TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2523

August 20, 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 23, 2008, Meeting No. 2521
   Minutes of August 6, 2008, Meeting No. 2522

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. **LS-20235** – James Coulson (1223)/Lot-Split (County)

   West of North Cincinnati Avenue and North of East 91st Street North, 9254 North Cincinnati Avenue

3. **LS-20236** – Danny Mitchell (8418)/Lot-Split (PD 18C) (CD 8)

   East of South Mingo Road and South of East 81st Street, 8159 South Mingo Road East

4. **LS-20237** – Sidney Swinson (9332)/Lot-Split (PD 18B) (CD 9)

   North of East 53rd Street and East of South Delaware Place, 5231 South Delaware Place (Related to Item 6)

5. **LS-20238** – Don Holden (1082)/Lot-Split (PD 8) (CD 2)

   South of West 78th Street and East of South 24th Avenue, 2202 West 78th Street

6. **LC-113** - Sidney Swinson (9332)/Lot-Combination (PD 18B) (CD 9)

   North of East 53rd Street and East of South Delaware Place, 5231 South Delaware Place (Related to Item 4)

7. **LC-114** – James Moran, Jr. (9431)/Lot Combination (PD 18) (CD 6)

   South of East 55th Place between South US-169 and South 107th East Avenue, 5630 South 107th East Avenue

8. **LC-115**– Oleg Roytman (9201)/Lot Combination (PD 1) (CD 4)

Southeast corner of South Cincinnati Avenue and East 7th Street

9. **Z-5903-SP-2 – Mark Capron** (PD-18) (CD-7)

South of the southeast corner of 61st Street and Mingo Road (Detail Site Plan for the 2,031 square foot expansion of the Miller Swim School.)

10. **PUD-523-5 – Donald T. Pike** (PD-18) (CD-8)

East of the southeast corner of Memorial Drive and 81st Street South (Minor Amendment to reduce the required rear setback from 20' to 10' to allow for a roof to be constructed over an existing patio.)

11. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

PUBLIC HEARINGS

12. **LS-20234** – Charles Norman (9418)/Lot-Split (Rescind) (PD 17) (CD 5)

South of East 21st Street and West of South Garnett, 2160 South Garnett Road

13. **Crestwood Village –** (8334) Preliminary Plat (PD 26) (CD 8)

Northwest corner of East 121st Street South and South Sheridan Road

14. **Plantation Apartments –** (7913) Minor Subdivision Plat (PD 18B) (CD 7)

Northeast corner of East 47th Place and South Fulton Avenue (continued from the 8/6/08 meeting)

15. **CZ-393 – Doyle E. Lee, Jr.** **RE to CS**

Southwest corner of West 40th Street and South 129th West Avenue (County)

16. **Z-7106 – Charles E. Norman** **RM-2/OL to CS**

Southeast corner of East 41st Street South and South Harvard Avenue (Related to Item 17.) (PD-6) (CD-9)

17. **PUD-761 – Charles E. Norman** **RM-2/OL to CS/PUD**

Southeast corner of East 41st Street South and South Harvard Avenue (PUD for a 360,000 SF mixed-use development.) (Related to Item 16.) (PD-6) (CD-9)

OTHER BUSINESS

18. **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**

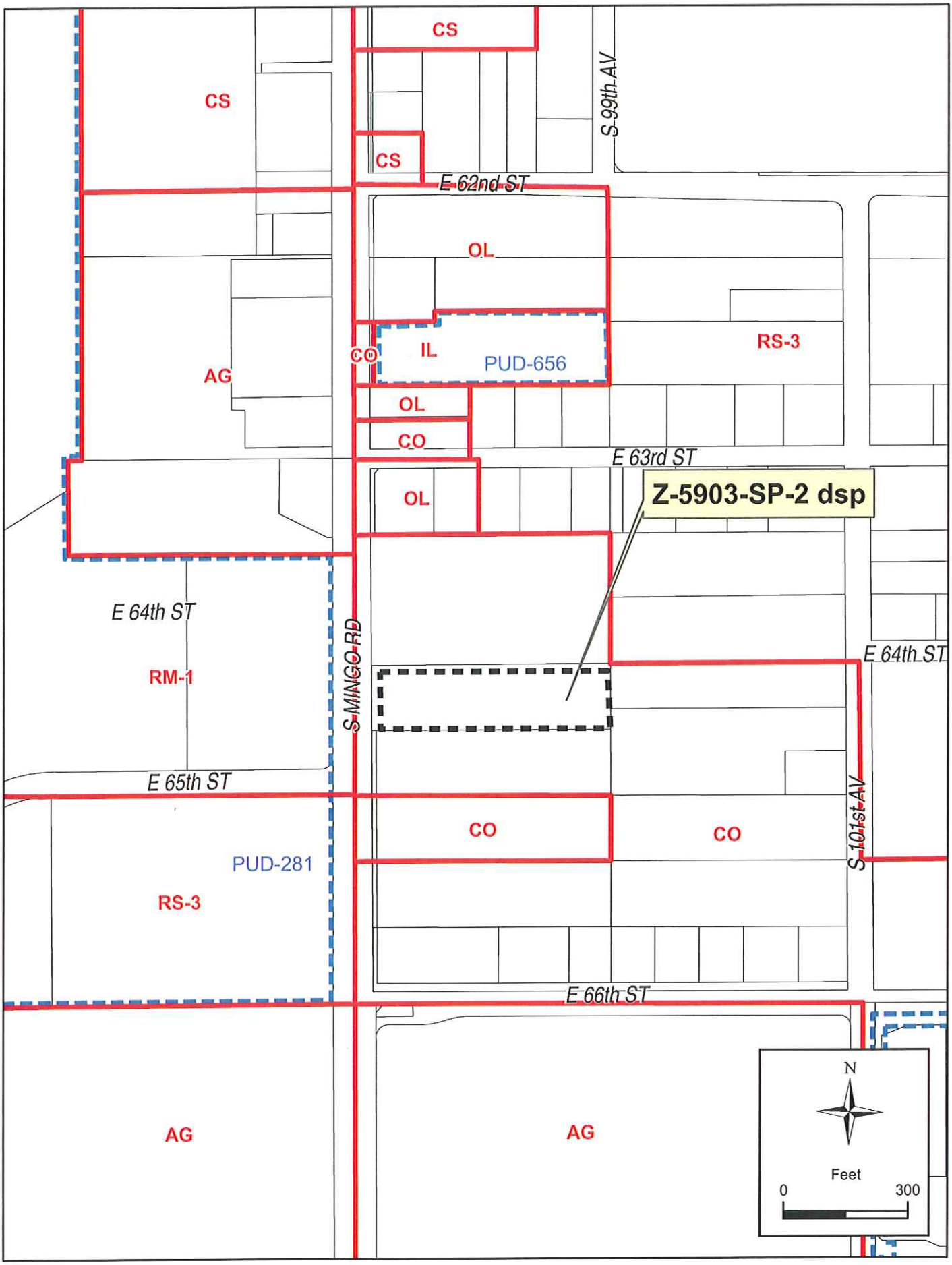
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement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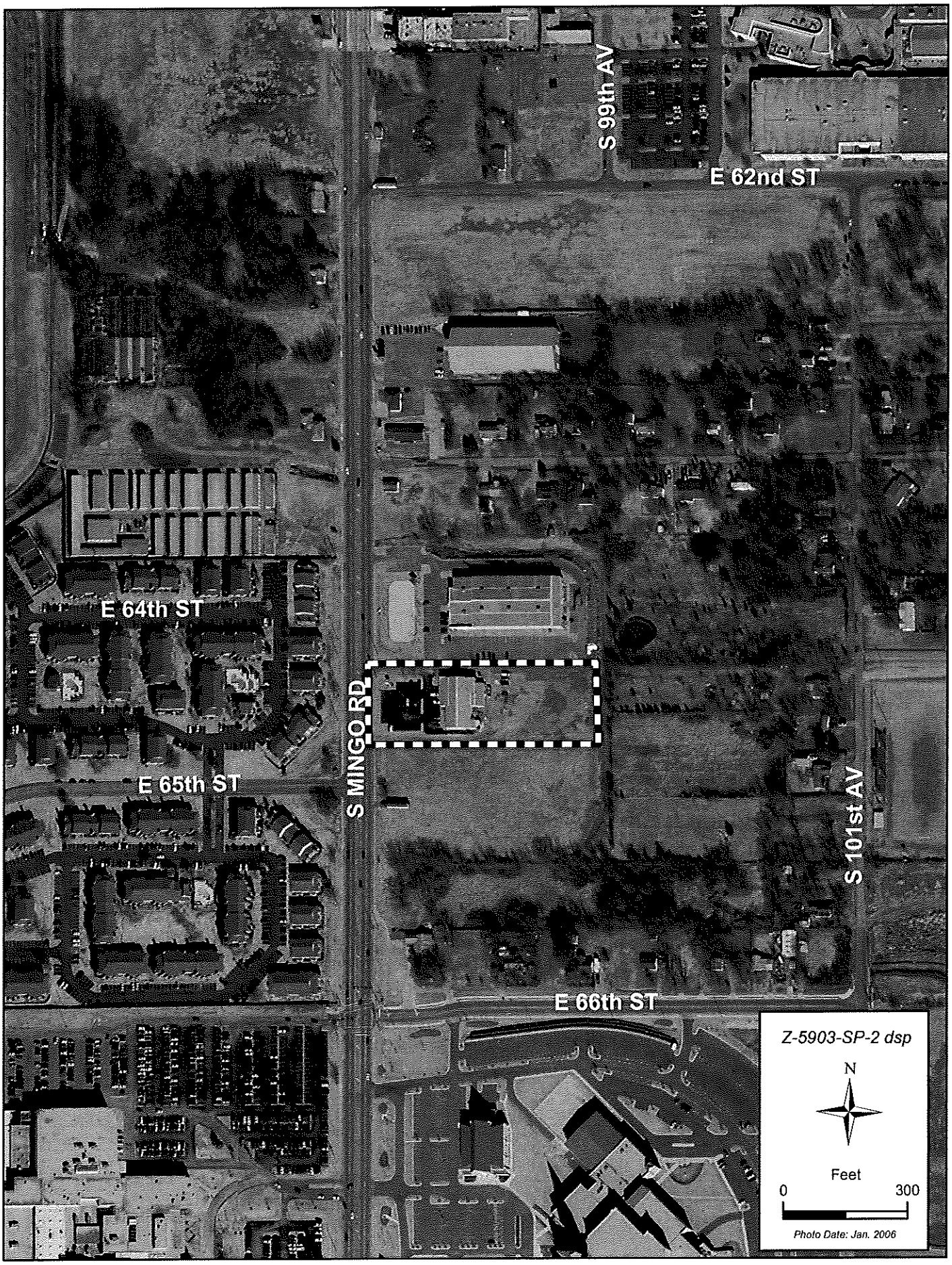
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Photo Date: Jan. 2006

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Feet
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Photo Date: Jan. 2006

9.3

August 20, 2008

STAFF RECOMMENDATION

Z-5903-SP-2: Detail Site Plan – South of the Southeast corner of 61st Street and Mingo Road; Lot 2, Block 1 – Baldwin Acres Resub., Lots 13 – 15, Block 7 – Union Gardens; 6415 South Mingo Road; TRS 8407; CZM 54; Atlas 873; PD 18 CD 7; CO.

The applicant is requesting approval of a detail site plan for the 2,031 square foot (sf) expansion of the Miller Swim School, originally approved as Corridor Site Plan, Z-5903-SP-2. The existing uses of the building, Use Units 11, 19 and 20 are permissible uses within the existing Corridor District. The proposed expansion constitutes an increase of 20% in floor area from 10,072 sf to 12,103 sf and is well within the permitted 1.25 FAR allowed by the Corridor District, which would allow 121,948 sf of floor area for this parcel.

Board of Adjustment (BOA) case #20574 (see Exhibit A) approved the reduction of the front setback from the centerline of Mingo Road from 200' to 175', to allow for the proposed addition to the front of the exiting building. Also, lot combination LC-104 was approved 7/2/08 effectively making the southern most 158.16' of Lot 1 and all of Lot 2, Baldwin Acres one lot, to allow for additional parking to the east of the existing building as required by the Code and the BOA.

The proposed site plan meets all applicable floor area, setback, building height and open space requirements (see Exhibit B). Parking and landscaping has been provided per the Zoning Code.

Given the aforementioned, staff recommends **APPROVAL** of detail plan for the Miller Swim School Expansion, CO District site plan #Z-5903-SP-2.

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

Case No. 20574

Action Requested:

Variance of the minimum building setback from the centerline of S. Mingo Rd. from 200 ft. to 175 ft. (Section 803), located: 6414 South Mingo Road.

Presentation:

Eric Sack, 111 South Elgin, represented Miller Swim School, to expand on the southwest corner of their building to add an additional pool inside. They also proposed to add the observation area and a restroom. He mentioned the variance approved for the ice arena for 75 ft. The applicant considered a 25 ft. variance to be in line with that Board approval. They would remove a few parking spaces, which would be added to the rear of the property for employee parking. He was aware of any additional classes but there are a few peak times that the main pool has an overload.

Interested Parties:

There were no interested parties who wished to speak.

FILE COPY

Board Action:

On **Motion** of **White**, the Board voted 4-0-0 (White, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; Stephens "absent") to **APPROVE** a Variance of the minimum building setback from the centerline of S. Mingo Rd. from 200 ft. to 175 ft. (Section 803), per conceptual plan, with condition for additional parking to be constructed east of the structure to satisfy the code requirements, finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

LT 2 BLK 1, BALDWIN ACRES RESUB L13-15 B7 UNION GARDENS, City of Tulsa, Tulsa County, State of Oklahoma

****

NEW BUSINESS

Review 2008 BOA Meeting Room Schedule

Board Action:

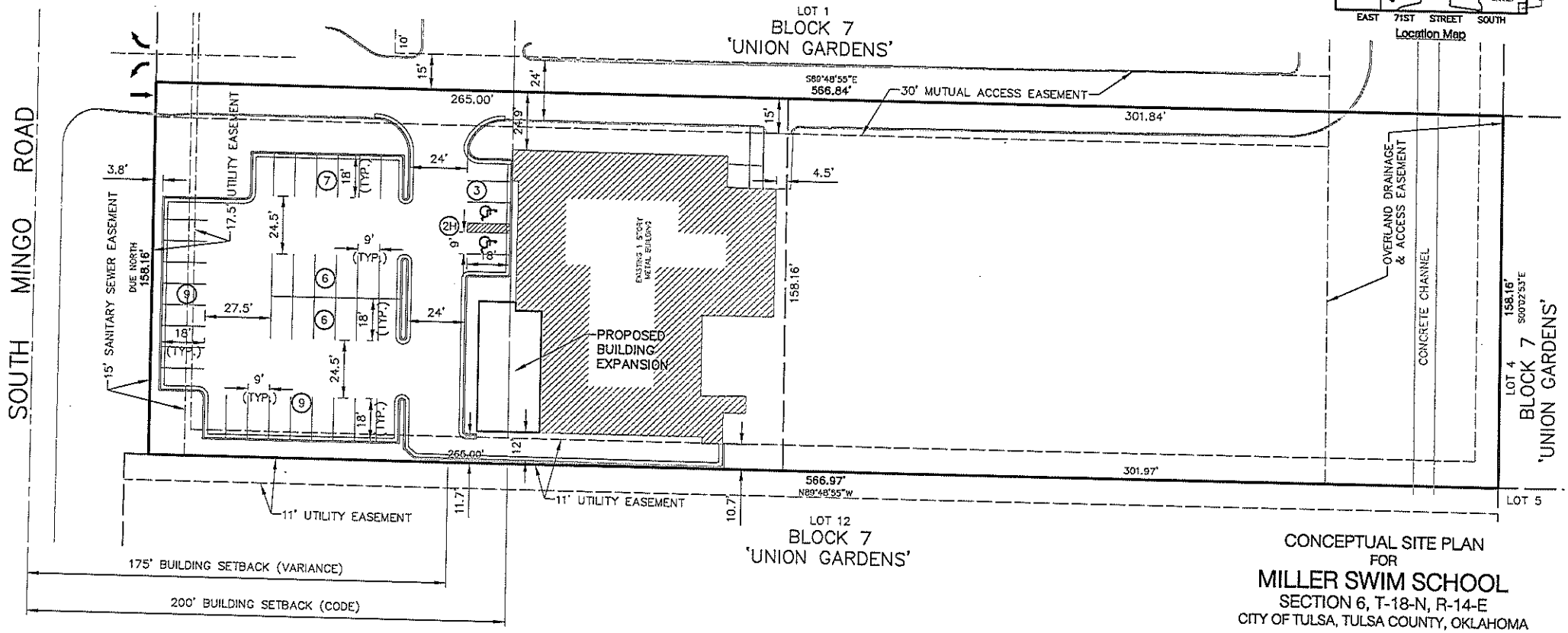
On **MOTION** of **Tidwell**, the Board voted 4-0-0 (White, Henke, Stead, Tidwell, "aye"; no "nays"; no "abstentions"; Stephens "absent") to **APPROVE** the 2008 BOA Meeting Room Schedule.

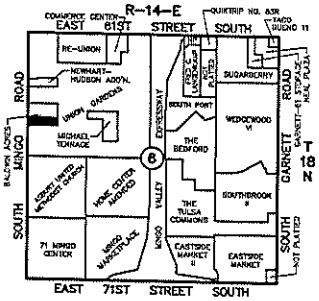
****

9.5

EXHIBIT A

Copyright © 1991-2007 Sack and Assoc., Inc.





Location Map

CONCEPTUAL SITE PLAN
FOR
MILLER SWIM SCHOOL
SECTION 6, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

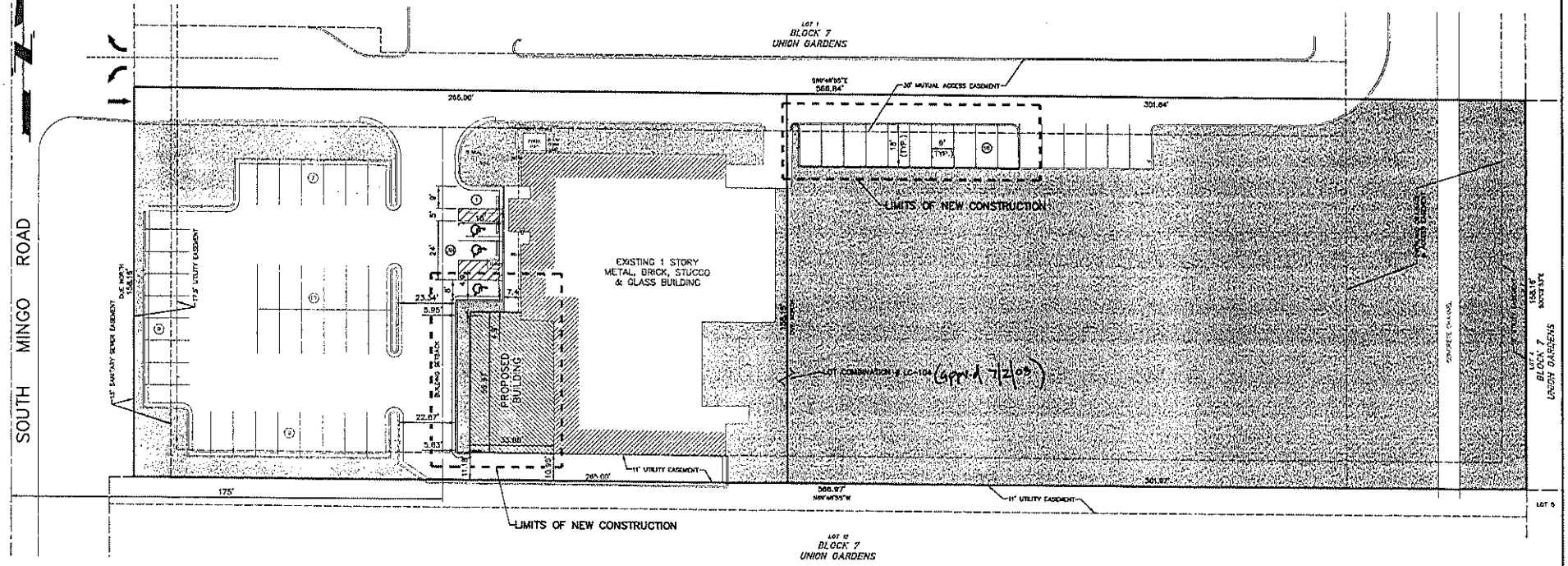
0 40' 80'
SCALE IN FEET

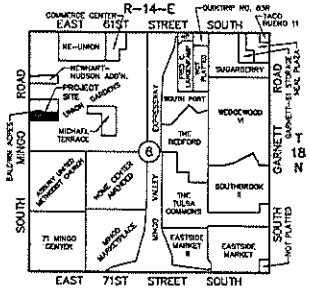
SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Eighth Avenue, Tulsa, Oklahoma 74120-1816
Ph 918.592.4111 Fax 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1763 (PE/LS) and 1462 (LA). Exp. June 30, 2009

Project: BALDWIN ACRES DI L2-A Drawing: SITE01A XREFs: COPYRITE S-1117X T-SAI2
Drawn: ABS Order: F465A File: 1514.06 Drawer: C Plotted: 13 SEP 2007

CASE NO. 20574
OFFICIAL RECORDS EXHIBIT B-1
ENTERED IN THE 9-25-06
MINUTES OF THE TULSA BOARD OF ADJUSTMENT.

9.6





Location Map
SCALE: 4"=1 MILE

Survey Legend

CO CLEANOUT
FP FLAGPOLE
GR GAS RISER
IV IRRIGATION CONTROL VALVE
RD ROOF DRAIN
WM WATER METER

Legend

LANDSCAPED AREA

Site Plan Statistics

CORRIDOR DISTRICT SITE PLAN NUMBER: Z-5903-SP3 & SP4
TOTAL LOT AREA: 89,061 SQ. FT. (NET)

PERMITTED USES: USE UNIT 11, 19 AND 20
PROPOSED USE: EXPANSION OF INDOOR SWIM SCHOOL AND ASSOCIATED PARKING

BUILDING FLOOR AREA PROPOSED: 12,103 SQ. FT.
MAXIMUM BUILDING FLOOR AREA PERMITTED: (1.25 FAR) (121,148)
PROPOSED BUILDING AREA: (0.13 FAR)

MAX. LAND COVERAGE OF BLDG. PERMITTED: (30%) 26,808 S.F.
LAND COVERAGE PROPOSED: (13.6%) 12,103 S.F.

MAXIMUM BLDG. HEIGHT PERMITTED: 12 FEET (EVE HEIGHT)
MAXIMUM BLDG. HEIGHT PROPOSED: 12 FEET (EVE HEIGHT)

MINIMUM BLDG. SETBACKS REQUIRED:
FROM CENTERLINE OF SOUTH MINGO ROAD 175 FEET
(PER BOARD OF ADJUSTMENT #20674)

OFF-STREET PARKING:
RATIO PER USE: 1:225 SQ. FT.
TOTAL NUMBER OF SPACES REQUIRED: 55
TOTAL NUMBER OF SPACES PROPOSED: 57 (INCLUDES 3 HANDICAP SPACES)

LANDSCAPED STREET YARD PER (STREET FRONTAGE: (SOUTH MINGO RD.)
STREET YARD AREA: 19,770 S.F.

REQUIRED:	PROVIDED:
2,966 SQ. FT. (15%)	4,100 SQ. FT. (20.7%)

IMPERVIOUS AREA
EXISTING: 38,242 SQ. FT.
PROPOSED: 39,459 SQ. FT.
NET INCREASE: 1,217 SQ. FT.

