

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2511

April 16, 2008

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

## REPORTS

### Chairman's Report:

### Worksession Report:

### Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

### Director's Report:

Review TMAPC Receipts for the month of March 2008

1. Minutes of March 19, 2008, Meeting No. 2508  
Minutes for March 26, 2008, Meeting No. 2509

## CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **L20194** – Jeffrey Lower (0322)/Lot-Split (PD 16) (CD 3)  
West of north Sheridan Road and north of East 31<sup>st</sup> Street  
North, 3260 North Sheridan Road
3. **L20195** – J.R. Donelson (7335)/Lot-Split (County)  
Northeast corner of South 71<sup>st</sup> Avenue and East 177<sup>th</sup>  
Street South, 7171 E 177<sup>th</sup> Street South
4. **L20198** – J.R. Donelson (7335)/Lot-Split (County)  
Northeast corner of South 71<sup>st</sup> Avenue East 177<sup>th</sup> Street  
South, 7151 E 177<sup>th</sup> Street South
5. **LC-83** – Bart James (9332)/Lot-Combination (PD 18 B) (CD 9)  
Northwest corner of South Harvard Avenue and East 55<sup>th</sup>  
Street South, 5420 South Harvard
6. **LC-86** – Paul Stoddard (7335)/Lot-Combination (PD 9) (CD 2)  
West of South 25<sup>th</sup> Avenue and South of West 37<sup>th</sup> Place
7. **L20199** – Mike Quinn (9308)/Lot-Split (PD 4) (CD 4)  
South of East 11<sup>th</sup> Street, between South Atlanta Avenue  
and South Lewis Place, 1107 South Lewis Place

8.     **L20165** – CEI Engineering (9301)/Lot-Split (PD 5) (CD 3)  
           South of East Admiral Place, and East of South Memorial  
           Drive, 207 South Memorial Drive
9.     **Burgundy Place** – (8317) Final Plat (PD 18) (CD 2)  
           Southeast corner of East 88<sup>th</sup> Street South and Lewis  
           Avenue
10.    **Spring Hill Farms** – (7331) Final Plat (County)  
           West of the southwest corner of East 171<sup>st</sup> Street South  
           and Lewis Avenue
11.    **Mingo Crossing Park** - (9431)/Change of Access (PD 18) (CD 5)  
           Southeast corner of East 59<sup>th</sup> Street South and Mingo Road
12.    **PUD-422-4 – Duvall Architects – Andrew Shannon** (PD-6) (CD-9)  
           1218 East 33<sup>rd</sup> Street (Minor Amendment to increase the  
           permitted height of an existing two-story office building from  
           30 feet to 33 feet on Lot 8, Block 1.)
13.    **Z-7008-SP-1-G – Jacobs Carter Burgess** (PD-8) (CD-2)  
           South of southeast corner of West 71<sup>st</sup> Street and U. S.  
           Highway 75 (Corridor Minor Amendment to revise approved  
           Z-7008-SP-1e floor area reallocation allotment due to a  
           miscalculation.)
14.    **PUD-734 – Richard Conrad** (PD-26) (CD-8)  
           Lot 1 and Lot 12 of Block 1, Ridgewood Hollow Subdivision  
           (Site Plan for a gated entry, guardhouse and masonry wall.)
15.    **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**

- 16.    **BOA-20663** – (8406)/Plat Waiver (PD-6) (CD-9)  
           Southeast corner of Peoria Avenue and East 31<sup>st</sup> Street
- 17.    **Z-7089/Z-7089-SP-1 – Roy D. Johnsen** **AG to CO**  
           Northeast corner of Highway 75 and West 61<sup>st</sup> Street South (PD-8) (CD-2)  
           (Corridor Plan to establish a conceptual site plan with  
           designation of development areas.) (Continued from 3/5/08  
           and 3/26/08)
- 18.    **Z-7095/PUD-752 – Margee Aycock** **RS-3/HP to OL/HP/PUD**  
           Southeast corner East 16<sup>th</sup> Street and South Lewis Avenue (PD-6) (CD-4)  
           (1601 South Lewis Avenue) (PUD to utilize existing  
           structure for office and residential uses.)
- 19.    **Z-7090/PUD-753 – Maurie Taylor** **RS-3/HP to OL/HP/PUD**  
           North of northwest corner East 17<sup>th</sup> Street and South Lewis (PD-6) (CD-4)  
           Avenue (PUD to utilize existing structure for office uses.)

20. **PUD-741-A – Roy D. Johnsen** (PD-26) (CD-8)  
West of northwest corner of 111<sup>th</sup> Street South and Sheridan Road (Major Amendment to adjust development areas, increase the total number of dwelling units, decrease the minimum lot size, and reconfigure Reserve A Areas.)
21. **Z-7094/PUD-754 – Lou Reynolds** AG to RS-1/PUD  
South of the southwest corner of Yale Avenue and East 106<sup>th</sup> Street South (PUD for six detached single-family residences.) (PD-26) (CD-8)
22. **Z-6051-SP-2 – Danny Mitchell** (PD-18c) (CD-8)  
8159 South Mingo Road (Corridor Plan) (This case will be on the TAC agenda for April 17<sup>th</sup>; therefore staff requests a continuance to May 7, 2008.)

#### OTHER BUSINESS

23. **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**

# **A G E N D A**

## **TULSA METROPOLITAN AREA PLANNING COMMISSION**

### **WORKSESSION**

**Francis Campbell City Council Room  
Plaza Level**

**Wednesday, April 16, 2008– 1:45 p.m.\***

**(\*Or immediately following adjournment of the TMAPC Meeting)**

#### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

1. Discussion and review of Conservation Districts.
2. Discussion and review of proposed sidewalk ordinance. (Midget)

#### **Adjourn.**

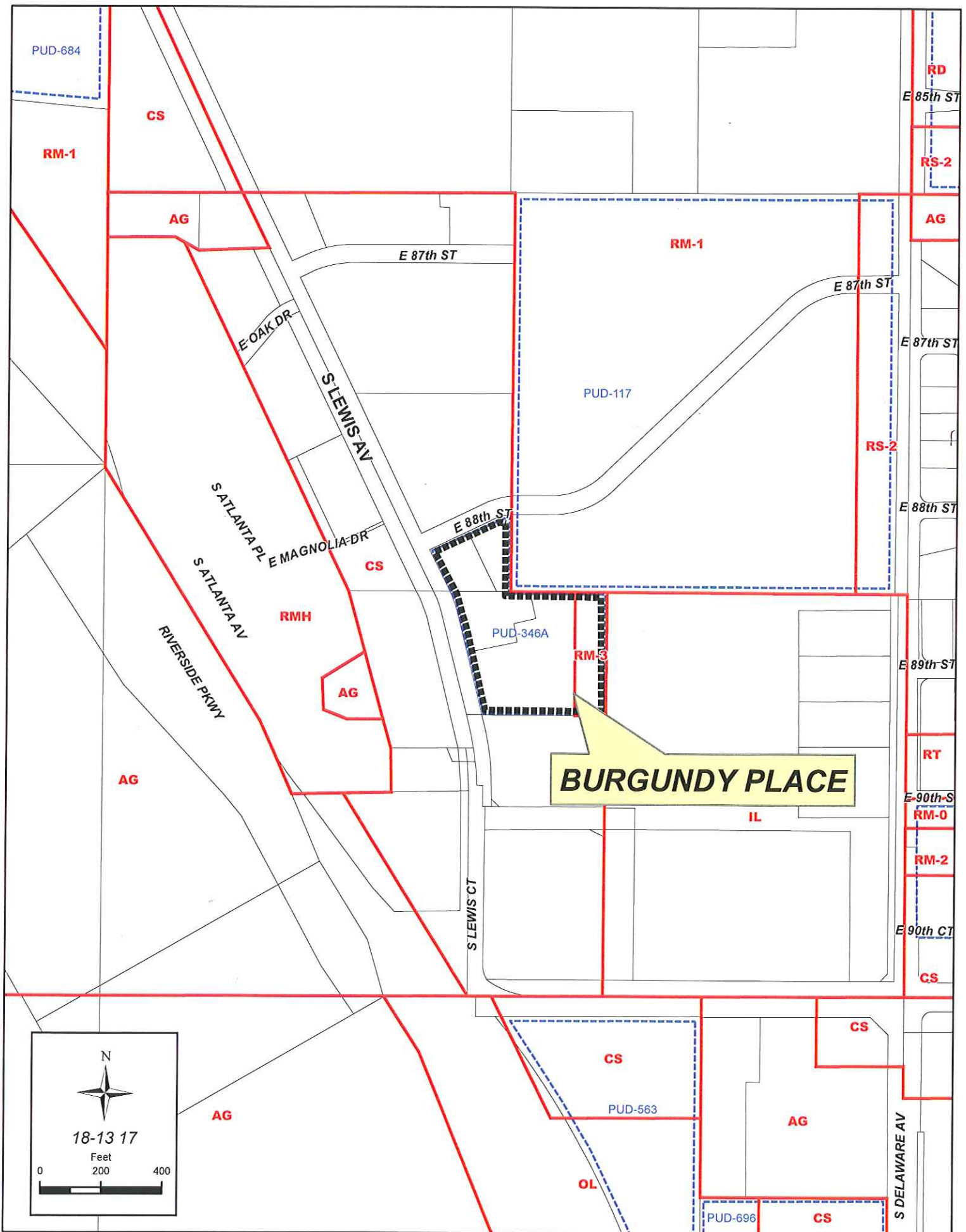
**Visit our website at [www.tmapc.org](http://www.tmapc.org)**

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

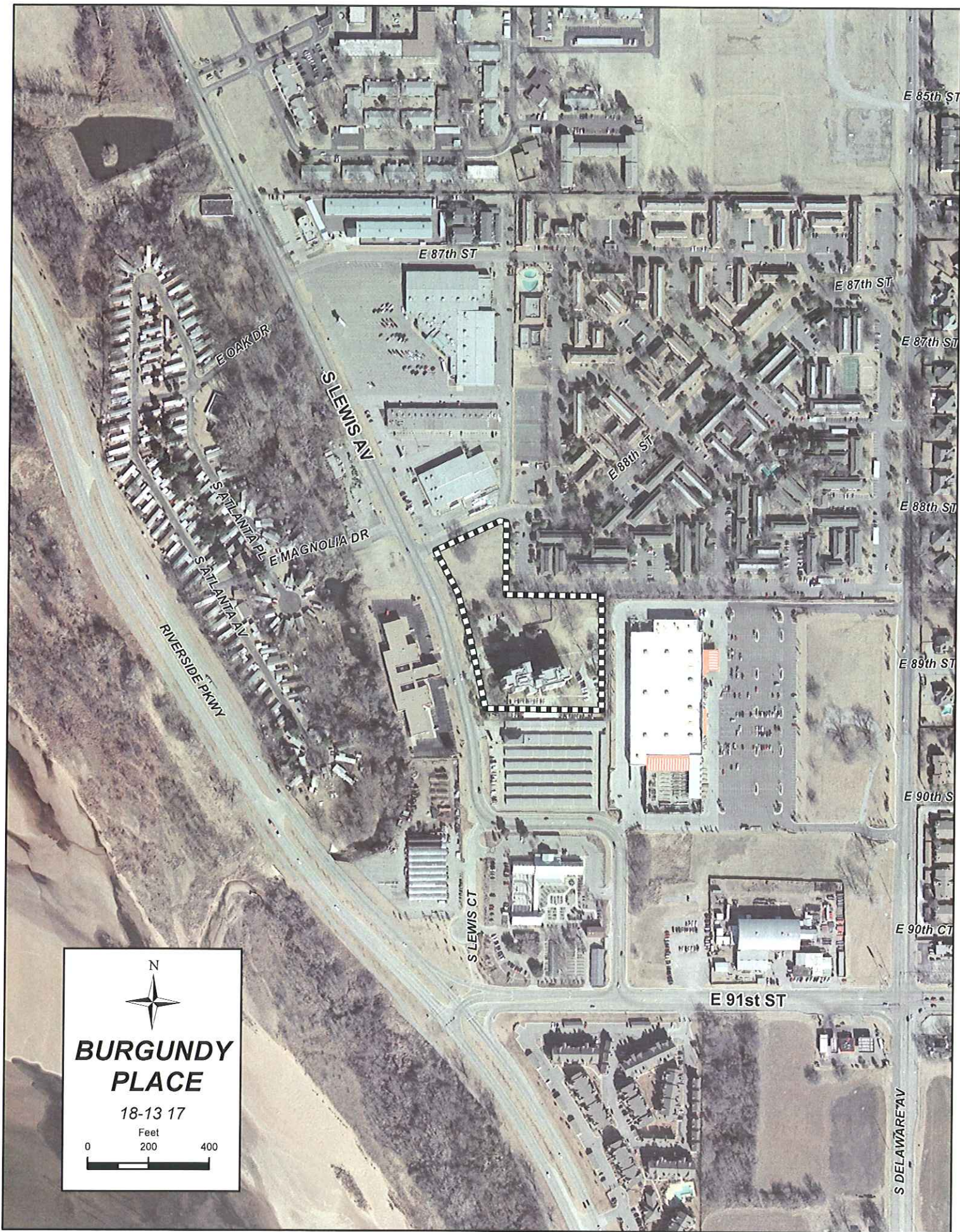


TMAPC RECEIPTS  
Month of March 2008

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED		CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	6	\$30.00	\$30.00	\$60.00	103	\$532.50	\$532.50	\$1,065.00
Zoning	5	1,145.00	1,145.00	2,290.00	63	18,340.00	18,340.00	36,680.00
PUDs & Plan Reviews	26	3,287.50	3,287.50	6,575.00	225	23,197.50	23,197.50	46,395.00
Refunds	1	(665.00)	(665.00)	(1,330.00)	2	(840.00)	(840.00)	(1,680.00)
Fees Waived	1	350.00	350.00	700.00	3	1,450.00	1,450.00	2,900.00
		<u>\$3,797.50</u>	<u>\$3,797.50</u>	<u>\$7,595.00</u>		<u>\$41,230.00</u>	<u>\$41,230.00</u>	<u>\$82,460.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	2	\$937.50	\$937.50	\$1,875.00	7	\$3,040.00	\$3,040.00	\$6,080.00
Preliminary Plats	1	125.00	125.00	250.00	30	14,348.88	14,348.87	28,697.75
Final Plats	3	1,515.00	1,515.00	3,030.00	20	8,854.18	8,854.17	17,708.35
Plat Waivers	1	125.00	125.00	250.00	11	1,425.00	1,425.00	2,850.00
Lot Splits	7	410.00	410.00	820.00	75	3,904.00	3,904.00	7,808.00
Lot Combinations	3	150.00	150.00	300.00	29	1,450.00	1,450.00	2,900.00
Access Changes	1	25.00	25.00	50.00	4	25.00	25.00	50.00
Other	0	0.00	0.00	0.00	0	75.00	75.00	150.00
Refunds	0	0.00	0.00	0.00	3	(125.00)	(125.00)	(250.00)
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$3,287.50</u>	<u>\$3,287.50</u>	<u>\$6,575.00</u>		<u>\$32,997.06</u>	<u>\$32,997.04</u>	<u>\$65,994.10</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	12	\$5,350.00	\$0.00	\$5,350.00	121	\$45,250.00	\$6,950.00	\$52,200.00
Refunds	1	(100.00)	0.00	(100.00)	12	(2,840.00)	(200.00)	(3,040.00)
Fees Waived	0	0.00	0.00	0.00	1	2,100.00	0.00	2,100.00
		<u>\$5,250.00</u>	<u>\$0.00</u>	<u>\$5,250.00</u>		<u>\$42,410.00</u>	<u>\$6,750.00</u>	<u>\$49,160.00</u>
<b>TOTAL</b>		<b>\$12,335.00</b>	<b>\$7,085.00</b>	<b>\$19,420.00</b>		<b>\$116,637.06</b>	<b>\$80,977.04</b>	<b>\$197,614.10</b>







N

**BURGUNDY  
PLACE**

18-13 17

Feet  
0 200 400



## Final Subdivision Plat

**Burgundy Place** - (8317) (PD 18) (CD 2)

Southeast corner of East 88<sup>th</sup> Street South and Lewis Avenue

This plat consists of 2 Lots in 1 Block on 5.3 acres.

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



PLAT NO.

FINAL PLAT

# BURGUNDY PLACE

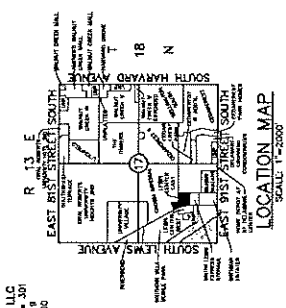
A RESUBDIVISION OF LOTS ONE (1) AND TWO (2), BLOCK ONE (1), LEWIS CENTER EAST AND LOTS ONE (1) AND TWO (2), BLOCK TWO (2), LEWIS CENTER EAST, SUBDIVISIONS OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP 36 NORTH, RANGE THIRTEEN (13) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

**OWNER:**  
**DeShazo, Todd & Associates, Inc.**  
 Towns Center Office Park  
 10930 East 45th, Suite 204  
 Tulsa, Oklahoma 74119  
 Phone: (918) 627-0045  
 C.A. No. 1297 D.P. JUNE 30, 2008  
 email: todd@deshazoassociates.com

**SURVEYOR:**  
 David D. Lacy  
 3331 S. 148th E. Ave.  
 Broken Arrow, Oklahoma 74011  
 Phone: (918) 592-4400  
 email: lacy@deshazoassociates.com

**OWNER:**  
**Kaiser Cement Burgundy, LLC**  
 2011 S. Broadway, Suite 301  
 Tulsa, Oklahoma 74119  
 Phone: (918) 592-4400

**OWNER:**  
**Kaiser Cement Cream, LLC**  
 2011 S. Broadway, Suite 301  
 Tulsa, Oklahoma 74119  
 Phone: (918) 592-4400



## LEGEND

- B/L - BUILDING SETBACK LINE
- R/W - RIGHT OF WAY
- ACC - ACCESS
- ACC - ACCESS
- LNA - LIMITS OF NO ACCESS
- SW/RT - 5.3 M. TELEPHONE EASEMENT
- DR - DRAINAGE EASEMENT
- POB - POINT OF BEGINNING
- ESMT - EASEMENT
- R/W - RIGHT OF WAY

## FINAL PLAT

## CERTIFICATE OF APPROVAL

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

This approval is void if this plat is not filed with the Tulsa County Clerk on or before \_\_\_\_\_.

APPROVED \_\_\_\_\_ by the \_\_\_\_\_

Chairman

Mayor

Attest City Clerk

Approved City Attorney

NOTE: BASIS OF BEARINGS ASSUMED USING THE EAST LINE OF BLOCK ONE (1), LEWIS CENTER EAST - S 02°25'34" W

MONUMENT: IRON PINS SET AT ALL PROPERTY CORNERS

STATE OF OKLAHOMA } SS.  
 COUNTY OF TULSA }

I, \_\_\_\_\_, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a plat as the same appears on file in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Joan Hastings, Tulsa County Clerk

Deputy

## CERTIFICATE

I hereby certify that as to all of the lots herein involved in this plat, the same have been properly surveyed and that the same are in accordance with the laws and regulations of the State of Oklahoma.

\_\_\_\_\_ is to be applied to 20\_\_\_\_, taxes not as yet \_\_\_\_\_.

This certificate is NOT to be construed as payment of 20\_\_\_\_.

Taxes in full but to be given in order that this plat may be filed of record.

20\_\_\_\_ taxes could exceed the amount of the security deposit.

Dated \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_, Deputy

Deputy, Tulsa County Treasurer

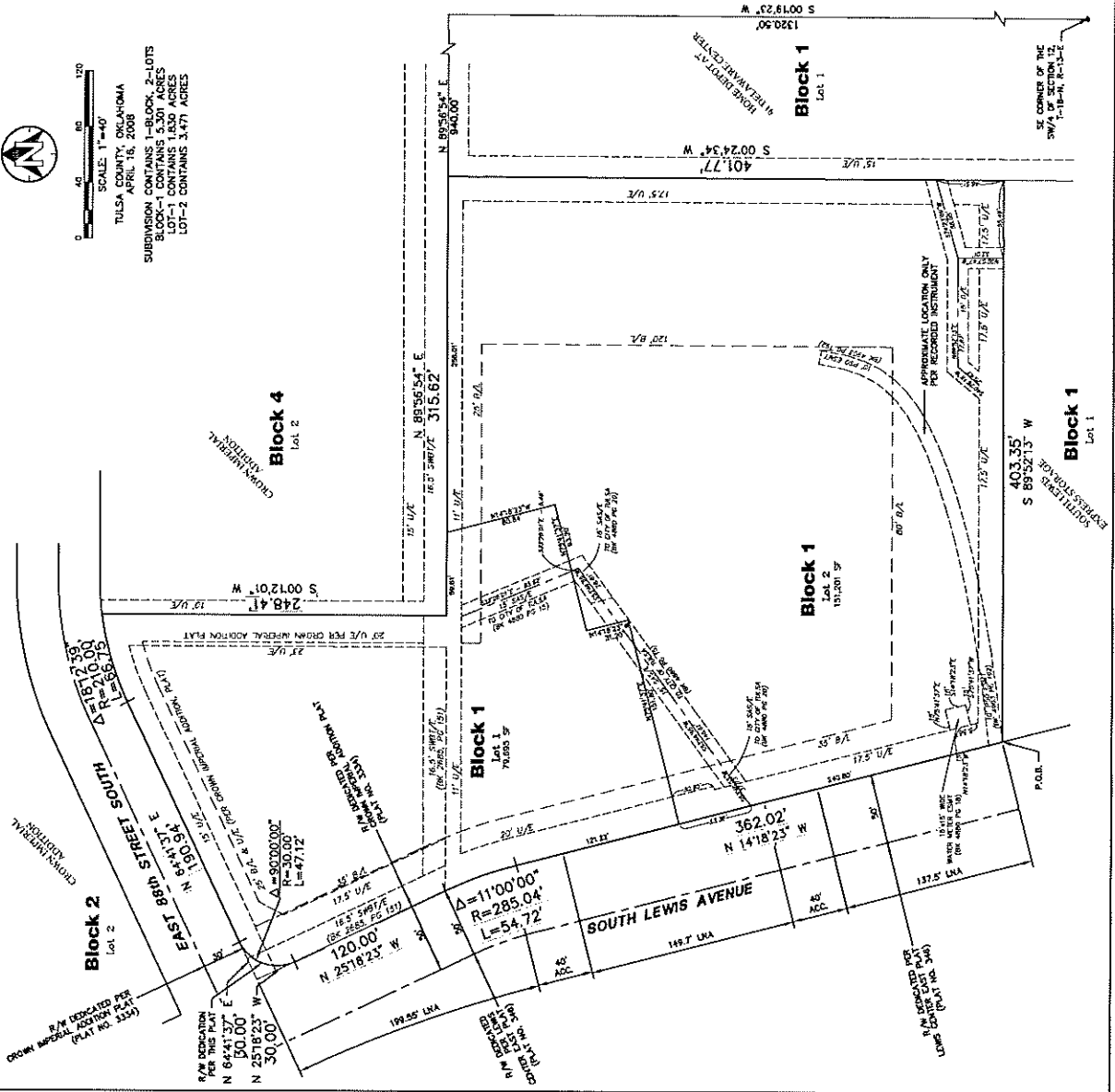
BURGUNDY PLACE  
 Sheet 1 of 3  
 Date Prepared: February 27, 2008



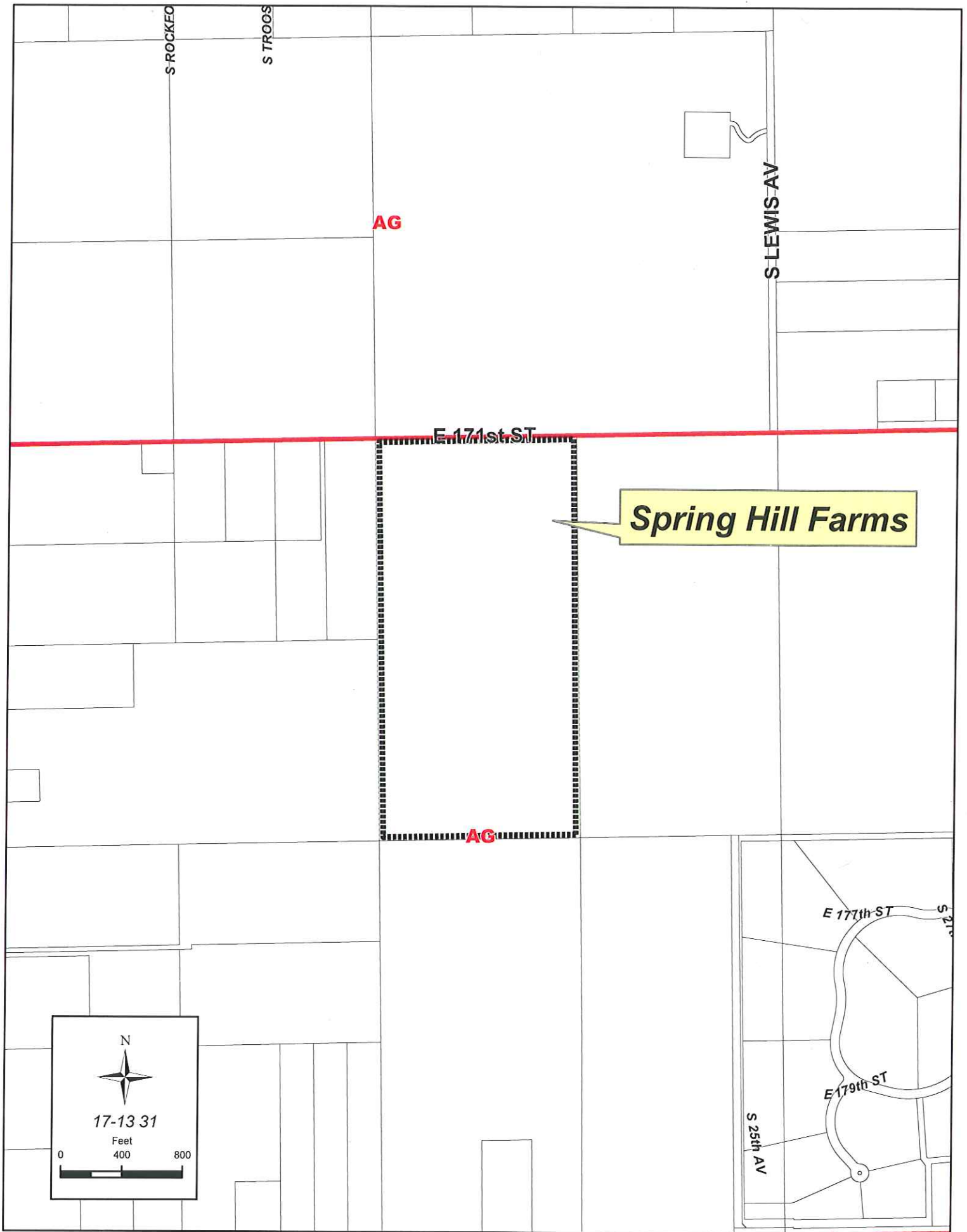
SCALE: 1"=40'

TULSA COUNTY, OKLAHOMA  
 APRIL 16, 2008

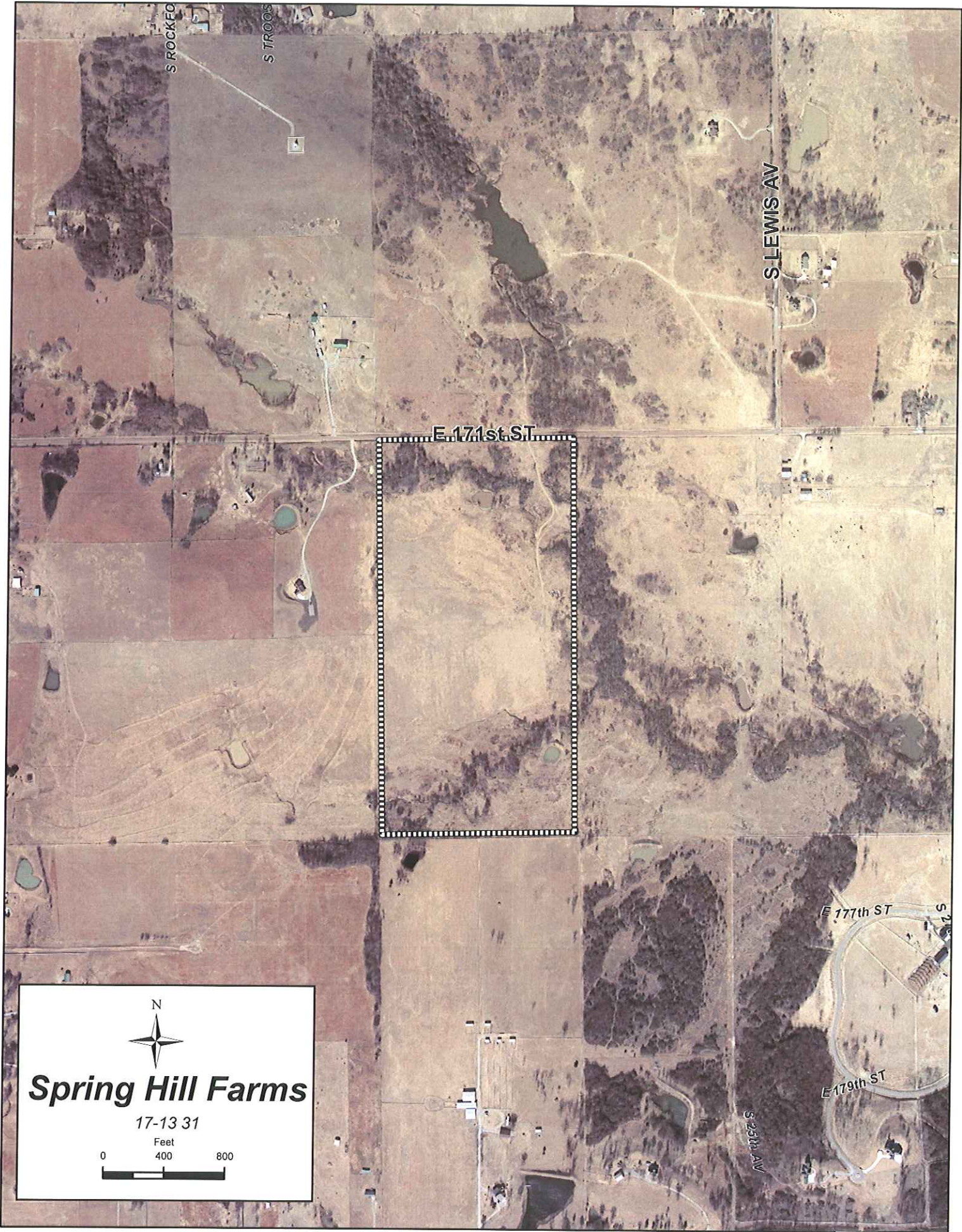
SUBDIVISION CONTAINS 1-BLOCK, 2-LOTS  
 BLOCK-1 CONTAINS 5.301 ACRES  
 LOT-1 CONTAINS 1.830 ACRES  
 LOT-2 CONTAINS 3.471 ACRES



9.4







## Final Subdivision Plat

**Spring Hill Farms - (7331) (County)**

West of the southwest corner of East 171<sup>st</sup> Street South and Lewis Avenue

This plat consists of 70 Lots in 9 Blocks on 80 acres.

