

# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2522

August 6, 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 July 2, 2008 Meeting No. 2519  
Minutes of July 16, 2008 Meeting No. 2520

## 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. **Approval of Deed of Dedication and Amendment to Restrictive Covenants to conform to Major Amendment to PUD-694 for plat 1016 for Outdoor Advertising Signs** (PD 8) (CD 2)  
North of 91<sup>st</sup> Street between South Union Avenue and U.S. 75
3. **Block 1 Amended Plat of Van Estates 2** (0694)/Change of Access (PD 5) (CD 6)  
Northeast corner of Mingo Road and Admiral Place
4. **PUD 190 G –** (8310)/Plat Waiver Cell Tower (PD 18) (CD 7)  
Southwest corner of East 71<sup>st</sup> Street South and South Sheridan
5. **CBOA – 02300 –** (1404)/Plat Waiver Cell Tower (County)  
14003 East 116<sup>th</sup> Street North, Collinsville
6. **Tradition Blocks 1-7 –** (8327)/Final Plat (PD 26) (CD 8)  
West of northwest corner of East 111<sup>th</sup> Street and Sheridan Road
7. **7900 Mingo –** (8407)/Final Plat (PD 18) (CD 8)  
Southeast corner of East 78<sup>th</sup> Street and Mingo Road

8. **Cedar Hill – (8419)/Final Plat** (PD 18) (CD 8)  
East of northeast corner of East 101<sup>st</sup> Street and 106<sup>th</sup> East Avenue
9. **Catholic Charities – (0329)/Final Plat** (PD 3) (CD 3)  
South of Southwest corner of East Apache and Harvard Avenue  
(This is phase one of the Moran Foundation plat.)
10. **PUD-722-1 – Flintco, Inc./Hutcherson YMCA** (PD-2) (CD-1)  
Northeast corner of North Norfolk Avenue and East Oklahoma Street (Minor Amendment to increase the permitted size of a wall sign from .2 SF per lineal foot of street frontage to .44 SF per lineal foot of frontage.)
11. **PUD-274-A-2 – Roy D. Johnsen/Stone Gate** (PD-18) (CD-9)  
North of the northeast corner of South Lewis and East 61<sup>st</sup> Street South (Minor Amendment to increase the permitted floor area from 105,000 SF to 109,250 SF to facilitate the expansion of the physical therapy and wellness center with the inclusion of an indoor swimming pool.)
12. **Z-7008-SP-1h – Charles Norman/Tulsa Hills** (PD-8) (CD-2)  
Southeast corner of U.S. Highway 75 and West 71<sup>st</sup> Street South (Corridor Minor Amendment to allow each existing lot that fronts the corridor collector street to have an identifying ground sign not to exceed six feet in height and 64 SF in display surface area.)
13. **PUD-431-C-1 – Tulsa Engineering and Planning/Copper Oaks Office Park** (PD-26) (CD-8)  
Southwest of the southwest corner of 101<sup>st</sup> Street and Sheridan Road (Minor Amendment to increase the permitted floor-to-area ratio (FAR) on Lots 4 and 5 from .39 FAR to .44 FAR.)
14. **PUD-557-A-2/Z-5620-SP-11b – Floyd Roger Hardesty** (PD-18) (CD-8)  
North side of the Mingo Valley Expressway, east of Memorial Drive (Minor Amendment to permit the addition of LED technology to an existing and previously approved outdoor advertising sign.)
15. **PUD-706-A-2 – Birnie W. Whitlow/Labela Homes, Inc.** (PD-26) (CD-8)  
Northeast of the northeast corner of 111<sup>th</sup> Street South and South Louisville Avenue (Minor Amendment to reduce the required rear setback from 25 feet to 7.6 feet to allow for approximately 590 SF of a home to be located over the required rear setback line. This lot abuts a reserve area.)
16. **PUD-478-4 – Roy D. Johnsen/Mapleview on Cherry Street** (PD-6) (CD-2)  
Northeast corner of Newport Avenue and 15<sup>th</sup> Street South (Minor Amendment to reduce the required side setback along the south boundary from 15 feet to ten feet, and permit the location of a swimming pool, fountain and wall within the five-foot required yard along the north boundary.)



17. **PUD-468-9 – David Barnett/Sam’s Center** (PD-18c) (CD-7)  
Northwest corner of Mingo Road and 71<sup>st</sup> Street South (Minor Amendment to reduce the parking ratio from 5.9 parking spaces per 1,000 SF of floor area to 5.6 parking spaces per 1,000 SF of floor area to accommodate for minor additions to the building, the addition of “cart corrals” to the parking lot, and to upgrade interior landscaping.)
18. **PUD-370-B – Deshazo, Tang & Associates/Avalon Park On Memorial** (PD-26) (CD-8)  
South of the southwest corner of 101<sup>st</sup> Street South and Memorial Drive (Detail Site Plan for a 4,800 SF office building on Lot 5, Block 1.)
19. **Z-6503-SP-2 – Khoury Engineering/Economy Pharmacy** (PD-18) (CD-8)  
East of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road (Detail Site Plan for a 4,896 SF pharmacy.)
20. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
- PUBLIC HEARINGS**
21. **The Enclave at Brookside – (9319)/Preliminary Plat** (PD-6) (CD-9)  
Southwest corner of East 39<sup>th</sup> Street South and South Rockford Avenue
22. **Plantation Apartments – (7913) Minor Subdivision Plat** (PD-18B) (CD-7)  
Northeast corner of East 47<sup>th</sup> Place and South Fulton Avenue
23. **PUD-760 – Roy Johnsen** CH/OL/RM-2 to CH/OL/RM-2/PUD (PD-6) (CD-4)  
Northwest corner of East 15<sup>th</sup> Street South and South Troost Avenue (PUD-760 is an infill development of new construction. In keeping with the established predominant arrangement of commercial uses along East 15<sup>th</sup> Street, the development concept proposes commercial uses along the 15<sup>th</sup> Street frontage with pedestrian-oriented store fronts at or near the right-of-way with parking located in the rear.)
24. **PUD-646-2 – Jim Thomason** (PD-26) (CD-8)  
Northeast of the northeast corner of 111<sup>th</sup> Street South and Sheridan Road (Minor amendment to reduce the rear setback on Lot 2, Block 1 from 25 feet to 11.3 feet to construct a 748 SF detached three-car garage and a 290 SF pool cabana.)
25. **Z-7085 – John Moody** AG/RM-1/OL to CS (PD-2) (CD-1)  
North of northeast corner of East 31<sup>st</sup> Street North and North Cincinnati Avenue (Continued from 3/5/08, 5/7/08 and 6/18/08)
26. **Z-7103 – Paul Nosak** IL/RS-3 to IL (PD-2) (CD-3)  
West of northwest corner of East Ute Street and North Lewis Avenue

27. **Z-7104 – Paul Nosak** **RS-3 to IL**  
South and east of Highway 75 South on East Ute Street (PD-2) (CD-3)
28. **Z-7105 – TMAPC** **AG to IL**  
South side of 76<sup>th</sup> Street North and east of North Sheridan Road  
(Fence line between City of Tulsa and Owasso)
29. **PUD-586-A-7/Z-5888-SP-4b – Lou Reynolds** (PD-18C) (CD-8)  
Northwest corner of South Garnett Road and 91<sup>st</sup> Street South  
(Minor Amendment to permit public and private collector streets in  
the PUD as well as, establish development and permissible  
parking parameters for the internal streets.)

#### **OTHER BUSINESS**

30. **Commissioners' Comments**

#### **ADJOURN**

PD = Planning District/CD = Council District

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

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

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

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

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

**TMAPC Mission Statement**

**DRUMMOND LAW, PLLC**  
*An Oklahoma Professional Limited Liability Company*

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**Gentner F. Drummond**

1500 South Utica, Suite 400  
Tulsa, Oklahoma 74104-6522  
(918) 749-7378 – telephone  
(918) 749-7869 – facsimile

rsp@drumlaw.com

**Loretta "Lori" K. Roberts**  
**Anne M. Zimmermann**  
**Harvey C. Grauberger**  
**Garry M. Gaskins, II**

**Randall S. Pickard**  
**Alan J. Oxford, II**  
**J. Peter Messler**  
**Max K. Naegler**  
*of counsel*

July 2, 2008

Mr. Wayne Alberty, Director  
INCOG  
201 West 5th Street, Suite 600  
Tulsa, OK 74103-4236



Re: Approval of Ratification of Plat No. 1016, Deed of Dedication  
And Amendment of Restrictive Covenants for Outdoor Advertising Signs  
(To conform to Major Amendment to PUD 694)

Dear Wayne:

I represent Byers Outdoor Advertising, L.L.C., which leases a billboard site on the west side of Highway 75, in Lot 2, Block 1, 75 SOUTH MINI STORAGE, (Plat 6016). In 2003, TMAPC approved PUD 694 for the land that was platted as Plat 6016 later that year. On October 18, 2006, subsequent to the filing of the Deed of Dedication and Restrictive Covenants for the property on July 13, 2006, TMAPC approved a major amendment to PUD 694 which approved modifications to the outdoor sign permitted on Lot 2, Block 1 of the addition.

My client is selling his outdoor sign location on Lot 2, Block 1, to Whistler Outdoor Advertising, Inc. One of the title commitment requirements was for Neighborhood Storage Center, L.L.C., to file an instrument that (1) ratified the original Deed of Dedication and Plat – because the original one had an error in the execution page; and (2) amended the restrictive covenant section in the Deed of Dedication to conform to the October 18, 2006 major amendment to PUD 694. Guaranty required the instrument to be approved by TMAPC before filing.

I am enclosing the instrument that I prepared, which was approved as to form by the attorneys at Guaranty Abstract Company to satisfy the title commitment requirements. It has been executed by the owner of the property. Would you please have the appropriate person

2.1

Mr. Wayne Alberty  
July 2, 2008  
Page 2

approve this instrument for TMAPC. If you have any questions, please call. Your courtesy and cooperation are appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randall S. Pickard", with a stylized, cursive script.

Randall S. Pickard

Enclosure



RATIFICATION OF PLAT NO. 6016, DEED OF DEDICATION,  
AND RESTRICTIVE COVENANTS AND AMENDMENT OF  
RESTRICTIVE COVENANTS FOR OUTDOOR ADVERTISING SIGNS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, there appears of record the Deed of Dedication and Restrictive Covenants for the Plat of 75 SOUTH MINI STORAGE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, filed as Plat No. 6016 on July 13, 2006 as Document No. 2006079246 in the Office of the County Clerk of Tulsa, Oklahoma (hereinafter referred to as the "Deed of Dedication and Restrictive Covenants").

WHEREAS, the undersigned is the owner of the following described real property to-wit:

Lot Two (2), Block One (1), 75 SOUTH MINI STORAGE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma according to the recorded Plat thereof.

WHEREAS, when the Deed of Dedication and Restrictive Covenants were executed and acknowledged on July 13, 2006, the undersigned was an owner of the property described in the Deed of Dedication and Restrictive Covenants, and the undersigned did not properly execute and acknowledge the Deed of Dedication and Restrictive Covenants.

WHEREAS, the undersigned desires to correct the erroneous execution and acknowledgement and ratify the Deed of Dedication and Restrictive Covenants and Plat No. 6016.

WHEREAS, in 2003, the Tulsa Metropolitan Area Planning Commission ("TMAPC") approved as "PUD 694" a Planned Unit Development for the land thereafter platted as the Property.

WHEREAS, on October 18, 2006, subsequent to the filing of the Deed of Dedication and Restrictive Covenants for the Property on July 13, 2006, the TMAPC approved a major amendment to PUD 694 (identified and hereinafter referred to as "PUD 694-B").

WHEREAS, in PUD 694-B, TMAPC approved modification of an outdoor advertising sign location in Lot Two (2), Block One (1), 75 SOUTH MINI STORAGE (identified as Development Area B in PUD 694), with the location and applicable development standard described as: "One outdoor advertising sign shall be permitted within 50 feet of the Okmulgee Beeline (US Highway 75) not to exceed a maximum display surface area of 672 square feet and not exceeding 50 feet in height and which shall be setback a minimum of 10 feet from the right-of-way of U.S. Highway 75."

WHEREAS, the undersigned desires to have TMAPC approve for recordation purposes the amended development standard for outdoor advertising signs approved by TMAPC in PUD 694-B, as it pertains to Lot Two (2), Block One (1), 75 SOUTH MINI STORAGE.

NOW, THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby:

1. Ratifies and confirms the Deed of Dedication and Restrictive Covenants and Plat of 75 SOUTH MINI STORAGE, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, in every respect and to the same extent as if the undersigned had executed such Deed of Dedication and Restrictive Covenants in proper form in the first instance.

2. Requests TMAPC to approve this instrument for recordation purposes, and thereby provide public notice that it has approved, consistent with PUD 694-B, an outdoor advertising sign location in Lot Two (2), Block One (1), 75 SOUTH MINI STORAGE, which location and applicable development standard is described as follows:

One outdoor advertising sign shall be permitted within 50 feet of the Okmulgee Beeline (U.S. Highway 75) not to exceed a maximum display surface area of 672 square feet and not exceeding 50 feet in height and which shall be setback a minimum of 10 feet from the right-of-way of U.S. Highway 75.

Dated this 2 day of July 2008.

Neighborhood Storage Center, L.L.C.

By:

James Carl, Manager

APPROVED BY TULSA METROPOLITAN AREA PLANNING COMMISSION

By:

Chairman

Date: \_\_\_\_\_

STATE OF OKLAHOMA    )  
                                      ) ss  
COUNTY OF TULSA     )

This instrument was acknowledged before me this 2<sup>nd</sup> day of July 2008 by JAMES L. CARL, as MANAGER of Neighborhood Storage Center, L.L.C.

  
Notary Public

My commission expires: 6/11/11

Commission No.: 03068603

**AG**

**PUD-694-B**

**CO**

PUD-694-A<sup>1</sup>

**AG**

**RS-3**

PUD-694 **CS**

**W.91st.ST**

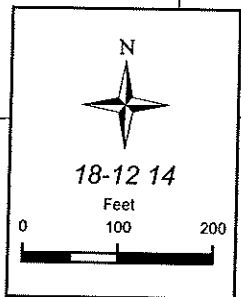
**S UNION AV**

**75**

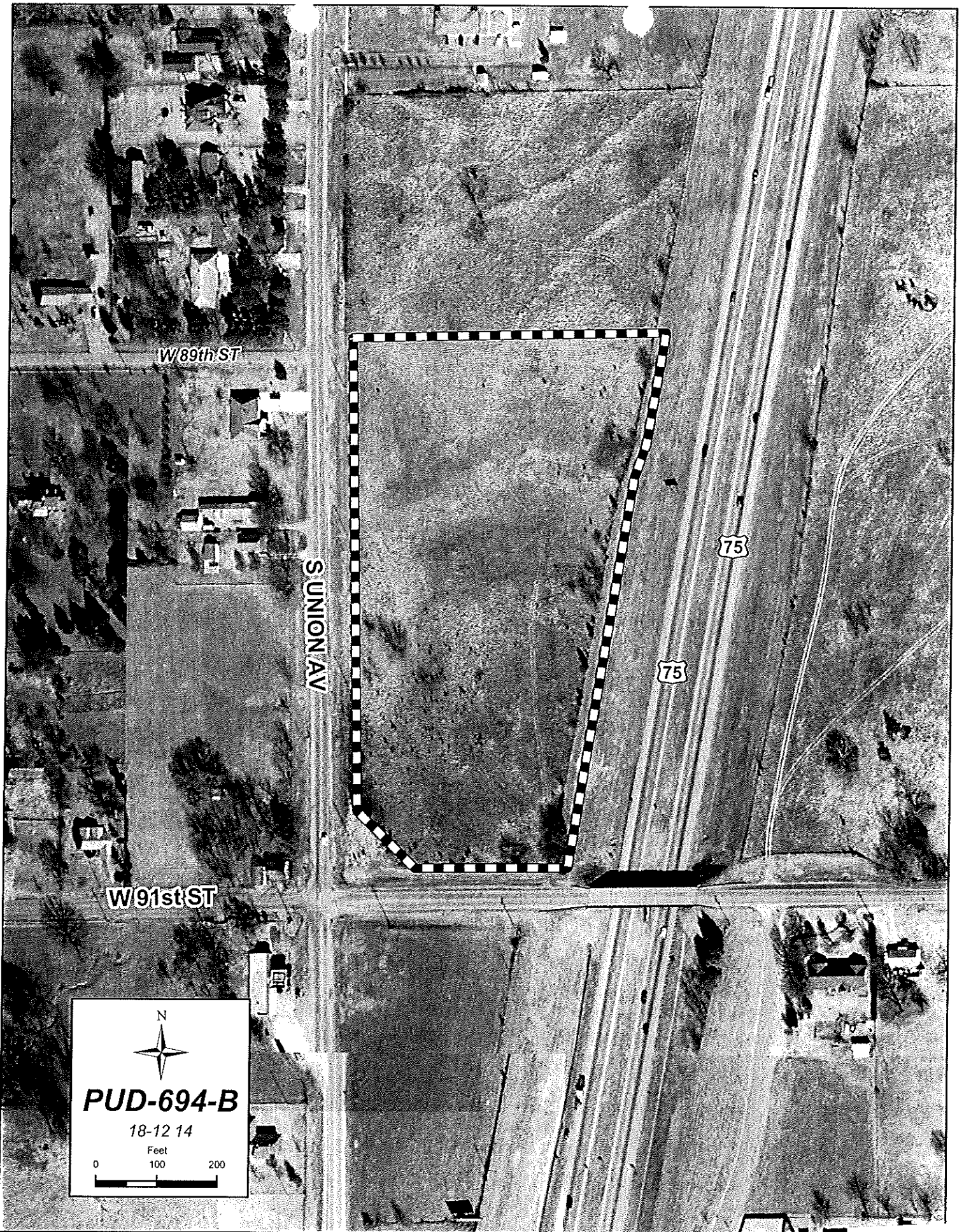
**75**

**AG**

**RS-3**







W 89th ST

S UNION AVE

75

75

W 91st ST



**PUD-694-B**

18-12 14

Feet

0 100 200

## **Change of Access on Recorded Plat TMAPC August 6, 2008**

**Van Estates 2 Addition – (PD 5) (CD 6)**  
Northeast corner of Mingo Road and Admiral Place

This application is made to allow a change of access to add access along North Garnett Road.  
The property is zoned CG.

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



CHUCK HANSON.  
627-5782

STATE OF OKLAHOMA  
TULSA COUNTY  
FILED OR RECORDED

JUN 17 3 11 PM 1960  
CLYDE WINTERKING  
COUNTY CLERK

1960

44653

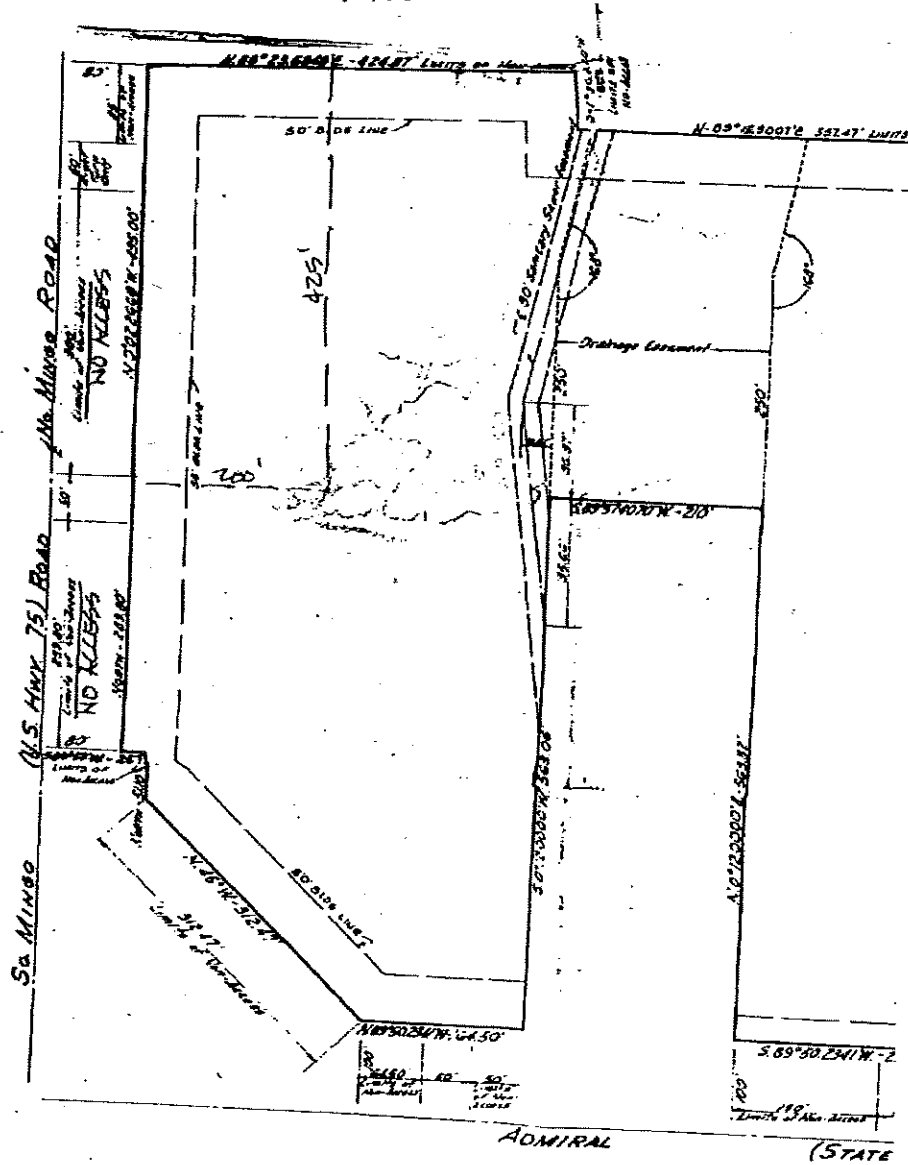
Plat # 2344



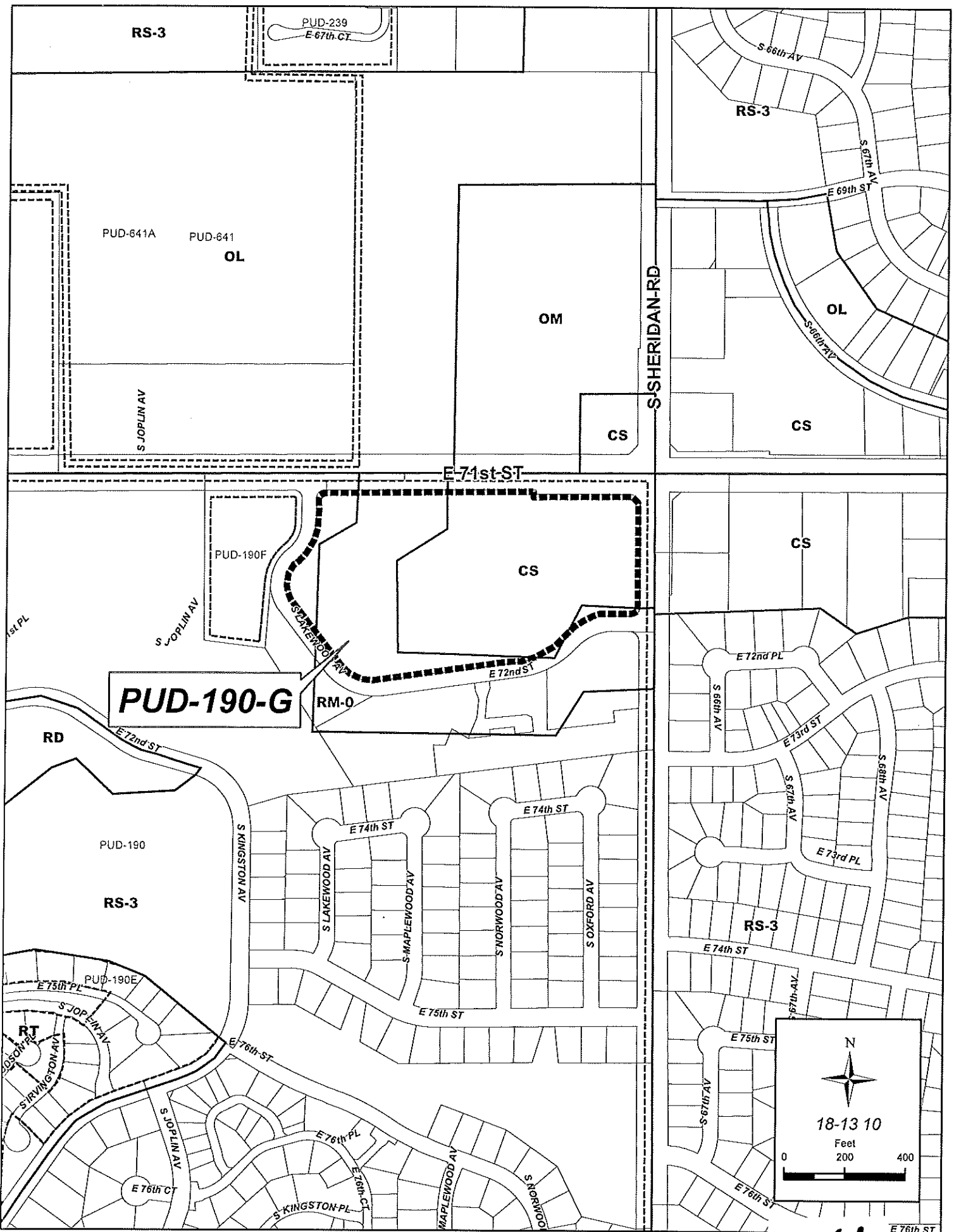
VAN  
A SUBDIVISION C  
20 NORTH, RAN  
6 TOWNSHIP 19 N

DATE: DECEMBER 8, 1960

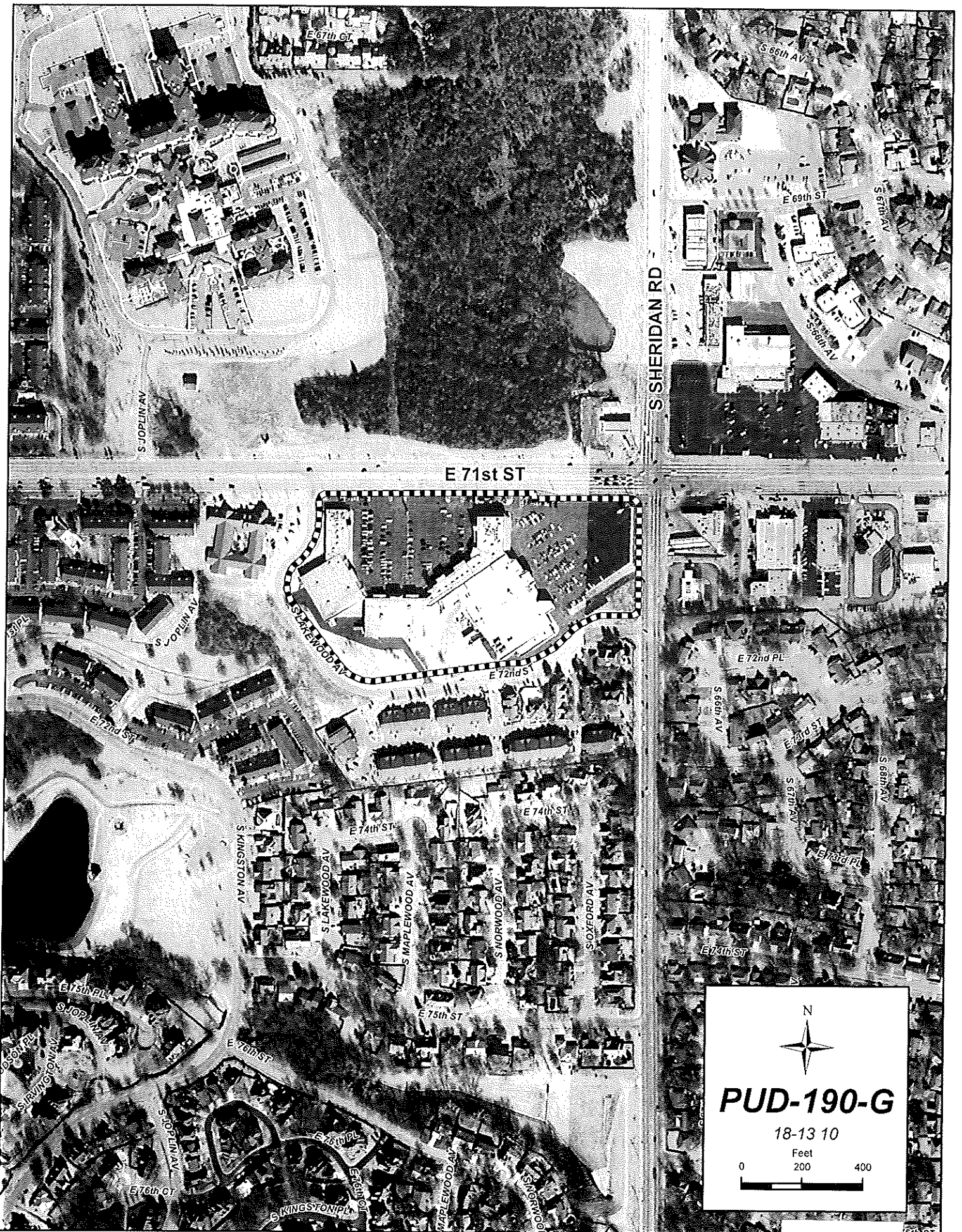
PROPOSED







4.1



N

**PUD-190-G**

18-13 10

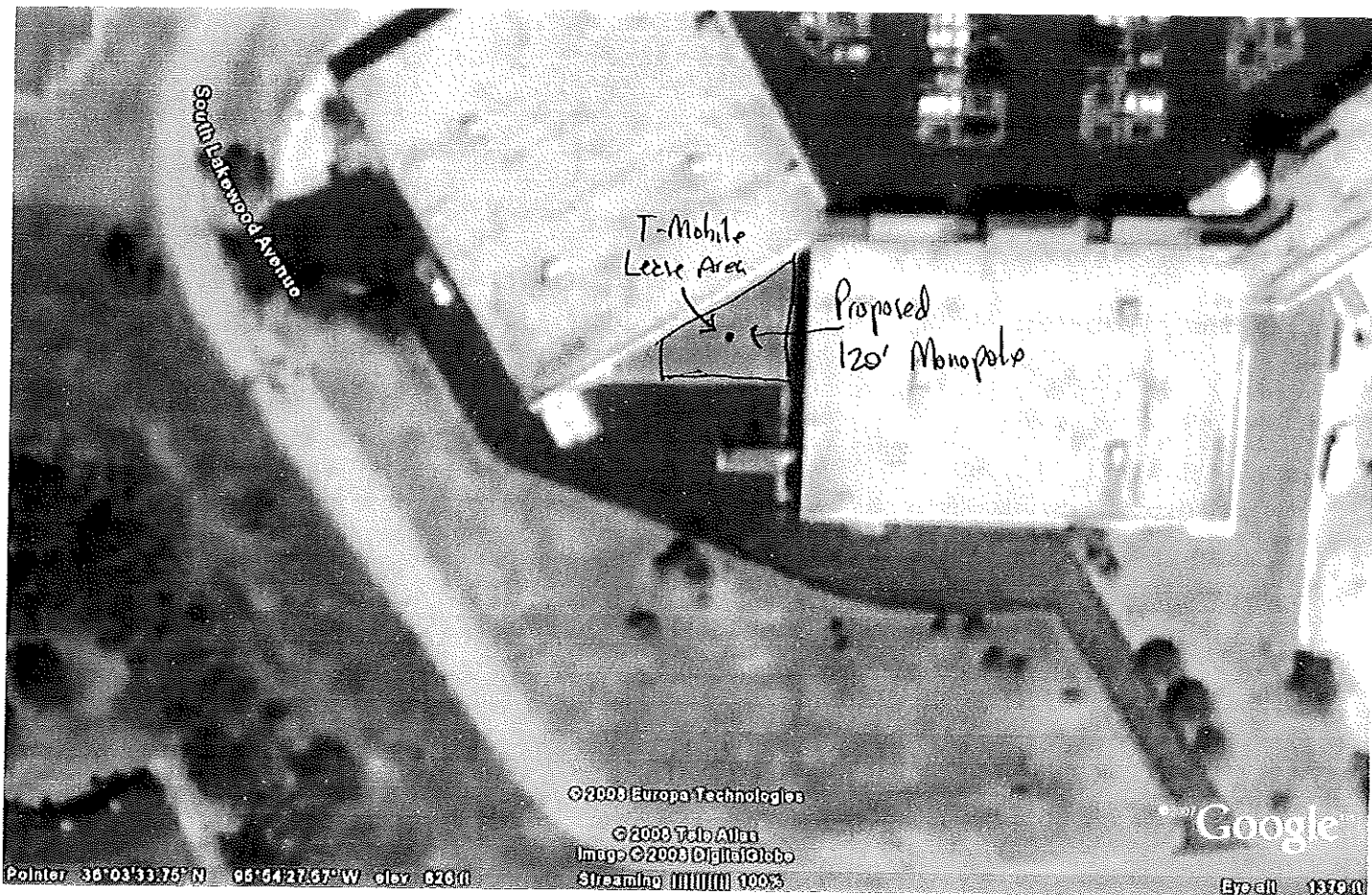
Feet  
0 200 400

4.2

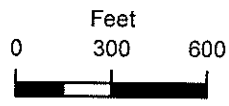
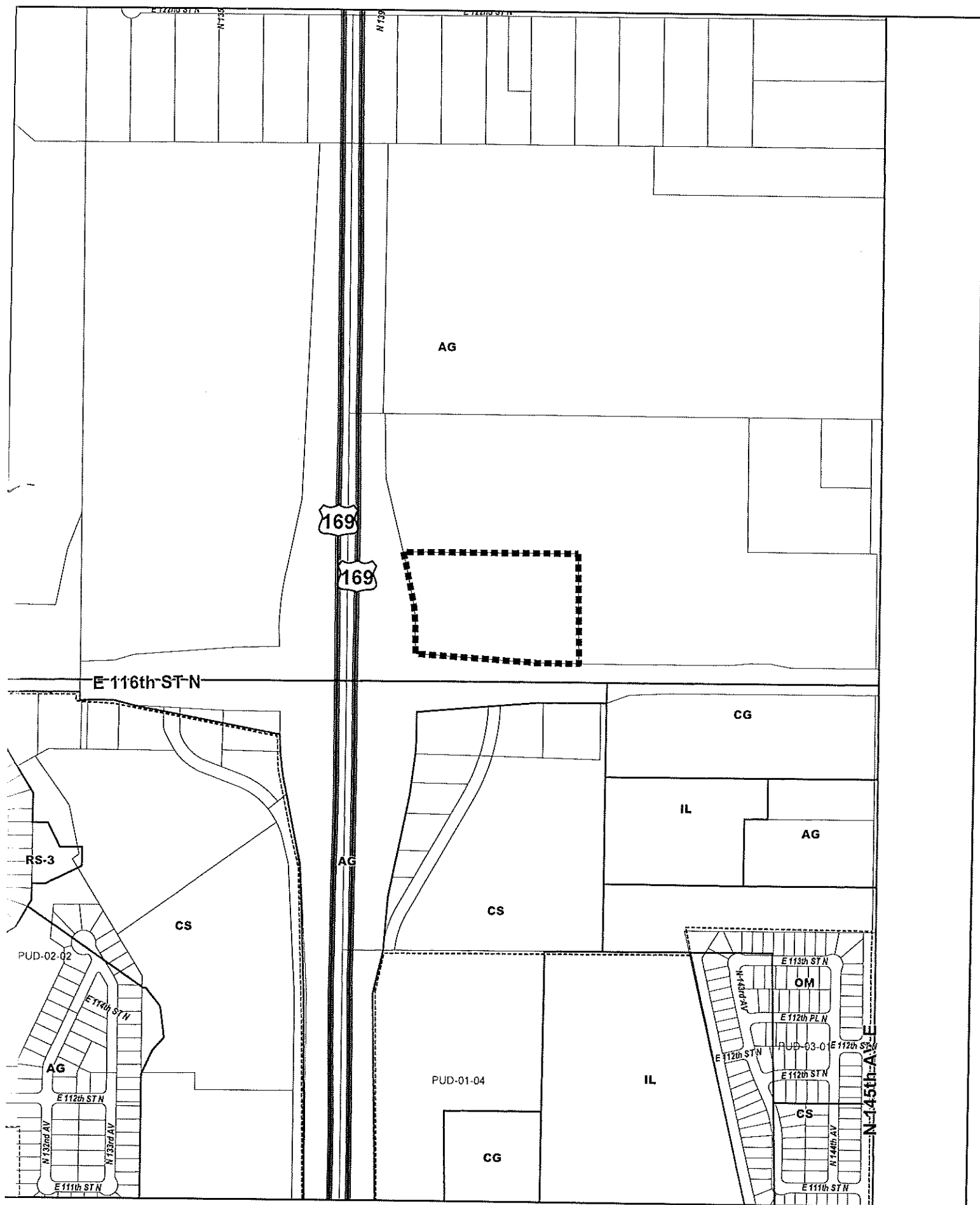
**Plat Waiver**

**PUD 190 G – (8310)** Southwest corner of East 71<sup>st</sup> Street South and South Sheridan

The platting requirement was triggered by a PUD amendment to allow a cell tower. It is the TMAPC's policy to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities. Staff recommends **APPROVAL** of the plat waiver.







**CBOA-2300**

21-14 04

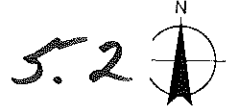
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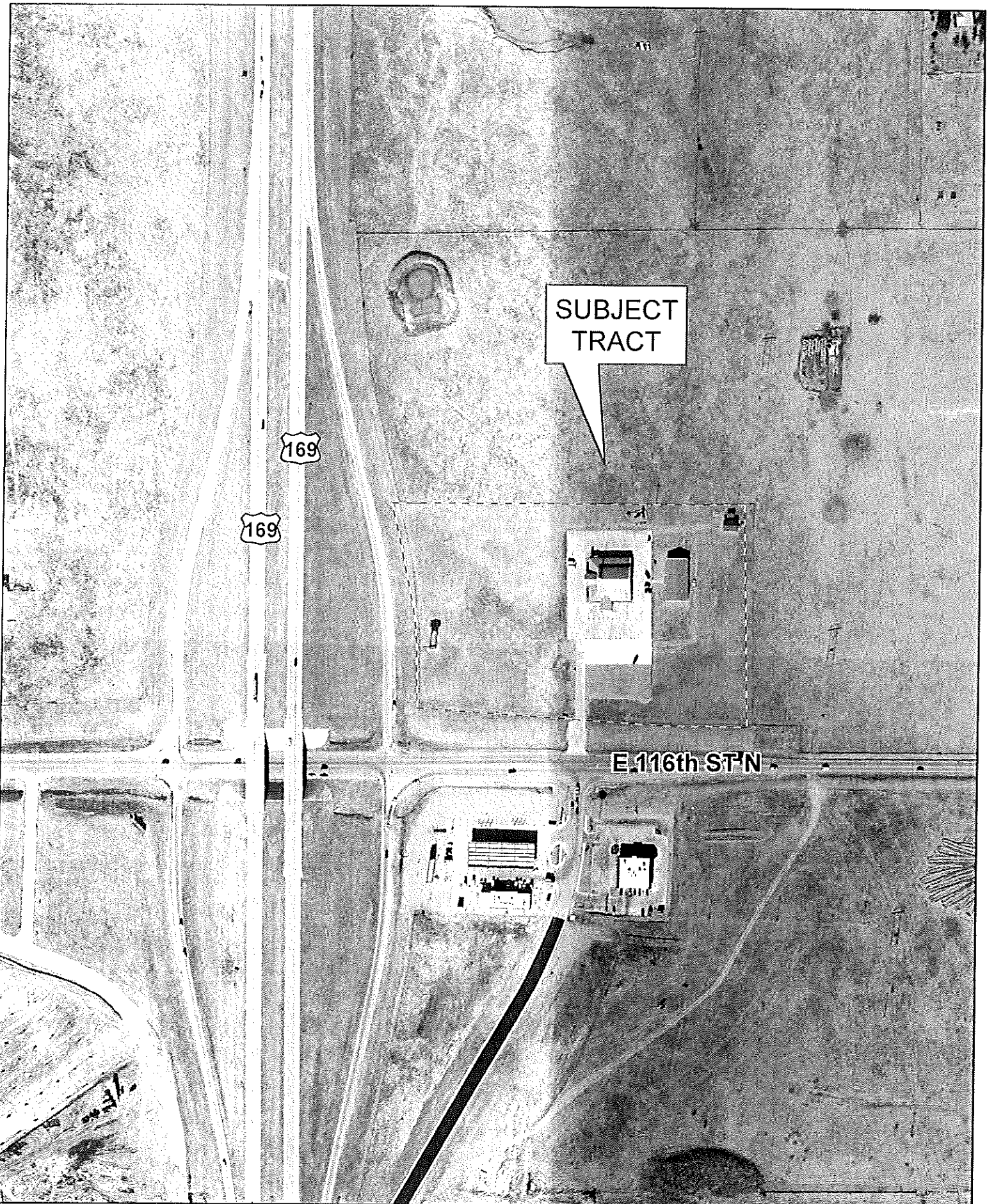




# CBOA-2300

21-14 04



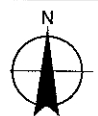


0 Feet 150 300

**CBOA-2300**

21-14 04

5.3



**Plat Waiver**

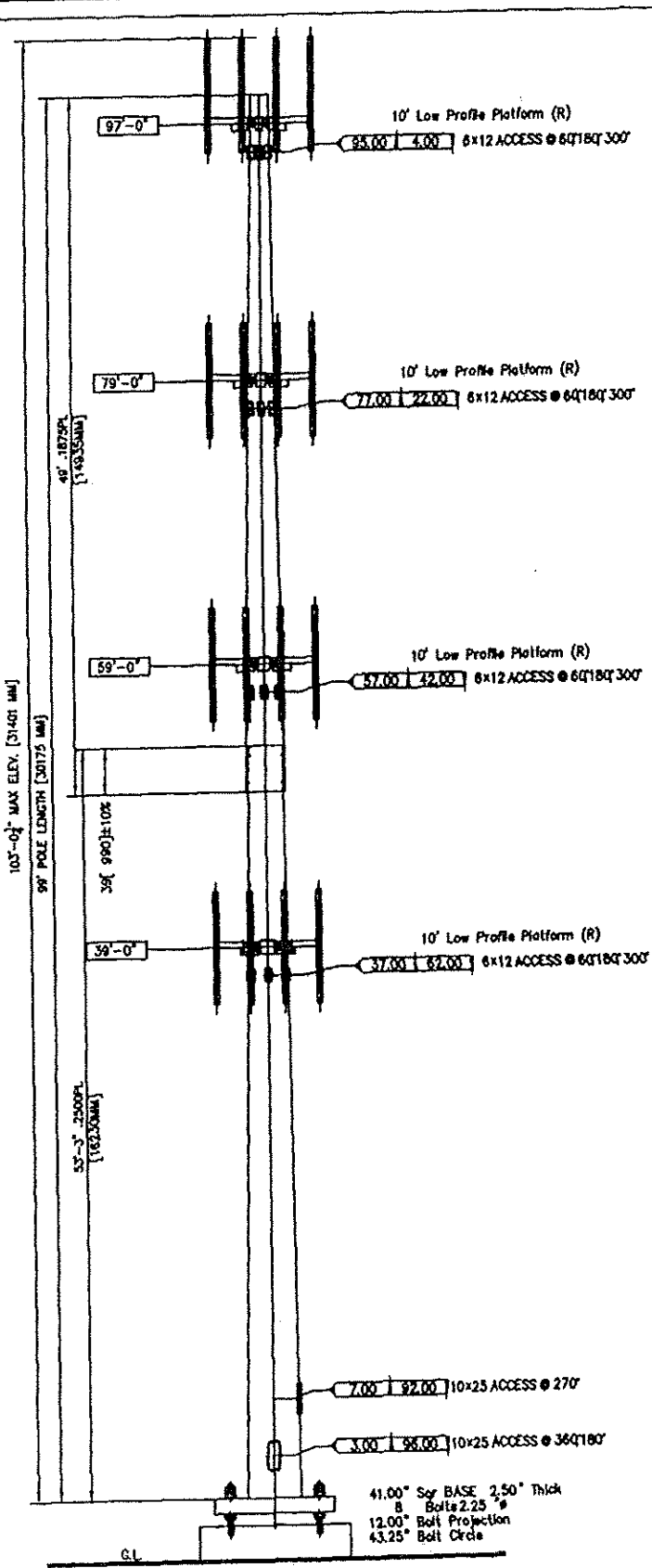
**CBOA – 02300 – (1404)**

14003 East 116<sup>th</sup> Street North, Collinsville

This Board of Adjustment case to allow a cell tower triggered the platting requirement.

It is the TMAPC's policy to waive the platting requirement for antennas and supporting structures under Use Unit 4, Public Protection and Utility Facilities. Staff recommends **APPROVAL** of the plat waiver.





