

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2507

March 5, 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:**

## 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.

1. **Woodland Hills Courtyard by Marriott** – (8301) (PD 18) (CD 7)  
West of the northwest corner of South Mingo and East  
71<sup>st</sup> Street South
2. **Southtown** – (2430) (County)  
Northwest corner of East 136<sup>th</sup> Street North and Garnett  
Road
3. **L-20178** – Kimley-Horn & Associates, Inc. (9419)/Lot-  
Split (PD 17) (CD 5)  
Southwest corner of South 31<sup>st</sup> Street East and South  
Garnett Road, 3116 South Garnett Road
4. **L-20180** – Chock & Cheryl Risenhoover (2323)/Lot-Split (County)  
Northeast corner of North Memorial Drive and 156<sup>th</sup>  
Street North, 15478 North Memorial Drive
5. **L-20181** – Vangaurd Development (1334)/Lot-Split (PD 8) (CD 2)  
Southeast corner of East 66<sup>th</sup> Street North and North  
Canton Avenue, 6712 North Canton
6. **L-20185** – Sack & Associates (8211)/Lot-Split (County)  
South of West 71<sup>st</sup> Street and East of US-Highway 75

7. **LC-82** – H & C Leasing (9228)/Lot-Split (County)  
Southeast corner of South 45<sup>th</sup> West Avenue and West 46<sup>th</sup> Street, 4621 W 46<sup>th</sup> Street
  8. **L-20188** – Tulsa Development Authority (9201)/Lot-Split (PD 1) (CD 4)  
Northwest corner of East Brady Street North and East Archer Street, 302 East Brady Street
  9. **PUD-556-2 – Robert Sartin** (PD-17) (CD-6)  
Approximately 1,300 ± feet west of the southwest corner East Admiral Place and 161<sup>st</sup> East Avenue (15528 East Admiral Place) (Minor Amendment to increase permitted warehouse/storage floor area and reducing setbacks.)
  10. **Z-7008-SP-1d – Sack & Associates** (PD-8) (CD-2)  
West side of Olympia Avenue, approximately 1,900 feet north of 81<sup>st</sup> Street South (Corridor Minor Amendment to allow a lot-split creating new Tract A and Tract B and reallocating floor area.)
  11. **PUD-639-A-4 – Roy Johnsen** (PD-6) (CD-9)  
Southeast corner of 21<sup>st</sup> Street South and Main Street (Minor Amendment to allow the split of the northern ½ of PUD into two development areas.)
  12. **PUD-431-C – Copper Oaks 101<sup>st</sup> – Steve Wright** (PD-26) (CD-8)  
6315 East 102<sup>nd</sup> Street South (Detail Site Plan for a two-story office building.)
  13. **Z-6010-SP-3 – Charles Norman/Verizon Wireless** (PD-17) (CD-6)  
12223 East State Farm Boulevard (Detail Site Plan for a new Verizon Wireless switching facility.)
  14. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
15. **South Town Market – (8324) Preliminary Plat** (PD 26) (CD 8)  
Northeast corner of East 101<sup>st</sup> Street South and Memorial Drive (**A continuance is requested until March 19, 2008 so that the PUD standards can be established per an appeal to City Council.**)
  16. **Central Park at Union – (8406) Preliminary Plat** (PD 18B) (CD 6)  
Southeast corner of East 62<sup>nd</sup> Street and South Mingo Road
  17. **Central Park at Union – (8406) Authorization for Accelerated Release of Building Permit** (PD 18B) (CD 6)  
Southeast corner of East 62<sup>nd</sup> Street and South Mingo Road

18.     **PUD-541-A-** (1930) Plat Waiver (PD 6) (CD 9)  
           East of the southeast corner of East 43<sup>rd</sup> Court and South  
           Peoria Avenue
19.     **Revision to Covenants and Restrictions, Lot 4, Block  
           6, Wilder Addition, PUD 541-A** (PD 6) (CD 9)  
           East of the southeast corner of East 43<sup>rd</sup> Court and South  
           Peoria Avenue
20.     **BOA 20541-** (1937) Plat Waiver (PD 18 B) (CD 7)  
           West and south of the southwest corner of East 47<sup>th</sup> Place  
           and South Fulton
21.     **BOA 20621** – (9201) Plat Waiver (PD 1) (CD 4)  
           401 North Boston Avenue
22.     **Z-7085 – John Moody** AG/RM-1/OL to CS  
           North of northeast corner of North Cincinnati Avenue and  
           East 31<sup>st</sup> Street North (PD-25) (CD-1)
23.     **CZ-390 – At Your Service Rentals** RS-3 to IL  
           Northwest corner of North Mingo Road and East 56<sup>th</sup>  
           Street North (County)
24.     **Z-7090 – Maurie Traylor** RS-3 to OL  
           1610 & 1612 South Lewis Avenue (Applicant has  
           requested a continuance to April 16, 2008 to be heard  
           along with the PUD.) (PD-6) (CD-4)
25.     **Z-7077/PUD-750 – James Lane** RS-3/HP to OL/HP/PUD  
           North of northwest corner of East 17<sup>th</sup> Street and South  
           Lewis Avenue (PUD for proposed office use.) (PD-6) (CD-4)
26.     **Z-7089/Z-7089-SP-1 – Roy Johnsen** AG to CO  
           Northeast corner of West 61<sup>st</sup> Street South and Highway  
           75 South (Corridor Plan to establish a conceptual site  
           plan with designation of development areas.) (PD-8) (CD-2)

#### **ZONING CODE PUBLIC HEARING**

27.     **Public Hearing to Consider an Ordinance Amending  
           Chapter 42 of the Zoning Code of the City of Tulsa**  
           Consider proposed amendments of the Zoning Code, City  
           of Tulsa, Oklahoma by adding a new Section for "Off-  
           Premise Digital Signs", a new definition for "digital signs"  
           and providing for penalties and publication.

#### **OTHER BUSINESS:**

28.     **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.**

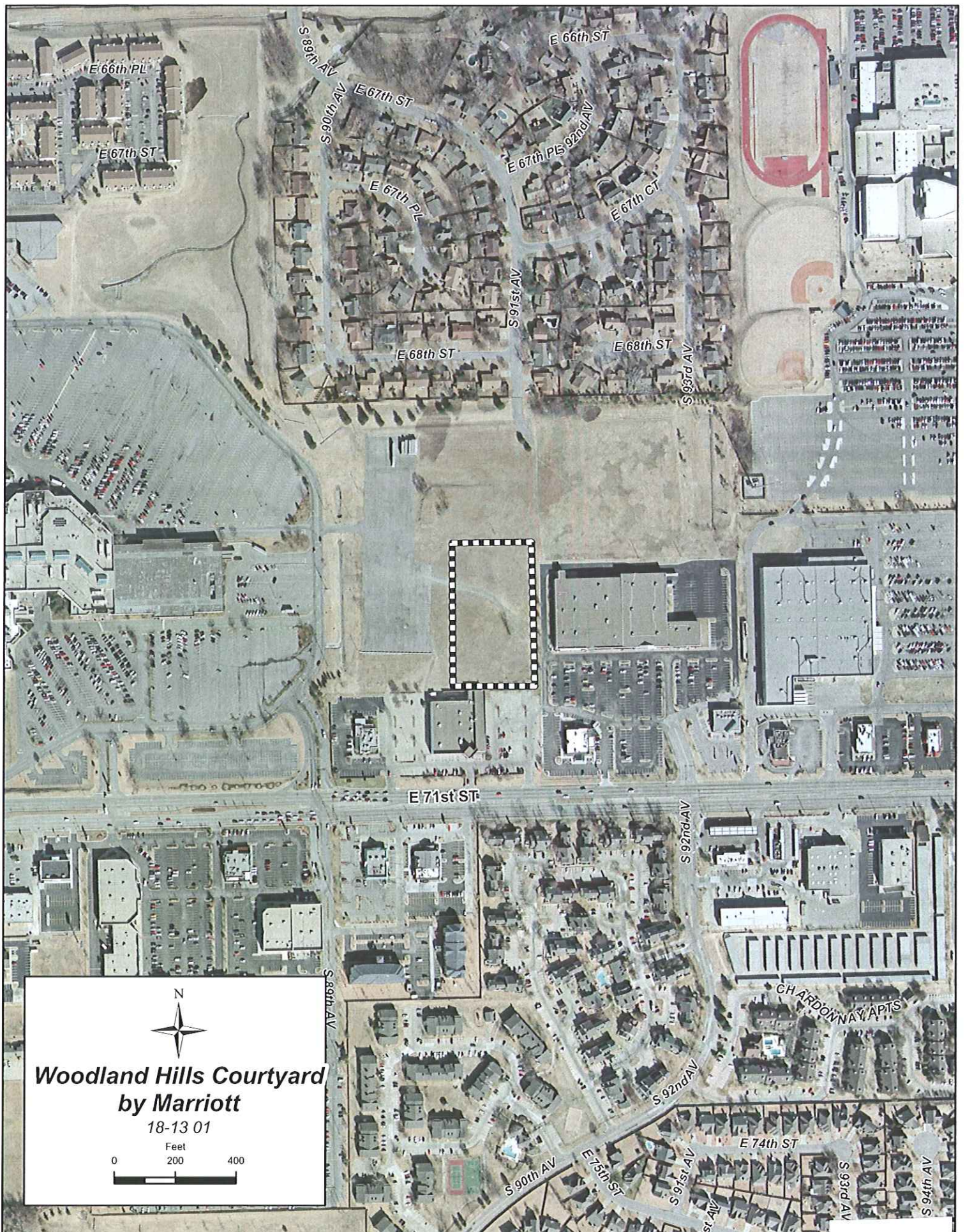
**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

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

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

**TMAPC Mission Statement**





**Woodland Hills Courtyard  
by Marriott**

18-13 01

Feet  
0 200 400

## Final Subdivision Plat

**Woodland Hills Courtyard by Marriott** - (8301) (PD 18) (CD 7)  
West of the northwest corner of South Mingo and East 71<sup>st</sup> Street South

This plat consists of 1 Lot in 1 Block on 3.1 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

# 'DRAFT FINAL'

## Woodland Hills Courtyard by Marriott

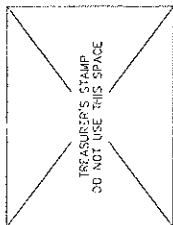
A RESUBDIVISION OF PART OF LOT 1 IN BLOCK 1 OF WOODLAND HILLS MALL EXTENDED

IN THE

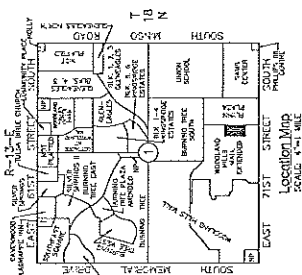
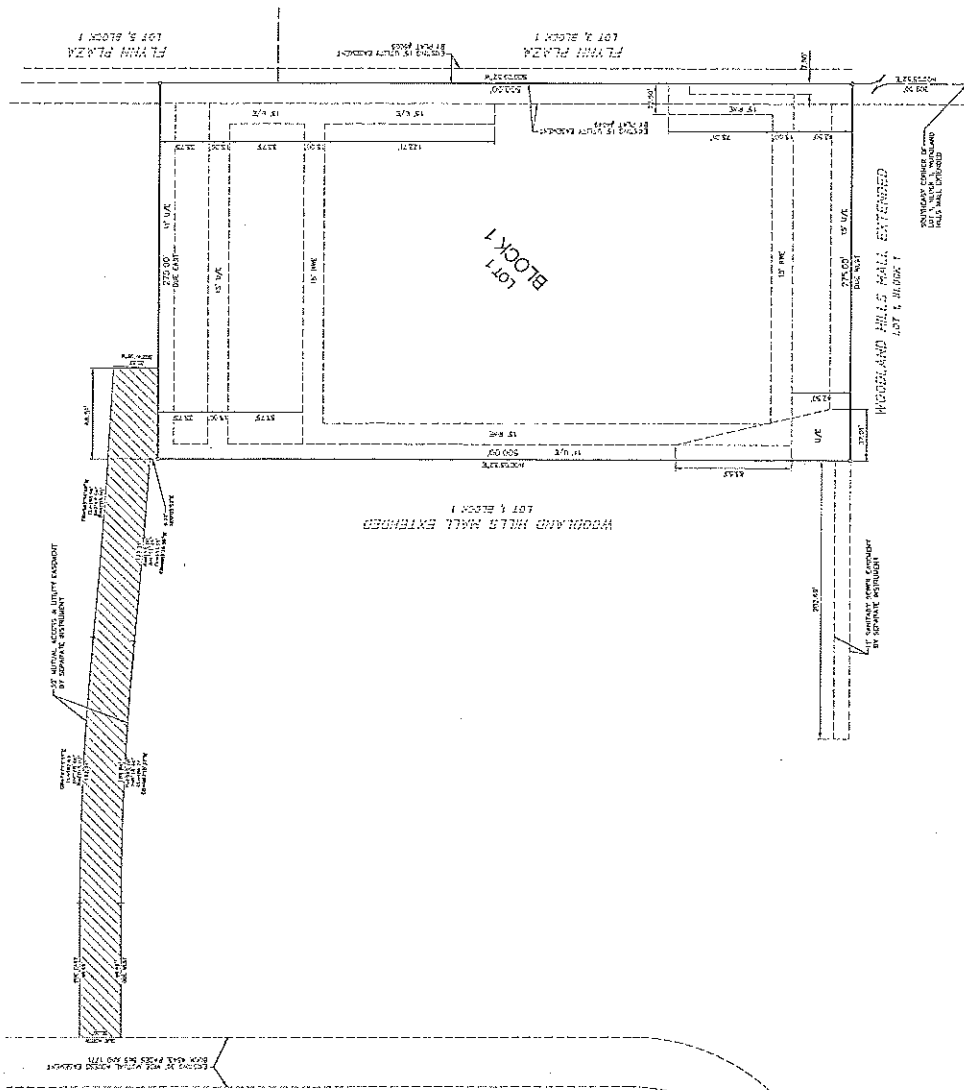
SE1/4 OF SECTION 1, T-18-N, R-13-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 738

SCALE: 1" = 100'



PLAT No.	
APPROVED BY:	
DATE:	
CITY CLERK:	
REMARKS:	



**Owner**  
WOODLAND HILLS MALL LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
225 WEST WASHINGTON STREET  
TULSA, OKLAHOMA 74104  
PHONE: (918) 584-1000

**Engineer/Architect**  
SACK AND ASSOCIATES, INC.  
111 SOUTH CLINT AVENUE  
TULSA, OKLAHOMA 74106  
PHONE: (918) 584-1000  
E-MAIL: SACKANDASSOCIATES.COM  
O.A. No. 710 (Exp. June 30, 2005)

**Basis of Bearings**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE  
PLAT OF WOODLAND HILLS MALL EXTENDED, PLAT  
NUMBER 6794.

**Monumentation**  
ALL CORNERS SHOWN ON THIS PLAT WERE SET USING  
ALUMINUM MONUMENTS IN THE FOLLOWING CAP STAMPED  
CAPS: 1.5" x 1.5" x 1.5" - 1.5" x 1.5" x 1.5"

**Legend**  
CD - CHINA BORING  
CL - CHINA LENS  
MC - MONUMENT  
UL - UTILITY EXCAVATION

**Subdivision Statistics**  
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK  
BLOCK 1 CONTAINS 3,106 ACRES (137,000 S.F.)

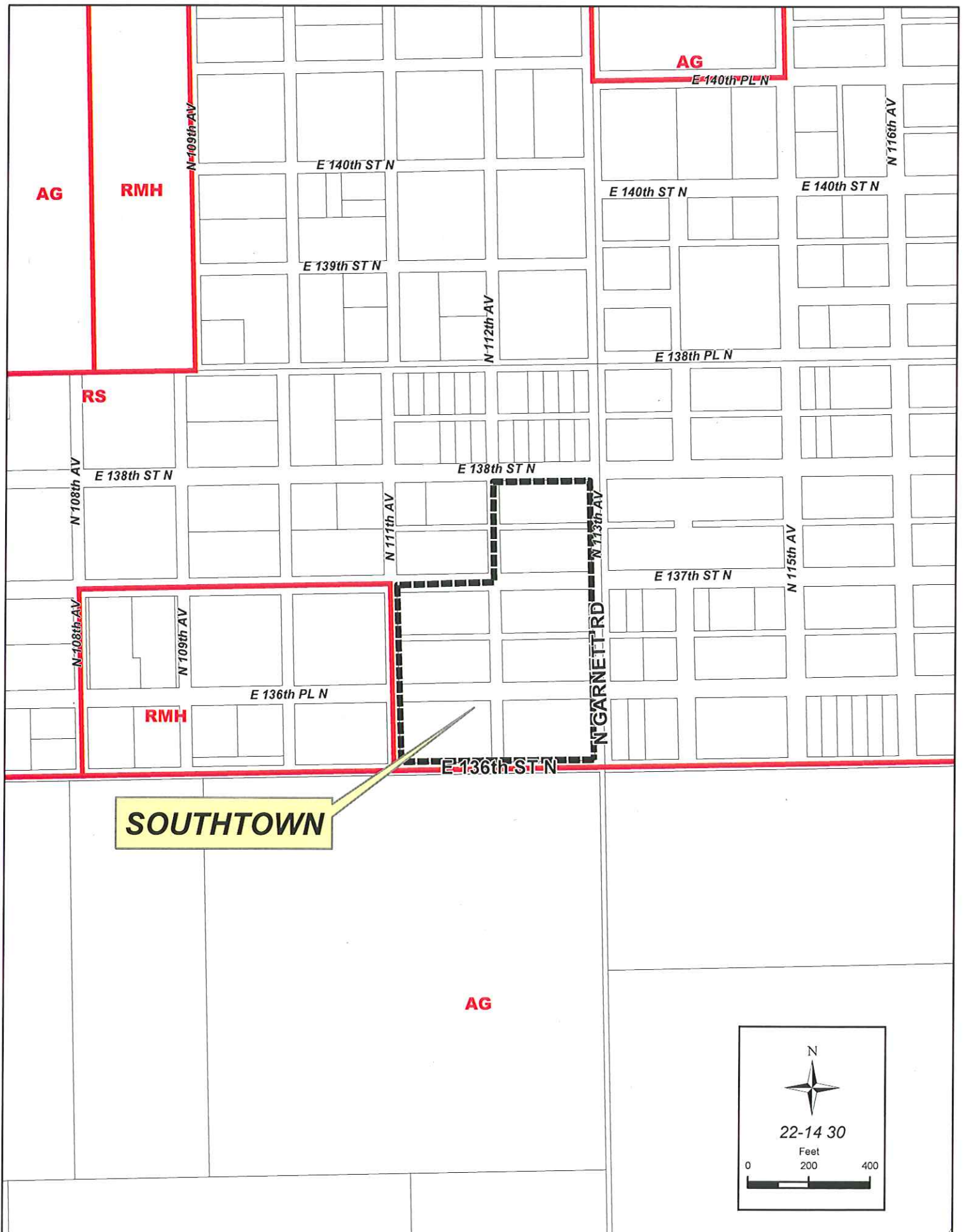
DRAFT COPY

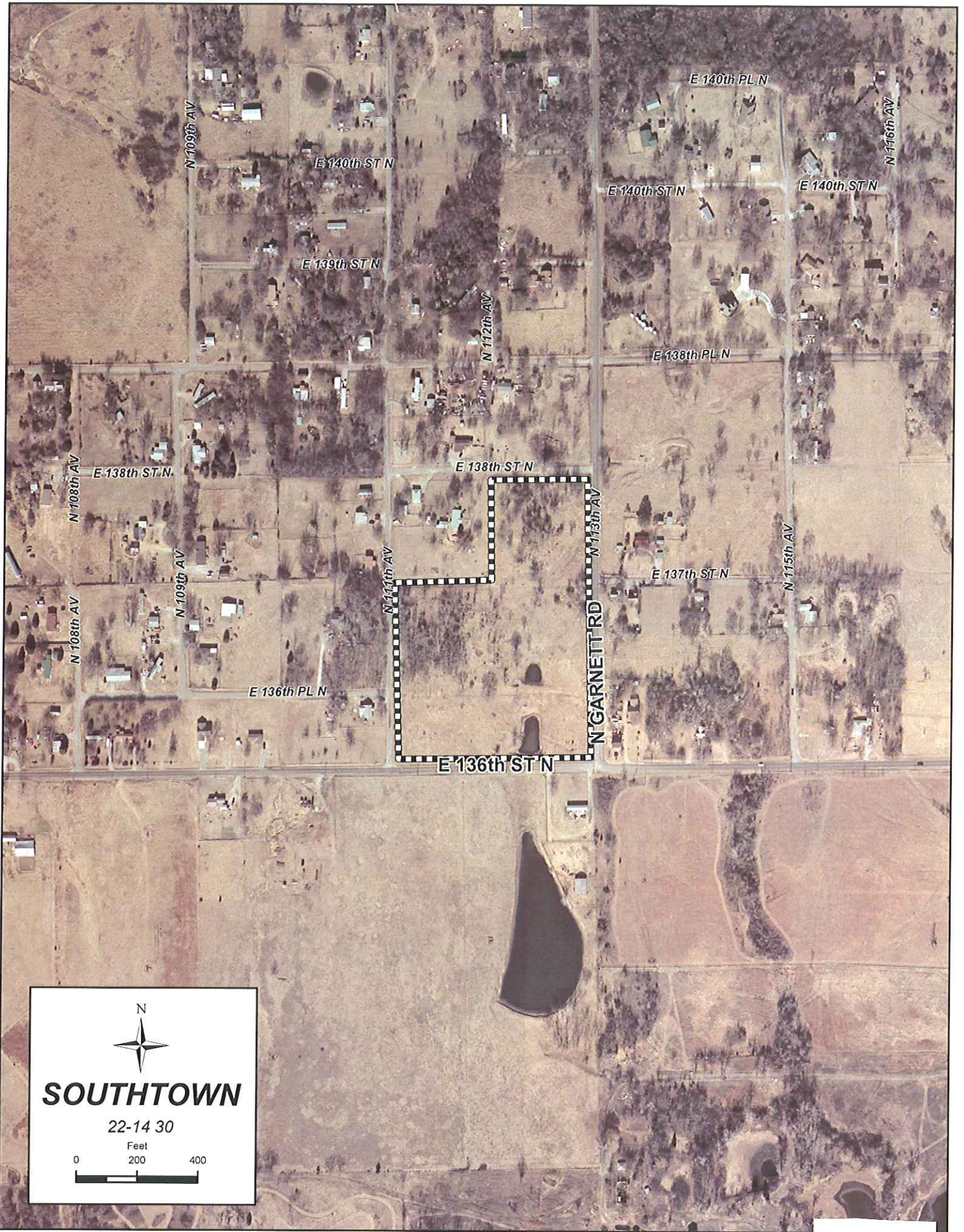
RECEIVED  
CCT 24 2007  
Tulsa Metropolitan Area  
Planning Commission

WOODLAND HILLS COURTYARD BY MARRIOTT  
SHEET 1 OF 1

Prepared: October 24, 2007 DRAFT FINAL

1.4





N

**SOUTHTOWN**

22-14 30

Feet

0 200 400

## Final Subdivision Plat

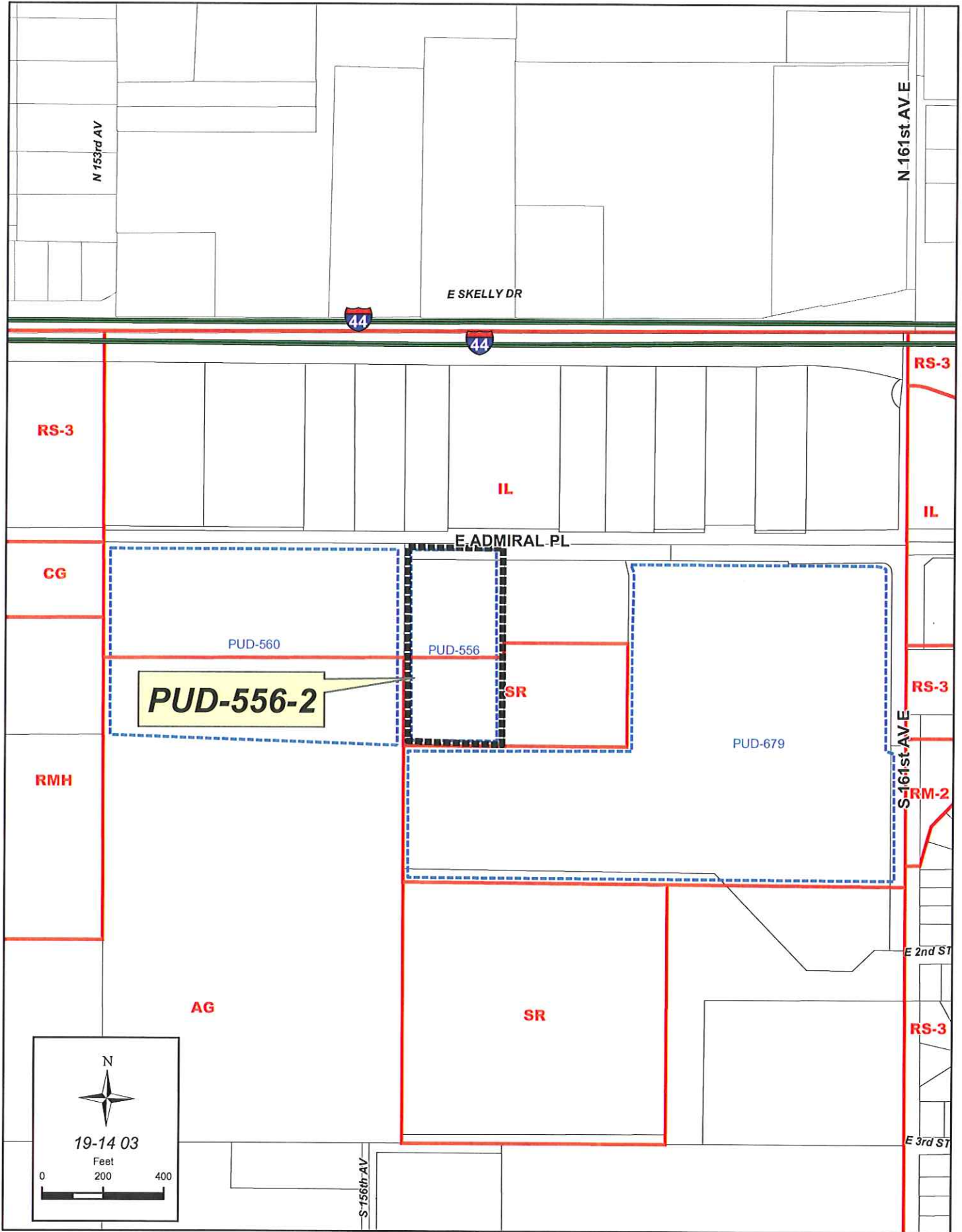
**Southtown - (2430) (County)**

Northwest corner of East 136<sup>th</sup> Street North and Garnett Road

This plat consists of 17 Lots in 1 Block on 11 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.







9.2



SUBJECT  
TRACT

E ADMIRAL PL

N




**PUD-556-2**

19-14 03

Feet

0 100 200



March 5, 2008

## STAFF RECOMMENDATION

### **PUD- 556-2**

Minor Amendment – Approx. 1,300' (+/-) feet west of the southwest corner East Admiral Place and 161<sup>st</sup> East Avenue; 15528 E. Admiral Place North; TRS 1914; CZM 71; Atlas 1539; PD 17 CD 6; IL/SR/PUD.

The applicant is requesting a minor amendment to PUD-556 for the purpose of increasing the permitted warehouse/storage floor area; reducing the previously amended setback from the west property line greater than 350' from the centerline of Admiral place from 40' to 30'; and reducing the setback from the south property line from 75' to 25', for the purpose of construction of a 14,700 square foot warehouse/storage building.

The total requested increase in floor area of 8,940 square feet is by definition a minor increase of 13.7% over the total permitted floor area. The PUD has an over-all approval of 70,500 square feet. 5,500 square feet of this area is unutilized floor area of residential, office and repair shop uses. Staff finds the 3,740 square feet that is being requested over the total permitted 70,500 square feet to be negligible, as the proposed increase is the least intensive use permitted within the PUD.

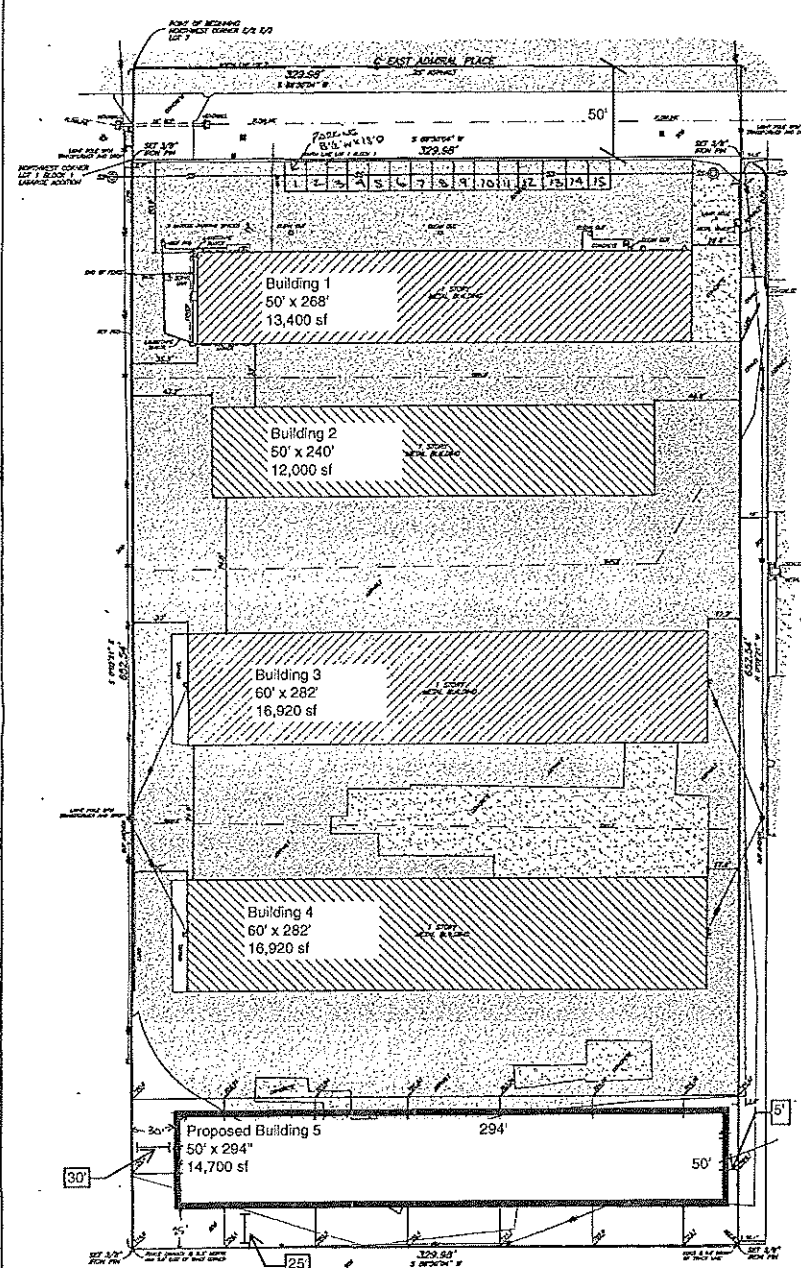
The approval of the original reduction of the setback requirement from the west property line, greater than 350' south of the centerline of Admiral Place from 75' to 40' was based on the original 75' setback requirement along the west boundary, "predating the approval of IL zoning and PUD-560 to the west". The remaining abutting AG zoned area of PUD-560 to the west is now reduced to an AG zoned tract between IL district and an undeveloped RMH zoned tract and is unlikely to be developed residentially.

Staff finds the reduction of the setback requirement along the south parcel line from 75' to 25' to be minor in nature. This portion of PUD-556 is zoned SR. The abutting parcel to the south - PUD-679, is zoned IL, is largely undeveloped, and is a City of Tulsa Parking and Storage Facility. Straight zoning would permit a 0' lot line.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-556-2.

*(note: approval of a minor amendment does not constitute detail site plan approval)*

9.5



SEWER MANHOLE	FRIGRATION CONTROL BOX
SANITARY SEWER LINE	ELECTRIC SERVICE
REINFORCED CONCRETE PIPE	GAS SERVICE
WATER METER	TELEPHONE SERVICE
WATER VALVE	FIRE HYDRANT
GAS METER	OVERHEAD UTILITIES
TELEPHONE PEDESTAL	FENCE LINE
POWER POLE	GUARD POST
LIGHT POLE	CONCRETE
WAS. BOX	ASPHALT

THE BORINGS SHOWN HEREIN ARE BASED ON THE NORTH LINE OF LOT 7, SECTION 3 T20N R3E S10W IN THE PROPERTY DESCRIBED HEREIN CONTAINING 4.11 ACRES, MORE OR LESS.

THE PROJECT PROVIDED VISION COACHES 3 LIMITED PARKING SPACES AND 1 LIMITED HANDICAPPED SPACE.

ALL UNDERGROUND UTILITIES MAY NOT BE 20% ABOVE GROUND FEATURES OF PUBLIC UTILITIES ARE

LOOTED AND SHOT. HOWEVER, NO UNDERGROUND TUNNEL LINES HAVE BEEN FLAGGED OR SHOWN ON THE MAPS.

THE PROPERTY LIES IN THE "FLOODPLAIN" FLOOD HAZARD AREA PER FIRM STATEMENT PAGE \_\_\_\_\_

THIS PROPERTY LIES IN ZONE "A" (RESIDENTIAL) PLANNED RESERVATION FOR FUTURE CONVEYANCE PAGE \_\_\_\_\_  
 NO. 401400 03/26/84, AS LAST REVISED 8-22-88.

NO CURRENT TITLE OPINION OR COMMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY. THEREFORE, NO CONSTRUCTION IS MADE THAT AN EASEMENT AND INTEREST IN OTHER ENCUMBRANCES

WORKS, THEREFORE, NO GUARANTEE IS MADE THAT ALL DEFECTS AND DEFICIENCIES OR OTHER DISCREPANCIES ARE SHOWN HEREON.

FIELD WORK COMPLETED DECEMBER 12, 2005

FW - FIELD WORKING COURSE  
 PLT - PLANTING PLANT COURSE

PLT = RESOURCES FOR COURSE.  
DCR = DESIRED COURSE.

