

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**For Meeting No. 2531,**

**November 5, 2008, 1:30 PM**

**Aaronson Auditorium, Central Library, 400 Civic Center**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON**

Call to Order:

## **REPORTS**

### **Chairman's Report:**

### **Worksession Report:**

### **Comprehensive Plan Report:**

Report on the update of the Comprehensive Plan

### **Director's Report:**

Review TMAPC Receipts for the Month of September 2008

1. Minutes of October 15, 2008, Meeting No. 2529  
Minutes of October 22, 2008, Meeting No. 2530

## **CONSENT AGENDA**

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

2. **LS-20259** – Sack & Associates (8215)/Lot-Split (PD-8) (CD-2)  
West of the Southwest corner of West 89<sup>th</sup> Street and South Union
3. **LS-20263** – Rollie & Priscilla Lucas (9404)/Lot-Split (PD-17) (CD-6)  
South of East 4<sup>th</sup> Place and West of South 135<sup>th</sup> Avenue, 13248 East 4<sup>th</sup> Place (Related to Item 4.)
4. **LC-130** –Denice Guston (9404)/Lot-Combination (PD-17) (CD-6)  
South of East 4<sup>th</sup> Place and West of South 135<sup>th</sup> Avenue, 13248 East 4<sup>th</sup> Place (Related to Item 3.)
5. **LC-131** – Roger Eldredge (0493)/Lot-Combination (PD-3) (CD-4)  
Southwest Corner of North Sandusky Avenue and East Admiral Place North, 4172 East Admiral Place North
6. **Hillcrest Ridge USA Drug-** (9306)/Final Plat (PD-4) (CD-4)  
West of South Lewis Avenue and South of East 3<sup>rd</sup> Street South
7. **Crossing at 86<sup>th</sup> Street Phase IV** – (1326)/Final Plat (County)  
South and East of the southeast corner of East 86<sup>th</sup> Street North and Sheridan Road
8. **BOA – 20798** - (9332)/Plat Waiver (Cell Tower) (PD-18B) (CD-9)  
2438 East 51<sup>st</sup> Street

9. **PUD-260-B-6 – Ron Cardwell/CVS Pharmacy** (PD-18) (CD-7)  
Northeast corner of South Yale Avenue and East 71<sup>st</sup> Street South  
(Minor Amendment to decrease the minimum ten-foot landscape  
strip required along Yale Avenue to five feet.).

10. **PUD-142-7 – John B. Wimbish** (PD-18) (CD-7)  
Lot 14 & 15, Block 4, South Point (Minor Amendment) (Continue to  
November 19, 2008 for renoticing.)

11. **Z-6051-SP-2 – D & M Acquisitions** (PD-18c) (CD-8)  
South of the southeast corner of Mingo Road and 81<sup>st</sup> Street South  
(Corridor Detail Plan for a 106,000 SF, 34-foot high mini-storage,  
measured from grade.)

12. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**  
**PUBLIC HEARING TULSA COUNTY ZONING CODE**

13. **Consider amending the Tulsa County Zoning Code Text**  
Proposed changes to bring the Code into compliance with the  
Oklahoma Statutes, that appeals from Board of Adjustment to the  
District Court shall be limited to the District Court's review of the  
record at the proceedings had before the County Board of  
Adjustment.)

**PUBLIC HEARINGS**

14. **Pine Street Park II Amended – (0431) Preliminary Plat** (PD-16) (CD-6)  
South side of east Pine Street, between North Mingo Road and North  
Garnett Road

15. **Harvard Square South- (9328) Preliminary Plat** (PD-6) (CD-5)  
Southeast corner of East 41<sup>st</sup> Street and South Harvard Avenue  
(Continuance requested to 11/19/08 to allow City Council to approve  
PUD standards.)

16. **Quick Trip #27 – (9308) Minor Subdivision Plat** (PD-4) (CD-4)  
Northwest corner of South Harvard and East 21<sup>st</sup> Street

17. **Smith Acres – (7333) Minor Subdivision Plat** (County)  
Northwest corner of 181<sup>st</sup> Street South and South Yale Avenue

18. **CZ-396 – James C. Coulson** AG to RS  
9340 North Cincinnati Avenue (County)

19. **Z-7114 – Robert Nichols** AG to CS  
Southwest corner West 81<sup>st</sup> Street and South Elwood Avenue (PD-8) (CD-2)

20. **Z-7115/Z-7115-SP-1 – Roy Johnsen** AG to CO  
Southwest corner of Highway 75 South and West 81<sup>st</sup> Street South  
(Corridor Plan for mixed use development with retail, office, hotel  
and multifamily residential uses.) (PD-8) (CD-2)

21. **Z-7116/PUD-765 – Roy Johnsen** **AG TO CS/PUD**  
Southeast corner of West 81<sup>st</sup> Street and South Union Avenue (PUD for retail development providing four commercial pad sites with a total of 50,295 SF of commercial floor area.) (PD-8) (CD-2)
22. **PUD-559-B/Z-5888-SP-5 – John Moody/Southcrest, LLC.** (PD-18) (CD-8)  
North and east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue (Major Amendment to allow a second outdoor advertising sign within the southern-half of Development Area A of PUD-559-A.) (Returned to TMAPC by the Tulsa City Council.)
23. **Z-7096/PUD-757 – Charles Norman** **RS-3/OL to RT/PUD**  
North of northwest corner of East 15<sup>th</sup> Street and South Norfolk Avenue (PUD 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.) (Returned to TMAPC by the Tulsa City Council) (PD-6) (CD-4)

### **OTHER BUSINESS**

24. **Resolution finding that the amendment to the Brady Village Tax Increment District Number 1, City of Tulsa, Oklahoma Project Plan – Ten Year Extension – is in conformance with the Comprehensive Plan of the City of Tulsa.**
25. **Consider motion and enter executive session pursuant Title 25 O.S. Section 307(B)(4) to discuss pending litigation and a proposed settlement in the matter of Utica Place LLC v. Tulsa Metropolitan Area Planning Commission, an appeal from a decision of the Tulsa Metropolitan Area Planning Commission, conditioning approval of a Preliminary Plat upon compliance with Subdivision Regulations, requiring a Sidewalk along Utica Avenue, Tulsa County District Court Case No. CJ-2005-5878.**
26. **Leave executive session to take action on pending litigation and a proposed settlement in the matter of Utica Place LLC v. Tulsa Metropolitan Area Planning Commission, an appeal from a decision of the Tulsa Metropolitan Area Planning Commission, conditioning approval of a Preliminary Plat upon compliance with Subdivision Regulations, requiring a Sidewalk along Utica Avenue, Tulsa County District Court Case No. CJ-2005-5878.**
27. **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 pagets must be turned off during the Planning Commission.**

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

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

**TMAPC Mission Statement**



TMAPC RECEIPTS  
Month of September 2008

----- Current Period -----			----- Year To Date -----				
ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING							
Zoning Letters	11	\$55.00	\$110.00	41	\$210.00	\$210.00	\$420.00
Zoning	8	1,167.50	2,335.00	32	8,597.50	8,597.50	17,195.00
PUDs & Plan Reviews	26	1,975.00	3,950.00	120	11,071.10	11,071.10	22,142.20
Refunds	0	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	1	200.00	400.00	1	200.00	200.00	400.00
		<u>\$3,197.50</u>	<u>\$6,395.00</u>		<u>\$19,878.60</u>	<u>\$19,878.60</u>	<u>\$39,757.20</u>
LAND DIVISION							
Minor Subdivisions	1	\$325.00	\$650.00	3	\$1,287.85	\$1,287.85	\$2,575.70
Preliminary Plats	0	0.00	0.00	3	1,652.50	1,652.50	3,305.00
Final Plats	3	1,382.38	2,764.75	7	2,834.88	2,834.88	5,669.75
Plat Waivers	2	250.00	500.00	4	500.00	500.00	1,000.00
Lot Splits	11	632.50	1,265.00	26	1,590.00	1,590.00	3,180.00
Lot Combinations	7	350.00	700.00	16	850.00	850.00	1,700.00
Access Changes	0	0.00	0.00	3	75.00	75.00	150.00
Other	0	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,939.88</u>	<u>\$5,879.75</u>		<u>\$8,790.23</u>	<u>\$8,790.23</u>	<u>\$17,580.45</u>
BOARDS OF ADJUSTMENT							
Fees	16	5,200.00	\$6,250.00	70	\$21,550.00	\$2,950.00	\$24,500.00
Refunds	1	(250.00)	(\$250.00)	2	(650.00)	0.00	(650.00)
Fees Waived	0	0.00	\$0.00	0	0.00	0.00	0.00
		<u>\$4,950.00</u>	<u>\$6,000.00</u>		<u>\$20,900.00</u>	<u>\$2,950.00</u>	<u>\$23,850.00</u>
TOTAL		<u>\$11,087.38</u>	<u>\$18,274.75</u>		<u>\$49,568.83</u>	<u>\$31,618.83</u>	<u>\$81,187.65</u>

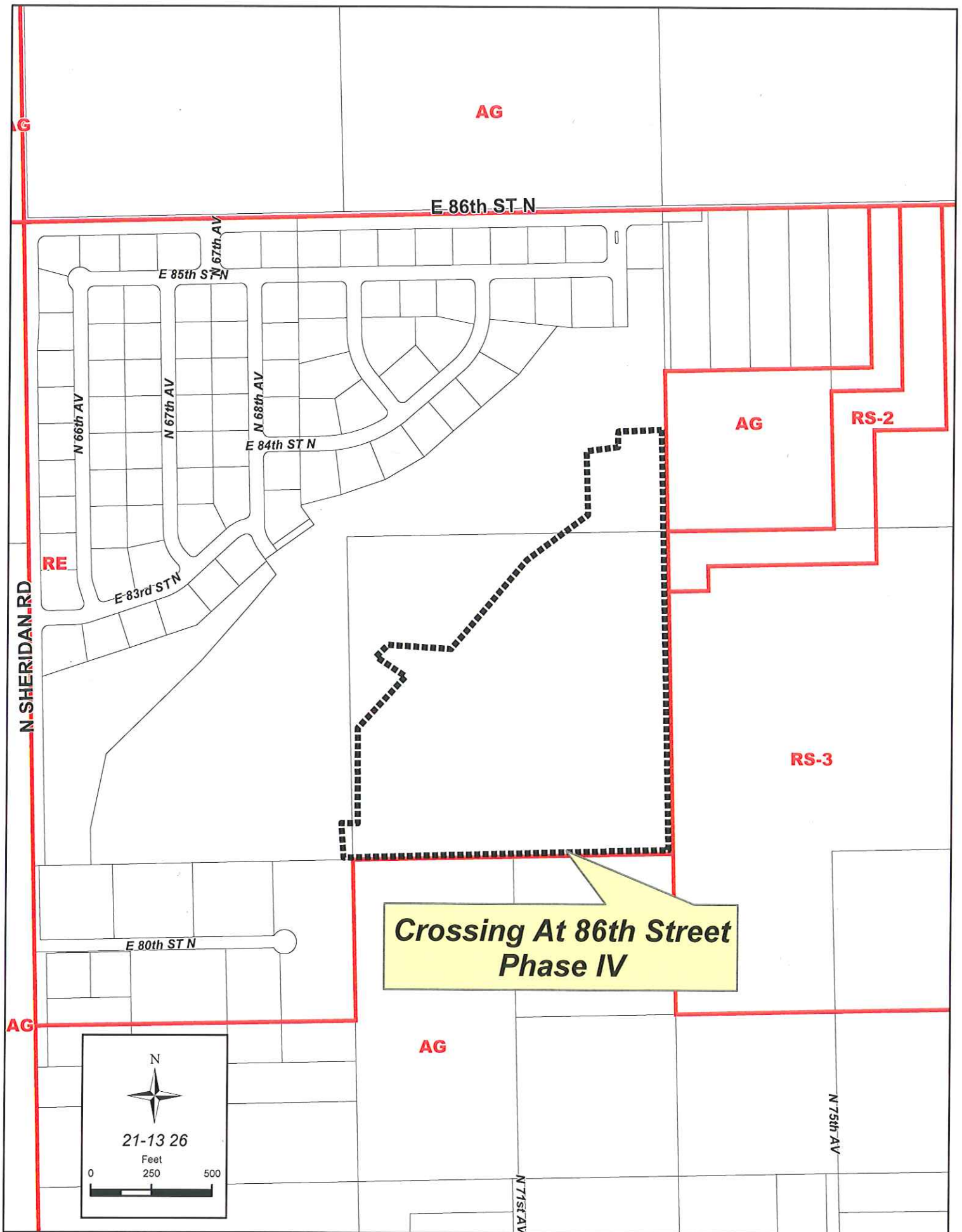
## Final Subdivision Plat

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

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

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









## Final Subdivision Plat

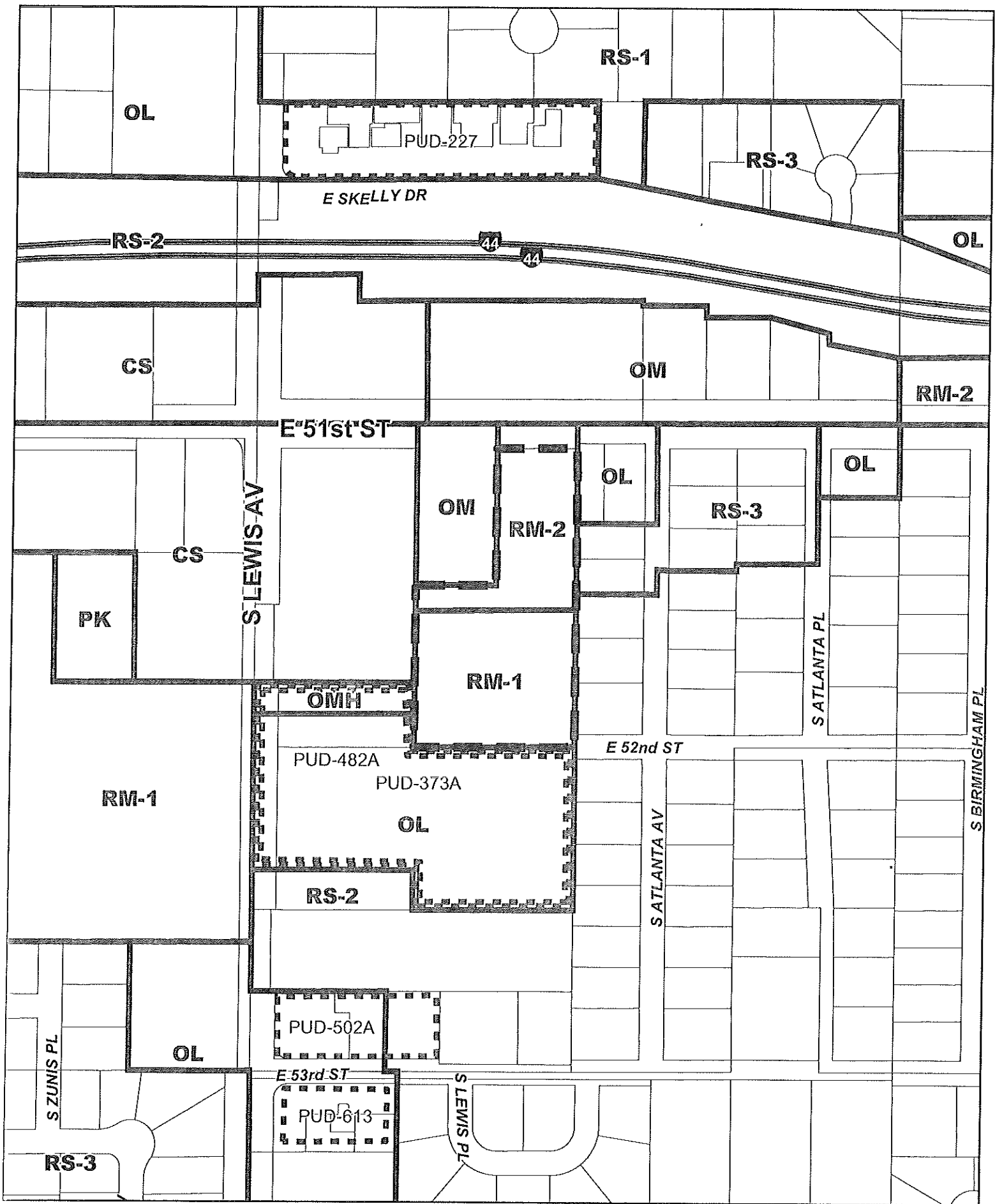
**Crossing at 86<sup>th</sup> Street Phase IV - (1326) (County)**

South and east of the southeast corner of East 86<sup>th</sup> Street North and Sheridan Road

This plat consists of 42 Lots in 4 Blocks on 35.9 acres.

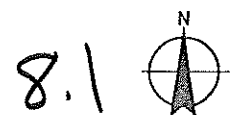
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.





**BOA-20798**

19-13 32





## PLAT WAIVER

### **BOA – 20798** – (9332) (PD 18B) (CD 9)

The platting requirement was triggered by BOA 20798 which allowed a cell tower in RM-1 and RM-2 zoning districts for this site.

It is the policy of TMAPC to waive the platting requirement for the cell tower use. Therefore, staff can recommend **APPROVAL** of the requested plat waiver for BOA-20798.

### **EXPLANATORY NARRATIVE OF DRAWING OF 120' FLAGPOLE TOWER**

U.S. Cellular has applied for a Special Exception to construct a 110' Flagpole Tower (the "Proposed Tower") at the Bradford Square Apartment Complex in Tulsa, Oklahoma. Attached to this narrative is a drawing of a 120' Flagpole Tower. This drawing is generally representative of the design and structure of the Proposed Tower. Additionally, it illustrates that the Proposed Tower can accommodate three antenna arrays. It is, however, not the same height as the Proposed Tower. Thus, the locations that antennas may be located at on the Proposed Tower are ten feet less than illustrated by the drawing. The actual heights at which antennas will be able to be located on the Proposed Tower are 104', 94' and 84'.

POLE SPECIFICATIONS	
POLE HEIGHT	89.50 FEET
TAPER	.1250 IN/FT
POLE SHAPE	16 SIDED POLYGON
ORIENTATION	FLAT-FLAT

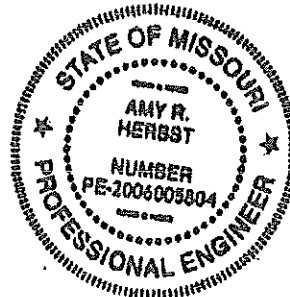
Lev	Qty	Elev ft. Future	DESCRIPTION APPURTENANCE / ANTENNA
1	1	89.50	Cellular 3' Carrier 100mph w/flag
3	1	114.00	UMWD-06517-XD
1	1	113.00	FLAG 12X18
3	1	104.00	UMWD-06517-XD
3	1	94.00	UMWD-06517-XD

Load Case DESCRIPTION	Wind (mph)	OLF Vert	Rad. Ice	Factors Gust Cf	Wind (psf)
1) Max Wind	70.0	1.00		1.69 .72	21.2
2) Max Wind Load x.75	60.6	1.00	.50	1.69 .72	15.9
3) Everyday Operating	50.0	1.00		1.69 .72	10.8

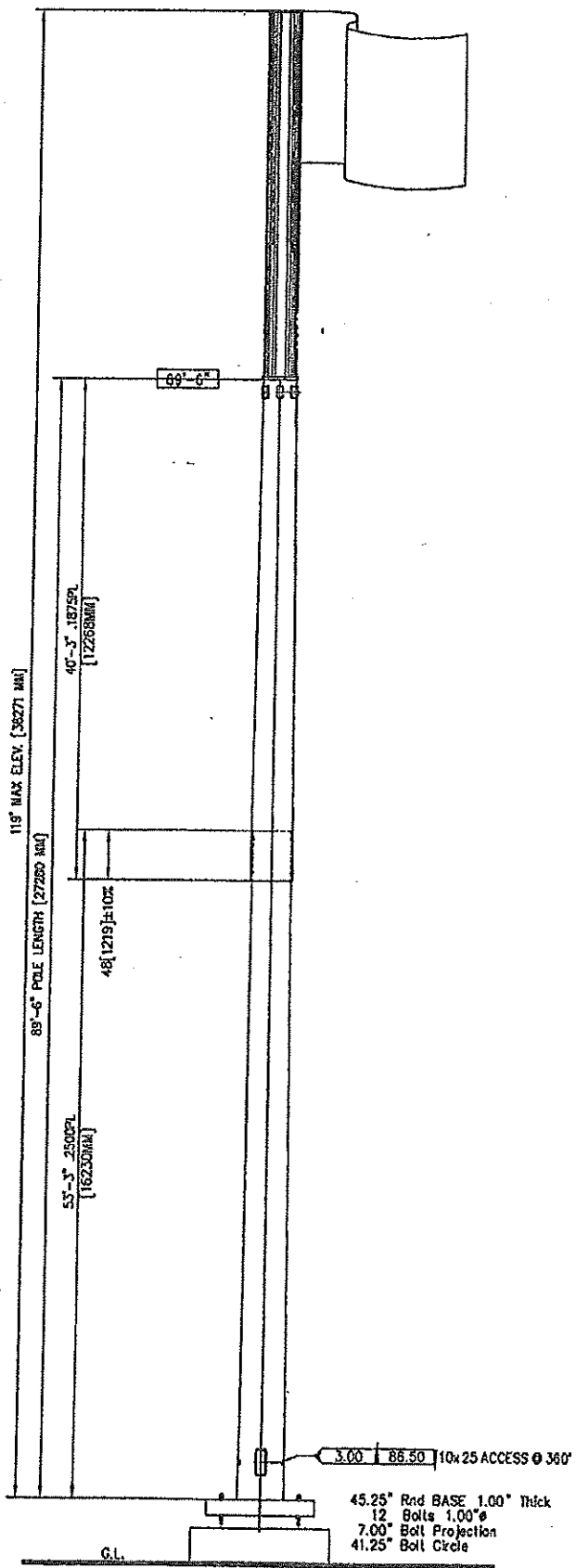
Load Case DESCRIPTION	Res. Axial (kips)	Base Shear (kips)	React. Mom (ft-k)	Disp. DEF. (ft)	@Top SWAY (deg)
1) Max Wind	10.4	5.8	386	1.2	1.37
2) Max Wind Load x.75	13.4	4.6	308	1.0	1.09
3) Everyday Operating	10.3	3.0	197	.6	.70

Sec	LENGTH (ft)	Flat-Flat TOP#	Flat-Flat BOT#	THICK (in)	WEIGHT (lbs)	STEEL SPEC	FINISH
1	40.25	28.63	31.66	.1875	2800	A572-65	Galv/Point
2	53.25	30.78	37.44	.2500	5800	A572-65	Galv/Point
				TOTAL		8700	
ABolt Cluster		Bolts	Holes				
AB	51.00	1.00	1.250		300	A449-92	Galv-18"

- 1) ANTENNA FEED LINES RUN INSIDE POLE
- 2) THIS MONOPOLE DESIGN AND, IF APPLICABLE, THE FOUNDATION DESIGN SHOWN ON THE FOLLOWING PAGE(S) ALSO MEET OR EXCEED THE REQUIREMENTS OF THE 2003 INTERNATIONAL BUILDING CODE.
- 3) THE MONOPOLE WAS DESIGNED IN ACCORDANCE WITH EIA/TIA-222-F.

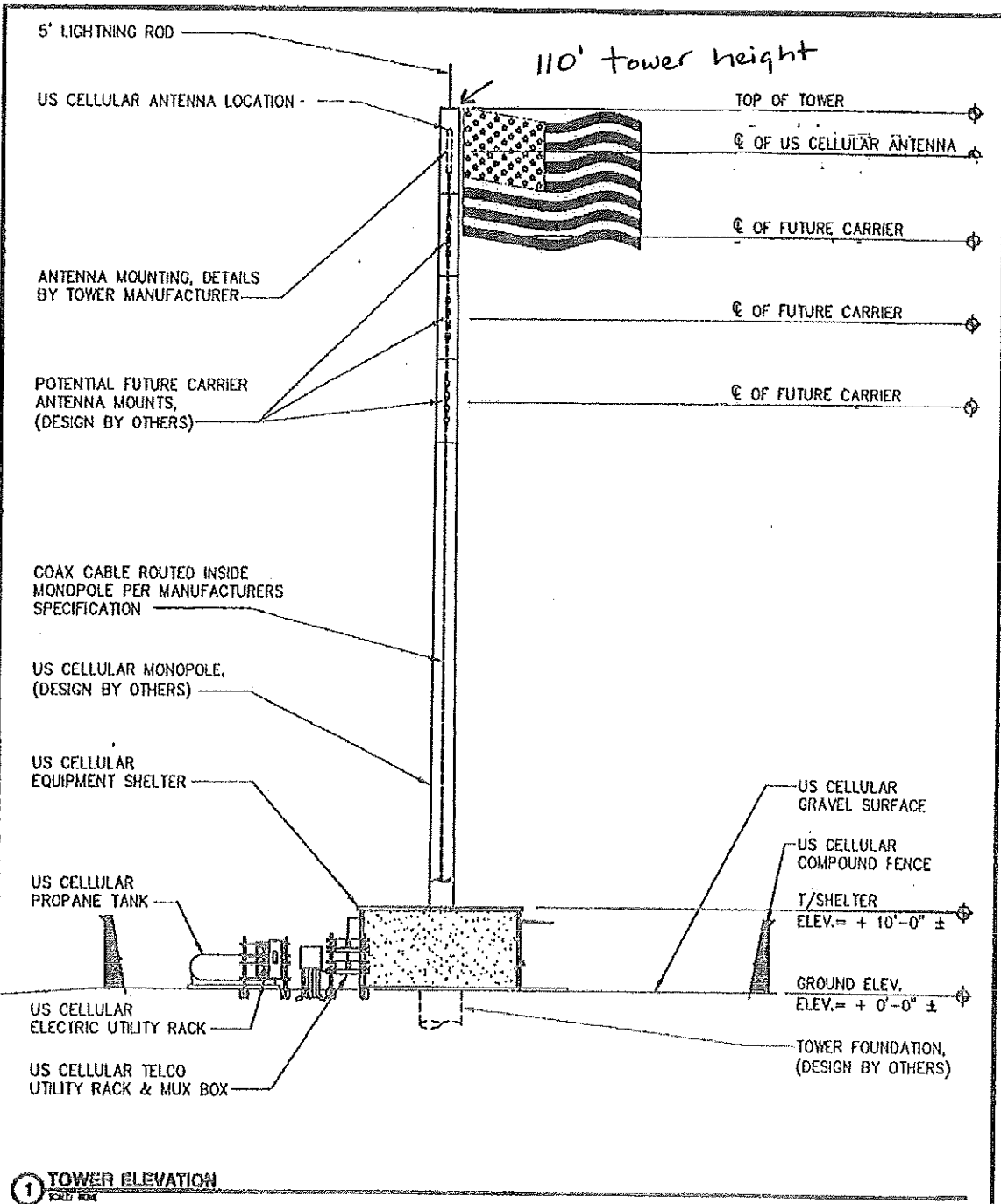


US CELLULAR CORP.			
Merimac Compus, MO 852706 120.00 FLAG POLE			
 <small>CONFIDENTIAL Information contained herein is the sole property of Sabre Communications Corporation, confidential in nature and shall not be reproduced, copied or used in whole or in part for any purpose whatsoever without prior written consent of Sabre Communications Corporation.</small>		<b>07-07181</b> DATE: 24Jul06 DRAWN BY: CHECKED BY: REB	SIZE: A DRAWING NO.: 07-07181-PE REFERENCE DRAWING: SCALE: N.T.S. PAGE: 1



8.5

| jcomoz | P: \Projects\706644-1\Drawings\LEASE-REV-ADWG | DATE: 03/14/2007 | Time: 17:52 |

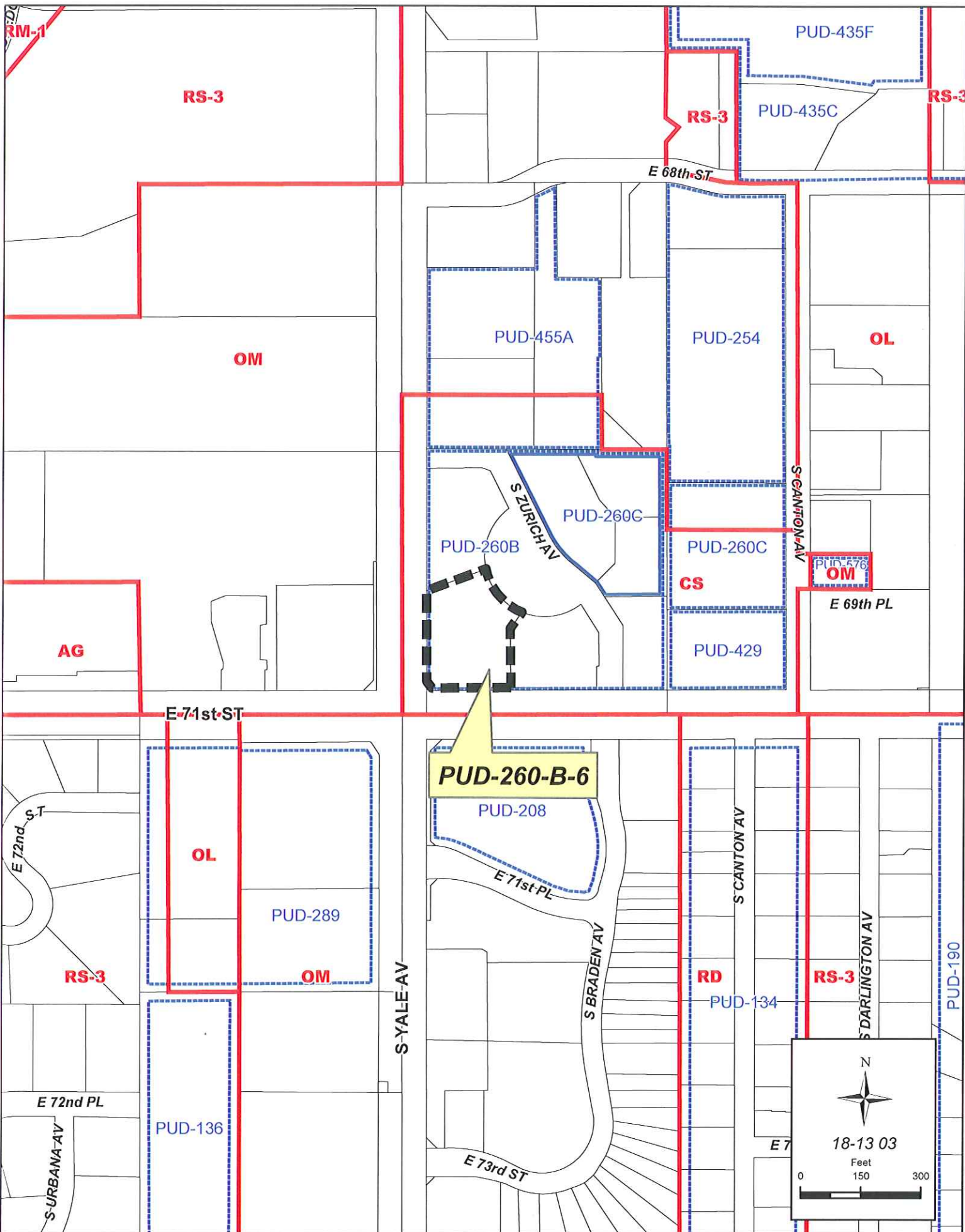


**SHIVE-HATTERY**  
 Cedar Rapids, IA • Iowa City, IA • Des Moines, IA  
 Moline, IL • Bloomington, IL • Chicago, IL

US CELLULAR - 457398 854 STATE RD. Y LINN CREEK, MO 65052			PROJECT NO. 706644-1 GRAND GLAZE 8 457398
DATE 03/13/07	SCALE NONE	SHEET NO. SK-3	
DRAWN JCS	FIELD BOOK N / A		
APPROVED JND	REVISION A		