DETAIL SITE PLAN
FOR
MILLER SWIM SCHOOL
IN PART OF
LOT 1 AND ALL OF LOT 2 IN BLOCK 1
OF
'BALDWIN ACRES'
SECTION 6, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

20 0 20 40
SCALE IN FEET

JULY 21, 2008

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

Owner
MILLER SWIM SCHOOL
6415 SOUTH MINGO RAOD
TULSA, OK 74133
(918)254-1988
ATTN: JIM CARNLEY

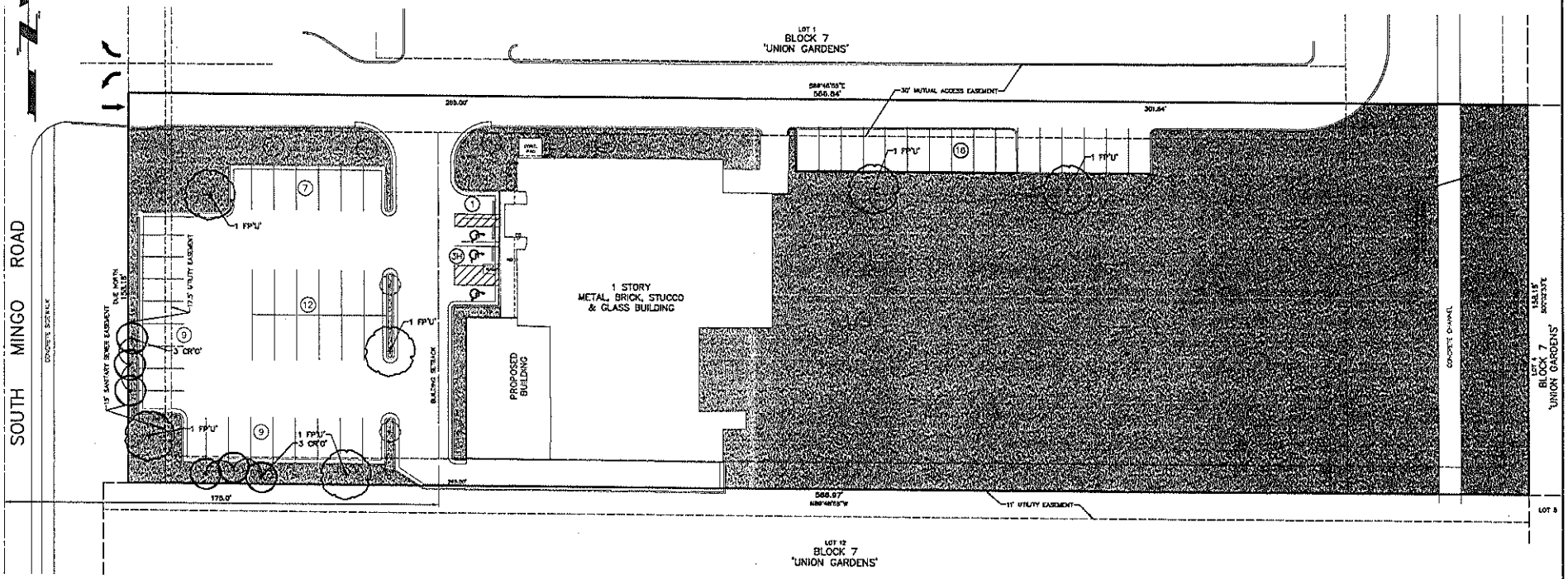
STATE OF OKLAHOMA
JAMES B. CARNEY
251
LICENSED
LANDSCAPE ARCHITECT
DATE SIGNED 7-21-08

SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •
Santa Fe Depot, 111 South 25th Avenue, Tulsa, Oklahoma 74120-1978
Phone 918.582.6111, Fax 918.582.1229 E-mail: sai@sackandassociates.com
CA Number 1763 (PE/LS) and 1463 (LA) Exp. June 30, 2009

SURVEY	BOOK	SCALE 1"=20'	DATE 7/2008
DRAWN KOB/MJS/DRM	CHECKED JMC	CODES [illegible]	FILE 1614.06
PROJECT NAME BALDWIN ACRES 91 L2-A			DRAWING NAME 3CTD229
PLOTTED JULY 18, 2008 AT 4:44 PM			DRAWER 159
DISK COCTRTC S-23340 SEAL-MDC-P T-SAI			SHEET 1 OF 1

EXHIBIT B

9.1



Legend

LANDSCAPED AREA

EXISTING TREE

Landscape Summary

CORRIDOR DISTRICT SITE PLAN # Z-6903-SP3

STREET YARD TREES

SOUTH MINGO ROAD:	19,774 S.F.
REQUIRED LANDSCAPE AREA:	2,966 S.F. (15%)
LANDSCAPE AREA PROVIDED:	4,099 S.F. (20.7%)
REQUIRED:	1 TREE PER 1,600 S.F. (14 TREES)
PROVIDED:	14 TREES (4 ARE EXISTING)

PARKING AREA TREES

NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 14
REQUIRED: 1 TREE PER 12 PARKING SPACES (2 TREES)
PROVIDED: 2 TREES

Plant List

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
		TREES				
CR'O'	6	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2" CAL./10' HT.	B&B	MATCHED
FP'U'	6	FRAXINUS PENNSYLVANICA 'URBANITE'	URBANITE ASH	2 1/2" CAL./12' HT.	B&B	MATCHED

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, HT.: HEIGHT, MATCHED: WITHIN 5% OF SIZE AND SHAPE

Certification of Installation

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO OR WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

Landscape Certificate

SACK AND ASSOCIATES, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT. DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

BEFORE YOU DIG
CALL OKIE
(800) 522-6543

REVISION	BY	DATE

MILLER SWIM SCHOOL

LANDSCAPE PLAN

CITY OF TULSA, OKLAHOMA

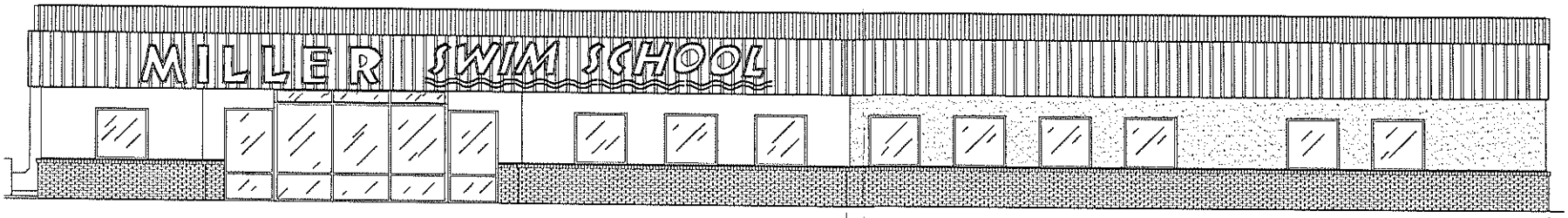
SACK AND ASSOCIATES, INC.

DATE: 7/7/2008
ORDER: F46531
SAI FILE: 1814.06

ATLAS PAGE NO. 467

SHEET 3 OF 6 SHEETS

98



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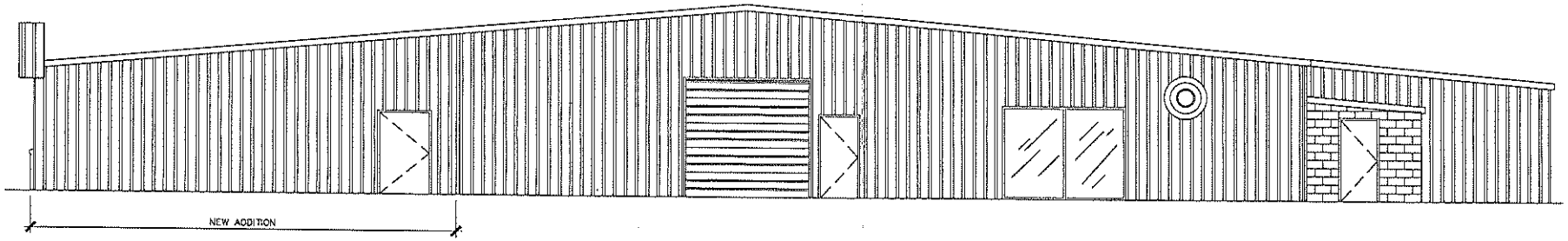

B SOUTH ELEVATION
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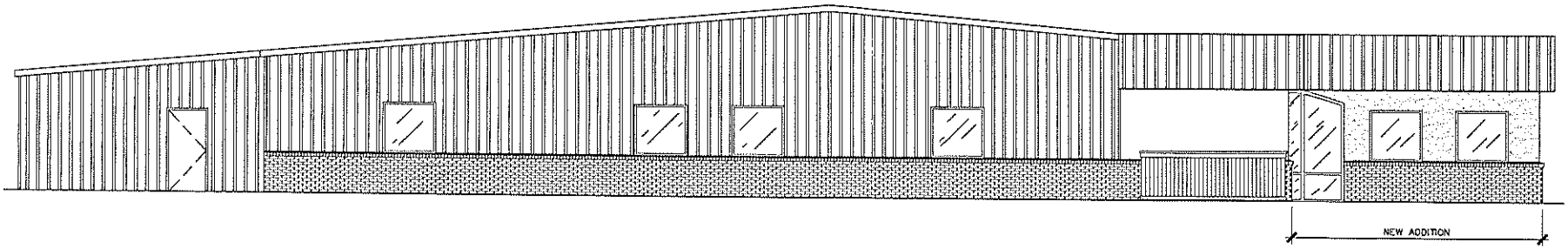

C NORTH ELEVATION
SCALE: 1/4"=1'-0"

kinslow, keith & todd, inc.
architecture | interiors

tel 918.744.4270
fax 918.744.7849
2021 south lewis suite 150
tulsa, oklahoma 74104

www.kktarchitects.com
info@kktarchitects.com

MILLER SWIM SCHOOL

6415
S. MINGO ROAD
TULSA, OKLAHOMA

SCALE	
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MANAGER	
DRAWN BY	
10/18/2007	

EXTERIOR ELEVATIONS

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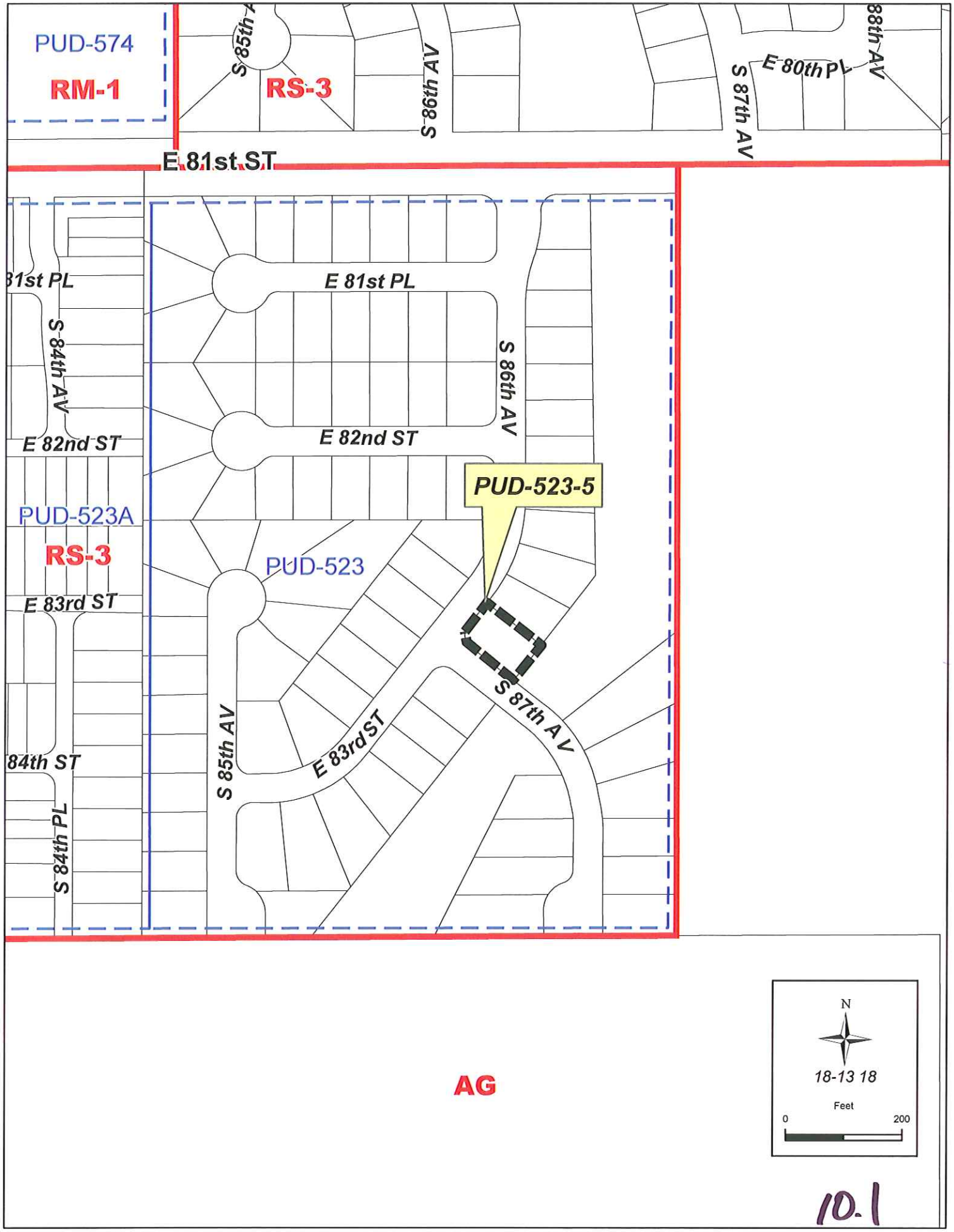
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August 20, 2008

STAFF RECOMMENDATION

PUD-523-5: Minor Amendment – East of the southeast corner of Memorial Drive and 81st Street South; Lot 12, Block 2 – Bristol Park; 8223 S. 86th East Avenue; TRS 8313; CZM 53; Atlas 1415; PD 18 CD 8; RS-3/PUD.

The applicant is requesting a minor amendment to reduce the required rear setback from 20' to 10' to allow for a roof to be constructed over and existing patio (see Exhibit A-1). The lot is a corner lot and is abutted directly in the rear by a reserve area for stormwater drainage approximately 110' from the property line of the closest neighbor to the rear (see Exhibit A).

A patio with no roof is permitted to encroach into the required rear yard per the definition of "building" in section 1800 of the Code (*Building: A structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either another building with a common party wall, open air, or the lot lines of a lot).* By not meeting the definition of a "building" according to the Code, the patio is not required to meet the minimum 20' rear building setback per PUD Development Standards. However, with the addition of a roof the patio meets the definition of a building and therefore would need to meet the minimum building setback, and therefore the basis for this minor amendment request.

A majority of the homeowners in the immediate vicinity of the subject tract have signed a petition in favor of the request. The petition is attached herein as Exhibit B.

Since the patio addition will meet the required side setback from the non-arterial ROW along South 87th East Ave., is abutted in the rear by an un-developable reserve area, and has the support of a majority of the neighbors in the immediate vicinity, staff recommends **APPROVAL** of minor amendment PUD-523-5 for Lot 12, Block 2 of Bristol Park only.

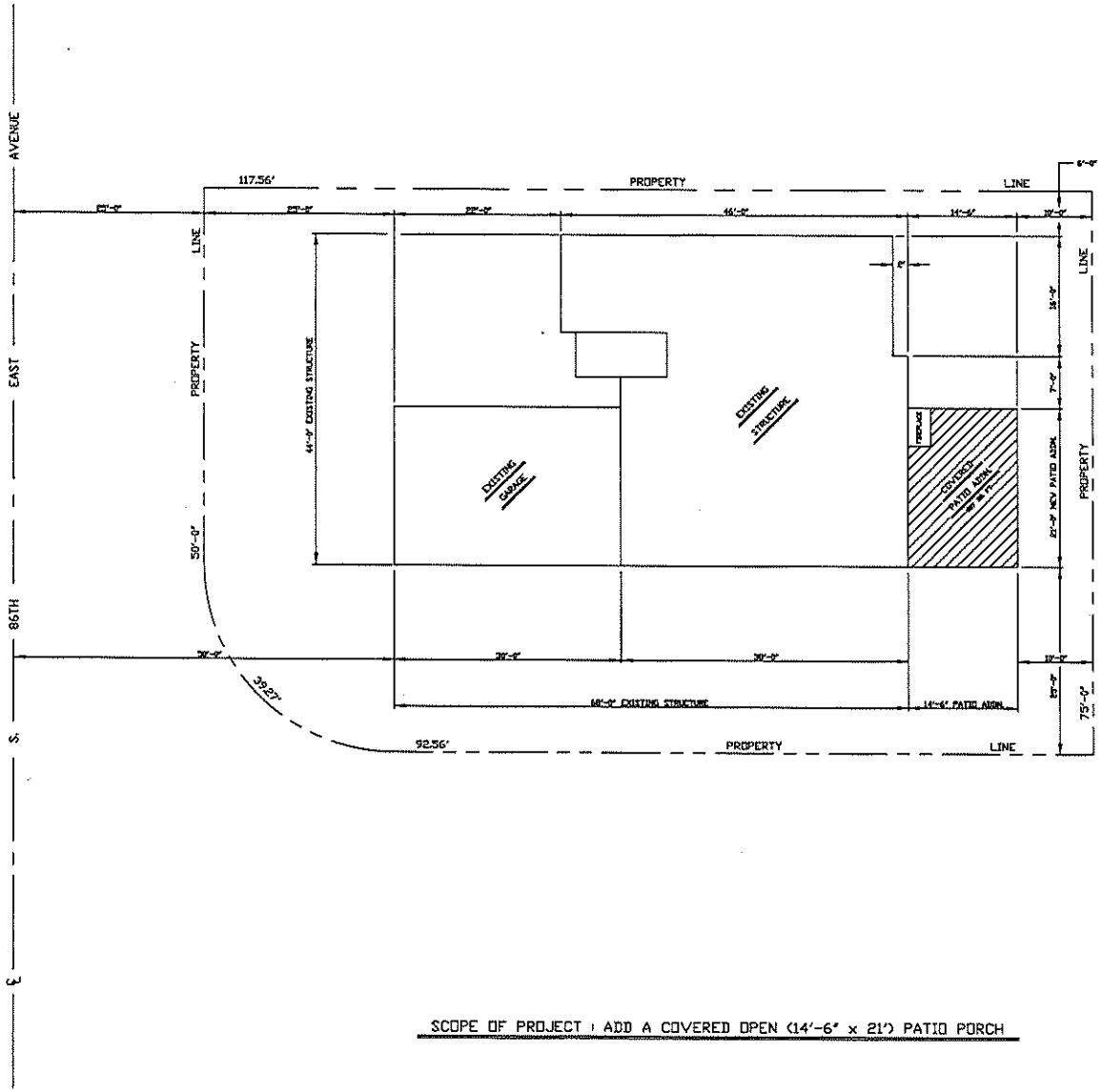
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

LEGAL DESCRIPTION:

BRISTOL PARK ADDITION

LOT 12 BLOCK 2

TULSA, OKLA.



SCOPE OF PROJECT : ADD A COVERED OPEN (14'-6" x 21') PATIO PORCH

EXHIBIT A-1

REVISION		8223 SOUTH 86TH EAST AVENUE TULSA OKLA.	
DATE	BY	PLOT PLAN	
		SCALE 1/8" = 1'-0"	APPROVED
		DRAWN C.J.B.	
		CHECKED	
		RECOMMENDED	DATE 06-19-08
			SHEET NO. 1 OF 4

10.5

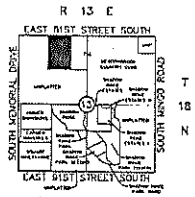
PUD No. 523

Bristol Park 5142

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A SUBDIVISION OF A PART OF THE NORTH HALF (N/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTEEN (13), TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN

OWNER/DEVELOPER:
Select Homesites, Inc.
An Oklahoma Corporation
9714 East 55th Place
Tulsa, Oklahoma 74146
Phone: (918) 663-6540

ENGINEER/SURVEYOR:
Sisemore & Holt, Inc.
11002 East 51st Street
Suite A
Tulsa, Oklahoma 74146
Phone: (918) 663-7770



Location Map

SUBDIVISION CONTAINS
EIGHTY-SEVEN (87) LOTS IN FIVE (5) BLOCKS
& RESERVE AREA "A"
87.36 ACRES

Scale: 1"=100'

Legend

ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = UTILITY EASEMENT
SS/E = SANITARY SEWER EASEMENT
R/W/E = RECLAIMED WATERLINE EASEMENT
L/E = LANDSCAPE EASEMENT

RECEIVED 7/29/96
TULSA METRO. AREA PLANNING COMM.

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that the plat hereon has been approved by the Tulsa Metropolitan Area Planning Commission on 7/10/96

Chairman

The dedication is now of this date, and the City Clerk has set his/her signature

7/23/97

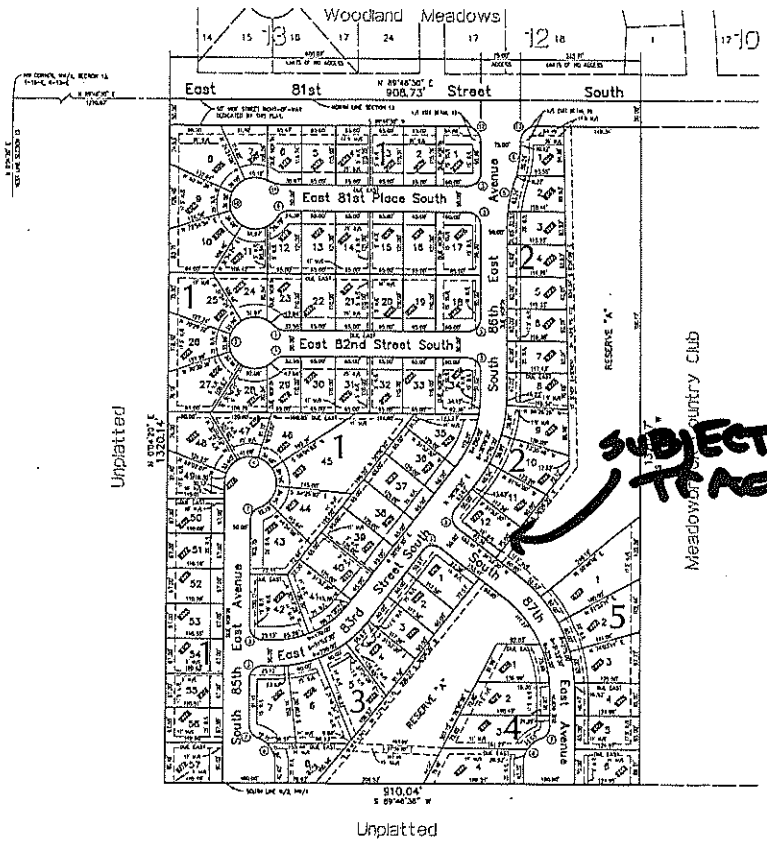
CITY CLERK

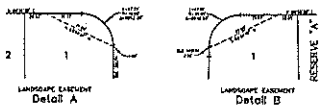
APPROVED 8/1/96 by the Council of the City of Tulsa

Mayor

ATTEST: Nelda Cleveland
City Clerk

APPROVED AS TO FORM:
Thackerd Powers
Assistant City Attorney





= LOT ADDRESS

ADDRESSES SHOWN ON THIS PLAT PROVIDED BY THE DEVELOPER'S REPORT. HOWEVER, THE CITY OF TULSA, PUBLIC WORKS DEPARTMENT MORE ACCURATE AT THE TIME THE PLAT WAS FILED. THE ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Curve Table

CURVE #	LENGTH (L)	RADIUS (R)	DELTA (Δ)
1	21.82'	25.00'	48°11'33"
2	241.19'	50.00'	276°32'46"
3	39.27'	25.00'	90°00'00"
4	219.82'	50.00'	250°31'44"
5	65.27'	300.00'	12°11'43"
6	63.51'	298.00'	12°11'43"
7	39.27'	25.00'	90°31'44"
8	81.55'	50.00'	93°31'44"
9	25.07'	25.00'	58°42'04"
10	233.17'	50.00'	266°10'24"
11	25.86'	25.00'	59°24'24"
12	47.24'	30.00'	90°15'30"
13	47.00'	30.00'	89°46'30"

Bristol Park
SHEET 1 OF 2

PLAT NO.	PAGE
5142	1 of 2

EXHIBIT A

10.6

The neighborhood board members appreciate you do this the correct way and we unanimously approve the extension of your roof over your back patio.

W. Lee Williams
Assn Pres.
5/24/08

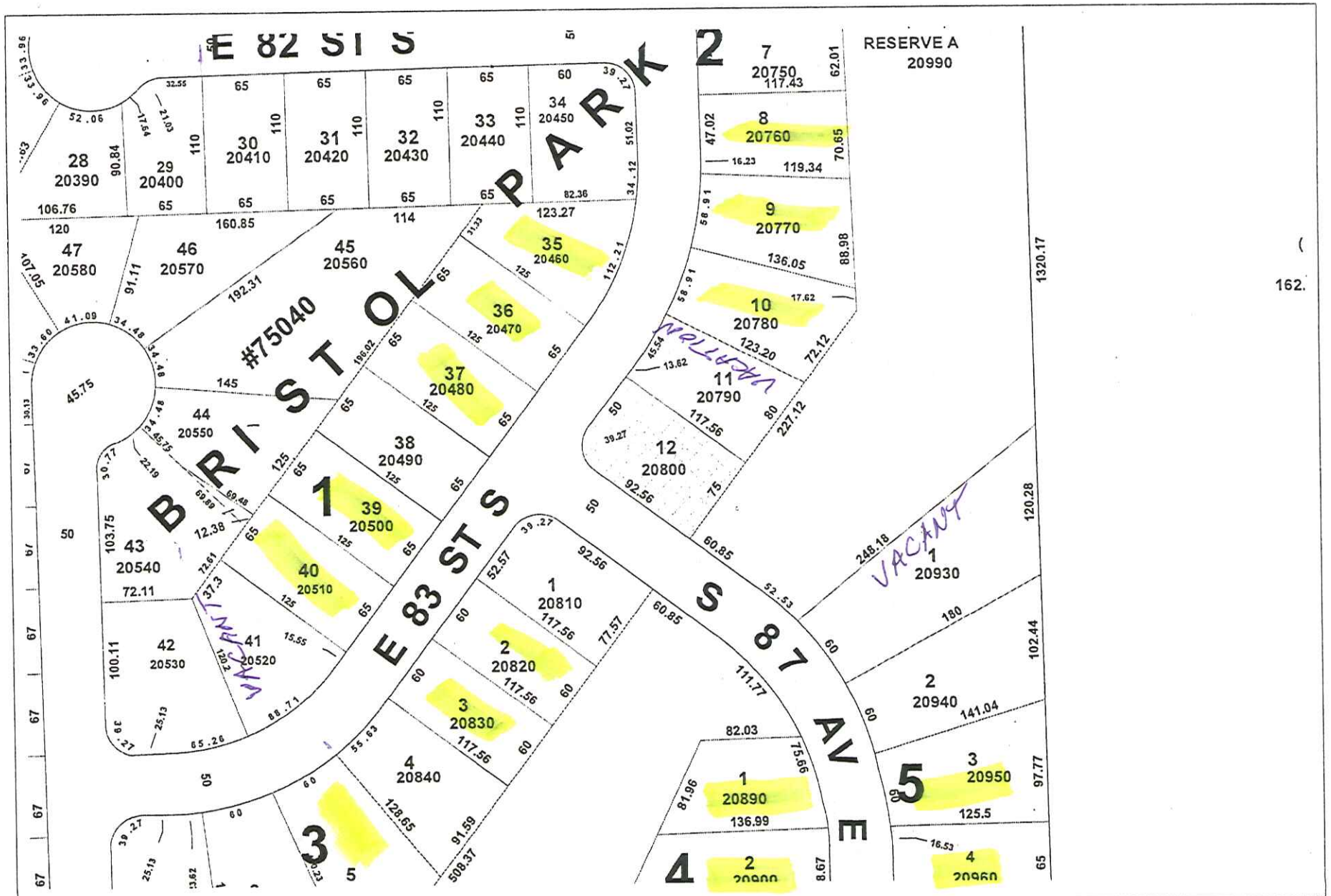
10.7

I, Donald Pike, residing at 8223 S. 86th E. Ave., am applying for a variance from the City of Tulsa allowing me to cover our patio.