INDEX NO. 574 00-25306

### Plan Details

Floor Area Calculations	
Existing Buildings	Square Footage
Building 1	13,400
Building 2	12,000
Building 3	16,920
Building 4	16,920

Total existing sq. footage: 59,240 Total permitted sq. footage: 65,000

Proposed square footage building 5: (50' x 294') 14,700

Maximum height building 5: 18' 6"

Total square footage including building 5: 73,940

Sq. foot increase over permitted 65,000 sq. feet: 8,940 sq. feet

% increase over permitted 65,000:  $8940/65000 = 13.7\%$

Parking (73,940/5000) Required: 15	Provided: 15
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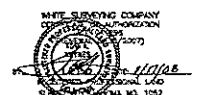
[No landscaping per 42, 1001-F]

[illegible]

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

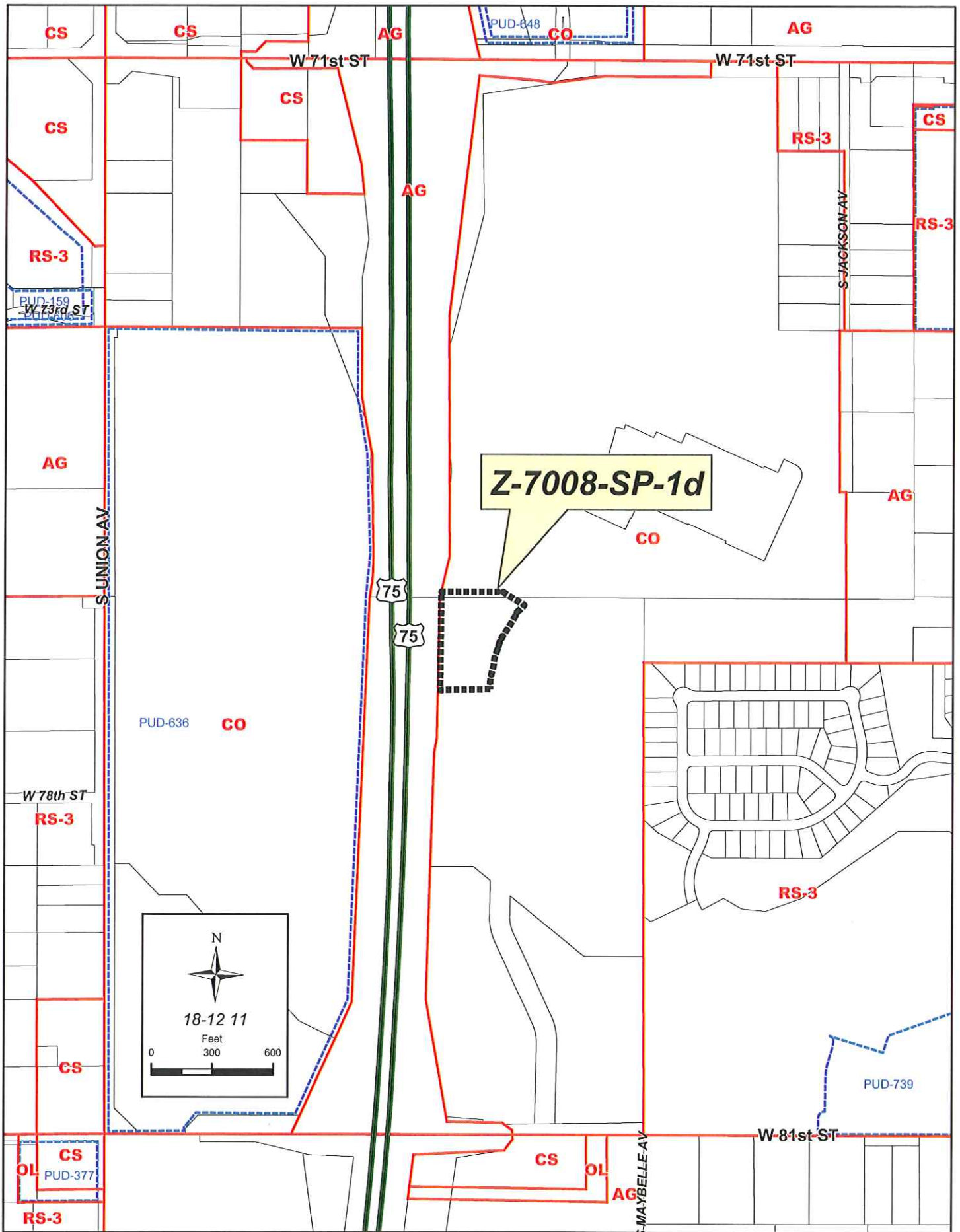
ROBERT SARTIN

NOTE: THIS ALTA/ACSM LAND TITLE SURVEY WAS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY OF THE LAND DESCRIBED HEREIN, ACCORDING TO THE SURVEYING LAWS AND STANDARDS OF LAND LOCATED HEREIN. THE LOCATION OF ALL BUILDINGS AND STRUCTURES, THE LOCATION OF ALL IMPROVEMENTS HEREON, AND THE LOCATION AND DIMENSIONS OF ALL EASEMENTS, RIGHTS-OF-WAY, AND OTHER INTERESTS HEREON, WERE ACCURATELY LOCATED AND MEASURED BY THE SURVEYOR. THE SURVEYOR'S POSITION REGARDING THE LEGAL DESCRIPTION OF SUCH EASEMENTS (BOTH BOOK AND PAGE NUMBER INDICATED) IS THAT EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY HEREON, EITHER GRANTED OR RESERVED, THAT ARE NOT SHOWN HEREON. THE SURVEYOR HAS NO KNOWLEDGE OF ANY EASEMENTS OR INTERESTS OR ADJOINING PROPERTIES, STREETS OR ALLEYS IN ANY BUILDING OR VISIBLE IMPROVEMENTS ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY ENCROACHMENTS ON THE SUBJECT PROPERTY OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINERAL STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY



 **WHITE SURVEYING COMPANY**  
providing land surveying services since 1940  
8935 E. 58th Place • Tulsa, OK 74146 • 800.252.0622 • 918.863.6224 • 918.664.8366 fax

9.4







March 5, 2008

## STAFF RECOMMENDATION

### Z-7008-SP-1d

Corridor Plan Minor Amendment – West side of Olympia Avenue, approximately 1,900 feet north of 81<sup>st</sup> Street South; Lots 5, 6, and 7 –Tulsa Hills; Plat # 6154; TRS 1812-E; CZM 51; PD 8 CD 2; CO.

The applicant is requesting a minor amendment to Z-7008-SP-1 for the purpose of allowing a lot split creating new Tract A and Tract B from existing lots 5, 6 and the northern portion of lot 7 (see attached Exhibit A) and reallocating floor area to the new development tracts and the remaining portion of Lot 7.

Staff has reviewed the proposed re-allocation of floor area and finds the new distribution of floor area to be constant with the approved development standards of Z-7008-SP-1. The allocated floor area is represented on the attached exhibit and is described as follows:

### EXISTING

	Square Footage	Permitted FAR per Z-7008-SP-1	Permitted Floor Area
Lot 5	73,256	.25	18,314
Lot 6	63,349	.25	15,837
Lot 7	58,996	.25	14,749
Total Floor Area Permitted			48,900 SF

### PROPOSED

Proposed	Square Footage	Permitted FAR per Z-7008-SP-1	Permitted Floor Area	% Increase or Decrease
Tract A	102,845	.25	25,711.25	+ 29%
Tract B	61,071	.25	15,267.75	- 4%
Remainder Lot 7	31,685.83	.25	7,921.45	- 53%
Total Floor Area Permitted			48,900 SF	

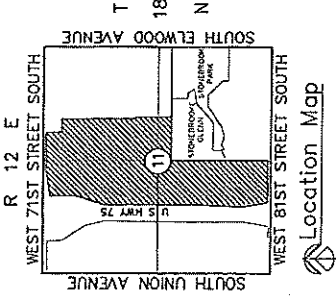
Since there is no increase of permissible floor area being requested staff finds the request to be minor in nature and therefore recommends **APPROVAL** of minor amendment Z-7008-SP-1d.

*(Note: approval of a minor amendment does not constitute approval of a lot split or detail site plan)*

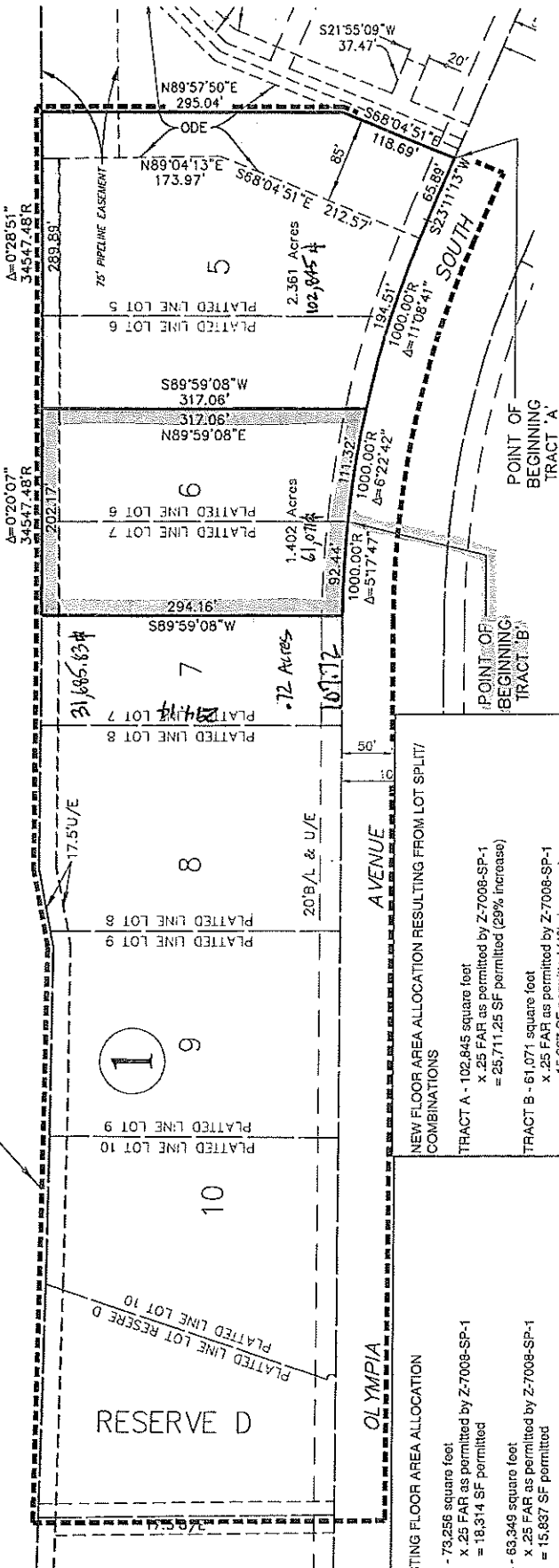
10.5



LOT SPLIT  
OF  
LOTS 5 & 6 IN BLOCK 1  
OF  
'TULSA HILLS'  
SECTION 11, T-18-N, R12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



DEVELOPMENT AREA D



EXISTING FLOOR AREA ALLOCATION	
Lot 5 - 73,256 square feet x .25 FAR as permitted by Z-7008-SP-1 = 18,314 SF permitted	
Lot 6 - 63,349 square feet x .25 FAR as permitted by Z-7008-SP-1 = 15,837 SF permitted	
Lot 7 - 58,996 square feet x .25 FAR as permitted by Z-7008-SP-1 = 14,749 SF permitted	
Total Permitted Floor Area = 48,900 square feet	

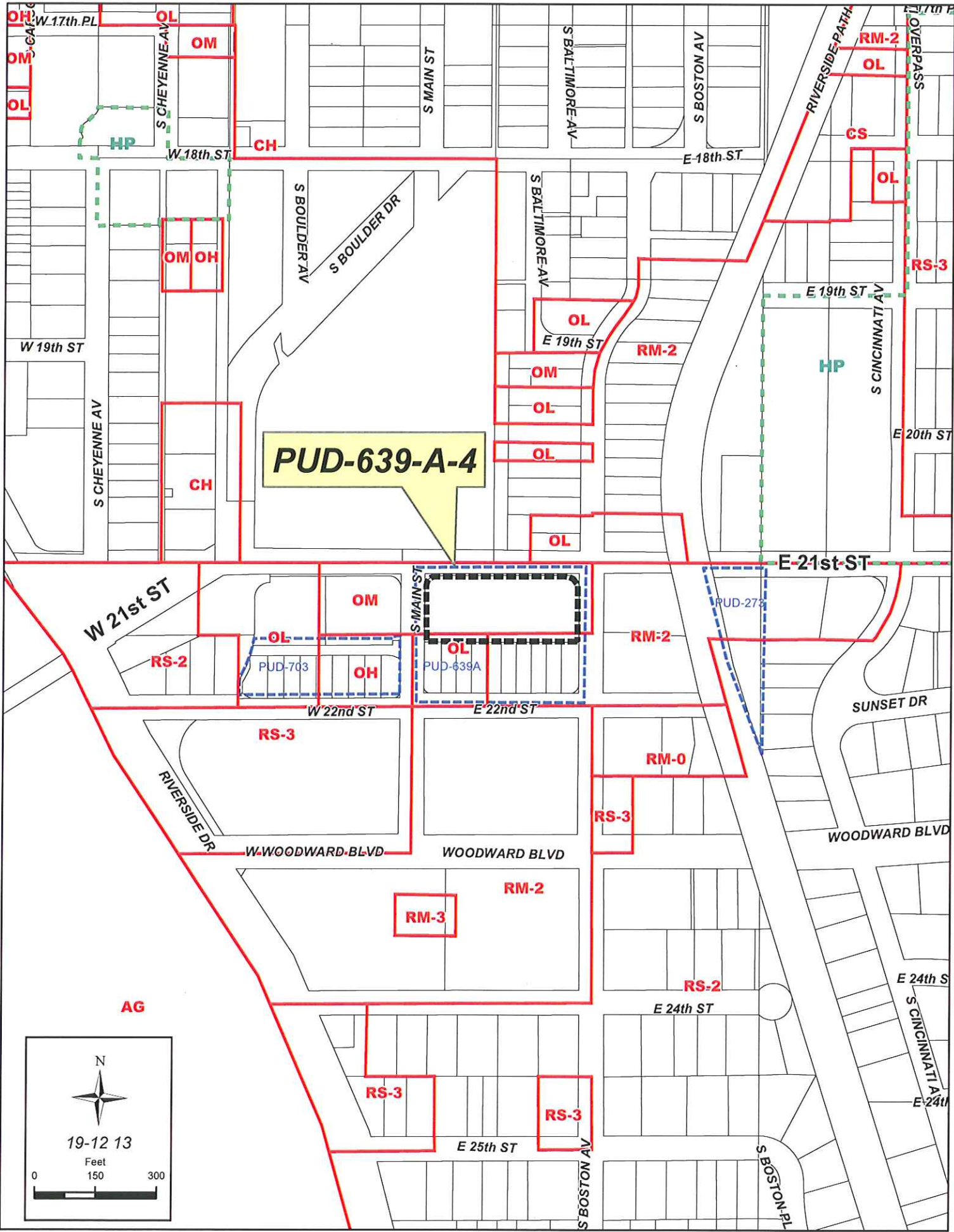
NEW FLOOR AREA ALLOCATION RESULTING FROM LOT SPLIT/COMBINATIONS	
TRACT A - 102,845 square feet x .25 FAR as permitted by Z-7008-SP-1 = 25,711.25 SF permitted (29% increase)	
TRACT B - 61,071 square feet x .25 FAR as permitted by Z-7008-SP-1 = 15,267 SF permitted (4% decrease)	
Remaining Lot 7 - 31,695.83 square feet x .25 FAR as permitted by Z-7008-SP-1 = 7,923.95 SF permitted (58% decrease)	
Total Permitted Floor Area = 48,900 square feet	

**JE JACOBS**  
Carter Burgess

403 South Chayrow, Suite 900, Tulsa, OK 74103  
Phone (918) 592-3504 Fax (918) 592-3341  
Certificate of Authorization 227 - Expires June 30, 2008

**EXHIBIT A**

10.6





S BOULDER AV

THOMORE AV

19th ST

RIVERSIDE PATH

W 21st ST

E 21st ST

S MAIN ST

W 22nd ST

E 22nd ST

S BOSTON AV



PUD-639-A-4

19-12 13

Feet

0 75 150

BLVD

WOODWARD BLVD

March 5, 2008

### STAFF RECOMMENDATION

#### **PUD-639-A-4**

Minor Amendment – South-east corner 21<sup>st</sup> Street South and Main Street; Lot 11, Block 1 – the Tudors; TRS 9213; CZM 36; PD 6 CD 9; OM/CS/PUD.

The applicant is requesting a minor amendment to PUD-639-A, Tract 2. The amendment request is to allow the split of the northern ½ of PUD-639-A, approved as Tract 2 (see Exhibit A), into two development areas – Tract 2-A and Tract 2-B (see Exhibit B). The amendment request is to allow for the construction of 13 dwelling units on Tract 2-A, referred to herein as "The Flats". Tract 2-B would be reserved for future development.

The request specifically seeks to establish the two new development areas; reduce the setback requirement along the southern boundary of original Tract 2 from 30-feet to 18-feet; establish a 5-foot setback requirement from internal boundaries; increase the permitted height of a screening wall or fence permitted along the public right-of-way from 6-feet to 7-feet; eliminate Use Units 12, 13, and 14 as permissible uses in the development area; and increase the permitted height of residential structures from 35-feet as permitted by the RM-2 District to 42-feet.

Staff has reviewed the applicant's concept plans and views the above referenced requests as minor in nature. Therefore, staff recommends **APPROVAL** of minor amendment PUD-556-2 subject to the following development standards for Tracts 2-A and 2-B:

	Original Tract 2, PUD-639-A	Tract 2-A – "The Flats"	Tract 2-B - Future Development
Net Land Area	1.48 acres	.867 acres	.559
Permitted Uses	Multifamily uses as included within Use Unit 8; office and retail uses as included within Use Unit 11, Offices, Studios and Support Services; Use Unit 12, Eating Establishments Other Than Drive-Ins; Use Unit 13, Convenience Goods and Services, and Use Unit 14, Shopping Goods and Services.	Use Unit 8 – Multi-family Dwellings	Use Unit 11 – Office Studios and Support Services

	Original Tract 2, PUD-639-A	Tract 2-A – “The Flats”	Tract 2-B - Future Development
Maximum Number Dwelling Units	12	13	n/a
Maximum Building Floor Area	Office - 24,850 SF; Office/Retail - 10,900 SF (37,750 total).	n/a	21,849
Maximum Building Height	5-stories not to exceed 66'	3-stories, not to exceed 40-feet.	5-stories not to exceed 66'.
	Original Tract 2, PUD-639-A	Requested for Tract 2-A – “The Flats”	Requested for Tract 2-B - Future Development
Setbacks:			
From the centerline 21 <sup>st</sup> Street:	40'	40'	40'
From the centerline Main Street:	40'	40'	n/a
From the centerline Boston Ave.:	40'	n/a	40'
From the South Boundary Tract 2:	30' – Principal Building; 0' Parking Garage	18'	18'
From Internal Development Area Boundary:	n/a	5'	5'
Minimum Livability Space Per DU:	200 SF	200 SF	n/a
Other Bulk and Area Requirements:	Per applicable Use Unit	As required by RM-2 District	As required by OM District.

	Original Tract 2, PUD-639-A	Tract 2-A – “The Flats”	Tract 2-B - Future Development
<b>Parking Requirements:</b>	Per applicable Use Unit	<b>As required by RM-2 District</b>	<b>As required by OM District.</b>
<b>Minimum Landscaped Open Space:</b>	15% of net lot area*	<b>15% of net lot area</b>	<b>15% of net lot area*</b>
	<i>*May be located within the first and second levels. All landscaped areas must meet the requirements of the Landscape Chapter and PUD Chapter of the Zoning Code.</i>	<b>*Required Landscaped area may be located in the first and second levels of Tract 2B</b>	
<b>Screening:</b>	6' permitted along property lines adjoining public streets.	<b>7' permitted along property lines adjoining public streets; and 8' along internal boundaries</b>	<b>As required per applicable Use Unit.</b>
<b>Signs:</b>	Wall signs shall be permitted on the north- and west- facing walls not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75 percent of the frontage of the building. No wall signs shall be permitted on south- and east-facing walls. Ground signs are not permitted.	<b>As permitted in the Residential District per 402, B- 4.</b>	<b>Wall signs shall be permitted on the north- and west-facing walls not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75 percent of the frontage of the building. No wall signs shall be permitted on south- and east- facing walls. Ground signs are not permitted.</b>

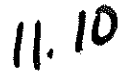
- No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards for Tracts 2-A and Tract 2-B.

4. A detail landscape plan for Tract 2-A and Tract 2-B shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to 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 within Tracts 2-A and 2-B, 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. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the minor amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review.

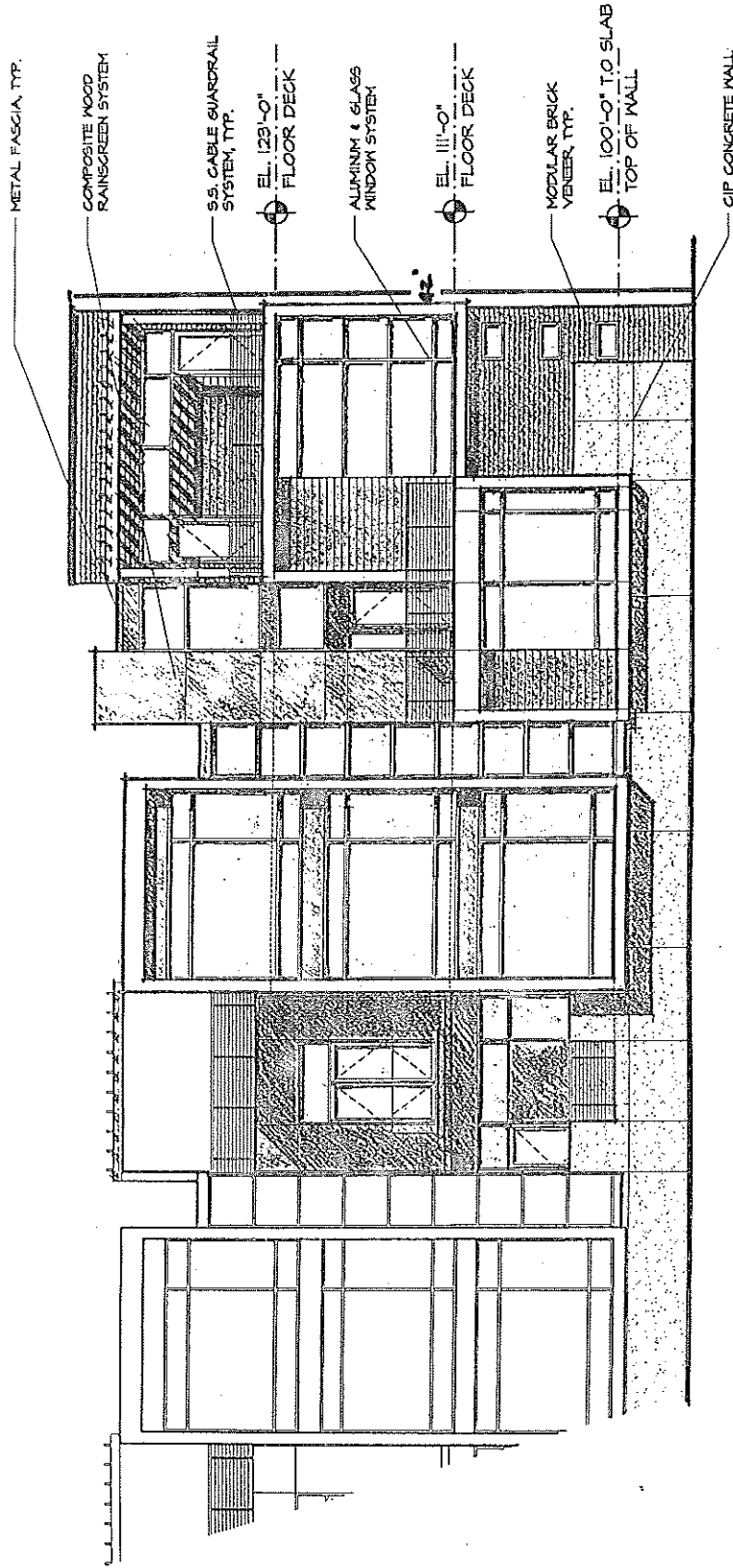
*(Note: Approval of a minor amendment does not constitute detail site plan approval)*



## 11. 10



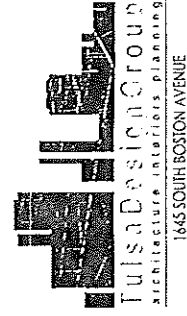
# EXHIBIT C Conceptual Elevations Page 1



THIS PLAN AND CONCEPT ARE SUBJECT TO CITY AND COUNTY ORDINANCES AND REGULATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN.



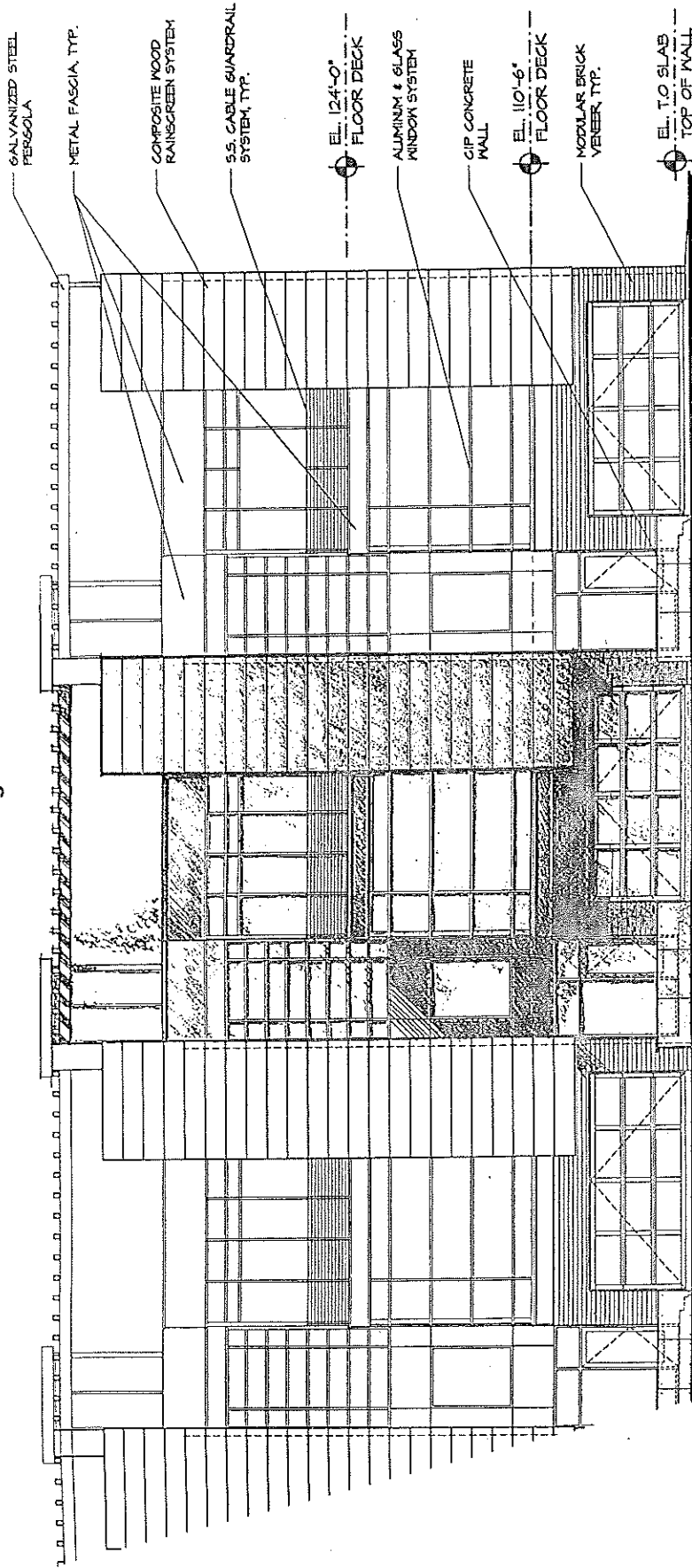
THE FLATS TOWNHOMES



10 JANUARY 2006

11.11

EXHIBIT C  
Conceptual Elevations  
Page 2



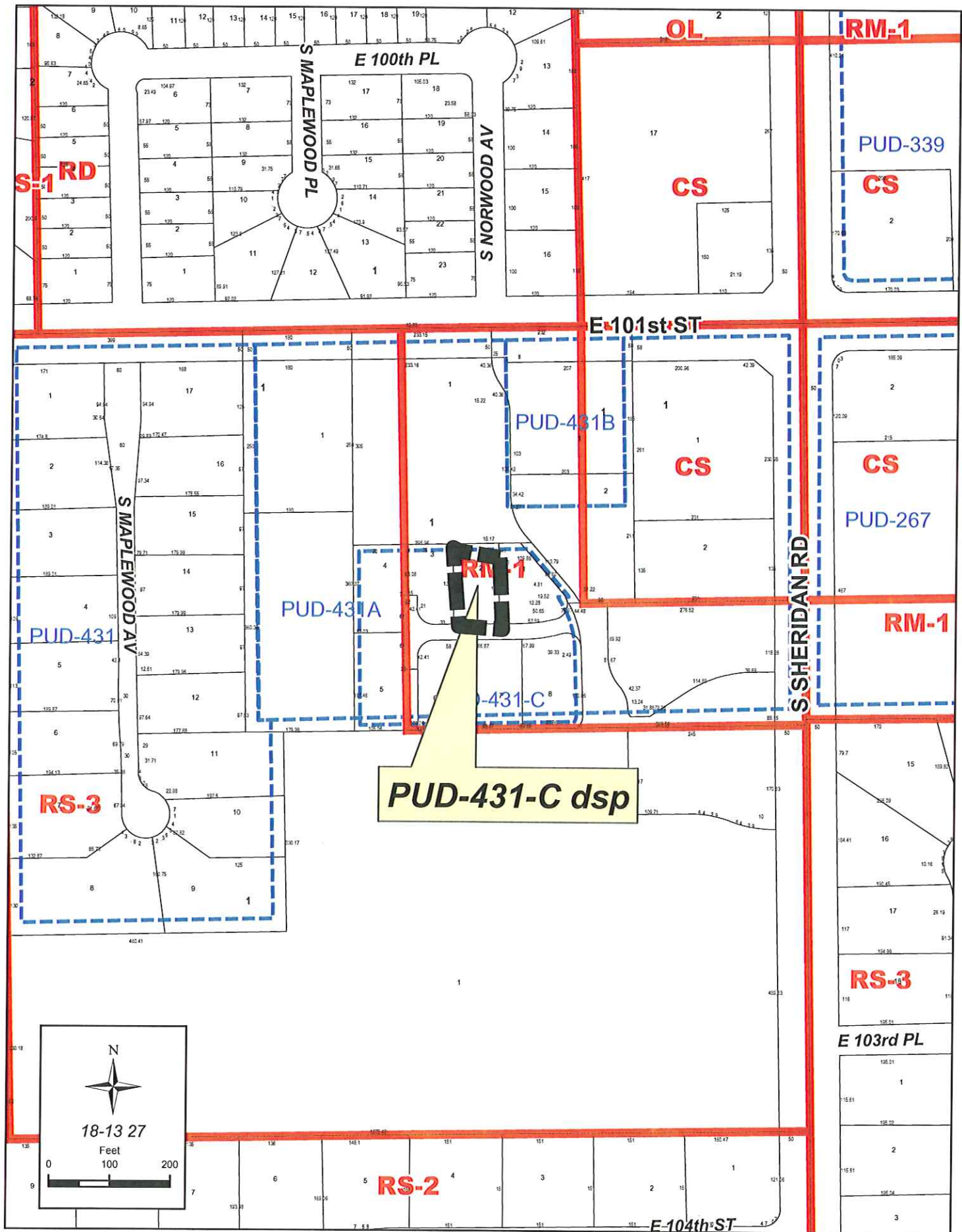
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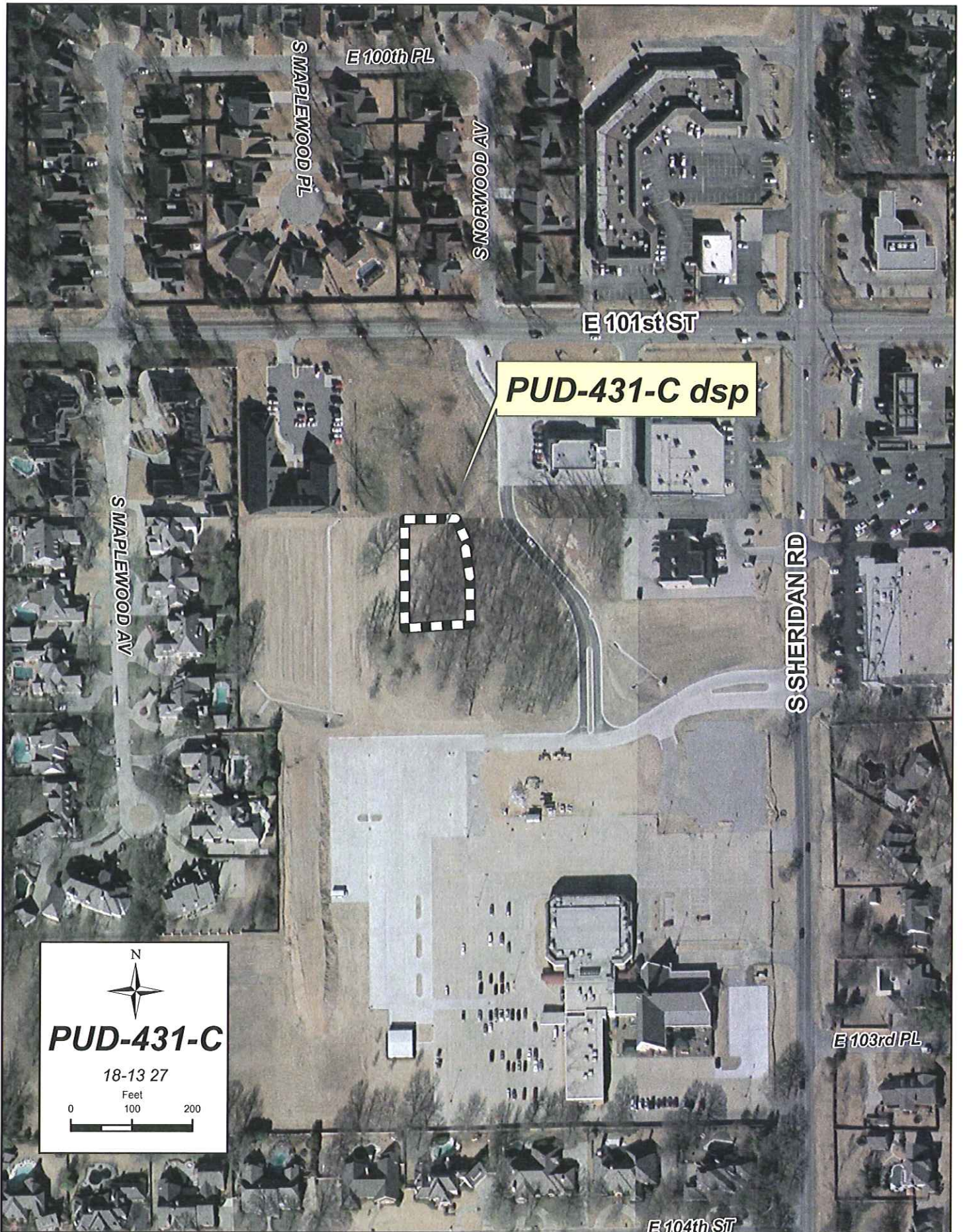


THE FLATS TOWNHOMES

16 JANUARY 2008

11.12





March 5, 2008

### STAFF RECOMMENDATION

**PUD: 431-C**

Detail Site Plan – Lot 2, Block 1 – Copper Oaks Office Park;  
6315 E. 102<sup>nd</sup> Street South; TRS 8327; CZM 57; Atlas  
2470; PD 26 CD 8; RM-1/PUD.