8.6





9.1





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18-13 03

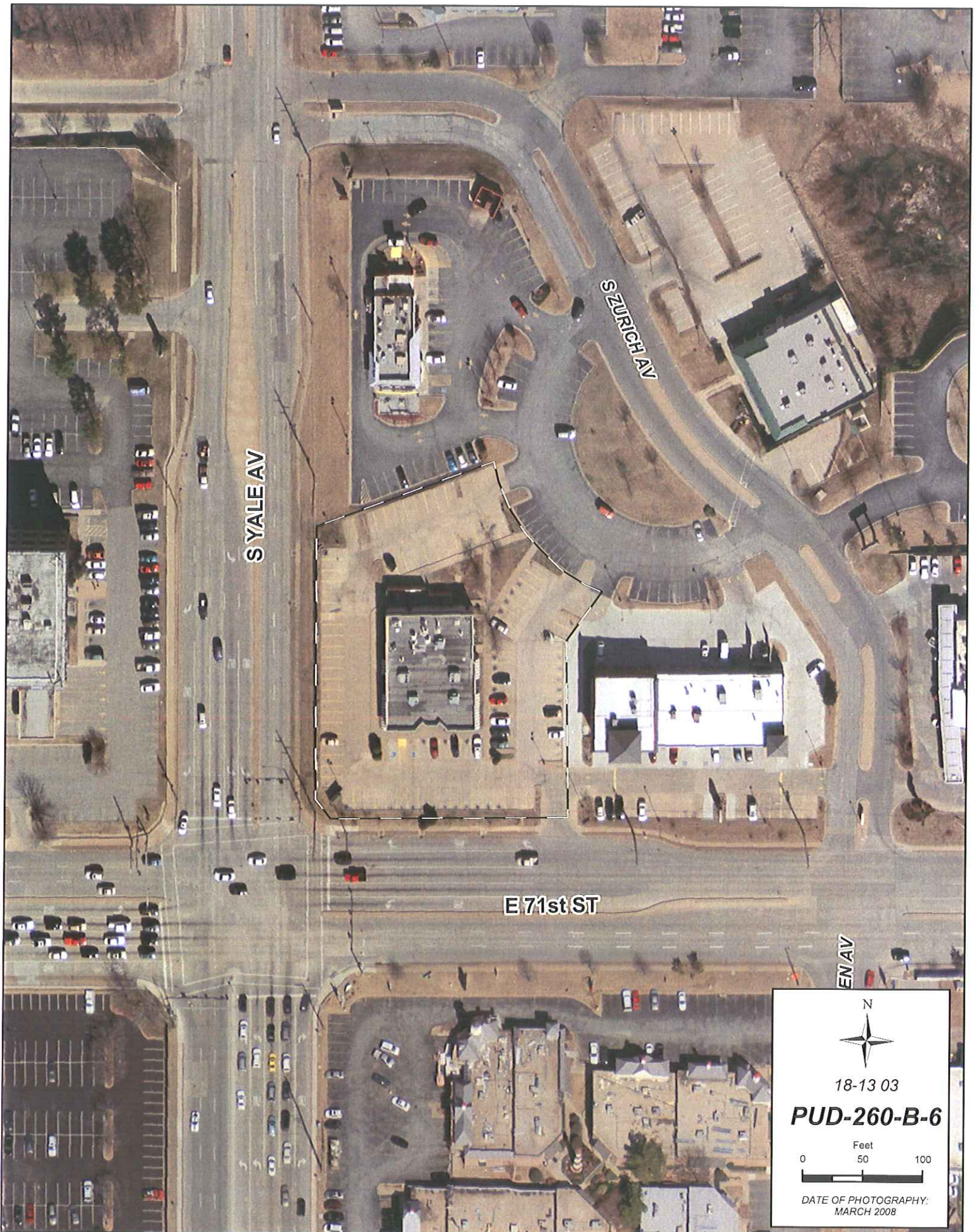
**PUD-260-B-6**

Feet  
0 150 300

DATE OF PHOTOGRAPHY:  
MARCH 2008

9.2





18-13 03

**PUD-260-B-6**

Feet  
0 50 100

DATE OF PHOTOGRAPHY:  
MARCH 2008

9.3



November 5, 2008

## STAFF RECOMMENDATION

**PUD-260-B:** Minor Amendment – N/E corner of South Yale Avenue and East 71<sup>st</sup> Street South; Lot 2, Block 1 – Hyde Park; TRS 8303; CZM 53; Atlas 1002; PD 18 CD 7; CS/PUD.

The applicant is requesting a minor amendment to decrease the minimum 10' landscape strip required along Yale Avenue, to reflect existing conditions of the former Bennigan's site as it is re-developed for a pharmacy. Specifically the request is to decrease the required 10-foot strip to the required minimum 5-feet, including the width of the existing retaining wall.

Exhibit A is a copy of the detail landscape plan as approved by the TMAPC in 1994 for construction of the former Bennigan's restaurant. This approved plan makes reference to the widening/improvements made to the Yale Avenue and 71<sup>st</sup> Street intersection and the effect it had on this lot stating the subject tract; "sets somewhat higher than the intersection", and that, "the proposed development will not make use of a retaining wall along these frontages and landscaping will be placed on steep slopes...to the street curbs". Conversely, all subsequent TMAPC approved detail site plans for the Bennigan's restaurant show the existing retaining wall along Yale Avenue and less than 10' of landscaping on the property line, along the Yale Avenue right-of-way (ROW).

Referring to the accompanying PUD aerial photograph and Exhibit B, in addition to the landscape strip located on the property along Yale Avenue there is an approximately 10' (+/-) wide landscape strip in the Yale Avenue ROW. This makes the total approximately 15-feet of landscape buffer along the street ROW. If the 10-foot landscape strip requirement were retroactively enforced on the new owner of the property, it would require the re-location of the retaining wall along Yale Avenue. Given the rise in grade along Yale Avenue this retaining wall is viewed as a necessary engineering feature of the lot, the re-location of which would create significant hardship on the new owner of the lot.

The over-all landscaping along Yale Avenue remains over 10' wide including the landscaped ROW. Also, the proposed concept landscape plan exceeds the PUD requirements for open space landscaping. Provided the aforementioned and since the non-conformity is an existing condition staff recommends **APPROVAL** of minor amendment PUD-260-B-6.

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

9.4

DETAIL LANDSCAPE PLAN REVIEW  
DEVELOPMENT AREA "C"

FILE COPY

The Detail Landscape Plan adequately meets the 10% of net lot area (5,518 sq. ft.) for minimum landscape area. These materials and landscape features will include large trees measuring 1½" caliper minimum and small trees measuring 5'-6' minimum in height. Also, a variety of 1 and 2 gallon size shrubs and ground cover is planned as well as Bermuda Sod around the building and on abutting parking lot islands and street right-of-way. It should be pointed out, that when the 71st and Yale intersection was improved, it was significantly cut below surrounding grade. The subject tract sets somewhat higher than the intersection and the abutting arterial streets. The proposed development will not make use of a retaining wall along these frontages, and landscaping will be placed on steep slopes from the boundary of Area "C" to the street curbs. The submitted Detail Landscape Plan meets all requirements of the PUD, therefore, the Staff recommends APPROVAL of the Detail Landscape Plan as submitted, subject to the City Commission approval of PUD #260-A.

9.5  
Exhibit A

**JE JACOBS**  
Carter Burgess

These drawings/documents are being submitted by Carter & Burgess Inc., a subsidiary of Jacobs Engineering Group, Inc. (JE) and are intended for use only in connection with the project described herein. No part of these drawings/documents may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without prior written permission from JE.

10001 N. BROADWAY EXTENSION  
OKLAHOMA CITY, OKLAHOMA 73114  
(405) 511-1111  
(405) 511-2980 FAX  
Certificate of Authorization 227  
Expires June 30, 2016

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
2	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
3	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
4	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
5	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
6	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
7	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
8	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
9	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
10	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
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12	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
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67	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
68	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
69	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
70	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
71	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
72	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
73	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
74	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
75	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
76	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
77	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
78	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
79	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
80	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
81	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
82	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
83	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
84	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
85	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
86	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
87	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
88	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
89	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
90	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
91	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
92	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
93	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
94	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
95	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
96	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
97	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
98	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
99	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		
100	ADDED 10' WIDE SIDEWALK	05/21/15	1-15		

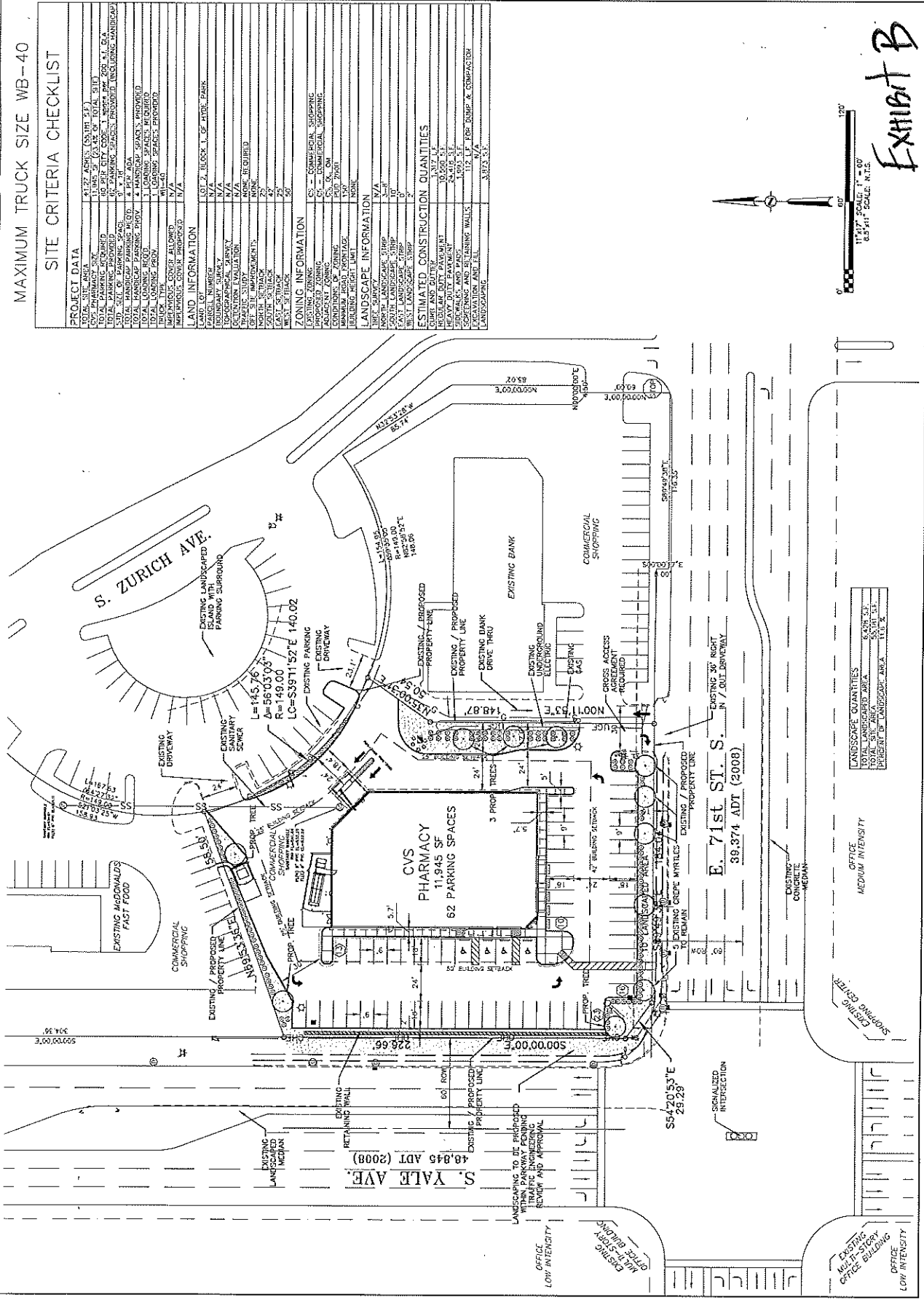
**CVS**  
pharmacy

STORE NUMBER: 0000

NORTHEAST CORNER OF  
E. 71st AND  
S. YALE AVE.  
TULSA, OKLAHOMA

DEVELOPER:  
ARMSTRONG PROPERTIES, INC.  
BRIDGEMAN TOWERS  
1000 N. BROADWAY EXTENSION, SUITE 700  
PITTSBURGH, PENNSYLVANIA 15223  
PHONE: (412) 381-1122 EXT. 60  
FAX: (412) 381-1815

LAYOUT CODE:	005
PLANNING CODE:	R02
DRAWING BY:	CCD
DATE:	06/27/08
JOB NUMBER:	41019.037
TITLE:	MINOR AMENDMENT LANDSCAPE/SITE PLAN
SHEET NUMBER:	1 OF 1
COMMENTS:	



9.6

Planned Unit Development No. 260A

# HYDE PARK AMENDED

An Addition to the City of Tulsa, being a Subdivision in a Part of the SW/4 of the SW/4 of Section 3, T-18-N, R-13-E, Tulsa County, State of Oklahoma

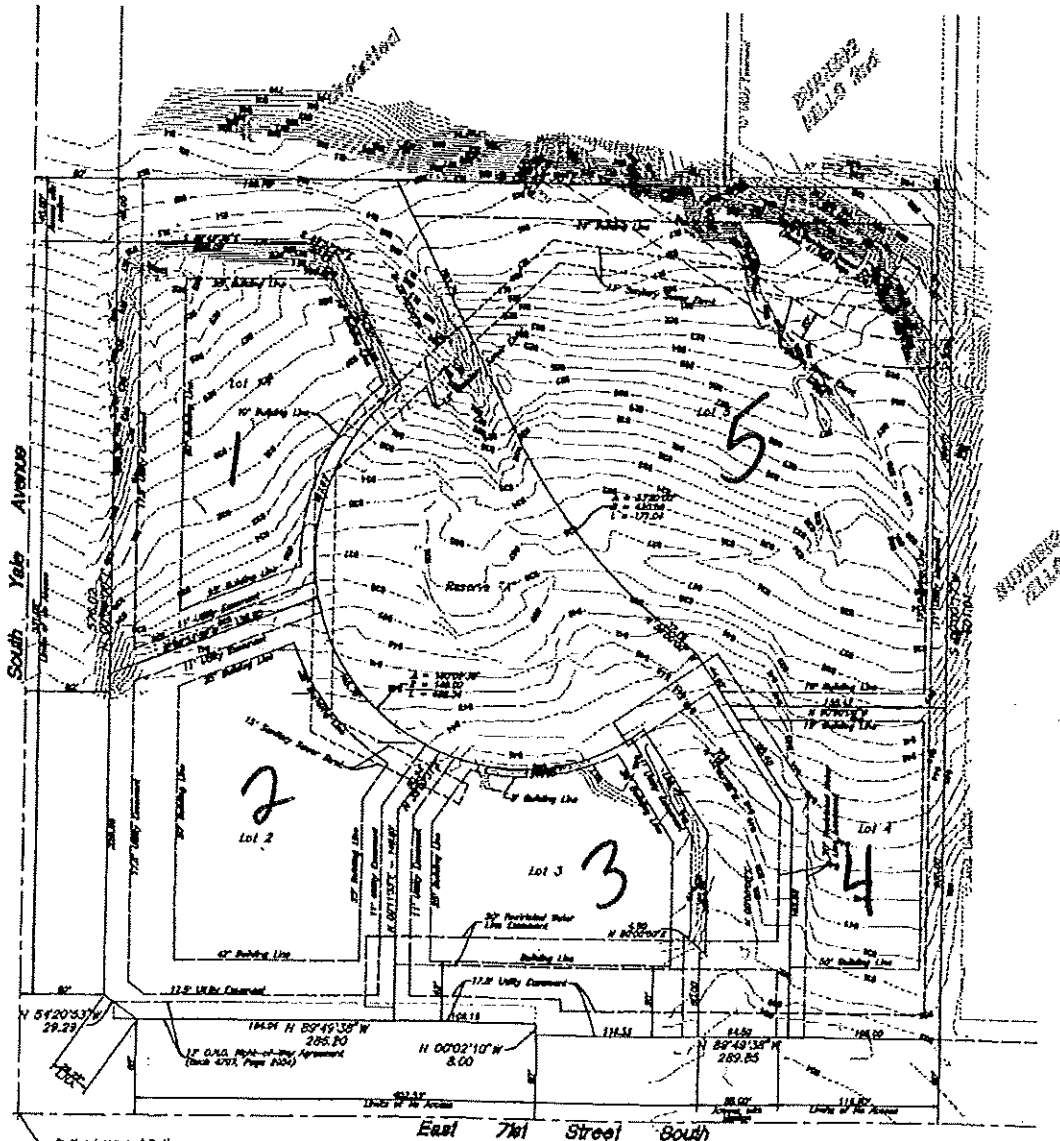
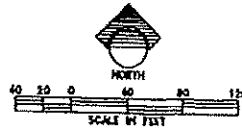
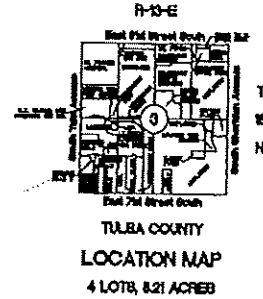
## OWNER:

**Metroland Development**  
An Oklahoma General Partnership  
9188 South Florence Place  
Tulsa, Oklahoma 74137  
Phone: (918) 481-8888

## ENGINEER:

**Tulsa Engineering & Planning Associates, Inc.**  
8209 East 83rd Place South  
Tulsa, Oklahoma 74133  
Phone: (918) 262-9821

Legend	
	Building Line
	Utility Easement
Benchmark	
The benchmark is located at the intersection of South 200 Avenue and East 7th Street, Tulsa, Oklahoma.	
Basis of Bearings	
The basis of bearings is based on a meridian bearing of 000°00'00" being the true meridian of the State of Oklahoma, as shown on the map of the State of Oklahoma, Tulsa County, State of Oklahoma, according to the official recorded plat, 1917-1918, as filed in the Tulsa County Clerk's office.	
Monument Note	
A 3/4" x 1/4" x 1/4" monument for each corner point was placed at the corner of the lot boundary. The monument is made of concrete.	

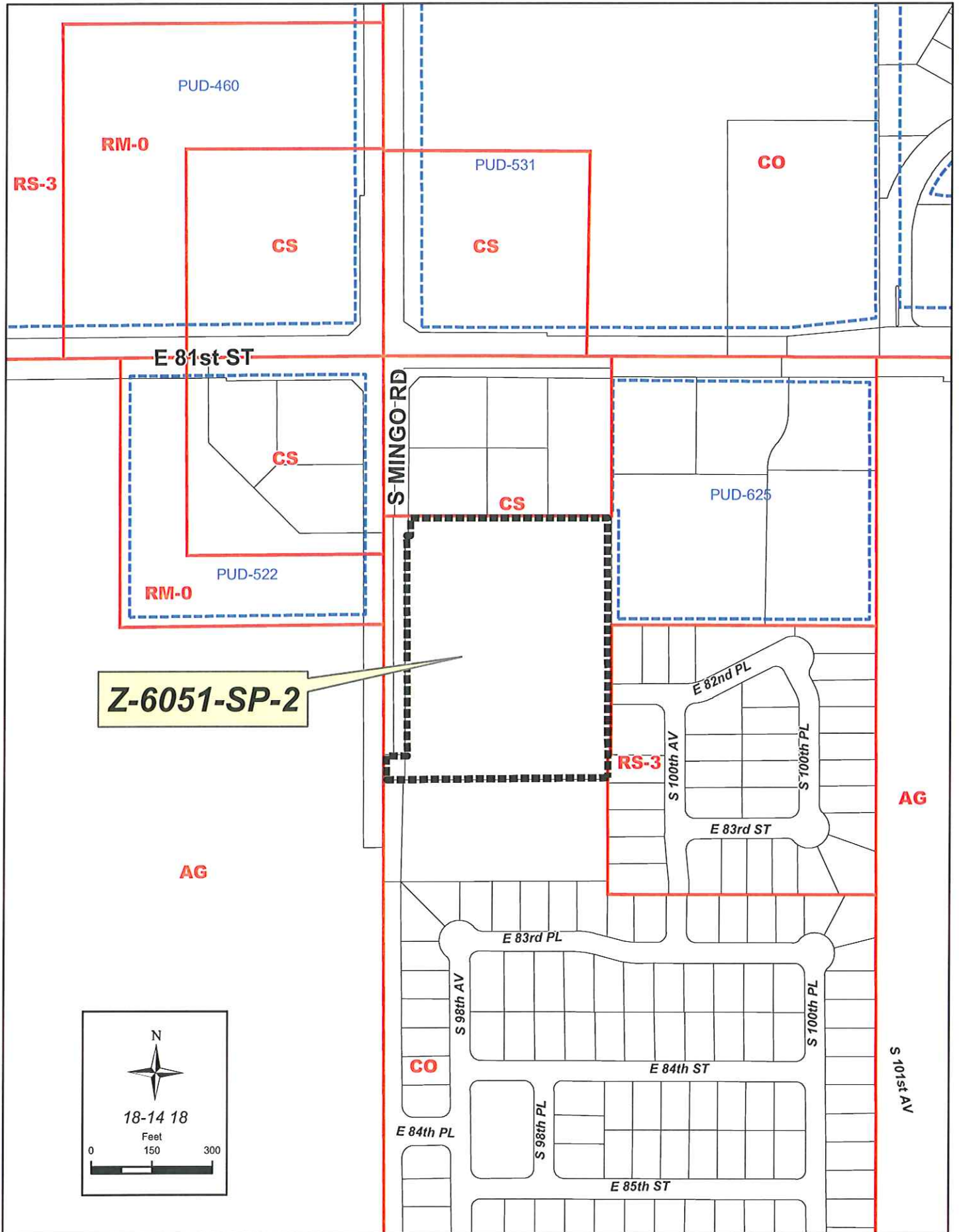


PUD 260-B

HYDE PARK AMENDED


SHEET 1 OF 2

9.7





N




**Z-6051-SP-2**

18-14 18

Feet

0 150 300







E 81st ST

S MINGO RD

SUBJECT  
TRACT

E 82nd PL

S 100th AV

E 83rd S

November 5, 2008

### STAFF RECOMMENDATION

**Z-6051-SP-1:** Detail Site Plan – South of the southeast corner of Mingo Road and 81<sup>st</sup> Street South; Lot 4, Block 1 – South Mingo Plaza; TRS 8418; CZM 54; Atlas 1413/1568; PD 18c CD 8; CO.

---

The applicant is requesting approval of a detail site plan for a 106,000 square foot (sf), 34-foot high mini-storage (measured from grade). The proposed use, Use Unit 16 – Mini-Storage is an approved use within this corridor district. This site plan review does not include the open air storage area included in the south portion of Development Area B of Z-6051-SP-2, which will be constructed at a later date.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations (see Exhibit A). The exterior of the building will be masonry finished per required development standards. South and East facing windows will be decorative in nature only and will not allow clientele to see out the windows. A gated entry will be provided across the entrance to the mini-storage facility restricting entry to clients only. Parking has been provided per the applicable Zoning Code Use Unit. An 8' solid screening wall will be constructed along the entire east boundary of South Mingo Plaza, similar in appearance to the 6' masonry wall constructed along the northern boundary of South Town Square Extended/Southern boundary of College Park at Meadowbrook – PUD-625 (see Exhibit B). A crash gate as required by the City of Tulsa Fire Marshall is provided across 82<sup>nd</sup> Place South per adopted standards that will remain closed at all times to prevent "thru" traffic. Landscaping will be provided per the landscape chapter of the Zoning Code and adopted CO District development standards. There is no free-standing lighting proposed for this development area. Building mounted lighting will be limited to 15-feet in height and will be directed down and away from adjoining properties and verified herein by application of the Kennebunkport Formula. 5-foot sidewalks will be constructed along both sides of 82<sup>nd</sup> Place South/the corridor collector street. A trash enclosure is provided per development standards. Hours of operation will be limited to 7 am to 7 pm, seven days a week, with 24-hour access provided only to clientele with legitimate need. The entire facility will be monitored with video surveillance.

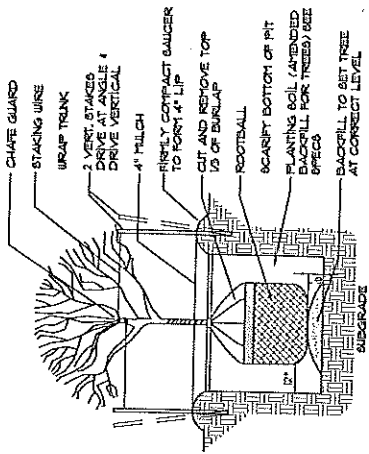
Provided the aforementioned, staff recommends **APPROVAL** of detail site plan for Lot 4, Block 1 – South Mingo Plaza, Z-6051-SP-2.

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

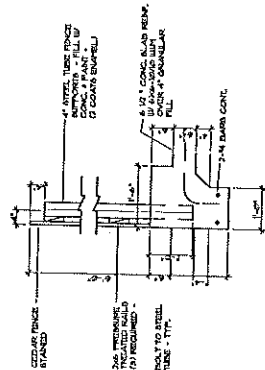
11.4



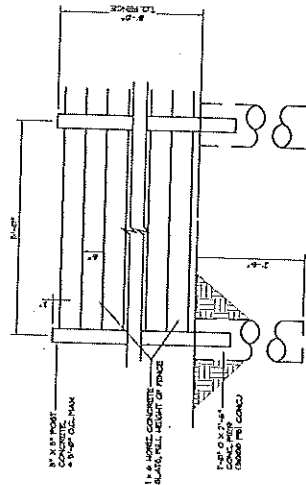




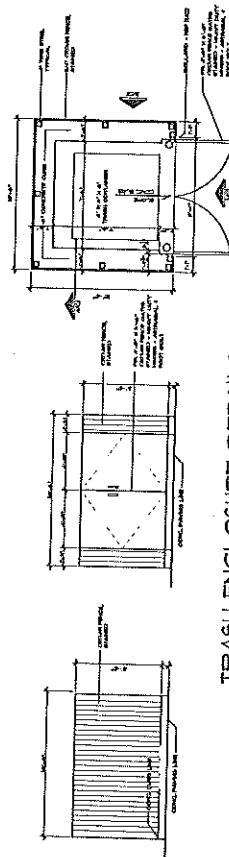
1 TREE PLANTING DETAIL  
3/8" = 1'-0"



2 TRASH ENCLOSURE SECTION  
3/4" = 1'-0"



3 FENCE SECTION \* SEE ALSO ATTACHED EXHIBIT A  
3/4" = 1'-0"

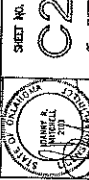


4 TRASH ENCLOSURE DETAILS  
1/4" = 1'-0"

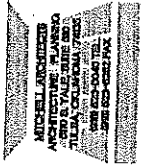
SOUTH MINGO PLAZA  
TULSA, OKLAHOMA

SITE DETAILS

DATE: 21 OCT 2008  
DESIGNER: J. B. BROWN  
PROJECT: 2007-08-05



SHEET NO. C2



MICHELLE J. MONTGOMERY  
 ARCHITECT  
 1000 N. GAVIN AVENUE  
 SUITE 200  
 OAKLAND, CA 94612  
 (415) 778-0000  
 (415) 778-0001 FAX

