

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2543

March 25, 2009, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chambers

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 February 2009.

1. Minutes of March 4, 2009, Meeting No. 2541

CONSENT AGENDA

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

2. **LC-155** – City of Tulsa (9202)/Lot-Combination (PD 1) (CD 4)
Southeast corner of West 3rd Street and South Houston Avenue, 175 East 2nd Street #260
3. **LC-158** – Paul Bargard (8418)/Lot-Combination (PD 18) (CD 8)
Southwest corner of East 81st Street and South Garnett Road, 11016 East 81st Street
4. **LC-159** – Nichols & Sons (0225)/Lot-Combination (PD 2) (CD 1)
North of East Tecumseh Street and West of North Lansing Avenue, 755 East Tecumseh Street
5. **LS-20293** – Origins Development, LLC (9201)/Lot-Split (PD 1) (CD 4)
South of East 3rd Street and West of South Kenosha Avenue, 624 E Third Street
6. **PUD-648-A-2 – Roy Johnsen** (PD-8) (CD-2)
The northeast corner of West 71st Street and U.S. Highway 75 (Minor Amendment for Olympia Medical Park II to reduce the required setback from the 200 feet to 50 feet from the south boundary/property line for Development Areas D and E.)
7. **Z-7008-SP-1 Hollis Allen Jr./Walter P. Moore & Assoc.** (PD-8) (CD-2)
East of the southeast corner of South Olympia Avenue and West 71st Street (Detail Site Plan for a 2,948 square foot Arby's restaurant.)

8. **Z-6054-SP-6 – Paul L. Burgard**

(PD-18) (CD-8)

West of the southwest corner of 81st Street and South Garnett Road
(Detail Site Plan and landscape plan for an 8,288 square foot restaurant.)
(Related to Item)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

No Items.

OTHER BUSINESS

9. **PUD-769 – Hunter Construction MGT, Inc.**

OL to OL/PUD

East of the northeast corner of East 81st Street and South Yale Avenue
(PUD to divide the subject property into four or five pad sites for Use
Unit 11 – Office, Studio and Support Services only.) (Continued from
3/4/09 and 3/18/09.)

(PD-18) (CD-8)

10. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers**

Wednesday, March 25, 2009– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion and Review of the TMAPC Code of Ethics and TMAPC Mission Statement/Cantrell
2. Discussion and Suggestion for response to issues Mayor requested Task Force to consider and address/Leighty
3. Discussion concerning TMAPC holding night meetings/Cantrell
4. Discussion and Review of the draft amendments to the District 8 and 9 Plans and the Comprehensive Plan to adopt the Southwest Tulsa Neighborhood Plan.

Adjourn.

Visit our website at www.tmapc.org

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A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**201 West 5th, Suite 550
5th Floor Conference Room**

**Wednesday, March 25, 2009
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Introduction to the Planning Commission, Part 2/APA CD Training.

Adjourn

www.tmapc.org

TMAPC RECEIPTS
Month of February 2009

----- Current Period -----				----- Year To Date -----			
ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING							
Zoning Letters	4	\$30.00	\$30.00	101	\$520.00	\$520.00	\$1,040.00
Zoning	10	2,335.00	4,670.00	76	21,030.00	21,030.00	42,060.00
PUDs & Plan Reviews	20	1,087.50	2,175.00	273	23,341.10	23,341.10	46,682.20
Refunds	2	(105.00)	(210.00)	2	(105.00)	(105.00)	(210.00)
Fees Waived	0	0.00	0.00	2	205.00	205.00	410.00
		<u>\$3,347.50</u>	<u>\$6,695.00</u>		<u>\$44,786.10</u>	<u>\$44,786.10</u>	<u>\$89,572.20</u>
LAND DIVISION							
Minor Subdivisions	0	\$0.00	\$0.00	5	\$1,812.85	\$1,812.85	\$3,625.70
Preliminary Plats	2	1,082.50	2,165.00	13	7,217.25	7,217.25	14,434.50
Final Plats	0	0.00	0.00	16	6,818.48	6,818.47	13,636.94
Plat Waivers	1	125.00	250.00	14	1,750.00	1,750.00	3,500.00
Lot Splits	3	127.50	255.00	52	2,815.00	2,815.00	5,630.00
Lot Combinations	1	50.00	100.00	41	2,100.00	2,100.00	4,200.00
Access Changes	1	25.00	50.00	7	175.00	175.00	350.00
Other	0	0.00	0.00	0	0.00	0.00	0.00
Refunds	1	(50.00)	(100.00)	1	(50.00)	(50.00)	(100.00)
Fees Waived	0	0.00	0.00	0	0.00	0.00	0.00
		<u>\$1,360.00</u>	<u>\$2,720.00</u>		<u>\$22,638.58</u>	<u>\$22,638.57</u>	<u>\$45,277.14</u>
BOARDS OF ADJUSTMENT							
Fees	7	\$1,100.00	\$1,750.00	166	\$44,925.00	\$5,350.00	\$50,275.00
Refunds	0	0.00	0.00	2	(650.00)	0.00	(650.00)
Fees Waived	1	500.00	500.00	6	1,900.00	350.00	2,250.00
		<u>\$1,100.00</u>	<u>\$1,750.00</u>		<u>\$44,275.00</u>	<u>\$5,350.00</u>	<u>\$49,625.00</u>
TOTAL		<u>\$5,807.50</u>	<u>\$11,165.00</u>		<u>\$111,699.68</u>	<u>\$72,774.67</u>	<u>\$184,474.34</u>

CO

W 68th ST

RS-3

PUD-648-A
PUD-648

CO

AG

PUD-648-A-2
Z-6001-SP-2-a

AG

75

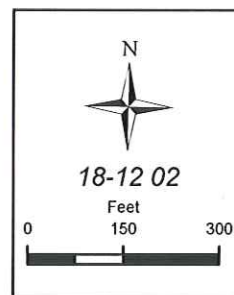
W 71st ST

CS

RS-3

AG

CO



6.1



75

S OLYMPIA AV

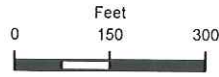
W 68th ST

W 71st ST

PUD-648-A-2
Z-6001-SP-2-a



18-12 02



Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2008

6.2

75

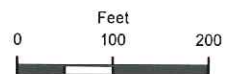
SOLYMPIA AV

W 71st ST

PUD-648-A-2
Z-6001-SP-2-a



18-12 02



Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2008

6.3

March 25, 2009

STAFF RECOMMENDATION

PUD-648-A: Minor Amendment – The northeast corner of West 71st Street and U.S. Highway 75; Olympia Medical park II; TRS 8202; CZM 51; Atlas 1012; PD 8; CD 2; CO/PUD.

The applicant is requesting a minor amendment for Olympia Medical Park II, to reduce the required setback from the centerline of West 71 Street from 200' to 50-feet from the south boundary/property line for Development Areas D and E (see Exhibit A).

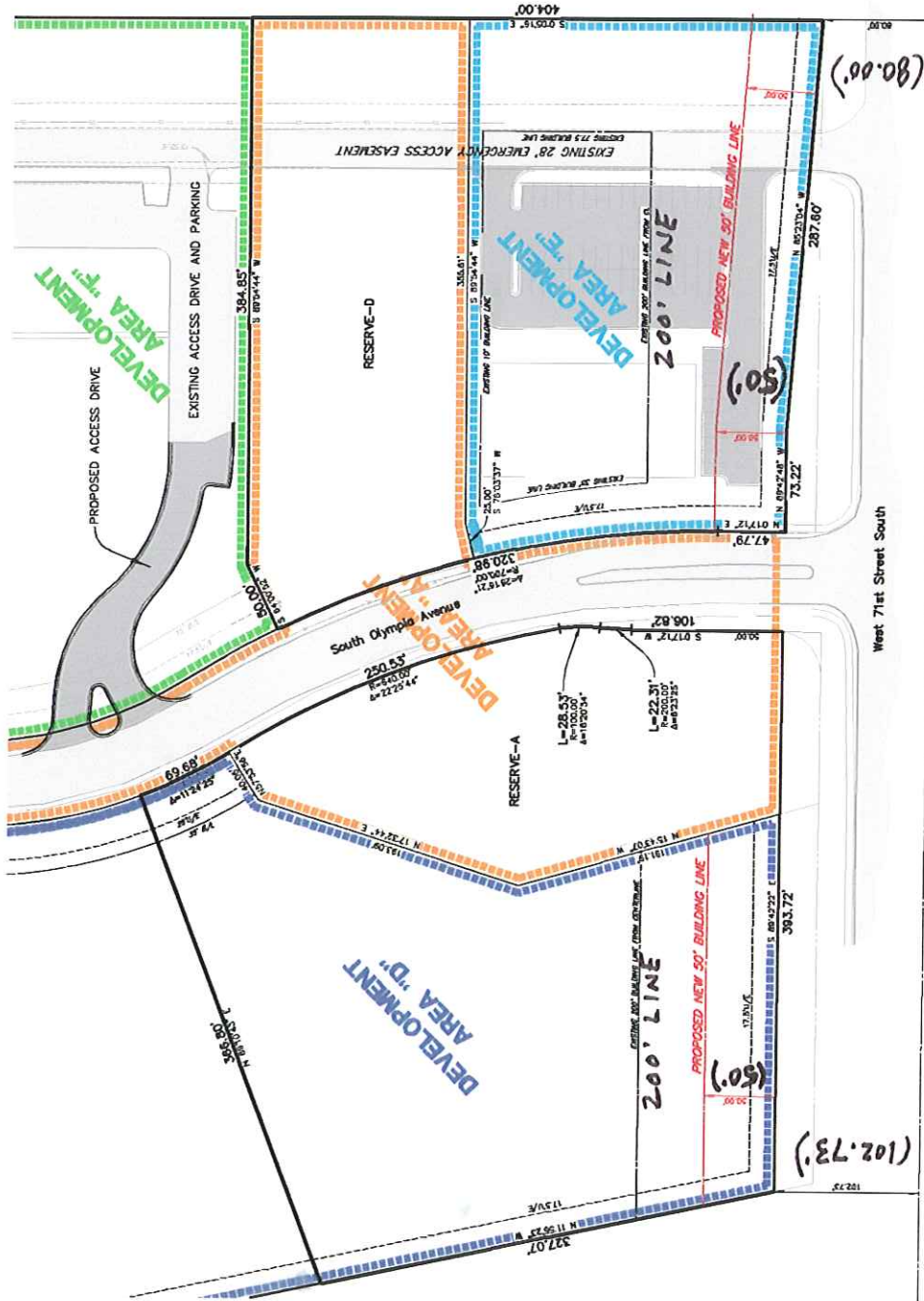
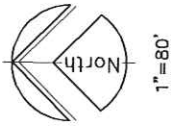
The current setback requirement from the centerline of West 71st Street is 200-feet. Referring to Exhibits A and B, the West 71st Street right-of-way (ROW) in the project vicinity ranges from 200-feet wide to 160-feet wide. There is also a 17.5 utility easement that runs along the entirety of the south boundary of both lots, in which no structure may be located. Provided the aforementioned, by reducing the required setback from 200-feet from the centerline, to 50-feet from the south property line, the setback from the centerline of West 71st Street would range from 150-feet (+/-) to 130-feet (+/-).

Also, Lot 1, Block 1 and Lots 15 through 19, Block 2 of Tulsa Hills, immediately across West 71st Street from Olympia Medical Park and adjacent to West 71st Street have a setback requirement of 25-feet from the southerly ROW line of West 71st Street.

Therefore, provided the aforementioned and in keeping with the existing setback requirement from the West 71st Street ROW in the immediate vicinity, staff recommends **APPROVAL** of minor amendment PUD-648-A-2 for development Areas D and E of Olympia Medical Park II only, as depicted on Exhibit A.

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

PUD 648 - Minor Amendment Exhibit Olympia Medical Park



PUD 648 Revised Site Data			
DEVELOPMENT AREA "D"			
EXISTING MINIMUM BUILDING SETBACKS:			200 FT
FROM THE CL OF 71ST STREET			
PROPOSED MINIMUM BUILDING SETBACKS:			50 FT
FROM THE S. PROPERTY BOUNDARY			
DEVELOPMENT AREA "E"			
EXISTING MINIMUM BUILDING SETBACKS:			200 FT
FROM THE CL OF 71ST STREET			
PROPOSED MINIMUM BUILDING SETBACKS:			50 FT
FROM THE S. PROPERTY BOUNDARY			