---

The applicant is requesting approval of a detail site plan for Lot 2, Block 1 – Copper Oaks Office Park for the construction of a 2-story office building. The proposed use, Use Unit 11, Office, Studios and Support Services is in conformance with Development Standards of PUD-431-C.

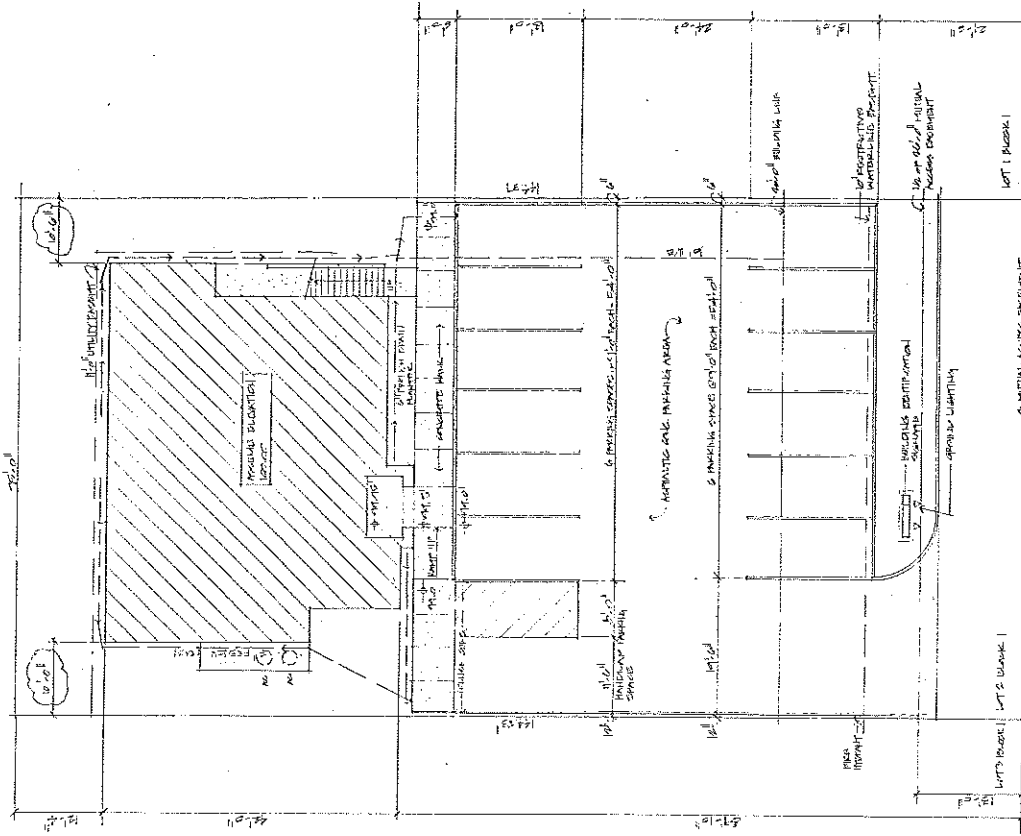
The proposed site plan meets permitted building floor area, height and setback requirements. Access to the site is provided via mutual access easement and one access drive from Norwood Ave. Parking requirements have been met per the Zoning Code and pedestrian circulation is provided as required. Sidewalks, while missing from the submitted plan, will be provided along the Mutual Access Easement per approved development standards and platting requirements/subdivision regulations prior to the release of approved plans.

Therefore, staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 – Copper Oaks Office Park with the following minor revisions to the site plan:

- Show sidewalks along Mutual Access Easement per plat requirements and TAC recommendations made part of the approval of PUD-631-C.

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

12.3



**Site Plan**  
1/2" = 1' 0"

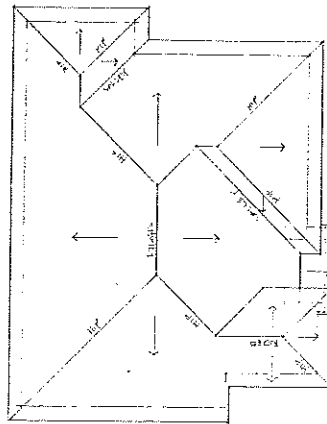
LOT 1: 100' 0" x 100' 0"  
LOT 2: 100' 0" x 100' 0"  
LOT 3: 100' 0" x 100' 0"

LOT 1: 100' 0" x 100' 0"  
LOT 2: 100' 0" x 100' 0"  
LOT 3: 100' 0" x 100' 0"

LOT 1: 100' 0" x 100' 0"  
LOT 2: 100' 0" x 100' 0"  
LOT 3: 100' 0" x 100' 0"

# GENERAL NOTES

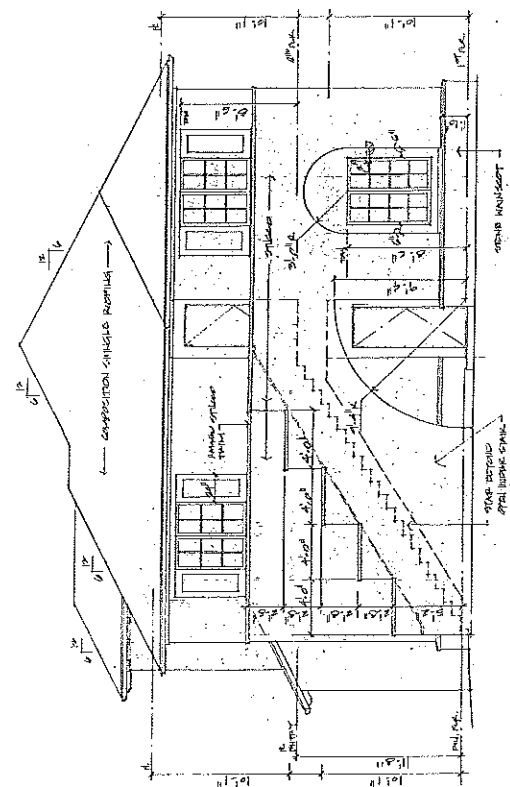
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.
2. ALL REINFORCING STEEL SHALL BE TYPE 60,000 PSI YIELD STRENGTH.
3. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH A MINIMUM OF 8" THICKNESS.
4. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH A MINIMUM OF 8" THICKNESS.
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15. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK WITH A MINIMUM OF 8" THICKNESS.



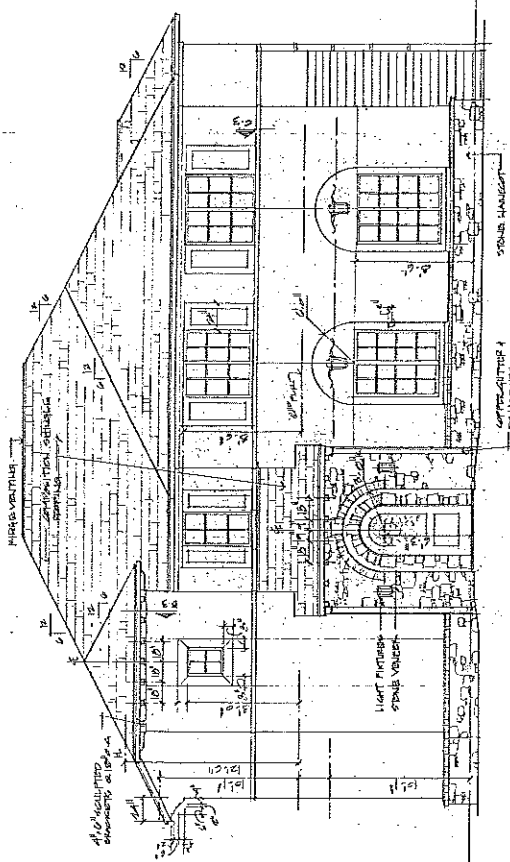
**Roof Plan**  
1/2" = 1' 0"

12.4

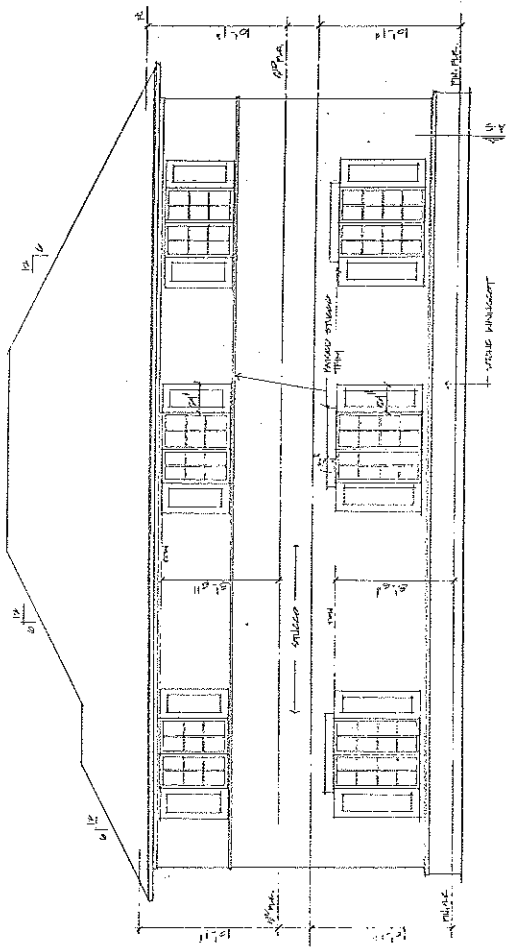




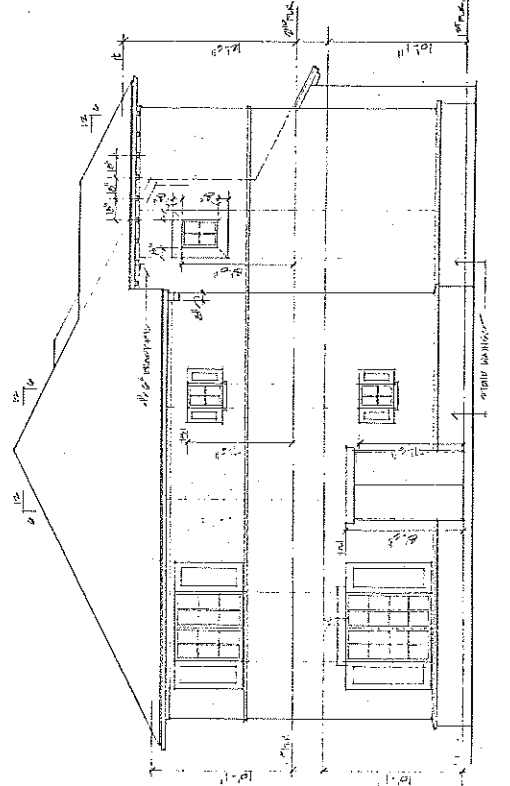
Right Side Elevation  
1/4" = 1'-0"



Front Elevation  
1/4" = 1'-0"



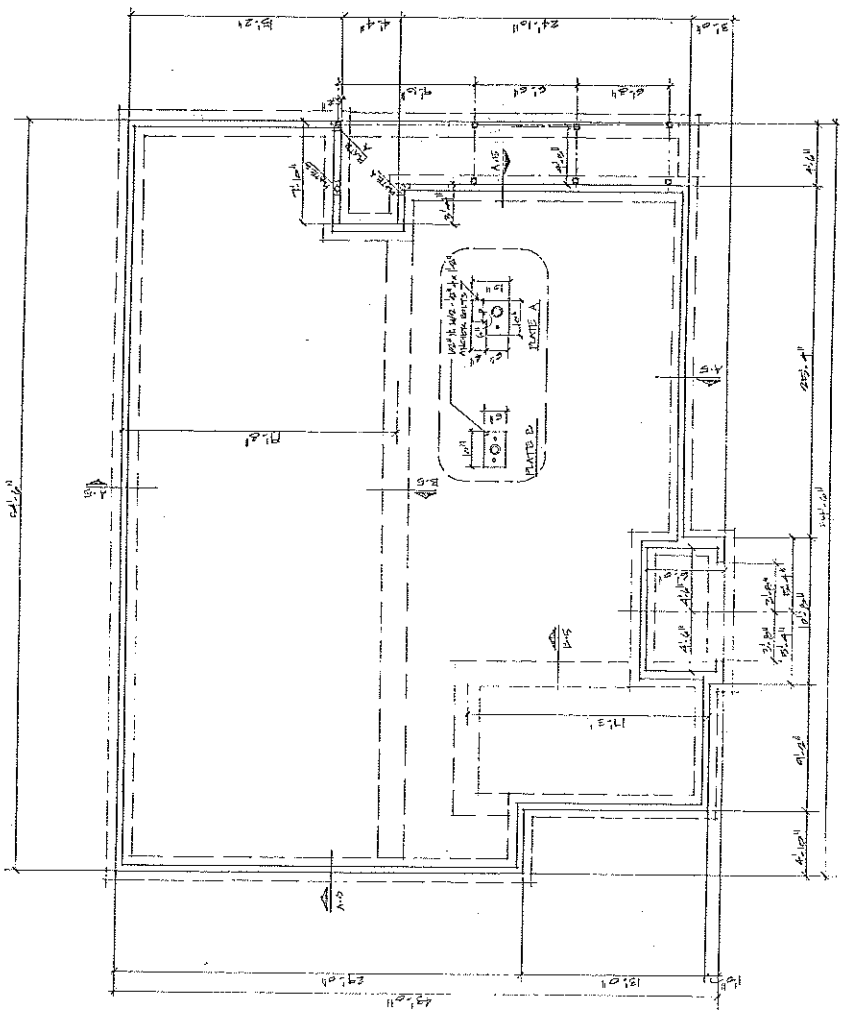
Rear Elevation  
1/4" = 1'-0"



























Left Side Elevation  
1/4" = 1'-0"

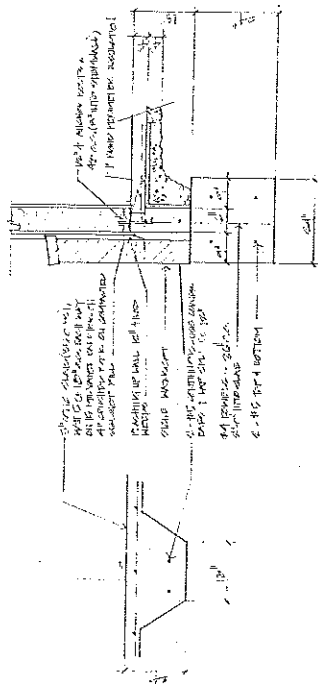
**Voices**

The design of the foundation illustrated on these drawings was made without the benefit of an independent engineer's toll report. Fostering designs are based on a sandy soil (see plasticity parameter bearing value of 2000 pounds per square foot). It is strongly recommended that an investigative soils report be done to verify this design. If soil conditions vary from that mentioned above, revision is required. The foundation design must be made to meet the conditions in the soil report. The situation in the foundation for very structural failures and/or damage caused by construction of the driveway is microscopical, as illustrated in these plans, on soil, which varies from the design conditions mentioned above.



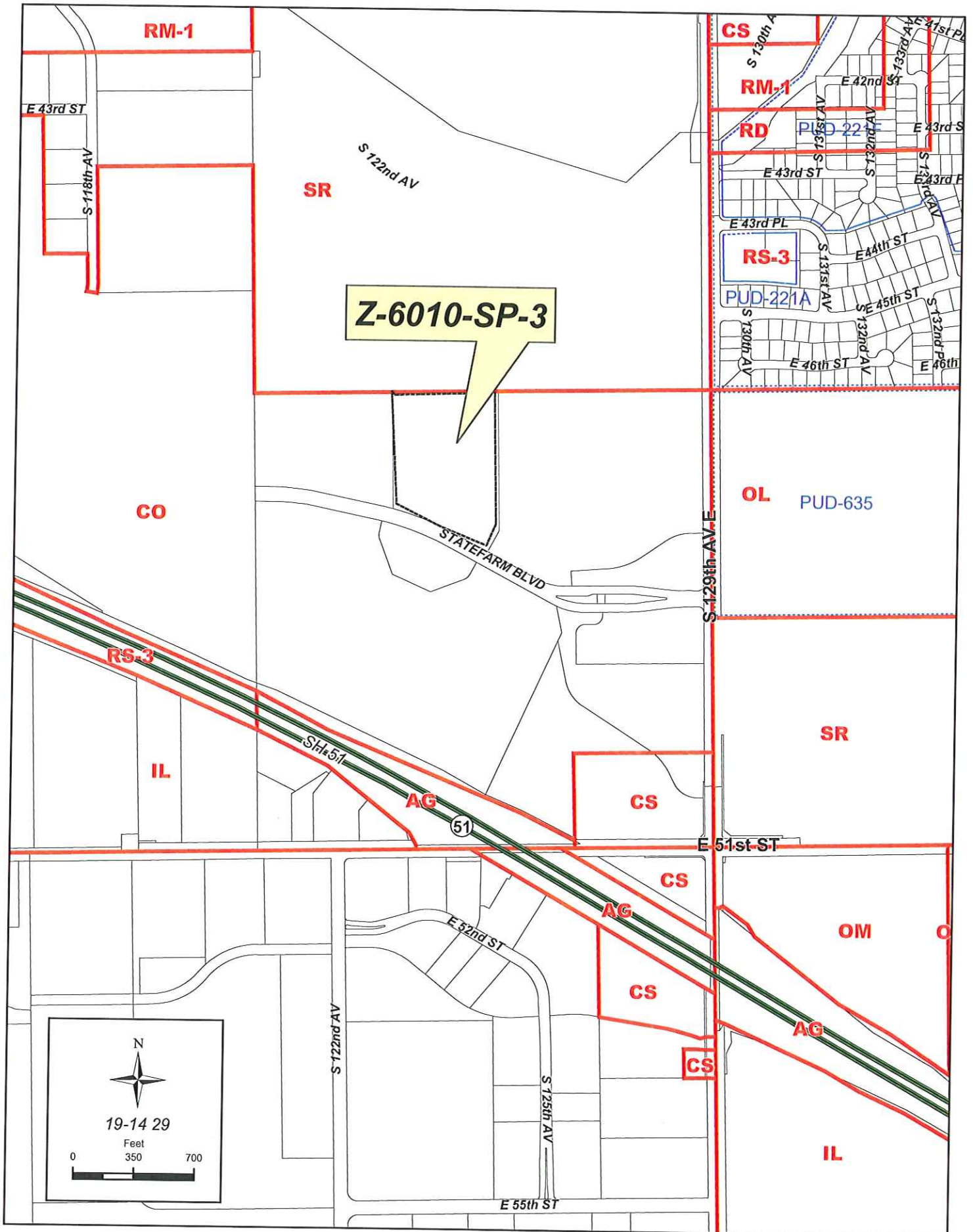
Foundation Plan

Symbols List	
	GFCI protected duplex receptacle (+10' air UOI)
	4-Wire duplex receptacle (includes 10' air UOI)
	Switch control receptacle (+10' air UOI)
	Double receptacle (+10' air UOI)
	120 volt duplex receptacle (+10' air UOI)
	Special purpose receptacle (+10' air UOI)
	Direction floor
	Door Bell push button (+4' air UOI)
	Water resistant receptacle
	Decorated direct duct receptacle
	Soft mounted water resistant receptacle
	Single pole wall switch (+4' air UOI)
	Three way switch (+4' air UOI)
	Breaker Divider
	Cable Termination (10' air UOI)
	Telephone outlet (10' air UOI)
	Low-voltage anti-CPD (anti-CPD)
	Ceiling Mounted Light Fixture
	Recessed Light Fixture
	Wall Mounted Light Fixture
	Low-Voltage Recessed Light Fixture
	Ceiling Fan
	Fluorescent Light Fixture
	Freezer per Health Lab



Section

B Section





March 5, 2008

### STAFF RECOMMENDATION

**Z-6010-SP-3:** Detail Site Plan – Verizon Wireless Switching Office; 12223 E. State Farm Boulevard; Part Lot 1, Block 2 – Amberjack; Tract 1B, Z-6010-SP-3; TRS 1914; CZM 49; Atlas 987; PD 17 CD 6; CO.

---

The applicant is requesting approval of a detail site plan for a new Verizon Wireless Switching Facility. The proposed use, Use Unit 4, Utility Facilities is in conformance with Development Standards of Z-6010-SP-3.

The proposed site plan meets building floor area, height and setback requirements. Access to and within the site is provided by mutual access easement from two access points; one from Tract 1A to the west, and one from Tract 1-C to the east. Both provide access from State Farm Boulevard. The site meets parking, lighting and landscape requirements per development standards and the Zoning Code.

Staff recommends **APPROVAL** of detail plan for Verizon Wireless; Lot 1, Block 2 – Amberjack subject to the following minor revisions to the detail site plan submitted:

- Show Mutual Access easements on face of the plan for access points from State Farm Boulevard which are not within the limits of the subject property, or, move the access points to a place entirely within the limits of the tract;
- Show required setback distances and proposed setback distances in the "detail site plan" box on site plan;
- Change total number of required parking spaces in "detail site plan" box from 51 required spaces to 0, the required number of spaces for Use Unit 4.

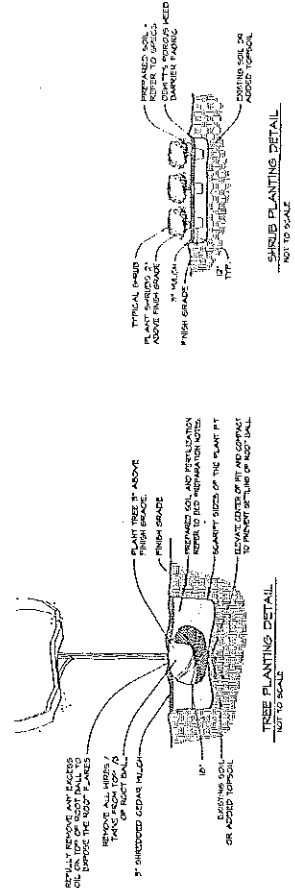
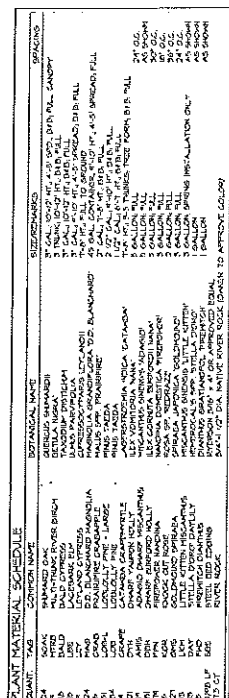
*(Note: Detail site plan approval does not constitute sign plan approval.)*

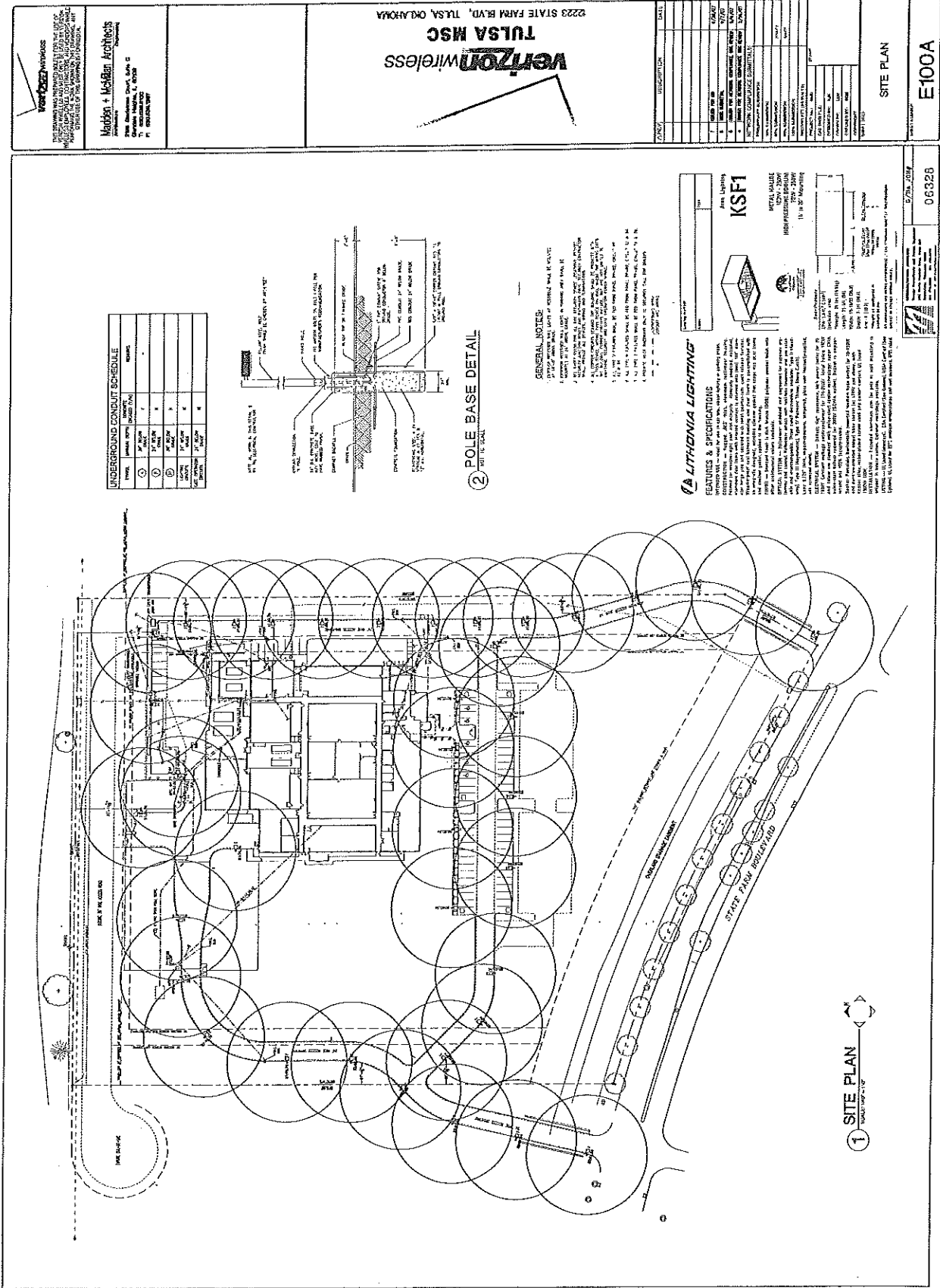


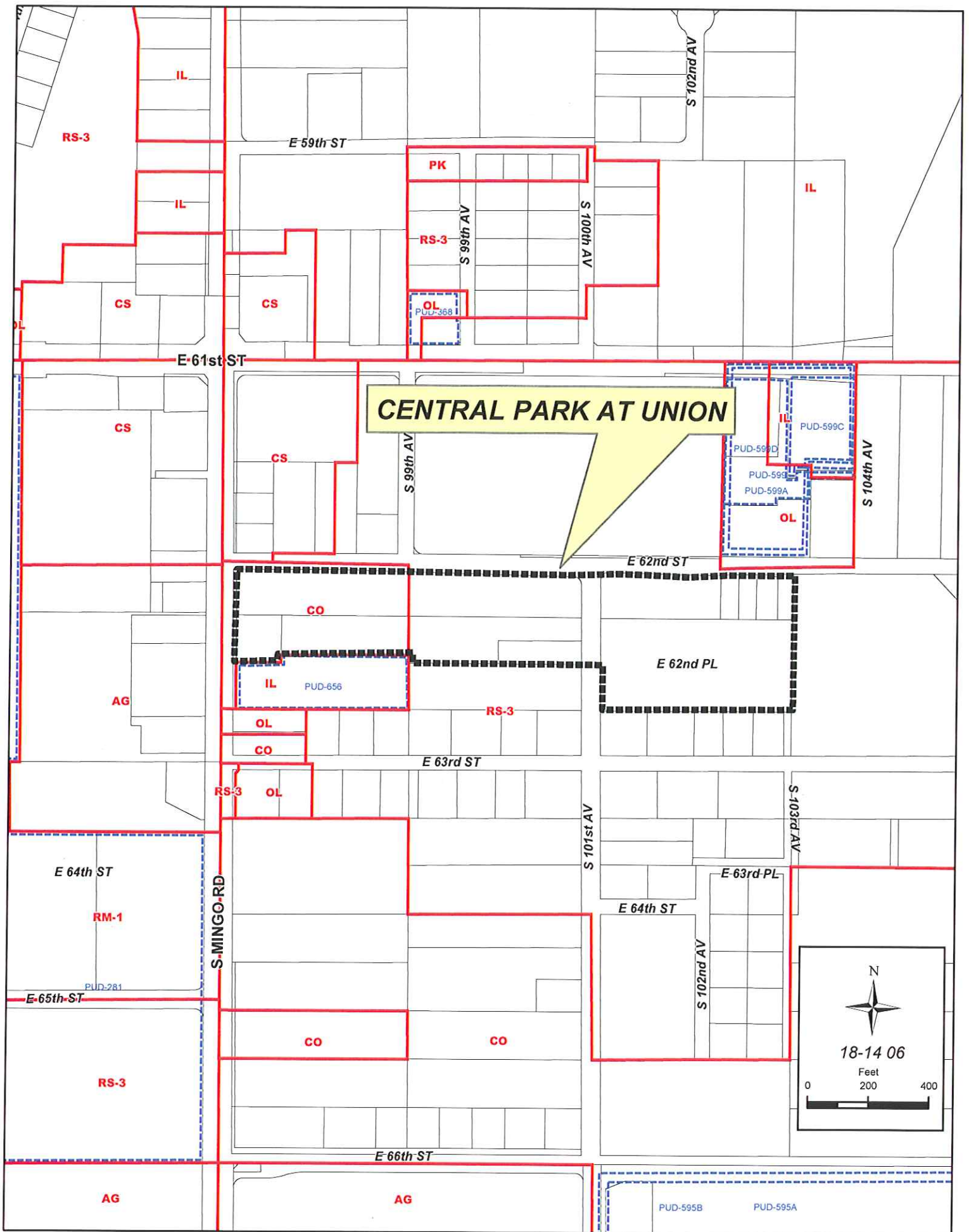




LANDSCAPE PLAN AND DETAILS

[illegible]





16.1

N

**CENTRAL PARK  
AT UNION**

18-14 06

Feet  
0 200 400



## PRELIMINARY SUBDIVISION PLAT

### **Central Park at Union - (8406) (PD 18 B) (CD 6)**

Southeast corner of East 62<sup>nd</sup> Street and South Mingo Road

This plat consists of 2 Lots, 2 Blocks, on 14.09 acres.

The following issues were discussed February 21, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-3 and OL with Board of Adjustment case 20611 approved for a Special Exception for a public school accessory uses and parking and with variances to setbacks, and fence heights.
2. **Streets:** Deed of Dedication and Restrictive Covenants need to have language relating to sidewalks. Sidewalks required along 62<sup>nd</sup> Street and 101<sup>st</sup> Avenue on Lot 1, Block 2. Provide additional right-of-way for a 30 foot radius at Mingo Road per Subdivision Regulations. The Final Plat shall show the documentation number of the legal vacation of each section of closed right-of-way. In the legal description, include the verbal description of all sections of vacated right-of-way granted ownership upon final court action rather than refer to an ordinance. Particularly, please include both the former right-of-way between Lots 6 and 7 and also east of Lots 6-8 upon final vacation. Section I, add the standard language for Limits of No Access. In Section IA, dedicating public right-of-way, please change the term "street" to "street rights-of-way".
3. **Sewer:** Provide perimeter easements for the entire plat. If an 11 foot or larger easement exists adjacent to the boundary of the plat, then an 11 foot easement is adequate. If not, then a 17.5 foot easement is required. Service lines will not be allowed to connect at the manhole, and cleanouts must be provided every 100 feet and at every bend.
4. **Water:** No comment.
5. **Storm Drainage:** PFPI No. 2903 has already addressed the stormwater issues for this proposed plat.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

16.3

7. **Other: Fire:** No comment. **GIS:** Location map needs to be scaled up 1.5 - 2 times. Location map needs north arrow and scale. Do not show lot and block lines in the other subdivisions on the location map. All subdivisions within the location map should be labeled. Engineer's CA number, expiration date, and e-mail address should be under Engineer's address. "Date of Preparation" text should be on the face of the plat. Basis of bearing for the plat's survey should be clearly described and be stated in degrees, minutes and seconds (no reference to another plat). Need to include "part of the NW/4 of Section 6, T18N, R14E, City of Tulsa" in the legal description at the top of plat under plat name. "South 99<sup>th</sup> Avenue East" should read "South 99<sup>th</sup> East Avenue". "Mingo Road (97<sup>th</sup> East Avenue)" should read "South Mingo Road (South 97<sup>th</sup> East Avenue)". "101<sup>st</sup> East Avenue" should read "South 101<sup>st</sup> East Avenue". Tract A Point of Commencement should be tied to the nearest section corner or quarter with a bearing and distance to the Point of Beginning. Tract B Point of Commencement should be tied to the nearest section corner or quarter corner with a bearing and distance to the point of beginning. Covenants need to include "part of the NW/4 of Section 6, T18N, R14 E, City of Tulsa" in the legal description at the top of the covenants. Tract A Point of Commencement should be tied to the nearest section corner or quarter corner with a bearing and distance to the point of beginning. Tract B Point of Commencement should be tied to the nearest section corner or quarter corner with a bearing and distance to the point of beginning. Need distance of the first curve (39.40').