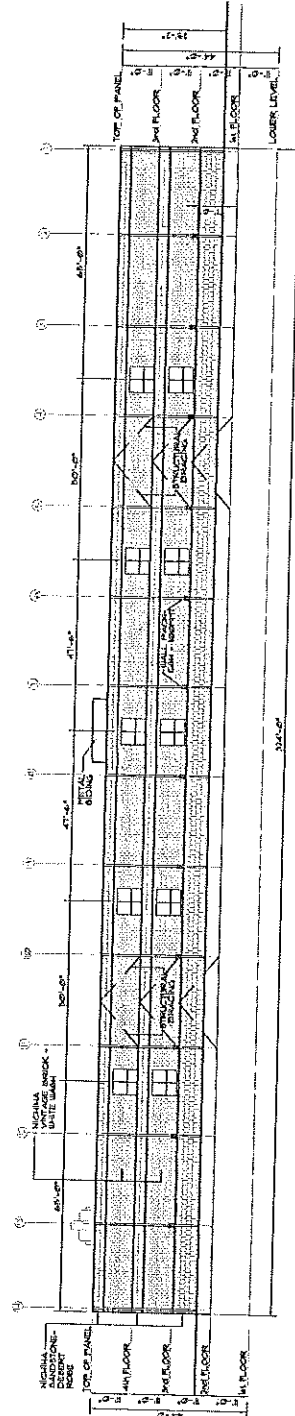
# LOT 4, BLOCK 1 SOUTH MINGO PLAZA

© COPYRIGHT 2000 MICHELLE J. MONTGOMERY

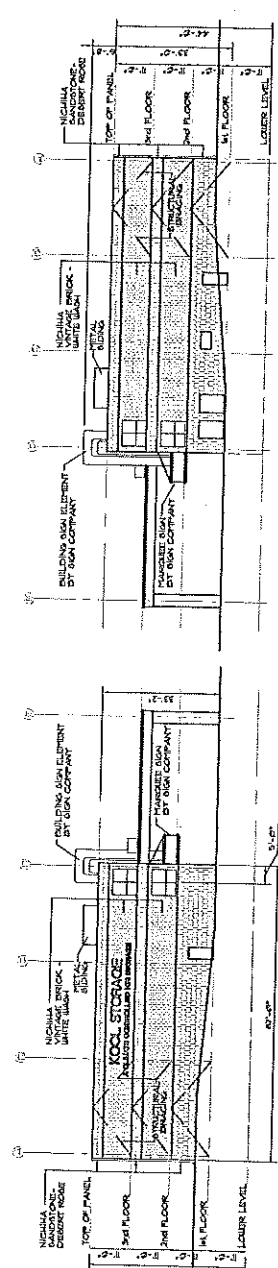
## EXTERIOR ELEVATIONS

DATE: 10.02.2000  
 PROJECT NO.: 2000-0000  
 SHEET NO.: 100

SHEET NO.  
**A6**  
 OF 100



4 CONCEPTUAL EAST ELEVATION

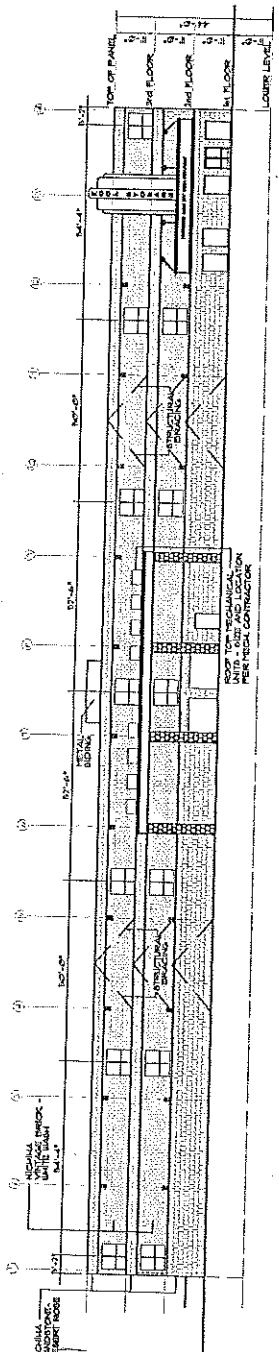


2 CONCEPTUAL SOUTH ELEVATION

**LIGHTING KENNELPORT CALCS.**  
Calc: D = H / tan(90° - C.O. Angle)

TYPE	WATTAGE	SPACING	SPACING	SPACING	SPACING	SPACING
TYPE	WATTAGE	SPACING	SPACING	SPACING	SPACING	SPACING
1	100	100	100	100	100	100
2	100	100	100	100	100	100
3	100	100	100	100	100	100
4	100	100	100	100	100	100
5	100	100	100	100	100	100
6	100	100	100	100	100	100
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8	100	100	100	100	100	100
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12	100	100	100	100	100	100
13	100	100	100	100	100	100
14	100	100	100	100	100	100
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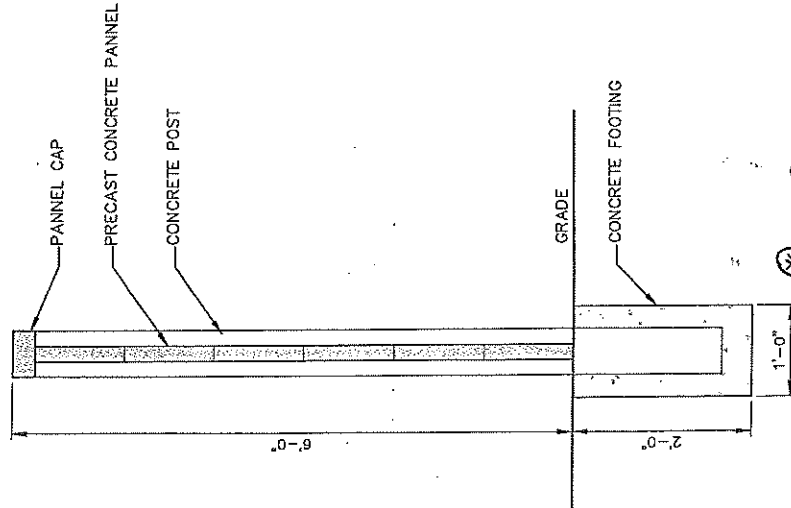
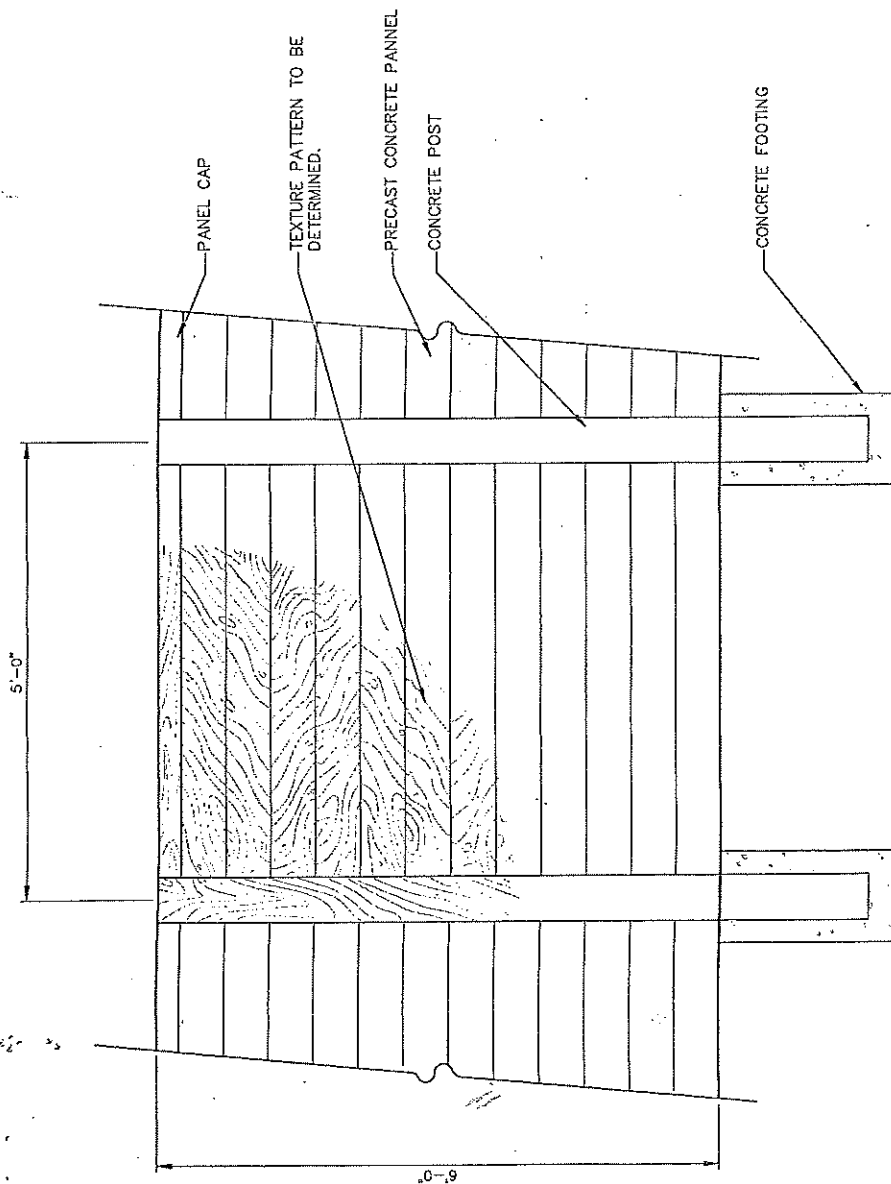
3 CONCEPTUAL NORTH ELEVATION



1 CONCEPTUAL WEST ELEVATION

\*High Franny +  
 East Franny windows  
 must be for  
 decorative purposes only  
 + must be opaque  
 not allowing visibility  
 to the south +  
 east.

APPROVED SITE PLAN  
FOR PUD 02-5-2 DATED 10/16/02  
DEV. AREA 2-0725-3-16  
THANK ORIGINAL



Above is the 10/16/02 approved 6' screening wall along the north boundary of South Town Square Extended/  
South boundary of College Center at Meadowbrook - PUD-625.

8' solid masonry wall along East Boundary of Z-6051-SP-2/South Mingo Plaza must match College Center at  
Meadowbrook screening wall per adopted development standards.

(\*)

**Exhibit B**  
**SCREEN WALL DETAIL**  
NOT TO SCALE OCTOBER 10, 2002

**SACK AND ASSOCIATES, INC.**  
10101 E. 15th Avenue, Suite 100  
Denver, CO 80232  
Phone: 303.751.1111 Fax: 303.751.1112  
E-mail: info@sackandassociates.com  
Website: www.sackandassociates.com  
Professional Engineer License No. 1983 (P.E.) and 1482 (L.E.)  
Date: June 20, 2002  
Drawn: JAC  
Checked: JAC  
10-10-02

DRAFT

## CHAPTER 16

### BOARD OF ADJUSTMENT

(Language with a strike-through has been deleted and language with an underline has been added.)

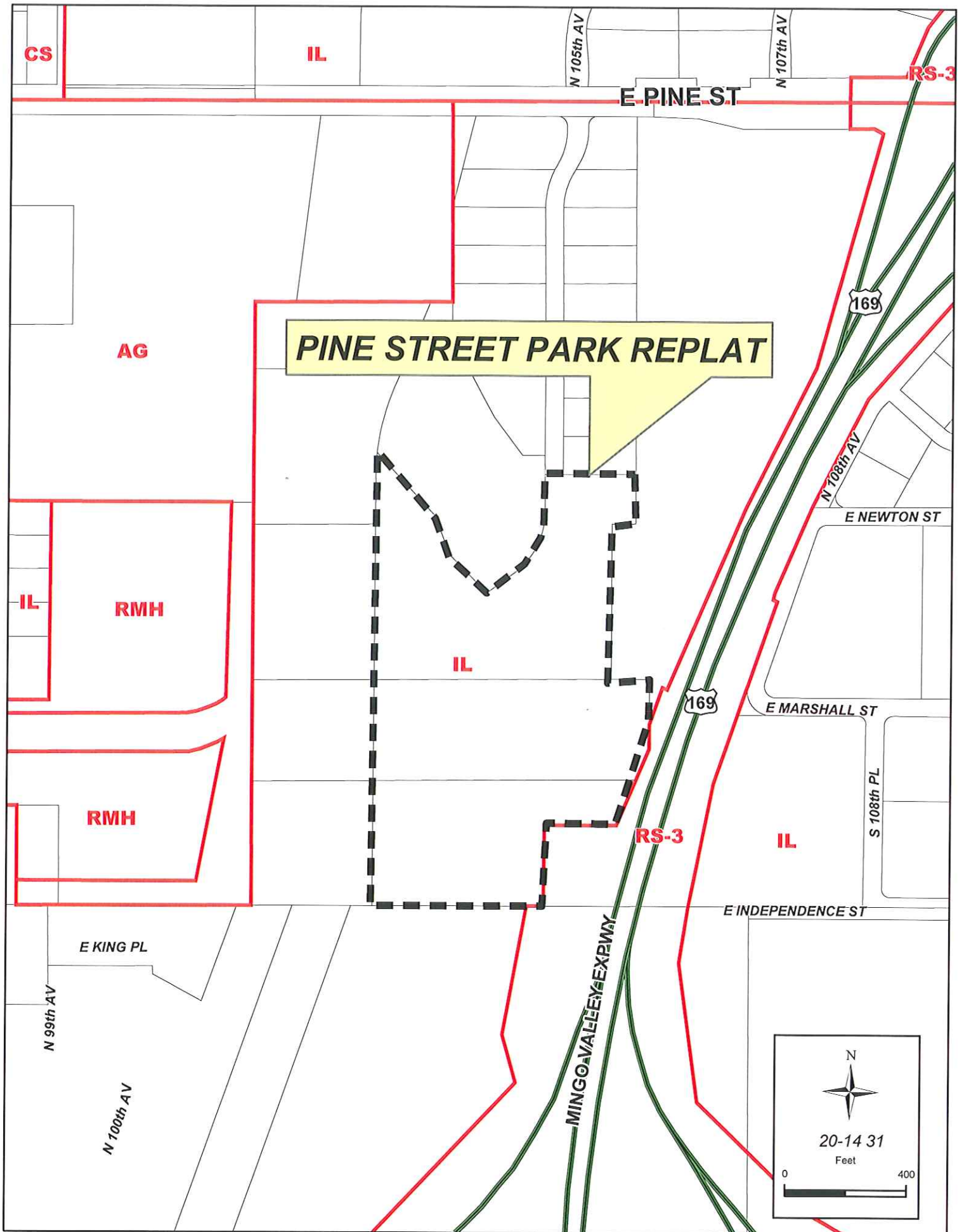
#### SECTION 1690. APPEALS TO THE DISTRICT COURT

##### 1690.1 Procedure

An appeal to the District Court from any decision, ruling, judgment, or order of said County Board of Adjustment may be taken by any person, or persons, firm or corporation, jointly or severally, aggrieved thereby, or any department, board or official of government by filing with the Clerk of said Board within ten days from the date of such action, a notice of such appeal, accompanied by payment of the public notice fee. No bond shall be required for such appeal, but costs may be required in the District Court as in other cases such as, but not limited to, filing fees, administrative fees and other such statutory fees. Upon filing of such notice, the Clerk of said Board shall forthwith transmit to the Clerk of the District Court the originals or certified copies of all the papers constituting the record in the case, together with the order, judgment or decision of the Board. ~~(Upon receipt of said record, the Clerk of the District Court will, within three days, determine the date, time and place of the trial and so advise the Clerk of the Board.)~~ The Clerk of the Board shall notify all property owners within a three hundred (300) foot radius of the exterior boundary of the subject property of the pending appeal litigation and shall give the date, time and place of said trial and shall give the title of the case, the District Court Case Number and the name of the Judge assigned regarding such appeal. At such trial, both the appellant and the County Board of Adjustment shall be entitled to present whatever evidence they wish which is admissible under the rules of evidence in this State. ~~The District Court may hear and consider any evidence offered regardless of whether such evidence was offered or heard at the hearing before the Board of Adjustment which is the subject of the appeal.~~ The appeal to the District Court shall be limited to the District Court's review of the Record of the proceedings had before the County Board of Adjustment. The judicial review of any action of the Board will be to determine if said action was arbitrary, unreasonable or capricious, and that by reason thereof such action has worked or, if enforced, will work as unnecessary hardship on or create substantial harm or loss to the complaining party based upon the Record of the proceedings held before the Board as set out in ~~In its determination of whether to sustain or overrule the order on appeal, the District Court shall apply the standard of review set forth in 19 O.S., § 863.22.~~ An appeal to the Supreme Court from the decision of the District Court shall be allowed as in other cases.

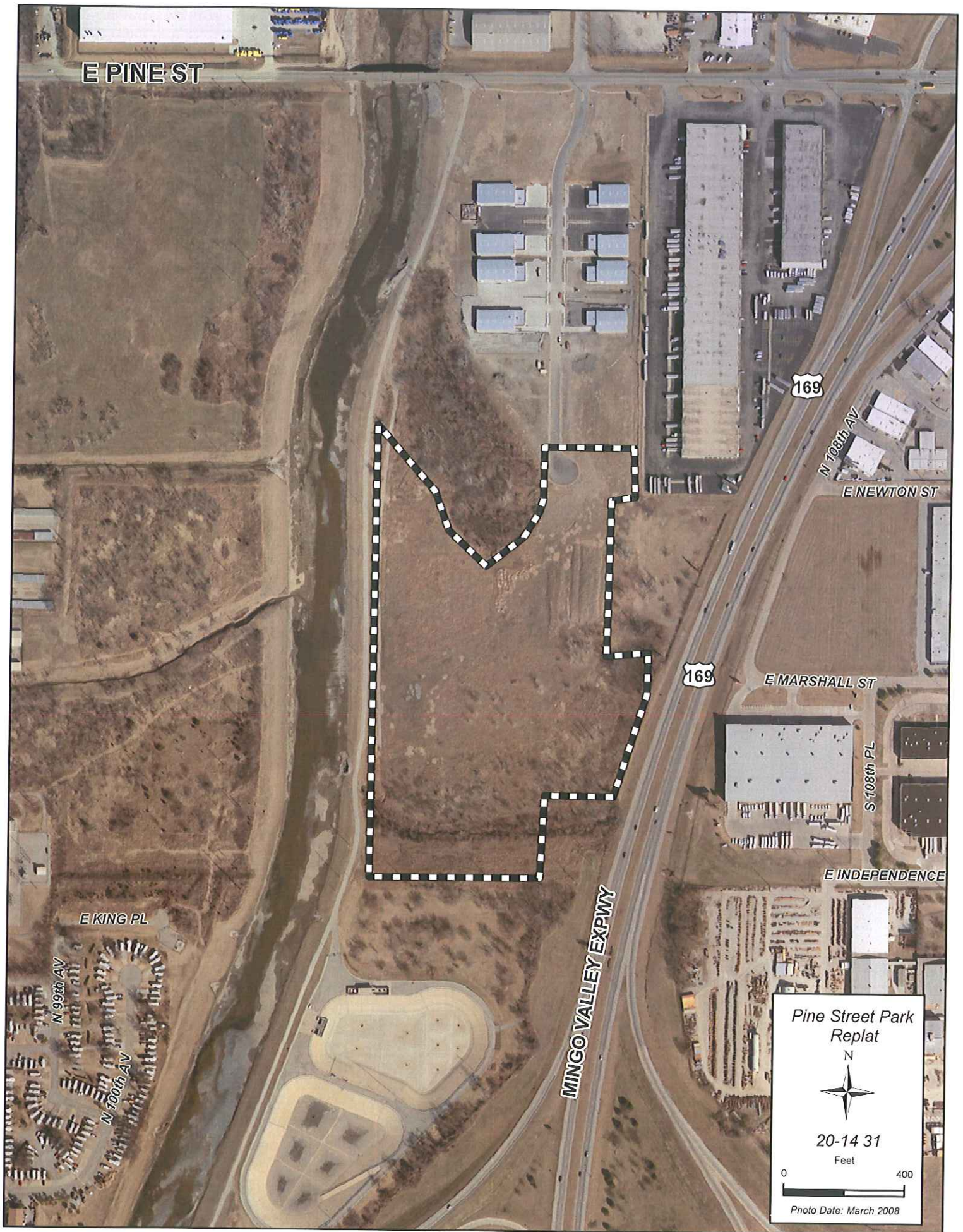
DRAFT





14.1





Pine Street Park  
Replat

N



20-14 31

Feet

0 400

Photo Date: March 2008

14.2

## PRELIMINARY SUBDIVISION PLAT

### **Pine Street Park II Amended** - ( 0431 ) (PD 16 ) (CD 6 )

South side of East Pine Street, between North Mingo Road and North Garnett Road

This plat consists of 20 Lots, 2 Blocks, on 23 acres.

The following issues were discussed October 16 , 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL. This is a replat of Pine Street Park with some changes to lot lines. The trail system goes near the property (see transportation comments) and it was suggested that an abandoned existing road could be used for this purpose. A copy of a letter sent about the project from ODOT was given to the consulting engineer (shown in this report).
2. **Streets:** Label streets as public or private.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Please add a "Note: Roof drainage on Lots 10, 11, 12 and 13 of Block 2 must be conveyed to North 105<sup>th</sup> East Place."
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need additional easements especially on the side lot lines.
7. **Other: Fire:** No comment.      **GIS:** Remove the contours from the face of the plat.

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

**Waivers of Subdivision Regulations:**



1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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

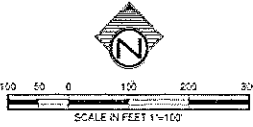
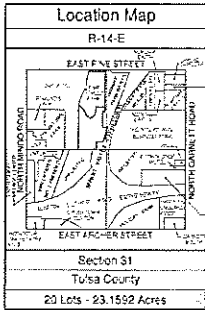
disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

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

Preliminary Plat

# Pine Street Park II Amended

A replat of Lots 10-29, Block 2; All of Block 3, Pine Street Park II, Plat No. 6231  
A subdivision in the City of Tulsa, being a part of the E/2 of the NW/4 of  
Section 31, T-20-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma



## OWNER / DEVELOPER

Pine Street Investment Group, L.L.C.

By: OLT-Pine Street Investment Group, L.L.C.

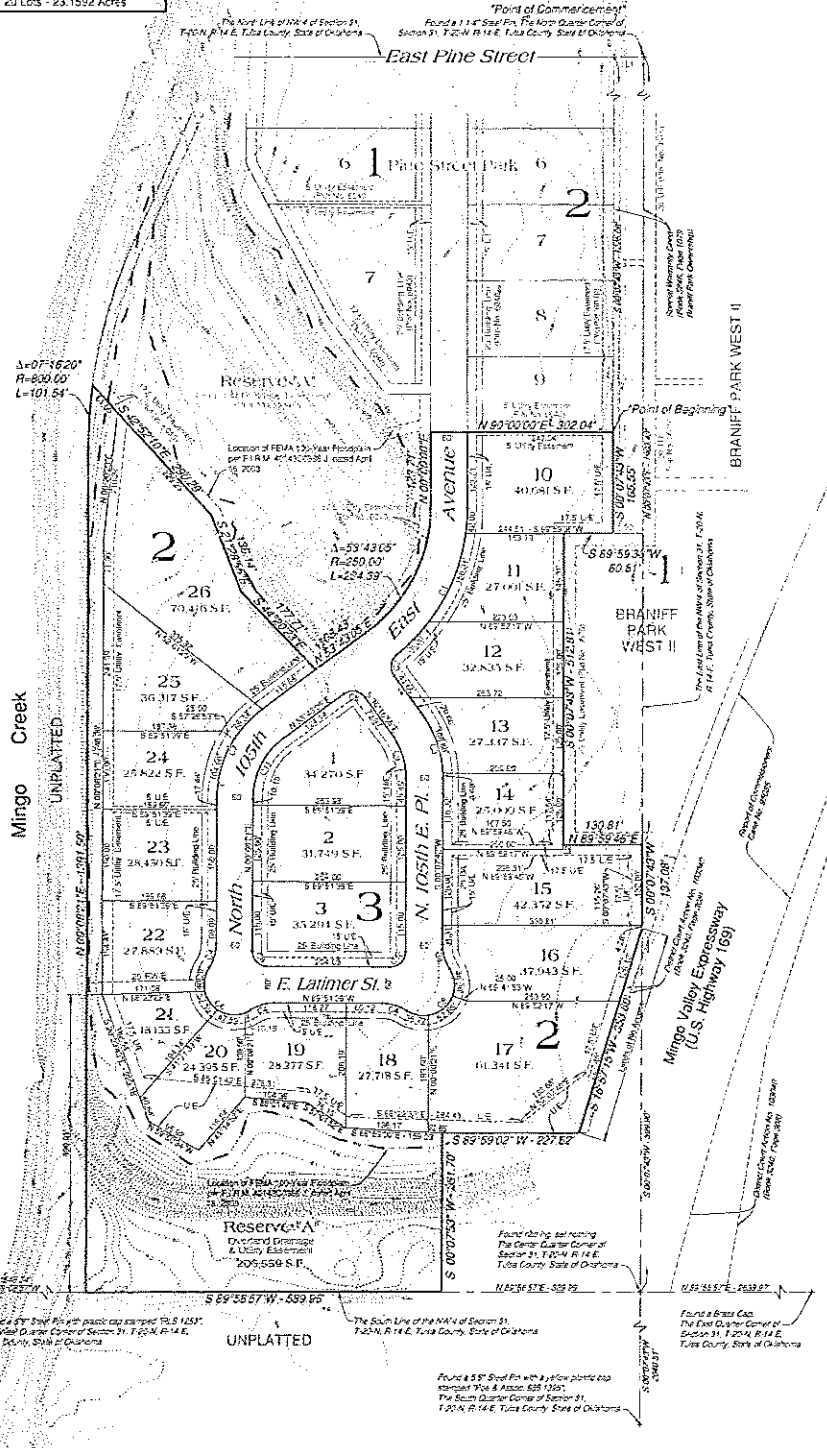
Pete Kouris, Managing Member  
12150 E. 56th St. N., Suite 200  
Owasso, Oklahoma 74055  
918.272.2222

## ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

6737 South 83rd East Avenue  
Tulsa, Oklahoma 74133  
918.252.5521

CEP & F&E OF AUSTIN, LLP  
REGISTERED PROFESSIONAL ENGINEERS  
JUNE 27, 2015  
PLAT NO. 6231-1717



**Legend**

- S.P. = Square Foot
- P.A.W. = Restricted Area/Enclosure
- B.L. = Building Line
- L.E. = Utility Easement
- Enclosed Area

**Monument Notes**

A 5' x 12' aluminum cap with a yellow plastic cap stamped "P.S. 1059" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 5' x 12' aluminum cap with a yellow plastic cap stamped "P.S. 1059" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 5' x 12' aluminum cap with a yellow plastic cap stamped "P.S. 1059" to be set at all lot corners after completion of improvements, unless noted otherwise.

**Basis of Bearings**

The monumentary bearings for this plat are based on an assumed bearing of S 89° 59' 02" W along the existing line of Braniff Park West II, being the right line of the NW/4 of Section 31, T-20-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey.

**Benchmark**

A benchmark is located in the Southeast Corner of the Pine Street bridge over Mingo Creek.

Correction = 6.1536 NGVD 1983

**Line Table**

Line	Bearing	Distance	Lot	Remarks	Distance
1	S 89° 59' 02" W	4.55.59	10		7.50

**Curve Table**

No.	Chord	Radius	Length	No.	Chord	Radius	Length
1	11.15.27	112.00	276.61	17	12.34.48	197.56	179.09
2	8.17.42	13.00	38.14	18	10.00.25	25.00	59.27
3	26.24.38	115.00	117.85	19	24.24.38	125.00	75.44
4	13.51.36	21.00	43.31	20	25.25.38	14.00	38.27
5	13.51.36	21.00	43.31	21	25.25.38	14.00	38.27
6	12.54.31	50.00	135.82				

**Lot Addresses**

Addresses shown on this plat were provided by the City of Tulsa House Numbering Department. Addresses shown on this plat are accurate as of the date this plat was filed. Addresses are subject to change and the plat holder is not responsible for the accuracy of the addresses shown.

Lot	Address	Lot	Address
10	1109	20	1109
11	1110	21	1110
12	1111	22	1111
13	1112	23	1112
14	1113	24	1113
15	1114	25	1114
16	1115	26	1115
17	1116		
18	1117		
19	1118		
20	1119		

**Sidewalks**

Sidewalks shall be constructed in accordance with the engineering design approved by the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner or the property association.

RECEIVED  
SEP 25 2018  
Tulsa Metropolitan Area  
Planning Commission

CONTRACT/PLANNING  
COMMITTEE/WORKING  
OCT 16 2018  
Tulsa Metropolitan Area  
Planning Commission

14.6



**OKLAHOMA DEPARTMENT OF TRANSPORTATION**  
**200 N.E. 21<sup>st</sup> Street**  
**Oklahoma City, Oklahoma 73105**

---

October 9, 2008

City of Tulsa  
Planning Commission  
201 West 5<sup>th</sup>, Suite 600  
Tulsa, Oklahoma 74103-4212

The Planning & Research Division of the Oklahoma Department of Transportation has reviewed the following Development Review Form in the City of Tulsa:

<u>CASE NUMBER</u>	<u>PROPOSED USE</u>	<u>LOCATION</u>
(0431) (PD 16) (CD 6)	Pine Street Park Proposed Subdivision Plat	S. Side of E. Pine, between N. Mingo Rd & N. Garnett Rd

Please be advised that this location is in the area of proposed improvements to US 169. The developer should contact the following person for further information and assistance on the proposed improvements:

Mr. Ray Sanders, Division Manager  
ODOT Project Management Division  
405-522-7600 or [rsanders@odot.org](mailto:rsanders@odot.org)

Any new or modified access to US 169 will require the approval of the Division 8 Engineer. Information concerning access can be obtained from this Division Engineer located at the following address:

Mr. Randle White, P.E., Division Engineer  
Oklahoma Department of Transportation  
P.O. Box 660  
Tulsa, Oklahoma 74101  
918-838-9933 or [rwhite@odot.org](mailto:rwhite@odot.org)

It is the local responsibility to prevent any land use development along highway corridors which would be incompatible with federal noise standards. Failure to properly control development excludes the use of federal transportation funds for noise abatement relief.

We appreciate the opportunity to review and comment on this proposed action.

Sincerely,

A handwritten signature in black ink, appearing to read "Ginger McGovern".

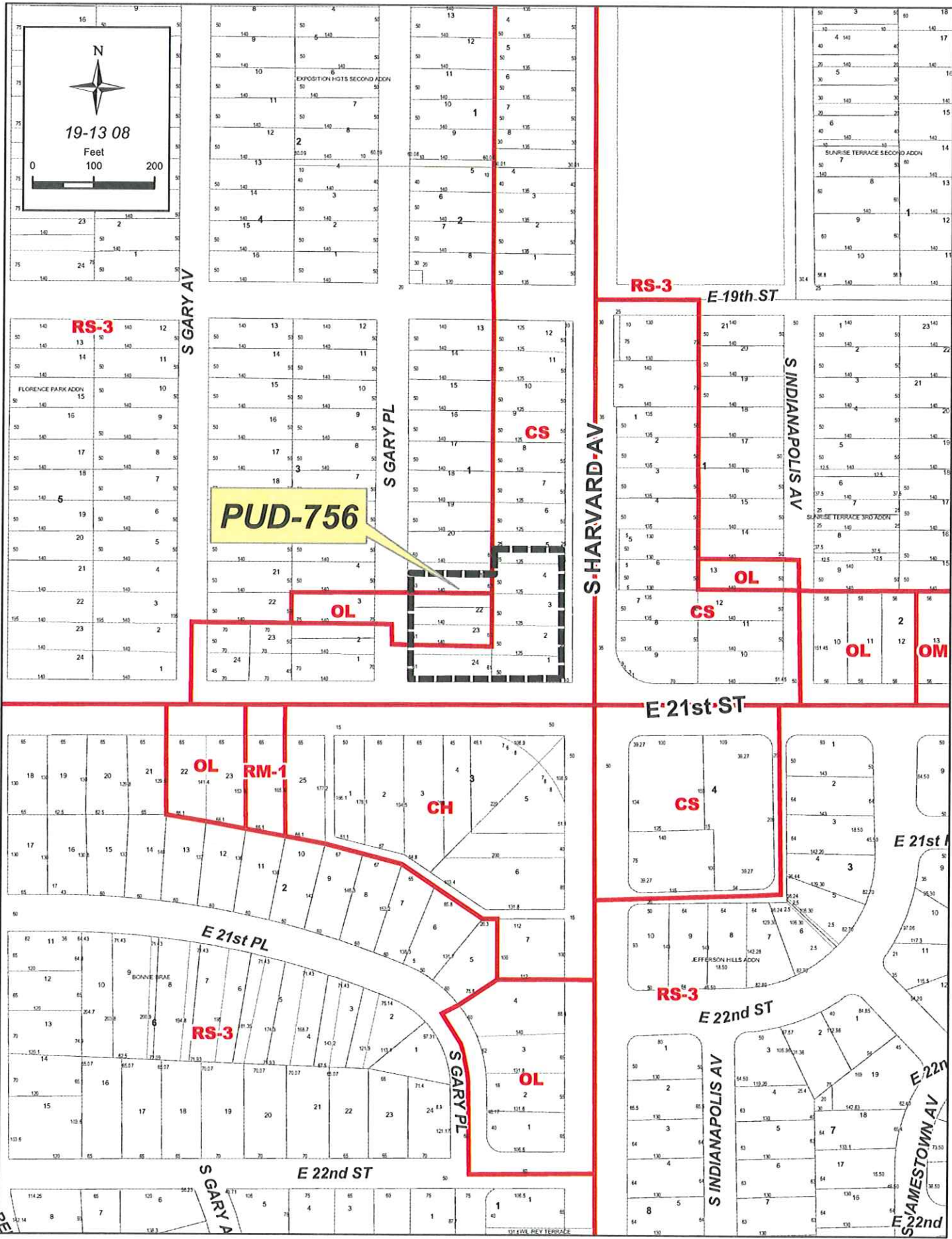
Ginger McGovern, P.E.  
Planning & Research Division Engineer

GM:DCB

c: Randle White, Division 8 Engineer  
Ray Sanders

14.7





16.1



E 21st ST

E 19th ST

E 21st PL

E 21st PL

E 22nd ST

E 22nd ST

S GARY PL

SHARVARD AV

S INDIANAPOLIS AV

S GARY AV

S GARY PL

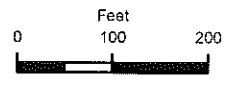
DIANAPOLIS AV

S GARY AV



19-13 08

Quick Trip #27



16.2



## MINOR SUBDIVISION PLAT

### Quik Trip # 27 - ( 9308) (PD 4 ) (CD 4 )

Northwest corner of South Harvard and East 21<sup>st</sup> Street

This plat consists of 1 Lot, 1 Block, on 1.23 acres.

