

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2514

May 21, 2008

1:30 PM

Francis Campbell City Council Room  
Plaza Level, Tulsa Civic Center

## CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

## REPORTS

### Chairman's Report:

### Worksession Report:

### Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

### Director's Report:

Review TMAPC Receipts for the Month of April 2008

1. Minutes of May 7, 2008, Meeting No. 2513

## 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-96** – ASC Realty, LLC (8406)/Lot-Combination (18-C) (CD 7)  
Southeast corner of South Mingo Road and East 63<sup>rd</sup>  
Street South, 6301 South Mingo Road (related to Z-7061)
3. **LC-97** – Courtney Withers (8321)/Lot-Combination (PD 18-A) (CD 8)  
East of South Toledo Avenue and North of East 93<sup>rd</sup>  
Place, 9301 South Toledo Avenue
4. **LC-98** – Sanders Engineering, Inc./Lot-Combination (PD 26) (CD 8)  
East of South Braden Avenue and North of East 119<sup>th</sup>  
Street, 11801 South Braden Avenue
5. **L-20204** – Terry A. Jordan (9001)/Lot-Split (County)  
North of Wekiwa Road and East of South 193<sup>rd</sup> Avenue,  
19117 West Wekiwa Road
6. **L-20216** – Lou Reynolds (8317)/Lot-Split (PD 18) (CD 2)  
Southwest corner of East 89<sup>th</sup> Street South and South  
Gary Avenue, 3148 East 89<sup>th</sup> Street South
7. **PUD 379 B** – Revision to Restrictive Covenants (PD 18) (CD 7)  
6612 South Memorial Drive, Lot 2, Block 1, The Village at  
Woodland Hills

8. **Change of Access –** Block 4, Industrial Equipment Center (PD 18) (CD 5)  
South of East 42<sup>nd</sup> Place South and west of South Memorial Drive
9. **The Retreat at Brookside South –** (9330) Final Plat (PD 6) (CD 9)  
East of the southeast corner of East 41<sup>st</sup> Place South and Peoria Avenue
10. **TTCU Riverside Branch –** (8307) Final Plat (PD 18) (CD 2)  
East of South Peoria, South of East 71<sup>st</sup> Street South
11. **PUD-600-A – Harry Bjornberg** (PD-18) (CD-8)  
Approximately 1,300 feet west of Yale, south side of 91<sup>st</sup> Street South (Detail Site Plan and Landscape Plan for a 4,791 SF one story office building.)
12. **PUD-340 – Tanner Consulting, LLC** (PD-6) (CD-5)  
East side Yale Avenue, approximately 500 feet north of 36<sup>th</sup> Street South (Detail Site Plan for a 3,041 SF addition to an existing 6,250 office building.)
13. **PUD-744 – Brookside 41, LLC** (PD-6) (CD-9)  
West side of Quincy Avenue, between 41<sup>st</sup> Place South and East 42<sup>nd</sup> Street South (Detail Site Plan for a four building, 25-unit town home development.)
14. **PUD-736-1 – Sack & Associates/Mark Capron** (PD-18) (CD-7)  
West of the northwest corner of South Mingo Road and East 71<sup>st</sup> Street South (Detail Site Plan for 138-room hotel.)
15. **PUD-659-2 – Tanner Consulting, LLC** (PD-6) (CD-9)  
South side of 31<sup>st</sup> Street South, approximately 150 feet west of Utica Avenue (Minor Amendment to realign the “Guest Access Drive”.)
16. **PUD-693-4 – Tanner Consulting, LLC** (PD-18b) (CD-8)  
North side of 91<sup>st</sup> Street South, approximately 750 feet west of Yale Avenue (Minor Amendment to reduce the required setback from the northern internal development area from 10 feet to five feet for an office building.)
17. **PUD-686-5 – Collins & Reynolds Homes** (PD-26) (CD-8)  
11602 South Oswego Avenue (Minor Amendment to reduce the required rear setback from 25’ to 22’ for Lot 10, Block 12.)

18. **PUD-625 – Doug Huber** (PD-18c) (CD-8)  
South side of 81<sup>st</sup> Street, approximately ¼ mile east of Mingo Road (Detail Site Plan for a 14,918 SF office building.)
19. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**  
**PUBLIC HEARINGS**
20. **Tulsa Aerospace Park –** (0325) Preliminary Plat (PD 16) (CD 3)  
Northwest corner of East Pine Street and North Mingo Road
21. **Place 41 –** (9319) Preliminary Plat (PD 6) (CD 9)  
North of East 41<sup>st</sup> Street South, and East of South Peoria
22. **Brook West –** (8213) Minor Subdivision Plat (PD 8) (CD 2)  
North of the northwest corner of West 91<sup>st</sup> Street and South Peoria (A continuance is requested until June 4, 2008 for further TAC review.)
23. **BOA 20679 –** (9214) Plat Waiver (PD 9) (CD 2)  
Northwest corner of Southwest Boulevard and West 22<sup>nd</sup> Street
24. **Z-7061 –** (8406) Plat Waiver (PD18 C) (CD 7)  
Southeast corner of South Mingo Road and East 63<sup>rd</sup> Street South
25. **Z 4330 –** (0225) Plat Waiver (PD 25) (CD 1)  
Southwest corner of North Peoria and 33<sup>rd</sup> Street North
26. **PUD 379 B -** (1832) Plat Waiver (PD 18) (CD 7)  
6612 South Memorial Drive
27. **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, 5/7/08.)
28. **PUD-756 – Charles E. Norman** RS-3/OL/CS to RS-3/OL/CS/PUD (PD-4) (CD-4)  
Northwest corner of East 21<sup>st</sup> Street between South Harvard Avenue and South Gary Place (PUD to reconstruct the existing QuikTrip farther away from Harvard Avenue to improve access and traffic circulation patterns.)

29. **CZ-391 – Advanced Industrial Solutions** **AG to IL**  
East of southeast corner of North Mingo Road and East  
126<sup>th</sup> Street North (County)
30. **Z-7096/PUD-757 – Charles E. Norman** **RS-3/OL to OL/PUD**  
North of northwest corner of East 15<sup>th</sup> Street and South  
Norfolk Avenue (PUD for a seven unit town-home  
development designed for single-family owners.) (PD-6) (CD-4)
31. **Z-7097/PUD-758 – Roy D. Johnsen** **RM-1/RM-2 to RM-3/PUD**  
East of the southeast corner of South Peoria Avenue and  
East 39<sup>th</sup> Street (PUD for 240 dwelling units of one and  
two bedroom units.) (PD-6) (CD-9)

#### **OTHER BUSINESS**

#### **Commissioners' Comments**

#### **ADJOURN**

PD = Planning District/CD = Council District

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

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

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

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

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

**TMAPC Mission Statement**

**NOTICE OF COVENANTS AND RESTRICTIONS  
UNDER PLANNED UNIT DEVELOPMENT NO. 379-B**

**(PUD 379-B)**

THIS NOTICE OF CONDITIONS AND RESTRICTIONS UNDER PLANNED UNIT DEVELOPMENT NO. 379-B (this "Notice"), is made and entered into as of this \_\_\_\_ day of May, 2008, by CRESTA GOLD FUND, L.P., a Delaware limited partnership ("Cresta").

**RECITALS:**

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

Lot Two (2), Block One (1), THE VILLAGE AT WOODLAND HILLS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof (the "Property").

B. The Property was processed as a Major Amendment to Planned Unit Development No. 379-B such action being Planned Unit Development 379-B ("PUD 379-B") pursuant to Chapter 11 of Title 42 of the Tulsa Zoning Code, and was approved by the Tulsa Metropolitan Area Planning Commission (the "TMAPC") on April 2, 2008.

C. On June 10, 2008, the TMAPC, at a public hearing, waived the platting requirement for the Property and determined that the purpose of such platting could be achieved, by the recording of this Notice in the Office of the Tulsa County Clerk.

**COVENANTS AND RESTRICTIONS:**

NOW, THEREFORE, in accordance with Title 42, Section 1102 of the Tulsa Zoning Code requiring the establishment of covenants and restrictions of record, inuring to and enforceable by the City of Tulsa, Oklahoma, a municipal corporation (the "City"), sufficient to assure the implementation and continued compliance with PUD 379-B and any amendments thereto, Cresta, for its successors, grantees and assigns, does hereby impose the following covenants and restrictions, which shall run with the land and which shall be enforceable by Cresta, the owner(s) of the Property or by the City.

**1. ADDITIONAL DEVELOPMENT STANDARDS**

**A. Permitted Uses:**

Uses permitted as a matter of right in the CS – Commercial Shopping Center District and Use Unit 12 – Eating Establishments Other Than Drive-Ins. Use Unit 12 - a is not permitted.

**B. Site Lighting:**

Any new site lighting shall not exceed the height of any existing lighting on the site and shall be directed down and away from the adjoining residential areas in a manner that shields the light from a person standing at ground level in the adjoining residential district. Compliance with these standards shall be verified by application of the Kennebunkport formula. Consideration of topography must be included in the calculations.

**C. Screening:**

An 8-foot solid screening wall or fence shall be erected along any lot line or lines in common with a R district if one does not exist.

**D. Restaurant Hours of Operation:**

Restaurant hours of operation shall not extend past midnight.

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

**A. Term and Amendment:**

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

**B. Enforcement:**

In the event owner or any of its successors, grantees or assigns or any person claiming under them, shall violate or breach any of the covenants and restrictions set forth herein or imposed hereby, any person or persons owning an interest in the Property, or the City, shall have the right to maintain an action at law or in equity against the person or persons attempting to violate any such covenants or restrictions to prevent violation or to recover damages for the violation thereof.

**C. Partial Invalidity:**

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

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

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

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

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

**CRESTA GOLD FUND, L.P.,  
a Delaware limited partnership**

By: CRESTA DEVELOPMENT COMPANY,  
Its General Partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its President

**"Cresta"**

APPROVED AS TO FORM:

TULSA METROPOLITAN AREA  
PLANNING COMMISSION

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

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

**"TMAPC"**

STATE OF TEXAS            )  
                                      ) ss.  
COUNTY OF \_\_\_\_\_ )

          This instrument was acknowledged before me on this \_\_\_\_\_ day of June, 2008, by  
\_\_\_\_\_ as President of Cresta Development Company, General Partner of  
CRESTA GOLD FUND, L.P., a Delaware limited partnership

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

My Commission Number:  
\_\_\_\_\_

## **Change of Access on Recorded Plat TMAPC May 21, 2008**

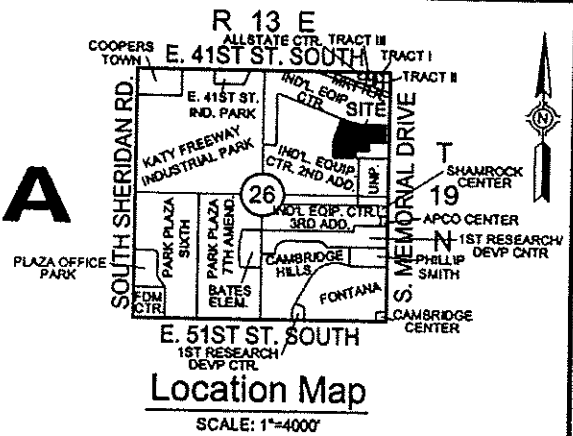
**Block 4, Industrial Equipment Center – (PD 18) (CD 5)**  
South of East 42<sup>nd</sup> Place South, West of South Memorial Drive

This application is made to allow a change of access along South Memorial Drive to add an access. The property is zoned IL.

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

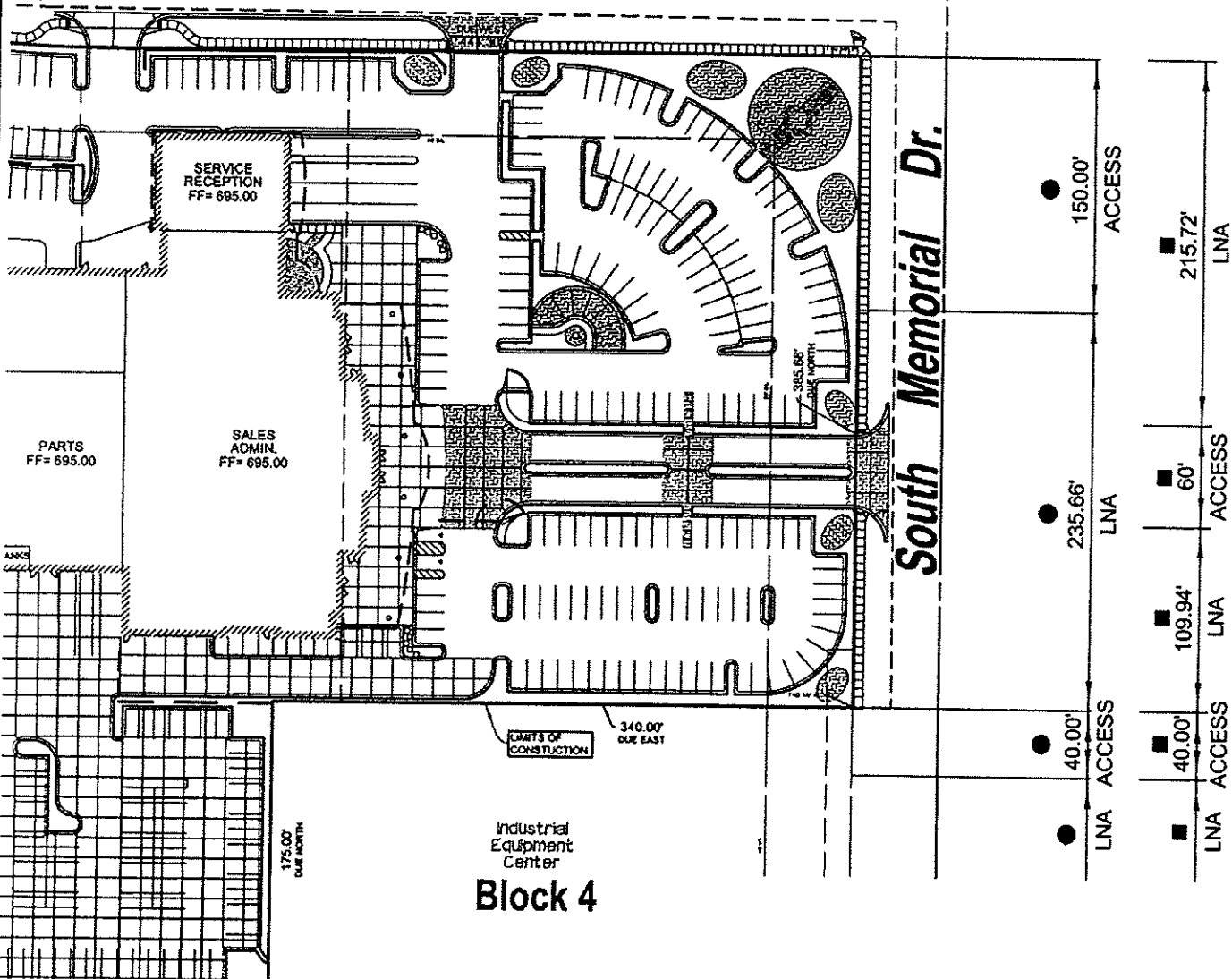
# CHANGE OF ACCESS EXHIBIT LEXUS OF TULSA

DATE: 3/31/08  
WO#15827.01



SCALE: 1" = 100'

**East 42nd Place South**



- REQUESTED ACCESS REVISION
- ORIGINAL ACCESS & LNA AS SHOWN ON EXISTING PLAT OF INDUSTRIAL EQUIPMENT CENTER BLOCK 4

*Exhibit "A"*

Approved: *DD Trench*

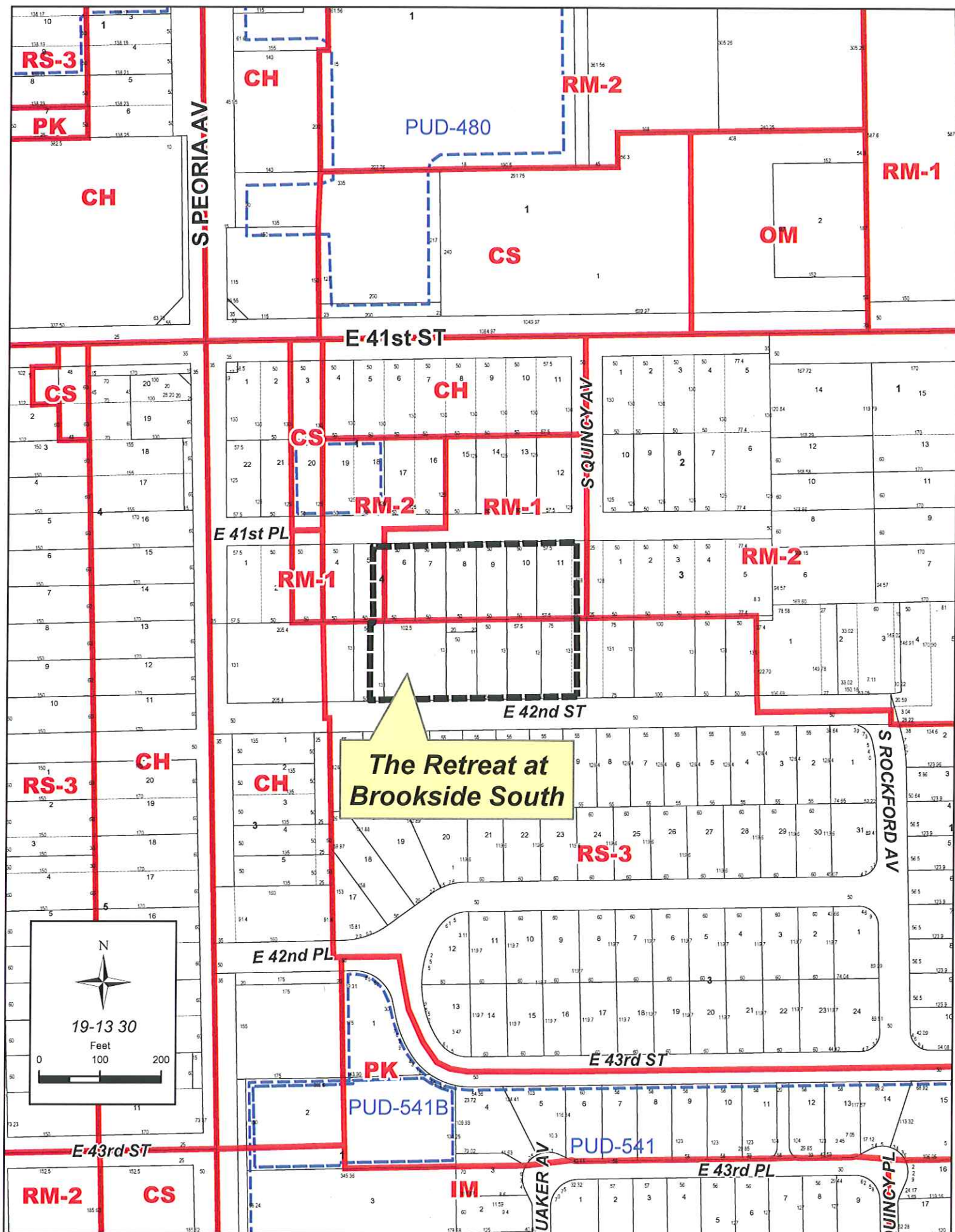
Date: *5-8-08*



**Sisemore Welsz & Associates, Inc.**

611 EAST 32ND PLACE  
TULSA, OKLAHOMA 74105  
C.A. NO. 2421

PHONE (918) 665-3000  
FAX (918) 665-8008  
EXP. DATE 6/30/09



2.e.1

S PEORIA AV

E 41st ST

S QUINCY AV

E 41st PL

E 42nd ST

E 42nd PL

E 43rd ST

S ROCKFORD AV

E 43rd ST

WAKER AV

E 43rd PL

QUINCY PL



**The Retreat at  
Brookside South**

19-13 30

Feet  
0 100 200

2.e.2

## Final Subdivision Plat

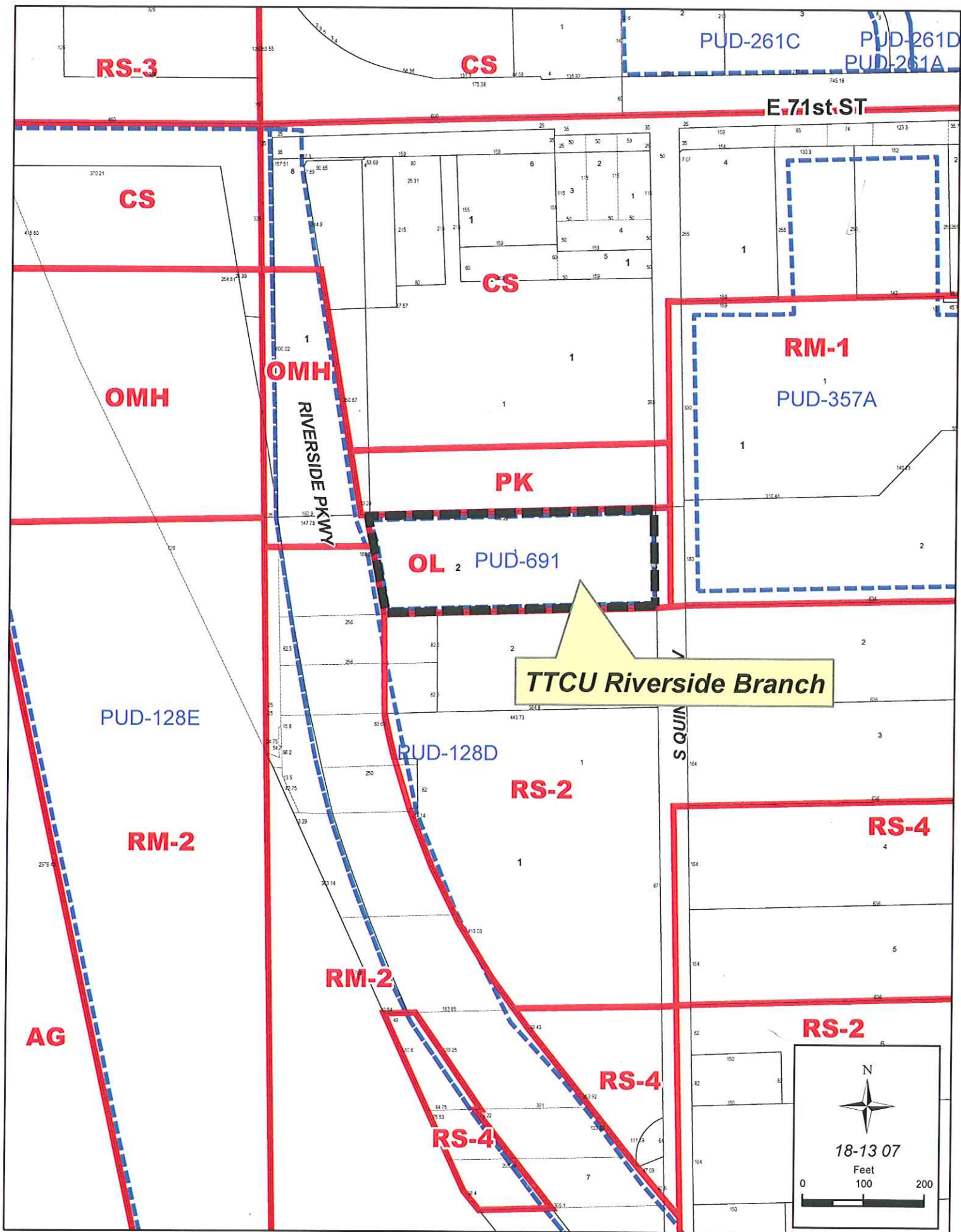
**The Retreat at Brookside South - (9330) (PD 6) (CD 9)**

East of the southeast corner of East 41<sup>st</sup> Place South and Peoria Avenue

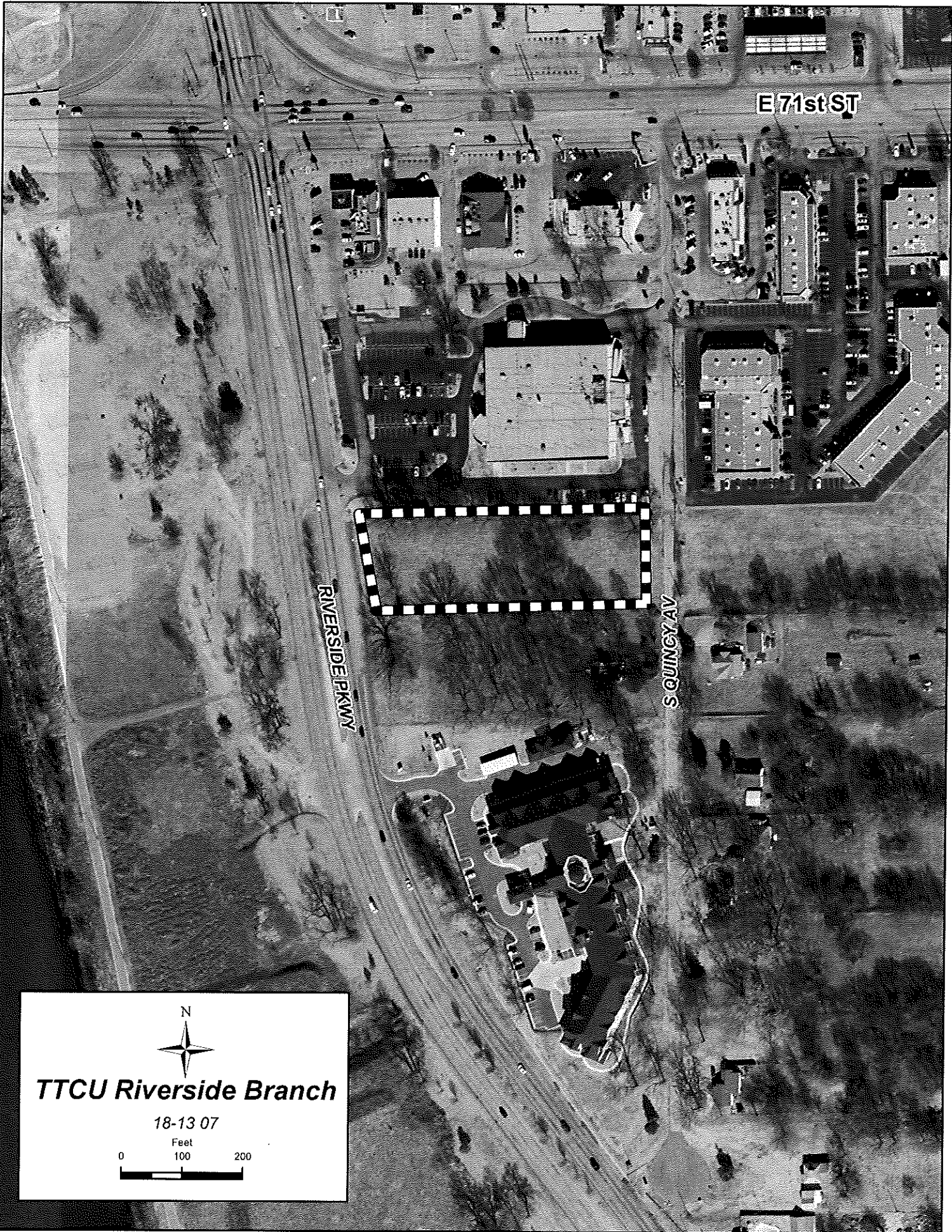
This plat consists of 25 Lots in 4 Blocks on 1.96 acres.

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





3.c.1



E 71st ST

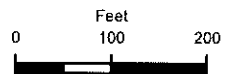
RIVERSIDE PKWY

QUINCY AV



**TTCU Riverside Branch**

18-13 07



3.C2

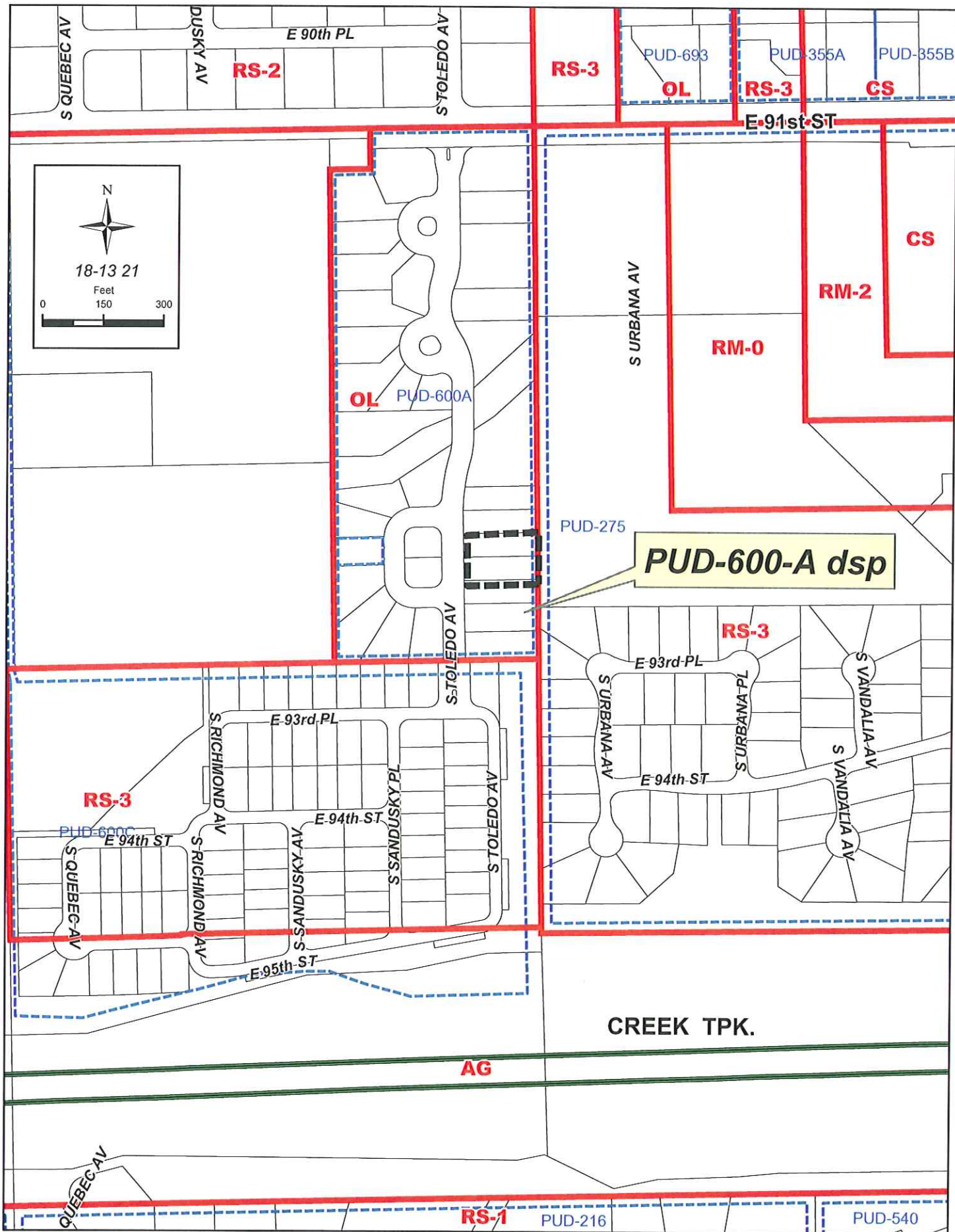
## Final Subdivision Plat

**TTCU Riverside Branch - (8307) (PD 18) (CD 2)**  
East of South Peoria, South of East 71<sup>st</sup> Street South

This plat consists of 1 Lot in 1 Block on 1.81 acres.

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





N

**PUD-600 dsp**

18-13 21

Feet  
0 150 300





**PUD-600 dsp**

18-13 21

0 75 150  
Feet

May 21, 2008

## STAFF RECOMMENDATION

**PUD-600-A:** Detail Site Plan – Approximately 1,300' west of Yale, south side of 91<sup>st</sup> Street South; 9301 South Toledo Ave.; Lots 3 and 4, Block 3 – Ashton Creek Office Park; TRS 8321; CZM 56; Atlas 1909; PD 18 CD 8; OL/PUD.

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The applicant is requesting approval of a detail site and landscape plan for a 4,791 square foot, one-story office building. The proposed use, Use Unit 11 – Offices, Studios and Support Services is in conformance with Development Standards of PUD-600-A.

Also on the 5/21/08 TMAPC agenda is the applicant's lot combination request, LC-97 which would allow this structure to be built over the interior lot line of Lots 3 and 4, Ashton Creek Office Park.

The proposed site plan meets all applicable building height, setback, floor area, and parking requirements. There is no site lighting being proposed at this time. Landscape requirements have been met per the Zoning Code and PUD Development Standards.

Staff recommends **APPROVAL** of the detail site plan for Lots 3 and 4, Block 3 – Ashton Creek Office Park with the following conditions:

Detail site plan approval is granted pending the approval of a lot combination LC-97, combining Lots 3 and 4, Block 3 – Ashton Creek Office Park;

Minor revisions to "Standard Elements for PUD Detail Site Plan Review" box on submitted site plan are made including:

- Change PUD-600, to PUD-6100-A;
- Change Development Area to "24,571 sf";
- Change Maximum Building Floor Area permitted to 7,371 sf;
- Add "100-foot from east boundary line" under minimum building setbacks required;
- Preceding "Landscaped Street Yard per Street Frontage Provided" add "Street yard Landscape Required – 730 sf" and "730 sf / 116 = 6.3 – foot wide landscape strip required"; and
- Show distance to the centerline of the street on all plans.

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

STATE OF OKLAHOMA  
COUNTY OF TULSA

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Given under my hand and seal of office this 15th day of May, 2021.

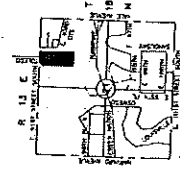
JOHN H. HARRIS, Clerk County Clerk

**CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of the original as the same appears on file in my office.

Given under my hand and seal of office this 15th day of May, 2021.

JOHN H. HARRIS, Clerk County Clerk



Plat No. 5524

Planned Unit Development No. 800

ASHTON CREEK  
OFFICE PARK

A PART OF THE NE/4 OF SECTION 21, T-18-N, R-13-E, 1M.

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

PLAT NO.  
5524

**ENGINEER:**  
Leon Engineering, Inc.  
1831 Oklahoma Corporation  
Tulsa, Oklahoma 74105  
Phone: (918) 491-2903

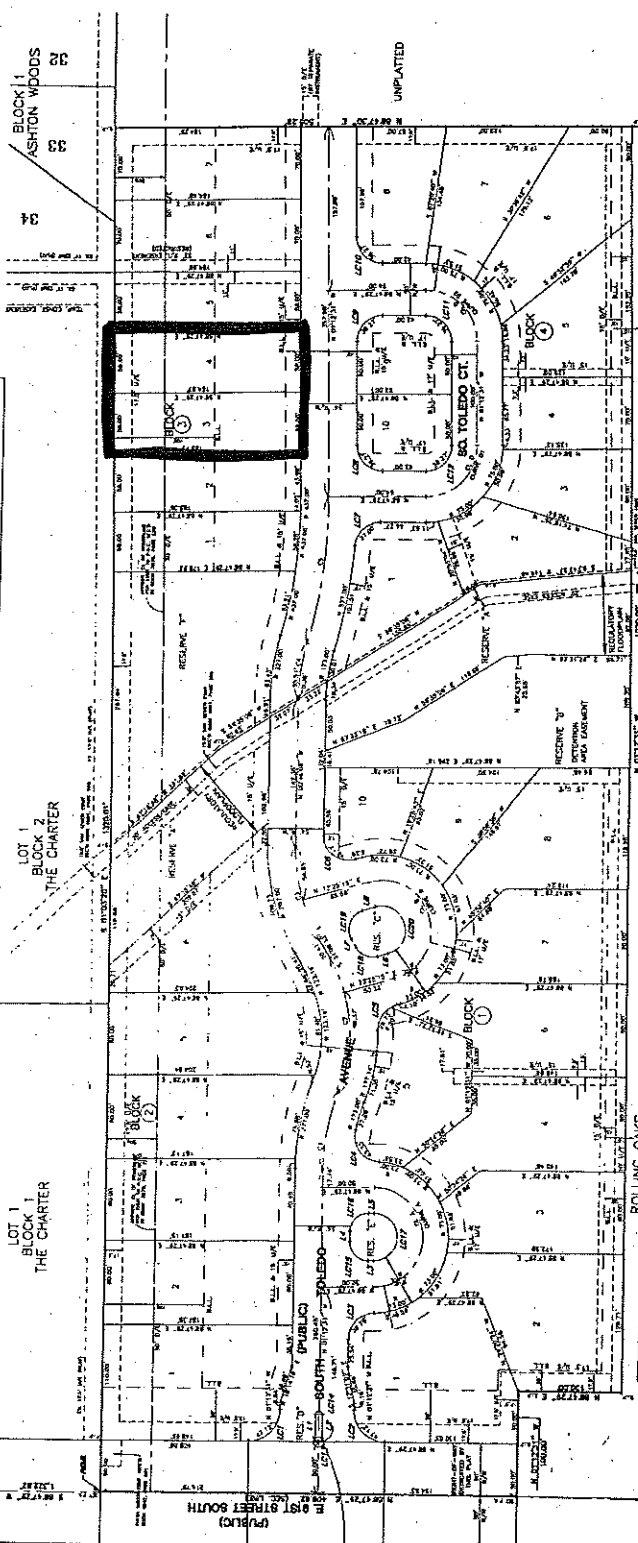
**OWNER/DEVELOPER:**  
Ashton Creek Partners, LLC  
an Oklahoma Limited Liability Company  
Tulsa, Oklahoma 74153  
Phone: (918) 259-4336



LOT 1  
BLOCK 1  
THE CHARTER

LOT 1  
BLOCK 2  
THE CHARTER

LOT 1  
BLOCK 1  
ASHTON WOODS



**LINE DATA**

LINE NO.	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	N 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	N 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	N 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00

**ROLLING OAKS  
MEMORIAL GARDENS**

LINE NO.	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	N 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	N 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	N 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00

**CURVE DATA (FOR LOT CURVES)**

LOT	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	PI POINT	PC	PT	PI	PT	PI	PT
1	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

**CURVE DATA (FOR LOT CURVES)**

LOT	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	PI POINT	PC	PT	PI	PT	PI	PT
1	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

**CURVE DATA (AT CL)**

LOT	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE	PI POINT	PC	PT	PI	PT	PI	PT
1	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	N 89° 15' 00" E	100.00	S 89° 15' 00" E	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa County Board of Commissioners on this 15th day of May, 2021.

Given under my hand and seal of office this 15th day of May, 2021.

JOHN H. HARRIS, Clerk County Clerk

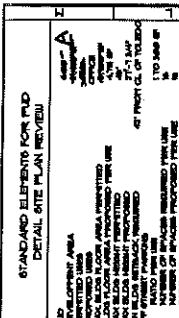
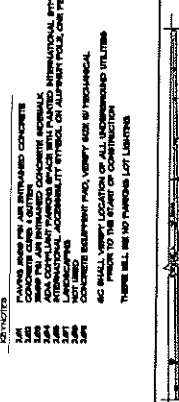
**Benchmark**  
Tulsa County Survey, 1925  
Elevation = 727.34 (NGS 85, 1925)

**Basis of Bearings**  
The bearings of bearings in this plat were determined by the surveyor using a magnetic compass, and the bearings are true to the magnetic north.

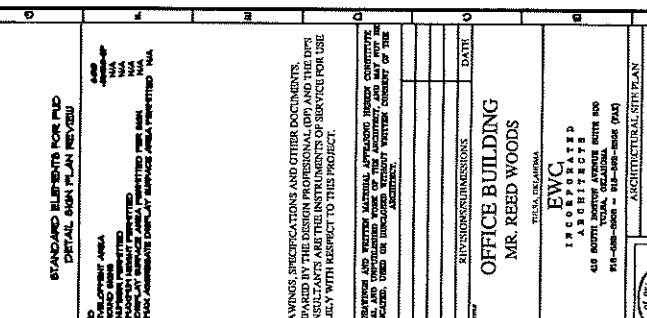
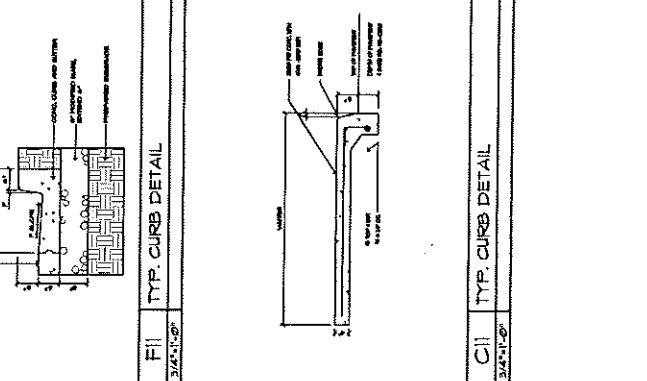
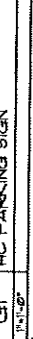
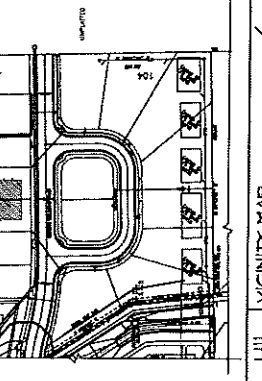
**Legend**  
1/4" = 100' (Horizontal)  
1/8" = 100' (Vertical)

**Monument Notes**  
Corner 1 is at the intersection of the 1/4" and 1/8" lines with the bearing of 177° 17' 17". The monument is a 1/4" x 1/8" x 1/8" iron pin, and the corner is located at the intersection of the 1/4" and 1/8" lines with the bearing of 177° 17' 17".

1. PAINTED MARKING STRIPES ON COAT OF COLORATED NUMBER PAINT, WHITE OR YELLOW AS SELECTED BY OWNER.
2. MARKING PAINTS USED ON COAT OF COLORATED NUMBER PAINT - BLUE FIELD WITH WHITE INTERNATIONAL SYMBOL OF ACCIDENTALITY.
3. PAINTED WHITE AND MARKING PAINTS MARKING AREA. \* BORDER MARKING STRIPES AT 10' ON 10' (OR SHORTER) SPACES ON THE PLANT.
4. MARKING STRIPES TO BE 10' TO 30' LONG AS INDICATED ON PLAN BY "X" USED.
5. MARKING PAINTS SHALL ACCA APPROVED SIGN TRANSPARENT WHITE OR YELLOW. MARKING PAINTS SHALL BE NON-FLAMMABLE, NON-TOXIC, NON-CORROSIVE, WITH A MINIMUM DRYING TIME OF 15 MINUTES.



Page 10 of 10



16-1-10*	1	2	3	4	NC
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411	NONE



SHEET  
**A-010**

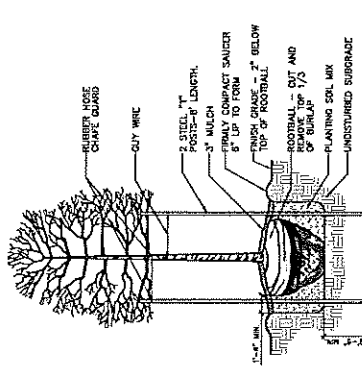
[illegible]

# PROJECT DATA

LOT 3 & 4, BLOCK 3, ASTON CHURCH	21407.2 SF
NET LAND AREA	0.3 ACRES
TOTAL LANDSCAPE AREA PROVIDED	5278.4 SF (24.6%)
STREET YARD AREA PER STREET FRONTAGE	3201 SF (10%)
SOUTH TOLEDO AVENUE	1740.0 SF
LANDSCAPE AREA PER STREET FRONTAGE	3201 SF (10%)
SOUTH TOLEDO AVENUE	1740.0 SF
NUMBER OF TREES PER STREET FRONTAGE	2
SOUTH TOLEDO AVENUE	2
NUMBER OF TREES PER PARKING AREAS	2
1 PER 12 STALLS (20 TOTAL STALLS)	2
TOTAL NUMBER OF TREES	2
MIN 6.5' wide street landscape strip req'd	

## LEGEND

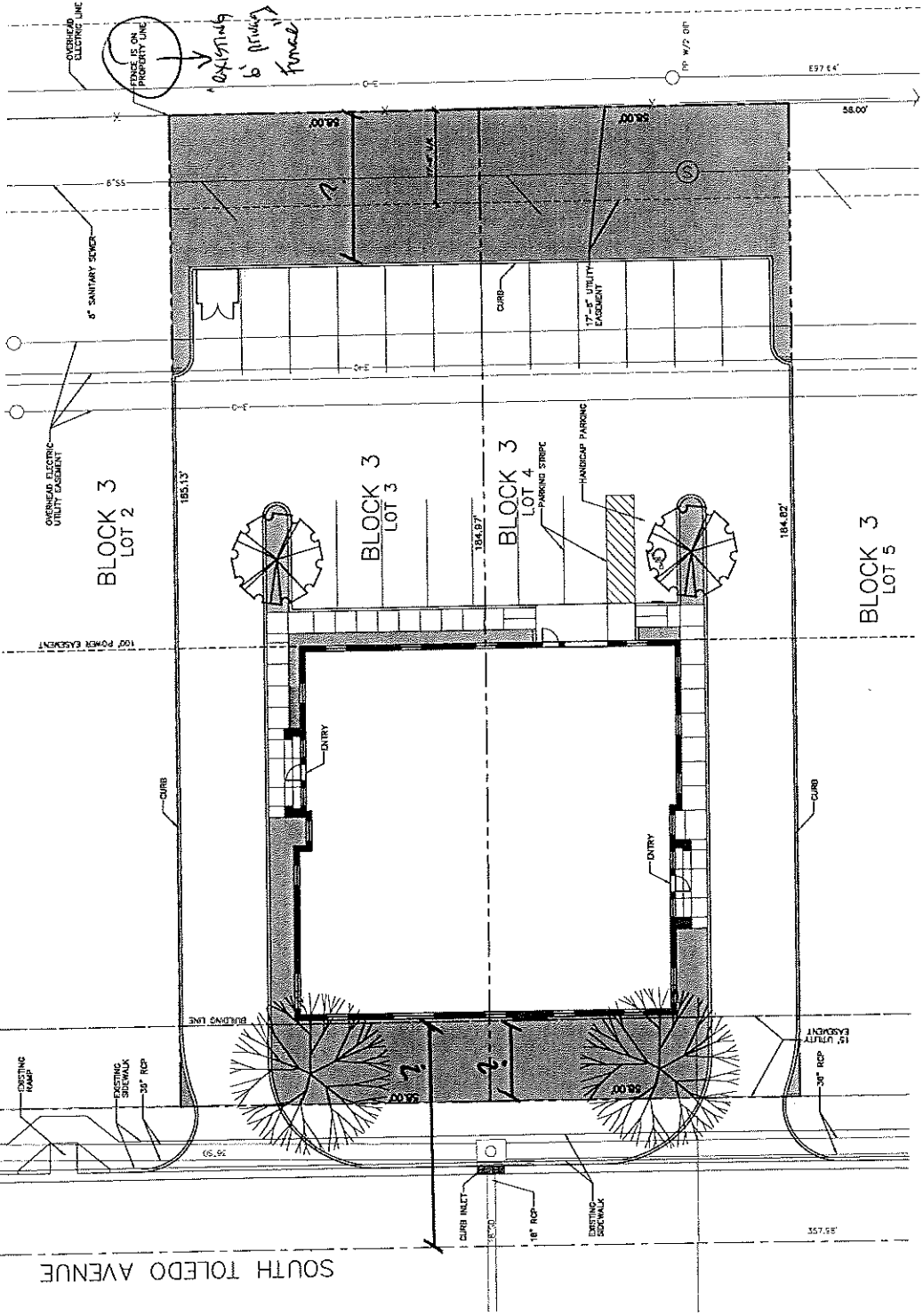
	OCTOBER GLORY MAPLE
	IRRIGATED SOD AREAS
	PROPERTY LINE
	EASEMENT LINE
	OVERHEAD ELECTRIC
	BUILDING LINE



## SECTION - TREE PLANTING

NOT TO SCALE

DETAIL LANDSCAPE PLAN	
REED WOODS OFFICE	
CITY OF OKLAHOMA	
REED WOODS COMPANY, P.C.	
1111 S. W. 10TH AVE., SUITE 100, OKLAHOMA CITY, OK 73101	
DATE: 03-07-08	
DRAWN BY: J. W. WOODS	
CHECKED BY: J. W. WOODS	
APPROVED BY: J. W. WOODS	
SCALE: 1" = 10'-0"	
SHEET 1 OF 1	



## CERTIFICATION

THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF OKLAHOMA CITY ORDINANCE NO. 307, LANDSCAPE REQUIREMENTS AS ADOPTED BY THE CITY OF OKLAHOMA CITY COUNCIL, NOVEMBER 20, 1995.