POLE SPECIFICATIONS	
POLE HEIGHT	99.00 FEET
TAPER	.2605 IN/FT
POLE SHAPE	18 SIDED POLYGON
ORIENTATION	FLAT-FLAT

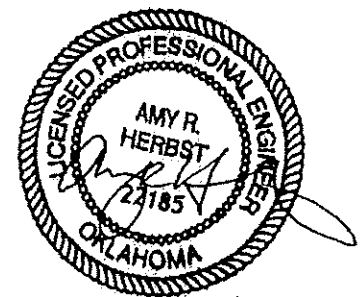
DESCRIPTION	
LEV	QTY
1	1
12	12
2	1
12	12
3	1
12	12
4	1
12	12

Load Case	Wind (mph)	OLF	Rad. Vert	Ice	Factors	Wind (psf)
1) Max Wind	80.0	1.00			1.69 .65	27.7
2) Max Wind Load x.75	60.2	1.00	.50		1.69 .65	20.7
3) Everyday Operating	50.0	1.00			1.69 .65	10.8

Load Case	Res. Axial (kips)	Base Shear (kips)	React. Mom (ft-k)	Diap. DEFL. (in)	Top SWAY (deg)
1) Max Wind	13.3	17.6	1175	6.3	6.80
2) Max Wind Load x.75	17.4	14.5	989	5.3	5.79
3) Everyday Operating	13.2	6.9	460	2.5	2.66



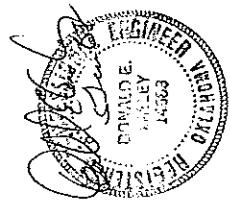
Sec	LENGTH (ft)	Flat-Flat TOP#	BOLTS	THICK (in)	WEIGHT (lbs)	STEEL SPEC	FINISH
1	49.00	12.00	24.78	.1875	2100	A572-65	Galv
2	53.25	23.54	37.41	.2500	5700	A572-65	Galv
				TOTAL			
				7800			
ABOL CHAIR		Bolt#		Hole#			
AB		84.00		2.25		2.025	
						1200	
						A815-75	
						Galv-18"	

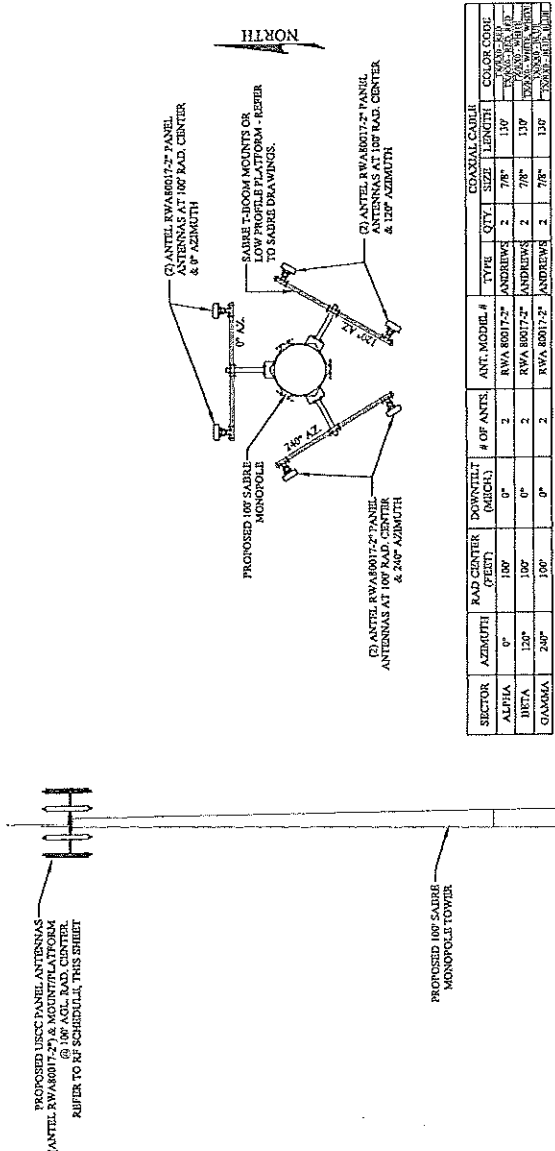
- 1) FULL HEIGHT STEP BOLTS
- 2) ANTENNA FEED LINES RUN INSIDE POLE
- 3) THE MONOPOLE WAS DESIGNED IN ACCORDANCE WITH EIA/ITA-222-F.



5/14/08

US CELLULAR CORP.			
		Owasso North, OK 222570	
		100.00 MONOPOLE	
08-04365		SIZE A	DRAWING NO. 08-04365-PE
DATE	29Apr08	REFERENCE DRAWING	SCALE N.T.S.
DRAWN BY		PAGE	1
CHECKED BY	TRC		

APPLICANT / OWNER:		PROJECT DESIGN:		DRAWN BY:		CHK:		APV:	
 U.S. Cellular WIRELESS COMMUNICATIONS 100 N. 17th Street Waco, TX 76707 Phone: 817-260-2418 Fax: 817-260-2419		 800 N. 17th Street Waco, TX 76707 Phone: 817-260-2418 Fax: 817-260-2419		BA		DL		DL	
 Loeley Engineering, P.C. 800 N. 17th Street Waco, TX 76707 Phone: 817-260-2418									
APPROVALS: SITE ACO _____ ZONING _____ R.F. _____ CONST. _____ OWNER _____ CURRENT ISSUE DATE: <b>6/04/08</b> REV. DATE: _____ DESCRIPTION: BY: _____ SHEET TITLE: _____ A. 6/24/08 FINAL B.A. PROPOSED TOWER ELEV. & RF SCHEDULE SITE NAME: <b>OWASSO NORTH</b> SITE NUMBER: <b>222570</b> SHEET NUMBER: <b>A2</b> REVISION: <b>A</b>									

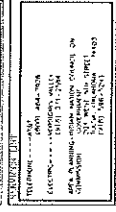


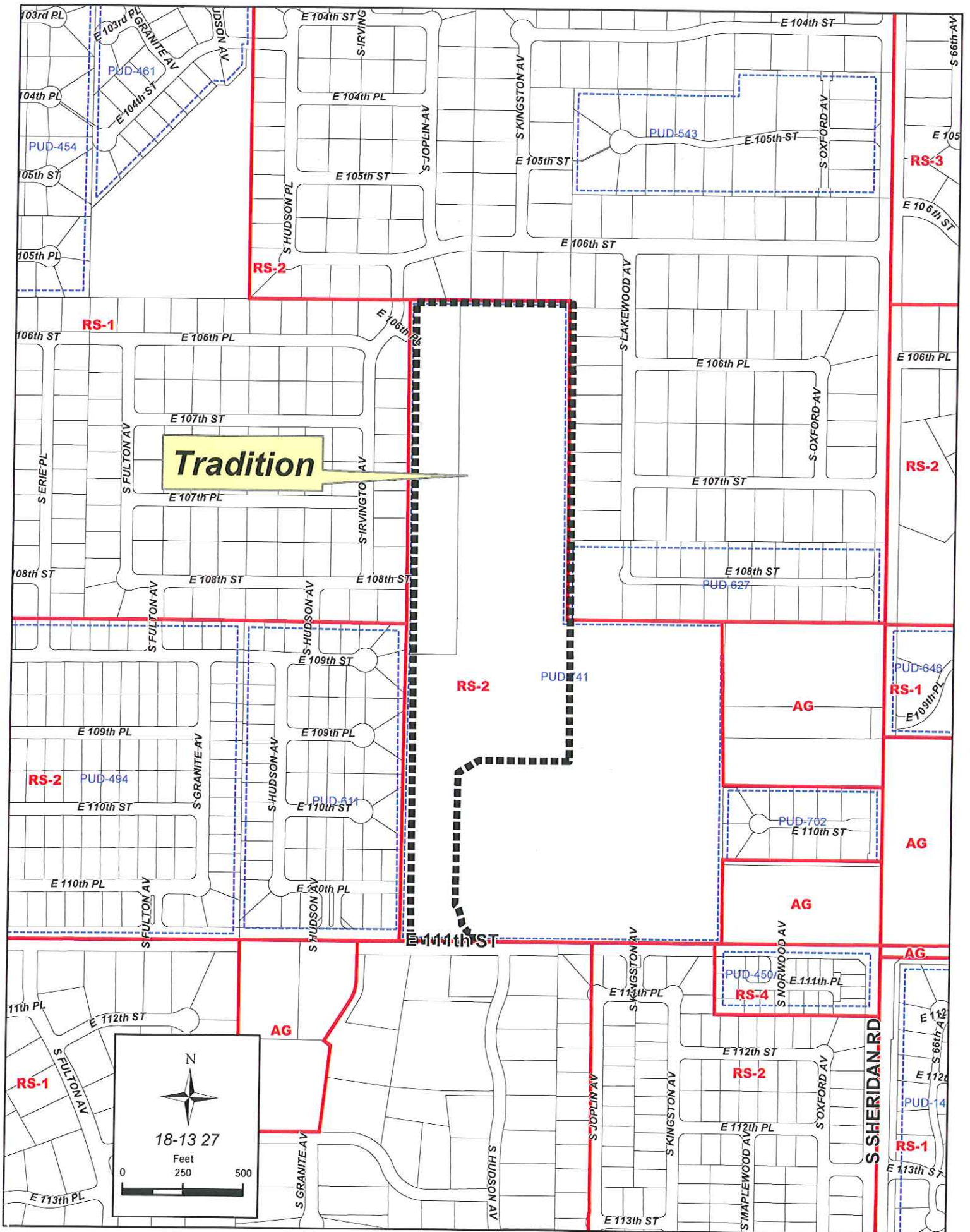
**2** PROPOSED RF SCHEDULE & ANT. PLAN VIEW  
SCALE: NTS

NOTE:  
TOWER DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.  
REFER TO SABLE DRAWINGS FOR DETAILS ON TOWER, ANTENNA MOUNTS, ETC.

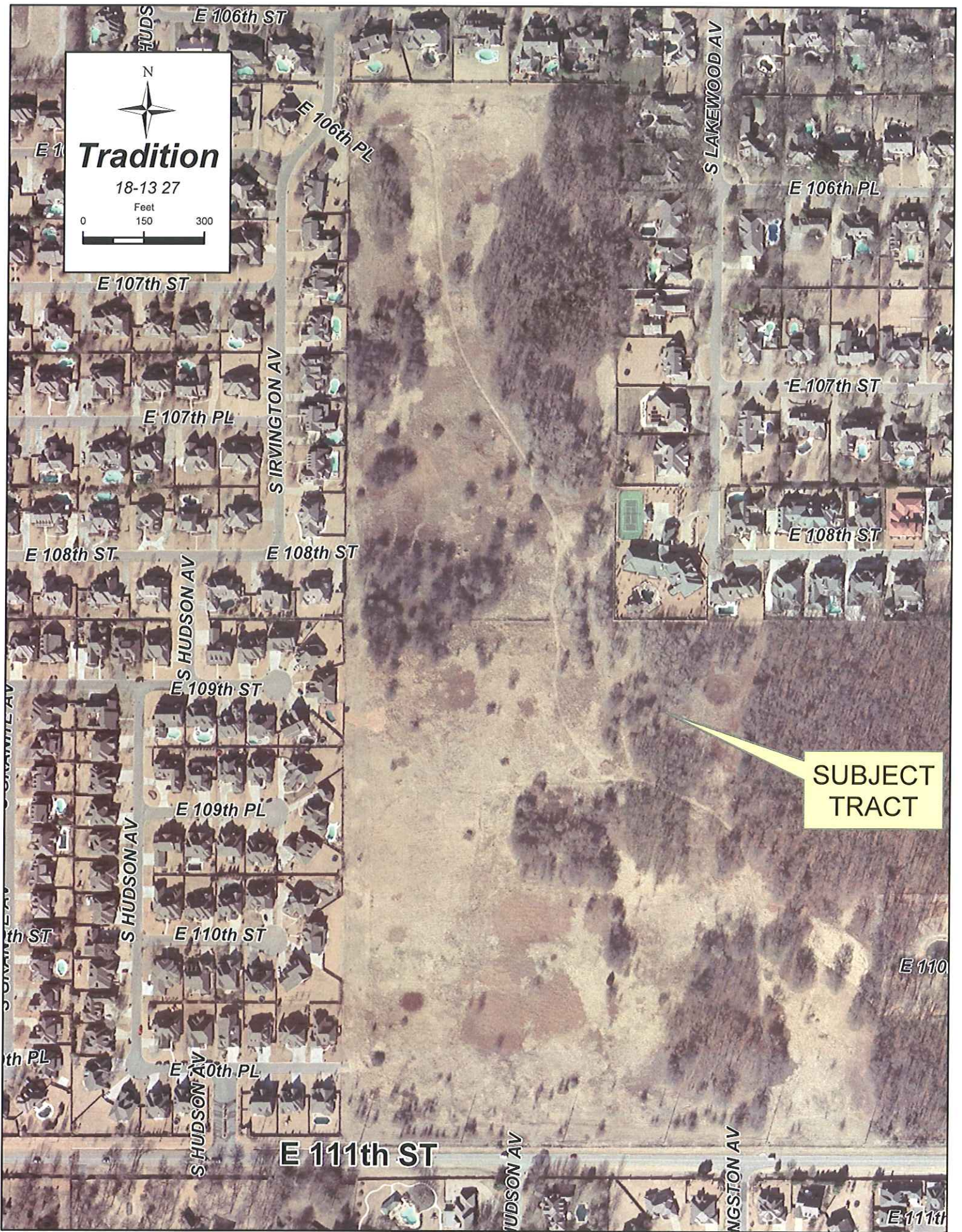
**1** PROPOSED TOWER ELEVATION VIEW  
SCALE: NTS











SUBJECT  
TRACT



## Final Subdivision Plat

**Tradition Blocks 1-7 - (8327) (PD 26) (CD 8)**

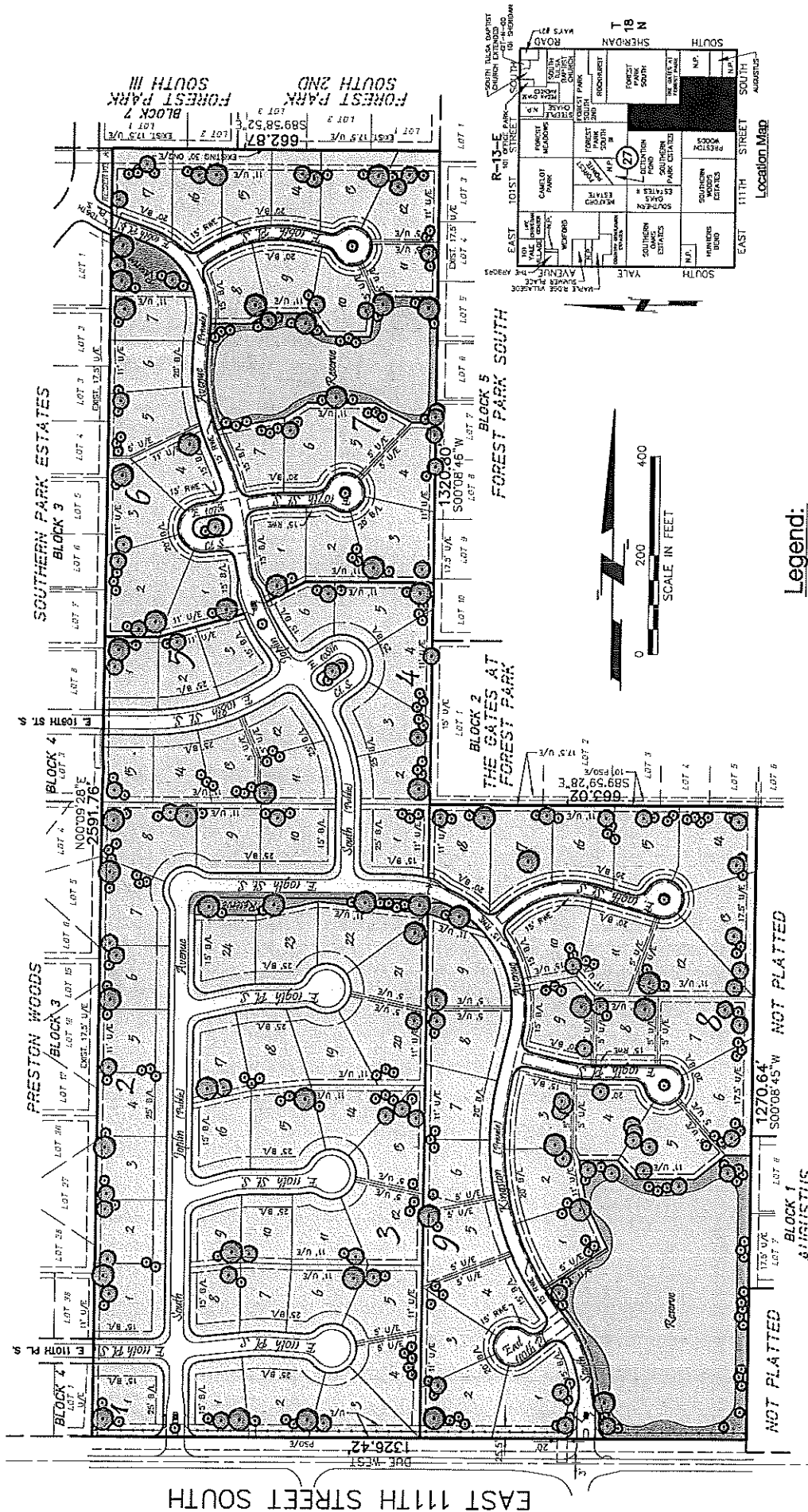
West of northwest corner of East 111<sup>th</sup> Street and Sheridan Road

This plat consists of 73 Lots in 17 Blocks on 32.35 acres.

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

6.3

7/25/08



**Legend:**

- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- F/E FENCE EASEMENT
- ONG/E ON-GOING EASEMENT
- PSE/E PSE EASEMENT
- RWE/RWE RESTRICTED WATERLINE EASEMENT
- U/E UTILITY EASEMENT

*Mitchell Farms*

**Conceptual Site Plan  
EXHIBIT 'A'**

Planned Unit Development Number —

**SACK AND ASSOCIATES, INC.**  
 Suite 200, 115 South 1st Street, Des Moines, IA 50309  
 Phone: 515.281.1111 Fax: 515.281.1112 Email: info@sackandassociates.com  
 Website: www.sackandassociates.com  
 Copyright © 2007 Sack and Associates, Inc. All rights reserved.  
 Printed on May 2007

ALL CORNERS TO BE CUT USING A 3/8" x 18" IRON  
PIN WITH A YELLOW CAP STAMPED "SACK L5 1130".  
AFTER INSTALLATION OF UTILITIES AND COMPLETION  
OF STREET IMPROVEMENTS,

**Legend**

- ACCESS PERMITTED
- BUILDING LINE
- F/E
- FORCE EASEMENT
- OVERLAND DRAINAGE EASEMENT
- SDC
- STORM SEWER EASEMENT
- SIDEWALK EASEMENT
- UTILITY EASEMENT
- STREET ADDRESS

## Subdivision Statistics

SUBDIVISION CONTAINS 73 LOTS IN 7 BLOCKS

BLOCK 1 CONTAINS	0.4533 ACRES
BLOCK 2 CONTAINS	0.0606 ACRES
BLOCK 3 CONTAINS	2.4207 ACRES
BLOCK 4 CONTAINS	1.0562 ACRES
BLOCK 5 CONTAINS	0.3292 ACRES
BLOCK 6 CONTAINS	2.7779 ACRES
BLOCK 7 CONTAINS	11.3079 ACRES

RESERVE 'A' CONTAINS	1.8127 ACRES
RESERVE 'D' CONTAINS	1.6400 ACRES
RESERVE 'C' CONTAINS	0.0052 ACRES

EAST 11TH STREET SOUTH  
(PUBLIC STREET)

Point of Beginning

**Nota**

STORMWATER RETENTION HAS BEEN PROVIDED FOR BLOCKS 1-5 OFF-STATE IN AN AREA LOCATED APPROXIMATELY 1/2 MILE EAST OF SOUTH COLEEN AVENUE AND IMMEDIATELY ADJACENT TO E. 11TH ST. A STORMWATER DETENTION FACILITY WILL BE PROVIDED IN SEPARATE INSTRUMENT FOR THE OFF-STATE FACILITY. NO CONSTRUCTION WILL BE ALLOWED IN BLOCKS 1-5 UNTIL THIS FACILITY IS COMPLETED.

IT WAS FILED.  
AND SHOULD

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

CURVE	LENGTH	RADIUS	DELTA	CHORD MEASUREMENT	CHORD LENGTH
CA1	12.67	25.00	70.24	54.52	12.54
CA2	12.67	25.00	70.24	54.52	12.54
CA3	47.12	50.00	60.30	155.00	52.44

Linq Table			
LINE	LENGTH	IN	ENDING
110	1102	100	100

**Note**

SIDEWALKS MUST BE CONSTRUCTED ALONG E. 11TH STREET AND ALL PUBLIC AND PRIVATE STREETS IN ACCORDANCE WITH THE DETAIL SITE PLAN APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

RECEIVED

JUL 18 1963

JUL 18 1963

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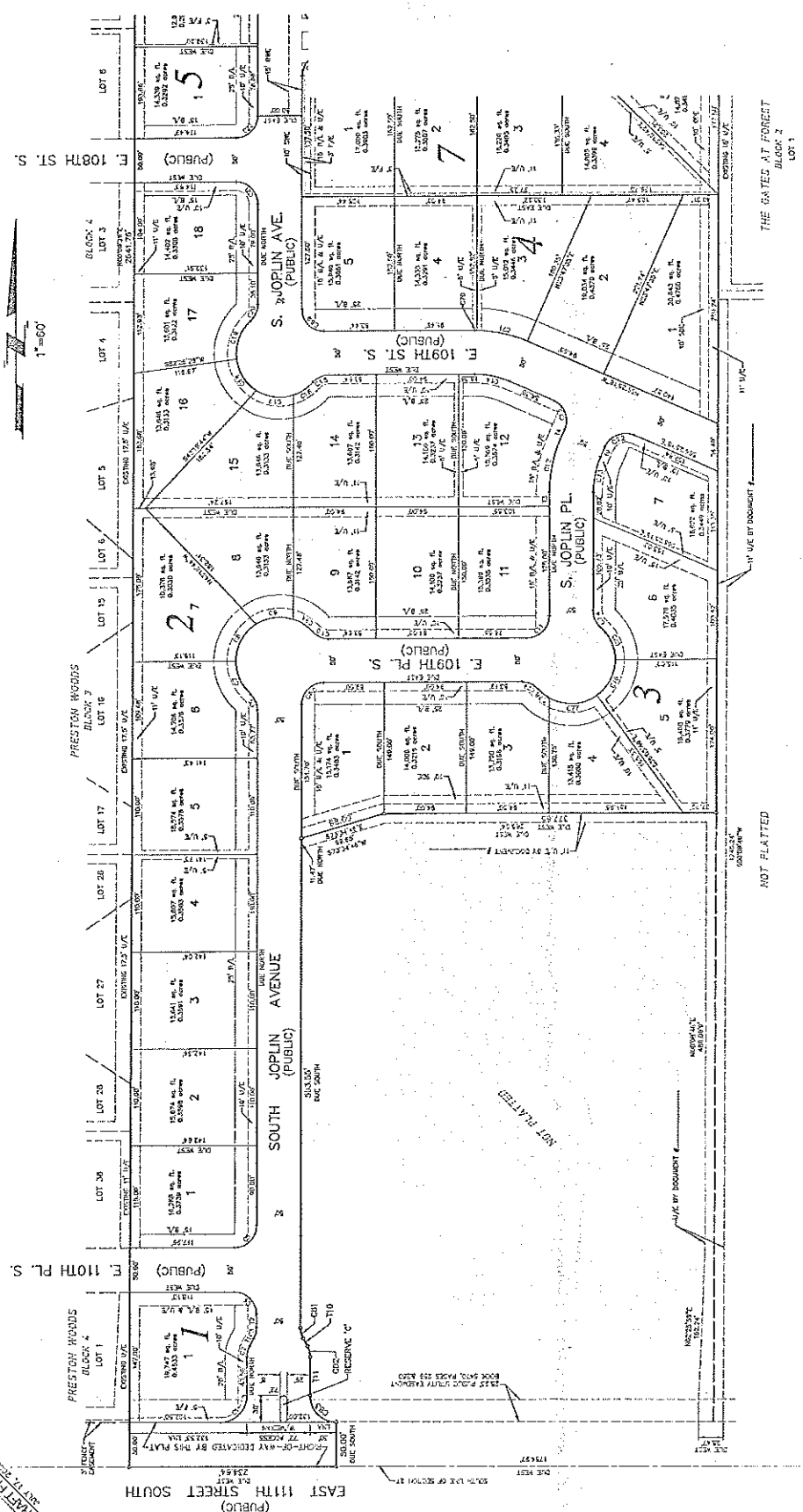
Prepared: JULY 17, 2003 'DRAFT FINAL'

BLOCKS 1 THRU 7 TRADITION

6.5



1"=60'

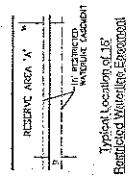


**Curve Table**

CURVE	LENGTH	RADIUS	DELTA	CHORD	AREA
C1	10.00	10.00	90.00	14.14	78.54
C2	20.00	20.00	90.00	28.28	314.16
C3	30.00	30.00	90.00	42.43	706.86
C4	40.00	40.00	90.00	56.58	1256.64
C5	50.00	50.00	90.00	70.71	1963.50
C6	60.00	60.00	90.00	84.85	2728.32
C7	70.00	70.00	90.00	98.99	3551.04
C8	80.00	80.00	90.00	113.14	4431.68
C9	90.00	90.00	90.00	127.28	5370.24
C10	100.00	100.00	90.00	141.42	6366.72
C11	110.00	110.00	90.00	155.57	7421.12
C12	120.00	120.00	90.00	169.71	8533.44
C13	130.00	130.00	90.00	183.86	9703.68
C14	140.00	140.00	90.00	197.99	10931.84
C15	150.00	150.00	90.00	212.14	12217.92
C16	160.00	160.00	90.00	226.28	13562.00
C17	170.00	170.00	90.00	240.43	14964.08
C18	180.00	180.00	90.00	254.57	16424.16
C19	190.00	190.00	90.00	268.71	17942.24
C20	200.00	200.00	90.00	282.86	19518.32
C21	210.00	210.00	90.00	296.99	21152.40
C22	220.00	220.00	90.00	311.14	22844.48
C23	230.00	230.00	90.00	325.28	24594.56
C24	240.00	240.00	90.00	339.43	26402.64
C25	250.00	250.00	90.00	353.57	28268.72
C26	260.00	260.00	90.00	367.71	30192.80
C27	270.00	270.00	90.00	381.86	32174.88
C28	280.00	280.00	90.00	395.99	34214.96
C29	290.00	290.00	90.00	410.14	36313.04
C30	300.00	300.00	90.00	424.28	38469.12
C31	310.00	310.00	90.00	438.43	40683.20
C32	320.00	320.00	90.00	452.57	42955.28
C33	330.00	330.00	90.00	466.71	45285.36
C34	340.00	340.00	90.00	480.86	47673.44
C35	350.00	350.00	90.00	494.99	50119.52
C36	360.00	360.00	90.00	509.14	52623.60
C37	370.00	370.00	90.00	523.28	55185.68
C38	380.00	380.00	90.00	537.43	57805.76
C39	390.00	390.00	90.00	551.57	60483.84
C40	400.00	400.00	90.00	565.71	63219.92
C41	410.00	410.00	90.00	579.86	66014.00
C42	420.00	420.00	90.00	593.99	68866.08
C43	430.00	430.00	90.00	608.14	71776.16
C44	440.00	440.00	90.00	622.28	74744.24
C45	450.00	450.00	90.00	636.43	77770.32
C46	460.00	460.00	90.00	650.57	80854.40
C47	470.00	470.00	90.00	664.71	83996.48
C48	480.00	480.00	90.00	678.86	87196.56
C49	490.00	490.00	90.00	692.99	90454.64
C50	500.00	500.00	90.00	707.14	93770.72
C51	510.00	510.00	90.00	721.28	97144.80
C52	520.00	520.00	90.00	735.43	100576.88
C53	530.00	530.00	90.00	749.57	104066.96
C54	540.00	540.00	90.00	763.71	107615.04
C55	550.00	550.00	90.00	777.86	111221.12
C56	560.00	560.00	90.00	791.99	114885.20
C57	570.00	570.00	90.00	806.14	118607.28
C58	580.00	580.00	90.00	820.28	122387.36
C59	590.00	590.00	90.00	834.43	126225.44
C60	600.00	600.00	90.00	848.57	130121.52
C61	610.00	610.00	90.00	862.71	134075.60
C62	620.00	620.00	90.00	876.86	138087.68
C63	630.00	630.00	90.00	890.99	142157.76
C64	640.00	640.00	90.00	905.14	146285.84
C65	650.00	650.00	90.00	919.28	150471.92
C66	660.00	660.00	90.00	933.43	154716.00
C67	670.00	670.00	90.00	947.57	159018.08
C68	680.00	680.00	90.00	961.71	163378.16
C69	690.00	690.00	90.00	975.86	167796.24
C70	700.00	700.00	90.00	989.99	172272.32
C71	710.00	710.00	90.00	1004.14	176806.40
C72	720.00	720.00	90.00	1018.28	181398.48
C73	730.00	730.00	90.00	1032.43	186048.56
C74	740.00	740.00	90.00	1046.57	190756.64
C75	750.00	750.00	90.00	1060.71	195522.72
C76	760.00	760.00	90.00	1074.86	200346.80
C77	770.00	770.00	90.00	1088.99	205228.88
C78	780.00	780.00	90.00	1103.14	210168.96
C79	790.00	790.00	90.00	1117.28	215167.04
C80	800.00	800.00	90.00	1131.43	220223.12
C81	810.00	810.00	90.00	1145.57	225337.20
C82	820.00	820.00	90.00	1159.71	230509.28
C83	830.00	830.00	90.00	1173.86	235739.36
C84	840.00	840.00	90.00	1187.99	241027.44
C85	850.00	850.00	90.00	1202.14	246373.52
C86	860.00	860.00	90.00	1216.28	251777.60
C87	870.00	870.00	90.00	1230.43	257239.68
C88	880.00	880.00	90.00	1244.57	262759.76
C89	890.00	890.00	90.00	1258.71	268337.84
C90	900.00	900.00	90.00	1272.86	273973.92
C91	910.00	910.00	90.00	1286.99	279668.00
C92	920.00	920.00	90.00	1301.14	285420.08
C93	930.00	930.00	90.00	1315.28	291229.16
C94	940.00	940.00	90.00	1329.43	297095.24
C95	950.00	950.00	90.00	1343.57	303018.32
C96	960.00	960.00	90.00	1357.71	309009.40
C97	970.00	970.00	90.00	1371.86	315068.48
C98	980.00	980.00	90.00	1385.99	321195.56
C99	990.00	990.00	90.00	1400.14	327390.64
C100	1000.00	1000.00	90.00	1414.28	333653.72

**LINE TABLE**

LINE	LENGTH	BEARING
1	10.00	N 0° 0' 0" E
2	10.00	N 90° 0' 0" E
3	10.00	N 0° 0' 0" E
4	10.00	N 90° 0' 0" E
5	10.00	N 0° 0' 0" E
6	10.00	N 90° 0' 0" E
7	10.00	N 0° 0' 0" E
8	10.00	N 90° 0' 0" E
9	10.00	N 0° 0' 0" E
10	10.00	N 90° 0' 0" E

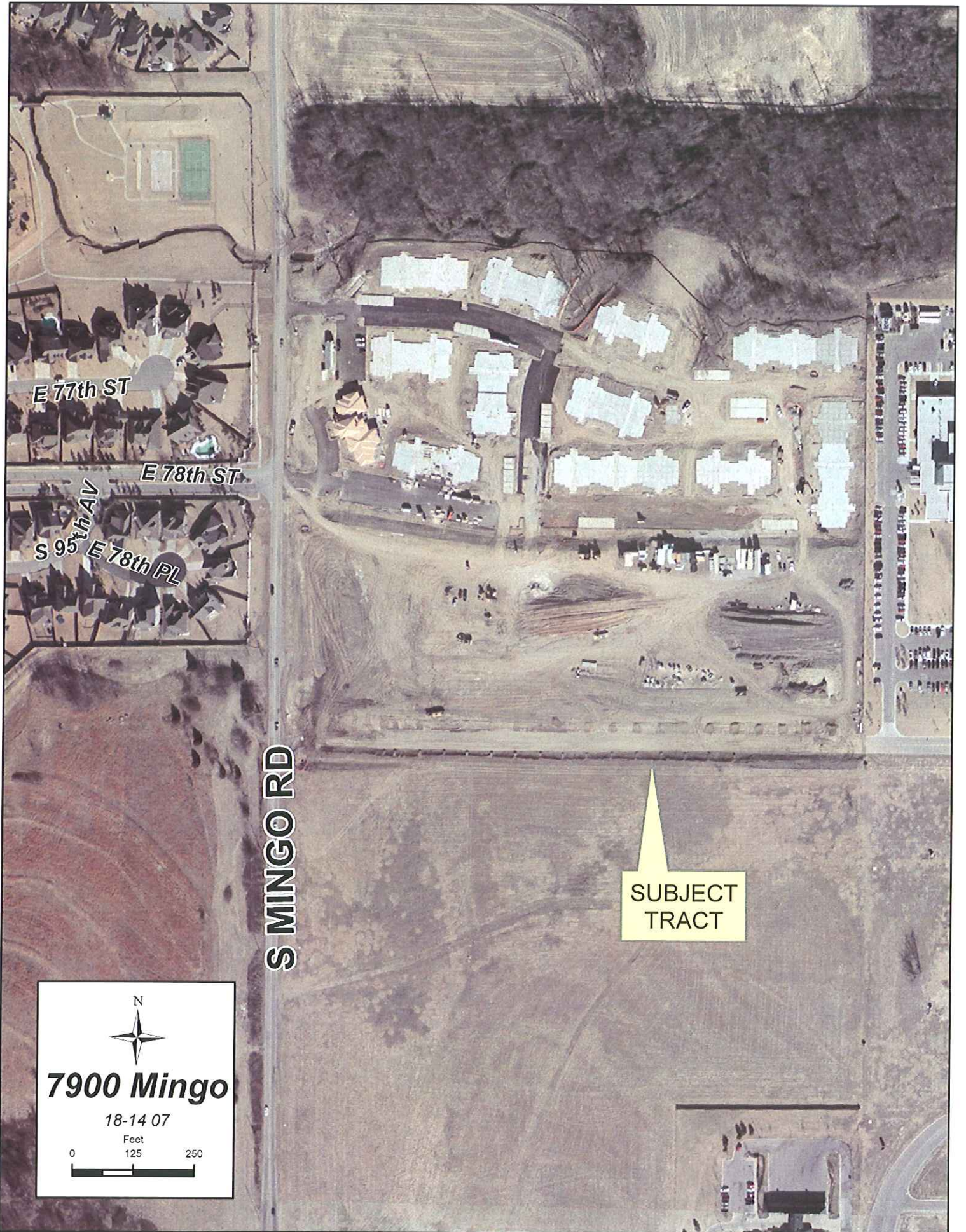


- Legend**
- ADJ = ADJACENT PERMITTED
  - B/L = BUILDING LINE
  - CL = CENTERLINE
  - COB = OVERLAND GRAVITATE EASEMENT
  - COE = OVERLAND GRAVITATE EASEMENT
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  - CO









E 77th ST

E 78th ST

S 95th AV

E 78th PL

S MINGO RD

SUBJECT  
TRACT



**7900 Mingo**

18-14 07

Feet

0 125 250

## Final Subdivision Plat

**7900 Mingo** - (8407) (PD 18) (CD 8)  
Southeast corner of East 78<sup>th</sup> Street and Mingo Road

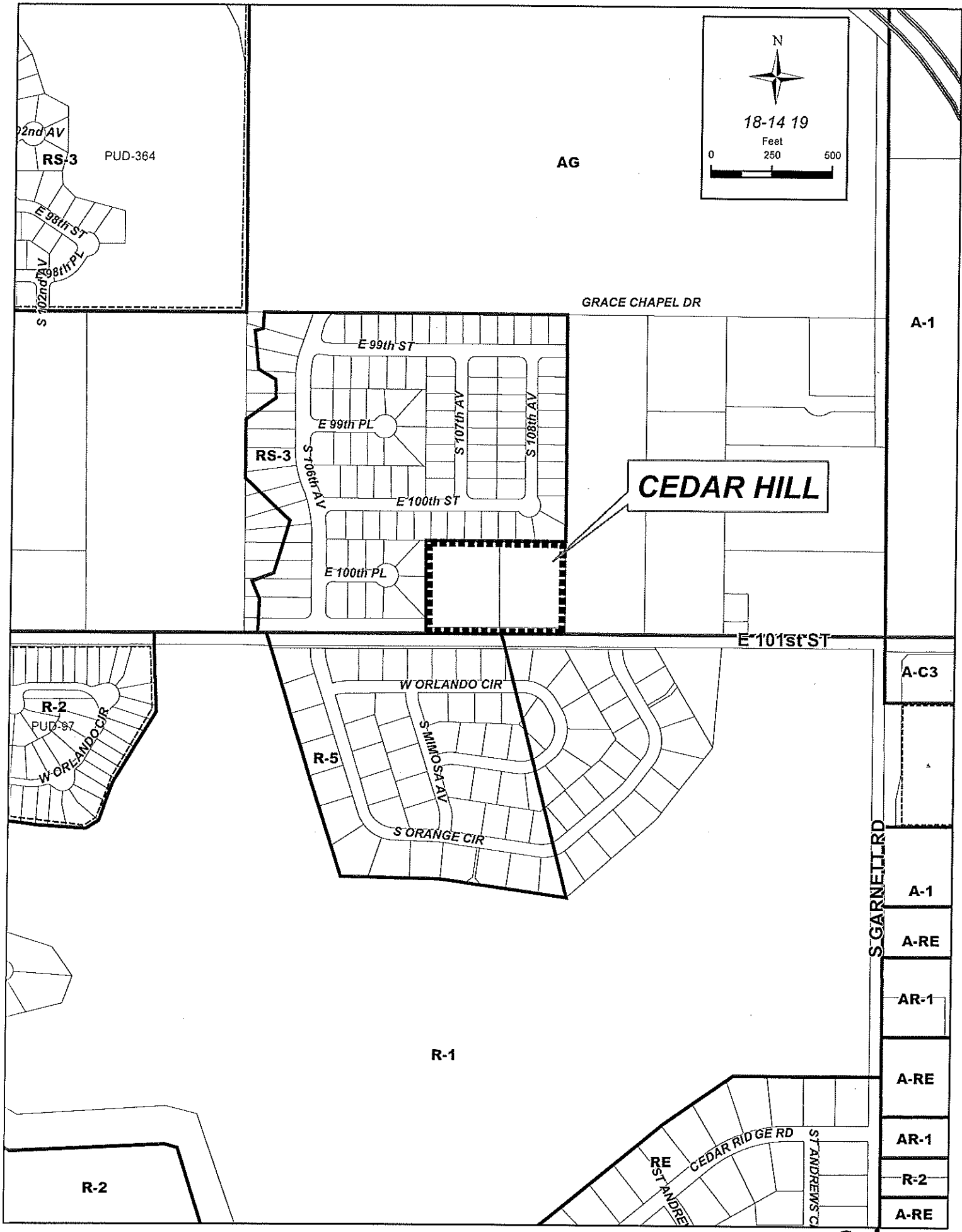
This plat consists of 6 Lots in 1 Block on 11 acres.

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











## Final Subdivision Plat

**Cedar Hill** - (8419) (PD 18) (CD 8)

East of northeast corner of East 101<sup>st</sup> Street and 106<sup>th</sup> East Avenue

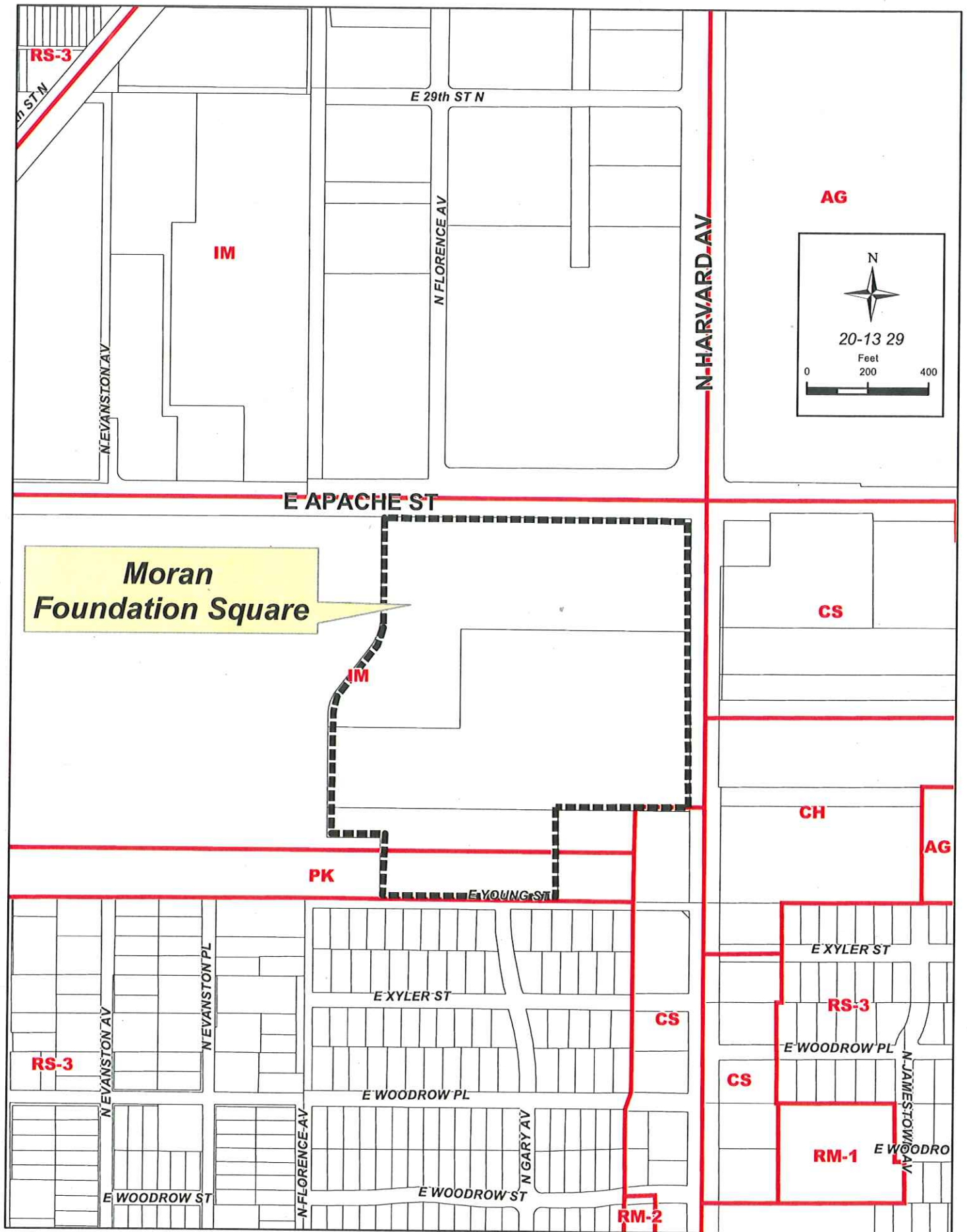
This plat consists of 14 Lots in 2 Blocks on 5.04 acres.