TULSA HILLS DEVELOPMENT

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

9/08/2008 28234_EX_MINORAMENDMENT

EXHIBIT A

6.5

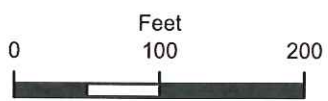
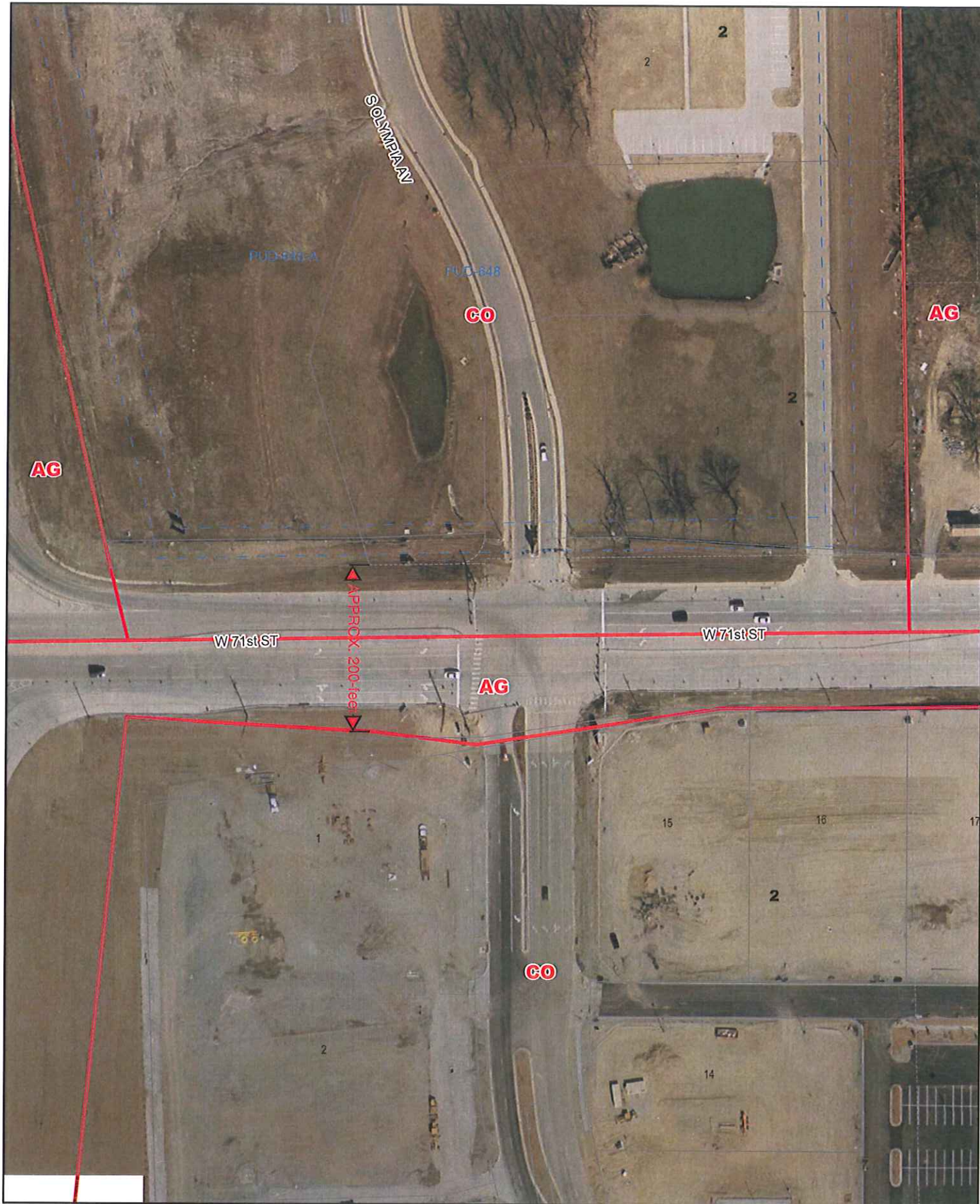
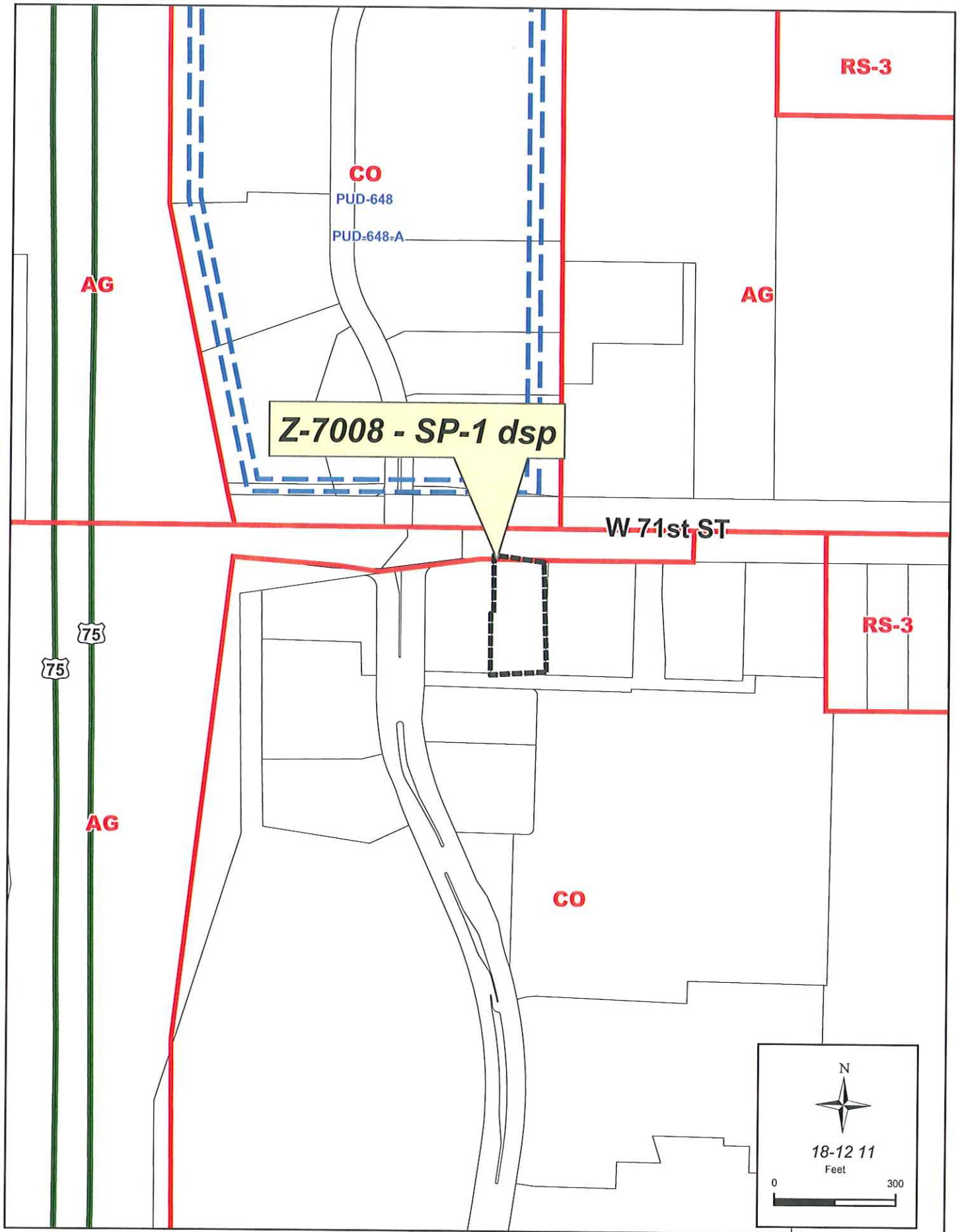
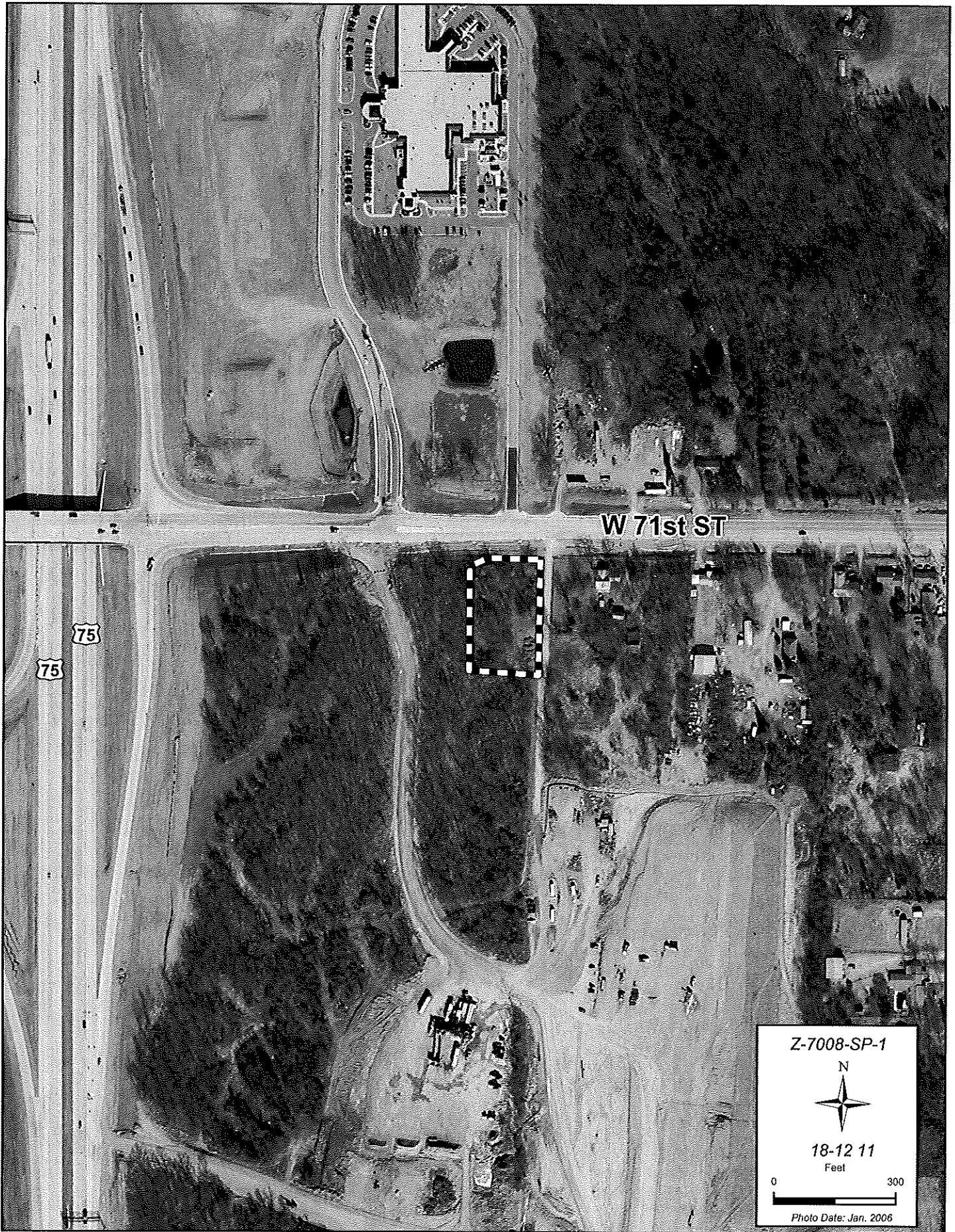


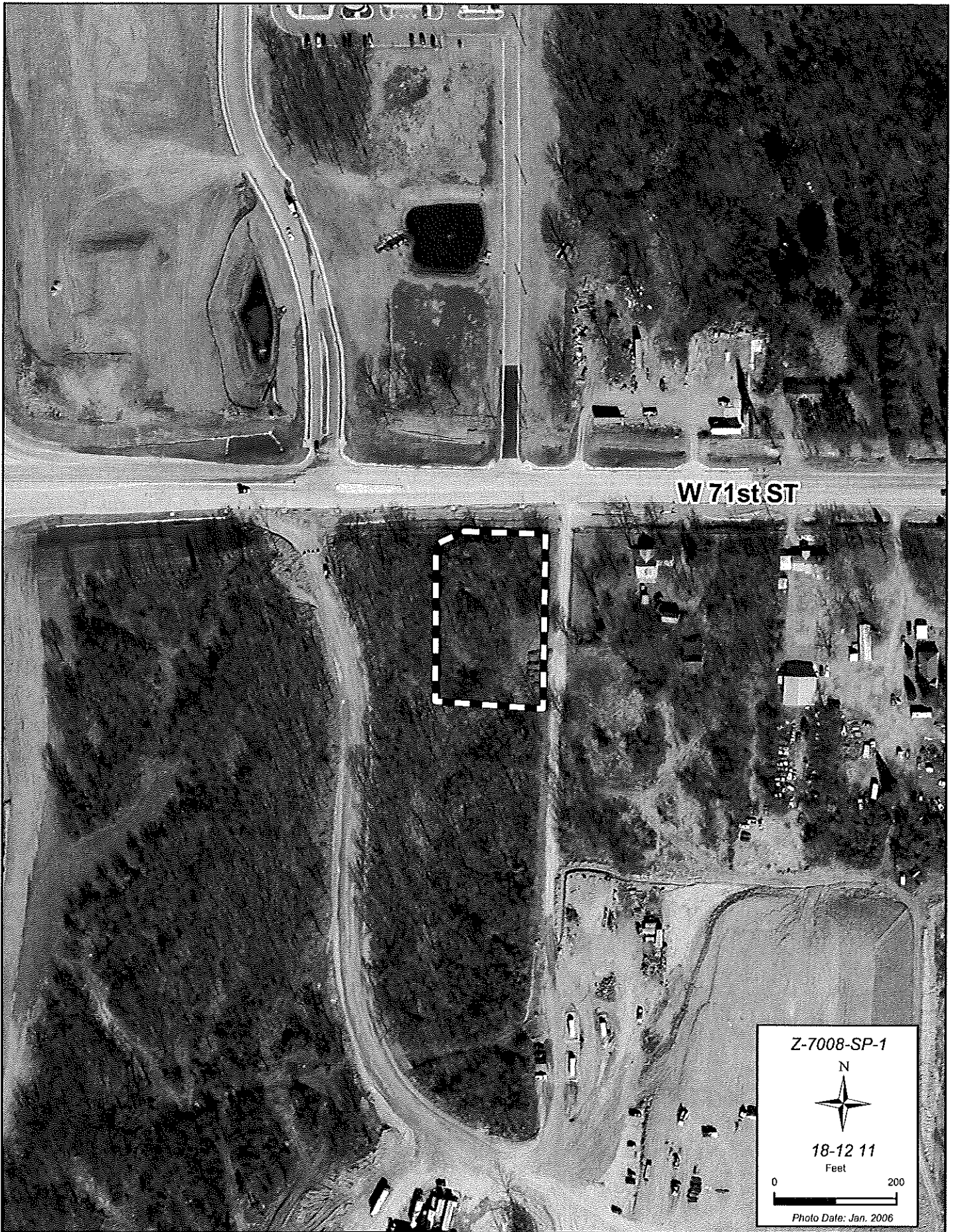
EXHIBIT B







7.2



March 25, 2009

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – East of the southeast corner of South Olympia Avenue and West 71st Street; Lot 16, Block 2 – Tulsa Hills – Development Area B; TRS 8211; CZM 51; PD 8; CD 2; CO.

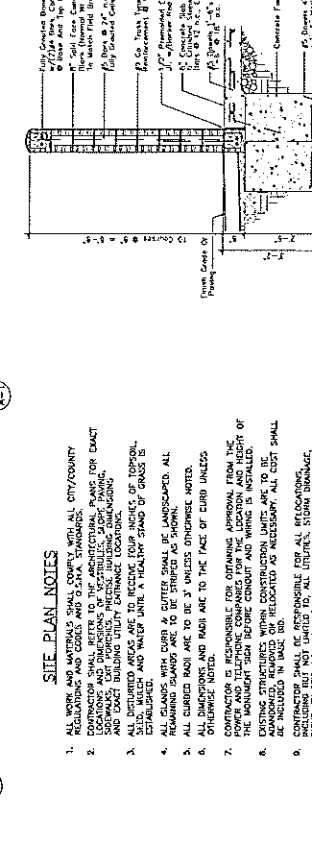
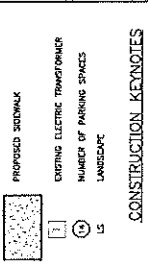
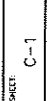
The applicant is requesting approval of a detail site plan for a 2,948 square foot (sf) Arby's restaurant. The proposed use, Use Unit 12 – Eating Establishments other than Drive-ins is a permissible use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 30-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along West 71st Street as required by CO District Development Standards and Subdivision regulations.

Therefore, staff recommends **APPROVAL** of the detail site plan for a 2,948 sf Arby's restaurant on Lot 16, Block 2 – Tulsa Hills.

