

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2526

September 17, 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 August 2008

1. Minutes of August 27, 2008 Meeting No. 2524

CONSENT AGENDA

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LC-118** – Tulsa Habitat For Humanity (9233)/Lot Combination (PD 8) (CD 2)
Northeast corner of South 37th West Avenue and West 55th Street,
3701 West 55th Street
3. **LC-126** Tanner Consulting (8316)/Lot Combination (PD 18 B) (CD 8)
South of East 89th Street South and East of South Toledo Avenue,
4609 East 91st Street South (Related to Item 6.)
4. **LS-20239** – Dallas Livingston (9203)/Lot-Split (PD 10) (CD 1)
South of Charles Page Boulevard and East of South 23rd Avenue,
2304 West Charles Page Boulevard
5. **PUD-641-4 – Roy Johnsen** (PD-18) (CD-7)
West of the northwest corner of 71st Street South and Sheridan
Road (Minor Amendment to reduce the setback for structures two
or more stories along the eastern boundary from 135' to 85'.)
6. **PUD-693-5 – Tanner Consulting, LLC** (PD-18b) (CD-8)
South of East 89th Street South and East of South Toledo Avenue,
4609 East 91st Street South (Minor Amendment to combine Lots 8
and 9, Block 1 for the construction of a breezeway between two
existing buildings.) (Related to LC-126, Item No. 3.)

7. **PUD-431-C-2 – Tanner Consulting, LLC** (PD-26) (CD-8)
Southwest of the southwest corner of 101st Street and Sheridan Road (Minor Amendment to transfer 868 SF of floor area from Lot 5 to Lot 6 in Block 1.) (Related to Item 8.)
8. **PUD-431-C – T.J. Enterprises** (PD-26) (CD-8)
Southwest of the southwest corner of 101st Street and Sheridan Road (Detail Site Plan for a 2,600 SF, one-story office building.) (Related to Item 7.)
9. **Z-7008-SP-2 – Embree Construction/Chris Oser** (PD-8) (CD-2)
North of the northwest corner of West 81st Street South and South Olympia Avenue (Corridor Detail Site Plan for a 10,181 SF Hibdon Tire Store.)
10. **PUD-586-A/Z-5888-SP-4 – Tom Cooper** (PD-18c) (CD-8)
Northeast corner of 91st Street South and U.S. 169 (PUD/Corridor Site Plan for a 108,551 SF medical office building and a 177,101 SF associated parking garage.)
11. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**
PUBLIC HEARINGS
12. **LS-19376** – Esther Harger (9110)/Lot-Split (Rescind) (County)
515 North Loop Drive, Sand Springs, OK (Related to Item 13.)
13. **LC-119** – Esther Harger (9110)/Lot Combination (County)
515 North Loop Drive, Sand Springs, OK (Related to Item 12.)
14. **Nickel Creek** – (8211) Preliminary Plat (PD 8) (CD 2)
Northwest corner of West 81st Street and U.S. Highway 75
15. **Cherry Street Ridge** – (9307) Preliminary Plat (PD 6) (CD 9)
Northwest corner of East 15th Street South and South Troost Avenue
16. **PUD 633 A** – (8407) Plat Waiver (PD 18) (CD 7)
Northwest corner of East 81st Street and 107th East Avenue
17. **Cypress Springs** – (8309) Minor Subdivision Plat (PD 18B) (CD 8)
West of South Yale and north of East 73rd Street
18. **PUD-762 – Charles E. Norman** **RS-3/CS to RS-3/CS/PUD**
Northwest corner of South Lewis Avenue and East 13th Place (PD-4) (CD-4)
(PUD for a banking facility with drive-through services.)
(Continued from 9/3/08)
19. **Z-7111 – Abel Rubio** **RS-3 to CS**
10877 East Admiral Place (PD-5) (CD-6)

20. **CZ-395 – Donald L. Jernigan**

Northeast corner of West 9th Street and 174th West Avenue

AG to CG

(County)

OTHER BUSINESS

21. **Review and approve TMAPC 2009 Meeting Schedule**

22. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

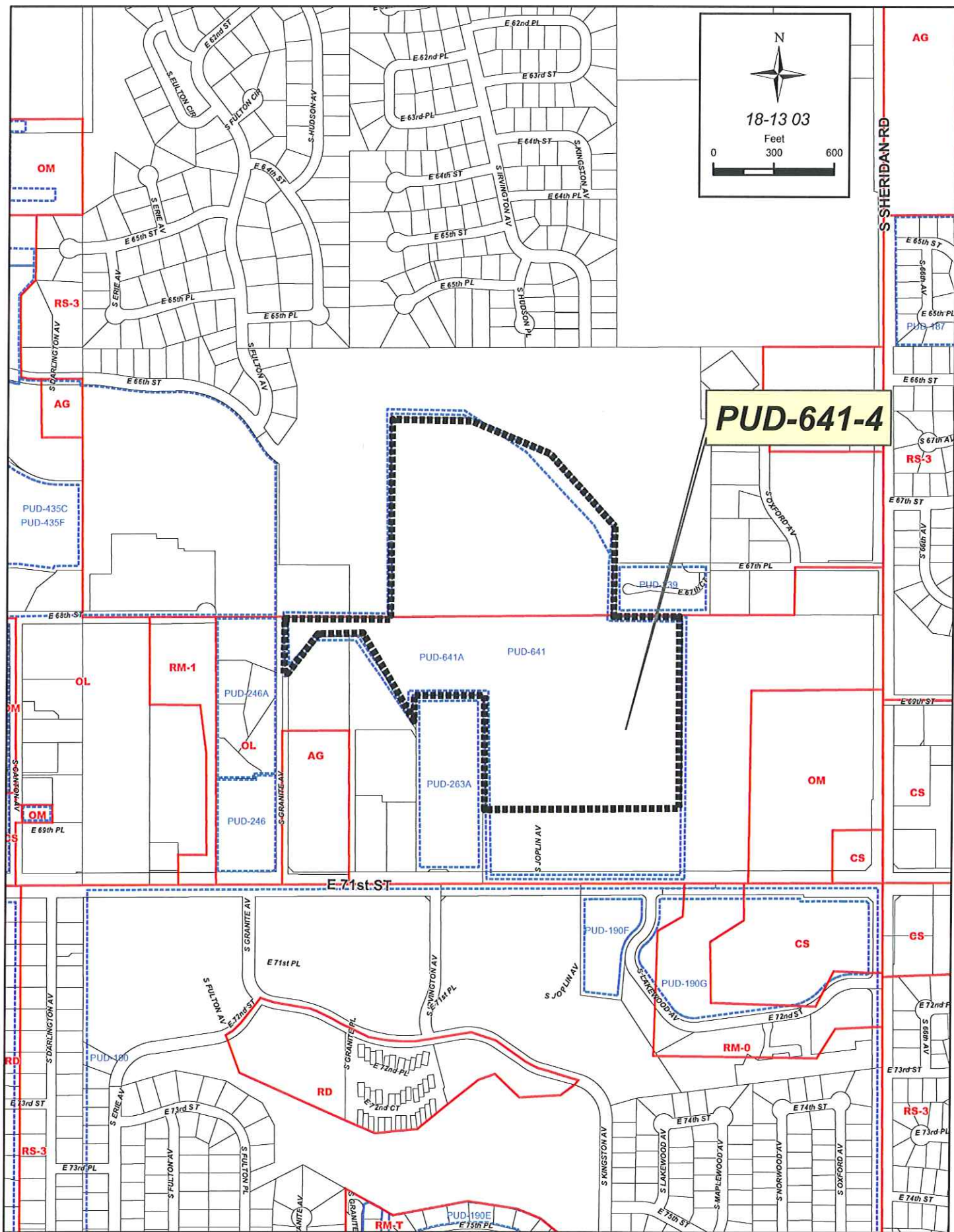
Visit our website @ www.tmapc.org

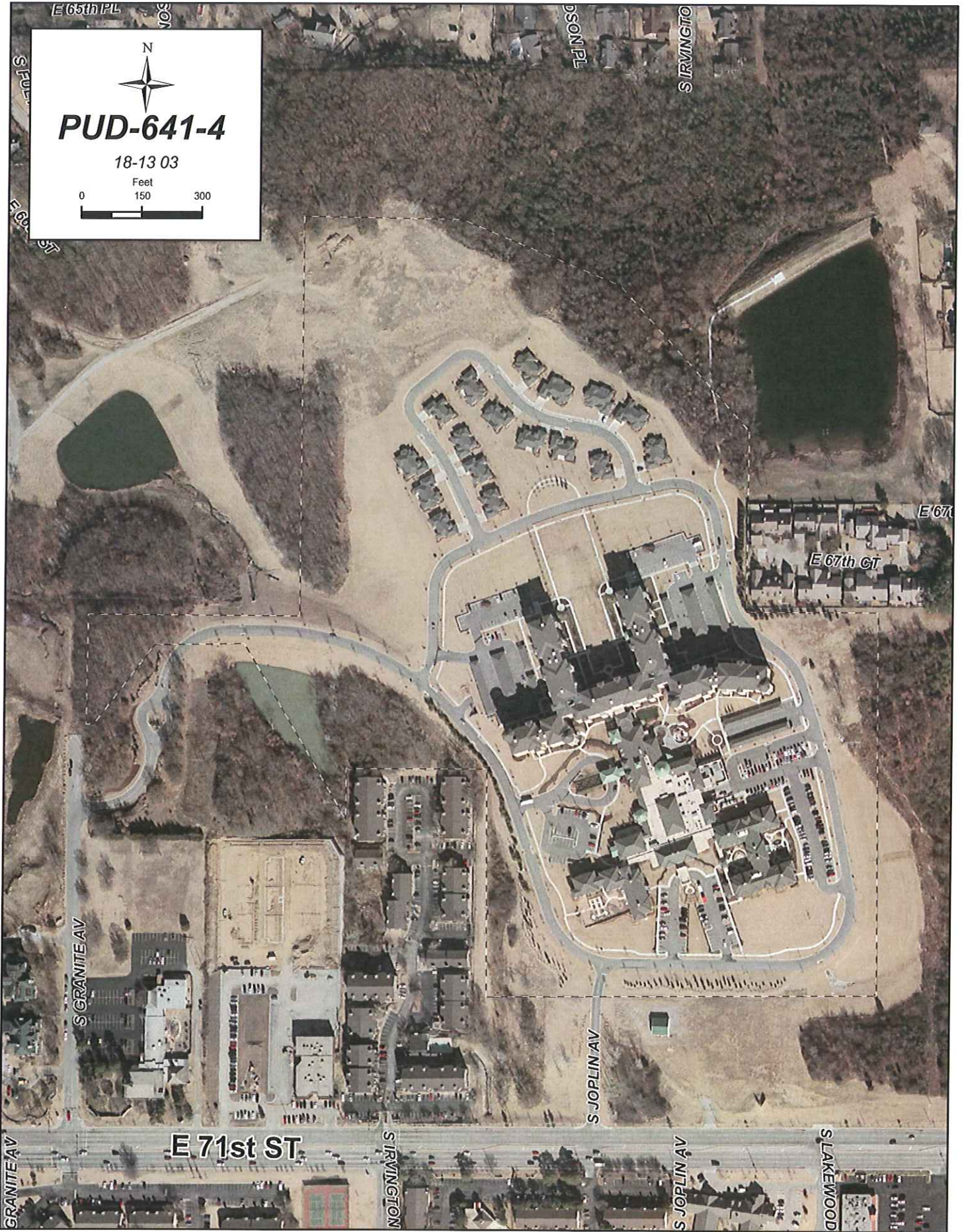
The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan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

TMAPC Mission Statement

TMAPC RECEIPTS
Month of August 2008

----- Current Period -----				----- Year To Date -----			
ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING							
15 Zoning Letters	\$75.00	\$75.00	\$150.00	30	\$155.00	\$155.00	\$310.00
7 Zoning	3,580.00	3,580.00	7,160.00	24	7,430.00	7,430.00	14,860.00
35 PUDs & Plan Reviews	2,812.50	2,812.50	5,625.00	94	9,096.10	9,096.10	18,192.20
0 Refunds	0.00	0.00	0.00	0	0.00	0.00	0.00
0 Fees Waived	0.00	0.00	0.00	0	0.00	0.00	0.00
	<u>\$6,467.50</u>	<u>\$6,467.50</u>	<u>\$12,935.00</u>		<u>\$16,681.10</u>	<u>\$16,681.10</u>	<u>\$33,362.20</u>
LAND DIVISION							
1 Minor Subdivisions	\$325.00	\$325.00	\$650.00	2	\$962.85	\$962.85	\$1,925.70
2 Preliminary Plats	1,030.00	1,030.00	2,060.00	3	1,652.50	1,652.50	3,305.00
2 Final Plats	502.50	502.50	1,005.00	4	1,452.50	1,452.50	2,905.00
1 Plat Waivers	125.00	125.00	250.00	2	250.00	250.00	500.00
8 Lot Splits	557.50	557.50	1,115.00	15	957.50	957.50	1,915.00
5 Lot Combinations	300.00	300.00	600.00	9	500.00	500.00	1,000.00
0 Access Changes	0.00	0.00	0.00	3	75.00	75.00	150.00
0 Other	0.00	0.00	0.00	0	0.00	0.00	0.00
0 Refunds	0.00	0.00	0.00	0	0.00	0.00	0.00
0 Fees Waived	0.00	0.00	0.00	0	0.00	0.00	0.00
	<u>\$2,840.00</u>	<u>\$2,840.00</u>	<u>\$5,680.00</u>		<u>\$5,850.35</u>	<u>\$5,850.35</u>	<u>\$11,700.70</u>
BOARDS OF ADJUSTMENT							
29 Fees	\$8,200.00	\$1,000.00	\$9,200.00	54	\$16,350.00	\$1,900.00	\$18,250.00
0 Refunds	0.00	0.00	0.00	1	(400.00)	0.00	(400.00)
0 Fees Waived	0.00	0.00	0.00	0	0.00	0.00	0.00
	<u>\$8,200.00</u>	<u>\$1,000.00</u>	<u>\$9,200.00</u>		<u>\$15,950.00</u>	<u>\$1,900.00</u>	<u>\$17,850.00</u>
TOTAL	\$17,507.50	\$10,307.50	\$27,815.00		\$38,481.45	\$24,431.45	\$62,912.90





N
PUD-641-4
18-13 03
Feet
0 150 300

5.4

September 17, 2008

STAFF RECOMMENDATION

PUD-641-4: Minor Amendment – West of the northwest corner of 71st Street South and Sheridan Road; Lot 1, Block 1 – Montereau in Warren Woods; ATRS 8303; CZM 53; Atlas 1001; PD 18 CD 7; RS-3/OL/PUD-541-A – Development Area A.

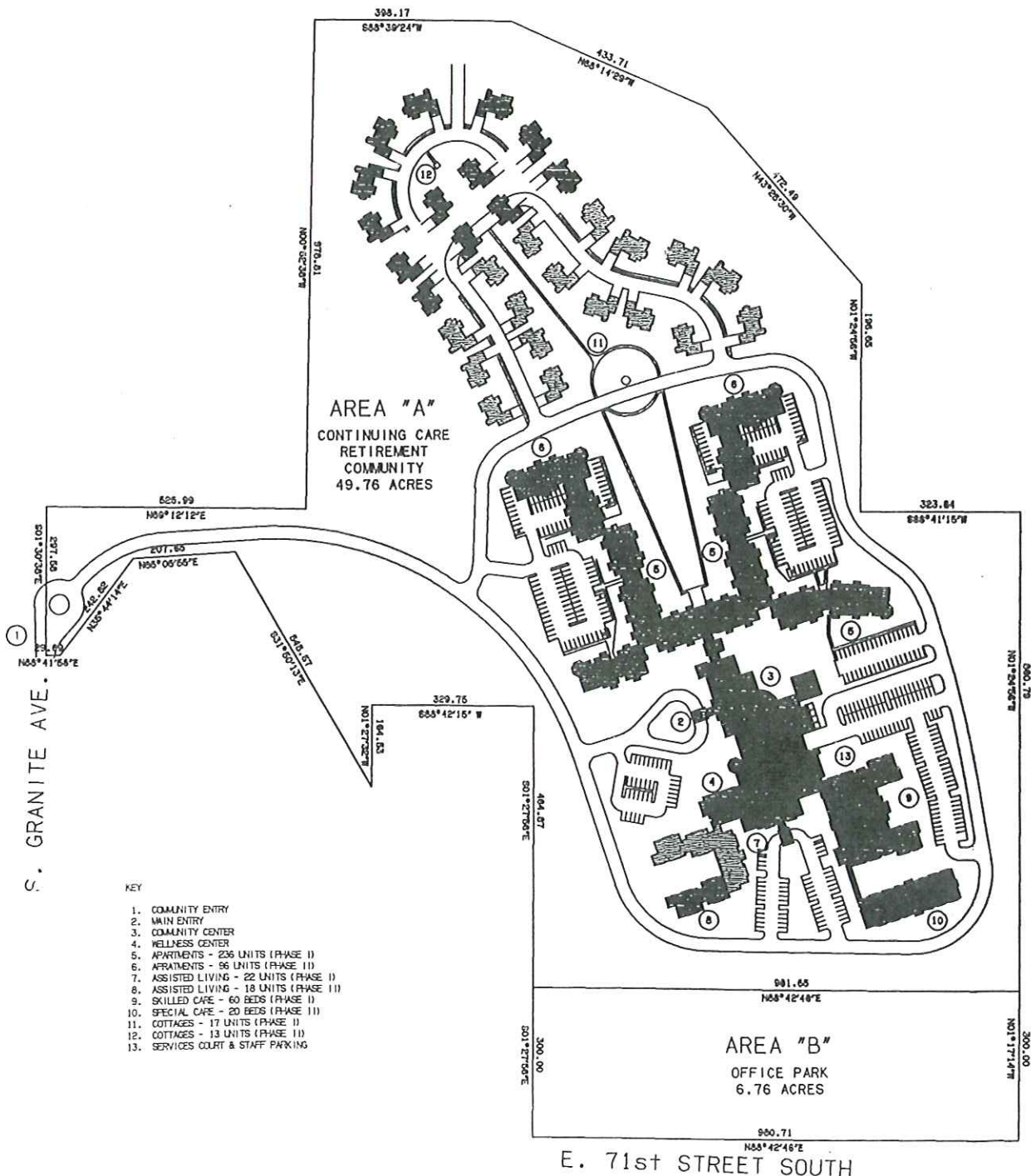
The applicant is requesting a minor amendment to reduce the setback for structures two or more stories along the eastern boundary of Development Area A from 135' to 85' (see exhibit A). Montereau in Warren Woods is a retirement, senior care facility with dwellings that range from independent single-family residential to multi-floor, multi-occupancy residential to full care facilities.

Referring to attached Exhibit A, the request is specifically for "building 7", located in the southeastern corner of the PUD. The property immediately adjacent to building 7, to the east is zoned OL. Additionally, this area has a sloping terrain that in staff's opinion would not be developed as single-family residential. There is one easement located on this portion of the property – a 17.5 utility easement that would not be affected by a reduction in setback (see Exhibit B).

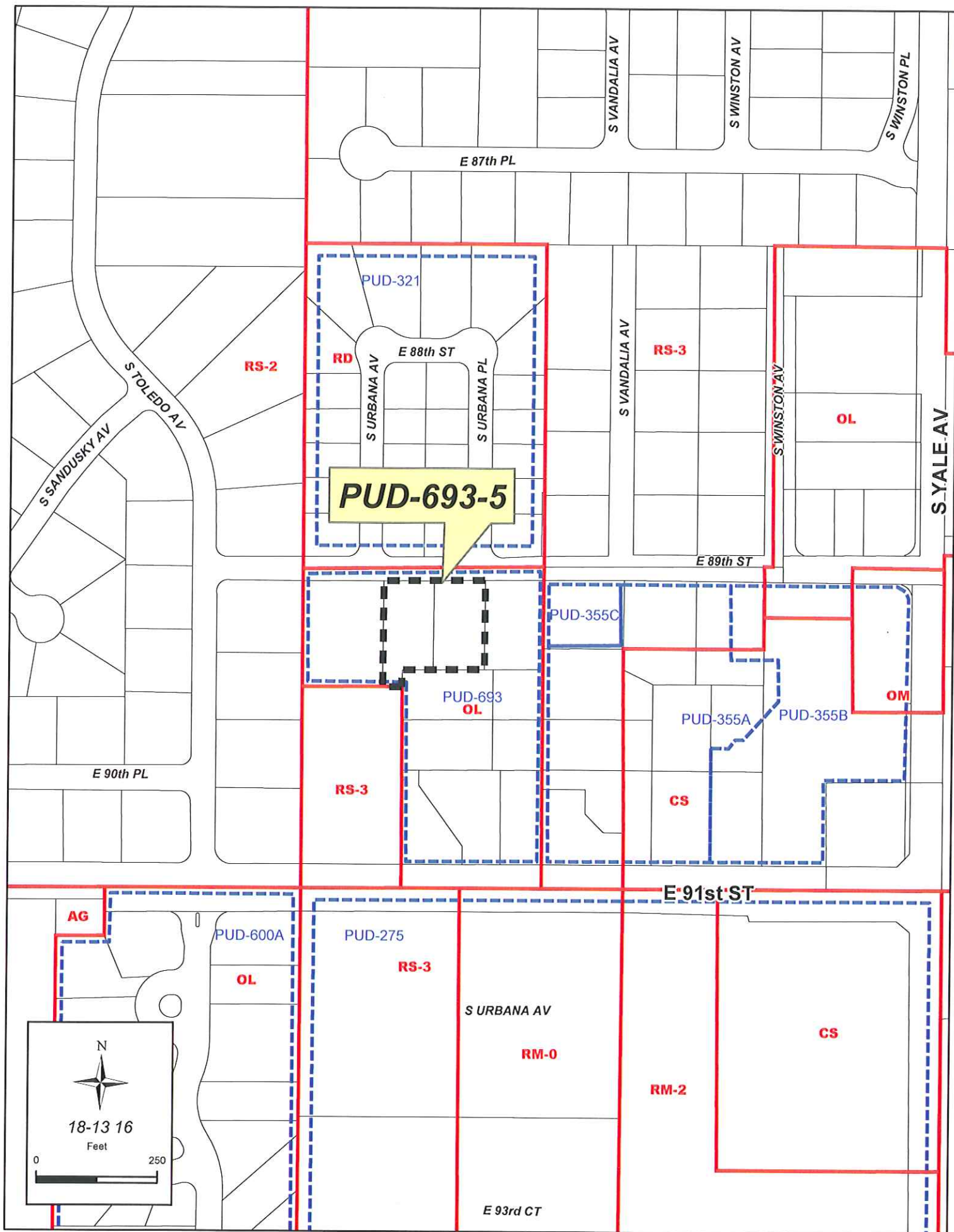
While the northern ½ of the PUD is zoned single-family residential and abuts directly to other single-family residential development, the southern portion of Montereau is zoned office, and is immediately adjacent to other office zoned property. Given the aforementioned, and the steep terrain of the property immediately adjacent to the east making residential development unlikely, staff recommends **APPROVAL** of minor amendment PUD-641-4, reducing the side setback for building 7 as depicted on attached Exhibit A from 135' to 85'.

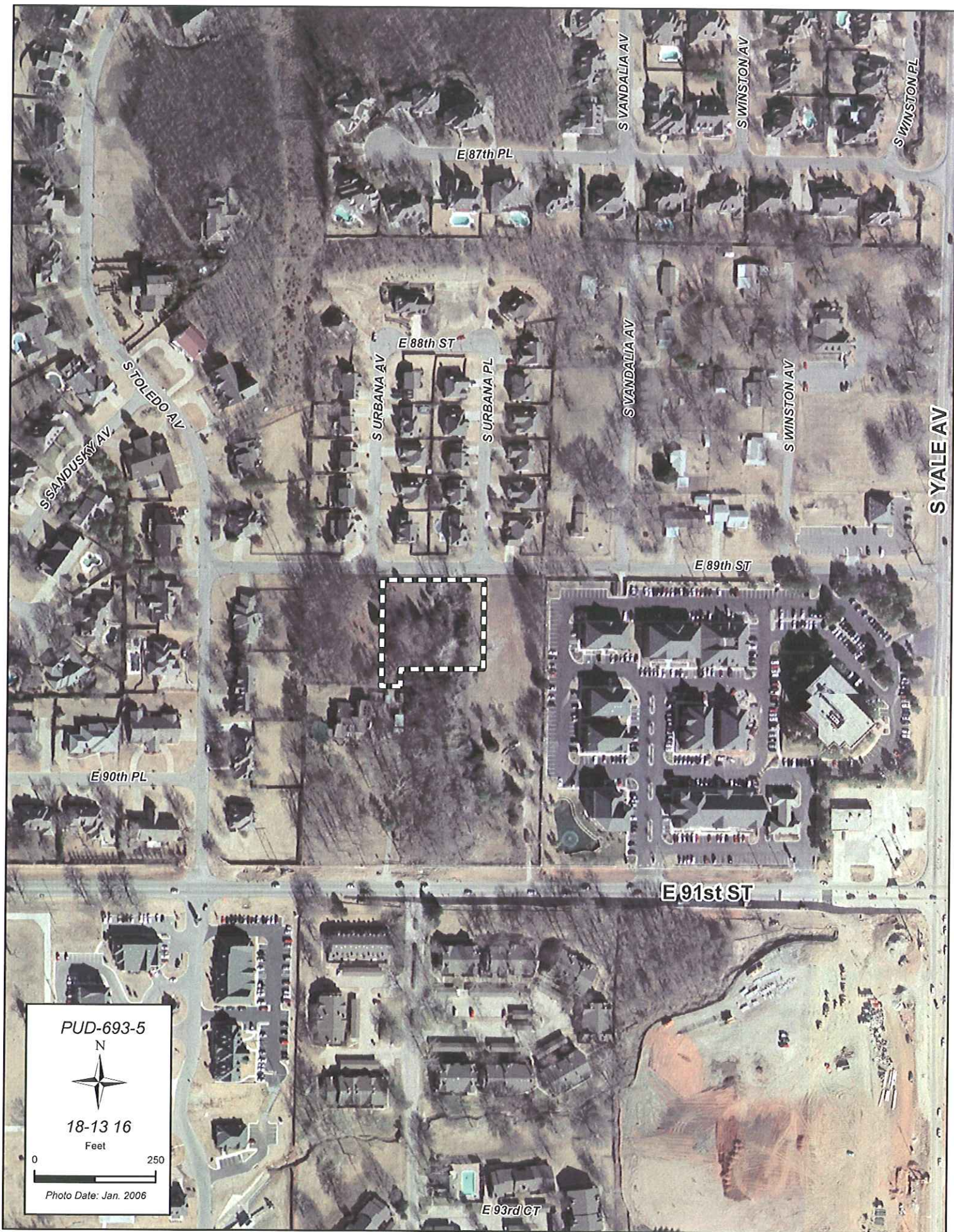
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

5.6



5.8





PUD-693-5

N

18-13 16

Feet

0 250

Photo Date: Jan. 2006



PUD-693-5

N

18-13 16

Feet

0 150

Photo Date: Jan. 2006

6.3

September 9, 2008

STAFF RECOMMENDATION

PUD-693-5: Minor Amendment – South of East 89th Street South and East of South Toledo Avenue; Lots 8 and 9, Block 1 – Southern Woods Park III; 4609 and 4605 E. 91st Street South; TRS 8316; CZM 100; Atlas 1909; PD 18b CD 8; OL/PUD-693.

The applicant is requesting a minor amendment for the purpose of combining Lots 8 and 9, Block 1 – Southern Woods Park III for the construction of a breezeway between the two existing buildings which are under common ownership. Concurrently, lot combination number LC-126 is on the September 17, 2008 agenda.

All the requirements of the original approval of PUD-693 and applicable minor amendments remain in effect.

Staff recommends **APPROVAL** of minor amendment PUD-693-5, combining Lots 8 and 9, Block 1 – Southern Woods Park III, creating Tract A, Lots 8 and 9, Block 1 – Southern Woods Park III.

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

Exhibit "A"

ALL of Lots 8 and 9, Block 1, "SOUTHERN WOODS PARK III" LOT COMBINATION

A TRACT OF LAND THAT IS ALL OF LOTS EIGHT (8) AND NINE (9), BLOCK ONE (1), "SOUTHERN WOODS PARK III", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6062), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 1;

THENCE SOUTH 89°58'45" EAST ALONG THE NORTHERLY LINE OF LOT 9, BLOCK 1, FOR A DISTANCE OF 208.00 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 1;

THENCE SOUTH 0°04'10" WEST ALONG THE EASTERLY LINE OF LOT 8, BLOCK 1, FOR A DISTANCE OF 182.95 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 1;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF LOT 8, BLOCK 1, FOR A DISTANCE OF 167.16 FEET TO A POINT;

THENCE SOUTH 0°04'10" WEST FOR A DISTANCE OF 34.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 9, BLOCK 1;

THENCE SOUTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF LOT 9, BLOCK 1, FOR A DISTANCE OF 40.84 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1;

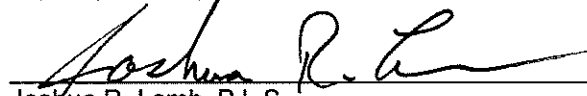
THENCE NORTH 0°04'10" EAST ALONG THE WESTERLY LINE OF LOT 9, BLOCK 1, FOR A DISTANCE OF 217.36 FEET TO THE POINT OF BEGINNING.

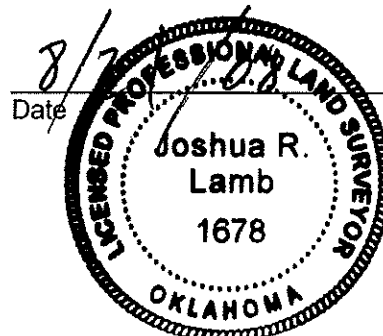
SAID TRACT CONTAINS 39,462.80 SQUARE FEET OR 0.906 ACRES.

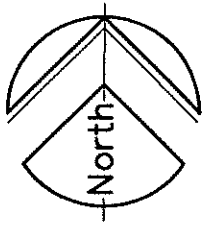
THE ABOVE TRACT DESCRIPTION WAS PREPARED BY JOSHUA R. LAMB, P.L.S., OKLAHOMA P.L.S. #1678, WITH A BASIS OF BEARING BEING THE NORTHERLY LINE OF SAID BLOCK ONE (1), "SOUTHERN WOODS PARK III" ON A PLATTED BEARING OF SOUTH 89°58'45" EAST.

