

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2519

July 2, 2008

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of May 21, 2008, Meeting No. 2514
Minutes of May 28, 2008, Meeting No. 2515

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. **L-20229** – Breisch & Associates, Inc (9230)/Lot-Split (County)
West of South 65th Avenue and south of West Skyline Drive, 4340
South 65th West Avenue
3. **LC-104** – Sack & Associates, Inc. (9047)/Lot Combination (PD 18) (CD 7)
Northeast of South Mingo Road and East 65th Street, 6415 South
Mingo Road
4. **PUD-586-A-6 – Lou Reynolds** (PD-18C) (CD-8)
Northwest corner of South Garnett Road and East 91st Street
South (Minor Amendment to modify the existing development area
boundary between Development Areas A-1 and A-2 to allow
construction of a new medical office building and multi-level
parking garage.)

5. CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

6. **Brook West** – (8213) Minor Subdivision Plat (PD 8) (CD 2)
North of the northwest corner of West 91st Street and South
Peoria

7. **Plantation Apartments** – (7913) Minor Subdivision Plat (PD 18 B) (CD 7)
Northeast corner of East 47th Place and South Fulton Avenue (A continuance to 7/16/08 is requested for further TAC review.)
8. **ABSO Addition** – (2335) Minor Subdivision Plat (County)
South of East 76th Street North and West of North Memorial Drive
9. **BOA-20689** (0225) Plat Waiver (PD 2) (CD 1)
Northeast corner of North Cincinnati Avenue and East Ute Place
10. **CZ-392 – Kellogg Engineer, Inc.** AG to RE
East of southeast corner of North Yale Avenue and East 136th Street North (County)
11. **PUD-599-E – Lou Reynolds** (PD-18) (CD-8)
West of southwest corner of East 61st Street South and South 104th East Avenue (Major Amendment to modify the signage allotment to allow two menu boards.)
12. **Z-7100 – Sack & Associates** IM to RM-3
West of the southwest corner of East Apache Street and North Harvard Avenue (PD-3) (CD-3)
13. **Z-6327-SP-3/PUD-663-A – John W. Moody** (PD-18) (CD-7)
Northeast corner of East 81st Street South and U.S. Highway 169 South (Amend PUD-633 and Corridor Site plan for Z-6327-SP-2 to allow outdoor advertising signs within Use Unit 21 as a permitted use on Tract 4 only.)
14. **Z-7101/Z-7101-SP-1 – John W. Moody** OM to CO
South of southeast corner of East 41st Street South and South 109th East Avenue (Corridor Plan to establish permitted uses and development standards within the corridor plan to allow for construction of an outdoor advertising sign on the northwest corner of the property.) (PD-17) (CD-6)
15. **Z-7089/Z-7089-SP-1 – Roy Johnsen** AG to CO
Northeast corner of West 61st Street South and Highway 75 South (Corridor Plan to designate development areas; allocate permitted uses and intensity of uses, development standards and conditions.) (Continued from 3/5/08, 3/26/08, 4/16/08, 5/7/08, 6/4/08) (PD-8) (CD-2)
16. **PUD-619-C-1 – Charles E. Norman** (PD-26) (CD-8)
North of the northwest corner of South Memorial Drive and East 11th Street (Minor Amendment to establish development standards for a previously approved use within Lot 1, Block 3, Memorial Commons.)

17. **Z-7099 – Lewis Engineering, PLLC** **OM/RS-2 to CG**
South of southwest corner of East 51st Street South and South Vandalia Avenue (PD-18B) (CD-7)

OTHER BUSINESS

18. **PUD-411-C – Sack & Associates** (PD-26) (CD-8)
Northeast corner of 101st Street and South Memorial Drive (Detail Site Plan for a retail development.) (Related to Item 19.)
19. **PUD-411-C – Sack & Associates** (PD-26) (CD-8)
Northeast corner of 101st Street and South Memorial Drive (Detail Site Plan for approval of a detail gate plan for a retail development.) (Related to Item 18.)
20. **PUD-327-A** (PD-18)(CD-8)
7711 East 81st Street South (Discussion and action to reconsider request to waive sidewalk requirement and action taken on 10/3/07.)

21. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement



4.3

July 2, 2008

STAFF RECOMMENDATION

**PUD-586-A-6/Z-
5888-SP-4a:**

Minor Amendment – Northwest corner of South Garnett Road and 91st Street South; Lots 1, 2 and 3, Block 1 – Arrowhead Ridge; TRS 1814; CZM 112; PD 18C CD 8; CO/PUD.

The applicant is requesting a minor amendment to modify the existing development area boundary between Development Areas A-1 and A-2 as previously approved by minor amendment PUD-586-A-1. The shift in development area boundary lines will allow for the construction of a new medical office building and multi-level parking garage. Existing development area boundaries can be seen on attached Exhibit A while proposed development area boundaries can be seen on Exhibit B.

There are no requested changes in any existing development standards for PUD-586 and associated minor amendments. All previously established development area standards for the PUD remain in effect. These standards are reiterated below incorporating the previously approved major amendment, and five approved minor amendments for convenience to staff in plan review.

Therefore staff recommends **APPROVAL** of minor amendment PUD-586-A-6/Z-5888-SP-4a subject to the following established development standards (*note: approval of a minor amendment does not constitute detail site, landscape, or sign plan approval*):

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards (All existing requirements of PUD-586 and 586-A shall continue unless modified herein):

Development Area A-1

LAND AREA (NET):

22 Acres (+/-) *

* *The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final platting; however, the acreage of the development shall not be altered by more than ten percent (10%). All minor modifications in development area boundaries would be subject to the approval of a minor amendment.*

4.5

PERMITTED USES:

Hospital and uses included within Use Unit 2, Area-wide Special Exception uses but limited to Nursing Home, Residential Treatment Center, and helipad; Use Unit 4, Public Protection and Utility Facilities limited to ambulance services and antenna and supporting structures only; Use Unit 8, Multi-family and Similar Uses limited to elderly/retirement housing, life care treatment center and community group homes; Use Unit 10, Off-street Parking Areas; Use Unit 11, Office, Studios and Support Services; Use Unit 12, Eating Establishments Other than Drive-ins; hospital affiliated health club, fitness and wellness center; Hotel/Motel Use only within Use Unit 19; Use Unit 21, Business Signs and Outdoor Advertising Signs; Use Unit 22 and uses considered customarily incidental to permitted principal uses.

MAXIMUM FLOOR AREA RATIO PER LOT:

Nonresidential:	.6
Residential (except elderly/retirement housing):	.5

MAXIMUM LIVABILITY SPACE PER LOT:

Elderly Retirement Housing:	200 sf per dwelling unit
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MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM NUMBER OF DWELLING UNITS: 30 per acre

MAXIMUM BUILDING HEIGHT: 160 FT*

** Architectural elements may exceed maximum building height with detail site plan approval.*

MINIMUM BUILDING SETBACKS:

From North Development Area Boundary:	25 FT
From Expressway right-of-way (ROW):	25 FT
From centerline of 91 st Street:	110 FT
From centerline of corridor collector:	55 FT
From other development area boundaries:	25 FT
<i>Other internal lot lines and street setbacks as established by detail site plan review.</i>	

OFF-STREET PARKING: As established by the applicable Use Unit*

** Required off-street parking may be reduced as provided in section 1305 of the Zoning Code.*

MINIMUM LANDSCAPED OPEN SPACE AND STREET YARDS (NON-RESIDENTIAL USES): 15% of net lot area.

4.6

SCREENING:

As required by the applicable Use Unit, excepting that compactors be fully sealed and self-contained and that no "over-top units" (typical dumpsters), trash bins, or dumpsters be allowed per approval of PUD-586-A-2*.

**Approval of PUD-586-A-2 was applicable to the cooling tower and compactor for the original hospital construction only. Future waiver of this requirement would require approval of a minor amendment).*

SIGNS:

Business signs shall be subject to the general use conditions of section 1103, B-2, and the following requirements:

The number of ground signs in Area A-1 shall not exceed*:

- A. Four (4) along 91st Street (per PUD-586-A-4), two (2) along the internal collector, and one (1) along Mingo Valley Expressway.
- B. Ground signs shall not exceed 12 feet in height when adjacent to a collector street or public or private minor streets.
- C. Ground signs adjacent to 91st Street shall not exceed an aggregate display surface area (dsa) of one square foot per lineal foot of arterial street frontage within the lot, and 25 feet maximum height.
- D. Ground signs within the freeway sign corridor orientated toward the freeway shall (per PUD-586-A-5):
 - Will not exceed an aggregate display surface area of 150 SF;
 - Will not exceed a total height of 57 feet;
 - Be spaced at least 300 feet from any other sign.

** This does not include the etched stone sign installed as part of the retaining wall in Area A-1).*

Outdoor Advertising Signs:

There shall be a maximum of one (1) outdoor advertising sign in Development Area A-1, located no less than 575 feet nor more than 600 feet from the centerline of East 91st Street along the Mingo Valley Expressway/US 169.

Development Area A-2

LAND AREA (NET):

54 Acres (+/-) *

4.7

** The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final platting; however, the acreage of the development shall not be altered by more than ten percent (10%). All minor modifications in development area boundaries would be subject to the approval of a minor amendment.*

Permitted Uses:

Hospital and uses included within Use Unit 2, Area-wide Special Exception uses but limited to Nursing Home, Residential Treatment Center, and helipad; Use Unit 4, Public Protection and Utility Facilities limited to ambulance services and antenna and supporting structures only; Use Unit 8, Multi-family and Similar Uses limited to elderly/retirement housing, life care treatment center and community group homes; Use Unit 10, Off-street Parking Areas; Use Unit 11, Office, Studios and Support Services; Use Unit 12, Eating Establishments Other than Drive-ins; hospital affiliated health club, fitness and wellness center; Hotel/Motel Use only within Use Unit 19; Use Unit 21, Business Signs and Outdoor Advertising Signs; Use Unit 22 and uses considered customarily incidental to permitted principal uses.

MAXIMUM FLOOR AREA RATIO PER LOT:

Nonresidential:	.6
Residential (except elderly/retirement housing):	.5

MAXIMUM LIVABILITY SPACE PER LOT:

Elderly Retirement Housing:	200 sf per dwelling unit
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MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM NUMBER OF DWELLING UNITS: 30 per acre

MAXIMUM BUILDING HEIGHT: 160 FT*

** Architectural elements may exceed maximum building height with detail site plan approval.*

MINIMUM BUILDING SETBACKS:

From North Development Area Boundary:	75 FT
From Expressway right-of-way (ROW):	25 FT
From centerline of Garnett Road:	100 FT
From centerline of corridor collector:	55 FT
From other development area boundaries:	25 FT
<i>Other internal lot lines and street setbacks as established by detail site plan review.</i>	

OFF-STREET PARKING: As established by the applicable Use Unit*.

** Required off-street parking may be reduced as provided in section 1305 of the Zoning Code.*

MINIMUM LANDSCAPED OPEN SPACE AND STREET YARDS (NON-RESIDENTIAL USES):

15% of net lot area.

SIGNS:

Business signs shall be subject to the general use conditions of section 1103, B-2, and the following requirements:

The number of ground signs in Area A-2 shall not exceed*:

- A. Three (3) along South Garnett Road, four (4) along the internal collector, and two (2) along Mingo Valley Expressway.
- B. Ground signs shall not exceed 12 feet in height with an aggregate dsa of 2/10 of one square foot for each lineal foot of street frontage when adjacent to a collector street or public or private minor streets.
- C. Ground signs adjacent to Garnett Road and outside the freeway sign corridor shall not exceed an aggregate display surface area (dsa) of one square foot per lineal foot of arterial street frontage within the lot, and 25 feet maximum height.
- D. Ground signs within the freeway sign corridor in Area A-2 that are orientated toward the freeway shall:
 - Not exceed an aggregate dsa of one square foot per lineal foot of freeway frontage;
 - Not exceed 40 feet in height; and
 - Be spaced at least 300 feet from any other sign.
- E. For non-residential uses, wall and canopy signs will not exceed an aggregate dsa of two square feet of dsa per lineal foot of wall to which the sign is affixed.

OUTDOOR ADVERTISING SIGNS:

There shall be a maximum of one (1) outdoor advertising sign in Development Area A-2, located no less than 200 feet nor more than 250 feet from the north boundary of Development Area A-2 and shall comply with the requirements of section 1221-F, of the Code.

DEVELOPMENT AREA B

LAND AREA (Net): 25 acres

PERMITTED USES:

Uses included within Use Unit 8 Multifamily Dwelling and Similar Uses including but not limited to elderly/retirement housing, life care retirement center, and assisted living facilities; nursing homes, Use Unit 10 Off-Street Parking Areas; Use Unit 11 Office, Studios and Support Services; and uses customarily accessory to permitted principal uses.

MAXIMUM FLOOR AREA RATIO OF ANY LOT (Non-residential) .45*

MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT: 30%

MAXIMUM NUMBER OF DWELLING UNITS/LOT: 30 dwelling units per acre*

MAXIMUM BUILDING HEIGHT:

Use Unit 11 Uses	60 feet
Other Uses	3 stories

* *The permitted intensity of residential/care facilities shall be determined by applying the floor area ratio of .45.*

MINIMUM BUILDING SETBACKS:

From the north development area boundary

Use Unit 11 Uses: As required in the OM District

Other uses: As required in the RM-1 District

From the centerline of Garnett Road: 100 feet

From Expressway right-of-way line: 25 feet

From other development area boundaries: 25 feet

MINIMUM LANDSCAPED OPEN SPACE PER LOT (NONRESIDENTIAL):

15% of net area

MINIMUM LIVABILITY SPACE PER DWELLING UNIT: 300 SF

OFF-STREET PARKING: As required by the applicable use unit.

4.10

SIGNS:

- A. Signage within Developed Area B shall comply with the provisions of the RM-1 District in regard to residential or residential care facilities.
- B. Signs shall comply with the provisions of the OL district in regard to nonresidential uses subject to the following modifications and limitations:
 - (1) Permitted display surface area may be computed on private street frontage of the lot within which the principal uses is located.
 - (2) A ground sign shall not exceed 12 feet in height.
 - (3) No ground sign shall be located within 150 feet of the north boundary of the development area.

DEVELOPMENT AREA C

LAND AREA (NET): 30 acres (+/-)

** The boundaries of the development areas are conceptual and minor modifications may be made pursuant to final platting; however, the acreage of the development shall not be altered by more than ten percent (10%). All minor modifications in development area boundaries would be subject to the approval of a minor amendment.*

PERMITTED USES: As permitted in the CS District

MAXIMUM FAR PER LOT: .3

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM BUILDING HEIGHT: 45 FT*

** Architectural elements may exceed maximum building height with detail site plan approval.*

MINIMUM BUILDING SETBACKS:

From Centerline of 91 st Street:	120 feet
From the centerline S. Garnett Road:	108 ft
From Other Development Area Boundaries:	25 feet

OFF-STREET PARKING: As required by the applicable Use Unit.

** Required off-street parking may be reduced as provided in section 1305 of the Zoning Code.*

4.11

MINIMUM LANDSCAPED OPEN SPACE: 10% of net lot area

SIGNS:

- A. Ground signs shall be limited to one per lot with arterial street frontage, with a maximum of 160 sf of display surface area (dsa) and 25 feet in height.
- B. Wall signs will not exceed an aggregate dsa of two square feet of dsa per lineal foot of wall to which the sign is affixed. The length of the tenant wall sign will not exceed 75% of the frontage on the tenant space.
- C. One development tenant directory sign will be permitted along Garnett Road and one along 91st Street South. Each sign will be monument style, will not exceed 16-feet in height with a dsa of 200 square feet.

STORAGE:

There will be no outside storage of recyclable material, trash, (outside a screened receptacle) or similar material and trucks and trailers may only be parked in the PUD while they are actively being loaded or unloaded. Neither truck trailers, nor any other temporary structure shall be used for storage.

COMMERCIAL VEHICLE PARKING:

Parking of commercial vehicles shall not exceed 12 hours at any one time.

- 3. Prior to issuance of a building permit for any outdoor advertising signs a detail site plan must be approved by the TMAPC.
- 4. The principal access to all development shall be from a corridor collector street. A private collector must be a minimum of 24 feet wide. There shall be no parking on the private collector and no parking spaces shall access directly from the private collector. Collector streets, which are private, must be open to the public.
- 5. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all buildings and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
- 6. A Detail Landscape Plan for each development area and or lot within a development area shall be submitted to the TMAPC for review and approval. 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 that development area prior to

issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.

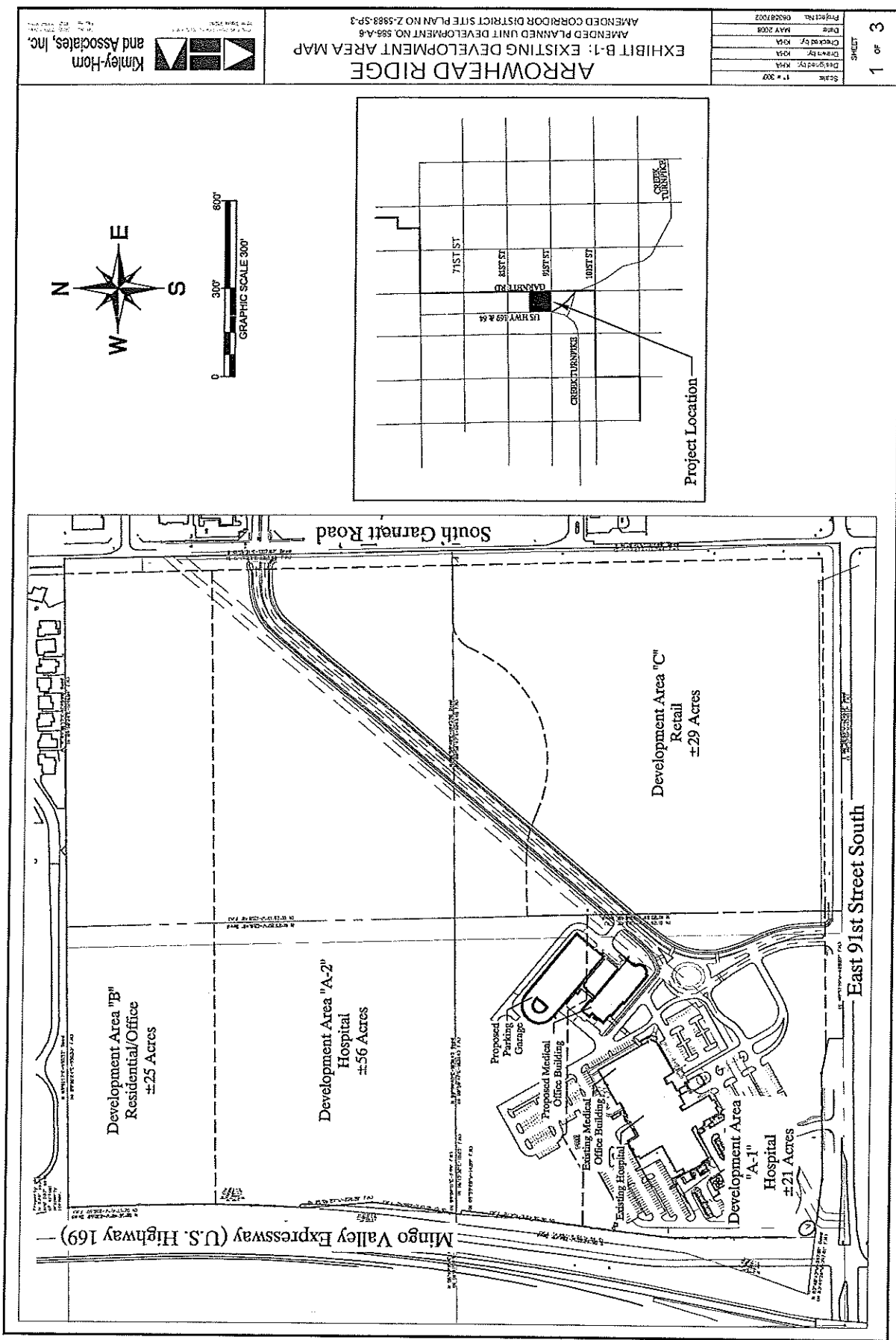
7. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
8. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
9. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height and all such lights shall be set back at least 75 feet from a single-family dwelling.
10. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
11. No Building Permit shall be issued until the requirements of Section 1170F 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.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

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

4.13

Exhibit A

4.14



Kimley-Horn and Associates, Inc.

AMENDED CORRIDOR DISTRICT SITE PLAN NO. Z-5868-SP-3
 AMENDED PLANNED UNIT DEVELOPMENT NO. 586-A-6

Project No: 000287002
 Date: MAY 2008
 Checked by: KHA
 Drawn by: KHA
 Scale: 1" = 300'
 Sheet: 1 of 3

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EXHIBIT B

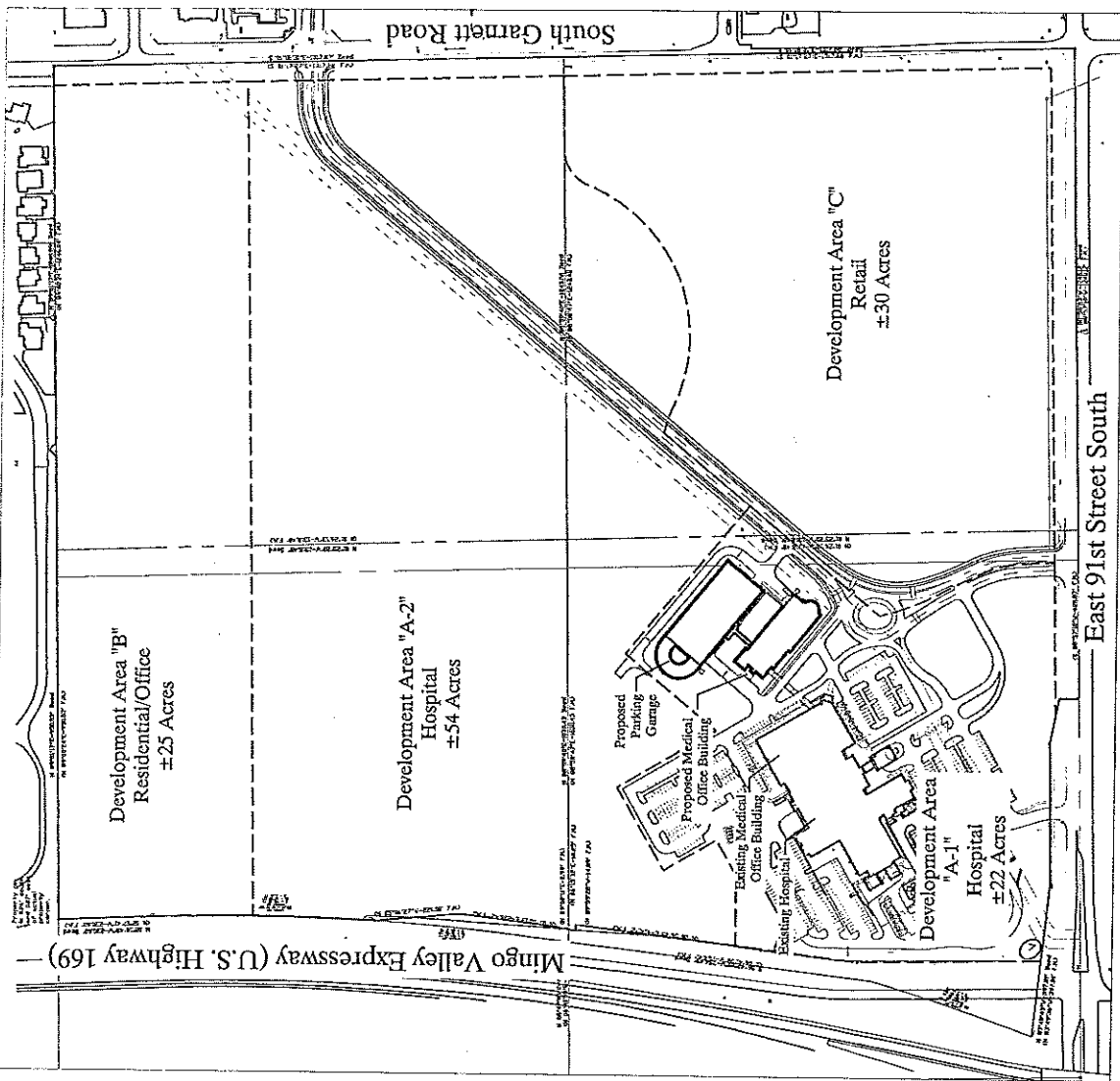
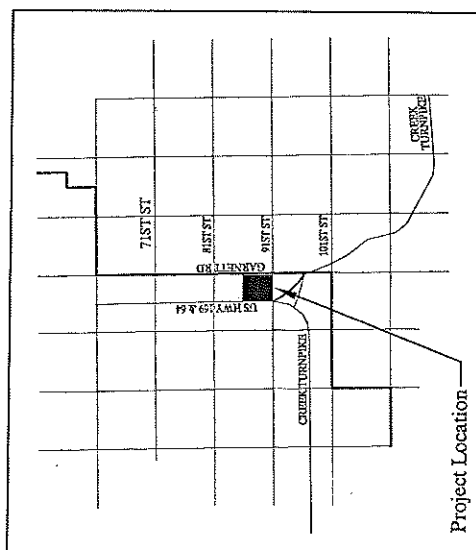
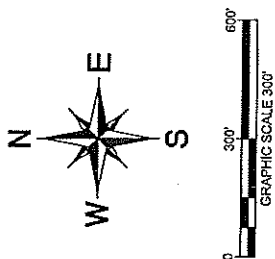


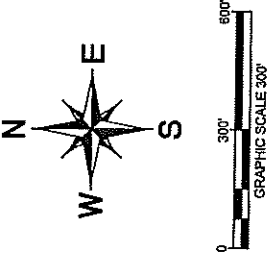
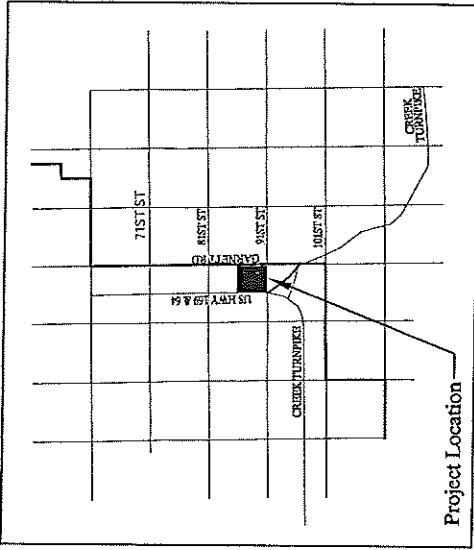
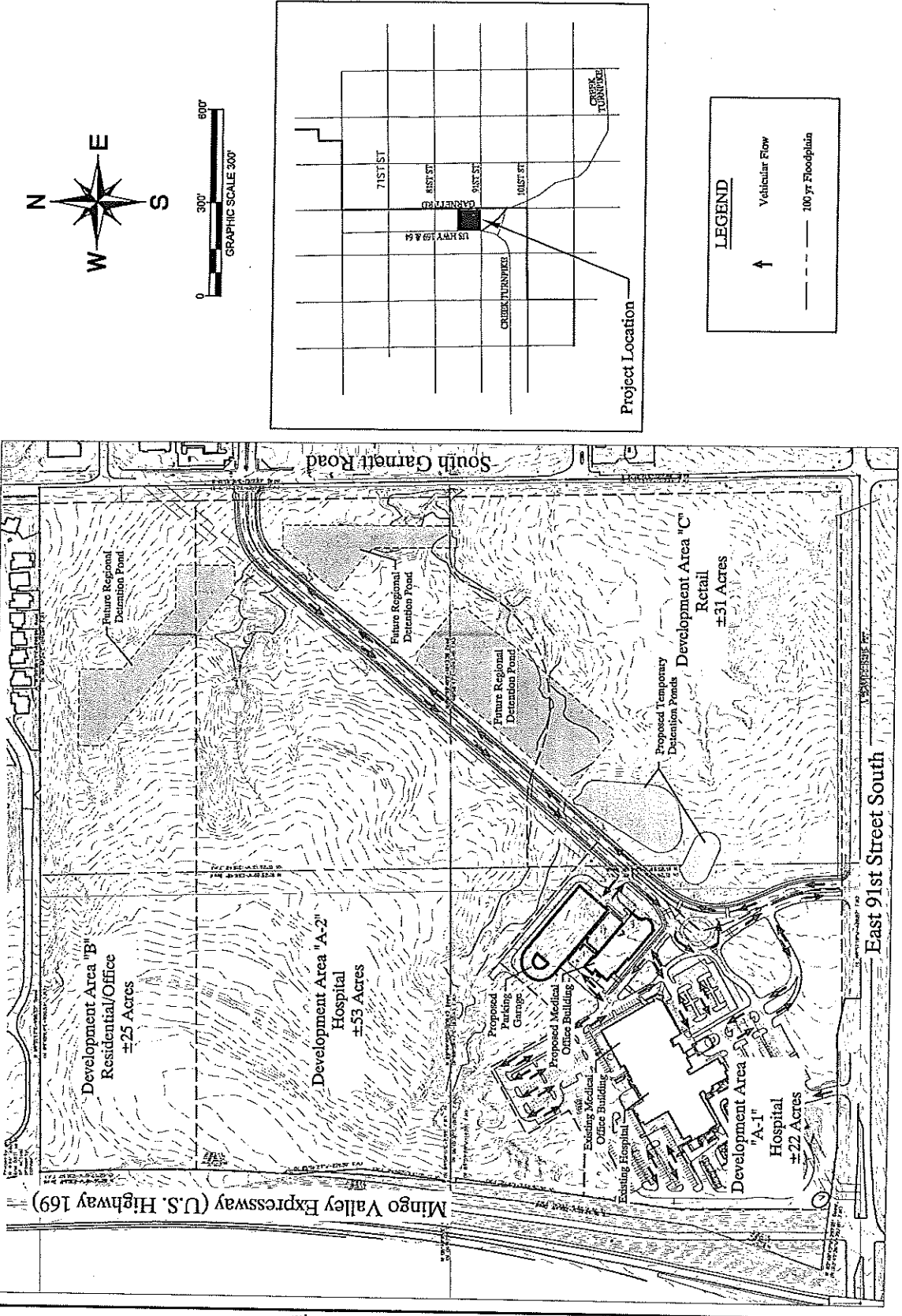
Exhibit C

9/16

Sheet	3 of 3
Scale	1:500
Drawn by	JMA
Check by	JMA
Date	MAY 2008
Project No.	05357002

ARROWHEAD RIDGE
 AMENDED PLANNED UNIT DEVELOPMENT NO. 585-A-6
 AMENDED CORRIDOR DISTRICT SITE PLAN NO. Z-585-SP-3

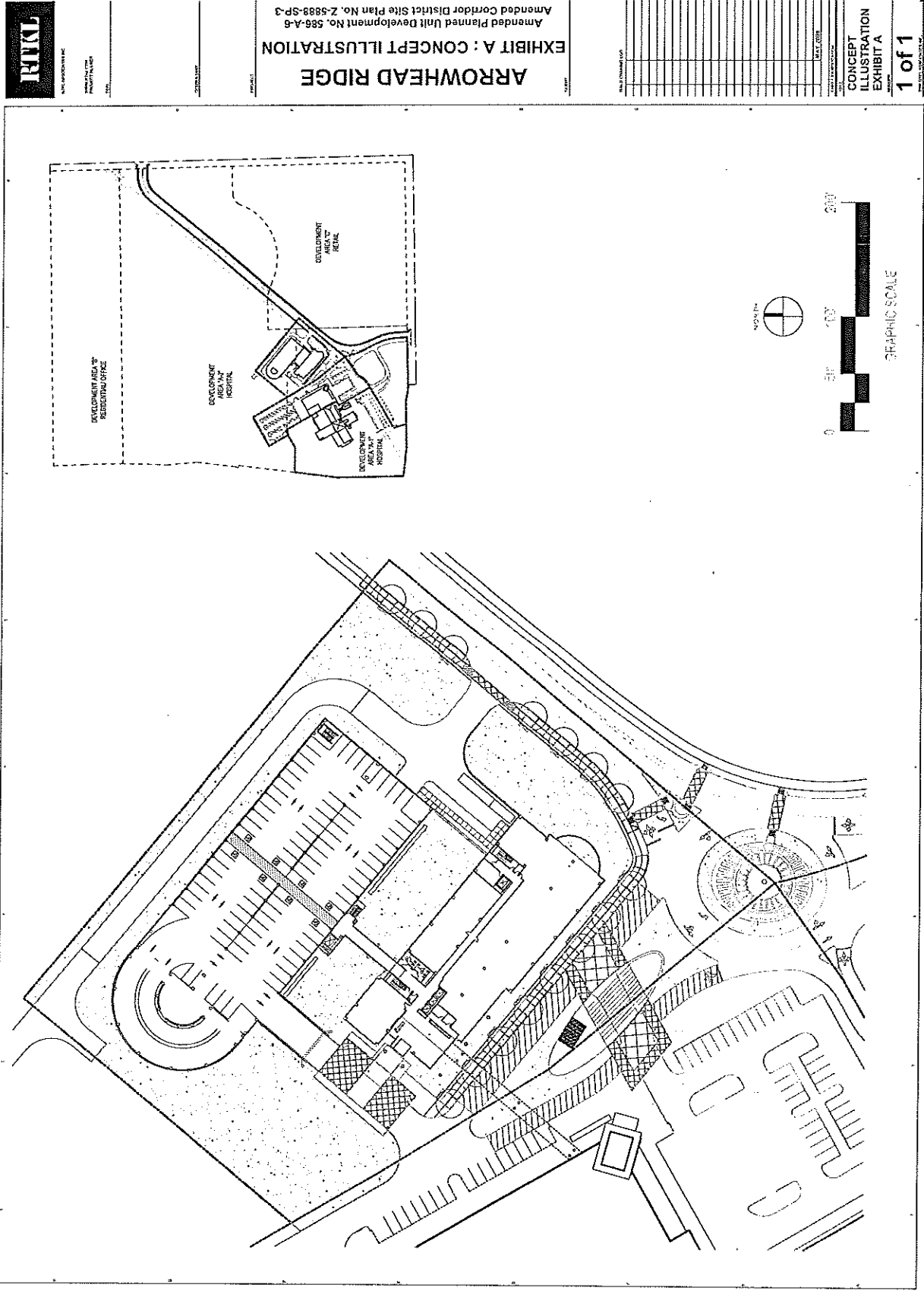
Kimley-Horn
 and Associates, Inc.



File: & \KML\05357002\Drawings\16-A-1\16-A-1-PUD.dwg [11/17/2008 10:21am]
 Note: State Agency Label - Survey Sheet K-PUD-001.dwg [11/17/2008 10:21am]
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Exhibit D

4.17

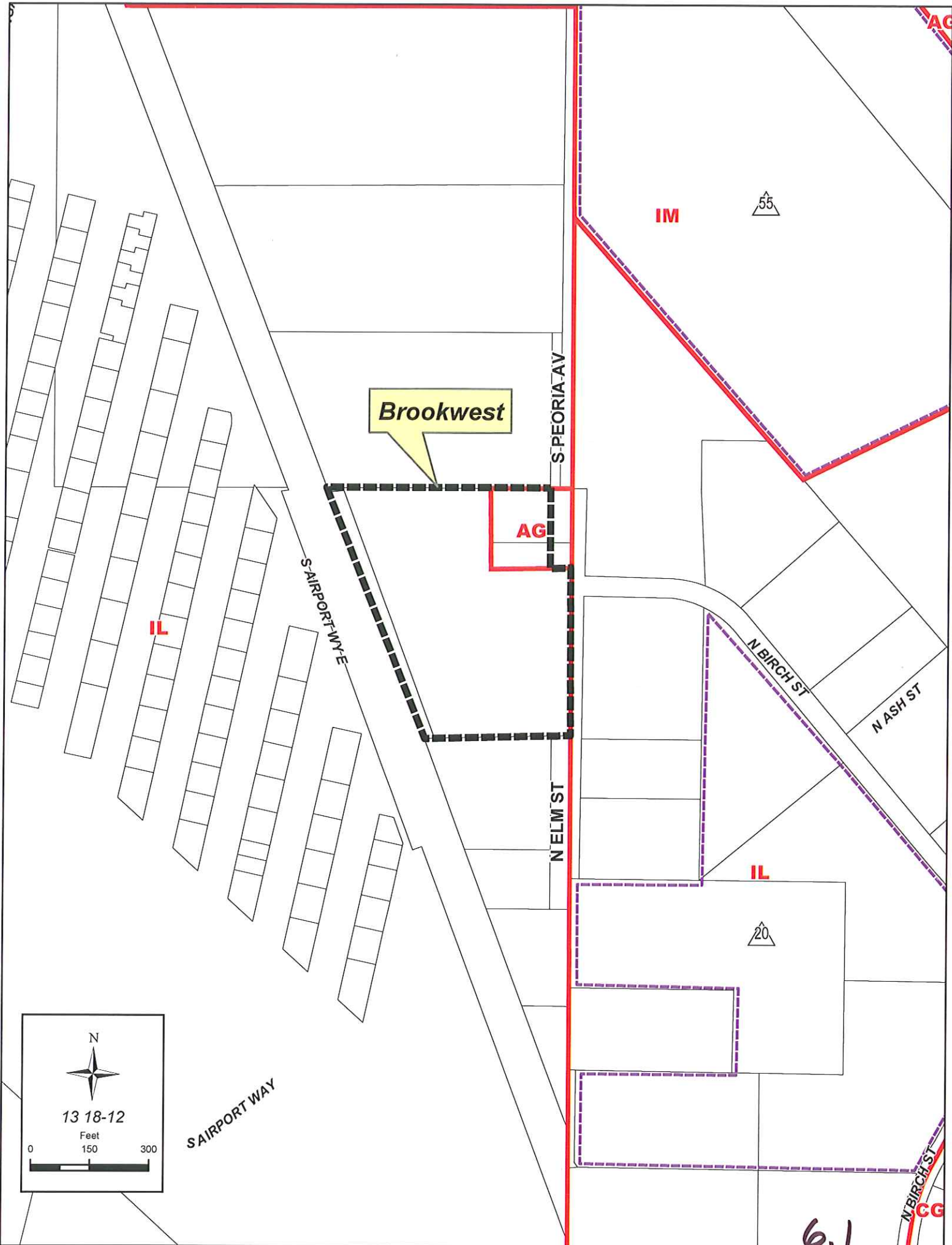


1 of 1

CONCEPT ILLUSTRATION EXHIBIT A

ARROWHEAD RIDGE
EXHIBIT A : CONCEPT ILLUSTRATION
Amended Planned Unit Development No. 586-A-6
Amended Corridor District Site Plan No. Z-5883-SP-3

RTKL





SPEORIA AV

S AIRPORT WYE

N ELM ST



13 18-12

Brookwest



6.2

MINOR SUBDIVISION PLAT

Brook West - (8213) (PD 8) (CD 2)

North of the northwest corner of 91st Street and South Peoria

This plat consists of 1 Lot, 1 Block, on 1.28 acres.