The following issues were discussed October 16, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 756 (CS, OL). All PUD standards must be followed and shown in the covenants. Structure setbacks should be shown. A fence easement should be provided. The bus stop relocation will be coordinated with MTTA and Transportation Planning.
2. **Streets:** Call out 10 foot dimension at northeast corner of property. There is a 10 foot strip dimension shown on the plat. Is this extra right-of-way dedicated by this plat? If so, clearly call out as such. If this strip has been previously dedicated call it out and show book and page number. Use standard sidewalk language. Limits of No Access need to be shown.
3. **Sewer:** In Section 1.3.2 add sanitary sewer easement to the easements restricted.
4. **Water:** No comment.
5. **Storm Drainage:** Remove Subsection 1.9 from these Covenants.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.      **GIS:** No comment.

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

16.3

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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



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

QUIKTRIP STORE # 27

And  
The South twenty-seven feet of lot twenty-two and all of lot twenty-three and twenty-four, Block one, Florence Park Addition, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.  
And  
Lot four and the South half of lot five, Block one, Florence Park Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, except the East ten feet thereof.  
And  
Lots one, two and three, Block one, Florence Park Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, less and except the East ten feet thereof.

A part of the Southeast Quarter of Section 8, Township 19 North, Range 13 East, City of Tulca, Tulsa County, State of Oklahoma.

Total Area = 53,579 SF = 1.23 Acres  
1 Block, 1 Lot



GRAPHIC SCALE IN FEET

## BASIS OF BEARING

THE BASIS OF DEARINGS FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, FIPS DOCUMENT "A95 503" NORTHING: 410840.000, EASTING: 2375549.927.

**FLOOD ZONE**

FIRM MAP NO. 4014-2003534, DATED 9/22/1999  
 CLASSIFIES THE PROPERTY DESCRIBED HEREIN AS AN AREA OUTSIDE THE  
 LIMITS OF THE 500-YEAR FLOOD.

## BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NAVD DATUM.  
AUG CAP POOL, S.W. CORNER OF 21ST ST. & HARRARD.

OWNER/DEVELOPER

QUICKTRIP CORPORATION  
4700 S. 179TH E. AVE.  
TULSA, OK 74134  
PHONE: (918) 618-7013

ENGINEER AND SURVEYOR

220 E. 8th Street  
Tulsa, Oklahoma 74119



**Crafton Tull Sparks**

918.594.0347 | 918.594.3783 |  
www.croftnutrition.com

EGFND

[illegible]

Quiktrip Store # 27, Tulsa County  
Final Plat, September 16, 2008  
SHEET 2 OF 4

SHEET 2 OF 4

16.4

AG

SMITH ACRES

SYALE AV

E 181st ST

AG

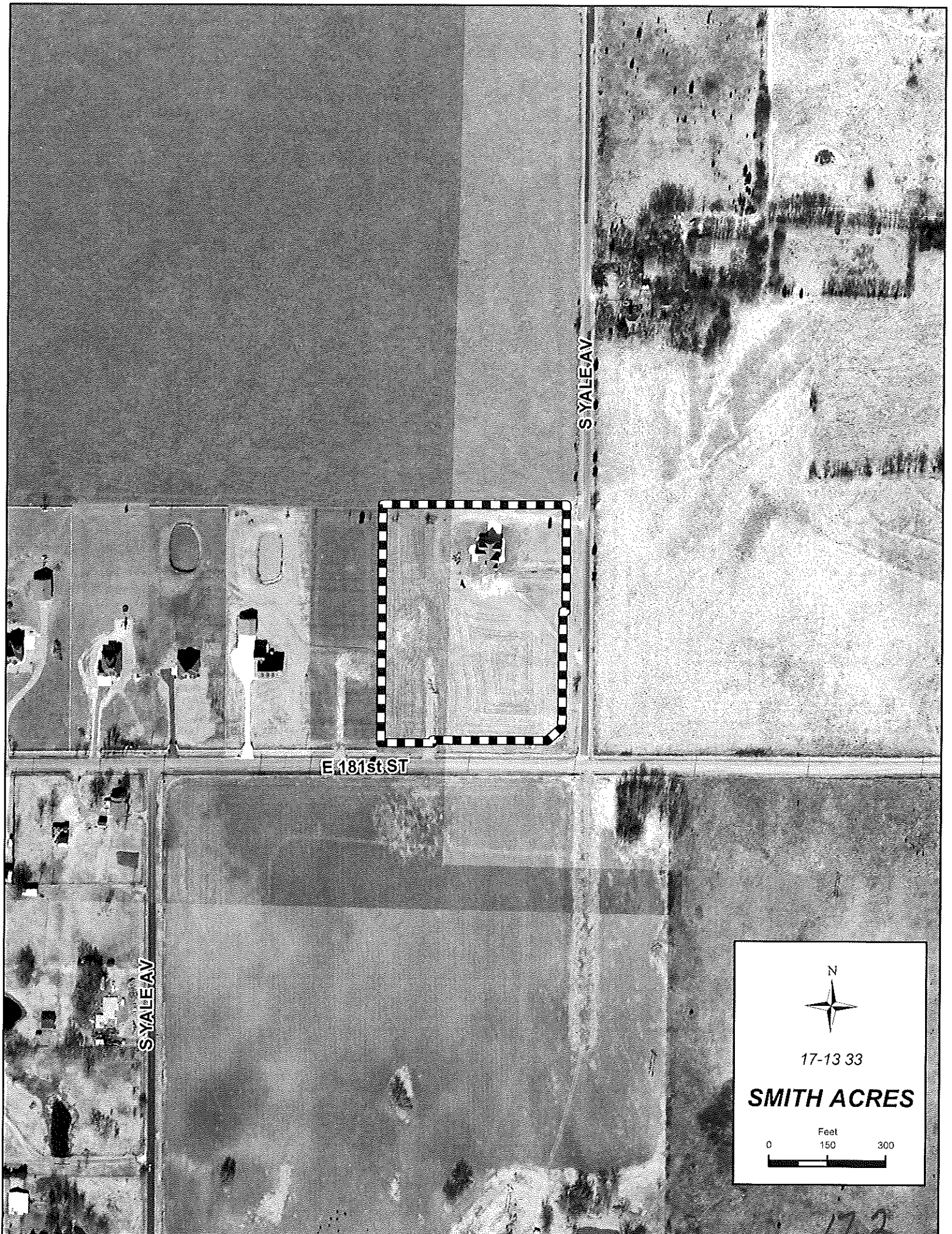
SYALE AV



17-13 33

0 150 300  
Feet

17.1



17-13 33

**SMITH ACRES**



17.2



## MINOR SUBDIVISION PLAT

### **Smith Acres** - (7333) (County)

Northwest corner of 181<sup>st</sup> Street South and South Yale Avenue

This plat consists of 2 Lots, 1 Block, on 6.45 acres.

The following issues were discussed October 16, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE.
2. **Streets:** Sidewalks are required. Add sidewalk note on face of plat. Add sidewalk language. The additional 8 feet of right-of-way called out for East 181<sup>st</sup> Street South, 388 feet long is not required to be dedicated. This requirement only applies on a secondary arterial where there is planned a right turn lane.
3. **Sewer:** No comment.
4. **Water:** Outside of City of Tulsa service area.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Provide the surveyors' e-mail address. Tie the plat from a Section Corner using bearings and distances from a labeled point of commencement (POC) to a labeled point of beginning (POB). Add a metes and bounds description that matches distances and bearings on the face of the plat to describe the property.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the County Engineer must be taken care of to his satisfaction.

**Standard Conditions:**

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

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

PLAT NO.

# FINAL PLAT SMITH ACRES

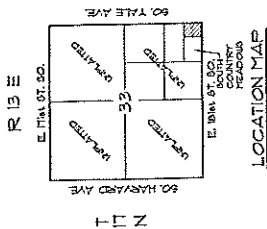
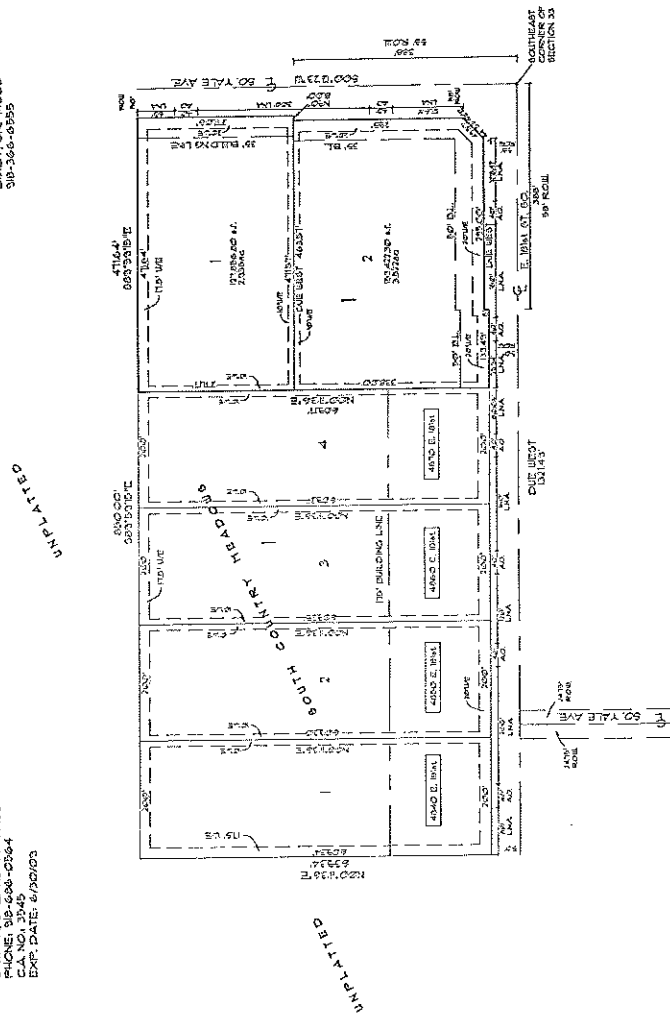
A RE-PLAT OF LOTS 5 AND 6, BLOCK 1,  
SOUTH COUNTRY MEADOWS, AN ADDITION  
IN THE S 1/2, SE 1/4, SE 1/4, OF SECTION 33,  
T-11-N, R-9-E OF THE 12-1/2, TULSA COUNTY,  
OKLAHOMA.

ENGINEER/SURVEYOR  
HOWARD CONSULTING  
3200 W. 12TH ST. SO.  
OKTAHOMA, OKLAHOMA 74409  
CL. NO. 1346  
EXP. DATE: 6/30/03

OWNER:  
J. BRETT SMITH  
P.O. BOX 371  
BROOK, OK 74609  
918-366-8955



SCALE: 1"=100'



SUBDIVISION CONTAINS  
2 LOTS  
6.45 ACRES  
EAST 1/2 SECTION 33  
T-11-N, R-9-E

LEGEND	
PL	BUILDING LINE
IF	IRON PIN
C	CENTER LINE
U	UTILITY EASEMENT
A	ACCESS OPENING
R	RIGHT-OF-WAY
D	DEDICATED ROAD
R	RIGHT-OF-WAY

STATE OF OKLAHOMA } ss  
COUNTY OF TULSA }  
I, Howard Consulting, being a duly qualified and licensed Professional Engineer and Surveyor, do hereby certify that the foregoing is a true and correct copy of the plat as shown to me in my office.  
Dated this 15th day of September, 2003.  
\_\_\_\_\_  
Howard Consulting, Tulsa County Clerk

Notes to be observed:  
The basis for bearings is the East line  
of the 50th St. and Section 33, T-11-N, R-9-E.

This plat meets the Oklahoma Statute  
requirements for a valid plat and is  
submitted in accordance with the  
Professional Engineer and Surveyor.

RECEIVED  
SEP 24 2003  
TULSA COUNTY CLERK  
PLANNING COMMISSION

SMITH ACRES  
September 2, 2003  
SHEET 1 OF 2



924 Circle Drive  
Fairbury, NE 68352  
October 12, 2008

Planning Commission,  
201 West 5th Street  
Tulsa, OK 74103-4212

Dear Sir:

I recently received a letter from the planning commission in regard to the public hearing on Smith Acres.

I do not understand the term, minor subdivision. I am unable to come to the hearing but I am opposed to the area being changed to a mobile or RV park.

I would not like to see any commerce of any kind such as Quick Stops or eating areas there.

I am opposed to any kind of feed <sup>beef</sup> lots or hog lots.

I hope you will consider this at the hearing

Sincerely,

Helen Labass

Labass Family Trust  
Helen Labass, trustee

17.7

**R**

**CZ-396**

**RS**

**PUD-664**

**AG**

**N CINCINNATI AV**

**W 91st ST N**



**21-12 23**

Feet



18.1





N CINCINNATI AV

W 91st ST N

CZ-396

N



21-12 23

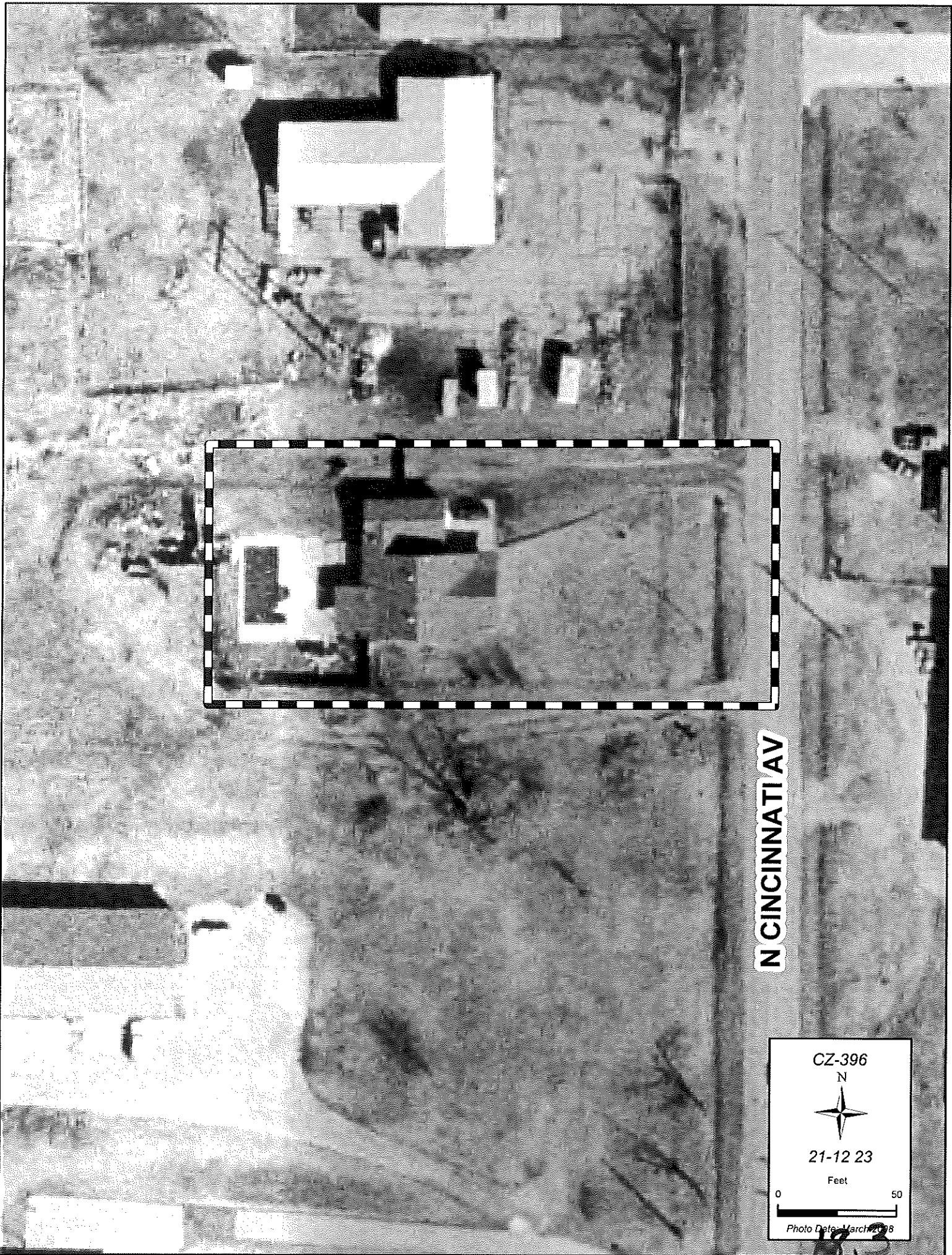
Feet

0 250

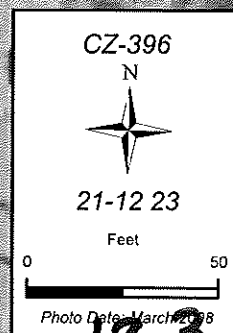
Photo Date: March 2008

18.0





N CINCINNATI AV



CZ-396

N

21-12 23

Feet

0 50

Photo Date: March 21, 08

18.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-396**

**TRS 1223**

**Atlas 0**

**CZM 15**

**County**

**TMAPC Hearing Date:** November 5, 2008

**Applicant:** Gable & Gotwals/James C Coulson

**Tract Size:** .606± acres/26,397.36± square feet

**ADDRESS/GENERAL LOCATION:** 9340 North Cincinnati Avenue, Tulsa, Oklahoma

**EXISTING ZONING:** AG

**EXISTING USE:** Residential

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

**PROPOSED ZONING:** RS

**PROPOSED USE:** Residential

**RELEVANT ZONING HISTORY:**

**CZ-303/PUD-664 August 2002:** All concurred in denial of a request for rezoning a 5.19± acre tract of land from AG to RM-1/PUD. They did approve RS zoning and the proposed Planned Unit Development for an 18-unit, multifamily development on property located south of the southeast corner of East 96<sup>th</sup> Street North and North Cincinnati Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .606± acres in size and is located at 9340 North Cincinnati Avenue. The property appears to be used residentially and is zoned AG.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North Cincinnati Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by a large-lot single-family use and a three-bay garage of indeterminate use, zoned AG; on the north by a single-family residential use, zoned R in Sperry; on the south by large-lot single-family uses, zoned AG; and on the west by vacant land, zoned AG. Two churches are located to the east and north across North Cincinnati, as is a twelve-plex residential development, zoned RS/PUD-664 in Sperry.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The North Tulsa County Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Agricultural/Rural Residential land use. According to the Zoning Matrix, the requested RS zoning is in accord with the Plan.

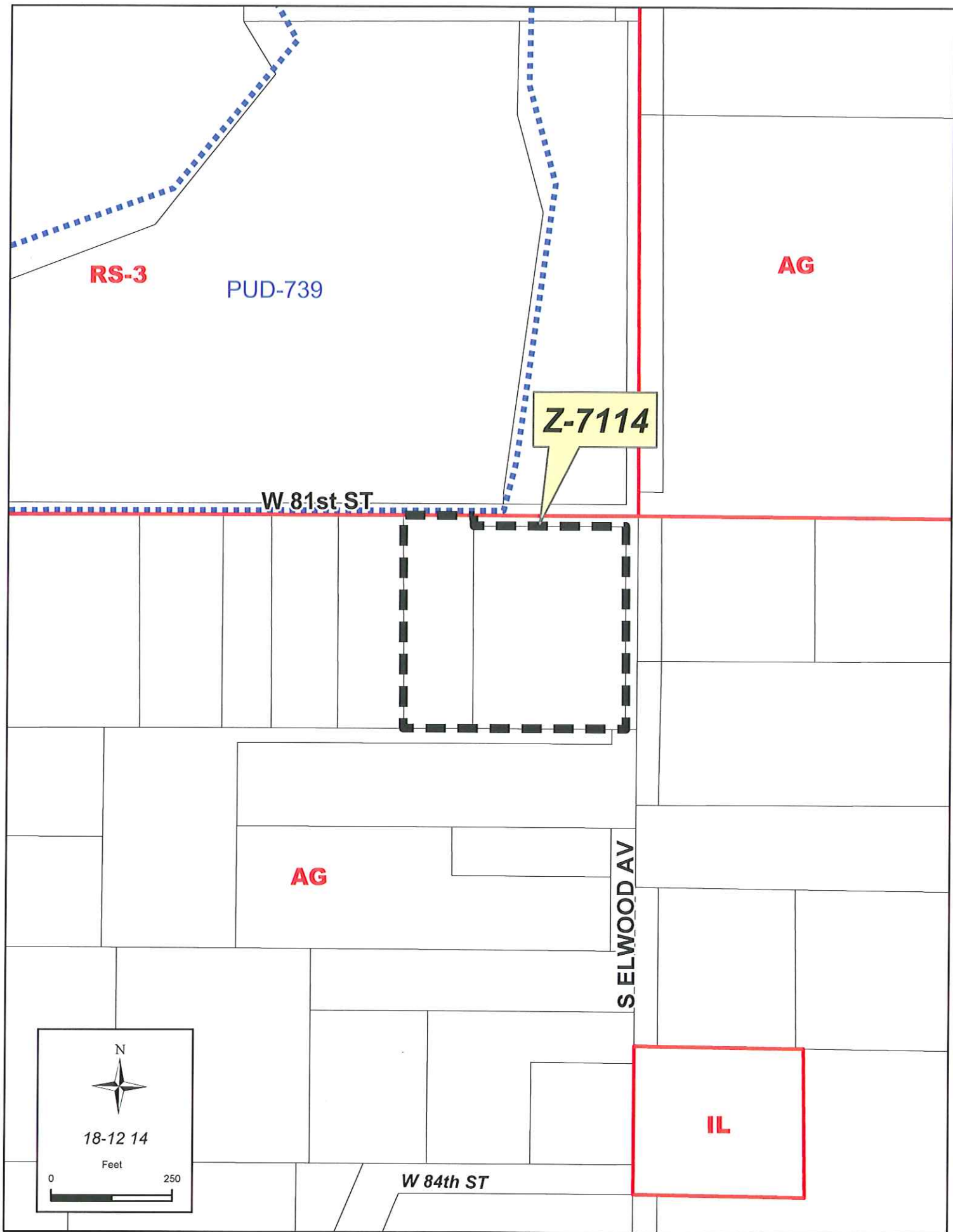
18.4

**STAFF RECOMMENDATION:**

Given the existing large-lot development surrounding this property and the Plan designation for Agricultural/Rural Residential uses, staff cannot support the requested RS rezoning and recommends **DENIAL** of RS zoning for CZ-396, but **APPROVAL** of RE zoning in the alternative. (Note that notice of request for RS rezoning confers ability to recommend RE in the alternative.)

11/05/08

18.5







W 81st ST

SELWOOD AV

W 84th ST

Z-7114

N

18-12 14

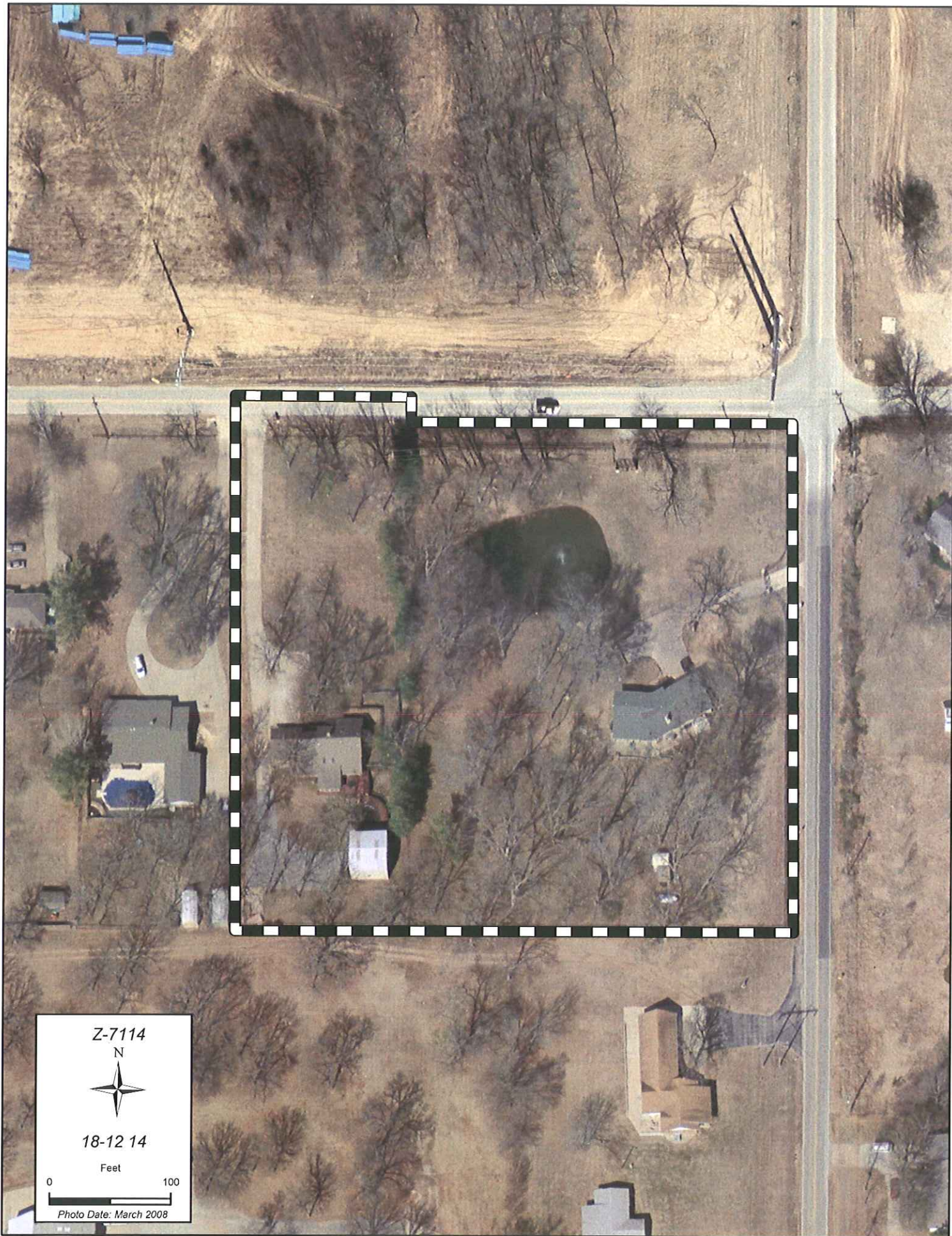
Feet

0 250

Photo Date: March 2008

19.2





19.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7114**

**TRS 8214**

**Atlas 0**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** November 5, 2008

**Applicant:** Robert J Nichols

**Tract Size:** 4.81± acres

**ADDRESS/GENERAL LOCATION:** Southwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Residential

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CS

**PROPOSED USE:** Commercial

**RELEVANT ZONING HISTORY:**

**Z-7065/PUD-742 September 2007:** All concurred in approval of a request for rezoning a 24+ acre tract of land from AG to OL and a Planned Unit Development for an office park, per staff recommendation with some modifications on property located south of the southeast corner of West 71<sup>st</sup> Street South and South Elwood Avenue.

**PUD-739 May 2007:** All concurred in approval of a proposed Planned Unit Development for rezoning a 25± acre tract of land for single-family development permitting 43 dwelling units on property located northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue.

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets.

**Z-6942 May 2004:** TMAPC and Staff concurred in denial of a request to rezone a 60+ acre tract from IL to RS-3 for a single-family subdivision on property located east of northeast corner of West 81<sup>st</sup> Street and South Elwood. The request was appeal to City Council and was denied.

**Z-6871 November 2002:** All concurred in approval of a request to rezone a 141-acre tract located on the northwest corner of West 81<sup>st</sup> Street and South Elwood Avenue, from AG to RS-3 for residential development.

**Z-6679 March 1999:** All concurred in approval of a request to rezone a 9.8-acre tract located east of the southeast corner of West 81<sup>st</sup> Street and South Elwood Avenue, from AG to IL for a proposed auto sales business.

19.4



## **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.81± acres in size and is located Southwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue. The property appears to be used residentially and is zoned AG.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
West 81 <sup>st</sup> Street South	Secondary arterial	100'	2
South Elwood Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by large-lot single-family residential use, zoned AG; on the north by single-family residential uses (through a PUD approved in 2007), zoned RS-3/PUD; on the south by large-lot single-family uses, zoned AG; and on the west by large-lot single-family residential uses, zoned AG.

