

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2525

September 3, 2008

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC Receipts for the Month of July 2008

1. Minutes of August 20, 2008 Meeting No. 2523

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-20242** – QuikTrip Corporation (3094)/Lot-Split (PD 17) (CD 6)
Southwest corner of East 41st Street and South Garnett Road,
11120 East 41st Street
3. **LS-20243** – Harden & Associates (9206)/Lot-Split (County)
West of West Cameron Street and South of North Wildmountain
Road, 8050 West Old North Road
4. **LS-20247** – Stan Treat (9030)/Lot-Split (County)
Northwest corner of West 41st Street and West Coyote Trail,
26203 West 41st Street
5. **Z-5903-SP-1 – Sisemore Weisz & Associates** (PD-18c) (CD-8)
6413 South Mingo Road (Corridor Detail Plan) (**Applicant has
withdrawn this application.**)
6. **Z-7008-SP-1 – Sack & Associates** (PD-8) (CD-2)
East of the southeast corner of West 71st Street South and
Olympia Avenue (Corridor Detail Plan for a 14,400 SF Walgreen's
Drug Store.)

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

PUBLIC HEARINGS

8. **Hillcrest Ridge USA Drug** – (9306) Preliminary Plat (PD 4) (CD 4)
West of South Lewis Avenue and South of East 3rd Street South
9. **Plantation Apartments** – (7913) Minor Subdivision Plat (PD 18B) (CD 7)
Northeast corner of East 47th Place and South Fulton Avenue
(continued from 8/20/08 meeting)
10. **Z-7099 – Lewis Engineering, P.L.L.C.** OM/RS-2 to CG
South of southwest corner of East 51st Street South and South (PD-18b) (CD-7)
Vandalia Avenue (Continued from 7/2/08) (Related to Item 11)
11. **PUD-764 – Lewis Engineering** OM/RS-2 to CG/PUD
South of southwest corner of East 51st Street South and South (PD-18b) (CD-7)
Vandalia Avenue (PUD to development of a 46,260 SF, 4-story
hotel with indoor swimming facility and parking.) (Related to Item
10)
12. **Z-7107 – Lou Reynolds** RS-3 to PK
West of the southwest corner of East 37th Street and South Peoria (PD-6) (CD-9)
Avenue
13. **Z-7108 – Charles E. Norman** AG to IH
North of northwest corner of East Pine Street and North 145th East (PD-16) (CD-6)
Avenue
14. **PUD-762 – Charles E. Norman** CS/RS-3 to CS/RS-3/PUD
Northwest corner of South Lewis Avenue and East 13th Place (PD-4) (CD-4)
(PUD for a banking facility with drive-thru services.)
15. **PUD-360-E – Lou Reynolds** (PD-18c) (CD-8)
Northwest corner of South Memorial Drive and East 91st Street
South (Major Amendment to add Use Unit 13-Convenience Goods
and Services and Use Unit 15-Other Trades and Services to allow
for a dog grooming and indoor kennel/boarding facility.)
16. **CZ-394 – Tommy Cody** RS to CS
West of northwest corner of West 21st Street and South 49th West (County)
Avenue
17. **PUD-763 – John Moody** RM-1 to RM-1/PUD
Southeast corner of East 61st Street South and South 91st East (PD-18) (CD-7)
Avenue (PUD to allow a two-story office building and associated
parking, lighting, landscaping and signage.)
18. **Z-7109 – Denise Piland** RS-4 to OL
Southeast corner of South Troost Avenue and East 10th Street (PD-4) (CD-4)

19. **Z-7110 – Lou Reynolds**

East of southeast corner of East 56th Street North and Mingo Road

AG TO IH
(PD-16) (CD-3)

OTHER BUSINESS

20. **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.

Ringin/sound on all cell phones and pagere 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

TMAPC RECEIPTS
Month of July 2008

----- Current Period ----- Year To Date -----

ZONING	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
Zoning Letters	15	\$80.00	\$80.00	\$160.00	15	\$80.00	\$80.00	\$160.00
Zoning	17	3,850.00	3,850.00	7,700.00	17	3,850.00	3,850.00	7,700.00
PUDs & Plan Reviews	59	6,283.60	6,283.60	12,567.20	59	6,283.60	6,283.60	12,567.20
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$10,213.60</u>	<u>\$10,213.60</u>	<u>\$20,427.20</u>		<u>\$10,213.60</u>	<u>\$10,213.60</u>	<u>\$20,427.20</u>

LAND DIVISION

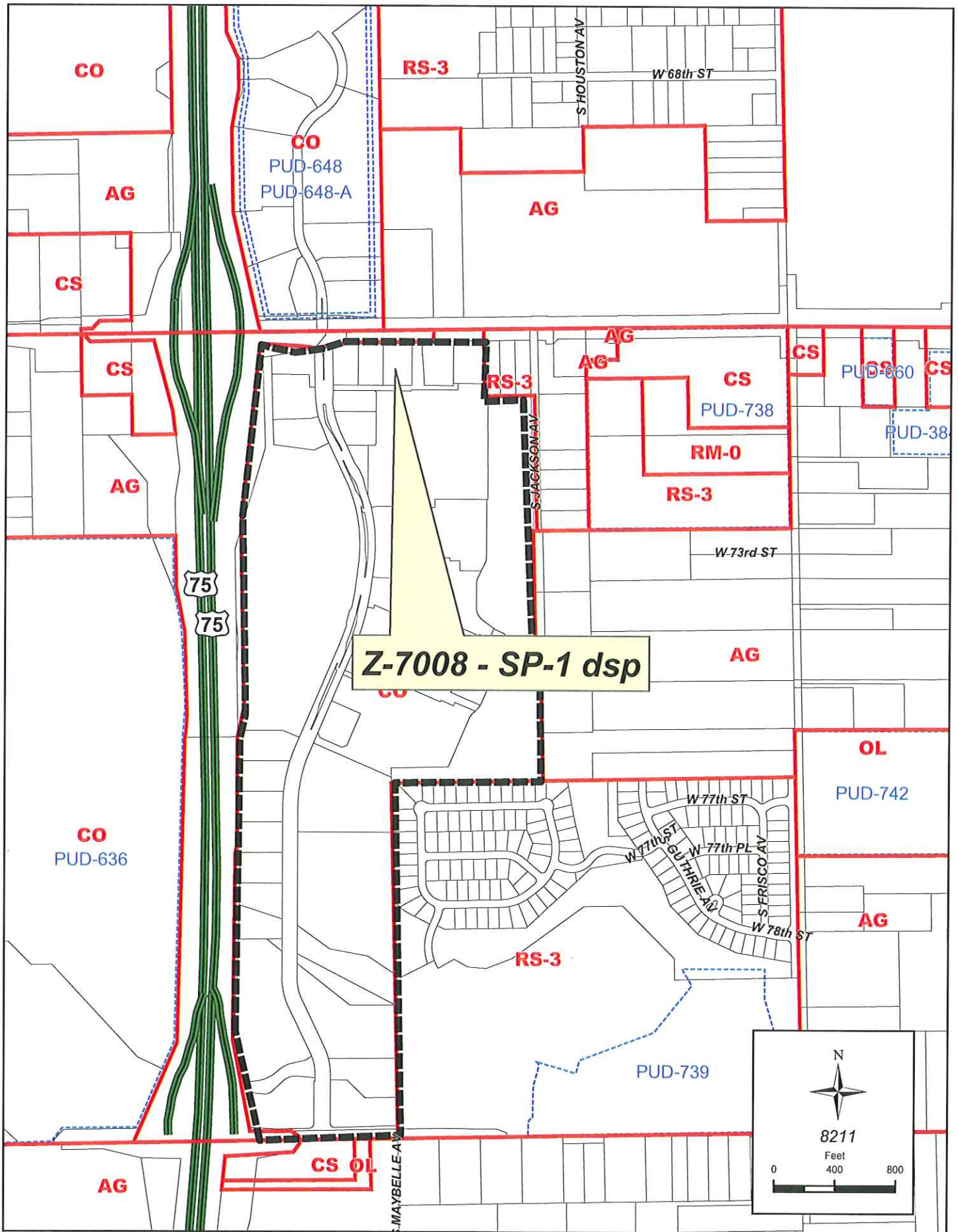
Minor Subdivisions	1	\$637.85	\$637.85	\$1,275.70	1	\$637.85	\$637.85	\$1,275.70
Preliminary Plats	1	622.50	622.50	1,245.00	1	622.50	622.50	1,245.00
Final Plats	2	950.00	950.00	1,900.00	2	950.00	950.00	1,900.00
Plat Waivers	1	125.00	125.00	250.00	1	125.00	125.00	250.00
Lot Splits	7	400.00	400.00	800.00	7	400.00	400.00	800.00
Lot Combinations	4	200.00	200.00	400.00	4	200.00	200.00	400.00
Access Changes	3	75.00	75.00	150.00	3	75.00	75.00	150.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$3,010.35</u>	<u>\$3,010.35</u>	<u>\$6,020.70</u>		<u>\$3,010.35</u>	<u>\$3,010.35</u>	<u>\$6,020.70</u>

BOARDS OF ADJUSTMENT

Fees	25	\$8,150.00	\$900.00	\$9,050.00	25	\$8,150.00	\$900.00	\$9,050.00
Refunds	1	(400.00)	0.00	(400.00)	1	(400.00)	0.00	(400.00)
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$7,750.00</u>	<u>\$900.00</u>	<u>\$8,650.00</u>		<u>\$7,750.00</u>	<u>\$900.00</u>	<u>\$8,650.00</u>

TOTAL

		<u>\$20,973.95</u>	<u>\$14,123.95</u>	<u>\$35,097.90</u>		<u>\$20,973.95</u>	<u>\$14,123.95</u>	<u>\$35,097.90</u>
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Z-7008-SP-1 dsp
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W 71st ST

W 71st ST


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SUBJECT TRACT

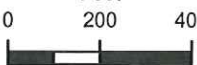
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September 3, 2008

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – East of the southeast corner of West 71st Street South and Olympia Avenue; Lot 17, Block 2 – Tulsa Hills;

The applicant is requesting approval of a detail site plan for a 14,400 square foot Walgreen's Drug Store on a 1.34-acre lot (58,380 sf), located east of the West 71st Street entrance of at the Tulsa Hills Shopping Center. The proposed use, Use Unit 13 – Convenience Goods and Services/Drug Store is a permissible use within this Corridor District.

The proposed site plan meets all building floor area, lot coverage, building height and setback requirements. Access to the site is provided from two access points from Reserve L, a private access drive off Olympia Avenue. Parking is provided per the Zoning Code. Site landscaping exceeds applicable corridor landscape and Zoning Code standards. Site lighting is limited to 30' in height and is directed down and away from adjoining properties through the application of the Kennebunkport Formula. A sidewalk is provided along West 71st Street and along Reserve L per subdivision and Corridor Plan requirements.

Therefore, staff recommends **APPROVAL** of detail plan for

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

6.4

OWNER/OPERATOR'S PR.	LABORER'S COMPLIANT	CONSTRUCTION WORKLOGS NOTED (STRONGHOLD)	LABORER'S COMPLIANT
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OWNER/OPERATOR'S PR.	LABORER'S COMPLIANT	CONSTRUCTION WORKLOGS NOTED (STRONGHOLD)	LABORER'S COMPLIANT

NO.	DATE	BY	DESCRIPTION	STATUS

PROJECT NAME
(SNC) S.C. ENTRANCE & 71ST
TULSA, OKLAHOMA
OWNER'S TITLE
PRELIMINARY EXTERIOR ELEVATIONS
DATE DRAWN
DATE OF FIELD
SCALE OF FIELD
A2.1
OF 20 SHEETS

FOR PLANNING REVIEW

A REVIEW PARTY THAT THE
PROVIDED BY AN ARCHITECT
FOR THE PROJECT. THE REVIEW
PARTY IS NOT TO BE HELD
RESPONSIBLE FOR THE QUALITY OF
THE DESIGN OR THE RESULTS OF
THE REVIEW.

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6.6

PROJECT TYPE: STORE RENOVATION ADDITION REPAIRS

DESIGNED BY: ARCHITECT ENGINEER LANDSCAPE ARCHITECT

CONSTRUCTION COMPANY: GENERAL CONTRACTOR MECHANICAL CONTRACTOR ELECTRICAL CONTRACTOR PLUMBING CONTRACTOR

CLIENT: **HARRISON FRENCH ASSOCIATES**
 1400 E. 7th St., Suite 201
 Tulsa, Oklahoma 74103

NO.	DATE	BY	DESCRIPTION	STATUS

FOR PLANNING REVIEW

PROPERTY OWNER: WALGREENS
 PROJECT NAME: (SWS) S.C. ENTRANCE & 71ST
 TULSA, OKLAHOMA
 DRAWING NO.: E0.1A

DATE: 04/22/2008
 DRAWN BY: J. GALLUP
 CHECKED BY: M. GALLUP
 PROJECT NO.: 08000

SITE LIGHTING INSTALLATION INSTRUCTIONS (LUMINAIRIES 71.21, 21.01, 21.02)

- VERIFY ALL DIMENSIONS AND LOCATIONS OF LIGHT FIXTURES AND LUMINAIRIES.
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STATISTICS

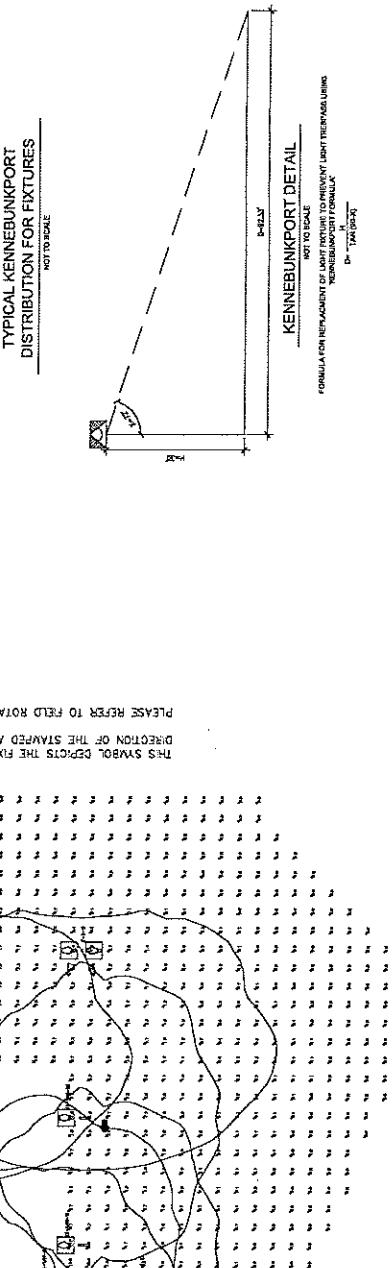
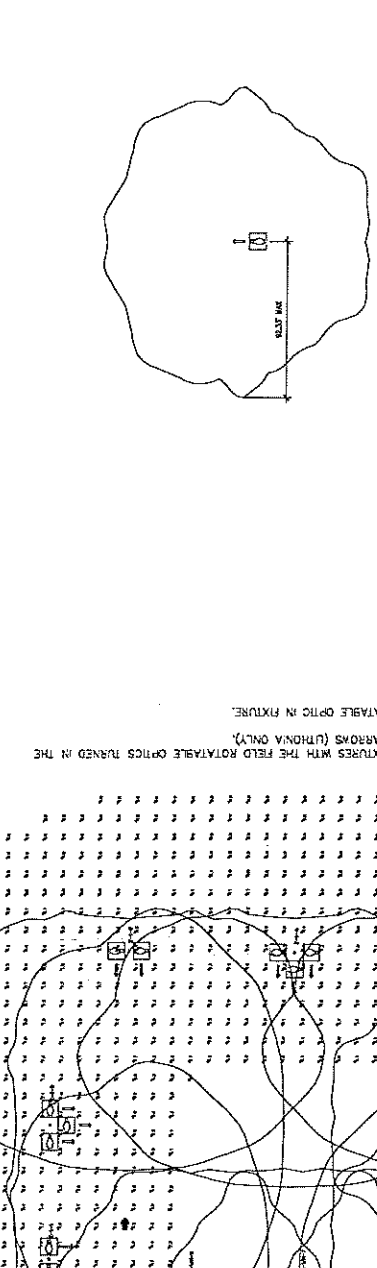
Item	Quantity	Unit	Value	Notes
Light Fixtures	10	Each	10	
Luminaire Schedules	10	Each	10	

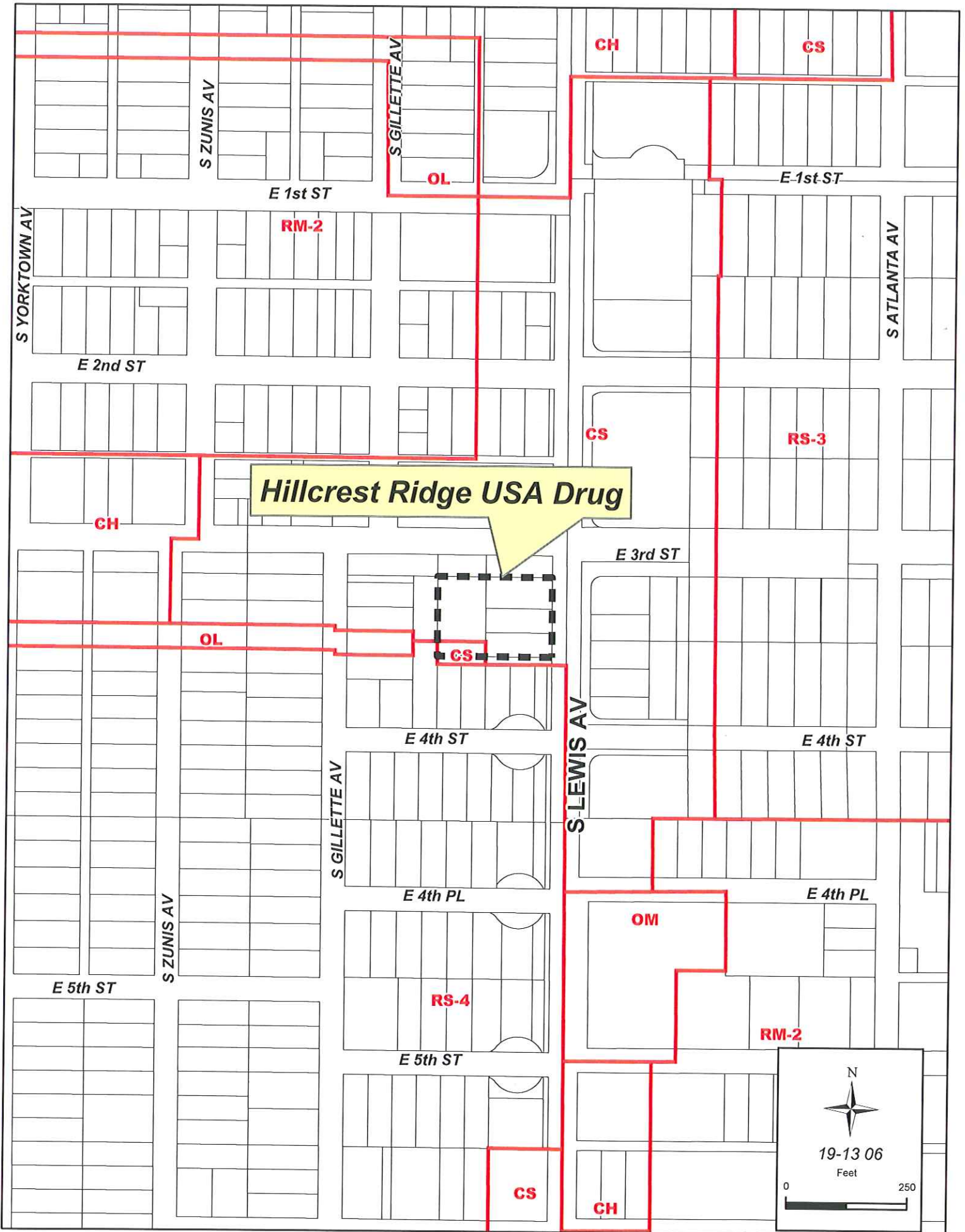
LUMINAIRE SCHEDULE

Item	Quantity	Unit	Value	Notes
Light Fixtures	10	Each	10	
Luminaire Schedules	10	Each	10	

NOTES

- VERIFY ALL DIMENSIONS AND LOCATIONS OF LIGHT FIXTURES AND LUMINAIRIES.
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Hillcrest Ridge
USA Drug
19-13 06
Feet
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Photo Date: Jan. 2006

8.2

PRELIMINARY SUBDIVISION PLAT

Hillcrest Ridge USA Drug - (9306) (PD 4) (CD 4)
West of South Lewis Avenue and South of East 3rd Street South

This plat consists of 1 Lot, 1 Block, on .990 acres.

The following issues were discussed August 21, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS.

2. **Streets:** Label driveway radii. Increase radius for egress vehicles on driveway accessing East 3rd Street South wanting to go east to a minimum of 15 feet. Revise 10 foot chamfered corner at northeast corner of property with a rounded minimum radius of 25 feet. Widen driveway to 30 feet in lieu of the 15 foot radius. Traffic Engineering will need to approve the northbound driveway. At the northeast corner a 25 foot radius is needed.

3. **Sewer:** The existing sanitary sewer main and it's associated easement can not be closed and vacated until the proposed relocation project has been completed, accepted by the City of Tulsa, and is in service. The sewer atlas shows an existing line located east of your proposed manhole, along the north line of Hillcrest Amended. Your sanitary sewer plans will have to include this line in order to serve the existing property to the south. If your proposed dumpster is going to be enclosed by walls, then it must be located outside of the utility easement.

4. **Water:** No comment.

5. **Storm Drainage:** The proposed inlet with access manhole is considered public and therefore needs to be in a drainage easement.

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

7. **Other: Fire:** No comment. **GIS:** No comment. **General:** Verify the location of the east property line. If TDA (Tulsa Development Authority) has a 10 foot right-of-way then the property line is incorrectly shown. If TDA does not own the property then the City of Tulsa needs additional right-of-way for

this urban arterial.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

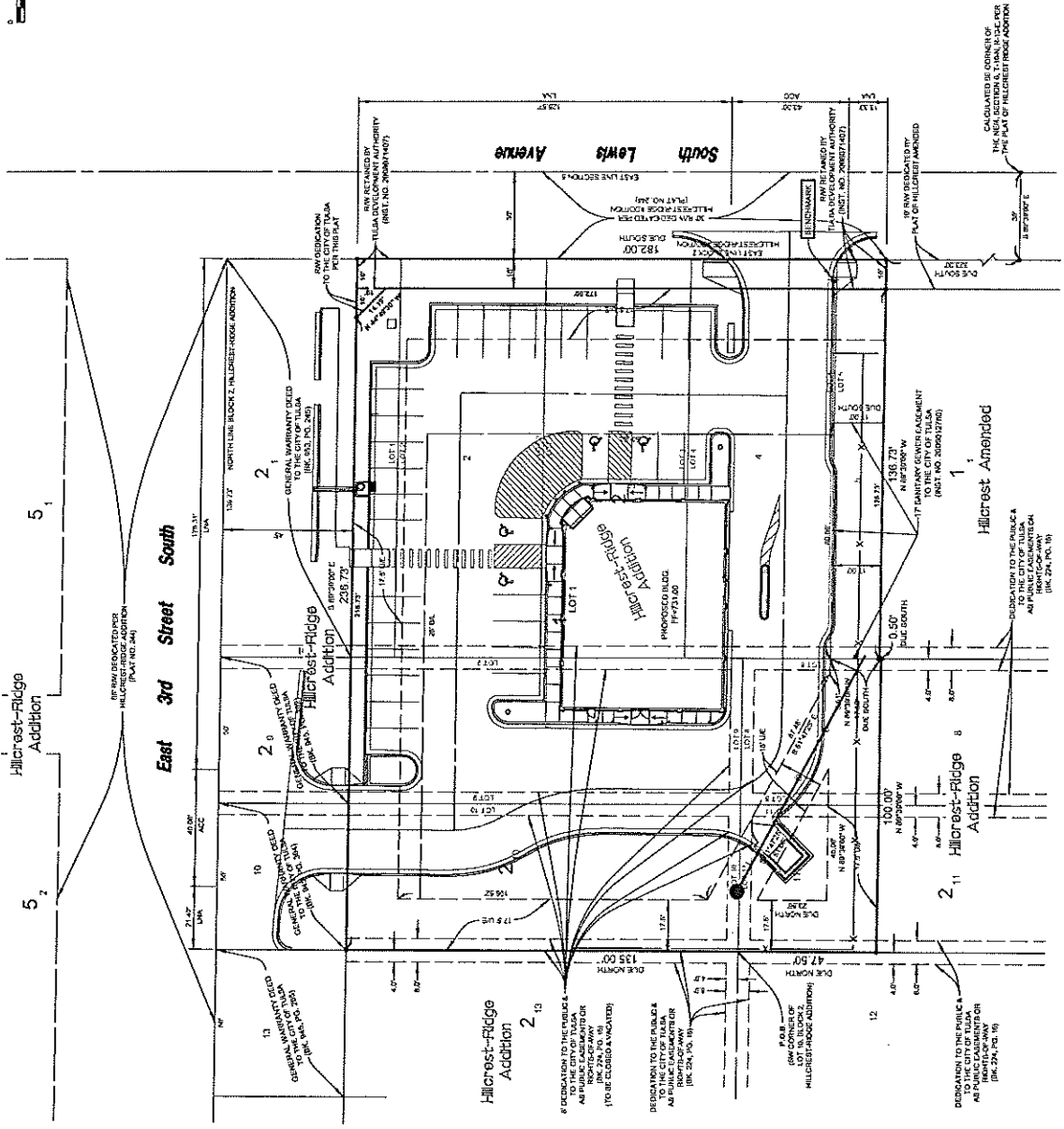
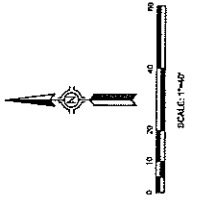
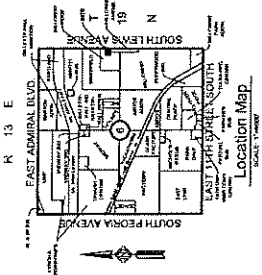
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

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

Preliminary Plat Hilcrest-Ridge USA Drug

A RESUBDIVISION OF PART OF LOTS 1, 5, 8, 9, 10 & 11, BLOCK 2, HILCREST-RIDGE ADDITION,
AND ALL OF LOTS 2, 3 & 4, BLOCK 2, HILCREST-RIDGE ADDITION,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



THIS DOCUMENT IS PRELIMINARY IN NATURE AND NOT A CONTRACT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Hilcrest-Ridge USA Drug
Sheet 1 of 1
Date Prepared: August 1, 2008

THIS DOCUMENT IS PRELIMINARY IN NATURE AND NOT A CONTRACT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

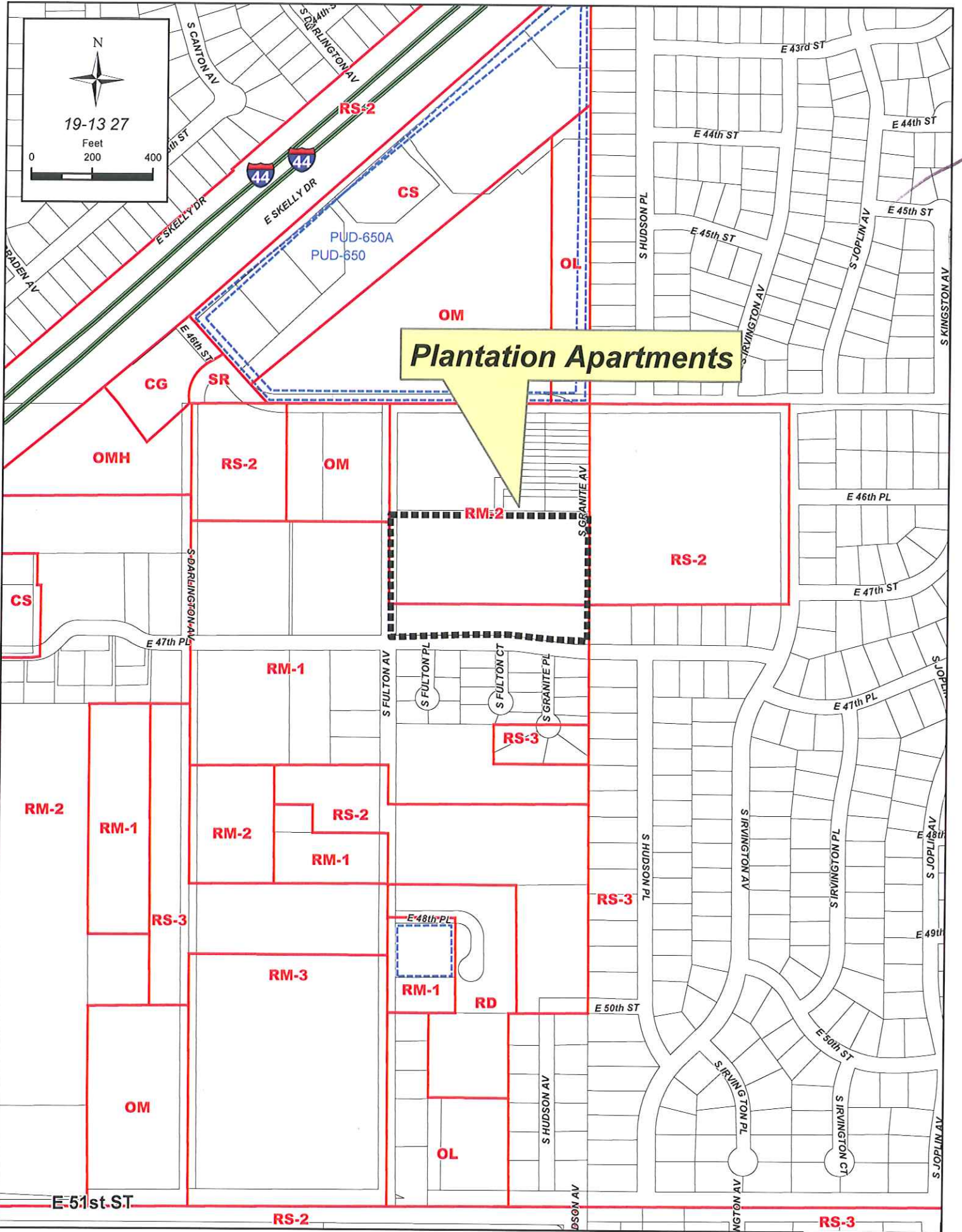
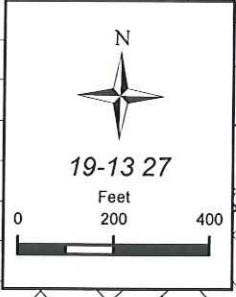
Owner/Developer:
Stephen L. LaFrance Pharmacy, Inc.
An Arkansas Corporation
2100 Brookwood Drive
Little Rock, Arkansas 72202
Phone: (501) 285-3348
Contact: Mr. Cain Robinson