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:**

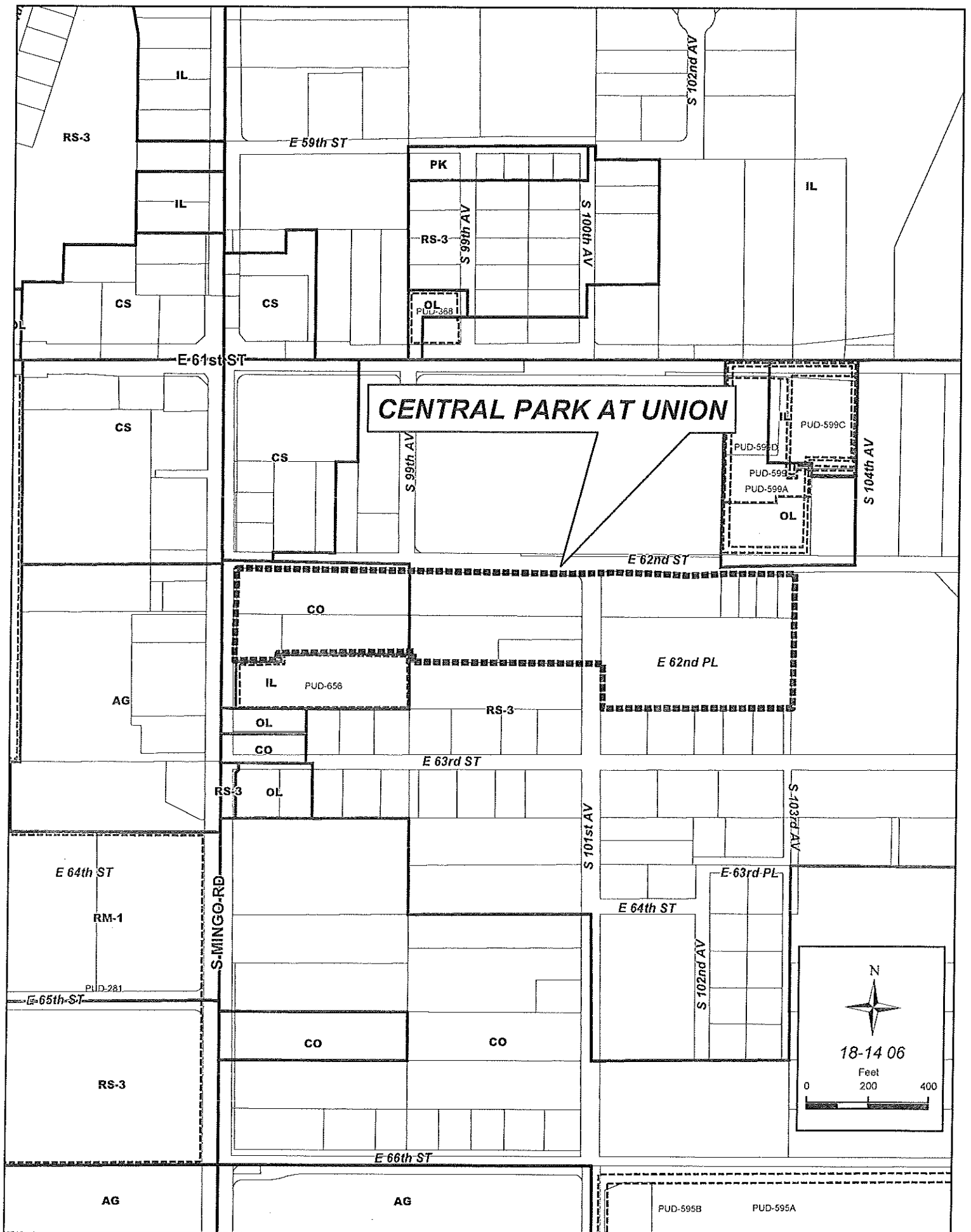
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

16.4

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.

RECEIVED  
JAN 13 1966  
Tulsa Inspection And  
Planning Commission



## **AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT**

**Central Park at Union** – (8406) (PD 18 B) (CD 6)  
Southeast corner of East 62<sup>nd</sup> Street and South Mingo

The property is zoned RS-3 and OL with Board of Adjustment case 20611 approved for a Special Exception for a public school accessory uses and parking and with variances to setbacks, and fence heights. Full building permits are requested. A preliminary plat is to be considered on the same TMAPC agenda as this request.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: To avoid arbitrage penalties in 2006 bond funds construction must be complete summer 2008 (begin mid-march). Plat application was delayed by title work on multiple properties that comprise the project site. Union schools has a history of performance on its projects in the community. Plat will be processed diligently and the certificate of occupancy may be held until plat is filed.

***The following information was provided by the Technical Advisory Committee in its meeting February 21, 2008.***

**ZONING:**

- *TMAPC Staff:* Full permits are requested.

**STREETS:**

- *Public Works, Transportation:* No comment.
- *Public Works, Traffic:* Will the small field house shown in PFPI 2903 (concessions, rest rooms, etc.) be included in this request? (Yes)

**SEWER:**

- *Public Works, Waste Water:* No comment.

**WATER:**

- *Public Works, Water:* No comment.

**STORM DRAIN:**

- *Public Works, Storm Water:* Okay, PFPI 2908 has already been approved.

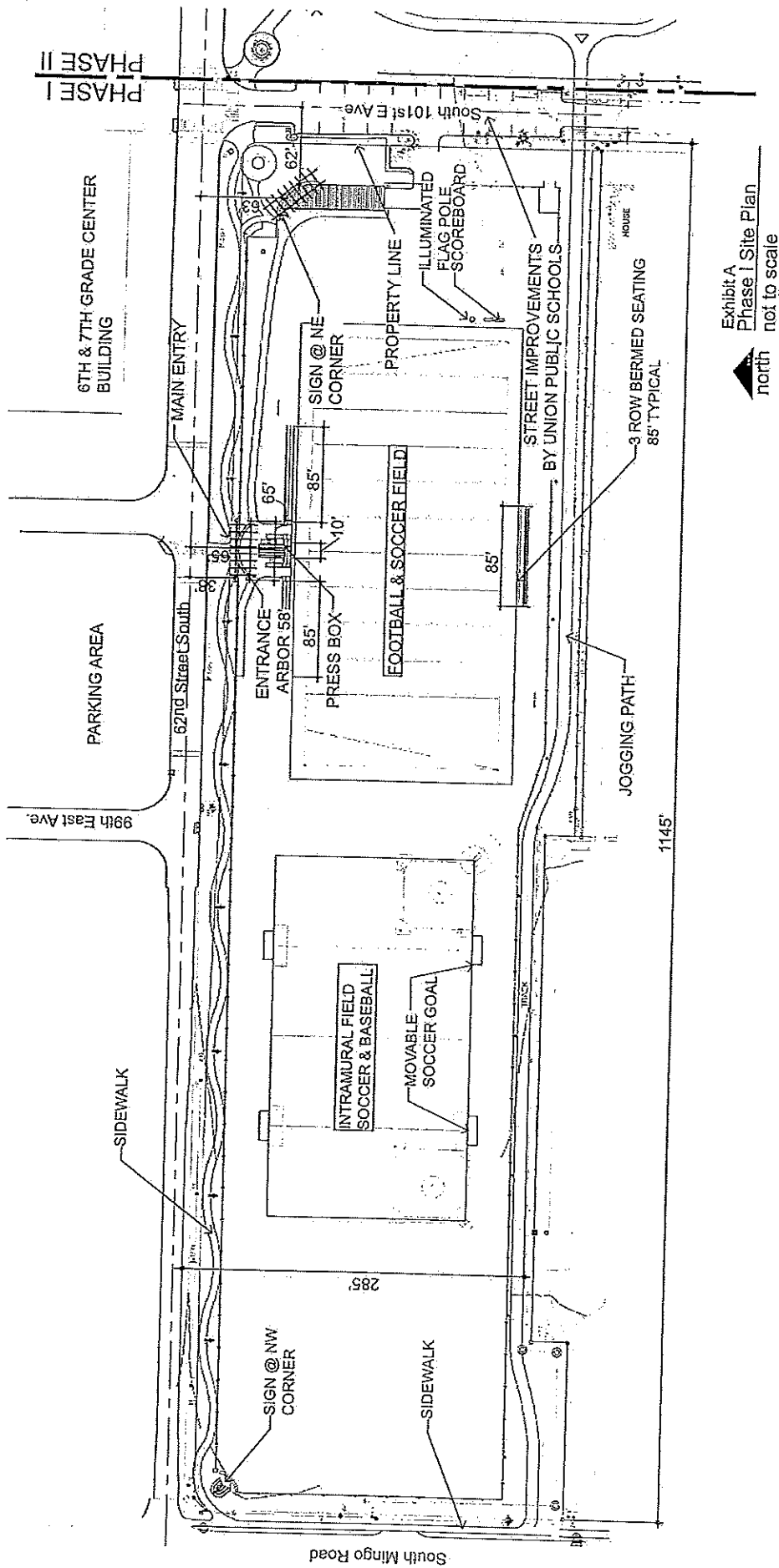
**FIRE:**

- *Public Works, Fire:* No comment.

**UTILITIES:**

- *Franchise Utilities:* No comment.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



# Union Public Schools Central Park at Union

BOA No. 20611

KSO

17.5

PHASE I  
PHASE II

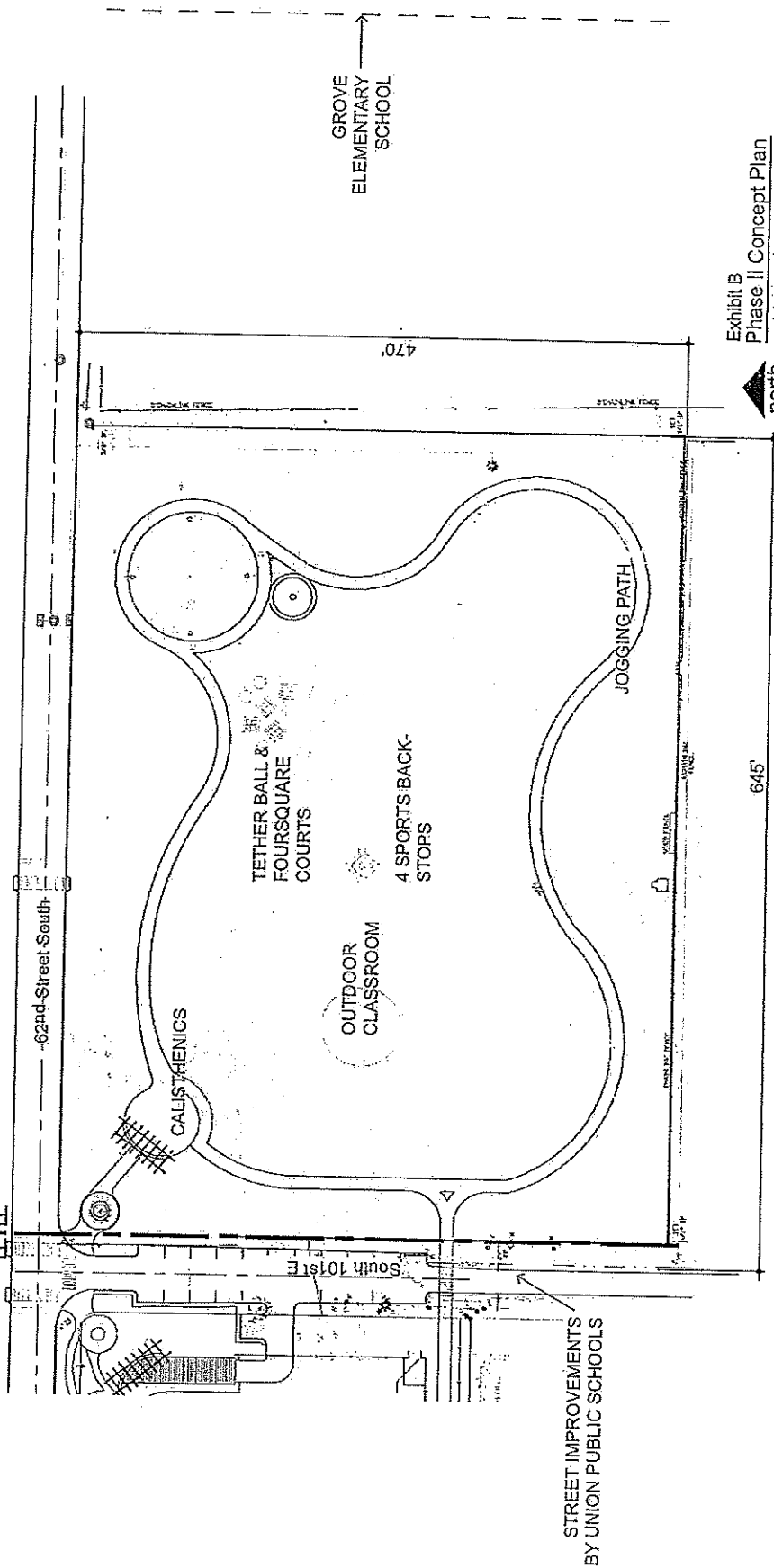


Exhibit B  
Phase II Concept Plan  
north  
not to scale



## PLAT WAIVER

March 5, 2008

**PUD 541-A - (1930) (PD 6) (CD 9)**

East of the Southeast corner of East 43<sup>rd</sup> Court and South Peoria Avenue

The platting requirement is being triggered by a major PUD amendment and the request for an existing subdivision to be tied to another subdivision by a lot combination. Revised covenants to include the PUD standards are on the same agenda for TMAPC approval.

***Staff provides the following information from TAC at their February 21, 2008, meeting:***

***ZONING:***

- TMAPC Staff: Revised covenants with the PUD standards will be filed for the existing plat.

***STREETS:***

- Sidewalk required along Quaker and 44<sup>th</sup> Place.

***SEWER:***

- No comment.

***WATER:***

- No comment.

***STORM DRAIN:***

- No comment.

***FIRE:***

- No comment.

***UTILITIES:***

- No comment.

Staff recommends **APPROVAL** of the plat waiver with the revised covenants being approved and filed.

***A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:***

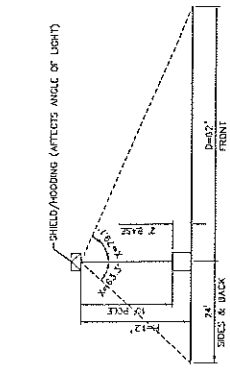
- |  | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted?                                 | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat? | X   |    |

3. Is property adequately described by surrounding platted properties or street right-of-way? X

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?	X*	
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

\*Covenants with appropriate changes are proposed for approval on this TMAPC agenda.



**Kennelbunkport Detail**  
NOT TO SCALE  
FORMULA FOR PLACEMENT OF LIGHT FIXTURES TO PREVENT LIGHT INTRUSION USING KENNELBUNKPORT (TULSA)  
D<sub>1</sub> = 100'-0"  
D<sub>2</sub> = 100'-0"  
TAN (100'-0")

KENNELBUNKPORT INFORMATION PROVIDED BY ELITE ELECTRIC

**Site Plan Statistics**

PLANNED UNIT DEVELOPMENT NUMBER 041-0PUD-041-1  
DEVELOPMENT AREA 6  
TOTAL LOT AREA: 34,000 SQ. FT. OR 0.7874 ACRES  
PERMITTED USES: USE UNIT 11; HOWEVER, A USE WITHIN USE UNIT 10, 13 OR 14, OR THE EXTENSION OF A USE PERMITTED WITHIN AN ADJOINING DEVELOPMENT AREA MAY BE AUTHORIZED BY ARIANA ADJUDICATION.

PROPOSED USES: USE UNIT 11

AREA C MAXIMUM BUILDING FLOOR AREA PERMITTED: 6,000 SQ. FT.  
PROPOSED BUILDING FLOOR AREA: 4,250 SQ. FT.  
MAXIMUM BUILDING HEIGHT PERMITTED: 3 STORIES  
MAXIMUM BUILDING HEIGHT PROPOSED: 2 STORIES  
MINIMUM BUILDING SETBACKS REQUIRED:  
FROM EAST BOUNDARY: 25 FEET  
FROM SOUTH BOUNDARY: 40 FEET  
FROM WEST BOUNDARY: 40 FEET

OFF-STREET PARKING: USE UNIT 11: 1 PARKING SPACE PER 300 SQ. FT. (10,250 S.F. PROPOSED BUILDING)

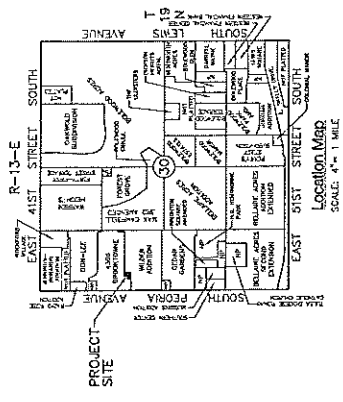
RATIO PER USE: 35  
TOTAL NUMBER OF SPACES REQUIRED: 16  
NUMBER OF EXISTING SPACES: 16  
TOTAL NUMBER OF SPACES: 32 (INCLUDES 2 HANDICAP SPACES)

REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 15% 5,145 SQ. FT.  
PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 33% 11,235 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE: (EAST 44TH PLACE SOUTH - 6,000 SQ. FT.)  
REQUIRED (15%): 900 SQ. FT.  
PROVIDED (33%): 1,800 SQ. FT.

LANDSCAPED STREET YARD PER STREET FRONTAGE: (SOUTH QUAKER AVENUE - 2,750 SQ. FT.)  
REQUIRED (15%): 413 SQ. FT.  
PROVIDED (33%): 913 SQ. FT.

**Legend**  
LANDSCAPED AREA  
PROPOSED LIGHT POLE  
EXISTING LIGHT POLE



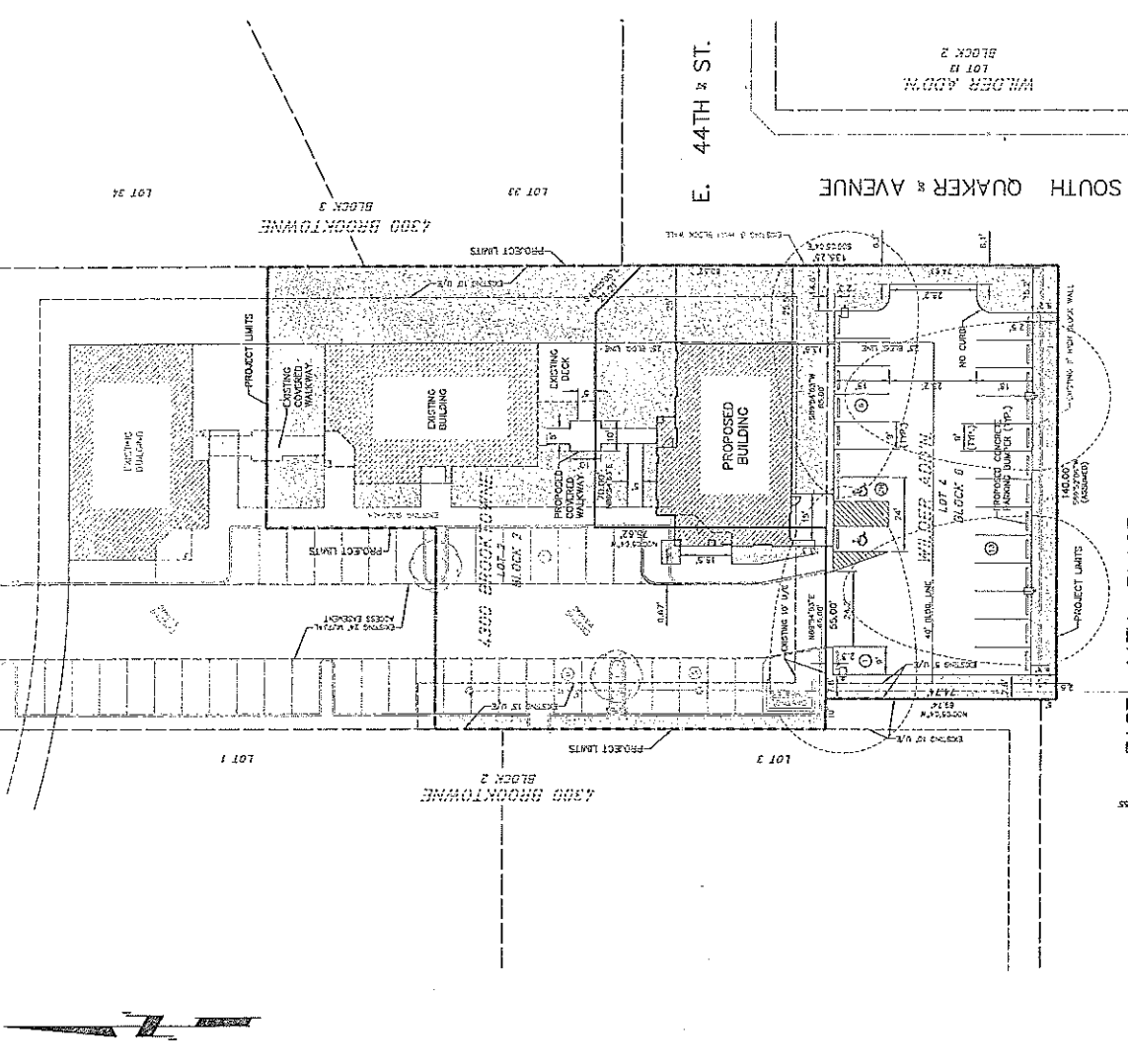
**Location Map**  
SCALE: 4" = 1 MILE

**OWNER**  
NORLA CORPORATION  
1328 LOT 4300 COURT  
TULSA, OKLAHOMA 74105  
PHONE (918) 748-1400

# DETAIL SITE PLAN FOR PART OF LOT 2 IN BLOCK 2 OF '4300 BROOKTOWNE' AND ALL OF LOT 4 IN BLOCK 6 OF 'WILDER ADDITION' SECTION 7, T-18-N, R-13-E CITY OF TULSA, TULSA COUNTY, OKLAHOMA

NOVEMBER 27, 2007

**SACK AND ASSOCIATES, INC.**  
1000 N. WILDER AVE., SUITE 100  
TULSA, OKLAHOMA 74105  
PHONE (918) 438-1111  
FAX (918) 438-1112  
WWW.SACKANDASSOCIATES.COM



**BEFORE YOU DIG**  
CALL OKIE  
(800) 525-6565

18.3

EllerDetrich  
A Professional Corporation

Philip J. Eller  
Donald L. Detrich  
Kevin H. Wylie  
R. Louis Reynolds  
James C. Hodges  
Shanann Pinkham Passley  
Rebecca Wood Hunter  
Bruce D. Shalon  
Daniel C. Cupps

*Of Counsel*  
Philip R. Feist, P.C.  
Jerry M. Snider  
John H. Lieber

*Telephone*  
(918) 747-8900

*Toll Free*  
(866) 547-8900

*Facsimile*  
(918) 747-2665

*Writer's E-Mail:*  
[rlreynolds@ellerdetrich.com](mailto:rlreynolds@ellerdetrich.com)

February 21, 2008

Ms. Diane Fernandez  
INCOG  
201 West 5th, Suite 600  
Tulsa, Oklahoma 74103

Re: PUD 541-A/Lot Combination – 75

Plat Waiver

Dear Diane:

Attached is a copy of the Notice of Covenants and Restrictions under Planned Unit Development No. 541-A. The purpose of this Notice is to permit the waiving of the platting requirements as provided in Section 1102 of the Tulsa Zoning Code by memorializing the PUD covenants and restrictions, making the City of Tulsa a beneficiary to such covenants and recording them in the land records so that any future title holder will be aware of the same.

This Notice is necessitated because the subject property, Lot Four (4), Block Six (6), WILDER ADDITION, is a part of a Major Amendment to PUD NO. 541 and was processed as Planned Unit Development 541-A which was approved in 1996. Thereafter, it appears that the subject property was more or less forgotten and now the owner, Noria Corporation (“Noria”), intends to develop it as a parking lot and tie it to another lot in which Noria intends to build an office building on so that Noria can satisfy its parking requirements.

Since the property is a platted lot, Noria has requested that this notice be approved by the TMAPC and filed in the land records as provided by the Zoning Code.



[www.EllerDetrich.com](http://www.EllerDetrich.com)

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

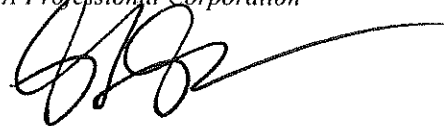
19.1

Ms. Diane Fernandez  
February 20, 2008  
Page 2

Should you have any questions, please do not hesitate to call.

Sincerely,

**ELLER & DETRICH**  
*A Professional Corporation*

A handwritten signature in black ink, appearing to read 'R. Louis Reynolds', with a long horizontal flourish extending to the right.

**R. LOUIS REYNOLDS**

RLR:kfm

Enclosure

cc: Mr. Mark Capron  
Mr. Mike Ramsey

I:\Noria Corporation\4300 Brooktowne\N & C\Fernandez ltr-1 (02.20.08).doc

19.2

**NOTICE OF COVENANTS AND RESTRICTIONS UNDER  
PLANNED UNIT DEVELOPMENT NO. 541-A**

**(PUD 541-A)**

THIS NOTICE OF CONDITIONS AND RESTRICTIONS UNDER PLANNED UNIT DEVELOPMENT NO. 541-A (this "Notice"), is made and entered into as of this \_\_\_\_\_ day of January, 2008, by NORIA PROPERTIES, LLC, an Oklahoma limited liability company ("Noria").

**RECITALS:**

A. Noria is the owner of certain real property located in the City of Tulsa, Tulsa County, State of Oklahoma, more particularly described as:

Lot Four (4), Block Six (6), WILDER ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (the "Property").

B. The Property was processed as a Major Amendment to Planned Unit Development No. 541 such action being Planned Unit Development 541-A (PUD 541-A) pursuant to Chapter 11 of Title 42 of the Tulsa Zoning Code, and was approved by the Tulsa Metropolitan Area Planning Commission (the "TMAPC") on September 25, 1996.

C. On \_\_\_\_\_, 2008, the TMAPC, at a public hearing, waived the platting requirement for the Property and determined that the purpose of such platting could be achieved, by the recording of this Notice in the Office of the Tulsa County Clerk.

**COVENANTS AND RESTRICTIONS:**

NOW, THEREFORE, in accordance with Title 42, Section 1102 of the Tulsa Zoning Code requiring the establishment of covenants and restrictions of record, inuring to and enforceable by the City of Tulsa, Oklahoma, a municipal corporation (the "City"), sufficient to assure the implementation and continued compliance with PUD 541-A and any amendments thereto, Noria, for its successors, grantees and assigns, does hereby impose the following covenants and restrictions, which shall run with the land and which shall be enforceable by Noria, the owner(s) of the Property or by the City.

**1. DEVELOPMENT STANDARDS**

**A. Land Area:**

Net

10,448 SF

19.3

**B. Permitted Uses:**

Off-street parking (surface only).

**C. Landscaping and Screening:**

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

There shall be an eight-foot high or higher masonry screening wall along the east and south boundaries of the Property. The southern wall shall be placed 5 feet north of the south boundary of PUD-541-A.

**D. Access and Circulation:**

No access shall be permitted to or from PUD-541-A to 44<sup>th</sup> Place South or to Quaker Avenue.

**E. Outdoor Lighting:**

All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 12 feet.

**2. TERM, AMENDMENT, ENFORCEMENT AND PARTIAL INVALIDITY**

**A. Term and Amendment:**

The covenants and restrictions set forth herein shall be covenants and restrictions which shall run with the land and shall be binding upon and enforceable by Noria, its successors, grantees and assigns and by the City, until January 1, 2023, at which time such covenants and restrictions shall be automatically extended for successive periods of ten (10) years; provided, however, such covenants and restrictions may be amended, terminated or modified, in whole or part, at any time by written instrument signed by majority of the owner(s) of the Property and the City and the provision of such instrument shall be binding from and after the date it is recorded.

**B. Enforcement:**

In the event owner or any of its successors, grantees or assigns or any person claiming under them, shall violate or breach any of the covenants and restrictions set forth herein or imposed hereby, any person or persons

owning an interest in the Property, or the City, shall have the right to maintain an action at law or in equity against the person or persons attempting to violate any such covenants or restrictions to prevent violation or to recover damages for the violation thereof.

**C. Partial Invalidity:**

Invalidation of any of the covenants or restrictions set forth herein by judgment or other action shall not effect the validity of any other covenant or restriction and shall remain in full and force and effect.

**3. PLAT, DEED OF DEDICATION AND CONFLICTS**

**A. Plat, Deed of Dedication and Conflicts:**

Every owner by acceptance of a deed to any or all of the Property acknowledges that the Property and the use thereof are subject to covenants and restrictions of this Notice. To the extent that this Notice is in conflict with any term, condition and provision of the Plat or Deed of Dedication of WILDER ADDITION, or any prior amendment thereto, the provisions of this Notice shall control.

IN WITNESS WHEREOF, Noria has caused this Notice to be executed on the day herein set forth above.

**NORIA PROPERTIES, LLC,**  
an Oklahoma limited liability company,

By: \_\_\_\_\_

Its Manager

**"NORIA"**

APPROVED AS TO FORM:

TULSA METROPOLITAN AREA  
PLANNING COMMISSION

By: \_\_\_\_\_  
Assistant City Attorney

By: \_\_\_\_\_  
Chairman

**"TMAPC"**

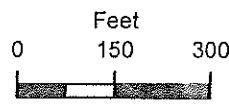
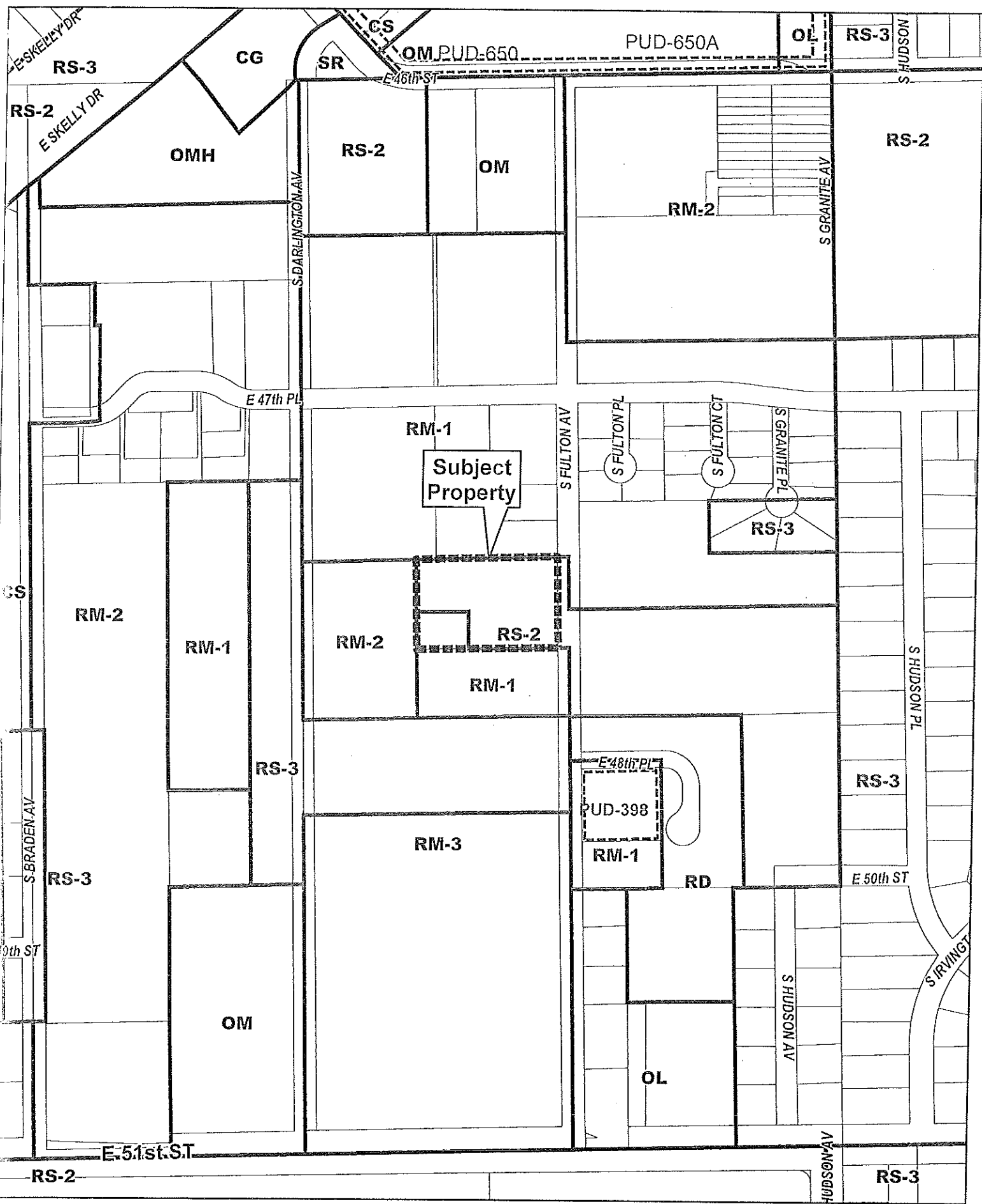
STATE OF OKLAHOMA   )  
  ) ss.  
COUNTY OF TULSA       )

This instrument was acknowledged before me on this \_\_\_\_\_ day of January, 2008, by  
\_\_\_\_\_ as Manager of Noria Properties, LLC, an Oklahoma limited liability  
company.

My Commission Expires:

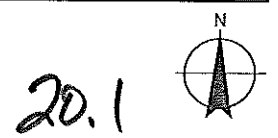
\_\_\_\_\_  
Notary Public

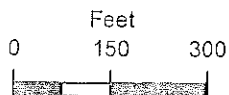
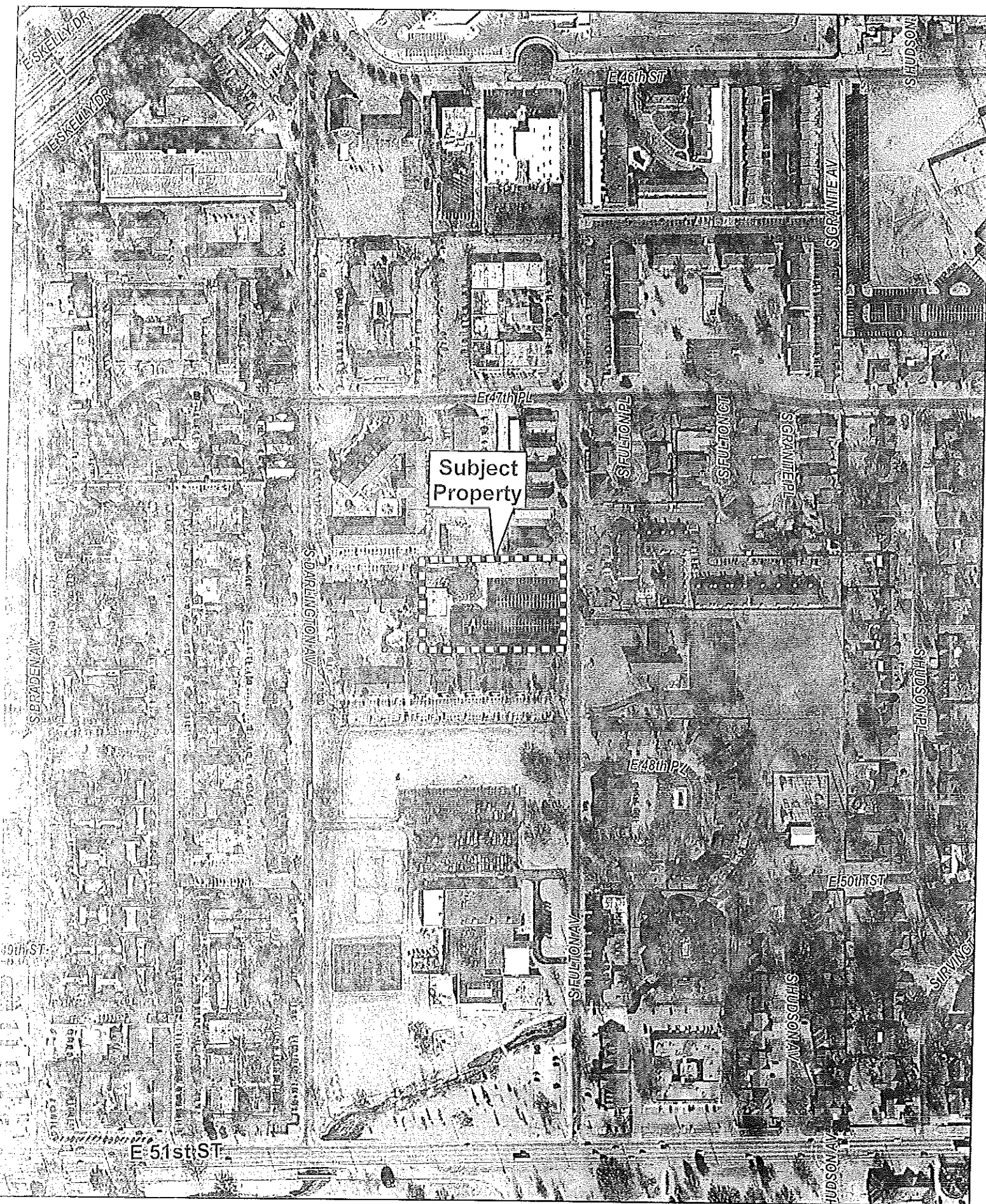
I:\Noria Corporation\4300 Brooktowne-Notice of Covenants.doc



**BOA-20541**

19-13 27

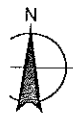




**BOA-20541**

19-13 27

20.2



## PLAT WAIVER

March 5, 2008

**BOA 20541** - (1937) (PD 18B) (CD 7)

West and South of the Southwest corner of East 47<sup>th</sup> Place and South Fulton

The platting requirement is being triggered by a Special Exception for church classrooms.

