

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2528

October 1, 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:

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.

1. **LS-20246** – Jim Bigelow (9306)/Lot-Split (PD 4) (CD 4)
Southeast corner of South Yorktown Avenue and East 6th Street, 601
South Yorktown Avenue
2. **LS-20250** – Sack & Associates (8317)/Lot-Split (PD 18-B) (CD 2)
Northwest corner of 91st Street and South Delaware Ave,
3. **LS-20251** – Lou Reynolds (9317)/Lot-Split (PD 6) (CD 9)
South of East 27th Place and West of South Birmingham Place
4. **LS-20252** – Lou Reynolds (0407)/Lot-Split (PD 16) (CD 3)
North Mingo Road and 56th Street North
5. **LS-20253** – Lou Reynolds (9317)/Lot-Split (PD 6) (CD 9)
South of East 27th Place and West of South Birmingham Place
6. **LS-20254** Sack & Associates (8418)/Lot-Split (PD 18) (CD 8)
Southwest corner of East 81st Street and South Garnett Road
7. **LS-20255** – Sack & Associates (8418)/Lot-Split (PD 18) (CD 8)
Southwest corner of East 81st Street and South Garnett Road
8. **LC-120** – J. Elliot Nelson (9201)/Lot Combination (PD 4) (CD 4)
South of South Elgin Avenue and East 2nd Street, 402 East 2nd Street

9. **LC-121** – Stevan Phillips (9308)/Lot Combination (PD 4) (CD 4)
Southwest corner of South College Ave and East 13th Street, 1302 South College Avenue
10. **LC-122** – Phuc Vo (9411)/Lot Combination (PD 17) (CD 6)
East of the Northeast corner of 161st East Avenue and 21st Street South, 16933 East 21st Street South
11. **LC-123** – H.W. Tompkins (9318)/Lot Combination (PD 6) (CD 9)
North of East 26th Place and South Rockford Road, 1503 East 26th Place
12. **LC-124** – Sack & Associates (8418)/Lot Combination (PD18) (CD 8)
Southwest corner of 81st Street and South Garnett Road
13. **LC-125** – Tom McDermitt Co (0319)/Lot Combination (PD 2) (CD 3)
East of North Zunis Avenue and North of East 32nd Place North, 2215 East 32nd Place North,
14. **PUD-641 – Wallace Engineering** (PD-18) (CD-7)
Northwest of the northwest corner of Sheridan Road and 71st Street South (Detail Site Plan for Phase II construction at Montereau in Warren Woods/senior retirement are facility.)
15. **PUD-746 – Steve Benge** (PD-18c) (CD-8)
West of the northwest corner of East 101st Street and South Garnett Road (Detail Site Plan for a residential subdivision wall along 101st Street South and gated entries from 107th and 108th East Avenues.)
16. **PUD-756 – Crafton Tull Sparks/Kevin Vanover** (PD-4) (CD-4)
Northwest corner of 21st Street South and Harvard Avenue (Detail Site Plan for the redevelopment of the QuikTrip store.)
17. **Z-5537-SP-1 – Wallace Engineering/Jim Beach** (PD-18) (CD-8)
South of the southwest corner of 71st Street South and Garnett Road (Detail Site Plan for a 39,000 SF indoor practice facility, modification of an existing softball diamond, and the addition of one new softball diamond.)
18. **PUD-648-A/Z-6001-SP-2 – Sisemore Weisz & Associates, Inc.** (PD-8) (CD-2)
North of the northwest corner of West 71st Street South and South Olympia Avenue (Detail Site Plan for a four story, 101 room Hampton Inn Hotel.)
19. **PUD-306-G-9 – Dave Wiesner** (PD-18b) (CD-2)
Northeast corner South Delaware Avenue and East 95th Street South (Minor Amendment to allow two recycling containers in the parking lot of the Wal-Mart.)
20. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

PUBLIC HEARINGS

21. **Z-7106 – Charles Norman** **RM-2/OL to CS**
Southeast corner of East 41st Street and South Harvard Avenue (PD-6) (CD-9)
(Continued from 8/20/08) (Related to Item 22.)
22. **PUD-761 – Charles Norman** **RM-2/OL/CS to RM-2/OL/CS/PUD**
Southeast corner of East 41st Street and South Harvard Avenue (PUD for (PD-6) (CD-9)
mixed-use development for small businesses, restaurants, offices and
retail shops.) (Continued from 8/20/08) (Related to Item 21.)
23. **Z-7096/PUD-757 – Charles E. Norman** **RS-3/OL to RT/PUD**
North of northwest corner of East 15th Street and South Norfolk Avenue (PD-6) (CD-4)
(PUD for a seven unit town-home development designed for single-
family owners.)
24. **Consider adopting the Elm Creek Basin Master Drainage Plan Map
and Text, as a Part of the Comprehensive Plan for the Tulsa
Metropolitan Area (Resolution 2528:892) (Related to Item 25.)**
25. **Consider amending the District Four Plan Map and Text, a part of
the Comprehensive Plan for the Tulsa Metropolitan Area
(Resolution 2528:891) (Related to Item 24.)**

OTHER BUSINESS

26. **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**

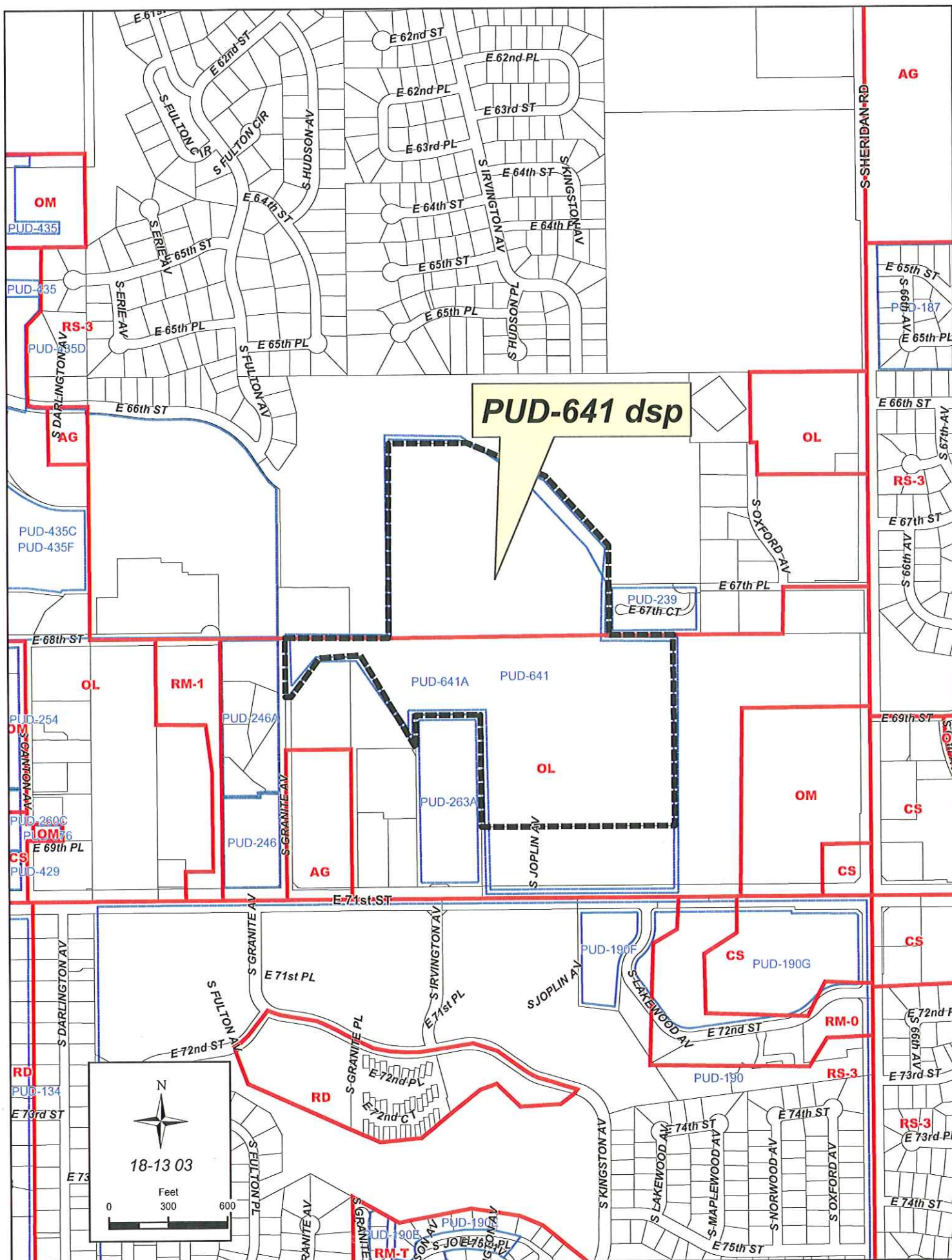
**Exhibits, Petitions, Pictures, etc., presented to the Planning
Commission may be received and deposited in case files to be
maintained at Land Development Services, INCOG.**

**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





October 1, 2008

STAFF RECOMMENDATION

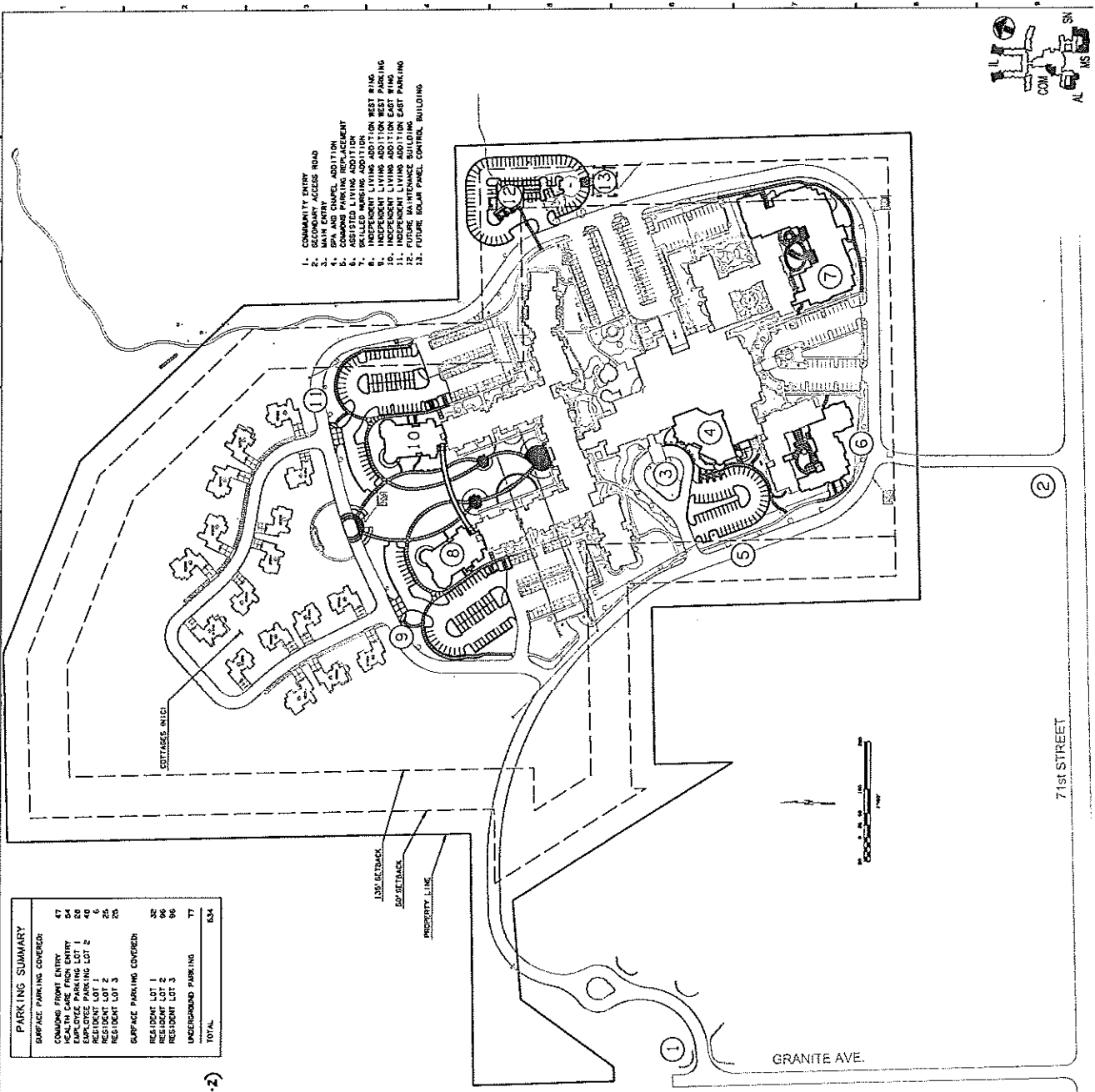
PUD-641: Detail Site Plan – Northwest of the northwest corner of Sheridan Road and 71st Street South; Montereau in Warren Woods; TRS 8303: CZM 53; Atlas 1001; PD 18 CD; 7; RS-3/OL/PUD.

The applicant is requesting approval of a detail site plan for Phase II construction at Montereau in Warren Woods a senior retirement care facility. The proposal is to add 55,215 square feet (sf) of assisted living facility floor space to the existing 71,992 sf, and 234 multi-family dwelling units (du) to the existing 72 units. The PUD permits 158,000 sf of assisted living facility floor space and 346 multi-family dwelling units.

The submitted site plan meets all applicable building floor area, livability space, building height and setback limitations per established PUD standards and minor amendments (minor amendment PUD-641-2 permits 8-story buildings; minor amendment PUD-641-4 allows 2-story or more buildings to be setback 85 feet from the eastern boundary only of the PUD). Parking has been provided per the Zoning Code and no additional landscaping is required per the landscape chapter of the Zoning Code. No additional sight lighting is being added at this time.

Therefore, staff recommends **APPROVAL** of the detail site plan for phase II construction at Montereau in Warren Woods, PUD-641.

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



PUD SITE PLAN - PUD 641
DEVELOPMENT AREA A - 49.74 ACRES

PERMITTED USES:
NURSING HOME, AS INCLUDED WITHIN UNIT 21
SINGLE-FAMILY DWELLINGS, AS INCLUDED WITHIN
UNIT 22
FACILITY, ELDERLY/ADULT RESIDING AND LIFE
CARE, RETIREMENT CENTER, AS INCLUDED WITHIN
UNIT 23

PROPOSED USES:
ASSISTED LIVING/INDEPENDENT LIVING, ACCESSORY USES
MAXIMUM BUILDING FLOOR AREA PERMITTED OF ASSISTED LIVING/INDEPENDENT LIVING: 100,000 SF
EXISTING ASSISTED LIVING/INDEPENDENT LIVING: 71,992 SF
PROPOSED ASSISTED LIVING/INDEPENDENT LIVING: 54,215 SF
TOTAL ASSISTED LIVING/INDEPENDENT LIVING: 127,007 SF
MAXIMUM BUILDING HEIGHT PERMITTED: 8 STORIES (SEE MINOR AMENDMENT, PUD-641-2)
MINIMUM BUILDING HEIGHT PERMITTED: 8 STORIES
MINIMUM BUILDING SETBACKS REQUIRED:
ONE STORY BUILDINGS FROM DEVELOPMENT AREA BOUNDARIES: 50'
TWO OR MORE STORY BUILDINGS FROM DEVELOPMENT AREA BOUNDARIES: 60'
TWO OR MORE STORY BUILDINGS FROM OTHER DEVELOPMENT AREA BOUNDARIES: 60'
MAXIMUM NUMBER OF INDEPENDENT LIVING MULTI-FAMILY DWELLING UNITS: 346
NUMBER OF INDEPENDENT LIVING MULTI-FAMILY DWELLING UNITS PROPOSED: 306
LIABILITY SPACE PER DWELLING UNIT REQUIRED: 600 SF
LIABILITY SPACE PROVIDED IS IN EXCESS OF 2,000 SF PER DU.
NOTE TO THE COMPLEXITY OF THE LIABILITY SPACE AREA CALCULATION
THE LIABILITY SPACE AREA IS BASED ON THE LANDSCAPE AREA WHICH IS
SMALLER THAN THE LIABILITY SPACE AREA.
MAXIMUM LAND COVERAGE OF BUILDINGS ALLOWED: 30%
MAXIMUM LAND COVERAGE OF BUILDINGS PROVIDED: 12.7%
OFF STREET PARKING REQUIRED: 339
OFF STREET PARKING PROVIDED: 534
LANDSCAPE AREA REQUIRED: 306 (850,000 SF)
MINIMUM LANDSCAPE AREA PROVIDED: 318 (871,000 SF)
STREET YARD LANDSCAPE AREA REQUIRED: REFER TO APPROVED LANDSCAPE PLAN
STREET YARD LANDSCAPE AREA PROVIDED: REFER TO APPROVED LANDSCAPE PLAN
STREET YARD LANDSCAPE AREA REQUIRED: REFER TO APPROVED LANDSCAPE PLAN
STREET YARD LANDSCAPE AREA PROVIDED: REFER TO APPROVED LANDSCAPE PLAN
ADDITIONAL LANDSCAPE AREA REQUIRED: NONE
MAXIMUM LIGHTING HEIGHT PERMITTED: NOT APPLICABLE
NOTE:
1. NO OUTDOOR TRASH DUMPSTERS ON SITE
STORAGE AND COLLECTION OF DEBRIS IS
INTERNAL TO BUILDINGS

PARKING SUMMARY

SURFACE PARKING COVERED	
COMMON FRONT ENTRY	47
COMMON BACK ENTRY	20
EMPLOYEE PARKING LOT 1	20
EMPLOYEE PARKING LOT 2	40
RESIDENT LOT 1	6
RESIDENT LOT 2	20
RESIDENT LOT 3	20
SURFACE PARKING COVERED	
RESIDENT LOT 1	32
RESIDENT LOT 2	96
RESIDENT LOT 3	96
UNDERGROUND PARKING	77
TOTAL	634

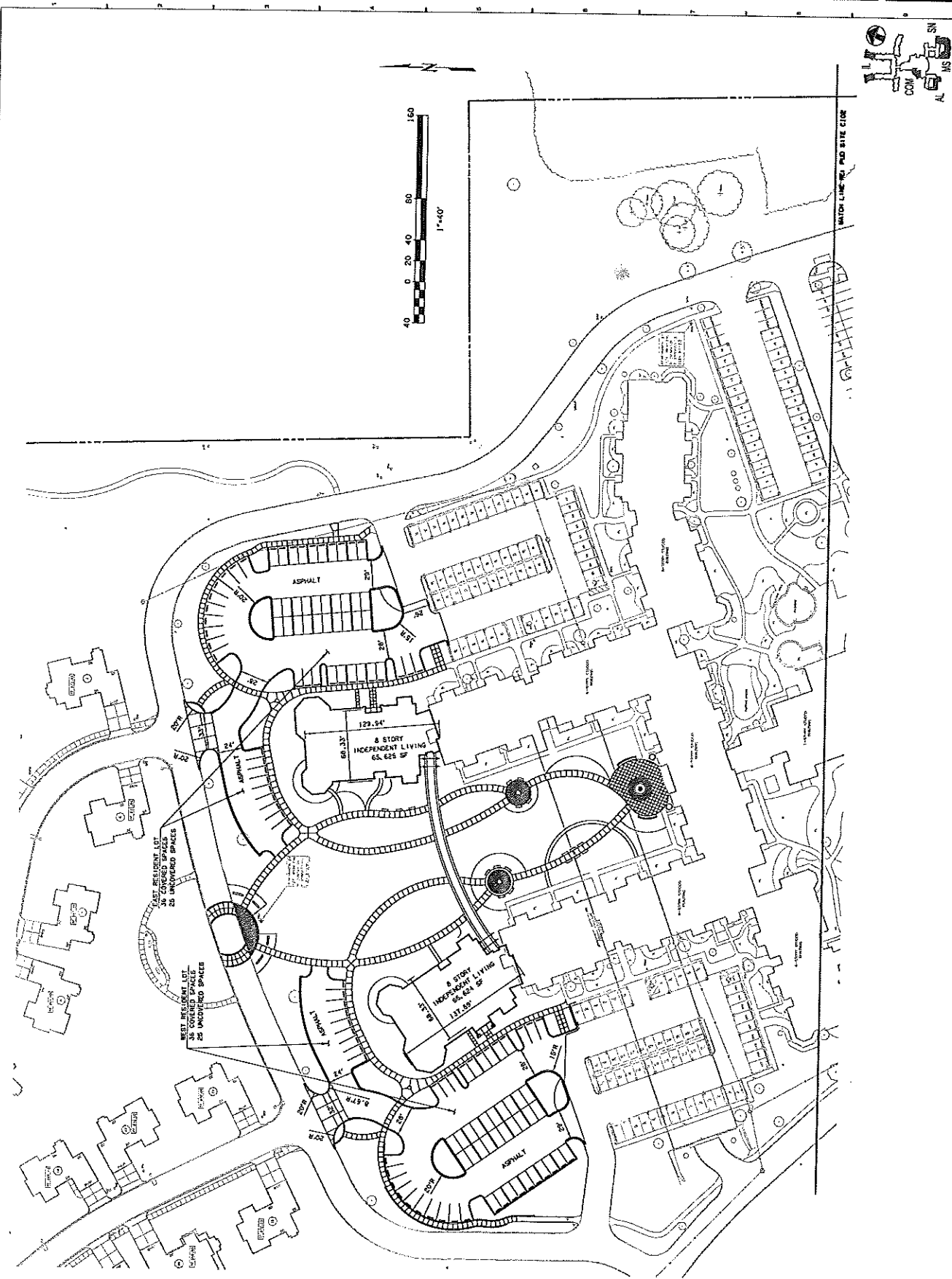
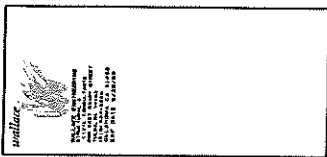
LOCATION MAP
SCALE: 1" = 100'

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PROJECT OVERVIEW

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MONTEREAU
PHASE 2
Tulsa, Oklahoma
6600 South Curtis Avenue
Tulsa, OK 74138



14.6

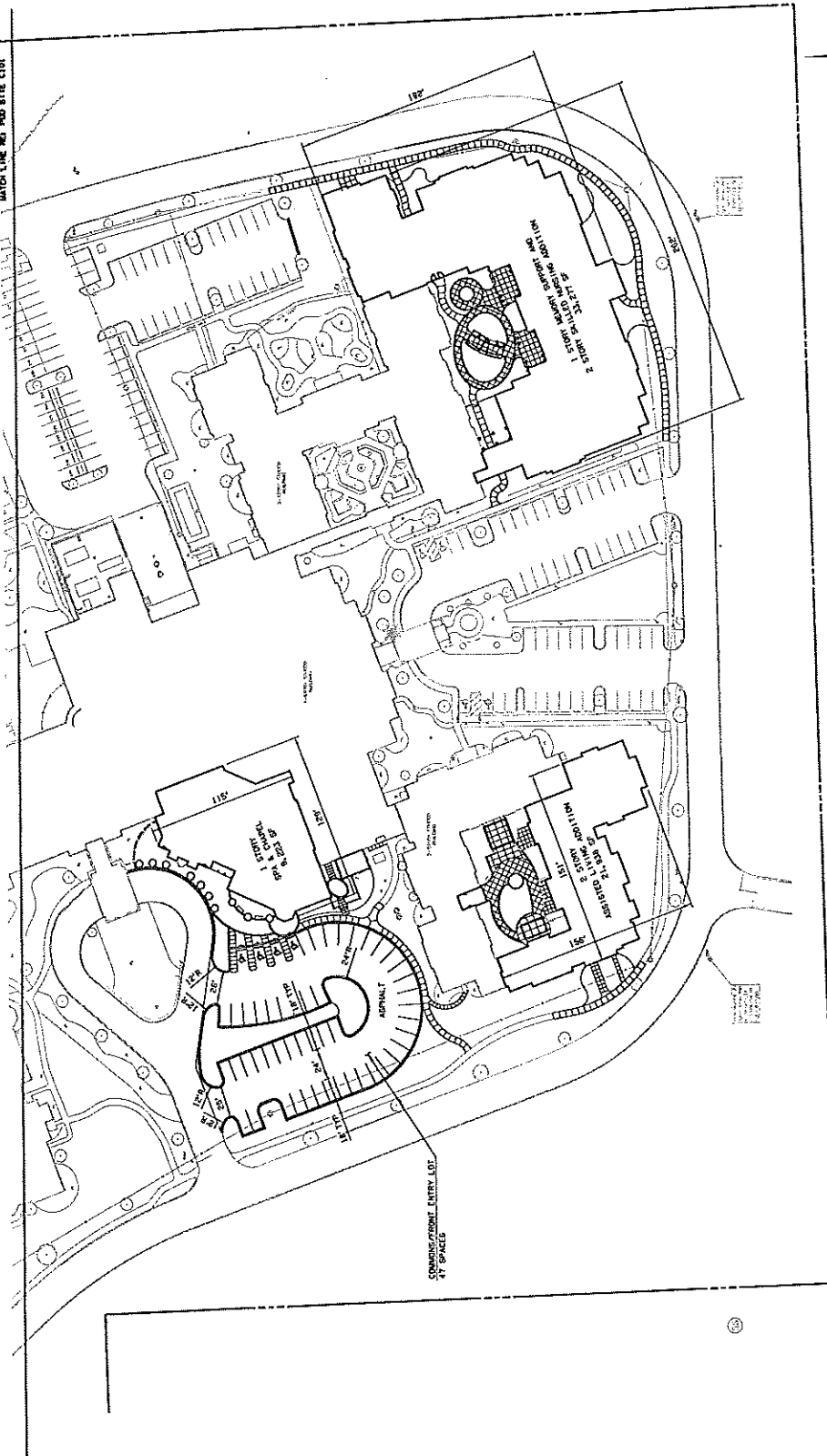
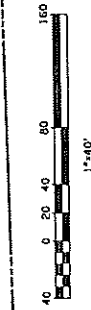
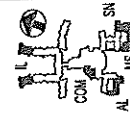
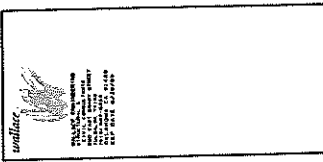
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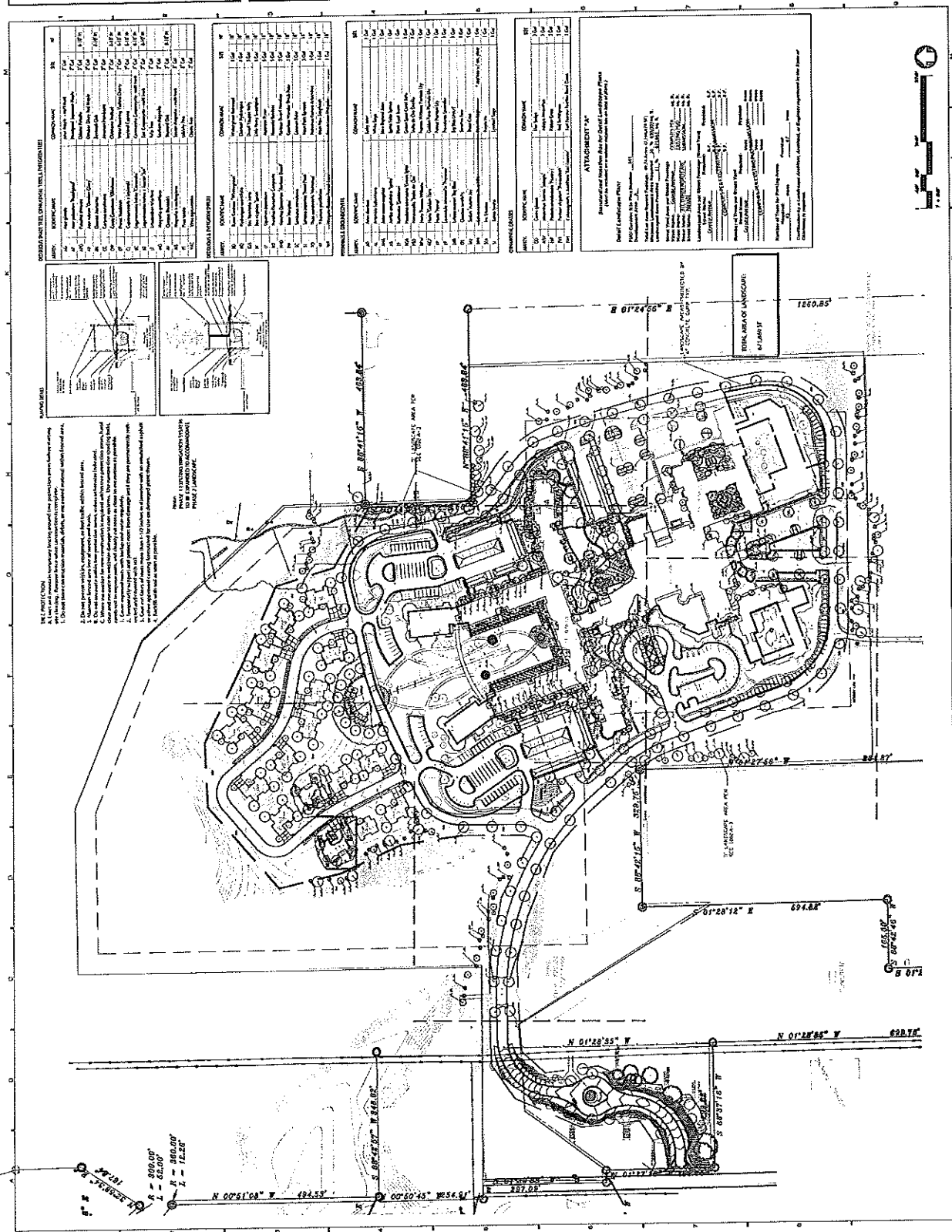
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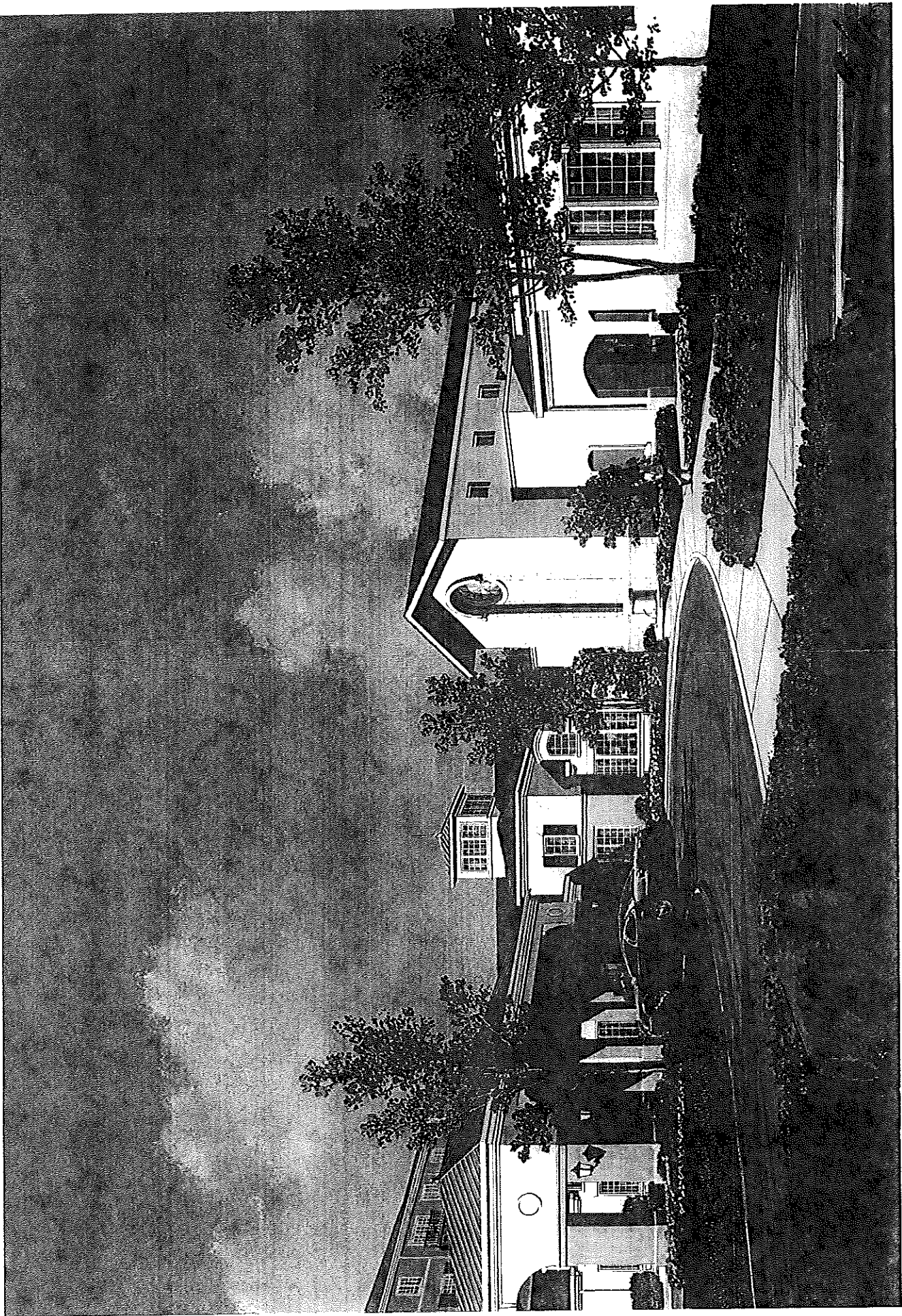
PHASE 2
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 6500 South Central Avenue
 Tulsa, OK 74136

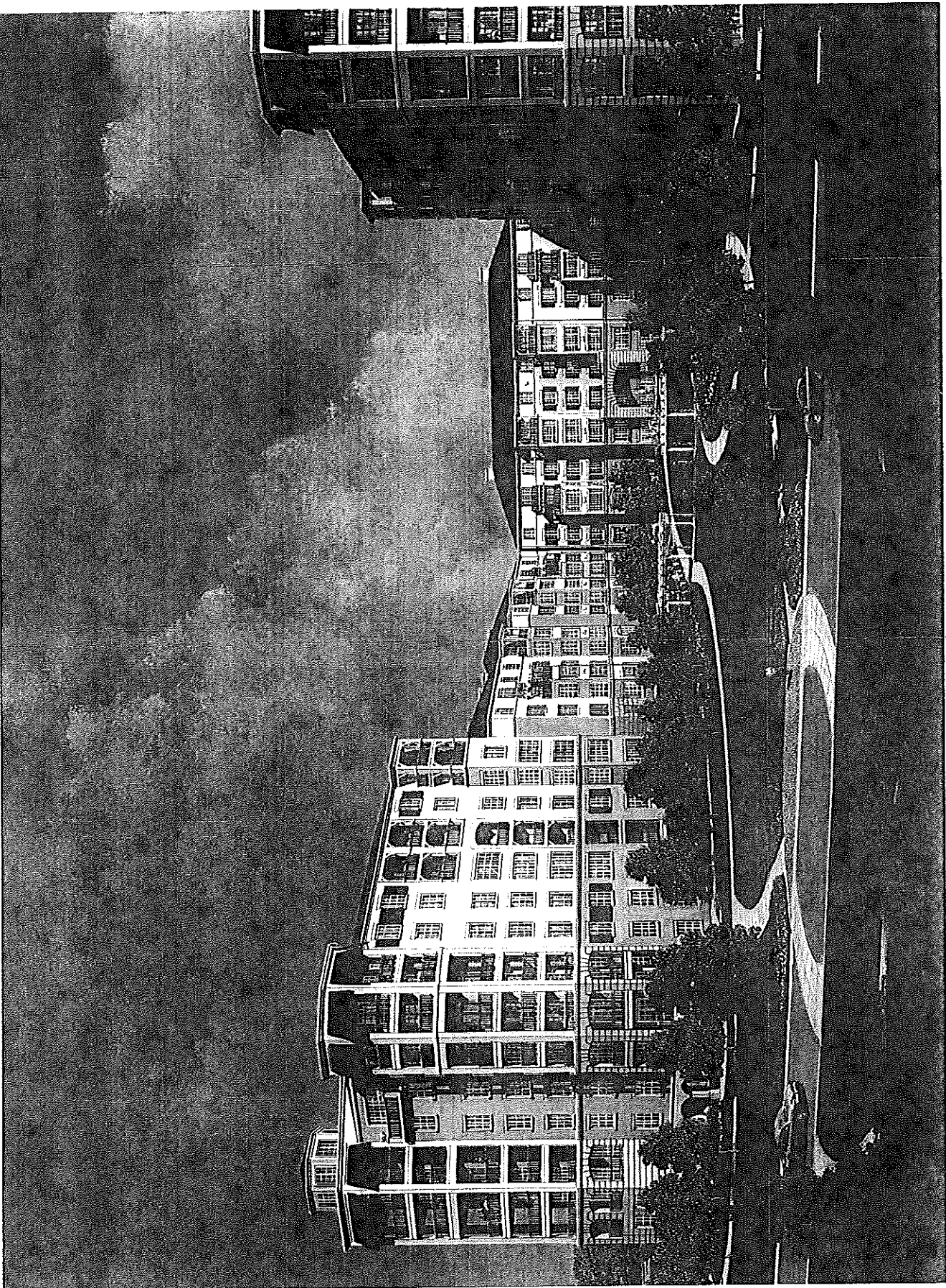
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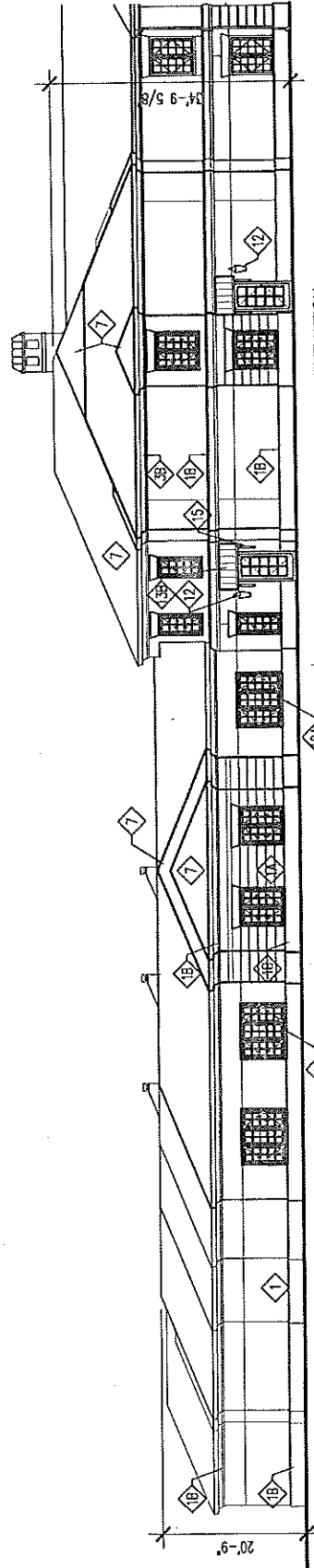






EXTERIOR ELEVATION KEY-NOTES

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| 1 MD E.L.F.S. SYSTEM (TYP.) | 30 PTD. FCB SOFFIT OR TRIM | 108 GFR SURROUND W/ ELASTOMERIC COATING | 148 PTD. STL GUARDRAIL |
| 14 MD E.L.F.S. SYSTEM W/ HORIZ REVEALS | 4 PARAPET & CAP | 109 GFR COLUMN WRAP W/ ELASTOMERIC COATING | 149 ORNAMENTAL STL GUARDRAIL |
| 18 MD E.L.F.S. BELT-COURSE OR BASE | 5 ASPHALT SHINGLES (MATCH EXST.) | 110 PRE-FINISHED SHUTTERS | 150 DECORATIVE BRACKET |
| 24 STONE VENEER | 6 FLAT SEAM METAL ROOF (MATCH EXST.) | 111 WALL SCONCE MOUNTED @ 8"-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP) | 151 DECORATIVE BRACKET |
| 28 STONE SILL | 7 METAL ROOF SHINGLES (MATCH EXST.) | 112 CANVAS AWNING | 152 DECORATIVE URN |
| 32 STONE SURROUND | 8 MECH. LOUVER OR VENTS | 113 METAL AWNING | 153 MEDALLION |
| 36 FASCIA | 9 GUTTER & RD. DOWNSPOUT | | |
| 40 FRIEZE - ALUM. MOLDING | 109 GFR SILL W/ ELASTOMERIC COATING | | |



1 SKILLED NURSING ADDITION - EAST ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING L.I.A.O.
BUILDING COLOR TO MATCH EXISTING

1/8" = 1'-0"

Sheet Title
ELEVATIONS

Project Name
Northwest Phase 2

Project No
06022

Date
August 1, 2008

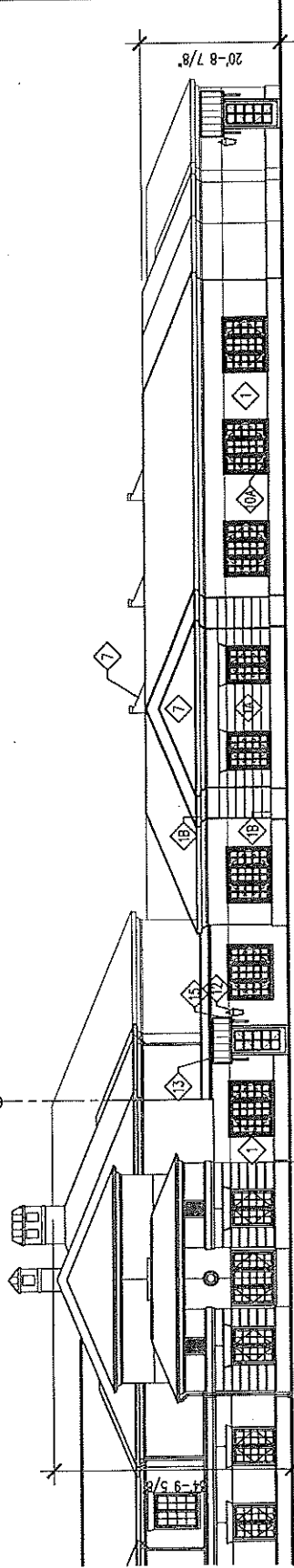
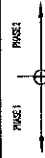
Scale
1/8" = 1'-0"

CSD Architects
2001 North Loop West, Suite 400
Dallas, TX 75202
www.csdarch.com
j.pugh@csdarch.com

14.13

EXTERIOR ELEVATION KEY-NOTES

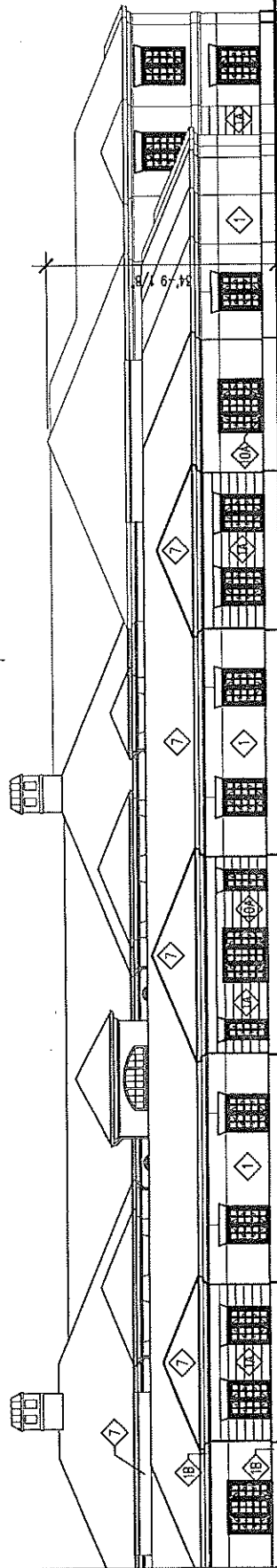
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| 1A MD EL.F.S. SYSTEM W/ HORIZ. REVEALS | 4 PASAPET & CAP | 40 GFC COLUMN WRAP W/ ELASTOMERIC COATING | 44 ORNAMENTAL STL GUARDRAIL |
| 1B MD EL.F.S. BELT-COURSE OR BASE | 5 ASPHALT SHINGLES (MATCH EXIST.) | 40 PRE-FINISHED SHUTTERS | 45 DECORATIVE BRACKET |
| 2A STONE VENEER | 6 FLAT SEAM METAL ROOF (MATCH EXIST.) | 12 WALL SCORCE MOUNTED @ 8'-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP) | 45 DECORATIVE BRACKET |
| 2B STONE SILL | 7 METAL ROOF SHINGLES (MATCH EXIST.) | 30 CANVAS AWNING | 46 DECORATIVE URN |
| 2C STONE SURROUND | 8 MECH. LOUVER OR VENTS | 30 METAL AWNING | 47 MEDALLION |
| 3A FASCIA | 9 GUTTER & RD. DOWNSPOUT | | |
| 3B FRIEZE - ALUM. MOLDING | 40 GFC SILL W/ ELASTOMERIC COATING | | |



1 SKILLED NURSING ADDITION - WEST ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING UNDO.
BUILDING COLOR TO MATCH EXISTING

1/8" = 1'-0"



2 SKILLED NURSING ADDITION - SOUTH ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING UNDO.
BUILDING COLOR TO MATCH EXISTING

1/8" = 1'-0"

Sheet Title
ELEVATIONS

Sheet No.