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

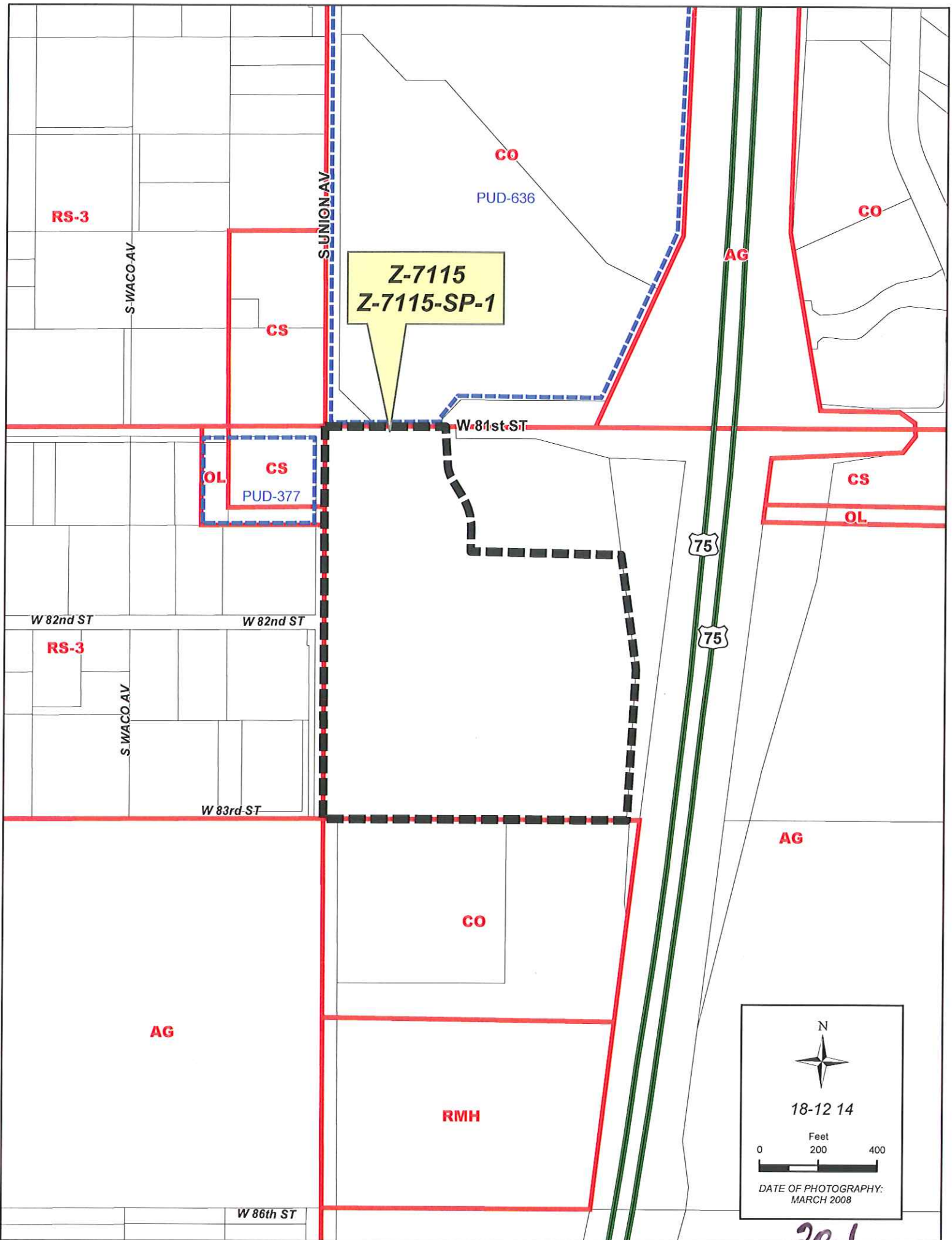
The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being a five-acre (Type I) node at the intersection of South Elwood and West 81<sup>st</sup> Street. According to the Zoning Matrix, the requested CS zoning is in accord with the Plan.

### **STAFF RECOMMENDATION:**

Based on the Comprehensive Plan and recent rezoning trends in the area, staff can support the requested CS zoning and therefore recommends **APPROVAL** of CS zoning for Z-7114.

11/05/08

19.5









S UNION AV

W 81st ST

W 82nd ST

W 83rd ST

75

75



**Z-7115/  
Z-7115-SP-1**

0 Feet 100 200

DATE OF PHOTOGRAPHY:  
MARCH 2008

2008

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7115/Z-7115-SP-1**

**TRS 8214**

**Atlas 1584/0**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** November 5, 2008

**Applicant:** Roy D. Johnsen

**Tract Size:** 25.97± acres (1,131,253 sf)

**ADDRESS/GENERAL LOCATION:** Southwest corner of Highway 75 South and West 81<sup>st</sup> Street South

**EXISTING ZONING:** AG

**EXISTING USE:** Agriculture/vacant

**ZONING ORDINANCE:** Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CO

**PROPOSED USE:** Retail and multifamily

**RELEVANT ZONING HISTORY:**

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** All concurred in approval for a proposed Planned Unit Development, on a 108± acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75 and north of subject property.

**Z-4948-SP-3 March 2000:** All concurred in approval of a proposed Corridor Site Plan on a 7.26± acre tract of land to allow Use Unit 9 to place a 14'x70' mobile home on the site for residence for an employee/security/additional office and storage space, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting south of subject property.

**Z-4948-SP-2 January 1999:** Staff recommended denial of a proposed Corridor Site Plan on a 4.7± acre tract of land allowing Use Unit 21 for an outdoor advertising sign, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting south of subject property. The TMAPC and City Council concurred in approval of the application.

**Z-4948-SP-1 October 1985:** All concurred in approval of a proposed Corridor Site Plan on a 14.94± acre tract of land allowing Use Units 11 and 15 for an x-ray company, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and abutting south of subject property.

20.4



**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06+ acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81<sup>st</sup> Street South and West Union Avenue and west of subject property.

**Z-3794 October 1970:** All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81<sup>st</sup> Street South and South Union Avenue and a part of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 25.97± acres in size and is located at the southwest corner of Highway 75 South and West 81<sup>st</sup> Street South. The property appears to be vacant and is zoned AG.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 81 <sup>st</sup> Street South	Secondary arterial	100'	2
South Union Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by US 75, zoned AG; on the north by a developing multifamily residential use, zoned PUD-636/CO; on the south by office/industrial uses, zoned CO; and on the west by vacant land, mixed uses and large-lot single-family residential uses, zoned CS/OL/PUD-377 and RS-3.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Corridor land use if developed to Corridor intensity; otherwise, the Plan designates the area as Low Intensity-No Specific land use, with Medium Intensity – No Specific land use for the five acres at the corner of West 81<sup>st</sup> Street and South Union. According to the Zoning Matrix, the requested CO zoning is in accord with the Plan.

**STAFF RECOMMENDATION FOR ZONING:**

The requested rezoning is in accord with the District 8 Plan and current trends in the area. A pending rezoning request immediately east and north of this property (Z-7116/PUD-765) is for rezoning to PUD/CS. According to the application for Z-7115, the applicant plans to develop subject property as retail and multifamily use. Staff can support the requested rezoning and recommends **APPROVAL** of CO zoning for Z-7115, subject to the TMAPC's approval of the accompanying Corridor Site Plan as submitted, or some variation thereof.

**STAFF RECOMMENDATION FOR CORRIDOR SITE PLAN:**

Z-7115-SP-1 is a 25.97 acre tract located west of the southwest corner of Highway 75 and West 81<sup>st</sup> Street South. The subject tract is zoned AG. Concurrently a rezoning application (Z-7115) has been filed to request Corridor District zoning.

Adjoining the subject tract to the east is a 4.64 acre tract located at the immediate corner of the intersection of Highway 75 and West 81<sup>st</sup> Street South and is proposed for rezoning to CS - Commercial Shopping District and development as a PUD. The PUD tract is not included in

20.5



this Corridor District Site Plan. The subject tract and the PUD Tract are in common ownership and development will be coordinated. Both tracts will be platted per Zoning Code and Subdivision regulations.

The subject tract is bordered on the west by Union Avenue and then a PUD/CS/OL zoned tract at the corner of 81<sup>st</sup> and Union Avenue (see zoning case map). The remaining 2/3 of the tract along Union Avenue is bordered by RS zoned property. The subject tract is also bordered by CO zoning to the south as well as, to the north across 81<sup>st</sup> Street (PUD-636). It is bordered by US Highway 75 to the east. The subject tract has approximately 899 feet of frontage on Highway 75; 412 feet of frontage on 81<sup>st</sup> Street; and 1,326 feet of frontage on Union Avenue.

This proposal is for mixed use development with retail, office, hotel and multi-family residential uses (see Exhibit A). Specifically, the applicant is proposing a maximum of 320 multi-family dwelling units on the western half of the development with 122,512 square feet (sf) of commercial/office floor area and 152,400 sf dedicated to a hotel use on the eastern ½ of the development area. The floor areas are within the permissible 1.25 FAR permitted in the CO District per the Zoning Code.

Principal access to the site will be from a 26 foot wide private collector street providing shared access to and from 81<sup>st</sup> Street with PUD-765 immediately east of the subject tract. An access point will also be provided from South Union Avenue to the multi-family portion of the development. Sidewalks will be provided along 81<sup>st</sup> Street and Union Ave, as well as, along both sides of the corridor collector street per subdivision regulations. Internal pedestrian circulation will be provided to provide easy access between the multi-family development area and all other areas of the Corridor Plan as well as the PUD immediately to the east (PUD-765). A pedestrian circulation plan will be subject to detail site plan review at each phase of development.

The Corridor Site Plan is submitted herein to establish a conceptual site plan with designation of development areas, allocation of uses, intensity of uses, establish development standards as well as, conditions to be followed by detailed corridor district site plans of each phase of development to be submitted to and approved by the TMAPC. The concept plan including the bulk and area requirements and design standards and limitations meet Zoning Code regulations.

Staff finds the uses and intensities of the development proposed to be in harmony with the spirit and intent of the Code and development trends in the area. Staff finds Z-7115-SP-1 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 CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Corridor District Site Plan, Z-7115-SP-1 subject to the following conditions:

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

2. Development Standards:

**Development Area A - Multifamily**

Land Area:	12.78 acres/556,696 sf (net) 14.72 acres/641,203 sf (gross)
Permitted Uses:	Use Unit 8 - Multifamily dwellings and customary accessory uses.
Maximum Number of Dwelling Units:	320 Dwelling Units
Minimum Livability Space Per Dwelling Unit:*	200 sq. ft. <i>*Livability Space is defined as open space not used for parking or drives.</i>
Minimum Landscaped Open Space:	25% of net lot area
Maximum Building Coverage:	30% of net lot area
Maximum Building Height:	45 ft.
Maximum Stories:	4
Minimum Principal Building Perimeter Setbacks/Yards:	
From centerline of an arterial street	85 ft.
From right of way of corridor collector street	20 ft.
From other development area boundaries	20 ft.
Minimum Accessory Garage Perimeter Setbacks/Yards:	
From centerline of an arterial street	60 ft.
From right of way of corridor collector street	10 ft.
From other development area boundaries	20 ft.
Minimum Off-street Parking Spaces:	As required by the applicable use unit.
Other Bulk and Area Requirements:	As established within the RM-2 District.
Lighting:	
Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. No light standard shall exceed 20 feet in height. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. Compliance with section 1303-C of the Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.	

**Signs:**

Signs shall be limited to one identification sign for each arterial street frontage not exceeding 8 feet in height and 64 square feet of display surface area, provided however, one ground sign identifying a tenant or tenants within Development Area B shall be permitted along the 81<sup>st</sup> Street frontage, not exceeding 8 feet in height and 64 square feet of display surface area.

**Development Area B - Commercial**

Land Area: 11.25 acres/490,050 sf

**Permitted Uses:**

Uses permitted by right within: Use Unit 10. Off-Street Parking Areas; Use Unit 11. Offices, Studios, And Support Services including drive-thru banking facilities; Use Unit 12. Eating Establishments Other Than Drive-Ins; Use Unit 13. Convenience Goods And Services; Use Unit 14. Shopping Goods And Services; Use Unit 19. Hotel, Motel And Recreation Facilities; and uses customarily accessory to permitted principal uses.

**Maximum Building Floor Area:**

Use Units 11, 12, 13, 14 and 19  
excepting hotel/motel use (.25 FAR): 122,512 sq. ft.

Use Units 19 limited to hotel/motel uses  
not to exceed 5 site acres (.70 FAR): 152,400 sq. ft.

Maximum Building Coverage: 30 % of net lot area

**Minimum Building Setbacks:**

From HW 75 right of way	10 ft.
From right of way of corridor collector street	20 ft.
From south boundary of Area B	20 ft.
From north boundary of Area B	10 ft.
From interior lot line	0 ft.

Maximum Building Height:	65 ft.
For Architectural Elements	80 ft.

Off-street Parking: As required by the applicable use unit.

Minimum Landscaped Area 10% of net lot area

**Lighting:**

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. No light standard shall exceed 25 feet in height. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be

visible to a person standing within an adjacent residential area or street right-of-way. Compliance with section 1303-C of the Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

**Signs:**

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed..
- (b) Two project identification ground signs, to be located along the Highway 75 frontage not exceeding 35 feet in height and 500 square feet of display surface area.
- (c) Two center tenant directional signs along the frontage of the corridor collector street not exceeding 12 feet in height and 96 square feet of display surface area.
- (d) One monument sign for each lot having frontage on the corridor collector street not exceeding 8 feet in height and 64 square feet of display surface area.

## **GENERAL REQUIREMENTS**

### **Landscaping and Screening:**

Landscaping throughout the Corridor District shall meet the requirements of the Landscape Chapter of the Tulsa Zoning Code. In addition, a minimum landscape perimeter of not less than 10 feet shall be maintained along the arterial street frontages and the south boundary of the Site, excepting points of access. The required perimeter landscaping shall include plant materials designed to achieve an attractive street view and screening for nearby residential areas. Fencing other than security fencing and gating shall not be required.

### **Access and Pedestrian Circulation:**

Access is to be derived from a 26 foot wide interior private collector street system having points of access to West 81<sup>st</sup> Street South and to South Union Avenue.

Sidewalks will be provided along 81<sup>st</sup> Street and Union Ave, as well as, along both sides of the corridor collector street per subdivision regulations. Internal pedestrian circulation will be provided to provide easy access between the multi-family development area and all other areas of the Corridor Plan as well as the PUD immediately to the east (PUD-765). The pedestrian circulation plan will be subject to detail site plan review at each phase of development.



Sidewalks shall be constructed in compliance with the engineering design standards for the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner or the property owners' association.

3. No zoning clearance permit shall be issued for a lot within the development until a detail site plan for the lot, which includes all buildings, parking, lighting and landscaping areas has been submitted to the TMAPC and approved as being in compliance with the approved CO District Site Plan development standards.
4. A detail landscape plan for each development area and/or lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the development until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved CO District Site Plan development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, 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.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. All private roadways shall have a minimum width of 26' in width. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor public street. The maximum vertical grade of private streets shall be ten percent.
10. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the CO District Site Plan conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Approval of the CO District Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the CO District Site Plan area except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the CO District Site Plan area.

**TAC Comments:**

**General:** No comments.

**Water:** A water main extension line will be needed to serve each lot.

**Fire:** Request another emergency entrance at the north end. Address questions to Mr. Terry Whiteley, 596-9689. The fire department, per T. Whiteley, would like to have a fire department access off of 81st Street. It could be for emergency access only, but with large ladder trucks there is some concern about the current layout.

This is a request only; the design meets the minimum standards.

**Stormwater:** Show and label all Floodplains as to type and the Name of the Floodplain Basin. The Plan shows construction of Buildings over existing overland drainage ways. Please address the issue of how the drainage will be conveyed and rerouted around the buildings.

**Wastewater:** Sanitary sewer access must be provided to all lots within the proposed development.

**Transportation:** Add standard sidewalk language to Section V Access and Circulation. Label the collector street public or private. In order that the traffic carrying capacity of the transportation system may be maintained, any corridor development's access must be principally from internal collector service streets. ~~The access from South Union is therefore not allowed.~~ Delete reference to South Union Avenue per H. Tolen at TAC meeting.

**INCOG Transportation:**

- MSHP: S. Union Ave, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, is designated secondary arterial. W. 81<sup>st</sup> St. S., between S. Union Ave and S. Elwood Ave, is designated secondary arterial.
- LRTP: S. Union Ave, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, planned 4 lanes. US-75, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, planned 6 lanes. W. 81<sup>st</sup> St. S., between S. Union Ave and S. Elwood Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments.
- Transit: Currently, Tulsa Transit operates services at 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.

**Traffic:** Show defined distance from centerline of proposed private collector street to centerline of U. S. Highway 75 ramp centerline.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:**

11/05/08

2012

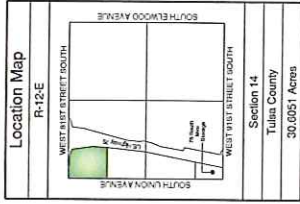
West 81st Street South

US Highway 75

South Union Avenue

LEP

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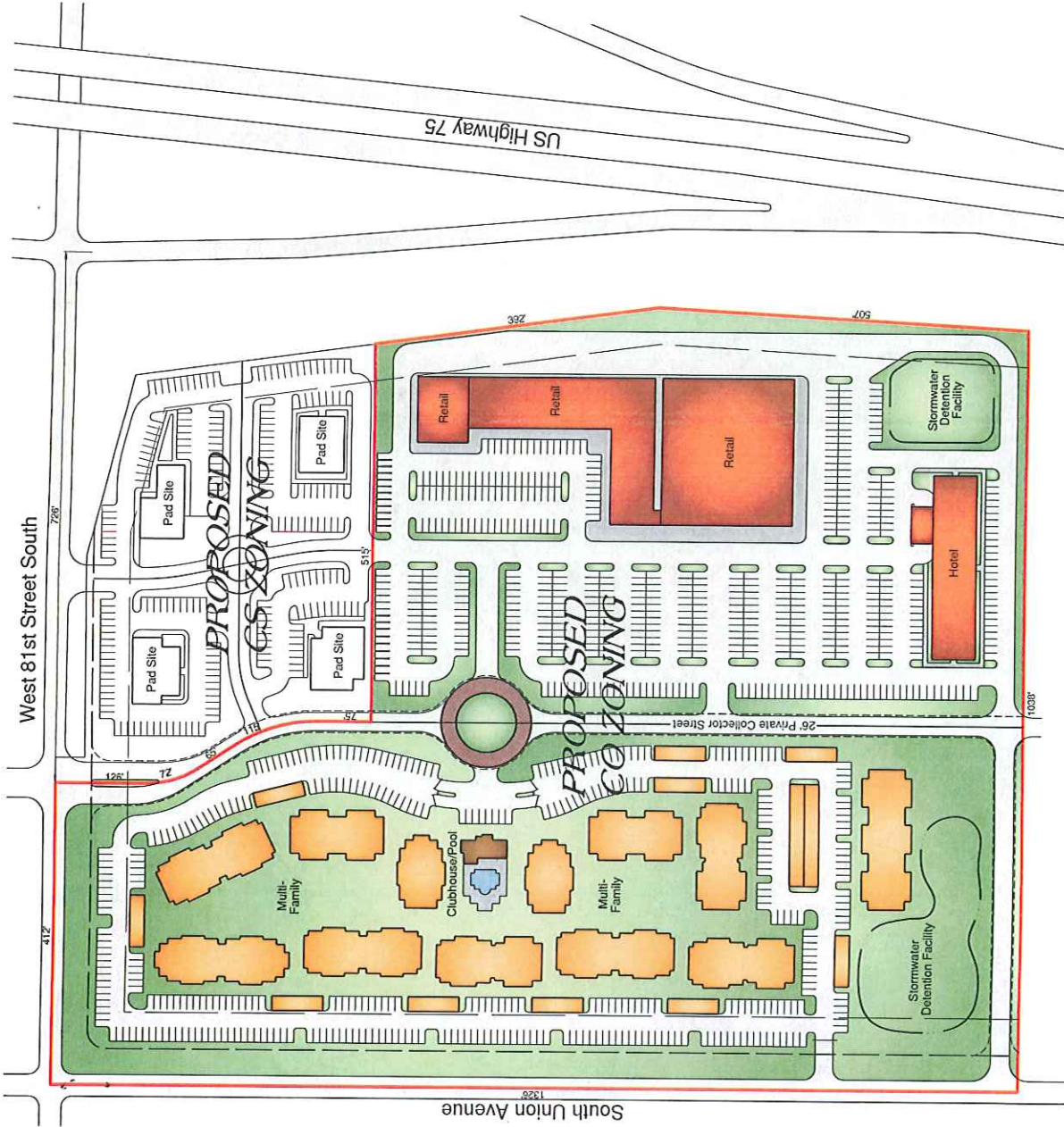
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# EXHIBIT 'A'

## WestRidge Plaza

Conceptual Corridor Site Plan

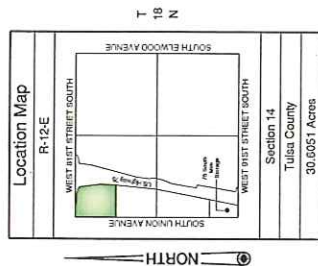
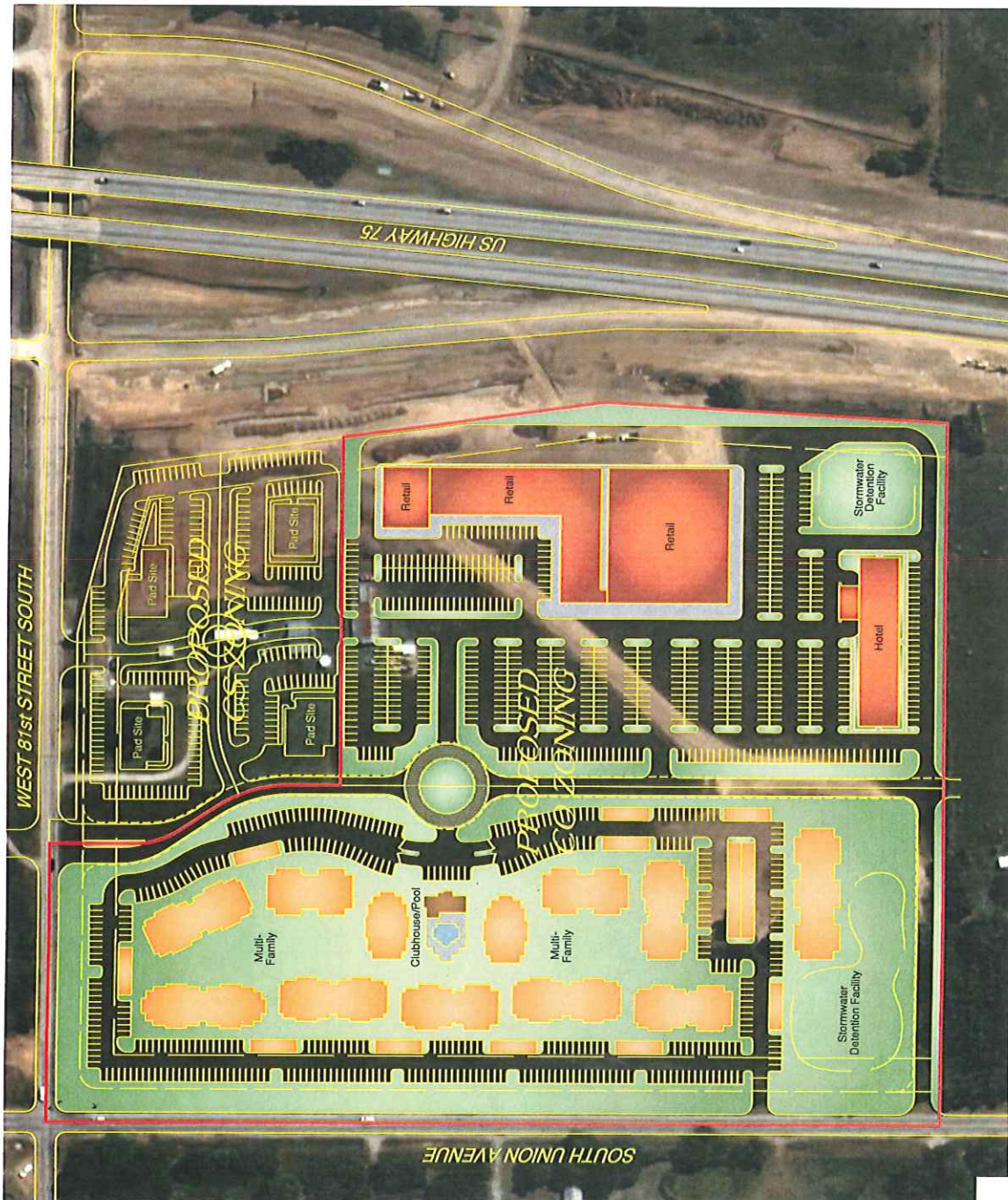
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# EXHIBIT 'C1'

## WestRidge Plaza

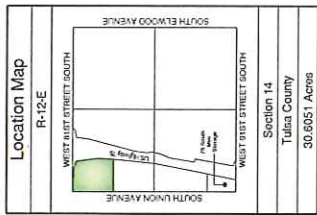
Site Aerial with  
Conceptual Site Plan

C:\97-035\00 Site Plan\07-035-Ex\_C0-C1 Aerial Plan with Concept SP.dwg, 10/27/2009 - 11:02 AM

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# EXHIBIT 'C2'

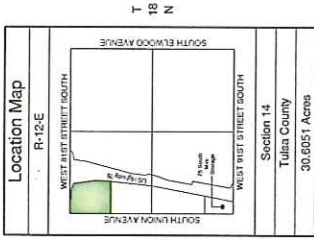
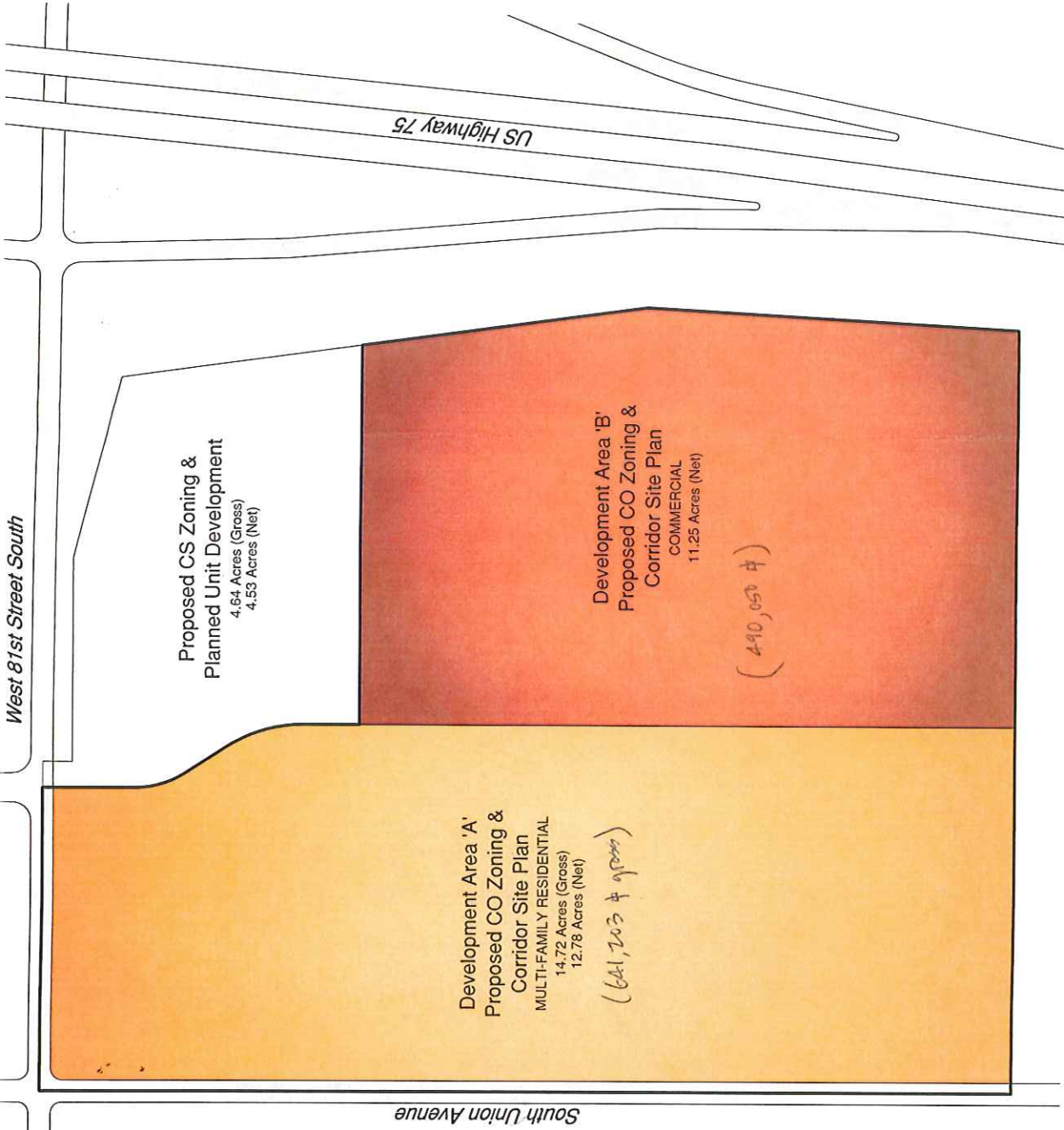
## WestRidge Plaza