***Staff provides the following information from TAC at their February 21, 2008 meeting:***

**ZONING:**

- TMAPC Staff: The Board of Adjustment approved a request for expanded classrooms for the church.

**STREETS:**

- Sidewalks are required along South Fulton Avenue.

**SEWER:**

- No comment.

**WATER:**

- The building must be sprinkled or a water main extension line with easements will be required.

**STORM DRAIN:**

- No comment.

**FIRE:**

- Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. The building will either need to be fully sprinkled or a looped water main extension with a hydrant added to provide proper coverage.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver.

20.3

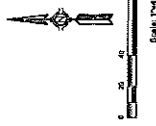
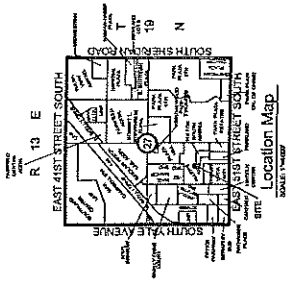
**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X   |    |

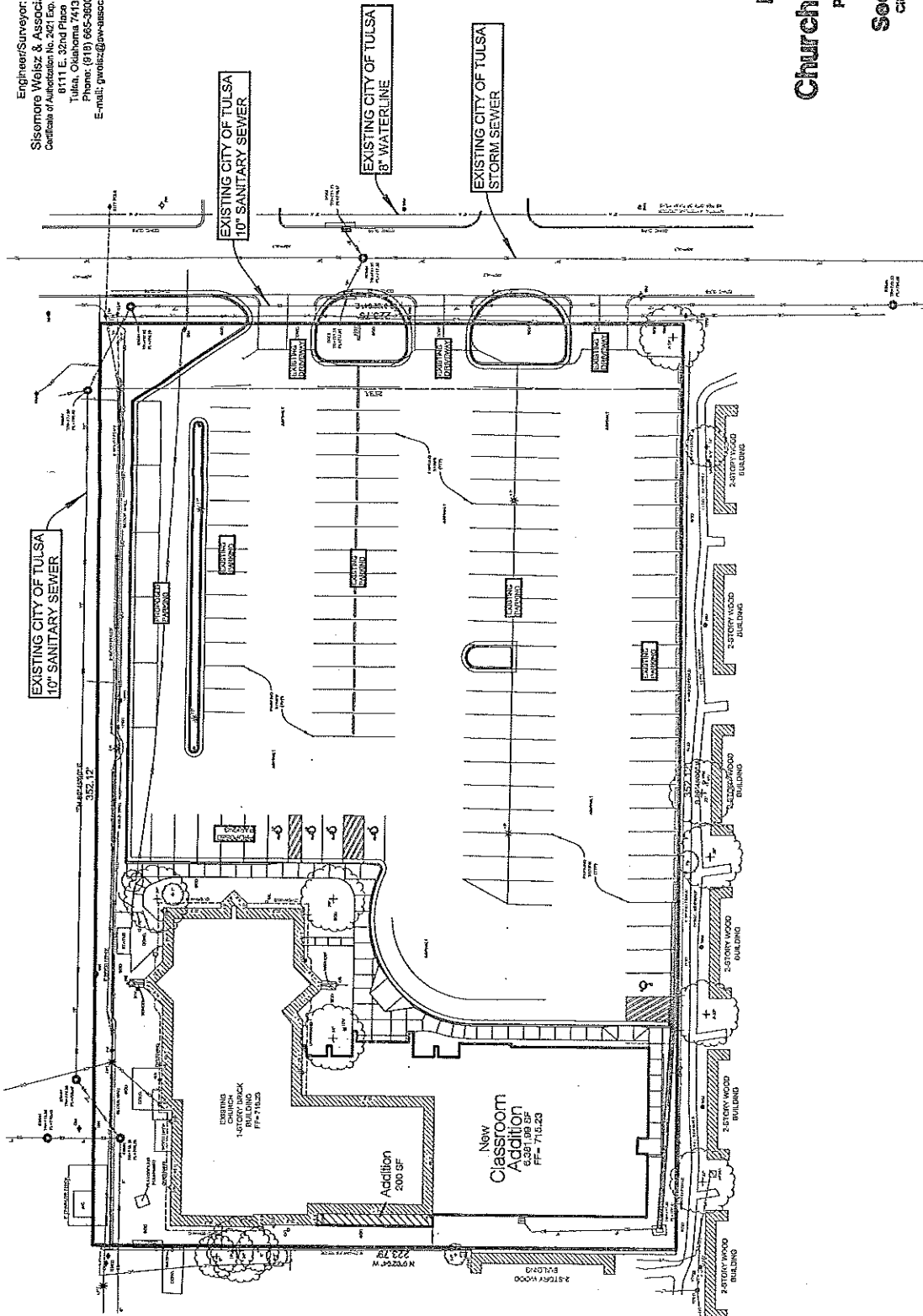
**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

- |   | YES | NO |
|---|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan?  |     | X  |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?  |     | X  |
| 6. Infrastructure requirements:   |     |    |
| a) Water  |     |    |
| i. Is a main line water extension required?   |     | X  |
| ii. Is an internal system or fire line required?  |     | X  |
| iii. Are additional easements required?   |     | X  |
| b) Sanitary Sewer   |     |    |
| i. Is a main line extension required?   |     | X  |
| ii. Is an internal system required?   |     | X  |
| iii. Are additional easements required?   |     | X  |
| c) Storm Sewer  |     |    |
| i. Is a P.F.P.I. required?  |     | X  |
| ii. Is an Overland Drainage Easement required?  |     | X  |
| iii. Is on site detention required?   |     | X  |
| iv. Are additional easements required?  |     | X  |
| 7. Floodplain   |     |    |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?   |     | X  |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?   |     | X  |
| 8. Change of Access   |     | X  |
| a) Are revisions to existing access locations necessary?  |     | X  |
| 9. Is the property in a P.U.D.?   |     | X  |
| a) If yes, was plat recorded for the original P.U.D.  |     |    |
| 10. Is this a Major Amendment to a P.U.D.?  |     | X  |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  |     |    |
| 11. Are mutual access easements needed to assure adequate access to the site?   |     | X  |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? |     | X  |

Engineer/Surveyor:  
 Sisomere Weisz & Associates, Inc.  
 Certificate of Authorization No. 2421 Exp. June 30, 2020  
 8111 E. 32nd Place  
 Tulsa, Oklahoma 74135  
 Phone: (918) 685-3800  
 E-mail: gweisz@aw-assoc.com



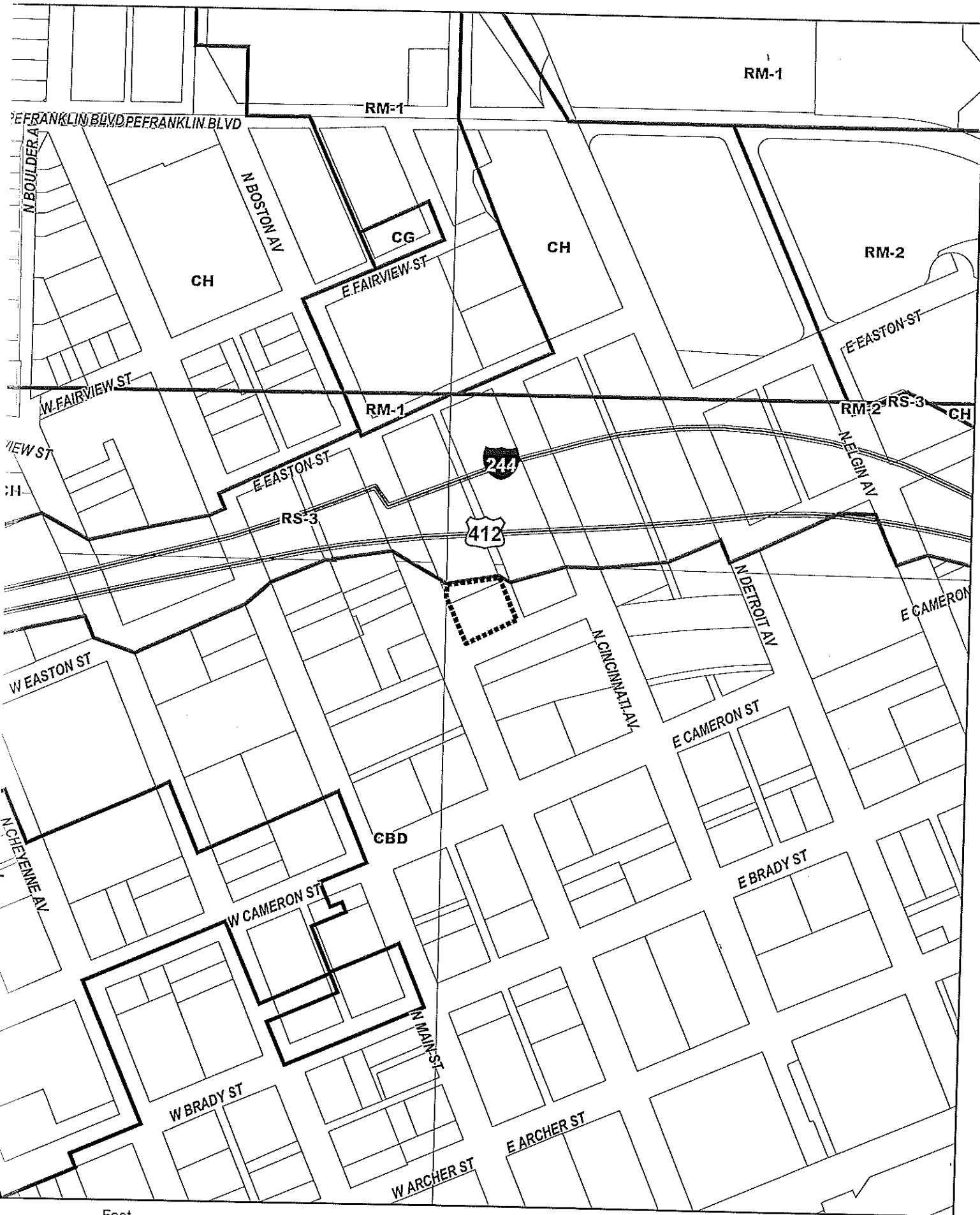
- Legend
- BL - BUILDING BENCHMARK
  - BS - SANITARY SEWER
  - DS - DRAINAGE DRAINAGE
  - US - UNDERGROUND UTILITY
  - UT - UNDERGROUND UTILITY
  - ED - EROSION DRAINAGE



**Plat Waiver Exhibit**  
 for  
**Church of the Resurrection**  
 Part of Lots 10 & 11, Block 1  
 Allen's Subdivision  
**Sec. 27, T-19-N, R-13-E**  
 City of Tulsa, Tulsa County, Oklahoma

NO. 1022-21 PLAT # 1022-21  
 Sisomere Weisz & Associates, Inc.  
 8111 E. 32nd Place  
 Tulsa, Oklahoma 74135  
 Phone: (918) 685-3800  
 E-mail: gweisz@aw-assoc.com

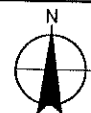
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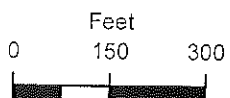


**BOA-20621**

19-12 01

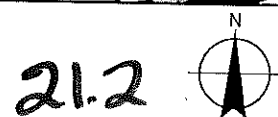
21.1





**BOA-20621**

19-12 01



## PLAT WAIVER

January 23, 2008

**BOA 20621** - (9201) (PD 1) (CD 4)  
401 North Boston Avenue

The platting requirement is being triggered by a request for a heliport pad which needs a Special Exception from the Board of Adjustment.

**Staff provides the following information from TAC at their January 10, 2008 meeting:**

**ZONING:**

- TMAPC Staff: The Board of Adjustment will hear a request to permit a heliport in the CBD district on February 12, 2008 and on February 26, 2008.

**STREETS:**

- Dedicate right-of-way for 25 foot intersection radii at both corners.

**SEWER:**

- No comment.

**WATER:**

- No comment.

**STORM DRAIN:**

- No objections to this plat waiver.

**FIRE:**

- Heliports need to comply with Section 412.5 of the International Building Code and Section 1107 of the International Fire Code.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver.

**A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:**

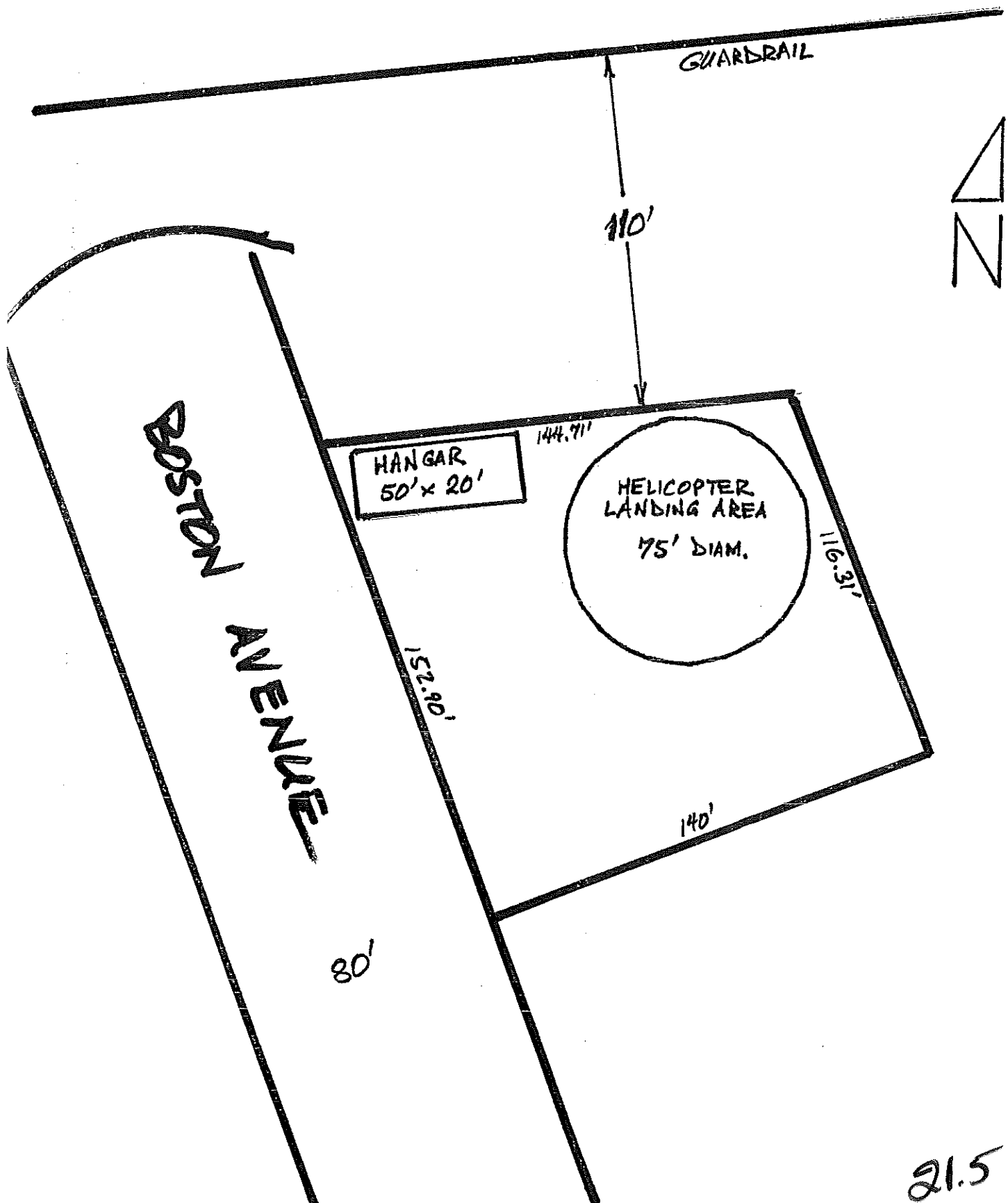
- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      |     | X  |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X   |    |

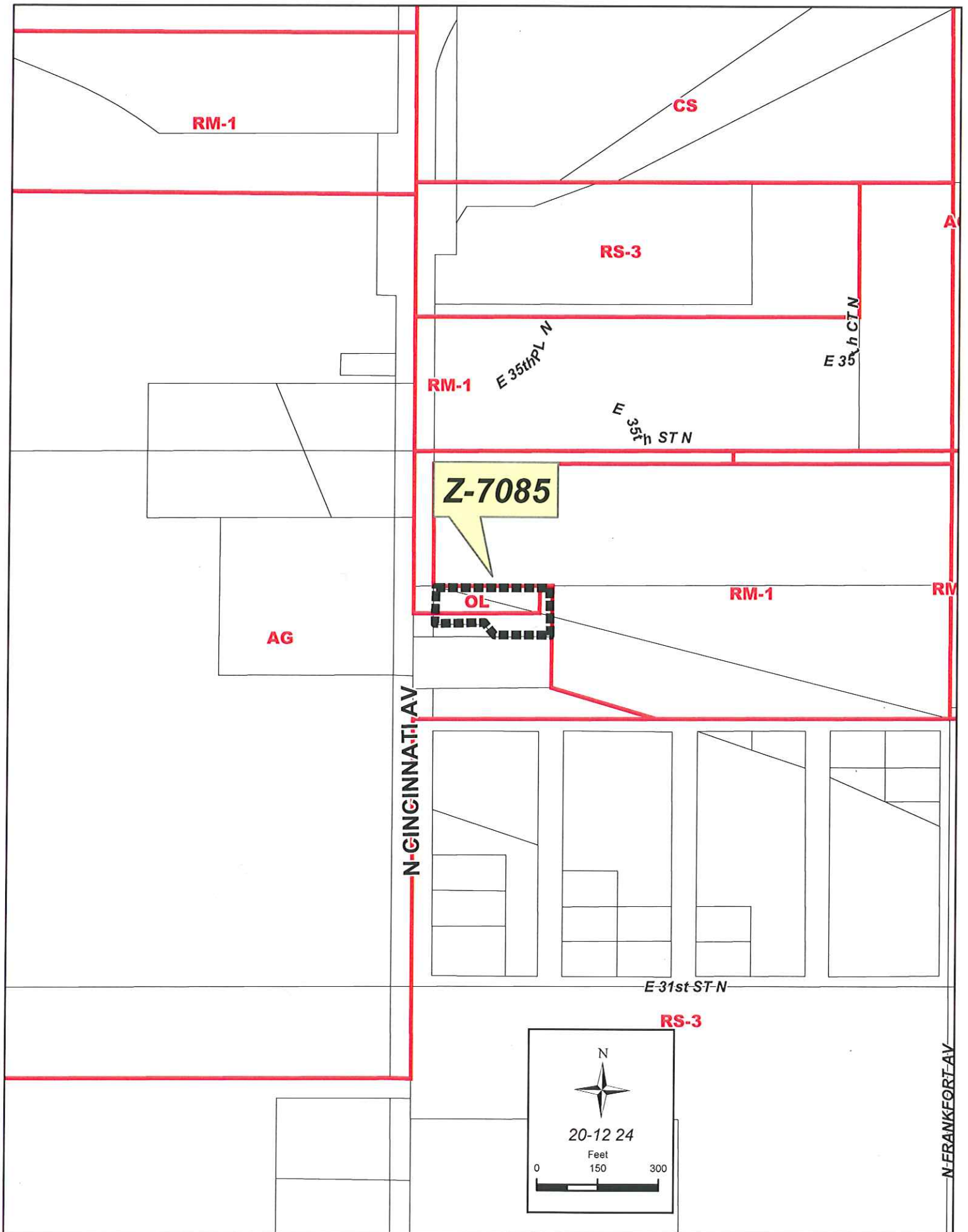
21.3

**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

# I-244 INTERSTATE HIGHWAY





N  
Z-7085  
20-12 24  
Feet  
0 150 300



N  
Z-7085  
20-12 24  
Feet  
0 75 150

N CINCINNATI AV

E 35th PL N

E 35th ST N

E 35th CT



SUBJECT  
TRACT

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7085**

**TRS 0224**

**Atlas 430**

**CZM 28**

**PD-25 CD-1**

**TMAPC Hearing Date:** March 5, 2008

**Applicant:** John W. Moody

**Tract Size:** 2.92+ acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of North Cincinnati Avenue and East 31<sup>st</sup> Street North

**EXISTING ZONING:** AG/RM-1/OL

**EXISTING USE:** Day care center

**ZONING ORDINANCE:** Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial/day care

**RELEVANT ZONING HISTORY:**

**Z-7054 June 2007:** All concurred in approval of a request for rezoning a 15.86+ acre tract of land from AG/OL to RM-1 for multifamily on property located north of the northeast corner of North Cincinnati Avenue and East 31<sup>st</sup> Street North and a part of the subject property.

**BOA-18540 November 9, 1999:** The Board of Adjustment approved a special exception to allow for one-bedroom duplexes as part of "Crestview II" development in an RS-3 and CS district per plan submitted on property located southeast of the southeast corner of East 36<sup>th</sup> Street North and North Cincinnati Avenue and north of subject property.

**Z-6553 September 1996:** All concurred in approval of a request for rezoning a 12+ acre tract of land from RS-3 to RM-1 on property located south of the southeast corner of East 36<sup>th</sup> Street North and North Cincinnati and abutting north of subject property.

**CDP-18 June 6, 1967:** The Board of Adjustment approved a Community Development Plan for multifamily development which allowed 198 dwelling units located at North Garrison and Gilcrease Expressway and abutting east of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 2.92+ acres in size and is located north of the northeast corner of North Cincinnati and East 36<sup>th</sup> Street North. The property appears to have a child daycare use and vacant land and is zoned AG/RM-1 and OL.

**STREETS:**

**Exist. Access**  
North Cincinnati

**MSHP Design**  
Secondary arterial

**MSHP R/W**  
100'

**Exist. # Lanes**  
4

22.4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by a multifamily residential development zoned RM-1; on the north by a vacant church, zoned RM-1; on the south by an expressway under construction and vacant land, zoned AG and RS-3; and on the west by heavily wooded vacant land, zoned AG.

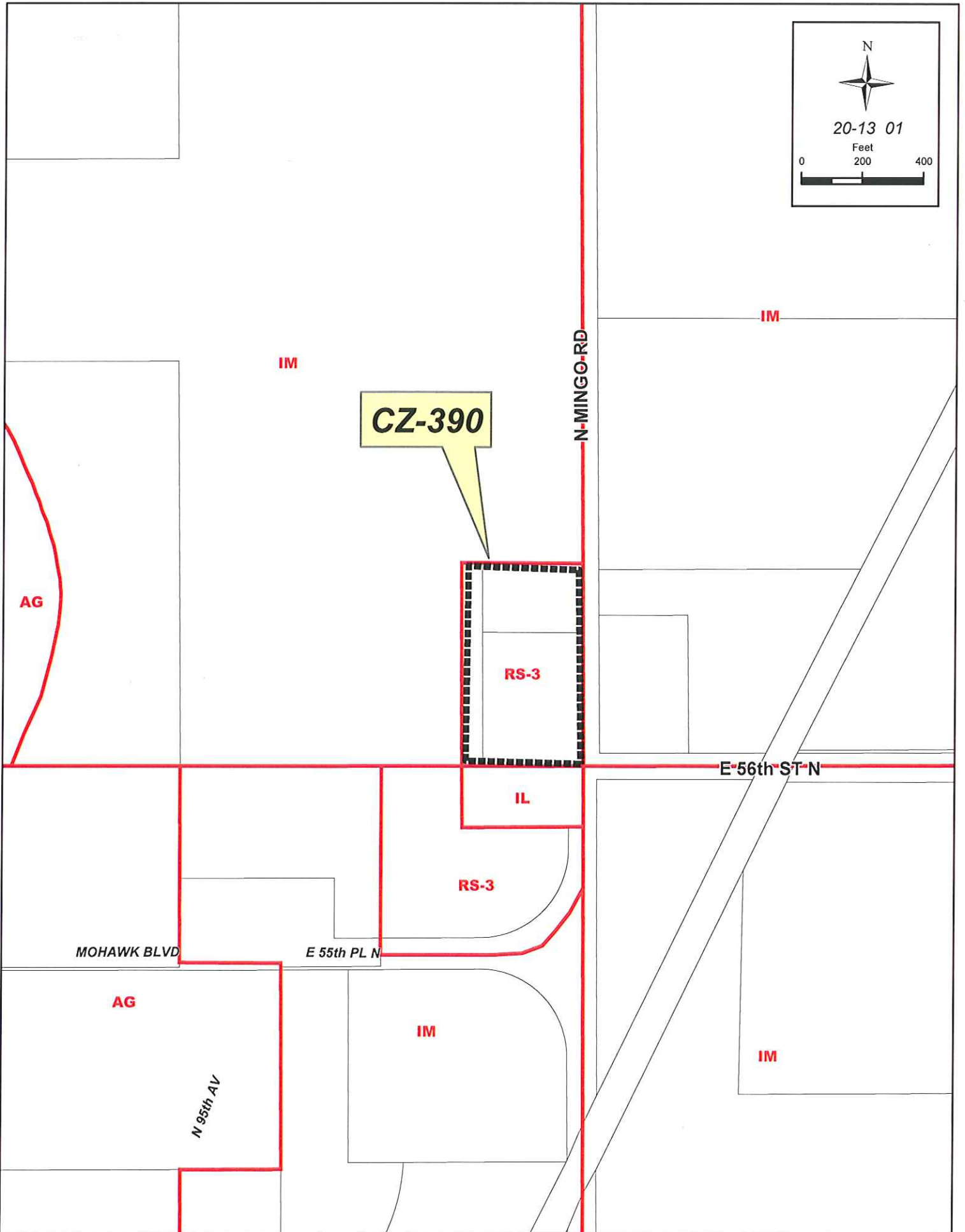
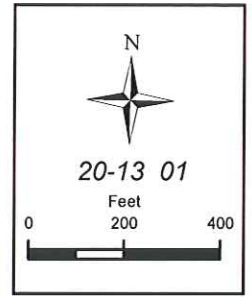
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

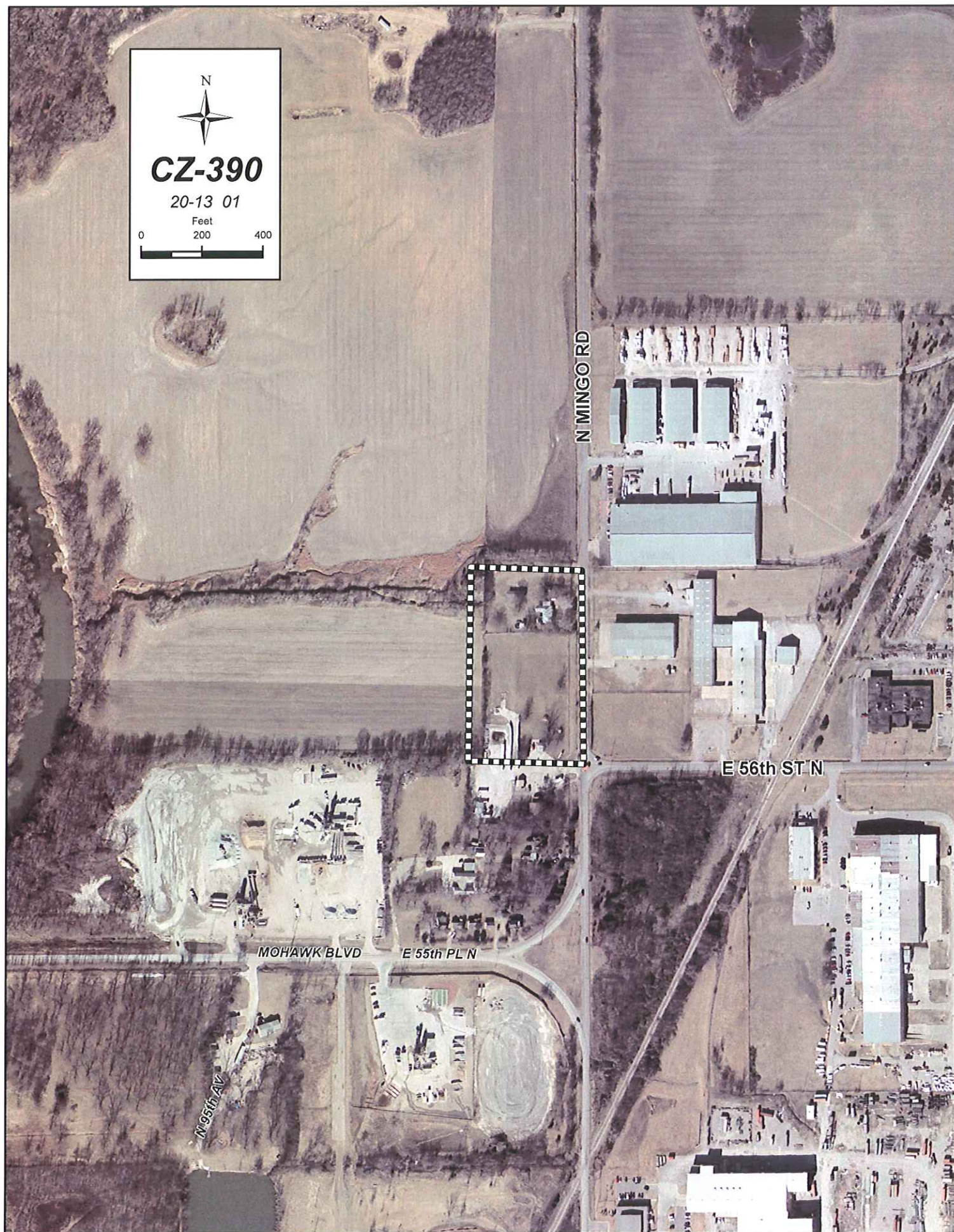
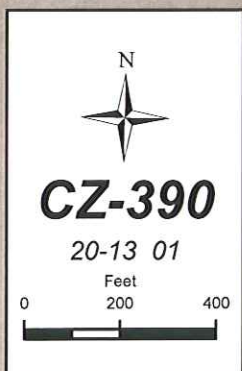
The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in Special District 5 – Development Incentive Area. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan under the Special District designation. Special District 5 plan policies call for it to be developed as a well designed and well planned growth area, and to include buffering to protect adjacent residential areas. The plan also encourages development in these areas through a PUD.

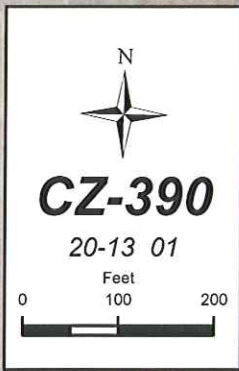
**STAFF RECOMMENDATION:**

Although plan provisions appear to encourage commercial and other related development here, the policies indicate that a unified approach under a PUD is envisioned, rather than a piecemeal development such as this. Staff cannot support the requested CS zoning, as it would be spot zoning adjacent to residential uses and/or zoning on three sides. Therefore, staff recommends **DENIAL** of CS zoning for Z-7085.

03/05/08







SUBJECT  
TRACT

N MINGO RD

E 56th ST N

E 55th PL N

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-390**

**TRS 0301**

**Atlas 0**

**CZM 23**

**PD- 16 and County**

**TMAPC Hearing Date:** March 5, 2008

**Applicant:** At Your Service Rentals/Stacey Hillis      **Tract Size:** 7.5± acres

**ADDRESS/GENERAL LOCATION:** Northwest corner of North Mingo Road and East 56<sup>th</sup> Street North

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11803 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Warehouse

**RELEVANT ZONING HISTORY:**

**BOA-20616 December 11, 2007:** The Board of Adjustment approved a Variance of the 75ft. setback requirement for industrial development from an abutting R district; and a Special Exception to eliminate the screening requirement with conditions and per plan, on property located on the southwest corner of East 56<sup>th</sup> Street North and North Mingo Road and abutting south of subject property.

**Z-6621 March 1998:** All concurred in approval of a request for rezoning a 6.75± acre tract of land from AG to IL for industrial use on property located north of the northwest corner of East 46<sup>th</sup> Street North and North Mingo Road and south of subject property.

**Z-6408 September 1993:** All concurred in approval of a request for rezoning a 1.83± acre tract of land from RS-3 to IL on property located on the southwest corner of East 56<sup>th</sup> Street North and North Mingo Road and abutting south of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 7.5± acres in size and is located northwest corner of North Mingo Road and East 56<sup>th</sup> Street North. The property appears to have a residence on a portion of it and some vacant and is zoned RS-3.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North Mingo Road	Secondary arterial	100'	2

**UTILITIES:** The subject tract has water available and no sewer.

23.4

**SURROUNDING AREA:** The subject tract is abutted on the east by industrial and related uses, zoned IM; on the north by vacant land, zoned IM; on the south by industrial use, zoned IL; and on the west by vacant land, zoned IM.

