

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2513

May 7, 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:

1. Minutes of April 16, 2008, Meeting No. 2511  
Minutes of April 23, 2008, Meeting No. 2512

## CONSENT AGENDA

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

2. **LC-85** – LaDon Radford (9233)/Lot-Combination (PD 9) (CD 1)  
West of South 41<sup>st</sup> West Avenue and South of West 54<sup>th</sup> Street,  
5416 S 41<sup>st</sup> Avenue
3. **LC-88** – Tanner Consulting, LLC (8316)/Lot-Combination (PD 18) (CD 8)  
West of South Yale and South of East 89<sup>th</sup> Street, 4625 E 91<sup>st</sup>  
Street (Related to Items 4, 11, 12 & 24.)
4. **LC-89** – Tanner Consulting, LLC (8316)/Lot-Combination (PD 18) (CD 8)  
West of South Yale and South of East 89<sup>th</sup> Street, 4617 E 91<sup>st</sup>  
Street (Related to Items 3, 11, 12 & 24.)
5. **LC-90** – Louna F. Ladd (9329)/Lot-Combination (PD 6) (CD 9)  
West of South Atlanta Avenue between East 46<sup>th</sup> Place and  
East 47<sup>th</sup> Street, 2420 E 46<sup>th</sup> Place
6. **LC-91** – Paul D. Wilson (9212)/Lot-Combination (PD 1) (CD 4)  
West of South Denver between West 11<sup>th</sup> Street and West 12<sup>th</sup>  
Street
7. **LC-92** – Paul D. Wilson (9211)/Lot-Combination (PD 1) (CD 4)  
West of South Denver between West 11<sup>th</sup> Street and West 12<sup>th</sup>  
Street

8. **LC-93** – John Koch (9329)/Lot-Combination (PD 6) (CD 9)  
Northeast corner of South Florence Avenue and East 44<sup>th</sup> Street, 3109 East 44<sup>th</sup> Street
9. **L-20196** – Roy E. McClendon (1331)/Lot-Split (County)  
Northeast corner of North Trenton Avenue and East 66<sup>th</sup> Street North, 1603 East 66<sup>th</sup> Street North
10. **L-20200** - Dryer & Associates, PC. (8307)/Lot-Split (PD 18A) (CD 2)  
Southwest corner of South Lewis Avenue and East 71<sup>st</sup> Street, 7130 South Lewis
11. **L-20201** – Tanner Consulting, LLC (8316)/Lot-Split (PD 18) (CD 8)  
West of Yale and North of East 91<sup>st</sup> Street, 4621 E 91<sup>st</sup> Street (Related to Items 3, 4 and 24.)
12. **L-20202** – Tanner Consulting, LLC (1909)/Lot-Split (PD 18) (CD 8)  
West of Yale and North of East 91<sup>st</sup> Street, 4627 E 91<sup>st</sup> Street (Related to Items 3, 4 and 24.)
13. **L-20206** – Tulsa Engineering (8317)/Lot-Split (PD 26) (CD 8)  
East of South Yale Avenue and South of East 105<sup>th</sup> Street, 4930 East 105<sup>th</sup> Street South
14. **L-20207** – Tulsa Engineering (8317)/Lot-Split (PD 26) (CD 8)  
East of South Yale Avenue and South of East 105<sup>th</sup> Street, 10523 South Yale Avenue
15. **L-20209** – Wallace Engineering (8306)/Lot-Split (PD 18) (CD 2)  
North of East 67<sup>th</sup> Street and West of South Rockford Avenue, 1365 East 67<sup>th</sup> Street
16. **L-20210** – Jacobs Carter Burgess (8211)/Lot-Split (PD 8) (CD 2)  
South of West 71<sup>st</sup> Street and East of South Olympia
17. **L-20211** – Travis Butler (9329)/Lot-Split (PD 6) (CD 9)  
South of East 45<sup>th</sup> Street and North of East 45<sup>th</sup> Place, 2985 East 45<sup>th</sup> Place
18. **L-20213** – Jimmy Rhodes (9230)/Lot-Split (County)  
West of South 73<sup>rd</sup> West Avenue and South of West 41<sup>st</sup> Street
19. **L-20214** – Tulsa Development Authority (0225)/Lot-Split (PD 2) (CD 1)  
West of North Elgin Avenue and North of East Tecumseh Street, 235 East Tecumseh Street
20. **L-20215** - Tulsa Development Authority (0225)/Lot-Split PD 2) (CD 1)  
South of Seminole Place and East of North Owasso Avenue, 1803 North Owasso Avenue
21. **Plaza del Sol** – (8419) Final Plat Revised (PD 18) (CD 8)  
Northeast corner of East 101<sup>st</sup> Street South and Mingo Road

22.     **Gilcrease Research Center - (992)/Change of Access** (County)  
           South of West 41<sup>st</sup> Street South, West of South 49<sup>th</sup> West Avenue
23.     **PUD-208-6 – Lou Reynolds** (PD-18) (CD-7)  
           Southeast corner of Yale Avenue and 71<sup>st</sup> Street South (Minor Amendment to increase the permitted floor area by less than 15% and to establish a parking standard for the PUD to accurately reflect existing conditions within the PUD.)
24.     **PUD-693-3 – Tanner Consulting, LLC** (PD-18b) (CD-8)  
           West of Yale Avenue, north side of 91<sup>st</sup> Street South (Minor Amendment to split the west 36' from Lots 3 and 6, Block 1 and tie that 36' to Lots 4 and 5, Block 1 with a lot-combination.) (Related to Items 3, 4, 11 & 12.)
25.     **Z-6503-SP-2 – Khoury Engineering, Inc.** (PD-18c) (CD-8)  
           South side of 91<sup>st</sup> Street South, approximately 2,000 feet east of South Mingo Road (Corridor Detail Site Plan for a 4-story hotel.)
26.     **PUD-648-A-1 – Roy Johnsen** (PD-8) (CD-2)  
           East side of Olympia Avenue, approximately ¼ mile north of West 71<sup>st</sup> Street, ¼ mile east of Highway 75 (Minor Amendment to increase the permitted floor area from 133,000 SF to 133,733 SF to permit expansion and enclosure of an existing loading dock.)
27.     **PUD-579-B-1/Z-6333-SP-4a – Charles E. Norman** (PD-18) (CD-8)  
           Northeast of the northeast corner of 81<sup>st</sup> Street South and Mingo Road (Minor Amendment to reduce the required setback along the west boundary from 100' to 75'.)
28.     **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**  

**PUBLIC HEARINGS**

- 29.     **Davco Estates – (1321) Minor Subdivision Plat** (County)  
           West of the southwest corner of East 96<sup>th</sup> Street North and Highway 75
- 30.     **Z-7085 – John Moody** AG/RM-1/OL to CS  
           North of northeast corner of North Cincinnati Avenue and East 31<sup>st</sup> Street North (Continued from 3/5/08) (PD-2) (CD-1)
- 31.     **Z-7089/Z-7089-SP-1 – Roy D. Johnsen** AG to CO  
           Northeast corner of West 61<sup>st</sup> Street South and Highway 75 South (Corridor Plan to designate development areas, allocate permitted uses and intensity of uses, development standards and conditions.) **(Applicant is requesting a continuance to June 4, 2008 in order to do more engineering.)** (Continued from 3/5/08, 3/26/08, 4/16/08) (PD-8) (CD-2)

32. **Z-7086 – Kamlesh Aggarwal** OM/CS to CS  
Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue (Continued from 2/6/08, 4/2/08) (Related to Item 33.) (PD-17) (CD-5)
33. **PUD-689-A – Kamlesh Aggarwal** (PD-17) (CD-5)  
Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue (PUD Major Amendment to abandon PUD-689) (Continued from 2/6/08, 4/2/08) (Related to Item 32.)
34. **Z-6051-SP-2 – Danny Mitchell** (PD-18c) (CD-8)  
South of the southeast corner of East 81<sup>st</sup> Street South and South Mingo Road (Major Amendment Corridor Plan for two development areas, mixed use commercial and office development with mini-storage and open-air storage.) (Continued from 4/16/08)
35. **Z-7008-SP-2 – Charles E. Norman** (PD-8) (CD-2)  
North of northwest corner of South Olympia Avenue and West 81<sup>st</sup> Street (Major Amendment to Corridor Plan to permit specific uses within Use unit 17 – Automotive and Allied Activities on Tract A only.)
36. **PUD-755 – Sisemore Weisz & Associates** RE to RE/PUD  
West of northwest corner of West 161<sup>st</sup> Street and Highway 75 South (PUD to split 7.3 acres into eight lots and two reserve areas for development as a single-family residential development.) (County)

#### OTHER BUSINESS

37. **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.**

**Ringtone/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**

### **INFILL DEVELOPMENT SUBCOMMITTEE**

**INCOG**

**201 West 5<sup>th</sup>, Suite 550  
5<sup>th</sup> Floor Conference Room**

**Wednesday, May 7, 2008**

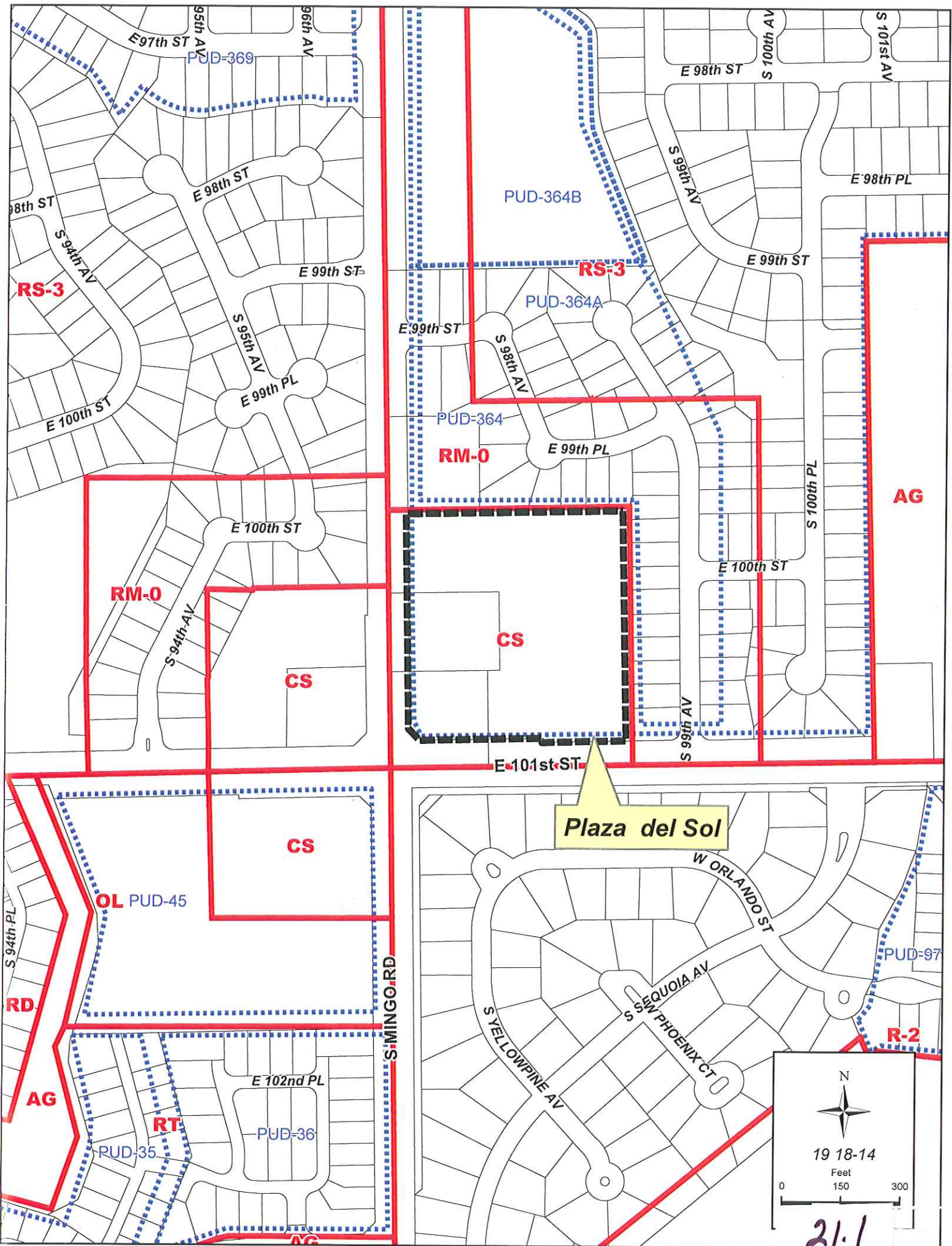
**11:30 a.m.**

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

1. Infill Development structuring.

**Adjourn**

[www.tmapc.org](http://www.tmapc.org)







N

19 18-14

**Plaza del Sol**

Feet  
0 150 300

21.2



## Final Subdivision Plat

**Plaza del Sol** - (8419) (PD 18) (CD 8)

Northeast corner of East 101<sup>st</sup> Street South and Mingo Road

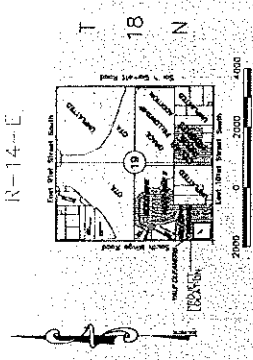
This plat consists of 1 Lot in 1 Block on 7.74 acres. It received Final Plat approval on April 23, 2008, but the plat now contains a revised easement description.

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



# PLAZA del SOL

A Subdivision to the City of Tulsa  
Tulsa County, Oklahoma being a part of the  
Southwest Quarter (SW 1/4) of Section 19, T-18-N, R-14-E,  
Containing 7.74 Acres; more or less.

**PLANNED UNIT DEVELOPMENT - 364**

**OWNER / DEVELOPER**  
**BLUE HERON VILLAGE, LLC.**

5153 EAST 51st STREET, SUITE 108  
TULSA, OKLAHOMA 74135-7442  
PH: (918) 524-3833  
FAX: (918) 524-3933  
doug-collins@collinsassoc.com

## SURVEYOR

**WHITE SURVEYING COMPANY**

9936 E. 55th Place  
Tulsa, Ok. 74146  
PH: (918) 663-6924  
FAX: (918) 664-8366  
CA # 1098  
Expires June 30, 2009  
thaynas@whitesurvey.com

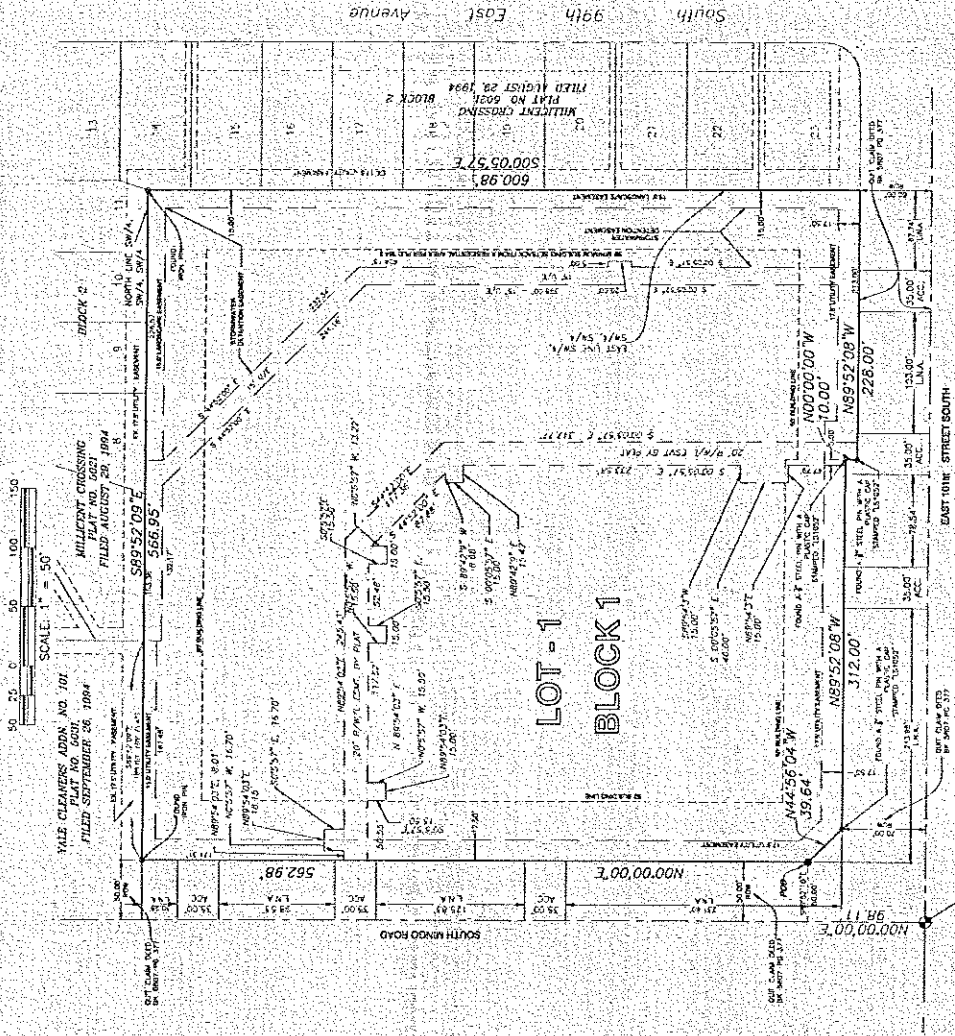
# ENGINEER

**CJWATT INC.**  
7967 Lariat Circle  
BROKEN ARROW, Ok. 74014  
PH: (918) 286-7299  
CELL: (918) 384-8086  
CA # 5179  
Expires June 30, 2008  
cjwattpe@cox.net

DRAFT FINAL COPY

RECEIVED  
APR 20 2008  
Tulsa Metropolitan Area  
Planning Commission

PLAY NO.	PAGE
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Point of Commencement.  
Found a # Steel Pin with a Yellow Plastic  
Cap Stamped "RLS 1253". Said Cap being  
the Southwest Corner of Section 19,  
T-18-N, R-14-E, Tulsa County, State of  
Oklahoma

PLAT SUBDIVISIONS
ACC. ACCESS GRANTED
L.N.A.: UNITS OF NO. ACCESS.
R/W/L: RESTRICTED WATER LINE EASEMENT
NE1/4: NORTHEAST QUARTER
NW1/4: NORTHWEST QUARTER
SE1/4: SOUTHEAST QUARTER
SW1/4: SOUTHWEST QUARTER
ROW: RIGHT OF WAY

PLAT NO.	<p>PERSONAL</p> <p>CERTIFICATE OF PERSONAL SERVICE</p> <p>I hereby certify that this writ was served on _____ by the Tulsa Metropolitan Area Planning Commission on _____</p> <p>DATE SERVED _____</p> <p>This affidavit was filed with two (2) true and correct copies of the County Clerk in the County of _____</p> <p>CITY ENGINEER _____</p> <p>APPROVAL _____ by _____</p> <p>County of _____</p> <p>Mayor _____</p> <p>Attest: City Clerk _____</p> <p>Approved: City Attorney _____</p>
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PLAZA del SOL  
LEGAL DESCRIPTION

A tract of land in the Southwest quarter of the Southwest quarter (SW4 SW4) of Township 10N, Range 14E of the Indian Base and Meridian, Tularia County, State of Oklahoma, is being described as follows: Commencing at the Northwest corner of Section 15, thence Due North along the western section line a distance of 90.11 feet to a point on said north line; thence S89°52'10"E a distance of 50.00 feet to a point on the eastern right of way of South Mingo road; a point, said point being the POINT OF BEGINNING; Thence N 89°00'00"E along the eastern right of way of South Mingo road a distance of 952.38 feet to the north line of the Southwest quarter (SW4) of the Southwest quarter (SW4) of the Southwest quarter (SW4); Thence S89°52'07"E a distance of 100.00 feet to an iron pin, said iron pin being on the west line of block two (2) Lot 14, 14.000 acres. Crossing, an addition to the City of Tulsa, Tularia County Oklahoma, according to the recorded plat number 5021; Thence S00°05'57"E along the western boundary of Block Two (2), Millwright Crossing a distance of 600.38 feet to a point on the northern right of way of East of 1st Street South, Thence N 89° 52'03" W along the northern right of way a distance of 228.10 feet to a point on said right of way. Thence S89°52'08"W, along said right of way a distance of 10.00 feet to a point on said right of way. Thence N44°25'04"W, along said right of way a distance of 6.00 feet to a point on said right of way. Thence S89°52'08"W, along said right of way a distance of 337.245 feet to the Point of Beginning, said tract containing 337.245, 47/100 acre less or 7.74 acres more or less.

**Benchmark**  
 Top of a 1/4" Steel Pin with a Yellow Plastic Cap stamped "BLS 1252"  
 at the Benchmark Office in the cantonment inspection of South Wingo Road  
 ELEVATION = 83.45 MGD 1995

**Change of Access on Recorded Plat  
TMAPC May 7, 2008**

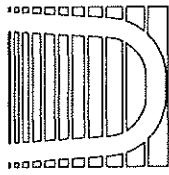
**Gilcrease Research Center** – Lot 2, Block 1, Gilcrease Research Center (County)  
South of West 41<sup>st</sup> Street South, West of South 49<sup>th</sup> West Avenue

This application is made to allow a change of access for an additional access along South 49<sup>th</sup> West Avenue. The property is zoned IL.

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

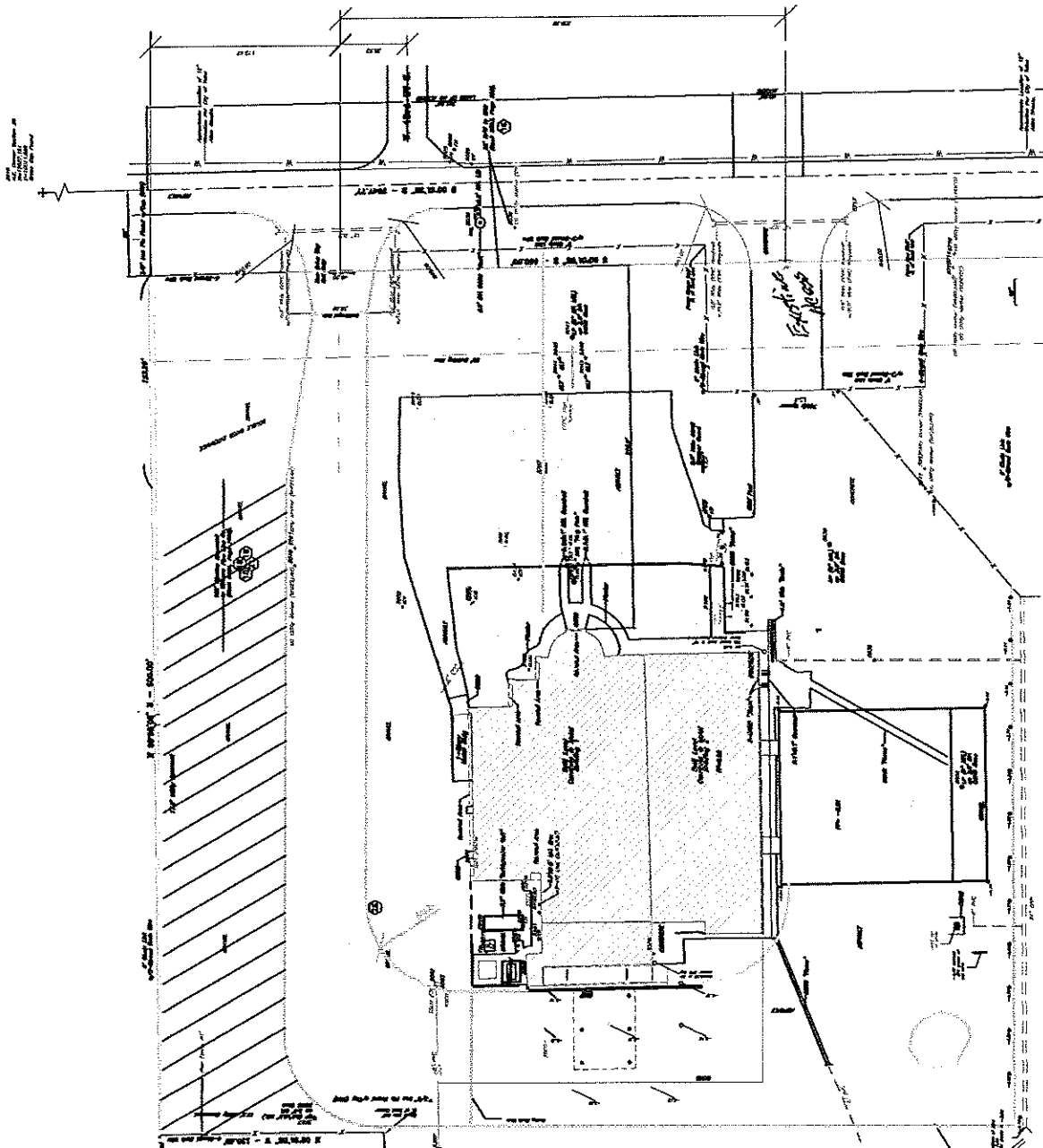
172420 TMS 30 APR 08  
*Tom Hawk*  
 Host.

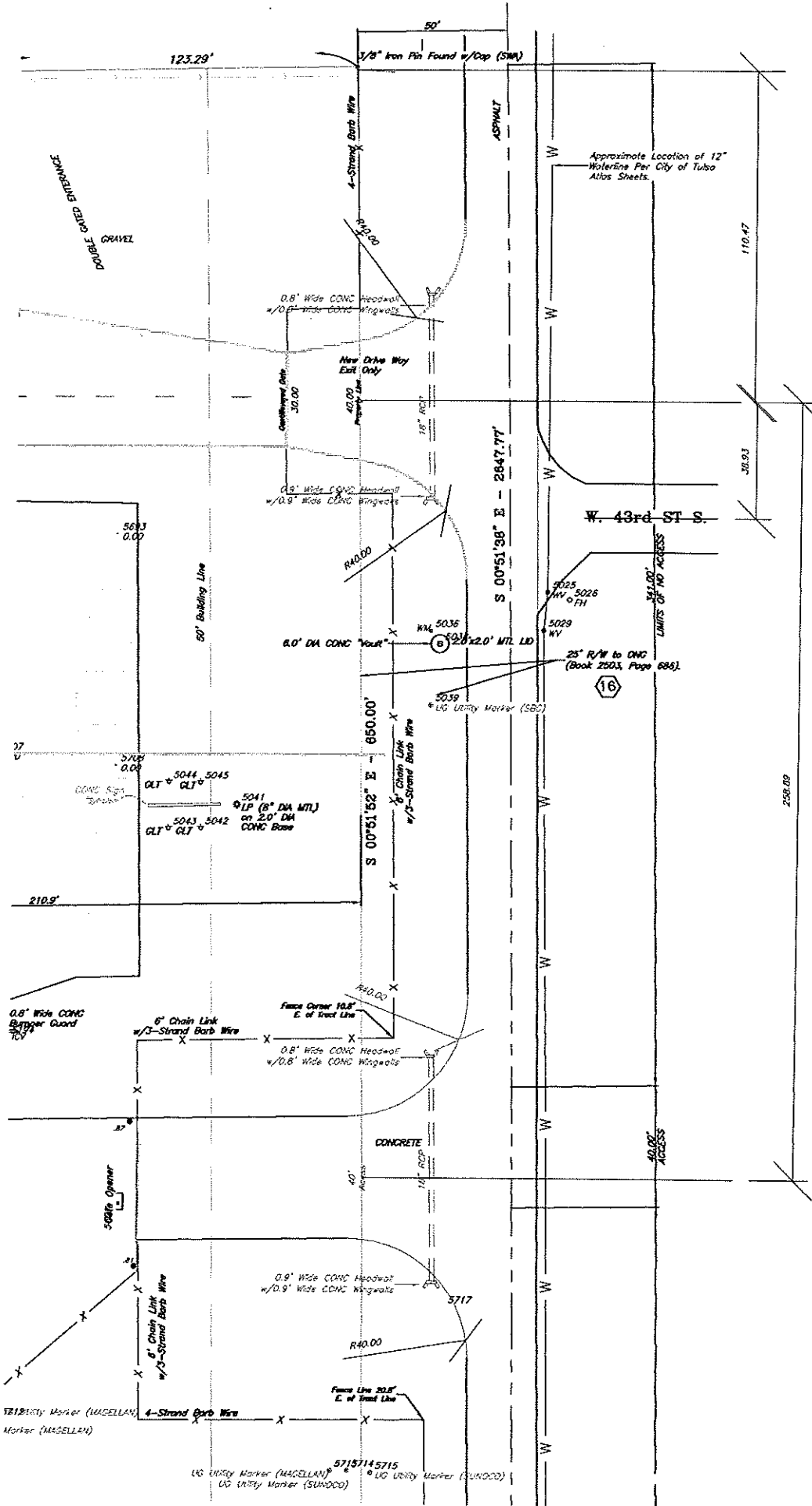
**CANNON**  
 CONSTRUCTION MANAGEMENT, INC.  
 10301-A EAST 51ST STREET TULSA, OKLAHOMA 74146  
 (918) 622-7458



**Tomahawk**  
 Transportation, Inc.  
 4322 West 49th West Ave.  
 Tulsa, Ok

DATE: 04/24/2008  
 REVISION:





APPROVED THIS 22 DAY OF April, 2008.

*Lawrence R. Rine*  
 Asst. County Engineer



Line	Length	Counting
1	5.00	5.00
2	5.00	5.00
3	5.00	5.00
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5	5.00	5.00
6	5.00	5.00
7	5.00	5.00
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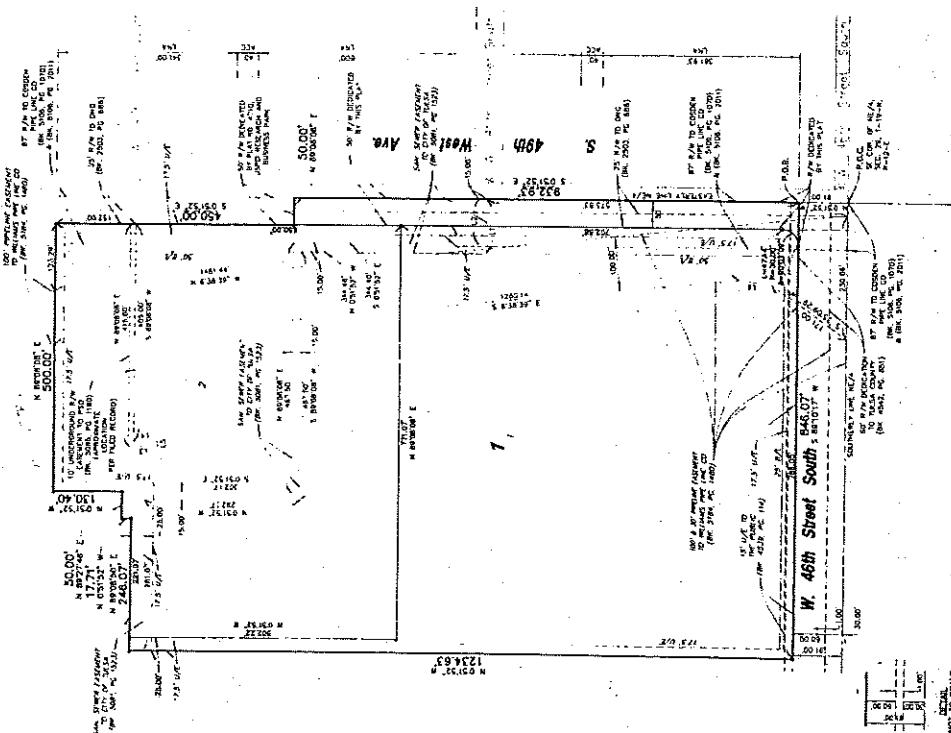
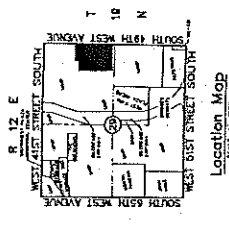
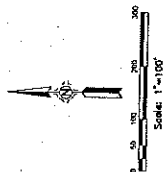
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# Gilcrease Research Center

A REPLAT OF USPCI RESEARCH AND BUSINESS PARK ADDITION AND A SUBDIVISION OF PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA

**Owner/Developer:**  
**Syntreleum Corporation**  
A Delaware Corporation  
350 South Boulder, Suite 1100  
Tulsa, Oklahoma 74119-3295  
Phone: (918) 592-7900

**Engineer/Surveyor:**  
**Sieismore Weitz & Associates, Inc.**  
Certificate of Authorization No. 2471 Exp. June 30, 2005  
8111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600



**SUBMISSION STATISTICS**

**Legends:**

- ✓ ADDRESS PERMITTED
- ✓ NAME OF HIS ADDRESS
- ✓ EMPLOYER
- ✓ EMPLOYING ORGANIZATION
- ✓ NAME OF COMPANY
- ✓ POINT OF COMMUNICATION
- ✓ ADDRESS OF COMPANY

**Documentation:**

370 • JOURNAL OF POST KEYNESIAN ECONOMICS

## Index of Subjects

STATUS OF REMAINS IS ASSAULT UNDER THE CASE7 LAW OF  
THE MIL/A OF HIC. Pn. M-12-C. T-19-A. 43 7 0008133' I

FINAL PLAN  
CENTRICAL OF APPROVAL

I hereby certify that the plan  
submitted for approval is in  
compliance with the provisions  
of the County Ordinance  
No. 111, 22, 1908

DATE 3.1.1908

Wm. J. [Signature]

Wm. J. [Signature]

STATE OF OKLAHOMA } ss.