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

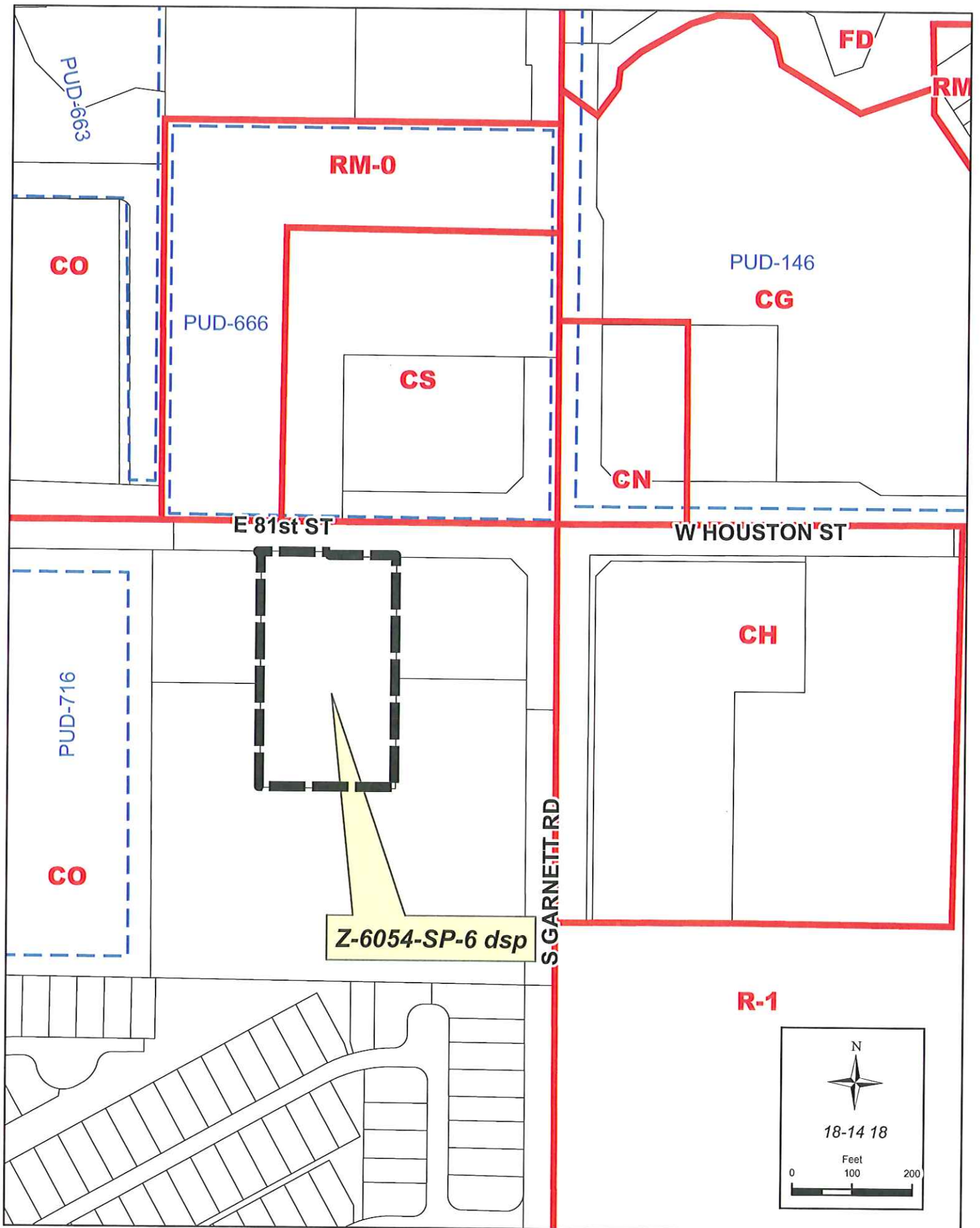
7.4

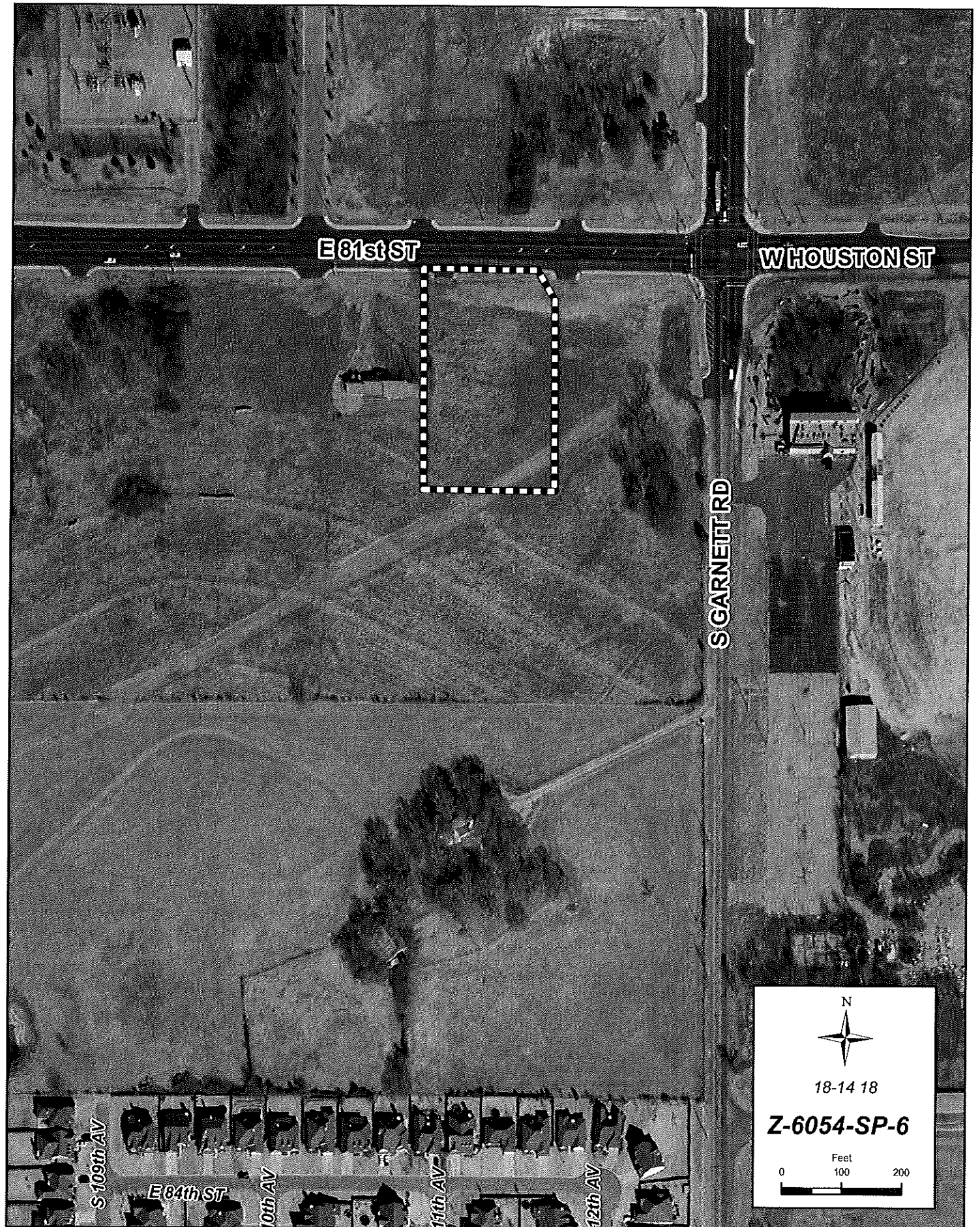
[illegible]

PAGE 00	2-7008-104-1	
MAXIMUM BLDG FLOOR AREA PERMITTED: MAXIMUM 30% OF LOT BLDG. FLOOR AREA PROPOSED FOR EACH USE: 2,948 S.F. / 7%		
MAXIMUM BLDG HEIGHT PERMITTED: 1 STORY/13.5 FT. MINIMUM CLEARANCE OVER ADJACENT DRIVEWAY OR DRIVEWAY: FRONT DRIVE: 6'-6"; 27'-1 1/2" AT TALLEST POINT		
FRONT YARD SETBACKS REQUIRED: REAR: 20 FT. SIDE: 10 FT.		
PAVING SPACE FOR EACH 1,000 SQ. FT. OF FLOOR AREA RATIO PERmitted TO PAVING SPACE FOR EACH 1,000 SQ. FT. OF FLOOR AREA NUMBER OF SPACES REQUIRED FOR USE: 40 PARKING SPACES NUMBER OF SPACES PROVIDED FOR USE: 40 ACCESSIBLE SPACES & 30 REGULAR SPACES TOTAL NUMBER OF SPACES PROVIDED: 41 TOTAL 12 ACCESSIBLE SPACES & 30 REGULAR SPACES		
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10% MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 23%, 8,869 S.F.		
LANDSCAPED STREET WIDENING FOR STREET FRONTAGE PROVIDED: 2,948 S.F. 210 S.F.		
LIGHTING HEIGHT FOR PARKING AREAS: 30 FT. MINIMUM HEIGHT PERMITTED: 35 FT.		

TO PARKING SPACE FOR EACH 1,000 SF OF FLOOR AREA
SPACES REQUIRED FOR USE: 30 PARKING SPACES
TOTAL: 12 ACCESSIBLE SPACES & 39 REGULAR SPACES
SPACES REQUIRED: 51 TOTAL
SPACES PROVIDED: 41 TOTAL (12 ACCESSIBLE SPACES & 29 REGULAR SPACES)
ADDITIONAL UNPAVED AREA REQUIRED: 10%
ADDITIONAL UNPAVED AREA PROVIDED: 23% 8,000 SF.
NET VAD FOR STREET FRONTAGE:
PROVIDED:
2,440 S.F.
FOR PARKING AREAS: 30 FT.
Paved: 10 FT.

7.5



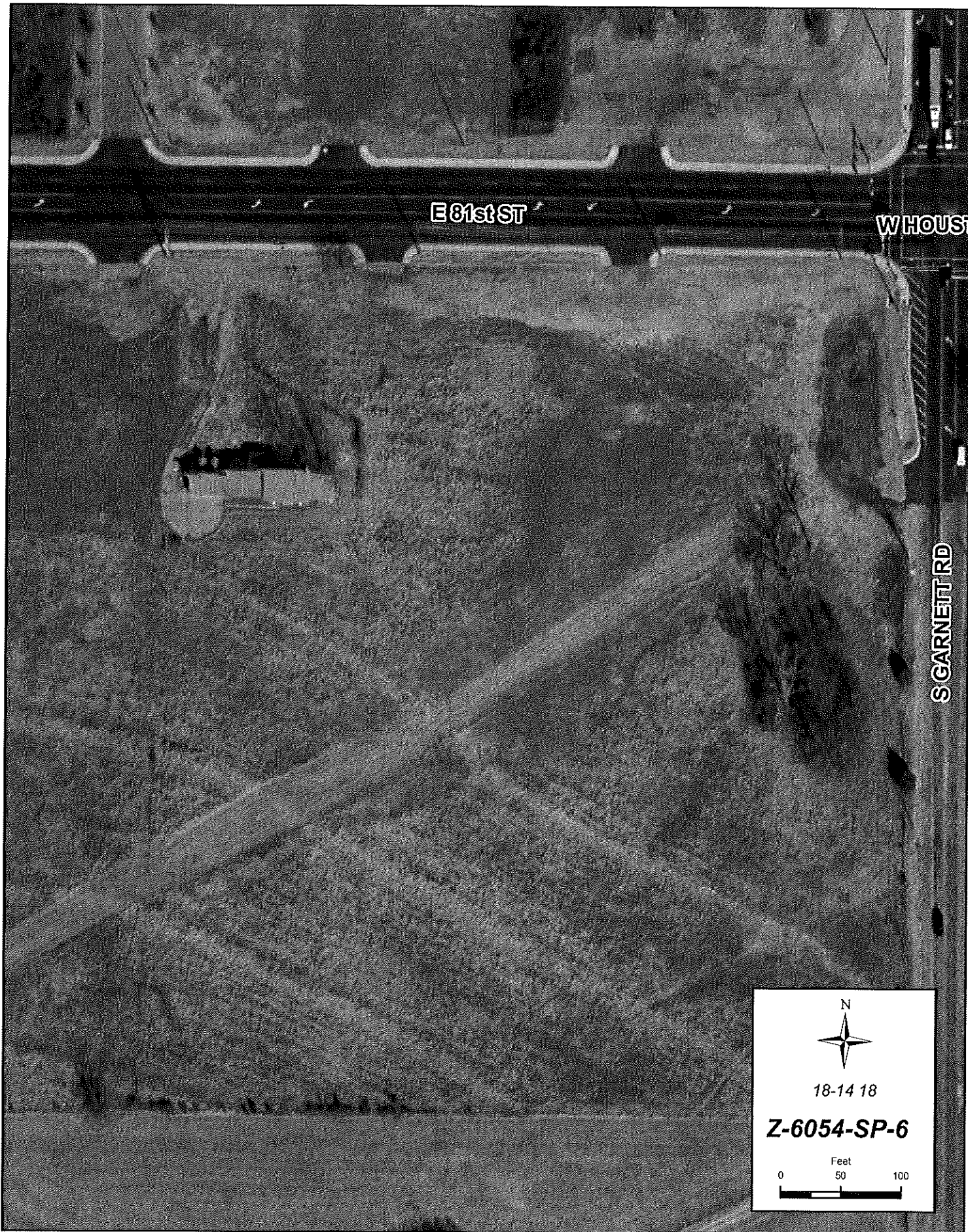


N

18-14 18

Z-6054-SP-6

Feet
0 100 200



E 81st ST

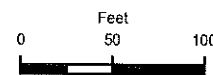
W HOUST

S GARNETT RD



18-14 18

Z-6054-SP-6



8.3

March 25, 2009

STAFF RECOMMENDATION

Z-6054-SP-6: Detail Site Plan – West of the southwest corner of 81st Street and South Garnett Road; Part of Lots 2 and 3, Block 1 – Union Place; TRS 8418; CZM 54; Atlas 1412; PD 18; CD 8; CO.

The applicant is requesting approval of a detail site and landscape plan for an 8,288 square foot (sf) restaurant. The proposed use, Use Unit 12 – Eating Establishments other than Drive-ins is a permissible use within Corridor District Z-6054-SP-6. Concurrent with this application is Lot Combination (LC) application LC-158 which will combine the part of Lot 2 and the landlocked part of Lot 3, Block 1 – Union Place affected by this proposal.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks will be provided along 81st Street and high contrast striping will be used across access points from 81st Street to mark pedestrian walkways as required by the CO District Development Standards and Subdivision Regulations.

Therefore, staff recommends **APPROVAL** of the detail site plan for Part of Lots 2 and 3, Block 1 – Union Place subject to the approval of Lot Combination LC-158, also on the 3/25/09 agenda of the TMAPC.

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

8.4



Wiring Diagram: [Click Here](#)

© U_L U_L

Reflector:

8.5

Housing:

One-piece precision die cast aluminum housing Hydroformed Type 3 Reflector. RAB LIGHTING, ALL RIGHTS RESERVED.