By signing below, these neighbors indicate they have no objections to this plan.

Name	Address
AL UNSER	8320 S. 87TH E. AVE TULSA, OK
JASON GARNAHAN	8324 S. 87TH E. AVE TULSA OK
Cindy Hawley	8328 S. 87th E. Ave Tulsa OK
Peter Hawley	" " " " "
Ky Curtis	8332 S. 87th E Ave Tulsa, OK 74133
Jim Thomas	8333 S. 87th E Ave 74133
[illegible]	8339 S 87th E Ave. 74133
[illegible]	8321 S. 87th E Ave 74133
Bill Williams	8214 S. 86th E. Ave.
Linda Kilpatrick	8215 S. 86th E. Ave Tulsa 74133
[illegible]	8211 S. 86th E. AVE TULSA 74133.
James H. Neal Jr	8207 So. 86th East Ave Tulsa 74133
Mike Tinnin	8218 S. 86 E Ave Tulsa OK 74133
Marianne Rehling	8222 E 86th Ave 74133
Marily Reinhardt	8525 E. 83rd E Ave 74133
[illegible]	8517 E 83rd St 74133
[illegible]	8518 E. 83rd St. 74133
[illegible]	8827 S. 83rd E Ave 74133
Donald Dickson	8510 E 83rd St. 74133

10.8

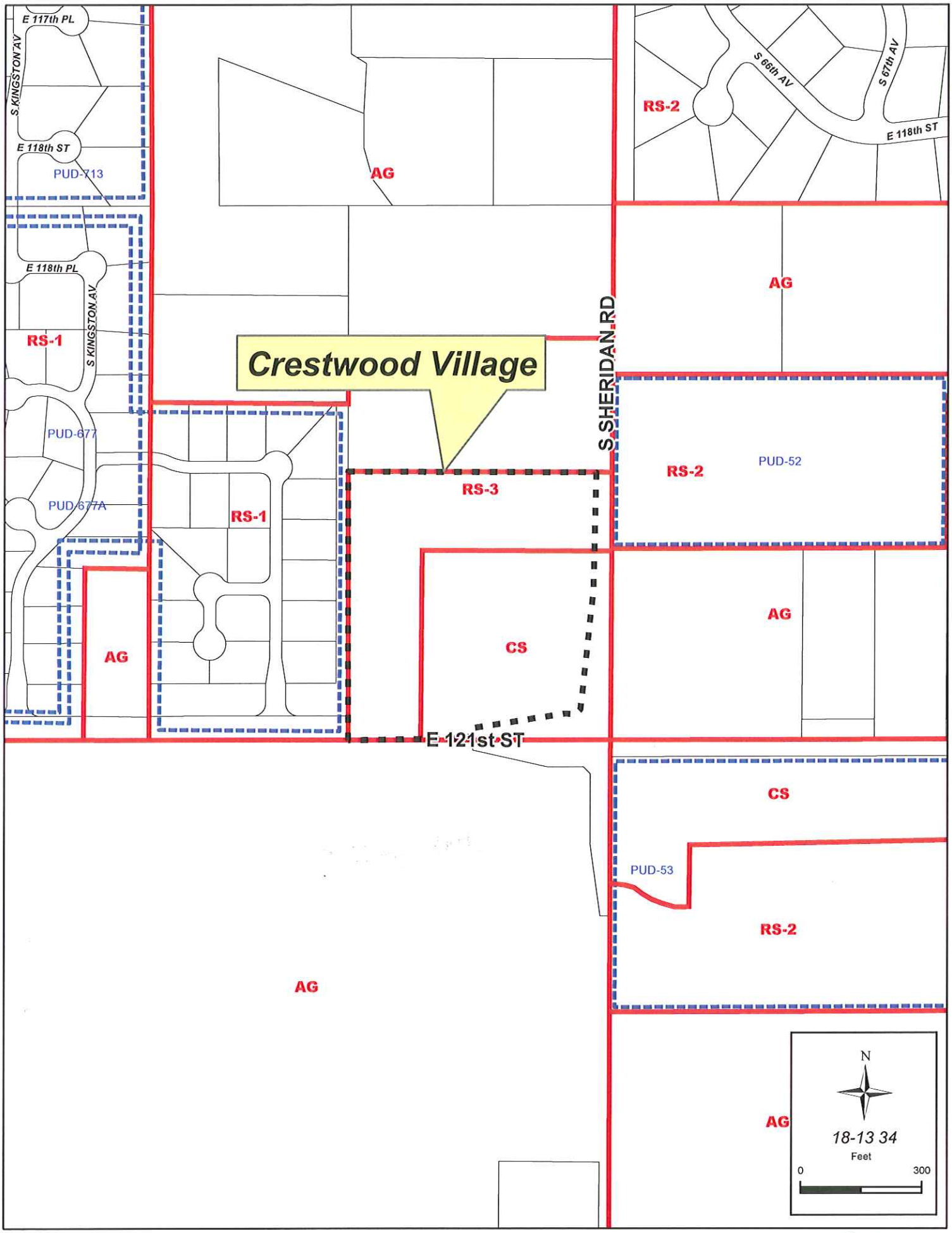


Ken Yazel
Tulsa County Assessor

1 inch = 101'

N

10.9


E 117th PL
S KINGSTON AV
E 118th ST
PUD-713
AG
RS-2
S 66th AV
S 67th AV
E 118th ST
E 118th PL
S KINGSTON AV
RS-1
Crestwood Village
S SHERIDAN RD
AG
PUD-677
PUD-677A
RS-1
RS-3
RS-2
PUD-52
AG
CS
AG
E 121st ST
CS
PUD-53
RS-2
AG
AG
N
18-13 34
Feet
0
300

13.1

S KINGSTON AV
E 117th PL
E 118th ST
E 118th PL
S KINGSTON AV
S 66th AV
S 67th AV
E 118th ST
E 121st ST
S SHERIDAN RD
N
Crestwood Village
18-13 34
Feet
0
400
Photo Date: Jan. 2006

13.2

PRELIMINARY SUBDIVISION PLAT

Crestwood Village - (8334) (PD 26) (CD 8)
Northwest corner of East 121st Street South and South Sheridan Road

This plat consists of 25 lots, five blocks, on ten acres.

The following issues were discussed August 7, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 759. All PUD standards must be followed and shown in the covenants. A mutual access easement or access agreement wording must meet with the Fire Marshal's approval. The emergency access should be shown on the face of the plat. Limits of No Access must be shown as approved by the Traffic Engineer.

2. **Streets:** Define access on Block 1 along 121st Street South in the frontal boundary of the platted development. Clarify the 12.72 foot dimension line shown in Lot 2, Block 2. Reduce the dimension of the two points of access along South Sheridan Road to a maximum width of 40 feet unless it can be shown that a center median (indicate accordingly) will be part of the improvements. Depending on the configuration of the gated entry, limits of no access may be required along the street side of Lot 1, Block 5, and Block 2, Lot 2, at the north ingress/egress location of Sheridan Road.

3. **Sewer:** The four-foot fence easement along the northern boundary line of Block 1 encroaches too far in to the 11-foot utility easement to allow for adequate maintenance of the proposed sanitary sewer line. Change the 11-foot utility easement to a 17.5-foot utility easement and locate the sanitary sewer line 12.5 feet from the north boundary line. This means that you must also shift the proposed 15-foot restricted water easement 6.5 feet further south as well. The 11-foot utility easement along the west boundary of Lot 1, Block 1, and the west boundary of Lots 3 and 4, Block 4, must be increased to a 17.5-foot utility easement. Extend the 11-foot utility easement within Lots 5-7, Block 3, to the north across Reserve B.

4. **Water:** Provide a 15-foot restrictive water line easement adjacent to the 11-foot utility easement on west side of Block 1, Lot 1. Extend the 15-foot restrictive water line easement to the west along the north side of Block 1, Lot 1. Provide a 15-foot restrictive waterline easement along Block 5 of Lots 1, 2, and 3 along the roadway. Provide a 15-foot restrictive waterline easement along the south side of Block 5, Lots 1, 2 and 3 along the roadway. Provide a 15-foot restrictive waterline easement along the south side of Block 5, Lot 1, from South Sheridan Road. Remove the 15-foot restrictive waterline easement outside of the Reserve A areas. Extend a water main line along the east side of Block 1, Lot 1 connecting onto the existing 12-inch on East 121st street South. Extend a water main line along the south side of Block 5, Lot 1 and around the roadway along Lots 1, 2 and 3.

5. **Storm Drainage:** Both existing and proposed floodplain must be shown and labeled, as such, as "Fry Ditch No. 2 Tributary, City of Tulsa Regulatory Floodplain." These floodplains, along 121st Street South and along South Sheridan Road, must be placed in a Reserve, and in an overland drainage easement. All floodplains must be plotted on the preliminary plat and conceptual plan by using the 100 year water surface elevation and existing contours at the site. All unlabeled lines, abbreviations, and symbols must be included in a legend on this sheet. Add the standard language for overland drainage easement in a reserve for all floodplains required to be platted for this project. Add the overland drainage easements, floodplains, and reserves from the plat comments, and show and label the existing contours.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.

7. **Other: Fire:** Provide emergency fire apparatus access easements across Lot 1, Block 1, from both Reserve A drives.

   GIS: Label the point of commencement and the point of beginning. The metes and bounds description does not match the face of the plat, please correct.

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. A sidewalk waiver is requested as a fee in lieu of project. Documentation is attached.

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.

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.

Tanner Consulting, L.L.C.

Architecture • Land Planning • Civil Engineering • Surveying • Landscape Architecture

5323 S. Lewis Ave.
Tulsa, Oklahoma 74105
Phone: (918) 745-9929
Fax: (918) 745-9969

August 11, 2008

Diane Fernandez ; TMAPC
INCOG
201 West Fifth Suite 600
Tulsa OK 74103

Phone: 584-7526
FAX: 583-1024

RE: # 28010 Bullock - NW Cor 121st & Sheridan

RE: Crestwood Village Preliminary Plat; sidewalk waiver request

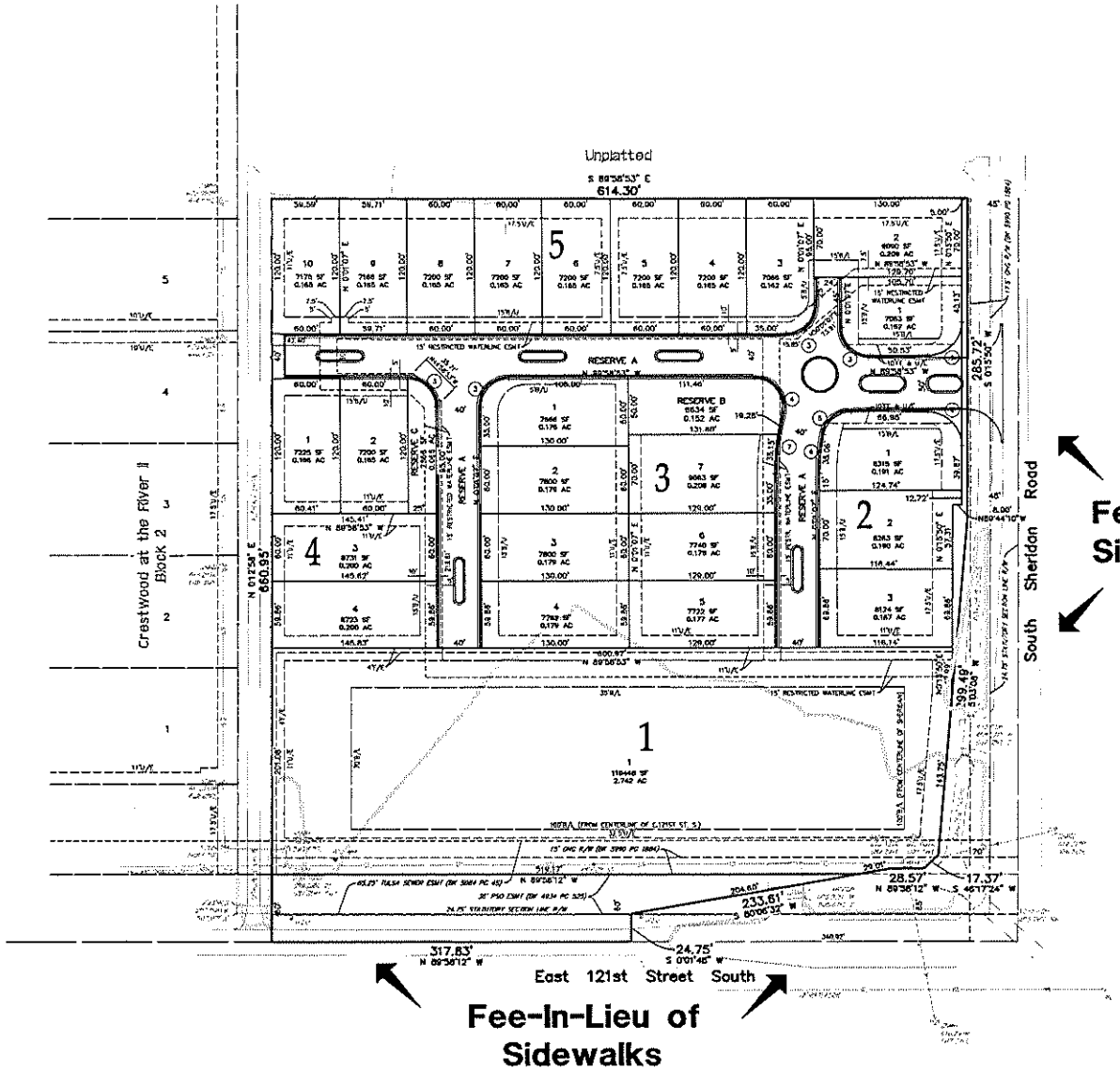
Diane,

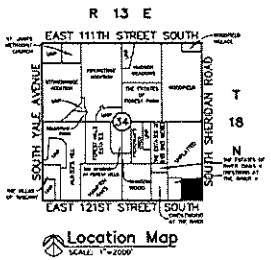
As noted in the staff recommendation for PUD 759 to TMAPC at its June 25, 2008 public hearing, we are requesting a sidewalk waiver and fee-in-lieu of sidewalks for the South Sheridan Road and East 121st Street South frontages because of the extensive storm water drainage system recently installed along the South Sheridan Road and East 121st Street South street frontages (see Exhibits A-1 and A-2 attached) and the proposed road widening.

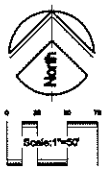
Delise Tomlinson

cc: Ricky Jones; Justin Morgan

13.7







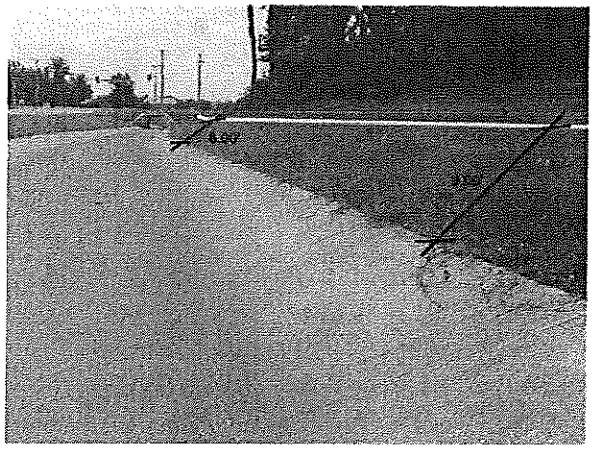
Sidewalk Exhibit A-2
28010

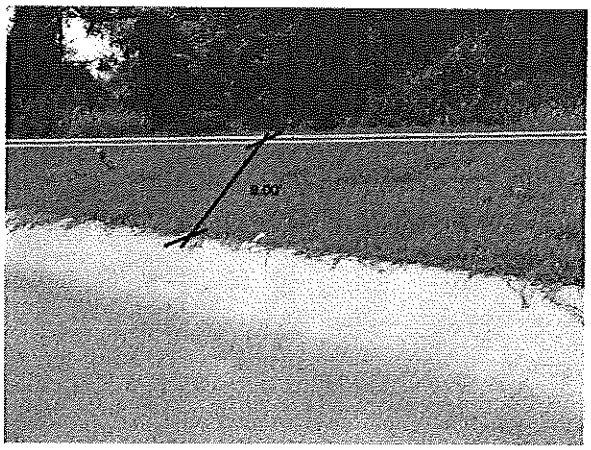
Crestwood Village
Tulsa, Oklahoma

REGISTERED PROFESSIONAL ENGINEER
DAN EDWIN TANNER
13090
OKLAHOMA

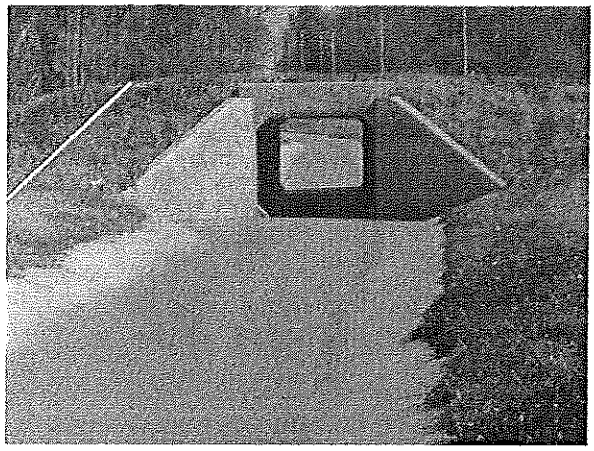
Tanner Consulting, LLC

13.8



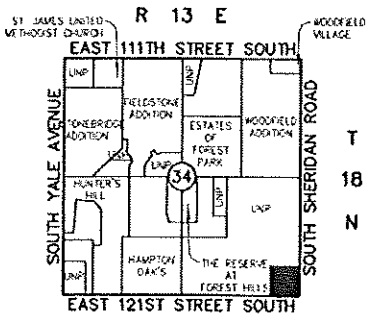


Existing Concrete Channel running along South Sheridan Rd.
(view looking south)

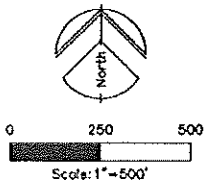


Concrete Flume at corner of E. 121st Street & S. Sheridan Rd.
(view looking north)

Property Line



Location Map
SCALE: 1"=4000'



8/11/2008 28010_EX

PUD No. ____

CRESTWOOD VILLAGE & CROSSING

Exhibit A-1

Site Photography

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

Site Photography
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

A-1

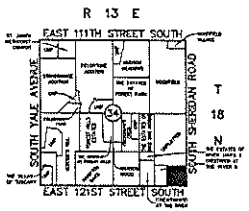
13.9

Preliminary Plat

PUD 759

Crestwood Village

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 13 EAST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SUBDIVISION CONTAINS
TWENTY-FIVE(25) LOTS IN FIVE(5) BLOCKS
GROSS SUBDIVISION AREA: 5.868 ACRES

OWNER:
Crestwood at the River LLC
An Oklahoma Limited Liability Company
11122 S. Yale Ave.
Tulsa, OK 74137
Phone: (918) 299-3929

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2661, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

North
0 25 50 75
Scale: 1"=50'

ACS = ACCESS PERMITTED
B.L. = BUILDING LINE
EASE = EASEMENT
FC = FENCE & LANDSCAPE EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

PLAT NUMBER

FINAL PLAT
CERTIFICATE OF APPROVAL

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

_____ MAYOR/AGENT

This approval is void if this plat is not filed in the Office of the County Clerk on or before

_____ CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

_____ Chairman

_____ Mayor

_____ Attest: City Clerk

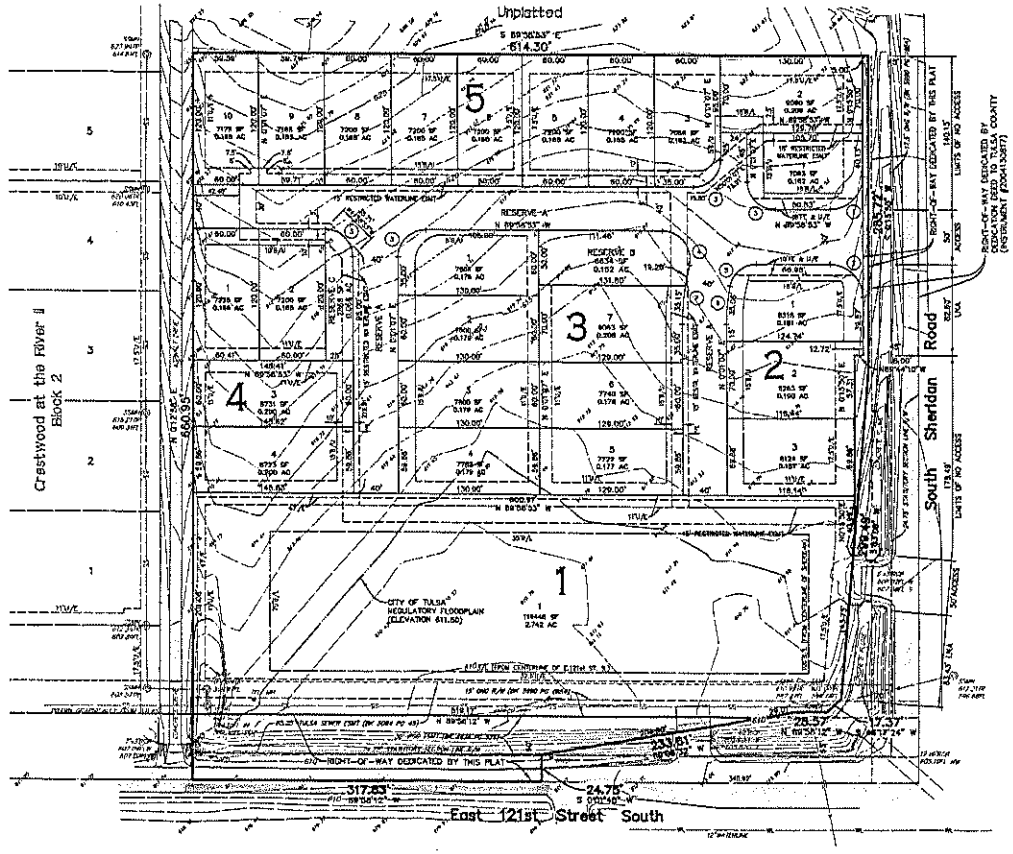
Approved: City Attorney

Basis of Bearing

BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH 89°56'12" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, T-17-N R-13-E.

Curve Information

CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)
1	47.00'	30.00'	89°43'11"
2	47.25'	30.00'	90°14'43"
3	26.27'	23.00'	90°00'00"
4	43.46'	23.00'	104°16'33"
5	34.98'	23.00'	78°50'34"
6	33.04'	180.00'	11°08'26"
7	94.43'	320.00'	14°16'33"



STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

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

Dated the _____ day of _____, 2008

BARBARA WILSON, Tulsa County Clerk

_____ Deputy

DATE OF PREPARATION: JULY 10, 2008

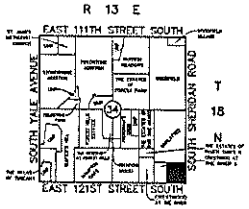
13.10

Conceptual Utility Plan

PUD 759

Crestwood Village

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 13 EAST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SUBDIVISION CONTAINS
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Phone: (918) 299-3929

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA No. 2001, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

North
Scale: 1"=50'

ACO = ACCESS PERMITTED
B/L = BUILDING LINE
Ebmt = EASEMENT
FE = FENCE & LANDSCAPE EASEMENT
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
U/E = UTILITY EASEMENT

PLAT NUMBER

FINAL PLAT CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

MAYOR/WORDS
This approval is void if the plat is not filed in the Office of the County Clerk on or before _____

CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

Chairman

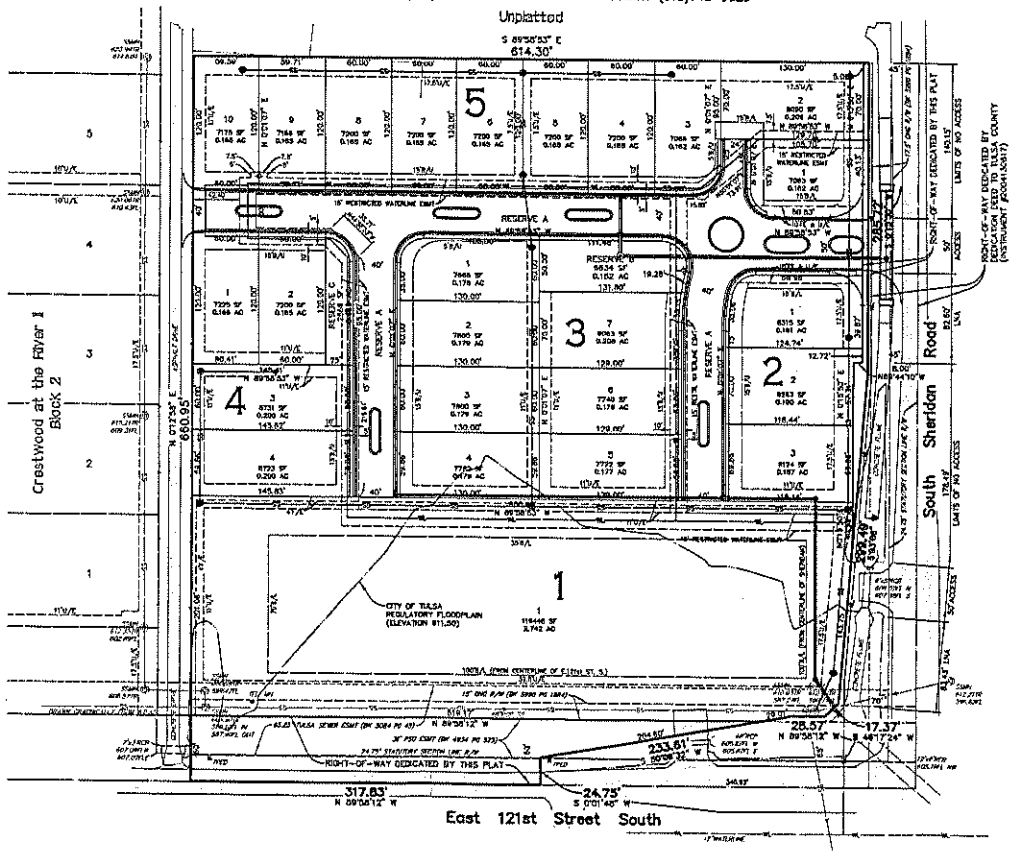
Mayor

Attest: City Clerk

Approved: City Attorney

Unplatted

S 89°56'53" E
614.30'



Basis of Bearing

BASIS OF BEARING IS AN ASSUMED BEARING OF NORTH 89°56'12" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, T-17-N R-13-E

Curve Information			
CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(Δ)
1	47.00'	30.00'	89°46'11"
2	47.20'	30.00'	90°16'43"
3	39.27'	25.00'	90°00'00"
4	49.46'	25.00'	104°19'35"
5	34.40'	25.00'	78°50'24"
6	35.06'	160.00'	12°56'26"
7	84.43'	325.00'	14°53'33"

STATE OF OKLAHOMA
COUNTY OF TULSA } SS.