Engineer/Surveyor:
Sisomorp Wojcik & Associates, Inc.
Certified Public Surveyors
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gwojcz@aw-assoc.com

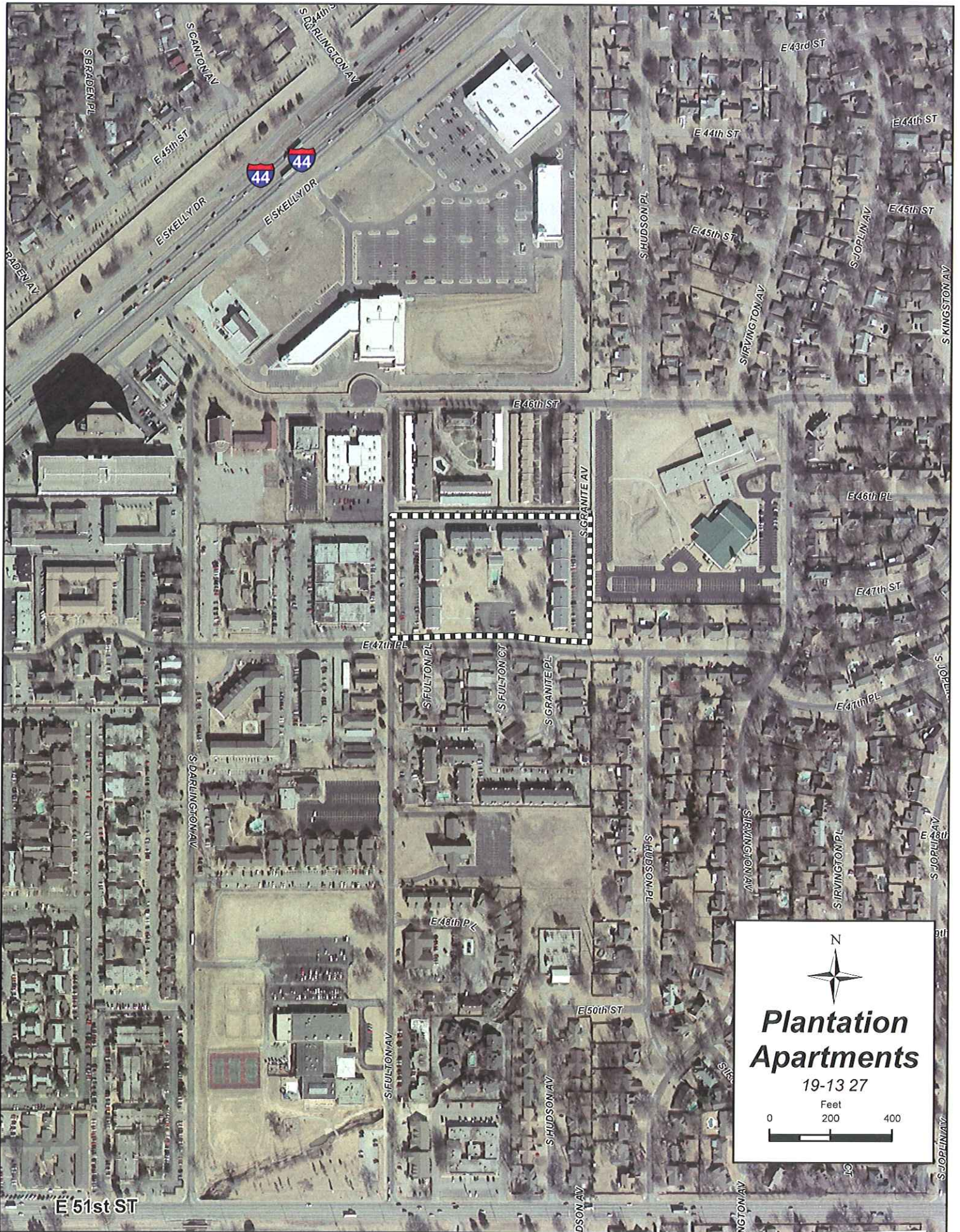
PANEL PLAT CERTIFICATE OF APPROVAL I hereby certify that the plat submitted to me for recording complies with the provisions of the Oklahoma Statutes, Chapter 105, Title 10, Oklahoma Statutes.	
This approval is void if the plat is not filed with the County Clerk and the County Assessor.	10/10/2008
APPROVED BY THE CITY OF TULSA, OKLAHOMA City Clerk Name: _____ Title: _____ Date: _____	APPROVED BY THE COUNTY OF TULSA, OKLAHOMA County Clerk Name: _____ Title: _____ Date: _____

STATE OF OKLAHOMA } SS
 COUNTY OF TULSA }
 I, Carole Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the plat as filed in my office.
 Dated this _____ day of _____, 2008.
 Carole Wilson, Tulsa County Clerk
 Deputy

8.7



9.1



N

**Plantation
Apartments**

19-13 27

Feet
0 200 400

9.2

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.

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.

PLAT NO.



CITY OF TULSA
MAY 15, 2008

SUBDIVISION CONTAINS 1-BLOCK, 2-LOTS
BLOCK-1 CONTAINS 6,320 ACRES
LOT-1 CONTAINS 4.311 ACRES
LOT-2 CONTAINS 1.616 ACRES

THE BEARINGS SHOWN HEREIN ARE BASED ON
THE PLAT OF PARK HILL 2ND ADDITION, PLAT NO. 2780.
MONUMENT: IRON PINS AT ALL PROPERTY CORNERS.

- LEGEND**
- B/F = BUILDING FOOTPRINT
 - B/S = BUILDING SETBACK LINE
 - R/W = RIGHT OF WAY
 - D/S = DRAINAGE EASEMENT
 - C/D = OVERLAND DRAINAGE EASEMENT
 - LNA = LIMITS OF NO ACCESS
 - C/S = CURB SIDE
 - D/S = DRAINAGE
 - MON = MONUMENT
 - = 3/8" IRON PIN WITH CAP

CERTIFICATE

I hereby certify that as to all road and/or easement lines involved in this plat, all such lines have been paid on reflected by the current tax rolls and accuracy as required by law has been provided in the amount of \$_____ per tract receipt no. _____.

This certificate is NOT to be construed as payment of 20_____ taxes not on plat. 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____

By: _____
Tulsa County Treasurer
Deputy

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____ 20____.

APPROVED: _____
Chairman

APPROVED: _____
Mayor

APPROVED: _____
City Attorney

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS.

I, _____, Tulsa County Clerk, do hereby certify that this plat was filed for record in the Tulsa County Clerk's office on _____ 20____ and correct copy of a true statement of the same is in my office.

Dated the _____ day of _____ 20____.

John Hastings, Tulsa County Clerk
Deputy

PLANTATION APARTMENTS
DATE PREPARED: JULY 15, 2008

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.

ENGINEER:
DORRIS, T. ENGINEER, Inc.
18250 East 48th, Suite 204
Tulsa, Oklahoma 74133
Phone: (918) 927-0046
Fax: (918) 927-0046
E-mail: tdorr@tdorris.com

OWNER:
Providence Investments, LLC
8555 E. 47th Place
Tulsa, Oklahoma 74133
E-mail: ProvidenceInvestments@providenceinvestments.com

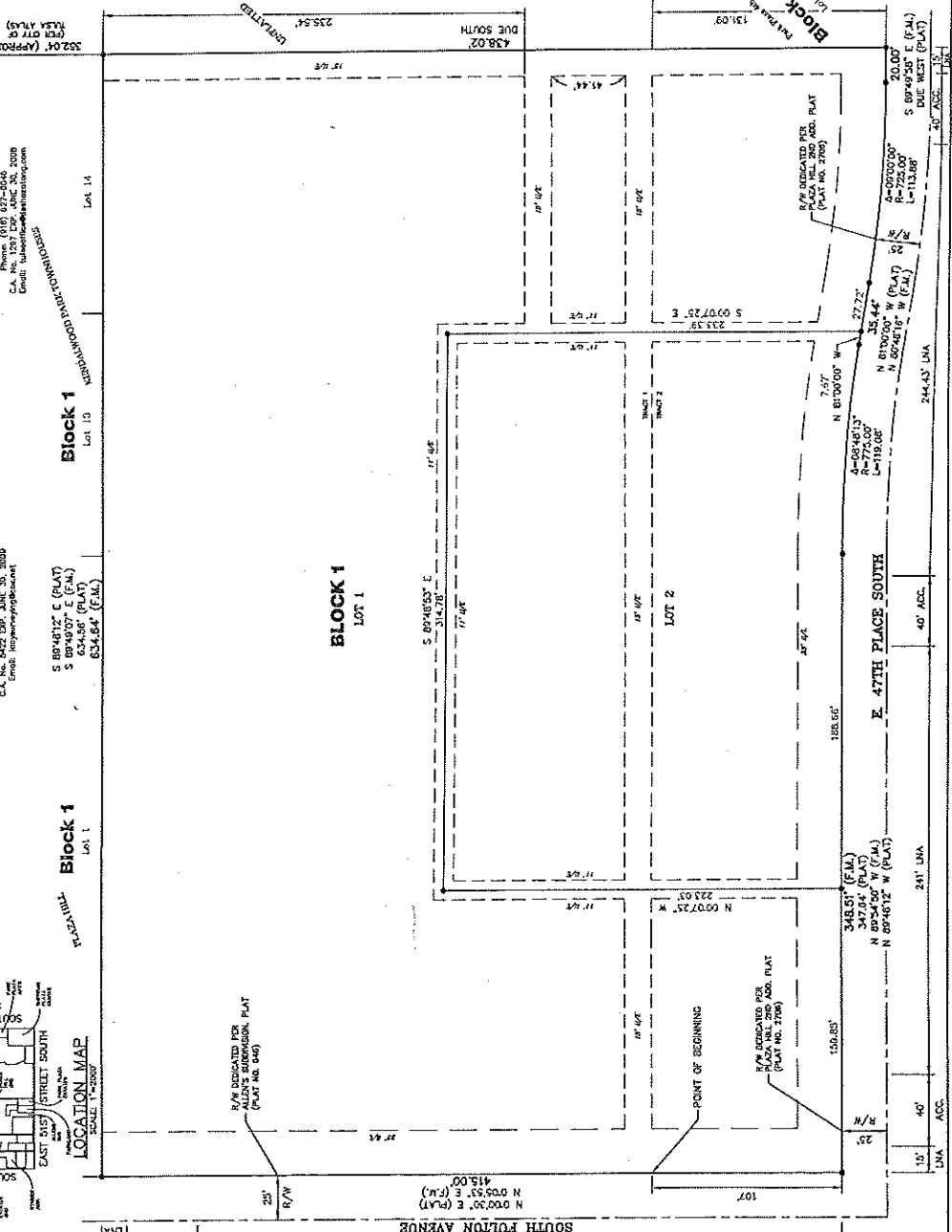
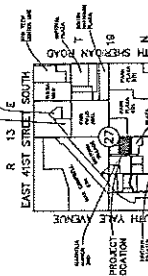
SURVEYOR:
Lois S. Smith, S.S.
3331 S. 148th E. Avenue
Tulsa, Oklahoma 74134
Phone: (918) 438-3000
C.A. No. 8472 EXP. JAN. 30, 2009
E-mail: lois@lois-smith.com

Block 1
Lot 10
S 89°40'55" E (PLAT)
S 89°40'55" E (PLAT)
634.64' (E.M.)

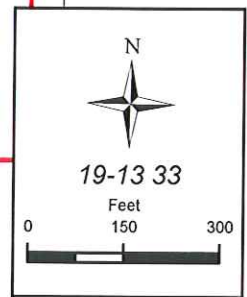
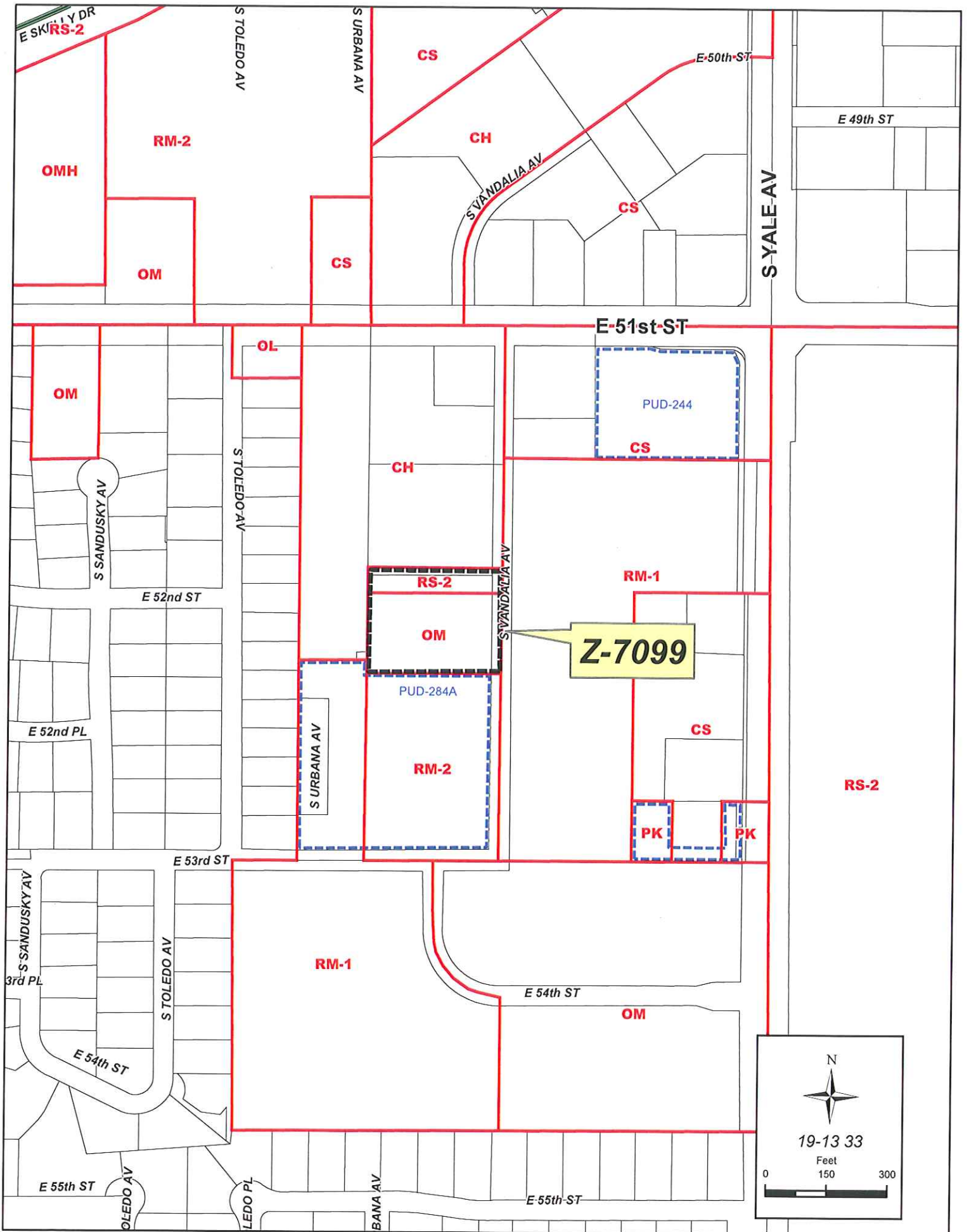
Block 1
Lot 1
S 89°40'55" E (PLAT)
S 89°40'55" E (PLAT)
634.64' (E.M.)

Block 1
Lot 1

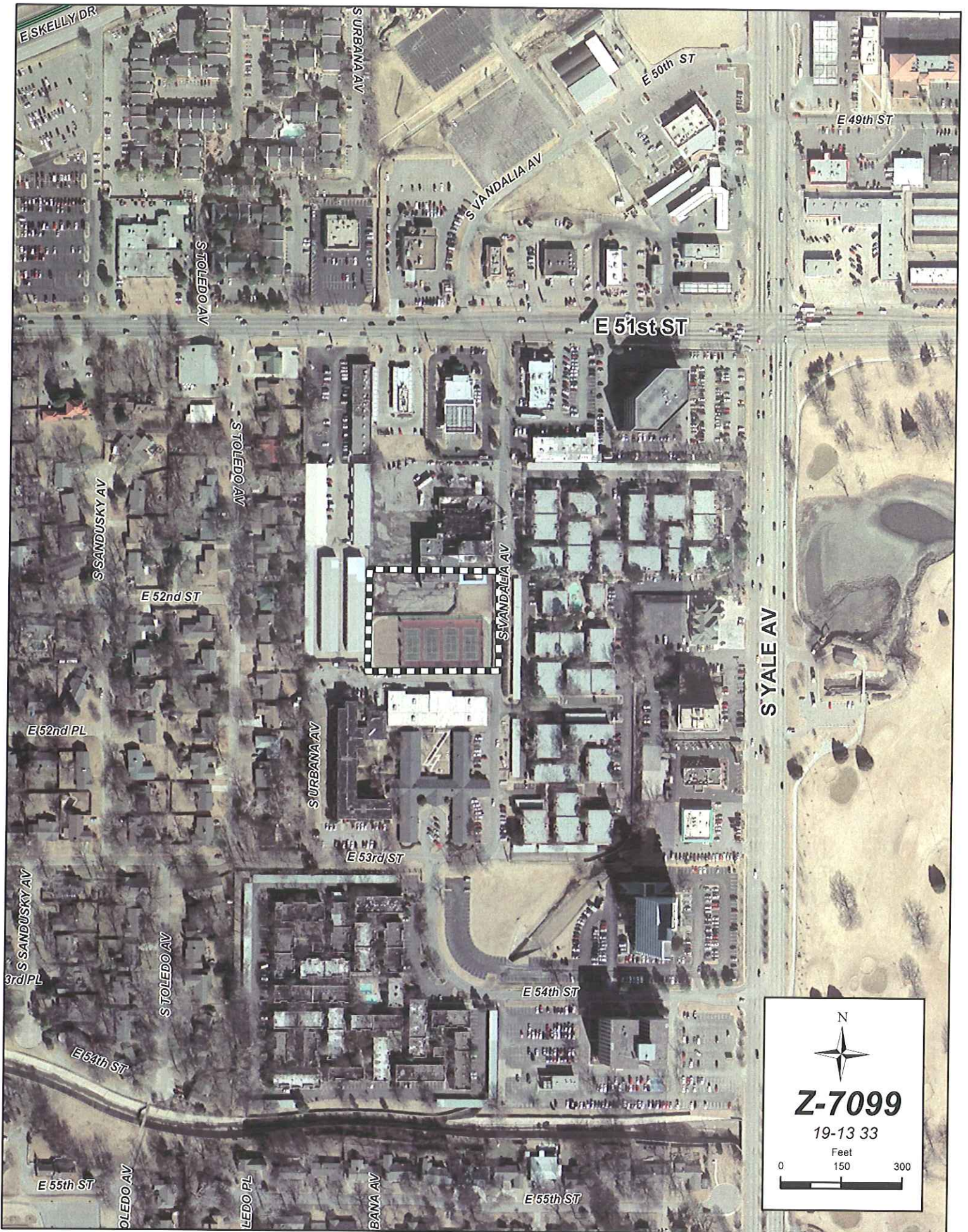
FLOOD PLAIN DESIGNATION
THE PROPERTY DESCRIBED HEREIN IS IN FLOOD ZONE "X" (MODERATE RISK), WHICH IS DEFINED AS AN AREA TO BE FLOODED BY THE 1% ANNUAL CHANCE FLOOD. THE FLOOD PLAIN DESIGNATION IS BASED ON THE FLOOD PLAIN MAP OF TULSA COUNTY, OKLAHOMA, AS LAST REVISED SEPTEMBER 21, 2001. THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE CITY OF TULSA REGULATORY FLOOD PLAIN MAP ATLAS, DATED APRIL 2001.



9.6



10.1

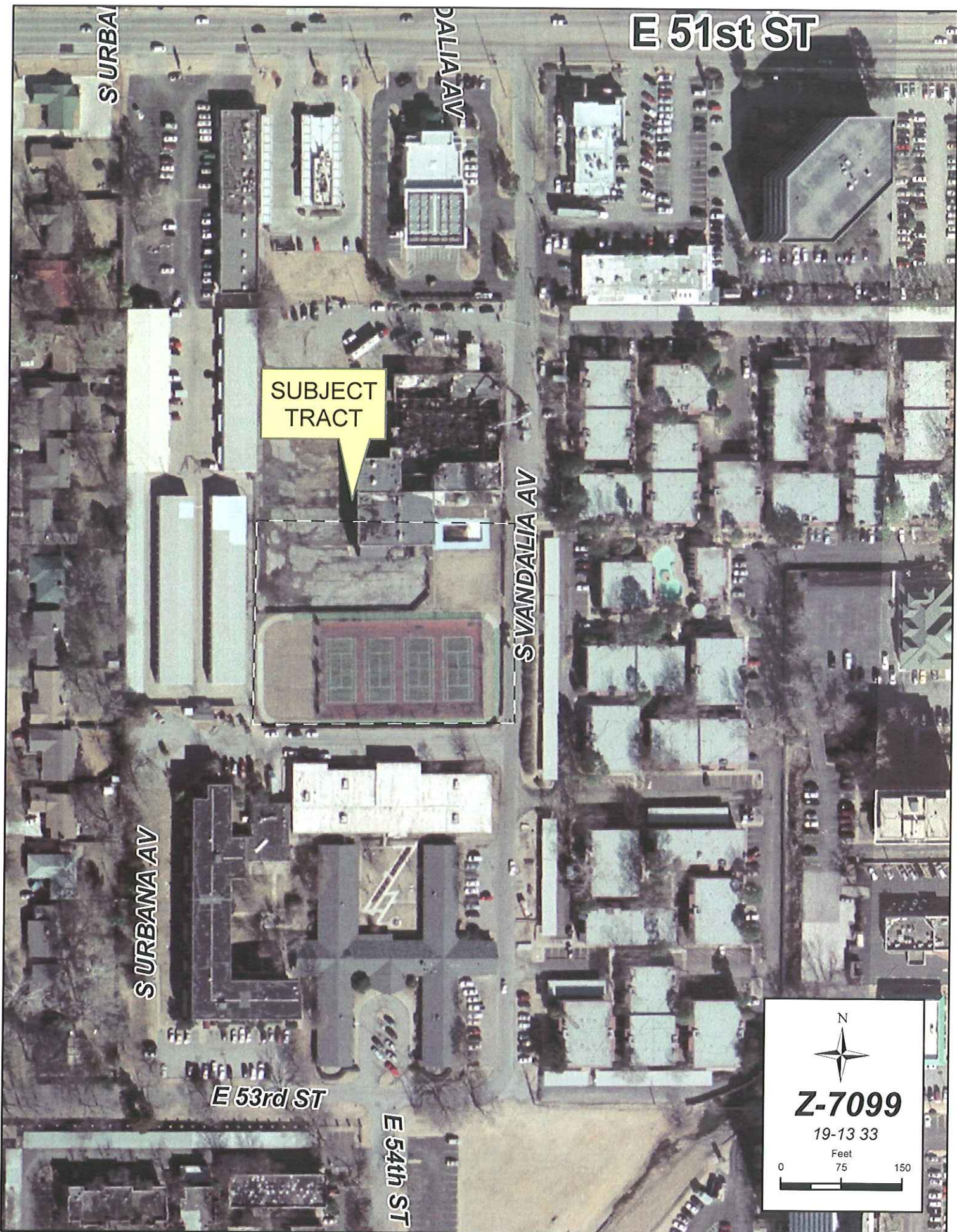


N

Z-7099
19-13 33

Feet
0 150 300

10.2



SURBA

DALIA AV

E 51st ST

SUBJECT TRACT

S VANDALIA AV

SURBANA AV

E 53rd ST

E 54th ST

N

Z-7099
19-13 33

Feet
0 75 150

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7099

TRS 9333

Atlas 559/468

CZM 47

PD-18b CD-7

TMAPC Hearing Date: September 3, 2008

Applicant: Lewis Engineering, PLLC

Tract Size: 1.5± acres/65,340±SF

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

EXISTING ZONING: OM/RS-2

EXISTING USE: Vacant

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

PROPOSED ZONING: CG/PUD

PROPOSED USE: Hotel

RELEVANT ZONING HISTORY:

PUD-764: A proposed Planned Unit Development on this 1.55± acre tract of land for a hotel development which correlates with zoning case, Z-7099, on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and the subject property.

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

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

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

AREA DESCRIPTION:

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

10.4

STREETS:

Exist. Access

South Vandalia Avenue

MSHP Design

Residential

MSHP R/W

50'

Exist. # Lanes

2 lanes*

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

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

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

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

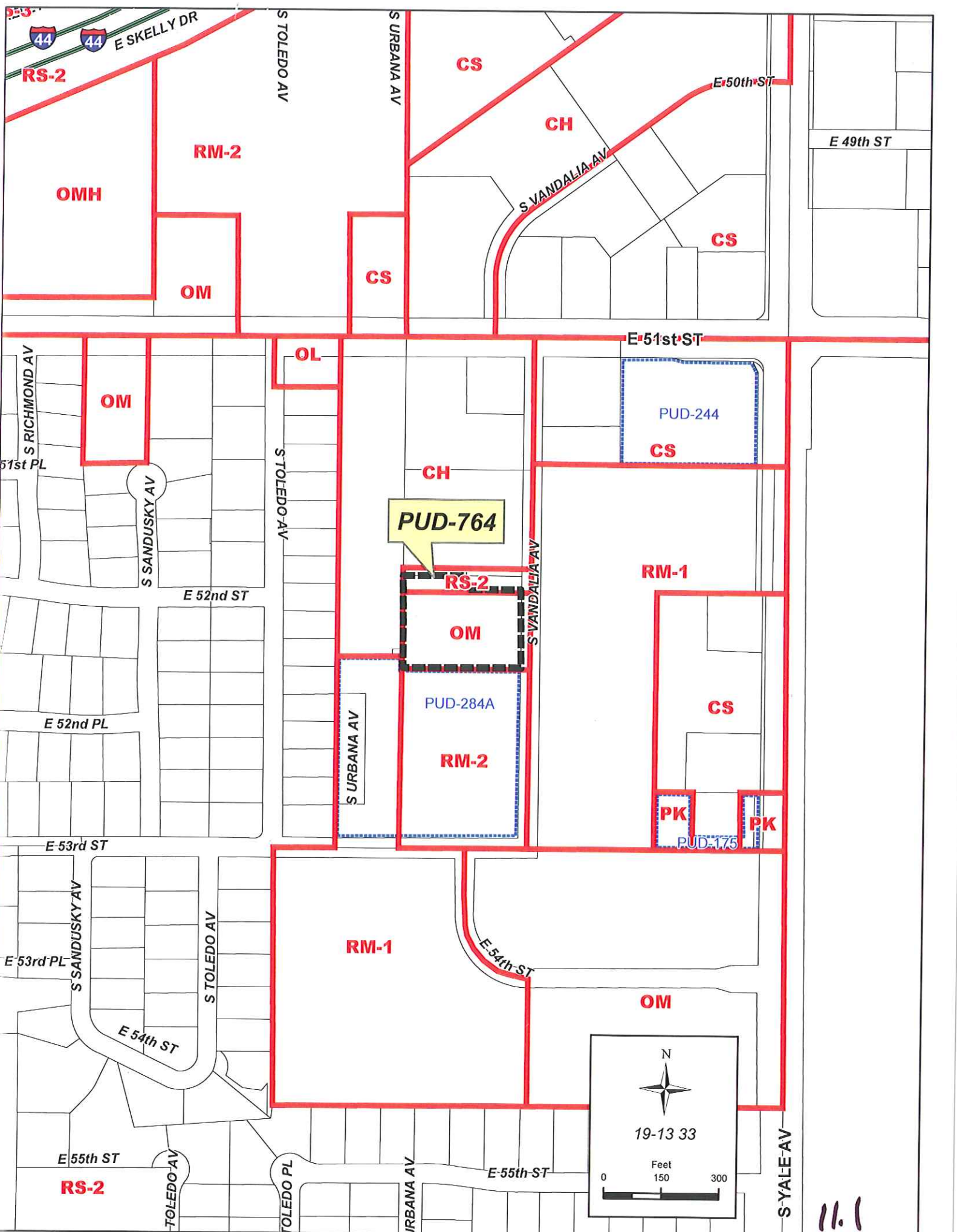
The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CG zoning is **not** in accord with the Plan.