Terms of Sale

Finish:

Chip and fade resistant bronze polyester powder coat finish.

Socket:

Porcelain socket pulse rated 4kv, 1500 watts and 600 volts, reinforced with cat's eyes for added durability. Silicone and fiberglass #14 gauge socket leads rated for 200°C. Plated screw shell designed to resist corrosion with spring loaded center contact.

Patents:

RAB sensor and fixture designs are protected under U.S. and International Intellectual Property Laws

Lens:

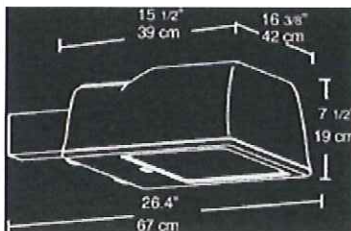
Thermal, tempered shock resistant glass, 5/32" thick.

Mounting Arm:

Mounts with two 5/16 -18 threaded rods at 2" on center.

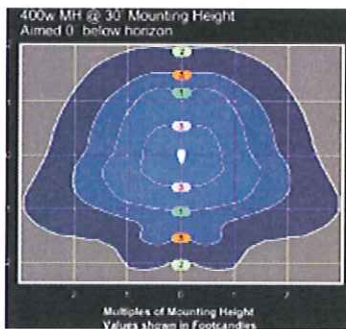
EPA:

1

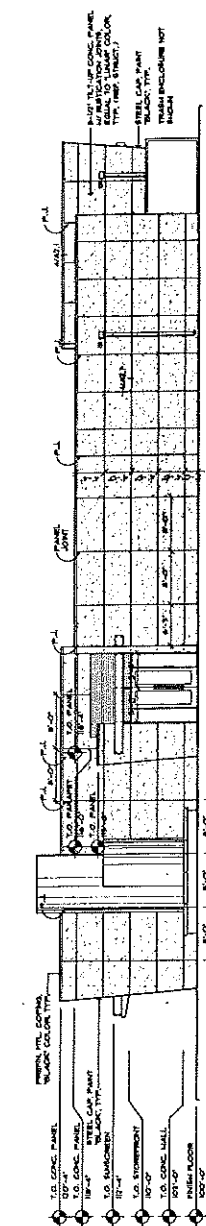
DIMENSIONS**PHOTOMETRICS**

EZ Layout

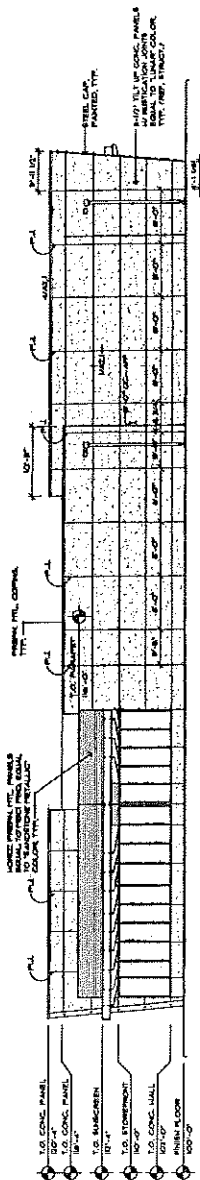
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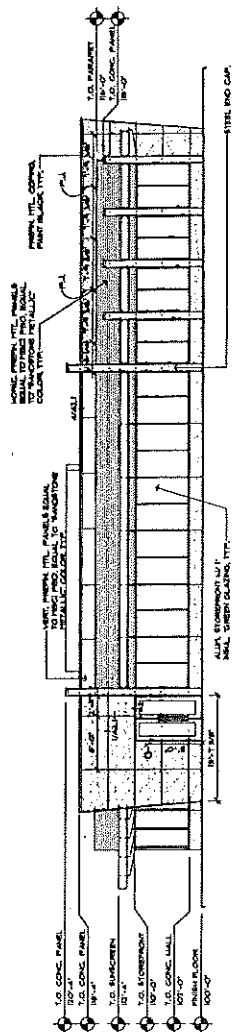
8.6



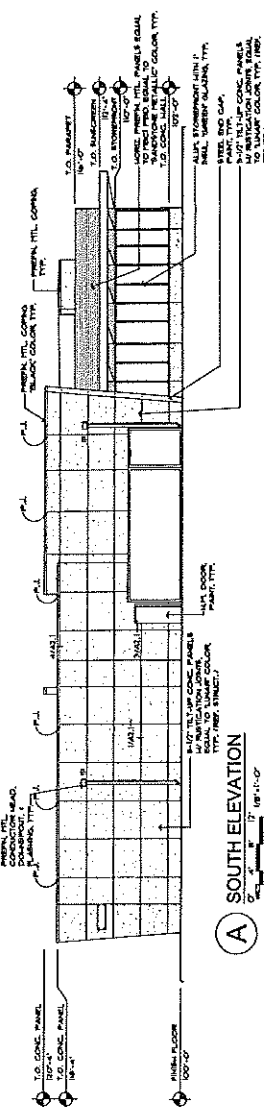
D WEST ELEVATION
0' 10'-0"



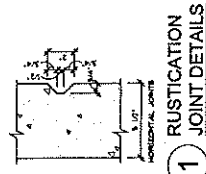
C EAST ELEVATION
0' 10'-0"



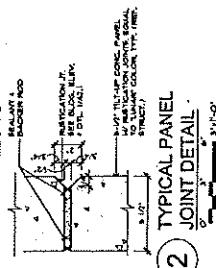
B NORTH ELEVATION
0' 10'-0"



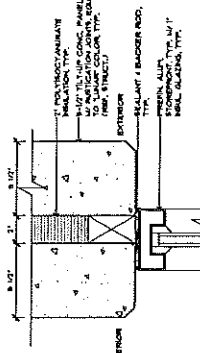
A SOUTH ELEVATION
0' 10'-0"



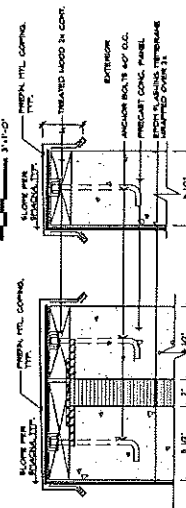
1 RUSTICATION JOINT DETAIL
0' 3'-0"



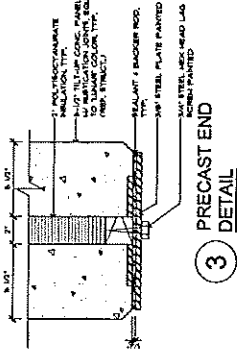
2 TYPICAL PANEL JOINT DETAIL
0' 3'-0"



3 PRECAST HEAD DETAIL
0' 3'-0"



4 WALL CAP DETAIL
0' 3'-0"



3 PRECAST END DETAIL
0' 3'-0"



1300 E. 1st
PHOENIX, AZ 85011
602-251-8844
www.krehbiel.com



DATE: 11/10/09

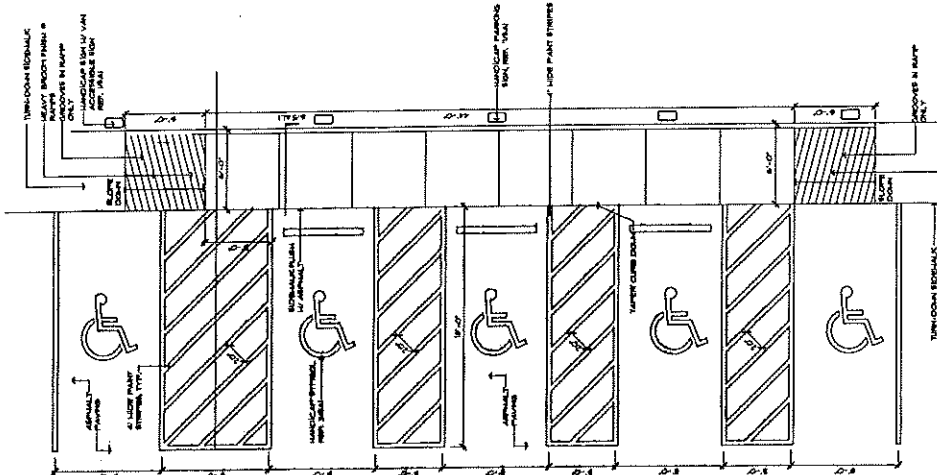
OSAKA
Steakhouse of Japan
8151 STREET
TUBA, OK

PREPARED BY:
DESIGNED BY:
CHECKED BY:
DATE: 11/10/09

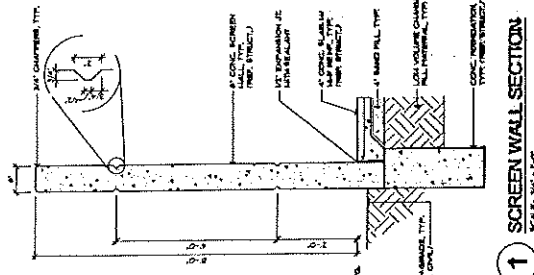
SHEET NO.

SA1.2

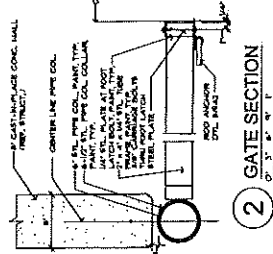
11/10/09



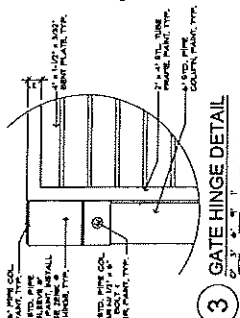
A HANDICAP PARKING PLAN
11/10/09



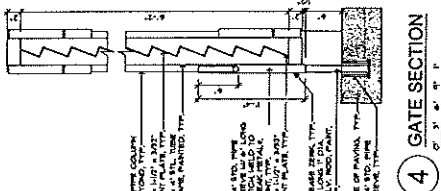
1 SCREEN WALL SECTION
11/10/09



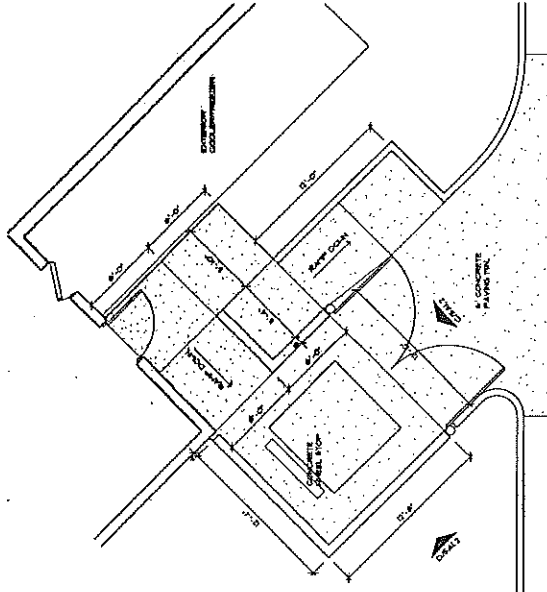
2 GATE SECTION
11/10/09



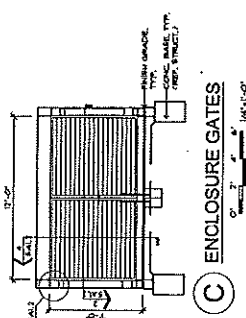
3 GATE HINGE DETAIL
11/10/09



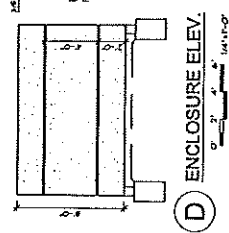
4 GATE SECTION
11/10/09



B TRASH ENCLOSURE PLAN
11/10/09



C ENCLOSURE GATES
11/10/09



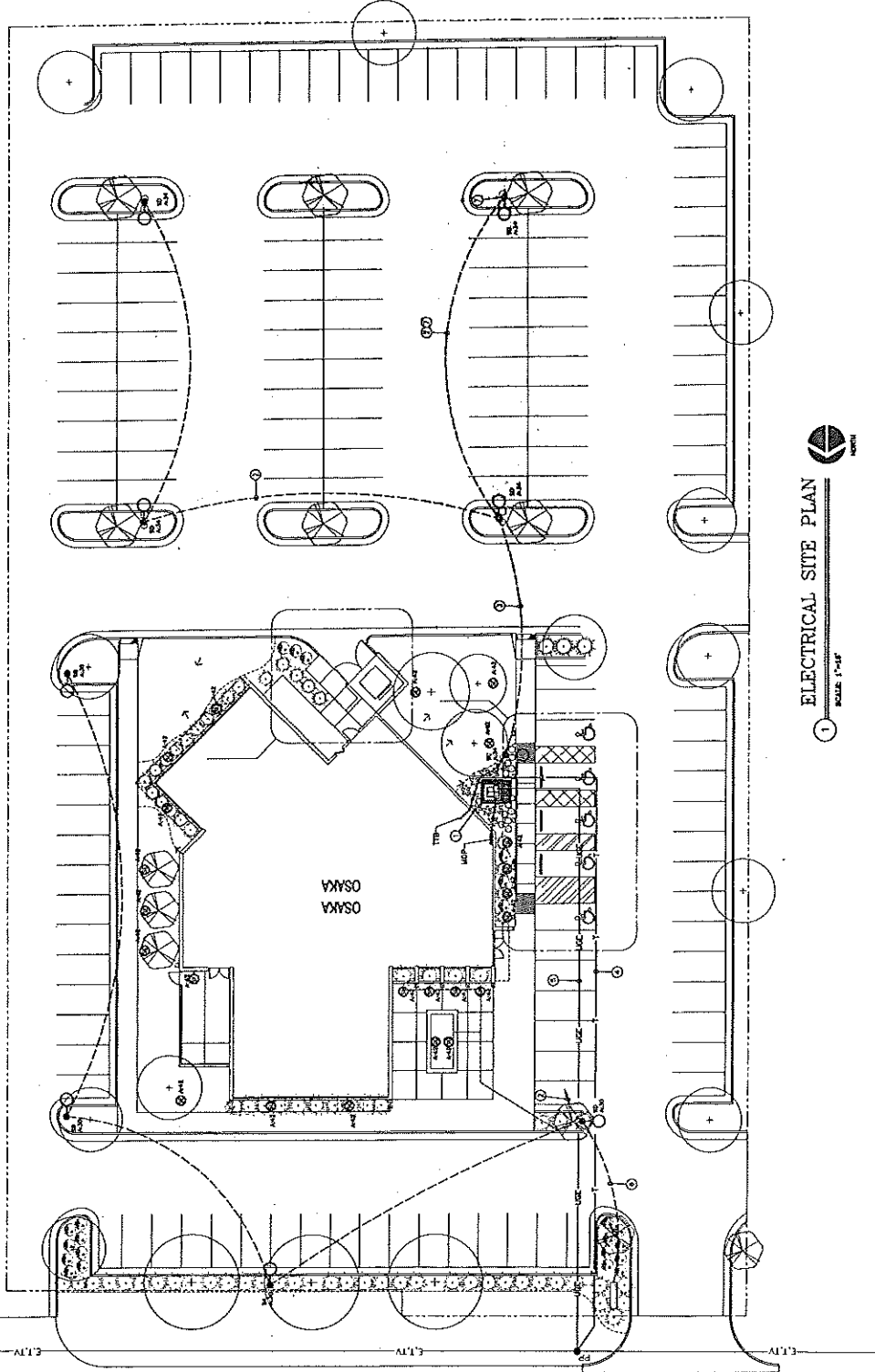
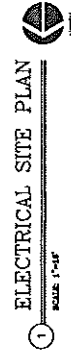
D ENCLOSURE ELEV.
11/10/09

