

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2550

June 3, 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:

CONSENT AGENDA

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

1. **LS-20301** – Whit Y. Mauzy, Jr. (9409)/Lot-Split (PD 17) (CD 6)
Southeast corner of East 13th Street and South 133rd Avenue
2. **LS-20303** – Jack Ramsey (9225)/Lot-Split (PD 6) (CD 9)
North of East 42nd Street and East South Madison Avenue, 4138 South Madison Place
3. **LC-172** – John Hughes (9228)/Lot Combination (PD 9) (CD 2)
North of West 45th Street and west of South 33rd Avenue, 4410 South 33rd West Avenue
4. **LC-170** – Larry E. Wofford (8309)/Lot Combination (PD 18-B) (CD 8)
West of South Louisville Avenue and north of East 80th Street, 7797 South Jamestown Avenue
5. **Central Park at Union** – (8406) Final Plat (PD 18 B) (CD 6)
Southeast corner of East 62nd Street and South Mingo Road
6. **PUD-206-C-2 – Tanner Consulting, LLC** (PD-18) (CD-8)
West of the southwest corner of 91st Street South and Sheridan Road (Minor Amendment to reduce the required setback from the centerline of 91st Street from 100 feet to 99 feet and a reduction of the required setback from the south boundary of the lot from ten feet to nine feet.)
7. **PUD-467-8/Z-6310-SP-3b – Abel Fazl Abmadian – Global Sign Solutions** (PD-18b) (CD-7)
East of the northeast corner of South Harvard Avenue and 51st Street South (Minor Amendment to increase the display surface area of a multitenant business sign and increase the height.)

8. **PUD-675-2 – Sack and Associates, Inc.** (PD-26) (CD-8)
Northwest of the northwest corner of 111th Street South and South Yale Avenue (Minor Amendment to reduce the required rear yard setback from 25 feet to 24 feet.)
9. **PUD-761 – Ron Cardwell, PE** (PD-6) (CD-9)
Southeast corner South Harvard Avenue and 41st Street South (Detail Site Plan for a 13,062 square foot CVS Pharmacy.) (Continued from 5/6/09 and 5/20/09) (Related to Item 10.)
10. **PUD-761-1 – Ron Cardwell, PE** (PD-6) (CD-9)
Southeast corner South Harvard Avenue and 41st Street South (Minor Amendment to increase the maximum average building height from 23 feet to 27 feet and increase the maximum height permitted for architectural features from 29 feet to 33 feet.) (Continued from 5/6/09 and 5/20/09) (Related to Item 9.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

11. **Tulsa Bone and Joint Clinic II –** (9430) Preliminary Plat (PD 18) (CD 6)
North of East 51st Street and East of U.S. Highway 169
12. **LC – 171 -** (9328) Plat Waiver (PD 6) (CD 7)
East of the Northeast corner of South Harvard and East 51st Street South (Applicant requests continuance to June 17, 2009)
13. **Z-7124 – DeShazo, Tang & Associates** RS-3/RM-2 to CS (PD-4) (CD-4)
Southwest corner of East 15th Street and South Indianapolis Avenue (west 36 feet of Lots 18, 19 and 20.) (Related to Item 14 and 15.) (Continued from 1/21/09 and 3/18/09) (Staff is requesting a continuance to June 17th to correct notice.)
14. **Z-7125 – DeShazo, Tang & Associates** RS-3 to RM-2 (PD-4) (CD-4)
South of southwest corner of East 15th Street and South Indianapolis Avenue (Related to Item 13 and 15.) (Continued from 1/21/09 and 3/18/09) (Staff is requesting a continuance to June 17th to correct notice.)
15. **PUD-770 – DeShazo, Tang & Associates** CS/OL to PUD (PD-4) (CD-4)
Southeast corner of 15th Street and Harvard (PUD) (Related to Item 13 and 14.) (Staff is requesting a continuance to June 17th to correct notice.)
16. **Z-7132 – Larry Covert** RS-1 to IL (PD-17) (CD-6)
West of South 177th East Ave and north and South of East Admiral Place
17. **Z-7134 – Craig Blackstock** RM-1 to IL (PD-4) (CD-4)
West of Utica Avenue between East 4th Street and East 4th Place
18. **CZ-400 – John W. Moody** AG/IM to IM (County)
North of northeast corner of North Harvard Avenue and East 61st Street North

19. **PUD-516-B – Roy D. Johnsen**

(PD-26) (CD-8)

East of Southeast corner 101st and South Yale Avenue (Major Amendment) (Applicant has requested a continuance to June 17, 2009 in order to permit further discussions with the neighborhood representatives.)

OTHER BUSINESS

20. **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

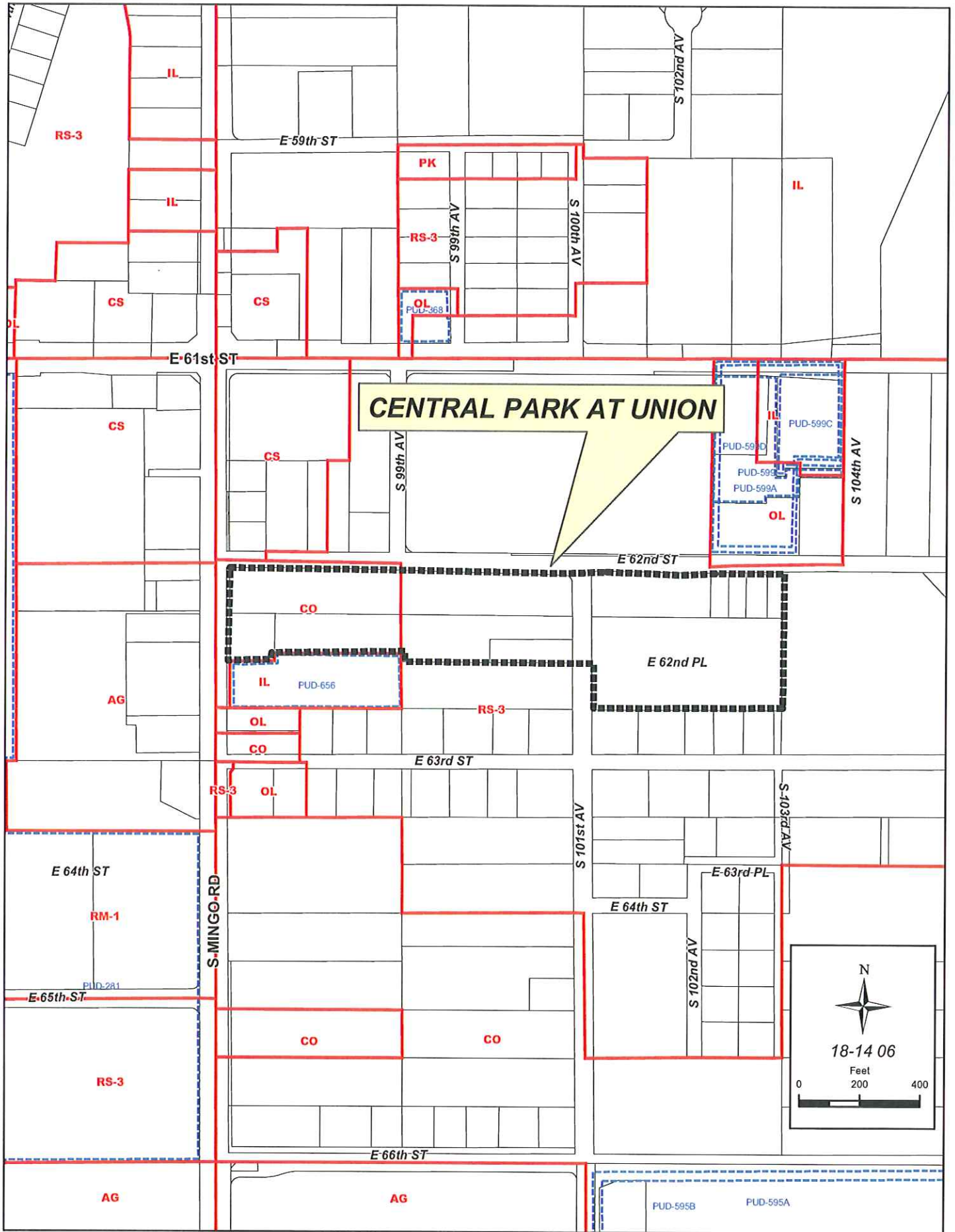
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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 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



N
CENTRAL PARK
AT UNION
18-14 06
Feet
0 200 400



Final Subdivision Plat

Central Park at Union - (8406) (PD 18C) (CD 7)
Southeast corner of East 62nd Street and South Mingo Road

This plat consists of 2 Lots in 2 Blocks on 14.09 acres.

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

DRAFT FINAL PLAN OF

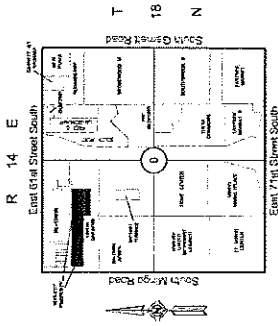
CENTRAL PARK AT UNION

A SUBDIVISION OF PART OF THE NE 1/4 SECTION 6, TOWNSHIP 18 NORTH, RANGE 14 EAST, COUNTY OF TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT HEREON, AND ALL THE LAND DESCRIBED THEREIN CITY OF TULSA DISTRICT #21863.

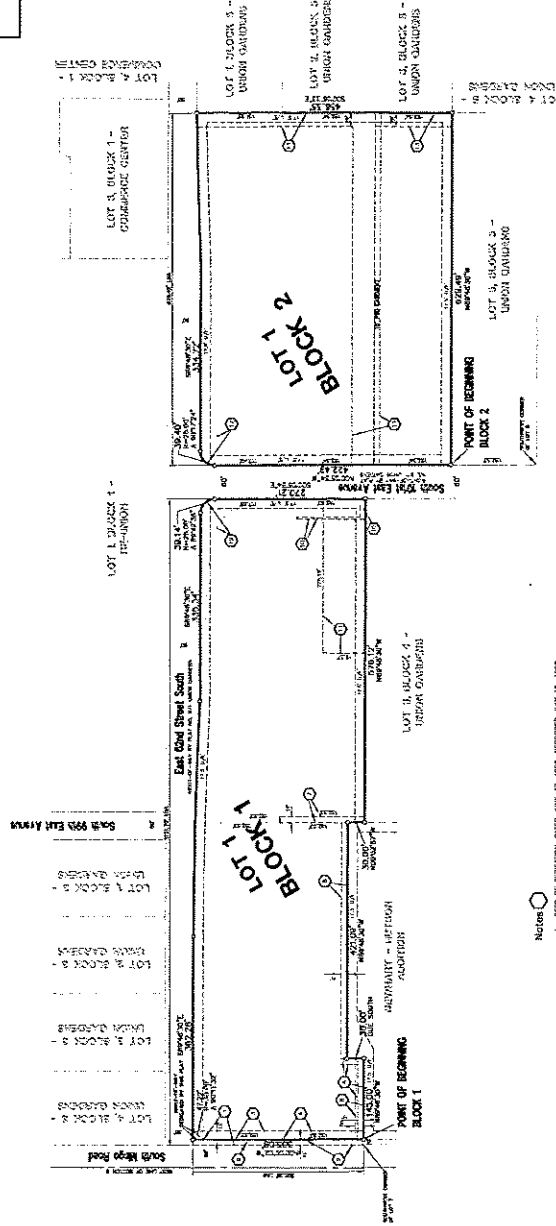
Owner: **Central Park at Union, LLC**
1000 East 10th Avenue, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-6400

Engineer: **Surveyors, Inc.**
1000 East 10th Avenue, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-6400

Surveyor: **Surveyors, Inc.**
1000 East 10th Avenue, Suite 100
Tulsa, Oklahoma 74103
Phone: (918) 438-6400



Location Map
SCALE 1" = 1 MILE



Notes

1. CITY OF TULSA, OKLAHOMA, INTERESTED PARTY, RECEIVED JULY 15, 1998.
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CERTIFICATE OF APPROVAL
I, the undersigned, being a duly qualified and authorized officer of the County of Tulsa, Oklahoma, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in the public records of the County of Tulsa, Oklahoma, and that the same conform to the requirements of the Oklahoma Statutes relating to the recording of plats.

WITNESSED my hand and the seal of the County of Tulsa, Oklahoma, this 15th day of July, 1998.

County Clerk, Tulsa County, Oklahoma

Deputy

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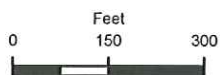
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18-13-22



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

6.2

S MAPLEWOOD AV

S NORWOOD AV

E 90th ST

PUD-206-C-2

E 91st ST

E 91st PL

S SHERIDAN RD

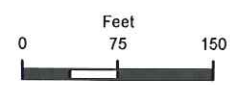
S MAPLEWOOD AV

S NORWOOD AV

E 93rd ST



18-13- 22



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

6.3

June 3, 2009

STAFF RECOMMENDATION

PUD-206-C-2: Minor Amendment – West of the southwest corner of 91st Street South and Sheridan rd.; Lot 1, Block 1 – Waterford Plaza; 9108 – 9130 S. Sheridan Rd.; TRS 8322; CZM 57; Atlas 1907; PD 18; CD 8; CS/PUD.

The applicant is requesting a minor amendment to reduce the required setback from the centerline of 91st Street from 100' to 99' and a reduction of the required setback from the south boundary of the lot from 10 feet to 9 feet to accommodate minor encroachments into the setbacks due to the building's masonry/stone finish. The actual encroachments range from approximately .3 feet to .8 feet.

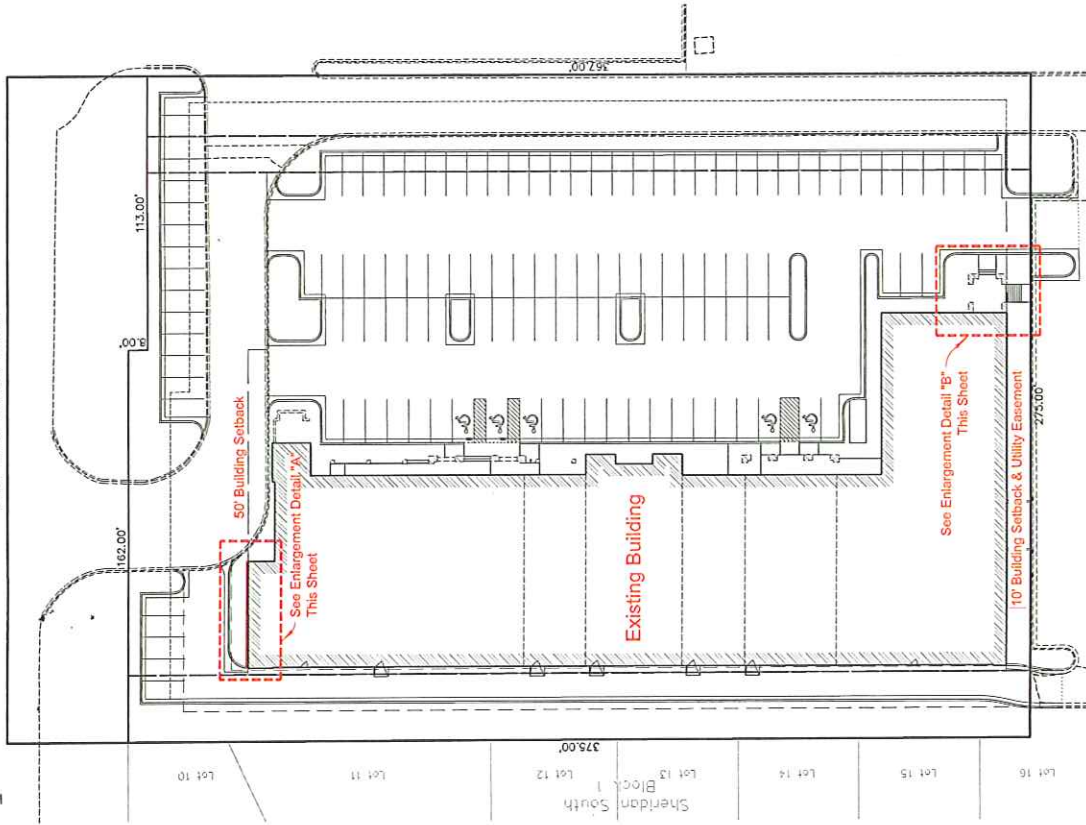
Staff views the less than 1-foot encroachments as minor in nature and do not represent a significant departure from the approved PUD development plan, approved PUD development standards and will not substantially alter the intent and character of the development. The southern encroachment depicted as #3 on Exhibit A does encroach into a 10-foot utility easement.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-206-C-2 with the condition that verification be received by the TMAPC that the portion of the utility easement being encroached along the south boundary of the lot has been vacated.