Scale
1/8" = 1'-0"

Date
August 1, 2008

Project Name
Nursing Phase 2

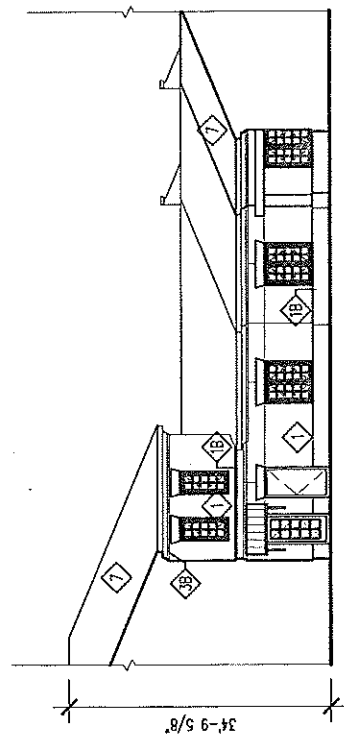
Project No.
06022

CSO Architects
2001 North Loop West, Suite 400
Dallas, TX 75202
www.csoarchitect.com
people@csobut.com

14.14

EXTERIOR ELEVATION KEY-NOTES

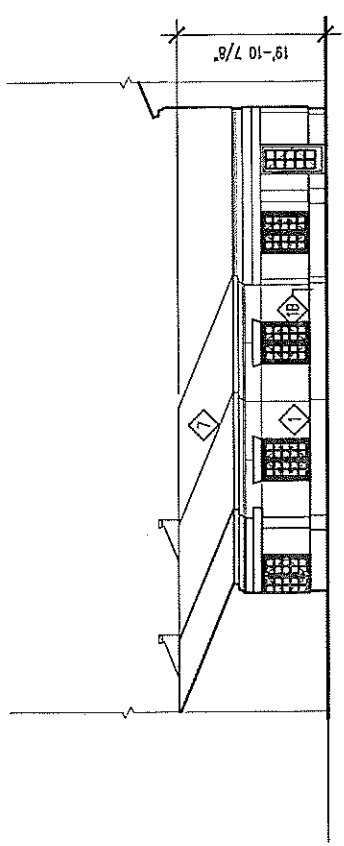
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| 1 MD E.L.F.S. SYSTEM (TYP.) | 30 PTD. FCB SOFFIT OR TRIM | 40 GFR SURROUND W/ ELASTOMERIC COATING | 44 PTD. STL. GUARDRAIL |
| 2 MD E.L.F.S. SYSTEM W/ HORIZ. REVEALS | 4 PARAPET & CAP | 41 GFR COLUMN WRAP W/ ELASTOMERIC COATING | 45 ORNAMENTAL STL. GUARDRAIL |
| 3 MD E.L.F.S. BELT-COURSE OR BASE | 5 ASPHALT SHINGLES (MATCH EXST.) | 42 PRE-FINISHED SHUTTERS | 46 DECORATIVE BRACKET |
| 4 STONE VENEER | 6 FLAT SEAM METAL ROOF (MATCH EXST.) | 43 WALL SCONCE MOUNTED 6'-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4' DEEP) | 47 DECORATIVE BRACKET |
| 5 STONE SILL | 7 METAL ROOF SHINGLES (MATCH EXST.) | 44 CANVAS AWNING | 48 DECORATIVE URN |
| 6 STONE SURROUND | 8 MECH. LOUVER OR VENTS | 45 METAL AWNING | 49 MEDALLION |
| 7 FASCIA | 9 GUTTER & RD. DOWNSPOUT | | |
| 8 FRIEZE - ALUM. MOLDING | 10 GFR SILL W/ ELASTOMERIC COATING | | |



1 MEMORY SUPPORT COURTYARD - EAST ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING U.N.O.
BUILDING COLOR TO MATCH EXISTING

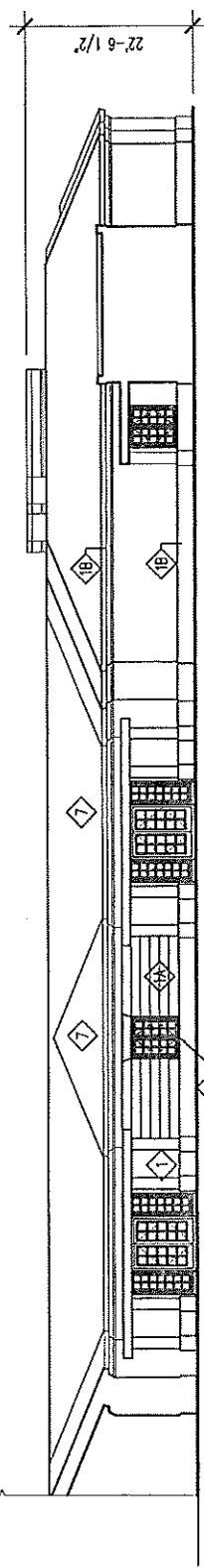
1/16" = 1'-0"



2 MEMORY SUPPORT COURTYARD - WEST ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING U.N.O.
BUILDING COLOR TO MATCH EXISTING

1/16" = 1'-0"



3 MEMORY SUPPORT COURTYARD - SOUTH ELEVATION

NOTE: ALL MATERIALS TO MATCH EXISTING U.N.O.
BUILDING COLOR TO MATCH EXISTING

1/16" = 1'-0"



14.15

CSO

WEST WING - WEST ELEVATION

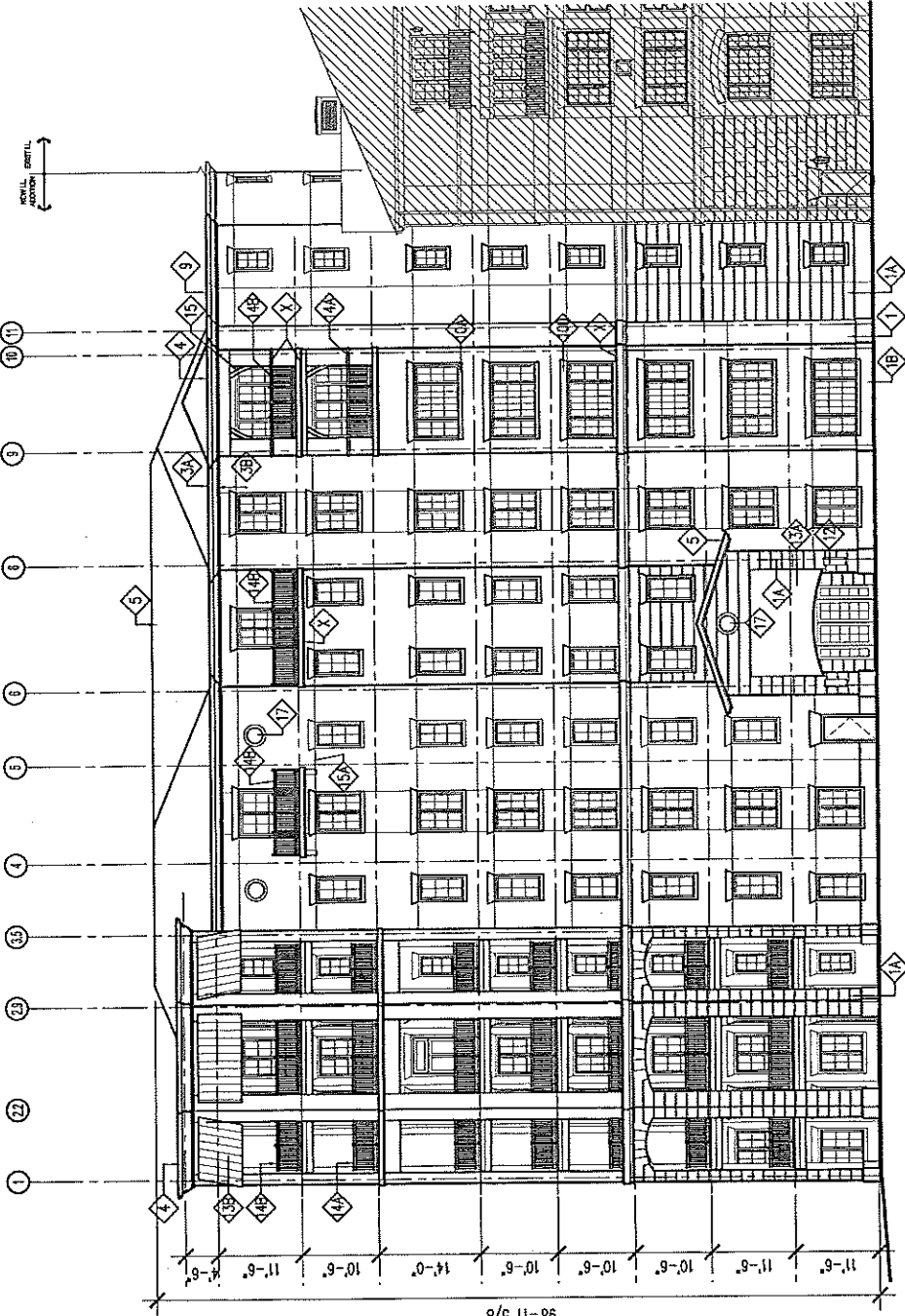
Sheet No.

Sheet Title

ELEVATION KEY-NOTES

- 1 MD E.L.F.S. SYSTEM (TYP.)
- 1A MD E.L.F.S. SYSTEM W/ HORIZ. REVEALS
- 1B MD E.L.F.S. BELT-COURSE OR BASE
- 2A STONE VENEER
- 2B STONE SILL
- 2C STONE SURROUND
- 3A FASCIA
- 3B FRIEZE - ALUM. MOLDING
- 3C PTD. FCB SOFFIT OR TRIM
- 4 PARAPET & CAP
- 5 ASPHALT SHINGLES (MATCH EXIST.)
- 6 FLAT SEAM METAL ROOF (MATCH EXIST.)
- 7 METAL ROOF SHINGLES (MATCH EXIST.)
- 8 MECH. LOUVER OR VENTS
- 9 GUTTER & RD. DOWNSPOUT
- 10A GFRG SILL W/ ELASTOMERIC COATING
- 10B GFRG SURROUND W/ ELASTOMERIC COATING
- 10C GFRG COLUMN WRAP W/ ELASTOMERIC COATING
- 11 PRE-FINISHED SHUTTERS
- 12 WALL SCOTCH MOUNTED @ 6"-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP)
- 13A CANVAS AWNING
- 13B METAL AWNING
- 14A PTD. STL. GUARDRAIL
- 14B ORNAMENTAL STL. GUARDRAIL
- 15 DECORATIVE BRACKET
- 15A DECORATIVE BRACKET
- 16 DECORATIVE URN
- 17 MEDALLION

NOTE: BUILDING COLOR TO MATCH EXISTING



98-11 5/8"

14.14

WEST WING - NORTH ELEVATION (EAST WING SIMILAR)

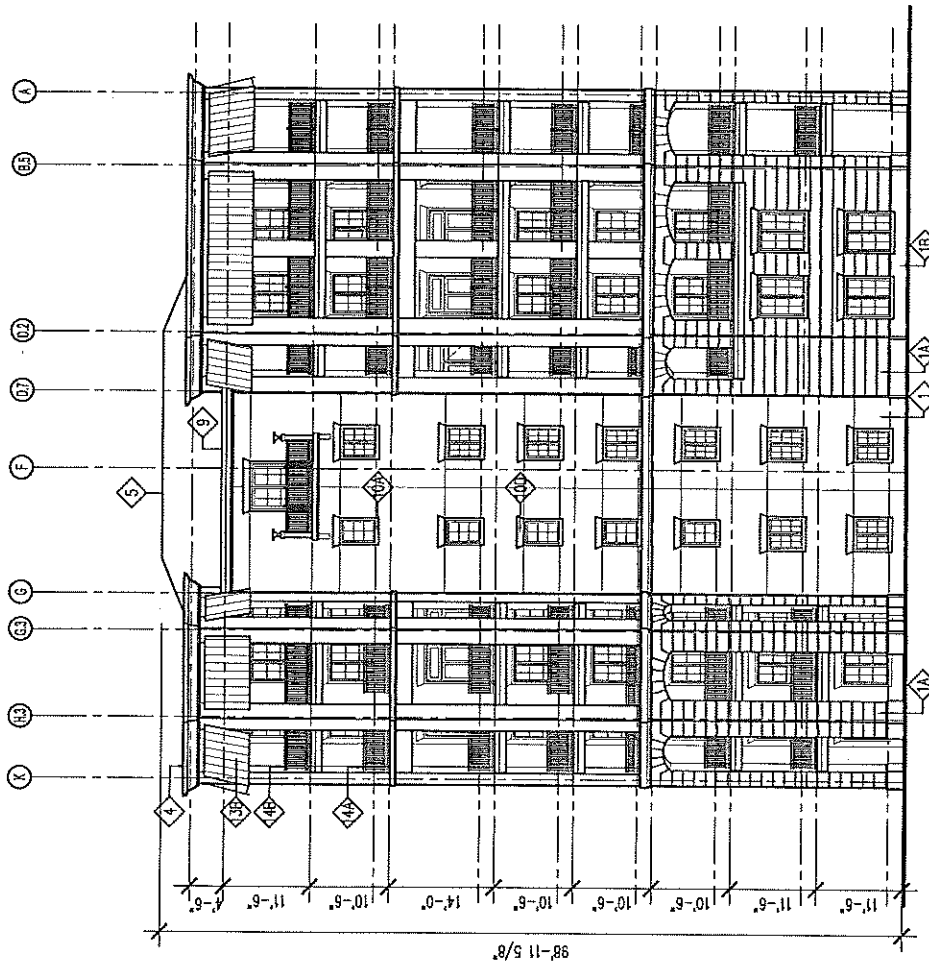
Sheet No.

Sheet Title

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|-----|--|
| 1 | MD EL.F.S. SYSTEM (TYP.) |
| 1A | MD EL.F.S. SYSTEM W/ HORIZ. REVEALS |
| 1B | MD EL.F.S. BELT-COURSE OR BASE |
| 2A | STONE VENEER |
| 2B | STONE SILL |
| 2C | STONE SURROUND |
| 3A | FASCIA |
| 3B | FRIEZE - ALUM. MOLDING |
| 3C | PTD. FCB SOFFIT OR TRIM |
| 4 | PARAPET & CAP |
| 5 | ASPHALT SHINGLES (MATCH EXIST.) |
| 6 | FLAT SEAM METAL ROOF (MATCH EXIST.) |
| 7 | METAL ROOF SHINGLES (MATCH EXIST.) |
| 8 | MECH. LOUVER OR VENTS |
| 9 | GUTTER & RD. DOWNSPOUT |
| 10A | GFCR SILL W/ ELASTOMERIC COATING |
| 10B | GFCR SURROUND W/ ELASTOMERIC COATING |
| 10C | GFCR COLUMN WRAP W/ ELASTOMERIC COATING |
| 11 | PRE-FINISHED SHUTTERS |
| 12 | WALL SOURCE MOUNTED @ 6'-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP) |
| 3A | CANVAS AWNING |
| 3B | METAL AWNING |
| 4A | PTD. STL GUARDRAIL |
| 4B | ORNAMENTAL STL GUARDRAIL |
| 15 | DECORATIVE BRACKET |
| 16 | DECORATIVE BRACKET |
| 17 | DECORATIVE URN |
| 18 | MEDALLION |

ELEVATION KEY-NOTES

NOTE: BUILDING COLOR TO MATCH EXISTING

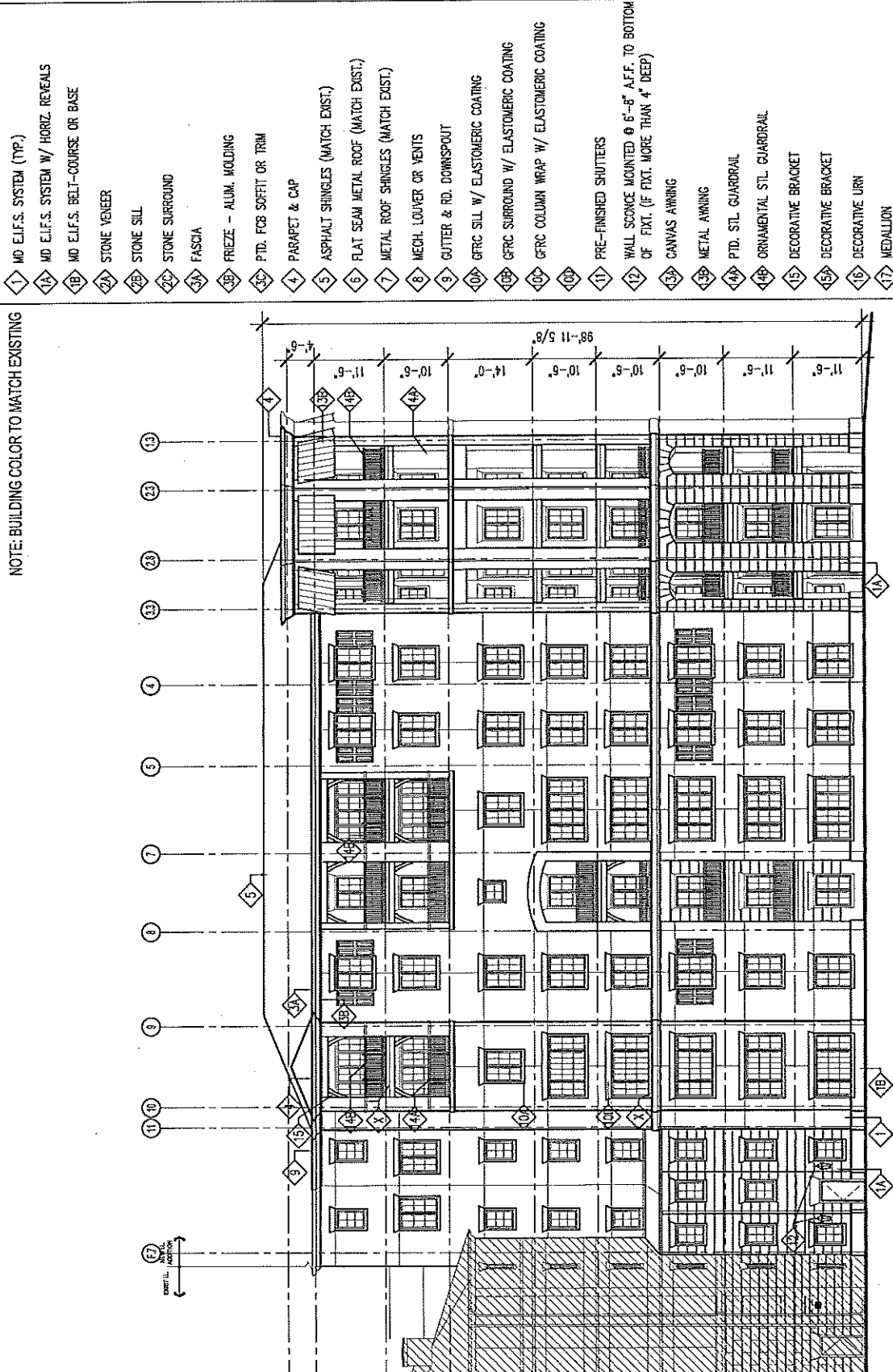


14.17

WEST WING - EAST ELEVATION (EAST WING SIMILAR)

Sheet No.

Scale: 1/16" = 1'-0"



ELEVATION KEY-NOTES

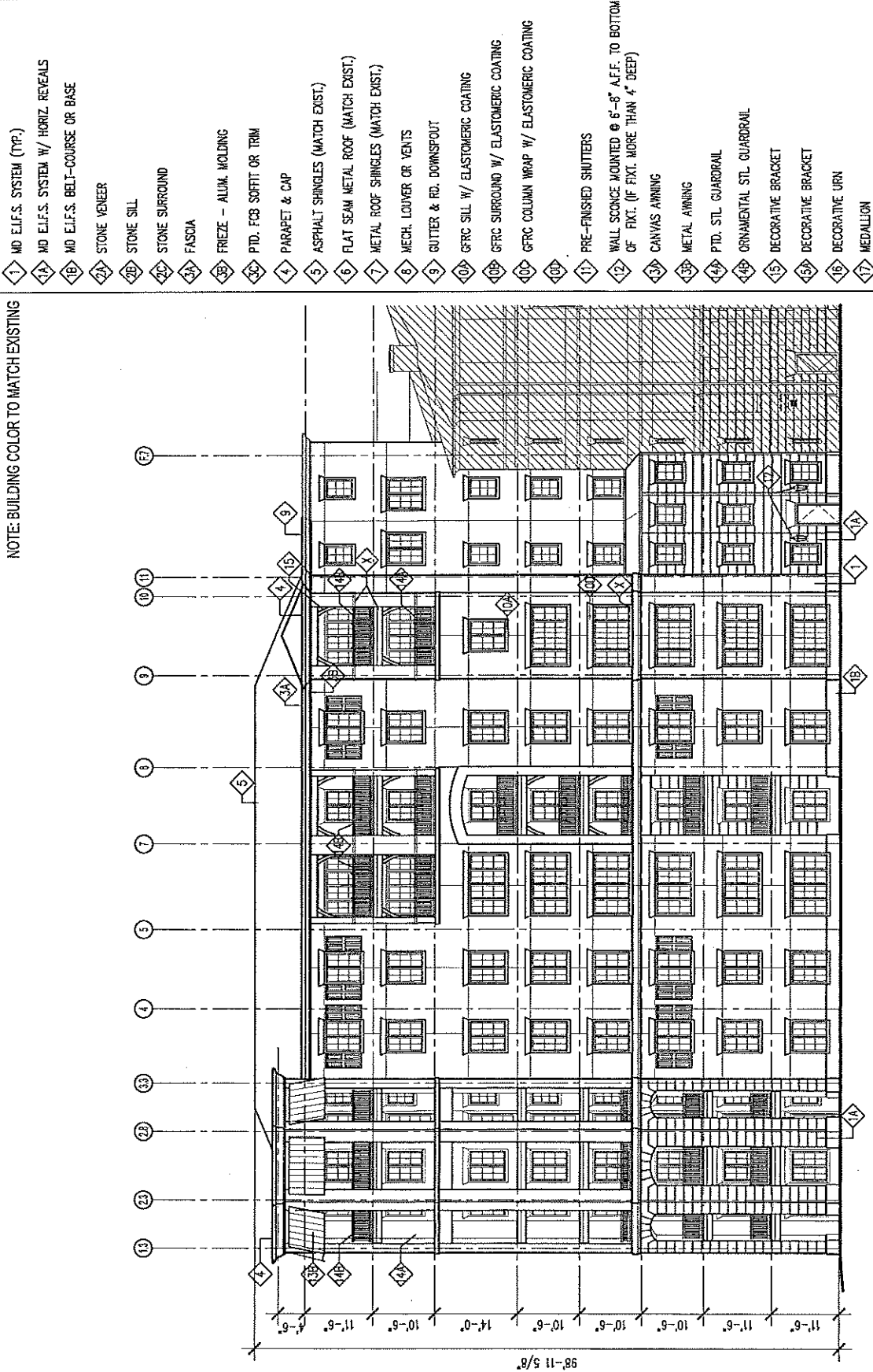
- 1 MD EIF.S. SYSTEM (TYP.)
- 1A MD EIF.S. SYSTEM W/ HORIZ. REVEALS
- 1B MD EIF.S. BELT-COURSE OR BASE
- 2A STONE VENEER
- 2B STONE SILL
- 2C STONE SURROUND
- 3A FASCIA
- 3B FRIEZE - ALUM. MOLDING
- 3C PTD. FCB SOFTT OR TRIM
- 4 PARAPET & CAP
- 5 ASPHALT SHINGLES (MATCH EXIST.)
- 6 FLAT SEAM METAL ROOF (MATCH EXIST.)
- 7 METAL ROOF SHINGLES (MATCH EXIST.)
- 8 MECH. LOUVER OR VENTS
- 9 GUTTER & RD. DOWNSPOUT
- 10A GRC SILL W/ ELASTOMERIC COATING
- 10B GRC SURROUND W/ ELASTOMERIC COATING
- 10C GRC COLUMN WRAP W/ ELASTOMERIC COATING
- 11 PRE-FINISHED SHUTTERS
- 12 WALL SCONCE MOUNTED 6'-6" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP)
- 13A CANVAS AWNING
- 13B METAL AWNING
- 14A PTD. STL. GUARDRAIL
- 14B ORNAMENTAL STL. GUARDRAIL
- 15 DECORATIVE BRACKET
- 15B DECORATIVE BRACKET
- 16 DECORATIVE URN
- 17 MEDALLION

14.18

EAST WING - WEST ELEVATION

Sheet No.

Sheet Title



- 1 MD EL.F.S. SYSTEM (TYP.)
- 1A MD EL.F.S. SYSTEM W/ HORIZ. REVEALS
- 1B MD EL.F.S. BELT-COURSE OR BASE
- 2A STONE VENEER
- 2B STONE SILL
- 2C STONE SURROUND
- 3A FASCIA
- 3B FRIEZE - ALUM. MOLDING
- 3C PTD. FCB SOFFIT OR TRIM
- 4 PARAPET & CAP
- 5 ASPHALT SHINGLES (MATCH EXIST.)
- 6 FLAT SEAM METAL ROOF (MATCH EXIST.)
- 7 METAL ROOF SHINGLES (MATCH EXIST.)
- 8 MECH. LOUVER OR VENTS
- 9 GUTTER & RD. DOWNSPOUT
- 10A GFCR SILL W/ ELASTOMERIC COATING
- 10B GFCR SURROUND W/ ELASTOMERIC COATING
- 10C GFCR COLUMN WRAP W/ ELASTOMERIC COATING
- 11 PRE-FINISHED SHUTTERS
- 12 WALL SCORCE MOUNTED @ 6"-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP)
- 13 CANVAS AWNING
- 14 METAL AWNING
- 14A PTD. STL. GUARDRAIL
- 14B ORNAMENTAL STL. GUARDRAIL
- 15 DECORATIVE BRACKET
- 15A DECORATIVE BRACKET
- 16 DECORATIVE URN
- 17 MEDALLION

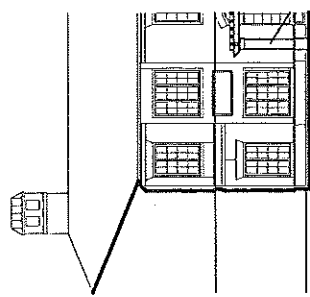
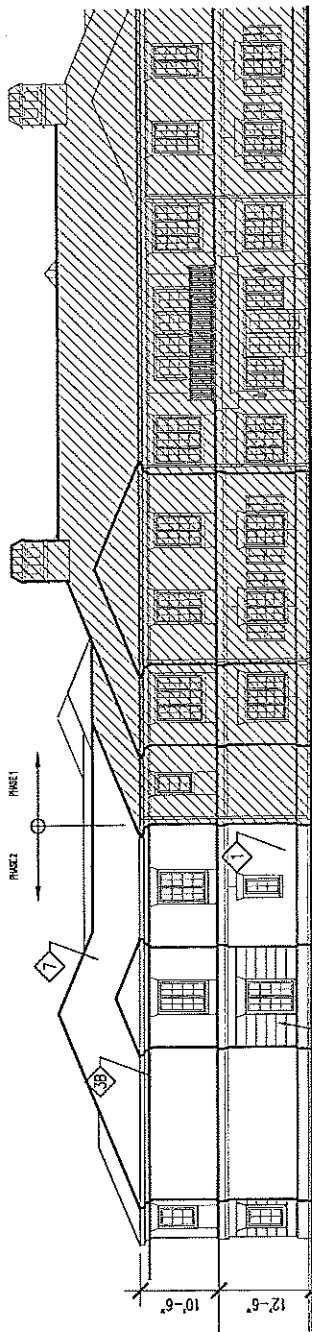
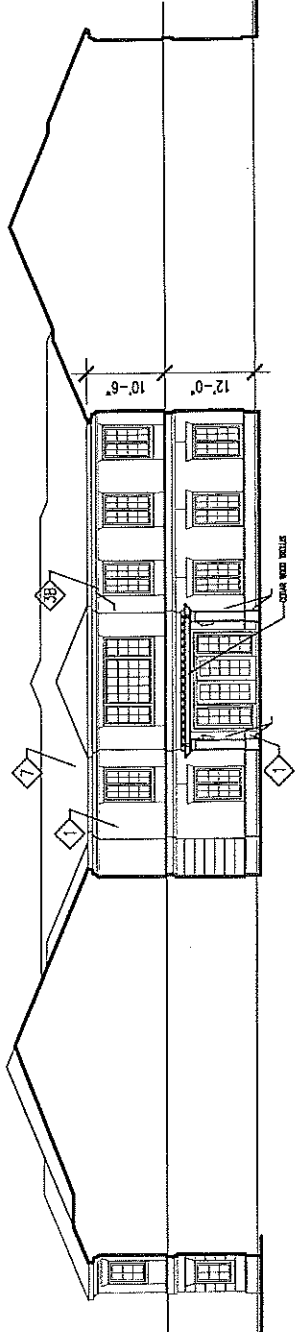
ELEVATION KEY-NOTES

14.19

ASSISTED LIVING WEST & EAST ELEVATIONS

Sheet T3a

NOTE: BUILDING COLOR TO MATCH EXISTING



- | | |
|-----|--|
| 1 | WD EL.F.S. SYSTEM (TYP.) |
| 1A | WD EL.F.S. SYSTEM W/ HORIZ. REVEALS |
| 1B | WD EL.F.S. BELT-COURSE OR BASE |
| 2A | STONE VENEER |
| 2B | STONE SILL |
| 2C | STONE SURROUND |
| 3A | FASCIA |
| 3B | FRIEZE - ALUM. MOLDING |
| 3C | PTD. FCB SOFFIT OR TRIM |
| 4 | PARAPET & CAP |
| 5 | ASPHALT SHINGLES (MATCH EXIST.) |
| 6 | FLAT SEAM METAL ROOF (MATCH EXIST.) |
| 7 | METAL ROOF SHINGLES (MATCH EXIST.) |
| 8 | MECH. LOUVER OR VENTS |
| 9 | GUTTER & RD. DOWNSPOUT |
| 10A | GFCR SILL W/ ELASTOMERIC COATING |
| 10B | GFCR SURROUND W/ ELASTOMERIC COATING |
| 10C | GFCR COLUMN WRAP W/ ELASTOMERIC COATING |
| 10D | |
| 11 | PRE-FINISHED SHUTTERS |
| 12 | WALL SCONCE MOUNTED @ 6'-6" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP) |
| 13A | CANVAS AWNING |
| 13B | METAL AWNING |
| 14A | PTD. STL. GUARDRAIL |
| 14B | ORNAMENTAL STL. GUARDRAIL |
| 15 | DECORATIVE BRACKET |
| 15A | DECORATIVE BRACKET |
| 16 | DECORATIVE URN |
| 17 | MEDALLION |

14.20

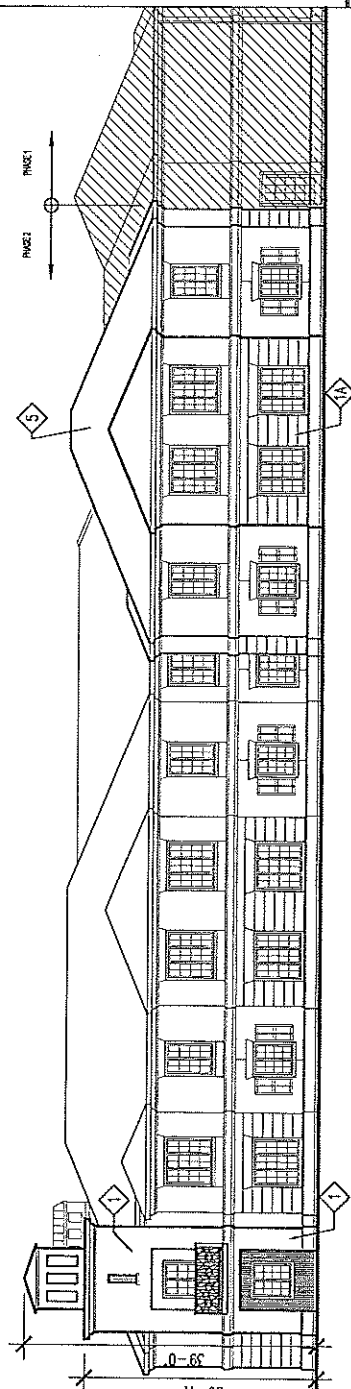
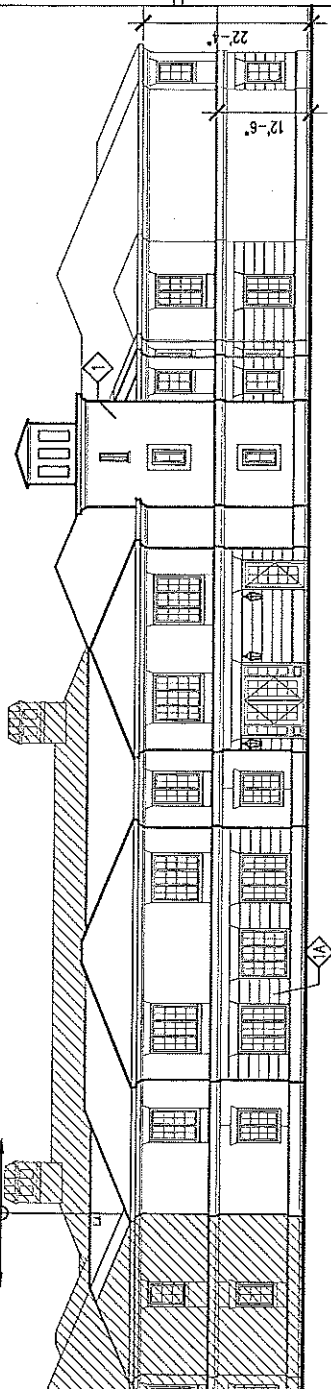
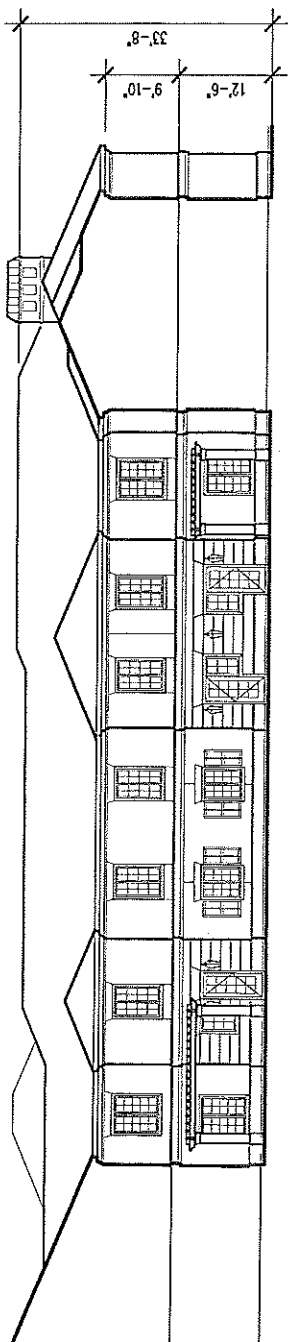
ASSISTED LIVING SOUTH & EAST ELEVATIONS



Sheet No.

Sheet No.

NOTE: BUILDING COLOR TO MATCH EXISTING



- | | |
|-----|--|
| 1 | MD EIF.S. SYSTEM (TYP.) |
| 1A | MD EIF.S. SYSTEM W/ HORIZ. REVEALS |
| 1B | MD EIF.S. BELT-COURSE OR BASE |
| 2A | STONE VENEER |
| 2B | STONE SILL |
| 2C | STONE SURROUND |
| 3A | FASCIA |
| 3B | FRIEZE - ALUM. MOLDING |
| 3C | PTD. FOB SOFFIT OR TRIM |
| 4 | PARAPET & CAP |
| 5 | ASPHALT SHINGLES (MATCH EXST.) |
| 6 | FLAT SEAM METAL ROOF (MATCH EXST.) |
| 7 | METAL ROOF SHINGLES (MATCH EXST.) |
| 8 | MECH. LOUVER OR VENTS |
| 9 | GUTTER & RD. DOWNSPOUT |
| 10 | GRC SILL W/ ELASTOMERIC COATING |
| 10A | GRC SURROUND W/ ELASTOMERIC COATING |
| 10B | GRC COLUMN WRAP W/ ELASTOMERIC COATING |
| 11 | PRE-FINISHED SHUTTERS |
| 12 | WALL SCONCE MOUNTED @ 6'-8" AFF. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4' DEEP) |
| 13A | CANVAS AWNING |
| 13B | METAL AWNING |
| 14A | PTD. STL GUARDRAIL |
| 14B | ORNAMENTAL STL GUARDRAIL |
| 15 | DECORATIVE BRACKET |
| 15A | DECORATIVE BRACKET |
| 16 | DECORATIVE URN |
| 17 | MEDALLION |

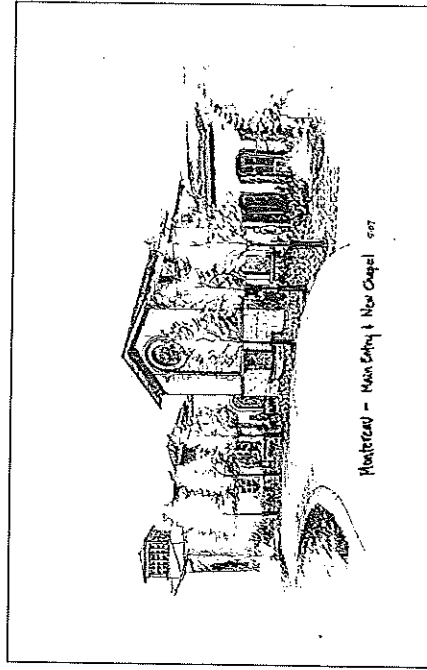
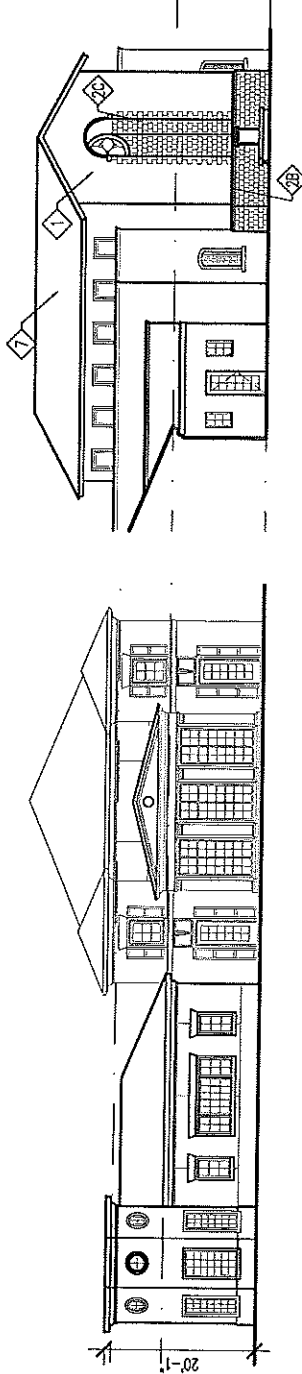
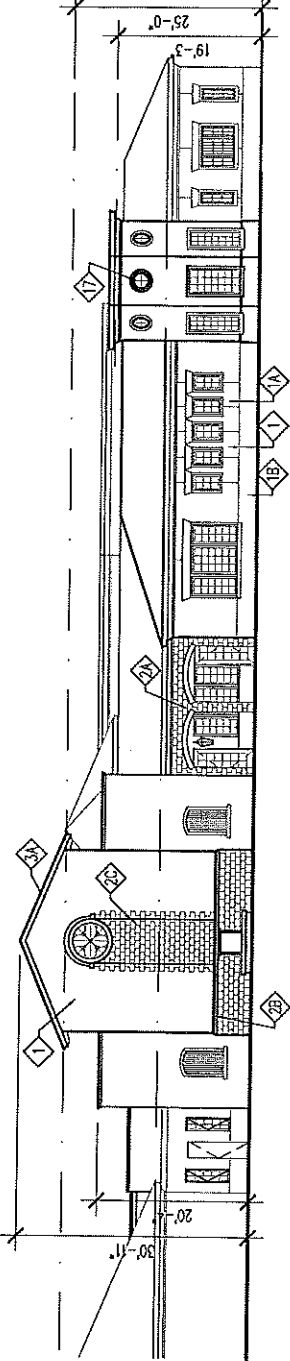
14.21

COMMONS ELEVATIONS

Sheet No.