GENERAL NOTES:

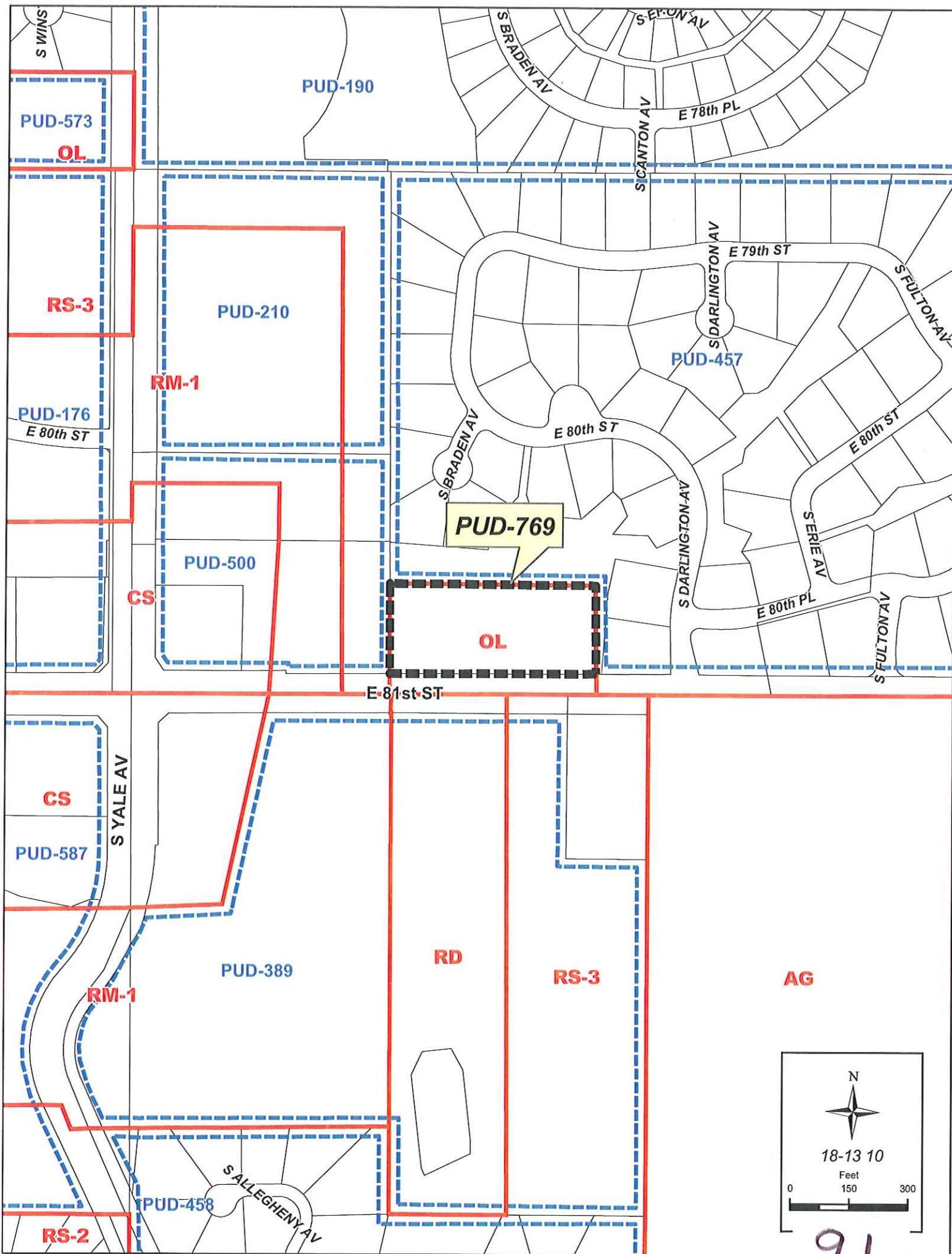
1. CONTRACTOR TO USE SCHEDULE 80 RIGID CONDUIT FOR TRANSFORMER PRIMARY CONDUITS.



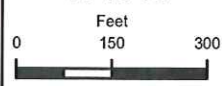
81ST STREET
Tulsa, OK



8.11



18-13 10



9.1



SWINS

S BRADEN AV

S ERON AV

S CANTON AV

E 78th PL

S DARLINGTON AV

E 79th ST

S FULTON AV

E 80th ST

E 80th ST

E 80th ST

S BRADEN AV

S DARLINGTON AV

S ERIE AV

E 80th PL

S FULTON AV

E 81st ST

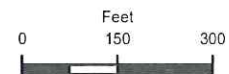
S YALE AV

S ALLEGHENY AV



18-13 10

PUD-769



9.2



S BRADEN AV

E 80th ST

S DARLINGTON AV

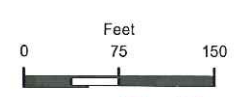
E 80th P

E 81st ST



18-13 10

PUD-769



9.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-769

TRS 8310

Atlas 1419

CZM 53

PD-18 CD-8

TMAPC Hearing Date: March 25, 2009

Continued from 3/4/09 and 3/18/09

Applicant: Hunter Construction Mgt. Inc.

Tract Size: 3.31± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 81st Street and South Yale Avenue

EXISTING ZONING: OL

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 17231 dated October 17, 1989, established zoning for the subject property.

PROPOSED ZONING: OL/PUD

PROPOSED USE: Office

RELEVANT ZONING HISTORY:

PUD-500 June 1993: All concurred in approval of a propose Planned Unit Development a 7.6± acre tract of land for a commercial shopping center on property located on the northeast corner of East 81st Street and South Yale Avenue and abutting the subject property to the west.

PUD-457 March 1990: All concurred in approval of a propose Planned Unit Development a 76.7± acre tract of land for residential development, subject to conditions on property located north and east of the northeast corner of East 81st Street South and South Yale Avenue and abutting north and east of subject property.

Z-6256 October 1989: All concurred in approval of a request for rezoning a 80± acre tract of land from AG to RS-3/OL on property located east of northeast corner of East 81st Street and South Yale Avenue and a part of the subject property

Z-6026/PUD-389 February 1985: All concurred in approval of a request for rezoning a 32± acre tract of land from RS-3 to RM-0/OL and a propose Planned Unit Development for multi-family use on property located on the southeast corner of 81st Street and South Yale Avenue and abutting south, across 81st Street, of subject property.

PUD-210 June 1978: All concurred in approval of a propose Planned Unit Development a 10.77± acre tract of land for single-family development on property located north of the northeast corner of East 81st Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 3.31± acres in size and is located east of northeast corner of East 81st Street and South Yale Avenue. The property appears to be vacant and is zoned OL.

9.4

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 81 st Street South	Secondary Arterial	100'	3

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

SURROUNDING AREA: The subject tract is abutted on the north and east by Holland Lakes, zoned RS-3/PUD; on the south by 81st Street and then The Vintage on Yale, zoned RD/RS-3/PUD; and on the west by Holland Center, zoned CS/RM-1/RS-3/PUD.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – No Specific Land Use. According to the Zoning Matrix, the existing OL zoning **may be found** in accord with the Plan. In 1989, the OL zoning was found to be in accord with the Plan.

STAFF RECOMMENDATION:

The subject property is a 2.71 acre (118,125 sf) tract located east of the northeast corner of 81st Street South and South Yale Avenue. As stated above, the subject tract is abutted on the north and east by a heavily wooded reserve area for Holland Lakes and then Holland Lakes, a single family residential development zoned RS-3/PUD; on the south by 81st Street and then The Vintage on Yale, zoned RD/RS-3/PUD; and on the west by Holland Center, zoned CS/RM-1/RS-3/PUD.

The subject property is zoned OL, the land area of which would permit 43,312 sf of floor area at a .3 floor-to-area (FAR) ratio. PUD-769 proposes to divide the site into four or five pad sites allowing a total 40,000 sf of floor area, limited to Use Unit 11 – Office, Studio and Support Services only (see Exhibits A-1 and A-2).

Please refer to Exhibit B, the topographic map of the site showing an approximate 15'-foot (+/-) decline in topography from the 81st Street right-of-way (ROW) to the south edge of the Holland Lake (see also site photographs attached hereto by staff). Rather than level the site and raise grade 15' (+/-) with retaining walls, the applicant is proposing the PUD over-lay to take advantage of the site topography and allow construction of split-level buildings with basements and parking under the first floor in the rear (see Exhibit C, C-1 and C-2 - Elevations). Single-story elevations will front 81st Street with the two-story rear of the buildings screened from view with a six-foot solid wall or fence in addition to utilizing the heavily wooded south boundary of the abutting reserve area to provide additional natural screening. The inside of the screening wall or fence will also be heavily landscaped to further aid in screening.

Access to the site will be from one primary access point off 81st Street, and from a mutual access easement from Holland Center - the abutting property to the west. Sidewalks will be constructed along 81st Street.

Please refer to the attached Technical Advisory Committee (TAC) comments. Fees-in-lieu of on-site stormwater detention will be allowed for this site since there is a 100-year public drainage system along the west boundary of the site to which the stormwater will be directed. No stormwater will be allowed to drain into the reserve area for the adjacent Holland Lakes development.

9.5

The applicant notes subdivision platting is planned for the spring of 2009. The applicant anticipates the first building will break ground by fall 2009. The balance of the lots will be developed as the marketing of the individually owned buildings are sold.

With additional buffering and screening along the north and east boundaries of the site in addition to the naturally heavy vegetation in the reserve area of Holland Lakes and drainage diverted away from the aforementioned reserve area, staff can support the proposal.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-769 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-769 subject to the following conditions as amended by staff:

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

AREA:

GROSS:	3.31 ACRES	144,375 SF.
NET:	2.71 ACRES	118,125 SF.

PERMITTED USES:

Those uses permitted as a matter of right in Use Unit 10 - Off-Street Parking Areas and Unit 11 - Offices, Studios and Support Services only.

MAXIMUM BUILDING FLOOR AREA: 40,000 SF.

MAXIMUM BUILDING HEIGHT:

One story, not to exceed 20 feet facing 81st St. frontage and two stories, not to exceed 40 feet on the north elevation, with the lower level being covered parking, storage or day light basements for general office and mechanical equipment space.

Off-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code. Covenants and cross easements between lots in the subdivision will allow some shared parking.

MINIMUM BUILDING SETBACKS:

From centerline of 81 st St.:	100 FT
From the east boundary of the PUD:	10 FT
From the north boundary of the PUD:	40 FT

9.6

From the west boundary of the PU:

40 FT

From internal lot lines:

0 FT*

* A 10 foot building separation is required

MINIMUM LANDSCAPED AREA:

A minimum of 15% of land area shall be improved as internal landscaped open space in accord with the Landscape Chapter of the Zoning code, as well as perimeter landscaping as required by the Zoning Code which may be included in open space calculations.

SITE SCREENING:

A minimum of a six-foot (6') solid screened wall or fence shall be constructed along the entirety of the north and east boundaries of the PUD in conformance with §1211, C-1 of the Tulsa Zoning Code.

LIGHTING:

All parking area light standards shall not exceed 16 feet in height. All parking lot lighting and shall be directed downward and away from the north and east boundary of the property in compliance with §1303-C of the Tulsa Zoning Code. Verification of compliance shall be through application of the Kennebunkport formula and submission of a photometric plan.

No lighting on the north and east facing walls of the office buildings shall be permitted other than accent and security lighting which shall also comply with §1303-C of the Code. Verification of compliance shall also be through application of the Kennebunkport formula and submission of a photometric plan.

SIDEWALKS:

Sidewalks will be provided along 81st Street South per subdivision regulations.

TRASH CONTAINERS:

Trash receptacles shall be completely screened from view of a person standing at ground level within an abutting residential district. Trash collection will be restricted to 9:00 am to 6:00 pm.

SIGNS:

One tenant identification sign is permitted along the 81st Street frontage identifying the office park not to exceed 8' in total height nor 64 square feet of display surface area. Each building will be permitted one south facing wall sign not to exceed 1 square foot of display surface area per lineal foot of wall to which the sign is affixed.

3. No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the

TMAPC and approved as being in compliance with the approved PUD development standards. Cross parking arrangements shall be reflected on each site plan.

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

TAC Comments:

General: No Comments.

Water: A 12-inch water mainline exists along the south side of E. 81st St. South.

Fire: The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire apparatus roads shall be designed with a minimum of 28 feet inside radius and a minimum of 48 feet' outside radius.

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

Exceptions:

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

Stormwater: Stormwater notes from the Pre-Development Conference state the following: A Stormwater Pollution Prevention Plan (SP3) will be required for this site. There is a 100-Year Public Drainage System along the west boundary of this site, therefore, Fees-In-Lieu of providing On-site Detention will be allowed. Additional drainage is not allowed to flow to the existing Reserve Area. Fill materials and spoils cannot be placed in the floodplain. It is recommended that a location specific Flood Zone Determination be requested for all buildings constructed on this site. A Infrastructure Development Process (IDP) project, previously known as Privately Financed Public Improvement (PFPI), will be required to connect to the Public Drainage System, and to construct Public Drainage Systems on this site.

Wastewater: Access to sanitary sewer service must be provided to all lots within the proposed development.

Transportation: Sidewalk required along 81st St. Include sidewalks in Access and Circulation section on Page 4.

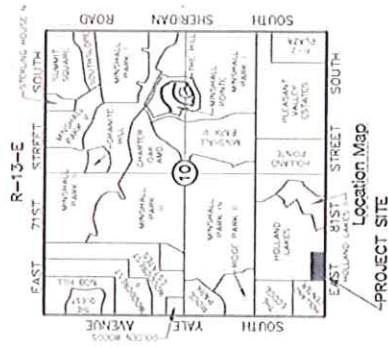
INCOG Transportation comments:

- MSHP: 81st St. S., between S. Sheridan Rd and S. Yale Ave., is designated secondary arterial.
- LRTP: 81st St. S., between S. Sheridan Rd and S. Yale Ave., planned 4 lanes.
- TMP: No comments.
- Transit: No existing or future plans for this location.