ROBERT SHEARS II, LIA, ASLA DATE: 03-07-08

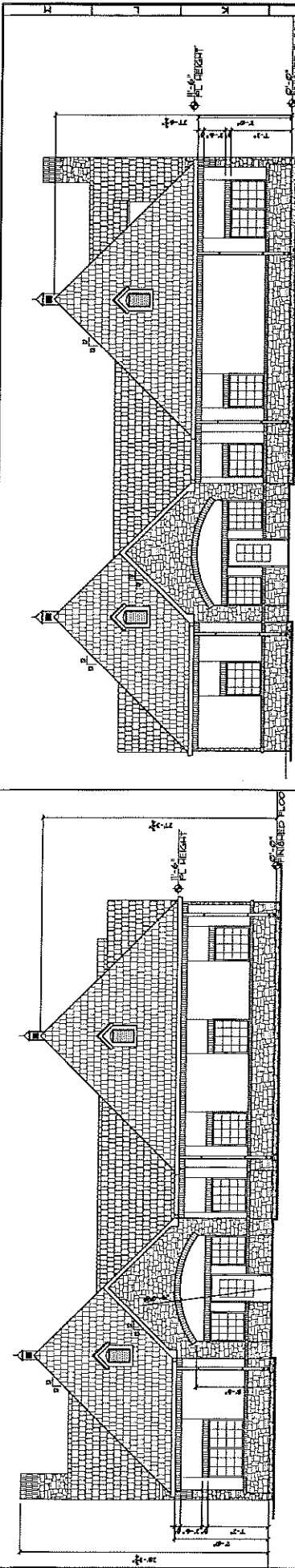
## NOTE:

- ALL LANDSCAPE AREA REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE IRRIGATED BY AN UNDERGROUND SPRINKLER SYSTEM.
- THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF OKLAHOMA CITY ORDINANCE NO. 307, LANDSCAPE REQUIREMENTS AS ADOPTED BY THE CITY OF OKLAHOMA CITY COUNCIL, NOVEMBER 20, 1995.

## PLANT AND MATERIAL LIST

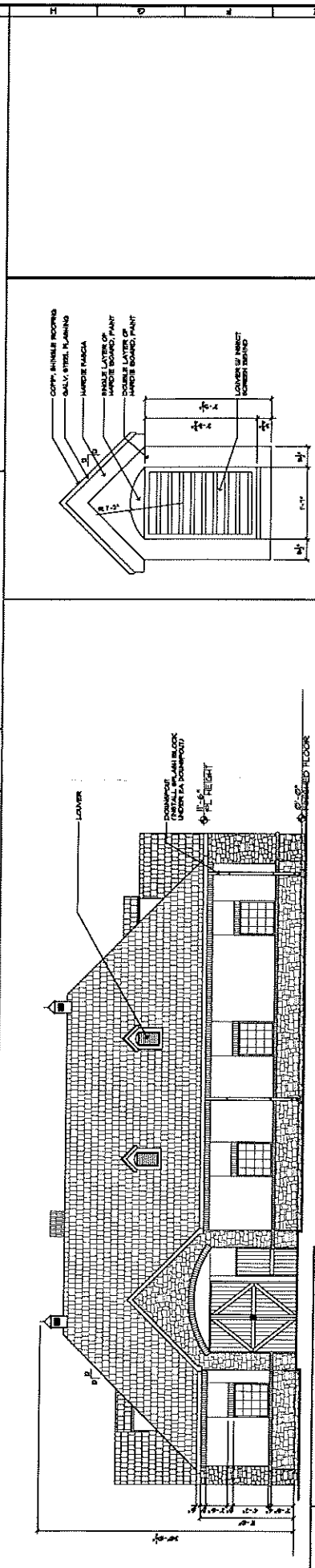
QTY.	ITEM	SIZE	MT./SQR.
4	OCTOBER GLORY MAPLE	2 1/2" CAL.	12/16-18"
0.559.7 SF	U-3 BERNARDIA SOD		





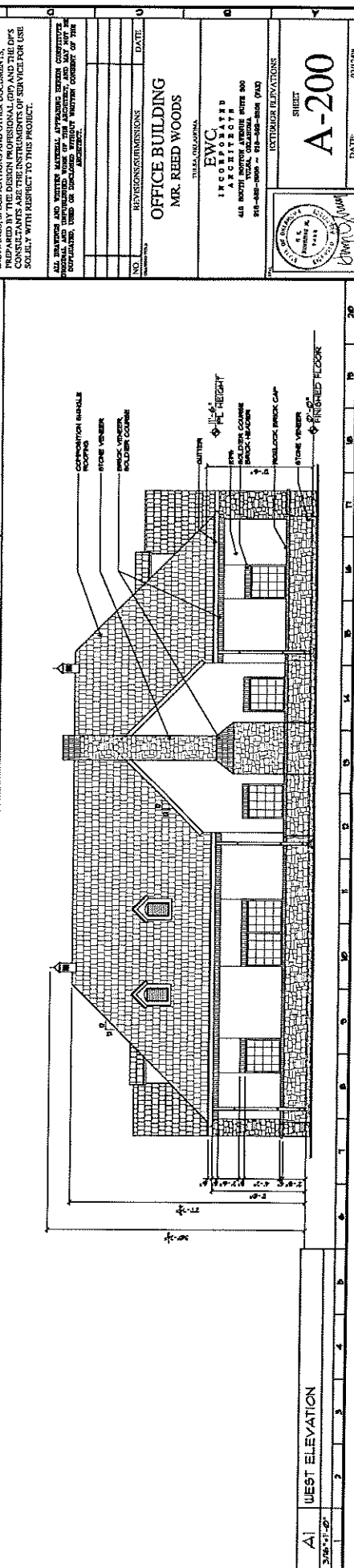
J1 SOUTH ELEVATION  
3'-0" x 1'-0"

J13 NORTH ELEVATION  
3'-0" x 1'-0"



E1 EAST ELEVATION  
3'-0" x 1'-0"

E16 DORRER ELEVATION  
3'-0" x 1'-0"



A1 WEST ELEVATION  
3'-0" x 1'-0"

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS,  
PREPARED BY THE DESIGN PROFESSIONAL (DP) AND THE DP'S  
CONSULTANTS, ARE THE PROPERTY OF THE DP AND ARE NOT TO BE  
REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE  
DESIGNER. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED.

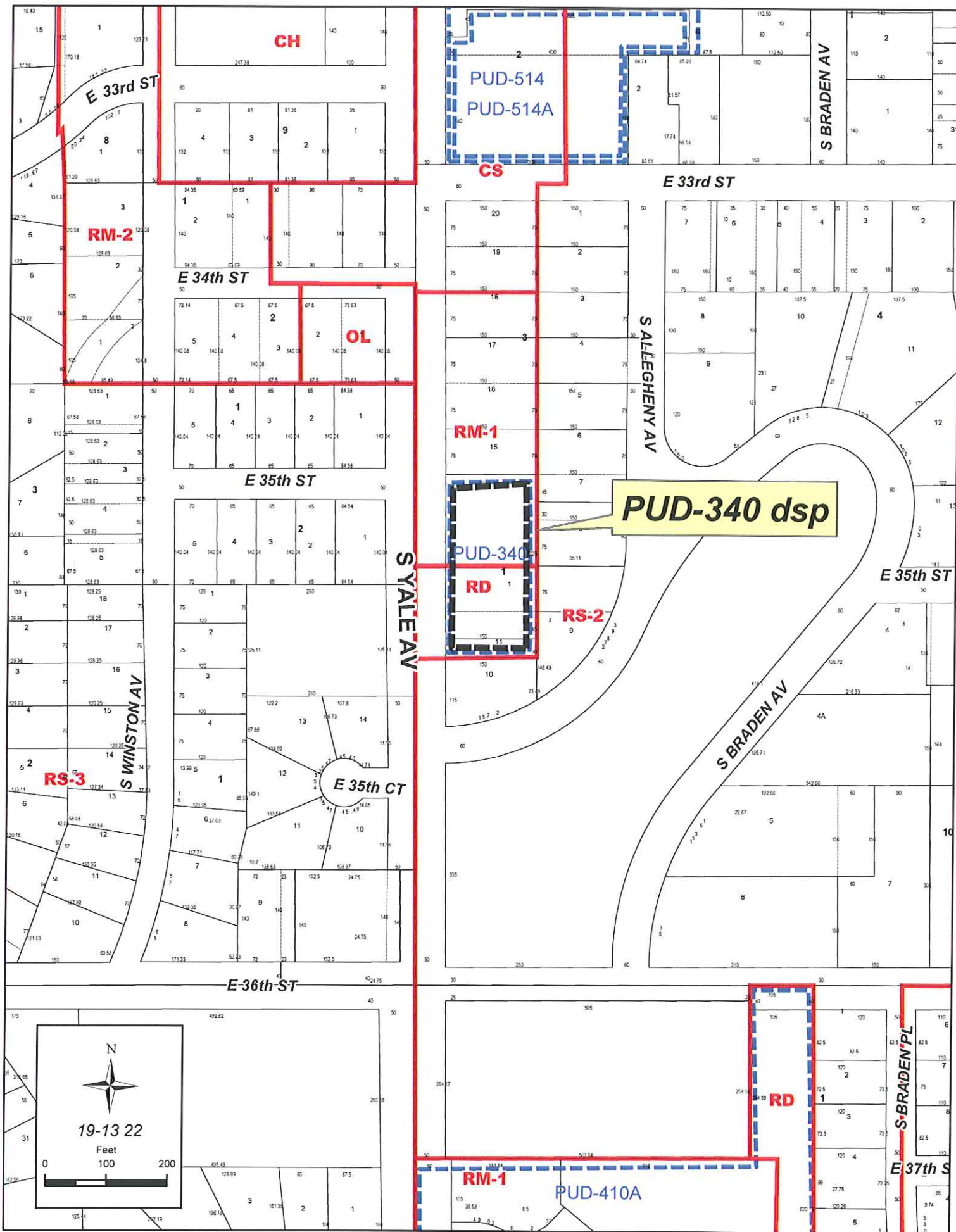
ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE  
IN ACCORDANCE WITH THE LATEST EDITIONS OF THE  
NATIONAL AND INTERNATIONAL STANDARDS AND SPECIFICATIONS  
AND THE LATEST EDITIONS OF THE BUILDING CODES AND SHALL NOT BE  
EXCEPTED, USED OR DISCOUNTED WITHOUT THE WRITTEN CONSENT OF THE  
DESIGNER.

NO.	REVISIONS/DIMENSIONS	DATE
1		

OFFICE BUILDING  
MR. REED WOODS

EWC  
1200 INDEPENDENT  
ARCHITECTS  
410 SOUTH BOSTON AVENUE SUITE 300  
BOSTON, MASSACHUSETTS 02111  
TEL: 617-552-1000 FAX: 617-552-1001

SHEET  
A-200  
DATE: 01/20/00





N

**PUD-340 dsp**

19-13 22

Feet

0 100 200

**E 35th ST**

**S YALE AV**

**SUBJECT  
TRACT**

**S BRADEN AV**

**S ALLEGHENY AV**

**E 35th CT**

**W AV**



**PUD-340 dsp**

19-13 22

Feet

0 50 100

May 21, 2008

## STAFF RECOMMENDATION

**PUD-340:** Detail Site Plan – East side Yale Avenue, approximately 500 feet north of 36<sup>th</sup> Street South; Lot 1, Block 1 – Yale Center II Amended; 3517 S. Yale Avenue; TRS 9322; CZM 48; Atlas 183; PD 6 CD 5; RD/RM-1/PUD

---

The applicant is requesting approval of a detail site plan for a 3,041 square foot (sf) addition to an existing 6,250 sf office building, an increase in floor area of 48%.

PUD development standards permit 14,000 sf of total floor area. With this addition, the 9,291 sf of total floor area is well within the 14,000 sf of permitted floor area. The applicant's site plan also meets all applicable PUD building height, setback, open space, and parking requirements as adopted by approval of PUD-340 and minor amendment PUD-340-1. There is an 8-foot existing screening fence along the east and south boundaries as required by adopted development standards and a sidewalk will be installed along Yale Avenue. The site plan shows the addition as being located within an overland drainage easement (see Exhibit DSP1). This easement has been officially closed, per the adoption of City Ordinance #08-1436-1 on 5/1/08 by the Tulsa City Council.

The existing building also has an eave along the east boundary encroaching 1' into the required setback as well as 6" into a utility easement. The existing structure also sits approximately 50' from the west property line, both the aforementioned permitted by minor amendment PUD-340-1. The proposed addition will meet the 2-foot over-hang limit, as well as the original 60' setback requirement from the Yale Avenue property line.

Staff finds the proposed use and intensity of development to be in conformance with adopted development standards and therefore, recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – Yale Center II Amended, 3517 S. Yale Avenue, PUD-340 subject to the following conditions:

- Prior to any future conveyance of this property, the owner will seek a minor amendment for the portion of the overhang of the building encroaching into the setback and utility easement. The amendment should reduce the required setback from 10' to 9', and the property owner will seek to have that portion of the utility easement vacated.

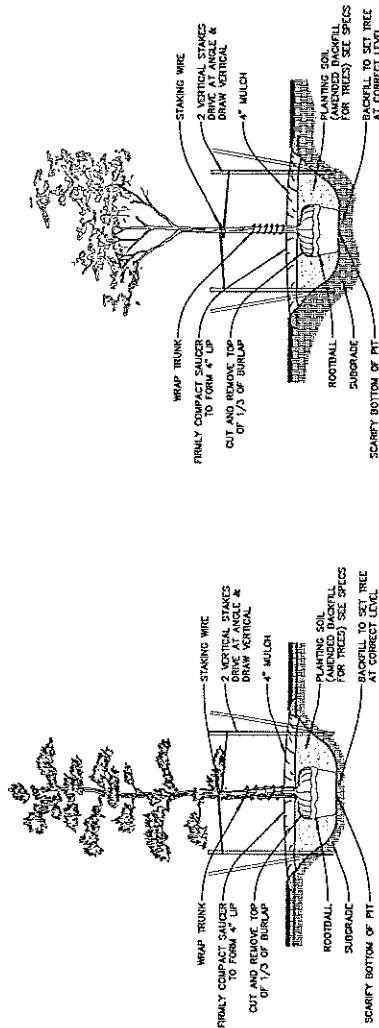
*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*



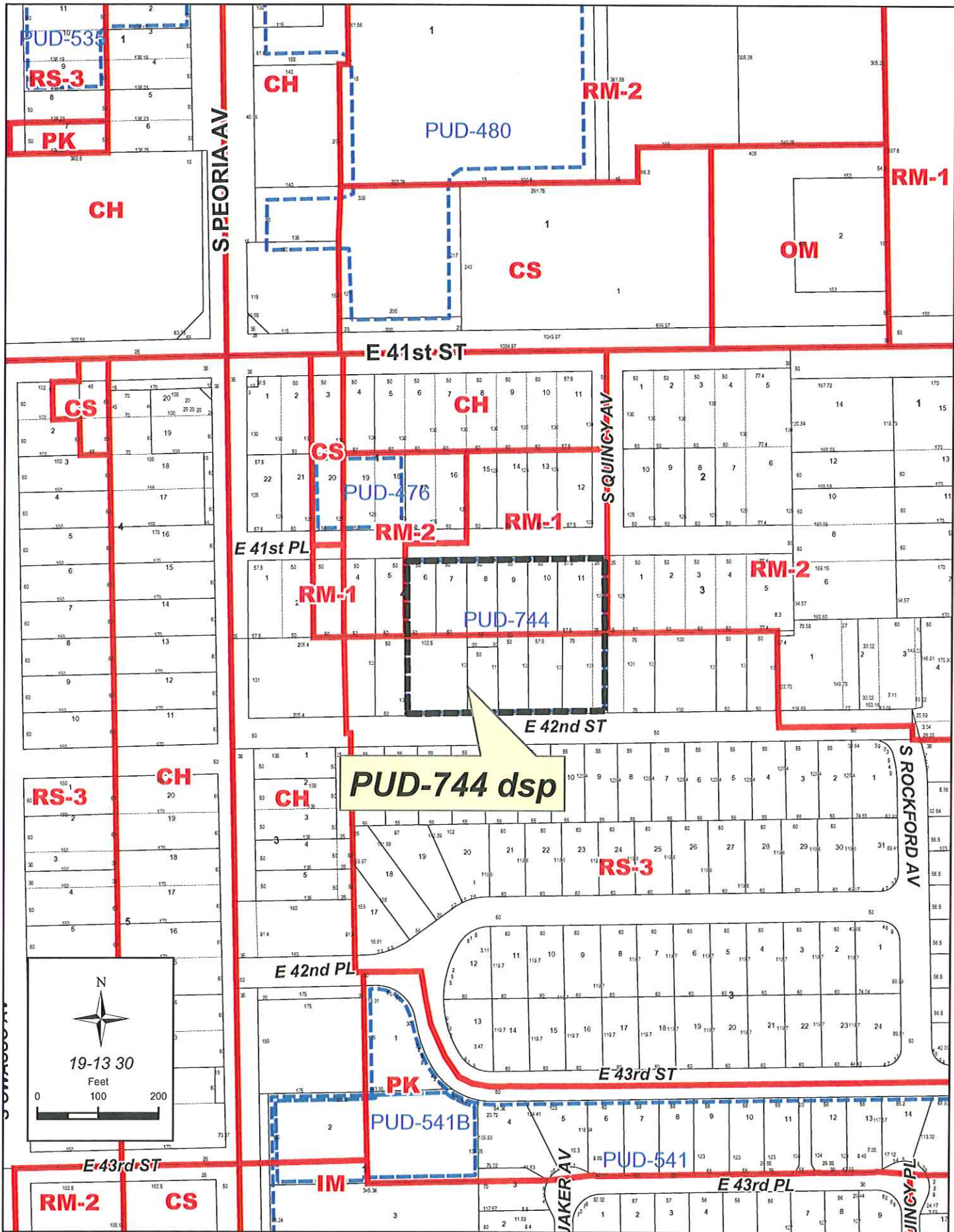


**BACKFILL** FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL. EXCAVATED FROM PLANTING HITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.

QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ REMARKS	SPACING
1	RED OAK	QUERCUS RUBRA	2" CAL., 10"-12" HT., FULL	AS SHOWN



**DECIDUOUS TREE PLANTING DETAIL**





SPEORIA AV

E 41st ST

S QUINCY AV

E 41st PL

E 42nd ST

S ROCKFORD AV

E 42nd PL

E 43rd ST

E 43rd ST

S JAKER AV

E 43rd PL

N

**PUD-744**

19-13 30

Feet

0 100 200

**E 41st ST**

**S QUINCY AV**

**E 41st PL**

**SUBJECT  
TRACT**

**E 42nd ST**

**E 42nd PL**



**PUD-744**

19-13 30

Feet

0 50 100

May 21, 2008

### STAFF RECOMMENDATION

**PUD-744:** Detail Site Plan – West side of Quincy Avenue, between 41st Place South & E. 42<sup>nd</sup> Street South; Lots 6 thru 11, Block 4 –Part of Vacated Quincy Ave./Jennings-Robards Addition; TRS 1913; CZM 66; Atlas 315; PD 6 CD 9; RM-1/RS-2/PUD.

---

The applicant is requesting approval of a detail site plan for a four building, 25-unit town home development. The proposed use, Use Unit 7a, Townhouse Dwelling is in conformance with Development Standards of PUD-744.

The submitted site plan meets all applicable building floor area, livability space, building height and setback limitations. Parking has been provided per the Zoning Code, and a 6' screening fence will be constructed along the east and west boundary lines per PUD development standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards, and all site lighting will be limited to 15-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

Staff recommends **APPROVAL** of the detail site plan for PUD-744, Lots 6 thru 11, Block 4 –Part of Vacated Quincy Ave./Jennings-Robards Addition.

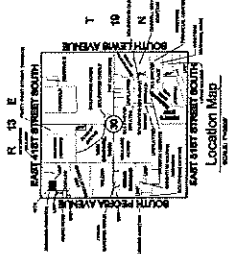
*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*



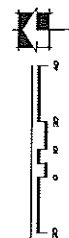
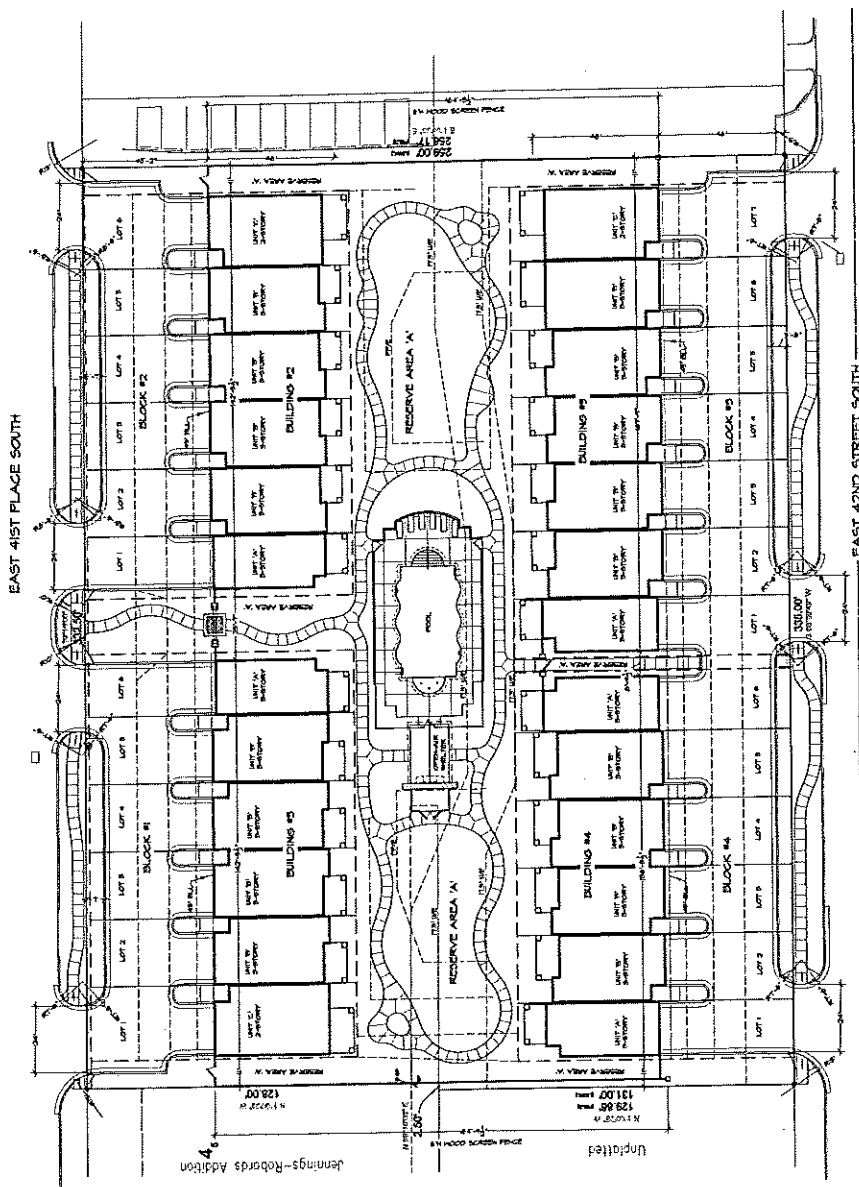
MOORE, P. DWYER  
ARCHITECT  
15484-0000  
15484-0000

# THE RETREAT at BROOKSIDE PHASE 2 TULSA, OKLAHOMA

SP1



**DETAIL SITE PLAN - PUD 744**  
PUD 744 is a Planned Unit Development (PUD) for a multi-family residential development. The site is located in the City of Tulsa, Oklahoma, and is zoned for multi-family residential use. The site plan shows the layout of the development, including the location of the buildings, parking areas, and landscaping. The site plan also shows the location of the existing streets and the proposed new streets. The site plan is a detailed drawing of the development, showing the layout of the buildings, parking areas, and landscaping. The site plan is a detailed drawing of the development, showing the layout of the buildings, parking areas, and landscaping.



SITE PLAN  
SCALE: 1" = 20'-0"

# PLANT MATERIALS LIST

1	Aspen	12' x 12'	1410
2	Red Pine	12' x 12'	1410
3	White Pine	12' x 12'	1410
4	Yellow Pine	12' x 12'	1410
5	Blue Pine	12' x 12'	1410
6	Green Pine	12' x 12'	1410
7	Black Pine	12' x 12'	1410
8	Grey Pine	12' x 12'	1410
9	White Pine	12' x 12'	1410
10	Yellow Pine	12' x 12'	1410

THE MATERIAL LIST IS PROVIDED FOR THE CONTRACTOR'S INFORMATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## LANDSCAPE REQUIREMENTS

CITY OF TULSA REQUIREMENTS  
 TREE REQUIREMENTS - 2' DIA. BY 7' (NO. 1) - 20 TREES REQUIRED  
 LANDSCAPE CONTRACTOR TO PROVIDE 20 TREES REQUIRED  
 LANDSCAPE CONTRACTOR TO PROVIDE 20 TREES REQUIRED  
 LANDSCAPE CONTRACTOR TO PROVIDE 20 TREES REQUIRED

## CERTIFICATION NOTICE

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## IRRIGATION

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## AMERICAN WITH DISABILITIES ACT

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## COPYRIGHT NOTICE

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## PLANT INFORMATION

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE PLANT MATERIALS TO BE USED IN THE LANDSCAPE.

## RETREAT AT BROOKSIDE TULSA, OKLAHOMA

OWNER:  
 PROPERTY COMPANY OF AMERICA  
 410 SOUTH DALLAM STREET, SUITE 1200 TULSA, OK 74109  
 PHONE: (918) 462-1200 FAX: (918) 462-1200

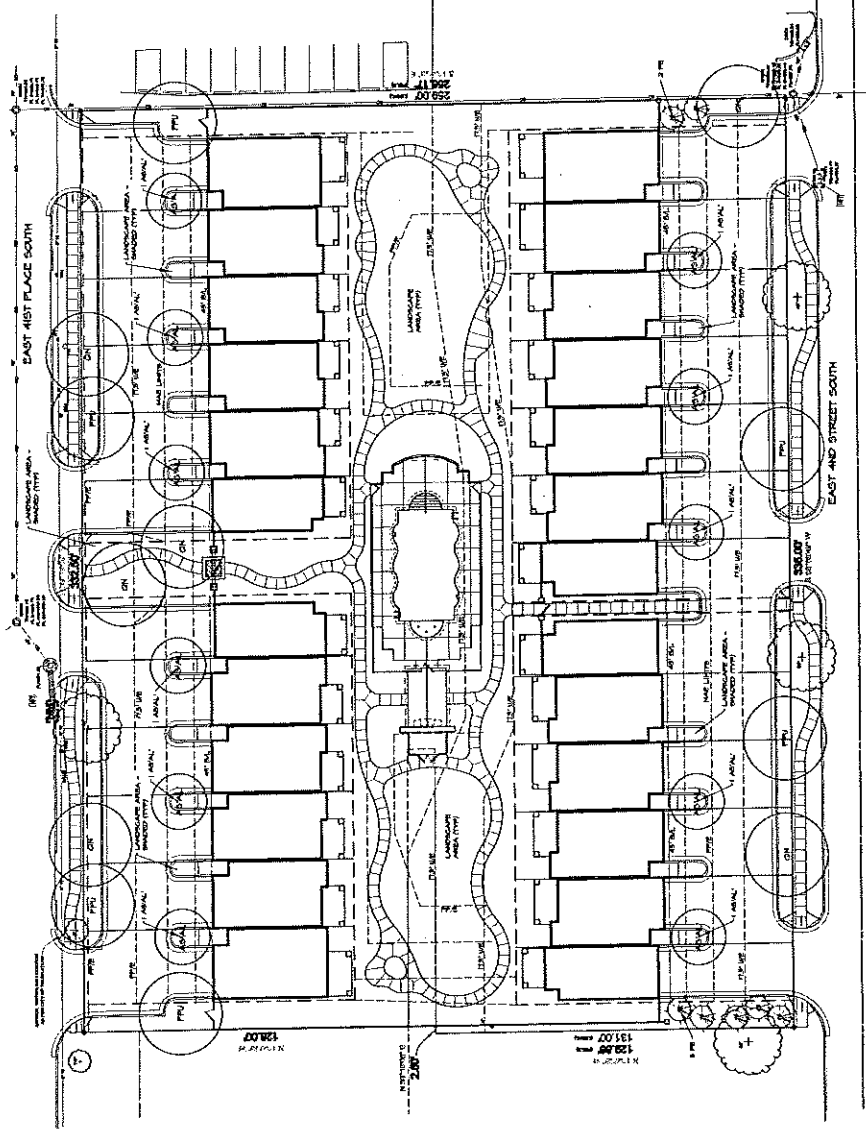
## LANDSCAPE ARCHITECT

PLANNING DESIGN GROUP  
 Landscape Architectural Planning/Restoration Group  
 3514 South Yale Ave., Suite 100, Tulsa, Oklahoma 74109  
 PHONE: (918) 462-1200 FAX: (918) 462-1200

## DESIGN DATE:

DESIGNER:  
 DATE:  
 SHEET NO. 1

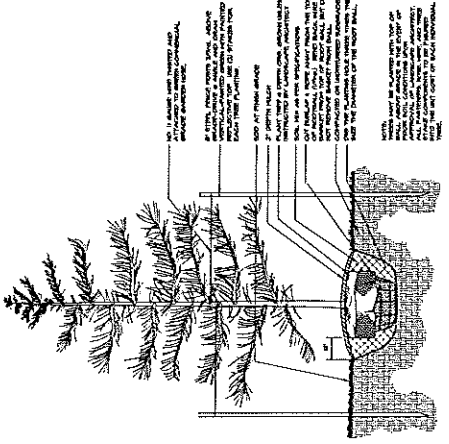
LANDSCAPE PLAN  
 P-1  
 SHEET 1 OF 1



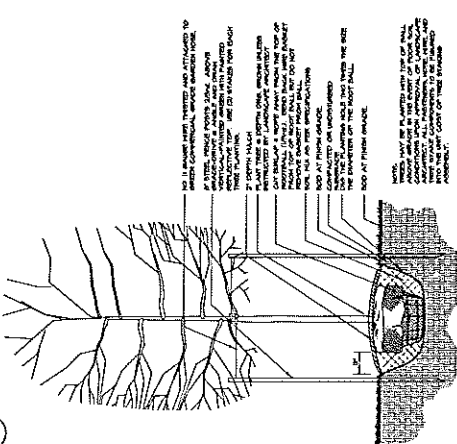
1 SITE LANDSCAPE - PLAN VIEW  
 SCALE: 1" = 20'-0"

## PLANTING & IRRIGATION NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
11. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
13. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
14. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.
15. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA CITY LANDSCAPE REQUIREMENTS.



2 CONIFEROUS TREE PLANTING - TYPICAL SECTION  
 NOT TO SCALE



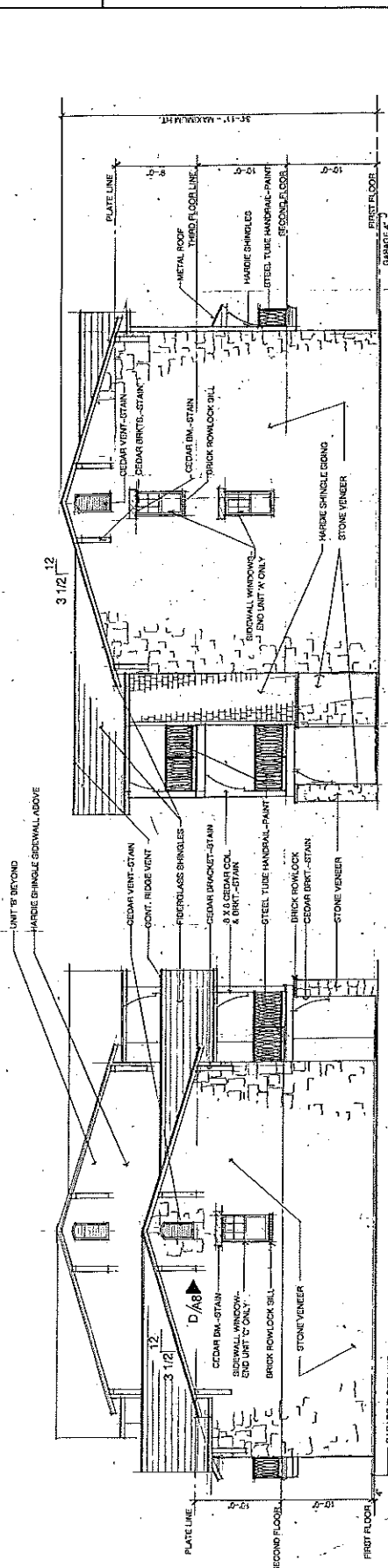
3 DECIDUOUS TREE PLANTING - TYPICAL SECTION  
 NOT TO SCALE



MOORE, P. DAVIS  
ARCHITECT  
1400-0000  
1400-0000

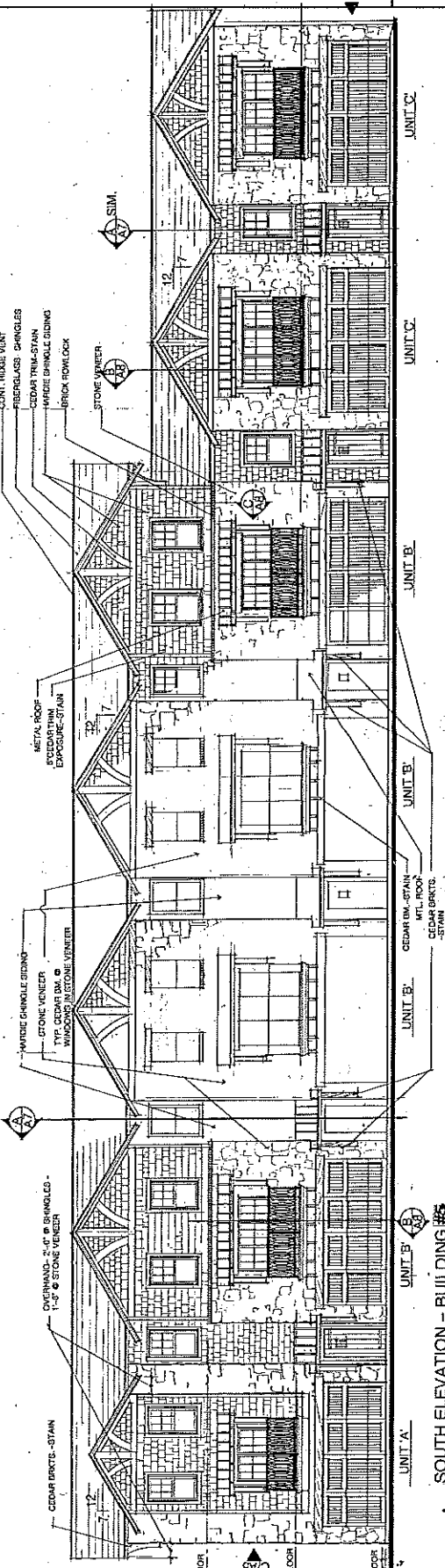
# THE RETREAT at BROOKSIDE PHASE 2 TULSA, OKLAHOMA

A5



UNIT 'A'

**C EAST ELEVATION**  
SCALE 1/8" = 1'-0"



UNIT 'B'

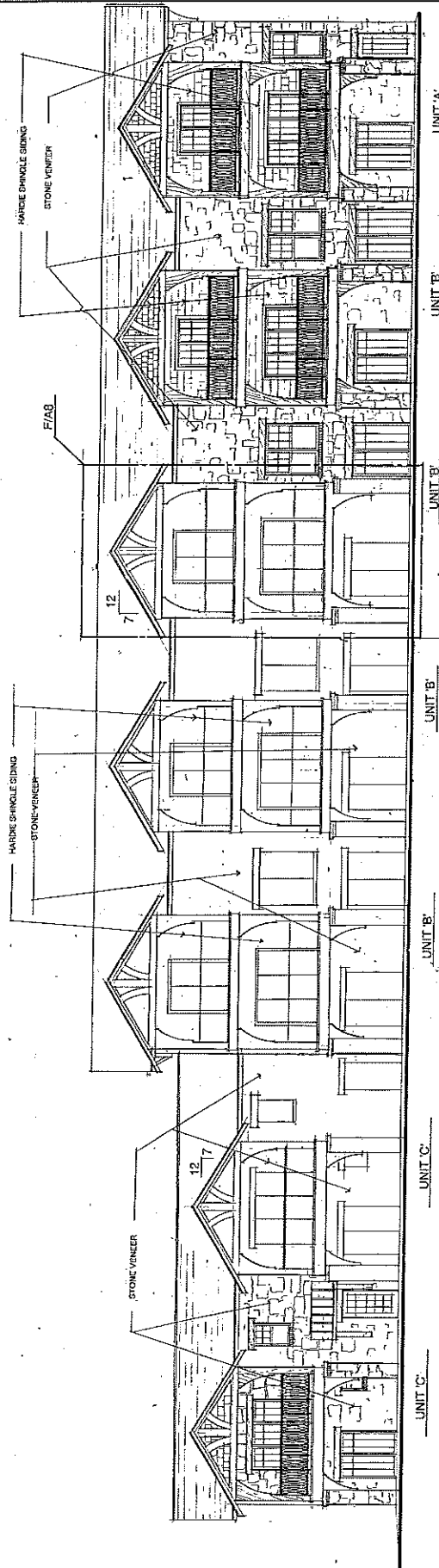
**A SOUTH ELEVATION - BUILDING #3**  
SCALE 1/8" = 1'-0"



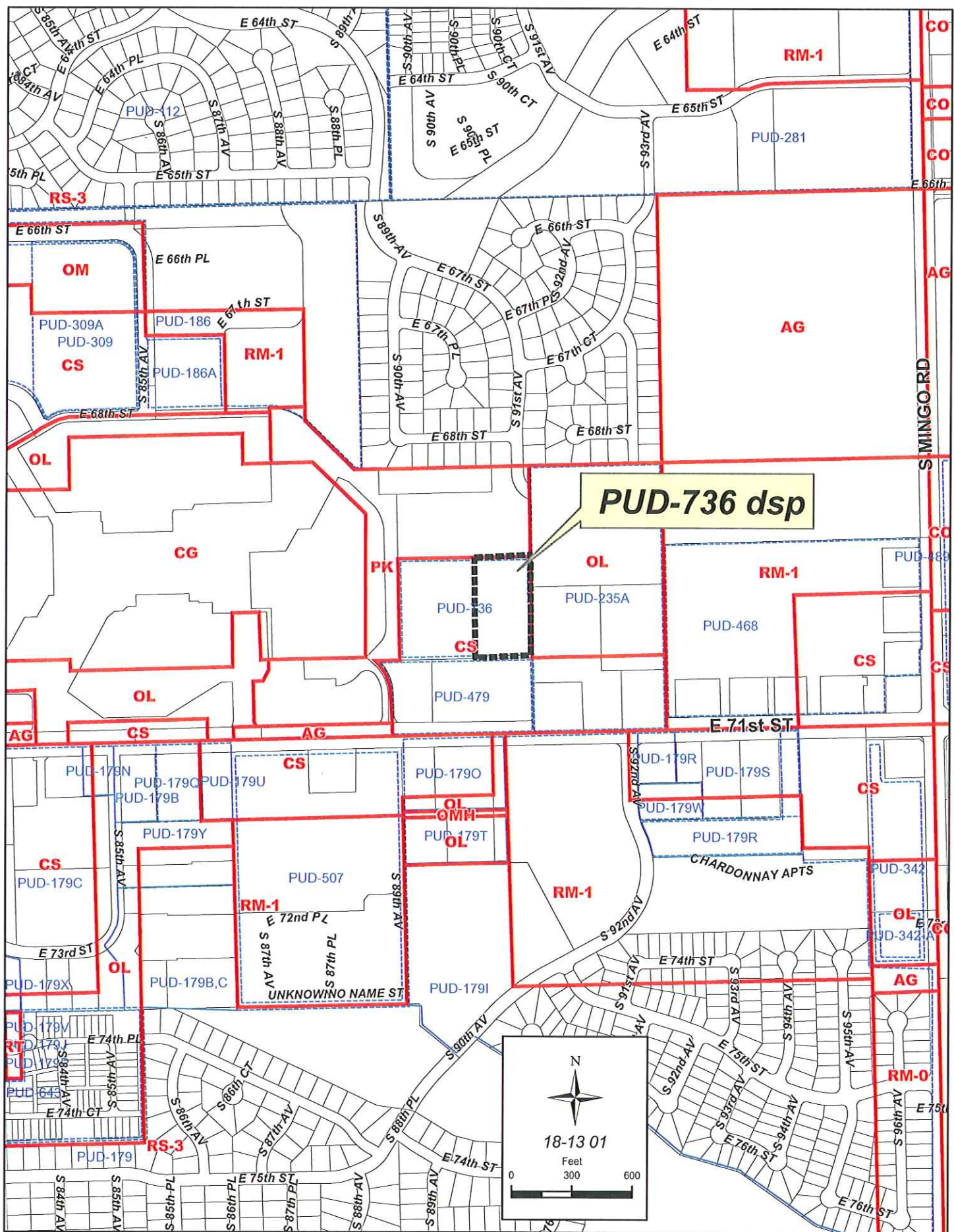
ARCHITECT  
MICHAEL J. DWYER  
10042  
10-10-2010  
STATE OF OKLAHOMA  
NO. 10042, EXPIRES 10-10-2010

# THE RETREAT at BROOKSIDE PHASE 2 TULSA, OKLAHOMA

A6



A NORTH ELEVATION - BUILDING #5  
SCALE 3/16"=1'-0"







May 21, 2008

## STAFF RECOMMENDATION

### **PUD-736**

Detail Site Plan – Courtyard Hotel by Marriott; West of the northwest corner of South Mingo Road and East 71<sup>st</sup> Street South; Lot 1, Block 1 - Woodland Hills Mall Extension Resub., Part Lot 1, Block 1 – Woodland Hills Mall; TRS 1813; CZM; 53; Atlas 997; PD 18 CD 7; CS/PUD.

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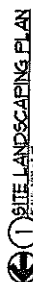
The applicant is requesting approval of detail site plan for 138-room hotel. The proposed use, Use Unit 19, Hotel, Motel and Recreation Facilities is in conformance with Development Standards of PUD-736.

The submitted site plan meets all applicable building floor area, height and setback limitations. Parking has been provided per the Zoning Code, and landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. Access to the site is provided from the mutual access easement (MAE) from the Woodland Hills Mall Ring Road, and will be extended to the limits of Flynn Plaza for connection if permissible. Sidewalks will be provided along the south boundary of the MAE as well as, from the northwest corner of the site providing pedestrian circulation within the site. Sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

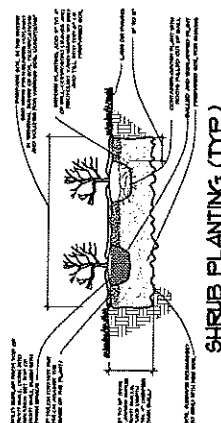
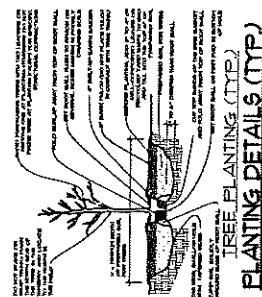
Staff recommends **APPROVAL** of the detail site plan for PUD-736, Marriott Hotel, Lot 1, Block 1 - Woodland Hills Mall Extension Resub., Part Lot 1, Block 1 – Woodland Hills Mall.

