TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2547
May 6, 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 Months of February and March 2009

1. Minutes of April 1, 2009, Meeting No. 2544
   Minutes of April 15, 2009, Meeting No. 2545
   Minutes of April 22, 2009, Meeting no. 2546

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-20291 – Smaligo Properties (6214)/Lot-Split
   Northwest corner of 176th Street North and North 113th Avenue
   (County)

3. LS-20294 – Smaligo Properties/Lot-Split
   Northwest corner of 176th Street North and North 113th Avenue
   (County)

4. LS-20295 – Smaligo Properties/Lot-Split
   Northwest corner of 176th Street North and North 113th Avenue
   (County)

5. LS-20296 – Smaligo Properties/Lot-Split
   Northwest corner of 176th Street North and North 113th Avenue
   (County)

6. LS-20297 – Kelly & Michael Daugherty (9329)/Lot-Split
   South of East 45th Street and West of South Gary Avenue, 4547 South
   Florence Avenue
   (PD 6) (CD 9)

7. LC-164 – Kelly & Michael Daugherty (9329)/Lot Combination
   South of East 45th Street and West of South Gary Avenue, 4547 South
   Florence Avenue
   (PD 6) (CD 9)

8. LS-20298 – Winston Tallent (9130)/Lot-Split
   South of West 46th Street and North of West Coyote Trail, 4824 South
   165th West Avenue
   (County)

9. LC-163 – Gary R. Gray (9302)/Lot Combination
   North of 8th Street and West of South 73rd Avenue, 7124 East 7th Street
   (PD 5) (CD 3)
10. **LC-165** – Jeff Johnson (9213)/Lot Combination
North of East 31st Street and West of South Detroit Avenue, 3039 South Cincinnati Avenue

11. **LC-166** – Kevin Vanover (9432)/Lot Combination
West of South 116th Avenue and North of East 60th Place, 11349 East 60th Place South

12. **LC-167** – Group M. Investment, Inc. (9307)/Lot Combination
South of East 11th Street East of South Xanthus Avenue, 2002 East 11th Street South

13. **LC-168** – Dennis Daniel (9213)/Lot Combination
West of South Peoria Avenue and South of East 26th Street, 1225 Hazel Boulevard

14. **LC-68** – William H. Haynes (9319)/Lot-Combination (Rescind)
3631 South Utica Avenue and 3623 South Utica

15. **Wal-Mart Supercenter #1597-03** – (8326)/Change of Access
Northwest corner of East 111th Street South and South Memorial Drive

16. **Home Depot at 91 Delaware Center** – (8317)/Change of Access
Northwest corner of East 91st Street South and South Delaware Avenue

17. **Harvard Square South** – (9328)/Final Plat
Southeast corner of East 41st Street and South Harvard Avenue

18. **Z-4948-SP-2a – William D. LaFortune**
Southeast of the southeast corner of West 81st Street and South Union Avenue along U.S. Highway 75 (Corridor Minor Amendment to add digital technology to a previously approved and existing outdoor advertising sign.)

19. **PUD-363-3 – Deborah Ann Hampton**
One-Quarter mile north of the northeast corner of Yale Avenue and 38th Street North (Minor Amendment to allow a 2,400 square foot detached accessory structure on a five-acre tract of land and a temporary waiver of the requirement of Section 1303-D, all weather surfaced parking.)

20. **PUD-522 – Douglas Huber**
South of the southwest corner of 81st Street and Mingo Road (Detail Site Plan for an 8,716 square foot medical office building.)

21. **Z-7008-SP-1 – Jeff Brocco/Tulsa Hills**
South of the southeast corner of West 71st Street and South Olympia Avenue (Corridor District Site Plan for an ATM facility to be located on Lot 12, Block 1, Development Area B of Tulsa Hills.)

22. **PUD-761 – Ron Cardwell, PE/CVS Pharmacy, Inc.**
Southeast corner South Harvard Avenue and 41st Street South (Detail Site Plan for a 13,062 square foot CVS Pharmacy.)
CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

23. **Fleming Addition 2nd** — (3204) Sidewalk Waiver Request
    South of East Pine Street and West of North 129th Avenue, 12716 East Pine
    (PD 16) (CD 6)

24. **Z-7131 – Lou Reynolds**
    West of southwest corner of North Cincinnati and East 36th Street North
    AG/RM-1 to CS (PD-25) (CD-1)

OTHER BUSINESS

25. 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.