Sheet Title

NOTE: BUILDING COLOR TO MATCH EXISTING



- | | |
|----|--|
| 1 | MD EL.F.S. SYSTEM (TYP.) |
| 1A | MD EL.F.S. SYSTEM W/ HORIZ. REVEALS |
| 1B | MD EL.F.S. BELT-COURSE OR BASE |
| 2A | STONE VENEER |
| 2B | STONE SILL |
| 3A | STONE SURROUND |
| 3B | FASCIA |
| 4 | FRIEZE - ALUM. MOLDING |
| 5 | PTD. FCB SOFFIT OR TRIM |
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| 7 | ASPHALT SHINGLES (MATCH EXIST.) |
| 8 | FLAT SEAM METAL ROOF (MATCH EXIST.) |
| 9 | METAL ROOF SHINGLES (MATCH EXIST.) |
| 10 | MECH. LOUVER OR VENTS |
| 11 | GUTTER & RD. DOWNSPOUT |
| 12 | GFRG SILL W/ ELASTOMERIC COATING |
| 13 | GFRG SURROUND W/ ELASTOMERIC COATING |
| 14 | GFRG COLUMN WRAP W/ ELASTOMERIC COATING |
| 15 | PRE-FINISHED SHUTTERS |
| 16 | WALL SCORCE MOUNTED @ 6"-8" A.F.F. TO BOTTOM OF FIXT. (IF FIXT. MORE THAN 4" DEEP) |
| 17 | CANVAS AWNING |
| 18 | METAL AWNING |
| 19 | PTD. STL. GUARDRAIL |
| 20 | ORNAMENTAL STL. GUARDRAIL |
| 21 | DECORATIVE BRACKET |
| 22 | DECORATIVE BRACKET |
| 23 | DECORATIVE URN |
| 24 | MEDALLION |

PUD-364

RS-3

GRACE CHAPEL DR

RS-3

AG

Z-7072 / PUD-746

E 99th ST

E 99th PL

S 107th AV

S 108th AV

E 100th ST

E 100th PL

E 101st ST

W ORLANDO CIR

S MIMOSA AV

R-5

R-1

S ORANGE CIR



18-14 19

Feet

0 150 300

15.1



N

Z-7072 / PUD-746

18-14 19

Feet
0 150 300

E 99th PL

S 107th AV

S 108th AV

E 100th ST

SUBJECT
TRACT

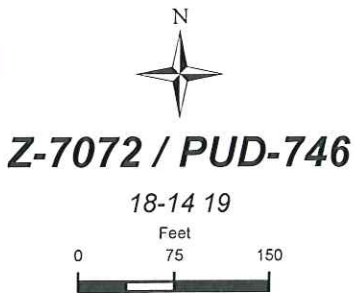
E 100th PL

E 101st ST

W ORLANDO CIR

S ORANGE

S MIMOSA AV



October 1, 2008

STAFF RECOMMENDATION

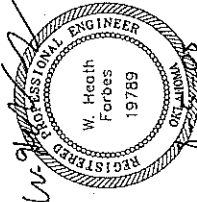
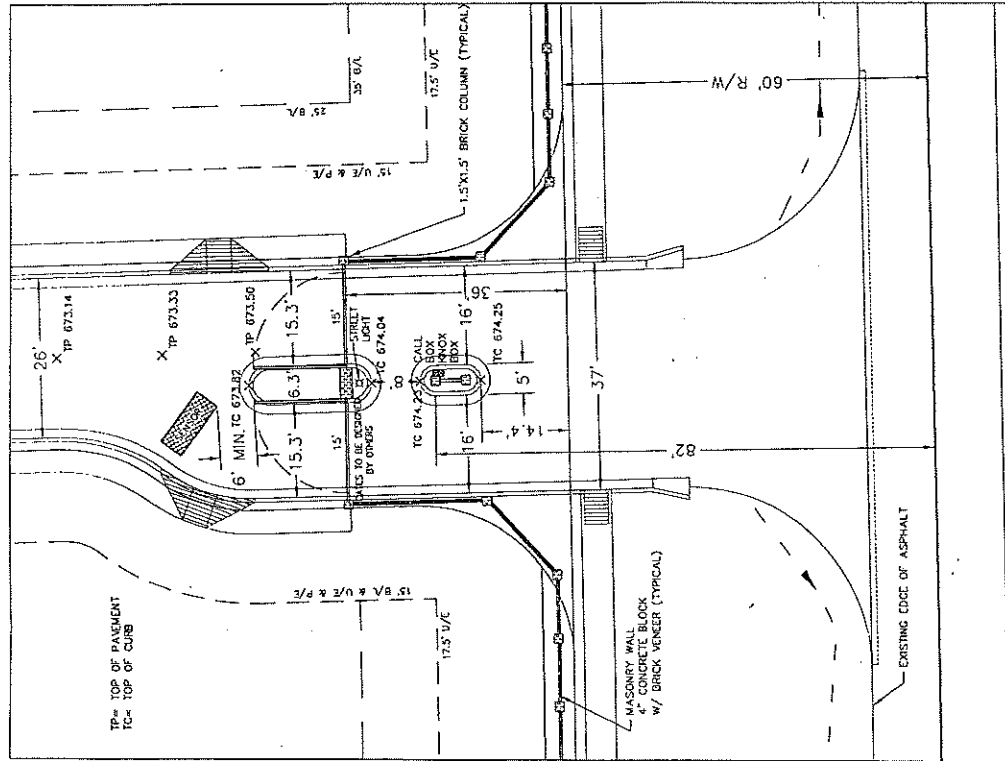
PUD-746: Detail Site Plan – West of the northwest corner of East 101st Street and South Garnett Road; TRS 8419; CZM 58: Atlas 2267; PD 18c CD 8; RS-3/PUD.

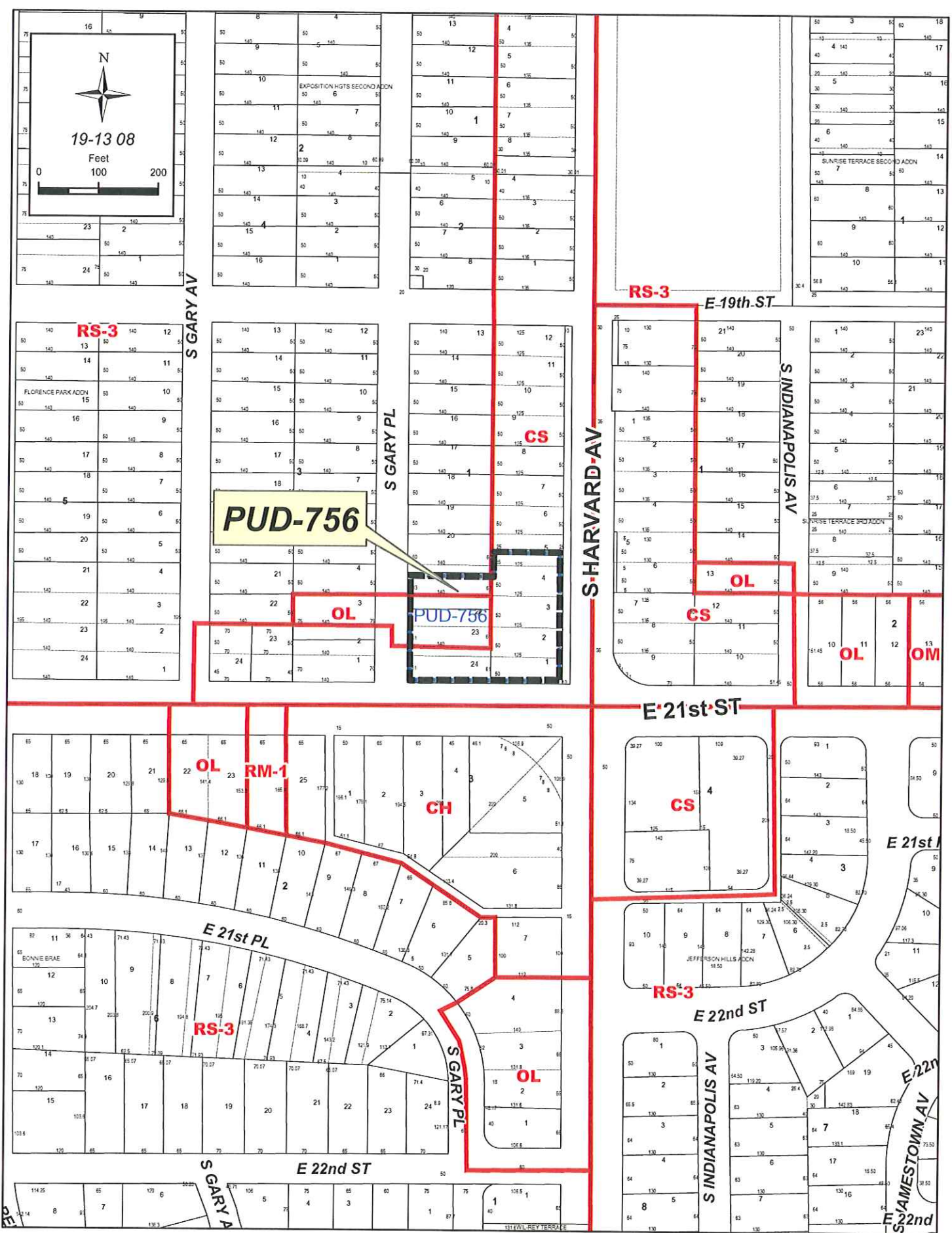
The applicant is requesting approval of a detail site plan for a residential subdivision wall along 101st Street South and gated entries from 107th and 108th East Avenues.

The submitted site plan meets applicable structure height and setback limitations. The proposed gated entries and guardhouses will receive the approval of the City of Tulsa Fire Marshall and City of Tulsa Traffic Engineering, prior to the release of building permits

Therefore, staff recommends **APPROVAL** of the detail site plan for the residential subdivision wall and gated entries for PUD-746.

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







N

PUD-756

19-13 08

Feet

0 100 200



SUBJECT
TRACT

S GARY PL

S HARVARD AV

E 21st ST



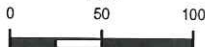
PUD-756

19-13 08

Feet

50

100



16.3

October 1, 2008

STAFF RECOMMENDATION

PUD-756: Detail Site Plan – Northwest corner of 21st Street South and Harvard Avenue; 1946 South Harvard Avenue; TRS 9308; CZM 37; Atlas 56; PD 4 CD 4; RS-3/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for the redevelopment of the QT Store on the northwest corner of 21st Street South and Harvard Avenue. The plan includes demolition of the existing QT Store, and construction of a new 4,555 square foot building and associated fueling facilities further from Harvard Avenue. The proposed use unit – Use unit 13 – Convenience Goods and Services is an allowable use within PUD-756.

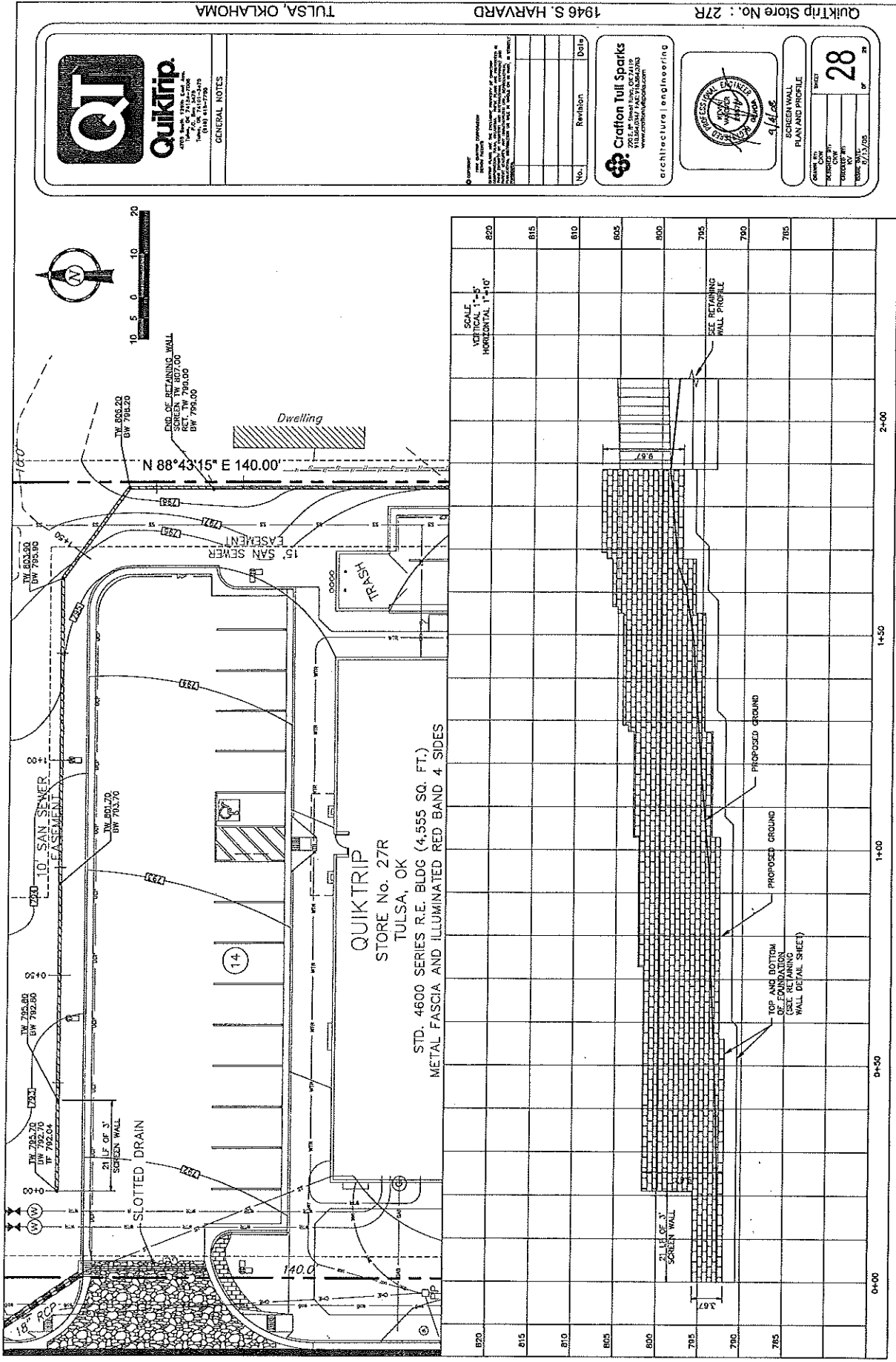
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the Zoning Code, and a solid screening masonry-type wall will be constructed along the north and northeast boundary lines per PUD development standards. A 6' – two sided smooth fence will be constructed on top of the retaining wall on the remainder of the eastern property line. Extensive landscaping and screening is provided along South Gary Place per adopted PUD development standards and submitted conceptual landscape and screening plan. Street side landscaping along Harvard and 21st Street is provided per adopted PUD development standards. All sight lighting will be limited to 22-feet in height and is directed down and away from adjoining properties per application of the Kennebunkport Formula. All equipment, including building mounted is screened from view per adopted development standards and a trash enclosure is provided per PUD requirements. A 6' wide sidewalk will be constructed along Gary Place, 21st Street and Harvard Avenue.

Staff recommends **APPROVAL** of the detail site plan for PUD-756.

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

16.4

16.8



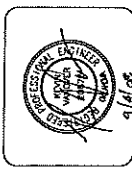
QUIKTRIP
STORE No. 27R
TULSA, OK
STD. 4600 SERIES R.E. BLDG (4,555 SQ. FT.)
METAL FASCIA AND ILLUMINATED RED BAND 4 SIDES



GENERAL NOTES

1946 S. HARVARD
TULSA, OKLAHOMA

Crafton Tull Sparks
2025 S. Street, Suite 201
Tulsa, Oklahoma 74106
www.craftontullsparks.com



QuikTrip Store No. : 27R

No.	Revision	Date

28

9/1/08

PLAN AND PROFILE

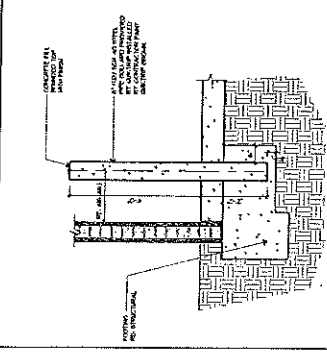
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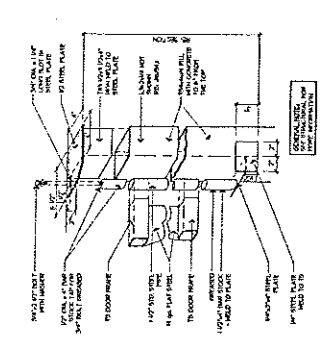


SHEET INDEX	
1	TRASH ENCLOSURE DETAILS
2	TRASH ENCLOSURE DETAILS
3	TRASH ENCLOSURE DETAILS
4	TRASH ENCLOSURE DETAILS
5	TRASH ENCLOSURE DETAILS
6	TRASH ENCLOSURE DETAILS
7	TRASH ENCLOSURE DETAILS
8	TRASH ENCLOSURE DETAILS
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100	TRASH ENCLOSURE DETAILS

Quikrip No. 027R
TRASH ENCLOSURE DETAILS
DATE: 8/18/08
A6.1



L16 BOLLARD DETAIL
1/4\"/>



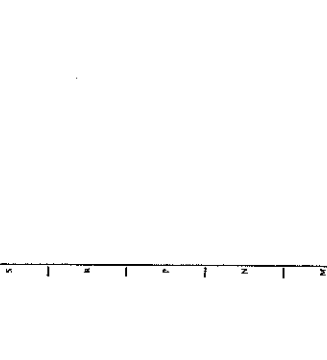
L12 TRASH GATE POST JAMB
1/4\"/>



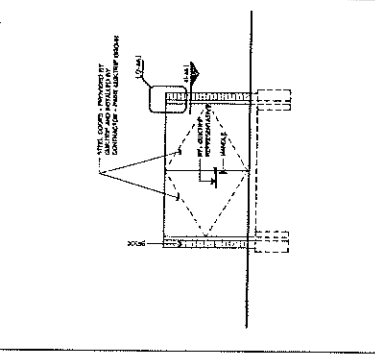
L16 BOLLARD DETAIL
1/4\"/>



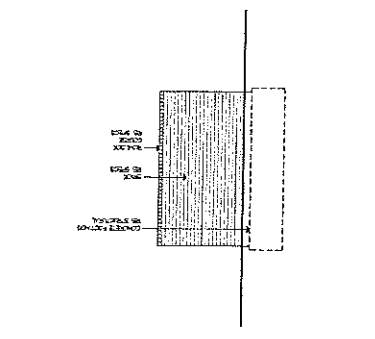
L12 TRASH GATE POST JAMB
1/4\"/>



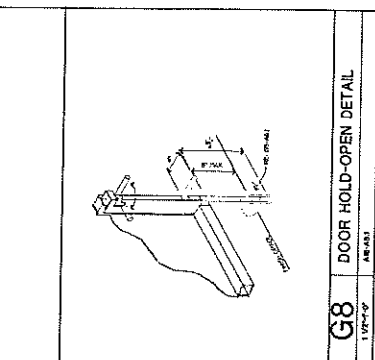
L16 BOLLARD DETAIL
1/4\"/>



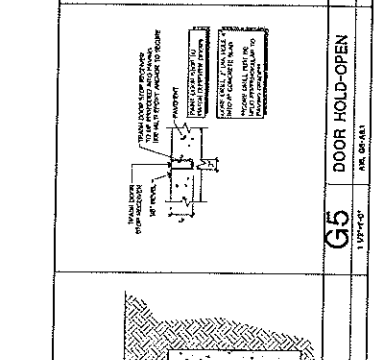
F16 TRASH ENCLOSURE FRONT
1/4\"/>



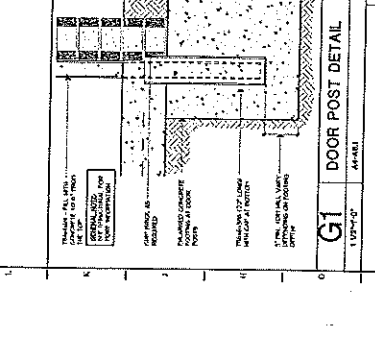
F12 TRASH ENCLOSURE BACK
1/4\"/>



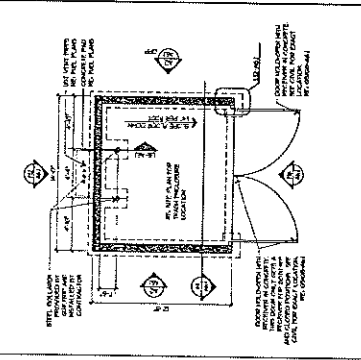
F16 TRASH ENCLOSURE FRONT
1/4\"/>



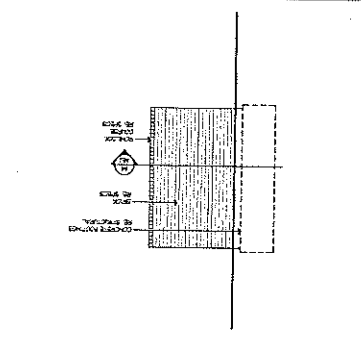
F12 TRASH ENCLOSURE BACK
1/4\"/>



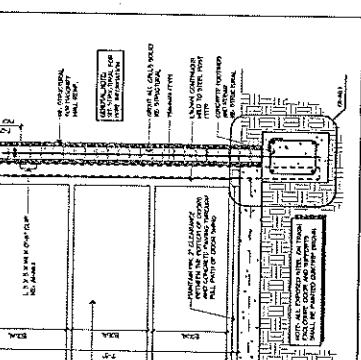
F16 TRASH ENCLOSURE FRONT
1/4\"/>



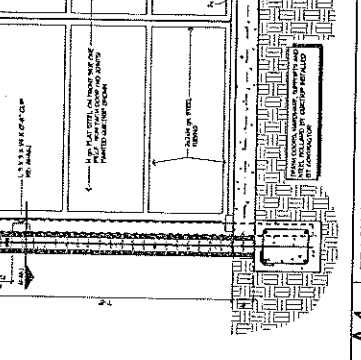
A16 TRASH ENCLOSURE PLAN
1/4\"/>



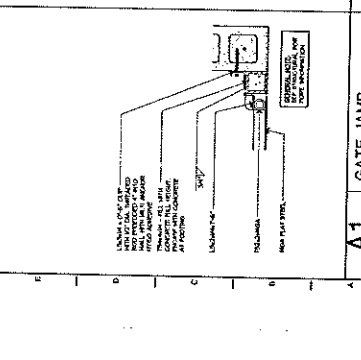
A12 TRASH ENCLOSURE SIDE
1/4\"/>



A16 TRASH ENCLOSURE PLAN
1/4\"/>



A12 TRASH ENCLOSURE SIDE
1/4\"/>



A16 TRASH ENCLOSURE PLAN
1/4\"/>

16.10

Z-5537-SP-1 dsp



18-14-07

Feet
0 400 800

17.2

Z-5537-SP-1 dsp



18-14-07

0 Feet 400 800

October 1, 2008

STAFF RECOMMENDATION

Z-5537-SP-1: Detail Site Plan – South of the southwest corner of 71st Street South and Garnett Road; Lot 1, Block 1 – Union School Addition; 7606 S. Garnett Road; TRS 8407; CZM 54; Atlas 1265; PD 18 CD 8; CO.

The applicant is requesting approval of a detail site plan for a 39,000 square foot indoor practice facility, modification of an existing softball diamond, and the addition of one new softball diamond (see Exhibit A) to the grounds at Union High School. The proposed use, Use Unit 5 – Community Services and Similar Uses/Public School and the accessory ball fields are permissible uses within this approved Corridor District.

The site plan meets all building floor area, open space, lot coverage, building height and setback limitations (see attached exhibits). No additional parking or landscaping is required per the Zoning Code.

Staff recommends **APPROVAL** of detail site plan for Z-5537-SP-1.

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

17.4

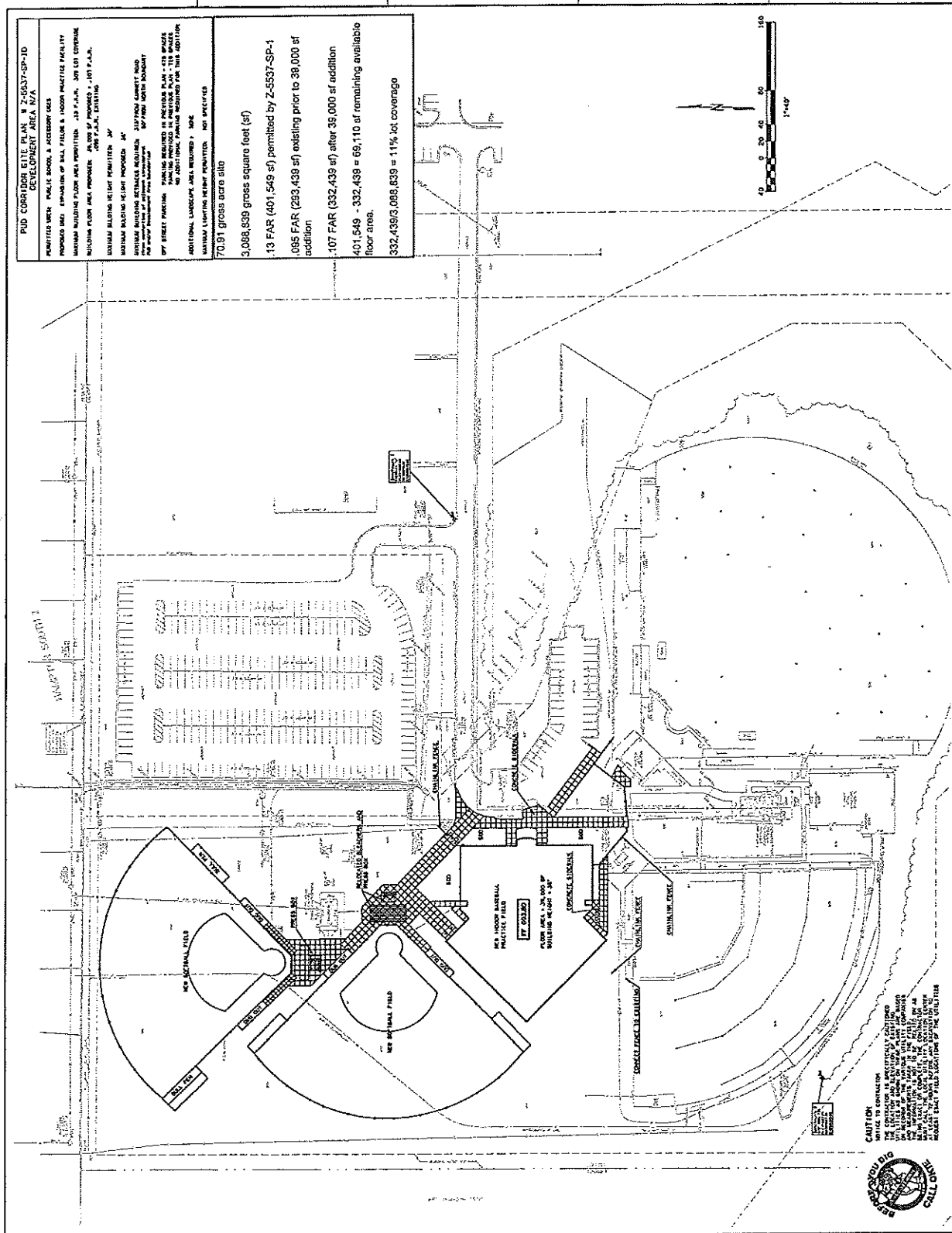
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AMENDED
CORRIDOR
SITE PLAN

CO SP-1

Abstract

EXPERIENCE



CAUTION
NOTICE TO CORRELATION



17.5

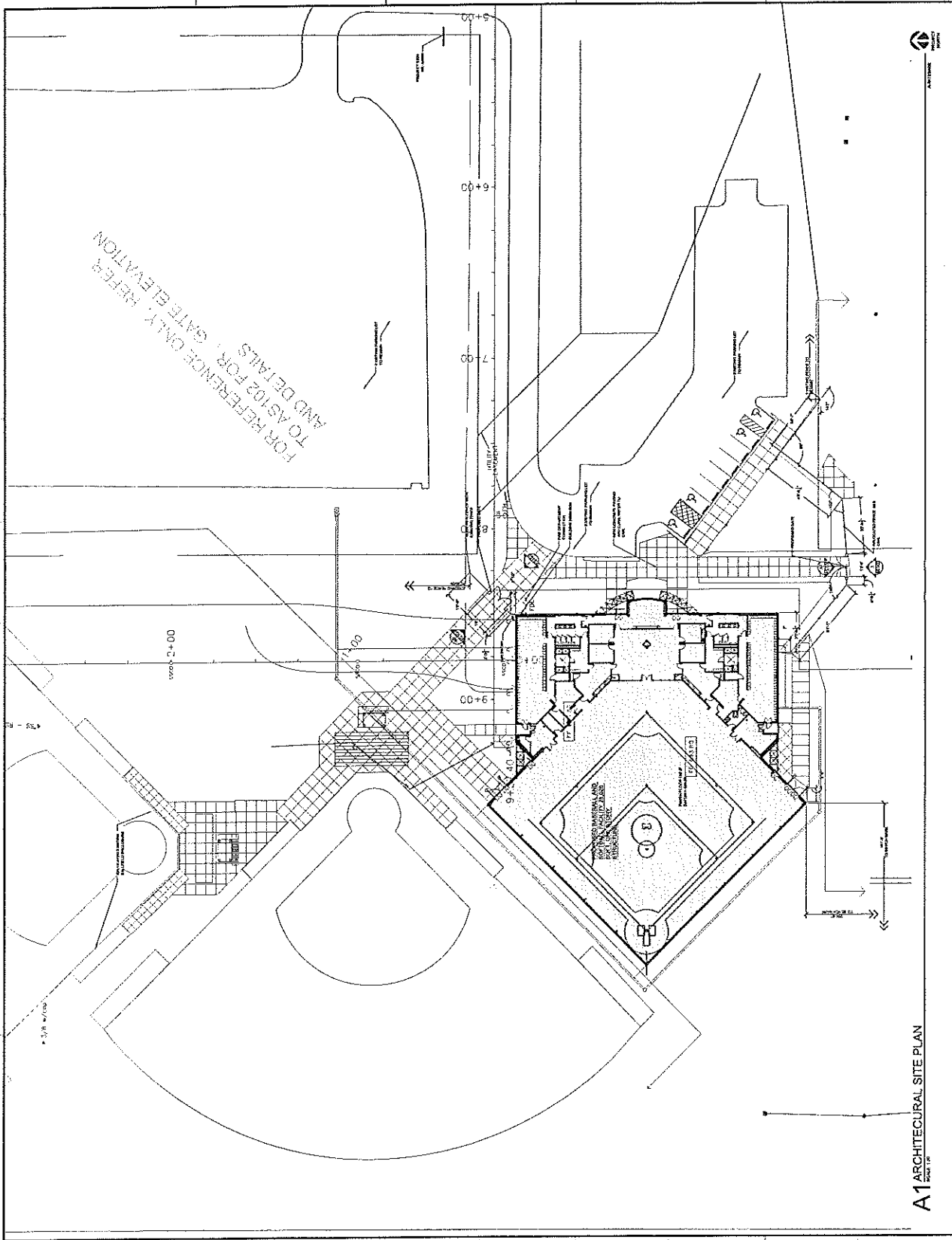
PSA & Dowberry
 ARCHITECTS
 10000 University Ave.
 Suite 100
 Dallas, Texas 75243
 Tel: 972.343.1000
 Fax: 972.343.1001
 www.psaanddowberry.com

Lee & Browne
 ARCHITECTS
 10000 University Ave.
 Suite 100
 Dallas, Texas 75243
 Tel: 972.343.1000
 Fax: 972.343.1001
 www.psaanddowberry.com

UNION HIGH SCHOOL
BASEBALL AND SOFTBALL
PRACTICE FACILITY



DATE	10/1/10
BY	PSA & Dowberry
CHECKED BY	Lee & Browne
PROJECT NO.	10010000
SHEET NO.	AS101
TITLE	ARCHITECTURAL SITE PLAN



A1 ARCHITECTURAL SITE PLAN
SHEET 1 OF 1

17.6

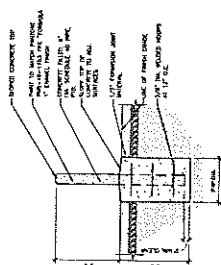
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ISSUED BY	DATE
APPROVED BY	DATE
CHECKED BY	DATE
TITLE	

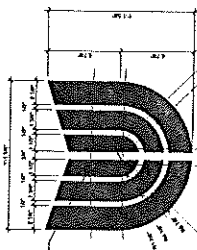
ARCHITECTURAL
SITE ELEVATIONS,
SECTIONS, AND
DETAILS

AS102

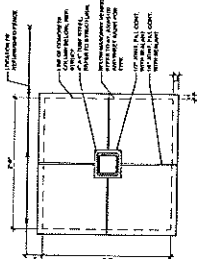
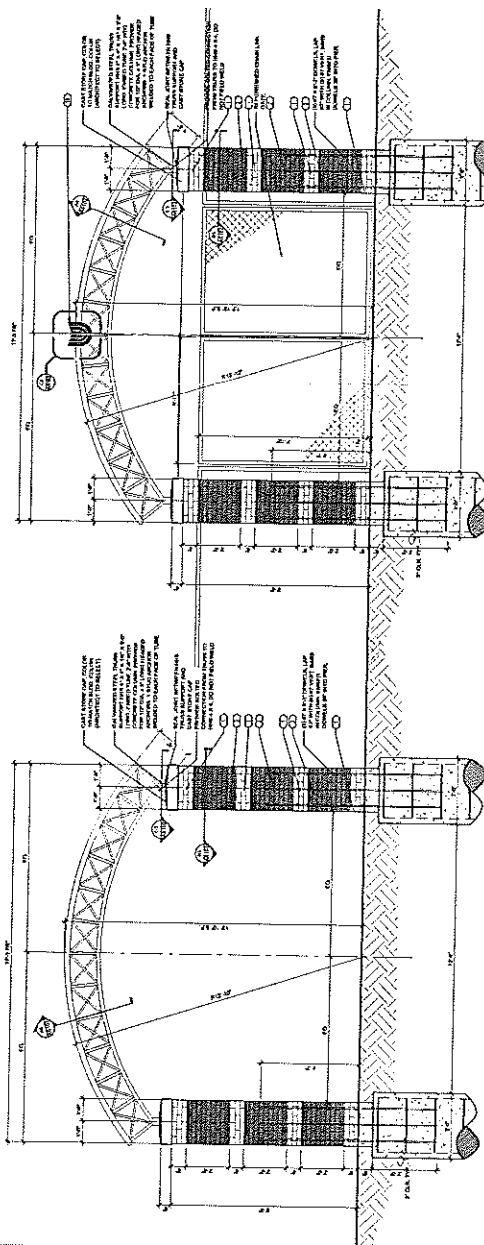
11213 492



C-1 BOLLARD DETAIL



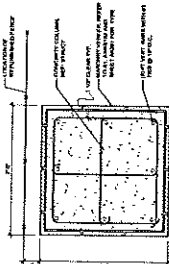
C2 SIGN DETAIL

C3 COLUMN CAP
SCALE 1/8"=1'-0"

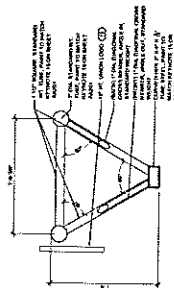
A1 EXTERIOR GATE ELEVATION

A3 EXTERIOR GATE ELEVATION
SCALE: 1/8" = 1'-0"

A.5 TRUSS SECTION

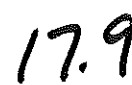


B5 COLUMN SECTION
SCALE: 1/8" = 1'-0"



AS102

11213 492





PUD-648-A/Z-6001-SP-2 dsp

18-12 02

Feet
0 200 400



**SUBJECT
TRACT**

W 67th ST

W 68th ST

75

75

W 71st ST

W 71st ST

18.3

October 1, 2008

STAFF RECOMMENDATION

PUD-648-A/ Detail Site Plan – North of the northwest corner of West 71st
Z-6001-SP-2: Street South and South Olympia Avenue; Lot 2, Block 1
(Tract 2B) – Olympia Medical Park II; TRS 8202; CZM 87;
Atlas 1012; PD 8 CD 2; CO/PUD.

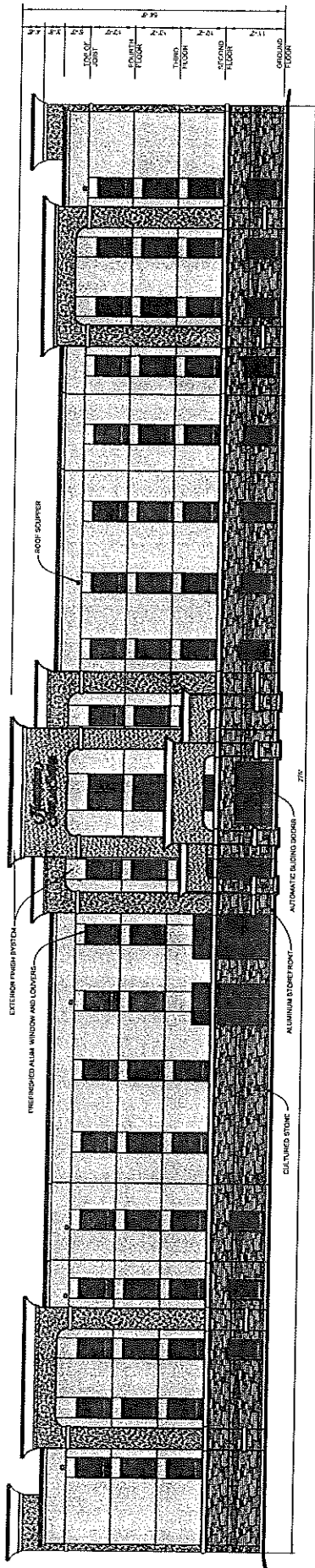
The applicant is requesting approval of a detail site plan for a 4-story, 101 room Hampton Inn hotel. The proposed use unit, Use Unit 19 – Hotel, Motel and Recreation Facilities is a permitted use within PUD-648-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback requirements. Parking has been provided per the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting will be limited to 25-feet in height and will be directed down and away from adjoining properties per application of the Kennebunkport Formula or the approval of the attached photometric plan. A trash enclosure will be provided per adopted development standards. Any mechanical areas, including building mounted will be screened from the view of a person standing at ground level at the periphery of the property.

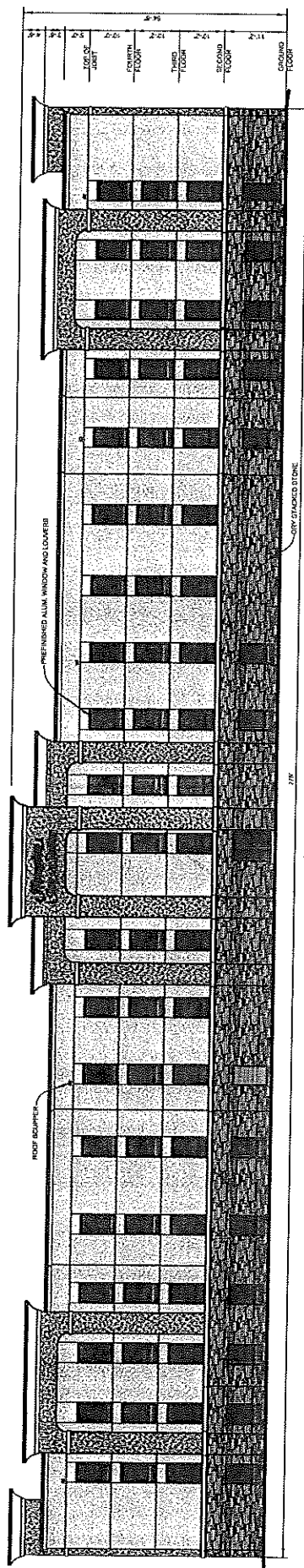
Staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 (Tract 2B) – Olympia Medical Park II.