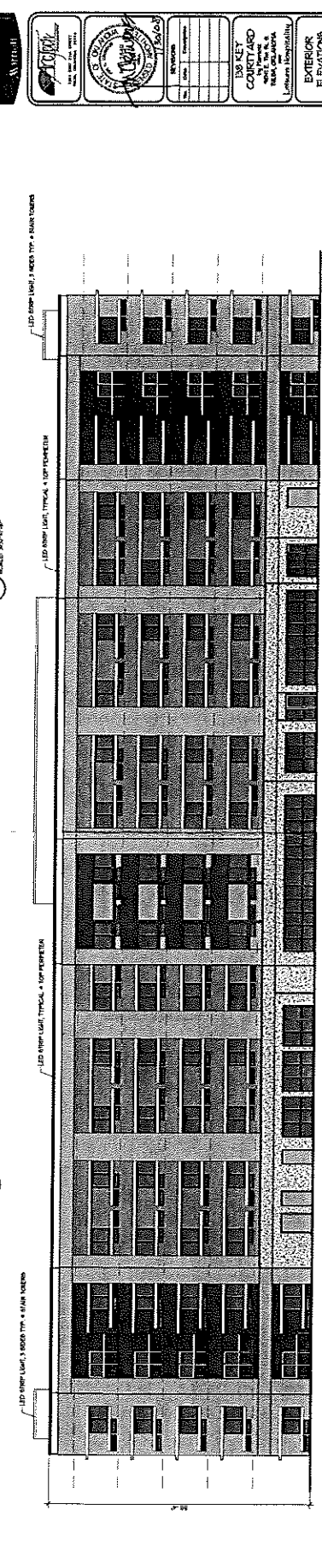
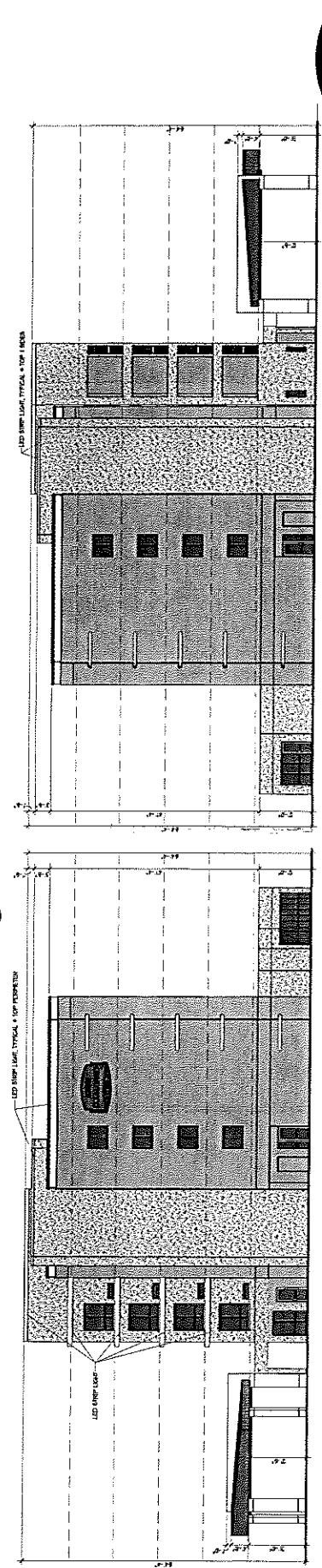
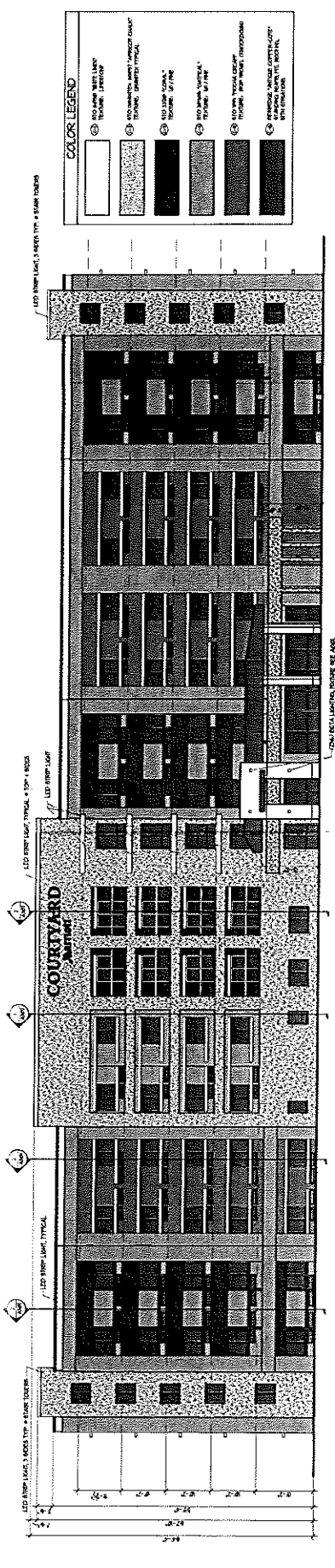
*(Note: Detail site plan approval does not constitute landscape and sign plan approval.)*





1993





PERMIT SET

Archtech Inc.

Architect

10000 1st Ave. Suite 100  
San Diego, CA 92121  
Tel: 619-594-1000  
Fax: 619-594-1001  
www.archtechinc.com

DATE: 10/1/08  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

PROJECT: COURT YARD  
SHEET: 101 OF 101  
DATE: 10/1/08

ARCHITECT: ARCHTECH INC.

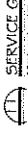
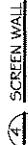
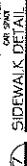
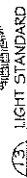
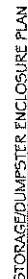
ENGINEER: ARCHTECH INC.

DATE: 10/1/08

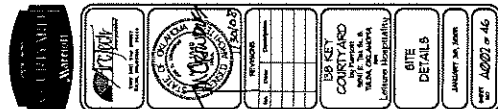
PROJECT: COURT YARD

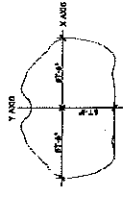
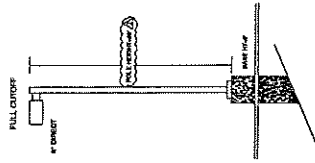
SHEET: 101 OF 101

DATE: 10/1/08

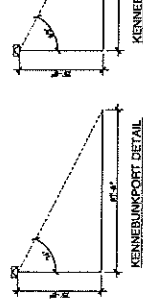
[illegible]

## PERMIT SET

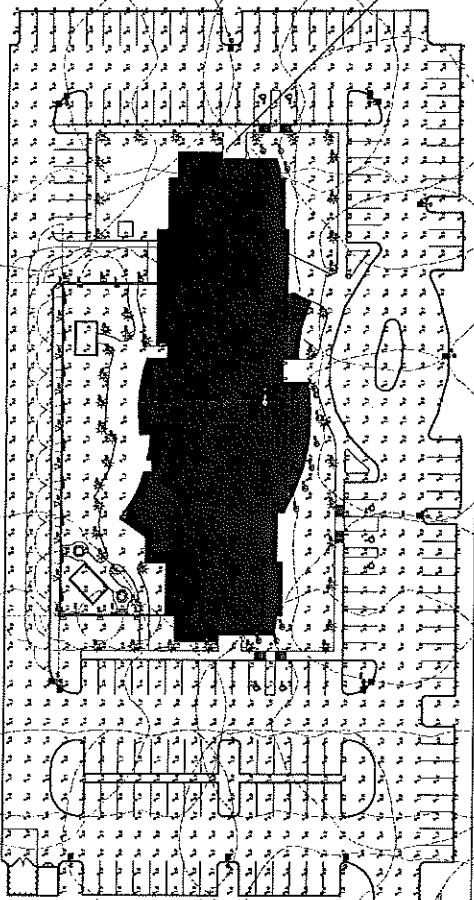




TYPICAL KENNELUNSPORT  
DISTRIBUTION FOR POLE LIGHT



FORMULA FOR ALIGNMENT OF LIGHT  
BEAMS TO PREVENT LIGHT TROUBLES  
DUE TO SHADOWS  
D = 1/16152-32



Location: 100				
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POLE (H) 10' 10\"/>

25' 12\"/>

Website:  
www.beta-lighting.com

**beta/hansen**  
LIGHTING

USA Phone: 800.238.0800  
USA Fax: 202.204.5415

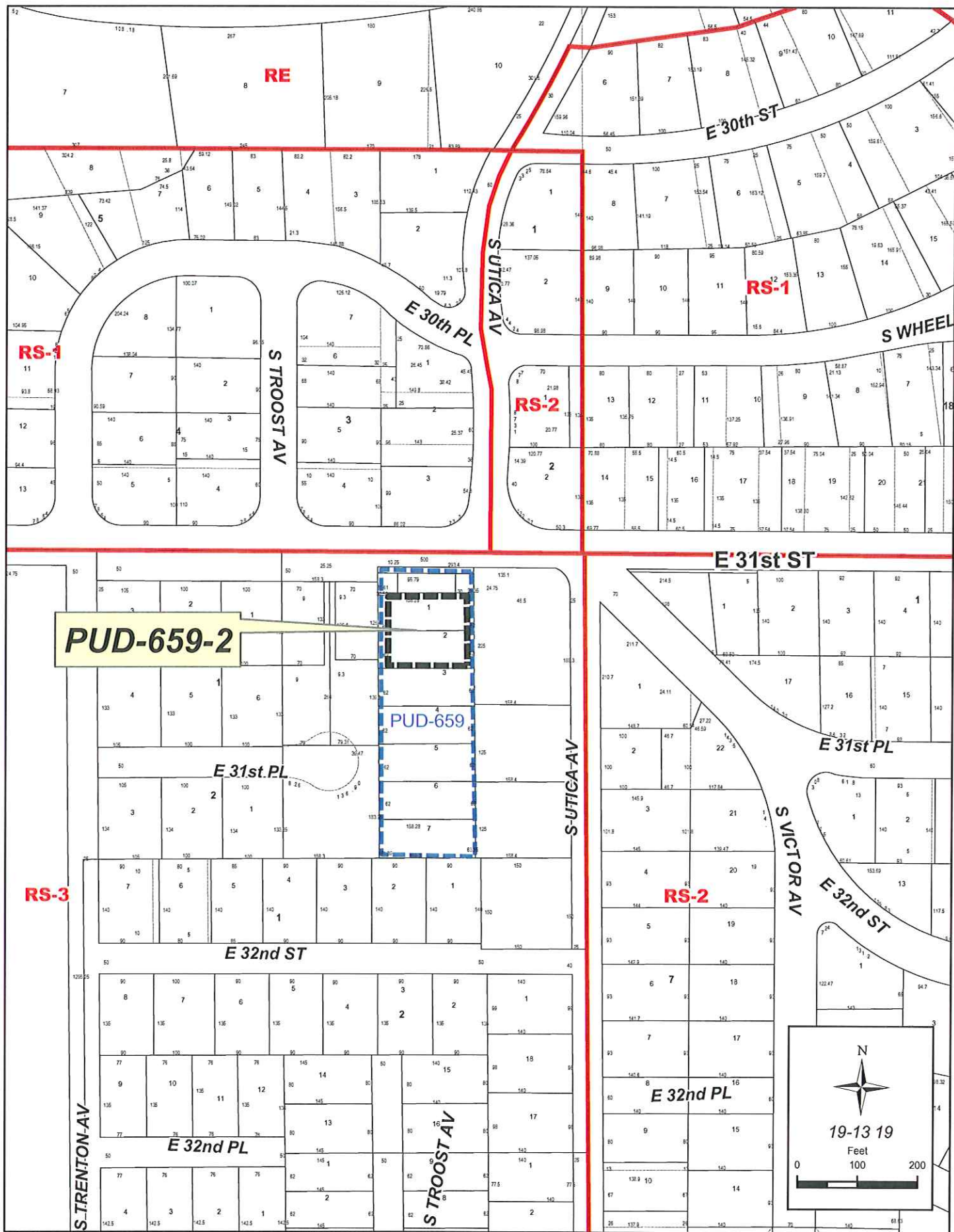
Date: 12/24/2008  
Scale: 1\"/>

REVISION:  
#00027  
WOODLAND HILLS, OK

Illumination results shown on this lighting design are based on project parameters provided by the client. Beta Lighting used in conjunction with luminaires test procedures provided under laboratory conditions. Actual project conditions differing from those used in the design may affect final results. The customer is responsible for verifying compliance with any applicable electrical, lighting, or energy code.

FOOTCANDLES CALCULATED AT GRADE USING MEAN LUMENS

Area	Area	Area	Area
1	2.00	1.00	1.00
2	1.00	1.00	1.00
3	1.00	1.00	1.00
4	1.00	1.00	1.00
5	1.00	1.00	1.00
6	1.00	1.00	1.00
7	1.00	1.00	1.00
8	1.00	1.00	1.00
9	1.00	1.00	1.00
10	1.00	1.00	1.00
11	1.00	1.00	1.00
12	1.00	1.00	1.00
13	1.00	1.00	1.00
14	1.00	1.00	1.00
15	1.00	1.00	1.00
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19	1.00	1.00	1.00
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22	1.00	1.00	1.00
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24	1.00	1.00	1.00
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26	1.00	1.00	1.00
27	1.00	1.00	1.00
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37	1.00	1.00	1.00
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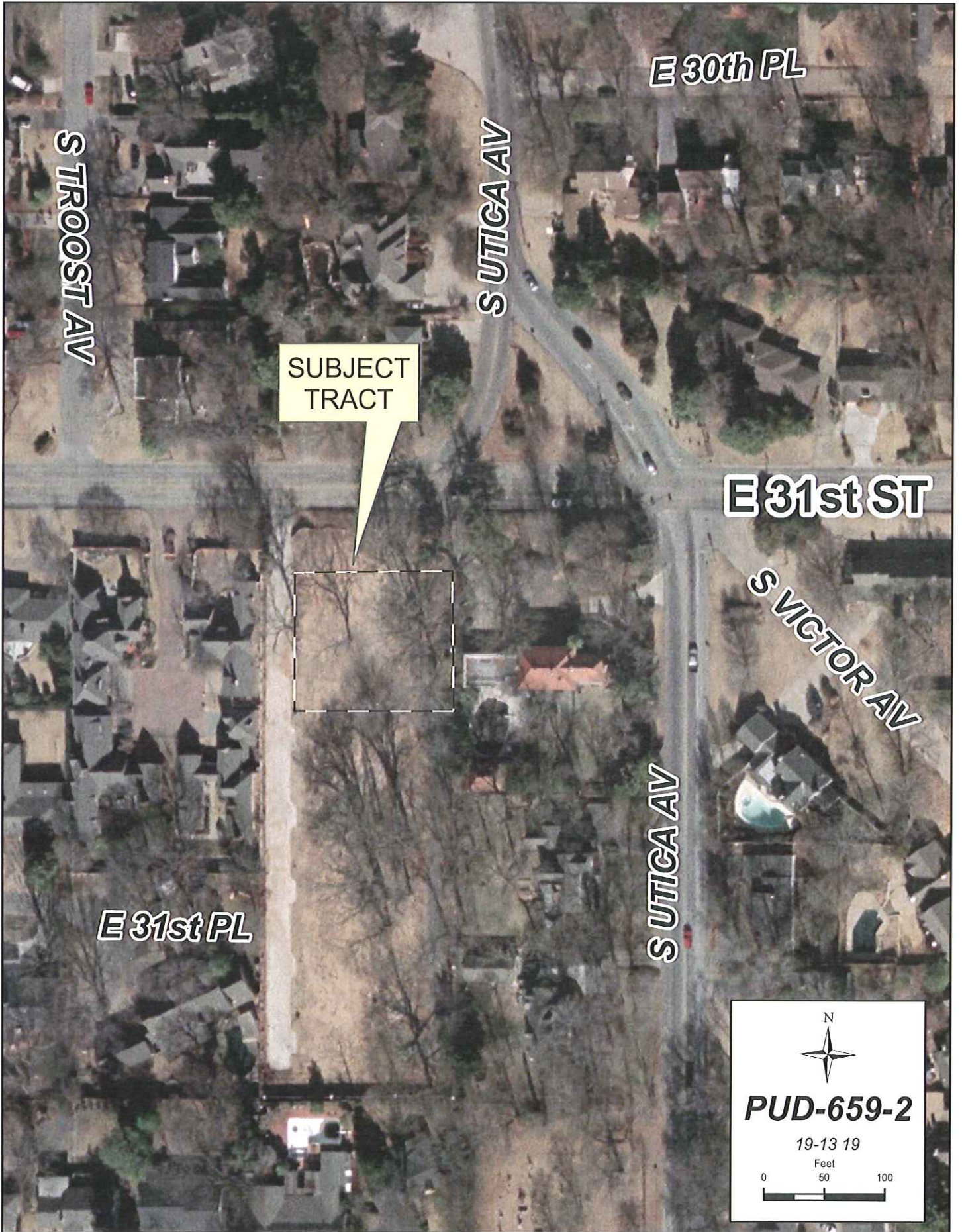
N

**PUD-659-2**

19-13 19

Feet

0 100 200



E 30th PL

S TROOST AV

S UTICA AV

SUBJECT  
TRACT

E 31st ST

S VICTOR AV

S UTICA AV

E 31st PL



**PUD-659-2**

19-13 19



May 21, 2008

### STAFF RECOMMENDATION

**PUD-659-2:** Minor Amendment – South side of 31<sup>st</sup> Street South, approximately 150 feet west of Utica Avenue; Lots 1 and 2, Block 1 – The Village on Utica; TRS 9319; CZM 47: Atlas 138; PD 6 CD 9; RS-3/PUD.

The applicant is requesting a minor amendment to PUD-659 for the purpose of realigning the "Guest Access Drive" as depicted on applicant's exhibit EX-C. The request would realign the drive so that it no longer encroaches into the front setback of lots 1 and 2 as depicted on applicant's exhibit EX-B. The split in the access drive, as depicted on the attached EX-C, will be removed and the remaining drive widened to 16-feet. PUD development standards limit the access drive to a width of 15-feet. This one-foot difference is the basis for the minor amendment request.

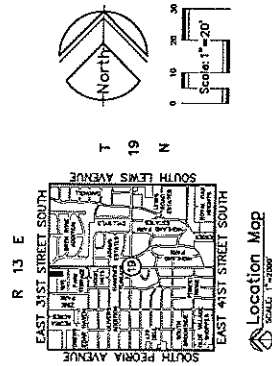
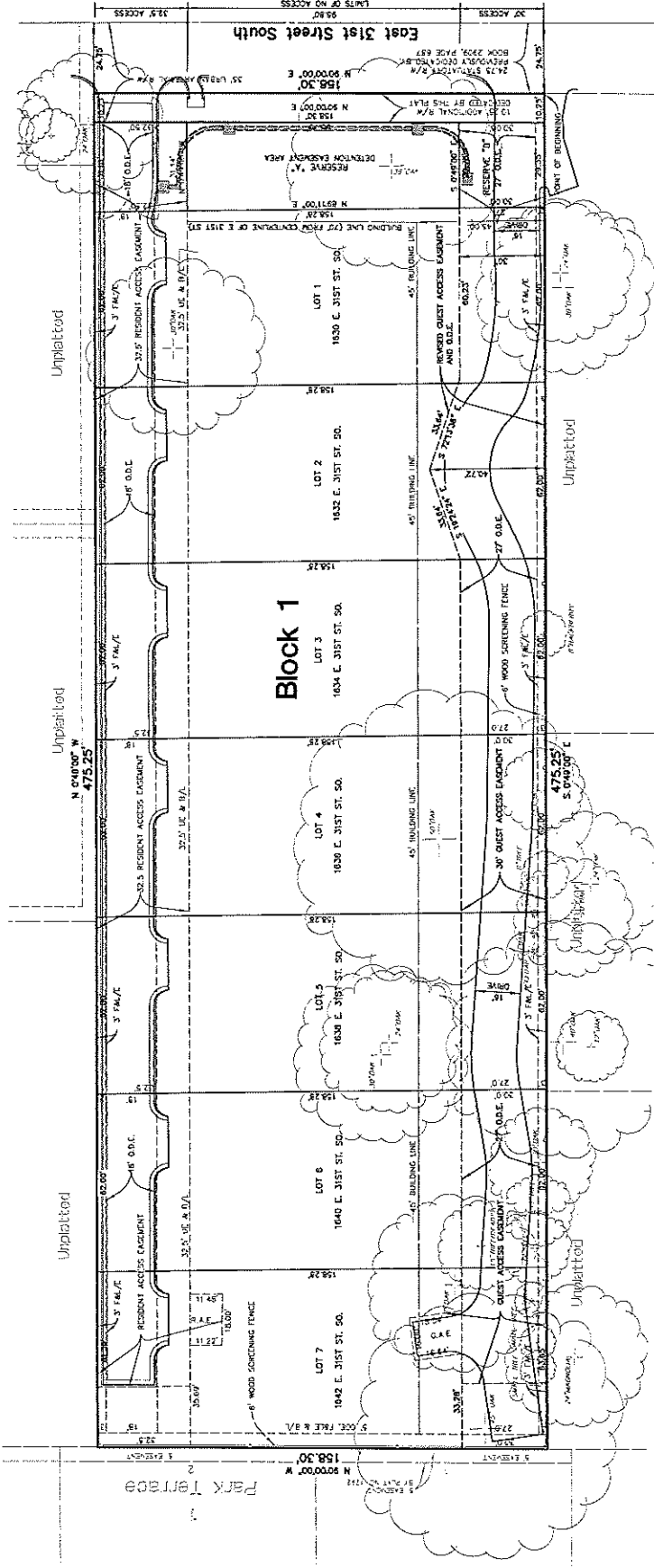
The request does not affect the proposed overland-drainage easement or the guest access easement and appears to be a reduction in the amount of paved surface within the PUD. This in turn may reduce the amount of run-off from the site as anticipated in the original approval of the PUD. Staff views the request to widen the guest access drive from 15' to 16' as minor in nature.

Therefore staff recommends **APPROVAL** of minor amendment PUD-659-2 realigning the Guest Access Drive and allowing said drive to be no greater than 16' wide.

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



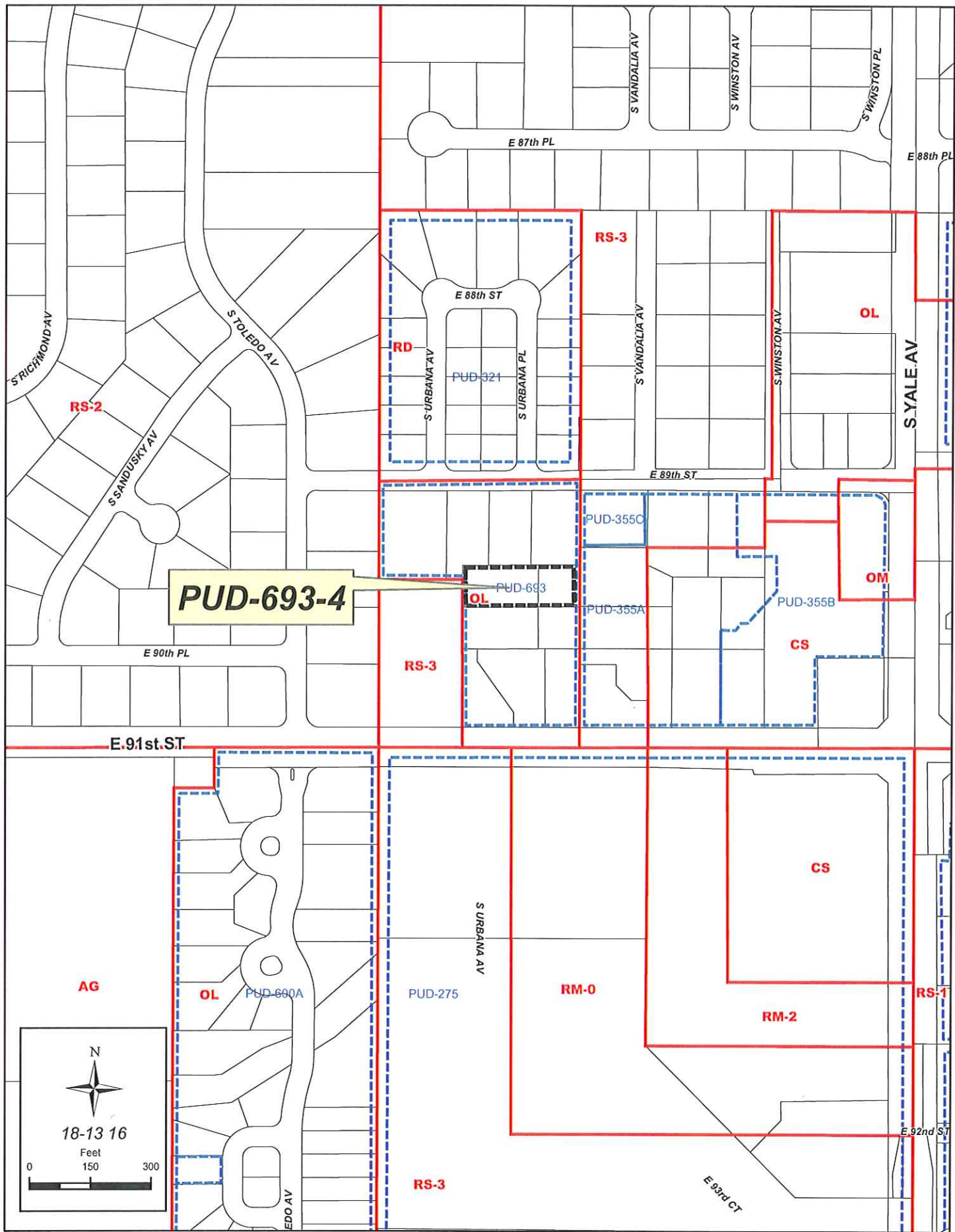
PUD No. 659  
Detailed Site Plan  
**Andalusia Addition**  
City of Tulsa, Tulsa County, Oklahoma



PUD 747 Development Area "A" Site Data	
DEVELOPMENT AREA A:	1.8 ACRES
PERMITTED USES:	
USE INCURRED WITHIN USE UNIT 4, DETACHED SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY USES.	
MAXIMUM NUMBER OF DWELLING UNITS:	7
MINIMUM LOT AREA:	8,000 SF
MINIMUM DEPTH OF REQUIRED YARDS:	
FROM THE CENTERLINE OF EAST 71ST STREET:	70 FT
FROM THE EAST BOUNDARY OF THE PUD:	45 FT
FROM THE WEST BOUNDARY OF THE PUD:	45 FT
FROM THE WEST BOUNDARY OF THE PUD TO THE INTERNAL SIDE LOT LINE:	5 FT
OTHER BULK AND AREA REQUIREMENTS:	
AS PROMISED WITHIN AN R-2-3 DISTRICT	
SCREENING:	
SCREENING ON THE WEST BOUNDARY OF THE PUD SHALL INCLUDE LANDSCAPING WHICH SHALL BE APPROVED BY TMAC.	
PUD MARK AREA - 650-1	

**Legend:**

B/L	BUILDING LINE
ESMT	EASEMENT
UNA	UNITS OF NO ACCESS
LP	LIGHT POLE
MAC	MUTUAL ACCESS EASEMENT
RWE	RESTRICTED WATERLINE EASEMENT
ULAT	UTILITY EASEMENT





N

**PUD-693-4**

18-13 16

Feet

0 150 300



N

**PUD-693-4**

18-13 16

Feet

0 75 150

May 21, 2008

### STAFF RECOMMENDATION

**PUD-693-4:** Minor Amendment – North side of 91<sup>st</sup> Street South, approximately 750 feet west of Yale Avenue; Lot 5, 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 reduce the required setback from the northern internal development area boundary line of Development Area A from 10' to 5', to allow for construction of a one-story, 5,547 square foot office building.

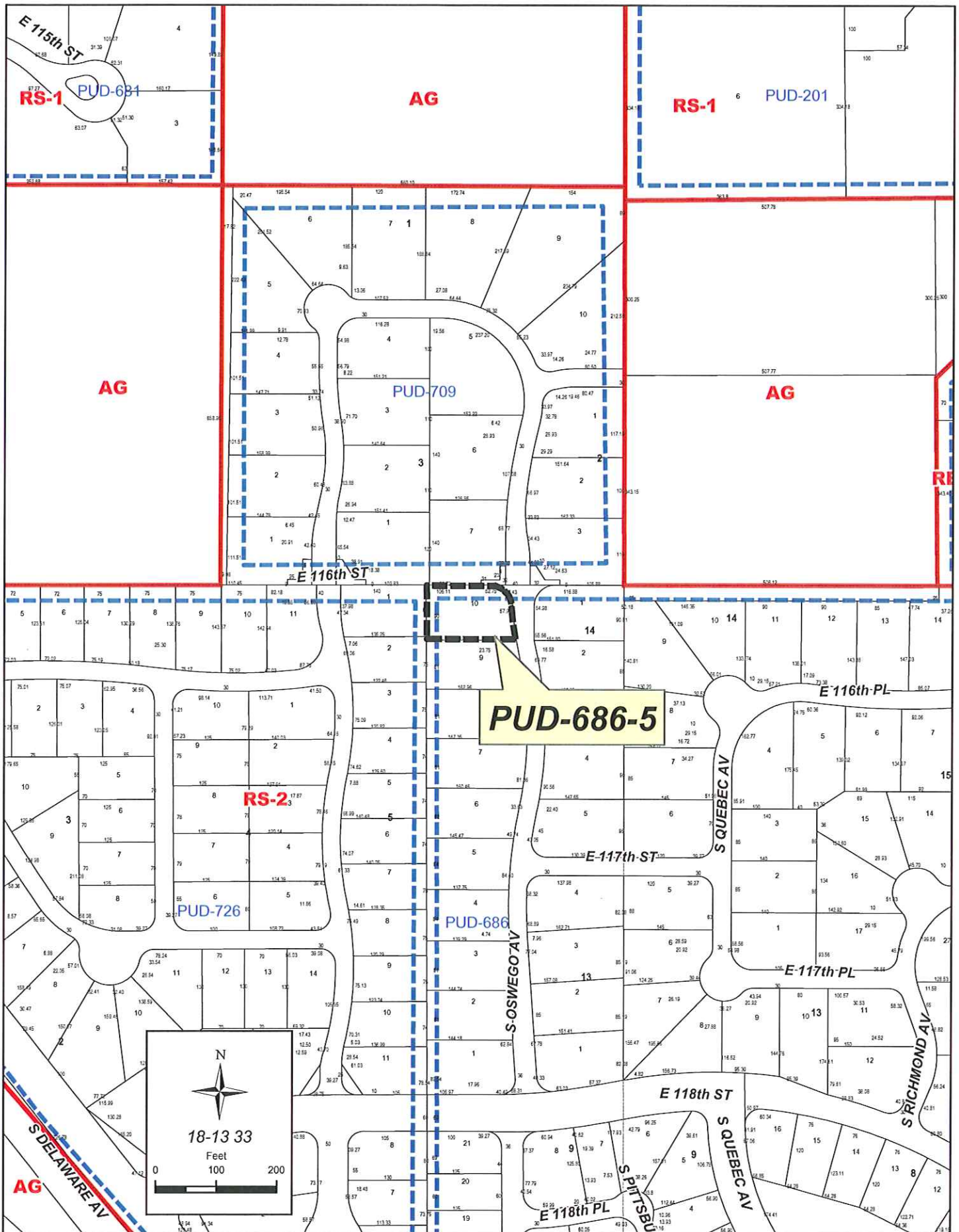
Review of the applicant's submitted minor amendment plan indicates the proposed building will meet all other applicable PUD building floor area, setback, height, parking and landscaping requirements. These and all other PUD development standards will be verified during detail site plan review.

Since the request is for a reduction of setback from an internal development area boundary, is a reduction of less than five feet and does not directly affect any residentially zoned property, staff views the request as minor in nature.

Therefore staff recommends **APPROVAL** of minor amendment PUD-693-4 reducing the required setback from the northern development area boundary from 10-feet to 5-feet for Lot 5, Block 1 – Southern Woods Park III only.

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







N

**PUD-686-5**

18-13 33

Feet  
0 100 200



SUBJECT  
TRACT

E 116th ST

SOSWEGO AV

E 117th ST

N

**PUD-686-5**

18-13 33

Feet

0 50 100

May 21, 2008

## STAFF RECOMMENDATION

**PUD-686-5:** Minor Amendment – West of the northwest corner 121<sup>st</sup> Street South and Yale Avenue; Lot 10 Block 12 – Wind River – Crosstimbers; 11602 S. Oswego Avenue East; TRS 8333; CZM 109; Atlas 3577; PD 26 CD 8; RS-2/PUD.

---

The applicant is requesting a minor amendment to reduce the required rear setback from 25' to 22' for Lot 10 Block 12 – Wind River – Crosstimbers only, to allow for construction of a single-family dwelling.

The proposed site plan meets all other applicable building height, setback and livability space requirements.

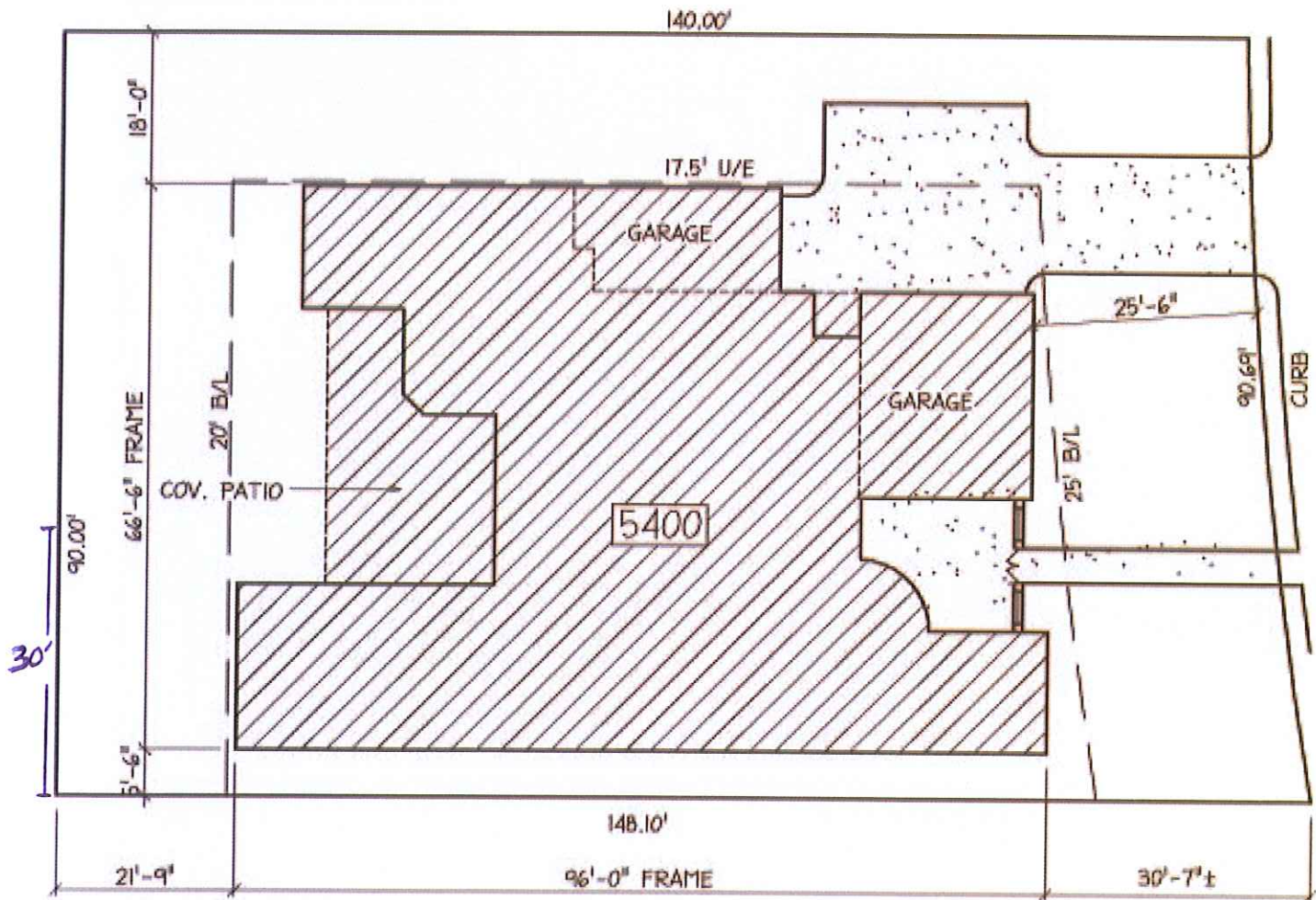
This lot is a corner lot and is 90-feet wide (see Exhibit A). In addition to the required 25-foot front setback requirement there is a minimum 15-foot setback requirement along the non-arterial right-of-way on the opposite street side from the front yard. In order to meet the front setback requirement of 25' on the northern portion of the lot, the house will actually be 30-feet, 7-inches from the private street right-of-way (ROW), given the odd shape of the front property line.

The odd shape of the front property line combined with the required 25-foot front setback and 15-foot required setback from the non-arterial ROW pushes development of the lot to the southwest corner.

Given the aforementioned, staff finds the reduction request of three feet to be minor in nature. Therefore staff recommends **APPROVAL** of minor amendment PUD-686-5 for Lot 10 Block 12 – Wind River – Crosstimbers.

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

COLLINS & REYNOLDS  
PLAN #5400



PLOT PLAN SCALE - 1"=20'

NOTE:  
FIELD VERIFY LOCATION  
OF HOUSE

LEGAL DESCRIPTION

LOT 10, BLK 12, WIND RIVER - CROSSTIMBER,  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

EXHIBIT A



**COLLINS & REYNOLDS  
HOMES**

April 23, 2008

City Of Tulsa: Incog

**RE: Amendment Request**  
**Application No: 165755**  
**11602 S. Oswego Ave E.**  
**New Construction**

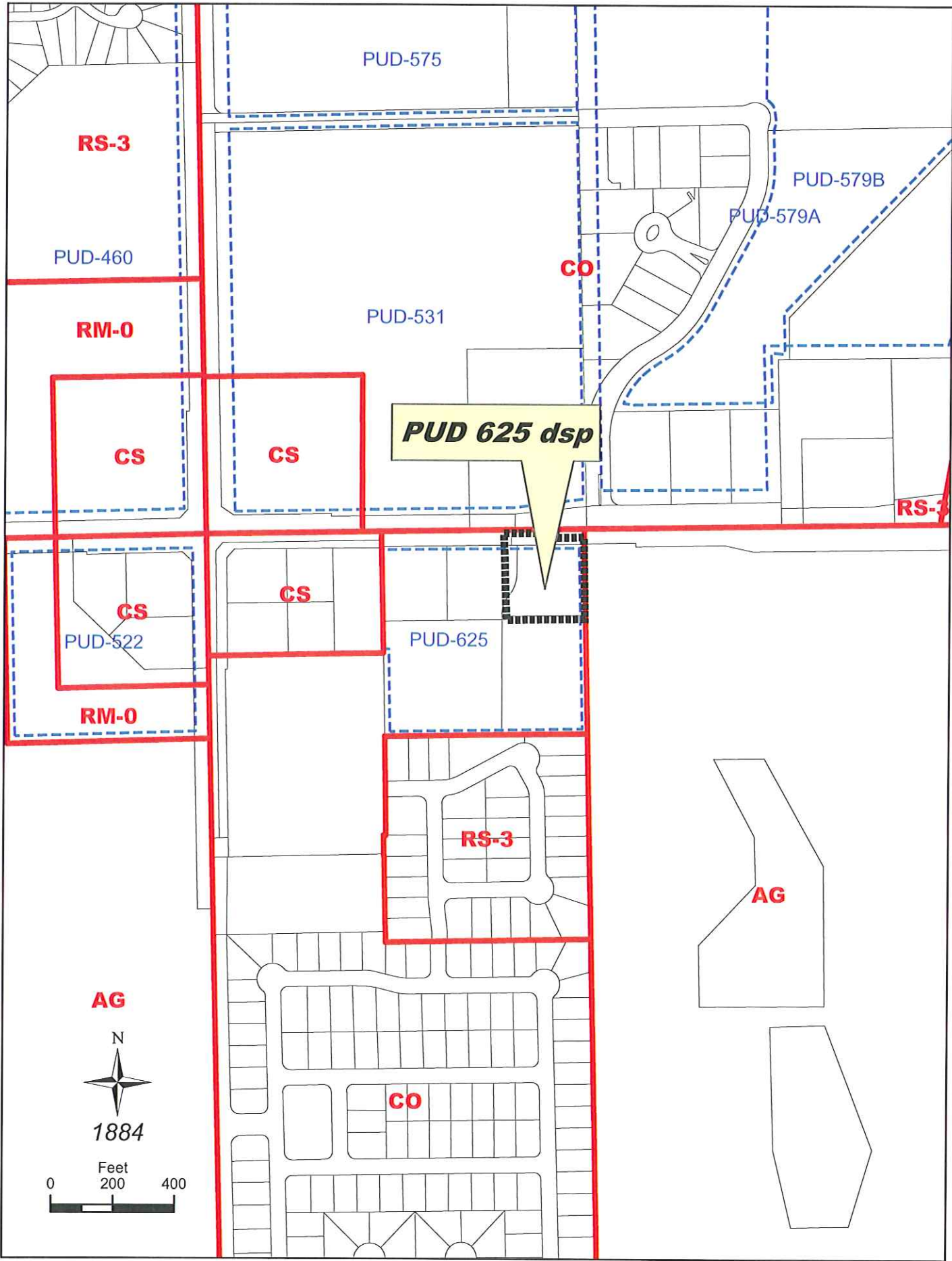
With the settings and dimensions at the front of the lot. Along with the easements at the front of the home, we are requesting a "building set back" reducing from 25' to 22', enabling the dwelling to be more conforming within the dimensions of the property easements lines.

This is with no objection from the property owner behind the property and the current client to which we are building the home for.

All other requirements and guidelines required by the City of Tulsa for permits have been met and with this, we feel that the reduction will better fit the over all dwelling and city requirements.

Thank you for your considerations and attention with this matter.

Collins & Reynolds Homes  
Office 918-806-8686  
pcollins@collins-reynolds.com  
cell 918-691-3427





**PUD-625 dsp**

18-14 18

Feet  
0 150 300

E 81st ST

S MINCORD

E 82nd PL

S 100th AV

E 83rd ST

E 86rd PL

S 98th AV

E 88th PL

E 84th ST

S 100th PL

S 106th AV



**PUD-625 dsp**

18-14 18

0 75 150  
Feet

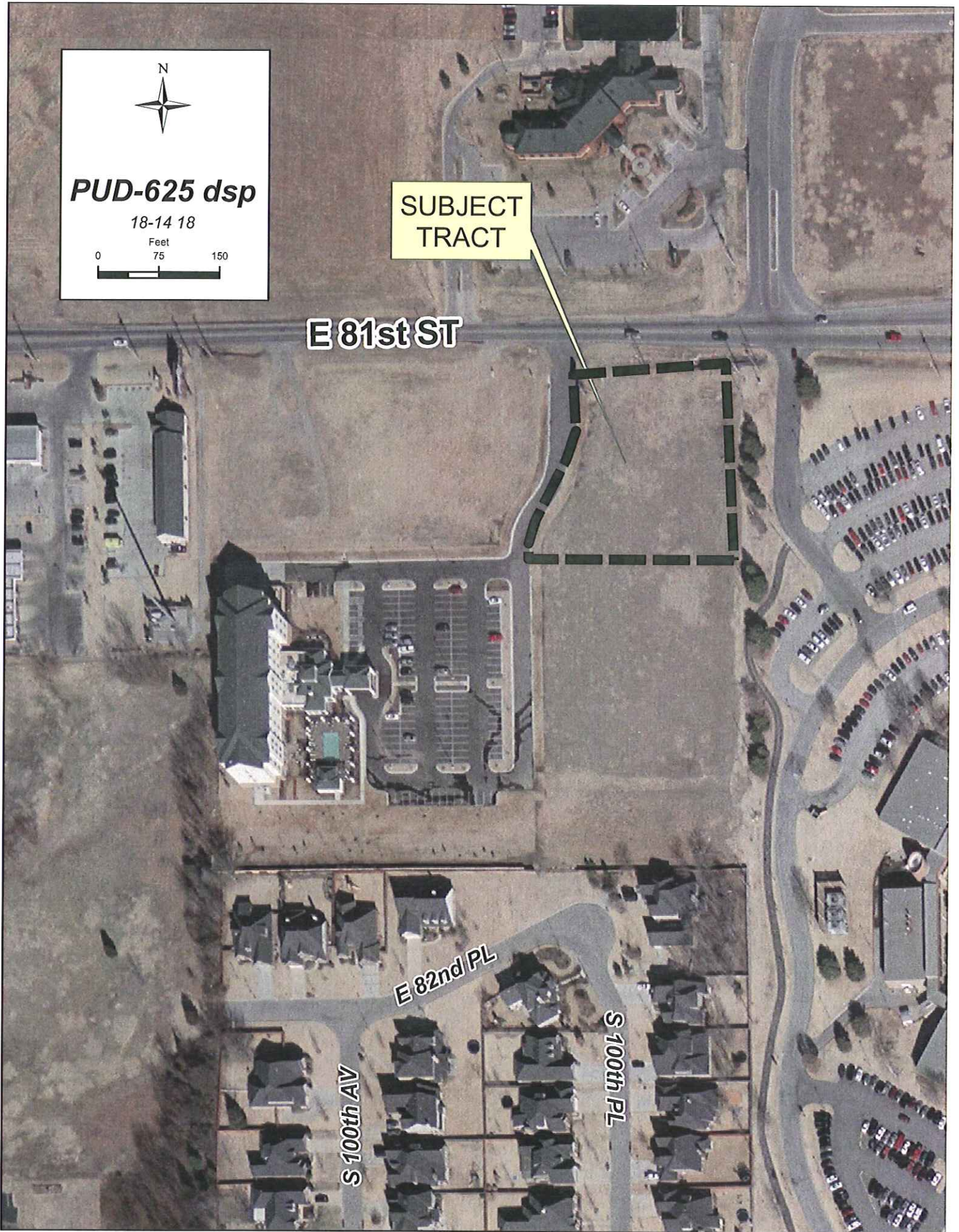
SUBJECT  
TRACT

**E 81st ST**

**E 82nd PL**

**S 100th AV**

**S 100th PL**



May 21, 2008

## STAFF RECOMMENDATION

**PUD-625:**

Detail Site Plan – South side of 81<sup>st</sup> Street, approximately ¼ mile east of Mingo Road; Part Lot 3, Block 1 – College Center at Meadowbrook; TRS 1818; CZM 54; Atlas 1413; PD 18C CD 18.