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

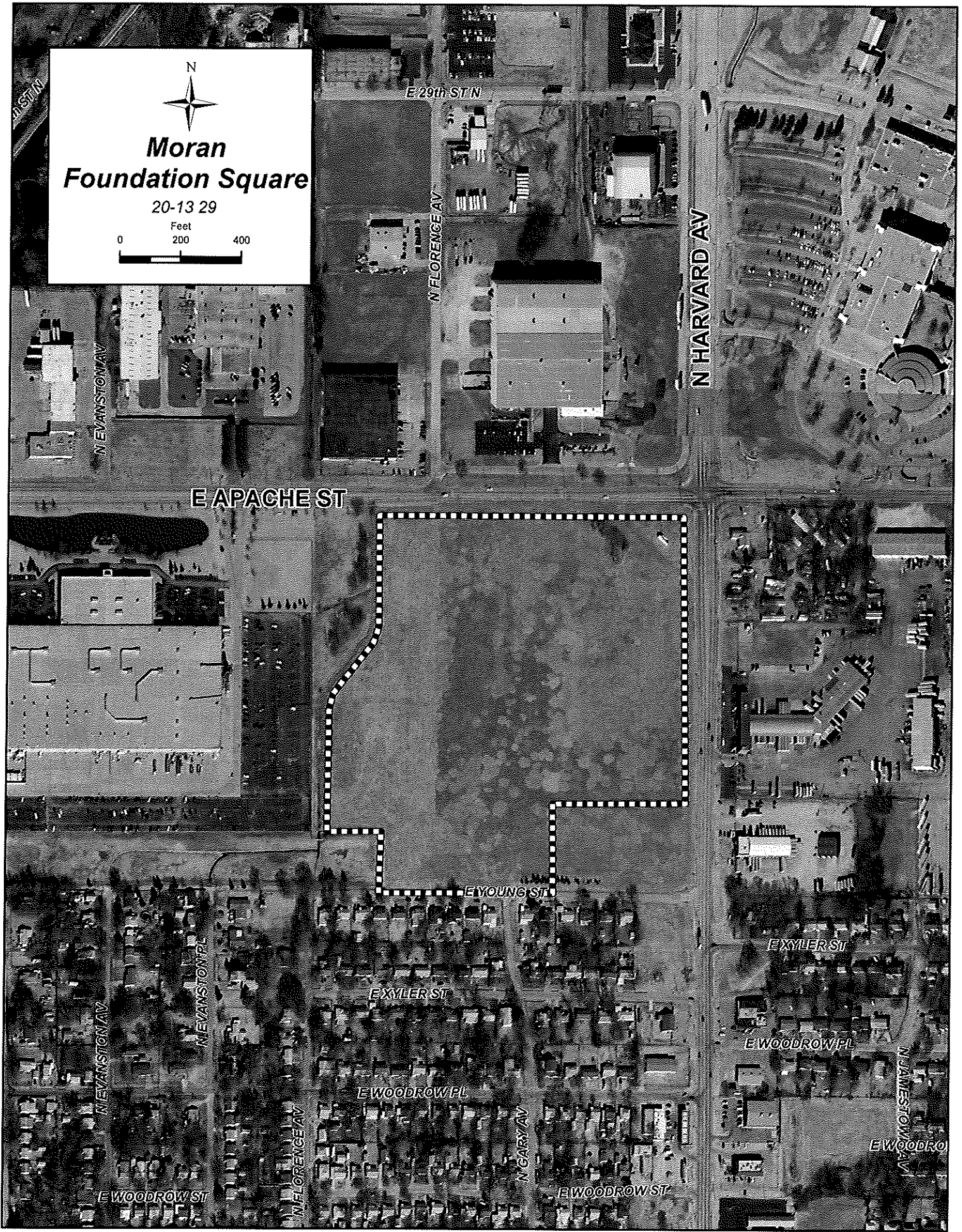
7/25/08

8.3









N

**Moran**  
**Foundation Square**

20-13 29

Feet  
0 200 400



## Final Subdivision Plat

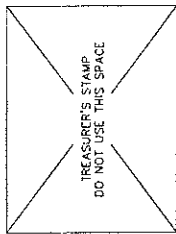
**Catholic Charities** - (0329) (PD 3) (CD 3)

South of Southwest corner of East Apache and North Harvard Avenue

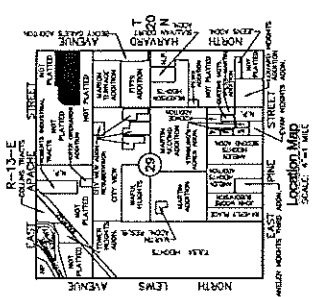
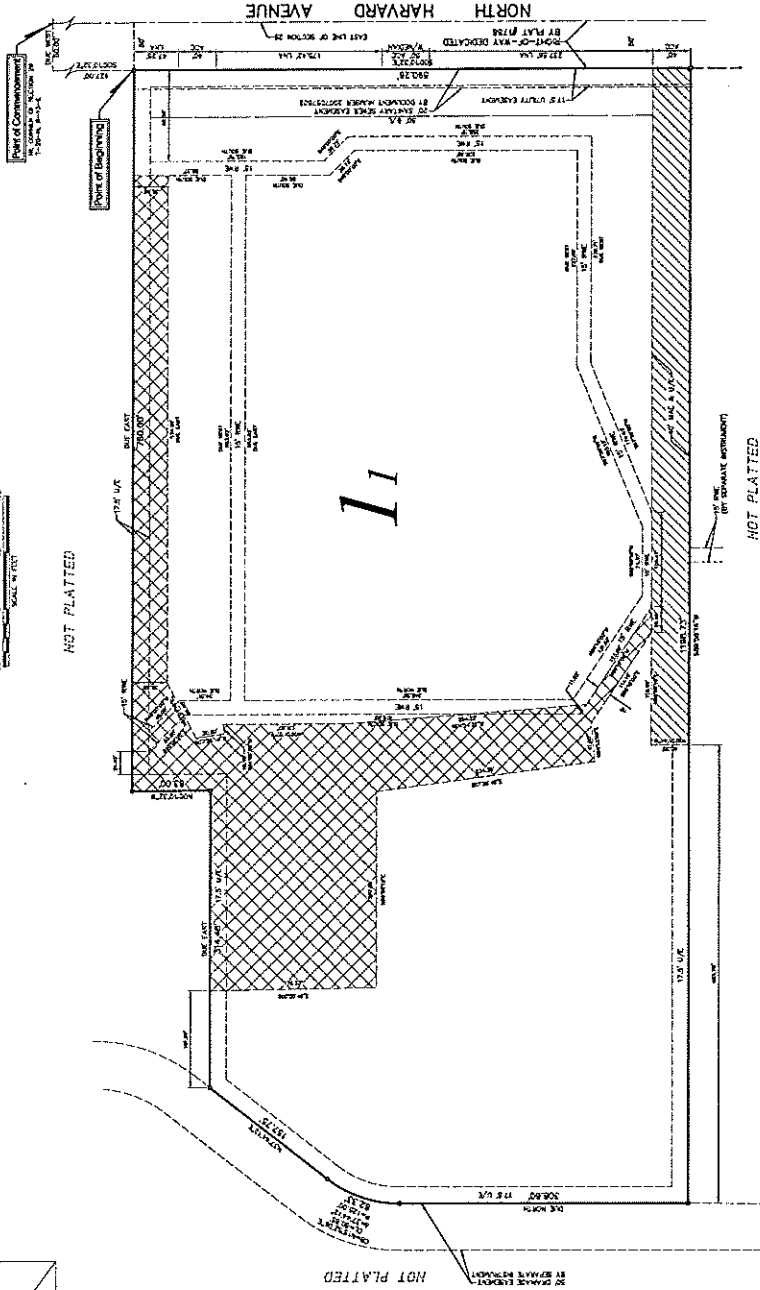
This plat consists of 1 Lot in 1 Block on 15 acres. (This is phase one of the Moran Foundation plat.)

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

# DRAFT FINAL PLAT Catholic Charities A SUBDIVISION OF PART OF THE NE/4 OF SECTION 29, T-20-N, R-13-E CITY OF TULSA, TULSA COUNTY, OKLAHOMA



PLAT No.	
CERTIFICATE OF APPROVAL	
APPROVED BY THE CITY OF TULSA	
APPROVED BY THE TULSA COUNTY BOARD OF COMMISSIONERS	
APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION	
APPROVED BY THE TULSA COUNTY BOARD OF COMMISSIONERS	
APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION	
APPROVED BY THE TULSA COUNTY BOARD OF COMMISSIONERS	
APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION	



**OWNER**  
CATHOLIC CHARITIES OF THE DIOCESE OF TULSA  
111 SOUTH ELSON AVENUE  
TULSA, OKLAHOMA 74106

**ENGINEER/SURVEYOR**  
SACK SURVEYING, INC.  
111 SOUTH ELSON AVENUE  
TULSA, OKLAHOMA 74106  
PHONE: (918) 592-4111  
FAX: (918) 592-4111  
E-MAIL: SACK@SACKSURVEYING.COM  
C.A. No. 1783 (EXP. JAN. 31, 2007)

**Basis of Bearings**  
ALL BEARINGS WERE OBTAINED FROM THE SURVEY OF THE BOUNDARY OF SECTION 29, T-20-N, R-13-E, HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE EAST.

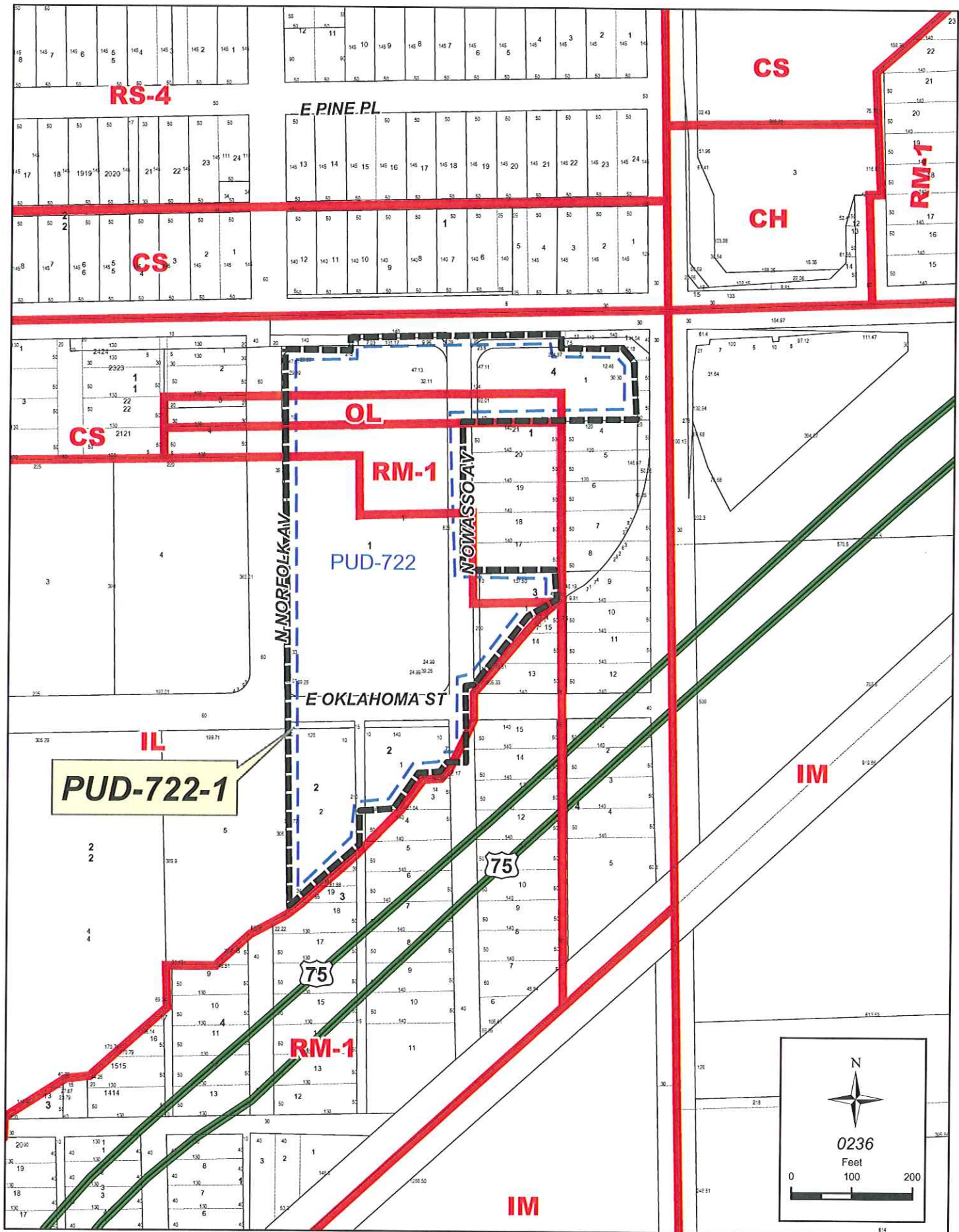
**Monumentation**  
ALL CORNERS TO BE SET USING A 2 1/2" x 1 1/2" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1130" UNLESS OTHERWISE NOTED.

**Legend**  
 AEC = ACCESS EASEMENT  
 BUL = BUILDING LINE  
 LAM = LIMITS OF NO ACCESS  
 LAM = LIMITS OF NO ACCESS  
 RWE = RESTRICTED WATERLINE EASEMENT  
 U/E = UTILITY EASEMENT  
 MUAL = MUTUAL ACCESS & UTILITY EASEMENT  
 STORM = STORMWATER DETENTION EASEMENT

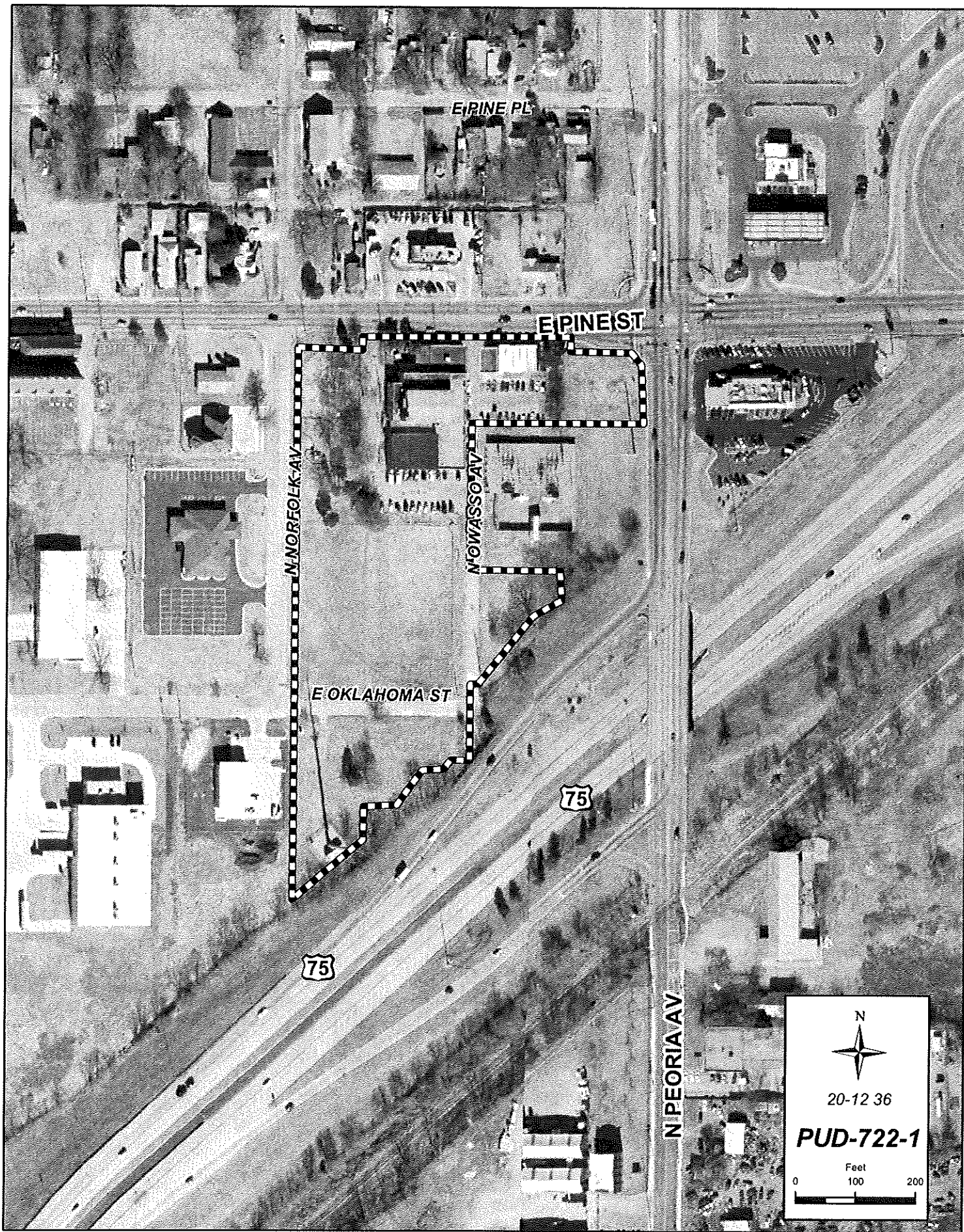
**Subdivision Statistics**  
 SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK  
 BLOCK 1 CONTAINS 16.1706 ACRES (640,107 S.F.)

**Note**  
 THIS PLAT WAS PREPARED BY SACK SURVEYING, INC. IN ACCORDANCE WITH THE SUBDIVISION ACT AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

9.4

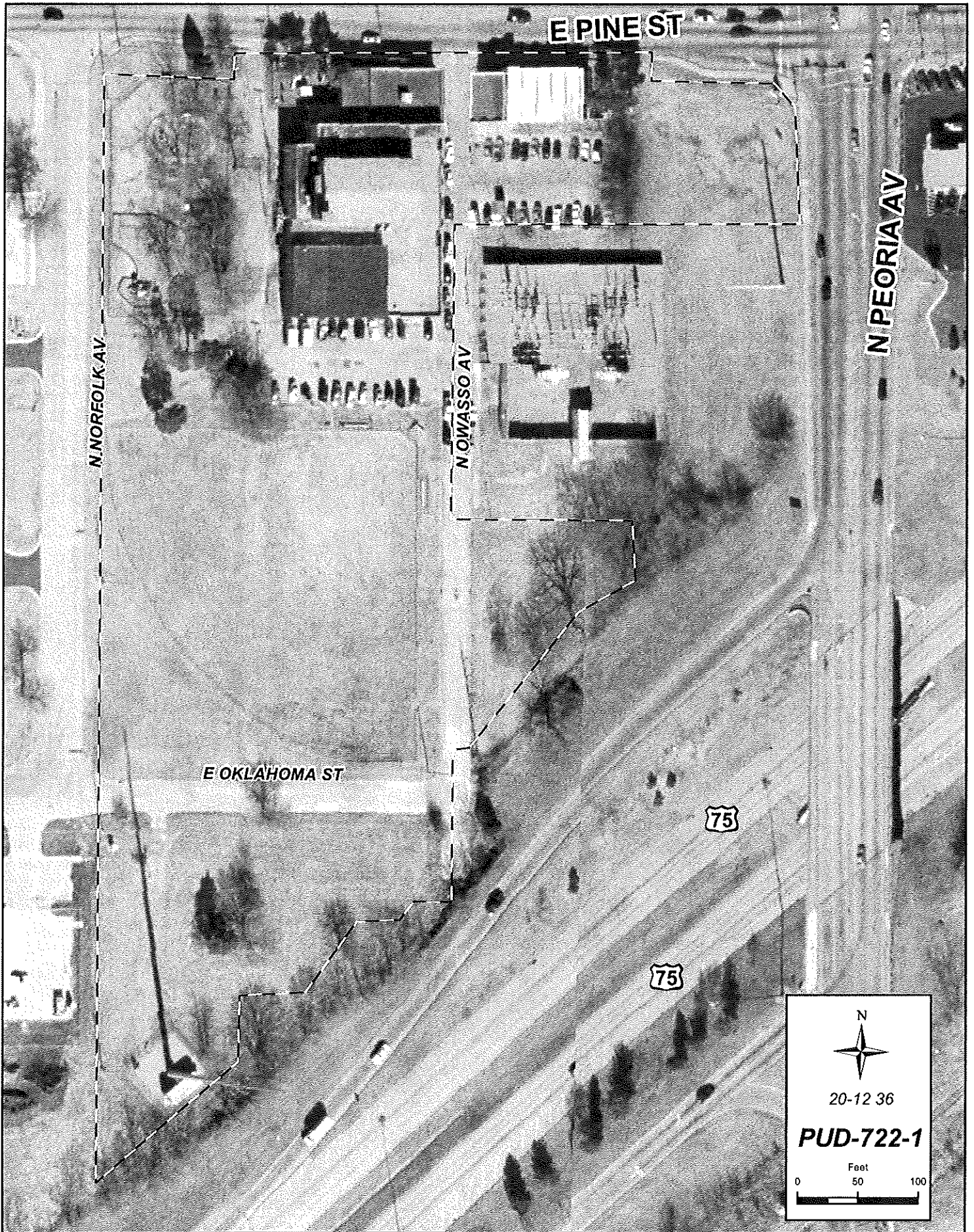






10.2





10.3

August 6, 2008

### STAFF RECOMMENDATION

**PUD-722-1** : Minor Amendment – Northeast corner of North Norfolk Avenue and East Oklahoma Street; Lot 1, Block 1 – Hutcherson YMCA; TRS 20-12-36; CZM 12; Atlas 116; PD 2 CD 1; CS/OL/RM-1/IL/PUD.

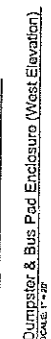
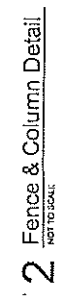
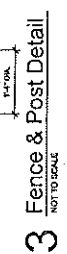
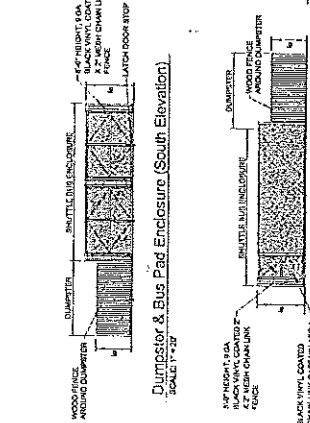
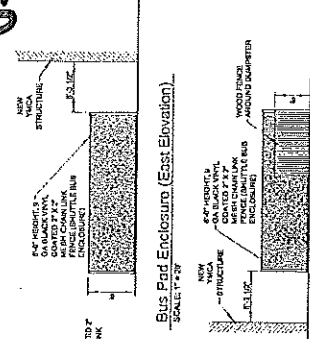
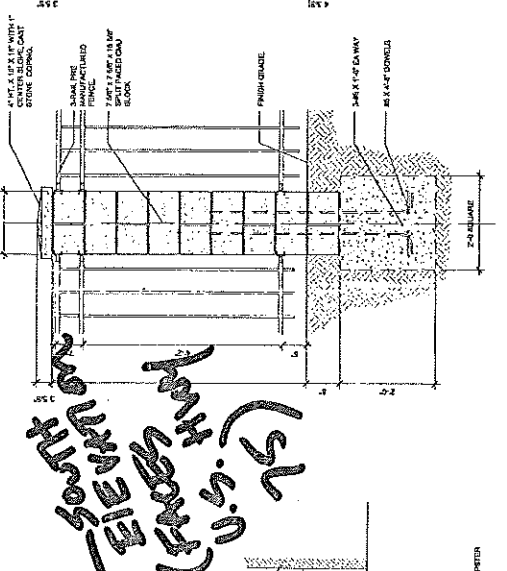
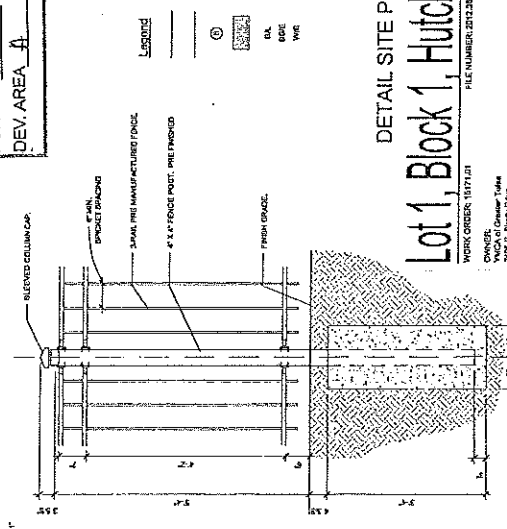
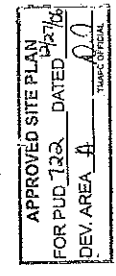
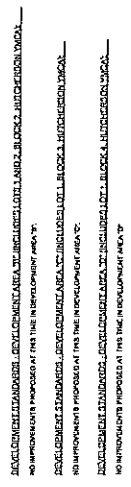
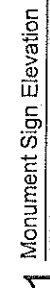
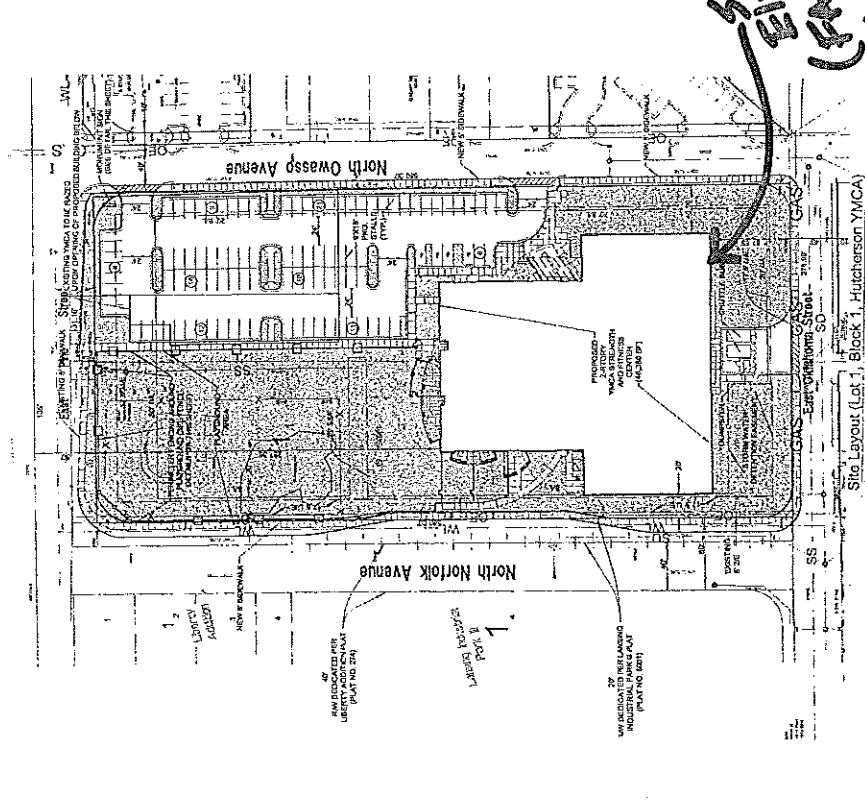
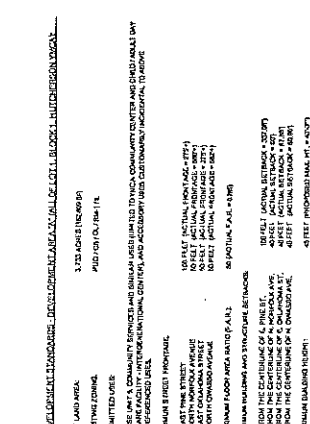
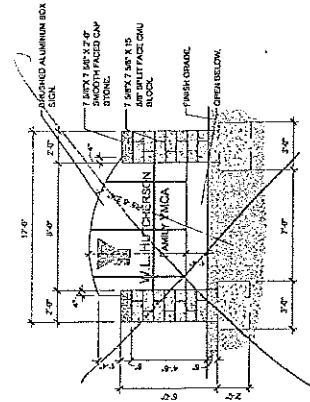
---

The applicant is requesting a minor amendment to increase the permitted size of a wall sign from .2 square foot per lineal foot of street frontage to .44 square foot per lineal foot of frontage, for the south building elevation only (see Exhibit A).

With the initial approval of PUD-722 sign standards for the Office District were adopted which are somewhat restrictive in the size and number of signs allowed. Staff supports these standards despite the fact that there are no residentially-zoned properties in the immediate vicinity of the new YMCA building. However, the south elevation of the building faces U.S. Highway 75 (see Exhibit B).

Since the elevation of the building on which the sign is proposed faces U.S. Highway 75 with no intervening properties between the YMCA and the highway, staff recommends **APPROVAL** of minor amendment PUD-722-1 allowing a .44 square foot display surface area per lineal foot of wall to which the sign is affixed for the south elevation only.

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



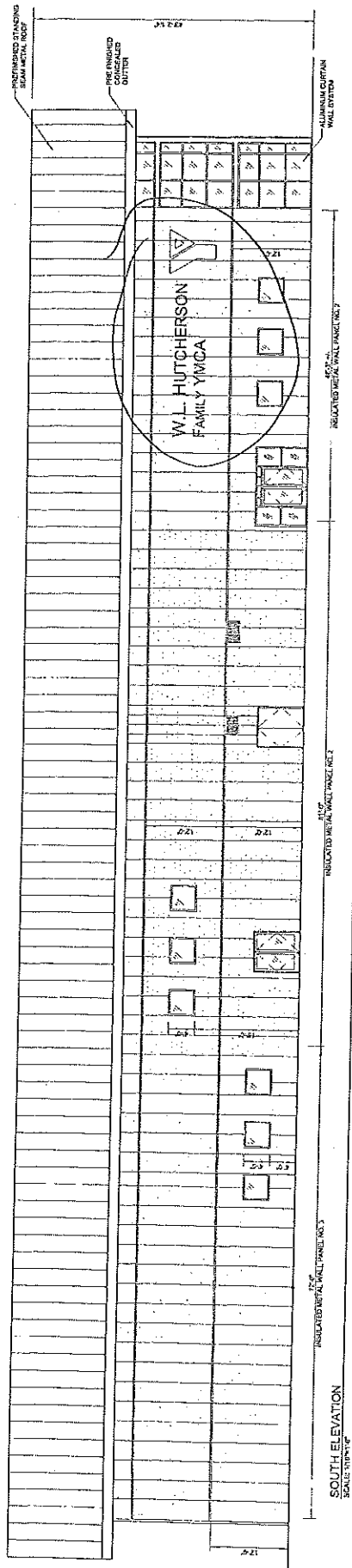
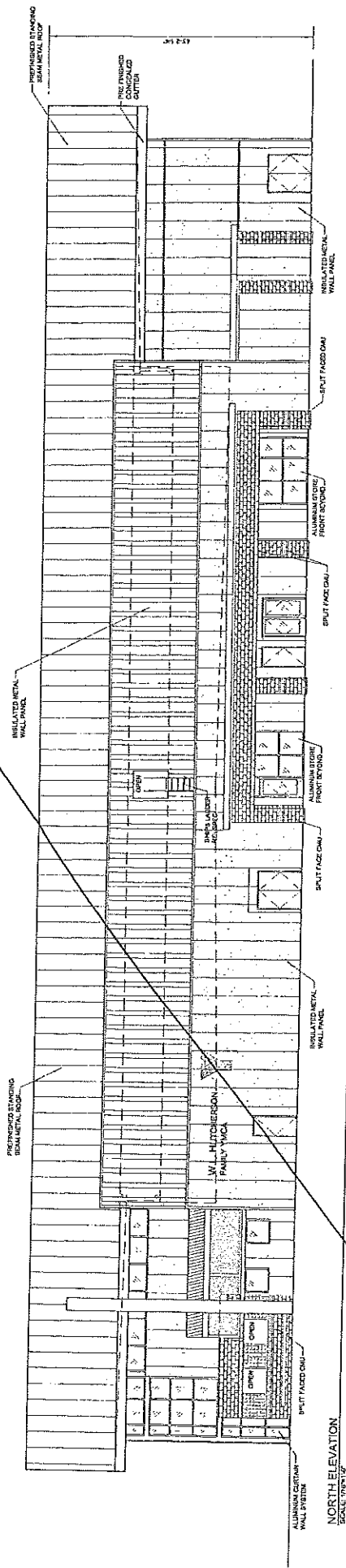
DETAIL SITE PLAN SP-1  
Lot 1, Block 1, Hutcherson YMCA

ISSUE NUMBER: 2012.0811      ISSUE DATE: 11-28-00

# EXHIBIT A

10.5

10.6



Building Notes:

1. BUILDING ELEVATIONS RECEIVED FROM THE PROJECT ARCHITECT, PALMDENBURY, TULSA, OKLAHOMA.

BUILDING ELEVATIONS

SP-3

Lot 1, Block 1, Hutcherson YMCA

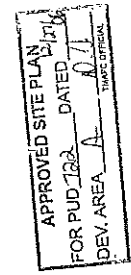
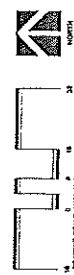
WORK ORDER: 03/11/09

FILE NUMBER: 0923011

ISSUE DATE: 11/28/09

W.L. HUTCHERSON  
FAMILY YMCA  
2400 E. 10th Ave  
Tulsa, Oklahoma 74105  
CHAS. SCHNEIDER  
0111 East 20th Place  
Tulsa, Oklahoma 74105

Exhibit A-1



SOUTH ELEVATION  
SCALE: 1/8\"/>



SECTION:

10431

PROJECT:

W. L. HUTCHERSON  
FAMILY YMCA  
TULSA, OK

8/20/2007

Date

1/16/2008

Rev.

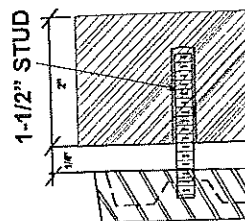
CAST ALUMINUM LETTERS

MOUNTING METHOD Stud  
LETTER SIZE See Drawings  
LETTER FINISH Clear Anodized  
LETTER STYLE Helvetica  
COLOR Satin Silver Clear Anodized  
MATERIAL COMP. Cast Aluminum  
UPPER/LOWER Upper  
DEPTH 1-1/2", 1-1/2", 1-1/4"  
TEMPLATE Yes  
SPACER LENGTH 1/4"

FABRICATED ALUMINUM LOGO

MOUNTING METHOD Stud  
LOGO SIZE 7'-0"  
LOGO FINISH Painted  
LETTER STYLE N/A  
COLOR PMS - 185 RED & BLACK  
MATERIAL COMP. Fabricated Aluminum  
UPPER/LOWER N/A  
DEPTH 3"  
TEMPLATE Yes  
SPACER LENGTH 1/4"

W.L. Hutcherson  
Family YMCA  
11/11" -  
46  
26  
49  
121

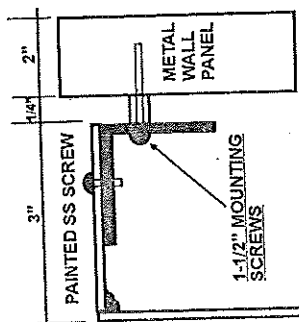


PM-1/4

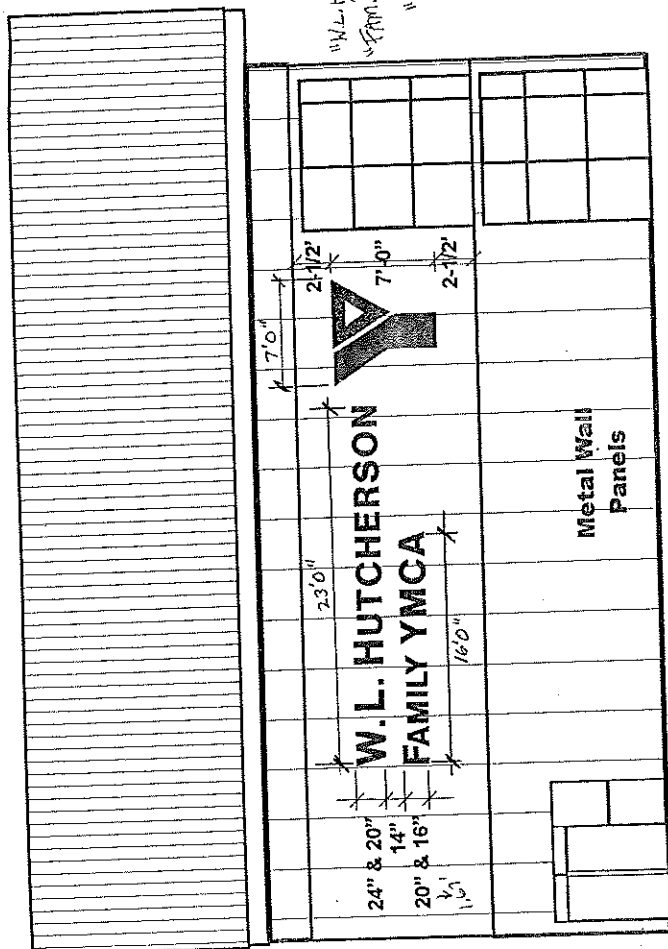
Projected mount with  
threaded studs  
set in adhesive

INSTALLATION METHOD  
LETTERS ONLY

INSTALLATION METHOD - LOGO ONLY  
CUSTOM FABRICATED ALUMINUM LOGO/REVERSE  
CHANNEL CONSTRUCTION NON-ILLUMINATED W/  
INTERNAL BRACING AS REQUIRED



QTY. 1 - SOUTH ELEVATION



**A** ARCHITECTURAL SIGN  
& GRAPHICS, INC  
839 Industrial Drive Yukon, OK 73099  
405-354-8829 FAX 405-354-0029

Ex met A-2

10.7



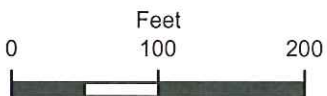
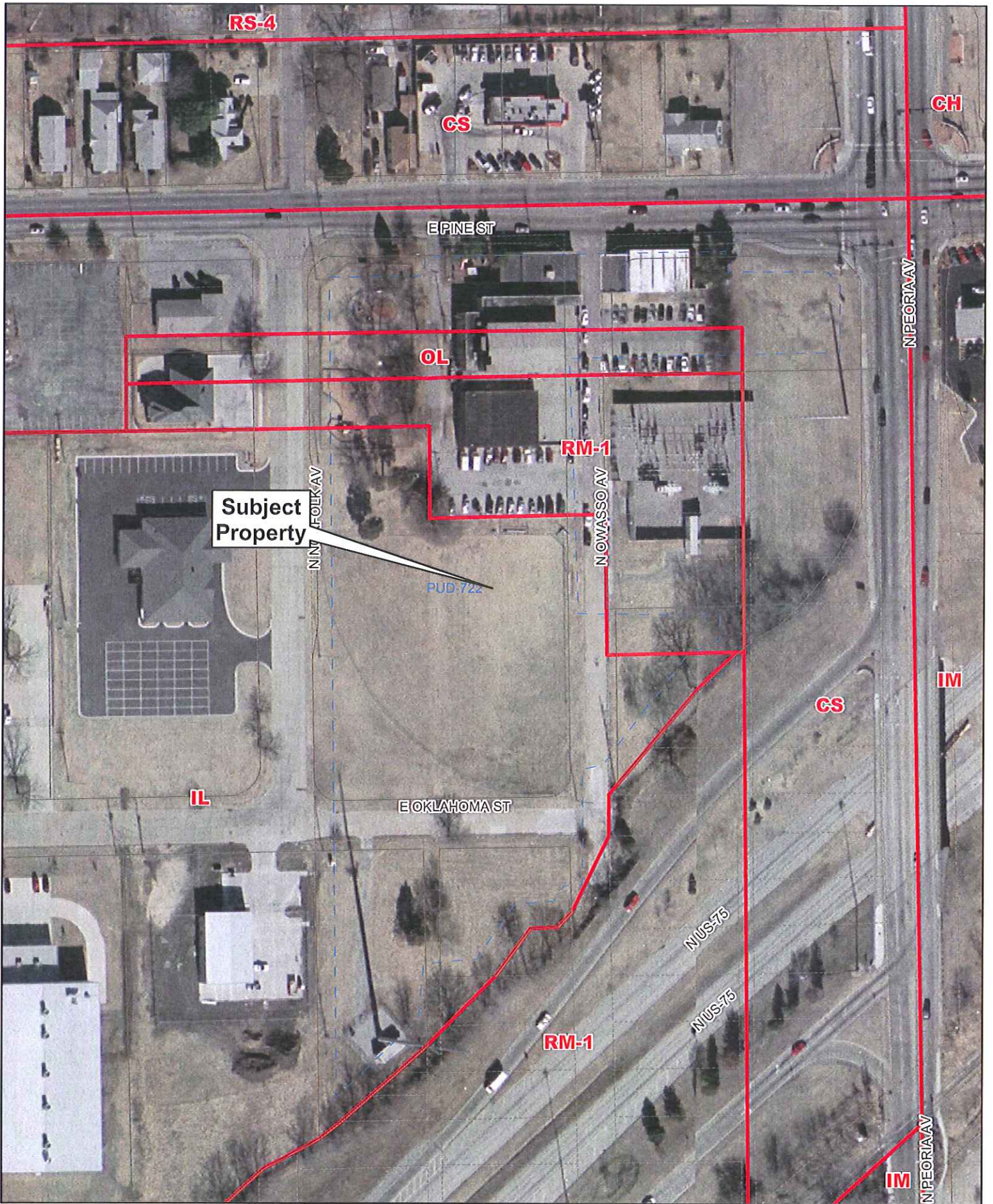
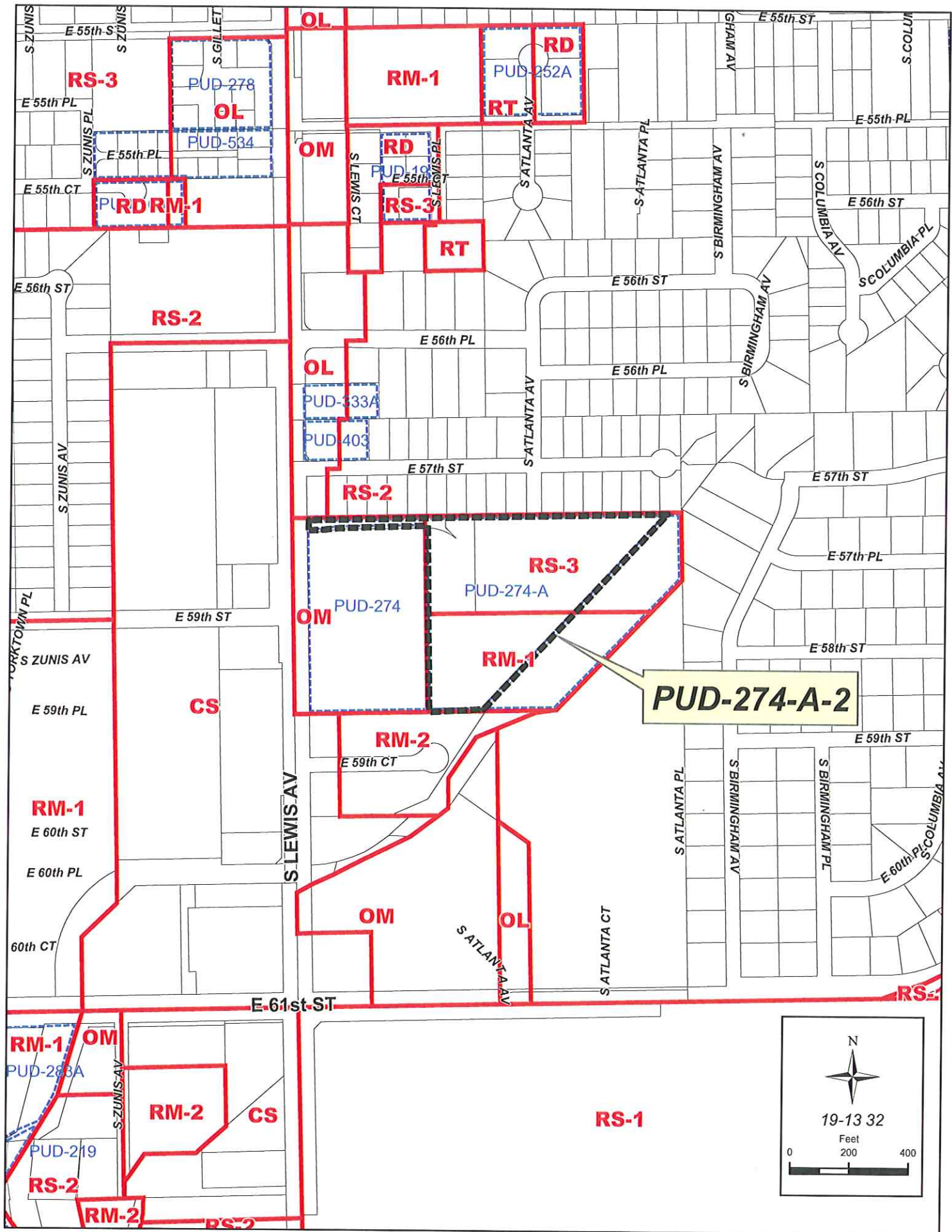


Exhibit B 10.8









N

**PUD-274-A-2**

19-13 32

Feet  
0 200 400

11.2





N

**PUD-274-A-2**

19-13 32

Feet

0 100 200

11.3

August 6, 2008

### STAFF RECOMMENDATION

**PUD-274-A-2:** Minor Amendment – North of the northeast corner of South Lewis Avenue and 61<sup>st</sup> Street South; Lot 1, Block 1 – One Summit Plaza Lots 2-6 Amended; TRS 9332; CZM 447; Atlas 661; PD 18 CD 9; RM-1/RS-3/PUD.

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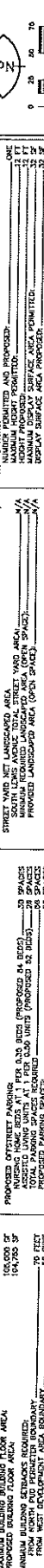
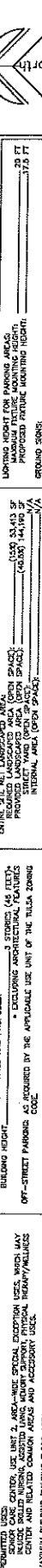
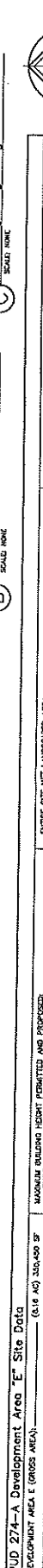
The applicant is requesting a minor amendment to increase the permitted floor area from 105,000 square feet (SF) to 109,250 SF to facilitate the expansion of the physical therapy and wellness center with the inclusion of an indoor swimming pool. The requested 4,250 SF increase in floor area represents a 4% increase in floor area and an increase from a .34 floor-to-area ratio (FAR) to .35.

In October of 2007 the TMAPC approved a minor amendment allowing an increase in permitted floor area for this development from 95,000 SF to 105,000 SF. That approval represented an increase in floor area of 10.5%. With this proposed increase the overall increase from the originally approved 95,000 would be 14.5%, within the 15% limit set forth in Section 1107-H of the Zoning Code constituting a minor amendment. Also, had the property been developed traditionally, Section 1202, B-5 of the Code would allow 153,113 SF of floor area, an FAR of .5. With the proposed increase in floor area the open space on the lot would be 144,190 SF, or 47% of the lot; 32% higher than the required 15% open space requirement.

Therefore staff recommends **APPROVAL** of minor amendment PUD-274-A-2 allowing a total permitted floor area of 109,250 SF and an FAR of .35.