STAFF RECOMMENDATION FOR ZONING:

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

09/03/08

10.5



PUD-764

RS-2

OM

PUD-284A

RM-2

PUD-244

CS

RM-1

CS

PK

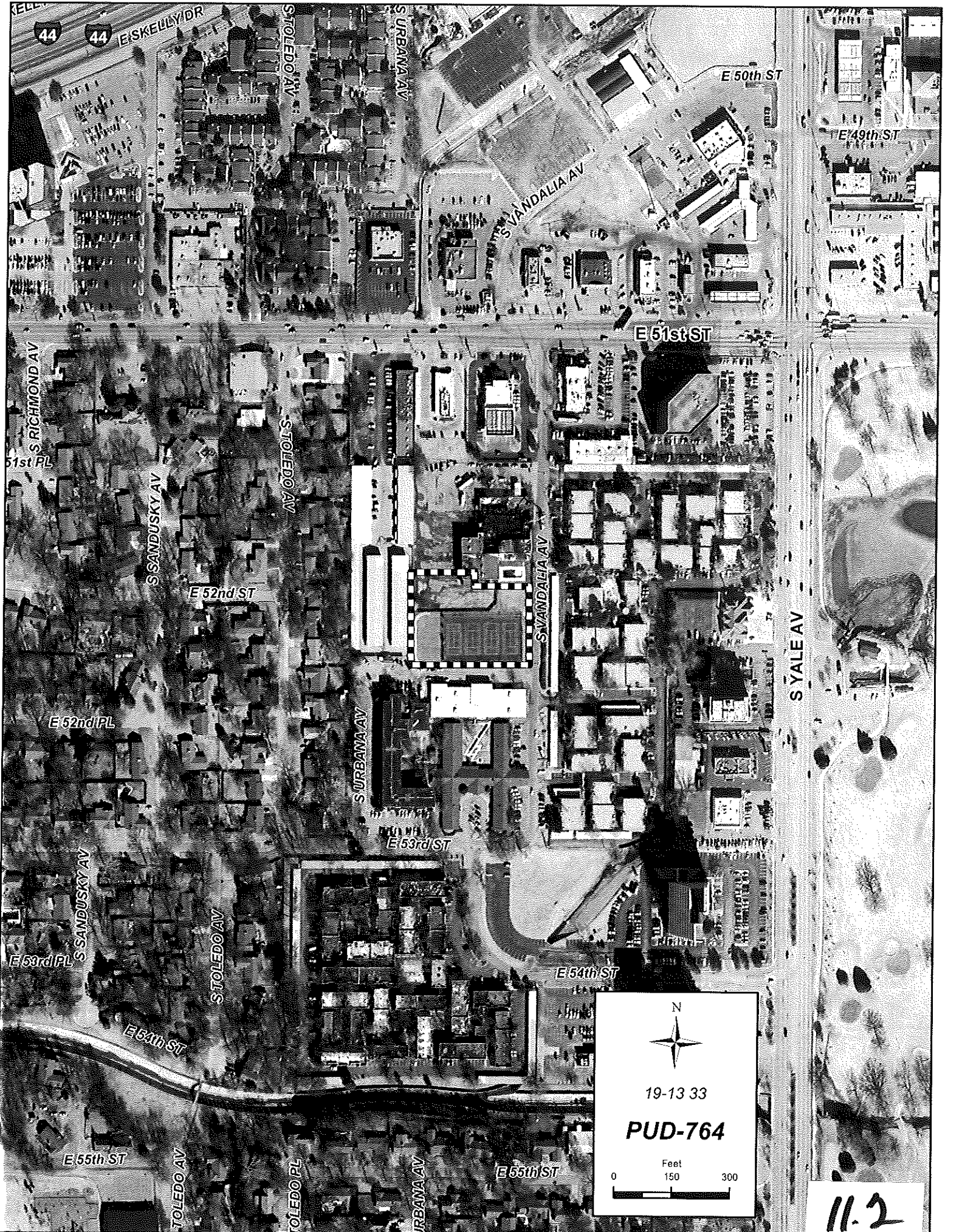
PUD-175

OM


19-13 33

Feet
0 150 300

11.1




N



19-13 33

PUD-764

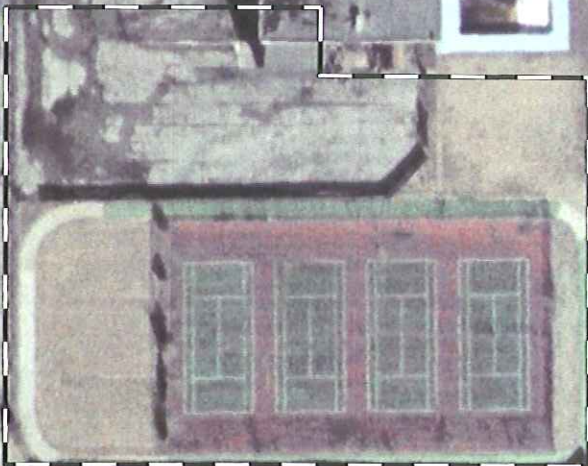
Feet
0 150 300



11.2

SURBANA AV

S VANDALIA AV



N

19-13 33

PUD-764

Feet

0 50 100

11.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-764

TRS 9333

Atlas 559/468

CZM 47

PD-18b CD-7

TMAPC Hearing Date: September 3, 2008

Applicant: Lewis Engineering, PLLC

Tract Size: 1.55± acres/67,579±SF

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

EXISTING ZONING: OM/RS-2

EXISTING USE: Vacant

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

PROPOSED ZONING: CG/PUD

PROPOSED USE: Hotel

RELEVANT ZONING HISTORY:

Z-7099: A request for rezoning a 1.5± acre tract of land from OM/RS-2 to CG has been continued to be heard with this Planned Unit Development application (PUD-764) for a hotel development, on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and the subject property.

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

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

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

AREA DESCRIPTION:

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

11.4

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Vandalia Avenue	Residential Collector	50'	2 lanes*

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

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

SURROUNDING AREA: The subject tract is abutted on the east by Vandalia Avenue and then Lincoln Estates, a multifamily residential use, zoned RM-1; on the north by the unplatted remains of a former athletic facility, zoned CH; farther north by a bank, zoned CH; on the south by Urbana Heights Two Resub. L1 B1 Urbana Heights, a nursing/retirement facility, zoned RM-2/PUD-284-A; and on the west by an unplatted mini storage facility, zoned CH.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CG zoning is **not** in accord with the Plan (see Exhibit A-1).

STAFF RECOMMENDATION:

PUD-764 is a 1.55 gross acre (67,518 sf) in-fill development proposal located south of the southwest corner of 51st Street and Vandalia Avenue. The property is zoned RS-2/OL and is concurrently the subject of rezoning application Z-7099, also on the September 3rd TMAPC agenda. Any approval of this PUD application is dependant upon the approval of the aforementioned rezoning application.

The requested rezone is to Commercial General (CG) zoning, a lesser intensive zone than the existing commercial zoning to the north and west. Currently, as the last OM/RS-2 zoned site in this southwest ¼ square mile quadrant of Yale Avenue and 51st Street, staff sees the subject tract as an existing example of spot zoning (see Exhibit A – “Existing Zoning”).

PUD-764 proposes the development of a 46,260 SF, 4-story, 78-room hotel with indoor swimming facility, and associated parking, landscaping and site lighting (see Exhibit B and C – Conceptual Plans). The subject tract is surrounded by medium to high-intensity residential and commercial development. On the west, the site is bordered by mini-storage development, zoned CH; on the north by a former health club site, zoned CH, on the east by a residential multi-family development, zoned RM-1; and on the south by a large nursing home, zoned RM-2. All of these land uses could be considered medium to high intensity development. The exception may be the mini-storage which can be considered a low to medium-low intensity development.

Access to the site would be from two access points along Vandalia Avenue, with the northern access point being from mutual access easement with the parcel to the north. A third access point is also proposed near the southern boundary of the PUD for access to the screened trash receptacle. Five (5) foot sidewalks will be provided per subdivision regulations along

11.5

Vandalia Avenue. As noted above, improvement of Vandalia Avenue cannot be a condition of this recommendation; however, the issue should be addressed during the platting stage of development. Approval of any detail site plans by the City of Tulsa Fire Marshall and Traffic Engineering prior to submittal to the TMAPC for approval could also be required.

CG zoning will allow 50,684 sf of floor area developed on this site based on a .75 FAR with no height limitation. The proposed 46,260 sf of floor area represents a .68 FAR, within the allowable limit in the CG District. The proposed setback limitations are adequate with relation to the 57-foot high hotel (including building parapet and roof mounted mechanical equipment) and the surrounding land uses.

An 8' solid masonry-type screening wall is recommended along the southern and western border of the PUD. In addition to the screening wall along the southern boundary, a minimum 5-foot landscape strip will be required to help further buffer the hotel use from the nursing home. Along the eastern and southern borders of the PUD, site lighting and signage is recommended to be strictly limited in size and scope in order to have as little impact as possible on both multi-family zoned properties. Parking, open space and landscaping will be provided per the Zoning Code. Trash enclosures will be provided in order to screen the receptacles from a person standing at ground level.

The site will be platted per the requirements of section 1107-F of the Zoning Code. The platting process will address all required stormwater, drainage, off-site traffic, fire and other engineering issues not addressed herein by the PUD development standards.

Given the recommended restrictions placed on certain development standards of the PUD (see below), in combination with the current state of the site, staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-764 to be: (1) in harmony with the existing and expected development of surrounding area; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code. Therefore, staff recommends **APPROVAL** of PUD-764 subject to the following conditions:

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

LAND AREA: 1.52 Acres/66,211 sf (Net)
1.55 Acres/67,579 sf (Gross)

PERMITTED USES:
Those uses permitted within Use Unit 19 – Hotel, Motel and Recreation limited to hotel and motel use only and all permitted accessory uses to the principal permitted use(s).

MAXIMUM PERMITTED FLOOR AREA: 46,260 sf (.68 FAR)

MAXIMUM BUILDING HEIGHT:
Within the southern 65' of the PUD: 1-story, not to exceed 15'

Within the remainder of the PUD: 4-Stories, not to exceed 57' including building parapet and roof mounted equipment.

MINIMUM BUILDING SETBACKS:

From the centerline of Vandalia Ave.: 55'
From the Southern PUD Boundary:
 Within the southern 65' of the PUD: 20'
 Within the remainder of the PUD: 65'
From the West Boundary of the PUD: 60'
From the North Boundary of the PUD: 80'

OFF-STREET PARKING: As required by the City of Tulsa Zoning Code.

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

No less than 10% of the internal space of the lot shall be reserved as open space.

LANDSCAPE AND SCREENING CONCEPT:

The street yard along Vandalia Avenue shall be landscaped according to the landscape chapter of the Zoning Code with the exception of access points from Vandalia Avenue. An 8' solid masonry-type screening wall will be erected along the southern and western boundary of the PUD. In addition to the 8' masonry type wall along the southern boundary, a minimum five-foot landscape buffer will be installed inside the wall, along the west, south and eastern boundaries of the PUD.

ACCESS AND CIRCULATION:

Access to the site will be from two access points along Vandalia Avenue. A third access point just north of the northeast corner of the site will be provided via mutual access easement when the lot to the north is developed.

PEDESTRIAN CIRCULATION:

Pedestrian circulation shall be provided by sidewalks along the west side of Vandalia Avenue for the length of the PUD frontage along Vandalia Avenue. Pedestrian walkways are suggested every 150' and should be clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect. Pedestrian walkways which cross vehicular aisles or driveways shall be distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/or by using high contrast striping.

SIGNS:

Ground signs:

One (1) ground sign shall be permitted along Vandalia Avenue not to exceed 2/10 sf of display surface area (dsa) per lineal foot of street frontage per section 1221, C, 8-b of the Zoning Code. In no event shall the sign be limited to less than 32 sf, dsa or exceed 150 sf, dsa. The sign may not exceed 20' in height.

Wall signs:

Wall signs shall not exceed 2 square feet of dsa per lineal foot of wall to which the sign is affixed. There shall be no wall signs permitted on south or easterly facing building walls.

11.7

SITE LIGHTING:

Free standing and building mounted light standards within 50 feet of the east and south boundaries shall not exceed 16 feet in height. All other light standards shall not exceed a maximum height of 20' measured from grade. Lighting may not exceed .5 foot candles (fc) along the south and east property line and shall be measured from the top of the screening provided along the south boundary and 3' above grade along the eastern boundary of the PUD.

All light standards, including building mounted, shall be hooded and directed down and away from the boundaries of the PUD. Shielding of out door lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from creating a nuisance to a person standing at ground level in adjacent residential areas. Compliance with this standard shall be verified by application of the Kennebunkport formula or other Illuminating Engineering Society of North America (IESNA) recommended practice.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical, electrical, HVAC and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level at the perimeter of the PUD. All screening and fencing shall be maintained by the owners of the subject tract and not be allowed to fall into disrepair or unsightliness.

3. No zoning clearance permit shall be issued within the PUD until a detail site plan for the lot, which includes all buildings, parking, and lighting has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for the development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the City of Tulsa zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

8. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: PUD does not address storm water issues.

Wastewater: The screening fence described in the PUD must be located where it will not conflict with the existing sanitary sewer line.

Transportation: In the access and circulation section width of sidewalk should be five feet.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer:

INCOG Transportation:

- MSHP: 51st St. S., between Harvard Avenue and Yale Avenue, is designated Secondary Arterial.
- LRTP: 51st St. S., between Harvard Avenue and Yale Avenue, existing 4 lanes. I-44, between Harvard Ave and Yale Ave, planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: Existing bikeway on E. 56th Street S., between Harvard Ave and Yale Ave.

169

- 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.

09/03/08

11.10

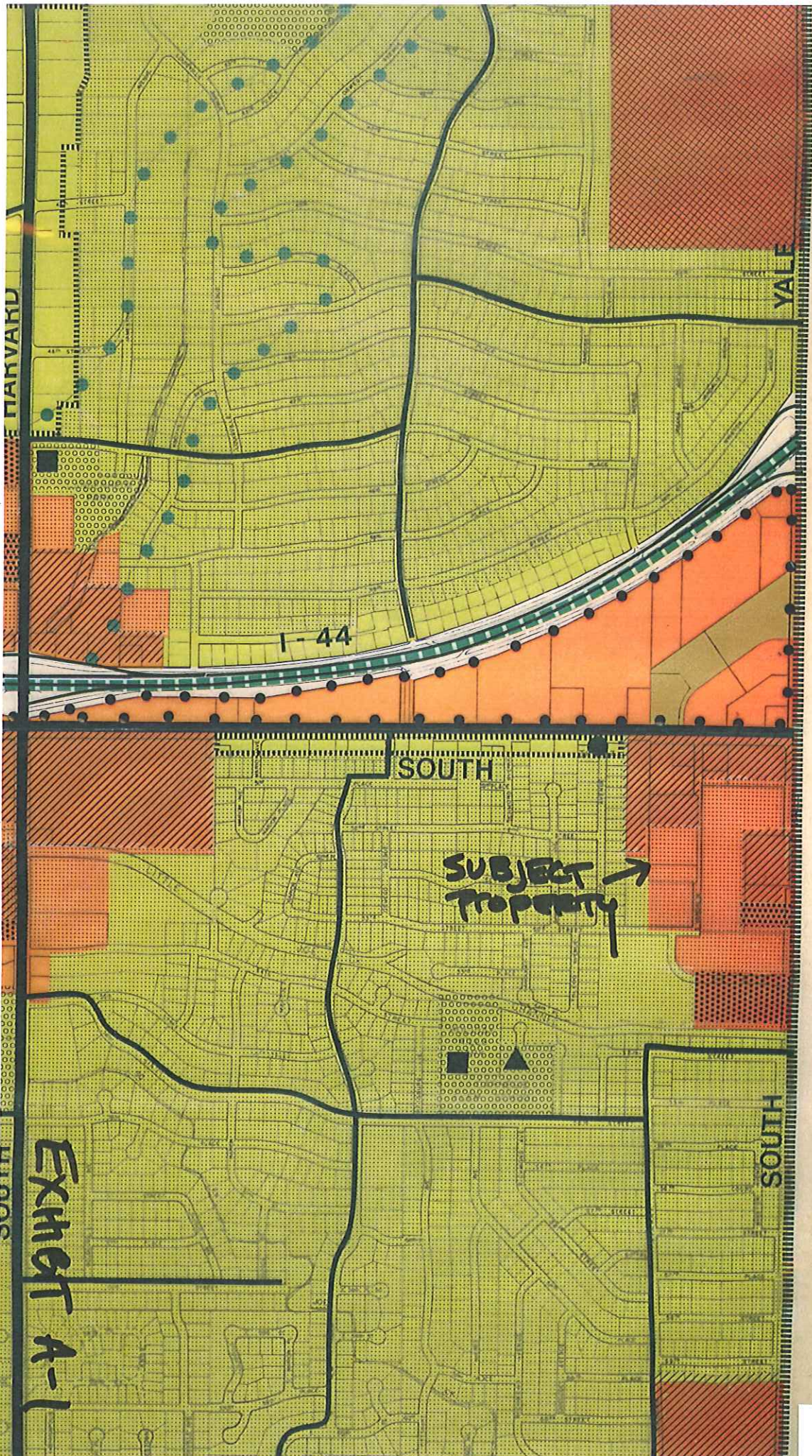


EXHIBIT A-1

MORLAND SECOND ADDN

INTERSTATE CENTRAL EXT

E 51st ST

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

CH

5110 SOUTH YALE
PUD-244

RM-1

RS-2

S VANDALIA AV

OM

LINCOLN ESTATES

CH

TANGLEWOOD ADDN

- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17

CAROUSEL CONCOURSE I REVISED

URBANA HGTS TWO RESUB L1 B1 URBANA HGTS

S URBANA AV

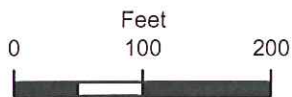
RM-2

PUD-288A

L.V. ONE

E 53rd ST

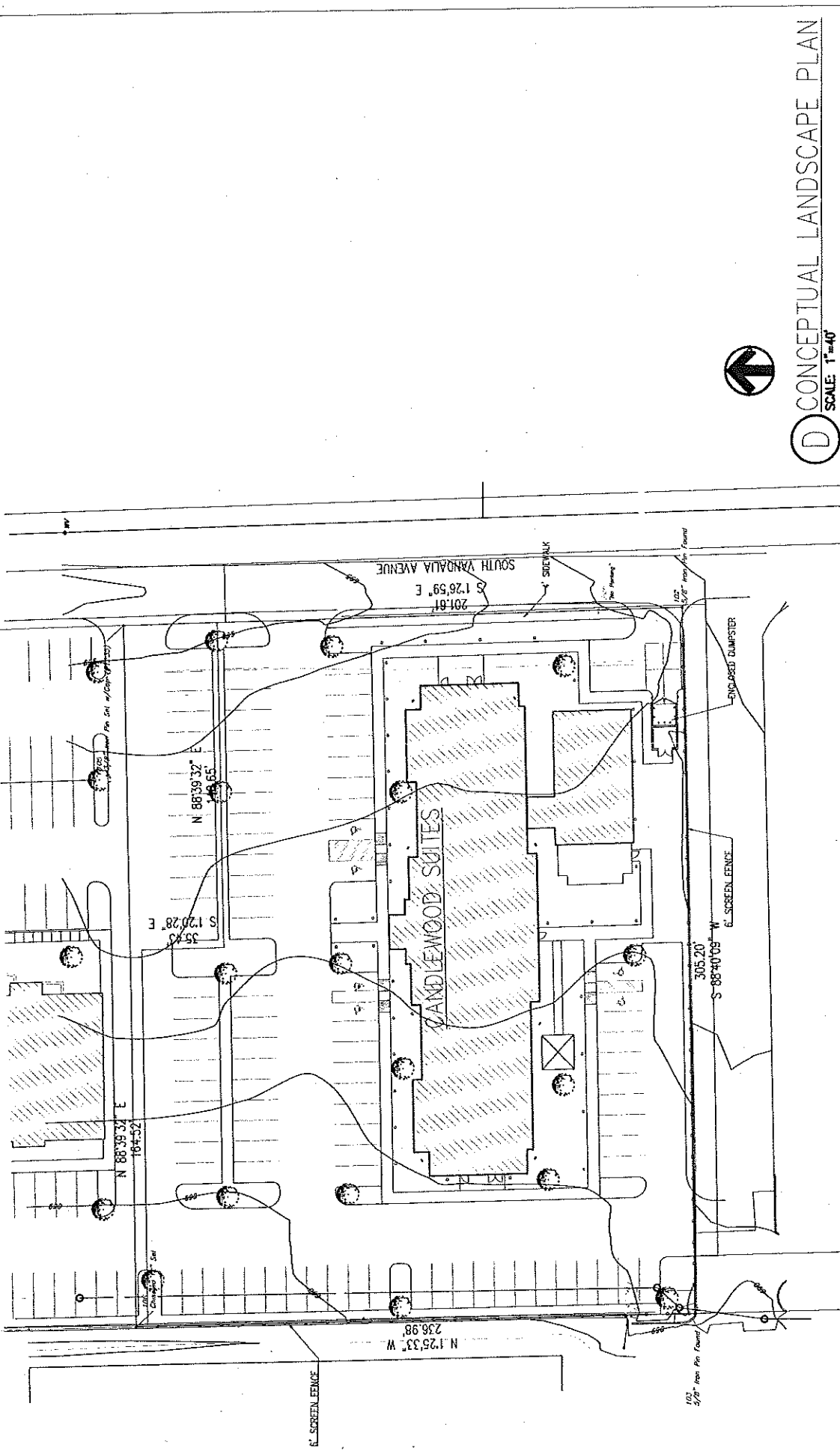
LA FORTUNE PARK PLAZA



"EXISTING ZONING"

11.12
EXHIBIT A

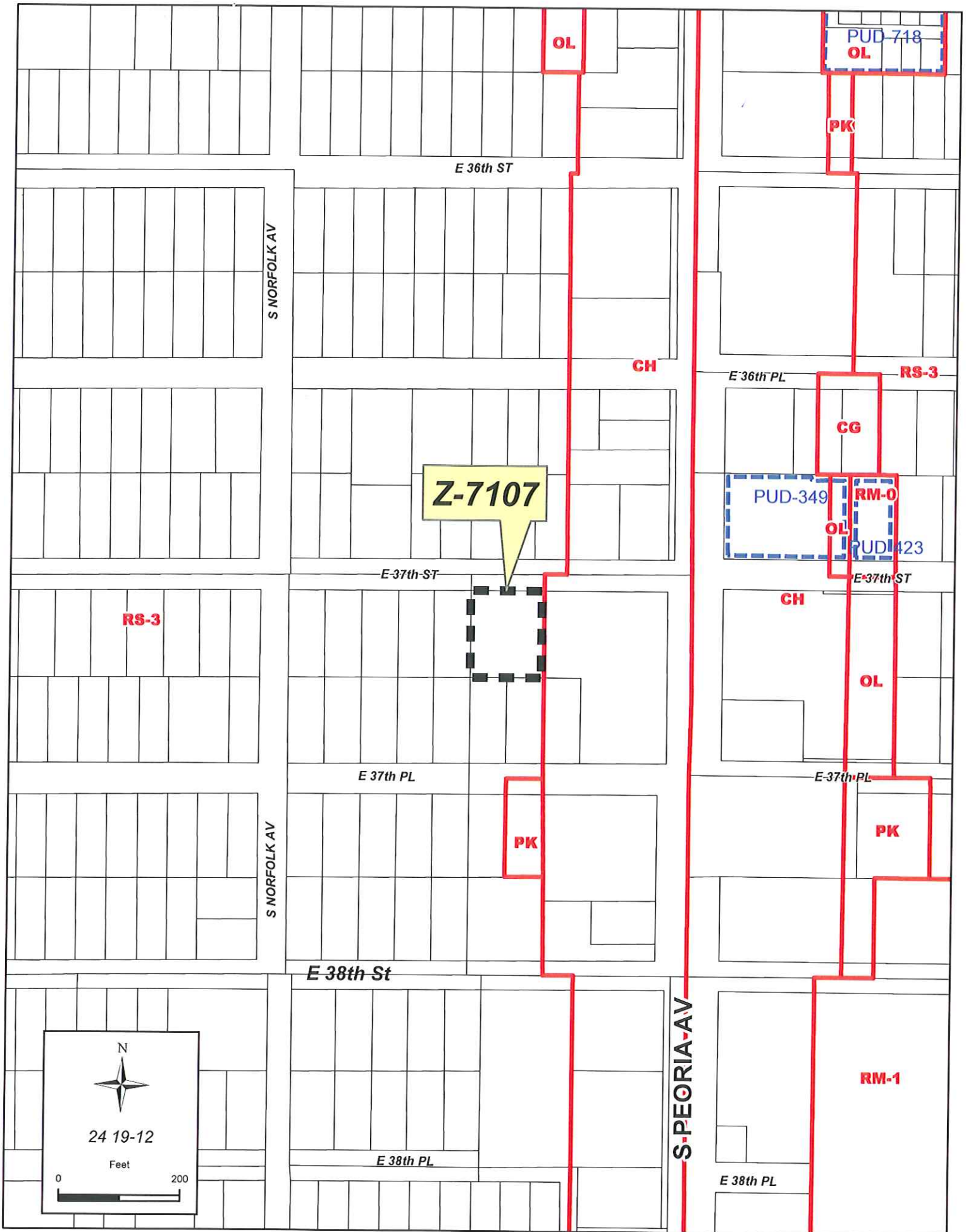




D CONCEPTUAL LANDSCAPE PLAN
SCALE: 1"=40'

Exhibit C

11.14



12.1



E 36th St

SNORFOLK AV

SPEORIA AV

E 36th Pl

E 37th St

E 37th St

E 37th Pl

E 37th Pl

SNORFOLK AV

E 38th St


E 38th Pl

E 38th Pl

E 38th Pl

Z-7107

N



24 19-12

Feet

0 200

Photo Date: Jan. 2006

12.2




S NORFOLK AV

S PEORIA AV

E 37th ST

E 37th PL

Z-7107
N



24 19-12

Feet

0 100

Photo Date: Jan. 2006

12.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7107

TRS 9224

Atlas 249

CZM 46

PD-6 CD-9

TMAPC Hearing Date: September 3, 2008

Applicant: Lou Reynolds

Tract Size: .5± acres/21,780±SF

ADDRESS/GENERAL LOCATION: West of southwest corner of East 37th Street and South Peoria Avenue

EXISTING ZONING: RS-3

EXISTING USE: Parking lot

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

PROPOSED ZONING: PK

PROPOSED USE: Parking lot

RELEVANT ZONING HISTORY:

Z-6749 March 2000: All concurred in approval of a request for rezoning a .457± acre tract of land from RS-3/RM-1 to PK for parking on property located east of northeast corner of South Peoria Avenue and East 38th Street South.

BOA-17826 September 1997: The Board of Adjustment approved a variance of the 5' required landscape strip between a parking lot and residential property; a variance of the required 50' setback from the street; and a variance of the required screening between a parking lot and R-zoned district, subject to a tie agreement between the owner of the lot and the owner of the adjoining commercial business and subject to the site plan submitted. The property is located west of the southwest corner of East 37th Place and South Peoria Avenue.

Z-6597 August 1997: All concurred in approval of a request to rezone a .19+ acre tract of land from RS-3 to PK for a parking lot, located west of the southwest corner of East 37th Place and South Peoria Avenue and south of subject property.

PUD-423 February 1987: Staff recommended for denial of a proposed Planned Unit Development on a .2± acre tract of land to expand an existing duplex into triplex dwelling unit on property located east of the northeast corner of South Peoria Ave and East 37th Street. TMAPC and City Council agreed in approving the proposed development.