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

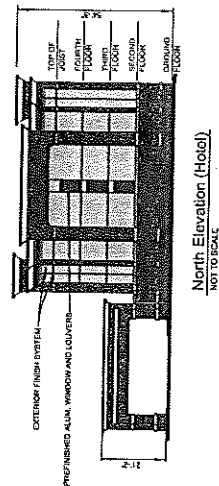
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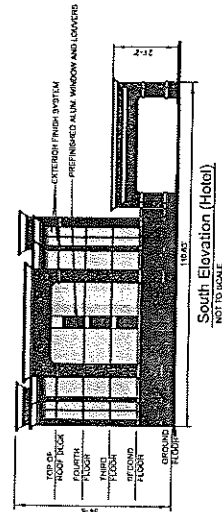
East Elevation (Hotel)
NOT TO SCALE



West Elevation (Hotel)
NOT TO SCALE



North Elevation (Hotel)
NOT TO SCALE



South Elevation (Hotel)
NOT TO SCALE

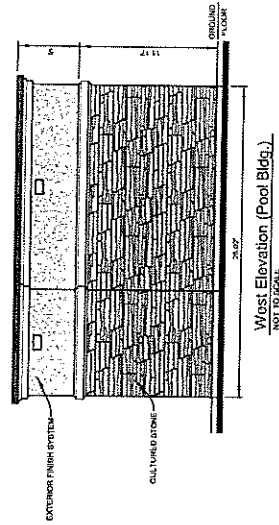
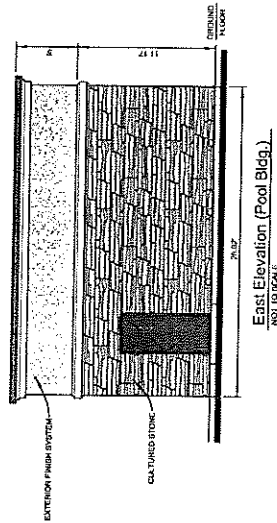
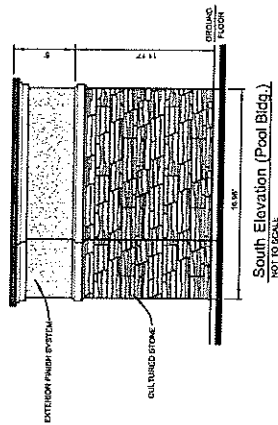
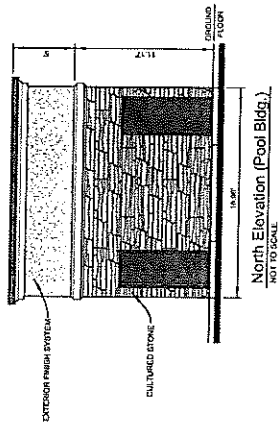
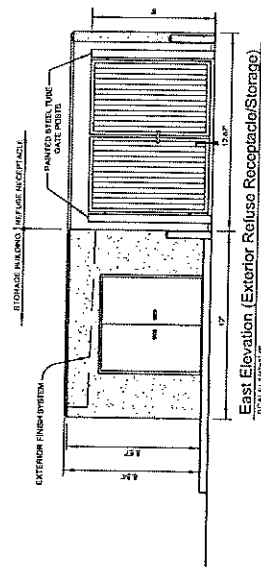
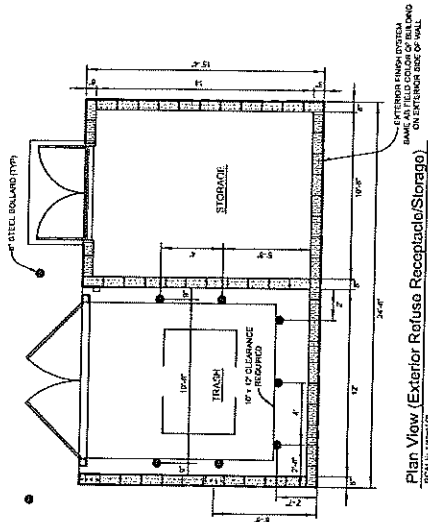
BUILDING ELEVATIONS (HOTEL) CSP-2 Hampton Inn & Suites

DRAWING DATE: 11/1/08

FILE NUMBER: 1871.009

OWNER:
The American Motel Investors, Inc.
1111 East 23rd Place
Broken Arrow, OK 74012
ARCHITECT:
S&K Associates, Inc.
3302 E. 7th St.
Tulsa, OK 74114
CIVIL ENGINEER:
S&K Associates, Inc.
1111 East 23rd Place
Tulsa, Oklahoma 74125





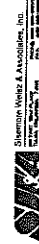
BUILDING ELEVATIONS (POOL & STORAGE BLDGS.) CSP-3 **Hampton Inn & Suites**

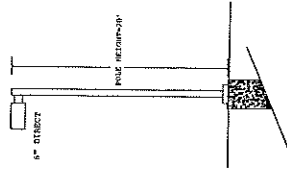
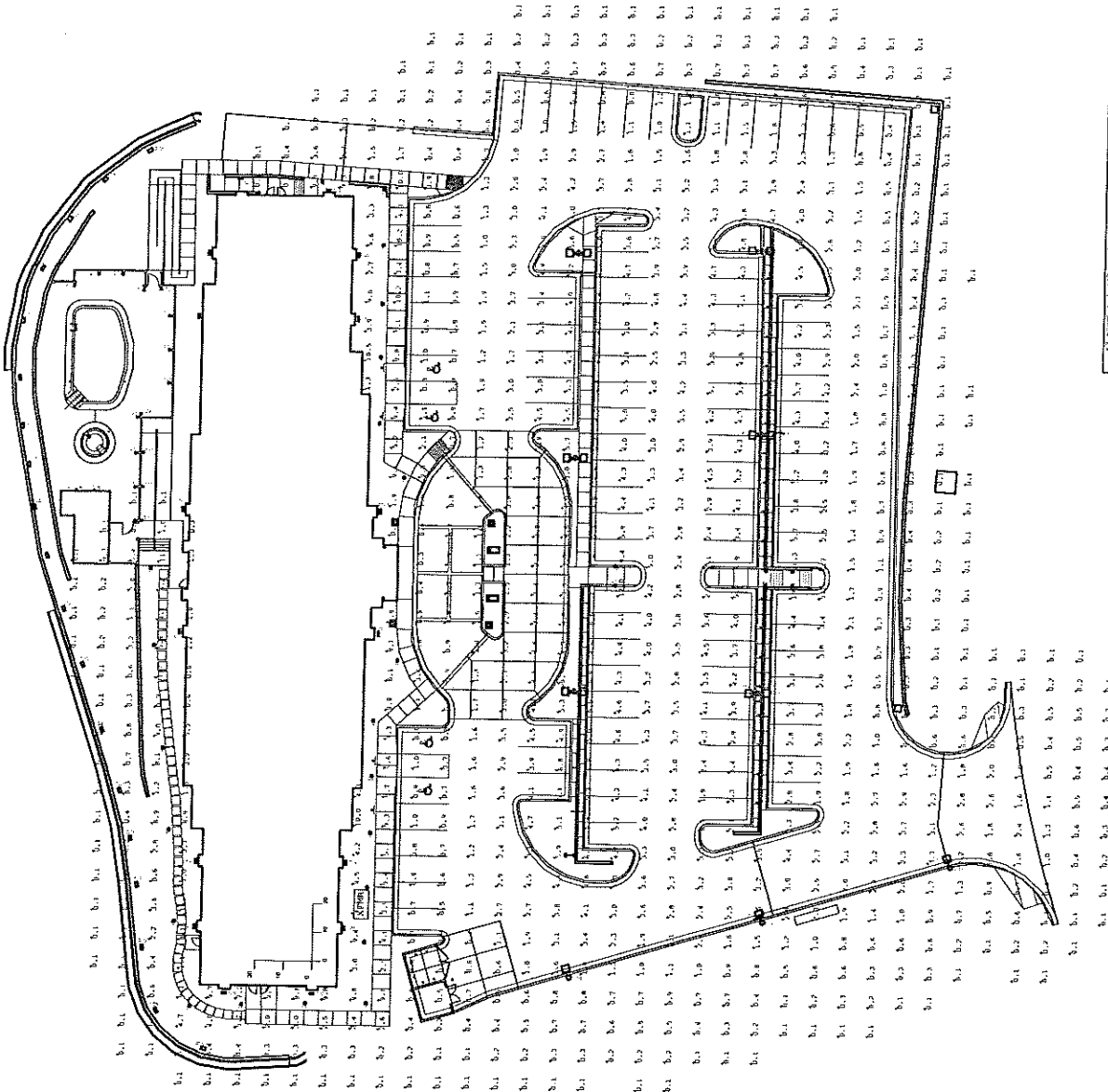
WORK ORDER 15051.01 FILE NUMBER 1517.0200 DRAWING DATE: 11-1-08

OWNER:
Hampton Inn & Suites, Inc.
200 S. Pennsylvania Ave.
Broomfield, CO 80020

ARCHITECT:
Architect, Inc.
200 S. Pennsylvania Ave.
Broomfield, CO 80020

CONTRACTOR:
Shannon Winters & Associates, Inc.
8111 East 32nd Place
Denver, Colorado 80231



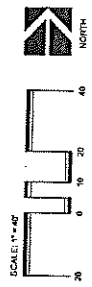


POLE SPECIFICATIONS
 4" DIA. 20' H. 150 LB. WALL MOUNTED
 150 LB. WALL MOUNTED
 150 LB. WALL MOUNTED
 150 LB. WALL MOUNTED

Item	Quantity	Unit	Notes
1. 4" DIA. 20' H. 150 LB. WALL MOUNTED	1	Each	See Detail 101
2. 150 LB. WALL MOUNTED	1	Each	See Detail 101
3. 150 LB. WALL MOUNTED	1	Each	See Detail 101
4. 150 LB. WALL MOUNTED	1	Each	See Detail 101

SITE LIGHTING PLAN CSP-4 Hampton Inn & Suites

WORK ORDER: 1508159
 FILE NUMBER: 1812-2220
 DRAWING DATE: 8/17/08



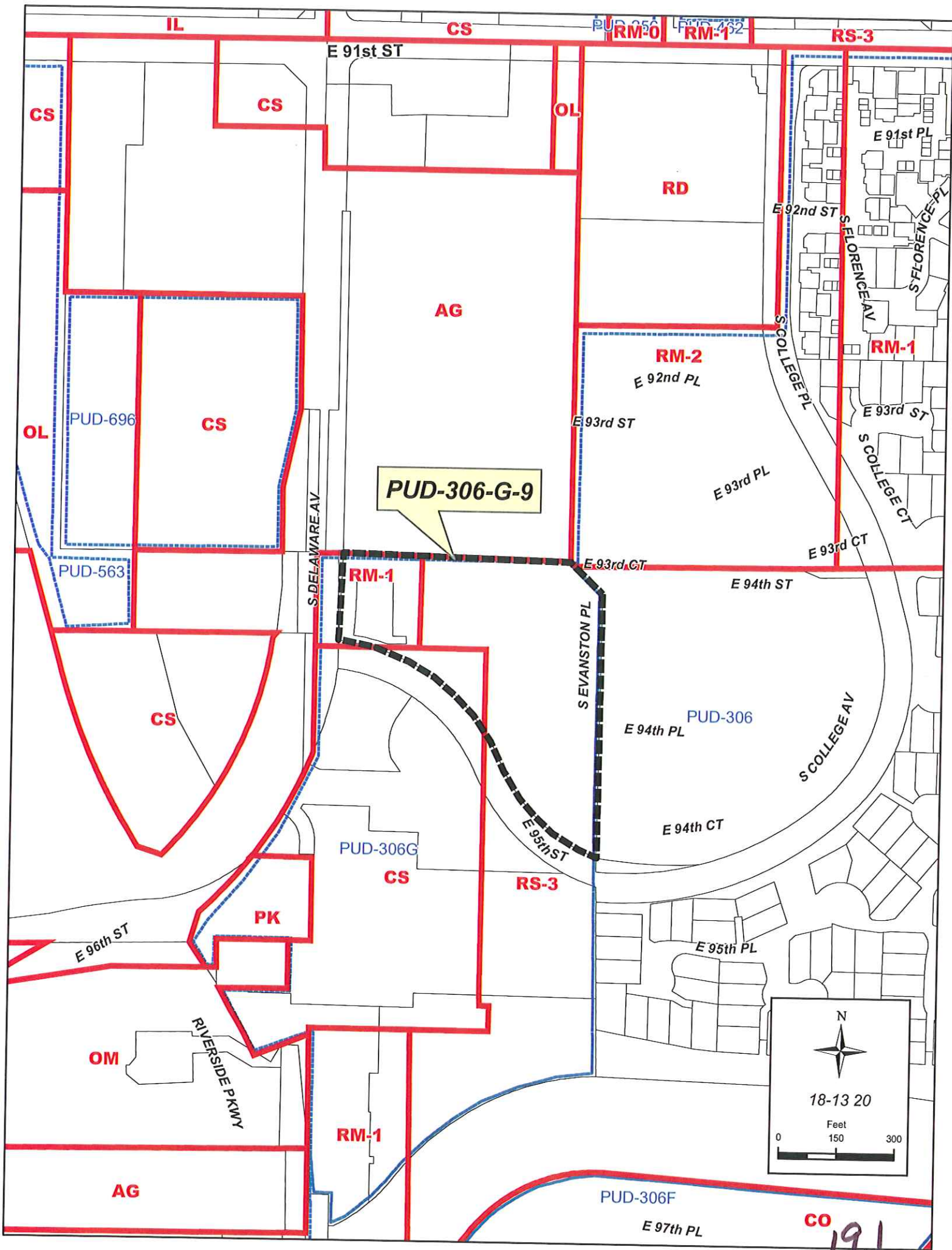
OWNER:
 Hampton Inn & Suites
 100 S. Main Street
 Dover, New Hampshire 03824

ARCHITECT:
 ANDREWS, INC.
 100 S. Main Street
 Dover, New Hampshire 03824

ENGINEER:
 CDR ENGINEERING
 1111 East 30th Street
 Tulsa, Oklahoma 74135

DETAIL LIGHTING	
800-238-0500	www.cdr-engineering.com
This drawing is the property of CDR ENGINEERING, INC. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of CDR ENGINEERING, INC.	
DATE: 8/17/08	BY: [Signature]
CHECKED: [Signature]	DATE: 8/17/08

18.9



19.1

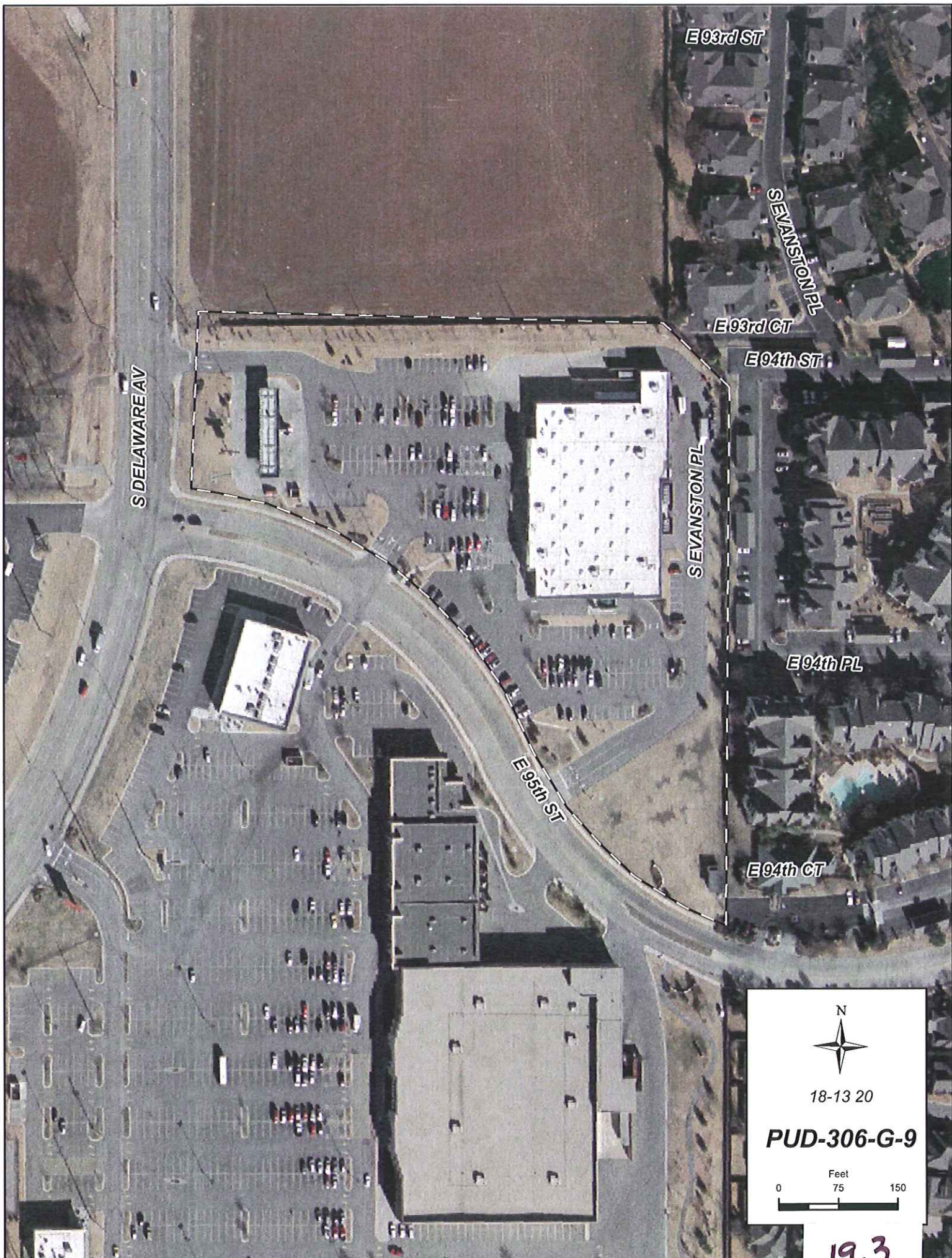


18-13 20

PUD-306-G-9

0 150 300
Feet

19.2



N

18-13 20

PUD-306-G-9

Feet
0 75 150

19.3

October 1, 2008

STAFF RECOMMENDATION

PUD-306-G-9: Minor Amendment – Northeast corner S. Delaware Ave. and E. 95th Street South; Lot 1, Block 1 – Riverwood Park; TRS 8320; CZM 102; PD 18b CD 2; CS/RM-1/PK/RS-3/PUD.

The applicant is requesting a minor amendment to allow two recycling containers to be placed in the parking lot of the WalMart at E. 95th Street and Delaware Avenue, near the Delaware Avenue frontage (see Exhibits A, B and C). The minor amendment is required since all trash containers are required to be completely screened from public view.

Staff can support this request and recommends **APPROVAL** of minor amendment PUD-306-G-9 with the following conditions:

- The recycling containers be good appearance and operating condition, as shown in Exhibit C;
- The Containers may not occupy any required parking space or be placed on green space;
- No recyclable material be stored or stacked outside the recycling containers in any manner. Repeated nuisance violations would be cause for removal of the containers at the discretion of the City of Tulsa Neighborhood Inspector.

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

19.4



Address **2902 East 95th St S**

Address is approximate

Intersection of E. 95th Street South and S. Delaware showing requested recycle bin location.



Exhibit B
19.6



EXHIBIT C 19.7



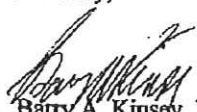
September 22, 2008

Metropolitan Area Planning Commission
Suite 600, 201 West 5th St.
Tulsa, OK 74103-4212

Re: Proposed Minor Amendment to PUD-306-G-0

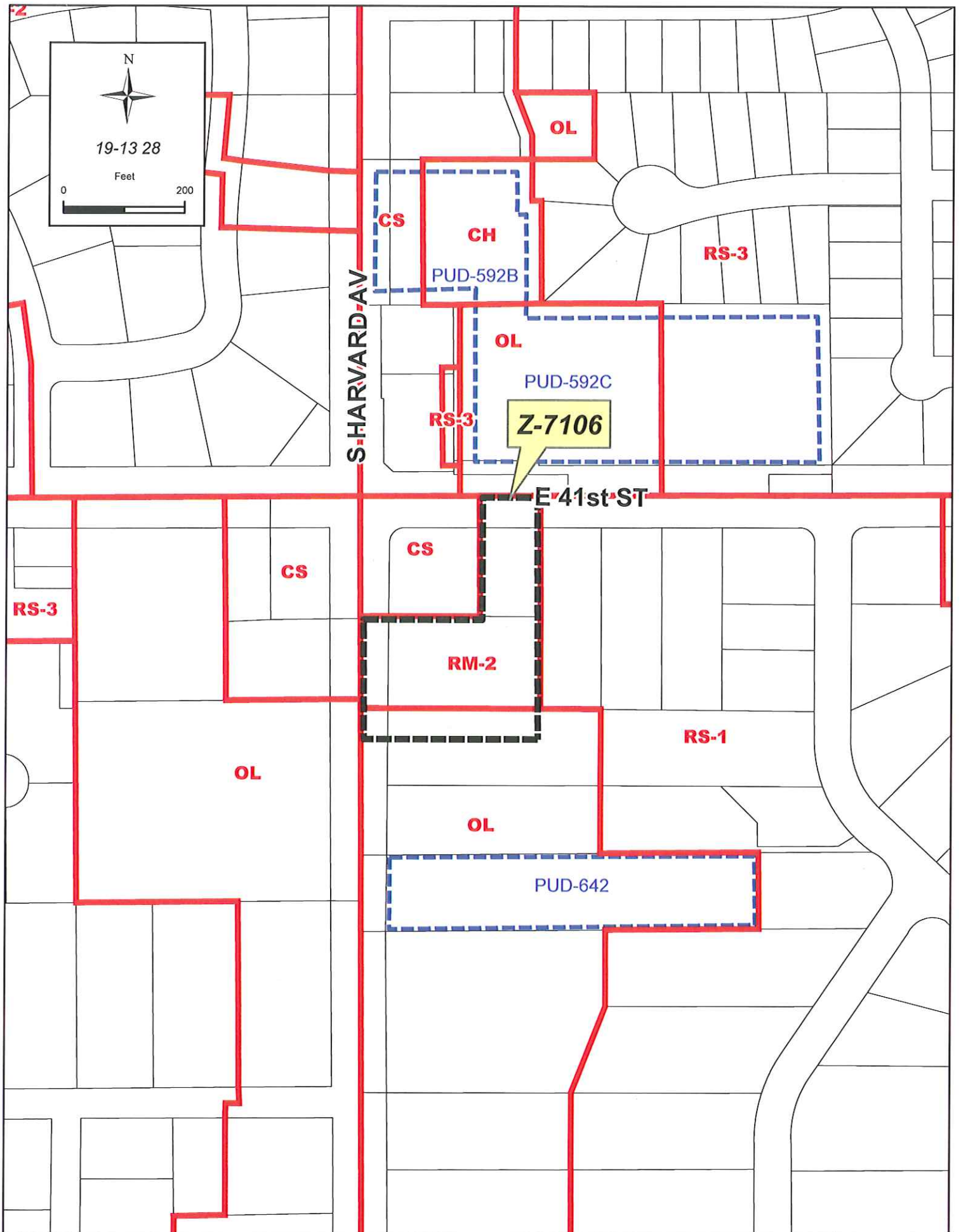
On behalf of the sixty-four home owners in College Park II, the Board of Directors urge that the proposed minor amendment to PUD-306-9 be denied. The current location of the recycle bins is not only unsightly, but also contributes to an ongoing problem for the neighborhood. This is the problem of trash and other debris that constantly blows into our neighborhood from the shops and parking lots in the commercial areas. We support the efforts to encourage recycling by locating bins in places convenient to the public and would not object if the bins were moved to their original location on the north side of the shopping center. It is my understanding that the lot where the bins are located is for sale and that they will have to eventually be relocated in any case. Calvin Brueswitz, a College Park II homeowner, has the full support of the Board of Directors and will present our views at the public hearing on September 24. Thank you.

Sincerely,



Barry A. Kinsey, President
College Park II HOA

19.8



Z-7106



19-13 28

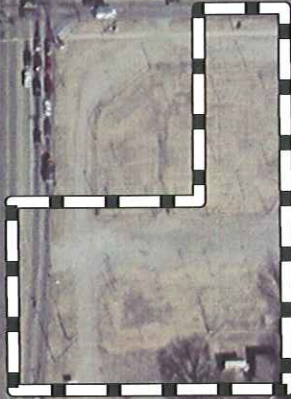
Feet



Photo Date: Jan '06

S HARVARD AV

E 41st ST



Z-7106



19-13 28

Feet



Photo Date: Jan '06

S HARVARD AV

E 41st ST



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7106

TRS 9328

Atlas 311

CZM 47

PD-6 CD-9

TMAPC Hearing Date: October 1, 2008

(Continued from August 20, 2008, Sept. 24, 2008)

Applicant: Charles E. Norman

Tract Size: 1.84± acres/80,150± SF

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

EXISTING ZONING: CS/RM-2/OL/RS-1

EXISTING USE: Vacant

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

PROPOSED ZONING: CS

PROPOSED USE: Neighborhood shopping center

RELEVANT ZONING HISTORY:

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

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

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

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

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st

214

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

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

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

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

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

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

AREA DESCRIPTION:

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

STREETS:

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

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

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

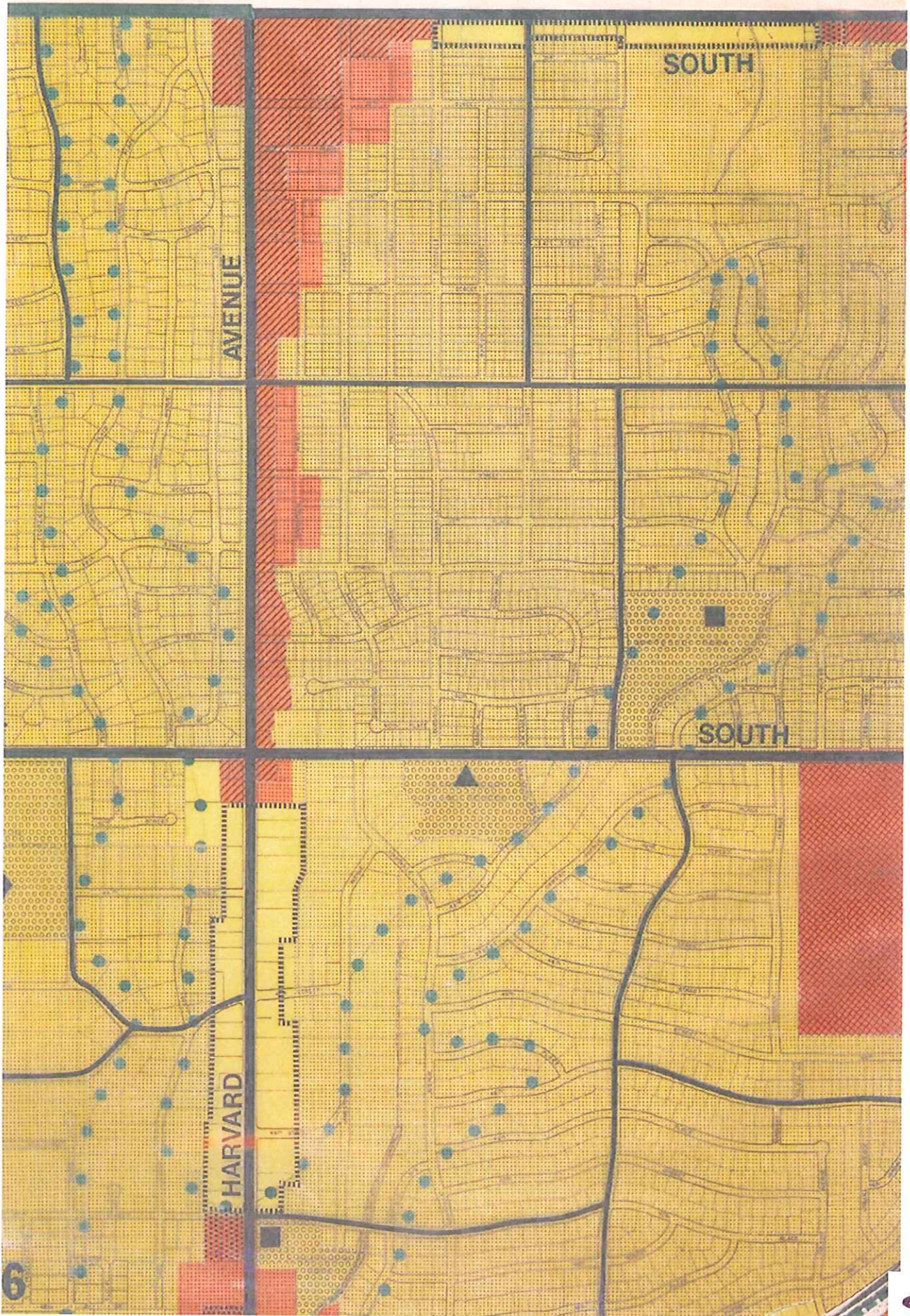
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

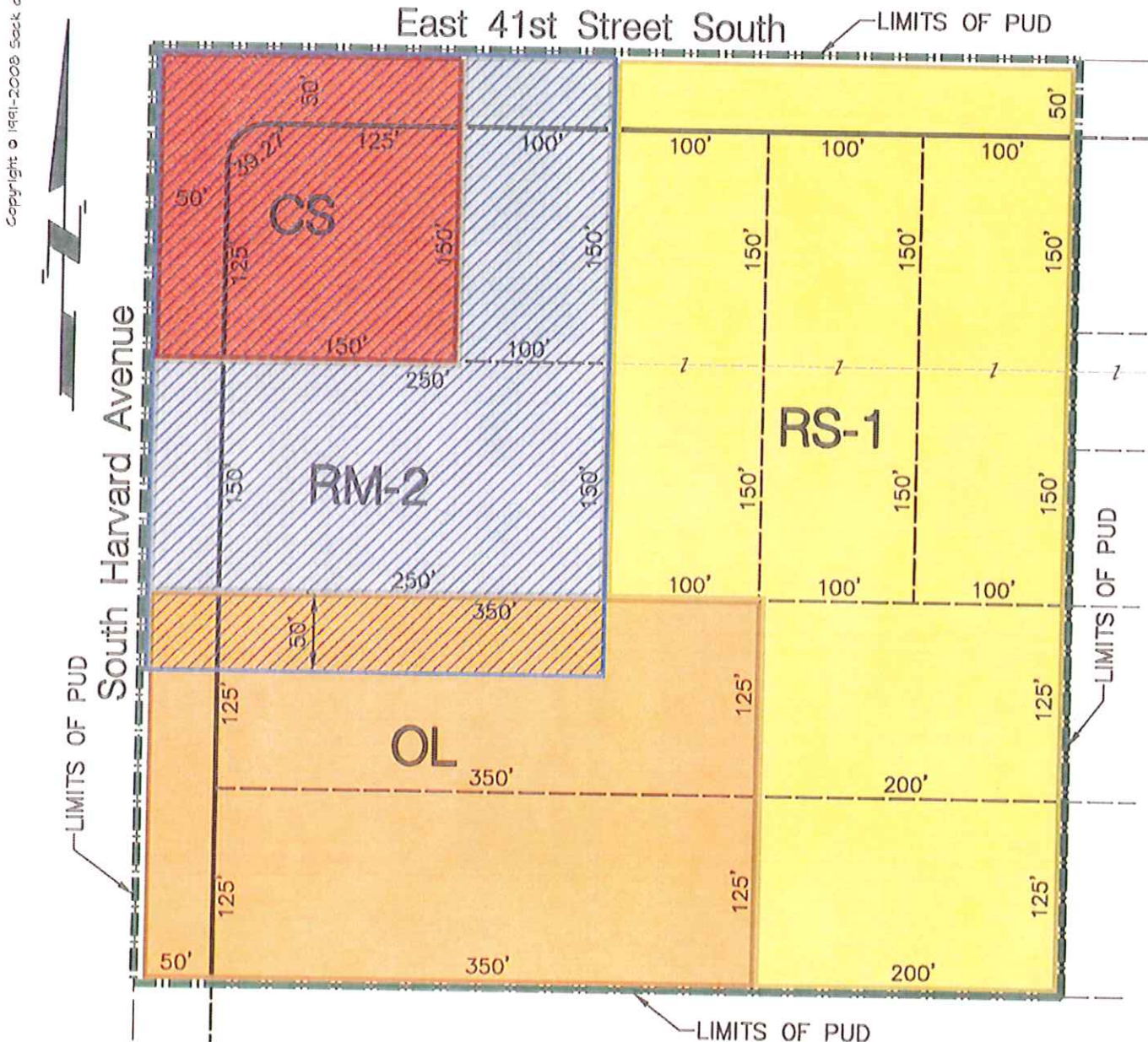
The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

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

10-01-08






Existing Zoning

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

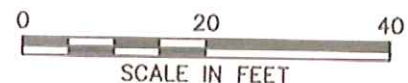
Proposed Zoning

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

Legend

 PROPOSED CS ZONING

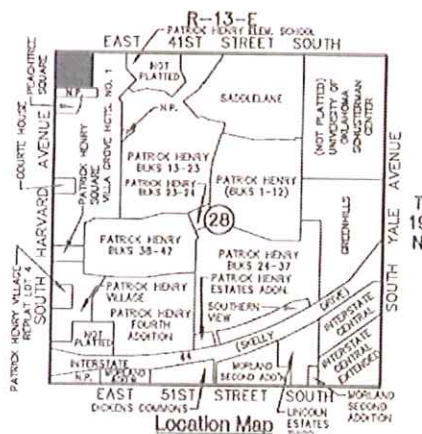
ZONING EXHIBIT PUD NO. 761 Z-7106



SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1818
 PH: 918-522-4111 Fax: 918-522-4329 E-mail: info@sackandassociates.com
 CA Number 1783 (R/L/S) and 1452 (L/A) Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE, B1-A. Drawings: DD09123A
 Drawn: GJZ Design: ESB/C File: 181328 Drawn: C

XXXX: COPYRIGHT © 2008 SACK AND ASSOCIATES, INC.
 Printed: 05 JUL 2008





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

July 30, 2008

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

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

TO: MEMBERS OF THE METROPOLIAN AREA PLANNING
COMMISSION

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

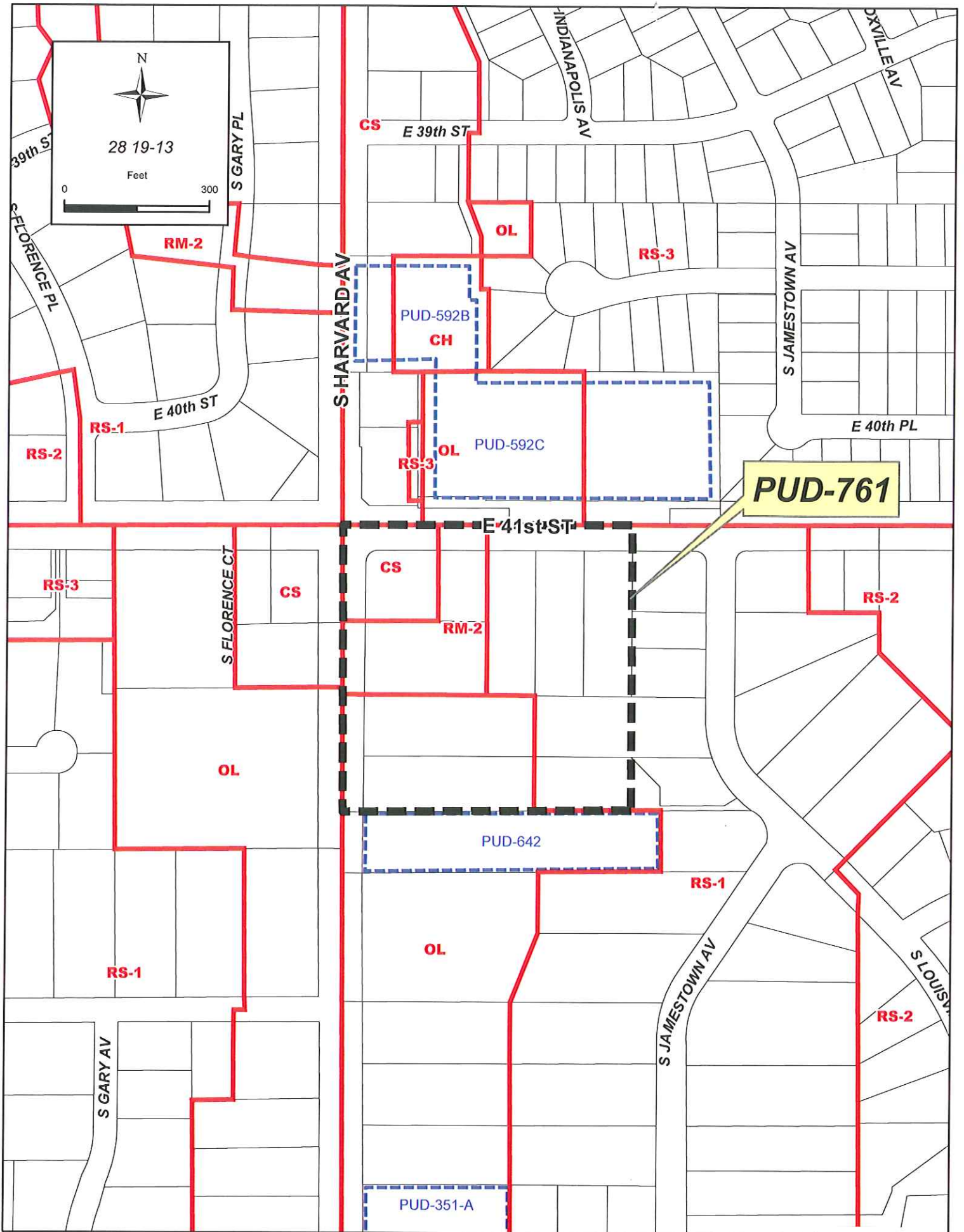
I urge you as thinking, concerned people entrusted with important decisions regarding zoning to act in the interest of established businesses and the needs of the residents of Tulsa and the area being considered.

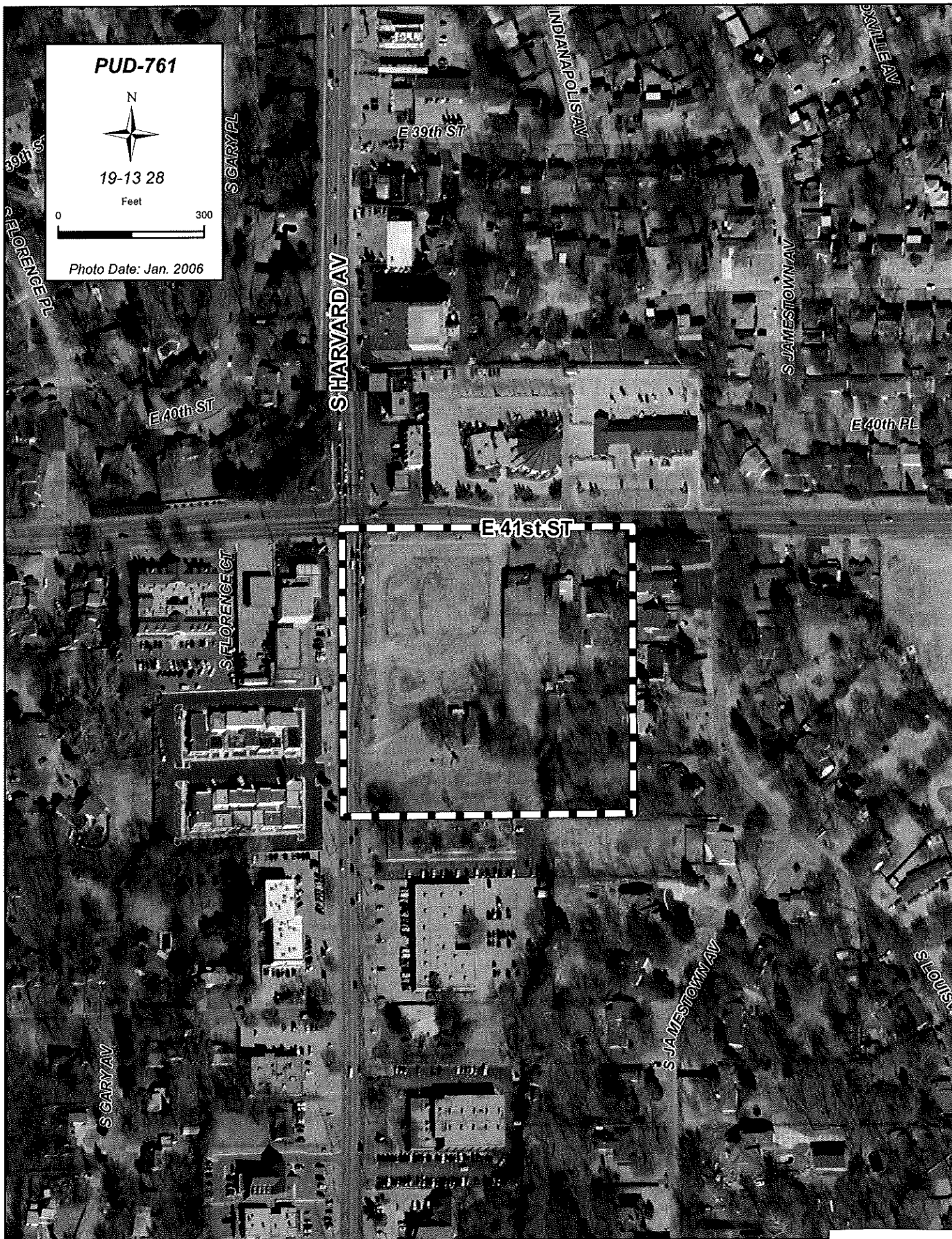
Sincerely.

Serena Cline

Serena Cline, Resident at 41st and S. Harvard

SC:me





PUD-761



19-13 28

Feet



Photo Date: Jan. 2006

S Harvard Ave

E 41st St



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-761

TRS 9328

Atlas 311

CZM 48

PD-6 CD-9

TMAPC Hearing Date: October 1, 2008

(Continued from 8/20 and 9/24/08)

Applicant: Charles E. Norman

Tract Size: 6.87± acres/299,257± SF

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

EXISTING ZONING: RM-2/OL/CS

EXISTING USE: Vacant

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

PROPOSED ZONING: RM-2/OL/CS/PUD

PROPOSED USE: Neighborhood shopping center

RELEVANT ZONING HISTORY:

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

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

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

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

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st Street for temporary buildings and outdoor sales; a Variance of the setback from an R district; and a Variance to allow building across lot line, finding by reason of extraordinary exceptional

conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

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

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

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

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

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

AREA DESCRIPTION:

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

STREETS:

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

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

SURROUNDING AREA: The subject tract is abutted on the east by Villa Grove Heights No. 1, zoned RS-1; on the north by 41st Street and then "41st Place", zoned OL/CH/RS-3/PUD-592-C; on the south by Peachtree Square Replat L5-6, Block 1 Villa Grove Heights No. 1, zoned OL/PUD-642; and on the west by Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS and OL respectively.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

STAFF RECOMMENDATION:

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

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

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

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

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

Another design element the applicant is proposing is a mandatory "prairie style" architectural theme known for its low lying roofs, broad eaves, and a focus on horizontal elements of the design as shown on applicant's Exhibit C – Architectural Theme. Design guidelines will limit permissible construction materials to include brick, cast and natural stone, stucco and horizontal bands of glass. These materials will be required on all sides of the various buildings in accord with Exhibit C. Also included are unoccupied tower elements at entries and corners of buildings and stainless steel track mounts for wall signage. The applicant's concept plan for Harvard Square is shown on Exhibit A. Exhibits B and B-1 are aerial photographs indicating area land uses and the Harvard Square site.

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

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

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

With the denial of rezone of the small OL portion of the site combined with the PUD over-lay and the development restrictions outlined in the standards below, staff finds the proposed uses and intensities of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-761 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code:

Therefore, staff recommends **APPROVAL** of PUD-761 subject to the following conditions:

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

LAND AREA

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

PERMITTED USES

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

The following uses shall be expressly forbidden:

Apartments, Auto Alarms Installation, Auto Parts & Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service

Station, Gunsmith, Locksmith, Massage Parlor, Multi-family Dwellings, Night Clubs, Oil & Lubrication Service, Pawn Shop, Plumbing Fixtures, Pool Halls, Secondhand Store, Shoe Repair, Taverns, Tune-Up Service, Video Rentals.

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

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

MAXIMUM BUILDING HEIGHT:

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

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

OFF STREET PARKING:
As required by the applicable Use Unit of the Tulsa Zone Code.

MINIMUM BUILDING SETBACKS:

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

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

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

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

SIGNS:

1. One ground sign shall be permitted for each lot with frontage on S. Harvard Avenue or E. 41st Street each with a maximum of 84 square feet of display surface area and 12 feet in height.
2. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign

shall not exceed 75% of the frontage of the building. Wall signs on east facing building walls shall not be permitted.

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

LIGHTING:

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

TRASH AND MECHANICAL EQUIPMENT AREAS:

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

ADDITIONAL DEVELOPMENT STANDARDS:

1. The opening of any business within Harvard Square shall not occur before 7:00 a.m. and businesses shall close by 11:00 p.m. Excepting a pharmacy and related store at the corner of E. 41st Street and S. Harvard Avenue (proposed Lot 1) shall not be subject to the limitations on hours of operation.
2. No access shall be permitted to or from Harvard Square to South Jamestown Ave.
3. The principal building materials used on the front of a building shall be used on all other sides of the building, although the design and details may vary.

LANDSCAPING AND SCREENING CONCEPT:

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

An eight foot high pre-cast masonry screening wall will be constructed along the east boundary of Harvard Square. The screening wall will commence 50 feet south of the

northeast corner of the property and continue west 50 feet along the south boundary of Harvard Square. The design of the wall will be as shown on Exhibit D-1, East Boundary Screening Wall.

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

ACCESS AND CIRCULATION:

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

3. No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
4. No building permit shall be issued for any building or structure within the development until a detail site plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
5. No building permit shall be issued for any building or structure within the development until a detail landscape plan has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
6. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit.
8. The City shall inspect all access points to certify that they meet City standards prior to any building permits being issued for the development. The developer shall pay all inspection fees required by the City.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

10. Screening walls or fences, must receive detail site plan approval from TMAPC prior to issuance of a building permit for the aforementioned wall or fence.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments:

General: No comments.

Water: No Comments.

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

Exceptions:

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

Provide additional hydrants to satisfy this requirement.

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

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

Transportation:

Traffic: No Comments.

GIS: No Comments.

Street Addressing: No Comments.