Real Property Certification

I, JOSHUA R. LAMB, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.


Joshua R. Lamb, P.L.S.
Oklahoma P.L.S. #1678
Oklahoma Certificate of Authorization No. CA 2661
Expiration Date: 6/30/09





N.T.S.

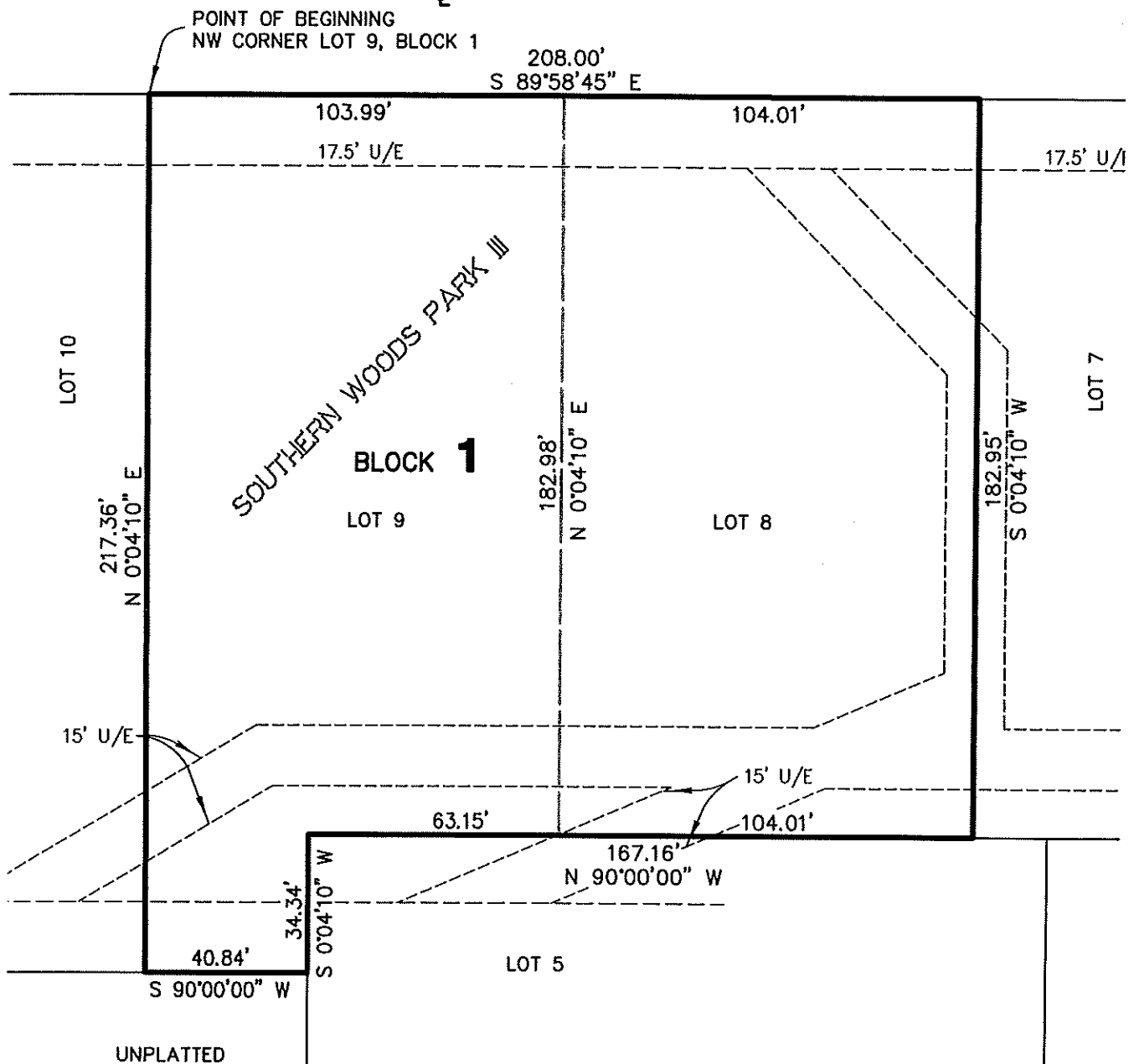
Exhibit "B"

Southern Woods Park III

All of Lots 8 and 9, Block 1

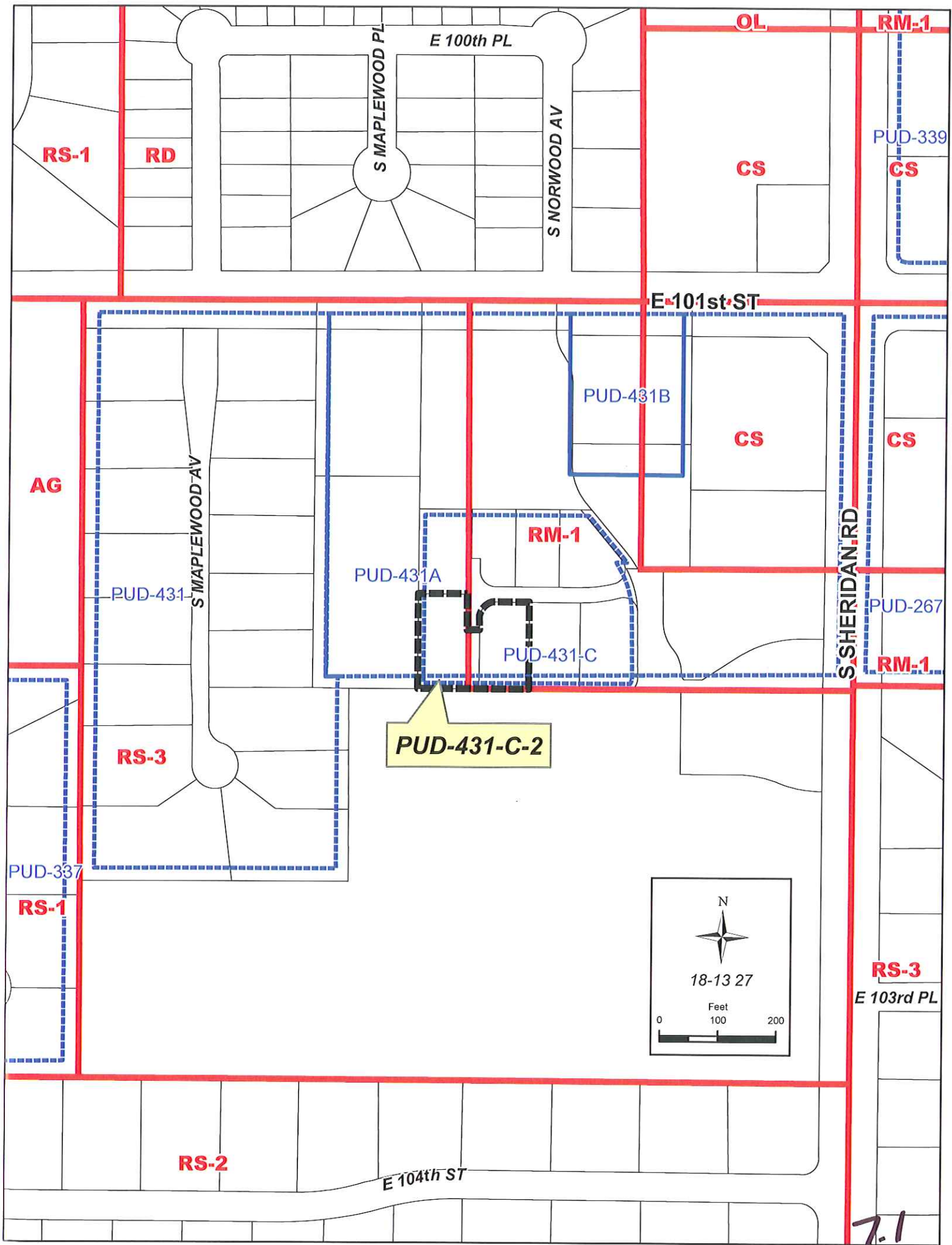
Lot Combination

East 89th Street South



6.6

Tanner Consulting, LLC





N

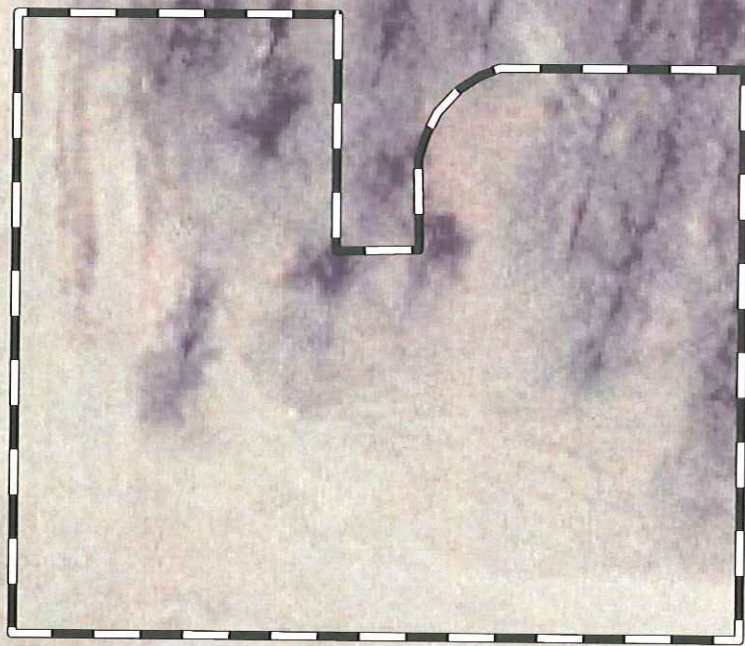
18-13 27

PUD-431-C-2

0 100 200

Feet

7.2



18-13 27

PUD-431-C-2



7.3

September 17, 2008

STAFF RECOMMENDATION

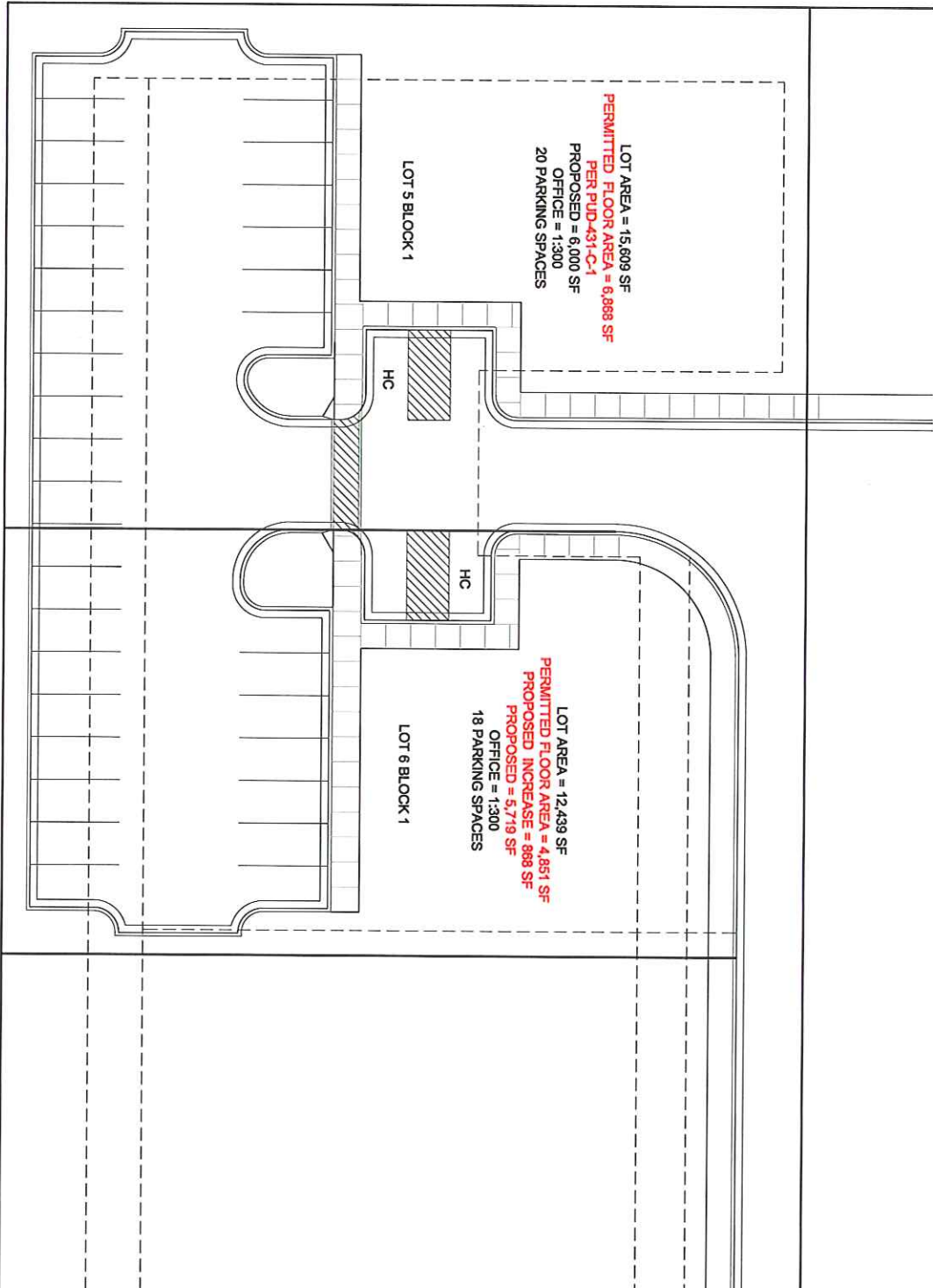
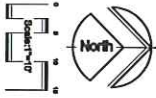
PUD-431-C-2: Minor Amendment – Southwest of the southwest corner of 101st Street and Sheridan Road; Lots 5 and 6, Block 1 – Copper Oaks Office Park; 6303 and 6304 East 102nd Street South; TRS 8327; CZM 57; Atlas 2470; PD 26 CD 8; RM-1/RS-3/PUD.

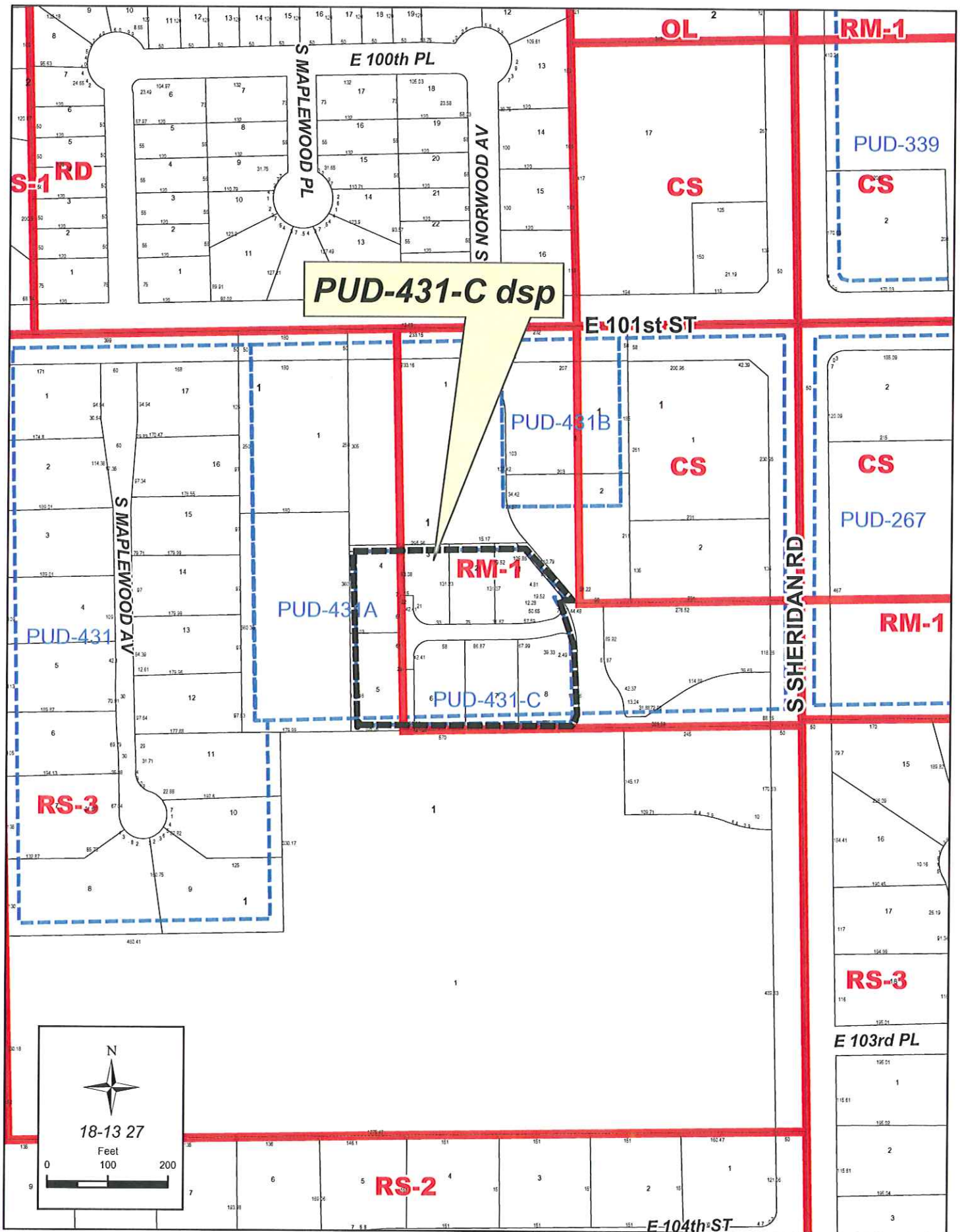
The applicant is requesting approval of a minor amendment to transfer 868 square feet (sf) of floor area from Lot 5, Block 1 – Copper Oaks Office Park to Lot 6, Block 1 – Copper Oaks Office Park. The transfer of floor area will effectively reduce the permitted FAR on Lot 5 from .44 (permitted by minor amendment PUD-431-C-1) back to the original FAR of .39 (FAR permitted by PUD-431-C) and increase the Lot 6 FAR from .39 to .46 (see Exhibit A).

Since the .07 increase of permitted floor area on Lot 6 is accompanied by a .05 decrease of the FAR on Lot 5, and the underlying zoning would allow a .5 FAR on lot 6 per section 404, F-1 of the Zoning Code staff recommends **APPROVAL** of minor amendment PUD-431-C-2 increasing the permitted FAR of Lot 6 to .46, and decreasing the FAR of Lot 5 to .39, both in Block 1 – Copper Oaks Office Park. All other development standards of PUD-431-C and associated minor amendments remain effective.

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

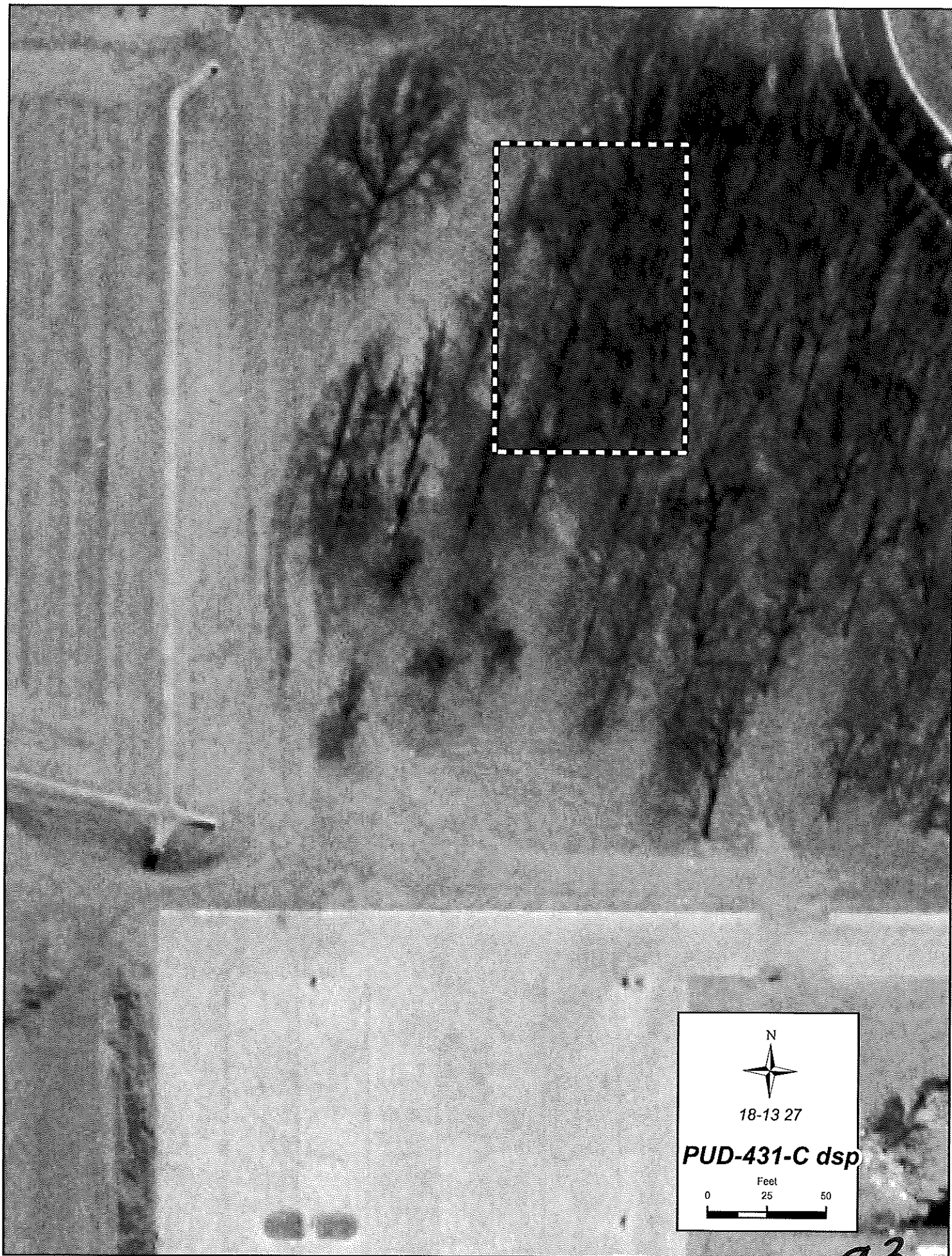
7.4





8.1





8.3

September 17, 2008

STAFF RECOMMENDATION

PUD-431-C

Detail Site Plan – Southwest of the southwest corner of 101st Street and Sheridan Road; Lot 3, Block 1 – Copper Oaks Office Park; 6309 E. 102nd Street South; TRS 8327; CZM 57; Atlas 2470; PD26 CD 8; RS-3/RM-1/PUD.

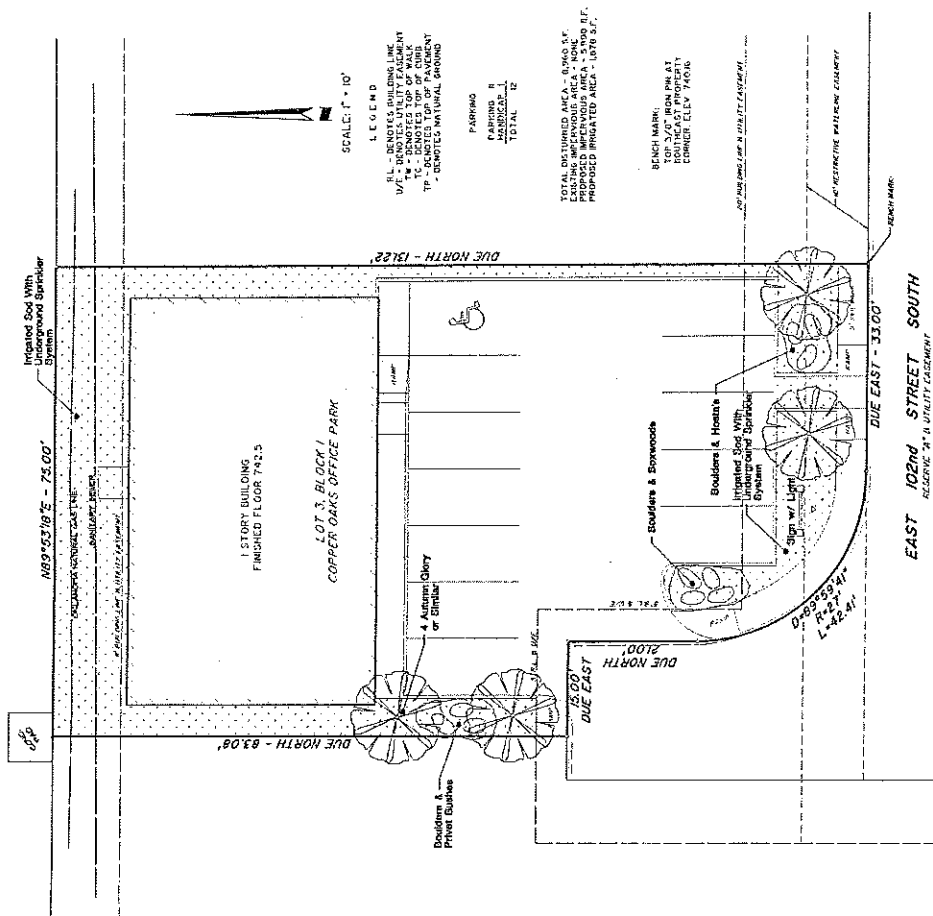
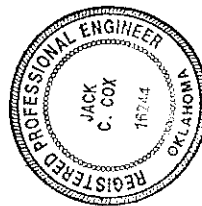
The applicant is requesting approval of a detail site plan for a 2,600 sf, one-story office building at the above referenced location. The proposed use – Use Unit 11 – Office, Studios, and Support Services is a permitted use within PUD-431-C.

The submitted site plan meets all applicable building floor area, open space, building height, lot coverage and setback limitations. Access to the site is from one access point from private drive East 102nd Street South. A sidewalk is provided along 102nd Street per PUD-development standards and subdivision regulations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. There is no site lighting proposed at this time.

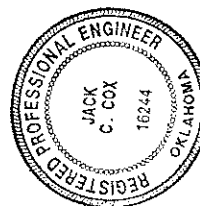
Staff recommends **APPROVAL** of the detail site plan for Lot 3, Block 1 – Copper Oaks Office Park.

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

LANDSCAPE PLAN

[illegible]

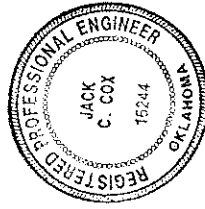
Frank C. Cox
9-2-08

[illegible]

Jack C Cox
9-7-08

Prepared by: COX & ASSOCIATES, INC. - 7935 East 57th Street South - Tulsa, Oklahoma 74145 - Tel. (918) 664-3332

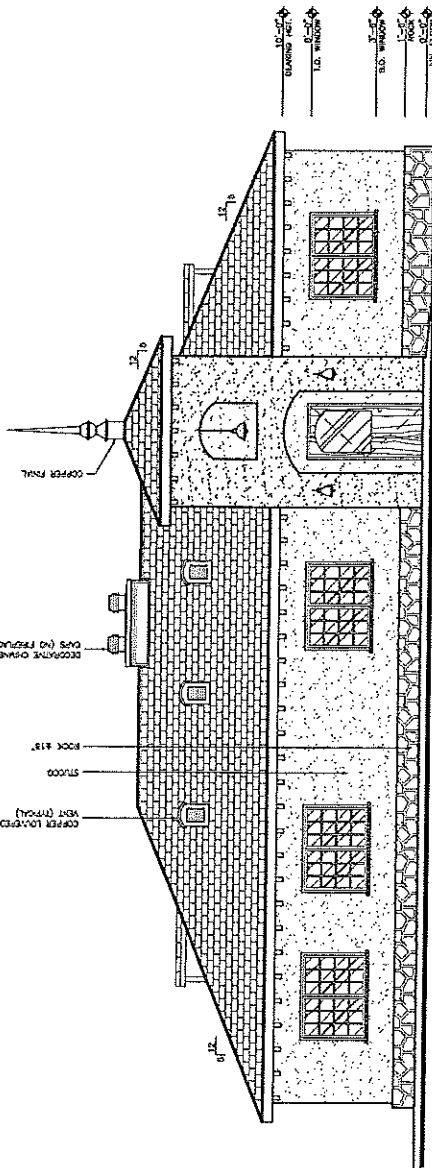
8.8



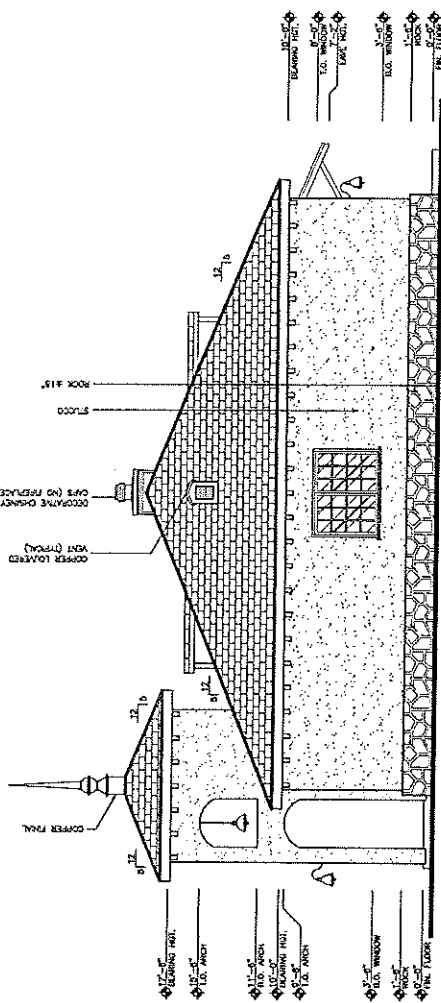
Prepared by: COX & ASSOCIATES, INC. - 7935 East 57th Street South - Tulsa, Oklahoma 74145 - Tel. (918) 664-3337

COMPONENT BY AL McCLEARY & ASSOCIATES. ALL RIGHTS RESERVED. NO PART OF THESE DRAWINGS MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF AL McCLEARY & ASSOCIATES.