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



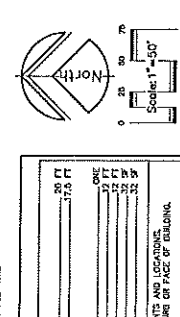


City of Tulsa, Tulsa County, Oklahoma  
PUD No. 274-A

PUD No. 274--A

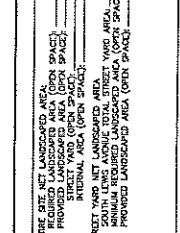


8 Site Lighting Diagram Plan SCALE: NONE

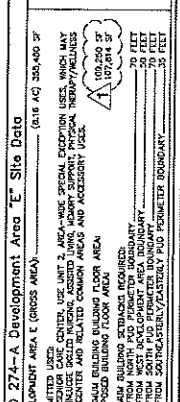


LEATHER UPSTAY FOR BARNING HEELS		
MAXIMUM FUTURE MOUNTING HEIGHT	(0.00) 53.43 3"	N/A
PREFERRED FUTURE MOUNTING HEIGHT	(-60.39) 44.180 3"	N/A
GROUND SIGNS		N/A
HUMAN PROHIBITED AND PROPOSED		N/A
RIGHT PROPOSED		N/A
DISPLAY SURFACE AREA PROPOSED		N/A

SEE DETAIL LANDSCAPE PLANS FOR THE  
ALL DIMENSIONS SHOWN PERMANENT ARE

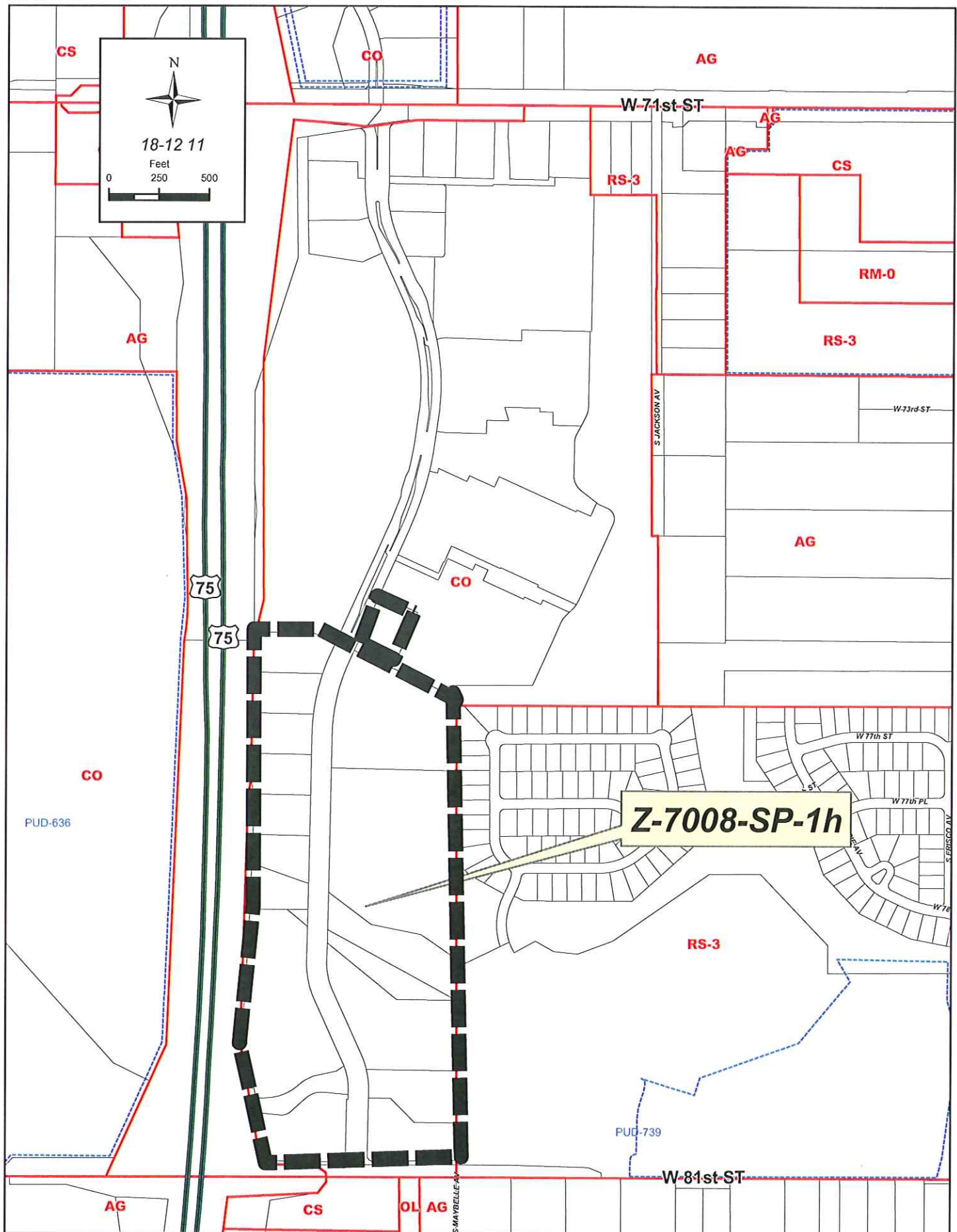


MAIN BUILDING HEIGHT: \_\_\_\_\_ 3 STORIES (4 FLOORS)  
 BUILDING FOOT: \_\_\_\_\_  
 \* EXCLUDING ANY SPACES REQUIRED BY THE APPLICABLE USE UNIT OF THE TULSA ZONING CODE.  
 -STREET PARKING: AS REQUIRED BY THE APPLICABLE USE UNIT OF THE TULSA ZONING CODE.  
 PROPOSED OFF-STREET PARKING: \_\_\_\_\_  
 PROPOSED PARKING SPACES: \_\_\_\_\_ 90 SPACES  
 PROPOSED DRIVEWAYS: \_\_\_\_\_ 10 SPACES  
 TOTAL PARKING SPACES PROVIDED: \_\_\_\_\_ 100 SPACES



**EXHIBIT A**





N

**Z-7008-SP-1h**

18-12 11

Feet  
0 250 500







**Z-7008-SP-1h**

18-12 11

Feet  
0 125 250

**SUBJECT  
TRACT**

**75**

**75**

**W 81st ST**

**BELLE AV**

12.3

August 6, 2008

### STAFF RECOMMENDATION

**Z-7008-SP-1-h:** Corridor Plan Minor Amendment – Southeast corner of U.S. Highway 75 and West 71<sup>st</sup> Street South; Lots 1 – 5, Block 2 and Lots 5 – 12, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8 CD 2; CO.

---

The applicant is requesting a minor amendment to allow each existing lot that fronts the corridor collector street to have an identifying ground sign along the corridor collector street not to exceed six feet in height and 64 square feet (SF) in display surface area (dsa).

The original approval of the Corridor Site Plan for Tulsa Hills included the provision of, "One ground sign for each lot fronting the corridor collector street", and did not anticipate lot-splits or lot-combinations. Subsequently, in March 2008 the TMAPC approved lot-splits for Lot 11, Block 1 and Lots 5, 6, and 7, Block 2, creating Lot 11, Tracts A, B and C and new Lots 5, 6 and 7, Block 2 respectively. Signage along the corridor collector street for these newly created tracts was never addressed.

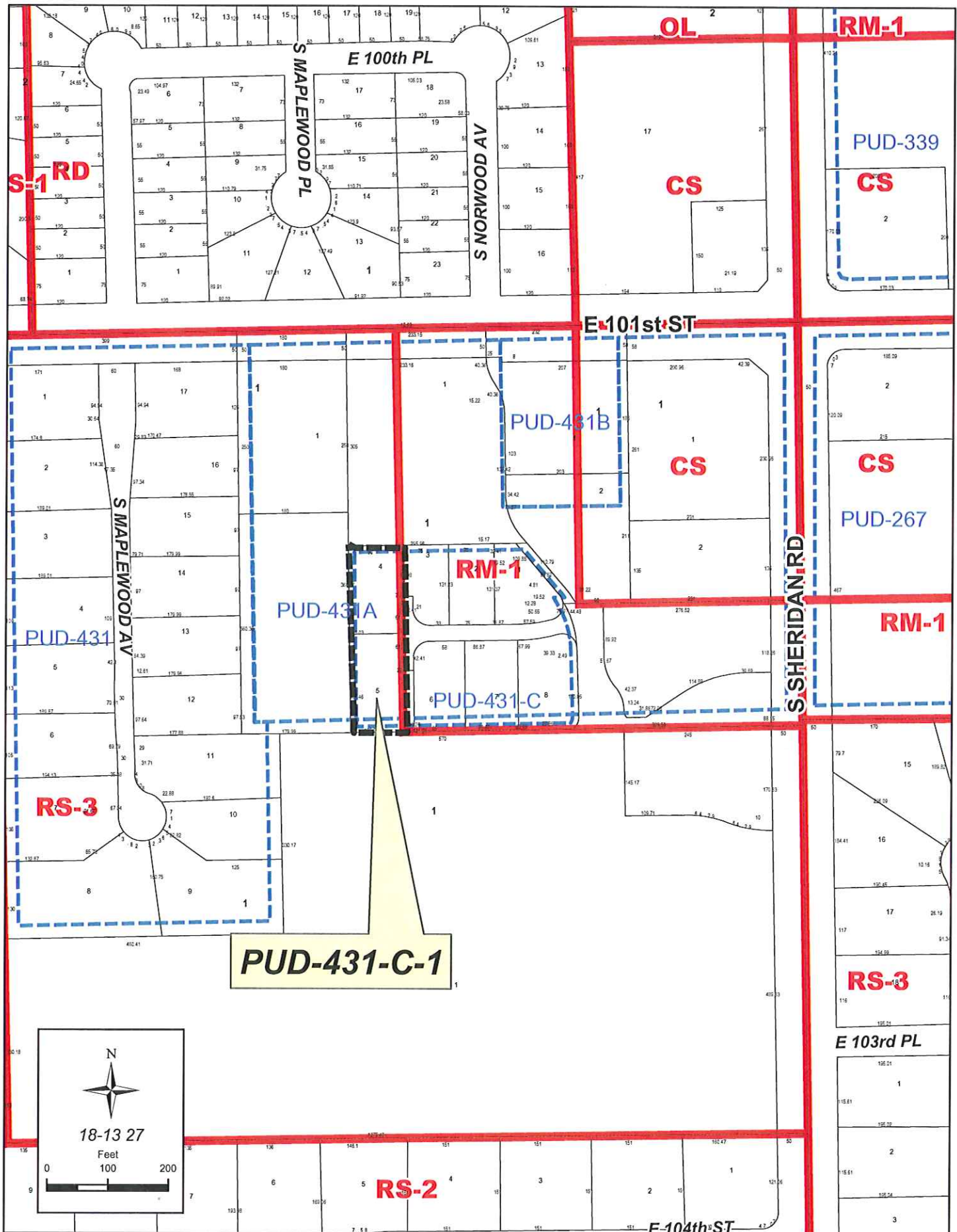
Staff recommends **APPROVAL** of minor amendment Z-7008-SP-1-h allowing each lot fronting the corridor collector street (South Olympia Avenue) to have one ground sign per lot, not to exceed six feet in height or 64 square feet of display surface area, maintaining a minimum separation of 30' from any other ground sign.

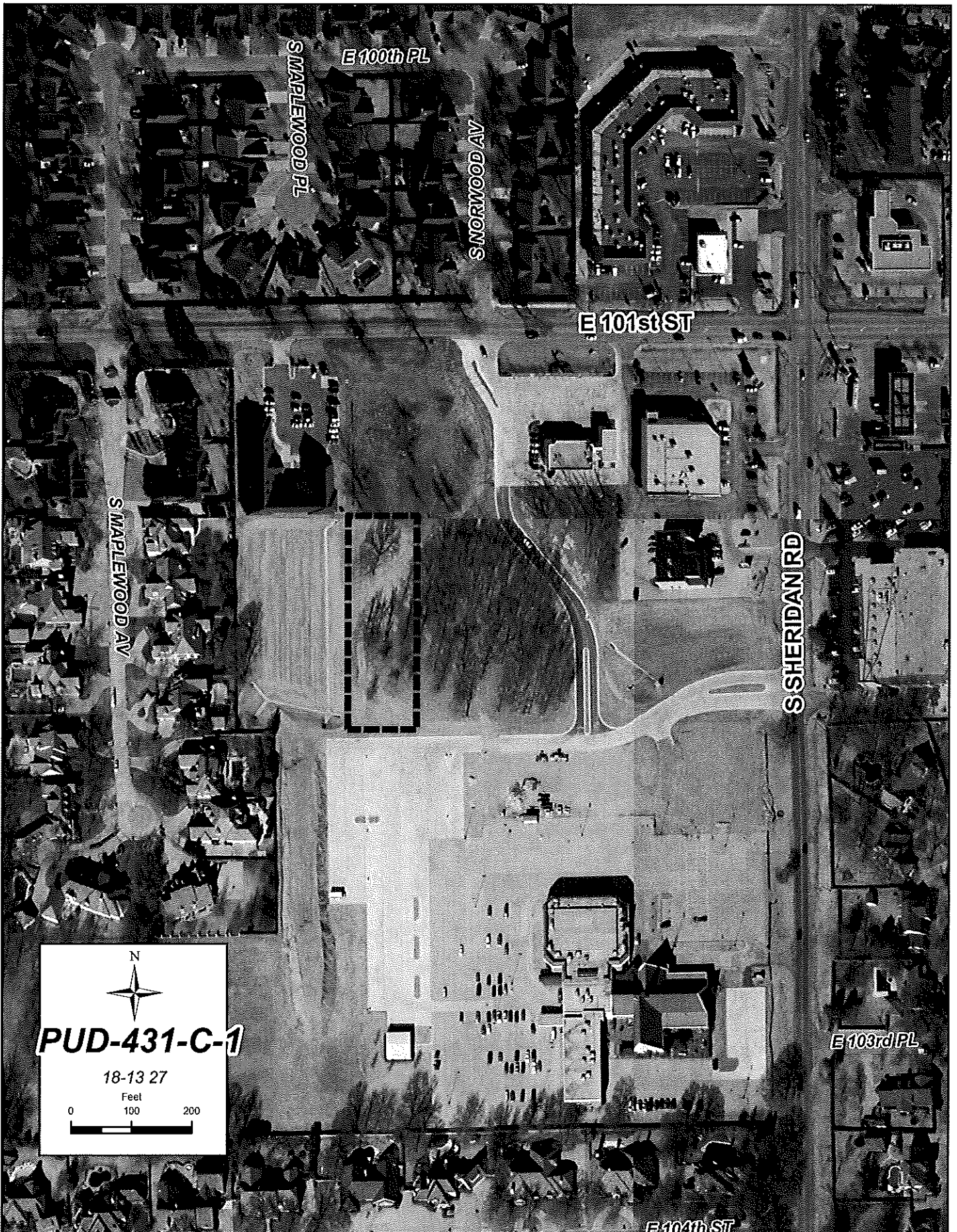
*Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval*

12.4

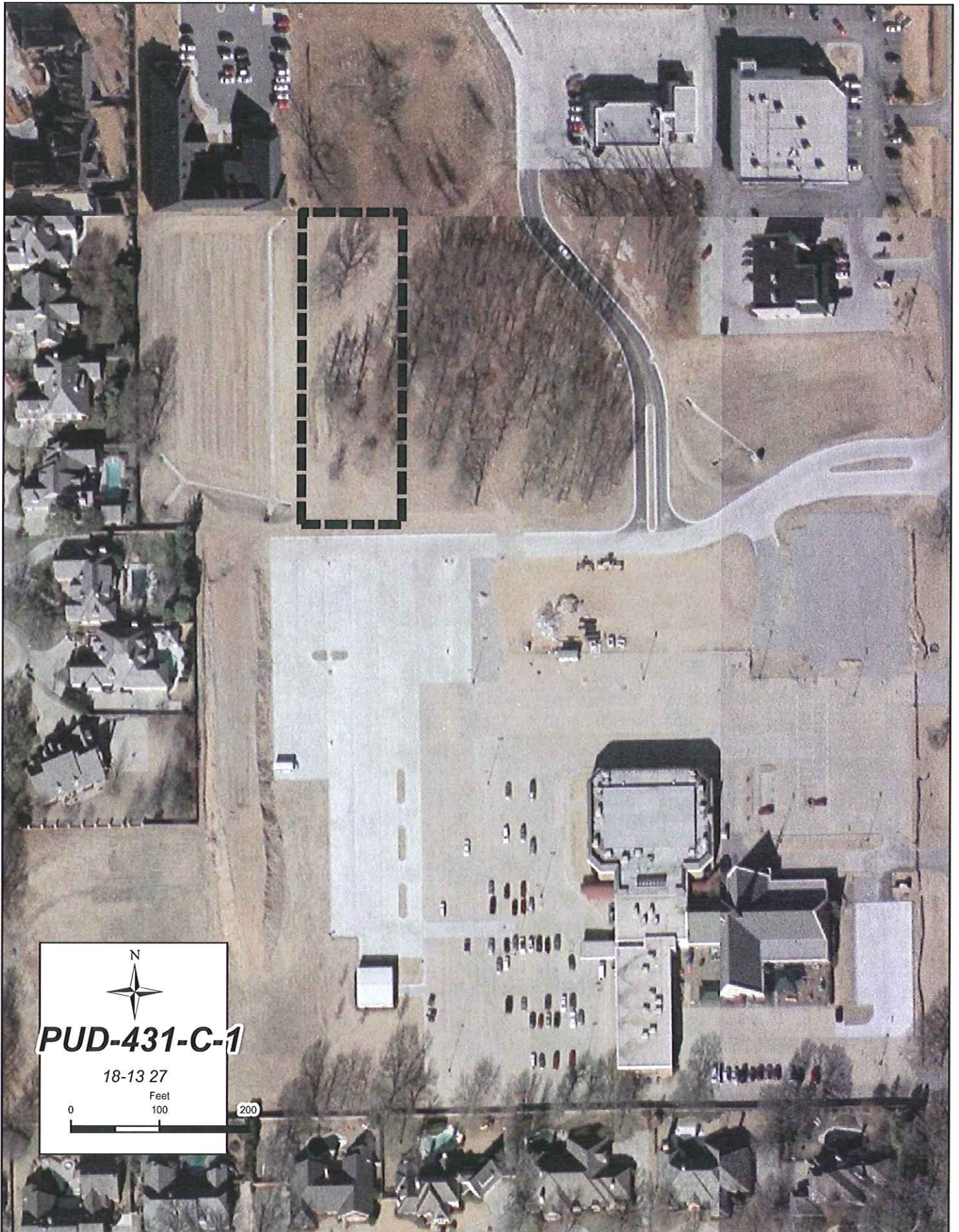












13.3



August 6, 2008

### STAFF RECOMMENDATION

**PUD-431-C-1:** Minor Amendment – Southwest of the southwest corner of 101<sup>st</sup> Street and Sheridan Road; Lots 4 and 5 – Copper Oaks Office Park; 6303 and 6304 East 102<sup>nd</sup> Street South; TRS 8327; CZM 57; Atlas 2470; PD 26 CD 8; RM-1/RS-3/PUD.

---

The applicant is requesting a minor amendment to increase the permitted floor-to-area (FAR) ratio on Lots 4 and 5 only of Copper Oaks Office Park from .39 FAR to .44 FAR. Increasing the FAR of a lot will subsequently increase the permissible floor area for each lot. The subject tracts are abutted on the west by a vacant lot owned by the South Tulsa Baptist Church (RS-3), on the south by the South Tulsa Baptist Church (RS-3), on the north by property owned by Arvest Bank (RM-1/RS-3) and on the east by PUD-431-C (RM-1).

At the existing FAR for each lot, Lot 4 is allowed 4,889 square feet (SF) of floor area and Lot 5 is allowed 6,088 SF of floor area. In requesting an increase to .44 FAR, the increase would permit 5,515 SF of floor area on Lot 4 (an increase of 626 SF) and 6,868 SF (an increase of 780 SF) on Lot 5.

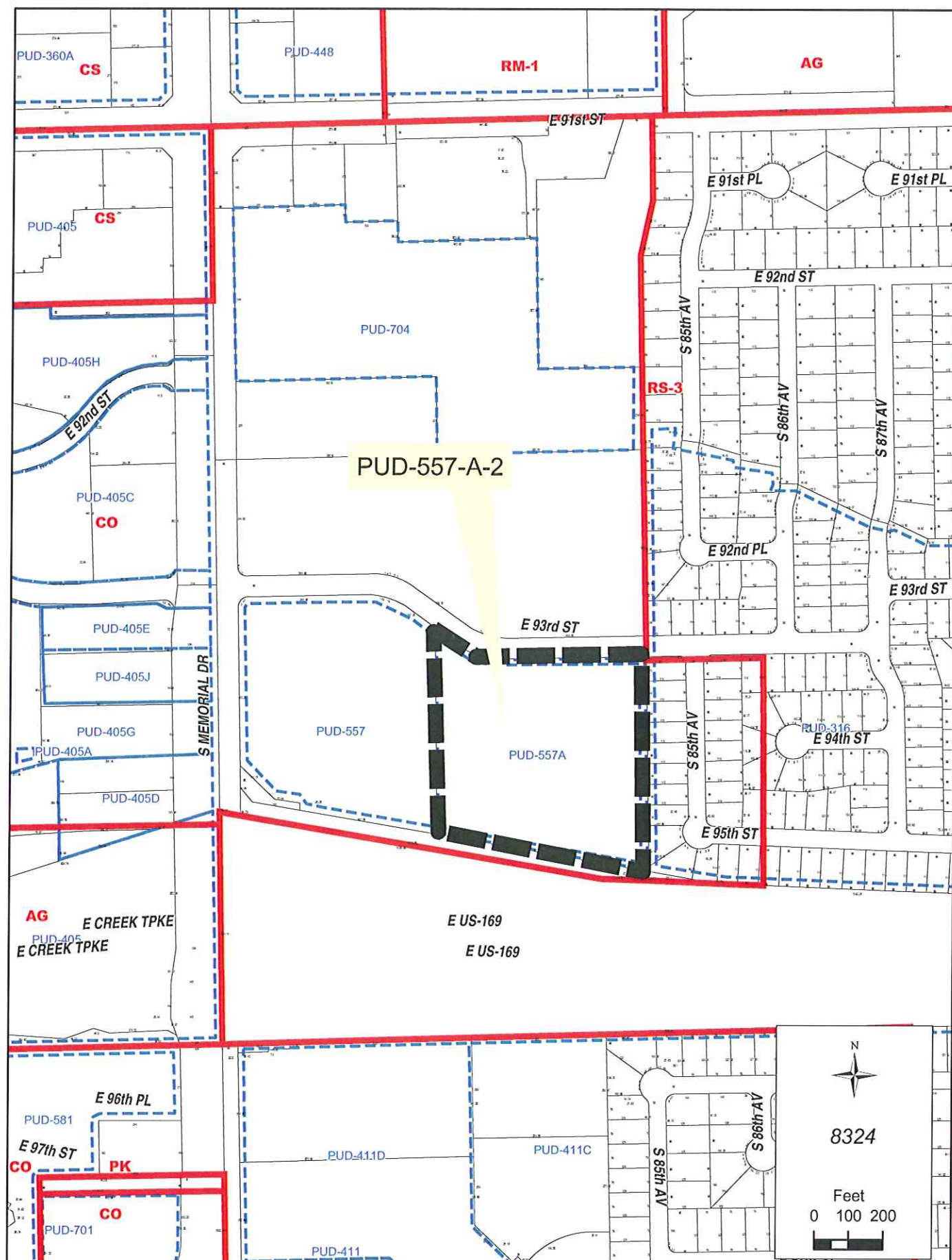
The Comprehensive Plan identifies this area as low to medium intensity with no specified land use. At the medium intensity .5 FAR of the Office Medium District (OM) Lot 4 would allow 6,267 SF of floor area and Lot 5, 7,804 SF.

Since the parcels are identified as being in a low to medium intensity development area and abut directly to parcels which have non-residential uses, staff recommends **APPROVAL** of minor amendment PUD-431-C-1 increasing the permitted FAR to .44 for Lots 4 and 5 only of Copper Oaks Office Park. All other development standards for PUD-431-C remain effective.

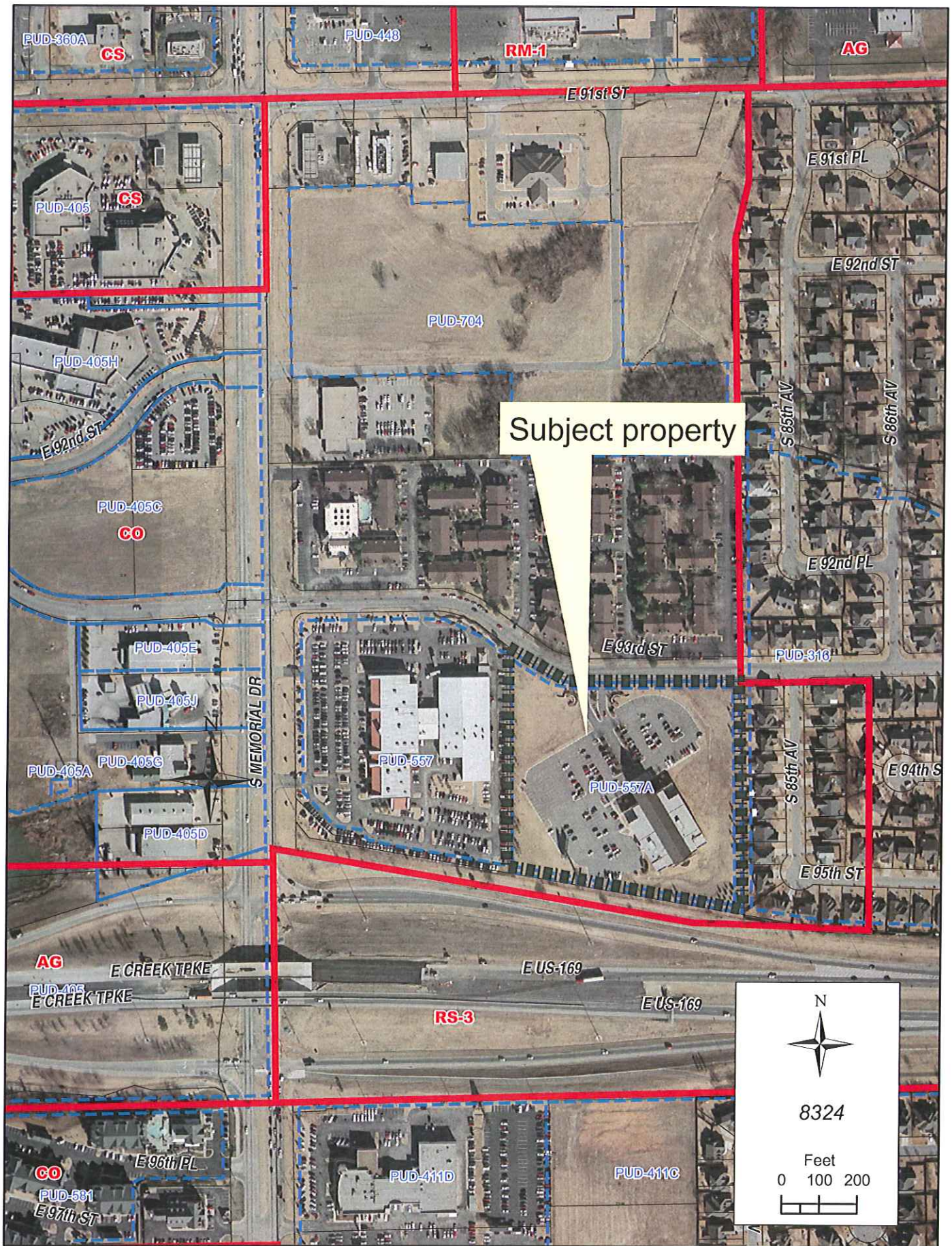
*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

13.4

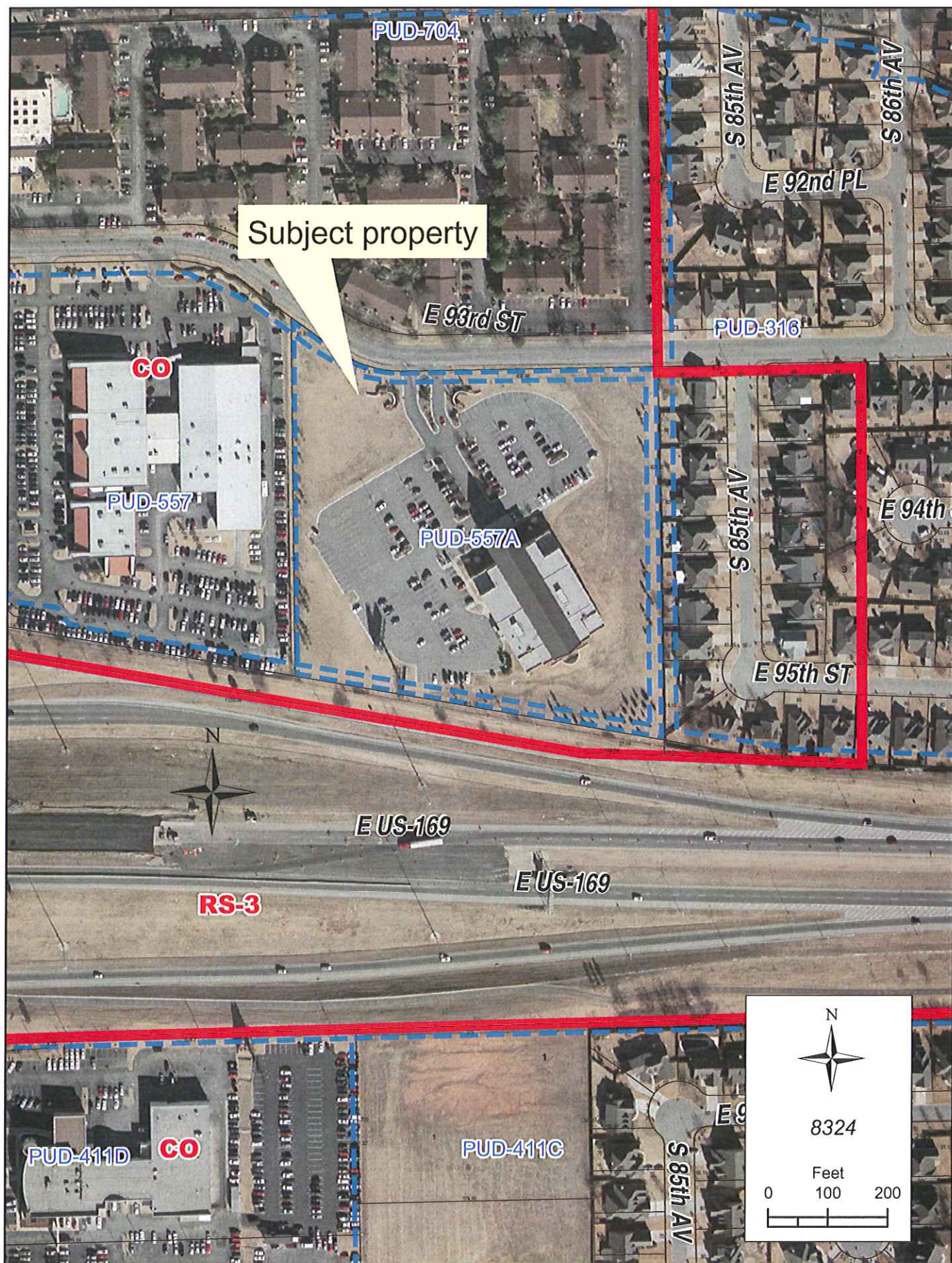












14.3

August 6, 2008

## STAFF RECOMMENDATION

**PUD-557-A-2/Z-5620-SP-11b:**

Minor Amendment – North side of the Mingo Valley Expressway, just east of Memorial Drive; Lot 2, Block 1 – Sunchase II; 8317 S. Mingo Valley Expressway; TRS 8324; CZM 57; Atlas 2083; PD 18 CD 8; CO/PUD.

---

The applicant is requesting a minor amendment to permit the addition of LED technology to an existing and previously approved outdoor advertising (OA) sign (see Exhibit B). When the Tulsa City Council approved the ordinance allowing LED technology as permissible on outdoor advertising signs, policy was created requiring existing outdoor advertising signs that are proposed for LED technology have the spacing for the sign "re-verified" by the Board of Adjustment (BOA). Existing outdoor advertising signs within PUDs would additionally require a minor amendment to the PUD and a minor revision to existing sign plan prior to the release of permits from the City of Tulsa.

This existing outdoor advertising sign has had the spacing re-verified by the BOA on 6/24/08 in BOA case #20701 (see Exhibit A). The original detail sign plan was approved by the TMAPC on 5/15/02 (Exhibit B). The location of the outdoor advertising sign is not changing, nor is the permitted height or display surface area (dsa). The refurbished sign will be 50-feet in height with 672 sf of display surface area as permitted by the 2002 approval (see Exhibit C).

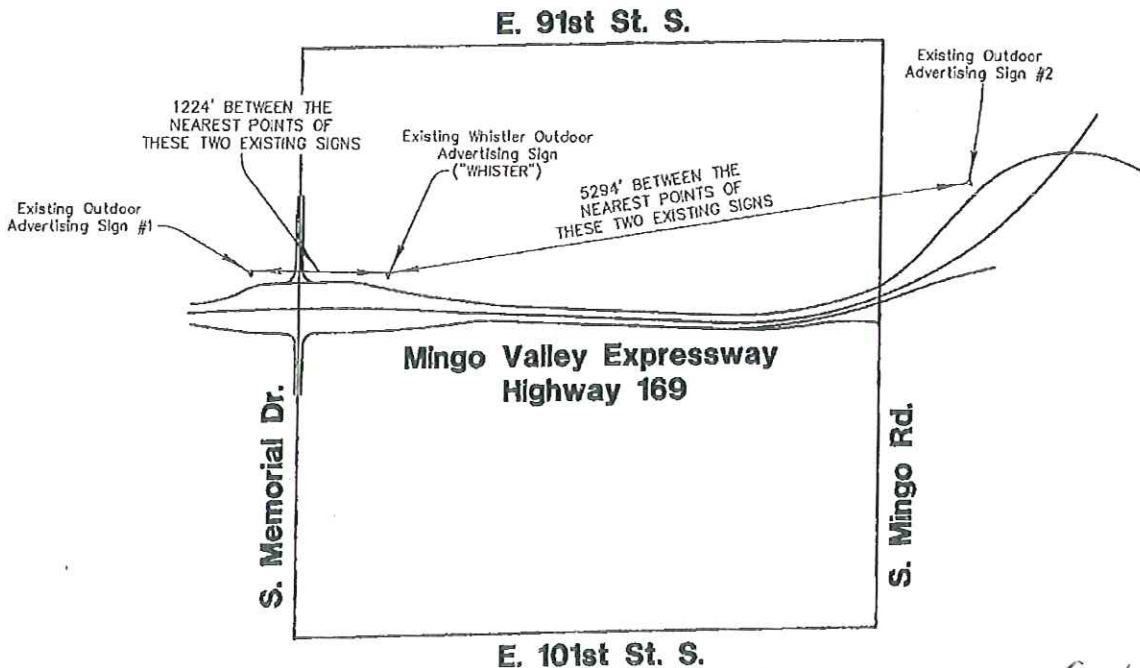
Since the location of the sign is not changing, the spacing has been re-verified by the BOA, and the over-all height and display surface area are not increasing, staff recommends **APPROVAL** of minor amendment PUD-557-A-2 allowing the addition of LED technology to the existing billboard located on Lot 2, Block 1 – Sunchase. Approval is subject to certification of compliance with Section 1221-G of the Zoning Code prior to the release of sign permits to the City of Tulsa Zoning Official (see attached Exhibit D).

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

14.4



Hardesty Library BOA 20701



(\*) Spacing verification  
Approved By  
BoA on 6/24/08  
IN CASE # 20701

### Surveyor's Certification

WE, SISEMORE WEISZ & ASSOCIATES, INC., CERTIFY THAT THE EXISTING OUTDOOR ADVERTISING SIGN #1 LOCATION MEASURES 1224 FEET FROM THE NEAREST POINT ON SAID SIGN #1 TO THE NEAREST POINT ON THE EXISTING WHISTLER OUTDOOR ADVERTISING SIGN ("WHISTLER") LOCATION. AND FURTHER, 5294 FEET FROM THE NEAREST POINT ON THE WHISTLER OUTDOOR ADVERTISING SIGN ("WHISTLER") LOCATION TO THE NEAREST POINT ON THE OUTDOOR ADVERTISING SIGN #2 LOCATION.

WITNESS MY HAND AND SEAL THIS 5TH DAY OF MAY, 2008.



NOT TO SCALE



SISEMORE WEISZ & ASSOCIATES, INC.

BY:

DEAN ROBINSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1146



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
CA. NO. 2421

PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/09

ORDER: 15954  
DATE: 05/05/08  
FILE: 1813.2400

K:\15954\15954 EXHIBIT.Dwg

14.5  
Exhibit A

SUNCHASE

DRIVE

EAST

93RD

LOT 1, BLOCK 1  
SUNCHASE

LOT 17, BLOCK 1  
OAK LEAF II

STREET

SOUTH

BLOCK 1  
LOT 1

BLOCK 1  
LOT 2

OAK LEAF II

MINING VALLEY EXPRESSWAY (U.S. HWY. 169)

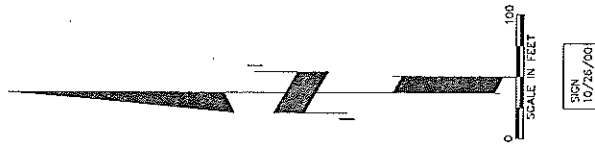
APPROVED SITE PLAN  
FOR PUDS 7-H DATED 5/15/82  
DEV. AREA 6 C.A.  
TAMCO OFFICIAL

TO THE BEST OF MY KNOWLEDGE,  
THIS DETAIL SIGN PLAN MEETS  
THE SPECIAL DISTRICT REQUIREMENTS  
AND THE GENERAL ZONING CODE REQUIREMENTS FOR PUD 557

*Def. Hwy*

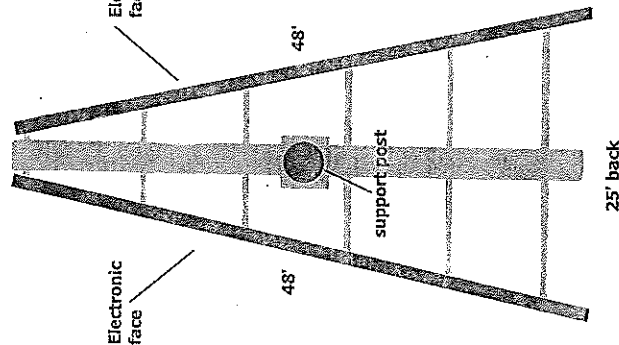
EXHIBIT B

14.6



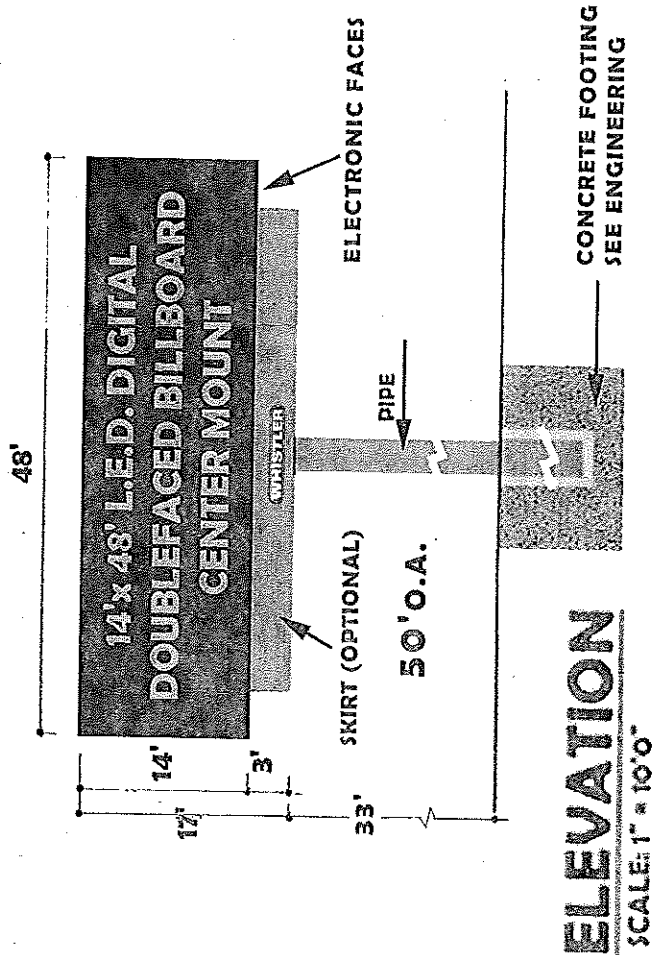
# GENERAL NOTES:

1. Not within 1200' of another off-premise Billboard
2. Not within 200' of residential.
3. Not to exceed 500 nits and must have 8 second hold before changing copy



## TOP VIEW

SCALE: 1" = 10'0"



OUTDOOR ADVERTISING

Applicant: Whistler Outdoor Advertising, Inc. 8988-L South Sheridan, PMB-169 Tulsa, Oklahoma 74133 Phone 918-491-SIGN		APPROVED BY:	DATE: 8-20-2008	PROPERTY:
DRAWN BY: LLC		REVIEWED:		
<div style="font-size: 2em; font-weight: bold; transform: rotate(-90deg); display: inline-block;">Exhibit C</div>				



**G. ADDITIONAL USE CONDITIONS FOR DIGITAL OUTDOOR ADVERTISING SIGNS**

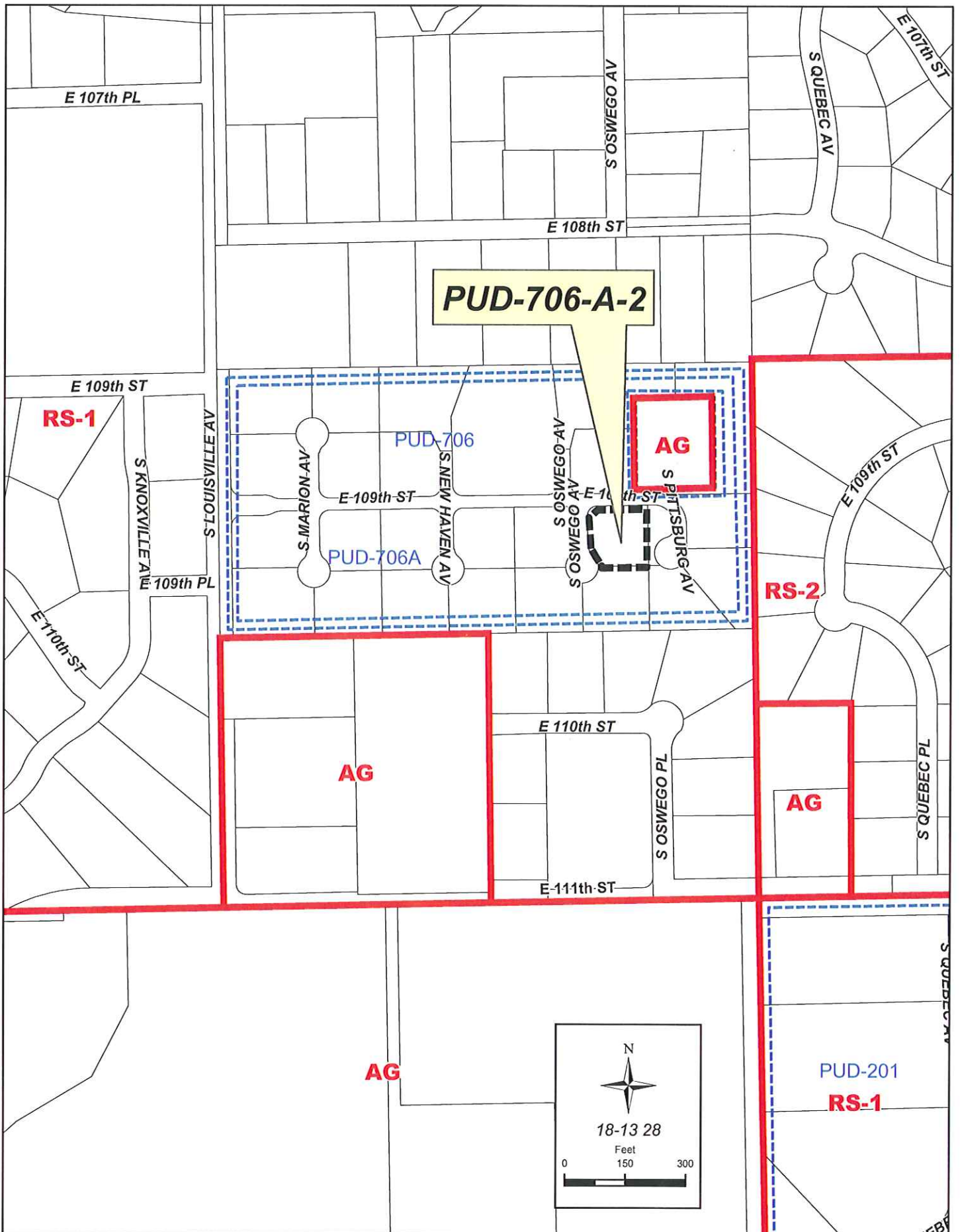
In addition to the use conditions prescribed for outdoor advertising signs in subsections 1103-B-2 and 1221-F, digital outdoor advertising signs shall comply with the following conditions:

1. Digital outdoor advertising signs shall only display a static message or messages.
2. Digital outdoor advertising signs which display more than one static message shall do so sequentially, with each static message having a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second.
3. Digital outdoor advertising signs shall not display an illuminative brightness exceeding five hundred (500) NITs at any time between one half (1/2) hour after sunset until one half (1/2) hour before sunrise or six thousand five hundred (6,500) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
4. Use conditions establishing the minimum dwell time and maximum illuminative brightness levels for digital outdoor advertising signs codified in subsection 1221.G. shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these use conditions.
5. Digital outdoor advertising signs shall not display an illuminative brightness of such intensity or brilliance that they impair the vision or endanger the safety and welfare of any pedestrian, cyclist, or person operating a motor vehicle.
6. Digital outdoor advertising signs shall not resemble or simulate any warning or danger signal, or any official traffic control device, sign, signal or light.
7. Digital outdoor advertising signs shall not be permitted to operate unless they are equipped with:
  - a. a default mechanism that shall freeze the sign in one position or static message if a malfunction occurs; and
  - b. notwithstanding paragraph 1221.G.3., a mechanism able to automatically adjust the display's illuminative brightness according to natural ambient light conditions by means of a light detector/photo cell by which the sign's brightness shall be dimmed.

**Exhibit D**

SECTION 1221

8. Digital outdoor advertising signs shall not display consecutive messages facing the same traveled way, which constitute a substantially similar theme or story and is a continuation of any immediately preceding message, thereby creating a storyboarding effect when viewed by persons operating a motor vehicle. Nothing contained in this paragraph shall prohibit the display of identical consecutive messages.
9. Any digital outdoor advertising sign for which a permit has been applied for prior to January 1, 2009, and the sign has been permitted and completed constructed prior to January 1, 2010, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign. This spacing limitation shall not apply between signs separated by the freeway. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of an outdoor advertising sign's structure, as located on the ground, to the center of any other outdoor advertising sign's structure, as located on the ground.
10. Except as provided in paragraph 1221.G.9., any digital outdoor advertising sign having a permit issued on or after January 1, 2009, shall be separated by a minimum distance of one thousand two hundred (1,200) feet from any other digital outdoor advertising sign facing the same traveled way. The one thousand two hundred (1,200) feet shall be measured in a straight line from the center of a digital outdoor advertising sign's structure, as located on the ground, to the center of any other digital outdoor advertising sign's structure, as located on the ground.
11. Digital outdoor advertising signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be setback from such district or area a minimum distance of two hundred (200) feet. The two hundred (200) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district or residential development area boundary line.
12. Prior to the issuance of any permit for the installation, testing, maintenance or use of any digital outdoor advertising sign, the operator shall provide written certification that the illuminative brightness of the display shall not exceed five hundred (500) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise.
13. No lawfully existing outdoor advertising sign, whether conforming or lawfully nonconforming, which incorporates any digital sign, electronically generated display or light emitting diode (LED) on its display surface, or attached to the sign structure, shall be deemed a lawfully existing digital outdoor advertising sign pursuant to this subsection 1221.G. and no such sign shall be modified, extended, or enlarged unless and until its installation or use has been permitted as a digital outdoor advertising sign on or after May 1, 2008, in compliance with this Section 1221.