Ringing/sound on all cell phones and pagers 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 unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.

TMAPC Mission Statement
AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

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

Wednesday, May 6, 2009 – 1:45 p.m.*
(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Status on Land Use Communication and Education Task Force update (Overview by Bill Leighty and PowerPoint Presentation by Rich Briere)

2. City Council Consensus 2009-3 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing the development of properties over or around land containing underground pipelines.

3. City Council Consensus 2009-6 – directing the TMAPC to hold public hearings, analyze and recommend to the City Council ordinance amendments to the Zoning Code of the City of Tulsa governing screening requirements for outhouses or temporary latrines in residentially zoned areas for more than six months.

Adjourn.

Visit our website at www.tmapc.org

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
## TMAPC RECEIPTS
### Month of February 2009

### Current Period

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**Total:** $23,473.58

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**Total:** $23,473.58

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**TOTAL:** $188,284.34
### TMAPC RECEIPTS

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**TOTAL**

$3,540.00  $3,540.00  $7,080.00  $48,821.10  $48,821.10  $97,642.20

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**TOTAL**

$2,227.50  $2,227.50  $4,455.00  $25,926.08  $25,926.07  $51,852.14

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**TOTAL**

$6,450.00  $1,450.00  $7,900.00  $51,325.00  $7,350.00  $58,675.00

**TOTAL**

$12,217.50  $7,217.50  $19,435.00  $126,072.18  $82,097.17  $208,169.34
April 3, 2009

Jon Eshelman, PE, PTOE  
Traffic Engineering Consultants, Inc.  
6931 S. 66th E. Ave., Suite 100  
Tulsa, OK 74133  
(918) 481-8484  
jeshelman@tecokc.com

RE: Application for Change of Access  
Walmart Store #1597 ~ 111th & Memorial  
Tulsa, Oklahoma  
SMC #4996.00

Mr. Eshelman,

Please find enclosed the signed and notarized Application for Change of Access for the subject project. Also enclosed is Exhibit “A” and a check for the INCOG filing fee.

Please acquire the City Engineer’s signature and submit the completed application to INCOG for processing as soon as possible. Notify me when the application is submitted.

Don’t hesitate to call if you have any questions.

Sincerely,

SMC Consulting Engineers, P.C.

T. Alec Bass, E.I.

CC: Scott Saifi, WM Realty Manager  
Barry Young, WM Design Manager  
File
NOTE:
DIMENSIONS ARE SHOWN ALONG THE SOUTH PROPERTY BOUNDARY OF THE WAL-MART SUPERCENTER #1597-03 ADDITION (PLAT NO. 5964), TULSA COUNTY, TULSA, OKLAHOMA.

LEGEND

A.C.C. ACCESS PERMITTED
L.N.A. LIMITS OF NO ACCESS

PROPERTY BOUNDARY

EXHIBIT "A"

PROPOSED CHANGE OF ACCESS
111th STREET & MEMORIAL DRIVE
TULSA, OKLAHOMA

SMC Consulting Engineers, P.C.
813 West Main - Oklahoma City, OK 73102
Ph: 405-232-7715 Fax: 405-232-7864
CERTIFICATE OF AUTHORIZATION NO. 04-448 EXP 6/30/2009
Mr. Norman stated that he was glad to hear that Mr. Buford has no objections to this plat moving forward and this store being constructed. Mr. Norman commented that when this gap was discovered by Mr. Hollis and relayed to him, the access and internal circulation was reanalyzed by Jon Eshelman, Traffic Engineering Consultants and submitted a written report to the Public Works Department/Traffic Engineering. The opinion is that the store will operate acceptably with acceptable levels of traffic service without the two access points that are in question. He believes that staff has required that the Traffic Engineer approve the amended detail site plan and he understands that approval has been given. These issues were appropriate and they were first considered by Wal-Mart in making the decision to proceed with the store. Wal-Mart is still acting judicially and prudently for the safe operation of the store, which is important to them. He believes that he has satisfied all of the technical concerns and requested that the waivers be granted and amend his letter to state that at such time a sidewalk easement is available Wal-Mart will construct the sidewalk in the proper location as required by Public Works.