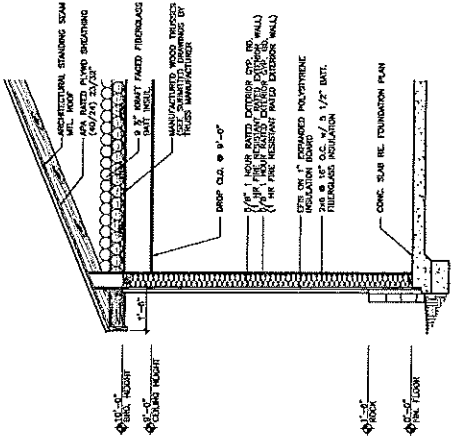
best!



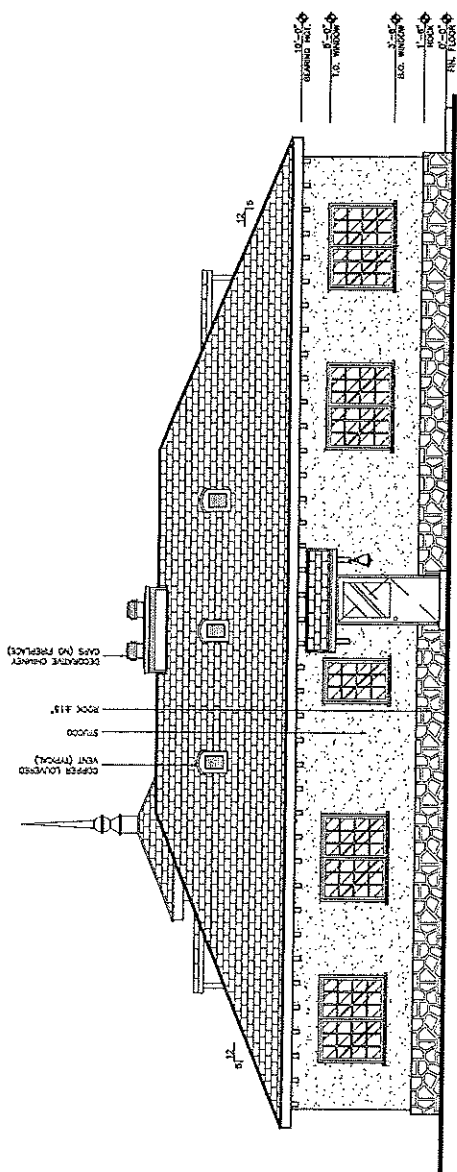
1 SOUTH ELEVATION



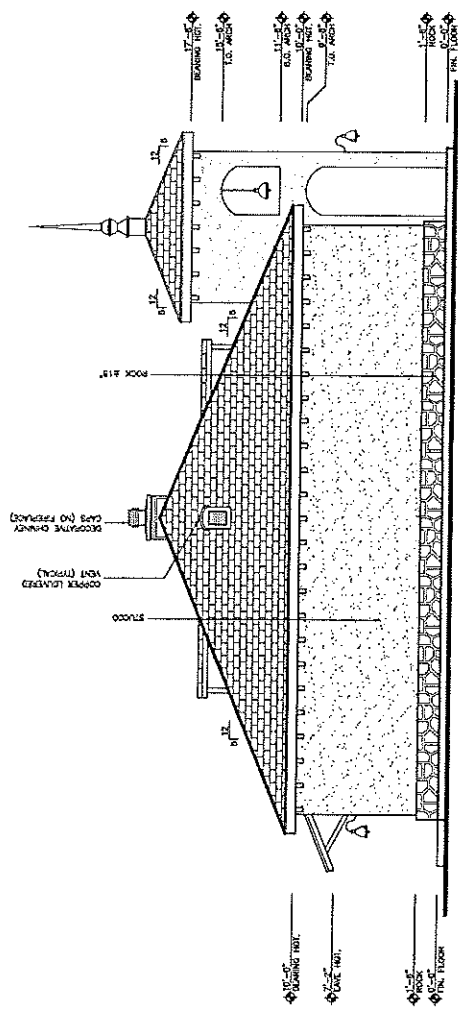
2 EAST ELEVATION



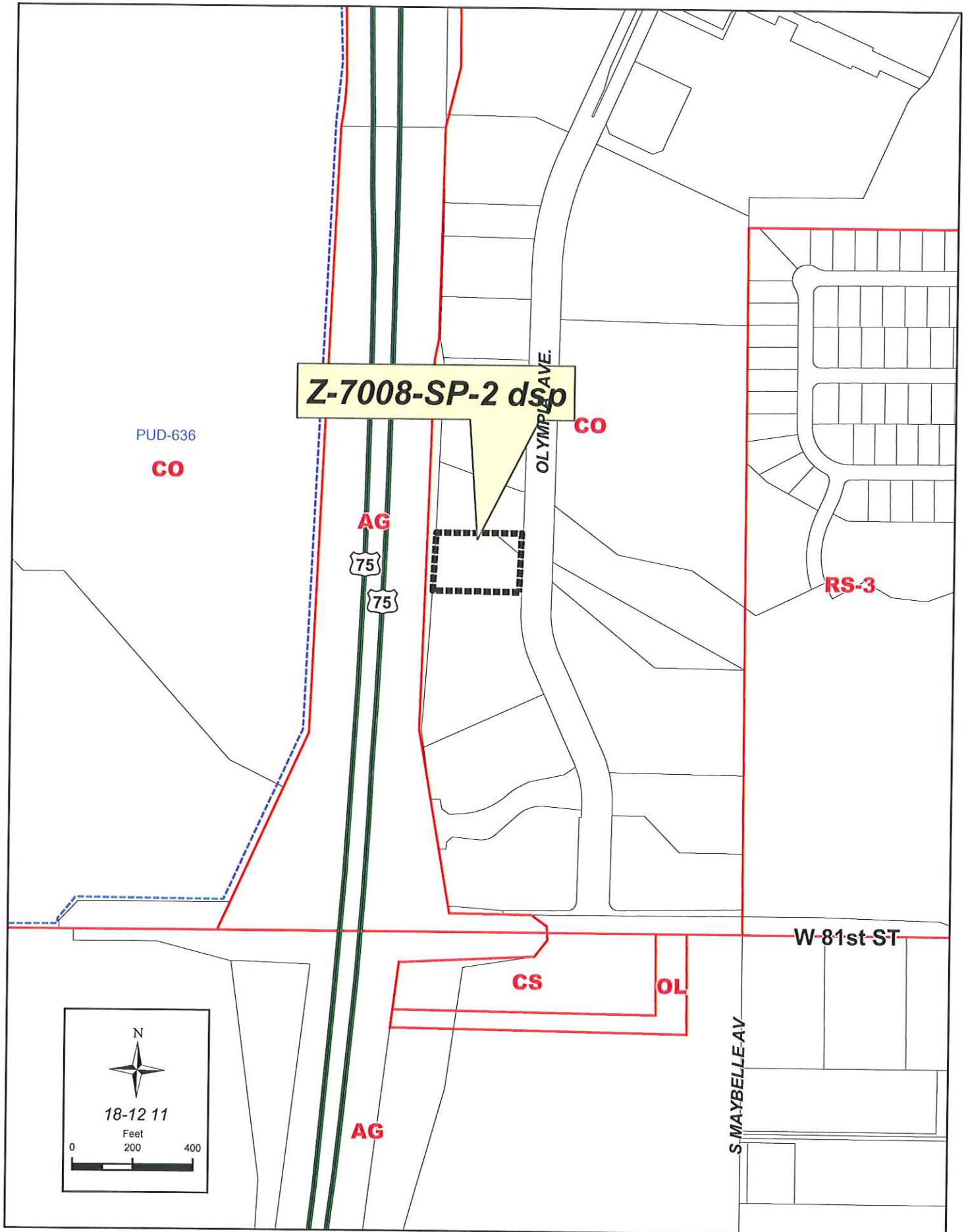
3 WALL SECTION
1/2" = 1'-0"



1 NORTH ELEVATION



2 WEST ELEVATION
 $\frac{1}{4} \times 11 = 2\frac{1}{4}$



N



Z-7008-SP-2 dsp

18-12 11

Feet
0 200 400



OLYMPIA AVE

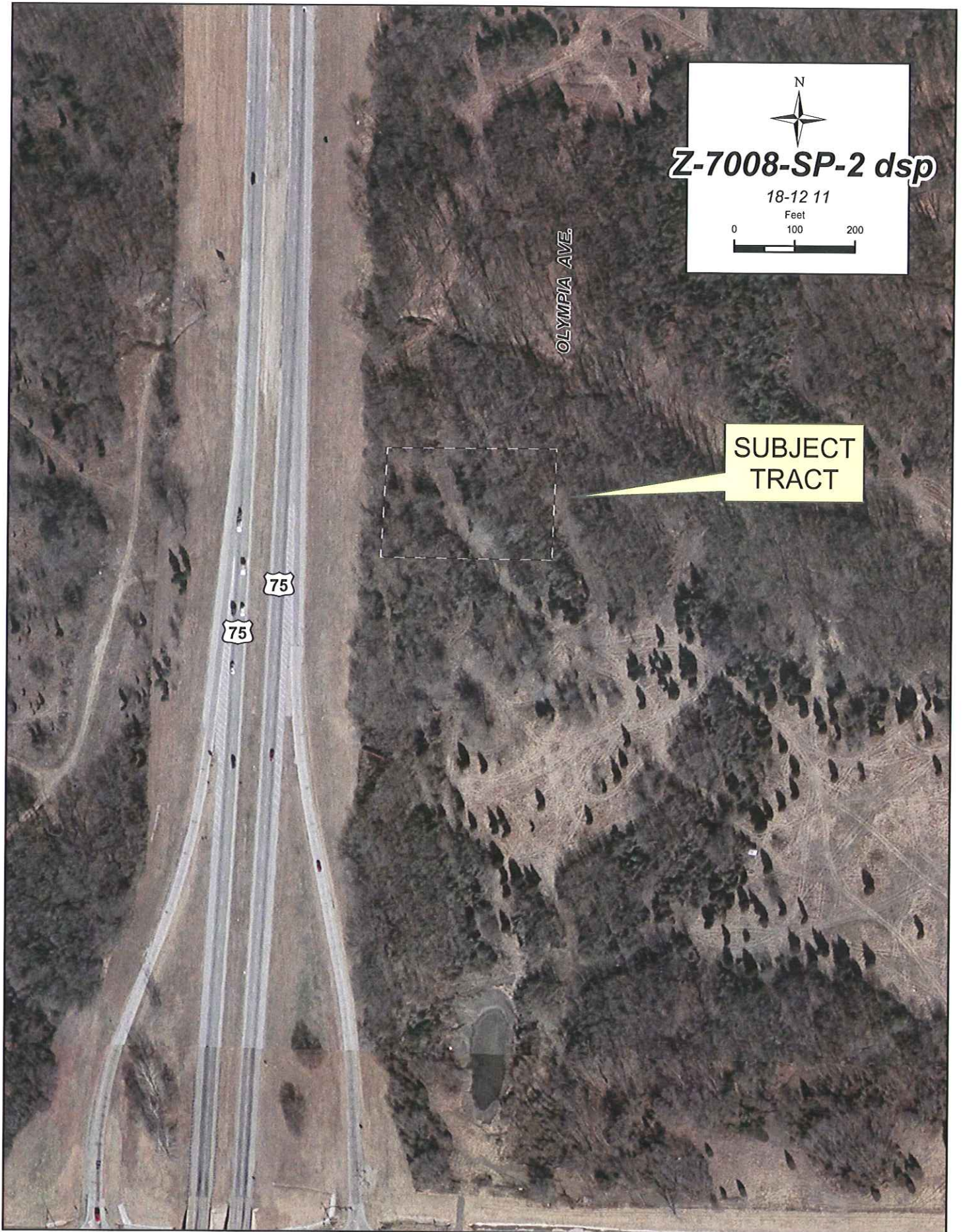
75

75



W 81st ST

S WABBELEAV



September 17, 2008

STAFF RECOMMENDATION

Z-7008-SP-2: Detail Site Plan – North of the northwest corner of West 81st Street South and Olympia Avenue; 'Tract A' of Lot 11, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8 CD 2; CO.

The applicant is requesting approval of a detail site plan for a 10,181 square foot (sf) Hibdon tire Store. The proposed use, Use Unit 17 (limited to tire sales, brake repair/replacement, chassis alignment, shock absorber maintenance and installation, battery sales, oil changes and lubrication, and engine tune up only) is an approved use on Tract A, Lot 11, Block 1 – Tulsa Hills per Corridor Site Plan approval number Z-7008-SP-2.

The submitted site plan meets all applicable building floor area, building height and setback limitations. Parking has been provided per the Zoning Code, and a 5' decorative fence has been constructed along the west boundary line per CO District development standards. Landscaping is provided per the landscape chapter of the Zoning Code and adopted CO District development standards. The exterior of the building meets all applicable design requirements per Z-7008-SP-2. A trash enclosure has been provided. All sight lighting will be limited to 22.5-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula.

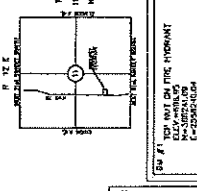
Therefore staff can recommend **APPROVAL** of the detail site plan for Hibdon Tires on Tract A – Lot 11, Block 1 – Tulsa Hills.

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

9.4

[illegible][illegible]

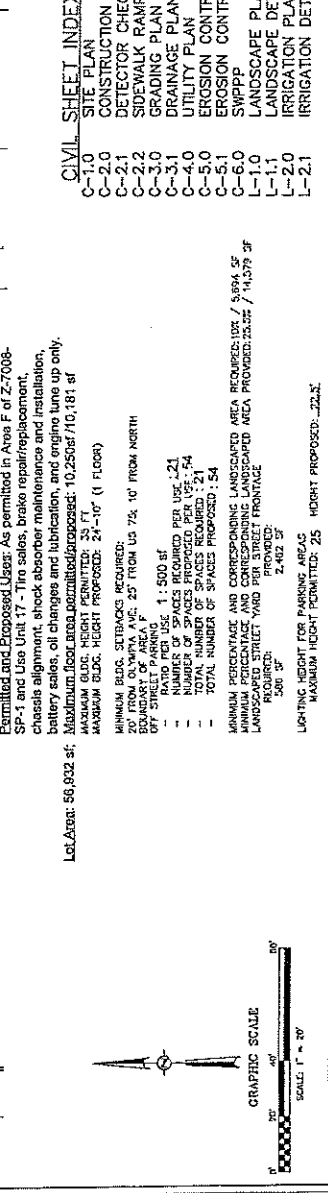
RATE COORDINATOR		
POINT	24	2
1	30000000	01000000
2	30000000	01000000
3	30000000	01000000
4	30000000	01000000
5	30000000	01000000
6	30000000	01000000
7	30000000	01000000
8	30000000	01000000
9	30000000	01000000
10	30000000	01000000



UNITED STATES GOVERNMENT
OFFICE OF THE DIRECTOR
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535
TELEPHONE (202) 344-3111
FACSIMILE (202) 344-3111
MAIL ROOM (202) 344-3111
RECORDS MANAGEMENT (202) 344-3111
TRAINING (202) 344-3111
ADMINISTRATIVE SERVICES (202) 344-3111
INVESTIGATIVE SERVICES (202) 344-3111
LABORATORY (202) 344-3111
IDENTIFICATION (202) 344-3111
INTELLIGENCE (202) 344-3111
LEGAL COUNSEL (202) 344-3111
PUBLIC AFFAIRS (202) 344-3111
COMMUNICATIONS (202) 344-3111
OPERATIONS (202) 344-3111
TECHNICAL SERVICES (202) 344-3111
RESEARCH (202) 344-3111
DEVELOPMENT (202) 344-3111
PLANNING (202) 344-3111
POLICY (202) 344-3111
STAFF (202) 344-3111
GENERAL INVESTIGATIVE DIVISION
ADMINISTRATIVE DIVISION
IDENTIFICATION DIVISION
INTELLIGENCE DIVISION
LABORATORY DIVISION
LEGAL COUNSEL DIVISION
PUBLIC AFFAIRS DIVISION
COMMUNICATIONS DIVISION
OPERATIONS DIVISION
TECHNICAL SERVICES DIVISION
RESEARCH DIVISION
DEVELOPMENT DIVISION
PLANNING DIVISION
POLICY DIVISION
STAFF DIVISION

	PROPOSED LIGHT DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED SIDEWALK

C-1-0	SITE PLAN	C-5-0	EROSION CONTROL PLAN
C-2-0	CONSTRUCTION DETAILS	C-6-0	SWPPP
C-2-1	DETECTOR CHECK DETAIL	L-1-0	LANDSCAPE PLAN
C-2-2	SIDEWALK RAMP DETAIL	L-1-1	LANDSCAPE DETAILS
C-3-0	GRADING PLAN	L-2-0	IRRIGATION PLAN
C-3-1	DRAINAGE PLAN	L-2-1	IRRIGATION DETAILS
C-4-0	UTILITY PLAN		

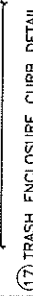
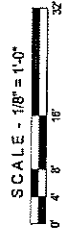


LOT AREA: 30,932 S.F.
 MAXIMUM ROAD WIDTH PROPOSED: 10.25' @ 10,181' at
 INTERSECTION
 MINIMUM ROAD WIDTH: 24'-10" (1 FLOOR)
 MAXIMUM BLDG. HEIGHT PROPOSED: 24'-10" (1 FLOOR)
 MINIMUM BUS STOPBANKS REQUIRED:
 MINIMUM SIDEWALKS REQUIRED: 25' FROM US 79; 10' FROM NORTH
 END OF STREET PARKING
 MINIMUM SIDEWALKS: 1' - 500' @
 - NUMBER OF SPACES REQUIRED PER USE: 21
 - NUMBER OF SPACES PROPOSED PER USE: 54
 - MINIMUM SIDEWALKS: 1' - 500' @
 - TOTAL NUMBER OF SPACES PROPOSED: 54
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10%
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROPOSED: 25%
 LANDSCAPED STREET WIDEN PER STREET FRONTAGE
 REQUIRED: 300' @
 PROVIDED: 2,412' @
 LIGHTING HEIGHT FOR PARKING AREAS
 MAXIMUM HEIGHT PROPOSED: 25' HEIGHT PROPOSED: 22'-6"

GRAPHIC SCALE

SCALE: 1" = 20'

A horizontal scale bar with markings at 0, 40, and 80 feet. The text "GRAPHIC SCALE" is printed above the bar, and "SCALE: 1" = 20'" is printed below the bar. The bar itself is a thick black line with white markings and numbers.





EMPIRE GROUP
CONSTRUCTION
100 East 13th Street
Tulsa, Oklahoma 74103
Phone: (918) 581-0000

midtough

100 East 13th Street
Tulsa, Oklahoma 74103
Phone: (918) 581-0000

HIBDON
TRES PLUS
Morgan Tire & Auto, Inc.
2021 S. 10th St. Oklahoma, Florida 33705
Phone: 727.441.5727 Fax: 727.465.9141

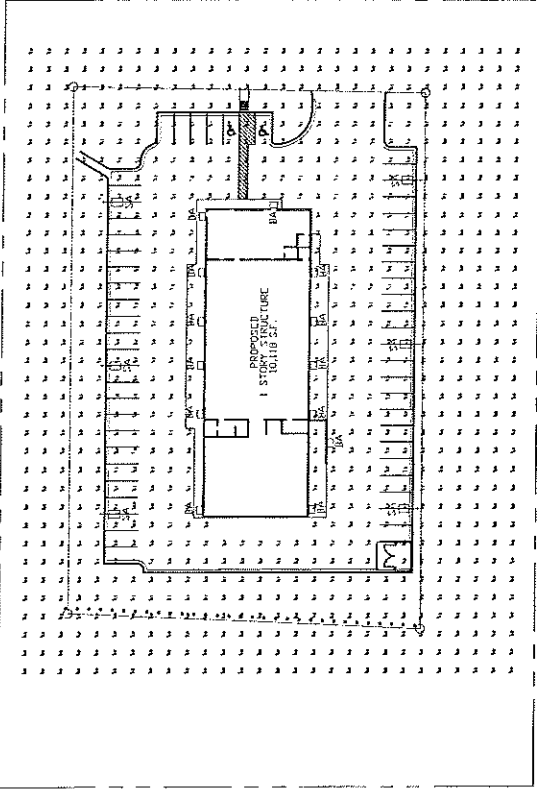
HIBDON TIRES PLUS
1208 LH MODIFIED "12 BAY"
TULSA HILLS, OKLAHOMA

DATE: 07/20/11
PROJECT NO.: 110191
SHEET NO.: 05
SCALE: 1/8" = 1'-0"
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD

DATE: 07/20/11
PROJECT NO.: 110191
SHEET NO.: 05
SCALE: 1/8" = 1'-0"
DRAWN BY: JLD
CHECKED BY: JLD
APPROVED BY: JLD

SP1

of TTL



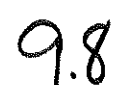
PHOTOMETRIC SITE PLAN
SCALE: 1/8" = 1'-0"

Calculation Summary									
Project: Tires Plus									
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin		
parking area - A	Illuminance	Fc	4.01	10.0	0.2	20.05	50.00		
parking area - B	Illuminance	Fc	0.13	0.4	0.0	N.A.	N.A.		
parking area - C	Illuminance	Fc	4.05	9.3	0.2	20.26	48.50		

Luminaire Schedule									
Project: Tires Plus									
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description	Floorspace	Total Watts	
+	14	BA	SINGLE	9200	0.700	SPAUDING: LMC-79P-8-1	110191.1ms	DS	
□	9	SA	SINGLE	32000	0.700	SPAUDING: CM2-AS-H40-H4P-F-Q-SD-HS-USSS-18-40-1-A2-D8	110631.1ms	400	

- NOTES:
1. TYPE-SA OVERALL MOUNTING HEIGHT: 18' POLE + 2.5' CONCRETE BASE = 20.5' A.F.G.
 2. TYPE-SA PHILIPS LAMP: MH40UJED-37 (CLEAR METAL HALIDE)
 3. TYPE-BA WALL MOUNTED 10' A.F.G.
 4. TYPE-BA PHILIPS LAMP: MH40UJED-37 (CLEAR METAL HALIDE)
 5. DARK BRONZE FINISH
 6. LIGHTING LEVELS ON PAVEMENT

9.7

[illegible]

HIBDON TIRE PLUS
SOUTH OLMPIA AVENUE
TULSA, OKLAHOMA
DRAINAGE PLAN

[illegible]

SURVEY LEGEND

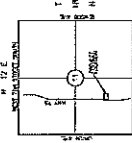
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|----|----------|----|-------------|----|-------------|-----|-------------|
| 1 | MAIL BOX | 17 | WATER VALVE | 33 | WATER METER | 49 | WATER VALVE |
| 2 | WATER | 18 | WATER VALVE | 34 | WATER VALVE | 50 | WATER VALVE |
| 3 | WATER | 19 | WATER VALVE | 35 | WATER VALVE | 51 | WATER VALVE |
| 4 | WATER | 20 | WATER VALVE | 36 | WATER VALVE | 52 | WATER VALVE |
| 5 | WATER | 21 | WATER VALVE | 37 | WATER VALVE | 53 | WATER VALVE |
| 6 | WATER | 22 | WATER VALVE | 38 | WATER VALVE | 54 | WATER VALVE |
| 7 | WATER | 23 | WATER VALVE | 39 | WATER VALVE | 55 | WATER VALVE |
| 8 | WATER | 24 | WATER VALVE | 40 | WATER VALVE | 56 | WATER VALVE |
| 9 | WATER | 25 | WATER VALVE | 41 | WATER VALVE | 57 | WATER VALVE |
| 10 | WATER | 26 | WATER VALVE | 42 | WATER VALVE | 58 | WATER VALVE |
| 11 | WATER | 27 | WATER VALVE | 43 | WATER VALVE | 59 | WATER VALVE |
| 12 | WATER | 28 | WATER VALVE | 44 | WATER VALVE | 60 | WATER VALVE |
| 13 | WATER | 29 | WATER VALVE | 45 | WATER VALVE | 61 | WATER VALVE |
| 14 | WATER | 30 | WATER VALVE | 46 | WATER VALVE | 62 | WATER VALVE |
| 15 | WATER | 31 | WATER VALVE | 47 | WATER VALVE | 63 | WATER VALVE |
| 16 | WATER | 32 | WATER VALVE | 48 | WATER VALVE | 64 | WATER VALVE |
| 17 | WATER | 33 | WATER VALVE | 49 | WATER VALVE | 65 | WATER VALVE |
| 18 | WATER | 34 | WATER VALVE | 50 | WATER VALVE | 66 | WATER VALVE |
| 19 | WATER | 35 | WATER VALVE | 51 | WATER VALVE | 67 | WATER VALVE |
| 20 | WATER | 36 | WATER VALVE | 52 | WATER VALVE | 68 | WATER VALVE |
| 21 | WATER | 37 | WATER VALVE | 53 | WATER VALVE | 69 | WATER VALVE |
| 22 | WATER | 38 | WATER VALVE | 54 | WATER VALVE | 70 | WATER VALVE |
| 23 | WATER | 39 | WATER VALVE | 55 | WATER VALVE | 71 | WATER VALVE |
| 24 | WATER | 40 | WATER VALVE | 56 | WATER VALVE | 72 | WATER VALVE |
| 25 | WATER | 41 | WATER VALVE | 57 | WATER VALVE | 73 | WATER VALVE |
| 26 | WATER | 42 | WATER VALVE | 58 | WATER VALVE | 74 | WATER VALVE |
| 27 | WATER | 43 | WATER VALVE | 59 | WATER VALVE | 75 | WATER VALVE |
| 28 | WATER | 44 | WATER VALVE | 60 | WATER VALVE | 76 | WATER VALVE |
| 29 | WATER | 45 | WATER VALVE | 61 | WATER VALVE | 77 | WATER VALVE |
| 30 | WATER | 46 | WATER VALVE | 62 | WATER VALVE | 78 | WATER VALVE |
| 31 | WATER | 47 | WATER VALVE | 63 | WATER VALVE | 79 | WATER VALVE |
| 32 | WATER | 48 | WATER VALVE | 64 | WATER VALVE | 80 | WATER VALVE |
| 33 | WATER | 49 | WATER VALVE | 65 | WATER VALVE | 81 | WATER VALVE |
| 34 | WATER | 50 | WATER VALVE | 66 | WATER VALVE | 82 | WATER VALVE |
| 35 | WATER | 51 | WATER VALVE | 67 | WATER VALVE | 83 | WATER VALVE |
| 36 | WATER | 52 | WATER VALVE | 68 | WATER VALVE | 84 | WATER VALVE |
| 37 | WATER | 53 | WATER VALVE | 69 | WATER VALVE | 85 | WATER VALVE |
| 38 | WATER | 54 | WATER VALVE | 70 | WATER VALVE | 86 | WATER VALVE |
| 39 | WATER | 55 | WATER VALVE | 71 | WATER VALVE | 87 | WATER VALVE |
| 40 | WATER | 56 | WATER VALVE | 72 | WATER VALVE | 88 | WATER VALVE |
| 41 | WATER | 57 | WATER VALVE | 73 | WATER VALVE | 89 | WATER VALVE |
| 42 | WATER | 58 | WATER VALVE | 74 | WATER VALVE | 90 | WATER VALVE |
| 43 | WATER | 59 | WATER VALVE | 75 | WATER VALVE | 91 | WATER VALVE |
| 44 | WATER | 60 | WATER VALVE | 76 | WATER VALVE | 92 | WATER VALVE |
| 45 | WATER | 61 | WATER VALVE | 77 | WATER VALVE | 93 | WATER VALVE |
| 46 | WATER | 62 | WATER VALVE | 78 | WATER VALVE | 94 | WATER VALVE |
| 47 | WATER | 63 | WATER VALVE | 79 | WATER VALVE | 95 | WATER VALVE |
| 48 | WATER | 64 | WATER VALVE | 80 | WATER VALVE | 96 | WATER VALVE |
| 49 | WATER | 65 | WATER VALVE | 81 | WATER VALVE | 97 | WATER VALVE |
| 50 | WATER | 66 | WATER VALVE | 82 | WATER VALVE | 98 | WATER VALVE |
| 51 | WATER | 67 | WATER VALVE | 83 | WATER VALVE | 99 | WATER VALVE |
| 52 | WATER | 68 | WATER VALVE | 84 | WATER VALVE | 100 | WATER VALVE |
| 53 | WATER | 69 | WATER VALVE | 85 | WATER VALVE | 101 | WATER VALVE |
| 54 | WATER | 70 | WATER VALVE | 86 | WATER VALVE | 102 | WATER VALVE |
| 55 | WATER | 71 | WATER VALVE | 87 | WATER VALVE | 103 | WATER VALVE |
| 56 | WATER | 72 | WATER VALVE | 88 | WATER VALVE | 104 | WATER VALVE |
| 5 | | | | | | | |

UTILITY LEGEND

- PROPS. WATER
PROPS. SEWER
PROPS. FRIE
PROPS. ELECTRIC
PROPS. GAS
PROPS. CABLE TELEVISION
PROPS. FIBER OPTICS
PROPS. GAS
PROPS. STORM SEWER
PROPS. TELEPHONE UNDERGROUND

DRAINAGE AREAS

NO.	AREA	'C' VALUE	T _c	(100) (m./n.c.)	Q(100) (cfs)
DA-1	0.41 cc.	0.9	10 min.	8.7	3.21
DA-2	0.13 cc.	1.9	18 min.	8.7	1.13
DA-3	0.11 cc.	1.0	10 min.	8.7	0.90
DA-4	0.11 cc.	0.9	10 min.	8.7	1.41
DA-5	0.07 cc.	0.9	10 min.	8.7	0.55
DA-6	0.13 cc.	0.9	10 min.	8.7	1.02