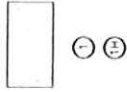
GIS: No comments.

Street Addressing: No comments.

03/04/09



Legend



LANDSCAPED AREA

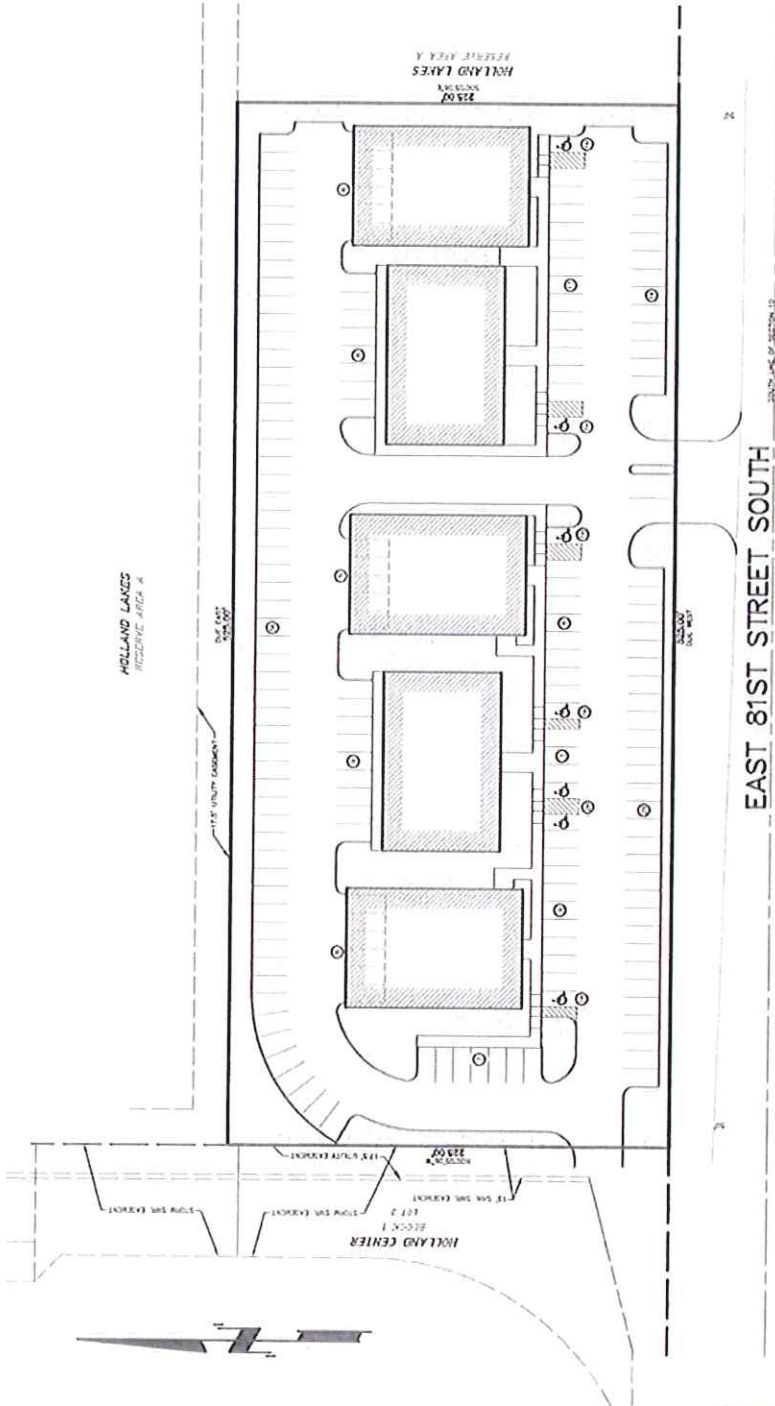
NUMBER OF STANDARD PARKING SPACES
NUMBER OF HANDICAP PARKING SPACES

Parking Statistics

TOTAL FLOOR AREA: 40,000 S.F.
REQUIRED PARKING RATIO: 1 PER 250 S.F.



EAST 81ST STREET SOUTH
(PUBLIC STREET)



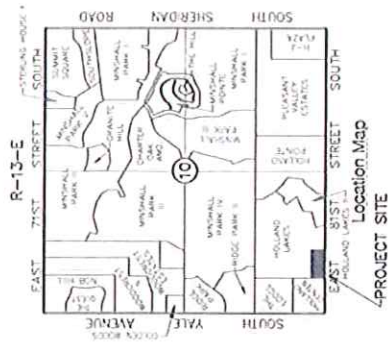
SACK AND ASSOCIATES, INC.
11000 15th Avenue, Suite 100, San Diego, CA 92128
Tel: 619.594.1100 Fax: 619.594.1101
www.sackandassociates.com
Sack and Associates, Inc. is an Equal Opportunity Employer.
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The Offices at
Holland Lake

Conceptual Site Plan

Plan # new unit development Number _

Exhibit A-1 9.10



Legend

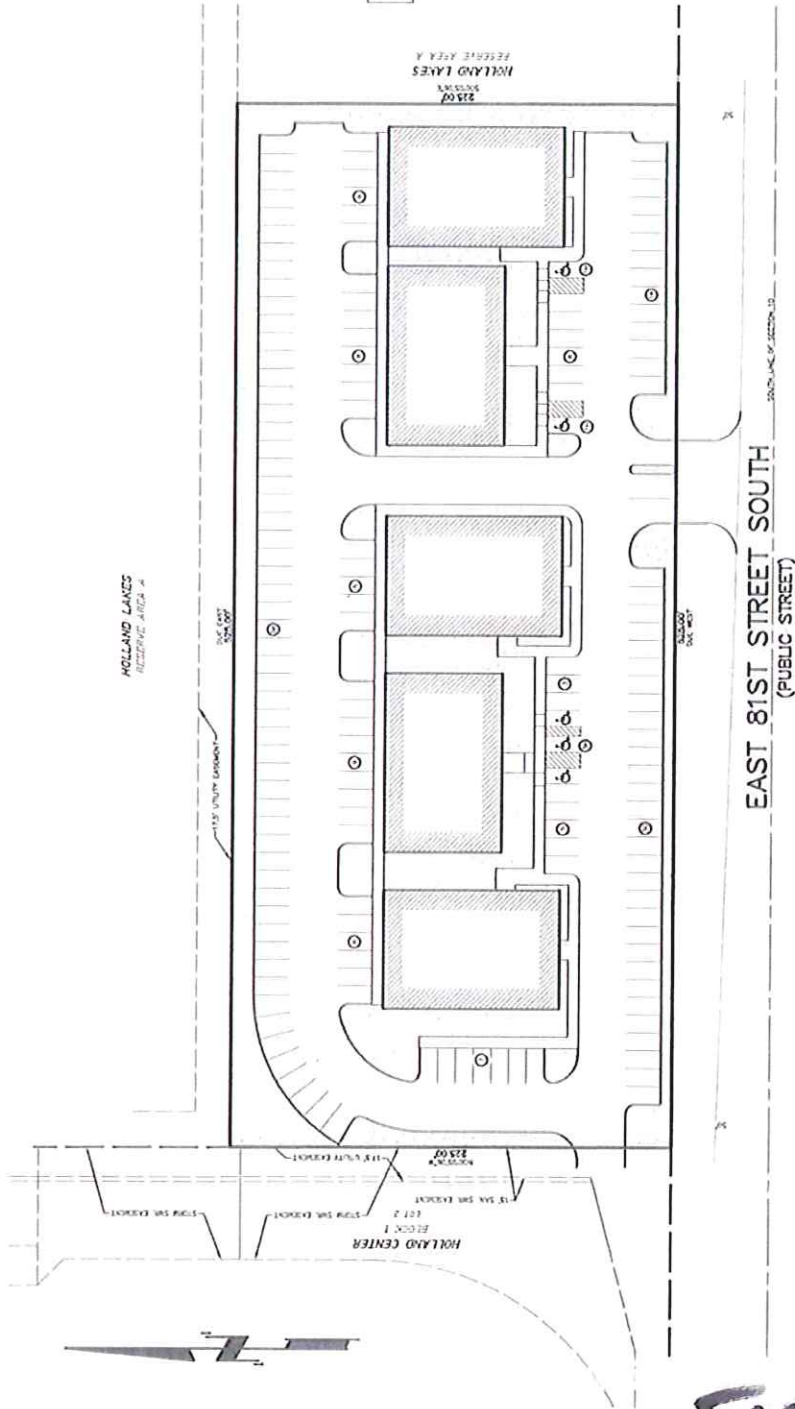
LANDSCAPED AREA

①
②

NUMBER OF STANDARD PARKING SPACES
NUMBER OF HANDICAP PARKING SPACES

Parking Statistics

TOTAL FLOOR AREA: 40,000 S.F.
REQUIRED PARKING RATIO: 1 PER 250 S.F.



The Offices at
Holland Lake

Conceptual Site Plan

Planned Unit Development Number

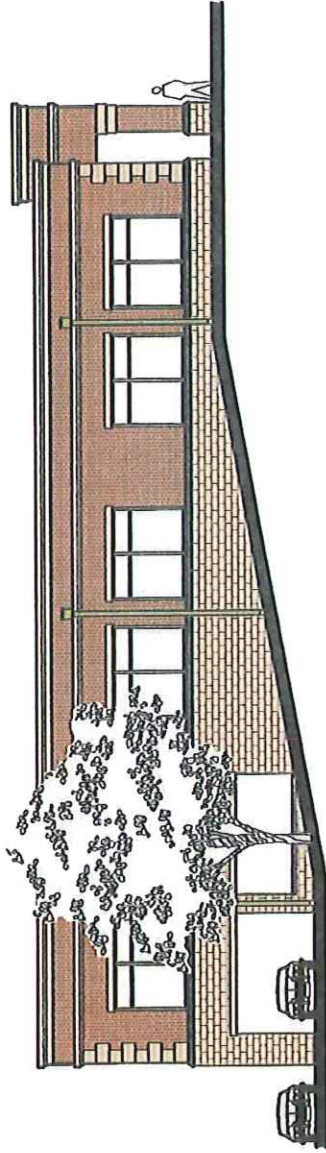
SACK AND ASSOCIATES, INC.
1111 South 1st Avenue, Suite 200, San Jose, CA 95128-1111
Phone: (408) 281-1111 Fax: (408) 281-1112
www.sackandassociates.com
Project: 1111 AND 1112
Drawing: 1111-01
Date: 9/11/08
Sheet: 1111-01

EXHIBIT A-2 9.11

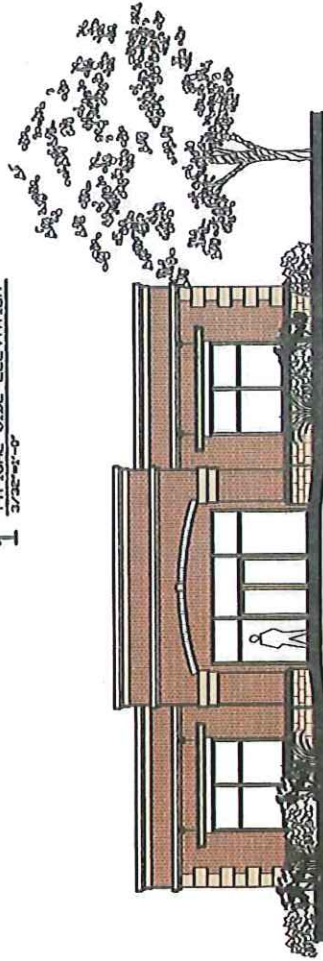


EX.
B

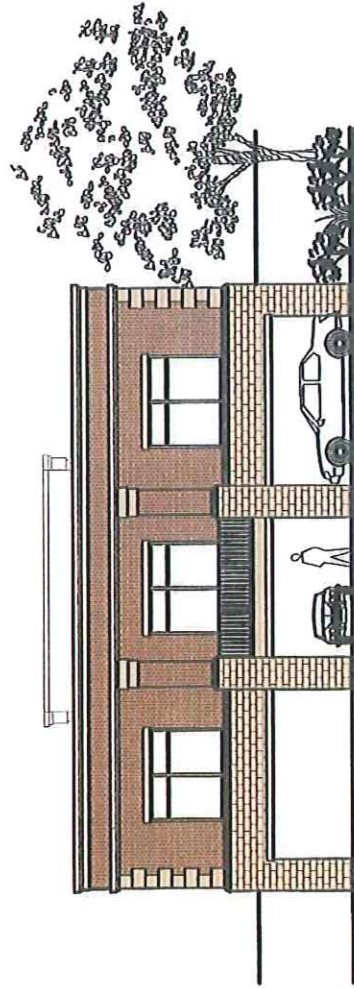
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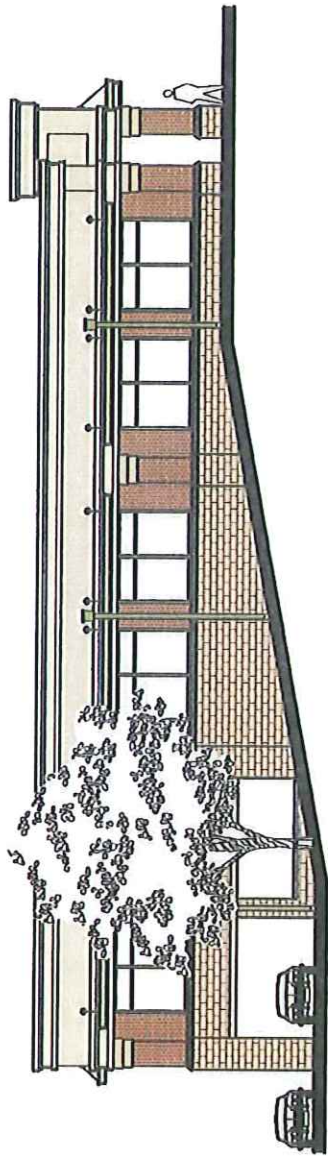
1 TYPICAL SIDE ELEVATION
3/25/21-09