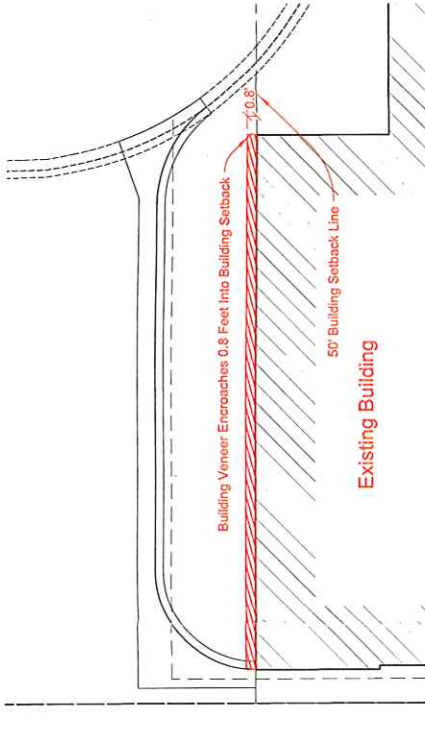
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

6.4

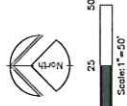
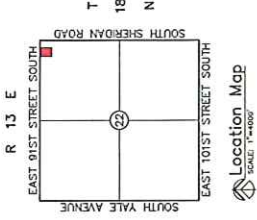
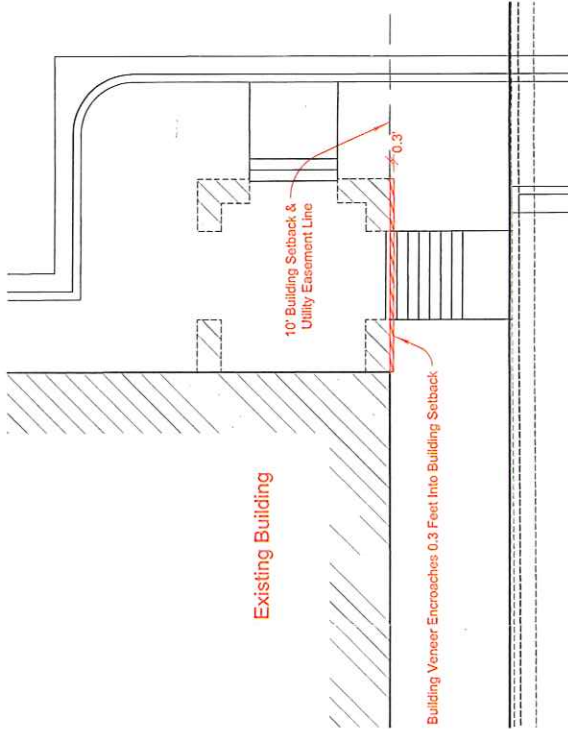
East 91st Street South



2 Enlargement Detail "A"
Scale: 1"=10'



3 Enlargement Detail "B"
Scale: 1"=10'



Waterford Plaza
Tulsa, Oklahoma

PUD No. 206-C

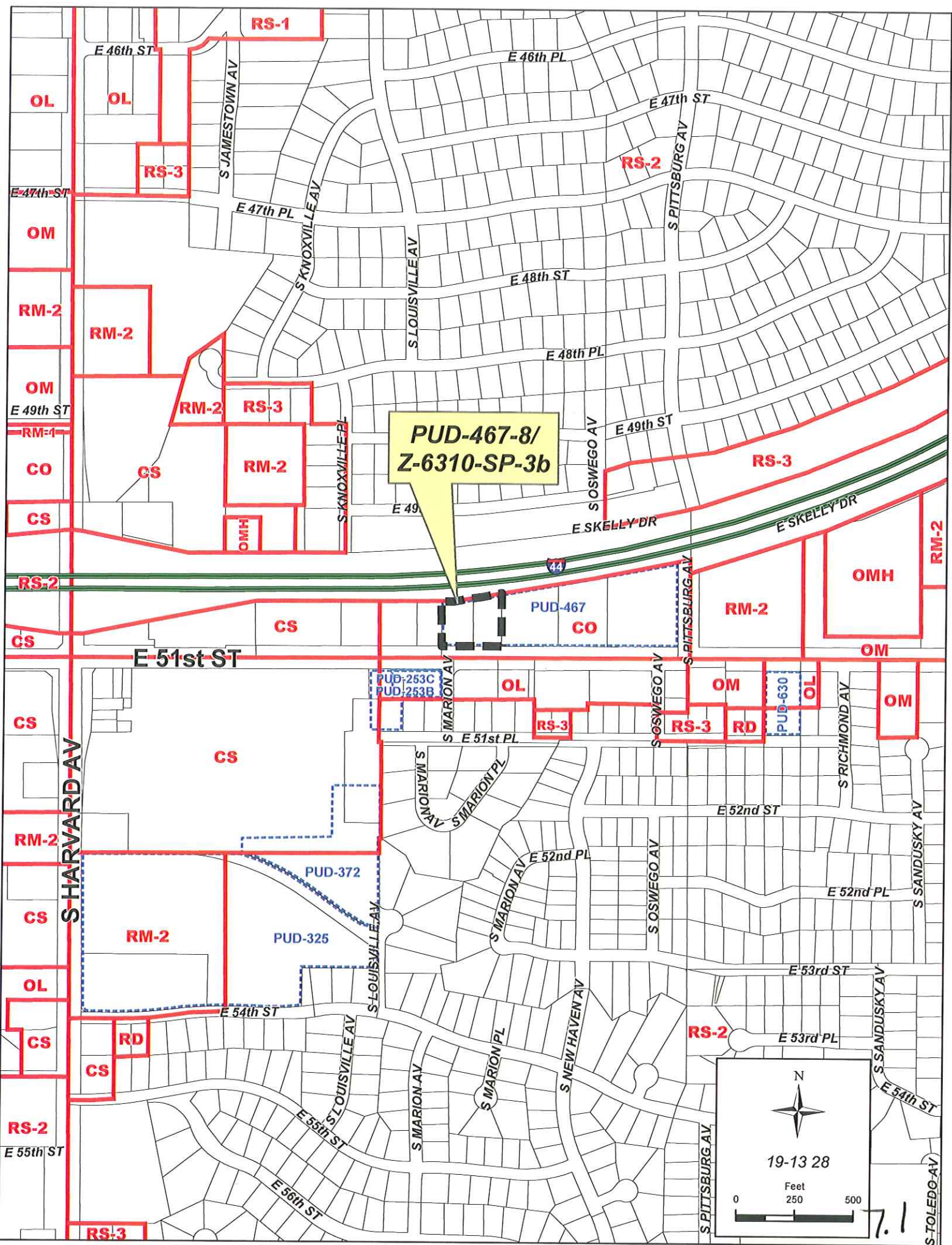
Waterford Plaza

Exhibit A

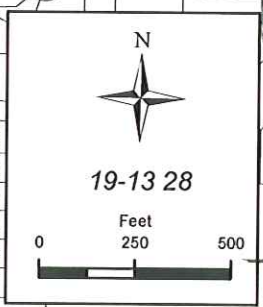
PUD Minor Amendment Exhibit
Tanner Consulting, LLC
3333 N. LINCOLN BLVD., SUITE 100
TULSA, OK 74107
TEL: 918.451.8000 FAX: 918.451.8000

4/14/2008 0909_LX

5.9



**PUD-467-8/
Z-6310-SP-3b**



7.1



**PUD-467-8/
Z-6310-SP-3b**



19-13 28

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

7.2

SKNOXVILLE PL

SOSWEGO AV

E 49th PL

ESKELLY DR

PUD-467-8/
Z-6310-SP-3b



E 51st ST

S MARION AV

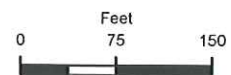
E 51st PL

S MARION AV

S MARION PL



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Note: Graphic overlays may
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Aerial Photo Date: March 2008

June 3, 2009

STAFF RECOMMENDATION

PUD-467-8/

Z-6310-SP-3b:

Minor Amendment – East of the northeast corner of S. Harvard Ave. and 51st Street South; Lot 1, Block 1 – Dicken's Commons; PUD Development Areas 5 & 6; 5823 E. 51st Street; TRS 9333; CZM 47; Atlas 469; PD 18; CD 7; CO/PUD.

The applicant is requesting two minor amendments: one to increase the display surface area (dsa) of a multi-tenant business sign along I-44 from 144 square feet (sf) to 192 sf (an increase of 48 square feet); and an increase in dsa and total height for the shared business sign along 51st Street from 8' high with 64 sf of dsa to 10' high with 100 sf of dsa to be split equally between area 5 and 6 businesses (a 2-foot increase in height and a 36 sf increase in dsa).

Please refer to Exhibit A, the development area boundary map for PUD-467 and the associated case report aerial photographs. The sign standards for this PUD have been amended four times, each time slightly increasing the permitted display surface area or number of signs permitted within the PUD:

- PUD-467-1 increased the dsa to 80 sf for the sign along 51st and increased the dsa for the I-44 frontage sign to 175 sf for Area 3;
- PUD 467-3 redefined development areas creating areas 5, 6 and 7 and allowed one additional ground sign for Area 7 requiring the existing ground sign in Area 7 to be moved to Area 6 and shared equally with Area 5;
- PUD-467-4 added an additional ground sign along the I-44 frontage for Area 3;
- PUD-467-5 Allowed an additional ground sign along I-44 for Area 7 and increased dsa for wall signs to 1.5 sf.

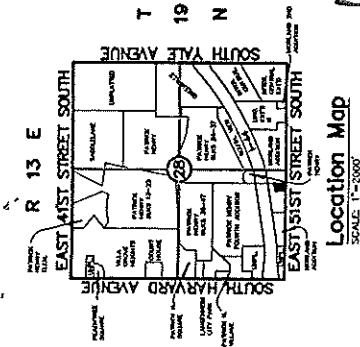
Part of the approval of minor amendment PUD-467-3 was that the ground signs along I-44 and 51st Street for Areas 5 and 6 are to be shared between Area 5 and 6 businesses. The dsa allowed for each business was to be based on the over-all percentage each lot represented of the two development areas. It is staff's opinion that at that time of the approval of that amendment, the need to increase the dsa of these particular signs was not adequately addressed to give each business equitable and fair exposure compared to what other Development Areas within the PUD are allowed with respect to signs. Areas 5 and 6 are the only Development Areas within the PUD required to share signs.

Staff views the request as minor in nature and does not represent a significant departure from the approved PUD development plan, approved PUD development standards and will not substantially alter the intent and character of the development. As proposed, staff views this as the most equitable sign solution for Areas 5 and 6. Therefore, staff recommends **APPROVAL** of minor amendment PUD-467-8/Z-6310-SP-3b.

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

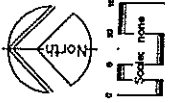
See 467-3 for Area Development Standards

Signage Exhibit for Dickens Commons PUD 467-5



This sign is
actually on "Area 6"
+ shared w/ Area 5

Location Map
SCALE: 1"=200'



1 - 44 (East Skelly Drive)

South Pittsburg Avenue
Morland
2nd Addition

Piccadilly
Cafeteria
Area 4

Lone Star
Steakhouse
Area 3

SpringCreek BBQ
vacant
Area 7

Lot 2
Block 1

JAMIE'S

Area 6

Area 5

MY PENTIST

East 51st Street South

Unplatted

Woodland
Terrace

Unplatted

Unplatted

EXHIBIT
A 7.5

16'-0"

6'-0"

6'-0"



25'-0"



1889 N. 105th East Ave.
Tulsa, OK 74116
Phone: (918) 836-5597
Fax: (918) 836-5614

Global Sign Solutions

"Where Art and Technology Meet"

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission. ©

CUSTOMER:

JAMIL'S STEAKHOUSE

NORTH

CITY & STATE:

TULSA, OK.

SALESMAN:

MOHAMMAD

DRAWN BY:

PWE WARD

APPROVED BY:

DRAWING NO.

2K90203-03

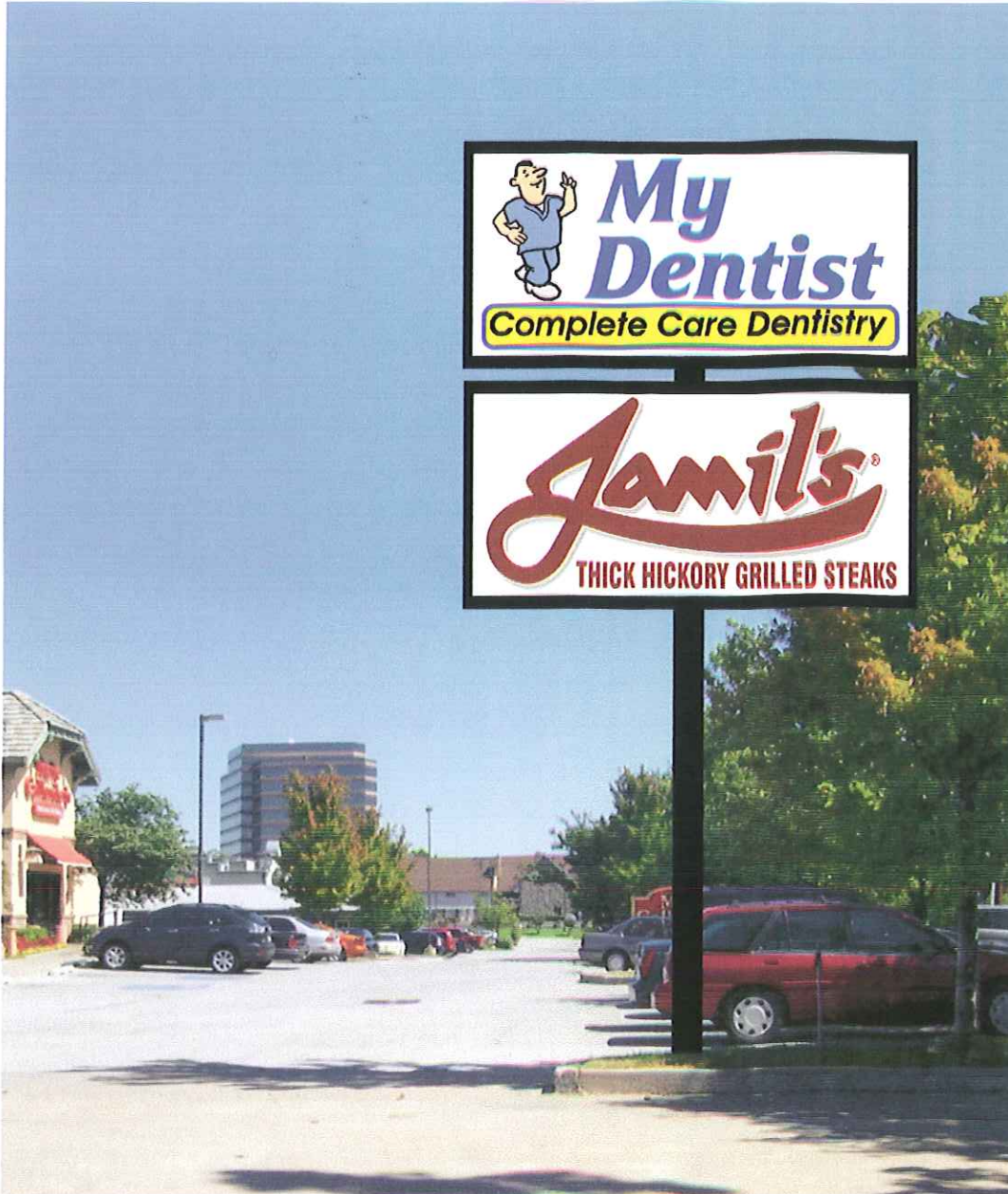
SCALE:

3/16" = 1'-0"

DATE:

FEB 3, 2009

10'-0"



5'-0"

6"

5'-0"

12'

1'6"

MANUFACTURE & INSTALL (X2) 5'-0" X 10'-0" INTERNALLY ILLUMINATED POLE SIGNS.