1 Eastern Wisconsin Telephone Company, is and for the  
County and State where received, do hereby certify that  
the following is a true and correct copy of a letter submitted  
to me on file in this office.

## CERTIFICATE

I hereby certify that all real estate taxes levied in this plat have been paid as reflected by the current list rolls. Security as required has been provided in the amount of \$ 20.00 per lot receipt no. 0007 to be applied to 20 03 taxes. This certificate is **NOT** to be construed as payment of 20 03 taxes in full but is given in order that this plat may be filed on record. 20 03 taxes may exceed the amount of the certificate shown.

Printed by \_\_\_\_\_ Paper, No. 07

Private Secretary  
William C. Sullivan

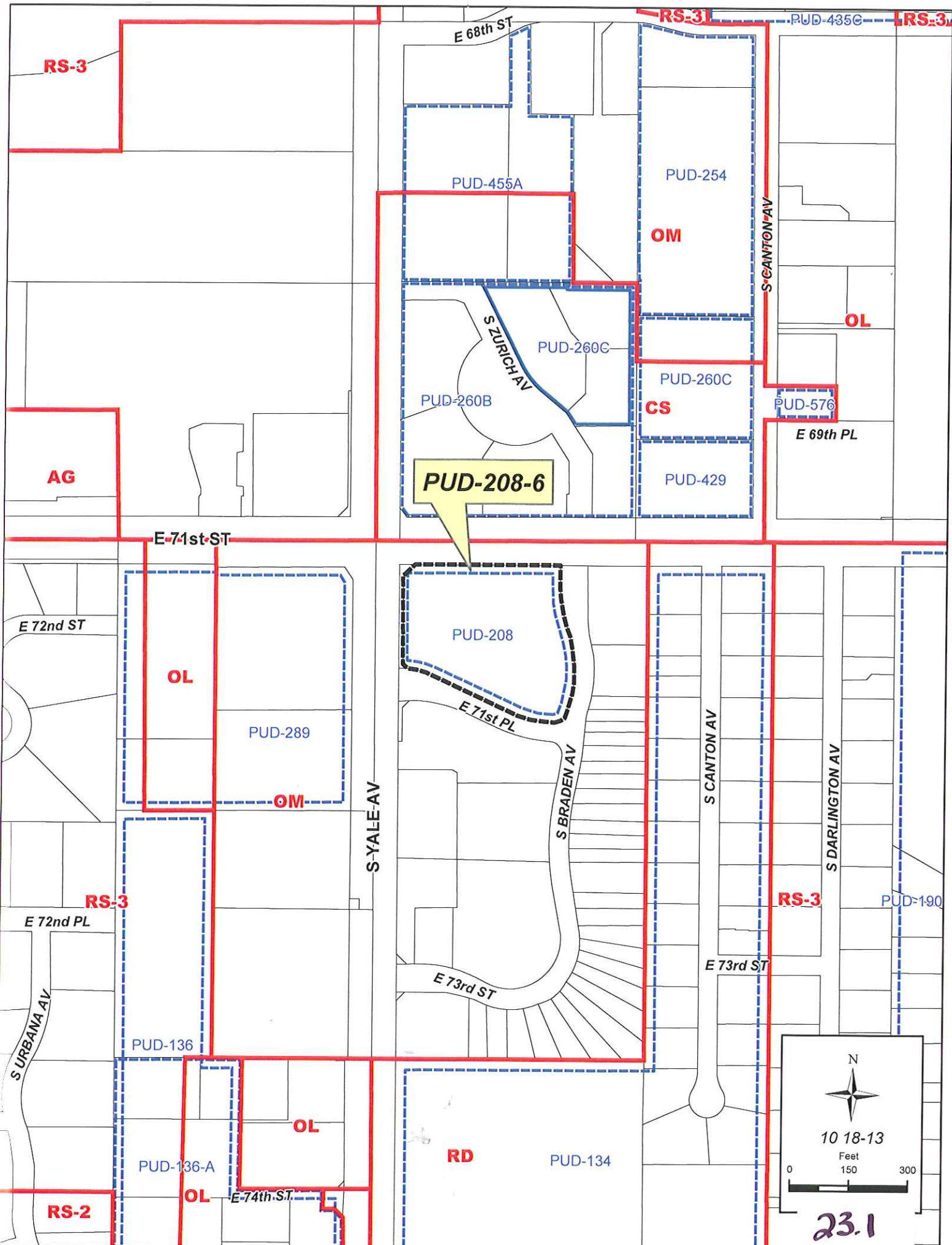
**PLAY NO.**

5725

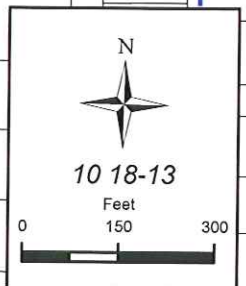
**PAGE**

1 of 2

22.4



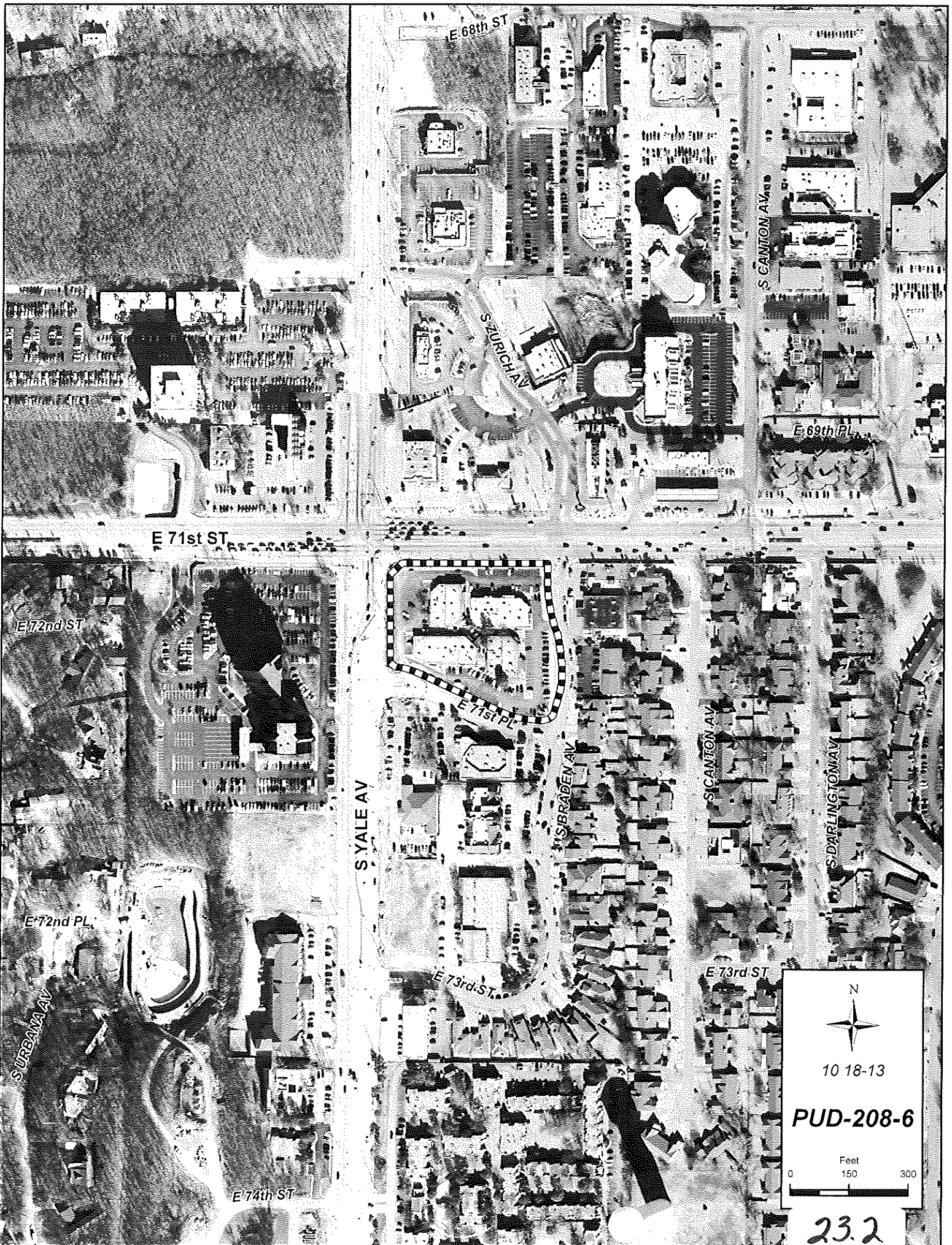
**PUD-208-6**



10 18-13

Feet  
0 150 300

23.1



N

10 18-13

**PUD-208-6**

Feet  
0 150 300

23.2



S YALE AV

E 71st ST

E 71st PL

S BRADEN AV



10 18-13

**PUD-208-6**



23.3



**STAFF RECOMMENDATION**

**PUD-208-6:** Minor Amendment – South-east corner Yale Avenue and 71<sup>st</sup> Street South; Lots 1, 2, and 3 – Nob Hill; TRS 1813; CZM 53; PD 18 CD 7; OM/PUD.

The applicant is requesting a minor amendment to PUD-208 to increase the permitted floor area by less than 15% and to establish a parking standard for the PUD to accurately reflect existing conditions within the PUD.

Specifically, this request is to rectify the 36,650 square foot (SF) of permitted floor area as established in 1978 as part of the original approval of PUD-208, with an as built survey done in 1984 showing 37,404 sf existing floor area (see Exhibit A), and an as built survey submitted in association with City of Tulsa Board of Adjustment (BOA) case number 20615 in December 2007 showing 37,453 of existing floor area (see Exhibit C – page 9.6 from the case report for BOA case 20615). It is staff's interpretation that the difference of 803 sf of floor area, is the result of the addition of the "tower" floor area (depicted as tower A1, B1, C1 and D1 on attached Exhibit E), which may have been over-looked as floor area in the detail site plan review since the floor area is storage space, and may not be occupied.

The applicant is requesting an increase to 38,000 sf of total floor area, an increase of 4% to reflect existing conditions.

Also, in December of 2007, the City of Tulsa Board of Adjustment (BOA) approved a variance decreasing the required parking for the development from 215 spaces to 191 spaces. This approval was based partially on the attached Exhibits C and D created the following floor area allocations:

USE UNIT	EXISTNG FLOOR AREA PER BOA 20615	% OVER-ALL FLOOR AREA
11	9,540	26%
12	13,126	35%
13 /14	15,130	39%
<b>Total</b>	<b>37,796</b>	<b>100%</b>

Please note the original approval of PUD-208 as set down by a judge's decree in 1978 required 168 parking spaces (see page three of Exhibit F), while BOA case 20615 permits 191 spaces. This comparison reveals a potential 23 space increase in the number of available parking spaces from what was originally required by PUD development standards. There is no record of detail site plans being approved for this site from 1978 to 1991.

Since there will be no building expansion proposed, the BOA approved the parking variance from today's parking standards, and the proposed minor amendment provides clarity to existing PUD development standards, staff recommends **APPROVAL** of minor amendment PUD-208-6 allowing 38,000 sf of permitted floor area, and 191 parking spaces, with the condition that the applicant submit a revised site plan reflecting the 191 existing parking spaces and 37,796 square feet of existing floor area per the attached Exhibit D (unmarked official records exhibit from BOA case 20615). All other requirements of PUD-208 shall remain in tact.

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

**Legal Description**

LOT 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Latin Statement**

THE UNDERSIGNED HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE CITY OF TULSA, OKLAHOMA, AND THAT THE SAME IS BEING OFFERED FOR SALE BY THE CITY OF TULSA, OKLAHOMA, FOR THE PURPOSE OF RAISING MONEY TO PAY THE DEBTS OF THE CITY OF TULSA, OKLAHOMA.

**Certificate**

THIS DEED IS MADE FOR THE DEED OF THE CITY OF TULSA, OKLAHOMA, AND IS A VALID DEED OF THE CITY OF TULSA, OKLAHOMA, AND IS A VALID DEED OF THE CITY OF TULSA, OKLAHOMA, AND IS A VALID DEED OF THE CITY OF TULSA, OKLAHOMA.

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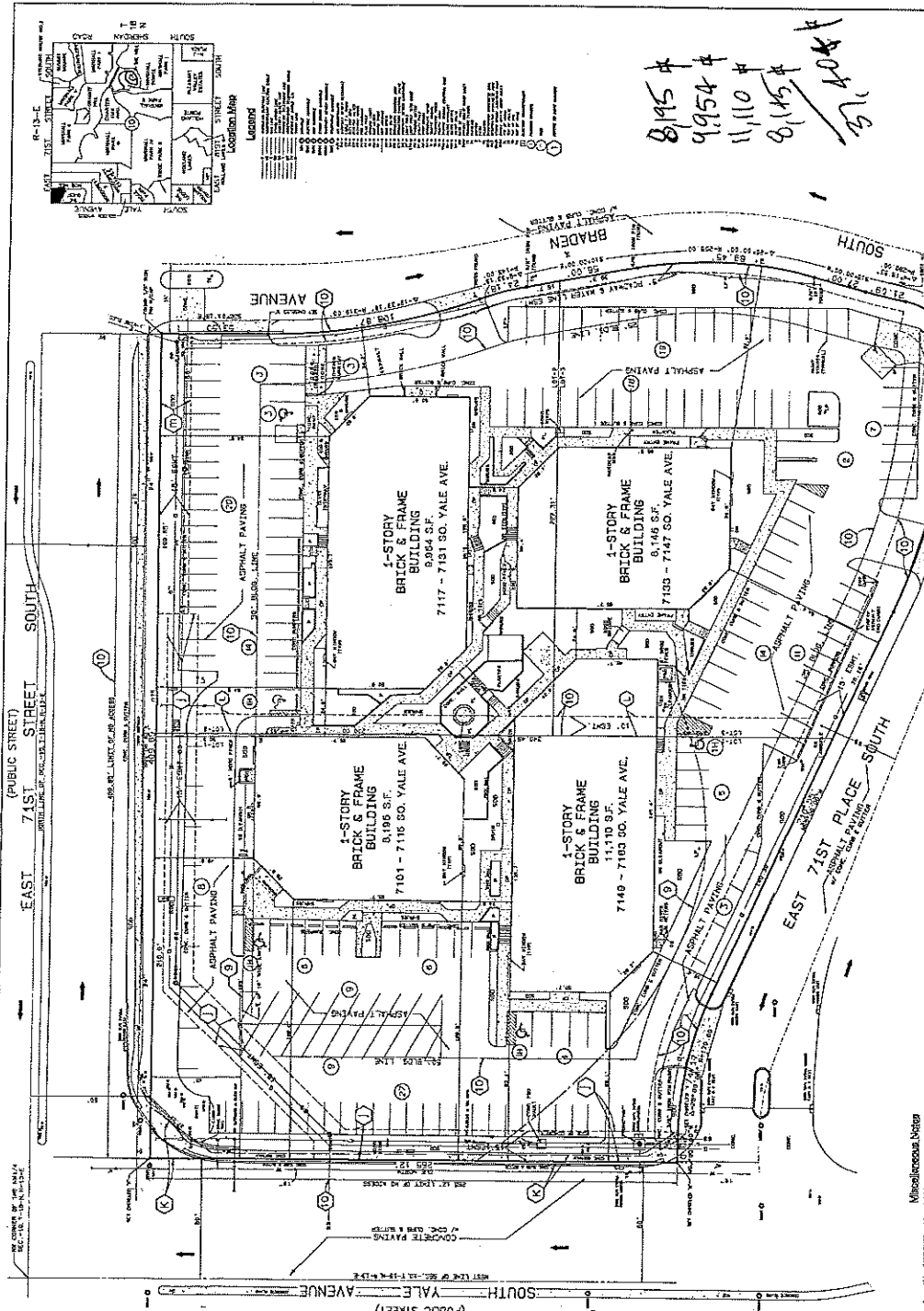
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ALTAACSM LAND TITLE SURVEY  
OF ALL OF  
BLOCK 1  
OF  
'NOB HILL'  
SECTION 10, T-18N, R-13-E  
CITY OF TULSA, OKLAHOMA

**SACK AND ASSOCIATES, INC.**  
A SURVEYING AND ENGINEERING FIRM  
1000 N. W. 10th St., Suite 100  
Tulsa, Oklahoma 74103  
Phone: (918) 438-1111  
Fax: (918) 438-1112  
E-mail: info@sackandassociates.com  
Website: www.sackandassociates.com

**General**  
This plat was prepared by the City of Tulsa, Oklahoma, for the purpose of raising money to pay the debts of the City of Tulsa, Oklahoma. The plat was prepared by the City of Tulsa, Oklahoma, and is a valid deed of the City of Tulsa, Oklahoma.

**Miscellaneous Notes**  
1. The plat was prepared by the City of Tulsa, Oklahoma, for the purpose of raising money to pay the debts of the City of Tulsa, Oklahoma. The plat was prepared by the City of Tulsa, Oklahoma, and is a valid deed of the City of Tulsa, Oklahoma.

**Zone Labels**  
The plat was prepared by the City of Tulsa, Oklahoma, for the purpose of raising money to pay the debts of the City of Tulsa, Oklahoma. The plat was prepared by the City of Tulsa, Oklahoma, and is a valid deed of the City of Tulsa, Oklahoma.

**Other Notes**  
The plat was prepared by the City of Tulsa, Oklahoma, for the purpose of raising money to pay the debts of the City of Tulsa, Oklahoma. The plat was prepared by the City of Tulsa, Oklahoma, and is a valid deed of the City of Tulsa, Oklahoma.

EXHIBIT A - 1984 AS BUILT SURVEY

23.6



**Board Action:**

On **Motion** of **Stead**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **CONTINUE** Case No. 20614 to the meeting on January 8, 2008, on the following described property:

PRT LT 1 BEG NWC LT 1 TH CRV RT 101.91 S94 W100 N75 POB BLK 1, AUD ADDN, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

**Case No. 20615**

**Action Requested:**

Variance of the parking requirement from 215 to 191 existing parking spaces for a commercial mixed-use development (Section 1200), located: Southeast corner of 71<sup>st</sup> Street and Yale Avenue.

**Presentation:**

**Lou Reynolds**, 2727 East 21<sup>st</sup> Street, stated the Lighthouse Shopping Center is 29 years old and will receive a new face-lift. There are multiple uses with different hours of operation. The changes in uses require the changes in parking. It is surrounded by office and commercial uses. The hardship is the changing types of parking requirements per the changing use units. The applicant exhibits are included in Exhibit Bb-1, including the rent roll.

**Interested Parties:**

There were no interested parties who wished to speak.

FILE COPY

**Board Action:**

On **Motion** of **Stephens**, the Board voted 5-0-0 (White, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the parking requirement from 215 to 191 existing parking spaces for a commercial mixed-use development (Section 1200), finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

LTS 1 THRU 3 LESS BEG NWC LT 1 TH E38.83 SW40.77 E225.01 SE16.48 CRV LF 10.74 W10.92 N265.15 POB BLK 1, NOB HILL, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

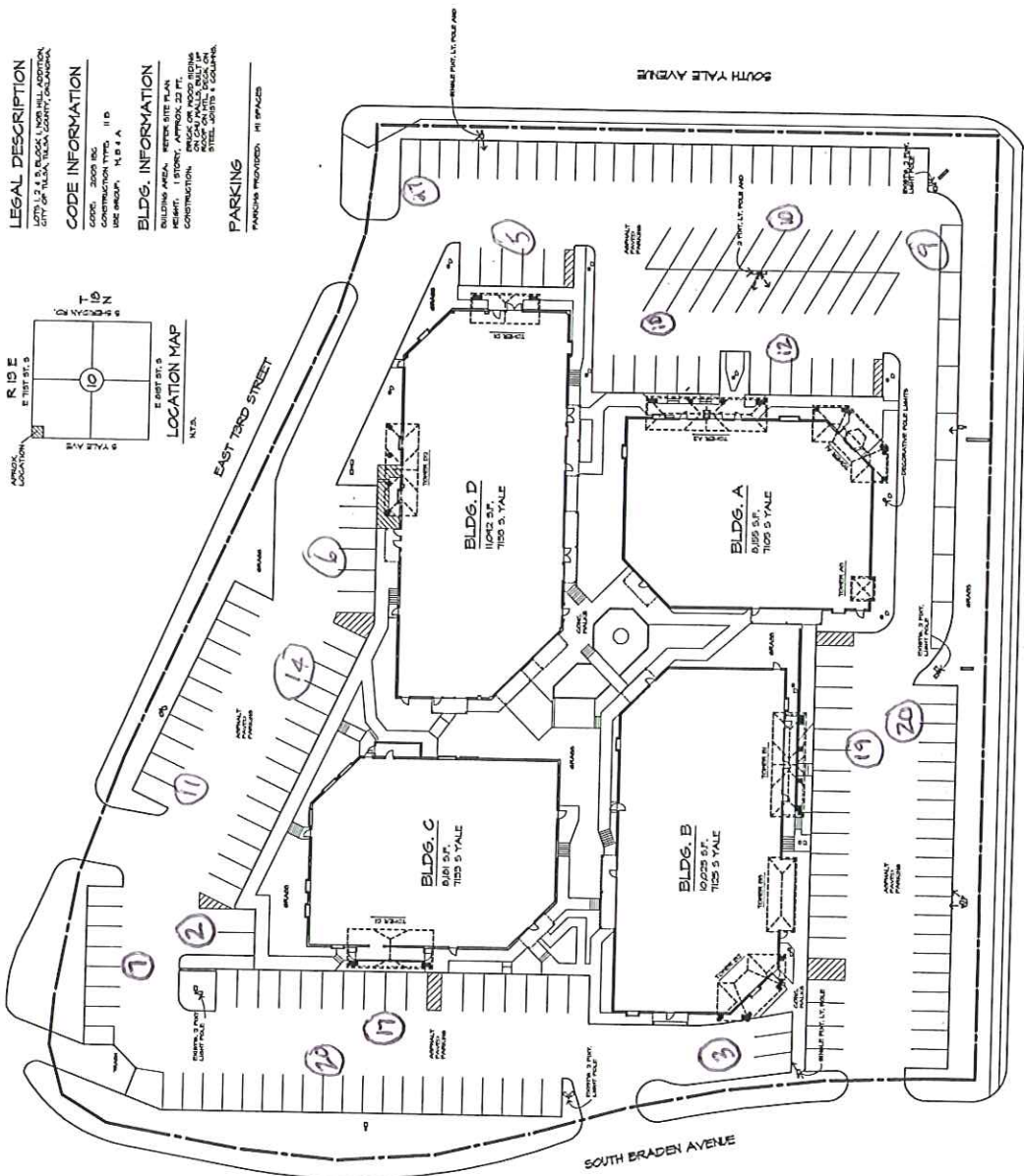
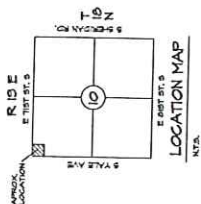
**EXHIBIT B**  
12:11:07:970 (8)  
23.7

**LEGAL DESCRIPTION**  
 LOT 12, 13, 14, 15, BLOCK 1, MAP 11, ADDITION  
 TO THE CITY OF NEW HAVEN, CONNECTICUT

**CODE INFORMATION**  
 CODE: 3000 RES  
 CONSTRUCTION TYPE: II D  
 USE GROUP: H, B 1 A

**BLDG. INFORMATION**  
 BUILDING AREA: REFER SITE PLAN  
 HEIGHT: 1 STORY, APPROX. 33 FT.  
 CONSTRUCTION: CONCRETE  
 ON-GRADE WALLS BUILT AT  
 CONSTRUCTION  
 STEEL JOISTS & COLUMNS

**PARKING**  
 PARKING PROVIDED: 11 SPACES



**Lighthouse Shopping  
 Village Site Plan**  
 "EXISTING CONDITIONS"  
 PER BOA CASE 20615

1996 AS BUILT survey  
 showed 37,404 sq ft

**- 192 TOTAL SPACES EXISTING**

8181 sq ft (BLDG C)  
 10,025 sq ft (BLDG B)  
 8155 sq ft (BLDG A)  
 11,092 sq ft (BLDG D)

**23.8**

37,453. per BOA CASE 20615

**1 SPACE / 195 sq ft**

**9.6**

**EXHIBIT C - PG.**

**Lighthouse**

Suite	Tenant	Use	Use Unit	Size	Ratio	Parks Rec'd
7100	Vacant	Storage	14	37	1:600	0.06
7103	Vacant	Office	11	4,031	1:300	13.44
						0.00
						0.00
7105	Coney Beach	Restaurant	12	2,856	1:100	28.56
7107	Mail Boxes	Retail	12	1,200	1:225	5.33
7110	Vacant	Storage	14	35	1:600	0.06
7115	Smiles by Design	Dentist	11	2,285	1:250	9.14
7119	Daylight Donuts	Bakery	13	806	1:225	3.58
7121	Pro Nails	Nails	13	722	1:225	3.21
7123	Reading Glasses	Optician	11	968	1:300	3.23
7130	Vacant	Storage	14	31	1:600	0.05
7143	French Hen	Restaurant	12	2,714	1:100	27.14
7145	Snippers	Salon	13	1,709	1:225	7.60
7147	Edward Jones	Office	11	1,221	1:300	4.07
7149	Vacant	Retail	12	1,840	1:225	8.18
7150	Vacant	Storage	14	35	1:600	0.06
7153	Bridal Classiques	Dressmaking	14	3,591	1:225	15.96
7125A	Quizno's	Restaurant	12	1,904	1:100	19.04
7125C	AA Uniforms	Retail	14	3,507	1:225	15.59
7133A	Vacant	Retail	14	4,657	1:225	20.70
7133A1	Vacant	Caterer	14		1:225	0.00
7133B	Suture's	Restaurant	12	2,612	1:100	26.12
7133C	Allstate	Office	11	1,035	1:300	3.45
				<b>37,796</b>	<b>TOTAL</b>	<b>214.56</b>

Provided: Regular 192  
 Handicap 0  
 New Parks 0  
 192.00

Difference 22.56

CASE NO. BOA - 20615  
 OFFICIAL RECORDS EXHIBIT  
 ENTERED IN THE 12-11-07  
 MINUTES OF THE TULSA BOARD OF  
 ADJUSTMENT.

UU #11 - 9540 #  
UU #12 - 13126 #  
UU #13 - 3237 #  
UU #14 - 11893 #  
37,796 #  
239

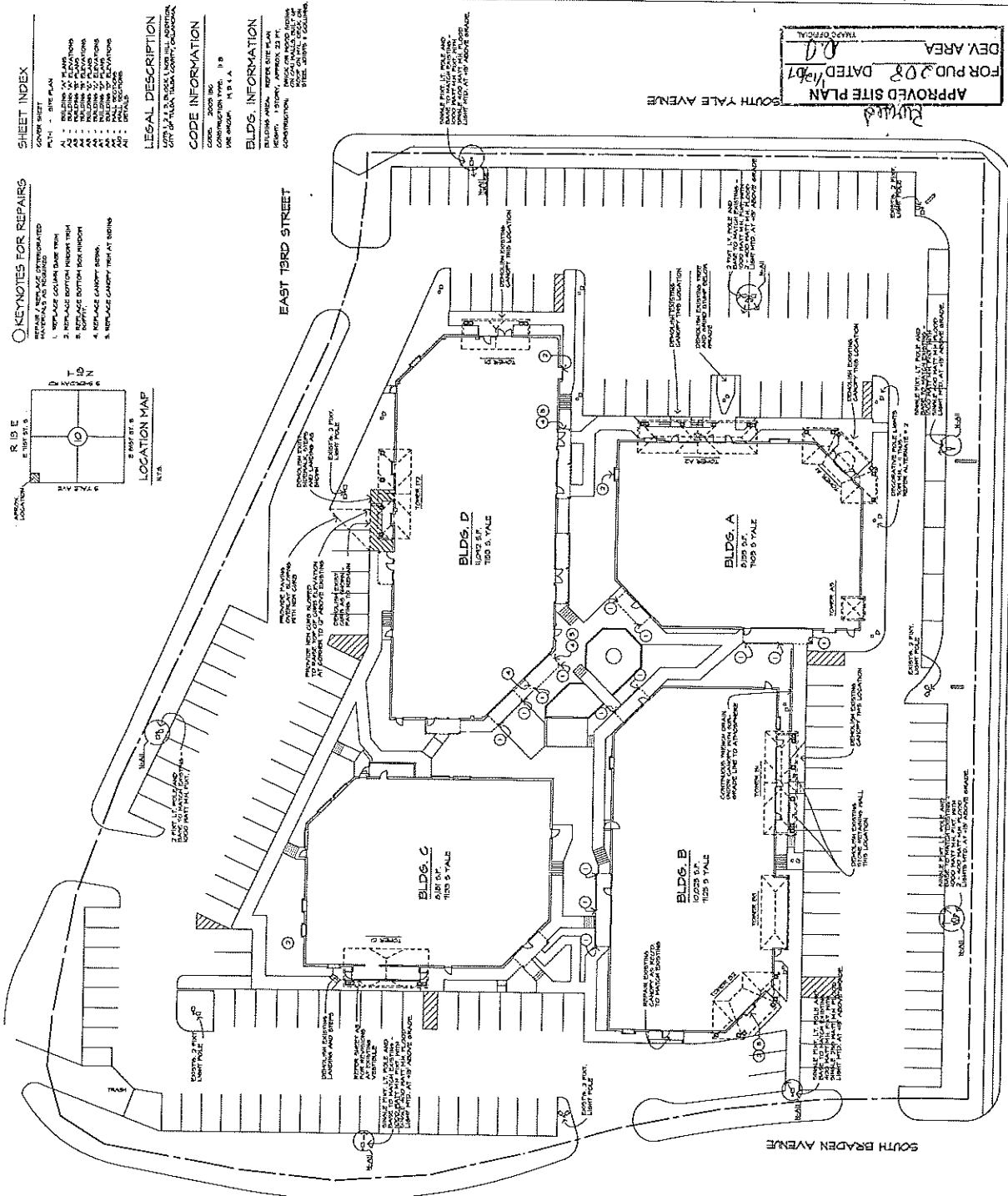
**EXHIBIT D**



PT-1

EAST 71ST STREET

23.10



## I N T E R - O F F I C E   C O R R E S P O N D E N C E

From: Alan L. Jackere *WLB*  
 Assistant City Attorney

Date: February 10, 1978

To: Bob Gardner  
 TMAPC

Subject: Judicially Imposed Use  
 Restrictions at the South-  
 east Corner of 71st and  
 Yale Avenue

Reference is made to a partial transcript of proceedings in the 71st and Yale lawsuit containing Judge Beasley's use restrictions to be imposed on the subject property, a copy of which is attached hereto. I have emphasized those portions of the transcript dealing with the use restrictions imposed for your convenience.

My analysis of the transcript is as follows: In addition to the use restrictions under our PUD ordinance, the restrictions set forth in plaintiff's exhibit no. 66, a copy of which is also attached hereto, shall also be imposed with the following exceptions:

- A. That any signs and lighting to be implemented on the subject property be comparable to the sign and lighting restrictions imposed in the PUD at 81st and Harvard;
- B. That the maximum floor area of any buildings on the subject property be limited to a total of 36,000 square feet plus or minus ten percent;
- C. That in addition to the requirement that there be no liquor stores, beer taverns, or adult book stores as contained in exhibit 66; further, that there be no night clubs, massage parlors, or any business of an undesirable nature.

Two additional requirements imposed by the court are:

1. That the protestants be given an opportunity for input into the PUD, and
2. That the PUD be processed and completed and ready for presentation before the court on April 11, 1978, at 1:30 p.m.

If I may be of any further assistance in this matter, please advise.

RECEIVED

tdh

FEB 12 1978

TULSA METRO. AREA  
 PLANNING COMM.

23.11

EXHIBIT F - Pg. 1

THE LIGHTHOUSE SHOPPING CENTER  
RESTRICTIONS, STANDARDS & CONTROLS

A. SIGNS

Signs accessory to shopping use shall comply with the restrictions of the PUD Ordinance and the following additional restrictions:

Ground Signs

71st Frontage	2
Yale Frontage	2

Display Surface Area

Maximum per sign	128 sq. ft.
*Aggregate	400 sq. ft.

Setback from Development Boundaries

East Boundary	250 feet
Northwest corner (after r-o-w dedication)	150 feet
Southwest corner (after r-o-w dedication)	150 feet

Height above grade of abutting street	16 feet
--	---------

Directional Signage:

Within Development Area shopping directory signs intended to inform the visitor as to the location within the center of a tenant or tenants may be free-standing if not exceeding 10 feet in height and if in the aggregate the display surface area of the directory signs and the frontage signs above described do not exceed the ordinance limitations. The size, dimension and height of directory signs shall be uniform throughout the center.