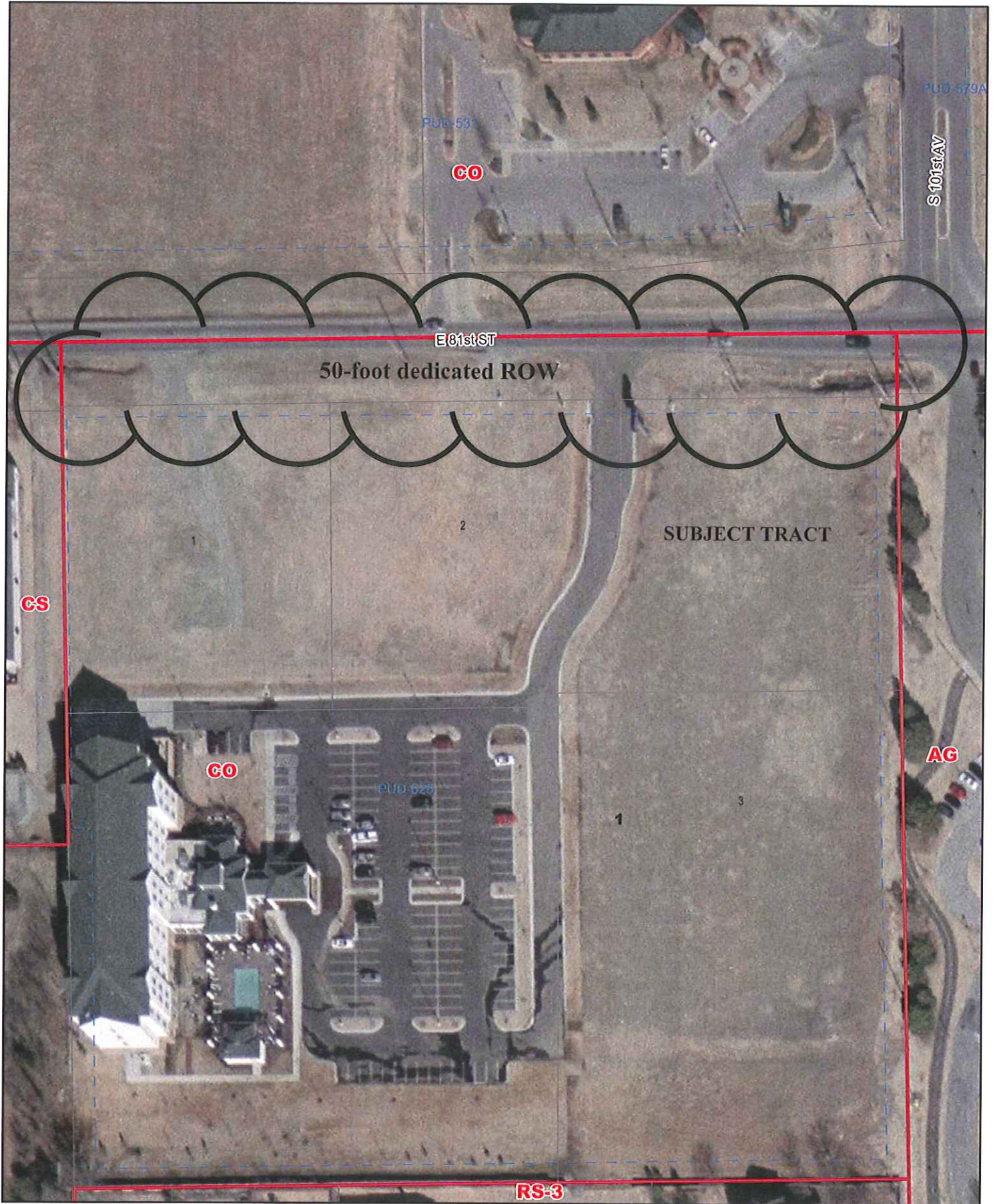
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The applicant is requesting approval of a detail site plan for a 14,918 square foot office building. The proposed use, Use Unit 11 – Office, Studios, and Support Services is in conformance with adopted PUD development standards.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. On the north side of this lot is a 50-foot dedicated ROW for the future widening of 81<sup>st</sup> Street. The existing 50-foot area is providing a green buffer between this parcel, the other adjacent parcels on 81<sup>st</sup> Street and the actual existing paved surface of 81<sup>st</sup> Street (see Exhibit A). Landscaping will be provided along 81<sup>st</sup> Street for this proposal, with no additional 5-foot strip required at this time. It is anticipated that at the time of the expansion of 81<sup>st</sup> Street, the five-foot landscaping strip and sidewalks will be addressed for the entire area.

Staff recommends **APPROVAL** of the detail site plan for Part Lot 3, Block 1 – College Center at Meadowbrook, Development Area 3-B, PUD-625.

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

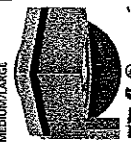


0 100 200  
Feet

EXHIBIT A



# PROFORMER



**SQUARE LUMINAIRES**

Model	Wattage	Beam Angle	Height	Width	Depth	Weight	Notes
1000	100W	120°	10"	10"	10"	10 lbs	Standard luminaire
2000	200W	120°	20"	20"	20"	20 lbs	Standard luminaire
3000	300W	120°	30"	30"	30"	30 lbs	Standard luminaire
4000	400W	120°	40"	40"	40"	40 lbs	Standard luminaire
5000	500W	120°	50"	50"	50"	50 lbs	Standard luminaire
6000	600W	120°	60"	60"	60"	60 lbs	Standard luminaire
7000	700W	120°	70"	70"	70"	70 lbs	Standard luminaire
8000	800W	120°	80"	80"	80"	80 lbs	Standard luminaire
9000	900W	120°	90"	90"	90"	90 lbs	Standard luminaire
10000	1000W	120°	100"	100"	100"	100 lbs	Standard luminaire

**Dimensions**

10" x 10" x 10"

20" x 20" x 20"

30" x 30" x 30"

40" x 40" x 40"

50" x 50" x 50"

60" x 60" x 60"

70" x 70" x 70"

80" x 80" x 80"

90" x 90" x 90"

100" x 100" x 100"

## 1 Site Lighting Fixture Detail

### LEGAL DESCRIPTION

A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

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### SITE SUMMARY

A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

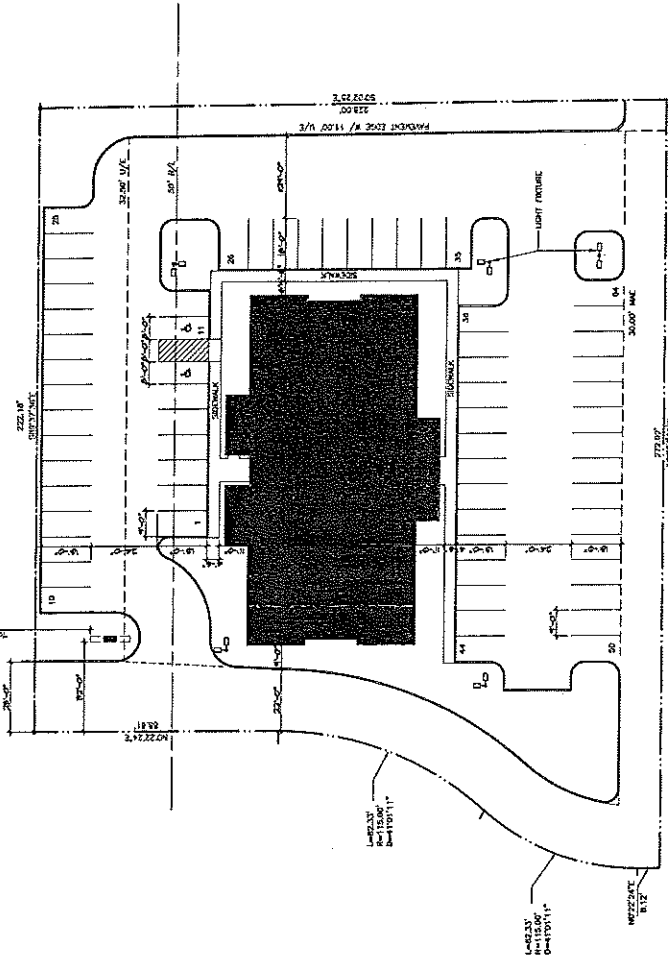
BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: A TRACT OF LAND THAT IS A PART OF LOT THREE (3) BLOCK ONE (1) COLLEGE CENTER AT MEADOWBROOK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND MORE PARTICULARLY, THE TRACT OF LAND DESCRIBED AS FOLLOWS:

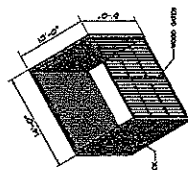
East 81st Street South



## 2 Conceptual Site Plan

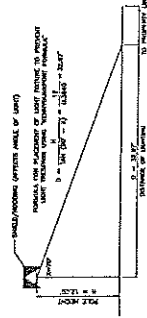


SCALE: 1"=50'



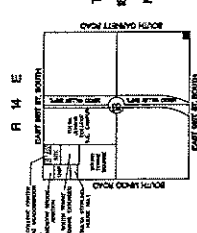
## 3 Trash Enclosure Detail

SCALE: NONE



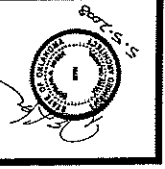
## 4 Site Lighting Diagram

SCALE: NONE



## 5 Location Map

SCALE: 1"=500'



THOMPSON BUILDING  
COLLEGE CENTER AT MEADOWBROOK  
TULSA, OKLAHOMA  
CONCEPTUAL SITE PLAN

DHA, LLC



10129 S. JOPLIN AVE.  
TULSA, OK  
74137  
(918) 906-7105

PROJECT NO.: DHB-001  
DATE: 05 MAY 2008  
SHEET: SP1  
OF 1



East Elevation

**Tulsa Aerospace Park**

IL

N 93rd AV

N MINGO RD

IL

CS

E PINE ST

CS

AG

IL

E OKLAHOMA PL

N 95th AV

E OKLAHOMA ST

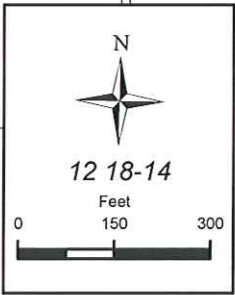
RS-3

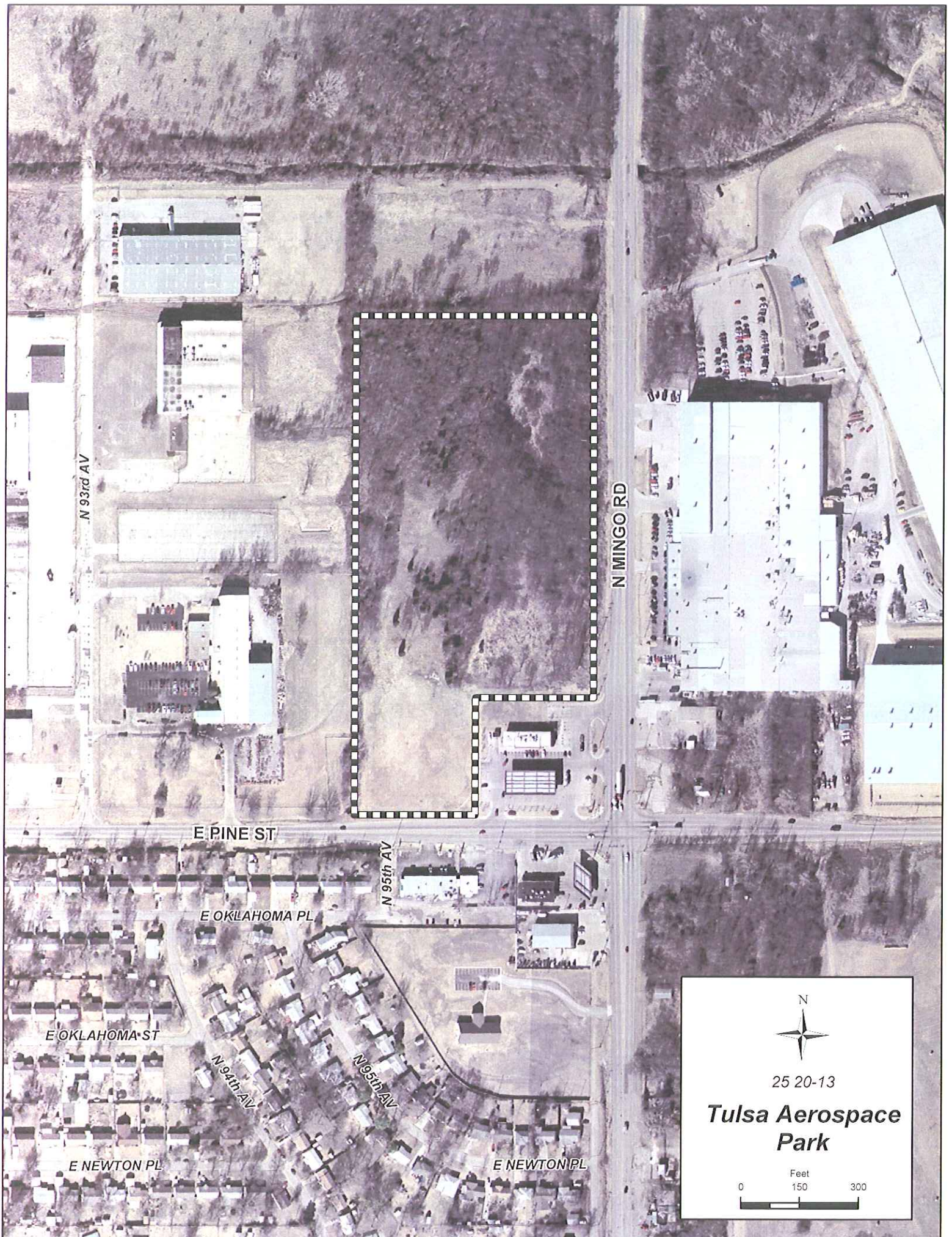
N 94th AV

N 95th AV

E NEWTON PL

E NEWTON PL





25 20-13

**Tulsa Aerospace  
Park**



## PRELIMINARY SUBDIVISION PLAT

### Tulsa Aerospace Park - (0325) (PD 16) (CD 3)

Northwest corner of East Pine Street and North Mingo Road

This plat consists of 2 Lots, 1 Block, on 17.29 acres.

The following issues were discussed May 1, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL. Show Limits of No Access.
2. **Streets:** Provide note on face of plat regarding construction of sidewalks along Mingo Road and Pine Street. Standard sidewalk language required. Show sidewalk along Mingo Road and Pine Street. Show access and Limits of No Access along both arterials. In the dedication change the number of lots from 1 to 2 as shown on the plat.
3. **Sewer:** In Section I, C-2, change the language to the standard language as follows: Within the utility easement areas...depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer, or any construction activity that would interfere with public water mains, sanitary sewer mains, and storm sewers, shall be prohibited. Sanitary sewer service connections to the sewer main must connect at a Tee on the existing pipe instead of at the manhole, as shown on the conceptual plan. Only 8 inch service lines connect at the manhole. If you are planning an 8 inch service line, it must be included in the SSID plans and must meet City of Tulsa standards for mainline extensions.
4. **Water:** No comment.
5. **Storm Drainage:** Please use this label at all locations where the "Douglas Creek 100 year FEMA floodplain" is located. The floodplain must be plotted by using the 100 year water surface elevation. The non-floodplain OD/E along the west property line must be separated from the perimeter 17.5 foot utility easement. Standard language must be used for Section IC, especially for item 2. The storm drainage system and any type of conceptual construction have not been shown.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No

comment.

7. **Other: 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. Exception: The fire code official is authorized to increase the dimension of 150 feet where: 1. The building is equipped throughout with an approved automatic sprinkler system. 2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. 3. There are not more than two Group R-3 and Group U occupancies. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** Location map needs north arrow and scale, and should show the line separating Tulsa City Limits from unincorporated Tulsa County (airport). Provide e-mail address for engineer and surveyor. Add right-of-way, point of commencement, and point of beginning to legend. Basis of bearing for the plat should be clearly described and stated in degrees, minutes, seconds. "Date of preparation": text should be placed before the date. Label the point of commencement on the face of the plat. Description of point of commencement should be identical between plat and covenants. Make the boundary line bolder. Remove elevation contours and spot elevations from the preliminary plat. Description of point of commencement should be identical between plat and covenants. **Airport:** Submit project to FAA for obstruction evaluation (height of structure concerns) especially in relation to the third runway planned.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

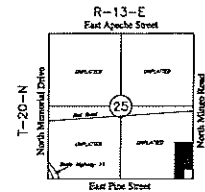
1. The concerns of the public works department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

An Addition to the City of Tulsa being a part of the E/2 of the SE/4 of the SE/4 of Section 25,  
Township 20 North, Range 13 East, of the I. B. & M., Tulsa County, State of Oklahoma  
Addition has 2 Lots in 1 Block and  
contains 17.29 acres, more or less.



**OWNER**

**ENGINEER**

**SURVEYOR**

### LEGEND

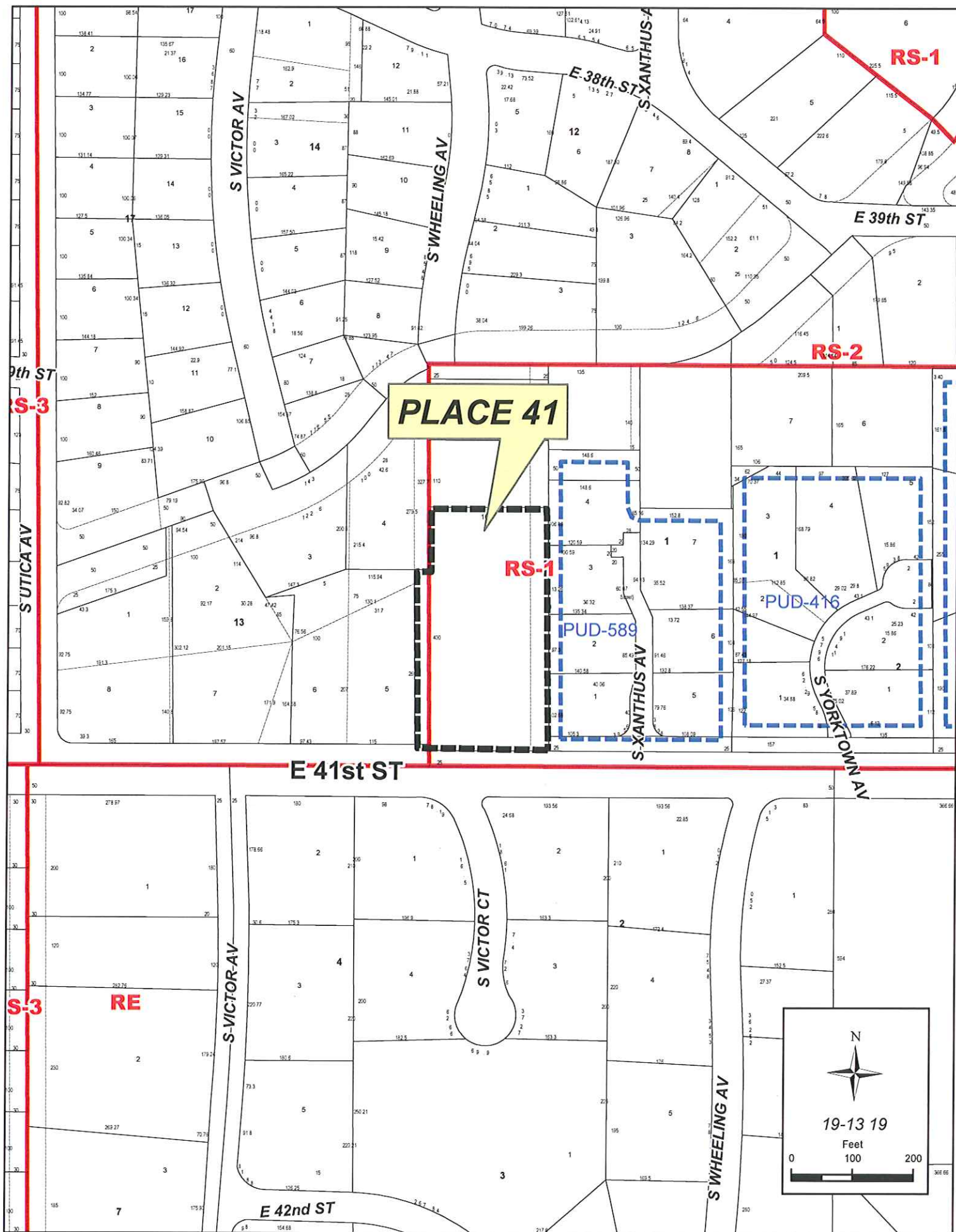
## BEARING BASIS

## BENCHMARKS

## ADDRESSES

## MONUMENTATION

Tulsa Aerospace Park, Tulsa County  
Preliminary Plat, April 9, 2008  
SHEET 1 OF 2





N

**PLACE 41**

19-13 19

Feet  
0 100 200

## PRELIMINARY SUBDIVISION PLAT

**Place 41 - (9319) (PD 6) (CD 9)**

North of East 41<sup>st</sup> Street South, and East of South Peoria

This plat consists of 5 Lots, 1 Block, on 2.07 acres.

The following issues were discussed May 1, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 749. All PUD standards need to be shown in the covenants and PUD requirements followed. Setbacks need to match PUD requirements. A turnaround may be required at the end of the private street. Sidewalks are required.
2. **Streets:** Show a mutual access easement on lot 1 to legally provide for the turnaround shown on the conceptual plan. Change the LNA dimension from 90.10 to 90.91. Show a 5 foot sidewalk easement on both sides of the private street. Correct the language regarding the vacated right-of-way in the legal. Add note on face of plat for sidewalk along 41<sup>st</sup> and Wheeling Avenue. Include standard sidewalk language for sidewalk along 41<sup>st</sup> Street. Show sidewalk along 41<sup>st</sup> Street and Wheeling Avenue.
3. **Sewer:** Increase the 11 foot utility easement, located in the southern portion of lot 1, to a minimum of 15 feet, change it to a sanitary sewer easement, and extend it all the way to the west property line. If there is an existing utility easement along the eastern boundary of Highland Park Estates, then the proposed 1 foot perimeter easement is sufficient. If so, then show the existing offsite easement. If not, then the perimeter easement must be increased to a 17.5 foot utility easement. The same comment applies to the eastern boundary of the plat where it abuts the Essex subdivision. Add a 17.5 foot utility easement along the south boundary line of the plat. Change Section 1 C 2, to the standard language restricting changes of grade, without reference to the 3 foot limit. Extend the proposed sanitary sewer mainline extension to the west perimeter utility easement of the plat, in order to serve lot 5 from the rear.
4. **Water:** A 10 foot wide restrictive waterline easement adjacent to the proposed right-of-way will be required across lot 4 for the existing 6 inch water line. Show a restrictive water line easement for the existing 6 inch water main line crossing lot 4.
5. **Storm Drainage:** Add "stormwater detention easement" to the Reserve B label. The easements, running east/west on the northeast side of Wheeling,

11 foot utility easement and 10 foot sde, should not have a space between them. Please add "SDE" and stormwater detention easement to the legend. Standard language must be used for Section IC especially for item 2; and Section IE which should be "Reserve B" – stormwater detention easement". The last line of Section IE 3d should say "1/5"th, not "1/30"th. Add standard language for "roof drain requirements", so that all roof drains will be designed and constructed to discharge stormwater runoff to Reserve A.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO will coordinate easements with design.
7. **Other: Fire:** No comment. **GIS:** Location Map needs north arrow and scale, and "R 13 E" text should be moved up a bit. Owner's phone number should have a dash rather than an equal sign. Add SDE, POC and POB to legend. Basis of Bearing for the plat should be clearly described and stated in degrees, minutes, seconds. Label the point of Beginning and Commencement on the face of the plat. Description of point of commencement and point of beginning should be identical between plat and covenants. Subdivision statistics should read "subdivision contains 5 lots and 2 reserves in 1 block". Remove elevation contours from the preliminary plat. In the heading, if lots 9 and 10 of Royal Oak Heights are from Block 1, please state so. Scale bar should be 1 inch = 30 feet. Limits of no access measurements at the bottom of the plat (90.00' – 40.00' – 90.10') are not consistent with same nearby measurements, and do not total to 220.01' (southern boundary). "Right-of-way dedicated..." should read "Right-of-way dedicated..." at the bottom of the plat. Description of point of commencement and point of beginning should be identical between plat and covenants. Add a metes and bounds description after the aliquot legal description.

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

#### **Waivers of Subdivision Regulations:**

1. None requested.

#### **Special Conditions:**

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

#### **Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to

property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefore shall be approved by the

City/County Health Department.

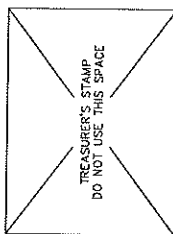
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

'PRELIMINARY PLAT'

# Place41

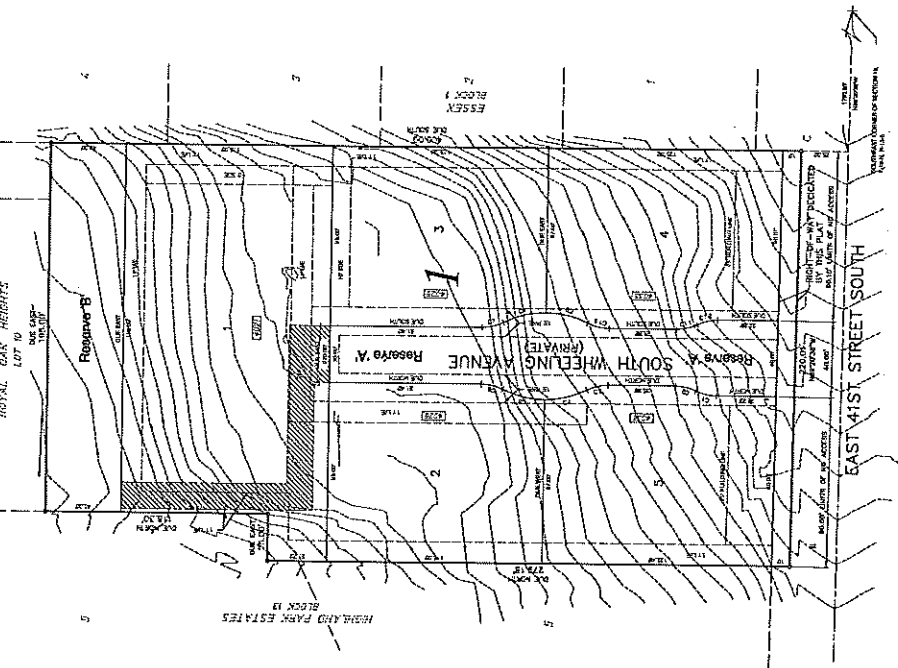
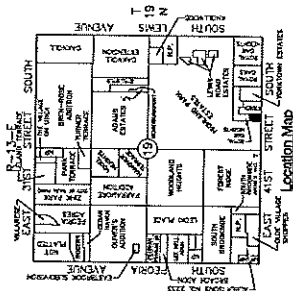
A RESUBDIVISION OF PART OF  
LOTS 9 AND 10 OF 'ROYAL OAK HEIGHTS'  
A RESUBDIVISION OF PART OF  
LOTS 4 AND 5 IN BLOCK 13 OF 'HIGHLAND PARK ESTATES'  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

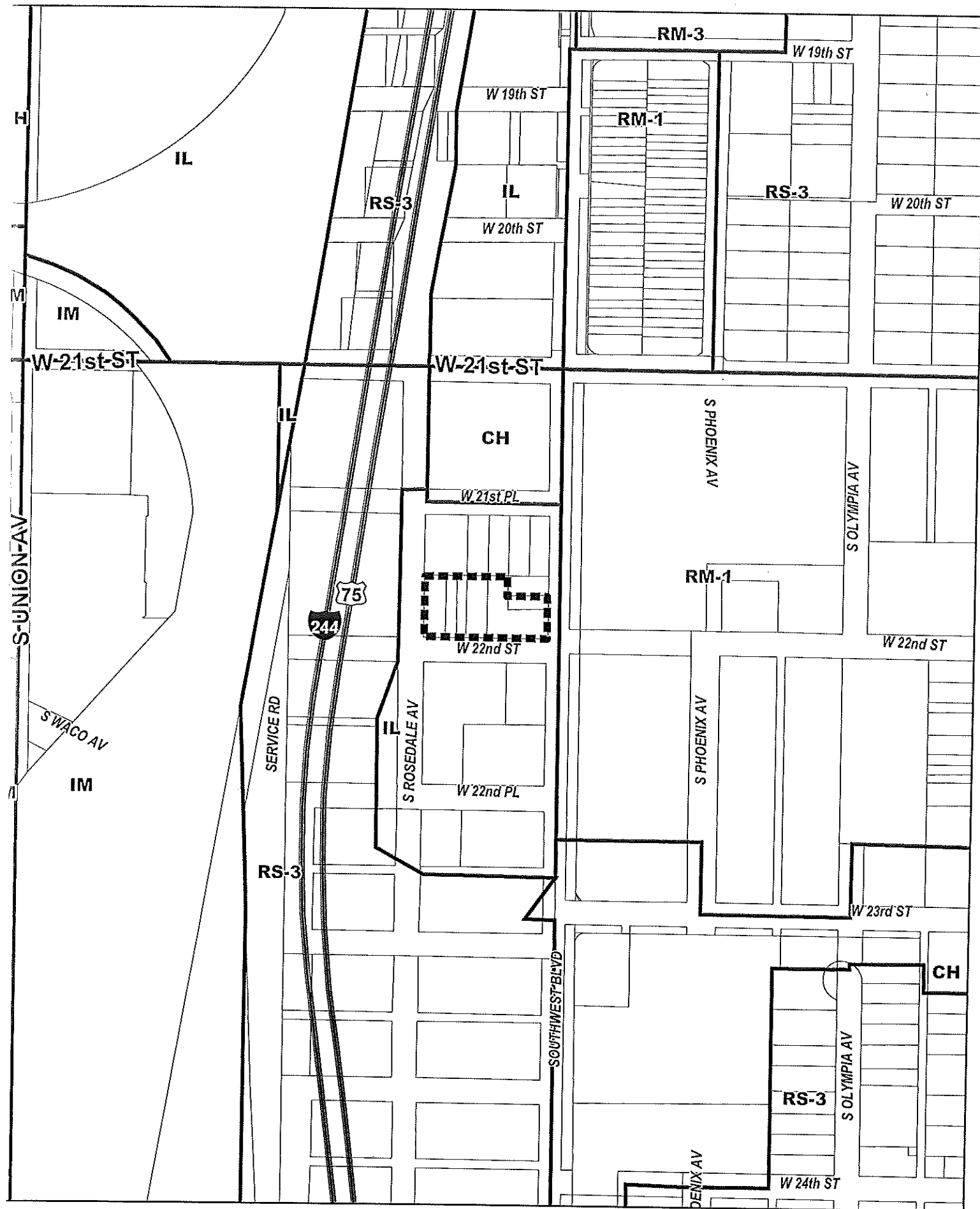
Planned Unit Development Number 749



PLAT NO.	
OWNER	Place41 LLC
PREPARED BY	DR. YOUNG MITCHELL, MANAGER
DATE	11/11/2008
FILED	TULSA, OKLAHOMA 74120
RECORD	PHONE: (918) 582-4800
ENGINEER/SURVEYOR	
NAME	SACK JAMES M. DVM, INC.
ADDRESS	111 SOUTH CLON AVENUE
CITY	TULSA, OKLAHOMA 74106
PHONE	(918) 332-4111
FAX	(918) 332-4111
EMAIL	SA@SACKJAMESM.COM
DATE	NOV 10, 2008 (OFF. JUNE 20, 2009)
Basis of Bearings	
THE BEARINGS SHOWN HEREON ARE BASED ON THE	
PLAT OF "ESSEX", PLAT NUMBER 5283.	
Monumentation	
ALL CORNERS WERE SET USING A 3/4" x 10" IRON	
PIPE WITH A YELLOW CAP STAMPED "SACK LG 1138".	
Legend	
D/L	= BUILDING LINE
E/L	= EASEMENT
R/L	= RESTRICTED WATERLINE EASEMENT
W/L	= WATERLINE EASEMENT
W/L	= STREET ADDRESS
W/L	= DETENTION ACCESS EASEMENT
Subdivision Statistics	
RESUBDIVISION CONTAINS 6 LOTS IN 1 BLOCK	
BLOCK 1 CONTAINS 1.2562 ACRES	
RESERVE "A" CONTAINS 0.1891 ACRES	
RESERVE "B" CONTAINS 0.1791 ACRES	
Addresses	
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT	
THE TIME THIS PLAT WAS PREPARED AND SHOULD BE	
SUBJECT TO CHANGE AND SHOULD BE RE-FILED	
ON IN PLACE OF THE LEGAL DESCRIPTION.	

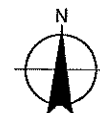
Curve Table				
Curve Length	Radius	Chord	Area	Chord
10.00	10.00	10.00	78.54	10.00
15.00	15.00	15.00	117.81	15.00
20.00	20.00	20.00	157.08	20.00
25.00	25.00	25.00	196.35	25.00
30.00	30.00	30.00	235.62	30.00
35.00	35.00	35.00	274.89	35.00
40.00	40.00	40.00	314.16	40.00
45.00	45.00	45.00	353.43	45.00
50.00	50.00	50.00	392.70	50.00
55.00	55.00	55.00	431.97	55.00
60.00	60.00	60.00	471.24	60.00
65.00	65.00	65.00	510.51	65.00
70.00	70.00	70.00	549.78	70.00
75.00	75.00	75.00	589.05	75.00
80.00	80.00	80.00	628.32	80.00
85.00	85.00	85.00	667.59	85.00
90.00	90.00	90.00	706.86	90.00
95.00	95.00	95.00	746.13	95.00
100.00	100.00	100.00	785.40	100.00

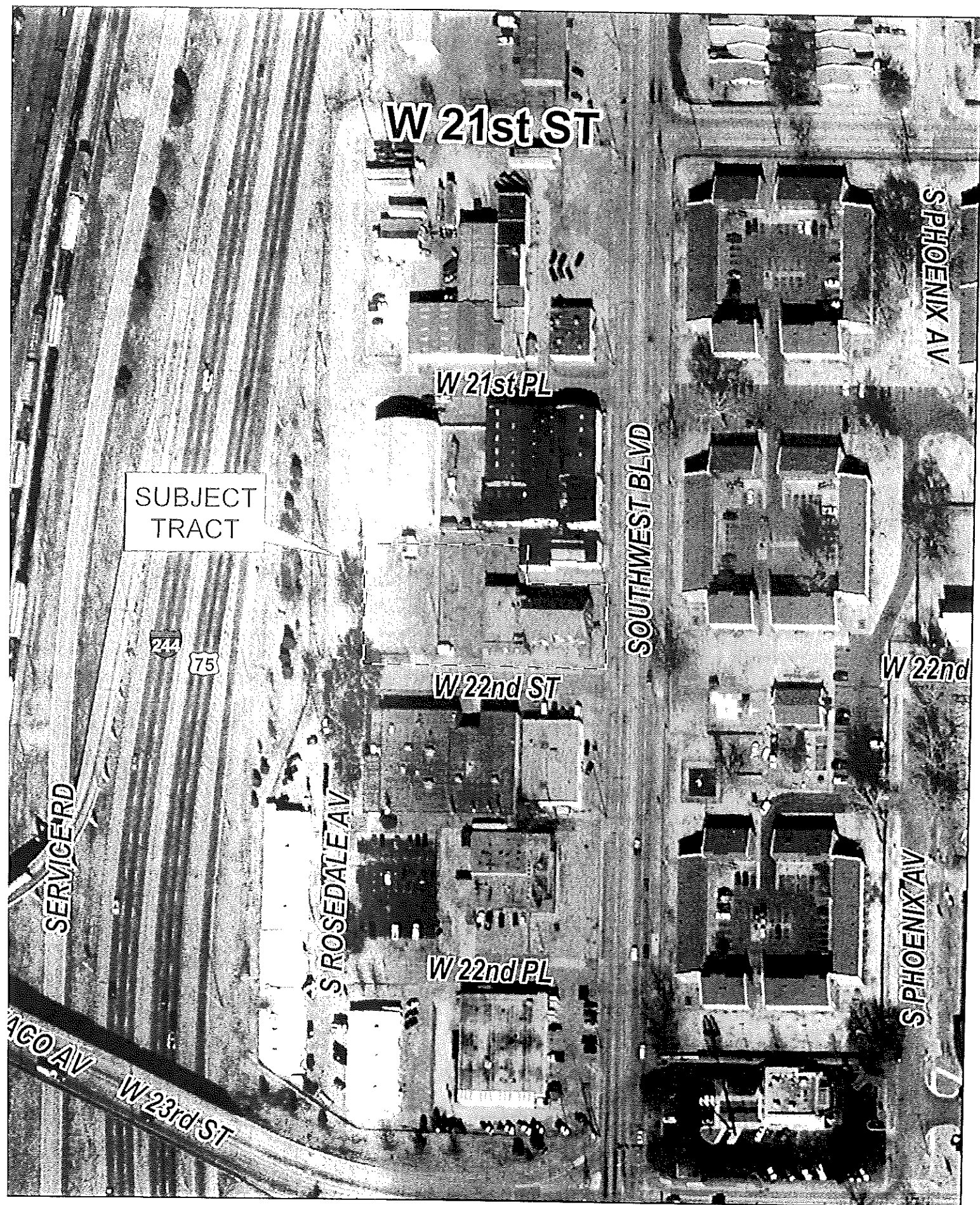




**BOA-20679**

19-12 14

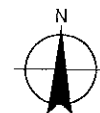




0 75 150  
Feet

BOA-20679

19-12 14



## PLAT WAIVER

**May 21, 2008**

**BOA 20679** - (9306) (PD 4) (CD 4)  
Northwest corner of Southwest Boulevard and West 22<sup>nd</sup> Street

The platting requirement is being triggered by a Board of Adjustment case # 20679 for expansion to existing church uses.

***Staff provides the following information from TAC at their May 1, 2008 meeting:***

**ZONING:**

TMAPC Staff: The property is zoned IL.

**STREETS:**

- Additional right-of-way dedication required along Southwest Boulevard. Existing right-of-way is between 36 feet to 37 feet. Required right-of-way for Secondary Arterial is 50 feet. Since there are existing buildings close to the property line right-of-way to be dedicated one foot from the east face of the sanctuary building and one foot south of the vacant block building. The answer to question 4 is yes; either provide additional right-of-way for Southwest Boulevard or obtain a waiver. The answer to question 8 is yes; access and limits of no access restrictions shall be required along Southwest Boulevard.

**SEWER:**

- Sanitary sewer access is existing, and no mailing extensions, or additional easements are required.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property with the TAC recommendations.

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

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

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

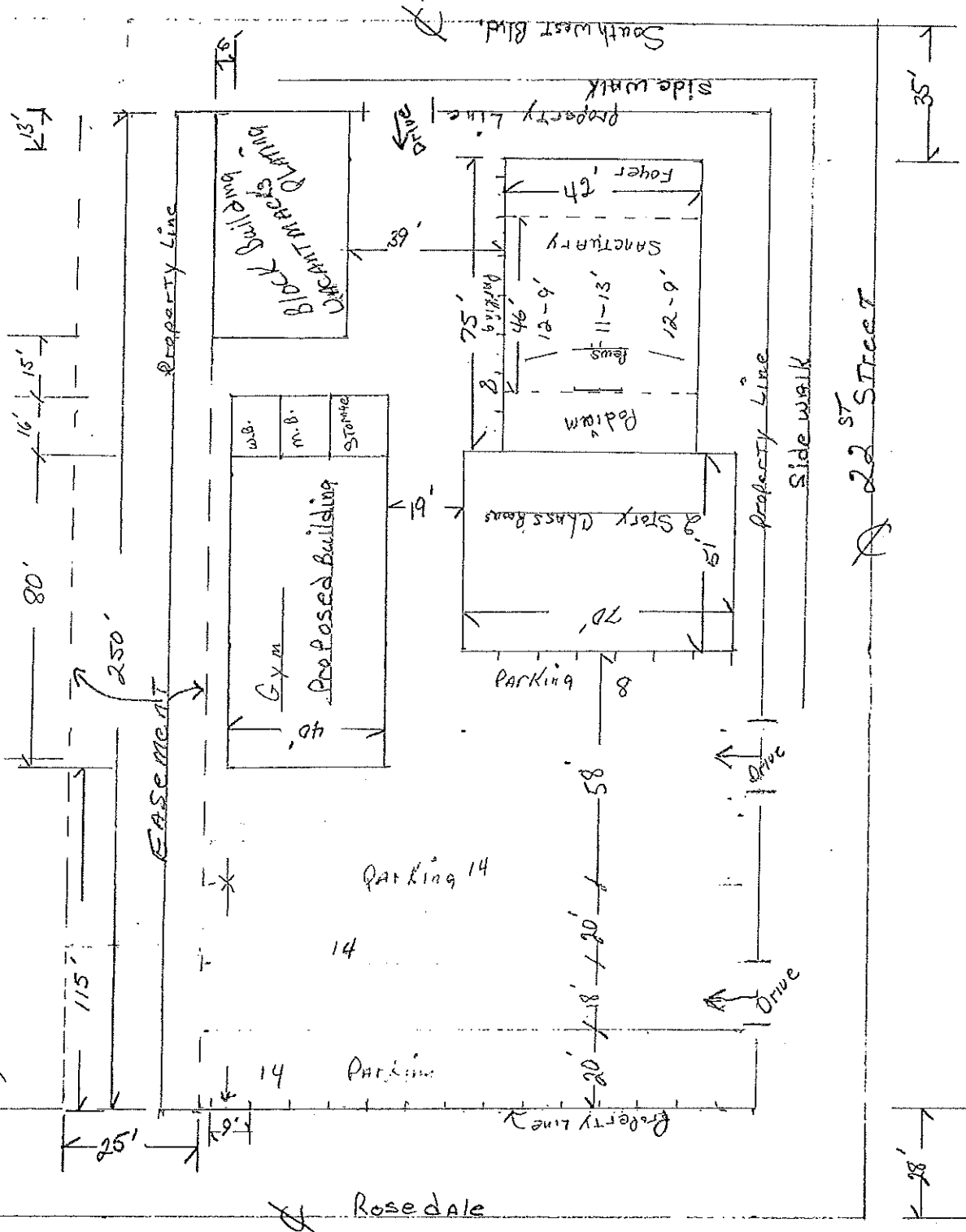
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an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

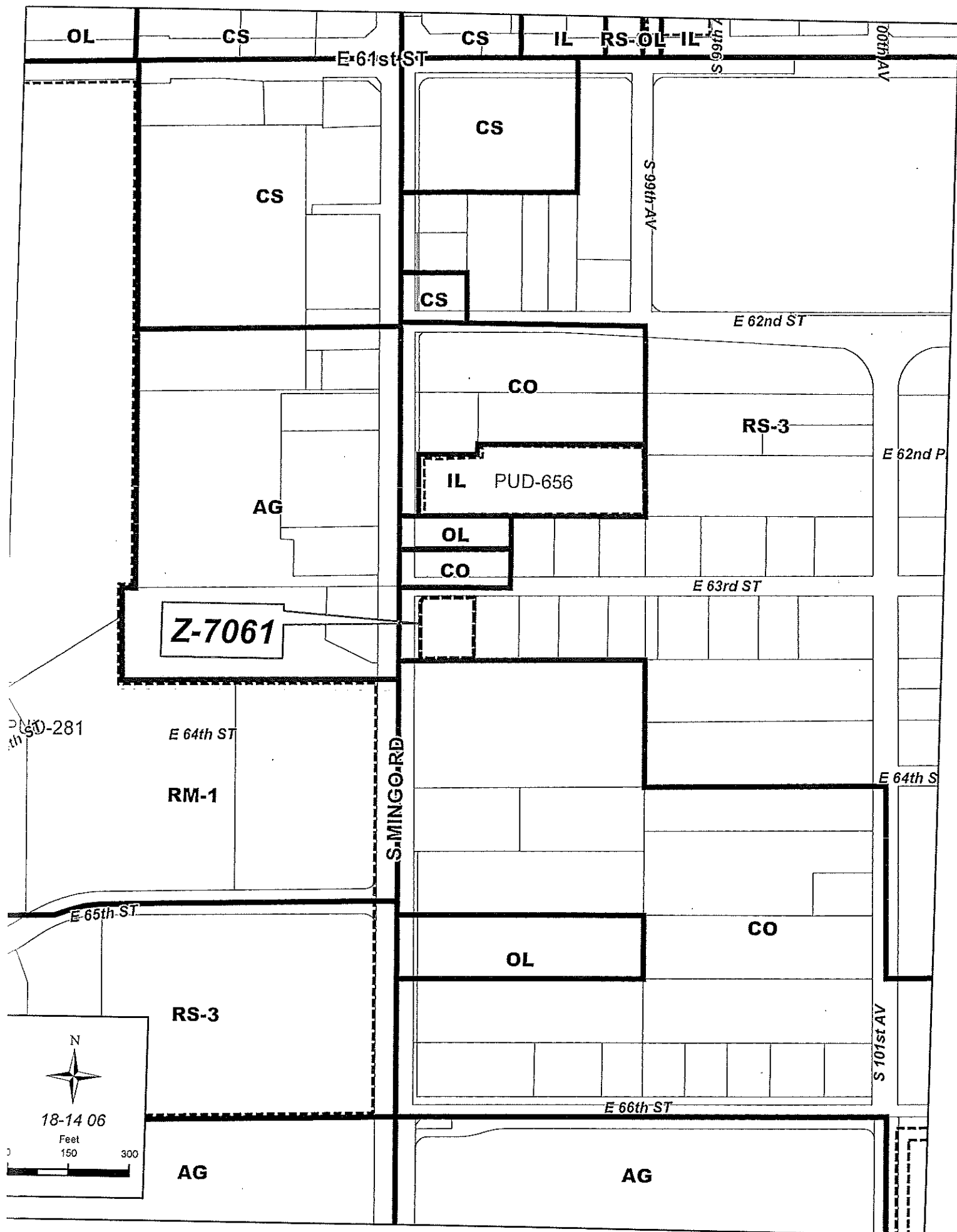
Environ

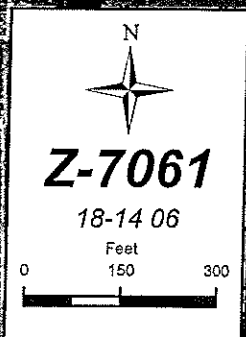
7-2-

1 inch = 39'

A right triangle is shown with a vertical leg of 8', a horizontal leg of 35', and a hypotenuse of 35.7'.







E 61st ST

S 99th

00th AV

S 99th AV

E 62nd ST

E 62nd PL

E 63rd ST

SMINGORD

E 64th ST

E 64th S

E 65th ST

S 101st AV

E 66th ST

## PLAT WAIVER

May 21, 2008

**Z-7061** - (8406) (PD 18 C) (CD 7)  
Southeast corner of South Mingo Road and East 63<sup>rd</sup> Street South

The platting requirement is being triggered by a rezoning to OL.

**Staff provides the following information from TAC at their May 1, 2008 meeting:**

**ZONING:**

- TMAPC Staff: The property has been previously platted and will have a lot combination.

**STREETS:**

- Sidewalks required along Mingo and 63<sup>rd</sup> Street.