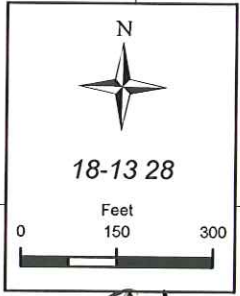
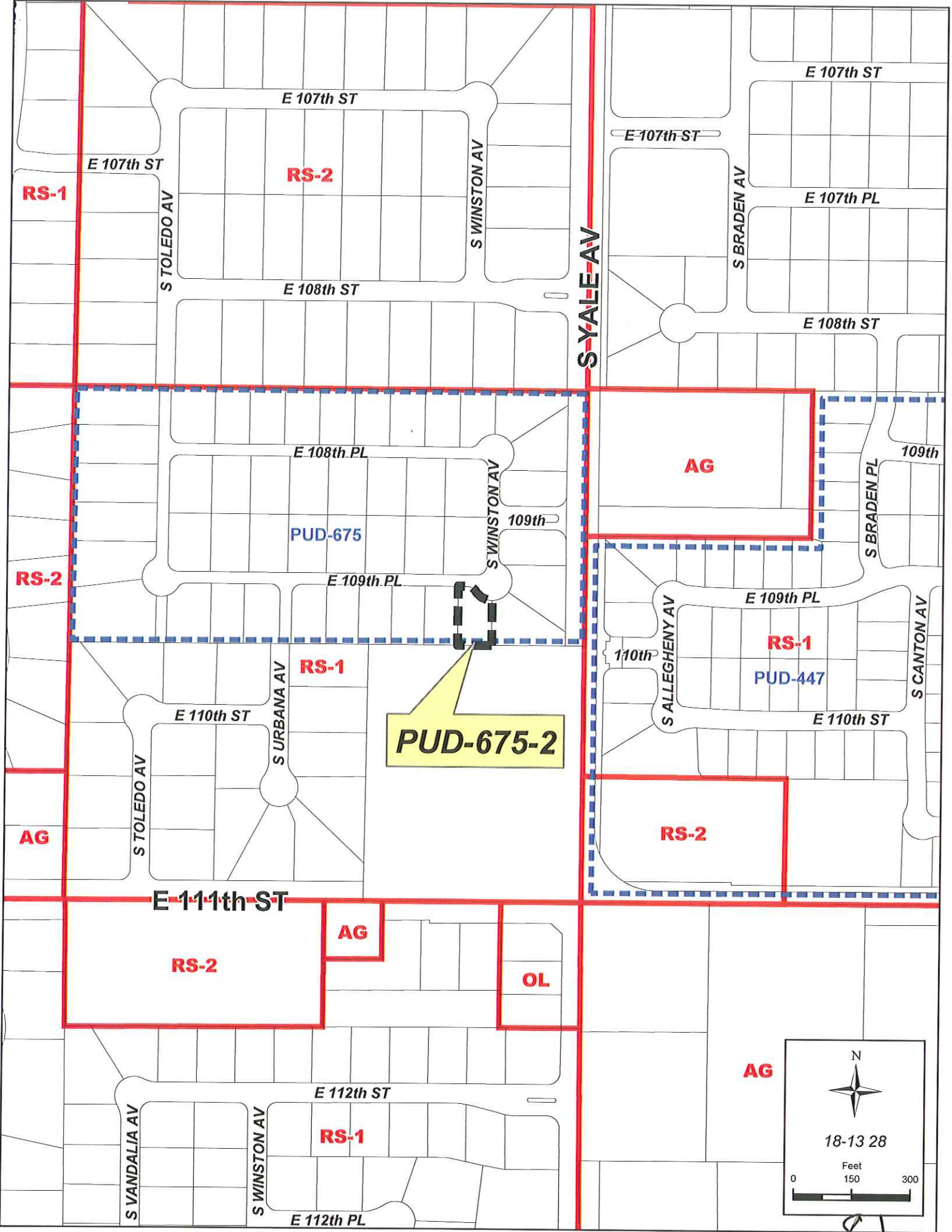


1889 N. 105th East Ave.
Tulsa, OK. 74116
Phone: (918) 836-5597
Fax: (918) 836-5614

Global Sign Solutions
"Where Art and Technology Meet"

This Design is submitted confidentially and is not to be shown or described to others nor reproduced in whole or part without our written permission.

CUSTOMER: JAMIL'S STEAKHOUSE SOUTH			
CITY & STATE: TULSA, OK.			
SALESMAN: MOHAMMAD	DRAWN BY: PWE WARD	APPROVED BY:	
DRAWING NO. 2K90121-01-c	SCALE: NOT TO SCALE	DATE: DEC. 19, 2008	



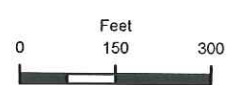
8.1



PUD-675-2



18-13 28



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

8.2

E 108th PL

S WINSTON AV

109th

E 109th PL

S YALE AV

110th

PUD-675-2



18-13 28

Feet
0 50 100

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

8.3

June 3, 2009

STAFF RECOMMENDATION

PUD-675-2: Minor Amendment – Northwest of the northwest corner of 111th Street South and South Yale Ave.; Lot 6, Block 3 – Stone Briar Estates; 4632 East 109th Place; TRS 8328; CZM 56; Atlas 2677; PD 26; CD 8; RS-1/PUD.

The applicant is requesting a minor amendment to reduce the required rear yard setback from 25-feet to 24-feet to compensate for an error in surveying which resulted in the construction of a residential structure 5 to 7 inches closer to the rear lot line than permitted (please see Exhibit A).

Staff views the five (5) to seven (7) inch encroachment as minor in nature and believes that approval of this minor amendment would not represent a significant departure from the approved PUD development plan, approved PUD development standards and will not substantially alter the intent and character of the development.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-675-2 reducing the required rear setback from 25-feet to 24-feet for Lot 6, Block 3 – Stone Briar Estates only.

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

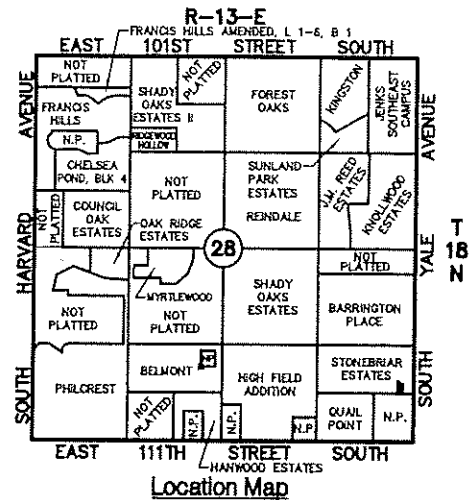
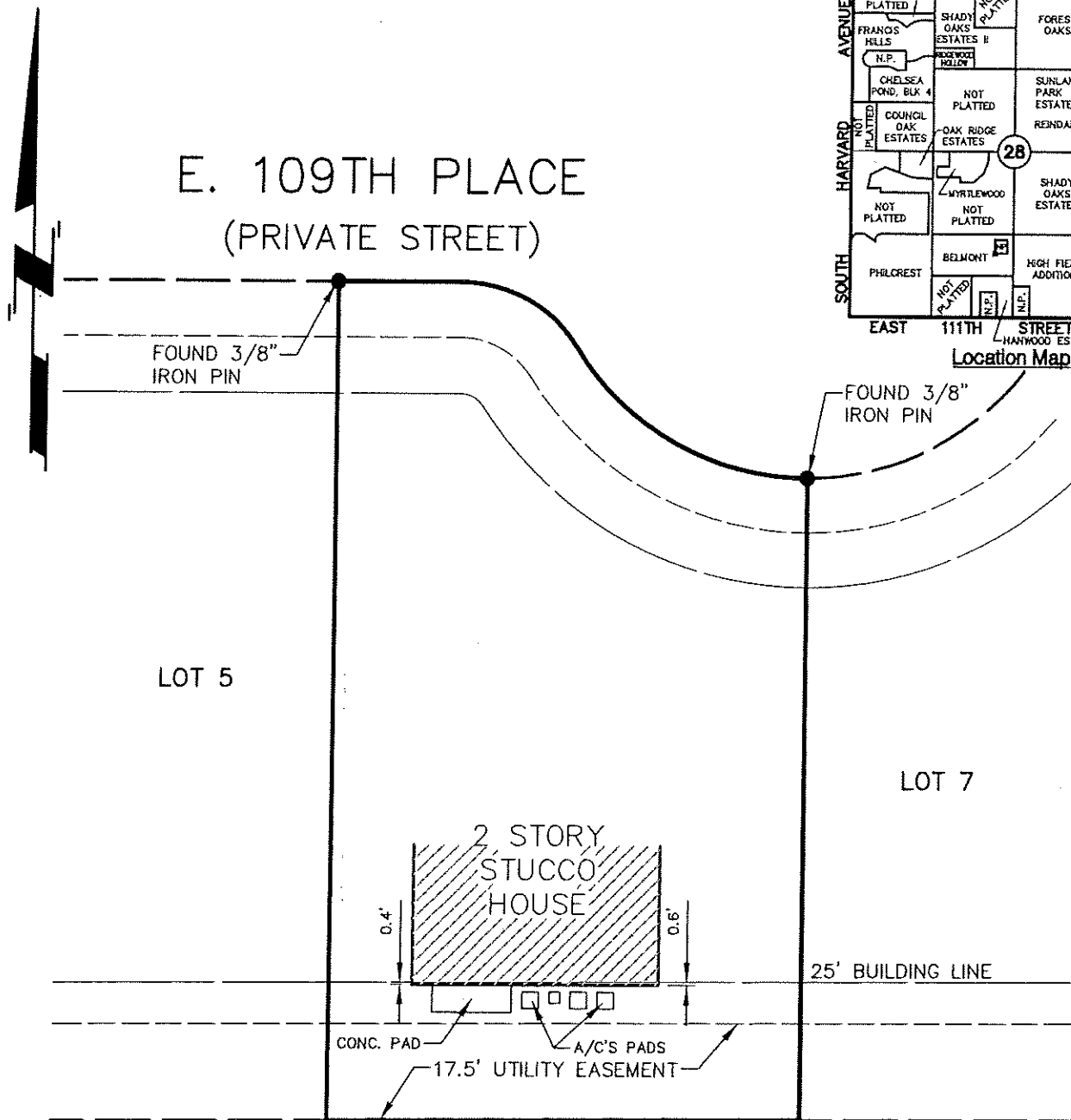
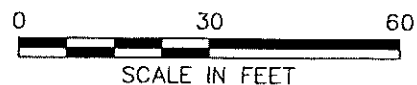
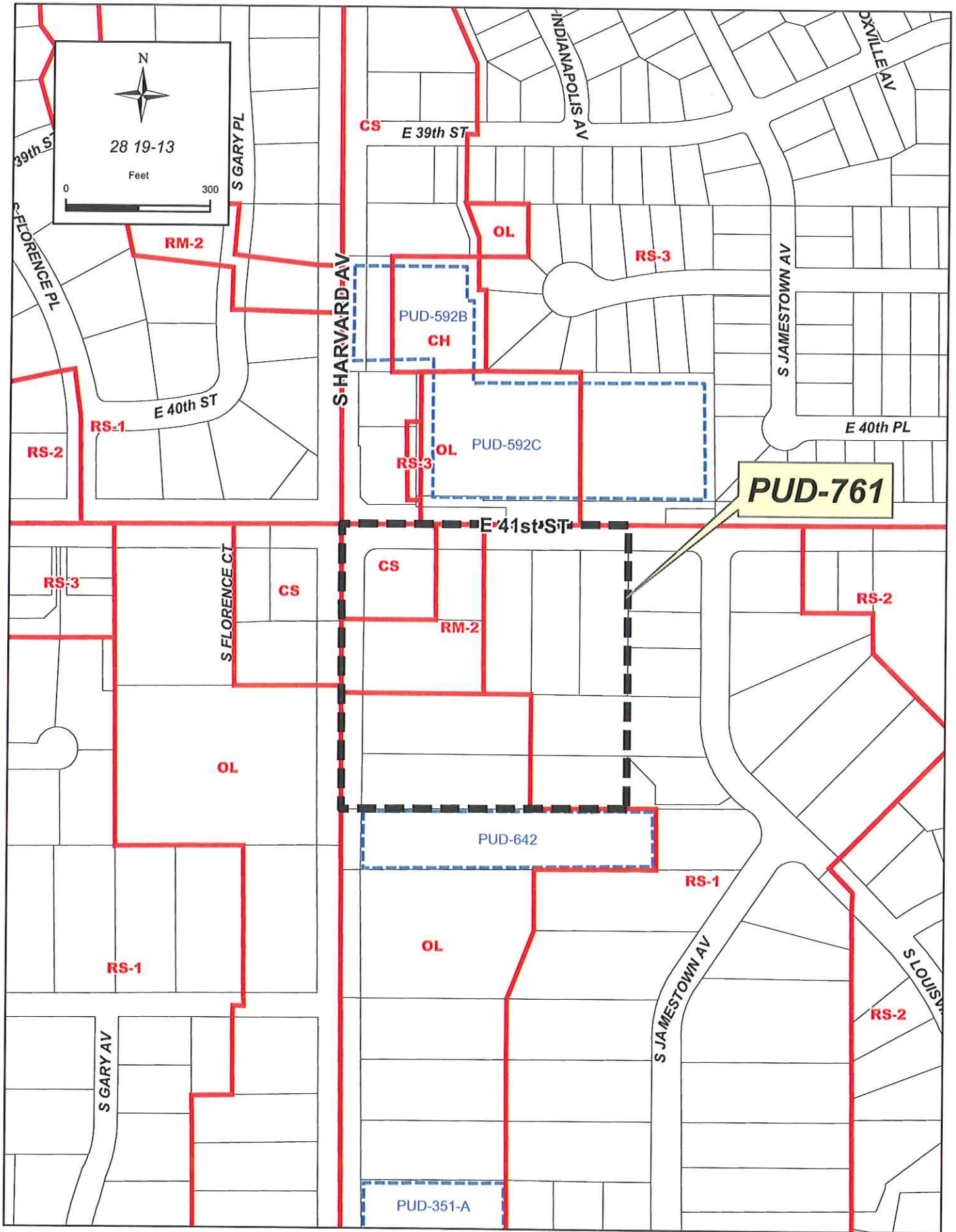


EXHIBIT A
OF PART OF
LOT 6 IN BLOCK 3
OF
'STONEBRIAR ESTATES'
SECTION 28, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



8.5





PUD-761

N

19-13 28

Feet

0 150

Photo Date: Jan. 2006

S Harvard Ave

E 41st St



June 3, 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.

Associated to this detail site plan review is minor amendment request PUD-761-1, also on the June 3, 2009 agenda of the TMAPC. That request is to increase the maximum average building height and height of architectural projections on Lot 1, Block 1 – Harvard Square South. Approval of this detail site plan would be contingent upon approval of minor amendment PUD761-1.

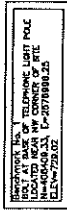
The submitted site plan meets all applicable building floor area, exterior design, open space, and setback limitations. The proposed maximum average building height of 25' 11" and an architectural projection maximum height of 32' are within the limits of minor amendment request PUD-761-1.

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. Both walls have received detail site plan approval and are in conformance with the design standards of PUD-761. 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.)