County Engineer:

INCOG Transportation:

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

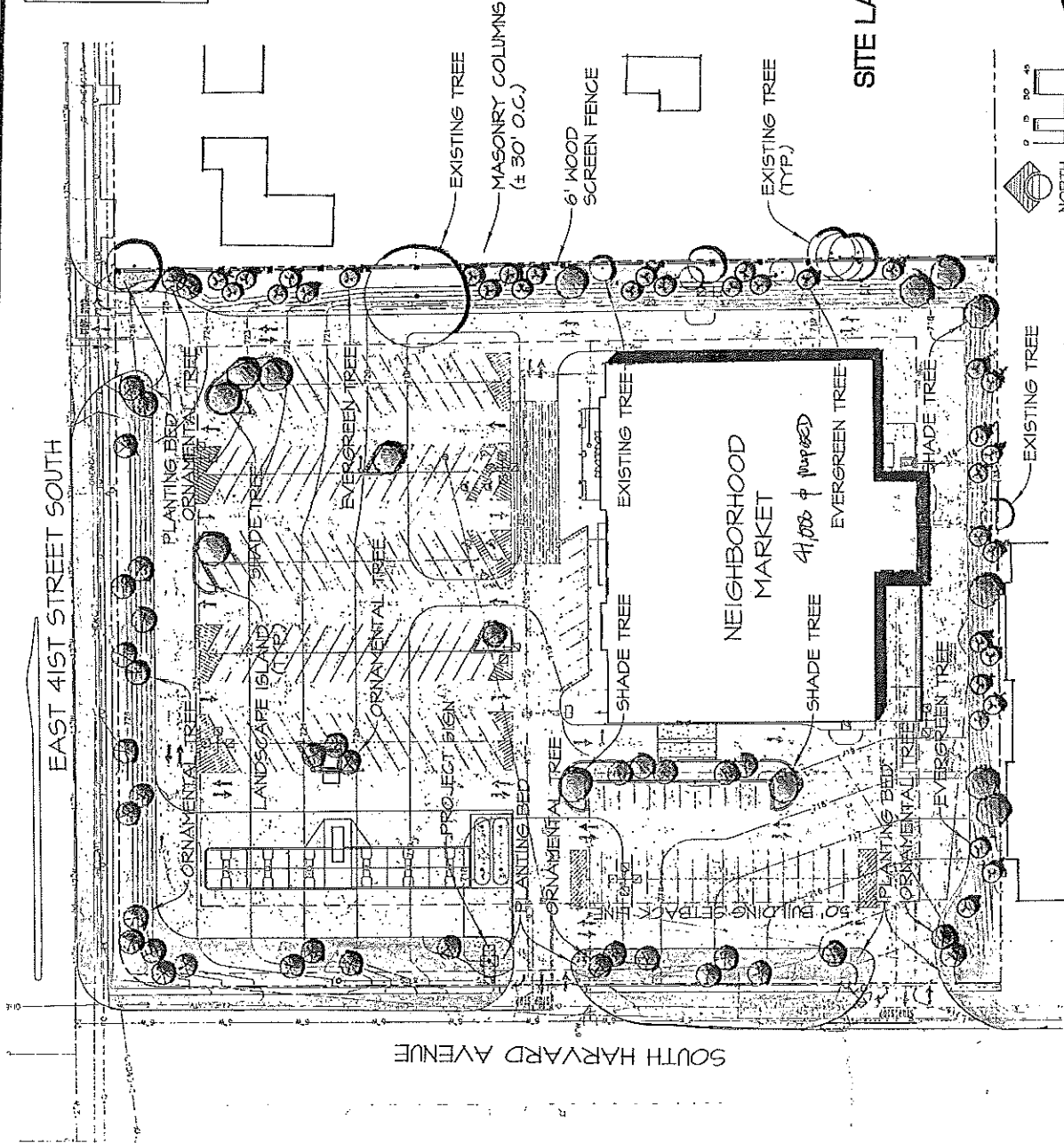
09-24-08

NOTES

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

THE PROPERTY WILL HAVE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM.

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE SODDED.

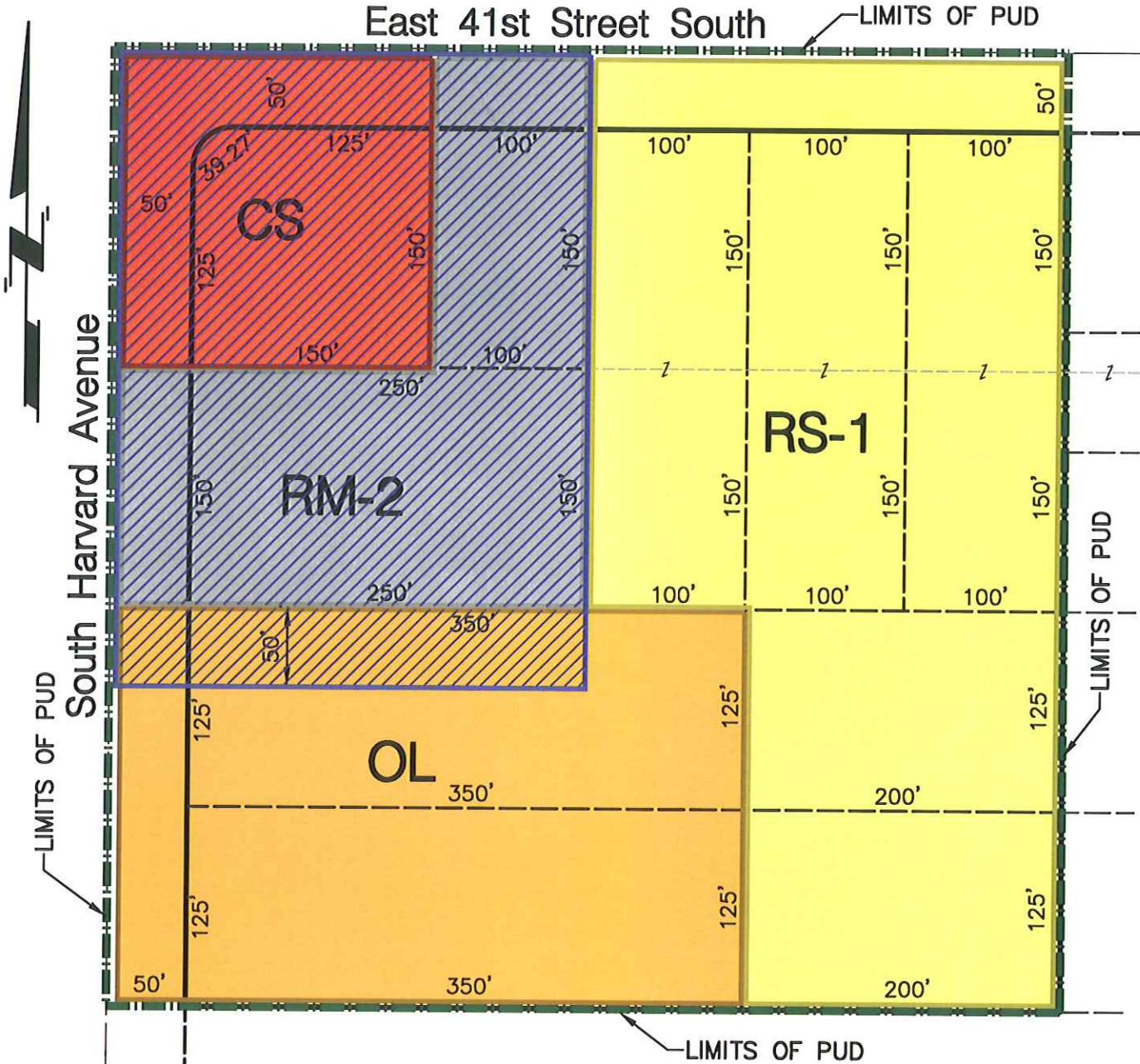


SITE LANDSCAPE CONCEPT

P.U.D. #690
Exhibit 'E-1'

WALMART
Neighborhood Market
EXHIBIT A-1

ADA
ARCHITECTURAL DESIGN ASSOCIATES
1000 N. W. 10TH ST.
TULSA, OK 74103
P.O. BOX 1000
TULSA, OK 74103-1000
A MEMBER OF THE ADAA




Existing Zoning

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

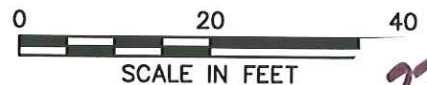
Proposed Zoning

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

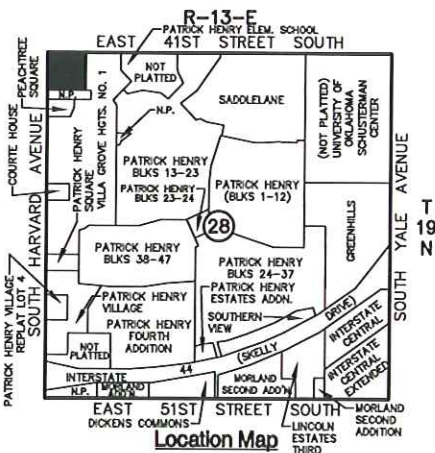
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 PROPOSED CS ZONING

ZONING EXHIBIT PUD NO. 761 Z-7106



22.15



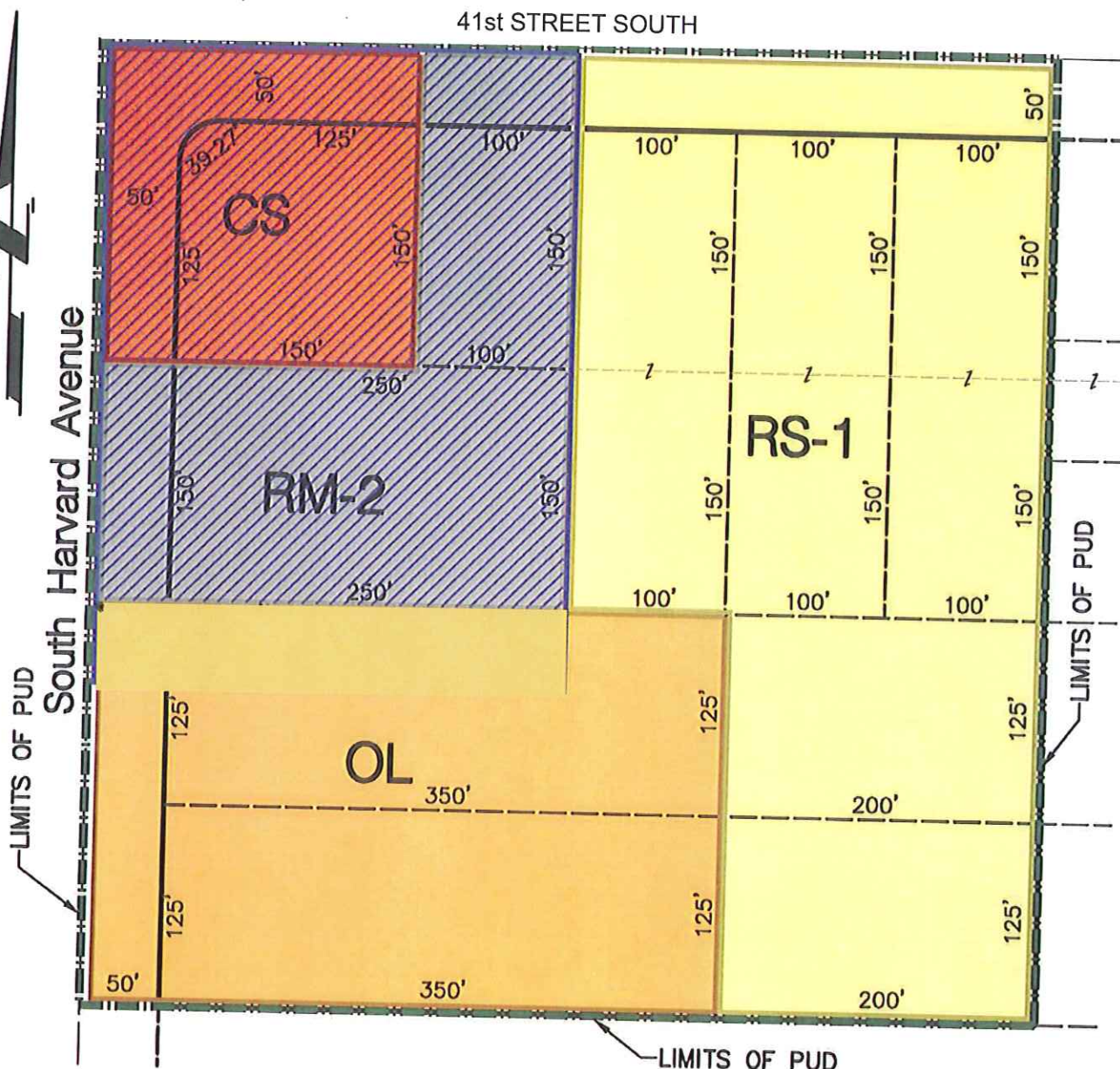
SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Edg Avenue, Tulsa, Oklahoma 74120-1818
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: es@packandassoc.com
 CA Number 1783 (PE/LS) and 1482 (LA), Exp. June 30, 2009

Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBIT23A
 Drawn: GHJ Order: E581C File: 1913.28 Drawn: C

XREF: COPYRIGHT 5-811X T-SAJ2
 Plotted: 08 JUL 2008

EXHIBIT A-2

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



Existing Zoning

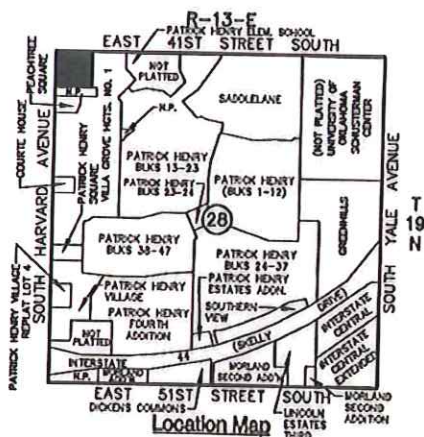
CS	40,000 SF
RM-2	65,000 SF
OL	100,000 SF
RS-1	155,000 SF
TOTAL	360,000 SF

Recommended Zoning

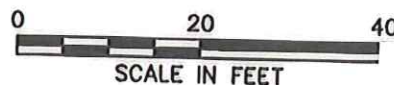
CS	105,000 sf
OL	100,000 sf
RS-1	155,000 sf
total	360,000 sf

Legend

PROPOSED CS ZONING



**ZONING EXHIBIT
 PUD NO. 761
 Z-7106**



SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Eighth Avenue, Tulsa, Oklahoma 74102-1818
 PH: 918.592.4111 Fax: 918.592.4229 E-mail: sack@sackandassoc.com
 CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2009
 Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: E00123A
 Drawn: GJH Design: E0510 File: 1813.28 Design: G
 XREF: COPY/DATE S-B11X 1-SU2
 Plotted: 08 JUL 2009

EXHIBIT A-3

EXHIBIT A-4

PLANNING DISTRICT
9, Comprehensive Plan
MAP IDENTIFYING
DEVELOPMENT INTENSITIES

Proposed PUD Boundary

Special Development Area -
Linear Development Area -
Low Intensity Office

41st Street South

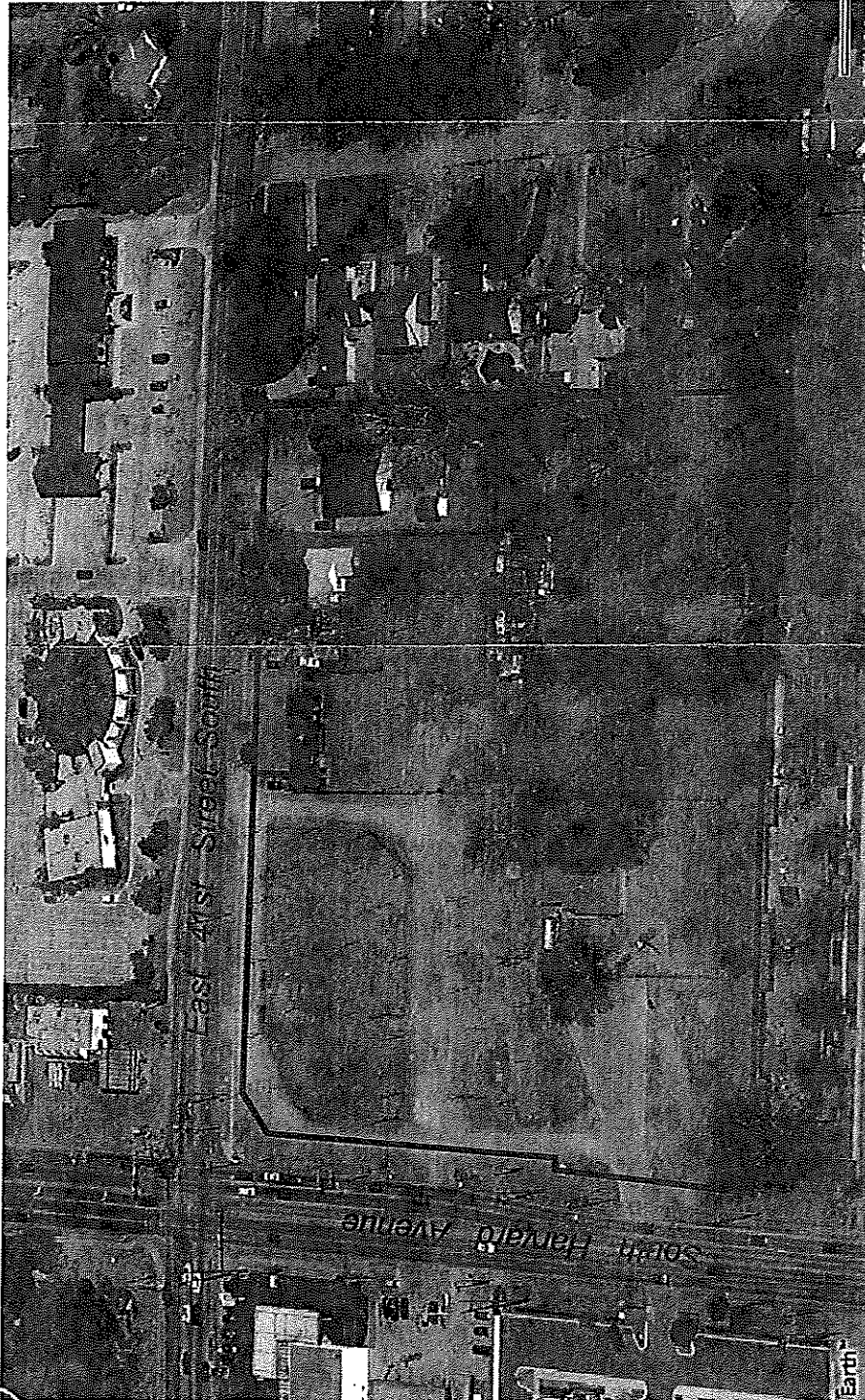
Low Intensity Residential

Medium Intensity Residential

Medium Intensity Commercial

AVENUE

SOUTH



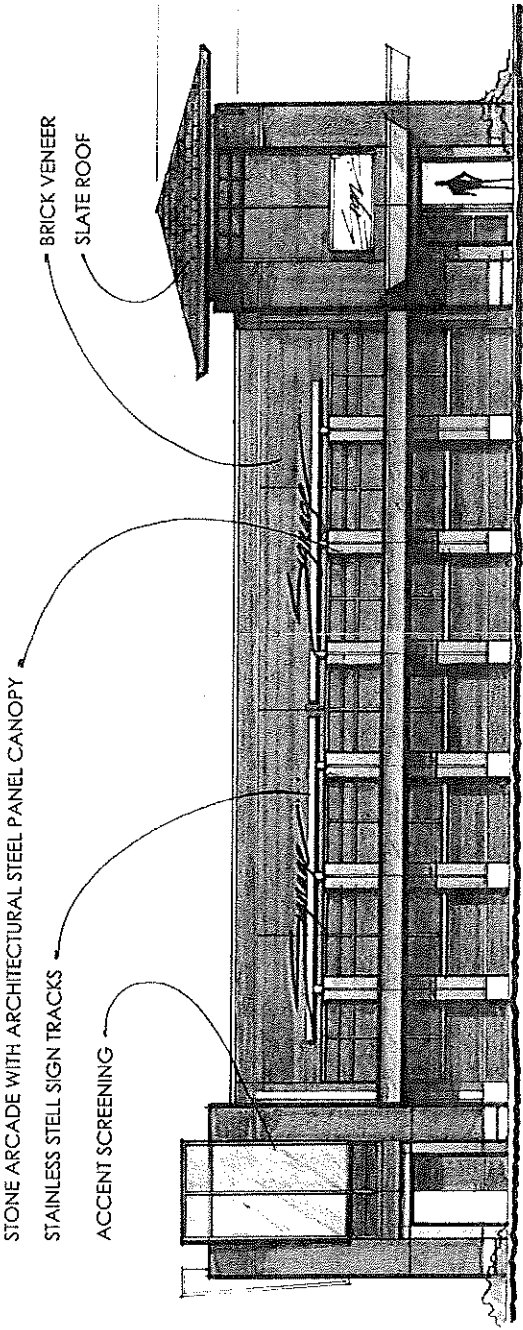
Harvard Square

Aerial Photograph and Site

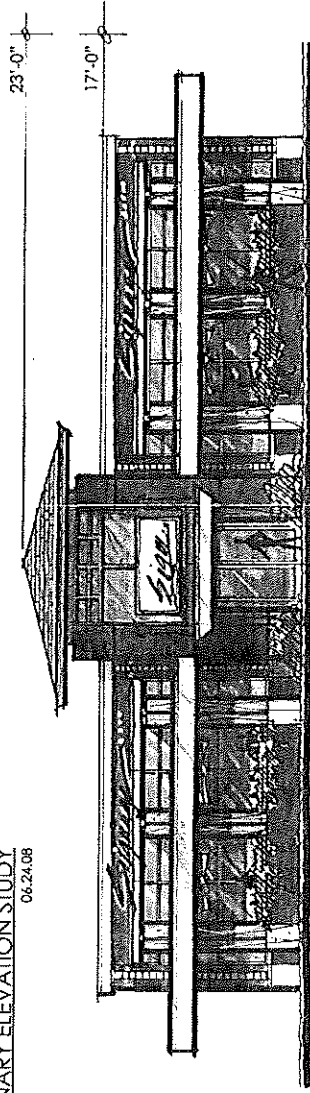
EXHIBIT 'B-1'

Planned Unit Development Number 761

SACK AND ASSOCIATES, INC.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90212
Tel: 310.205.1111 Fax: 310.205.1122 E-mail: info@sackandassociates.com
CA Number 1765 (P)/J/SJ and 1467 (S/L) Exp. June 30, 2009
Sack and Associates, Inc. is a member of the Sack Group, Inc.
Direct: 310.205.1111 Fax: 310.205.1122
www.sackandassociates.com



PRELIMINARY ELEVATION STUDY
1/8" 06.24.08



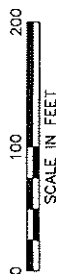
PRELIMINARY ELEVATION STUDY
1/8" 06.24.08

McFarland Davies Architects

Project: VILLA GROVE RESIDENTS ONE PHASE ONE, DOWNTOWN PHOTIA
Drawing: 19A.208 - Elevations
Date: 06.24.08

Harvard Square
Architectural Theme
EXHIBIT 'C'
Planned Unit Development Number 761

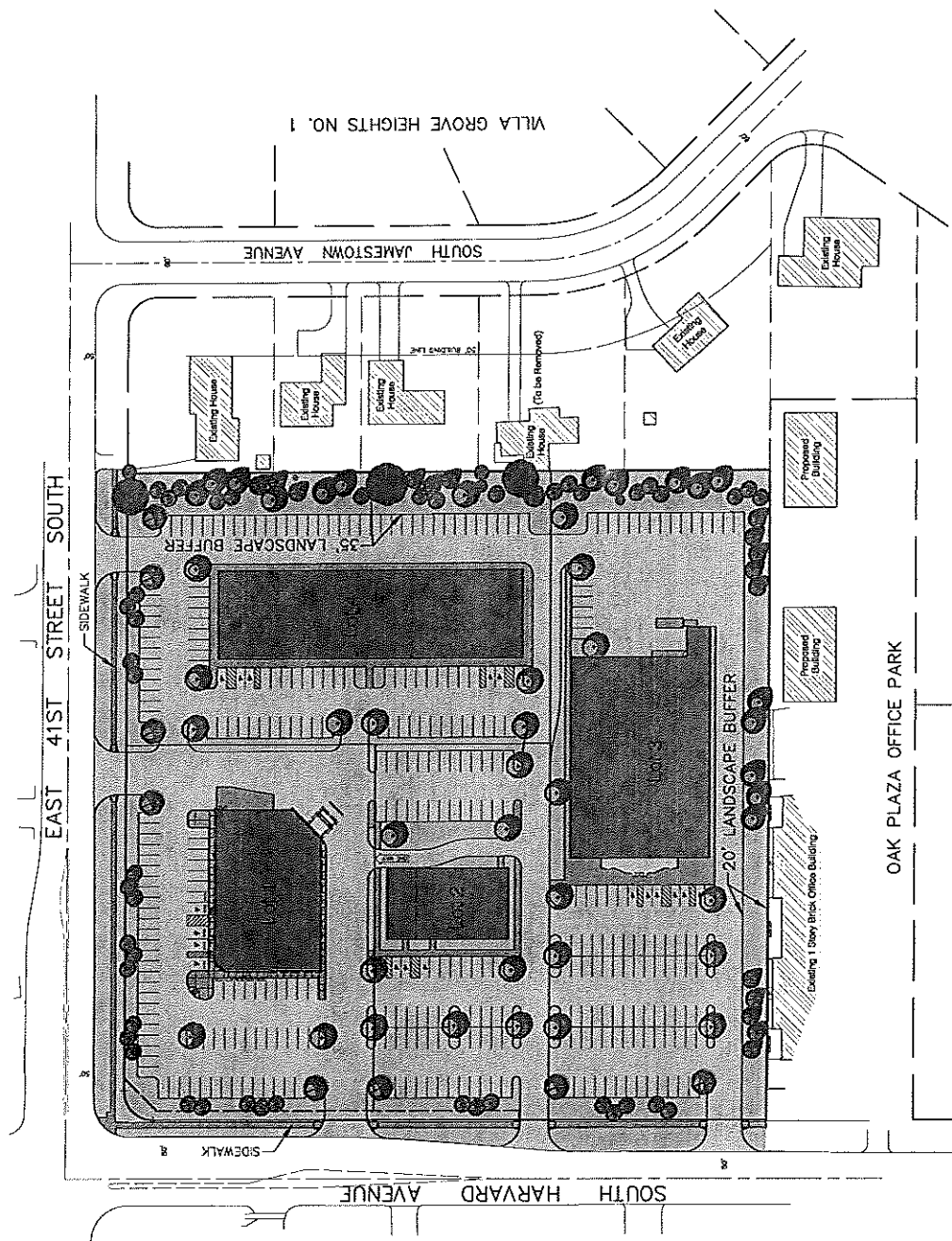
22.21

Harvard Square

Landscape Concept

EXHIBIT 'D'

Planned Unit Development Number 761



VILLA GROVE HEIGHTS NO. 1

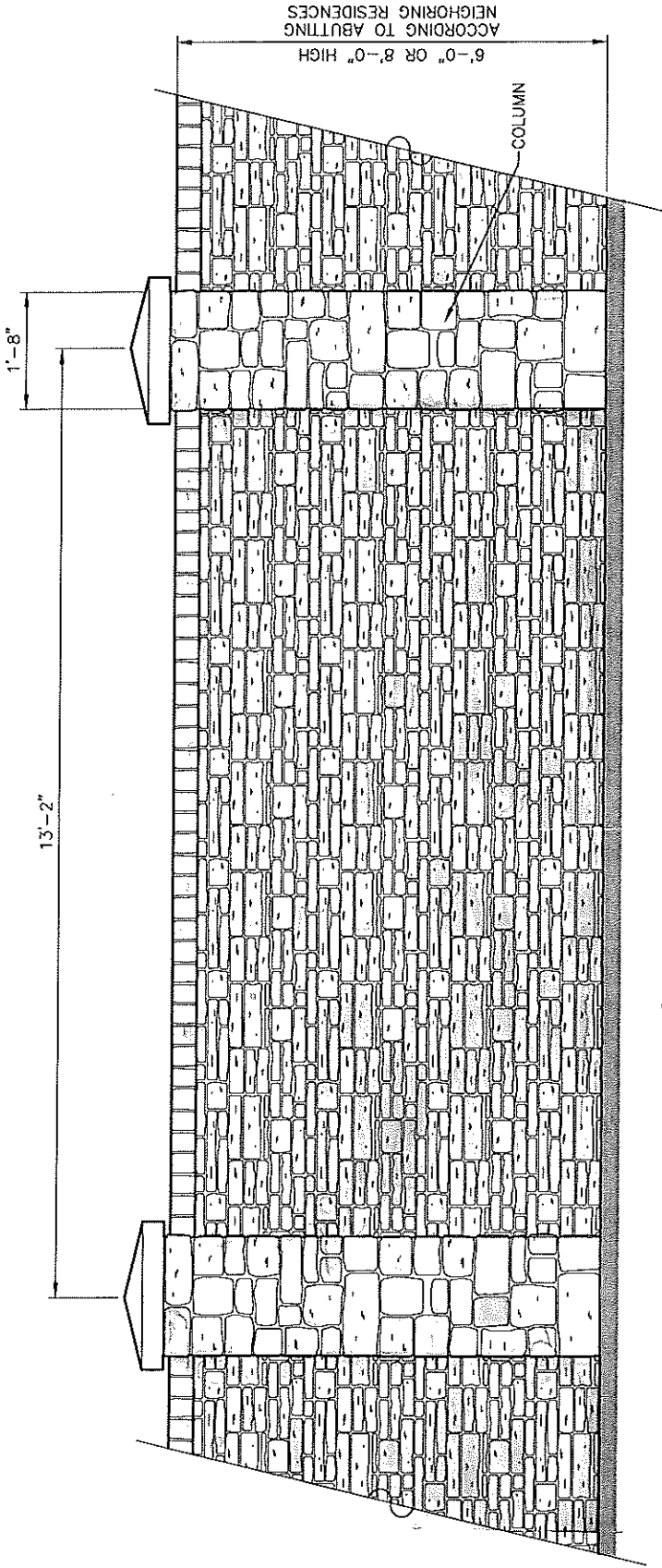
PEACH TREE SQUARE

SACK AND ASSOCIATES, INC.
 Send to Dept. 111 South Eighth Avenue, Tulsa, Oklahoma 74107-1816
 Tel. 918.392.6111 Fax 918.392.6279 E-mail: info@sackusa.com
 CA Number 190 (7/2/03) and 1462 (CA), Exp. June 30, 2009

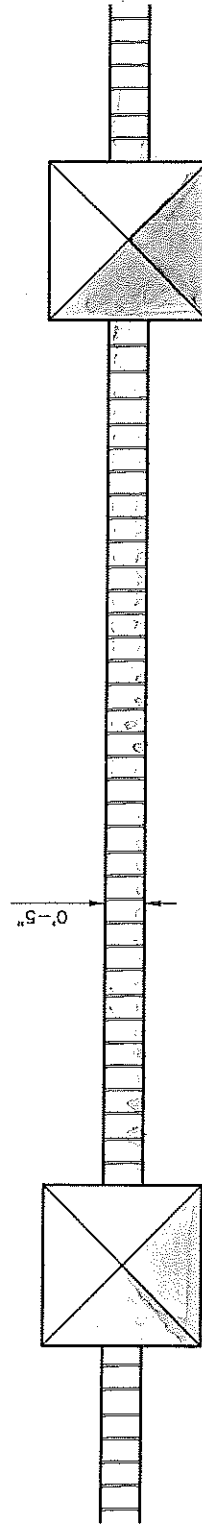
2007'S COPYRIGHT © 11-1179 T-5413
 Printed: 09 JUL 2008

PROJECT: VILLA GROVE HEIGHTS DMC B1-A Drawing: 040090
 Design: CHU Order: 0301C File: 1913.28 Drawn: PUG

22.22



Screening Wall Elevation
NOT TO SCALE









Plan
NOT TO SCALE

Harvard Square
East Boundary Screening Wall
EXHIBIT 'D-1'
Planned Unit Development Number 761

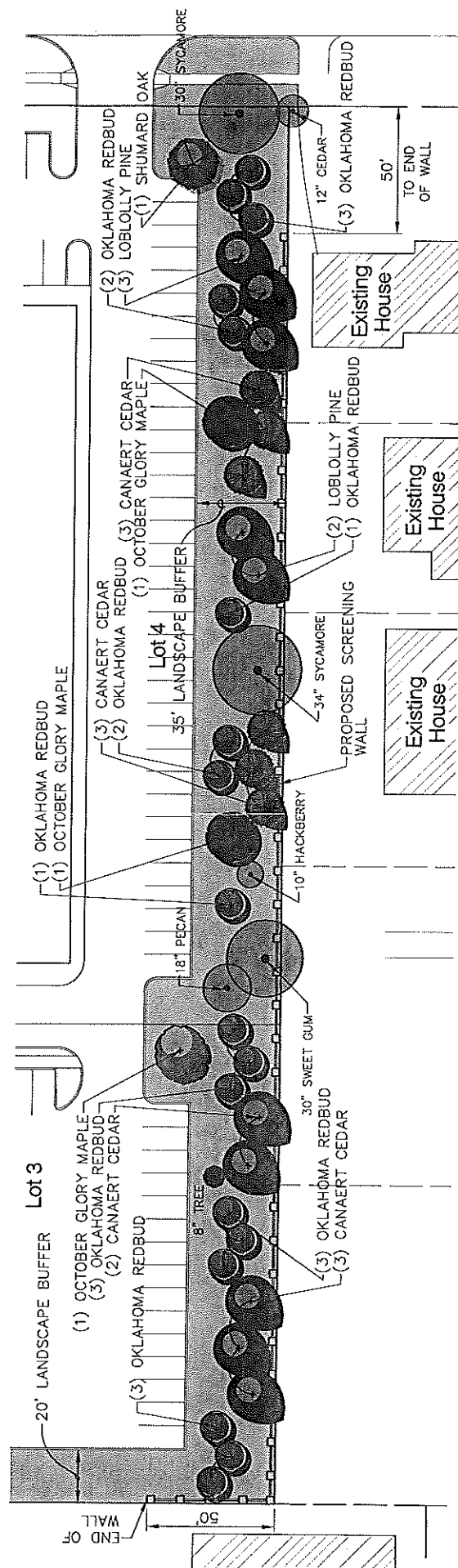
SACK AND ASSOCIATES, INC.
11111 Sack Drive, Suite 100, Dallas, Texas 75242-1816
Phone: (214) 341-1111 Fax: (214) 341-1111
Project: VILLA GRANDE HEIGHTS ONE, 871-A, Drawings: PUD009C
Drawn: MIC. GARDNER: E381C The 1013.23 Drawn: PUD
Project: VILLA GRANDE HEIGHTS ONE, 871-A, Drawings: PUD009C
Drawn: MIC. GARDNER: E381C The 1013.23 Drawn: PUD
Project: VILLA GRANDE HEIGHTS ONE, 871-A, Drawings: PUD009C
Drawn: MIC. GARDNER: E381C The 1013.23 Drawn: PUD

22.23

Plant List

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

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



Harvard Square

East Boundary Landscape Details

EXHIBIT 'D-2'

Planned Unit Development Number 761

SACK AND ASSOCIATES, INC.

MODEL VILLA DRIVE
 FROM: CHU
 ORDER: CDDC
 DATE: 1913.28
 ORDER: PUDH
 REF: 5-1117Y
 DATE: 04 JUN 2008

REF: COPYRIT S-1117X T-3A13
Plotted: QD JUL 2008

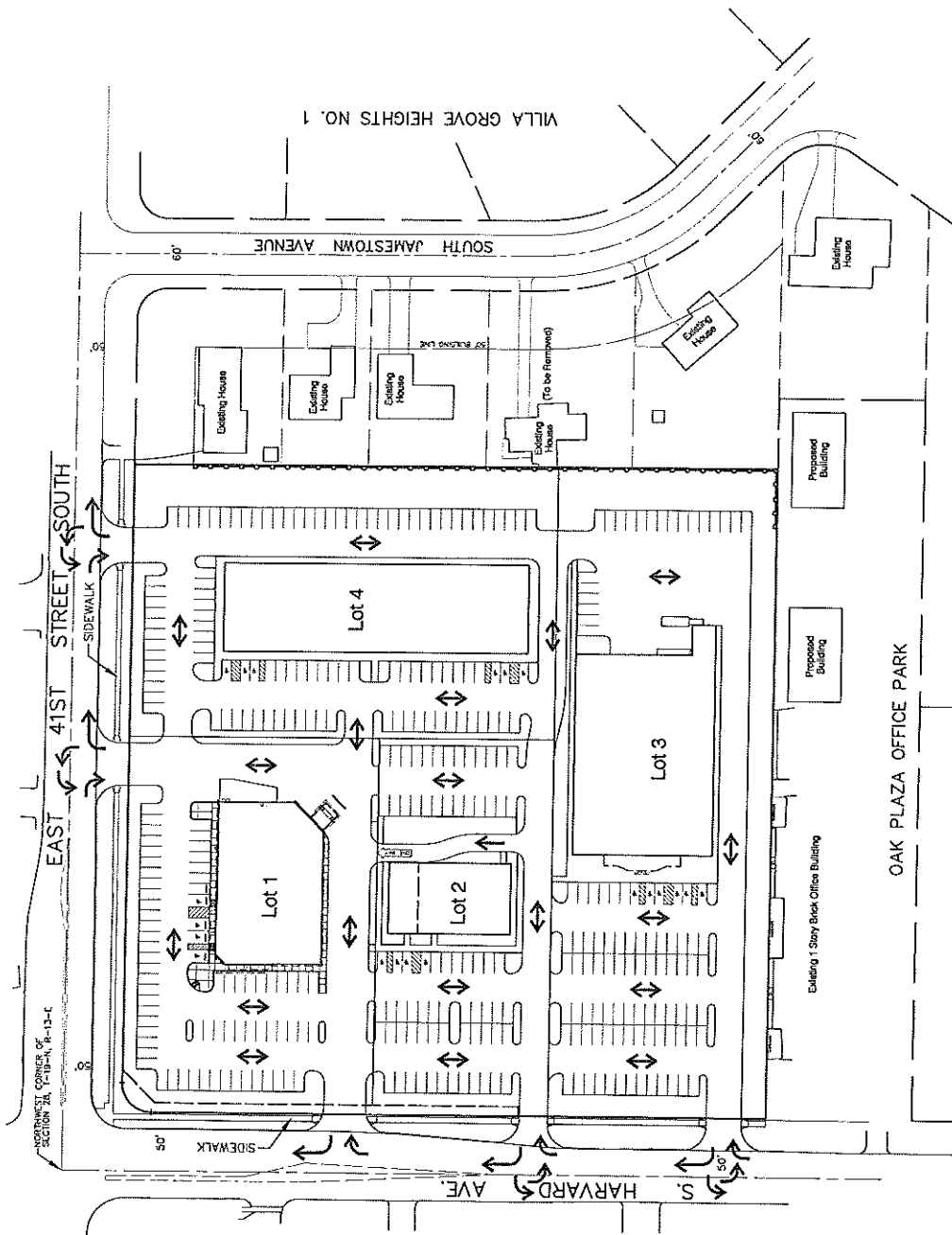
AND JOURNAL
EDITION

31-A Org-Mg
: 1913.28

HEIGHTS ONE
CABLE

Project: VILLA GROVE
Address: City Ord#

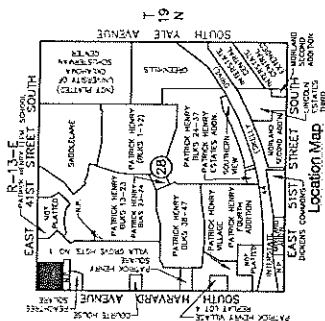
22.24



Legend:
 ← VEHICULAR CIRCULATION

PEACH TREE SQUARE

SACK AND ASSOCIATES, INC.
 Suite 400, 111 South Elm Street
 Peabody, MA 01960
 Phone: 978-532-4111 Fax: 978-532-4220 E-mail: sackandassoc@comcast.net
 Website: www.sackandassoc.com
 Project: VILLA GROVE HEIGHTS NO. 1
 Drawn: GJL Order: 158122 Date: 01/21/2009



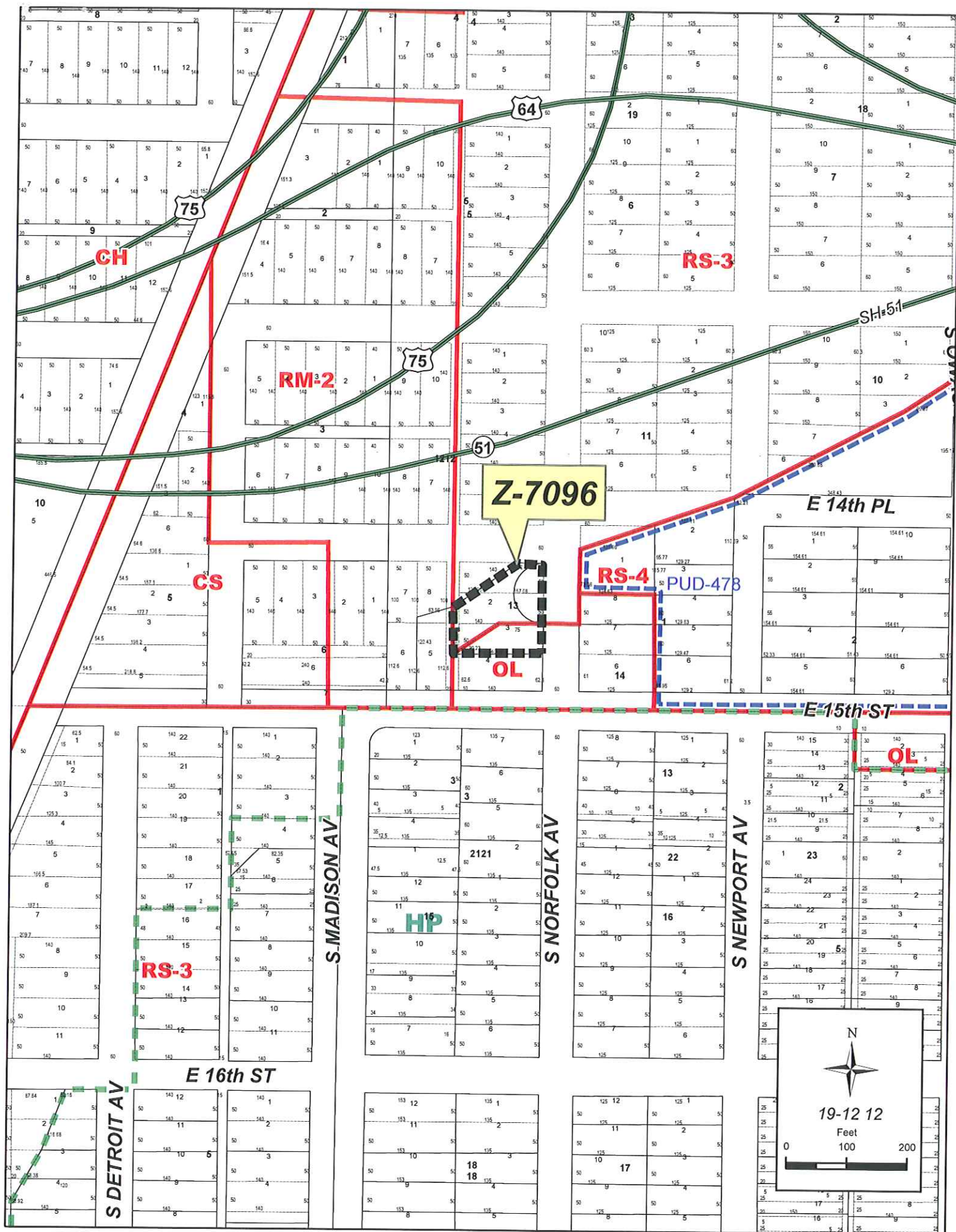
Harvard Square

Access and Circulation Plan

EXHIBIT 'E'