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



PLAT NO.

# Draft Final Plat

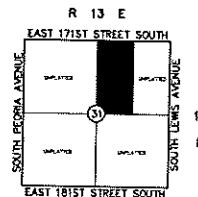
PUD 745

## SPRING HILL FARMS

ALL OF THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (NE 1/4)  
SECTION 31, TOWNSHIP 17 NORTH, RANGE 13 EAST  
AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA



Scale 1"=100'  
ACRES - ACCORDING TO THE  
2011 BUREAU OF LAND  
MANAGEMENT  
LMA - LAND MANAGEMENT  
AND PLANNING  
LMA - LAND MANAGEMENT  
AND PLANNING  
LMA - LAND MANAGEMENT  
AND PLANNING



Location Map  
Scale 1"=2000'

BLANKET CONTAINS  
SEVENTY (70) LOTS  
IN ONE (1) BLOCK  
WITH FIVE (5) RESERVES  
FROM SURVEY AREA TO THE NORTH

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, LLC.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA No. 2841, EXPIRES 8/30/2009  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9928

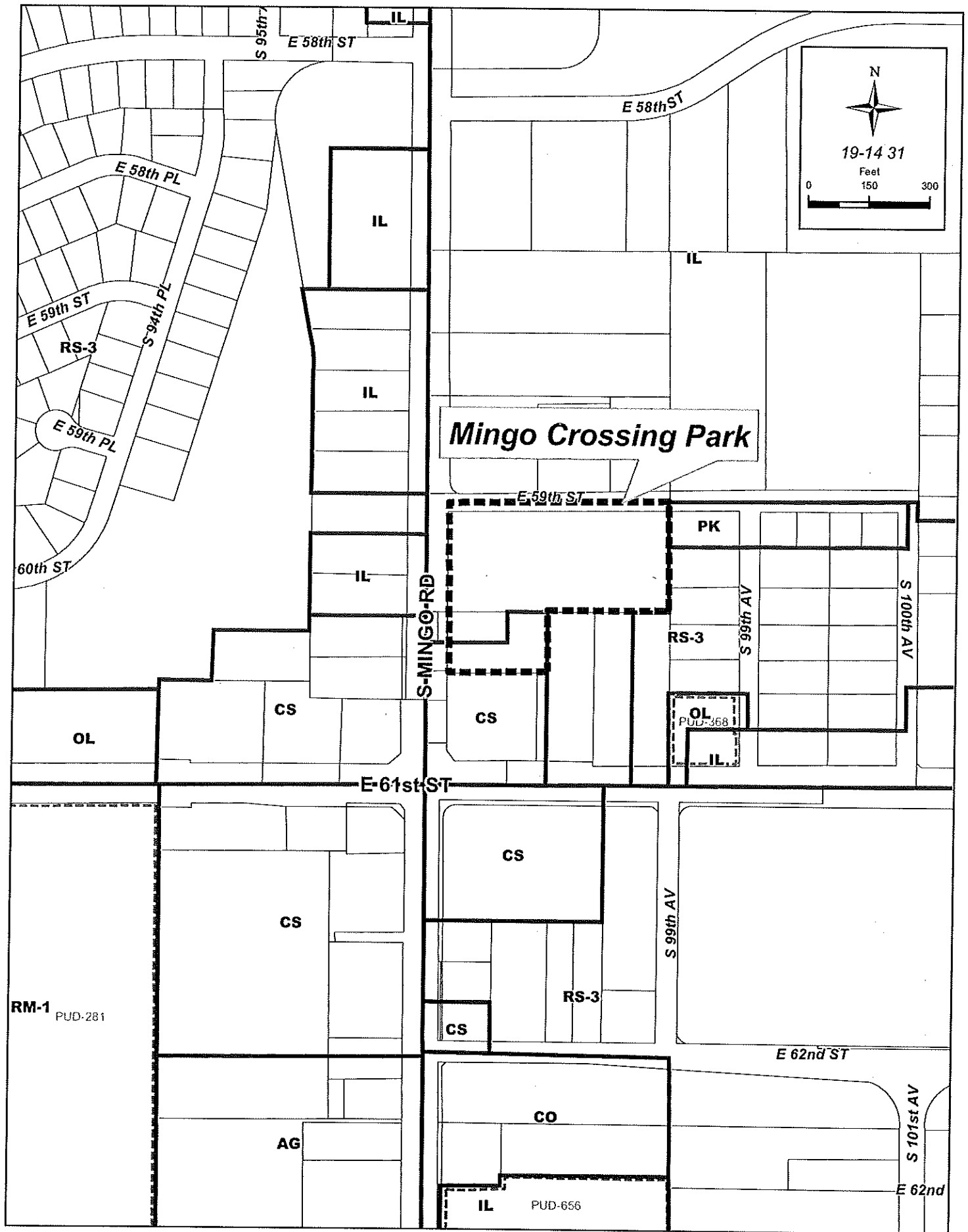
**OWNER:**  
**Spring Hill Farms, LLC**  
c/o Robert Goble  
4210 East 83rd Street  
Tulsa, Oklahoma 74137  
Phone: (918)495-1716

Curve	Length	Radius	Stationing
1	45.00'	25.00'	87+00.00
2	25.00'	25.00'	87+45.00
3	25.00'	25.00'	87+70.00
4	14.84'	25.00'	87+95.00
5	14.84'	25.00'	87+109.84
6	14.84'	25.00'	87+124.68
7	14.84'	25.00'	87+139.52
8	14.84'	25.00'	87+154.36
9	14.84'	25.00'	87+169.20
10	14.84'	25.00'	87+184.04
11	14.84'	25.00'	87+198.88
12	14.84'	25.00'	87+213.72
13	14.84'	25.00'	87+228.56
14	14.84'	25.00'	87+243.40
15	14.84'	25.00'	87+258.24
16	14.84'	25.00'	87+273.08
17	14.84'	25.00'	87+287.92
18	14.84'	25.00'	87+302.76
19	14.84'	25.00'	87+317.60
20	14.84'	25.00'	87+332.44

STATE OF OKLAHOMA } ss.  
COUNTY OF TULSA } ss.  
I, Barbara Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in the public records of the County of Tulsa, Oklahoma.  
Dated this 1st day of February, 2008.  
BARBARA WILSON, Tulsa County Clerk  
By \_\_\_\_\_

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**  
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_  
This approval is valid if the plat is not filed in the office of the County Clerk on or before \_\_\_\_\_  
COUNTY CLERK

10.4



**Change of Access on Recorded Plat  
TMAPC April 16, 2008**

**Change of Access (9431)**

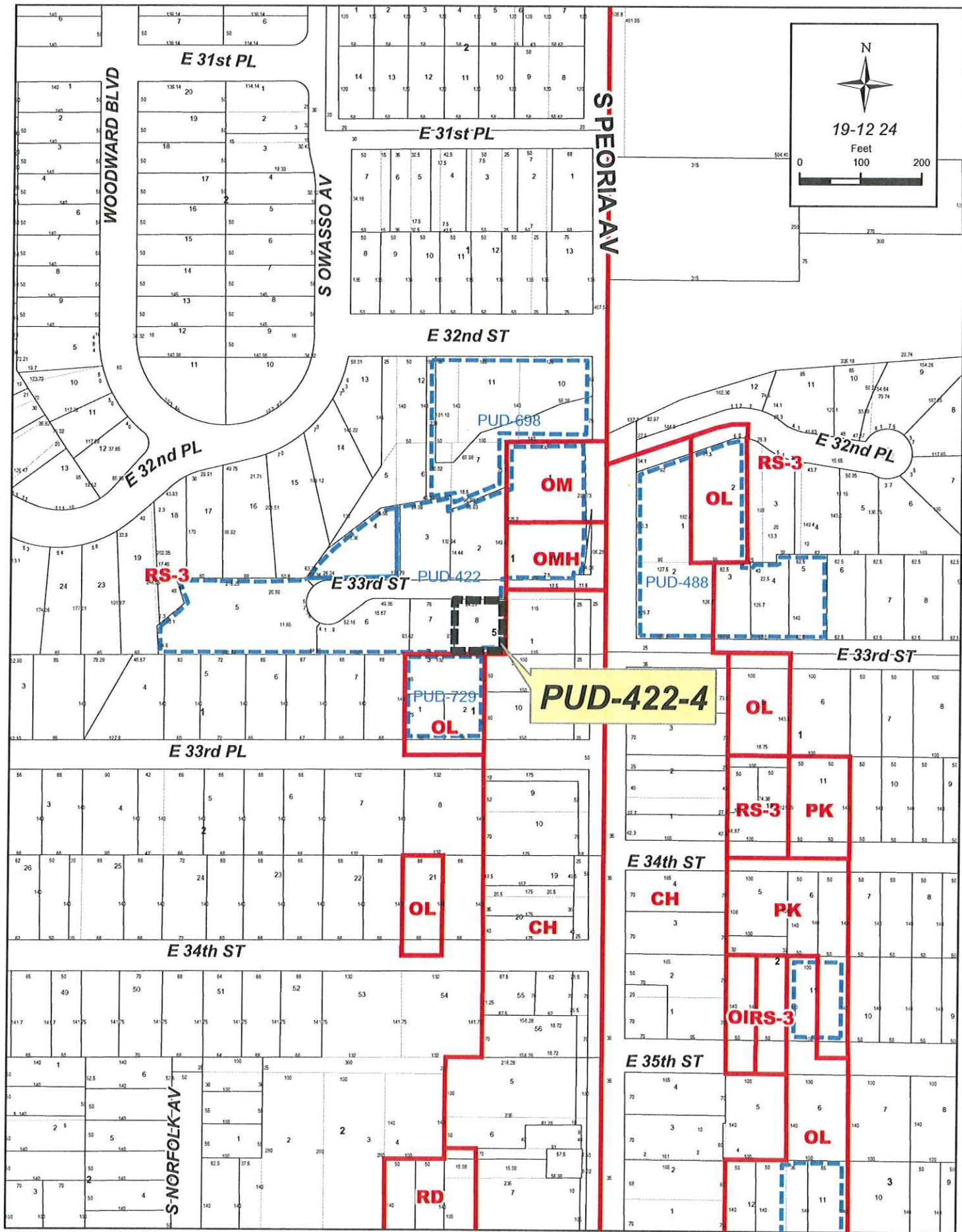
Southeast corner of East 59<sup>th</sup> Street South and Mingo Road

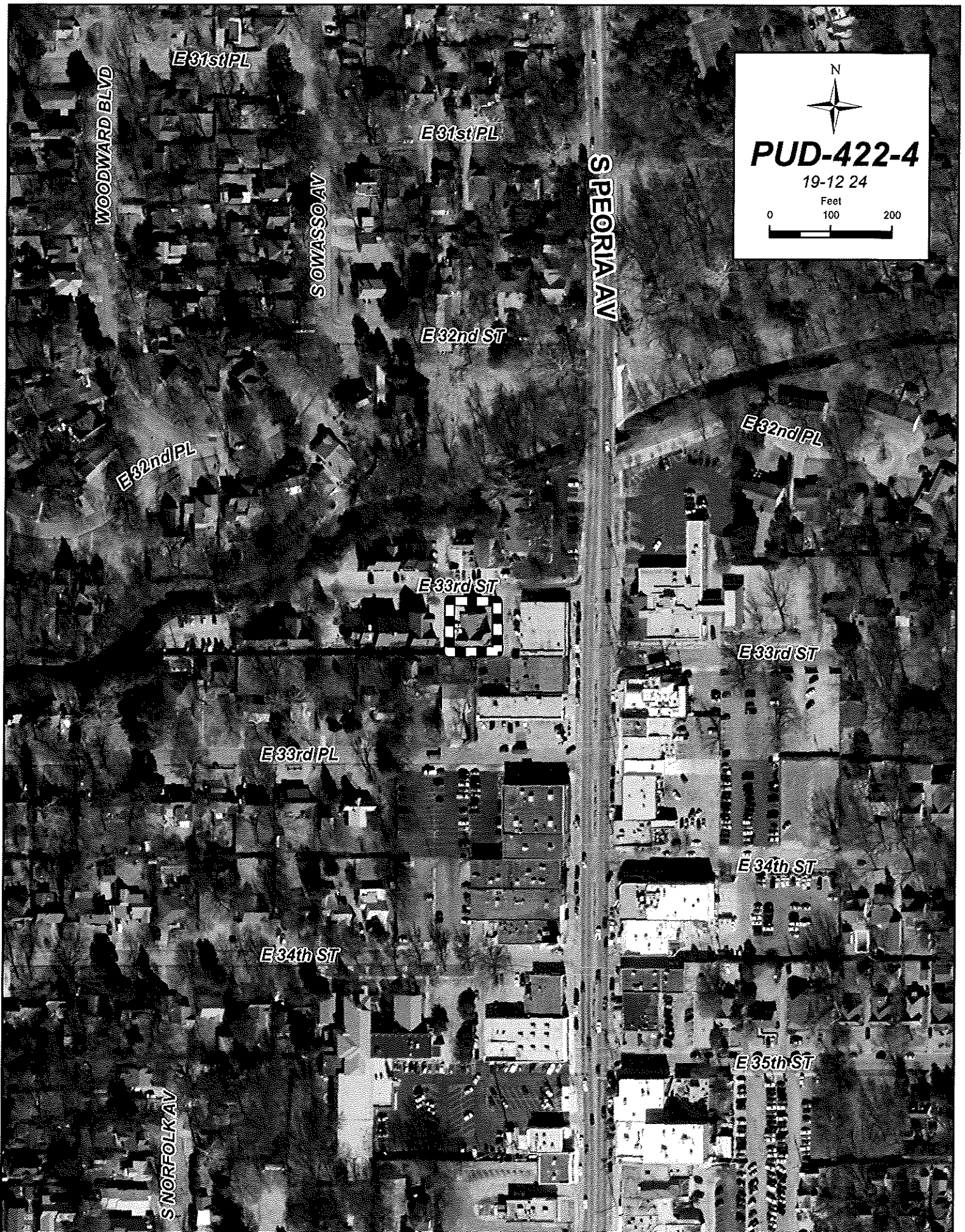
This application is made to allow a change of access along South Mingo Road. The proposal is to add a 30 foot limited access on South Mingo Road for property zoned IL.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.









N

**PUD-422-4**

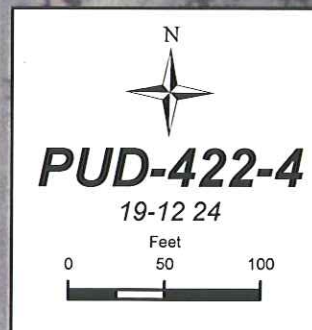
19-12 24

Feet  
0 100 200



E 32nd ST  
SOWASSO

E 32nd ST



S PEORIA AV

E 32nd ST

E 33rd ST

SUBJECT  
TRACT



E 33rd ST

E 33rd PL

E 34th ST

April 16, 2008

## STAFF RECOMMENDATION

**PUD- 422-4:** Minor Amendment – Lot 8, Block 1 – Crow Creek Office Park; 1218 E. 33<sup>rd</sup> Street South; TRS 9224; CZM 46; Atlas 139; PD 6 CD 9; RS-3/PUD.

The applicant is requesting a minor amendment to increase the permitted height of an existing 2-story office building from 30 feet to 33 feet on Lot 8, Block 1 of Crow Creek Office Park only.

The applicant is requesting this minor amendment as the result of application for a minor revision to a site plan to allow for a 200 square foot addition to the existing building as well as making the existing building compliant with the American's with Disabilities Act (ADA).

The building as it exists meets all applicable floor area, setback, parking, lighting and landscaping requirements. The south elevation of the subject building is immediately adjacent to what was once a single family residential development. This tract is identified as Lots 1, 2, and 3, Block 1 – Brookside 33 Office Park – Resub L8 B1 Peebles Add (see Exhibit A). Staff believes the initial intent of the 30' height limitation was to protect this lot to the south from a privacy standpoint.

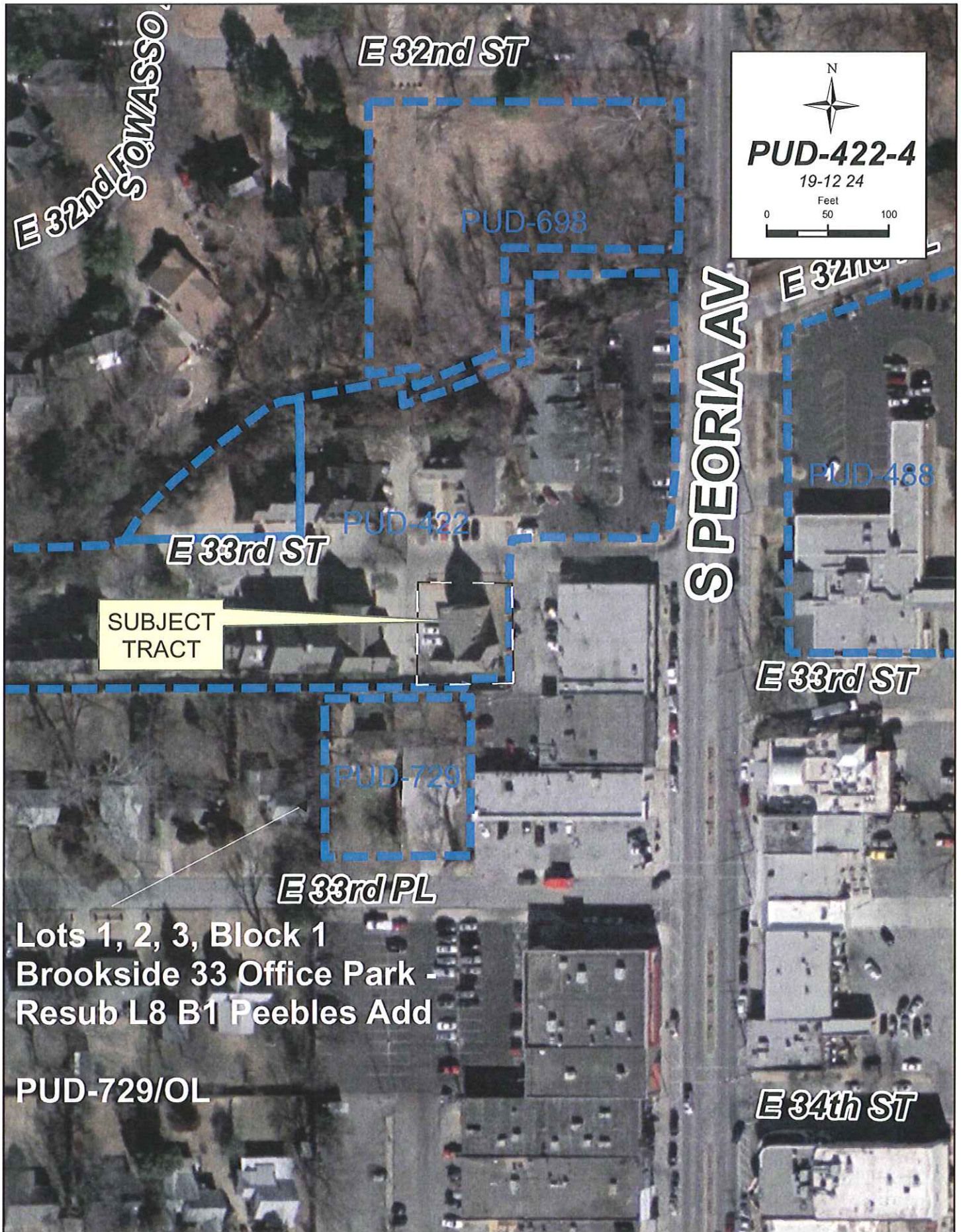
However, since the completion of the building subject to this minor amendment, the lot immediately adjacent to the south has been rezoned and developed as a light office PUD (PUD-729). Since PUD-729 is no longer utilized as a single-family residential use, staff does not feel that approval of this minor amendment would permit a "retroactive" precedent. In addition, other properties within PUD-422 which are isolated from abutting residential uses (those along South Peoria Avenue) permit a 35' maximum building height.

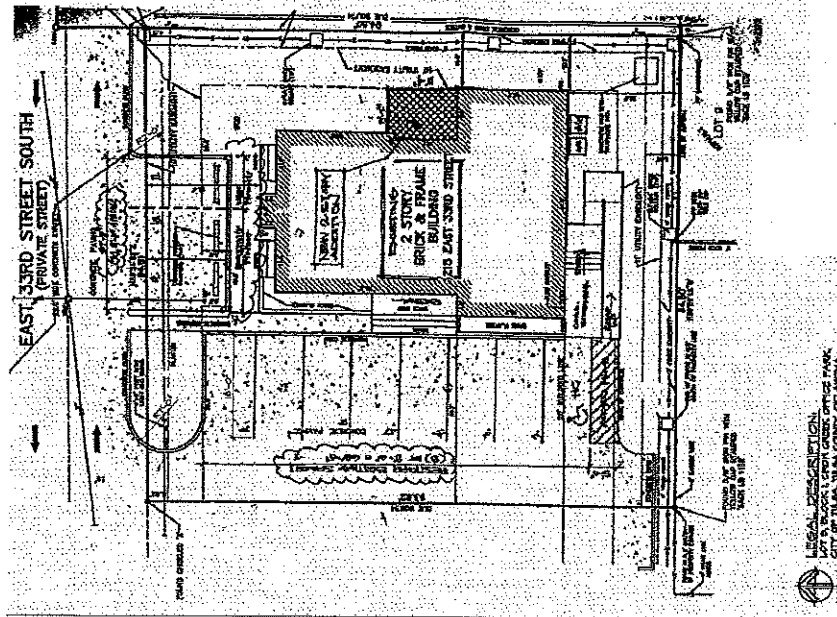
Therefore, staff recommends **APPROVAL** of minor amendment PUD-422-4 increasing the maximum allowable structure height from 30' to 33', on Lot 8, Block 1 – Crow Creek Office Park only.

*(Note: approval of a minor amendment does not constitute detail, site, landscape or sign plan approval)*

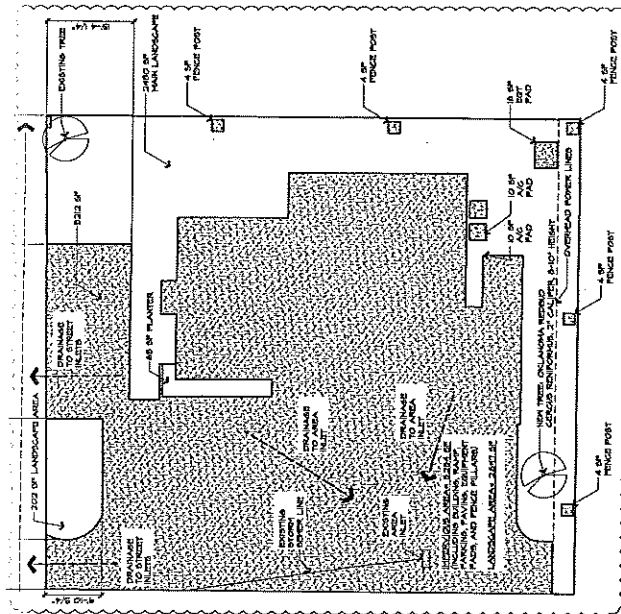
12.4



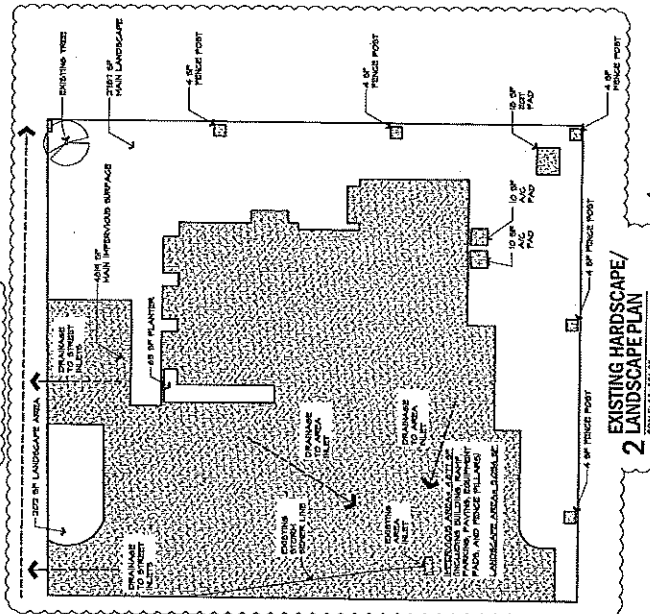




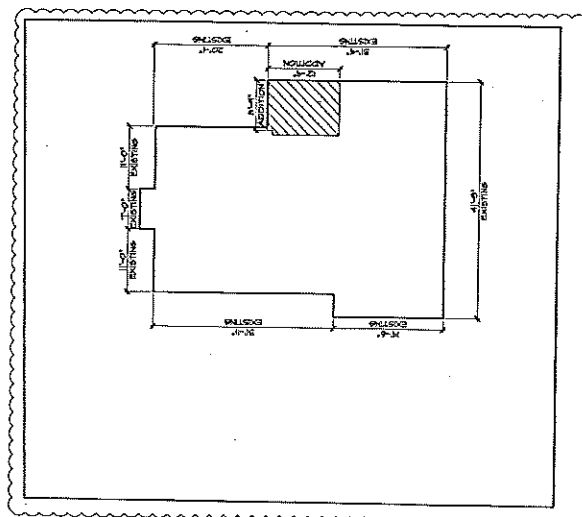
# 1 SITE PLAN



#### 4 LANDSCAPE PLAN

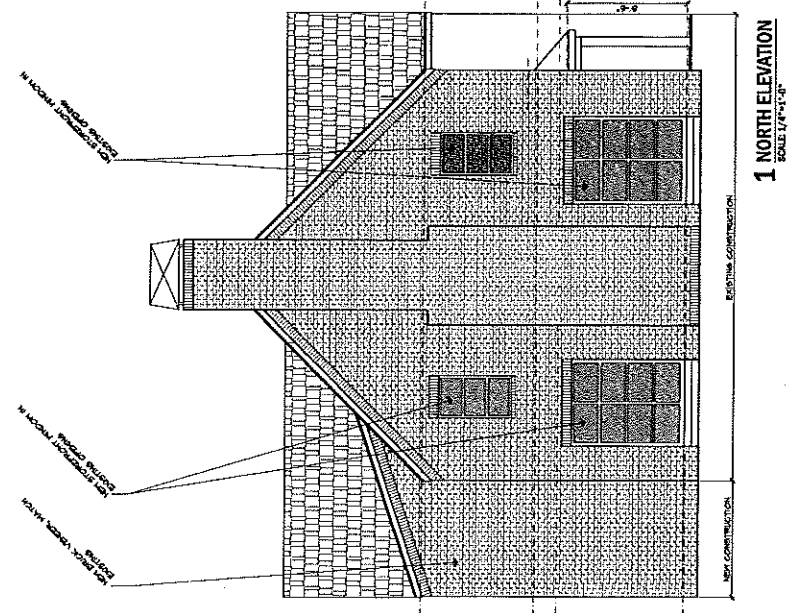


## 2 EXISTING HARDSCAPE/ LANDSCAPE PLAN

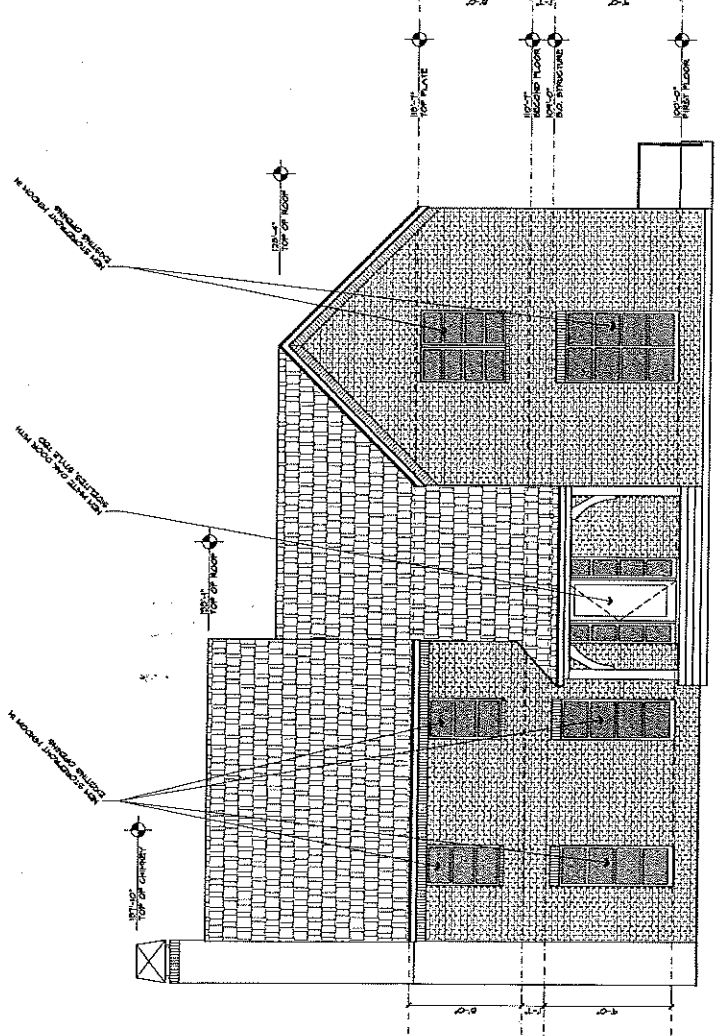


### 3 BUILDING FOOTPRINT





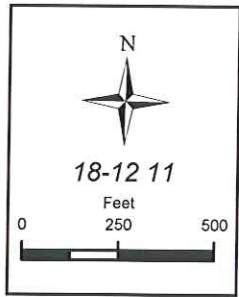
**1 NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/4"=1'-0"

12.7





AG

AC

CO

PUD-636

CO

Z-7008-SP-1g

AG

75

75

RS-3

PUD-739

W-81st ST

CS

CS

PUD-377

OL

CS

OL

W 82nd ST

RS-3

W 83rd ST

AG

AG

CO

S MAYBELLE AV



N

**Z-7008-SP-1g**

18-12 11

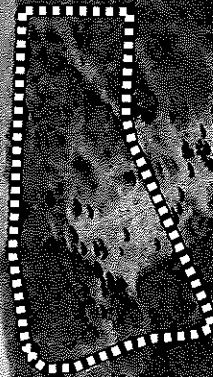
Feet  
0 250 500

W 73rd ST

S UNION AV

75

75



W 81st ST

W 82nd ST

W 83rd ST

S MAYBELL AVE





**Z-7008-SP-1g**

18-12 11

0 Feet 125 250

75

75

SUBJECT  
TRACT

**W 81st ST**

S MAYBELLE AV

13.3



April 16, 2008

## STAFF RECOMMENDATION

**Z-7008-SP-1g:** Corridor Plan Minor Amendment – South of the southeast corner of west 71st Street and U.S. Hwy. 75; Lot 11, Block 1 – Tulsa Hills; TRS 1812; CZM 51; Pd 8 CD 2; CO.