23.12  
**EXHIBIT F - PG. 2**



Wall or Canopy Signs

Aggregate Display Surface Area not exceeding one and one half<sup>1</sup>/<sub>2</sub> foot per each lineal foot of the building wall to which the sign or signs are affixed. Wall or Canopy signs shall not exceed the height of the building. (PUD Ordinance permits 2 square feet)

B. DRIVEWAY ACCESS CONTROLS (Contained in Subdivision Plat:)

1. No access to shopping center from 71st Street.
2. No access to shopping center from Yale Avenue.

C. DENSITY CONTROLS

1. Floor area: 40,096 sq. ft. (maximum)
2. Height: 1-story
3. As per Section 730.0 of Zoning Code.

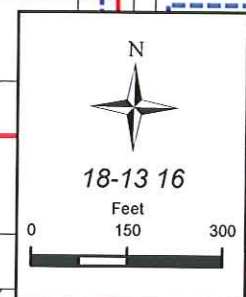
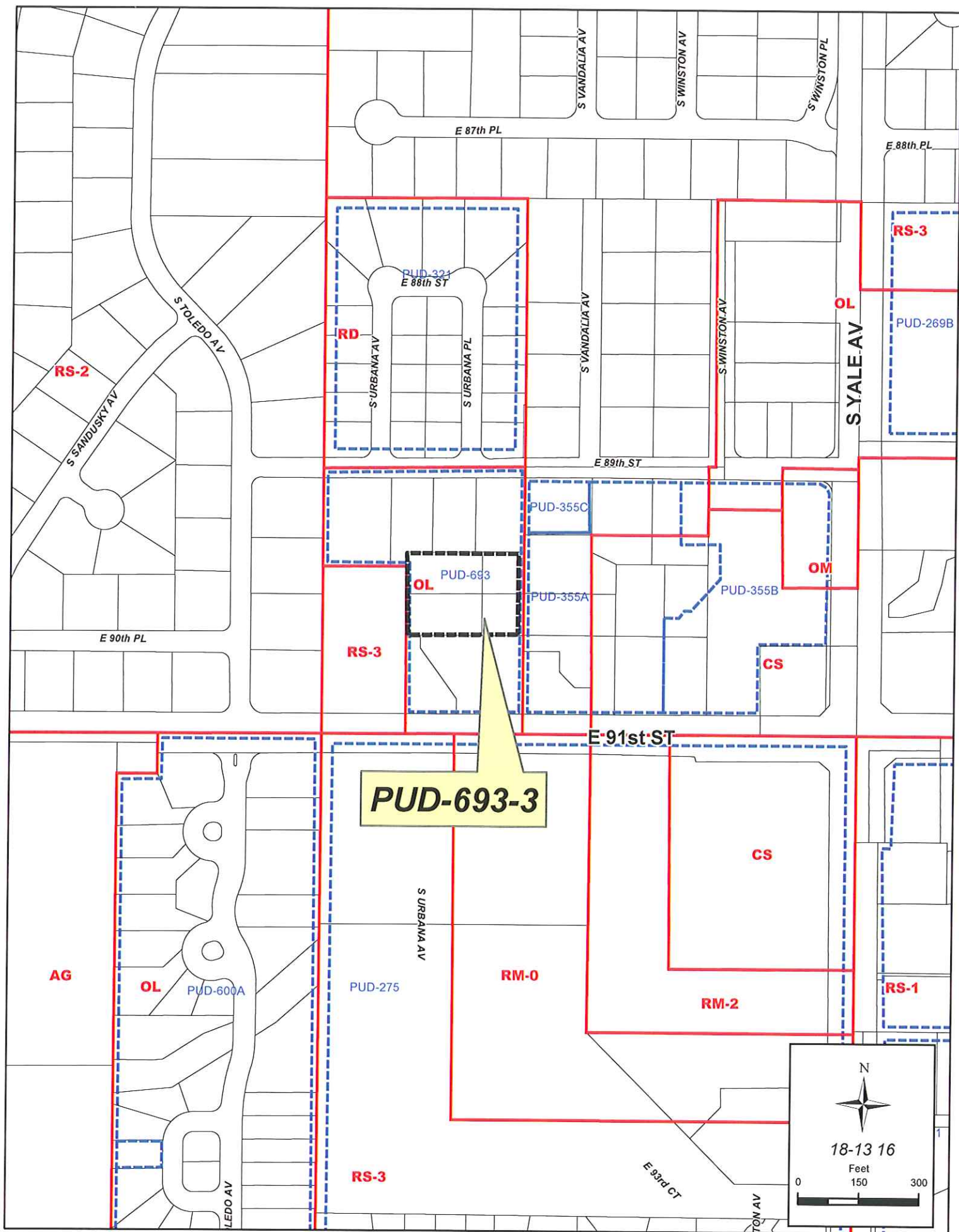
4. Parking: 168 motor vehicles (maximum)

D. OTHER CONTROLS

1. Commercial Shopping Center (CS) as set forth in Tulsa Zoning Code excluding Use Unit 4, Use Unit 15, Use Unit 16, Use Unit 17, Use Unit 18, Use Unit 19, Use Unit 20.
2. Landscaping along Yale and 71st Streets in front of the shopping center.
3. No liquor stores, beer taverns, adult book stores, or massage parlors, night clubs.

23.13

EXHIBIT F - Pg. 3



24.1







N

**PUD-693-3**

18-13 16

Feet

0 75 150

24.3

May 7, 2008

### STAFF RECOMMENDATION

**PUD-693-3** : Minor Amendment – West of Yale Avenue, north side of 91<sup>st</sup> Street South; Lots 3, 4, 5, and 6 –Block 1 – Southern Woods Park III; TRS 8316; CZM 100; Atlas 1909; PD 18B CD 8; RS-3/OL/PUD.

The applicant is requesting a minor amendment to split the west 36' from Lots 3 and 6, Block 1 – Southern Woods Park III (see Exhibits B1 and B2) and tie that 36' to Lots 4 and 5, Block 1 Southern Woods Park III with a lot-combination. Lot-split applications L-20201 and L-20202 and Lot-Combination applications LC-88 and LC-89 have been filed concurrently with this minor amendment request.

Development Area A of PUD-693 consists of Lots 1 – 6, Block 1, Southern Woods Park III (see Exhibit A). The expanded Lots 4 and 5 will be utilized to accommodate larger office buildings than would be currently allowed (see Exhibits D1 and D2 versus Exhibit A). The remaining Lots 3 and 6 will retain enough area to allow for smaller sized office buildings (6,798 SF and 6,751 SF respectively – see Exhibits C1 and C2). There is no change in the permitted 28,000 SF of permitted floor area in Development Area A being requested.

Since the proposed amendment does not significantly alter the intent of the PUD, staff recommends **APPROVAL** of minor amendment PUD-693-3 with Development Area A standards as originally approved for PUD-693 applicable to Lots 5 and 6 pending approval of Lot-Split applications L-20201 and L-20202 and Lot-Combination applications LC-87 and LC-88.

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

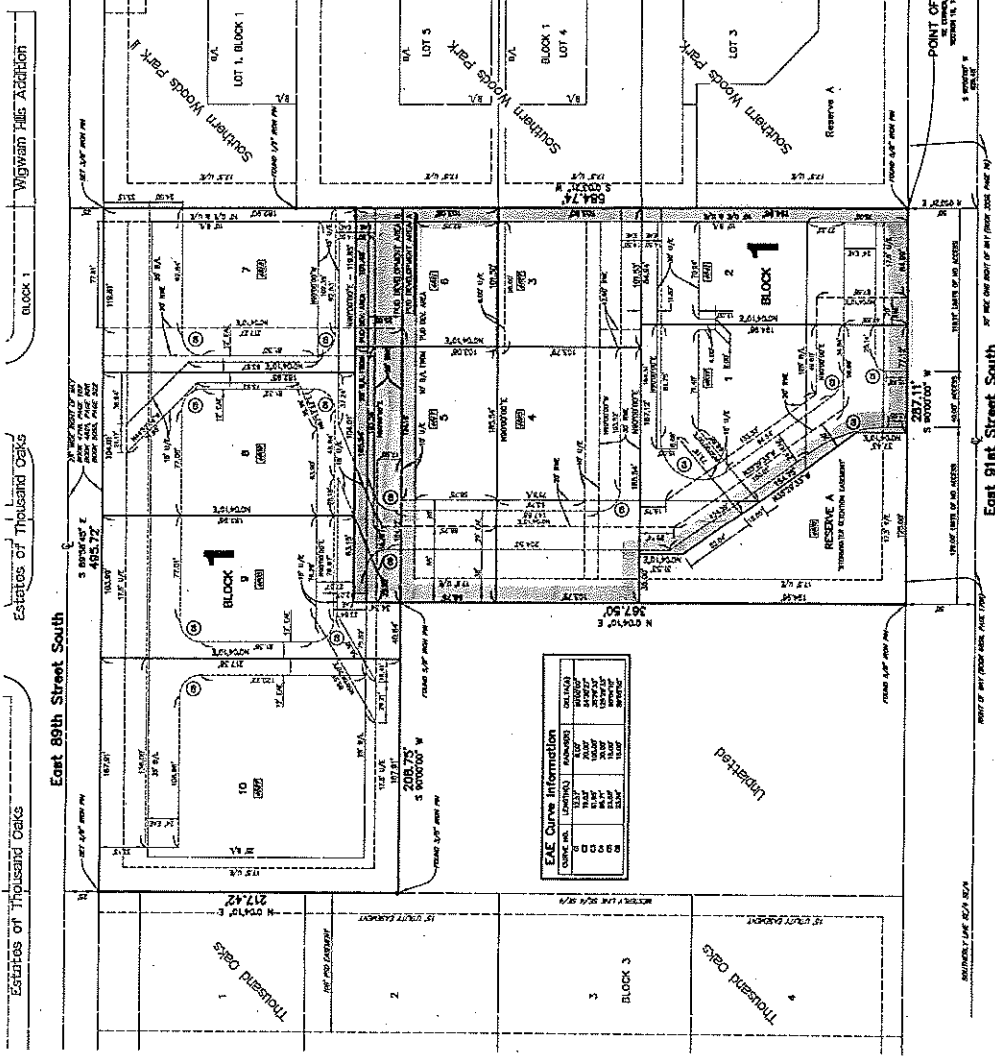
24.4



PUD 693

# Southern Woods Park III

PART OF THE SE 1/4 OF THE SE 1/4 SECTION 14, TOWNSHIP 13 NORTH, RANGE 13 EAST  
 AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



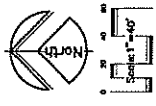
**EASE CURVE INFORMATION**

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
1	S 89° 00' 00" E	100.00	100.00
2	S 89° 00' 00" E	100.00	100.00
3	S 89° 00' 00" E	100.00	100.00
4	S 89° 00' 00" E	100.00	100.00
5	S 89° 00' 00" E	100.00	100.00
6	S 89° 00' 00" E	100.00	100.00
7	S 89° 00' 00" E	100.00	100.00
8	S 89° 00' 00" E	100.00	100.00
9	S 89° 00' 00" E	100.00	100.00
10	S 89° 00' 00" E	100.00	100.00

**6062**

CONTRACT OF APPROVAL  
 This contract is made this 1st day of October, 2008, between the undersigned parties, for the purpose of approving the plat of the above described property, and for the purpose of recording the same in the public records of the County of Tulsa, State of Oklahoma.

*[Signatures]*



AS - APPROVED  
 C - CANCELLED  
 E - EXCHANGED  
 F - FORFEITED  
 G - GRANTED  
 H - HAD  
 I - ISSUED  
 L - LOST  
 M - MADE  
 N - NOTED  
 O - ORDERED  
 P - PAID  
 R - RECEIVED  
 S - SAVED  
 T - TAKEN  
 U - USED  
 V - VERIFIED  
 W - WITNESSED  
 X - XEROXED  
 Y - YET  
 Z - ZONE

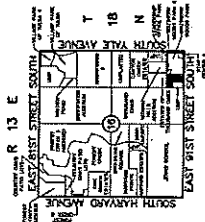
**OWNER:**  
 Leadership Properties Management, LLC.  
 AN OKLAHOMA LIMITED LIABILITY COMPANY  
 4745 East 91st Street, Suite 200  
 Tulsa, Oklahoma 74117  
 Phone: (918) 481-8922

**SURVEYOR:**  
 Tonner Consulting, LLC.  
 DAN C. TONNER, P.L.S., 1523  
 OKLA. No. 2861, EXPIRES 8/30/2007  
 5323 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918) 745-9929

**NOTE:**  
 THIS PLAT IS A RE-PLAT OF THE SOUTHERN WOODS PARK III PLAT, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF TULSA, STATE OF OKLAHOMA, ON OCTOBER 24, 2008, UNDER RECORD NUMBER 2008-14185. THIS PLAT IS A RE-PLAT OF THE SOUTHERN WOODS PARK III PLAT, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF TULSA, STATE OF OKLAHOMA, ON OCTOBER 24, 2008, UNDER RECORD NUMBER 2008-14185. THIS PLAT IS A RE-PLAT OF THE SOUTHERN WOODS PARK III PLAT, WHICH WAS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF TULSA, STATE OF OKLAHOMA, ON OCTOBER 24, 2008, UNDER RECORD NUMBER 2008-14185.

Southern Woods Park III  
 SHEET 1 OF 3

Exhibit A



**Location Map**  
 SCALE 1"=100'

**NEIGHBORING PLATS**  
 LOT 1, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 2, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 3, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 4, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 5, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 6, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 7, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 8, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 9, BLOCK 1, SOUTHERN WOODS PARK III  
 LOT 10, BLOCK 1, SOUTHERN WOODS PARK III

**State of Oklahoma**  
 The State of Oklahoma for the County of Tulsa, State of Oklahoma, do hereby certify that the above described property is a part of the public lands of the State of Oklahoma, and that the same are not subject to any other claim or interest.



COUNTY OF TULSA  
 STATE OF OKLAHOMA

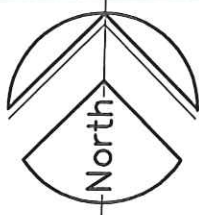
**CERTIFICATE**  
 I hereby certify that all the within limits described in this plat have been paid as reflected by the records in the public records of the County of Tulsa, State of Oklahoma, and that the same are not subject to any other claim or interest.



DATE OF PREPARATION: OCTOBER 24, 2008

24.5



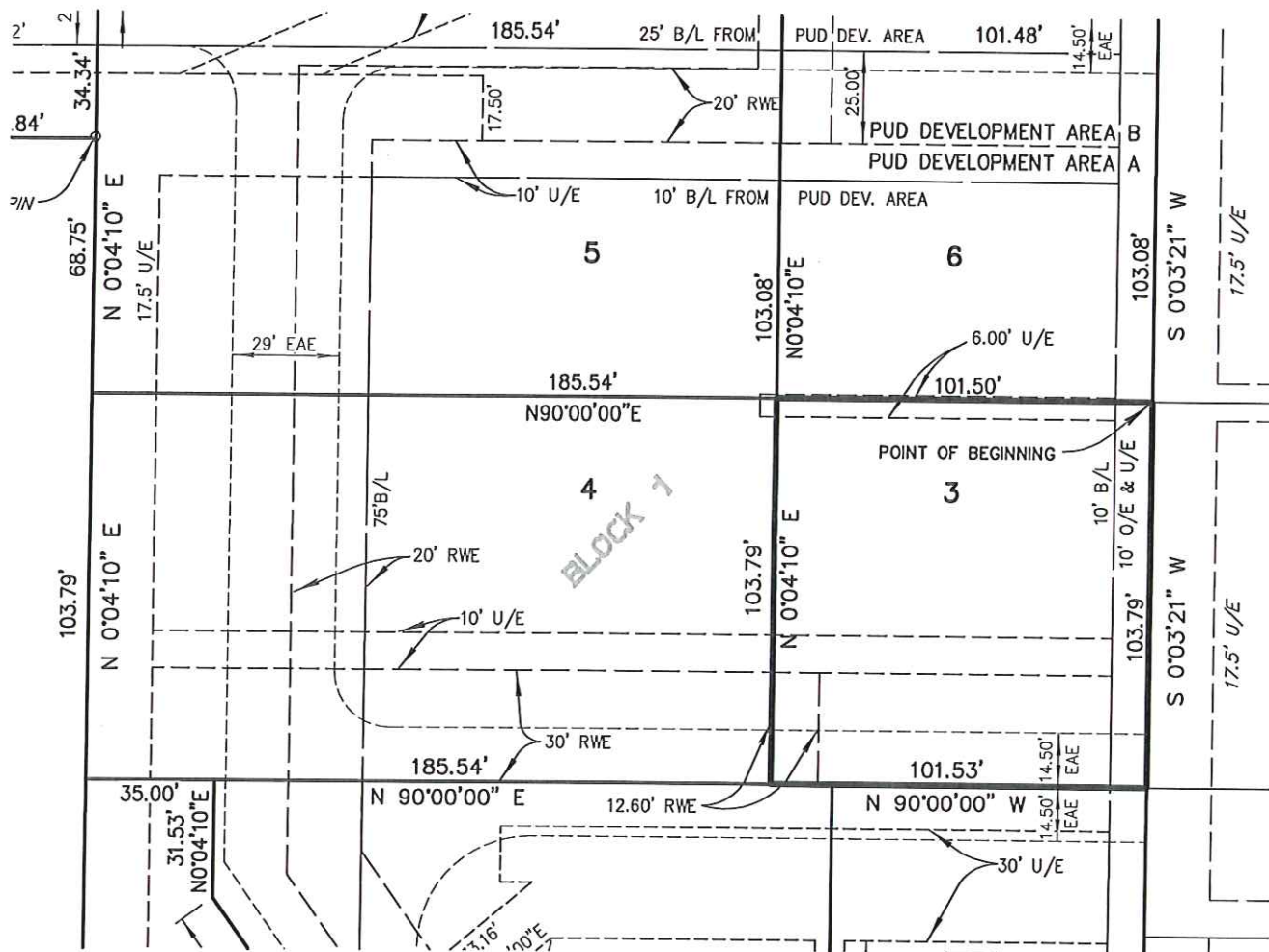


# Exhibit "A" - 1

## Southern Woods Park III

### Lot 3, Block 1

Scale: 1"=50'



A TRACT OF LAND THAT IS ALL OF LOT 3, BLOCK 1, "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

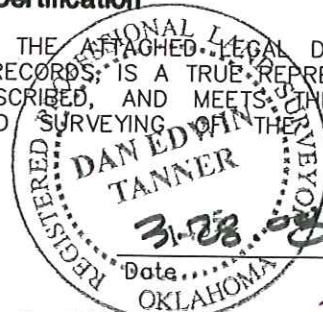
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT THREE (3); THENCE S 00°03'21" W ALONG THE EASTERLY LINE OF SAID LOT THREE (3) A DISTANCE 103.79 FEET TO A POINT, POINT BEING SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE DUE WEST ALONG THE SOUTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 101.53 FEET TO A POINT, POINT BEING THE SOUTHWEST CORNER OF SAID LOT THREE (3); THENCE N 00°04'10" E ALONG THE WESTERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 103.79 FEET TO A POINT, POINT BEING THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 101.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10,536.40 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

### Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS; IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

Dan E. Tanner, P.E., P.L.S.  
Oklahoma P.L.S. #1435  
Oklahoma Certificate of Authorization No. 2661  
Expiration Date: 06/30/09

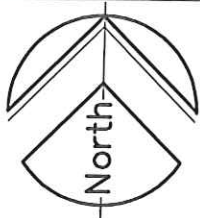


24.6

**Tanner Consulting, LLC**

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

3/28/2008

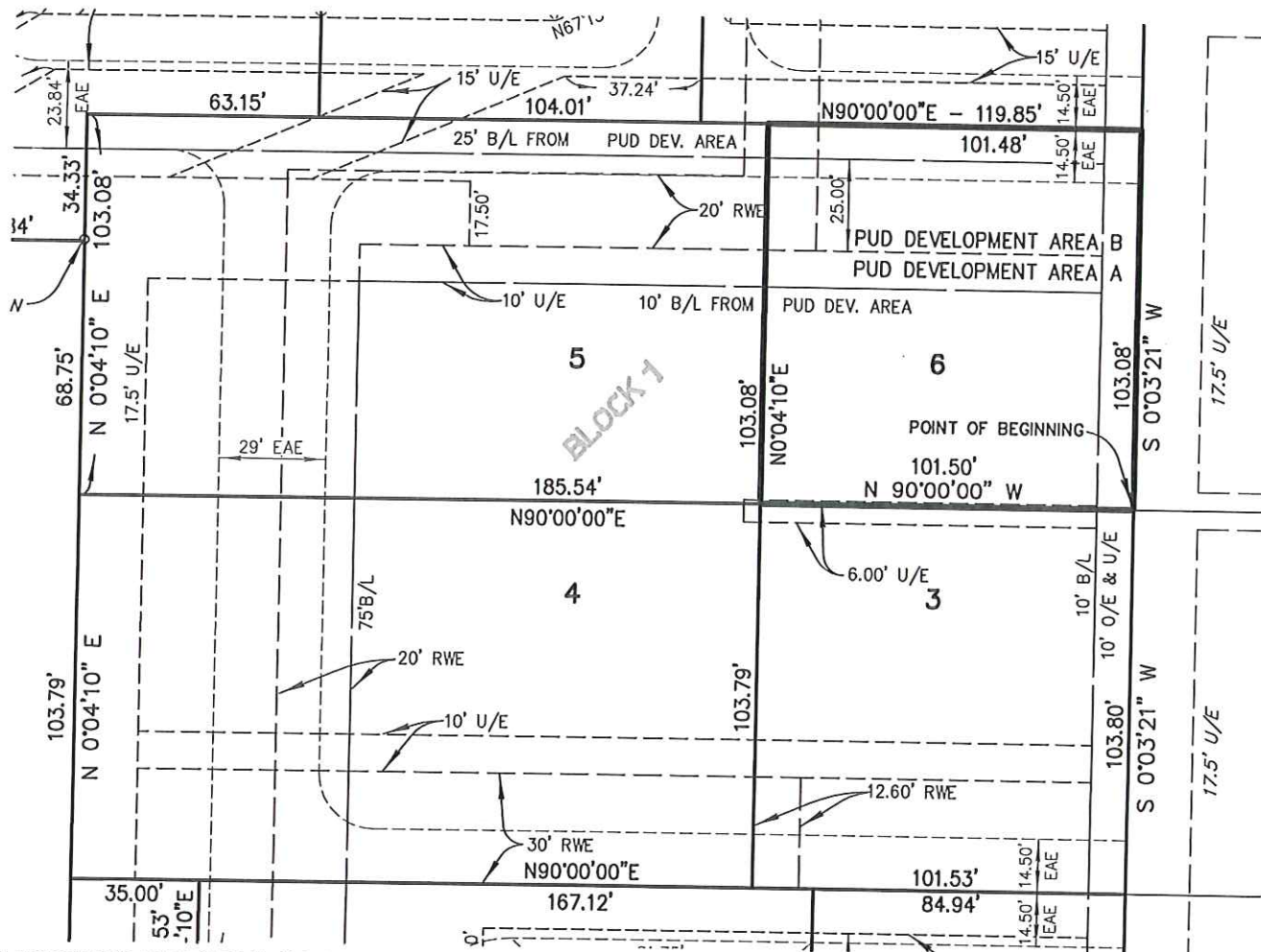


# Exhibit "A"-2

## Southern Woods Park III

### Lot 6, Block 1

Scale: 1"=50'



A TRACT OF LAND THAT IS ALL OF LOT SIX (6), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

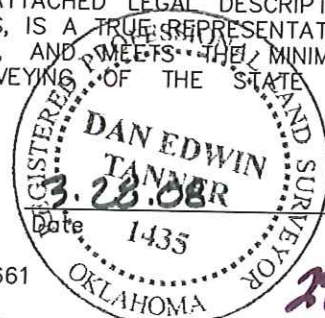
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE DUE WEST ALONG THE SOUTHERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 101.50 FEET TO A POINT, POINT BEING THE SOUTHWEST CORNER OF SAID LOT SIX (6); THENCE N 00°04'10" E ALONG THE WESTERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 103.08 FEET TO A POINT, POINT BEING THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 101.48 FEET TO A POINT, POINT BEING THE NORTHEAST CORNER OF SAID LOT SIX (6); THENCE S 00°03'21" W ALONG THE EASTERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 103.08 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 10,462 SQUARE FEET OR 0.24 ACRES, MORE OR LESS.

### Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

Dan E. Tanner, P.E., P.L.S.  
Oklahoma P.L.S. #1435  
Oklahoma Certificate of Authorization No. 2661  
Expiration Date: 06/30/09



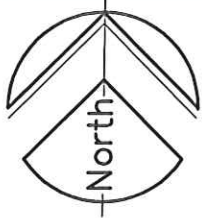
**Tanner Consulting, LLC**

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3/28/2008

24.7



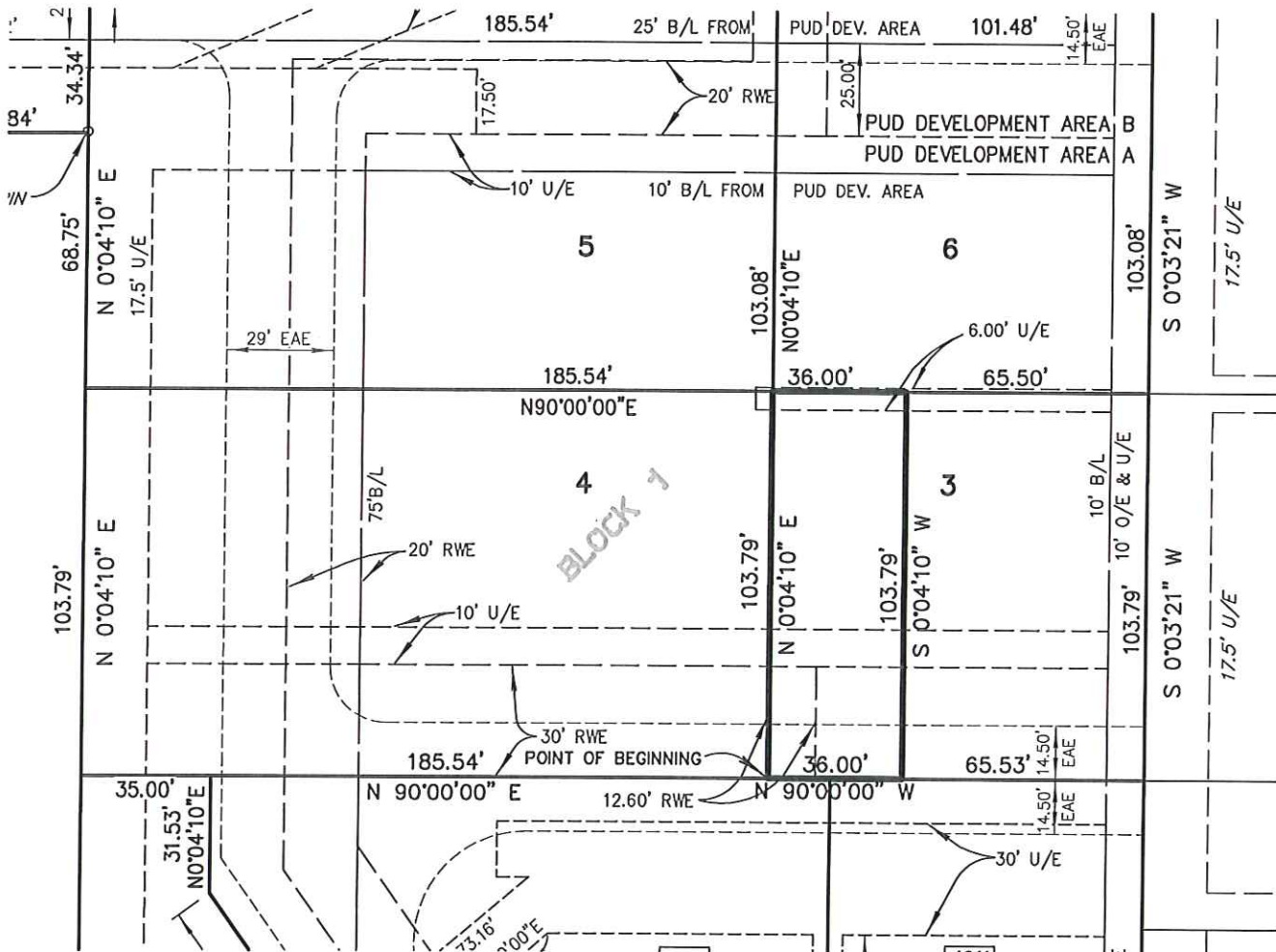


# Exhibit "B"-1

## Southern Woods Park III

A part of Lot 3, Block 1

Scale: 1"=50'



A TRACT OF LAND THAT IS PART OF LOT 3, BLOCK 1, "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THREE (3); THENCE N 00°04'10" E ALONG THE WESTERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 103.79 FEET TO A POINT, POINT BEING THE NORTHWEST CORNER OF SAID LOT THREE (3); THENCE DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 36.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT THREE (3); THENCE S 00°04'10" W PARALLEL TO THE WEST LINE OF SAID LOT THREE (3) A DISTANCE OF 103.79 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT THREE (3); THENCE DUE WEST ALONG THE SOUTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

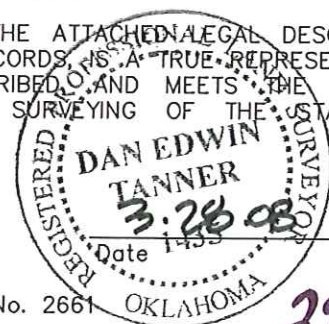
SAID TRACT OF LAND CONTAINING 3,736.58 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

### Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Dan E. Tanner, P.E., P.L.S.  
Oklahoma P.L.S. #1435

Oklahoma Certificate of Authorization No. 2661  
Expiration Date: 06/30/09



248

**Tanner Consulting, LLC**

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3/28/2008

3/28/2008



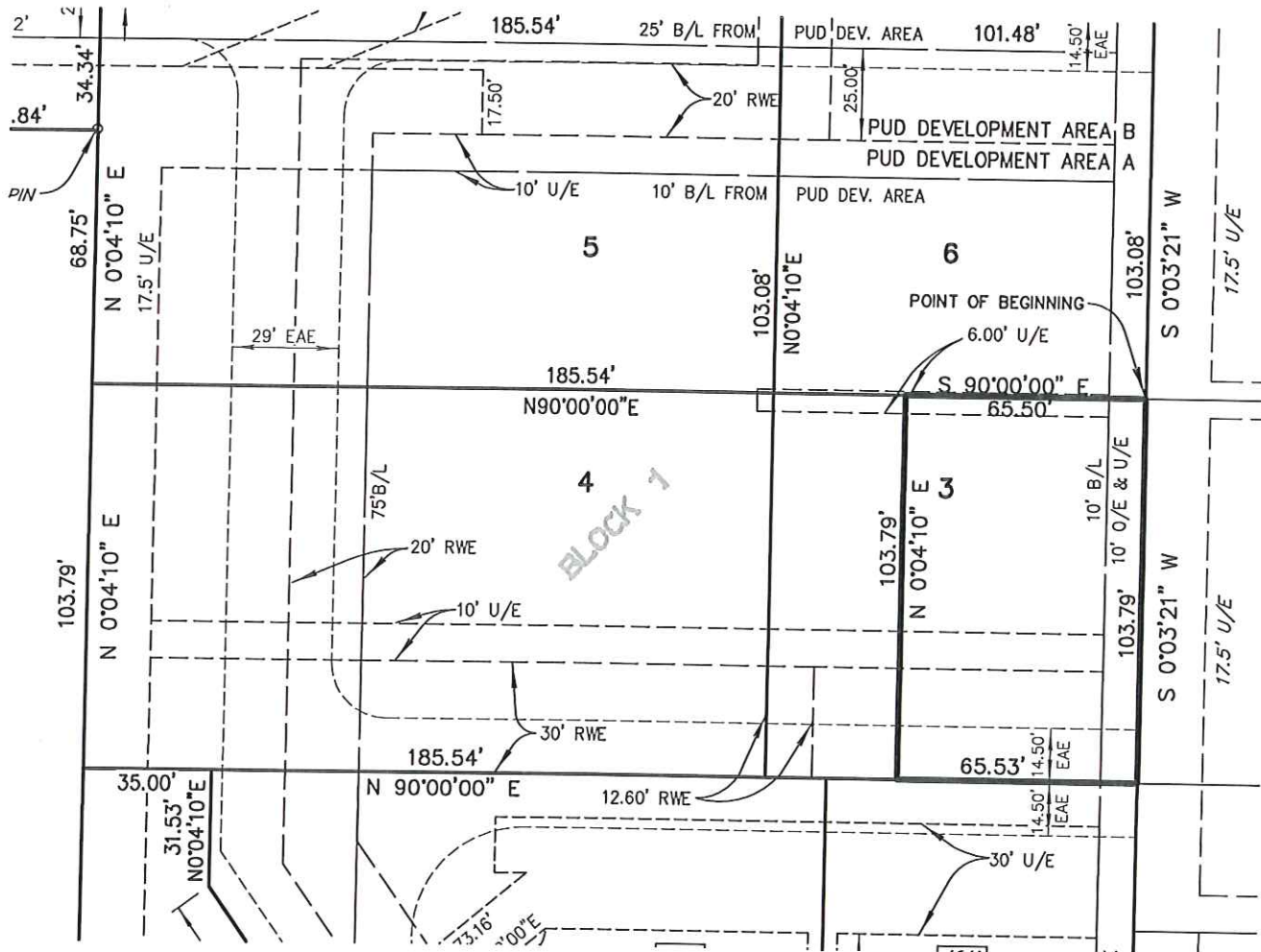


# Exhibit "C" - 1

## Southern Woods Park III

### A part of Lot 3, Block 1

Scale: 1" = 50'



A TRACT OF LAND THAT IS PART OF LOT 3, BLOCK 1, "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

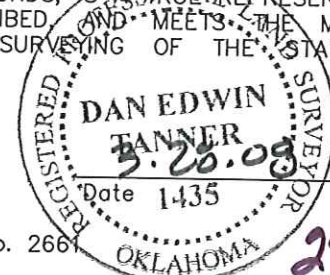
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT THREE (3); THENCE S 00°03'21" W ALONG THE EASTERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 103.79 FEET TO A POINT, POINT BEING THE SOUTHEAST CORNER OF SAID LOT THREE (3); THENCE DUE WEST ALONG THE SOUTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 65.53 FEET; THENCE N 00°04'10" E A DISTANCE OF 103.79 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT THREE (3); THENCE DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT THREE (3) A DISTANCE OF 65.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 6,780 SQUARE FEET OR 0.16 ACRES, MORE OR LESS.