N

**PUD-706-A-2**

18-13 28

Feet  
0 150 300

15.2





August 6, 2008

### STAFF RECOMMENDATION

**PUD-706-A-2:** Minor Amendment – Northeast, of the northeast corner of 111<sup>th</sup> Street South and South Louisville Avenue; Lot 12, Block 1 – Belmont; 10905 S. Oswego Avenue; TRS 8328; CZM 106; Atlas 2891; PD 26 CD 8; RS-1/PUD.

---

The applicant is requesting a minor amendment to reduce the required rear setback from 25' to 7'6" to allow for approximately 590 (+/-) square feet (sf) of a home to be located over the required rear setback line. The proposed site plan appears to meet all other PUD bulk and area requirements including the 5,000 sf livability space requirement.

This lot is a corner lot and therefore has restrictive setback requirements along two of the four lot lines. Also, the southwest corner of the lot is located on a cul-de-sac. Given the setback requirements from 109<sup>th</sup> Street, Oswego Avenue, and the cul-de-sac at the end of Oswego, the "developable" portion of the lot is approximately 80' x 100'. PUD development standards do not allow houses to front East 109<sup>th</sup> Street South making the developable depth of the lot 80'. The east lot line which serves as the required rear yard for this lot also abuts "Overlook Park – Reserve C", a reserve area which may not be developed and abuts street right-of-way (ROW) on two sides as well (see PUD aerial case map).

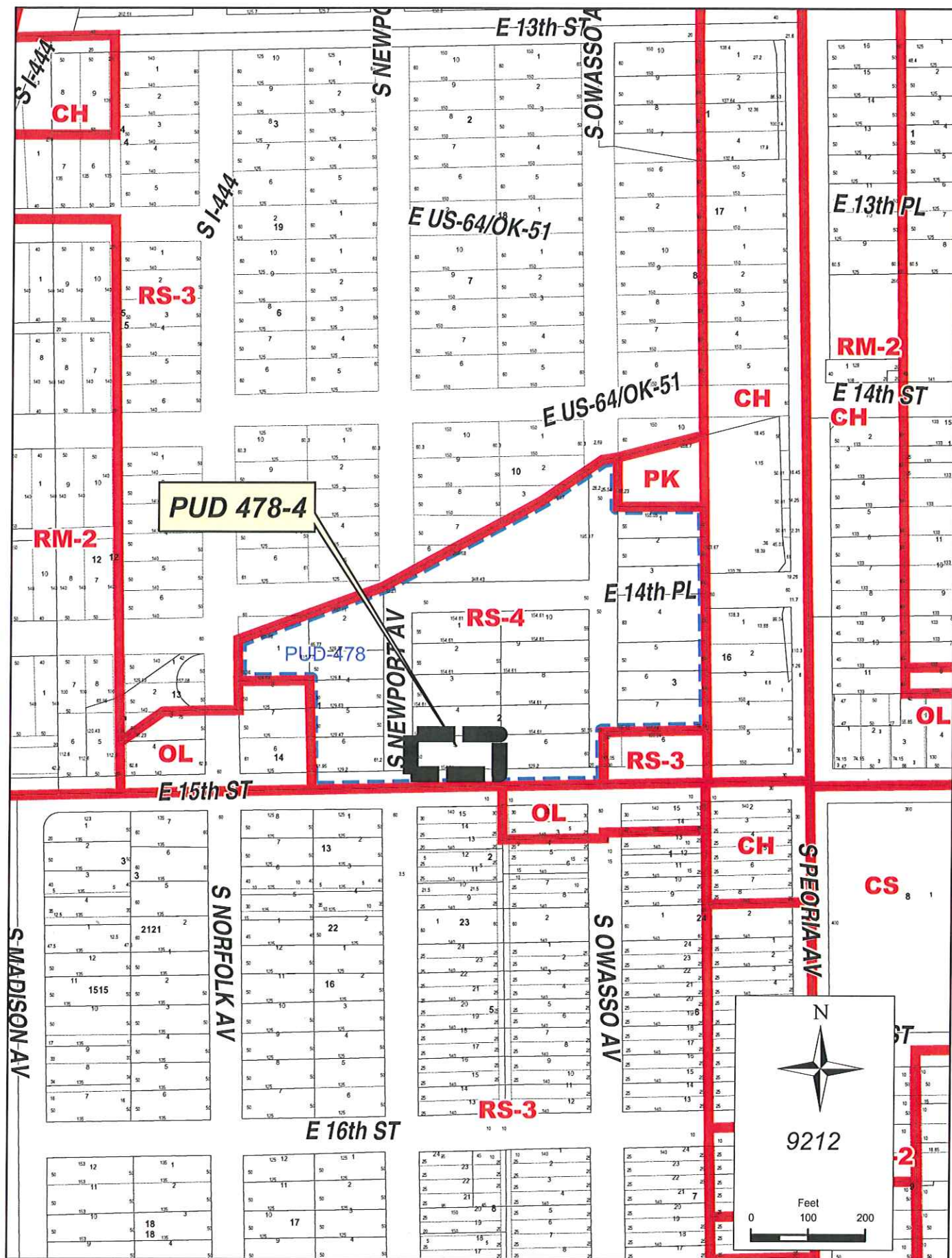
Since the setback requirements of this PUD restrict this corner lot's "developable" area and the lot line in question abuts a reserve area staff can support the minor amendment request and recommends **APPROVAL** of minor amendment PUD-706-A-2 for Lot 12, Block1 – Belmont only.

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

15.4











16.2





16.3

## STAFF RECOMMENDATION

**PUD-478-4:** Minor Amendment – Northeast corner of Newport Avenue and 15<sup>th</sup> Street South; Lot 5, Block 2 – Maplevue on Cherry Street; TRS 9212; CZM 36; Atlas 15; PD 6 CD 2; RS-4/PUD.

---

The applicant is requesting a minor amendment to PUD development standards to reduce the required side setback along the south boundary of the subject tract from 15-feet to ten-feet, and to permit the location of a swimming pool, fountain and wall within the five-foot required yard along the north boundary of the tract. The request of setback reduction was previously approved by the BOA as a variance and the swimming pool, fountain and wall request are permitted under the Zoning Code.

This property is being conveyed and at the request of the applicant this amendment request is being made to clarify certain bulk and area requirements for the aforementioned conveyance and to permit the existing side setback, and the location of the existing pool, wall and fountain.

PUD-478 was approved by the Tulsa City Council in 1991 with a side setback requirement of ten-feet from the property line along 15<sup>th</sup> Street, so long as a variance for the ten-foot setback requirement was also secured from the Board of Adjustment (BOA). Subsequently, in 1996 the BOA in case #15900 approved a variance of the setback requirement along 15<sup>th</sup> Street from 85' to 45'. This is 35-feet for ½ of the 70' Urban Arterial right-of-way (ROW), which 15<sup>th</sup> Street is classified as on the major street and Highway Plan, plus the ten-foot setback from the property line, as the existing structure currently meets. This variance was never reflected in the PUD Development Standards through application for a minor amendment.

"Permitted Obstructions in Required Yards", Section 210, B-6 of the Zoning Code allows "Swimming pools, tennis courts, and fallout shelters, except in required front yards". The swimming pool, in its current location is permitted by the Zoning Code.

Also, Section 210, B-3 states, "Fences, plant materials, berms, walls, and permitted signs may be located in any yard provided that the same do not constitute a nuisance as provided in Title 24, Tulsa Revised Ordinances, Chapter 1, Section 103.A.". The Code therefore permits the wall in the required five-foot side setback.

Finally, Section 210, B-8 of the Code allows, "Customary accessory structures, such as clotheslines, barbecue pits, playground equipment, except in required front yards". The existing fountain is a customary accessory use, permitted in the current location by the Zoning Code.

Since the ten-foot side setback along the 15<sup>th</sup> Street ROW is already permitted by variance from the BOA, and the existing swimming pool, wall and fountain are permitted by Section 210 of the Code, staff recommends **APPROVAL** of minor amendment PUD-478-A for Lot 5, Block 2 – Maplevue on Cherry Street.

16.4

Case No. 15899 (continued)

Protestants:

James Williamson, 1736 South Carson, Tulsa, Oklahoma, counsel for Hardman Master Cleaners, Inc., stated that his client is opposed to the location of a nightclub next door to their cleaning business. He pointed out that the merchants along South Memorial have been plagued with teenage drinkers, and the bar will only add to the existing problem.

James Miller, 4801 South Memorial Drive, Tulsa, Oklahoma, owner of Hardman Master Cleaners, Inc., stated that his primary concerns are the litter and possible increase in insurance coverage.

Applicant's Rebuttal:

Mr. Pitts stated that he was not aware of Mr. Miller's objections, or he would have discussed the proposal with him. He stated that the lot will have adequate lighting for the business.

Additional Comments:

Mr. Fuller stated that he is inclined to support the request, since there are numerous nightclubs along Memorial Drive.

Mr. Doverspike pointed out that there mixed uses along Memorial Drive and the proposed restaurant/nightclub is compatible with the area.

Board Action:

On MOTION of FULLER, the Board voted 4-0-0 (Bolzie, Fuller, Doverspike, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** a **Special Exception** to permit restaurant use or nightclub use (not a sexually-oriented business) in an IL District - **Section 901. PRINCIPAL USES PERMITTED IN INDUSTRIAL DISTRICTS** - Use Unit 12; finding that there are numerous similar uses in the area; and finding that granting the special exception request will not be detrimental to the area, or violate the spirit and intent of the Code; on the following described property:

South 100' and west 56' of Lot 3, and south 100' of Lot 4, Block 3, Second Research and Development Center Resub, an Addition to the City of Tulsa, Tulsa County, Oklahoma.

Case No. 15900

Action Requested:

Variance of the required 85' setback from the centerline of East 15th Street to 45' - **Section 403. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS** - Use Unit 6, located west of NW/c 15th Street and Peoria Avenue.

**EXHIBIT A**

12.27.91:600(9)

16.5



Case No. 15900 (continued)

Presentation:

The applicant, **West Fox Ventures**, was represented by **Pat Fox**, 2250 East 73rd Street, Suite 300, Tulsa, Oklahoma, who explained that a portion of the Broadmoor Subdivision is being redeveloped as a single-family residential development. He pointed out that the lots were originally platted in the early 1920's, and 24 houses are proposed for the project. Mr. Fox stated that the Planning Commission and the City Council have approved the development, subject to Board of Adjustment approval of the 45' setback on East 15th Street. He pointed out that the majority of the residences in the area are closer to the street than those proposed in this application. A plot plan (Exhibit G-1) was submitted.

Protestants: None.

Comments and Questions:

In response to Mr. Doverspike, Mr. Fox informed that the development will be surrounded by a security wall.

Mr. Doverspike asked how close the wall will be to the street, and Mr. Fox stated that there will be approximately 15' of green space from the street to the wall.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Boizie, Fuller, Doverspike, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to **APPROVE** a **Variance** of the required 85' setback from the centerline of East 15th Street to 45' - **Section 403. BULK AND AREA REQUIREMENTS IN RESIDENTIAL DISTRICTS** - Use Unit 6: per plot plan submitted; finding that the proposed structures will not extend as close to the street as those existing in the area; and finding that the granting of the variance request will not violate the spirit, purpose or intent of the Code; on the following described property:

Lots 5 and 6, Block 15, Lot 5, Block 14, Broadmoor Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 15901

Action Requested:

Special Exception to permit Use Unit 17 (retail tire store) in a CS District - **Section 701. PERMITTED USES IN COMMERCIAL DISTRICTS** - Use Unit 17, located 2215 East 51st Street.

Presentation:

The applicant, **Ray Hibdon**, was represented by **Joe Covey**, 2805 Northwest 24th Street, New Castle, Oklahoma, who submitted a plot plan (Exhibit H-1), and explained that Mr. Hibdon has purchased the property in question and plans to operate a retail tire store. Mr. Covey informed that Mr. Hibdon owns similar stores in Oklahoma City and is proposing to expand to the Tulsa area. He stated that all work is completed inside the building and there will be no motor work, painting or outside storage of materials on the premises.

Protestants: None.

12.27.91:600(10)

16.6



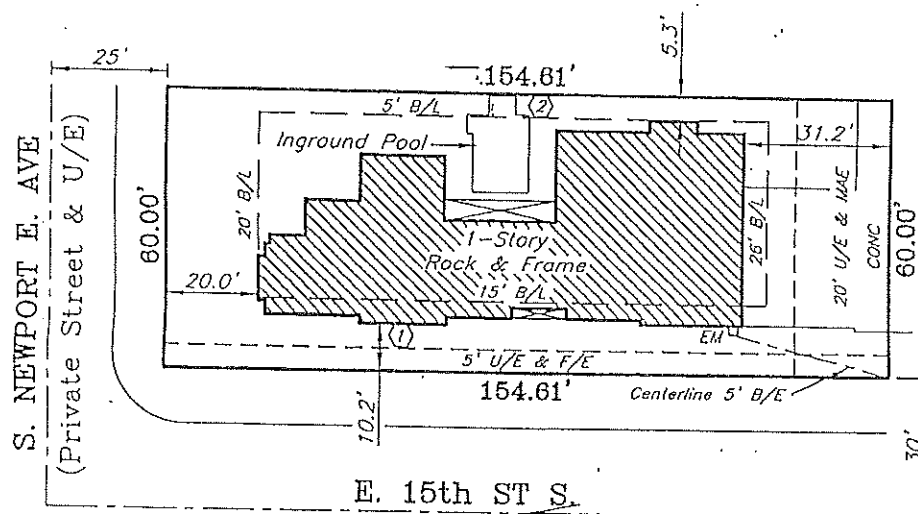
HARDEN & ASSOCIATES *Surveying and Mapping, PC*  
2001 SOUTH 114th EAST AVENUE TULSA, OKLAHOMA 74128 (918)234-4859

# MORTGAGE INSPECTION PLAT

PROJECT NO: 084709-563  
MORTGAGOR: Mary Kay Jones  
CLIENT: Closings of Tulsa, L.L.C.  
File No.: 08-4224

**LEGEND**  
U/E UTILITY ESMT  
D/E DRAINAGE ESMT  
B/L BUILDING LINE  
EM ELECTRIC METER  
MAE MAINTENANCE  
ACCESS ESMT  
B/E BURIED ELECTRIC  
SERVICE CABLE  
EASEMENT  
(APPROXIMATE  
LOCATION)

This property is located in flood zone "X-UNSHADED" as per FIRM Community Panel No. 405381 1242K, as last revised April 2, 2008.



- (1) Dwelling is 4.8' over the B/L.  
(2) Pool is 4.5' over B/L

Plat No. 4900

## Legal Description As Provided:

LOT FIVE (5), BLOCK TWO (2), MAPLEVIEW ON CHERRY STREET, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 1449 SOUTH NEWPORT EAST AVENUE.

## Surveyor's Statement

HARDEN & ASSOCIATES, SURVEYING AND MAPPING, PC, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION NO. CA4656 RENEWAL DATE: JUNE 30, 2009, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGE LENDER AND IS NOT A LAND OR BOUNDARY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET, AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE, AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 6/12/08

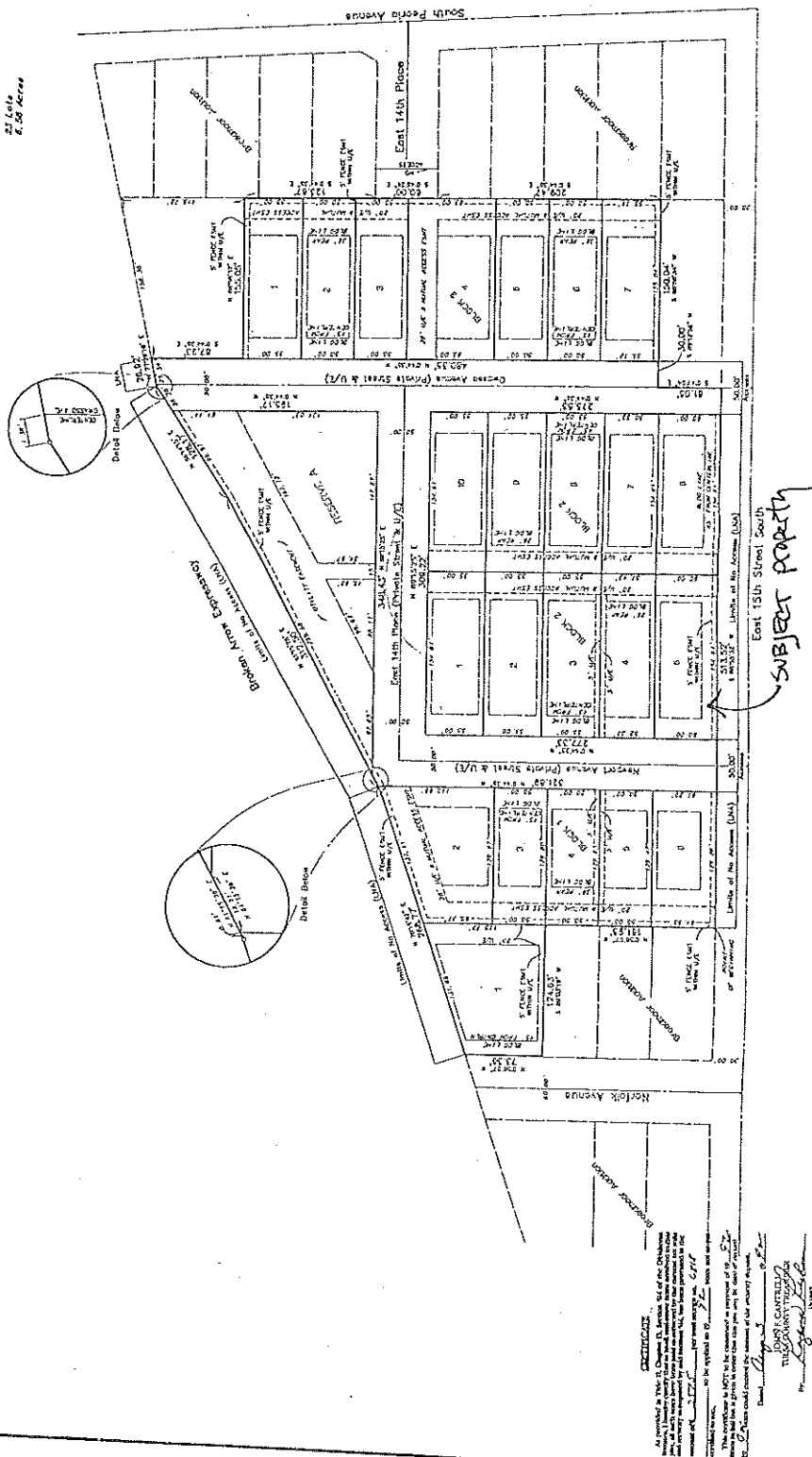
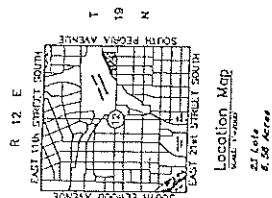
REGISTERED PROFESSIONAL LAND SURVEYOR  
HARDEN  
L.S. 1233

**EXHIBIT B**  
(EXISTING CONDITIONS)  
16.7

OWNER

4.

Surveyor  
ROBERT J. SCHARMACHER  
Registered Land Surveyor  
Route 1, Box 4  
Oologah, Oklahoma 74053



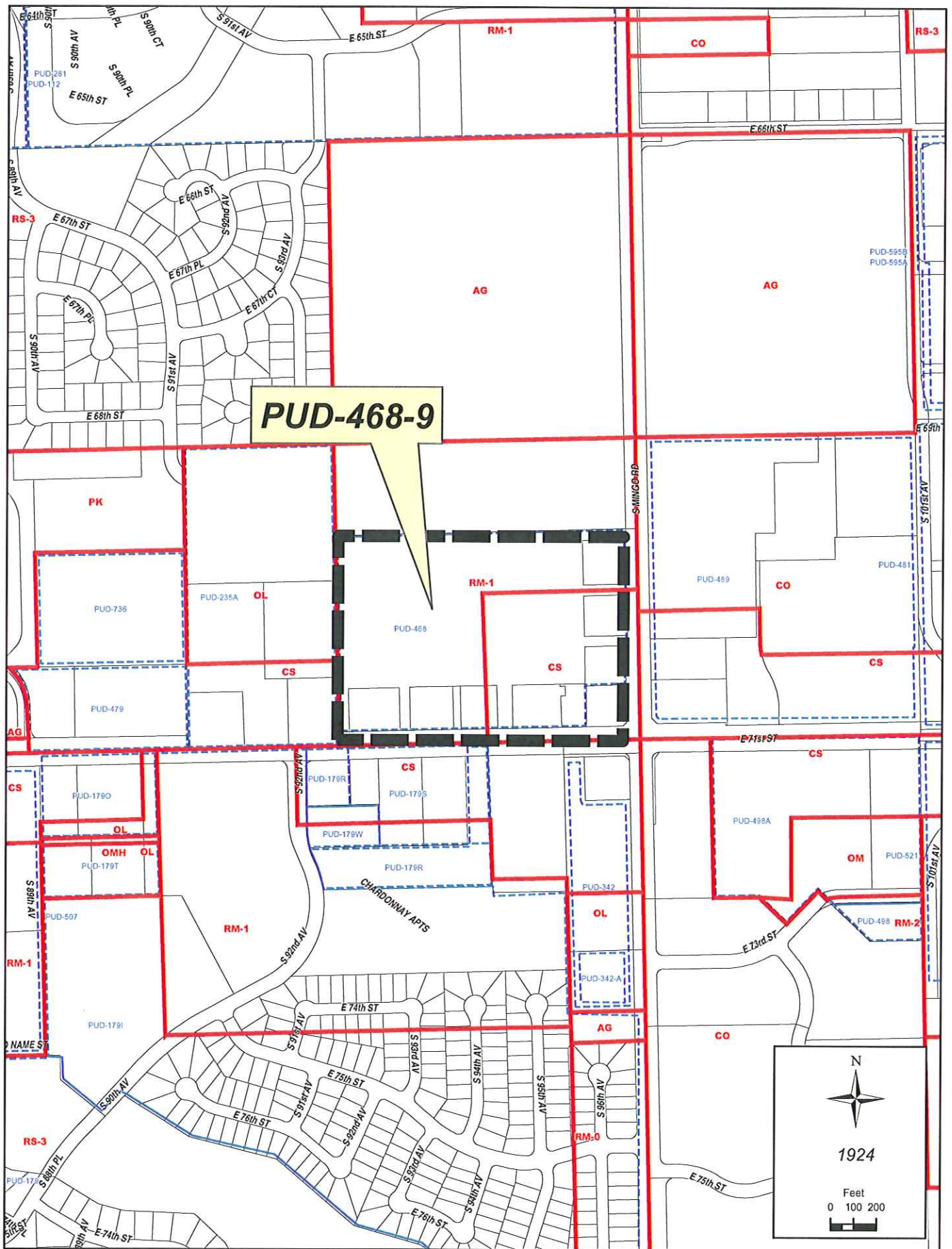
PLAT No. 4967

RECEIVED  
JUL 16, 1962  
FOLIO METEOR. AND  
COSMOS. COMM.

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1924

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17.1











August 6, 2008

### STAFF RECOMMENDATION

**PUD-468-9:** Minor Amendment – Northwest corner of Mingo Road and 71<sup>st</sup> Street South; Lot 1, Block 1 – Sam's Center; TRS 8302; CZM 93; Atlas 997; PD 18C CD 7; RM-1/CS/PUD.

---

The applicant is requesting a minor amendment to reduce the parking ratio from 5.9 parking spaces per 1,000 square feet (SF) of floor area to 5.6 parking spaces per 1,000 SF of floor area to accommodate for minor additions to the building, the addition of "cart corrals" to the parking lot, and to upgrade interior landscaping (see Exhibit A).

The current expansion proposals are minor additions to the building including a canopy over the tire and battery storage area, a new rack-house enclosure, and a new cart canopy on the front of the building which will bring the square footage of the building from 142,183 square feet (SF) to 143,138 SF.

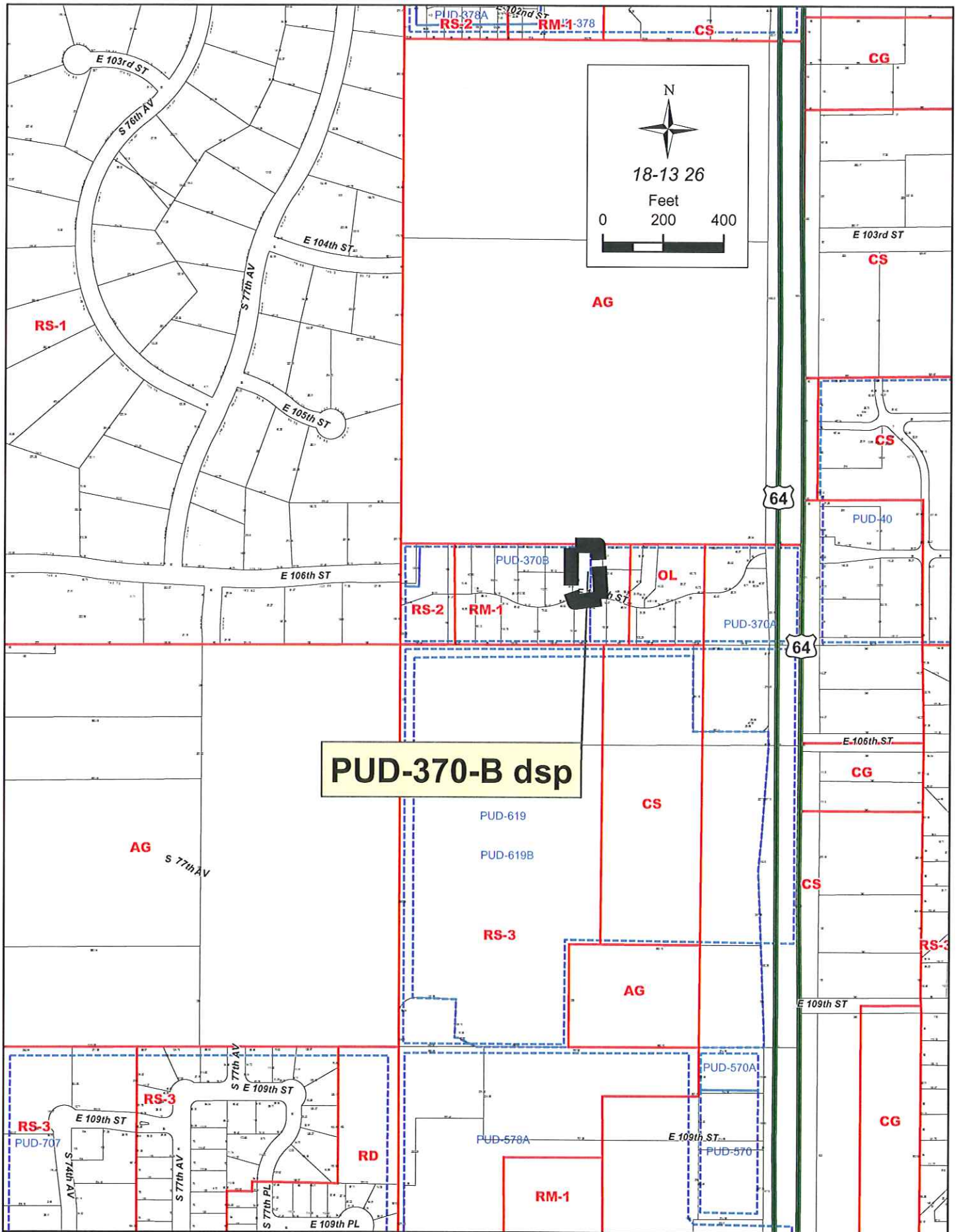
Under the Zoning Code, Sam's Club is classified as a Use Unit 13 use. Under straight zoning, Use Unit 13 requires one parking space per 225 SF of floor area. Using Use Unit 13 parking requirements and after the 955 SF worth of building additions the number of spaces required for the 143,138 SF building is 636 parking spaces. Under the submitted plan the number of spaces provided after the expansion is 802 spaces, 166 spaces over what is required by the Code.

Since the building expansion is less than 1,000 SF and there are only 15 of 817 parking spaces being eliminated for parking lot upgrades, and the Zoning Code would require 636 spaces, staff recommends **APPROVAL** of minor amendment PUD-468-9 permitting a 5.6 per 1000 SF of floor area parking ratio (802 parking spaces total) for Lot 1, Block 1 – Sam's Center only.

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

17.4

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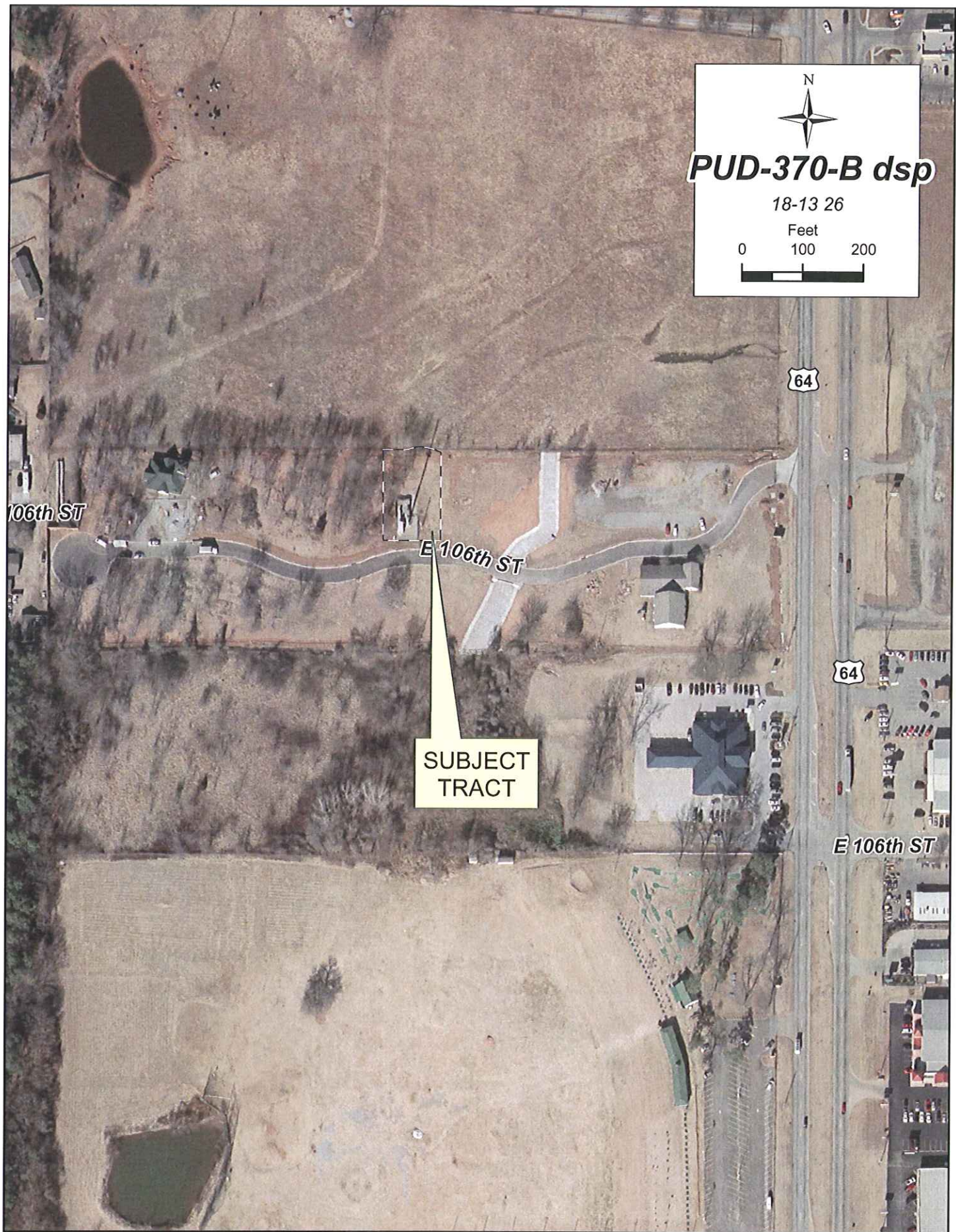


18.1









August 6, 2008

### STAFF RECOMMENDATION

**PUD-370-B:** Detail Site Plan – South of the southwest corner of 101<sup>st</sup> Street South and Memorial Drive; Lot 5 Block 1 – Avalon Park on Memorial; 7835 E. 106<sup>th</sup> Street South; TRS 8326; CZM 57; Atlas 2673; PD 26 CD 8; RS-2/RM-1/OL/CS/PUD.

---

The applicant is requesting approval of a detail site plan for a 4,800 square foot (SF) office building on Lot 5, Block 1 - Avalon Park on Memorial. There is a 100-foot monopole cell tower on the site. The proposed use, use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-370-B.

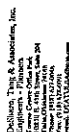
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the parcel is from one access point from the private drive 106<sup>th</sup> Street South. Parking has been provided per the Zoning Code and a trash enclosure is provided per PUD development standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting will be limited to 15-feet in height and will be directed down and away from adjoining properties. If the AG zoned property to the north is developed residentially, a six-foot solid screening wall or fence will be required along the north boundary of this parcel.

Given the aforementioned, staff recommends **APPROVAL** of the detail site plan for Lot 5, Block 1 – Avalon Park on Memorial.

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

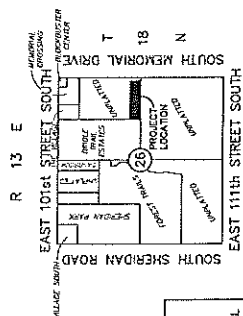
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[illegible]

AVATON PARK  
PROFESSIONAL  
BUILDING

Location	Tulsa, OK
Date Issued	July 22, 2008
Drawn by	N. Felder
Drawing Title	SITE PLAN
Drawing Number	1



WATER & SANITARY SEWER  
CONNECTIONS ARE FOR  
INFORMATIONAL PURPOSES

SIZE OF ELECTRICAL CONDUIT AND LOCATION OF OFFICE'S CONNECTION TO EXISTING LINE TO BE DETERMINED BY LOCAL ELECTRIC COMPANY & OFFICE'S REPRESENTATIVE

SIZE OF GASLINE TO  
BE DETERMINED BY  
UTILITY COMPANY

THIS PROJECT APPROVED  
UNDER PFP# 757

LOT AREA = 17,501.83 SF  
EXISTING IMPERVIOUS AREA = 1,310 SF  
PROPOSED IMPERVIOUS AREA = 11,600 SF  
CHANGE IN IMPERVIOUS AREA = 10,290 SF

11600 ft impervious to 19500 ft  $\Delta H = 240$  ft

**PARKING REQUIREMENTS**  
TOTAL BUILDING AREAS = 4,800 SF  
AT 1 SPACE / 300 SF = 16 REQ.  
16 SPACES PROVIDED

**HANDICAPPED PARKING**  
REQUIRED: 0 STANDARD  
PROVIDED: 0 STANDARD  
REQUIRED: 1 VAN  
PROVIDED: 1 VAN

NOTES:

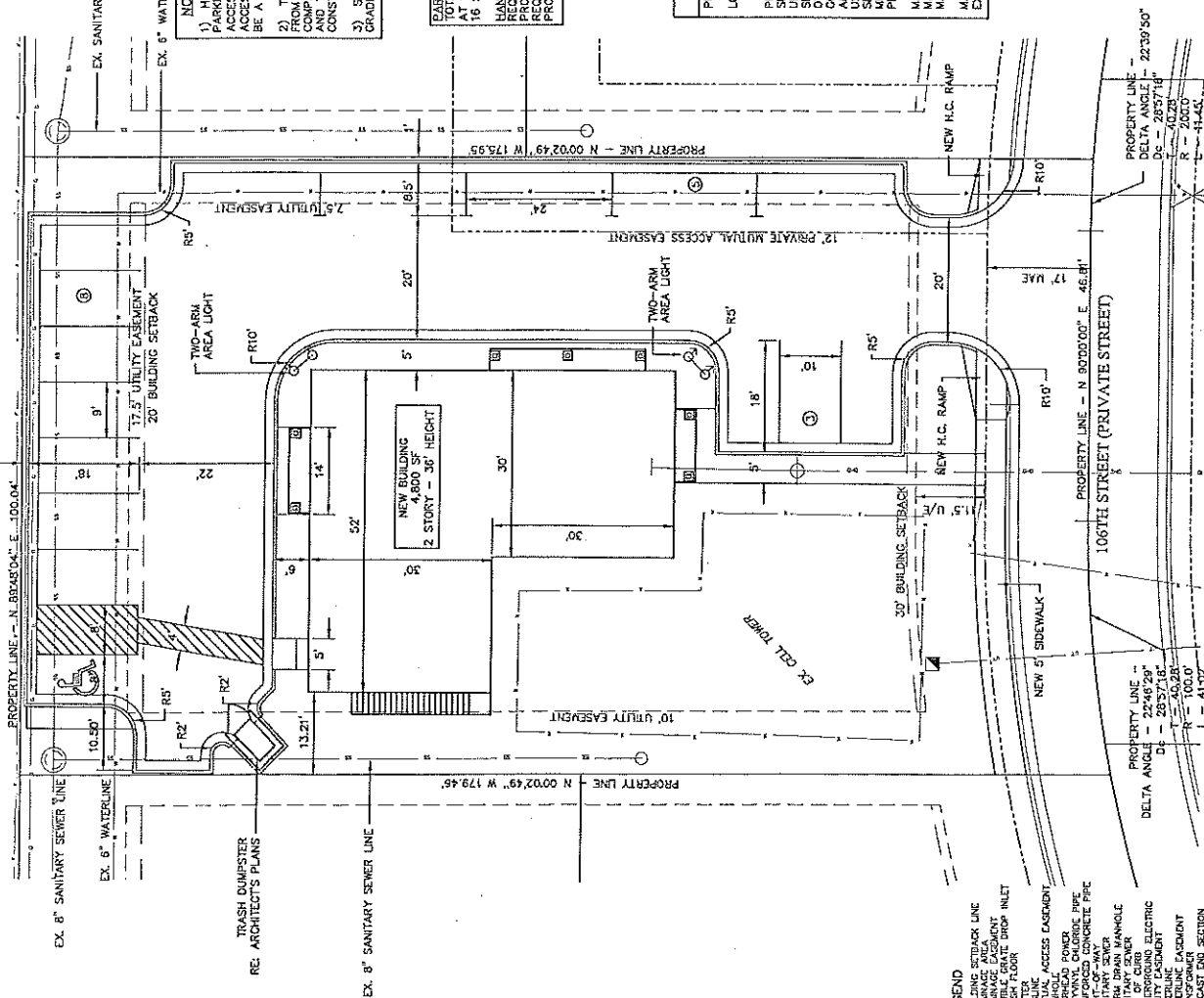
- 1) HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAPPED PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- 2) THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- 3) SEE GRADING PLAN FOR DETAILS OF THE STORM SEWER SYSTEM AND SITE GRADING.

**PUD-370-B DETAIL SITE PLAN**

PUD 370-B  
LOT AREA:  
LOT 5, BLOCK 1, AVALON PARK ON  
MEMORIAL - 17,501.83 S.F.

PERMITTED USES: COMMUNICATION ANTENNA AND SUPPORTING STRUCTURE ONLY AS INCLUDED WITH IN SERVICE UNIT 12 - OFFICES, STUDIOS AND SUPPORT SERVICES; UNIT 13 - CONVENIENCE STORES; UNIT 14 - OTHER THAN DRIVE-INS; UNIT 15 - SHOPPING, GOODS AND SERVICES; UNIT 16 - CONVENIENCE GOODS AND SERVICES; PROVIDED HOWEVER THAT ALL COMMERCIAL USES SHALL BE LIMITED TO THE EAST 420 FEET OF THE SITE AS MEASURED FROM THE CENTER LINE OF SOUTH MAIN STREET. NO USES OF THE PROPERTY SHALL BE PROPOSED WHICH REQUIRE THE CONSTRUCTION OF A NEW OFFICE BUILDING.

MAXIMUM COMMERCIAL BUILDING FLOOR AREA: 54,285 SF  
MAXIMUM OFFICE BUILDING FLOOR AREA: 107,285 SF  
MAXIMUM LAND COVERAGE OF BUILDINGS: 32%  
MAXIMUM BUILDING HEIGHT PERMITTED: 2 STORIES NOT TO



- [illegible]

18.5







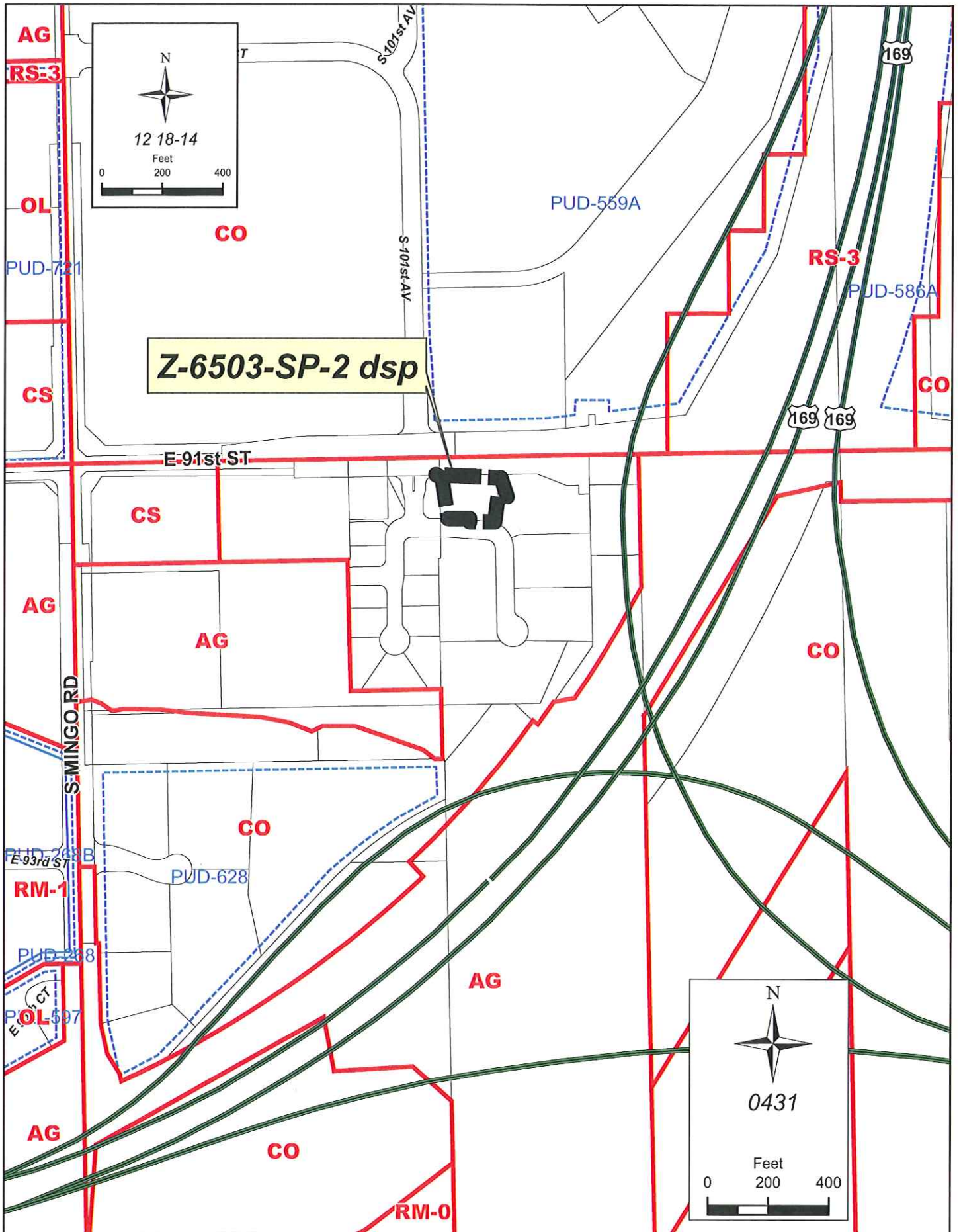
**Archetype Design, Inc.**  
503 345 - 8800, OR 74362  
915, 434, 1897 (3) 915, 375, 8724



18.8

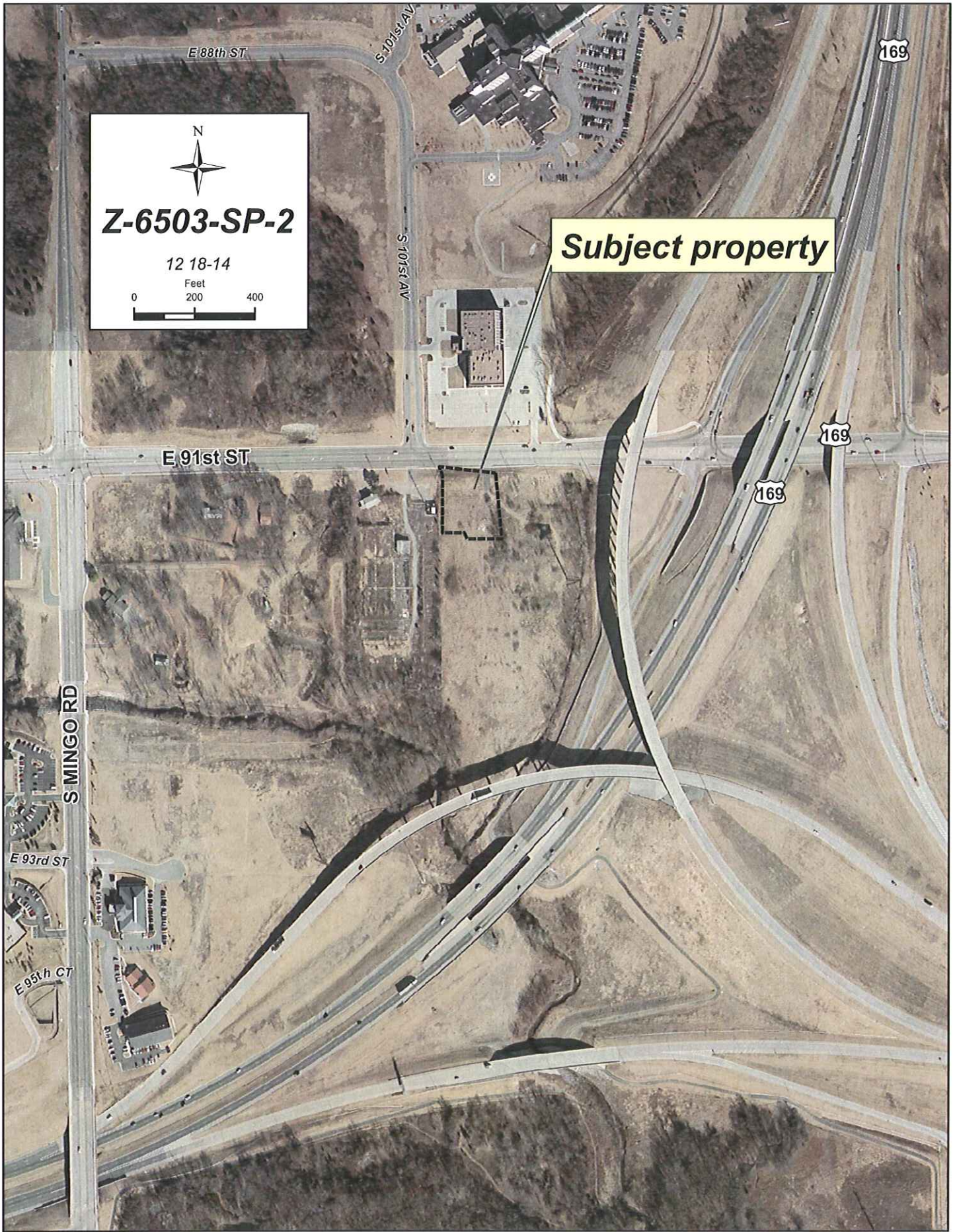
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1





19.1









19.3

August 6, 2008

### STAFF RECOMMENDATION

**Z-6503-SP-2:** Detail Site Plan – East of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road; Lot 1 Block 1 – Crossroads Village; 10120 East 91<sup>st</sup> Street South; TRS 8419; CZM 57; Atlas 1902; PD 18 CD 8; CO.