PUD-349 March 1984: All concurred in approval of a proposed Planned Unit Development a .66± acre tract of land zoned CH and OL for construction of a two-story addition onto an existing structure which encroaches into the OL zoned portion of tract, on property located on the northeast corner of East 37th Street South and South Peoria Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .5± acres in size and is located west of southwest corner of East 37th Street and South Peoria Avenue. The property appears to be parking lot and is zoned RS-3.

12.4

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Urban arterial	70'	4
East 37 th Place	N/A	N/A	2
East 38 th Street	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by a strip commercial center, zoned CH; on the north by residential uses, zoned RS-3; on the south by residential uses, zoned RS-3; and on the west by residential uses, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

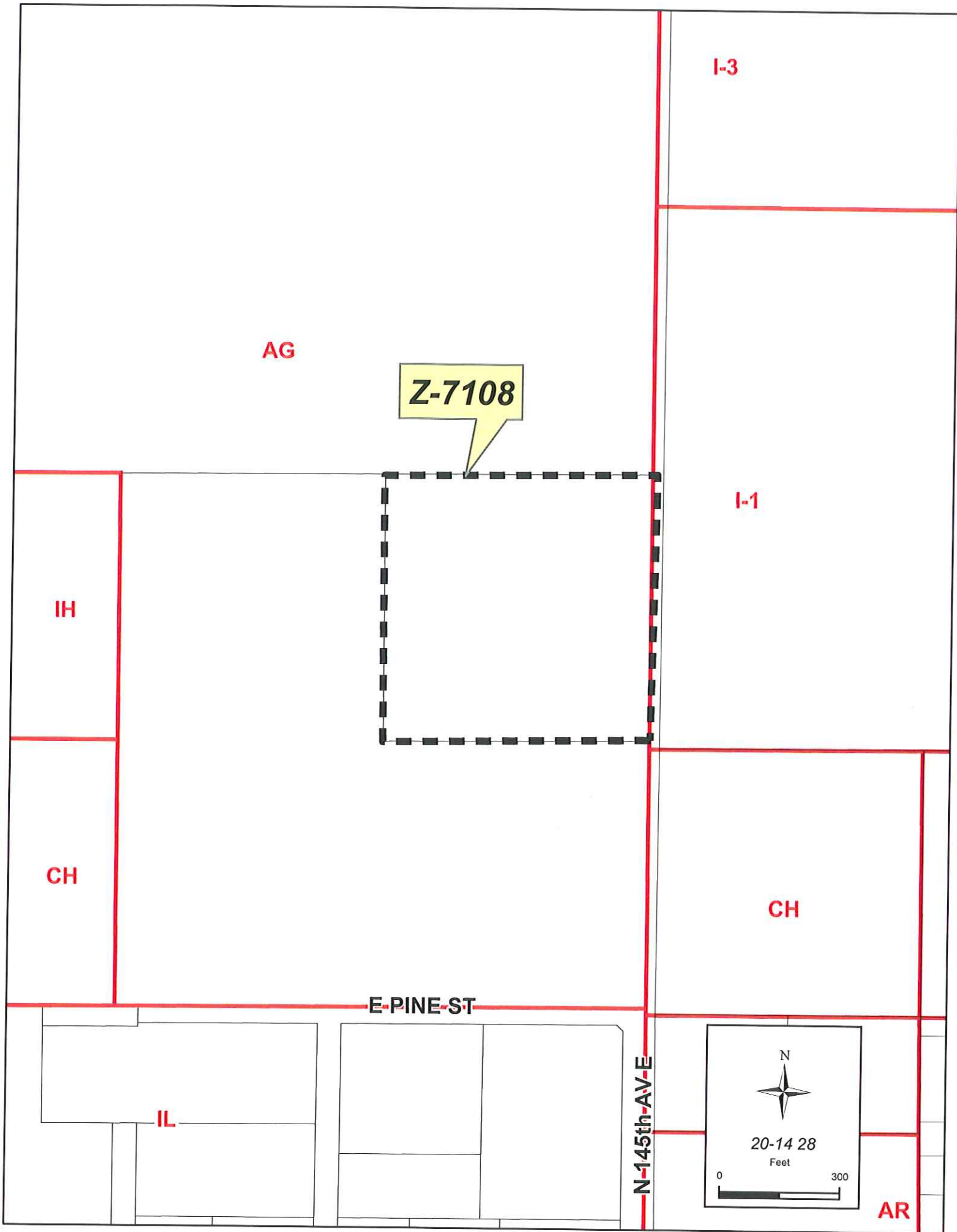
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Brookside Special District – Brookside Business Area. According to the Zoning Matrix, the requested PK zoning **may be found** in accord with the Plan by virtue of its being within a Special District.

STAFF RECOMMENDATION:

The need for additional parking facilities in the Brookside area has been recognized for many years. If properly developed, parking can be a good buffer between residential and commercial/office uses. If rezoned to PK, the developer/owner must comply with the Zoning Code requirements for that designation and must plat or request a plat waiver. Apparently the existing parking use has been nonconforming and the applicant is seeking to remedy that or expand the use. Therefore, based on the District 6 Plan, the Brookside Infill Development Design Recommendations study and documented need, staff recommends **APPROVAL** of PK zoning for Z-7107.

09/03/08

12.5



Z-7108

I-3

AG

I-1

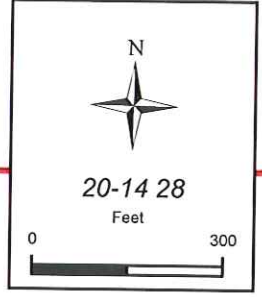
IH

CH

CH

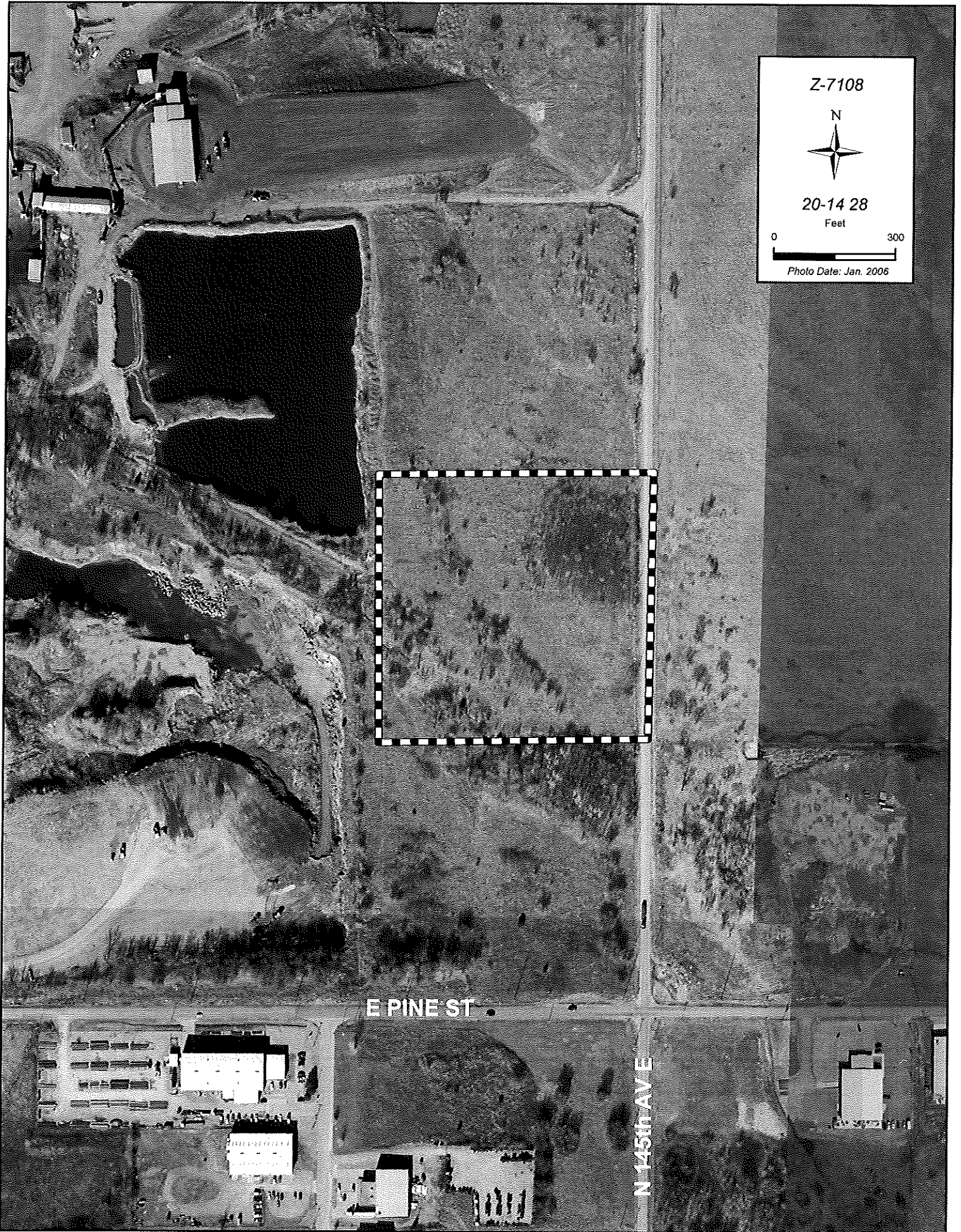
E PINE ST

N 145th AV E




AR

13.1



Z-7108

N



20-14 28

Feet

0 300

Photo Date: Jan. 2006

E PINE ST

N 145th AVE

13.2



N 145th AVE E

E PINE ST

Z-7108



20-14 28
Feet



Photo Date: Jan. 2006

13.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7108

TRS 0428

Atlas 0

CZM 31

PD-16 CD-6

TMAPC Hearing Date: September 3, 2008

Applicant: Charles E Norman

Tract Size: 10± acres/435,600±SF

ADDRESS/GENERAL LOCATION: North of northwest corner of East Pine Street and North 145th East Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: IH

PROPOSED USE: Heavy industrial

RELEVANT ZONING HISTORY:

There is no relevant zoning history pertaining to this property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located north of northwest corner of East Pine Street and North 145th East Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North 145 th East Avenue*	Primary arterial	120'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned-I-1 in Rogers County; on the north by vacant land, zoned AG in Tulsa; on the south by vacant land, zoned AG; farther south of Pine Street by industrial uses, zoned IL; and on the west by land with major topographic challenges and water features (concrete plant), zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within Special District 2 – Industrial and Airport Related Uses. According to the Zoning Matrix, the requested IH zoning **may be found** in accord with the Plan by virtue of its location within a Special District.

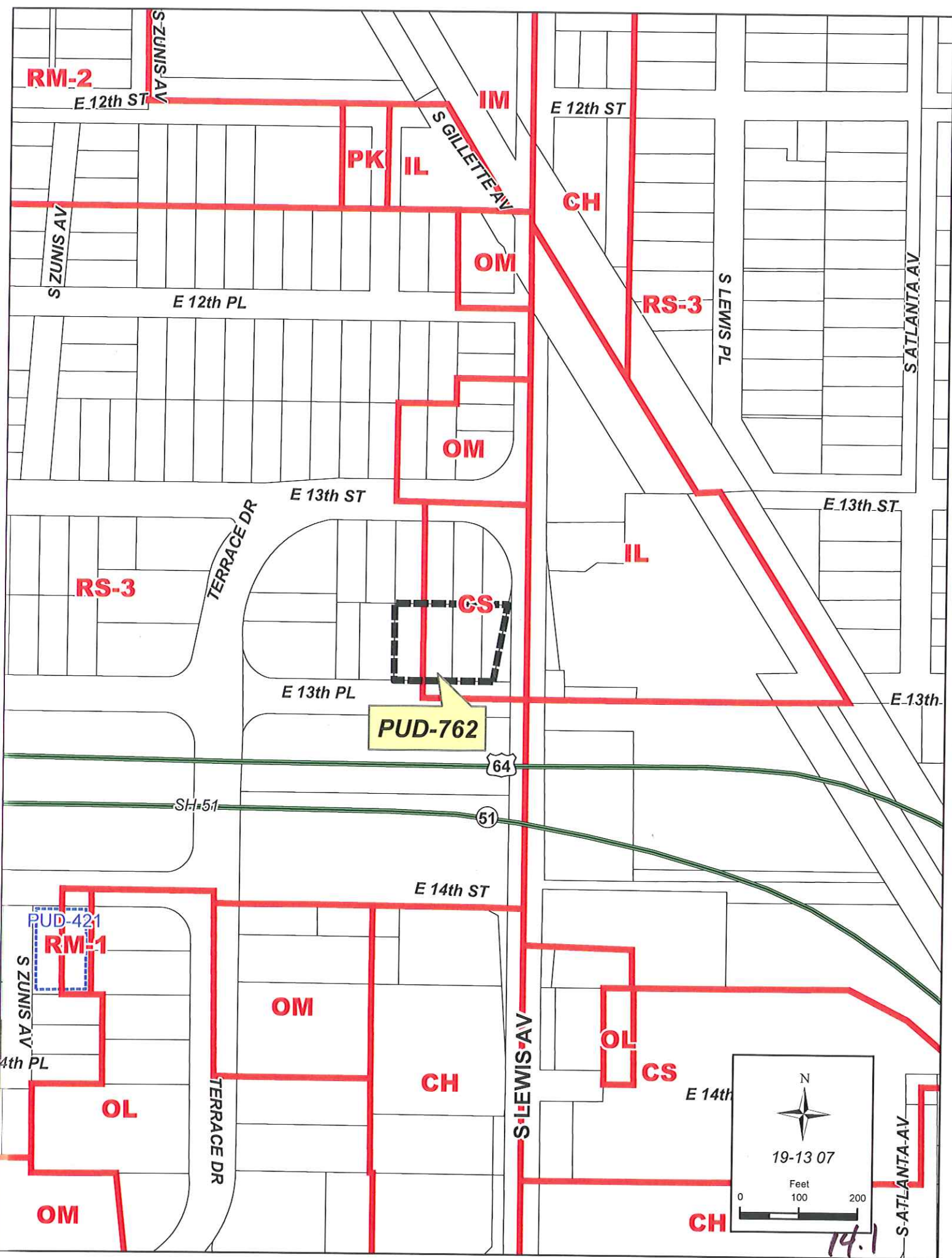
13.4

STAFF RECOMMENDATION:

This use lies within an area designated for industrial and related heavier-intensity-type uses. Moreover, many of those types of uses already exist there. North 145th East Avenue is a designated primary arterial and will be improved to those standards at some point in time. Therefore, based on the District 16 Plan, existing uses and trends in the area, staff recommends **APPROVAL** of IH zoning for Z-7108.

09/03/08

135



PUD-762

RM-2

IM

PK

IL

E 12th ST

S GILLETTE AV

CH

OM

RS-3

OM

E 13th ST

E 13th ST

RS-3

CS

IL

E 13th PL

E 13th

64

51

SH-51

E 14th ST

PUD-421

RM-1

OM

OL

CS

CH

E 14th

OL



19-13 07

Feet

0 100 200

OM

CH

14.1



S ZUNIS AV

S ZUNIS AV

E 12th ST

E 12th PL

E 12th ST

E 13th ST

TERRACE DR

E 13th ST

E 13th ST

E 13th PL

E 13th

64

SH 51

51

E 14th ST

S ZUNIS AV

TERRACE DR

S LEWIS AV

E 14th

N

19-13 07

PUD-762

Feet

0 100 200

S ATLANTA AV

ATLANTA AV

14.2



TERRACE DR

E 13th ST

S LEWIS AV

E 13th PL


64

SH 51

51

E 14th ST

N

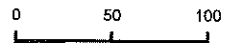


19-13 07

PUD-762

Feet

0 50 100



14.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-762

TRS 9307

Atlas 12

CZM 37

PD-4 CD-4

TMAPC Hearing Date: September 3, 2008

Applicant: Charles E Norman

Tract Size: .78± gross acres/34,034 SF

ADDRESS/GENERAL LOCATION: Northwest corner of South Lewis Avenue & East 13th Place

EXISTING ZONING: RS-3/CS

EXISTING USE: Commercial/residential

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970 and 20253 dated December 7, 2001, established zoning for the subject property.

PROPOSED ZONING: RS-3/CS/PUD

PROPOSED USE: Bank with drive thru service

RELEVANT ZONING HISTORY:

Z-6842 December 2001: All concurred in approval of a request for rezoning a .781± acre tract of land from OM to RS-3 for single-family residential use on property located on the northeast corner of East 13th Street and South Terrace Drive and a part of the subject property.

Z-6635 June 1998: All concurred in approval of a request for rezoning a 4.5± acre tract of land from OL/RS-3 to CS for commercial uses, which included a large chain grocery, on property located north of the northeast corner of East 15th Street and South Lewis Avenue.

Z-6605 October 1997: All concurred in approval of a request for rezoning a .781± acre tract of land from RS-3 to OL for office use on property located south of the southwest corner of East 14th Street and South Terrace Drive.

BOA-17068 June 13, 1995: The Board of Adjustment denied a Special Exception to permit automobile sales in a CS District (Use Unit 17); finding traffic to be congested at this location (13th is expressway service road); and finding that the increased intensity of use would be detrimental to the neighborhood, and would violate the spirit and intent of the Code, on property located at 2331 East 13th Place and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .54± acres in size and is located on the northwest corner of South Lewis Avenue & East 13th Place. The property appears to be used commercially and residentially, and is zoned RS-3/CS.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Lewis Avenue	Urban Arterial	70'	5
East 13 th Place	Freeway Service Road	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by South Lewis Avenue and then Fair Acres Addition, zoned IL; on the north by Lots 1 and 2 - Terrace Drive Addition Resub. – B6 and L1 – 3, B4, zoned CS; on the south by 13th Place and then Highway 51/Broken Arrow Expressway., zoned RS-3; and on the west by L10, B10 - Terrace Drive Addition Resub. – B6 and L1 – 3, B4, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the existing RS and CS zoning is in accord with the Plan (see Exhibit A-1).

STAFF RECOMMENDATION:

PUD-762 is a flat, .82 gross acre tract (36,650 square feet) located on the northwest corner of Lewis Avenue and 13th Place South immediately adjacent to the Broken Arrow Expressway. This infill development proposal is for construction of a banking facility (St. John's Federal Credit Union) with drive-thru services. There is no-rezone request required or associated with this application.

The site is comprised of four lots as depicted on applicant's Exhibit B and F. The western and eastern most lots have older residential structures which would be removed. The western most lot is zoned RS-3 while the remaining three lots are zoned CS. The site is bordered on the north by CS zoning, in the rear by RS zoning on the south by a freeway (Hwy. 51/Broken Arrow Expressway) and on the east by Lewis Avenue an "Urban Arterial Street". The site is also located in a freeway sign corridor. There is an existing outdoor advertising sign along the Lewis Street frontage which will remain on the site.

With 19,610 sf of the site zoned commercially, the existing square footage of CS zoning would allow a 9,805 square foot building with no height limitation. The applicant is proposing to limit the maximum building square footage to 6,500 sf with a maximum building height of 35 feet. Also under the PUD, use of the property would be strictly limited to a Financial Institution with a drive-thru facility within Use Unit 11 and the existing OA sign only.

The western most 50' the PUD, which is zoned RS directly abuts two residentially zoned lots, one on the west and one on the north. As a result, the applicant is proposing to limit this section of the PUD to parking use, and will be further limited to staff parking only. Also, along the entire west boundary and the first 50' of the western half of the north boundary there will be an 8-foot solid screened masonry type wall installed to help buffer the residential lot to the west and north. In addition to the 8-foot masonry wall, an 8-foot densely landscaped strip will installed to help further buffer these lots (see Exhibit C). Exhibit C-1 is the landscape detail for the PUD, and would be the standard to which any proposed landscape plan would be held.

Within the west 75' of the PUD light standards are proposed not to exceed 14' in total height. The rest of the PUD lighting standards will be limited to 25' in total height. Shielding of outdoor lighting shall be designed to prevent the light producing element or reflection of the light from being visible by a person standing at ground level in adjacent residential areas. Compliance with this standard will be verified by application of the Kennebunkport Formula.

All trash, mechanical and equipment areas (excluding franchise utility provider transformers), including building mounted will be screened from public view by the erection of a solid screening wall or fence that completely shield such equipment from the view of a person standing at ground level. Sidewalks will be provided along 13th Place and Lewis Avenue. Existing sidewalks along either street within the project limits which are in need of repair will be repaired by the property owner/applicant.

In-fill development where commercial zoning and residential zoning abut one another is a condition being faced with more regularity within the City of Tulsa as older properties within the City are redeveloped. This particular proposal is atypical of infill development as highlighted by the 'Report Prepared for the Infill Development Task Force ("The Infill Plan") which defines infill development as necessary for the future economic viability of the City of Tulsa. Given the aforementioned, the PUD location along an urban arterial street, the immediate proximity to a freeway and extensive buffering being offered along the western and northern boundaries of the development, staff can support this application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-762 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-762 subject to the following conditions:

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

AREA:

Net:	.54 AC	23,725 SF
Gross:	.82 AC	35,650 SF

PERMITTED USES:

Permitted uses shall include the uses permitted as a matter of right in Use Unit 10 – Off-street Parking; Use Unit 11 – Office, Studios and Support Services, limited to Financial Institution/Banking Offices including drive-thru banking facilities; (the existing) Outdoor Advertising within Use Unit 21; and uses customarily accessory to permitted uses shall be the only uses permitted.

MAXIMUM PERMITTED FLOOR AREA: 6,500 sf

MAXIMUM BUILDING HEIGHT: 35 feet

MINIMUM BUILDING SETBACKS:

From the centerline of S. Lewis Ave.	95 ft
From the centerline of E. 13 th Place	75 ft
From the north boundary of the PUD	30 ft
From the west boundary of the PUD	50 ft

OFF-STREET PARKING: Off-street parking as required by the applicable use unit*.

** Parking along the west boundary of the site shall be limited to employee parking only to the most practical extent.*

LANDSCAPED AREA:

A minimum of 15% of the total net land area shall be improved as internal landscaped open space in accord with the provisions of the landscape chapter of the City of Tulsa Zoning Code.

SIGNS:

- 1) One double faced sign, 4' x 8' - excluding the base, with a maximum display surface area (dsa) of 32 square feet per side (64 square feet dsa total) and a maximum height of 10' shall be permitted on the southeast corner of the site.
- 2) Wall signs shall not exceed 2 square feet of dsa per lineal foot of building wall to which the sign is affixed. The length of a wall sign shall not exceed 75% of the length of the building wall to which the sign is affixed. No west or north facing wall signs are permitted, except directional signs as allowed by section 225, B-3 of the code shall be permitted at entrances and exits.
- 3) One (existing at the time of this approval) outdoor advertising sign shall be permitted.

LIGHTING:

Within the west 75' of the PUD, light standards shall not exceed 14' in total height. Within the remainder of the development area light standards shall not exceed a maximum total height of 25'. All light standards, including building mounted, shall be hooded and directed down and away from the boundaries of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from creating a nuisance to a person standing at ground level in adjacent residential areas. Compliance with this standard shall be verified by application of the Kennebunkport formula or other Illuminating Engineering Society of North America (IESNA) recommended practice. Light shall be measured from the top of the 8-foot masonry wall along the lot lines in common with an R District; light shall not exceed .5 foot candles at the property lines in common with the R District.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

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

WEST BOUDARY LANDSCAPING AND SCREENING PLAN:

An eight-foot high pre-cast stone patterned masonry screening wall will be erected along the west boundary beginning at the front building setback of the residence immediately adjacent to the west, extending approximately 115' to the northwest corner

of the site and then east along the north boundary a minimum of 50 feet adjacent to the RS-3 zoned lot to the boundary of the CS zoned property as shown on Exhibit C – West Boundary Landscape and Screening Plan – attached to this case report.

Also, an eight-foot wide landscape area will be established inside the screening wall with plant materials as listed on Exhibit C-1 – Plant List attached herein. Six loblolly pine trees a minimum of 12 – 14 feet in height will be planted per Exhibit C-1 to provide additional visual and sound barrier. Bright-n-tight Cherry Laurels will be planted at intervals between the canopies of the larger trees per Exhibit C-1.

Parking area and street frontage landscaping will be provided per the landscaping chapter of the Zoning Code.

ACCESS AND PEDESTRIAN CIRCULATION:

Principal access to the site will be from the south-bound lane of South Lewis Avenue, and from the one-way Freeway Service road 13th Place.

Sidewalks will be constructed along Lewis Avenue and 13th Place. Existing sidewalks will be repaired where needed.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. As a result of Technical Advisory Committee (TAC) traffic comments below, prior to submission of the detail site plan to the TMAPC the site plan must be signed off by the City of Tulsa Traffic Engineering.
5. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

9. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. 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.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No comments.

Water: The domestic water meter will need to be installed in the right of way of E.13th Pl. on the north side in a green space area such as an island.

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.

Stormwater: Page 7 states that no on-site detention is anticipated. Given the location of this project, detention should be anticipated.

Wastewater: The 8' tall stone wall proposed along the North & West boundary of the project must be located sufficient distance from the existing sanitary sewer line to allow for proper maintenance of the sewer line.

Transportation: Include sidewalk requirement in Access and Circulation section.