**SEWER:**

- Additional easement is required along the north and the south property line for a future mainline extension.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

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

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

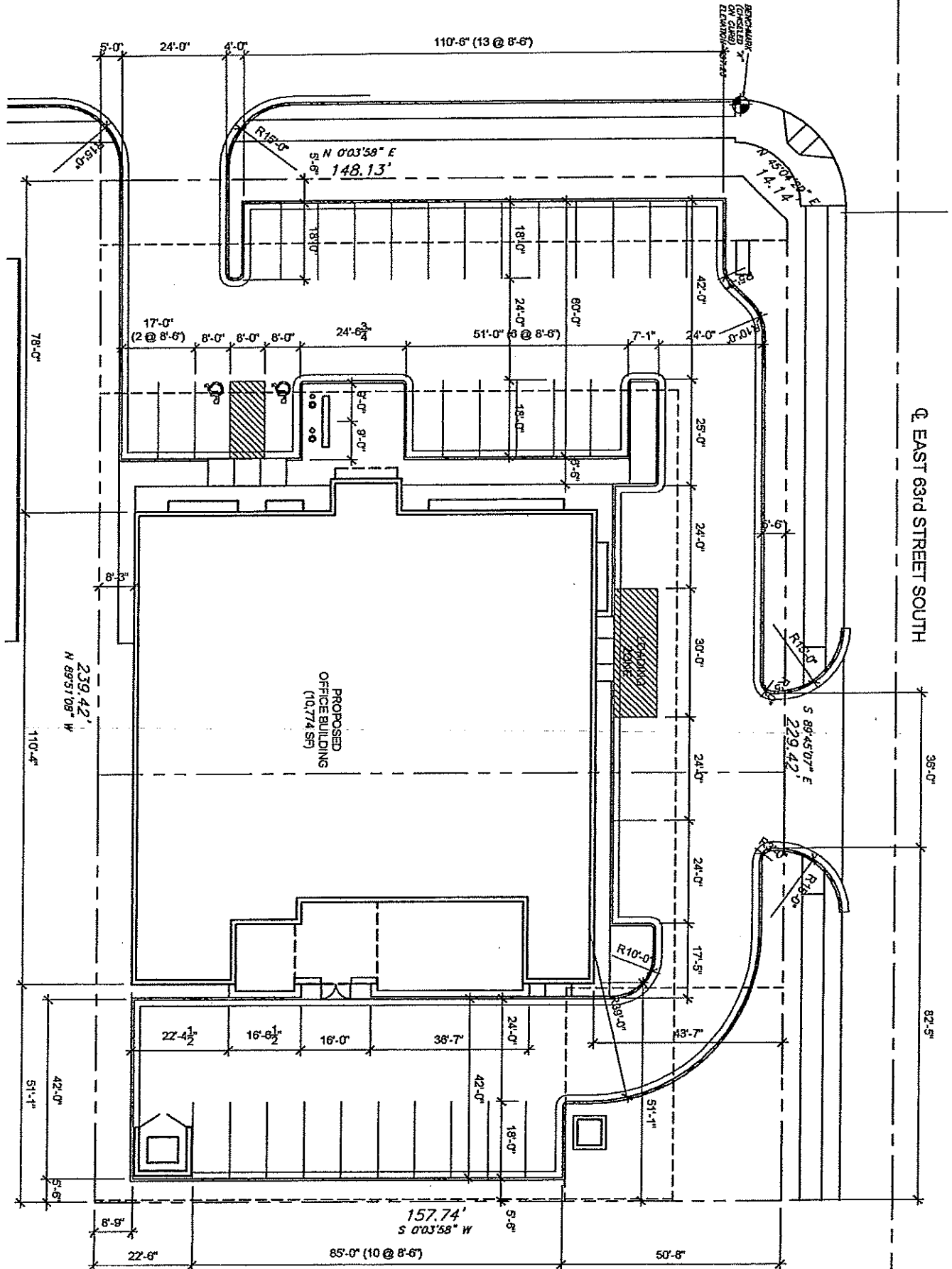
- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X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

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

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

# 1 SITE LAYOUT PLAN

SCALE: 1" = 30'-0"



## PLAT WAIVER

**May 21, 2008**

**Z-4330 - (0225) (PD 25) (CD 1)**  
Southwest corner of North Peoria and 33<sup>rd</sup> Street North

The platting requirement is being triggered by a rezoning from RS-3 and CS to CG.

***Staff provides the following information from TAC at their May 1, 2008 meeting:***

**ZONING:**

- TMAPC Staff: The property has been previously platted.

**STREETS:**

- Right-of-way required along Peoria is 50 feet and existing right-of-way is 40 feet. Additional 10 feet of right-of-way is required. The answer to question 4 is yes. Arterial right-of-way and property line radius at the intersection may be required. The answer to question 8 is yes. Access and limits of no access restrictions shall be required along arterial.

**SEWER:**

- Lots 5, 6, and 7, Block 6 have access to sanitary sewer and do not require additional easement, or a mainline extension. Lot 7, Block 5, does not have access and would require a mainline extension and the corresponding easement.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

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

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

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

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

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

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

**CS**

**IL**

**N PEORIA AV**

**AG**

**RS-3**

**E 33rd ST N**

**N NORFOLK AV**

**OL**

**CG**

**CS**

**CH**

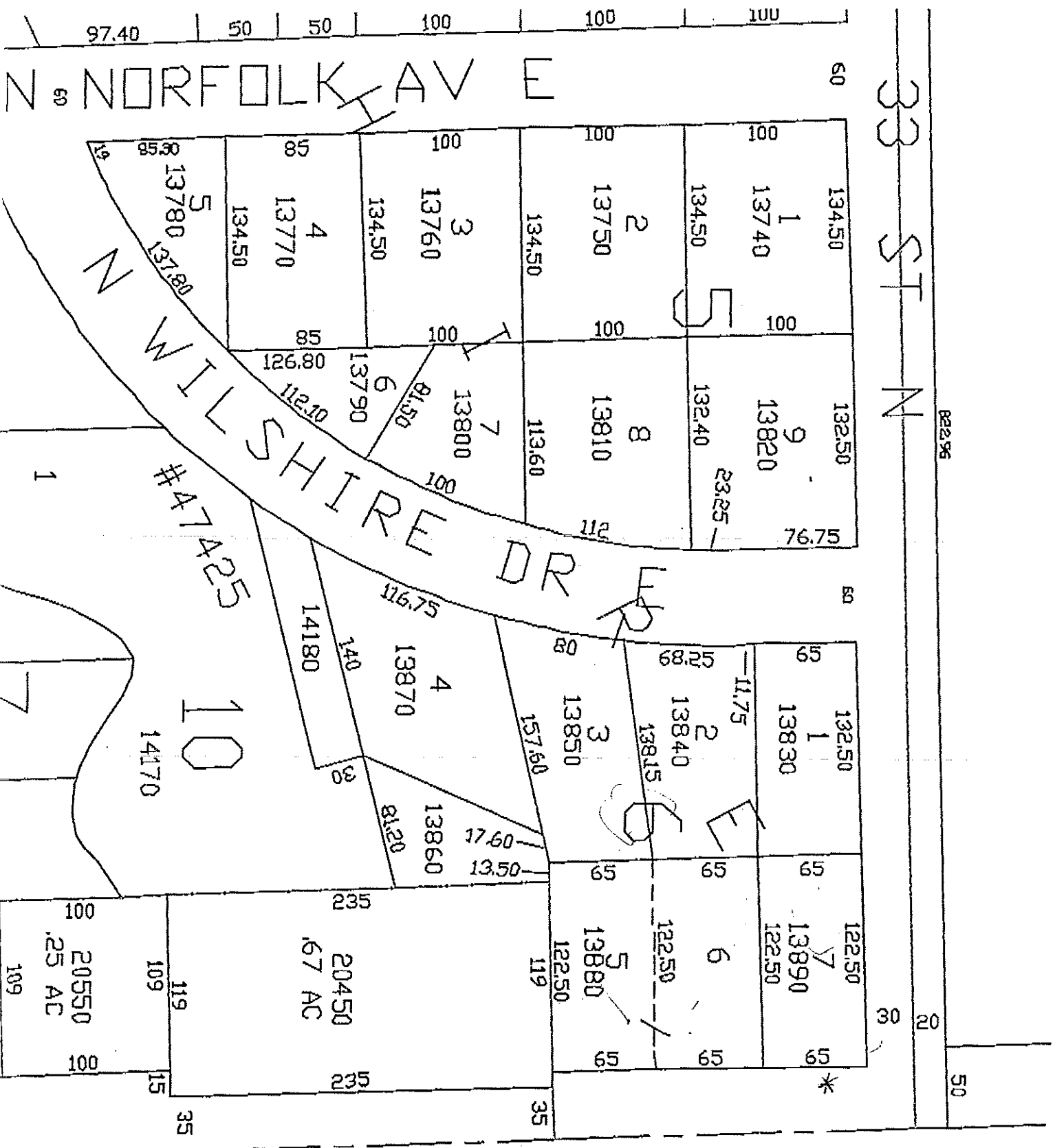
**N WILSHIRE DR**

**IL**

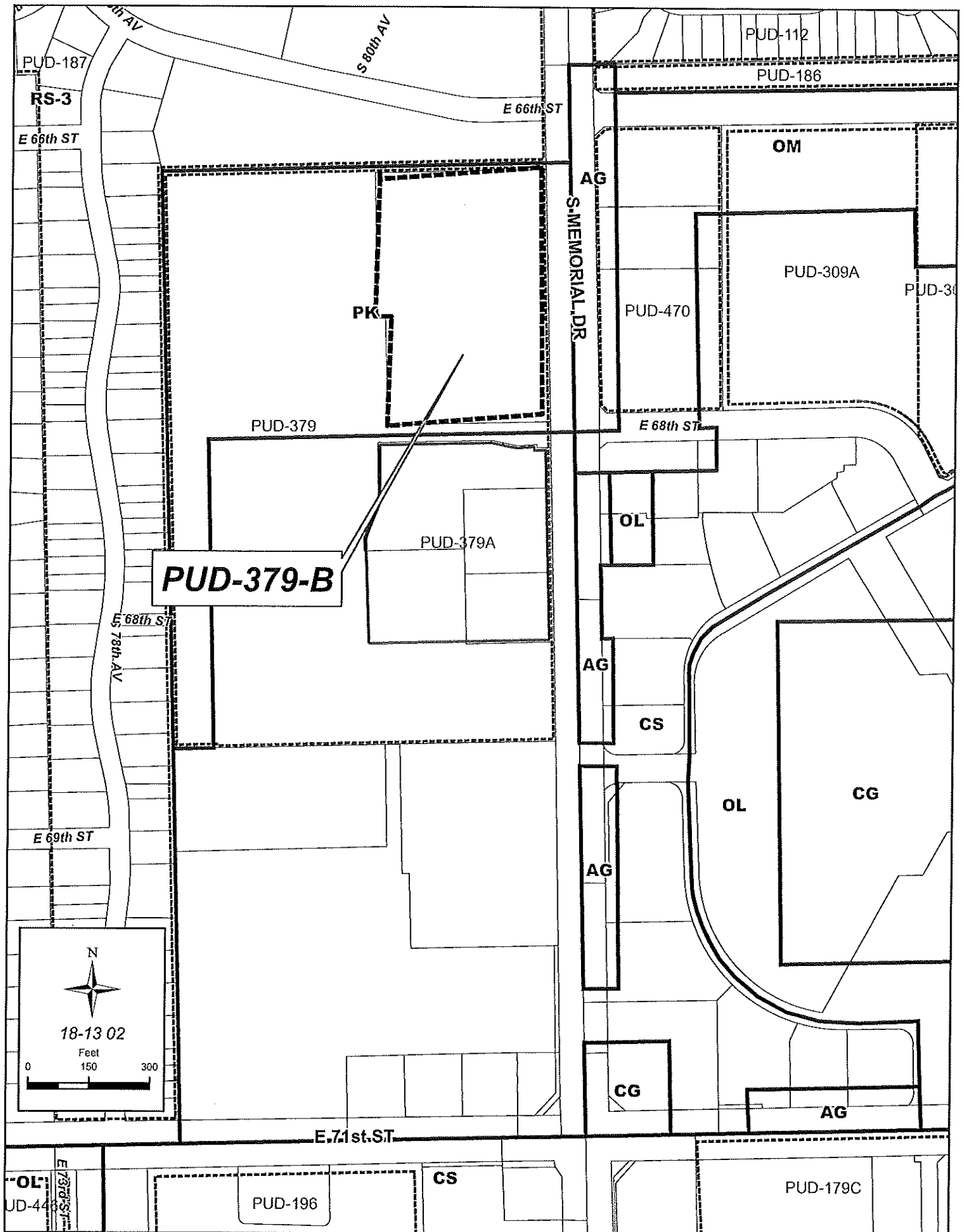
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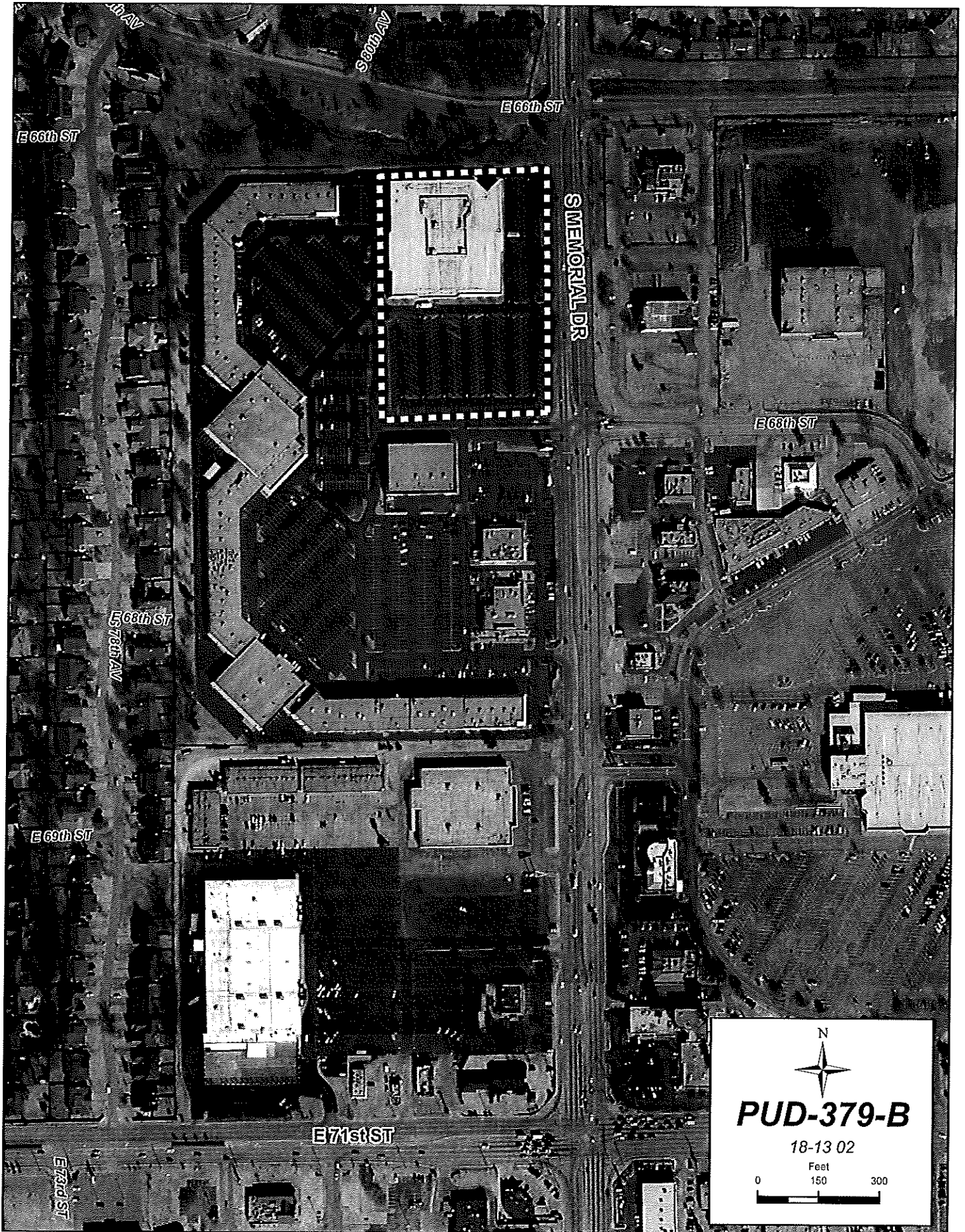
**E 32nd ST N**

PUD-487



North PEORIA AVE





N  
PUD-379-B

18-13 02

Feet  
0 150 300

18.2

## PLAT WAIVER

**PUD 379 B –** (PD 18) (CD 7)  
6612 South Memorial

The platting requirement is triggered by a major amendment recently approved for PUD 379.

Staff recommends **APPROVAL** of the plat waiver because of the existing structures, and the existing platted property.

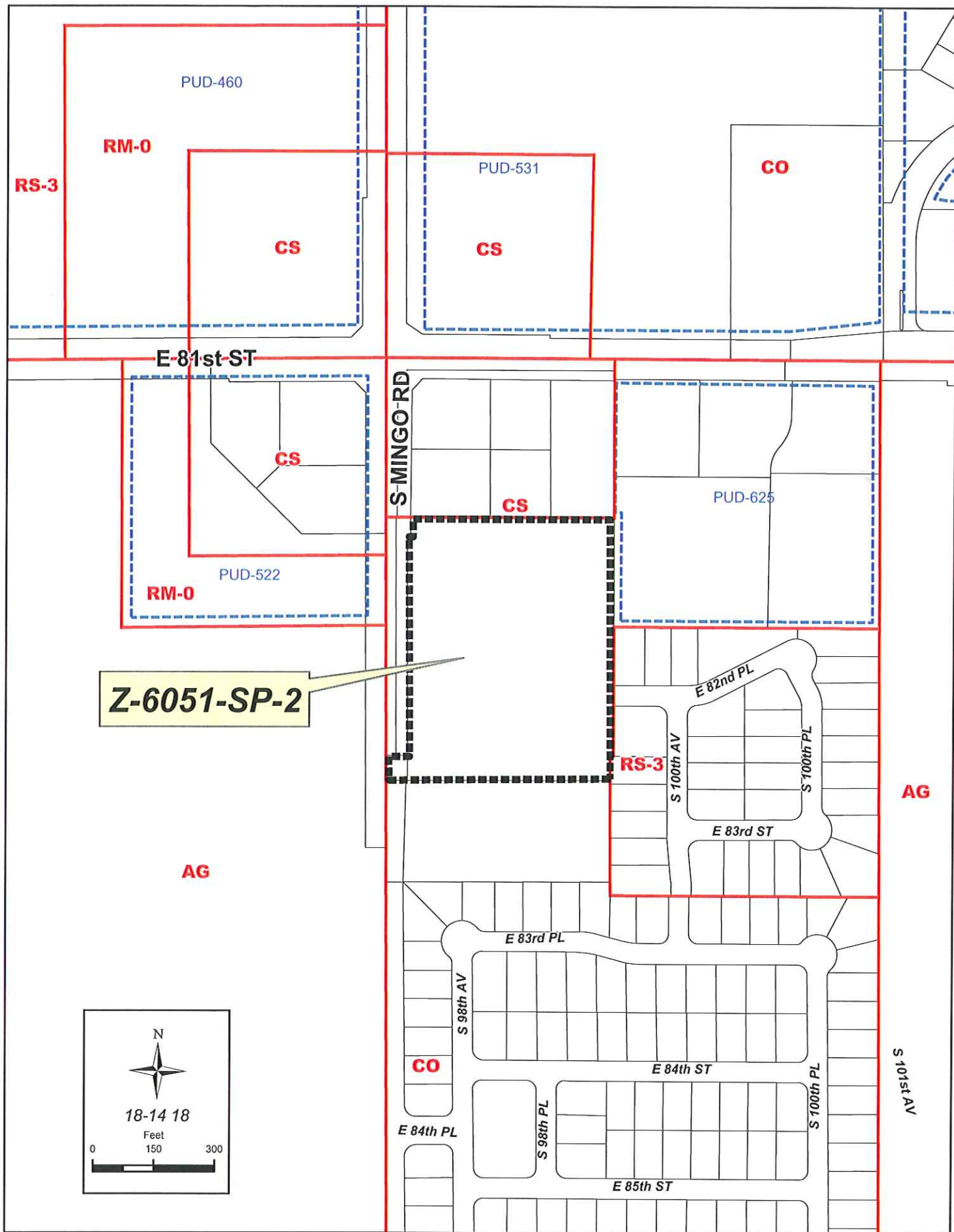
*A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:*

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

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

4. Is right-of-way dedication required to comply with major street and highway Plan?	X
5. Will restrictive covenants be filed by separate instrument?	X
6. Infrastructure requirements:	
a) Water	
i. Is a main line water extension required?	X
ii. Is an internal system or fire line required?	X
iii. Are additional easements required?	X
b) Sanitary Sewer	
i. Is a main line extension required?	X
ii. Is an internal system required?	X
iii. Are additional easements required?	X
c) Storm Sewer	
i. Is a P.F.P.I. required?	X
ii. Is an Overland Drainage Easement required?	X
iii. Is on site detention required?	X
iv. Are additional easements required?	X
7. Floodplain	
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	X

	YES	NO
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.?	X	
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X



N

**Z-6051-SP-2**

18-14 18

Feet  
0 150 300

E 81st ST

S MINGO RD

E 82nd PL

S 100th AV

S 100th PL

E 83rd ST

E 83rd PL

S 98th AV

E 84th ST

E 84th PL

S 98th PL

S 100th PL

E 85th ST

S 105th AV

N

**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 21, 2008 (continued  
from 5/7/08)

**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 is an unplatted 7.6 acre tract 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. The entire tract will be platted as a four lot, one block commercial subdivision with one private corridor collector street.

The proposal is for a 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 by mutual access easement (MAE) from Mingo Road via the private corridor collector East 82<sup>nd</sup> Place South. The MAE would be 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 in order to provide direct emergency access from Mingo Road since there are over 30 homes in the development. Staff recognizes concern over through traffic raised by the South Towne Square Extended Homeowners Association

(see Exhibit C). As a result of the wishes of the homeowners association in combination with the Fire Marshall's requirements, it is staff's recommendation to construct an 8 foot high, solid screened crash gate eliminating the potential for unwanted through traffic. The gate would allow the required direct emergency access from Mingo Road, while at the same time provide the screening between the residential and commercial uses, as required by the Zoning Code. The 8-foot high gate would be extended to the remainder of the boundary in common with the residential single-family district 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.

Notice of the detail site plan review for any proposal in Development Area B, including crash gates and the screening wall or fence, would be provided to the South Towne Square Extended Homeowners Association.

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 meet applicable standards as set forth by the Zoning Code and would be verified at detail site plan review. 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**

<b><u>Net Land Area:</u></b>	4.48 Acres	195,169 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, 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.

<b><u>Maximum Building Floor Area (1.25 FAR):</u></b>	243,961 SF
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<u>Maximum Land Coverage of Buildings:</u>	30%
<u>Maximum Building Height:</u>	35' - two stories
<u>Minimum Building Setbacks:</u>	
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.*

### **All Development Areas**

#### **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

Z-6051-SP-2

**SOUTH MINGO PLAZA**

**PERMITTED USES:**

**DEVELOPMENT AREA A** - USE UNITS 11, 12, 13 AND 14.

**DEVELOPMENT B**- USE UNIT 11, 13, 14 and 16 INCLUDING OPEN AIR STORAGE.

TOTAL LOT AREA:                      GROSS: 358,552 S.F. (8.23 ACRES)  
   NET: 329,152 S.F. (7.55 ACRES)

**MINIMUM BUILDING SETBACKS:**

**FROM CENTERLINE OF S. MINGO ROAD:**

OFFICE and RESEARCH BUILDINGS                      100'-0"

ALL OTHER COMMERCIAL                                      200'-0"

(Except, a 100 foot building setback shall apply to commercial buildings located within 550 feet of an arterial street intersection)

WAREHOUSE BUILDINGS                                      100'-0"

(Plus one additional foot of setback for each one foot of building height exceeding 20 feet)

ALL OTHER COMMERCIAL USES ABUTTING RESIDENTIAL – ten feet plus an additional two feet of setback for every foot over fifteen feet of building height.

MAXIMUM FLOOR AREA RATIO:                                      1.25 FAR

Maximum Floor Area for total development is 448,190 square feet (358,552 square feet of gross land area multiplied by 1.25 FAR)

MAXIMUM LAND COVERAGE OF BUILDINGS                      30%

**REVISED 4/24**

SOUTH MINGO PLAZA

PERMITTED USES:

LOTS 1,2 and 3 - USE UNITS 11, 12, 13, 14, AND 18.

LOT 4 - USE UNIT 11, 13, 14 and 16 INCLUDIGN OPEN AIR STORAGE.

TOTAL LOT AREA: 331,520.29 S.F. (7.6106 ACRES)

MINIMUM BUILDING SETBACKS:

FROM CENTERLINE OF S. MINGO ROAD:

OFFICE and RESEARCH BUILDINGS 100'-0"

HOTELS AND MOTELS 100'-0"

ALL OTHER COMMERCIAL 100'-0"

WAREHOUSE BUILDINGS 100'-0"

FROM SOUTH BOUNDARY OF DIVISION: 80'-0"

FROM EAST BOUNDARY OF DIVISION:

ABUTTING RESIDENTIAL 35'-0"

ABUTTING COMMERCIAL 20'-0"

MAXMIMUM FLOOR AREA RATIO: 1.25

MAXIMUM LAND COVERAGE OF BUILDINGS 30%

LANDSCAPE STREET YARD REQUIRED:

650.58 LINEAL FEET OF STREET FRONTAGE X 50' BUILDING LINE = 32,529  
SQUARE FEET

32,529 SQUARE FEET X 15% = 4,879.35 SQUARE FEET REQUIRED

PROVIDED = 16,522.726 SQUARE FEET

LOT 1:

LOT AREA 66,767.617 SQ FT

MAXIMUM BUILDING FLOOR AREA PERMITTED: 15,000 S.F.

LAND AREA COVERAGE ALLOWED 30%

ACTUAL 15,000 SF BLDG / 66,767.617 SF LAND = 22.47%

MAXIMUM BUILDING HEIGHT PERMITTED: 55' - 2 STORIES

OFF STREET PARKING

RATIO PER USE: TO BE

DETERMINED

NUMBER OF SPACES REQ'D: TO BE

DETERMINED

NUMBER OF SPACES PROVIDED: 90

ORIGINAL PROPOSAL

MINIMUM %/AREA LANDSCAPE REQ'D: 15%/10,015 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED: 27.72%/18,143.36 S.F.

LANDSCAPED STREET YARD PER STREET FRONTAGE:

REQUIRED:  
PROVIDED:

207.57' FRONTAGE @ S MINGO \* 50' SET BACK = 10,378.5  
10,378.5 \* 15% = 1,556.78 S.F. REQUIRED 5,256.71 SQ  
FT PROVIDED

LOT 2:  
LOT AREA 66,783.314 SQ FT  
MAXIMUM BUILDING FLOOR AREA PERMITTED: 16,300 S.F.  
LAND AREA COVERAGE ALLOWED 30%  
ACTUAL 16,300 SF BLDG / 66,783.314 SF LAND = 24.41%  
MAXIMUM BUILDING HEIGHT PERMITTED: 55' - 2 STORIES

OFF STREET PARKING  
RATIO PER USE: TO BE  
DETERMINED  
NUMBER OF SPACES REQ'D: TO BE  
DETERMINED  
NUMBER OF SPACES PROVIDED: 96

MINIMUM %/AREA LANDSCAPE REQ'D: 15%/10,017 S.F.  
MINIMUM %/AREA LANDSCAPE PROVIDED: 24.90%/16,626.11 S.F.

LANDSCAPED STREET YARD PER STREET FRONTAGE:

REQUIRED:  
PROVIDED:

205.0' FRONTAGE @ S MINGO \* 50' SET BACK = 10,250.0  
10,250 \* 15% = 1,537.5 S.F. REQUIRED 5301.53 SQ FT  
PROVIDED

LOT 3:  
LOT AREA 61,619.602 SQ FT  
MAXIMUM BUILDING FLOOR AREA PERMITTED: 9,300 S.F.  
LAND AREA COVERAGE ALLOWED 30%  
ACTUAL 9,300 SF BLDG / 61,619.602 SF LAND = 15.09%

MAXIMUM BUILDING HEIGHT PERMITTED: 55' - 2 STORIES

OFF STREET PARKING

RATIO PER USE: TO BE  
DETERMINED

NUMBER OF SPACES REQ'D: TO BE  
DETERMINED

NUMBER OF SPACES PROVIDED: 96

MINIMUM %/AREA LANDSCAPE REQ'D: 15%/9,242.94 S.F.

MINIMUM %/AREA LANDSCAPE PROVIDED: 35.43%/21,830.37 S.F.

LANDSCAPED STREET YARD PER STREET FRONTAGE:

REQUIRED:

PROVIDED:

180.0' FRONTAGE @ S MINGO \* 50' SET BACK = 9,000.0

9,000 \* 15% = 1,350.0 S.F. REQUIRED 5,388.95 SQ FT PROVIDED

LOT 4:

LOT AREA 135,768.87 SQ FT

MAXIMUM BUILDING FLOOR AREA PERMITTED:

26,600 SQ FT/ FLR X 4 FLOORS = 106,400 SQ FT

LAND AREA COVERAGE ALLOWED 30%

ACTUAL 26,600 SF PER FLOOR / SF LAND = 1.687%

FLOOR AREA RATIO (FAR) 78.37%

MAXIMUM BUILDING HEIGHT PERMITTED: 55' - 4 STORIES

OFF STREET PARKING

RATIO PER USE: 1:5,000 MINI  
STORAGE

NUMBER OF SPACES REQ'D: 21.28

NUMBER OF SPACES PROVIDED: 26

MINIMUM %/AREA LANDSCAPE REQ'D: 15%/20,365.2 S.F.

MINIMUM %/AREA LANDSCAPE PROVIDED: 26.02%/35,321.55 S.F.

LANDSCAPED STREET YARD PER STREET FRONTAGE:

REQUIRED:

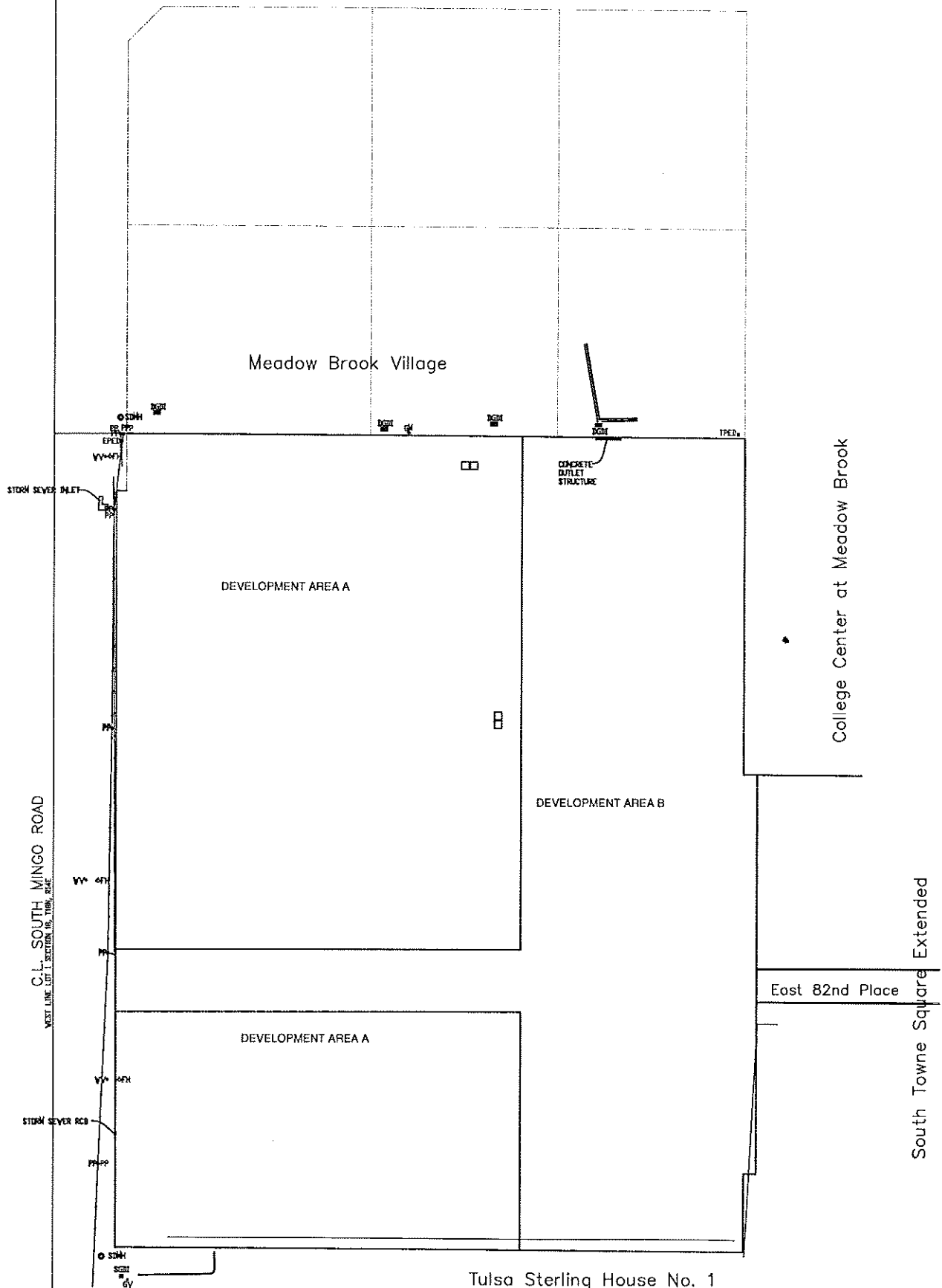
PROVIDED:

50.0' FRONTAGE @ S MINGO \* 50' SET BACK = 2,500

$2,500 * 15\% = 375.0$  S.F. REQUIRED  
PROVIDED

575.54 SQ FT

C.L. East 81st Street South



Tulsa Sterling House No. 1

EXHIBIT A

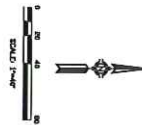
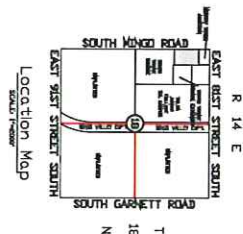


EXHIBIT B



# SOUTH MINGO PLAZA

TULSA, OKLAHOMA

## SITE TABULATIONS

DATE	March 4, 2008
PROJECT NO.	
DESIGNED	

SHEET NO. C2 OF 2

PERMITTED USES:  
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, AND 15.  
 LOT 4 - USE UNIT 11, 13, 14 AND 15 INCLUDING OPEN AIR STORAGE.  
 TOTAL LOT AREA 331,620.29 S.F. (7,6106 ACRES)

MINIMUM BUILDING SETBACKS:  
 FROM INTERSECTION OF S. MINGO ROAD:  
 OFFICE RESEARCH BUILDINGS 100'-0"  
 HOTELS AND MOTELS 100'-0"  
 ALL OTHER COMMERCIAL 100'-0"  
 WAREHOUSE BUILDINGS 80'-0"  
 FROM EAST BOUNDARY OF DIVISION:  
 FROM EAST BOUNDARY OF DIVISION:  
 ABUTTING RESIDENTIAL 35'-0"  
 ABUTTING COMMERCIAL 20'-0"  
 MAXIMUM FLOOR AREA RATIO 1.25  
 MAXIMUM LAND COVERAGE OF BUILDINGS 30%

LANDSCAPE STREET YARD REQUIRED: FRONTAGE X 60' BUILDING LINE = 32,029 SQUARE FEET  
 FRONTAGE X 60' BUILDING LINE = 32,029 SQUARE FEET  
 PROVIDED = 16,522.728 SQUARE FEET

LOT 1:  
 MAXIMUM BUILDING FLOOR AREA PERMITTED: 66,787.617 SQ FT  
 LAND AREA COVERAGE 16,000 S.F.  
 ACTUAL 16,000 S.F. BLDG / 66,787.617 SF LAND = 22.47%  
 MAXIMUM BUILDING HEIGHT PERMITTED: 65' - 2 STORIES

OFF STREET PARKING  
 RATIO PER USE:  
 NUMBER OF SPACES PROVIDED:  
 TO BE DETERMINED  
 TO BE DETERMINED  
 90  
 MINIMUM X/AREA LANDSCAPE REQ'D: 15% / 10,015 S.F.  
 MINIMUM X/AREA LANDSCAPE PROVIDED: 27.72% / 16,143.56 S.F.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE:  
 REQUIRED:  
 PROVIDED: 6,256.71 SQ FT PROVIDED

207.57' FRONTAGE X 5' MINGO \* 50' SET BACK = 10,378.5  
 10,378.5 \* 10% = 1,037.85 S.F. REQUIRED  
 6,256.71 SQ FT PROVIDED

LOT 2:  
 MAXIMUM BUILDING FLOOR AREA PERMITTED: 66,783.314 SQ FT  
 LAND AREA COVERAGE 16,000 S.F.  
 ACTUAL 16,000 S.F. BLDG / 66,783.314 SF LAND = 24.41%  
 MAXIMUM BUILDING HEIGHT PERMITTED: 65' - 2 STORIES

OFF STREET PARKING  
 RATIO PER USE:  
 NUMBER OF SPACES PROVIDED:  
 TO BE DETERMINED  
 TO BE DETERMINED  
 90  
 MINIMUM X/AREA LANDSCAPE REQ'D: 15% / 10,017 S.F.  
 MINIMUM X/AREA LANDSCAPE PROVIDED: 24.90% / 16,628.41 S.F.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE:  
 REQUIRED:  
 PROVIDED: 6,301.03 SQ FT PROVIDED

208.07' FRONTAGE X 5' MINGO \* 50' SET BACK = 10,280.0  
 10,280.0 \* 10% = 1,028.0 S.F. REQUIRED

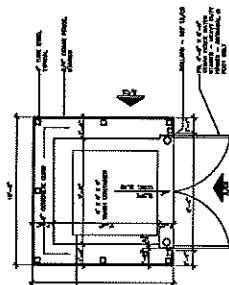
LOT 3:  
 MAXIMUM BUILDING FLOOR AREA PERMITTED: 61,619.809 SQ FT  
 LAND AREA COVERAGE 9,300 S.F.  
 ACTUAL 9,300 S.F. BLDG / 61,619.809 SF LAND = 15.08%  
 MAXIMUM BUILDING HEIGHT PERMITTED: 65' - 2 STORIES

OFF STREET PARKING  
 RATIO PER USE:  
 NUMBER OF SPACES PROVIDED:  
 TO BE DETERMINED  
 TO BE DETERMINED  
 90  
 MINIMUM X/AREA LANDSCAPE REQ'D: 15% / 9,242.84 S.F.  
 MINIMUM X/AREA LANDSCAPE PROVIDED: 33.40% / 21,000.37 S.F.  
 LANDSCAPED STREET YARD PER STREET FRONTAGE:  
 REQUIRED:  
 PROVIDED: 9,000.0  
 9,000.0 \* 10% = 1,350.0 S.F. REQUIRED  
 9,386.96 SQ FT PROVIDED

160.17' FRONTAGE X 5' MINGO \* 50' SET BACK = 9,000.0  
 9,000.0 \* 10% = 1,350.0 S.F. REQUIRED  
 9,386.96 SQ FT PROVIDED

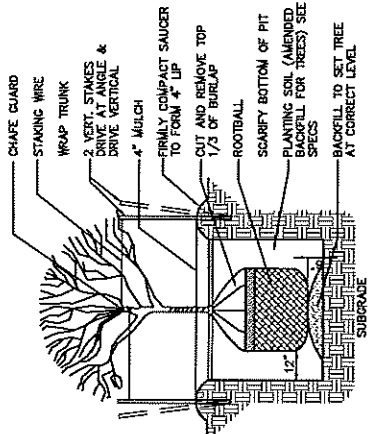
LOT 4:  
 MAXIMUM BUILDING FLOOR AREA PERMITTED: 135,768.57 SQ FT  
 LAND AREA COVERAGE 28,000 S.F. PER FLOOR X 4 FLOORS = 112,000 S.F.  
 ACTUAL 28,000 S.F. PER FLOOR / 5F LAND = 1.897%  
 FLOOR AREA RATIO (FAR) 76.37%  
 MAXIMUM BUILDING HEIGHT PERMITTED: 65' - 4 STORIES

50.07' FRONTAGE X 5' MINGO \* 50' SET BACK = 2,500  
 2,500 \* 10% = 375.0 S.F. REQUIRED  
 573.04 SQ FT PROVIDED



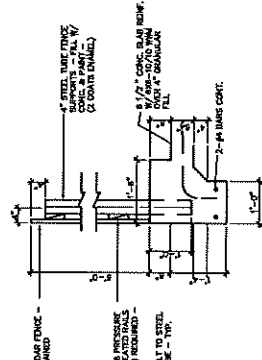
## 4 TRASH ENCLOSURE DETAILS

4 1/4" - 1'-0"



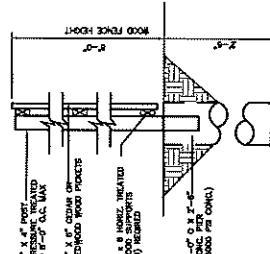
## 1 TREE PLANTING DETAIL

3/8" - 1'-0"



## 2 TRASH ENCLOSURE SECTION

3/4" - 1'-0"



## 3 WOOD PRIVACY FENCE SECTION

3/4" - 1'-0"

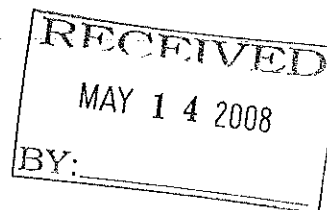
**Huntsinger, Barbara**

**From:** Rob McNamara [robmccliberty@cox.net]

**Sent:** Tuesday, May 13, 2008 9:05 PM

**To:** Huntsinger, Barbara

**Subject:** concerned citizen

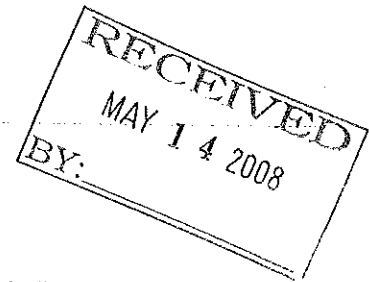


Dear Barbara. Thanks for taking time to read this. My concern is in reference to any future development at South Mingo Plaza Z-6051-SP-2 – Danny Mitchell. When we purchased a home in South Towne Square we were the beneficiaries of planned development for single family residence. We have very strict covenants and pay \$3000+ a year in total property taxes that benefit all kinds of things from Union schools to TCC and county projects. I am very concerned about a proposed storage facility with RV park. You can drive through the majority of these sights and they have a negative impact on aesthetics, and increase the crime rate due to break ins and "easy prey" in the form of unattended RV's. I know that we cannot control zoning decisions, but such a facility is not harmonious or consistent with an upscale hotel or a private golf course or a beautifully landscaped and maintained higher educational facility as well as an "anchor tenant" subdivision. Thanks for reading my concerns.

Rob McNamara  
8409 S. 100th E. Place  
Tulsa, OK 74133

5/14/2008

**Huntsinger, Barbara**



**From:** Pam & Michael Graddy [healthshare@cox.net]

**Sent:** Wednesday, May 14, 2008 8:21 AM

**To:** Huntsinger, Barbara

**Subject:** Reference Item number: South Mingo Plaza Z-6051-SP-2 - Danny Mitchell.

Reference Item number: South Mingo Plaza Z-6051-SP-2 – Danny Mitchell.

Board Members for TMAPC...

**To whom it may concern...**

We fully voice our **OPPOSITION** to the proposed storage facility referenced above.

**If we had wanted to live in an industrial park, we would've bought a home elsewhere!**

Please do not allow this gargantuan structure to be placed on that piece of property!  
Imagine a giant four story wall with no windows outside the windows of **YOUR** home.  
Not only would that be **UGLY**, but I wonder what it would do to the resale value of **YOUR** home?! It's amazing to us how *insensitive* property developers can be when their only focus is fattening their pockets!

We were not living in this neighborhood when the zoning for that piece of property was approved, but if we had been here, we would've protested the terms.

If the city of Tulsa continues to allow such *brainless* choices for zoning, you will find that your city will 'die' because many of us will choose to leave!

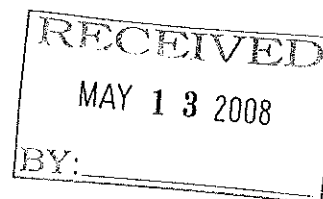
Pam and Michael Graddy

Tulsa resident for 57 years and counting,

but we'll see what kind of decision you make on this one!

**Huntsinger, Barbara**

**From:** Pam Beck [pamb@jgifford.com]  
**Sent:** Tuesday, May 13, 2008 10:01 AM  
**To:** Huntsinger, Barbara  
**Subject:** South Towne Square HOA



Dear Ms. Hutsinger:

I am a Tulsa homeowner in South Towne Square at 84th Pl. & South Mingo Road.

A local architect and developer, Danny Mitchell, is planning a commercial development at 8159 S. Mingo Road, Case # Z-6051-SP-2. A request for a major amendment is scheduled before the Tulsa Metropolitan Area Planning Commission on May 21, 2008 at 1:30. I will be in attendance.

I would like to voice my opposition to this proposed development that is so near my home. Mr. Mitchell's proposal is for a massive 4 story building with a metal exterior and a flat roof along with outside RV & automobile storage. In addition to the 4 story building and RV/auto storage area, Mr. Mitchell has 3 other smaller lots on the same property that he will be selling to individual developers for their own use. At this time, the use of those three lots is undetermined as is the size and appearance.

The average price of homes in our neighborhood are \$275,000. My objection to this proposed development is on the grounds of aesthetics AND how the use of this property will impact my current and future home value. Mr. Mitchell's proposed 4 story building does not conform to the existing properties. His building, as proposed, will be an eyesore by comparison and will dominate the area, detracting from its beauty – and **will affect my neighborhood's property values**. This type of use fails to harmonize with the existing and expected development of the surrounding areas. With these failures, I don't see how it meets the stated purpose of the standards of corridor zoning. Storage can be constructed in such manner that it is not offensive. There area already a large number of storage facilities near our neighborhood, some with climate controlled units. Why this area in particular needs a 4 story (or more) storage facility is beyond me. Mr. Williams has indicated that he can build the structure as tall as 7 stories or more if he chooses. There is a nice, two story facility at 81st and Memorial, another at 91st & Memorial. Several more along S. Mingo between 41st & 61st Streets.

I appreciate your time and consideration. I would also be appreciative if you would please convey my concerns to the rest of the TMAPC.

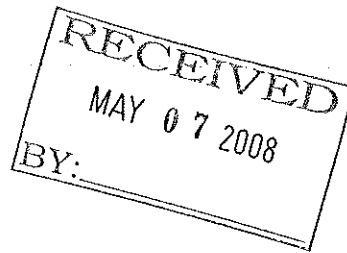
Respectfully,

Pam Beck  
8502 S. 98 E. Avenue  
Tulsa, OK 74133

918/693-2600

**Huntsinger, Barbara**

**From:** Larry Clark [LarryClark@Conleyfrp.com]  
**Sent:** Tuesday, May 06, 2008 3:40 PM  
**To:** Huntsinger, Barbara  
**Subject:** South Towne Square & Z-6051-SP-2-Danny Mitchell



Dear Ms. Huntsinger,

By way of introduction, my name is Larry Clark. I am a homeowner in South Towne Square and just finished serving for 3 years as the President of our neighborhood association. I am also a member of the Architectural and Grievance committee. We strive to maintain a beautiful neighborhood where all are proud to live. Recently, we built a beautiful brick and wood fence along Mingo at a cost of over \$100,000.00.

A local architect and developer, Danny Mitchell, is planning a development South of the Southeast corner at 81<sup>st</sup> and Mingo. A request for a major amendment is scheduled before the Tulsa Metropolitan Area Planning Commission on May 7, 2008 at 1:30. It is item 34 and is designated as Z-6051-SP-2-Danny Mitchell.

The proposed development will abut my neighborhood, South Towne Square. Mr. Mitchell's development proposal includes a massive 4 story storage and RV storage facility. The building would be made of metal and my understanding is it would be larger than a football field. Mr Mitchell told the neighborhood board that he can make it 7 stories if he wants to.