TMAPC COMMENTS:
Mr. Harmon stated that he would like to see Wal-Mart continue with their expansion plans in Tulsa. He appreciates what Mr. Buford had to say and he has shown that he and his family are indeed good citizens. With Mr. Buford's assurance that the right-of-way would be available for the street and sidewalks, he is inclined to support this even though it seems a stretch. We are bending the rules to make it fit, but maybe this is the time to bend the rules.

Mr. Midget agreed with Mr. Harmon's comments. He indicated that me appreciates Mr. Buford clarifying his position in this issue and to find that he is not opposed to the project moving forward. Mr. Midget indicated that he could support this project.

TMAPC Action; 8 members present:
On MOTION of MIDGET, TMAPC voted 7-0-1 (Ard, Bernard, Cantees, Harmon, Hill, Jackson, Midget "aye"; no "nays"; Carnes "abstaining"; Bayles, Dick, Horner "absent") to APPROVE the waiver of the Subdivision Regulations pursuant Section 1.10 and including Section 4, Planning and Design Requirements, which may require or be interpreted to require dedication to the public of the 17 feet wide gap; and to APPROVE final plat for Wal-Mart SuperCenter #1597-03, subject to the following conditions: a) The two additional access points along 111th Street shall be provided when the off-site strip to the south is made available provided that the center access is adjusted slightly to the west to align with the center of the existing Lowe's driveway as recommended in the August 25, 2005 engineering report from TEC in order to improve both safety and efficiency; b) the language provided October 13, 2005 adding governmental access to the mutual access easement with language approved by City Legal, and amend Mr. Norman's letter to state that Wal-Mart will build the sidewalks when the right-of-way is made available.
Fernandez, Diane

From: Jon Eshelman [jeshelman@tecokc.com]
Sent: Monday, April 20, 2009 1:27 PM
To: Fernandez, Diane
Cc: Alec Bass
Subject: FW: State ROW on 111th St. S, West of US-64 (Memorial) w.r.t. proposed Wal-Mart driveway

Diane,

Please see the response below from Kristine Spence, the ODOT Division 8 Traffic Engineer. I had visited with her by phone and then faxed her a copy of the 2004 ODOT letter you gave me and a copy of the pending access change application and exhibit. She agrees that the wording in the 2004 ODOT letter was confusing because it seemed to imply that ODOT had jurisdiction to review access on both Memorial and 111th Street when actually they only have jurisdiction along Memorial, which is the highway.

She checked the ODOT right-of-way limits along the west side of Memorial in the vicinity of 111th Street and indicates in her response that the proposed driveways are well to the west and certainly outside of ODOT’s jurisdiction.

I told Kristine that I thought an email from her would be sufficient. If you require a more formal response I will ask her for a letter. We were both hoping to handle this as quickly and easily as possible. Please let me know if this is not sufficient. Thanks again for your assistance.

Jon

Jon Eshelman, PE, PTOE
Traffic Engineering Consultants, Inc.
6931 S. 66th E. Ave., Suite 100
Tulsa, OK 74133

(918) 481-8484 office
(918) 481-3163 fax
jeshelman@tecokc.com

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From: kspence@ODOT.ORG [mailto:kspence@ODOT.ORG]
Sent: Monday, April 20, 2009 12:08 PM
To: Jon Eshelman
Cc: markbrown@ci.tulsa.ok.us
Subject: State ROW on 111th St. S, West of US-64 (Memorial) w.r.t. proposed Wal-Mart driveway

4/20/2009
Jon,

I have looked up the state right-of-way for the subject driveways. ODOT's right-of-way extends 180 feet west from the center line of US-64 (Memorial Dr.) and there is additional 100 feet of ODOT right-of-way (looks like for drainage) from 280 feet west of the centerline to 380 feet west of the centerline from US-64 (Memorial Dr.)

The reference projects are:  
RS-7225(125), J/P 00013(06), Sheet 3  
and  
(current widening project) STPY-172A(315), J/P 23163(04), Sheet 9.

Since the proposed driveways are about 800 and more feet west of the centerline of US-64 (Memorial Dr.) this is not within ODOT's right-of-way and therefore not within ODOT's jurisdiction for driveway review/approval.

Please let me know if you have any further questions or comments.