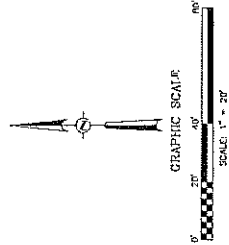
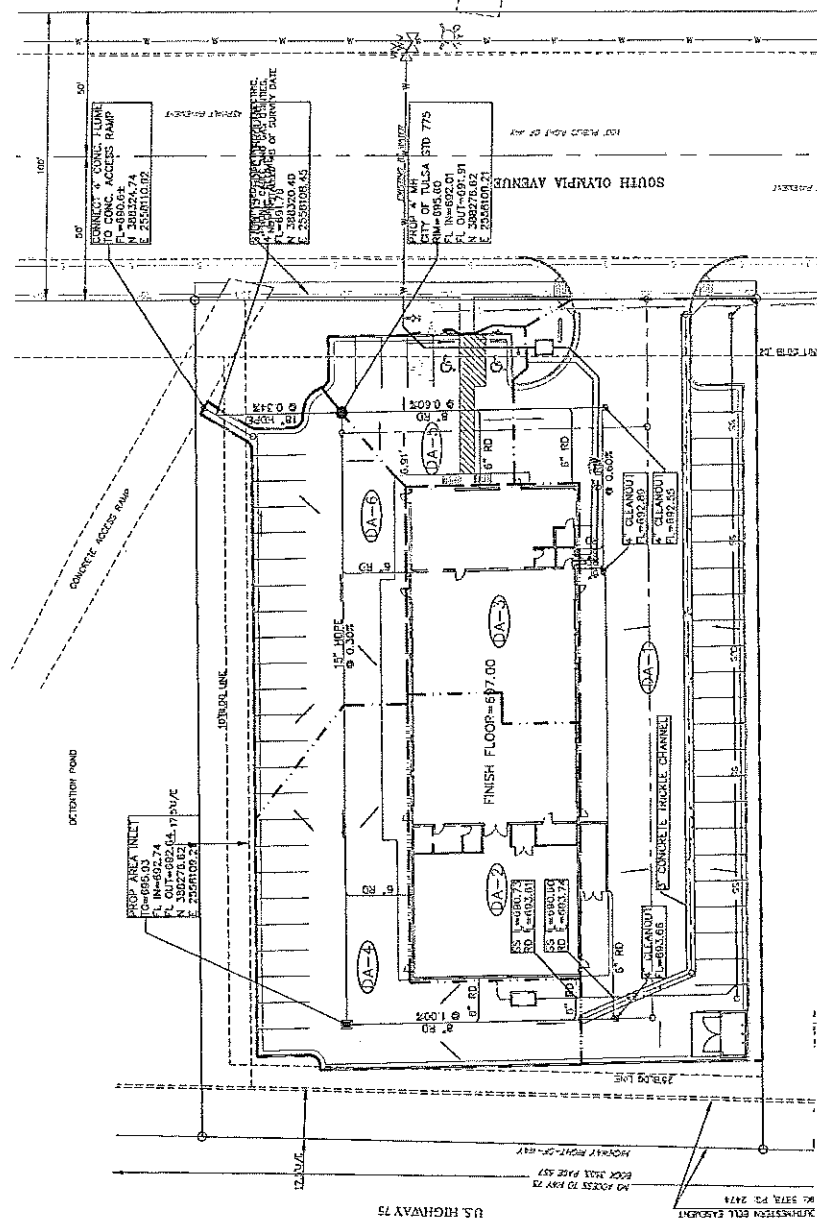


TOP HUY ON FIRE HYDRANT
ELEV. 1140.95
N 30721.00
C - 75.87 A.D. 04

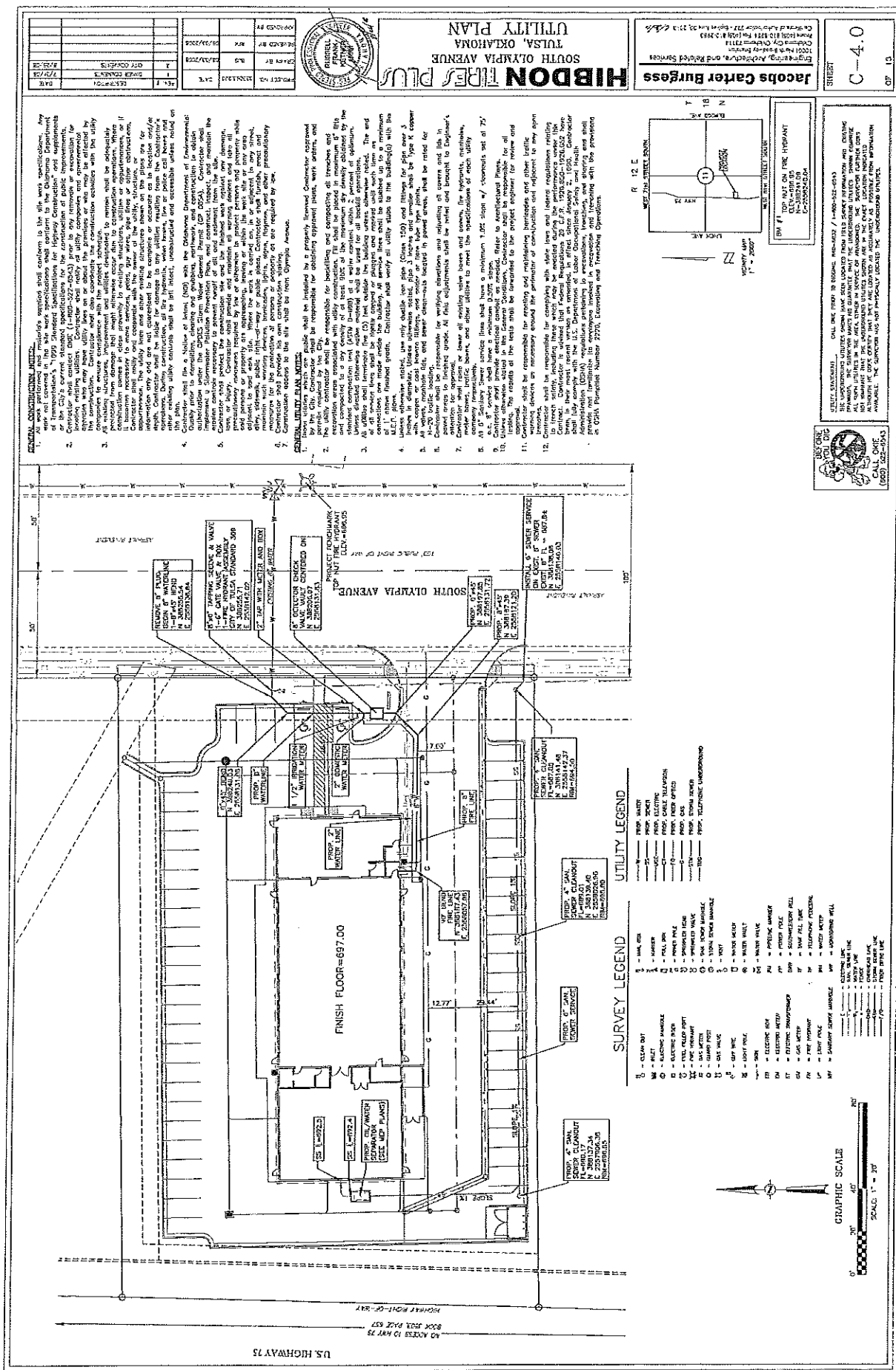
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BEFORE
YOU DIG

CALL OKIE



9.10



SURVEY LEGEND	
1	CLEAN BIT
2	ALUMINUM PIPER
3	ELECTRIC PIPER
4	ELECTRIC PIPER
5	ELECTRIC PIPER
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100	ELECTRIC PIPER

GRAPHIC SCALE
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
SCALE: 1" = 30'

UTILITY LEGEND
1 - CLEAN BIT
2 - ALUMINUM PIPER
3 - ELECTRIC PIPER
4 - ELECTRIC PIPER
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100 - ELECTRIC PIPER

GENERAL CONSTRUCTION NOTES:
1. All work shall be in accordance with the City of Tulsa specifications for the construction of public improvements.
2. The City of Tulsa reserves the right to change the location, depth, and character of the work at any time without notice.
3. The Contractor shall be responsible for obtaining all necessary permits and licenses from the City of Tulsa.
4. The Contractor shall be responsible for the safety of the public and the workers during the construction.
5. The Contractor shall be responsible for the removal and disposal of all debris and waste materials.
6. The Contractor shall be responsible for the restoration of the area to its original condition after the completion of the work.
7. The Contractor shall be responsible for the payment of all taxes and fees associated with the construction.
8. The Contractor shall be responsible for the insurance of the workers and the property during the construction.
9. The Contractor shall be responsible for the maintenance of the area during the construction.
10. The Contractor shall be responsible for the coordination of the work with the other utilities in the area.

CONTRACTOR'S CERTIFICATE
I, the undersigned, hereby certify that the above is a true and correct copy of the original plan and specification for the construction of the above described work, and that the same have been approved by me, the undersigned, as the Engineer in Charge of the project.

ENGINEER'S CERTIFICATE
I, the undersigned, hereby certify that the above is a true and correct copy of the original plan and specification for the construction of the above described work, and that the same have been approved by me, the undersigned, as the Engineer in Charge of the project.

NOTARY PUBLIC
I, the undersigned, hereby certify that the above is a true and correct copy of the original plan and specification for the construction of the above described work, and that the same have been approved by me, the undersigned, as the Notary Public.

DATE: _____

9.11

1. All tapes shall be removed and surfaces of an area designated by Owner, upon completion of construction, to be free of all materials or debris that will spread over areas adjacent during construction.
2. Contractor shall refer to the Geotechnical Engineering Report provided by Dames for site and design conditions and to the Construction Specifications Manual for details regarding construction methods and construction specifications. Any inconsistencies between the Geotechnical Engineering Report and the Construction Specifications shall be brought to the attention of Engineer for resolution.
3. After a clearing has been completed, the contractor shall place a minimum of 6 inches of compacted, uniform sandstone type rock weighing at least 20 tons to locate any potholes that may develop.
4. The contractor shall place a minimum of 6 inches of compacted, uniform sandstone type rock weighing at least 20 tons to locate any potholes that may develop.
5. The contractor shall place a minimum of 6 inches of compacted, uniform sandstone type rock weighing at least 20 tons to locate any potholes that may develop.

- [illegible]

[illegible]

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown coincide with all utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although to street center, that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

[illegible]

ALL WORK WHICH HAS BEEN RECEIVED OR COMPLETED SHALL BE RETURNED TO THE CONTRACTOR UNLESS IT IS SPECIFICALLY NOTED OTHERWISE. IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE SITE OF THE WORK.

[illegible][illegible]

THE CONTRACTOR SHALL USE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO ALL TREES, SHRUBS, FENCES, SIDEWALKS, DRIVEWAYS, PAVEMENT, ETC. ADJACENT TO THE LINE OF CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ANY DAMAGE TO STORM WATER POLLUTION CONTROL DEVICES AS SOON AS PRACTICAL AFTER THE DISCOVERY OF THE DAMAGE.

- [illegible]

1. STABILIZED CONSTRUCTION DISTURBANCES SHALL BE REQUIRED AT ALL POINTS WHERE CONSTRUCTION OR EXISTING EXPOSED EARTH EXPOSED TO PUBLIC VIEW OR CONSTRUCTION ON TRADING AREAS. THE STABILIZED CONSTRUCTION DISTURBANCES ARE INTENDED TO PREVENT THE TRACKING OF DIRT ONTO PUBLIC STREETS OUTSIDE THE CONTROLLED CONSTRUCTION AREAS.

J. THE STABILIZED CONSTRUCTION CRIBBINGS SHALL BE CONTINUOUS OF TWO INCH (2") STEEL, OR REINFORCED/STRENGTHENED CONCRETE OF SIMILAR SIZE, A MINIMUM OF SIX INCHES (6") THICK PLACED ON PLYWOOD FORMS.

- [illegible]

22 SIL FENCE DETAIL

- [illegible]

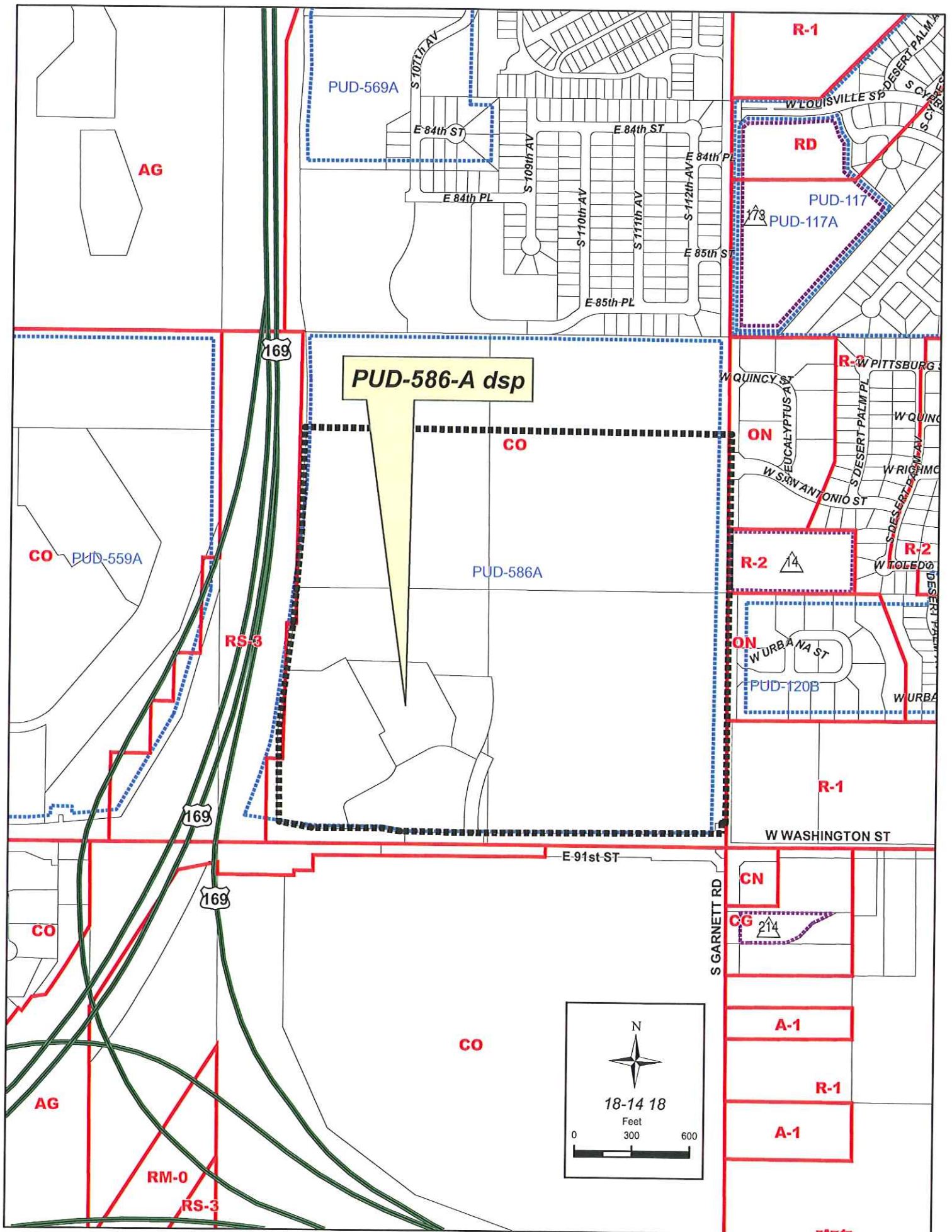
OF 13

Jacobs Carter Burgess
Engineering, Architecture, and Related Services
10001 West Branch Parkway
Suite 1000
Overland Park, Kansas 66211
Phone: (913) 666-7222 Fax: (913) 666-7220
E-mail: info@jcbcs.com Web: <http://www.jcbcs.com>

HIBDON **THREE PLUS**
9023 OWASSO EXPRESSWAY
TULSA, OKLAHOMA
EROSION CONTROL DETAILS



07/08/96	BUNGEATED I/O	I			
07/08/96	BUNGEATED I/O	I			
LVS	BUNGEATED I/O	M/F			





September 17, 2008

STAFF RECOMMENDATION

PUD-586-A/Z-5888-SP-3:

Detail Site Plan – Northeast corner of 91st Street South and U.S. 169; Lot 2, Block 1 – Arrowhead Ridge; TRS 8418; CZM 112; PD 18c CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 108,551 square foot (SF) medical office building and a 177,101 SF associated parking garage. The proposed uses are permitted per PUD-586-A/Z-5888-SP-3.

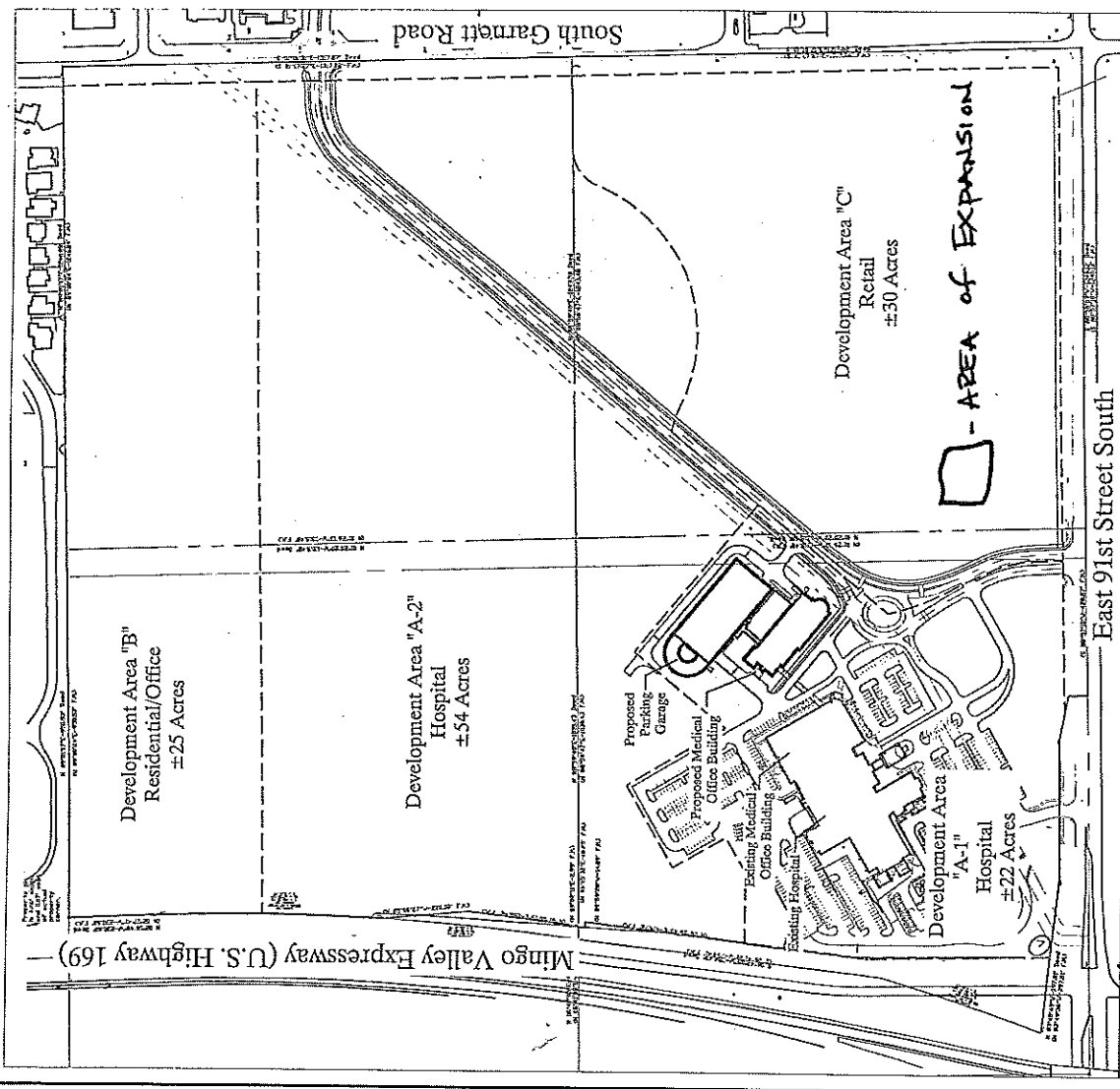
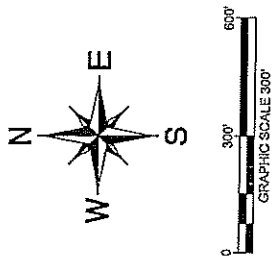
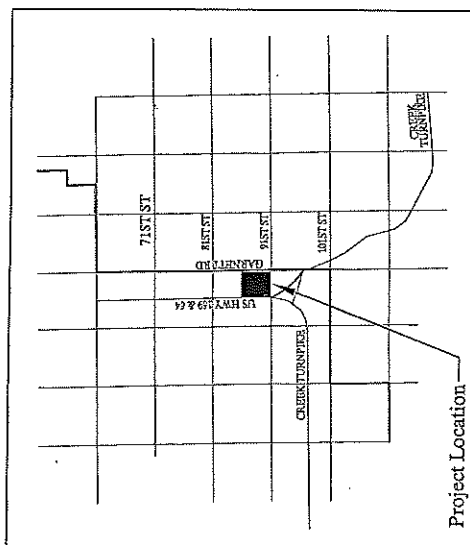
The submitted site plan meets all applicable building floor area, lot coverage, building height and setback limitations. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD/CO District development standards. All sight lighting will be limited to 20-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula. All trash and equipment areas, including building mounted equipment areas are screened per adopted development standards.

Therefore, staff recommends APPROVAL of the detail site plan for the medical office building and parking garage for Development Area A-1, Lot 2, Block 1 – Arrowhead Ridge, with the condition that the site plan be modified to show the cooling towers and trash compactor areas screened from view with a solid screening wall or fence per section 212, A-8 of the Zoning Code which states:

"(Solid screening wall or fences) shall not be a chain link fence which utilizes inserts of metal or other materials".

A typical elevation view of a section of the aforementioned screening wall or fence will be included on the face of the site plan that includes the over-all height of the wall/fence.

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



PUD-586-A
SAINT-FRANCIS-SOUTH
TULSA, OKLAHOMA

DETAILED SITE PLAN
DIMENSION-PLAN

SHEET
1-10-3

Kimley-Horn
and Associates, Inc.

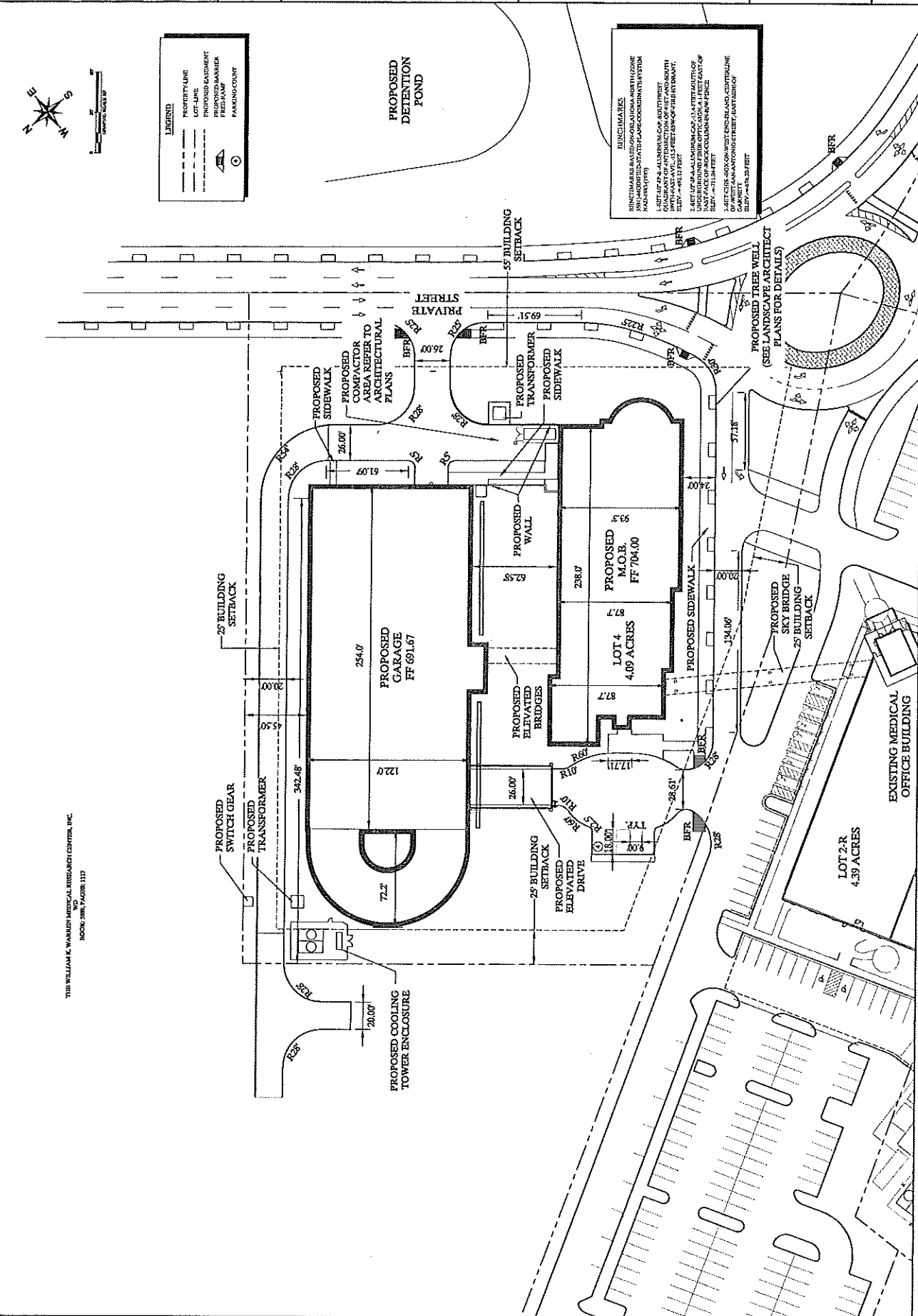


DATE: 10/10/00
BY: J. H. H. / J. H. H.
SCALE: 1" = 40' - 0"

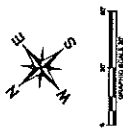
LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED EASEMENT
- PROPOSED DRIVE
- PROPOSED SIDEWALK
- PROPOSED PARKING
- PARKING COUNT

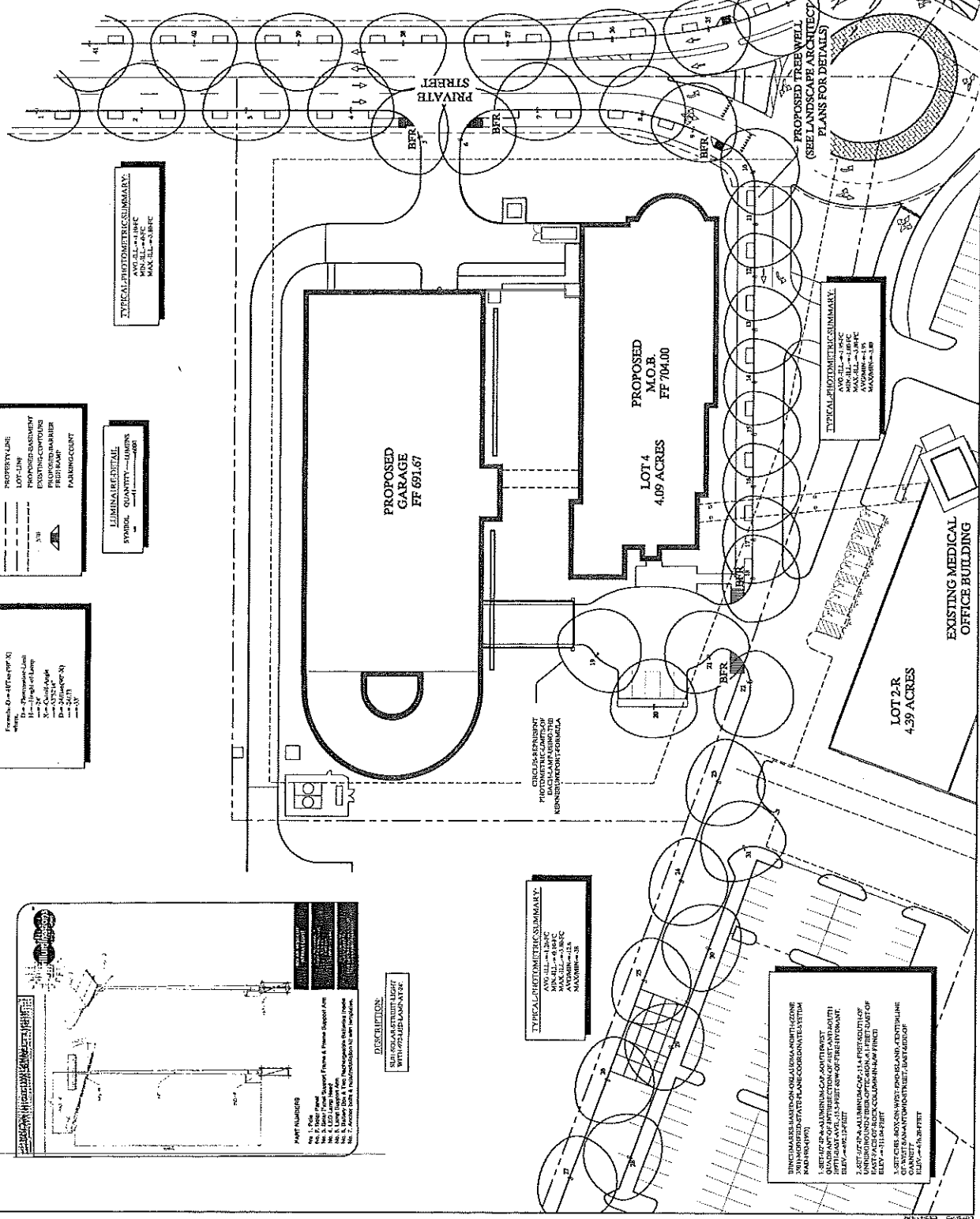
BENCHMARKS
BENCHMARKS BASED ON OKLAHOMA NORTH ZONE
NAD-83 DATUM. BENCHMARK COORDINATES
LISTED IN FEET AND DECIMALS OF A FOOT.
1. SET UP TO A 1/4" BENCHMARK ON THE
OUTLINE OF INTERSECTION OF 1ST AND SOUTH
STREET. BENCHMARK COORDINATES: 117.71
EASTING, 117.71 NORTHING.
2. SET UP TO A 1/4" BENCHMARK ON THE
OUTLINE OF INTERSECTION OF 1ST AND SOUTH
STREET. BENCHMARK COORDINATES: 117.71
EASTING, 117.71 NORTHING.
3. SET UP TO A 1/4" BENCHMARK ON THE
OUTLINE OF INTERSECTION OF 1ST AND SOUTH
STREET. BENCHMARK COORDINATES: 117.71
EASTING, 117.71 NORTHING.