Site Aerial

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Not To Scale

# EXHIBIT 'D'

## WestRidge Plaza

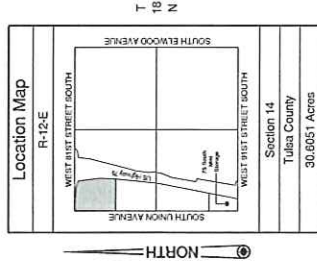
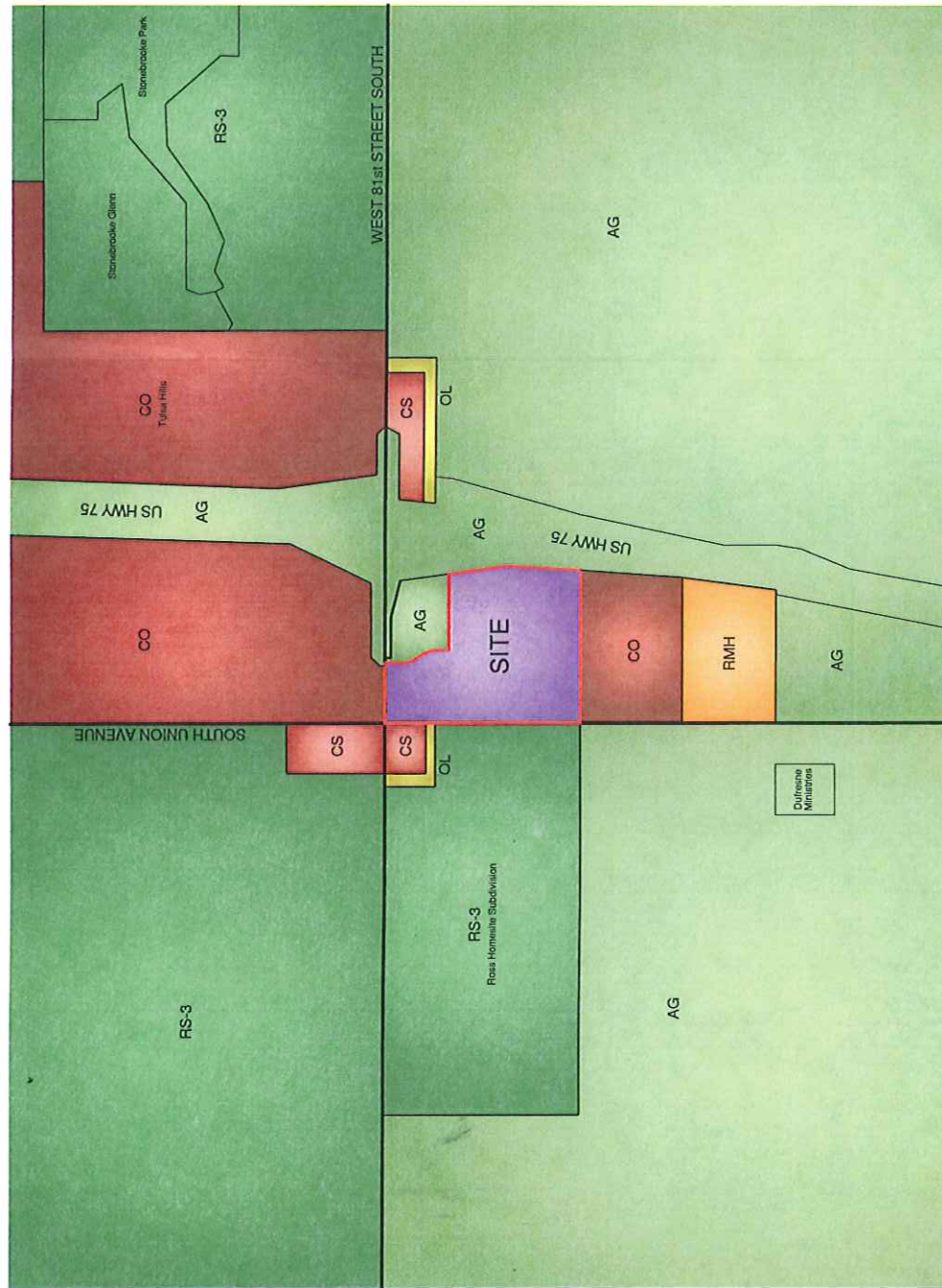
Development Areas

G:\07-0255-000 Site Plan\07-0255-Ex. CO-D Development Area Plan.dwg, 10/27/2008 - 11:54 AM

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Not To Scale

# EXHIBIT 'E'

## WestRidge Plaza

Existing Zoning

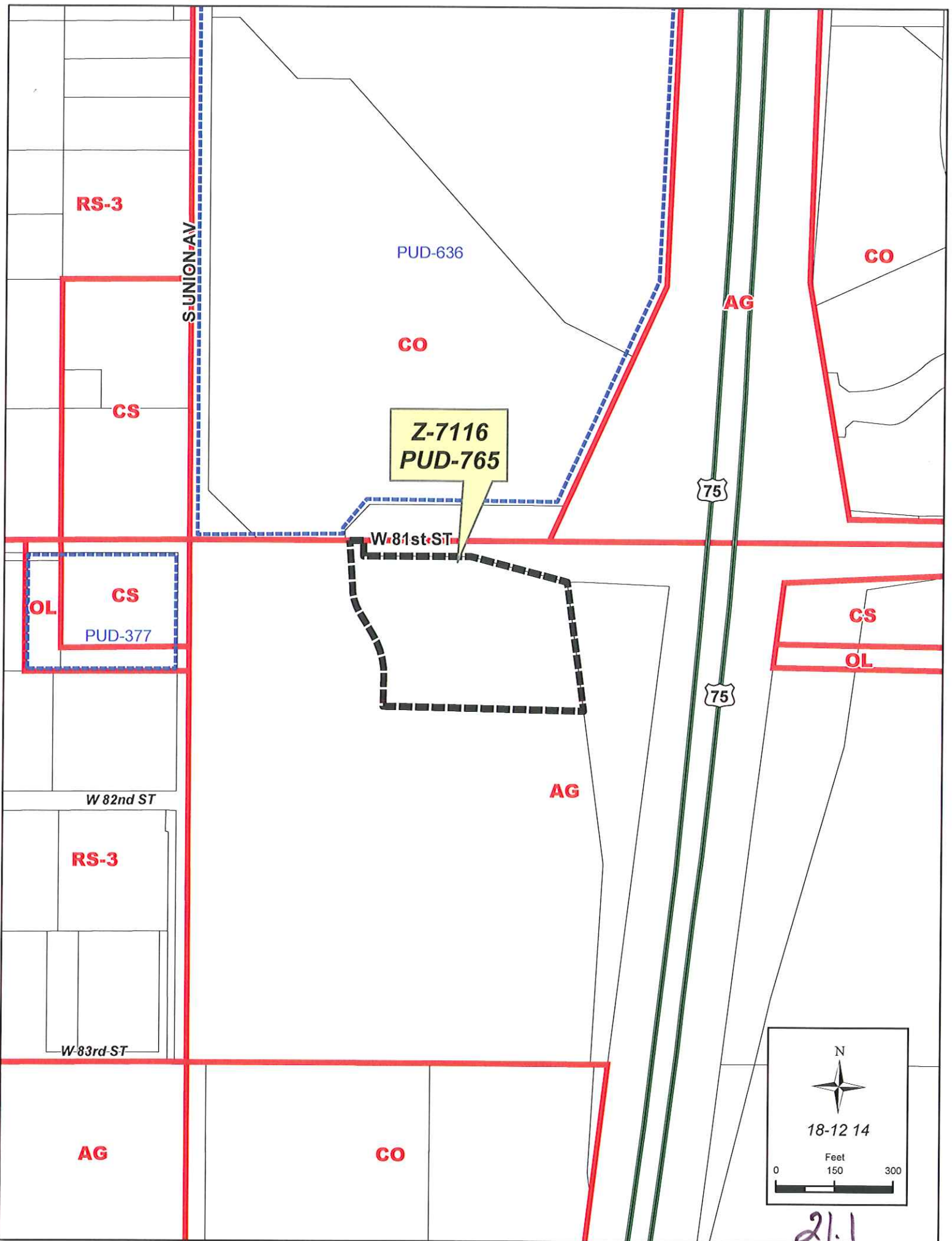
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S UNION AV

W 81st ST

75

75

W 82nd ST

W 83rd ST



18-12 14

**Z-7116/PUD-765**



DATE OF PHOTOGRAPHY:  
MARCH 2008



W 81st ST



18-12 14

**Z-7116/PUD-765**



DATE OF PHOTOGRAPHY:  
MARCH 2008

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7116/PUD-765**

**TRS 8214**

**Atlas 1584/0**

**CZM 51**

**PD-8 CD-2**

**TMAPC Hearing Date:** November 5, 2008

**Applicant:** Roy D Johnsen

**Tract Size:** 4.64± acres (202,118 sf)

**ADDRESS/GENERAL LOCATION:** Southeast corner of West 81<sup>st</sup> Street and South Union Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Agriculture

**ZONING ORDINANCE:** Ordinance number 11877 dated June 26, 1970 and 11944 dated October 6, 1970, established zoning for the subject property.

**PROPOSED ZONING:** CS/PUD

**PROPOSED USE:** Retail

**RELEVANT ZONING HISTORY:**

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75 and north of subject property.

**Z-4948-SP-3 March 2000:** All concurred in approval of a proposed Corridor Site Plan on a 7.26+ acre tract of land to allow Use Unit 9 to place a 14'x70' mobile home on the site for residence for an employee/security/additional office and storage space, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and south of subject property.

**Z-4948-SP-2 January 1999:** Staff recommended denial of a proposed Corridor Site Plan on a 4.7+ acre tract of land allowing Use Unit 21 for an outdoor advertising sign, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and south of subject property. The TMAPC and City Council concurred in approval of the application.

**Z-4948-SP-1 October 1985:** All concurred in approval of a proposed Corridor Site Plan on a 14.94+ acre tract of land allowing Use Units 11 and 15 for an x-ray company, on property located south of the southeast corner of West 81<sup>st</sup> Street South and South Union Avenue and south of subject property.

21.4



**Z-5993/PUD-377 November 1984:** All concurred in approval of request for rezoning a 2.06+ acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located southwest corner of West 81<sup>st</sup> Street South and West Union Avenue and west of subject property.

**Z-3794 October 1970:** All concurred in approval of a request for rezoning a --+ acre tract of land from RMH to AG on property located south of the southwest corner of West 81<sup>st</sup> Street South and South Union Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.64+ acres in size and is located southeast corner of West 81<sup>st</sup> Street and South Union Avenue. The property appears to be largely vacant, heavily wooded, hilly and is zoned AG.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 81 <sup>st</sup> Street South	Secondary arterial	100'	2
South Union Avenue	Secondary arterial	100'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by U.S. 75, zoned AG; on the north by W. 81<sup>st</sup> Street and then Nickel Creek, zoned CO/PUD-739; on the south and west by vacant land, now zoned AG but currently proposed for rezoning to CO for multifamily and retail use (Z-7115). This has been requested by the same applicant and the proposed intensities and uses will be similar to those proposed in this application, as well as those intensities approved for PUD-636 (Nickel Creek) to the north.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Corridor land use designation if developed to Corridor intensities. If not developed to Corridor intensities, the underlying land use/intensities would prevail, which in this case is Low Intensity-No Specific land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan. However, the applicant has submitted an accompanying PUD, so staff believes the equivalent controls may be achieved through the PUD process as would be required through the CO Site Plan review process.

**STAFF RECOMMENDATION FOR ZONING:**

Based on the above reasoning and development trends in the area, staff can recommend **APPROVAL** of CS zoning for Z-7116, with the proviso that the accompanying PUD or some variation thereof be recommended for approval by the TMAPC.

**STAFF RECOMMENDATION FOR PUD:**

PUD-765 is a 4.64 acre tract located on the southwest corner of Highway 75 and West 81<sup>st</sup> Street South (see Exhibit A). Adjoining the PUD tract to the west is a 25.97 acre tract, concurrently proposed for rezoning to a Corridor District and development in accordance with a Corridor District Site Plan (Z-7115-SP-1). The PUD Tract is presently zoned AG and concurrently an application (Z-7116) has been filed to request the rezoning of the PUD Tract to CS - Commercial Shopping District. The PUD development will be platted as a four lot, one

21.5

block subdivision. The entire Corridor and PUD developments are proposed for a mixed and multi-use residential and commercial development.

The subject tract is abutted on the east by U.S. 75; on the north by W. 81<sup>st</sup> Street and then Nickel Creek, zoned CO/PUD-739; on the south and west by vacant land, now zoned AG but currently proposed for rezoning to CO for multifamily and retail use (Z-7115). This has been requested by the same applicant and the proposed intensities and uses will be similar to those proposed in this application, as well as those intensities approved for PUD-636 (Nickel Creek) to the north

The CS/PUD Tract and the CO/Corridor Tract are in common ownership and development will be coordinated. A 26 foot wide planned private collector street will provide primary access to both tracts from 81<sup>st</sup> Street. There will be one additional access point from 81<sup>st</sup> Street to service the PUD tract. Sidewalks will be constructed along 81<sup>st</sup> Street, the private collector street and along mutual access easements within the PUD tract to allow for easy pedestrian circulation between and within the CO and PUD tracts.

The development concept of the PUD is a retail development providing four (4) commercial pad sites with a total of 50,295 square feet (sf) of commercial floor area as permitted by CS zoning at a .25 FAR. Building heights would be limited to 35'.

Uses permitted within the PUD will be limited to those uses permitted by right within Use Unit 10 - Off-Street Parking; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods And Services and Use Unit 18 - Drive-In Restaurant.

The PUD plan is submitted to establish a conceptual site plan with designation of development areas, to establish permitted uses, the intensity of uses, bulk and area requirements and conditions to be followed by detailed site plans of each phase of development submitted to and approved by the TMAPC.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-765 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-765 subject to the following conditions:

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

**Land Area:**

4.64 acres /202,118 sf (net)  
5.09 acres/221,731 sf (gross)

21.6

**Permitted Uses:**

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios, and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods and Services; Use Unit 14 - Shopping Goods and Services; Use Unit 18 - Drive-In Restaurant; and uses customarily accessory to permitted principal uses.

**Maximum Building Floor Area (.25 FAR):** 50,295 sf

**Maximum Building Coverage:** 30 % of net lot area

**Minimum Building Setbacks:**

From HW 75 right of way	10 ft.
From centerline of 81 <sup>st</sup> St.	85 ft.
From right of way of corridor collector street	20 ft.
From south boundary	10 ft.
From interior lot line	10 ft.

**Maximum Building Height:** 35 ft.

**Off-street Parking:** As required by the applicable use unit.

**Minimum Landscaped Area:** 10% of net lot area

**Lighting:**

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height. Compliance with section 1303-C shall be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified during detail site plan review by submission of a site lighting/photometric plan.

**Signs:**

- (a) Wall or canopy signs shall not exceed 2 square feet of display surface area per lineal foot of the building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.
- (b) One tenant identification ground sign, may be located along the Highway 75 frontage and one tenant identification sign may be located along the 81<sup>st</sup> Street frontage. Each sign shall not exceed 25 feet in height and 128 square feet of display surface area.



- (c) One monument sign for each lot having frontage on the corridor collector street not to exceed 8 feet in height and 64 square feet of display surface area.

**Landscaping and Screening:**

Landscaping shall meet the requirements of the Landscape Chapter of the Tulsa Zoning Code. In addition thereto, a minimum landscape perimeter of not less than 10 feet shall be maintained along the arterial street frontage and corridor collector street frontage. The required perimeter landscaping shall include plant materials designed to achieve an attractive street view and screening for nearby residential areas. Fencing shall not be required.

**Access and Circulation:**

Access is to be derived from one point of access to West 81<sup>st</sup> Street South and from the 26 foot wide interior private collector street system having points of access to West 81<sup>st</sup> Street South and to South Union Avenue. Interior lots may derive access from mutual access easements. Sidewalks shall be constructed along 81<sup>st</sup> Street, along the corridor collector street, and along both side of mutual access easements within the individual lots in compliance with the engineering design standards for the City of Tulsa. Sidewalks shall be maintained in good repair by the property owner or the property owners' association.

Where practicable, pedestrian walkways through parking lot(s); a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails will be required where applicable. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways. Pedestrian walkways will connect transit stops to non-street front building entrances where applicable. Where installed, pedestrian walkways will be clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect. Sidewalks or walkways which cross vehicular aisles or driveways may be distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/or by using high contrast striping.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking, lighting and landscaping areas has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a

detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, 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.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. All private roadways shall have a minimum width of 26' in width. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor public street. The maximum vertical grade of private streets shall be ten percent.
10. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. 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.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

**General:** See also comments for Z-7115-SP-1/Corridor Site. No comment here.

**Water:** No comments.

**Fire:** No comments.

**Stormwater:** In Section V. on Page 3 of the narrative: Add information about the drainage being collected on-site, and being conveyed to the Stormwater Detention Facilities. The Drainage must be

pipled into the facilities once it reaches the toe at the outside slope of the Detention Berm. Add this information to Exhibit 'A'. NOTE (confirmed with David Spear, City of Tulsa): City Stormwater has since indicated they wanted the applicant to be aware of the situation and was comfortable with how the applicant is handling the issues at this stage of the project

**Wastewater:** No comments.

**Transportation:** Add standard sidewalk language to Section IV Access and Circulation. Remove reference to access from Union Avenue

**Traffic:** No comments.

**INCOG Transportation:**

- MSHP: S. Union Ave, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, is designated secondary arterial. W. 81<sup>st</sup> St. S., between S. Union Ave and S. Elwood Ave, is designated secondary arterial.
- LRTP: S. Union Ave, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, planned 4 lanes. US-75, between 81<sup>st</sup> Street S. and 91<sup>st</sup> St. South, planned 6 lanes. W. 81<sup>st</sup> St. S., between S. Union Ave and S. Elwood Ave, existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments.
- Transit: Currently, Tulsa Transit operates services at 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.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

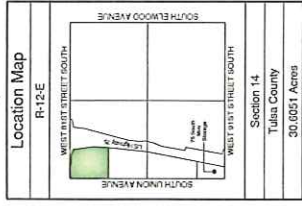
11/05/08



West 81st Street South

South Union Avenue

US Highway 75



Not To Scale

EXHIBIT 'A'

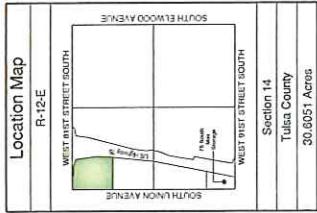
# WestRidge Plaza

Conceptual Site Plan

G:\97-0359\A\097-035 E.A. Conceptual Site Plan.dwg, 05/25/2008 - 11:11 AM

tep

21.11



Not To Scale

# EXHIBIT 'B'

## WestRidge Plaza

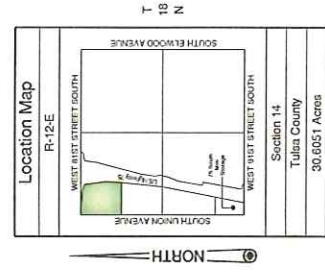
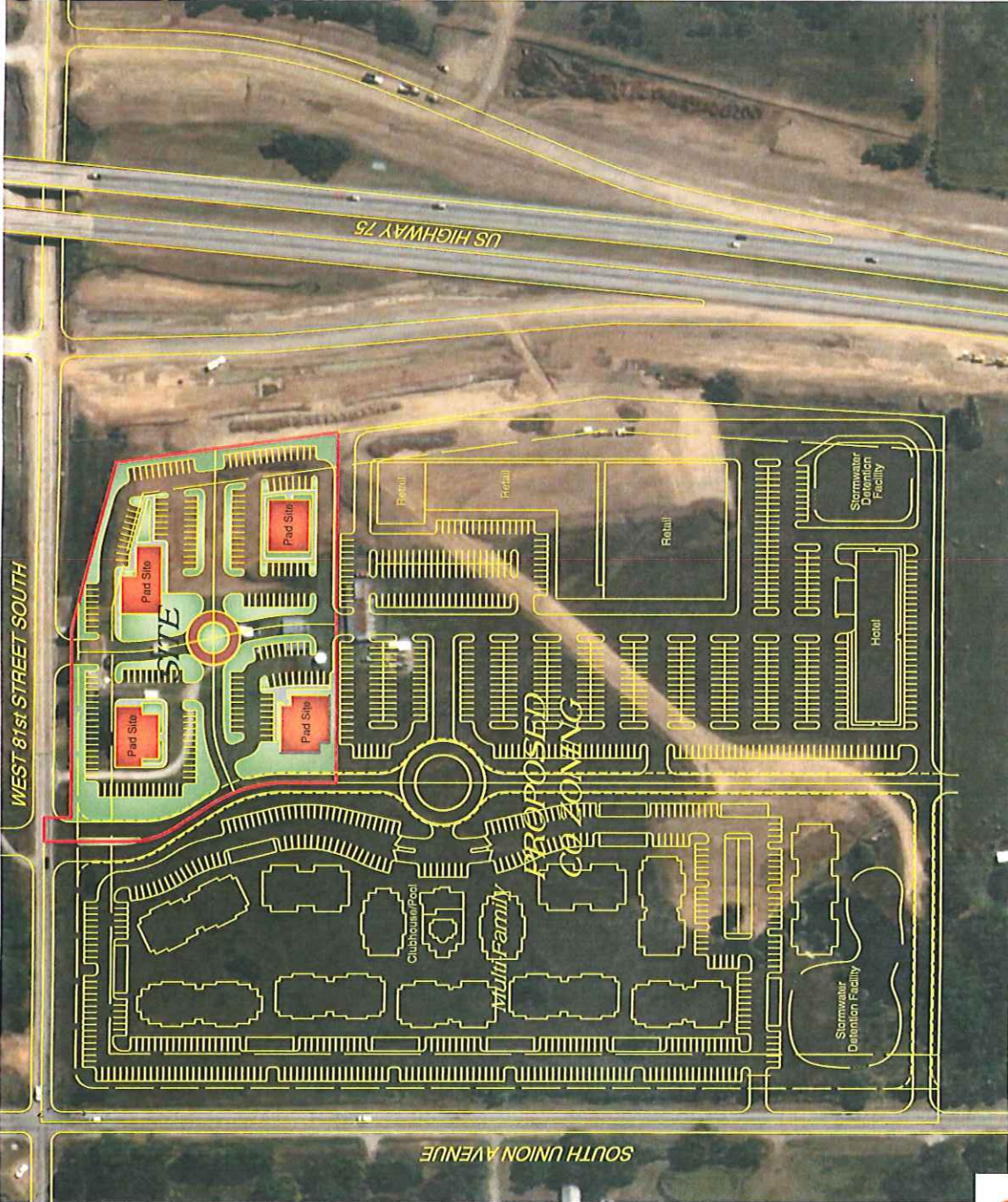
Surrounding Area Aerial

© 2012 Q2P/UP/07-025 Ex. B Surrounding Aerial Plan Map, 10/27/2009 - 11/12 AM

LEP

21.12





Not To Scale

# EXHIBIT 'C1'

## WestRidge Plaza

Site Aerial with  
Conceptual Site Plan

G:\97-0259\97-025-EX C1 Aerial Plan with Concept SP.dwg, 10/27/2008 - 11:1

tep

21.13



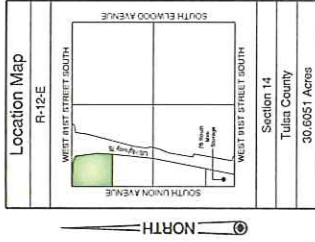


# EXHIBIT 'C2'

## WestRidge Plaza

Site Aerial

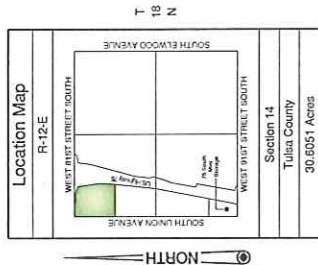
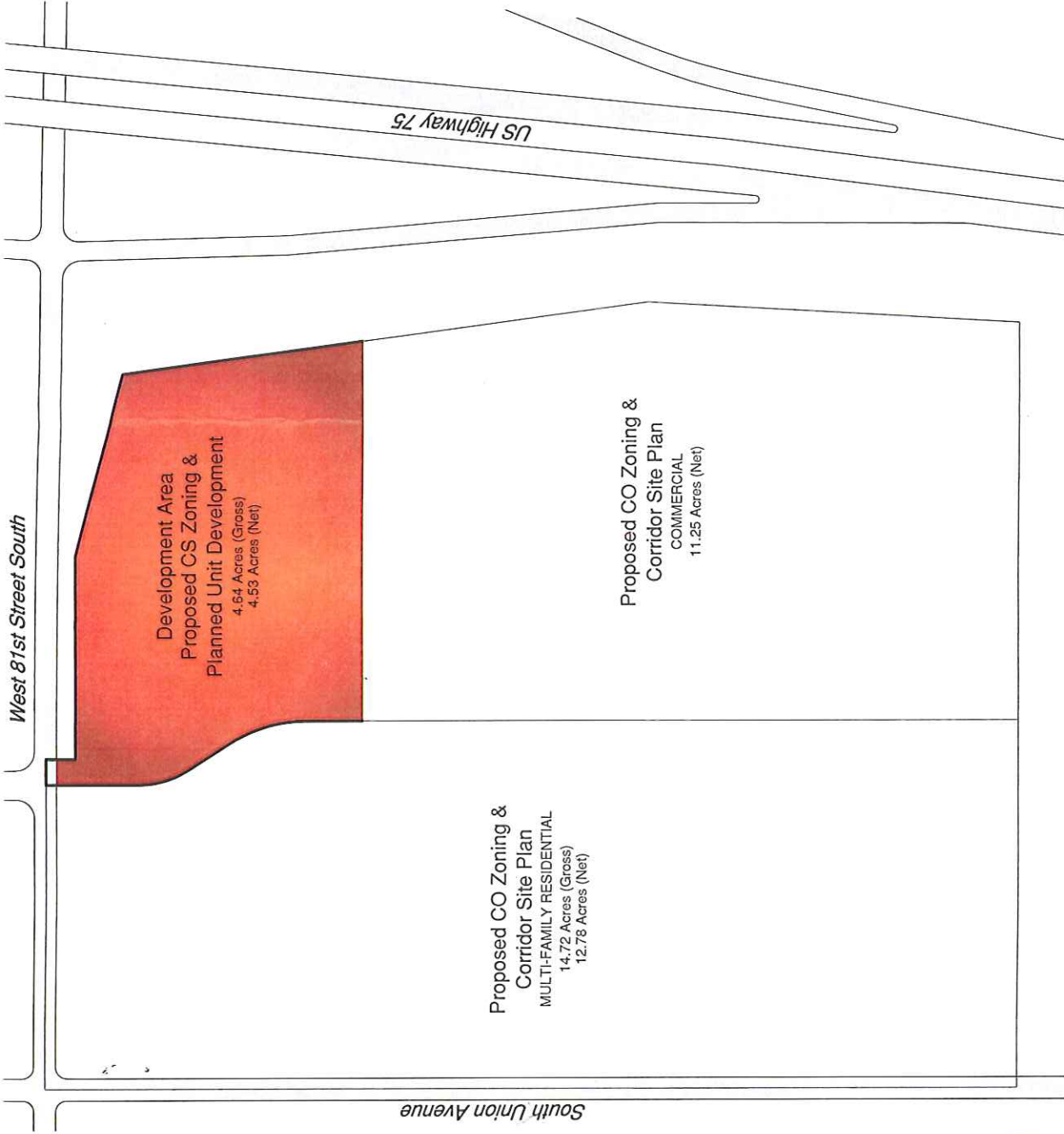
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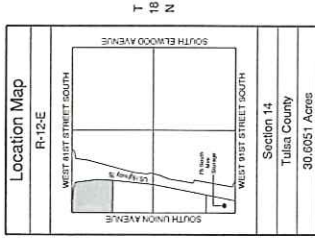
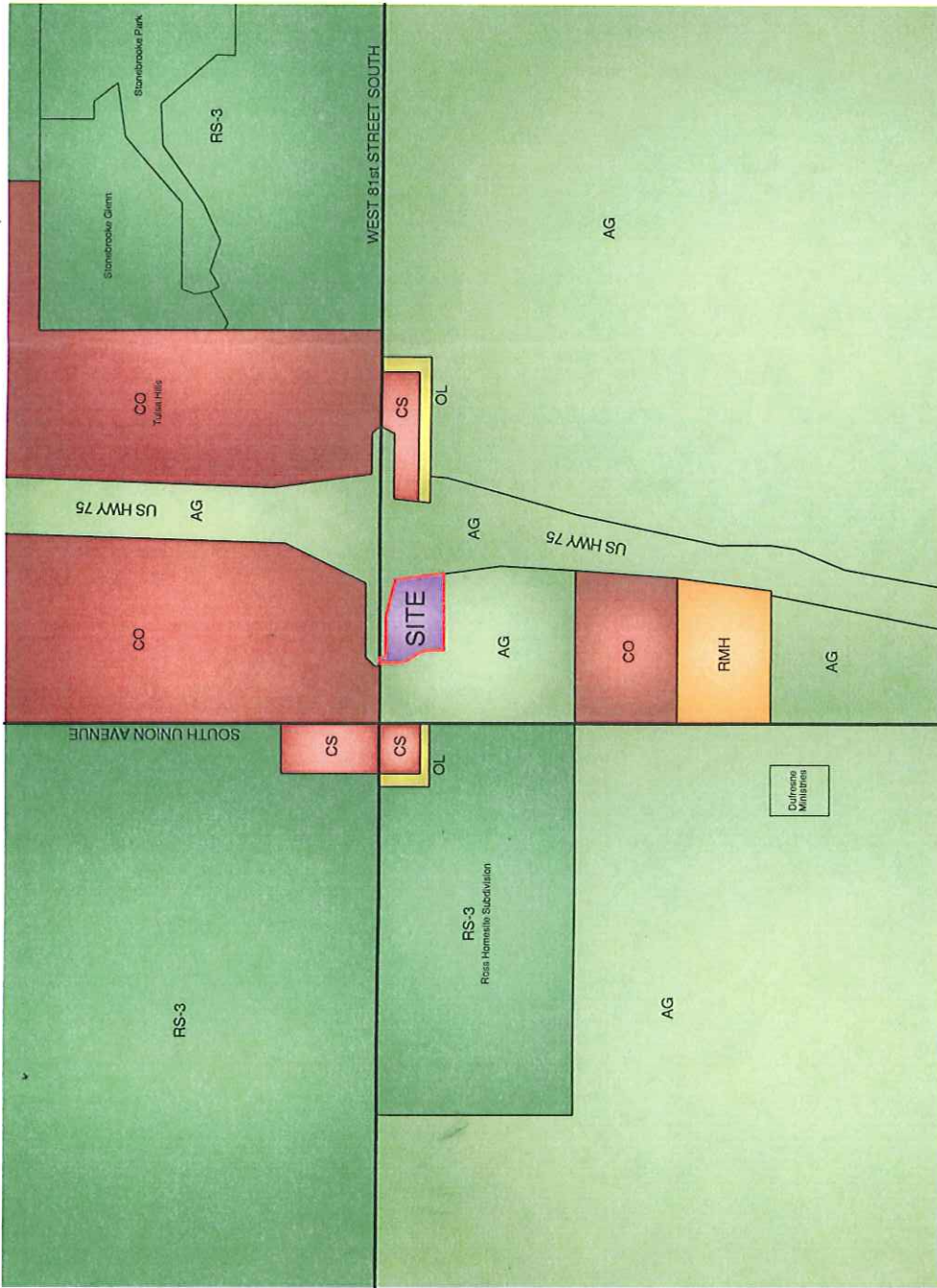
# EXHIBIT 'D'

## WestRidge Plaza

Development Areas

lep

21.15



# EXHIBIT 'E'

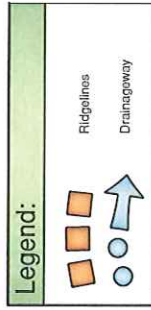
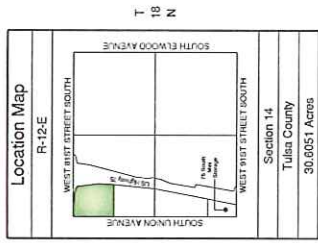
## WestRidge Plaza