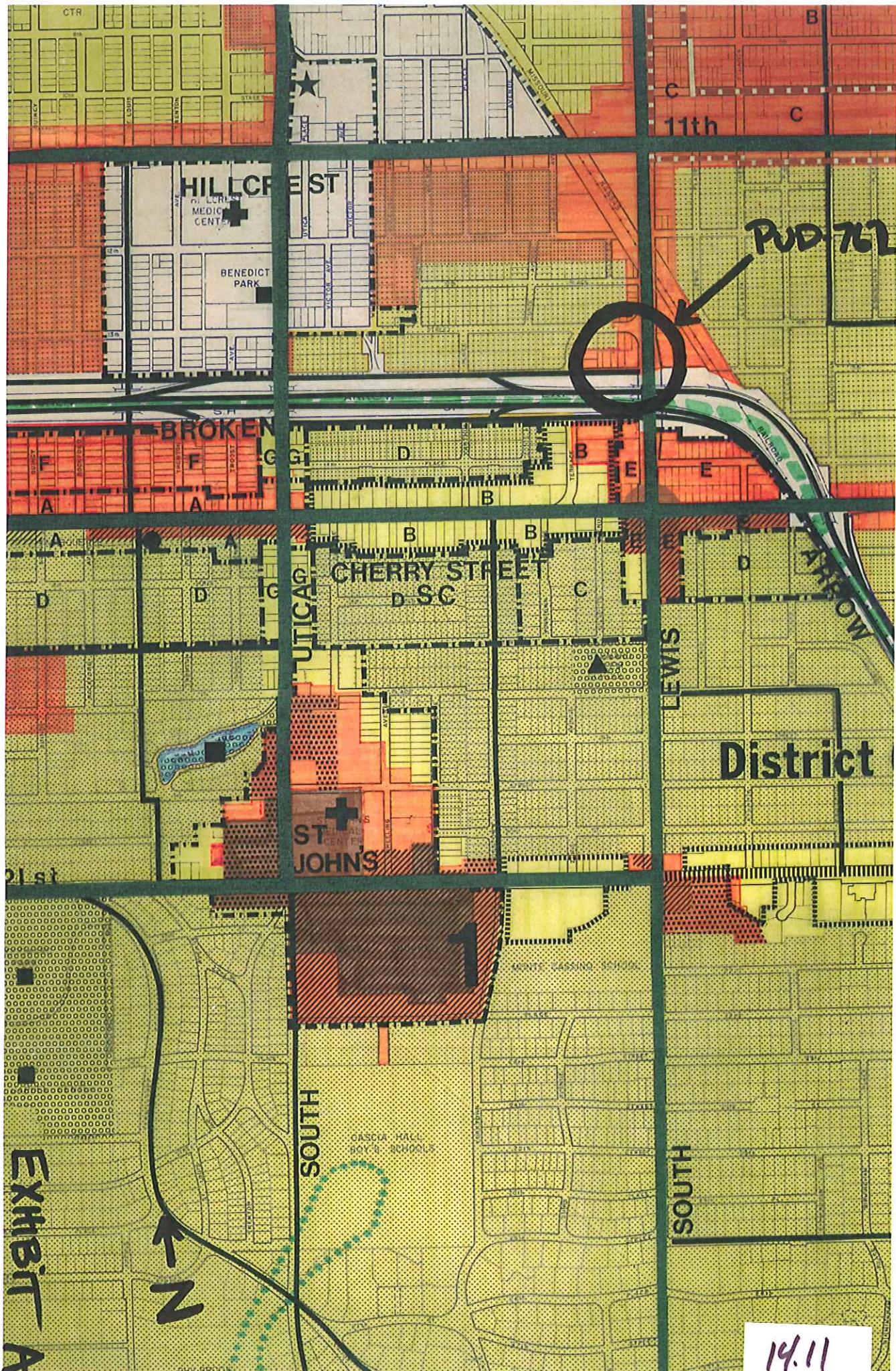
Traffic: No Comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer:

09/03/08

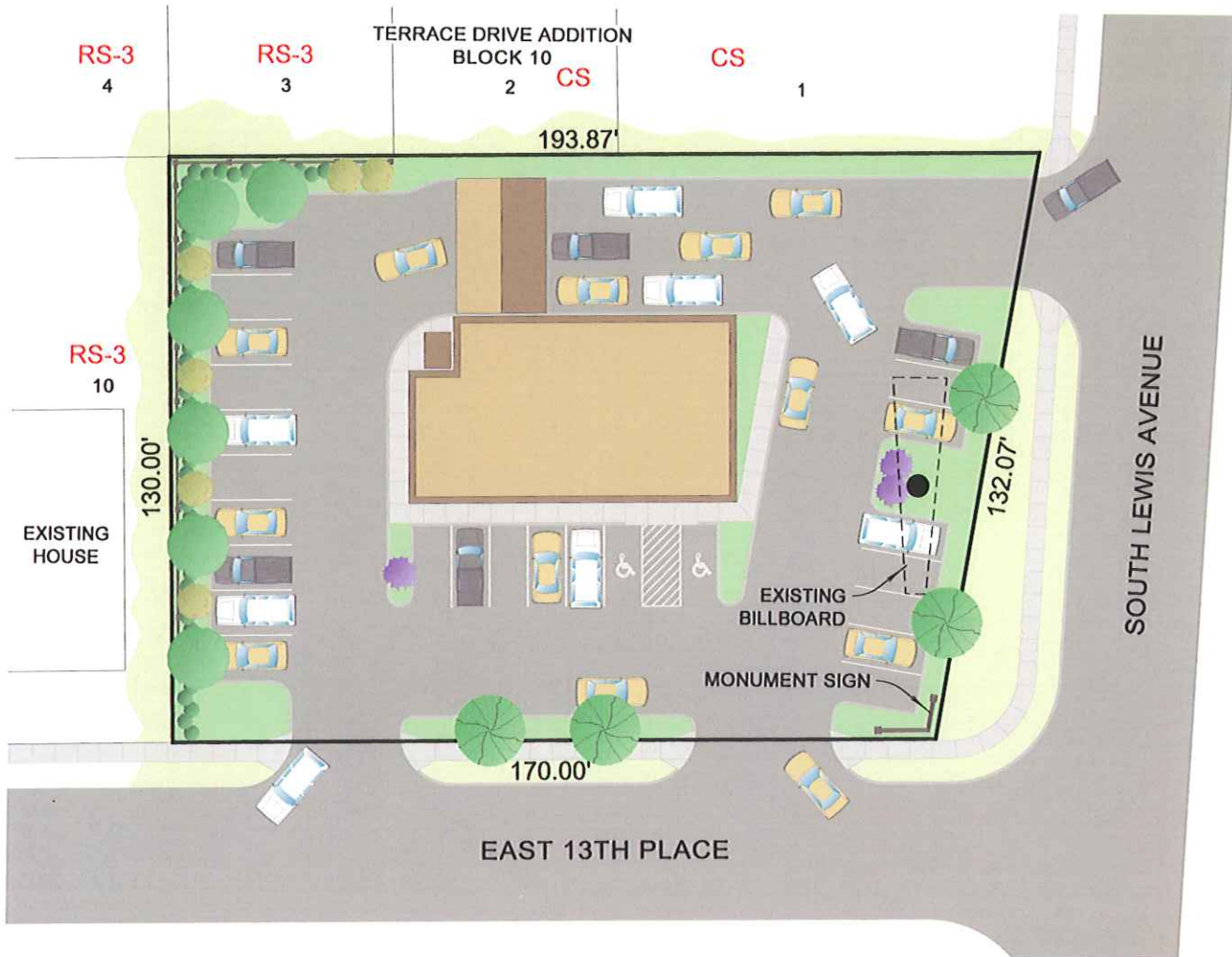


PUD 762

District

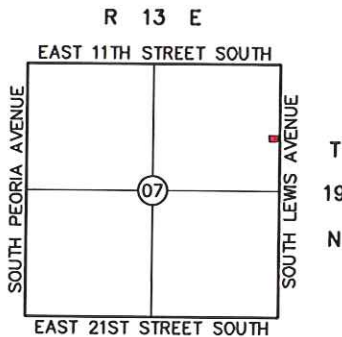
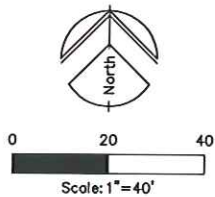
Exhibit A

14.11



Site Data

Net Site Area:	23,725 SF
CS Zoned Area:	17,225 SF
Max. Building Area:	6,500 SF
Open Space Area:	(18%) 4,181 SF
Parking Space Required:	22
Parking Space Provided:	25



Location Map
SCALE: 1"=4000'

PUD No. 762
St. John
Tulsa Federal Credit Union
 Exhibit A
 Conceptual Illustration

14.12
A



East 13th Street

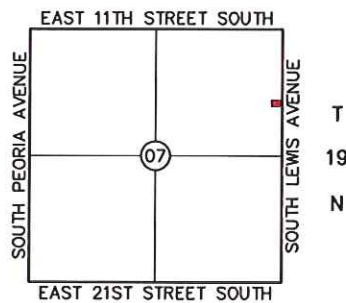
South Lewis Avenue

Site

East 13th Place

Broken Arrow Expressway

R 13 E



T
19
N



Scale: NONE

Location Map
SCALE: 1"=4000'

PUD No. 762

St. John Tulsa Federal Credit Union

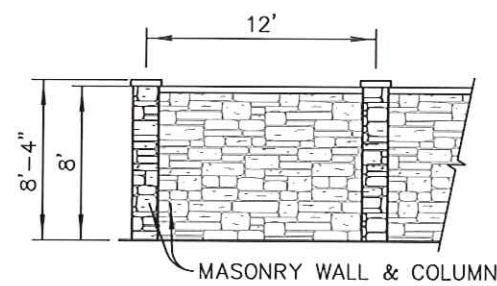
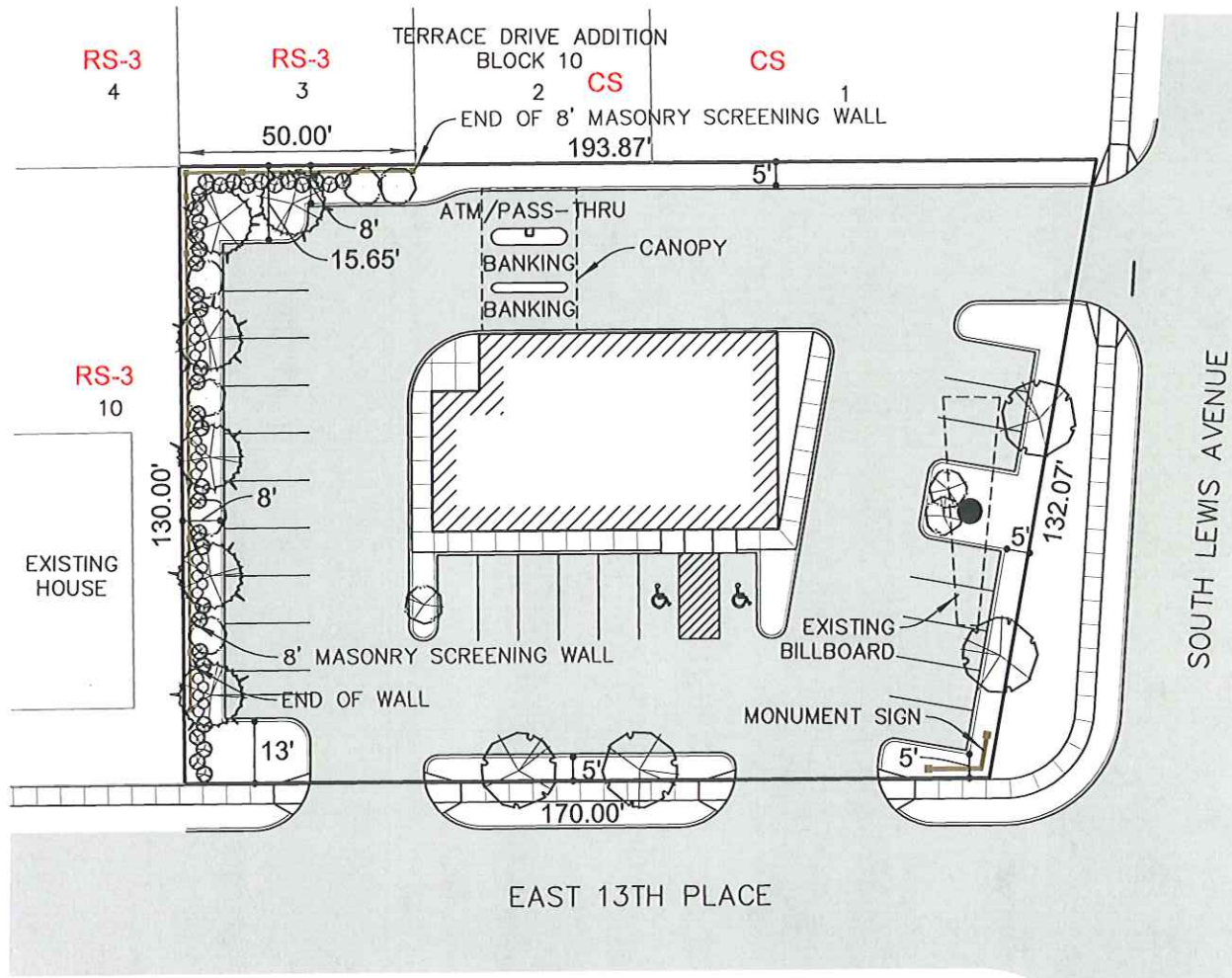
Exhibit B

Aerial Photograph & Adjacent Land Uses

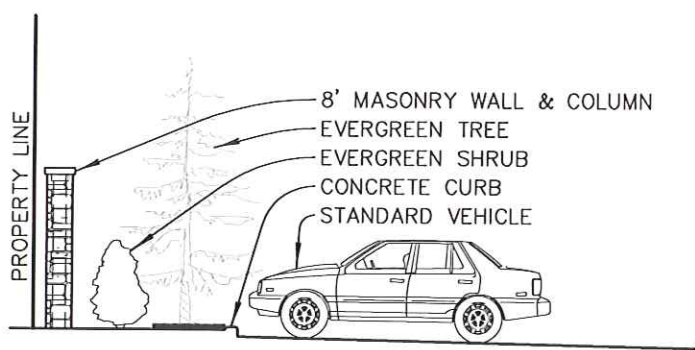
14.13

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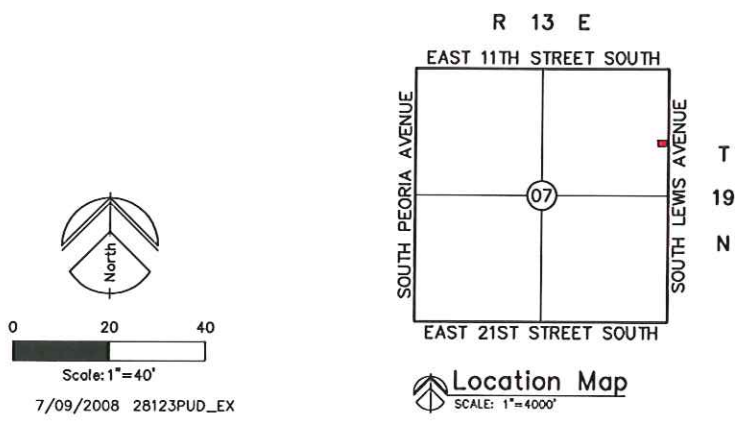
B



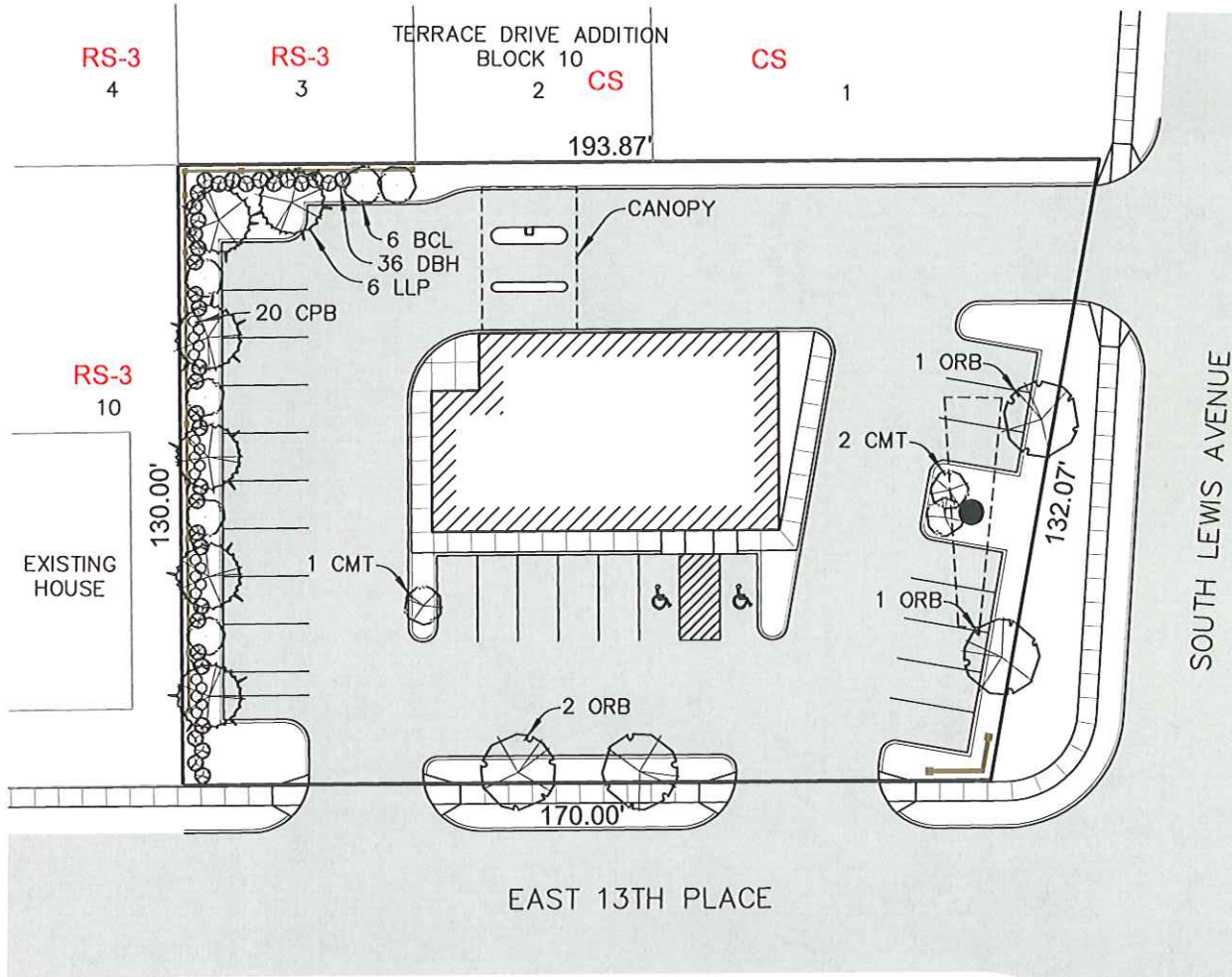
Typical Screening Wall Elevation



Parking Section



PUD No. 762
St. John
Tulsa Federal Credit Union
 Exhibit C
 West Boundary Landscape & Screening Plan

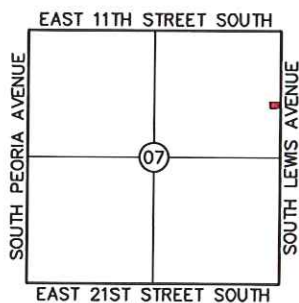


PLANT MATERIAL SCHEDULE

SYM	QTY	TAG	COMMON NAME	BOTANICAL NAME	MIN. SIZE/ REMARKS
	6	LLP	LOBLOLLY PINE	PINUS TAEDA (EVERGREEN)	3" CAL., 12'-14' HT., FULL
	4	ORB	OKLAHOMA REDBUD	CERCIS RENIFORMIS 'OKLAHOMA'	2" CAL., 8' HT., FULL
	6	BCL	BRIGHT N TIGHT CHERRY LAUREL	PRUNUS CAROLINIANA (EVERGREEN)	2" CAL., 8' HT., FULL
	3	CMT	CRAPEMYRTLE	LAGERSTROEMIA INDICA	8' HT., FULL, MT
	36	DBH	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	3 GALLON - 36" O.C.
	20	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII	3 GALLON - 24" O.C.

TOTAL SITE LANDSCAPE AREA: 4,181 SF (18%)

R 13 E



Location Map
SCALE: 1"=4000'

PUD No. 762

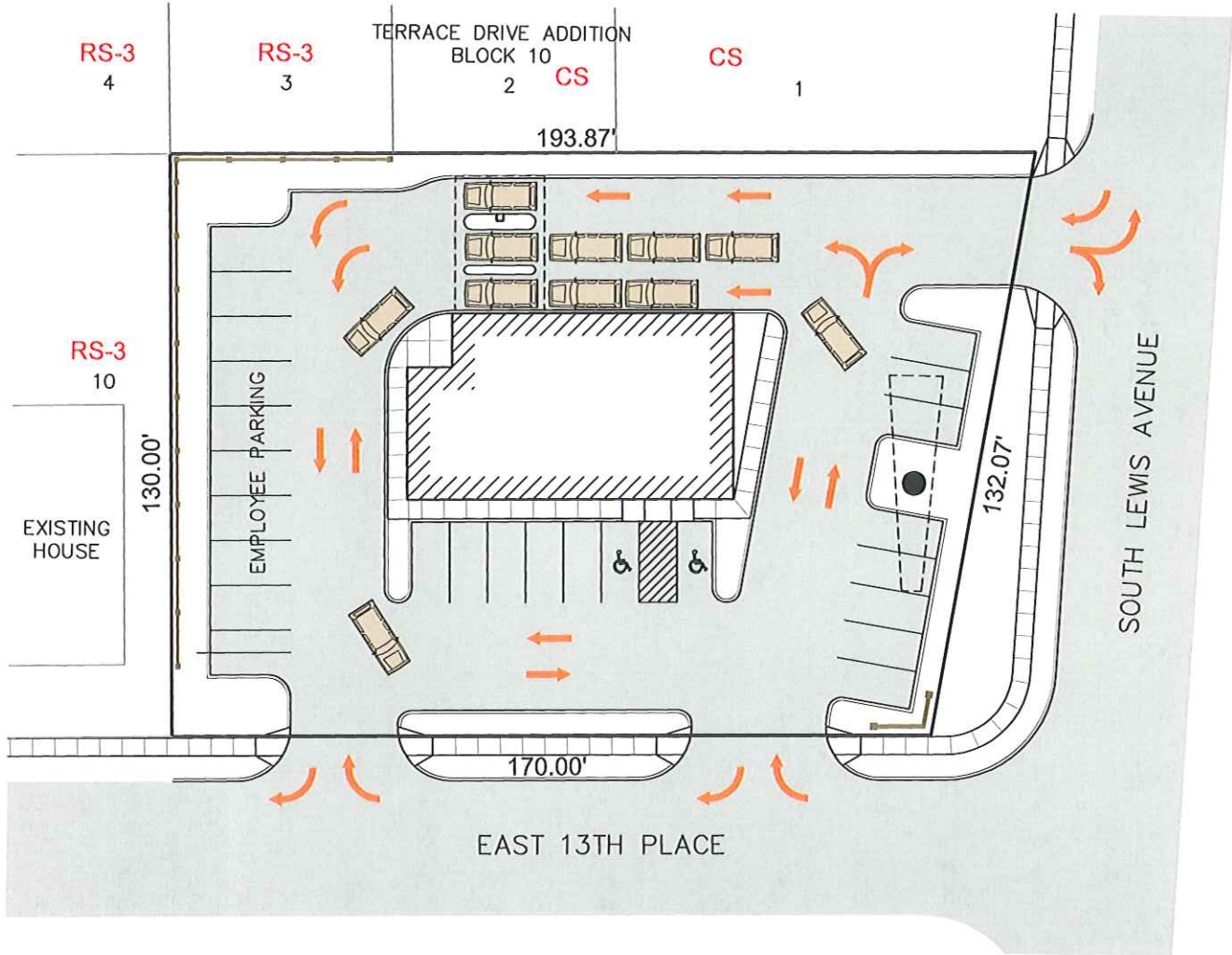
St. John
Tulsa Federal Credit Union

Exhibit C-1
Plant List

14.15

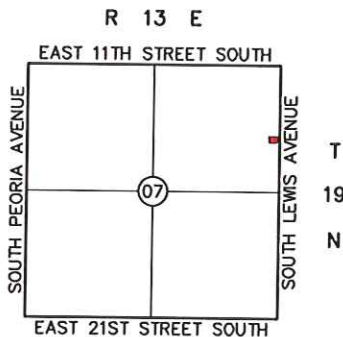
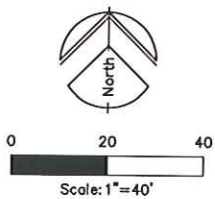
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C-1



Legend

← Traffic Direction

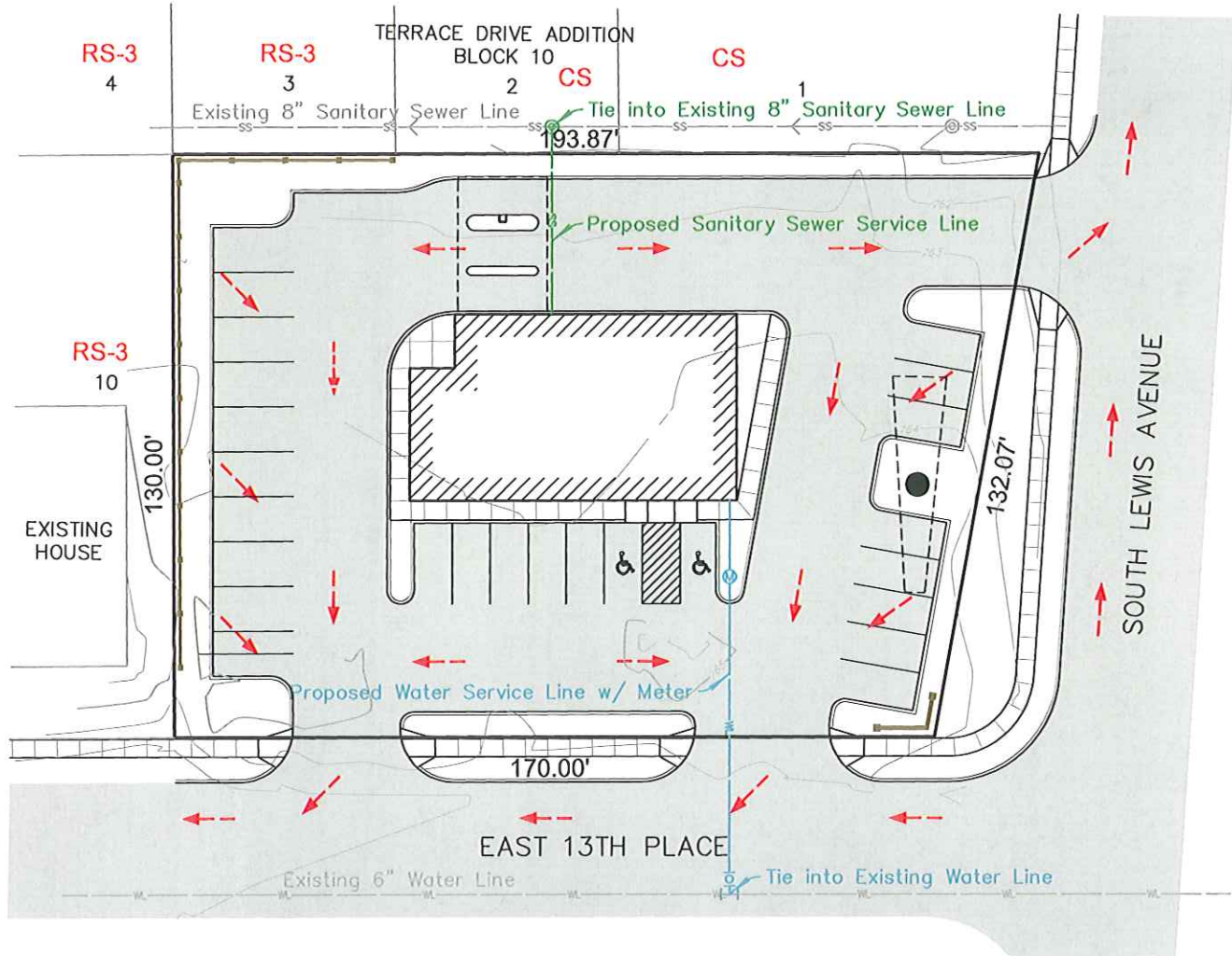


Location Map
SCALE: 1"=4000'

PUD No. 762
St. John
Tulsa Federal Credit Union
 Exhibit D
 Access & Circulation Plan *14.16*

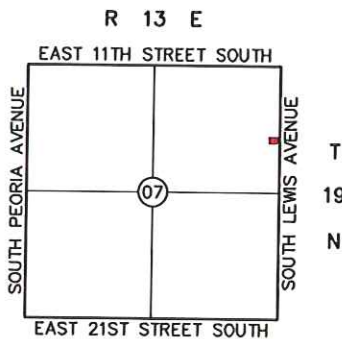
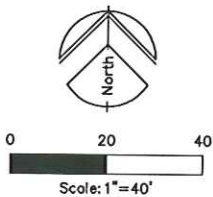
Tanner Consulting LLC
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D



Utility Legend

- SS— Proposed Sanitary Sewer Service Line Extension
- - - Ex. San. Sewer
- - - Proposed Surface Water Flow
- WL— Proposed Water Service Line Extension
- - - Ex. Water Line
- 765— Ex. Topography



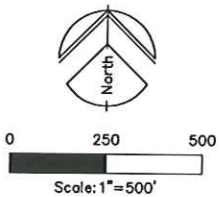
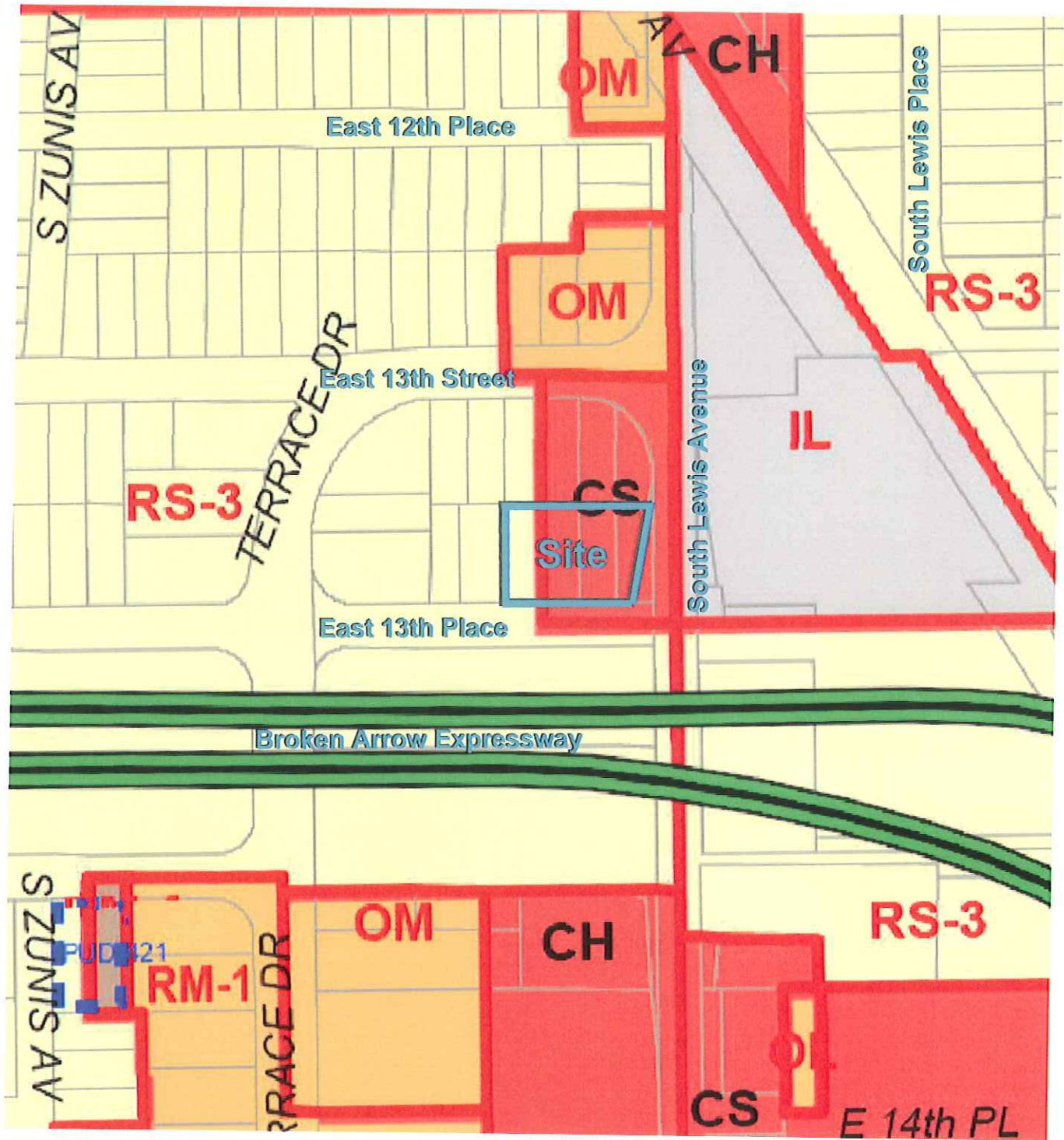
Location Map
SCALE: 1"=4000'