### Real Property Certification

I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

Dan E. Tanner, P.E., P.L.S.  
Oklahoma P.L.S. #1435  
Oklahoma Certificate of Authorization No. 2661  
Expiration Date: 06/30/09



24.10

**Tanner Consulting, LLC**

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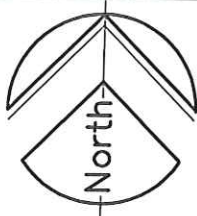
3/28/2008

3/28/2008



24.12



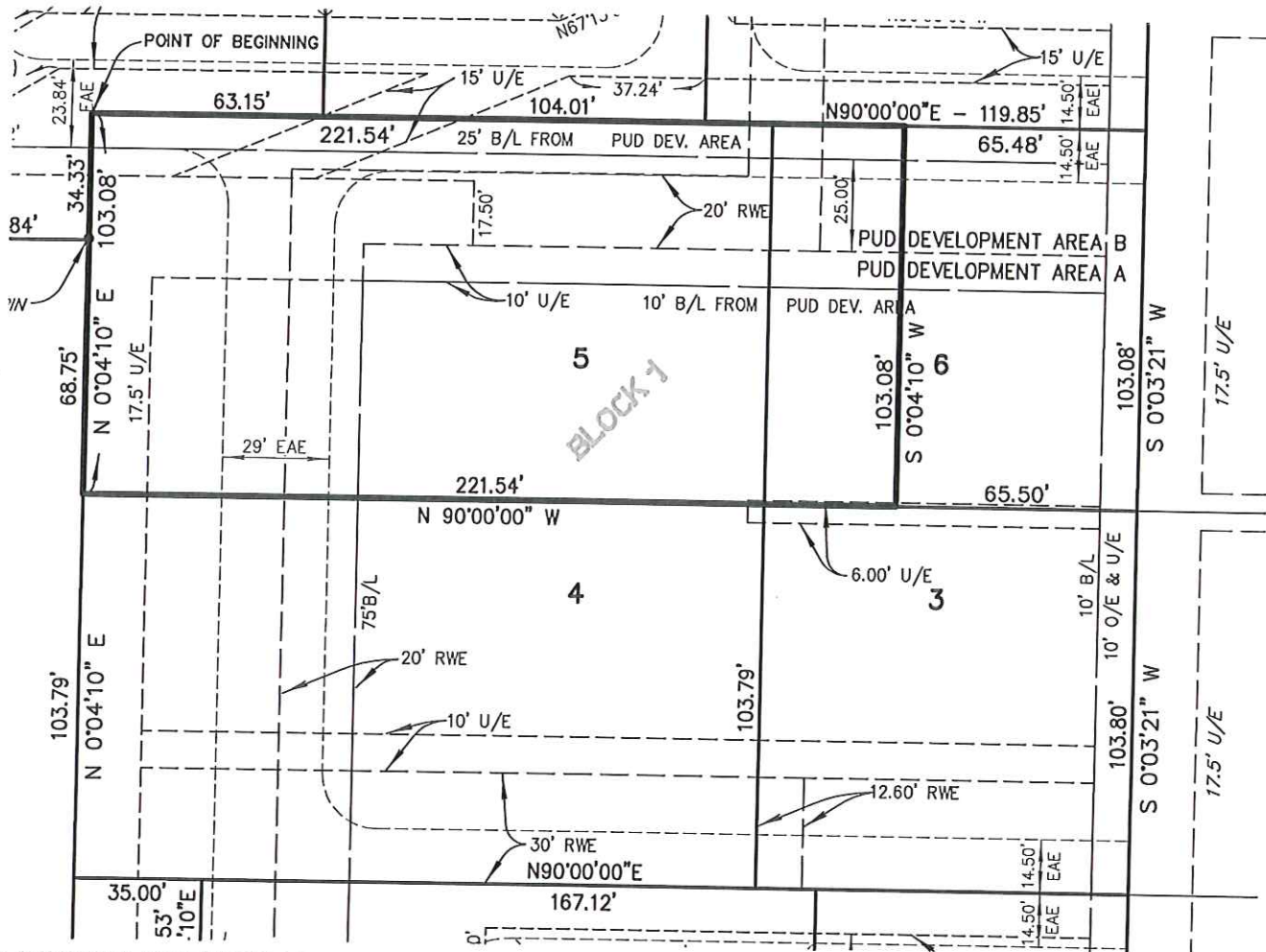


# Exhibit "D"-2

## Southern Woods Park III

### Lot 5, Block 1 & part of Lot 6, Block 1

Scale: 1"=50'



A TRACT OF LAND THAT IS ALL OF LOT FIVE (5), BLOCK ONE (1), AND A PART OF LOT SIX (6), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062); TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

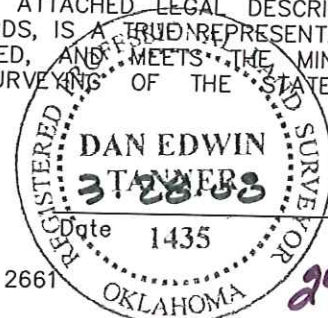
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT FIVE (5); THENCE DUE EAST ALONG THE NORTHERLY LINE OF SAID LOT FIVE (5) A DISTANCE OF 221.54 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT SIX (6); THENCE S 00°04'10" W PARALLEL TO THE WESTERLY LINE OF SAID LOT FIVE (5) A DISTANCE OF 103.08 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT SIX (6); THENCE DUE WEST ALONG THE SOUTHERLY LINE OF SAID LOT SIX (6) A DISTANCE OF 221.54 FEET TO A POINT, POINT BEING THE SOUTHWEST CORNER OF SAID LOT FIVE (5); THENCE N 0°04'10" E ALONG THE WESTERLY LINE OF SAID LOT FIVE (5) A DISTANCE OF 103.08 FEET TO THE POINT OF BEGINNING.

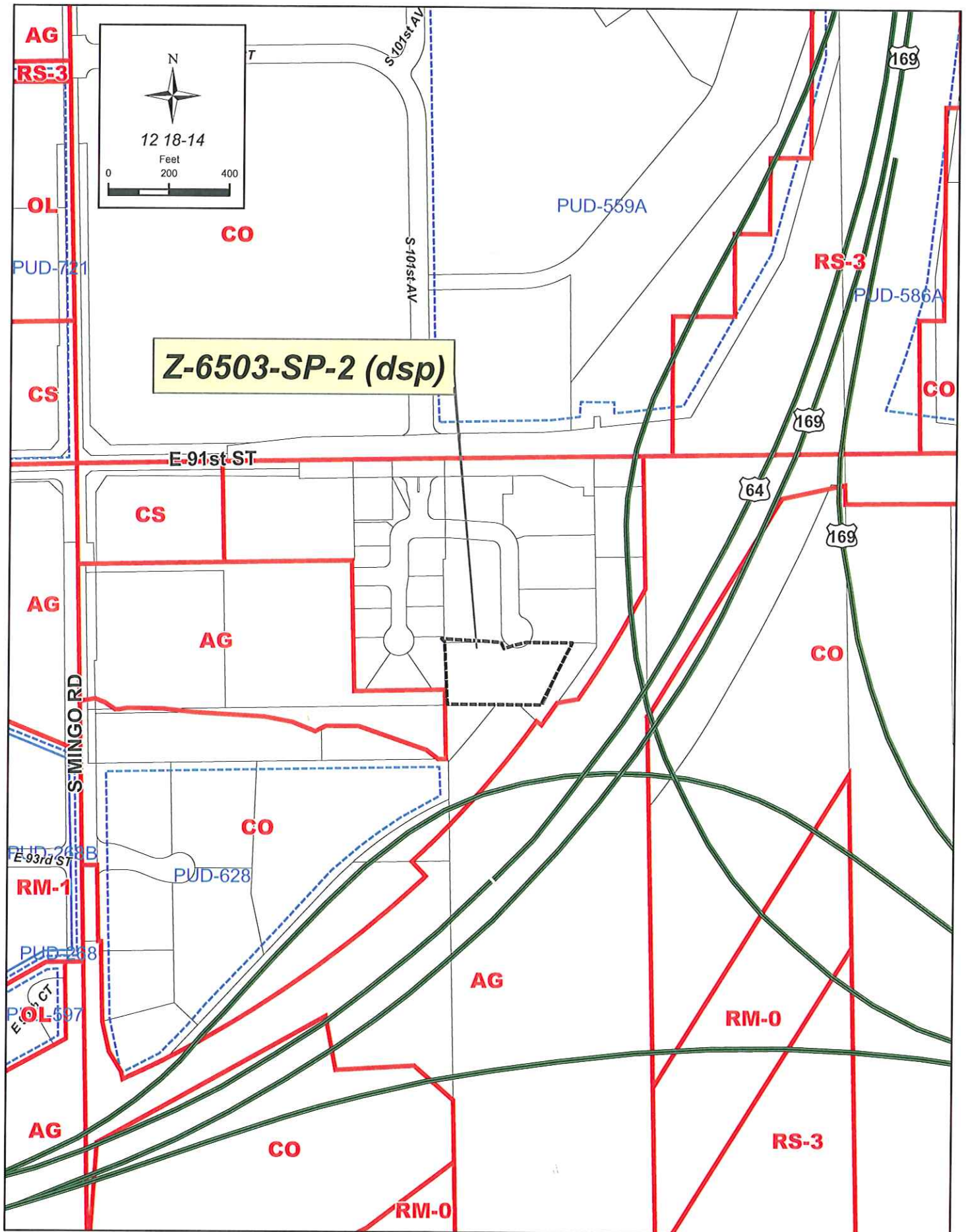
SAID TRACT OF LAND CONTAINING 22,836.77 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

### Real Property Certification

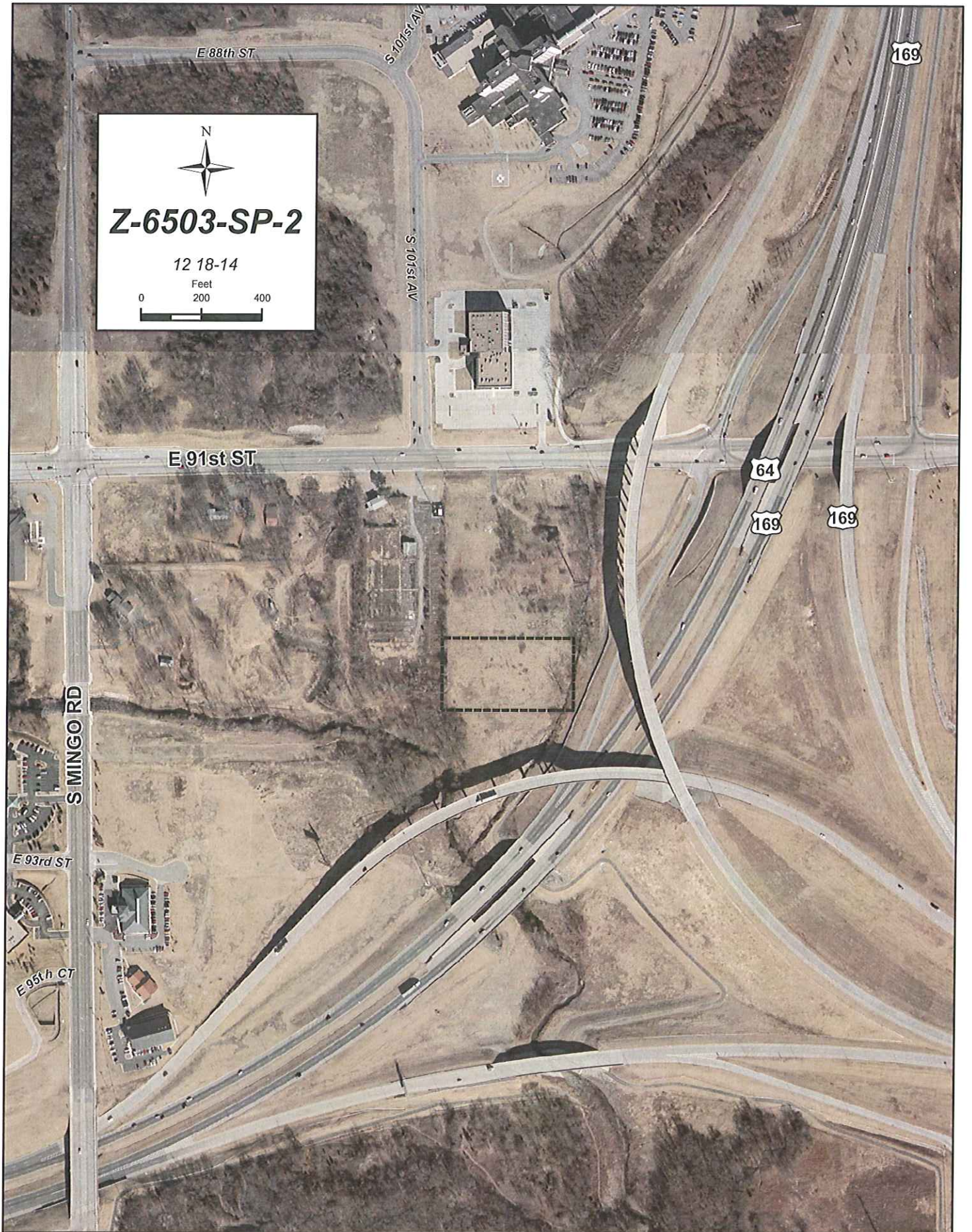
I, DAN E. TANNER, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA

Dan E. Tanner, P.E., P.L.S.  
Oklahoma P.L.S. #1435  
Oklahoma Certificate of Authorization No. 2661  
Expiration Date: 06/30/09

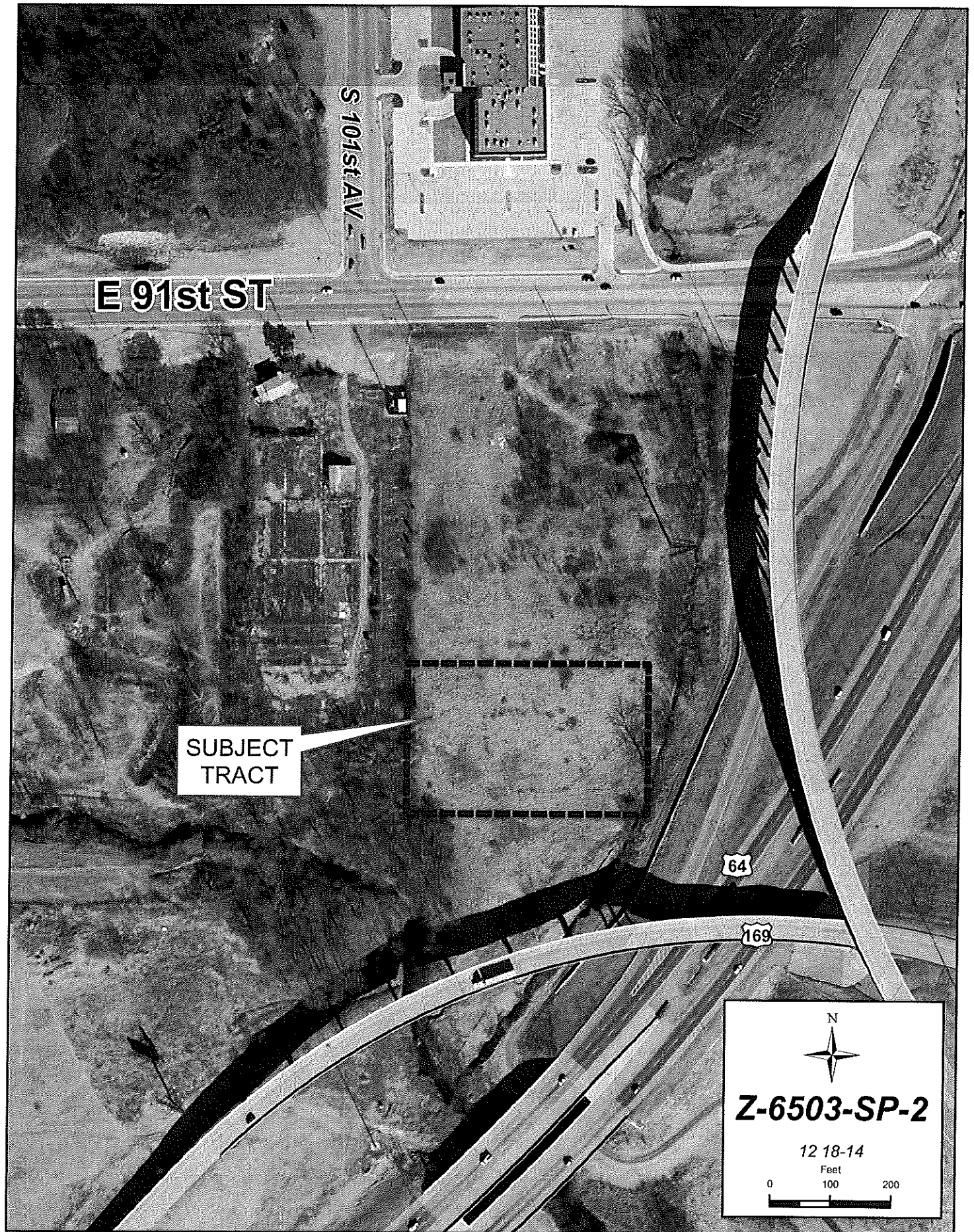












E 91st ST

S 101st AV

SUBJECT  
TRACT

64

169



**Z-6503-SP-2**

12 18-14

Feet

0 100 200

25.3

May 7, 2008

### STAFF RECOMMENDATION

**Z-6503-SP-2:** Detail Site Plan – South side of 91<sup>st</sup> Street South, approximately 2,000 feet east of South Mingo Road; Lot 5, Block 1 – Crossroads Village; 9150 South 102<sup>nd</sup> East Avenue; TRS 1814; CZM 58; Atlas 1133; PD 18C CD 8; CO District.

---

The applicant is requesting approval of a detail site plan for a 4-story, 102 room hotel on Lot 5, Block 1 – Crossroads Village. The proposed use, Use Unit 19 – Hotel, Motel, and Recreation Facilities is a permissible use within the corridor district.

The applicant's submitted site plan meets all applicable building floor area, setback and height standards. Adequate parking has been provided per the Zoning Code, a trash enclosure is proposed, and site lighting is provided.

Staff recommends **APPROVAL** of detail site plan Z-6503-SP-2 for the hotel use with the following revisions to the submitted site plan required:

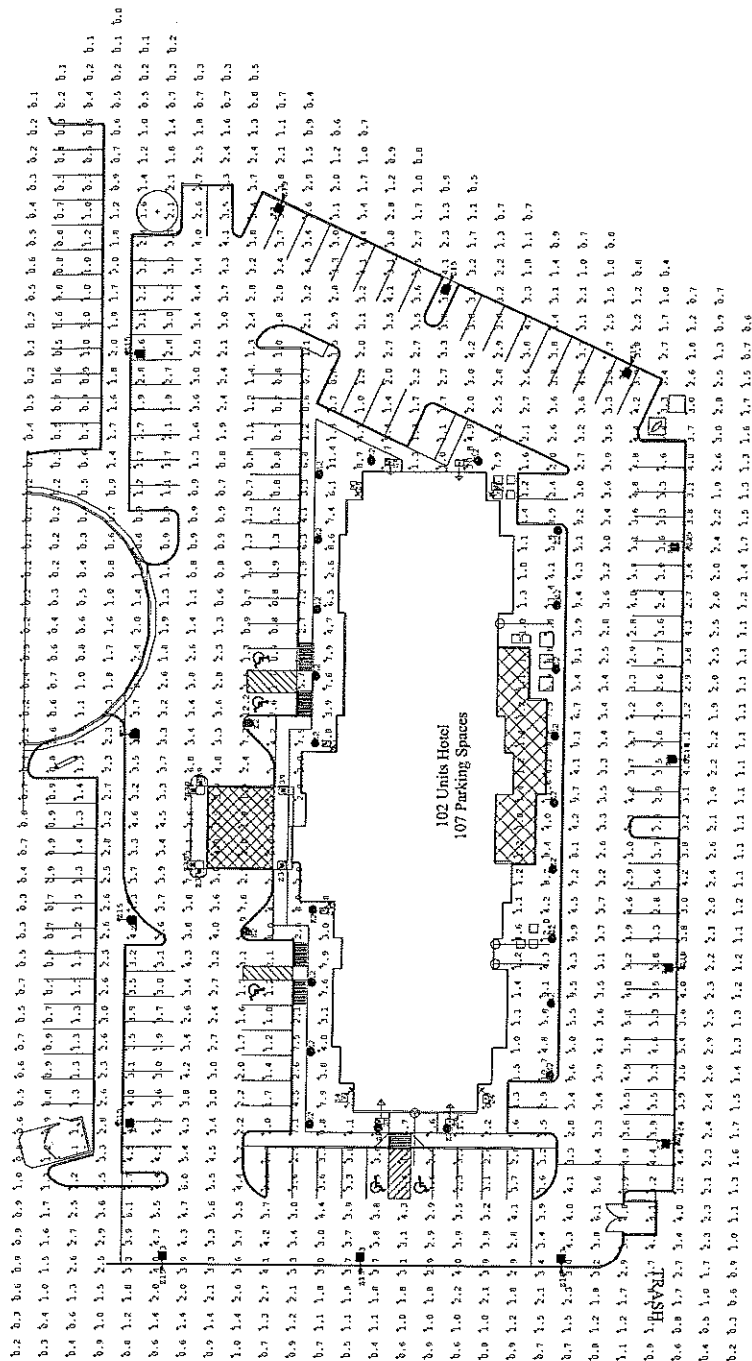
- Per Z-6503-SP-2 approved development standards, at or near the southwest corner of the lot, provide access to the future (Mingo Valley) trail;
- Show elevation view of light standard not exceeding 25' in total height;
- Show that lighting is being directed down and away from a person standing at ground level on the periphery of the property by application of the Kennebunkport Formula. Provide Kennebunkport calculations on the plan face.
- Include sidewalks along limited frontage along 102<sup>nd</sup> East Avenue per subdivision regulations.

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

25.4







Luminaire Schedule	Qty	Label	Arrangement	Lumens	LPF	Direction
1	14	25	SINGLE	9000	0.050	DOWN
2	14	25	SINGLE	9000	0.050	DOWN
3	14	25	SINGLE	9000	0.050	DOWN
4	14	25	SINGLE	9000	0.050	DOWN
5	14	25	SINGLE	9000	0.050	DOWN
6	14	25	SINGLE	9000	0.050	DOWN
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8	14	25	SINGLE	9000	0.050	DOWN
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47	14	25	SINGLE	9000	0.050	DOWN
48	14	25	SINGLE	9000	0.050	DOWN
49	14	25	SINGLE	9000	0.050	DOWN
50	14	25	SINGLE	9000	0.050	DOWN
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98	14	25	SINGLE	9000	0.050	DOWN
99	14	25	SINGLE	9000	0.050	DOWN
100	14	25	SINGLE	9000	0.050	DOWN

- (14) PS4525C1BZ 25" Square steel poles (23)
- (10) PQM-1 Ground mount poles (24)
- Poles meet 110 mph wind zone requirements
- 22 fixtures mounted at 3'
- 23 fixtures mounted at 27.5' (25' pole + 2.5' rig base) where tilt
- 24 fixtures mounted at 27.5' (25' pole + 2.5' rig base) where tilt
- 238 fixtures mounted at 6.8' (on the column)

Parking Lot Only

Luminaires Values (fc)

Average = 4.80

Maximum = 6.00

Minimum = 0.00

Avg/Min Ratio = 7.67

Max/Min Ratio = 64.33

### BETALIGHTING

800.238.0800 • [www.betalighting.com](http://www.betalighting.com) • 202.534.5410 FAX

Information is based on the lighting design and layout provided. Betalighting is not responsible for the accuracy of the information provided. The information is provided for informational purposes only. The information is not intended to be used for any other purpose. The information is provided for informational purposes only. The information is not intended to be used for any other purpose.

Date: 2/25/2008

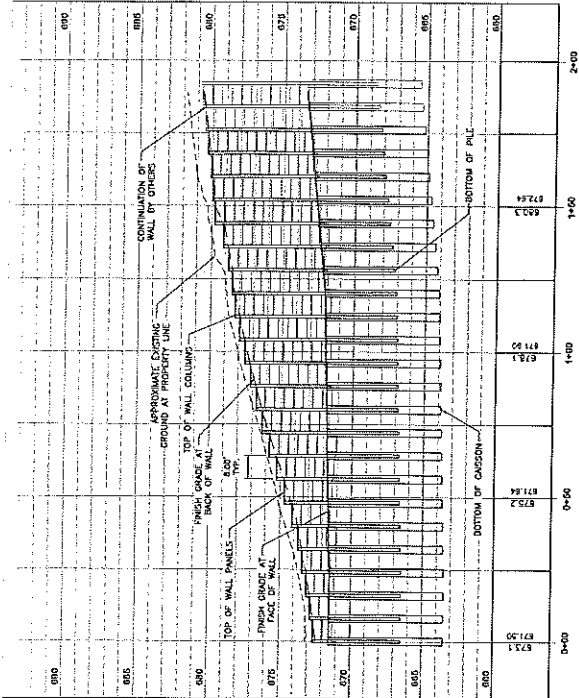
Project Name: 102 Units Hotel

Location: 4000 11th Avenue NE, Seattle, WA 98105

Drawn by: J. H. Smith

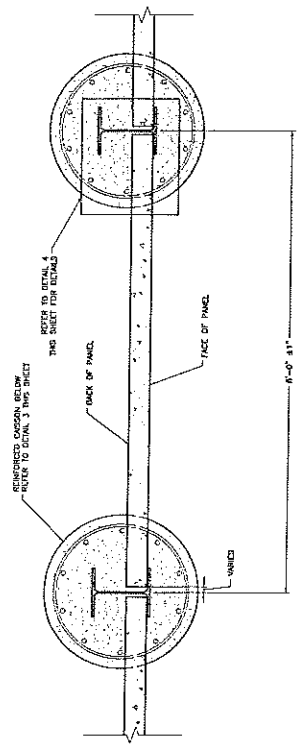
Checked by: J. H. Smith

Approved by: J. H. Smith

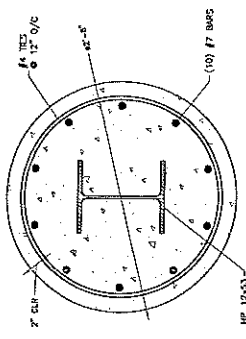


**1 RETAINING WALL PROFILE**  
HORIZ. SCALE 1"=20'  
VERT. SCALE 1"=4'

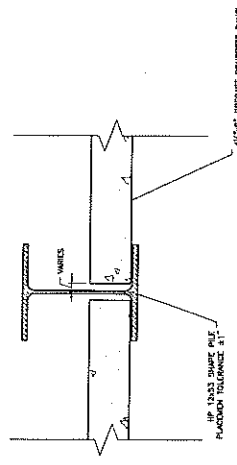
**2 RETAINING WALL ASSEMBLY DETAIL**  
SCALE NOT TO SCALE



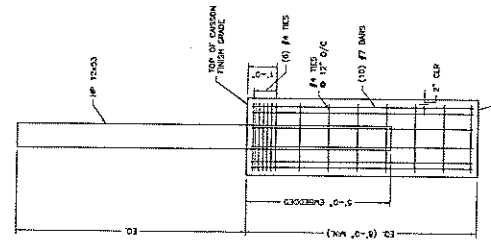
**3 CAISSON DETAIL**  
SCALE NOT TO SCALE



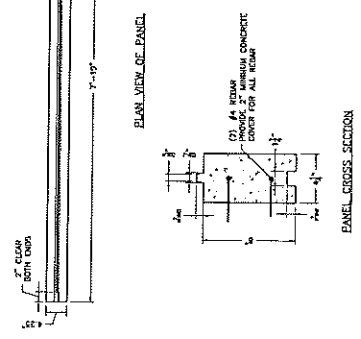
**4 PANEL TO POST DETAIL**  
SCALE NOT TO SCALE



**5 CAISSON AND POST DETAIL**  
SCALE NOT TO SCALE



**6 PANEL DETAILS**  
SCALE NOT TO SCALE



FAIRFIELD INN & SUITES BY MARIOTT  
9155 SOUTH 108TH EAST AVENUE  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA  
CORRIDOR SITE PLAN RETAINING WALL DETAILS

SHEET NO. C2

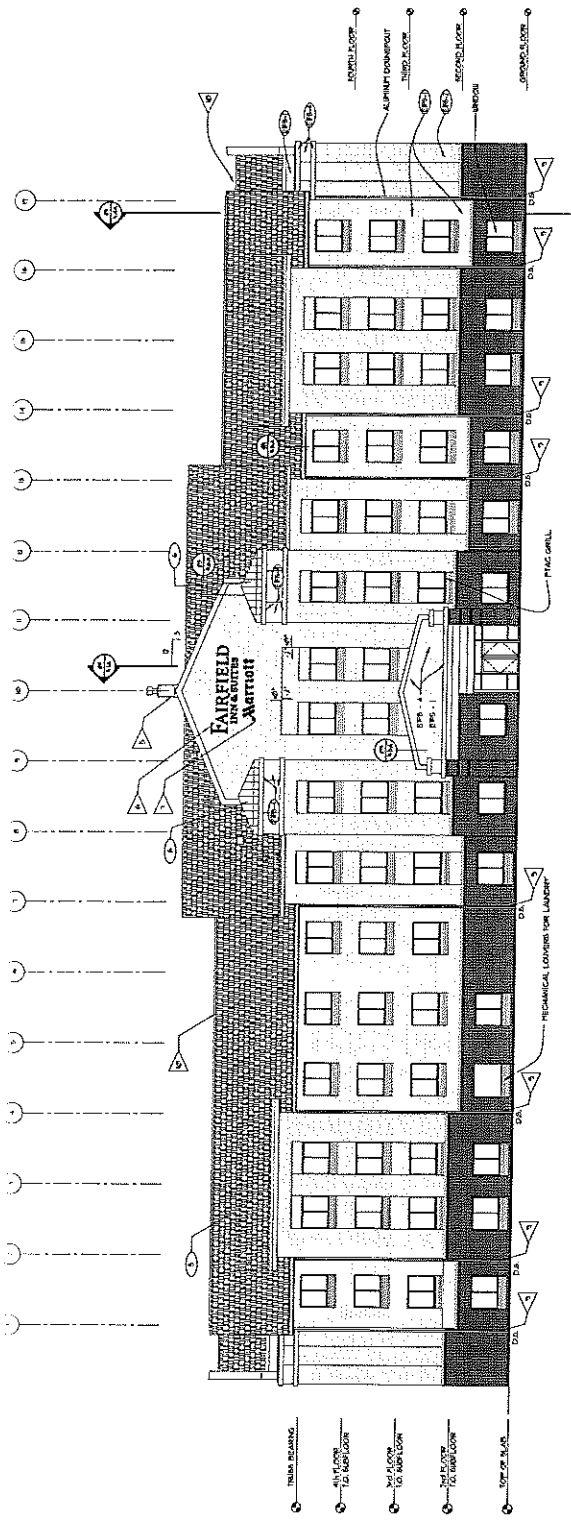
DESIGNED BY: MCE	DATE: 03-11-08	NO. 1	BY: [Signature]
DRAWN BY: JMT	DATE: 03-11-08	2	BY: [Signature]
CHECKED BY: MCE	DATE: 03-11-08	3	BY: [Signature]
APPROVED BY: MCE	DATE: 03-11-08	4	BY: [Signature]
DATE: 03-11-08	NO. 5	5	BY: [Signature]