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The applicant is requesting approval of a detail site plan for a 4,896 square foot pharmacy. The proposed use, Use Unit 13, Convenience Goods and Services/Drug Store is a permissible use within the approved Corridor District Site Plan.

The submitted site plan meets all applicable building floor area, open space, and setback limitations. Access to the parcel is from mutual access easement from 91<sup>st</sup> Street South and one direct access point from 91<sup>st</sup> Place South. Parking has been provided per the Zoning Code. A trash enclosure is provided per CO District development standards and all equipment areas, including building mounted, will be screened from the view of a person standing at ground level. All sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties. Sidewalks will be constructed along 91<sup>st</sup> Place and maintained/constructed along 91<sup>st</sup> Street per approved development standards. A bus pad/transit stop will be provided along 91<sup>st</sup> Street, west of the entrance of the Corridor District along 91<sup>st</sup> Street, east of the development boundary/west lot line for Lot 1.

Given the aforementioned, staff recommends **APPROVAL** of detail plan for Lot 1, Block 1 – Crossroads Village, Corridor District Site Plan Z-6503-SP-2.

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

19.4



## 2 KEYED NOTES

- ALL DIMENSIONS ARE UNLESS NOTED OTHERWISE
- PAVING FOR INTERSECTION UNLESS NOTED OTHERWISE
- C101 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C102 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C103 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C104 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C105 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C106 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C107 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C108 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C109 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C110 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C111 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C112 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C113 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C114 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C115 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW
- C116 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW

## LEGAL DESCRIPTION

LOT ONE (1), BLOCK ONE (1), CROSSROADS VILLAGE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDS FOR THE CITY.

ECONOMY PHARMACY  
10120 EAST 19TH STREET  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA

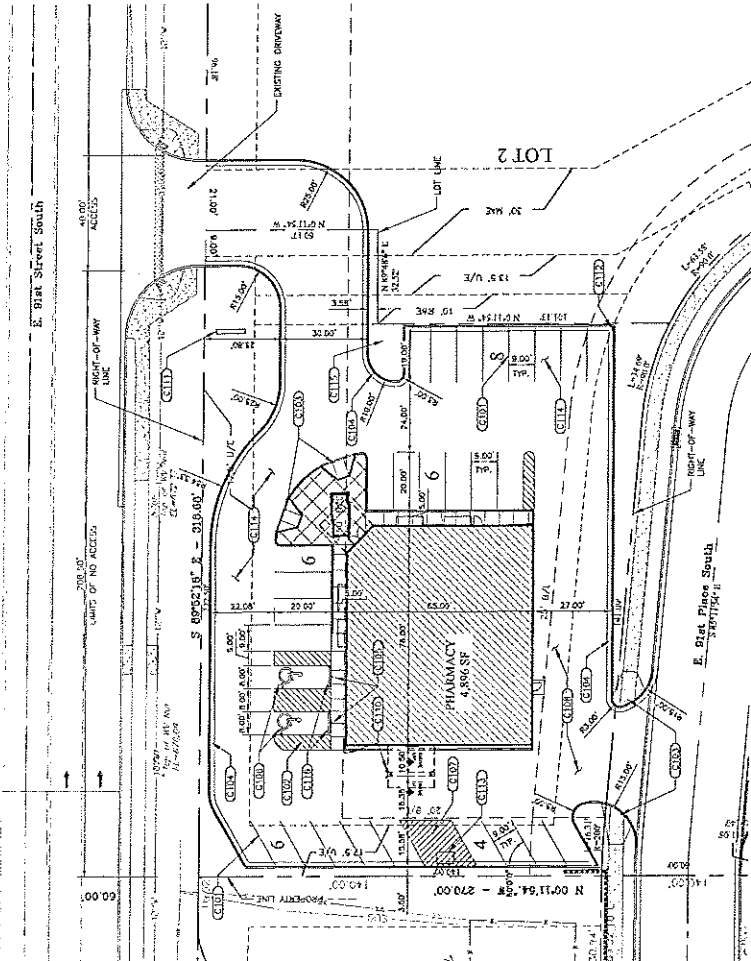
DETAILED SITE PLAN

SHEET NO.

C1

TO THE BEST OF MY KNOWLEDGE, THIS DETAILED SITE PLAN MEETS THE REQUIREMENTS OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AND THE REQUIREMENTS OF THE CORRIDOR SITE PLAN NUMBER Z-6503-SP-2.

Mark Chubb, P.E.  
Professional Engineer



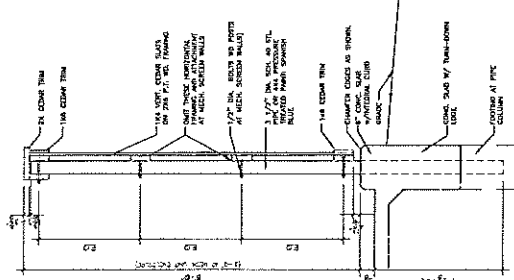
## 1 DETAILED SITE PLAN

### SITE DATA TABULATION

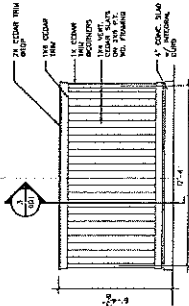
CORRIDOR SITE PLAN NUMBER Z-6503-SP-2  
DEVELOPMENT AREA A  
PERMITTED USES: ALL USES ALLOWED BY RIGHT OF SPECIAL EXCEPTION WITHIN  
CORRIDOR SITE PLAN NUMBER Z-6503-SP-2.

PROPOSED USES: DRUG STORE (USE UNIT 13)  
MAXIMUM BLDG. FLOOR AREA PERMITTED: 302  
BLDG. FLOOR AREA PROPOSED FOR ALL USES: 4,896 S.F. (10,324)  
MAXIMUM BLDG. HEIGHT PERMITTED: NO HEIGHT LIMITATION  
MAXIMUM BLDG. HEIGHT PROPOSED: 32 FEET (1 STORY)  
MINIMUM BLDG. SETBACKS REQUIRED:  
50 FEET FROM RIGHT-OF-WAY OF EAST 19TH STREET SOUTH  
25 FEET FROM RIGHT-OF-WAY OF EAST 21ST STREET SOUTH  
OFF STREET PARKING  
RATIO PER USE PER USE UNIT 13 (DRUG STORE) CITY OF TULSA ZONING CODE  
TOTAL NUMBER OF SPACES REQUIRED  
TOTAL NUMBER OF SPACES PROPOSED  
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10%  
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 12.7%  
LANDSCAPED STREET YARD PER STREET FRONTAGE REQUIRED: N/A  
ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): AS REQUIRED WITHIN CORRIDOR  
SITE PLAN NUMBER Z-6503-SP-2.

LIGHTING HEIGHT FOR PARKING AREAS  
MAXIMUM HEIGHT PERMITTED: 25 FT AND SHALL BE HOODED AND DIRECTED  
DEVELOPMENT AND AWAY FROM THE BOUNDARIES OF THE PLANNED UNIT  
HEIGHT PROPOSED: NONE  
NO SITE LIGHTING HAS BEEN ADDRESSED AT THIS SUBMITTAL.



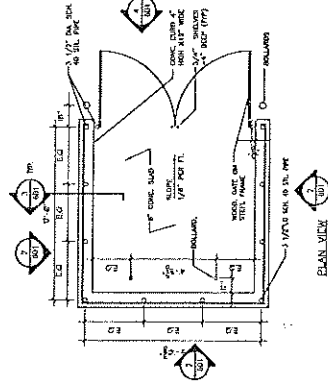
SECTION



ELEVATION

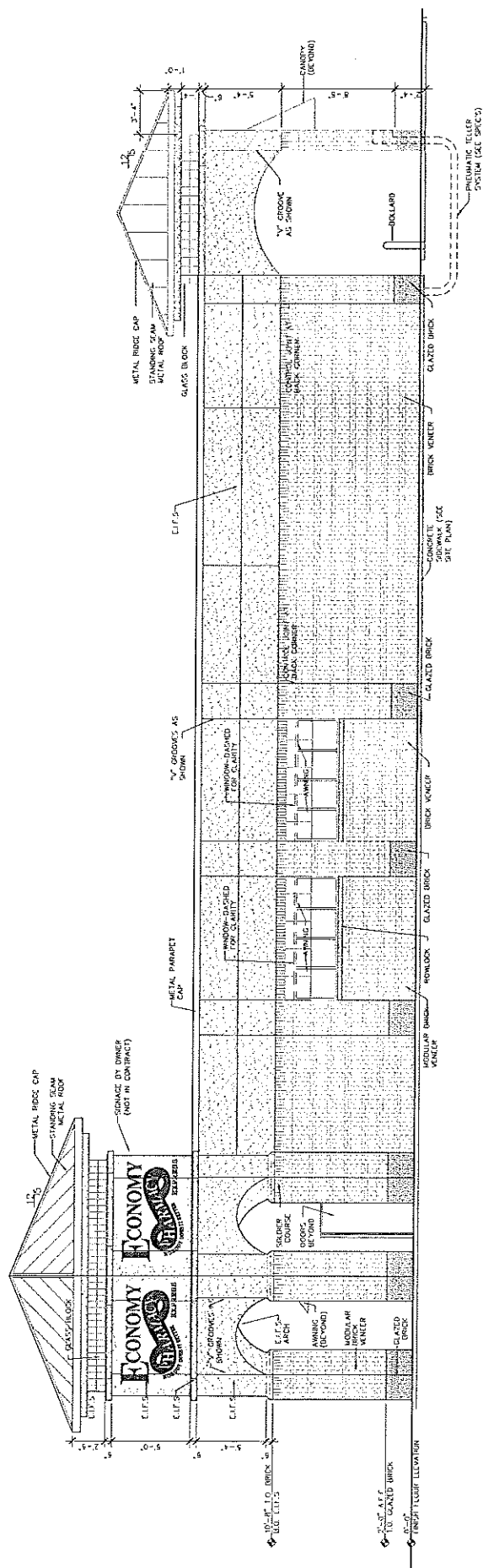
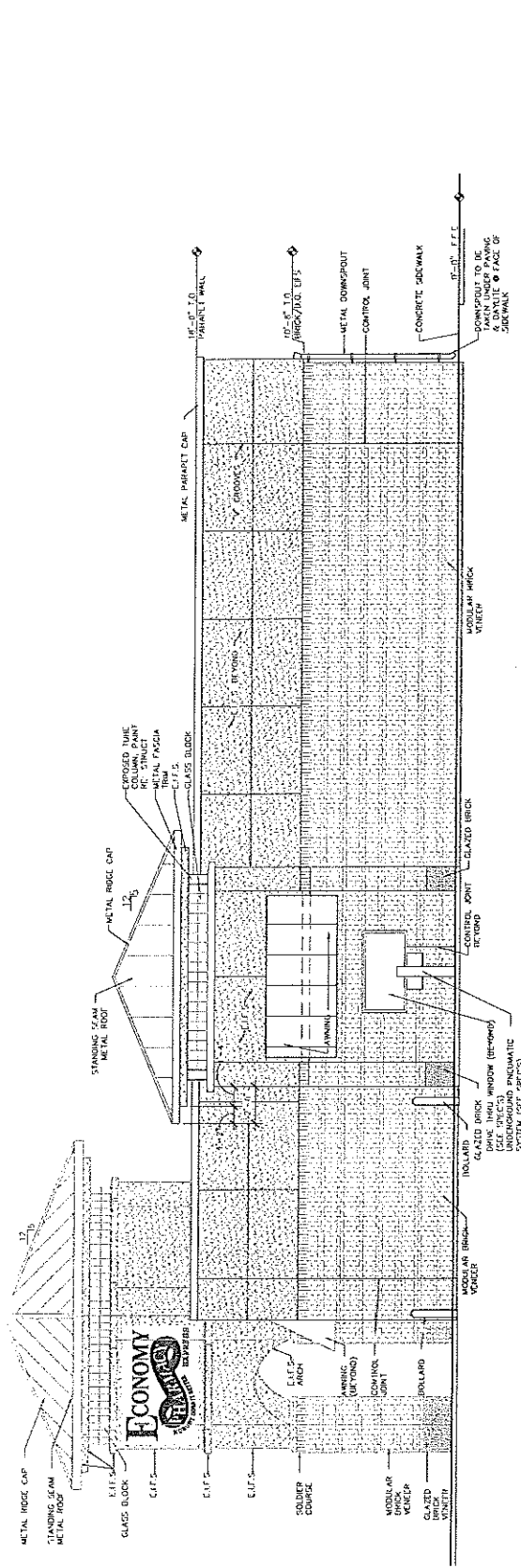
## 3 TRASH ENCLOSURE DETAIL

NOT TO SCALE

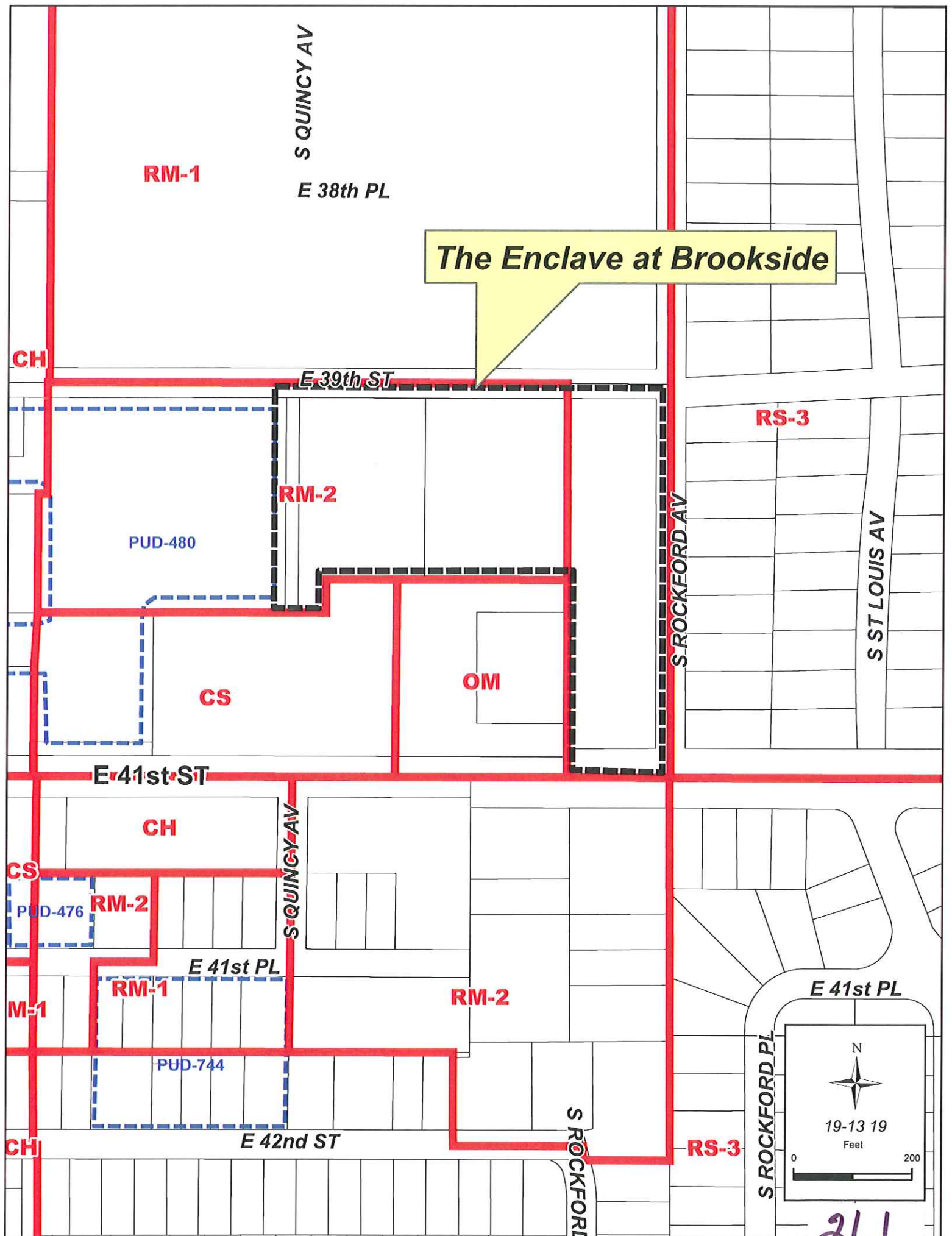


PLAN VIEW

5.91



19.4



**The Enclave at Brookside**

**RM-1**

**S QUINCY AV**  
**E 38th PL**

**CH**

**E 39th ST**

**RS-3**

**RM-2**

**PUD-480**

**CS**

**OM**

**S ROCKFORD AV**

**S ST LOUIS AV**

**E 41st ST**

**CH**

**CS**

**PUD-476**

**RM-2**

**S QUINCY AV**

**E 41st PL**

**RM-1**

**RM-2**

**CH**

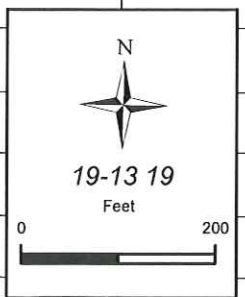
**PUD-744**

**E 42nd ST**

**S ROCKFORD PL**

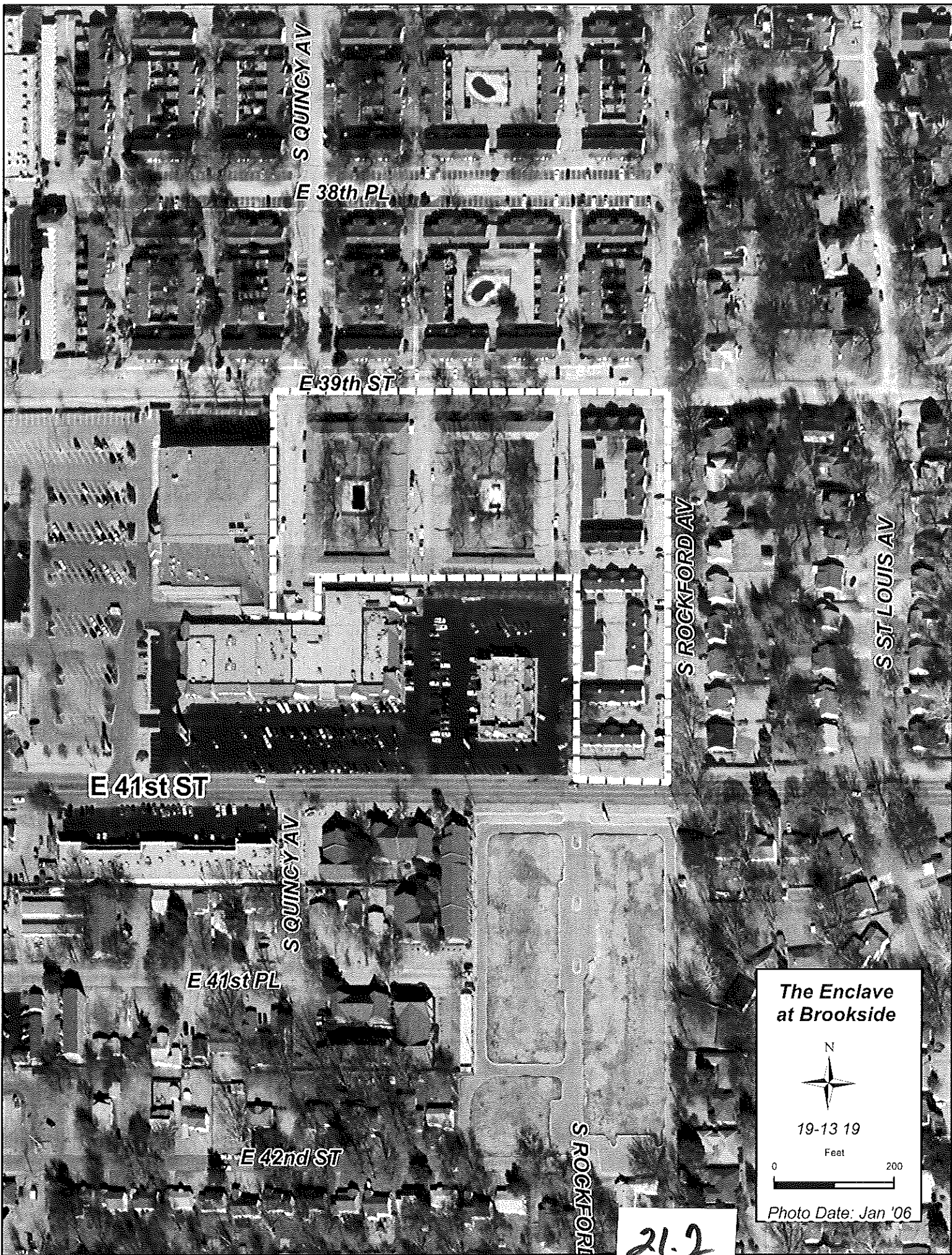
**RS-3**

**E 41st PL**



21.1





S QUINCY AV

E 38th PL

E 39th ST

E 41st ST

S QUINCY AV

E 41st PL

E 42nd ST

S ROCKFORD AV

S ST LOUIS AV

S ROCKFORD AV

21.2

**The Enclave  
at Brookside**

N

19-13 19

Feet

0 200

Photo Date: Jan '06

## PRELIMINARY SUBDIVISION PLAT

### The Enclave at Brookside - (8418) (PD 6) (CD 9)

Southwest corner of East 39<sup>th</sup> Street South and Rockford Avenue

This plat consists of 1 Lot, 1 Block, on 5.44 acres.

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

1. **Zoning:** The property is zoned PUD 758 (RM-1/RM-2). All PUD requirements will need to be followed and shown in the restrictive covenants.
2. **Streets:** The size of access needs to be approved through Traffic Engineering. Sidewalks are required.
3. **Sewer:** Add an easement for the proposed sanitary sewer line crossing the southwest corner of Lot 1 Block 1. Add the width of the existing sanitary sewer easement located in the northwest corner of Lot 1 Block 1. The proposed sanitary sewer main relocation must be completed, accepted by the City of Tulsa, and released for use before any building permits can be issued for buildings encroaching on the existing line and easement. The existing line can not be abandoned in place unless it is filled with flowable fill. Otherwise, it must be removed. The existing sanitary sewer line shown along the east boundary of the proposed plat does not agree with the wastewater atlas. Please confirm the existence of the line as shown, and contact Gary McColpin in Engineering Wastewater Design (596-9573) to have the atlas updated.
4. **Water:** No comments.
5. **Storm Drainage:** Since construction is located in the floodplain minimum finished floor elevations must be shown on the face of the plat. Revised limits of the floodplain should be shown on the face of plat and placed in an overland drainage easement (ODE). Language for the ODE has been included in the covenants but none are shown on the plat. Previous floodplain should not be shown on the final plat.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed. Site plans are needed for ONG and PSO design engineers.
7. **Other: Fire:** The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

**GIS:** Label the point of beginning (POB). Fix the discrepancies between the face of the plat and the metes and bounds description in the covenants. Construction will not be allowed until underlying easements and building lines have been properly submitted for vacation. The latest standard

language has not been used for the covenants. Please contact Kent Schroeder at 596-2567 to receive a digital copy of the latest language. Contours should not be shown on the face of plat but should instead be shown on the conceptual plan.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

**Standard Conditions:**

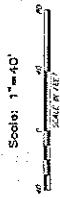
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography 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.

21.4



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 therefor 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 therefor 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.

# The Enclave at Brookside



**Legend**  
**PROPOSED UTILITIES**  
 PROPOSED STORM SEWER  
 PROPOSED SANITARY SEWER  
 EXISTING UTILITIES

**Owner/Developer**  
DOMASADA GROUP, INC.  
280 LAKES AT 610 DRIVE, SUITE 200  
HOUSTON, TEXAS 77054  
PHONE: 713-863-0485

**Engineer/Surveyor**  
BRACK, INC.  
1913 WEST TACOMA, SUITE-A  
BROOKEN ARROW, OKLAHOMA 74012  
PHONE: (918) 258-3737  
FAX: (918) 258-2554  
EMAIL: AVAL@BRACK.COM  
CAMP443 EXPIRES 6-30-2008

### Subdivision Statistics

**Basis Of Bearings**  
 BEING N 89°35'13" W ALONG SOUTH  
 1/4 OF SECTION 19, T-1  
 -E, CITY OF TULSA, TULSA, OKLA

### Monumentation

**Benchmark**  
A 6" REDAR-1 1/2" ALUMINUM CAP-FLUSH-SET  
IN CONCRETE-STAMPED "58", SET S.E. OF  
THE INTERSECTION OF 41ST ST. AND S. UTICA,  
Q74.13 (NAVD 1988)

**Notes**

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED TO THE USE OF PUBLIC STREETS BY THIS PLAT.

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF DULSA.

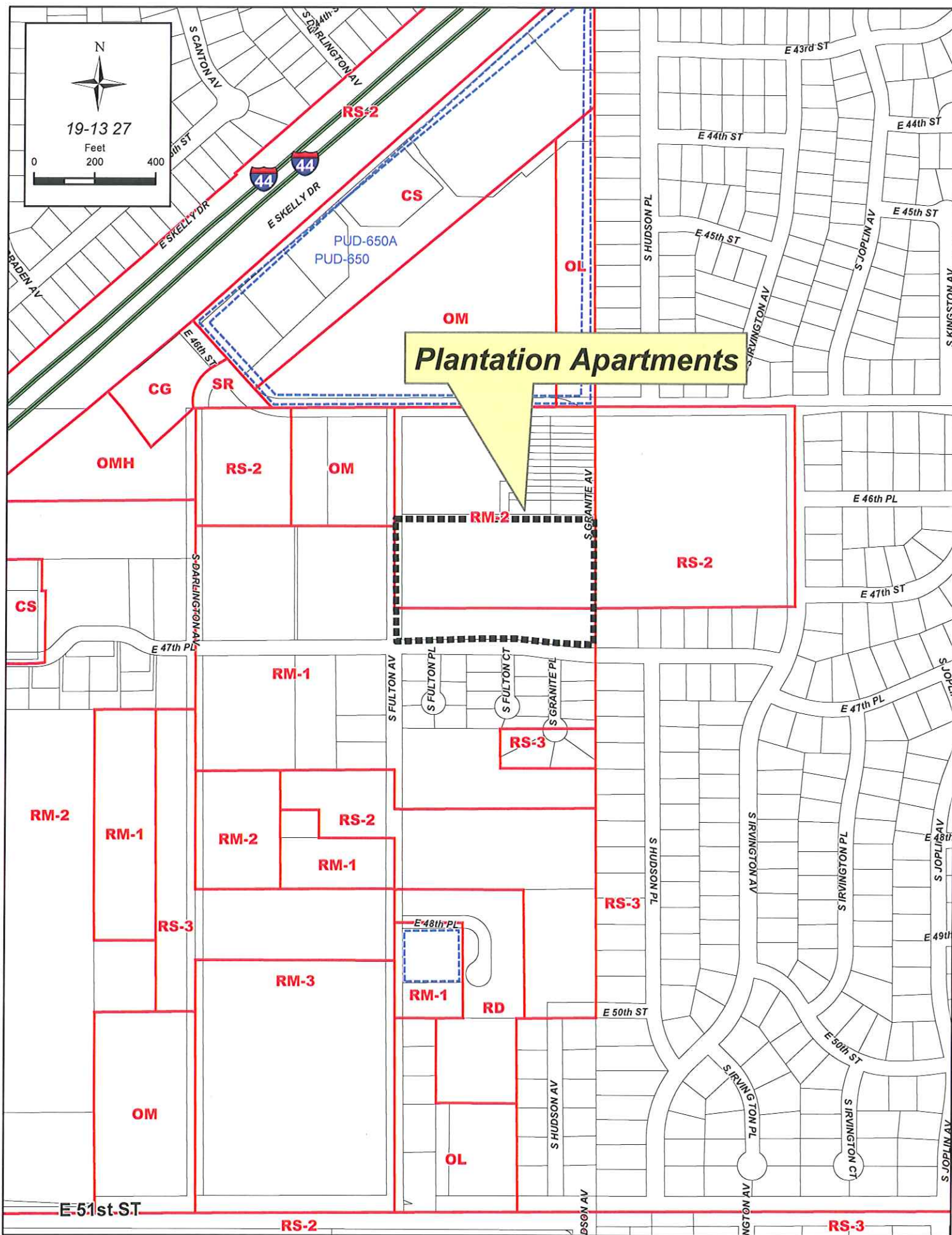
JUL 17 2008  
 JULIA S. SHERIDAN, LIT. & AREA  
 PLANNING COMMISSION

JUL 27 2008  
 Tulare Metropolitan Area  
 Planning Commission

COUNTY TREASURER STAMP

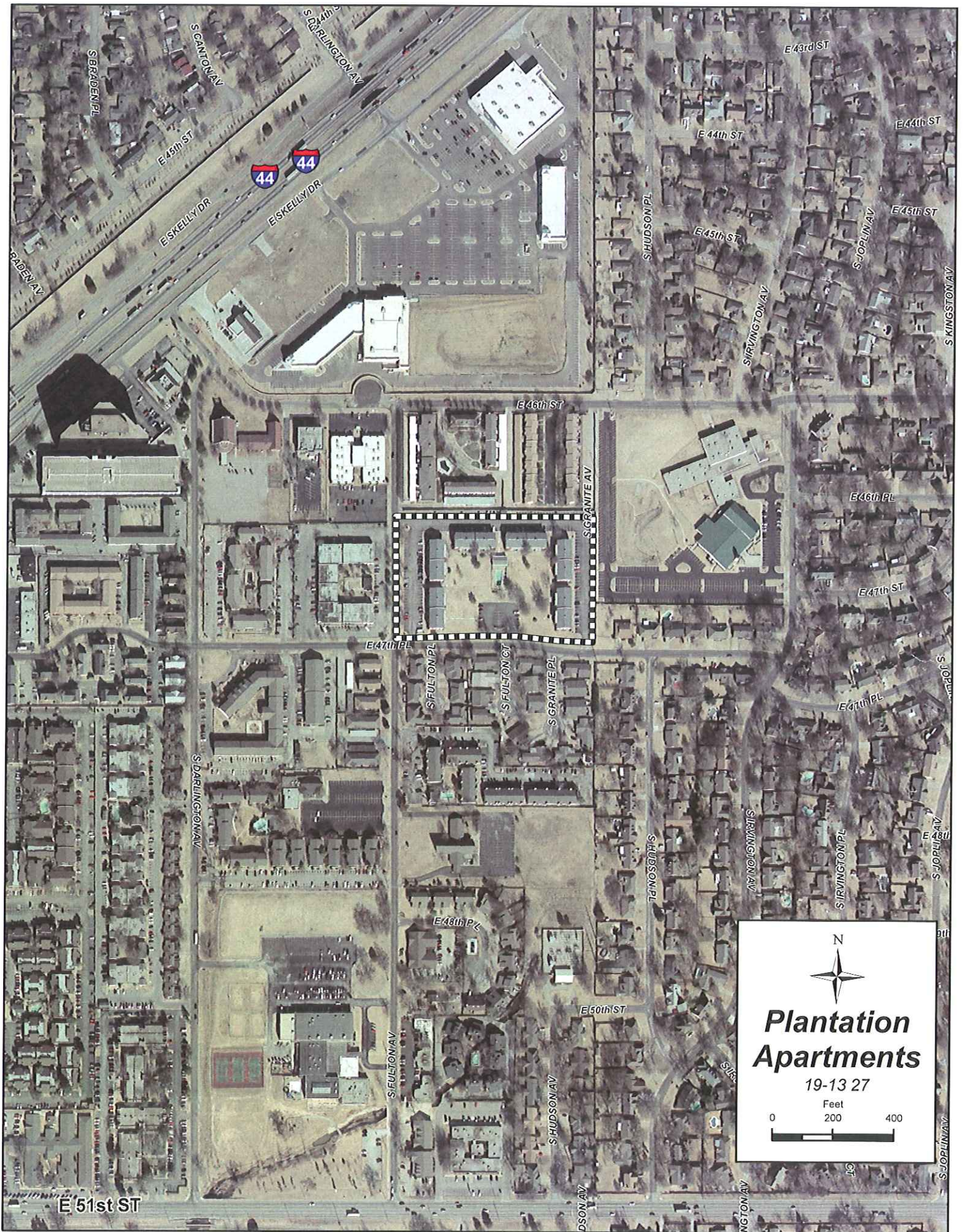
PLANNED UNIT DEVELOPMENT NO. 708  
The Enclave at Brookside  
Sheet 2 of 2

21.6



22.1





**Plantation  
Apartments**

19-13 27

0 200 400  
Feet

22.2



## MINOR SUBDIVISION PLAT

### Plantation Apartments - (7913) (PD 18 B) (CD 7)

Northeast corner of East 47<sup>th</sup> Place and South Fulton Avenue

This plat consists of 2 Lots, 1 Block, on 6.1 acres.

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

1. **Zoning:** The property is zoned RM-1 and RM-2.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** Add 17.5 foot perimeter utility easements.
5. **Storm Drainage:** Section I 1.5 states that runoff from the roof drains shall be directed to the detention facility but no detention facility is shown and no easements are defined. Suggest you discharge into the public drainage system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Coordinate with PSO design representative.
7. **Other: Fire:** No comments. **GIS:** Add Nto the title of the plat, "A resubdivision of" a tract of land located in the south three hundred eight...Plaza Hill Addition, and lot one, Plaza Hill Second Addition...Oklahoma. Label "Interstate 44" on the location map. Correct the duplicated description "A distance of 367.64 feet to the southwest corner of said lot 1", in the metes and bounds description.

Staff recommends **APPROVAL** of the Subdivision plat **if the ownership papers are acceptable by the time of the TMAPC meeting and** subject to the TAC comments and the special and standard conditions below.

22.3

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

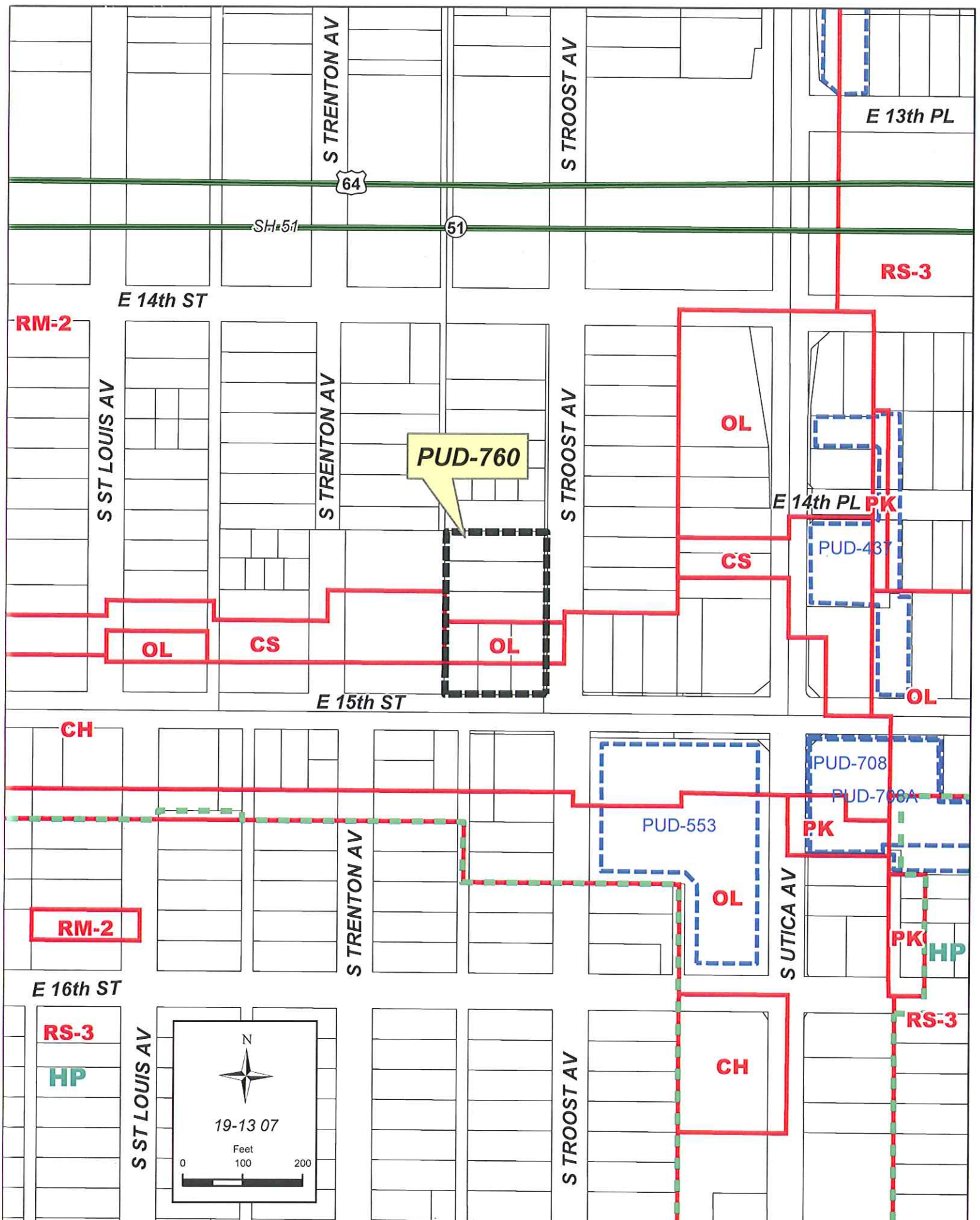
**Standard Conditions:**

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



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









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**PUD-760**

Feet  
0 100 200

23.2

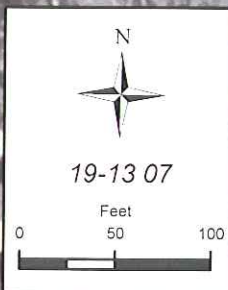


S TRENTON AV

S TROOST AV

PUD-760

E 15th ST



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-760**

**TRS 9307**

**Atlas 14**

**CZM 37**

**PD-6 CD-4**

**TMAPC Hearing Date:** August 6, 2008

Continued from 7/16/08

**Applicant:** Roy D Johnsen

**Tract Size:** 1.35± acres/58,806 sf

**ADDRESS/GENERAL LOCATION:** Northwest corner of East 15<sup>th</sup> Street South and South Troost Avenue

**EXISTING ZONING:** RM-2/OL/CH

**EXISTING USE:**  
Commercial/Residential/vacant

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

**PROPOSED ZONING:** RM-2/OL/CH/PUD

**PROPOSED USE:** Retail/office

**RELEVANT ZONING HISTORY:**

**Z-7038 October 2006:** A request for rezoning a 2± acre tract of land from RM-2 to CH for new commercial development and parking, on property located north of the northeast corner of South Troost Avenue and East 15<sup>th</sup> Street and east of subject property was withdrawn by applicant.

**Z-6977/PUD-708-A July 2005:** All concurred in approval of a proposed Major Amendment to a PUD on a 1.34± acre tract of land on property and to allow on property located on the southeast corner East 15<sup>th</sup> Street and South Utica Avenue. Staff and TMAPC recommended approval to remove HP zoning subject to the removal of the Victor access. The City Council motioned to retain the three lots in HP overlay zoning, and approve the curb-cut onto Victor but not allow to open until the scheduled improvements at 15<sup>th</sup> and Utica intersection are made; and to approve a landscaping addition to the project at the southeast corner of parking lot providing a buffer and transition into the remaining single-family residential uses to the south.

**PUD-708 August 2004:** All concurred in approval of a proposed Planned Unit Development on a 1.34± acre tract of land, to permit the consolidation of several parcels with various zoning, CH, OL, PK, RS-3 and HP to allow for a bank, including drive-thru facility, and office use subject to staff recommendations and eliminating access to Victor Avenue, and to specific traffic flow requirements on property located on the southeast corner of East 15<sup>th</sup> Street South and South Utica Avenue and southeast of subject property.

**PUD 553 April 1997:** All concurred in approval of a proposed Planned Unit Development on a 2.14± acre tract of land to permit a bank, including drive-in facility, and office use per conditions on property located on the southwest corner of East 15<sup>th</sup> Street an South Utica Avenue and south of subject property.



**BOA-16415 August 24, 1993:** The Board of Adjustment denied a Special Exception to permit Use Unit 11 in an RM-2 district finding office use too intense for the surrounding residential neighborhood on property located at 1432 South Troost; Lot 7, Block 1, Clark's Addition; and a part of subject property.

**BOA-16365 June 8, 1993:** The Board of Adjustment denied a Special Exception to permit Use Unit 5 or 11 in an RM-2 district finding community services and office use too intense for the surrounding residential neighborhood on property located at 1432 South Troost; Lot 7, Block 1, Clark's Addition; and a part of subject property.

**PUD-437 August 1988:** All concurred in approval of a proposed Planned Unit Development a 1.35+ acre tract of land for uses as permitted by right in an OL district excluding drive-in banks and funeral homes and allowing 2 stories on property located on the southeast corner of East 14<sup>th</sup> Place and South Utica Avenue.

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.35± acres in size and is located northwest corner of East 15<sup>th</sup> Street South and South Troost Avenue. The property appears to be residential, commercial, and some vacant and is zoned RM-2/OL/CH.

#### **STREETS:**

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

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Troost Avenue and then Lots 13, 14 and the south ½ of Lot 15, Lakeview Addition, zoned CH and the north ½ of Lot 15, and Lots 16, 17, and 18 – Lakeview Addition, zoned RM-2; on the north by Troost Lofts at Cherry Street, zoned RM-2; on the south by 15<sup>th</sup> Street and then Orcutt Addition, zoned CH; and on the west by Lot 13 and the southern 2/3 of Lot 14, Clark's Addition, zoned CH and the northern 1/3 of Lot 14 and Lots 15 and 16, Clark's Addition, zoned CS and Lots 17 and 18, Clark's Addition, zoned RM-2.

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

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity, as well as being in Special Area A - Cherry Street Business Sub-area, Special Area F – Bellview Special Development Sub-area, and a historic neighborhood. The subject tracts are not in the Swan Lake Historic Preservation District.

The site consists of 17,640 gross square feet (gsf) (.4 acres) of CH zoning, 12,740 gsf (.29 acres) of OL zoning and 29,400 gsf .67 acres) of RM-2 zoning. According to the Zoning Matrix, the existing CH, zoning **is not** in accord with the plan, and the OL and RM-2 zoning **is** in accord with the Plan.

Although the existing CH zoning is not in accord with the Comprehensive Plan, the proposed uses, Use Units 10, 11, 12, 13, and 14, are in keeping with the overall intensity and types of uses surrounding it. Furthermore, Special District F - the Bellview Special Development Sub-area, of the District 6 Plan recognizes in section 3.5.6.2;

"The area east of Peoria (along 15<sup>th</sup> Street) is uniquely defined, such that redevelopment could accommodate either medium intensity residential or office developments or projects combining the two uses. Any future development should utilize the PUD process or Board of Adjustment review to ensure a comprehensive development embodying the intent of the Comprehensive Plan. Uses within this area should support and be compatible with commercial uses along 15th Street. Also, section 3.5.1.2 of the District 6 Plan in discussing The Cherry Street Business Sub-area, suggests parking as a proper buffer between commercial uses and residential uses, as is proposed for this development.

With no zoning change required or requested staff finds the proposed development to be consistent with the development trends of the surrounding area, and therefore may be found in accord with the plan.

**STAFF RECOMMENDATION:**

PUD-760 comprises 1.03 net acres of land situated on the northwest corner of East 15<sup>th</sup> Street South and South Troost Avenue, and is described within the attached Exhibit "G". Upon approval of the concept plan herein, the site will be re-platted as "Cherry Street Ridge".

The conceptual site plan is shown in attached Exhibits "A" and "E". The PUD conceptual site plan is submitted to establish designation of uses, permitted intensity and development standards and conditions, including platting and detailed site plan approval.

The Site is presently zoned CH - Commercial High Intensity, OL – Office Low Intensity and RM-2, Residential Multi-Family. No change to zoning is proposed. Existing zoning is shown in Exhibit "C" and can support the requested floor areas and proposed uses. This site is located across the street from the Swan Lake Historic Preservation District. Proposed utilities are shown in Exhibit "D".