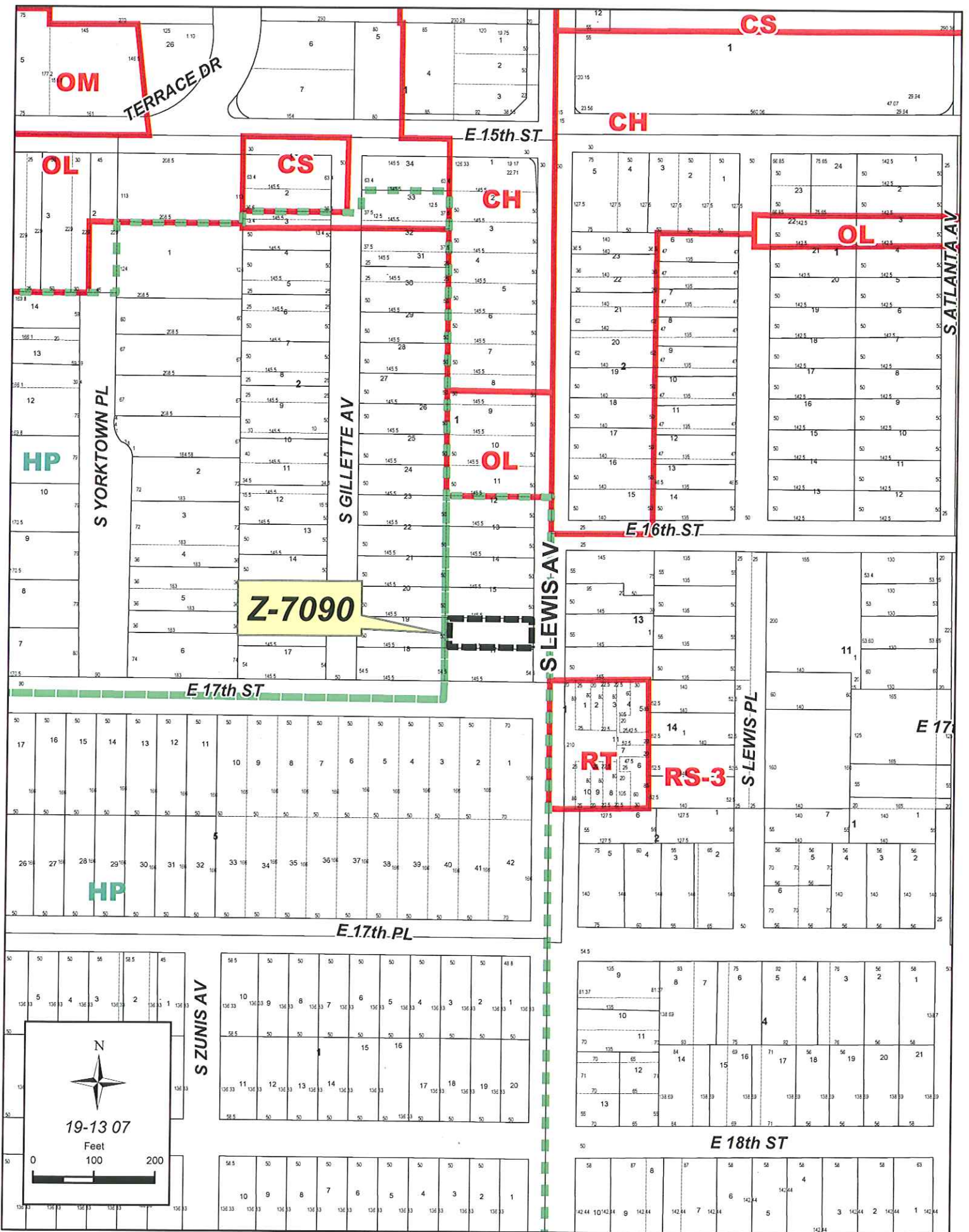
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being High Intensity- No Specific land use. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan.

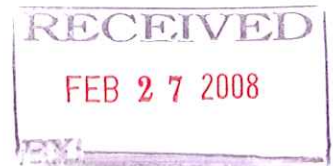
**STAFF RECOMMENDATION:**

The surrounding zoning on all sides is industrial and the plan calls for the property to be High Intensity. The subject property is an anomaly and staff can support its rezoning to IL. Therefore, staff recommends **APPROVAL** of IL zoning for CZ-390.

03/05/08



24.1



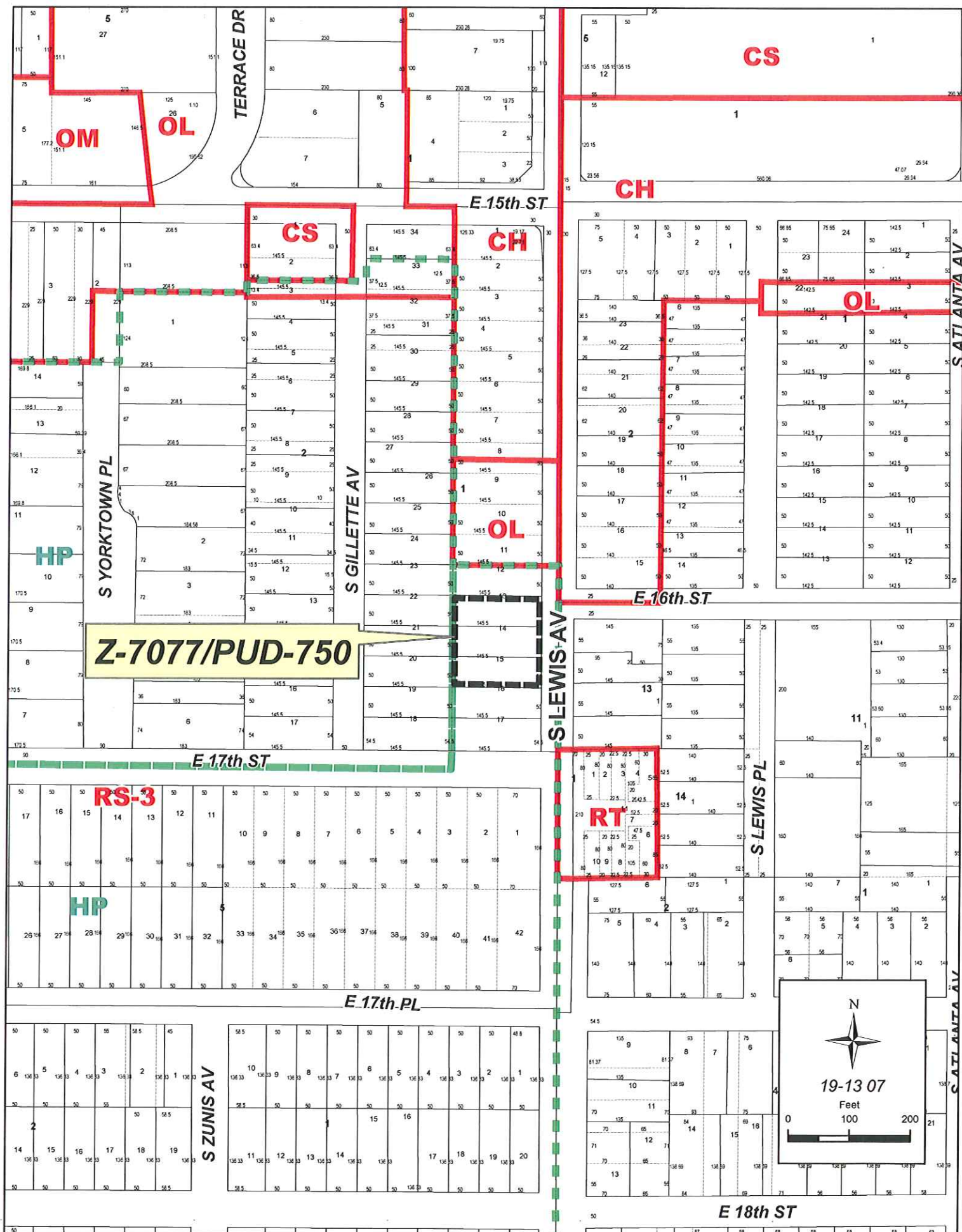
To Whom it may concern:

I am requesting an extension on my rezoning application Z-7090 pending my completed PUD. This is for address 1610-1612 S. Lewis, Tulsa, OK.

Thank you.

Maurie Traylor

24.2



25.1



N

**Z-7077/PUD-750**  
19-13 07

Feet  
0 100 200

25.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7077/PUD-750**

**TRS 9307**

**Atlas 13**

**CZM 37**

**PD-6 CD-4**

**TMAPC Hearing Date:** March 5, 2008

**Applicant:** James W. Lane, Jr.

**Tract Size:** .5± acres

**ADDRESS/GENERAL LOCATION:** North of northwest corner of East 17<sup>th</sup> Street and South Lewis Avenue

**EXISTING ZONING:** RS-3/HP

**EXISTING USE:** Residential

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970, established RS-3 zoning for the subject property. Ordinance number 17141. dated March 24, 1989 established the HP zoning on the subject property.

**PROPOSED ZONING:** OL/HP/PUD

**PROPOSED USE:** Light office

**RELEVANT ZONING HISTORY:**

**Z-6985 January 2008:** All concurred in approval of a request for rezoning a .19+ acre tract of land from RS-3 to OL on property located on the southeast corner of East 16<sup>th</sup> Street and South Lewis Avenue.

**Z-6934 February 2004:** An application to rezone a lot located on the southeast corner of East 17<sup>th</sup> Place and South Lewis from RS-3 to OL was withdrawn by the applicant prior to TMAPC hearing.

**Z-6635 May 1998:** All concurred in approval of a request to rezone an area that included several residential and office zoned lots lying on the south side of the Broken Arrow Expressway, east of South Lewis Avenue to South Atlanta Avenue on the east from RS-3 and OL to CS for a large chain grocery store.

**Z-6212 May 1989:** All concurred in approval of a request to zone the Gillette neighborhood with HP supplemental zoning overlay. This request included properties lying south of 15<sup>th</sup> Street and those lots fronting South Yorktown on the west; including those lots fronting South Gillette Avenue on the east to East 17<sup>th</sup> Street on the south.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .one-half acre in size and is located north of the northwest corner of East 17<sup>th</sup> Street and South Lewis Avenue. The property appears to be in single-family residential use and is zoned RS-3/HP.

**STREETS:**

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

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses (one of which is under appeal as part of the 15<sup>th</sup> and Lewis Study), zoned RS-3; on the north by a single-family residence, zoned RS-3; on the south by single-family residential uses, zoned RS-3; and on the west by single-family residential uses, zoned RS-3.

**RELATIONSHIP TO THE LEWIS STUDY (15<sup>TH</sup> AND LEWIS STUDY):**

The Lewis Study designates this area as the North-Area study area. According to the Lewis Study additional commercial zoning within the entire study area would be inappropriate. However, the requested OL zoning and subsequent required PUD request is in accord with the recommendations and requirements of the Lewis Study and retains the residential character of the study area and ensures compatibility with the surrounding residential uses.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Area C of the Cherry Street Special Consideration Area and Low Intensity-Residential land use. According to the Zoning Matrix, the requested OL/HP zoning **may be found** in accord with the Plan because of its location within a Special Consideration Area. Provisions of the Cherry Street Study call for development and redevelopment to enhance and be compatible with the existing land use and historic character of the neighborhood, provision of rigorous code enforcement and a pedestrian way/bikeway that is compatible with adjacent residential neighborhoods. The recent 15<sup>th</sup> Street and Lewis Study recommended use of the PUD for any rezoning fronting onto South Lewis Avenue, among other things. That study has been adopted by the TMAPC and City Council.

**STAFF RECOMMENDATION FOR ZONING:**

Based on the Cherry Street Study, existing development, surrounding uses and the recent 15<sup>th</sup> Street/Lewis Study, staff can support office zoning on these properties if the accompanying PUD-750 or some variation of it is also approved.. Staff therefore recommends **APPROVAL** of OL/HP zoning for Z-7077.

**STAFF RECOMMENDATION FOR PUD:**

PUD-750 is a .62 acre (+/-) tract located on the west side of Lewis Avenue, approximately 100-feet north of 17<sup>th</sup> Street South. The proposed PUD is currently platted as Lots 13, 14, and 15, Block 1 – Hoppings Addition and are addressed as 1552, 1602 and 1606 South Lewis Avenue respectively. Lots 13 and 14 have existing residential structures while lot 15 is currently vacant.

PUD-750 and concurrent zoning application Z-7077 propose to change the underlying zoning for the three lots from RS-3 to OL so the existing structures may be utilized for office uses. Lot 15 (proposed Development Area B) would be developed as an office use within an anticipated three-year period. With the exception of maintenance repairs and ordinary upkeep, the existing structures on lots 13 and 14 (proposed Development Area A) would remain relatively untouched to retain the residential character of the neighborhood per recommendation of the Lewis Study. Another requirement of the Lewis Study states rezoning applications in the Study area must be accompanied by the development of a PUD, "until an appropriate special zoning district – the preferred method – is adopted".

The applicant's concept development plan has been reviewed against the "Design Guidelines" as recommended in the Lewis Study and adopted by the Tulsa City Council on August 2, 2007. The applicant's concept development plan has been found to be in accord with those recommendations. The Lewis Study Design Guidelines text will be made a condition of approval of PUD-750.

The proposed concept development plan is within all permissible floor area, building height, screening and landscaping requirements. Existing sidewalks will remain and be maintained by the land owner. Access to the site is provided from one access point to each site. There are no additional curb cuts proposed and none are permitted per the Lewis Study.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code as well as the Lewis Study. Based on the following conditions, staff finds PUD-750 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 and the Lewis Study.

Therefore, staff recommends **APPROVAL** of PUD-750 subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. The Lewis Study Design Guidelines and Alternatives be made a condition of approval and are included below.
3. Development Standards:

#### DEVELOPMENT AREA A

AREA:	.41 acres gross	18,050 sf gross
	.33 acres net	14,550 sf net

#### PERMITTED USES:

Permitted OL District Uses include and are limited to: Accountants Office, Advertising Agency, Architect's Office, Artist's Studio, Computing Service, Counselor or Counseling Office, Data Processing Service, Drafting Service, Engineer Office, Interior Design Consultant (no retail sales), Law Offices, Photography Studio, Studio or School for Teaching Language or Business, Studio or School for teaching Handcrafted Visual Fine Arts such as Painting/Pottery/Sculpture; Use Unit 10, Off-Street Parking Areas as an accessory use only.

#### SPECIAL EXCEPTION USES PERMITTED AS PRIMARY USES:

Single-family dwelling; Duplex Dwelling; and Townhouse Dwellings

MAXIMUM BUILDING FLOOR AREA: 5,415 SF (.3 FAR)

25.5

MAXIMUM BUILDING HEIGHT (Not to exceed two stories): 35 FT

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code. Parking must be located to the side and/or rear of buildings and must be located behind the front building line.

MINIMUM BUILDING SETBACKS:

From the centerline of Lewis Avenue	60 FT
From the north boundary of Development Area A	10 FT
From the West Boundary of the PUD	10 FT
Existing Building Setback from the west boundary of the PUD for lot 13	5 FT

LANDSCAPED AREA:

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscaped open space and the street yard shall be landscaped in accord with the Landscape Chapter of the Zoning Code and shall include at least five feet of landscape area on the east side of the eight-foot screening fence located on the west boundary.

LIGHTING:

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

SCREENING:

All parking and boundaries abutting a residential district shall be screened from such residential district by the erection of an 8' masonry wall or privacy fence per Draft Design Guideline #4 of the Lewis Study (below). The masonry wall or privacy fence shall have masonry pilasters and landscaping. Material used for privacy fences shall be opaque in nature, to completely screen any view of adjacent residential uses.

TRASH CONTAINERS:

Outside trash containers are restricted to that which is typical for single-family residential areas, and must be screened from view of any person standing at ground level.

SIGNS:

25.6

Signs shall be limited to one (1) ground sign or one (1) wall sign per lot, not to exceed six (6) square feet of display surface area. Any ground sign shall not exceed 4-feet in height. Illumination of any sign is prohibited. Banners or temporary signs related to the property's business are prohibited.

#### ACCESS AND PEDESTRIAN CIRCULATION:

No additional curb cuts will be permitted onto Lewis Avenue. At the time of detail site plan review a Pedestrian Circulation Plan shall be submitted.

#### PERMITTED HOURS OF OPERATION:

Hours of operation for permitted Office Light (OL) uses shall be limited to 7:00 am to 7:00 pm.

#### DEVELOPMENT AREA B

AREA:	.2 acres gross	9,025 sf gross
	.16 acres net	7,275 sf net

#### PERMITTED USES:

Permitted OL District Uses include and are limited to: Accountants Office, Advertising Agency, Architect's Office, Artist's Studio, Computing Service, Counselor or Counseling Office, Data Processing Service, Drafting Service, Engineer Office, Interior Design Consultant (no retail sales), Law Offices, Photography Studio, Studio or School for Teaching Language or Business, Studio or School for teaching Handcrafted Visual Fine Arts such as Painting/Pottery/Sculpture; Use Unit 10, Off-Street Parking Areas as an accessory use only.

#### SPECIAL EXCEPTION USES PERMITTED AS PRIMARY USES:

Single-family dwelling; Duplex Dwelling; and Townhouse Dwellings

MAXIMUM BUILDING FLOOR AREA: 2,707 SF

MAXIMUM BUILDING HEIGHT (Not to exceed two stories): 35 FT

#### OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code. Parking must be located to the side and/or rear of buildings and must be located behind the front building line.

#### MINIMUM BUILDING SETBACKS:

25.7

From the centerline of Lewis Avenue	60 FT
From the South boundary of Development Area B	10 FT
From the West Boundary of the PUD	10 FT

#### LANDSCAPED AREA:

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscaped open space and the street yard shall be landscaped in accord with the Landscape Chapter of the Zoning Code and shall include at least five feet of landscape area on the east side of the eight-foot screening fence located on the west boundary.

#### LIGHTING:

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

#### SCREENING:

All parking and boundaries abutting a residential district shall be screened from such residential district by the erection of an 8' masonry wall or privacy fence per Draft Design Guideline #4 of the Lewis Study (below). The masonry wall or privacy fence shall have masonry pilasters and landscaping. Material used for privacy fences shall be opaque in nature, to completely screen any view of adjacent residential uses.

#### TRASH CONTAINERS:

Outside trash containers are restricted to that which is typical for single-family residential areas, and must be screened from view of any person standing at ground level.

#### SIGNS:

Signs shall be limited to one (1) ground sign or one (1) wall sign per lot, not to exceed six (6) square feet of display surface area. Any ground sign shall not exceed 4-feet in height. Illumination of any sign is prohibited. Banners or temporary signs related to the property's business are prohibited.

#### ACCESS AND PEDESTRIAN CIRCULATION:

No additional curb cuts will be permitted onto Lewis Avenue. At the time of detail site plan review a Pedestrian Circulation Plan shall be submitted.

#### PERMITTED HOURS OF OPERATION:

Hours of operation for permitted Office Light (OL) uses shall be limited to 7:00 am to 7:00 pm.

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, pedestrian and vehicular circulation, 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 lot shall be approved by the TMAPC and installed prior to issuance of any occupancy permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to 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. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard or building-mounted light shall exceed 14 feet in height on the east 80 feet of Development Area A, and 20 feet on the remaining development. All lighting must comply with the Kennebunkport formula and the design guidelines of the Lewis Study.
9. 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, stormwater drainage structures and any required detention areas serving a lot have been installed in accordance with approved plans prior to issuance of an occupancy permit on that lot.

This property is located in the upper reaches of the Crow Creek Drainage Basin with flooding downstream of this site. The additional stormwater drainage runoff created by the Development of a Commercial Site cannot be drained to adjacent residential areas. No building or occupancy permits permitted until adequate stormwater drainage is approved by the appropriate City Official.

10. No building permit shall be issued until the platting 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/County] beneficiary to said covenants that relate to PUD conditions.

25.9

11. Any proposed development is subject to the review of the Tulsa Historic Preservation Commission staff, to determine if a Certificate of Occupancy (COA) is required prior to approval of a detail site plan by the TMAPC. Should a COA be required, no building permit shall be issued until COA has been approved by the Tulsa Historic Preservation Commission and a detail site plan incorporating that approval is approved by the TMAPC.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments (amended 2/21/08):**

**General:** No comments.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** This property is located in the upper reaches of the Crow Creek Drainage Basin, and there is flooding downstream of this site. The additional stormwater drainage runoff created by the Development of a Commercial Site cannot be drained to adjacent residential areas. This PUD does not address any of the related stormwater drainage issues listed above. These issues must be addressed.

**Wastewater:** No comments.

**Transportation:** Sidewalks required along Lewis.

**TMAPC Transportation:**

- MSHP: Lewis Ave, between 11<sup>th</sup> Street S. and 15<sup>th</sup> St. S., is a designated Urban Arterial.
- LRTP: Lewis Ave, between 11<sup>th</sup> Street S. and 15<sup>th</sup> St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

**Traffic:** Lewis Avenue may require additional Right of Way to meet the minimum Right of Way of 35 ft for an Urban Arterial per the Major Street Plan. Commercial driveways shall be a minimum of 24 ft in width for 2-way access.

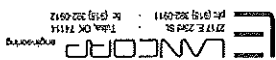
**Historic Preservation:** Any proposed development on site subject to the review of the Tulsa Historic Preservation Commission staff, to determine if a Certificate of Occupancy (COA) is required. Should a COA be required, no building permit shall be issued until COA has been approved by the Tulsa Historic Preservation Commission.

25.10

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.



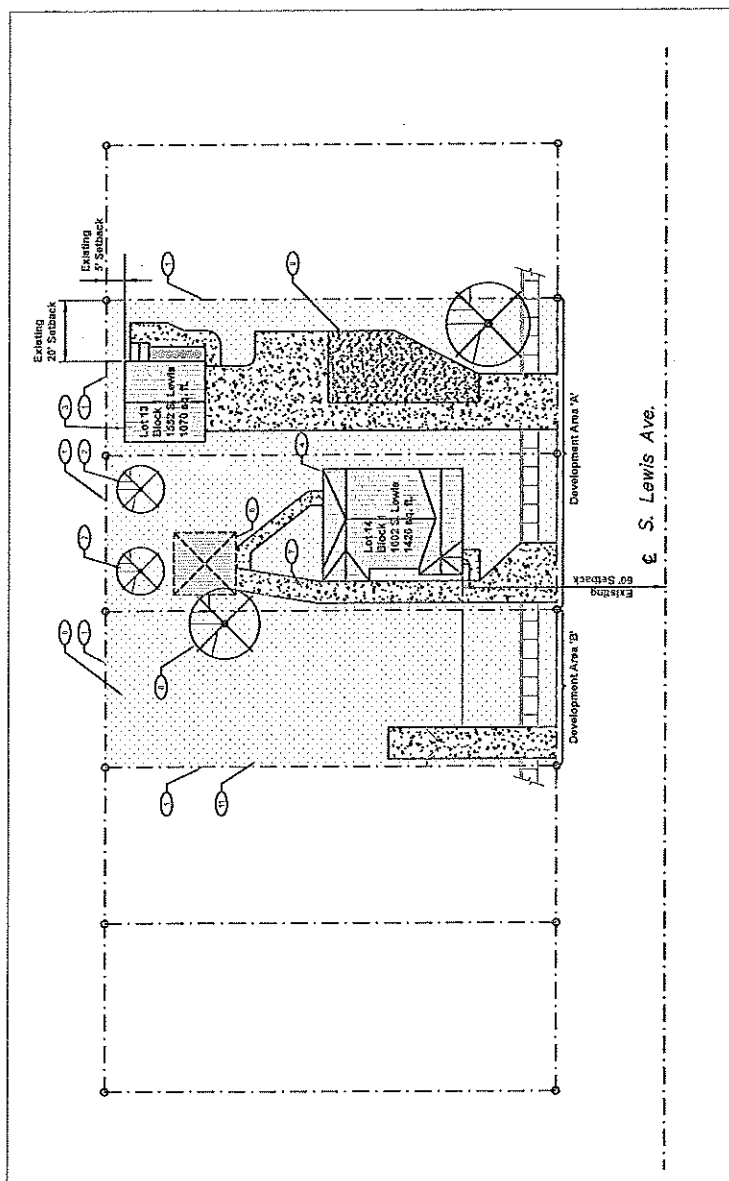
PUD Application #750  
(1552, 1602, & 1608 S. Lewis Ave.)  
Lots 13, 14, & 15  
Block 1, Hopplings Addition  
Tulsa, OK 74104

### Existing Conditions

**EXHIBIT**  
**A**

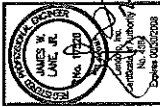
**Keyed Notes:**

- |   |  |
|---|--|
| 2 | Excluding all privacy fence.   |
| 2 | Excluding wood fence.  |
| 2 | Excluding sidewalk - 1602 S. Lake Ave., Lot 13, Block 1, Hopewell Addition, Tulsa, OK 74106-2022, avenue front 0233.00, keep reference 102717944131.   |
| 2 | Excluding sidewalk - 1809 S. Lehigh Ave., Lot 14, Block 1, Hopewell Addition, Tulsa, OK 74106-2022, avenue front 0233.00, keep reference 102717944131. |
| 2 | Excluding sidewalk - 1200 S. Lehigh Ave., Lot 15, Block 1, Hopewell Addition, Tulsa, OK 74106-2022, avenue front 0233.00, keep reference 102717944131. |
| 2 | Excluding calcified sample.  |
| 2 | Excluding driveway.  |
| 2 | Excluding Magnolia tree.   |
| 2 | Excluding gravelled area.  |



**1** EXISTING CONDITIONS  
1" = 20'-0"  
NORTH

25.12



**LMV CORP**  
 2717 E. 23rd St. Tulsa, OK 74114  
 Tel: (918) 322-0911 Fax: (918) 322-0912  
 Engineering

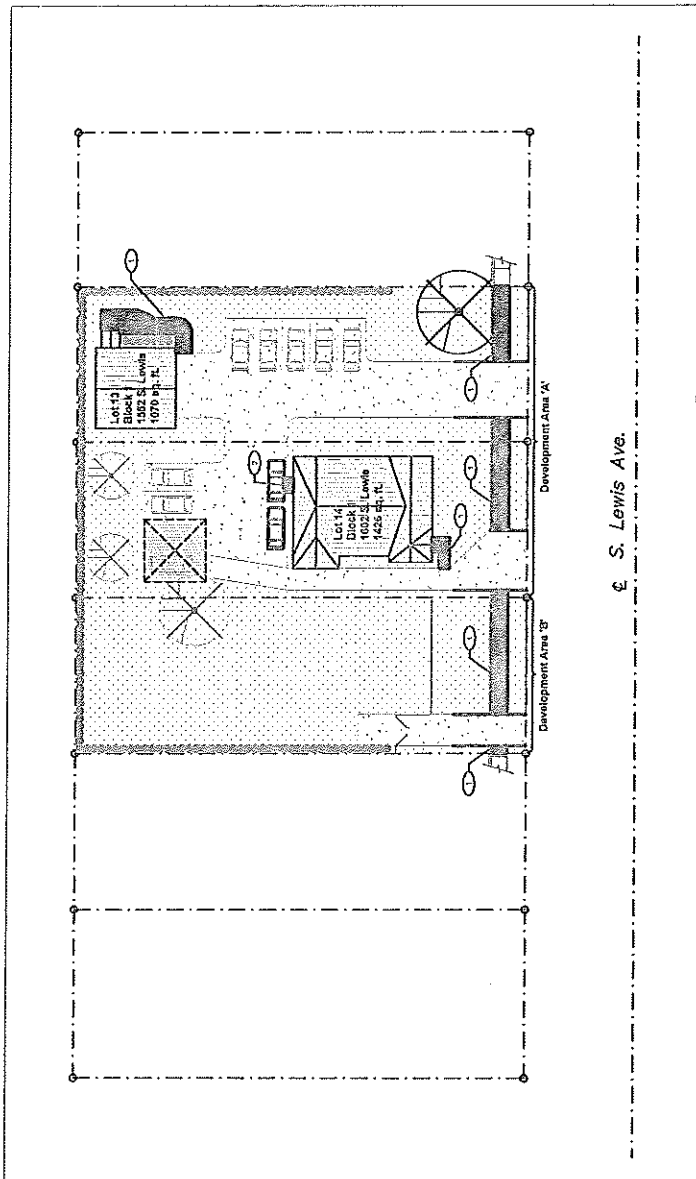
**PUD Application #750**  
 Block 1, Hoppings Addition  
 Lots 13, 14, & 15  
 (1552, 1602, & 1608 S. Lewis Ave.)  
 Tulsa, OK 74104

DATE	BY	REVISION
04/27/20	AW	1.0
05/08/20	AW	2.0
05/08/20	AW	3.0
05/08/20	AW	4.0
05/08/20	AW	5.0
05/08/20	AW	6.0
05/08/20	AW	7.0
05/08/20	AW	8.0
05/08/20	AW	9.0
05/08/20	AW	10.0

Access & Pedestrian  
 Circulation Plan

**EXHIBIT B**

**Keyed Notes:**  
 Existing sidewalk.  
 New sidewalk.



**Access & Pedestrian Circulation Plan**  
 1" = 20'-0"  
 NORTH

25.13

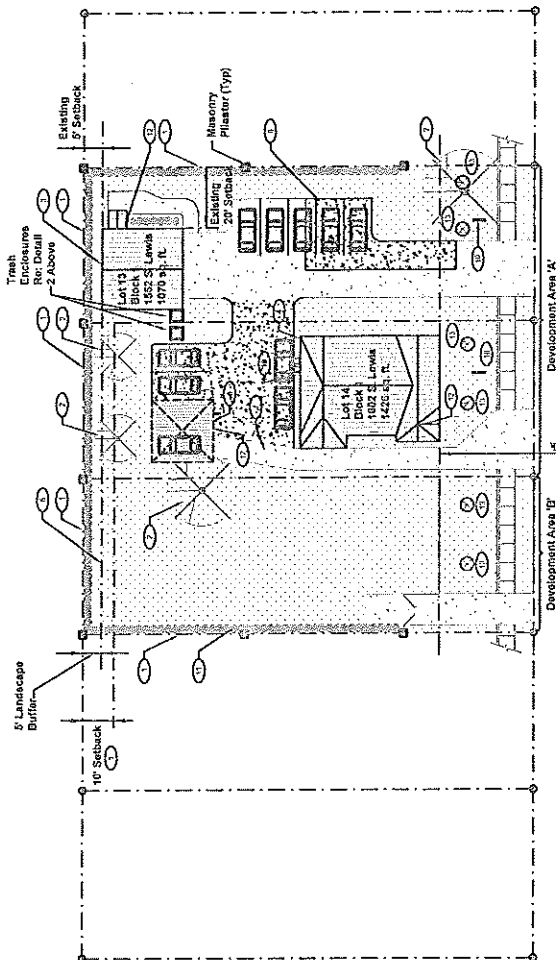


1	Existing 3rd driveway to be removed.
2	Existing tree to be removed.
3	Existing structure - 1552 0. Lewis Ave. Addition, Tulsa, OK 74104-4522. Reference: 2007-TINR414522.
4	Existing structure - 1602 0. Lewis Ave. Addition, Tulsa, OK 74104-4522. Reference: 2007-TINR414522.
5	Existing empty lot - 1006 0. Lewis Ave. Addition, Tulsa, OK 74104-4522. Reference: 2007-TINR414522.
6	Existing lot to be removed.
7	Existing lot to be removed.
8	New concrete overlay of existing gravel lot 13 to be removed. New gravel lot 13 to be resurfaced 6" thick.
9	New asphalt, not to exceed 6" thick for lot 13 to be removed. New gravel lot 13 to be resurfaced 6" thick. Consider Special District Plan.
10	New 18" storm sewer 75' to be installed.
11	Existing residential water seach for lot 13 to be removed.
12	New tree is needed yard 1" per 100'.

8 X 3 1/2 CEDAR PICKETS  
STYLED 4 LUMBER



ELEVATION - TRASH ENCLOSURE



t S. Lewis Ave.