10.7



NO.	SEQUENCE	LUMINANCE LOCATION SUMMARY
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**EXAMINATIONS USING
KINEMUNIFORM FORMULA**

Formula: $D = 4(T \times \text{ppr} \times X)$
where

D =	Percentage Limit
T =	Height of Leap
X =	Age
N =	Cardiograph
X' =	Age
D =	24/100 (ppr X)
X =	24/13
X' =	25

LEGEND

Property Line	_____
Lot Line	-----
Proposed Easement	~~~~~
Existing Contours	
Proposed Hammer	
First Home	
Parking Court	

BLK 1



LUMINAIRE DETAIL	
SYMBOL	QUANTITY - LUMENS
1	1000

TYPICAL PHOTOMETRIC SUMMARY:
AVO.ILL.=1.104FC
MIN.ILL.=.6FC
MAX.ILL.=3.104FC

TYPICAL PHOTOMETRIC SUMMARY:

TYPICAL PHOTOMETRIC SUMMARY:

Avg. Illum. (fc)	12.0 fc
Min. Illum. (fc)	0.16 fc
Max. Illum. (fc)	3.88 fc
Avg. Min. Illum. (fc)	12.5
Max. Min. Illum. (fc)	38

[illegible]

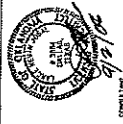
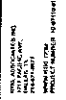
DESCRIPTION	QTY	UNIT PRICE	TOTAL
SUNGLASS STRUT LIGHT WITH 472-115 LAMP-A-T-26.	1	10.00	10.00

EXTERIOR WALL MATERIALS

01	CLAY GLAZED TERRAZZO PANEL
02	VERTICAL UNIT CLAY GLAZED TERRAZZO PANEL
03	WHITE GLAZED TERRAZZO PANEL
04	VERTICAL UNIT CLAY GLAZED TERRAZZO PANEL
05	WHITE GLAZED TERRAZZO PANEL
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WEST ELEVATION

NORTH ELEVATION



WARREN PROFESSIONAL BUILDING CORPORATION
MEDICAL OFFICE BUILDING
AT SAINT FRANCIS HOSPITAL SOUTH

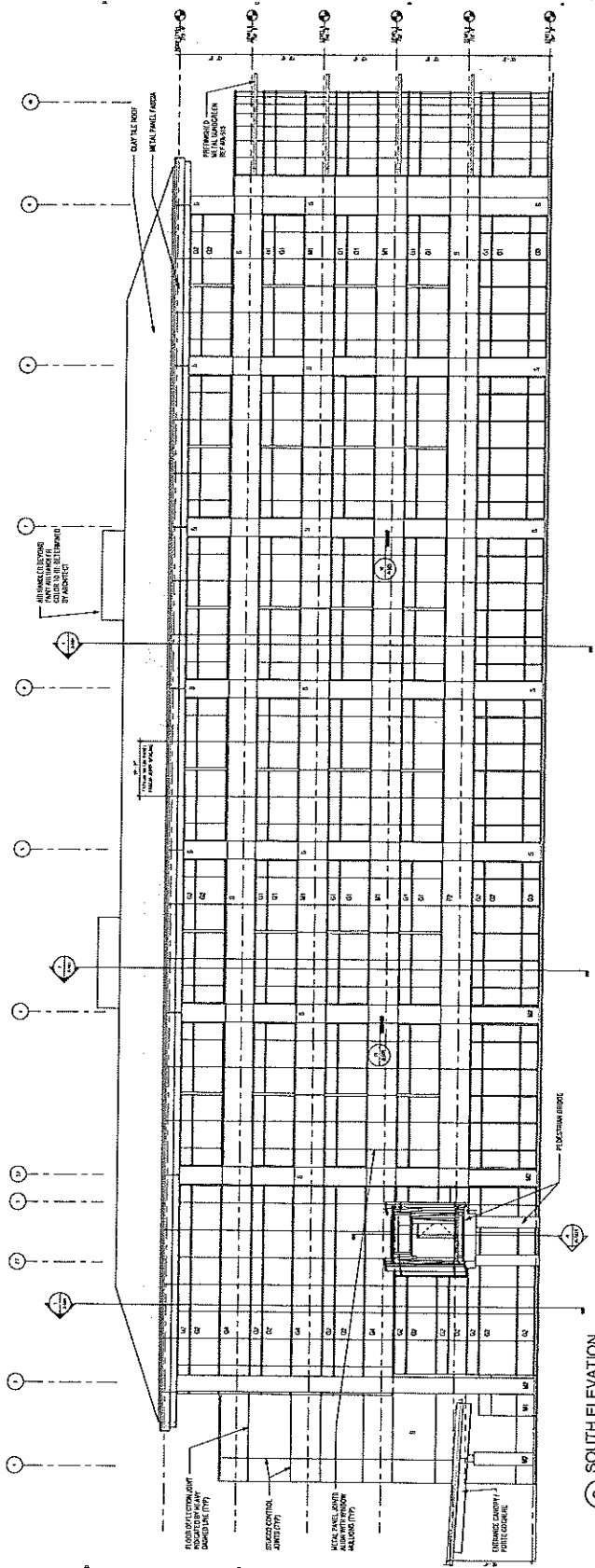
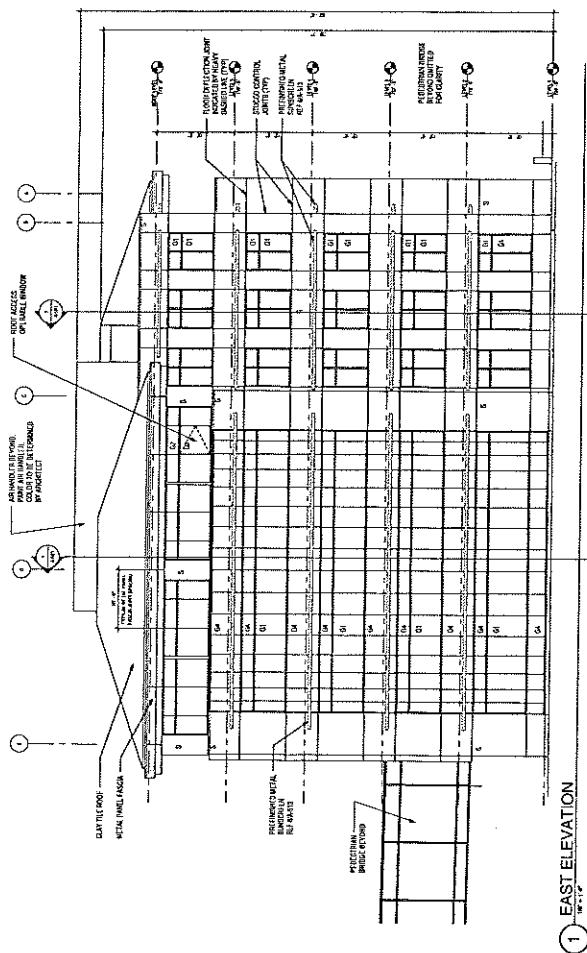
Intake, Delivery, and Cost

MOB EXTERIOR ELEVATIONS

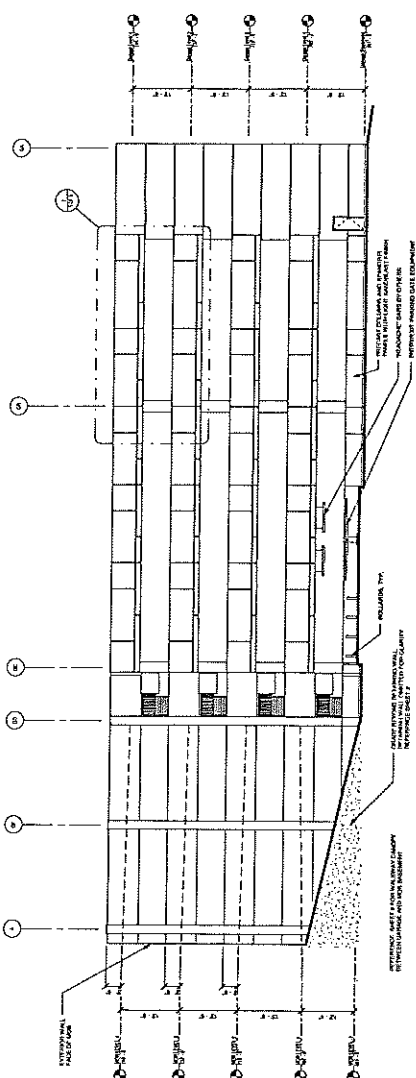
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FROM: MR. JAMES A. HARRIS, JR.

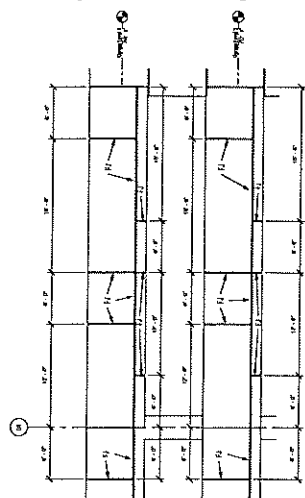
EXTERIOR WALL MATERIALS	
01	GLASS GLASS VISION PANEL
02	VERTICAL BUTT JOINT GLASS VISION PANEL W/ INSULATION, WALL GLASS LEXAN GLD
03	WHITE GLASS SPANVELL PANEL
04	VERTICAL BUTT JOINT WHITE GLASS SPANVELL PANEL, W/ INSULATION, WALL GLASS LEXAN GLD
05	METAL PANEL
06	METAL COLUMN COVER
07	STRUCTURAL COLUMN TUBES, DETACHED



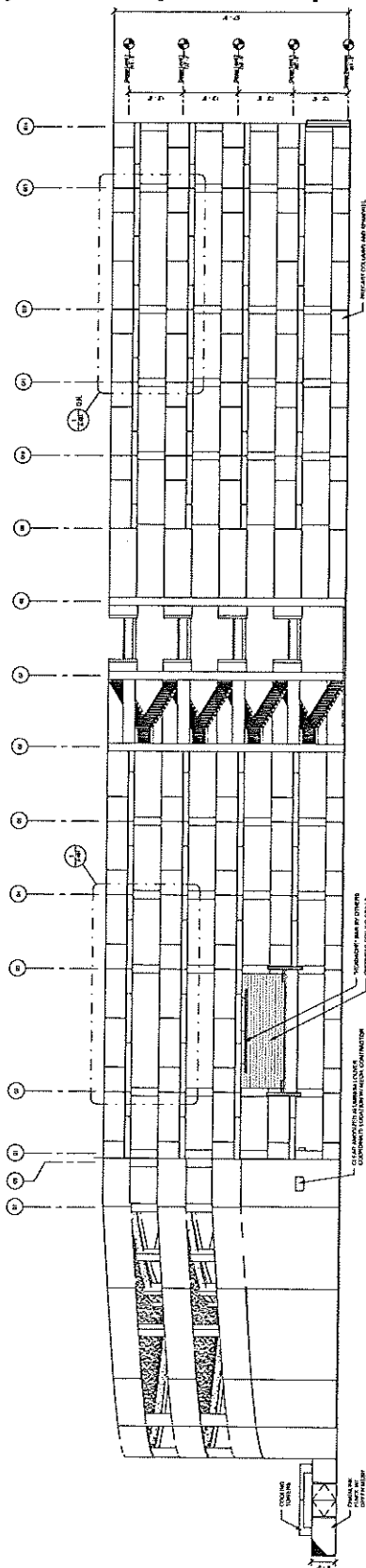
10.11



1 EAST ELEVATION
33'-10"



3 ENLARGED EAST ELEVATION
20' x 14'



2 SOUTH ELEVATION



THE ASSOCIATES INC.
ARCHITECTS
1000 PINE STREET
SUITE 1000
PHILADELPHIA, PA 19107
TEL: 215-592-1000
FAX: 215-592-1001



WARREN PROFESSIONAL BUILDING CORPORATION
PUD - 586 - A
MEDICAL OFFICE BUILDING
AT SAINT FRANCIS HOSPITAL SOUTH

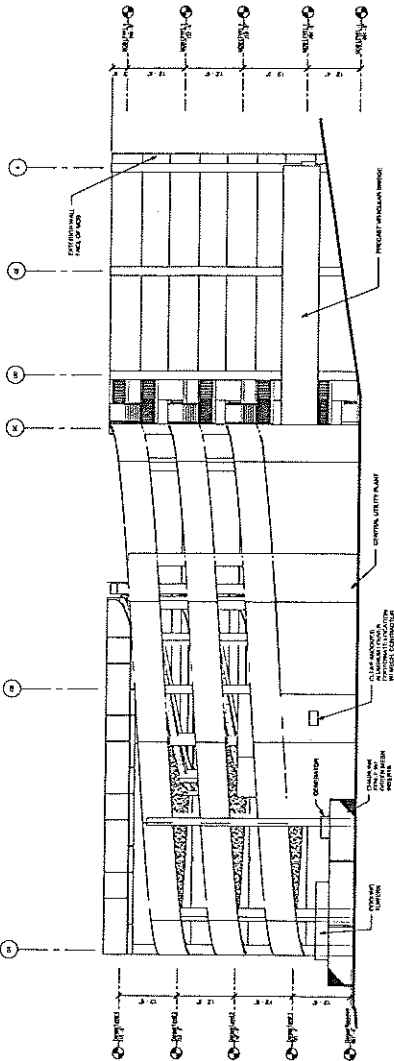
DATE: 01/11/00
BY: DAVID J. PAPPALARDO
REGISTERED PROFESSIONAL ENGINEER

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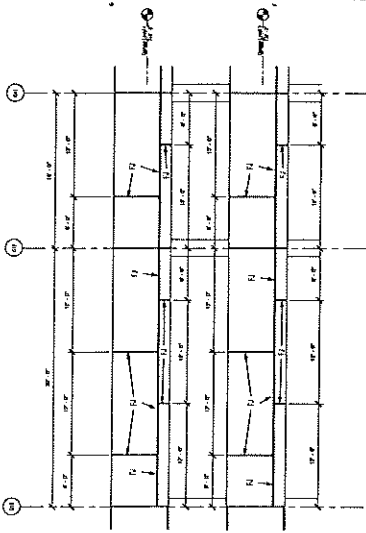
GARAGE
EXTERIOR
ELEVATIONS

6 OF 8

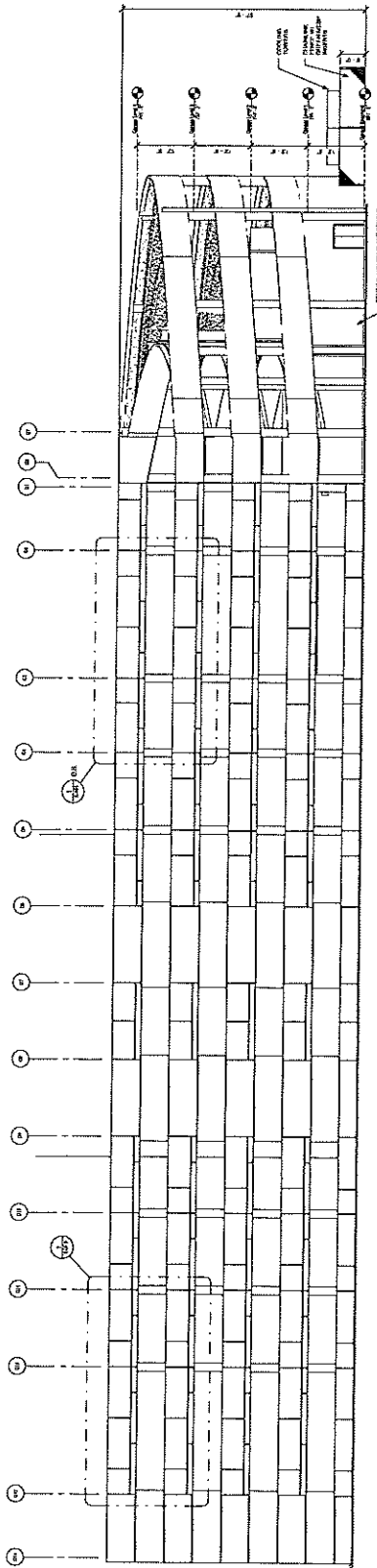
DATE: 01/11/00



1 WEST ELEVATION
NOT TO SCALE

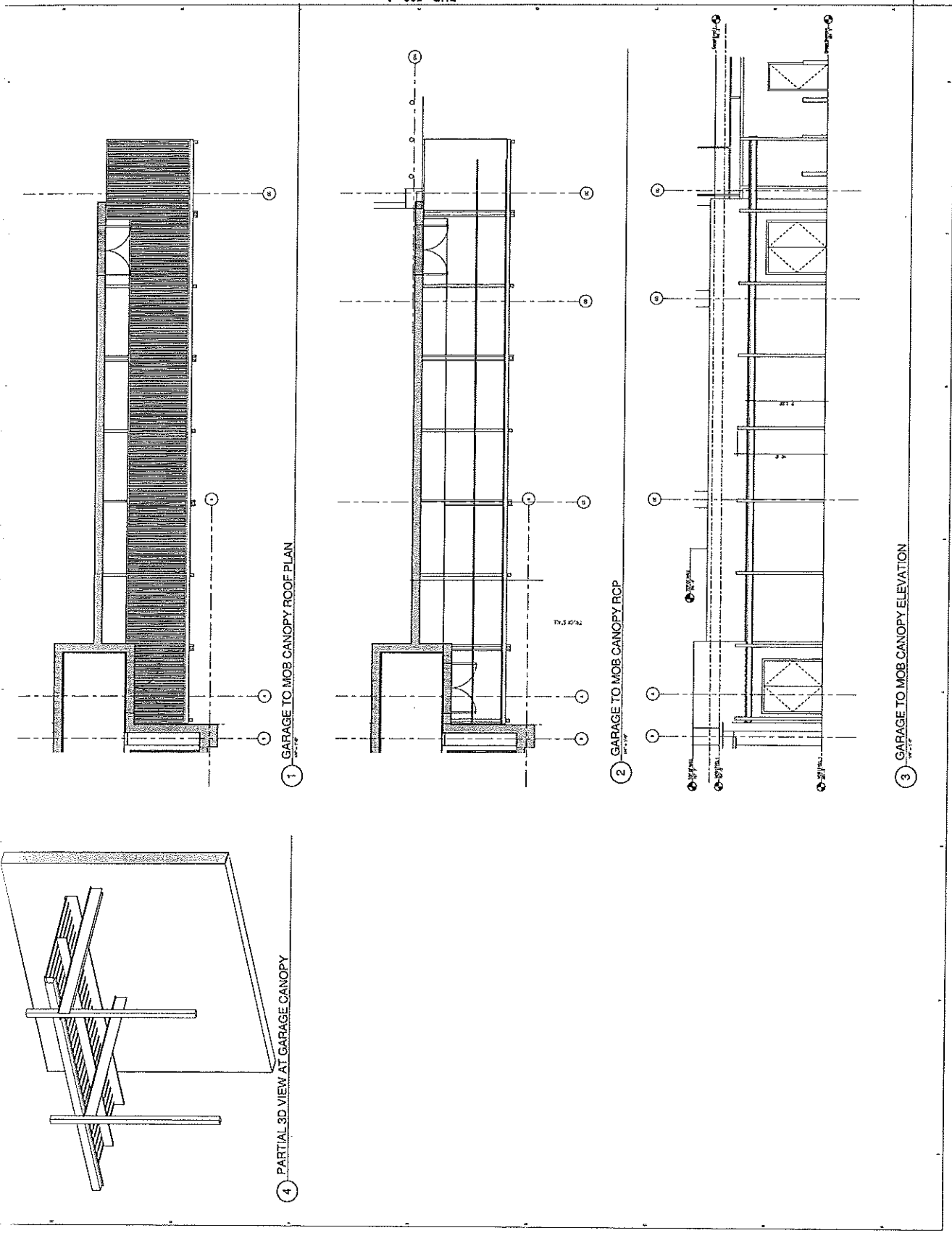


3 ENLARGED NORTH ELEVATION
NOT TO SCALE



2 NORTH ELEVATION
NOT TO SCALE

10.13



10.14



THE ARCHITECTS INC.
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGTON, CT 06030
TEL: 860.633.1234
FAX: 860.633.1235
WWW.ARTKL.COM

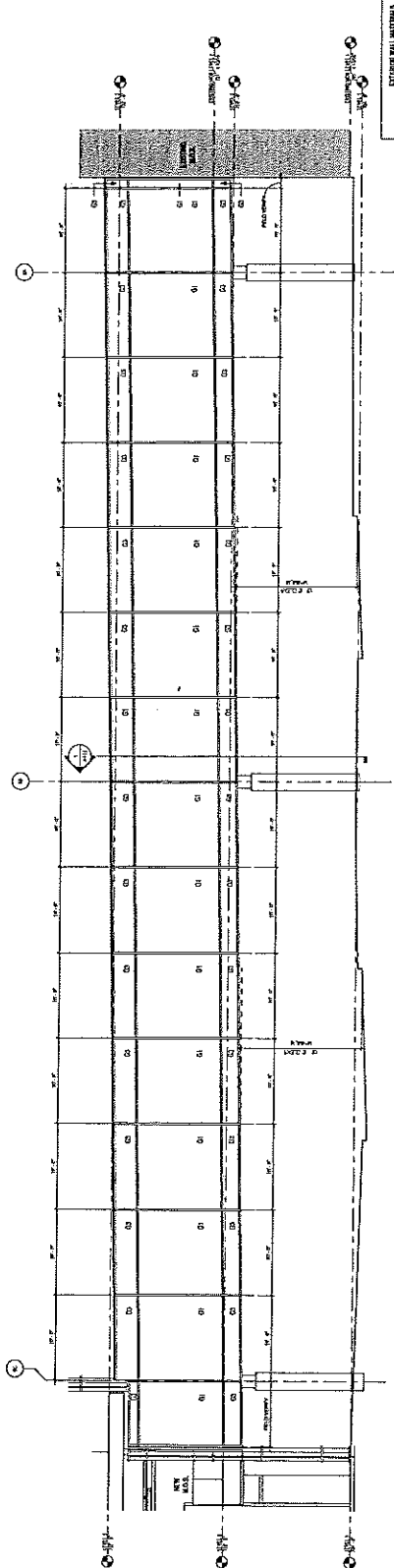
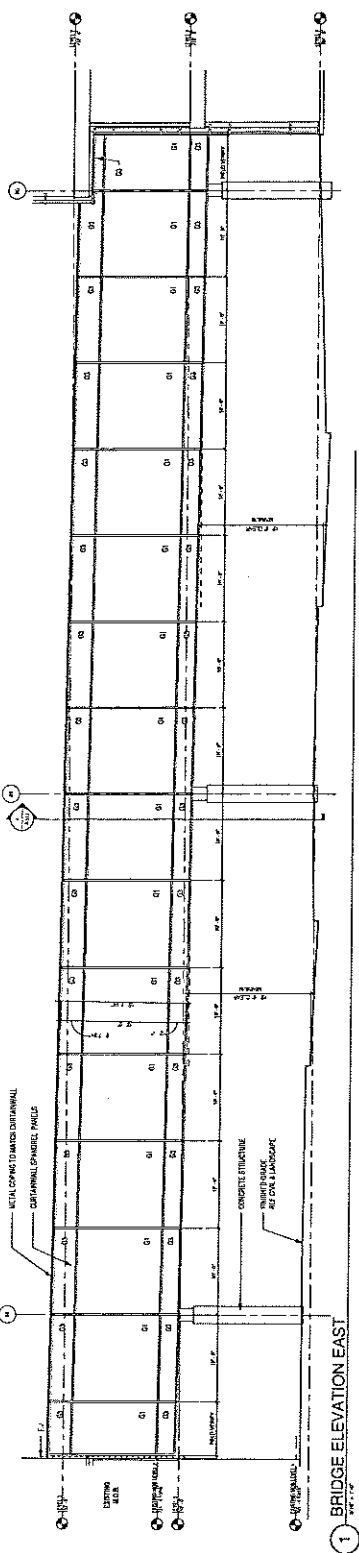


WARREN PROFESSIONAL BUILDING CORPORATION
PUD - 586 - A
MEDICAL OFFICE BUILDING
AT SAINT FRANCIS HOSPITAL SOUTH

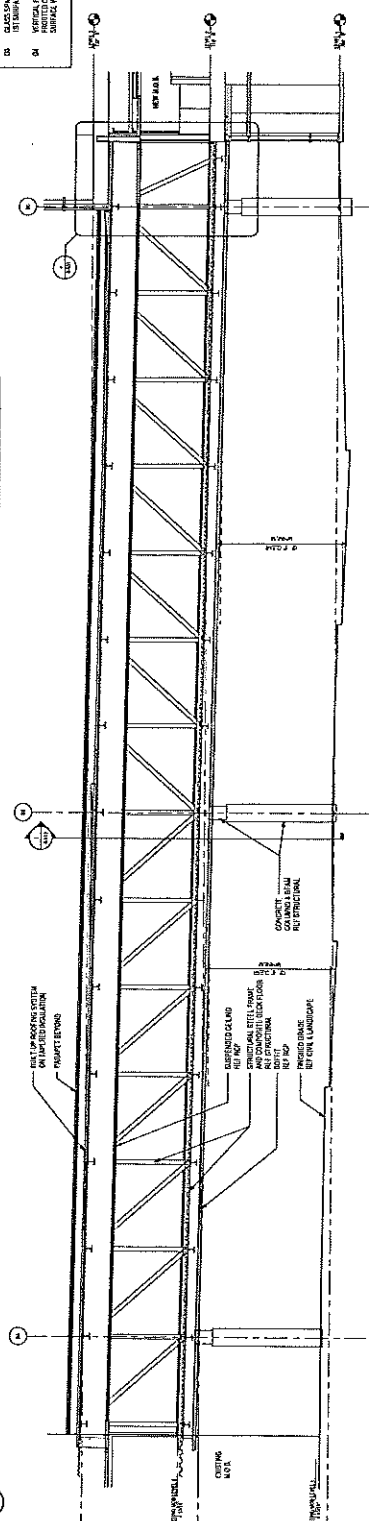
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MOB BRIDGE
ELEVATIONS &
SECTION

8 OF 8



- EXTERIOR WALL MATERIALS
- 1. CLEAR GLASS TINTED PANEL
 - 2. SPECIAL BRIT. JINT CLEAR GLASS TINTED PANEL
 - 3. GLASS SPANDREL PANEL - JINTED SQUARE
 - 4. GLASS SPANDREL PANEL - JINTED RECTANGLE
 - 5. METAL COPIES TO MATCH EXISTING WALL
 - 6. METAL COPIES TO MATCH EXISTING WALL
 - 7. METAL COPIES TO MATCH EXISTING WALL
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 - 100. METAL COPIES TO MATCH EXISTING WALL



10.15



LOT-SPLIT TO RESCIND TIE AGREEMENT LANGUAGE

September 17, 2008

LS-19376 Esther Harger (9110) (County)
515 Loop Drive

On May 1, 2002, LS-19376 was approved to split two tract into two parcels restricting the **North 12.5 feet of Lot Twenty-one (21) Block Four (4), Valley View Estates, as Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. One is restricted from being transferred or conveyed as above described without including: Lot Twenty-two (22), Block Four (4), Valley View Estates, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof and the North 25 feet of Lot Twenty (20), Block Four (4), Valley View Estates, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof. One is restricted from being transferred or conveyed as above described without including: Lot Twenty-one (21), Block Four (4), less and except the North 12.5 feet, thereof, Valley View Estates, a Subdivision in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.**

The applicant is requesting that the lot-split LS-19376 be rescinded to allow a lot combination LC-119 on the parcels.

Staff believes this lot combination would not have an adverse effect on the surrounding properties and recommends **RESCINDING** the lot-split LS-19376 and recommends **APPROVAL** of the current lot combination LC-119 request, subject to the Subdivision Regulations.

AG

CS

RS

W 6th ST

N LOOP DR

W WEKIWA RD

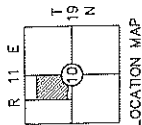
W US-64

W US-64

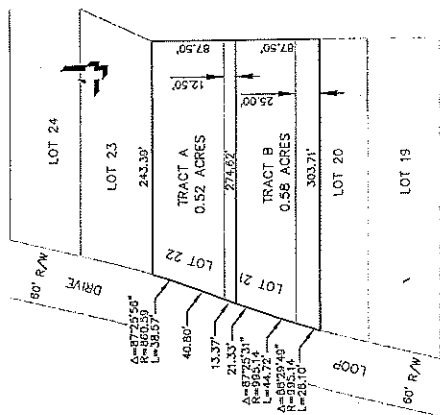
12.2



LOT SPLIT EXHIBIT



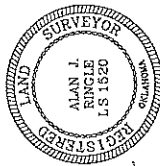
ORIGINAL TRACT LEGAL DESCRIPTION
LOT 21, 22, AND THE NORTH 25 FEET OF LOT 20, BLOCK 4, VALLEY VIEW ESTATES, A SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, STATE OF OKLAHOMA.



SCALE:
1"=100'

TRACT "A" LEGAL DESCRIPTION
LOT 22, BLOCK 4, AND THE NORTH 12.5 FEET OF LOT 21, BLOCK 4, VALLEY VIEW ESTATES, A SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, STATE OF OKLAHOMA.

TRACT "B" LEGAL DESCRIPTION
THE NORTH 25 FEET OF LOT 20, BLOCK 4, AND LOT 21, BLOCK 4, VALLEY VIEW ESTATES, A SUBDIVISION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, STATE OF OKLAHOMA LESS AND EXCEPT THE NORTH 12.5 FEET OF SAID LOT 21.