25.7

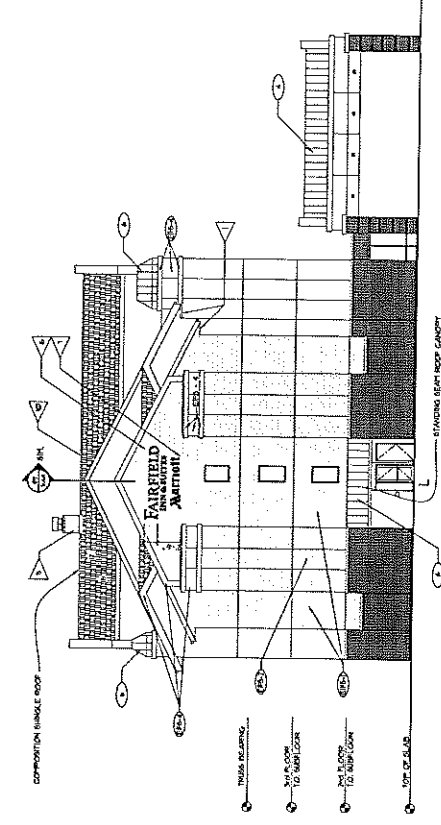






01 FRONT ELEVATION

3/07-1-07



02 SIDE ELEVATION

3/07-1-07

Exterior Finish Schedule

Item	Material	Color	Note
1. ROOFING	Asph/Flt Shingles	Asph/Flt	1. COLOR TO MATCH PRE-PAVED DRIVE COLOR
2. GUTTERS	Aluminum	White	2. SEE SPECIFICATIONS FOR MANUFACTURE
3. DOWNSPUTS	Aluminum	White	3. SEE SPECIFICATIONS FOR MANUFACTURE
4. EXTERIOR WALLS	Brick	White	4. SEE SPECIFICATIONS FOR MANUFACTURE
5. ROOFING	Asph/Flt Shingles	Asph/Flt	5. SEE SPECIFICATIONS FOR MANUFACTURE
6. GUTTERS	Aluminum	White	6. SEE SPECIFICATIONS FOR MANUFACTURE
7. DOWNSPUTS	Aluminum	White	7. SEE SPECIFICATIONS FOR MANUFACTURE
8. EXTERIOR WALLS	Brick	White	8. SEE SPECIFICATIONS FOR MANUFACTURE
9. ROOFING	Asph/Flt Shingles	Asph/Flt	9. SEE SPECIFICATIONS FOR MANUFACTURE
10. GUTTERS	Aluminum	White	10. SEE SPECIFICATIONS FOR MANUFACTURE
11. DOWNSPUTS	Aluminum	White	11. SEE SPECIFICATIONS FOR MANUFACTURE
12. EXTERIOR WALLS	Brick	White	12. SEE SPECIFICATIONS FOR MANUFACTURE
13. ROOFING	Asph/Flt Shingles	Asph/Flt	13. SEE SPECIFICATIONS FOR MANUFACTURE
14. GUTTERS	Aluminum	White	14. SEE SPECIFICATIONS FOR MANUFACTURE
15. DOWNSPUTS	Aluminum	White	15. SEE SPECIFICATIONS FOR MANUFACTURE

ELEVATION KEYED AND GENERAL NOTES

1. COLOR TO MATCH PRE-PAVED DRIVE COLOR
2. SEE SPECIFICATIONS FOR MANUFACTURE
3. SEE SPECIFICATIONS FOR MANUFACTURE
4. SEE SPECIFICATIONS FOR MANUFACTURE
5. SEE SPECIFICATIONS FOR MANUFACTURE
6. SEE SPECIFICATIONS FOR MANUFACTURE
7. SEE SPECIFICATIONS FOR MANUFACTURE
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13. SEE SPECIFICATIONS FOR MANUFACTURE
14. SEE SPECIFICATIONS FOR MANUFACTURE
15. SEE SPECIFICATIONS FOR MANUFACTURE

ALTERNATE BRICK

Graphic

PTAC Grills and Integral Frames

- CRITERIA NOTES
- 1. LIGHT
  - 2. 1/4" V. JOINT IN BR (TYP)
  - 3. BRICK (TYPICAL)
  - 4. 6" BRICK (TYP)
  - 5. 6" BRICK (TYP)
  - 6. 6" BRICK (TYP)
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  - 13. 6" BRICK (TYP)
  - 14. 6" BRICK (TYP)
  - 15. 6" BRICK (TYP)

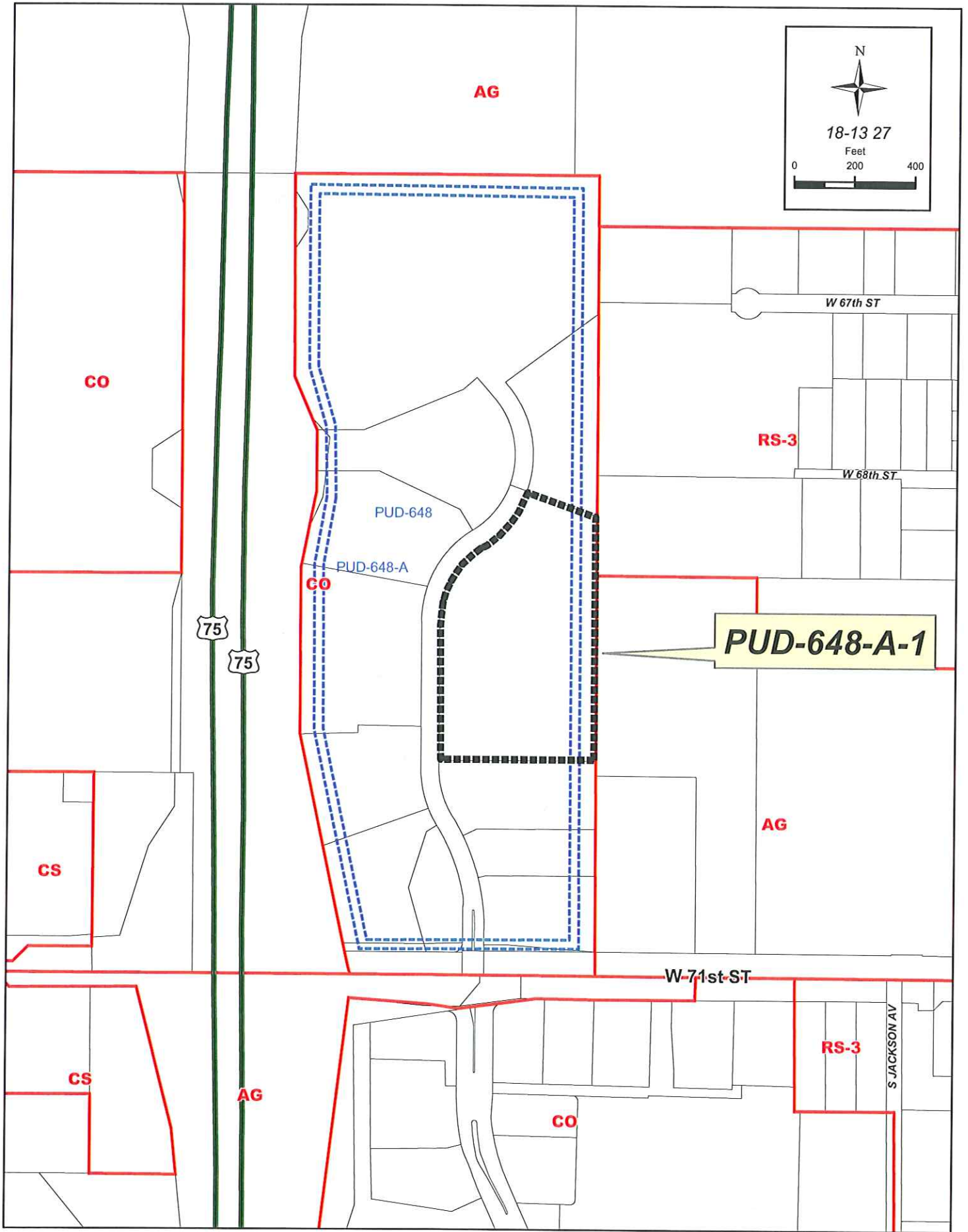
- CRITERIA NOTES
- 1. LIGHT
  - 2. 1/4" V. JOINT IN BR (TYP)
  - 3. BRICK (TYPICAL)
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  - 13. 6" BRICK (TYP)
  - 14. 6" BRICK (TYP)
  - 15. 6" BRICK (TYP)

JOHN SANFORD  
ARCHITECTS  
P.O. BOX 3918  
TULSA, OKLAHOMA 74115  
(918) 438-8010  
jsanford@jst.com



FAIRFIELD INN AND SUITES  
BY MARriott  
1519 TULSA, OKLAHOMA

EXTERIOR ELEVATIONS  
A202  
FI 2002  
PROJECT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100





N

**PUD-648-A-1**

18-13 27

Feet  
0 200 400





N  
PUD-648-A-1  
18-13 27  
Feet  
0 100 200

May 7, 2008

### STAFF RECOMMENDATION

**PUD-648-A-1:** Minor Amendment – East side of Olympia Avenue, approximately ¼ mile north of West 71<sup>st</sup> Street, ¼ mile east of Highway 75; Lot 3, Block 2 – Olympia Medical Park; TRS 1812; CZM 51; Atlas 1012; PD 8 CD 2; Corridor District.

---

The applicant is requesting a minor amendment to PUD-648-A-1 for the purpose of increasing the permitted floor area from 133,000 square feet (SF) to 133,733 SF, an increase of 733 SF, or about ½ of 1%. The increase in floor area is to permit the expansion and enclosure of an existing loading dock.

The existing hospital structure is 131,711 square feet. The loading dock will be expanded by 2,022 square feet, 1,289 SF of which would be permitted under existing PUD development standards. The concept plan submitted appears to be in conformance with all other PUD development standards.

The 733 SF increase in permitted floor area over the permitted 133,000 SF is seen as negligible, and therefore, staff recommends **APPROVAL** of minor amendment PUD-648-A-1.

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

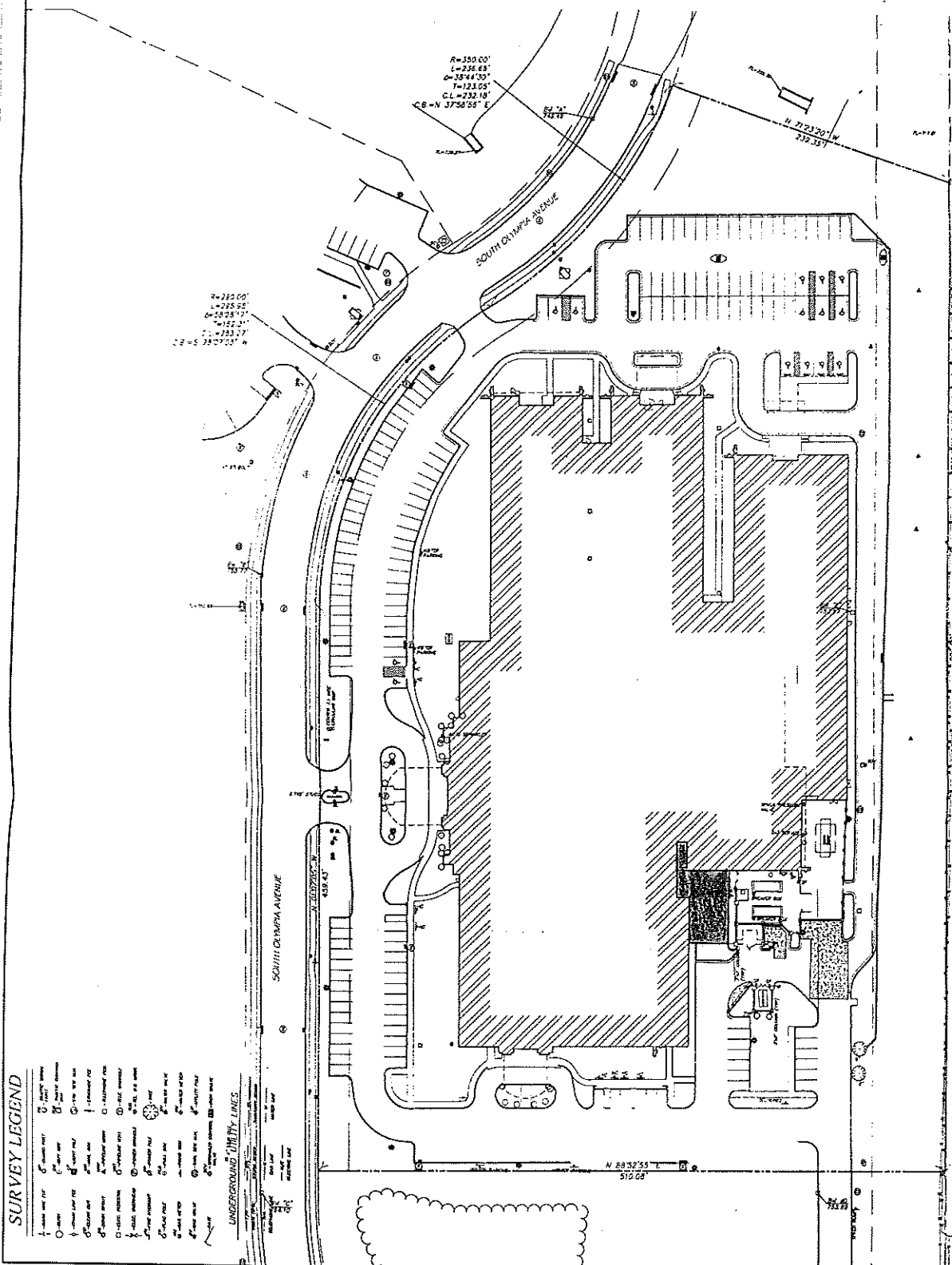
26.4

**SURVEY LEGEND**

- 1. Survey and plat
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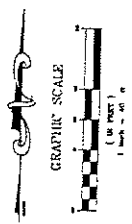
**UNDERGROUND UTILITY LINES**

- 1. Sewer
- 2. Water
- 3. Gas
- 4. Electric
- 5. Telecommunications
- 6. Other

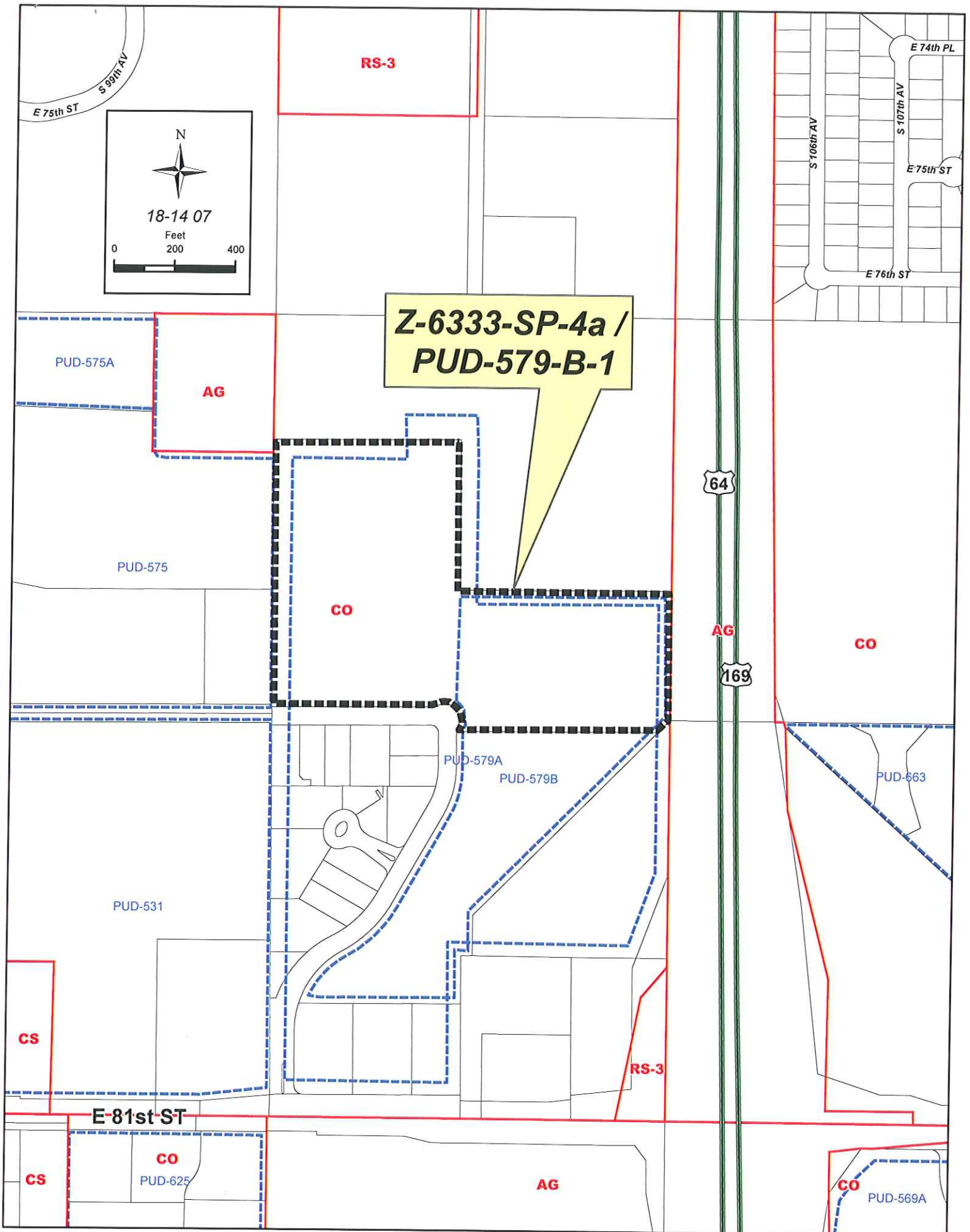


EXISTING BUILDING  
- 131,711 sf  
LOADING DOCK  
EXPANSION  
- 2,022 sf  
TOTAL BUILDING  
- 133,733 sf

PUD No. 648-A-1  
Site Plan  
Lot 3 Block 2  
Olympia Medical Park







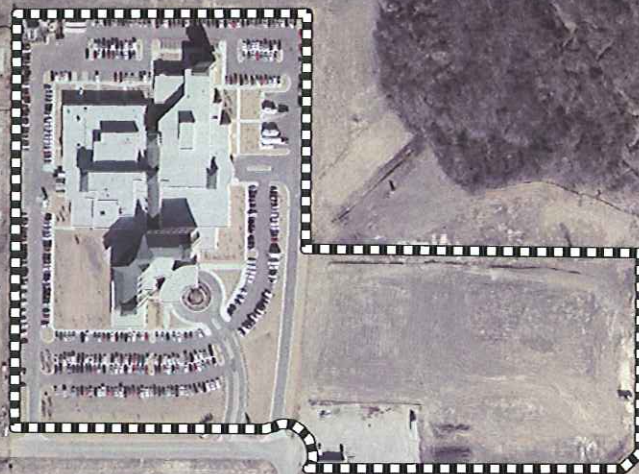




**Z-6333-SP-4a /**  
**PUD-579-B-1**

18-14 07

Feet  
0 200 400



64

169

E 81st ST





**Z-6333-SP-4a /  
PUD-579-B-1**

18-14 07

Feet  
0 100 200

SUBJECT  
TRACT



May 7, 2008

## STAFF RECOMMENDATION

**PUD-579-A-11/PUD-579-B-1**  
**Z-6333-SP-4a:**

Minor Amendment – Cancer Treatment Center; Northeast, of the northeast corner of 81<sup>st</sup> Street South and Mingo Road; Lot 5, Block 1 – Tallgrass; 10109 E. 79<sup>th</sup> Street South; TRS 8407; CZM; 54; Atlas;1413; PD 18 CD 8; CO/PUD.

---

The applicant is requesting a minor amendment to reduce the required setback along the west PUD boundary (west boundary of Lot 5, Block 1 – Tallgrass) from 100' to 75'. Specifically, the applicant is seeking the 25-foot reduction for a distance of 120' along the west boundary line of Lot 5, Block 1 – Tallgrass; beginning 220' north of the south property line (see Exhibit A). The proposed amendment is for the construction of a four-story addition providing additional administrative space and 78 additional rooms which would be utilized for out-patient occupancy and occupancy for their families and caregivers. Further information can be seen in applicant's Exhibit A.

The Cancer Treatment Center classifies as Use Unit 5 – Community Services and Similar Uses/Hospital. Immediately adjacent to the subject tract to the west is a multifamily development, Lot 1, Block 1 – Estancia, also a corridor-zoned tract. Consider that the most restrictive zoning district which allows hospitals to be located within the district by right is the OM district. If the Cancer Treatment Center were located next to a multifamily development (zoned RM) and was also within the most restrictive district for location of a hospital (OM), the required setback would be 10', with no height limitations. It appears then, that the 100' setback requirement from the west lot line for the Cancer Treatment Center lot is excessive, and was established prior to the development of the property west of the hospital property with three-story apartment buildings.

The relief being sought is a reduction of 25', providing a 75' buffer between this development and Estancia to the west. The request is limited to a distance of 120 feet along an 881-foot lot line. Also, the structure is a four-story addition along a lot line with three-story structures on the other side. Therefore, staff recommends **APPROVAL** of minor amendment PUD-579-A-11/PUD-579-B-1/Z-6333-SP-4a for a distance limited to 120' along the west boundary line of Lot 5, Block 1 – Tallgrass; beginning 220' north of the south property line.

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

27.4

**MINOR AMENDMENT AND AMENDED DETAIL SITE AND LANDSCAPE  
PLANS FOR CANCER TREATMENT CENTER**

**EXHIBIT A**

The Cancer Treatment Center (Southwestern Regional Medical Center) was constructed on Lot 5, Block 1, Tallgrass under Detail Site and Landscape Plans approved by the Tulsa Metropolitan Area Planning Commission.

Subsequently the owner of the Cancer Treatment Center hospital acquired the northerly 466.12 feet of Lot 4, Block 1, Tallgrass. By Lot Combination Declaration dated May 22, 2006, approved by the Tulsa Metropolitan Area Planning Commission on June 9, 2006, a copy of which is attached as Exhibit B, Lot 5, Block 1, Tallgrass was combined with the northerly 466.12 feet of Lot 4 Tallgrass in order that Lot 5 and part of Lot 4 might be considered as one tract for zoning purposes.

Cancer Treatment Center has provided specialized medical services for cancer patients from all 50 states and several foreign countries since opening in Tulsa in 1990. The original Detailed Site Plan for the hospital included 75 rooms for outpatients, their families and caregivers as an accessory use to the regional treatment center.

The Cancer Treatment Center has had extraordinary success in attracting and treating cancer patients. Currently as many as 40 rooms per night are rented at hotels for outpatients, their families, and caregivers which leaves those outpatients without direct access to emergency medical services.

Cancer Treatment Center proposes to construct on the west side of the existing hospital a four story addition providing additional administrative space and 78 rooms limited to occupancy by outpatients, their families and caregivers, as shown on Exhibit 1, Amended Detail Site Plan.

The four story addition is subject under an existing Corridor District Site Plan and Planned Unit Development to a 100 feet setback from the west boundary of Lot 5, Block 1. The unusually wide setback was established prior to the development of the property west of the hospital with three story apartment buildings.

Cancer Treatment Center requests approval of a minor amendment to the Corridor District Site Plan (Z-6333-SP-4) and Planned Unit Development Site Plan (PUD 579-B) to reduce the 100 feet setback to 75 feet for a distance of 120 feet beginning 220 feet north of the south property line of Lot 5, Block 1, Tallgrass as shown on Exhibit 1, Amended Detail Site Plan, and approval of a Detailed Landscape Plan for additional parking on the west part of Lot 4, Block 1, Tallgrass as shown on Exhibit 2, Amended Landscape Details – Pt. of Lot 4, Block 1.







**LOT COMBINATION  
DECLARATION**

ST. THOMAS/ST. JOHNS )  
 )  
UNITED STATES VIRGIN ISLANDS )

Expedition Properties, L.L.C., an Illinois Limited Liability Company, qualified to do business in Oklahoma, being the sole owner of all interests, both legal and equitable, in the following described property, to-wit:

Tract 1

Lot Five (5), Block One (1), Tall Grass, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 5647.

Tract 2

The northerly four hundred sixty-six and twelve hundredths (466.12) feet of Lot Four (4), \* Tall Grass, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 5647.

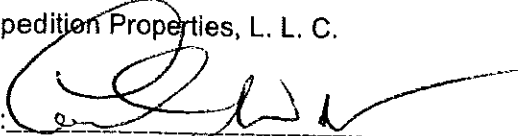
\*Block One (1)


with Tract 1 and Tract 2 being hereinafter referred to as the "Combined Parcel," declares and covenants as follows:

1. The properties in the Combined Parcel shall not be sold, conveyed or mortgaged separate and apart from any of the other properties within the Combined Parcel; and
2. Any attempted sale, conveyance or mortgage of the properties within the Combined Parcel, separate and apart from any of the other properties within the Combined Parcel shall be void.
3. The provisions of this Declaration may be amended or terminated only with the written consent of the Tulsa Metropolitan Area Planning Commission, or its successor.

The covenants of this Declaration shall run with the title of the properties within the Combined Parcel and shall be binding on all parties or successors in interest having or acquiring any right, title or interest in any part thereof. For and in consideration of the special benefits to the remainder of the above described property, accruing, upon this declaration, it is further declared and covenanted that the above described properties, for regulation purposes, shall be governed by the Zoning Codes of City of Tulsa or Tulsa County, as applicable, and the Subdivision Regulations adopted by the Tulsa Metropolitan Area Planning Commission.

Expedition Properties, L. L. C.

By:   
Cornel Williams, Its Manager

Lot Combination LC - 19 approved  
in accordance with TMAPC Resolution  
2415:870 approves this conveyance  
Date 6-09-06 by   
TMAPC Official

**EXHIBIT  
B**

27.7

ST. THOMAS/ST. JOHNS )

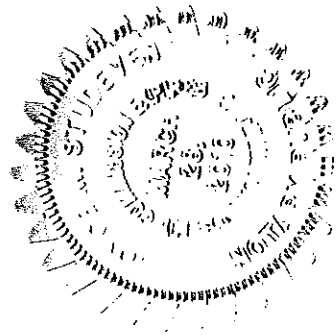
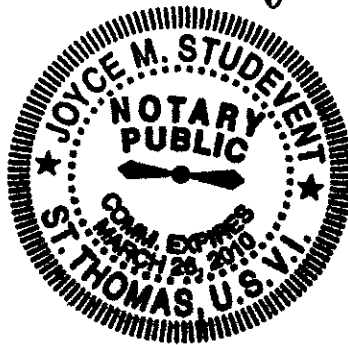
UNITED STATES VIRGIN ISLANDS )

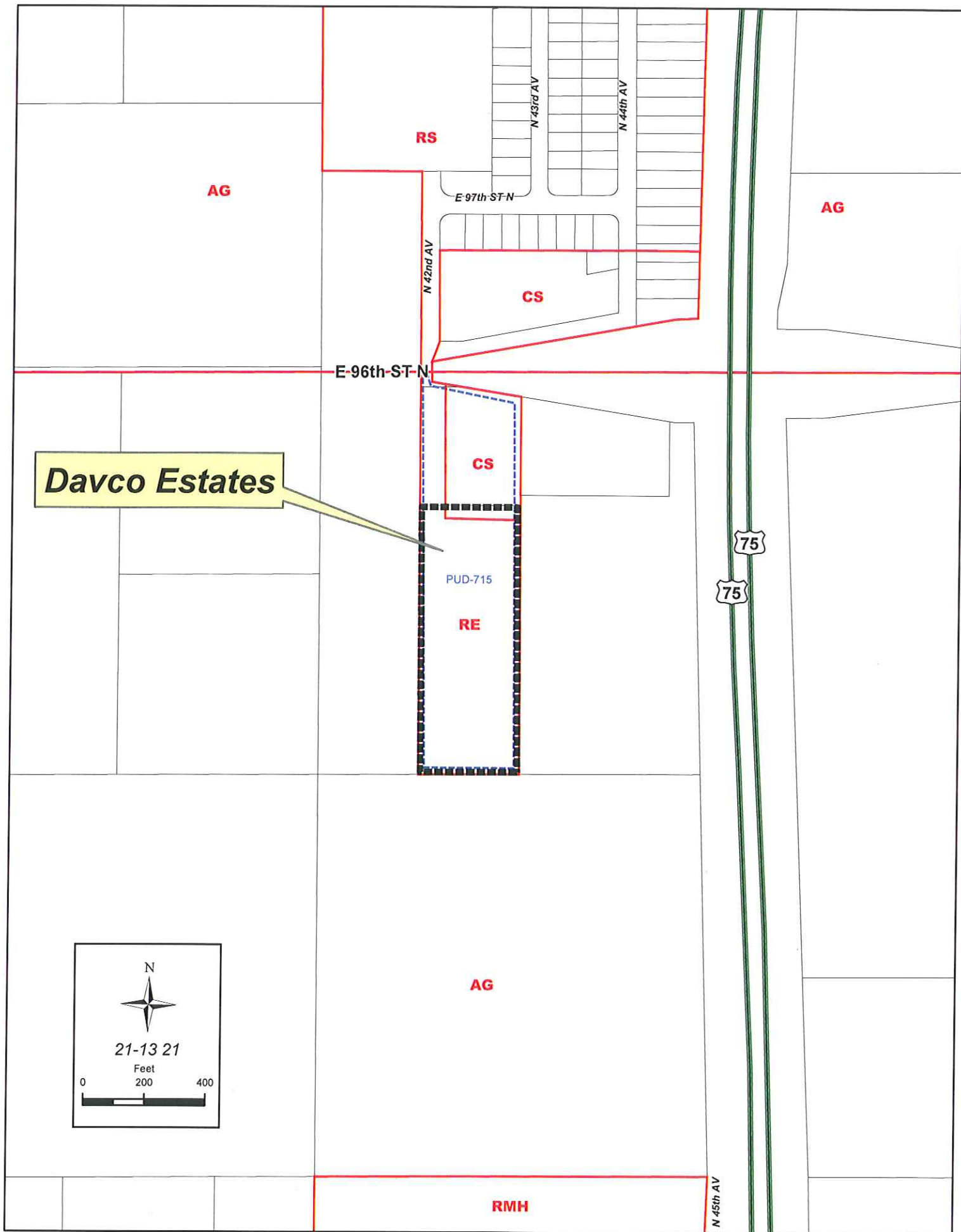
This instrument was acknowledged before me this 22 day of May, 2006, by Cornel Williams,  
as Manager of Expedition Properties, L. L. C.

  
Notary Public

Expiration: March 26, 2010

Commission No.: 014-06









## MINOR SUBDIVISION PLAT

### Davco Estates - (1321) (County)

West of southwest corner of East 96<sup>th</sup> Street North and Highway 75

This plat consists of 2 Lots, 1 Block, on 6.68 acres.