22



JJ JACOBS
Carter Burgess
Architects
10000 West Loop West, Suite 100
Houston, Texas 77042
Tel: (713) 865-1000
Fax: (713) 865-1001
www.jjacobs.com

CONSULTANT:

SCALE:

cvs
pharmacy

TYPE A-0200-LEFT
CHAMBER DRIVE-THRU
STORE NUMBER 07972
222 E. 17th St. & Mainway Ave.
Irving, Texas 75039
TEL: 972.255.1100

DEVELOPER

Armstrong Development
2000 West Loop West, Suite 700
Houston, Texas 77042
Tel: 713.865.1000

REVISIONS:

DRAWING BY: LDO
DATE: 30 APRIL 2002
JOB NUMBER: 07972000
TITLE: EXTERIOR ELEVATIONS
SHEET NUMBER: A-4.1

COMMENTS:
ISSUED FOR BID/PERMIT

22.8

ITEM	DESCRIPTION	FINISH	SCHEDULE	NOTES
1	WALLS - EXTERIOR	CONCRETE	CONCRETE	
2	WALLS - INTERIOR	CONCRETE	CONCRETE	
3	WALLS - INTERIOR	CONCRETE	CONCRETE	
4	WALLS - INTERIOR	CONCRETE	CONCRETE	
5	WALLS - INTERIOR	CONCRETE	CONCRETE	
6	WALLS - INTERIOR	CONCRETE	CONCRETE	
7	WALLS - INTERIOR	CONCRETE	CONCRETE	
8	WALLS - INTERIOR	CONCRETE	CONCRETE	
9	WALLS - INTERIOR	CONCRETE	CONCRETE	
10	WALLS - INTERIOR	CONCRETE	CONCRETE	
11	WALLS - INTERIOR	CONCRETE	CONCRETE	
12	WALLS - INTERIOR	CONCRETE	CONCRETE	
13	WALLS - INTERIOR	CONCRETE	CONCRETE	
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15	WALLS - INTERIOR	CONCRETE	CONCRETE	
16	WALLS - INTERIOR	CONCRETE	CONCRETE	
17	WALLS - INTERIOR	CONCRETE	CONCRETE	
18	WALLS - INTERIOR	CONCRETE	CONCRETE	
19	WALLS - INTERIOR	CONCRETE	CONCRETE	
20	WALLS - INTERIOR	CONCRETE	CONCRETE	

LEGEND

1 - 1/2" = 1'-0"

2 - 1/2" = 1'-0"

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

4 - 1/2" = 1'-0"

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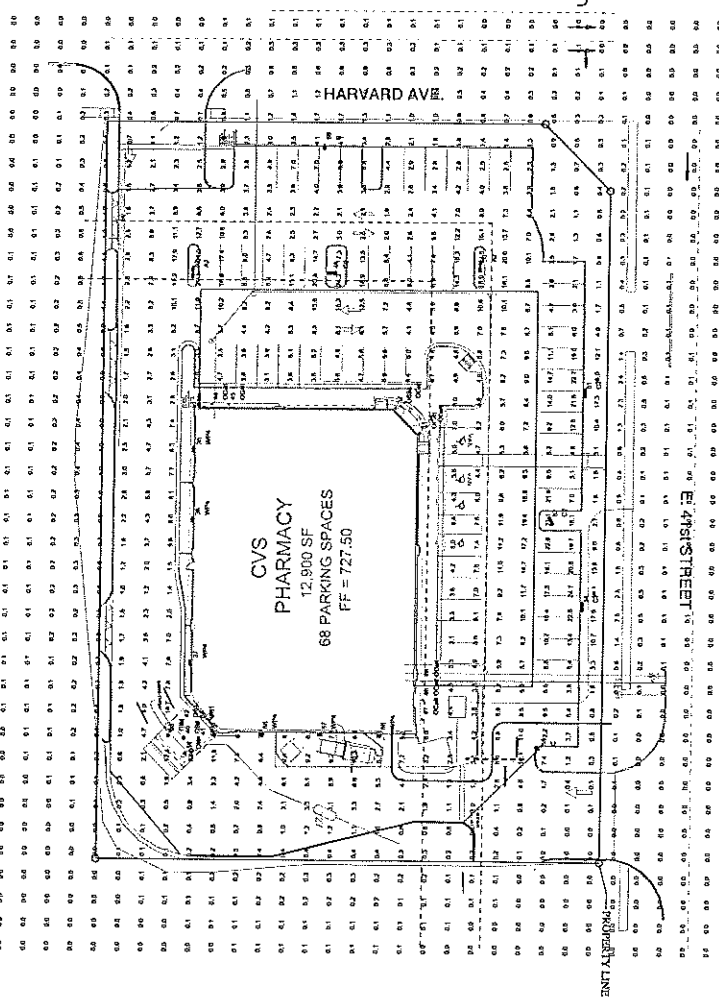
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206 - 1/2" = 1'-0"

207 - 1/

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50 FT MATHS	3.4 FC MATHS	g	11.4	2.2	2.2	2.2
50 FT MATHS	3.4 FC MATHS	g	11.4	2.2	2.2	2.2



THIS STUDY DOES NOT
MEET THE STANDARDS
FOR ILLUMINATION SET
BY CVS, DUE TO
DESIGN CRITERIA

FOR PRICING CONTACT
Weidenbach-Brown Co.
3135 Norwood Park South
Norwood, MA 02062
Tel: 781-769-9868
Fax: 781-769-9032
Email: CVSUPPORT@WEIDENBACH.COM

POLE SPEC FOR CIMARRON:
SINGLE FIXTURE
SSS-25-40-7-A2-XX
TWIN FIXTURE 180 DEGREE APART
SSS-25-50-7-C2-XX

1 PHOTOMETRIC SITE PLAN
SE-1.2 SCALE: 1" = 30'-0"

JF JACOBS
Carter Burgess
 3034 MAIN STREET
 FORT WORTH, TX 76102
 TEL (817) 222-8500
 FAX (817) 222-8555

CONSULTANT:

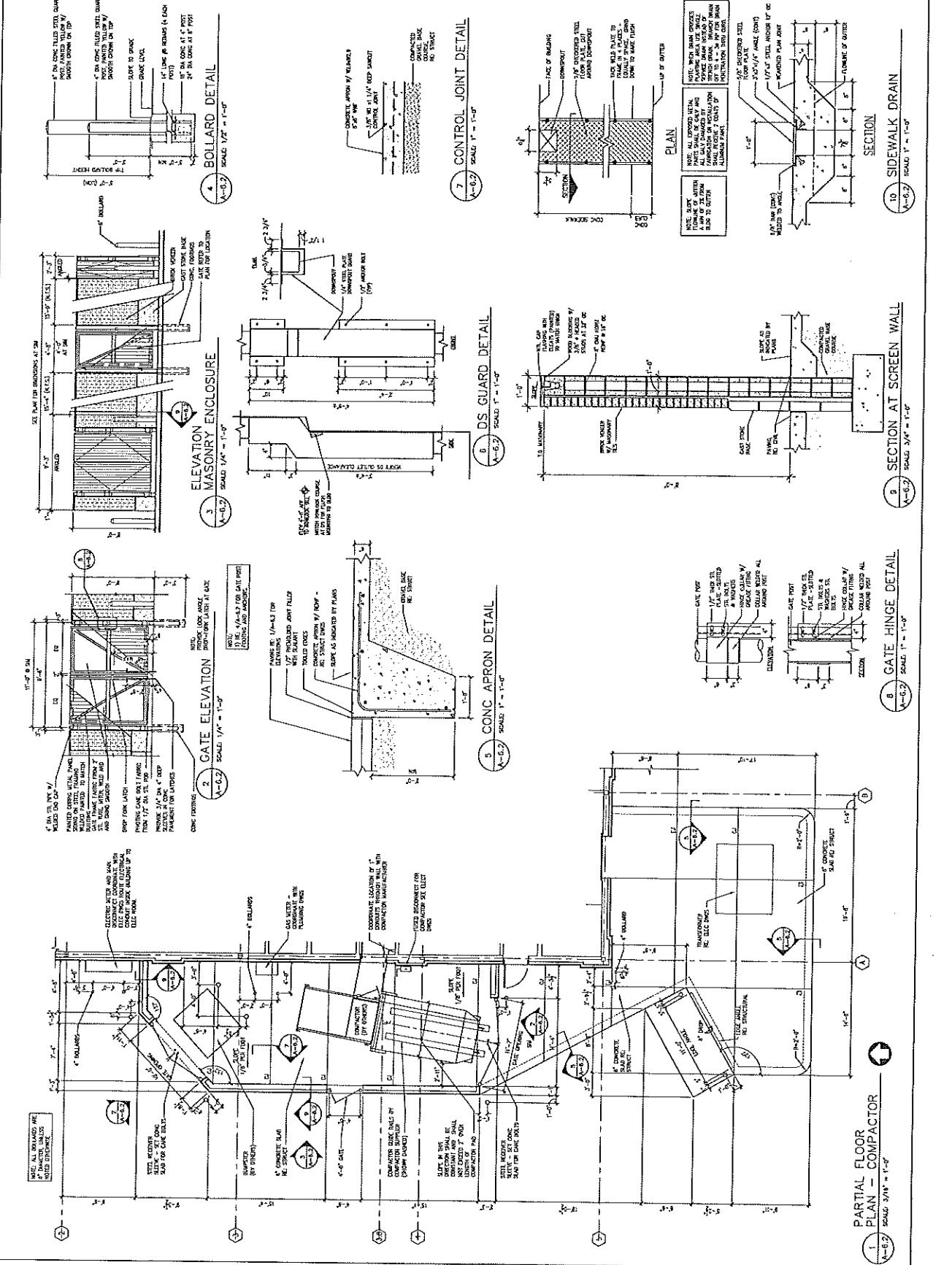
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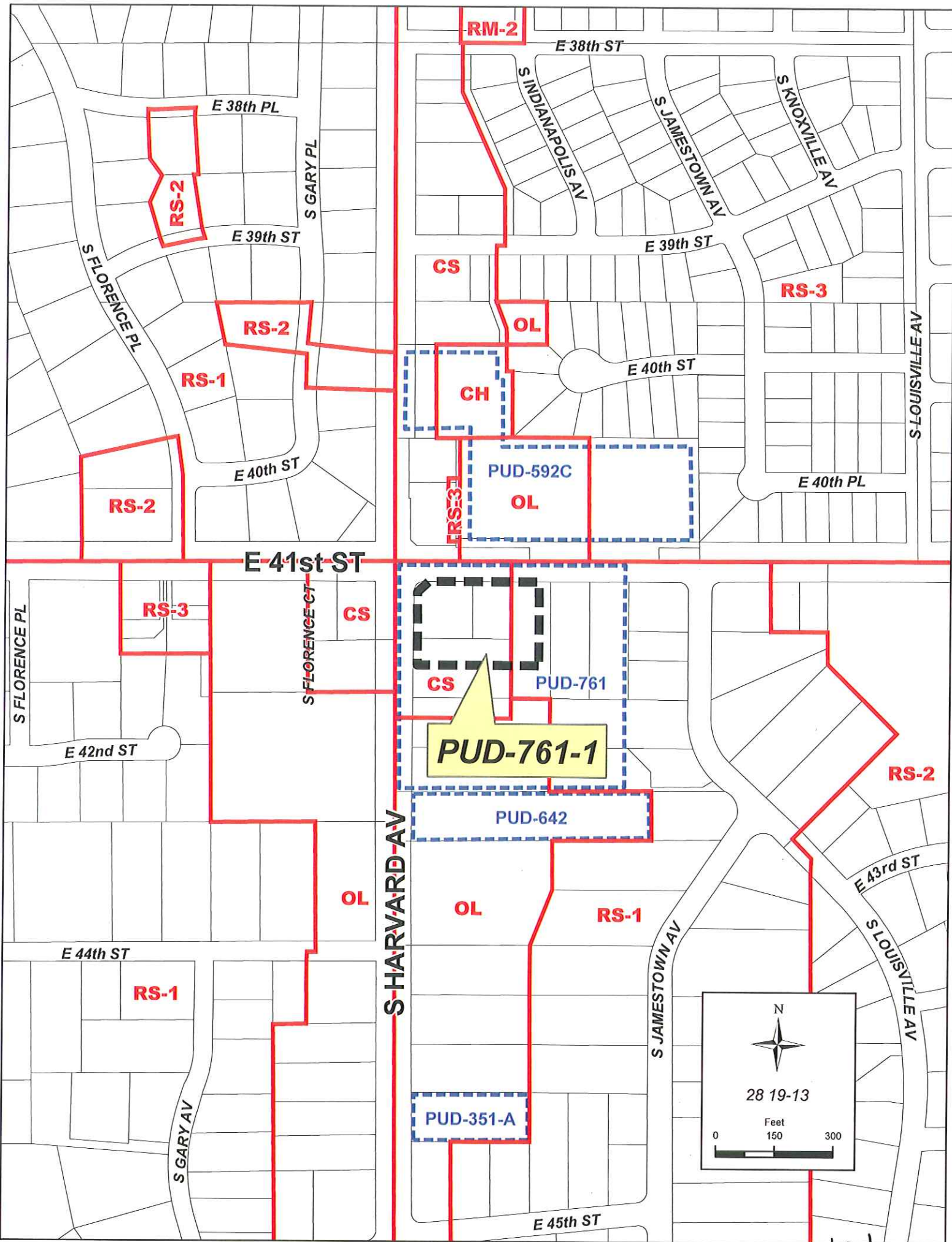
CVS
pharmacy
 TYPE A-2000-LEFT
 CHAMBER DRIVE-THRU
 8106 NUMBER 07972
 222 41ST & HAYWARD AVE
 TULSA, OKLAHOMA
 DEAL TYPE NEW

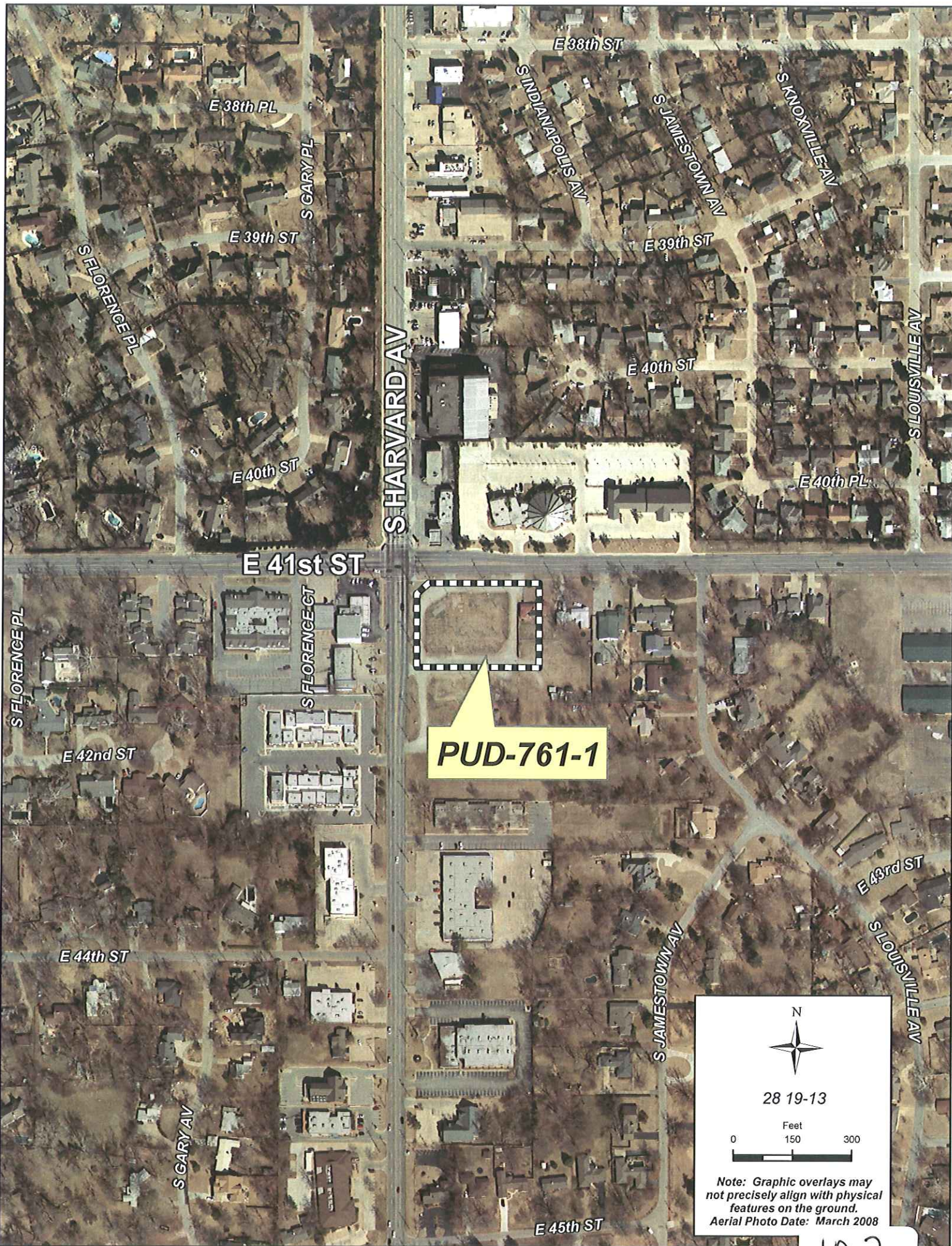
DEVELOPER:
 Armstrong Development
 2700 Main Street, Suite 700
 Tulsa, Oklahoma 74103
 REVISIONS:

DRAWING BY:
 DATE: 30 APRIL 2009
 JOB NUMBER: F0797200
 TITLE: ENLARGED PLANS & DETAILS
 SHEET NUMBER: A-6.2

COMMENTS:
 ISSUED FOR BIDDING
 22.5







PUD-761-1



28 19-13



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

10.2

SGARY PL

E 40th ST

S HARVARD AV

E 40th ST

E 41st ST

S JAMESTOWN AV

PUD-761-1



28 19-13

Feet
0 75 150

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

10.3

June 3, 2009

STAFF RECOMMENDATION

PUD-761-1: Minor Amendment – 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 a minor amendment to increase the maximum average building height from 23' to 27' and increase the maximum height permitted for architectural features from 29' to 33'. The request is being made for Lot 1, Block 1 – Harvard Square South only and is not being requested for the entire PUD.