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

Dated the _____day of_____, 2006

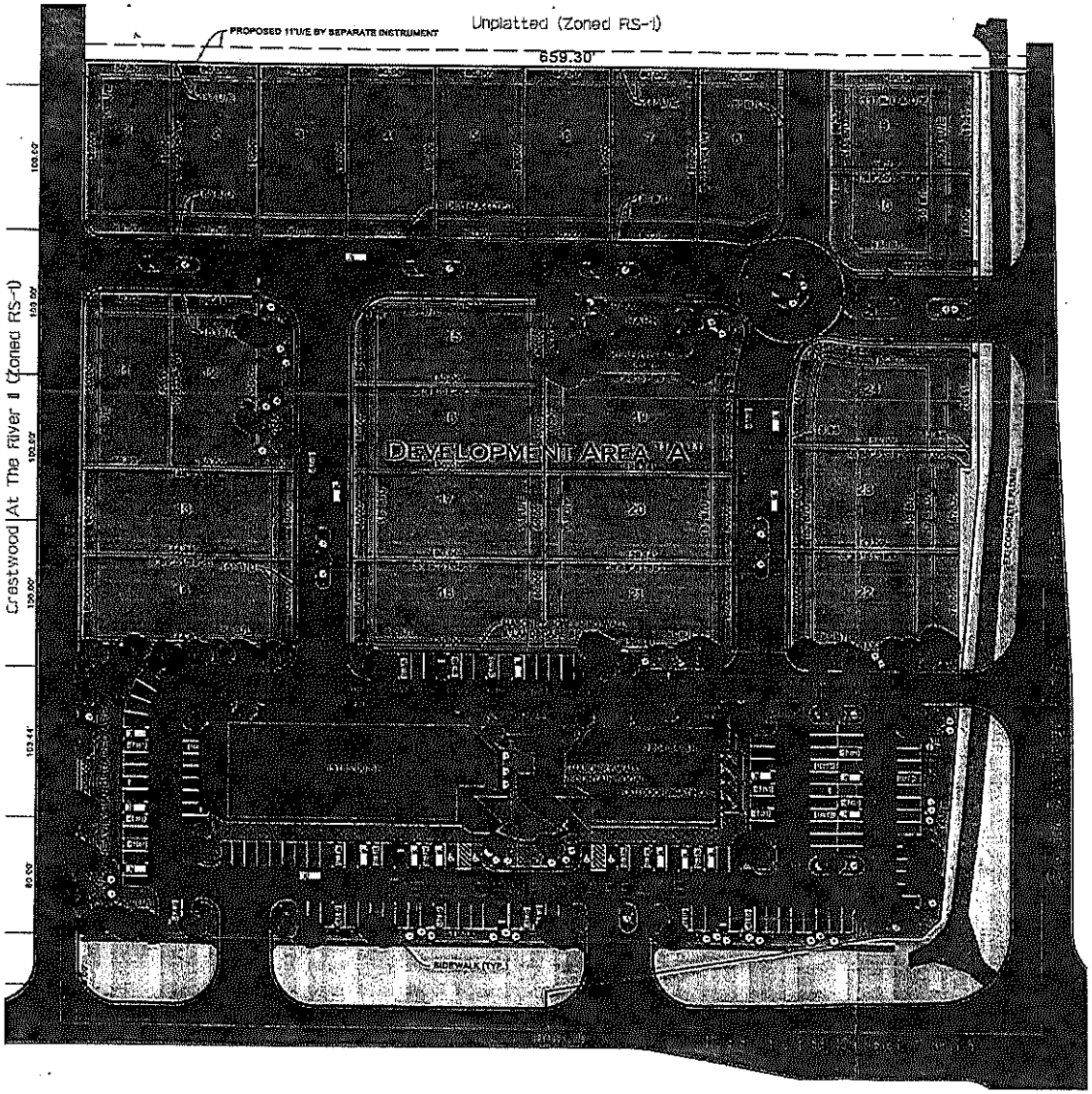
EARLENE WILSON, Tulsa County Clerk

_____
Deputy

DATE OF PREPARATION: JULY 10, 2006

Crestwood Village
SHEET 1 OF 2

13.11

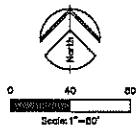


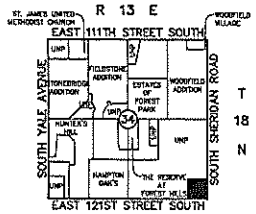
Site Data

Development Area "A": 5.568 Net Acres / 242,550 SF
Development Area "B": 2.742 Net Acres / 119,450 SF

Request Fee-in-Lieu of Sidewalks along arterial streets due to planned street widening & existing concrete flume along east boundary.

See Exhibit F for site photographs.





Location Map
SCALE: 1"=4000'

PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit A

Concept Illustration

Tanner Consulting
5323 S. Lewis Ave. • Tulsa, OK

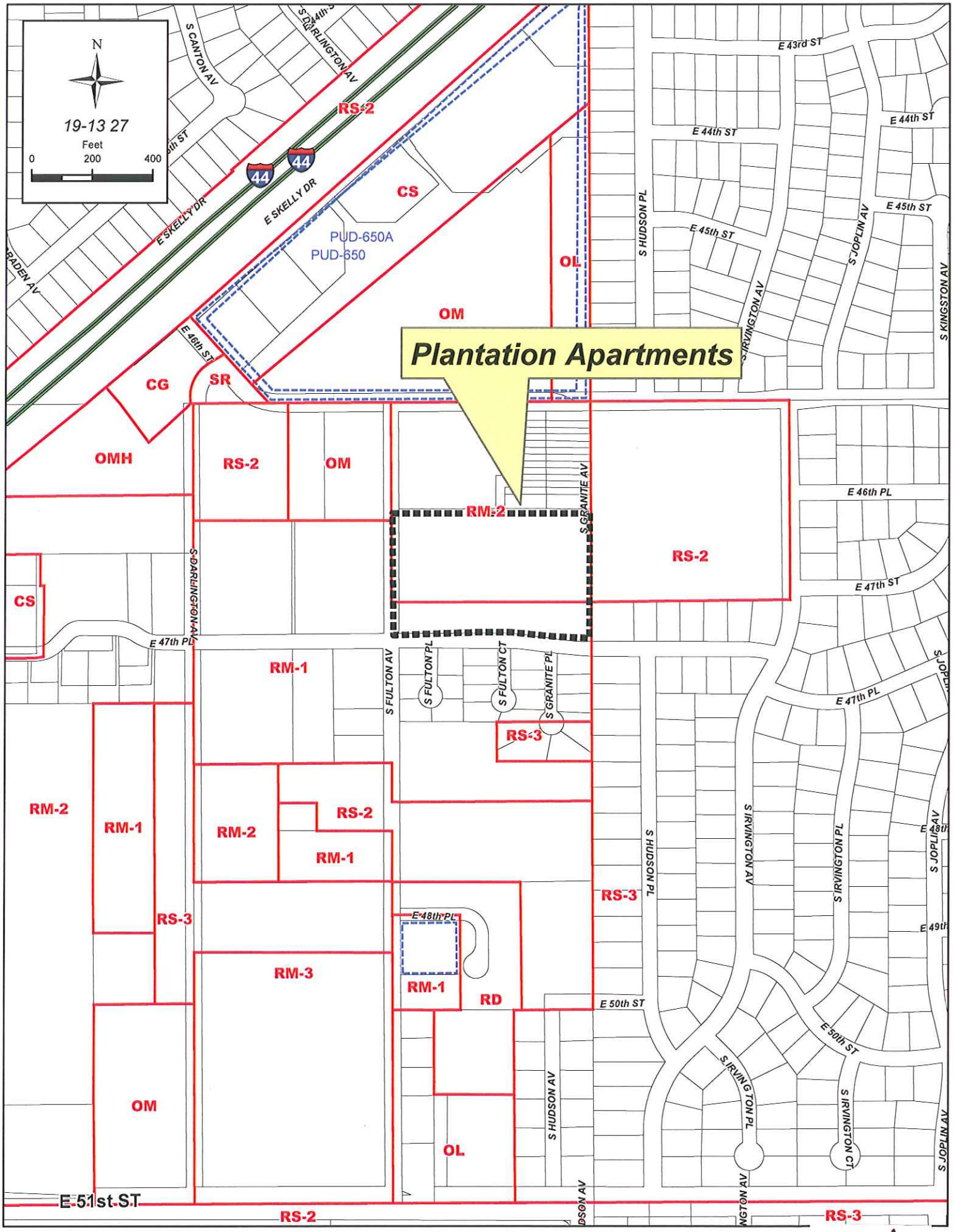
Concept Illustration
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

6/03/2008 28010_EX

11.13 A

13.12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S FULTON CT

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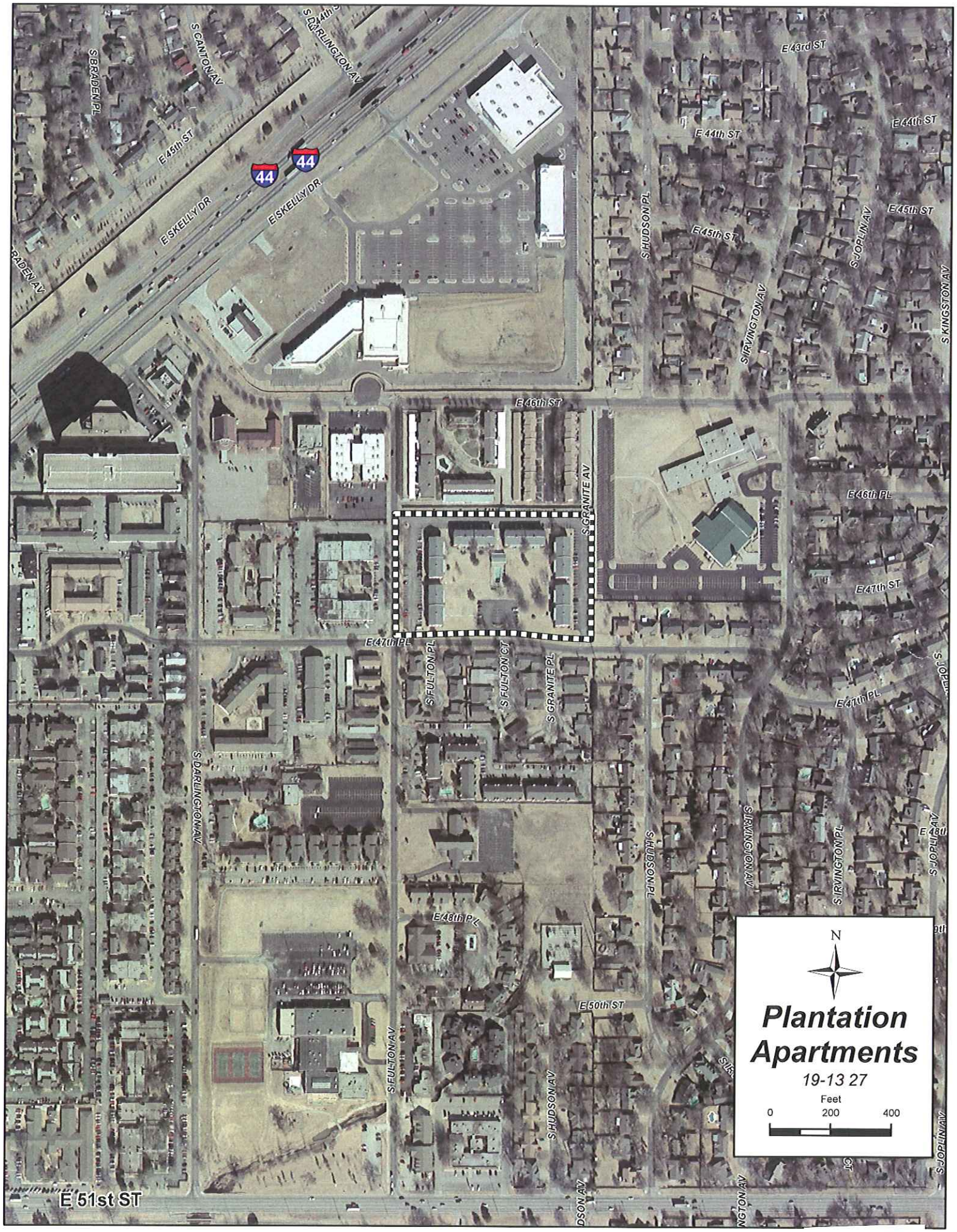
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MINOR SUBDIVISION PLAT

Plantation Apartments - (7913) (PD 18 B) (CD 7)
Northeast corner of East 47th Place and South Fulton Avenue

This plat consists of two lots, one 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 to 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.

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.

14.3

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.

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.

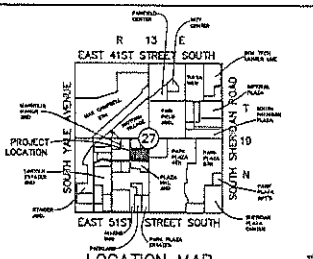
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

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.

FINAL PLAT
of
Plantation Apartments

A TRACT OF LAND LOCATED IN THE SOUTH THREE HUNDRED EIGHT (308) FEET OF BLOCK ONE (1), PLAZA HILL ADDITION, AND LOT ONE (1), PLAZA HILL SECOND ADDITION, TULSA COUNTY, STATE OF OKLAHOMA.

PLAT No.



LOCATION MAP
SCALE: 1"=2000'

FLOOD PLAIN DESIGNATION

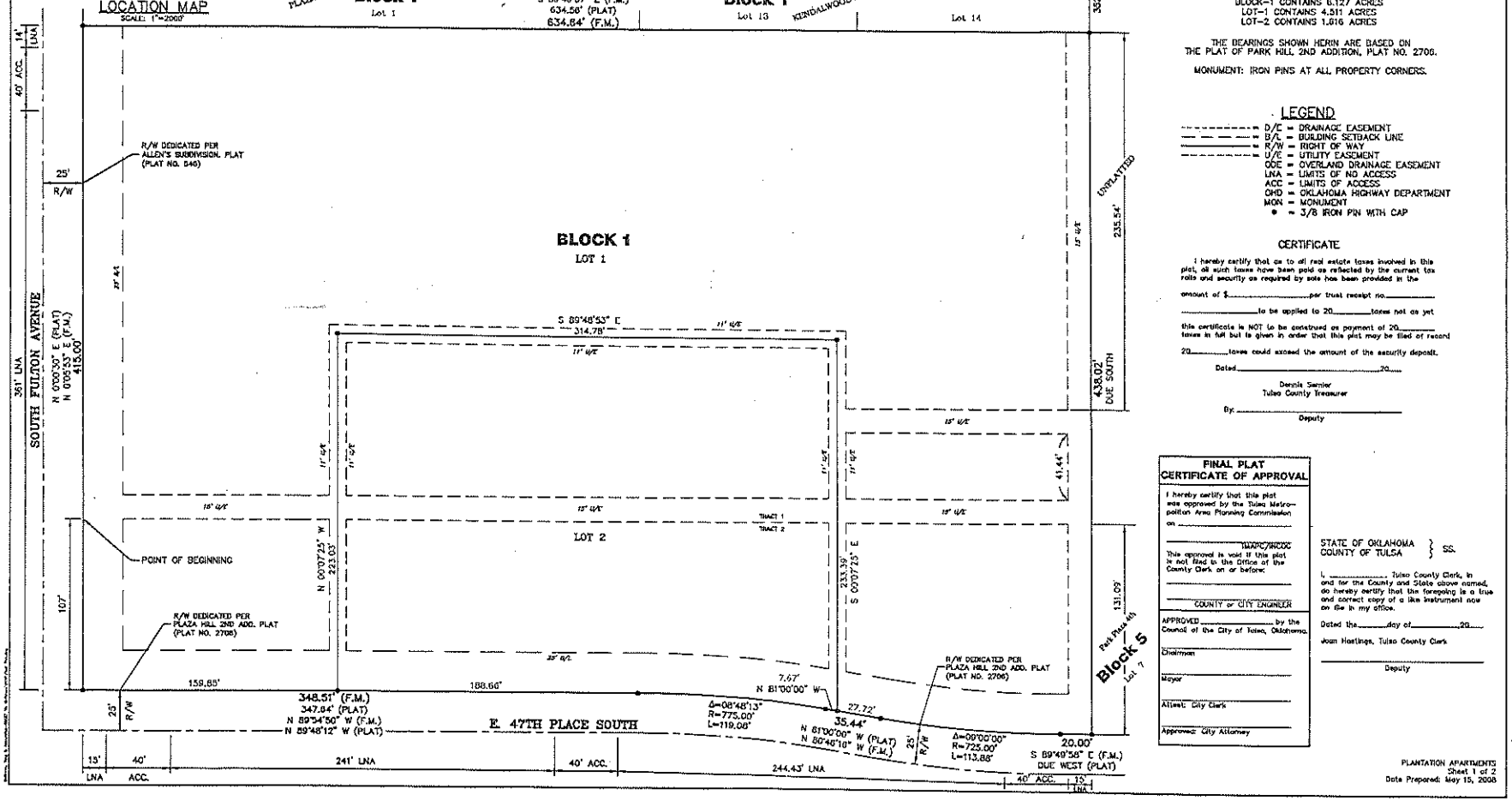
THE PROPERTY DESCRIBED HEREIN IS IN FLOOD ZONE "X-UNSHADED", WHICH IS DEFINED AS AN AREA TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 405381 0510H, AS LAST REVISED SEPTEMBER 22, 2001.

THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED WITHIN THE REGULATORY FLOOD PLAIN AS PER THE CITY OF TULSA REGULATORY FLOOD PLAIN MAP ATLAS, ISSUED APRIL 2001.

SURVEYOR:
Lacy Surveying Co.
3331 S. 140th E. Avenue
Tulsa, Oklahoma 74134
Phone: (918) 519-1873
C.A. No. 5422 EXP. JUNE 30, 2009
Email: lacysurveying@cox.net

OWNER:
Plantation Apartments, LLC
5555 E. 47th Place
Tulsa, Oklahoma 74135
Email: vic.whitmore@gphoia.com

ENGINEER:
DeShazo, Tang & Associates, Inc.
Towne Centre Office Park
10530 East 45th, Suite 204
Tulsa, Oklahoma 74146
Phone: (918) 627-0048
C.A. No. 1297 EXP. JUNE 30, 2008
Email: tulsaoffice@deshazotang.com



CITY OF TULSA
TULSA COUNTY, OKLAHOMA
MAY 15, 2008

SUBDIVISION CONTAINS 1-BLOCK, 2-LOTS
BLOCK-1 CONTAINS 6.127 ACRES
LOT-1 CONTAINS 4.511 ACRES
LOT-2 CONTAINS 1.616 ACRES

THE BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF PARK HILL 2ND ADDITION, PLAT NO. 2706.

MONUMENT: IRON PINS AT ALL PROPERTY CORNERS.

LEGEND

- D/E = DRAINAGE EASEMENT
- B/L = BUILDING SETBACK LINE
- R/W = RIGHT OF WAY
- U/E = UTILITY EASEMENT
- ODE = OVERLAND DRAINAGE EASEMENT
- LNA = LIMITS OF NO ACCESS
- ACC = LIMITS OF ACCESS
- OHD = OKLAHOMA HIGHWAY DEPARTMENT
- MON = MONUMENT
- ● = 3/8 IRON PIN WITH CAP

CERTIFICATE

I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by sale has been provided in the amount of $_____ per trust receipt no. _____ _____ to be applied to 20____ taxes not as yet this certificate is NOT to be construed as payment of 20____ taxes in full but is given in order that this plat may be filed of record 20____ taxes could exceed the amount of the security deposit.

Dated _____ 20____

Dennis Semler
Tulsa County Treasurer

By: _____
Deputy

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____ _____ MAYOR/VICE This approval is void if this plat is not filed in the Office of the County Clerk on or before: _____ _____ COUNTY or CITY ENGINEER

APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

Chairman _____

Mayor _____

Attest: City Clerk _____

Approved: City Attorney _____

STATE OF OKLAHOMA
COUNTY OF TULSA } SS.