The following issues were discussed April 17, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE/PUD 715. Conditions of the PUD must be met and the covenants must reflect the PUD standards.
2. **Streets:** Additional right-of-way may be required. Sidewalks required along both sides of public street. Add standard language for sidewalks.
3. **Sewer:** Septic is proposed.
4. **Water:** Rural water will be served by Washington Rural Water District # 3. Appropriate covenant language must be used.
5. **Storm Drainage:** Overland drainage flowing onto the site from the east should be addressed. Should probably add standard language for overland drainage easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Out of City of Tulsa. Get with responding fire department for comments. Recommend the following corrections: Provide proper hammerhead to be able to turn a fire truck around' provide hydrant coverage to the proposed house on Lot 2. **GIS:** Move point of commencement to northeast corner, Section 21, T 21 N, R 13 E. Provide e-mail addresses for surveyor and engineer. Basis of bearing for the plat should be clearly described and stated in degrees, minutes, seconds. "Date of Preparation:" should be placed before the date. No addresses are shown on the plat, although they are mentioned in the plat notes. Point of commencement should be the northeast corner, Section 21, T 21 N, R 13 E. **County Engineer:** For publicly maintained street access, show Reserve A as "Right-of-Way to be dedicated by this plat" and Reserve A in Davco

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



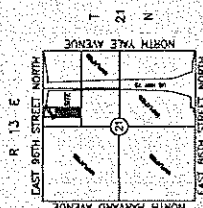
*Minor Subdivision Plat*  
**Davco Estates**

a Part of the E/2 of W/2 of NW/4 of Section 21, T-21-N, R-13-E  
an Addition to Tulsa County, Oklahoma

SURVEYOR  
ROYCE LAND SURVEYING  
5502-A NORTH 128TH EAST  
OWASSO, OK. 74055  
918-376-9327  
CA. NO. 0270  
EXP. DATE: 06/30/2009

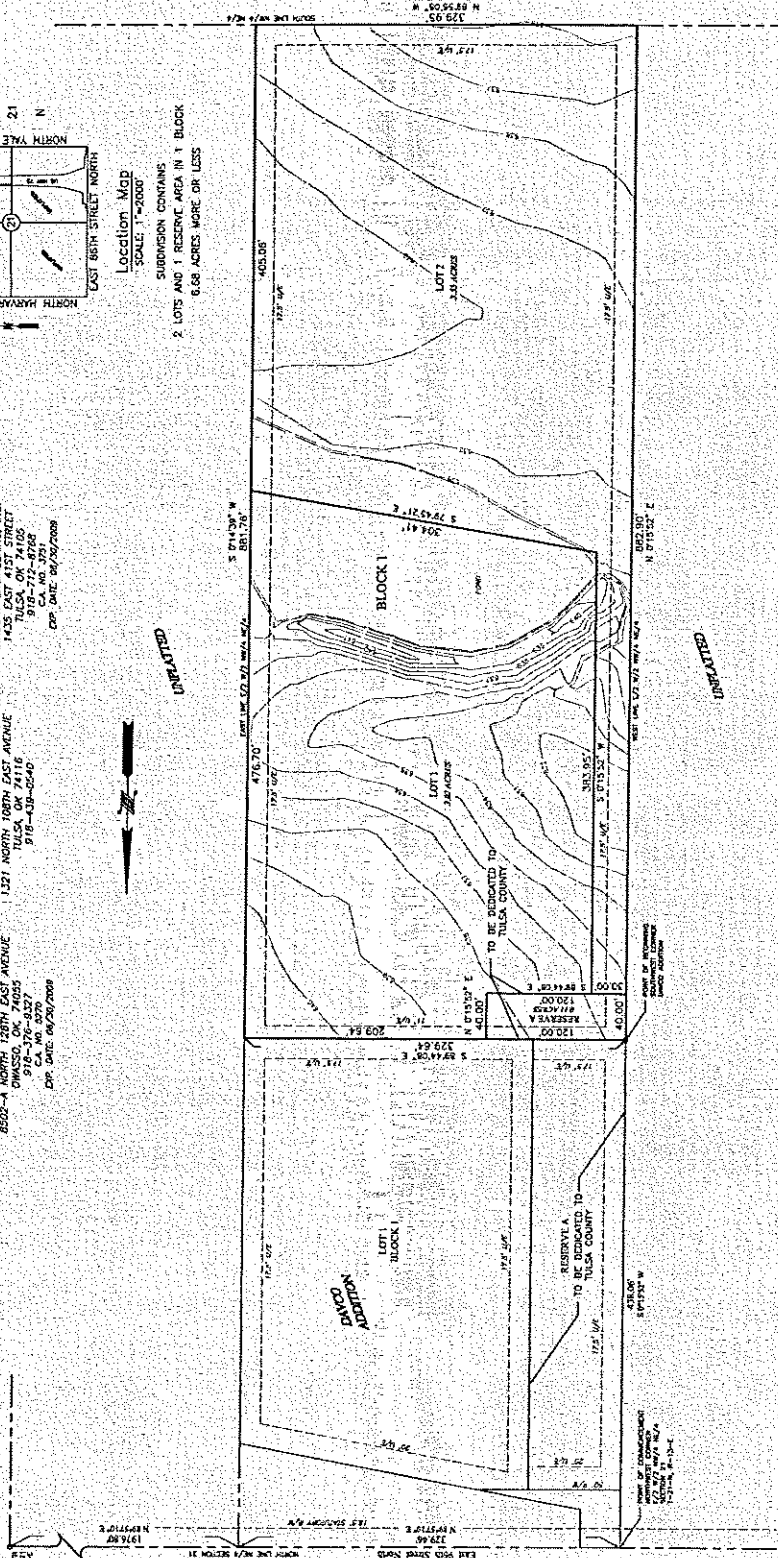
OWNER  
MAVCO MECHANICAL CONTRACTORS, INC.  
1321 NORTH 108TH EAST AVENUE  
TULSA, OK 74116  
918-438-0540

ENGINEER  
KHOURY ENGINEERING, INC.  
1435 EAST 41ST STREET  
TULSA, OK 74105  
918-712-8768  
CA. NO. 3751  
EXP. DATE: 08/30/2009



Location Map  
SCALE: 1"=2000'

SUBDIVISION CONTAINS  
LOTS AND 1 RESERVE AREA IN 1 BLOCK  
6.68 ACRES MORE OR LESS



NOTES

THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS SET FORTH IN THE MINIMUM STANDARDS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF CALIFORNIA.

THE BASIS OF RECORDING FOR THE PLAT SUBMITTED HEREON IS THE PLATTED EASEMENTS OF "SUNCO ACADEMY".

AN ENCLOSURE SHOWS ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED AND THE INFORMATION IS SUBJECT TO CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF THE CORRECT DESCRIPTION.

ALL CORNERS TO BE DOCUMENTED WITH 3/4" SODIUM PINS AT OR AROUND THE TIME OF

A/E	ACCESS LASMONT
ACC	ACCESS
CL	CENTURLINE
N/L	BUILDING SETBACK LINE
D/E	DRAINAGE CASSEMENT

WAVE	MUTUAL ACCESS CASSETTE
LINA	LIMITS OF NO ACCESS
M/E	PEDESTRIAN CASSETTE
R/W	RIGHT-OF-WAY
U/E	UTILITY CASSETTE



DAVID ESTATES  
MARCH 31, 2000  
PAGE 1 OF 1

FOR TECHNICAL SUPPORT  
CONTACTED MEETING

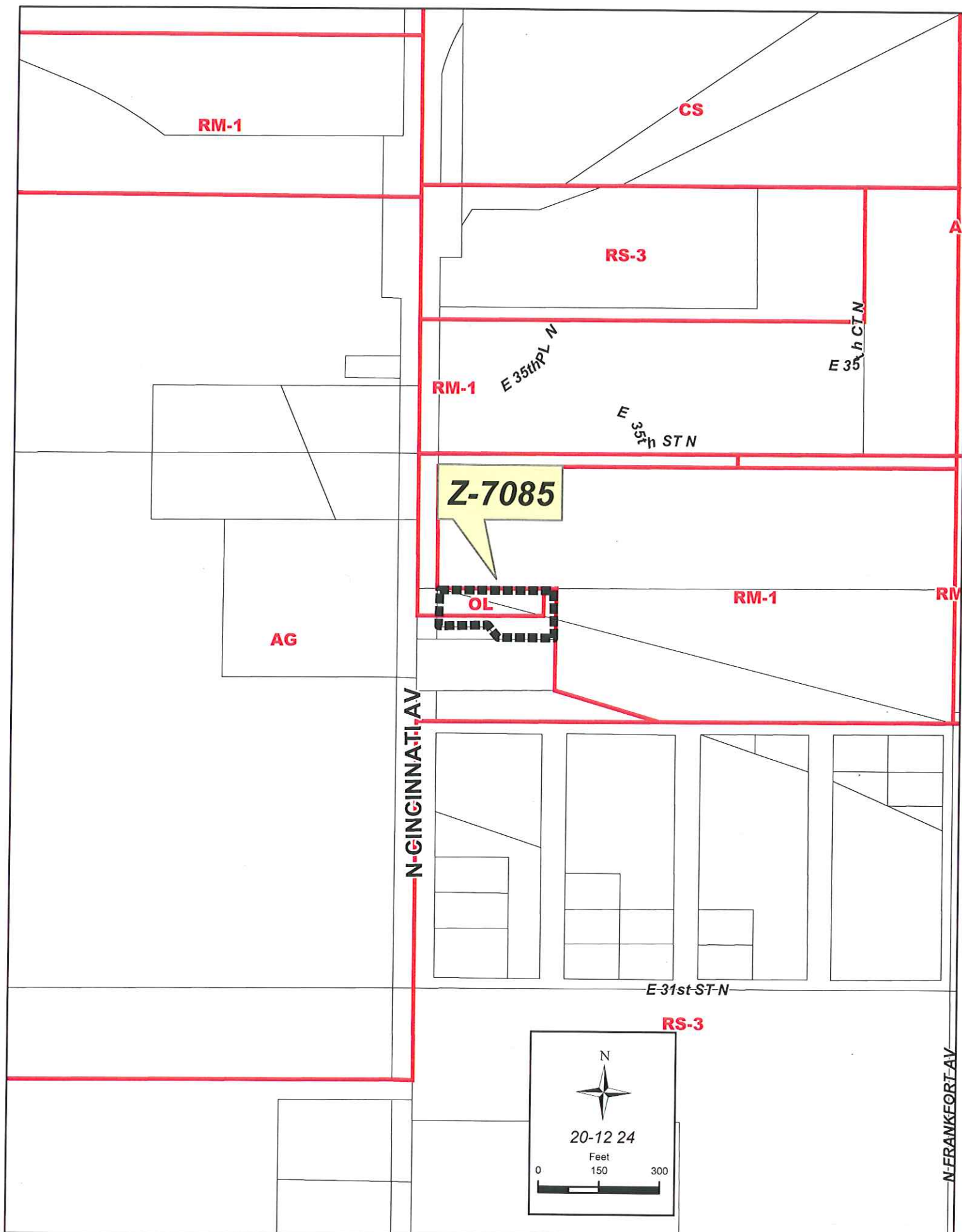
APR 17 2008

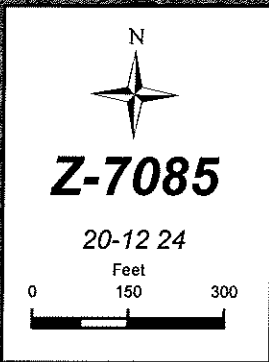
RECEIVED

MAR 31 2008

U.S. DEPARTMENT OF THE ARMY  
WASHINGTON, D.C.

29.6









**N CINCINNATI AV**

**E 35th PL N**

**E 35th ST N**

**E 35th ST**



**SUBJECT  
TRACT**

**Amended\***  
**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**CASE REPORT**

**APPLICATION: Z-7085**

**TRS 0224**

**Atlas 430**

**CZM 28**

**PD-25 CD-1**

**TMAPC Hearing Date:** May 7, 2008

(Continued from March 5, 2008)

**Applicant:** John W. Moody

**Tract Size:** 2.92± acres

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

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

**EXISTING USE:** Day care center

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

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial/day care

**RELEVANT ZONING HISTORY:**

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

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

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

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

**AREA DESCRIPTION:**

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

**STREETS:**

**Exist. Access**  
North Cincinnati

**MSHP Design**  
Secondary arterial

**MSHP R/W**  
100'

**Exist. # Lanes**  
4

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

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

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

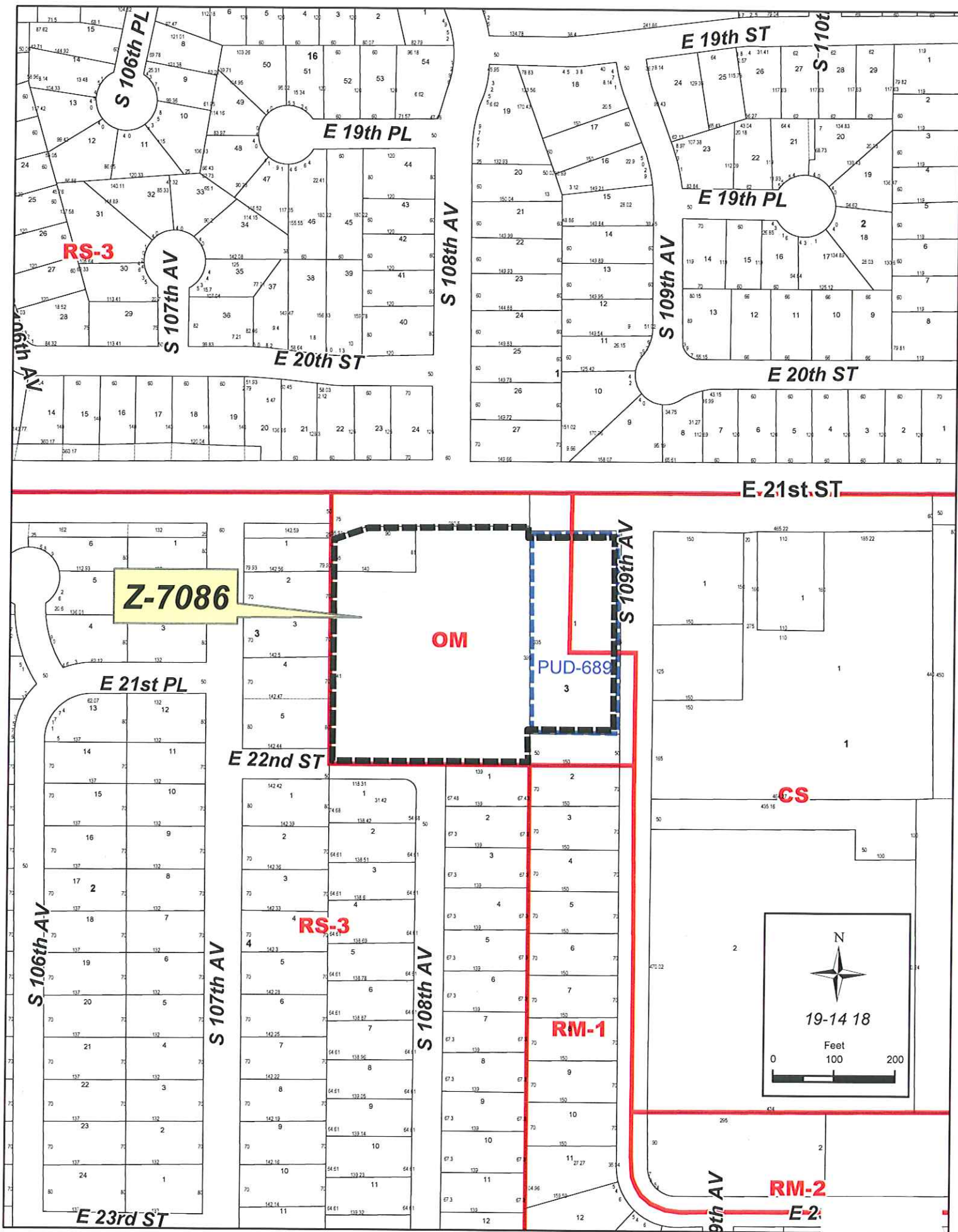
The \*District 25 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in Special District 5 – Development Incentive Area. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan under the Special District designation. Special District 5 plan policies call for it to be developed as a well designed and well planned growth area, and to include buffering to protect adjacent residential areas. The plan also encourages development in these areas through a PUD.

**STAFF RECOMMENDATION:**

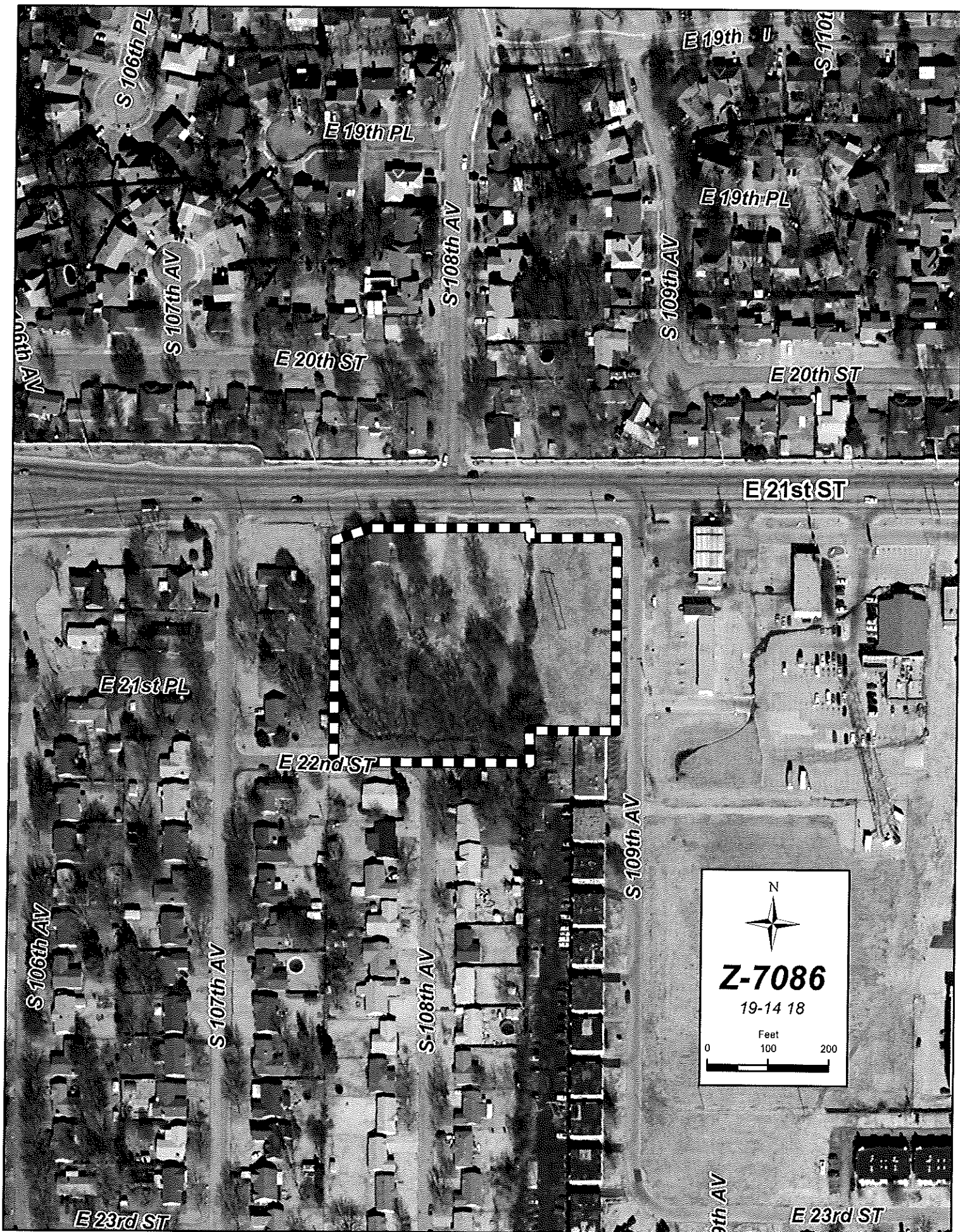
Although plan provisions appear to encourage commercial and other related development here, the policies indicate that a unified approach under a PUD is envisioned, rather than a piecemeal development such as this. Staff cannot support the requested CS zoning, as it would be spot zoning adjacent to residential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

05-07-08





32.1









**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7086**

**TRS 9418**

**Atlas 746**

**CZM 39**

**PD-17 CD-5**

**TMAPC Hearing Date:** May 7, 2008

(Continued from 2/6/08 and 4/2/08)

**Applicant:** Kamlesh Aggarwal

**Tract Size:** 4.13± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue

**EXISTING ZONING:** OM/CS/PUD-689

**EXISTING USE:** Residential/vacant

**ZONING ORDINANCE:** Ordinance number 11817, dated June 26, 1970, established OM zoning for the subject property. The PUD overlay and CS underlying zoning were established by ordinance number 20675, dated September 17, 2003.

**PROPOSED ZONING:** CS (\*if approved, this application will necessitate abandonment of the overlaying PUD)

**PROPOSED USE:** Retail services

**RELEVANT ZONING HISTORY:**

**Z-6903 September 2003:** All concurred in approval of a request for rezoning a .39± acre tract of land from OM to CS/PUD for computer store and repair with internet coffee shop on property located southwest corner East 21<sup>st</sup> Street South and South 109<sup>th</sup> East Avenue.

**PUD-689 September 2003:** All concurred in approval of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21<sup>st</sup> Street South and South 109<sup>th</sup> East Avenue.

**BOA-17575 November 1996:** The Board of Adjustment approved a request for a special exception to allow a mini-storage facility on the tract abutting the subject tract on the west, subject to approval of a site plan by the Board prior to issuance of a building permit.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.13± acres in size and is located southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue. The property appears to be vacant with some residential and is zoned OM/CS/PUD-689.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 21 <sup>st</sup> Street South	Primary arterial	120'	4+ turn lanes
South 109 <sup>th</sup> East Avenue	N/A	N/A	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east across South 109<sup>th</sup> East Avenue by commercial and mixed uses, zoned CS; on the north by single-family residential uses, zoned RS-3; on the south largely by single-family residential uses, zoned RS-3, and some multifamily mixed uses, zoned RM-1; and on the west by single-family residential uses, zoned RS-3.

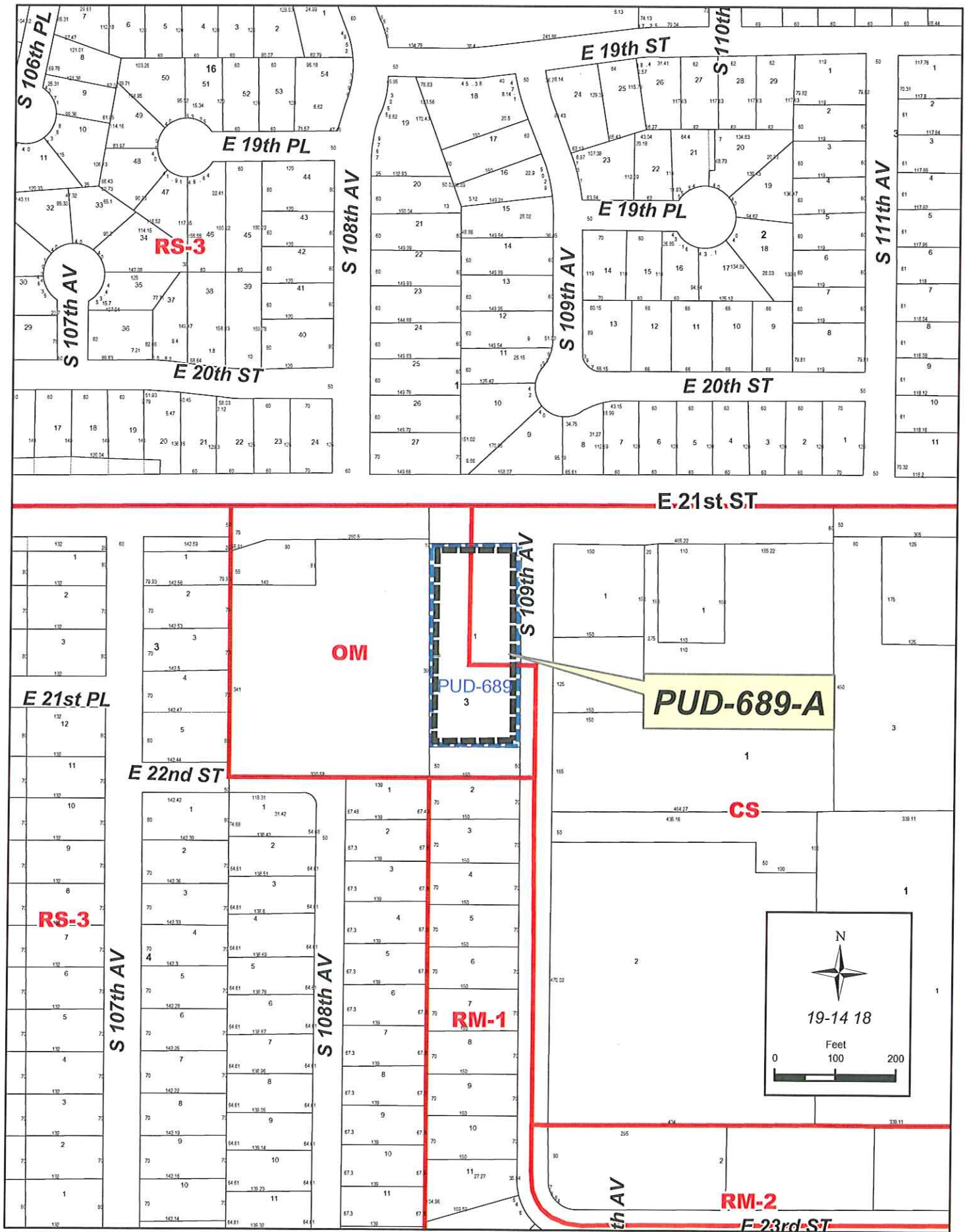
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates the OM-zoned portion of this area as being Medium Intensity-Office land use and the CS-zoned portion as being Medium Intensity-No Specific land use. According to the Zoning Matrix, the requested CS zoning **is** in accord with the area designated by the Plan as Medium Intensity-No Specific land use and **is not** in accord with the area designated by the Plan as Medium Intensity-Office land use.

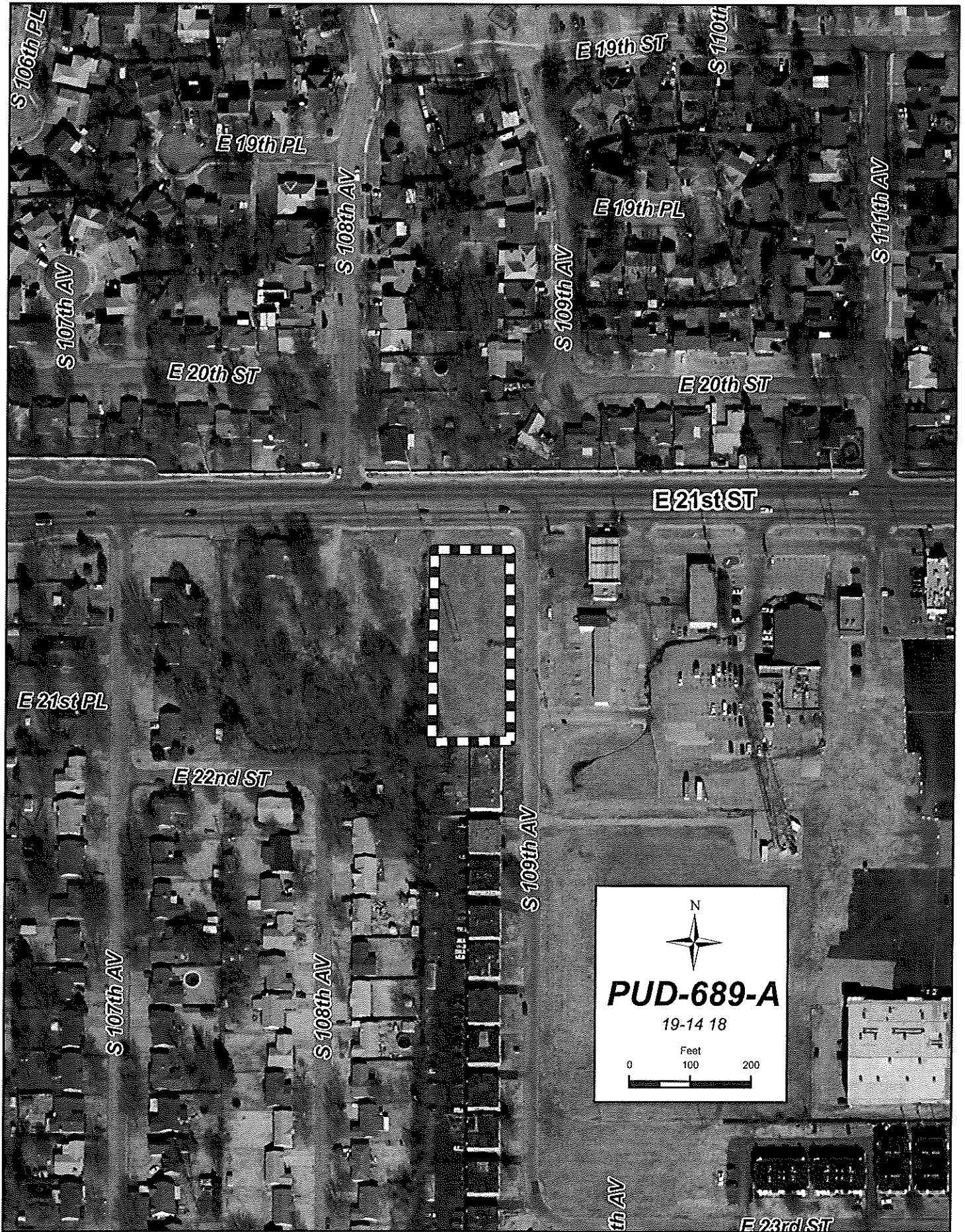
**STAFF RECOMMENDATION:**

Based on the District Plan and the majority of surrounding uses, staff cannot support the requested CS zoning. The location, moreover, does not meet the Development Guidelines requirements for a medium intensity node, which requires location at the corner of an arterial/arterial intersection. Therefore, staff recommends **DENIAL** of CS zoning for the portion currently zoned OM on Z-7086.

05-07-08







N

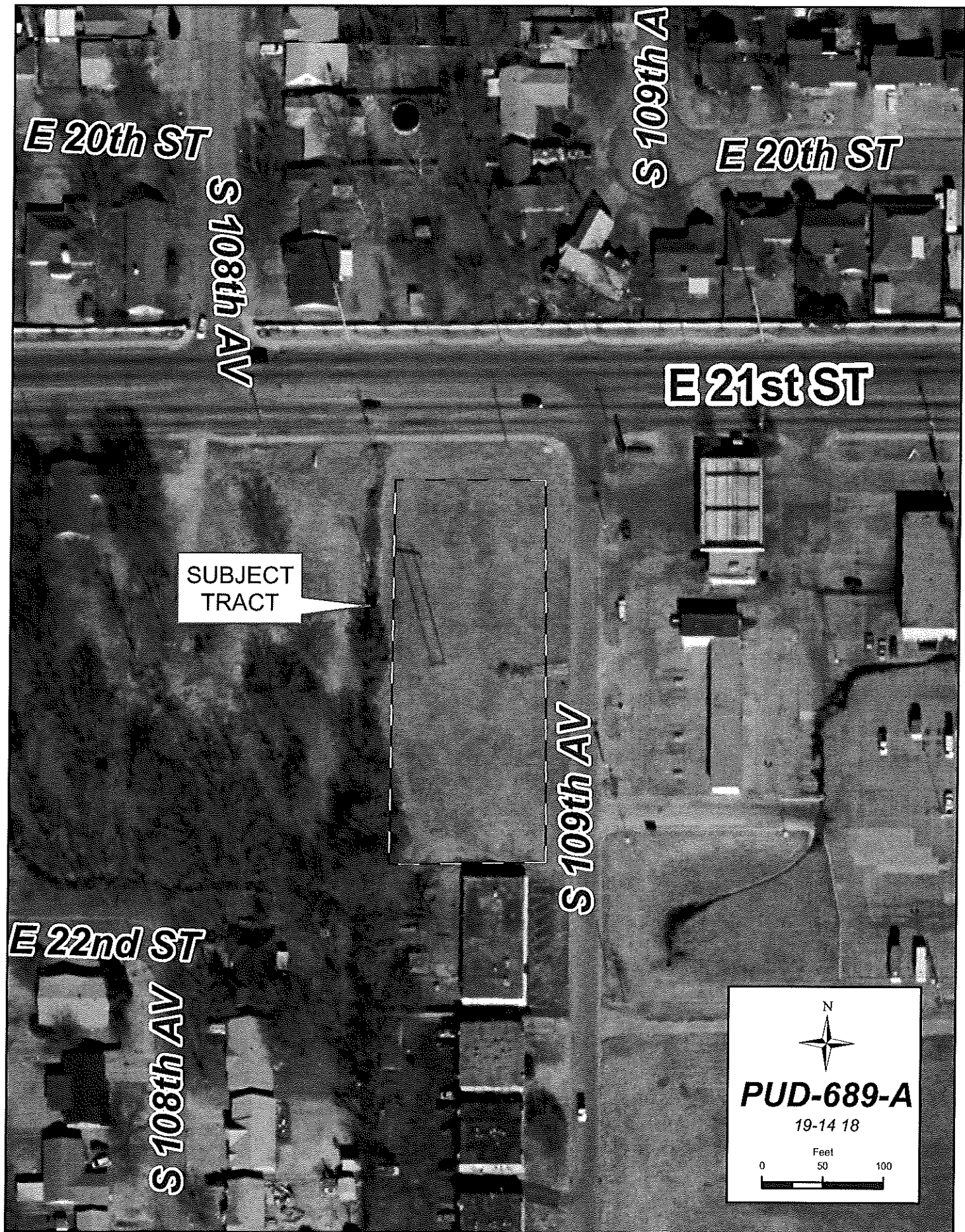
**PUD-689-A**

19-14 18

Feet

0 100 200





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-689-A (Abandonment)**

**TRS 9418**

**Atlas 746**

**CZM 39**

**PD-17 CD-5**

**TMAPC Hearing Date: May 7, 2008**

**(Continued from 2/6 and 4/2/08)**

**Applicant: Kamlesh Aggarwal**

**Tract Size: 4.13± acres**

**ADDRESS/GENERAL LOCATION:** Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue

**EXISTING ZONING:** OM/CS/PUD-689

**EXISTING USE:** Residential/vacant

**ZONING ORDINANCE:** Ordinance number 20675 dated September 17, 2003, and 11817 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CS

**PROPOSED USE:** Retail services

**RELEVANT ZONING HISTORY:**

**Z-6903 September 2003:** All concurred in approval of a request for rezoning a .39± acre tract of land from OM to CS/PUD for computer store and repair with internet coffee shop on property located southwest corner East 21<sup>st</sup> Street South and South 109<sup>th</sup> East Avenue.

**PUD-689 September 2003:** All concurred in approval of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21<sup>st</sup> Street South and South 109<sup>th</sup> East Avenue.

**BOA-17575 November 1996:** The Board of Adjustment approved a request for a special exception to allow a mini-storage facility on the tract abutting the subject tract on the west, subject to approval of a site plan by the Board prior to issuance of a building permit.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.13± acres in size and is located southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue. The property appears to be vacant with some residential and is zoned OM/CS/PUD-689.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 21 <sup>st</sup> Street South	Primary Arterial	120'	4
South 109 <sup>th</sup> East Avenue	Residential Collector	60'	2

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



**SURROUNDING AREA:** The subject tract is abutted on the east by Garnett Acres Addition, zoned CS; on the north by 21<sup>st</sup> Street and Magic Circle Addition, zoned RS-3; on the south by Magic Circle Second Addition, zoned RS-3/RM-1; and on the west by Mesa Park, zoned RS-3.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the underlying OM/CS zoning is in accord with the Plan. Also, the applicant has requested to rezone the subject property to CS under rezoning application Z-7086 which is also on the February 6, 2008 agenda. The requested CS zoning is also in accord with the Plan.