Referring to the attached case report aerial photographs, the lot for which the amendment to the height limitations is being sought is the lot located on the hard corner of Harvard Avenue and 41st Street South. In addition to being located on two arterial streets according to the Tulsa Major Street and Highway Plan, the lot does not directly abut any residential property and the structure, when complete, will be 300 (+/-) feet from the nearest residential structure. Ultimately, there will also be an intervening building between this structure and the nearest residential structure.

The increase in height is being requested in an effort to make the prototypical CVS building conform to "prairie style" architecture; a design requirement of the PUD requiring, among other things, a pitched roof on all or a portion of the building. The actual increase according to the attached elevation details (see Exhibit A - 4.1) are a 2' 11" increase over the original permitted maximum building height, and a 3-foot increase over the maximum permitted height for architectural features. There is a one-foot buffer built into the request to allow for sight grading.

Staff views the request to be minor in nature, and believes that approval of this minor amendment does not represent a significant departure from the approved PUD development plan and approved PUD development standards and will not substantially alter the intent and character of the development.

Therefore, staff recommends APPROVAL of minor amendment PUD-761-1 for Lot 1, Block 1 only of Harvard Square South.

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

10.4

JE JACOBS
Carter Burgess

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777 MAIN STREET
 30TH FLOOR
 FORT WORTH, TX 76102
 TEL (817) 222-8500
 FAX (817) 222-8550

CONSULTANT:

SEAL;

CVS
pharmacy

TYPE A-12800-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER 07972
SEC 61st ST. & HURWARD AVE
TULSA, OKLAHOMA 74105
DEAL THIS NEW

DEVELOPER

Armstrong | Development
 Kensington Towers
 2735 Marston Street, Suite 700
 Pittsburgh, PA 15203

ACKNOWLEDGMENTS

MAKING BY: LDD
 DATE: 30 APRIL 2009
 S NUMBER: F0W80100
 F:

EXTERIOR ELEVATIONS

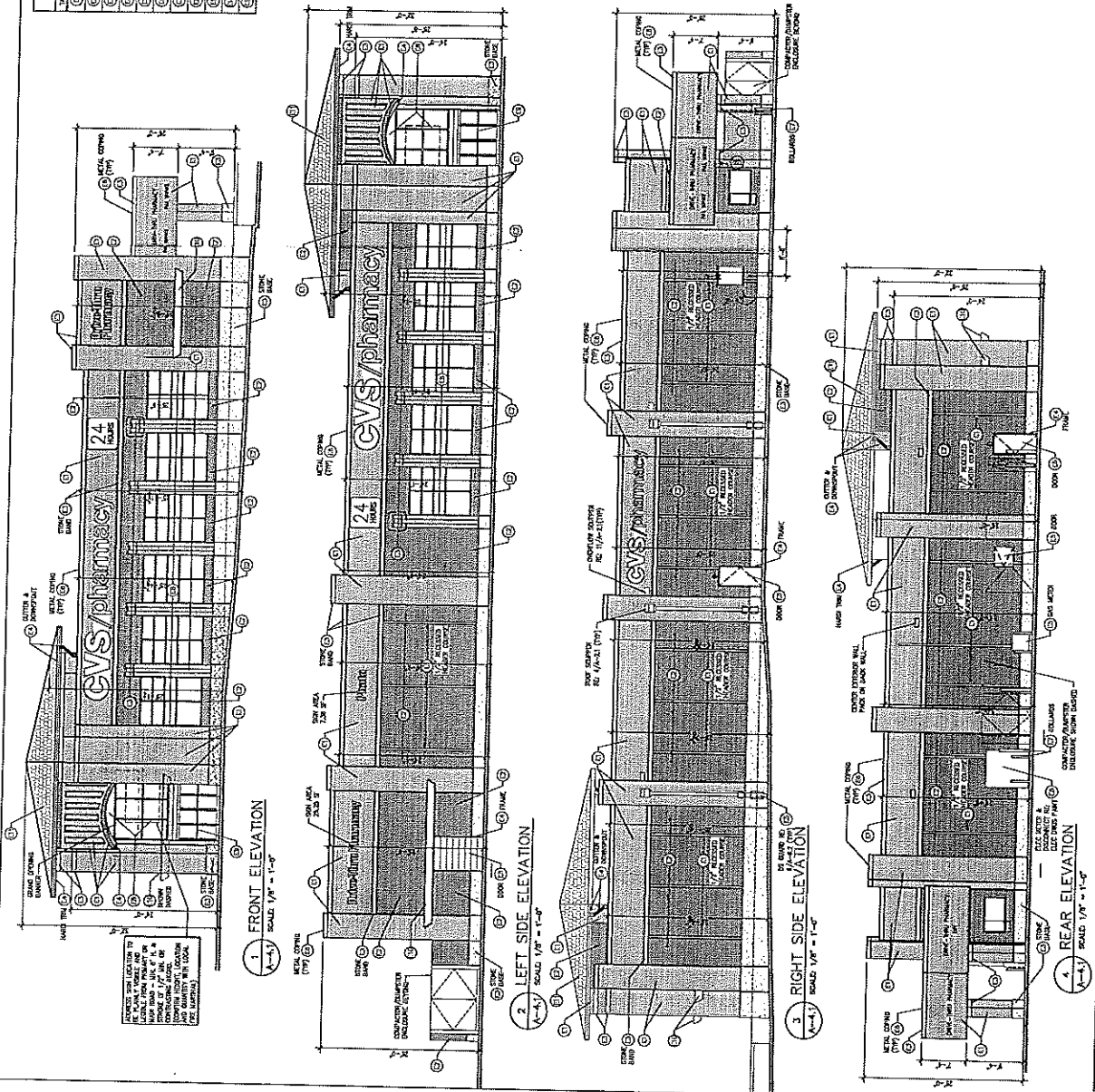
MENTS:
ISSUED FOR BIO/PERMIT

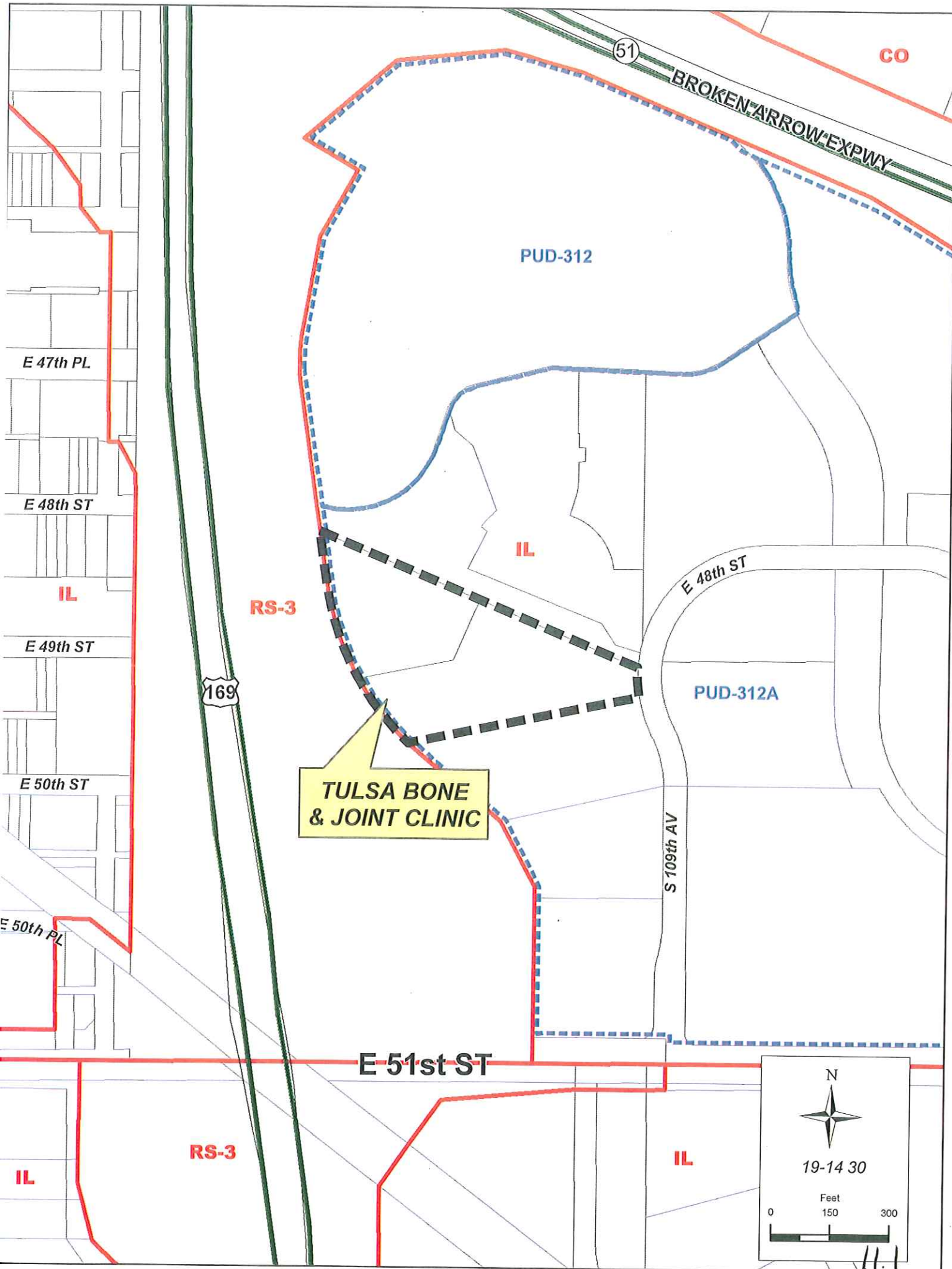
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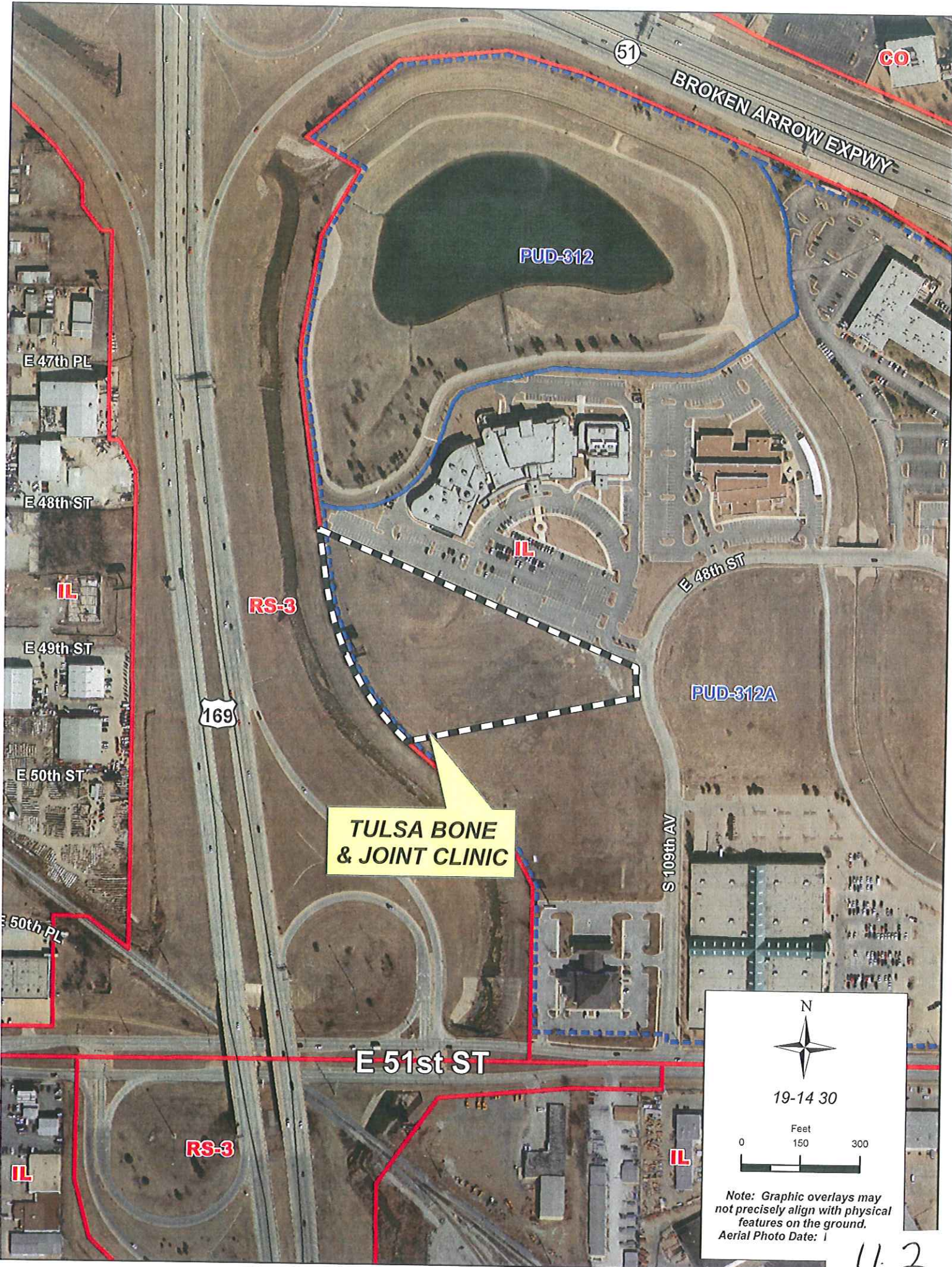
LEGEND

THESE RESULTS WERE OBTAINED FROM A SINGLE-FACTOR, REPEATED-MEASURES DESIGN. THE FACTOR OF INTEREST WAS THE TYPE OF THERAPY (Cognitive Behavioral Therapy, Relaxation Therapy, and Control Therapy). THE DEPENDENT VARIABLE WAS THE CHANGE IN THE NUMBER OF POSITIVE THOUGHTS FROM PRE-TO POST-THERAPY. THE RESULTS INDICATED THAT COGNITIVE BEHAVIORAL THERAPY WAS SIGNIFICANTLY MORE EFFECTIVE THAN RELAXATION THERAPY AND CONTROL THERAPY IN INCREASING THE NUMBER OF POSITIVE THOUGHTS. RELAXATION THERAPY WAS NOT SIGNIFICANTLY MORE EFFECTIVE THAN CONTROL THERAPY IN INCREASING THE NUMBER OF POSITIVE THOUGHTS.

AVERAGE BUILDING HEIGHT IS 25'-11".
TAKEN AT 15' INTERVALS ALONG ALL
FACADES OF THE BUILDING.







N

19-14 30

Feet
0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 1

PRELIMINARY SUBDIVISION PLAT

Tulsa Bone and Joint Clinic II - (9430) (PD 18) (CD 6)
North of East 51st Street and East of U.S. Highway 169

This plat consists of 1 Lot, 1 Block, on 5.3 acres.