The following issues were discussed June 5, 2008 and June 19, 2008 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL.
2. **Streets:** No comment.
3. **Sewer:** If the City of Jenks is to provide utility service to the property, then they should be included in the Deed of Dedication. The City of Tulsa will not be responsible for maintenance of the City of Jenks utilities. The plat can not be released until all utility issues have been resolved. The City of Tulsa's preference would be to extend the sewer main and tie into a gravity system. However, this system belongs to the City of Jenks, and they will determine if they can accept the additional flow. If Jenks can not accept the flow, then the City of Tulsa would permit either a septic, or an aerobic private system to serve the site. The City of Tulsa would require the developer to submit an approved ODEQ permit that includes the size needed to serve the development. The approved permit must state how many restrooms the system can handle and where the system should be placed on the property. ODEQ would also have to approve the location of the system in relations to the stormwater drainage system, utility easements, parking lots, etc. Add an easement for the treatment field.
4. **Water:** Jenks will provide water services for this development.
5. **Storm Drainage:** Standard covenant language was not used In paragraph IE3.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant

on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. **GIS:** No comment. **Tulsa Airport:** An aviation easement must be provided on the plat with the appropriate language in the covenants. An FAA "Notice of Proposed Construction" must be filed and any resultant restrictions from the FAA review must be followed by agreement by the developer.

Staff recommends **APPROVAL** of the Minor 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.)

6.4

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

6.5

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.

Fernandez, Diane

From: Jeff Hough [JeffHough@ci.tulsa.ok.us]
Sent: Monday, June 23, 2008 3:12 PM
To: Fernandez, Diane
Cc: Jeff Hough; Kenneth White; mark.capron@sackandassociates.com; ted.sack@sackandassociates.com
Subject: RE: Airport Comments on Brook West development

Attachments: Scan 8.PDF



Scan 8.PDF (17 KB)

Diane Fernandez -

In follow up to the e-mail below, the Goodwin Company has submitted a request to the FAA via the FAA's website. We followed up and confirmed that the request is active in the FAA's system and has been assigned the following tracking number: 2008 ASW 4730 OE. The Goodwin Company has also submitted the attached letter stating that they will abide by the "reasonable" findings and recommendations that are generated by the FAA's evaluation. I suspect that the FAA's evaluation will show little, if any, impact to operations at the airport. If there is any impact, the most likely condition they will place on the construction is to have red obstruction lights installed on the high points of the buildings. However, I can't rule out the possibility that they will recommend more drastic recommendations (such as limiting the height of structures) in order to preclude operational impacts to the airport.

The airport has no objection to the plat continuing to move forward with the condition that it will be developed consistent with all findings of the FAA's evaluation.

Jeff Hough
Deputy Director, Engineering & Facilities Tulsa Airport Authority
(918) 838-5000
(918) 838-5405 fax
jeffhough@ci.tulsa.ok.us

>>> Jeff Hough 6/19/2008 11:05:56 AM >>>
Diane Fernandez -

Attached is a copy of the plat that has been provided to me by Sack and Associates showing the addition of an Avigation Notice that is acceptable. With regard to the second comment I provided below, if INCOG is able to secure a letter from the property owner that states they will submit the requested Notice of Proposed Construction and abide by any restrictions that result from the study the FAA completes, then I have no problem with allowing this plat to move forward. I would like to receive a copy of such a letter for our files.

Jeff Hough
Deputy Director, Engineering & Facilities Tulsa Airport Authority
(918) 838-5000
(918) 838-5405 fax
jeffhough@ci.tulsa.ok.us

>>> "Fernandez, Diane" <dfernandez@incog.org> 6/17/2008 4:07:06 PM >>>
Thank you Jeff. This will again be reviewed by the TAC this Thursday at 1pm.

-----Original Message-----

From: Jeff Hough [mailto:JeffHough@ci.tulsa.ok.us]
Sent: Tuesday, June 17, 2008 3:53 PM

To: Fernandez, Diane
Cc: Jeff Hough; Kenneth White; Steve Mushrush
Subject: Airport Comments on Brook West development

Diane Fernandez,

Following is provided in follow up to the comments Kenneth White made on our behalf at the June 5, 2008 TAC meeting regarding the Brook West commercial development that is proposed on the west side of Elm Street
(Peoria) adjacent to Richard L. Jones, Jr. Airport.

1. The proposed commercial development is immediately adjacent to two zones identified in the Federal Aviation Administration's (FAA) publication titled "Land Use for Compatibility and Airports, a Guide for Effective Land Use Planning". This document recommends limitations on the density of commercial development in these zones. The first zone (Inner Turning Zone) recommends commercial and industrial development be limited to 5 people per acre and the second (Sideline Safety Zone) recommends commercial and industrial development be limited to 40 people per acre. While the proposed commercial development does not encroach into either of these zones, it is in extremely close proximity to both. To address this concern, the airport recommends that an Avigation Easement (typical language attached) be dedicated as part of the plat for this area.

2. The proximity of the proposed development to the airport also makes it prudent to require that a "Notice of Proposed Construction" (FAA form 7460-1) be filed with the FAA by the developer. A copy of the form submitted to the FAA should be provided to the airport. Using this form, the FAA will complete an evaluation of the proposed development and provide a determination of any impacts it may have on operations at the airport. Until this evaluation has been completed and the FAA findings are made known to the airport, the airport must reserve the option to make additional comments and recommendations that would be based on the results of the FAA's study.

Jeff Hough
Deputy Director, Engineering & Facilities Tulsa Airport Authority
(918) 838-5000
(918) 838-5405 fax
jeffhough@ci.tulsa.ok.us

TREASURER'S STAMP
 DO NOT USE THIS SPACE

0 10 20
FEET



Monumentation
ALL CORNERS WERE SET USING A
3/8"x18" IRON PIN WITH A YELLOW
CAP STAMPED "SACK LS 1130", UNLESS
OTHERWISE NOTED.

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
LOT 1 CONTAINS 5.0892 ACRES
RESERVE 'A' CONTAINS 1.2860 ACRES

THE BEARINGS SHOWN HEREON ARE BASED ON THE
EASTERLY LINE OF THE SE/4 OF SECTION 13, T-18-N,
R-12-E HAVING AN ASSUMED NON-ASTRONOMICAL
BEARING OF DUE SOUTH.

<h1 style="text-align: center;">PLAT No.</h1>	
<h2 style="text-align: center;">FINAL PLAT CERTIFICATE OF APPROVAL</h2> <p>I hereby certify that this plat was approved by the Tulsa Soil and Water Conservation District.</p>	
<div style="text-align: right;">TULSA/MSD</div>	
<p>This approval is valid only if this plat is sent back to the Office of the County Clerk on or before:</p>	
<div style="text-align: center;">CITY ENGINEER</div>	
<p>APPROVED _____ of the Council of the City of Tulsa. Ordinance _____</p>	
<p>Chairman</p>	
<p>Mayor</p>	
<p>Attest: City Clerk</p>	
<p>Approved City Attorney</p>	

I, Barbara Wilson, Tolan County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this 20 day of February, 1998
EARLING WILSON, Tulsa County Clerk

 Deputy

 $1'' = 60'$

~~The subject was identified as being a member of the "Black Panther Party" during the course of the investigation.~~

- A tract of land that is part of the site of the State of Illinois vs. 1-13-6, 8-13-6 of the Dallas Area and Northern Texas County, Oklahoma, according to the United States Government Survey Office, said tract of land being more particularly described as follows:

[illegible]

has caused the above described and herein to be removed, stated, placed and substituted into any (1) set and (2) kind in conformity with the knowledge, skill and best judgment of the undersigned as "best effort", a substitute in the form of this document.

SUBJECT:
SANDWICHES AND DRINKS

- [illegible]

1. *Quercus laevis* Pursh

- [illegible]

- [illegible]

- [illegible]

4. ~~Summary~~

- [illegible]

IN WITNESS WHEREOF: Broadway, L.L.C., by Delphine Limited Liability Company
 my authorized USA Assistant CTR _____ My At _____ 2008.

BROADWAY, L.L.C.,
 a Delphine Limited Liability company

100-443887-100

This document was unclassified before me on April 19, 1982 by Deputy Assistant
Director of DISSEM, U.S.S., in National Technical Security Agency.

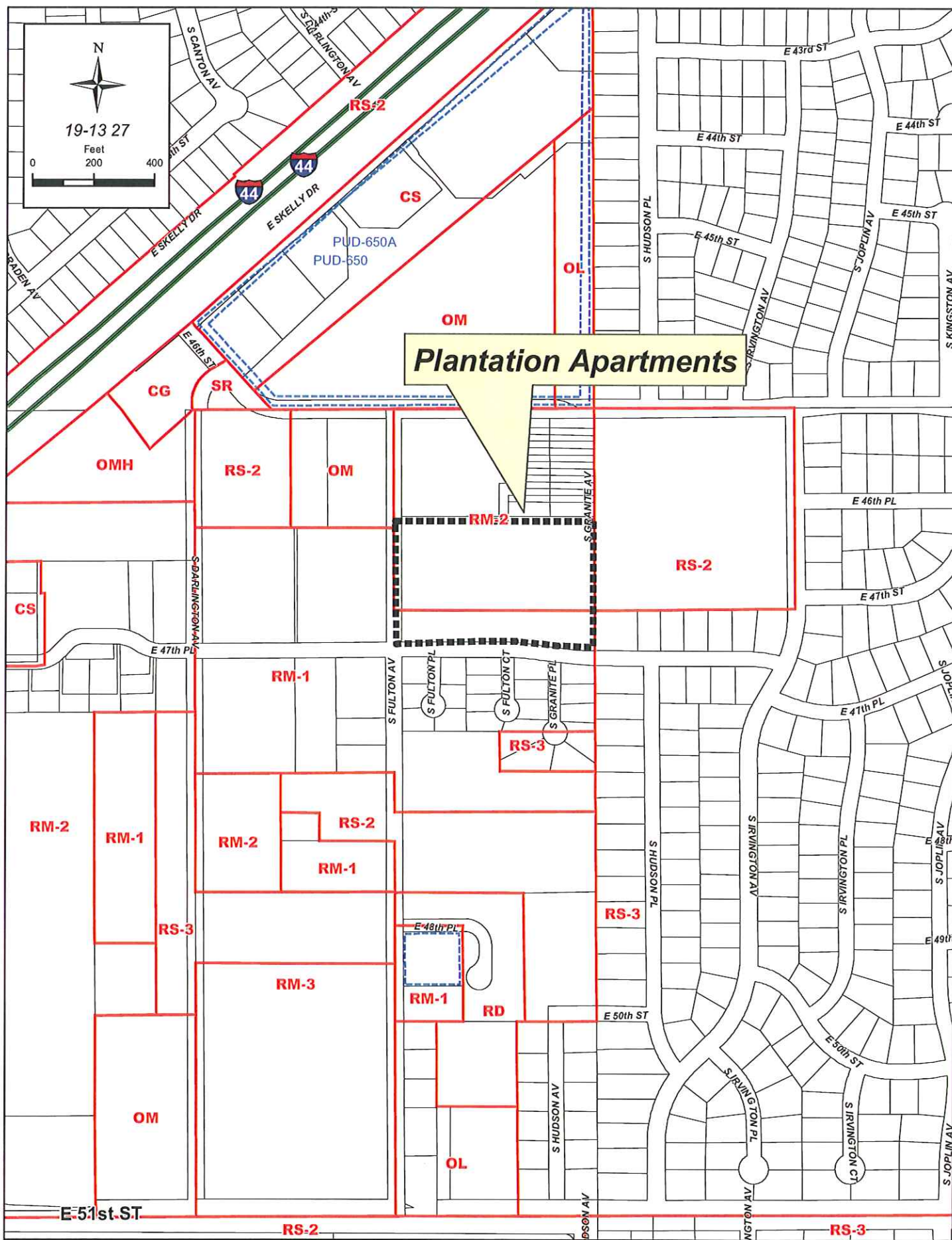
By James L. Smith Notary Public

IN AND FOR
STATE OF
OKLAHOMA
TULSA, OKLA.

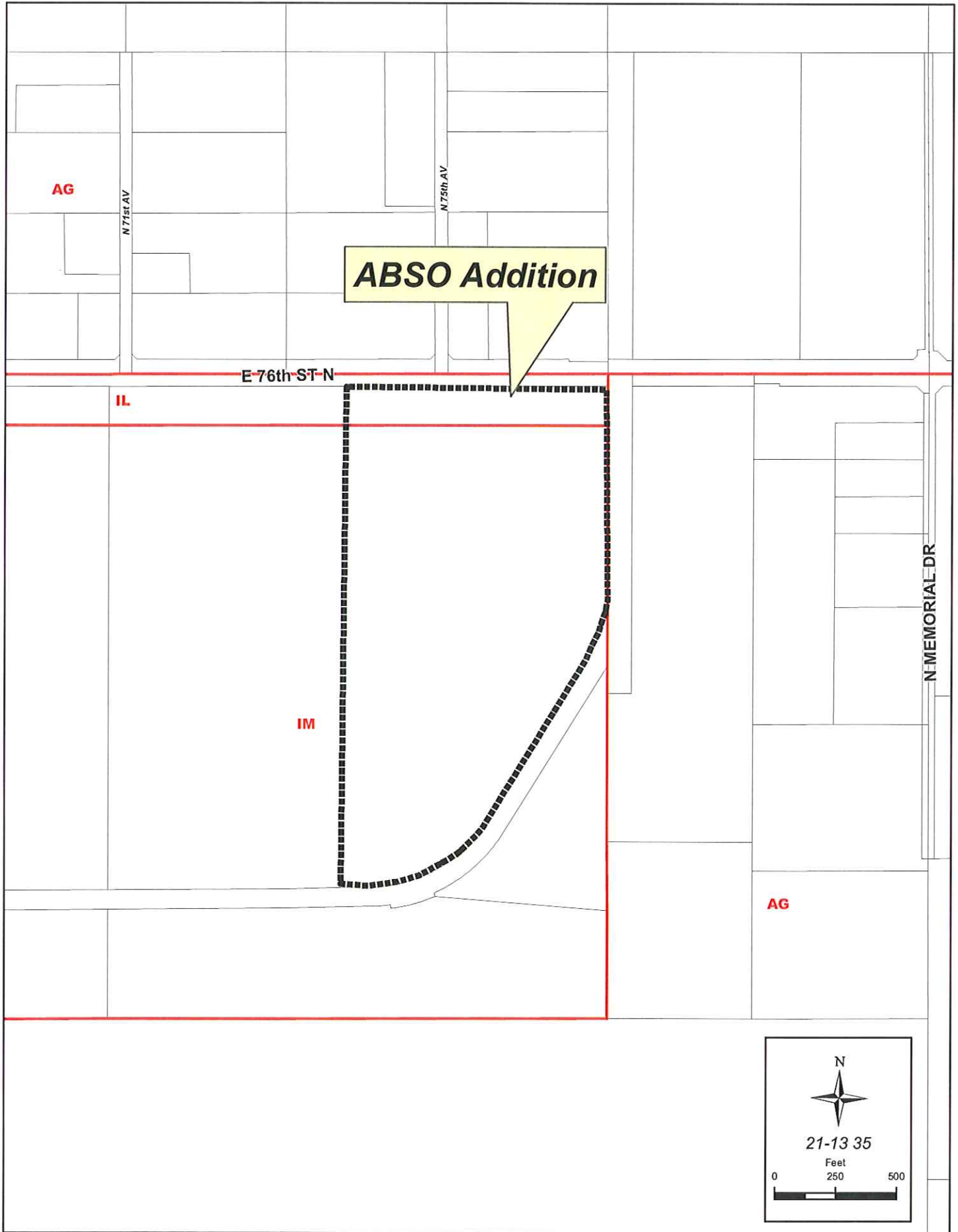
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- [illegible]

6.9



7.1



MINOR SUBDIVISION PLAT

ABSO Addition - (2335) (County)

South of East 76th Street North and West of North Memorial Drive

This plat consists of 1 Lot, 1 Block, on 40 acres.

The following issues were discussed June 5, 2008 and June 19, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IM with a strip of AG zoning (technically within the City of Tulsa). This property is located in the County but will have City of Tulsa water service. Both the City Council and County Commission will approve the plat.
2. **Streets:** No comments.
3. **Sewer:** Use the standard language for the covenants. There are several restrictions in the covenants that are not acceptable to the City of Tulsa. Size the required sanitary sewer mainline extension to serve the entire drainage basin.
4. **Water:** The extension of a water main line along the property frontage on East 76th Street North will be required. Contact Janet Damron for the relocation of an existing fire hydrant at 596-9876.
5. **Storm Drainage:** Section IC should use standard covenant language for "water, sanitary sewer, and storm sewer service."
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Out of City of Tulsa. Get with responding fire department for additional comments. 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. Provide fire apparatus access roads to within 200 feet of all portions of the building. Where apportion 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. Provide a water main extension and fire hydrants to satisfy this requirement. **GIS:** Please include email address for surveyor on face of plat. Contours should be removed from face of plat. Label unplatted areas on the face of plat and location map. Correct street labels on location map. Add distance of referenced quarter corner to face of plat. Correctly label referenced quarter corner in covenants.

Staff recommends **APPROVAL** of the Minor 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 County Engineer must be taken care of to his satisfaction. The concerns of the Public Works 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

8.4

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.

[illegible]

ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768
e-mail: kenginc@khouryeng.com
Certificate of Authorization No.
3751 Expires June 30, 2009

SURVEYOR
Benchmark
Surveying and Land Services, Inc.
P.O. Box 107B
Owasso, Oklahoma 74055
(918) 274-8081
Certificate of Authorization No. 2235
Expires June 30, 2008

BENCHMARK

No. 1	No. 2
N. rim of telephone MH	N. rim of storm sewer MH
N=40040.1275	N=40040.9540
E=259784.7430	E=2590932.4110
Elevation = 047.02 (NAVD 1988)	Elevation = 031.21 (NAVD 1988)

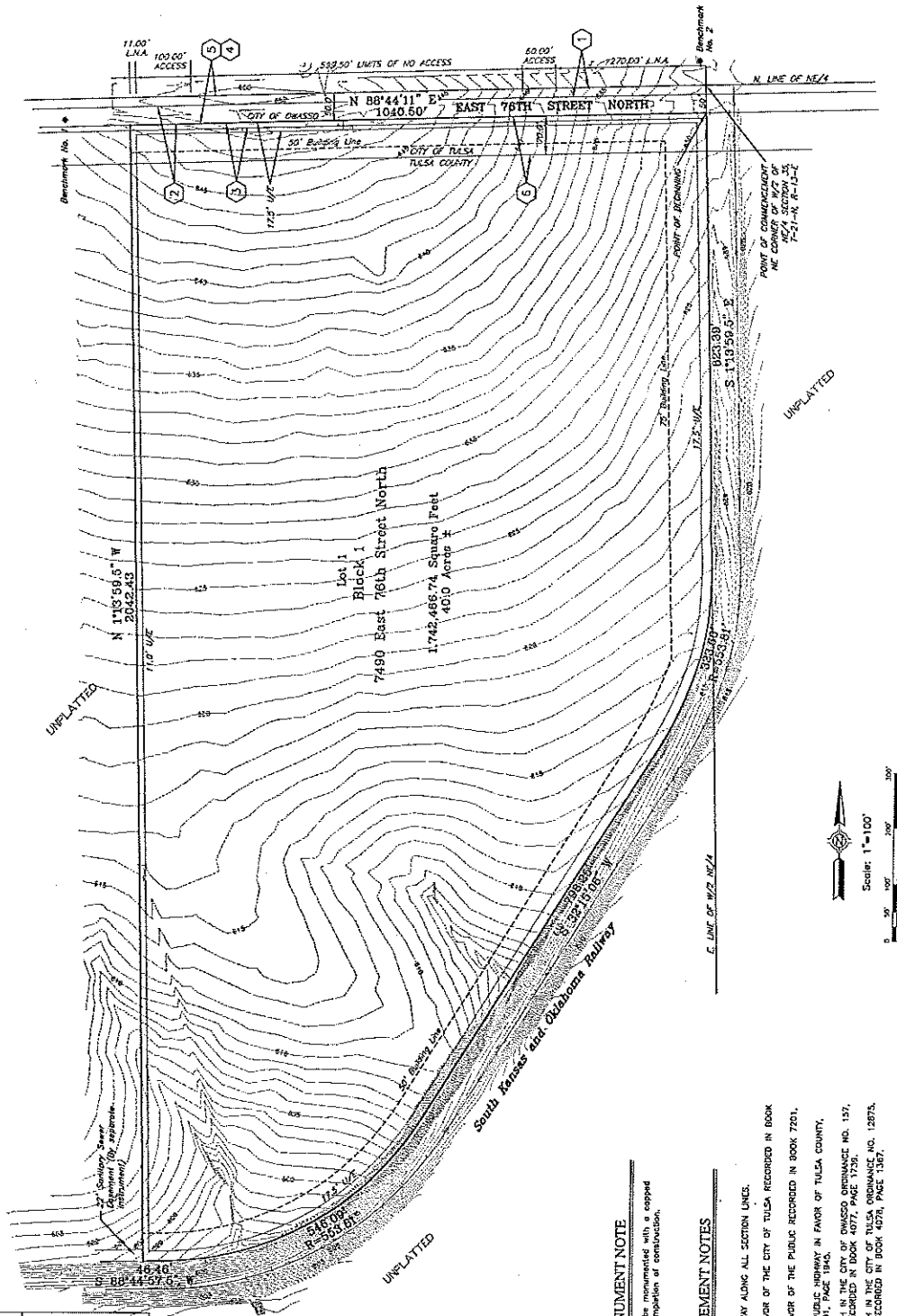
BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System, NAD 1983 (1983).

LEGEND

U/E = UTILITY EASEMENT
L.N.A. = LIMITS OF NO ACCESS
D/L = BUILDING SETBACK LINE

ABSO Addition, Tulsa County
Date of Preparation; May 15, 2008
SHEET 1 OF 2

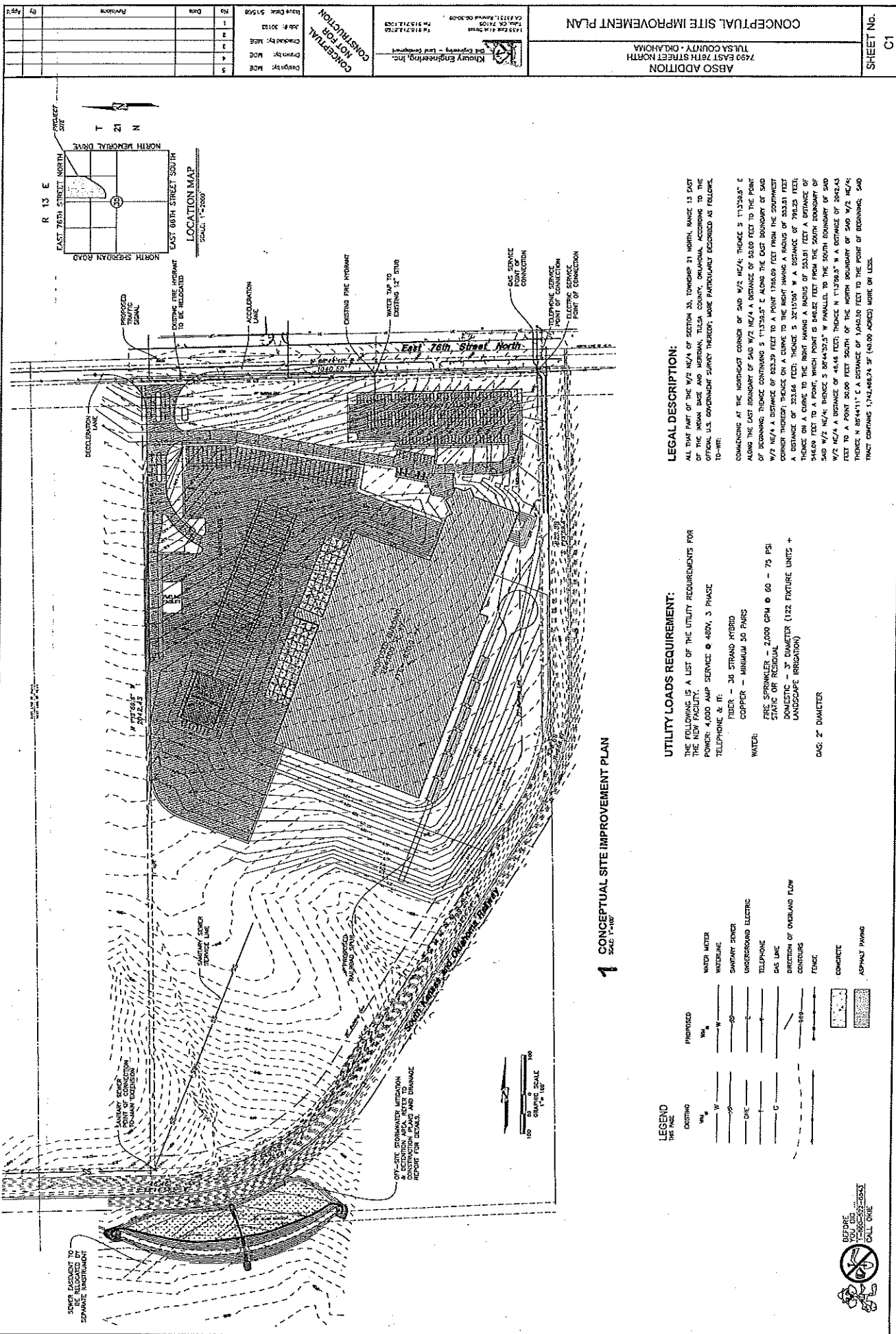


MONUMENT NOTE

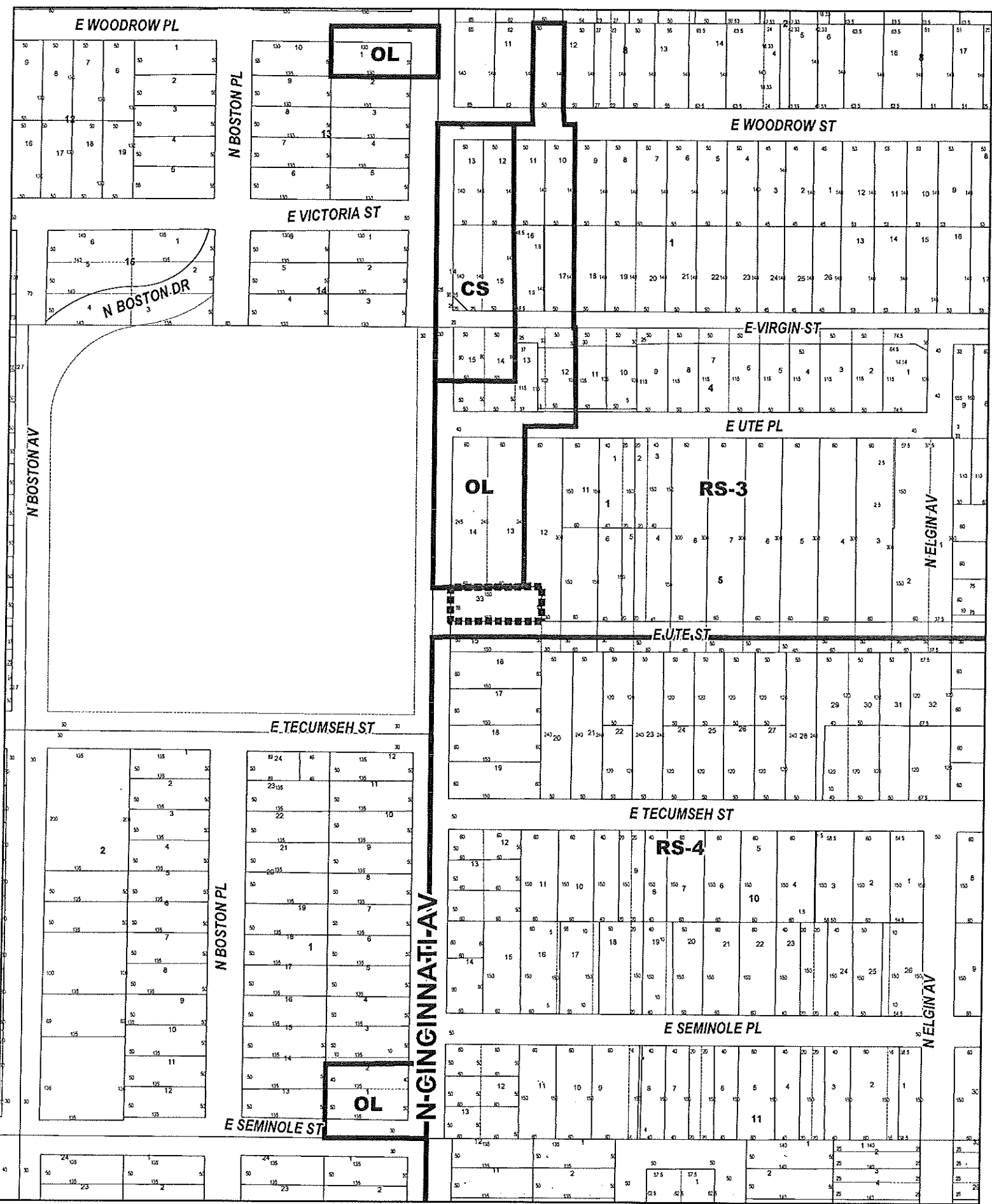
All lot corners are to be monumented with a capped 2/8" iron pin upon completion of construction.

EASEMENT NOTES

- ① STATUTORY RIGHT-OF-WAY ALONG ALL SECTION LINES.
- ② WATER EASEMENT IN FAVOR OF THE CITY OF TULSA RECORDED IN BOOK 4481, PAGE 1106.
- ③ UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN BOOK 7201, PAGE 1941.
- ④ DEDICATION DEED FOR PUBLIC HIGHWAY IN FAVOR OF TULSA COUNTY, RECORDED IN BOOK 7201, PAGE 1945.
- ⑤ THE MATTERS SET FORTH IN THE CITY OF DWASCO ORDINANCE NO. 137, FILED JULY 6, 1973, RECORDED IN BOOK 4077, PAGE 1729.
- ⑥ THE MATTERS SET FORTH IN THE CITY OF TULSA ORDINANCE NO. 12973, FILED JULY 12, 1973, RECORDED IN BOOK 4078, PAGE 1367.



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BOA-20689

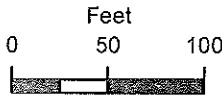
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9.1





SUBJECT
TRACT



BOA-20689

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9.2

A north arrow pointing upwards, with the letter 'N' above it.

PLAT WAIVER

June 4, 2008

BOA 20689 - (0225) (PD 2) (CD 1)

Northeast corner of North Cincinnati Avenue and East Ute Place

The platting requirement is being triggered by a Special Exception to allow playground equipment for the John 3:16 Mission.

Staff provides the following information from TAC at their May 15, 2008 meeting:

ZONING:

- TMAPC The property is zoned RS-3.

STREETS:

- Sidewalk required along Ute Street. Arterial right-of-way shall meet the minimum standards for a secondary arterial per the major street plan (50 foot minimum or TMAPC partial waiver). Sight distance will likely be an issue due to the estimated location of the fence on the undimensioned sketch creating a view obstruction (even with spacing between wrought iron bars). Recommend review and approval of the sight distance by the Traffic Engineer.

SEWER:

- Engineering wastewater design requests an additional 15 foot easement along the south property line. The existing 18 inch sanitary sewer line is approximately 17 feet deep and will require additional space for maintenance. Coordinate with Gary McColpin 596-9573 to get approval for the location of the proposed masonry columns and iron fence.

WATER:

- No comment.

STORM DRAIN:

- If the entrances into this site from the public streets require culverts, then a PFPI may be required.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver per the use approved by the Board of Adjustment.

9.3

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

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

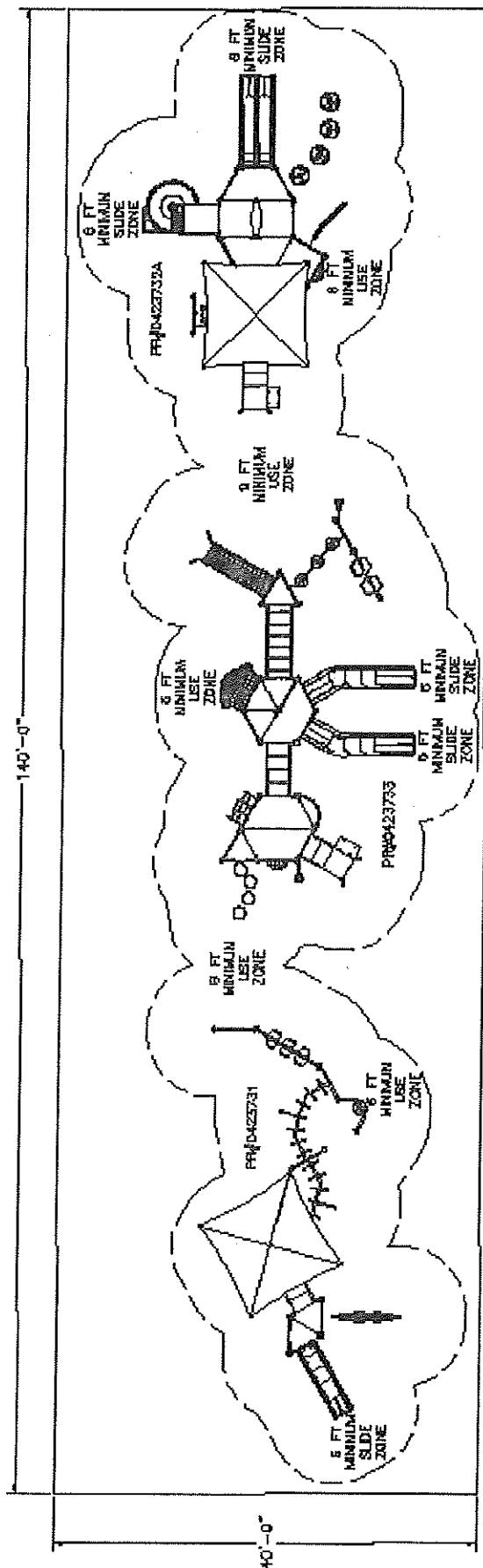
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | YES | NO |
|---|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | X* | |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |
| a) Water | | |
| i. Is a main line water extension required? | X* | |
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |
| b) Sanitary Sewer | | |
| i. Is a main line extension required? | | X |
| ii. Is an internal system required? | | X |
| iii. Are additional easements required? | | X |
| c) Storm Sewer | | |
| i. Is a P.F.P.I. required? | | X |
| ii. Is an Overland Drainage Easement required? | | X |
| iii. Is on site detention required? | | X |
| iv. Are additional easements required? | | X |
| 7. Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | | X |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | | X |
| 8. Change of Access | | |
| 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 |

* If use were to change in the future.

CUSTOM ROUND 3.5 MODULAR PLAYSYSTEMS

Site Plan (Preliminary)



GENERAL NOTES:

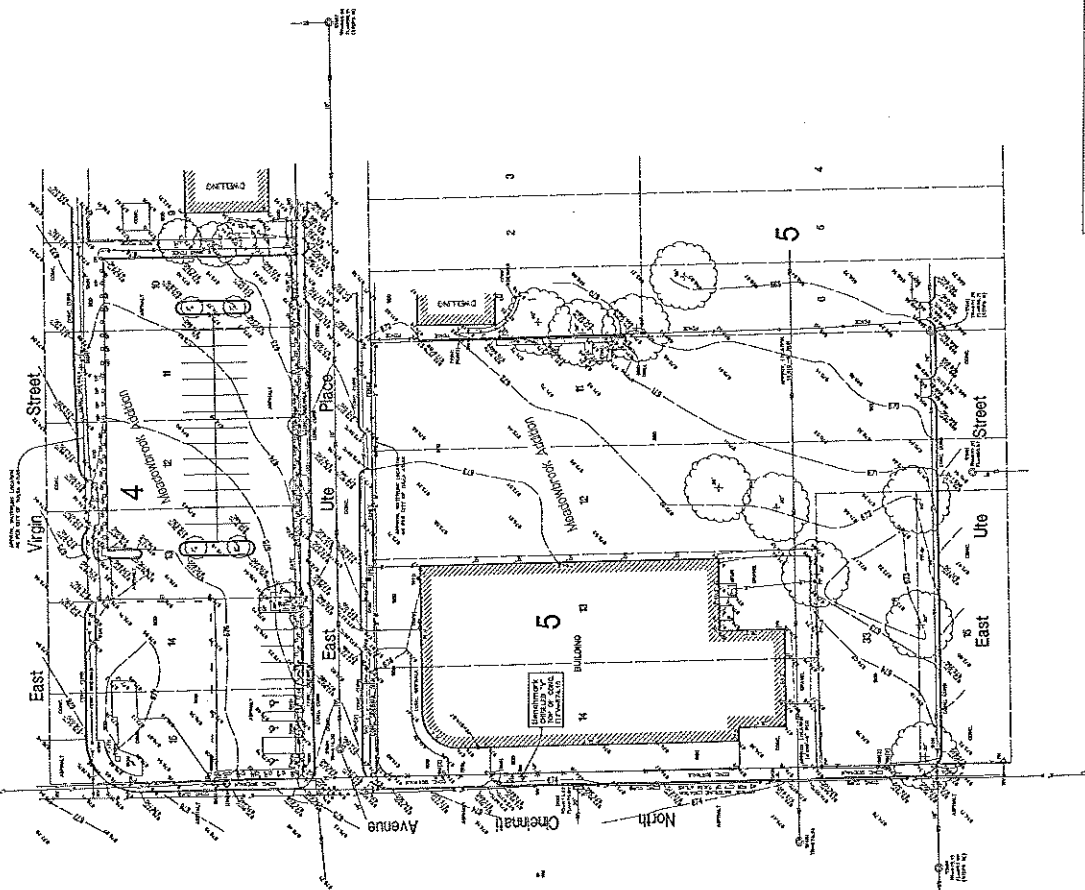
- THE SITE PLAN SHOWN IS BASED ON MEASUREMENTS THAT HAVE BEEN PROVIDED TO KNAUSS CRAFT, INC. AT THE TIME OF THE PROPOSAL REQUEST. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO THE SUBMISSION OF A PURCHASE ORDER.
- KNAUSS CRAFT, INC. WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SUBMITTED ON A PROPOSAL REQUEST.
- THE MINIMUM USE ZONE FOR THE PLAY STRUCTURE IS BASED ON THE PRODUCT DESIGN AT THE TIME OF THE PROPOSAL. COMPONENTS AND STRUCTURES SHOWN MAY BE SUBJECT TO CHANGE WHICH MAY AFFECT DIMENSIONS. THE RESPONSIBILITY FOR ADJUSTING THE SITE PLAN TO THE ACTUAL DIMENSIONS OF THE EQUIPMENT WILL BE THE RESPONSIBILITY OF THE CLIENT.
- WARNING: ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THE EQUIPMENT THAT HAS A CRITICAL HEIGHT VALUE OR A HEIGHT APPROPRIATE FOR THE HIGHEST ACCESSIBLE PART OF THE EQUIPMENT. REFER TO THE CODE'S HANDBOOK FOR PUBLIC PLAYGROUND SAFETY, SECTION 4, SURFACING.