PUD No. 762
St. John
Tulsa Federal Credit Union

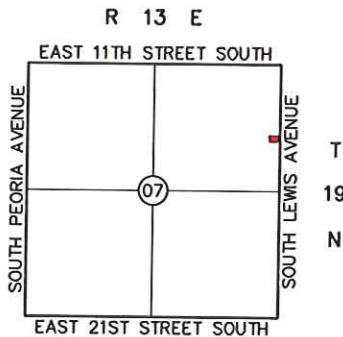
Exhibit E
 Site Map, Topography, Drainage Concept,
 Existing & Proposed Utilities

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14.17
E



7/09/2008 28123PUD_EX



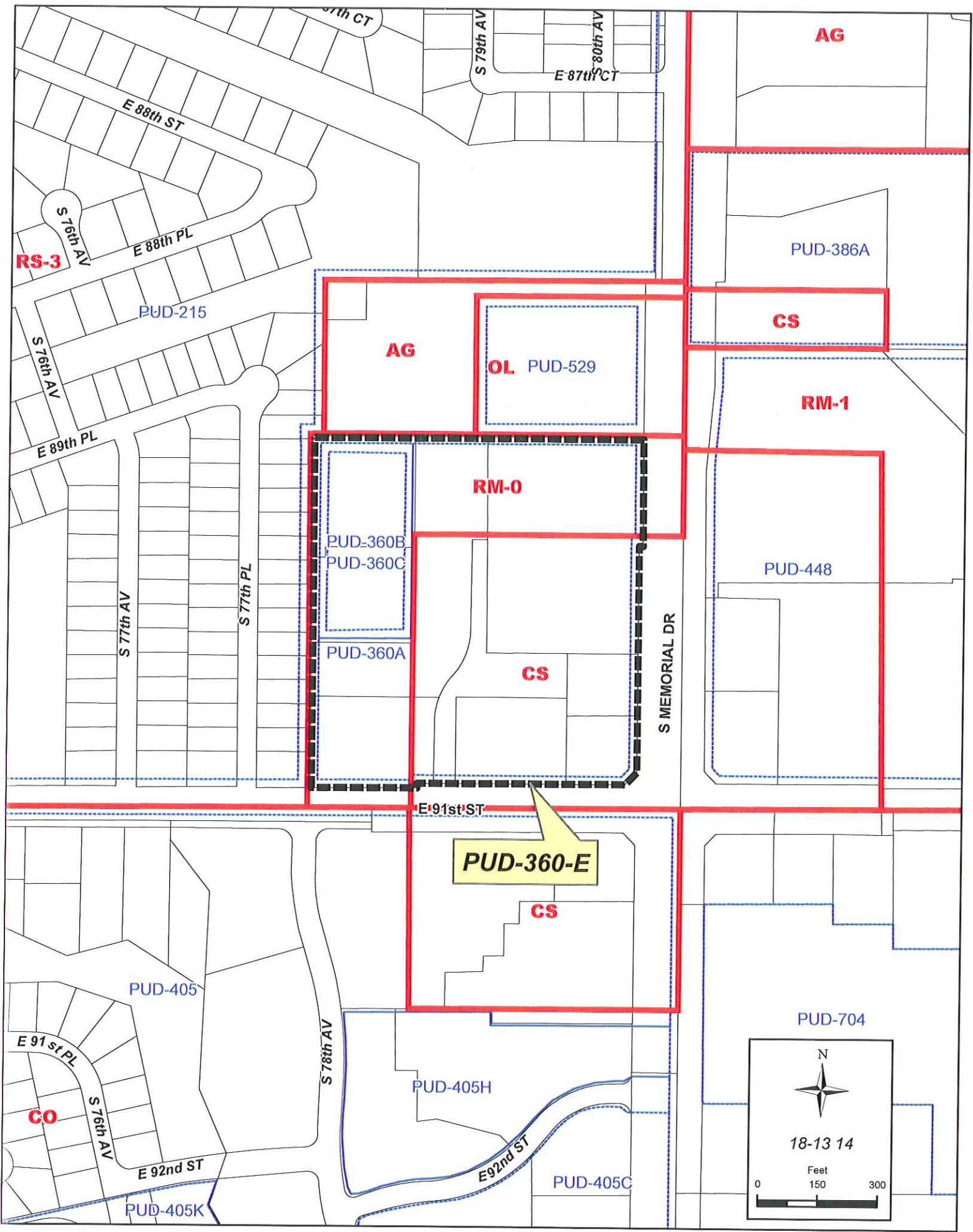
Location Map
SCALE: 1"=4000'

PUD No. 762
St. John
Tulsa Federal Credit Union
 Exhibit F
 Zoning Map

14.18

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F



RS-3

AG

PUD-386A

CS

AG

OL PUD-529

RM-1

RM-0

PUD-360B

PUD-360C

PUD-448

PUD-360A

CS

S MEMORIAL DR

E 91st ST

PUD-360-E

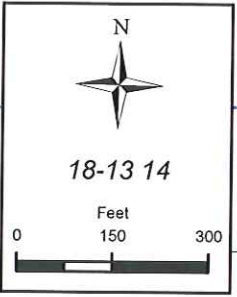
CS

PUD-405

PUD-704

CO

PUD-405H



PUD-405C

PUD-405K

15.1



N

18-13 14

PUD-360-E

Feet

0 150 300

15.2

th PL

SUMMIT

S MEMORIAL DR

E 91st ST

S 78th AV



18-13 14

PUD-360-E



15.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-360-E

TRS 8314

Atlas 1734/1905

CZM 53

PD-18c CD-8

TMAPC Hearing Date: September 3, 2008

Applicant: Lou Reynolds

Tract Size: 20± acres/871,200 SF

ADDRESS/GENERAL LOCATION: Northwest corner of South Memorial Drive & East 91st Street South

EXISTING ZONING: RM-0/CS/PUD-360

EXISTING USE: Shopping center

ZONING ORDINANCE: Ordinance number 21027 dated April 11, 2005, and 17227 dated October 12, 1989, established zoning for the subject property.

PROPOSED ZONING: RM-0/CS/PUD-360-E

PROPOSED USE: Dog grooming and boarding facility

RELEVANT ZONING HISTORY:

PUD-704/Z-5620-SP-12 May 2004: All concurred in approval of a proposed Planned Unit Development on a 12.08± acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of East 91st Street and South Memorial Drive and southeast of subject property.

PUD-360-C April 2005: Approval was granted for a major amendment to PUD-360 from TMAPC and City Council to allow a woman's health facility on property located north of the northwest corner of East 91st Street and South Sheridan Road and a part of the subject property.

PUD-360-B February 2003: All concurred in approval of a request for a major amendment to permit an hourly daycare center on the subject property.

Z-6516 January 1996: All concurred in approval of a request for rezoning a 4.17± acre tract of land from CS to OL for mini-storage on property located north of northwest corner of East 91st Street South and South Memorial Drive and abutting north of subject property.

Z-6475/PUD-529 January 1995: A request to rezone a 4± acre tract from AG to CS and a proposed Planned Unit Development was made for a mini-storage facility. Staff recommended denial of CS zoning and approval of OL with accompanied PUD. TMAPC and City Council concurred in approval of CS zoning and the PUD.

PUD-360-A September 1989: A request for a major amendment to PUD-360 was approved to establish stricter setbacks and landscape requirements within the development standards to be more compatible with the surrounding residential development. This major amendment also reallocated floor area within the PUD. Approval was granted for the amendment on subject property.

154

PUD-405-H June 2000: All concurred in approval of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

Z-6508/PUD-386-A November 1995: A request to rezone a 13.9 acre tract located north of the northeast corner of E. 91st St and S. Memorial from RM-1/AG/PUD-386 to CS/PUD-386-A for commercial uses. All concurred in approval of a request to rezone the south 130' of the west 410' to CS and denial of the balance and approval of PUD-386-A with modifications made by staff.

BOA-16212 December 1992: The Board of Adjustment approved a Special Exception to permit a church in an AG district, subject to plans submitted on property located east of the northeast corner of E. 91st St. S. and S Memorial.

PUD-448 May 1989: All concurred in approval of a proposed Planned Unit Development on a 32.6+ acre tract for mixed use development on property located on northeast corner of East 91st Street South and South Memorial Drive

PUD-360 August 1984: All concurred in a proposed Planned Unit Development on a 20-acre tract, which included the subject property, zoned CS/RM-0 for a mixed-use development.

PUD-215 August 1982: All concurred in approval of a request for rezoning a 357.79+ acre tract of land for residential and commercial development, subject to conditions on property located between 81st and 91st Streets, west of Memorial Drive and abutting the subject property on the west.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 20± acres in size and is located northwest corner of South Memorial Drive & East 91st Street South. The property appears to be a shopping center and is zoned RM-0/CS/PUD-360.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Memorial Drive	Primary Arterial	120'	4
East 91 st Street South	Secondary Arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by part of Lot 1, Block 1 – Homeland 0102, zoned RM-0/PUD-360 and then Memorial Drive and Square Ninety-One, zoned CS; on the north by an unplatted tract, zoned AG; on the south by Lot 2, Block 1 – Commercial Center, zoned RM-O; and on the west by Chimney Hills South Resub. Blocks 32, 33, 34, 39, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity. According to the Zoning Matrix, the existing CS and RM-0 zoning is in accord with the Plan.

15.5

STAFF RECOMMENDATION:

PUD-360-E is a major amendment request to PUD-360, located on the northwest corner of Memorial Drive and 91st Street South. The 20 acre/871,200 square foot (sf) tract is mostly built-out with the exception of two tracts, including the tract which is the subject of this request. This lot is 73,519 sf or 1.73, is located in the northwest corner of PUD-360 and is identified as Lot 1, Block 1 – Commercial Center (see Exhibit A).

The parcel is boarded on the north by an unplatted piece of property owned by ONEOK, is used for underground gas utilities and will not be developed further; on the west by an RS-3 district; and on the south and east by other tracts of PUD-360.

The PUD has had four (4) major amendments approved: one reducing the setbacks from Memorial Drive and 91st Street and reducing the open space/landscape requirement; the others to add Use Unit 5 for a Children's Nursery and Use Unit 19 to allow for a woman's health club. The basis of this major amendment request is to add Use Unit 13 – Convenience Goods and Services and Use Unit 15 – Other Trades and Services to allow for a dog grooming and indoor kennel/boarding facility.

Both of these uses are permitted as a matter of right in the CS zoning district, the underlying zoning of PUD-360, as well as, RM-0.

Other than the request for two additional use units, limited to dog grooming and boarding facility being allowed on this lot only, all other development standards of PUD-360, Development Area A-2-A would remain effective. In addition and in order to minimize any potential impact to the Chimney Hills South neighborhood to the west, the applicant is placing several restrictive development standards on PUD-360-E.

The building will not face the neighborhood to the west, and will not have any public entrance within 100 feet of the west boundary of the PUD. All business on the subject lot will be conducted entirely indoors (except that dogs may be walked outside between the hours of 7:00 a.m. and 7:00 p.m.). There will be no outside kennels, runs or play area, and no bulk trash container located within 120 feet of the west boundary of the PUD. The enclosure for the bulk trash container shall be masonry type (except for gates) and be designed to match the front of the building.

Given the limitations being placed on the operation of the aforementioned facility, staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-360-E 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 major amendment PUD-360-E subject to the following conditions:

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

15.6

DEVELOPMENT AREA 2-A-2

NET LAND AREA:

3.17 acres

PERMITTED USES:

As permitted in the CS District except within the west 200 feet of the PUD which except as modified below shall be restricted to Use Units 11 (Offices, Studios and Support Services), 14 (Shopping Goods and Services) and 12 (Eating Establishments, Other than Drive-Ins) within the west 70 feet of the west boundary line of the PUD subject to the following restrictions: Such Use Unit 12 use shall not face the neighborhood to the west, shall not have any public entrance within 100 feet of the west boundary of the PUD, shall not have a drive-in window, shall have hours of operation limited to the hours of 6:00 a.m. to 11:00 p.m., shall not have a bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure for the bulk trash container shall be of a masonry type (except for gates) similar to the front of the building.

Use Unit 5 (Children's Nursery) shall be allowed with the following restrictions: Such Use Unit 5 shall not face the neighborhood to the west, shall not have any public entrance within 100 feet of the west boundary of the PUD, shall be conducted entirely indoors, and there shall be no outside playground or play area, shall have hours of operation limited to the hours of 6:30 a.m. to 12:00 midnight, shall have a maximum building size of 3,000 square feet, shall not have a bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure for the bulk trash container shall be a masonry type (except for gates) similar to the front of the building.

Use Unit 19 (Fitness Club) with the following restrictions: Such Use Unit 19 shall be for women only, shall not face the neighborhood to the west, shall not have a public entrance within 100 feet of the west boundary of the PUD, shall be conducted entirely indoors, shall have a maximum building size of 14,600 square feet, shall not have bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure for the bulk trash container shall be of a masonry type (except for gates) similar to the front of the building.

Dog Grooming (Use Unit 13) and Boarding (Use Unit 15) with the following restrictions: Such Use Unit 13 and Use Unit 15 use shall not face the neighborhood to the west, shall not have any public entrance within 100 feet of the west boundary of the PUD, shall be conducted entirely indoors (except that dogs may be walked outside between the hours of 7:00 a.m. and 7:00 p.m.), there shall be no outside kennels, runs or play area, shall not have a bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure for the bulk trash container shall be masonry type (except for gates) similar to the front of the building.

MAXIMUM BUILDING FLOOR AREA:

(Lots 1 and 2, Block 1, Commercial Center):

25,436 square feet.

MAXIMUM BUILDING HEIGHT:

35 feet – 2 stories except within the west 200 feet of the PUD where the height shall be restricted to 24 feet/one story

15.7

MINIMUM BUILDING SETBACKS:

40 feet from the northern boundary of the PUD.

60 feet from the west boundary of the PUD, except for an allowable Use Unit 12 use (Eating Establishments, Other than Drive-Ins) as described in the permitted uses above, which must be setback a minimum of 70 feet from the western boundary of the PUD.

MINIMUM BUFFER AREA

40-foot landscape buffer strip in the west boundary of the PUD that includes significant landscaping with large plant materials. Additionally, a screening fence shall be provided along the western and northern boundaries of the PUD.

MINIMUM PAVING SETBACK:

40 feet from the western boundary of the PUD.

ARCHITECTURAL CONFORMANCE REQUIREMENTS:

The north and west elevations of all proposed buildings within the PUD shall be architecturally similar to the front of the building.

MINIMUM INTERNAL LANDSCAPING OPEN SPACE AND SITE SCREENING:

A minimum of 15% of the land area of all lots shall be dedicated as landscaped area. A minimum 6' solid screening wall or fence shall be constructed along the west and northern boundaries of the site.

MINIMUM PARKING SPACE REQUIREMENTS:

As required by the applicable Use Unit.

LIGHTING REQUIREMENTS:

Lighting standards within the west 200 feet of the PUD shall be limited to 15 feet in height. All light standards, including building mounted, shall be hooded and directed down and away from the boundaries of the PUD. Shielding of out door lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from creating a nuisance to a person standing at ground level in adjacent residential areas. Compliance with this standard shall be verified by application of the Kennebunkport formula or other Illuminating Engineering Society of North America (IESNA) recommended practice. Light shall be measured from the top of the screening wall/fence along the lot lines in common with an R District; light shall not exceed .5 foot candles at the property lines in common with the R District.

3. No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all building and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required

15.8

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

5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
7. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way.
8. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit.
9. No Building Permit shall be issued until the requirements of Section 1170F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting or plat waiver process which are approved by TMAPC.

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.

Stormwater: No comments

Wastewater: No comments.

Transportation: No comments.

15.9

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer:

09/03/08

15.10



PLAT No. **5877**

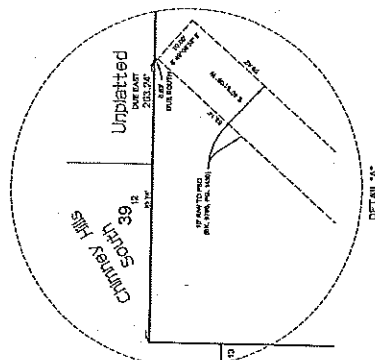
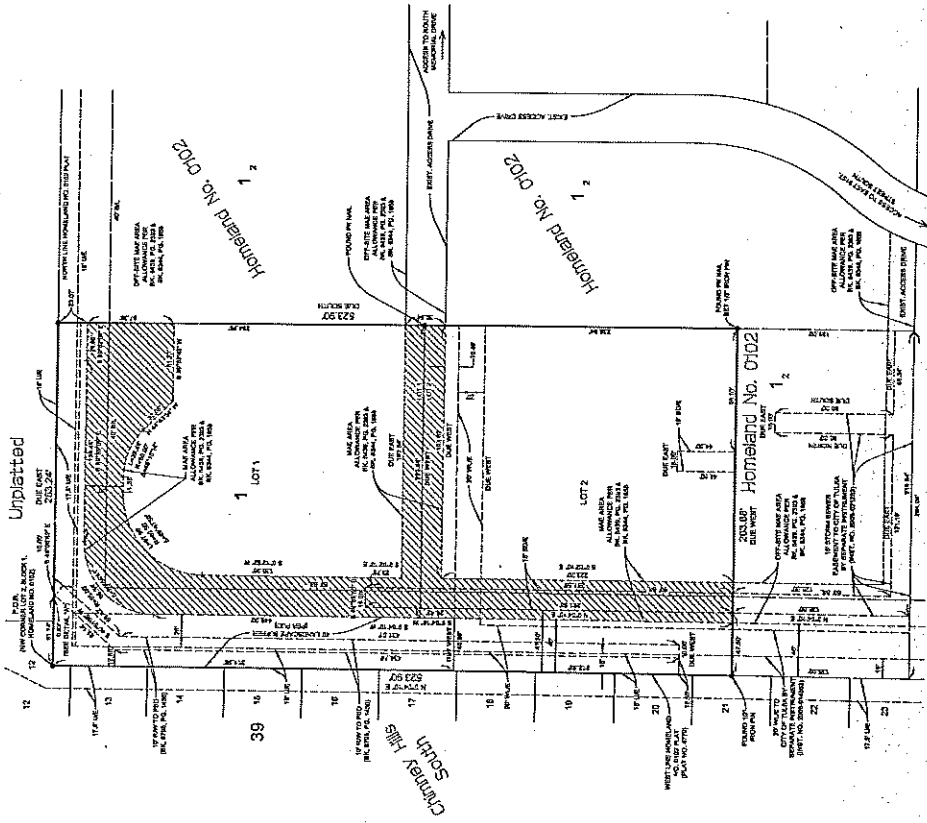
Commercial Center

A RECONVEYANCE OF PART OF LOT 2, BLOCK 1, HOMELAND NO. 0102 PLAT NO. 4770, AN ADDITION TO THE CITY OF TULSA, BEING A SUBDIVISION OF A TOWN AND BLOCK QUARTER BEING OF THE BOUTWRIGHT QUARTER (BEA) OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 19 WEST, TULSA COUNTY, OKLAHOMA.

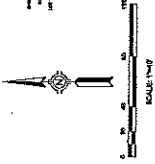
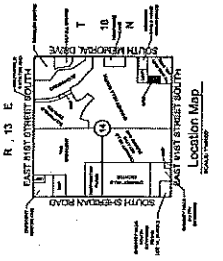
P.U.D. NO. 360-B

Owners:
 Fred R. and Midam S. Schocker
 10300 Venture Blvd., Suite 30A
 Encino, California 91436

Engineer/Surveyor:
 Sizemore Weisz & Associates, Inc.
 6511 E. 32nd Pl. Ste. 205
 Tulsa, Oklahoma 74135
 Phone: (918) 865-3800
 Email: pweisz@sizemore.com



CERTIFICATE
 I hereby certify that all real estate taxes, (including all interest and penalties) due on the property described herein, as of the date of this plat, have been paid in full. Any taxes not so paid as of the date of this plat, shall be a lien in favor of the City of Tulsa against the property described herein, and shall be a lien in favor of the City of Tulsa against the property described herein, and shall be a lien in favor of the City of Tulsa against the property described herein.



Subdivision Statistics:
 This plat contains 2 lots and 0 blocks.
 This subdivision contains 0.1774 acres.

Legend:

- 1 LOT 1
- 2 LOT 2
- 3 UNPLATTED AREA
- 4 UNPLATTED AREA
- 5 UNPLATTED AREA
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- 98 UNPLATTED AREA
- 99 UNPLATTED AREA
- 100 UNPLATTED AREA

Monumentation:
 All monuments are to be set at all interior corners except as noted.

Books of Blotting:
 See the plat for the books of blotting.

Notes:
 1. ALL MONUMENTS TO BE SET AT ALL INTERIOR CORNERS EXCEPT AS NOTED.

CERTIFICATE OF RECORDING
 I, the undersigned, County Clerk of Tulsa County, Oklahoma, do hereby certify that the foregoing plat, together with the accompanying map, has been duly recorded in my office, and that the same is a true and correct copy of the original as filed in my office.

Recorded in my office this 15th day of August, 2005.

Earle Wilson, County Clerk

STATE OF OKLAHOMA)
 COUNTY OF TULSA) SS
 I, the undersigned, County Clerk of Tulsa County, Oklahoma, do hereby certify that the foregoing plat, together with the accompanying map, has been duly recorded in my office, and that the same is a true and correct copy of the original as filed in my office.

Recorded in my office this 15th day of August, 2005.

Earle Wilson, County Clerk

RECEIVED
 487-11

PLAT NO. 5877
 PAGE 1 of 2

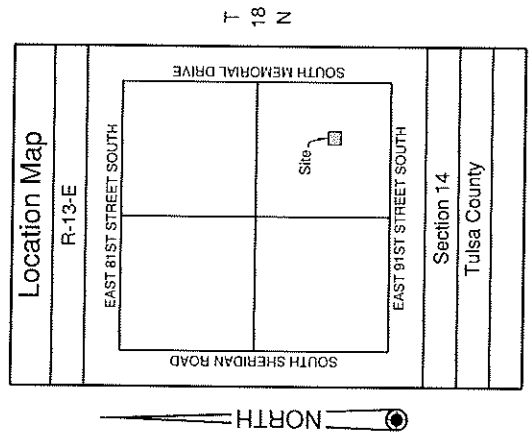
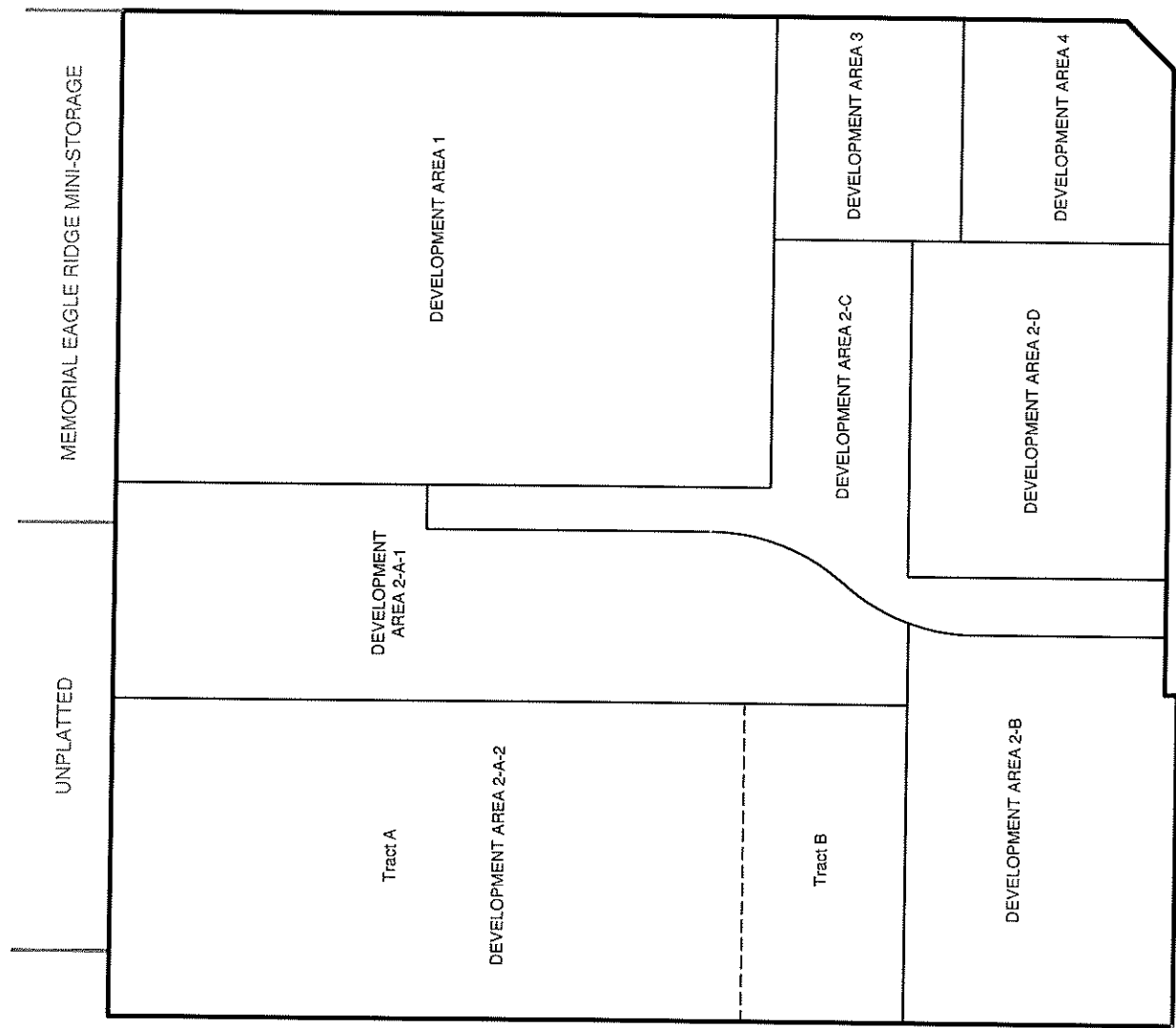
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LEP

EAST 91ST STREET SOUTH

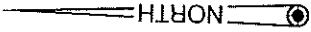
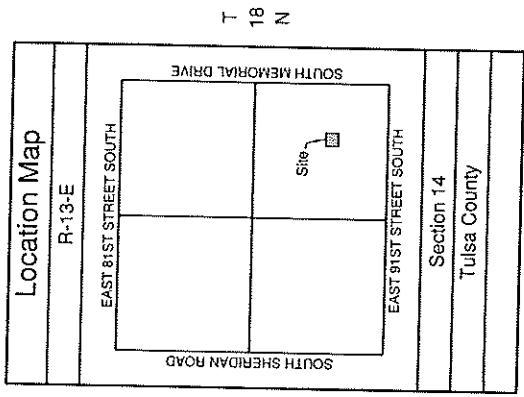
SOUTH MEMORIAL DRIVE



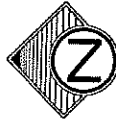
Not To Scale

EXHIBIT 'B'
 PUD 360 -
 Development Area Plan
 Major Amendment to
 PUD No. 360-D
**Commercial
 Center**