The following issues were discussed May 21, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 312 A-5. All PUD standards must be adhered to and shown in the restrictive covenants.
2. **Streets:** Standard sidewalk language required.
3. **Sewer:** Increase the proposed 11 foot utility easement along the north boundary line to a 17.5 foot utility easement. Relocate the proposed sanitary sewer mainline extension to 12.5 feet south of the north property line, within the required 17.5 foot utility easement. Then you do not need the proposed 15 foot sanitary sewer easement running across the middle of the property, and the sewer can be accessed by 2 properties instead of one.
4. **Water:** Service meter cans must be installed inside the waterline easement.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Fix the inconsistencies between the metes and bounds legal description and what is shown on the face of the plat. Tie the plat from a section corner using bearings and distances from a labeled Point of Commencement (poc) to the labeled Point of Beginning (POB). Submit a subdivision control data form (Appendix D), last page of the Subdivision Regulations for the Tulsa Metropolitan Area, in which the first point shall be the POB with two other points on or near the plat's boundary. The Basis of Bearing should be clearly described and stated in degrees, minutes, and seconds. There is no easy way to address the remaining two lots numbered lot 1, block 1, of the existing plat. Suggest including the

southern lot into this plat as lot 2.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topo map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

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

[illegible]

'PRELIMINARY PLAT'
Tulsa Bone & Joint Clinic
A RESUBDIVISION OF PART OF
LOT 1 IN BLOCK 1 OF TULSA BONE & JOINT CLINIC

SE/4 OF SECTION 30, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 312-A-10

Owner
TULSA MEDICAL PROPERTIES LLC
ATTN: MICHAEL LALANDE
4802 SOUTH 10TH EAST AVENUE
TULSA, OKLAHOMA 74146
PHONE: (918) 302-1521
EMAIL: MICHAEL.LALANDE@YAHOO.COM

Engineer/Surveyor
SAXX AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH CLIM AVENUE
TULSA, OKLAHOMA 74120-1810
PHONE: (918) 302-4111
FAX: (918) 302-4111
WWW.SAXXANDASSOCIATES.COM
No. 1783 (EXP. JUNE 30, 2009)

Basis of Bargain

THE BEARINGS SHOWN HEREON ARE USED ON THE
PLAY OF 'TULSA BONE & JOINT CLINIC', PLAY
NUMBER 5750.

Monumentation

ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 139".

pubbly

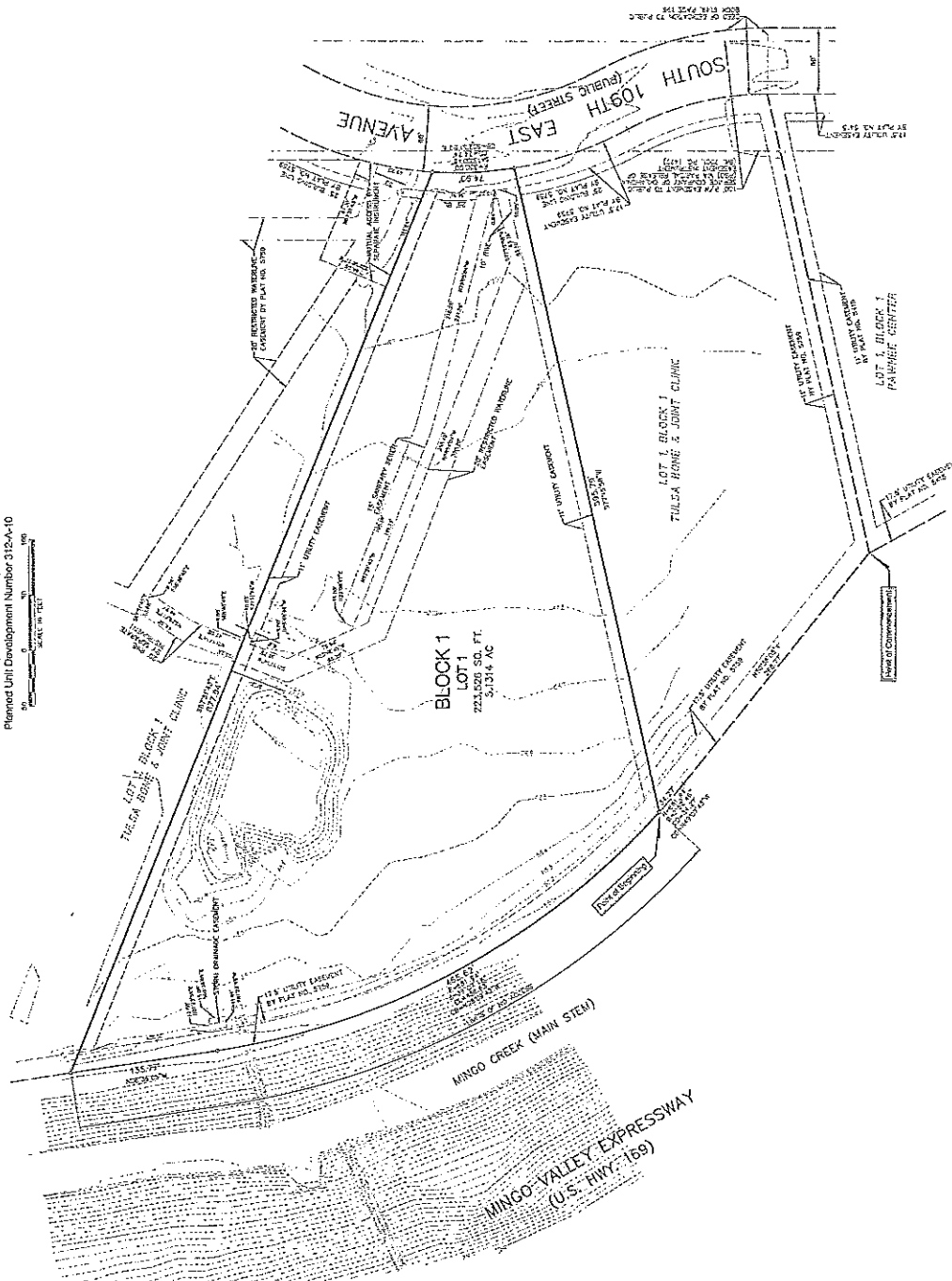
DL = BUILDING LINE
CF = CHORD BEARING
CL = CHORD LENGTH
RMC = RESTRICTED WAY

Subdivision Statistics

SUEDIVISION CONTAINS 1 LOT IN 1 BLOCK
LOT 1 CONTAINS 5.1314 ACRES

Survivor Note

THE LAST SITE VISIT WAS MADE ON _____ 2000.



DO NOT USE THIS SPACE

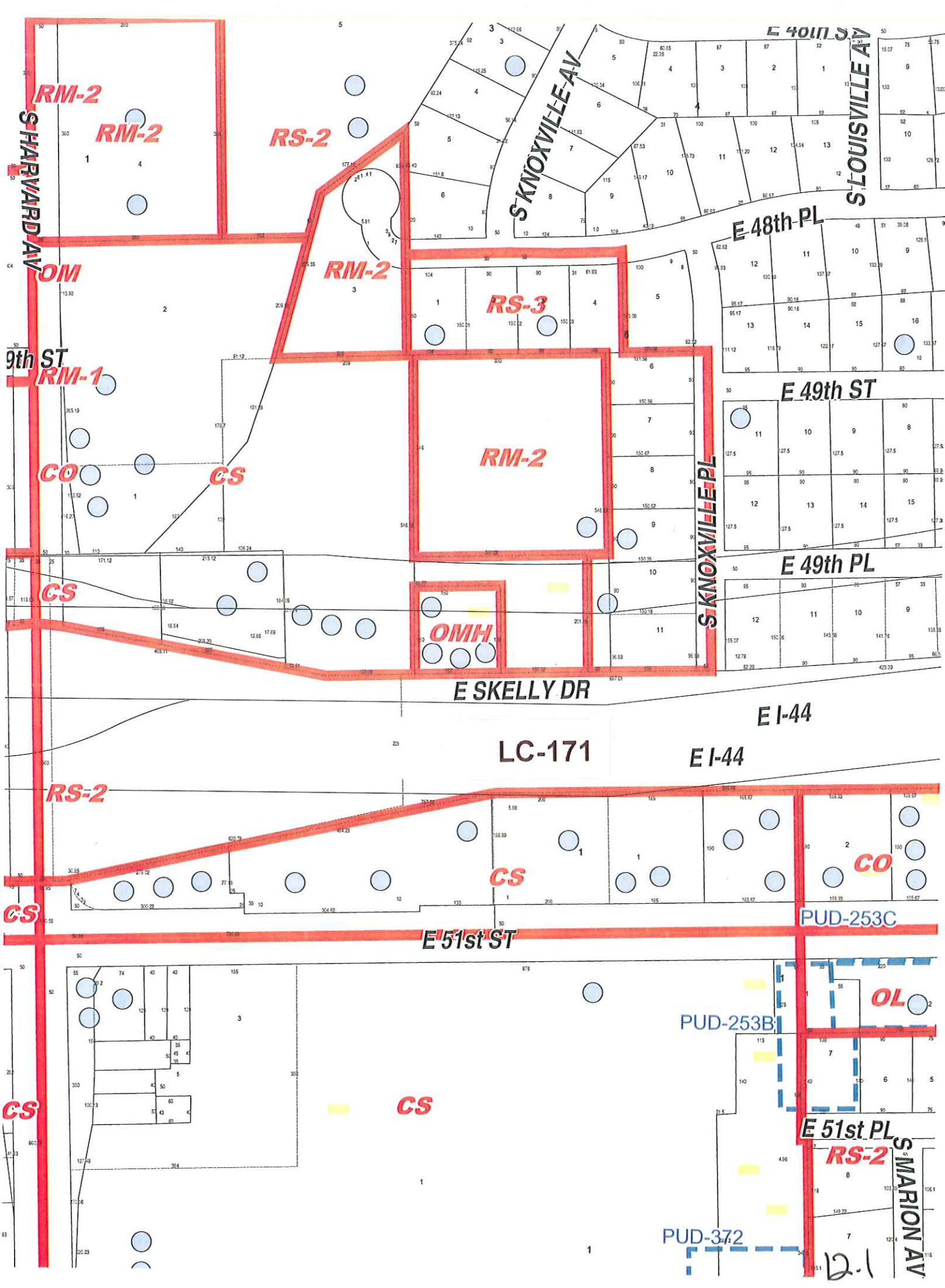
<p>DATE OF APPROVAL COMMISSIONER'S APPROVAL I hereby certify that the act was approved by the House Representative and County Committee on _____</p>	<p>NAME OF LEGISLATOR _____</p> <p>The approval is valid if the act is filed in the office of the County Clerk on or before _____</p>	<p>CITY ENGINEER _____</p> <p>APPROVED _____ of the Council of the City of Tulsa, Oklahoma.</p>	<p>CLERK _____</p> <p>ALTERNATE CLERK _____</p> <p>APPROVED _____ City Engineer</p>
--	---	---	--

COUNTY CLERK'S OFFICE
DO NOT USE THIS SPACE

TULSA BONE & JOINT CLINIC II
SHEET 1 OF 1

Prepared: April 30, 2009 'PRELIMINARY PLAY'