**1 SITE & LANDSCAPE PLAN**  
1" = 20'-0"  
NORTH

$$1^{\text{st}} = 20.5^{\circ}$$

25.14

**ELNCOMP**  
 Engineering  
 217 E. 2nd St.  
 Tulsa, OK 74104  
 PE (PA) 2024911    PE (PA) 2024912

**PUD Application #750**  
 (1552, 1602, & 1608 S. Lewis Ave.)  
 Block 1, Hopkings Addition  
 Tulsa, OK 74104

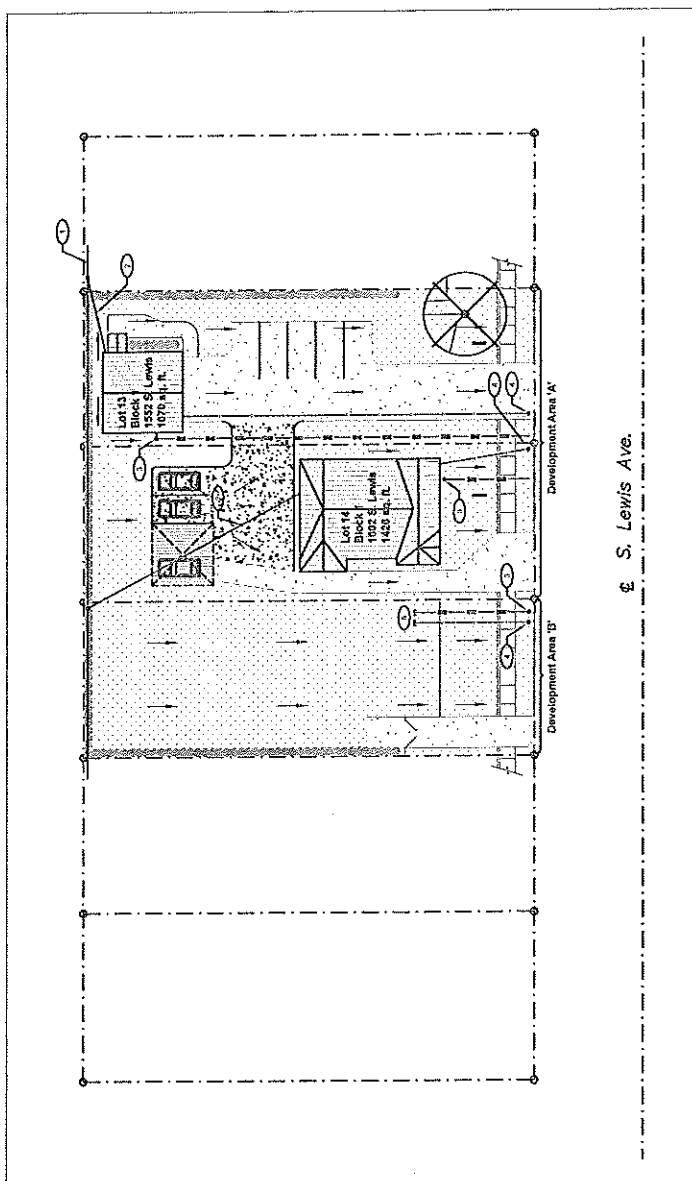
NO.	DATE	BY	DESCRIPTION
1	02/22/20	JAL	DESIGNED BY
2	02/22/20	JAL	CHECKED BY
3	02/22/20	JAL	APPROVED BY

**EXHIBIT D**

Conceptual Site Plan  
 Parking Option 2

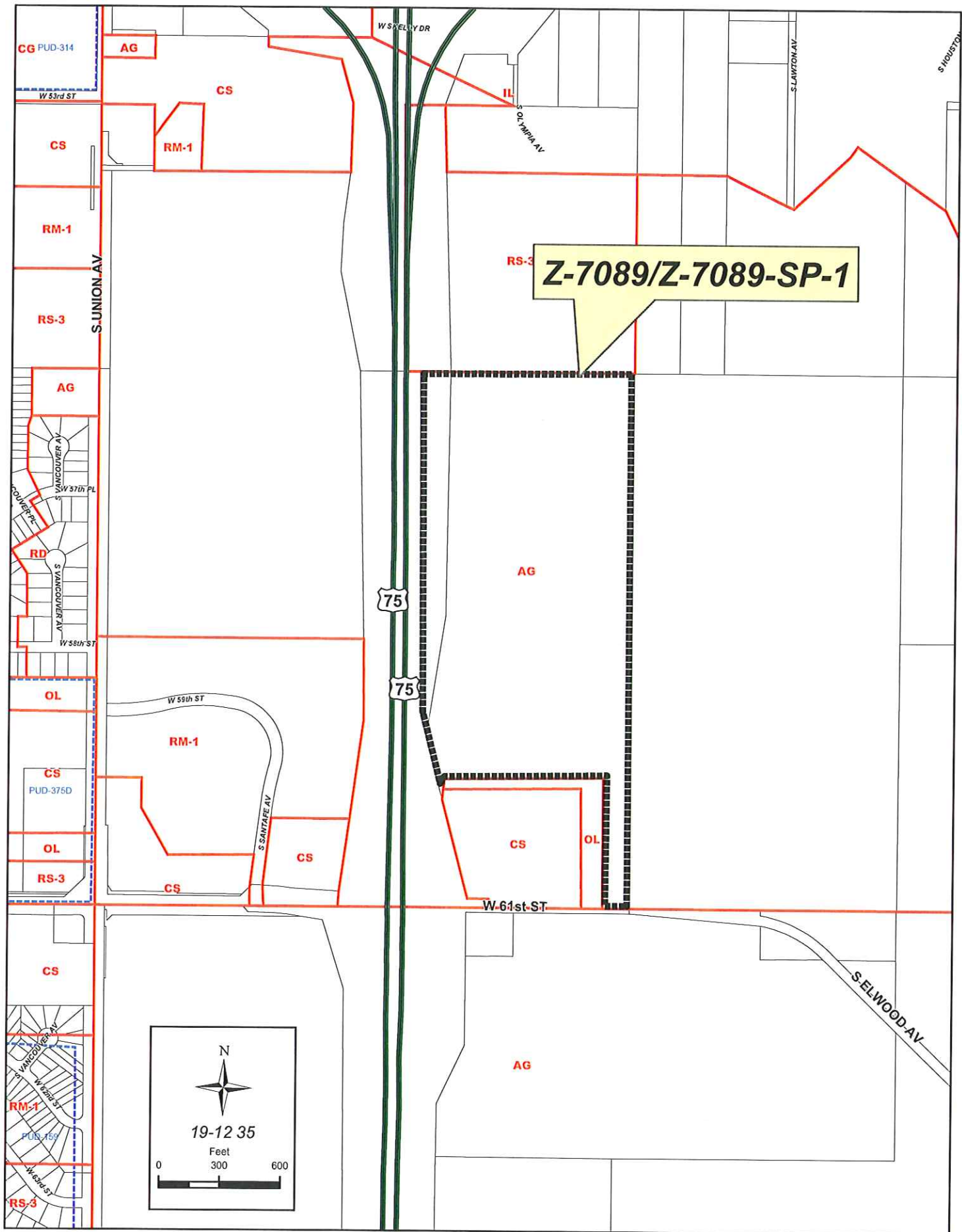
**Keyed Notes:**

- ① Existing overhead electrical, telephone, and cable lines.
- ② Existing overhead electrical, telephone, and cable drops to existing structure.
- ③ Existing gas meter.
- ④ Existing water meter.
- ⑤ Existing structures terminated and capped after previous structure was demolished.



**1 UTILITIES & DRAINAGE**  
1" = 30'-0"

25.15



26.1



N  
Z-7089 /  
Z-7089-SP-1  
19-12 35  
Feet  
0 200 400

SUBJECT  
TRACT



26.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7089/Z-7089-SP-1**

**TRS 9235**

**Atlas 667/774**

**CZM 46**

**PD-8 CD-2**

**TMAPC Hearing Date:** March 5, 2008

**Applicant:** Roy D. Johnsen

**Tract Size:** 50.46± acres

**ADDRESS/GENERAL LOCATION:** Northeast corner of West 61<sup>st</sup> Street South and Highway 75 South

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

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

**PROPOSED ZONING:** CO

**PROPOSED USE:** Mixed use

**RELEVANT ZONING HISTORY:**

**PUD-375-E August 2007:** All concurred in approval of a request for a proposed Major Amendment to a PUD on a 62.38± acre tract of land to add 30 acres to Development Area A and to establish permitted uses and standards for the expanded Development Area on property located west of the northwest corner of West 61<sup>st</sup> Street and South Union Avenue.

**Z-6001-SP-2/PUD-648-A June 2007:** All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with 6 development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71<sup>st</sup> Street South and Highway 75 South and south of subject property.

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets and south of subject property.

**PUD-375-D January 2005:** All concurred in approval of a proposed Major Amendment to Planned Unit Development to add Use Unit 5 to allowed uses for church and church related uses including missionary housing on a 25± acre tract of land on property located on the northwest corner of West 61<sup>st</sup> Street South and South Union Avenue, subject to a screening fence or open landscaping along the north boundary being determined during the detail site plan review.

26.4

**PUD-375-C December 2003:** Approval was granted for a major amendment to delete office development areas, reduce and reconfigure commercial development areas and established multifamily development area on the remaining property.

**PUD-375-B October 2003:** A request for a major amendment to the PUD to add an additional 10+ acre tract that abutted the PUD on the west, to the original PUD-375 in order to increase the school campus area. New development standards and approval to add school and accessory school uses was approved.

**Z-6001-SP-1/PUD-648 May 2001:** A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71<sup>st</sup> Street and U. S. High 75 South and south of the subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

**Z-6633 June 1998:** A request to request for rezoning a 27.5+ acre tract of land from RS-3 to IL for industrial or commercial development on property located south of the southeast corner of I-44 and Highway 75 South and north of subject property, was approved for the north 330 feet.

**PUD-375-A March 1989:** All concurred in approval of a major amendment to PUD-375 to expand the existing Riverfield Country School located on the westerly 32.9+ acres of the PUD. This was approved subject to conditions and amended development standards.

**PUD-375 October 1984:** Approval was granted for a Planned Unit Development on a 112+ acre tract located on the northwest corner of West 61<sup>st</sup> Street and South Union. The PUD approved varied housing types, offices, commercial shopping and open space.

**Z-4594 March 1974:** A request for rezoning a 52+ acre tract of land from AG to CG on the subject property located on the northeast corner of West 61<sup>st</sup> Street South and Highway 75 South was denied. However all concurred in approval of a 10+ acre node to be zoned CS with the north 50 feet and east 100 feet to be zoned OL on property located and abutting the subject property on the south and east.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 50.46+ acres in size and is located northeast corner of West 61<sup>st</sup> Street South and Highway 75 South. The property appears to be vacant and wooded and is zoned AG.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
West 61 <sup>st</sup> Street South	Secondary Arterial	100'	2

**UTILITIES:** The subject tract will need to connect to existing municipal water and sewer as indicated on applicant's attached exhibits G and H.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land and the Turkey Mountain Wilderness Area, zoned AG; on the north by vacant land and the Westside

26.5

YMCA zoned RS-3; on the south by vacant land, zoned OL and CS, and 61<sup>st</sup> Street South; and on the west by U.S. Highway 75, zoned AG, and across the highway by a multifamily residential development, zoned RM-1, and Bales Park, zoned AG.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Special District. According to the Zoning Matrix, the requested CO zoning **may be found** in accord with the Plan.

**STAFF RECOMMENDATION FOR ZONING:**

This area is rapidly developing and with appropriate guidelines, will meet the definition and intent of a corridor. Design of the development must include a Corridor Collector street and access will be important to Bales Park, the apartment development, the Turkey Mountain Wilderness Area and River Parks. Consideration should also be given to allowing opportunity for access to the YMCA facility to the north by the Corridor Collector street.

If the TMAPC is inclined to approve the requested rezoning, staff should be directed to prepare a Plan map amendment to indicate the subject property as being in a Corridor District.

**STAFF RECOMMENDATION FOR CORRIDOR DEVELOPMENT PLAN:**

This site comprises 50.46 acres of net land situated north and east of the northeast corner of the intersection of Highway 75 and West 61<sup>st</sup> Street South, in the City of Tulsa, Oklahoma. Immediately adjacent to the south of the development tract is 10.86 acres (identified as "existing zoned tract" on applicant's Exhibit A), which is located at the immediate corner of the intersection and is presently zoned CS (8.54 acres) and OL (2.32 acres) and is intended for conventional retail development. This 10.86 acre tract is not included in the Corridor Site Plan.

Both tracts on applicant's Exhibit A are in common ownership and development will be coordinated. There is a planned north/south collector street system providing both tracts shared access to and from 61<sup>st</sup> Street as required. The proposed CO Tract and the CS/OL Tract together have approximately 2615 feet of frontage on Highway 75 and approximately 815 feet of frontage on 61<sup>st</sup> Street.

The proposed development concept is a mixed use development principally intended for retail and office uses, with provision for multifamily and office warehouse facilities as well. The proposed development is consistent with the development of other corridor properties in the vicinity and along Highway 75 at 71<sup>st</sup> Street and 81<sup>st</sup> Street, including Tulsa Hills and the Olympia Medical Park.

The tract is presently zoned AG Agriculture and concurrently herewith an application Z-7089 has been filed to request the rezoning of the property to a CO, Corridor District designation.

The applicant is submitting this Corridor Site Plan to establish a conceptual site plan with designation of development areas, allocation of uses and intensity of uses and development standards and conditions to be followed by detailed corridor district site plans of each phase of development submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

26.6

Contingent upon the TMAPC's recommendation for approval of the re-zoning application Z-7089 for CO zoning and their recommendation to amend the District Plan; and based upon the proposed Development Concept and Standards as modified by staff, staff finds Z-7089-SP-1 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7008-SP-1 subject to the following conditions as modified by staff:

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

**Development Area A (Expressway Frontage Retail/Office)**

Gross Land Area	23.90 acres 1,041,084 square feet
-----------------	--------------------------------------

**Permitted Uses:**

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities; and uses customarily accessory to permitted principal uses.

**Maximum Building Floor Area**

Use Units 11, 12, 13, 14 and 19 excepting hotel/motel use (.25 FAR):	260,271 sq. ft.
---	-----------------

Use Units 19 limited to hotel/motel uses not to exceed 10 site acres (.60 FAR):	261,360 sq. ft.
--	-----------------

Maximum Building Coverage:	30 % of net lot area
----------------------------	----------------------

**Minimum Building Setbacks:**

From center line ODOT frontage road:	
Office and Research Buildings	100 ft.
Hotels and Motels	100 ft.
All other Commercial Buildings	200 ft.
From right of way of corridor collector street	120 ft.
From north boundary of area A	20 ft.*
From east boundary of area A	20 ft.
From south boundary of area A	20 ft.
From interior lot line	10 ft.

*\*Plus two (2) feet of additional setback for each 1-foot of building height exceeding 15 feet.*

Maximum Building Height:	65 ft.
Off-street Parking:	As required by the applicable use unit.
Minimum Landscaped Area	10% of net lot area

**Lighting:**

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 25 feet in height.

**Signs:**

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.
- (b) Two project identification ground signs, to be located along the Highway 75 frontage not exceeding 35 feet in height and 500 square feet of display surface area.
- (c) Two center tenant directional signs along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the corridor collector street not exceeding 8 feet in height and 64 square feet of display surface area.

**Development Area B (Residential/Retail/Office-Warehouse)**

Gross Land Area	26.56 acres 1,156,953 sq. ft.
-----------------	----------------------------------

**Permitted Uses:**

Uses permitted by right within Use Unit 8 - Multifamily Dwelling and Similar Uses; Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12. - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities; Office/Warehouse uses which may include sales, service and warehousing of business products and household goods,

provided that the exterior storage of materials and merchandise shall be prohibited and service activities shall be conducted within an enclosed building; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area

Use Units 11, 12, 13, 14 and 19  
excepting hotel/motel use (.25 FAR): 289,238 sq. ft.

Use Units 19 limited to hotel/motel uses  
not to exceed 10 site acres (.60 FAR): 261,360 sq. ft.

Office warehouse uses not to exceed  
10 site acres (.50 FAR): 217,800 sq. ft.

Multifamily uses NA

Maximum Building Coverage: 30 % of net lot area

Maximum Number of Dwelling Units  
Not to exceed 15 site acres 450 dwelling units\*

*\*The permitted intensity of residential/care facilities shall be determined by applying a land area per dwelling unit of 1000 square feet of land area/DU.*

Minimum Livability Space per Dwelling Unit 300 sq. ft.

Minimum Building Setbacks:

From centerline of 61<sup>st</sup> Street 135 ft.

From right of way of corridor collector street 20 ft.

From north boundary of area B

Warehouse Uses 20 ft.\*

All Other uses 20 ft.\*\*

From east boundary of area B 50 ft.

From interior lot line 10 ft.

*\* Warehouse buildings shall be setback 1 additional foot for every foot of building height exceeding 20-feet.*

*\*\* Plus 2-feet of setback for each one-foot of building height exceeding 15-feet.*

Maximum Building Height: 65 ft.

Off-street Parking: As required by the applicable use unit.

Minimum Landscaped Area

Nonresidential uses 10% of net lot area

Residential uses 25% of net lot area

26.9

**Lighting:**

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 25 feet in height.

**Signs:**

Business signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the east building walls.
- (b) One project identification ground sign to be located along the 61<sup>st</sup> Street frontage, not exceeding 25 feet in height and 300 feet of display surface area.
- (c) Two center tenant directional signs along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the corridor collector street not exceeding 8 feet in height and 64 square feet of display surface area.
- (e) Residential use signs shall be limited to one identification sign for each residential development not exceeding 8 feet in height and 64 square feet of display surface area.

**General Requirements Development Areas A & B**

**Landscaping**

Landscaping throughout the Corridor District shall meet the requirements of the landscape chapter of the Tulsa Zoning Code.

**Screening**

Any use when located on a lot abutting an R District shall be screened from the abutting R District by the erection and maintenance of an 8' screening wall or fence along the lot line or lot lines in common with the R District.

**Access and Circulation**

Access is to be derived from an interior collector street system having one point of access to 61<sup>st</sup> Street. A Highway 75 frontage road is planned by the ODOT. Each phase of the Corridor District development shall be provided access to the interior collector street system.

26.10

#### Parcelization

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot-split application, subject to the further approval by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

#### Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated. Such allocations shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

#### Site Plan Review

Development areas may be developed in phases and no building permit shall be issued until a corridor district detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

#### Platting Requirement

No building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved corridor district conceptual site plan and the City of Tulsa shall be a beneficiary thereof.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to 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 Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved

26.11

as being in compliance with the approved Corridor Site Plan development standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers) shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.
9. 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.
10. 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 commercial collector public street. The maximum vertical grade of streets shall be ten percent.
11. The City shall inspect all 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.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
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 Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

26.12

**TAC Comments:**

**General:** No comments.

**Water:** A water main extension line will be required. Option "B" of this proposal will require the approval of Public Works Engineering Services. A water line easement will be required on private property where a water main line is extended.

**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.

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.

**Stormwater:** This site has City of Tulsa Mooser Creek Regulatory Floodplain crossing it. The Floodplain and all other Stormwater Drainage issues must be addressed in this Corridor Plan.

**Wastewater:** Sanitary Main Line Extension must be provided to serve the entire project. The sewer line must have sufficient capacity to serve the entire basin. Contact Bob Shelton, 596-9572 to find capacity of 30" downstream that will be tied into. Also, contact Anthony Wilkens, 596-9577 about "option B" approval.

**Transportation:** Sidewalks must be provided in accordance with Subdivision Regulations Section 4.3.

**TMAPC Transportation:**

- MSHP: 61<sup>st</sup> St., between US\_75 and Elwood Ave designated secondary arterial.
- LRTP: US-75, between I-44 and 61<sup>st</sup> St. S., planned 6 lanes. 61<sup>st</sup> St., between US\_75 and Elwood Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: Trail/Sidewalk/Bikeway is planned to ultimately connect Bales Park to Turkey Mountain. Request that Sidewalk along 61<sup>st</sup> be constructed to trail width, (10 ft.)
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

**Traffic:** The major entry of the unnamed Collector Street shall provide a minimum of two outbound lanes.

The curvilinear Collector Street shall intersect 61st Street at least 550 ft east of the center of the North Bound off-ramp (approximately as shown).

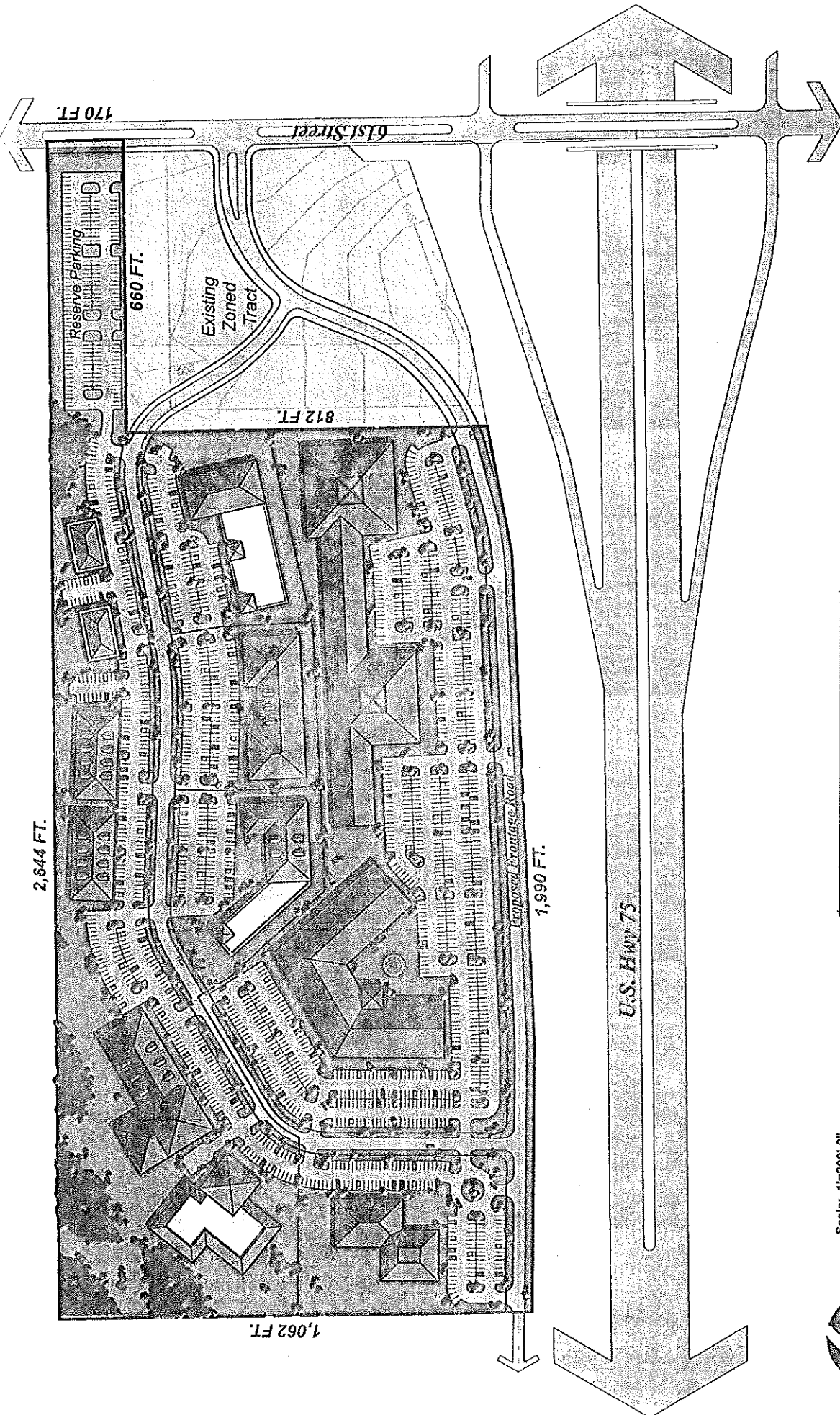
**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

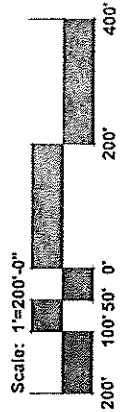
3/5/08

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# Exhibit A

## Conceptual Site Plan

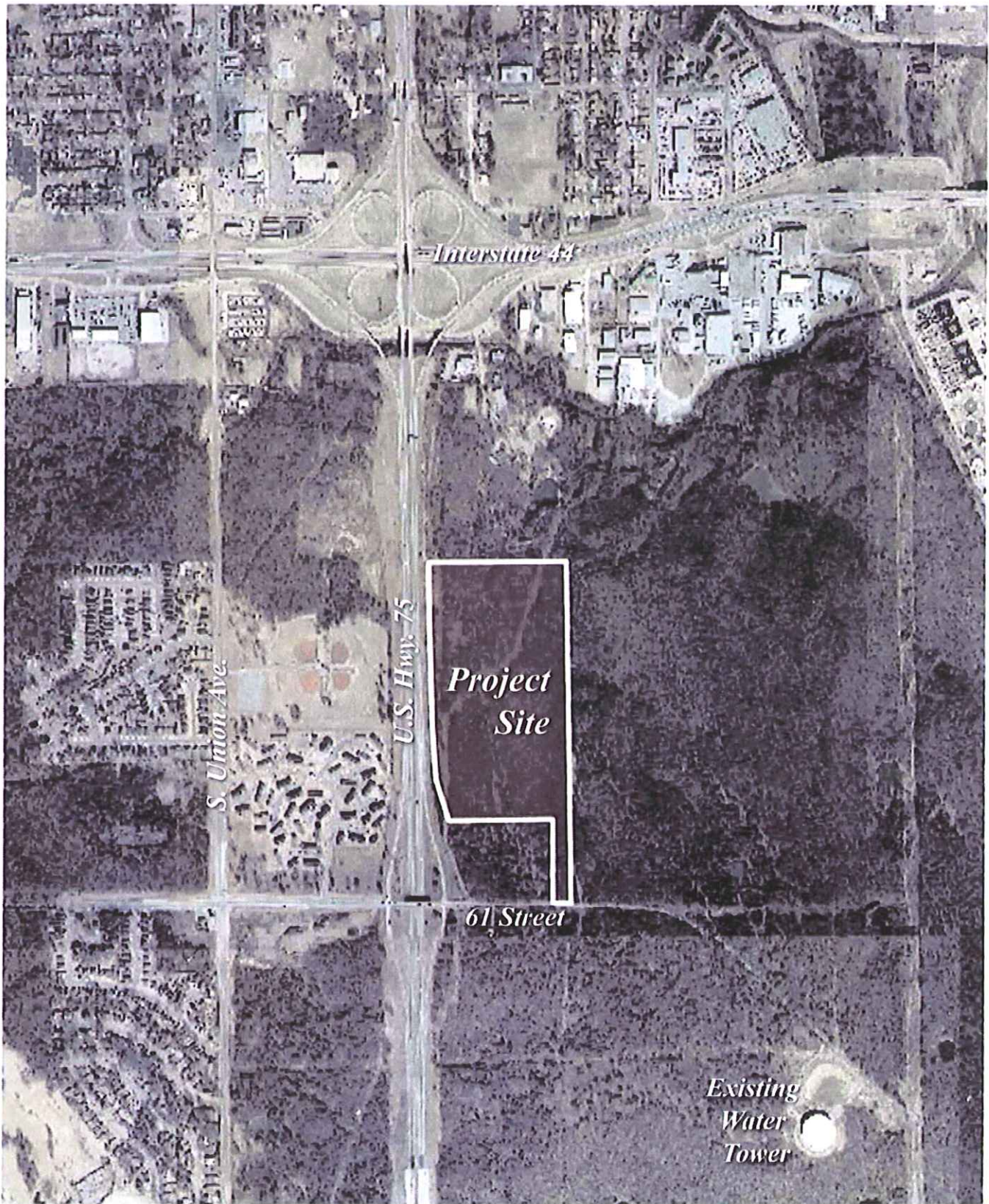


**Pittman Poe**  
 & ASSOCIATES, INC.  
 Land & Real Estate Consultants, Land Planning,  
 Zoning, Land Architecture, A Site Design  
 Firm  
 10000 Highway 75, Suite 200  
 Dallas, Texas 75243  
 Phone: 972.344.1000 Fax: 972.344.1001  
 Email: info@pittmanpoe.com Website: www.pittmanpoe.com

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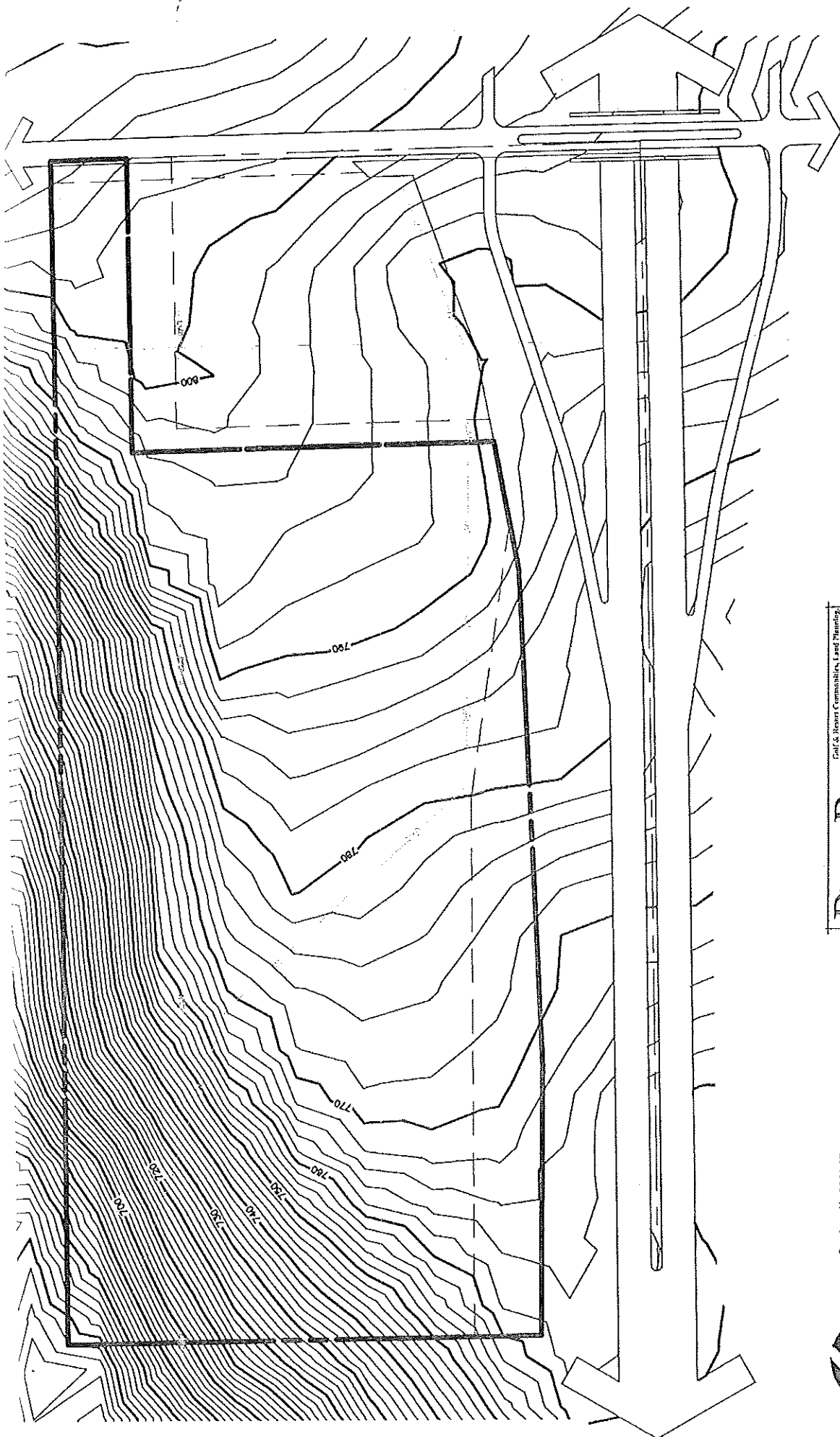




0 750 FT 1500 FT.

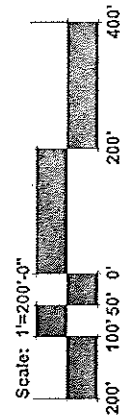
# ***Exhibit C*** ***Area Aerial Photo***

26.16

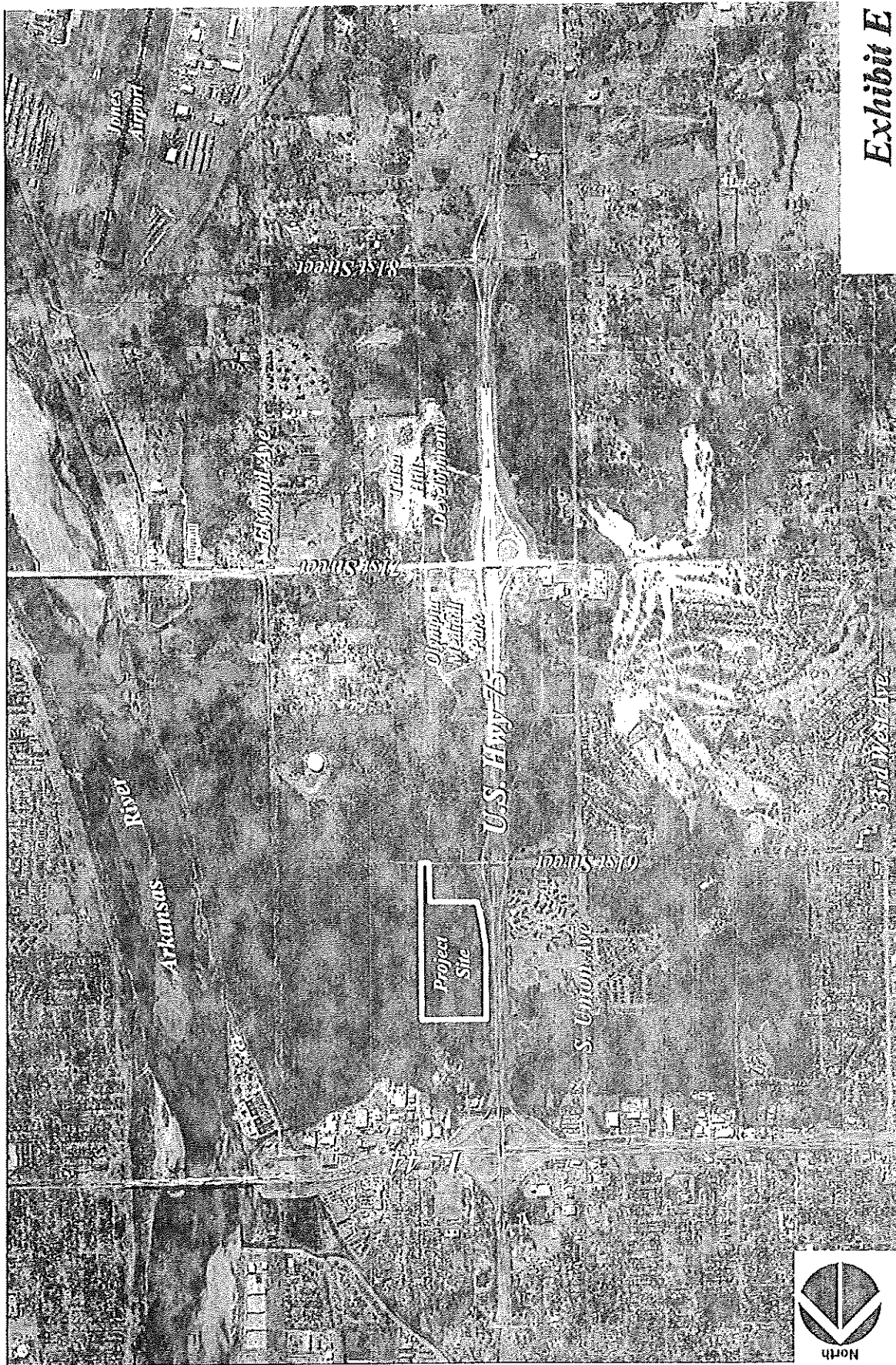


# **Exhibit D** **Existing Topography**

**Pittman Poe**  
**& ASSOCIATES, INC.**  
Civil & Surveying Engineers  
1000 W. 10th Street, Suite 100  
Tulsa, Oklahoma 74107  
Phone: 918.336.8553 Fax: 918.336.8551  
www.pittmanpoe.com  
#4991 12/05/07