Date: 03/11/08
Drawn By: GMR

JOHN 3:16 MISSION
Noah's Park & Playgrounds

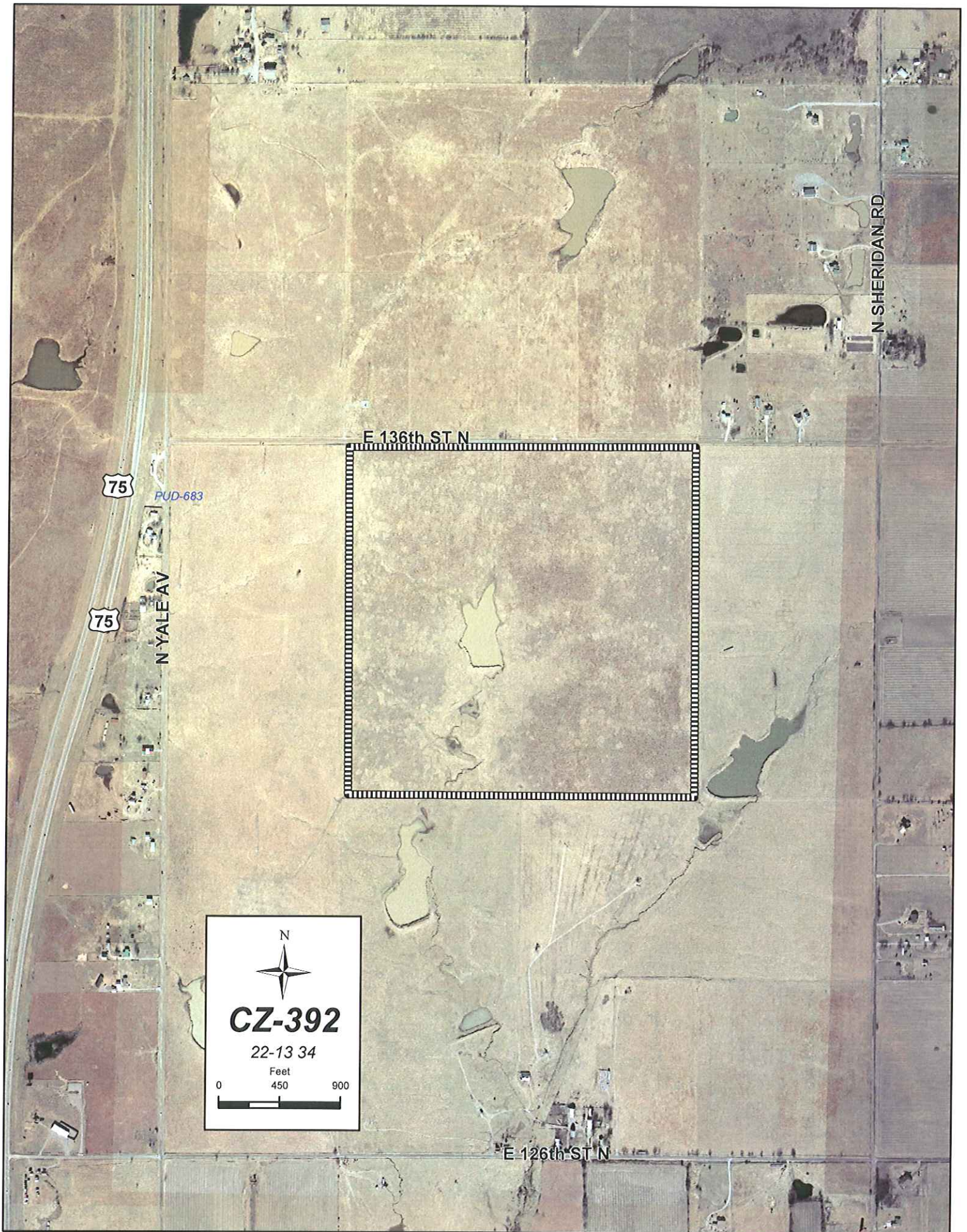
Scale: 1" = 15'-0"



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2	MAKING STRAP LIKE	2	DOWN	THE	2	THE
3	NOTHING BUT	3	DOWN	THE	3	THE
4	STREET LIGHTS - DUT	4	DOWN	THE	4	THE
5	THE	5	DOWN	THE	5	THE
6	CANCEL TELEPHONE	6	DOWN	THE	6	THE
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PUD-683

75

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N SHERIDAN RD

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E 126th ST N

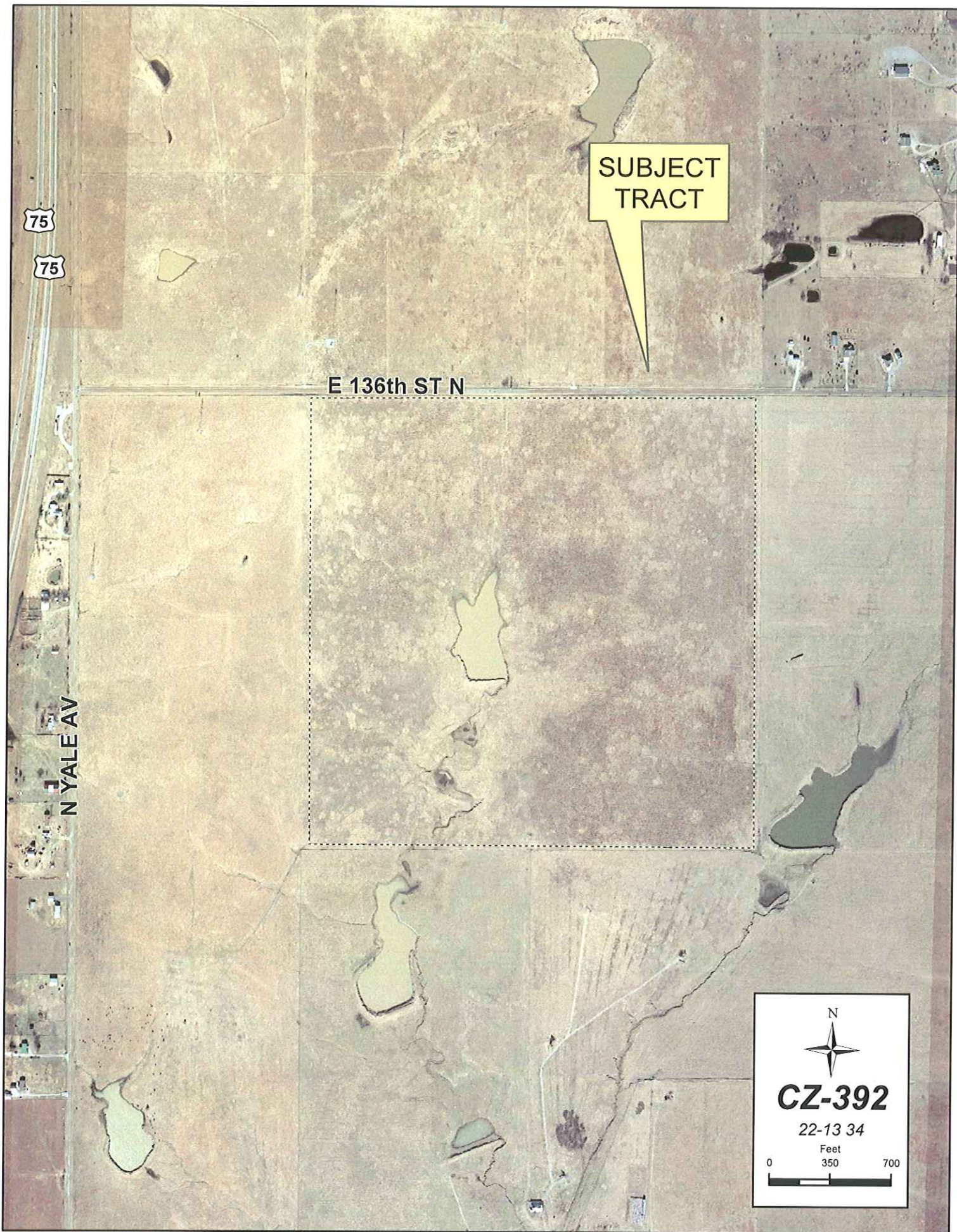
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CZ-392

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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-392

TRS 2334

Atlas 0

CZM 7

County

TMAPC Hearing Date: July 2, 2008

Applicant: Kellogg Engineering, Inc.

Tract Size: 160± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of North Yale Avenue and East 136th Street North

EXISTING ZONING: AG

EXISTING USE: Agriculture

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

PROPOSED ZONING: RE

PROPOSED USE: Single-family

RELEVANT ZONING HISTORY:

CZ-325 August 2003: A request to rezone a small 2.5-acre tract located south and east of the southeast corner of East 146th Street North and Highway 75 North and west across East 146th Street from the subject tract, from AG and OL to CS zoning. The request was denied.

CZ-324 August 2003: Approval was granted by TMAPC and the County Commission to grant RE from AG zoning on a 341-acre tract located south and east of the southeast corner of East 146th Street and Highway 75 and directly south of the subject property.

CZ-322/PUD-683 August 2003: Staff recommended denial of a request for rezoning and a proposed Planned Unit Development on a 1± acre tract of land from AG to IL/PUD for a propane distribution facility, on property located south of the southeast corner of East 136th Street North and North Yale Avenue. The TMAPC and County Commissioners agreed on approval of this request with some modifications.

CZ-160 December 1987: A request to rezone the northeast, southeast and southwest corners of East 146th Street North and Highway 75 from AG to CG for commercial development. All concurred in approval of CG zoning on 15 acres at each of the three corners with 100' OL buffering around each CG tract. In 1991 the tract located on the northeast corner was annexed into the Collinsville City Limits but later, by court order the annexation was reversed and the CG/OL zoning remained.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 160± acres in size and is located east of southeast corner of North Yale Avenue and East 136th Street North. The property appears to be vacant and is zoned AG.

10.5

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 136 th Street North	Secondary arterial	100'	2

UTILITIES: The subject tract has water available through Rural Water District 3 in Collinsville and no sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned AG; on the northeast by large-lot single-family residential uses, zoned RE; on the south by vacant land and a large-lot single-family residential use, zoned AG; and on the west by vacant land and the expressway, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

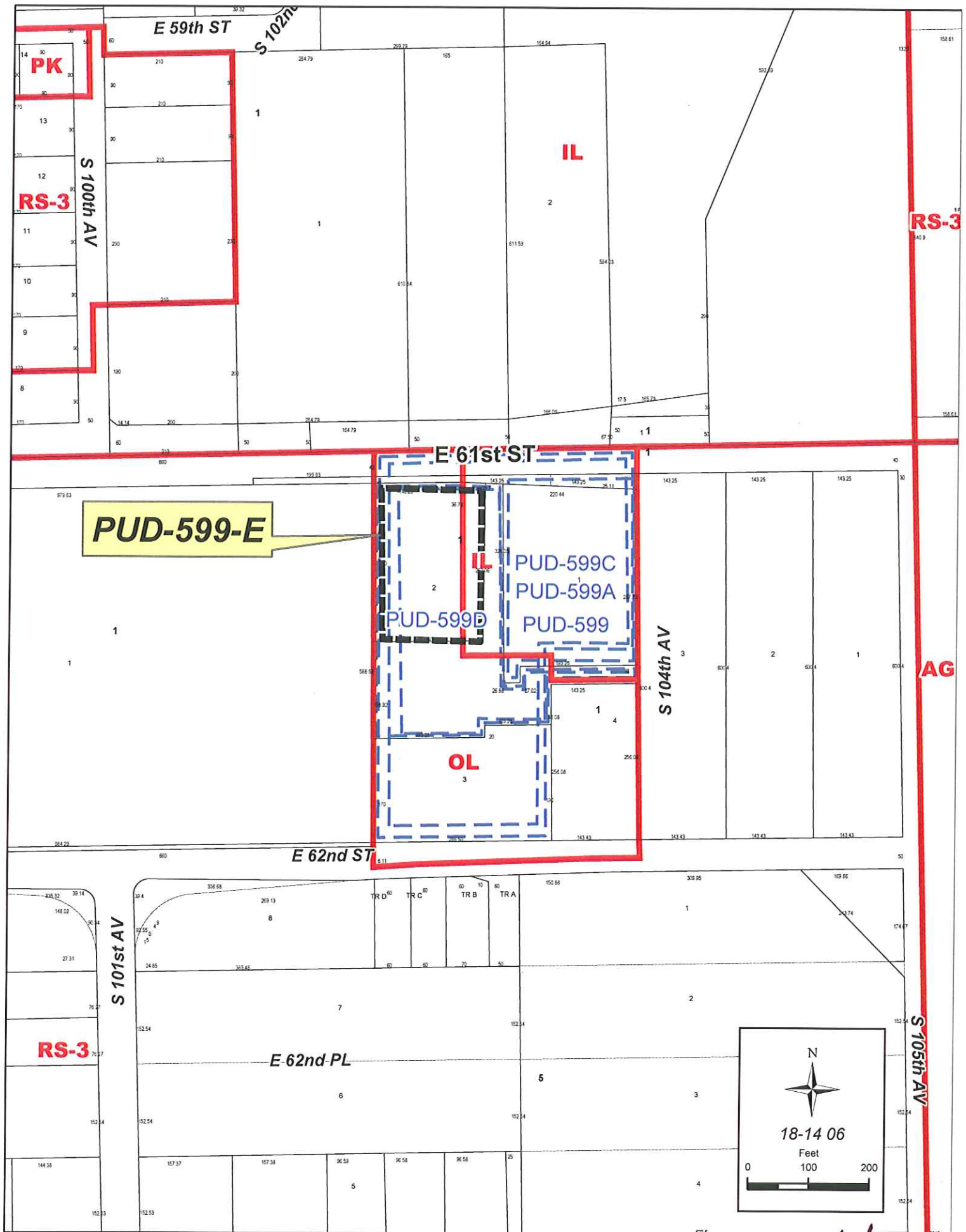
The Collinsville Comprehensive Plan Draft designates this area as being Low Intensity – Residential Land use. According to the Zoning Matrix, the requested RE zoning **is** in accord with the Plan.

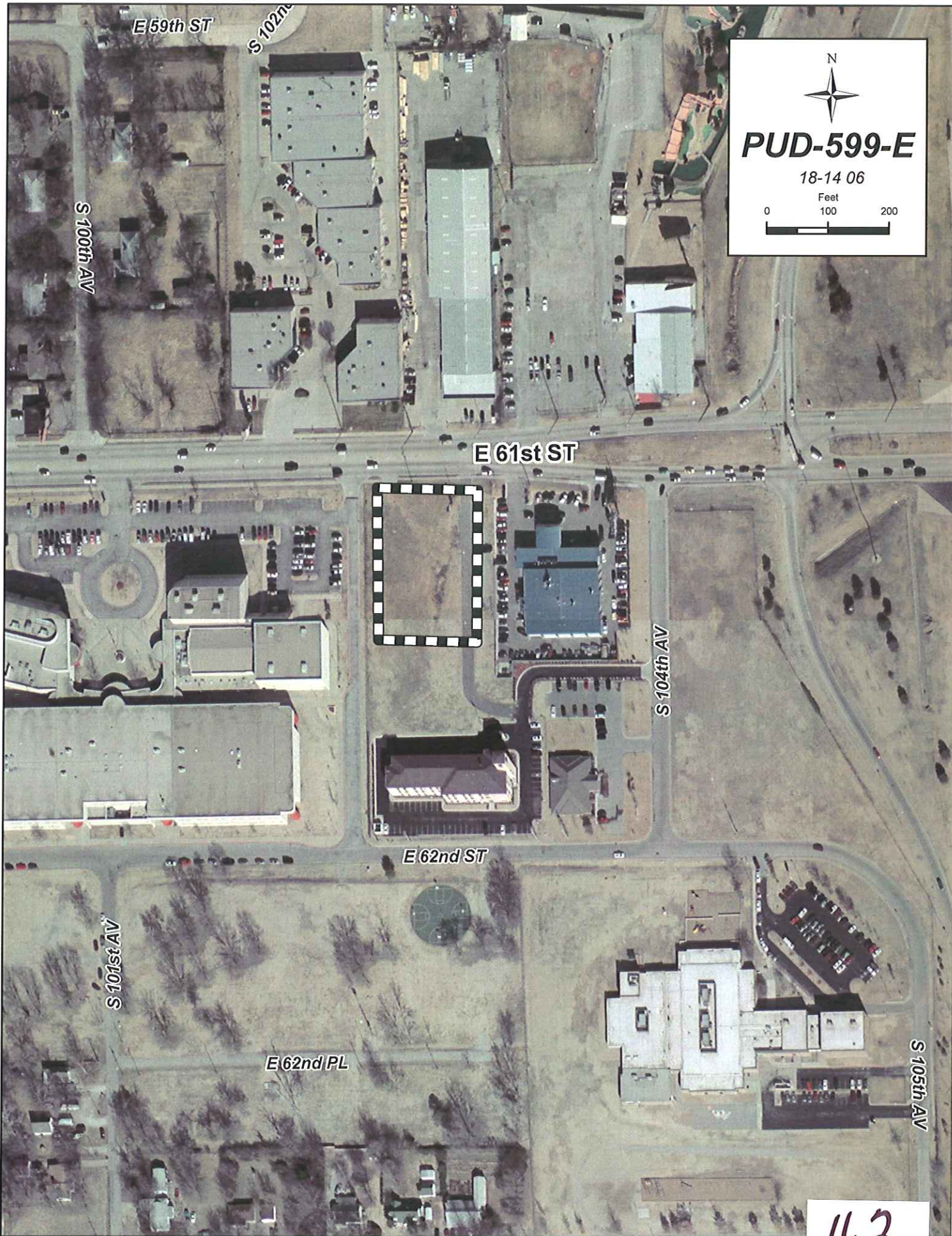
STAFF RECOMMENDATION:

Based on the Collinsville Comprehensive Plan draft and development to the north, staff can support the requested zoning and recommends **APPROVAL** of RE zoning for CZ-392.

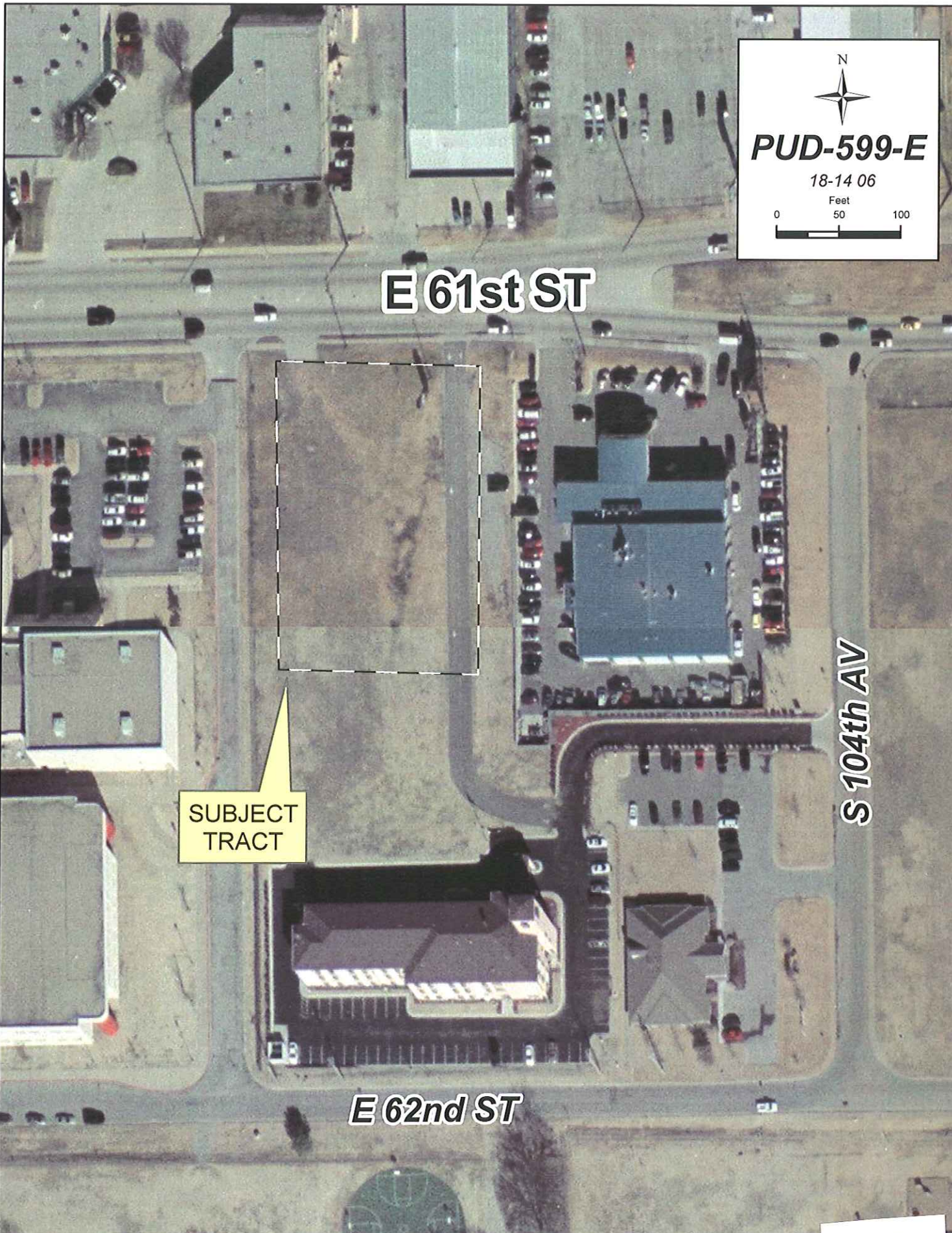
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PUD-599-E

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The image is an aerial photograph of a commercial district. A large, rectangular, light-brown area in the center-left is outlined with a dashed white line. A yellow callout box with a pointer identifies this area as the 'SUBJECT TRACT'. The surrounding area includes several large commercial buildings, parking lots filled with cars, and streets. The text 'E 61st ST' is at the top, 'E 62nd ST' is at the bottom, and 'S 104th AV' is on the right side. A north arrow and a scale bar are in the top right corner.

E 61st ST

SUBJECT
TRACT

S 104th AV

E 62nd ST

11.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-599-E

TRS 8406

Atlas 758

CZM 54

PD-18 CD-8

TMAPC Hearing Date: July 2, 2008

Applicant: Lou Reynolds

Tract Size: 1± acres

ADDRESS/GENERAL LOCATION: West of southwest corner of East 61st Street South and South 104th East Avenue

EXISTING ZONING: OL/IL/PUD

EXISTING USE: Car wash

ZONING ORDINANCE: Ordinance number 21437 dated December 28, 2006, established zoning for the subject property.

PROPOSED ZONING: OL/IL/PUD

PROPOSED USE: Car wash-amend sign standards

RELEVANT ZONING HISTORY:

BOA-20611 December 11, 2007: The Board of Adjustment approved a Special Exception to permit public school accessory uses (Use Unit 5) in an RS-3/OL/OM District; a Variance of the building setback requirement in an RS-3 District from 55 feet to 38 feet; a Special Exception to permit required parking on a lot other than the one containing the principal use; and a Special Exception to modify the height of a fence located in the required front yard from 4 feet subject to conditions on property located on southeast corner of East 61st Street South and South 99th Avenue and abutting west and south of subject property.

PUD-599-D-1 June 6, 2007: TMAPC and Staff concurred in approval of a Minor Amendment for a lot-split, allocating floor area and uses into Lot 2A and Lot 2B, and reducing the west building setback from 50 feet to 25 feet subject to conditions of TMAPC approval of change of access to cover the present driveway access onto East 61st Street South; and filing of mutual access easement on property located and a part of subject property.

PUD-599-D December 2006: All concurred in approval of a Major Amendment to a PUD on a 2.46+ acre tract of land to add Use Unit 17 for an Auto Wash and Use Unit 18 for Drive-In Restaurants on property located on the southwest corner of East 61st Street South and South 104th East Avenue and a part of the subject property.

PUD-599-C September 2001: All concurred in approval of a Major Amendment to a PUD to permit automobile body repair center and coffee shop on Lot 1 of PUD-599-A on a 1.52± acre tract abutting the subject property to the east, subject to modifications and conditions as recommended by the TMAPC.

11.4

Z-6919 June 2001: All concurred in approval of a request to rezone a 1.23+ acre tract from OL to IL on property located on the southwest corner of East 61st Street and South 104th East Avenue and a part of the subject property

Z-6783 October 2000: A request to rezone two lots located on the southeast corner of East 59th Street and South 99th East Avenue from RS-3 to IL or PK for parking was filed. IL zoning was denied and all concurred in approving PK zoning for the two lots.

PUD-599-A August 1999: All concurred in approval of a major amendment a part of the subject property to allow a three-story, 49,600 square foot office building and a 61-room, three-story hotel.

PUD-599 February 1999: All concurred in approval of a request for a PUD to allow automobile sales, rentals and detailing subject to no retail sales and detailing of the automobiles to take place on the south 160' of the PUD on the subject property. Approval was granted for outdoor advertising to be allowed by minor amendment.

Z-6548 September 1996: A request to rezone the west 286' of the subject property from RS-3 to CH. CH zoning was denied and OL zoning was approved.

Z-6547 March 1997: A request to rezone a 1+ acre tract from RS-3 to CS or IL. All concurred in denial of CS and IL and approval of OL zoning for a proposed daycare facility, on property located and abutting the subject tract on the south and east

BOA-16945 February 28, 1995: The Board of Adjustment approved a Variance of the required setback of 200' from an abutting R District to permit a 420 sq. ft. outdoor advertising sign per plan.

Z-5853 October 1983: All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to IL on property located on the southwest corner of East 61st Street South and South 104th East Avenue and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1+ acre in size and is located west of southwest corner of East 61st Street South and South 104th East Avenue. The property appears to be vacant and is zoned OL/IL/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 61 st Street South	Secondary Arterial	100'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by Fox Collision zoned IL/PUD-599-C and a Credit Union, zoned OL; on the south by a three-story hotel, zoned PUD/OL; on the west by Union Junior High School zoned RS-3 ; and on the north by industrial and commercial uses zoned IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

11.5

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as **Corridor, Low-Intensity, with No Specific Land Use**. There is no change in zoning proposed.

STAFF RECOMMENDATION:

PUD-599-E is a one acre tract located west of the southwest corner of 61st Street and 104th East Avenue, just west of US-169. In October of 2006 the TMAPC approved major amendment PUD-599-D, allowing "Auto Wash, as permitted in Use Unit #17 (Auto and Allied Activities)" permitting construction of the existing carwash in this location.

The applicant is requesting a major amendment to PUD-599-D for the purposes of modifying the signage allotment. Current development standards allow:

"One ground sign permitted on East 61st Street frontage not to exceed 25 feet in height or 150 square feet of display surface area. No other ground signs are permitted. No ground sign shall be within 100 feet of the west boundary of the PUD. Wall signs are permitted on the north and east-facing wall of buildings not to exceed 1 ½ square feet of display surface area for each lineal foot of building wall to which attached".

In addition to the aforementioned, the applicant is now requesting, "two (2) menu boards not to exceed eighteen (18) square feet per board, which menu boards shall not be closer than 150 feet from the north property line (E. 61st Street). No ground sign will be within 70 feet of the west boundary of the PUD (see Exhibit A for proposed sign locations).

Staff finds that the sign standards as originally approved by major amendment PUD-599-D may not have adequately addressed the approved use of the lot. Full-service drive-thru car washes typically need to be able to communicate to their customers what services they offer and the prices for those services, in a manner which allows their customers to read them from their car. Existing sign standards of PUD-599-D do not allow for any ground signs in addition to the business identification sign along 61st Street.

Staff can generally support the request and therefore recommends **APPROVAL** of PUD 599-E subject to the following conditions as modified by staff:

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

2. Development Standards:

LOT AREA:

Gross:	107,250 SF
Net:	98,064 SF

PERMITTED USES:

Use Unit 11, Offices, Studios and Services, including all accessory uses permitted in the OL district, including drive-in bank facilities; and Auto Wash, as permitted in Use Unit #17 (Auto and Allied Activities), and Drive-In Restaurants, as permitted in Use Unit #18 (Drive-In Restaurants).

MAXIMUM NUMBER OF LOTS: 2

11.6

MAXIMUM FLOOR AREA:

Auto Wash and Drive-In Restaurants	22,000 SF
Offices	26,000 SF

VEHICULAR AND PEDESTRIAN CIRCULATION:

Only one vehicular access shall be permitted to East 61st Street South. Each lot in the PUD shall have access to all other lots in the PUD through the use of mutual access easements. Drive-through stacking lanes shall be a minimum of sixty feet in length and shall not overlap or extend into access drives. Sidewalks are required along East 61st Street South and shall be replaced and maintained as needed to ensure safe pedestrian access.

BUILDING SETBACKS:

From centerline of East 61 st Street South	100 FT
From east boundary	25 FT
From west boundary	50 FT
From the south boundary	10 FT

MINIMUM PARKING AND ACCESS ROAD SETBACK:

From the west boundary	5 FT
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LANDSCAPING AND SCREENING:

A six-foot screening wall or fence shall be provided along the west boundary of the PUD. A five-foot wide landscaped buffer strip shall be provided immediately adjacent to and inside this required screening fence.

MINIMUM LANDSCAPED OPEN SPACE: 10%**SIGNAGE:**

- a. One (1) ground sign permitted on East 61st Street frontage not to exceed 25 feet in height or 150 square feet of display surface area. The sign shall be within 100 feet of the west boundary of the PUD.
- b. Two (2) additional "menu board" style ground signs not to exceed eighteen (18) square of display surface area each or eight feet in total height. The menu board ground signs shall not be closer than 150 feet from the north property line (E. 61st Street) and may not be within 70 feet of the west boundary of the PUD. These signs must be placed in the immediate vicinity of the payment booths.
- c. Per section 225-B-3 of the Code, directional signs may not exceed 3 square feet of display surface area and must be warning or directional in nature. The directional sign on the north end of the carwash notifying people to exit the carwash is permitted and shall not exceed three square feet of display surface area.
- d. No other ground signs are permitted within the PUD. This includes signs along the access drive to and from the car wash, flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

- e. Wall signs are permitted on the north and east-facing wall of buildings only; not to exceed 1 ½ square feet of display surface area for each lineal foot of building wall to which attached.

LIGHTING:

Light standards shall be limited to a maximum height of 25 feet. All lights, including building mounted, shall be hooded and directed downward and away from residential district 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.

- 3. All trash, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level at the west and north boundary of the planned unit development.
- 4. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 5. 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.
- 6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
- 7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required Stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
- 8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
- 9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No Comments.

Wastewater: No Comments.

Transportation: No comments

Traffic: No comments.

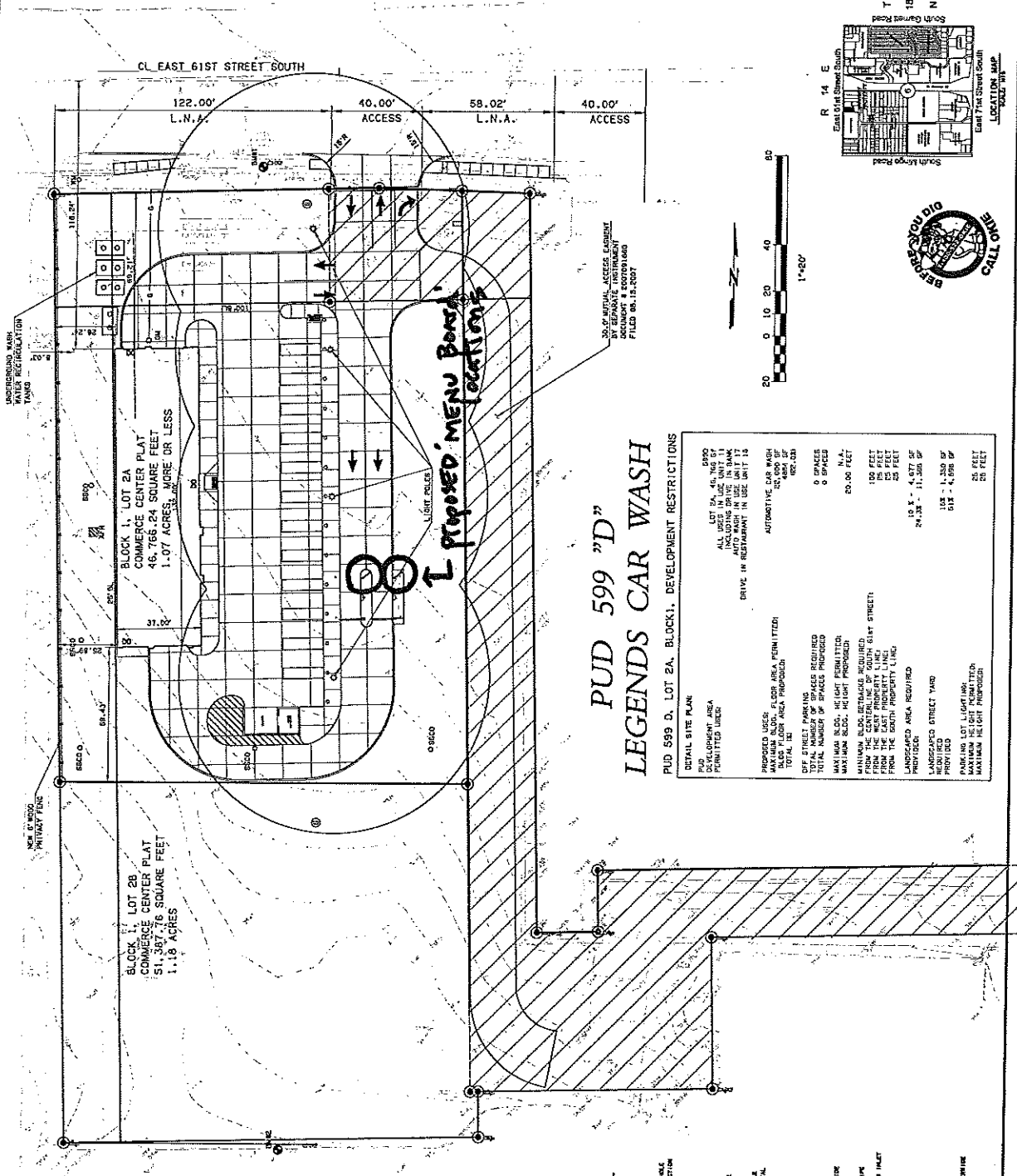
GIS: No Comments.

Street Addressing: No comments.

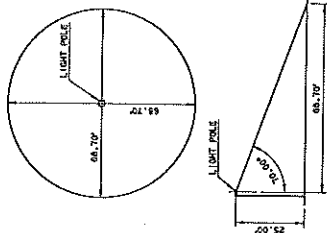
County Engineer: No comments.