11.4



RM-2

RM-2

RS-2

RM-2

RS-3

RM-2

OMH

E SKELLY DR

LC-171

E I-44

RS-2

CS

CO

E 51st ST

PUD-253C

PUD-253B

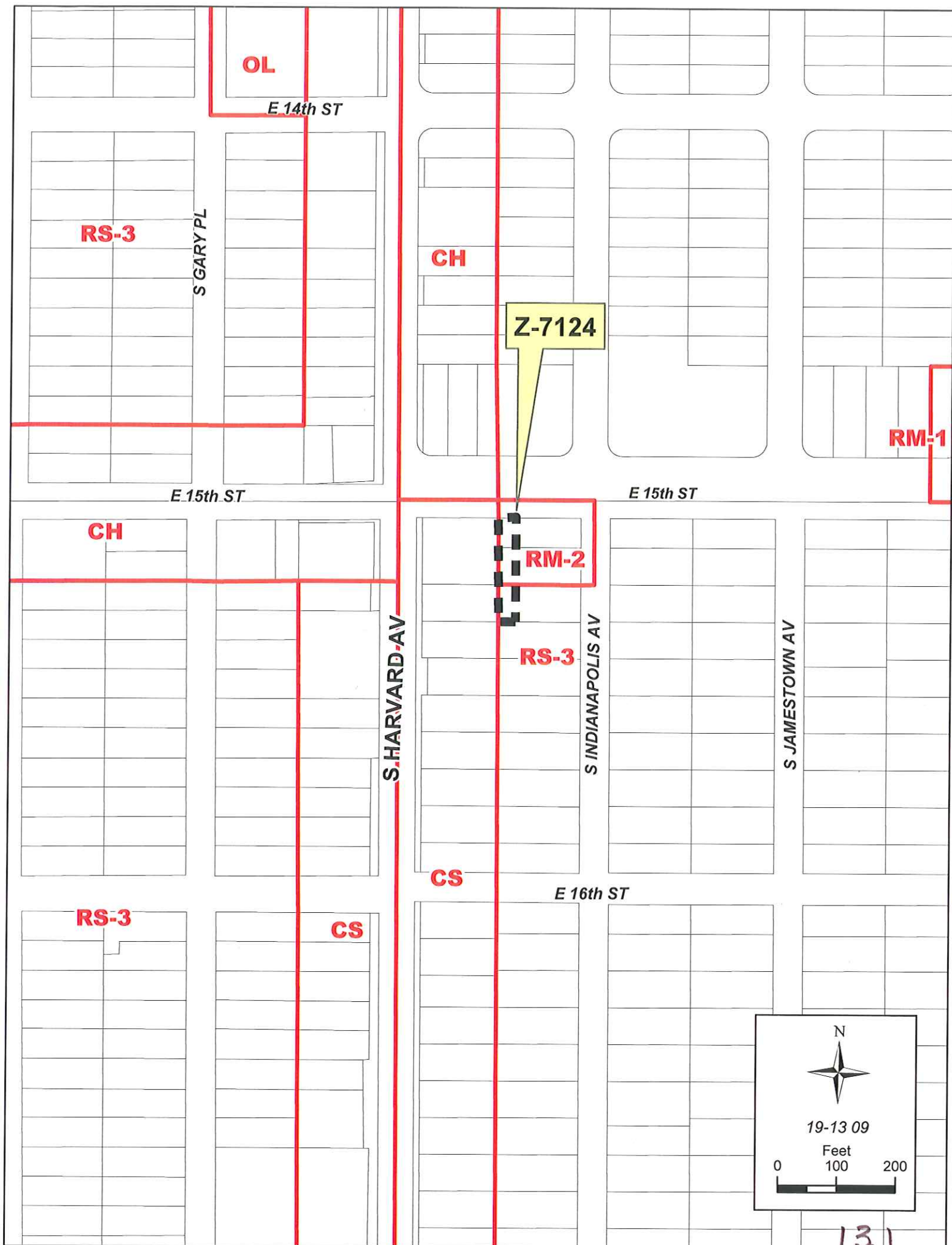
OL

E 51st PL
RS-2

PUD-372

S MARION AV

12.1



OL

E 14th ST

RS-3

S GARY PL

CH

Z-7124

RM-1

E 15th ST

E 15th ST

CH

RM-2

RS-3

S HARVARD AV

S INDIANAPOLIS AV

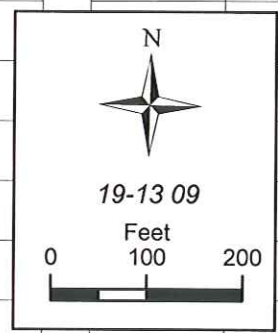
S JAMESTOWN AV

CS

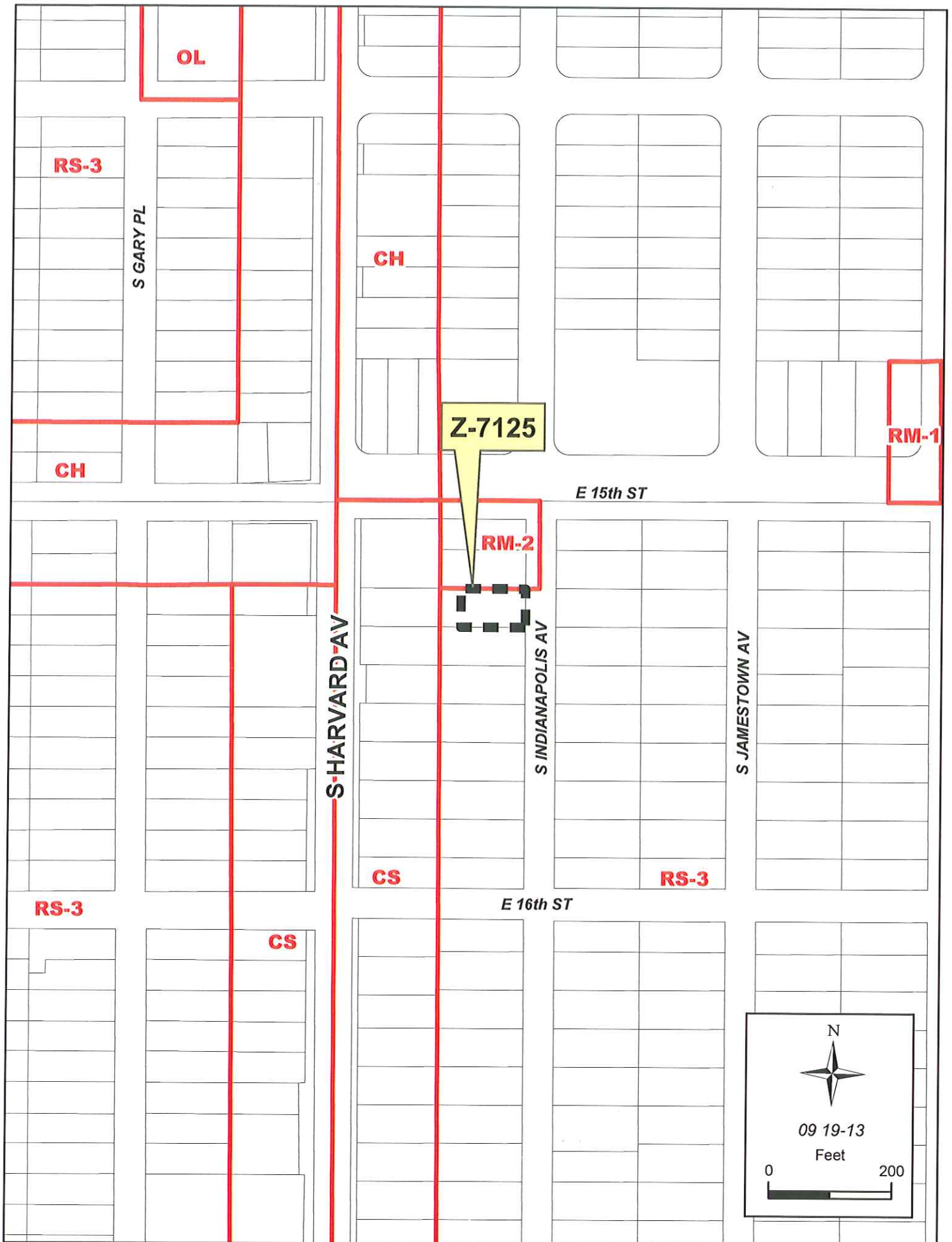
E 16th ST

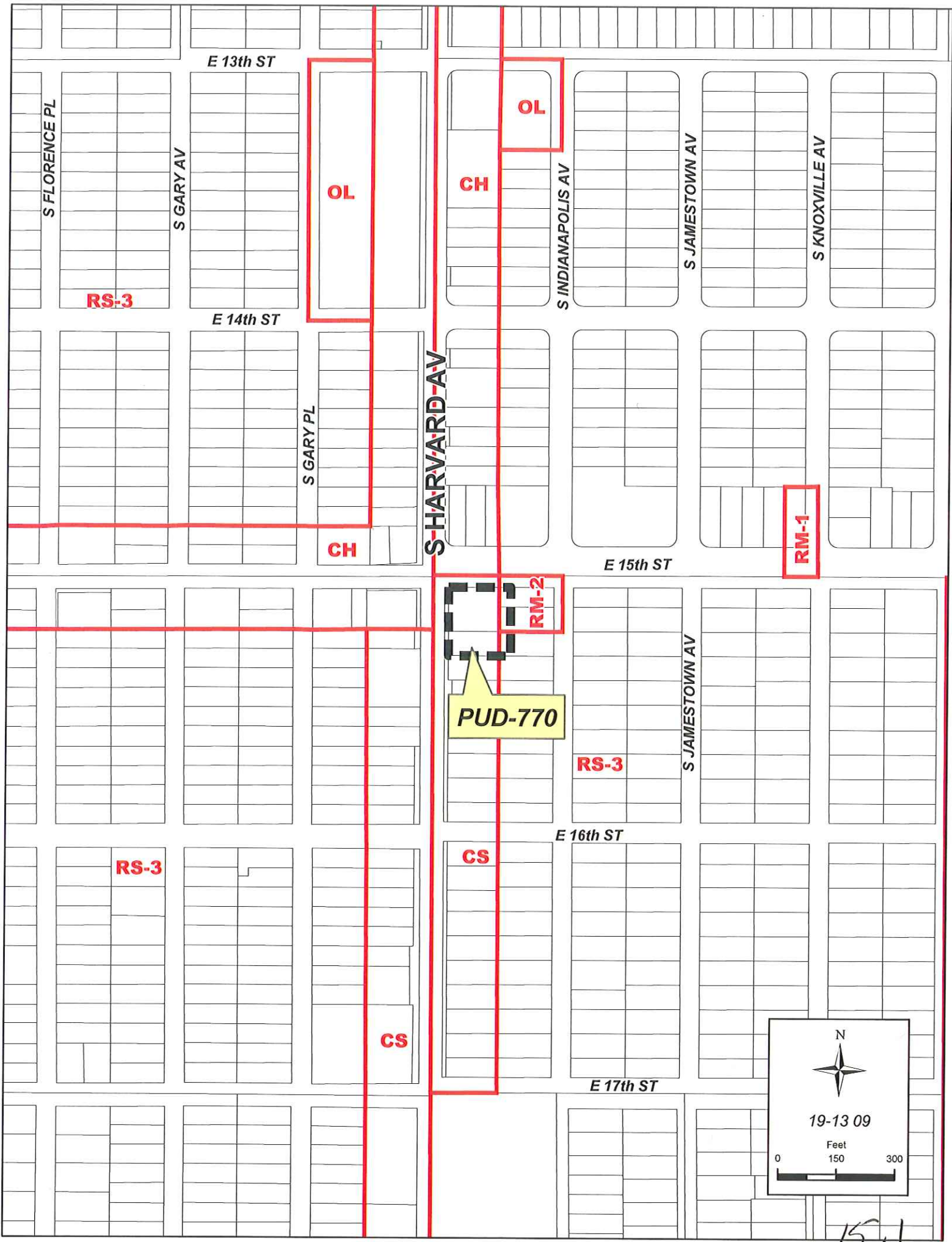
RS-3

CS



13.1

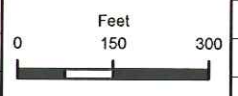




PUD-770



19-13 09



15.1

AG

N 174th AV

RS-60

E BRADY ST

RS-10

RS-25

CH

PK

RS-6

E ARCHER ST

RS-3



RS-3

IL

IL

E ADMIRAL PL

CS

OL

OL

OL

RS-1

Z-7132

AG

S 177th AVE (LYNN LANE)



19-14 02

Feet

0 150 300

16.1



N 174th AV

E BRADY ST

E ARCHER ST

44

E ADMIRAL PL

Z-7132

S 177th AV E (LYNN LANE)



19-14 02

0 Feet 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

16.2



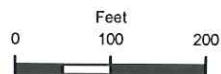
E ADMIRAL PL

Z-7132

S 177th AV E (LYNN LANE)



19-14 02



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

16.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7132

TRS 9402

Atlas 1869

CZM 40

PD-17 CD-6

TMAPC Hearing Date: June 3, 2009

Applicant: Larry Covert

Tract Size: 12 \pm acres

ADDRESS/GENERAL LOCATION: West of South 177th East Ave and north and South of East Admiral Place

EXISTING ZONING: RS-1/OL

EXISTING USE: Industrial/some vacant

ZONING ORDINANCE: Ordinance numbers 11818 dated June 26, 1970, and 13308 dated November 7, 1974, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Office/warehouse

RELEVANT ZONING HISTORY:

Z-6847 January 2002: All concurred in approval of a request for rezoning a 2.04 \pm acre tract of land from RS-1 to IL for commercial and industrial use on property located east of the northeast corner of East Admiral Place and South 177th East Avenue and east of subject property.

Z-6832 October 2001: All concurred in approval of a request to rezone a 2.6-acre tract from RS-1 to IL for warehousing and light industrial use on property located east of northeast corner of East Admiral Place and South 177th East Avenue and east of subject property.

Z-6761 May 2000: All concurred in approval of a request for rezoning a 10 \pm acre tract of land from RMH to IL for industrial use on property located west of northwest corner of East Admiral Place and South 177th East Avenue and west of subject property.

Z-6731 January 2000: All concurred in approval of a request to rezone a 2.5-acre tract located south of the southeast corner of East Admiral Place and South 177th East Avenue from RS-3 to AG.

Z-6505 October 1995: An application to rezone a 3.5-acre tract located approximately 500' east of the subject property from RS-1 to CG or IL was filed. Staff and TMAPC recommended denial of CG and approval of IL. City Council denied the IL zoning.

Z-6465 October 1994: All concurred in denial of a request to rezone a five-acre tract located south of the southeast corner of East Admiral Place and South 177th East Avenue from AG to CH or CG for a machine shop.

Z-6135 January 1987: All concurred in approval of a request to rezone a 1.8-acre tract from RS-1 to IL located east of the northeast corner of East Admiral Place and South 177th East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12± acres in size and is located west of South 177th East Ave and north and South of East Admiral Place. The property appears to be partially vacant, with some industrial use on it and is zoned RS-1/OL.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Admiral Place	Secondary arterial	100'	2
South 177 th East Avenue	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by an industrial/commercial use, zoned CS, large-lot single-family residential and mixed uses, zoned RS-1 and OL; on the north by the expressway (I-44), zoned RS-3; on the south by large-lot single-family/agricultural and mixed uses, zoned AG; and on the west by an industrial use, zoned IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within an Industrial Special district. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

Based on existing nearby uses and zoning, as well as the Comprehensive Plan, staff can support the requested rezoning and therefore recommends **APPROVAL** of IL zoning for Z-7132.

06/03/09

116.5

Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103


To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is _____
City of Tulsa, Oklahoma. Property Legal Description is _____

Beginning at a point 495.25 feet West and 40 feet South of the Northeast corner of
Lot 8, in Section 2, Township 19 North, Range 14 East, of the Indian Base and
Meridian, according to the U. S. Survey thereof, thence South 349.5' to a point;
thence West 165 feet; thence North 349.5 feet to a point; thence East 165 feet to
the point of beginning.

Sincerely,


Name

17600 E ADMIRAL PL
Address

TULSA, OK 74116
City, State and Zip-Code

4/9

Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103

To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is 17515 E. Admiral Place
City of Tulsa, Oklahoma. Property Legal Description is _____

Re: Two and One-half acre tract in Section Two (2), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, described as follows, to-wit: BEGINNING 330 feet West of the Southeast Corner of Lot One (1) as the point of beginning, said point being on the Southerly boundary line; thence Northerly a distance of 330 feet along the Easterly boundary; thence Westerly a distance of 330 feet along the Northerly boundary; thence Southerly a distance of 330 feet along the Westerly boundary; thence Easterly 330 feet along the Southerly boundary to the POINT OF BEGINNING. _____

17837 E. BRADY ST.
Address

CATOOSA, OK 74015
City, State and Zip-Code

(918) 439-1956

John

16-7

Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103

To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is LPNK
City of Tulsa, Oklahoma. Property Legal Description is _____

BEG SEC R LT THN330 W330 S330
LESSE 40 FOR HWY SEC 21914 2.197 ACS

Sincerely,

Donald Ray Crawford
Name

17384 E. 13th ST
Address

Tulsa OKLA. 74108
City, State and Zip-Code

Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103

To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is _____
City of Tulsa, Oklahoma. Property Legal Description is _____

Sincerely,

Larry R Covert
Name

1604 W Suneau St
Address

Broken Arrow OK 74012
City, State and Zip-Code

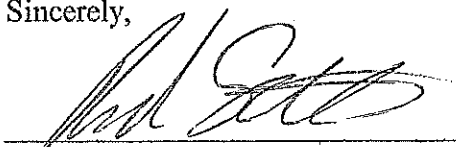
Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103

To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is 17560 E Admiral
City of Tulsa, Oklahoma. Property Legal Description is _____

Sincerely,



Name

Address

City, State and Zip-Code

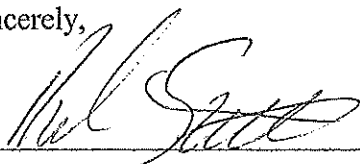
Tulsa Metropolitan Area Planning Commission
201 West 5th Street Suite 600
Tulsa, OK. 74103

To whom it may concern:

This letter of confirmation is submitted with an application for the proposed new Zoning by Larry Covert of W.D. Construction L.L.C. I understand that part of the review process includes notification of the surrounding neighbors of the applicants property, and I would like to join the Zoning application to include my property which is also currently Zoned RS-1.

Subject property address is 17580 E Admiral
City of Tulsa, Oklahoma. Property Legal Description is _____

Sincerely,

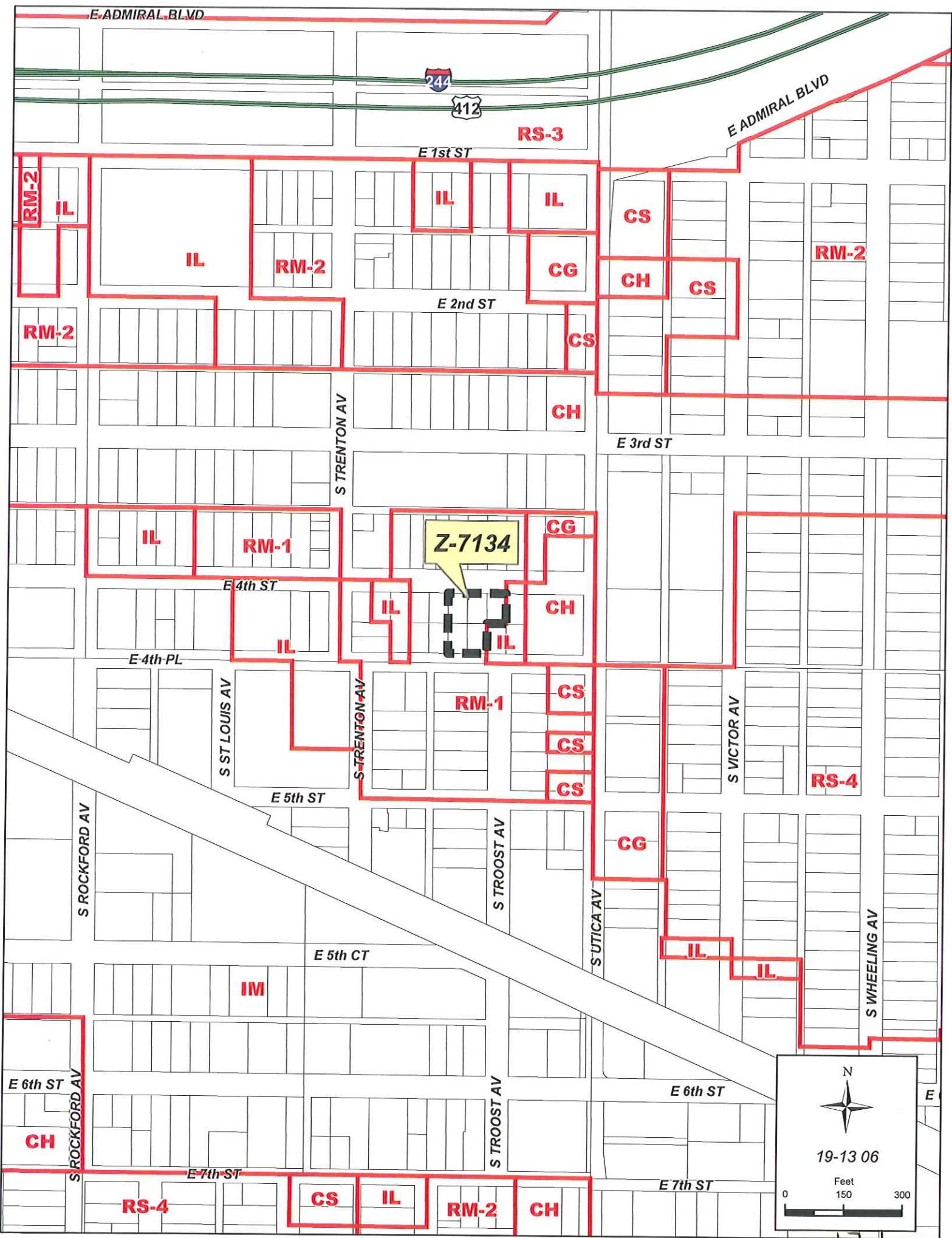


Name

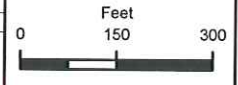
Address

City, State and Zip-Code

16.11



19-13 06



17.1

E ADMIRAL BLVD

244

412

E ADMIRAL BLVD

E 1st ST

E 2nd ST

E 3rd ST

Z-7134

E 4th ST

E 4th PL

E 5th ST

E 5th CT

E 6th ST

E 7th ST

S TRENTON AV

S TRENTON AV

S STROOST AV

S STROOST AV

S UTICA AV

S VICTOR AV

S WHEELING AV



19-13 06

Feet

0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

17.2



N

19-13 06

Feet

0 50 100

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7134

TRS 9306

Atlas 9

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 3, 2009

Applicant: Craig Blackstock

Tract Size: .445± acres
19,375± square feet

ADDRESS/GENERAL LOCATION: West of Utica Avenue between East 4th Street and East 4th Place

EXISTING ZONING: RM-1

EXISTING USE: Parking/vacant

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Off-street parking

RELEVANT ZONING HISTORY:

Z-6855 July 2002: A request to rezone 3 lots from RM-1 to CH zoning for a machine shop was filed for property located on the southwest corner of East 4th Place and South Trenton. Staff recommended approval of CH zoning for the north 50' of the two lots fronting Utica and CG zoning for the remaining lot on the west. City Council approved CG zoning on all three lots.