Lot 1, Block 1



T
18
N



Not To Scale

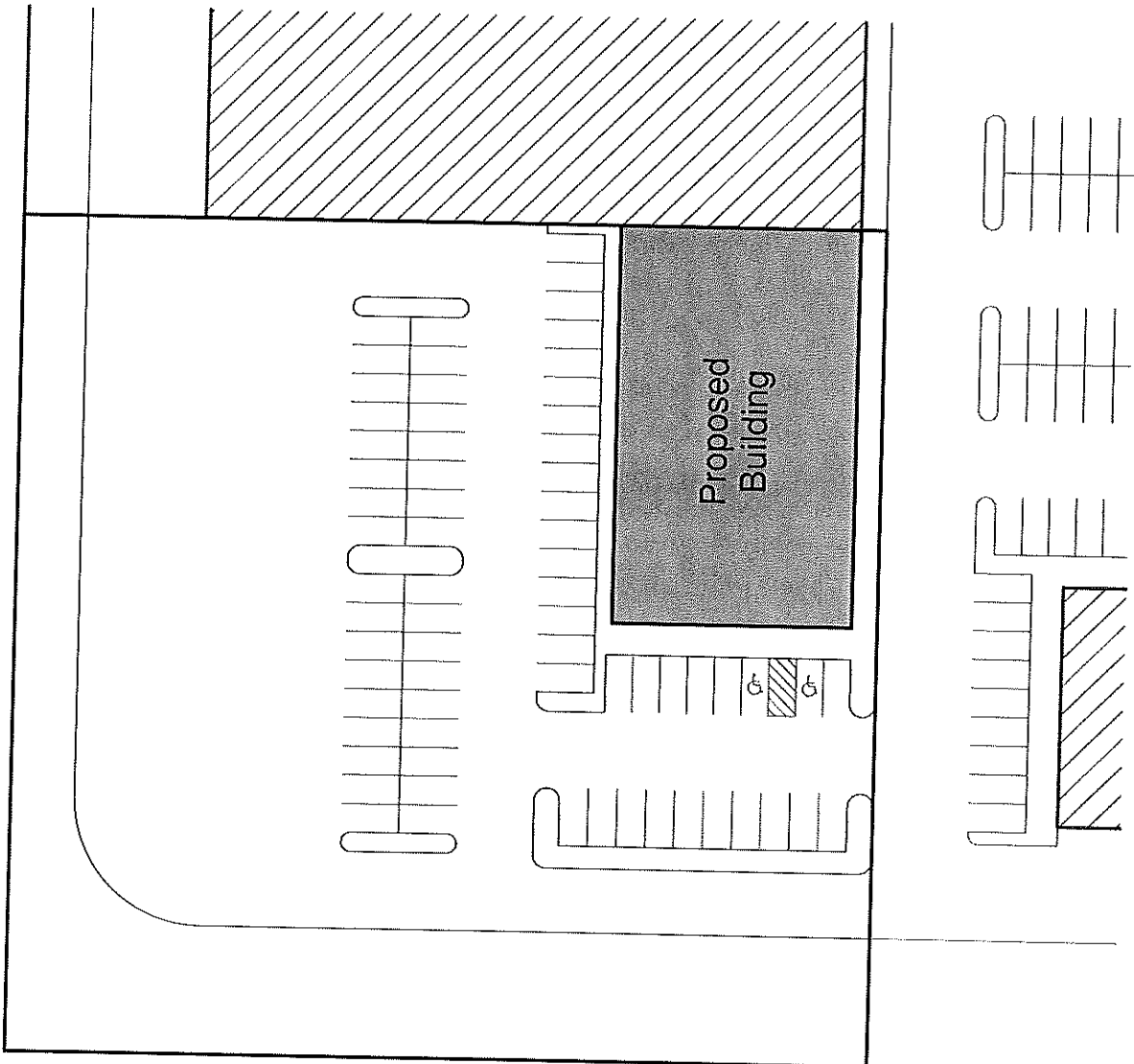


EXHIBIT 'A'

Major Amendment to

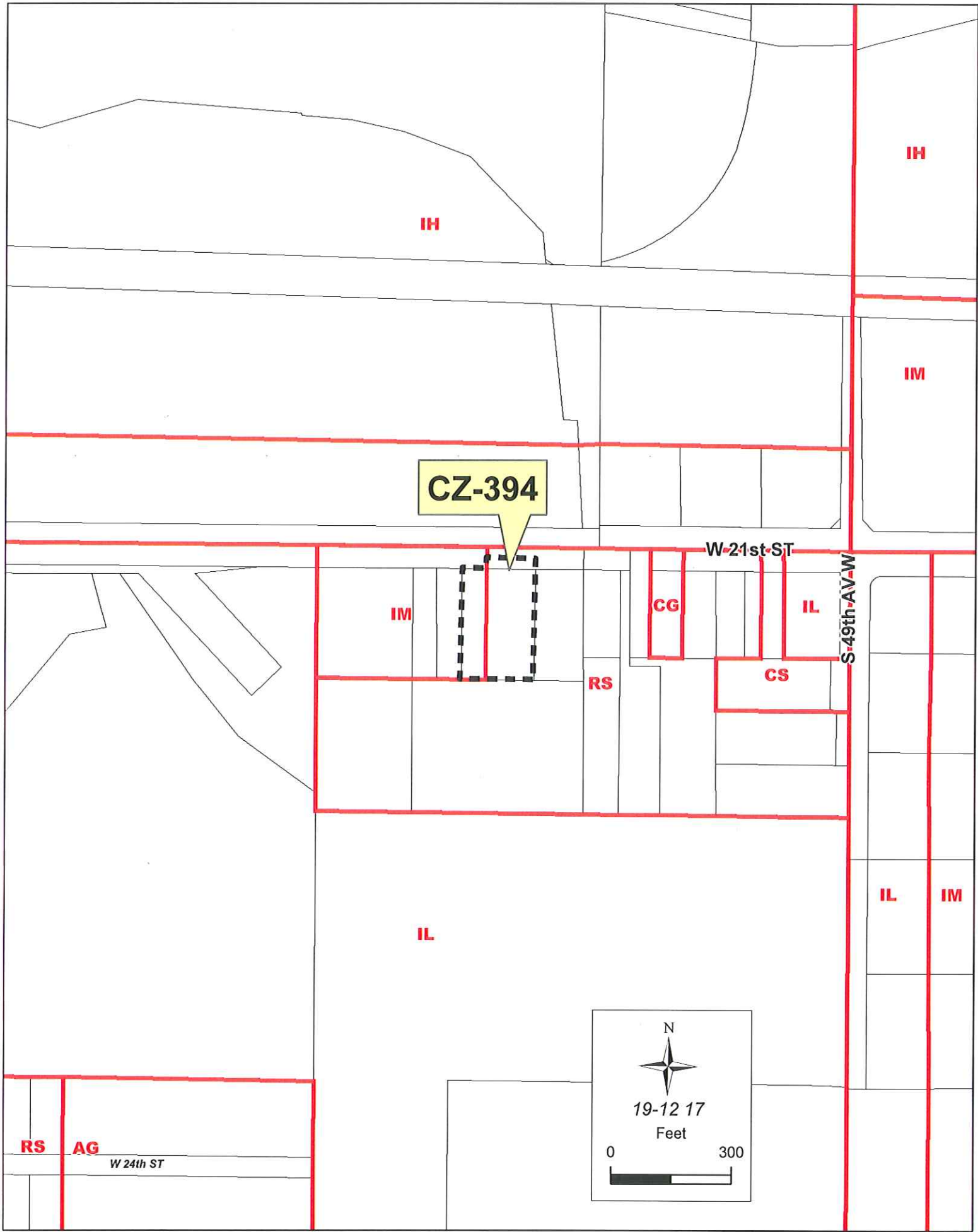
PUD No. 360-D

**Commercial
Center**

Lot 1, Block 1

tep

15.13



CZ-394

W-21st-ST

S-49th-AV-W

IM

CG

IL

RS

CS

IL

IL

IM

RS

AG

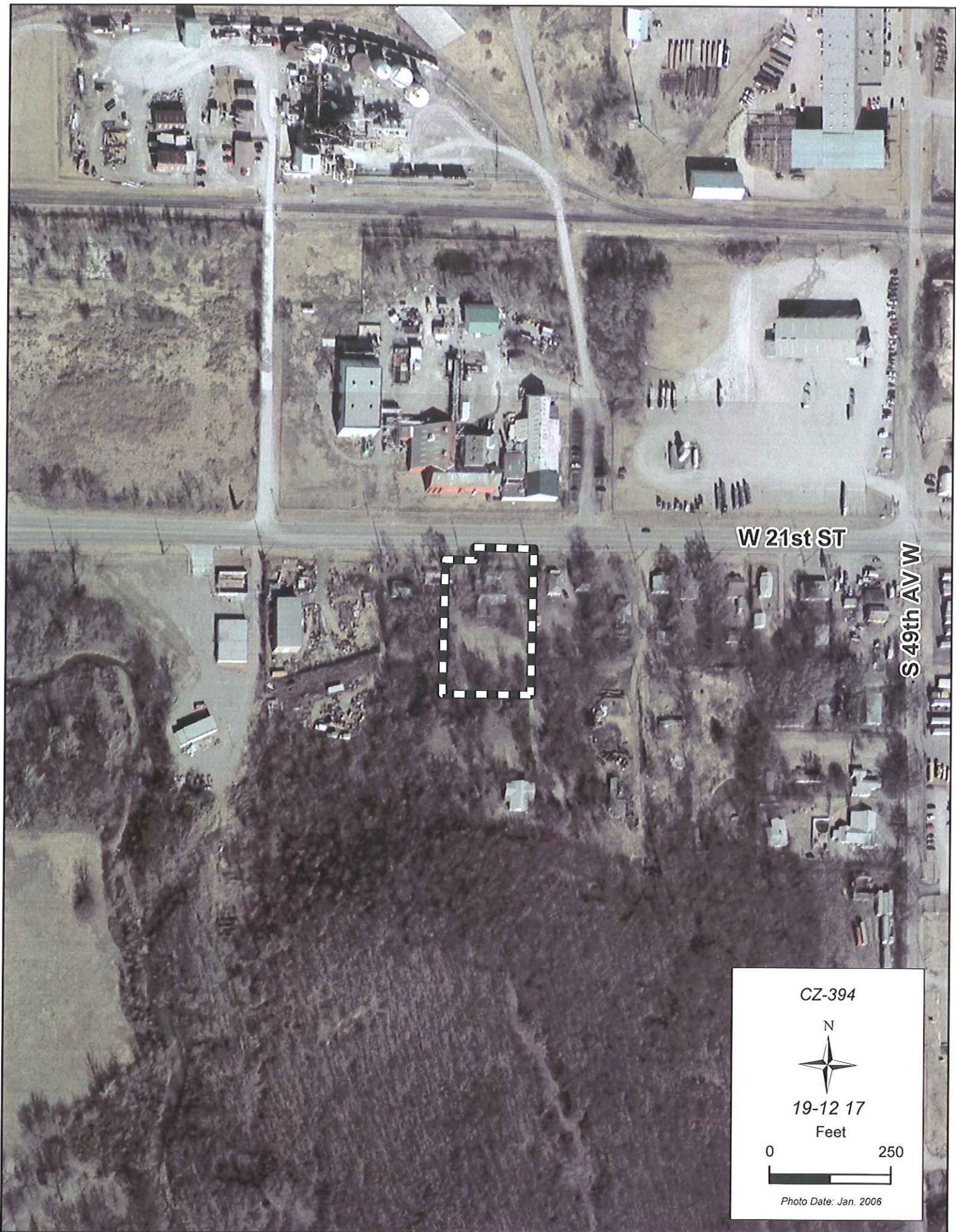
W 24th ST

19-12 17

Feet

0 300

16.1




W 21st ST

S 49th AV W

CZ-394

N



19-12 17

Feet

0 250




Photo Date: Jan. 2006

16.2



W 21st ST

CZ-394

N



19-12 17

Feet



Photo Date: Jan. 2006

16.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-394

TRS 9217

Atlas 262

CZM 35

PD-9 County

TMAPC Hearing Date: September 3, 2008

Applicant: Tommy Cody

Tract Size: 1.15± acres/50,094±SF

ADDRESS/GENERAL LOCATION: West of northwest corner of West 21st Street South and South 49th West Avenue

EXISTING ZONING: RS/IM*

EXISTING USE: Vacant

*Through research it was discovered that a portion of the subject property originally identified as IL is actually zoned IM (The correction has been made to case map and documents).

ZONING ORDINANCE/RESOLUTION: Resolution number 98254 dated September 15, 1980, and 136641 dated December 26, 1990, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Commercial

RELEVANT ZONING HISTORY:

CZ-372 February 2006: All concurred in approval of a request for rezoning a 40± acre tract of land from RS to IM for industrial use on property located east of the southeast corner of west 21st Street and South 49th West Avenue and east of subject property.

CZ-186 December 1990: A request to rezone a 3± acre tract from RS to IH or CH located west of the southwest corner of 49th West Avenue and West 21st Street South and a part of the subject property. All concurred in denial of IH and CH and the approval of IM zoning on said tract.

CZ-48 June 1982: All concurred in approval of a request for rezoning a tract of land from RS to CS on property located south of the southwest corner of South 49th Avenue West and West 21st Street and east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.15± acres in size and is located west of northwest corner of West 21st Street South and South 49th West Avenue. The property appears to be vacant and is zoned RS.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 21 st Street South	Secondary arterial	100'	4

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

16.4

SURROUNDING AREA: The subject tract is abutted on the east by large lot single-family residential uses, zoned RS; on the north by industrial and related uses, zoned IM and IH; on the south by residential (one) and vacant land, zoned RS; and on the west by industrial uses, zoned IM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

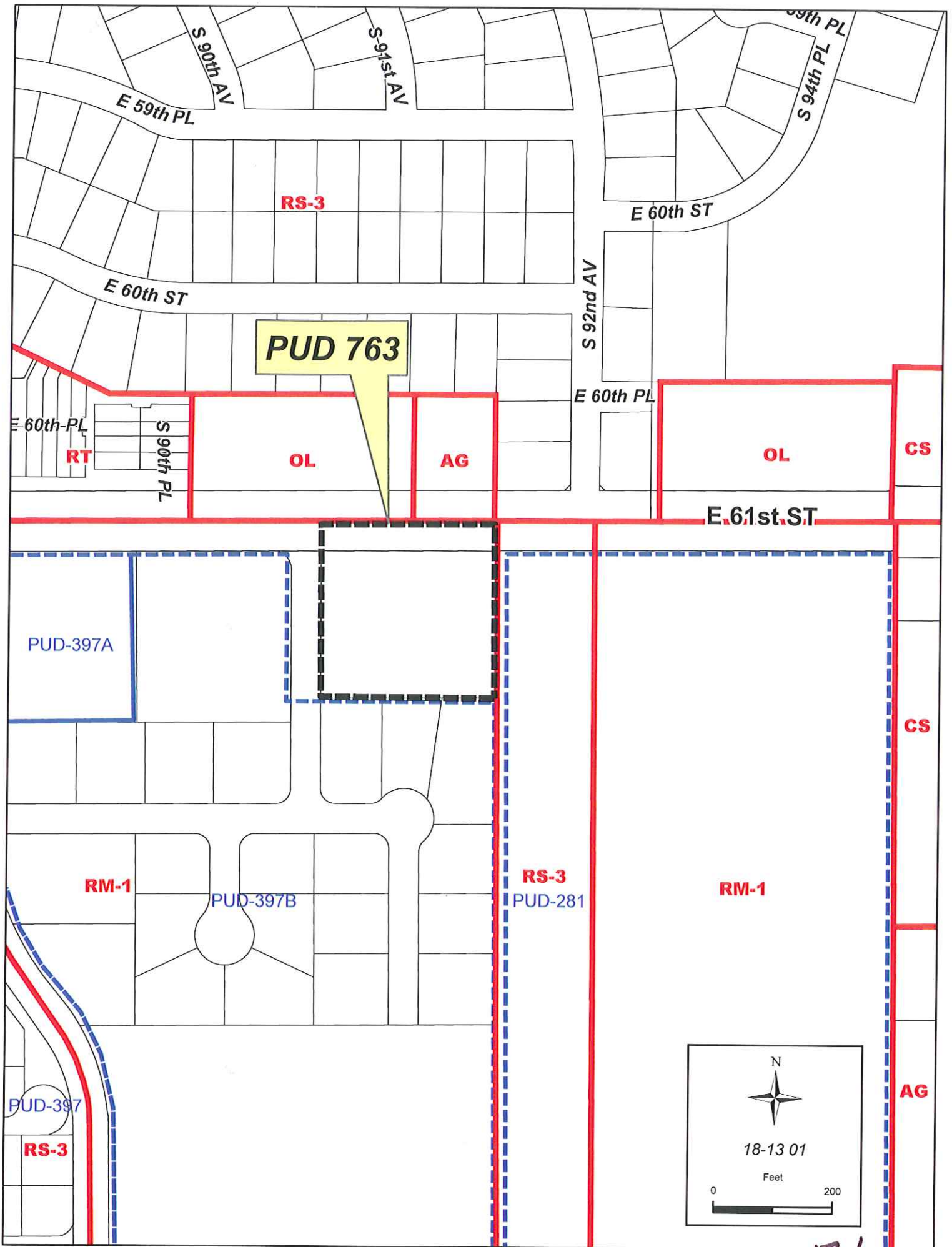
The District 9 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in Special District 1. Item 3.1 of the District 9 Plan describes this as an area of transition between the high intensity industrial area (Special District 3) to the east and Lookout Mountain to the south. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan by virtue of its location within a special district.

STAFF RECOMMENDATION:

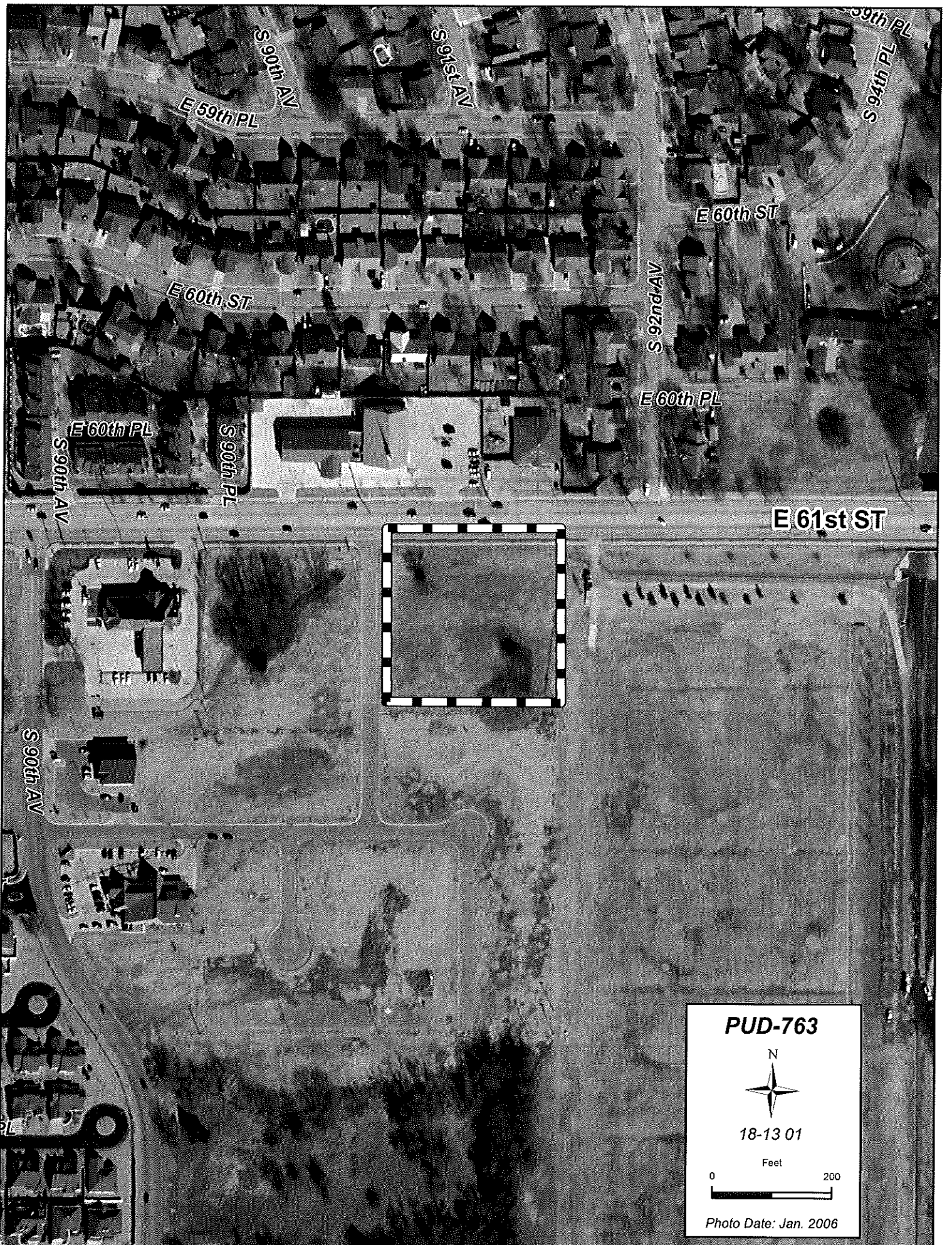
The subject site is within the mid-mile and therefore does not meet the definition of a medium intensity node. However, CS zoning is of lesser intensity than the existing IM and could provide the transition called for in the District Plan. Therefore, staff recommends **APPROVAL** of CS zoning for CZ-394.

09/03/08

16.5



17.1



S 90th AV
E 59th PL

S 91st AV

S 94th PL
E 59th PL

E 60th ST

E 60th ST

S 92nd AV

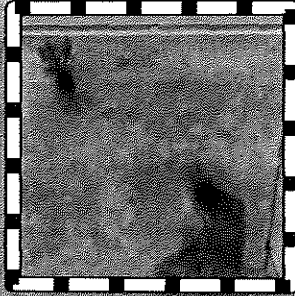
E 60th PL

E 60th PL

S 90th AV

S 90th PL

E 61st ST



S 90th AV

PUD-763



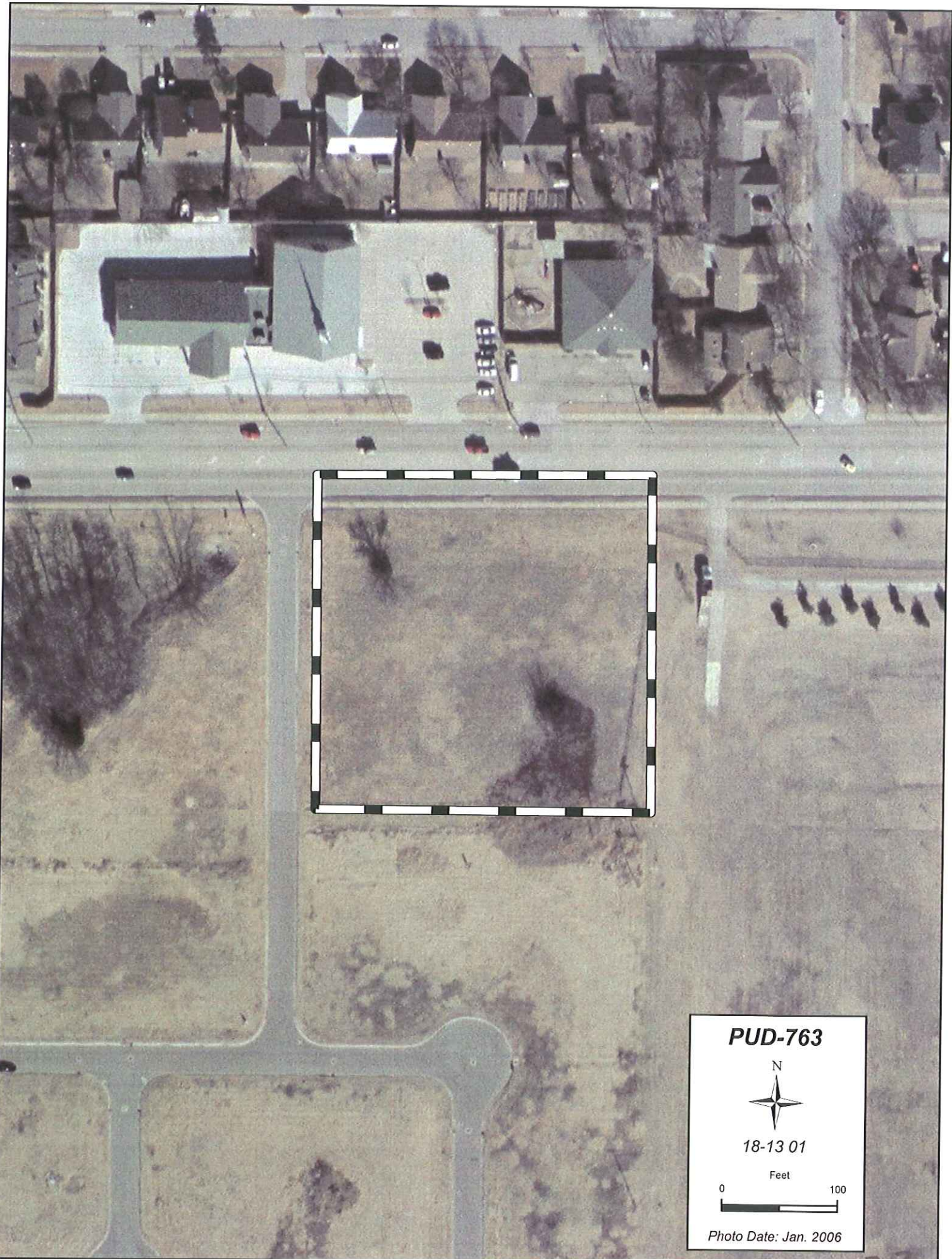
18-13 01

Feet



Photo Date: Jan. 2006

17.2



PUD-763



18-13 01

Feet



Photo Date: Jan. 2006

17.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-763

TRS 8301

Atlas 759

CZM 53

PD-18 CD-7

TMAPC Hearing Date: September 3, 2008

Applicant: John W. Moody

Tract Size: 2.2 ± acres (gross)/95,875 SF (gross)

ADDRESS/GENERAL LOCATION: Southeast corner of East 61st Street South and South 91st East Avenue

EXISTING ZONING: RM-1

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 16565 dated March 7, 1986, established zoning for the subject property.

PROPOSED ZONING: RM-1/PUD

PROPOSED USE: Office and accessory uses

RELEVANT ZONING HISTORY:

PUD-390-B April 2003: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 1.15± acre tract of land to modify Development Area B to allow Barber and Beauty Shop uses and other development standards on property located on the northeast corner of East 61st Street and South 89th East Avenue.

PUD-390-A January 2002: Staff recommended denial of a request for a major amendment to the PUD to allow drive-in bank and branch bank facility in Development Area A. TMAPC and City Council concurred in approval of the request subject to the following conditions: to allow a non-back-lit bank sign on the west-facing wall; a six-foot or higher masonry wall constructed of the same brick as the bank building on Development Area A and that there shall be a six-foot high or higher masonry wall on Development Area B with its development, to be reviewed by TMAPC; berming, landscaping and screening wall on west-facing boundary; and one access point on South 89th East Avenue per Traffic Engineering approval; on property located on the northeast corner of East 61st Street and South 89th East Avenue.

PUD-397-B August 2000: A major amendment was requested for PUD-397 on property located on the southeast corner of East 61st Street and South 90th East Avenue across East 61st Street and abutting west and south of subject property. The amendment reallocated the development areas and permitted uses, allowing an existing banking facility on a portion of Development Area B, further expanding that development area for additional office use. Development D-1 was approved for multifamily use with office use as an alternative use. All concurred in approval of the major amendment subject to the conditions as recommended by staff.

Z-6600 October 1997: All concurred in approval of a request to rezone a 1.8-acre tract located west of the northwest corner of East 61st Street South and South 92nd East Avenue, from AG to OL for church use.

174

PUD-397-A July 1997: All concurred in approval of a request for a major amendment on 1.6 acres of the original PUD-397 located on the southeast corner of East 61st Street South and South 90th East Avenue to permit a drive-in banking facility and an amendment to reallocate floor area within the PUD, subject to conditions.

Z-6049/PUD-397 March 1986: A request to rezone a 19-acre tract located on the southeast corner of East 61st Street and South 91st East Avenue from RS-3, RD and RM to RD, RM-1 and PUD. Approval was granted for a portion of RS-3 and RM-1 zoning with the PUD on the entire tract. Those uses allowed were office, mid-rise and low-rise multifamily, elderly housing and single-family residential uses.

Z-6016/PUD-390 March 1985: A request to rezone a tract of land from RM-T to OL was recommended for denial by staff and TMAPC and was referred back to TMAPC by the City Commission to allow the applicant an opportunity to file a PUD for a proposed one-story office building. All concurred in approval of the request for rezoning and proposed PUD subject to conditions, on property located on the northeast corner of East 61st Street and South 89th East Avenue.

PUD-281: July 1982 All concurred in approval of a proposed Planned Unit Development a 96.58+ acre tract of land for mixed residential development on property located south of East 61st Street and west of South Mingo Road and abutting subject property to the east.

BOA-11665 December 3, 1981: The Board of Adjustment approved a Variance to permit the construction and operation of a private health and athletic club (Use Unit 19) in an RM-1 District, subject to conditions on property located southeast corner of East 61st Street and South 91st Avenue and the subject property.

BOA-10026 July 6, 1978: The Board of Adjustment approved a Special Exception to permit a church on property located west of the northwest of East 61st Street and South 92nd Avenue and abutting the subject property on the north across 61st Street.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.17± acres in size and is located southeast corner of East 61st Street South and South 91st East Avenue. The property appears to be vacant and is zoned RM-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 61 st Street South	Secondary Arterial	100'	4
South 91 st East Avenue	Residential Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by Gleneagles Resub., Part Glen Haugen, zoned RS-3/RM-1/PUD-281(stormwater detention); on the north by 61st Street and then Woodland View Park, zoned OL and AG; on the south by Woodland Valley Office Park, zoned RM-1; and on the west by 91st East Avenue and then Woodland Valley Office Park, zoned RM-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low intensity residential. According to the Zoning Matrix, the existing RM-1 zoning **may be found** in accord with the Plan.

17.5

STAFF RECOMMENDATION:

PUD-763 is a 2.2 gross acre (95,875 sf) site located on the southeast corner of 61st Street South and South 91st East Avenue, targeted as a potential office headquarters for SageNet, a Tulsa based IT firm. The site has 295 lineal feet of 61st Street frontage and 245 lineal feet of frontage along South 91st East Ave. The entire site will be platted per the requirements of 1107-F of the Zoning Code.