07/02/08

EXHIBIT A

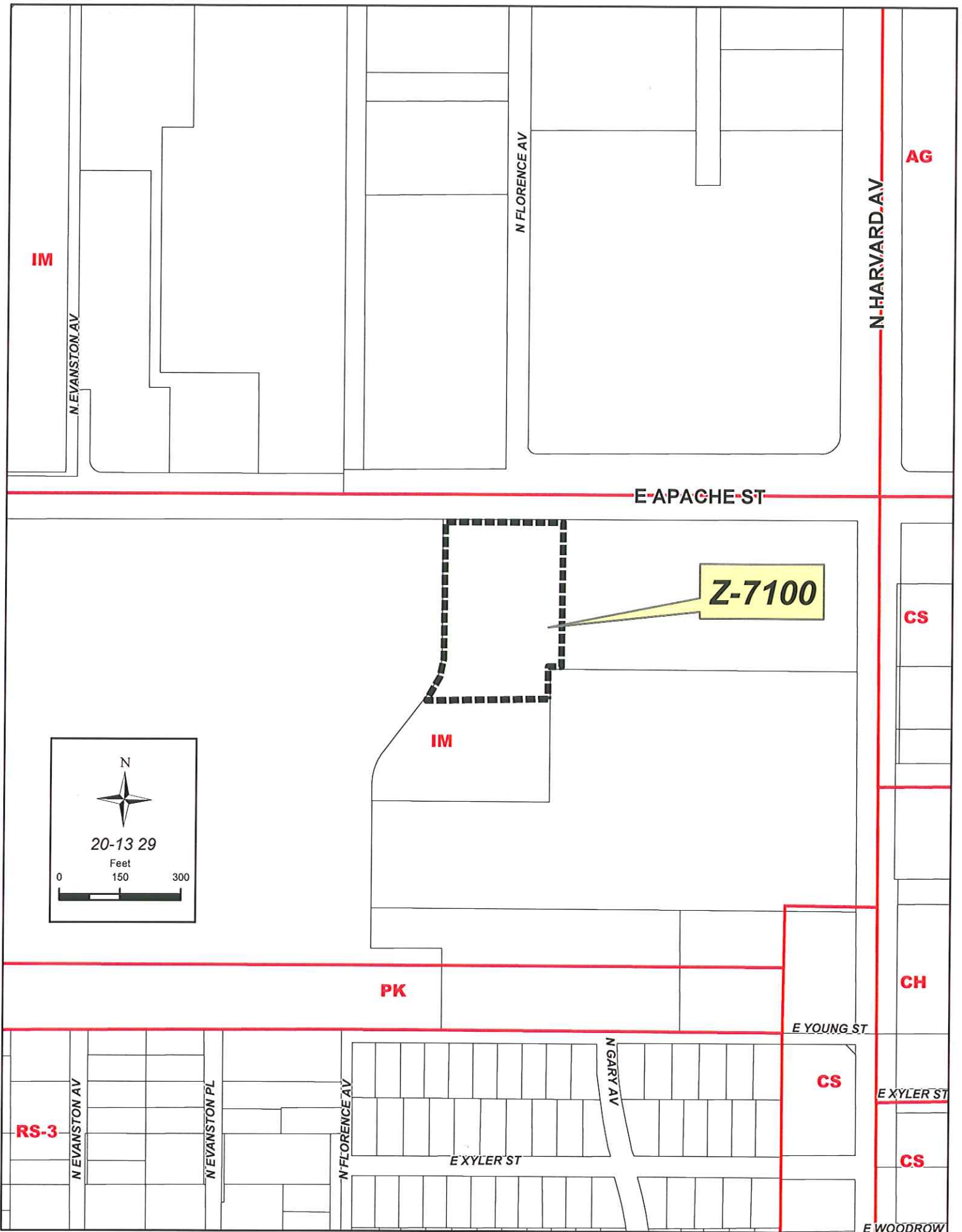


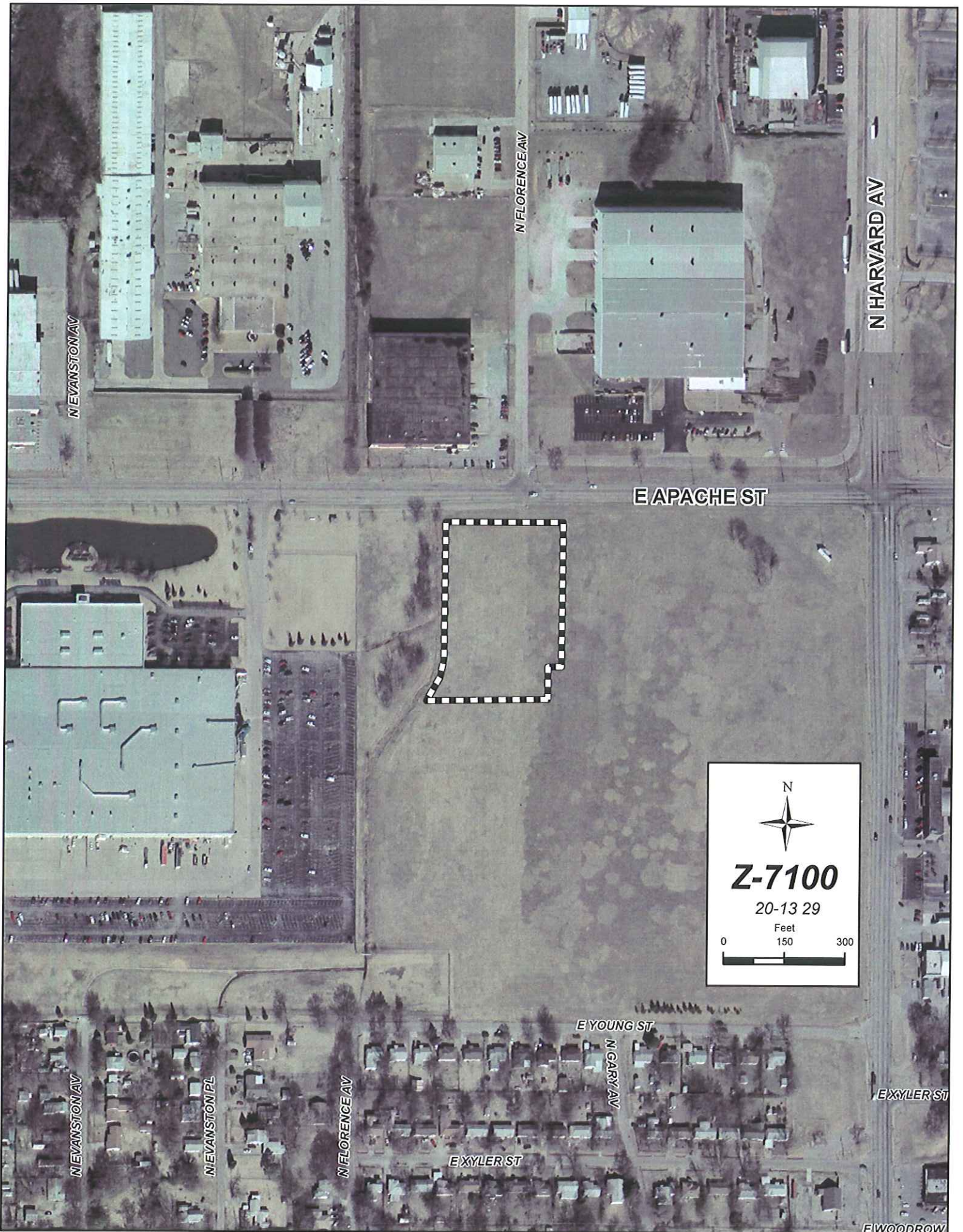
PUD 599 "D"
LEGENDS CAR WASH
PUD 599 D, LOT 2A, BLOCK1, DEVELOPMENT RESTRICTIONS

[illegible][illegible]

APPROVED SITE PLAN
FOR PUD 99-1 DATED 9/21/01
DEV. AREA 0.0
TRAFFIC OFFICIAL

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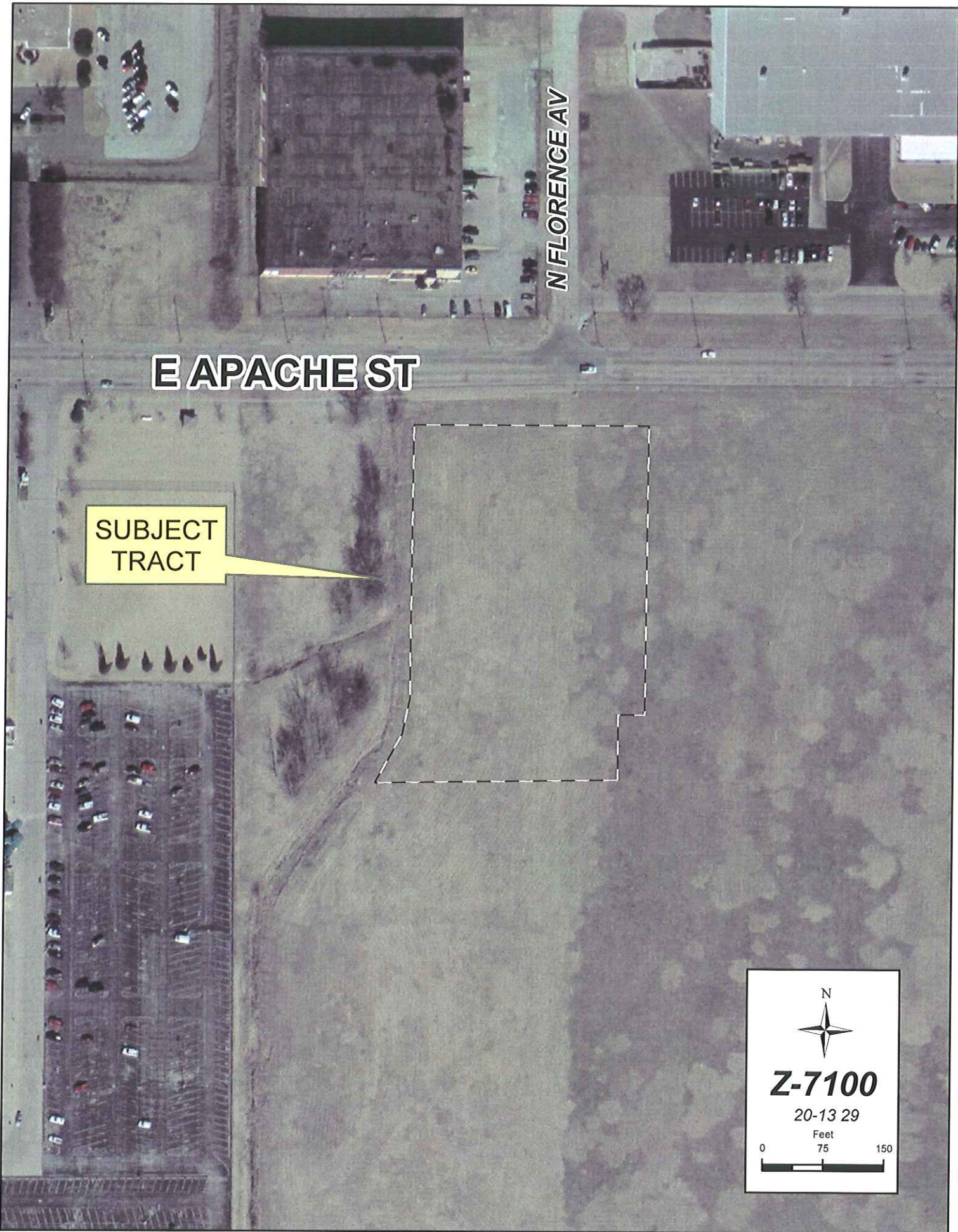
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Z-7100

20-13 29

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N FLORENCE AV

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SUBJECT
TRACT



Z-7100

20-13 29

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**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7100

TRS 0329

Atlas 285

CZM 29

PD-3 CD-3

TMAPC Hearing Date: July 2, 2008

Applicant: Sack and Associates, Inc.

Tract Size: 3.03± acres

ADDRESS/GENERAL LOCATION: East of southwest corner of East Apache Street and North Harvard Avenue

EXISTING ZONING: IM

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

PROPOSED ZONING: RM-3

PROPOSED USE: Independent senior living

RELEVANT ZONING HISTORY:

BOA-20601 November 13, 2007: The Board of Adjustment approved a Special Exception to permit a Homeless Center (Use Unit 2) in an IM district; Special Exception to permit a Place of Worship (Use Unit 5) in an IM district; Special Exception to permit an Emergency and Protective Shelter (Use Unit 2) in an IM and PK district; and a Special Exception to permit a Homeless Center and an Emergency and Protective Shelter within ½ mile of one another (Section 1202.C.7) subject to the conditions: for a mutual access agreement from Harvard; no public access into the neighborhood to the south; the gated drive from Young Street be for emergency use only, otherwise gated and locked; construct and maintain sidewalks along Harvard to the extent of their property; also subject to the narrative supplemental to the BOA application, page 13.6, adding there shall be no more than twelve maximum adult pregnant women at any one time housed in the Catholic Charities facility; no more than fifteen apartment units for homeless families that in accordance with applicant statements, at least one adult of each homeless family in the apartments must be employed and all adults drug-free for at least one year; per development standards for Tract A and Tract B; and per the required platting, finding the special exceptions will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; on property located south of the southwest corner of East Apache Street and North Harvard Avenue and abutting south of subject property.

Z-6372 November 1992: A request for rezoning a 16.5± acre tract of land from RS-3 to OL/IM for Oklahoma Fixture Company (OFIXCO). Staff recommended IM on the north 100 feet of the subject tract and PK on the north 170 feet of the south 200 feet of the tract providing a 30 foot strip of RS-3 zoning on the south side of the tract. The applicant came back with a proposal of IM on the north 150 feet, retain RS-3 on the south 21 feet, and PK on the remaining 129 feet. TMPAC and City Council concurred in approval of the applicant's

12.5

proposal, on property located west of the northwest corner of North Harvard Avenue and East Young Street.

BOA-16204 November 24, 1992: The Board of Adjustment approved a Special Exception to modify the screening requirement, which abuts an R district, to approve the construction of a security fence 21 feet north of and parallel to the west 1600 feet of the south boundary; and to approve landscaping along west boundaries of the property; and to remove the screening requirement along the east 1050 feet of the south boundary until development occurs within the east 40 acres of property, per plan submitted; finding the proposed landscape screening and physical separation of the buildings to be adequate to buffer the residential area on property located east of the southeast corner of East Apache Street North and North Columbia Place and abutting the subject property to the west.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 3.03± acres in size and is located east of southwest corner of East Apache Street and North Harvard Avenue. The property appears to be vacant and is zoned IM. A new fire station, currently under construction, lies to the south and east of the subject site. The site is flat, grassy and adjacent to the former OFIXCO plant and diagonally across from the Tulsa Community College-Northeast campus.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Apache Street North	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 vacant land, zoned IM; on the north by industrial and office uses, zoned IM; on the south by vacant land, zoned IM; and on the west by office and industrial uses, zoned IM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

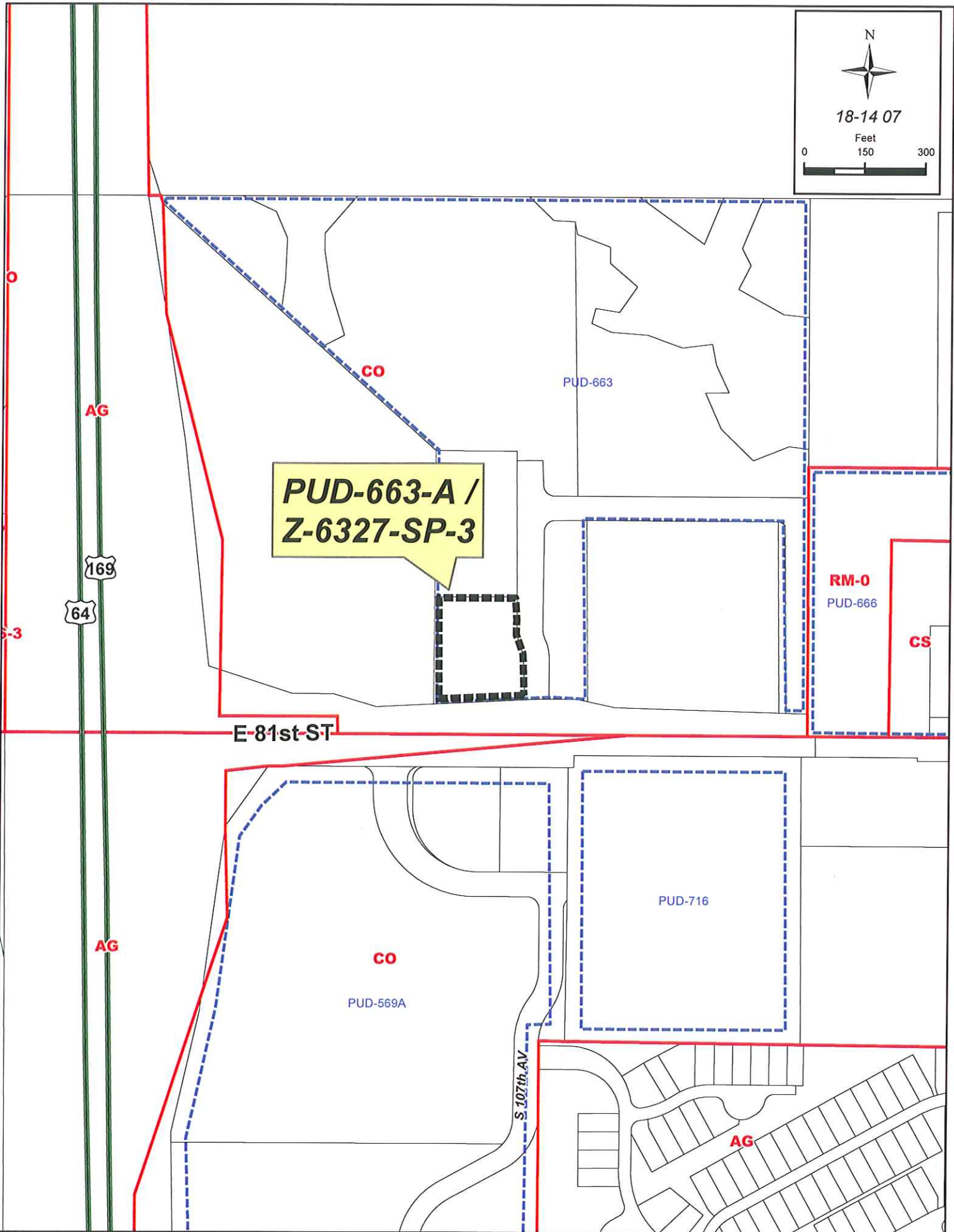
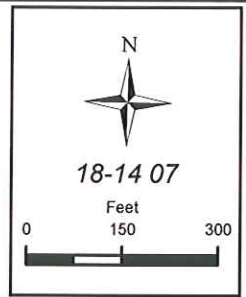
The District 3 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 1 – Medium Intensity-No Specific Land use-. According to the Zoning Matrix, the requested RM-3 zoning **may be found** in accord with the Plan by virtue of its being within a Special District.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, staff can support the requested rezoning. It is staff's understanding that Catholic Charities is relocating its various services and facilities nearby and this use would be quite compatible. Therefore, staff recommends **APPROVAL** of RM-3 zoning for Z-7100.

07/02/08

12.6





169

64

E 81st St

S 107th Av



**PUD-663-A /
Z-6327-SP-3**

18-14 07

Feet
0 150 300

13.2



SUBJECT
TRACT

E 81st ST

S 107th AV



**PUD-663-A /
Z-6327-SP-3**

18-14 07

Feet
0 75 150

13.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6327-SP-3/PUD-663-A

TRS 8407

Atlas 1412

CZM 54

PD-18 CD-7

TMAPC Hearing Date: July 2, 2008

Applicant: John W. Moody

Tract Size: 1.17± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East 81st Street South and U.S. Highway 169 South

EXISTING ZONING: CO/PUD

EXISTING USE: Bank

ZONING ORDINANCE: Ordinance number 20393 dated July 11, 2002, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Add Use Unit 21

RELEVANT ZONING HISTORY:

Z-7024-SP-1 August 2006: All concurred in approval of a proposed Corridor Site Plan on a 20+ acre tract of land for a private/gated single-family attached residential development of both duplex and triplex units, with each unit on its own lot, on property located south of the southwest corner of East 81st Street South and South Garnett Road.

Z-7024 June 2006: All concurred in approval for a request to rezone a 20+ acre tract of land from AG to CO zoning on property located south of the southwest corner of East 81st Street South and South Garnett Road. Staff found that the legal published with notice an ordinance was incorrect and case had to be reheard to correct the legal description. A new ordinance was published, number 21700 on December 26, 2007.

PUD-716/Z-6989 July 2005: All concurred in approval for a request to rezone a 9.37± acre tract of land and a Planned Unit Development from CO to CS/PUD for commercial development and approved per staff recommendation, on property located west of the southwest corner of East 81st Street South and South Garnet Road.

PUD-666 August 2002: All concurred in approval of a proposed Planned Unit Development on a 10+ acre tract for commercial development on property located on the northwest corner of East 81st Street and South 113th East Avenue.

PUD-663/Z-6327-SP-1 July 2002: All concurred in approval of a proposed Corridor Site Plan and Planned Unit Development on a 26+ acre tract of land for a recreation and sporting goods store, boat sales, and other retail and office uses on property located on the northeast corner of East 81st Street and U.S. Highway 169 South and the subject property.

PUD-569-A/Z-6054-SP-4 December 1999: All concurred in approval of a proposed Corridor Site Plan and Major Amendment to a Planned Unit Development on a 10.4+ acre tract to add outdoor advertising signs (Use Unit 21) to permitted uses on property located on the northwest

13.5

corner of East 91st Street South and South Garnett Road and abutting the subject property to the south across East 81st Street.

PUD-569/Z-6054-SP-3 October 1997: All concurred in approval of a proposed Corridor Site Plan and a Planned Unit Development on a 30.7± acre tract for a mixed use development on property located on the northwest corner of East 91st Street South and South Garnett Road and abutting the subject property to the south across East 81st Street.

Z-6054 July 1985: All concurred in approval of CO zoning on a 137-acre tract located at the southeast corner of East 81st Street South and Mingo Valley Expressway.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.17± acres in size and is located northeast corner of East 81st Street South and U.S. Highway 169 South. The property appears to be used as Arvest Bank and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 81 st Street South	Secondary arterial	100'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by an unplatted, un-manned utility tract owned by the Public Service Company of Oklahoma (PSO), zoned CO; on the north by Academy Sports and Outdoors 81st Street, zoned PUD-663/CO; on the south by 81st Street and then Phillips 66 Center No. 57348, zoned PUD-569-A/CO; and on the west by U.S. Hwy. 169, 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 within a Corridor designation and having some Development Sensitive areas within it, likely due to the presence of a flood drainage area on the north-east portion of the PUD-663, and not on this site. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan and is already in place. The request is to add Use Unit 21 - Business Signs and Outdoor Advertising to the PUD standards.

STAFF RECOMMENDATION:

PUD-663-A/Z-6327-SP-3 is a 1.17 acre tract located immediately adjacent to the north-bound on-ramp to U.S. Hwy. 169 along 81st Street South (see accompanying case map aerial photograph).

PUD-663-A seeks to amend PUD-663 and corridor site plan Z-6327-SP-2 to allow Outdoor Advertising Signs within Use Unit 21 as a permitted use on Tract 4 only of PUD-663/Z6327-SP-2. There are no requests to amend any other development standard of the PUD at this time. All other development standards of PUD-663/Z-6327-SP-2 would remain in effect.

Site visit indicates no other outdoor advertising signs within 1,200 lineal feet of this proposed location. This would need to be verified with a certified survey at a public hearing before the City of Tulsa Board of Adjustment and would subject to detail site plan review by the TMAPC.

Therefore, staff recommends **APPROVAL** of PUD-663-A/Z-6327-SP-3 subject to the following conditions applicable to Tract 4 only:

13.6

1. The applicant's Concept Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards (Tract 4 of PUD-663/Z-6327-SP-3 only):

TRACT 4

Lot Area: 1.164 Acres

Permitted Uses:

Bank only as included within Use Unit 11 including drive-in bank facilities and Outdoor Advertising signs as permitted within Use Unit 21.

Maximum Number of Lots: One

Maximum Building Floor Area: 5,000 SF

Maximum Building Height: One story

Minimum Off-Street Parking:

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

Minimum Landscaped Area: 15% of net lot area.

Minimum Building Setbacks:

From US Highway 169 right-of-way 30 FT

From north boundary of Development Area:

Bank Building 100 FT

Drive-in Bank and ATM Facility 10 FT

From the centerline of East 81st Street South 100 FT

From the centerline of South 107th East Avenue 80 FT

Signs:

Two ground signs shall be permitted. One ground sign, advertising the uses on Tract 4, shall be permitted along the US Highway 169 right-of-way with a maximum height of 25 30 feet and a maximum display surface area of 200 SF setback at least 57.5 feet from centerline of 81st Street South. One ground sign advertising the uses on Tract 1 shall be permitted at the northwest corner of East 81st Street and South 107th East Avenue with a maximum height of five feet and a maximum display surface area of 100 SF.

13.7

Wall signs shall comply with the provisions of Section 1103.2 of the Tulsa Zoning Code.

One Outdoor Advertising sign shall be permitted on Tract 4, subject to the provisions of Section 1221-F of the Zoning Code.

Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement are prohibited.

3. A landscaped open space area shall be established and maintained, which is not less than 25 feet in width and which extends along the entirety of the north boundary of the PUD. Landscaping throughout the PUD shall meet or exceed the requirements of the Landscape Chapter and PUD Chapter of the Tulsa Zoning Code.
4. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
5. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards. Outdoor advertising signs shall comply with section 1221-F of the Zoning Code, and shall have spacing verified by the City of Tulsa BOA prior to the release of a construction permit/sign permit by the City of Tulsa.
7. All trash, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from properties abutting the PUD. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in properties abutting the PUD. No light standard nor building-mounted light shall exceed 40 feet in height.
9. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

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

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No Comments.

Wastewater: No objection if the Sign can be placed without encroaching into the existing Utility Easements.

Transportation: No comments

Traffic:

GIS: No Comments.

Street Addressing: No comments.

County Engineer: No Comments.

07/02/08



PUD-663-AZ-6327-SP-3
 EXHIBIT A
 Surrounding Area,
 Land Uses & Zoning

11.11

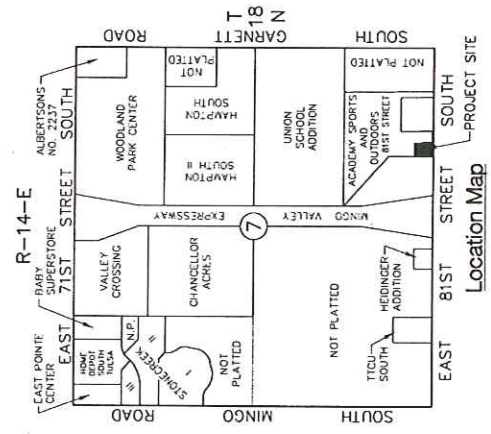
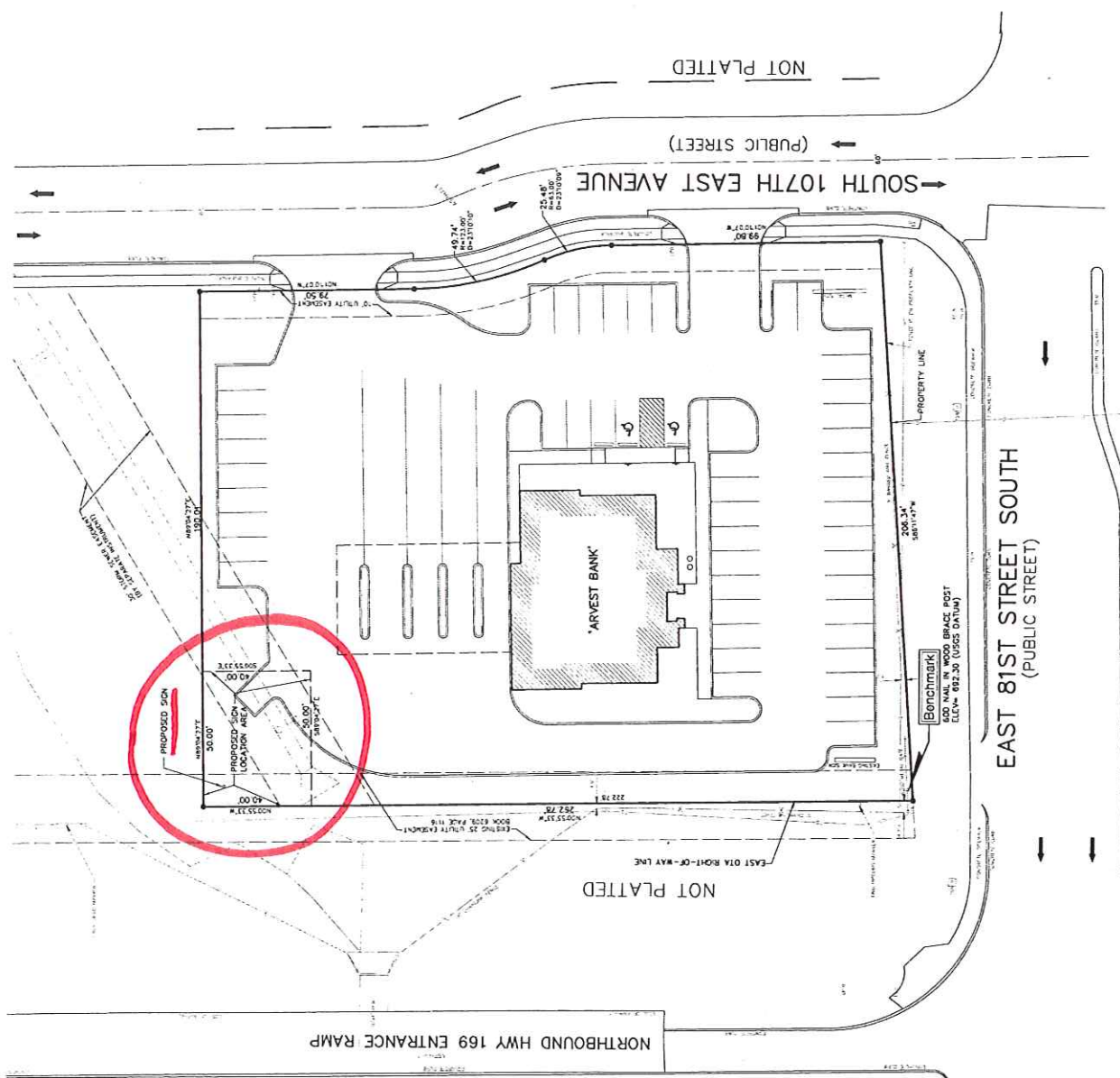
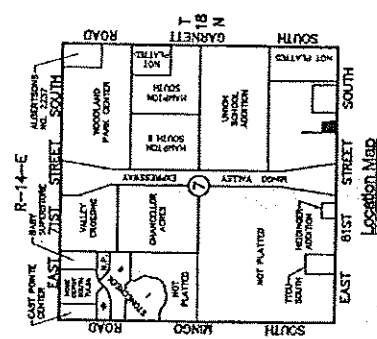


EXHIBIT 'B'

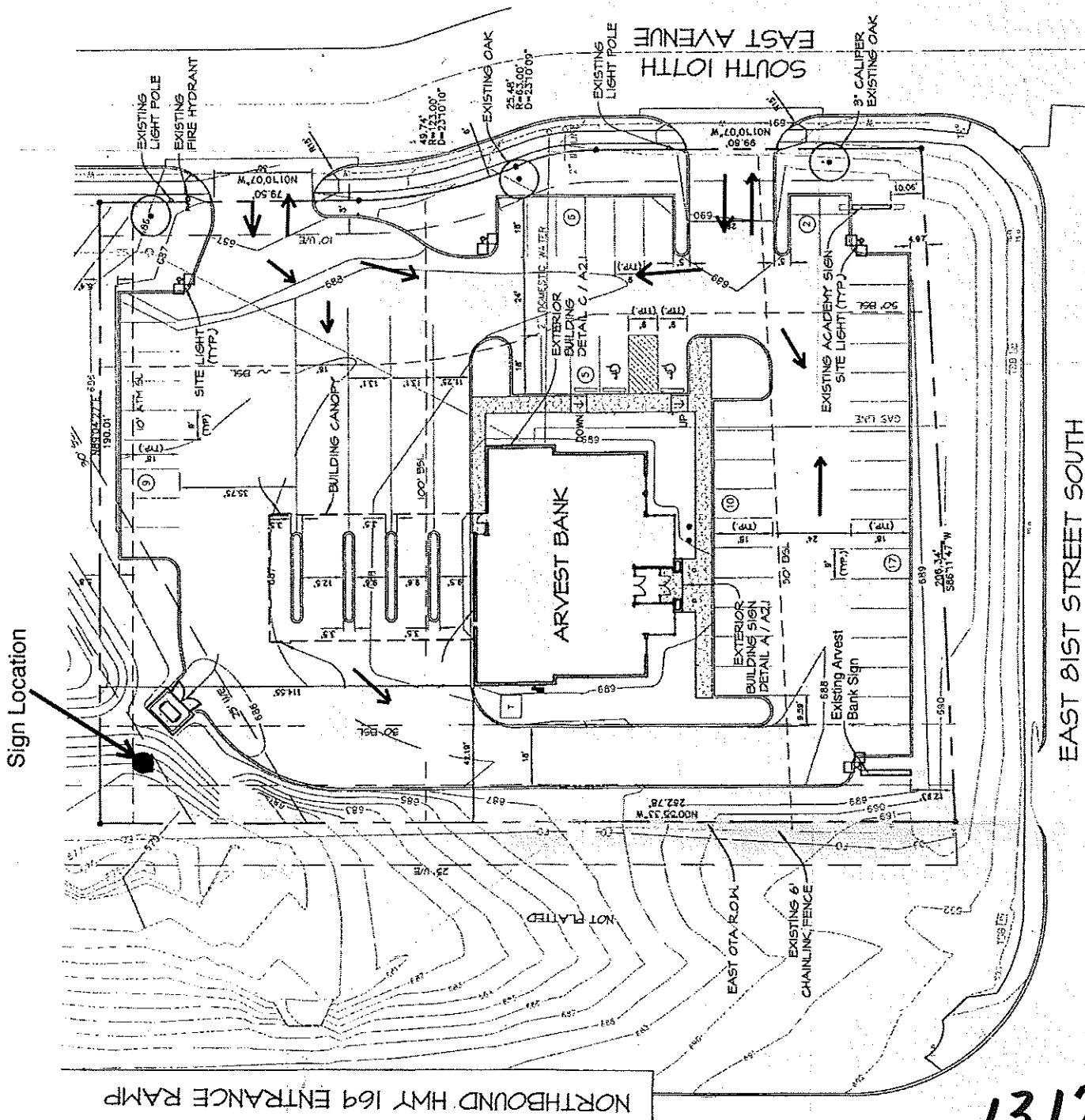
SACK AND ASSOCIATES, INC.
11111 111th Avenue, Suite 111
Eden Prairie, MN 55324-1111
Phone: 952-941-1111 Fax: 952-941-1112
E-mail: info@sackandassociates.com
Web: www.sackandassociates.com
CA Number: 1182 (01/03) and 1462 (L.A.) Exp. June 30, 2009
Project: 11111 111th Avenue, Suite 111
Drawing: 401-11111 111th Avenue, Suite 111
Drawn: 401-11111 111th Avenue, Suite 111
Checked: 401-11111 111th Avenue, Suite 111
Date: 10 MAY 2005



PUD-633-A / Z-6327-SP-3

EXHIBIT "C"

TOPOGRAPHY,
UTILITIES, AND CIRCULATION



13.12



EXHIBIT D-1
ARVEST BANK & ACADEMUY SPORTS
E. 81ST ST. AND S. 107TH E. AVE.



EXHIBIT D-2
VIEW OF SIGN LOCATION
LOOKING SOUTH TO 81ST ST.

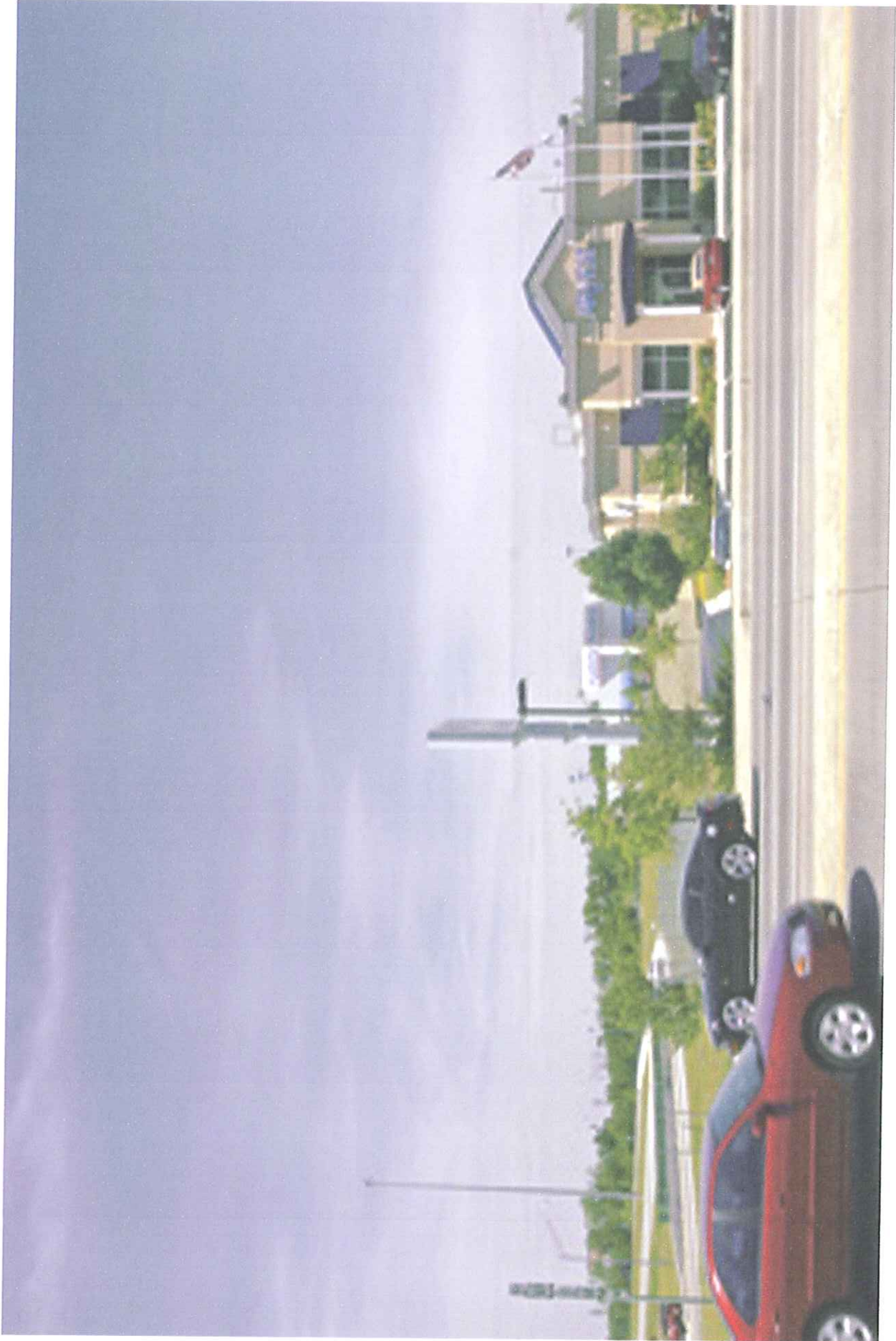


EXHIBIT D-3

VIEW OF ARVEST BANK LOOKING DUE
NORTH FROM SOUTH SIDE OF E. 81ST ST.

13.15



EXHIBIT D-4

PSO SUBSTATION-NE COR. 81ST & S. 107TH

13.16



EXHIBIT D-5

VIEW OF GAS STATION DUE SOUTH OF SW CORNER OF ARVEST BANK



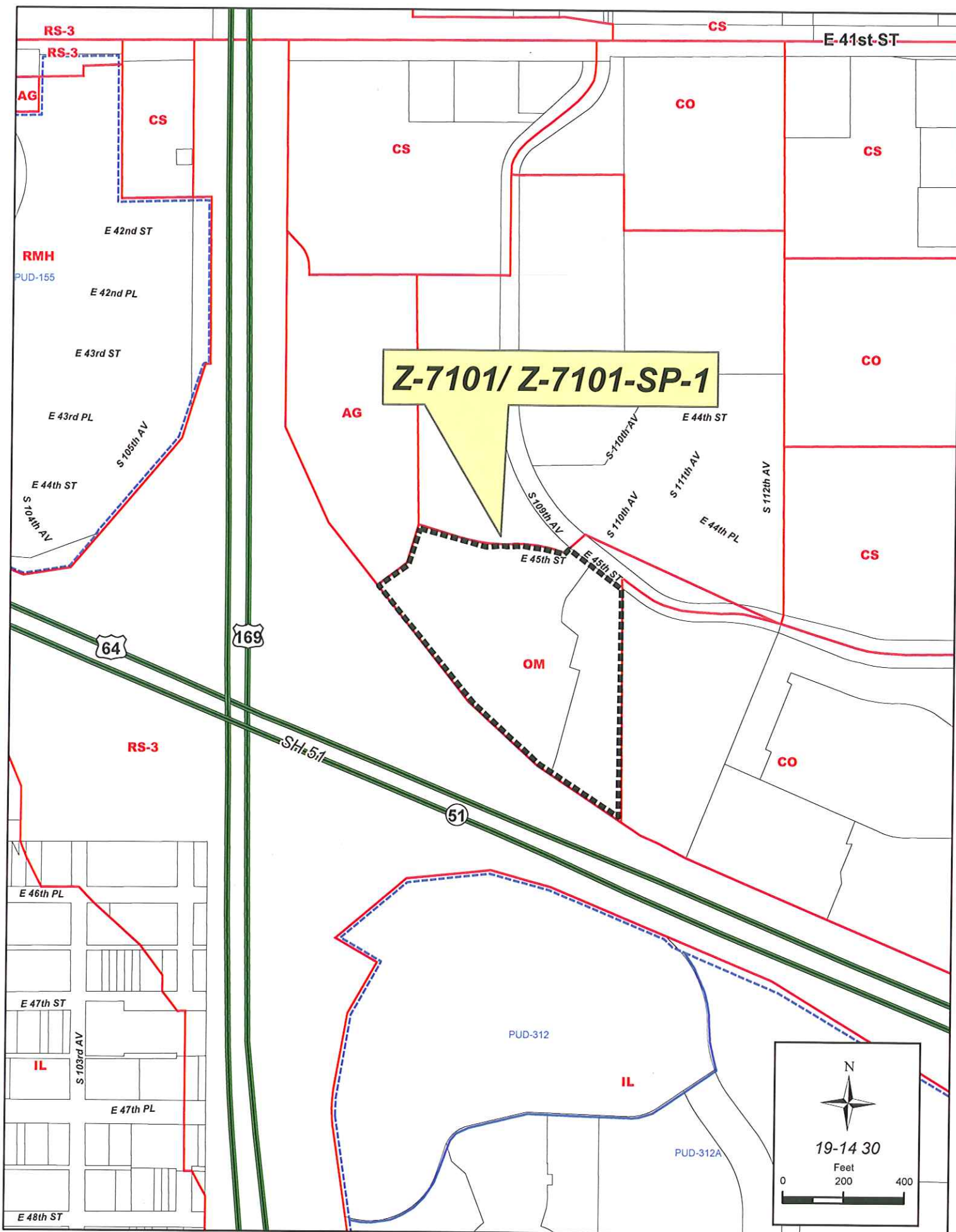
EXHIBIT D-6

VIEW OF PROPOSED SIGN LOCATION-NW COR ARVEST BANK- E. 81ST & 169

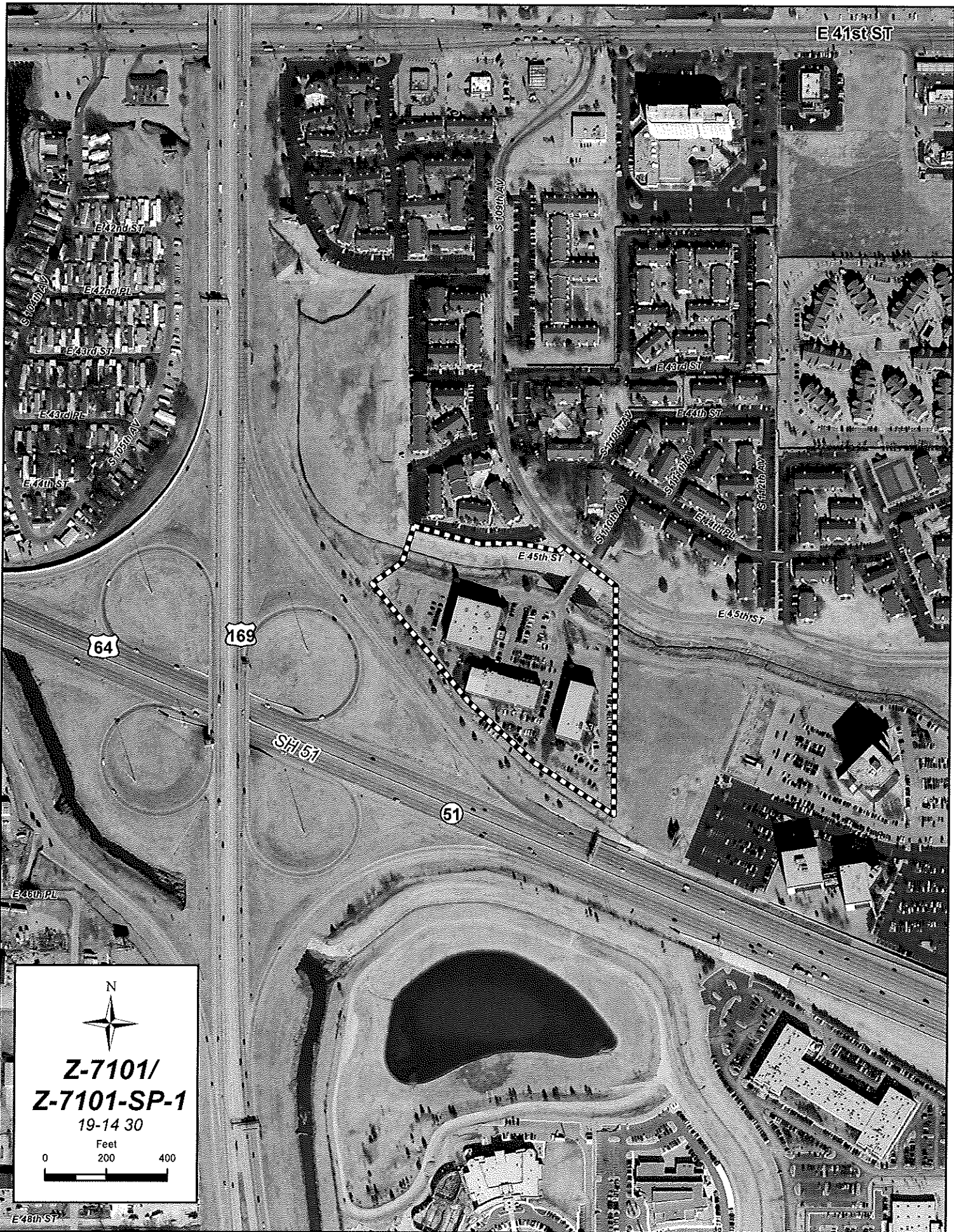


EXHIBIT D-7

VIEW OF PROPOSED SIGN LOCATION AT NW COR. ARVEST BANK AND 169



14.1



N

**Z-7101/
Z-7101-SP-1**

19-14 30

Feet
0 200 400

14.2

SUBJECT
TRACT

E 43rd ST

E 44th ST

S 109th AV

S 110th AV

S 111th AV

E 44th PL

E 45th ST

E 45th ST

64

SH 51

51



**Z-7101/
Z-7101-SP-1**
19-14 30

Feet
0 100 200

19.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7101/Z-7101-SP-1

TRS 9430

Atlas 752/753

CZM 49

PD-17 CD-6

TMAPC Hearing Date: July 2, 2008

Applicant: John W. Moody

Tract Size: 10.4± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of East 41st Street South and South 109th East Avenue

EXISTING ZONING: OM

EXISTING USE: Office

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Commercial/office/outdoor advertising sign

RELEVANT ZONING HISTORY:

BOA-19384 June 25, 2002: The Board of Adjustment approved a Variance to allow more than one sign per street frontage; and a Variance of the maximum display surface area, as the existing sign to allow for a Metropolitan College sign of 126 square feet on south wall of middle building, 10820 E 45th Street South, find the hardship to be the amount of street frontage on property located and a part of the subject property.