Kristine Spence, P.E.  
Oklahoma Department of Transportation  
Division VIII Traffic Engineer  
PO Box 660  
Tulsa, OK  74101

email: kspence@odot.org  
(918) 838-9933

"Cowardice asks the question, is it expedient? And vanity asks the question, is it popular? But conscience asks the question, is it right?" - Martin Luther King Jr.
Lot 1, Block 1, Home Depot at 91 Delaware Center – (8317) (PD 18B) (CD 2)
Northwest corner of East 91st Street South and South Delaware Avenue

This application is made to allow a change of access to shift access along South Delaware Avenue. The property is zoned IL (industrial light).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends APPROVAL of the change of access as submitted.
Harvard Square South - (9328) (PD 6) (CD 5)
Southeast corner of east 41st Street and South Harvard Avenue

This plat consists of 4 Lots in 1 Block on 6.8 acres.

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

Z-4849-SP-2a: Corridor Plan Minor Amendment – Southeast of the Southeast corner of West 81st Street and South Union Ave. along U.S. Hwy. 75 ROW; TRS 8215; CZM 51; Atlas 1584; PD 8; CD 2; CO.

The applicant is requesting a minor amendment to add digital technology to a previously approved and existing outdoor advertising (OA) sign just south of the south bound on-ramp to U.S. Hwy. 75 from W. 81st Street (see case map aerial photograph). The existing use, outdoor advertising within Use Unit 21, is a permitted use within this Corridor District.

§1221, G-14 of the Zoning Code states that the addition of digital technology to an exiting and previously approved OA sign "shall be considered a change in use", thereby triggering the Corridor District minor amendment requirement.

On April 28, 2009 the Board of Adjustment (BOA) in case #20902 re-verified the 1,200 spacing requirement for the proposed addition of digital technology as required by §1221, G-9 of the Code.

Since the OA sign is a previously approved use and the existing sign appears to have met all applicable permitting and construction requirements, combined with the operator of the sign being required to abide by sections 802, B-3 and 1221, F and G of the Code, staff recommends APPROVAL of the minor amendment Z-4849-SP-2a allowing the addition of digital technology to the existing OA sign on the property described by:

A part of the SW/4 of the NW/4 of Section 14, T18N, R12E, Tulsa County, State of Oklahoma, being described by metes and bounds as follows, to-wit: BEGINNING at a point 50.00 feet East of the southwest corner of the SW/4 of the NW/4 of said Section 14, said point being on the East right-of-way line of South Union Avenue; thence due North, parallel to and 50.00 feet perpendicularly distant East of the West line of Section 14, and on the East line of South Union Avenue, a distance of 770.92 feet; thence S. 89°53'29" E., parallel to the North line of the SW/4 of the NW/4 of Section 14, a distance of 570.00 feet; thence due North, parallel to the West line of Section 14, a distance 555.00 feet to a point, said point being on the North line of the SW/4 of the NW/4 of Section 14, and 620.00 feet East of the Northwest corner of the SW/4 of the NW/4 of Section 14; thence S. 89°53'29" E., along the North line of the SW/4 of the NW/4 of Section 14, a distance of 404.70 feet to a point, said point being on the West right-of-way line of U.S. Highway No. 75 (Okmulgee Expressway); thence S. 07°02'19" W., a distance of 0.00 feet; thence along a curve to the right, having a central angle of 20°14'32" and a radius of 34,227.50 feet, a distance of 1339.45 feet to a point on the South line of the NW/4 of Section 14; thence N. 89°52'23" W., along the South line of the NW/4 of Section 14, a distance of 784.60 feet to the POINT OF BEGINNING.

Note: Approval of a minor amendment does not constitute detail site, sign, or landscape plan approval
DETAIL SIGN PLAN
ELEVATIONS

14'x48' CENTERMOUNT
25' "V" SIGN STRUCTURE

48.0'

36" DIA PIPE

42" DIA PIPE
10.0' ABOVE FOOTING

CONCRETE FOOTING
21.0' DEEP (N.T.S.)