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

Dated the ____ day of _____ 20____

Joan Hastings, Tulsa County Clerk

_____
Deputy

PLANTATION APARTMENTS
Sheet 1 of 2
Date Prepared: May 15, 2008

"FOR TECHNICAL ADVISORY COMMITTEE MEETING"
JUN 05 2008
TULSA METROPOLITAN AREA PLANNING COMMISSION
RECEIVED
MAY 15 2008
Tulsa Metropolitan Area Planning Commission

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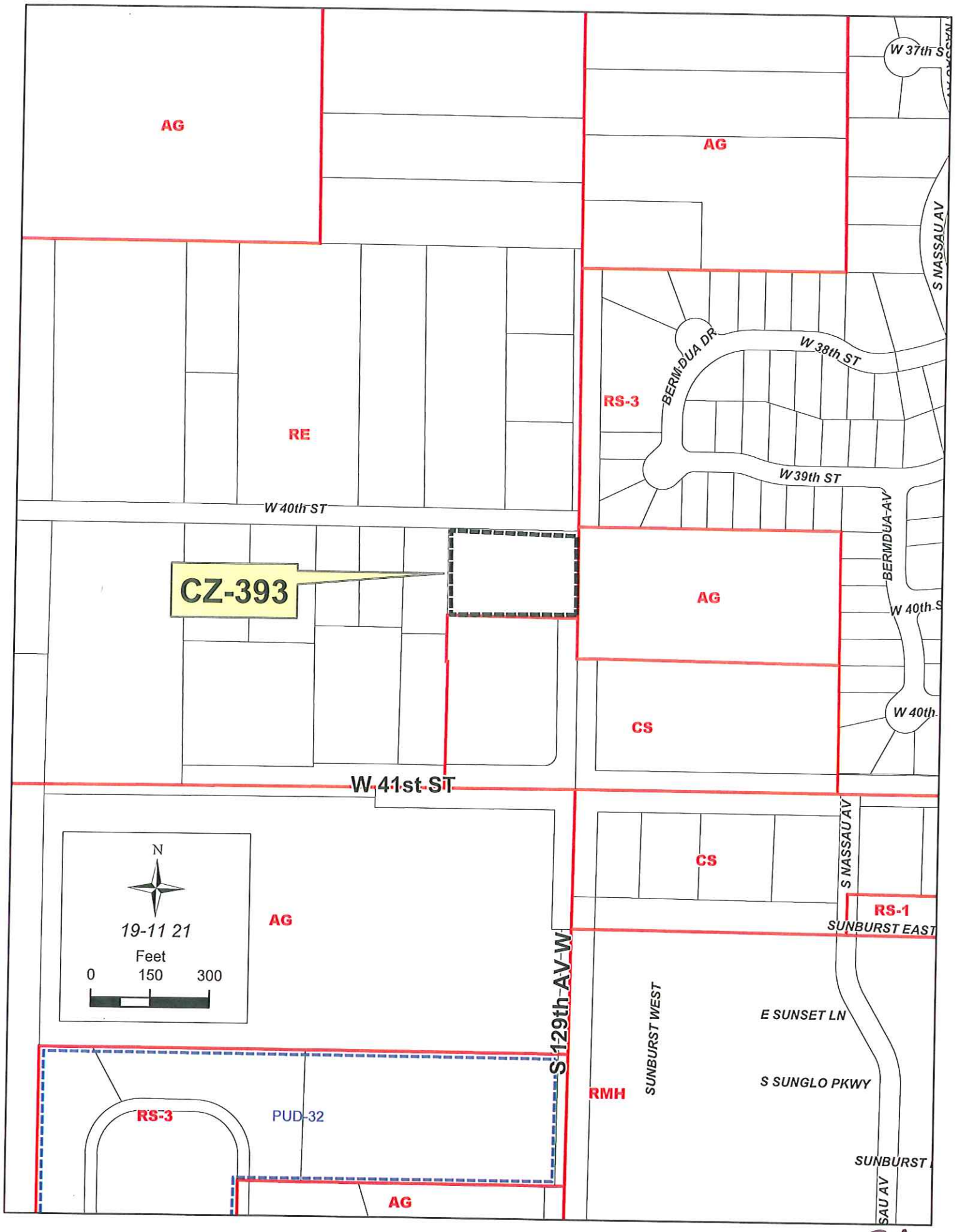
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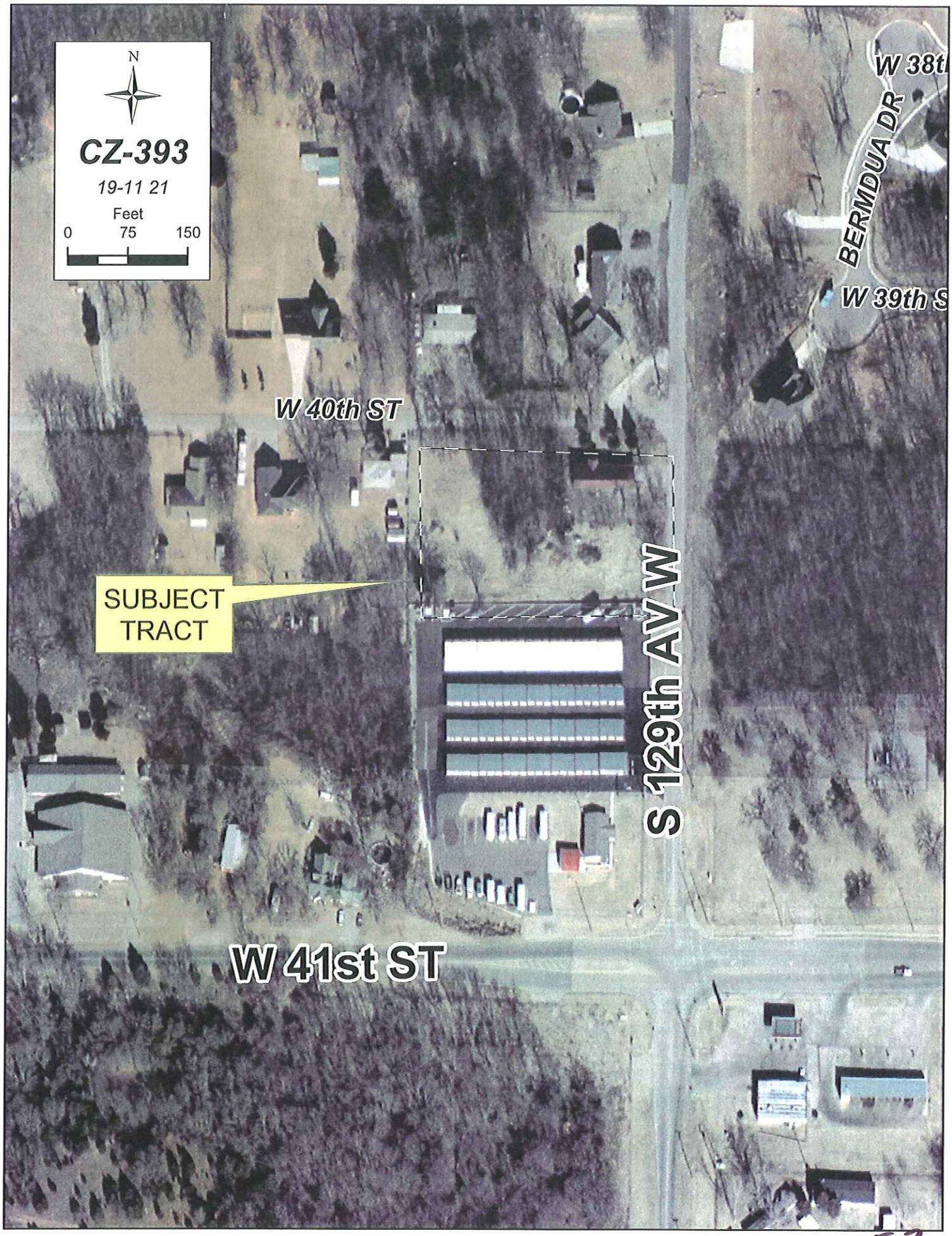
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W 41st ST

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TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: CZ-393

TRS 9121 **Atlas** 0

CZM 43 **PD- County**

TMAPC Hearing Date: August 20, 2008

Applicant: Doyle E. Lee Jr. **Tract Size**: 1.6± acres/± 69,696 SF

ADDRESS/GENERAL LOCATION: Southwest corner of West 40th Street and South 129th West Avenue

EXISTING ZONING: RE **EXISTING USE:** Residential

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

PROPOSED ZONING: CS **PROPOSED USE:** Mini-storage expansion

RELEVANT ZONING HISTORY:

CZ-312 October 2002: All concurred in approval of a request for rezoning a .97± acre tract of land from RE to CS for a mini-storage on property located north of the northwest corner of West 41st Street and South 129th West Avenue and abutting south of subject property.

CBOA-1750 July 2000: The County Board of Adjustment approved a request for a Special Exception to allow Use Unit 16, mini-storage facility, on property south of the subject tract and located on the northwest corner of West 41st Street and South 129th West Avenue.

CZ-249 February 1999: All concurred in approval of a request for rezoning a 1.7-acre tract from RE to CS for commercial use, on property located on the northwest corner of West 41st Street and South 129th West Avenue and south of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.6± acres in size and is located southwest corner of West 40th Street and South 129th West Avenue. The property appears to be in residential use and is zoned RE.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 129th West Avenue	Secondary arterial	100'	2
West 40th Street	Residential	50'	2

UTILITIES: The subject tract has water and sewer available.

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

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Sand Springs Comprehensive Plan designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:
Based on the Sand Springs Comprehensive Plan and surrounding uses/zoning, staff cannot support the requested rezoning and therefore recommends **DENIAL** of CS zoning for CZ-393, finding that the proposed rezoning would create a strip-zoning situation and potentially be facing residential uses on three sides.

08/20/08

NOTICE
OF A PUBLIC HEARING
FOR A PROPOSED ZONING CHANGE
CASE NUMBER: CZ-393
From: RE (Residential Single-family Estate District)
To: CS (Commercial Shopping Center District)
For: Mini-storage expansion
TRACT SIZE: 1.6 +/- acres
ON: Wednesday, August 20, 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: 584-7526 or Visit: www.tmapc.org

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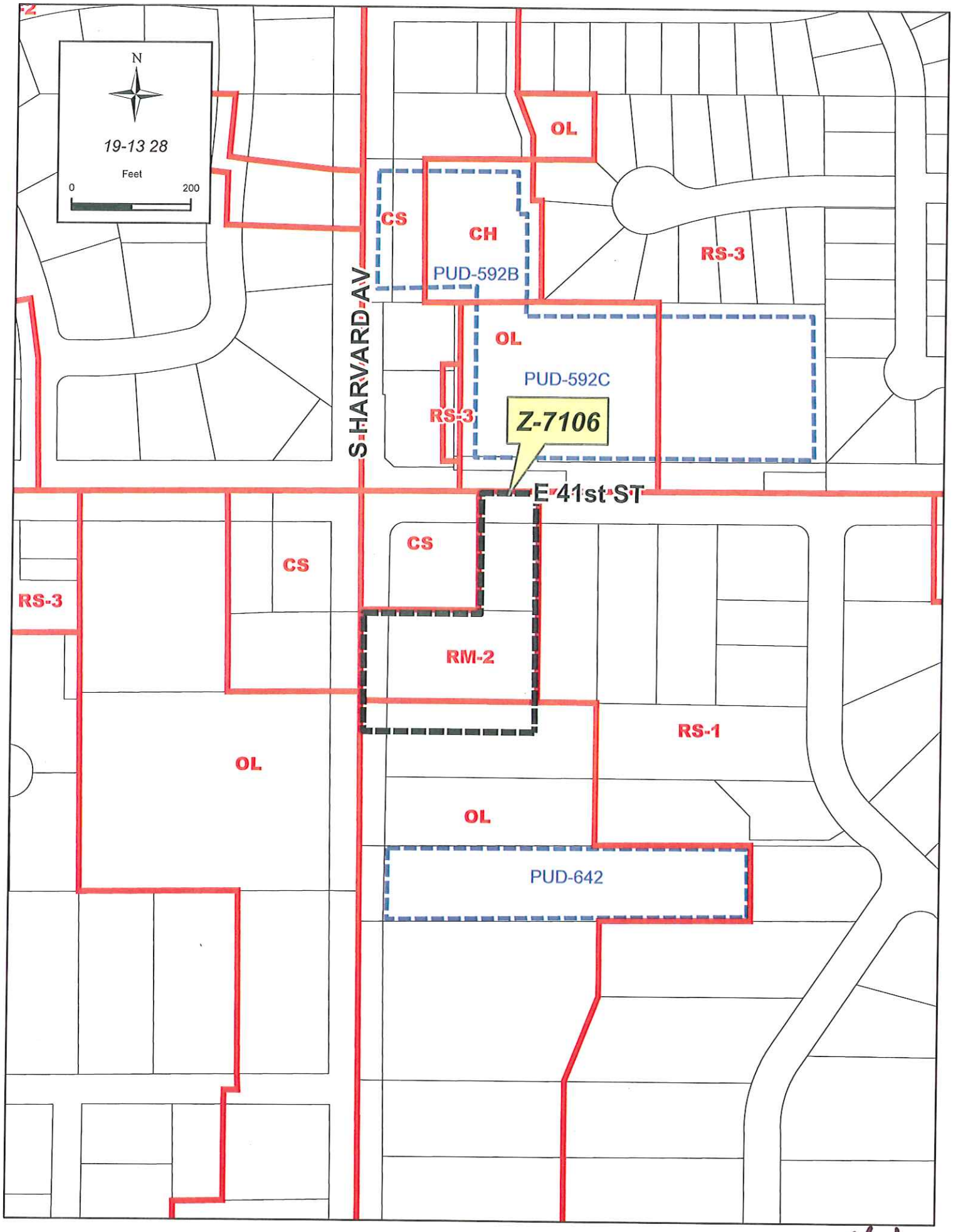
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PUD-592C
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RS-3
RM-2
RS-1
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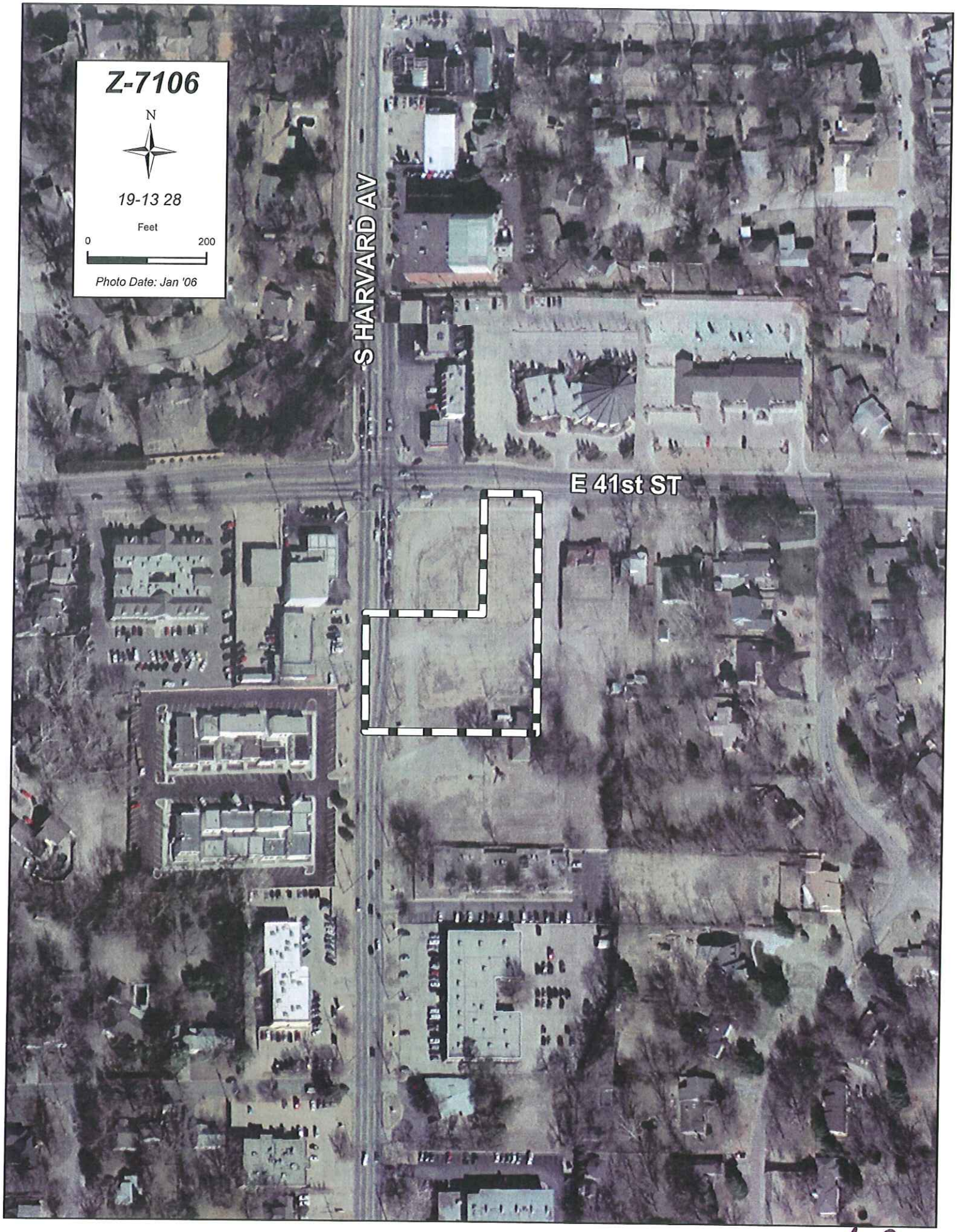
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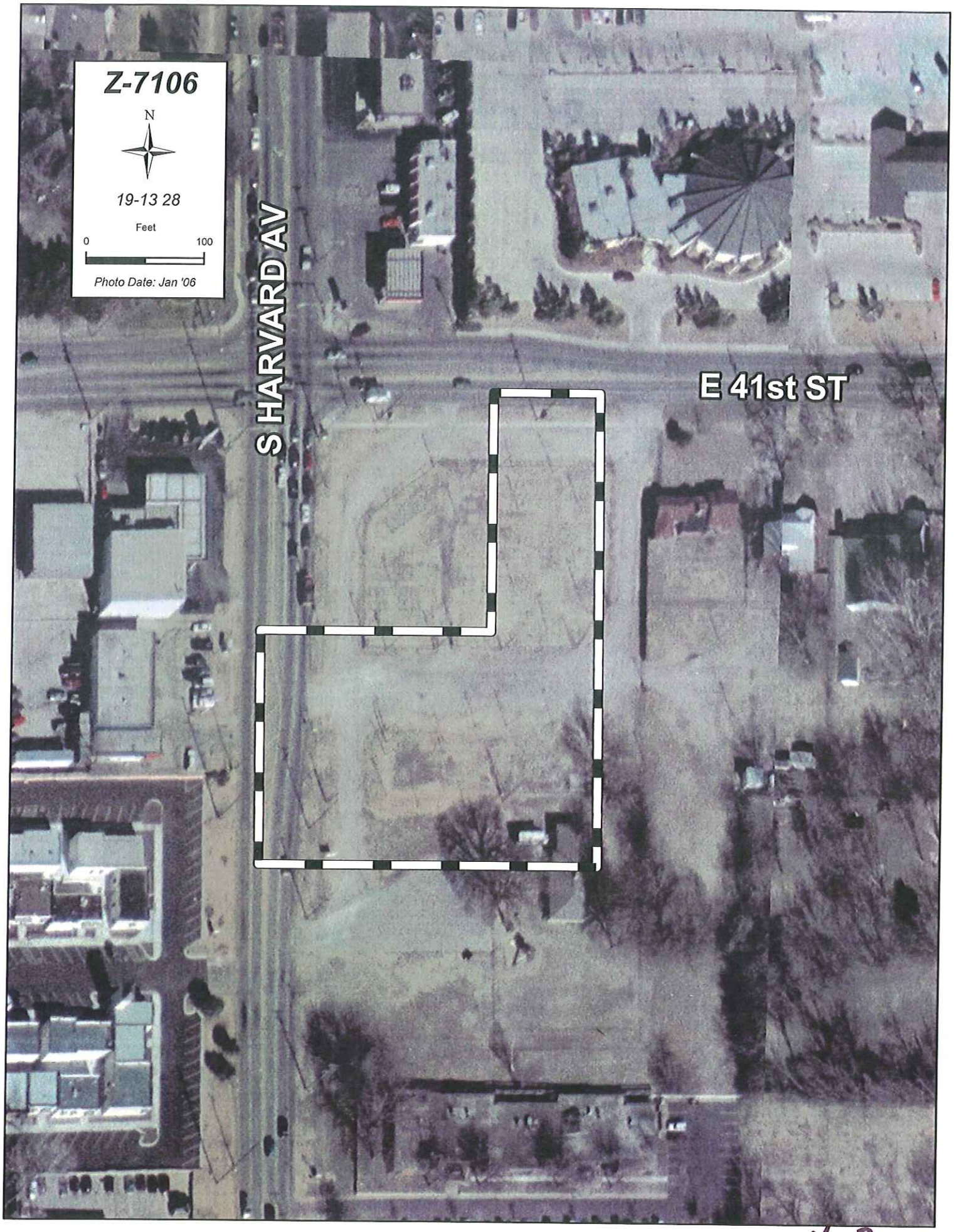
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E 41st ST

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TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7106

TRS 9328 **Atlas** 311

CZM 47 **PD-6 CD-9**

TMAPC Hearing Date: August 20, 2008

Applicant: Charles E. Norman **Tract Size**: 1.84± acres
80,150± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 41st Street South and South Harvard Avenue

EXISTING ZONING: CS/RM-2/OL/RS-1 **EXISTING USE:** Vacant

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

PROPOSED ZONING: CS **PROPOSED USE:** Neighborhood shopping center

RELEVANT ZONING HISTORY:

Z-6906 December 2003: A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

PUD-690 December 2003: A proposed Planned Unit Development on a 5.67+ acre tract of land (related to rezoning case Z-6906) to permit a Wal-mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The City Council denied the application.

PUD-592-C June 2003: All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

BOA-20338 September 26, 2006: The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41st Street South and South Harvard Avenue.

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit

16.4

alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st Street for temporary buildings and outdoor sales; a Variance of the setback from an R district; and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

Z-6818 June 2001: All concurred in approval of a request for rezoning a 1.34± acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-592-B June 2001: All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

Z-6804/PUD-592-A March 2001: A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-642 February 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for office development on property located south of the southeast corner East 41st Street South and South Harvard Avenue and abutting south of subject property.

PUD-592 August 1998: All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.84± acres in size and is located southeast corner of East 41st Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary arterial	100'	4
East 41st Street South	Secondary arterial	100'	4

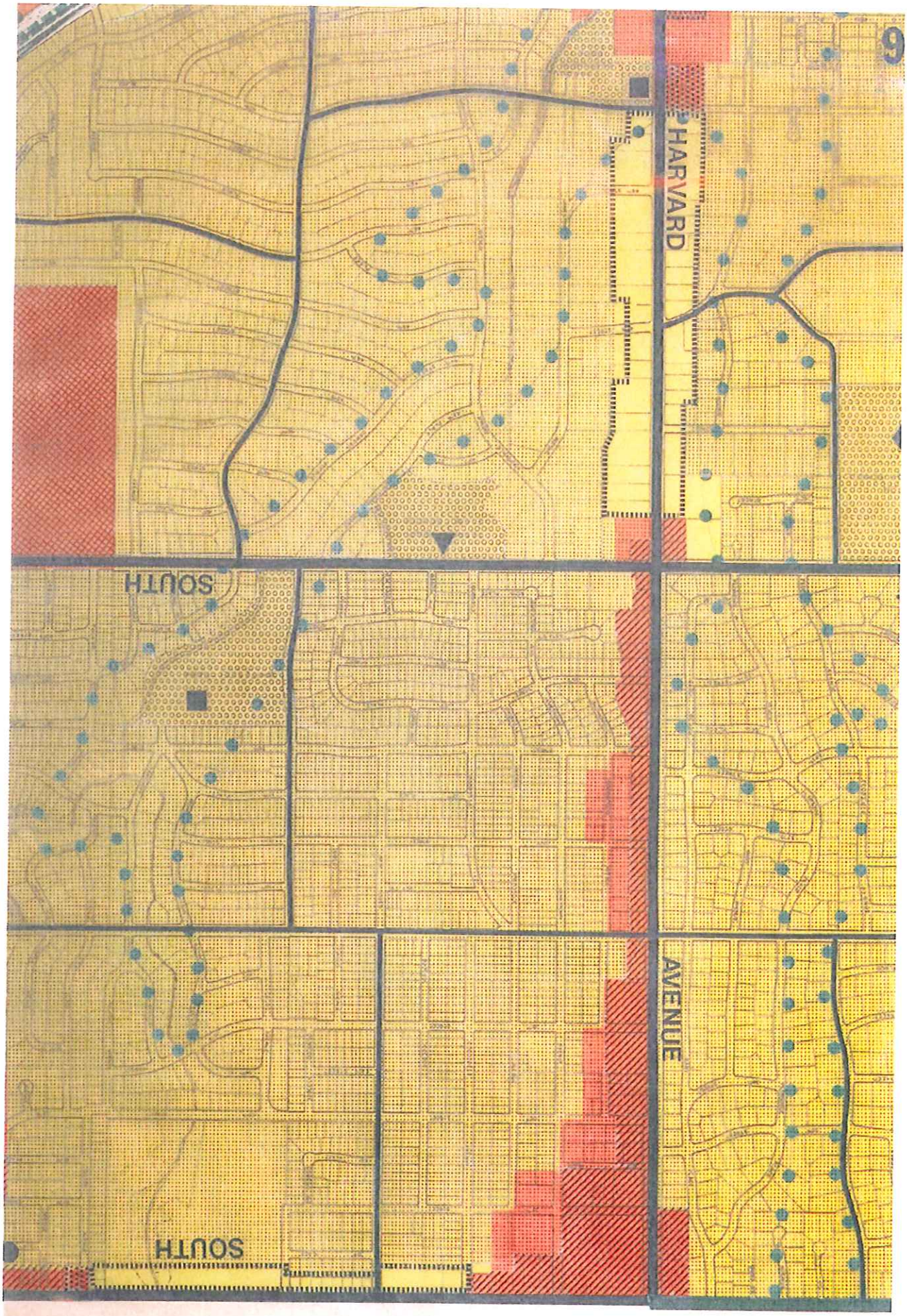
UTILITIES: The subject tract has municipal water and sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by a single-family residential use, zoned RS-1; on the north by commercial/office uses, zoned CS and RS-3; on the south by vacant land/office uses, zoned OL; and on the west by commercial uses, zoned CS.

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-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:
This property was the subject of an earlier rezoning application several years ago, which also requested a commercial use and which was denied. Staff could and did support that application. Staff could also support this application, subject to the accompanying PUD or some variation thereof and subject to the southern OL-zoned portion (approximately 50' by 300') remaining in OL zoning but still remaining in the PUD. This allows the commercial portion to more generally line up with the existing CS zoning across Harvard. Therefore, staff recommends **APPROVAL** of CS zoning for a portion of the subject property, as noted above, and further if accompanied by an appropriate PUD.