The applicant is requesting a minor amendment to Z-7008-SP-1 for the purpose of revising approved minor amendment Z-7008-SP-1e, approved by the TMAPC March 19, 2008. The approval of Z-7008-SP-1e allows a lot-split creating new Tracts A, B and C from existing Lot 11, Block 1, and reallocated existing floor area to the new development tracts (see Exhibit A). There was no request for an increase in over-all permitted floor area.

With Z-7008-SP-1g the applicant is requesting a revision to the floor area reallocation allotment of Z-7008-SP-1e as the result of a miscalculation prior to application.

Staff has reviewed the proposed revised reallocation of floor area and finds the new distribution of floor area to still be constant with the approved development standards of Z-7008-SP-1 and the Corridor District chapter of the Zoning Code. The allocated floor area is described as follows:

### **Z-SP-7008-1e:**

#### **Approved Floor Area Allocation for Lot 11, Block 1 – Tulsa Hills**

	<b>Square Footage</b>	<b>Requested Floor Area</b>	<b>FAR</b>
Lot 11 - Tract A	56,932	7,000 SF	.12
Lot 11 - Tract B	145,271	14,895 SF	.10
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

### **Z-SP-7008-1g:**

#### **Revised Floor Area Allocation for Lot 11, Block 1 – Tulsa Hills**

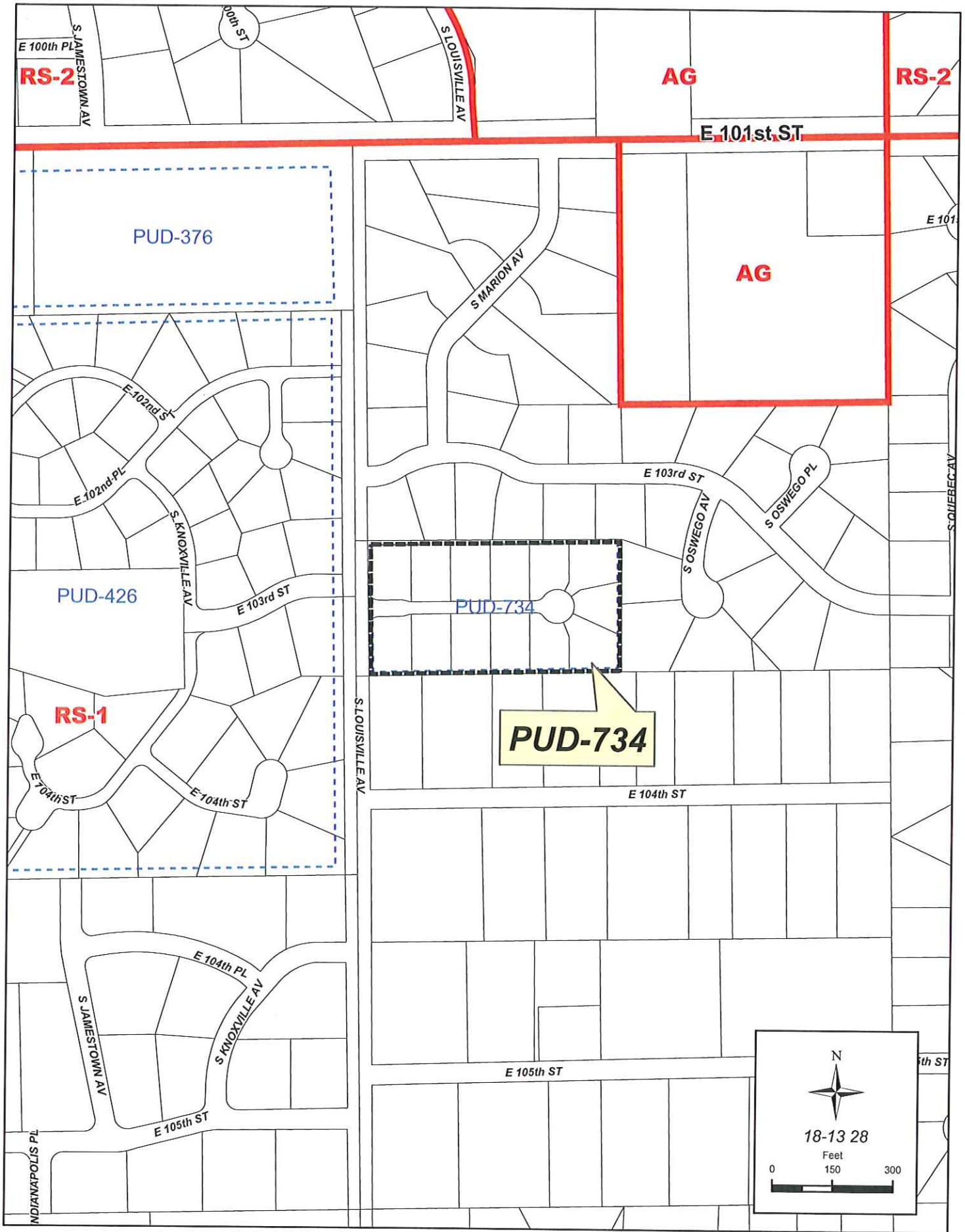
	<b>Square Footage</b>	<b>Requested Floor Area</b>	<b>FAR</b>
Lot 11 - Tract A	56,932	10,250 SF	.18
Lot 11 - Tract B	145,271	11,645 SF	.08
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

While the intensity of development will be most concentrated on Tract C, the proposed .58 FAR is well within the permitted 1.25 FAR permitted in the CO zoning district. There is also no increase of permissible floor area being requested for the over-all development area. Therefore, staff recommends **APPROVAL** of minor amendment Z-7008-SP-1e.

*(Note: approval of a minor amendment does not constitute approval of a detail site, landscape or sign plan)*

13.4

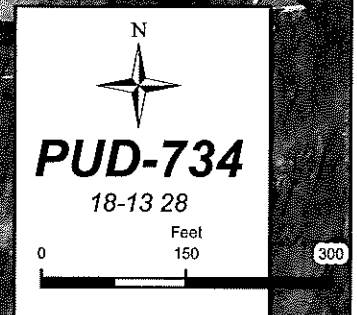
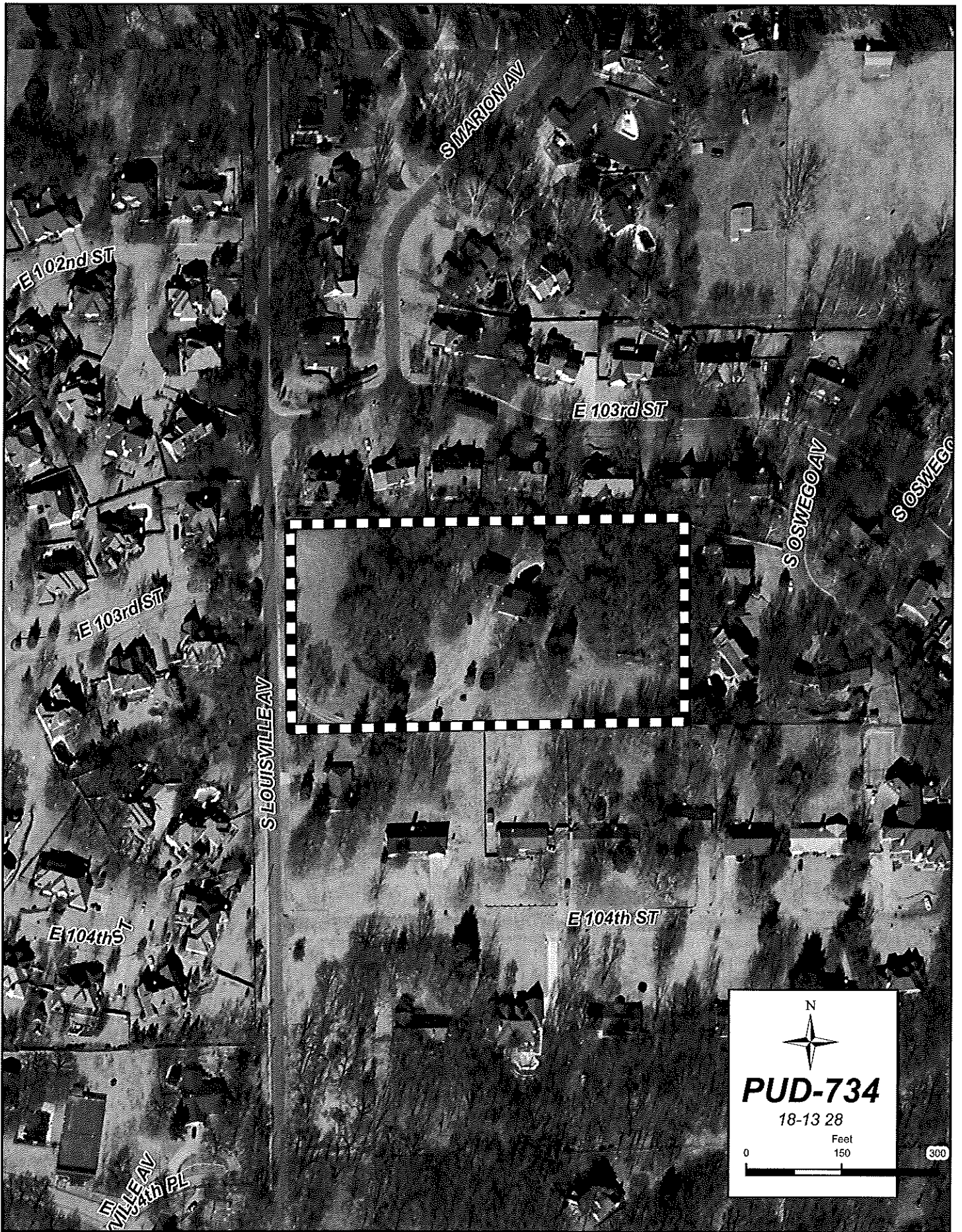




14.1







14.3

April 16, 2008

### STAFF RECOMMENDATION

**PUD-734:** Detail Site Plan – Lot 1 and Lot 12, Block 1 - Ridgewood Hollow; Reserve A and B – PUD-734/Ridgewood Hollow; TRS 8328; CZM 56; Atlas 2473; PD 26 CD 8; RS-1/PUD

---

The applicant is requesting approval of a detail site plan for a gated entry, guardhouse and masonry wall for PUD-734 – Ridgewood Hollow. The proposed use is in conformance with the approved Development Standards of PUD-734.

The masonry wall extends the length of the PUD limits along South Louisville Avenue while the entry gate and guardhouse is proposed for placement in the privately held 103<sup>rd</sup> Place South right-of-way (ROW). The wall extends to a maximum height of approximately 6'10", with pilasters or pillars extending to a maximum of 7'6".

The wall, entry gates and guardhouse are not proposed for placement in any public ROW, and meet all other applicable PUD standards and conditions. Approval of this detail site plan is conditional upon receipt of approval from the City of Tulsa Fire Marshall and the City of Tulsa Traffic Engineering.

Staff recommends APPROVAL of the detail site plan for the entry gate and guardhouse features for Lots 1 and 12, Block 1 (Reserve A and B) – Ridgewood Hollow, subject to the following condition:

No building permit shall be issued until the attached plans have been approved and signed by the City of Tulsa Fire Marshall and the City of Tulsa Traffic Engineering. Any revisions made to the attached plans as a requirement of those approvals will be subject to a revision to the detail site plan from the TMAPC.

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

14.4

# Ridgewood Hollow

## Outdoor Lighting Layout

- Wall Light: Halex L300-AL-GM Rock Guard
- 12 Volt: Halex L300-AL-GM Rock Guard
- 12 Volt: Halex L300-AL-GM Rock Guard
- 110 Outlet and Photo Cell

### Note:

All Lighting Fixtures shall be installed according to manufacturer's standards and recommendations.

### Wall Mount Luminaires

However Luminaires - St. Augustine Model No. 820410 - Verde Copper - Distast Glass

### Note:

See Sheet #1 for illustrative information concerning the look of the project.  
See Sheet #2 for detailed construction information.  
See Sheet #5 for detailed construction information such as materials and dimensions.

Development: Ridgewood Hollow Subdivision  
Project: Subdivision Entry and Perimeter Plans  
Sheet No. 3 Layout and Outdoor Lighting Plan

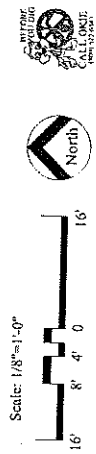
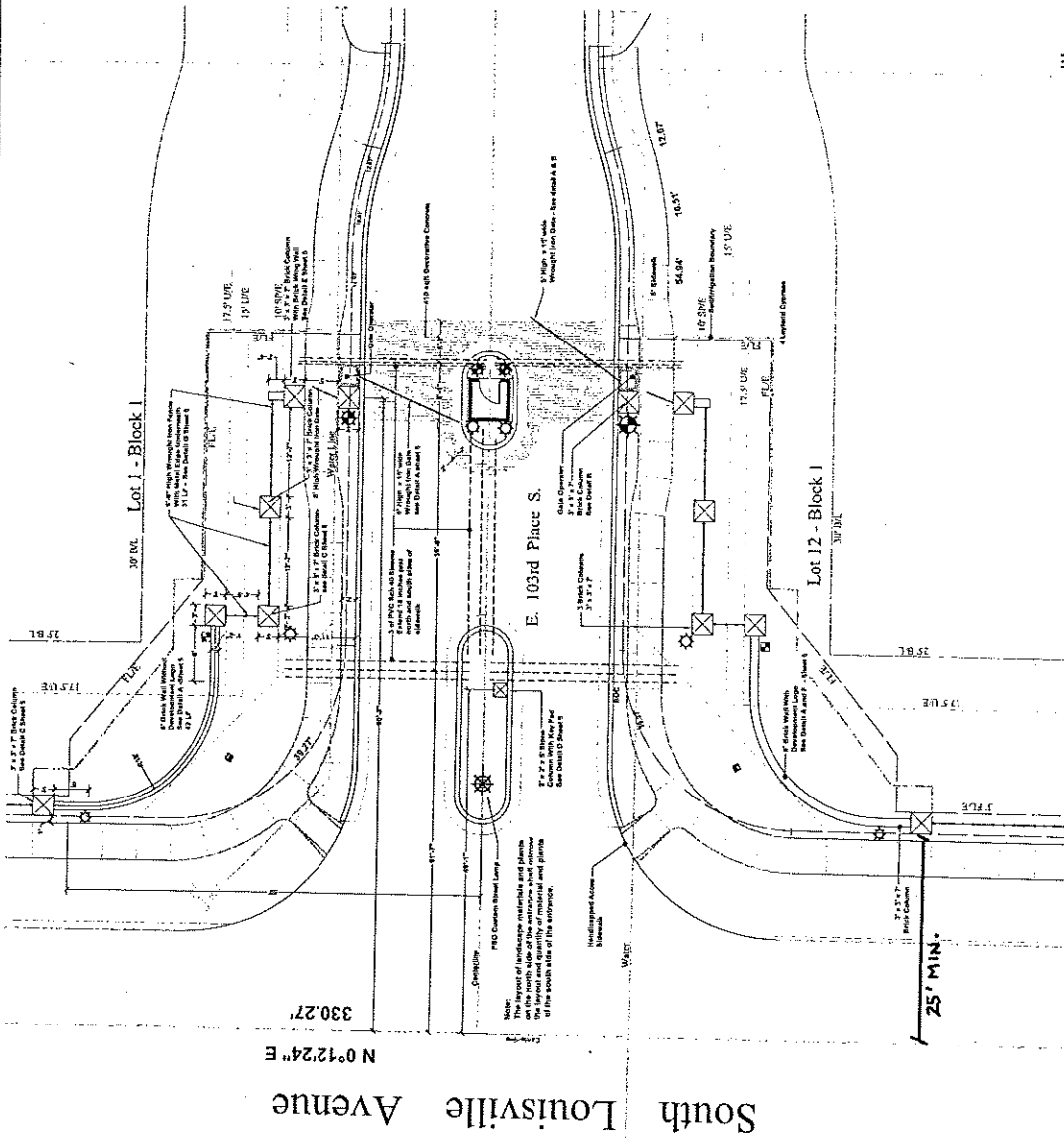
Owner:  
Louisville 103, L.L.C.  
6104 East 10th Street  
Tulsa, Oklahoma 74137  
918-467-7229

Engineer:  
Sisemore Weisz & Associates, Inc.  
6111 East 33rd Place  
Tulsa, Oklahoma 74135  
918-465-3600

Called Entrance Design By:  
Richard Conrad & Assoc., L.L.C.  
4342 East 7th Street  
Tulsa, Oklahoma 74136  
918-481-4741

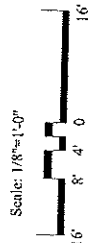
Date: February 20, 2007

A professional review of the site plan and landscape plan was conducted by Richard Conrad & Associates, L.L.C. on February 20, 2007. The review was limited to the information provided on the site plan and landscape plan. Richard Conrad & Associates, L.L.C. does not warrant the accuracy or completeness of the information provided on the site plan and landscape plan. The information provided on the site plan and landscape plan is for informational purposes only and should not be used as a basis for any construction or other action. Richard Conrad & Associates, L.L.C. is not responsible for any errors or omissions in the information provided on the site plan and landscape plan. The information provided on the site plan and landscape plan is for informational purposes only and should not be used as a basis for any construction or other action. Richard Conrad & Associates, L.L.C. is not responsible for any errors or omissions in the information provided on the site plan and landscape plan. The information provided on the site plan and landscape plan is for informational purposes only and should not be used as a basis for any construction or other action. Richard Conrad & Associates, L.L.C. is not responsible for any errors or omissions in the information provided on the site plan and landscape plan. The information provided on the site plan and landscape plan is for informational purposes only and should not be used as a basis for any construction or other action. Richard Conrad & Associates, L.L.C. is not responsible for any errors or omissions in the information provided on the South Louisville Avenue



5.14.5



Avenue  
N 0°12'24" E

A professional user of the system data provides comprehensive details in design reports, extensive reviews, military training scenarios, analyses, and conclusions. The user must be trained and experienced in the use of the system and must be able to provide information in a format that is acceptable to the system. The user must be trained in the use of the system, in the use of the system, and in the use of the system.

[illegible][illegible]

Development: Ridgewood Hollow Subdivision

**Project:** Subdivision Entry and Perimeter Plans

Sheet No. 2 Entrance Landscape Plan

Owner:  
Louisville 103, LLC

**Sisemore Weisz & Associates, Inc.**  
Engineering  
6111 Earl 32nd Place  
Tulsa, Oklahoma 74135  
918-445-7000

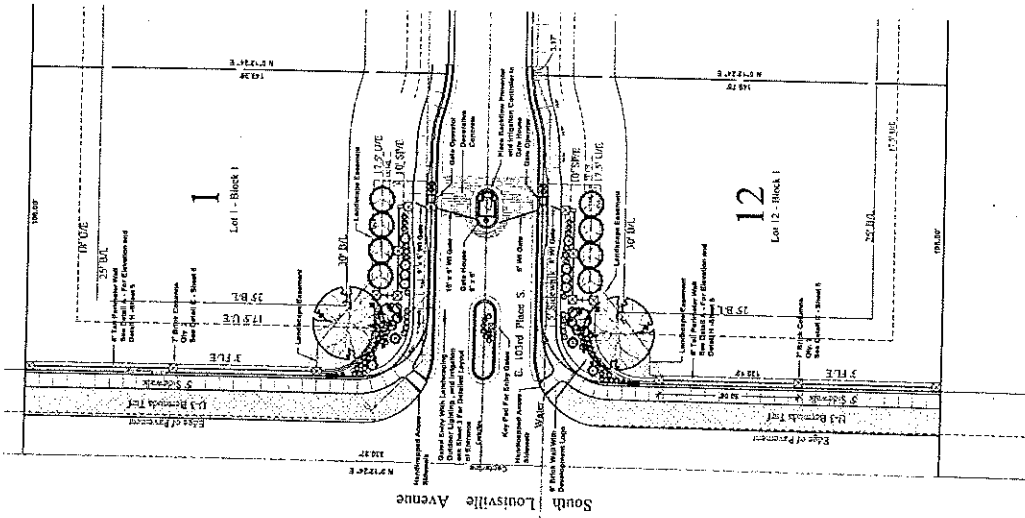
**Gated Entrance Design By:**  
**Richard Conrad & Assoc., L.L.C.**  
4942 East 73rd Street  
Tulsa, Oklahoma 74136  
918.408.1744

Date: February 20, 2007

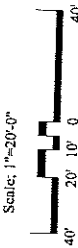
14.7

Landscape Plan

# Ridgewood Hollow



Scale: 1"=20'-0"



Note:  
See Sheet #3 for detailed site information.  
See Sheet #4 for detailed landscape plan and elevations.  
See Sheet #5 for detailed landscape plan and elevations.  
See Sheet #6 for detailed landscape plan and elevations.  
See Sheet #7 for detailed landscape plan and elevations.  
See Sheet #8 for detailed landscape plan and elevations.  
See Sheet #9 for detailed landscape plan and elevations.

Development: Ridgewood Hollow Subdivision  
Project: Subdivision Entry and Perimeter Plans  
Sheet No. 4 Streetscape Plan

Owner:  
Louisville 103, L.L.C.  
6104 East 108th Street  
Tulso, Oklahoma 74137  
918-269-7229

Engineer:  
Sisamore Weisz & Associates, Inc.  
6111 East 32nd Place  
Tulso, Oklahoma 74135  
918-665-2600

Checked/Engineer/Design By:  
Richard Conrad & Associates, L.L.C.  
4942 East 73rd Street  
Tulso, Oklahoma 74136  
918-491-4741

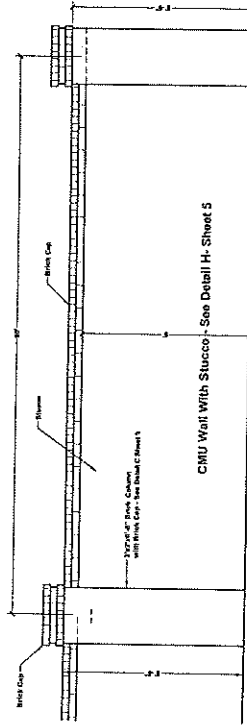
Date: February 20, 2007

## A Detail - 6 ft High Perimeter Wall

Scale: 1/2"=1'-0"

Note:

See Sheet #5 and 6 for detailed entry and perimeter construction information

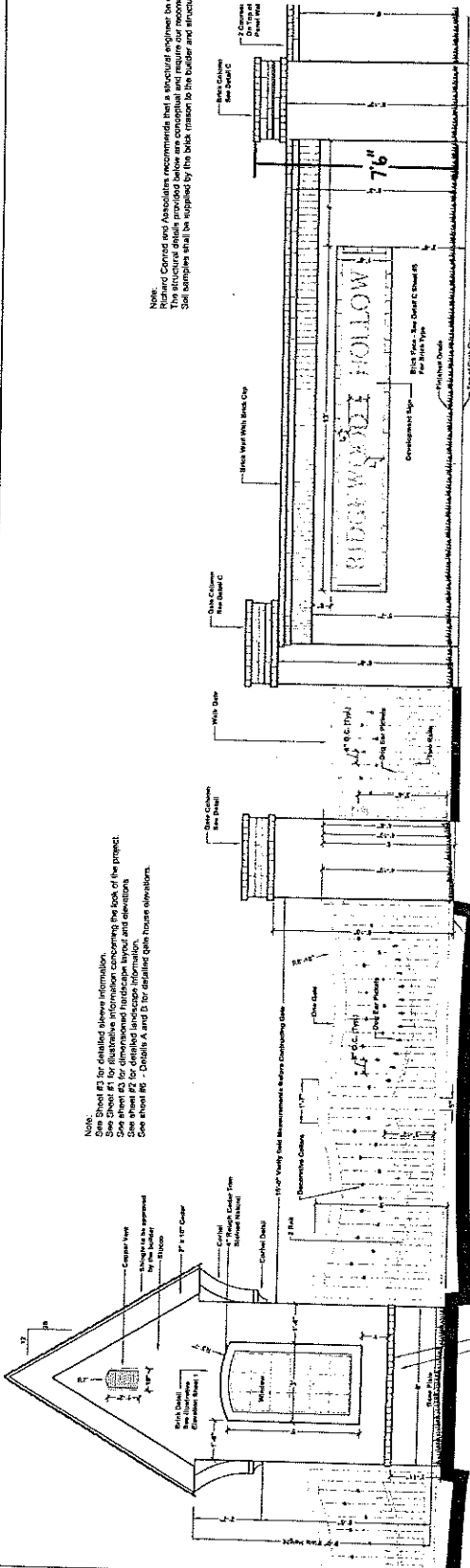


A professional seal of the state that provides existing conditions such as drainage work, existing structures, utilities, existing conditions, etc. has been provided. Richard Conrad & Associates, L.L.C. is not responsible for any changes made to the plan after the date of the original design. Any additions or deletions to the plan shall be made in the form of a change order. The design is for general information only. It is not intended to be used for construction without the approval of the engineer. The design is for general information only. It is not intended to be used for construction without the approval of the engineer.

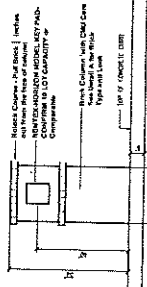
This design is for general information only. It is not intended to be used for construction without the approval of the engineer. The design is for general information only. It is not intended to be used for construction without the approval of the engineer. The design is for general information only. It is not intended to be used for construction without the approval of the engineer.



Note:  
 See Sheet #1 for detailed stone information.  
 See Sheet #2 for illustrative information concerning the look of the project.  
 See Sheet #3 for dimensioned landscape layout and elevations.  
 See Sheet #4 for dimensioned landscape layout and elevations.  
 See Sheet #5 for dimensioned landscape layout and elevations.  
 See Sheet #6 for dimensioned landscape layout and elevations.