As described in "surrounding area" above, the property is bordered on the east by the Gleneagles (PUD-281) stormwater detention facility, on the north by 61st Street and then OL and AG zoned property being used as church and office uses respectively, and on the west and south by PUD-397-B approved for office uses. The subject property is zoned RM-1 and there is a 43' wide City of Tulsa overland drainage easement across the entire front of the property.

The request is to allow a two-story, 27,000 sf office building and associated parking, lighting, landscaping and signage (see Exhibit A). The RM-1 district permits buildings up to 35' tall. The gross square footage of the site would permit 47,937 sf of floor area figured at a .5 FAR as recommended by section 404-F of the Zoning Code for special exception uses in the R Districts. Surrounding area land uses, area zoning and existing drainage are attached herein as Exhibits B – D.

The submitted concept plan and proposed PUD development standards meet or exceed recommended bulk and area requirements, including setback requirements, permitted floor area, landscape, building height, and parking requirements. Appropriate site lighting will be provided as well as a solid screened trash receptacle. The aforementioned would be verified by the TMAPC through the detail site plan review process. Primary access to the site is proposed from East 91st Street. There is no access proposed for 61st Street South. Sidewalks will be provided along 61st Street and 91st East Avenue per subdivision regulations.

Staff finds the amended uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-763 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-763 subject to the following conditions:

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

LAND AREA:	1.659 Acres/72,266 sf (net) 2.2 acres/95,875 (gross)
-------------------	---

PERMITTED USES:
Those uses permitted as a matter of right in Use Unit 11 – Office, Studios, and Support Services and customary accessory uses as permitted in the OL District.

BULK AND AREA REQUIREMENTS:	
Maximum building height:	35', not to exceed two-stories
Maximum permitted building floor area:	27,000 sf (.28 FAR)
Minimum parking spaces required:	90 spaces (1/300)
	1 loading birth required

17.4

Minimum building setbacks required:

From the east boundary of the PUD:	25 ft.
From the south boundary of the PUD:	25 ft.
From the centerline of 61 st Street:	100 ft.
From the centerline of South 91 st East Ave.:	50 ft.

OFF STREET PARKING:

As required by the City of Tulsa Zoning Code.

MINIMUM LANDSCAPE AND OPEN SPACE REQUIREMENT

Not less than 15% of the lot shall be dedicated to open space. Perimeter and street frontage landscaping requirements per the City of Tulsa Zoning Code. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

SIGNS:

The site shall be limited to one (1) monument-style ground sign not to exceed 24 sf of display surface area (dsa) limited to 5' in height. Directional signs shall be permitted per section 225, B-3 of the Zoning Code.

SITE LIGHTING:

All light standards, including building mounted, shall not exceed a maximum height of 16 feet above grade and shall be hooded and directed down and away from the boundaries of the PUD. Shielding of out door lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from creating a nuisance to a person standing at ground level in adjacent residential areas. Compliance with this standard shall be verified by application of the Kennebunkport formula or other Illuminating Engineering Society of North America (IESNA) recommended practice. Light shall be measured from 3' above grade along any lot lines in common with an R District or Public ROW; light shall not exceed .5 foot candles at the property lines in common with the R District.

SIDEWALKS AND PEDESTRIAN CIRCULATION:

Pedestrian circulation shall be provided by sidewalks along 61st Street South and 91st East Avenue. Pedestrian walkways shall be clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect. Sidewalks or walkways which cross vehicular aisles or driveways shall be distinguished by a continuous raised crossing, by using contrasting paving material and/or by using high contrast striping.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical, electrical, HVAC and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level at the periphery of the PUD. All screening shall be constructed of materials having an appearance similar to the building to which it serves. All screening shall be maintained by the owners of the building and not be allowed to fall into disrepair or unsightliness.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking lighting and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

17.7

4. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: 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.

Stormwater: No comments

Wastewater: No comments.

Transportation: No comments.

Traffic: No comments.

GIS: No comments.

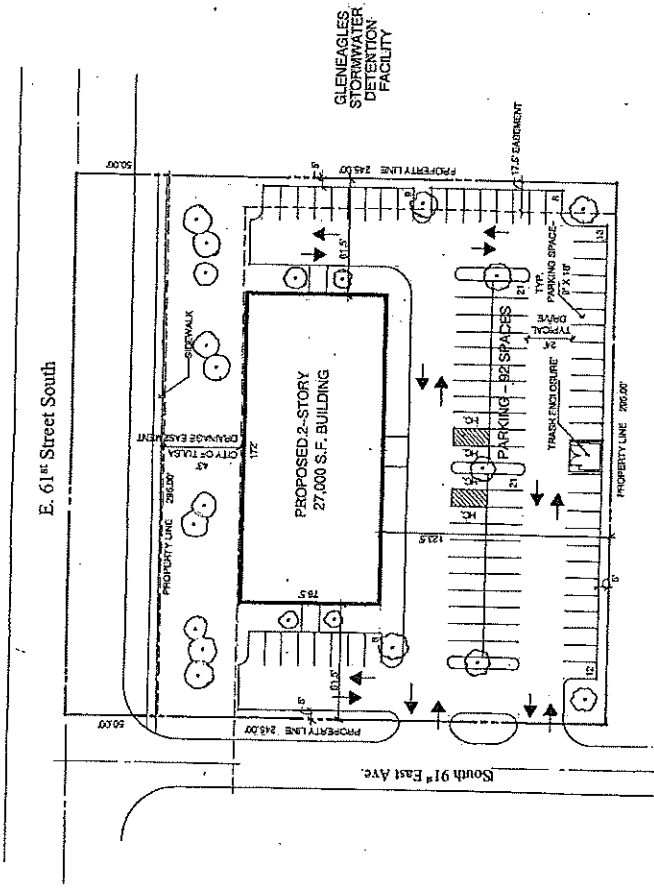
Street Addressing: No comments.

County Engineer: No comments.

09/03/08

LEGAL DESCRIPTION

THE NORTH 265 FEET OF THE EAST 285 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (S E2 NW/4 NE/4) OF SECTION ONE(1), TOWNSHIP EIGHTEEN(18) NORTH, RANGE THIRTEEN(13) EAST OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA



GLENEAGLES
STORMWATER
DETENTION
FACILITY

EXHIBIT 'A' CONCEPTUAL SITE PLAN



17.10

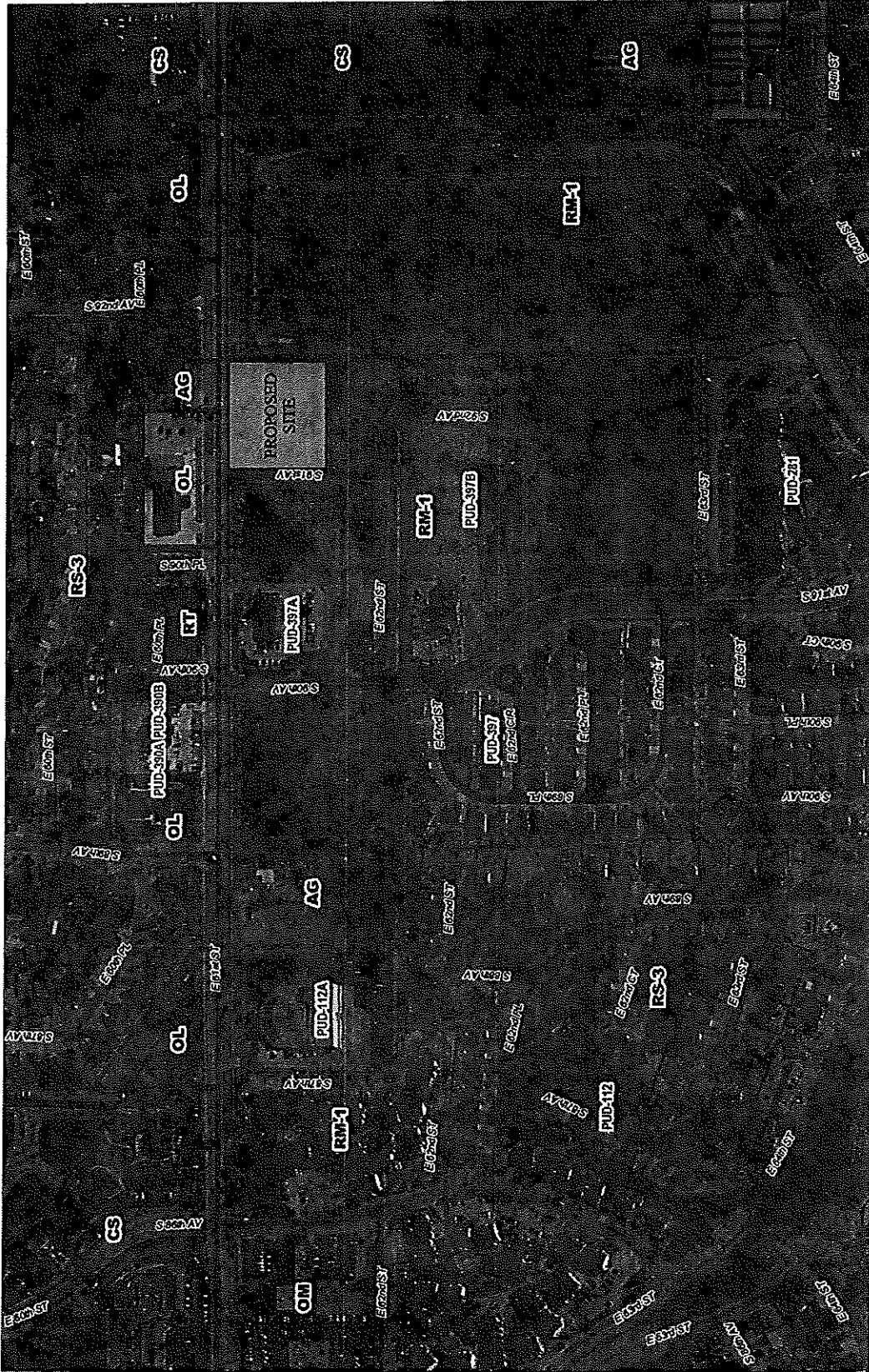


EXHIBIT 'C' AREA ZONING

17.12

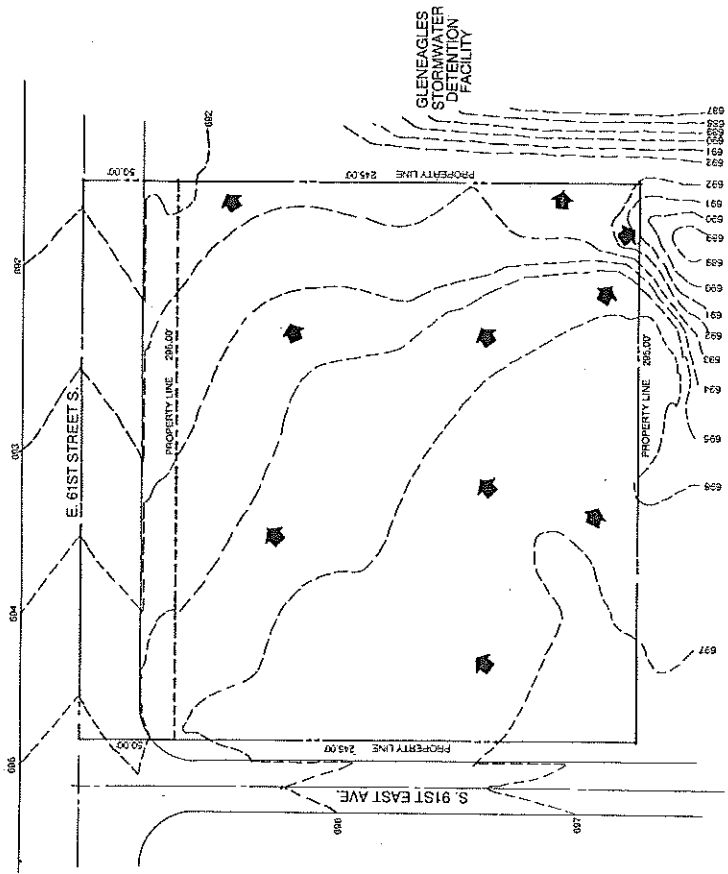
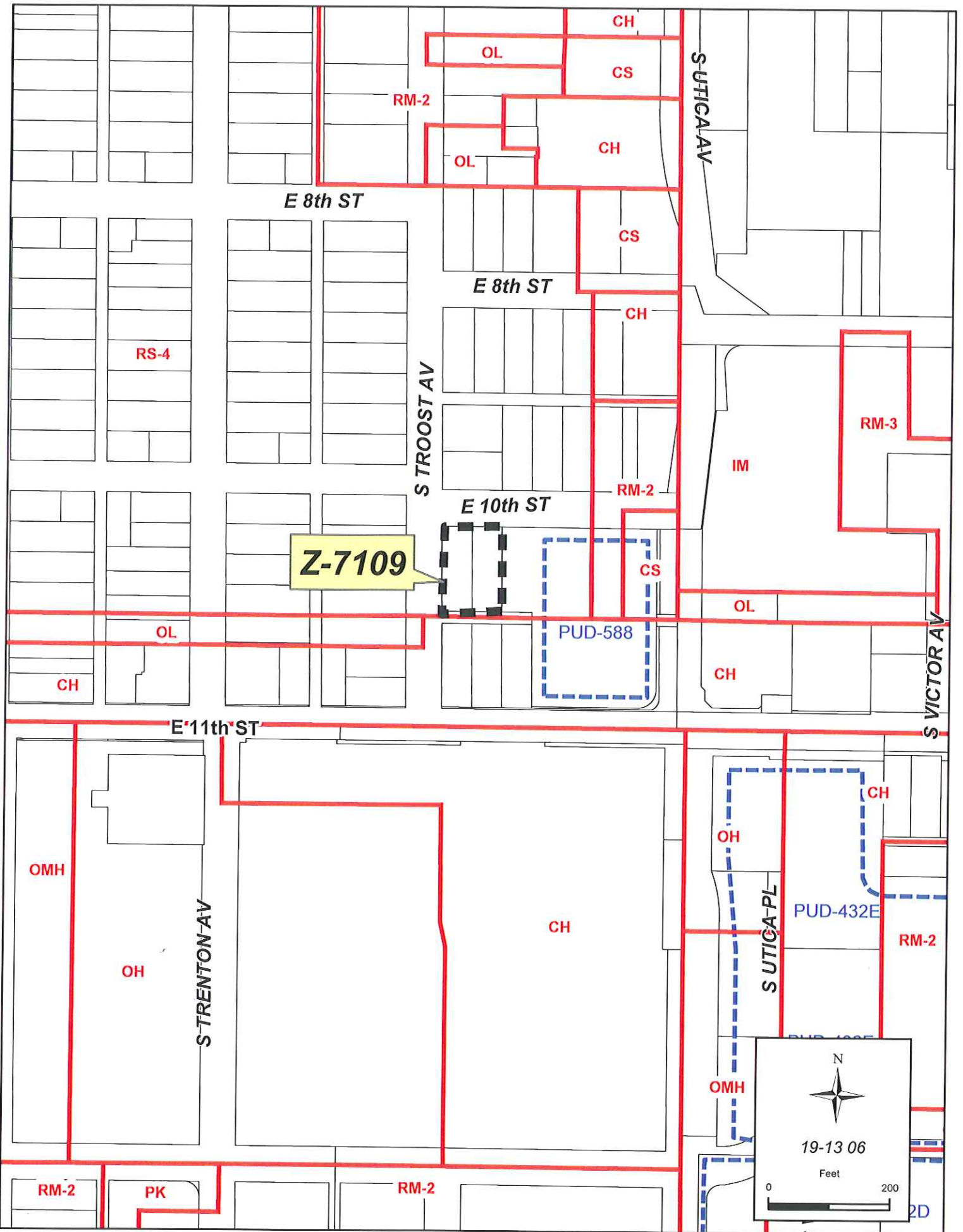


EXHIBIT 'D' EXISTING DRAINAGE





17.13



18.1



Z-7109
 N

 19-13 06
 Feet

 Photo Date: Jan. 2006


18.2

S TROOST AV

E 10th ST

Z-7109

N



19-13 06

Feet

0 100

Photo Date: Jan. 2006

18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7109

TRS 9306

Atlas 2

CZM 37

PD-4 CD-4

TMAPC Hearing Date: September 3, 2008

Applicant: Denise Piland

Tract Size: .32± acres/13,939±SF

ADDRESS/GENERAL LOCATION: Southeast corner of South Troost Avenue and East 10th Street

EXISTING ZONING: RS-4

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 18449 dated May 10, 1995, established zoning for the subject property.

PROPOSED ZONING: OL

PROPOSED USE: Accessory parking

RELEVANT ZONING HISTORY:

Z-6935 May 2004: All concurred in approval of a request for rezoning a 4.5± acre tract of land from RM-2/PK/OL/CH to OH/OMH on property located southwest corner East 11th Street South and South Trenton Avenue.

PUD-432-E September 2000: All concurred in approval a request for a major amendment to PUD-432 to add land formerly occupied by the day-old bakery store; to reallocate floor area from the original PUD to the new area; and to add Use Unit 13, Convenience Goods and Services, and Use Unit 14, Shopping Goods and Services as allowed uses within the new Development Area C area.

PUD-588 June 1998: A Planned Unit Development was proposed and approved for a convenience store on a two-acre tract located on the northwest corner of East 11th Street South and South Utica Avenue.

Z-6613 February 1998: A request was filed to rezone a 4.4-acre tract located on the northeast corner of East 12th Street and South Trenton Avenue, zoned RM-2 and OL, and a smaller tract consisting of two small lots located south of the southeast corner of East 11th Street and South Utica Avenue and zoned CH. CH or OH zoning was requested for a proposed medical center; staff and TMAPC recommended OH zoning on both tracts and City Council concurred.

BOA-17860 October 1997: The Board of Adjustment approved a special exception to allow a parking garage as an accessory use to a hospital in a CH-zoned district and a variance of the setback from the centerline of East 11th Street, for the structure. The property is located on the southeast and southwest corners of East 11th Street and South Troost Avenue.

Z-6481 May 1995: All concurred in approval of a request for rezoning a tract of land from RM-2 to RS-4 on property located and a part of the subject property.

18.4

PUD-432 November 1987: Approval was granted to develop a 4.5-acre tract located between South Utica Avenue and South Victor Avenue, East 12th Street and East 13th Street for office use for Hillcrest Hospital.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .32± acres in size and is located southeast corner of South Troost Avenue and East 10th Street. The property is vacant and zoned RS-4.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Troost Avenue	N/A	N/A	2
East 10 th Street	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by a vacant lot, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the related restaurant, zoned CH; and on the west by an unpaved fenced parking lot and a residence, zoned RS-4. To the southwest of the subject property is a strip of OL zoning.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

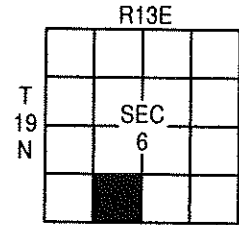
Based on the surrounding uses, trends in the area and the Comprehensive Plan, staff can support the requested OL zoning and therefore recommends **APPROVAL** of OL zoning for Z-7109.

09/03/08

18.5

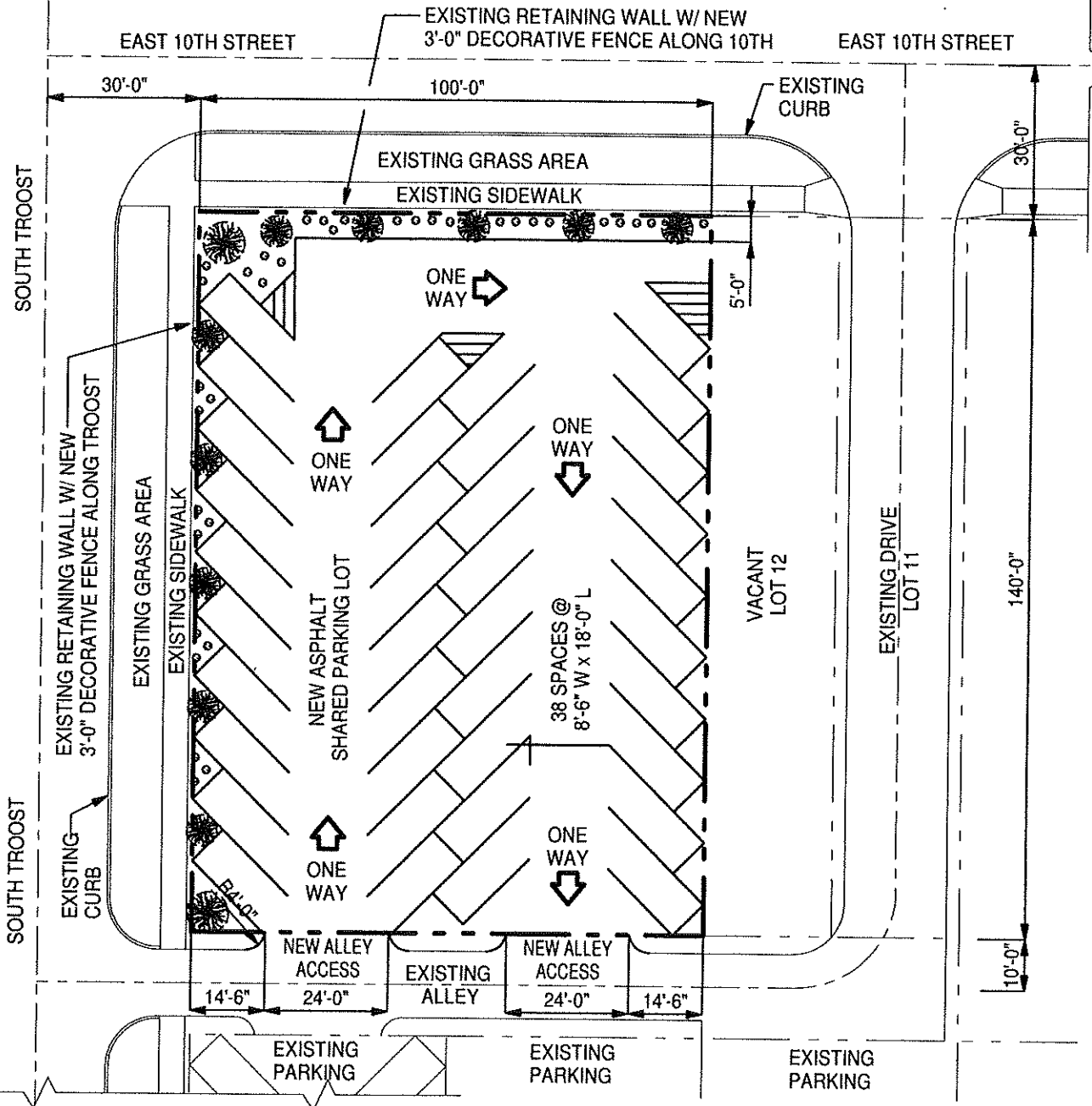
PROPOSED PARKING LOT SE CORNER 10TH & TROOST

14,000 SF TOTAL AREA
12,400 SF ASPHALT PARKING
1,600 SF LANDSCAPED AREA



BLOCK 9 - LOTS 13, 14, 15 & 16

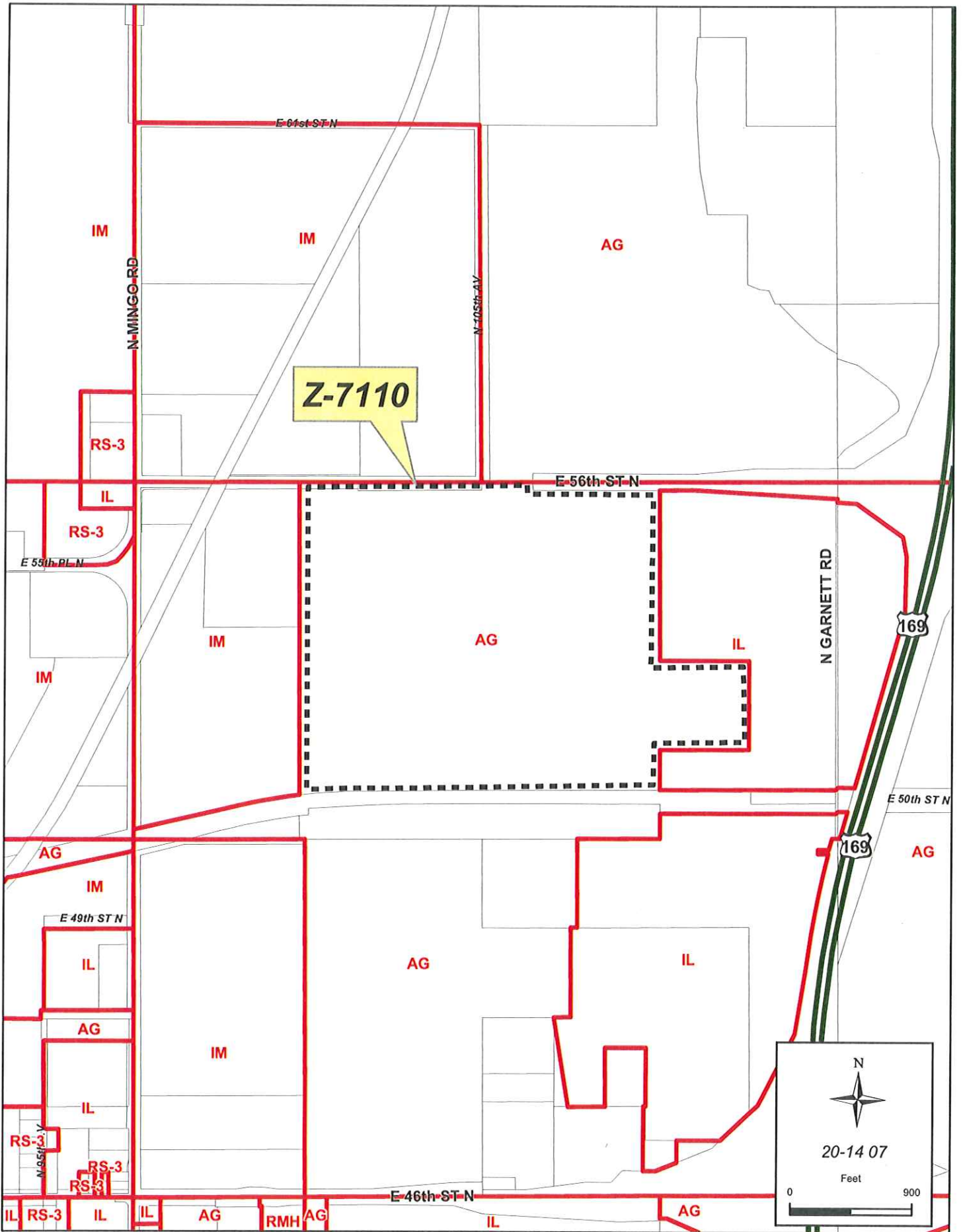
LOCATION MAP



PLOT PLAN
SCALE: 1" = 30'



18.6



19.1



N GARNETT

E 61st ST N

N MINGO RD

N 705th AV

E 56th ST N

E 55th ST N

169

E 50th ST N

169

E 49th ST N


N GARNETT RD

N 95th AV

E 46th ST N

Z-7110

N



20-14 07

Feet

0 900

Photo Date: Jan. 2006

19.2



N MINGO RD


N 105th AV

E.56th ST N

ST N

Z-7110

N



20-14 07

Feet

0 700

Photo Date: Jan. 2006

19.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7110

TRS 0407

Atlas 0

CZM 24

PD-16 CD-3

TMAPC Hearing Date: September 3, 2008

Applicant: Lou Reynolds

Tract Size: 147± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 56th Street North and North Mingo Road

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11804 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: IH

PROPOSED USE: Heavy industrial

RELEVANT ZONING HISTORY:

Z-6959 May 2005: All concurred in approval of a request for rezoning a 116.2± acre tract of land from AG to IL for industrial use on property located on the west side of U.S. Highway 169 South between East 46th Street North and East 56th Street North and abutting subject property to the east.

Z-6837 October 2001: All concurred in approval of a request for rezoning a 155± acre tract of land from AG to IM/IH for industrial use on property located on the southeast corner of East 46th Street North and U.S. Highway 169 North.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 147± acres in size and is located east of southeast corner of East 56th Street North and North Mingo Road. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 56 th Street North	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by a large drainage-way, zoned AG; on the north by the municipal Northside Treatment Plant, zoned AG; on the south by vacant/wooded land, zoned AG; and on the west by industrial uses, zoned IM.

19.4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being High Intensity-No Specific land use/Special District 2/development sensitive. According to the Zoning Matrix, the requested IH zoning **may be found** in accord with the Plan as it pertains to the eastern portion of the property, which is in the Special District, and **is** in accord with the western portion, in the area designated as High Intensity-No Specific land use. According to the District 16 Plan, Special District 2 calls for industrial and airport-related uses to be located here.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan and trends in the area, staff recommends **APPROVAL** of IH for Z-7110.

09/03/08

19.5