BOA-18507 September 14, 1999: The Board of Adjustment approved a Variance of the maximum sign display surface area from 56.9 square feet to 156 square feet per plan submitted on the subject property.

PUD-312-A July 1995: All concurred in approval of a request for a proposed Major Amendment to a PUD on an 80.94± acre tract of land to re-establish development standards and development areas for a mixed use development, not including the area used by the City of Tulsa for a storm water detention facility on property located northwest corner of East 51st Street and South Garnett Road and south of subject property across the Broken Arrow Expressway.

Z-5444-SP-3 November 1994: All concurred in approval of a proposed Corridor Site Plan on a 10± acre tract of land for a 200 unit apartment complex with the only access points directly off of Garnett Road which is in violation of Section 804 of the Corridor District Provisions. The Applicant went to the Board of Adjustment (BOA-16831) and was granted a Variance of Section 804 Access Requirements allowing primary access from an arterial street, on property located north of the northwest corner of South Garnett Road and East 45th Street South and northeast of subject property.

Z-5636-SP-2 October 1994: All concurred in approval of a proposed Corridor Site Plan on a 7± acre tract of land for an outdoor advertising sign which is 40 feet high and 10 feet from the south and east property lines of Lot 1, Block 2, Towne Centre II, on property located east of

14.4

the northeast corner of the Broken Arrow Expressway and the Mingo Valley Expressway and abutting east of subject property.

BOA-12479 March 10, 1983: The Board of Adjustment denied a Variance to permit an outdoor advertising sign in an OM District on the subject property.

Z-5636 January 1982: All concurred in approval of a request for rezoning a 20± acre tract of land from OM/CS to CO to add additional buildings with multiple uses on property that had several new high-rise office buildings on property located west of the South Garnett Road and the Broken Arrow Expressway and abutting east of subject property.

BOA-10880 February 7, 1980: The Board of Adjustment approved a Special Exception to modify or remove the screening requirement where existing physical features provide visual separation of uses; and to modify the screening requirement where an alternative screening will provide visual separation of uses, per plot plan submitted, subject to the applicant installing the landscaping depicted on the plot plan on property located at Lot 2, Block 2, Towne Centre II Addition and a part of the subject property.

Z-5048 February 1978: All concurred in approval of a request for rezoning a tract of land from RM-3/OM/CS to AG/RM-2/OM/CS on property located on the southeast corner of East 41st Street South and U.S. Highway 169 South and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10.4± acres in size and is located south of southeast corner of East 41st Street South and South 109th East Avenue. The property appears to be used for office and is zoned OM.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 109 th East Avenue	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by Towne Center, zoned CO; on the north by Towne Center II, zoned RM-2; on the south by SH 51, zoned RS-3; and on the northwest by vacant land and a stormwater detention facility, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific Land use/Corridor. According to the Zoning Matrix, the requested CO zoning is in accord with the Plan. The Corridor designation was created in recognition that at some future date, all or most land within it would develop at Corridor intensity due to the nearby transportation access and visibility.

STAFF RECOMMENDATION FOR ZONING:

Based on the Comprehensive Plan and trends in the area, staff can recommend **APPROVAL** of CO zoning for Z-7101, provided that the TMAPC deems it appropriate to recommend approval of Z-7101-SP-1.

STAFF RECOMMENDATION FOR CORRIDOR SITE PLAN:

Corridor Site Plan, Z-7101-SP-1 is a two development area, 10.61 (+/-) gross acre tract (462,426 gross SF) located immediately adjacent to the northbound on ramp from the Broken Arrow Expressway (Hwy. 51) to U. S. Highway 169 (see attached case map and aerial

14.5

photos). The property is developed with three (3) office buildings containing approximately 193,063 square feet of building floor area (.41 existing FAR) and is zoned OM. The applicant's Corridor Site Plan reflects the existing development, buildings, parking and landscape areas, as well as the proposed Outdoor Advertising use.

Rezone application Z-7101 and corridor site plan Z-7101-SP-1 seek to rezone the property from OM to CO, and establish permitted uses and development standards within the corridor plan to allow for the construction of an outdoor advertising sign on the northwest corner of the property, within the limits of Tract A only (see attached Exhibit A). The applicant is proposing to restrict the uses permitted on both tracts to use Unit 11 and Use Unit 21 only.

The existing development appears to meet all applicable building floor area, height and land coverage limits of the OM district. Existing landscaping and open space have been provided per the Zoning Code. The existing Certificates of Occupancy of each building are conditional upon the landscaping being maintained. The existing .41 FAR is well within the limits of the CO district requirements which permits a 1.25 FAR. There is no expansion or addition of buildings proposed on either Tract A or B at this time.

With a corridor district limit of 30% land coverage of buildings and the applicant limiting the allowable uses to Use Unit 11 and 21 only, staff can support the requested zoning change and proposed corridor development plan. The abutting properties immediately adjacent to the subject tracts are corridor district combined with the high intensity residential multi-family developments zoned CS and RM-2 to the north. Because of the aforementioned and the site being developed already, staff can support the applicant's request.

Staff finds the existing uses and intensities of development, as well as the proposed use to be in harmony with the spirit and intent of the Code. Staff finds Z-7107-SP-1 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 CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7107-SP-1 subject to the following conditions:

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

DEVELOPMENT STANDARDS:

Land Area (net):	10.37 Acres/452,087 SF
Land Area (gross):	10.61 Acres/462,426 SF

PERMITTED USES:

Use Unit 11, Multi-story Offices and the accessory uses permitted in the OH-Office High Intensity District, as defined and regulated by Section 602 of the Tulsa Zoning Code; and, Use Unit 21. Outdoor Advertising

MAXIMUM HEIGHT OF BUILDINGS:

4 stories

14.6

MAXIMUM TOTAL BUILDING FLOOR AREA-ALL USES: 193,063 SF (.41 FAR)

MAXIMUM LAND COVERAGE OF ALL BUILDINGS: 30%

MINIMUM PARKING SPACES REQUIRED:

Existing Office Buildings: 588 spaces

BUILDING SETBACKS:

East Boundary: 35 feet

West Boundary: 35 feet

Abutting Expressway Right-of-Way: 35 feet

From Center Line of East 45th Place: 100 feet

From interior Development Area Boundaries: 0 feet

Minimum Building Separation: 25 feet

MINIMUM OPEN SPACE AND LANDSCAPE AREAS: 15% of net lot area

Open Space Area in Reserve Area:
(does not include Landscaped Areas) 1.9577 acres

Landscape Areas: 1.5049 acres

Total Open Space and Landscape Areas: 3.4628 acres

SIGNS:

Outdoor Advertising Signs*:

Maximum Number of Signs: One (1)

Maximum Display Surface Area: 672 sq. ft.

Maximum Height: 50 feet**

Setback from Expressway right-of- way: 10 feet

Setback from AG District (Reserve "A"): 10 feet

**Outdoor Advertising signs must verify the 1,200 foot spacing requirement with the City of Tulsa Board of Adjustment (BOA), prior to the issuance of a building/sign permit.*

14.7

***Per section 1221, F-15 the height of the O/A sign may be increased to 60' with verification the highway ROW is greater than 10 feet higher than the location of the O/A sign. This will be verified at CO District detail sign plan review.*

Business Signs:

Maximum Number of Ground Signs:

Fronting East 45th Place:

2 (one per Tract A and B)

Fronting Expressways:

2 (one per Tract A and B)

Maximum Display Surface Area of Ground Signs:

As Provided in Sections
1221 C and D of the Tulsa
Zoning Code

Maximum Height of Ground Signs:

25 feet

Maximum Display Surface Area of Wall Signs:

As provided in Sections
1221 C and D of the Tulsa
Zoning Code

Minimum Sign Separation:

Business Signs:

50 FT

Setback between Outdoor

Advertising Sign and Business Signs:

75 FT

LIGHTING:

All new lights, including building mounted, shall be hooded and directed downward and away from the boundaries of the development area. 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 AG, RS, or RM zoned areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography shall be included in the calculations.

SCREENING:

All new trash, mechanical, electrical, HVAC and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level at the periphery of the site.

3. No zoning clearance permit shall be issued for new construction until a detail site plan for the lot, which includes all buildings, parking, lighting and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved CO District development standards.
4. Per 1001 of the Code, a detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to

the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

5. No sign permits shall be issued for erection of a sign on a lot within the CO Plan area until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved CO District development standards. Outdoor Advertising signs must also verify the 1,200 foot spacing requirement with the City of Tulsa Board of Adjustment (BOA), prior to the issuance of a building/sign permit.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied or a plat waiver granted and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the CO District conditions of approval and making the City beneficiary to said covenants that relate to CO District conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the CO District except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the CO District.

TAC Comments:

General: No comments.

Water: A possible extension of a water main line inside a 20' water line easement maybe required.

Fire: Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have at least three means of fire apparatus access for each structure. Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.

Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m²) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus byway of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg). The Bridge structures shall be designed to meet this requirement.

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.

Provide a water main extension and fire hydrants to satisfy this requirement. The water system shall be designed to meet the fire flow requirements of Appendix B of the 2006 International Fire Code.

Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height; proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

Stormwater: No Comments.

Wastewater: No Comments.

Transportation: Sidewalk required along 45th St. and along bridge.

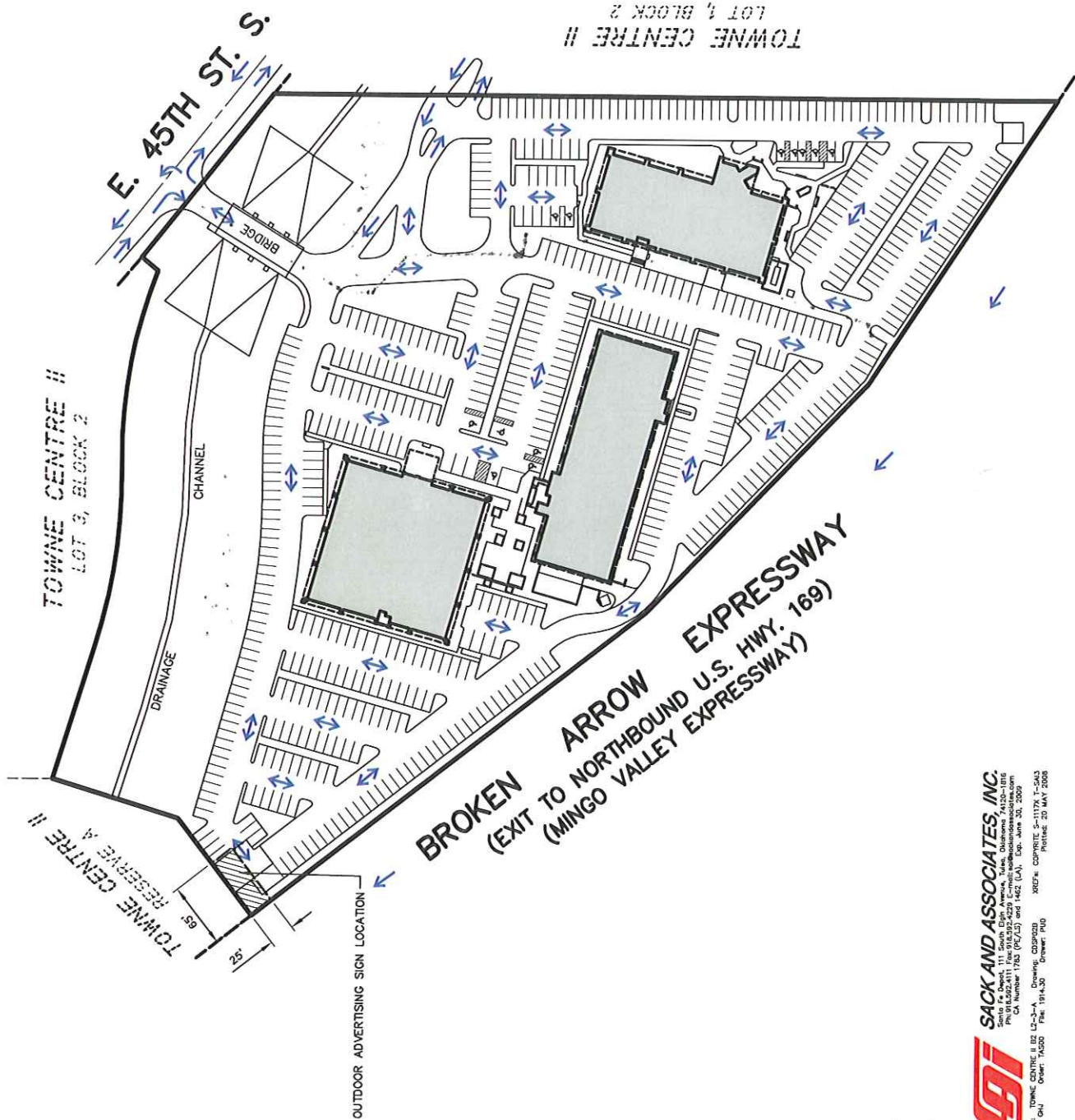
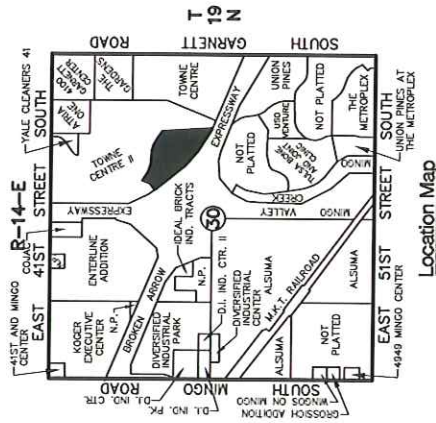
Traffic:

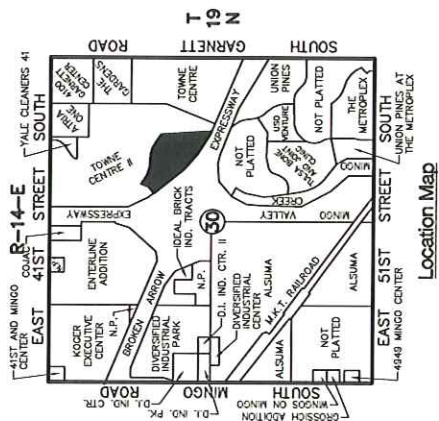
GIS: No Comments.

Street Addressing: No comments.

County Engineer: No Comments.

Circulation Plan
EXHIBIT 'B'
Corridor District Site Plan Number





0 400 800
SCALE IN FEET

Towne Centre II

Surrounding Area

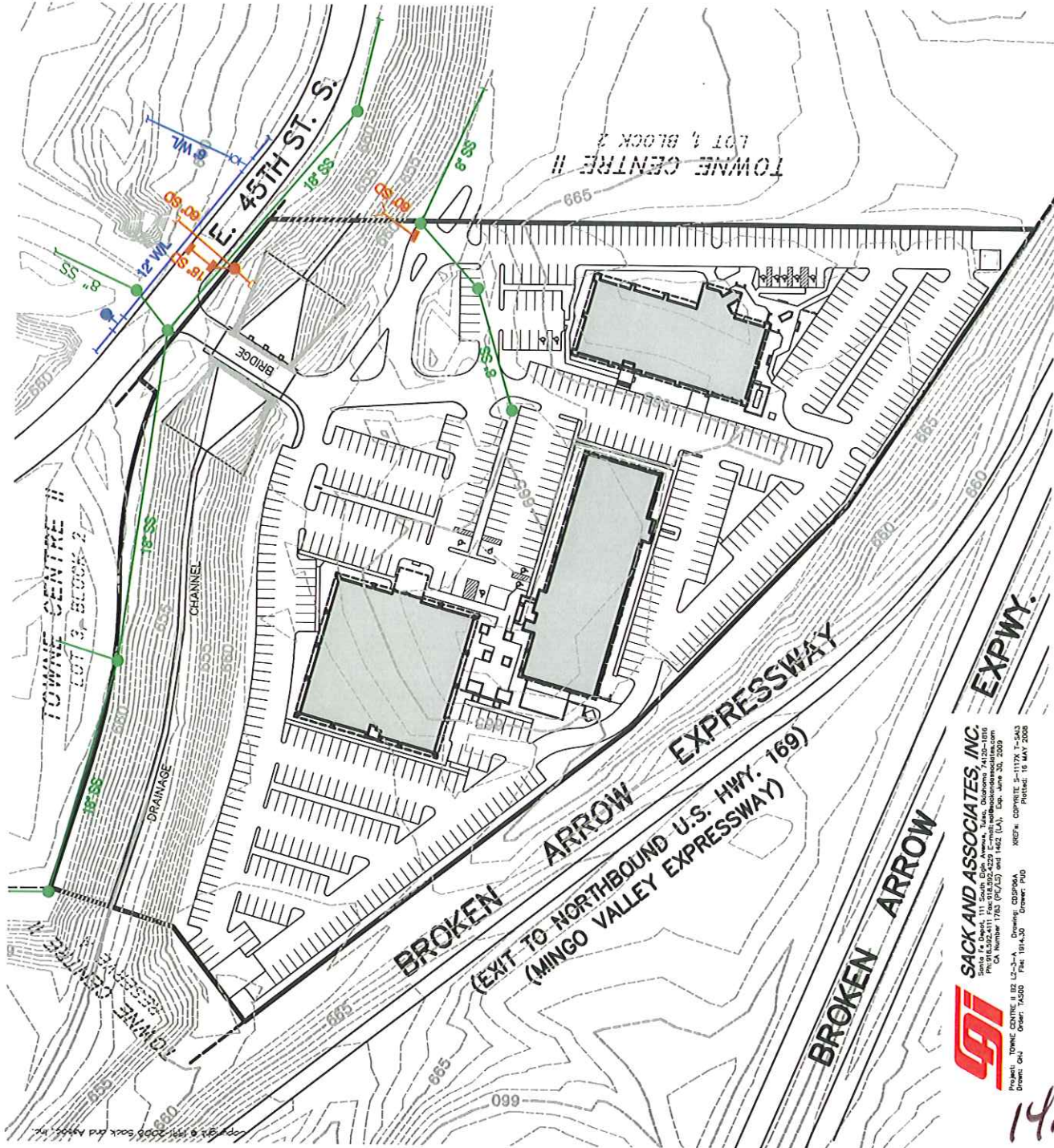
EXHIBIT 'C'

Corridor District Site Plan Number _____



SACK AND ASSOCIATES, INC.
Sack & Associates, Inc. 111 South 10th Avenue, Suite 100, Oklahoma City, Oklahoma 73101-1016
Phone: (405) 241-1111 Fax: (405) 241-1112
Project: TOWNE CENTRE II EXHIBIT 'C' - A. Drawing: CDS004A
Drawn: GHJ Order: TAD00 File: 1914.30 Drawn: PLO
Printed: 15 MAY 2008

14.13



Towne Centre II

Topography and Utilities

EXHIBIT 'E'

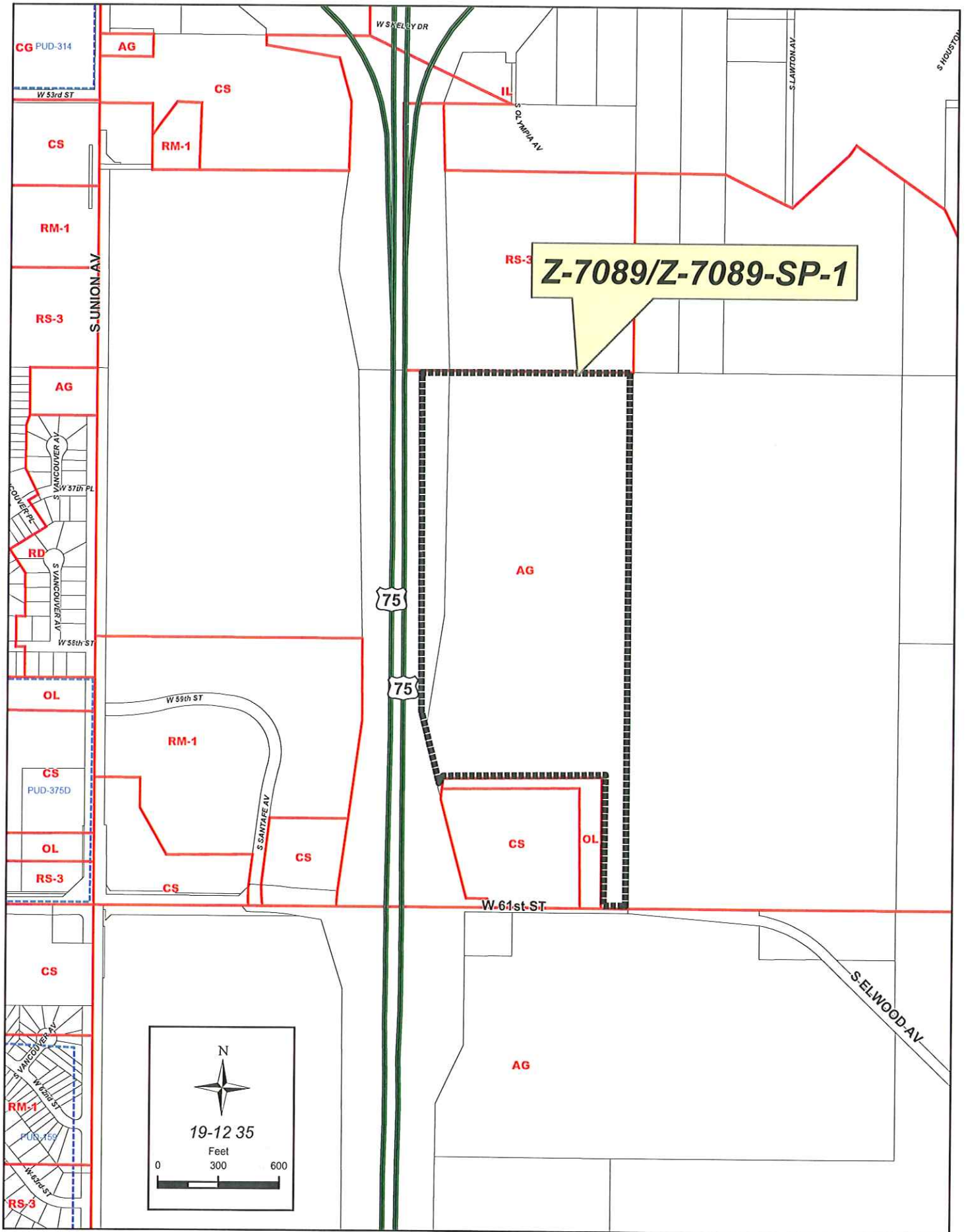
Corridor District Site Plan Number



SACK AND ASSOCIATES, INC.
 111 South Gate Avenue, Suite 100
 San Jose, CA 95128-1111
 Phone: (408) 935-4229 Fax: (408) 935-4230
 Email: info@sackandassociates.com
 Website: www.sackandassociates.com

Project: Towne Centre II, 111 South Gate Avenue, Suite 100, San Jose, CA 95128-1111
 Drawn: CHL Date: 10/14/03
 Check: TAD Date: 10/14/03
 Project: 10 MAY 2008

14.15





N

Z-7089 /
Z-7089-SP-1

19-12 35

Feet
0 200 400

SUBJECT
TRACT

75

75

W 59th ST

S SANTA FE AV

W 61st ST

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

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

TRS 9235

Atlas 667/774

CZM 46

PD-8 CD-2

TMAPC Hearing Date: July 2, 2008 (continued from 3/5, 3/26, 4/16/08, 5/7/08 and 6/4/08)

Applicant: Roy D. Johnsen

Tract Size: 37.13 ± acres

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

EXISTING ZONING: AG

EXISTING USE: Vacant

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

PROPOSED ZONING: CO

PROPOSED USE: Mixed use

RELEVANT ZONING HISTORY:

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

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

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

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

15.5

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

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

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

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

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

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

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

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 50.46± acres in size and is located northeast corner of West 61st Street South and Highway 75 South. The property appears to be vacant and wooded and is zoned AG. The portion of the site to be developed is 37.13 acres with a 13.33 +/- acre undeveloped buffer area to be dedicated along the north and east boundaries.

STREETS:

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

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

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

15.6

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

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

STAFF RECOMMENDATION FOR ZONING:

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

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

STAFF RECOMMENDATION FOR CORRIDOR DEVELOPMENT PLAN:

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

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

The subject tract is abutted on the east by vacant land, zoned AG. The western boundary of the Turkey Mountain Wilderness Area is located ¼ mile, or 1,320 feet to the east of the subject tract. To the north is 28 +/- acre Westside YMCA zoned RS-3 and IL. Immediately south of the subject tract is vacant land, zoned OL and CS, and 61st Street South. The property is abutted on the west by U.S. Highway 75, zoned AG, and across the highway by a multifamily residential development, zoned RM-1, and Bales Park, zoned AG.

Corridor Development Plan Z-7089-SP-1 site as submitted is comprised of 50.46 acres. This development plan has been granted continuance by the TMAPC several times to allow the applicant and the adjacent property owner to the north, the Westside YMCA to address various issues, particularly buffering and access. Subsequently, the applicant is withdrawing this 13.33 acres along the east and north boundary of the subject tract from the application. These 13.33 acres will remain zoned AG and will provide a buffer and a means of access from 61st to the main campus of the YMCA tract (see Exhibit A) either through a mutual access easement or could be split from the subject tract and conveyed to the YMCA directly. In

summary, the developable portion of the site will now be limited to 37.13 acres while the 13.33 acre buffer area is withdrawn from the application and will remain zoned AG.

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

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

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

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

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

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

Therefore, staff recommends **APPROVAL** of Z-7089-SP-1 as a conceptual plan with development standards, subject to the following conditions:

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

Development Area A (Expressway Frontage Retail/Office)

Gross Land Area: 28.26 acres
1,231,005 square feet

Permitted Uses:

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

Maximum Building Floor Area:

Use Units 11, 12, 13, 14 and 19
excepting hotel/motel use (.25 FAR): 307,751 sq. ft.

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

Maximum Building Coverage: 30 % of net lot area

Minimum Building Setbacks:

From right of way of corridor collector street	20 ft.
From north boundary of Area A	100 ft.
From south boundary of Area A	20 ft.
From east boundary Area A	20 ft.
From west boundary of Area A	50 ft.
From interior lot line	10 ft.

Maximum Building Height: 65 ft.

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

Minimum Landscaped Area: 10% of net lot area

Use Limitations:

The north 100 feet of Area A shall be limited to open space use, maintained in a substantially natural state, provided however, the open space area may be used for storm water detention facilities and the west 150 feet of the north 100 feet of Area A may be used for surface off-street parking.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an

adjacent residential area or street right-of-way. No light standard shall exceed 25 feet in height.

Signs:

Signs shall be limited to:

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

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

Gross Land Area: 8.87 acres
386,377 sq. ft.

Permitted Uses:

Uses permitted by right within Use Unit 8 - Multifamily Dwelling and Similar Uses; Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12. - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities; Office/Warehouse uses which may include sales, service and warehousing of business products and household goods, provided that the exterior storage of materials and merchandise shall be prohibited and service activities shall be conducted within an enclosed building; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:

Use Units 11, 12, 13, 14 and 19
excepting hotel/motel use (.25 FAR): 96,594 sq. ft.

Use Units 19 limited to hotel/motel uses (.60 FAR): 231,826 sq. ft.

Office warehouse uses not to exceed (.50 FAR): 193,188 sq. ft.

Multifamily uses NA

Maximum Building Coverage: 30 % of net lot area

15.10

Maximum Number of Dwelling Units: 30 dwelling units per acre*

**The permitted intensity of residential/care facilities (Use Unit 8) shall be determined by applying a floor to area ratio (FAR) of .45 and a land area per dwelling unit (LA/DU) of 1000 square feet LA/DU.*

Minimum Livability Space per Dwelling Unit: 300 sq. ft.

Minimum Building Setbacks:

From centerline of 61 st Street	135 ft. *
From corridor collector street ROW	20 ft.
From north boundary of area B	10 ft.
From east boundary of area B	35 ft.
From interior lot line	10 ft.

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

Maximum Building Height: 65 ft.

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

Minimum Landscaped Area:

Nonresidential uses	10% of net lot area
Residential uses	25% of net lot area

Lighting:

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

Signs:

Business and Residential signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed and no wall signs shall be affixed to the east building walls.
- (b) One project identification ground sign to be located along the 61st Street frontage, not exceeding 25 feet in height and 300 feet of display surface area.

15.11

- (c) One center tenant directory sign along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the secondary collector not exceeding 8 feet in height and 64 square feet of display surface area.
- (e) Residential use signs shall be limited to one identification sign for each residential development not exceeding 8 feet in height and 64 square feet of display surface area.

General Requirements Development Areas A & B

Landscaping

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

Screening

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

Access and Circulation

Access is to be derived from an interior collector street system having one point of access to 61st Street. Each phase of the Corridor District development shall be provided access to the interior collector street system.

A frontage road along the Highway 75 ROW is planned by the ODOT. When applicable, special consideration will be given to coordinate efforts within Development Area A that will provide future access from the development tract to the proposed frontage road.

Parcelization

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

Transfer of Allocated Floor Area

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

3. No zoning clearance permit shall be issued for a lot within the development area until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers) shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas and shall not exceed a height of 25'. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.
9. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
10. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a commercial collector public street. The maximum vertical grade of streets shall be ten percent.
11. The City shall inspect all streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
12. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan

conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.

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

TAC Comments:

General: No comments.

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

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

Exceptions:

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

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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

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

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

TMAPC Transportation:

- MSHP: 61st St., between US_75 and Elwood Ave designated secondary arterial.
- LRTP: US-75, between I-44 and 61st St. S., planned 6 lanes. 61st St., between US_75 and Elwood Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: Trail/Sidewalk/Bikeway is planned to ultimately connect Bales Park to Turkey Mountain. Request that Sidewalk along 61st be constructed to trail width, (10 ft.)

15.14

- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

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

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

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

05-07-08

15.15

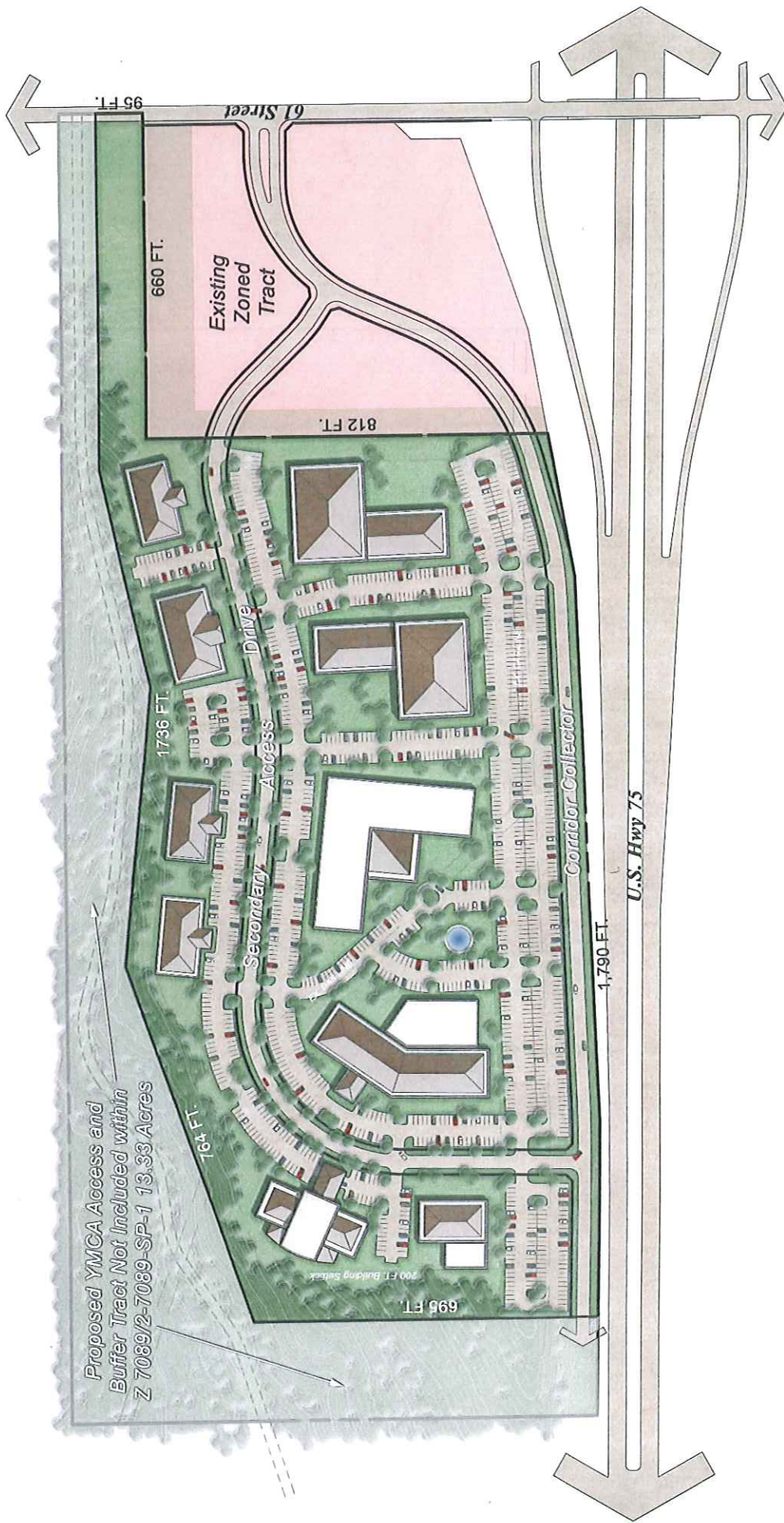


Exhibit A Conceptual Site Plan 15.16



Pittman Poe
& ASSOCIATES, INC.
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#4391 6/19/00

Golf & Resort Communities, Land Planning
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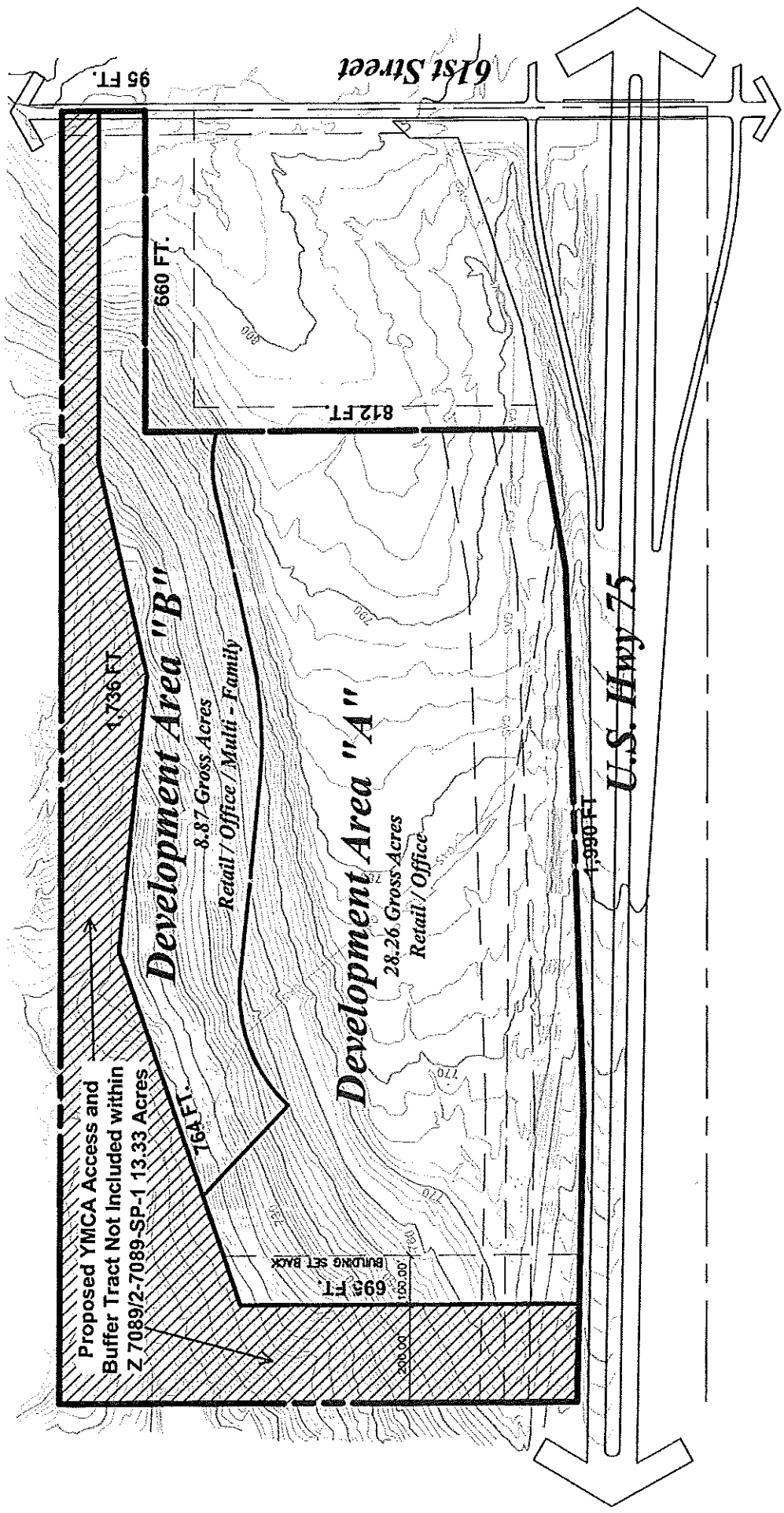
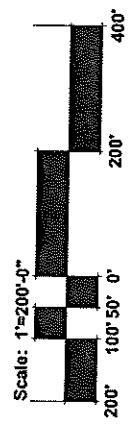