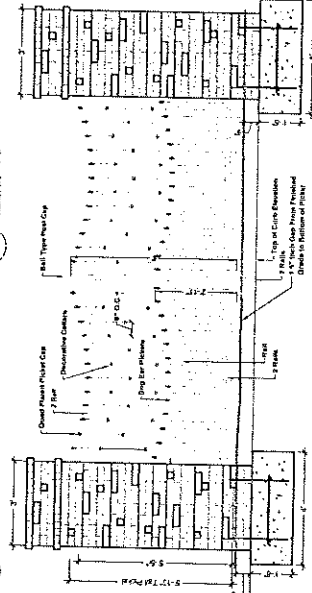


A Elevation Detail - Gated House and Gated Entrance  
 Scale: 1/2"=1'-0"



D Detail - Key Pad Column  
 Scale: 1/2"=1'-0"

E Detail - Walk Gate and Column  
 Scale: 1/2"=1'-0"



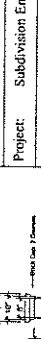
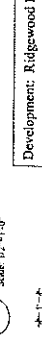
G Elevation Detail - 6 ft. Wrought Iron Fence With Brick Columns  
 Scale: 1/2"=1'-0"

B Section Detail - Gate Post  
 Scale: 1/2"=1'-0"

C Detail - Typical Column With Brick  
 Scale: 1/2"=1'-0"



F Section Detail - Development Sign  
 Scale: 1/2"=1'-0"



H Detail - 6' Perimeter Wall  
 Scale: 1/2"=1'-0"

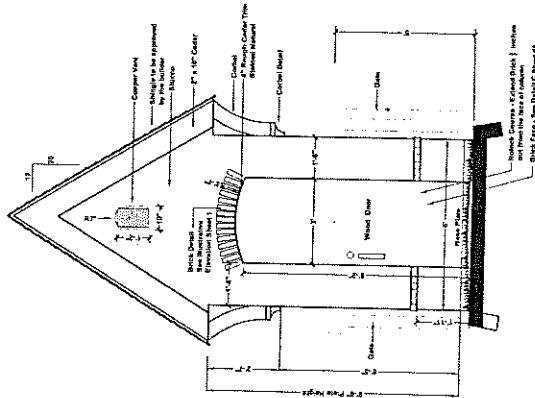
Development: Ridgewood Hollow Subdivision  
 Project: Subdivision Entry and Perimeter Plans  
 Sheet No. 5 Construction Details

Owner:  
 Louisville 103, L.L.C.  
 6104 East 108th Street  
 Tulsa, Oklahoma 74137  
 918-265-7229

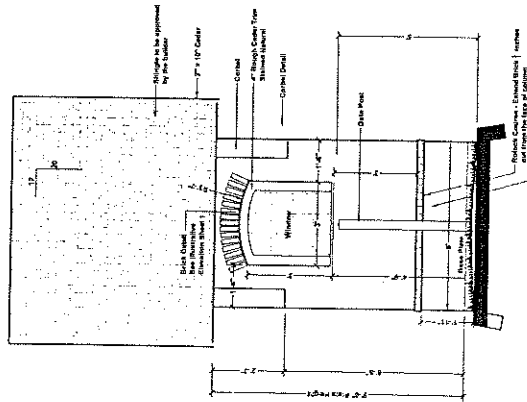
Engineering:  
 Sisemore Weisz & Associates, Inc.  
 8111 East 32nd Place  
 Tulsa, Oklahoma 74135  
 918-485-3000

Landscape Design By:  
 Richard Conrad & Assoc., L.L.C.  
 4842 East 72nd Street  
 Tulsa, Oklahoma 74136  
 918-491-4741

Date: February 20, 2007



**A** East Elevation Detail - Gated House  
Scale: 1/2" = 1'-0"



**B** North and South Elevation - Gated House  
Scale: 1/2" = 1'-0"

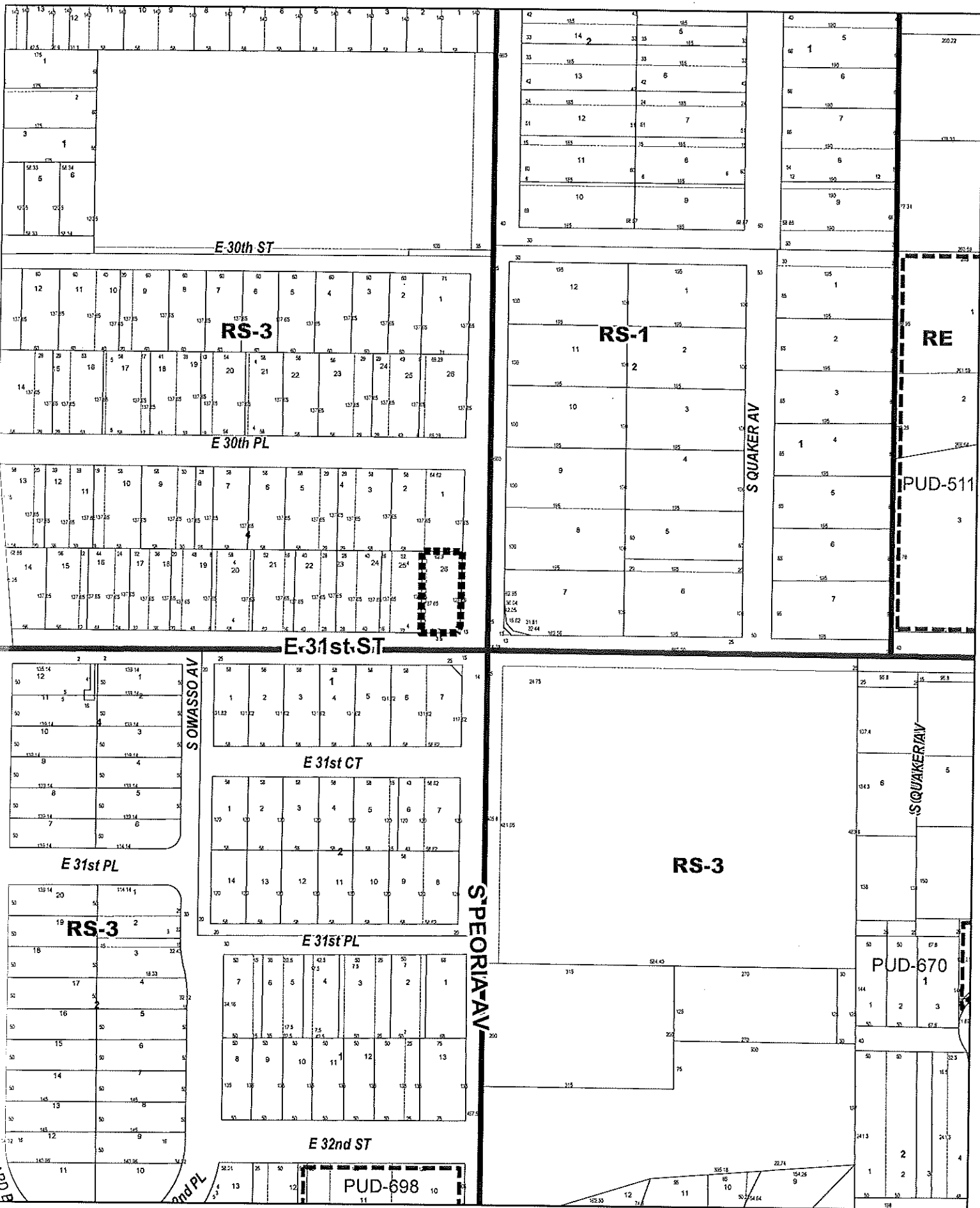
# Ridgewood Hollow

Development: Ridgewood Hollow Subdivision	Client: <b>Louisville 103, L.L.C.</b> 1000 S. 10th Street Tulsa, Oklahoma 74107 918-250-7329
Project: Subdivision Entry and Perimeter Plans	Engineer: <b>Sisemore Weisz &amp; Associates, Inc.</b> 6111 East 32nd Place Tulsa, Oklahoma 74135 918-465-3600
Sheet No. 6 Gate House Elevations Details	Designer: <b>Richard Conrad &amp; Assoc., L.L.C.</b> 4942 East 73rd Street Tulsa, Oklahoma 74136 918-491-4741
	Date: February 20, 2007

Note:  
See Sheet #1 for detailed site information.  
See Sheet #1 for illustrative information concerning the look of the project.  
See Sheet #2 for detailed construction information of entrance and perimeter.  
See Sheet #3 for detailed construction information of entrance and perimeter.

Note:  
Richard Conrad and Associates recommends that a structural engineer be consulted for retained wall construction design.  
This design is preliminary and is not intended to be used for construction without the approval of a structural engineer.  
Site conditions shall be supplied by the client prior to the design and construction of the project.



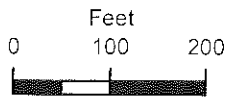
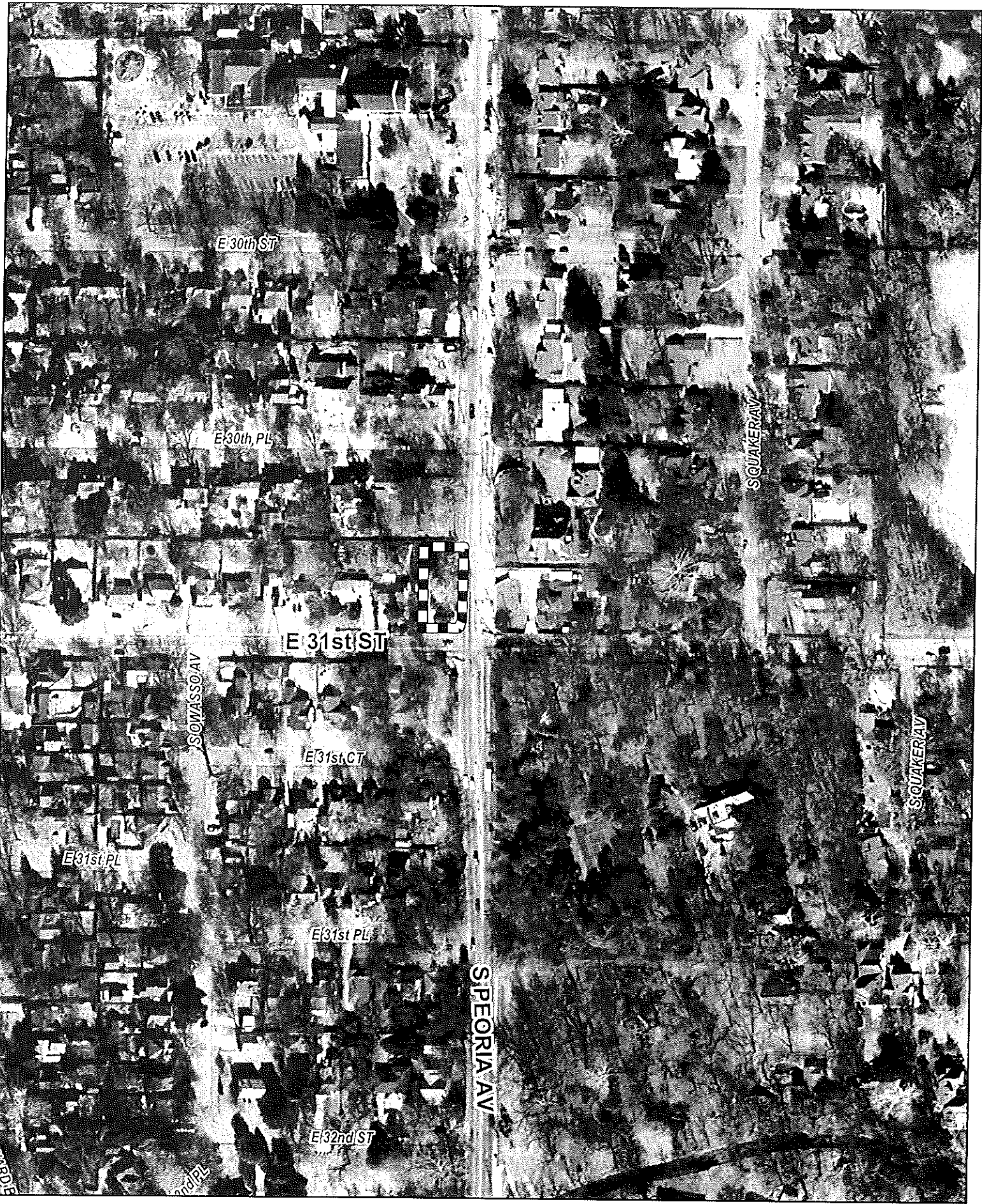


BOA-20663

19-12 13

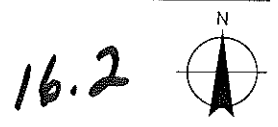
16.1





**BOA-20663**

19-12 13





## PLAT WAIVER

**April 16, 2008**

**BOA 20663 - (8406) (PD 6) (CD 9)**

Southeast corner of Peoria Avenue and East 31<sup>st</sup> Street

The platting requirement is being triggered by a Special Exception (BOA 20663) to permit a private park with variances in an RS-3 zoning district.

***Staff provides the following information from TAC at their April 3, 2008 meeting:***

**ZONING:**

- TMAPC Staff: The Board of Adjustment granted the Special Exception at their April 8, 2008 meeting.

**STREETS:**

- Peoria is a secondary arterial with a minimum right-of-way requirement of 50 feet. The existing right-of-way is 40 feet. Additional right-of-way required is 10 feet. 31<sup>st</sup> Street is a secondary arterial with a minimum right-of-way requirement of 50 feet. The existing right-of-way required is 15 feet. Provide a survey to confirm 40 feet of right-of-way along Peoria and 35 feet on 31<sup>st</sup> Street to meet the Major Street Plan.

**SEWER:**

- No structural improvements allowed within the existing 5 foot utility easement along the north property line.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**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:***

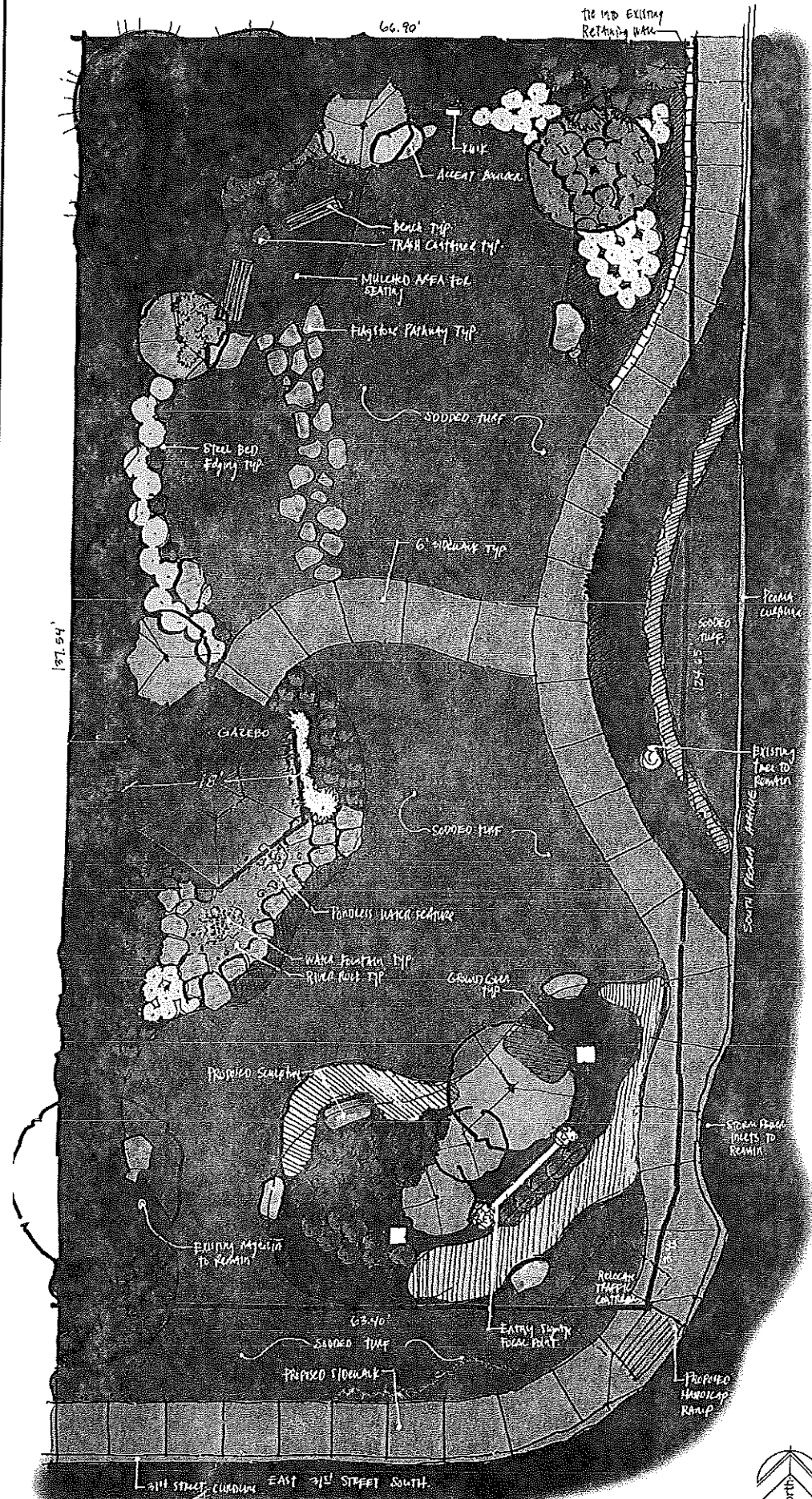
- |  | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted?                           | X   |    |
| 2. Are there restrictive covenants contained in a previously filed | X   |    |

16.3

- plat?
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:**

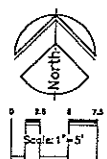
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an 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.		
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



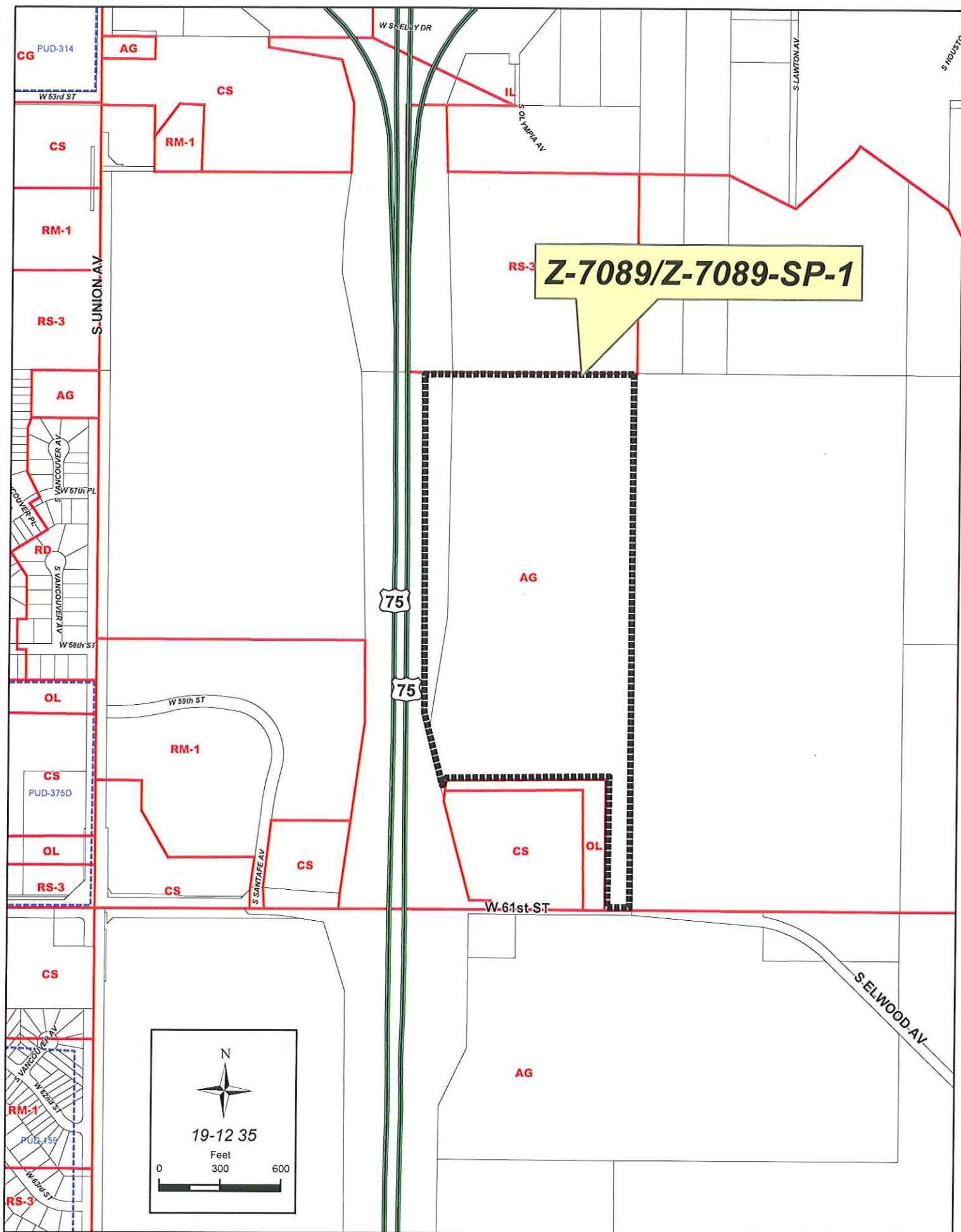
**Dr. Indu Meshri Park**  
**Maple Ridge**  
**Conceptual Site Plan**

DATE OF PREPARATION: FEBRUARY 25, 2008

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



16.5










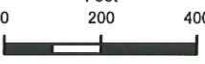
N



**Z-7089 /  
Z-7089-SP-1**

19-12 35

Feet  
0 200 400



SUBJECT  
TRACT



**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:** April 16, 2008 (continued from 3/5/08 and 3/26/08)

**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.



**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



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 and Corridor. According to the Zoning Matrix, the requested CO zoning **may be found** in accord with the Plan in the area designated as a Special District, as well as, the area designated as Corridor.

**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. Staff recommends approval of the Corridor zoning.

If the TMAPC is inclined to approve the requested rezoning, staff should be directed to prepare a Plan map amendment to extend the corridor designation north to the I-44 collector Road and extending east a distance of approximately 1,320 feet.

**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. The western boundary of the Turkey Mountain Wilderness Area is located ¼ mile, or 1320 feet to the east of the subject tract. A Surrounding trail system map is attached as Exhibit J, and surrounding property owners are identified on attached Exhibit K.

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.

Given the steep natural topography of the northeastern corner of this site, special consideration should be given to how this portion of the site is developed. Any proposed access from this site to the YMCA property to the north that traverses this area, should be coordinated and special consideration given to attempt to minimize the impact to the natural

slope of the site. Any development of this area should attempt to minimize the impact to this to the greatest extent practical.

The tract is presently zoned AG Agriculture and concurrently 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 as a conceptual site plan to designate development areas, allocate permitted uses and intensity of uses, and development standards and conditions to be followed by review and approval of detailed corridor district site plans of each phase of development submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

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 as a conceptual plan with development standards, subject to the following conditions:

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

**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
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**Minimum Building Setbacks:**

From right of way of corridor collector street	120 ft.
From north boundary of Area A	20 ft.*
From south boundary of Area A	20 ft.
From east boundary Area A	20 ft.
From west boundary of Area A	50 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 corridor collector street ROW	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

**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 City of 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. Each phase of the Corridor District development shall be provided access to the interior collector street system.

A frontage road along the Highway 75 ROW is planned by the ODOT. While access will be provided to each lot from the interior collector street at each phase of development, special consideration will be given to coordinate efforts within Development Area A to include future access from the development tract to the proposed frontage road.

### 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 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.

**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).

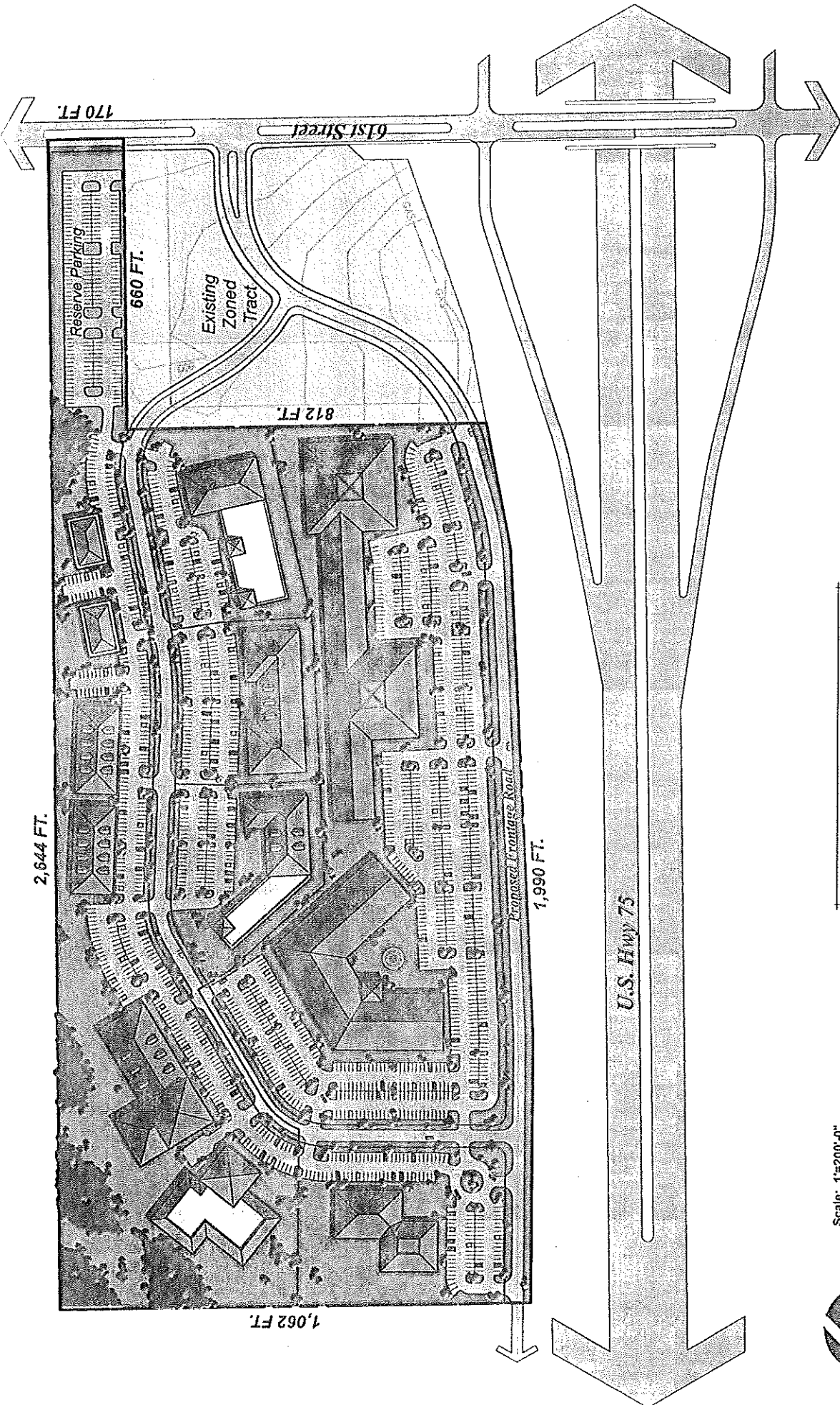
**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

3/5/08

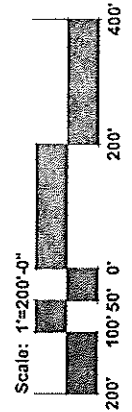




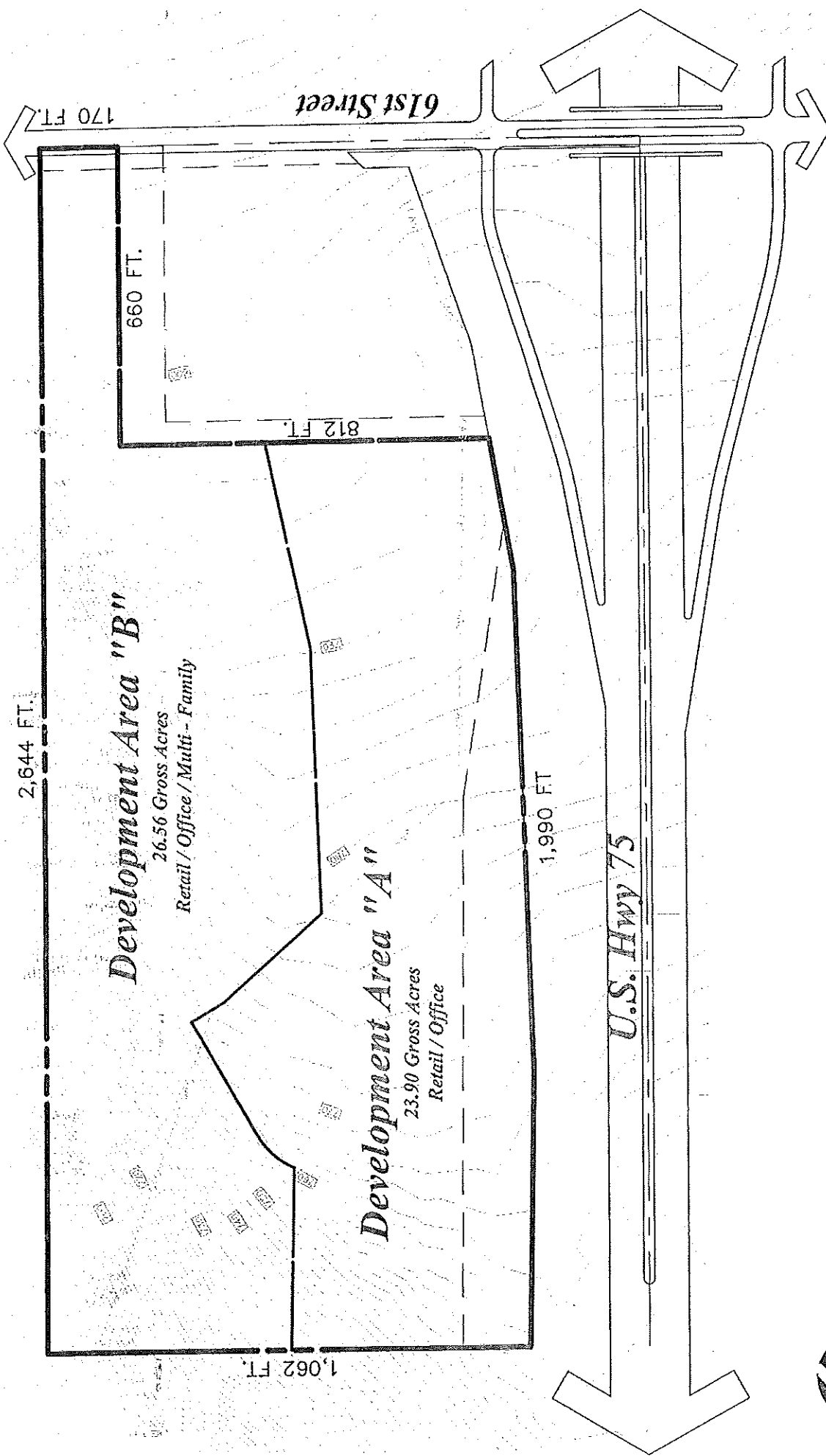
# *Exhibit A* *Conceptual Site Plan*

**Pittman Poe & Associates, Inc.**  
 Lead & Survey Commission, Lead Planning  
 Zoning, Land Architecture, & Site Design  
 1999 W. Orange St., Suite 200, Oak Ridge, TN 37830  
 Phone: 615.586.1000 Fax: 615.586.1001  
 Email: info@pittmanpoe.com www.pittmanpoe.com

#4991 12/05/07



17.15

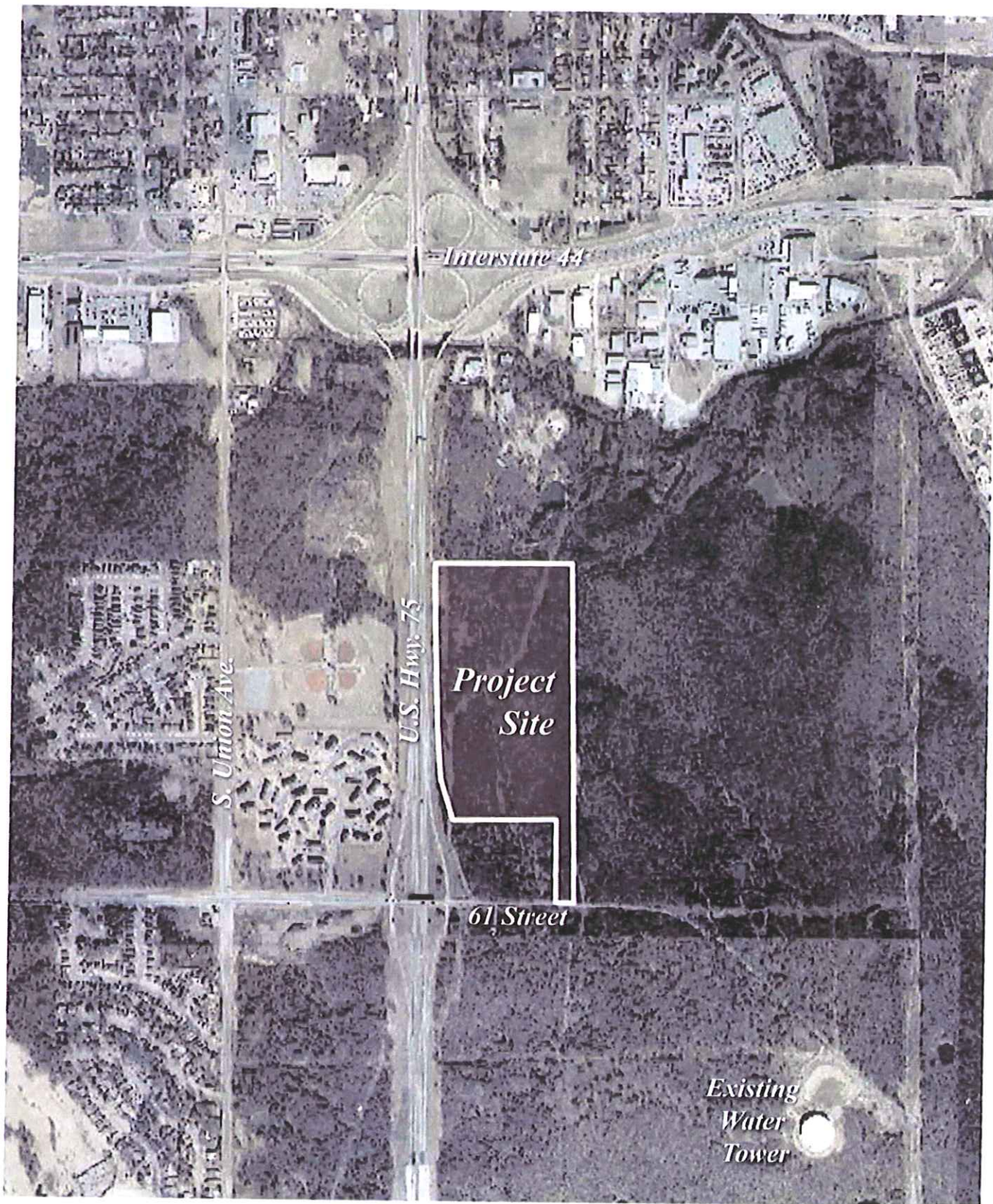


**Exhibit B**  
**Development Area**

**Pittman Poe**  
**& ASSOCIATES, INC.**  
Civil & Survey Consultants, Land Planning  
Zoning, Civil Architecture, & Site Design  
1700 W. George St., Bryan, Texas, TX 77802  
Phone: 767-444-4400 FAX: 767-444-4400  
Cell: 767-444-4400  
www.pittmanpoe.com  
#4851 12507

