --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRIC SERVICE
- T --- PROPOSED TELEPHONE SERVICE
- D --- DRAINAGE FLOW

South Town Market

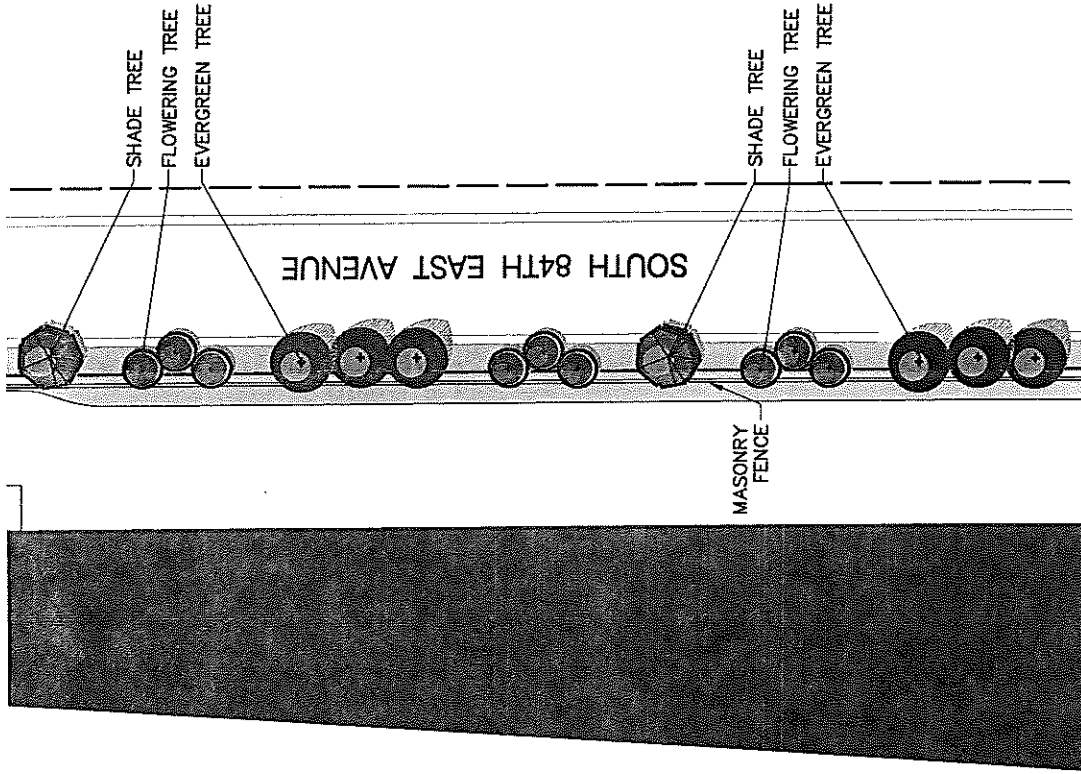
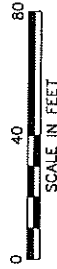
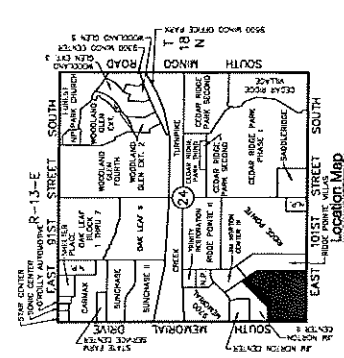
Existing & Proposed Utilities EXHIBIT 'E'

Amended Planned Unit Development No. 411-E
Amended Corridor District Site Plan No. Z-5842-SP-7



SACK AND ASSOCIATES, INC.
1111 South 10th Avenue, Suite 200, San Jose, CA 95128
Phone: (408) 291-1111
Fax: (408) 291-1112
Project: 101ST AND MEMORIAL-A
Drawing: PUD004
Sheet: 101ST AND MEMORIAL-A
Date: 10/12/04
Drawn: GUY
Checked: PUD
Scale: 1/8"=1'-0"

14.17



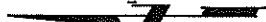
South Town Market

Landscape Details,
South 84th East Avenue Frontage

EXHIBIT 'C-1'

Planned Unit Development Number 411-E
Amended Corridor District Site Plan No. Z-5842-SP-7

SACK AND ASSOCIATES, INC.
11111 S. 10th Street, Suite 100, Omaha, NE 68164
Phone: (402) 426-1111 Fax: (402) 426-1112
CA Number: 1743 (NCA) and 1422 (LA) Exp. June 30, 2008
Drawing: ADR004 DATE: 02/01/08
Project: 101ST AND MADISON-A
Drawn: GUY
Checked: J. SACK
Plotted: 14 DEC 2007