Exhibit B
Development Areas



Scale: 1"=200'-0"

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#4991

6/19/08

15.17

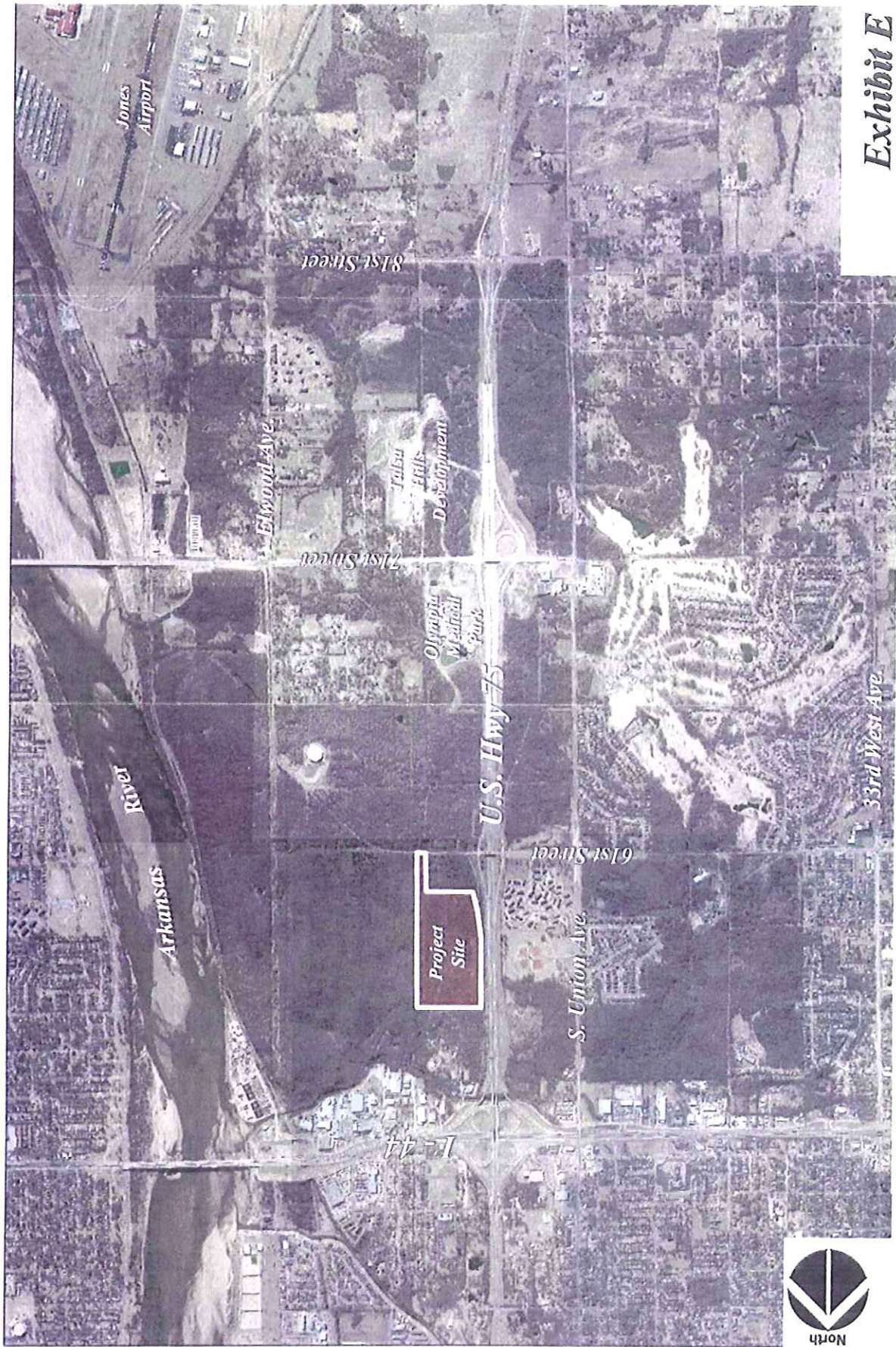


Exhibit E
Proximity Map
15.19

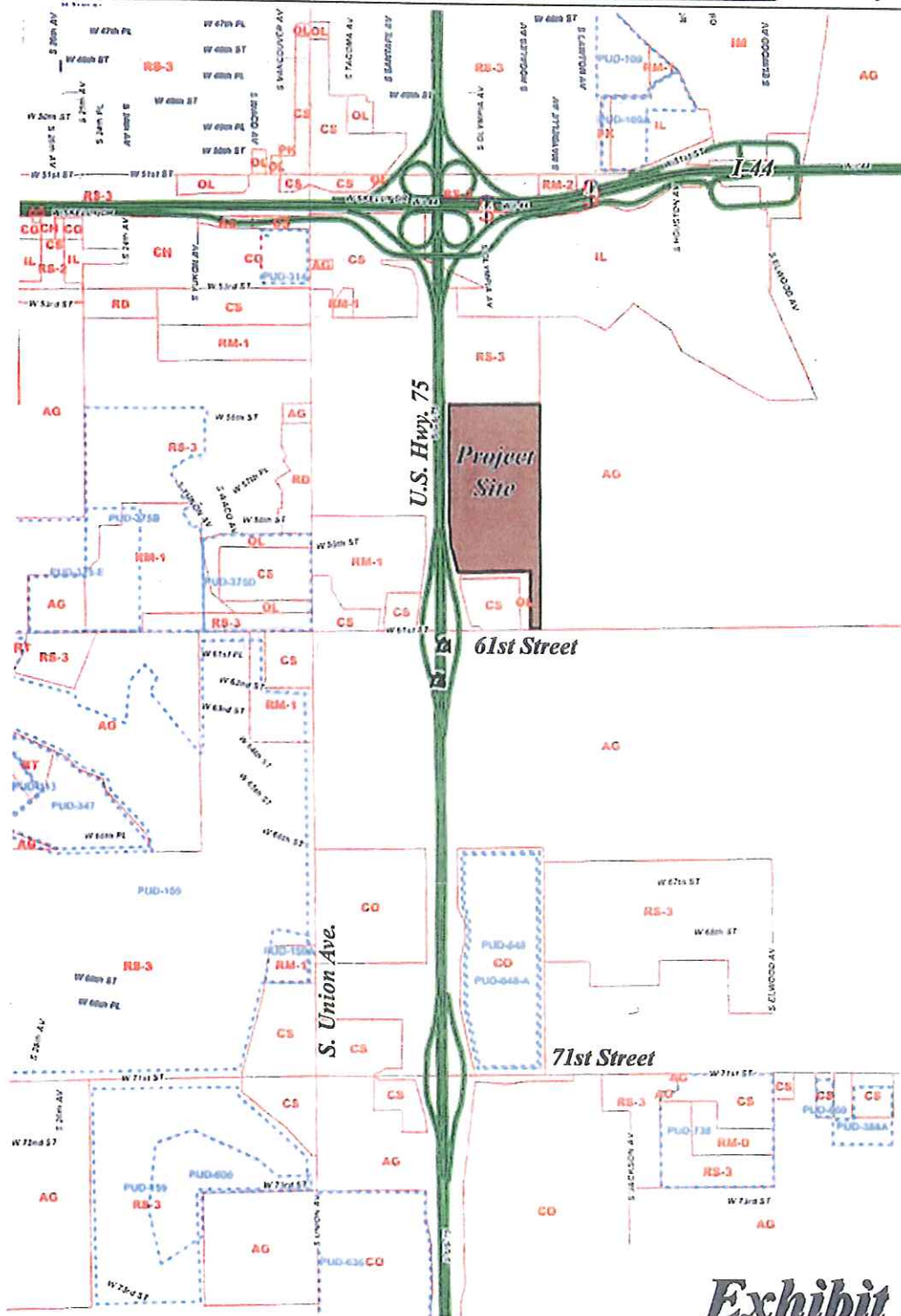
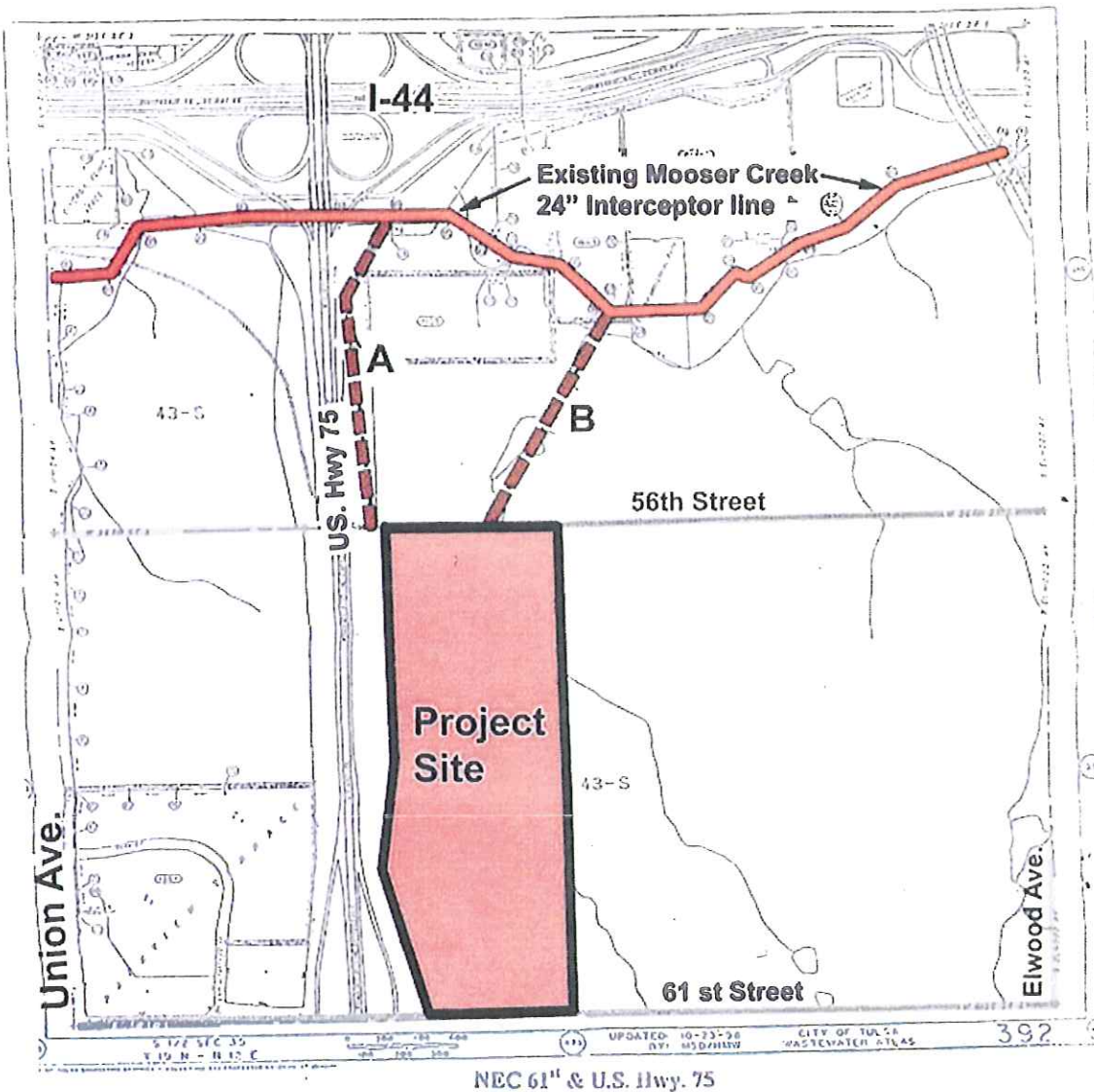


Exhibit F
Surrounding Zoning

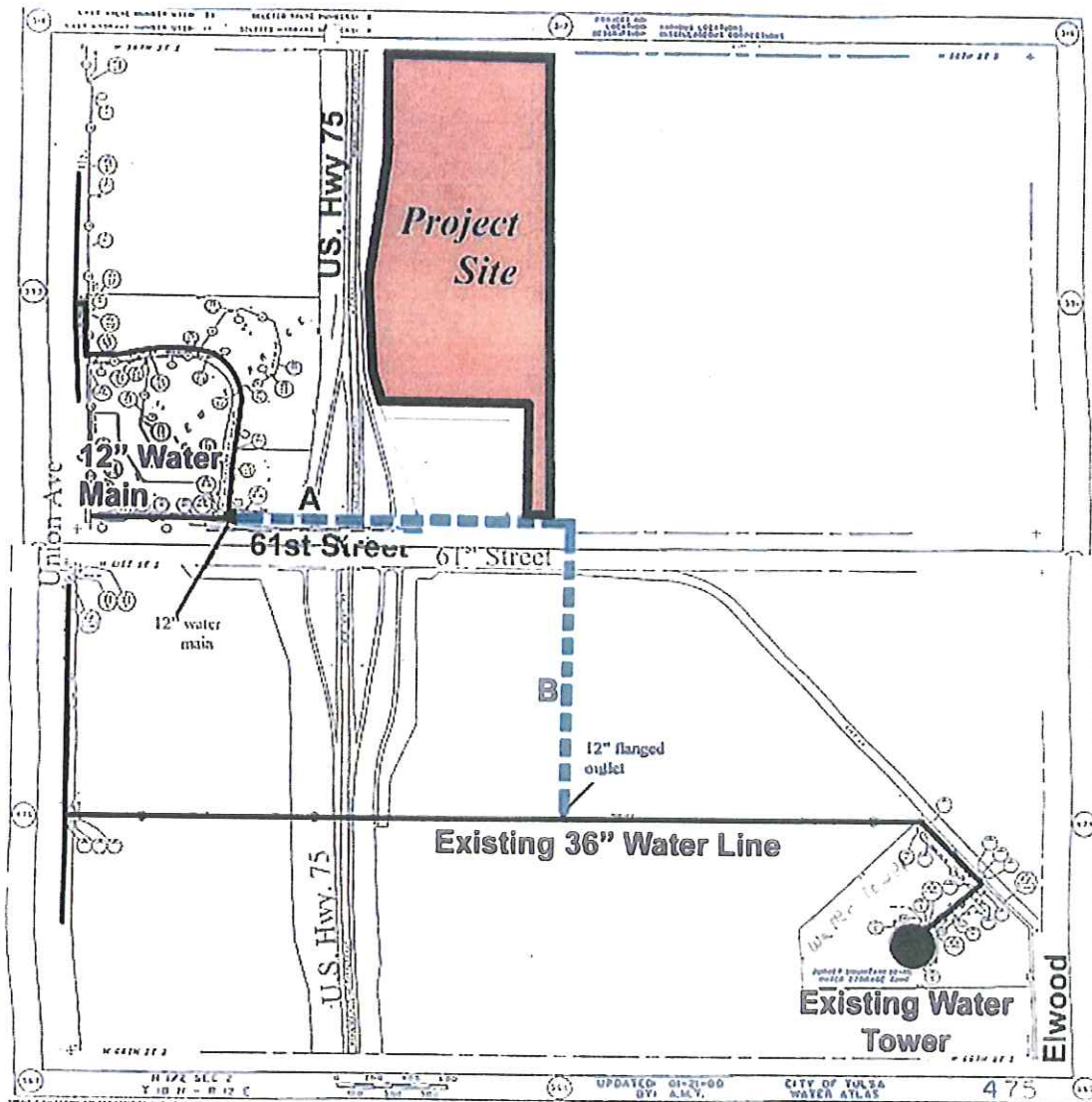


Option A Aprox. 1,650 ft. north of Northwest corner of property

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

Exhibit G
Sewer

EXHIBIT G 15.2



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

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

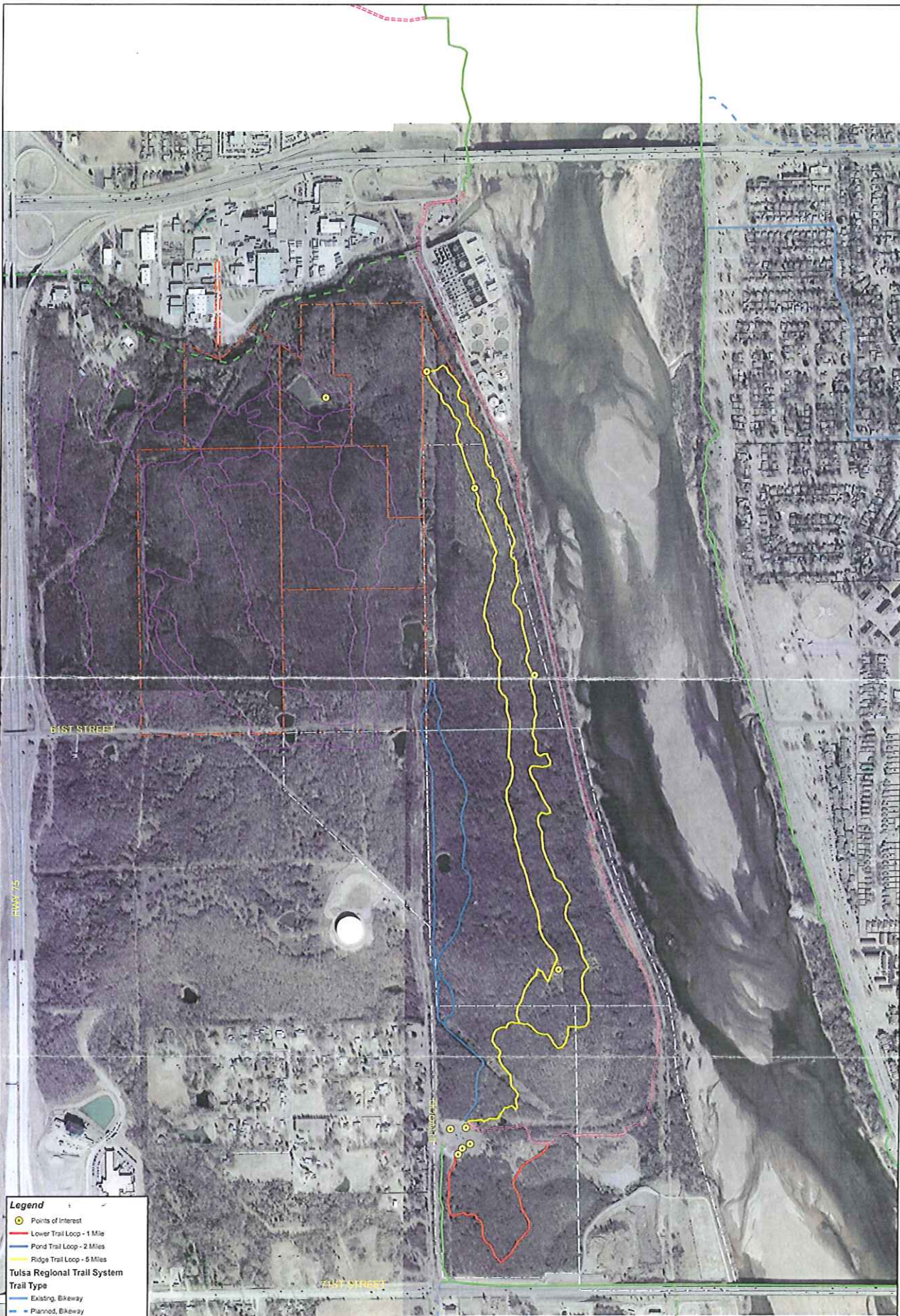
Either option will require a 12" water line to be built across the 61st Street frontage of the property.

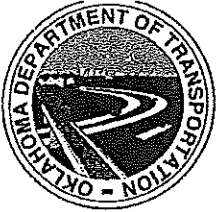
Exhibit H Water



EXHIBIT I
15.23

Turkey Mountain Park Area Trails





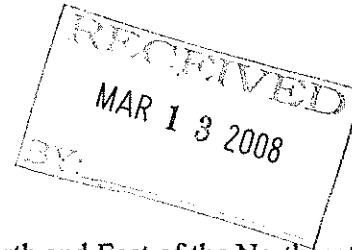
OKLAHOMA DEPARTMENT OF TRANSPORTATION

P.O. Box 660
4002 North Mingo Valley Expressway
Tulsa, OK 74101-0660

Office: 918.838.9933
Fax: 918.832.9074

March 12, 2008

Tulsa Metropolitan Area Planning Commission
INCOG - 201 West 5th Street, Suite 600
Tulsa, OK 74103



RE: Rezoning from AG Agriculture to CO Corridor District, North and East of the Northeast Corner of the Intersection of Highway US-75 and West 61st Street South in the City of Tulsa, Oklahoma.

Dear Commission:

The Oklahoma Department of Transportation has reviewed the referenced application which borders US-75. Please be advised that the existing capacity of a 10 mile corridor along US-75, from SH-67 extending North to I-44, has been identified as insufficient. This corridor's Environmental Assessment has received clearance from the Federal Highway Administration and functional plans have been developed. Enclosed are copies of the functional plans, between West 61st Street and I-44, which shows a frontage road along the East side of US-75. **Please note these plans are metric.**

Please reserve the rights-of-way shown in the attached functional plans to minimize any adverse impact to the corridor in the future.

Thank you for the opportunity to review this application.

Sincerely,

Randle White, P.E.
Division Engineer

RWW:rw

cc: Planning and Research Division
Project Management Division
Right of Way Division
file

"The mission of the Oklahoma Department of Transportation is to provide a safe, economical and effective transportation network for the people, commerce and communities of Oklahoma."

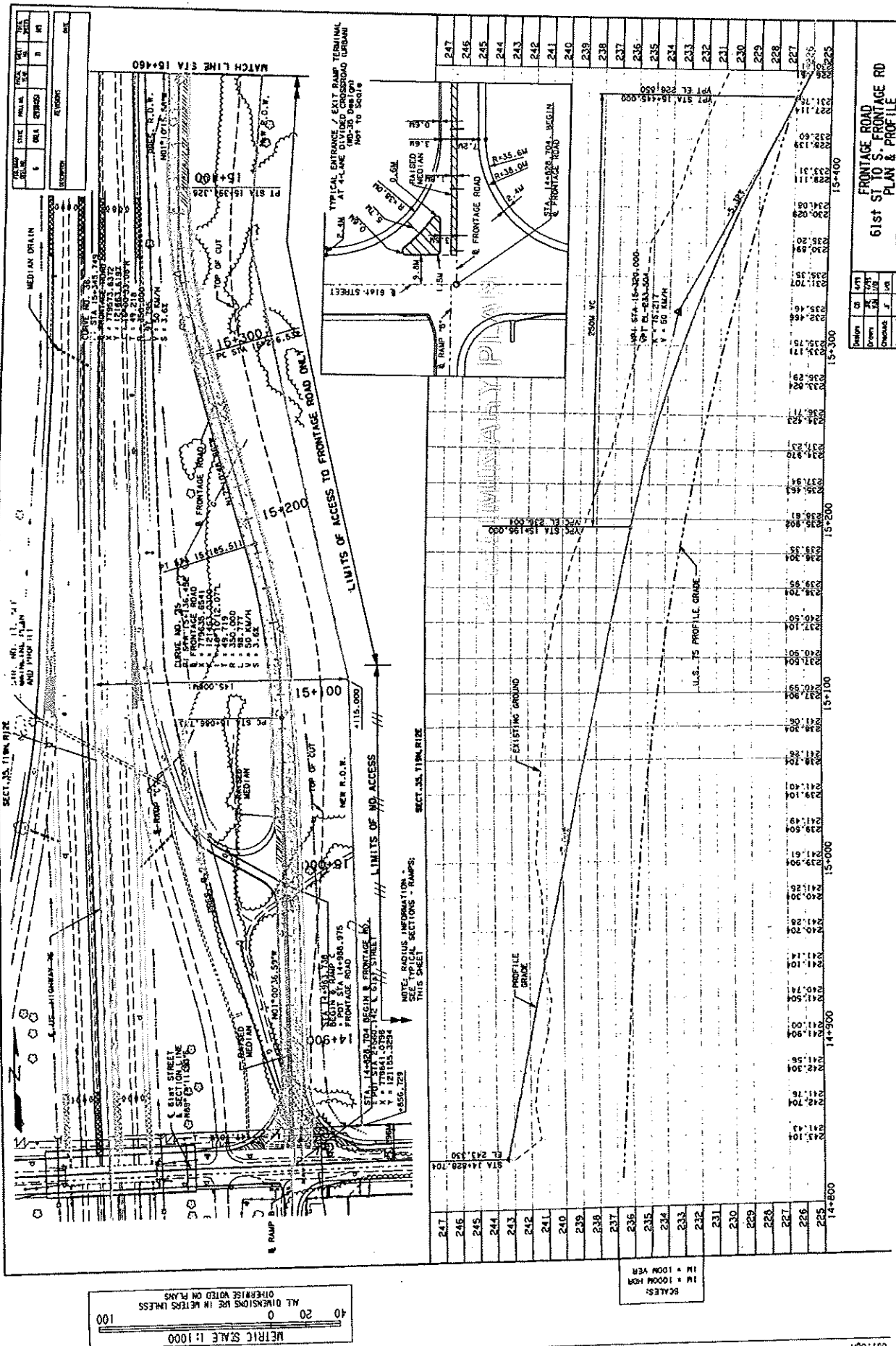
AN EQUAL OPPORTUNITY EMPLOYER

EXHIBIT K 15.24

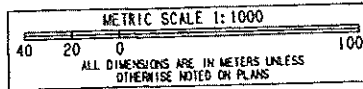
STATE JOB NO. 12938 (05)

15.25

22



15.24

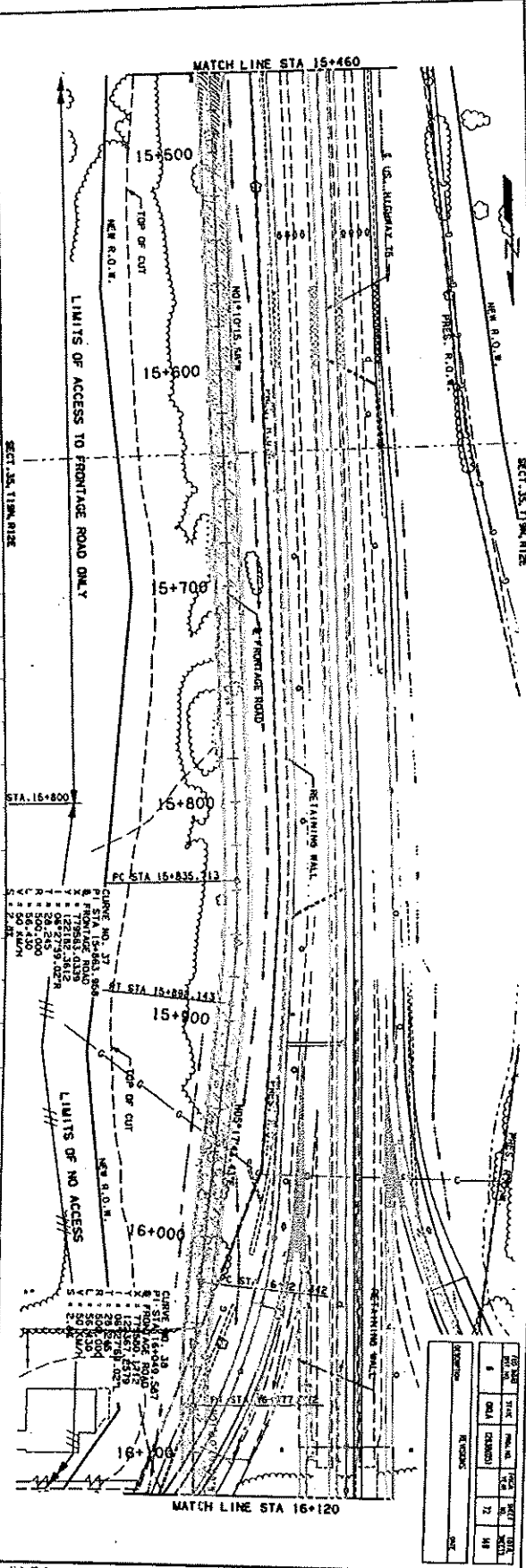
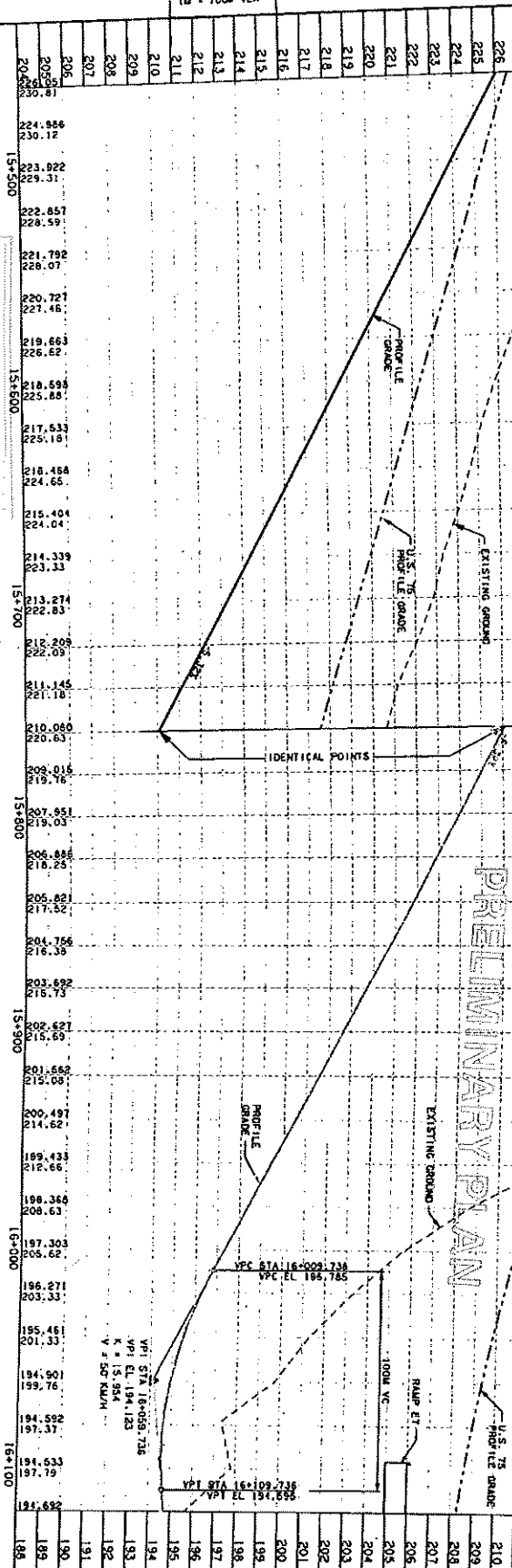


SCALES:
1M = 100M HOR
1M = 100M VER

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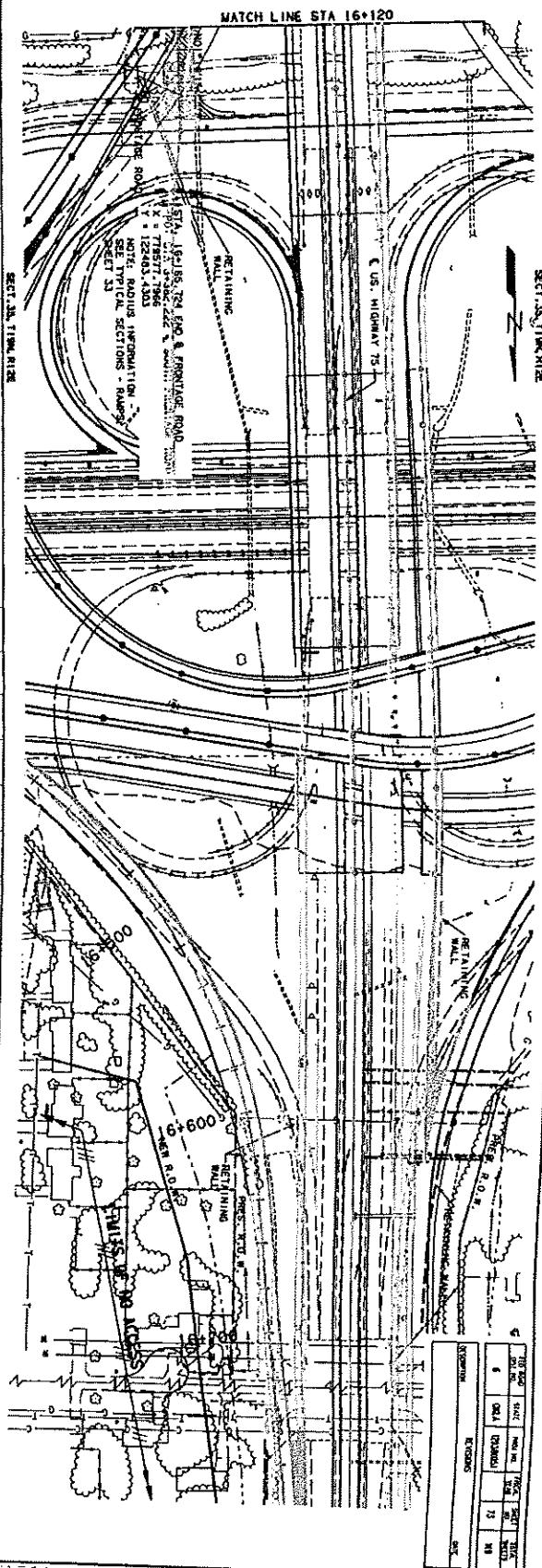
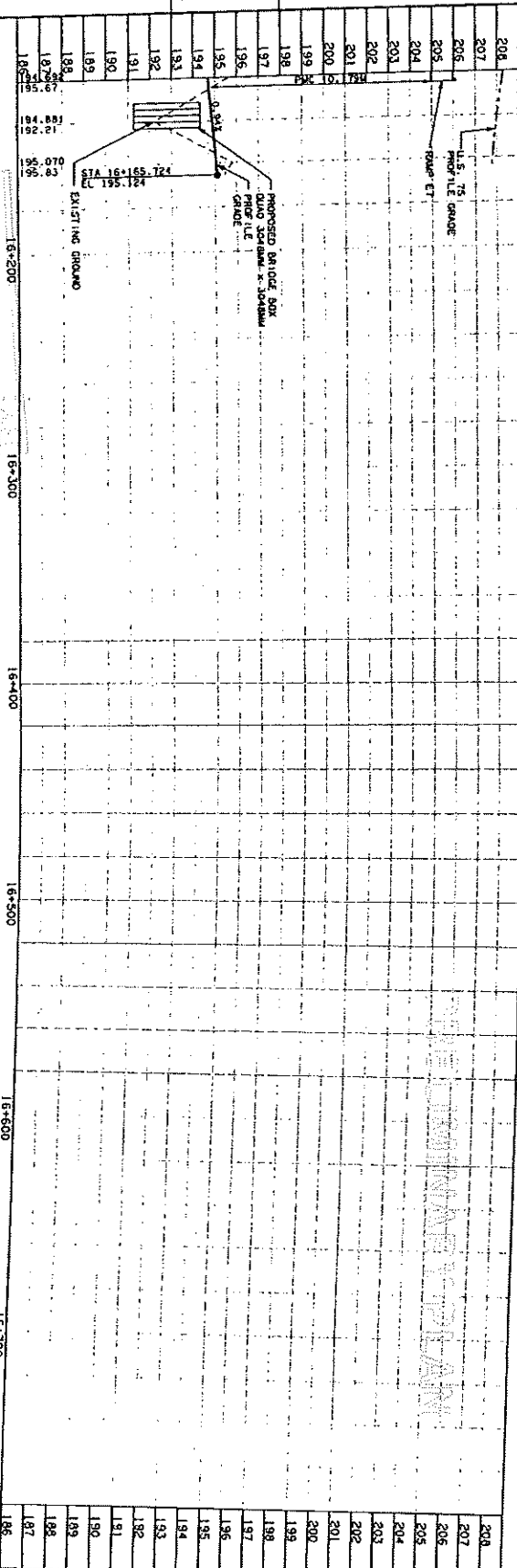
Prep	CD	CHK
Drawn	AK	UTB
Checked	AK	UTB
Approved	AK	UTB

FRONTAGE ROAD
61ST ST TO S. FRONTAGE RD
PLAN & PROFILE
STA 15+460.000 TO 16+120.000



15.27

SCALES:
 1M = 1000M HOR
 1M = 100M YER



2008-01-22

FRONTAGE ROAD
61st ST TO S. FRONTAGE RD
PLAN & PROFILE

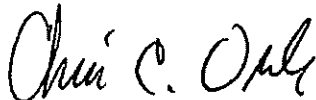
15.28

I am writing to express my objection, in the strongest possible terms, to the proposed re-zoning of Turkey Mountain for commercial development. Among the reasons for my objections are those listed below.

- Turkey Mountain is an urban wilderness area where hikers, bicyclists, and equestrians can go to enjoy a small wilderness area close to home. Most cities have nothing like this and it is one of the real gems in the Tulsa recreation scene. The closest place from Tulsa to anything similar is Lake Keystone.
- Turkey Mountain is home to several off road mountain bike and foot races each year. This brings visitors from as far away as Oklahoma City and even some of the surrounding states. Visit Turkey Mountain on any weekend when the weather is good and look at all the out of state tags. It is a big draw for anyone interested in mountain biking. I've talked to visitors from Colorado who are shocked and impressed that we have such a great place to ride/hike in Oklahoma. I promise you that Turkey Mountain in its present form will draw more tourists than another nondescript strip mall.
- The proposed development would begin to encroach on the YMCA located in the Turkey Mountain area. This is a popular location for youth summer camps and I believe having commercial development so close would curtail the kid's activities or create a safety concern. I have seen first hand some of the forts and log houses the kids have built during camp. This may be the only exposure to wilderness some of the kids living in the asphalt jungle ever get.
- Highway 75 is crowded enough without more development along its corridor. And if you think it's bad, check out the 61st and Elwood area. That road is narrow and dangerous and certainly doesn't need any more traffic that it already carries, which is probably already too much.

I strongly urge you to resist development of the Turkey Mountain area. We have no land shortage. There is ample room for development elsewhere. We do have a shortage of urban wilderness and we are foolish if we start down the road of destruction of what little we've got.