**STAFF RECOMMENDATION:**

This property is currently zoned OM/CS/PUD-689 and is located on the south side of 21<sup>st</sup> Street South on the west side of 109<sup>th</sup> East Avenue. The applicant is requesting abandonment of PUD-689 and has a pending rezoning application, Z-7086 requesting removal of the OM portion of the site and extending the underlying CS zoning to the remainder of the tract.

According to the Zoning Code upon abandonment of the PUD and approval by the City Council, the zoning of the tract reverts back to the underlying zoning. Staff finds that the OM zoning on the west and south of this parcel provides an adequate buffer for the residential areas located south and west of this site.

Upon abandonment of the PUD and approval by the City Council, the City Council upon an applicant's request may amend the underlying zoning of the tract. Should the rezoning request for the tract be approved the new CS zoned lot would also be buffered from the residential lots immediately to the south and west by intermediary OM zoned tracts.

Based on the aforementioned, staff recommends **APPROVAL** of major amendment PUD-689-A, with the condition that the PUD revert back to the underlying CS and OM zoning subject to the conditions recommended by the Technical Advisory Committee during the PUD abandonment process which are approved by TMAPC.

TAC comments from 1/17/08:

**PUD-689-A – Southwest corner East 21<sup>st</sup> Street and 109<sup>th</sup> East Avenue**

**General:** No comments.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** Will there be a new PUD for this site?

**Wastewater:** No comments.

**Transportation:** No comments.

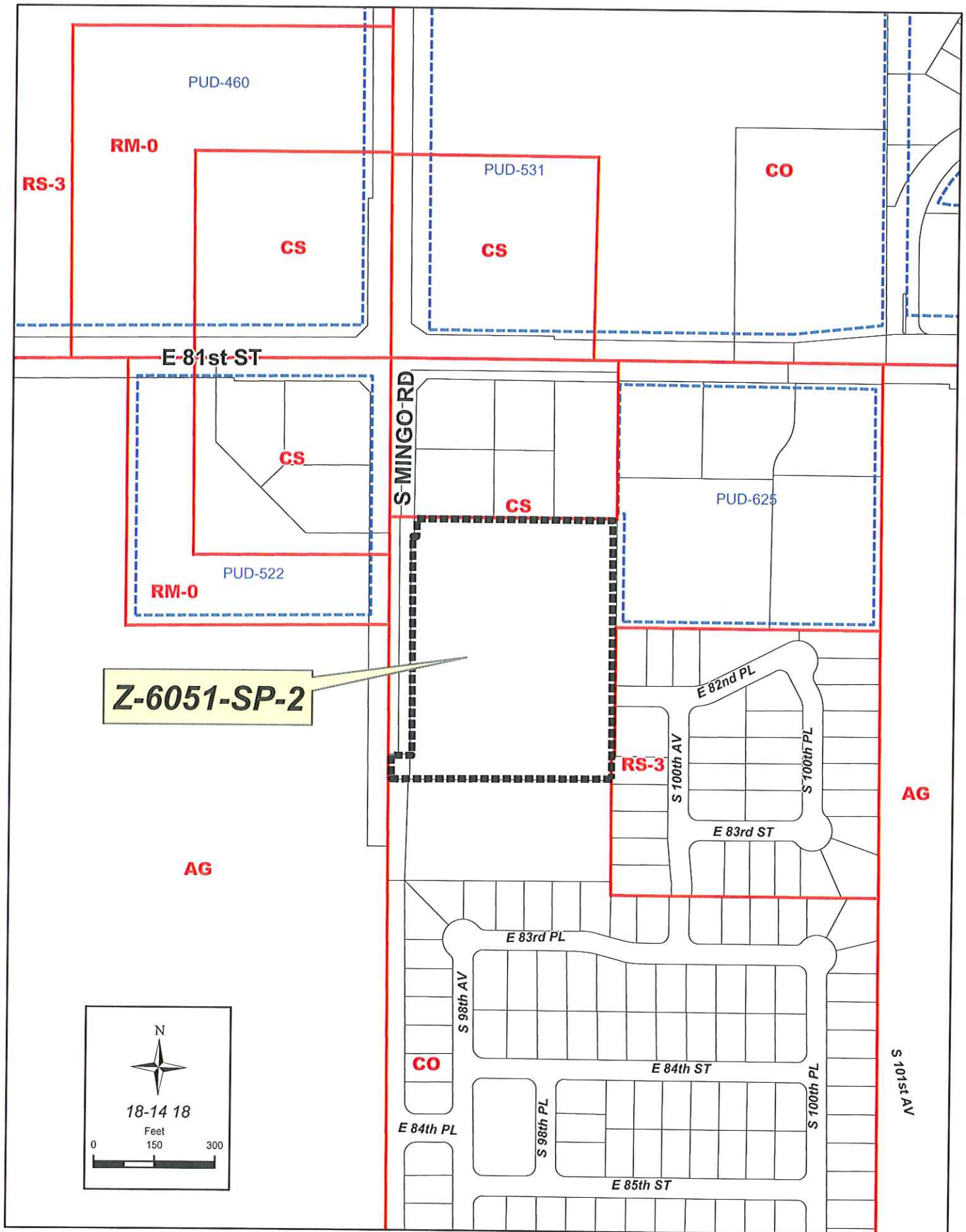
**Traffic:** No comments.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

05-07-08

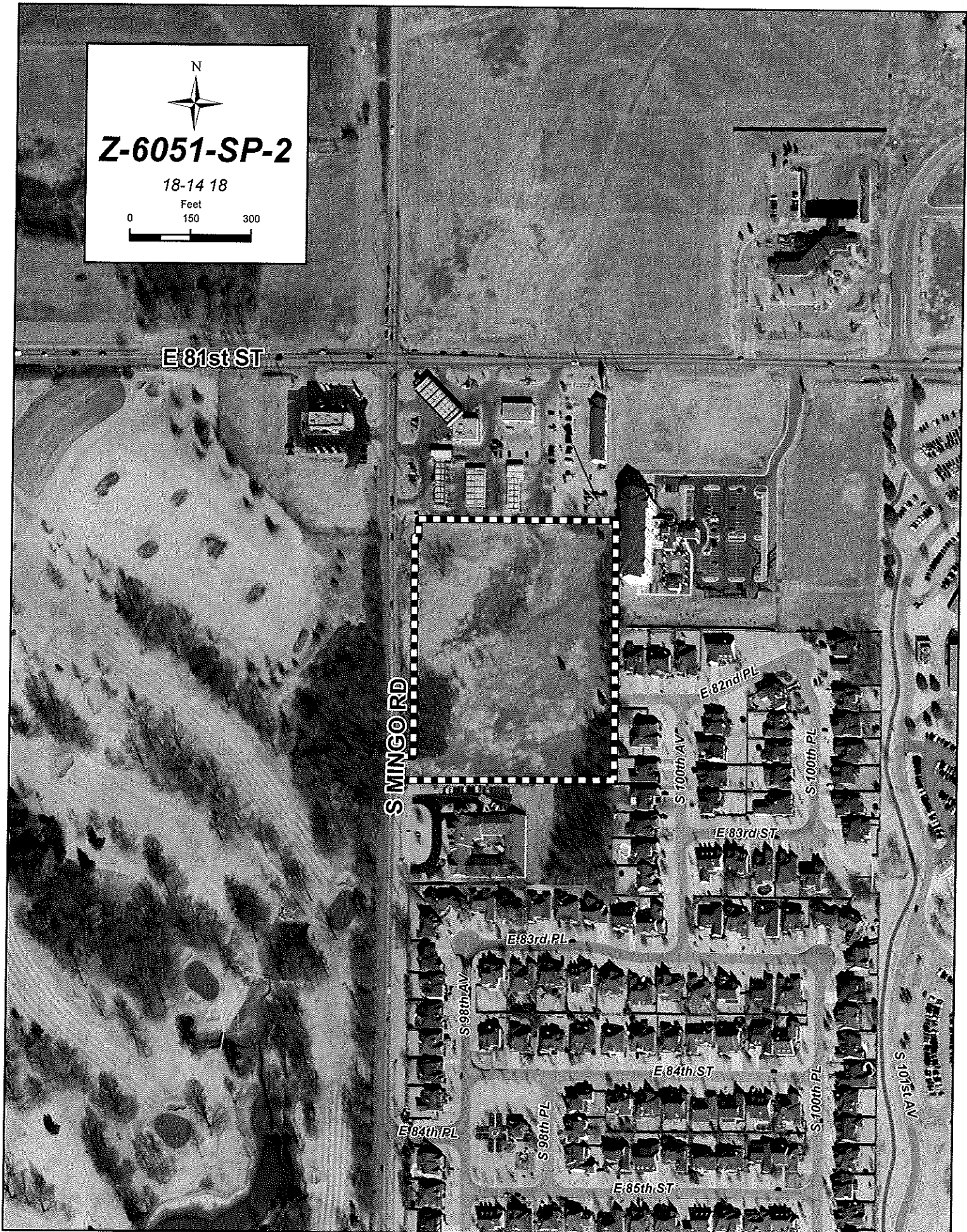


N

**Z-6051-SP-2**

18-14 18

Feet  
0 150 300







**Z-6051-SP-2**

18-14 18

Feet  
0 75 150

**E 81st ST**

**S MINGO RD**

**SUBJECT  
TRACT**

**E 82nd PL**

**S 100th AV**

**E 83rd S**

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-6051-SP-2**

**TRS 8414**

**Atlas 1413/1568**

**CZM 54**

**PD-18C CD-8**

**TMAPC Hearing Date:** May 7, 2008

**Applicant:** Danny Mitchell

**Tract Size:** 7.6 ± acres

**ADDRESS/GENERAL LOCATION:** South of the southeast corner of East 81<sup>st</sup> Street South and South Mingo Road

**EXISTING ZONING:** CO

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 16426 dated August 20, 1985, established zoning for the subject property.

**PROPOSED ZONING:** CO

**PROPOSED USE:** Commercial - Office,  
Retail, Mini-Storage

**RELEVANT ZONING HISTORY:**

**PUD-579-B/Z-6333-SP-4 December 2006:** All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 16.63+ acre tract for land to permit hotel/motel under Use Unit 19 and to establish the development standards thereof, on property located on the east site of South 101<sup>st</sup> East Avenue and north of East 81<sup>st</sup> Street South.

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

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

**PUD-579/Z-6333-SP-1 February 1998:** All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of E. 81<sup>st</sup> Street S. at the Mingo Valley to allow a mixed residential development which would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment, subject to approval of detail site plan approval with the PUD standards being met, for each development area prior to issuance of building permits.

**BOA-17467 August 27, 1996:** The Board of Adjustment approved a Variance to permit a Corridor development's access to be from an arterial street (Use Unit 2) per plan submitted;



finding that the approval of this application will not be injurious to the area on property located and abutting south of the subject property.

**Z-6051-SP-1 June 1996:** A proposed Corridor Site Plan was submitted on a 2.8+ acre tract of land for a 37-unit assisted living apartment complex on property located and abutting south of subject property. Staff recommended denial of the site plan due to a lack of a collector street and the intensity of the use for this area. The TMAPC and City Council concurred in approval of the Site plan subject to a variance of access provision (BOA-17467).

**Z-6528 May 1996:** All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RS-3 for single-family subdivision on property located south and east of the southeast corner of East 81<sup>st</sup> Street South and South Mingo Road and abutting the subject property to the east.

**Z-6023-SP-1 November 1995:** All concurred in approval of a Corridor Site Plan on property located south of the southeast corner of E. 91st Street S. and S. Mingo Road and south of the subject property, for residential development (709 120' minimum lot sizes).

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

**Z-6470/PUD-522 January 1995:** All concurred in approval of a request to rezone a ten acre tract located on the southwest corner of E. 81<sup>st</sup> Street S. and S. Mingo Road from AG to CS/RM-0/PUD for a shopping center development.

**Z-6432 February 1994:** All concurred to approve a request to rezone a 5.22 acre tract of land from AG to CS for commercial uses, on property located on the southeast corner of East 81st Street South and South Mingo Road and abutting the subject property to the north.

**Z-6281/PUD-460 May 1990:** A request to rezone a 150 acre tract located in the northwest corner of E. 81<sup>st</sup> Street S. and S. Mingo Road from AG to CS/RM-0/RS-3/PUD-460 was approved for a mixed use development which included approximately 11 acres of CS at the intersection, a wrap around for multifamily development with RM-0 on approximately 23 acres and the balance being RS-3 zoning for single-family development.

**BOA-15092 April 20, 1989:** The Board of Adjustment approved a Special Exception to allow for an existing golf course and related uses in an AG District; finding that the use has been in existence for many years at the present location on property located south and west southwest corner of East 81<sup>st</sup> Street South and South Mingo Road and abutting the subject property on the west across South Mingo Road.

**Z-6174 October 1987:** All concurred in approval of a request to rezone the northwest corner of E. 81<sup>st</sup> Street and S. Mingo Valley Expressway from RS-3 to CO.

**Z-6132 January 1987:** All concurred in approval to rezone a 5+ acre tract located on the northeast corner of East 81st Street South and South Mingo Road from CO to CS.

**Z-6051 July 1985:** All concurred in approval of a request to rezone 11.5 acres located south of the southeast corner of East 81st Street South and South Mingo Road from AG to CO.



**Z-6034 May 1985:** All concurred in approval of a request to rezone from AG, RM-0 and CS to CO located on the northeast corner East 81st Street South and South Mingo Road. A 467' x 467' commercial node on the northeast corner remained CS and the remainder of the property was rezoned to CO.

**Z-6023 March 1985:** All concurred in approval to rezone 38 acres from AG to CO located south of the southeast corner of East 81st Street South and South Mingo Road.

**BOA-12030 June 24, 1982:** The Board of Adjustment approved a Special Exception to permit a school (Tulsa Junior College Southeast Campus) in an AG District with conditions that the applicant return to the Board with building plans prior to the issuance of building permit. On September 16, 1982 this case was presented to consider a conceptual site plan for the school and the Board approved it as presented.

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 7.61± acres in size and is located south of the southeast corner of East 81<sup>st</sup> Street South and South Mingo Road. The property appears to be vacant and is zoned CO.

### **STREETS:**

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

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

**SURROUNDING AREA:** The subject tract is abutted on the east by College Center at Meadowbrook, zoned CO/PUD-625 and South Towne Square Extended, zoned RS-3; on the north by Meadow Brook Village, zoned CS; on the south by Tulsa Sterling House No. 1, zoned CO; and on the west by Mingo Road and Meadow Brook Center, zoned CS/RM-O/PUD-522 and undeveloped/unplatted land, zoned AG.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

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

### **STAFF RECOMMENDATION:**

This unplatted 7.6 acre tract is located on the east side of Mingo Road approximately 300' south of the south-east corner of 81<sup>st</sup> Street South and Mingo Road, City of Tulsa, Tulsa County, Oklahoma. The entire tract will be platted as a four lot, one block commercial subdivision with one private corridor collector street.

This corridor zone application proposes a two development area; mixed use commercial and office development with additional mini-storage and open air storage permitted in Development Area B only (see Exhibit A). Access to the site would be from Mingo Road via the private corridor collector East 82<sup>nd</sup> Place South by mutual access and platted as part of Lot 4 (see Exhibit B).

The City of Tulsa Fire Marshall is requiring that 82<sup>nd</sup> Place be extended into the single-family South Towne Square Extended to the east. This is to provide direct emergency access from Mingo Road as required since there are over 30 homes in the development. As a result of

concern over through traffic raised by the South Towne Square Extended homeowners association it would be staff's recommendation to construct an 8 foot high, solid screened crash gate eliminating the potential for through traffic. At the same time, the gate would provide the required direct emergency access from Mingo Road. The remainder of the boundary in common with the single-family use will be screened by the erection of an 8-foot high screening wall or fence. Design of such gates and wall or fence would require detail site plan review and approval from the TMAPC.

Lot 1 does not have direct access to the corridor collector, however, staff finds that access to Mingo Road for Lot 1, with Mutual Access through Lot 2 to the corridor collector is a viable development alternative (see Exhibit B) with access to Lot 4 provided as well. This is because of the prior development of South Towne Square Extended which did not provide direct emergency access from an arterial street into the neighborhood. With proposed development of this tract 82<sup>nd</sup> Place must be extended straight through to South Towne Square Extended. 82<sup>nd</sup> Place thereby becomes the corridor collector street by default. The collector will be privately dedicated, maintained and closed to through traffic to the east.

Proposed building setbacks, floor area, parking and landscaping will meet applicable standards as set forth by the Zoning Code. Lighting will be directed down and away from residential areas and will subject to the Kennebunkport Formula. Lot lines in common with any residential district shall be screened from the development by the erection of an 8' solid screening wall or fence.

Based upon the proposed Development Concept and Standards, staff finds Z-6051-SP-2 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 given the surrounding approved developments; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-6051-SP-2 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**

Net Land Area: 4.48 Acres 195,169 SF

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; and uses customarily incidental thereto.

Maximum Building Floor Area (1.25 FAR): 243,961 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: 35' - two stories

Minimum Building Setbacks:

From development area/internal lot boundaries	20 FT
From the easterly right-of-way line of Mingo Road	
Office and research buildings	100 FT
All other commercial buildings	200 FT*
From the ROW boundary of 82 <sup>nd</sup> Place South	35 FT

*\*Except, a 100-foot building setback shall apply to commercial buildings located within 550' of an arterial street intersection.*

Development Area B

Net Land Area: 3.07 Acres 133,983 SF

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 16, Mini storage including open air storage; and uses customarily incidental thereto.

Maximum Building Floor Area (1.25 FAR): 167,478 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: 55' - four stories

Minimum Building Setbacks:

From north boundary of Development Area B	10 FT
From the east boundary line of Development Area B	10 FT*
From the west boundary line of Development Area B	10 FT
From the ROW boundary of 82 <sup>nd</sup> Place South	35 FT

*\*Plus 2-feet of additional setback for every foot of building height exceeding 15' from any lot line or boundary line in common with an R district.*

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code and may include required street yard landscaping.

Signs:

1) Ground signs shall be permitted within Area A as follows:

- (a) One Identification sign for Lot 4 is permitted at the intersection of West 82nd Place South and Mingo Road. The identification sign shall not



exceed a maximum height of 12 feet and a maximum display surface area of 80 feet not including masonry structures on which the display surface area may be located where applicable.

- (b) One ground sign for each lot fronting Mingo Road, each sign not exceeding eight feet in height and 80 square feet of display surface area.
- 2) Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. There will be no wall signs within 200' of the residential area to the east.

#### Lighting:

Light standards whether building or pole mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from adjoining properties. Any fixture, either building mounted or free-standing, within 200' of South Towne Square Extended shall be limited to 15' in total height. All light fixtures shall be arranged so as to shield and direct the light away from surrounding 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 persons within surrounding residential areas. 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.

#### Access:

In order that the traffic-carrying capacity of the transportations system may be maintained, the development's access shall be principally from the internal private collector street. In keeping, there shall be no direct access to Mingo Road from lots 1, 2, and 3.

#### Transit:

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 and during the platting process.

#### Pedestrian Circulation:

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

- (a) Sidewalks along Mingo Road, as well as both sides of the collector street per subdivision regulations.
- (b) Pedestrian walkways through parking lots and between buildings where practical; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe

access to non-street front building entrances and/or sidewalks. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.

- (c) Pedestrian walkways connecting existing transit stops to non-street front building entrances where applicable.
- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect where practical.

Screening:

An 8-foot solid screened, emergency crash gate will be constructed across the entry from 82<sup>nd</sup> Place into South Towne Square Extended to the east to meet the requirements of the City of Tulsa Fire Marshall providing required emergency access to the neighborhood while at the same time eliminating potential for through traffic. An 8' screening wall or fence with a minimum 5-foot landscape buffer shall extend along the rest of the boundary in common with the R District. The design of such screening wall or fence and solid screened gating shall be subject to detail site plan review and approval from the TMAPC. This includes number seven (7) below.

- 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, screening fences 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 occupancy or at the soonest appropriate planting time. 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 (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
- 8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required Stormwater drainage

structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

9. 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 the Corridor Site Plan conditions.
10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.
11. Approval of the Corridor Site Plan major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD. Open air storage is limited to Lot 4.

**TAC Comments:**

General: No comments.

Water: A water main extension line will be required.

Fire: 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.

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

Exceptions:

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

Stormwater: On-site Detention has been required for this site. It should be added to the Corridor Plan's narrative and Site Plan.

Wastewater: Sanitary sewer access must be provided to all proposed lots within the Development. Due to the potential for problems with grade, the developer will be required to present a proposed sanitary sewer mainline extension before the preliminary plat can be approved.



Transportation: Sidewalk required along Mingo Road.

Traffic: Recommend that the East-West Mutual Access Easement be increased from 26 to 30 ft in order to provide 2ft clearance behind both curbs. Develop and include in the Covenants language to provide either Public Access or Emergency Access to/from South Towne Square Extended via the E-W roadway (82<sup>nd</sup> Place).

INCOG Transportation:

- MSHP: S. Mingo, between E. 81<sup>st</sup> St. S. and E. 91<sup>st</sup> St. S, designated secondary arterial. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- LRTP: S. Mingo, between E. 81<sup>st</sup> St. S. and E. 91<sup>st</sup> St. S., planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

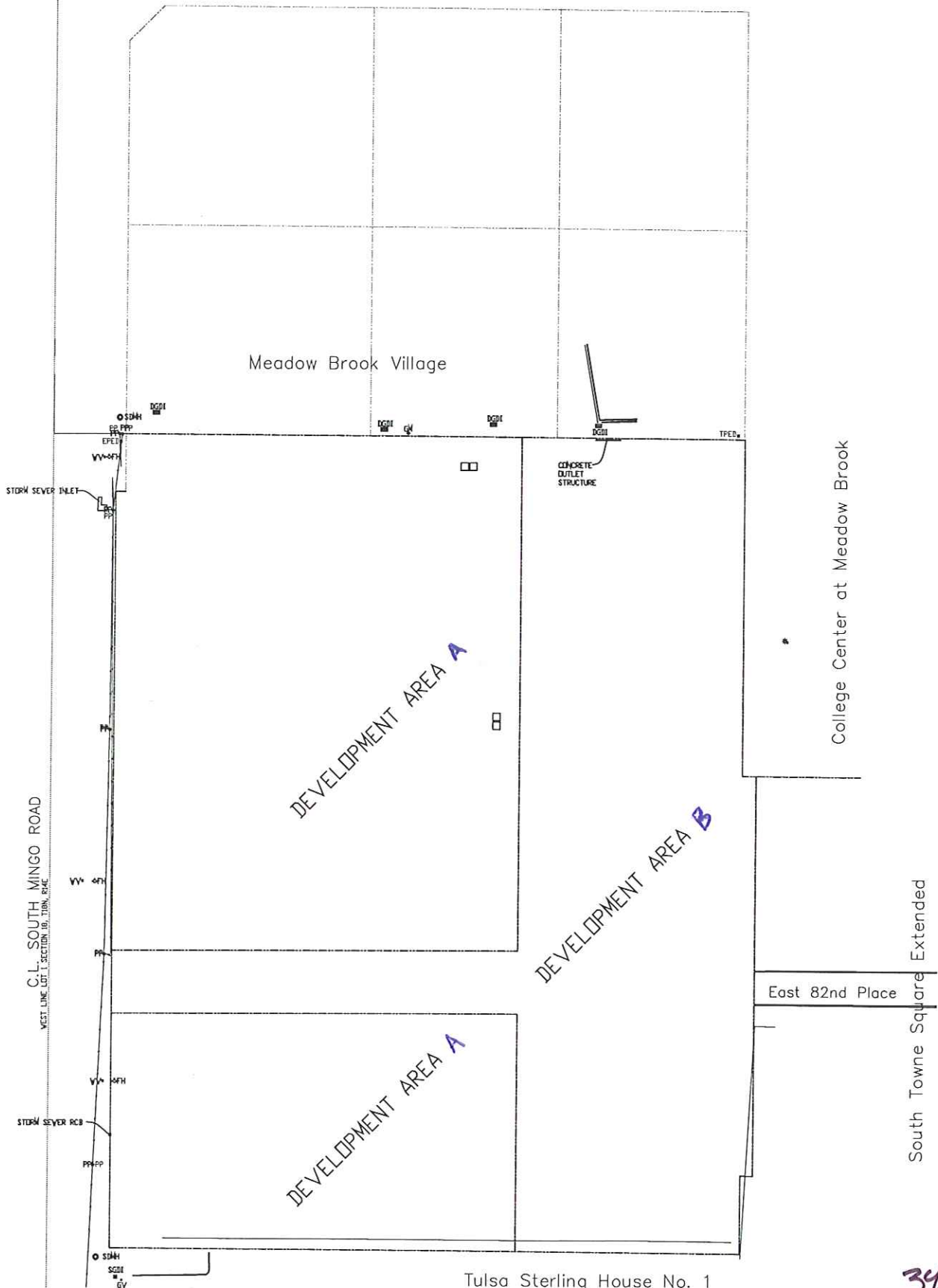
GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

05/07/08

C.L. East 81st Street South

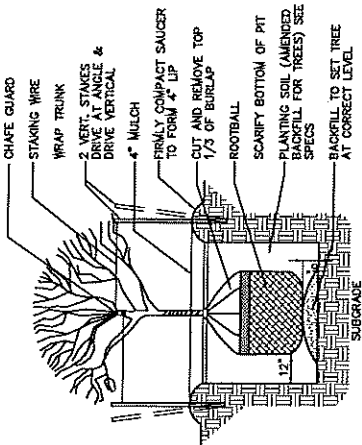


Tulsa Sterling House No. 1

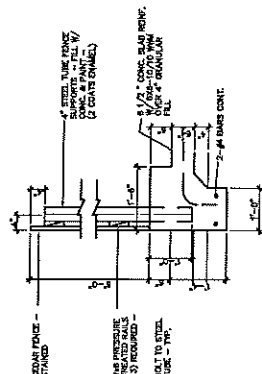
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**EXHIBIT A**



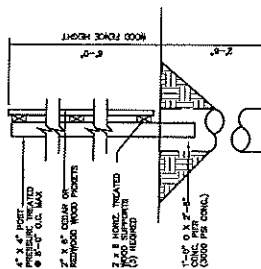




1 TREE PLANTING DETAIL  
3/8" = 1'-0"



2 TRASH ENCLOSURE SECTION  
3/4" = 1'-0"



3 WOOD PRIVACY FENCE SECTION  
3/4" = 1'-0"

PERMITTED USES:  
LOTS 1, 2 and 3 - USE UNITS 5, 11, 12, 13, 14, AND 15.  
LOT 4 - USE UNIT 11, 13, 14 AND 16 INCLUDING OPEN AIR STORAGE.

TOTAL LOT AREA: 331,520.28 S.F. (7.6166 ACRES)

MINIMUM BUILDING SETBACKS:

FROM CENTERLINE OF S. MINGO ROAD:  
100'-0" FOR ALL BUILDINGS  
100'-0" FOR HOTELS AND MOTELS  
100'-0" FOR ALL OTHER COMMERCIAL  
WAREHOUSE BUILDINGS  
FROM SOUTH BOUNDARY OF DIVISION:  
80'-0" FOR ALL BUILDINGS  
FROM DIVISION BOUNDARY DIVISION:  
30'-0" FOR ALL BUILDINGS  
ABUTTING RESIDENTIAL  
20'-0" FOR ALL BUILDINGS

MAXIMUM FLOOR AREA RATIO:  
1.25  
30%

LANDSCAPE STREET YARD REQUIRED:

32,520 SQUARE FEET OF STREET FRONTAGE X 60' BUILDING LINE = 32,520 SQUARE FEET  
PROVIDED = 16,522.723 SQUARE FEET

LOT 1:  
MAXIMUM BUILDING FLOOR AREA PERMITTED:  
10,376.0 S.F.  
LAND AREA COVERAGE:  
10.376%  
ACTUAL 10,000 S.F. BLDG / 66,767.617 S.F. LAND = 22.47%  
MAXIMUM BUILDING HEIGHT PERMITTED:  
60' - 2 STORIES

OFF STREET PARKING:  
RATIO PER USE:  
TO BE DETERMINED  
NUMBER OF SPACES PROVIDED:  
80  
MINIMUM %/AREA LANDSCAPE REQ'D:  
15%/10,015 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED:  
27.72%/16,143.26 S.F.  
LANDSCAPED STREET YARD PER STREET FRONTAGE

REQUIRED:  
207.67' FRONTAGE @ S. MINGO • 60' SET BACK = 10,376.0  
10,376.0 • 10% = 1,037.6 S.F. REQUIRED  
5,266.71 SQ. FT. PROVIDED

LOT 2:  
MAXIMUM BUILDING FLOOR AREA PERMITTED:  
10,300 S.F.  
LAND AREA COVERAGE:  
10.3%  
ACTUAL 18,200 S.F. BLDG / 66,763.314 S.F. LAND = 24.15%  
MAXIMUM BUILDING HEIGHT PERMITTED:  
65' - 2 STORIES

OFF STREET PARKING:  
RATIO PER USE:  
TO BE DETERMINED  
NUMBER OF SPACES PROVIDED:  
80  
MINIMUM %/AREA LANDSCAPE REQ'D:  
15%/10,017 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED:  
24.02%/16,626.11 S.F.  
LANDSCAPED STREET YARD PER STREET FRONTAGE

REQUIRED:  
205.0' FRONTAGE @ S. MINGO • 60' SET BACK = 10,266.0  
10,266.0 • 10% = 1,026.6 S.F. REQUIRED  
5,301.63 SQ. FT. PROVIDED

LOT 3:  
MAXIMUM BUILDING FLOOR AREA PERMITTED:  
9,300 S.F.  
LAND AREA COVERAGE:  
9.3%  
ACTUAL 9,300 S.F. BLDG / 61,619.602 S.F. LAND = 14.92%  
MAXIMUM BUILDING HEIGHT PERMITTED:  
65' - 2 STORIES

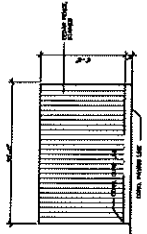
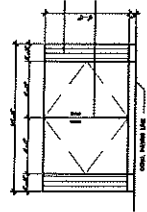
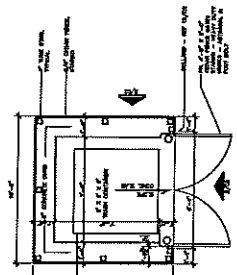
OFF STREET PARKING:  
RATIO PER USE:  
TO BE DETERMINED  
NUMBER OF SPACES PROVIDED:  
80  
MINIMUM %/AREA LANDSCAPE REQ'D:  
15%/9,245.94 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED:  
35.43%/21,830.37 S.F.  
LANDSCAPED STREET YARD PER STREET FRONTAGE

REQUIRED:  
180.0' FRONTAGE @ S. MINGO • 60' SET BACK = 8,400.0  
9,000 • 10% = 1,350.0 S.F. REQUIRED  
3,386.46 SQ. FT. PROVIDED

LOT 4:  
MAXIMUM BUILDING FLOOR AREA PERMITTED:  
135,768.87 SQ. FT.  
LAND AREA COVERAGE:  
106.400 SQ. FT.  
ACTUAL 28,000 S.F. PER FLOOR / 5' LAND = 76.37%  
MAXIMUM BUILDING HEIGHT PERMITTED:  
65' - 4 STORIES

OFF STREET PARKING:  
RATIO PER USE:  
TO BE DETERMINED  
NUMBER OF SPACES PROVIDED:  
15,000  
MINIMUM %/AREA LANDSCAPE REQ'D:  
15%/20,385.3 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED:  
26.02%/26,321.85 S.F.  
LANDSCAPED STREET YARD PER STREET FRONTAGE

REQUIRED:  
50.0' FRONTAGE @ S. MINGO • 60' SET BACK = 2,500  
2,500 • 10% = 250.0 S.F. REQUIRED  
575.64 SQ. FT. PROVIDED



4 TRASH ENCLOSURE DETAILS  
1/4" = 1'-0"



# SOUTH MINGO PLAZA

TULSA, OKLAHOMA

SITE TABULATIONS	
PREPARED BY	ARCHITECTURAL DESIGN & PLANNING, INC.
DATE	MARCH 1, 2016
PROJECT NO.	2016-001
REVISIONS	
SHEET NO. C2	
OF 10 SHEETS	

39.15

**Z-7008-SP-2**

PUD-636  
**CO**

**AG**

75

75

**CO**

OLYMPIA AVE.

**RS-3**

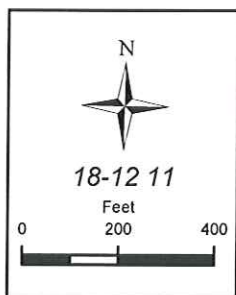
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**CS**

**OL**


**AG**

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35.1

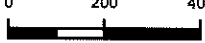
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**Z-7008-SP-2**

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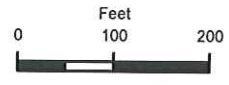






**Z-7008-SP-2**

18-12 11



OLYMPIA AVE.