The Site has approximately 166 feet of frontage on East 15<sup>th</sup> Street South and is classified as an urban arterial street which forms the south boundary of the Site. Currently, 15<sup>th</sup> Street in the immediate vicinity is lined with commercial uses and is zoned CH. The Site also has approximately 270 feet of frontage on South Troost Avenue, which forms the east boundary of the Site. Along the east side of South Troost Avenue are commercial uses zoned CH and older single-family residential uses zoned RM-2. The single-family structures would be removed to make room for the parking lot for the development, identified in section 3.5.1.2 of the comprehensive plan as an appropriate buffer between commercial uses and residential uses in District 6. Multi-family uses abut the north boundary and approximately the north one-third of the west boundary, all of which is zoned RM-2. The south two-thirds of the west boundary abuts commercial uses and is zoned CH.

PUD-760 is an infill development of new construction. In keeping with the established predominant arrangement of commercial uses along East 15<sup>th</sup> Street, the development concept proposes commercial uses along the 15<sup>th</sup> Street frontage with pedestrian-oriented store fronts at or near the right-of-way with parking located in the rear. A solid screening masonry wall not less than eight feet in height and a 5-foot landscape buffer along the wall, will screen the parking from abutting multi-family uses. Staff supports a waiver of the parking setback requirement from the centerline of the street based on the approval of such in the immediate vicinity by the Board of Adjustment (BOA) in BOA case numbers 19983 and 20637.

The frontage along Troost Avenue will be landscaped except at points of access. Trash enclosures would be required and all equipment areas – including building mounted - would be

required to be screened from the view from a person standing at ground level. All site lighting, including building mounted, would be required to be directed down and away from abutting residential districts and would be verified by application of the Kennebunkport formula.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-760 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-760 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:

<b>Gross Land Area:</b>	1.35 AC	58,800 sq. ft.
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<b>Net Land Area:</b>	1.03 AC	44,820 sq. ft.
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**Permitted Uses:**

Uses permitted by right within: Use Unit 10. Off-Street Parking Areas; Use Unit 11. Offices, Studios, And Support Services excluding drive-thru banking facilities; Use Unit 12. Eating Places Other Than Drive-Ins; Use Unit 13. Convenience Goods And Services; Use Unit 14. Shopping Goods And Services; and uses customarily accessory to permitted principal uses.

**Maximum Building Floor Area:**

Restaurants	5,800 sq. ft.
Other Permitted Uses	<u>4,350 sq. ft.</u>
Total:	10,150 sq. ft.

**Minimum Building Setbacks:**

From centerline of East 15 <sup>th</sup> St. South	35 ft.
From centerline of South Troost Ave.	35 ft.
From north boundary	125 ft.
From west boundary	10 ft.

<b>Maximum Building Height:</b>	35 ft.
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<b>Off-street Parking:</b>	As required by the applicable use unit.
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<b>Minimum Landscaped Area:</b>	10% of net lot area
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**Site 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 20 feet in height, the application of which shall be verified by inclusion of Kennebunkport calculations at detail site plan review.

**Signs:**

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of tenant space, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.

AND,

- (b) One ground sign shall be permitted along the East 15<sup>th</sup> Street frontage not to exceed 15 feet in height and 65 square feet of display surface area; or one projecting sign shall be permitted not to exceed 65 square feet of display surface area. Projection signs may not exceed the height of the building parapet wall.

**Landscaping and Screening:**

A minimum 10% net lot area shall be provided and maintained as landscaped open space. A solid screening masonry type wall not less than six (6) feet in height shall be provided along the entire north boundary and along that portion of the west boundary in common with residential uses. A five-foot landscaped strip along the lot lines in common with residential districts will be provided to further provide screening. Landscaping throughout the Planned Unit Development shall meet the adopted standards of the City of Tulsa.

**Access and Circulation**

Access to the property will be limited to, two (2) drives off of South Troost Avenue as shown in Exhibit "A". Existing Sidewalks along 15<sup>th</sup> Street and Troost Avenue will be preserved, or installed along 15<sup>th</sup> Street and Troost Avenue for the limits of the project.

**Parcelization**

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot split application and subject to the further approval of 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. Such a division of a lot would require approval of a PUD minor amendment.

**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 provided however the allocation shall not exceed 10 % of the initial allocation to the lot to which the transfer of floor area is to be made. Such a transfer would require approval of a PUD minor amendment.

- 3. No zoning clearance permit shall be issued 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.

4. A detail landscape plan for the 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 will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. 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 or existing stormwater drainage structures and detention areas serving the development area 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 platting requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
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.
11. 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 PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

**General:**

**Water:** The proposed 6-inch water main line will be required to be placed inside of a restrictive water line easement.

**Fire:** No Comment.

**Stormwater:** No Comment.

**Wastewater:** The language in "V. Drainage and Utilities" regarding the Sanitary sewer needs to be corrected. The language reads "...manhole located approximately 108 feet north and 80 feet east, respectively, of the north and west property lines." This is incorrect; it should be the south and west property lines. If the businesses are to be sold separately then each business will need to abut the sewer.

**Transportation:** On Page 4 under Access and circulation add note for sidewalk requirement.

**Traffic:** No Comment.

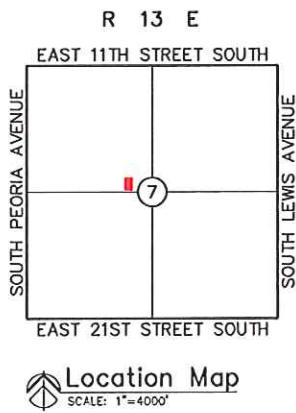
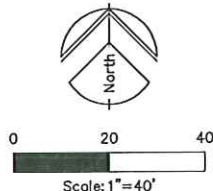
**GIS:** No Comment.

**Street Addressing:** No Comment.

**County Engineer:** No Comment.

07/16/08





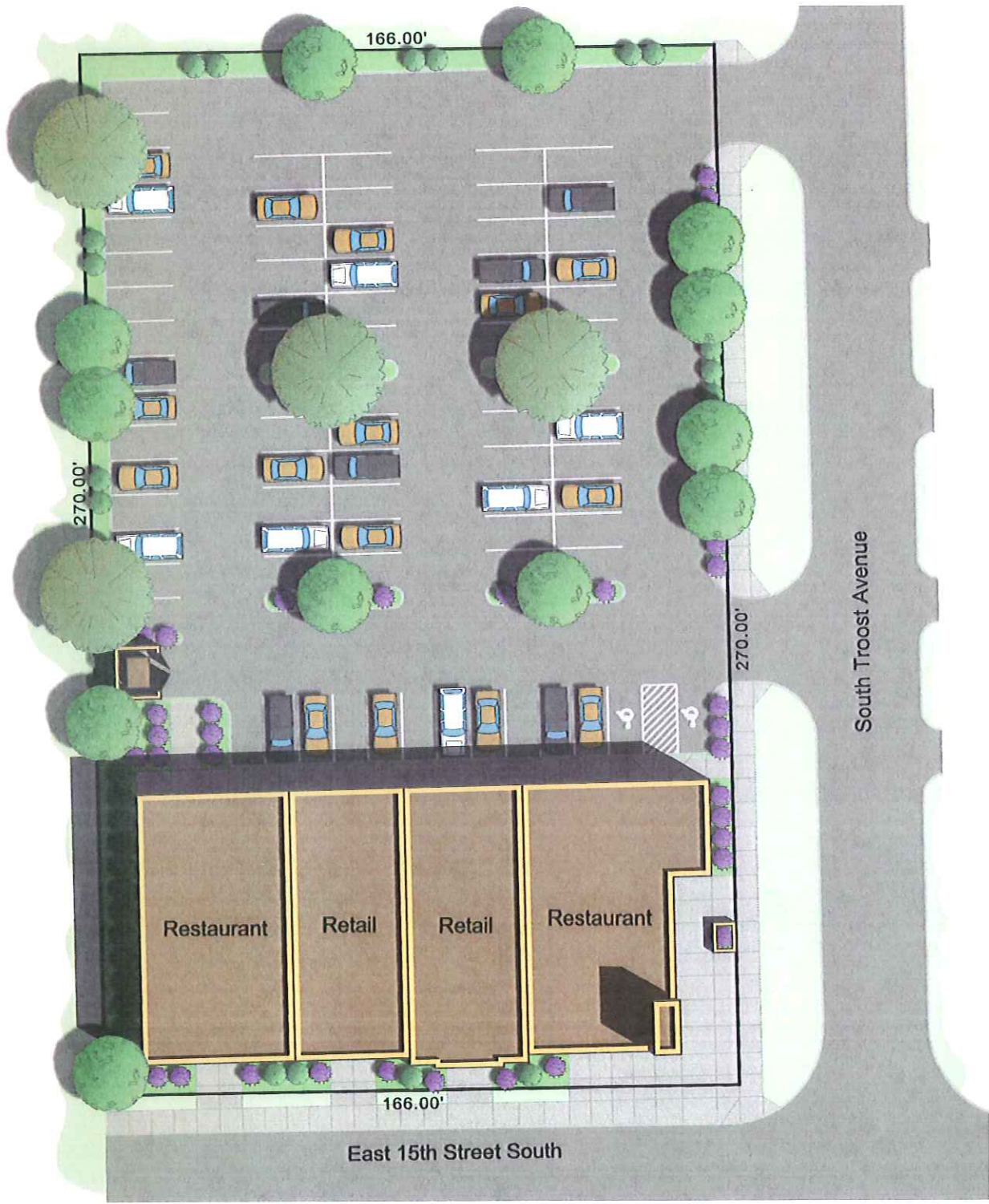
PUD No. 760

**Cherry Street Ridge**

Exhibit A

Conceptual Site Plan **23.11**

 **Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105



Cherry Street Ridge  
Tulsa, Oklahoma

Conceptual Site Plan  
28124

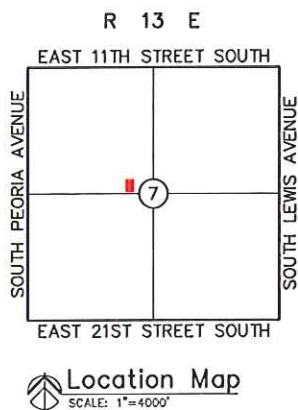
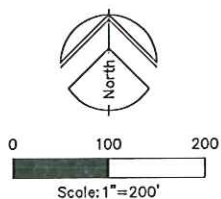
**A**





Site Aerial Photo  
28124

Cherry Street Ridge  
Tulsa, Oklahoma

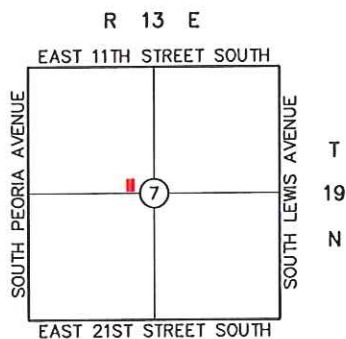
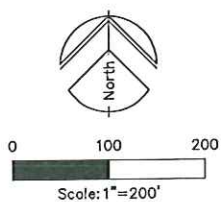
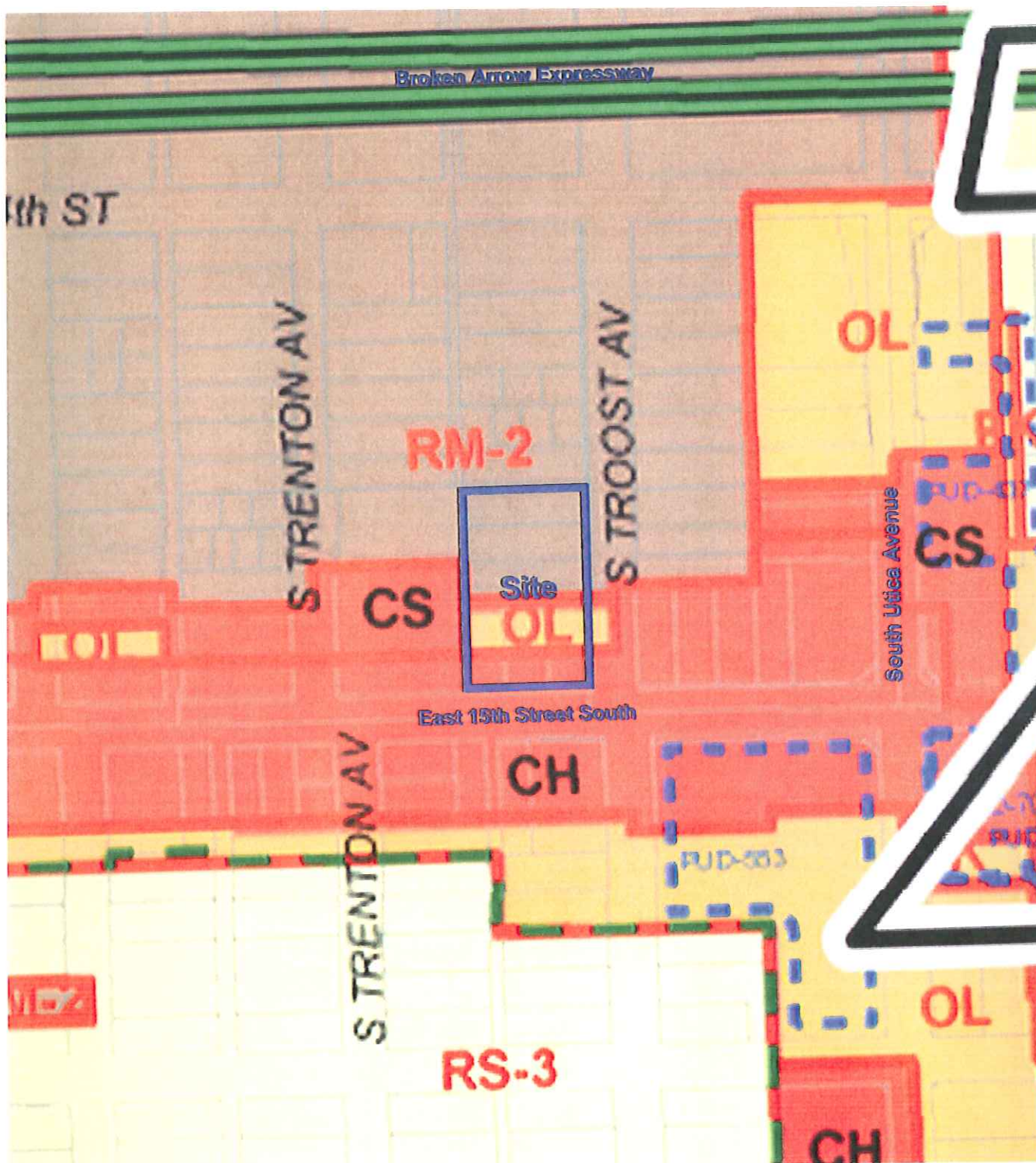


Location Map  
SCALE: 1"=4000'

PUD No. 760  
**Cherry Street Ridge**  
Exhibit B  
Site Aerial Photo 23.12

 **Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105





Location Map  
SCALE: 1"=4000'

PUD No. 760  
**Cherry Street Ridge**

Exhibit C  
Existing Zoning

23.13

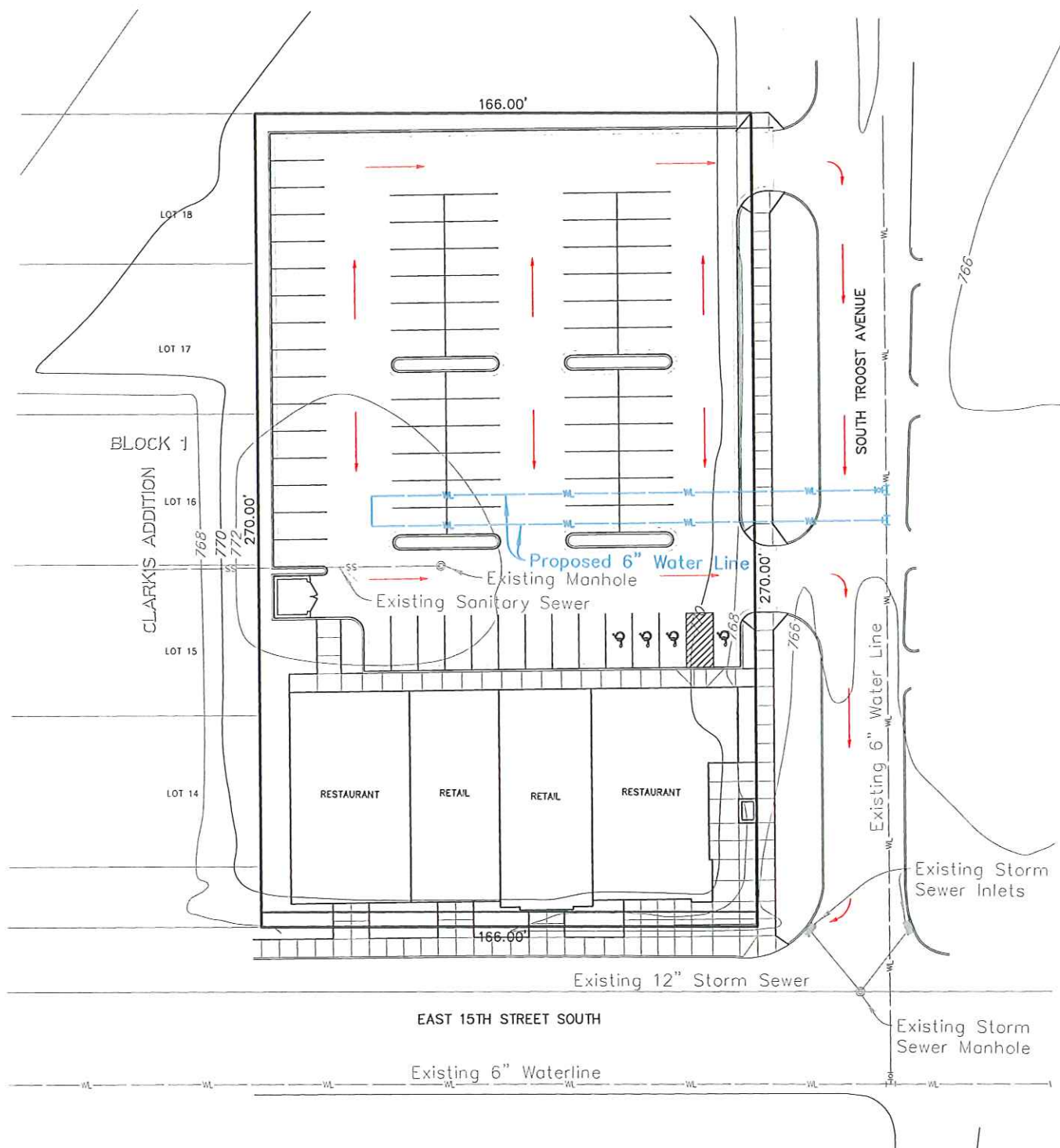
 **Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105

Existing Zoning  
28124

Cherry Street Ridge  
Tulsa, Oklahoma

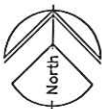
**C**



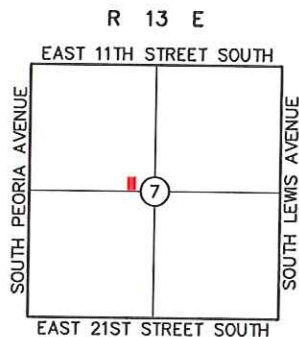


## Utility Legend

- Water Line
- Ex. Water Line
- Ex. Sanitary Sewer
- Ex. Storm Sewer
- Sheet Flow



0 25 50  
Scale: 1"=50'



Location Map  
SCALE: 1"=4000'

T  
19  
N

PUD No. 760

# Cherry Street Ridge

Exhibit D

Existing Topography & Utilities



**Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105

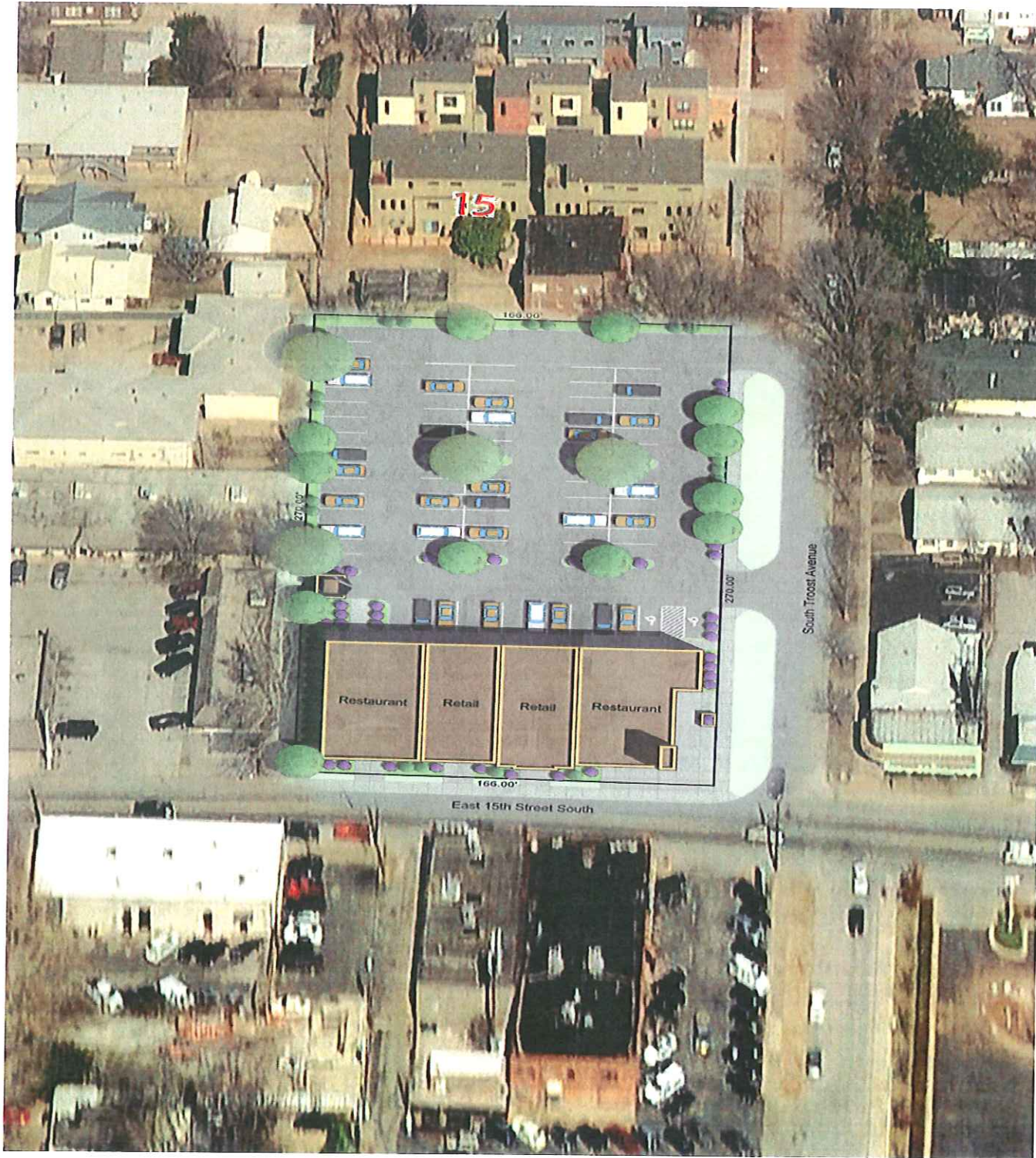
Existing Topography & Utilities  
28124

Cherry Street Ridge  
Tulsa, Oklahoma

D

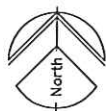
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Oblique Aerial w/ Conceptual Site Plan  
28124

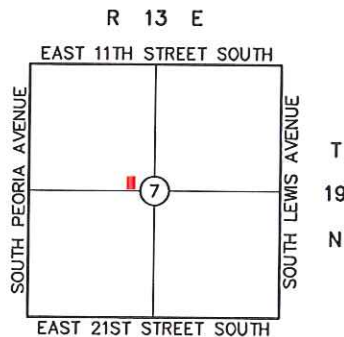
Cherry Street Ridge  
Tulsa, Oklahoma



0 50 100

Scale: 1"=100'

6/04/2008 28124\_EX



Location Map  
SCALE: 1"=4000'

PUD No. 760

**Cherry Street Ridge**

Exhibit E

Oblique Aerial w/ Conceptual Site Plan



**Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105

E



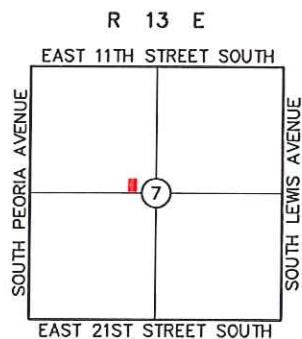
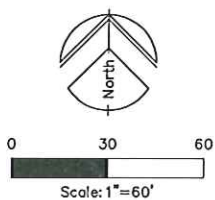


Existing Soils Map  
28124

Cherry Street Ridge  
Tulsa, Oklahoma

## Soil Legend

**17** Urban Land-Dennis Complex  
0%-5% Slope



Location Map  
SCALE: 1"=4000'

PUD No. 760

## Cherry Street Ridge

Exhibit F

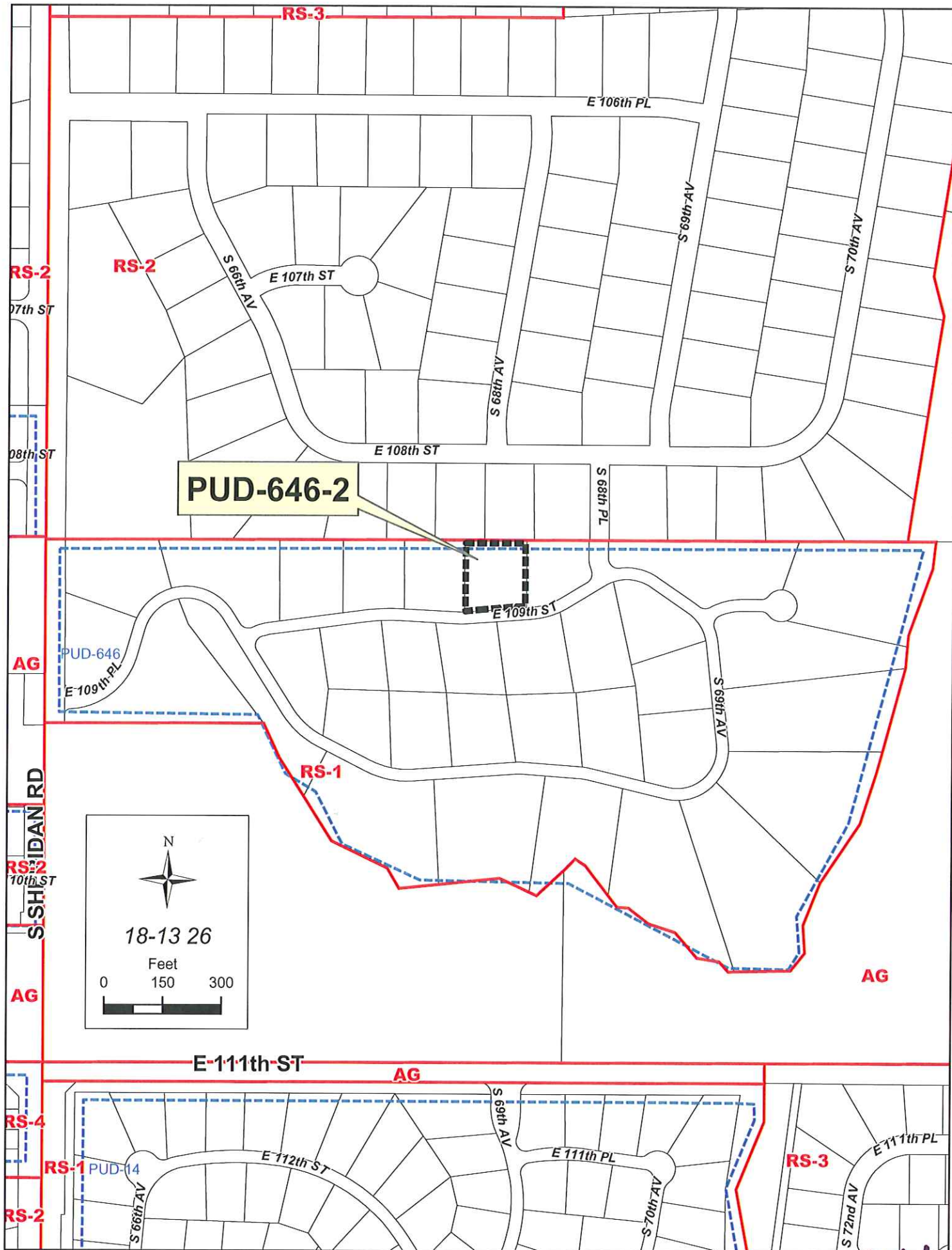
Existing Soils Map

23.16



**Tanner Consulting LLC**  
5323 S. Lewis Ave. • Tulsa, OK 74105





24.1





N

**PUD-646-2**

18-13 26

Feet

0 150 300





E 108th ST

S 68th AV

S 69th AV

S 68th PL

SUBJECT  
TRACT

E 109th ST

N  
PUD-646-2

18-13 26

0 75 150  
Feet

E 109th PL



## STAFF RECOMMENDATION

**PUD-646-2:** Minor Amendment – Northeast, of the northeast corner of 111<sup>th</sup> Street South and Sheridan Road; Lot 2, Block 1 – Wenmoor; 6809 E. 109<sup>th</sup> Street South; TRS 8326; CZM 57; Atlas 2674; PD-26; CD-8; RS-1/PUD.

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The applicant is requesting a minor amendment to reduce the rear setback on Lot, 2, Block 1 - Wenmoor from 25' to 11'3". The setback reduction would allow for construction of a 748 square foot (SF) detached, three-car garage and a 290 SF pool cabana. The subject tract is abutted on the north by Lots 12 and 13, Block 7 – Forest Trails.

The subject tract is a 27,584 SF lot (net), with an 8,228 SF house proposed for construction (see Exhibit A). PUD development standards call for accessory structures to meet the minimum setback requirements of the principal structure. Aside from the requested reduction in rear setback the proposed site plan appears to meet all other development standards of the PUD. The Wenmoor Homeowners Association has approved this proposal (see Exhibit B).

The house is proposed to be placed 7.5' from the west lot line with a carport extending to the 7.5' east setback line, the minimum side setback allowed by the PUD. The front setback is proposed for approximately 42' from the front property line/street ROW. The PUD front setback requirement is 30' from the front property line/street ROW. This could allow for the principal structure to be placed 12' closer to the street.

The closest residential structure to the subject tract is Lot 13 of Block 7 – Forest Trails, zoned RS-2. This house meets its rear setback requirement being approximately 55' from the north property line of the subject tract. The rear setback requirement for PUD-646 is, "25' from the north boundary, plus two additional feet of setback for every one-foot over 35' high". It is staff's opinion that per Section 1105 of the Code, the rear setback requirement for PUD-646 was made restrictive to protect abutting properties, specifically those RS-2 zoned lots to the north of the PUD whose lots are smaller in lot area and therefore permit smaller homes. Section 1105 of the Zoning Code states, "within a PUD, perimeter requirements for screening, landscaping, and setbacks, (will be established) as are necessary to assure compatibility with adjoining and proximate properties...". No other requests for relief of the setback from the north boundary of PUD-646 have been made or approved. There has been one amendment to the PUD which was an amendment to reduce the front setback on Lot 9, Block 2 – Wenmoor from 30' to 25'.

Given: 1) the over-all size of the subject tract; 2) the principal structure immediately to the north is approximately 55' from the PUD boundary; 3) that the principal structure for this proposal could be repositioned 12 feet closer to the street making the accessory structures compliant; and 4) there is nothing unique or non-conforming about the size,

21.4

shape, topography or location of the lot, staff finds per Section 1107-H of the Code the purposes and standards of the setback requirement and provisions of the PUD thereof are not maintained, and therefore recommends **DENIAL** of minor amendment PUD-646-2.



Project, Kelohum Residence	location Lot 2, Bk 1, Wemmer	date, Feb. 8, 2008	May 22, 2008	Mar. 10, 2008	May 28, 2008 (Const Sd.)
----------------------------	------------------------------	--------------------	--------------	---------------	--------------------------

Hollinger & As  
Ketchum Residence

Hollinger & Associates

## LEGAL DESCRIPTION

LOT 2, BLOCK 1, WENMOOR, AN ADDITION  
TO THE CITY OF TULSA, TULSA COUNTY,  
STATE OF OKLAHOMA.

**LEGAL ADDRESS**

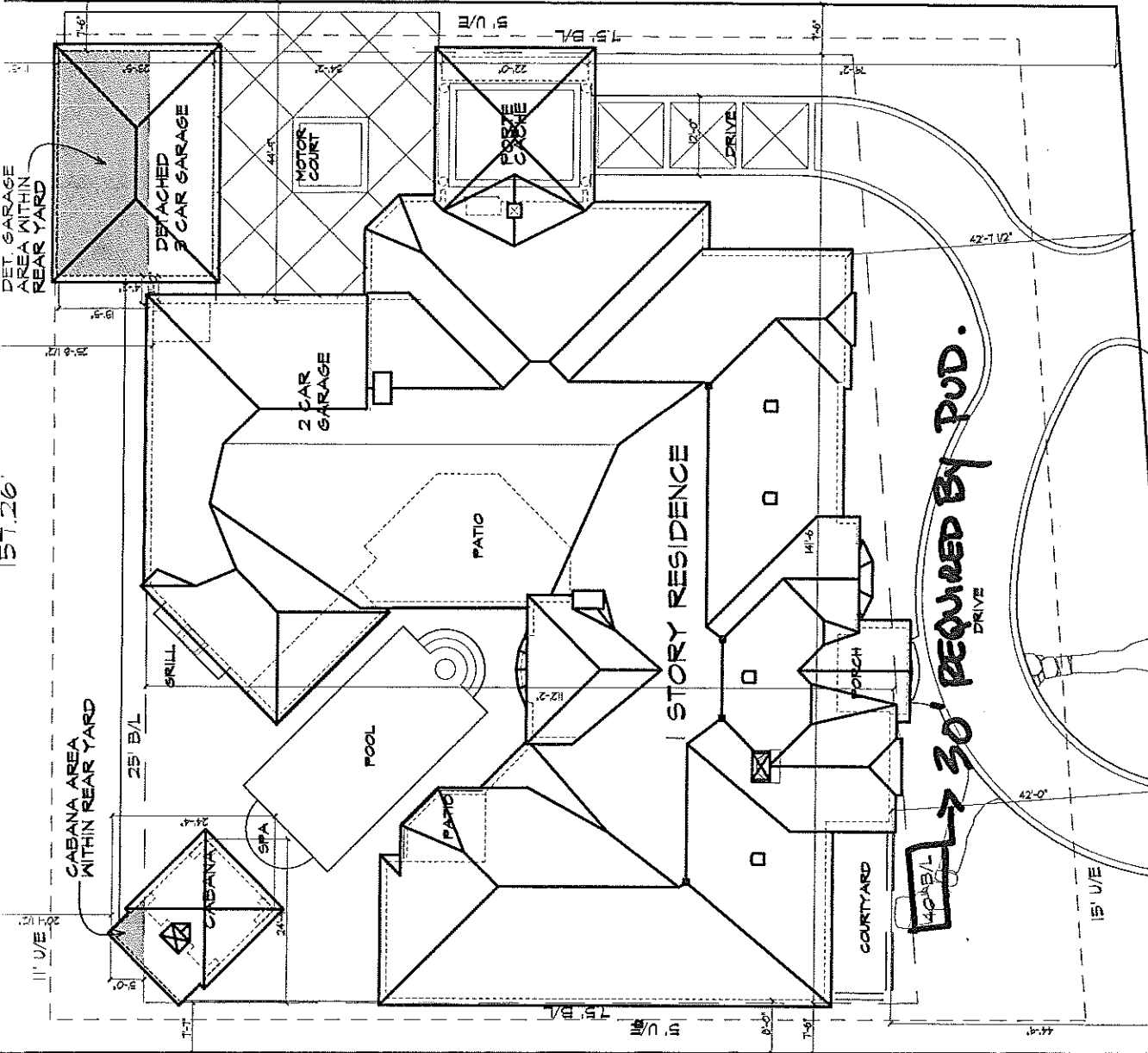
6809 EAST 109TH STREET SOUTH  
TULSA, OK

## AREA DATA

LIVING (HOUSE)	1,715SF
TOTAL LIVING	8,223SF
SARAGES	153-4SF
WHITE AREA	27,58-4SF
LIVABILITY	12,77-4SF
PET. GARAGE	749SF
AREA IN REAR YARD)	433SF (1%)
CABANA	240SF
AREA IN REAR YARD)	245F (0.6%)
TOTAL REAR YARD	9,432SF

THE  
LAW

9/10" = 1'-0"



→ 30' REQUIRED BY PUD.

21.6



May 27, 2008

Hollinger & Associates

Fax: 918-296-3808

RE: Ketchum Residence  
Wenmoor, Block 1, Lot 2

Dear Mr. Hollinger:

We have reviewed the revised plot plan of the Ketchum Residence. Based upon this new plot plan, the Wenmoor Homeowner's Association Architectural Committee is approving the plans for the Ketchum Residence. As noted in our prior letter of May 20, we are approving the following exceptions to the Wenmoor Deed of Dedication and Restrictive Covenants:

- Section II.B.4 and Section II.B.5: Residences and all detached accessory buildings shall be setback 25 feet from the external boundaries of Wenmoor. The accessory building of the Ketchum residence is set back 11 feet 2 inches from the external boundary of Wenmoor.
- Section III.E: The primary residence shall provide an attached garage for a minimum of three automobiles.
- Section III.E: Side loading garages may be allowed with approval of the Architectural Committee.
- Section III.E: Detached garages for accessory buildings may be front loading providing they are not visible from the street and require Architectural Committee approval.

In addition, specific window, fencing, and any retaining wall plans must be submitted to the Architectural Committee for approval prior to installation.

If you have any questions or would like to discuss these issues further, please feel free to call any of our committee members.

Sincerely,

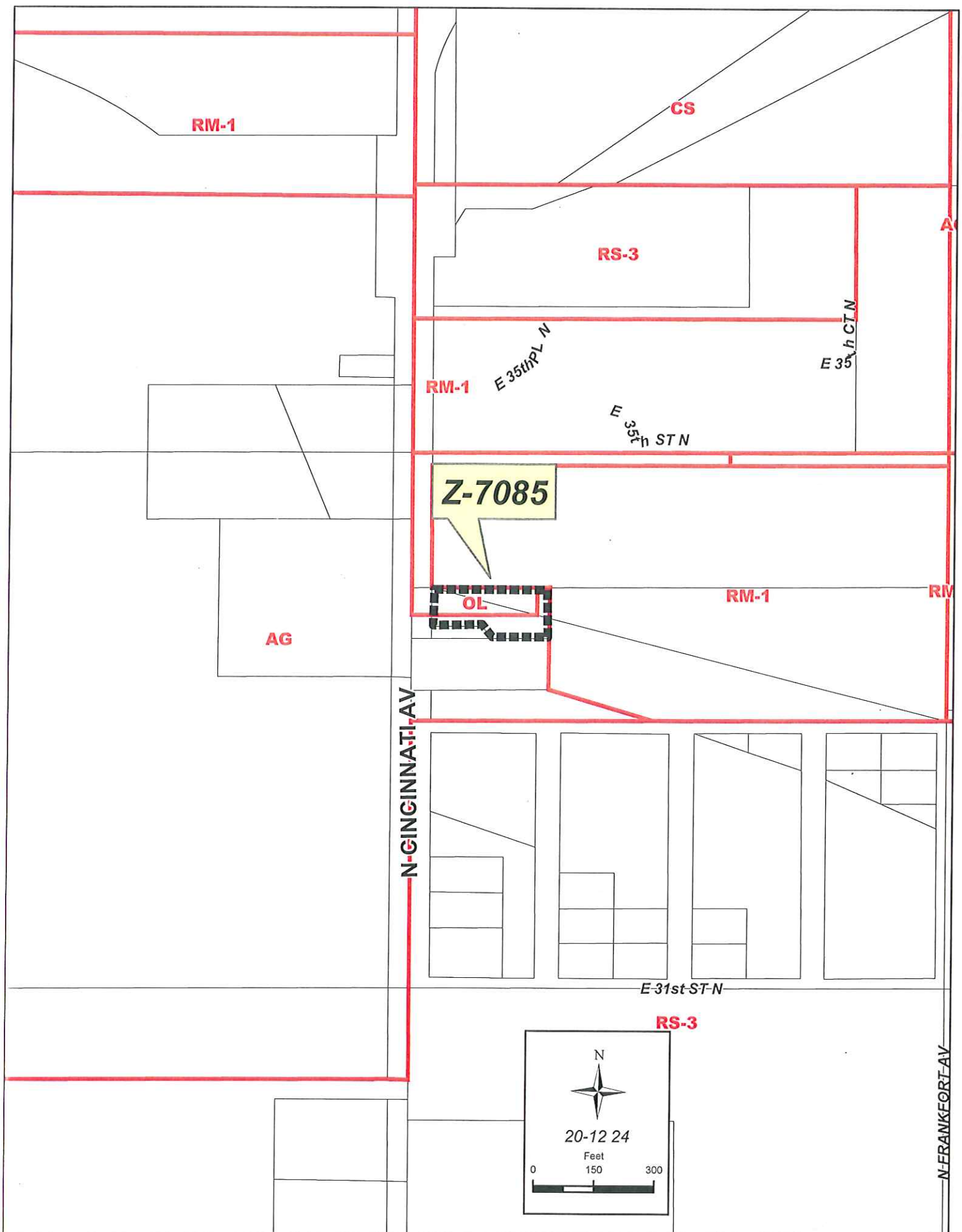
Wenmoor Home Owner's Association Architectural Committee

Lisa Powell  
918-645-3698

Les Horner  
918-688-3007

Norma James  
918-625-1414

24.7  
Exhibit B



25.1



N



**Z-7085**

20-12 24

Feet  
0 150 300



25.2



N

**Z-7085**

20-12 24

Feet

0 75 150

**N CINCINNATI AV**

**E 35th PL N**

**E 35th ST N**

**E 35th ST**



**SUBJECT  
TRACT**

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

**APPLICATION: Z-7085**

**TRS 0224**

**Atlas 430**

**CZM 28**

**PD-25 CD-1**

**TMAPC Hearing Date:** August 6, 2008

(Continued from 3/5/08, 5/7/08, and  
6/18/08)

**Applicant:** John W. Moody

**Tract Size:** 2.92± acres/± 127,195 SF

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

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

**EXISTING USE:** Day care center

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

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial/day care

**RELEVANT ZONING HISTORY:**

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

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

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

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

**AREA DESCRIPTION:**

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

25.4



**STREETS:**

**Exist. Access**

North Cincinnati

**MSHP Design**

Secondary arterial

**MSHP R/W**

100'

**Exist. # Lanes**

4

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

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

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

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

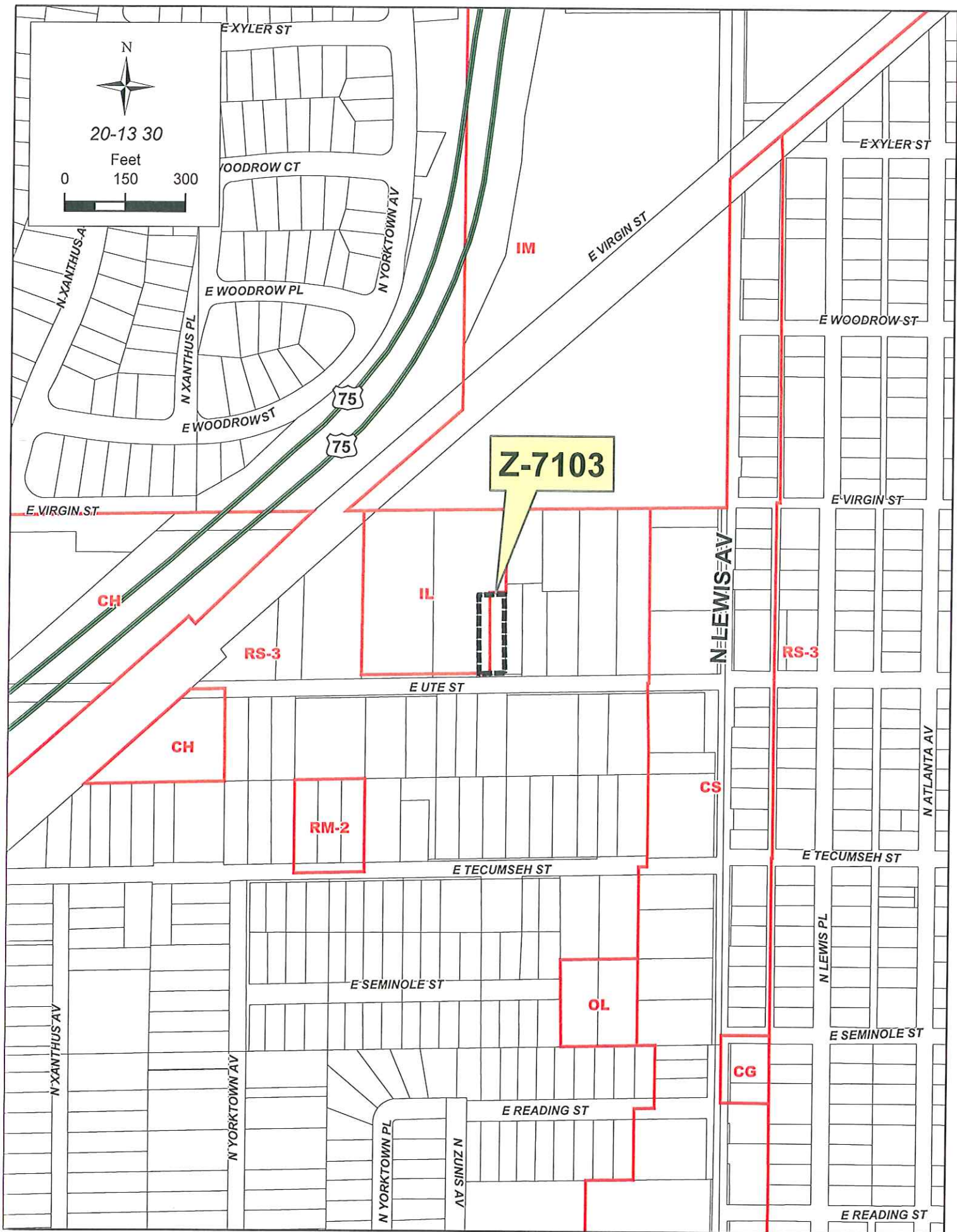
**STAFF RECOMMENDATION:**

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

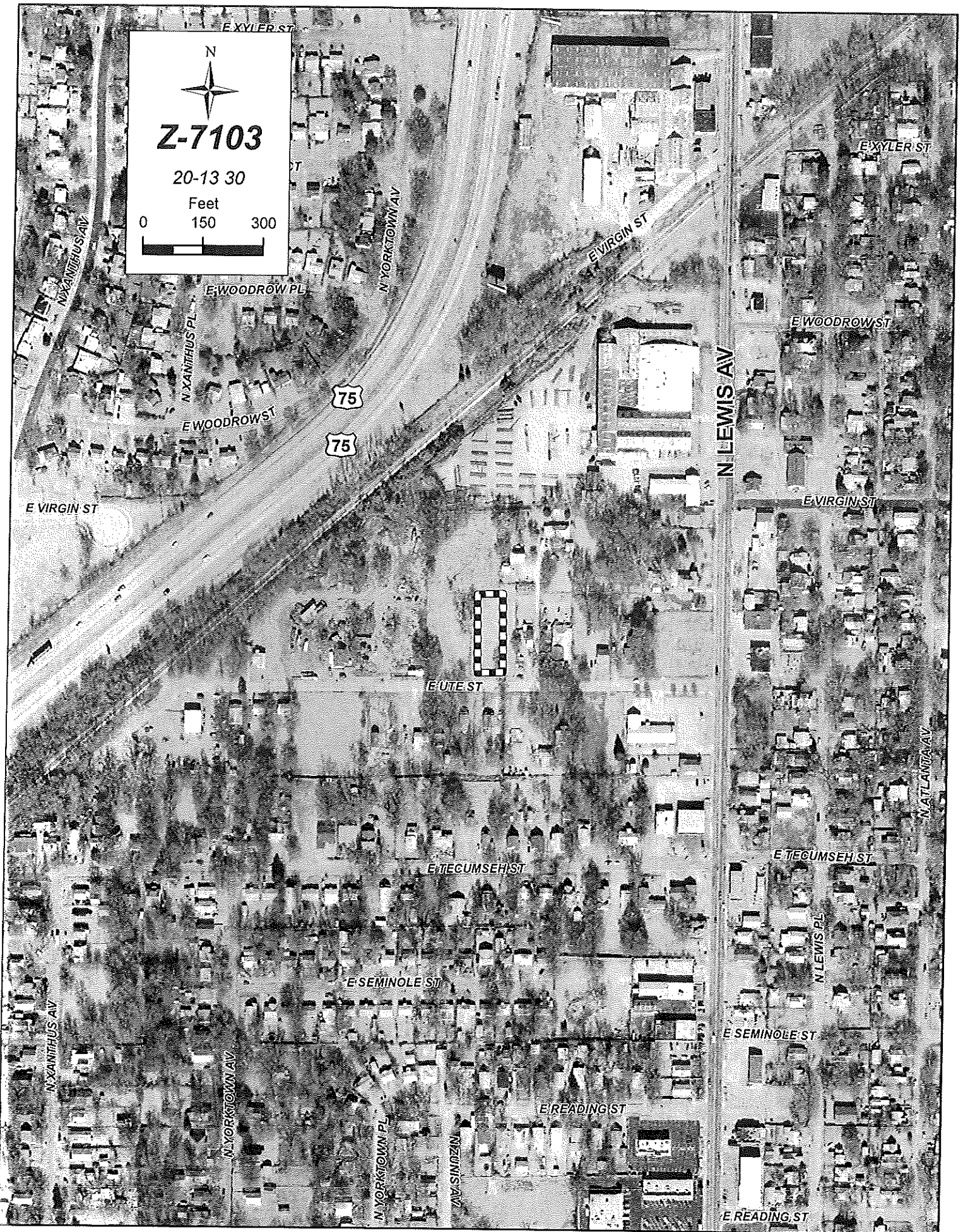
08-06-08

25.5





N  
Z-7103  
20-13 30  
Feet  
0 150 300





N



**Z-7103**

20-13 30

Feet

0 75 150



SUBJECT  
TRACT

E UTE ST

E TECUMSEH ST



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7103**

**TRS 0330**

**Atlas 165**

**CZM 29**

**PD-2 CD-3**

**TMAPC Hearing Date:** August 6, 2008

**Applicant:** Paul Nosak

**Tract Size:** .32± acres/± 13,939 SF

**ADDRESS/GENERAL LOCATION:** West of northwest corner of East Ute Street and North Lewis Avenue

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

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 11809 dated June 26, 1970, and 13107 dated March 25, 1974, established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** Industrial

**RELEVANT ZONING HISTORY:**

**BOA-20453 March 13, 2007:** The Board of Adjustment approved a Special Exception to permit Use Unit 28 within an IM District; a Special Exception to modify the screening requirement; a Variance of the limitation on the height of materials placed in open air staging area to permit a maximum height of 20 feet, per plan and per landscaping plan to be installed and maintained by the owner; planting of non-deciduous trees only along Highway 75; the sidewalk on North Lewis to be installed and maintained; applicant's narrative and use conditions marked page 20.7 (Exhibit K-3), by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to the property in the same use district and that the variance to be granted will not cause substantial detriment to the public good, on property located at 2300 North Lewis Avenue and north of subject property across railroad.