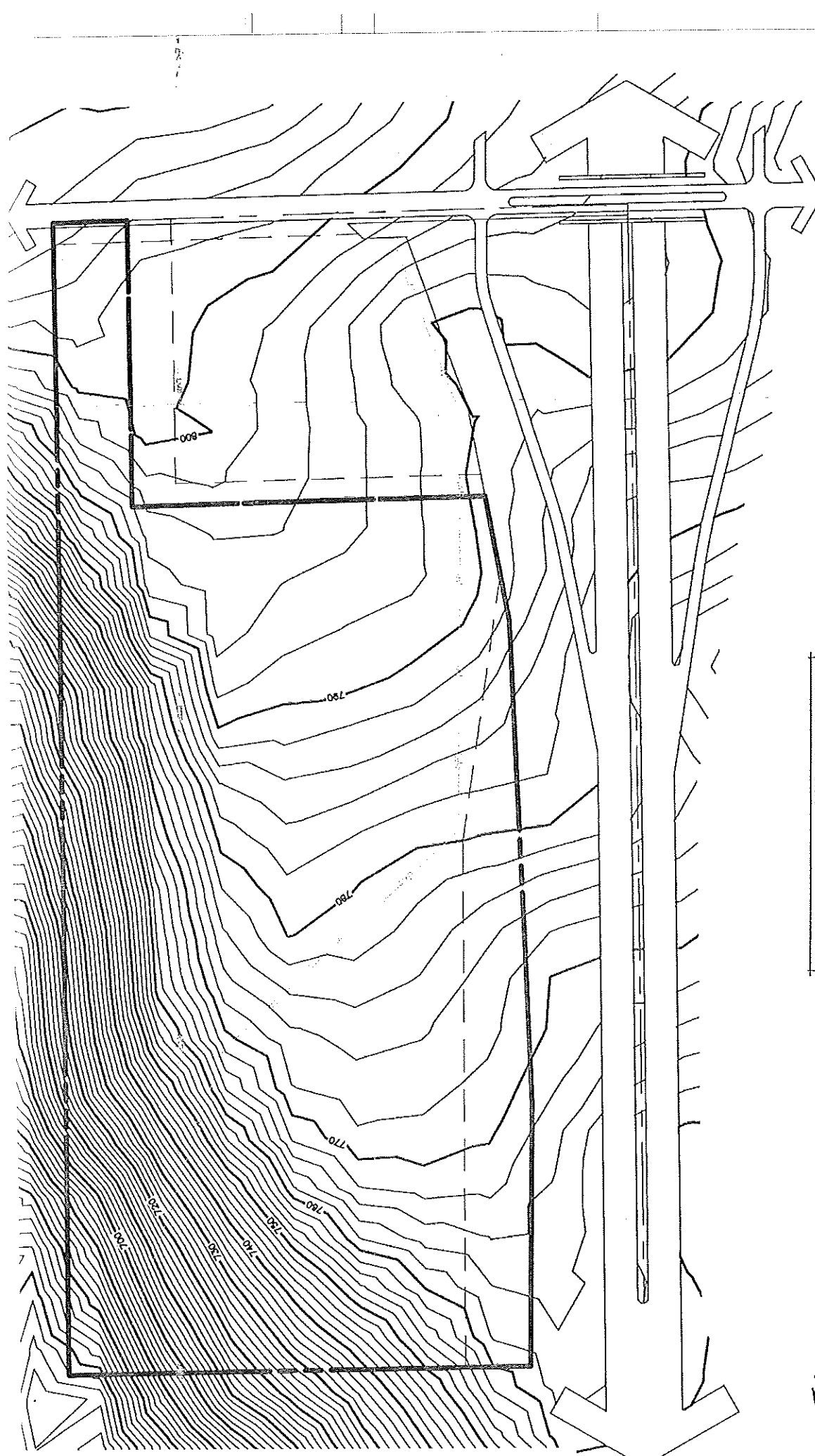
17.16





0 750 FT 1500 FT.

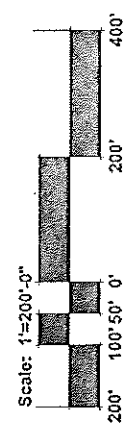
## ***Exhibit C*** ***Area Aerial Photo***



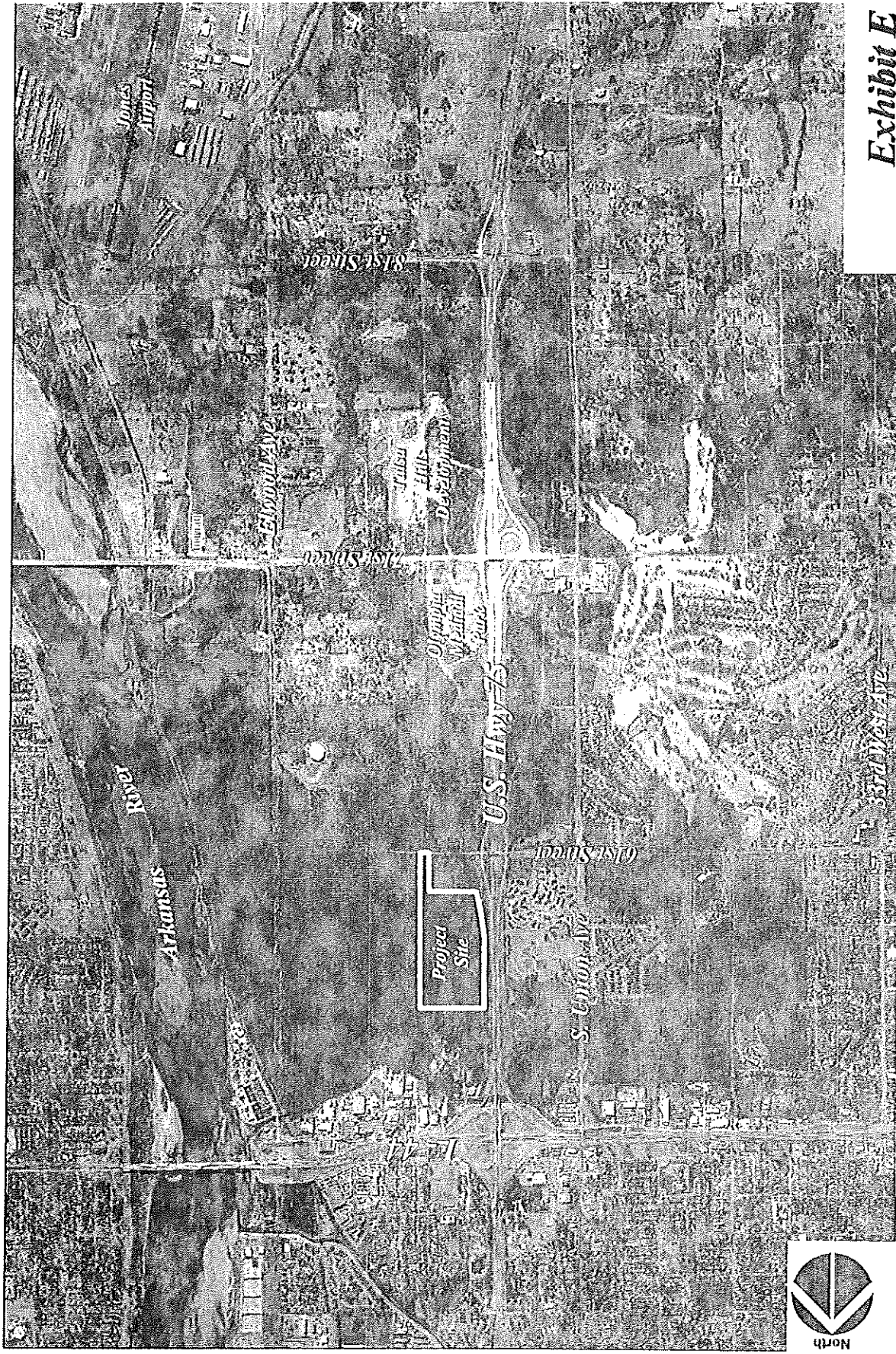
# **Exhibit D** **Existing Topography**

**Pittman Poe**  
**& ASSOCIATES, INC.**  
Civil & Survey Consultants, Land Planning,  
Landscape Architecture, & Site Design  
1000 W. Grand Ave., Suite 100, San Jose, CA 95128  
Phone: (408) 281-1000 Fax: (408) 281-1001  
www.pittmanpoe.com

#4991 12/05/07

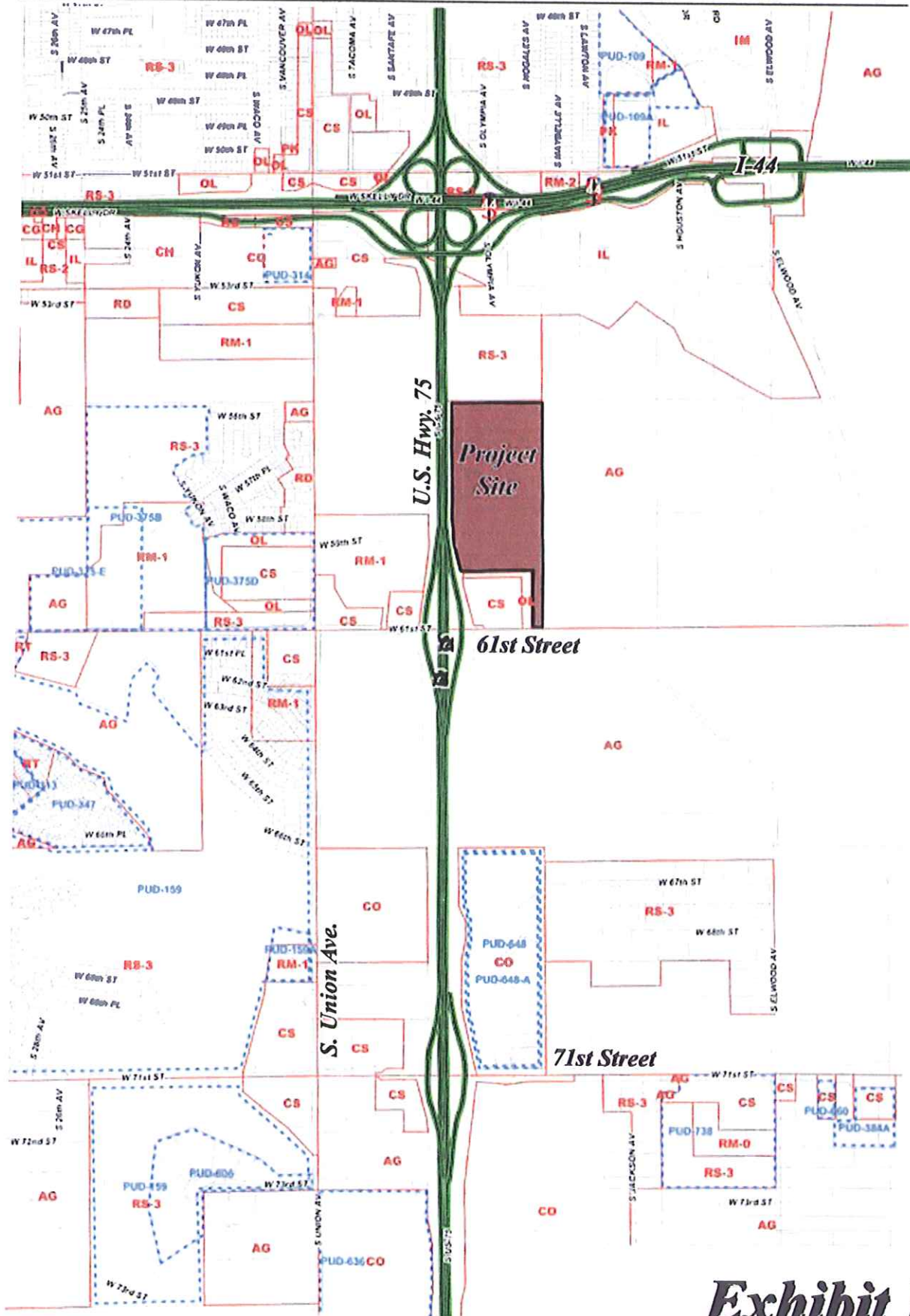






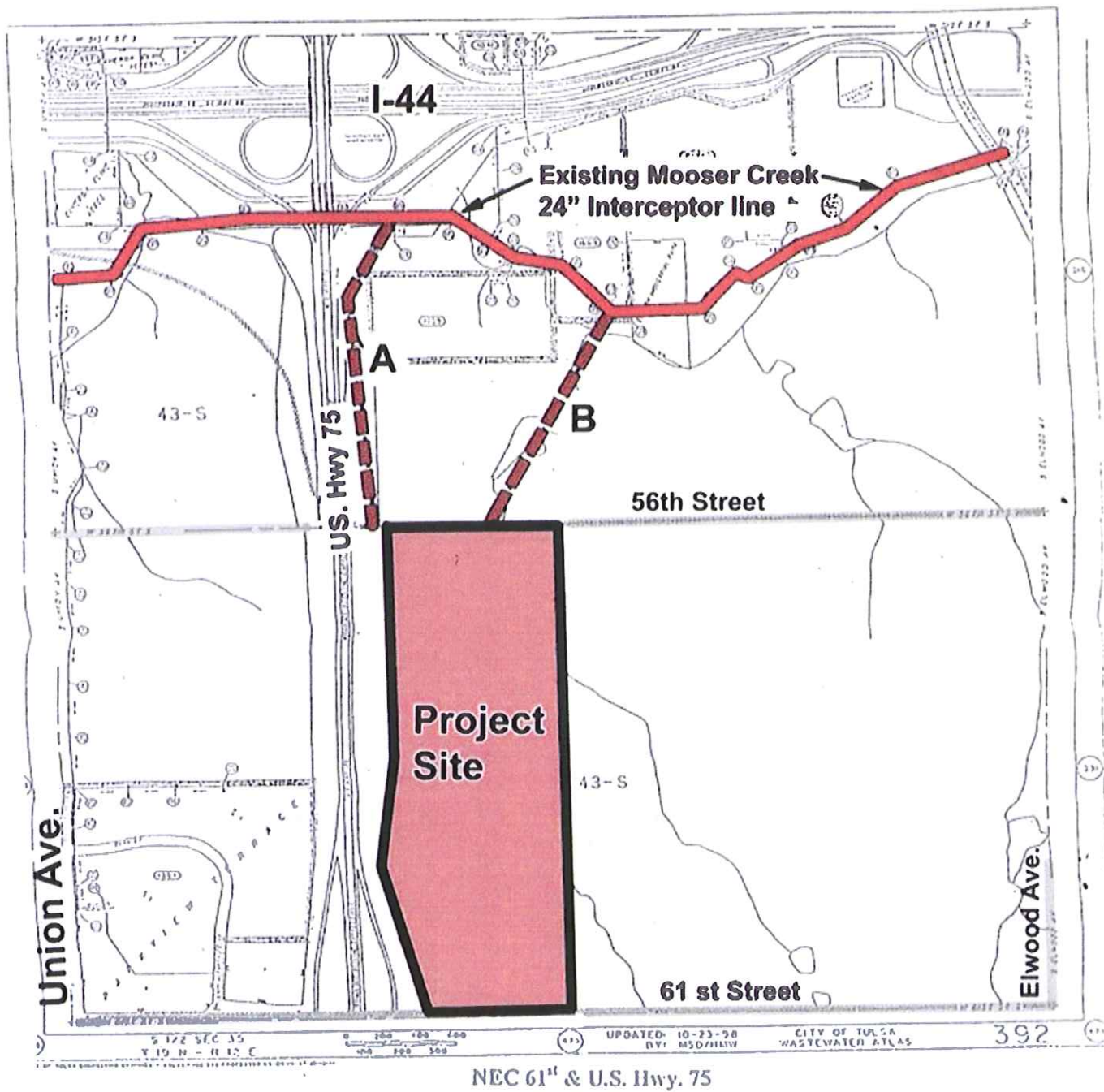
*Exhibit E*  
*Proximity Map*





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





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

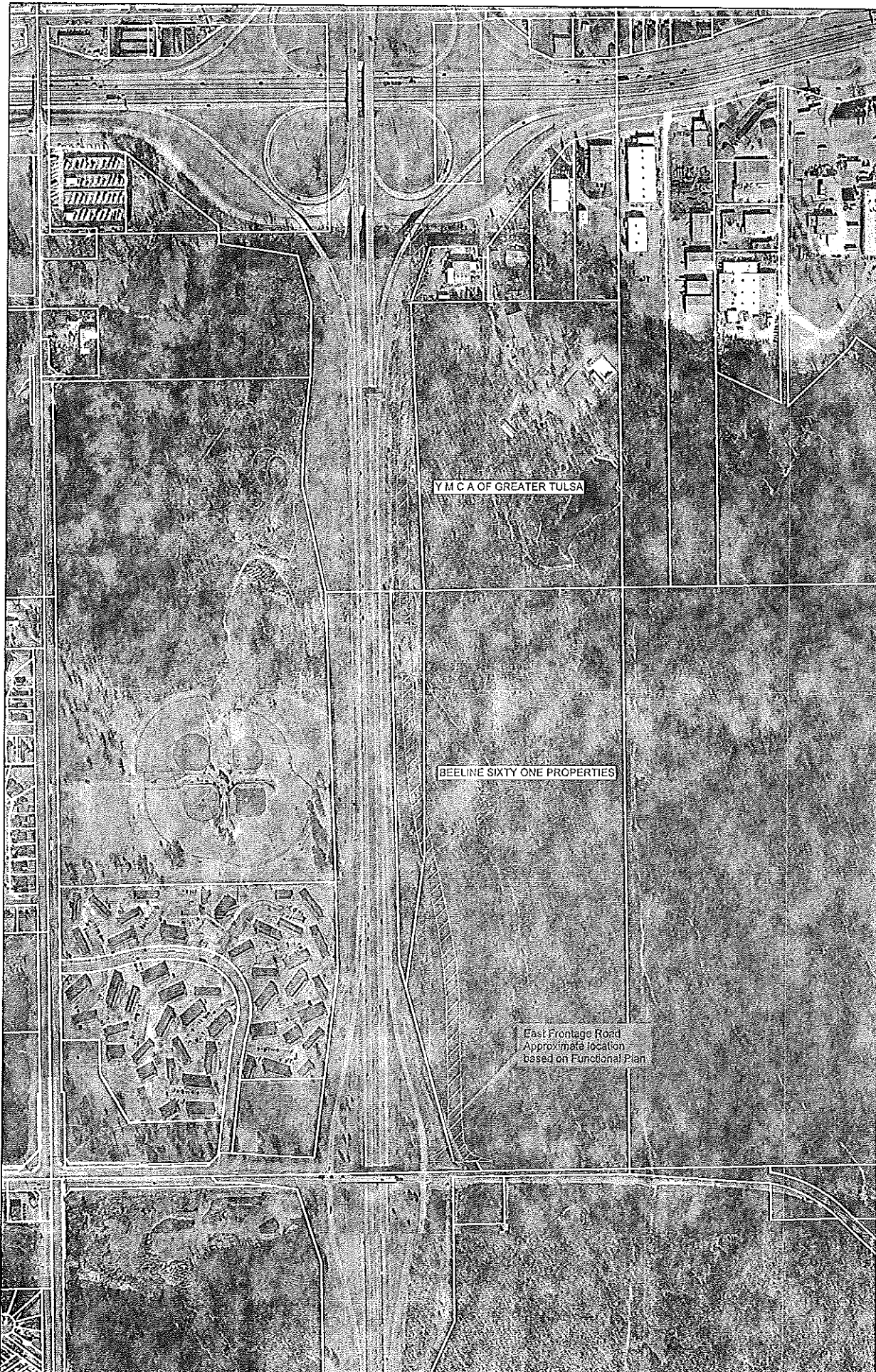
**Option B** Aprox. 1,300 ft. northeasterly of Northeast corner of property

**Exhibit G**

**Sewer 17.21**





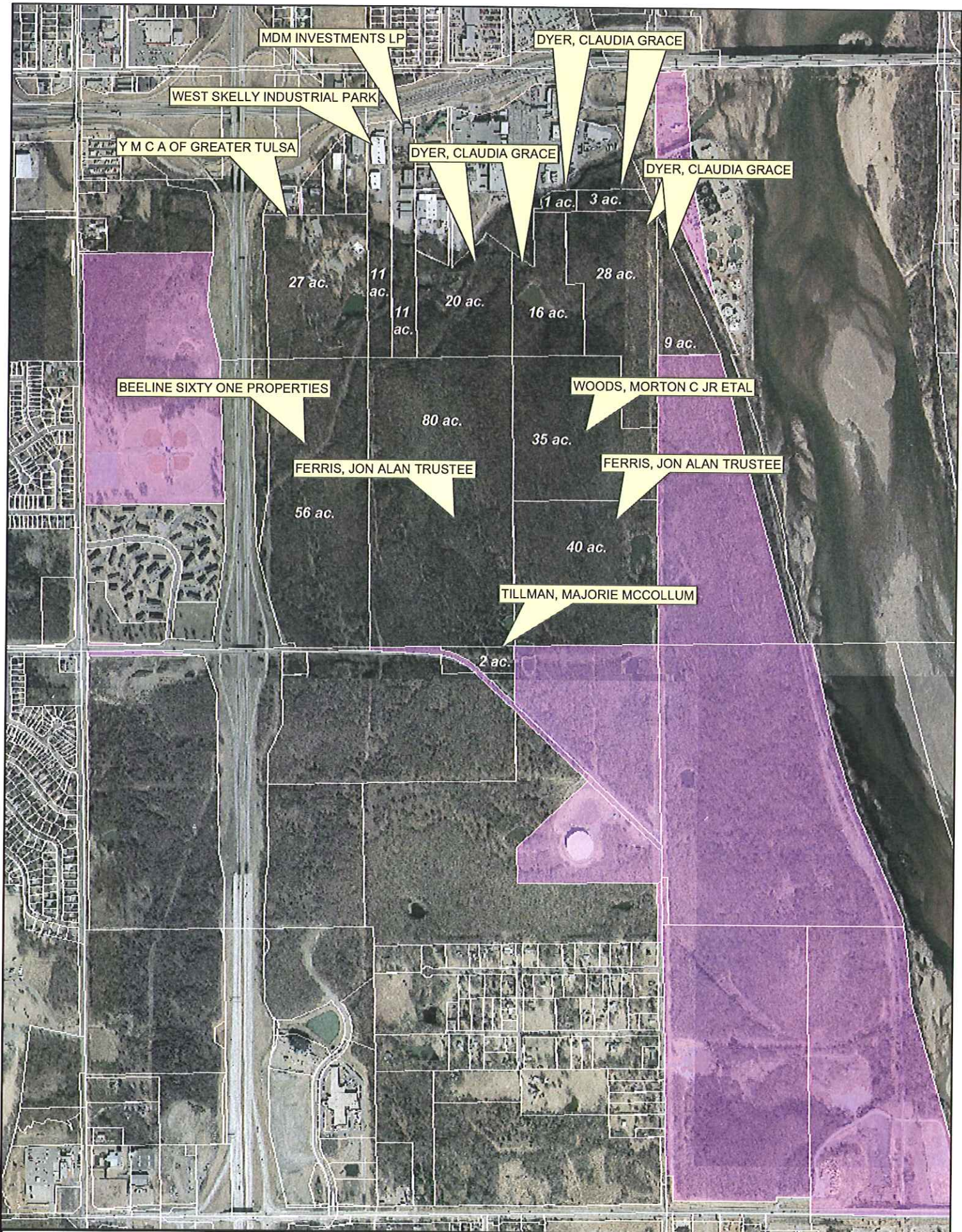


Y M C A OF GREATER TULSA

BEELINE SIXTY ONE PROPERTIES

East Frontage Road  
Approximate location  
based on Functional Plan





INCOG

201 W. 5th Street, Suite 600  
Tulsa, OK 74103

City of Tulsa  
Property

**Turkey Mountain  
Urban Wilderness Area Map**

0 500 1,000 Feet



Date of Photograph

**EXHIBIT B**

17.24





18.1



TERRACE DR

E 15th ST

S GILLETTE AV

S LEWIS AV

S ATLANTA AV

E 16th ST

E 17th ST

E 17th ST

E 17th PL

S LEWIS PL

E 18th ST

S ZUNIS AV



**Z-7095 / PUD-752**

19-13 08

Feet

0 100 200





SUBJECT  
TRACT

E 16th ST

E 17th ST

S LEWIS AV

S LEWIS PL

E 17th PL



Z-7095 / PUD-752

19-13 08

Feet

0 50 100



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7095/PUD-752**

**TRS 9308**

**Atlas 30**

**CZM 37**

**PD - 6 CD - 4**

**TMAPC Hearing Date:** April 16, 2008

**Applicant:** Margee and Scott Aycock

**Tract Size:** .2 acres

**ADDRESS/GENERAL LOCATION:** Southeast corner East 16<sup>th</sup> Street and South Lewis Avenue (1601 South Lewis Avenue)

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

**EXISTING USE:** Residential

**ZONING ORDINANCE:** Ordinance Number 11815, dated June 26, 1970, established zoning for the subject property.

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

**PROPOSED USE:** Office

**RELEVANT ZONING HISTORY:**

**Z-7077/PUD-750 March 2008:** All concurred in approval of a request to rezone three lots (.50 Acre) north of the northwest corner of East 17<sup>th</sup> Street and Lewis Avenue from RS-3 to OL/PUD-750, for office use in accord with the provisions of the 15<sup>th</sup> Street/Lewis Study.

**Z-6985 January 2008:** All concurred in denial 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. Case is to be resubmitted with accompanying PUD, per TMAPC recommendation.

**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 145' x 55' in size, flat, non-wooded, contains what appears to be a single-family dwelling and is zoned RS-3.

**18.4**

## **STREETS:**

<b>Exist. Access</b>	<b>MSHP Designation</b>	<b>MSHP Right-of-Way</b>	<b>Exist. No. Lanes</b>
East 16 <sup>th</sup> Street	Residential	50'	2 lanes
South Lewis Avenue	Urban arterial	80'	4 lanes

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

## **SURROUNDING AREA:**

The property is abutted on the north by 16<sup>th</sup> Street and a Sonic Drive-In, zoned CH; on the south by three residential uses (two single-family and one duplex, the property adjacent to the subject lot apparently vacant, zoned RS-3, and at least one of the duplex units also vacant); farther south by a rather densely-developed townhouse use, zoned RT; on the east by what appear to be single-family residential uses, zoned RS-3; and on the west by Lewis Avenue and single-family residential and office uses (some of which are vacant), zoned RS-3/OL/HP in the Yorktown Neighborhood Historic District. Barnard Elementary School lies across the street west from the townhouse development. There is a traffic light at the corner of 17<sup>th</sup> and Lewis.

## **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 in the Cherry Street Special Study area and in the Lewis Avenue Special Study area. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan by virtue of its being in a special study area. The request is accompanied by a PUD application, which is in accord with terms of the Lewis Avenue Study.

## **STAFF RECOMMENDATION FOR ZONING:**

The requested OL zoning meets the standards of the Lewis Study, which also requires a PUD. Based on that and trends in the area, staff recommends **APPROVAL** of OL for Z-7095 if the TMAPC deems it appropriate to approve the accompanying PUD-752.

## **STAFF RECOMMENDATION FOR PUD:**

PUD-752 is a .2 acre (+/-) tract located on the southeast corner of Lewis Avenue and 16<sup>th</sup> Street South. The proposed PUD is currently platted as Lot 1, Block 13 – Glen Acres/Lynn Lane and is addressed as 1601 South Lewis Avenue.

PUD-752 and concurrent zoning application Z-6985 propose to change the underlying zoning for the lot from RS-3 to RS-3/OL/PUD so the existing structures may be utilized for office and residential uses. A requirement of the recently adopted 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".

With the exception of general maintenance repairs, ordinary upkeep, and modifications required by the Lewis Study for conversion to the proposed commercial use, the existing structures will remain relatively untouched to retain the residential character of the neighborhood per recommendation of the aforementioned Lewis Study.

The applicant's concept development plan has been reviewed according to the Lewis Study "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 generally in accord with those recommendations. The Lewis Study Design Guidelines text will be made a condition of approval of PUD-752.

The applicant is however, requesting a waiver from Lewis Study Design Guideline #4, which requires parking and boundaries "in common with residential uses (must) be screened by a masonry wall or a privacy fence with masonry pilasters and landscaping..." The applicant is requesting the waiver for the south lot line only, since this lot shares an access drive from Lewis Avenue with the bordering property to the south. The requirement, as written and adopted, requires screening along any lot line between a commercial parking area and a residentially zoned lot.

After review, staff finds that the intent of Lewis Study Guideline #4 is to require the screening along those lot lines in common with the residential properties immediately adjacent to the east and not necessarily, along those property lines that are shared lot lines between residential and commercial zoned lots fronting Lewis Avenue. This is apparent, *specifically for this tract*, in that Design Guideline #3 (which encourages shared access drives) is in direct conflict with Guideline #4 (requiring screening).

In the case of PUD-752, since there will be no additional curb cuts permitted along Lewis Avenue per Lewis Study Design Guideline #3, and the applicant will be recording the attached mutual access agreement (see Exhibit A) with the County Clerk during the platting process, staff can support the request for this screening waiver along the south boundary of PUD-752 only.

In other instances within the Lewis Study Area, where a commercial zoned lot has a parking area along a lot line in common with a residential zoned which also fronts Lewis Avenue, the screening requirement will be enforced as written. This will be for the protection of those lots in the Lewis Study Area that choose not to rezone their lots.