LEGAL DESCRIPTION OF THE REAL PROPERTY

A part of the SW/4 of the NW/4 of Section 14, T18N, R12E, Tulsa County, State of Oklahoma, being described by metes and bounds as follows, to wit:

BEGINNING at a point 50.00 feet East of the southwest corner of the SW/4 of the NW/4 of said Section 14, said point being on the East right-of-way line of South Union Avenue; thence due North, parallel to and 50.00 feet perpendicularly distant from the West line of Section 14, and on the East line of South Union Avenue, a distance of 570.92 feet; thence S. 89°53'29" E., parallel to the North line of the SW/4 of the NW/4 of Section 14, a distance of 570.00 feet; thence due North, parallel to the West line of Section 14, a distance 555.00 feet to a point, said point being on the North line of the SW/4 of the NW/4 of Section 14, and 620.00 feet East of the Northwest corner of the SW/4 of the NW/4 of Section 14; thence S. 89°53'29" E., along the North line of the SW/4 of the NW/4 of Section 14, a distance of 404.70 feet to a point, said point being on the West right-of-way line of U.S. Highway No. 75 (Oklahoma Expressway); thence S. 07°02'19" W., a distance of 0.00 feet; thence along a curve to the right, having a central angle of 21°43'22", and a radius of 34,227.50 feet, a distance of 1339.45 feet to a point on the South line of the SW/4 of Section 14; thence N. 89°52'23" W., along the South line of the NW/4 of Section 14, a distance of 764.60 feet to the POINT OF BEGINNING.
Z-4948-SP-2a existing OA sign - view from the north from W. 81st Street on ramp.
Z-4948-SP-2a existing OA sign view from the south - long view
STAFF RECOMMENDATION

PUD-363-3: Minor Amendment – ¼ mile north of the northeast corner of Yale Ave. and 36th Street North; 5110 E. 39th Street North; TRS 0315; CZM 23; Atlas 525;PD 16; CD 3; RMH/RS-3/PUD.

The applicant is requesting a minor amendment to allow a 2,400 square foot detached accessory structure on a five acre tract of land and a temporary waiver of the requirement of section 1303-D, requiring that the maneuvering area leading to required off-street parking spaces be surfaced with a dust-free-all weather surface. The applicant is moving an existing house and detached structure from their current location into the Tulsa Metro Region.

PUD-363 is a 25 acre tract of land located ¼ mile north of the northeast corner of Yale Avenue and 36th Street North (see attached case aerial photograph). Zoned RMH and RS-3, the PUD was approved in 1984 for 114 manufactured homes. Subsequently the subdivision never came to fruition and remains undeveloped today with the exception of the 5 acre subject tract, a 2.5 acre tract immediately east and another 2.5 acre tract on the southeast corner of Park Road and 39th Street North. All three properties front the City owned and unimproved 39th Street North the surroundings of which are very rural in nature, while being within the city limits of Tulsa (please refer to case aerial photo and supporting documentation).

The applicant is requesting an increase in permitted floor area for a detached accessory structure, to allow a 2,400 square foot garage and shop. The approval of PUD-363 did not specifically address the allowable size of detached accessory structures. Therefore the applicable limits for accessory structures would default to the underlying zoning of the property. Since the underlying zoning of subject tract is RMH, according to section 403, B-1c of the Code, the maximum size for a detached accessory structure on this property would be 100 square feet. It is staff’s interpretation that this limitation is intended to limit the size of detached accessory structures in mobile home parks, and not on five-acre (5) rurally located tracts. Staff can therefore support this request given the over-all size of the applicant’s property.

The applicant is also requesting that the requirement of 1303-D of the Code be temporarily waived until such a time that the PUD develops. The applicant’s two (2) required off-street parking spaces will be a dust-free all weather surface enclosed within the garage/shop. The applicant is seeking to temporarily waive the requirement that the maneuver area/driveway leading to the shop be paved. Referring to the attached photographs of the driveways in the immediate vicinity of the subject tract, gravel drives are the norm and not the exception in this neighborhood. Since automobiles on the property will ultimately be parked on a concrete surface in combination with the rural nature of the neighborhood making houses far from one-another compared to an urban setting, staff can support this request.

Staff recommends APPROVAL of minor amendment PUD-363-3 allowing a 2,400 sf detached accessory structure and temporarily waiving the requirement of section 1303-D of the Code only until such time as the PUD develops.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
Michelle Cantrell, Chair  
Tulsa Metropolitan Area Planning Commission  
201 W. 5th Street, Suite 600  
Tulsa, OK 74103

Thursday, April 23, 2009

Dear Ms. Cantrell,

I am writing to voice my strong support for Debbie Hampton’s minor amendments request to PUD-363, scheduled to be heard by the Tulsa Metropolitan Area Planning Commission (TMAPC) board on Wednesday, May 6th. As I am unable to attend the hearing, I wanted to write to you directly prior to your hearing and ask that you grant her request for the minor amendment and temporary waiver.