Chris Duke



15.29

Huntsinger, Barbara

From: Roland, Pamela S [Pamela.Roland@sjmc.org]
Sent: Wednesday, May 14, 2008 3:21 AM
To: Huntsinger, Barbara
Subject: please give to each Commissioner



Barbara,

Please give a copy of this letter to each Board Member of TMAPC. I appreciate it.

Dear Commissioners,

I am writing to each of you concerning item Z-7089/Z-7089-SP-1, Northeast corner of W. 61st & HWY 75. I am not against developing this land. Rezoning it AG to CO would be appropriate. However, I do have a concern which I feel needs addressed. The infrastructure on W. 61st St. is not adequately prepared to handle the increase of traffic that would occur once development begins. This proposed development would only allow one point of entry & exit which is on W. 61st St.

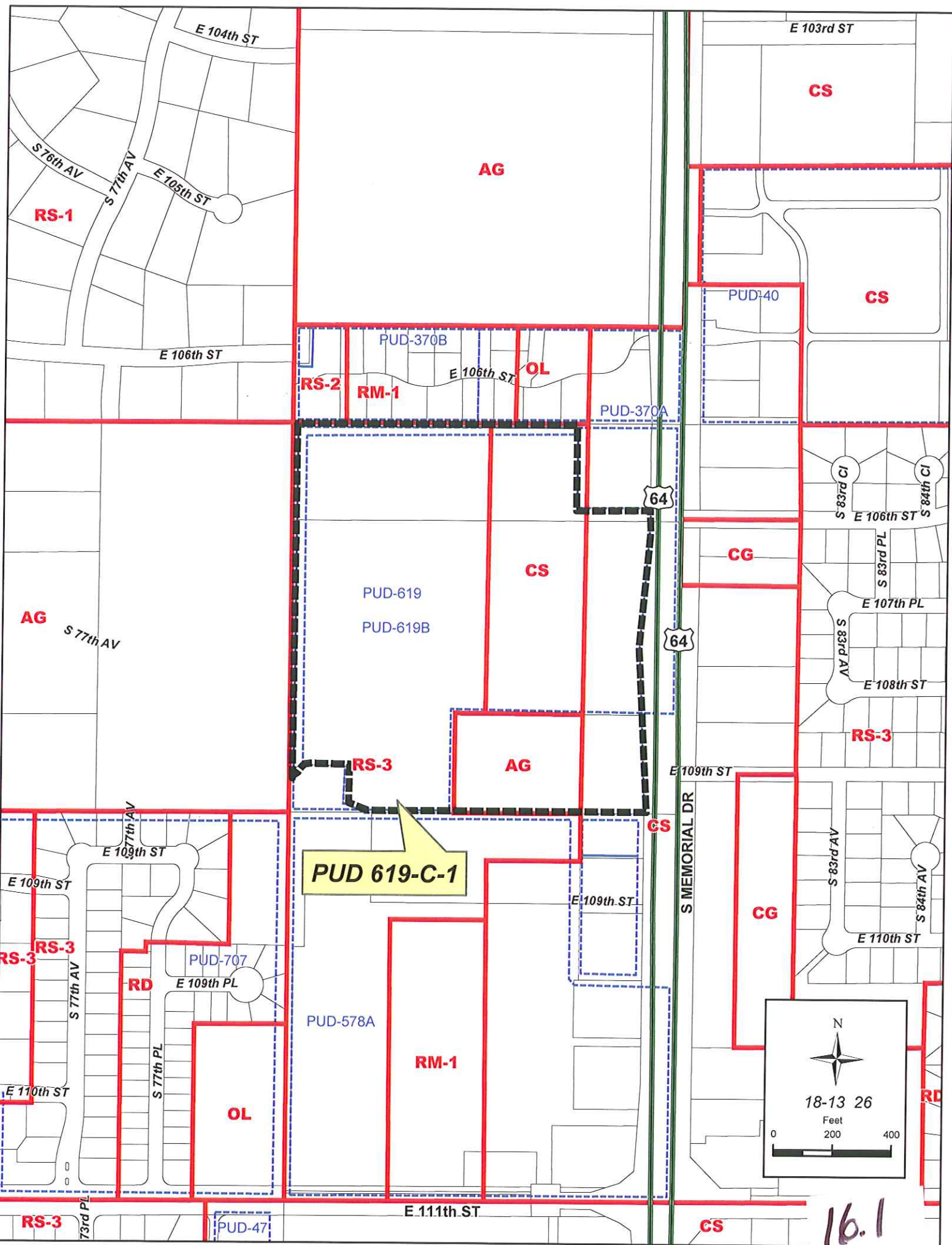
West 61st is a narrow 2 lane road with no shoulder and significant drop offs in some areas. Another danger on 61st is the exits off Highway 75 both north and south bound. The exits have limited vision due to the bridge going over Highway 75. Changing the zoning would be in harmony with other development in the area such as Tulsa Hills and Olympia Park both located at 71st and Highway 75 but I want to point out these developments have the appropriate infrastructure to support the projects and community. The infrastructure on W. 61st simply cannot support commercial projects at this time. Perhaps traffic lights at Highway 75 exits and widening of the road between the project entrance and Highway 75 should take place before zoning changes be considered. I hope that each of you weigh these issues carefully when making your decision.

Sincerely,
Pamela Roland

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you have received this message in error, you are hereby notified that we do not consent to any reading, dissemination, distribution or copying of this message. If you have received this communication in error, please notify the sender immediately and destroy the transmitted information.

5/14/2008

15.30



PUD 619-C-1



18-13 26

Feet

0 200 400

16.1



18-13 26

PUD 619-C-1

Feet
0 200 400

16.2

E 106th ST

E 106th ST

E 106th St

64

64

S MEMORIAL DR

E 109th ST

E 109th ST

16.3



18-13 26

PUD 619-C-1

Feet

0 100 200



July 2, 2008

STAFF RECOMMENDATION

PUD-619-C-1: Minor Amendment – North of the northwest corner of South Memorial Drive and East 11th Street; memorial Commons; TRS 18-13-26; CZM 57; Atlas 2673; PD26 CD8; CS/OL/RS-3/PUD.

The applicant is requesting a minor amendment to establish development standards for a previously approved use within Lot 1, Block 3 – Memorial Commons.

The February 6, 2008 TMAPC approval of PUD-619-C included the approval of the Hotel/Motel use only within Use Unit 19, anywhere within PUD-619-C. However, that TMAPC approval included setback standards which were specific to the hotel/motel use being located on Lot 1, Block 2 – Memorial Commons, and did not consider the location of the hotel/motel use anywhere else within the PUD.

Specifically the 2/6/08 approval of PUD-619-C included the following as height and setback standards specifically for the hotel/motel use:

Hotel—Motel:

From South Memorial Drive right-of-way	350 FT
From the west boundary	600 FT
From the north boundary	50 FT
From the south boundary	25 FT

Internal building setbacks shall be established by the detail site plan review.

Maximum Building Height:

Hotel—Motel	75 FT
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Minor amendment PUD-619-C-1 proposes to establish the following building height and setback standards for the hotel/motel use on Lot 1, Block 3 – Memorial Commons. These standards affect the approved hotel/motel use only:

Hotel—Motel:

From South Memorial Drive right-of-way	850 FT
From the west boundary of the PUD	150 FT
From the north boundary of the PUD	850 FT
From the south boundary of the PUD	30 FT

Internal building setbacks shall be established by the detail site plan review.

16.5

Maximum Building Height:

Hotel—Motel

75 FT

This portion of PUD-619-C (Lot 1, Block 3) is abutted by unplatted, AG zoned property on the west owned by Alan Carlton. Mr. Carlton was instrumental in developing the applicable standards for PUD-619-Cas his property is directly impacted by development within PUD-619. Staff understands that Mr. Carlton does not oppose this amendment.

The property immediately adjacent to the south is owned by the City of Tulsa and has been developed as a stormwater detention facility. The property to the immediate southeast is zoned RS-3 and is part of the mutli-zoning district PUD-578-A (CS, RM-1, RS-3), platted as Lots 1 and 2, Wal-Mart Super Center #1597-03. PUD-578-A is currently limited to commercial uses and the tract in question is a "land locked" tract, with no access to a street. It is staff's opinion that PUD-578-A, Wal-Mart Super Center #1597-03 will be developed commercially to the limits of PUD-619.

Therefore, staff recommends **APPROVAL** of PUD-619-C-1 subject to the following conditions (amended standards herein are underlined; all other development standards of PUD-619-C remain in effect and are listed below for convenience):

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

AREA:

Net:	34.3 AC	1,494,108 SF
Gross:	36.7 AC	1,597,533 SF

PERMITTED USES:

Permitted uses shall include the uses permitted as a matter of right in the CS --Commercial Shopping Center District, Use Unit 19, Hotel, Motel and Recreation for a Health Club/Spa and an enclosed swimming pool use only; Use Unit 20 – Recreation: Intensive for an unenclosed swimming pool only; and uses customarily accessory to permitted uses but shall exclude Use Unit 12A.

MAXIMUM PERMITTED FLOOR AREA:

Commercial	333,433.65 SF
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MAXIMUM BUILDING HEIGHT:

Commercial Buildings	35 FT
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16.6

<u>Hotel—Motel</u>	<u>75 FT</u>
Health Club/Spa	
Parapet	42 FT
Skylight	57 FT

MINIMUM BUILDING SETBACKS:

Commercial Buildings:

From South Memorial Drive right-of-way	70 FT
From the west boundary	100 FT
From the north boundary	50 FT
From the south boundary	25 FT

Hotel—Motel:

<u>From South Memorial Drive right-of-way</u>	<u>850 FT</u>
<u>From the west boundary of the PUD</u>	<u>150 FT</u>
<u>From the north boundary of the PUD</u>	<u>850 FT</u>
<u>From the south boundary of the PUD</u>	<u>30 FT</u>

Internal building setbacks shall be established by the detail site plan review.

OFF-STREET PARKING: As required by the applicable Use Unit.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

A minimum of 10% of the net land area shall be improved in accord with the Landscape Chapter of the Tulsa Zoning Code as internal landscaped open space, which shall include at least five feet of public street frontage landscaped area.

A landscaped open space not less than 75 feet in width shall be located along the west boundary of the planned unit development. A minimum of 57.5 feet of the 75 feet width shall be planted in trees as a buffer zone, on a spacing pattern as designated in the approval of PUD-619-C. Approved trees shall be southern magnolia, loblolly pine, bald cypress and Canarti juniper. All trees shall be one gallon or greater size when planted. The entire buffer zone shall have irrigation provided and any trees dying shall be replaced in a timely manner and at the expense of the then-property owner(s) of any adjacent lots and reserve areas within PUD-619-C. Trees shall be planted in not less than three continuous north to south rows. The westerly-most row shall be of southern magnolias spaced not more than 12 feet on center in the north/south direction. The center row shall be of a mix of loblolly pine trees and bald cypress spaced not more than 12 feet on center in the north/south direction and offset north to south from the westerly-most row spacing. The easterly-most row shall be Canarti juniper spaced not more than six feet on center in the north/south direction. The distance between rows in an east-west direction shall be approximately 20 feet. Where location of the easterly-most row is restricted by the pond, the third row shall be of bald cypress planted along

the east bank of said pond.

For purposes of calculating the landscaping required under Section 1002 of the Tulsa Zoning Code, the South Memorial Drive street-yard shall be considered as 50 feet from the west right-of-way line.

SCREENING:*

A permanent, concrete, screening and security wall shall be constructed along the entire 1215 feet common property line between the Carlton property and Memorial Commons. All portions of said wall shall be maintained by the then owners of adjacent lots and reserve areas within Memorial Commons, and not be allowed to fall into disrepair or unsightliness. Fencing shall be Verti-Crete of Oklahoma pre-cast concrete by Liberty Pre-cast or equivalent. Fencing shall meet the following minimum standards:

- A. Footing design shall be site specific and adequate to meet all pertinent design standards or regulations incorporating reasonable safety factors, and
- B. Wall sections will have no gaps between the panel and ground, and
- C. Wall sections will have a minimum height from top to adjacent ground level of 7' 8", and
- D. All concrete will be minimum of 4000 psi compressive strength and contain not less than 7.5#/CY of Forta Ferro Fiber, and
- E. Wall sections will be painted by a manufacturer approved contractor using top-rated (per PDCA/MPI Architectural Painting Specifications Manual or equivalent) concrete paint in colors and design complementary to the adjacent buildings and the surrounding environment, and
- F. The wall shall be constructed to standards not less demanding than those specified in that certain engineering drawing by Otis C. Courtright denoted as Project Number 27320-8A.

****Note:** The applicant shall provide a certification from an engineer that the screening wall has been designed in accord with the specifications detailed in the letter of agreement dated 2/6/08 (Exhibit A-1)*

ACCESS AND CIRCULATION:

According to the Long-Range Transportation Plan, South Memorial Drive is scheduled to be widened to six lanes in 2008. Therefore, staff recommends that a Traffic Impact Study be performed by a Professional Consulting Engineer prior to the design stage (PFPI) in order to determine the best traffic control solutions. The Comprehensive Plan calls for an east-west collector street at approximately 106th Street South.

Mutual access shall be provided from the current Champions Athletic Complex to PUD-570-A (Sonic) via a mutual access easement as currently provided on the Champions Athletic Complex plat. Additional access easements to the south boundary in common with PUD-578-A (Wal-Mart) and also at the property's northeast corner (First Priority Bank) shall be provided. These mutual access easements shall be located so as to assure cross access would be possible if and when the adjacent property owners choose to open access on their properties.

PEDESTRIAN CIRCULATION:

- (a) Pedestrian circulation shall be provided by sidewalks along South Memorial Drive, on both sides of the major driveways and within the parking areas per letters c and d below.
- (b) Pedestrian access-ways through the parking lots to the buildings shall be separated by no more than 400 feet.
- (c) Pedestrian walkways shall be clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- (d) Sidewalks or walkways which cross vehicular aisles or driveways shall be distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/or by using high contrast striping.
- (e) Pedestrian access shall be provided from sidewalks along South Memorial Drive to the entrances of buildings fronting South Memorial Drive.

SIGNS:

- 1) A maximum of four business ground signs permitted on the South Memorial Drive frontage, each not to exceed 80 square feet of display surface area and ten feet in height.
- 2) One center/tenant identification ground sign shall be permitted at the southern entrance on South Memorial Drive with a maximum of 240 square feet of display surface area and 25 feet in total height.
- 3) One center/tenant identification ground sign shall be permitted at the northern entrance on South Memorial drive with a maximum of 160 square feet of display surface area and 25 feet in height.
- 4) Wall signs shall be permitted not to exceed 2.0 square feet of display surface area per lineal foot of the building wall to which it is attached. The length of a tenant wall sign shall not exceed 75% of the frontage of the tenant space. No wall signs shall be permitted on the west-facing

walls of the building within 650 feet of the west boundary of the PUD.

- 5) Building directories and occupant identity signs may be attached to building walls as permitted under the Zoning Code. Tenant signs on westernmost building shall not exceed one-half of a square foot in display surface area per lineal foot of wall.
- 6) One monument sign shall be permitted at the principal entrance to the Health Club/Spa lot (Lot 1, Block 1, Memorial Commons) with a maximum height of eight feet, a maximum length of 14 feet, and a maximum display surface area of 40 feet not including the masonry structure on which the display surface area will be located.
- 7) One monument sign shall be permitted on the north side of the northern entrance on South Memorial Drive for the identification of the principal entrance to the Health Club/Spa and the permitted hotel with a maximum height of 12 feet, a maximum length of 14 feet, and a maximum display surface area of 70 feet not including the masonry structure on which the display surface area will be located*.

Actual location and spacing will be determined at detail sign plan review.

LIGHTING:

Light standards within 200 feet of the west boundary shall not exceed 12 feet in height. Light standards within parking areas within the Health Club/Spa lot (Lot 1, Block 1, Memorial Commons) may be 25 feet high. Light standards within the remainder of the planned unit development shall not exceed 25 feet in height.

No outdoor lighting shall be permitted within the west 75 feet of the planned unit development.

All lights, including building mounted, shall be hooded and directed downward and away from the west and north boundaries of the PUD. 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 AG or RS zoned areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography shall be included in the calculations.

No decorative lighting, including but not limited to "wall wash" lighting shall be permitted on any west-facing building wall located within the western 200 feet of the PUD.

No building-mounted lighting on the west walls of any building within the west 200 feet of the PUD shall be mounted higher than 25 feet above ground level.

All lighting standards adjacent to any unenclosed swimming pool area within the PUD shall be limited to 12 feet maximum height.

EXTERIOR WALL MATERIALS:

All exterior walls of buildings within 300 feet of the west boundary of the PUD shall be constructed of similar materials as the side and front walls of such buildings and shall be of a color complementary with the side and front walls. All items affixed thereto shall be painted to match the building (this may exclude those portions of utility-owned meters prohibited from painting by the utility company).

TRASH, MECHANICAL AND EQUIPMENT AREAS:

Bulk and trash containers shall be set back from the west boundary of the PUD a minimum distance of 105 feet and shall be screened from view from the west. All screening materials shall be similar to the building materials and of a complimentary color. All screens shall be maintained by the owners of Memorial Commons and not be allowed to fall into disrepair or unsightliness.

Notwithstanding the screening fence along the west boundary of the PUD, all trash, mechanical, electrical, HVAC and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level adjacent at the west boundary of, or the west 300 feet of the north boundary of the PUD. All screens other than the screening fence along the west boundary of the planned unit development shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. All screens and fences shall be maintained by the owners of Memorial Commons and not be allowed to fall into disrepair or unsightliness.

BUILDING REAR PARAPETS:

All walls facing west and all walls facing north within 300 feet of the west boundary of the PUD shall be built with a four- to six-foot parapet to conceal roof-mounted vents and equipment. Building rear (or side where applicable) parapets shall be constructed at a height equal to the height of a front wall parapet plus the roof elevation drop across the building. For the purposes of the calculation of the required height of the parapet, the height of the front parapet shall be assumed to be two feet and the roof drop shall be assumed to be three percent from the front to the rear of the roof depth. For example, a building with depth of 75 feet with an assumed two-foot high front wall parapet and a roof drop of three percent would

require a rear parapet of 4.25 feet in height. Such building parapets shall be constructed on all buildings having their rear wall facing west or which are within 300 feet of the west boundary and facing north, provided, no such parapet shall be required to exceed six feet in height above the roof deck level immediately adjacent.

TEMPORARY SALES OFFICE FOR HEALTH CLUB/SPA:

A Temporary Sales Office for the Health Club/Spa containing not more than 2200 square feet may be located on the lot (Lot 1, Block 1, Memorial Commons) to be occupied by the Health Club/Spa subject to Detail Site Plan approval. The Temporary Sales Office may not be occupied longer than 6 months prior to the opening of the main health club/spa facility and shall be removed immediately after the issuance of a Certificate of Occupancy for the Health Club/Spa.

NOTICE:

Any future applications for use by exception or rezoning within the PUD, including lot splits/lot combinations will require advanced notice to all property owners within 300 feet of the Memorial Commons exterior boundaries plus the owners of the 46 acre property located at 10400 South Memorial Drive currently owned by Mr. A.J. (Tony) Solow. Such notice shall be given by both the owners of Memorial Commons and the TMAPC staff.

3. Other conditions of PUD-619-A not amended by PUD-619-C including reference to the agreement between Mr. Charles Norman and Mr. Alan W. Carlton, dated July 26, 2006 and noted as Exhibit 'A' to PUD-619-A, shall remain in full force and effect.
4. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
5. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC

16.12

and approved as being in compliance with the approved PUD development standards.

7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
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 PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers not 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.

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

16.13



106TH STREET

109TH STREET

S. MEMORIAL DRIVE

BANK PROPERTY

DRAINAGE CHANNEL

DRAINAGE CHANNEL

MUTUAL ACCESS DRIVE

LIFETIME FITNESS
CENTER BUILDING

Lot 1
Block 1

75' P/S
20' U/E

NEW HOTEL

Lot 1
Block 3

DOWN
STORM
WATER
DRAINAGE

MITIGATION WET POND
REQUIRED BY THE
CORPS OF ENGINEERS

MEMORIAL COMMONS
PUD 619-C
3RD AMENDED EXHIBIT A
SITE PLAN

DeShazo, Tang & Associates, Inc.

16.14

A100

SHEET

DATE

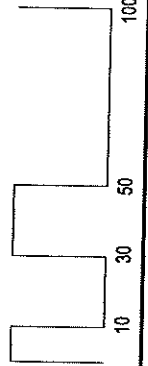
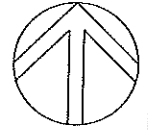
BY

SCALE

LEGEND

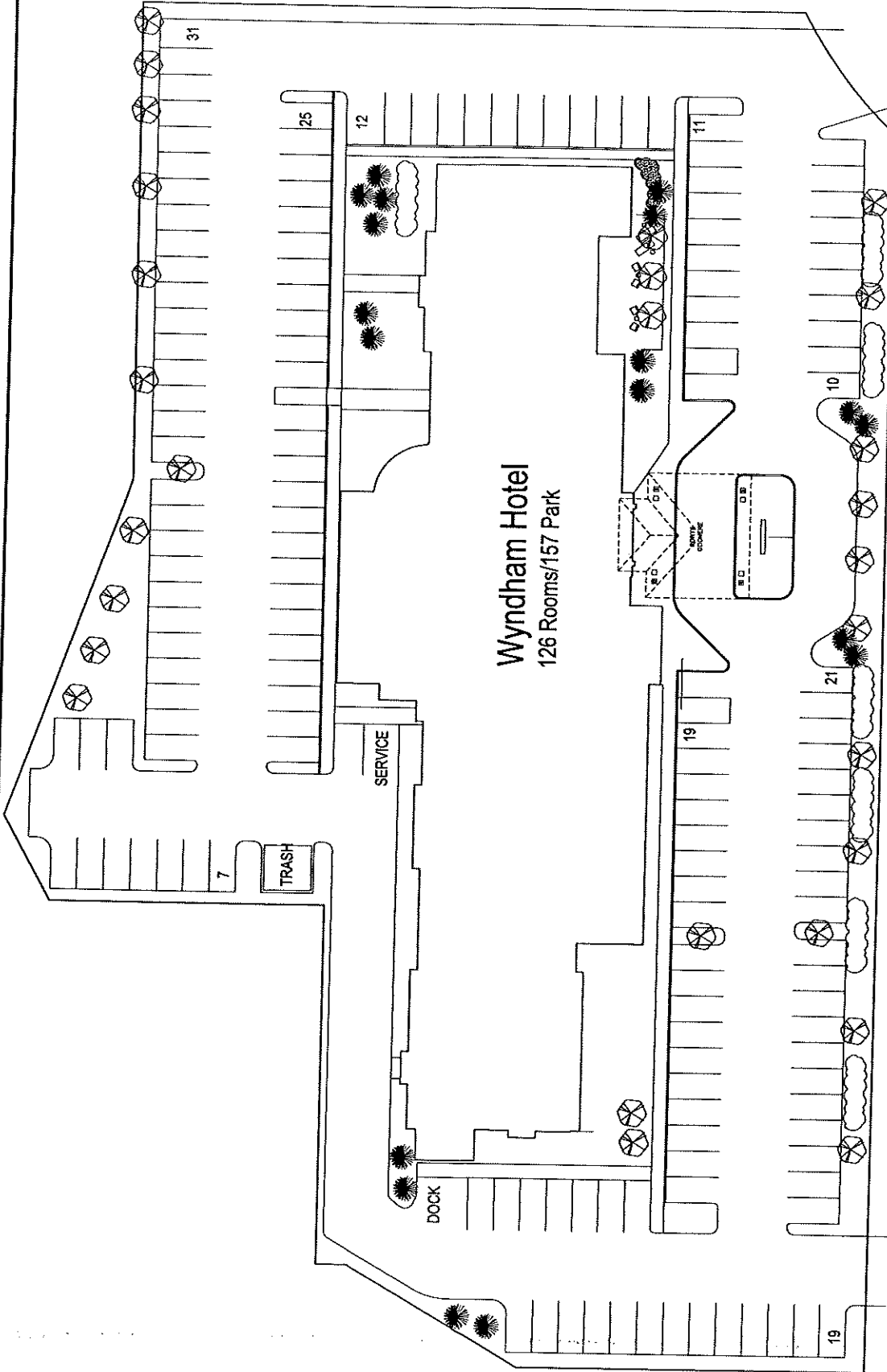
WYNDHAM HOTEL
TULSA, OKLAHOMA
ARCHITECTURAL SITE PLAN

JOHN SANFORD ARCHITECTS
P.O. BOX 33185
TULSA, OKLAHOMA 74113
PHONE (918) 488-8012
FAX (918) 488-8019
JRSANFORD@AOL.COM

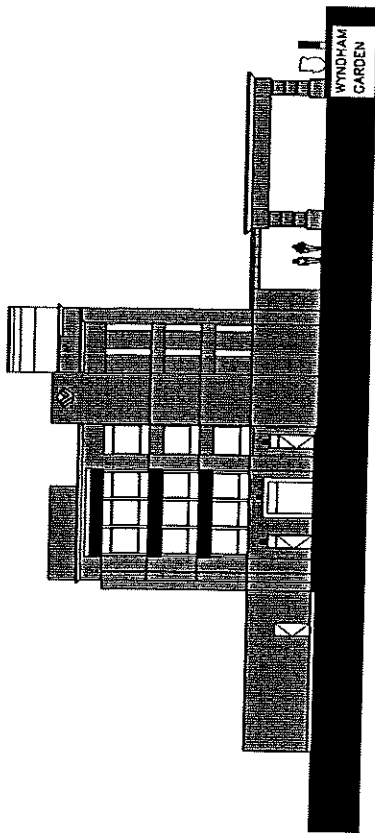
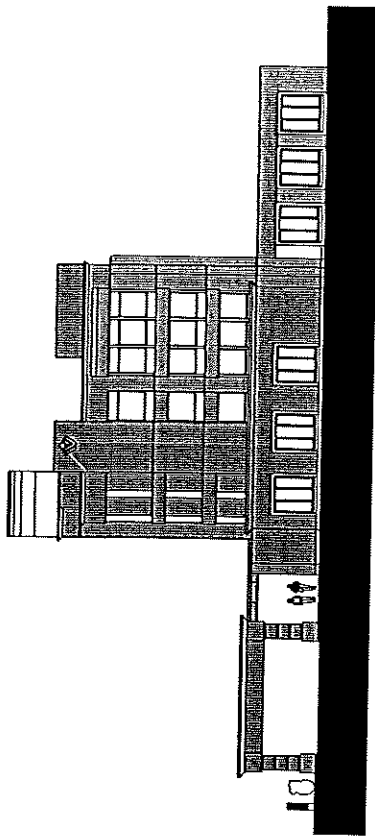


Site Plan

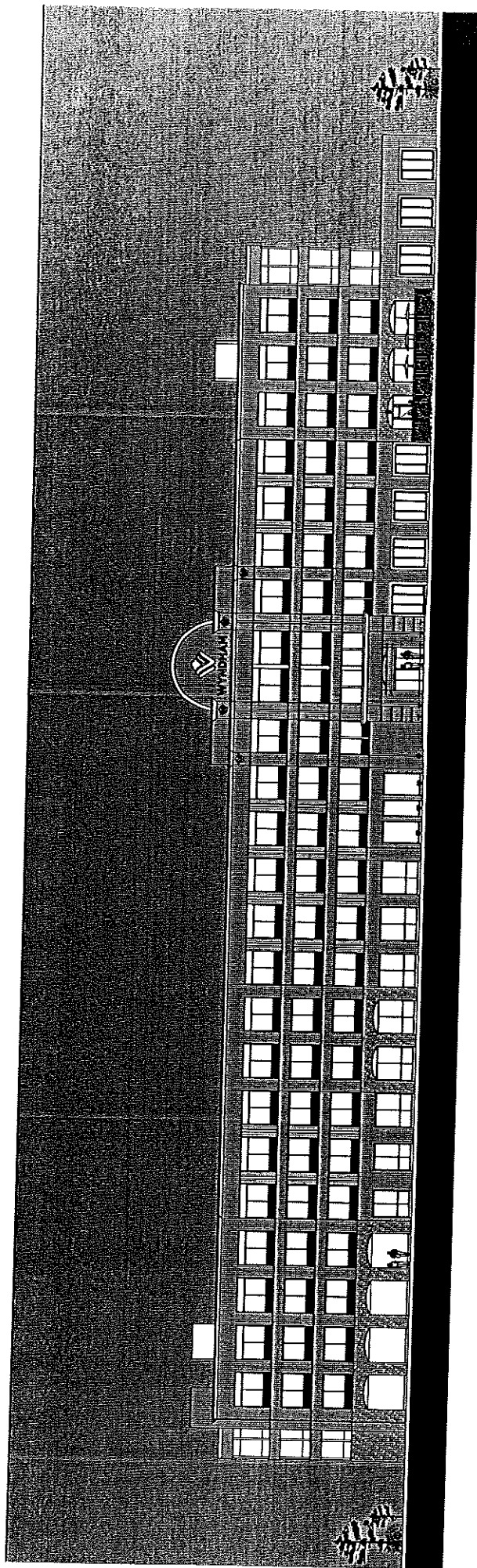
Wyndham Hotel
126 Rooms/157 Park



16.15



16.16



16.17

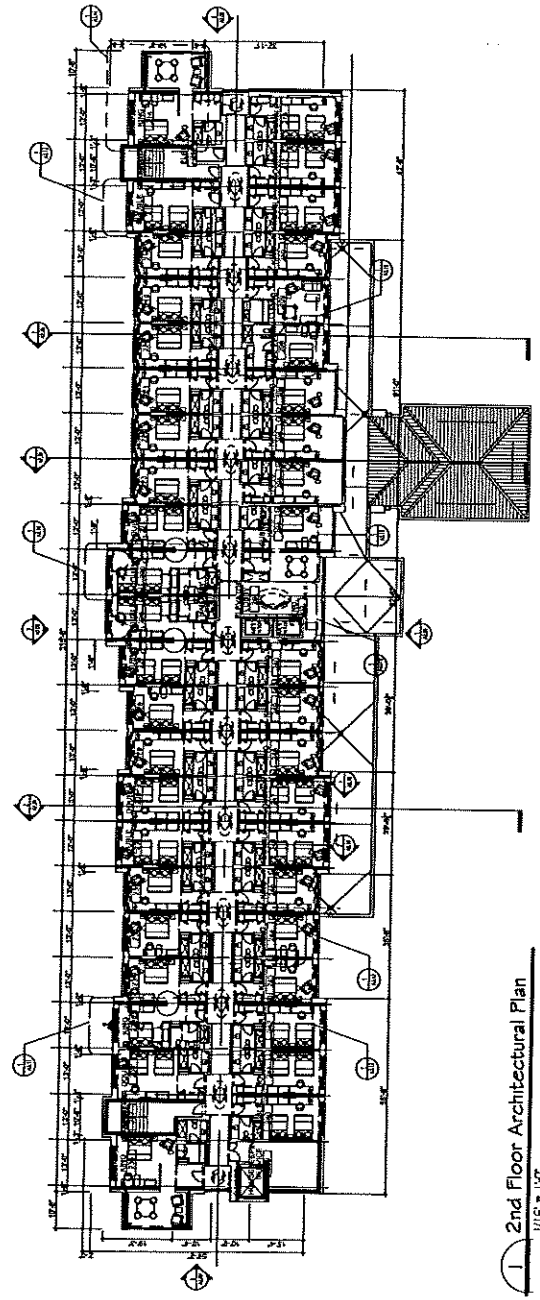
A102

SHEET

DATE	10/10/00
BY	J.S.
CHECKED	J.S.
APPROVED	J.S.

WYNDHAM HOTEL
TULSA, OKLAHOMA
2ND FLOOR ARCHITECTURAL PLAN

JOHN SANFORD ARCHITECTS
P.O. BOX 33186
TULSA, OKLAHOMA 74133
(918) 448-8012
FAX: (918) 448-8010
jsanford@aol.com



1 2nd Floor Architectural Plan
1/16" = 1'-0"

SECOND FLOOR

16.18

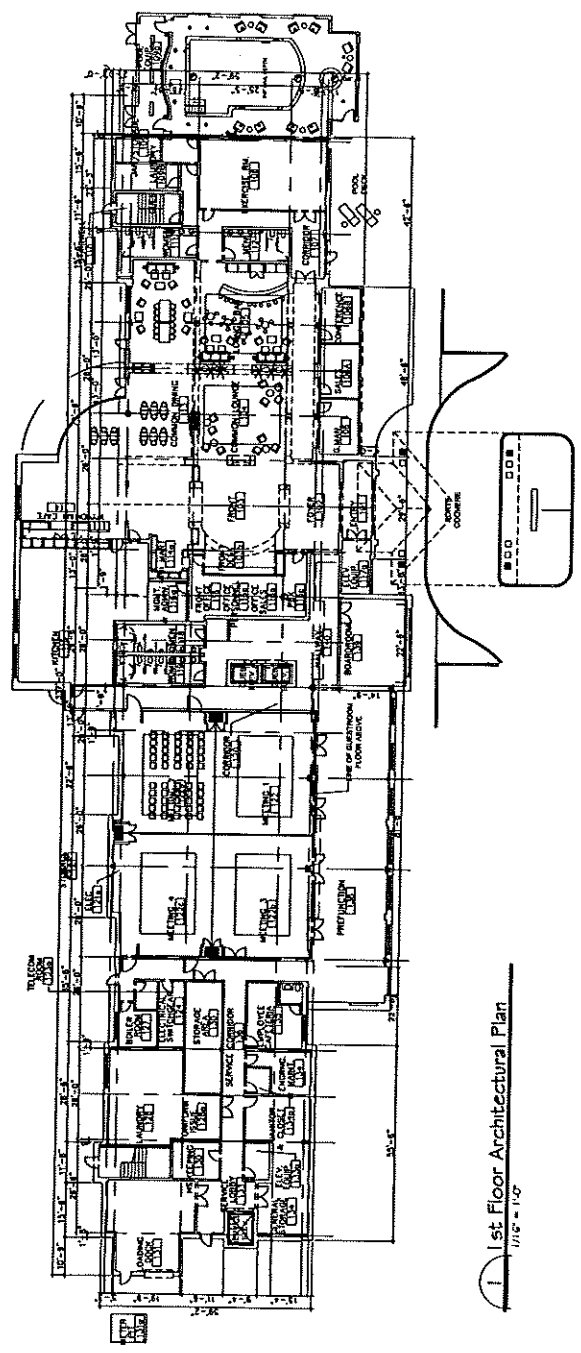
A101

SHEET

DATE	01 JAN 01
BY	
CHECKED	
DESIGNED	

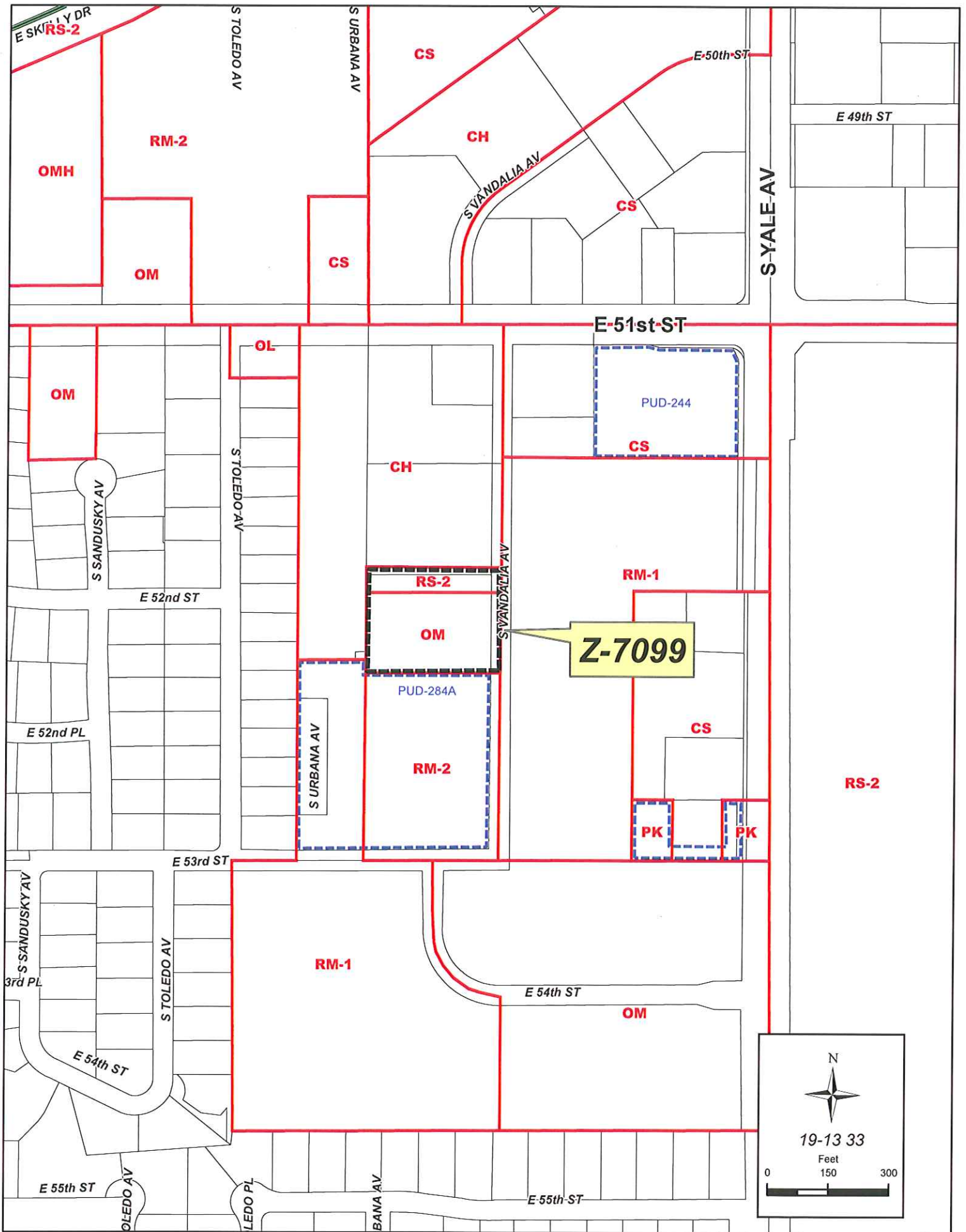
WYNDHAM HOTEL
TULSA, OKLAHOMA
FIRST FLOOR ARCHITECTURAL PLAN

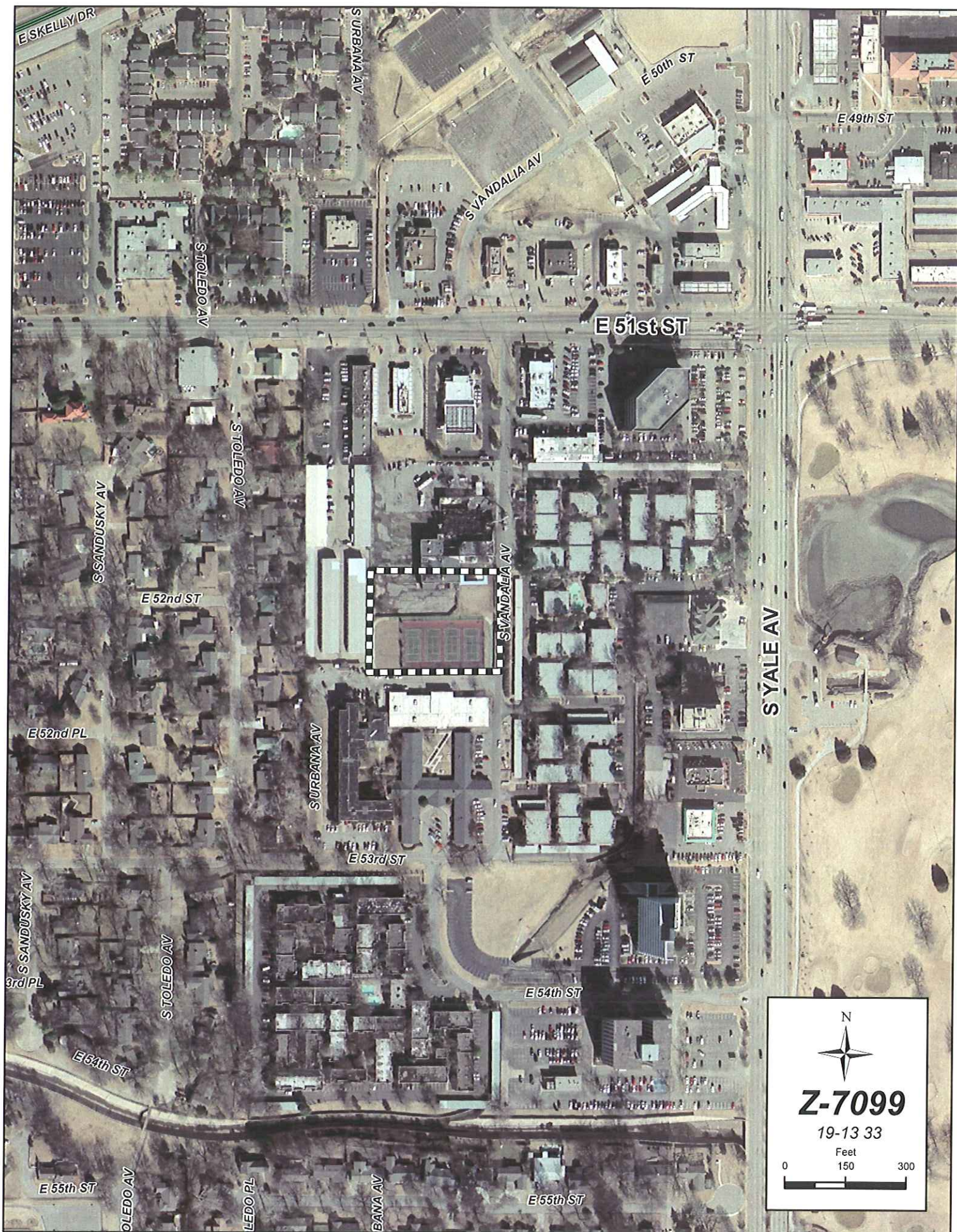
JOHN SANFORD ARCHITECTS
P.O. BOX 33166
TULSA, OKLAHOMA 74153
(918) 458-4012
FAX: (918) 458-4010
J.SANFORD@AOL.COM