Existing Zoning

tep

21.16





# EXHIBIT 'F'

## WestRidge Plaza

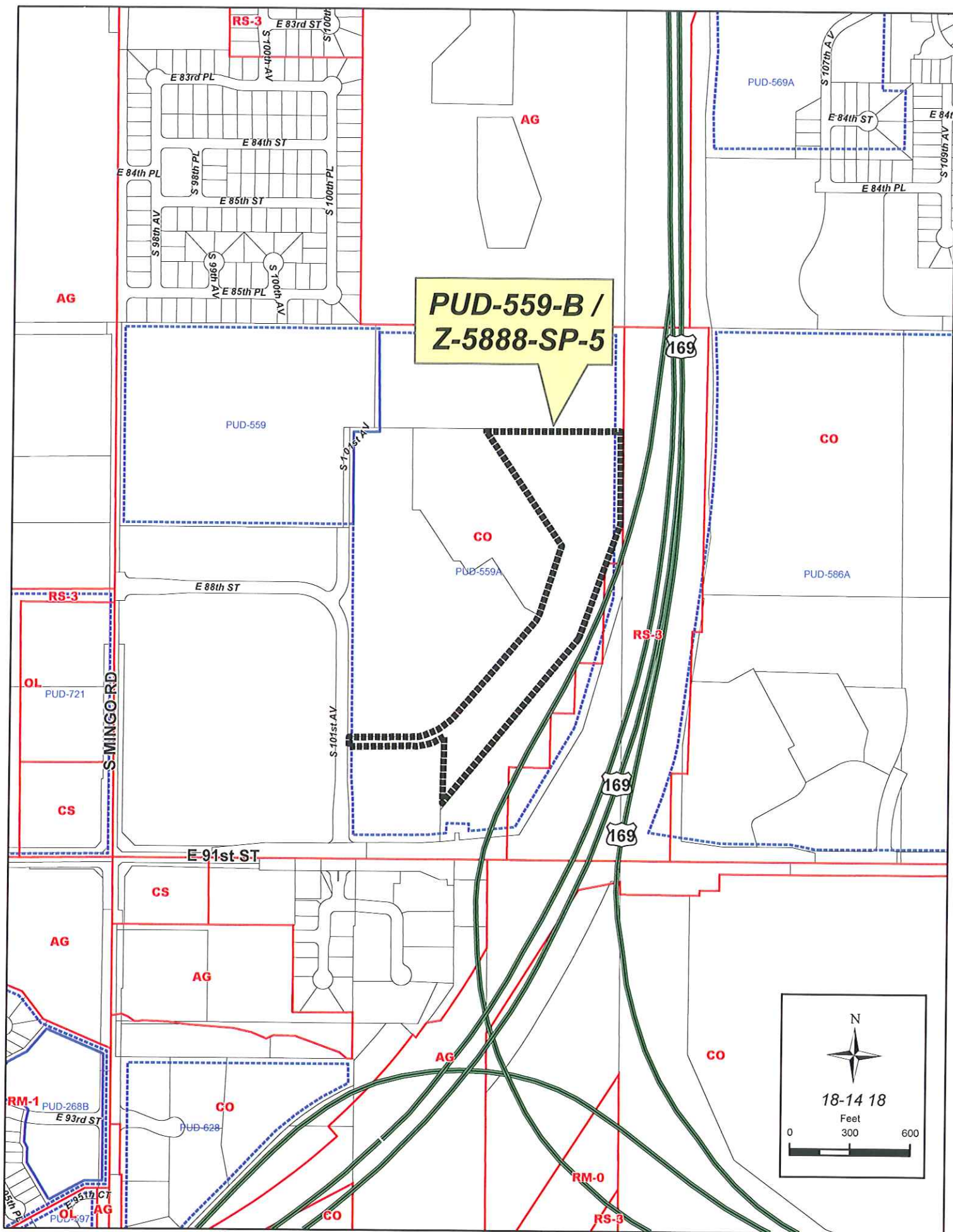
Existing Utilities and  
Topography

G:\07-03\H\UD97-035 Ex. F Exis. Utl - Topo Plan.dwg, 10/27/2009 - 11:27 AM



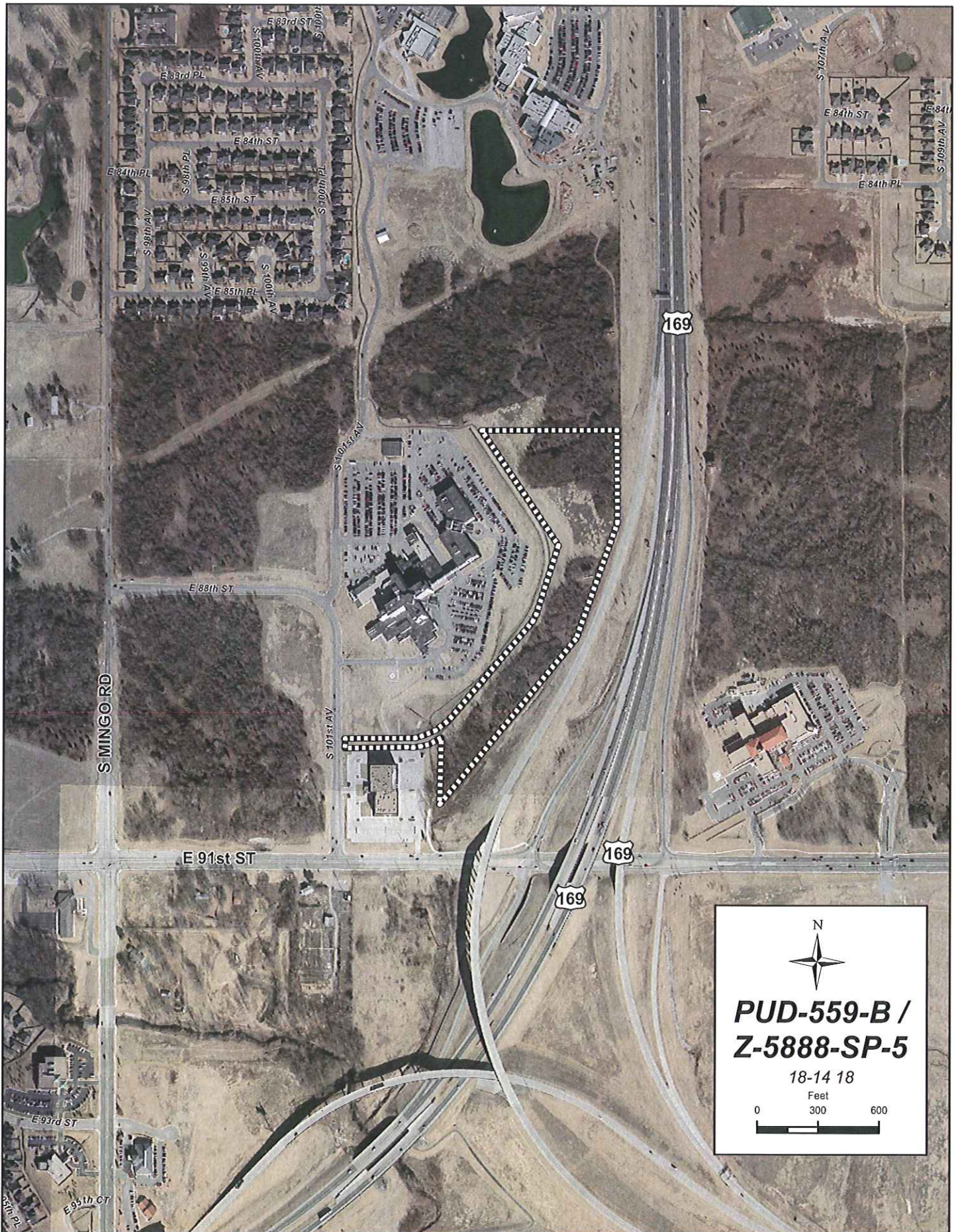
LEP

21.17



22.1







SUBJECT  
TRACT

5th AV

S-101st AV

E 88th ST

S 101st AV

E 91st ST

169

169



**PUD-559-B /  
Z-5888-SP-5**

18-14 18

0 150 300  
Feet

22.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-559-B/Z-5888-SP-5**

**TRS 8418**

**Atlas 1902**

**CZM 54**

**PD-18 CD-8**

**TMAPC Hearing Date:** November 5, 2008

(continued 6/18/08, 6/25/08 and 7/16/08  
– returned to TMAPC by Tulsa City  
Council)

**Applicant:** John W. Moody

**Tract Size:** 5.03± acres

**ADDRESS/GENERAL LOCATION:** North and east of the northeast corner of East 91<sup>st</sup> Street  
and South 101<sup>st</sup> East Avenue

**EXISTING ZONING:** CO/PUD

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 19538 dated May 17, 1999, established zoning for  
the subject property.

**PROPOSED ZONING:** CO/PUD

**PROPOSED USE:** Use Unit 21, to add a second  
outdoor advertising sign

**RELEVANT ZONING HISTORY:**

**Z-6503-SP-2 October 19, 2007:** Staff approved a proposed sign application in a Corridor Site  
Plan on a tract of land to replacing a previously approved outdoor sign, on property located  
east of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road, abutting west of  
the Mingo Valley Expressway and located south of subject property across East 91<sup>st</sup> Street  
South.

**Z-6503-SP-2 May 2007:** All concurred in approval of a proposed Corridor Site Plan on an  
8.67± acre tract of land for new commercial and office development, on property located east  
of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road, abutting west of the  
Mingo Valley Expressway and located south of subject property across East 91<sup>st</sup> Street South.

**Z-7003/PUD-721 January 2006:** All concurred in approval of a request for rezoning and a  
proposed Planned Unit Development on a 40± acre tract of land from AG to RS-3/OL/CS/PUD  
for mixed use development with four development areas on property located northeast corner  
of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-5888-SP-4/PUD-586-A January 2002:** All concurred in approval of a proposed Corridor  
Site Plan and Major Amendment to a PUD on a 23.4± acre tract of land to allow Use Unit 21  
for two outdoor advertising signs in Development Area A, along the Mingo Valley Expressway  
with 1,300 feet distance between signs on property located on the northeast corner of East  
91<sup>st</sup> Street South and Mingo Valley Expressway.



**Z-6910-SP-2 April 2006:** All concurred in approval of a proposed Corridor Site Plan on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-6910-SP-1 December 2003:** All concurred in approval of a proposed Corridor Site Plan for a four-story medical office building on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-6910 November 2003:** All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**BOA-19101 June 12, 2001:** The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**BOA-18760 June 13, 2000:** The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs finding the hardship to be the elevation of the Broken Arrow South Loop interchange on property located east of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91<sup>st</sup> Street South.

**BOA-18480 August 1999:** The Board of Adjustment denied a request for a variance of the required 1,200' spacing between outdoor advertising signs to 940' to relocate an existing outdoor advertising sign, finding that there is no hardship to support the variance, on property located east of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91<sup>st</sup> Street South.

**Z-6503-SP-1a June 16, 1999:** All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign, (located in the Mingo Valley Expressway Right-of-way) and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement, on property located east of the southeast corner of East 91<sup>st</sup> Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91<sup>st</sup> Street South.

**Z-6503-SP-1 March 1996:** All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91<sup>st</sup> Street South and South Highway 169.

**Z-6503 October 1995:** All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and the subject property.



**PUD-559-A/Z-5888-SP-3 May 1999:** All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land for outdoor advertising sign on property located on the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway and a part of the subject property.

**PUD-559-A May 1999:** Approval was granted for a major amendment to allow two outdoor advertising signs on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue and within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities.

**PUD-586 June 1998:** All concurred in approval of a request for a proposed Planned Unit Development and Detail Corridor Site Plan on a 29± acre tract for a mixed-use development. The development proposed a medical complex, related offices, residential facilities and retail shopping area, located on the northwest corner of East 91<sup>st</sup> Street South and South Garnett Road.

**PUD-559 November 1997:** All concurred in approval of a proposed Planned Unit Development on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway and a part of subject property.

**Z-6523 March 1996:** All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and south of the subject property.

**Z-6503-SP-1 March 1996:** All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91<sup>st</sup> Street South and South Highway 169.

**Z-6503 October 1995:** All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road.

**Z-6194 July 1988:** All concurred in approval of a request for rezoning a 4± acre tract located east of the southeast corner of East 91<sup>st</sup> Street and South Mingo Road from CS to CO.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 5.03± acres in size and is located north and east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue. The property is vacant and is zoned CO/PUD.

#### **STREETS:**

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
91 <sup>st</sup> Street South	Secondary Arterial	100'	5
South 101 <sup>st</sup> East Avenue	Commercial Collector	80'	2

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Highways 169 and 64 zoned RS-3; on the north by Tulsa Community College-Southeast campus, zoned AG; on the south by St. Francis Medical facility, zoned CO; and on the west by Southcrest, zoned CO.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor/Development Sensitive (in conjunction with a floodplain) and Low Intensity-No Specific land use. This means that development to Corridor standards is encouraged; however, if not developed at that higher intensity, then development should be at the Low Intensity-No Specific land use designation. According to the Zoning Matrix the requested zoning is the same as is currently in place. The issue in question is an additional outdoor advertising sign. The Plan does not address this level of detail.

**STAFF RECOMMENDATION:**

This application was originally recommended for denial by the TMAPC on 7/23/08. That decision was appealed to the Tulsa City Council. The Tulsa City Council has returned the case to the TMAPC for reconsideration (see Exhibit A-1).

PUD-559-B is an undeveloped 14.86 acre (637,864 sf) tract located east of Southcrest Hospital and west of the southbound inter-dispersal loop of US Highway 169 and the Creek Turnpike. The major amendment request is to allow a second outdoor advertising (OA) sign within the southern ½ of Development Area A, of PUD-559-A.

This case was continued from 6/25/08 to allow for further legal investigation to verify if a variance for the height of an outdoor advertising sign granted to the property owner to the south is a variance that goes in perpetuity with the land, or is applicable to the permitted sign and therefore a specific assign owner only. Also under consideration was whether the 1,200 foot spacing requirement for O/A signs was a 1,200 foot requirement between existing signs (in the ground), or should the spacing verification consider signs that are not constructed and in the permitting/spacing verification process, but also have an approved detail sign plan.

As approved PUD-559 and PUD-559-A permits two Outdoor Advertising signs. One permitted OA sign location is within the east 100' of Development Area B and one Outdoor Advertising sign within the limits of Development Area A (see Exhibit A). There is one existing Outdoor Advertising sign in the northern ½ of Development Area A along the US 169 right-of-way (ROW) as depicted on attached Exhibits A and B. It appears that this sign is greater than 1,200 feet from any other OA sign.

The proposed new Outdoor Advertising sign location is also depicted on Exhibits A and B, and appears to be located greater than 1,200 feet south of the existing Outdoor Advertising sign within Development Area A.

The new location is less than 1,200 feet from an approved Corridor Site Plan (Corridor site plan # Z-6503-SP-2, located south of the subject property) which has been approved for OA signs as a permitted use, and has historically had an OA sign on site per the approved site plan for Z-6503-SP-1. Staff understands that the ODOT application filed for relocation of this billboard, which was pending when this application was originally heard by the TMAPC, has since been denied.

However, since this proposed location is within 1,200 feet of an existing approved Outdoor Advertising sign location and there are already two billboards permitted in PUD-559, staff recommends **DENIAL** of PUD-559-B.





## TULSA CITY COUNCIL

October 15, 2008

Wayne Alberty  
TMAPC  
201 W. 5<sup>th</sup> St.  
Tulsa, OK 74103

RE: Rezoning Application PUD-599-B-Z-5888-SP-5  
South Crest, LLC.  
North and east of the NE/c of E. 91<sup>st</sup> St. and S. 101<sup>st</sup> E. Ave.

Dear Mr. Alberty:

On October 9, 2008, the City Council voted 9-0-0 to remand this application back to TMAPC for further deliberation due to changes in facts.

If you have any questions, please contact me at (918) 596-1965.

Thank you,

A handwritten signature in black ink that reads 'Dana Burks'.

Dana Burks  
Secretary to the Council

Cc: John Moody  
File

**ON 10/9/08 CITY COUNCIL REQUESTED TMAPC TO RECONSIDER:**

**Z-5888-SP-5/PUD-559-B**

**NOTICE TO THE PUBLIC FOR A  
PROPOSED AMENDMENT TO THE ZONING MAP  
CITY OF TULSA, OKLAHOMA FOR A PROPOSED CORRIDOR SITE PLAN  
AND A PROPOSED PLANNED UNIT DEVELOPMENT**

**North and east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue**

**C**

Notice is hereby given that a public hearing will be held before the Tulsa Metropolitan Area Planning Commission (TMAPC), in the **Francis Campbell City Council Meeting Room, City Hall, 200 Civic Center, Tulsa, OK, 1:30 p.m. on Wednesday, November 5, 2008**, to consider the proposed Corridor Site Plan and for a proposed Planned Unit Development on the following described property:

A TRACT OF LAND THAT IS PART OF THE SW/4 OF SECTION 18, T-18-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: STARTING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N 88°58'12" E ALONG THE SOUTHERLY LINE OF SECTION 18 FOR 1631.59'; THENCE N 01°01'48" W FOR 94.07' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 91ST STREET SOUTH, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE MINGO VALLEY EXPRESSWAY AND THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 83°32'48" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 96.00'; THENCE S 88°58'12" W CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE FOR 200.25'; THENCE S 87°03'39" W CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE FOR 129.39' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 101ST EAST AVENUE AND A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 91°36'42" AND A RADIUS OF 30.00' FOR 47.97' TO A POINT OF TANGENCY; THENCE N 01°19'39" W ALONG SAID TANGENCY AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 126.06'; THENCE N 05°08'30" W CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE FOR 150.33'; THENCE N 01°19'39" W CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE FOR 216.94' TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF "SOUTHCREE MEDICAL CAMPUS", A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NUMBER 5304 THEREOF; THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 1 AS FOLLOWS: N 88°40'21" E FOR 306.19' TO A POINT OF CURVE; NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49°17'32" AND A RADIUS OF 275.50' FOR 237.02' TO A POINT OF TANGENCY; N 39°22'49" E ALONG SAID TANGENCY FOR 603.16' TO A POINT OF CURVE; NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 22°18'14" AND A RADIUS OF 274.50' FOR 106.86' TO A POINT OF TANGENCY; N 17°04'35" E ALONG SAID TANGENCY FOR 306.71'; N 35°09'51" W FOR 704.74' TO THE MOST NORTHERLY NORTHEAST CORNER OF LOT 1; THENCE N 89°01'17" E AND PARALLEL WITH THE NORTHERLY LINE OF THE SW/4 OF SECTION 18 FOR 704.79' TO A POINT ON THE EASTERLY LINE OF SAID SW/4, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE MINGO VALLEY EXPRESSWAY; THENCE S 01°19'39" E ALONG SAID EASTERLY LINE OF THE SW/4 AND SAID WESTERLY RIGHT-OF-WAY LINE FOR 442.35'; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AS FOLLOWS: S 18°23'37" W FOR 621.72'; S 38°08'39" W FOR 1090.61'; S 01°01'48" E FOR 159.82' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND. LESS AND EXCEPT: LOT 1, BLOCK 1, SOUTHCREE MEDICAL PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

**From: CO/PUD (Corridor District [Z-5888-SP-3]/ Planned Unit Development [PUD-559-A])**

**To: CO/PUD (Corridor District [Z-5888-SP-5] /Planned Unit Development [PUD-559-B])**

**For: To allow for a second Outdoor Advertising Sign**

All persons interested in this matter may appear at the foregoing time and place and present their objections to or arguments for the proposed amendment(s).

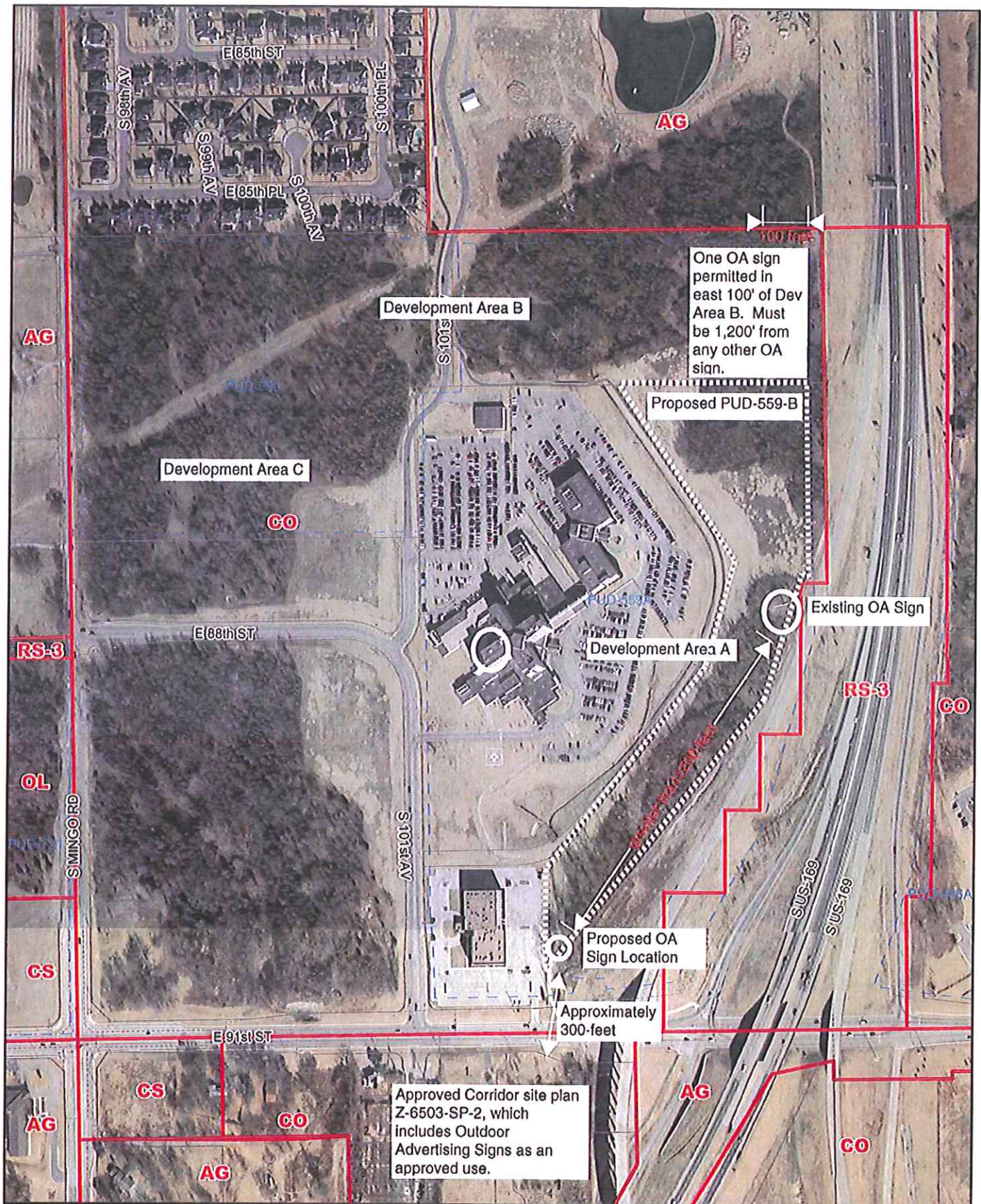
If you have questions concerning this request call or write INCOG, 201 West 5th Street, Suite 600, Tulsa, Oklahoma, 74103. (918-584-7526). When calling, please refer to Case number: **Z-5888-SP-5/PUD-559-B.**

Notices  
Mailed

10-14-08

22-10





Proposed PUD-559-B

Existing OA Sign

Proposed OA	Sign Location
-------------	---------------

Approximately  
300-feet

Approved Corridor site plan Z-6503-SP-2, which includes Outdoor Advertising Signs as an approved use.

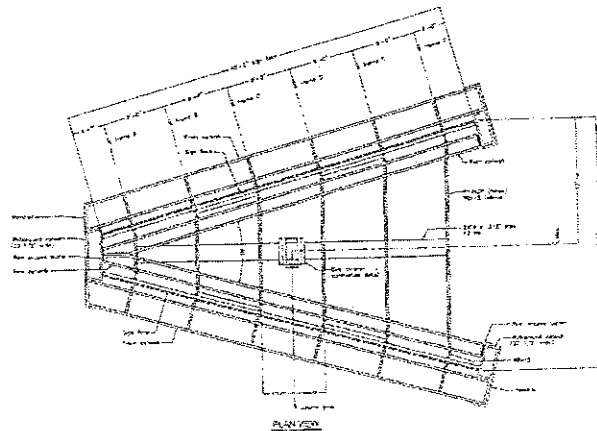
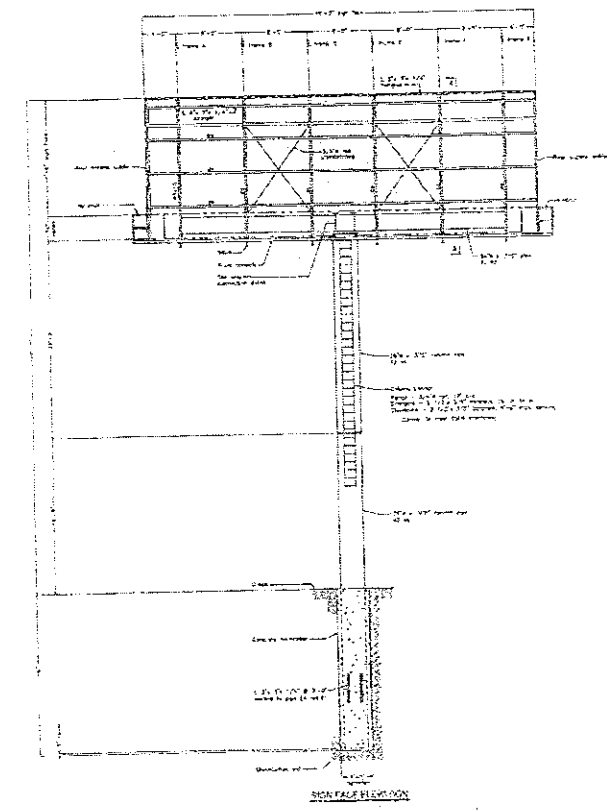


EXHIBIT A 22.11



22.12





**Sign Plan Elevation**  
**Major Amendment-PUD-559**  
**91st and HWY 169**

22.13  
**EXHIBIT C**

*John W. Moody*  
*Attorney at Law*

5610 East 76<sup>th</sup> Street  
Tulsa, Oklahoma 74136

Email: johnw.moody@gmail.com

Telephone: 918.728.7528  
Facsimile: 918.728.7528

June 24, 2008

**VIA FACSIMILE AND EMAIL**

Wayne Alberty  
Manager of Land Development Services  
INCOG  
201 W. 5<sup>TH</sup> St.  
Suite 600  
Tulsa, Oklahoma 74103-4236

Chris Sansone  
Land Development Services  
INCOG  
201 W. 5<sup>th</sup> St.  
Suite 600  
Tulsa, Oklahoma 74103-4236

Re: PUD 559-B/Z-5888-SP-5

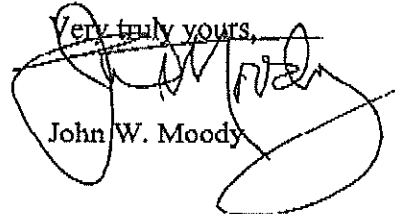
Dear Wayne and Chris:

I am transmitting herewith a copy of the Application for Sign Registration & Permit filed with the Oklahoma Department of Transportation ("ODOT") by the owner of the property on the south side of East 91<sup>st</sup> Street referenced in the Staff's recommendation. As shown on the Application, the Application was REJECTED.

Accordingly, it is our position that since there is no actual sign within 1,200 feet of my client's proposed sign and since the application for a sign within 1,200 feet of my client's sign location has been rejected by ODOT, the proposed location does meet the 1,200 spacing requirement of the Zoning Code.

We respectfully request that Staff review its recommendation of denial in light of this new information and (hopefully) recommend approval of the amendment.

Thank you for your consideration of this request.

Very truly yours,  
  
John W. Moody

Attachment

Cc: Dane Matthews via fax and email  
W/attachment  
Bill Stokely via fax  
W/attachment

22.14  
EXHIBIT C



OKLAHOMA DEPARTMENT OF TRANSPORTATION  
APPLICATION FOR SIGN REGISTRATION & PERMIT  
(See back of form for instructions.)

Handwritten: *MAA T.C. Need Business for Co.*  
9/1/07

FOR OFFICIAL USE ONLY		
DATE 8-31-07	OWNER NO. 2794	REG. NO.
FEE AMOUNT 100	APPLICATION NO. 6023	BILL FILE NO.

Part I - SIGN OWNER INFORMATION

101 Applicant's Name: DFI-Crossroads Village, LLC 102 Address: c/o Wheeler Investments  
580 E. Main Street, Suite 300  
103 City: Norfolk 104 State: VA 105 Zip Code: 23510  
106 Telephone No. (972) 980-9587 107 Fax No. (757) 627-9081 108 Email Address: randywheeler@sbcglobal.net

Part II - LOCATION OF SIGN SITE

201 Located on Hwy.: US Hwy 169 202 Side of Hwy.: W 203 County Name: Tulsa 204 City Name: Tulsa  
205 Nearest Intersecting Hwy.: Broken Arrow 206 Direction from Intersection: S 207 Distance from Intersection: 4.2 208 Distance from Right-of-Way: 40  
NCEW Miles & Tenths Feet

Part III - LAND OWNER INFORMATION

301 Land Owner's Name: DFI-Crossroads Village, LLC 302 Address: c/o Wheeler Investments  
580 E. Main Street, Suite 300  
303 City: Norfolk 304 State: VA 305 Zip Code: 23510  
306 Telephone No. (972) 980-9587 307 \* Owner of sign and land are the same  
Have you enclosed proof of land use consent? ☒ YES ☐ NO

Part IV - PHYSICAL DESCRIPTION OF SIGN

401 DIMENSIONS: Height of Facing: 14' ft. Width of Facing: 48' ft. Overall Height Above Ground: 125' ft.  
(Can not exceed 25 ft.) (Can not exceed 60 ft.) (No limit by state)  
402 TYPE OF SIGN: ☐ Single ☐ Side-by-Side ☐ Double Decked (Stacked) ☒ V-Type ☐ Back-to-Back ☒ Tri-Vision  
(Can not exceed 30 ft.)  
403 NO. OF PANELS: 2 404 WILL SIGN BE ILLUMINATED? ☒ YES ☐ NO If yes, will it be an LED display? ☒ YES ☐ NO  
(Advertising Displays)

Part V - ZONING AND COMMERCIAL/INDUSTRIAL QUALIFICATIONS

ZONED AREA UNZONED AREA  
501 - Is proposed location zoned? ☒ YES ☐ NO 505 - Is proposed location within 800 ft. of a business?  
(If answer is no, then go directly to Item 506.) ☐ YES ☐ NO  
502 - What is the zoning designation? Cocodan District 506 - What is the name of the business?  
(Must be some type of commercial, industrial or business designation.) PROPOSED: ECONOMIC PHARMACY, FUTURE W/  
503 - Who is the zoning authority? TMA/PC EXISTING: SOUTHCROST HWY.  
504 - If area is zoned, a Zoning Confirmation form must be completed and attached. (Form OAC Z-504) see Attachment

Part VI - ACKNOWLEDGMENT

Have you read all of the statutes and regulations of the Oklahoma Department of Transportation? ☒ YES

REMARKS:

STATE OF: OKLAHOMA

County of: TULSA

Michael A. Joyce

being of lawful age and first duly sworn upon oath deposes and states the following:

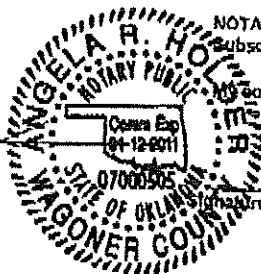
I, on behalf of myself (or) ☒ as authorized representation of the organization listed above as "Applicant", so attest that I have read the foregoing information and that the facts set out therein are true and correct to the best of my knowledge and belief.