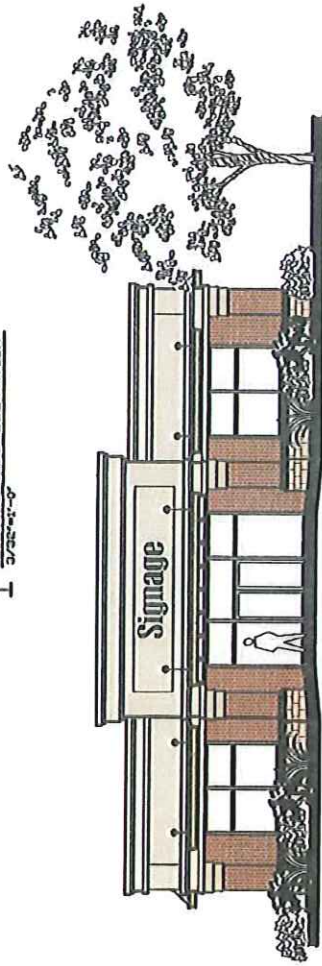
2 TYPICAL FRONT ELEVATION
3/25/21-09



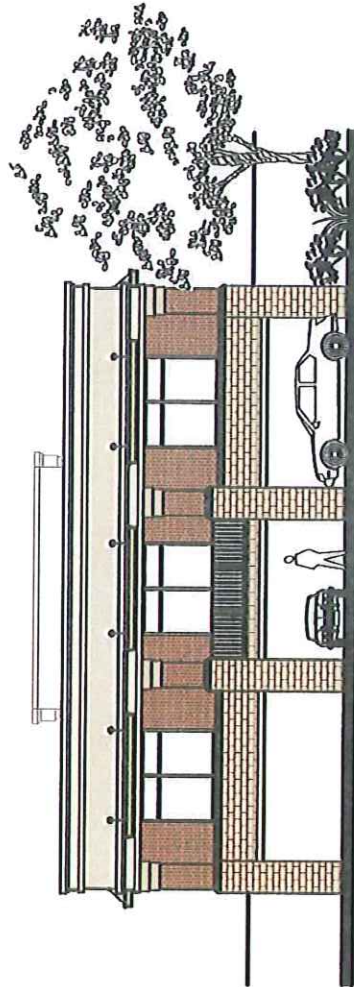
3 TYPICAL REAR ELEVATION
3/25/21-09



1 TYPICAL SIDE ELEVATION
3/20/2014



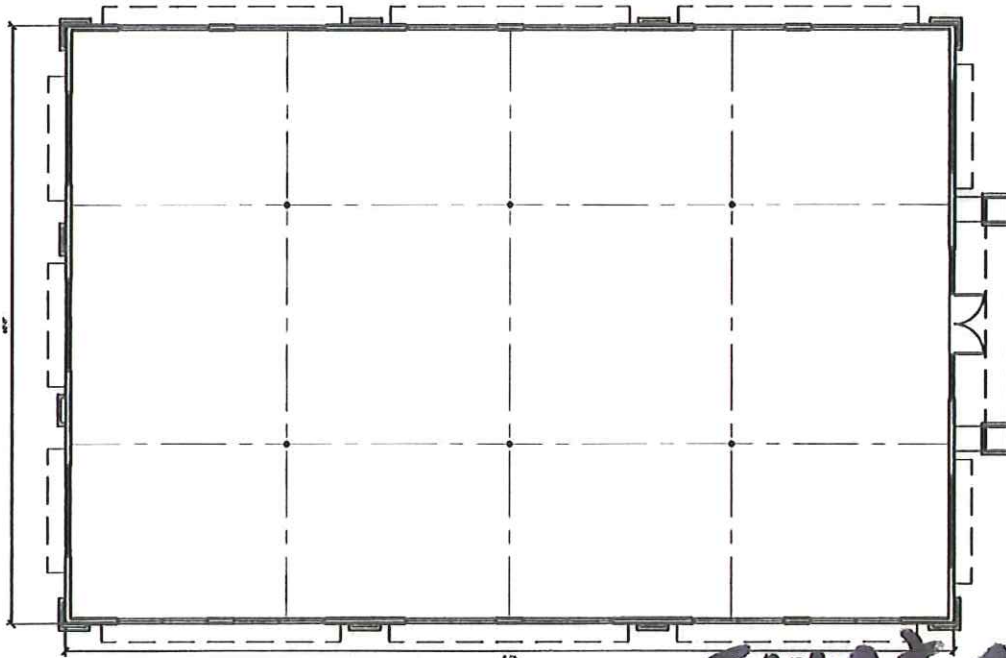
2 TYPICAL FRONT ELEVATION
3/20/2014



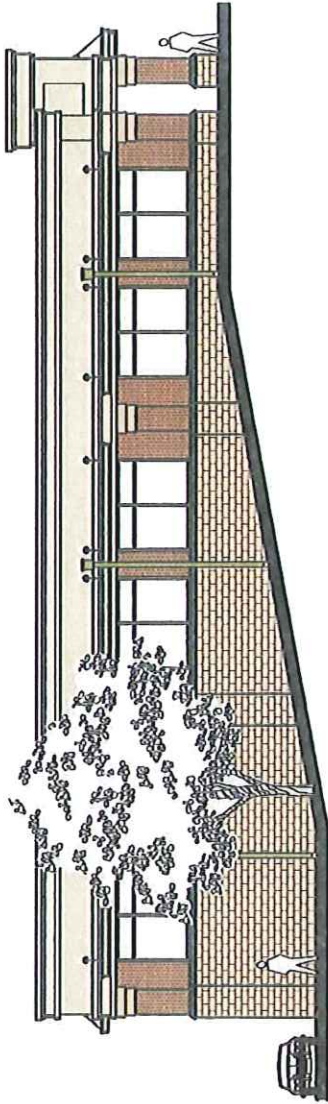
3 TYPICAL REAR ELEVATION
3/20/2014



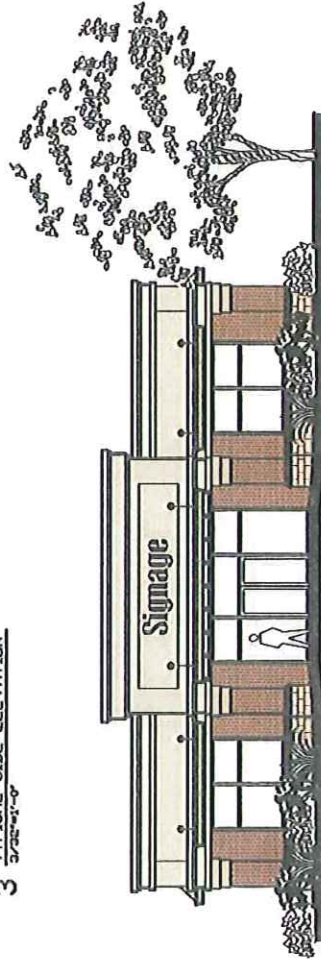
EXHIBIT C-1 9.14



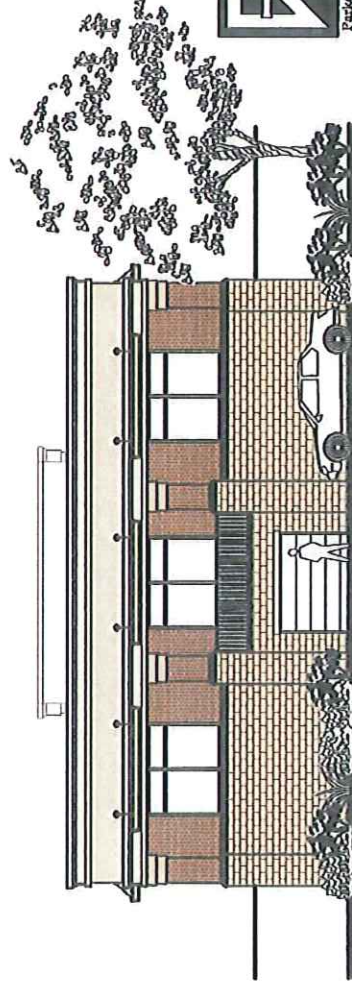
1 TYPICAL BLDG PLAN
3/22/2017



3 TYPICAL SIDE ELEVATION
3/22/2017



2 TYPICAL FRONT ELEVATION
3/22/2017



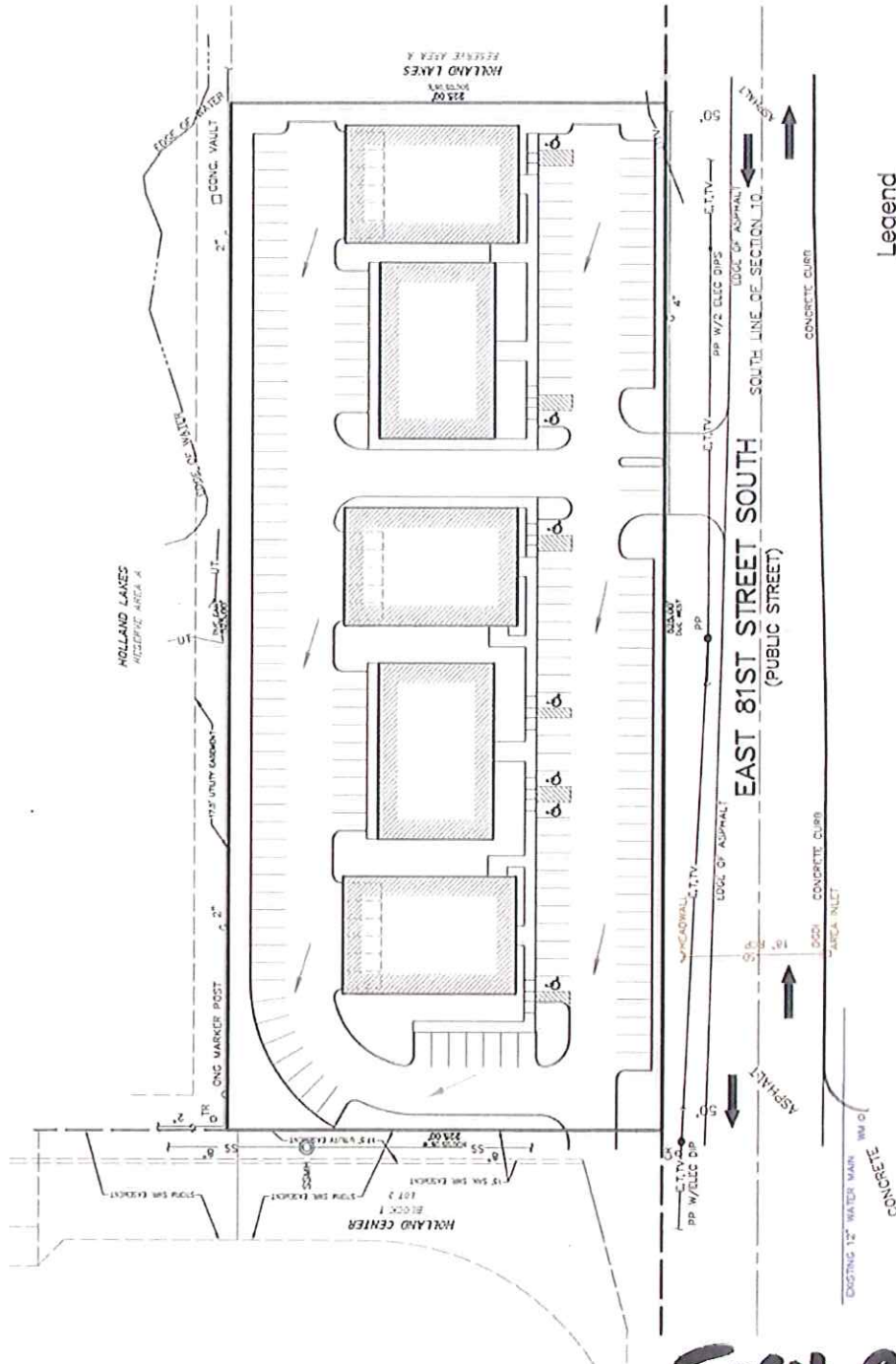
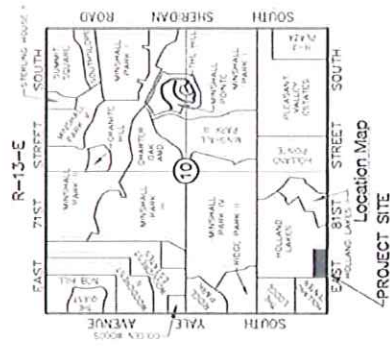
4 TYPICAL REAR ELEVATION
3/22/2017



Peizer Associates, Inc.
2200 E. Main St., Suite 200
Tulsa, OK 74106
(918) 582-2500

EXHIBIT C-2

9.15



Legend

- SS—EXISTING SANITARY SEWER LINE
- SD—EXISTING STORM WATER LINE
- W—EXISTING WATERLINE
- DIRECTION OF DRAINAGE FLOW

SACK AND ASSOCIATES, INC.
 1000 S. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111 Fax: (402) 441-1112
 Email: info@sackandassociates.com
 Website: www.sackandassociates.com

The Offices at
Holland Lake
 Utilities and Drainage

Planned Unit Development Number 1

EXHIBIT D

9.16



Two views of PUD-769 site from the south—across 81st Street





Two views of PUD-769 site from the west—looking NE and SE



9.18



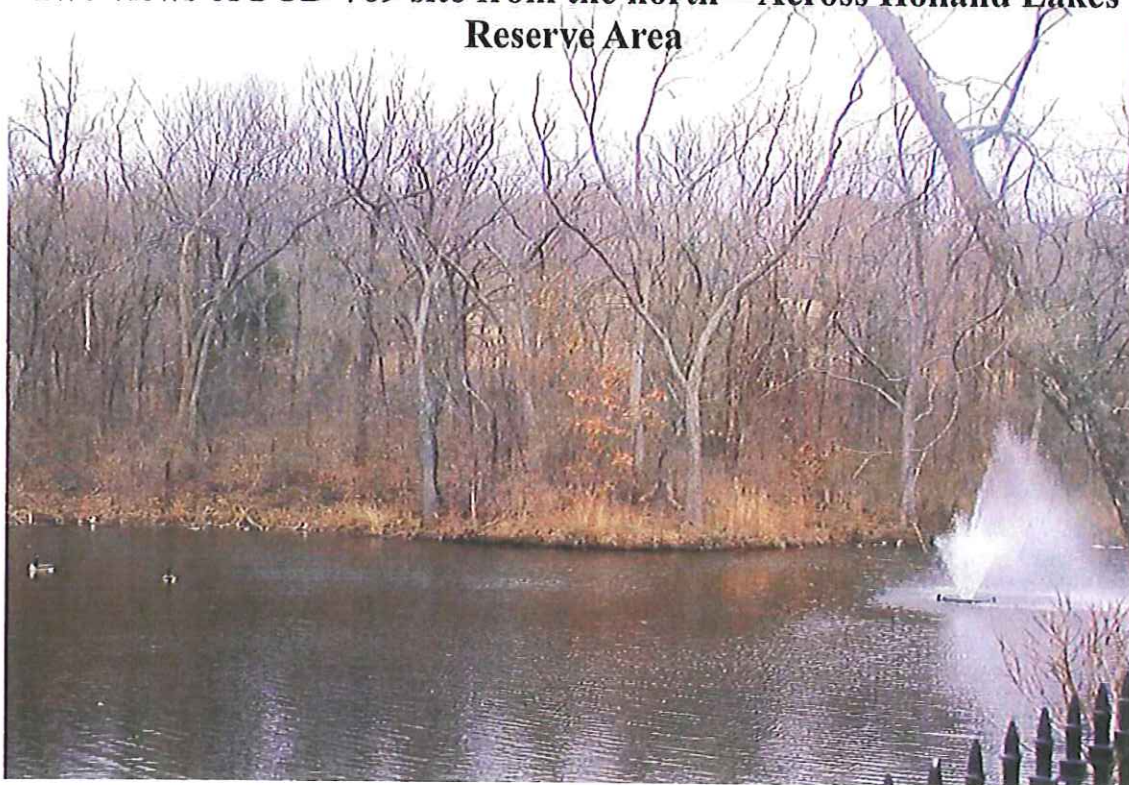
Two views of PUD-769 site from the southeast (81st) —looking NW



9.19



Two views of PUD-769 site from the north—Across Holland Lakes Reserve Area



**View of PUD-769 site from the north—Across Holland Lakes
Reserve Area looking southwest @ west boundary**



**View of PUD-769 site from the north looking south @ east
boundary**





View of PUD-769 site from the west looking east along 81st Street



View of PUD-769 site from the north looking southeast at closest houses in Holland Lakes

9.22



Varying topography of neighborhood

Sansone, Christopher

From: Brett Biery [brett@huntercompaniesinc.com]
Sent: Wednesday, March 11, 2009 5:16 PM
To: Sansone, Christopher; Ted Sack; perryrdunham@sbcglobal.net; Paul Tims; Brad McMains; Bryan Nunneley
Subject: East Bldg. Perspective view
Attachments: OHL Perspective.jpeg

Gentlemen,

Attached please find a perspective line drawing of the Eastern Building proposed for The Offices @ Holland Lakes.