Planned Unit Development Number 761

22.25



75

SH 51

51

E 15th ST

S MADISON AV

S NORFOLK AV

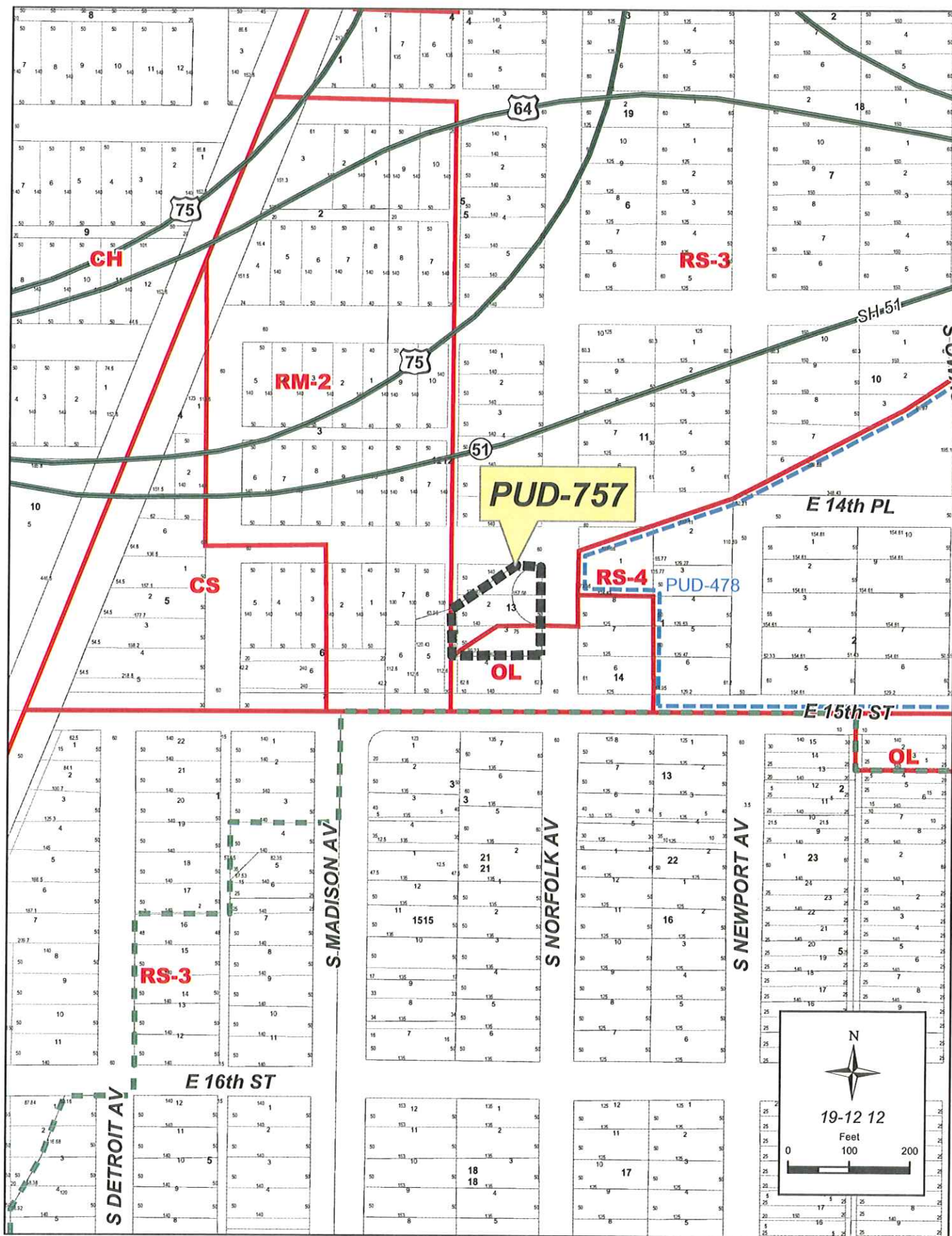


19-12 12

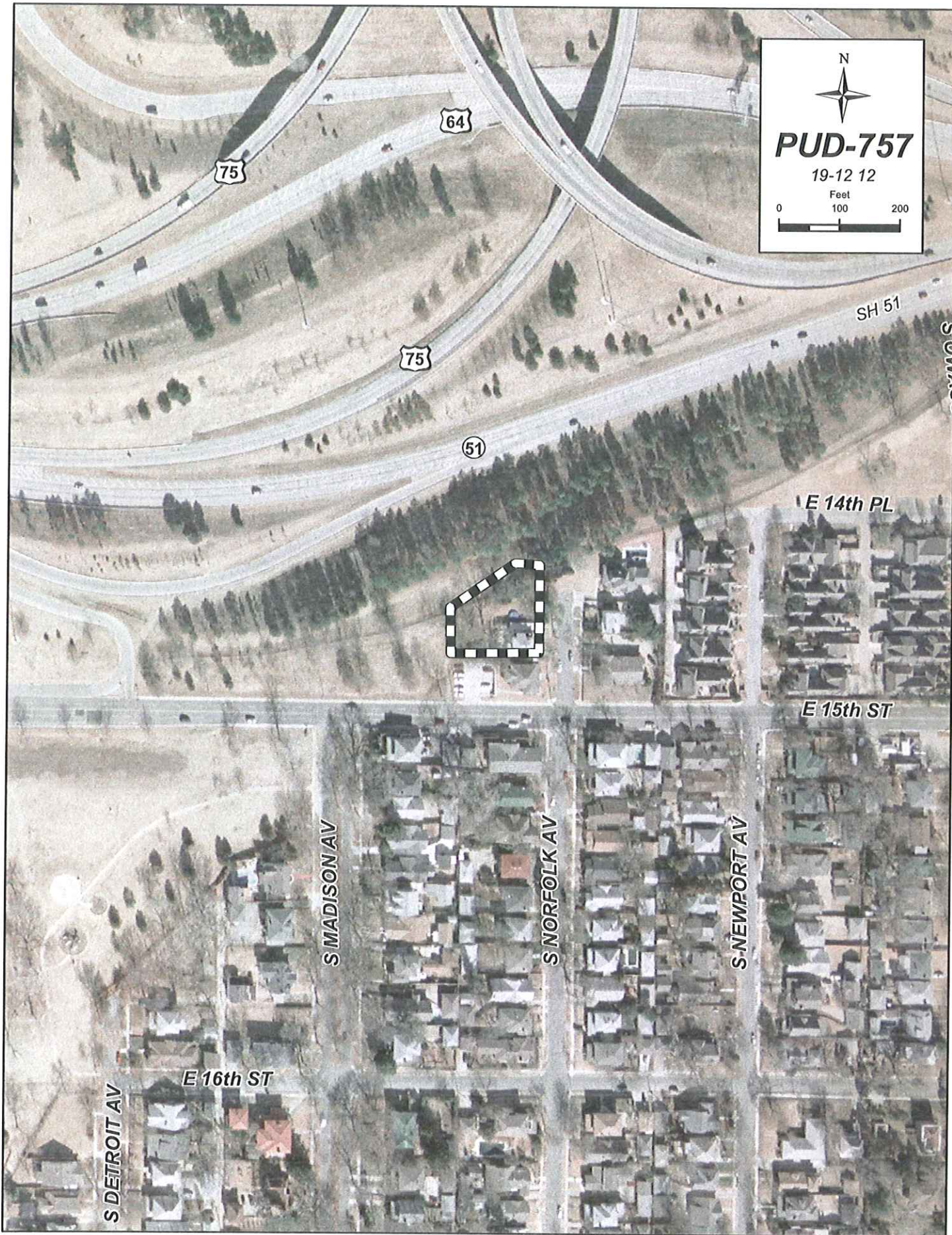
Z-7096

Feet

0 50 100



23.4



N

PUD-757

19-12 12

Feet
0 100 200

SH 51

E 14th PL

E 15th ST

E 16th ST

S MADISON AV

S NORFOLK AV

S NEWPORT AV

S DETROIT AV

23.5



N

PUD-757

19-12 12

Feet

0 50 100

SUBJECT
TRACT

E 15th ST

S MADISON AV

S NORFOLK AV

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7096/PUD-757

TRS 9212

Atlas 15

CZM 36

PD-6 CD-4

TMAPC Hearing Date: October 1, 2008

(May 21, 2008)

Applicant: Charles E Norman

Tract Size: .43± acres/ 18,617 sf (net)
.57 acres/24,994 sf (gross)

ADDRESS/GENERAL LOCATION: North of northwest corner of East 15th Street and South Norfolk Avenue

EXISTING ZONING: RS-3/OL

EXISTING USE: Residential/vacant

ZONING ORDINANCE: Ordinance number 16532 dated January 15, 1986, and Ordinance number 11814, June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RT/PUD

PROPOSED USE: Townhouses

RELEVANT ZONING HISTORY:

Z-6378 April 1993: All concurred in approval of a request for a supplemental overlay zoning on a tract of land to HP for historic preservation on property located south of subject property.

Z-6339/PUD-478 December 1991: All concurred in approval of a request for rezoning from OL/OMH/RS-3 to RS-4 and of a proposal Planned Unit Development a 7.73± acre tract of land for single-family development with private streets on property located west of the northwest corner of South Peoria Avenue and East 15th Street and east of subject property.

Z -6081 January 1986: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15th Street South and South Norfolk Avenue and a part of the subject property.

PUD-394-A December 1991: All concurred in approval of a request to abandon PUD-394 which originally approved high-rise office on the site; on condition of approval of RS-4 zoning for Z-6339 and PUD-478 as recommended by staff on property located east of subject property and west of the northwest corner of South Peoria Avenue and East 15th Street

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .43± acres in size and is located north of northwest corner of East 15th Street and South Norfolk Avenue. The property appears to be residential and vacant and is zoned RS-3/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 th Street	Urban Arterial	70'	4
South Norfolk Avenue	Residential Collector	60'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by Norfolk Avenue, Broadmoor Addition and Maplevue on Cherry Street, zoned RS-4 and OL respectively; on the north by the U.S. 64/444, OK.-51 right-of-way, zoned RS-3; on the south by 15th Street and Morningside Addition, zoned RS-3; and on the west by Broadmoor Addition, zoned RM-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low-intensity, Special Development Sub-area F according to the District 6 Comprehensive Plan Map, and page 6-23 of the Plan. This area is "bounded by the Broken Arrow Expressway on the north, the lot line west of Utica on the east, the inner-dispersal loop on the west, and the Cherry Street Business Sub-Area A and Maple Ridge Sub-Area C on the south".

According to section 3.5.6.1 of the Plan, "the area west of Peoria should be low-intensity office use on the west half" and medium intensity office/commercial use on the east. Multi-family use should be discouraged". Since the applicant is proposing to re-plat the property as seven individual single-family lots, this development is not a multifamily development per chapter 18 of the Zoning Code.

Therefore, and according to the Zoning Matrix, the requested RT zoning **may be found** in accord with the Plan by virtue of its location within a Special District area.

STAFF RECOMMENDATION FOR ZONING:

Based on the Comprehensive Plan and existing development in the area, staff can support the requested rezoning and therefore recommends **APPROVAL** of RT zoning for Z-7096, subject to the TMAPC's recommendation to approve the accompanying PUD-757 or some variation thereof.

STAFF RECOMMENDATION FOR PUD:

PUD-757 is a .43 acre tract located on the west side of Norfolk Avenue, north of 15th Street, approximately 1,200 feet west of Peoria Avenue. This PUD proposal and associated rezone application Z-7096 was originally approved by the TMAPC on May 21, 2008. It is being returned to the TMAPC by the Tulsa City Council with the recommendation that the TMAPC reconsider the proposed zoning being switched to RT (Residential Townhome) zoning.

The applicant is proposing a town-home development designed for occupancy by single family residential owners with common area facilities located within a reserve area to be maintained by a homeowners association. The location of the property is shown on the attached aerial photograph. The development will be re-platted as one-block, with individual lots and common reserve area(s).

Elevation for the proposed development area range from a high of 716' at the northeast corner of the tract to 708 feet at the southwest corner of the tract with the property generally sloping downward from east to west. According to the Soil Survey of Tulsa County, Oklahoma, soil

types are identified as Kamie-Urban Land Complex, 1% - 8% Slopes. Development constraints are associated with these soils and will be addressed in the engineering design phase of the project.

The Maple Terrace Town-homes property is immediately south of the US-64/444, OK.-51, inner dispersal loop and is adjacent on the north and west to a recently completed pedestrian and bicycle path, a part of the metropolitan trail system. The applicant is proposing direct access to the path for residents of the development.

The property is zoned RS-3 and OL-Office Light. A companion application Z-7096 is being considered to change the zoning of the property to RT – Residential Townhome. Should the request for the RT zoning be approved, underlying RT zoning would allow 5 dwelling units according to the available land area per dwelling unit required for an RT development (24,994 gross square foot lot divided by 4,200 sf required per dwelling unit in RT zoning = 5 units permissible).

A minimum of 1,200 square feet of livability space will be provided for each townhouse lot. Livability space for each lot may be provided in landscaped features within the reserve area(s) as permitted by section 1104-C of the Zoning Code. The reserve areas will be maintained by the homeowners association.

Access to the site will be from Norfolk Avenue, via mutual access easement (MAE). Entry gates will be constructed per the applicant's concept plan and as agreed to by the City of Tulsa Fire Marshall. Sidewalks will be provided along Norfolk Avenue, as well as, from the northeast corner of the site to the proposed trail access. Two car garages are proposed for each townhome with an additional off-street parking spot provided within the development. All parking will be accessed from the interior of the development. A hammerhead turn-around for traffic on South Norfolk Avenue will be constructed at the northeast corner of the project. Part of the existing cul-de-sac will be declared surplus per the City of Tulsa Engineering Design Manager to allow for this turn-around. The final design of the aforementioned turn-around must be approved by the City of Tulsa prior to final approval of the re-plat of the property.

A letter prepared by the Public Works Department, Development Services Division, dated April 8, 2008 states there will be no onsite detention required for the proposed development. Maple Terrace Town-homes will continue to drain overland in conformance with historical drainage patterns common to the site prior to the construction of the Inner Dispersal Loop. A detailed hydrology analysis and report will be prepared and submitted to the City of Tulsa Development Services for approval during the platting process.

Existing City water and sanitary sewer services are available to the development. The existing 2 inch water line along the east side of South Norfolk Avenue will be replaced with a 6 inch water line which will be looped through the development and extended to connect with the existing 6 inch water line running along the south side of East 15th Street South.

Sanitary sewer is accessible to the site by an 8 inch line that extends south across East 15th Street South from an existing lamp-hole at the southwest corner of the development. An internal sanitary sewage collection system with 8 inch lines will be constructed along the perimeter boundaries of the development and will connect to the existing lamp-hole and to a new manhole which will be constructed at the southeast corner of the development.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-757 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-757 subject to the following conditions and as amended by the TMAPC (items with strikethrough have been removed, underlined items have been added in):

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

LAND AREA:		
Net Area:	0.43 Acres	18,617 SF
Gross:	0.57 Acres	24,994 SF

PERMITTED USES:
Townhouses: As permitted in Use Units 7a, and uses customarily accessory to the permitted principal uses.

Reserve A: Controlled entrance, parking and common area facilities, and uses customarily accessory to townhouse dwellings, to be maintained by an owners association.

MAXIMUM NUMBER OF DWELLING UNITS:	5
MINIMUM LOT WIDTH:	22 FT
MINIMUM LOT AREA:	1,600 SF*

**The remainder of the required lot area per dwelling unit shall be provided in common areas as permitted by section 1104-B of the Zoning Code.*

MAXIMUM BUILDING HEIGHT:	35 FT
OFF-STREET PARKING:	3 per dwelling unit

MINIMUM BUILDING SETBACKS:	
From the centerline of S. Norfolk Ave.	50 FT*
From the north boundary	10 FT
From the south boundary	10 FT
From the west boundary	20 FT

**For the purpose of establishing the required street yard, the front yard set back shall be considered to be 10 feet.*

MINIMUM PARKING AREA SETBACKS from the north boundary:

5 FT

LIVABILITY SPACE:

A minimum of 1,200 square feet of livability space shall be provided for each townhouse lot. Livability space may be provided within common and reserve areas per section 1104-C of the Zoning Code.

SIGNS:

One project identification ground sign shall be permitted at the South Norfolk Avenue entrance with a maximum of 12 square feet of display surface area and 6 feet in height.

LIGHTING:

Exterior light standards shall not exceed 12 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

DECORATIVE FENCING:

A decorative 6 feet high wrought iron type screening fence shall be constructed along the east boundary; such screening fence shall continue at least 25 feet from the north and south property boundaries and be subject to detail site plan review and approval prior to a building permit being issued. Screening along the remainder of the property boundaries shall be optional.

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.

3. No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
4. No building permit shall be issued for any building within the development until a detail site and landscape plan for that lot or parcel has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.

6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit on that lot.
7. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses and/or other commonly owned structures within the PUD.
8. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb where applicable. Any curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street if installed. The maximum vertical grade of private streets shall be ten percent where applicable.
9. The City shall inspect all private streets and/or access drives to certify that they meet City standards prior to any building permits being issued on lots accessed by those streets or access drives. The developer shall pay all inspection fees required by the City.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, and screening walls or fences, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments:

General: No Comments

Water: A 20' restrictive water line easement will be required for the proposed 6-inch looped water main line on the property. A Revision Project will be required for replacing the existing 2-inch water main line along Norfolk Avenue with a 6-inch size water main line.

Fire: No Comments

Stormwater: No Comments

Wastewater: A Sanitary Sewer mainline extension will be required to serve all lots within the PUD area. A fence easement should be included, to ensure fence is not placed in utility easement.

Transportation: There are title ownership issues along the east side of the property. Locate DOT and COT easements; ROWs or ownership at that location.

Traffic: Include design standards within the PUD development standards for the proposed private street. The standards must meet or exceed Public Works' standards for minor residential streets.

GIS: No Comments

Street Addressing: No Comments

County Engineer: No Comments

10-01-08

RECEIVED

JUN 09 2008

Tulsa Metropolitan Area
Planning Commission

NOTE:

As amended by applicant at
TMAPC hearing on May 21,
2008.

Number of dwelling reduced
from 7 units to 5 units with
pitched roof at 42' height.

Off-street parking increased
to three spaces per unit.

PUD No. 757

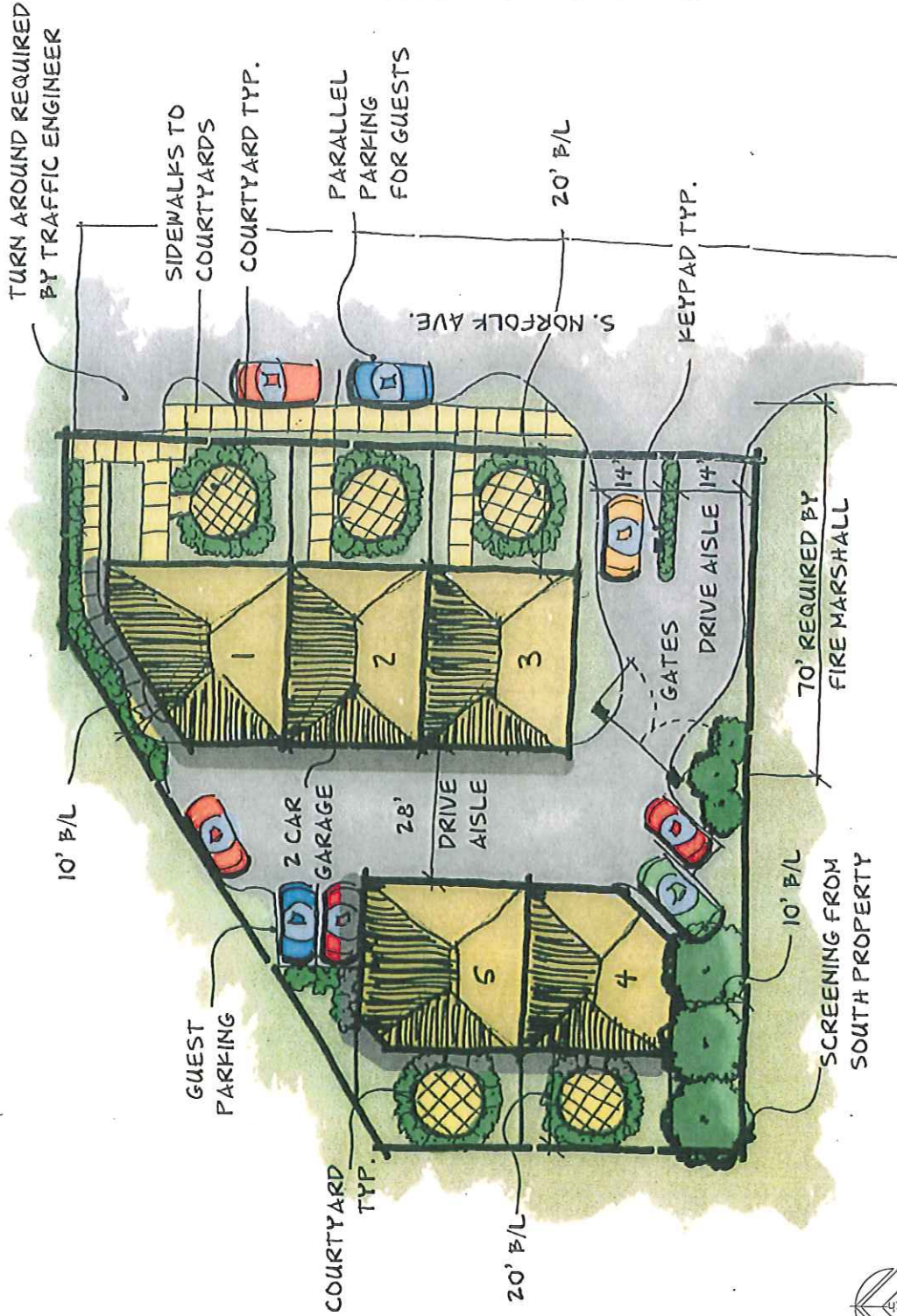
Maple Terrace Townhomes

Exhibit A-1

Concept Illustration

Tanner Consulting LLC
5323 S. LEWIS AVE. • TULSA, OK 74105

A1



6/09/2008 2:07:30 PM

23.14

RECEIVED
JUN 05 2008
Tulsa Metropolitan
Planning Commission

NOTE:

As recommended by the TMAPC at the May 21, 2008 hearing.

Number of dwelling reduced from 7 units to 4 units with 35' flat roof.

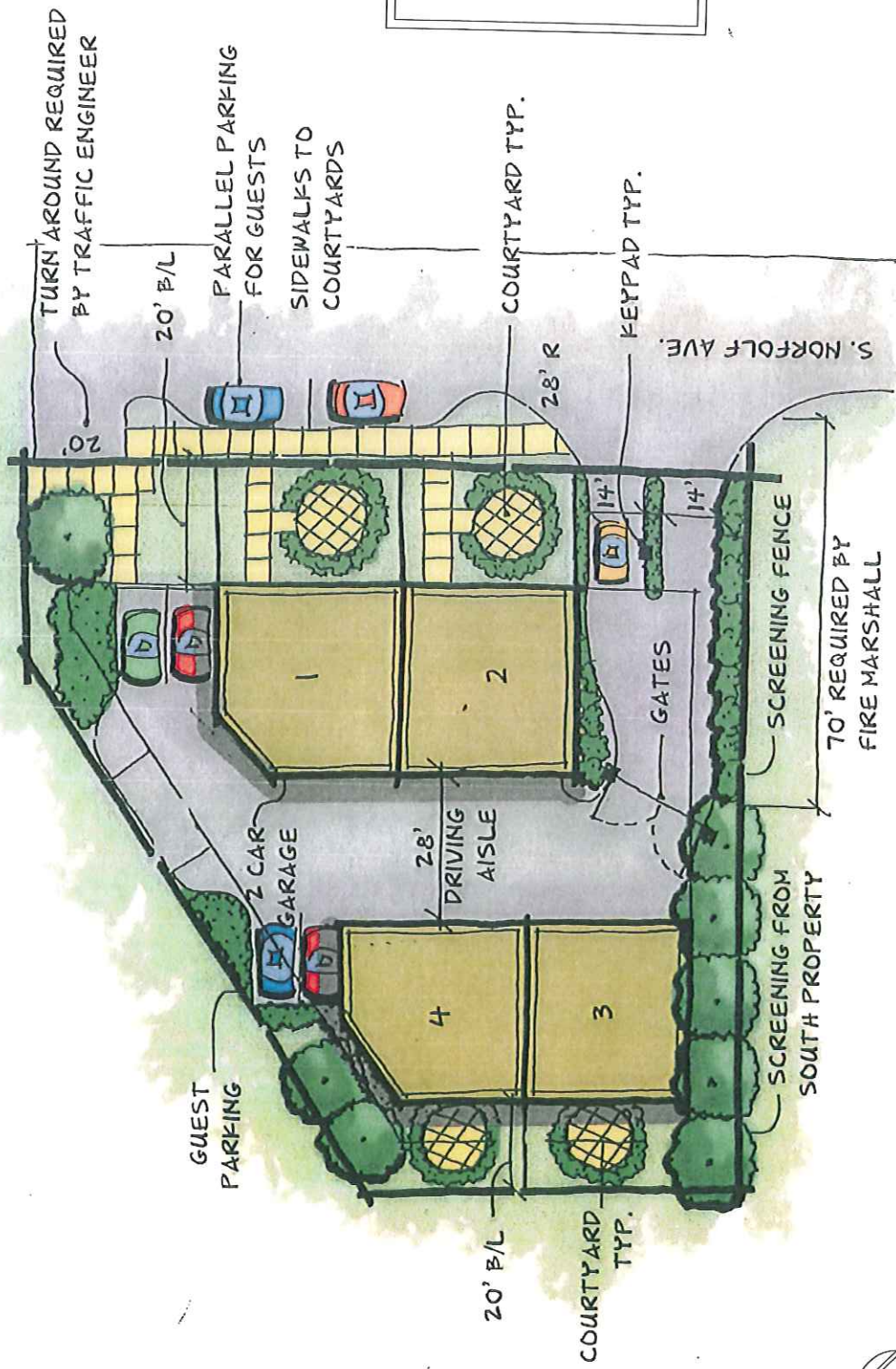
Off-street parking increased to three spaces per unit.

PUD No. 757

**Maple Terrace
Townhomes**

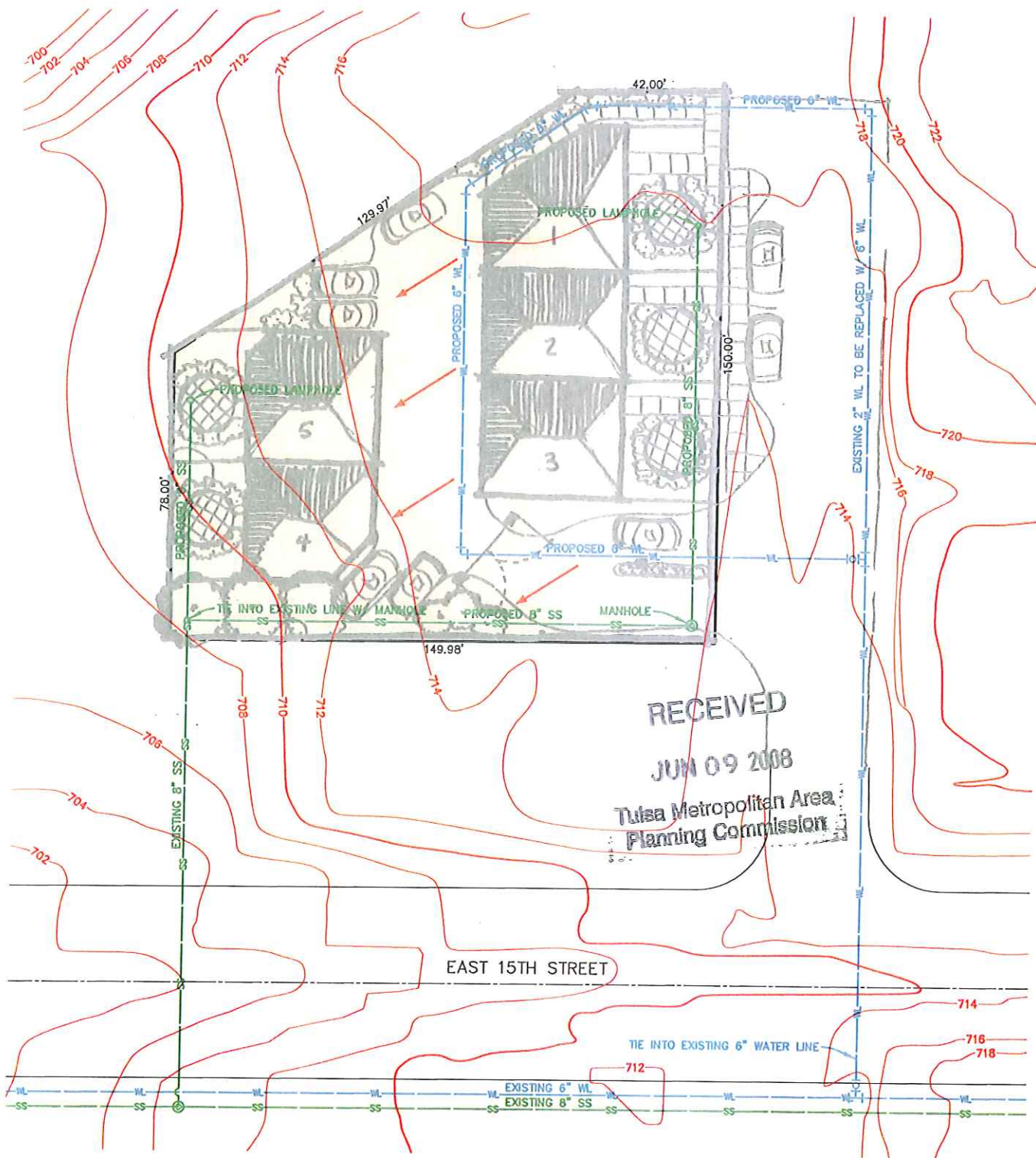
Exhibit A-2
Concept Illustration

Tanner Consulting LLC
5323 S. LEWIS AVE. • TULSA, OK 74105

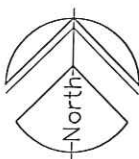


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RECEIVED
JUN 09 2008
Tulsa Metropolitan Area
Planning Commission



Legend	
	Water Line
	Sanitary sewer
	Drainage Arrow
	Topo

PUD No. 757

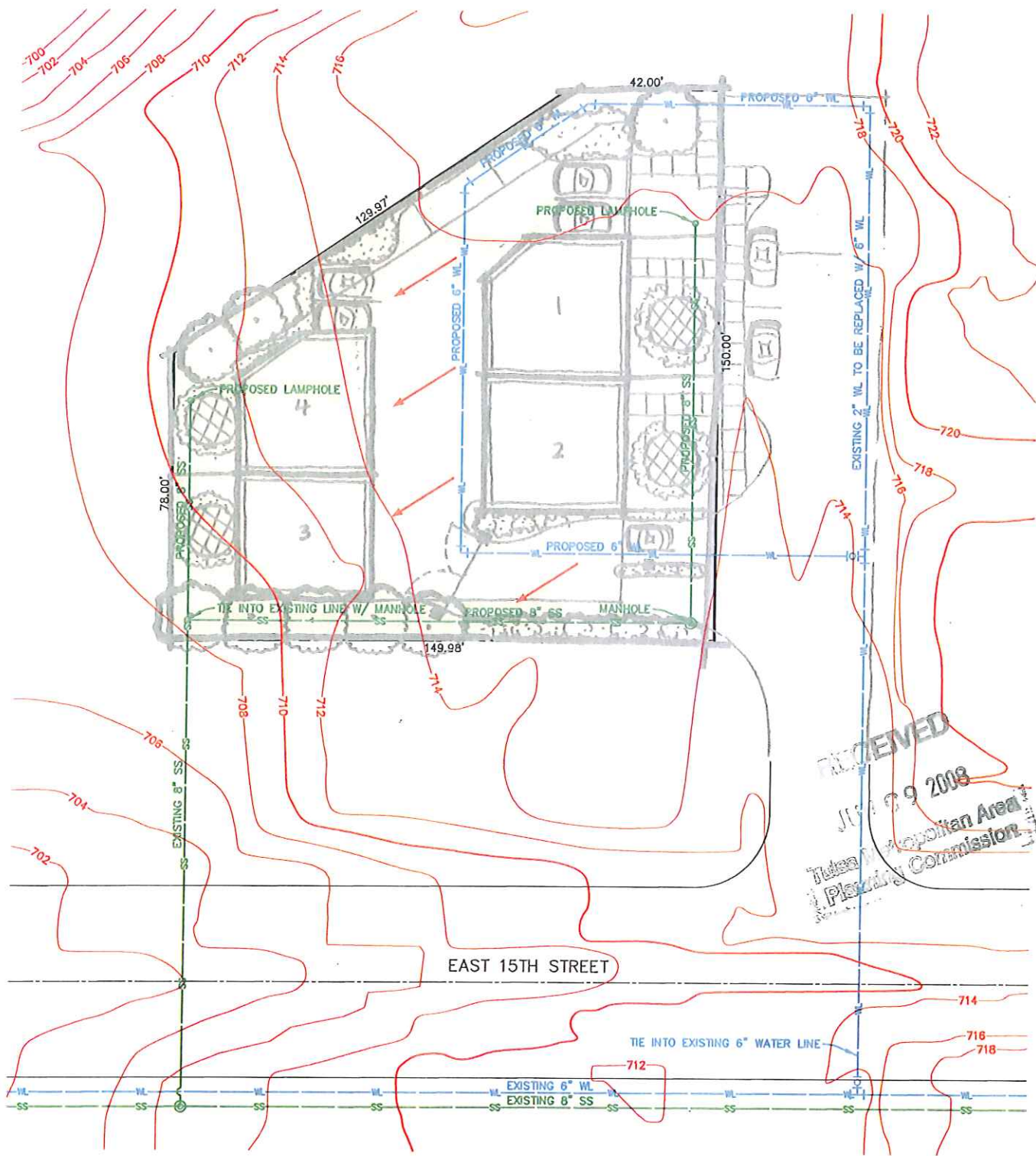
Maple Terrace Townhomes

Exhibit B1

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

Tanner Consulting LLC
5323 S. LEWS AVE. • TULSA, OK 74105

23.16
B1



Legend

- WL — Water Line
- SS — Sanitary sewer
- ← Drainage Arrow
- 710 — Topo

PUD No. 757

Maple Terrace Townhomes

Exhibit B2

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



Tanner Consulting LLC
5323 S. LEWIS AVE. • TULSA, OK 74105

23.17

B2

achieve what he wants. The entire property doesn't need to be rezoned IL and the PUD would allow him to reduce the zoning and allow him to spread his business over a larger parcel.

In response to Mr. McArtor, Mr. Alberty stated that he doesn't know who took this application and what was discussed during that time. If the applicant owns the entire property, that was the reason for the legal description for the entire property and if he was given advice that he needs to rezone the entire property, that was probably not appropriate. The situation that staff is concerned with is that this is a planned area and it is planned for something other than what he is requesting. Once a zoning is approved that is not consistent with the plan, then one has replanned the area.

TMAPC Action: 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **8-1-0** (Ard, Cantrell, Marshall, Midget, Perry, Shivel, Sparks, Wright "aye"; McArtor "nay"; none "abstaining"; Carnes, Walker "absent") to recommend **DENIAL** of the IL zoning for CZ-391.

Mr. Ard requested staff to give an abbreviated report in order to allow Ms. Cantrell to hear the case before she has to leave.

30. Z-7096/PUD-757 – Charles E. Norman

RS-3/OL to OL/PUD

North of northwest corner of East 15th Street and South (PD-6) (CD-4) Norfolk Avenue (PUD for a seven unit town-home development designed for single-family owners.)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 16532 dated January 15, 1986, and Ordinance number 11814, June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL/PUD

PROPOSED USE: Townhouses

RELEVANT ZONING HISTORY:

Z-6378 April 1993: All concurred in approval of a request for a supplemental overlay zoning on a tract of land to HP for historic preservation on property located south of subject property.

Z-6339/PUD-478 December 1991: All concurred in approval a request for rezoning from OL/OMH/RS-3 to RS-4 and of a proposal Planned Unit Development a 7.73± acre tract of land for single-family development with private

streets on property located west of the northwest corner of South Peoria Avenue and East 15th Street and east of subject property.

Z -6081 January 1986: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15th Street South and South Norfolk Avenue and a part of the subject property.

PUD-394-A December 1991: All concurred in approval of a request to abandon PUD-394 which originally approved high-rise office on the site; on condition of approval of RS-4 zoning for Z-6339 and PUD-478 as recommended by staff on property located east of subject property and west of the northwest corner of South Peoria Avenue and East 15th Street

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .43± acres in size and is located north of northwest corner of East 15th Street and South Norfolk Avenue. The property appears to be residential and vacant and is zoned RS-3/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 th Street	Urban Arterial	70'	4*
South Norfolk Avenue	Residential Collector	60'	2

* With restricted on-street parking consuming two lanes of the four.

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

SURROUNDING AREA: The subject tract is abutted on the east by Norfolk Avenue, Broadmoor Addition and Maplevue on Cherry Street, zoned RS-4 and OL respectively; on the north by the U.S. 64/444, OK.-51 right-of-way, zoned RS-3; on the south by 15th Street and Morningside Addition, zoned RS-3; and on the west by Broadmoor Addition, zoned RM-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low-intensity, Special Development Sub-area F according to the District 6 Comprehensive Plan Map, and page 6-23 of the Plan. This area is "bounded by the Broken Arrow Expressway on the north, the lot line west of Utica on the east, the inner-dispersal loop on the west, and the Cherry Street Business Sub-Area A and Maple Ridge Sub-Area C on the south".

According to section 3.5.6.1 of the Plan, "the area west of Peoria should be low-intensity office use on the west half" and medium intensity office/commercial use on the east. Multi-family use should be discouraged". Since the applicant is proposing to re-plat the property as seven individual single-family lots, this development is not a multifamily development per chapter 18 of the Zoning Code.

Therefore, and according to the Zoning Matrix, the requested OL zoning may be found in accord with the Plan by virtue of its location within a Special District area.

STAFF RECOMMENDATION FOR ZONING:

Based on the Comprehensive Plan and existing development in the area, staff can support the requested rezoning and therefore recommends **APPROVAL** of OL zoning for Z-7096, subject to the TMAPC's recommendation to approve the accompanying PUD-757 or some variation thereof.

STAFF RECOMMENDATION FOR PUD:

PUD-757 is a .43 acre tract located on the west side of Norfolk Avenue, north of 15th Street, approximately 1200 feet west of Peoria Avenue. The applicant is proposing a seven unit town-home development designed for occupancy by single family residential owners with common area facilities located within a reserve area to be maintained by a homeowners association as shown on Exhibit A - Concept Illustration. The location of the property is shown on Exhibit C - Aerial Photograph. The development will be re-platted as one-block, with individual lots and common reserve area(s).

Elevation for the proposed development area range from a high of 716' at the northeast corner of the tract to 708 feet at the southwest corner of the tract with the property generally sloping downward from east to west. According to the Soil Survey of Tulsa County, Oklahoma, soil types are identified as Kamie-Urban Land Complex, 1% - 8% Slopes. Development constraints are associated with these soils and will be addressed in the engineering design phase of the project.

The Maple Terrace Town-homes property is immediately south of the US-64/444, OK.-51, inner dispersal loop and is adjacent on the north and west to a recently completed pedestrian and bicycle path, a part of the metropolitan trail system. The applicant is proposing direct access to the path for residents of the development.

The south portion of the property is zoned OL-Office Light. A companion application, Z-7096, has been filed to extend the OL zoning to the remainder of the property. The OL district permits Use Unit 7a – Townhouse Dwellings in a planned unit development or with Board of Adjustment approval. Should the request for the extension of OL zoning be approved, underlying zoning would

allow 11 dwelling units according to the available land area per dwelling unit. The applicant's PUD proposes a maximum of seven (7) individual units.

A minimum of 400 square feet of livability space will be provided within each townhouse lot. The remainder of the required livability space will be provided in landscaped features within the reserve area(s) as permitted by section 1104-C of the Zoning Code. The reserve areas will be maintained by the homeowners association.

Access to the site will be from Norfolk Avenue, via mutual access easement (MAE). Entry gates will be constructed per the applicant's concept plan – Exhibit A and as agreed to by the City of Tulsa Fire Marshall. Sidewalks will be provided along Norfolk Avenue, as well as, from the northeast corner of the site to the proposed trail access. Two car garages are proposed for each town-home and will be accessed from the interior of the development. A hammerhead turn-around for traffic on South Norfolk Avenue will be constructed at the northeast corner of the project. Part of the existing cul-de-sac will be declared surplus per the City of Tulsa Engineering Design Manager (see Exhibit E) to allow for this turn-around. The final design of the aforementioned turn-around must be approved by the City of Tulsa prior to final approval of the re-plat of the property.

A letter prepared by the Public Works Department, Development Services Division, dated April 8, 2008 states there will be no onsite detention required for the proposed development. Maple Terrace Town-homes will continue to drain overland in conformance with historical drainage patterns common to the site prior to the construction of the Inner Dispersal Loop. A detailed hydrology analysis and report will be prepared and submitted to the City of Tulsa Development Services for approval during the platting process.

Existing City water and sanitary sewer services are available to the development. The existing 2 inch water line along the east side of South Norfolk Avenue will be replaced with a 6 inch water line which will be looped through the development and extended to connect with the existing 6 inch water line running along the south side of East 15th Street South.

Sanitary sewer is accessible to the site by an 8 inch line that extends south across East 15th Street South from an existing lamp-hole at the southwest corner of the development. An internal sanitary sewage collection system with 8 inch lines will be constructed along the perimeter boundaries of the development and will connect to the existing lamp-hole and to a new manhole which will be constructed at the southeast corner of the development.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-757 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-757 subject to the following conditions and as amended by the TMAPC (items with strikethrough have been removed, underlined items have been added in):

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

LAND AREA:

Net Area:	0.43 Acres	18,617 SF
Gross:	0.57 Acres	24,994 SF

PERMITTED USES:

Townhouses: As permitted in Use Units 7a ~~and 8~~, and uses customarily accessory to the permitted principal uses.

Reserve A: Controlled entrance, parking and common area facilities, and uses customarily accessory to townhouse dwellings, to be maintained by an owners association.

MAXIMUM NUMBER OF DWELLING UNITS: ~~7~~ 4

MINIMUM LOT WIDTH: 22 FT

MINIMUM LOT AREA: 1400 SF*

**The remainder of the required lot area per dwelling unit shall be provided in common areas as permitted by section 1104-B of the Zoning Code.*

MAXIMUM BUILDING HEIGHT: ~~45~~ 35 FT

OFF-STREET PARKING:

~~As required by the applicable Use Unit of the Tulsa Zoning Code.~~ 3 per dwelling unit

MINIMUM BUILDING SETBACKS:

From the centerline of S. Norfolk Ave.	50 FT*
From the north boundary	10 FT
From the south boundary	10 FT
From the west boundary	20 FT

**For the purpose of establishing the required street yard, the front yard set back shall be considered to be 10 feet.*

MINIMUM PARKING AREA SETBACKS from the north boundary: 5 FT

LIVABILITY SPACE:

A minimum of 400 square feet of livability space shall be provided within each townhouse lot. The remainder of the required livability space calculated at 600 square feet per dwelling unit shall be provided within common and reserve areas per section 1104-C of the Zoning Code.

SIGNS:

One project identification ground sign shall be permitted at the South Norfolk Avenue entrance with a maximum of 12 square feet of display surface area and 6 feet in height.

LIGHTING:

Exterior light standards shall not exceed 12 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

DECORATIVE FENCING:

A decorative six feet high wrought iron type screening fence shall be constructed along the east boundary; such screening fence shall continue at least 25 feet from the north and south property boundaries and be subject to detail site plan review and approval prior to a building permit being issued. Screening along the remainder of the property boundaries shall be optional.

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.