South Towne Square is a beautiful neighborhood surrounded by very attractive structures that include the Tulsa Community College South Campus, SouthCrest Hospital and the medical facilities that surround it, a very attractive Hilton Garden Center, an attractive nursing home, an attractive credit union, an emergency care facility, and Meadowbrook Country Club. A Fiesta Mart and car wash are on the corner, and those building are nice and are brick.

The area is zoned corridor and while mini-storage is a "permitted" use, that doesn't mean it is a proper use or proper design. Further, there is nothing "mini" about his football size 4 story proposal. Reading section 800 of the Zoning Code, Purposes, it appears that highway access is a major factor in corridor zoning. In this instance, Mr. Mitchell stated that he plans to draw from the hospital and apartments in the surrounding areas. None of these users need highway access. Further, a massive mini and RV storage facility doesn't promote a wide range of lifestyles and housing types close to employment, recreational shopping and cultural facilities.

Most important, it will adversely affect the looks of the area and the value of the properties in the neighborhood because it is not compatible with the area's adjoining and nearby developments. According to the National Association of Realtors, a "bad" house will reduce the property values at least 10% for those homes nearest the site and will have a negative impact of about 5% to the entire neighborhood. Imagine what a huge 4 story metal structure like that Mr. Mitchell proposes will do. The average home value in South Towne Square probably is \$275,000.00 and we have 159 lots. The collective negative impact to our neighborhood property values could be over 2 million dollars.

It will dominate the views of the homes in that area, and it will define the area. What is now defined by lovely homes, a golf course and very attractive medical facilities and a college, will suddenly and instead be defined by as an area containing the large, tall, unattractive, steel commercial facility. This type of use fails to harmonize with the existing and expected development of the surrounding areas. With these failures, it doesn't meet the stated purpose of the standards of corridor zoning and should be denied as proposed. At minimum, any consideration to such use should be restricted to a maximum of 2 stories. Storage can be constructed in such manner that it is not offensive. There is a nice facility at 81<sup>st</sup> and Memorial. Please pass this communication to the members of the TMAPC Board expressing my objection to Mr. Mitchell's proposed development.

Sincerely,

Larry Clark  
9829 E. 85<sup>th</sup> Street  
Tulsa, OK 74133

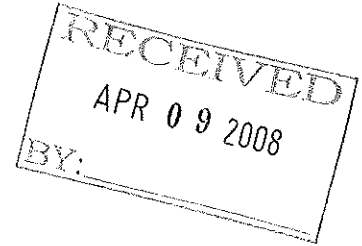
5/7/2008

# SouthTowne Square

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

April 7, 2008

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



Dear Mr. Ard:

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

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

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

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

Sincerely,

  
Jack Connery

459-8918 JJConn@Cox.net

For the Board Directors

South Towne Square Homeowners Association

**Huntsinger, Barbara**

**From:** McMahon, Brian [Brian.McMahon@Williams.com]  
**Sent:** Tuesday, May 06, 2008 8:38 AM  
**To:** Huntsinger, Barbara  
**Subject:** Proposed boat & RV storage building on 82nd & Mingo

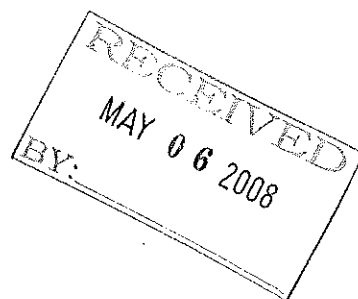
Dear Ms. Huntsinger,

I am contacting you because I am opposed, along with many of my neighbors, to the building that currently under proposal at 82nd and Mingo. This property is being developed by Mr. Mitchell. He wants to build a 4 story storage facility with room for boat and RV parking. Due to work demands, I will be unable to attend the TMAPC meeting on May 7 at 1:30 that has this topic on the agenda.

I live at 9828 East 83 Place in the South Towne Square neighborhood. Our neighborhood connects to this proposed development. The developer has a similar property located on 11th Street. This structure is not in keeping with the our surrounding neighborhood and businesses. South Tulsa is growing fast and proper development should always be encouraged. However this specific type of business is not consistent with the applicable zoning of our residential neighborhood. Not only will it devalue our property between 5 - 10%, it will be unpleasant to look at. RV's and boats parked next to our homes is undesirable.

Please stop this development as its place is not here but in an industrial neighborhood. I am a native Tulsan and am proud to call this city my home. One of the greatest things about Tulsa is the way we have kept our zoning appopriate to the area unlike larger metroopolitian areas like Dallas & Houston. I appreciate your help & active consideration of this message.

Sincerely,  
Brian McMahon  
9828 East 83 Place  
Tulsa, Oklahoma 74133  
918-249-8988



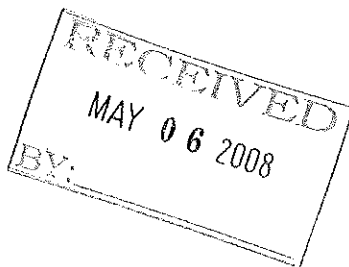
5/6/2008

## Huntsinger, Barbara

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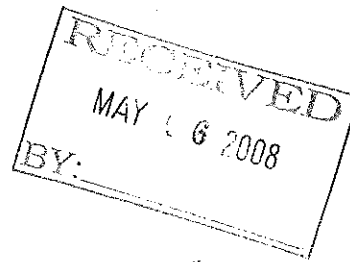
**From:** Gary parker [1gaparker@windstream.net]  
**Sent:** Monday, May 05, 2008 8:46 PM  
**To:** Huntsinger, Barbara

We are concerned about the development of the area on the northwest side of South Town Square. It is not in keeping with the surrounding area. Jackie and Gary Parker 8336 S. 100th E. ave. Tulsa



**Huntsinger, Barbara**

**From:** Don Henderson [blackhawk@valornet.com]  
**Sent:** Monday, May 05, 2008 10:58 PM  
**To:** Huntsinger, Barbara  
**Cc:** dist8@tulsacouncil.org  
**Subject:** Z-6051-SP-2



To the TMAPC Board,

I am a 10 year homeowner of South Towne Square addition located at approximately 84<sup>th</sup> and Mingo. The above proposed plan is to build a four story storage building, and a RV storage abutting several homes in our addition. The building is all metal construction that is similar in design as buildings found in an industrial warehouse district. This proposed development will adversely impact the property values of those homes in the line of sight of the structure and will in turn adversely affect the property values of the entire addition.

I am also Chair of the Architectural and Grievance Committee for the South Towne Square Homeowners Association, and we have successfully worked to maintain the attractive appearance of our addition and the surrounding area. The Association just completed a new brick and wood fence on Mingo Road at a cost of slightly over \$100,000, which is indicative of our continual commitment to improve our neighborhood and property values.

My wife and I strongly urge you to not approve the development as proposed and thank you in advance for your consideration. I and many other homeowners plan on attending the hearing this Wednesday to respectfully voice our concerns and be available to answer any questions.

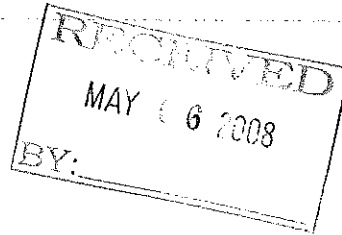
Regards,

Don and Bobbie Henderson  
9811 E. 84<sup>th</sup> St., South  
Tulsa, Ok 74133  
Phone 461.1997

5/6/2008

**Huntsinger, Barbara**

**From:** leamcmahon [leamcmahon@cox.net]  
**Sent:** Monday, May 05, 2008 8:35 PM  
**To:** Huntsinger, Barbara  
**Subject:** Proposed Building on Mingo at 82



Dear Ms. Huntsinger,

I am contacting you because I am opposed to the building that is proposed at 82nd and Mingo. This property is being developed by Mr. Mitchell. He wants to build a 4 story storage facility with room for boat and RV parking. I am unable to attend the TMAPC meeting on May 7 at 1:30 and I understand this will be on the agenda.

I live at 9828 East 83 Place in the South Towne Square neighborhood. Our neighborhood connects to this proposed development. The developer has a similar property on 11 street and the structure is not in keeping with the our surrounding neighborhood and businesses. South Tulsa is fast growing and we need development. However this kind of business has no place in our neighborhood. Not only will it devalue our property, it will be unpleasant to look at. RV's and boats parked next to our homes is undesirable.

Please stop this development as its place is not here but in an industrial neighborhood. I was born and raised in Tulsa and am proud to call this city my home. One of the greatest things about Tulsa is the way we have kept our zoning appopriate to the area. I appreciate your help to keep Tulsa growing in the right direction.

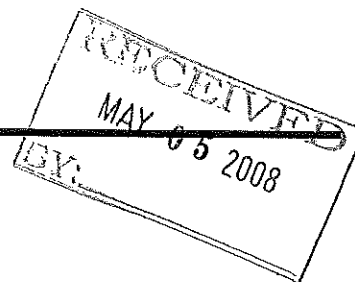
Sincerely,  
Lea McMahon  
9828 East 83 Place  
Tulsa, Oklahoma 74133  
918-249-8988

5/6/2008

2-6051-SP-2

Huntsinger, Barbara

**From:** Jennifer Croley [thecroleys@yahoo.com]  
**Sent:** Monday, May 05, 2008 3:26 PM  
**To:** Huntsinger, Barbara  
**Subject:** Concern Regarding Proposed Development Near 81st and Mingo



We are writing to express concern regarding a proposed development near 81st and Mingo. It is our understanding that a proposal has been submitted for a large commercial site (including a four story metal storage building and RV Park) near the southeast corner of 81st and Mingo. As residents of the South Towne Square neighborhood at 85th and Mingo, we are requesting this proposed development not be approved.

We believe this development would stand out negatively in the area, decrease property values, and destroy the overall positive look and feel of our neighborhood and surrounding areas. We understand the need for commercial development of the areas around our neighborhood but believe this can be done in a way that protects our property values and preserves the current look and feel of our neighborhood and surrounding areas.

Respectfully,

Jennifer and Brandon Croley

9843 E. 84th St.

Tulsa, OK 74133

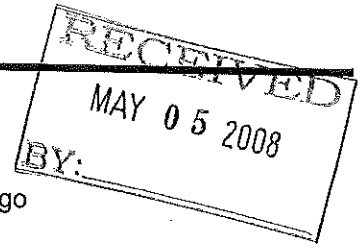
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2-6051-SP-2

Huntsinger, Barbara

From: Chris and Laurie Hendrickson [hendrickson@valornet.com]  
Sent: Monday, May 05, 2008 3:27 PM  
To: Huntsinger, Barbara  
Subject: HUGH concern for proposed comm'l building near 81 and S. Mingo



Hello,

My family lives in Southtowne Square, the subdivision at 84th and S. Mingo. I was told that if we were not able to attend the hearing on Wednesday, May 7, that we could be assured that an email to you would be passed along to the appropriate people (board members, decision makers, etc).

So, the purpose of this email to express our STRONG concern for the building of the 4 story storage facility and RV storage facility that's proposed for the area just north of our subdivision.

We are enormously proud of our subdivision and are living -- and PAYING -- in south Tulsa because of the current standard of living and aesthetics of the commercial and residential entities in the area. This includes the lovely golf course, Meadowbrook, just across the street from us.

We do NOT wish to have the multi-level industrial facilities that are proposed for the area so near our residential community and I wish to formally and resoundingly vote our disapproval for this endeavor.

We understand that this area is zoned for commercial properties, but a nice restaurant, and trendy retail establishments would certainly be profitable in the area and could be a win win for both the commercial side and our residential side.

Certainly there is a place for the more industrial, multi-level and RV storage facilities and they are better suited nestled within the many, many industrial and heavier commercial sections of town, not in the middle of two lovely residential neighborhoods and a private golf course.

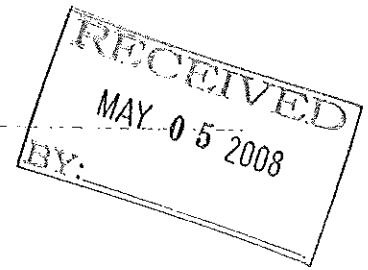
Thank you very much for your consideration and understanding.

Chris and Laurie Hendrickson

2-6051-SP-2

**Huntsinger, Barbara**

**From:** Marilyn Ball [mball@cbtulsa.com]  
**Sent:** Monday, May 05, 2008 3:11 PM  
**To:** Huntsinger, Barbara  
**Subject:** 4 story storage building



Barbara,  
Please convey our objections to the building of a 4 story storage building and open air RV parking South of the carwash at 82nd and Mingo.

Sincerely,  
George and Marilyn Ball

**Huntsinger, Barbara**

**From:** MARie Farnsworth [mfarnsworth@cbtulsa.com]

**Sent:** Tuesday, May 13, 2008 6:13 PM

**To:** Huntsinger, Barbara



As a Multi Million dollar producing Realtor with 20+ years experience as well as a resident of South Towne Square, I want to state my position that I believe the proposed projects would indeed have a severely deleterious effect on the property values of our subdivision. I cannot imagine that the members of the adjoining country club are pleased with the prospect, either. However, the impact is most severe on South Towne Square and I am strongly opposed to this proposal.

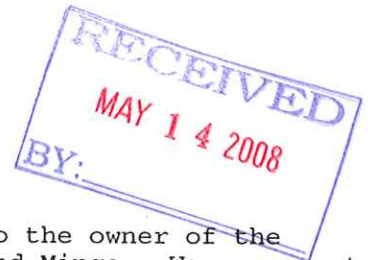
**Marie**

Marie P. Farnsworth  
Coldwell Banker RaderGroup  
918-637-9700

## Huntsinger, Barbara

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**From:** sgoforth2@cox.net  
**Sent:** Wednesday, May 14, 2008 11:27 AM  
**To:** Huntsinger, Barbara  
**Subject:** South Towne Square commercial development



Dear Barbara Huntsinger:

My residence is in South Towne Square, 81st and Mingo, and I am also the owner of the Christian Brothers Automotive Franchise for Tulsa located at 81st and Mingo. We were part of the first homes and businesses and buildings to go up in this entire business district, constructing both of ours in January 2001 following the TCC campus, McDonalds, Retirement home, Tulsa Teachers Credit Union, the quick lube shop, car wash, and the gas station on the corner of 81st and Mingo.

The City of Tulsa placed stringent restrictions on the appearance of our building, and we are an auto repair center! All of the businesses before us complied with similar levels of quality. Since our construction in 2001, the Cancer Treatment Hospital, Steve Smith Dermatology, the Hilton Garden Inn, the various offices north west of us here including the medical clinic, the strip shop on the SW corner of 81st and Mingo, and the apartment complex just north of us have been constructed. All of them have followed suit with buildings that have the same level of appearance of the original buildings, including mine.

We are requesting that you do whatever you can to ensure that any new construction for any buildings in this area reflect the integrity of the quality and appearance of our current buildings.

First, we all gain far more long-term from this standard of construction than the momentary benefit that a business owner may gain from the establishment of a new location or business just for the sake of development.

Second, we have all been required to maintain this standard and it is only fitting and proper to require the same for all establishments in our area. The City of Tulsa has adhered to this policy in the past and it is our hope that it is maintained with the new proposed construction, specifically the storage facility just southeast of the intersection.

Third, Tulsa proper will continue to foster a cutting edge excellence in its encouragement to attracting new business, developing new business, and complimenting current business by maintaining this level of requirement for new and on-going construction and business operation.

Fourth, the residents of the area will continue to enjoy a pleasant neighborhood environment as well as a quality environment for businesses to thrive in tandem. The business appearance will mirror the quality of the surrounding neighborhoods.

Thank you so much for you attention to this matter. Please contact me should you need further information or wish to discuss this in more detail.

Sincerely,

Stephen T. Goforth  
Owner, Christian Brothers Automotive Meadowbrook  
9808 E. 81st Street South, Tulsa 74133  
918-250-9944 O  
918-520-7076 C

Resident SouthTowne Square 7 years.  
8217 S. 100th E. Place

## Huntsinger, Barbara

**From:** Steve Berry [berrytulsak@cox.net]  
**Sent:** Wednesday, May 14, 2008 9:42 PM  
**To:** Huntsinger, Barbara  
**Subject:** South Mingo Plaza Z-6051-SP-2-Danny Mitchell

Dear Ms. Huntsinger,

I live at 8519 S. 100<sup>th</sup> East Place in South Towne Square. I have learned from our Homeowners' Association Board of Directors that a Danny Mitchell is planning a real estate development at approximately 82<sup>nd</sup> and Mingo that will be very detrimental to the aesthetics of our adjoining neighborhood and will ultimately negatively impact the value of the homes in South Towne Square. A four story metal structure serving as a multiple storage unit and an adjacent RV/boat storage complex is completely inconsistent with the style and quality of development of the real estate between 81<sup>st</sup> and 91<sup>st</sup> along Mingo Road.

I ask you to please convey my sentiments to the Tulsa Metropolitan Area Planning Commission and I urge you to not support this request by Danny Mitchell. Thank you.

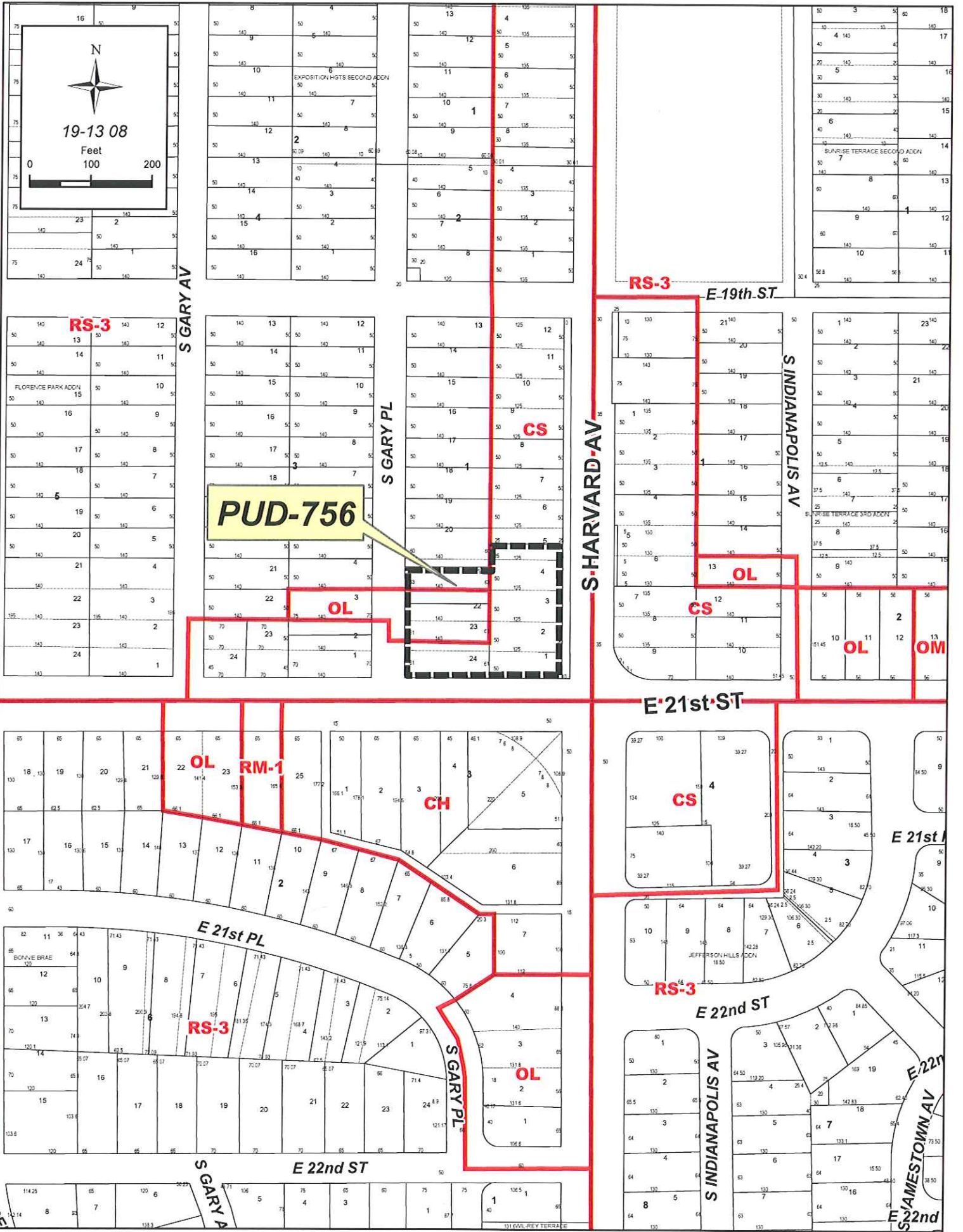
Steve & Paula Berry

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**PUD-756**

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**PUD-756**

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**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-756**

**TRS 9308**

**Atlas 56**

**CZM 37**

**PD-4 CD-4**

**TMAPC Hearing Date: May 21, 2008**

**Applicant: Charles E. Norman**

**Tract Size: 1.23± acres**

**ADDRESS/GENERAL LOCATION:** Northwest corner of East 21<sup>st</sup> Street between South Harvard Avenue and South Gary Place

**EXISTING ZONING:** RS-3/OL/CS

**EXISTING USE:** Commercial/residential

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

**PROPOSED ZONING:** RS-3/OL/CS/PUD

**PROPOSED USE:** QuikTrip Store

**RELEVANT ZONING HISTORY:**

**BOA-19503 January 28, 2003:** The Board of Adjustment approved a Variance of lot frontage from required 150' to 75' to permit lot split (L-19473) in a CS district; a Variance of the required parking from 27 to 21 spaces; and a Release of tie agreement of BOA-16868, with condition for no more than 4,500 square feet of retail use, use of the rest of the building is not to generate more parking, and construction of a 6 foot high solid screening fence on west side, on property located at 1936 South Harvard and the subject property.

**BOA-16868 December 13, 1994:** The Board of Adjustment approved a Variance to permit required parking on a lot other than the one containing the principal use; per plan submitted; and subject to the execution of a tie contract on the four lots; finding that the proposed parking area is located on 2 lots abutting the lots containing the principal use on property located on 1946 South Harvard and the subject property.

**BOA-16837 November 8, 1994:** The Board of Adjustment approved a Variance of the required set back from an abutting R District (Use Unit 13); per plan submitted; finding that only a small portion of the building will encroach within the required building setback on property located on the northwest corner of East 21<sup>st</sup> Street and South Harvard Avenue and the subject property.

**BOA-16596 March 8, 1994:** The Board of Adjustment approved a Variance of the required setback from the centerline of South Harvard from 50 feet to 48 feet; per plan submitted; subject to the execution of a removal contract; finding that the extension of the existing canopy will not be detrimental to the area, on property located on the northwest corner of East 21<sup>st</sup> Street and South Harvard Avenue and the subject property.

**BOA-12416 January 27, 1983:** The Board of Adjustment approved a Variance of the Major Street Plan setback to permit the erection of a sign, subject to the execution of the removal contract on property located on the northwest corner of East 21<sup>st</sup> Street and South Harvard Avenue and the subject property.

*28.4*

## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.23± acres in size and is located north side of East 21<sup>st</sup> Street between South Harvard Avenue and South Gary Place. The property appears to be used as commercial and residential and is zoned RS-3/OL/CS.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Harvard Avenue	Secondary arterial	100'	4
East 21 <sup>st</sup> Street South	Primary arterial	120'	4 plus turning lanes
South Gary Place	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 by Harvard Avenue and Sunset Terrace Third Addition, zoned CS; on the north and west by Florence Park Addition, zoned CS; and on the south by 21<sup>st</sup> Street and Bonnie Brae, zoned CH.

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

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use and Low Intensity-Residential land use. According to the Zoning Matrix, the existing zoning is in accord with the Plan.

### **STAFF RECOMMENDATION:**

Located on the northwest corner of Harvard Avenue and 21<sup>st</sup> Street South this proposed 1.23 acre tract is zoned CS, OL and RS-3. The underlying CS, OL and RS-3 zoning districts permit the redevelopment of the property without a zoning change.

The existing QuikTrip (QT) store is located on Lots 1 through 6, Block 1 – Florence Park Addition. The existing site is a cramped site with difficult access both entering and leaving the site. The proposal is to remove the existing QT store, and reconstruct it further back from Harvard Avenue on Lots 21 through 24 – Block 1 – Florence Park Addition. The new store will allow for the re-design of antiquated fuel pumps further away from Harvard Avenue in such a manner that should improve existing access problems to and from this site, and general traffic circulation patterns in the immediate vicinity.

Located immediately to the west of the QuikTrip store are two story commercial and duplex buildings each in poor condition. QuikTrip has contracted to purchase these structures and a single residence on S. Gary Pl. to permit the reconstruction of the existing store as shown on Exhibit A, Site Plan. Exhibit B, Aerial Photo and Adjacent Land Uses indicates the proposed site and neighborhood land uses.

The existing fuel pumps on site are located parallel to Harvard Avenue less than 20-feet from the drive surface of 21<sup>st</sup> Street and Harvard Avenue, both classified as arterial streets. This condition creates continual traffic safety hazards as vehicles attempt to enter and exit the site to access the fuel pumps and store while other vehicles move within the site. Vehicles fueling near the South Harvard curb often partially block the sidewalk to the consternation of pedestrians and customers alike. Site visits by staff revealed vehicle traffic on 21<sup>st</sup> and Harvard frequently slowing or stopping waiting for vehicles to make the turn in or out of the

premises. The existing fuel pump islands parallel to South Harvard Avenue will be moved back and replaced with the much more preferable right angle to design (see applicant's Exhibit A).

In an effort to address increased traffic volumes generated by re-development of the site, QuikTrip commissioned Jon Eshelman former Traffic Engineer for the City of Tulsa to: Measure the current traffic volumes on East 21<sup>st</sup> Street and South Harvard Avenue; analyze the capacity of the intersection of the two arterial streets; and identify any capacity deficiencies the intersection might have. The "Eshelman Report" states:

- Infill redevelopment of isolated parcels generally does not generate large volumes of new traffic. Traffic growth is typically low;
- There is no widening project for this intersection listed in any current bond issue or sales tax package including the 2005 bond and 2006 3<sup>rd</sup> penny packages;
- The 2007-2008 adopted 5-year capital plan budget does not show this intersection to be in need of improvement and is not being considered for future funding;
- The existing levels of service at and through the intersection of East 21<sup>st</sup> Street and South Harvard Ave. are satisfactory. There is excess intersection capacity to serve additional traffic;
- Calculations show that traffic could increase by 35% before unacceptable levels of delay would appear. At this location such an increase is expected to be many years away and may never materialize.

The applicant contends that QuikTrip stores are located to serve existing residences and do not of themselves generate additional traffic, however, QuikTrip stores do generate turning movements into and out of their locations. It is the intent of the applicant's proposal to dramatically improve the circulation into, out of and within the site, as well as, the safety of motorists traveling on South Harvard Avenue and East 21<sup>st</sup> Street.

The applicant's concept plan is within permitted building floor area, height, setback and parking requirements per underlying zoning. Landscaping and screening will obstruct the building from view of the three residences on the west side of S. Gary Place and the residence immediately north of the new store (see Exhibit C.1). A six foot (6') wide sidewalk will be constructed along Harvard, 21<sup>st</sup> Street, and Gary Place. These standards will be verified by the TMAPC during the detail site plan review process.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-757 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-756 subject to the following conditions as modified by staff (items underlined signify staff modification):

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

## **LAND AREA**

Net Area: 1.23 Acres / 53,400 SF

## **Permitted Uses:**

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; and uses customarily accessory to permitted principal uses.

**MAXIMUM BUILDING FLOOR AREA:** 5,000 SF

## **MAXIMUM BUILDING HEIGHT:**

Building	17'
Building including Roof Mounted Mechanical Equipment	20'

## **OFF-STREET PARKING:**

As required by the applicable Use Unit of the Tulsa Zoning Code.

## **MINIMUM BUILDING SETBACKS:**

### **Building**

From the centerline of East 21 <sup>st</sup> Street	55'
From the centerline of South Harvard Avenue	175'
From the centerline of S. Gary Place	100'
From the north boundary	35'

### **Fuel Pumps Canopy**

From the centerline of East 21 <sup>st</sup> Street	60'
From the centerline of South Harvard Avenue	70'
From the centerline of S. Gary Place	175'
From the north boundary	60'

## **OPEN SPACE LANDSCAPED AREA:**

A minimum of 10% of the net land area of a lot shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the

Tulsa Zoning Code, provided the 5 foot street frontage landscaped area shall not be required on South Harvard Avenue and East 21<sup>st</sup> Street.

#### **SIGNS:**

- 1) One ground sign shall be permitted at the northeast corner of the property (S. Harvard Avenue frontage) with a maximum of 96 square feet of display surface area and 16.5 feet in height.
- 2) One ground sign shall be permitted a minimum of 100 feet east of the southwest corner of East 21<sup>st</sup> Street and South Gary Place with a maximum of 96 square feet of display surface area and 16.5 feet in height.
- 3) Wall signs shall be permitted not to exceed 2.0 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.
- 4) No sign shall be placed in a utility easement per TAC recommendation.

#### **LIGHTING:**

Exterior light standards shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

#### **TRASH:**

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.

#### **PEDESTRIAN CIRCULATION:**

A six foot (6') wide sidewalk will be constructed along Harvard, 21<sup>st</sup> Street, and Gary Place.

#### **LANDSCAPE AND SCREENING PLANS**

An 8 foot high, brick screening wall will be constructed along the South Gary Place frontage, angled at the northwest corner of the property and extending east to the front set-back of the residence to the north. The screening wall will be constructed of brick to match the wall color of the brick on the west wall of the store. The wall will be set-back 13 feet from S. Gary Place right of way and approximately 25 feet from the east curb of the street. The height of the wall will drop from 8 feet to 3 feet, 41-feet north of the

southwest corner of the property to permit acceptable visibility of traffic leaving the store on East 21<sup>st</sup> Street and for traffic entering East 21<sup>st</sup> Street from South Gary Place. The location of the screening wall is shown on Exhibit A, Site Plan and the design on Exhibit C, Landscape Details and is subject to detail site plan review.

The second element of the screening plan is a combination of 12 feet high at planting pyramidal Leland Cypress evergreen trees and 12 feet high semi-evergreen Wax Myrtle trees as shown on Exhibit C, Landscape Details.

Landscape features accent planting areas at the northwest angle of the 8-foot high wall and at the south end of the screening wall. Chinese Pistache trees 12 feet high and Crepe Myrtles will be planted on the interior of the wall to add to visual buffer as indicated on attached Exhibit C, Landscape Details. Additional shrubs will be installed as shown on Exhibit C, Landscape Details. The remainder of the landscaped area outside the tree and shrub areas will be Bermuda sod.

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.
4. No building permit shall be issued for any building or structure within the development until a detail site and landscape plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit.
7. The City shall inspect all access points to certify that they meet City standards prior to any building permits being issued for the development. 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. Screening walls or fences, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the aforementioned wall or fence.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

**TAC Comments:**

28.9

**General:** No Comments

**Water:** No Comments

**Fire:** No Comments

**Stormwater:** No Comments

**Wastewater:** Locate the retaining walls within a 3' Fence Easement with a 15.0' Sanitary Sewer Easement adjacent to the Fence Easement. Do not locate the monument sign at the NE corner of your property within the U/E. Align the proposed Sanitary Sewer relocation within existing Lot 4 to eliminate some of the 90 degree bends, giving a straight run from East to West across the property. This will prevent conflict with the proposed sign. Sanitary Sewer crossings under the retaining wall must be within a steel conduit.

**Transportation:** No Comments

**Traffic:** The reduced right of way has been approved by Public Works subject to a modification to the intersection radius.

**GIS:** No Comments

**Street Addressing:** No Comments

**County Engineer:** No Comments

05/21/08

28.10



GRAPHIC SCALE IN FEET  
0 10 20

### LEGEND

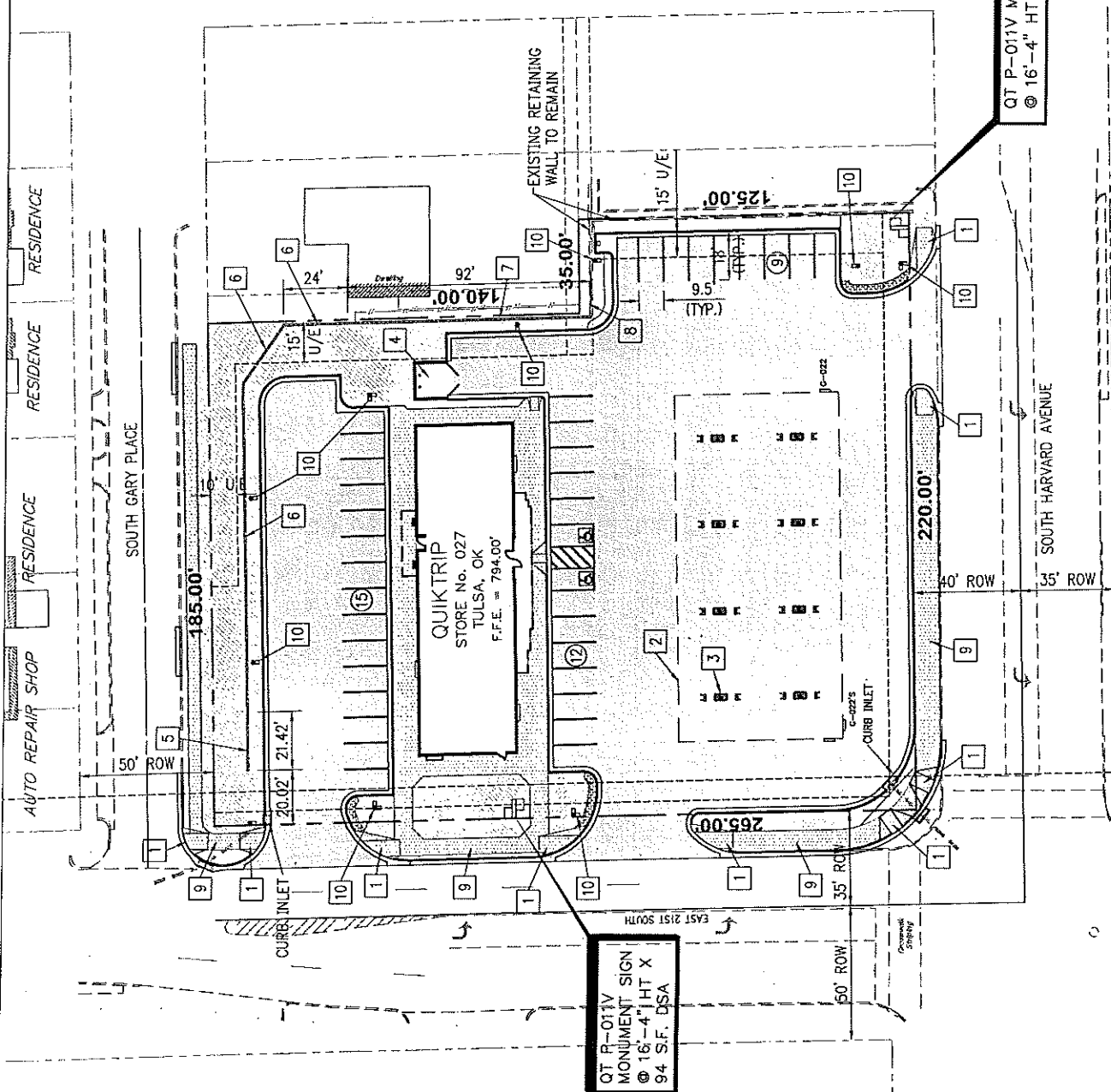
- PROPOSED SIDEWALK
- LANDSCAPE AREA
- PAVING
- NUMBER OF PARKING SPACES
- H/C ACCESSIBLE PARKING SPACES
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY LINE
- DRAINAGE FLOW ARROW
- ADA RAMP
- FUELING CANOPY
- MULTI-PRODUCT DISPENSER
- TRASH ENCLOSURE
- 3' HIGH BRICK SCREENING WALL
- 8' HIGH BRICK SCREENING WALL
- CONCRETE RETAINING WALL WITH DOUBLE SIDED 6' WOOD FENCE ON TOP
- 6' DOUBLE SIDED WOOD FENCE ON TOP OF EXISTING RETAINING WALL
- 6' SIDEWALK
- EXTERIOR LIGHTING

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

# A

Crafton Tull Sparks

QUIKTRIP - STORE NO. 27R N.W. CORNER OF E. 21ST ST. S. & S. HARVARD AVE.  
EXHIBIT A SITE PLAN



28.11



**Crafton Tull Sparks**

QUIKTRIP - STORE NO. 27R N.W. CORNER OF E. 21st ST. S. & S. HARVARD AVE.  
EXHIBIT B AERIAL PHOTO AND ADJACENT LAND USES

28.12

# Tulsa Landscape Schedule

USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	CRIMSON PYGMY BARBERRY <i>Barbarts thunbergii</i>	3 CAL. 15" X 15" HT MIN	128 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING.
	○	NEEDLE POINT HOLLY <i>Ilex cornuta 'Needle Point'</i>	5 GAL. 24" X 24" HT MIN	28 EA.	
FRONTAGE TREES	⊗	CHINESE PISTACHE <i>Platanus chinensis</i>	3" CALIPER 12' HT	3 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
FRONTAGE TREES	⊗	GRAPEDMYRTLE <i>Lagerstroemia indica</i>	3" CALIPER (TOTAL) 6' HT	3 EA.	
SCREENING TREES	⊗	LEYLAND CYPRESS <i>Cupressocyparis leylandii</i>	12' HT	24 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OT REPRESENTATIVE PRIOR TO INSTALLATION.
SCREENING TREES	⊗	WAX MYRTLE <i>Myrica caribaea</i>	3" CALIPER (TOTAL) 12' HT	21 EA.	ALL REQUIRED LANDSCAPING, EXCEPT TREES, TO BE INSTALLED AND CERTIFICATE OF OCCUPANCY (C.O.) REQUIRED. TREES TO BE INSTALLED WITHIN 120 DAYS OF C.O.
MISC	■	T.F. BERMUDA 419 SOD		8,284 S.F.	
	■	BERMUDA SEED		S.F.	
	■	CYPRESS MULCH		450 C.F.	
	■	STEEL EDGING - 10 GAUGE		225 L.F.	
	■	24-04-026 TREE STAKING KIT ANBOR PRO-40		3 EA.	

## LANDSCAPE SUMMARY

TOTAL LOT AREA:  
53,400 SF OR 1.23 ACRES

TOTAL LOT AREA:  
5,340 SF (10.0%)

REQUIRED LANDSCAPE AREA:  
7,179 SF (13.4%)

STREET YARD TREES:  
EAST 21ST ST. SOUTH:  
S. HARVARD AVENUE:  
S. GARY PLACE:  
TREES REQUIRED:  
TREES PROVIDED:

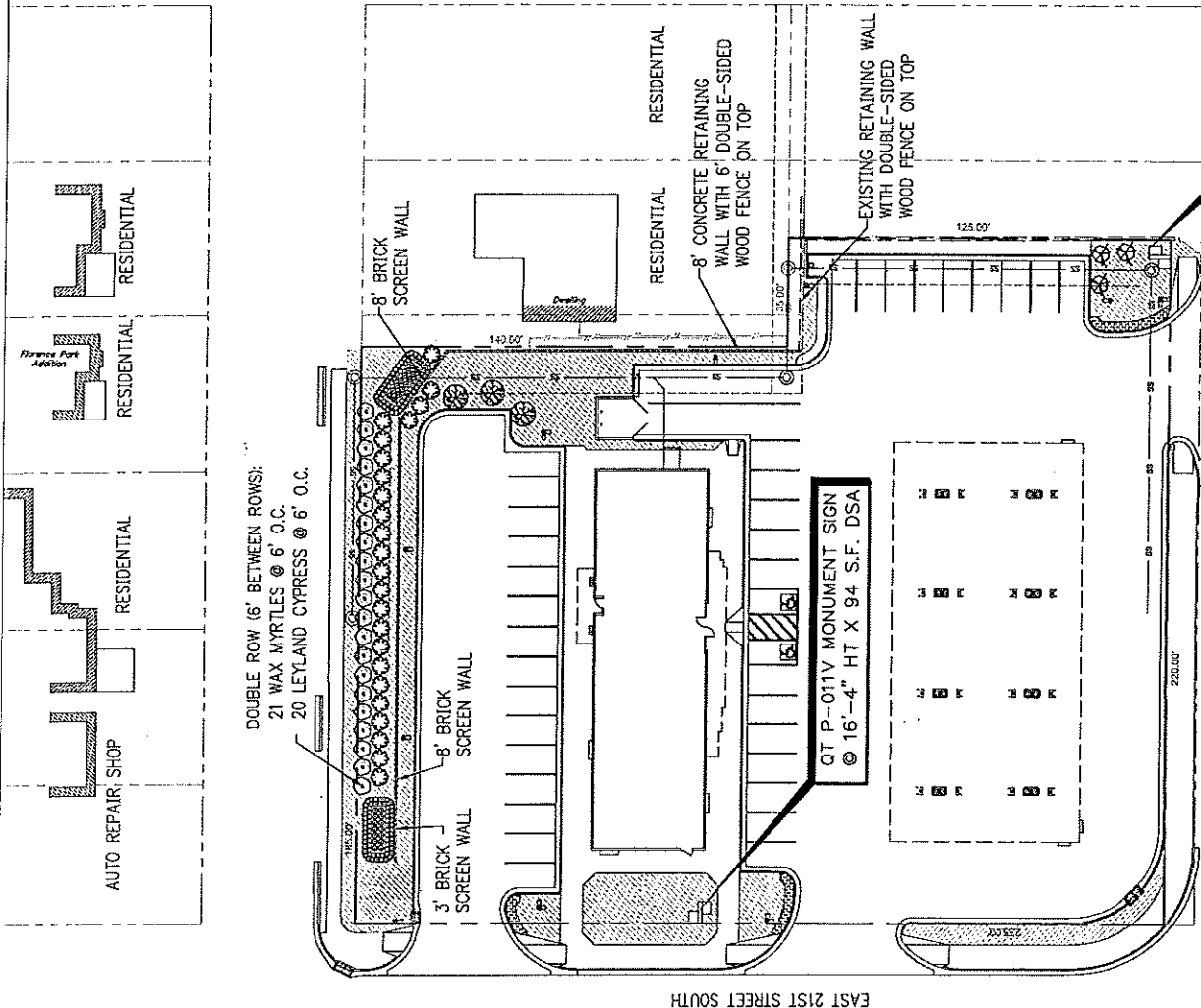
11,076 SF (20.7%)  
11,440 SF (21.4%)  
3,591 SF (6.7%)  
18-1 TREE PER 1,500 SF  
56 TREES

PARKING AREA TREES:  
NUMBER OF PARKING SPACES OUTSIDE STREET YARD: 26  
TREES REQUIRED:  
TREES PROVIDED:

3-1 TREE PER 12 SPACES  
11 TREES



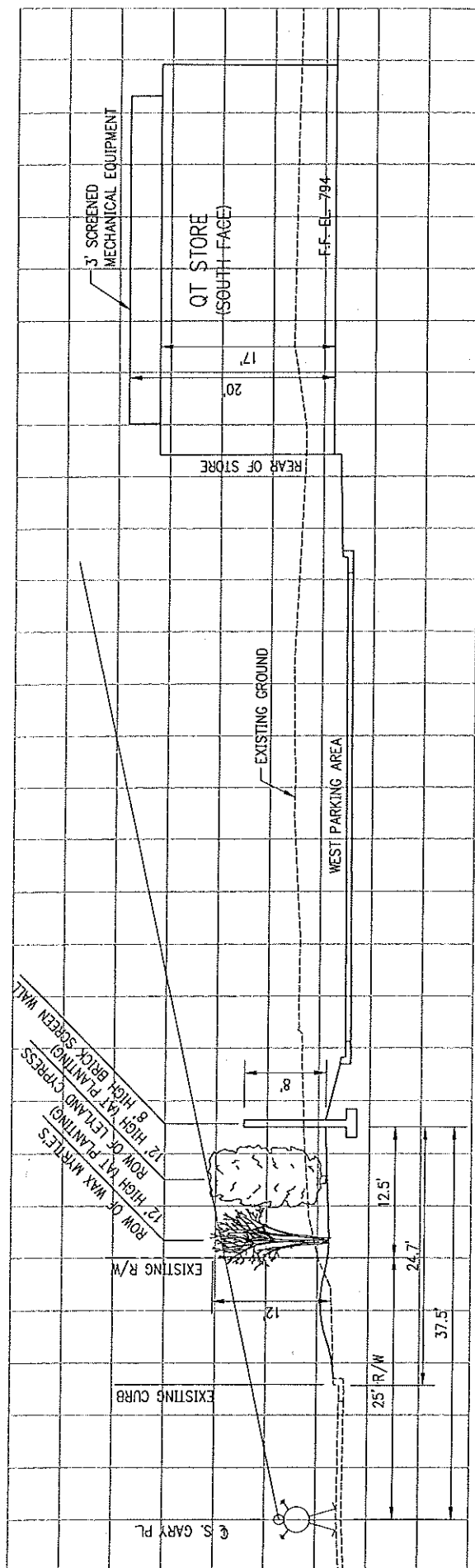
QUICKTRIP - STORE NO. 27R N.W. CORNER OF E. 21ST ST. & S. HARVARD AVE.  
EXHIBIT C LANDSCAPE DETAILS



SOUTH HARVARD AVENUE

QT P-011V MONUMENT SIGN  
@ 16'-4" HT X 94 S.F. DSA

28.13



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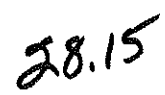
**Crafton Tull Sparks**

QUIKTRIP - STORE NO. 27R N.W. CORNER OF E. 21st ST. S. & S. HARVARD AVE.