**Z-4583 March 1974:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located and a part of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .32± acres in size and is located west of the northwest corner of East Ute Street and North Lewis Avenue. The property appears to be vacant and is zoned RS-3 (entire site includes some existing IL zoning).

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East Ute Street North	N/A	N/A	2

26.4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by vacant land and industrial uses, zoned IL; on the south by mixed single-family residential and industrial/commercial uses-, zoned RS-3; and on the west by industrial uses, zoned IL. The zoning patterns in the area are mixed, with a CH-zoned property to the southwest of the subject property that appears to have a metal building and an automotive-related use on it. A church lies to the southeast, at the southwest corner of North Lewis and East Ute Street, zoned CS. A few of the residential properties appear to have non-residential uses located on their sites.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being High Intensity-Industrial land use/Corridor/Special District 2. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan by virtue of its location within a Special District. Plan policies call for this area to transition into industrial uses.

**STAFF RECOMMENDATION:**

The applicant for this case and Z-7104 owns the IL-zoned land in between these properties. The rezoning of this property to IL will enlarge the applicant's current operation, which is an industrial use. There are mixed residential/industrial/commercial uses to the south that may be affected, but the area appears to be in transition, as the Comprehensive Plan envisioned. Based on these facts, staff recommends **APPROVAL** of IL zoning for Z-7103.

08/06/08



# NOTICE

OF A PUBLIC HEARING  
FOR A PROPOSED ZONING CHANGE

**CASE NUMBER: Z-7103**

From: RS-3 (Residential Single-family District)

To: IL (Industrial Light District)

For: Industrial

TRACT SIZE: .32 +/- acres

**ON: Wednesday, August 6, 2008**

**TIME: 1:30 p.m.**

TULSA METROPOLITAN AREA PLANNING COMMISSION

PUBLIC HEARING

FRANCIS F. CAMPBELL CITY COUNCIL ROOM

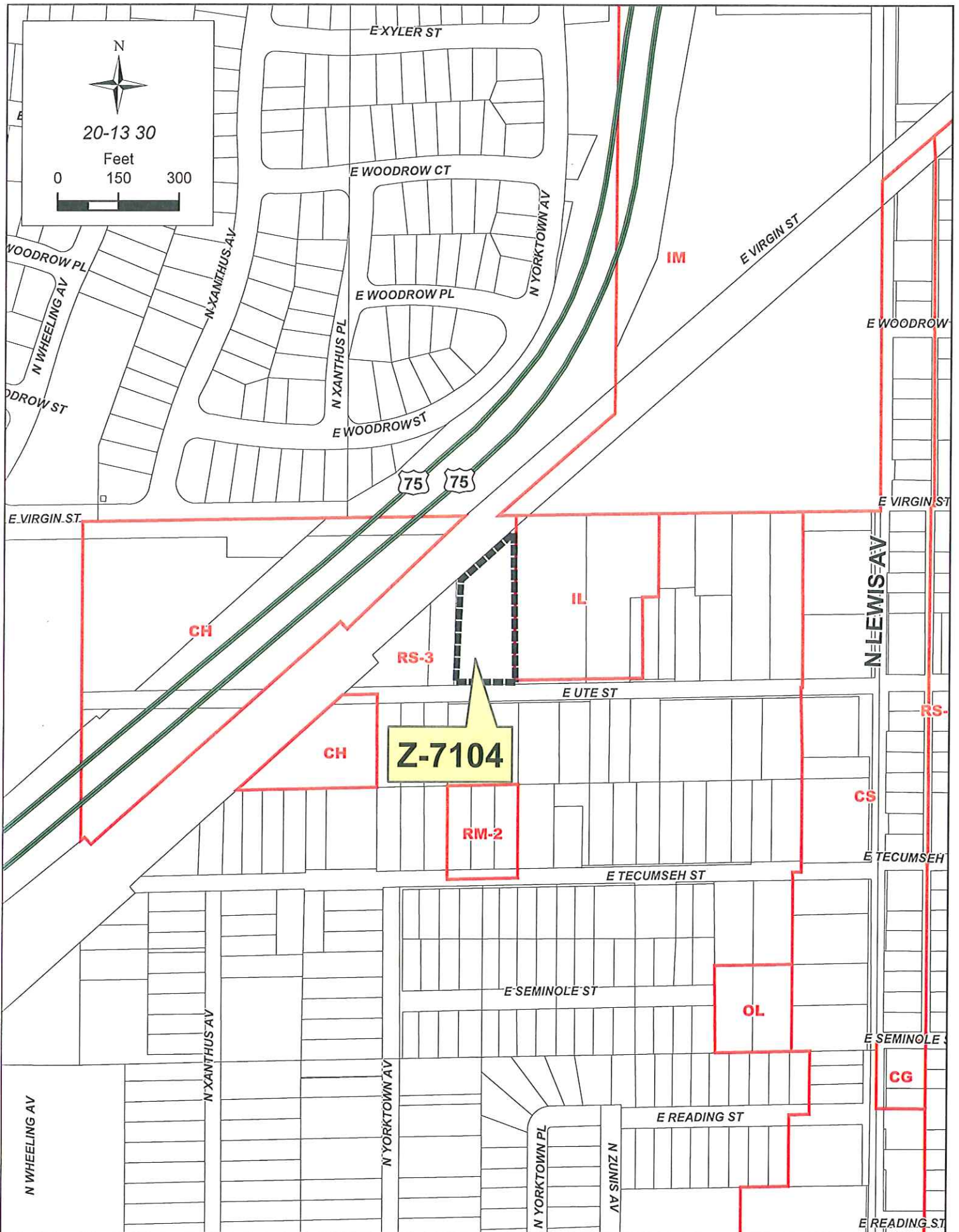
PLAZA LEVEL OF CITY HALL

200 CIVIC CENTER, TULSA, OKLAHOMA

Call 504.7506 or Visit [www.tmaco.org](http://www.tmaco.org)

26.6





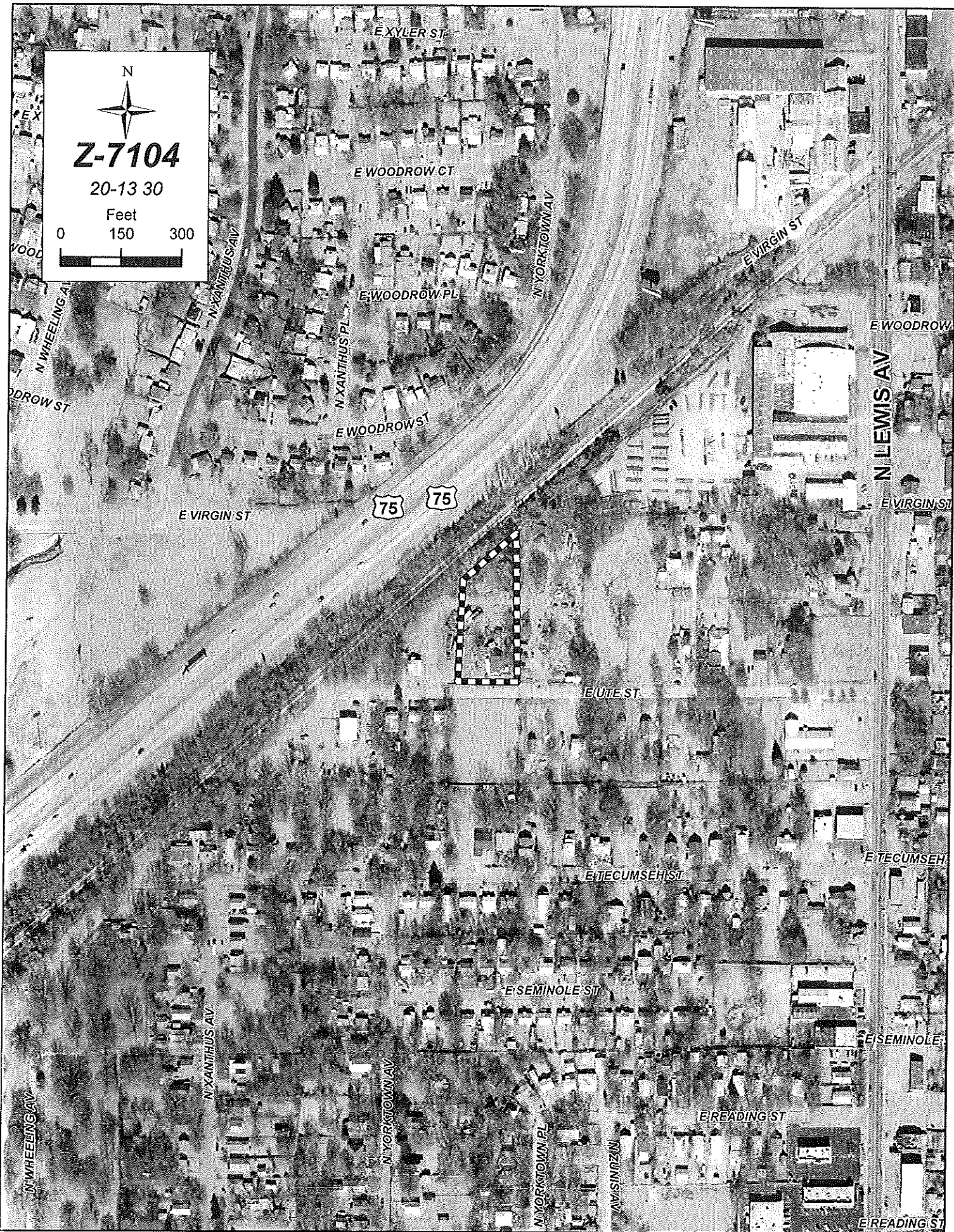


**Z-7104**

20-13 30

Feet

0 150 300





N

**Z-7104**

20-13 30

Feet

0 75 150





**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7104**

**TRS 0330**

**Atlas 165**

**CZM 29**

**PD-2 CD-3**

**TMAPC Hearing Date:** August 6, 2008

**Applicant:** Paul Nosak

**Tract Size:** 1.07  $\pm$  acres/ $\pm$  46,609 SF

**ADDRESS/GENERAL LOCATION:** South and East of Highway 75 South and East Ute Street

**EXISTING ZONING:** RS-3

**EXISTING USE:** Vacant

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

**PROPOSED ZONING:** IL

**PROPOSED USE:** Industrial

**RELEVANT ZONING HISTORY:**

**BOA-20453 March 13, 2007:** The Board of Adjustment approved a Special Exception to permit Use Unit 28 within an IM District; a Special Exception to modify the screening requirement; a Variance of the limitation on the height of materials placed in open air staging area to permit a maximum height of 20 feet, per plan and per landscaping plan to be installed and maintained by the owner; planting of non-deciduous trees only along Highway 75; the sidewalk on North Lewis to be installed and maintained; applicant's narrative and use conditions marked page 20.7 (Exhibit K-3), by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to the property in the same use district and that the variance to be granted will not cause substantial detriment to the public good, on property located at 2300 North Lewis Avenue and north and east of subject property across railroad.

**Z-4583 March 1974:** All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located and abutting east of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.07 $\pm$  acres in size and is located south and east of Highway 75 South and East Ute Street. The property appears to be vacant and is zoned RS-3. (Note: This property is near, but not adjacent to, the subject property in Z-7103, with the same applicant.)

**STREETS:**

**Exist. Access**

**MSHP Design**

**MSHP R/W**

**Exist. # Lanes**

East Ute Street North

N/A

N/A

2

27.4

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

**SURROUNDING AREA:** The subject tract is abutted on the east by an equipment storage/tree removal lot, zoned IL; on the north by vacant and industrial land, zoned RS-3/IM; on the south by mixed single-family residential/industrial/commercial, zoned RS-3; on the southwest by a metal building and what appears to be an automotive use, zoned CH; and on the west by single-family residential use, zoned RS-3. Some of the existing single-family residential uses appear to also have non-residential uses associated with them.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 2 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use/Corridor/Special District 2. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan. Plan policies for this area call for transition into an industrial area.

**STAFF RECOMMENDATION:**

This rezoning application will continue the transition of this area into an industrial area, as proposed in the Comprehensive Plan. Some of the single-family residential uses to the south appear to have non-residential uses on them as well. Based on the Comprehensive Plan, trends in the area and surrounding uses, staff can therefore recommend **APPROVAL** of IL zoning for Z-7104.

08/06/08



**NOTICE**  
OF A PUBLIC HEARING  
FOR A PROPOSED ZONING CHANGE

**CASE NUMBER: Z-7104**

From: RS-3 (Residential Single-Family District)

To: IL (Industrial Light District)

For: Industrial

TRACT SIZE: 1.07 +/- acres

**ON: Wednesday, August 6, 2008**

**TIME: 1:30 p.m.**

TULSA METROPOLITAN AREA PLANNING COMMISSION

PUBLIC HEARING

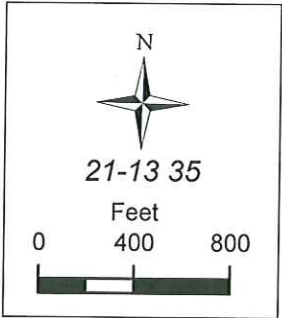
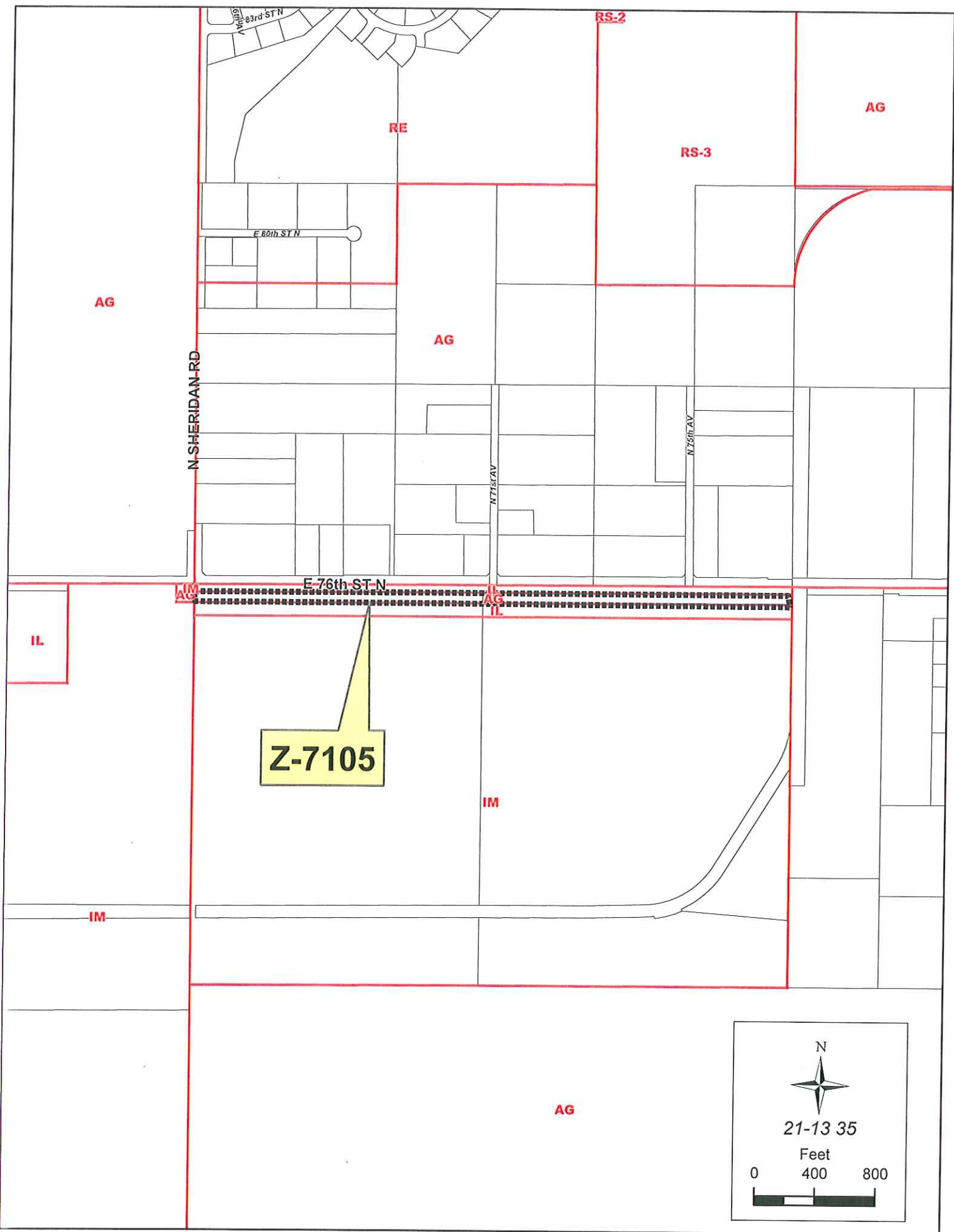
FRANCIS E. CAMPBELL CITY COUNCIL ROOM

PLAZA LEVEL OF CITY HALL

200 CIVIC CENTER, TULSA, OKLAHOMA

Call: 584-7526 or Visit: [www.tmapc.org](http://www.tmapc.org)





N SHERIDAN RD

E 80th ST N

N 71st AV

N 75th AV

E 76th ST N

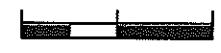


**Z-7105**

21-13 35

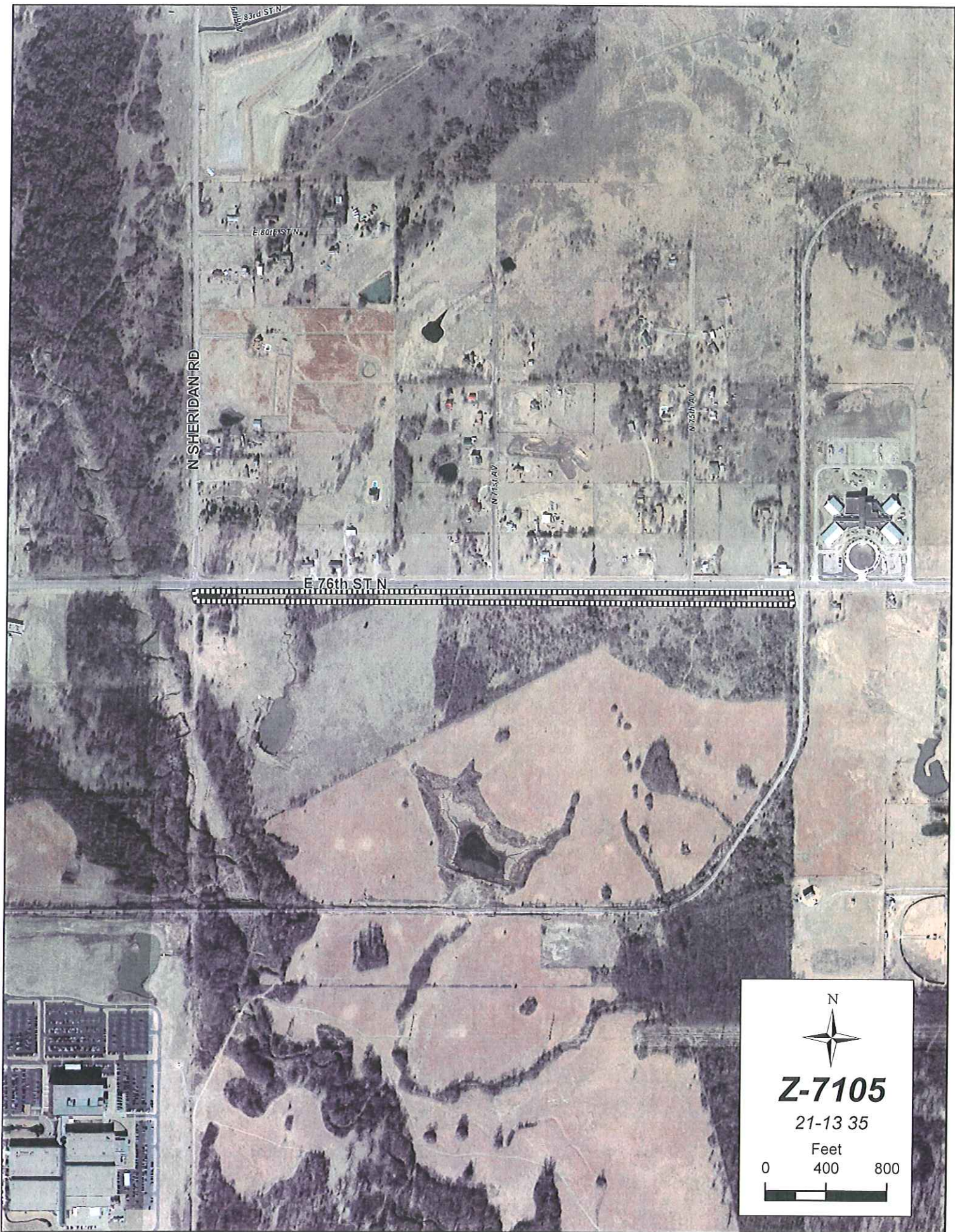
Feet

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28.2







**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7105**

**TRS 1335**

**Atlas 0**

**CZM 17**

**PD- Fenceline between City of Tulsa  
and Owasso**

**TMAPC Hearing Date:** August 6, 2008

**Applicant:** TMAPC

**Tract Size:** 6.36± acres/± 277,041 SF

**ADDRESS/GENERAL LOCATION:** South side of 76<sup>th</sup> Street North and east of North  
Sheridan Road

**EXISTING ZONING:** AG

**EXISTING USE:** City limits

**ZONING ORDINANC/RESOLUTION:** Resolution number 98754 dated September 19, 1980,  
established zoning for the subject property.

**PROPOSED ZONING:** IL

**PROPOSED USE:** City limits/industrial

**RELEVANT ZONING HISTORY:**

**CZ-217 October 1994:** A request was proposed for rezoning a 988± acre tract of land from IL to IM on property located as the Cherokee Industrial District, east of North Yale Avenue between East 61<sup>st</sup> Street North and East 76<sup>th</sup> Street North for industrial mixed use. The Staff recommended IM zoning except for the north 300 feet east of Sheridan Road and the west 150 feet of Section 3, Township 20 North, Range 13 East. The applicant noted the map was in error and therefore asked Staff to change the recommendation from 300 feet to 200 feet at the east boundary property going east and that the Amoco, approximately an 8-acre block, wishes to remain IL; Staff could agree to the changes requested by the applicant. The TMAPC and County Commissioners concurred in approval of IM zoning as amended and delete the portion owned Amoco, allowing it to remain IL, on property located south of subject property

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 6.36± acres in size and is located on the south side of East 76<sup>th</sup> Street North and east of North Sheridan Road. The property appears to be vacant and is zoned AG.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 76 <sup>th</sup> Street North	Secondary arterial	100'	2
North Sheridan Road	Secondary arterial	100'	2 (scant)

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

28.4

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant and large-lot residential land, zoned AG; on the north by large-lot residential and vacant land in the City of Owasso, zoned AG; on the south by vacant land, zoned IL and IM; and on the west by vacant land, zoned IL and IM.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The North Tulsa County Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Industrial land use/Special District 1. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan.

When the Tulsa County zoning maps were adopted in September, 1980, they overlooked the 70-foot City of Tulsa fence line. Although the zoning maps have reflected IL zoning since their adoption, in fact the maps should have reflected AG zoning within the 70-foot City of Tulsa fence line. This application is to correct that situation.

**STAFF RECOMMENDATION:**

Based on the North Tulsa County Plan, existing uses and surrounding zoning, staff can recommend **APPROVAL** of IL zoning for Z-7105.

08/06/08

28.5



# NOTICE

OF A PUBLIC HEARING  
FOR A PROPOSED ZONING CHANGE

**CASE NUMBER: Z-7105**

From: AG (Agriculture District)

To: IL (Industrial Light District)

For: Industrial

TRACT SIZE: 6.36 +/- acres

**ON: Wednesday, August 6, 2008**

**TIME: 1:30 p.m.**

TULSA METROPOLITAN AREA PLANNING COMMISSION

PUBLIC HEARING

FRANCIS E. CAMPBELL CITY COUNCIL ROOM

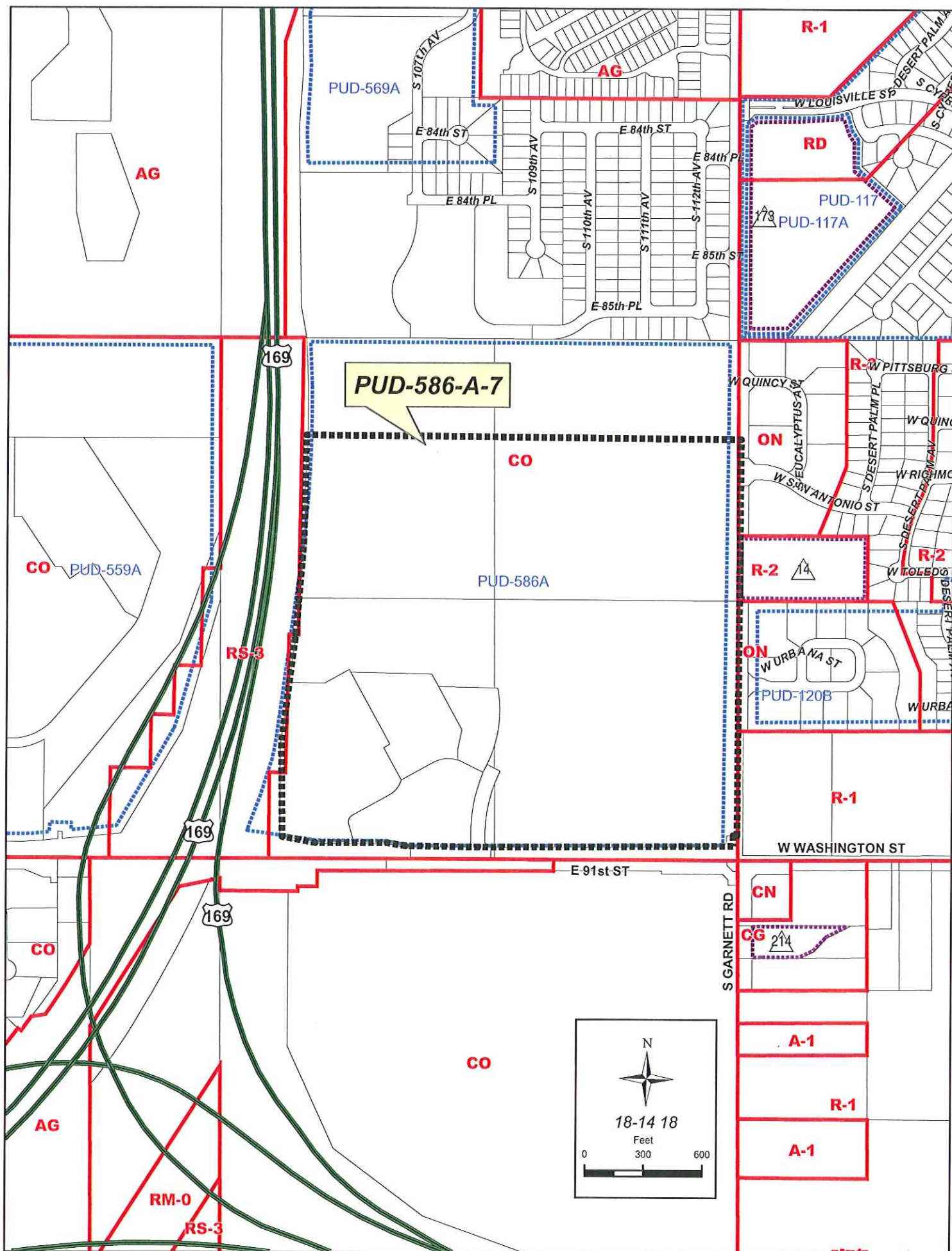
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1000 CIVIC CENTER, TULSA, OKLAHOMA

Call: 584-7525 or Visit: [www.tmapc.org](http://www.tmapc.org)

28.6













29.3



August 6, 2008

## STAFF RECOMMENDATION

**PUD-586-A-7/Z-5888-SP-4b:**

Minor Amendment – Northwest corner of South Garnett Road and 91<sup>st</sup> 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 permit public and private collector streets in the PUD as well as, establish development and permissible parking parameters for the internal street(s). Specifically, the minor amendment is to permit:

*"The principal access to all Development Areas shall be from a corridor collector street which may be public or private. A private collector must be a minimum of 24' wide. Unless the private collector street has at least four (4) lanes, there shall be no parking on the private collector and no parking spaces shall access directly from the private collector.*

*If the private collector street has at least four (4) lanes, the outermost lanes may be used for parallel parking. Later, as a part of the development of the PUD, the TMAPC may restrict parking within the outside lanes of the collector street during peak hours. Notwithstanding the foregoing, there will not be any parallel parking along the south 500 feet of South 109<sup>th</sup> East Avenue.*

*Collector Streets which are private must be open to the public".*

Per section 804 of the Code, corridor zoning requires access to be from an internal collector street. There are no requested changes in any existing development standards for PUD-586 and six 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 six approved minor amendments for convenience to staff in plan review. The new standard above is added in as development standard #3 below.

Staff recommends **APPROVAL** of minor amendment PUD-586-A-7/Z-5888-SP-4b 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.

29.4

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.*

**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 Dwelling 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; Use Unit 19 – Hotel, Motel and Recreation facilities, limited to hospital affiliated health club, fitness and wellness center and Hotel/Motel Use only; 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
-----------------------------	--------------------------

**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.*

29.5

**MINIMUM BUILDING SETBACKS:**

From North Development Area Boundary:	25 FT
From Expressway right-of-way (ROW):	25 FT
From centerline of 91 <sup>st</sup> 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.**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:

1. The number of ground signs in Area A-1 shall not exceed\*:
  - A. Four (4) along 91<sup>st</sup> Street (per PUD-586-A-4), two (2) along the internal collector, and one (1) along Mingo Valley Expressway.
2. Ground signs shall not exceed 12 feet in height when adjacent to a collector street or public or private minor streets.
3. Ground signs adjacent to 91<sup>st</sup> 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.
4. 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 (dsa) of one foot of dsa per lineal foot of freeway frontage;
  - Will not exceed a total height of 57 feet;



- Be spaced at least 300 feet from any other ground sign.
  - 5. Ground signs on lots abutting a public or private interior street shall not exceed an aggregate dsa of 2/10 (.2) of one (1) square foot per lineal foot of street frontage.
  - 6. For non-residential uses, wall or canopy signs shall not exceed an aggregate dsa of two square feet per lineal foot of wall to which the sign is affixed.
- \* 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 91<sup>st</sup> Street along the Mingo Valley Expressway/US 169.

### **Development Area A-2**

#### **LAND AREA (NET):**

54 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:**

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 Dwelling 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; Use Unit 19 – Hotel, Motel and Recreation facilities, limited to hospital affiliated health club, fitness and wellness center and Hotel/Motel Use only; 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

**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

*Other internal lot lines and street setbacks as established by detail site plan review.*

**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.

**BUSINESS SIGNS:**

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

1. 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.
2. 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.
3. 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.

4. 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 ground sign.
5. 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\*

*\* 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:**

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\*

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

**MAXIMUM BUILDING HEIGHT:**

Use Unit 11 Uses  
Other Uses

60 feet  
3 stories

29.9



**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.

**SIGNS:**

- A. Signage within Development 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%

29.10

**MAXIMUM BUILDING HEIGHT:**

45 FT\*

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

**MINIMUM BUILDING SETBACKS:**

From Centerline of 91 <sup>st</sup> 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.*

**MINIMUM LANDSCAPED OPEN SPACE:** 10% of net lot area**SIGNS:**

- A. Ground signs shall be limited to three (3) for each 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. In addition to the ground signs permitted by A above, a monument style ground sign, identifying the development, shall be permitted, not to exceed 16' in height and 200 square feet of dsa.

**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. The principal access to all Development Areas shall be from a corridor collector street which may be public or private. A private collector must be a minimum of 24' wide. Unless the private collector street has at least four (4) lanes, there shall be no parking on the private collector and no parking spaces shall access directly from the private collector.

If the private collector street has at least four (4) lanes, the outermost lanes may be used for parallel parking. Later, as a part of the development of the PUD, the

TMAPC may restrict parking within the outside lanes of the collector street during peak hours. Notwithstanding the foregoing, there will not be any parallel parking along the south 500 feet of South 109<sup>th</sup> East Avenue.

Collector Streets which are private must be open to the public.

4. Prior to issuance of a building permit for any outdoor advertising signs a detail site plan must be approved by the TMAPC.
5. 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.
6. 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.
7. 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.
8. 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.
9. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
10. 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.

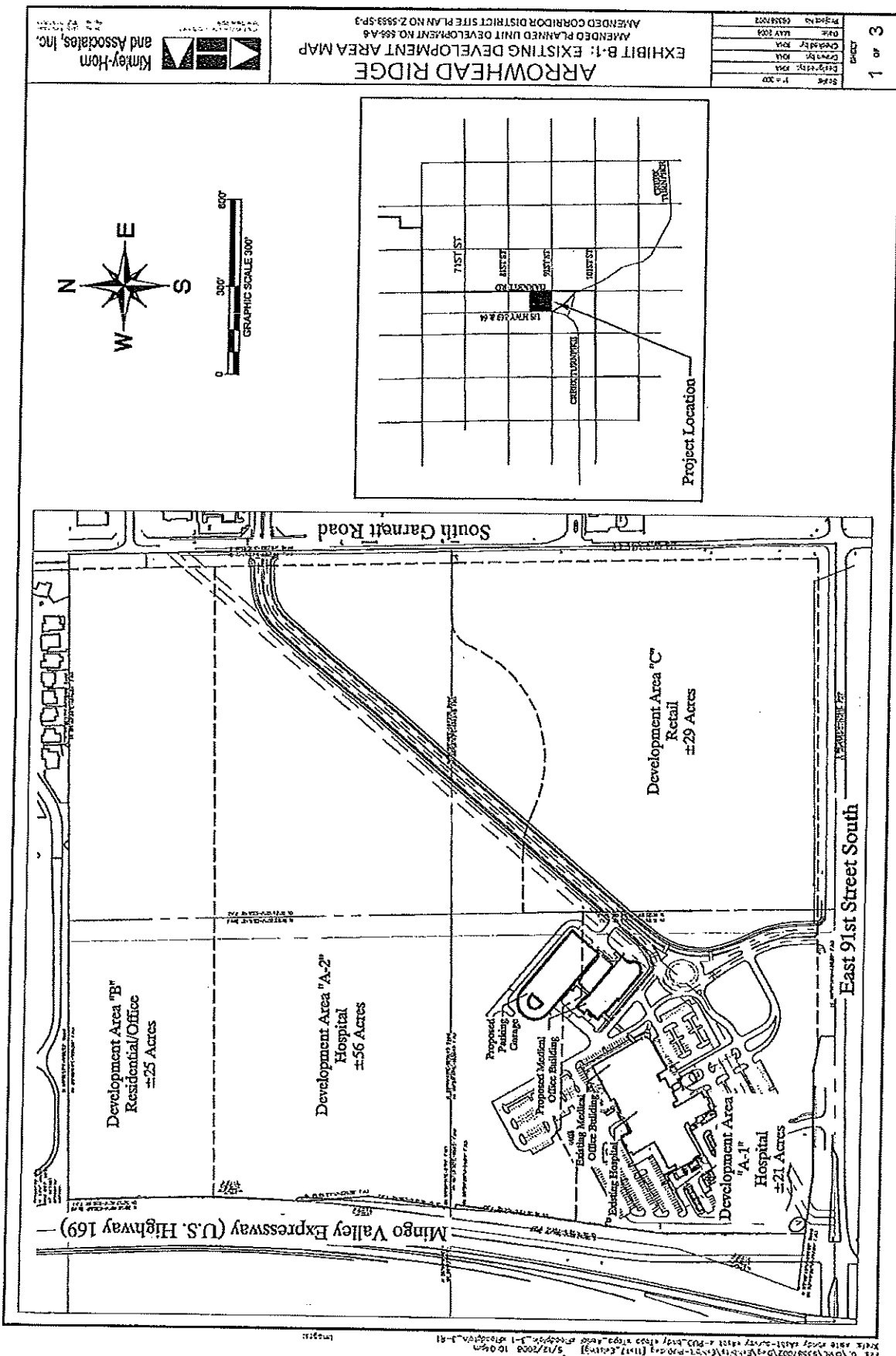


11. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
12. 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.
13. 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.*

29.14

Exhibit A



Scale	1" = 300'
Drawn by	JOA
Checked by	JOA
Date	MAY 1998
Project No.	65388-002

AMENDED CORRIDOR DISTRICT SITE PLAN NO. 2-5553-SP-3  
AMENDED PLANNED UNIT DEVELOPMENT NO. 655-A-6

Kinley-Horn and Associates, Inc.

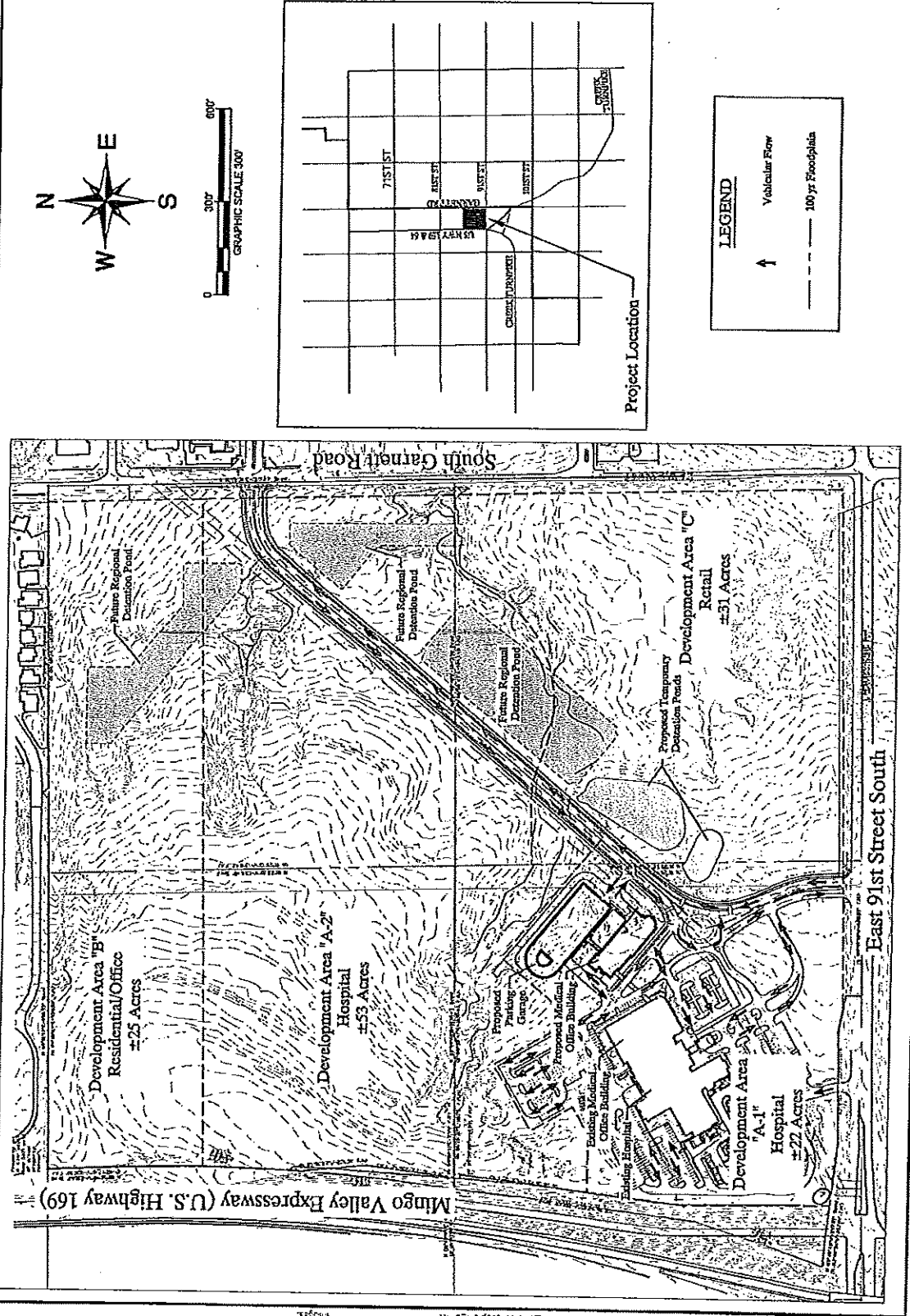
Exhibit C

29.15

Sheet	3 of 3
Date	MAY 27, 2008
Drawn by	JKH
Checked by	JKH
Project No.	06030702

# ARROWHEAD RIDGE AMENDED PLANNED UNIT DEVELOPMENT NO. 589-A6 AMENDED CORRIDOR DISTRICT SITE PLAN NO. Z-589-SP3

Kimley-Horn  
and Associates, Inc.



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 User: G:\06030702\06030702-SP3\1117-Corridor\1117-Corridor-SP3.dwg 5/27/2008 10:21 AM  
 Title: Arrowhead Ridge - Amended Planned Unit Development No. 589-A6