PUD-363, which overlays Ms. Hampton’s property tract and extends into neighboring properties, was approved over 15 years ago and was designed for small-tract mobile homes. The underlying RMH zoning prohibits the size of detached accessory facility Ms. Hampton is seeking. However, in over 15 years PUD-363 was never developed, and in the case of Ms. Hampton, it actually hinders development that is congruous with surrounding properties and which represents a long-term investment in the 5-acre tract she has purchased.

Significantly, the amendments Ms. Hampton is seeking mirror current conditions in the surrounding area. Despite being within city limits, the area around Ms. Hampton’s property tract is rural in nature: unpaved driveways are the norm, not the rule; 39th St. North, a City-owned street, is in itself a dirt road; and surrounding properties also have large, detached facilities similar to the structure Ms. Hampton is proposing. In addition, Ms. Hampton’s request for a temporary waiver to leave her driveway unpaved responsibly ensures that this is a temporary solution, rather than a permanent variance, and demonstrates respect for the code by ensuring the requirement is met should the PUD ever develop as intended.

I strongly believe that Ms. Hampton’s proposed use of the land represents a significant investment in the neighborhood and will successfully utilize land that would otherwise be left vacant. I ask that you seriously consider her proposal as they stand in relationship to the surrounding properties, and permit her to develop the land as she is currently proposing.

Thank you very much for your consideration. If I can be of any further assistance, please don’t hesitate to contact me.

Best regards,

David Patrick  
Tulsa City Council

cc: TMAPC Board Members
PWD-363 from the south-east corner of property looking N.W.
PID-363 From east boundary looking west.
Main Access Point along CR 62 Boundary
DRIVEway of Adjacent property owner to the north.
Existing Conditions

11.5 s
WALL CROSS-SECTION

Rock wool insulation

26 ga. corrugated sheet metal

Gutter

2B ga. corrugated sheet metal

2X4 C-channel

2" angle iron

#4 rebar 2' centers

44 rebar 2' centers

FLOOR REINFORCED W/WIRE MESH

CONCRETE: slope 1/4" per 10 ft. toward doors

30X20 MACHINERY SHOP FLOOR 6" thick concrete

30X60 REMAINDER OF BLDG. 4" thick concrete

On piers first, then pour slab. Set rebar in concrete and weld uprights to rebar.
May 6, 2009

STAFF RECOMMENDATION

PUD-522: Detail Site Plan – South of the southwest corner of 81st Street and Mingo Road; Lot 2, Block 1 – Tract B – Meadowbrook Center; TRS 8313; CZM 53; Atlas 1414; PD 18; CD 8; CS/RM-0/PUD.

The applicant is requesting approval of a detail site plan for a 8,716 square foot (sf) medical office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use within PUD-522.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from South Mingo Road and parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. All sight lighting is limited to 12-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required. A sidewalk will be provided along Mingo Road as required by PUD Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for the medical office building located on Lot 2, Block 1 – Tract B – Meadowbrook Center.

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

SOIL PREPARATION

- Each tree shall receive the same nutrients and watering as the surrounding area.
- Mulch shall be placed around the base of each tree to help retain moisture and prevent weeds.

MULCH

- Mulch shall be applied around the base of each tree to help retain moisture and prevent weeds.

PLANTING NOTES

- Respect the planting schedule and follow the planting instructions carefully.
- Ensure that the planting depth is correct to support the tree's survival.
- Water the plants regularly to ensure proper growth.

Landscape Requirements

- Street trees shall be planted in accordance with the planting schedule as shown on the plan.
- Special trees shall be planted at the locations shown on the plan.

Plant Material Schedule

- Quantities of each plant material shall be as shown on the plan.
- Each plant material shall be of the correct species and in the correct quantity as shown.