08/20/08



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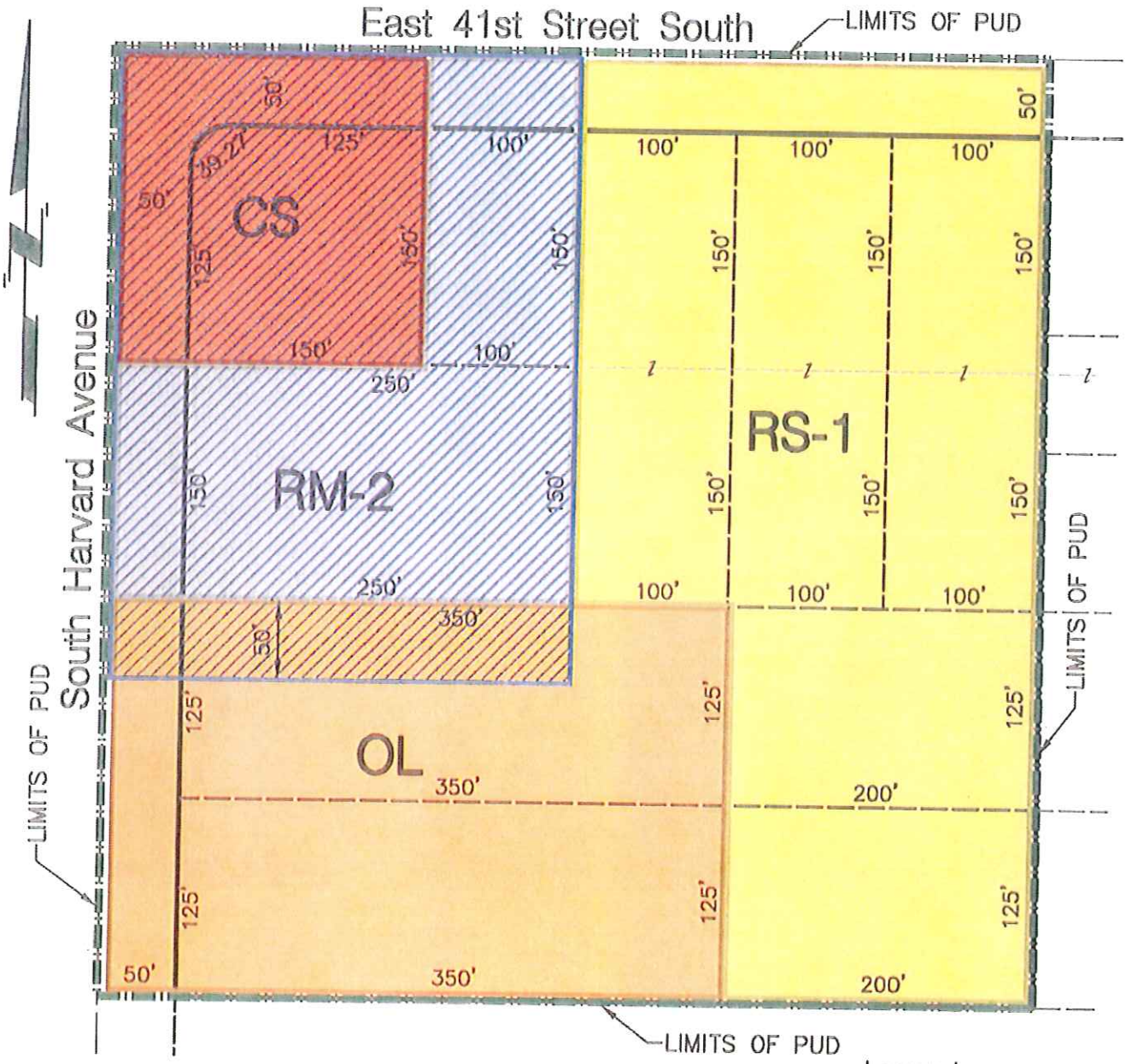


Existing Zoning

CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
TOTAL	360,000 SF

Proposed Zoning

CS	40,000 SF
RM-2 to CS	65,000 SF
OL to CS	15,000 SF
REMAINING OL	85,000 SF
RS-1	155,000 SF
TOTAL	360,000 SF

Legend

PROPOSED CS ZONING

Location Map

ZONING EXHIBIT
PUD NO. 761
Z-7106

0 20 40
SCALE IN FEET

SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:sac@sackandassociates.com
CA Number 1783 (PE/LS) and 1452 (LA). Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBIT23A
Drawn: DHB Order: E5810 File: 1613.28 Division: C
XREFs: COPYRITE S-6111K T-SU2
Plotted: 09 JUL 2009

16.8

NOTICE
OF A PUBLIC HEARING
FOR A PROPOSED ZONING CHANGE
CASE NUMBER: Z-7106
From: RM -2/OL (Residential Multi-family
District/Office Low Intensity District)
To: CS (Commercial Shopping Center District)
For: Neighborhood Center
TRACT SIZE: 1.84 +/- acres
ON: Wednesday, August 20, 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: 584-7526 or Visit: www.tmapc.org

16.9

Serena Giulio Cline
3166 E. 40th Street,, Tulsa, Ok 74105
Phone 918 - 749 - 3511

RECEIVED
JUL 3 1 2008
BY:

July 30, 2008

INCOG
201 W 5th Street
Suite 600
Tulsa, Ok 74103

RE; Case # Z-7106 Rezoning at So Harvard and E.41st Street

TO: MEMBERS OF THE METROPOLIAN AREA PLANNING COMMISION

Due to the fact that there are already FOUR Shopping Centers within one mile of this location, I am very much opposed to creating another. I think it would put hardship on existing businesses and simply is not needed. The area is already saturated with shopping centers. W have sufficient, even an abundance of shops of all kinds, to service the area and those who come from other areas to shop. Anymore would be over-kill and would cause some existing businesses to be forced out of business. Another Shopping Center would be counter productive.

I urge you as thinking, concerned people entrusted with important decisions regarding zoning to act in the interest of established businesses and the needs of the rresidents of Tulsa and the area being considered.

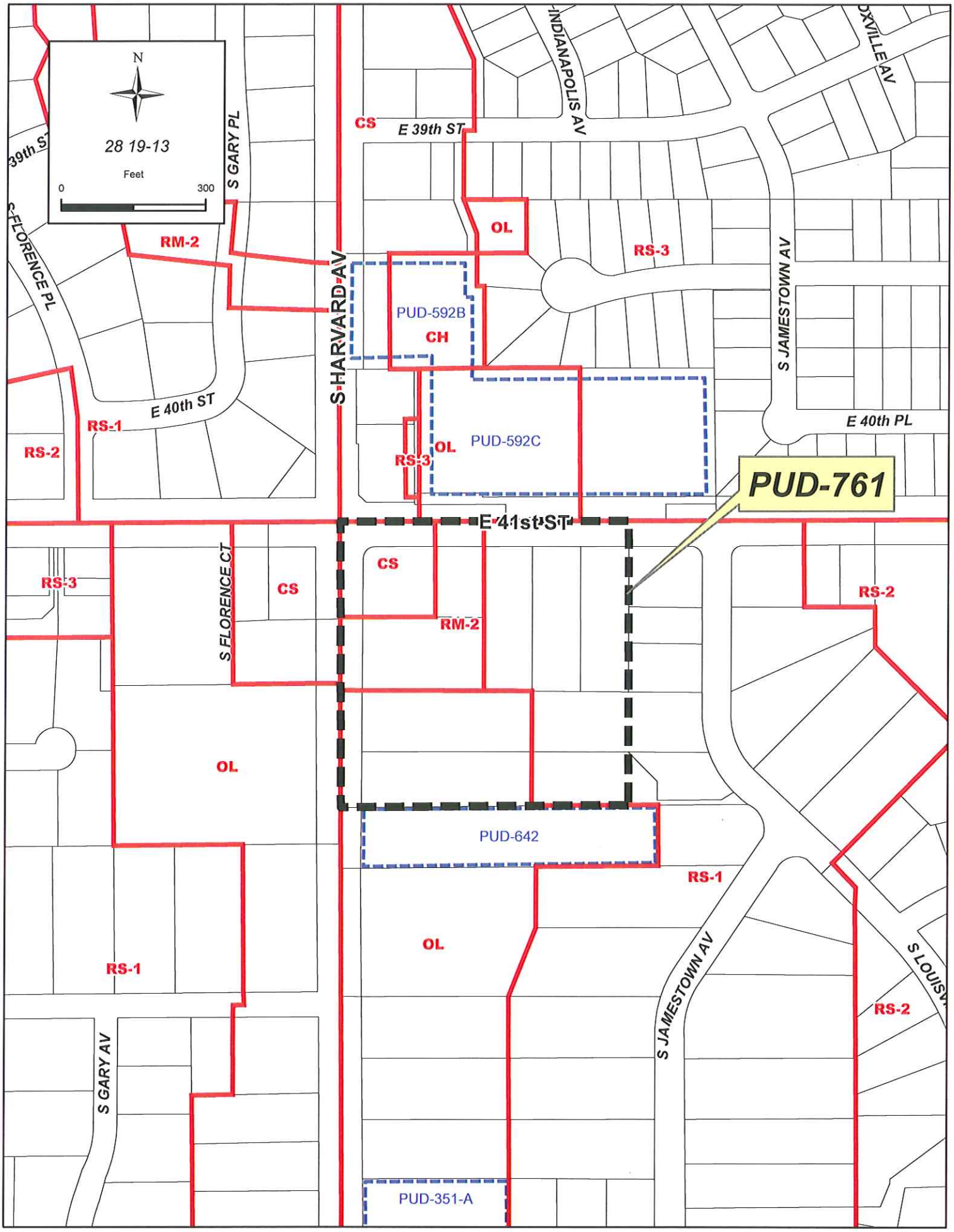
Sincerely.

Serena Cline

Serena Cline, Resident at 41st and S. Harvard

SC:me

16.10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RS-2
RM-2
CS
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INDIANAPOLIS AV
OXVILLE AV
OL
RS-3
S HARVARD AV
PUD-592B
CH
S JAMESTOWN AV
E 40th PL
PUD-592C
OL
RS-3
PUD-761
E 41st ST
RS-3
S FLORENCE CT
CS
CS
RM-2
RS-2
OL
PUD-642
RS-1
OL
S JAMESTOWN AV
S LOUISV
RS-1
RS-2
S GARY AV
PUD-351-A

17.1

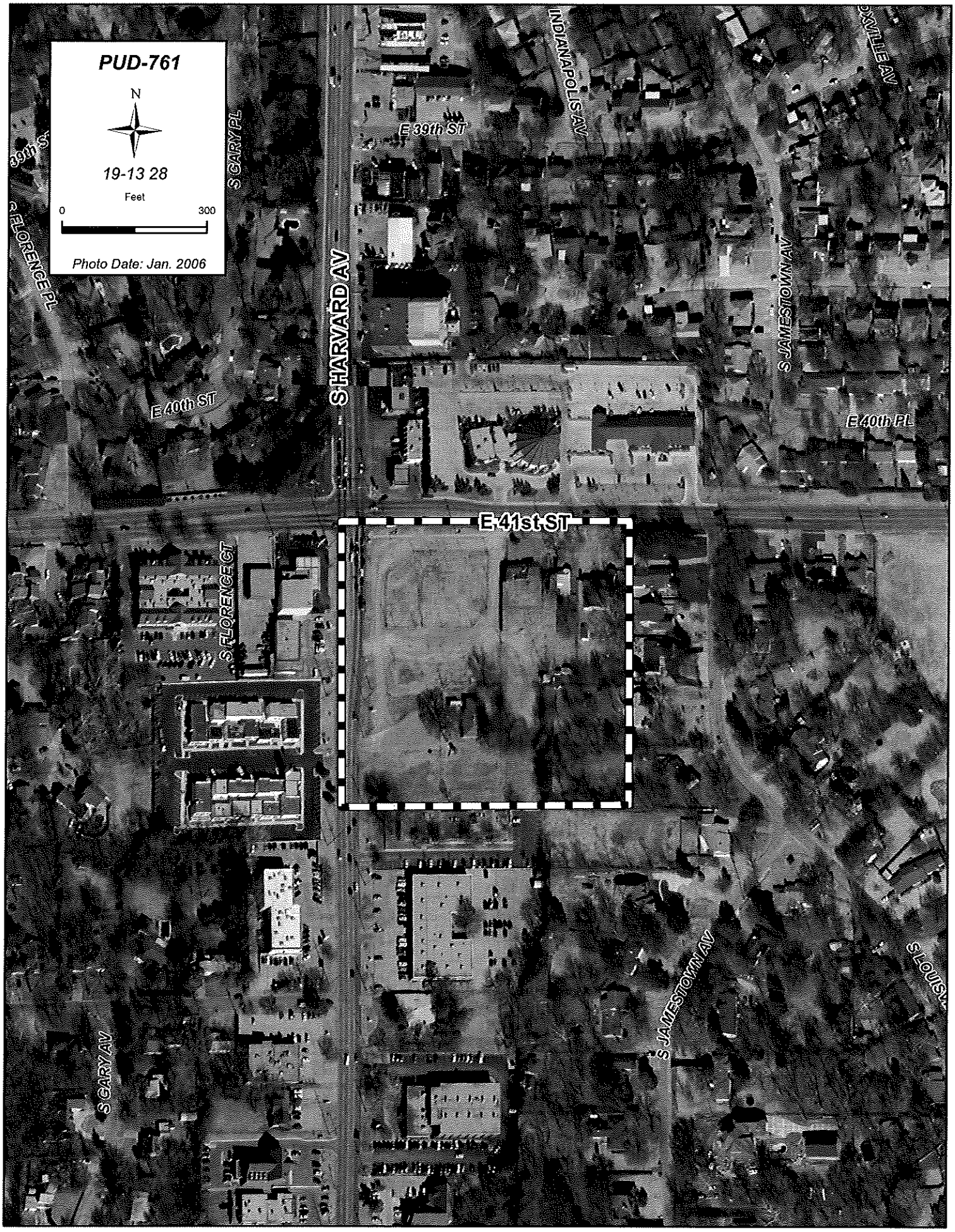
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Photo Date: Jan. 2006
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S GARY PL
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S JAMESTOWN AV
E 40th ST
E 40th PL
E 41st ST
S FLORENCE CT
S GARY AV
S JAMESTOWN AV

17.2

PUD-761
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Photo Date: Jan. 2006
S Harvard Ave
E 41st St

17.3

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-761

TRS 9328 | **Atlas** 311

CZM 48 | **PD-6 CD-9**

TMAPC Hearing Date: August 20, 2008

Applicant: Charles E. Norman | **Tract Size**: 6.87± acres
299,257±square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 41st Street South and South Harvard Avenue

EXISTING ZONING: RM-2/OL/CS | **EXISTING USE:** Vacant

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

PROPOSED ZONING: RM-2/OL/CS/PUD | **PROPOSED USE:** Neighborhood shopping center

RELEVANT ZONING HISTORY:

Z-6906 December 2003: A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

PUD-690 December 2003: A proposed Planned Unit Development on a 5.67+ acre tract of land (related to rezoning case Z-6906) to permit a Wal-mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The City Council denied the application.

PUD-592-C June 2003: All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

BOA-20338 September 26, 2006: The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41st Street South and South Harvard Avenue.

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit

alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st Street for temporary buildings and outdoor sales; a Variance of the setback from an R district; and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

Z-6818 June 2001: All concurred in approval of a request for rezoning a 1.34± acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-592-B June 2001: All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

Z-6804/PUD-592-A March 2001: A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-642 February 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for office development on property located south of the southeast corner East 41st Street South and South Harvard Avenue and abutting south of subject property.

PUD-592 August 1998: All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.84± acres in size and is located southeast corner of East 41st Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary Arterial	100'	4
East 41st Street South	Secondary Arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by Villa Grove Heights No. 1, zoned RS-1; on the north by 41st Street and then "41st Place", zoned OL/CH/RS-3/PUD-592-C; on the south by Peachtree Square Replat L5-6, Block 1 Villa Grove Heights No. 1, zoned

OL/PUD-642; and on the west by Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS and OL respectively.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
This property was the subject of an earlier rezoning application several years ago, which also requested a commercial use and which was denied. Staff could and did support that application. Staff could also support this application, subject to the accompanying PUD or some variation thereof and subject to the southern OL-zoned portion (approximately 50' by 300') remaining in OL zoning but still remaining in the PUD. This allows the commercial portion to more generally line up with the existing CS zoning across Harvard. In case Z-7106, also appearing on the 8/20/08 agenda, staff has recommended "approval of CS zoning for a portion of the subject property, as noted above, and further if accompanied by an appropriate PUD".

STAFF RECOMMENDATION:
PUD-761 is a 360,000 square foot (sf) (8.26 acre) mixed-use development proposed for the southeast corner of Harvard Avenue and 41st Street South. The development would be re-platted as a four (4) lot one (1) block subdivision. The applicant's proposal includes commercial development for small businesses, restaurants, offices and retail shops.

There was a proposal in September 2003 which was narrowly recommended for approval by the TMAPC and unanimously denied by the Tulsa City Council in December 2003. This proposal was for a 41,000 sf WalMart Neighborhood Market with an accessory 300-foot gasoline kiosk and fueling facilities located on the immediate corner, or the "hard corner". The market itself was to be located (approximately) in the southeast corner of the parcel (see Exhibit A-1).

As a result of the contentiousness with which that application was met, this application has introduced several design elements in an attempt to alleviate impacts to the surrounding neighborhoods. First, the applicant is proposing four small scale buildings the largest of which would be limited to 22,500, with a total maximum floor area requested of 60,000 square feet of commercial floor area. This should eliminate any interest from "big box" development. Permissible floor area will be discussed below.

The most intensive use of the lot would be a drug store proposed for the single lot located on the immediate corner for Harvard and 41st. The applicant also proposes to eliminate certain permissible uses such as gasoline service stations, thereby eliminating gas/convenience stores. There is also a limitation on hours of operation, excepting the drug store on the corner lot, further restricting the number of potential owners and tenants within Harvard Square and attempting to form a compatible relationship with nearby neighborhoods.

The applicant is also proposing to restrict maximum building heights within the development area contrary to commercial zoning which has no height limitations. Within one hundred feet of the east boundary the applicant is proposing that a building may not exceed 17 feet in height. Within the remainder of Harvard Square a 23 feet height restriction would apply.

Another design element the applicant is proposing is a mandatory "prairie style" architectural theme known for its low lying roofs, broad eaves, and a focus on horizontal elements of the design as shown on applicant's Exhibit C – Architectural Theme. Design guidelines will limit permissible construction materials to include brick, cast and natural stone, stucco and horizontal bands of glass. These materials will be required on all sides of the various buildings in accord with Exhibit C. Also included are unoccupied tower elements at entries and corners of buildings and stainless steel track mounts for wall signage. The applicant's concept plan for

Harvard Square is shown on Exhibit A. Exhibits B and B-1 are aerial photographs indicating area land uses and the Harvard Square site.

Refer to Exhibit A-2 - the applicant's proposed zoning of the parcel, and Exhibit A-3 – the existing zoning. Staff supports the rezone of the existing medium intensity residential area (the RM-2 area on A-2) to the requested low intensity commercial (CS) zoning. However, the 50' by 400' (including the ROW) section of existing OL zoning requested for CS zoning on A-2, is identified by the District 6 Comprehensive Plan as a Lineal Development Area limited to lower-intensity office uses (see Exhibit A-4). Staff can not support the requested rezone of the OL portion of the proposed development area. This directly affects the allowable commercial floor area within the development area.

Consequently, without the rezone of the small OL portion of the site, the permissible commercial floor area as allowed by the underlying zoning district is 52,500 sf. Additionally, the underlying OL zoning will also permit 30,000 square feet of office floor area (for a total of 82,500 sf total), as well as, nine (9) single family dwellings. The applicant is limiting the total permissible floor area to 60,000 and using the PUD over-lay to further place limitations on development of the PUD.

In addition to the use restrictions, building height limitations, hours of operation limits and architectural design requirements, the applicant is proposing extensive landscaping and screening along the east and south PUD boundary lines. An 8-foot solid screening masonry type wall (as depicted in applicant's Exhibit D-1) will be constructed along the entirety of the east boundary and along the first 50-feet of the south boundary. A 35-foot landscape buffer with very specific planting requirements will be required in accordance with the attached Exhibit D-2. Exhibit D-2 is not a conceptual plan and would be used in Detail Site Plan review.

With the denial of rezone of the small OL portion of the site combined with the PUD over-lay and the development restrictions outlined in the standards below, staff finds the proposed uses and intensities of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-761 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-761 subject to the following conditions:

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

2. Development Standards:

LAND AREA

Gross:	8.2645 Acres	360,000 SF
Net Area:	6.8734 Acres	299,404 SF

PERMITTED USES

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

The following uses shall be expressly forbidden:

Apartments, Auto Alarms Installation, Auto Parts & Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-family Dwellings, Night Clubs, Oil & Lubrication Service, Pawn Shop, Plumbing Fixtures, Pool Halls, Secondhand Store, Shoe Repair, Taverns, Tune-Up Service, Video Rentals.

MAXIMUM BUILDING FLOOR AREA*: 60,000 SQUARE FEET TOTAL:
52,500 sf commercial floor area
7,500 sf office floor area

**The maximum gross building floor area of a building on a lot or parcel within Harvard Square shall not exceed 22,500 square feet.*

MAXIMUM BUILDING HEIGHT:

Within 100 feet of east boundary	17 FT
Unoccupied architectural features	23 FT*
Remainder of Harvard Square	23 FT
Unoccupied Architectural Features	29 FT*

**Architectural elements shall be subject to Detailed Site Plan approval according to Exhibit C.*

OFF STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the centerline of E. 41st Street	125 FT*
From the centerline of S. Harvard Ave.	125 FT
From the east boundary	75 FT
From the south boundary	45 FT

Internal lot side yards to be established by Detailed Site Plan.

**For purposes of calculating the street yard for landscaping purposes, the building set-back on E. 41st Street and S. Harvard Avenue shall be considered to be 100 feet.*

LANDSCAPED AREA:

A minimum of 18% of the total net land area of Harvard Square shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at detail site plan review. See also landscape and screening concept below.

SIGNS:

1. One ground sign shall be permitted for each lot with frontage on S. Harvard Avenue or E. 41st Street each with a maximum of 84 square feet of display surface area and 12 feet in height.

2. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building. Wall signs on east facing building walls shall not be permitted.

3. One monument sign at the southeast corner of S. Harvard Avenue and E. 41st Street identifying Harvard Square with a maximum height of 4 feet and a maximum length of 16 feet.

LIGHTING:

Within the east 150 feet of Harvard Square, light standards shall not exceed 12 feet in height; within the remainder of Harvard Square, light standards shall not exceed 25 feet in height. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Harvard Square. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula or other applicable light standard which will verify compliance with the City of Tulsa Zoning Code lighting standards. Consideration of topography must be included in the calculations.

TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

ADDITIONAL DEVELOPMENT STANDARDS:

1. The opening of any business within Harvard Square shall not occur before 7:00 a.m. and businesses shall close by 11:00 p.m. Excepting a pharmacy and related store at the corner of E. 41st Street and S. Harvard Avenue (proposed Lot 1) shall not be subject to the limitations on hours of operations.

2. No access shall be permitted to or from Harvard Square to South Jamestown Ave.

3. The principal building materials used on the front of a building shall be used on all other sides of the building, although the design and details may vary.

LANDSCAPING AND SCREENING CONCEPT

Landscape and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and additionally establish a 35 feet wide landscape buffer separating the development area from the four existing residences on South Jamestown Avenue adjacent to the development area on the east (See Exhibit D – Landscape Concept). The fourth house from the southeast corner of E. 41st Street and S. Jamestown Avenue (shown on Exhibit B-1) will be removed; the remainder of the lot will be offered for sale as a single family lot under the RS-1 zoning district standards.

An eight foot high pre-cast masonry screening wall will be constructed along the east boundary of Harvard Square. The screening wall will commence 50 feet south of the northeast corner of the property and continue west 50 feet along the south boundary of Harvard Square. The design of the wall will be as shown on Exhibit D-1, East Boundary Screening Wall.

An effort will be made to protect and save the several large native trees in the 35 feet wide buffer area. The existing trees will be supplemented with a dense mix of flowering, deciduous and evergreen trees as specified on Exhibit D-2, East Boundary Landscape Details. The additional trees will be a minimum of 10, 14 and 15 feet tall at planting to create an immediate visual barrier over and above the eight foot high masonry screening wall.

ACCESS AND CIRCULATION

Sidewalks will be constructed, or maintained if existing, along 41st Street and Harvard Avenue. Internally, mutual access and parking easements will provide, where appropriate, convenient parking for visitors to more than one store or restaurant within Harvard Square as shown on Exhibit E – Access and Circulation Plan.

3. No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

4. No building permit shall be issued for any building or structure within the development until a detail site plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.

5. No building permit shall be issued for any building or structure within the development until a detail landscape plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.

6. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.

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 stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit.

8. The City shall inspect all access points to certify that they meet City standards prior to any building permits being issued for the development. The developer shall pay all inspection fees required by the City.

9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

10. Screening walls or fences, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the aforementioned wall or fence.

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

TAC Comments:

General: No comments.

Water: No Comments.

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

Exceptions:

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

Provide additional hydrants to satisfy this requirement.

Stormwater: A Stormwater Detention Easement will be required. Drainage crossing lot lines will be Public Drainage, and it will be required to be conveyed in a 100-Year capacity Public Drainage System. Public overland drainage must be placed in an Overland Drainage Easement, and Public Storm Sewers must be in a Storm Sewer or Utility Easement with a minimum width of 15 feet.

Wastewater: Sanitary Sewer service must be provided for all proposed Lots within the development. In addition, service must be provided to adjacent existing properties as well.

Transportation:

Traffic: No Comments.

GIS: No Comments.