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

4. No building permit shall be issued for any building within the development until a detail site and landscape plan for that lot or parcel has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the applicable development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all stormwater drainage and/or proposed detention is in accordance with applicable City requirements prior to issuance of an occupancy permit on that lot.
7. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses and/or other commonly owned structures within the PUD.
8. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb where applicable. Any curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street if installed. The maximum vertical grade of private streets shall be ten percent where applicable.
9. The City shall inspect all private streets and/or access drives to certify that they meet City standards prior to any building permits being issued on lots accessed by those streets or access drives. The developer shall pay all inspection fees required by the City.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Entry gates or guardhouses, if proposed, and screening walls or fences, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC Comments:

General: No Comments

Water: A 20' restrictive water line easement will be required for the proposed 6-inch looped water main line on the property. A Revision Project will be required for replacing the existing 2-inch water main line along Norfolk Avenue with a 6-inch size water main line.

Fire: No Comments

Stormwater: No Comments

Wastewater: A Sanitary Sewer mainline extension will be required to serve all lots within the PUD area. A fence easement should be included, to ensure fence is not placed in utility easement.

Transportation: There are title ownership issues along the east side of the property. Locate DOT and COT easements; ROWs or ownership at that location.

Traffic: Include design standards within the PUD development standards for the proposed private street. The standards must meet or exceed Public Works' standards for minor residential streets.

GIS: No Comments

Street Addressing: No Comments

County Engineer: No Comments

TMAPC COMMENTS:

Ms. Cantrell stated her concerns before having to leave the meeting as follows: There is no parking permitted on 15th Street at the subject location. The surrounding area south of 15th is zoned RS-3 and HP and that is significant to point out. She expressed concerns with the height of the proposal and parking on a street that dead-ends and is narrow. Traffic for the additional 14 cars going in and out of a street that used to accommodating five houses is a concern.

Mr. Sansone explained that the required parking for the proposal is for two spaces per unit placed underneath each unit. The required parking would be all off of Norfolk. There is some proposed visitor parking. It is proposed to expand the end of the street to have a turnaround and the gates that are being proposed and this would help alleviate some of Ms. Cantrell's concerns. The gate is being moved back and away from the development area edge.

Ms. Cantrell out at 6:27 p.m.

Mr. Sansone completed his staff report and stated that this proposal has been reviewed and deemed sufficient by the Fire Marshal for accessing the site and movement within with emergency vehicles.

TMAPC COMMENTS:

Mr. Marshall asked if the townhouses needed BOA approval. In response, Mr. Sansone answered negatively. Mr. Marshall stated that the staff recommendation has under permitted uses Use Unit 8 and he doesn't believe that should be in there. In response, Mr. Sansone stated that the permitted uses

in the staff recommendation is the permitted uses as requested by the applicant and if the Planning Commission would like to remove one of those permitted uses, then he believes the applicant should address this.

In response to Mr. Marshall, Mr. Sansone stated that he believes that the Lots 5, 6 and 7 would have front-loading garages underneath the units. Mr. Marshall expressed concerns with the parallel parking on the conceptual plan because the street is very narrow. Mr. Sansone reminded the Planning Commission that this is a concept plan and that during the platting process, it would be determined whether or not there is room for parallel parking.

In response to Ms. Wright, Mr. Sansone stated that ADA requirements are enforced by the Building Code. Staff and the Planning Commission enforce the Zoning Code and land use and do not necessarily enforce the design layout and the mechanics of how the building is to be constructed.

Mr. Sparks stated that he believes that when the detail site plan is submitted it will answer a lot of questions. The traffic issue is a serious one and he believes that Lot 5 will have a difficult time entering and exiting their garage.

Applicant's Comments:

Charles E. Norman, 401 South Boston Avenue, Suite 2900, Tulsa, Oklahoma 74103, stated that he is representing the applicant, Paul Jackson. The engineers for this project are Tanner and Associates and their architect has been chosen to design the specific buildings. Mr. Norman cited the surrounding zoning districts. Norfolk is a 60-foot wide right-of-way with a 26-foot wide paving section. It was designed as a collector to the north to 11th Street. Mr. Norman submitted photographs (Exhibit B-1) showing the subject property and surrounding properties. He explained that there is a dental clinic adjacent to the proposal and some of his patients park on Norfolk rather than the parking lot that has been developed for patients.

Mr. Norman stated that two weeks ago, he attended a meeting at Bill Beers's home and there were probably 15 to 20 people in attendance. There was discussion about the issues regarding density, traffic, height and neighborhood parking problems.

Mr. Norman indicated that the semi-circle is half of a cul-de-sac that is still owned by the Oklahoma Department of Transportation (ODOT). He is not sure if the title is still with ODOT, but they look to the City of Tulsa, which is why he obtained the letter from Henry SomdeCerff granting permission for his client to include that property in the zoning and PUD applications. The site plan is proposing a hammerhead-type cul-de-sac and he personally discussed this with Mr. SomdeCerff about the design. Mr. SomdeCerff informed Mr. Norman that he would like to see a hammerhead cul-de-sac that would be at least 20 feet in width and 15 feet in depth with an extra five feet of right-of-way on the west side

of Norfolk. On further discussion and walking it off, it would probably require an extension of the hammerhead back to the north so that one can back out and turn around to the north. After approval of the PUD then he would have to negotiate with the ODOT and/or the City of Tulsa about an acceptable design of the hammerhead turnaround. Parking issues are prevalent in historic and infill neighborhoods and partly because only 19 percent of the existing homes along Norfolk (between 15th Street and 17th Street) have a two-car garage. Most of them have one car garages and park and 38 percent have no garage at all, which requires them to park on the street.

Mr. Norman stated that in the OL district one is allowed to have apartment use, subject to the RM-1 development standards. RM-1 requires a maximum roof height of 35 feet. One could build a three-story building in 35 feet of height and have a couple of feet left over. What he is presenting to the neighbors is a preference to design the upscale apartments and condominiums, which will be platted as individual lots for individual ownership. Mr. Norman cited a previous PUD that was approved for a 42 feet in height townhouses in the Brookside area and it was approved by the City Council. He further cited a case approved by the Board of Adjustment to increase 35 feet in height to 42 feet in height for townhouses that were in a multifamily zoning district. The choice is flat roofs or roofs designed with a pitched roof, which he believes a significant number of the neighbors would prefer in lieu of those limitations.

Mr. Norman stated that he met with Dr. Fonder and Mr. Pielsticker and received a letter from Mr. Pielsticker (Exhibit B-2) agreeing to support the concept, provided that there be no more than five dwelling units and that there be a properly executed turnaround, which will be a design issue and will have to go through Public Works and then back to the Planning Commission during the platting process. Mr. Pielsticker requested a maximum of 35 feet in height and proper drainage of the site with adequate onsite parking for guests. He further requested that the applicant negotiate with the City of Tulsa first and Tulsa Trails to trade part of that semi-circle for the encroachment area and leave the trail where it is currently (which is five feet on the applicant's property). Dr. Ponder has no objection to the 45 feet of height.

Mr. Norman proposed the following amendments to his application: 1) reduce to the number of dwelling units from a maximum of seven to five; 2) provide a minimum of three off-street parking spaces per dwelling unit; and 3) reduce the height from 45 feet to 42 feet.

TMAPC COMMENTS:

Mr. Ard asked Mr. Norman what two units would be taken away if he only builds five units. In response, Mr. Norman stated that this would be a design issue and that would have to come back with a detail site plan. He believes that it would at least eliminate one on the frontage of Norfolk and one on the backside. In response, Mr. Ard stated that Mr. Sparks makes a good point that unit five would

have a difficult time getting out of their drive. Mr. Norman stated that he would have to return with a new conceptual plan to show the amendments and the proposed parking spaces within the project. Mr. Norman addressed the suggestion made by Ms. Wright about the ADA requirements were applicable to single-family homes and to his knowledge they are not. He has never seen a site plan or a design for a single-family home, duplexes or townhouses that had handicap-type parking spaces. In response, Mr. Ard stated that he believes that ADA requirements only apply to public access areas.

Mr. Ard asked Mr. Norman what the average square footage is of these units. In response, Mr. Norman stated that these have been averaging with 25 feet of width and 30 feet of depth or 600 to 700 feet per floor and 1,800 to 2,000 SF.

In response to Ms. Wright, Mr. Norman stated that there are development standards that are set forth in the PUD and they have to be met and then there is a site plan review process and platting so the amendment to reduce the dwelling units by two can be considered by the Planning Commission today. Ms. Wright stated that the amendment doesn't give her any concept of what the building area lot/ratio would be. In response, Mr. Norman stated that this is a multi-step process and that is important for her to understand because it is built into all of these concept illustrations, they are not site plans and a maximum of five is a significant reduction of what is being requested and it is in response to all of these issues that have been raised.

Mr. Marshall asked Mr. Norman how many cars he is proposing to park on the street for guests. In response, Mr. Norman stated that this is an odd-shaped property and there is 225 feet on the west side. Mr. Norman explained that there would be five parking spaces on the interior for guest parking. Mr. Marshall asked Mr. Norman to eliminate the Use Unit 8 from this application. In response, Mr. Norman responded that he would. Mr. Norman stated that the question regarding the separation of units is addressed by most units today being built with at least one-foot of sound-empty space between the units and there are no party walls. This provides sound insulation between the units.

In response to Mr. Marshall, Mr. Norman indicated that the units will be upscale and costs \$350,000.00 to \$450,000.00.

In response to Mr. Marshall, Mr. Norman stated that presently there are signs on the south side of 15th Street that prohibit parking in front of the first house in each direction, which pushes the parking load farther down the street. There are no signs presently prohibiting parking on both sides of Norfolk. Mr. Norman stated that he has visited the site in the morning and afternoon and parking is not a problem. The parking is basically generated by the dental office.

Mr. Boulden asked for clarification about who actually owns the cul-de-sac or right-of-way. In response, Mr. Norman stated that it is a part of the PUD because

he has a letter of no objection from Mr. SomdeCerff. Mr. Boulden asked Mr. Norman if the City or ODOT own it as an easement or right-of-way or fee simple. In response, Mr. Norman stated that to the best of his knowledge it is fee simple because it was kept when the remaining property was sold to the owner of the house immediately south. Mr. Boulden question whether Mr. SomdeCerff went above his level on granting permission on this. In response, Mr. Norman stated that he was primarily wanting to get his approval on behalf of the City to include this property in a PUD because of their policy to negotiate with the adjacent property owner for a remnant.

Interested Parties:

William Beers, 1501 S. Norfolk Avenue, 74120, submitted photographs (B-1); **Dru Meadows**, 1504 S. Norfolk Avenue, 74120; **Bill Pielsticker**, 1435 S. Norfolk Avenue, 74120; **Robert Gregory**, 1505 South Norfolk, 74120, submitted photographs (B-1); **Chip Atkins**, 1638 East 17th Place, 74120; **Kristi Frisbie**, 1512 S. Newport Avenue, 74120; **Douglas Boyd**, 1445 S. Newport, 74120; **Camille Quinn**, 1512 S. Newport, 74120.

Interested Parties Comments:

Prefer the height be kept at 35 feet and keep the view of downtown from being blocked by the proposal; not opposed to development, but this is too much for the site; why not zone RT instead of OL; concerned that a lot-combination would happen between the dentist and the applicant for OL property and have townhouses all along the bike trail; concerned that this was approved by the Fire Marshal because it would be a fire hazard; streets are barely wide enough for a car to turn around in and emergency vehicles would have a problem turning around; people living in the HP district can't alter their property by putting a dormer on the attic to keep the view of downtown if this is built at 45 feet in height; subject area is already impacted with increased traffic and this would add to that; not convinced that this project is smart infill development; asked Mr. Norman if any studies had been conducted and he indicated that they had not; after looking closer to the Zoning Code possibly four units would be better than five units on the subject property; three options for a hammerhead that has to be approved by everyone on the subject street; prefer the short hammerhead; drainage issues; the existing home on the subject property is in poor condition and should come down and would prefer another single-family home to replace it; he would prefer to see the existing historic home stay on the subject property; the street is always fairly crowded with cars parked on it and it is fairly narrow; most driveways are too narrow to park in and so people park in the streets; when there is a party or holiday it is difficult to drive up and down the street; the intersection of 15th and Norfolk will be problematic with the additional homes and there is only one way out; the traffic issues have been an issue for 40 plus years along this street and it has never changed; public safety issues; keep integrity of the neighborhood; proposal doesn't esthetically fit into the neighborhood; these will be big blocks towering over the existing single-family properties; the subject property is on high ground and will stick out like a sore thumb; it will restrict the

new trail and create a shoot by having 42 feet beside the trail and the pine trees on the north.

TMAPC COMMENTS:

Ms. Wright stated that the studies that Ms. Meadows is proposing would be an excellent idea and what would she like to see done with those. In response, Ms. Meadows stated that an objective review on future development how this would affect the adjacent properties. It shouldn't just happen. There should be some consideration for it and if this application is approved then it is allowed to happen. The viable value she could get from her property is to apply for a change in zoning because no one wants to live in a residential unit in that quality of a neighborhood opposite an office park. Mr. Perry called for a point of order. He commented that this discussion is getting away from the proposal and discussing what might be done.

Mr. Ard asked Mr. Pielsticker if he was in agreement with the qualifications that he suggested to Mr. Norman. In response, Mr. Pielsticker stated that he has heartburn over this application. He has tried to do a development on the subject property himself and it didn't work out. He commented that he would like to see Mr. Jackson build a quality development and not cut corners, which is why he agreed to five units. If the neighborhood kills the whole deal, it wouldn't hurt his feelings.

Mr. McArtor out at 7:38 p.m.

Applicant's Rebuttal:

Mr. Norman stated that the topography on the subject property has a high elevation at the northeast corner of about and it drops about eight feet to the southwest corner. Mr. Pielsticker's house is about 12 to 15 feet higher than the subject property. Mr. Doug Boyd lives in Maplevue and that property is even slightly higher. Mr. Norman submitted a letter of support (Exhibit B-2). That entire hill goes up higher in elevation and Mr. Pielsticker's view is to the north. Mr. Beers's porch is higher by approximately ten feet than the street outside his porch. There is no view from Norfolk at street level or sidewalk level. On Mr. Beers's porch, one can see half of the buildings downtown, but he suspects if one goes to his second floor look out the window it may be the same as the picture he presented today.

Mr. Norman stated that Tanner Associates has advised him that the natural drainage discharge point cannot be changed. With the removal of one of these units on the west side there can be two points of discharge. The plan will be to make a slight depression and discharge the water at a rate that does not exceed what presently exists. Mr. Norman reminded the Planning Commission that there used to be house farther on the hill before all of the property was taken and so the increase in impervious area is not going to be significant, as compared to what existed by the houses that were constructed years ago.

Mr. Norman stated that he and the Planning Commission rely on the Fire Marshal when it comes to access and adequacy of access for fire fighting protection. There is currently a two-inch waterline, which was normal approximately 80 to 85 years ago when this neighborhood was developed. Parking has always been a problem in the subject area and these people, judging by their age, made a conscious choice to live in the area that is south of 15th Street, knowing that the traffic, narrow streets and narrow driveways already existed. The solution that his client is proposing is to provide adequate parking onsite for the units that will be permitted by the amendment. In all of these areas his client has tried to deal with situations that are realistic and not just imaginary questioning of the Fire Marshal's decision. He believes that Ms. Wright attended the meeting when the Fire Marshal stated that he had no problems with this PUD as laid out. There will be significant improvement with the pressure when the development and construction of the six-inch water line.

Mr. Norman stated that the TMAPC would be hard-pressed to deny the OL zoning on the subject property because the corner property and the existing house are within the OL zoning. His client chose to apply for OL zoning because it seemed to make the best use and knowing that he would have to do a PUD and restrict the uses to townhouses only. There could be another dentist on the subject property and compounding the parking problems because of coming and going traffic. He stated that his client has tried to be responsive. Mr. Pielsticker has stated that the current house is not worth remaining and should go either way. The only other choice is to freeze development and not approve zoning or PUDs and only respond to these folks and say that they bought into a traffic situation without parking except on the streets. The Fire Department has problems getting their fire trucks down Norfolk and might have the same problem in the subject area, except in the subject area there is a new fire hydrant and they could drag the hoses within the limits prescribed by the Fire Department. Mr. Norman described the choices for the subject property are as follows: a) freeze development; b) allow office uses, or c) allow townhouses according to the plans submitted and the amendments that he has proposed in response to some of these concerns that have been expressed.

TMAPC COMMENTS:

Mr. Perry asked what the square footage is of the subject property. In response, Mr. Norman stated that is about 24,000 square feet. In response, Mr. Perry stated that someone could build a nice home there. In response, Mr. Norman stated that one could if it were the market, but there has been none trying to do that. Several groups have looked at the subject property, including Mr. Pielsticker, and they have had the same problems that are being discussed now. In response, Mr. Perry stated that the height problem would go away, as well as added traffic. In response, Mr. Norman stated that he can build the buildings within the 35 feet of height. Mr. Norman commented that in his opinion, building the townhouse to 35 feet would affect the marketability and attractiveness.

Mr. Midget stated that single-family homes can be built up to 35 feet in height and that is germane to some of the issues here today. He supports infill and he is glad that the applicant has agreed to reduce the number of units. Mr. Midget stated that the Fire Department has a problem with hammerheads and he encouraged Mr. Norman to work that out as this application goes forward. In response, Mr. Norman stated that he started by seeking the Fire Department's input and advice and they have approved this approach. It was the Fire Marshal's opinion that with the 70 feet of unobstructed access that there would be ample opportunity to fight a fire in any one of the units by being able to get to the interior of the project. Mr. Norman stated that he will work out these issues as this application moves along. Mr. Norman reminded the Planning Commission that he will have to have that half-circle or there will not be a project.

Mr. Norman stated that the subject property is not in Maple Ridge and all property is zoned RM-2 immediately to the west, and other than the houses on this part of Norfolk, there is not another single-family house except within Maplevue and Mr. Pielsticker all the way to Peoria.

7:50 P.M. TMAPC COMMENTS:

Mr. Marshall stated that he would like to see this application denied. He doesn't like the height and it is too much for the subject area and it doesn't fit in. He would hope that the Planning Commission would deny this application.

Ms. Wright stated that she is in 100 percent agreement with Mr. Marshall to deny this application.

Commissioner Perry stated that he concurs with Mr. Marshall and Ms. Wright that this should be denied.

Mr. Midget stated that it is unfortunate that he is hearing some of the Planning Commissioners opposing this application. He believes it is a good project and they have agreed to reduce the number of units. The height is not a concern because a single-family home could be built at 35 feet in height. He doesn't believe it is intrusive because it is in an area that is zoned OL and only want to extend the OL to a small portion. He supports infill development and the Planning Commission will have to start rethinking of how to continue to grow the City of Tulsa. If the Planning Commission continues to deny quality infill then the city will not grow. This proposal abuts an expressway and he doesn't see anything wrong with it. It is in keeping with what is on that side of the street. It would be a great injustice to not move this forward, especially since the applicant has agreed to reduce the number of units.

In response to Ms. Wright, Mr. Midget stated that "quality" is in the eye of the beholder. He explained that Ms. Wright's quality may be different from his and

23.32

he believes that this is a quality development. He will stand with saying that it is compatible and keeping with that part of the street is being developed in.

Mr. Sparks stated that he doesn't have a problem with the zoning portion, but he does believe that there are ways to make this a better project. If the zoning were to be approved will the Planning Commission be tied to this design or concept? Five units allow more opportunities than having seven units.

Ms. Matthews stated that if the OL zoning were approved and the PUD denied, then the applicant could build an office on the subject property.

Mr. Midget stated that with another OL zoning and no PUD, then another dentist could move in and that is compatible.

Ms. Wright stated that the current dentist office is a renovated gorgeous building and has architecturally enhanced the neighborhood.

Mr. Midget stated that the other existing home on the subject property is not renovated. In response, Ms. Wright stated that she wished it could be because it is a beautiful building. She further stated that when you lose good bones and replace it one loses the architectural character and it is next to a historical district and out of respect to the surrounding neighborhoods to be consistent. Ms. Wright commented that she is not against infill. In response, Mr. Midget stated that he understands Ms. Wright's comments, but the subject property abuts an expressway.

Mr. Ard stated that at first he had some concerns but with the amendments he could support this application. The Planning Commission needs to look to good infill and at 35 feet in height it is the same as a maximum allowable as single-family residential. This hasn't been proposed by anyone and he is not suggesting he make that motion, but he agrees with Mr. Midget that the City will live and die by infill in this community.

TMAPC Action; 7 members present:

On **MOTION** of **PERRY**, TMAPC voted **3-4-0** (Ard, Midget, Shivel, Sparks "aye"; Marshall, Perry, Wright "nays"; none "abstaining"; Cantrell, Carnes, McArtor, Walker "absent") to recommend **DENIAL** of the OL zoning for Z-7096.

Motion failed.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **4-3-0** (Ard, Midget, Shivel, Sparks "aye"; Marshall, Perry, Wright "nays"; none "abstaining"; Cantrell, Carnes, McArtor, Walker "absent") to recommend **APPROVAL** of the OL zoning for Z-7096.

Motion passed.

23.33

Mr. Midget moved to recommend **APPROVAL** of PUD-757 per staff recommendation, subject to the following amendments: 1) remove permitted Use Unit 8; 2) reduce the number maximum of dwelling units from seven to a maximum number of permissible dwelling units to five; 3) reduce the overall permissible height from 45 feet to 35 feet; 4) off-street parking as applied by the applicable Use Unit would be stricken and add three parking spaces per dwelling unit.

Discussion on the motion:

Mr. Perry stated that he still has a hard time supporting this with five units.

TMAPC Action; 7 members present:

On **MOTION** of **PERRY**, TMAPC voted **4-3-0** (Ard, Marshall, Perry, Wright "aye"; Midget, Shivel, Sparks "nays"; none "abstaining"; Cantrell, Carnes, McArtor, Walker "absent") to **AMEND** recommendation of **APPROVAL** for PUD-757 per staff recommendation, subject to the following amendments: 1) remove permitted Use Unit 8; 2) reduce the number maximum of dwelling units from seven to a maximum number of permissible dwelling units to four; 3) reduce the overall permissible height from 45 feet to 35 feet; 4) off-street parking as applied by the applicable Use Unit would be stricken and add three parking spaces per dwelling unit.

Amended Motion passed.

TMAPC Action; 7 members present:

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Ard, Midget, Shivel, Sparks "aye"; Marshall, Perry, Wright "nays"; none "abstaining"; Cantrell, Carnes, McArtor, Walker "absent") to recommend **APPROVAL** for PUD-757 per staff recommendation, subject to the following amendments: 1) remove permitted Use Unit 8; 2) reduce the number maximum of dwelling units from seven to a maximum number of permissible dwelling units to four; 3) reduce the overall permissible height from 45 feet to 35 feet; 4) off-street parking as applied by the applicable Use Unit would be stricken and add three parking spaces per dwelling unit. (Language with a strike-through has been deleted and language with an underline has been added.)

Legal Description for Z-7096/PUD-757:

LEGAL FOR Z-7096: A TRACT OF LAND THAT IS PART OF LOTS ONE (1), TWO (2), THREE (3) AND A PORTION OF THE EAST HALF OF A 20' WIDE ALLEY, BLOCK THIRTEEN (13) OF "BROADMOOR ADDITION" TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, SAME BEING THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 6655, PAGE 2137 OF THE DEED RECORDS OF SAID TULSA COUNTY. BEGINNING AT THE

SOUTHEAST CORNER OF SAID LOT 2, SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN BOOK 5590, PAGE 840 OF SAID DEED RECORDS; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT OF LAND THE FOLLOWING TWO CALLS: SOUTH 88° 30' 08" WEST (PREVIOUSLY DESCRIBED AS WEST) A DISTANCE OF 75.06 FEET (PREVIOUSLY DESCRIBED AS 75.00 FEET); THENCE SOUTH 54° 47' 13" WEST A DISTANCE OF 90.15 FEET (PREVIOUSLY DESCRIBED AS 90.23 FEET) TO THE WEST LINE OF THE AFOREMENTIONED EAST HALF OF A 20' WIDE ALLEY; THENCE NORTH 01° 26' 10" WEST (PREVIOUSLY DESCRIBED AS NORTH) ALONG THE WESTERLY LINE OF SAID EAST HALF OF A 20' WIDE ALLEY, A DISTANCE OF 78.00 FEET TO THE SOUTHERNLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: NORTH 54° 47' 13" EAST A DISTANCE OF 129.93 FEET; NORTH 88° 32' 59" EAST (PREVIOUSLY DESCRIBED AS EAST) A DISTANCE OF 42.00 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1; THENCE SOUTH 01° 26' 10" EAST ALONG THE EASTERLY LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING,

LEGAL FOR PUD-757: A TRACT OF LAND THAT IS PART OF LOTS ONE (1), TWO (2), THREE (3) AND A PORTION OF THE EAST HALF OF A 20' WIDE ALLEY, BLOCK THIRTEEN (13) OF "BROADMOOR ADDITION" TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, SAME BEING THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 6655, PAGE 2137 OF THE DEED RECORDS OF SAID TULSA COUNTY AND THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED ON BOOK 5590, PAGE 840 OF SAID DEED RECORDS. BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF THE SECOND REFERENCED TRACT OF LAND; THENCE SOUTH 88° 28' 13" WEST (PREVIOUSLY DESCRIBED AS WEST), ALONG THE SOUTHERLY LINE OF SAID LOT 3, PASSING AT 140.00 FEET THE WESTERLY LINE THEREOF, IN ALL A DISTANCE OF 150.00 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED EAST HALF OF A 20' WIDE ALLEY, SAME BEING THE SOUTHWEST CORNER OF THE FIRST REFERENCED TRACT OF LAND. THENCE NORTH 01° 26' 10" WEST (PREVIOUSLY DESCRIBED AS NORTH), ALONG SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: NORTH 54° 47' 13" EAST A DISTANCE OF 129.93 FEET; NORTH 88° 32' 59" EAST (PREVIOUSLY DESCRIBED AS EAST) A DISTANCE OF 42.00 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1, THENCE SOUTH 01° 26' 10", ALONG THE EASTERLY LINE OF SAID LOTS 1, 2, AND 3, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, **From: RS-3 (Residential**

Single-family District) To: OL (Office Low Intensity District/Planned Unit Development [PUD-757]).

31. Z-7097/PUD-758 – Roy D. Johnsen RM-1/RM-2 to RM-3/PUD

East of the southeast corner of South Peoria Avenue (PD-6) (CD-9) and East 39th Street (PUD for 240 dwelling units of one and two bedroom units.)

STAFF RECOMMENDATION:

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

PROPOSED ZONING: RM-3/PUD **PROPOSED USE:** Apartments

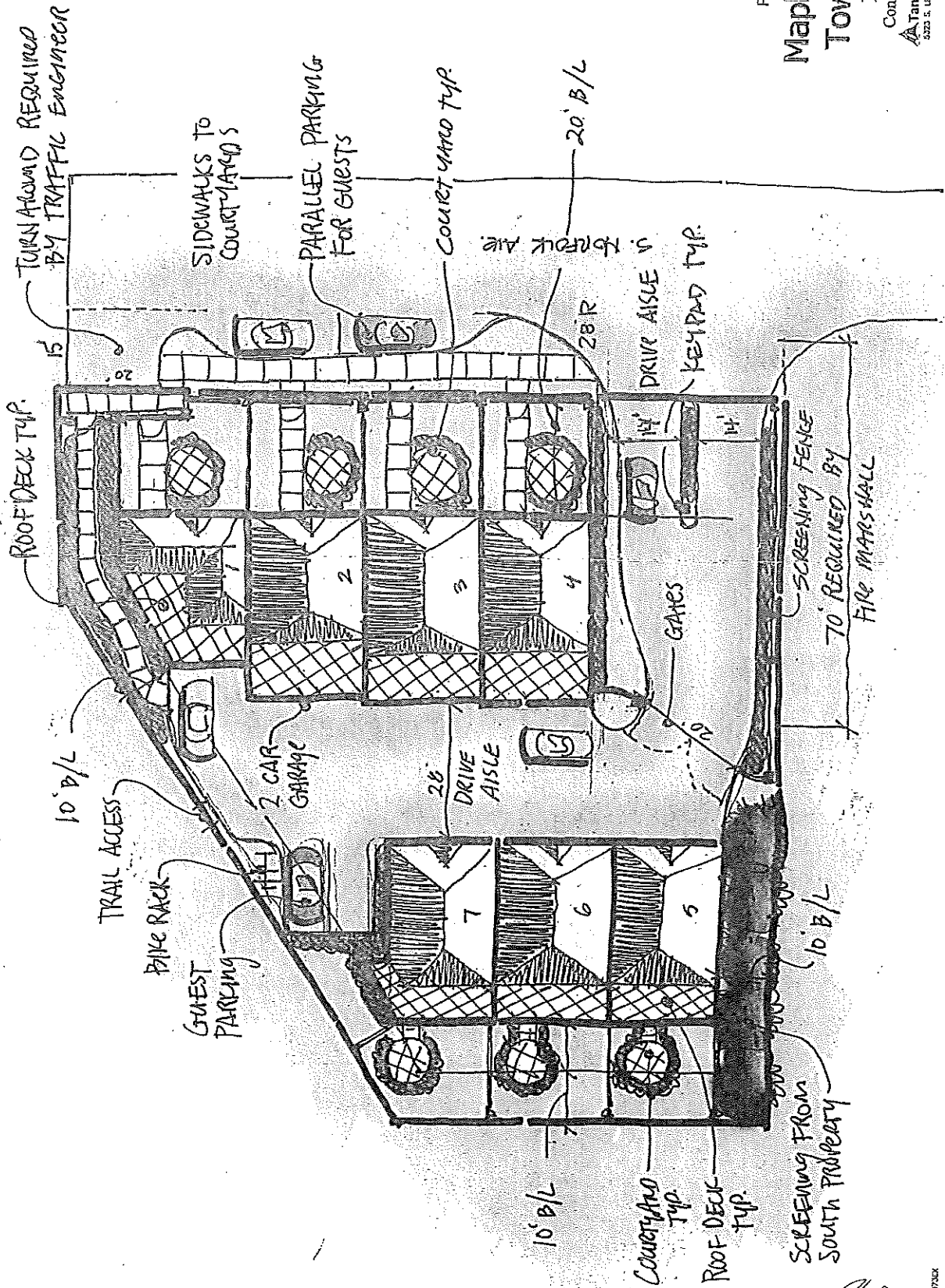
RELEVANT ZONING HISTORY:

PUD-744 September 2007: All concurred in approval of a proposed Planned Unit Development on a 1.98± acre tract of land for 25 unit townhouse development on property located east and south of southeast corner of East 41st Place and South Peoria Avenue.

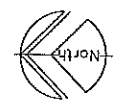
BOA-20192 January 24, 2006: The Board of Adjustment approved a Variance of the minimum lot size for an office use lot in an RM-2 district from 12,000 square feet to 9,000 square feet, finding the literal enforcement of the terms of the code would result in an unnecessary hardship; per plan submitted on property located east of the southeast corner of East 41st Street South and South Peoria Avenue.

BOA-19931 October 26, 2004: The Board of Adjustment approved a Special Exception to permit Offices, Studios and Support Services in an RM-2 District; a Variance of the frontage requirement on a public street for each lot; and a Variance to reduce the landscaped area from the perimeter driveways and parking areas from 5 feet in with to 2 feet in width, subject to development standards, finding this would be less intrusive and less density in the neighborhood than the previously planned townhouse development; on property located at 4106 South Rockford Avenue.

PUD-535 July 1995: All concurred in approval of a proposed Planned Unit Development on a 1.05± acre tract of land for a movie rental store on property located on the southwest corner of East 39th Street South and South Peoria Avenue.

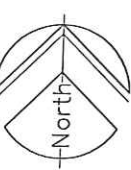
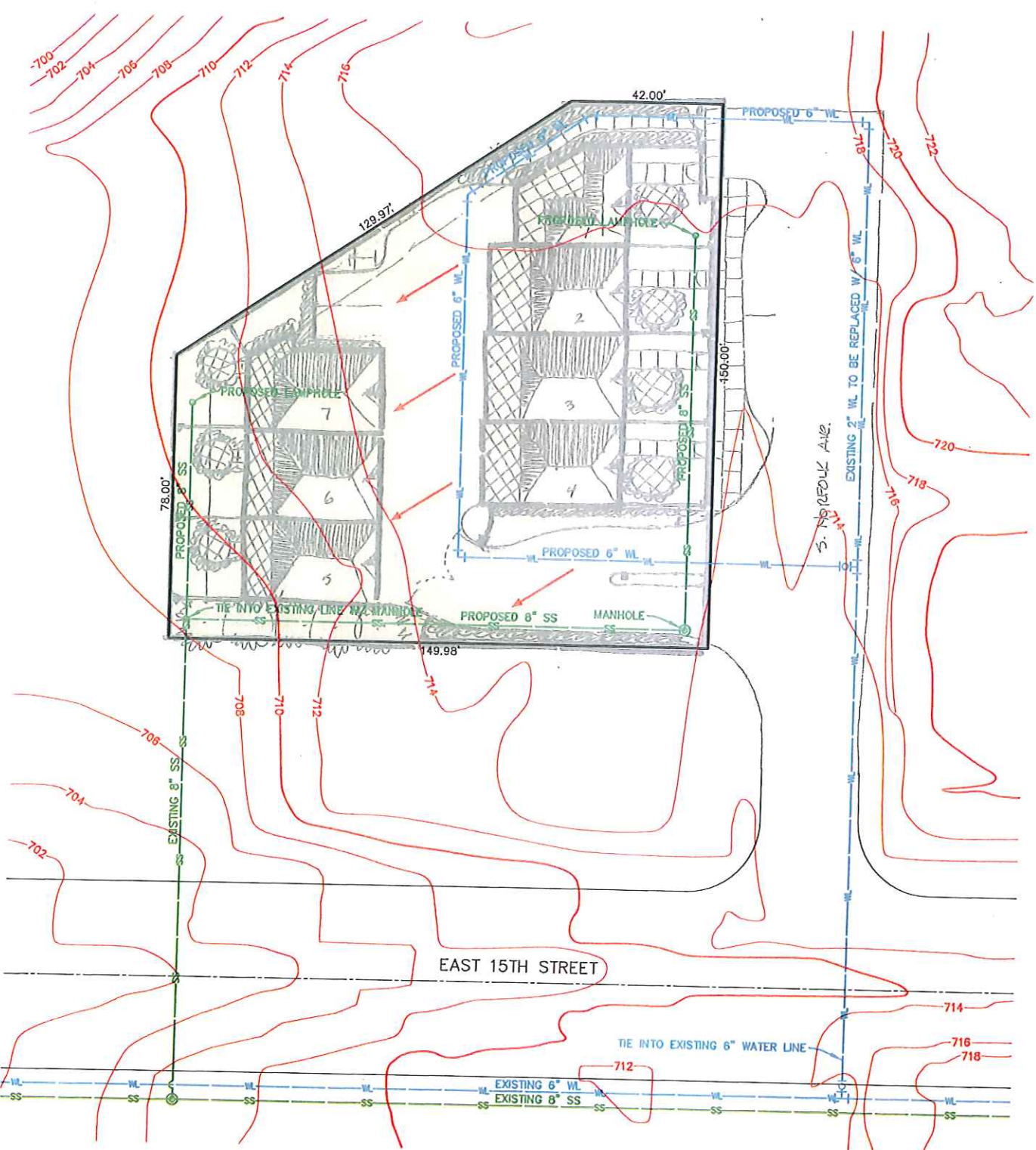


PUD No. 757
**Maple Terrace
 Townhomes**
 Exhibit A
 Concept Illustration
A Tanner Consulting LLC
 5323 S. LEONE AVE. • TULSA, OK 74105



4/10/2005 200720X

23.37



Legend

PUD No. 757

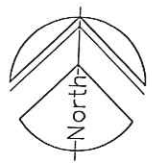
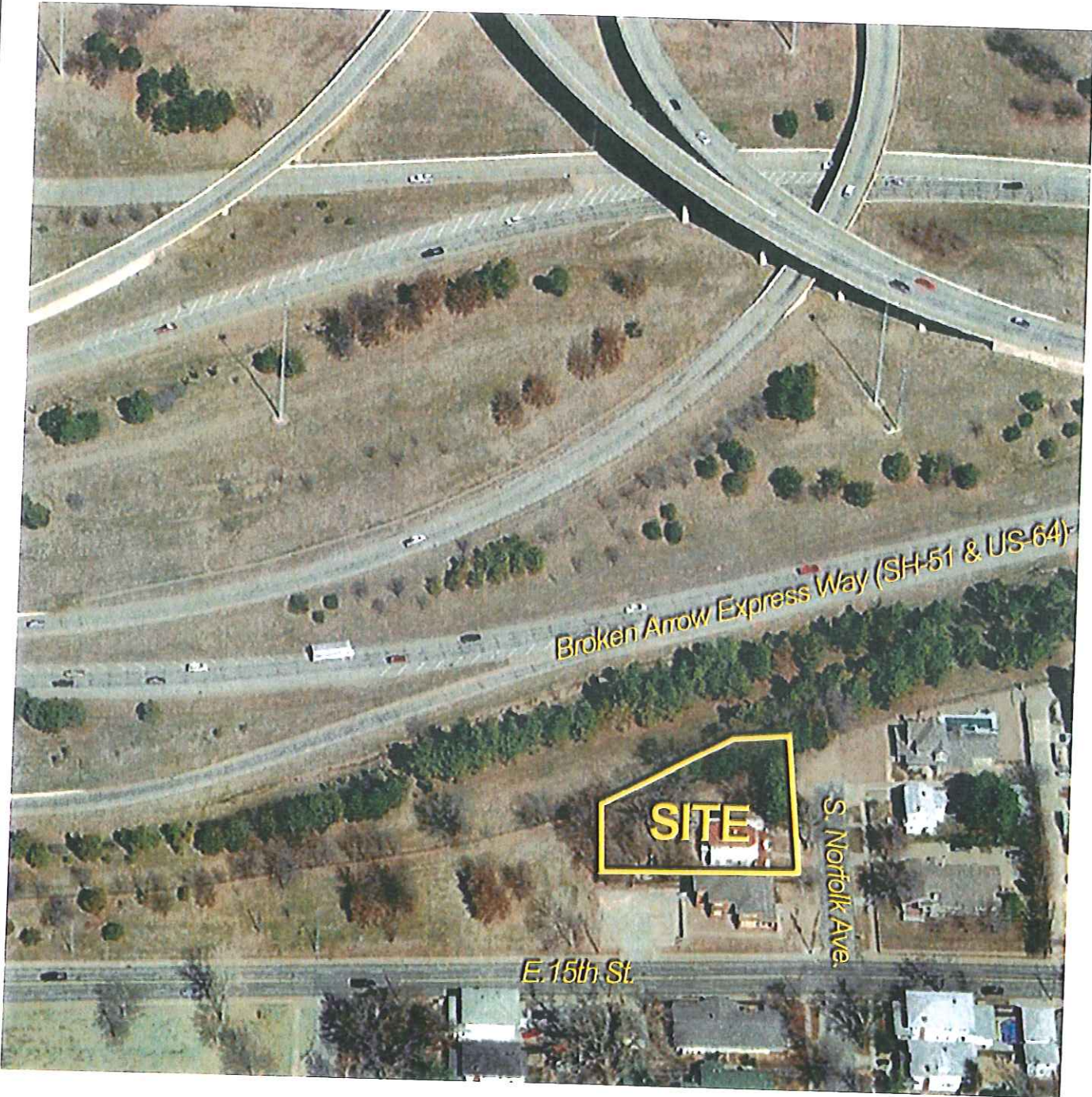
Maple Terrace Townhomes

Exhibit B

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

Tanner Consulting L.P.
5323 S. LEWIS AVE. • TULSA, OK 74

23.38 B




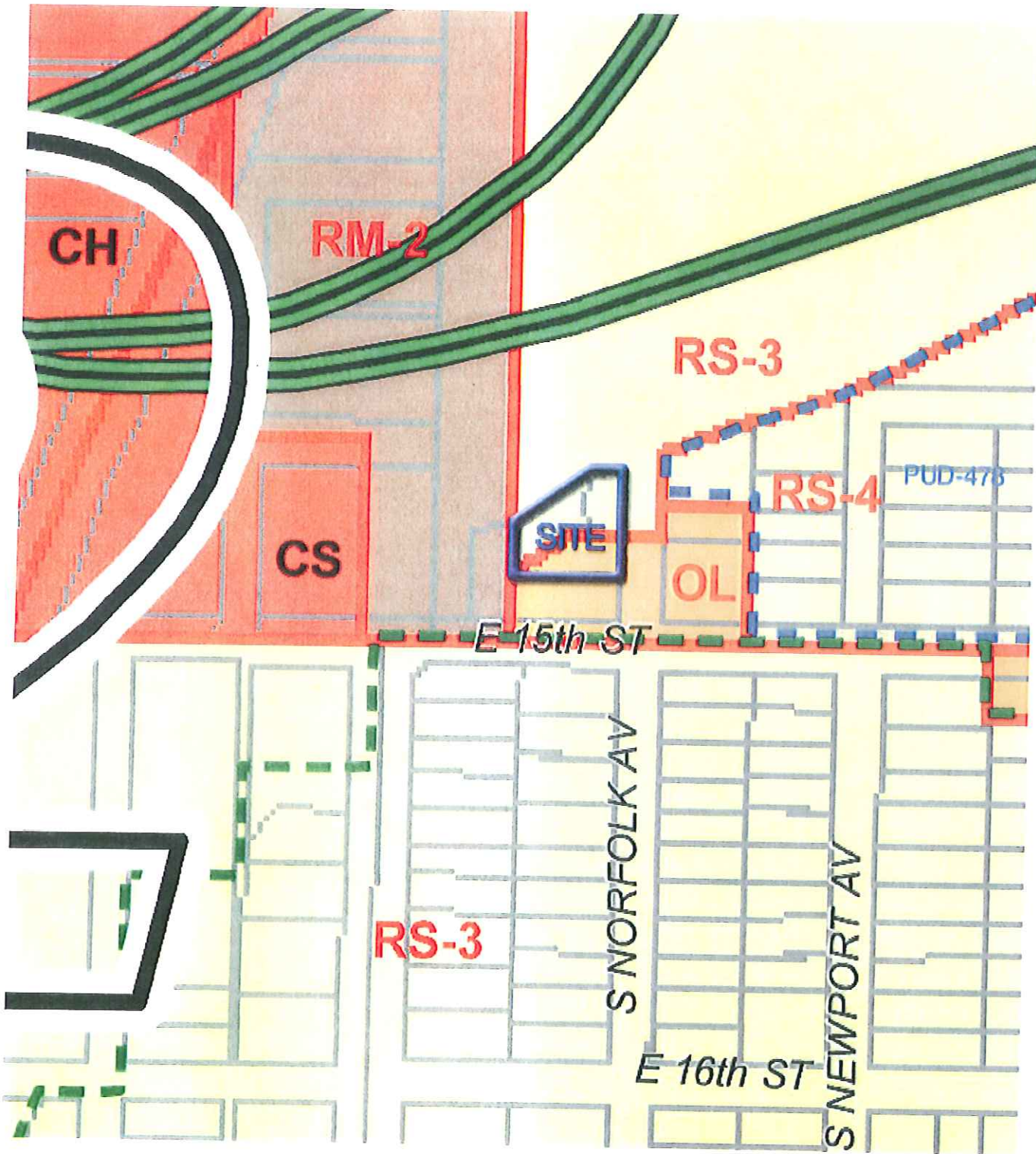
PUD No. 757

Maple Terrace Townhomes

Exhibit C

Aerial Photograph


 **Tanner Consulting LLC**
5323 S. LEWIS AVE. • TULSA, OK 74105



PUD No. 757

Maple Terrace Townhomes

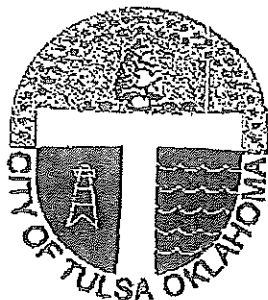
Exhibit D
Zoning Map

 **Tanner Consulting LLC**
5323 S. LEWIS AVE. • TULSA, OK

23.40

D

4/10/2008 28073EX



March 26, 2008

To Whom It May Concern:

RE: 1440 South Norfolk

The details are being determined to allow part of the existing cul-de-sac right-of-way to be declared surplus. I am hopeful that the dimensions and corresponding right-of-way needs will be defined within a few weeks. The City does not oppose an initial FUD submittal that involves the existing cul-de-sac right-of-way. Any approvals must be subject to the final design of the turn a round at the north end of Norfolk.