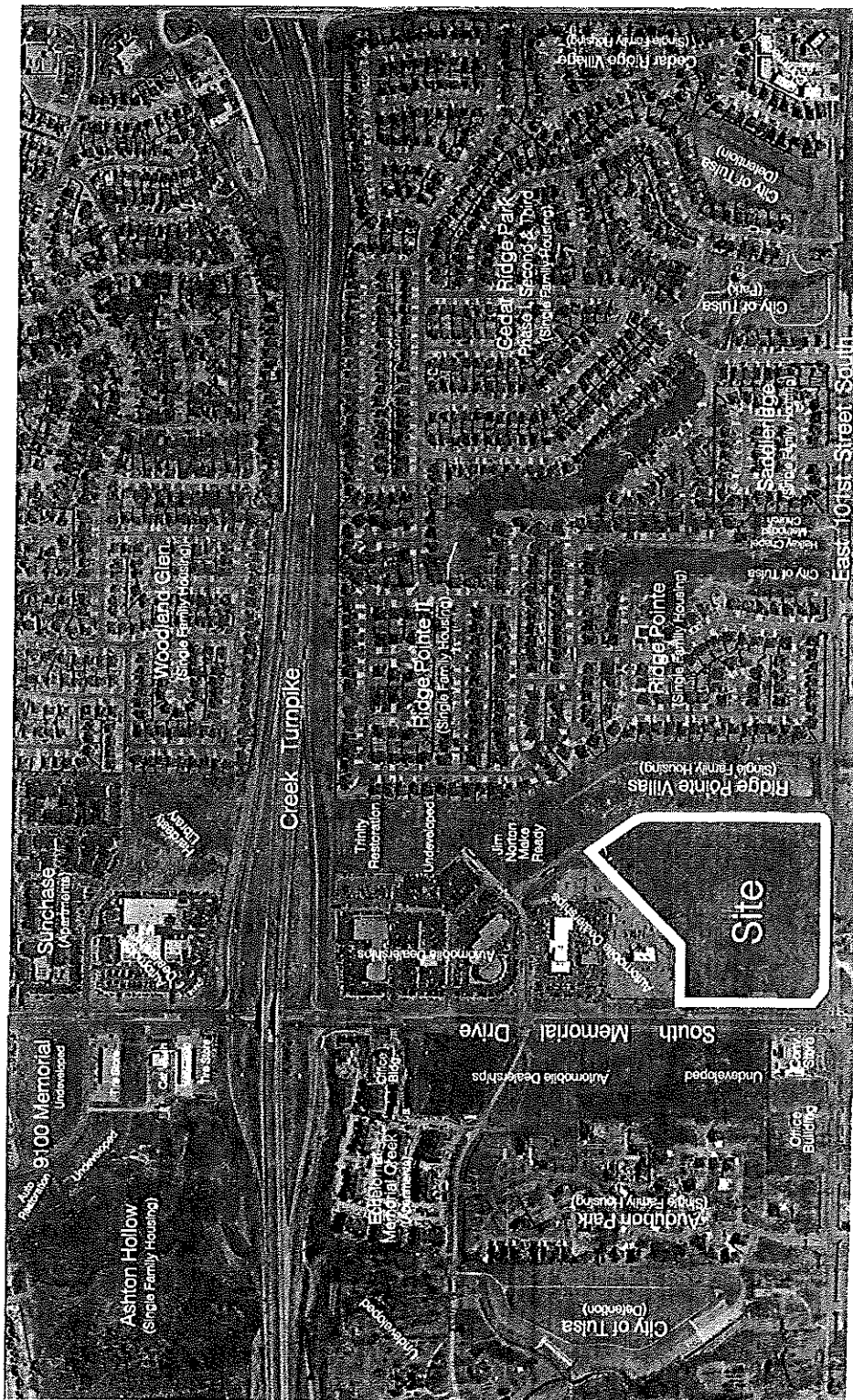


South Town Market

Aerial Photo-Land Uses

EXHIBIT 'G'

Amended Planned Unit Development No. 411-E
Amended Corridor District Site Plan No. Z-5842-SP-7



SACK AND ASSOCIATES, INC.
Suite 600, 111 South Olive Street, Suite 600
Phoenix, AZ 85004
Phone: 602.552.4111 Fax: 602.552.4222
E-mail: info@sackand.com
CA Number: 1763 (9C/1.5) and 1462 (LA), Exp. June 30, 2008

Project: IGST and MGDRA-A
Drawing: PUD07A
Sheet: 01.1.2A
Drawn: PUD
Checked: GJJ
Date: 11/22/07
PUD07A is ISS: 2607

Fernandez, Diane

From: Taylor King [taylor@tri-arch.com]
Sent: Wednesday, January 16, 2008 10:11 AM
To: Fernandez, Diane
Cc: jinger@designloftstudios.com
Subject: Iglesia De Cristo Church - 1st and Lewis, Tulsa, OK

Diane,

I would like to, per our discussion, cancel our request for Plat Waiver and request a refund. I will also call Janet on our lot combination. Jinger Howell, in our office will be in charge of that request.

Thanks again for all your help,

Taylor King
Tierce L.L.C.