Plant Materials Used:

- Deciduous Trees
  - Species: Acer platanoides
  - Size: 2" gal., 10-12 ft.
  - Quantities: 3

- Evergreen Trees
  - Species: Chamaecyparis obtusa
  - Size: 2" gal., 12-15 ft.
  - Quantities: 2

- Woody Landscape
  - Species: Fagus sylvatica
  - Size: 2" gal., 10-12 ft.
  - Quantities: 1
May 6, 2009

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – South of the southeast corner of W. 71st Street and S. Olympia Ave.; Lot 12, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for an ATM facility to be located on Lot 12, Block 1, Development Area B of Tulsa Hills (see Exhibit A). The proposed use, Financial Institution within Use Unit 11 – Offices, Studios and Support Services including Drive-thru Banking Facilities is a permissible use within Development Area B of Tulsa Hills.

The submitted site plan meets all applicable building height, setback, and open space requirements. There is no building floor area so there are no parking requirement. Site lighting meets applicable height requirements and is directed down and away from adjoining lots. The Landscape plan for the development was approved in May 2007.

Since all Corridor Plan requirements are being met, staff recommends APPROVAL of the detail site plan for the drive-thru banking facility for Lot 12, Block 2 – Tulsa Hills.

(Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)
May 6, 2009

STAFF RECOMMENDATION

**PUD-761:** Detail Site Plan – Southeast corner S. Harvard Ave. and 41st Street South; Lot 1, Block 1 – Harvard Square South; TRS 9328; CZM 48; Atlas 311; PD 6; CD 9; RM-2/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for a 13,062 square foot (sf) CVS Pharmacy. The proposed use, Use Unit 13 – Convenience Goods and Services is a permitted use within PUD-761.

The submitted site plan meets all applicable building floor area, exterior design, open space, building height and setback limitations. Access to the site is provided from one point along Harvard Avenue and one point from 41st Street. Parking has been provided per the applicable Use Unit of the Zoning Code. A 6' masonry type screening wall will be constructed simultaneously along the south PUD boundary line. An 8' masonry type wall will also be constructed commencing 50' from the eastern most point of the south PUD boundary line and continue north for the entirety of the east boundary line of the PUD as required by adopted PUD development standards. Landscaping is provided per adopted PUD development standards. All sight lighting is limited to 25-feet in height and will be directed down and away from adjoining properties. A trash enclosure is provided as required by the PUD. Sidewalks will be provided along Harvard Avenue and 41st Street as required by PUD Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 1, Block 1 – Harvard Square South.

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

From: Diane Fernandez, INCOG Senior Planner

RE: Precise Machining and Manufacturing request for Sidewalk Waiver for the Fleming 2nd Addition Subdivision Plat

Date: April 20, 2009

Precise Machining and Manufacturing is requesting a sidewalk waiver for their Fleming 2nd Addition Minor Subdivision plat that was approved by TMAPC on January 17, 2009 and was filed of record on February 13, 2009.

The request is to waive the sidewalk requirement and to waive the fee-in-lieu of option for the Fleming 2nd Addition.

Planning staff and Development Services staff have reviewed the request and recommend DENIAL of the sidewalk waiver. Staff has not identified a reason to waive the fee for the sidewalk for this project, nor to waive a sidewalk requirement for the site.
April 13, 2009

Diane Fernandez
INCOG
201 West 5th St
Suite 600
Tulsa, Oklahoma 74103

RE: Plat Waiver Request

A Minor Subdivision Plat
Fleming 2nd Addition
A part of the NE/4 of the NW/4 of the NE/4 of Section 32, Township 20, Range 14 East
An Addition in the City of Tulsa, Tulsa County, Oklahoma

Precise Machining & Manufacturing is respectfully requesting the Tulsa Metropolitan Area Planning Commission waive the requirement for construction of sidewalk on the above referenced plat based on the danger that a sidewalk constructed in this area would create for potential pedestrians. This industrial lot is located on the south side of Pine Street approximately 3 blocks west of 129th East Avenue. The posted speed limit east of 129th is 50 mph and west of 129th it is 45 mph, but traffic generally flows at much faster rates. This is a high traffic, industrial thoroughfare that feeds other businesses along Pine street like American Airlines and Nordam. This section of Pine street has just been resurfaced. It is a two lane road with no shoulders and irrigation ditches right next to the roadway. On two separate occasions in the past twelve months, vehicles have veered off the roadway and through the ditches crossing the area in which the city would require construction of the new sidewalk. During one of these incidents, approximately 30 yards of fence line was torn up and a gas main was destroyed.