PREPARED FOR DESCRIPTIVE PURPOSES ONLY.
WITNESS my hand and seal this 27TH day of NOVEMBER, 2001.

Registered Professional Surveyor
Seal

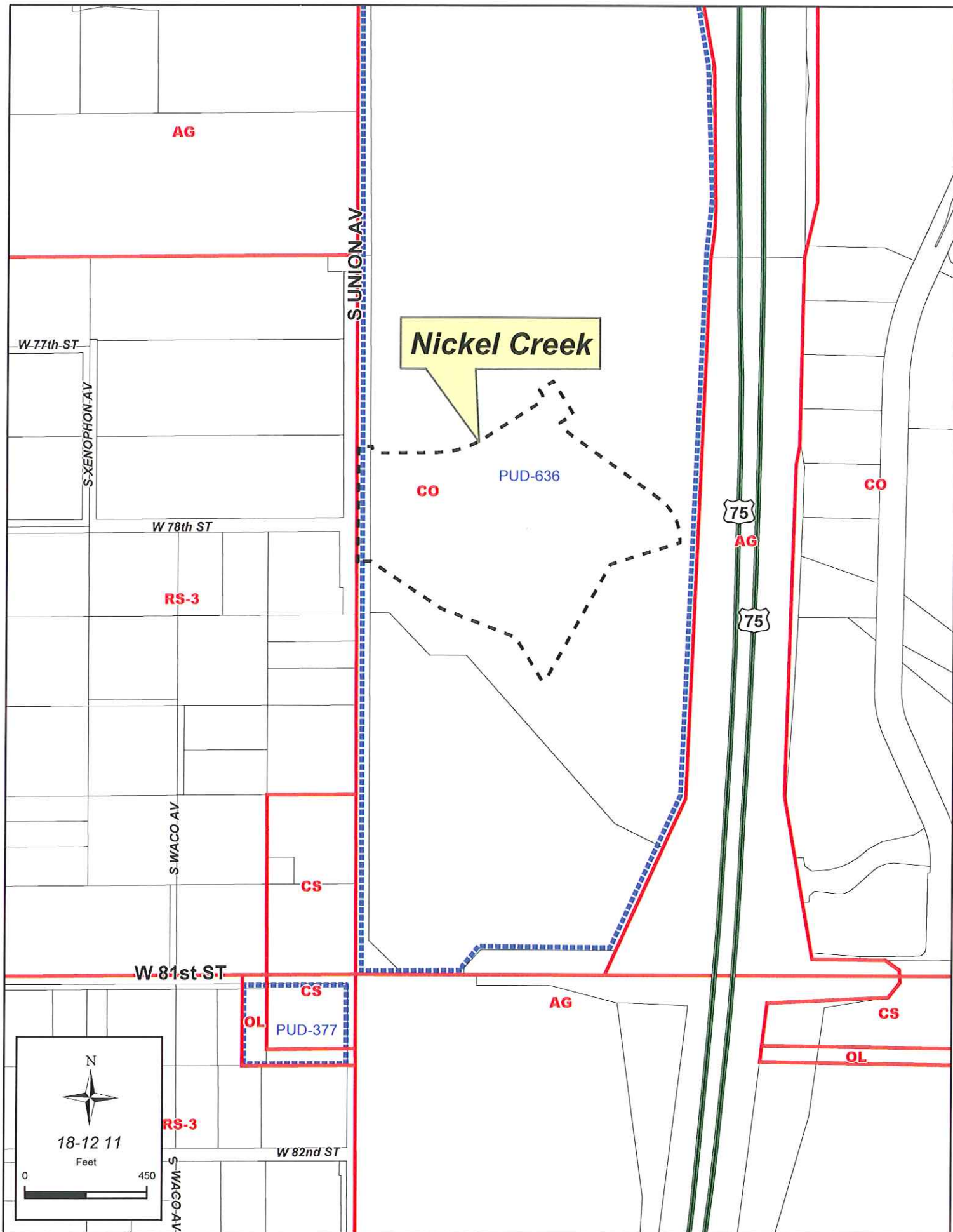
DWC. REC. NO. 7172 SURVEY BOOK PAGE

PREPARED FOR:
ESTER HARGER
21211 W. 8TH STREET SOUTH
SAND SPRINGS, OK 74063
918-245-8068

PREPARED BY:
BREISCH AND ASSOCIATES, INC.
CA # 6
16 SOUTH MAIN
SAND SPRINGS, OK. 74063
918-245-9533



123



14.1



14.2

PRELIMINARY SUBDIVISION PLAT

Nickel Creek - (8211) (PD 8) (CD 2)

Northwest corner of West 81st Street and US Highway 75

This plat consists of 1 Lot, 1 Block, on 15.14 acres.

The following issues were discussed August 7, 2008 and September 4, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 636-3. All PUD standards must be followed and shown in the covenants. Density for each development area and the general location of the collector road were requested and have been submitted for approval.
2. **Streets:** Seventy-eighth Street should be labeled Public. Provide data for curve north of C2 on 78th Street. Include language for dedication of 78th Street as public right-of-way. Include standard sidewalk language. Stormwater detention facility berm encroaches into the "future street". Revise plans to keep the berm within the property line. Include language declaring "right-of-way dedicated by the plat" for West 78th Street as a public street. Revise access width where West 78th Street intersects South Union Avenue to 60 feet. Include and define 25 foot right-of-way radius at southwest corner of West 78th Street with future 60 foot street (north of C2). Need standard language for public street. Revise property legal description to exclude right-of-way dedicated by this plat or previously dedicated (book and page).
3. **Sewer:** Add a perimeter easement along West 78th Street. Continue the 17.5 foot utility easement, along the east property line, to the north across the Enogex Pipeline Easement so the proposed sanitary sewer line can be legally placed within that easement. Add a 15 foot sanitary sewer easement for the proposed sewer line near the south boundary line. In I-A, omit the words "and walls" from the items that the owner /developer reserves the right to construct within the utility easements. No service connections will be allowed on the existing 16 inch sanitary sewer main. If you need a service connection in this area, you will be required to extend an 8 inch line from one of the existing manholes as part of your SSID project.
4. **Water:** The 20 foot water line easement will be required to be extended to the right-of-way of Union Avenue. All proposed dead end water lines will require blow off hydrants to be installed.

5. **Storm Drainage:** This site is in the Hager Creek drainage basin. The entire berm for the stormwater detention facility must be in the platted reserve area "A". Utility easements and utility lines cannot be in reserve area "A", and cannot pass through the embankment berms of the stormwater detention facility. Off-site drainage flows onto this site from the northwest, and must be collected and piped in a storm sewer easement or collected and conveyed in an overland drainage easement (ODE). ODE standard language may need to be added. Seventy-eighth Street must have, at a minimum, roadway drainage culverts to convey the drainage from upstream under the roadway.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** No comment. **GIS:** Change metes and bounds description to match requested boundary changes.

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

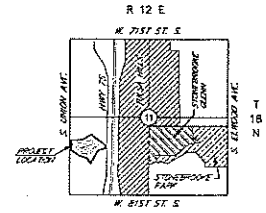
provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

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.

Y:\towns\14857 Nickel Creek (Sta A Hwy 710007 2008) dwg. 11/01/2008 11:44:42 AM, T11

NICKEL CREEK

A PART OF THE SW/4 OF SECTION 11, TOWNSHIP 18 NORTH,
RANGE 12 EAST, TULSA COUNTY, OKLAHOMA
A PART OF P.U.D. 636-3



RECEIVED 668,424.64 SQUARE FEET
15.37 ACRES
1 LOT TOTAL
Tulsa Metropolitan Area
Planning Commission
SEP 04 2008
TULSA METROPOLITAN AREA
PLANNING COMMISSION

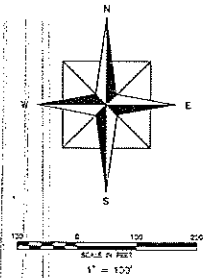
DEVELOPER

CASE VENTURES, INC.
4200 E. SKELLY DRIVE
TULSA, OKLAHOMA 74135
PHONE: (918) 492-1983

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

8714 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 553-5567
EMAIL: tuttle-associates@bellsouth.net
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-09



S. UNION AVE

B1
(1865 AC)

E1
(4.26 AC)

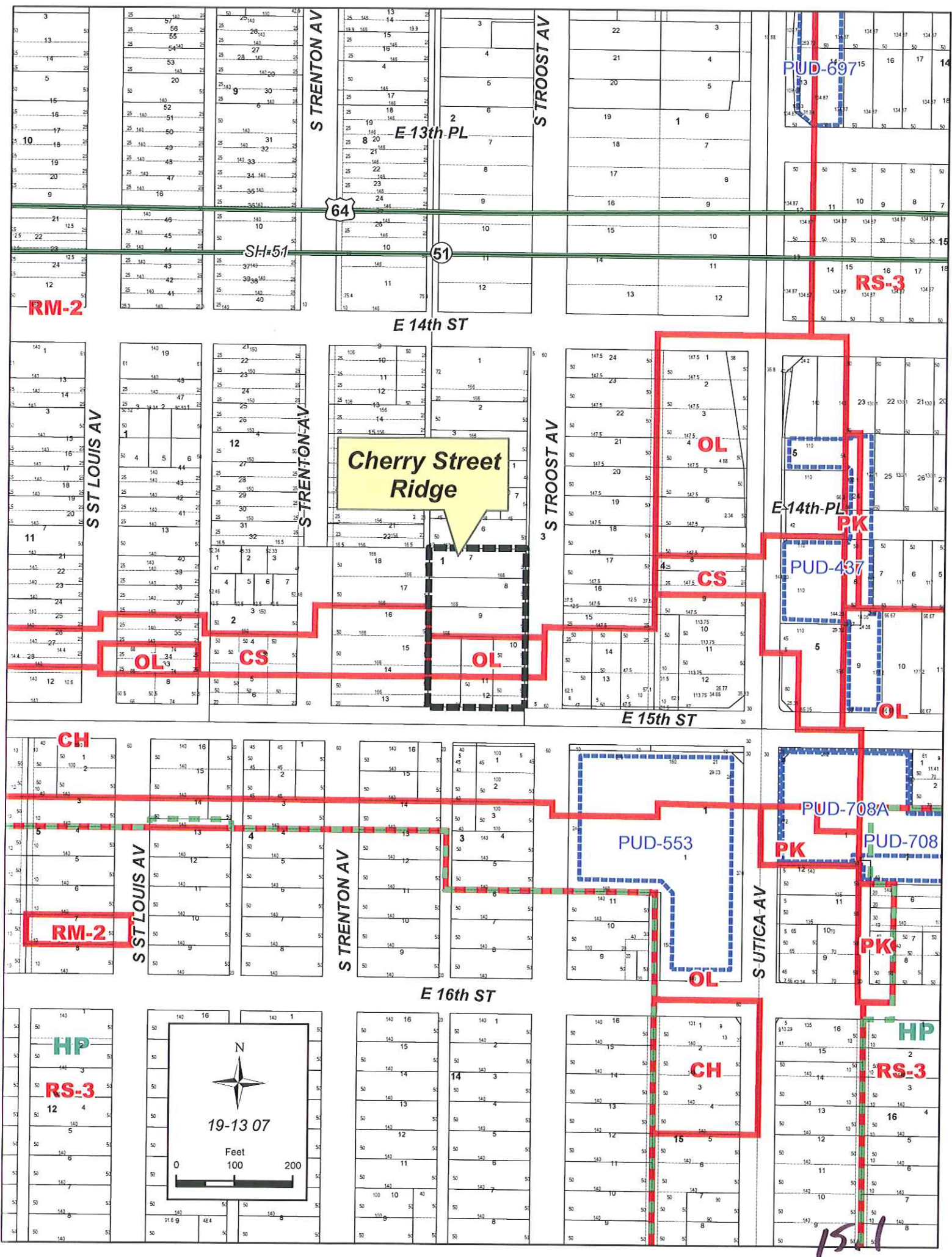
D1
(8,601 AC)

AREA NAME	ACRES	DU/ACRE ALLOWED (PUD 636)	DU ALLOWED (PUD 636)	DU USED (PUD 636-3)	DU REMAINING
AREA B	15.65	20	313	12 (AREA B1)	301
AREA D	13.25	20	265	182 (AREA D1)	83
AREA E	16.63	30	499	110 (AREA E1)	389
			1077	310	767

W. 81ST STREET

NICKEL CREEK
PREPARED: 08-12-2008

14.8



RM-2

PUD-697

RS-3

Cherry Street Ridge

OL

PUD-437

PK

OL

CS

OL

E 15th ST

OL

CH

PUD-553

PUD-708A

PUD-708

PK

PK

RM-2

OL

E 16th ST

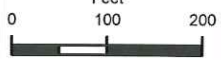
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RS-3



19-13 07

Feet



14

CH

HP

RS-3

16

15.1



N

19-13 07

**Cherry Street
Ridge**

Feet
0 100 200

1512

PRELIMINARY SUBDIVISION PLAT

Cherry Street Ridge - (9307) (PD 6) (CD 9)

Northwest corner of East 15th Street South and South Troost Avenue

This plat consists of 1 Lot, 1 Block, on 1.03 acres.

The following issues were discussed September 4, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 760 (CH, OL, RM-2). The PUD standards must be followed and shown in the covenants.
2. **Streets:** Strike the word "general" from 1.A to make it read, "public streets and utility easements".
3. **Sewer:** Section I-A; omit the words "and walls on spread footings" from the items that are allowed within the utility easements. The conceptual plan shows a trash enclosure encroaching into the utility easement. If the enclosure is to be any type of wall construction, then it must be moved to a location outside of the utility easement.
4. **Water:** No comment.
5. **Storm Drainage:** Use standard language for Section IC.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** The 17.5 foot perimeter easement may not need to be that large.
7. **Other: Fire:** No comment. **GIS:** Show and label the existing expressway on the location map. Add the surveyor's e-mail address. Tie the plat from a section corner using bearings and distances from a labeled point of commencement (poc) to a labeled point of beginning (pob). Fix the discrepancies between the face of the plat and the metes and bounds description in the covenants.

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.

PLAT WAIVER

September 17, 2008

PUD 633 A - (8407) (PD 18) (CD 7)
Northwest corner of East 81st Street and 107th East Avenue

The platting requirement is being triggered by a major amendment to a PUD to allow a sign.

Staff provides the following information from TAC at their September 4, 2008 meeting:

ZONING:

- TMAPC Staff: The platting requirement is triggered by a major amendment to PUD 633 to allow an outdoor advertising sign. The property is already platted.

STREETS:

- Additional right-of-way may be required along 81st Street in the future.

SEWER:

- The proposed sign pole must be moved to a location outside of the existing utility easement.

WATER:

- No comment.

STORM DRAIN:

- Not affected by this major amendment to PUD 633.

FIRE:

- Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

UTILITIES:

- No comments.

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

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

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

16-1

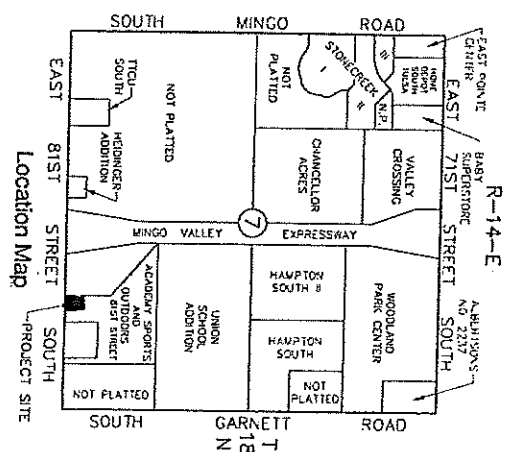
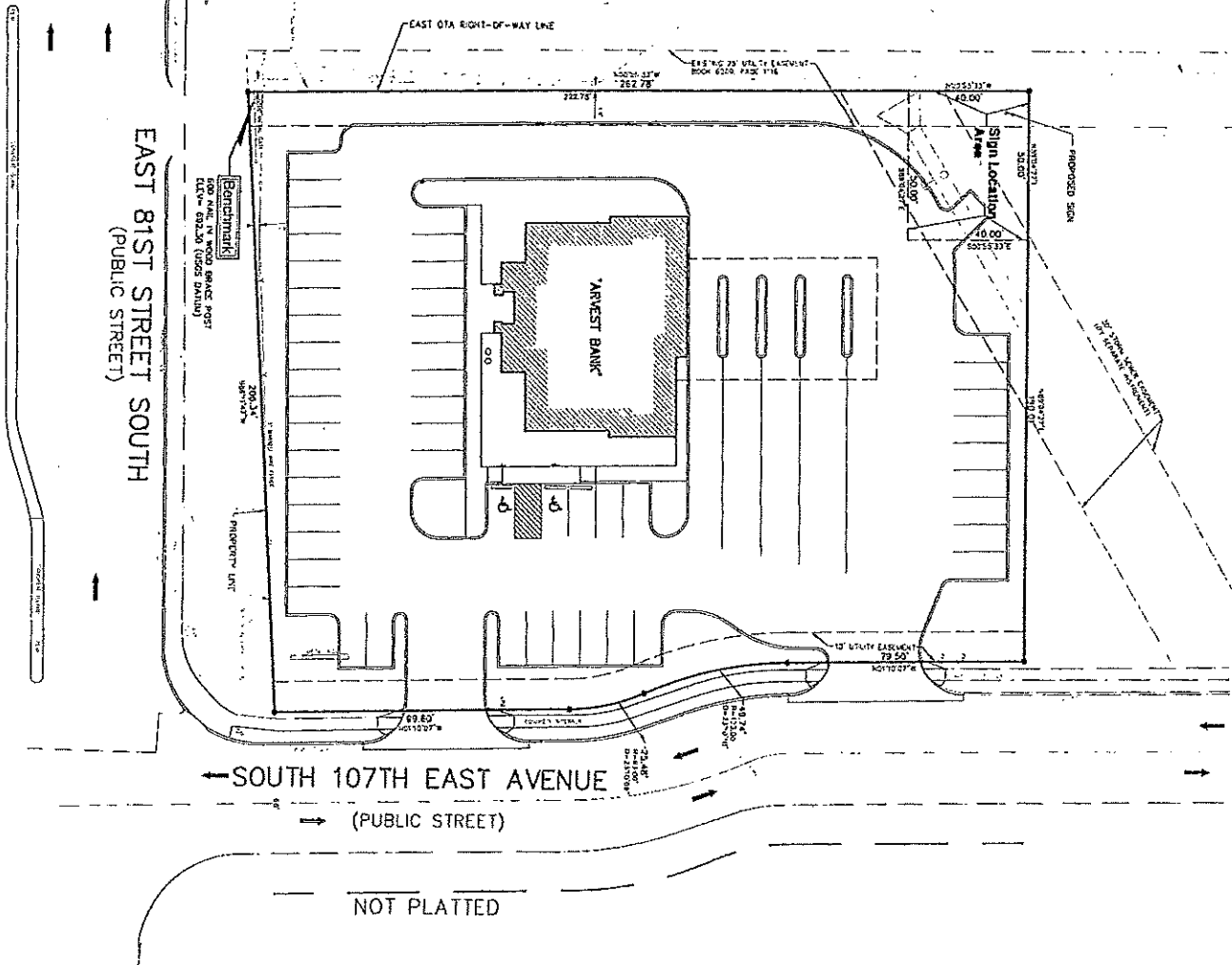
properties or street right-of-way?

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

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

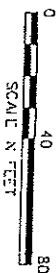
*Roadway was recently widened. Staff is of the opinion that no right-of-way is needed at this time.

10026 A S. Mingo Road • PMB 288 • Tulsa, Oklahoma 74133 • 918-664-4724



16.3

EXHIBIT 'B'



SACK AND ASSOCIATES, INC.

[illegible]

600 NAIL IN WOOD BRACE POST
ELEV = 692.30 (USGS DATUM)

PROPERTY LINE

SOUTH 107TH EAST AVENUE

(PUBLIC STREET)

NOT PLATTED

SOUTH

MINGO

F

EAST

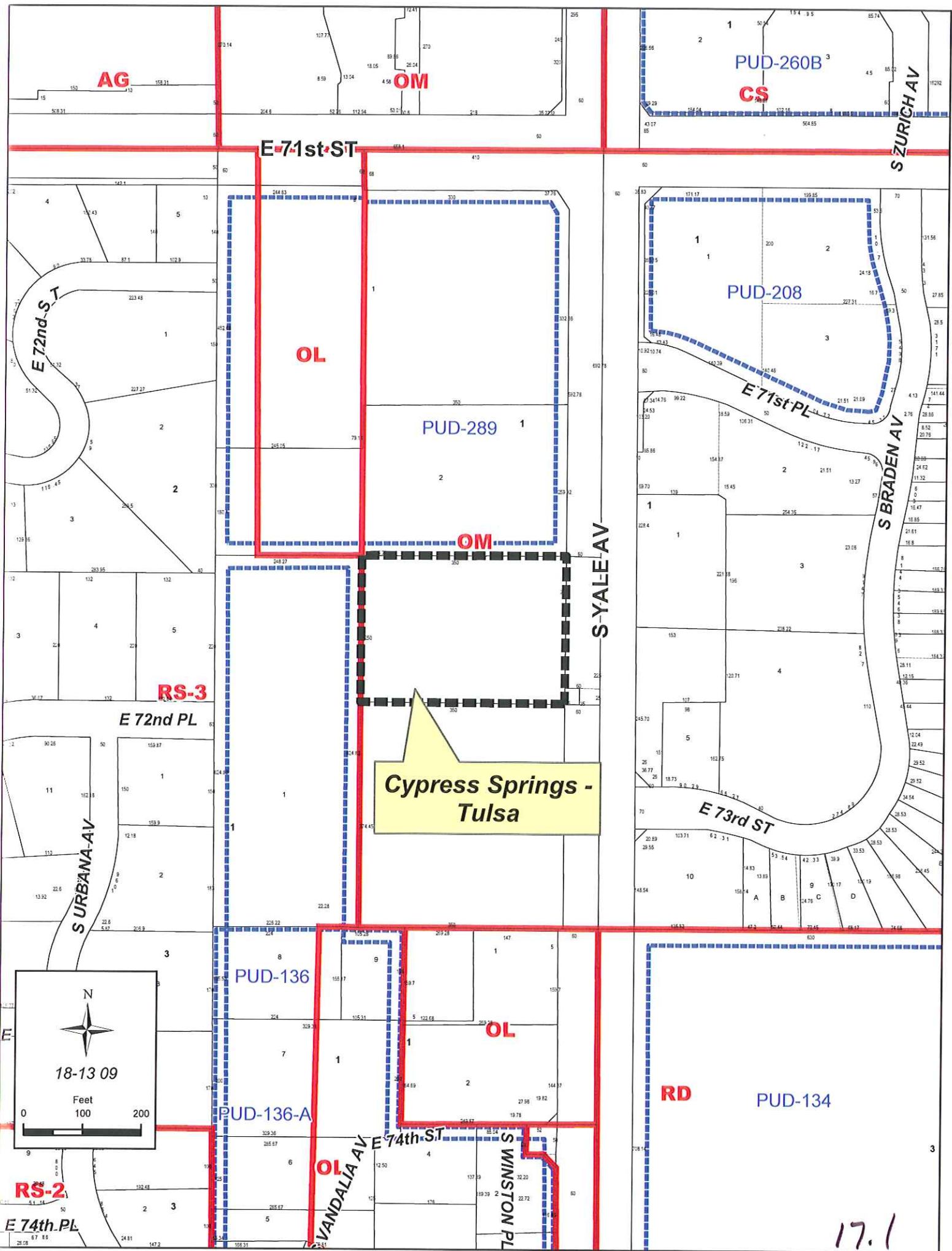
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SOUTH

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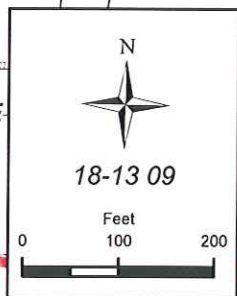
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STONECRE

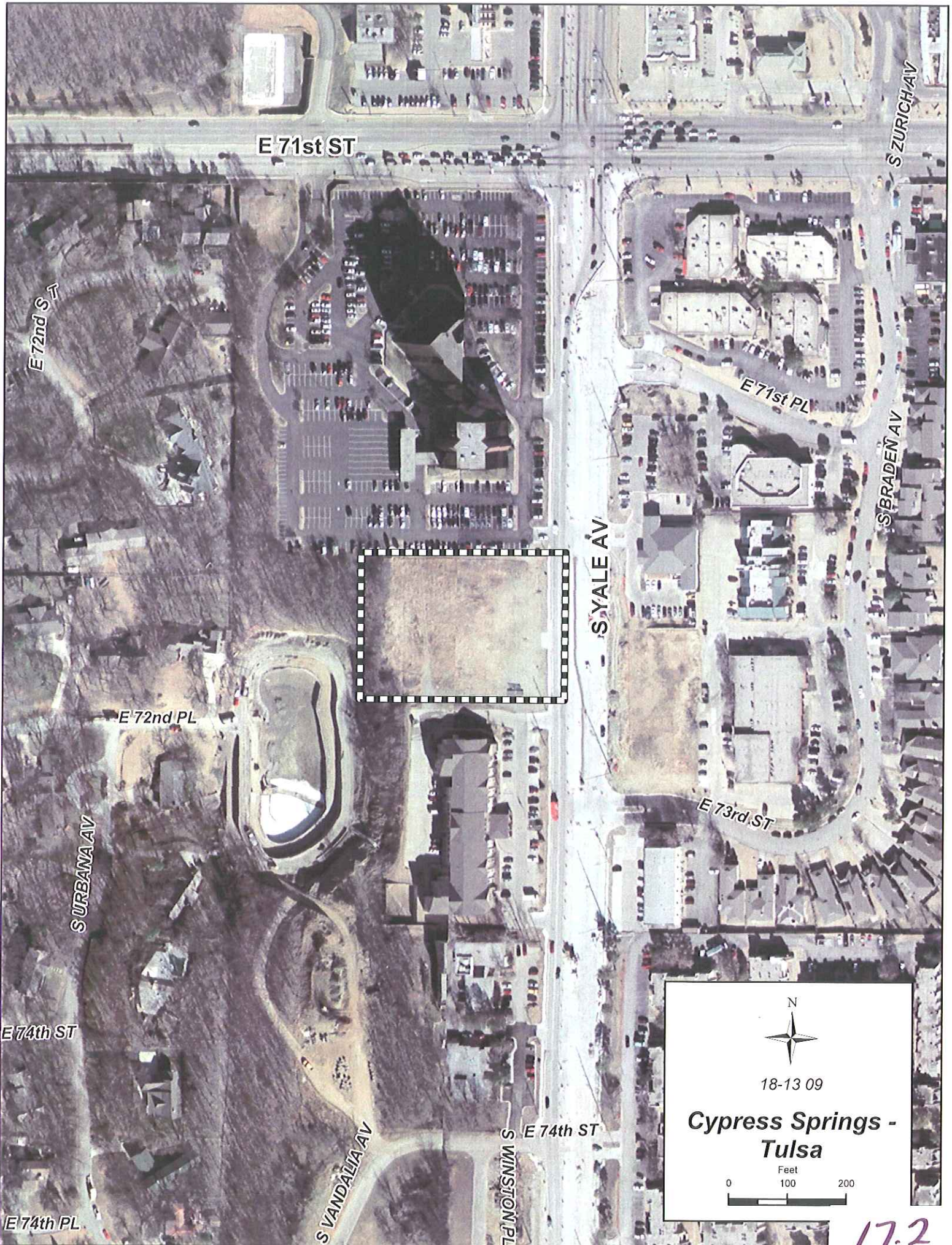
16.4



**Cypress Springs -
Tulsa**



17.1



18-13 09

**Cypress Springs -
Tulsa**

Feet
0 100 200

17.2

MINOR SUBDIVISION PLAT

Cypress Springs - (8309) (PD 18B) (CD 8)
West of South Yale and North of East 73rd Street

This plat consists of 1 Lot, 1 Block, on 2.01 acres.

The following issues were discussed September 4, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OM.
2. **Streets:** Revise right-in/right-out raised concrete island to a more pronounced shape to ensure its intended purpose, focus particularly on the egress. Follow industry standards for recommended minimum square footage for raised concrete islands.
3. **Sewer:** Show existing sanitary sewer easement, located in the vicinity of the northwest corner of the plat, on the face of the plat. Include the book and page where it is filed of record.
4. **Water:** No comment.
5. **Storm Drainage:** Storm sewer easement is required near the southeast corner, for the last drainage structure and pipe upstream of the public drainage system, to the utility easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. **GIS:** Give a basis of bearing for the plat's survey using degrees, minutes and seconds. Fix the discrepancies between the face of the plat and the metes and bounds description in the covenants.

Staff recommends **APPROVAL** of the Minor Subdivision plat as release letters have all been received 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.