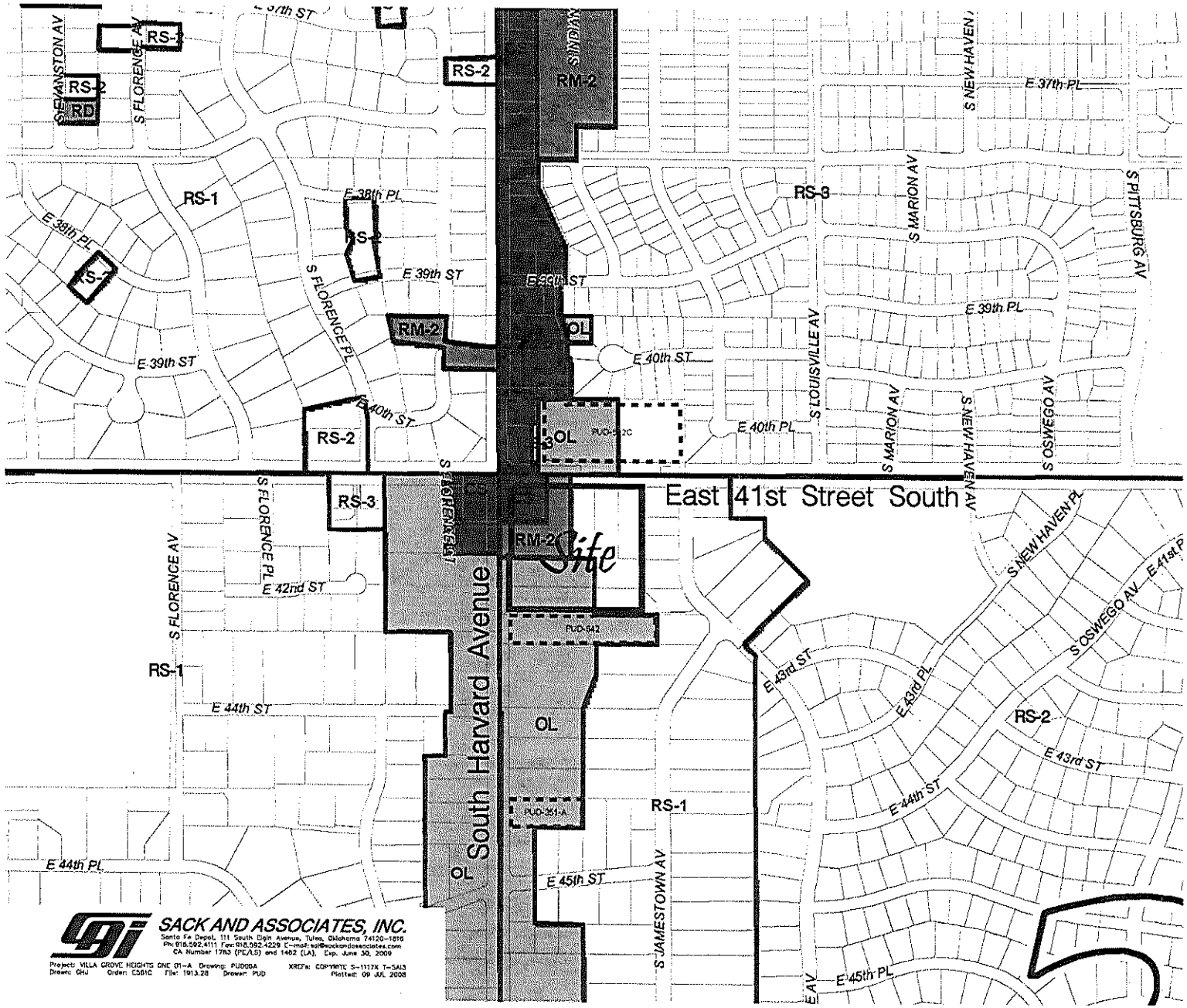
Street Addressing: No Comments.

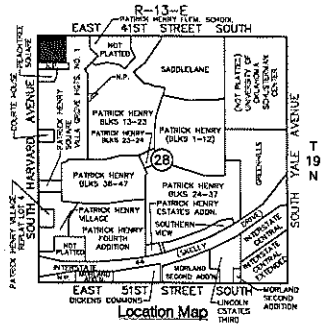
County Engineer:

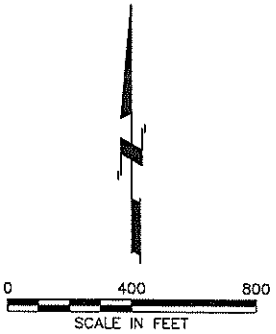
INCOG Transportation:

- MSHP: 41st St. S., between Harvard Avenue and Yale Avenue, is designated Secondary Arterial. Harvard Avenue, between 41st St. S. and 51st St. S., is designated Secondary Arterial.
- LRTP: 41st St. S., between Harvard Avenue and Yale Avenue, existing 4 lanes. Harvard Avenue, between 41st St. S. and 51st St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments
- Transit: Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

08/20/08







Harvard Square

Zoning Map

EXHIBIT 'G'

Planned Unit Development Number 761

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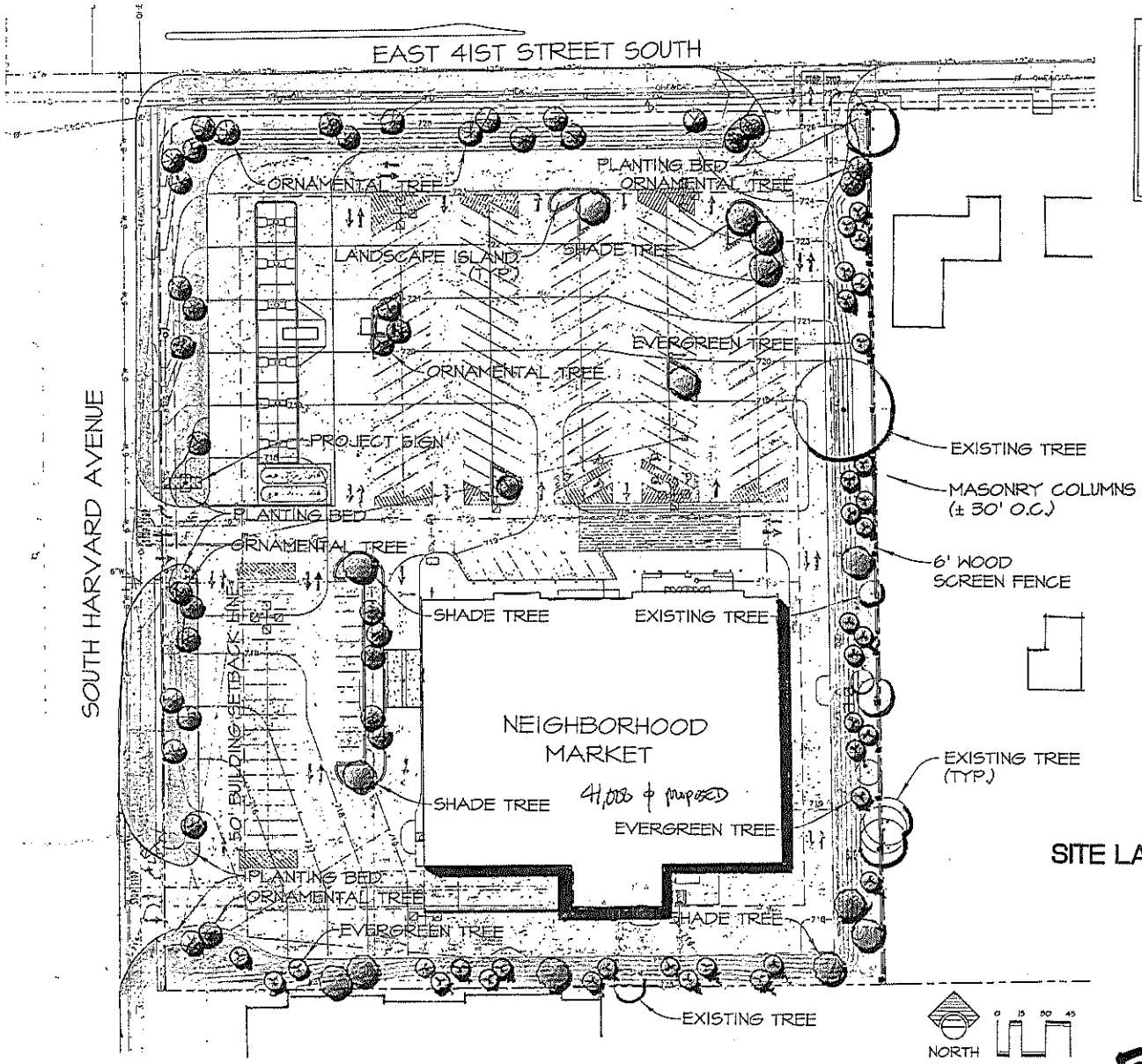

NOTES

FINAL LANDSCAPE DETAIL PLAN SHALL COMPLY WITH ALL PLANNED UNIT DEVELOPMENT REQUIREMENTS AND WITH CITY OF TULSA LANDSCAPE ORDINANCES.

THE PROPERTY WILL HAVE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM.

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE SODDED.

ALBRECK DESIGN ASSOCIATES
LANDSCAPE ARCHITECTS
2202 E 49th ST
SUITE 300
TULSA, OK 74105
918-742-1483
FAX 918-742-1479
den_albreck@albreckdesign.com

SITE LANDCSAPE CONCEPT

P.U.D. #690

Exhibit 'E-1'

WAL☆MART
Neighborhood Market

EXHIBIT A-1

17.14

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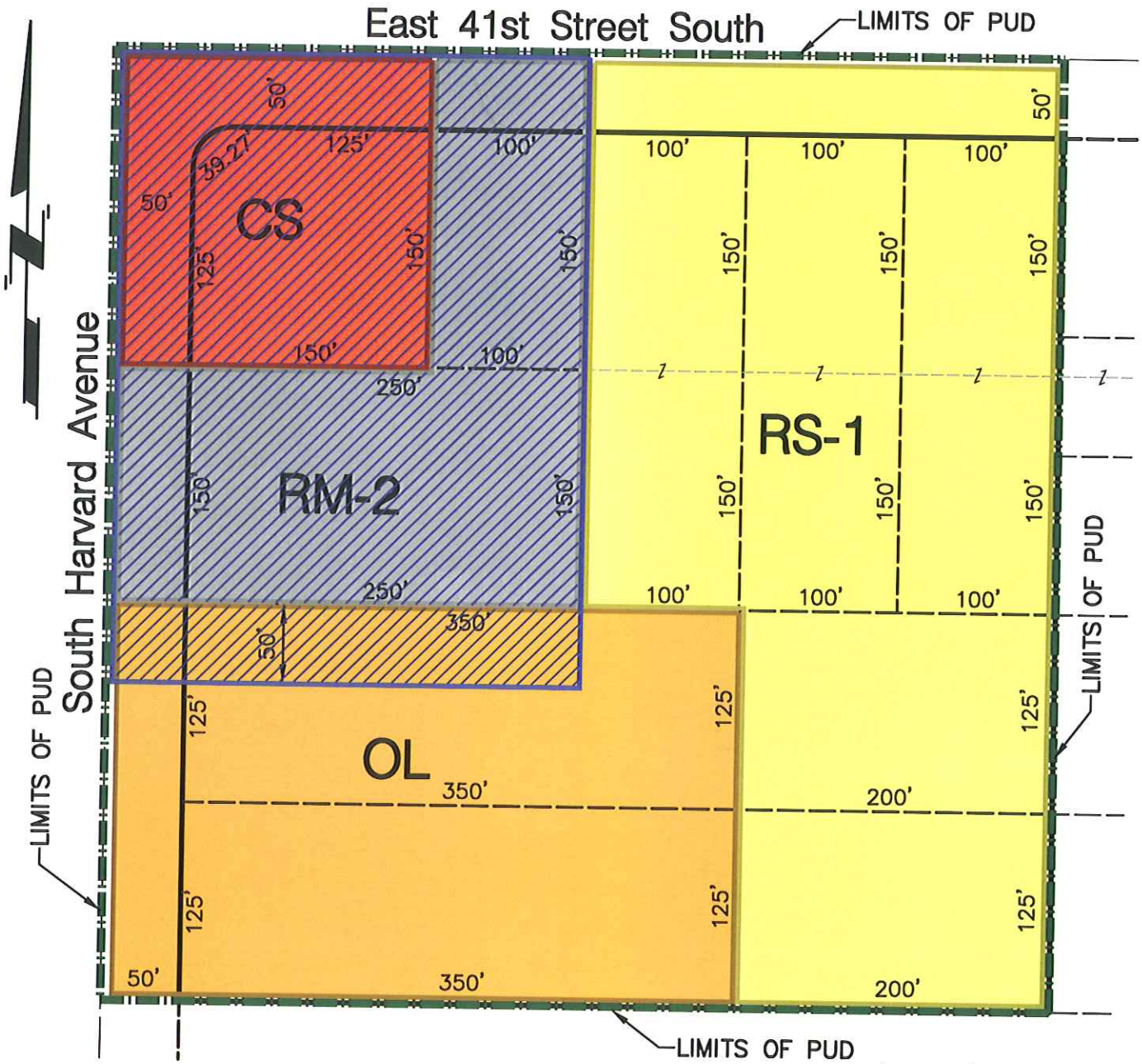


Existing Zoning

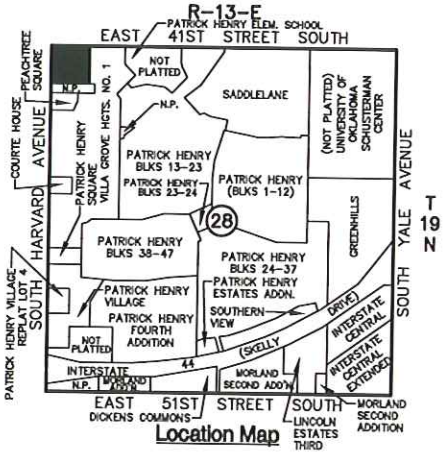
CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
TOTAL	360,000 SF

Proposed Zoning

CS	40,000 SF
RM-2 to CS	65,000 SF
OL to CS	15,000 SF
REMAINING OL	85,000 SF
RS-1	155,000 SF
TOTAL	360,000 SF

Legend

PROPOSED CS ZONING



Location Map

ZONING EXHIBIT
PUD NO. 761
Z-7106

0 20 40

SCALE IN FEET

17.15

SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1818
Ph:918.592.4111 Fax:918.592.4229 E-mail:sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1482 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBT23A
Drawn: GHJ Order: E581C File: 1913.28 Drawer: C
XREFs: COPYRITE S-811X T-SAI2
Plotted: 08 JUL 2008

EXHIBIT A-2

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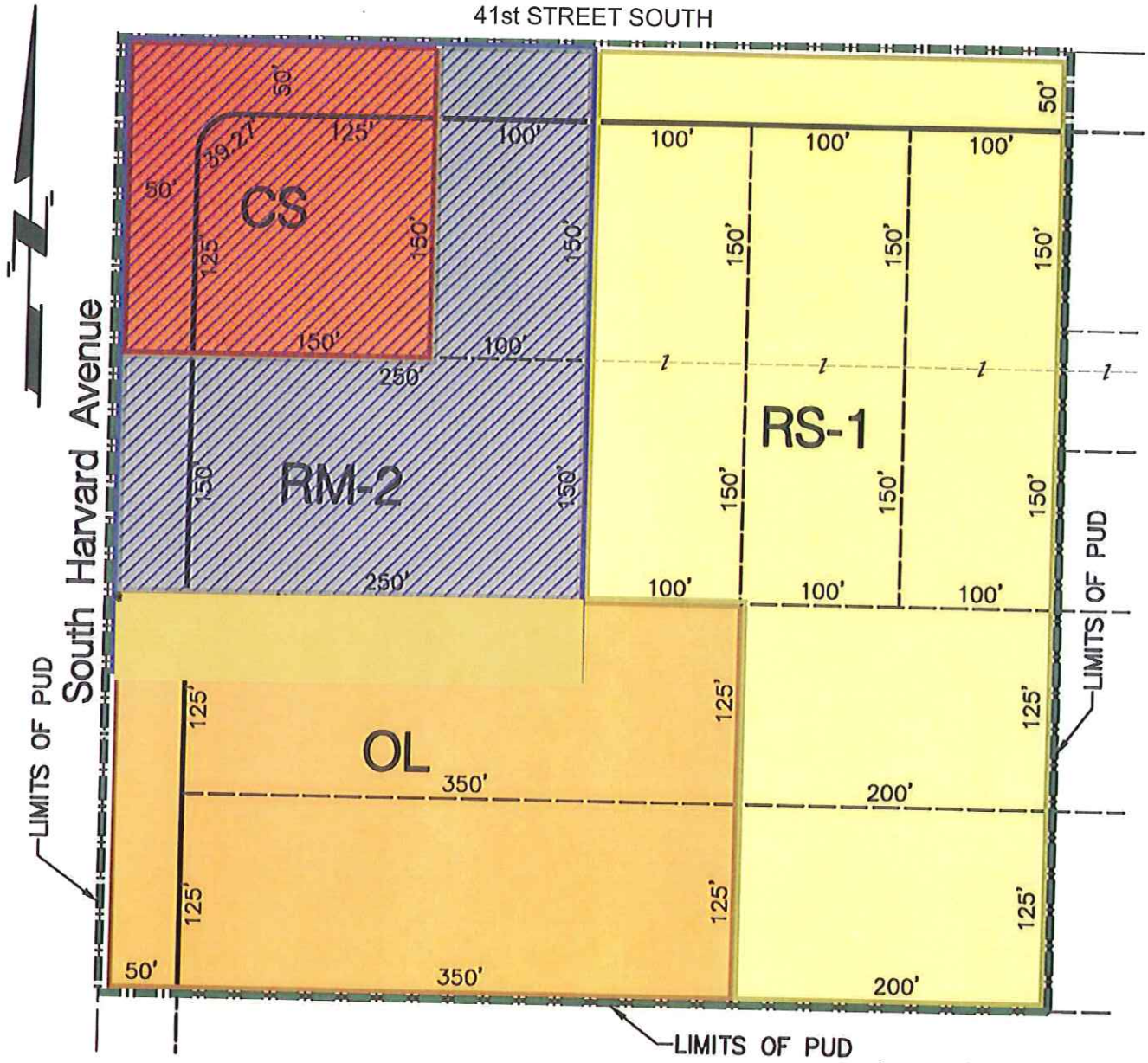
Permitted Floor Area per Underlying Zoning and the Comprehensive Plan

CS 105,000 sf x .5 FAR per commercial zoning = 52,500 sf commercial permitted
OL 100,000 sf x .3 FAR per office light zoning = 30,000 sf office permitted
RS-1 155,000 sf / 16,000 sf of land area per DU = 9 Dwelling Units
total 360,000 sf



Existing Zoning

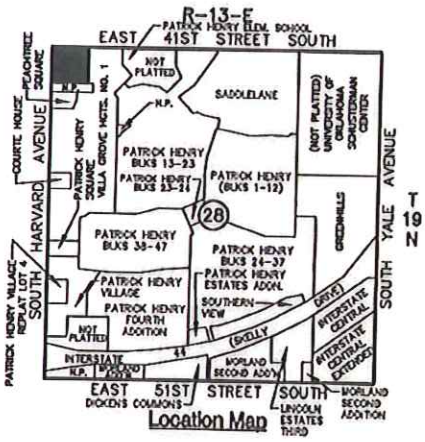
CS	40,000 SF
RM–2	65,000 SF
OL	100,000 SF
RS–1	155,000 SF
TOTAL	360,000 SF

Recommended Zoning

CS	105,000 sf
OL	100,000 sf
RS-1	155,000 sf
total	360,000 sf

Legend

PROPOSED CS ZONING



ZONING EXHIBIT
PUD NO. 761
Z-7106

0 20 40
SCALE IN FEET

17.16

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Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1818
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sa@sackandassociates.com
CA Number 1763 (PE/LS) and 1462 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBIT23A
Drawn: GHJ Order: E5810 File: 1813.28 Drawer: C
XREFs: COPYNTE S-811X T-SA2
Plotted: 09 JUL 2008

EXHIBIT A-3

EXHIBIT A-4
PLANNING DISTRICT 9, COMPREHENSIVE PLAN MAP IDENTIFYING DEVELOPMENT INTENSITIES
Proposed PUD Boundary
Special Development Area - Lineal Development Area - Low Intensity Office
Low Intensity Residential
Medium Intensity Residential
Medium Intensity Commercial
41st Street South
SOUTH
AVENUE

17.17

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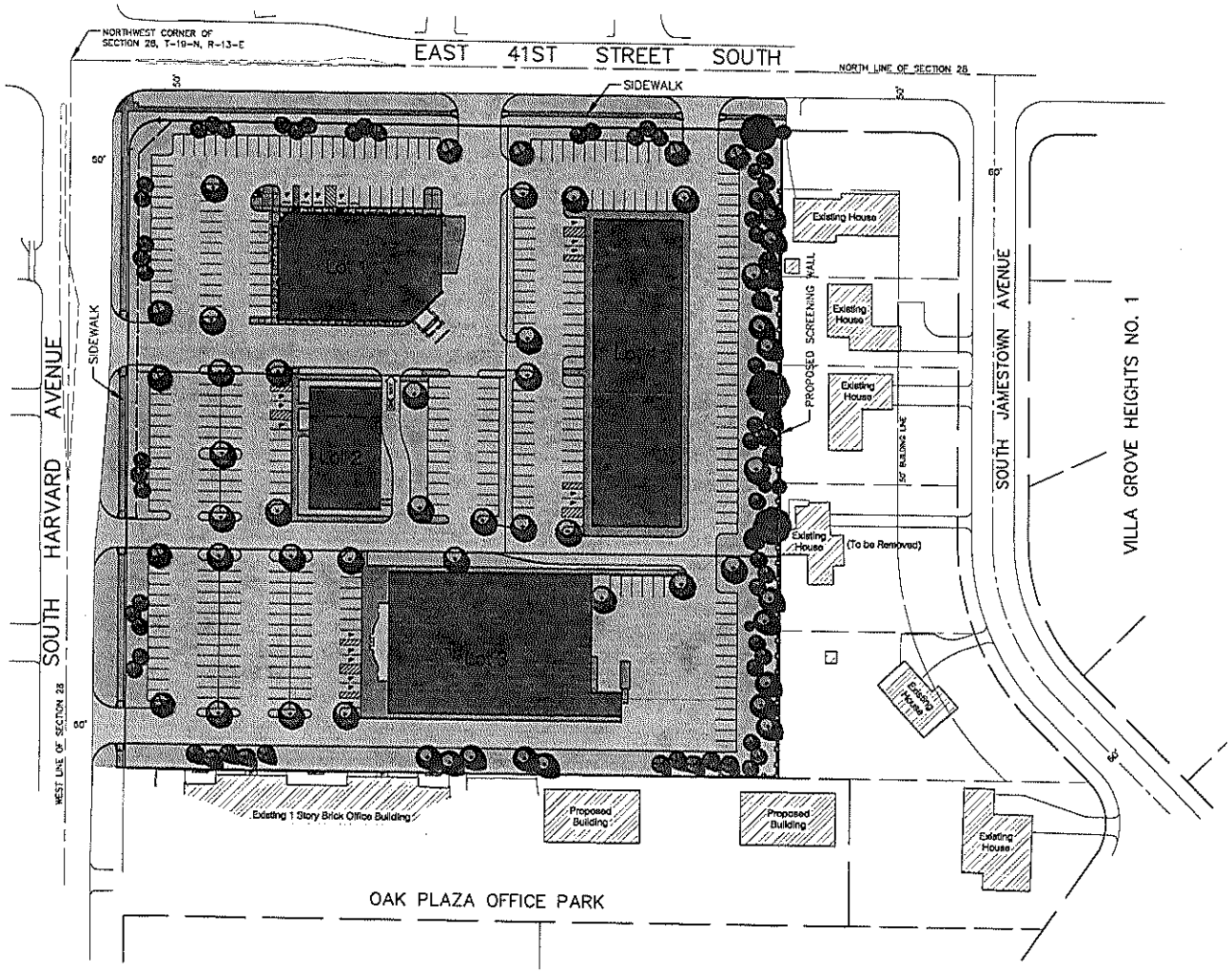

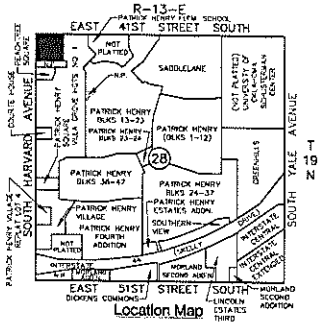

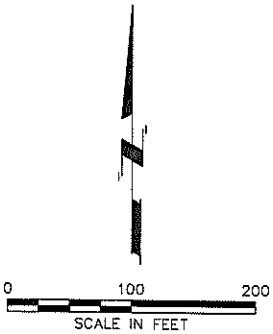

Harvard Square

Concept Illustration

EXHIBIT 'A'

Planned Unit Development Number 761

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CA Number 1763 (PE/LS) and 1467 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE, B1-A Drawing: PUD01C XREFs: COPYRITE S-1117X T-SAI3
Drawn: GHJ Order: E561C File: 1913.28 Drawer: PUD Plotted: 08 JUL 2008

17.18

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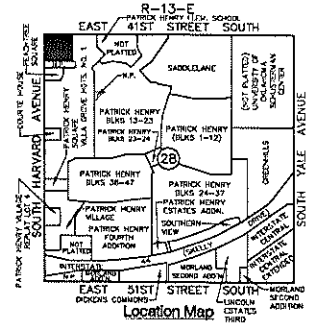
Ph:918.592.4111 Fax:918.592.4229 E-mail:sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2008

Project: VILLA GROVE HEIGHTS ONE 01-A Drawing: PUD070 XREFs: COPYRITE S-1117X T-SAI3
Drawn: GHJ Order: C061C File: 1913.28 Drawer: PUD Plotted: 08 JUL 2008



Location Map

SCALE IN FEET: 0 300 600

Legend

SFH SINGLE FAMILY HOUSING
OFF OFFICE
COM COMMERCIAL

Harvard Square

Aerial Photograph and
Adjacent Land Uses
EXHIBIT 'B'
Planned Unit Development Number 761

17.19

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Harvard Square

Aerial Photograph and Site

EXHIBIT 'B-1'