The proposed concept development plan is within all permissible floor area, building height, and landscaping requirements. 5-foot sidewalks, if not existing, will be installed along Lewis Avenue and 16<sup>th</sup> Street. Any existing sidewalks will remain and all sidewalks will be maintained by the land owner.

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-752 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-752 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:

AREA: .33 acres gross 14,600 sf gross



.2 acres net

8,975 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

MINIMUM LOT WIDTH: 55'

#### EXISTING BUILDING FLOOR AREA:

Office Use:	1,392 SF (.09 FAR)
Residential Use:	702 SF, Limited to one, single-family dwelling

#### MAXIMUM BUILDING FLOOR AREA:

Office Use:	4,080 SF (.3 FAR)
Residential Use:	Limited to one, single-family dwelling

#### MAXIMUM BUILDING HEIGHT:

Office Use:	35' (not to exceed two stories)
Residential Use:	Per the RS-2 district (35' or, one-story not to exceed 18' when located in the required rear yard)

#### OFF-STREET PARKING:

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

#### EXISTING BUILDING SETBACKS/Office Use:

Existing from the centerline of Lewis Avenue	50'
Existing from the centerline of 16 <sup>th</sup> Street	32.6'
Existing from the East Boundary of the PUD	65.5'
Existing from the south boundary	14.8'

#### EXISTING BUILDING SETBACKS/Residential Use:

18.7

Existing from Lewis Avenue ROW	100' 4"
Existing from 16 <sup>th</sup> Street ROW	37.6'
Existing from the East Boundary of the PUD	17.5'
Existing from the south boundary	11'

*Note: Existing 8.7' x 21' "frame storage" as indicated on conceptual site plan may continue at less than 1' setback from east and south boundaries. Should this structure be removed for any reason, any new storage structure would be subject to detached accessory conditions per the RS-3 District and sections 210-B-5 and 402 of the Zoning Code.*

#### LANDSCAPED AREA\*:

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscaped open space. 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 west side of the required screening wall located on the east boundary.

*\*The Livability space requirement for RS-3 zoned lots shall be waived, so long as the minimum landscape requirements herein are established and maintained.*

#### 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 a landscaped buffer of no less than 5'. Material used for privacy fences shall be opaque in nature, to completely screen any view of adjacent residential uses.

*\*Screening along the south boundary of this PUD may be waived at detail site plan review with the attached mutual access agreement between the applicant and the property owner immediately adjacent to the south showing agreement of mutual access to the common driveway for both properties (see Exhibit A). This is to allow for the continuation of the shared access drive along the southern boundary of the PUD as recommended by Design Guideline #3 of the Lewis Study (below).*

#### 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 by the erection of a solid screening wall or fence.

#### SIGNS:

Signs shall be limited to one (1) ground sign or one (1) wall sign, 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. Pedestrian circulation shall be provided by existing internal sidewalks. Sidewalks, if not existing, shall be installed along Lewis Avenue and 16<sup>th</sup> Street, and shall be maintained by the property owner.

#### 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 or occupancy permit shall be issued for 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 and Lewis Study Guidelines as adopted by the Tulsa City Council.
4. A detail landscape plan for each lot shall be approved by the TMAPC and installed prior to issuance of any building or occupancy permit. A landscape architect, engineer, or architect registered in the State of Oklahoma shall certify to the TMAPC that all required landscaping and screening plans will be installed in accordance with the approved landscape plan for the lot, prior to application for a building or occupancy permit. A landscape architect registered in the State of Oklahoma shall certify to the City of Tulsa Zoning Official 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 per the above development standards.

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 15 feet in height on the east 80 feet of the Development Area, 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 the 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 beneficiary to said covenants that relate to PUD conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. 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.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC comments from 3/20/08**

**General:** No comments.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** No comments.

**Transportation:** Sidewalk required along Lewis and 16<sup>th</sup> St. 30' radius required at corner of property line at intersection of King 16<sup>th</sup> and Lewis Ave.

**Traffic:** Additional R/W may be required to meet the Major Street Plan for an Urban Arterial (35 FT min. from section line). The shared drive requires a Mutual Access Easement but does not seem consistent with modern design standards of a PUD and compatible with Office zoning. The proposed parking space in front of the apartment may be too narrow.

**GIS:** No comments.

**Street Addressing:** No comments.

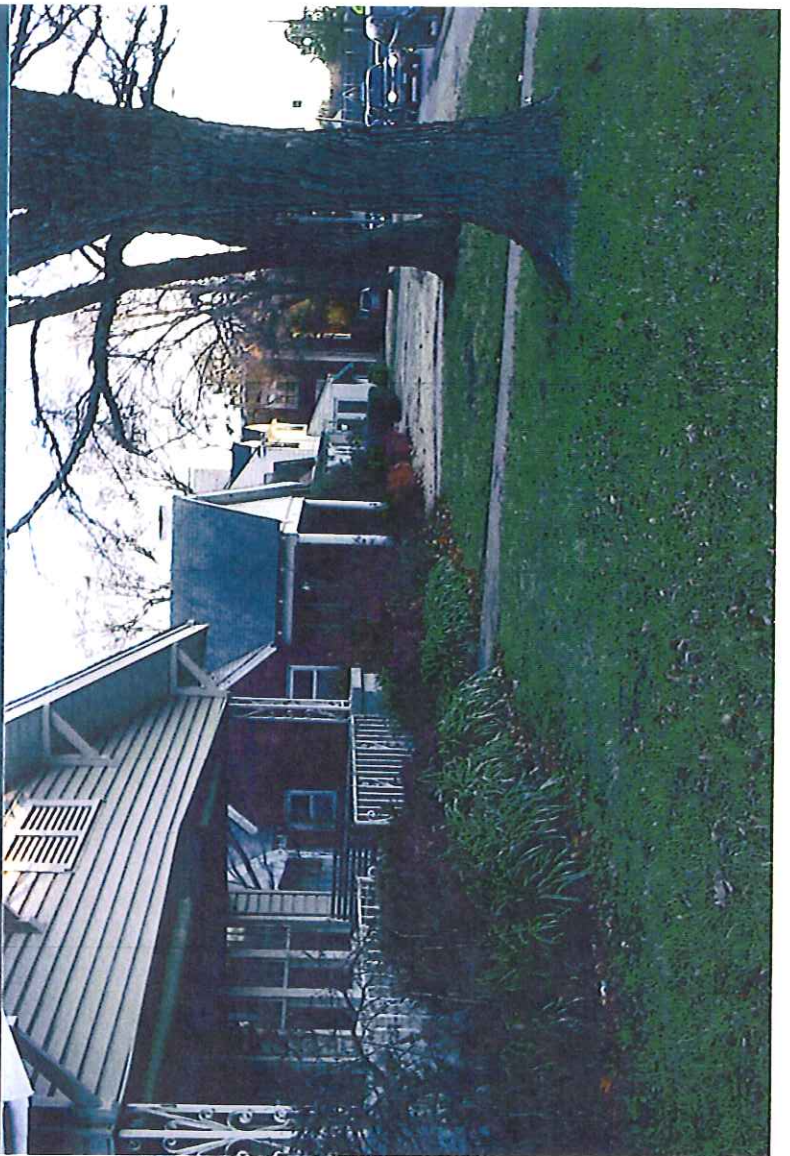
**County Engineer:** No comments.

**INCOG Transportation:**

- MSHP: S. Lewis Ave, between 11<sup>th</sup> Street S. and 21<sup>st</sup> St. S., Designated urban arterial
- LRTP: S. Lewis Ave, between 11<sup>th</sup> Street S. and 21<sup>st</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 on 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.

04/16/08





18.12





18.13



TO WHOM IT MAY CONCERN:

## SHARED DRIVE AGREEMENT

Property owners, Margee and Scott Aycock at 1601 S Lewis and Property owner Leonor Carnoske at 1607 S. Lewis Avenue agree that upon receipt of the survey required from the re-platting of 1601 S Lewis that the driveway that is shared by both properties will be a legally shared access drive that will be used by both property owners as access to their prospective parking areas. Until the re-platting both property owners will allow access to each other for the purpose of parking their vehicles. It is agreed that both property owners will file this agreement with their deeds and abstracts for future owners of said properties.

Signed:

Margaret Aycock

date

4/3/08

Scott

Aycock

date

4/3/08

Leonor

Carnoske

date

4/3/08

STATE OF OKLAHOMA,

County of Tulsa

} SS.

(INDIVIDUAL)

OKLAHOMA ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 3rd day of April, A.D., 2008, personally appeared Leonor Carnoske

to me known to be the identical person..... who executed the within and foregoing instrument and acknowledged to me that ..... executed the same as ..... free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires

July 12, 2009

Notary Public

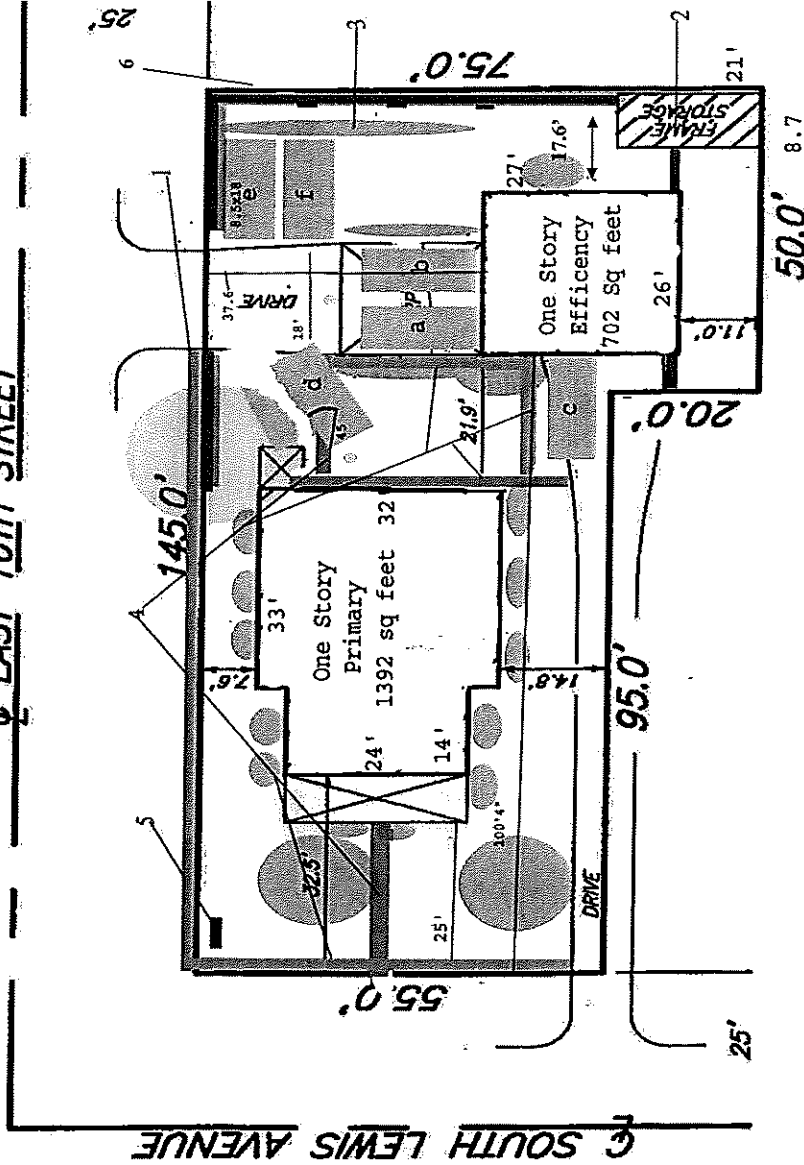
18.14

Exhibit A



# PUD-752

Q EAST 16TH STREET



conceptual site plan

\* NOT TO SCALE

51.81

## Site Plan Details

1. Sidewalks
2. Storage building
3. Shrubs to be planted
4. Existing internal sidewalks
5. Sign
6. Required screening wall or fence per Lewis Study Guidelines

Gross Lot Area: 14,600 SF/ 3.3 acres  
 Net Lot Area: 8975 SF/ 2 acres  
 Maximum Permitted Floor Area (Office Use): 4,080 SF FAR  
 Actual Coverage Office Use: 1,392 sf  
 Actual Coverage Residential: 702 sf  
 Actual Coverage Accessory: 182 sf

Maximum Height Allowed:  
 Office Use: 35'  
 Residential Use: 1 story not to exceed 18'

EXISTING BUILDING SETBACKS/Office Use:  
 Existing from the centerline of Lewis Avenue: 50'  
 Existing from the centerline of 16th Street: 32.6'  
 Existing from the East Boundary of the PUD: 65.5'  
 Existing from the south boundary: 14.8'

EXISTING BUILDING SETBACKS/Residential Use:  
 Existing from Lewis Avenue ROW: 100'  
 Existing from 16th Street ROW: 37.6'  
 Existing from the East Boundary of the PUD: 17.5'  
 Existing from the south boundary: 11'

Note: Existing 8.7' x 21' "frame storage" as indicated on conceptual site plan may continue at less than 1' setback from east and south boundaries. Should this structure be removed for any reason, any new structure would be subject to detached accessory conditions per the R District and sections 210-B-5 and 402 of the Zoning Code.

Parking Requirements:  
 1,392 sf office use: 5 spaces  
 705 sf efficiency Apartment: 1 space  
 Minimum Landscaped Open Space: 15%\*

\*This may include the street yard requirement which 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 west side of the required screening wall located on the east 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 Keenebunkport 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 a landscaped buffer of no less than 5'. Material used for privacy fences shall be opaque in nature, to completely screen any view of adjacent residential uses.

\*Screening along the south boundary of this PUD may be waived at detail site plan review with a letter agreement between the applicant and the property owner immediately adjacent to the south showing agreement of mutual access for both properties. This is to allow for the continuation of the shared access drive along the southern boundary of the PUD as recommended by Alternative H1 of the Lewis Study (below).

### 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 by the erection of a solid screening wall or fence.

### SIGNS:

Signs shall be limited to one (1) ground sign or one (1) wall sign, 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 & business are prohibited.

### ACCESS AND PEDESTRIAN CIRCULATION:

No additional curb cuts will be permitted onto Lewis Avenue. Pedestrian circulation shall be provided by existing internal sidewalks. Sidewalks, if not existing, shall be installed along Lewis Avenue and 16th Street, and shall be maintained by the property owner.

### PERMITTED HOURS OF OPERATION:

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

EXHIBIT B



CL EAST 16TH STREET

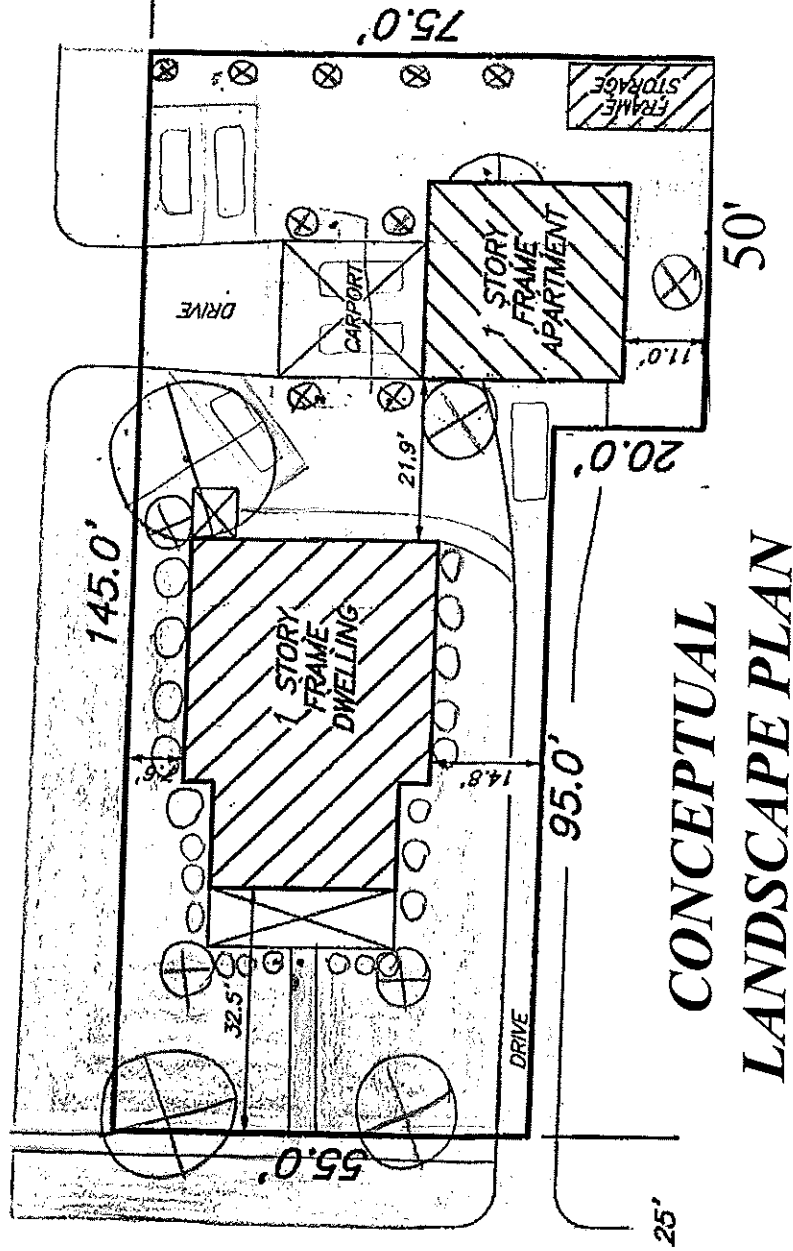
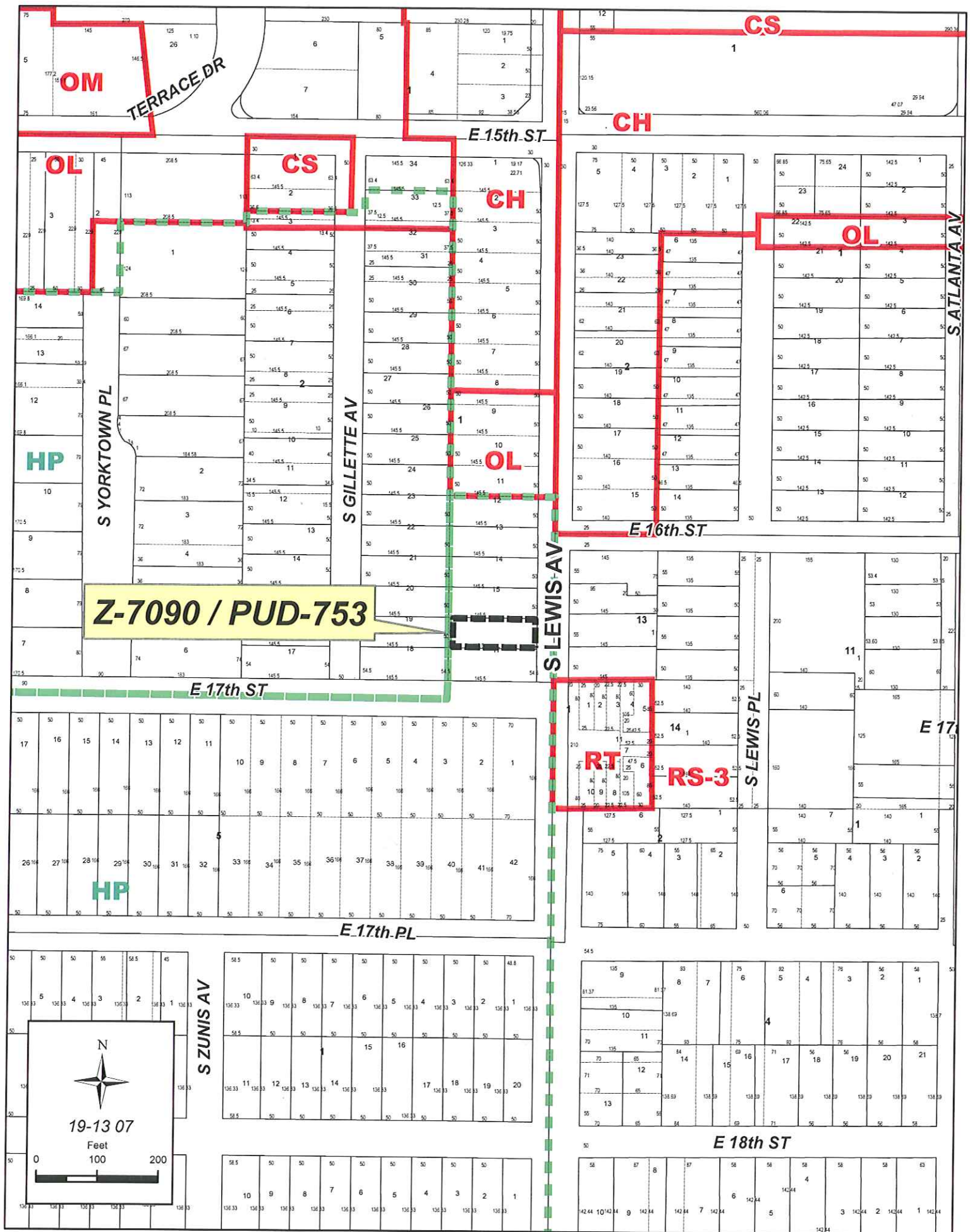


EXHIBIT C

18.16



**Z-7090 / PUD-753**





N

**Z-7090 / PUD-753**

19-13 07

Feet  
0 100 200



**S GILLETTE AV**

**SUBJECT  
TRACT**

**E 16th ST**

**E 17th ST**

**S LEWIS AV**



**PUD-753**

19-13 07

0 50 100  
Feet

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7090/PUD-753**

**TRS 9307**

**Atlas 13**

**CZM 55**

**PD-6 CD-4**

**TMAPC Hearing Date:** April 16, 2008

**Applicant:** Maurie Traylor

**Tract Size:** .18± 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:** Office

**RELEVANT ZONING HISTORY:**

**Z-7077/PUD-750 March 2008:** All concurred in approval of a request to rezone three lots (.50 Acre) north of the northwest corner of East 17<sup>th</sup> Street and Lewis Avenue from RS-3 to OL/PUD-750, for office use in accord with the provisions of the 15<sup>th</sup> Street/Lewis Study.

**Z-6985 January 2008:** All concurred in denial 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. Case is to be resubmitted with accompanying PUD, per TMAPC recommendation.

**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 .18± acres in size and is located north of northwest corner of East 17<sup>th</sup> Street and South Lewis Avenue. The property appears to be used residentially and is zoned OL/HP.

## **STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Lewis Avenue	Urban arterial	70'	4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Lewis Avenue and single-family residential uses (one to the northeast of which has been the subject of a previous zoning case and a current case, Z-7095/PUD-752), zoned RS-3; on the north by the first properties in the Lewis Study Area to re-zone, PUD-750, zoned OL; on the south by a single-family residential use, zoned RS-3; and on the west by single-family-residential uses, zoned RS-3/HP.

## **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, rigorous code enforcement and a pedestrian way/bikeway that is compatible with adjacent residential neighborhoods. The recent Lewis Study recommended use of the PUD for any rezoning fronting onto South Lewis Avenue. That study was adopted by the TMAPC and City Council.

## **STAFF RECOMMENDATION FOR ZONING:**

Based on the Comprehensive Plan, findings and recommendations of the Lewis Study and trends in the area, staff can support the proposed rezoning. As noted in the hearings on the Lewis Study, the perimeters of any neighborhood are the most fragile and likely to transition. The transition of this property to office use seems to be timely and reasonable. Therefore, staff recommends **APPROVAL** of OL/PUD zoning for Z-7090 if the TMAPC deems it appropriate to approve the accompanying PUD-753.

## **STAFF RECOMMENDATION FOR PUD:**

PUD-753 is a .17 acre (+/-) tract located on the west side of Lewis Avenue, approximately 50 feet north of 17<sup>th</sup> Street South. The proposed PUD is currently platted as Lot 16, Block 1 – Hoppings Addition and is addressed as 1610 and 1612 South Lewis Avenue. There is an existing 1,700 square foot residential structure on the lot.

PUD-753 and concurrent zoning application Z-7090 propose to change the underlying zoning for the lot from RS-3 to OL/PUD so the existing structure may be utilized for office uses. Consequently, the Lewis Study requires rezoning applications in the Stud Area must be accompanied by the development of a PUD, "until an appropriate special zoning district – the preferred method – is adopted".



With the exception of general maintenance repairs and ordinary upkeep, and work needed to meet the requirements of the Lewis Study, the existing structure will remain relatively untouched to retain the residential character of the neighborhood per recommendation of the Lewis Study. The property is also located in the Gillette Historic Preservation District, therefore any changes to the exterior of the structure, additions, alterations and repairs must first receive the approval of the Tulsa Historic Preservation Commission and potentially receipt of a Certificate of Appropriateness (COA) prior to any building permits being issued.

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-753.

The proposed concept development plan is within all permissible floor area, building height, screening and landscaping requirements. A 5' sidewalk will be installed along Lewis Avenue, or where existing, remain and be maintained by the land owner. Access to the site is provided from one access point on Lewis Avenue which will be widened per Tulsa Traffic Engineering. 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 and the Lewis Study. Based on the following conditions, staff finds PUD-753 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-753 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:

AREA:	.22 acres gross	9,837 sf gross
	.18 acres net	7,929 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

MINIMUM LOT WIDTH:	54.5'
EXISTING BUILDING FLOOR AREA:	1,700 SF (.17 FAR)
MAXIMUM BUILDING FLOOR AREA:	2,951 SF (.3 FAR)
EXISTING BUILDING HEIGHT:	17.5 FT
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	4 FT
From the south boundary	8.5 FT
From the West Boundary of the PUD	50 FT

## LANDSCAPED AREA:

A minimum of fifteen percent (15%) of the land area shall be improved as internal landscaped open space. The street yard shall be landscaped in accord with the Landscape Chapter of the Zoning Code. There shall be at least a five foot landscape buffer 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, 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, temporary or promotional business signs related to the property's business are prohibited.

#### ACCESS AND PEDESTRIAN CIRCULATION:

No additional curb cuts will be permitted onto Lewis Avenue. Driveway entrance must be a minimum of 24'. A 5' sidewalk will be installed along Lewis Avenue, or where there is an existing sidewalk, the sidewalk shall remain and be maintained by the property owner. 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 the 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 west 80 feet of the lot, 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 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the [City/County] beneficiary to said covenants that relate to PUD conditions.
11. Any proposed development or modification to existing structures 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:**

**General:** No comments.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** No comments.

**Transportation:** Section V Access Circulation. Driveway entrance must be a minimum of 24'. 5' wide Sidewalk is required along Lewis and language to address this should be included. ~~Lewis is a secondary arterial with a minimum right of way requirement of 50'. The existing right of way is 30'. Additional right of way required is 20'.~~

**Traffic:** Right of Way along Lewis Avenue shall meet the Major Street Plan for an Urban Arterial (35ft min.). An additional 5ft may be required. Recommend widening the existing drive to better serve as a commercial drive with safe two-way traffic for at least a depth of one car length.

**GIS:** No comments.

**Street Addressing:** No comments.

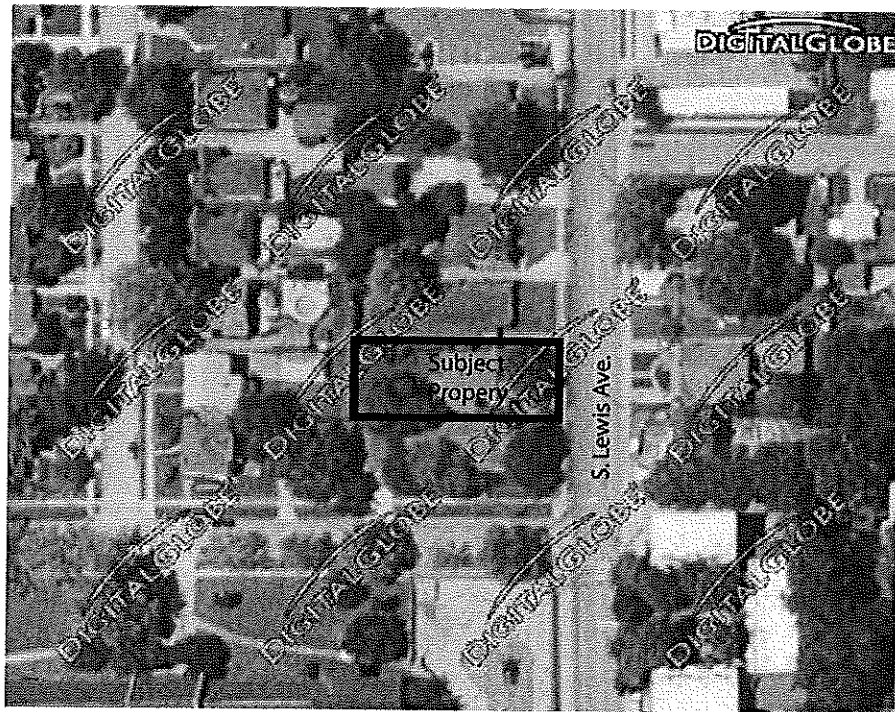
**County Engineer:** No comments.

04/16/08



Exhibit "F"  
Existing Exterior Façade  
1610-1612 S. Lewis Ave.,  
Lot 16, Block 1  
Hoppings Addition  
Tulsa, OK 74104  
February, 2008





Aerial Photo & Land Use Plan

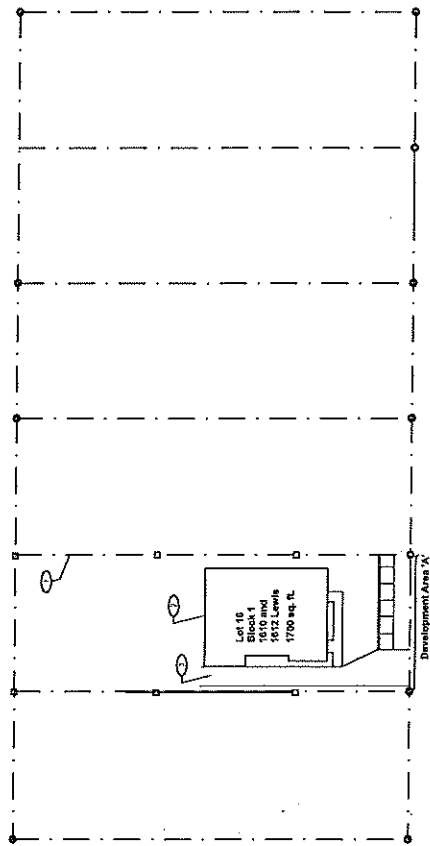


**Keyed Notes:**

① Existing 8' privacy fence to remain.