EXHIBIT C.1 SITE LINE STUDY



QUICKTRIP - STORE NO. 27R N.W. CORNER OF E. 21st ST. S. & S. HARVARD AVE.  
EXHIBIT D - SITE MAP, TOPOGRAPHY AND EXISTING UTILITIES



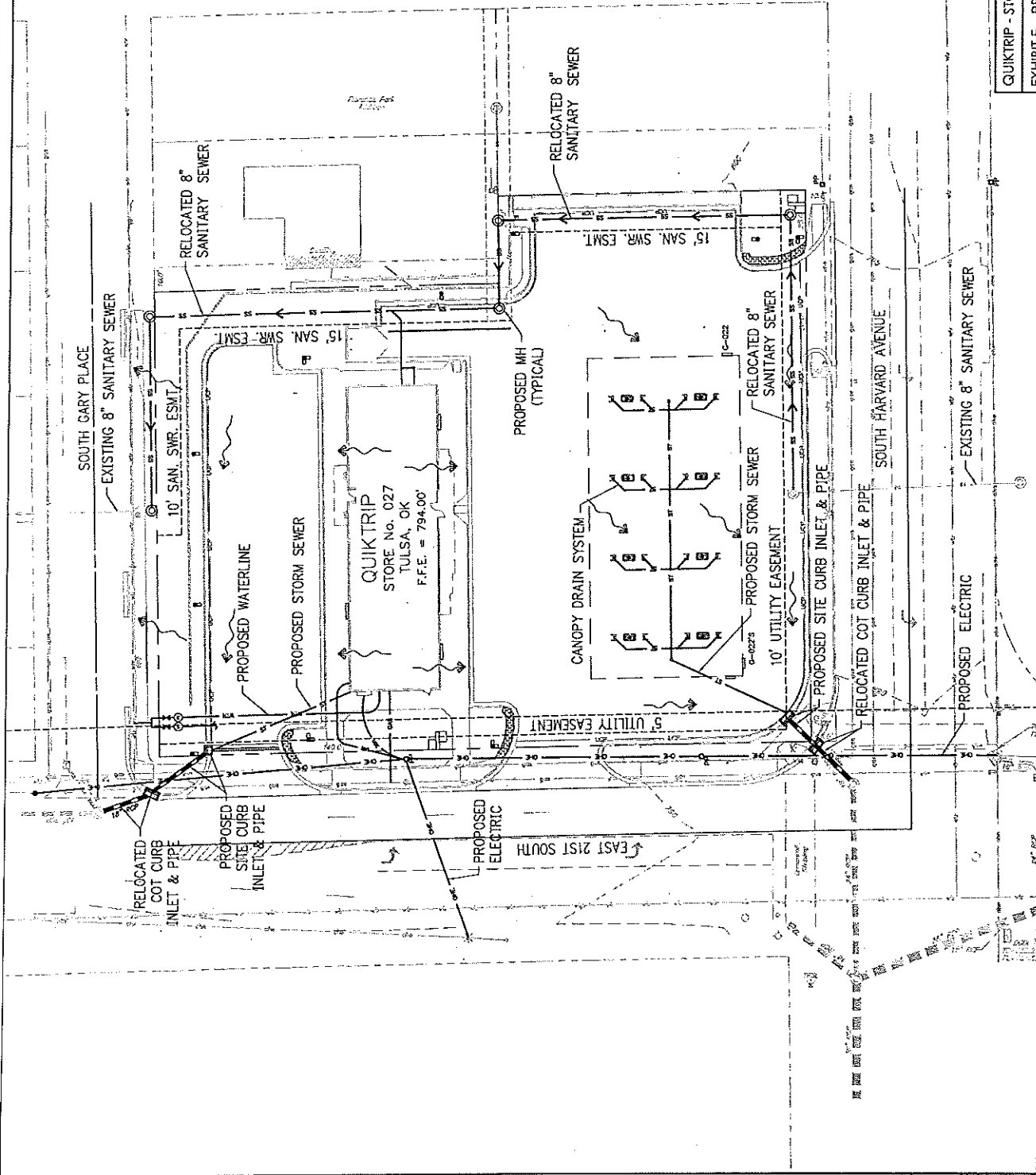


LEGEND  
— SANITARY SEWER  
— W/ DIRECTIONAL FLOW  
— DRAINAGE FLOW ARROW

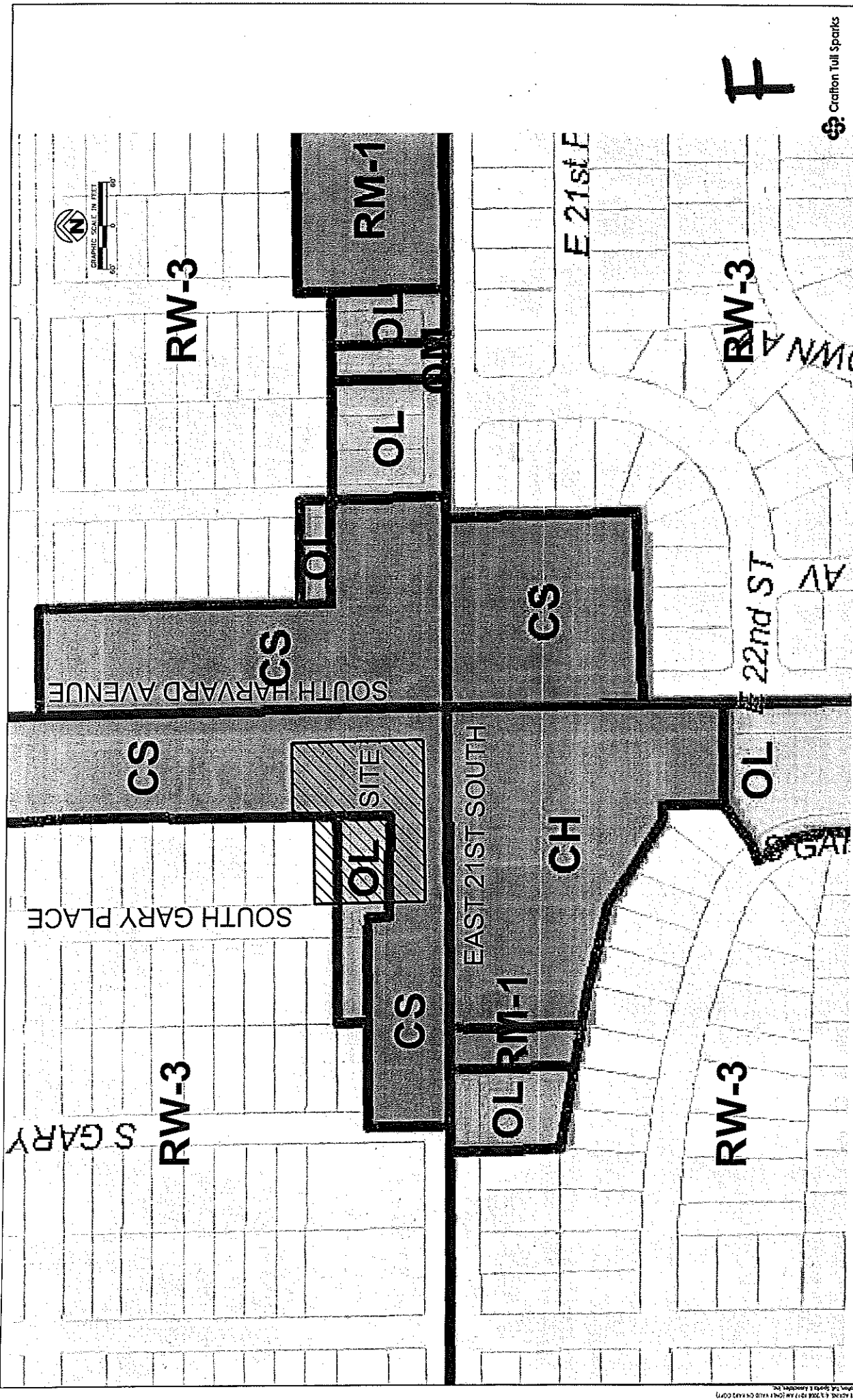
E




QUIKTRIP - STORE NO. 27R N.W. CORNER OF E. 21ST ST. S. & S. HARVARD AVE.  
EXHIBIT E PROPOSED UTILITIES AND DRAINAGE CONCEPT



28.16



 Crafton Tull Sparks  
 QUIKTRIP - STORE NO. 27R N.W. CORNER OF E. 21st ST. S. & S. HARVARD AVE.  
 EXHIBIT F AREA ZONING MAP

28.17

130th ST N

AG

AG-R

IM

CS

AG

E 126th ST N

CZ-391

AG

124th ST N

N 97th AV

N-MINGO RD

RE

E 122nd ST N

RS-3

PUD 04-02

AG-R

RS-3

121st ST N

AG-R

N 97th AV

E 107th AV

E 107th CT

N 101st ST N


E 120th CT N

E 120th ST N

97th PL

30th ST N

N




**CZ-391**

21-14 06

Feet

0 250 500



E 126th ST N

124th ST N

N 97th AV

N MINGO RD

121st ST N

N 97th AV

E 122nd ST N

N 107th AV

E 127th ST N

E 128th ST N

E 129th ST N

E 130th ST N

E 131st ST N

E 132nd ST N

E 133rd ST N

E 134th ST N

E 135th ST N

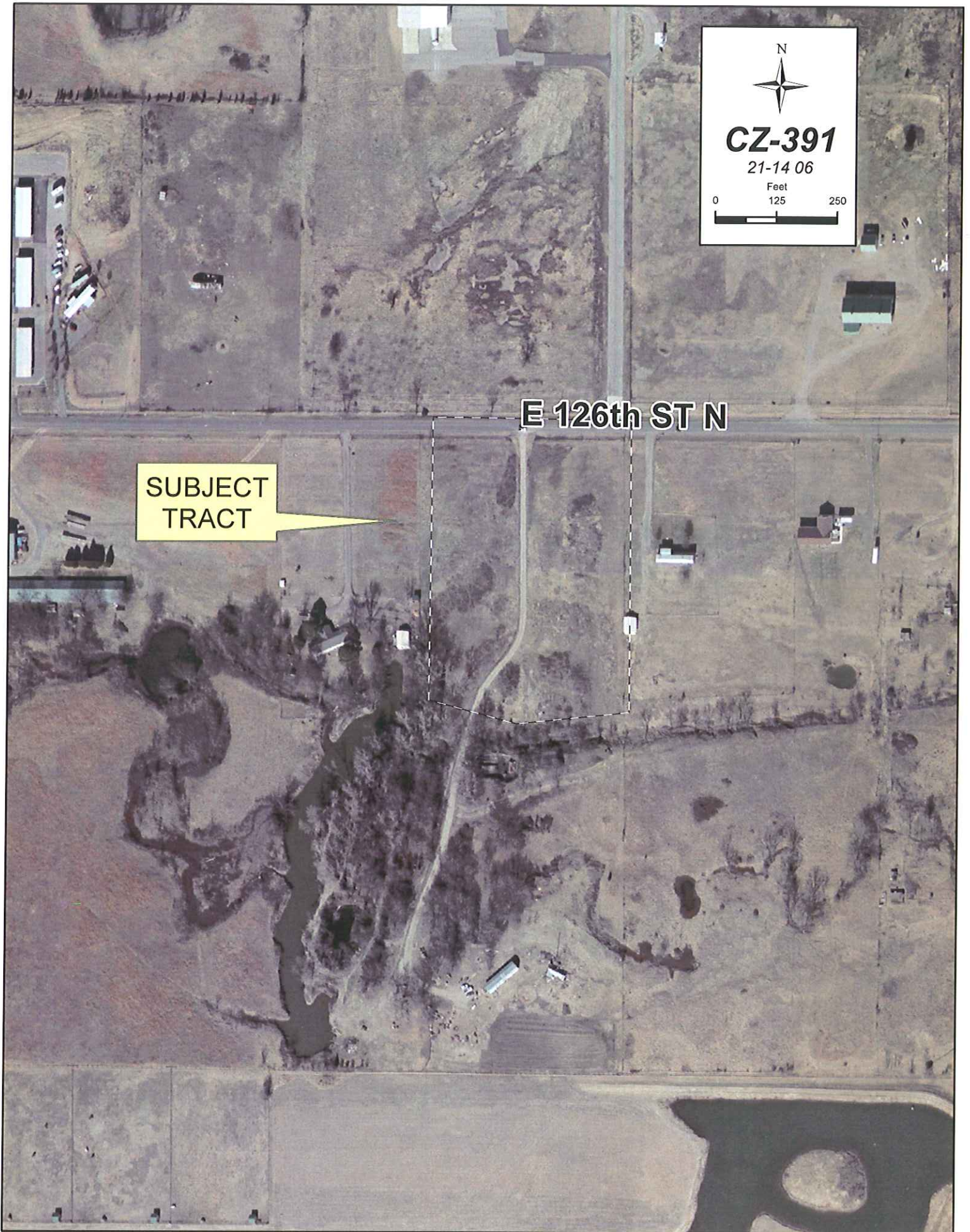
E 136th ST N

E 137th ST N



E 126th ST N

SUBJECT  
TRACT



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-391**

**TRS 1406**

**Atlas 0**

**CZM 12**

**PD- CD-County**

**TMAPC Hearing Date:** May 21, 2008

**Applicant:** Advanced Industrial Solutions/Jimmy Davis

**Tract Size:** 5± acres

**ADDRESS/GENERAL LOCATION:** East of southeast corner of North Mingo Road and East 126<sup>th</sup> Street North

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Warehouse

**RELEVANT ZONING HISTORY:**

**CZ-216 December 1994:** All concurred in approval for a request to rezone a 109.17-acre tract from AG to RS/RE; RS zoning for the area south of 120<sup>th</sup> Place North and RE zoning for the area north of 120<sup>th</sup> Place North, on property located north and west of the northwest corner of 116<sup>th</sup> Street North and North Garnett Road and located north and west of subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 5± acres in size and is located east of southeast corner of North Mingo Road and East 126<sup>th</sup> Street North. The property appears to be vacant and is zoned AG.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 126 <sup>th</sup> Street North	Secondary arterial	100'	

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

**SURROUNDING AREA:** The subject tract is abutted on the east by rural residential, zoned AG; on the north by vacant, zoned IM; on the south by vacant, zoned AG; and on the west by vacant, zoned AG.

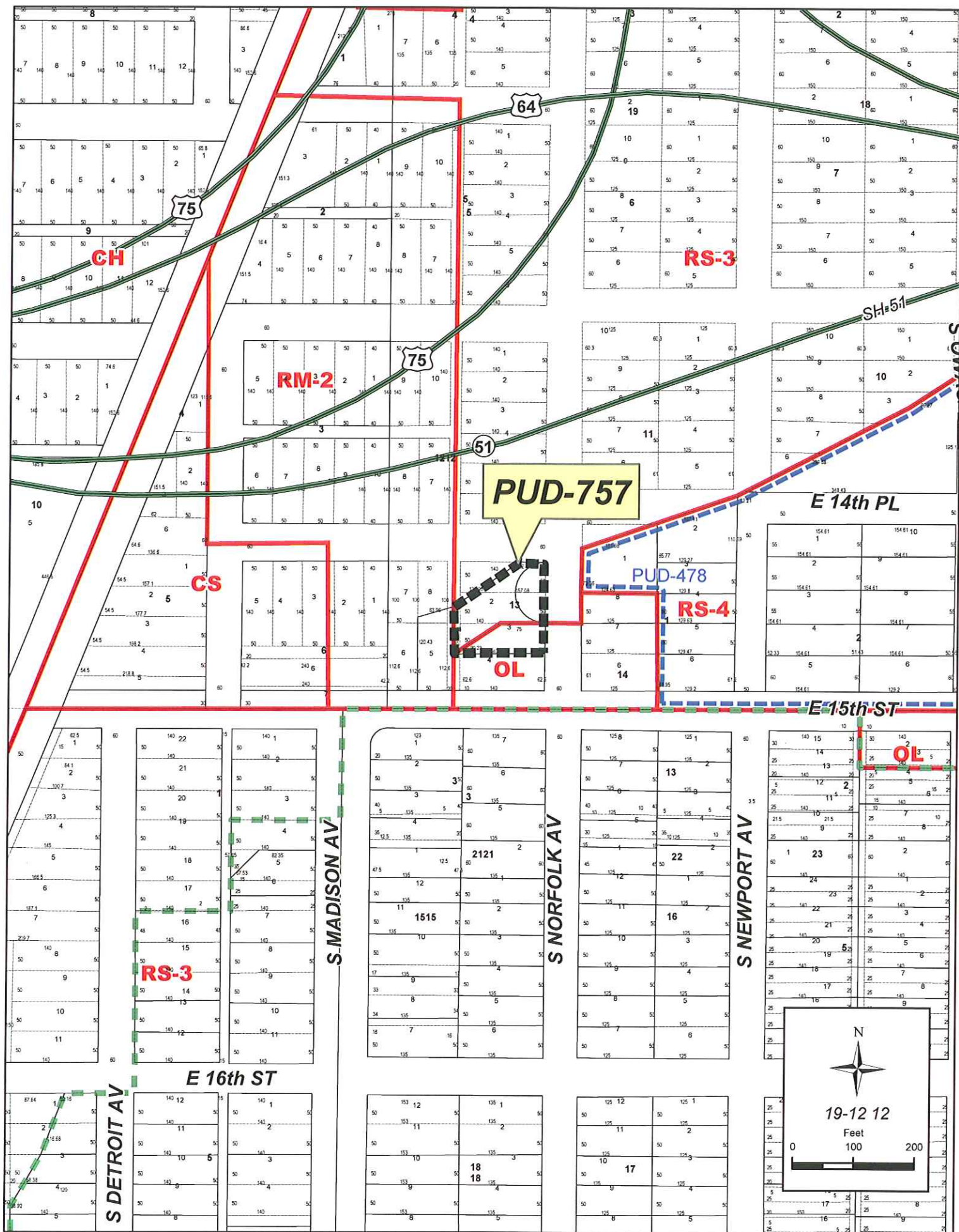
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

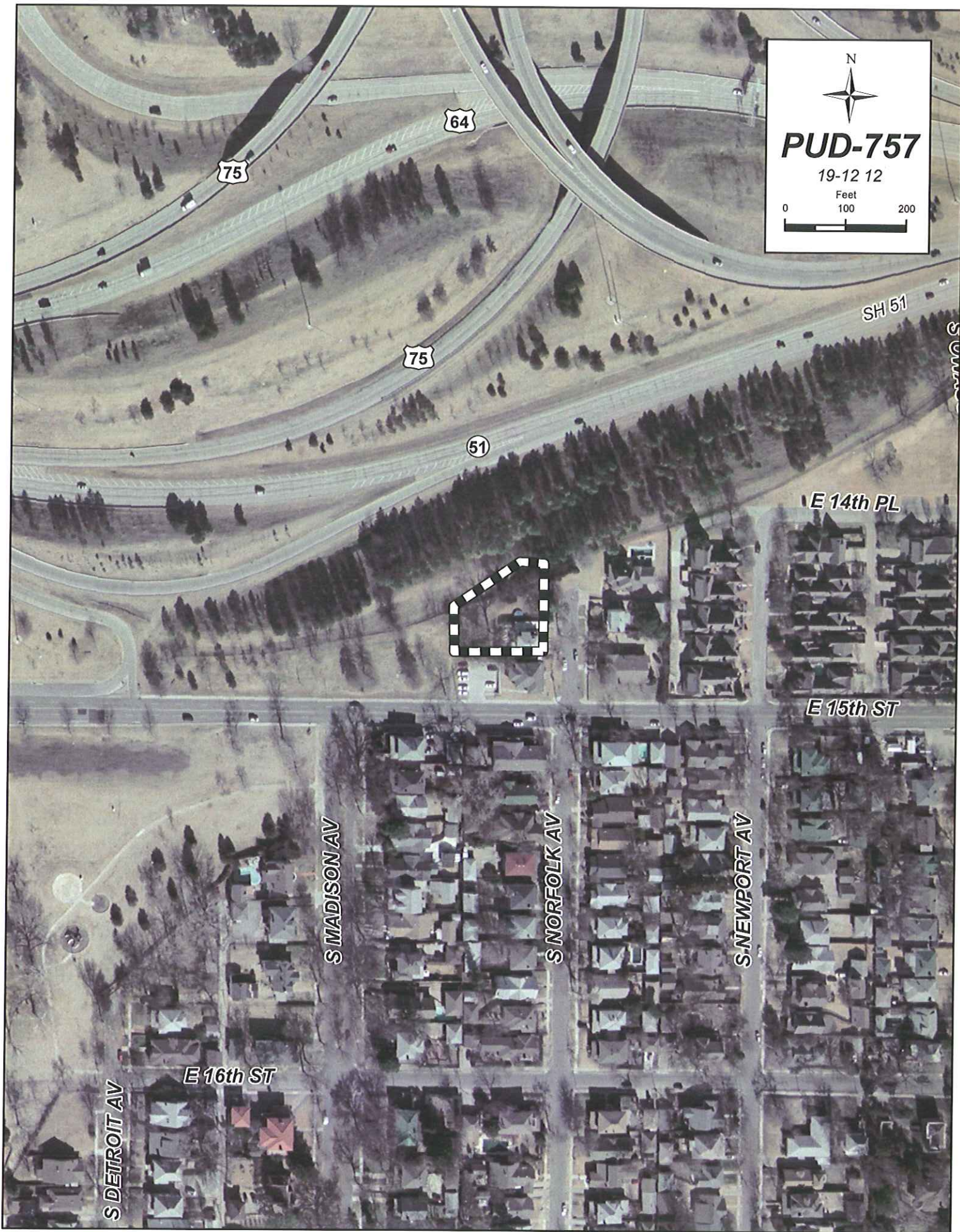
The Owasso Plan, a part of the adopted Comprehensive Plan for the City of Owasso, designates this area as being Rural Residential. According to the Zoning Matrix, the requested IL zoning is **not** in accord with the Plan.

**STAFF RECOMMENDATION:**

Based on the Owasso Comprehensive Plan and surrounding zoning, staff cannot support the requested IL zoning and therefore recommends **DENIAL** of IL zoning for CZ-391.

05/21/08





N

**PUD-757**

19-12 12

Feet

0 100 200

S DETROIT AV

E 16th ST

S MADISON AV

S NORFOLK AV

S NEWPORT AV

E 15th ST

E 14th PL

SH 51





N

**PUD-757**

19-12 12

Feet

0 50 100

SUBJECT  
TRACT

**E 15th ST**

**S MADISON AV**

**S NORFOLK AV**

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7096/PUD-757**

**TRS 9212**

**Atlas 15**

**CZM 36**

**PD-6 CD-4**

**TMAPC Hearing Date: May 21, 2008**

**Applicant: Charles E Norman**

**Tract Size: .43± acres**

**ADDRESS/GENERAL LOCATION:** North of northwest corner of East 15<sup>th</sup> Street and South Norfolk Avenue

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

**EXISTING USE:** Residential/vacant

**ZONING ORDINANCE:** Ordinance number 16532 dated January 15, 1986, and Ordinance number 11814, June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** OL/PUD

**PROPOSED USE:** Townhouses

**RELEVANT ZONING HISTORY:**

**Z-6378 April 1993:** All concurred in approval of a request for a supplemental overlay zoning on a tract of land to HP for historic preservation on property located south of subject property.

**Z-6339/PUD-478 December 1991:** All concurred in approval a request for rezoning from OL/OMH/RS-3 to RS-4 and of a proposal Planned Unit Development a 7.73± acre tract of land for single-family development with private streets on property located west of the northwest corner of South Peoria Avenue and East 15<sup>th</sup> Street and east of subject property.

**Z -6081 January 1986:** All concurred in approval of a request for rezoning a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15<sup>th</sup> Street South and South Norfolk Avenue and a part of the subject property.

**PUD-394-A December 1991:** All concurred in approval of a request to abandon PUD-394 which originally approved high-rise office on the site; on condition of approval of RS-4 zoning for Z-6339 and PUD-478 as recommended by staff on property located east of subject property and west of the northwest corner of South Peoria Avenue and East 15<sup>th</sup> Street

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .43± acres in size and is located north of northwest corner of East 15<sup>th</sup> Street and South Norfolk Avenue. The property appears to be residential and vacant and is zoned RS-3/PUD.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 15 <sup>th</sup> Street	Urban Arterial	70'	4*
South Norfolk Avenue	Residential Collector	60'	2

\* With restricted on-street parking consuming two lanes of the four.

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Norfolk Avenue, Broadmoor Addition and Maplevue on Cherry Street, zoned RS-4 and OL respectively; on the north by the U.S. 64/444, OK.-51 right-of-way, zoned RS-3; on the south by 15<sup>th</sup> Street and Morningside Addition, zoned RS-3; and on the west by Broadmoor Addition, zoned RM-2.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low-intensity, Special Development Sub-area F according to the District 6 Comprehensive Plan Map, and page 6-23 of the Plan. This area is "bounded by the Broken Arrow Expressway on the north, the lot line west of Utica on the east, the inner-dispersal loop on the west, and the Cherry Street Business Sub-Area A and Maple Ridge Sub-Area C on the south".

According to section 3.5.6.1 of the Plan, "the area west of Peoria should be low-intensity office use on the west half" and medium intensity office/commercial use on the east. Multi-family use should be discouraged". Since the applicant is proposing to re-plat the property as seven individual single-family lots, this development is not a multifamily development per chapter 18 of the Zoning Code.

Therefore, and according to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan by virtue of its location within a Special District area.

**STAFF RECOMMENDATION FOR ZONING:**

Based on the Comprehensive Plan and existing development in the area, staff can support the requested rezoning and therefore recommends **APPROVAL** of OL zoning for Z-7096, subject to the TMAPC's recommendation to approve the accompanying PUD-757 or some variation thereof.

**STAFF RECOMMENDATION FOR PUD:**

PUD-757 is a .43 acre tract located on the west side of Norfolk Avenue, north of 15<sup>th</sup> Street, approximately 1200 feet west of Peoria Avenue. The applicant is proposing a seven unit town-home development designed for occupancy by single family residential owners with common area facilities located within a reserve area to be maintained by a homeowners association as shown on Exhibit A - Concept Illustration. The location of the property is shown on Exhibit C - Aerial Photograph. The development will be re-platted as one-block, with individual lots and common reserve area(s).

Elevation for the proposed development area range from a high of 716' at the northeast corner of the tract to 708 feet at the southwest corner of the tract with the property generally sloping downward from east to west. According to the Soil Survey of Tulsa County, Oklahoma, soil types are identified as Kamie-Urban Land Complex, 1% - 8% Slopes. Development constraints are associated with these soils and will be addressed in the engineering design phase of the project.

The Maple Terrace Town-homes property is immediately south of the US-64/444, OK.-51, inner dispersal loop and is adjacent on the north and west to a recently completed pedestrian and bicycle path, a part of the metropolitan trail system. The applicant is proposing direct access to the path for residents of the development.

The south portion of the property is zoned OL-Office Light. A companion application, Z-7096, has been filed to extend the OL zoning to the remainder of the property. The OL district permits Use Unit 7a – Townhouse Dwellings in a planned unit development or with Board of Adjustment approval. Should the request for the extension of OL zoning be approved, underlying zoning would allow 11 dwelling units according to the available land area per dwelling unit. The applicant's PUD proposes a maximum of seven (7) individual units.

A minimum of 400 square feet of livability space will be provided within each townhouse lot. The remainder of the required livability space will be provided in landscaped features within the reserve area(s) as permitted by section 1104-C of the Zoning Code. The reserve areas will be maintained by the homeowners association.

Access to the site will be from Norfolk Avenue, via mutual access easement (MAE). Entry gates will be constructed per the applicant's concept plan – Exhibit A and as agreed to by the City of Tulsa Fire Marshall. Sidewalks will be provided along Norfolk Avenue, as well as, from the northeast corner of the site to the proposed trail access. Two car garages are proposed for each town-home and will be accessed from the interior of the development. A hammerhead turn-around for traffic on South Norfolk Avenue will be constructed at the northeast corner of the project. Part of the existing cul-de-sac will be declared surplus per the City of Tulsa Engineering Design Manager (see Exhibit E) to allow for this turn-around. The final design of the aforementioned turn-around must be approved by the City of Tulsa prior to final approval of the re-plat of the property.

A letter prepared by the Public Works Department, Development Services Division, dated April 8, 2008 states there will be no onsite detention required for the proposed development. Maple Terrace Town-homes will continue to drain overland in conformance with historical drainage patterns common to the site prior to the construction of the Inner Dispersal Loop. A detailed hydrology analysis and report will be prepared and submitted to the City of Tulsa Development Services for approval during the platting process.

Existing City water and sanitary sewer services are available to the development. The existing 2 inch water line along the east side of South Norfolk Avenue will be replaced with a 6 inch water line which will be looped through the development and extended to connect with the existing 6 inch water line running along the south side of East 15<sup>th</sup> Street South.

Sanitary sewer is accessible to the site by an 8 inch line that extends south across East 15<sup>th</sup> Street South from an existing lamp-hole at the southwest corner of the development. An internal sanitary sewage collection system with 8 inch lines will be constructed along the perimeter boundaries of the development and will connect to the existing lamp-hole and to a new manhole which will be constructed at the southeast corner of the development.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-757 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-757 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:

Net Area:	0.43 Acres	18,617 SF
Gross:	0.57 Acres	24,994 SF

PERMITTED USES:

Townhouses: As permitted in Use Units 7a and 8, and uses customarily accessory to permitted principal uses.

Reserve A: Controlled entrance, parking and common area facilities, and uses customarily accessory to townhouse dwellings, to be maintained by an owners association.

MAXIMUM NUMBER OF DWELLING UNITS:	7
MINIMUM LOT WIDTH:	22 FT
MINIMUM LOT AREA:	1400 SF*

*\*The remainder of the required lot area per dwelling unit shall be provided in common areas as permitted by section 1104-B of the Zoning Code.*

MAXIMUM BUILDING HEIGHT:	45 FT
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OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From the centerline of S. Norfolk Ave.	50 FT*
From the north boundary	10 FT
From the south boundary	10 FT
From the west boundary	20 FT

*\*For the purpose of establishing the required street yard, the front yard set back shall be considered to be 10 feet.*

MINIMUM PARKING AREA SETBACKS from the north boundary:	5 FT
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LIVABILITY SPACE:

A minimum of 400 square feet of livability space shall be provided within each townhouse lot. The remainder of the required livability space calculated at 600 square feet per dwelling unit shall be provided within common and reserve areas per section 1104-C of the Zoning Code.

#### SIGNS:

One project identification ground sign shall be permitted at the South Norfolk Avenue entrance with a maximum of 12 square feet of display surface area and 6 feet in height.

#### LIGHTING:

Exterior light standards shall not exceed 12 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

#### DECORATIVE FENCING:

A decorative 6 feet high wrought iron type screening fence shall be constructed along the east boundary; such screening fence shall continue at least 25 feet from the north and south property boundaries and be subject to detail site plan review and approval prior to a building permit being issued. Screening along the remainder of the property boundaries shall be optional.

#### TRASH, MECHANICAL AND EQUIPMENT AREAS:

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.

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.
4. No building permit shall be issued for any building within the development until a detail site and landscape plan for that lot or parcel has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.

6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit on that lot.
7. 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 and/or other commonly owned structures within the PUD.
8. 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 where applicable. Any 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 if installed. The maximum vertical grade of private streets shall be ten percent where applicable.
9. The City shall inspect all private streets and/or access drives to certify that they meet City standards prior to any building permits being issued on lots accessed by those streets or access drives. The developer shall pay all inspection fees required by the City.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, and screening walls or fences, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

**TAC Comments:**

**General:** No Comments

**Water:** A 20' restrictive water line easement will be required for the proposed 6-inch looped water main line on the property. A Revision Project will be required for replacing the existing 2-inch water main line along Norfolk Avenue with a 6-inch size water main line.

**Fire:** No Comments

**Stormwater:** No Comments

**Wastewater:** A Sanitary Sewer mainline extension will be required to serve all lots within the PUD area. A fence easement should be included, to ensure fence is not placed in utility easement.

**Transportation:** There are title ownership issues along the east side of the property. Locate DOT and COT easements; ROWs or ownership at that location.

**Traffic:** Include design standards within the PUD development standards for the proposed private street. The standards must meet or exceed Public Works' standards for minor residential streets.

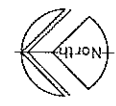
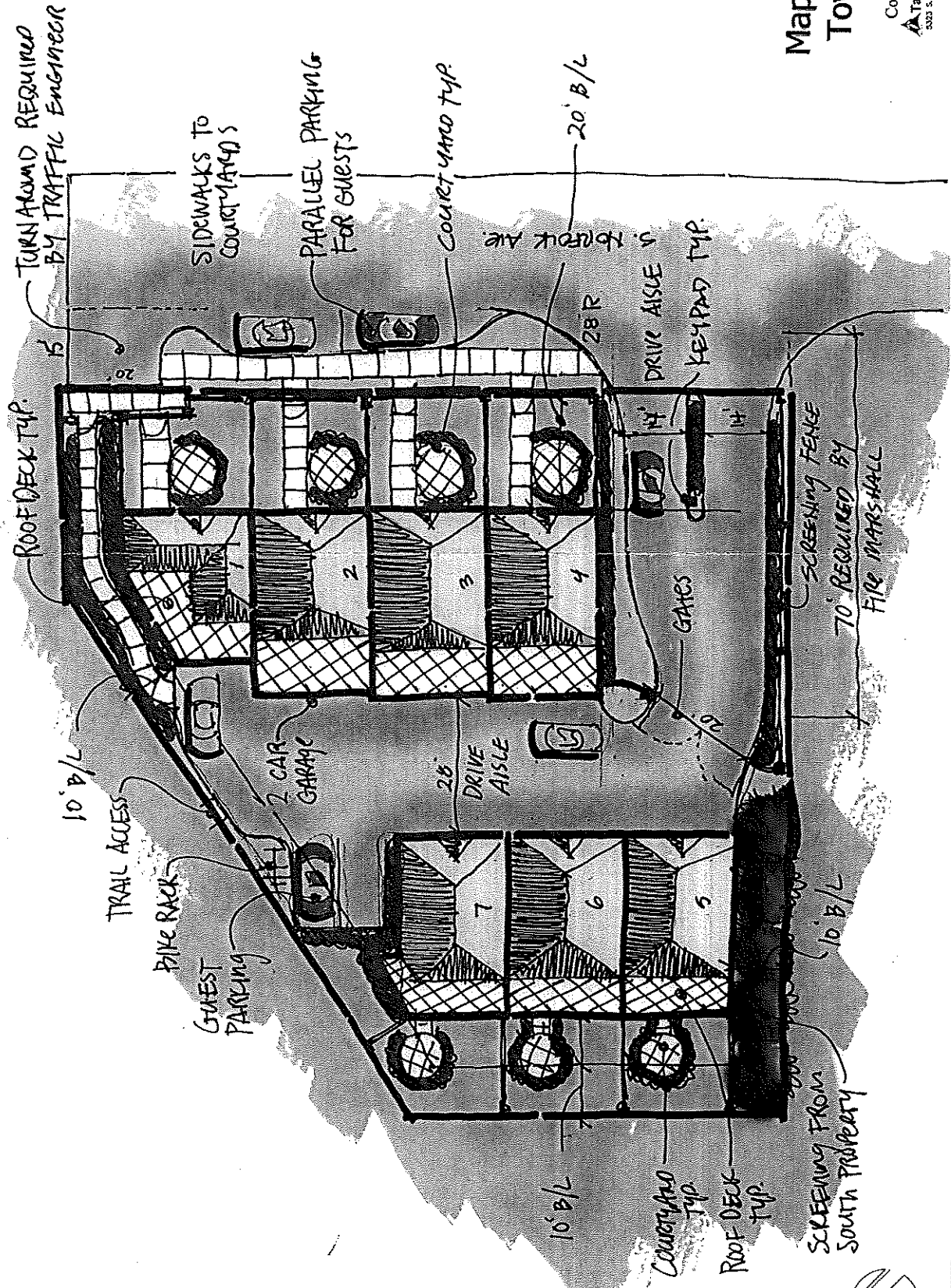
**GIS:** No Comments

**Street Addressing:** No Comments

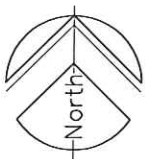
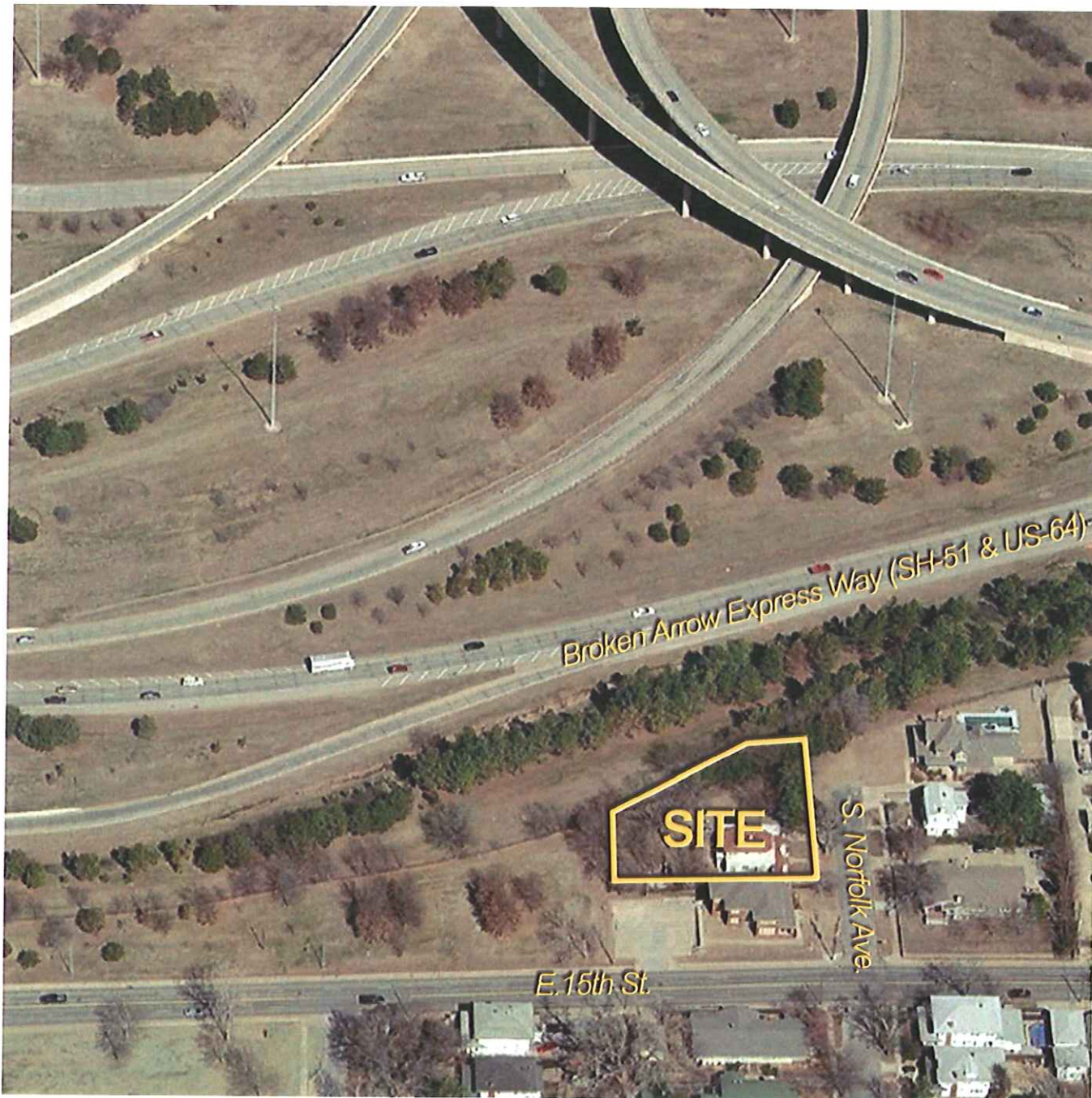
**County Engineer:** No Comments

05/21/08

PUD No. 757  
**Maple Terrace  
Townhomes**  
Exhibit A  
Concept Illustration  
Tanner Consulting LLC  
3323 S. LEWIS AVE. • TULSA, OK 74109








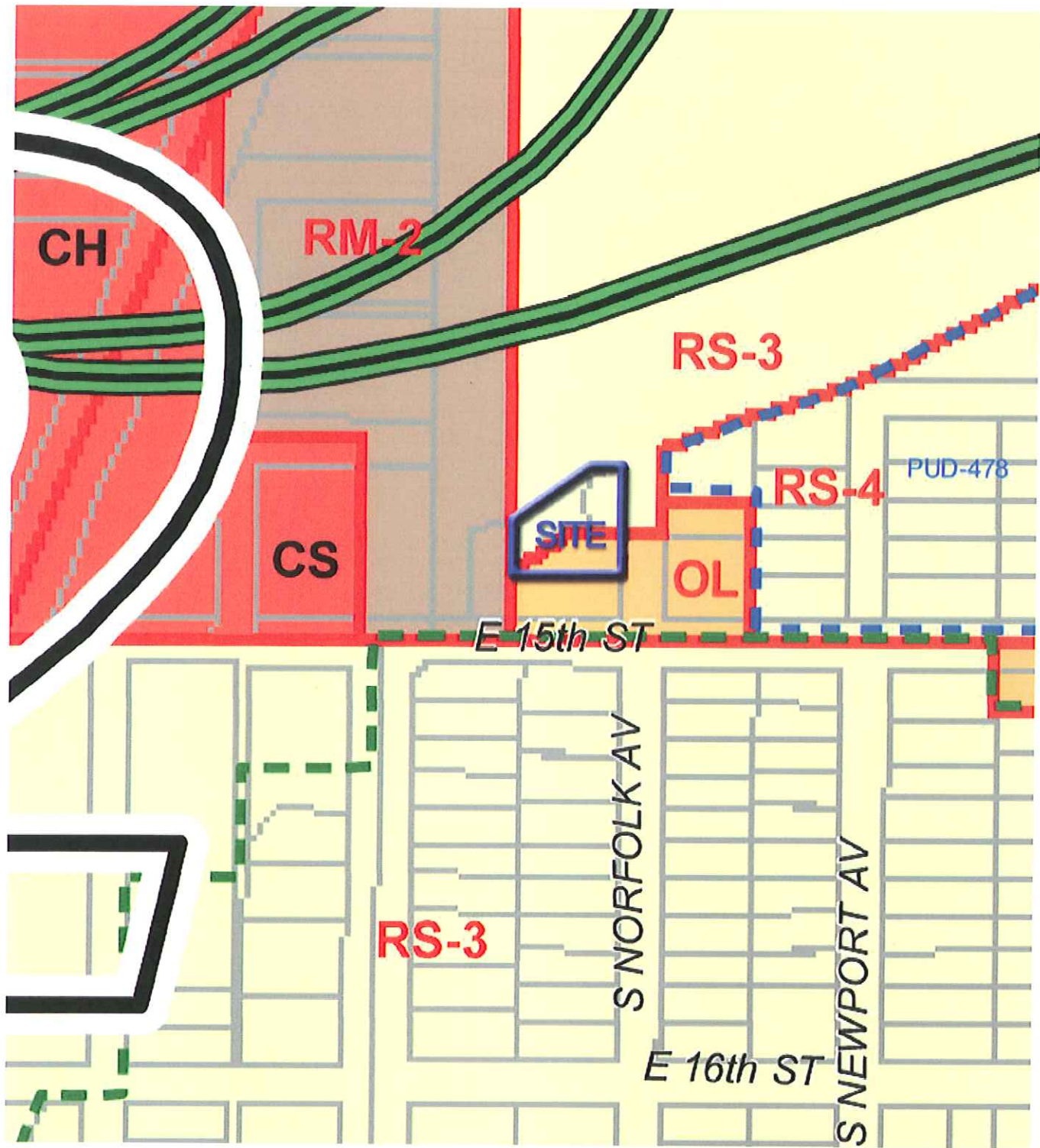
PUD No. 757

## Maple Terrace Townhomes

Exhibit C

Aerial Photograph


 **Tanner Consulting LLC**  
5323 S. LEWIS AVE. • TULSA, OK 74105

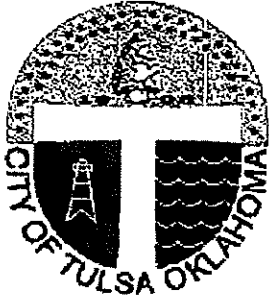


PUD No. 757

# Maple Terrace Townhomes

Exhibit D  
Zoning Map

 **Tanner Consulting LLC**  
5323 S. LEWIS AVE. • TULSA, OK 74105



March 26, 2008

To Whom It May Concern:

RE: 1440 South Norfolk

The details are being determined to allow part of the existing cul-de-sac right-of-way to be declared surplus. I am hopeful that the dimensions and corresponding right-of-way needs will be defined within a few weeks. The City does not oppose an initial PUD submittal that involves the existing cul-de-sac right-of-way. Any approvals must be subject to the final design of the turn a round at the north end of Norfolk.

If you have any questions, please do not hesitate to contact me.