If you have any questions, please do not hesitate to contact me.

Sincerely,

CITY OF TULSA PUBLIC WORKS DEPARTMENT

Henry Sora de Cerff, P.E.
Engineering Design Manager

HAS/lab

596-9592

23.41

EXHIBIT E

Subject: Re: Norfolk Ave. Development Meeting

From: Dru Meadows <dmeadows@thegreenteaminc.com>

Date: Mon, 12 May 2008 10:32:12 -0500

To: C Desai <cjdesai@msn.com>

CC: bill beers <dbcrp@yahoo.com>, gldavenport@belpport.net, bob.pielsticker@cbreak.com, ernietulsa@yahoo.com, chipatkings@sbcglobal.net

My main concern is the cost burden on the exiting neighbors, community, and the city.

As a professional, engaged for over 20 years in green building and sustainable development, I am strongly in favor of "Smart Growth"... but this is not smart. Just building more density is not smart. If this gentleman was one of our clients, we would have advised that he obtain several studies that would inform his design. At a minimum, these would include:

- * traffic study (including parking)
- * environmental impact study (including stormwater runoff)
- * economic study (cost impacts on neighbors and city in general)
- * infrastructure study (power/water/sewer demands)
- * safety study (pedestrian impacts, potential for increase in crime), emergency access)
- * aesthetic study (fabric of the neighborhood)

According to the presentation Charles Norman, his lawyer, gave to the neighborhood, none of these studies have been undertaken. That indicates that there has been NO consideration for the community. Someone who does not live in this community will benefit economically at the expense of those who do live there and at the expense of the City as a whole.... we will have to bear the costs of increased pressure on infrastructure, decline in safety/welfare of the neighborhood, decline in our quality of life, and decline in our property values. Without such studies - and the corresponding reflection of such studies on the design - I remain firmly opposed to this densification. It is NOT smart.

Dru Meadows, AIA, CCS, CSI

theGreenTeam, Inc. 136 East 18th Street

Tulsa, OK 74119 (918) 295-8326 phone (918) 295-8322 fax www.thegreenteaminc.com

This email and all files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the original recipient or the person responsible for delivering the email to the intended recipient, be advised that you have received this email in error, and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you received this email in error, please immediately notify the sender.

C Desai wrote:

Let's be thinking about that list of concerns

1. View/Height
2. Infrastructure/Run-off
3. Emergency vehicles
4. Parking
5. Moving the trail

What other issues do we have? Setback? Style that fits the neighborhood? Tearing down an historic home? Increased traffic?

Connie

P 00-759
OFFICIAL RECORD EXHIBIT B-4
FILED IN THE 5/21/08
CLERK OF THE CITY OF SALEM
AREA PLANNING COMMISSION

23.42

S. Norfolk Ave. Statistics

Garages:

Total Houses:	21
Total Houses with 2 Car Garages: (4)	19.04%
Total Houses with 1 Car Garages: (7)	33.33%
Total House with No Garage: (8)	38.09%
Total Unknown (2)	9.0%

Driveways:

Total Drives	21
Total Single Driveways: (17)	80.95%
Total Double Driveways: (3)	14.29%
Total Shared Driveways: (1)	4.7%

PUD-759

OFFICIAL RECORD EXHIBIT - B-3
DATE: 5/21/08
CITY OF THE METROPOLITAN
AREA PLANNING COMMISSION

23.43

West Side of S. Norfolk Ave.

House Number	Driveway Width	Garage
1504	Double	2 Car
1506	Single	1 Car
1512	Single	1 Car
1518	1 Single Drive South Side of House 1 Single Drive North Side of House	No Garage
1522	Single	1 Car
1530	Single	No Garage
1532	Single	No Garage
1536	Shared Single	1 Car
1538	Shared Single	1 Car
1544	Double access on 16 th Street	Converted Garage to Apt.

East Side of S. Norfolk Ave.

House Number	Driveway Width	Garage
1501	Double access on 15 th street	Double
1505	Single	Wood Fence cannot see back yard, drive not wide enough to get car down to back
1511	Single	No Garage
1515	Single	1 Car
1519	Single	2 Car
1523	Single	Wood Fence, Trees blocking Drive in back
1527	Single	No Garage
1535	Single	Converted to Garage
1537	Single	Converted, Car Port
1539	Single	1 Car
1543	Single, Access on 16 th Street	2 Car

2344



31st Court Building
7912 East 31st Court, Suite 200
Tulsa, OK 74145-1334
T 918 665 3830
F 918 663 6402
www.cbreok.com

VIA E-MAIL

May 20, 2008

Mr. Charles Norman
Norman, Wohlgemuth, Chandler & Dowdell
2900 Mid Continent Tower
Tulsa, OK 74103

RE: Revision to Proposed
Planned Unit Development
1440 South Norfolk
Tulsa, Oklahoma

PUD-756
OFFICIAL RECORD EXHIBIT B-2
FILED IN THE 5/21/08
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION

Dear Charles:

As the owner of the property located at 1435 South Norfolk Avenue, Beth and I are agreeable to a Planned Unit Development proposed at 1440 South Norfolk based on the following:

1. No more than five (5) dwelling units
2. Proper short hammerhead turnaround at end of Norfolk (this has not been adequately addressed in existing PUD – Please see attached Exhibit A for example)
3. Setbacks and 35' height of the Residential Townhome (RT) zoning designation
4. Proper drainage of site
5. Adequate onsite parking for guests
6. Developer to negotiate with the City of Tulsa and ODOT in not moving the existing new bike trail or removing any more pine trees north of trail

I look forward to answering any and all questions you may have regarding this letter or any other matters.

Thank you for your time and consideration.

Sincerely,

Bob Pielsticker
Vice President

23.45



Date: Wednesday, May 21, 2008 2:12 PM
From: Clay Bielo <claybielo@earthlink.net>
To: pmjackson@cox.net
Subject: FW: response

Tel: (918)743-6762

Fax: (918)743-6917

OFFICIAL RECORD EXHIBIT
FILED IN THE
OFFICE OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION

From: Clay Bielo [mailto:claybielo@earthlink.net]
Sent: Wednesday, May 21, 2008 9:03 AM
To: 'DBoyd31244@aol.com'
Subject: response

I am fine with the planned development and PUD. I have spoken with the builder and he lives in the area. He understands our concerns and explained to me that each unit will be unique so they won't be "cookie cutter" homes. I understand that the reason for the roof variance is due to the fact that he does not want to have flat roofs such as the modern look the units just north of Cherry Street have. I agree with this. I would rather the homes have a pitched roof. Also, these homes will be priced around \$400,000 to \$500,000 and be 2000-2300 square feet. Why is there concern for the 45 foot height?

Concerning the last meeting that was called and hosted across 15th, I really believe that we need to make sure that the builder or his representative needs to be present at all future meetings if there are any. There is no reason to waste any time with one sided meetings when some of the concerns can be squashed at conception versus letting them fester. The builder is more than happy to discuss anything with us.

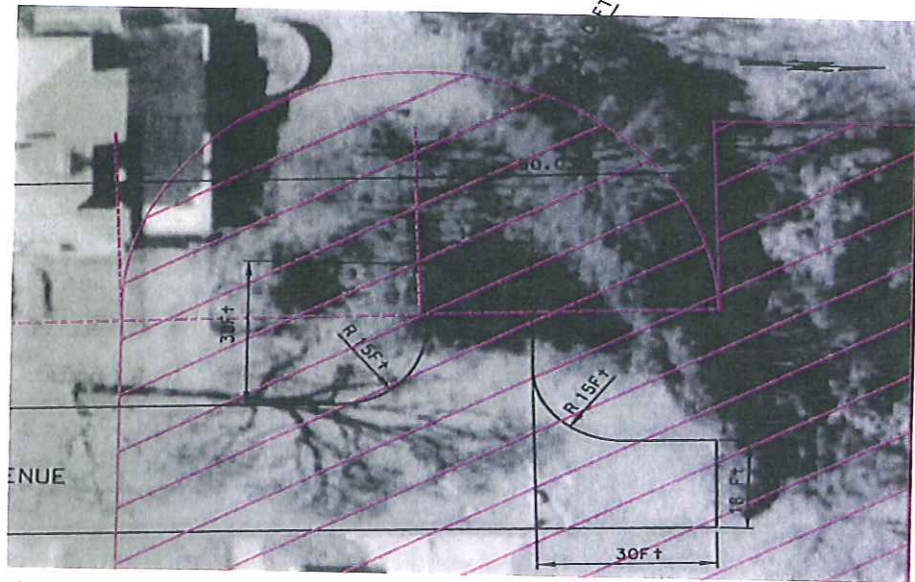
With respects to the entrance, I really appreciate all your work on this. I didn't realize that we knew all this information. I actually kept some of the parts off the car to try to identify it and made some calls. I am sure you are correct in your assumption that this was an uninsured individual. I do think we need to pool our resources on the issue of finding someone to do the brick work. The people in our neighborhood know a lot of people and are well connected. If anyone has any ideas on this, please email. I personally don't want another situation like we have with the street "painting" or whatever it is that they did there.

Regards,

23.46

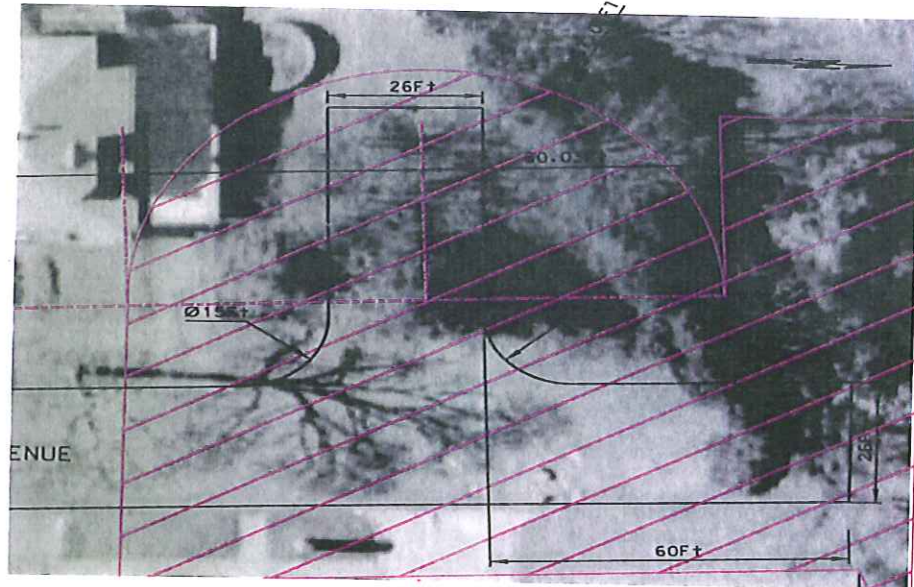
Turnaround Options Per City of Tulsa

Short Hammer Head

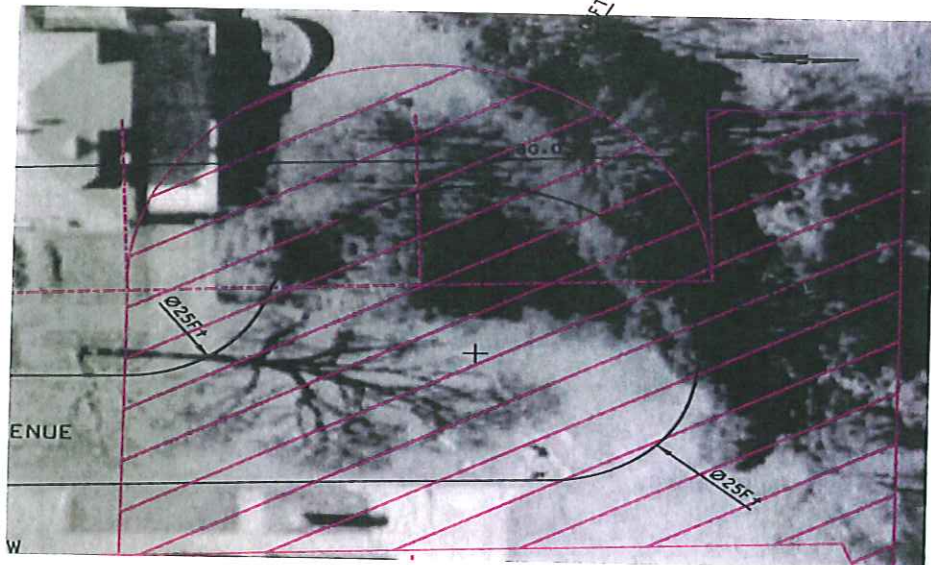


puo-7574
OFFICIAL RECORD EXHIBIT B-1
ENTERED IN THE 5/21/08
MINUTES OF THE METROPOLITAN
AREA PLANNING COMMISSION.

Regular Hammer Head

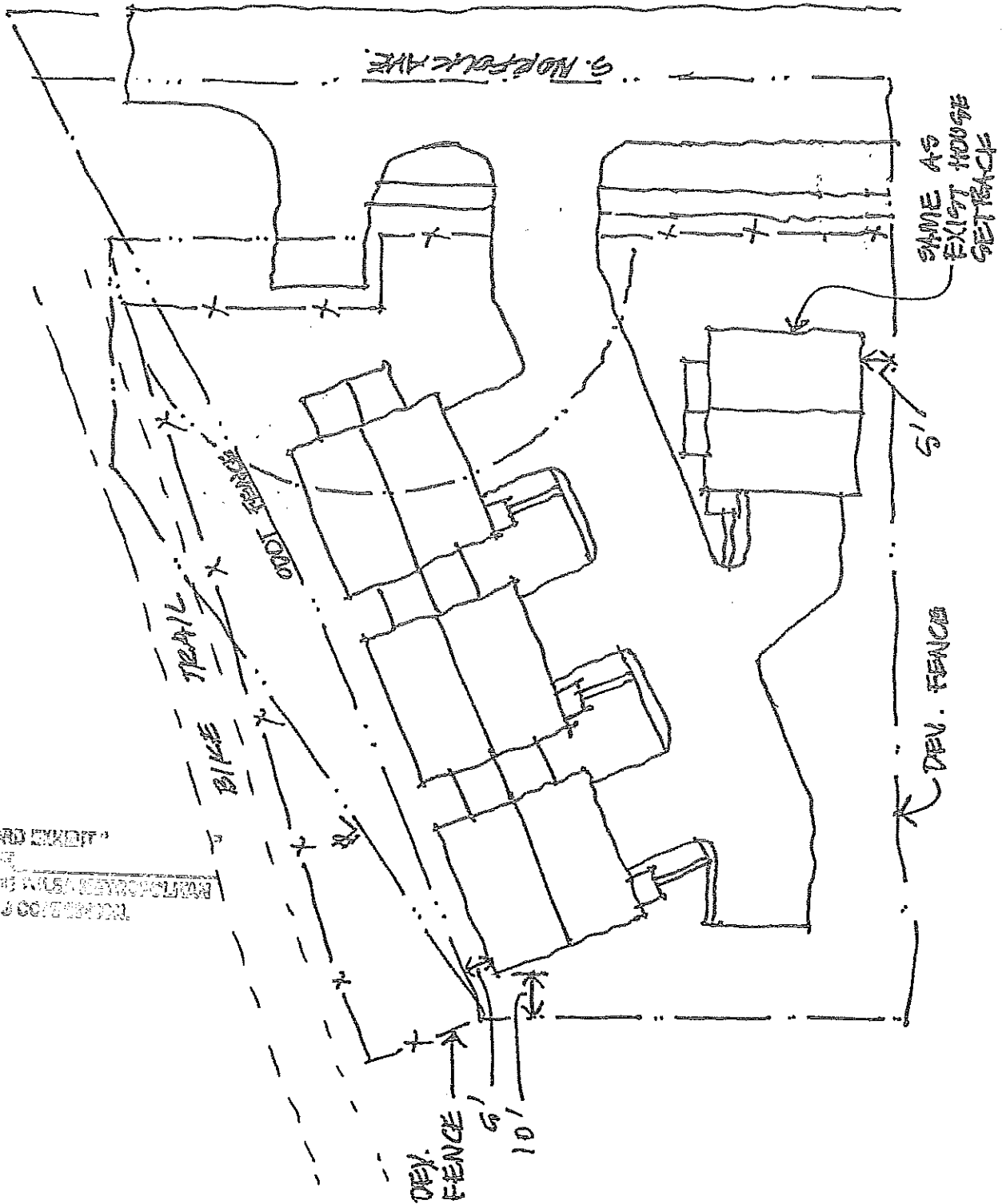


Mini Cul-de-sac



23.47

OFFICIAL RECORD EXHIBIT
1/1/1998
BY: J. W. WILSON
AND PLAN LOCATION



23.48

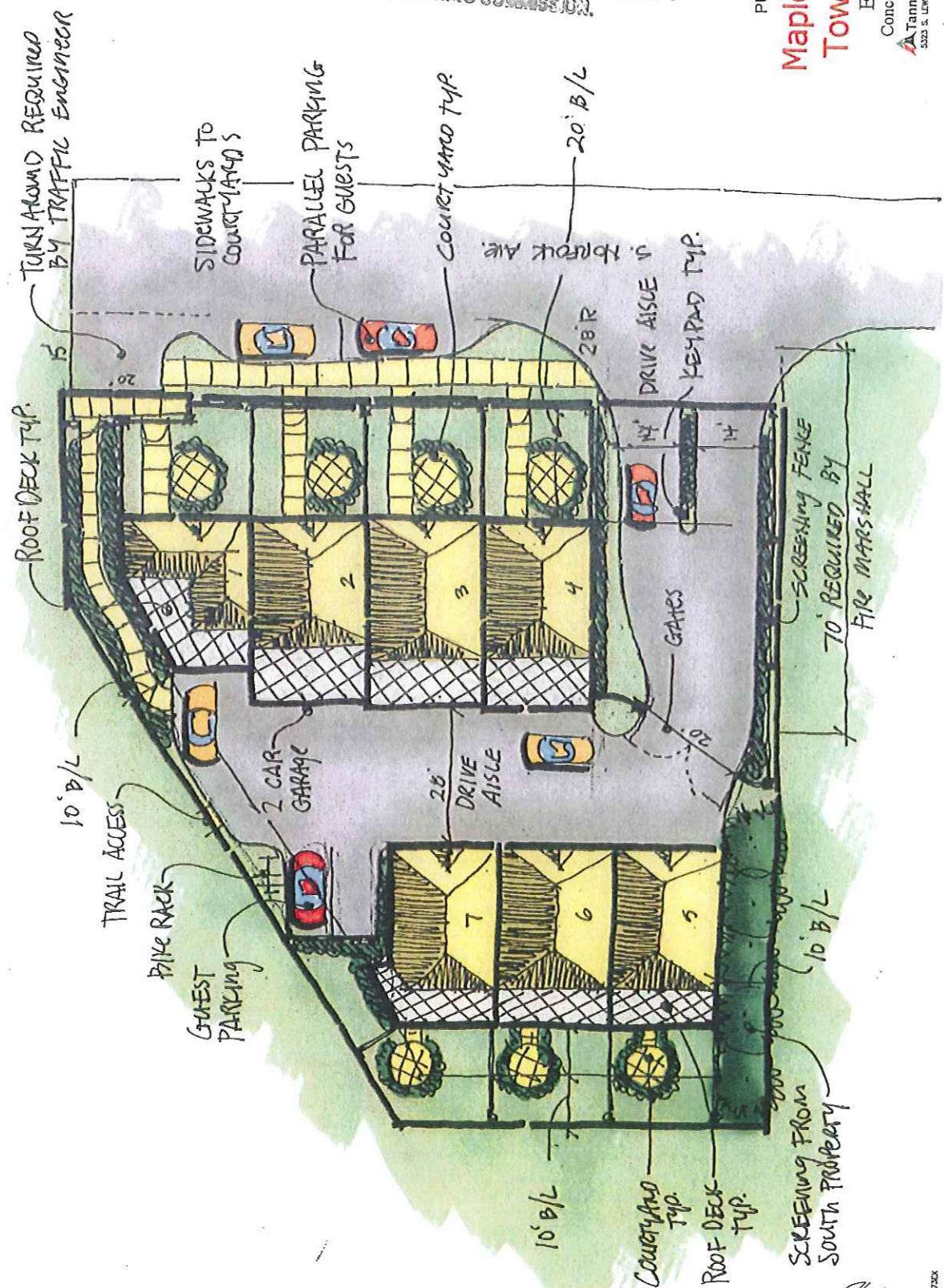


OFFICIAL RECORD EXHIBIT
 FILED BY THE
 CLERK OF THE INDIANAPOLIS METROPOLITAN
 AREA PLANNING COMMISSION

23.49

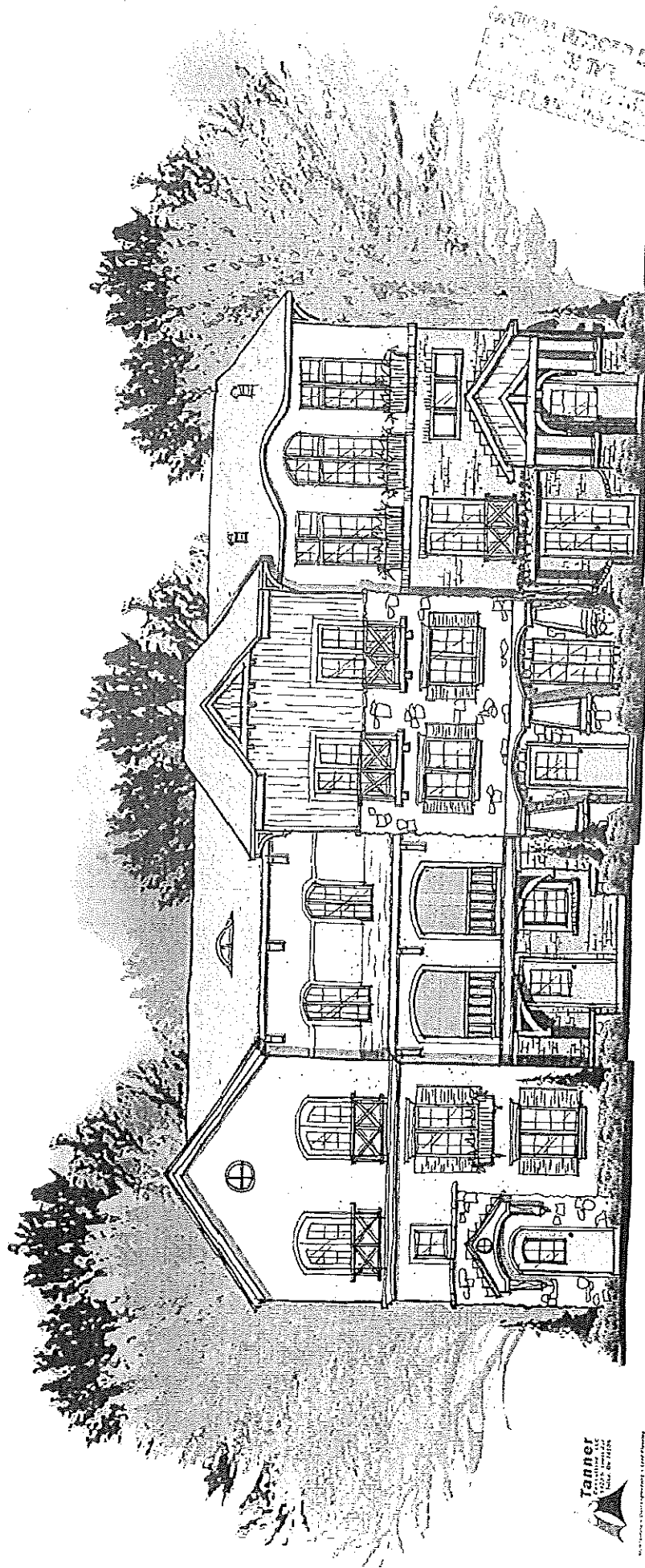
OFFICIAL RECORD EXHIBIT "A"
FILED IN THE
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

PUD No. 757
**Maple Terrace
Townhomes**
Exhibit A
Concept Illustration
Tanner Consulting LLC
5323 S. LINDS AVE. • TULSA, OK 74105



4/10/2008 200725X

23.50



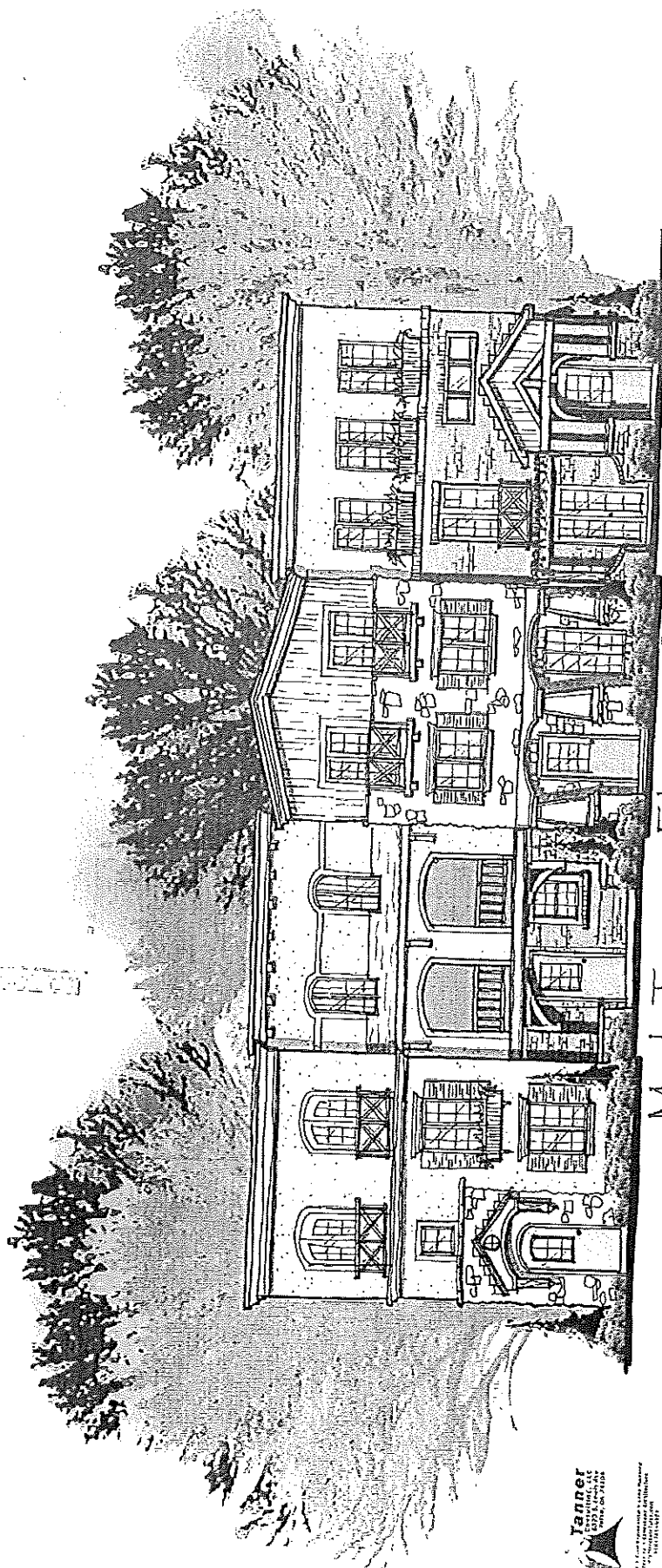
Maple Terrace - Elevation Concept 1

© 2004 TANNER ARCHITECTS
 1000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80202
 303.733.1111



23.51
 45 FT.

OFFICIAL RECORD EXHIBIT
 IN CASE OF THE STATE OF ALABAMA
 ARCHITECTURAL COMMISSION

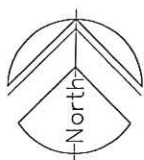


Janner
 ARCHITECTURAL, INC.
 1000 10th Avenue, Suite 100
 Birmingham, AL 35204
 Phone: 205.333.1111
 Fax: 205.333.1112

Maple Terrace - Elevation Concept 2

23.52

35 FT 11 FT Floor - 1st Floor



OFFICIAL PLOTTED CORRECTION
 ENCASED IN THE
 CITY OF TULSA OK METROPOLITAN
 AREA PLANNING COMMISSION

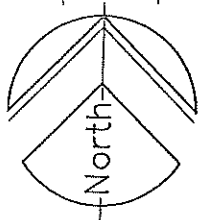
PUD No. 757

Maple Terrace Townhomes

Exhibit C

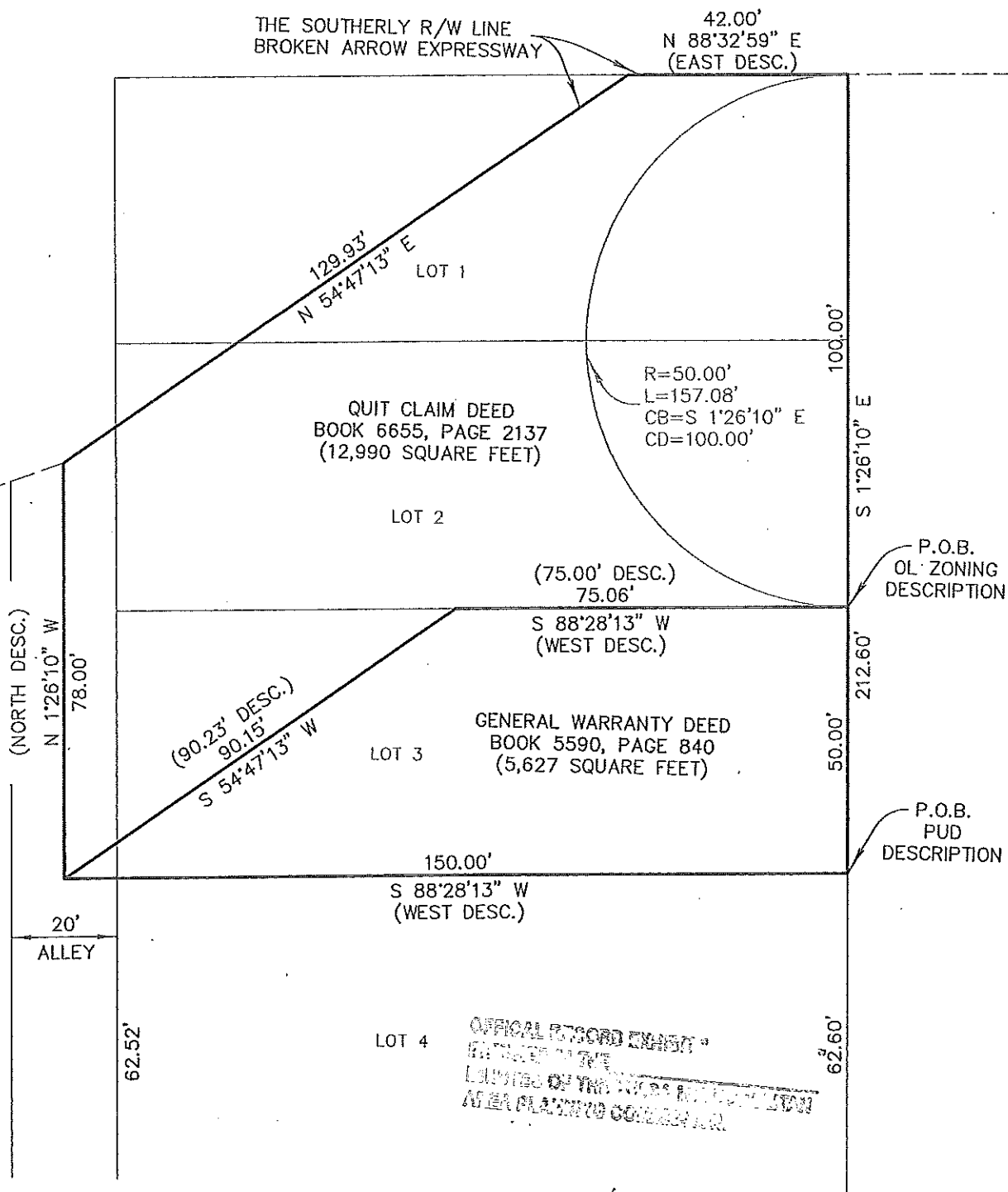
Aerial Photograph

 **Tanner Consulting LLC**
 5323 S. LEWIS AVE. • TULSA, OK 74105



1"=30'

Maple Terrace Townhomes Boundary Exhibit



DESC = DESCRIBED COURSE

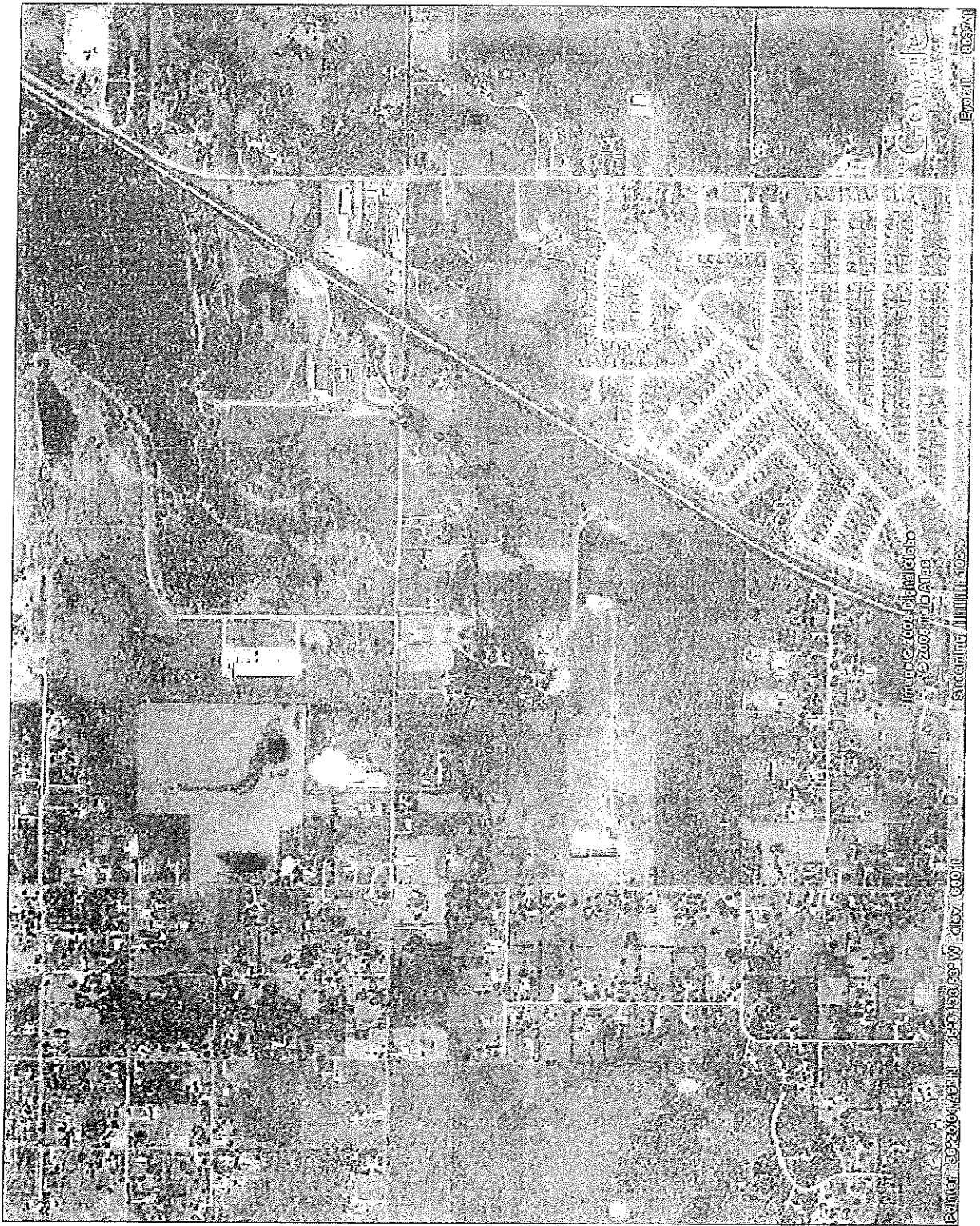
23.54

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

↑
TOP

THE NATIONAL ARCHIVE
1000 MOUNTAIN VIEW
COLUMBIA, MD 21046
TEL: 410-701-2000
FAX: 410-701-2001
WWW.NATIONALARCHIVE.GOV



Imagery © 2003 DigitalGlobe
© 2003 DigitalGlobe
StreetView Imagery © 2003

Earth 00374

23.55

MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, ASSISTANT MANAGER, LAND
DEVELOPMENT SERVICES

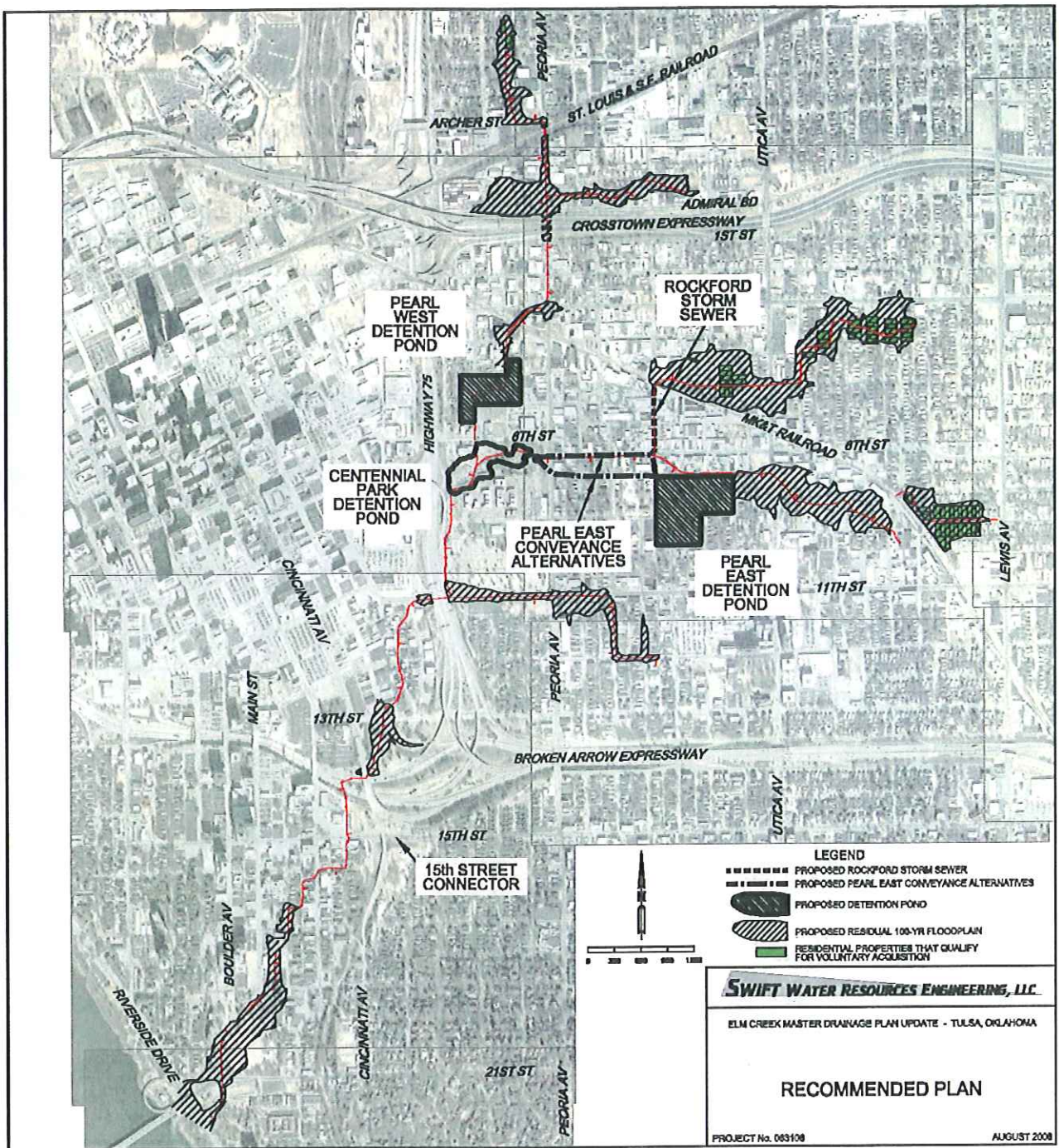
SUBJECT: ELM CREEK MASTER DRAINAGE PLAN REVIEW

DATE: October 1, 2008

Staff has reviewed the Elm Creek Master Drainage Plan Summary Report and the technical documentation. As background, this draft is the third iteration of a plan for this area, which is the last drainage basin for which a plan has been developed and presented for adoption. Redevelopment of the area, which encompasses the Pearl District (6th Street Corridor) and the Kendall Whittier Neighborhood, among others, will depend on solution of the stormwater drainage issues that are prevalent here. The current plan appears to represent the most cost-effective and least disruptive means of achieving stormwater control in this older, long-established area. One of the improvements, the detention facility at Centennial Park, has already been completed and is a true asset to that park and the community. The Elm Creek Master Drainage Plan envisions others similar to this throughout the basin.

It is a fact that homes and other structures will be acquired in order to accomplish the goals of this plan. Those structures are in the floodplain and have flooded previously and/or on the sites of proposed detention facilities. Much of the acquisition is recommended to be implemented voluntarily. Uniform relocation benefits will accrue to these property owners. The improvements will allow future redevelopment and infill to occur, which have been hampered in the past by flooding problems. Staff believes that the addition to the tax base and population of the area will be positive.

In summary, staff recommends approval and adoption of the Elm Creek Master Drainage Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area and recommends that the TMAPC do the same. At direction of the TMAPC, staff will prepare text for the District 4 Detail Plan to incorporate provisions of the Elm Creek Master Drainage Plan as a separate document.



2008 Elm Creek Master Drainage Plan – Recommended Plan

**A RESOLUTION ADOPTING
THE ELM CREEK MASTER DRAINAGE PLAN MAP AND TEXT, AS
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, a Public Hearing was held on the 1st day of October, 2008, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to adopt the Elm Creek Master Drainage Plan as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the Elm Creek Master Drainage Plan Map and Text, as above set out, be and are hereby adopted as part of the District Four Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2008.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

RESOLUTION NO.: 2528:892

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2008.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

24.4

**A RESOLUTION AMENDING
THE DISTRICT FOUR PLAN MAP AND TEXT,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 23rd day of January, 1980 this Commission, by Resolution No. 1294:516, did adopt the District Four Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 1st day of October, 2008, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District Four Plan Map and Text as follows.

Plan Map: Show proposed Elm Creek stormwater improvements on Plan Map..

Plan Text: Add as Policy 6.6.3.4 "The provisions of the adopted Elm Creek Master Drainage Plan Update (August 2008) shall be followed for any subsequent capital improvements regarding stormwater management in this Planning District.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District Four Plan Map and Text, as above set out, be and are hereby adopted as part of the District Four Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this ____ day of _____, 2008.

25.1

RESOLUTION NO.: 2528:891

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2008.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

25.2