② Existing structure - 1010 and 1012 S. Lenoir Ave., Lot 16, Block 1, Hoppings Addition, Tulsa, OK 74104-4922

- 1 Existing 8' privacy fence to remain.  
2 Existing structure - 1010 and 1012 S. Lewis Ave., Lot 16, Block 1, Hopping Addition, Tulsa, OK 74104-4922  
3 Existing driveway



**S. Lewis Ave.**

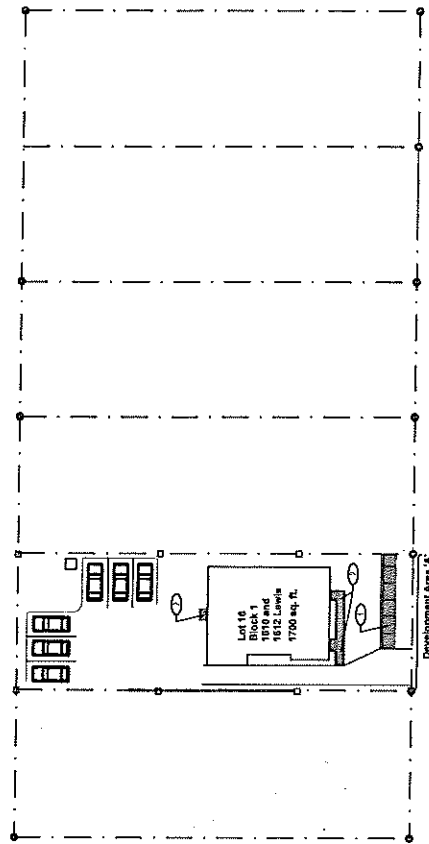
## 1 Existing Conditions

19.14



**Keyed Notes:**

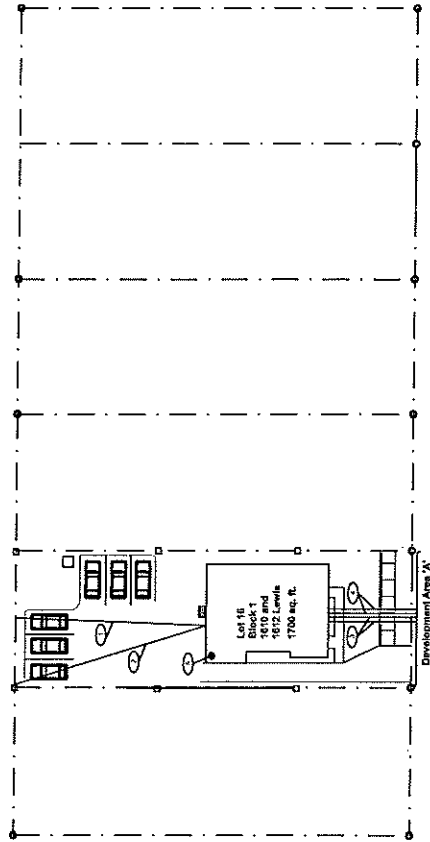
- ⊖ Existing sidewalk
- ⊕ New sidewalk



S. Lewis Ave.

1 Access & Pedestrian Circulation Plan

- Keyed Notes:**
- Existing overhead transmission line drops to existing structure
  - Existing electric and cable lines to be moved underground
  - Existing water mains
  - Existing gas mains
  - Storm drainage



S. Lewis Ave.

1 Utility and Drainage













N

**PUD-741-A**

18-13 27

0 Feet 200 400

**SUBJECT TRACT**



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-741-A**

**TRS 8327**

**Atlas 2888**

**CZM 57**

**PD-26 CD-8**

**TMAPC Hearing Date:** April 16, 2008

**Applicant:** Roy D. Johnsen

**Tract Size:** 60 ± acres

**ADDRESS/GENERAL LOCATION:** West of the northwest corner of 111<sup>th</sup> Street South and South Sheridan

**EXISTING ZONING:** RS-2/PUD

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-2/PUD

**PROPOSED USE:** Single-family Residential

**RELEVANT ZONING HISTORY:**

**Z-7060/PUD-741 August 2007:** All concurred in approval of a request to rezone a tract of land from AG to RS-2 and a proposed Planned Unit Development on a 60± acre tract of land for a single-family residential development, on property located west of the northwest corner of 111<sup>th</sup> Street South and South Sheridan and the subject property.

**PUD-702-A November 2006:** All concurred in approval of a proposed Major amendment to a Planned Unit Development to delete and abandon Reserve Area B on a 4.64± acre tract of land on property located north of northwest corner of East 11<sup>th</sup> Street and South Sheridan Road, subject to excluding the installation of sidewalks along South Sheridan Road per staff recommendation based upon Legal's advice regarding the issue. This Major Amendment was prompted by a minor amendment to PUD-702 on March 1, 2006 for purpose of conveyance to the adjoining property owner to the north.

**PUD-702/Z-6933 May 2004:** All concurred in approving a request to rezone a 4.64± acre tract from AG to RS-2 and a Planned Unit Development for Single Family Residential development on property located north of northwest corner of East 11<sup>th</sup> Street and South Sheridan Road.

**Z-6810/PUD-646 July 2001:** An application was filed to rezone a 35± acre tract located north and east of the northeast corner of East 111<sup>th</sup> Street South and South Sheridan Road from AG to RS-2 and PUD. The request for RS-2 zoning was denied and RE zoning was recommended with a maximum of 20 lots if the development provided only one access point. The applicant revised the request by including an additional 4.1 acres of land and TMAPC and City Council approved RS-1 zoning and approved the PUD for a maximum of 30 lots with two points of access being provided.

**Z-6807/PUD-645 May 2001:** A request to rezone the 10 acre node, located on the northwest corner of East 111<sup>th</sup> Street and South Sheridan Road from AG to CS and OL for future commercial and office development. TMAPC recommended approval of the request as

*20.4*



submitted but City Council denied the request for rezoning. The request was appealed to district court and the district court upheld the decision of City Council.

**Z-6753/PUD-450-A March 2000:** All concurred in approval of a request for a major amendment and the rezoning of the 4.5-acre tract located on the southwest corner of East 111<sup>th</sup> Street and South Sheridan Road from CS/PUD-450 to RS-4/PUD-450-A for a gated single family development.

**Z-6730/PUD-627 March 2000:** A request to rezone a 10 acre tract located on the southwest corner of East 108<sup>th</sup> Street South and South Sheridan Road from AG to RS-2/PUD for single-family development. Staff and TMAPC recommended denial of RS-2 and recommended approval of RS-1 with PUD-627. City Council concurred in approval per TMAPC recommendation.

**Z-6700/PUD-611 June 1999:** All concurred in approval of a request to rezone a 20-acre tract located west of the northwest corner of East 111<sup>th</sup> Street South and South Sheridan Road from AG to RS-2/PUD for a residential development.

**BOA-17569 November 1996:** A request to allow a 110' cellular tower on property located north of the northwest corner of East 111<sup>th</sup> Street South and South Sheridan Road, and zoned AG, was denied.

**Z-6525/PUID-543 April 1996:** All concurred in approval of a request to rezone a 14.6+ acre tract from AG to RS-2/PUD and a proposed Planned Unit Development for single-family subdivision, located between East 104<sup>th</sup> Street and East 106<sup>th</sup> Street on west side of Sheridan.

**Z-6249/PUD-450 July 1989:** A request to rezone a 4.5-acre tract located on the southwest corner of East 111<sup>th</sup> Street South and South Sheridan Road, from AG to CS/PUD for commercial shopping center. The request was approved subject to the PUD standards and conditions.

**Z-6249 May 1989:** An application was filed to rezone a 44.6-acre tract located on the southwest corner of East 111<sup>th</sup> Street South and South Sheridan Road, from AG to RS-2 and CS. TMAPC recommended approval of RS-1 on the west 140' of the tract, RS-2 on the balance of the tract less the proposed commercial node (675' x 290'). All concurred in approval of the residential zoning and recommended the applicant submit a PUD along with the rezoning application for CS on the 4.5-acre node of the property.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 60 acres in size, includes rolling terrain, is partially wooded and is located approximately 660 feet west of the northwest corner of the intersection of South Sheridan Road and East 111<sup>th</sup> Street South. The property appears to be vacant and is zoned RS-2.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 111 <sup>th</sup> Street	Secondary Arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the southwest by PUD-611 - Preston Woods, a single family residential development, zoned RS-2; on the northwest by Southern Parks Estates a single-family residential development, zoned RS-1; on the north by Forest Park III and Forest Park 2<sup>nd</sup> Amended, both single family residential developments and both

zoned RS-2; on the northeast by Forest Park South and the Gates at Forest Park, both single family residential developments, zoned RS-2; on the east by vacant AG zoned land and PUD-702, a single-family residential development zoned RS-2; and on the south by 111<sup>th</sup> Street and Hudson Meadows, a single-family residential development zoned RS-1, as well as, Woodfield B1-7, a single-family residential development zoned RS-2.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low-Intensity Residential/ Development Sensitive – Residential Land Use. According to the Zoning Matrix, the proposed PUD development **is in accord** with the Plan.

**STAFF RECOMMENDATION:**

PUD-741 comprises 60 gross acres located approximately 660 feet west of the northwest corner of South Sheridan Road and 11<sup>th</sup> Street South. As approved, PUD-741 is planned for detached single-family residences. Residences located in Development Area A are approved for access from public streets, while Development Areas B and C were approved for access from private roadways (see applicant's Exhibit C). Access to the Development Areas is not changing with this request.

Major Amendment PUD-741-A proposes to:

- a. Adjust development area boundaries to reduce the size of Development Area A and increase the size of Development Areas B and C (see applicant's Exhibit D, versus applicant's Exhibit C). This appears to be for the reconfiguration of streets to accommodate the increase in requested dwelling units, ultimately decreasing the amount of public roadway within the PUD;
- b. Increase the total number of dwelling units allowed from 100 to 118. By calculating permitted residential intensity of development as required by section 1104-A-1 of the Zoning Code 144 dwelling units would be permitted by straight zoning;
- c. Decrease the minimum lot size required in Development Area B from 13,000 square feet of land area per dwelling unit (sf-LA/DU) to 12,800 sf-LA/DU, while at the same time increasing the required 'livability space per dwelling unit' from the PUD-741 approved 3,000 sf to 3,600 sf. The underlying RS-2 zoning would require 10,875 sf-LA/DU, and a livability requirement of 5,000 sf (note: livability space is defined in chapter 18 of the zoning code as the open space of a lot which is not allocated to or used for off-street parking areas or for paved access to off-street parking areas. However, unenclosed parking areas or paved access to parking areas within the rear yard accessory to a single-family or duplex dwelling shall be considered livability space.
- d. Reconfigure the Reserve Areas (see applicant's Exhibit C, versus applicant's Exhibit D). Reserve Area 'EE' as originally approved will remain unchanged (see Exhibit C). Reserve Area 'AA', and 'DD' on Exhibit C now become Reserve Area A (see Exhibit D), while Reserve Areas 'CC', 'FF', and 'GG' on Exhibit C are eliminated (see Exhibit D). Reserve Area 'BB' as approved will decrease in size. This reconfiguration is to permit the modification of the proposed street system within the PUD allowing for the increase in total number of developable lots.

Staff finds the uses and intensities of development proposed and to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-741-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected

development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-741-A subject to the following conditions:

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

### **Development Area A**

LAND AREA: 14.4 AC net of arterial streets

PERMITTED USES:

Detached single-family residences accessed by public streets, and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS: 32

MINIMUM LOT SIZE: 13,000 SF

MINIMUM LOT WIDTH: 80 FT

MAXIMUM BUILDING HEIGHT: 40 FT

MINIMUM YARDS:

From 111 <sup>th</sup> Street	35 FT
From minor street	
Front	25 FT
Corner lot-side yard abutting street	15 FT*
Interior side yards	
One side yard	5 FT
Other side yard	5 FT
Rear yard	20 FT

*\*Garages fronting a street shall be set back a minimum of 20 feet.*

\*LIVABILITY SPACE PER DWELLING UNIT WITHIN EACH LOT: 5,000 SF

*\*Livability space is defined as the open space on the lot not including paved areas between the front setback line/building line and front property line.*

OTHER BULK AND AREA REQUIREMENTS: As provided within the RS-2 district.



#### VEHICULAR AND PEDESTRIAN CIRCULATION:

Access shall be provided to the development by public streets. Sidewalks shall be provided along East 111<sup>th</sup> Street South and along both sides of all internal public streets.

### Development Area B

LAND AREA: 16.1 AC net of detention and open space reserve areas

#### PERMITTED USES:

Detached single-family residences accessed by gated private streets and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS:	41
MINIMUM LOT SIZE:	12,800 SF
MINIMUM LOT WIDTH:	80 FT
MAXIMUM BUILDING HEIGHT:	40 FT
MINIMUM YARDS:	
From minor street	
Front	20 FT
Corner lot-side yard abutting street	15 FT*
Interior side yards	
One side yard	5 FT
Other side yard	5 FT
Rear yards	20 FT

*\*Garages fronting a private street shall be set back a minimum of 20 feet.*

\*LIVABILITY SPACE PER DWELLING UNIT 3,600 SF

*\*Livability space is defined as the open space on the lot not including paved areas between the front setback line/building line and front property line.*

OTHER BULK AND AREA REQUIREMENTS: As provided within the RS-2 district.

#### VEHICULAR AND PEDESTRIAN CIRCULATION:

Access to the development area may be by private, gated streets. 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.

Sidewalks shall be provided on both sides of interior private streets and shall be contained within easements or reserve areas.

### **Development Area C**

LAND AREA:	22.6 AC net of detention and open space reserve areas
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#### **PERMITTED USES:**

Detached single-family residences accessed by gated private streets and those uses customary and accessory to single-family residential.

MAXIMUM DWELLING UNITS:	45
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MINIMUM LOT SIZE:	13,000 SF
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MINIMUM LOT WIDTH:	80 FT
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MAXIMUM BUILDING HEIGHT:	40 FT
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#### **MINIMUM YARDS:**

From minor street	
Front	20 FT
Corner lot-side yard abutting street	15 FT*
Interior side yards	
One side yard	5 FT
Other side yard	5 FT
Rear yards	20 FT

*\*Garages fronting a private street shall be set back a minimum of 20 feet.*

*LIVABILITY SPACE PER DWELLING UNIT	5,000 SF
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*\*Livability space is defined as the open space on the lot not including paved areas between the front setback line/building line and front property line.*

#### **OTHER BULK AND AREA REQUIREMENTS:**

As provided within the RS-2 district.

## VEHICULAR AND PEDESTRIAN CIRCULATION:

Access to the development area may be by private, gated streets. 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.

Sidewalks shall be provided along East 111<sup>th</sup> Street South and on both sides of interior private streets. Sidewalks along private streets shall be contained within easements or reserve areas.

3. No zoning clearance permit shall be issued for any buildings, entry features and gates located within the common and reserve areas within the PUD until a detail site plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. Entry gates or guardhouses, if proposed, must receive detail site plan approval from City of Tulsa Traffic Engineering and the Tulsa Fire Department, prior to the TMAPC granting Detail Site Plan approval and issuance of a building permit for the gates or guard houses.
5. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the development have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
6. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
7. 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.
8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. 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.

## TAC Comments:

20.10



**General:** No comments.

**Water:** A water main extension line will be required.

**Fire:** Cul-de-sacs shall not exceed seven hundred and fifty (750') feet in length, measured from the centerline of the intersecting streets to the center of the turn-around. Cul-de-sacs shall have a turn-around radius of not less than thirty-eight (38) feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty (50') of right-of-way at the property line. Cul-de-sacs greater than two hundred and fifty (250) feet in length shall have a turn-around radius of not less than forty (40') feet of paving and a radius of fifty-two (52') feet of right-of-way at the property line. Cul-de-sacs greater than five hundred (500') feet in length and with abutting front yards for more than twenty (20) lots shall have a turn-around radius of not less than forty-eight (48') feet of paving and a radius of sixty (60') feet of right-of-way at the property line. For a cul-de-sac with a rolled curb section the turnaround radius may be measured to the back of the curb.

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:

For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

**Stormwater:** No comments.

**Wastewater:** All proposed Lots within the proposed subdivision, as well as Lots 3-10 Block 5 Forest Park South, must be provided access to sanitary sewer service.

**Transportation:** Sidewalk easement should be shown on all private streets. ROW on public streets should be shown.

**Traffic:** Traffic can concur with the revised street layout of 110th Place with the condition that the proposed gate shall be a requirement in order to avoid East-West thru traffic.

**GIS:** No comments.

**Street Addressing:** No comments.

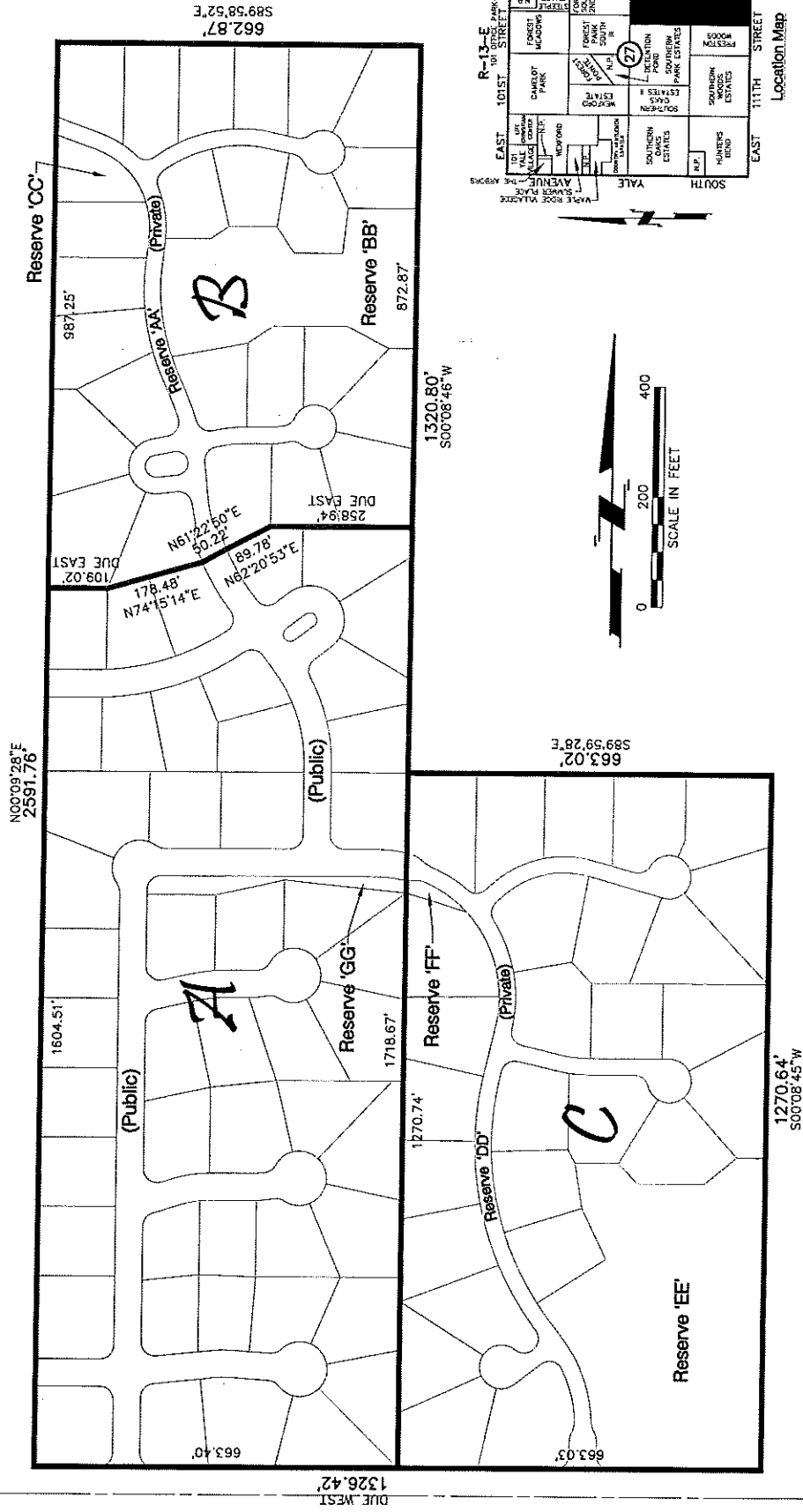
**County Engineer:** No comments.

4/16/08









**SACK AND ASSOCIATES, INC.**  
Suite 14, Dept. 111 South Elgin Avenue, Suite 1400  
P.O. Box 922, 111 South Elgin Avenue, Suite 1400  
CA Number 1783 (FZ) 325 and 1482 (LA)  
E-Mail: info@sackandassociates.com  
Web: www.sackandassociates.com  
Fax: 619.327.1900

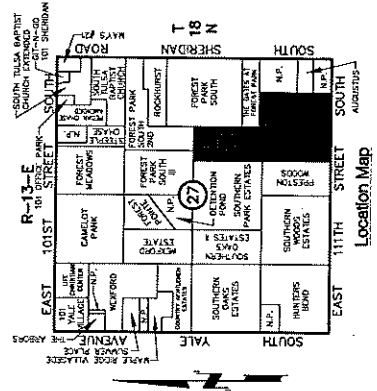
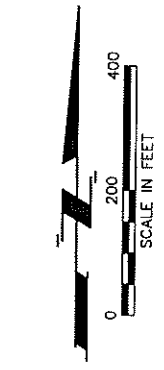
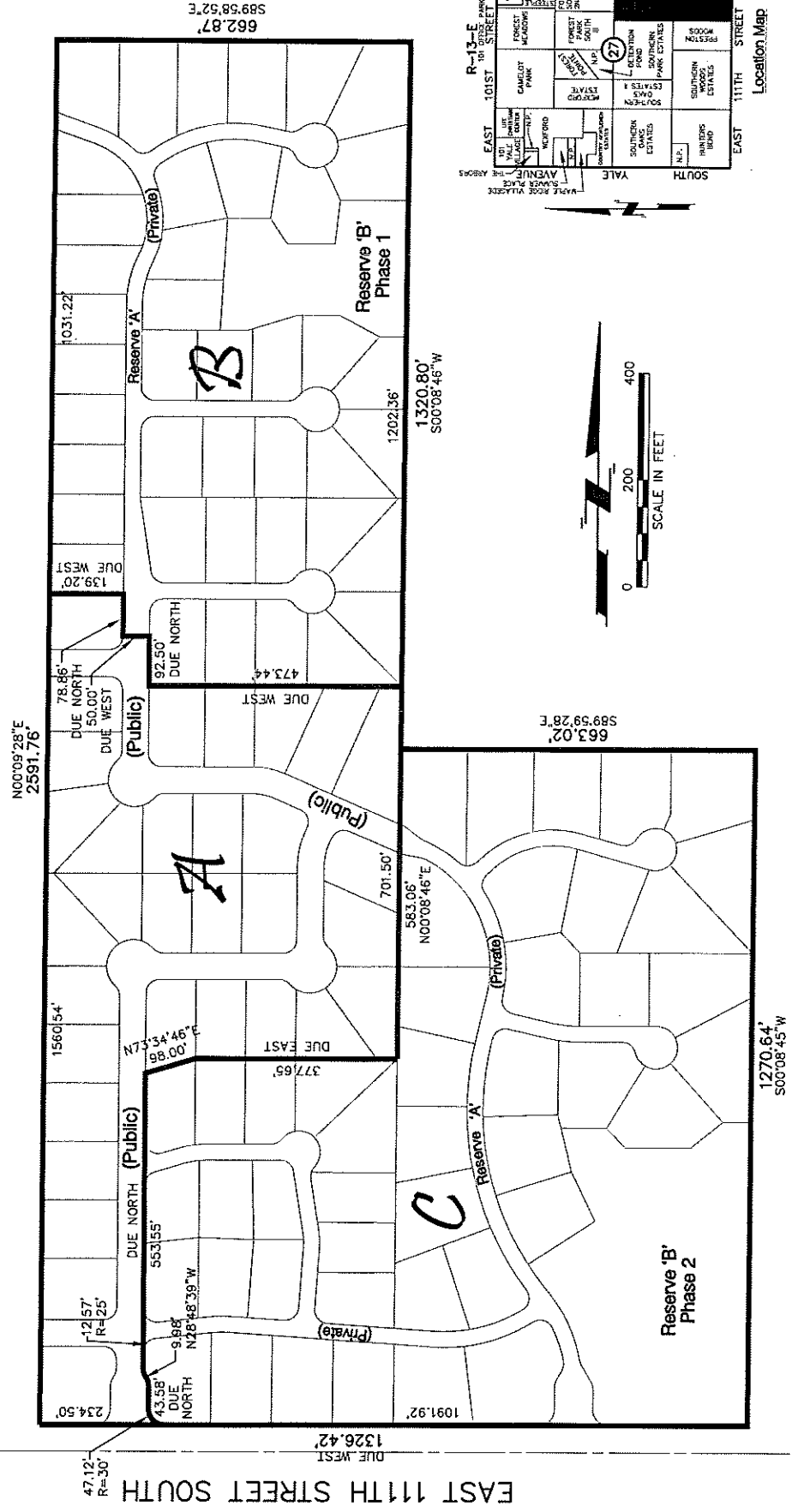
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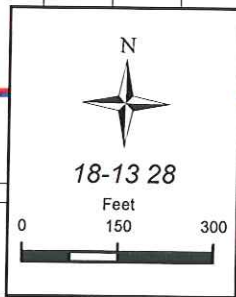
**SACK AND ASSOCIATES, INC.**  
 117TH AND KINGSBORO-A  
 DUBLIN, CA 94568  
 TEL: (916) 435-1111 FAX: (916) 435-1112  
 PROJECT: 117TH AND KINGSBORO-A  
 DRAWING: PD0006  
 SHEET: 01-117X T-S&L  
 DATE: 05 MAY 2008

# Tradition

Development Areas  
**EXHIBIT 'D'**  
 Planned Unit Development Number 741-A



**Z-7094 - PUD-754**





N

**Z-7094 - PUD-754**

18-13 28

Feet  
0 150 300





N

**Z-7094 - PUD-754**

18-13 28

Feet

0 75 150



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7094/PUD-754**

**TRS 8328**

**Atlas 2677**

**CZM 56**

**PD-26 CD-8**

**TMAPC Hearing Date:** April 16, 2008

**Applicant:** Lou Reynolds

**Tract Size:** 3.5± acres

**ADDRESS/GENERAL LOCATION:** South of southwest corner of South Yale Avenue and East 106<sup>th</sup> Street South

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11832 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RS-1/PUD

**PROPOSED USE:** Residential

**RELEVANT ZONING HISTORY:**

**BOA-20463 March 27, 2007:** The Board of Adjustment approved a Special Exception to modify the fence height in the required front yard from 4 feet to 7 feet 8 inches, per plan and with condition for sidewalk along Yale sometime during construction, on property located south of southwest corner of South Yale Avenue and East 106<sup>th</sup> Street South and the subject property.

**PUD-675 March 2003:** Approval was granted for a Planned Unit Development on a 20+ acre tract located north of the northwest corner of East 111<sup>th</sup> Street and South Yale Avenue for a single-family development.

**Z-6639/PUD-590 July 1998:** All concurred in approval of a request for rezoning a 2.5± acre tract of land from AG/RS-1 to RS-1/RS-2/PUD for a 14 single-family dwelling development with private streets on property located north of the northeast corner of East 105<sup>th</sup> Street South and South Yale Avenue.

**Z-6267/PUD-454 December 1989:** All concurred in approval of a request for rezoning and a Planned Unit Development on a 20± acre tract of land from RS-1 to RS-2/PUD for single-family development on property located east of South Canton Place and south of East 103<sup>rd</sup> Street.

**Z-6225/PUD 447 June 1989:** Request to rezone 33.5 acres from AG to RS-2 and develop it for 95 single-family dwelling lots located at the northeast corner of East 111<sup>th</sup> Street South and South Yale Avenue. The Staff recommended RS-1 zoning with the PUD, the TMAPC approved RS-1 with a maximum of 95 lots. The City Commission referred the case back to the TMAPC to consider RS-2 on a portion of the tract with the decision being RS-2 on the south 355' of the west 545' of the tract and RS-1 on the remainder with a maximum of 97 lots.

21.4



**Z-6202/PUD 440 September 1988:** All concurred in approval of a request to rezone a 27.40± acre tract of land from AG to RS-2 and a Planned Unit Development for single-family dwellings located south and east of the southeast corner of East 101<sup>st</sup> Street South and South Yale.

**Z-6107 August 1986:** All concurred in approval of a request for rezoning a tract of land from AG to RS-2 on property located on the west side of South Yale Avenue at East 108<sup>th</sup> Street and abutting south of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 3.5± acres in size and is located south of southwest corner of South Yale Avenue and East 106<sup>th</sup> Street South. The property appears to be vacant and is zoned AG.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the west by a single AG zoned tract with a single-family dwelling; on the north by Knollwood Estates, a single-family development, zoned RS-2; on the east by Yale Avenue and then Southern Oaks Estates, a single-family development, zoned RS-1; and on the south by Barrington Place, a single-family development, zoned RS-2.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the requested RS-1 zoning is in accord with the Plan.

**STAFF RECOMMENDATION FOR ZONING:**

Based on the Comprehensive Plan, adjacent development and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of RS-1 zoning for Z-7094, if the TMAPC deems it appropriate to approve the accompanying PUD-754.

**PUD STAFF RECOMMENDATION:**

PUD-754 and subsequent rezoning application Z-7094 comprises 154,601 square feet or 3.54 gross acres located on the west side of Yale Avenue, approximately 1,000 feet north of the northwest corner of 111<sup>th</sup> Street South and Yale Avenue. PUD-754 is planned for six (6) detached single-family residences.

Access to the Estates at Barringwood will be from private street East 106<sup>th</sup> Street South from South Yale Avenue. East 106<sup>th</sup> Street South will be maintained by the property owner's association for the Estates at Barringwood until further development.

Access to the lots from 106<sup>th</sup> Street will be by the private street South Winston Court. Ownership of the South Winston Court will be transferred to the property owner's association for the Estates at Barringwood. South Winston Court will be maintained by the property owner's association for the Estates at Barringwood.

21.5

The applicant's concept plans are shown on attached exhibits B through E. As proposed, the concept site plan meets all applicable land area per dwelling unit and minimum lot area requirements for the requested RS-1 zoning designation per the Zoning Code. The 7,000 square foot livability space/open space requirement per lot will also be met per the RS-1 zoned District.

The applicant is proposing sidewalks along South Winston Court and the south side of East 106<sup>th</sup> Street South, but not along the north side of 106<sup>th</sup> Street as required by the Subdivision Regulations. The applicant has made no official request for a sidewalk waiver. Sidewalk location and access is shown on the Circulation and Access plan attached hereto as Exhibit "C".

The PUD will be screened by a 6-foot high decorative masonry and wood screening wall on the East boundary along South Yale Avenue and an 8-foot wood screening fence along the west boundary line as shown on the applicant's Landscaping and Screening Plat attached as Exhibit "D".