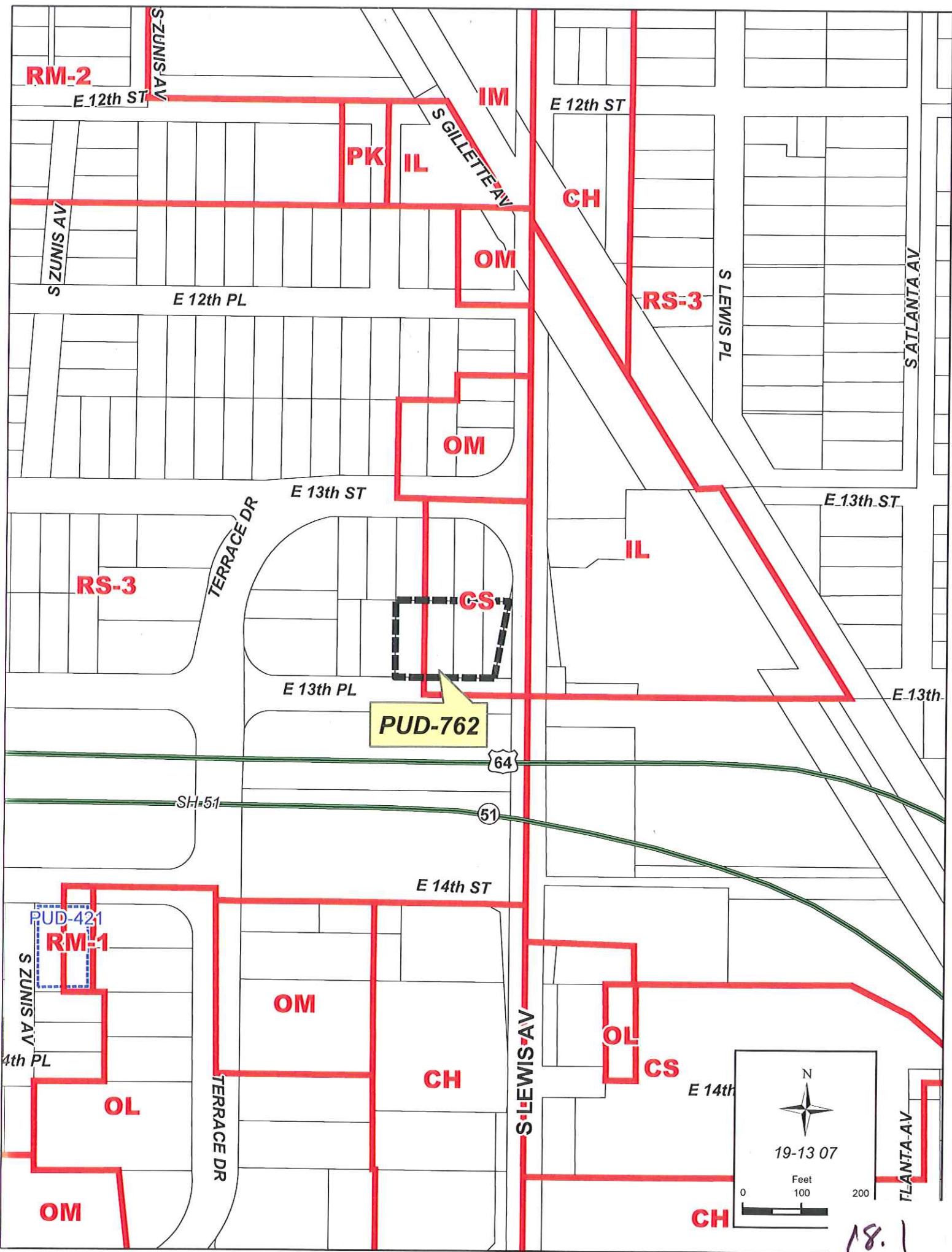
Standard Conditions:

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.

17.4





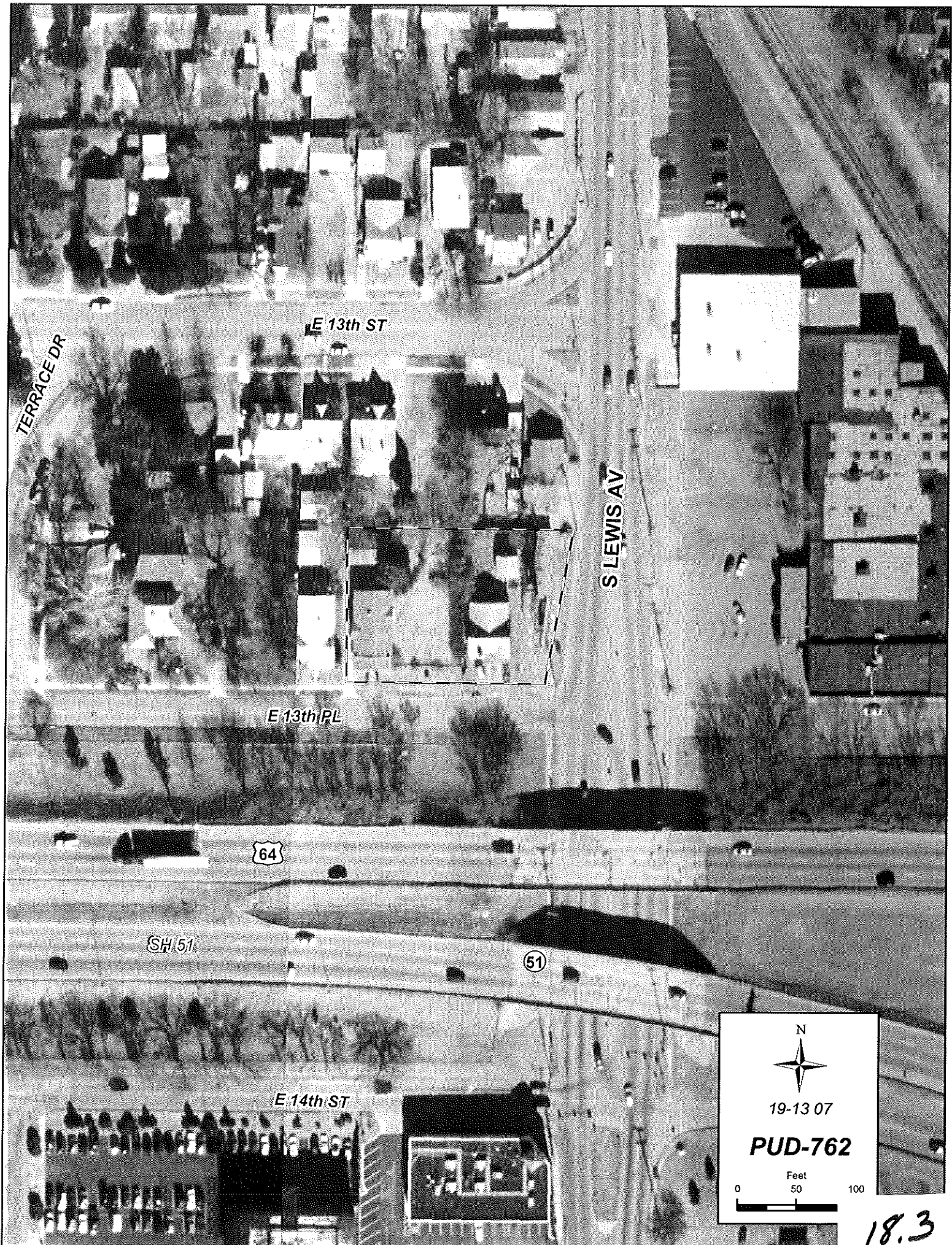
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19-13 07

PUD-762

Feet
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18.2



64

SH 51

51



19-13 07

PUD-762

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Feet

18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-762

TRS 9307

Atlas 12

CZM 37

PD-4 CD-4

TMAPC Hearing Date: September 17, 2008

(continued from 9/3/08)

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' of 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 be 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.

18.5

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:

18.6

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 a 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.

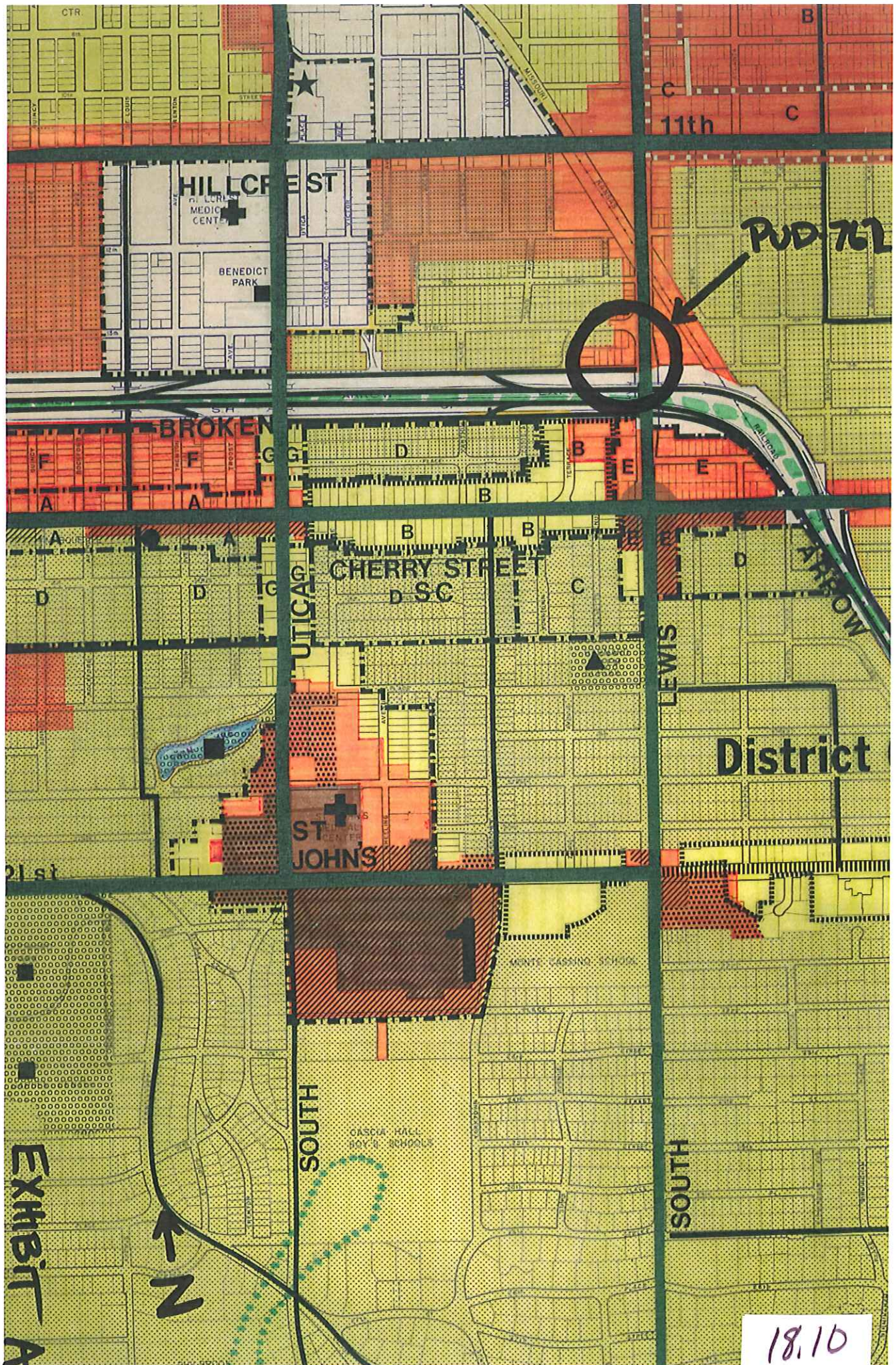
GIS: No comments.

Street Addressing: No comments.

County Engineer:

09/17/08

18.9

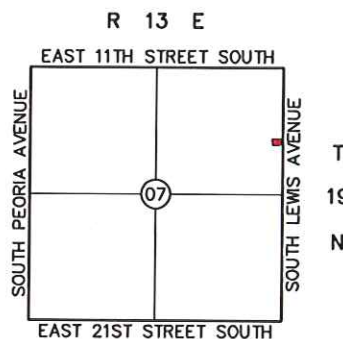
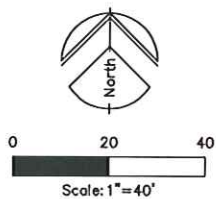


18.10



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

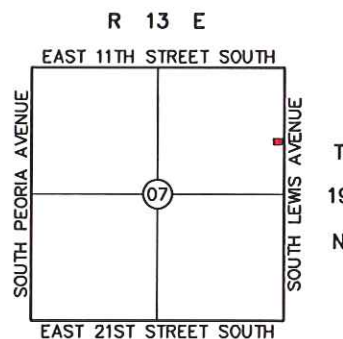


Location Map
 SCALE: 1"=4000'

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

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

18.11
A



Scale: NONE

7/09/2008 28123PUD_EX

Location Map
SCALE: 1"=4000'

PUD No. 762

St. John
Tulsa Federal Credit Union

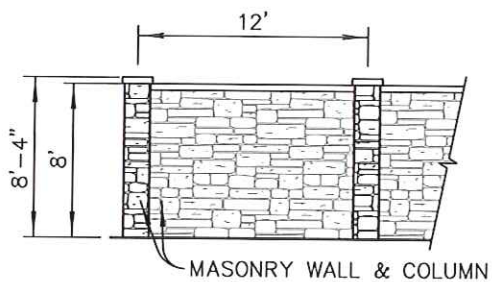
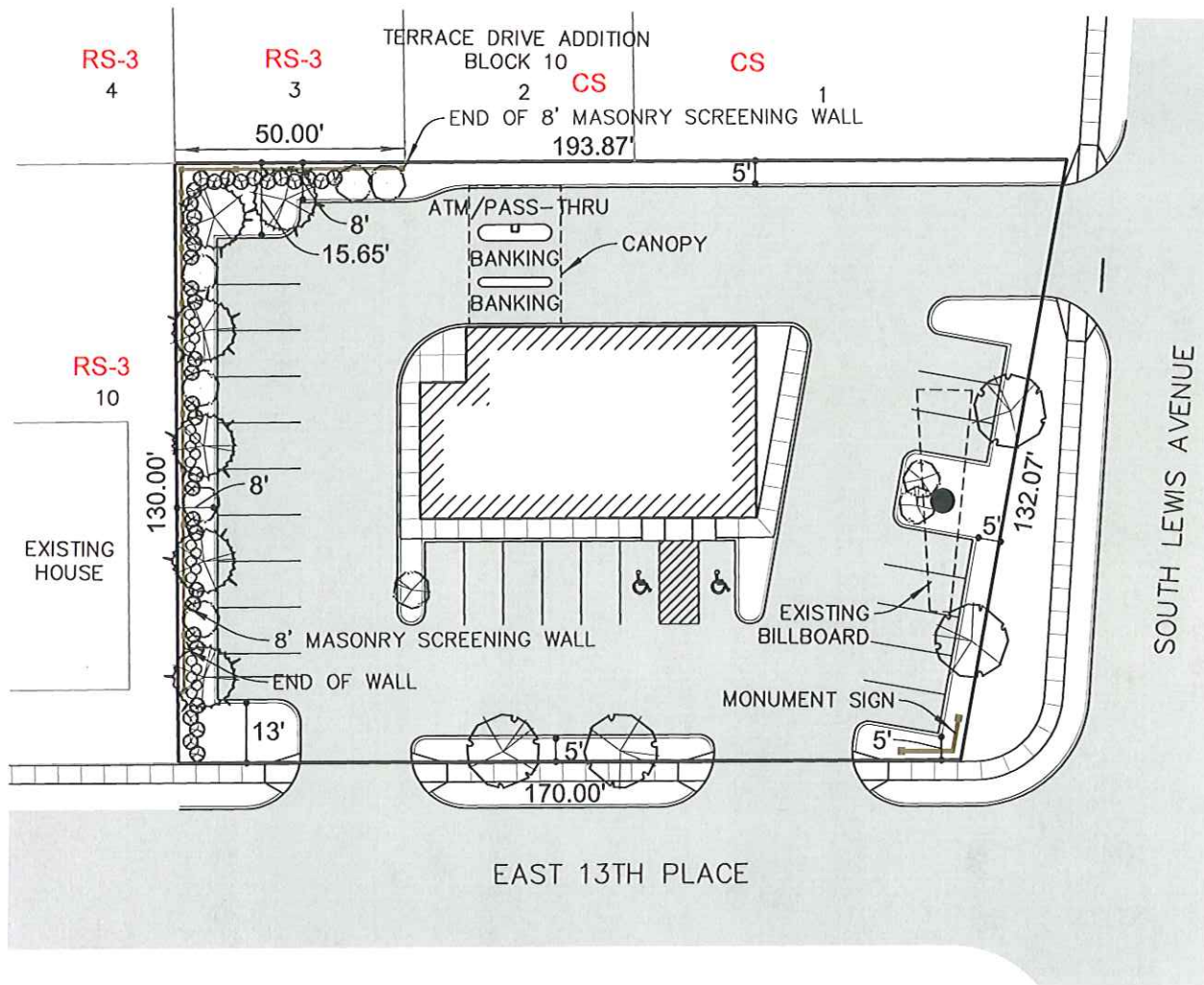
Exhibit B

Aerial Photograph & Adjacent Land

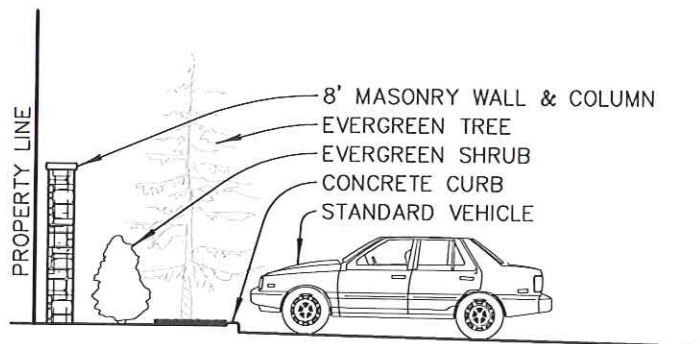
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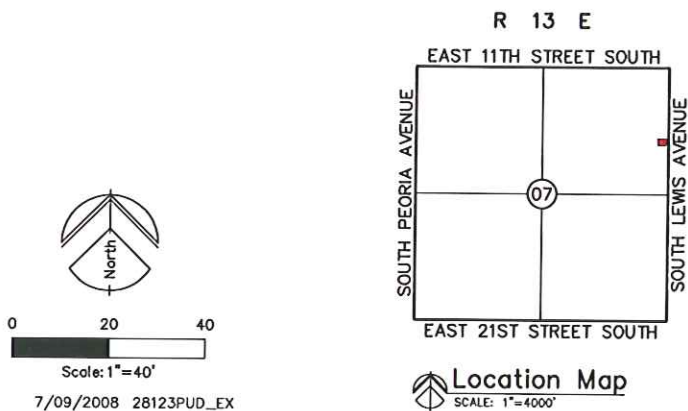
B



Typical Screening Wall Elevation



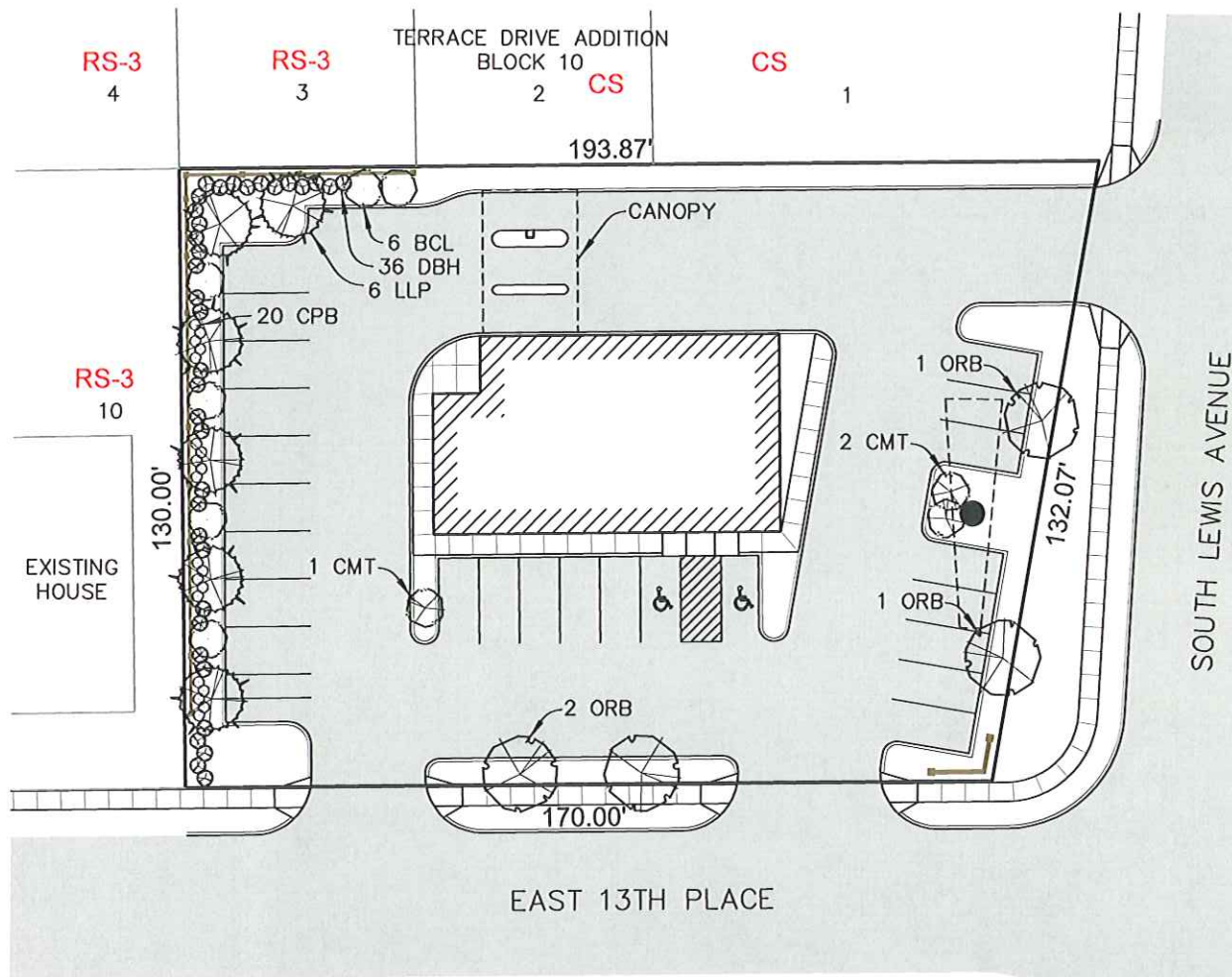
Parking Section



PUD No. 762
St. John
Tulsa Federal Credit Union

Exhibit C
 West Boundary Landscape & Screeni

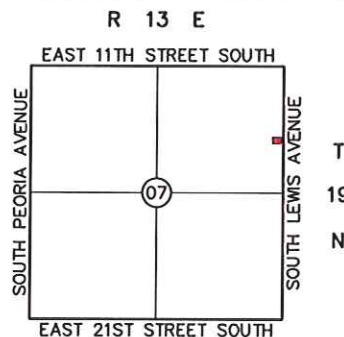
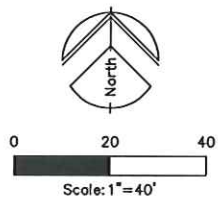
18.13



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%)



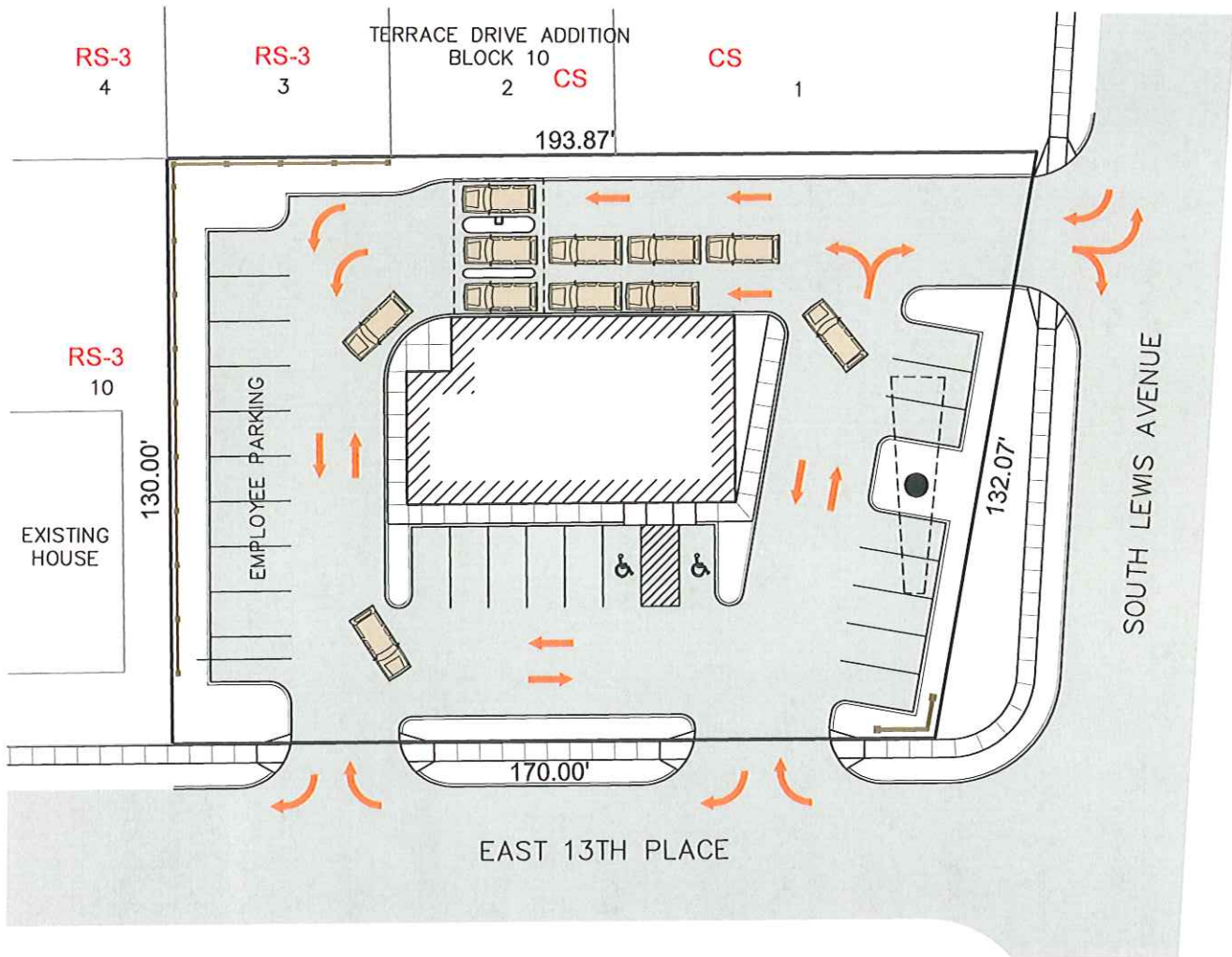
Location Map
SCALE: 1"=4000'

PUD No. 762
St. John
Tulsa Federal Credit Union
Exhibit C-1
Plant List

18.14

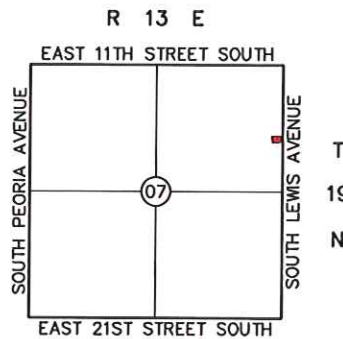
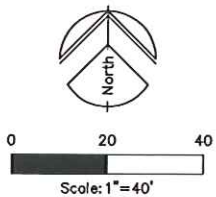
Tanner Consulting LLC
5323 S. Lewis Ave. • Tulsa, OK 74105

C-1



Legend

← Traffic Direction



Location Map
SCALE: 1"=4000'

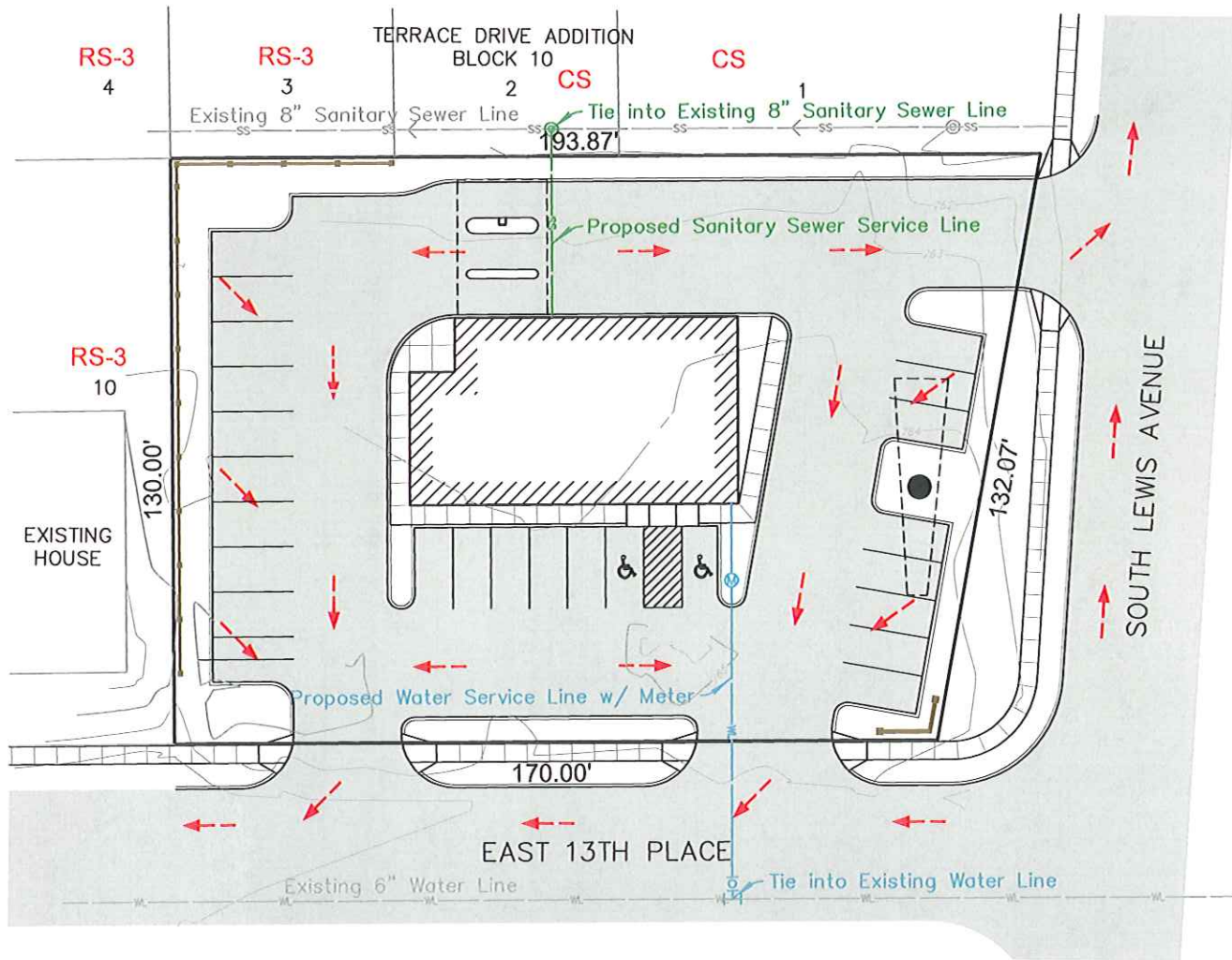
PUD No. 762
St. John
Tulsa Federal Credit Union