NOTARY PUBLIC:

Subscribed and sworn to me this 31st day of August, 2007

My commission expires: 01-12-2011

Signature of Applicant or Representative



Angela R. Holder

Signature of Notary

FORM ACP 301 6/05

22.15

EXHIBIT D

JOYCE & PAUL  
PLLC  
Attorneys ~ Counselors

June 17, 2008

**VIA FACSIMILE & ELECTRONIC MAILING**

Mindy Bass  
INCOG  
201 W. 5<sup>th</sup> St., Ste. 600  
Tulsa, OK 74103

**Re: PUD599 – Location Northeast corner of East 91<sup>st</sup> Street South of 101<sup>st</sup> East Avenue, Zoning Application of John Moody.**

Dear Ms. Bass:

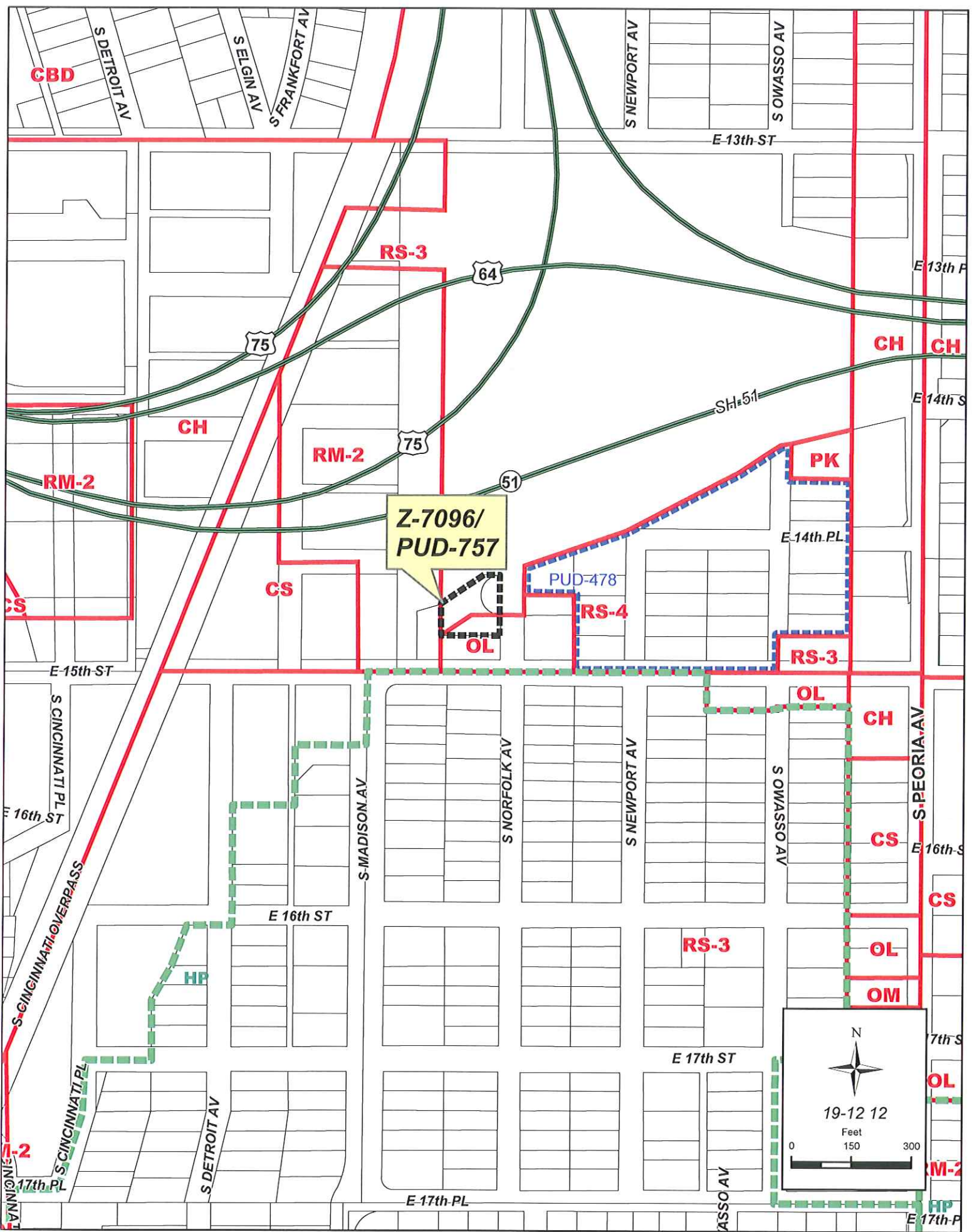
This firm represents DFI Crossroads, the owners of the property located immediately West of Highway 169 and south of East 91st Street in Tulsa, Oklahoma. DFI Crossroad's property is the subject of Z-6503-SP-2 relating to the redevelopment of this particular property.

Per your phone message this afternoon, in response to my phone message of this morning, this letter serves as the official objection of DFI Crossroads to the referenced application filed by Mr. John Moody.

As you are aware, and as referenced in the staff report recommending denial of the Moody application, the plans for the DFI property include the redevelopment of a billboard structure that was recently removed from this property. The application for this redevelopment is currently pending before the Oklahoma Department of Transportation (ODOT).

As correctly noted in the staff recommendations, the current zoning for the subject property allows only two billboards, both of which are already in existence. Moreover, the proposed site of rezoning is within 300 feet plus/minus of the DFI site which is already zoned for billboards and which is the subject of the pending ODOT permit. This alone would require denial. However, and notwithstanding DFI's zoning and pending ODOT permit action, ODOT as well as the Federal Highway Administration do not allow spot zoning for the sole purpose of constructing outdoor advertising signs. Clearly, the pending Moody application is solely intended for this purpose. If you are not familiar with the Federal Highway Administration and ODOT policies in this regard, you will no doubt want to contact Ms. Monti Smith at ODOT for clarification on the issue.

Based on the above, and in complete concurrence with staff recommendation, DFI respectfully requests denial of the pending Moody application. In the alternative and due to the fact that I am traveling this week, I request that this matter be continued to allow opportunity for DFI to make a full presentation before TMAPC in objection to the pending application.



23.1







75

51

SH 51

E 14th

E 15th ST

S MADISON AV

S NORFOLK AV

S NEWPORT AV



19-12 12

**Z-7096/  
PUD-757**

Feet

0 50 100

23.3



**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:** November 5, 2008

(May 21, 2008 returned to TMAPC by  
City Council and continued from  
10/1/08)

**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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> Street

**AREA DESCRIPTION:**

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

23.4



**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 <sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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

23.5

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 town-home 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 15<sup>th</sup> Street South.

Sanitary sewer is accessible to the site by an 8 inch line that extends south across East 15<sup>th</sup> 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.

23.6

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

23.10



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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.

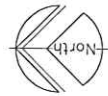
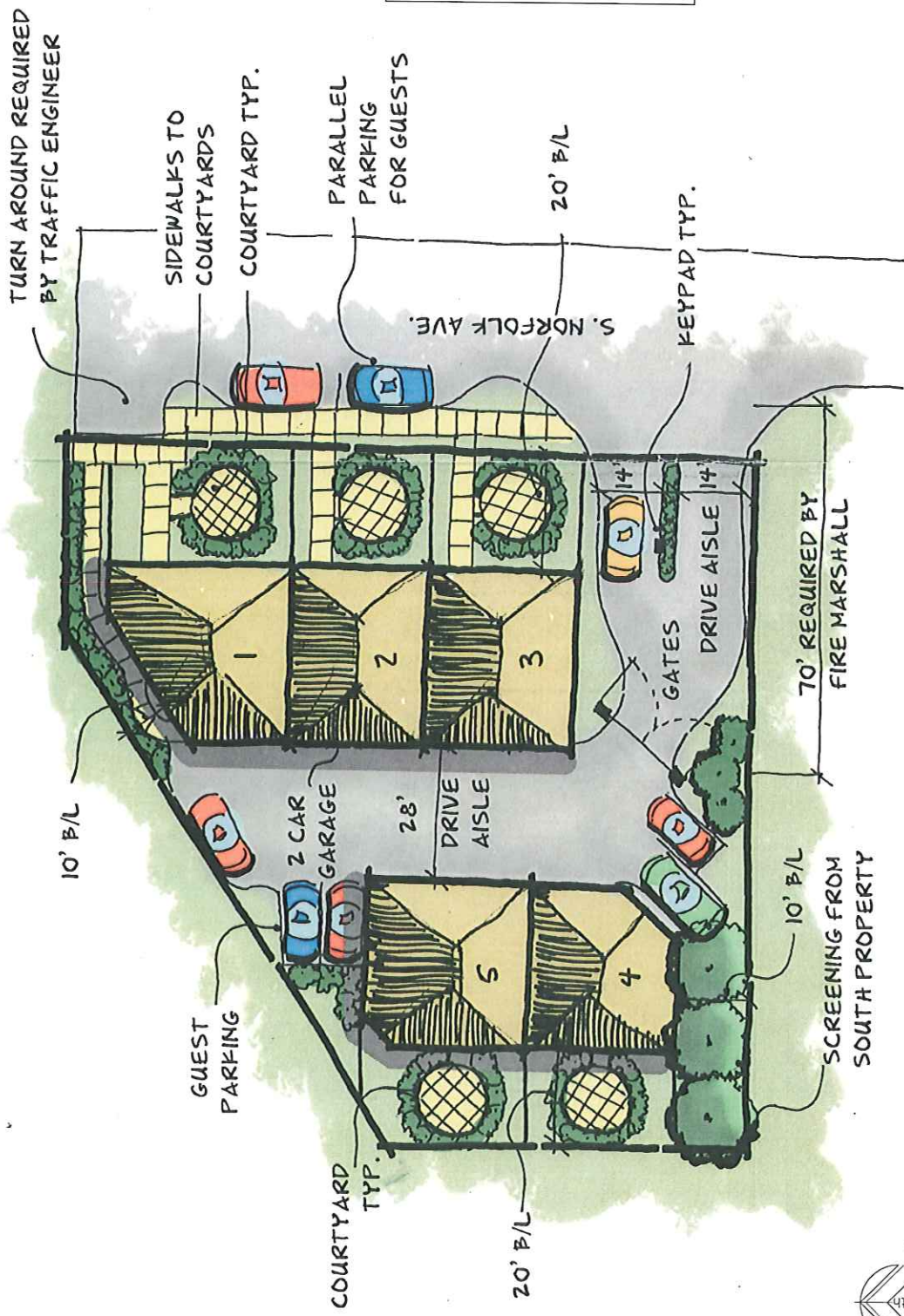
Off-street parking increased  
to three spaces per unit.

PUD No. 757

**Maple Terrace  
Townhomes**

Exhibit A-1  
Concept Illustration  
Tanner Consulting LLC  
3323 S. LEWIS AVE. • TULSA, OK 74105

A1



6/04/2008 25073CX

23.11

OFFICIAL RECORD EXHIBIT  
 FILED IN THE  
 MINUTES OF THE FOLSA METROPOLITAN  
 AREA PLANNING COMMISSION.

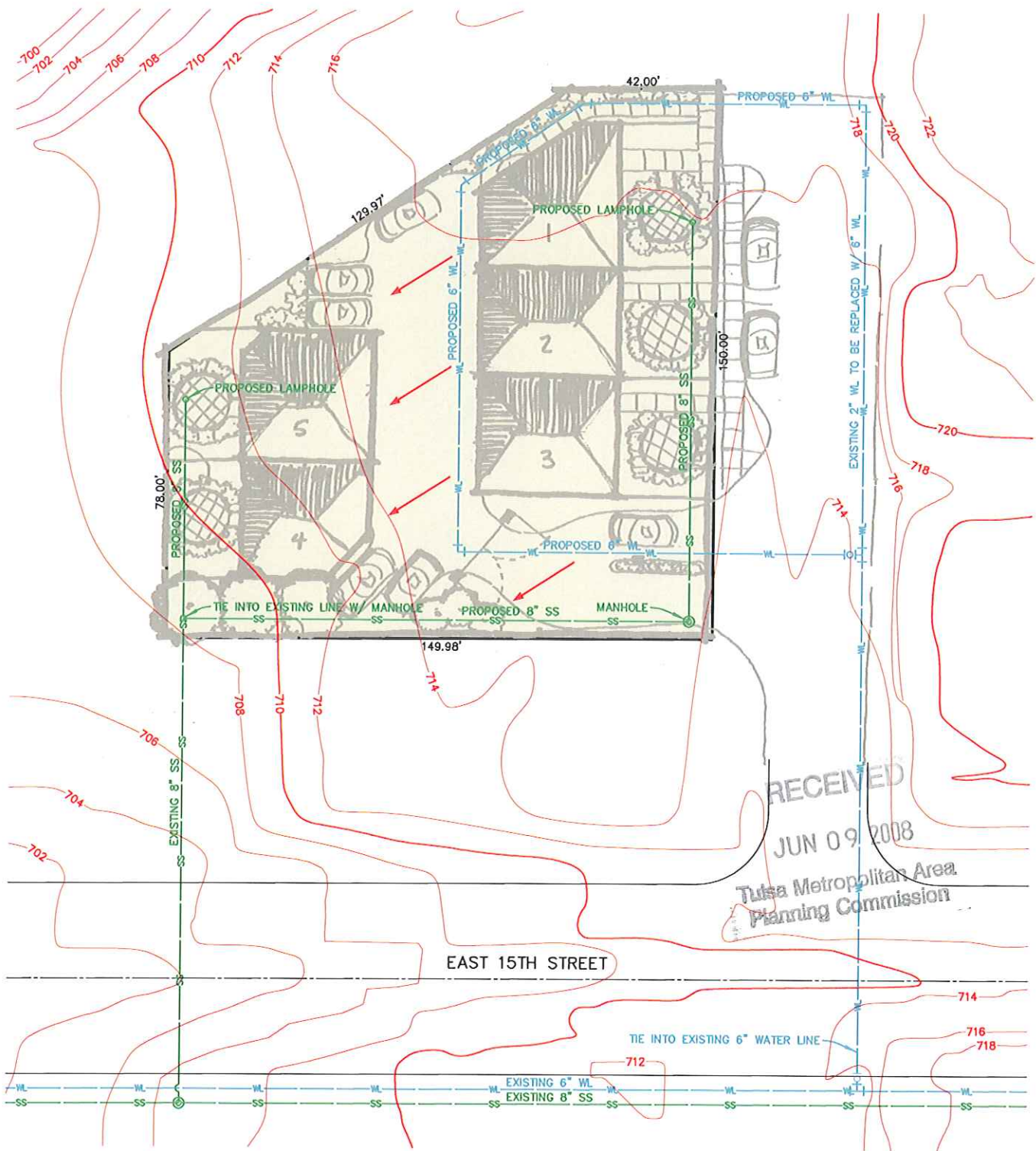


Maple Terrace - Elevation Concept 1

**Tanner**  
 ARCHITECTS, P.C.  
 1000 N. 10TH AVE.  
 SUITE 200  
 DENVER, CO 80202  
 303.733.1111  
 WWW.TANNERARCHITECTS.COM

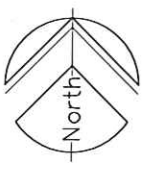
2312  
 45 FT.





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Planning Commission

EAST 15TH STREET



**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. LEWIS AVE. • TULSA, OK 74105

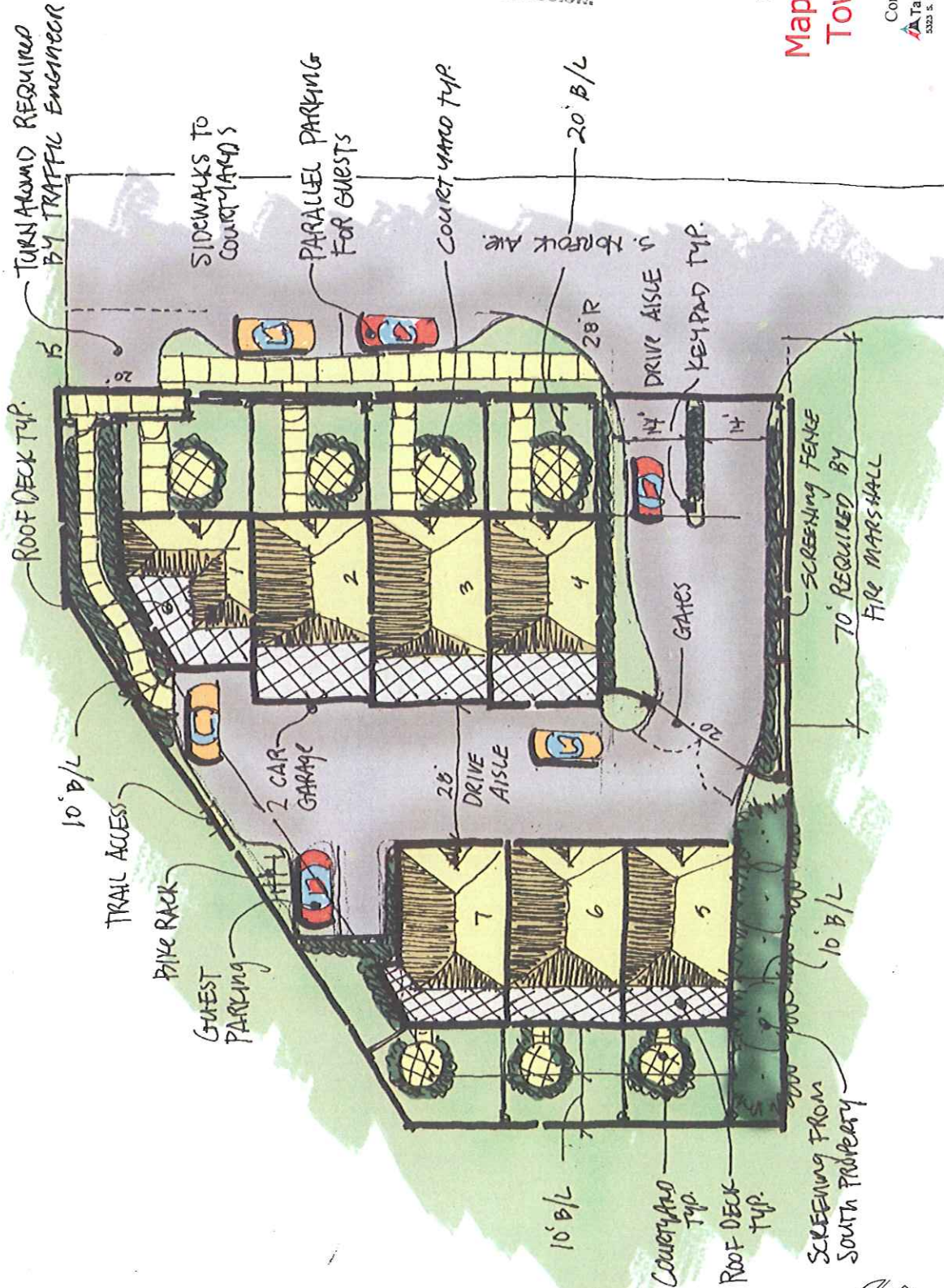


OFFICIAL RECORD EXHIBIT "  
ENTERED IN THE  
MINUTES OF THE KILSA METROPOLITAN  
AREA PLANNING COMMISSION.

PUD No. 757

## Maple Terrace Townhomes

Exhibit A  
Concept Illustration  
A Tanner Consulting LLC  
5323 S. LEWIS AVE. • TULSA, OK 74105



AS originally proposed"



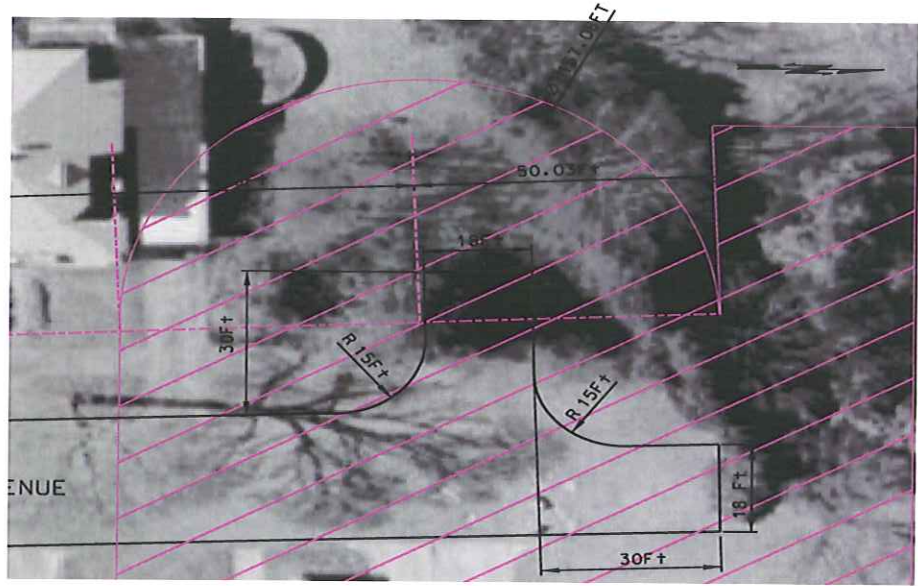
28073EX

23.14



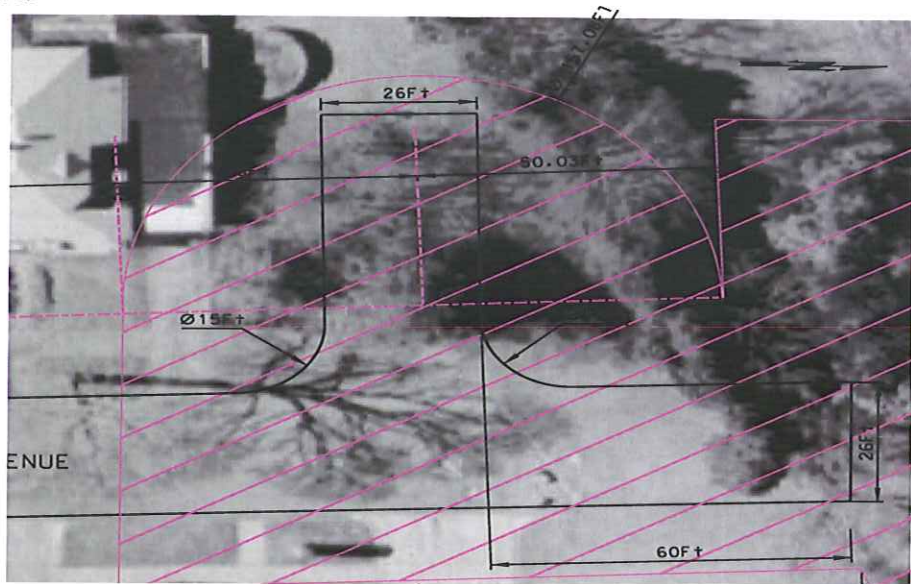
# Turnaround Options Per City of Tulsa

## Short Hammer Head

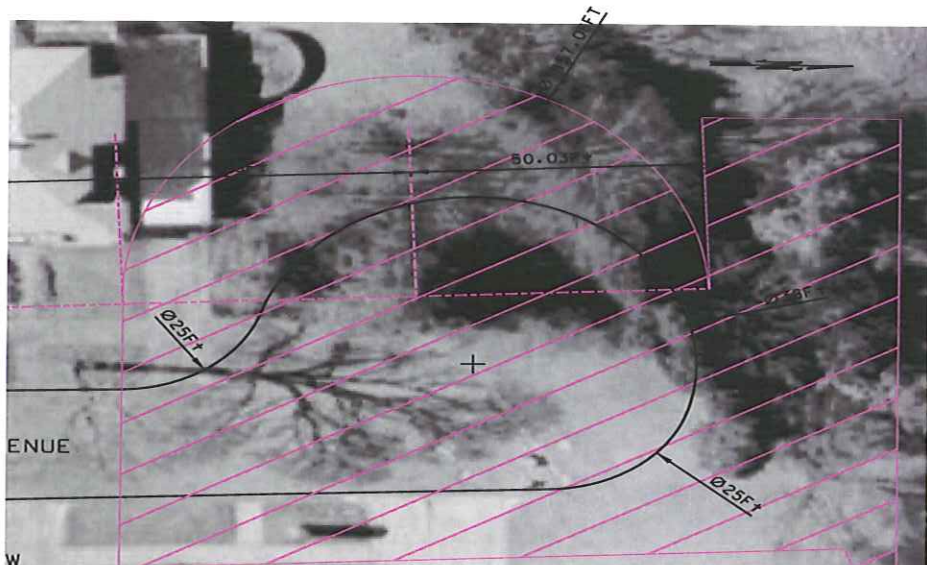


OFFICIAL RECORD EXHIBIT B-1  
ENTERED IN THE 5/21/08  
MINUTES OF THE TULSA METROPOLITAN  
AREA PLANNING COMMISSION.

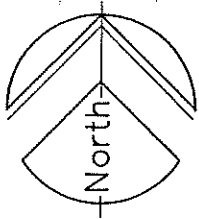
## Regular Hammer Head



## Mini Cul-de-sac



23.15



1"=30'

# Maple Terrace Townhomes

## Boundary Exhibit

THE SOUTHERLY R/W LINE  
BROKEN ARROW EXPRESSWAY

42.00'  
N 88°32'59" E  
(EAST DESC.)

129.93'  
N 54°47'13" E  
LOT 1

QUIT CLAIM DEED  
BOOK 6655, PAGE 2137  
(12,990 SQUARE FEET)

LOT 2

R=50.00'  
L=157.08'  
CB=S 1°26'10" E  
CD=100.00'

100.00'

S 1°26'10" E

P.O.B.  
OL ZONING  
DESCRIPTION

(75.00' DESC.)  
75.06'

S 88°28'13" W  
(WEST DESC.)

GENERAL WARRANTY DEED  
BOOK 5590, PAGE 840  
(5,627 SQUARE FEET)

LOT 3

(90.23' DESC.)  
90.15'  
S 54°47'13" W

(NORTH DESC.)  
N 1°26'10" W

78.00'

20'  
ALLEY

150.00'  
S 88°28'13" W  
(WEST DESC.)

212.60'

50.00'

P.O.B.  
PUD  
DESCRIPTION

LOT 4

OFFICIAL RECORD EXHIBIT  
ENTERED IN THE  
MINUTES OF THE TULSA METROPOLITAN  
AREA PLANNING COMMISSION.

62.60'

DESC = DESCRIBED COURSE

23.16



**RESOLUTION  
OF THE  
TULSA METROPOLITAN AREA PLANNING COMMISSION**

**A RESOLUTION FINDING THAT THE AMENDMENT TO THE BRADY VILLAGE TAX INCREMENT DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA PROJECT PLAN – TEN YEAR EXTENSION – IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN OF THE CITY OF TULSA.**

**WHEREAS**, pursuant to Title 19, Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29<sup>th</sup> day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area ("Comprehensive Plan"), 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; and

**WHEREAS**, the Comprehensive Plan contains sections providing policies and programs for providing specific guidance and direction of the physical development of various elements or areas of the Metropolitan Community, including but not limited to the corporate limits of the City of Tulsa, Oklahoma; and

**WHEREAS**, on December 3, 1992, the City of Tulsa established the Local Development Act Review Committee in accordance with House Bill No. 1525, now cited as the Local Development Act, 62 O.S. Supp. 1992, §851 et seq.; and

**WHEREAS**, the Tulsa Metropolitan Area Planning Commission reviewed the original Brady Village Tax Increment District Project Plan ("Project Plan") and, on November 3, 1993, adopted a resolution declaring that Tax Increment District Number One, City of Tulsa, Oklahoma Project Plan is in conformity with the Comprehensive Plan for the City of Tulsa and recommended to the City Council of the City of Tulsa the approval of Tax Increment District Number One, City of Tulsa, Oklahoma, Project Plan; and

**WHEREAS**, said Local Development Act requires that the Tulsa Metropolitan Area Planning Commission review the proposed project plan, including any major amendments, and make recommendations to the City Council of the City of Tulsa as to the conformity of any proposed Tax Incentive or Tax Increment Plan to the Comprehensive Plan of the City of Tulsa; and

**WHEREAS**, the City of Tulsa Economic Development and Real Estate Management Department has prepared an amendment to the Brady Village Tax Increment District Number One, City of Tulsa, Oklahoma, Revised Project Plan – Ten Year Extension – in connection with the Local Development Act; and

**WHEREAS**, on October 20, 2008 the Local Development Act Review Committee voted to recommend to the City Council that the proposed amendment to the Brady Village Tax Increment District Number One, City of Tulsa, Oklahoma, Amended Project Plan, be approved

and adopted by ordinance to extend the term of the Increment District and additional ten (10) years, from December 21, 2008 through December 21, 2018; and

**WHEREAS**, said Brady Village Tax Increment District Number One, City of Tulsa, Oklahoma, Revised Project Plan Amendment – Ten Year Extension – has been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Local Development Act;

**NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION THAT:**

Section 1. The Brady Village Tax Increment District Number One, City of Tulsa, Oklahoma, Revised Project Plan Amendment – Ten Year Extension – in connection with the Local Development Act is found to be in conformity with the Comprehensive Plan for the City of Tulsa and further recommends to the City Council of the City of Tulsa the approval of the Brady Village Tax Increment District Number One, City of Tulsa, Oklahoma, Revised Project Plan Amendment.

Section 2. Certified copies of this resolution shall be forwarded to the City Council of the City of Tulsa.

APPROVED AND ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, 2008 by the Tulsa Metropolitan Area Planning Commission.

\_\_\_\_\_  
Chairman, Tulsa Metropolitan  
Area Planning Commission

ATTEST:

\_\_\_\_\_  
Secretary