1st Floor Architectural Plan
1/16" = 1'-0"

16.19

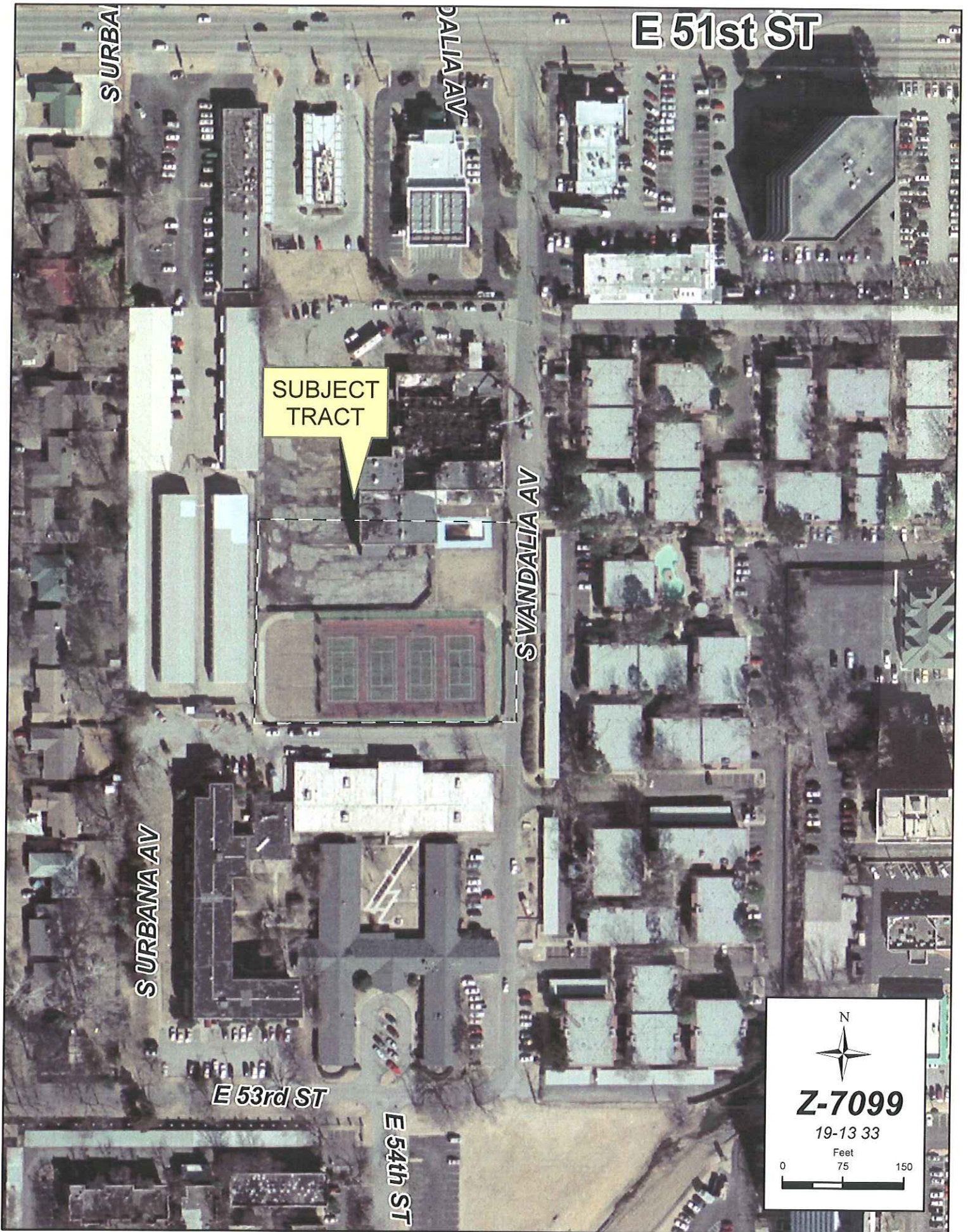




N

Z-7099
19-13 33

Feet
0 150 300



17.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7099

TRS 9333

Atlas 559/468

CZM 47

PD-18b CD-7

TMAPC Hearing Date: July 2, 2008

(Continued from 6/18/08)

Applicant: Lewis Engineering, PLLC

Tract Size: 1.5± acres

ADDRESS/GENERAL LOCATION: South of southwest corner of East 51st Street South and South Vandalia Avenue

EXISTING ZONING: OM/RS-2

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 20997 dated January 18, 2005, established zoning for the subject property.

PROPOSED ZONING: CG

PROPOSED USE: Hotel

RELEVANT ZONING HISTORY:

Z-6961 January 2005: All concurred in approval of a request for rezoning a 4± acre tract of land from RS-3 to OM on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and a part of the subject property.

PUD-284-A August 1992: A request for a major amendment to PUD-284 to increase the permitted number of dwelling units within the PUD from 168 to 176 was approved. The property is located on the northwest corner of East 53rd Street and South Urbana Avenue.

Z-5680/PUD-284 June 1982: Approval was granted to rezone a 1.5-acre tract located on the northwest corner of East 53rd Street and South Urbana Avenue and abutting the subject property on the south from RS-2 to RM-1 for the expansion of an existing nursing and retirement center.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.5± acres in size and is located south of the southwest corner of East 51st Street South and South Vandalia Avenue. The property appears to be vacant and is zoned OM and RS-2. This site is part of a former athletic club that was demolished by fire some years ago. It is currently vacant and grassy.

STREETS:

Exist. Access
South Vandalia Avenue

MSHP Design
Residential

MSHP R/W
50'

Exist. # Lanes
2 lanes*

17.5

*It should be noted that the existing Vandalia Avenue south of the bank north of the subject site is without curb and gutter, is asphalt and very narrow. Moreover, it ends at 53rd Street. This is substandard according to current requirements. Although improvement of this street cannot be a condition of the rezoning recommendation, the issue should be addressed during the platting stage of development.

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

SURROUNDING AREA: The subject tract is abutted on the east by multifamily residential uses, zoned RM-1; on the north by remains of the former athletic facility, zoned CH; farther north by a bank, zoned CH; on the south by a nursing/retirement facility, zoned RM-2/PUD-284-A; and on the west by a mini storage facility, zoned CH and RM-2/PUD-284-A.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

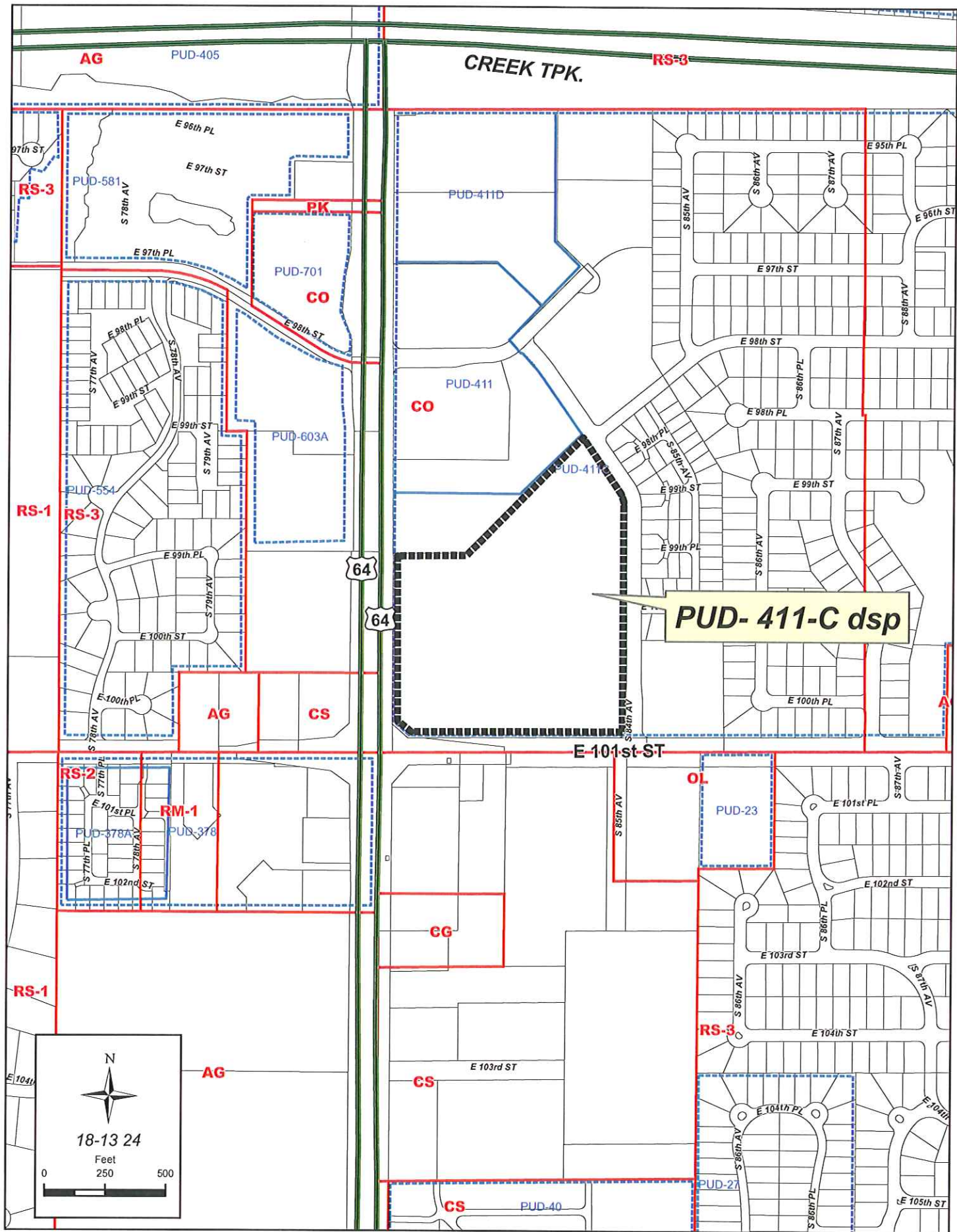
The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CG zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

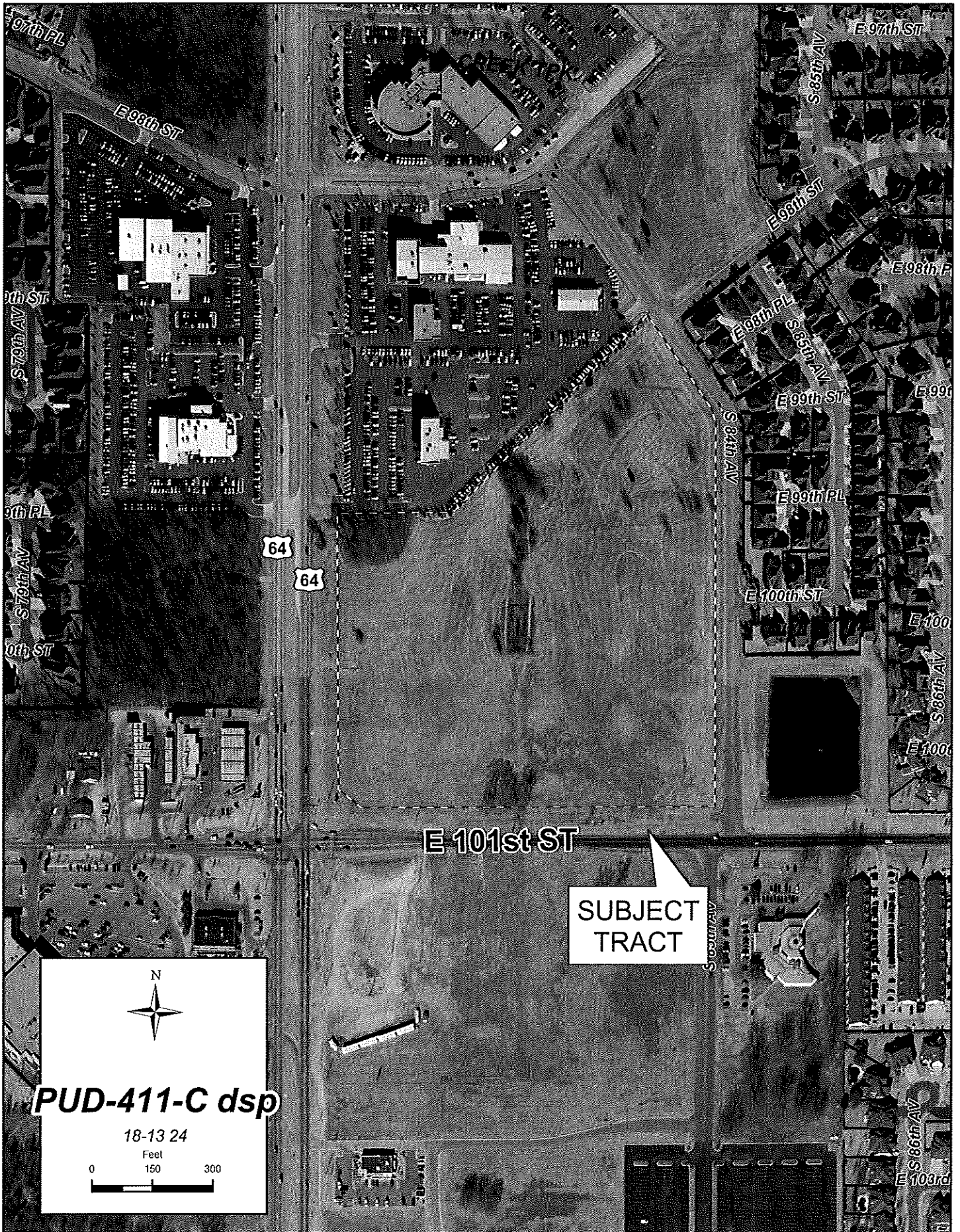
Although the requested CG zoning is not in accord with the Comprehensive Plan, the intended use, Hotel, is in keeping with the overall intensity and types of uses surrounding it. The CG zoning, furthermore, is a **may be found** in accord category with other Medium Intensity-designated uses. The property to the north is zoned CH and could be redeveloped much more intensely than it currently is. The northern portion of the former athletic club site, now cleared and not subject of this request, is also zoned CH and potentially more intense than the requested CG. Therefore, staff recommends **APPROVAL** of CG zoning for Z-7099.

07-02-08

17.6







July 2, 2008

STAFF RECOMMENDATION

PUD-411-C

Detail Site Plan – Northeast corner of 101st Street and Memorial Drive; TRS 8324; CZM 57; Atlas 2270 PD26 CD8; CO/PUD

The applicant is requesting approval of a detail site plan for a retail development at the northeast corner of 101st Street South and Memorial Drive. The proposal is for the construction of an 186,110 square foot (sf) anchor tenant (Target) and two tenants, one 10,000 sf and the other 38,116 for a total of 234,226 sf of floor area.

The submitted site plan meets all applicable building floor area, building height and setback limitations. Access to this portion of the site is from three access points along 84th East Avenue as limited by the PUD, one along 101st Street and one along Memorial Drive. The entire property is currently being platted as a seven lot, one block subdivision, South Town Market. No building permits may be released prior to final plat approval.

Parking has been provided per the Zoning Code, and an 8' screening wall will be constructed along the east boundary line per PUD development standards. Landscaping will be provided per the landscape chapter of the Zoning Code and adopted PUD development standards. Trash containers and mechanical equipment including building mounted, will be completely screened from view. Trash enclosures will be located greater than 60' from the 84th East Avenue ROW. Sidewalks are provided along 84th East Avenue, Memorial Drive and 101st Street per subdivision regulation.

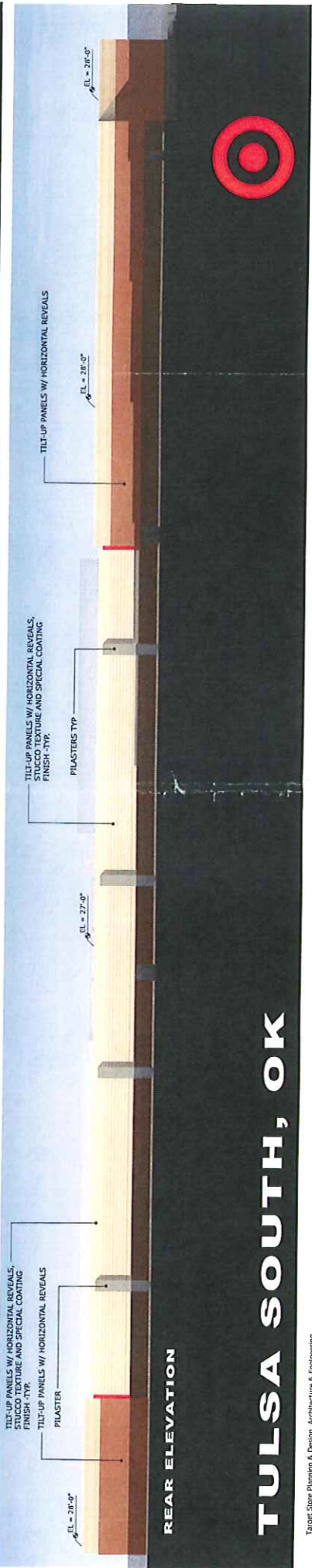
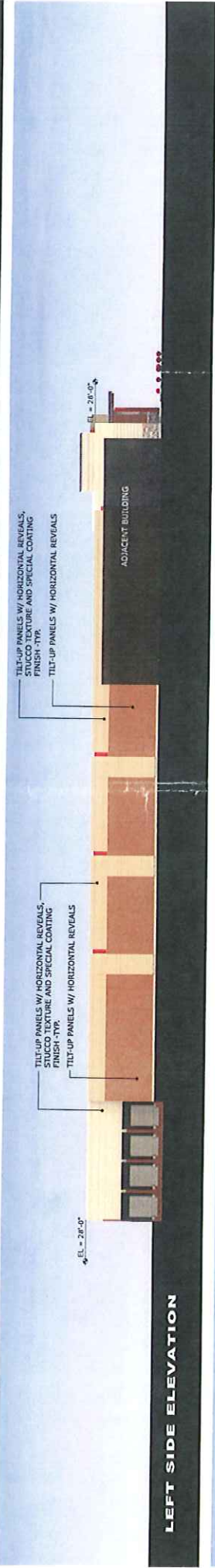
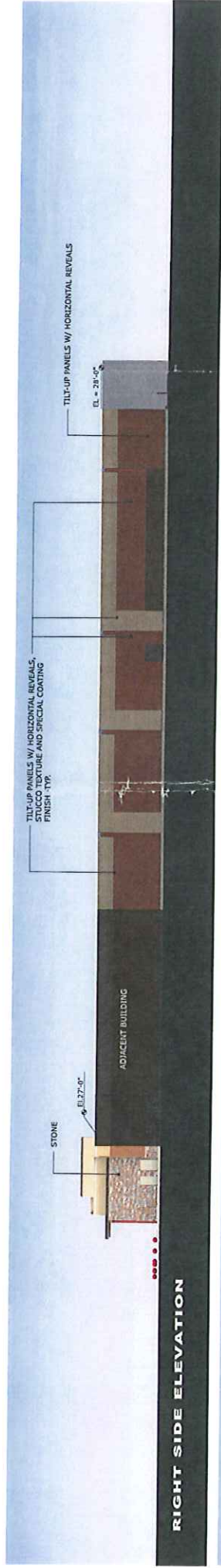
All sight lighting, either building mounted or free-standing within the east 150' of the development area will be limited to 12' in height. Otherwise all lighting will be limited to 30-feet in height will be directed down and away from adjoining properties per application of the Kennebunkport Formula. All exterior walls along 84th East Avenue are masonry or masonry veneer as required by PUD-Development Standards.

Staff recommends **APPROVAL** of the detail site plan for Lots 5, 6 and 7, South Town Market.

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

18.5



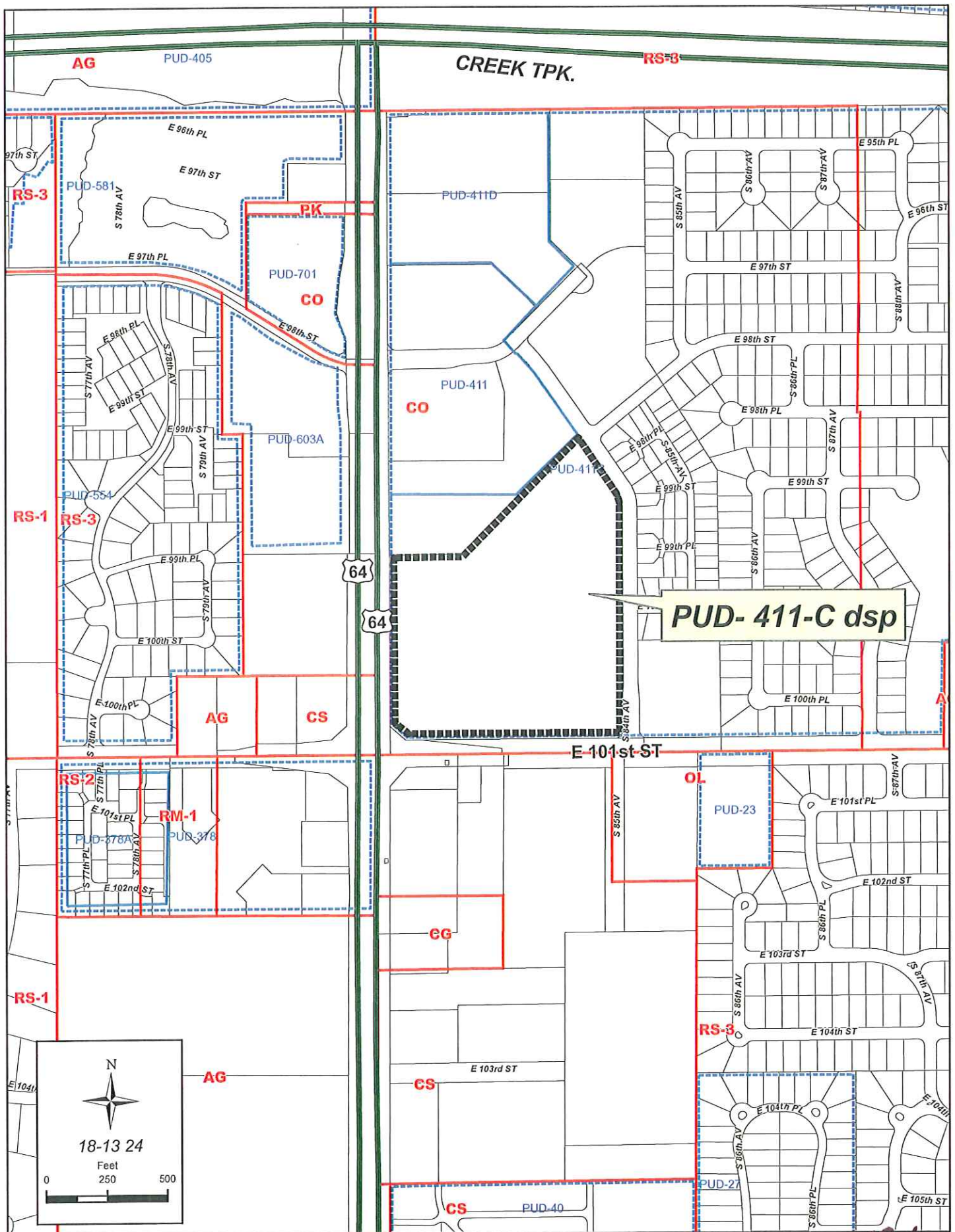


TULSA SOUTH, OK

Target Stone Planning & Design, Architecture & Engineering

June 2, 2008





19.1
DETAIL GATE PLAN



19.2
DETAIL GATE PLAN



N

PUD-411-C dsp

18-13 24

Feet
0 150 300

SUBJECT TRACT

19.3
DETAIL GATE PLAN

July 2, 2008

STAFF RECOMMENDATION

PUD-411-C

Detail Site Plan – Northeast corner of 101st Street and Memorial Drive; TRS 8324; CZM 57; Atlas 2270 PD26 CD8; CO/PUD

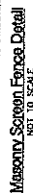
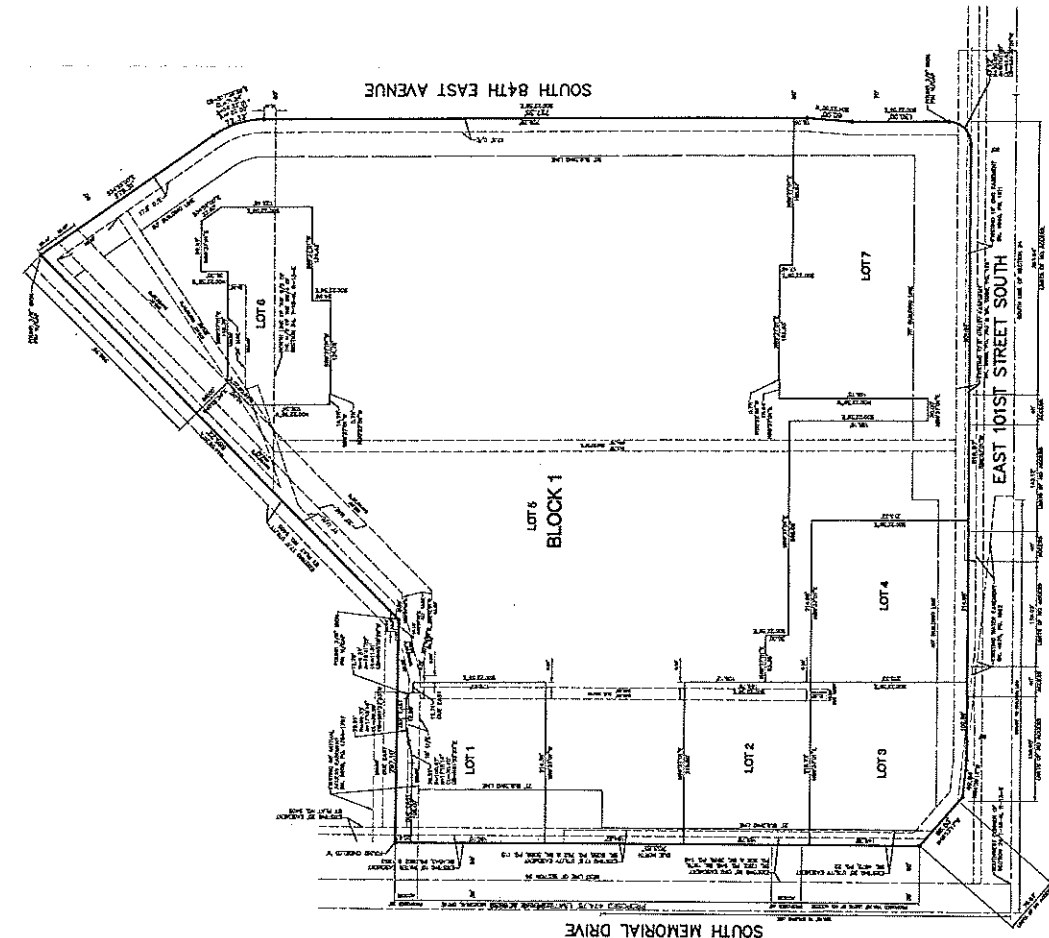
The applicant is requesting approval of a detail gate plan for a retail development at the northeast corner of 101st Street South and Memorial Drive.

The approval of PUD-Minor Amendment, PUD-411-C-12 by the Tulsa City Council included a condition with respect to the northeastern most access point to the site. The approval was granted under the condition that when this access was proposed at detail site plan review, the gate required for this location, as well as, the design of the access point would be reviewed and approved by the TMAPC and the City Council.

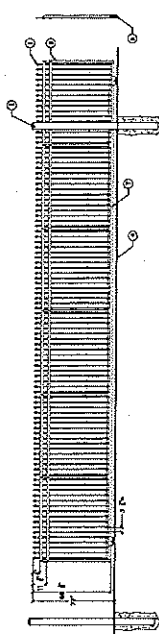
The adopted PUD development standards state that the northeast access point is to be a one-way, exit only, and a left-turn only gated access point. The gate will have control from the anchor building's truck dock only.

Staff finds the proposed gated entry meets PUD development standards and therefore recommends **APPROVAL** of the detail gate plan for the northeast access point of Lot 5, Block 1- South Town Market, with the condition that a "left turn only" sign be included and the gate plan be approved by the City of Tulsa Fire Marshall and Tulsa Traffic Engineering, prior to release of building permits for the gated entry.

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

**Exercises: Notes**

-GATE TO BE ONLY OPENED WHEN
 TRUCKS ARE EXITING AND GATE TO BE
 CONTROLLED FROM RETAIL ANCHOR
 LOADING DOCK.



DATE CODE. NO. AND DATE OF REVISIONS.

Gate Elevation
NOT TO SCALE

- 1) 1st 44, 1st 45
- 2) 46, 47, 48
- 3) 49, 50, 51
- 4) 52, 53, 54
- 5) 55, 56, 57
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- 185) 595, 596,



June 24, 2008


SACK AND ASSOCIATES, INC.[illegible]

Lots, Building Lines & Easements



0 40 80
SCALE IN FEET

**BEFORE
YOU DIE
CALL OKIE**

19.4

PUD-327-A - Chronology:

1. The PUD chapter in the Zoning Code has had since July 1970 a requirement for "pedestrian circulation" as a requirement for detail site plan approval.
2. The original PUD-327-A was approved for an 8,000 SF one-story office, no sidewalk mentioned, in April 22, 1992.
3. Subdivision Regulations amended June 16, 2005 requiring sidewalks "on both sides of residential streets ... and on both sides of parkways, arterials and all collector streets."
4. The site plan for Dr. Beller's office (7711 East 81st Street) was approved on October 25, 2006, requiring sidewalks on 81st Street. Danny Mitchell, architect, representing Dr. Beller, objected to the sidewalk requirement of the staff but agreed to the sidewalk if it was a TMAPC requirement.
5. A July 24, 2007 Delise Tomlinson e-mail to Eric Randall (architect for Beller) stating the deficiencies on the site plan; one of which was no required sidewalk on 81st Street shown, also noting the proposed wall pack lighting not in compliance.
6. Letter dated August 23, 2007 from Eric Randall requesting sidewalk waiver.
7. Memo from Harold Tohlen, Development Services, dated August 29, 2007, stating sidewalk is required and that the Director of Public Works agrees the construction be deferred and the applicant pay an estimated fee for the sidewalk construction of \$2,814.00.
8. The revised site plan, with requested sidewalk waiver, was denied by the TMAPC on October 3, 2007.
9. The TMAPC in the worksession on April 16, 2008 discussed the reconsideration of the denial of the sidewalk waiver for PUD-327-A.
10. The TMAPC endorsed the prepared fee-in-lieu of sidewalk ordinance on April 23, 2008 by a 9-0-0 vote.
11. Ordinance providing for the fee-in-lieu of constructing sidewalks approved by the City Council on May 15, 2008.

(Published in the Tulsa Daily Commerce
& Legal News,

May 28, 2007.)

ORDINANCE NO. 21815

AN ORDINANCE AMENDING TITLE 35, CHAPTER 2, TULSA REVISED ORDINANCES, ENTITLED "SIDEWALKS AND DRIVEWAYS," ADDING SECTION 213 THERETO TO PROVIDE FOR A FEE-IN-LIEU OF PARKWAY AND ARTERIAL STREET SIDEWALKS UNDER CERTAIN CONDITIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 35, Chapter 2, Tulsa Revised Ordinances, be and the same is hereby amended by adding thereto Section 213, to read as follows:

"SECTION 213. FEE-IN-LIEU OF PARKWAY AND ARTERIAL STREET SIDEWALKS

A. **Fee-in-Lieu Option.** Parkway and arterial street sidewalk construction, required pursuant to ordinance, City regulation, or Subdivision Regulations of the Tulsa Metropolitan Area Planning Commission, may be deferred by the Director upon approval by the Planning Commission of a waiver of Subdivision Regulations which imposes the fee-in-lieu as a condition of the waiver; the payment of the fee-in-lieu, as calculated hereafter; and the Director determining as follows:

1. The developer elects not to construct the subject sidewalk but to pay the fee-in-lieu of sidewalk, as provided hereafter.

2. Factors are known by the Director which will make likely the impracticability of present construction at the site in question, such as, but not limited to, the following:

a. Anticipated construction, known to the Director to be planned for the subject site, will substantially damage or cause the replacement of sidewalks, if presently constructed, and/or

b. Geographical (topographical) conditions/formations make present construction impractical;

- c. Drainage issues and other surface conditions make present construction impractical;
- d. Existing or planned utility-related construction make present construction impractical; and
- e. Other factors deemed by the Director to make present construction of sidewalks at the site in question imprudent and/or impractical.

B. Payment of Fee-in-Lieu.

1. Should a parkway or an arterial street sidewalk be deferred by the Director, a fee-in-lieu of sidewalk construction shall be paid by the developer.

2. The fee shall be equal to the amount required, at the time of deposit, pursuant to the City of Tulsa's contract with its engineering services provider to construct a sidewalk appropriate for the site in question as determined by the Director.

3. The fee-in-lieu of sidewalk shall be paid into a fund entitled the "Parkway - Arterial Street Sidewalk Fund." This fund shall be appropriated and available for use at the discretion of the Director for sidewalk repair or construction throughout the City at other parkway or arterial street locations without site preference.

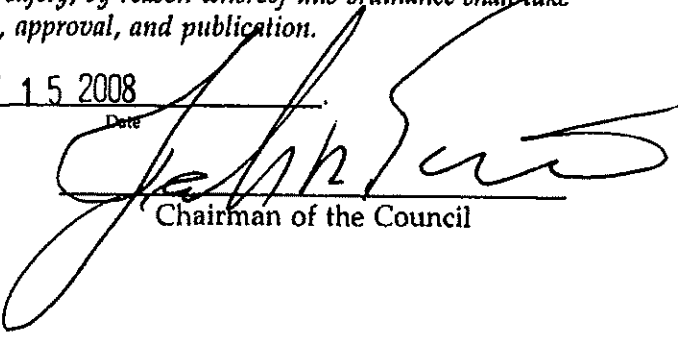
C. Sidewalk Installation. Sidewalk installation by the City at the site where a sidewalk would have been required, but for the payment of a fee-in-lieu of sidewalk, shall occur as street and related public infrastructure development is completed at the site."

Section 2. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

Section 3. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its adoption, approval, and publication.

ADOPTED by the Council: MAY 15 2008

Date


Chairman of the Council

ADOPTED as an emergency measure: _____
Date

Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: _____ at _____
Date Time

Kathy Taylor, Mayor

By _____
Secretary MAY 19 2008

APPROVED by the Mayor of the City of Tulsa, Oklahoma: _____
Date

at 2:00 p.m.
Time



[Signature]

City Clerk

[Signature]
Mayor PRO-TEM

APPROVED:

Interim City Attorney

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

	YES	NO
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
X* Development Services requests additional right-of-way.		

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Ard, Cantrell, Carnes, Marshall, Perry, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Midget "absent") to **APPROVE** the plat waiver for BOA-20670 per staff recommendation.

OTHER BUSINESS:

7. **Endorsement of proposed Fee-In-Lieu Sidewalk Ordinance**

STAFF RECOMMENDATION:

Ms. Matthews stated that this has been discussed and the Planning Commission requested that this be on today's agenda for a recommendation of endorsement for this ordinance and transmittal of their endorsement to the City Council.

TMAPC COMMENTS:

Mr. Ard explained to Commissioner Perry that this ordinance would be for the City of Tulsa only. In response, Mr. Perry stated that this might be a good ordinance for the County as well.

Ms. Cantrell stated that she wouldn't want this to become a cure-all for developers who do not want to put in sidewalks. Sidewalks are important and should be installed when possible.

Mr. Ard stated that he is in agreement with Ms. Cantrell regarding sidewalks.

TMAPC Action; 9 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **9-0-0** (Ard, Cantrell, Carnes, Marshall, Perry, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor, Midget "absent") to recommend **ENDORSEMENT** of the Fee-In-Lieu Sidewalk Ordinance to the City Council.

Commissioners' Comments

Mr. Carnes stated that he has received several calls regarding the Conservation Districts that will be coming up before the Planning Commission at some point. Mr. Carnes indicated that in the past, to the best of his recollection, there were never enough people in any particular neighborhood, who supported or opposed it. He recommended that as long as the Planning Commission requires a PUD in infill this Planning Commission has the ability to keep that design compatible to a neighborhood.

Ms. Matthews stated that the Planning Commission can't require a PUD when someone wants to rezone their property. It can be strongly suggested that the applicant apply for a PUD, but there isn't a mechanism to require it. Mr. Carnes suggested that it become a requirement by changing the ordinance.

Mr. Ackermann stated that currently there isn't a mechanism to require a PUD.

Mr. Carnes reiterated that could there be change made to require a PUD in infill development.

Mr. Ackermann stated that he would have to check the State Statutes.

Ms. Cantrell stated that what INCOG did with the previous conservation district study was more of a discussion about the balance between commercial and neighborhoods. This is about new houses in existing neighborhoods and she doesn't believe you can convince someone building a new home to apply for a