The PUD comprised of five (6) lots and one (1) block will be platted as a single subdivision.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-754 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-754 as modified by staff and subject to the following conditions (staff modifications are underlined):

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

**Land area:** 3.549 acres gross / 154,601 SF gross

3.17 Acres Net / 138,078 SF net

**Permitted uses:** Uses permitted as a matter of right in the R District, along with customary and accessory uses, including but not limited to, detached accessory buildings, gated entry, landscaped entrances, security gate house and other uses customarily incidental thereto.

**Maximum Dwelling Units:** 6

**Minimum Lot Area:** 17,500 square feet

21.6

**Minimum Land Area/DU:** 19,000 square feet  
**Minimum Lot Width:** 90'  
**Maximum Building Height:** 35'

**Minimum Yards\*:**

Along Private Street ROW	25'
Rear yard	25'
Interior side yards	5'
Rear yard abutting Yale Avenue	35'

*\*Detached accessory buildings shall comply with the minimum yard requirements for principal structures.*

**Livability Space:** 7,000 SF per lot

**Required Parking:** 2 off-street spaces\*

\*Two additional off-street parking spaces located in the required front yard may be permitted with BOA approval of a variance from section 1303-D of the Zoning Code.

**Signs:**

One entry identification sign shall be permitted with a maximum surface display area of 64 square feet at the main entrance from South Yale Avenue and 32 square feet at the other entrance from East 106<sup>th</sup> Street South.

**Access and Circulation:**

Entry into The Estates at Barringwood shall be via East 106<sup>th</sup> Street South from South Yale Avenue. East 106<sup>th</sup> Street South is a private street and will be maintained by the property owner's association for the Estates at Barringwood until further development.

Within the subdivision, access will be by the private street South Winston Court. Ownership of the private street will be transferred to the property owner's association for the Estates at Barringwood. South Winston Court will be maintained by the property owner's association for the Estates at Barringwood.

Sidewalks will be constructed along the west side of Yale Avenue, East 106<sup>th</sup> Street South and along South Winston Court. Sidewalks will be maintained by the property homeowners association.

**Landscaping and Screening:**

The project will be extensively landscaped in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code. A 6 foot high decorative masonry and



wood screening wall will be constructed on the East boundary along South Yale Avenue and an 8-foot wood screening fence along the west boundary line. Both are be subject to detail site plan review.

The landscape features within the project will be maintained in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code.

3. No building permit shall be issued until the platting requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
4. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
5. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
6. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
7. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
8. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process as amended by staff which are approved by TMAPC.
10. Entry gates and 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.
11. 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.

**TAC Comments:**

**General:** No comments.

**Water:** A water main extension line will be required.

**Fire:** No comments.

**Stormwater:** No comments.

**Wastewater:** Sanitary sewer mainline extension must be provided for all proposed lots within the development. The line must be on a minimum grade so it can be extended to provide service to surrounding unsewered properties. Any retaining walls must be constructed without conflict with the proposed sanitary sewer system.

**Transportation:** Sidewalks must be 5' wide instead of 4' as shown. Sidewalk on private must be placed in an easement.

**Traffic:** Please include specific language to allow the two existing residents access along 106<sup>th</sup> Street.

Please confirm the dimension from the north curb of 106<sup>th</sup> Street to the north boundary line as 7 ft. within the proposed 35ft Reserve. Recommend supporting the required waiver for a sidewalk on one side only Sidewalks subject to a standard width of 5 ft rather than the proposed 4ft. If the 5ft sidewalk along 106<sup>th</sup> Street is outside the fence, suggest including the sidewalk within a widened Reserve.

(No sidewalk waiver requested).

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

04/16/08



**EXHIBIT 'B'**

PUD 754

## The Estates at Barrington

### PUD Concept Illustration



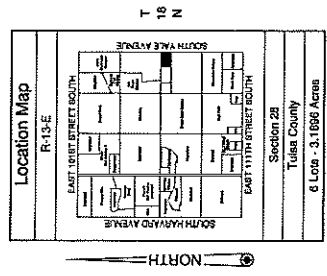
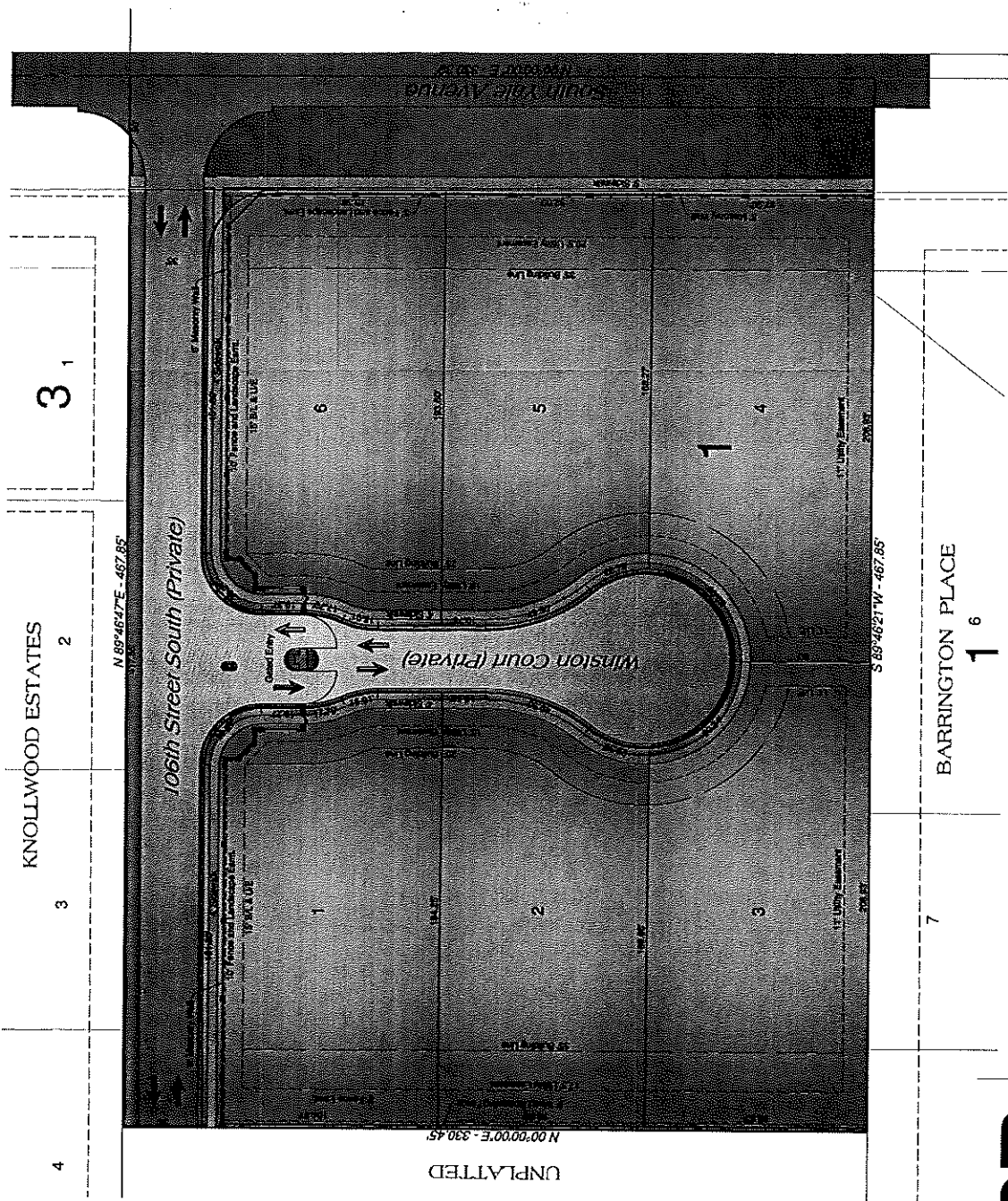


EXHIBIT 'C'  
PUD 754

# The Estates at Barringwood

## Access and Circulation Plan

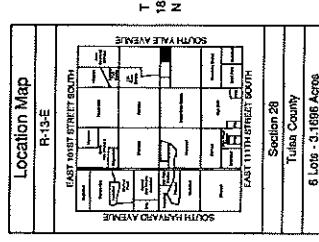
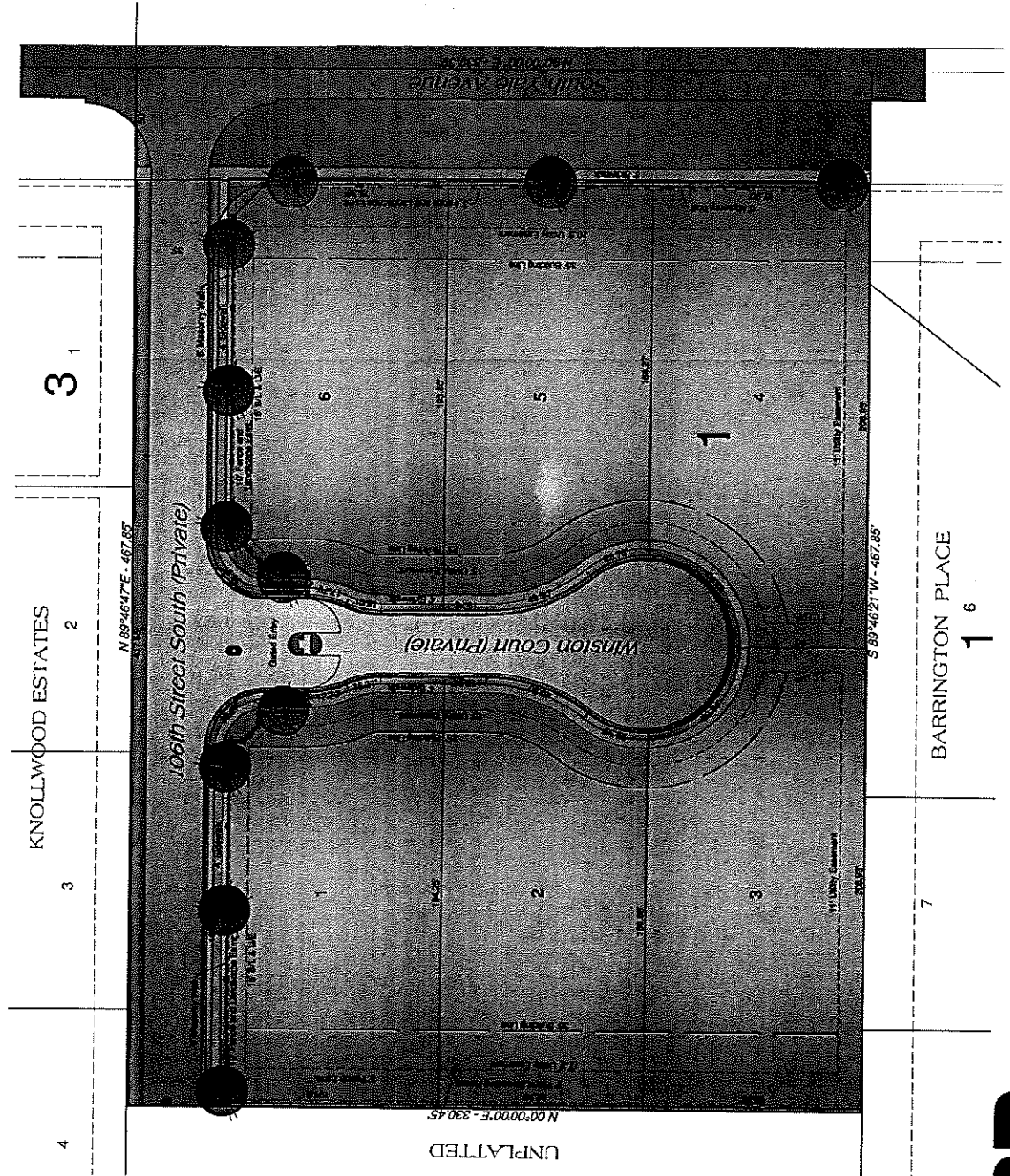


EXHIBIT 'D'  
PUD 754

# The Estates at Barringwood

Landscaping and Screening

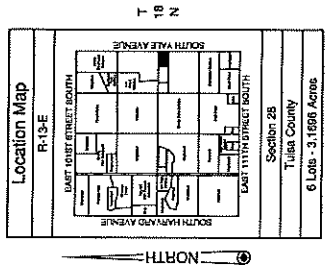
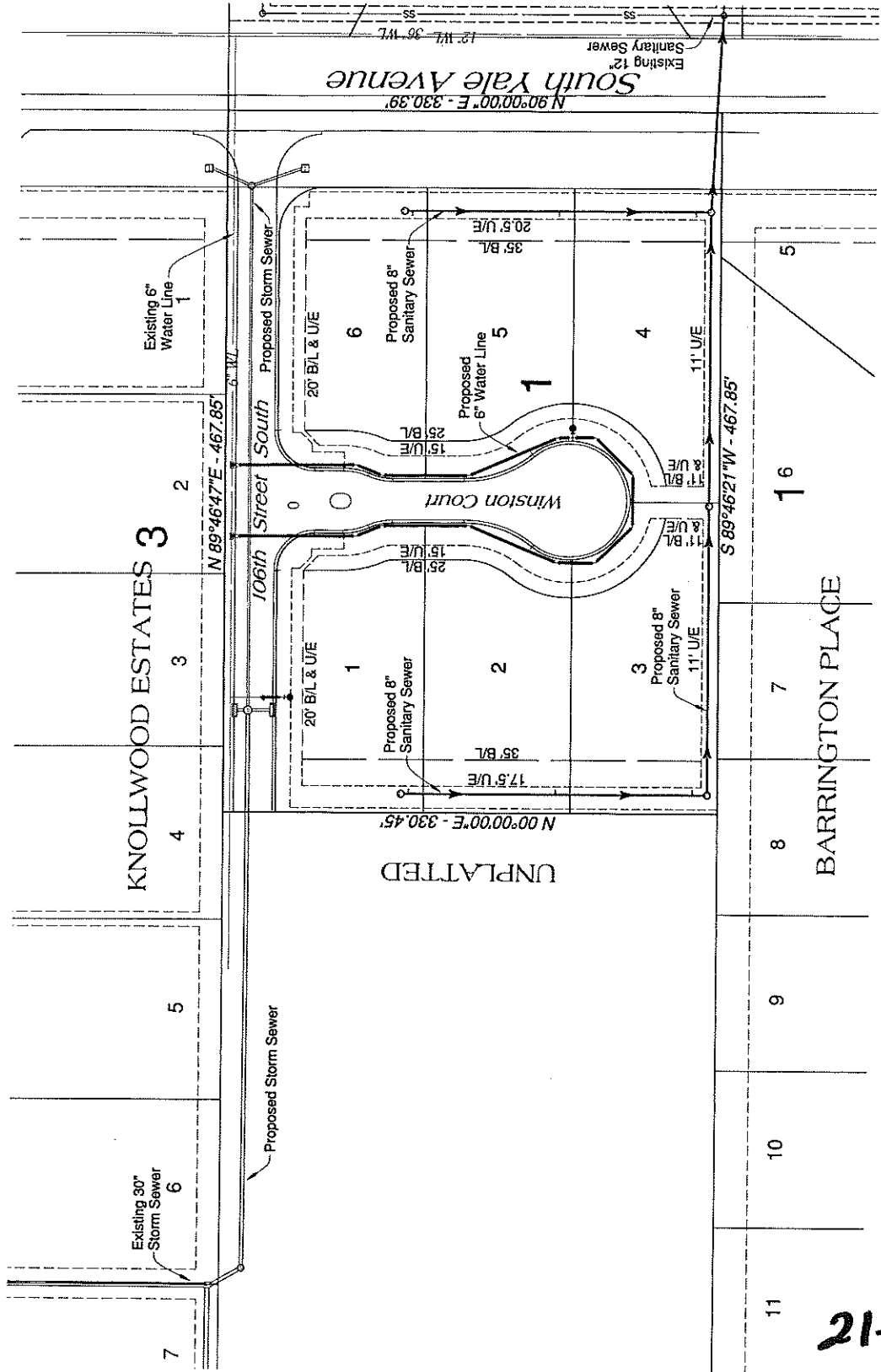


EXHIBIT 'E'  
PUD 754

# The Estates at Barrington

Existing and Proposed Utilities

21-13





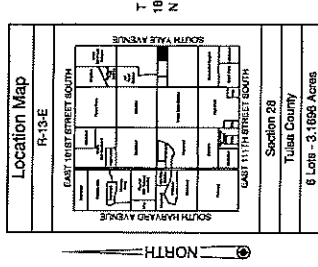
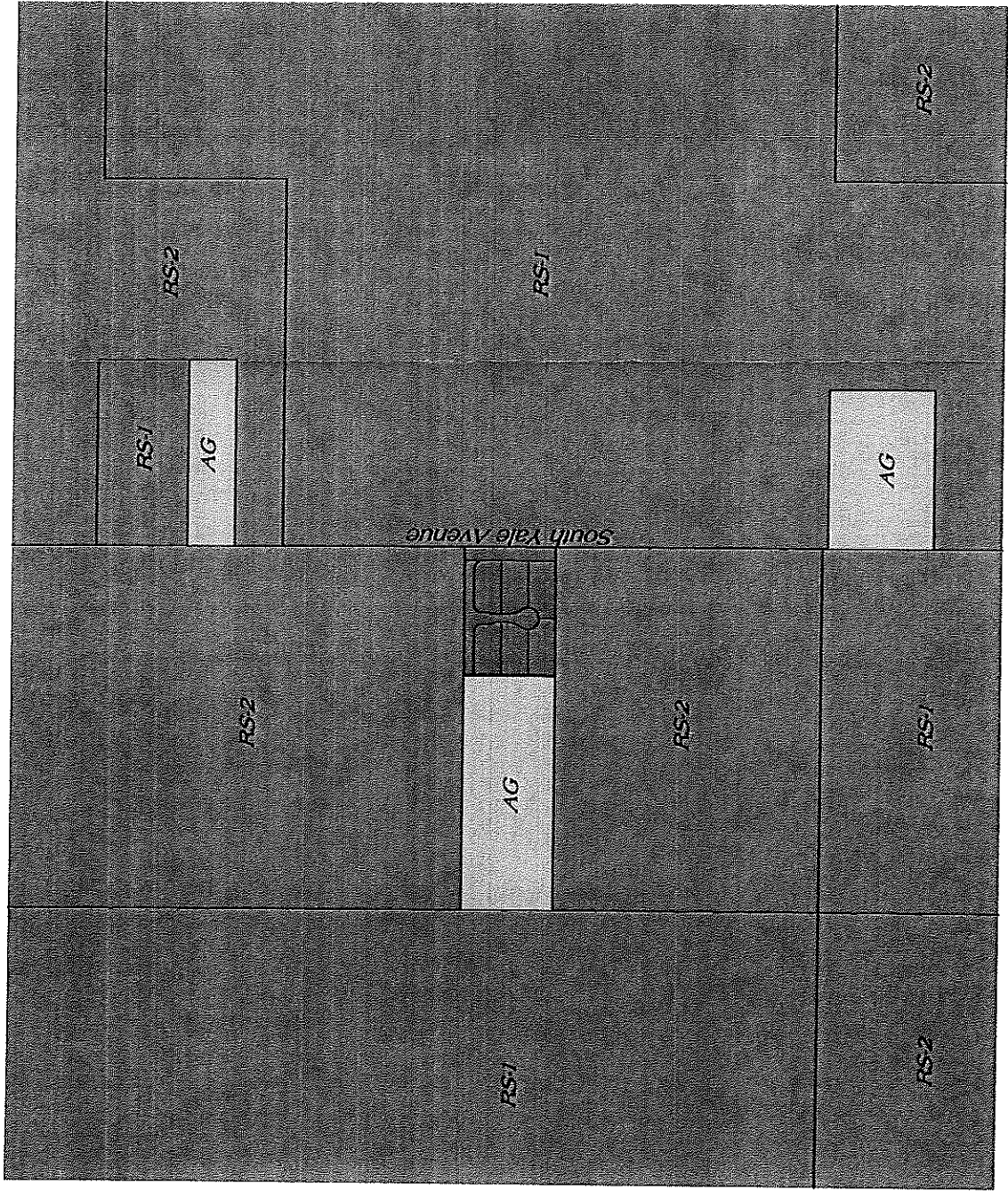


EXHIBIT 'F'  
PUD 754  
**The Estates at  
Barrington**  
Area Zoning Map

21.14

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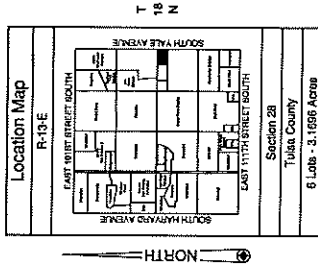
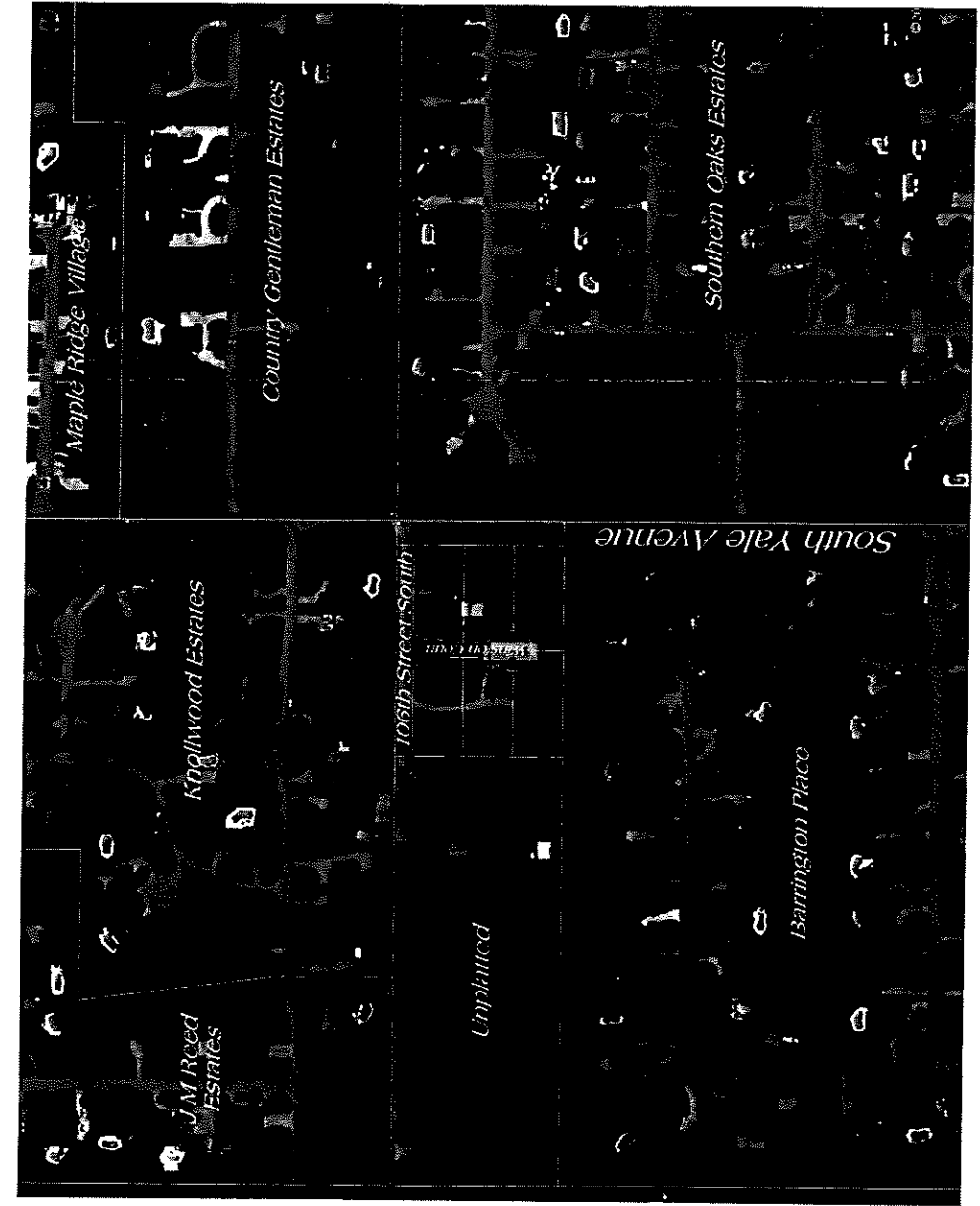
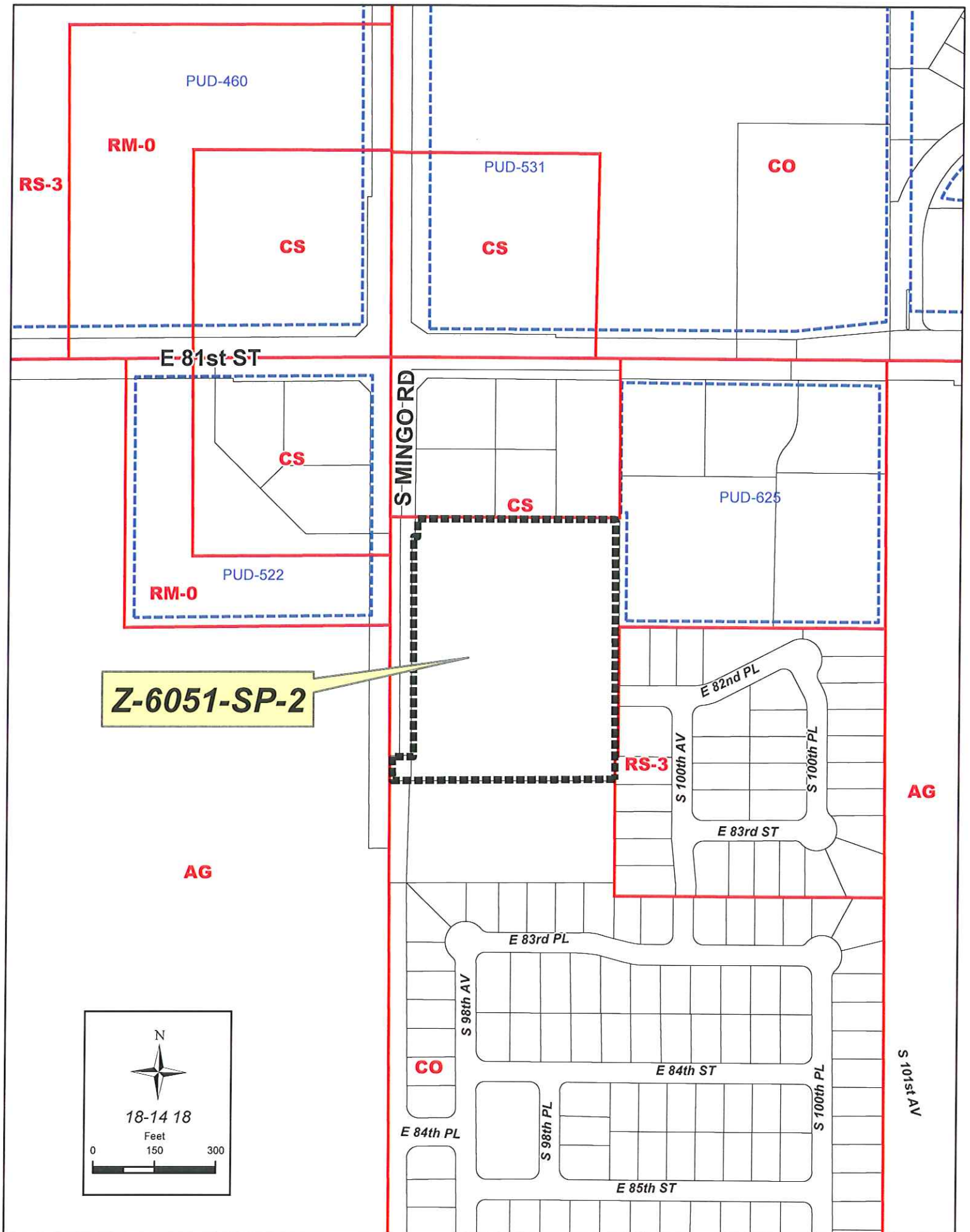


EXHIBIT 'G'  
PUD 754  
**The Estates at  
Barrington Wood**

Aerial Photograph  
- Land Uses

21.15

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# SouthTowne Square

Homeowners Association  
8417 South 98<sup>th</sup> E. Ave.  
Tulsa, OK 74133

April 7, 2008

Mr. Chip Ard, Chairman  
Tulsa Metropolitan Area Planning Commission  
201 W. Fifth St.  
Tulsa, Ok. 74103



Dear Mr. Ard:

We have received announcement of a hearing to approve the development of South Mingo Plaza (Z-6051-SP-2), a 7+ acre commercial site located on Mingo Road, south of 81<sup>st</sup> St. A portion of South Towne Square, a residential neighborhood of 158 homes, borders to the east of the proposed development.

The Board of Directors of the South Towne Square Homeowners Association and the residents have some concerns about the development of this property.

- Development Plans call for the opening of 82<sup>nd</sup> Place South, a stub street in our neighborhood, into the South Mingo Plaza commercial property as part of plaza development. The developer has told us the City of Tulsa requires this opening. We object to this opening, and in fact are submitting a petition to close the street permanently, making it a dead-end street. To open it would serve no useful purpose to our residents, South Mingo Plaza or to the city of Tulsa. We believe it would adversely affect our neighborhood. Our two entrance/exit points serve the neighborhood well, and have not provided a traffic problem to fire, police or EMSA emergency vehicles. An entrance into South Towne Square from a commercial development would only increase unwanted traffic in our neighborhood placing our children at risk, especially since we have no sidewalks, increase the probability of burglary, and lessen property values.
- Current plans call for a chain link fence to separate our neighborhood from the development. Our Homeowners Restrictive Covenants do not permit chain link fences and we would ask the Developer to abide by that. In the development of College Center (PUD 625-1) along 81<sup>st</sup> Street South east of Mingo, developers provided a prefab cement construction, wood look-a-like fence that separates our neighborhood from the Hilton Garden Inn and the rest of the development. We would ask the developer to use the same type of fence, connecting with it, and separating our neighborhood from the commercial development. This fence could permanently close off 82<sup>nd</sup> Pl.
- During heavy rains, there is a severe water runoff into our neighborhood from the development property, causing yard flooding. We understand that the developer is addressing this and that storm water will be diverted to the west across Mingo to a golf course pond

About five years ago, we appealed to the City of Tulsa to permanently close 82<sup>nd</sup> Pl. at the South Town Square boundary. We were advised at that time to "wait until the adjacent property would be developed, then appeal." Recently, we contacted the Streets Division, and were told that the proper appeal route would be to TMAPC. We would now appreciate your commission taking action to grant our requests.

Sincerely,

Jack Connery

459-8918 JJConn@Cox.net

For the Board Directors

South Towne Square Homeowners Association