While our company appreciates the city’s desire to make areas more accessible to pedestrians, we believe that sidewalk construction in this area would endanger the very pedestrians that the city wishes to benefit. We are aware of the fee in lieu of ordinance to deal with matters like these, but do not believe that it is proper for the city to require a fee where construction would be inappropriate.

If this request is denied, then Precise will proceed with sidewalk construction. If an injury does occur along such sidewalk, then this waiver request will fully document the city’s foreknowledge of the risk and whatever legal liability that such knowledge might bring.

Sincerely,

Jeff Greer
Vice President, General Manager

12716 East Pine Street Tulsa, Oklahoma 74116 • 918/438-3121 • 918/438-1188 Fax
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7131

TRS 0223
CZM 28

Atlas 0
PD-25 CD-1

TMAPC Hearing Date: May 6, 2009

Applicant: Lou Reynolds

Tract Size: 10.4 acres

ADDRESS/GENERAL LOCATION: West of southwest corner of North Cincinnati and East 36th Street North

EXISTING ZONING: AG/RM-1
EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

PROPOSED ZONING: CS
PROPOSED USE: Commercial mixed use

RELEVANT ZONING HISTORY:

Z-7085 September 2008: All concurred in approval of a request for rezoning a 2.92± acre tract of land from AG/OL to CS for commercial use and day care, on property located north of northeast corner north Cincinnati Avenue and East 31st Street North.

Z-7054 June 2007: All concurred in approval of a request for rezoning a 15.86± acre tract of land from AG/OL to RM-1 for multifamily on property located north of the northeast corner of North Cincinnati Avenue and East 31st Street North and a part of the subject property.

BOA-18540 November 9, 1999: The Board of Adjustment approved a Special Exception to allow for one-bedroom cuplexes as part of "Crestview II" development in an RS-3 and CS district per plan submitted on property located southeast of the southeast corner of East 35th Street North and North Cincinnati Avenue.

Z-6561 December 1996: All concurred in denial of a request for rezoning a 2.65± acre tract of land from RS-3 to CG and approval of CS for commercial use, on property located west of northwest corner of West 36th Street North and North Cincinnati Avenue and north of subject property.

BOA-17507 October 8, 1996: The Board of Adjustment approved a Special Exception to allow a nursing home/Alzheimer clinic (Use Unit 2), per plan submitted; subject to a limitation of 26 beds, on property located west of the northwest corner of West 36th Street North and North Cincinnati Avenue.

Z-6553 September 1996: All concurred in approval of a request for rezoning a 12± acre tract of land from RS-3 to RM-1on property located south of the southeast corner of East 36th Street North and North Cincinnati and abutting north of subject property.
BOA-15443 June 1990: The Board of Adjustment approved a Special Exception and an amendment to an existing site plan to permit an addition to a state community health center in a CG/RS-3 district, on property located at 3606 North Cincinnati Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located west of the southwest corner of North Cincinnati and East 36th Street North. The property is vacant and is zoned AG/RM-1. None of the site lies within a floodplain.

STREETS:

<table>
<thead>
<tr>
<th>Exhibit Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 36th Street North</td>
<td>Secondary</td>
<td>100’</td>
<td>4 (with turning lanes)</td>
</tr>
<tr>
<td>North Cincinnati Avenue</td>
<td>Secondary</td>
<td>100’</td>
<td>4 (with turning lanes)</td>
</tr>
</tbody>
</table>

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant and steeply sloping, heavily-wooded land, zoned CS (partially in a Flat Rock Creek tributary watershed); on the north by a clinic and related uses, zoned CG and CS, and vacant land zoned RS-3; on the south by vacant land and mixed uses (part of which land is the Northland stormwater storage facility), zoned RM-1 and AG; and on the west by an expressway, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The District 25 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use/Corridor. According to the Zoning Matrix, the requested CS zoning is not in accord with the Low Intensity designation of the Plan; however, under a Corridor designation, higher intensities such as CS may be found in accord with the Plan. Moreover, the location would fit the Development Guidelines criteria for a Type 1 Node (medium intensity at five acres per corner).

STAFF RECOMMENDATION:
Based on the Development Guidelines and the existing clinic development to the north, staff can recommend APPROVAL of the requested CS zoning.

05/06/09