Hope this aids in everyone ability to visualize the 3D reality of the office building along the East Property Line. Ted Sack is working on a sightline drawing of this building with an 8' screening fence on the East and North Property Line.

Please let me know your questions or comments.

Thanks,

Brett Biery



Hunter Construction (918) 299-5544
10051 South Yale Suite 200
Tulsa, Oklahoma 74137 Fax (918) 299-7109

NOTE: (A) Below = 744.07-
(B) Below = 745.5

EAST BLDG.

PARKING & DE

FF 757.03

(B)

FIN. GRADE

PROP. LINE

WOODED

RESERVE AREA

Lot 1 Prop. LINES

Lot 2

(A)

POOL

9.25

Sansone, Christopher

From: Brett Biery [brett@huntercompaniesinc.com]
Sent: Thursday, March 05, 2009 4:53 PM
To: Sansone, Christopher
Cc: Brad McMains; Bryan Nunneley
Subject: Offices @ Holland Lakes 3D Exhibit
Attachments: 100_0948.JPG; 100_0952.JPG; Combined cons1&2.pdf

Chris,

As we discussed this morning, we erected a pole at the Northeast corner of the East building shown on our site plan Exhibit A-1.

The pole is set to the finish floor elevation of approx. 757.3' msl. Finish Floor is indicated by Black Tape. 3' AFF is the bottom of a 5' window indicated by Red Tape.

2' above the window is Black Tape indicating the finished ceiling height which is 10' AFF (767.3' msl). 5' above ceiling height is Red Tape indicating top of roof.

4' above top of roof is the end of the pole which represents the height of the parapet wall above roof for screening the RTU's, vents and any other mechanical equipment.

It was difficult to photograph the pole from multiple vantage points due to the the number of trees which exist not only on the office property but in the reserve areas surrounding the property to the East & North. From our observation, one would have difficulty finding a sightline through these trees once the have fully foliated. Any "holes" could be filled with strategically planted trees.

Please pass this information along to the TMAPC Commissioners so that they are aware of this "3D" representation when they visit the site.

Also as we discussed, please ask the commissioners to review the screening fence recently installed at the Offices of Walnut Creek just West of Harvard on 81st Street.

Caution to those who go out and want to cross the spillway bridge. The West guardrail is gone and there are several weak and walk missing boards.

Attached is a photo showing the current water drainage course on the East property line that flows into the pond. As discussed, this will need to be re-graded to keep the water within the reserve drainage easement. The existing wall is built across the easement and directing the water further to the West. Since the wall is a precast concrete panel supported on spot footings at the columns, the water should be able to flow under the wall by excavating a new channel within the 10' drainage easement and flow North into the pond.

Please let me know if you have any question and I look forward to receiving a copy of the Holland Lakes HOA petition.

Thank you for your good work.

Brett Biery



Hunter Construction (918) 299-5544
10051 South Yale Suite 200
Tulsa, Oklahoma 74137 Fax (918) 299-7109

9.26

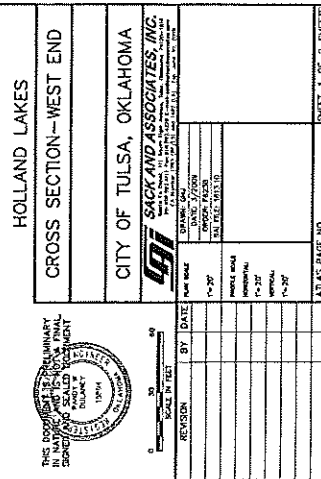
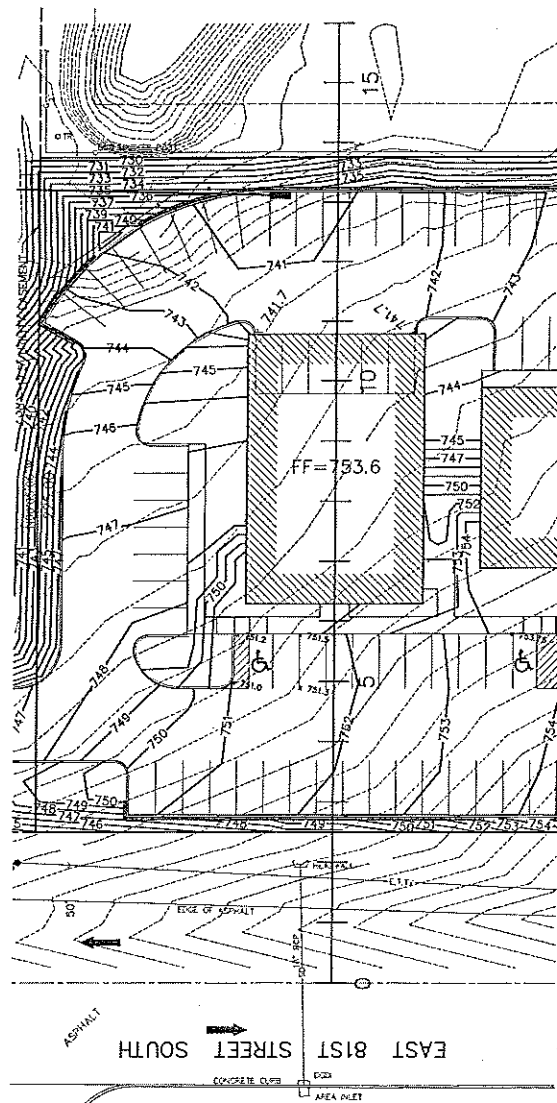
APPLICANT "3-D"
EXHIBIT AND EXPLANATION



9.27



9.28



We, the Home Owners of Holland Lakes Subdivision, adjoin a 3.31-acre *tract* (Tract) that is subject to a proposed PUD-769 that has been brought before the *Tulsa Metropolitan Area Planning Commission* (TMAPC) for approval by applicant *Hunter Construction Management, Inc.* (Hunter). On this third day of March 2009, we wish to petition the TMAPC to:

1. Maintain the existing *Office Low Density District* (OL) zoning requirements for that Tract that allows for the construction of a 1-story office building(s) with a maximum *floor area ratio* (FAR) of 0.25. We collectively agree that the five 2-story buildings that Hunter proposes, with a FAR of greater than 0.25 (0.28 proposed), will be highly intrusive, will severely impact the privacy and day-to-day lives of those who live on or near our Subdivision's West Lake, will be a substantial detriment to our enjoyment of our properties, will devalue our homes, and disrupts the natural beauty of our neighborhood.
2. Protect the privacy and security of our homes by requiring a barrier of an 8-foot tall masonry wall combined with sufficient trees and landscaping along the east and north boundaries of the subject Tract. We collectively agree that the screening proposed by Hunter is entirely insufficient, considering the substantial slope of the Tract, to block parking lot headlights, noise, etc. Such a masonry wall would assure compatibility with our addition's existing masonry wall that bounds our neighborhood along 81st Street and would allow us to maintain a high level of security within our gated community.
3. Protect our Subdivision's West Lake from silt and debris during construction, protect our greenbelt area, and provide security by building the masonry wall barrier before construction on the Tract begins. The Subdivision's West Lake is part of the City of Tulsa's storm water detention system, but is owned and primarily maintained by the *Holland Lakes Property Owners' Association* (HLPOA). Past development of the Minshall Park Addition, located immediately east and upslope of Holland Lakes

Addition, caused significant siltation problems within our drainage system that led to the dredging of our Lakes eight years ago at great expense to both HLPOA and the City. These expenses included the costs of the dredging and the City provided trucks to haul and dispose of the debris. HLPOA spent tens of thousands of dollars for that work and has since borne all the cost of maintaining the Lakes. It is our great concern that while developing this Tract that silt and debris may again be allowed to flow into our Lake and cause these problems to be repeated. While Hunter's proposed silt fencing may satisfy the regulatory requirements regarding stormwater pollution prevention we are aware that these structures are often ineffective in stopping the runoff and inflow of debris that could be swept into our West Lake.

The HLPOA collectively owns a strip of undeveloped land that bounds the east and north sides of the proposed development Tract. Currently, this strip is a wooded area with trees that have taken years to establish. It is our concern, and our expectation, that this property and vegetation be completely protected from any development activities. Several years ago when the Borders Book Store was constructed immediately west of our addition, we were assured that our greenbelt area separating our addition from Borders would remain intact. However, every tree was cut. After much effort our established trees were replaced, but with small new trees that at least for now offer little screening. We want to avoid repeating this unfortunate scenario by having the barrier wall, in addition to the silt fencing, in place before construction begins to protect our West Lake and greenbelt, and insure that the privacy and security of our neighborhood are maintained.

4. Reconsider the setback requirements along the east boundary of the proposed development Tract. Currently, Hunter is proposing a 10-foot separation between their east property line and the wall of their closest office building. Along the north and portions of the east property lines of the development Tract Hunter is proposing a building height of up to 40 feet. Consider the privacy of the Holland Lakes homeowners who adjoin


the proposed development on the east. A 40-foot office structure would tower over the backyards and homes of those residents.

5. Allow the residents of the Holland Lakes Addition to review the detailed site plan once it is presented, come to the hearing, and have input to assure that the perimeter requirements for screening, landscaping, and setbacks are compatible with the development of our neighborhood as required under Tulsa County Zoning Code Section 1150.

PUD-769
 OFFICIAL RECORD EXHIBIT "A-2"
 ENTERED IN THE 3-4-09
 MINUTES OF THE TULSA METROPOLITAN
 AREA PLANNING COMMISSION.

Name

Address

Dr. and Mrs. Seaford Pierce	8056 S. Fulton Ave.
Mr. & Mrs. John Fisher	8004 S. Darlington Ave.
Dorinda Nichols	5409 E 80TH Pl
Rita Shettl	5308 E. 80 th Place,
BEVERLY TUTTLE	8006 S. Darlington Ave
SAM YOST	8006 S. Darlington Ave
Laura Golay	7907 9907 S. Brader Ave
Kirrie Bailey	5120 E. 79TH St.
Anna Milligan	5114 E. 79 th St
Marshall Milligan	5114 E. 79 th St.
	7915 South Fulton Ave.
Comp. V. H. & Sam Huc	7929 S. Fulton Ave.
Marcia & Laurie Jurgens	8008 S. Fulton Ave.
Norma S. Bush	8040 S. FULTON

John Woodward	8059 So Fulton, 74136
Carolyn Woodward	8059 So Fulton, 74136
Fred Gibson	8008 S. Erie Ave, 74136
Robert Kent	5411 E. 80th St
Christa Knapp	8021 S. Fulton Ave
Ray M. Zeff	7901 S. Fulton Ave
Jimmy W.	5315 E. 79th
Manha Hamish	5137 E 79th
Sandy Schea	5119 E. 79th
Steve Aron	7910 S Braden
Stan E. Black	5309 E 79th Street
ANTOINETTE JABBOUK, M.D.	5304 E. 79 Street
Jill Fryer	7919 S. Braden Ave.
Karl Fry	7919 S. Braden Ave.
John McNeely	5123 E. 80th Street
Harold	5123 E. 80th St Tulsa 74136
John & Cindy Thompson	8016 S. Darlington Ave, 74136
Edna Kathy Fink	5307 EAST 80th PLACE
Arnie El-Rahel	5118 E. 80th St., TULSA 74136
Mamad El-Rahel	5118 E. 80th St, TULSA 74136
Alex El-Rahel	5118 E. 80th St, TULSA

Dennis	8024 S Darlington Ave.
Dennis	5318 E. 80 th PL.
Debbie	5318 E. 80 th PL
Debbie	5966 E 80 th ST.
Barbara Coughlin	5417 E. 80th St.
Patrick L. Coughlin	5417 E. 80th St.
Jana S. Richmond	8005 South Fulton Ave.
Reed Coughlin	8029 S. Fulton
Mark Oppen	8029 S. Fulton
William Kohn	8051 S Fulton
Greg Kohn	7908 S. FULTON AVE
Mike Fisher	7908 S. Fulton Ave.
Mike	7809 So. Fulton Ave.
Loni	7909 S Fulton Ave
Art Jarvis	5316 E 79 th ST
Carl Stark	7912 S. Darlington Ave
Bob Stark	7912 S Darlington Ave
Jana Heald	7920 S. Darlington Ave.
Mike Heald	7920 S. Darlington Ave.
Mike Heald	7917 S. Darlington Ave.
Mike Heald	7917 S. DARLINGTON AVE

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5105 E. 80th St Tulsa, OK 74136

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7904 S Braden Ave Tulsa OK 74136

7904 S Braden Ave Tulsa OK 74136

[Signature]

5125 E. 79th St. Tulsa OK 74136

[Signature]

5125 E. 79th St. Tulsa OK 74136

[Signature]

5131 E 79th St Tulsa OK 74136

Afsar Emy D.O.

5131 E. 79th St. Tulsa OK 74136

JULIA WARNOCK

5117 E 80th St Tulsa OK 74136

[Signature]

5117 E 80th St

[Signature]

5129 E. 80th St Tulsa OK 74136

[Signature]

5112 E. 80th St.

[Signature]

5112 E. 80th St.

[Signature]

5303 E. 79th St.

Judy + Richard Edmonson

7924 S. Braden 74136

[Signature]

5410 E 80th St 74136

[Signature]

5410 E. 80th St 74136

[Signature]

5120 E 79th 74136

[Signature]

8008 South Braden Ave 74136