Exhibit D
Access & Circulation Plan

18.15

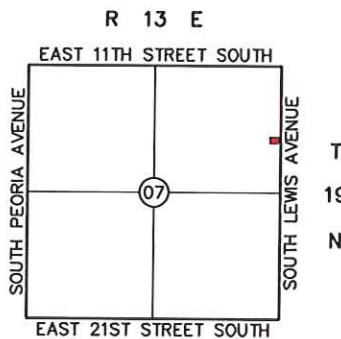
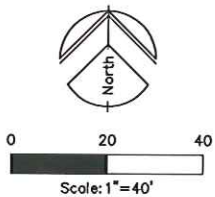
 **Tanner Consulting LLC**
5323 S. Lewis Ave. • Tulsa, OK 74105

D



Utility Legend

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



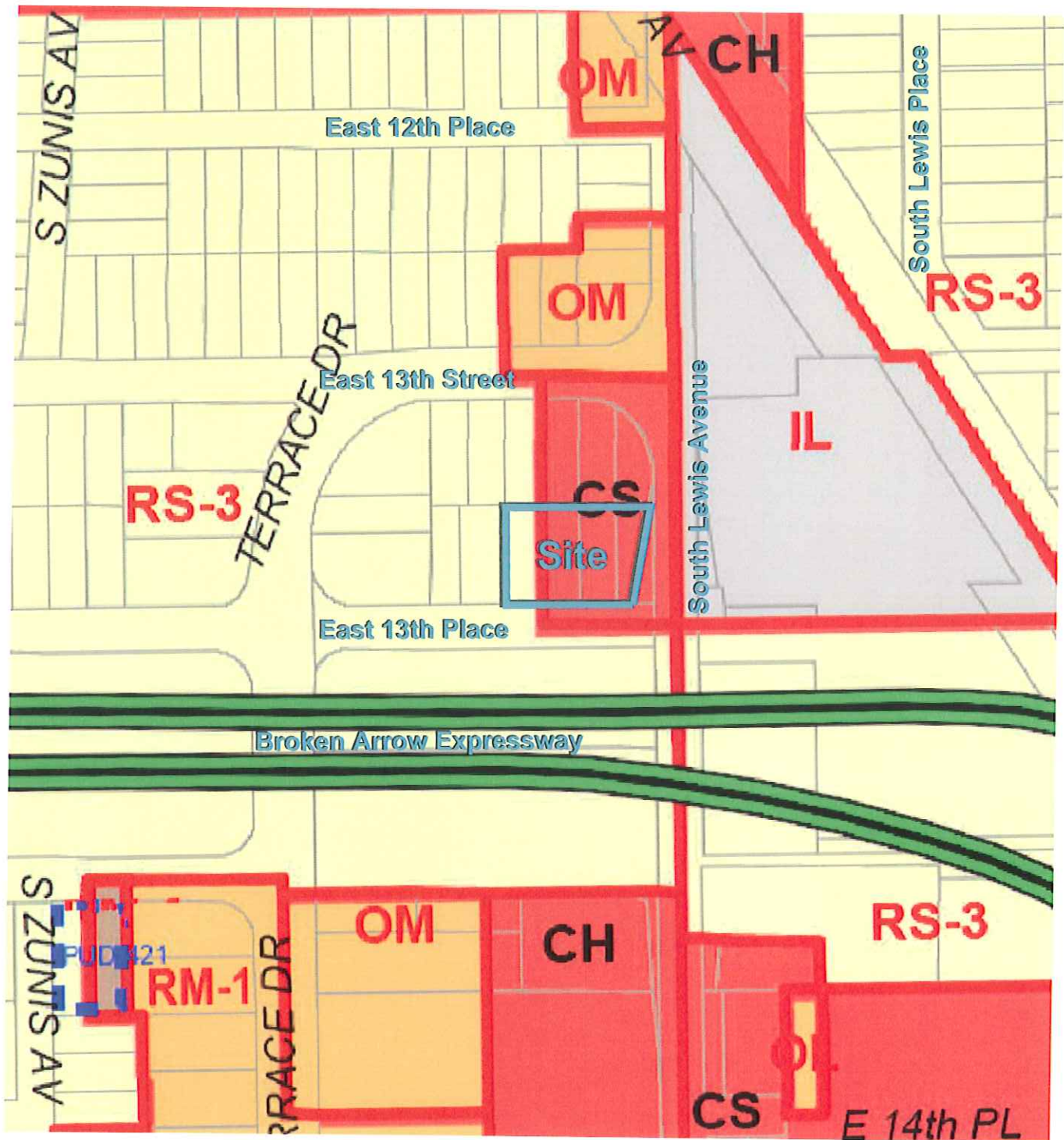
Location Map
SCALE: 1"=400'

PUD No. 762
St. John
Tulsa Federal Credit Union

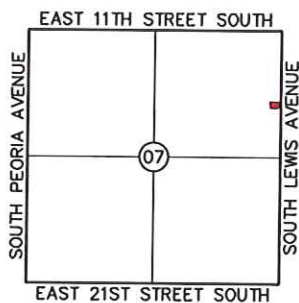
Exhibit E
Site Map, Topography, Drainage Cor
Existing & Proposed Utilities

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18.14
E



R 13 E



Location Map
SCALE: 1"=4000'

PUD No. 762

St. John **Tulsa Federal Credit Union**

Exhibit F
Zoning Map

18.17



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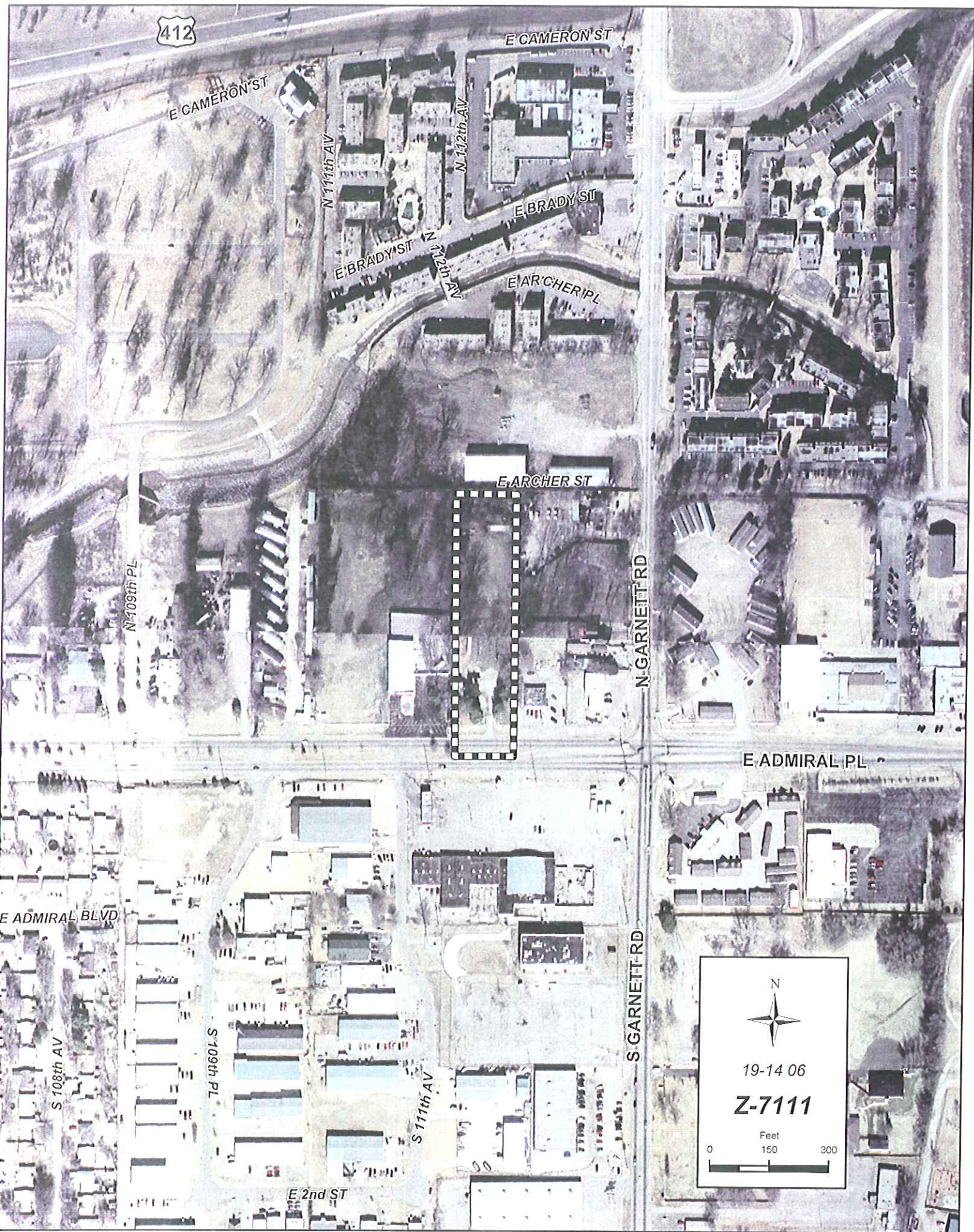
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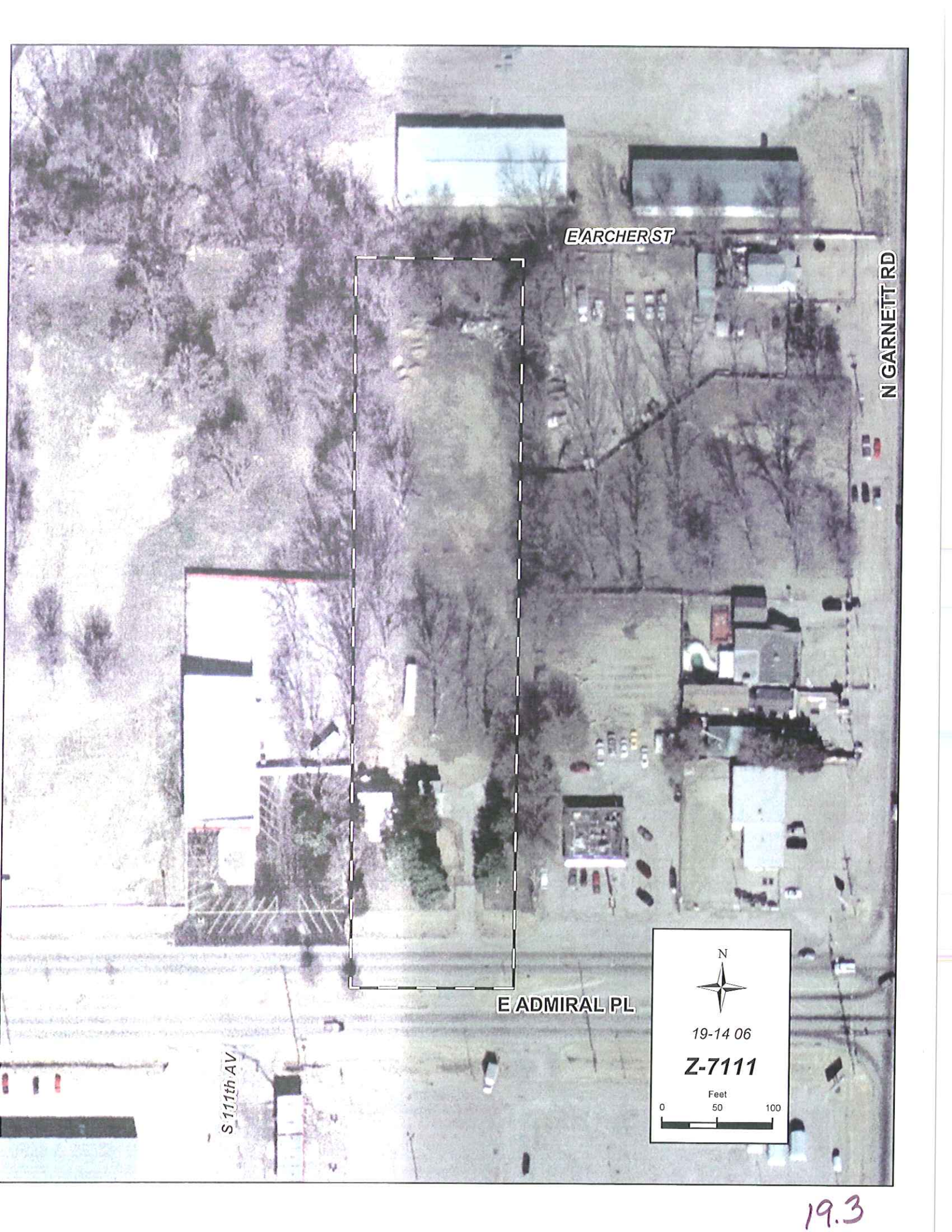


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7/09/2008 28123PUD_EX





E ARCHER ST

N GARNETT RD

E ADMIRAL PL

S 111th AV

N

19-14 06

Z-7111

Feet

0 50 100

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7111

TRS 9406

Atlas 741

CZM 39

PD-5 CD-6

TMAPC Hearing Date: September 17, 2008

Applicant: Abel Rubio

Tract Size: 2.4± acres /
104,544± square feet

ADDRESS/GENERAL LOCATION: West of northwest corner East Admiral Place and North Garnett Road (10877 East Admiral Place)

EXISTING ZONING: RS-3

EXISTING USE: Residential (vacant)

ZONING ORDINANCE: Ordinance Number 11817, dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Office & storage

RELEVANT ZONING HISTORY:

BOA-20504 June 12, 2007: The Board of Adjustment denied a Special Exception to permit automobile sales in a CS district and a Variance to permit open air storage and display of merchandise offered for sale within 300 feet of an adjoining R district, finding the hardship is self-imposed, on property located at 10875 East Admiral Place and abutting the subject property to the west.

BOA-20308 July 11, 2006: The Board of Adjustment approved a Special Exception to permit Use Unit 15 (Other Trades and Services) for a Custom Canvas business in a CS district; subject to conditions, on property located at the southwest corner of South 109th East Place and East Admiral Place and southwest of subject property.

BOA-20235 April 11, 2006: The Board of Adjustment approved a Special Exception to allow Use Unit 15 for a dry-wall contractor service in a CS district, per plan with no outside storage, on property located south of the southwest corner of South 11th East Avenue and East Admiral Place and southwest of subject property.

Z-6968 December 2004: Staff recommended approval of a request to rezone a 2.27± acres tract of land from RS-3 to IL for office/storage construction equipment on property located at 10877 East Admiral Place and the subject property. TMAPC recommended denial of IL zoning.

BOA-19727 January 27, 2004: The Board of Adjustment approved a Special Exception to allow Use Unit 15 for portable buildings/storage sheds in a CS district, with conditions suggested by the neighborhood association, on property located at the southwest corner of East Admiral Place and South Garnett Road and southeast of subject property.

19.4

BOA-18876 October 10, 2000: The Board of Adjustment approved a Special Exception to permit Use Unit 17 for used car sales in a CS district with multiple conditions, on property located at the northwest corner of East Admiral Place North and North Garnett Road and just east of subject property.

Z-6648 August 1998: A request to rezone a 26-acre tract located on the northwest corner of East Admiral Place and Mingo Valley Expressway from CS to CG or CH to allow retail, office and warehouse uses on the existing retail center. Staff recommended denial of CH and recommended the applicant amend the request to CO or to submit a PUD with CG zoning. TMAPC recommended approval of CG zoning without a PUD after strong objection from the applicant. CG zoning was approved by City Council.

BOA-17740 June 10, 1997: The Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS district for new mobile home sales; per plan and subject to multiple conditions, on property located at the southeast corner of East Admiral Place and South Garnett and southeast of subject property.

Z-6544 July 1996: All concurred in denial of a request to rezone a 1.5-acre tract from RMH to CG and approval of CS zoning for auto sales and office, on property located on the northeast corner of North 109th Place and East Admiral Place and west of the subject property.

Z-6437 April 1994: All concurred in approval of a request to rezone a nine-acre tract located on the northeast corner of East Admiral Place and South Mingo Road from CS to CG to allow a truck sales business.

Z-6386 February 1993: All concurred in approval of a request to rezone a 2.4-acre tract from CS/RS-3 to CS to expand a mobile home sales business located west of the subject tract and on the northeast corner of East Admiral Place and North 106th East Avenue.

Z-6385 February 1993: All concurred in approval of a request to rezone a 2.4-acre tract from CS/RS-3 to CS for a mobile home sales business, located north of the northeast corner of East Admiral Place and North Garnett Road and east of subject property.

BOA-16171 January 26, 1993: The Board of Adjustment approved a Special Exception to permit mobile home sales in a CS district; per plan submitted; finding that the property has been used for mobile home sales for many years, and has proved to be compatible with the surrounding uses, on property located on the northeast corner of East Admiral Street North and North Garnett Road and east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.4 acres in size. It is located west of the northwest corner East Admiral Place and North Garnett Road. The property is sloping, partially wooded, contains a vacant residential dwelling and accessory buildings and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
East Admiral Place	Secondary arterial	100'	4 lanes

UTILITIES: Municipal water and sewer are available.

19.5

SURROUNDING AREA:

The subject property is abutted on the north by vacant land (a former mobile home park/floodplain buyout area), zoned CS; to the east by commercial uses on the southern half, zoned CS and a large-lot single-family residential use, RS-3 on the northern half; to the west by commercial uses, zoned CS; and to the south by commercial uses (largely mobile home sales), zoned CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 5 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Medium Intensity-No Specific land use and Corridor. According to the Zoning Matrix, the requested CS **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

Based on the District 5 Plan, surrounding land uses and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of CS zoning for Z-7111.

09/17/08

N 177th AV W

AG

W 1st ST

AG-R

RE

CZ-395

OL

W 8th ST

CS

S 175th AV

W 9th ST

SH-51

51

51

SH-51

AG

CS

W WEKIWA RD

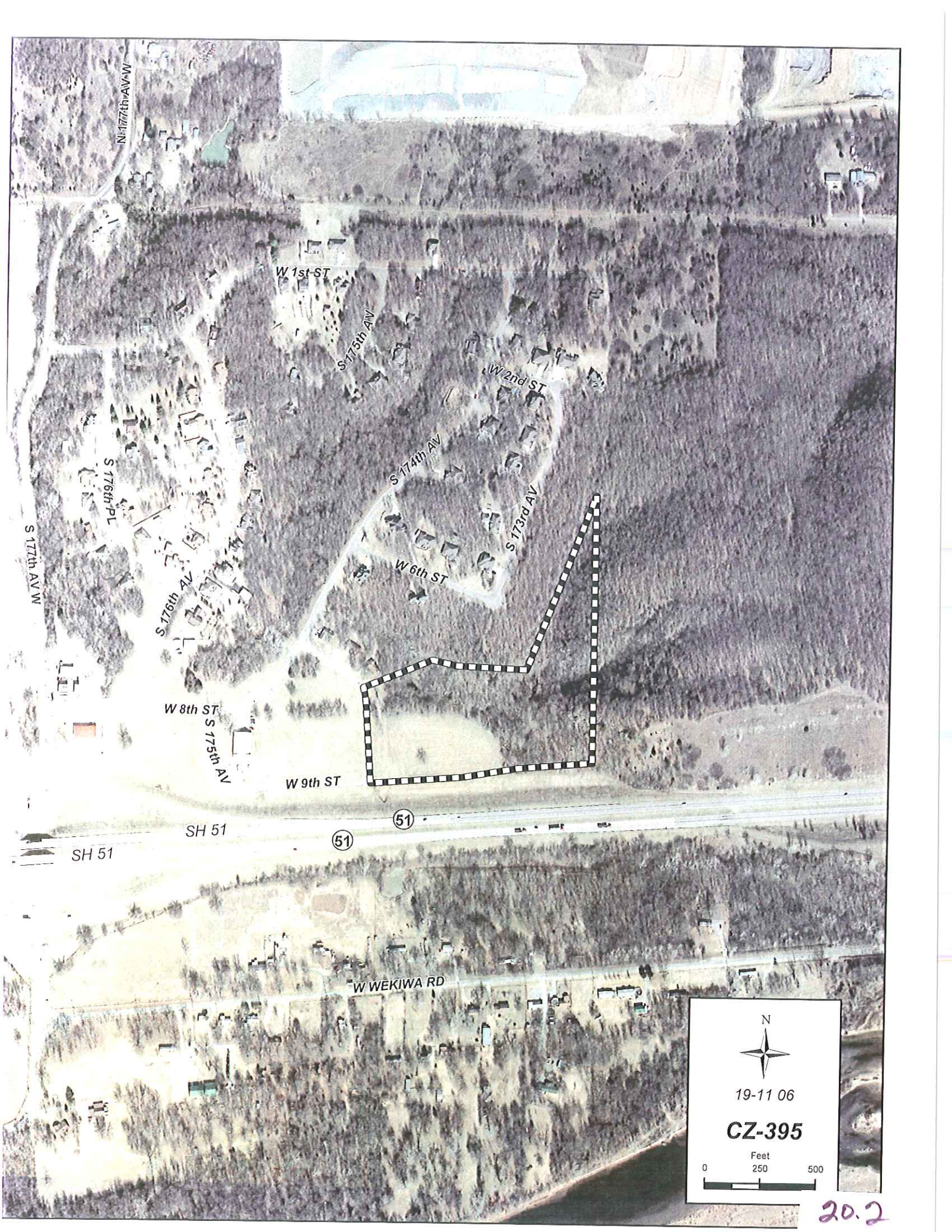


19-11 06

Feet

0 250 500

20.1



N 177th AV W

W 1st ST

S 175th AV

W 2nd ST

S 174th AV

S 173rd AV

W 6th ST

S 176th PL

S 177th AV W

S 176th AV

W 8th ST

S 175th AV

W 9th ST

SH 51

SH 51

51

51

W WEKIWA RD



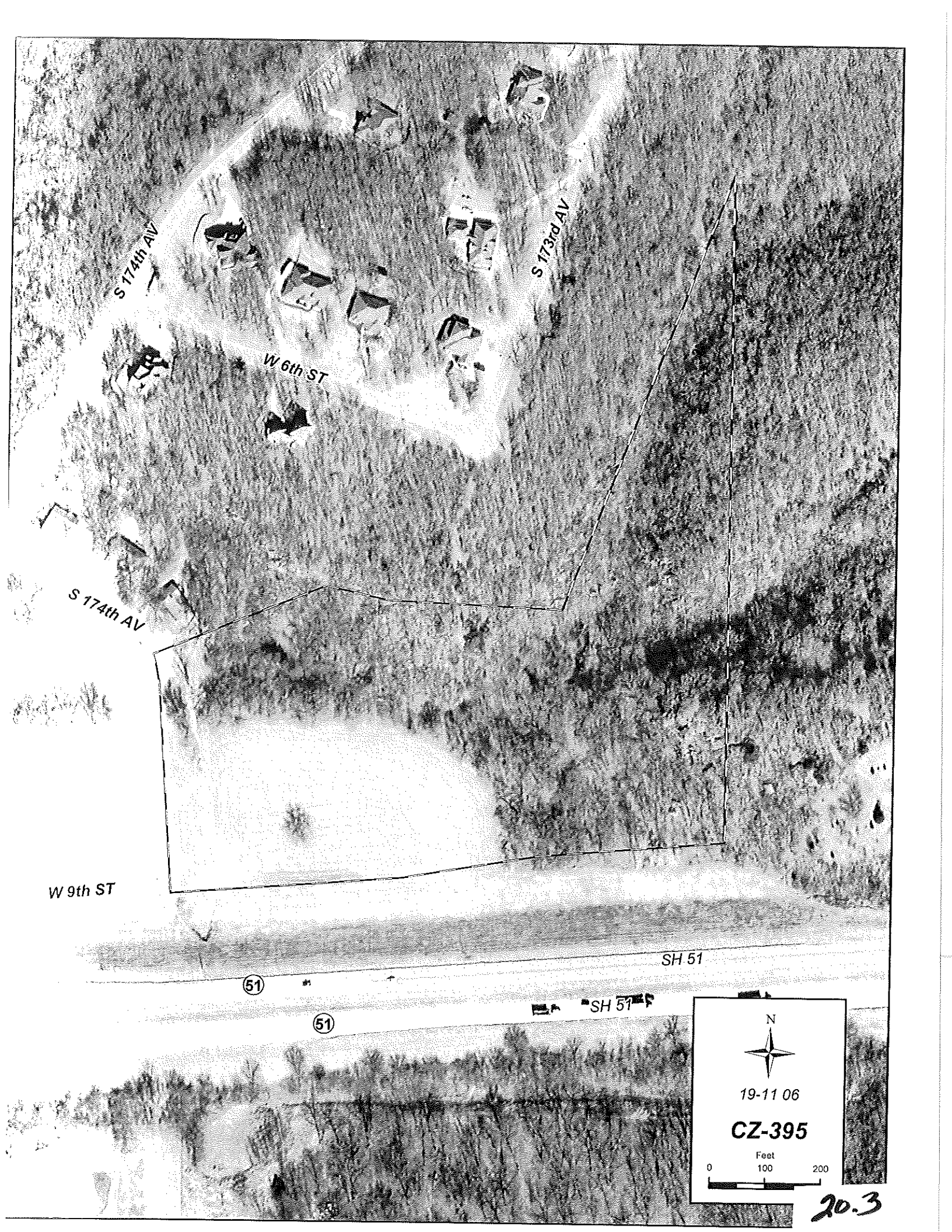
19-11 06

CZ-395

Feet

0 250 500

20.2



S 174th AV

S 173rd AV

W 6th ST

S 174th AV

W 9th ST

SH 51

51

51

SH 51



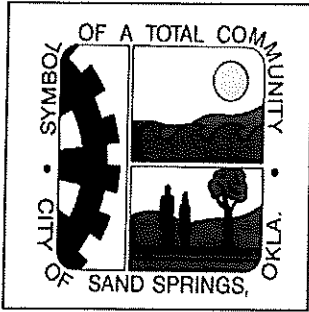
19-11 06

CZ-395

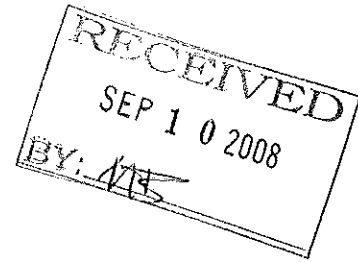
Feet

0 100 200

20.3



PLANNING AND DEVELOPMENT
City of Sand Springs
100 East Broadway
P.O. Box 338
Sand Springs, OK 74063-0338
Tel 918-246-2575
Fax 918-245-1460



MEMORANDUM

TO: Tulsa Metropolitan Area Planning Commission

FROM: Rachel Clyne, Planner Director

DATE: September 10, 2008

SUBJECT: CZ-395 – Request to rezone $\pm$ 13.6 acres from AG to CG generally located on the northeast corner of W. 9th St. S. and S. 174th Ave. W. in Tulsa County, Oklahoma

The City of Sand Springs Planning staff has reviewed the above reference application for rezoning. Rezoning requests must show consistency with the overall designation of land uses as depicted on the City of Sand Springs Comprehensive Plan Map, which includes agricultural, residential, commercial, and industrial land uses and their densities. From a land use standpoint, the proposed use is in conflict with the Sand Springs Comprehensive Plan Map. The Comprehensive Plan Map designates the subject property as a Low Intensity- Residential land use.

City planning staff determines the subject property, under the proposed zoning district, as incompatible with surrounding areas. Based on the review, the City of Sand Springs Planning staff recommends the Tulsa Metropolitan Area Planning Commission recommend the Board of County Commissioners deny this request to rezone the subject property from AG to CG.

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-395

TRS 9106

Atlas 0

CZM 34

PD- County

TMAPC Hearing Date: September 17, 2008

Applicant: Donald L Jernigan

Tract Size: 13.6± acres / 592,416±
square feet

ADDRESS/GENERAL LOCATION: Northeast corner of West 9th Street South and South
174th West Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

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

PROPOSED ZONING: CG

PROPOSED USE: Commercial

RELEVANT ZONING HISTORY:

CBOA-2231 September 16, 2006: The County Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS district, with condition of a maximum of eight vehicles parked overnight and no outside storage on property located at 17628 West 8th Street and west of subject property.

CZ-300 April 2002: All concurred in denial of the request to rezone property from AG to CG zoning and approval of CS zoning on a 5± acre tract of land for commercial use and outdoor advertising on property located on the southeast corner of West Highway 412 and South 177th West Avenue and southwest of subject property.

CBOA-1934 January 15, 2002: The County Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS district, with conditions of horse trailers only, no auto or truck sales on property located on the north side of West 9th Street and East of North 175th West Avenue and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13.6± acres in size and is located at the northeast corner of West 9th Street South and South 174th West Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 9 th Street South	N/A	N/A	2
South 174 th West Avenue	N/A	N/A	2

20.5

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by large-lot single-family residential use, zoned RE; on the south by S.H. 51, zoned AG; and on the west by vacant land and a commercial use, zoned CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Sand Springs Comprehensive Plan designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the requested CG zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Sand Springs Plan, staff cannot support the requested CG zoning and therefore recommends **DENIAL** of CG zoning for CZ-395.

09/17/08

2009 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on Wednesdays at 1:30 p.m. in the One Technology Center, City Hall, City Council Room, 2nd Floor, 100 South Cincinnati.

Regular work sessions of the TMAPC are held on the third meeting of each month following regular TMAPC business in the One Technology Center, City Hall, City Council Room, 2nd Floor, 100 South Cincinnati.

JANUARY	FEBRUARY	MARCH
7th	4th	4th
21st	18th	18th
28th meeting and worksession	25th meeting and worksession	25th meeting and worksession
APRIL	MAY	JUNE
1st	6th	3 rd
15th	20th	17th
22nd meeting and worksession	27th meeting and worksession	24th meeting and worksession
JULY	AUGUST	SEPTEMBER
1st	5th	2nd
15th	19th	16th
22nd meeting and worksession	26 th meeting and worksession	23 rd meeting and worksession
OCTOBER	NOVEMBER	DECEMBER
7th	4th	2nd
21st	18th meeting and worksession	16th meeting and worksession
28 th meeting and worksession		

09-02-08

21.1