SUBJECT TRACT

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7008-SP-2**

**TRS 8211**

**Atlas 0**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** May 7, 2008

**Applicant:** Charles E. Norman

**Tract Size:** 1.3 ± acres

**ADDRESS/GENERAL LOCATION:** North of northwest corner of South Olympia Avenue & West 81<sup>st</sup> Street

**EXISTING ZONING:** CO

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 21009 dated February 18, 2005, established zoning for the subject property.

**PROPOSED ZONING:** CO

**PROPOSED USE:** Regional shopping center

**RELEVANT ZONING HISTORY:**

**PUD-739 May 2007:** All concurred in approval of a proposed Planned Unit Development for rezoning a 25+ acre tract of land for single-family development permitting 43 dwelling units on property located northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue.

**Z-7052/PUD-738 May 2007:** All concurred in approval of a request for rezoning a 40+ acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed Planned Unit Development for a mixed use development on property located on the southwest corner of West 71<sup>st</sup> Street and South Elwood Avenue.

**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.

**Z-7008 March 2006:** All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South for regional shopping center known as Tulsa Hills.

**Z-6967 February 2005:** Approval was granted on a request to rezone the sixty-two acre tract located on the northeast corner of West 81<sup>st</sup> Street South and U. S. Highway 75 South and abutting the subject property on the southwest corner, from AG to CO.

**Z-6966 February 2005:** Approval was granted on a request to rezone a seventy-two acre tract located on the southeast corner of West 71<sup>st</sup> Street South and U. S. Highway 75 South from AG to CO. This property abuts the subject property on the west. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which will be done when the annual plan updates are processed.

35.4



**Z-6871 November 2002:** All concurred in approval of a request to rezone a 141-acre tract abutting the subject property on the south and lying in the northwest corner of West 81<sup>st</sup> Street and South Elwood Avenue, from AG to RS-3 for residential development.

**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. Highway 75 South. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108-acre tract located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75 and west of the subject tract. The proposed uses include single-family and townhouse dwellings and commercial uses.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.3 acres in size and is located on the east side of U. S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South; and a portion of the north half is bounded on the east by South Jackson Avenue, all in Tulsa, Oklahoma. The property is sloping, wooded, vacant and zoned AG, RS-3 and CO.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Olympia Avenue	Corridor Collector	80'	2 lanes

**UTILITIES:** Municipal water and sewer are available.

**SURROUNDING AREA:**

The tract is abutted on the west by U.S. Highway 75, to the west of which is vacant property zoned CO, CS and AG; on the north by Tulsa Hills Development Area D then by West 71<sup>st</sup> Street South and a medical office park zoned CO and vacant property zoned AG; on the east by Olympia Avenue then Development Area E of Tulsa Hills, scattered single-family homes, zoned AG and RS-3, and a developing residential subdivision zoned RS-3; and on the south by Lot 12, Block 1 – Tulsa Hills then by West 81<sup>st</sup> Street South and vacant property zoned CS, OL and 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 a Low to Medium Intensity - Corridor District. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

This 1.3 acre tract is part of Lot 11, Block 1 – Tulsa Hills, and is located on the west side of Olympia Avenue between 71<sup>st</sup> Street South and 81<sup>st</sup> Street South. The tract is identified as Development Area F, Tract A - Lot 11, Block 1 - Tulsa Hills.

On March 19, 2008 the TMAPC approved minor amendment Z-7008-SP-1e allowing the split of Lot 11, Block 1 into three Development Tracts and re-allocated the permitted floor area to new Tracts A, B, and C (see "permitted floor area" below). There was no request to allow an increase in overall permitted floor area for the development area. On April 16, 2008 the TMAPC approved minor amendment Z-7008-SP-1g, adjusting the re-allocated floor area portion of Z-7008-SP-1e to the existing permitted levels as a result of a clerical error in requesting a floor area re-allocation as a part of the original application for Z-7008-SP-1e. Again, there was no



Again, there was no request for an increase in overall floor area (see attached Exhibit B).

This major amendment request is to permit specific uses within Use Unit 17 – Automotive and Allied Activities to Tract A only, of Lot 11, Block 1 – Tulsa Hills. Tract A is currently approved for certain automotive uses within Use Unit 14 limited to Oil and Lubrication Service (three bay maximum).

Specifically the request is for the addition of Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only, to the permitted uses of Tract A. Additional changes to the existing Development Standards for Tract A are limited to the addition of approved building materials (building will be constructed of all brick, with the exception of doors, bay doors and windows), and the orientation of service bay doors (bay doors may face north or south only).

If approved, the changes will allow for the construction of a retail tire sales and tire mounting establishment, including the specific uses from Use Unit 17 requested above. There are no requests to relax any of the bulk and area requirements of Development Area F.

Staff finds the current request to be reasonable in that there are no residentially zoned lots immediately adjacent to or in the immediate vicinity of this tract, and the existing permitted uses on the tract allow for light automobile service, but limits the number of bays to three. Given the tract distance from US Highway 75, it appears there would be no headlight spill-over impact on northbound vehicle traffic. There is a six-foot screening wall on the west development area boundary.

Based upon the proposed Development Concept and Standards, staff finds Z-7008-SP-2 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-2 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 are as follows and are limited to Tract A only:

Development Area F

Net Land Area:	11.31 Acres	492,473 SF
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Permitted Uses\*:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, including drive-thru banking facilities; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 17, Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and

35.4

Lubrication, and Engine Tune-up Services only; Use Unit 47 19, Hotel/Motel and Recreational Facilities - hotel and motel only; stormwater drainage and detention facilities; and uses customarily accessory to permitted uses.

*\*Tract A only of Lot 11, Block 1 – Tulsa Hills includes the above permitted uses and Use Unit 17, Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only.*

Maximum Building Floor Area

Tracts A, B, and C, Lot 11, Block 1 – Tulsa Hills (.28 FAR): 88,395 SF\*

\*Permitted floor area for Tracts A, B, and C are broken down as follows per Z-7008-SP-1g:

	Square Footage	Permitted Floor Area per Z-7008-SP-1g	FAR
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

Maximum Land Coverage of Buildings 30%

Maximum Building Height:

Hotel/Motel	60 FT
Other Permitted Uses	35 FT

Architectural elements and business logos may exceed the maximum building height with detail site plan approval; however, roof signs shall be prohibited per Section 1221.C.10 of the Tulsa Zoning Code.

Minimum Building Setbacks:

From the north right-of-way line of West 81st Street	25 FT
From the westerly right-of-way line of the corridor collector street	20 FT
From the U.S. Highway 75 right-of-way	25 FT
From the north boundary of Area F	10 FT

Internal side yards to be established by plat or detail site plan.

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Signs:

- 1) Ground signs shall be permitted within Area F as follows:
  - (a) One center identification sign at the major entrance from West 81st Street. The center identification sign shall not exceed 25 feet in height and 250 square feet of display surface area.

- (b) In lieu of wall signage, one ground sign for each lot fronting on West 81<sup>st</sup> Street, each sign not exceeding eight feet in height and 80 square feet of display surface area.
  - (c) One ground sign for each lot fronting on the corridor collector street. Each such sign shall not exceed six feet in height and 64 square feet of display surface area.
  - (d) Two center tenant directional signs along the frontage of the corridor collector street. Each such tenant identification sign shall not exceed eight feet in height and 80 square feet of display surface area.
- 2) Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

Service Bays:

The maximum number of service bays shall be 12. All service bay doors will be orientated to face to the north or the south. No service bay doors are permitted to face Olympia Avenue.

Lighting:

Light standards within Area F, whether building or pole mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from the west boundary of Area F. The light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. 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.

Access:

In order that the traffic-carrying capacity of the transportation system may be maintained, the development's access shall be principally from the internal collector service street(s). In keeping, access shall be restricted to the collector with exception of one signalized access onto West 71<sup>st</sup> Street South east of the intersection of West 71<sup>st</sup> Street South and the collector. No direct access onto West 81<sup>st</sup> Street South shall be permitted. Provision of mutual access easements between lots with frontage on West 71<sup>st</sup> Street South and between lots with frontage on West 81<sup>st</sup> Street South is encouraged.

Traffic Calming:

Traffic calming shall be included in the design of the service drive and loading area running generally parallel and to the east of the collector and directly adjacent to the buildings. Such design shall not be limited to stop signs and traffic humps. Additional design elements such as small traffic circles, curb extensions, planters, perceptual design features and curves and/or shifts in alignment of the service drive should also be incorporated.



Transit:

One cut-out for a bus-bay and shelter per northbound and southbound lanes of the collector, located near the planned traffic light at the midpoint of the collector, is recommended. Additional bus stops identified through signage and shelters should also be provided near crosswalks along the collector.

Pedestrian Circulation:

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

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

Landscape Buffer:

Landscaping and buffering of the west boundary within the 100' utility easement shall be in substantial conformance with Exhibit 'A-1', Tulsa Hills Concept Illustration Overall, and must be approved by the utility company or be provided outside the easement to the same effect. All required landscaping shall be installed and irrigated in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Building Materials:

Although the style, color and materials of buildings may vary, an individual building adjacent to U.S. Highway 75, West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South shall have elevations which are consistent in style, color and material on all sides.

All brick construction on Tract A, excluding service door entries, doorways and glass fronts, will be approved as part of the detail site plan approval process.

### Screening Walls and Retaining Walls:

The design of screening walls and retaining walls shall be approved by TMAPC at detail site plan review. Screening walls must achieve effective screening of loading areas, truck docks and car lights; must be of masonry, concrete, woodcrete or similar material; provide effective noise attenuation; and may include landscaping. Screening walls, a minimum of eight feet in height, shall be required on along the south boundaries of Development Area B, Development Area C, and along the east boundary of Development Area E and Development Area G.

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, screening fences 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 occupancy or at the soonest appropriate planting time. 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 (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required Stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. 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 the Corridor Site Plan conditions.
10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

11. Approval of the Corridor Site Plan major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

Traffic: No comments.

INCOG Transportation:

- MSHP: See comments regarding previous Tulsa Hills project
- LRTP: Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

5/7/08





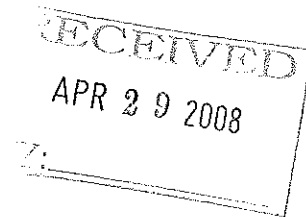
## OKLAHOMA DEPARTMENT OF TRANSPORTATION

200 N. E. 21st Street

Oklahoma City, OK 73105-3204

April 24, 2008

City of Tulsa  
Metropolitan Area Planning Commission  
201 Executive Center, Suite 600  
201 W. 5<sup>th</sup> Street  
Tulsa, Oklahoma 74103-4212



Re: Proposed Corridor Site Plan (Z-7008-SP-2)

The Planning & Research Division of the Oklahoma Department of Transportation has reviewed the proposed corridor site plan for the Tire Store/Tune-up service/accessory located north of the northwest corner of South Olympia Avenue and West 81<sup>st</sup> Street in Tulsa, OK. Please be advised that any new or modified access to US HWY 75 will require the approval of the ODOT Division 8 Engineer. For information concerning access and permits, please have the applicant contact the following:

Mr. Randle White, P.E., Division Engineer  
Oklahoma Department of Transportation  
P.O Box 660  
Tulsa, Oklahoma 74101  
918-838-9933  
918-832-9074 FAX

Please be advised that it is the local responsibility to prevent any land use development along highway corridors which would be incompatible with federal noise standards. Failure to properly control development excludes the use of federal transportation funds for noise abatement relief.

We appreciate the opportunity to review and comment on this proposed action.

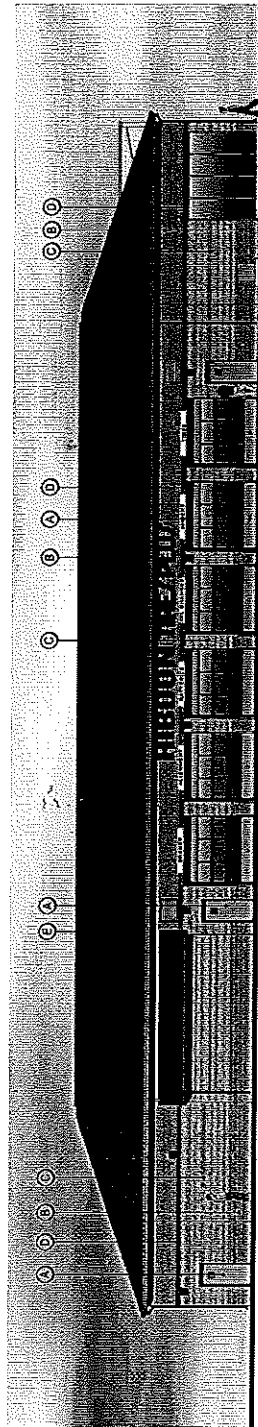
Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Adams".

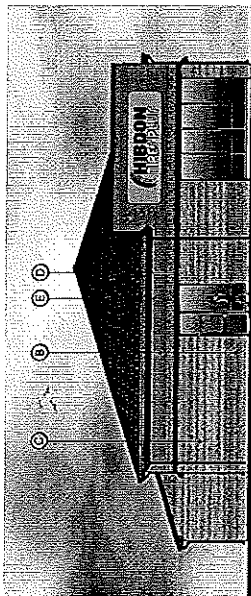
Jay B. Adams  
Acting Planning & Research Division Manager

JAB:DCB

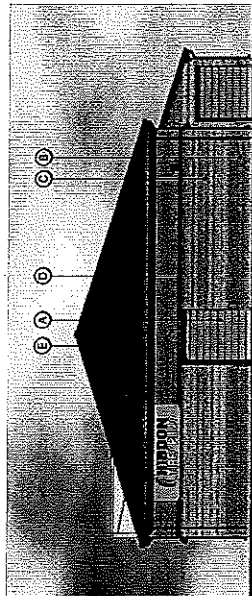
c: Randle White, Division Engineer, Division 8



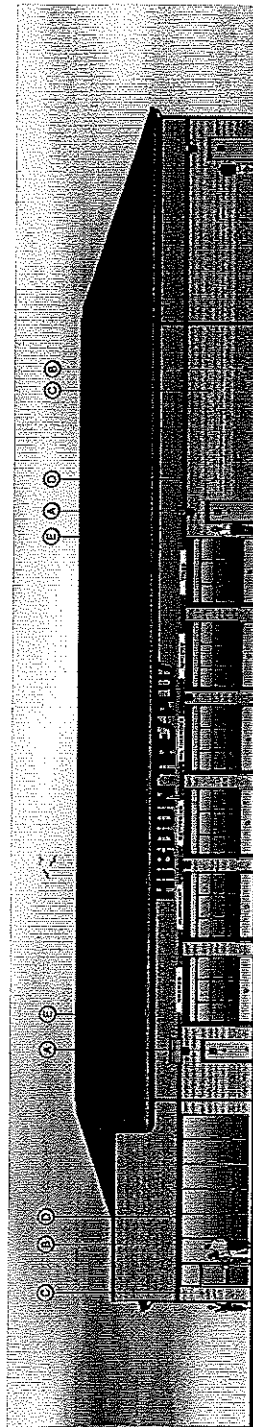
① SOUTH ELEVATION  
1/8" = 1'-0"



② FRONT STREET SIDE  
ELEVATION (EAST)  
1/8" = 1'-0"



③ REAR ELEVATION  
1/8" = 1'-0"



④ NORTH ELEVATION  
1/8" = 1'-0"

"Artist's Conception"

- ① EXTERIOR DOORS  
PAINT  
SHERWIN-WILLIAMS  
SW
- ② BRICK VENEER
- ③ BRICK VENEER
- ④ BRICK VENEER
- ⑤ ARCHITECTURAL  
SHINGLE  
SHINGLES

SCALE - 1/8" = 1'-0"





AG

IL

PUD-755

RE

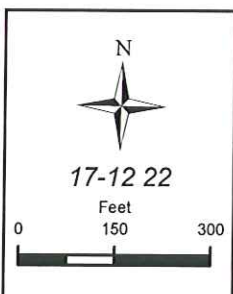
AG

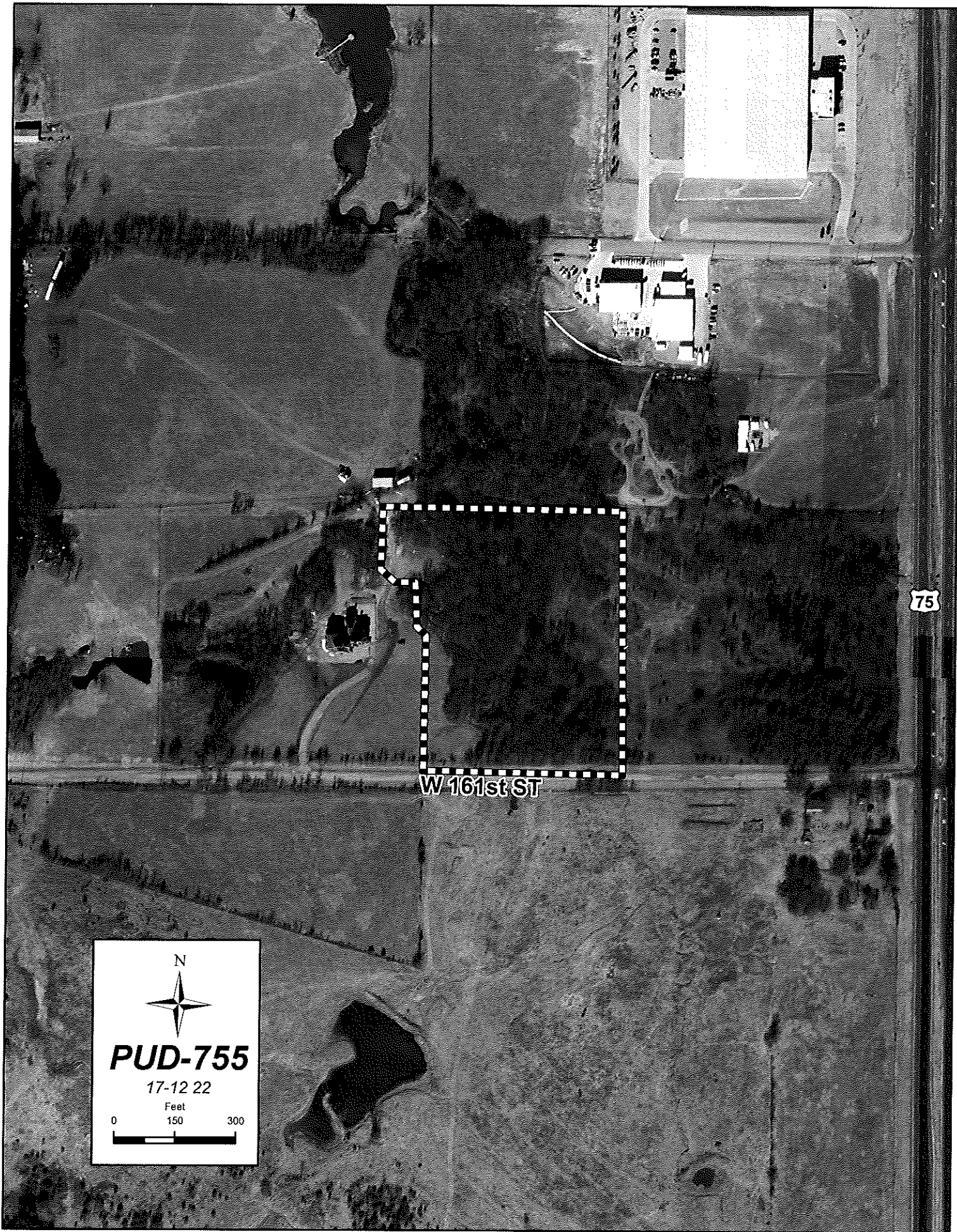
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W 161st ST

RS-3

CG

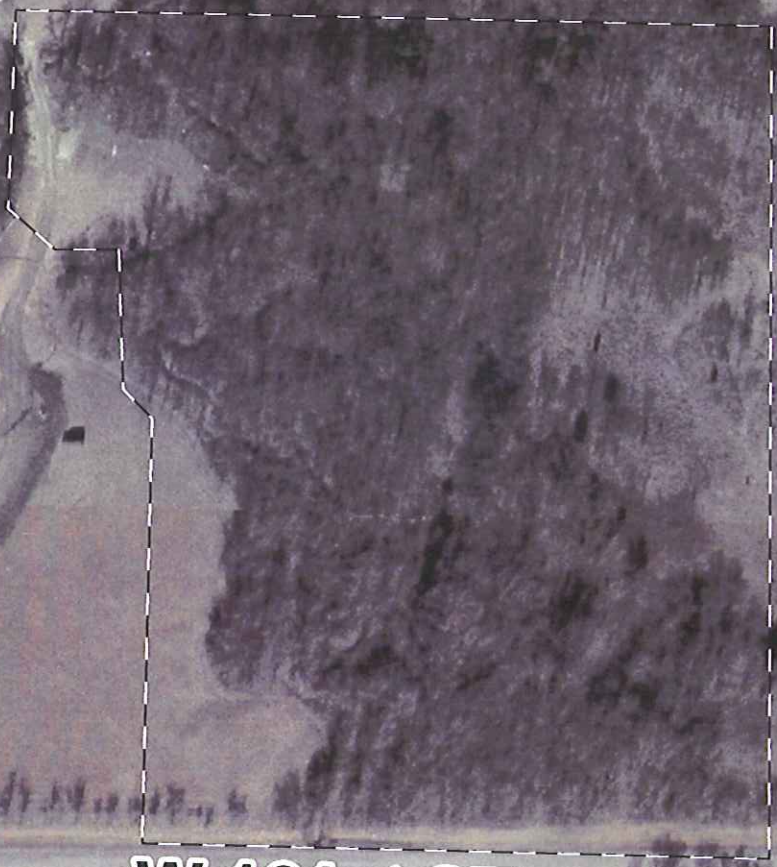




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↑  
◆  
PUD-755  
17-12 22  
Feet  
0 150 300



SUBJECT  
TRACT



W 161st ST

N

**PUD-755**

17-12 22

Feet

0 75 150



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-755**

**TRS 7222**

**Atlas 0**

**CZM 65**

**County**

**TMAPC Hearing Date: May 7, 2008**

**Applicant:** Sisemore Weisz & Associates/Darin Akerman    **Tract Size:** 7.86 ± acres

**ADDRESS/GENERAL LOCATION:** West of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South

**EXISTING ZONING: RE**

**EXISTING USE: Vacant**

**ZONING RESOLUTION:** Resolution number 208463 dated November 7, 2007 established zoning for the subject property.

**PROPOSED ZONING: RE/PUD**

**PROPOSED USE: Residential single-family**

**RELEVANT ZONING HISTORY:**

**CZ-389 November 2007:** All concurred in approval of a request for rezoning a 33± acre tract of land from AG to RE for future single family subdivision on property located west of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South.

**CZ-388 December 2007:** Application was filed for land at the northeast corner of West 158<sup>th</sup> Street South and South 33<sup>rd</sup> West Avenue to request to rezone from AG to IL for a trucking company. It was continued multiple times until the application was withdrawn on December 5, 2007.

**CZ-259/PUD-620 February 2000:** All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the southeast corner of West 151<sup>st</sup> Street South and South 33<sup>rd</sup> West Avenue and north and west of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 7.86± acres in size and is located west of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South. The property appears to be vacant and is zoned RE.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
161 <sup>st</sup> Street South	Primary Arterial	120'	2

**UTILITIES:** The subject tract has water and sewer available, and will also be provided by customary extension if it is not already provided. Storm water detention will be provided per Technical Advisory Committee (TAC) recommendation as stated below.

36.4

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned IL; on the south by 161<sup>st</sup> Street and vacant land, zoned RS-3; and on the west by one, single-family dwelling, zoned RE.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Glenpool Comprehensive Plan designates this area as being residential. The requested RE/PUD zoning is in accord with the Plan, however, special consideration must be given to the "development sensitive" area adjacent and to the west.

**STAFF RECOMMENDATION:**

The subject property is approximately 7.3 net acres in size, located on the north side of 161<sup>st</sup> Street South, approximately ¼ mile west of U.S. Highway 75 in the City of Glenpool, Tulsa County Oklahoma (see Exhibit A). The tract is outside the City of Glenpool Jurisdictional Limits. The subject tract and the 25 acres to the north and west of this property have recently been rezoned to RE to support this and future residential development.

Access to the site will be from 161<sup>st</sup> Street south via the proposed private drive. Phase II includes extending the private drive to access the 25-acre tract to the north-west. The site is generally flat with the highest elevation (750 ft) at the approximate southeast corner of the site and the lowest elevation (744 ft) at the approximate north-central portion of the site. The site is not within a FEMA Regulatory Floodplain. There are mature trees on the site, which should be retained where practical.

PUD-755 proposes to split the 7.3 acres into eight lots and two reserve areas for development as a single-family residential development. Reserve areas are to be dedicated to open space/landscaping, one private street, storm-water detention, and security gates.

Utilities are available at the development boundaries and will also be provided by customary extension. Storm water detention will be provided per attached Exhibit C and Technical Advisory Committee (TAC) recommendation.

The applicant's concept plans are shown on attached Exhibits B and C. The PUD comprised of eight (8) 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-755 to be: (1) consistent with the Glenpool 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-755 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:

**Land area:**

342,381 SF gross/7.86 gross acres  
317,988 SF net/7.3 net acres

<b>Permitted Uses:</b>	Those uses considered as a matter of right in the R district and uses considered customarily incidental to those principal uses.
<b>Permitted Uses Reserve Area A:</b>	Private street, open space, recreation, landscaping and entry features including gates and related security features.
<b>Permitted Uses Reserve Area B:</b>	Open space, recreation, landscaping, and storm water detention
<b>Maximum Dwelling Units:</b>	13
<b>Proposed Dwelling Units:</b>	8
<b>Minimum Lot Area:</b>	22,500 square feet
<b>Minimum Land Area/DU:</b>	26,250 square feet
<b>Average Lot Width*:</b>	90'
<b>Maximum Building Height:</b>	35'
<b>Required Setbacks:</b>	
From Private street ROW	35'*
From 161 <sup>st</sup> Street ROW	17.5' **
Interior side yards	15'
Rear yard	25'

*\*Proposed Lot 4 shall not have its front yard along west lot line. Setbacks along west lot line of Lot 4 shall be 15' for the principal dwelling, and 20' for any garage which provides direct access the northwesterly private street ROW.*

*\*\*There shall be no direct access to 161<sup>st</sup> Street South from Lots 1 and 8.*

<b>Livability Space per lot:</b>	12,000 SF
<b>Off-Street Parking:</b>	2-unenclosed spaces

**Signs:**  
 One identification sign may be erected at the entrance of the development not to exceed 100 sf of display surface area and eight feet in total height. Should wall signs be proposed, the permitted 100 sf of display area may be divided between two signs, each placed on opposite sides of the entrance.



**Access and Circulation:**

Vehicular access is derived by a gated private street extending from 161<sup>st</sup> Street. Sidewalks will be provided along both sides of the private collector and along the north side of 161<sup>st</sup> Street in accordance with the Subdivision Regulations.

**Other Bulk and Area Requirements:**

As provided within an RE District

**Site Plan Review:**

The approved final plat shall constitute the required site plan of the planned unit development, provided however, a detailed site plan of the proposed gating of the private street shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission prior to the installation of the gating and any related entry features including landscaping.

3. 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. Special consideration must be given to the 50' pipeline easement during the platting process. No structure will be permitted to be constructed over the pipeline easement.
4. 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.
5. 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.
6. 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.
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. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Signs must receive detail sign plan review and approval from TMAPC prior to issuance of a sign permit.
9. 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 guardhouses.

10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done the subdivision platting process.

**TAC Comments:**

General: No comments.

Water: Service area of Creek RWD#2.

Fire: Out of City of Tulsa. Get with responding fire department for comments. Recommend the following corrections: Provide hydrant coverage.

Stormwater: No comments.

Wastewater: Out of Service Area, no comments.

Transportation: No comments.

Traffic: No comments.

**NCOG Transportation:**

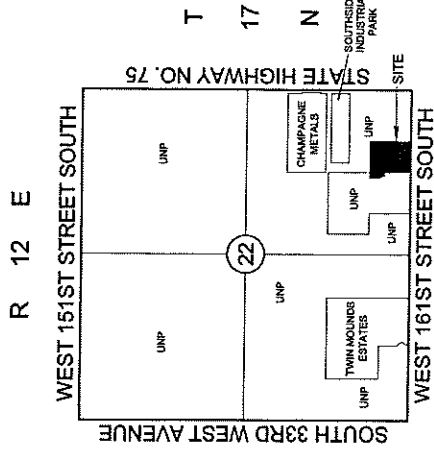
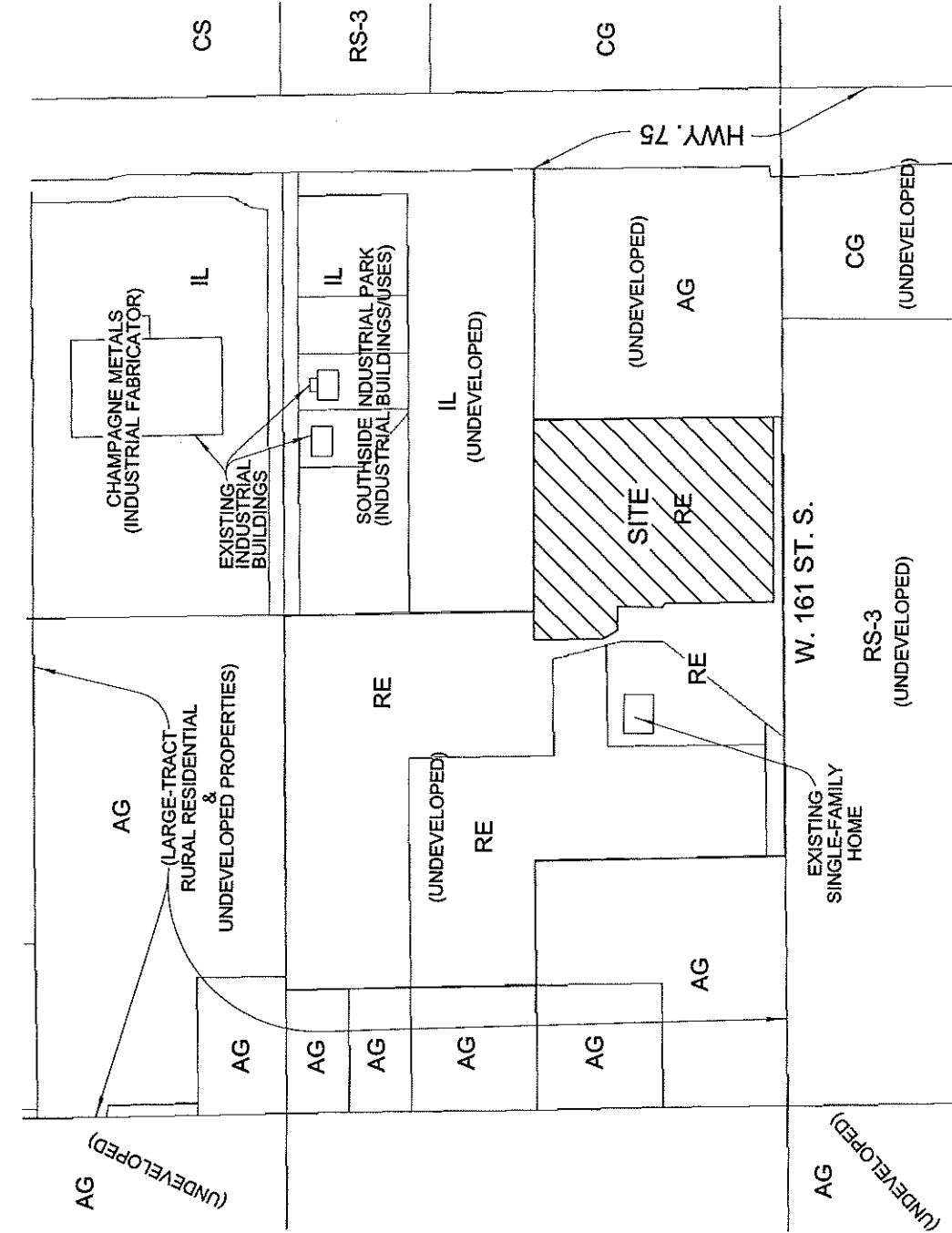
- MSHP: W. 161<sup>st</sup> Street S., between S. 33<sup>rd</sup> W. Ave, designated secondary arterial
- LRTP: W. 161<sup>st</sup> Street S., between S. 33<sup>rd</sup> W. Av. And SH-75, existing 2 lanes. SH-75, between W. 151<sup>st</sup> Street S. and W. 161<sup>st</sup> St. S. existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: Street name and addresses to be assigned by E-911. Substantial drainage way runs along the west side of street, so driveway culverts will need to be sized and listed on face of plat. Reduce the width of the access opening to the width of the actual paving, not R/W. No entry island extending into the future widened roadway.

05/07/08



**Location Map**  
SCALE: 1"=2000'



Scale: 1"= 300'

**RYAN JONES ESTATES**  
Site & Surrounding  
Area Zoning &  
Existing Development

DATE PREPARED: MARCH 25, 2008

Exhibit "A"

**Sisemore Weitz & Associates, Inc.**  
WE 1501 33RD AVENUE  
TULSA, OKLAHOMA 74106  
PHONE: (918) 965-3900  
FAX: (918) 965-3900  
E-MAIL: TULSA@SWA-OK.COM  
C.A. NO. 2421  
EXP. DATE: 6/30/08



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