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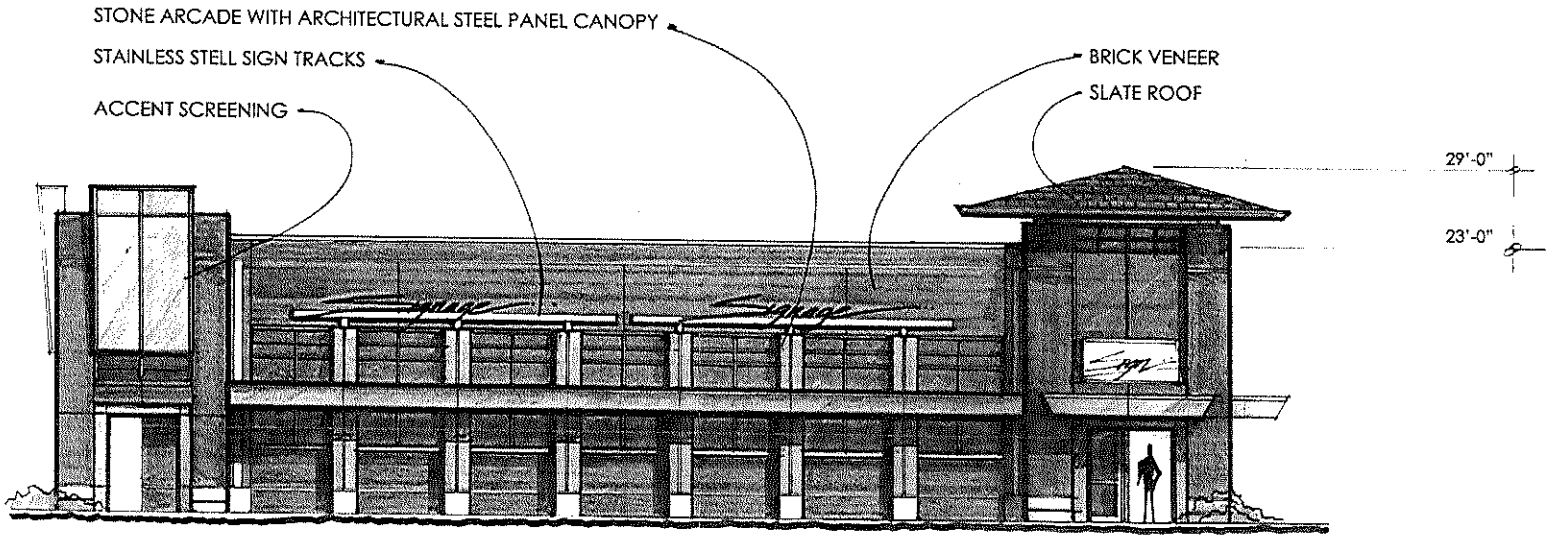
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS OKC D1-A Drawing: PUD11B XREF#: COPYRITE S-1117X T-SAI3
Drawn: CHJ Order: L581C File: 1913.26 Drawer: PUD Plotted: 09 JUL 2008

17.30



PRELIMINARY ELEVATION STUDY
1/8" 06.24.08

PRELIMINARY ELEVATION STUDY
1/8" 06.24.08

McFarland Davies Architects

Project: VILLA GROVE HEIGHTS ONE 01-A Drawing: PUD12A
Drawn: McFDavies Order: 6581C File: 1913.25 Drawer: PUD
XREF's: COPYRITE S-1117X
Plotted: 02 JUL 2008

Harvard Square

Architectural Theme

EXHIBIT 'C'

Planned Unit Development Number 761

17.21

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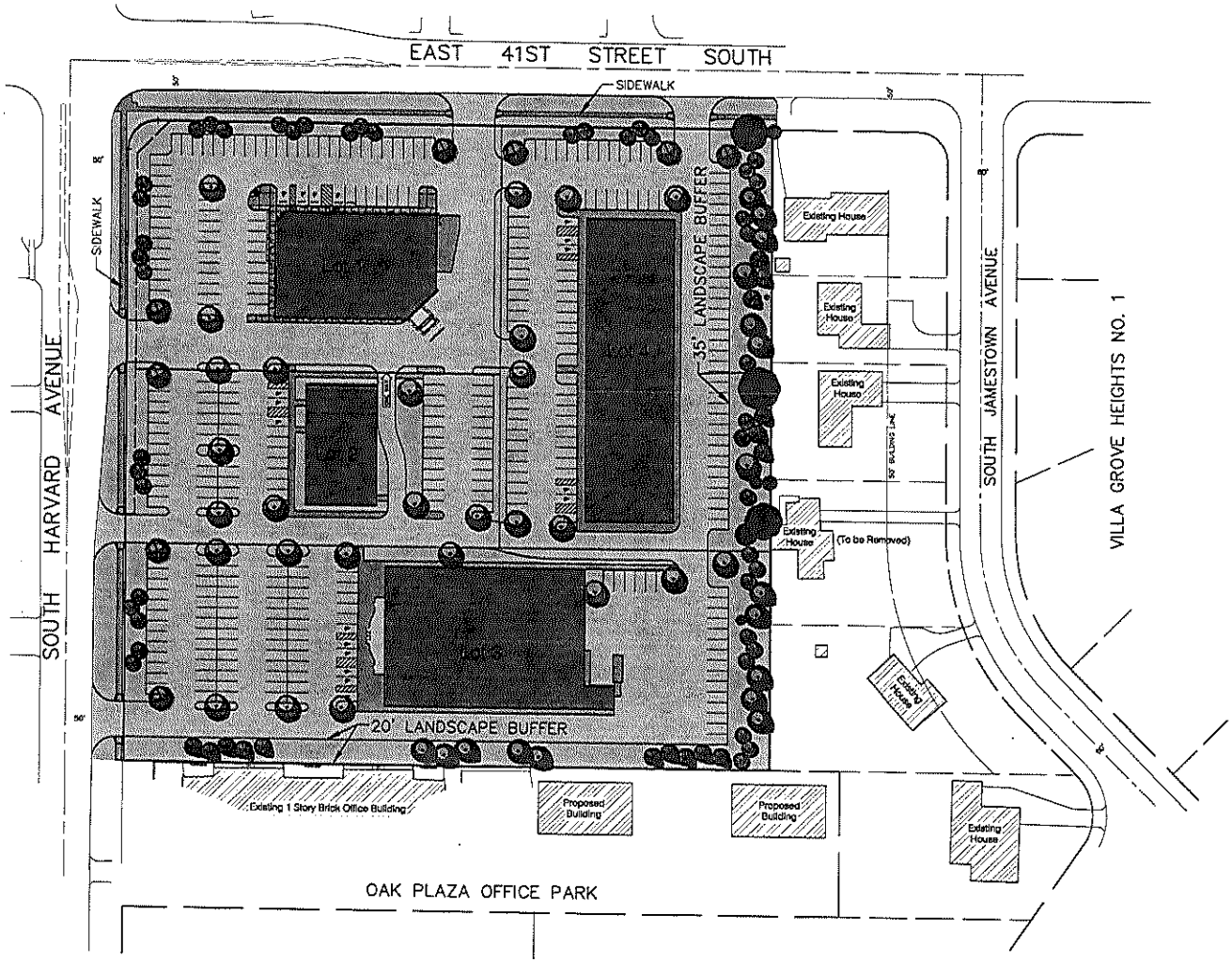

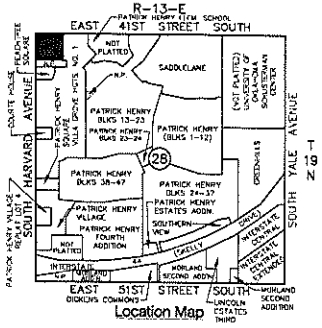

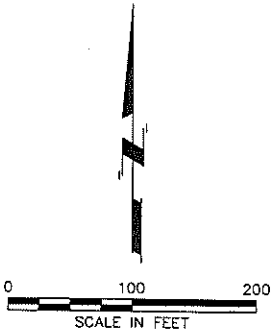

Harvard Square

Landscape Concept

EXHIBIT 'D'

Planned Unit Development Number 761

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CA Number 1763 (PE/LS) and 1462 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: PUD09C XREFs: COPYRIGHT S-1117X T-SAI3
Drawn: GHJ Order: C581C File: 1913.28 Drawer: PUD Plotted: 09 JUL 2008

1.22

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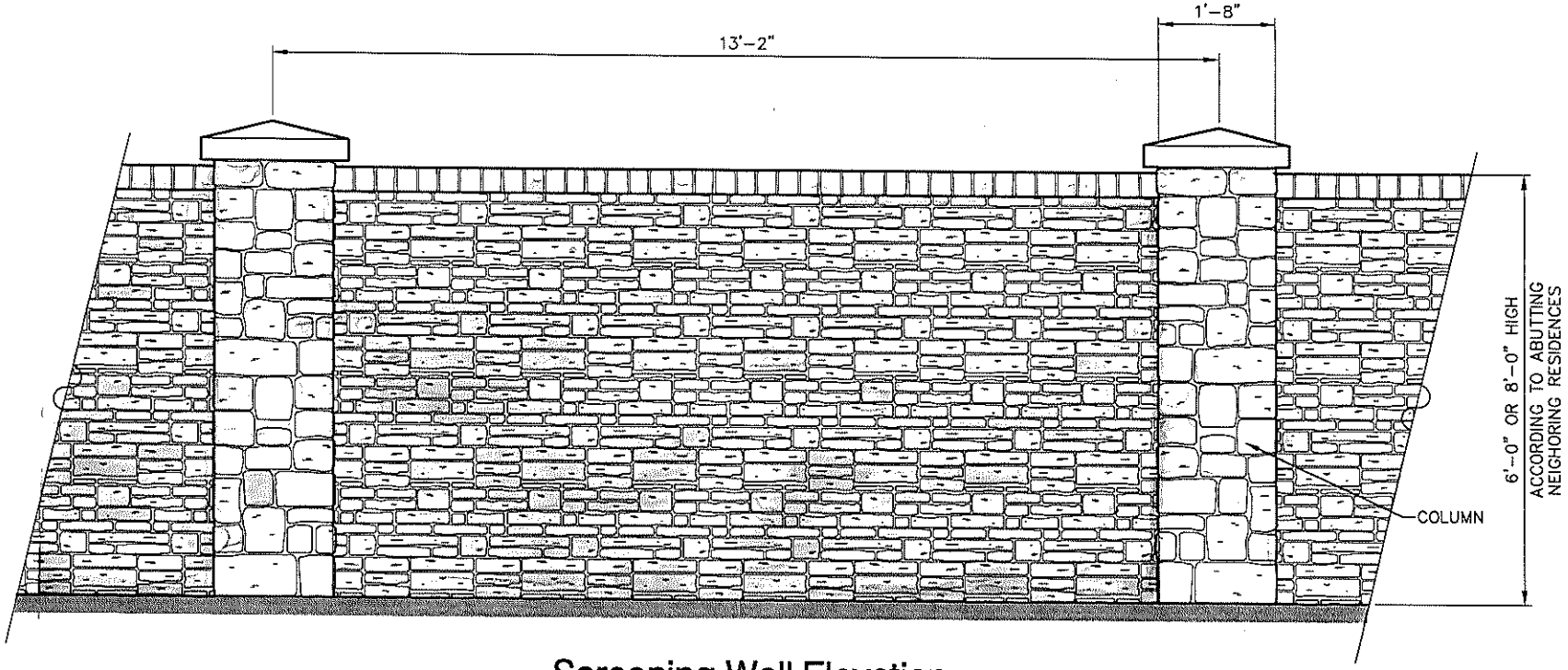
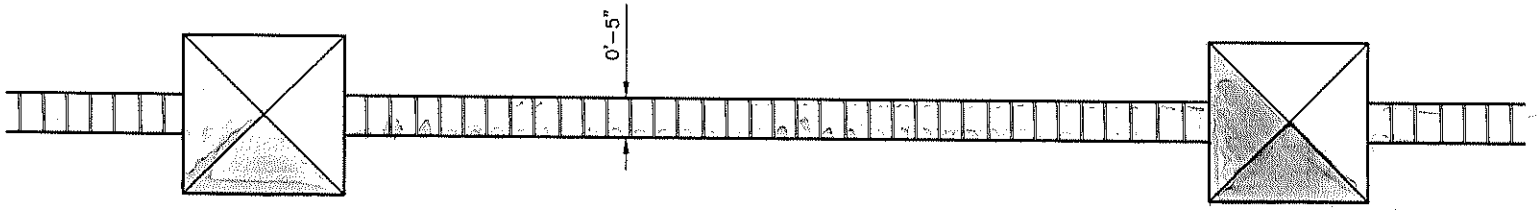


Screening Wall Elevation

NOT TO SCALE



Plan

NOT TO SCALE

Harvard Square

East Boundary Screening Wall

EXHIBIT 'D-1'

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Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1818
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CA Number: 1793 (PE/LS) and 1462 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE BT-A Drawing: PUD09C
Drawn: MBC, DHJOrder: EDB1C File: 1913.29 Drawer: PUD
XREFs: COPYRITE S-1117X T-SAI3
Plotted: 09 JUL 2008

17.23

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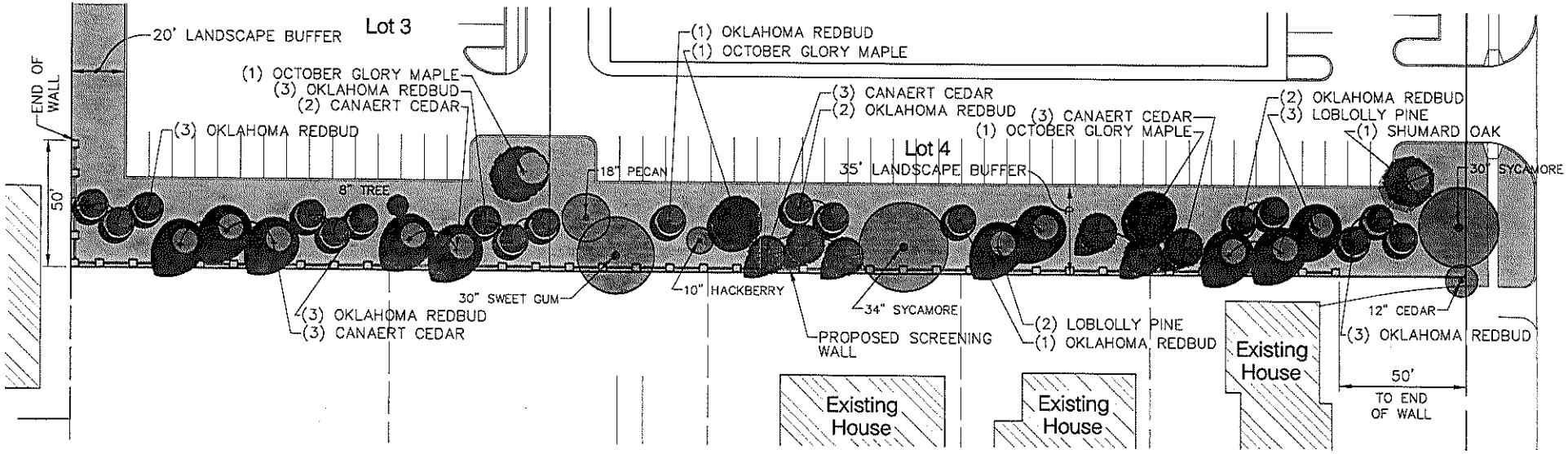
0 40 80
SCALE IN FEET

Plant List

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3 1/2" CAL./14' HT.	B&B	MATCHED
	CERCIS RENIFORMIS 'OKLAHOMA'	OKLAHOMA REDBUD	2 1/2" CAL./10' HT.	B&B	MATCHED
	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERT CEDAR	15' HT.		
	PINUS TAEDA	LOBLOLLY PINE	15' HT.	B&B	
	QUERCUS SHUMARDII	SHUMARK OAK	2 1/2" CAL./12' HT.	B&B	MATCHED
	EXISTING TREE				

ABBREVIATIONS: B&B: BALLED AND BURLAPED, CAL.: CALIPER, GAL: GALLON, HT.: HEIGHT, L.F.: LINEAR FOOT, MATCHED: WITHIN 5% OF SIZE AND SHAPE, O.C.: ON CENTER APPROXIMATE), S.F. SQUARE FOOT, SP.: SPREAD.



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CA Number 1753 (PE/LS) and 1462 (LA). Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: PUD100 XREFs: COPYRITE S-1117X T-SAI3
Drawn: GHJ Order: E081C File: 1913.28 Drawer: PUD Plotted: 09 JUL 2008

Harvard Square

East Boundary Landscape Details

EXHIBIT 'D-2'

Planned Unit Development Number 761

17.34

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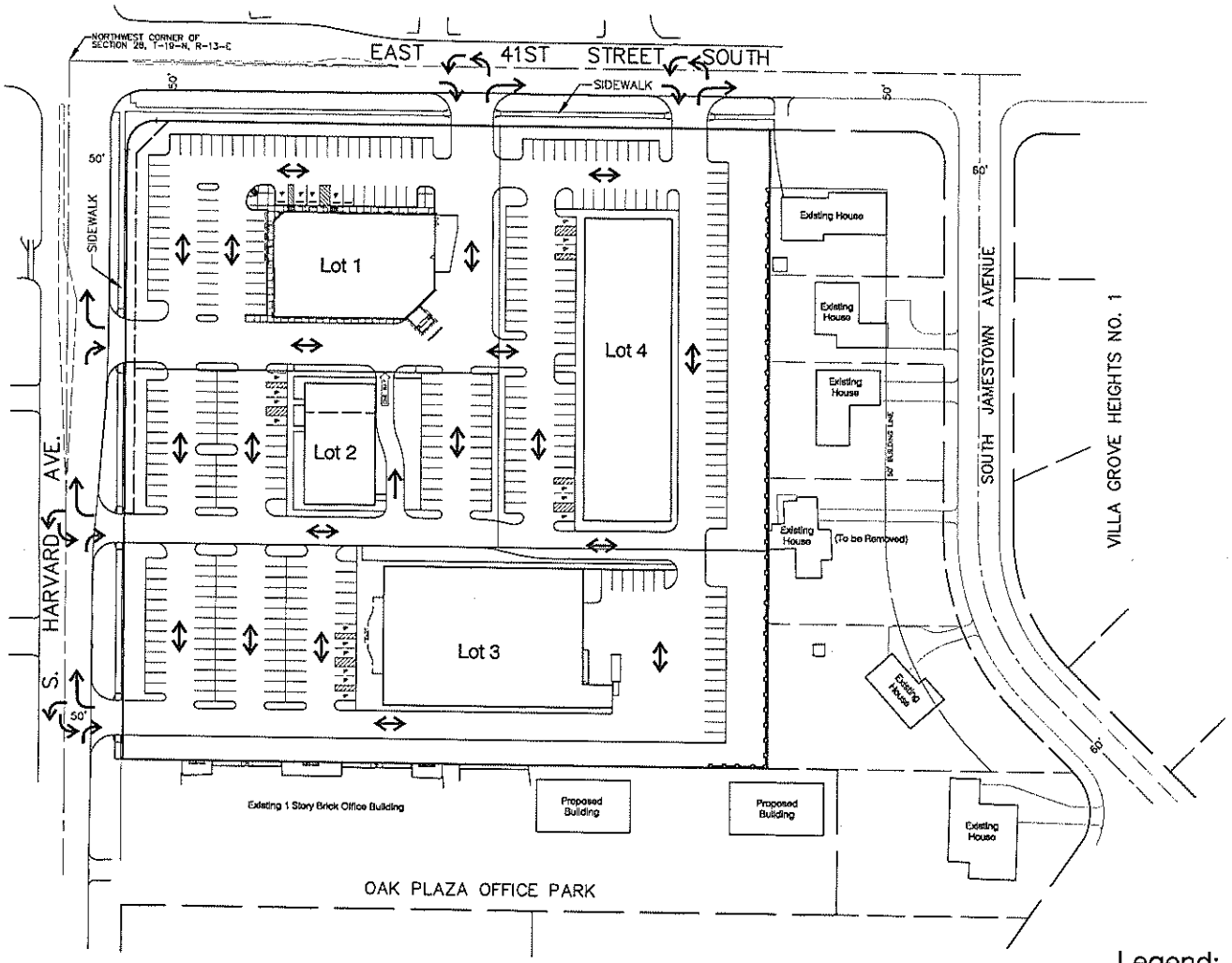

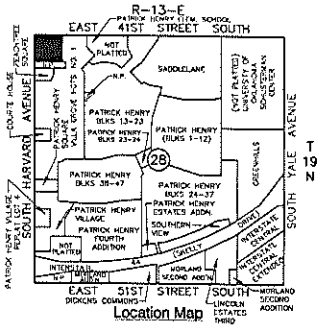

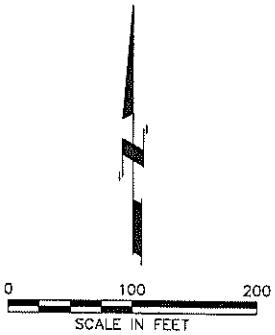

PEACH TREE SQUARE

VILLA GROVE HEIGHTS NO. 1

Legend:

← VEHICULAR CIRCULATION

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CA Number 1763 (PE/LS) and 1462 (LA). Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONC 81-A Drawing: PUD05C
Drawn: GHJ Order: EDBIC File: 1913.28 Drawer: PUD
XREF's: COPYRIGHT S-1117X T-SAI3
Plotted: 09 JUL 2008

Harvard Square

Access and Circulation Plan

EXHIBIT 'E'

Planned Unit Development Number 761

17.35

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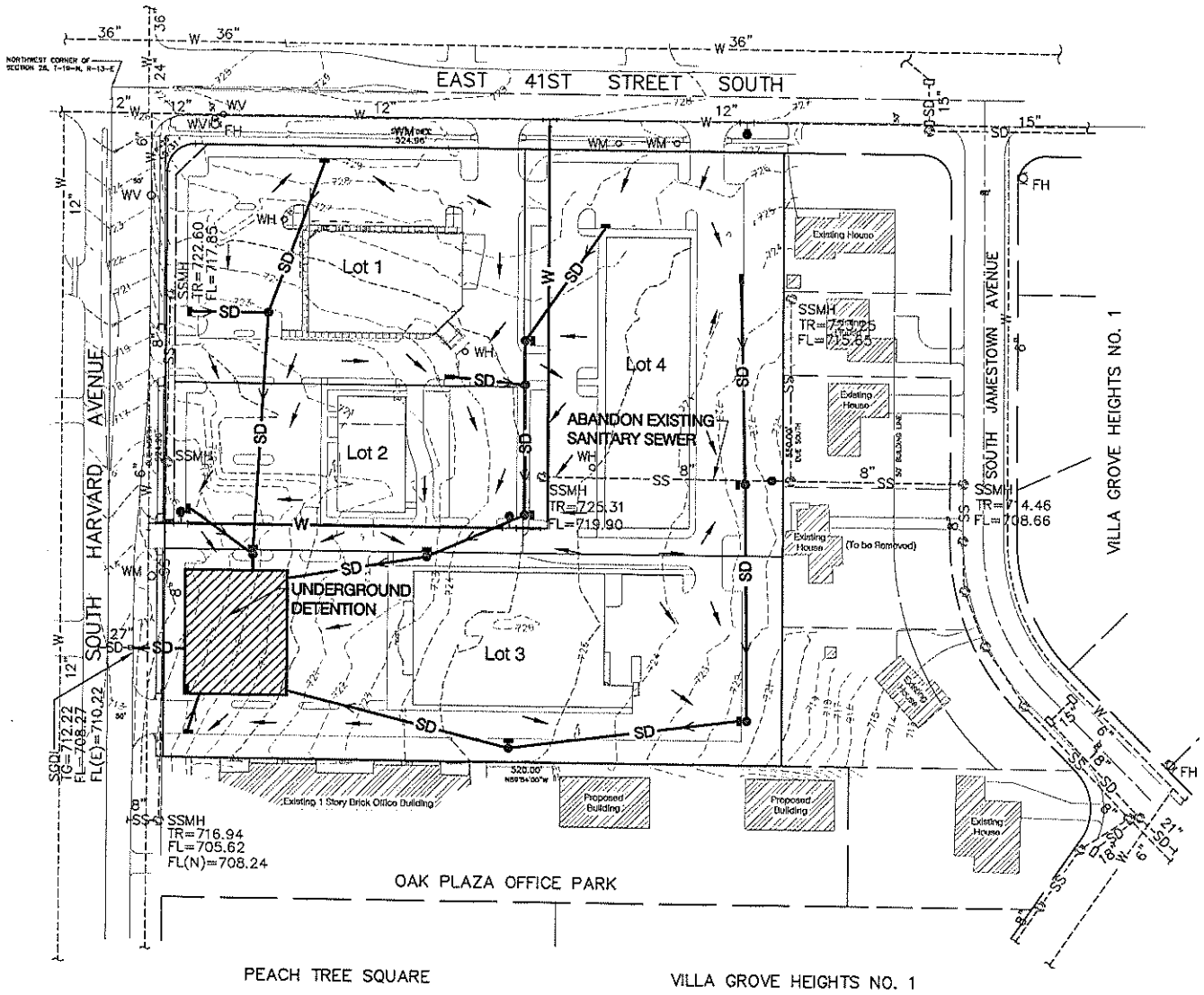

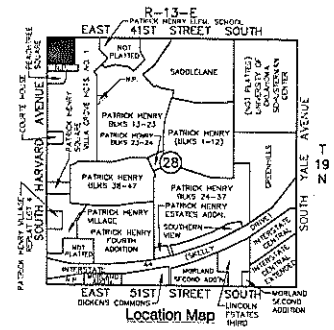

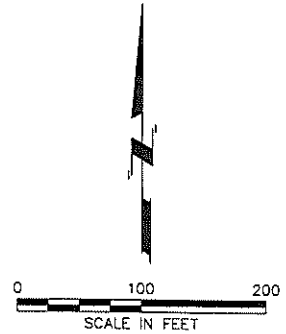

Legend

- —W— PROPOSED WATERLINE
- —SS— PROPOSED SANITARY SEWER
- —SD— PROPOSED STORM SEWER
- DRAINAGE FLOW
- --W-- EXISTING WATERLINE
- --SS-- EXISTING SANITARY SEWER
- --SD-- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE

Harvard Square

Site Map, Topography, Drainage Concept and Existing and Proposed Utilities

EXHIBIT 'F'

Planned Unit Development Number 761

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Ph:918.592.4111 Fax:918.592.4229 E-mail:sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1462 (LA). Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE R1-A Drawing: PUD048 XREFs: COPYRITE S-1117K T-SA13
Ordered: GHJ Order: E0810 File: 1913.26 Drawer: PUD Plotted: 08 JUL 2008

17.26