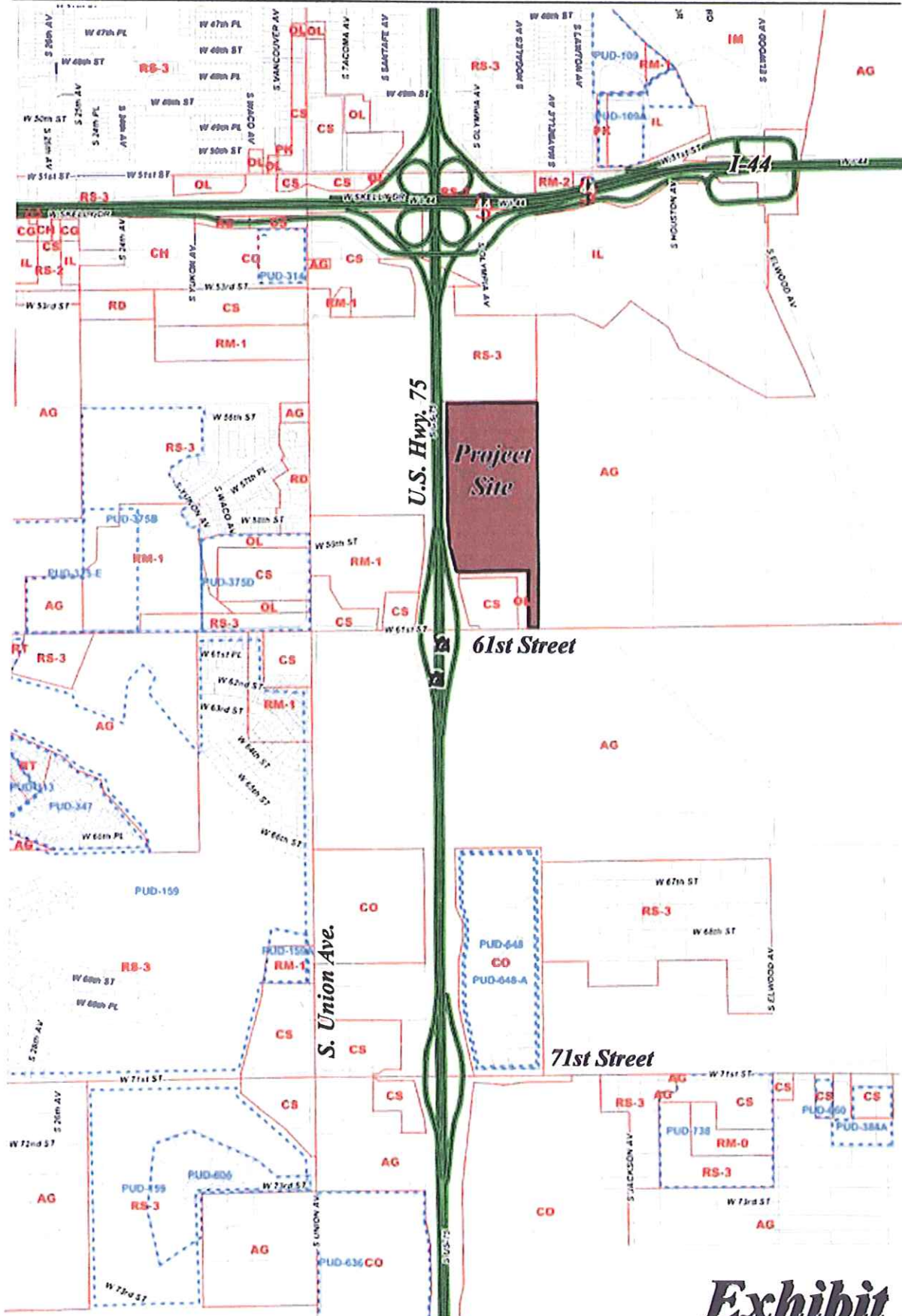


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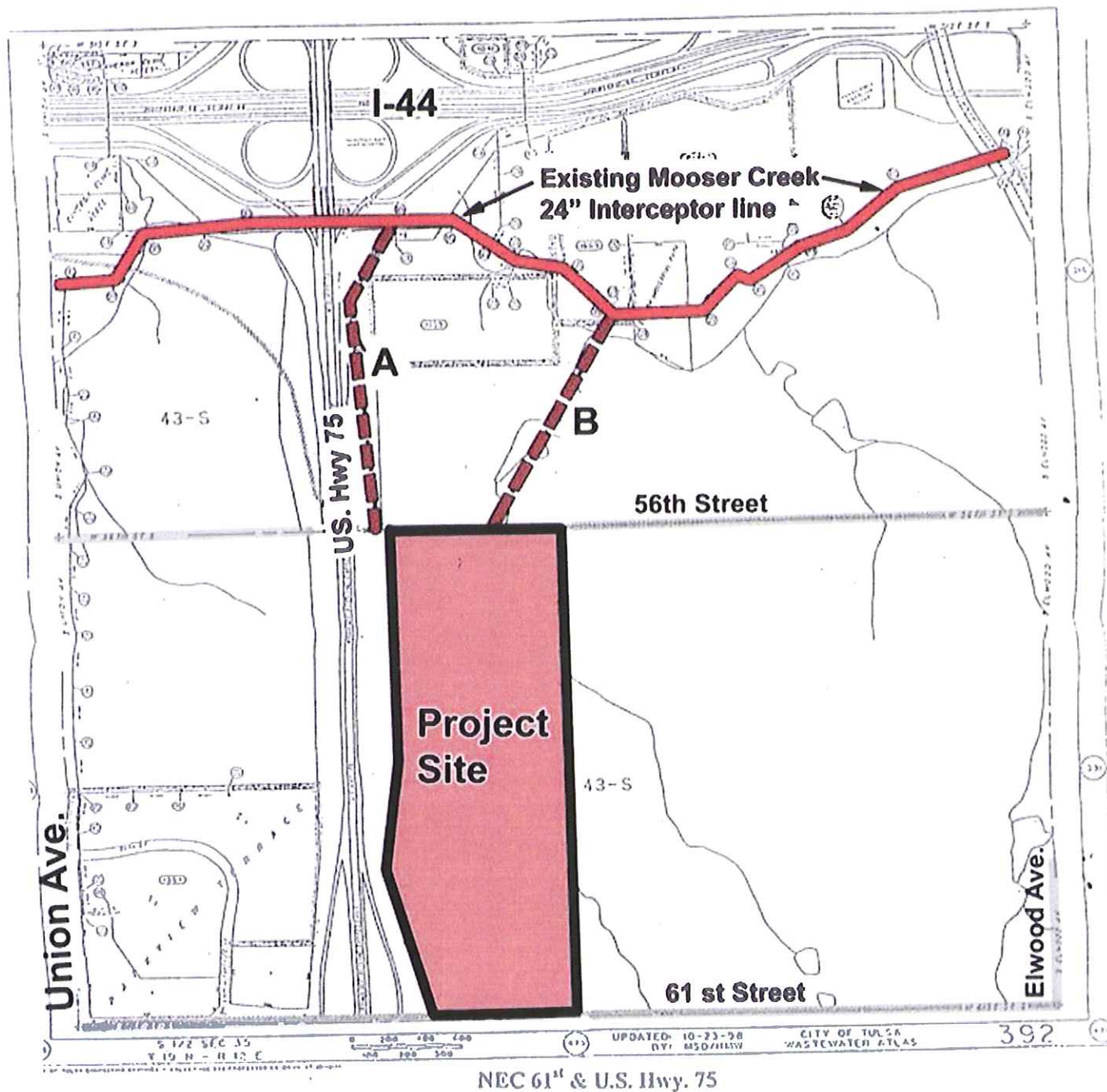
**Exhibit E**  
**Proximity Map**

26.18



# **Exhibit F** **Surrounding Zoning**

26.19

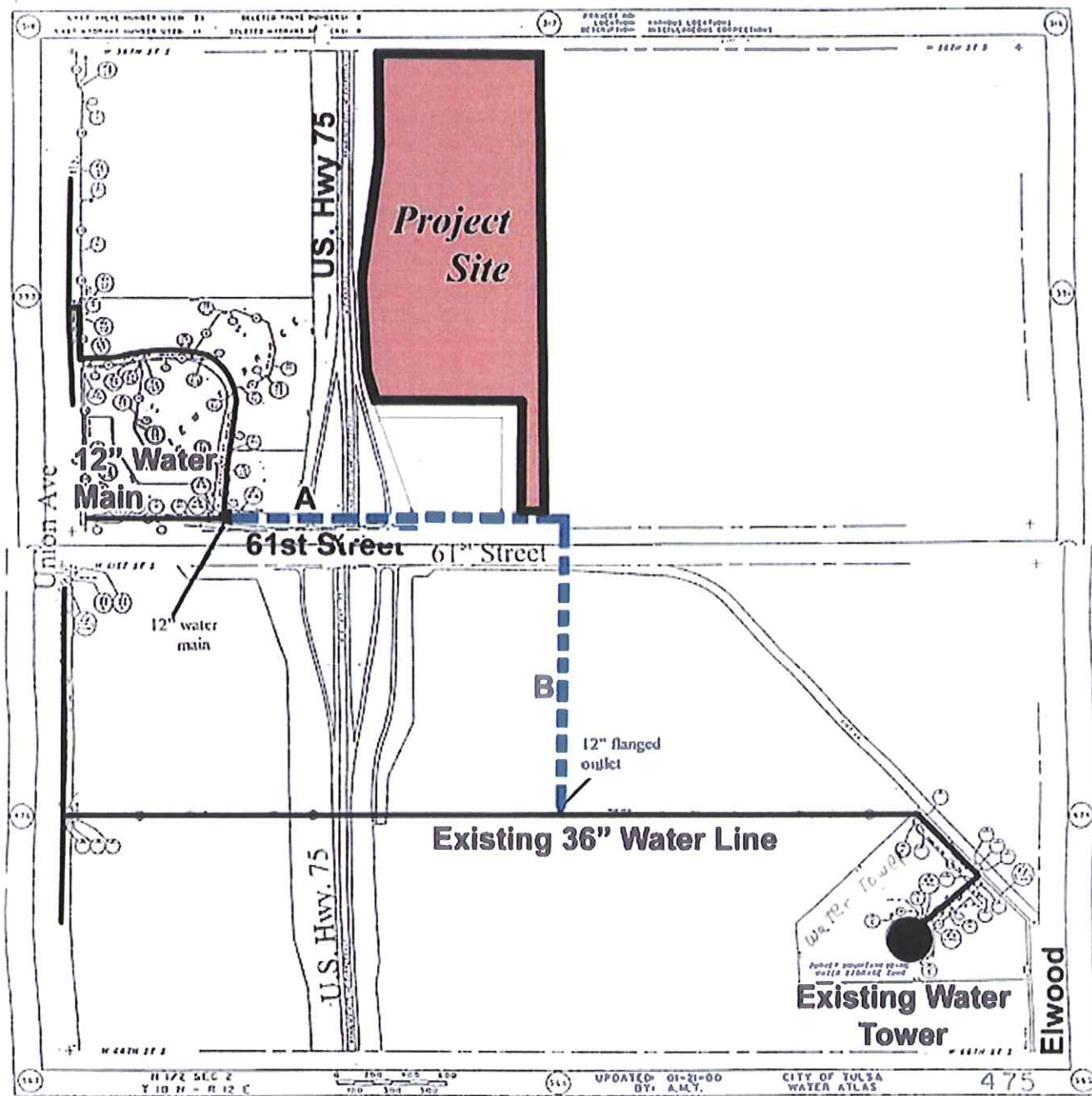


NEC 61<sup>st</sup> & U.S. Hwy. 75

**Option A** Aprox. 1,650 ft. north of Northwest corner of property

**Option B** Aprox. 1,300 ft. northeasterly of Northeast corner of property

**Exhibit G**  
**Sewer** 26.20

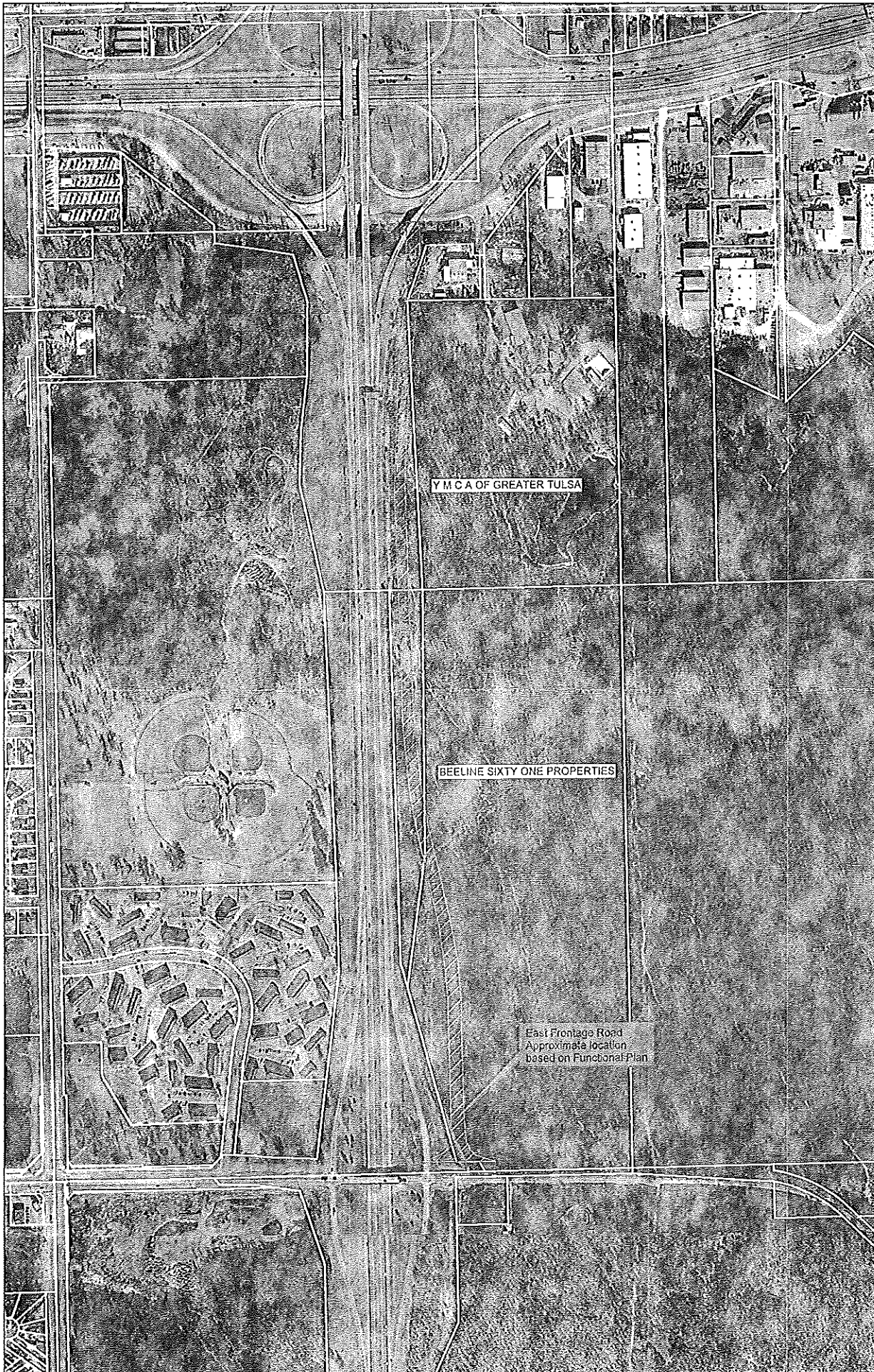


**Option A** Connection would be to a 12" line approx. 1,100 ft. west of west property line. Option requires a bore under Hwy. 75.

**Option B** Connection would be to a 36" water transmission line located approx. 1,350 ft. south of the south property line.

Either option will require a 12" water line to be built across the 61st Street frontage of the property.

**Exhibit H**  
**Water**  
 26-21



AN ORDINANCE AMENDING CHAPTER 42 OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA, BY ADDING A NEW SECTION XXX ENTITLED "OFF-PREMISE DIGITAL SIGNS"; ADDING A NEW "DIGITAL SIGNS" DEFINITION; AND PROVIDING FOR PENALTIES AND PUBLICATION.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

A. Description. Business signs and outdoor advertising.

B. Included Uses:

Business Signs

Outdoor Advertising Signs

C. General Use Conditions for Business Signs

1. Sign Setbacks

a. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from said district or area.

b. Signs with a display surface area larger than three hundred (300) square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet from said district or area.

c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.

2. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection.

- b. No such sign shall be located within twenty (20) feet of the driving surface of a street.
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
  - d. No such sign shall exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.
  - e. Digital Sign Light Intensity: Digital signs shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver.
    - (i) Digital sign light intensity exceeding three hundred (300) NITS at night time constitutes "excessive intensity or brilliance" and is prohibited.
3. Only one (1) side of a double-faced sign shall be included in the computation of display surface area.
4. In the computation of permitted display surface area for business signs and outdoor advertising, the lineal footage of an abutting minor street shall not be combined with the lineal footage of any abutting major street which is included in the computation of permitted display surface area.
5. Signs and all parts of signs shall be setback from the centerline of an abutting street one-half (1/2) the right-of-way width designated on the Major Street and Highway Plan, except as provided in Section 1221.C.14.
6. Signs that have not been issued a sign permit shall not be located in any district.
7. Promotional business signs shall be permitted only as provided in this paragraph. Promotional business sign permits shall be limited to four (4) per year for each business. Such permits authorize the use of the sign for a period of ten (10) days. Any or all of the four (4) permitted time periods may run consecutively. Promotional business signs are further regulated as follows:
- a. The maximum height of a promotional business sign shall not exceed the height of any ground sign permitted by the Zoning Code on the lot. Further, inflatable promotional business signs shall be setback from the property line(s) one (1) foot for every foot of height as measured from the base of the sign; or

b. Promotional business signs, except inflatable or other non-rigid promotional business signs, are not permitted to be installed on the roof.

8. Except for wall and promotional business signs, the maximum number of business and outdoor advertising signs per lot of record shall be as follows:

a. Permitted Number of Business and Outdoor Advertising Signs (if permitted in the district and by Section 1221.F.):

CS & IL	CG, CH & CBD	SR, IM & IH
1 per 150 ft. of major street frontage or fraction thereof	1 per 100 feet of major street frontage or fraction thereof	1 per 200 feet of major street frontage or fraction thereof

b. If a lot of record in a CS, CG, CH, CBD, IL, IM or IH district has no frontage on a major street, then one (1) ground or projection business sign per street frontage is permitted which shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor be permitted to exceed on hundred fifty (150) square feet of display, surface area. If the sign is a ground sign, it shall not exceed the height of the building in which the principal use is located, or twenty (20) feet, whichever is lower. Wall signs shall be permitted in accordance with Subsection 1221.E.2.

9. Projecting or ground signs, shall maintain a minimum separation of thirty (30) feet from any roof, projecting, ground, or outdoor advertising sign.

10. Roof signs shall be prohibited except as otherwise permitted in 1221.C.7.b. Roof signs lawfully existing on the effective date of this code, or amendments to this code, shall be regulated by Chapter 14 of this code.

11. A wall or projecting sign shall not extend above the top of the parapet or building wall on which it is located; provided that in instances where the height of the parapet or building wall, or where construction or architectural features will not permit a wall sign three (3) feet in height, said sign may extend above the parapet or building wall a distance which will permit a sign of three (3) feet in height.

12. No sign is permitted to be located upon or constructed within a required parking space or loading berth, or to otherwise obstruct vehicular or pedestrian access or circulation, or to pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

13. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

14. No sign shall be permitted in the right-of-way or planned right-of-way as designated on the Major Street and Highway Plan of a public street, unless a license and removal agreement has been entered into by the sign owner and the City, and approval is given by the Board of Adjustment.

15. Signs shall not be permitted to exceed an illumination of seventy (70) foot candles measured at a two (2) foot distance.

**D. CS District Use Conditions for Business Signs**

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.

2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

3. Roof, projecting, ground, and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per each lineal foot of major street frontage if more than one (1) such sign is erected. When a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.

4. No roof, projecting or ground sign shall contain more than two (2) sides, nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

**E. CG, CH, CBD, IL, IM, and IH Use Conditions for Business Signs**

1. A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet. The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.
2. Wall signs shall not exceed an aggregate display surface area of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.
3. Aggregate display surface area of roof, projecting, ground and outdoor advertising signs shall be regulated as follows:
  - a. Within a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of three (3) square feet per lineal foot of major street frontage if only one (1) such sign is erected, and shall not exceed two (2) square feet per lineal foot of major street frontage if more than one (1) such sign is erected; or
  - b. Outside a freeway sign corridor, roof, projecting, ground and outdoor advertising signs, whether permitted as provided in this section or nonconforming, shall not exceed an aggregate display surface area of two (2) square feet per lineal foot of major street frontage if only one (1) such sign is erected and shall not exceed one (1) square foot per lineal foot of major street frontage if more than one (1) such sign is erected.
  - c. Within or outside a freeway sign corridor, when a lot has no frontage on a major street, no roof or outdoor advertising signs shall be permitted. Projecting and ground signs shall comply with the provisions of Section 1221.C.8.b.
4. No roof, projecting or ground sign shall contain more than two (2) sides nor shall the total display surface area for each side exceed five hundred (500) square feet. The two (2) sides shall face in opposite directions. "Opposite" shall in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).

**F. Use Conditions for Outdoor Advertising Signs.**

1. Outdoor advertising signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
2. An outdoor advertising sign shall be separated a minimum distance of one thousand two hundred (1,200) feet from any other outdoor advertising sign. Spacing limitations shall not apply between signs separated by the freeway.
3. No outdoor advertising sign shall be located within one hundred fifty (150) feet of a public park.
4. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance as follows:
  - a. one hundred fifty (150) feet if the display surface area is three hundred (300) square feet or less; or
  - b. two hundred (200) feet if the display surface area is greater than three hundred (300) feet.
5. No portion of an outdoor advertising sign shall be located within ten (10) feet of a freeway right-of-way.
6. No outdoor advertising sign shall contain more than two (2) sides, and only one (1) side shall be included in the computation of display surface area. The two (2) sides shall face in opposite directions. "Opposite" shall, in addition to its ordinary meaning, include V-shaped signs when the angle of separation of the display surfaces does not exceed thirty degrees (30°).
7. An outdoor advertising sign shall be oriented to be primarily visible from the freeway.
8. No outdoor advertising sign shall contain flashing, blinking or traveling lights or reflective glitter.
9. Cutouts or extensions shall be permitted in addition to the display surface area permitted in this section so long as the cutouts or extensions do not exceed fifteen percent (15%) of the display surface area.

10. No outdoor advertising sign shall be supported by more than one (1) post or column unless required by site engineering considerations and is certified as such by a registered professional engineer.
11. Outdoor advertising signs which have animation, revolving or rotating components or movement shall be subject to the following limitations:
  - a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection;
  - b. No such sign shall be located within twenty (20) feet of the driving surface of a street; and
  - c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area.
12. Illumination on the face of outdoor advertising signs shall not be permitted to exceed seventy (70) foot candles measured at a two (2) foot distance.
13. Outdoor advertising signs shall maintain a minimum separation of thirty (30) feet from any roof, projecting or ground sign.
14. Any illumination shall be by constant light.
15. No outdoor advertising sign shall exceed fifty (50) feet in height; except when the freeway is elevated ten (10) feet or more above grade where the sign is to be located then, in that event no outdoor advertising sign shall exceed sixty (60) feet in height.
16. The maximum number of signs on a lot of record, including outdoor advertising signs but exclusive of business wall signs and promotional business signs shall be as provided in 1221.C.8.
17. The aggregate display surface area for all ground, roof or projecting signs, whether business or outdoor advertising, shall comply with the provisions of paragraphs 1221.C.4, 1221.D.3 and 1221.E.3, as applicable; provided that in no event shall an outdoor advertising sign exceed six hundred seventy-two (672) square feet of display surface area.
18. No outdoor advertising sign shall be permitted to be located upon or constructed within a required parking space or loading berth, nor to otherwise obstruct vehicular or pedestrian

access or circulation, or pose any other hazard to motor vehicle traffic exiting, entering or traveling within the site on which the sign is located.

19. A sign permitted as a business sign shall not thereafter be changed to an outdoor advertising sign without a permit for such use; nor shall a sign permitted as an outdoor advertising sign be changed to a business sign without a permit for such use.

#### H. Outdoor Advertising Digital Signs.

##### 1. Outdoor Advertising Digital Sign Classifications

##### 2. Sign Operators Regulations: Sign operators installing, testing, or maintaining off-premise digital signs shall comply with the following requirements:

- a. Where Outdoor Advertising Digital Signs Are Allowed: Outdoor advertising digital signs shall be permitted in CS, CG, CH, CBD, IL, IM and IH zoning districts when located within a freeway sign corridor. Outdoor advertising digital signs may be permitted in the CO zoning district, subject to the site plan review as provided in Chapter 8 of this code and provided it is located within a freeway sign corridor. Outdoor advertising digital signs may be permitted in Planned Unit Developments, in accordance with Chapter 11 of this code, so long as the same is zoned CS, CG, CH, CBD, IL, IM or IH and is within a freeway sign corridor.
- b. Dwell Time: The dwell time, defined as the interval of change between each individual message, shall be at least twelve (12) seconds, and a change of message must be accomplished within one (1) second or less.
- c. Static Message: Each individual message shall be static in nature.
- d. Malfunction of Sign: The digital sign shall contain a default mechanism that will freeze the sign in one position if a malfunction occurs.
- e. Light Intensity: The digital sign may not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or results in a nuisance to the driver.

(1) Digital sign light intensity exceeding three hundred (300) NITS at night time constitutes "excessive intensity or brilliance" and is prohibited.

##### 3. Written Certification: Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign operator that the light intensity will not exceed three-hundred NITS at night time.

##### 4. Configuration: The digital sign shall not be configured to resemble a warning or danger signal or to cause a driver to mistake the digital sign for a warning or danger signal.

5. **Traffic Control:** A digital sign must not resemble or simulate any lights or official signage used to control traffic.
  6. **Ambient Light Conditions:** A digital sign must be able to automatically adjust the display's intensity according to natural ambient light conditions. No digital sign shall be allowed by this code without a light detector/photo cell by which the sign's brightness can be dimmed when ambient light conditions darken.
  7. **Distance Between Signs:** An outdoor advertising digital sign may not be within 2,400 feet of another outdoor advertising digital sign facing the same traveled way, provided in no case shall an outdoor advertising digital sign be in a line of site with another outdoor advertising sign digital.
  8. Outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two-hundred feet.
  9. **Emergency Information:** Upon notification, the sign operators shall display in appropriate sign rotations: Amber Alert emergency information, or emergency information regarding terrorist attacks, or natural disasters. Emergency information messages are to remain in rotation according to the designated issuing agencies protocols.
- I. **Off-Street Parking and Loading Requirements.** Not applicable.

#### SECTION 1500. DUTY OF INSPECTION SERVICES, NEIGHBORHOOD INSPECTIONS AND OTHER OFFICIALS

It shall be the duty of Inspection Services and Neighborhood Inspections to enforce this Code. If Inspection Services or Neighborhood Inspections shall find that any of the provisions of this Code are being violated, they shall notify in writing the persons responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it, and shall take such action to ensure compliance with or to prevent violation of its provisions as is authorized by law. All departments, officials, and employees of the City of Tulsa vested with the duty or authority to issue permits or licenses shall comply with the provisions of this Code, and shall issue no permit or licenses for any use, purpose, excavation, construction, structure, building, or sign in conflict with the provisions of this Code.

#### SECTION 1800. DEFINITIONS

**Temporary Sign:** A sign that is intended to serve for a limited time.

**Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function.

**NIT:** A unit of illuminative brightness equal to one candle per square meter, measured perpendicular to the rays of the source.

Sign, Digital: A sign, display, or device, which changes the message or copy of the sign by electronic means.

Static: A message that has no motion or is at rest.

Sign Operator: A "person, corporation or association with reasonable connection", a "billboard operator", or a "commercial sign operator".

**SECTION 1800. DEFINITIONS**

**Temporary Sign:** A sign that is intended to serve for a limited time.

**Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function.

**1201.3 Public Uses such as:**

Bus Shelter\*  
Existing Schools\*\*  
Fire Alarm  
Historical Marker  
Temporary Signs  
Sidewalk  
Street Sign  
Thoroughfare  
Utility Line

\* Commercial advertising permitted only on shelters located in a C or I District.

\*\* Schools legally operating on January 1, 1998, which offer a compulsory education curriculum but excluding the following accessory uses; outdoor stadiums, lighted athletic fields, unlighted athletic fields which have bleaches for non-student spectators and all buildings and structures (such as scoreboards) accessory to such stadium or field.

**C. Use Conditions**

**1. Temporary Signs:**

A person may not cause or authorize a sign to be installed, used, or maintained on or over City owned property or public right-of-way, except as authorized by this chapter.

**a. Temporary Sign Classifications:**

- (1) **Temporary Advertisement Sign:** A sign that is intended to advertise, identify, direct or attract attention for a limited period of time.
- (2) **Special Event Sign:** A sign that advertises and/or provides direction to a limited and specific function for a limited period of time.
- (3) **Campaign Sign:** A sign that advertises an election or voter issue for a limited period of time.

- b) **Use Conditions for Temporary Signs.** Temporary Signs may be placed on public right-of-way by permit and only in accordance with the restrictions on signs set forth in this section.
- (1) **Size.** The total face area of the signs shall not exceed twenty-four (24) inches by twenty-four (24) inches in size.
  - (2) **Height.** The vertical distance measured from ground level to the highest point of such sign or sign structure or other support shall not exceed three (3) feet.
  - (3) **Local address.** Signs shall only advertise, identify, direct or attract attention an object residence or business within the City of Tulsa.
  - (4) **Limit.** No more than two (2) signs per residence or business shall be posted within the public rights-of-way between arterial street intersections.
  - (5) **Type.** A temporary sign shall be constructed of either corrugated plastic, heavy cardboard or metal and attached to an 'H' or 'U' style metal frame. Signs and any supporting structures shall be maintained in good condition at all times. No balloons or flags or similar devices may be affixed to the sign placed on City right-of-way.
  - (6) **Location.** No sign shall be placed, used or maintained:
    - (a) On trees, traffic signs or utility poles, nor be placed in such a manner as to obstruct the view of any official public sign.
    - (b) On right-of-way if the location obstructs the safe and convenient use by the public of any street, sidewalk, or curbside parkway area.
    - (c) In any roadway area or center median area.
    - (d) At any location whereby the clear space for the passageway of pedestrians is reduced to a width that violates the American with Disabilities Act.
    - (e) Within five (5) feet from the face of curb.
    - (f) Within five (5) feet of the beginning of the curb return of any two intersections, whether the intersections have marked or unmarked crosswalks.
    - (g) Within five (5) feet of any of the following: driveway; traffic signal; traffic sign; designated bus stop sign; bus bench or any other bench on the sidewalk.
  - (7) **Time.** Temporary signs other than campaign signs shall only be displayed on Saturdays and Sundays (or federal or state holidays) not earlier than 8am and must be removed no later than dusk or 6pm, whichever is earlier.
  - (8) **Permit.** No person may place a sign in the public right-of-way without obtaining a Temporary Sign Permit within the time period specified in this section. The fee for such permit shall be set forth in Title 49, as amended from time to time.

- (9) **Permittee.** The Permittee shall sign an application form whereby they agree to comply with this section.
- (10) **Indemnification.** The Permittees shall indemnify and hold the City, its officers, employees, and representatives, harmless from all liability for damage or claims for damage for personal injury, including death, and claims for property damage, which may arise from the direct or indirect operations of the Permittees, agents, employees, or other persons acting on the Permittees' behalf for all damages and claims for damages suffered or alleged to have been suffered by reason of the obligations referred to in the Permit, regardless of whether or not the City approved plans or specifications or inspection of any of the signs erected pursuant to this Permit.
- (11) **Insurance.** Permittee shall provide proof of and shall maintain in force, policies of insurance, or certificates thereof, of comprehensive public liability insurance in a combined single limit amount of at least \$1,000,000.00. Such insurance shall be procured from an insurer authorized to do business in Oklahoma, shall provide primary and not excess coverage, shall name the City of Tulsa as additional insured. Lapse of valid insurance shall immediately render void any permit issued herein.
- (a) **Exception:** This provision may be waived if Permittee is not a professional real estate broker or agent; receives a permit for no more than four signs per week and requests a waiver due to hardship.
- (12) **Annual permit.** A permit may be issued on an annual basis with a term from July 1 to June 30. Permits may be issued for less than a year with a prorated permit fee.
- (13) **Permit Sticker Required.** Each sign placed in the public right-of-way must have a Permit Sticker, which shall be displayed on each sign at all times and in accordance with rules adopted.
- (14) **Identification required.** Every person who places or maintains a Temporary Sign on the right-of-way of the City of Tulsa shall have his or her name, address, and telephone number affixed to the sign in an area not to exceed 2" X 3" (business card size).
- c) **Campaign Signs:** Each campaign must designate a contact person for the purpose of addressing any conflict that may arise regarding the placement of a campaign sign and be responsible for placement and removal of a sign. The name, fax number and phone number of that point person as well as the purpose of the sign is provided to the City of Tulsa, Permit & License Center as part of the process which requires a sticker be placed on each sign. The sticker provides a means to track the installation period which cannot exceed 30 days. Any temporary sign that does not include the required information or remains beyond the 30 days may be removed by the City.

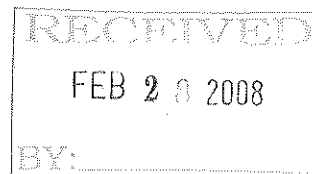
- (1) Campaign signs may be erected for a period of not more than twenty (20) working days prior to the event and removed within ten (10) working days following the event.
- (2) **Special Event Signs:** Special event signs are permitted on the right-of-way under the following conditions:
  - d) Special Event signs may be erected for a period of not more than twenty (20) working days prior to the event and removed within ten (10) working days following the event.

Signs must be placed at least 5 ft back from the edge of the curb or street.



On corners, signs over 2 feet in height are not allowed in the 35 ft safety triangle.

Debora Riggs Grillot  
1820 E. 37<sup>th</sup> Street  
Tulsa, Oklahoma 74105  
918-743-4515



February 27, 2007

Dear Members of the Tulsa Metropolitan Area Planning Commission:

I am writing about several concerns that we in the estate sale business have with the language in the proposed sign ordinance.

There are a number of local estate sale companies with established reputations that have served Tulsa and surrounding cities for many years. We feel very strongly that our service is a necessary and important one.

In many cases we are liquidating an estate for out-of-town heirs or for CPAs, attorneys, trust officers and others who have been appointed to oversee the sale of a house's contents after the owner has died. Other times we are hired to assist elderly or infirm clients who need to downsize and relocate, but can't do it without help.

The nature of our business does not allow us to have a permanent location and we must move from neighborhood to neighborhood to assist our clients. Even though we advertise in the newspaper and send out email announcements, street signs are an imperative part of our advertising efforts.

The proposed ordinance's current language --Section 1800 C. 1. (4), (6e) and (7),-- limits the number of signs we may place, location of those signs and the days of the week we may conduct our sales IF we want to put directional signs in the city's rights of way.

Without directional signs on arterial streets, attendance dwindles and sales dip perceptibly. As you can imagine, we need to attract a lot of people in order to liquidate the entire contents of a house.

Please allow us the flexibility to hold our estate sales for any three consecutive days during the week. Forcing us to limit sales to a Saturday/Sunday only schedule will create tremendous hardship. We often can not dictate our scheduling; it is determined by the client's needs.

I would like to point out that we collect and pay sales tax, adding to the coffers of our city, county and state, as a result of our events. And we bring visitors to Tulsa, too. We have customers coming from as far away as Texas, Arkansas and Missouri for many of our sales.

We have no qualms about being required to have a permit for our signage. We view the permit system as a good way of distinguishing our business signs from nuisance signs.

A permit which would 1) allow us to put our directional signs on city property for a specified number of days, 2) require us to remove these signs each evening, 3) protect us from fines and/or other penalties and 4) ensure that our signs are not removed by city workers would be welcome. It is a small price to pay if it allows us to continue helping those who need our assistance.

Thank you for letting me speak for the whole group of estate sale professionals who have spent many years building their small businesses. If there is any additional information on this issue that I can provide to you or other members of the Commission, please don't hesitate to contact me.

Sincerely,

Debora Riggs Grillot  
Associate Member, International Society of Appraisers

27.15