Sincerely,

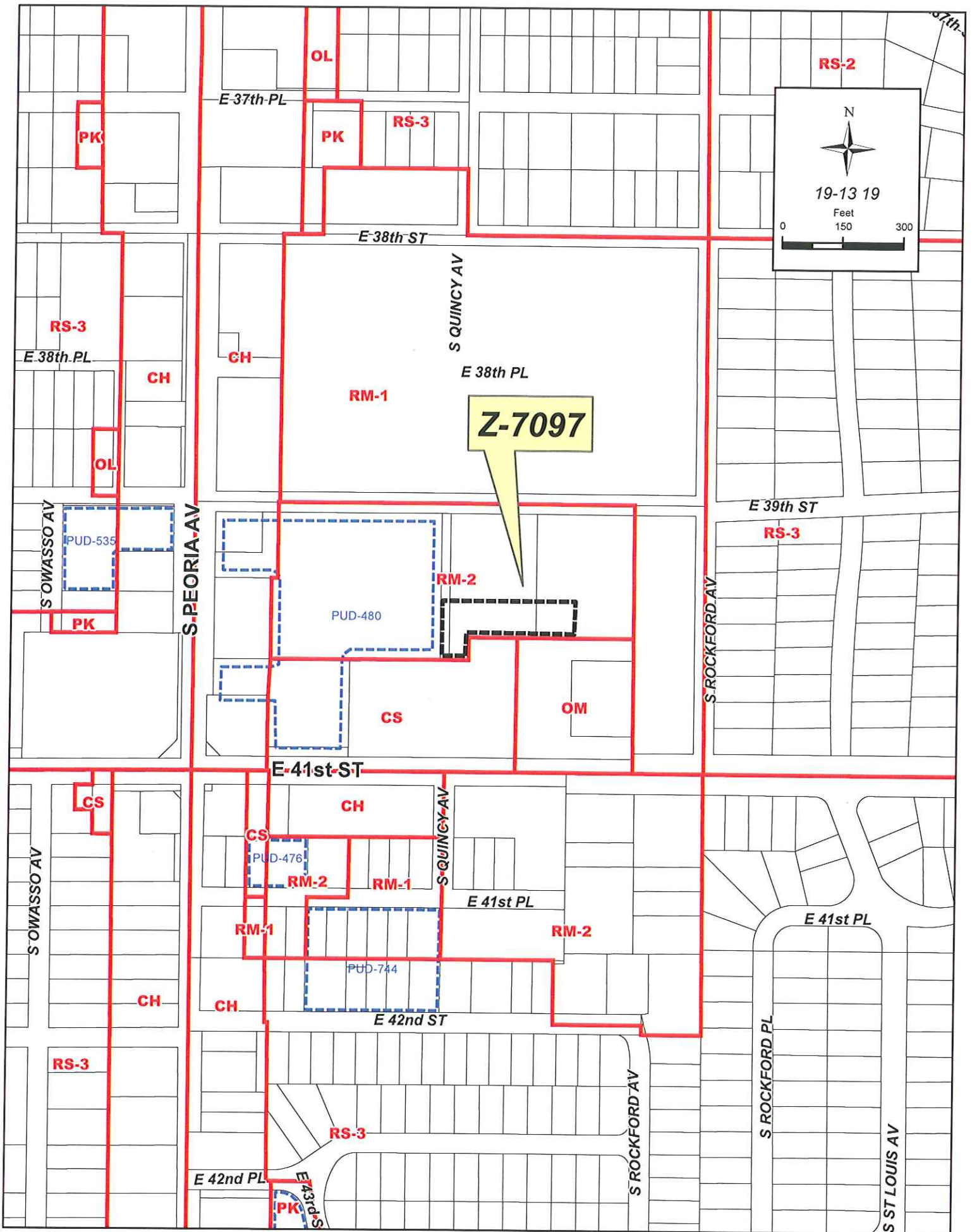
CITY OF TULSA PUBLIC WORKS DEPARTMENT

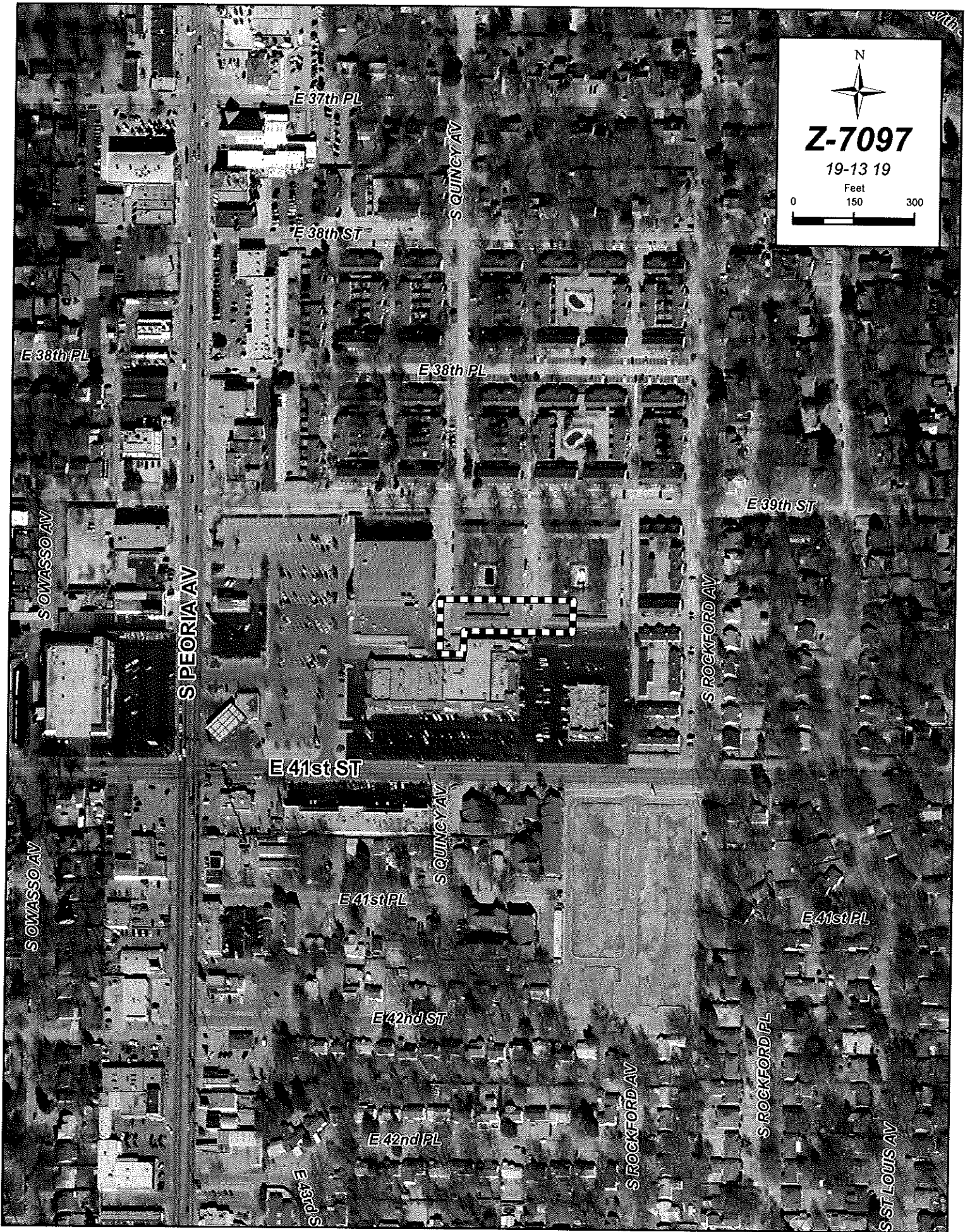
Henry Sorn de Cerff, P.E.  
Engineering Design Manager

HAS/lab

596-9592

EXHIBIT E



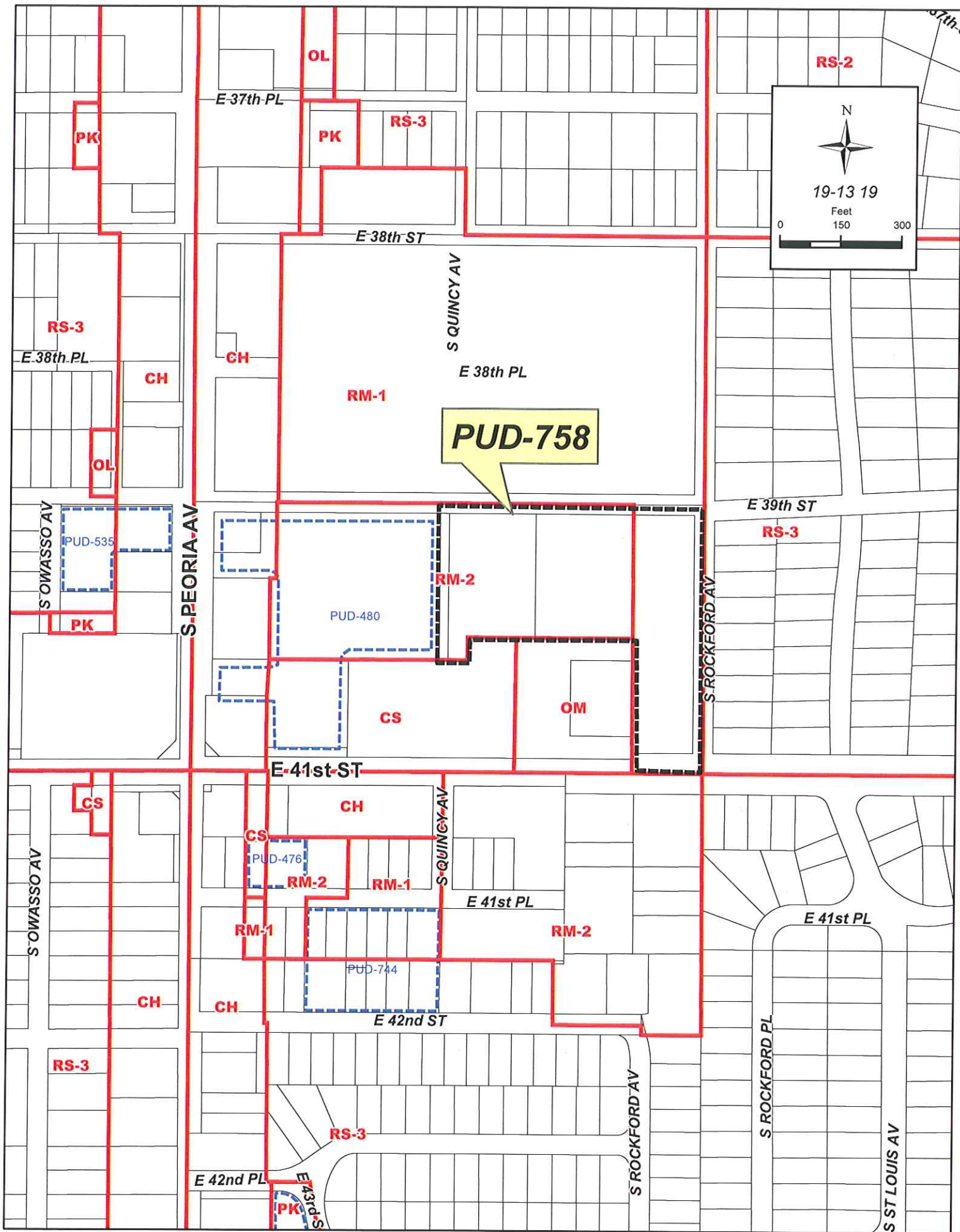


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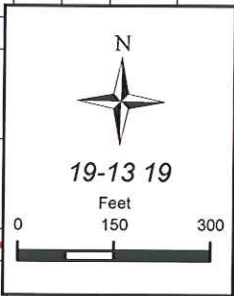
**Z-7097**

19-13 19

Feet  
0 150 300



**PUD-758**

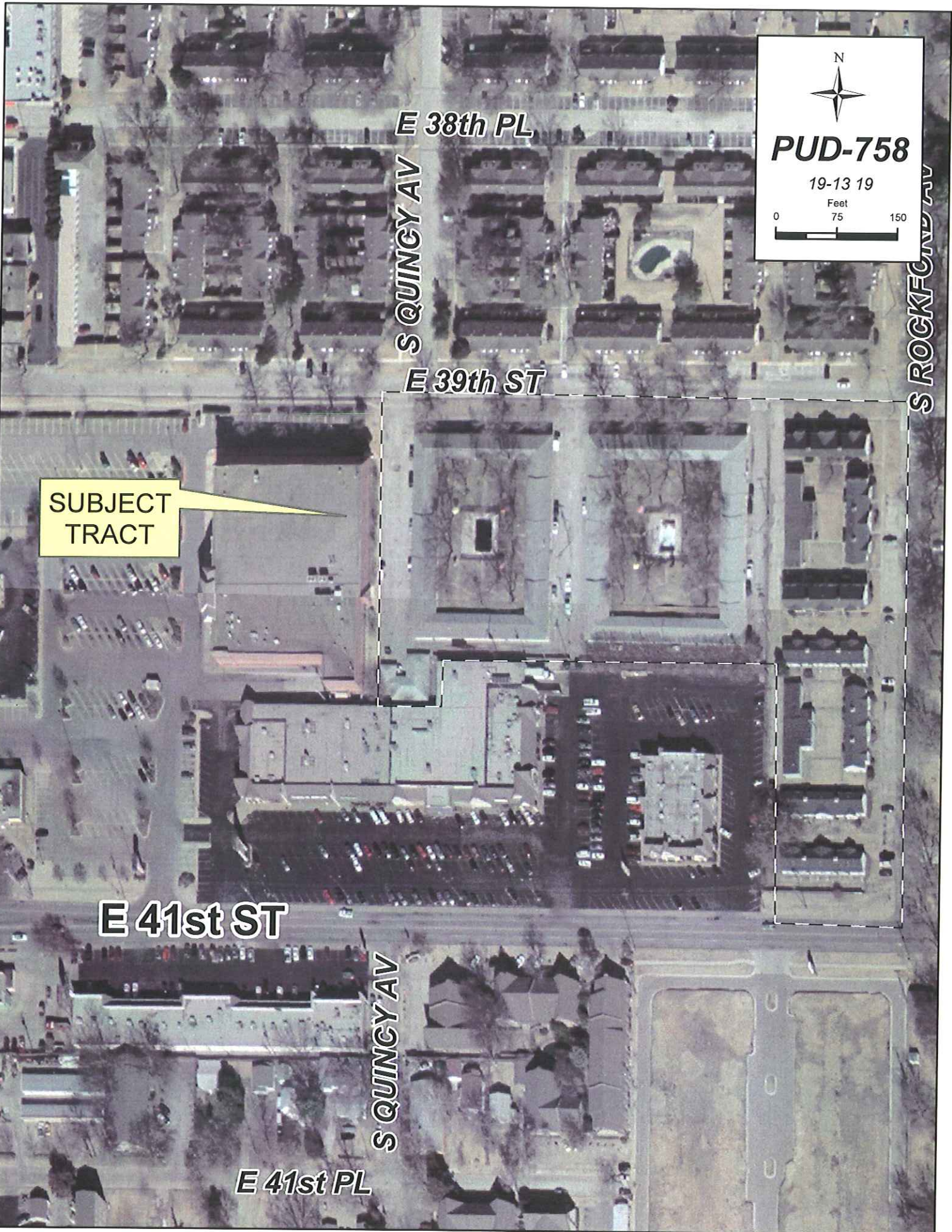




**PUD-758**

19-13 19

0 150 300  
Feet



**PUD-758**

19-13 19

0 75 150  
Feet

**SUBJECT  
TRACT**

**E 38th PL**

**S QUINCY AV**

**E 39th ST**

**E 41st ST**

**S QUINCY AV**

**E 41st PL**

**S ROCKFORD AV**

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7097/PUD-758**

**TRS 9319**

**Atlas 248**

**CZM 47**

**PD-6 CD-9**

**TMAPC Hearing Date:** May 21, 2008

**Applicant:** Roy D Johnsen

**Tract Size:** 6.35± gross acres

**ADDRESS/GENERAL LOCATION:** East of southeast corner of South Peoria Avenue and East 39<sup>th</sup> Street

**EXISTING ZONING:** RM-1/RM-2

**EXISTING USE:** Apartments

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** RM-3/PUD

**PROPOSED USE:** Apartments

**RELEVANT ZONING HISTORY:**

**PUD-744 September 2007:** All concurred in approval of a proposed Planned Unit Development on a 1.98± acre tract of land for 25 unit townhouse development on property located east and south of southeast corner of East 41<sup>st</sup> Place and South Peoria Avenue.

**BOA-20192 January 24, 2006:** The Board of Adjustment approved a Variance of the minimum lot size for an office use lot in an RM-2 district from 12,000 square feet to 9,000 square feet, finding the literal enforcement of the terms of the code would result in an unnecessary hardship; per plan submitted on property located east of the southeast corner of East 41<sup>st</sup> Street South and South Peoria Avenue.

**BOA-19931 October 26, 2004:** The Board of Adjustment approved a Special Exception to permit Offices, Studios and Support Services in an RM-2 District; a Variance of the frontage requirement on a public street for each lot; and a Variance to reduce the landscaped area from the perimeter driveways and parking areas from 5 feet in width to 2 feet in width, subject to development standards, finding this would be less intrusive and less density in the neighborhood than the previously planned townhouse development; on property located at 4106 South Rockford Avenue.

**PUD-535 July 1995:** All concurred in approval of a proposed Planned Unit Development on a 1.05± acre tract of land for a movie rental store on property located on the southwest corner of East 39<sup>th</sup> Street South and South Peoria Avenue.

**PUD-480 April 1992:** All concurred in approval of a proposed Planned Unit Development on a 5.35± acre tract of land for a grocery store and restaurant (Albertson's) subject to no access from 39<sup>th</sup> Street on property located north and east of northeast corner of East 41<sup>st</sup> Street and South Peoria Avenue.

**Z-6338/PUD-476 November 1991:** All concurred in approval of a request for rezoning a .4+ acre tract of land from RM-2 to CS on the for a parking lot and mini storage on property located east of northeast corner of East 41<sup>st</sup> Place South and South Peoria Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 6.35+ acres in size and is located east of southeast corner of South Peoria Avenue and East 39<sup>th</sup> Street. The property appears to be apartments and is zoned RM-1/RM-2.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41 <sup>st</sup> Street South	Urban Arterial	70'	4
East 39 <sup>th</sup> Street South	N/A	N/A	2
South Rockford 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 by single-family residential uses, zoned RS-3; on the north by multifamily residential uses, zoned RM-1; on the south by mixed office, commercial and multifamily residential uses, zoned CS/OM/RM-2; and on the west by multifamily residential uses, zoned RM-2/PUD-480.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Brookside Infill Development Design Recommendations study/Northern Business Area and Northern Residential Area. According to the Zoning Matrix, the requested RM-3-PUD zoning **may be found** in accord with the Plan because of its location within a Special District.

**STAFF RECOMMENDATION FOR ZONING:**

A portion of this site lies within the Northern Residential Area of the Brookside Plan. However, study policies (Page 5, Item 8) encourage residential, office and commercial infill development, and (Page 7, Item B-(2) states that, "Residential development or redevelopment along the boundary of the Residential Areas and Business Areas may be developed at higher densities if (a) appropriate design elements and improvements are provided in conformance with area design guidelines to enhance the value, image and function of area properties". Staff believes that the guidelines specified in the Brookside study are accurately reflected in the PUD standards in this application.

The Brookside study also recommends that free-standing parking structures be no taller than two stories. It is staff's interpretation that this refers only to free-standing structures and not to parking garages accessory to multifamily residential uses, as this is. Provision of adequate and accessible parking has long been an issue in the Brookside area and staff believes that this accessory use will mitigate any effects of increased density that result from the multifamily residential use in this case.

Therefore, staff recommends **APPROVAL** of Z-7097, subject to the TMAPC's recommendation for approval of the accompanying PUD-758 or some variation thereof.

## **STAFF RECOMMENDATION FOR PUD:**

PUD-758 is a 6.35 acre tract located approximately 600' east of the southeast corner of the intersection of Peoria Avenue and East 39<sup>th</sup> Street South. The Site is L-shaped with approximately 625 lineal feet of frontage on 39<sup>th</sup> Street (the north boundary) 587' of frontage on Rockford Avenue (the east boundary) and 150' of frontage on 41<sup>st</sup> Street (the southernmost boundary).

The subject property has two existing apartment projects containing 108 dwelling units which will be removed. Immediately adjacent along the west boundary of the subject property is CS zoned property, across 39<sup>th</sup> Street to the north is the Shannonwood Park residential condominiums, across Rockford to the east are detached single family residences and to the south are various retail and office establishments.

The applicant proposes 240 dwelling units of an approximately equal mix of one and two bedroom units. The Site is presently zoned RM-2 (3.69 acres/160,916 sf gross) and RM-1 (2.66 acres/115,955 sf gross) which would permit 202 dwelling units. Concurrently application Z-7097 has been filed to rezone 34,000 square feet of the RM-2 to RM-3 at the interior southwest corner of the Site (see Exhibit E - Existing and Proposed Site Zoning). The resulting RM-1 (2.66 acres/115,955 sf gross), RM-2 (2.91 acres/126,916 sf gross) and RM-3 (.78 acres/34,000 sf gross) would permit 241 dwelling units.

Please note that page 7, item B-2 of "The Brookside Plan" (The Brookside Infill Development Design Recommendations, A Component of the Brookside Infill Neighborhood Detailed Implementation Plan), states; "Residential development or redevelopment along the boundary of the Residential Areas and Business Areas may be developed at higher densities. Staff believes that the guidelines specified in the Brookside Plan adequately reflected in the PUD development standards of this application.

The apartment buildings are proposed for four stories in height or 48' of maximum height. However, any building located within the east 45 feet fronting Rockford Avenue will be limited to three stories in height, or 35' maximum height as permitted by the Zoning Code in the R District. Off-street parking is proposed for a 5-parking level structure which will not exceed the height of the four story apartment building.

The Brookside study also recommends that free-standing parking structures be no taller than two stories. It is staff's interpretation that this refers only to principal use, free-standing structures and not to parking garages accessory to multifamily residential uses as this structure is proposed. Provisions for adequate and accessible parking have long been an issue in the Brookside area and staff believes that this accessory use will mitigate any effects of proposed increased density that may result from the multifamily residential use in this case.

Access to and from the subject tract and the parking structure will be derived from 39<sup>th</sup> Street and Rockford Avenue which would be designated as an exit only. Sidewalks will be constructed along Rockford and 39<sup>th</sup> Street and will be included in a pedestrian circulation plan. Landscaping and screening will be provided per the Zoning Code where applicable. Included herewith are the Conceptual Site Plan (Exhibit A) and Conceptual Elevations (Exhibit C). The entire site will be re-platted and will be subject to detail site plan review.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-758 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-758 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:**

Net Land Area:	5.44 acres
Permitted Uses:	Multifamily dwellings and customary accessory uses.
Maximum Number of Dwelling Units:	240
Minimum Livability Space per Dwelling Unit:	258 sq. ft.*
Minimum Perimeter Landscaped Open Space:	10 % of net lot area
Minimum Interior Landscaped Open Space:	20 % of net lot area
Minimum Masonry Exterior Finish:	100% of exterior walls visible from public streets excluding windows, doors and breezeways**
Maximum Building Height:	48' - provided that, within 45' of Rockford Avenue, building height shall not exceed 35'
Maximum Stories:	4 – stories (apartment buildings); 5 levels - parking garage
Minimum Building Perimeter Setbacks/Yards:	
From 39 <sup>th</sup> Street	25'
From Rockford	16'
From 41 <sup>st</sup> Street	25'
From other boundaries	15'
Minimum Off-street Parking Spaces:	
Surface parking spaces	11
Garage parking spaces	<u>407</u>
Total	417 spaces

Other Bulk and Area Requirements:

As established within the RM-2 District.

\* *Livability Space as defined by the Tulsa Zoning Code is open space not allocated to parking or drives and was calculated proportionately for the underlying zoning districts.*

\*\* *Masonry shall include stone, stucco and cementious fiber board such as Hardie Plank.*

### **Building Design Limitations**

The building elevations submitted herein as Exhibit C are conceptual in nature. Minor variations in building orientation and footprint may occur pursuant to finalization of the detail site plan. However, the buildings shall be constructed in substantial accordance with the concepts depicted within the submitted building elevations which shall include architectural style and exterior finish.

### **Landscaping and Fencing**

Landscaping throughout the PUD, shall meet the requirements of the Landscape Chapter of the Tulsa Zoning Code. In addition thereto, a minimum landscape perimeter shall be maintained along the public street frontages of the PUD, excepting points of access, of not less than 25 feet in width along 39<sup>th</sup> Street, 16' in width along Rockford and 25' in width along 41<sup>st</sup> Street. The required perimeter landscaping shall include berms and plant materials designed to achieve an attractive street view and screening for nearby residential areas. Fencing other than security fencing and gating of access to the parking garage shall not be required.

### **Signs**

Signs shall be limited to two signs identifying the apartment complex, either monument or wall signs, each not exceeding 48 square feet of display surface area.

### **Site Lighting**

Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining and nearby residential properties, provided that decorative lighting directed from ground level toward a building shall be permitted. Shielding shall be further designed to prevent the light producing element or reflector of the light from being visible to a person standing within a residential district. No light standard nor building mounted light, except balcony low wattage shielded lights, shall exceed 16 feet in height. Conformance with these standards shall be subject to application of the Kennebunkport formula at Detail Site Plan approval.

### **Access and Circulation**

The principal vehicular access to and from the development/parking garage, shall be provided by a private gated drive extending south from 39<sup>th</sup> Street, commencing at the west boundary of the Site. Setback space for entering vehicles shall be provided on-site.

A second point of access, limited to exiting vehicles, shall be provided at Rockford Avenue.

Pedestrian circulation is to be provided by exterior sidewalks located along the 39th Street, Rockford Avenue and 41<sup>st</sup> Street frontages.

### **Utilities and Drainage**

Utilities are at the site or accessible by customary extension. Site storm water will be collected and conveyed to a point of connection to the public storm water system located along 41<sup>st</sup> and extending to the Arkansas River. A fee in lieu of detention shall be provided for any increase in on-site impervious area. Per TAC recommendation much of the site is located in a City of Tulsa Regulatory Shallow Flooding Area. The development will be required to meet City of Tulsa ordinances for development within the floodplain.

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.
4. No building permit shall issued until a detailed site plan (including landscaping) has been submitted to the TMAPC and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable building has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
6. 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/or detention areas serving the development have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
8. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
9. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

### **TAC Comments:**

**General:** No Comments

**Water:** No Comment

**Fire:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, except for approved security gates, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

**Stormwater:** Narrative or conceptual plan describing existing and/or proposed stormwater drainage patterns or systems have not been provided. Much of the site is located in a City of Tulsa Regulatory Shallow Flooding Area. The development will be required to meet City of Tulsa ordinances for development within the floodplain.

**Wastewater:** Sanitary Sewer Service must be provided to all proposed Lots within the PUD area. According to the Sewer Atlas, there may be some problems with the depth of the existing sewer mains in the area.

**Transportation:** Sidewalks required along 41<sup>st</sup> St and Rockford.

**Traffic:** 41<sup>st</sup> Street is an Urban Arterial and will require a minimum 35 feet of right of way. Both intersections will require radii per the Major Street Plan.

**GIS:** No Comments

**Street Addressing:** No Comments

**County Engineer:** No Comments

05/21/08

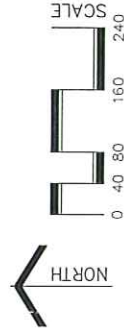
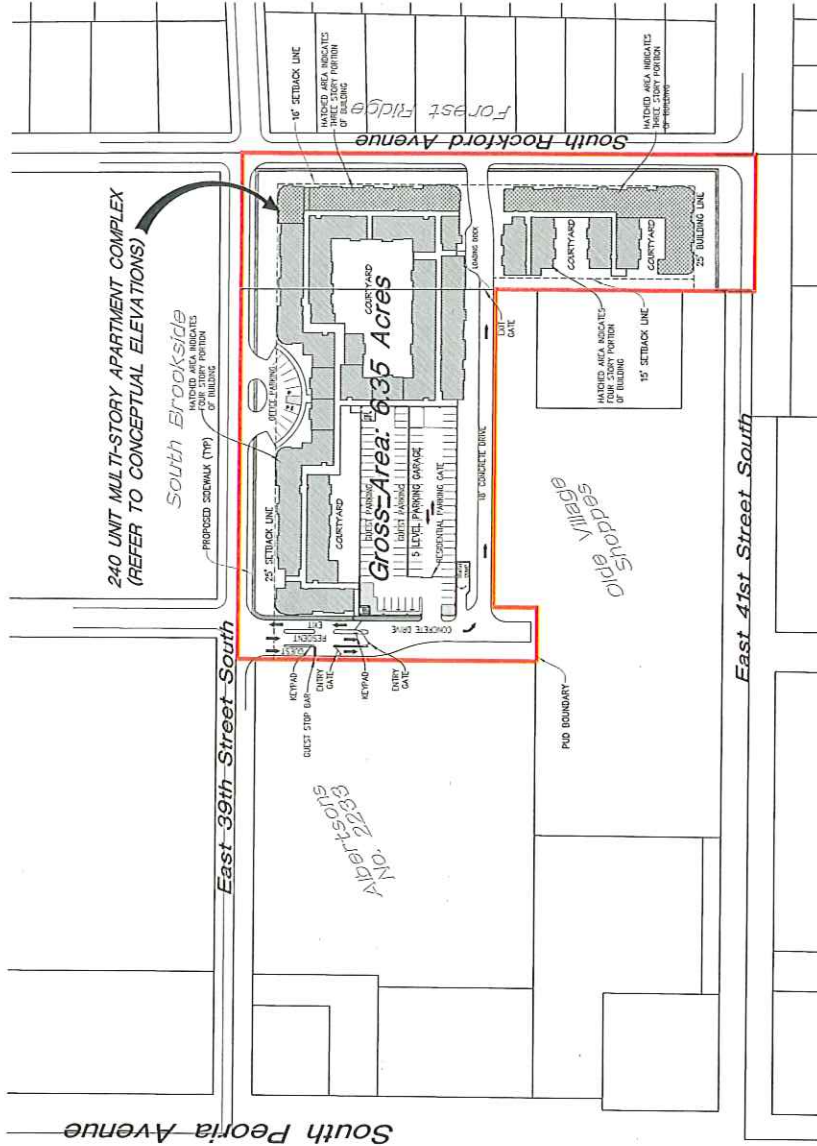
# Exhibit 'A'

## Conceptual Site Plan

# The Enclave at Brookside

**Owner/Developer**  
BOWMAN GROUP, INC.  
8980 LAKES AT 610 DRIVE - SUITE 200  
HOUSTON, TX 77064  
MR. T. WENIGER

**Engineer/Surveyor**  
HRAOK, INC.  
1913 WEST TACOMA, SUITE-A  
BROKEN ARROW, OKLAHOMA 74012-1472  
PHONE: (918) 258-2527  
FAX: (918) 258-2554  
CA #3643 EXPIRES JUNE 30, 2009



**HRAOK, INC.**  
LANDSCAPE ARCHITECTURE  
1913 WEST TACOMA - SUITE A VOICE: (918) 258-2727  
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554  
CAD: JHJ DATE: 6-30-2009

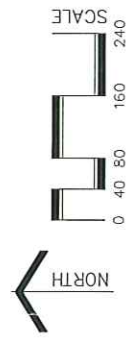
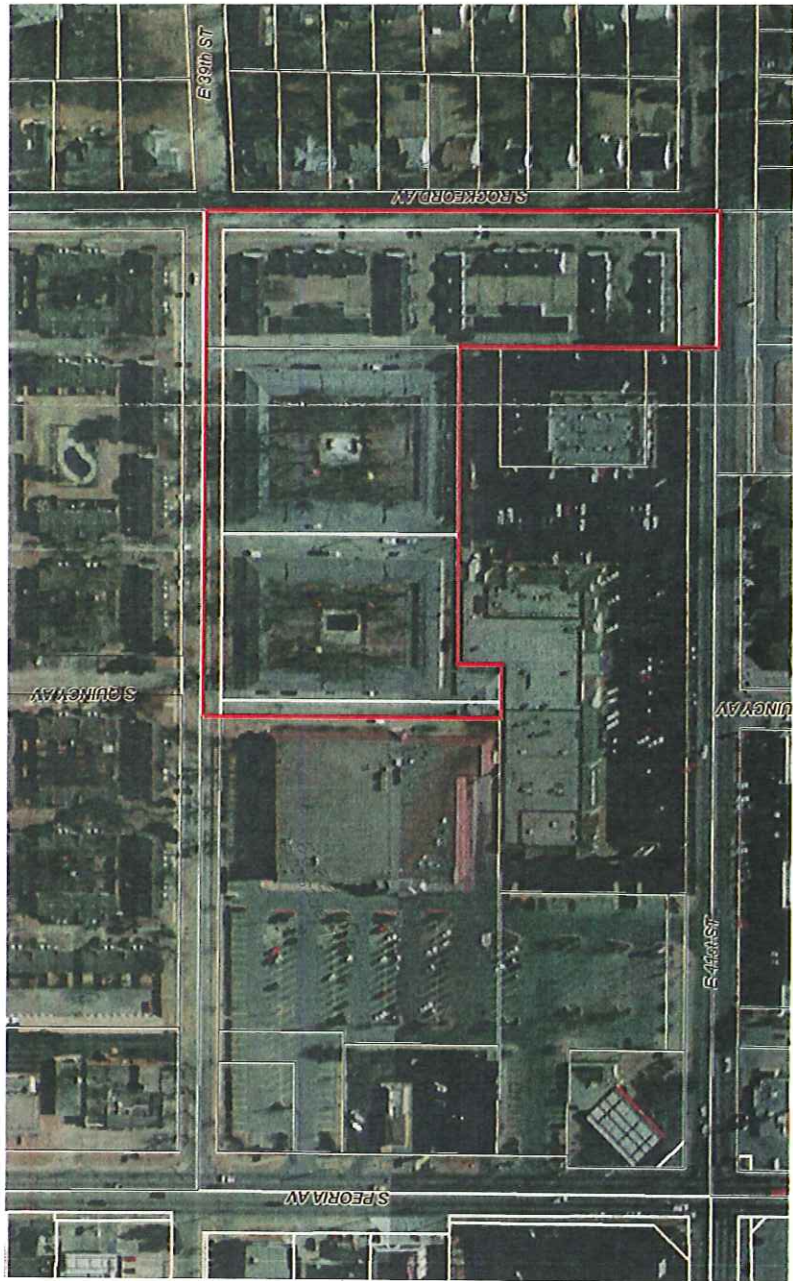
# Exhibit 'B'

## The Enclave at Brookside

Site Aerial Photograph

**Owner/Developer**  
 BROOKSIDE LAKES, INC.  
 8950 LAKES AT 610 DRIVE, SUITE 200  
 HOUSTON, TX 77064  
 MR. TY WENGLAR

**Engineer/Surveyor**  
 BROOKSIDE LAKES, INC.  
 1913 WEST TACOMA, SUITE-A  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2554  
 CAJ3643 EXPIRES JUNE 30, 2009



**HRAOK, INC.**  
 ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE  
 1913 WEST TACOMA - SUITE A - PHONE: (918) 258-3737  
 BROKEN ARROW, OKLAHOMA 74012 - FAX: (918) 258-2554  
 CAJ 3643 EXP. DATE: 6-30-2009

Exhibit 'C'  
Conceptual Elevations

# The Enclave at Brookside

**Owner/Developer**  
THE CLEVERLY WALKINS GROUP, LP  
5599 SAN FELIPE SUITE 910  
HOUSTON, TX 77056  
PHONE: (713) 532-2800

**Engineer/Surveyor**  
HRAOK, INC.  
1913 WEST TACOMA, SUITE-A  
BROOK ARROW, OKLAHOMA 74012-1472  
PHONE: (918) 258-3737  
FAX: (918) 258-2554  
CAP 3643 EXPIRES JUNE 30, 2009

**Renderings Courtesy of:**  
THE CLEVERLY WALKINS GROUP, LP  
5599 SAN FELIPE SUITE 910  
HOUSTON, TX 77056  
PHONE: (713) 532-2800



**HRAOK, INC.**

ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE  
1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737  
BROOK ARROW, OKLAHOMA 74012 FAX: (918) 258-2554  
CAP 3643 EXP. DATE: 6-30-2009

# Exhibit 'D'

## Comparable Development Photographs

### The Enclave at Brookside

**Owner/Developer**  
 BOWSADA GROUP, INC.  
 8900 LAKES AT 610 DRIVE - SUITE 200  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 MR. TY WINGLARE

**Engineer/Surveyor**  
 HRAOK, INC.  
 1913 WEST TACOMA, SUITE-A  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2554  
 CA/3643 EXPIRES JUNE 30, 2009



### Photographs of: The Enclave at the Riverfront North Little Rock, Arkansas

Picture Depicts 5 Story Building  
 THE ENCLAVE AT BROOKSIDE WILL BE  
 4 STORIES (MAX HEIGHT)



**HRAOK, INC**  
 ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE  
 1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737  
 BROKEN ARROW, OKLAHOMA 74012-1472 FAX: (918) 258-2554  
 CA/ 3643 EXP. DATE: 6-30-2009

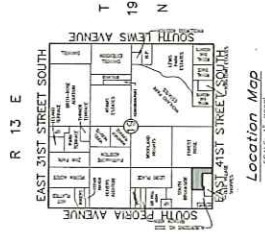
# Exhibit 'E'

## Existing and Proposed Site Zoning

# The Enclave at Brookside

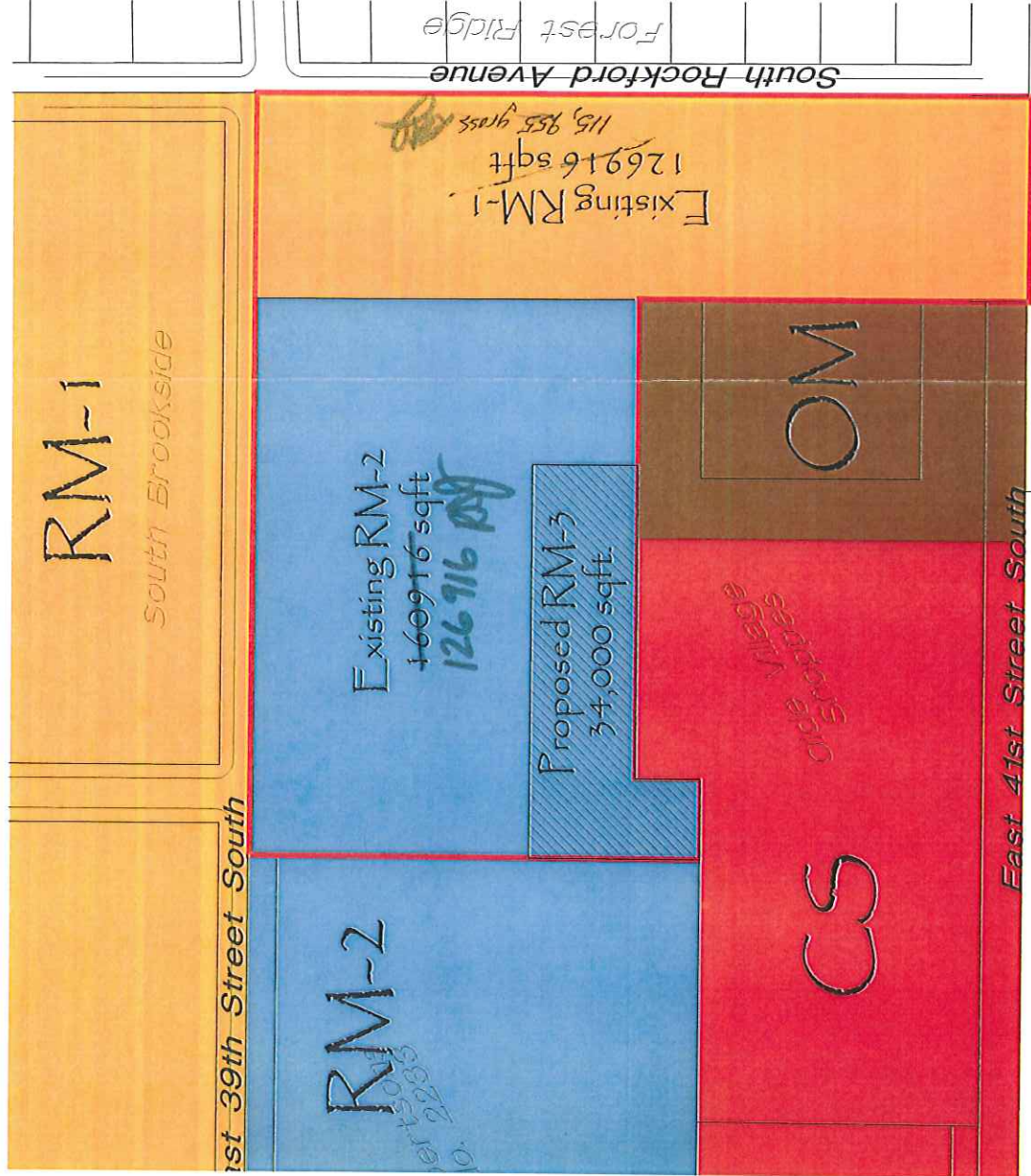
**Owner/Developer**  
BOMAGADA GROUP, INC.  
8900 LAKES AT 610 DRIVE - SUITE 200  
HOUSTON, TEXAS 77054  
MR. W. WENDLER

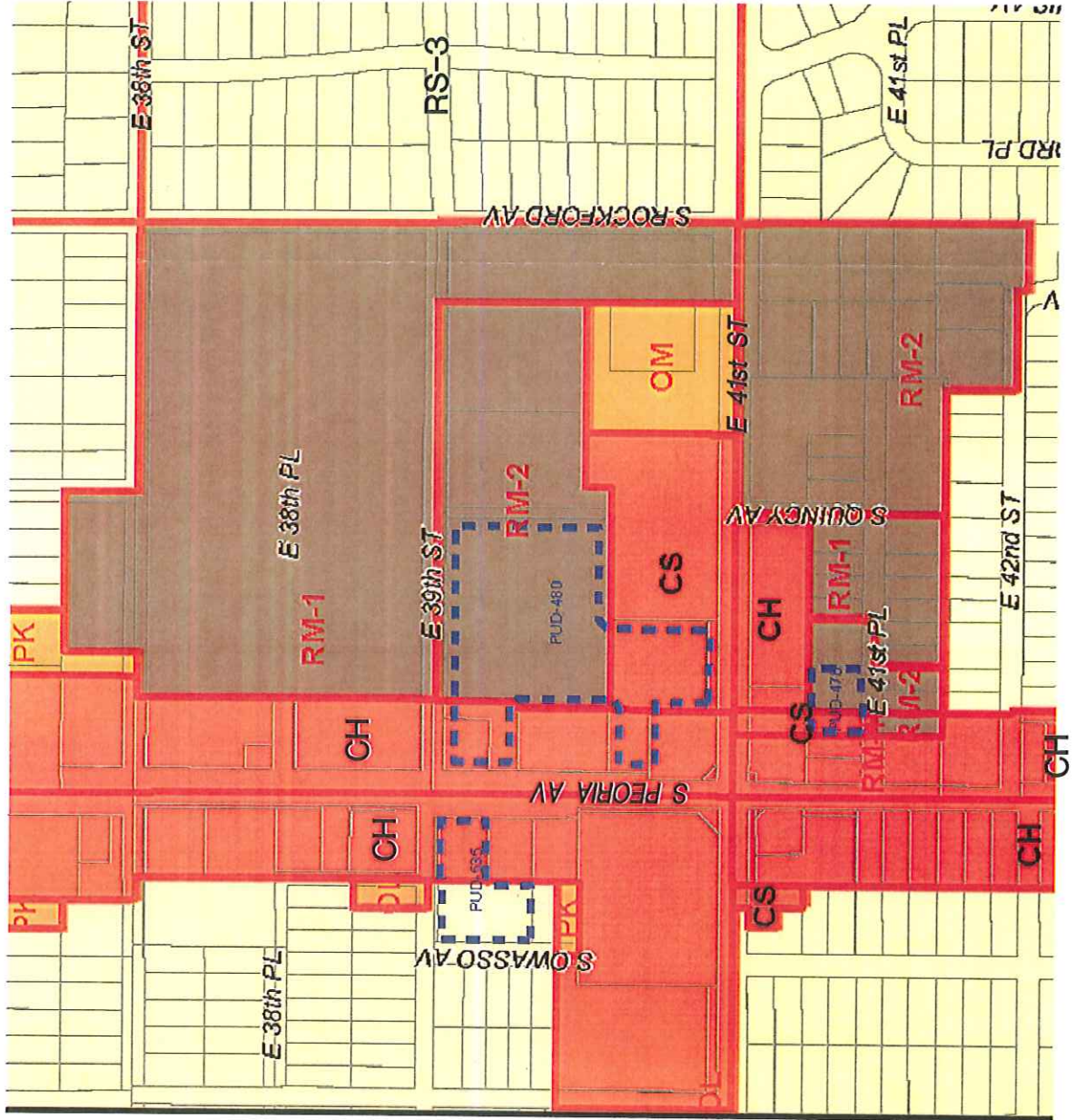
**Engineer/Surveyor**  
HRAOK, INC.  
1913 WEST TACOMA, SUITE-A  
BROOKDALE, OKLAHOMA 74012-1472  
PHONE: (918) 258-2527  
FAX: (918) 258-2524  
CA#3643 EXPIRES JUNE 30, 2009



Plan Unit Development No. 758

**HRAOK, INC.**  
ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE  
1913 WEST TACOMA - SUITE A VOICE: (918) 258-2727  
BROOKDALE, OKLAHOMA 74012 FAX: (918) 258-2524  
CA# 3643 EXP. DATE: 6-30-2009





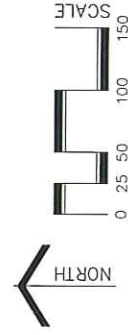
# Exhibit 'F'

## Existing Area Zoning Map

# The Enclave at Brookside

**Owner/Developer**  
 BOMAGODA GROUP, INC.  
 8050 LAKES AT 610 DRIVE - SUITE 200  
 HOUSTON, TEXAS 77054  
 PHONE: (713) 258-2527  
 FAX: (713) 258-2554  
 CA#3643 EXPIRES JUNE 30, 2009

**Engineer/Surveyor**  
 HR&OK, INC.  
 1913 WEST TACOMA, SUITE-A  
 BROOKLYN, OREGON 97032  
 PHONE: (503) 258-2527  
 FAX: (503) 258-2554  
 CA#3643 EXPIRES JUNE 30, 2009



Plan Unit Development No. 758

**HR&OK, INC.**  
 ENGINEERING • CIVIL • PLANNING • LANDSCAPE ARCHITECTURE  
 1913 WEST TACOMA - SUITE A VOICE: (503) 258-2527  
 BROOKLYN, OREGON 97032 FAX: (503) 258-2554  
 E.O.P. DATE: 6-30-2009

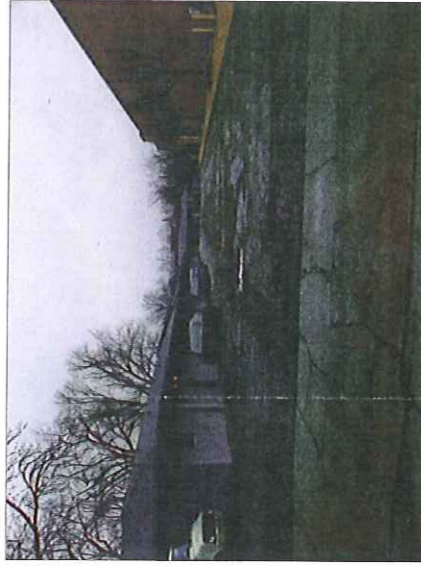
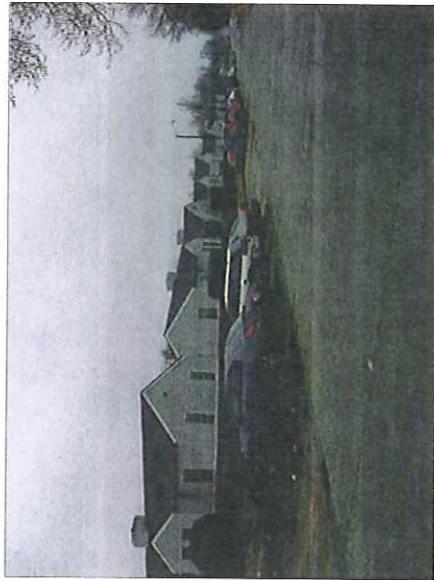
# Exhibit 'G'

## Existing Building Photographs

# The Enclave at Brookside

**Owner/Developer**  
BOWMAN GROUP, INC.  
8980 LAKES AT 610 DRIVE - SUITE 200  
HOUSTON, TX 77054  
MR. T. MCQUEEN

**Engineer/Surveyor**  
1913 WEST TACOMA, SUITE-A  
BROKEN ARROW, OKLAHOMA 74012-1472  
PHONE: (918) 258-2737  
FAX: (918) 258-2554  
CA#3643 EXPIRES JUNE 30, 2009



Plan Unit Development No. 758

**HRAOK, INC.**  
ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE  
1913 WEST TACOMA - SUITE A VOICE: (918) 258-2737  
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554  
CA# 3643 EXP. DATE: 6-30-2009

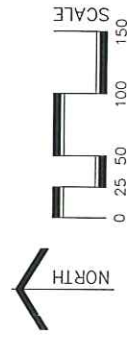
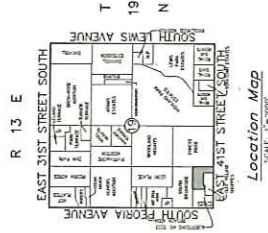
# Exhibit 'H'

## The Enclave at Brookside

Site Aerial Topography

**Owner/Developer**  
BOMAGADA GROUP, INC.  
1913 WEST TACOMA, SUITE A  
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CA#13643 EXPIRES JUNE 30, 2009

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