Z-6573 January 1997: A request to rezone 3 lots from RM-1 to IM for a machine shop. The requested IM zoning was denied and IL zoning was approved in the alternative on property located on the southwest corner of East 4th Place and South Trenton.

Z-6414 October 1993: All concurred in approval of a request to rezone a tract of land from RM-1 to RS-4., initiated by a large representation of homeowners within the Kendall-Whittier district and located between East 3rd Street and East 6th Street from South Lewis Avenue to South Utica Avenue,

Z-6035 April 1985: All concurred in approval a request to rezone 2+ acres from RM-1 to IL located on the northeast corner of South Rockford Avenue and East 4th Street.

Z-4832 March 1976: All concurred in approval of a request for rezoning a tract of land from RM-1 to IL on property located west of northwest corner of South Utica Avenue and East 4th Place and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .445± acres in size and is located west of Utica Avenue between East 4th Street and East 4th Place. The property appears to be a parking lot and is zoned RM-1.

17.4

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 4 th Street	N/A	N/A	2
East 4 th Place	N/A	N/A	2

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

SURROUNDING AREA: The entire area west of Utica to approximately 6th Street is generally an industrial/mixed use area, with some residential uses scattered throughout. The subject tract is abutted on the east by a wholesale commercial/industrial use, zoned IL and CH; on the north by residential uses (mainly duplexes), zoned RM-1; on the south by residential uses, zoned RM-1; and on the west by a vacant area, a residential use, industrial and related uses, zoned RM-1 and IL.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Special District - Industrial. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan.

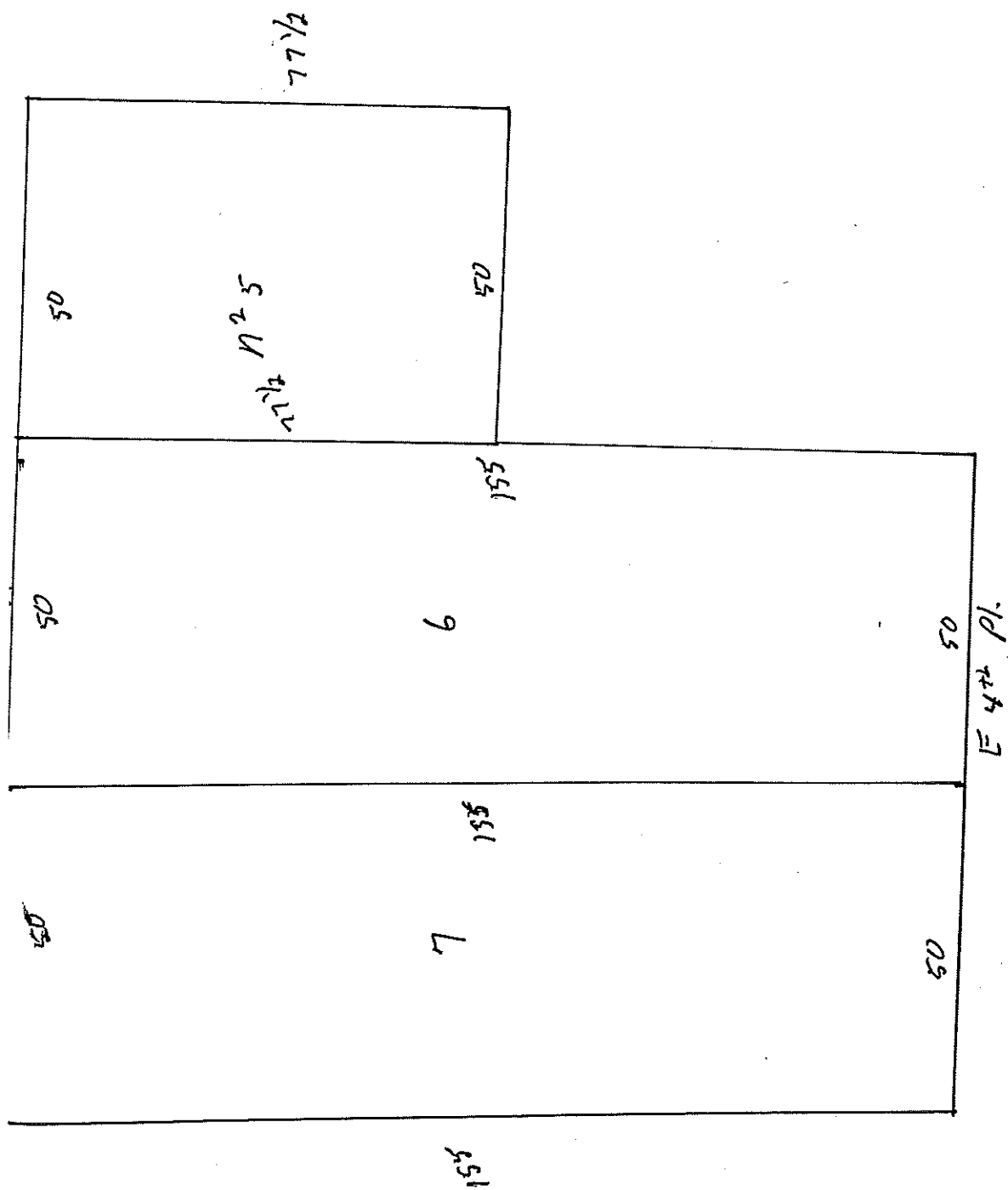
STAFF RECOMMENDATION:

This property is on the eastern edge of an industrial area and adjacent to the commercial/industrial use it will service, which has been there for many years. The industrial area generally contains mixed industrial, commercial, residential and parking uses. The proposed use for this site appears compatible with the area. Therefore, staff recommends **APPROVAL** of IL zoning for Z-7134.

06/03/09

17.6

N² Lots 5, All of Lots 6 & 7, Block 7, Midway Allen.



Matthews, Dane

From: Theron Warlick [twarlick@ci.tulsa.ok.us]
Sent: Monday, May 04, 2009 10:09 AM
To: Matthews, Dane
Cc: Alberty, Wayne
Subject: Allied Bearing Rezoning App.

Dane,

Spoke to Dean Moffett today, Alan is in FL. This is just a housekeeping deal. They own the lot, it's already fenced, and they are requesting IL for parking in the near term.

It's consistent with our Plan Map so encroachment is not an issue. The Map shows Manufacturing/Warehousing on this site.

Most of the Pearl District form-based stuff is for areas south of the tracks, the north is mostly a combo of Manufacturing and Auto-Oriented commercial. But just in case, rather than stress the parking, I'd suggest you promote how this will allow them to add to their structure in an appropriate way as business picks up. They can knock out their back wall, and still have all necessary parking behind the structure, which is an appropriate form-based solution for this kind of business.

I've let Dave Strader, PDA Pres., know what's going on. We haven't heard any concerns. If you have, let us know, and we can act accordingly. As always, we appreciate the heads up and will continue to work with you on this stuff as it emerges. Thanks.

Theron Warlick
Planner III
Planning Department
City of Tulsa
(918) 576-5677
twarlick@cityoftulsa.org

AG

NPITTSBURG AV
AG

E 66th ST N

AG

E 61st STN

IM

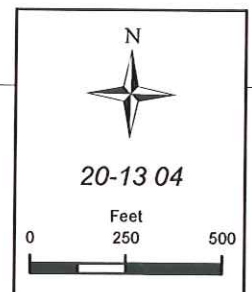
75

CZ-400

AG

N HARVARD AV

N LOUISVILLE AV



18.1

E 66th ST N

N PITTSBURG AV

75

E 61st ST N

CZ-400

N HARVARD AV



20-13 04



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

18.2



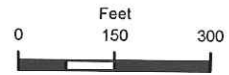
N-HARVARD AV

75

CZ-400



20-13 04



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2009

18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-400

TRS 0304

Atlas 0

CZM 22

PD- County

TMAPC Hearing Date: June 3, 2009

Applicant: John W. Moody

Tract Size: 19.6± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of North Harvard Avenue and East 61st Street North

EXISTING ZONING: AG/IM

EXISTING USE: Vacant

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

PROPOSED ZONING: IM

PROPOSED USE: Industrial

RELEVANT ZONING HISTORY:

CZ-298 March 2002: All concurred in approval of a request for rezoning a 19± acre tract of land from AG to IL for light industrial use on property located on the northwest corner of East 66th Street North and North Yale Avenue.

CZ-277 January 2001: All concurred in approval of a request to rezone the south five acres of the subject property located on the northwest corner of East 66th Street and North Yale Drive, from AG to IM. No resolution was published and the tract remains AG-zoned.

CZ-269 September 2000: All concurred in approval of a request to rezone a 17-acre tract located west of the northwest corner of East 66th Street North and North Yale Drive and fronting East 66th Street and U. S. Highway 75 North from AG to IM for a proposed office and warehouse.

CZ-257 November 1999: All concurred in approval of a request for rezoning a 56.3± acre tract of land from AG to IM for industrial use, on property located on the west side of North Yale Drive between East 66th Street North and East 76th Street North.

CZ-217 October 1994: All concurred in approval of a request to rezone a 988± acre tract located on the east side of North Yale Avenue between East 61st Street North and East 76th Street North, from IL to IM, less a 200' strip along East 76th Street, a 150' strip along North Yale Avenue, and eight acres of Amoco property, all of which remained in IL zoning.

CBOA-204 June 18, 1982: The Board of Adjustment approved a Special Exception to allow a sanitary landfill in an AG District, subject to the Tulsa City-County Health Department regulations, subject to the County Engineer's requirements, for a period of three years, on property located at the northeast corner of East 56th Street North and North Harvard Avenue and abutting south of subject property. On June 24, 1983 the application was brought back before the Board to consider and define the previous conditions of approval. After discussion

and agreement that the applicant had three years to gain meet those guidelines, the Board took action stating the applicant does not have approval of a sanitary landfill until Health Department approval is granted (whether by county or state), and to Deny the Building Inspector's request to rescind the special exception action on Case No. 204.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 19.6± acres in size and is located Northeast corner of North Harvard Avenue and East 61st Street North. The property appears to be vacant and is zoned AG. The site is located entirely within the Bird Creek and Flat Rock Creek floodplains (regulatory floodways).

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
North Harvard Avenue	N/A	N/A	N/A

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

SURROUNDING AREA: The subject tract is abutted on the east by apparently vacant land, zoned IM and AG; on the north by U.S. 75, zoned AG; on the south by a landfill, zoned AG; and on the west by U.S. 75, zoned AG and vacant land, also zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

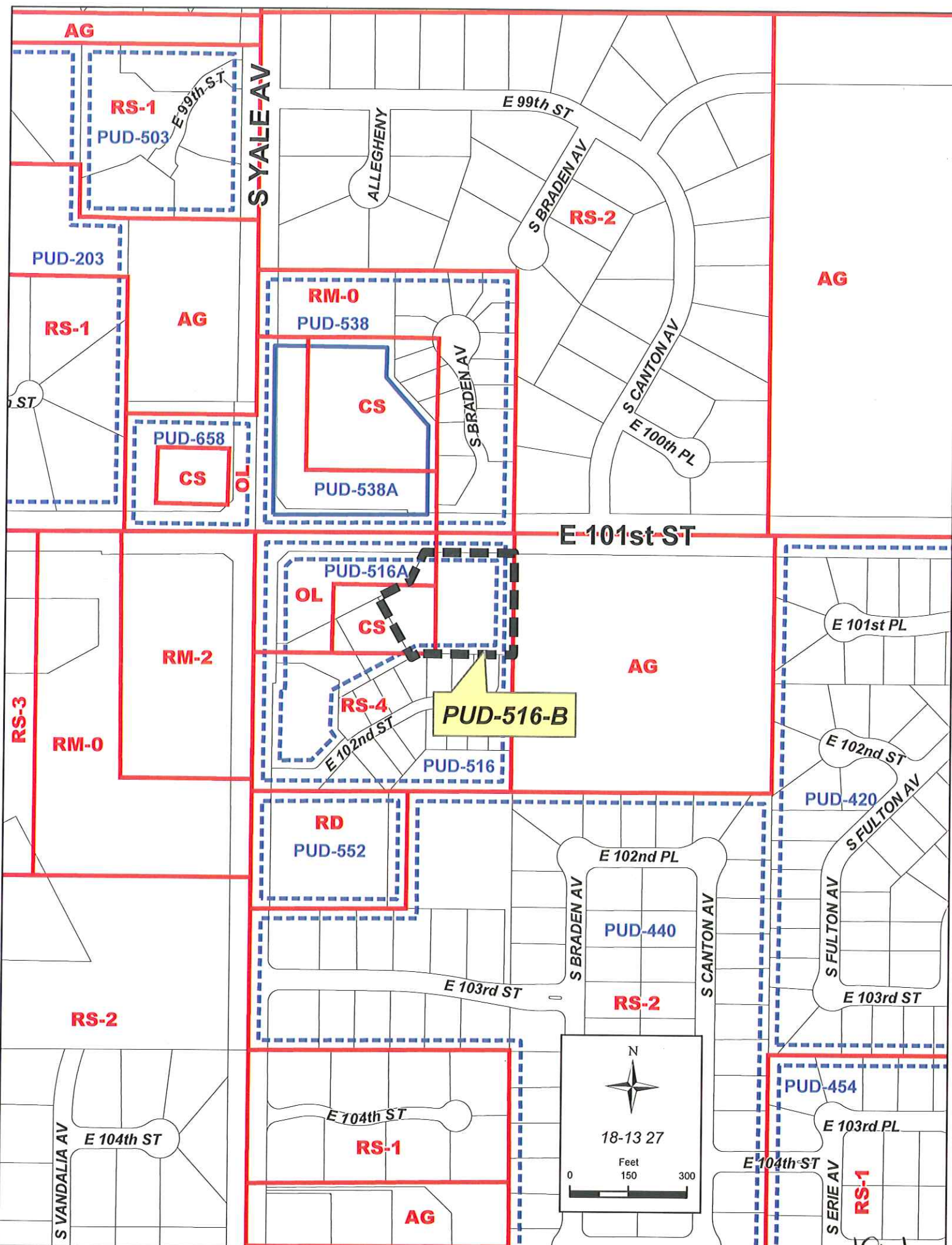
This area is not currently encompassed within any District Plan, nor the North Tulsa County Plan. According to the Metropolitan Development Guidelines, an adopted part of the Comprehensive Plan for the Tulsa Metropolitan Area, this site does not qualify as any type of Medium Intensity node. Therefore, without any existing means of access, the area would qualify as Low Intensity-No Specific land use, and the requested IM zoning would **NOT** be in accord with the Comprehensive Plan.

STAFF RECOMMENDATION:

This site has no frontage on an arterial, as is required under Industrial zoning. It does have some frontage on U.S. 75, but no means of access from it. Moreover, any access from North Harvard is minimal. The site's location entirely within two regulatory floodplains makes it unsuitable for the type of zoning the applicant is requesting. For these reasons, staff cannot support the requested IM zoning and therefore recommends **DENIAL** of IM zoning on CZ-400.

06/03/09

18.5



Huntsinger, Barbara

From: Janine VanValkenburgh [janinevan@sbcglobal.net]
Sent: Wednesday, May 27, 2009 4:54 PM
To: Huntsinger, Barbara
Cc: Sansone, Christopher
Subject: Request for Continuance, PUD 516-B

To the Tulsa Metropolitan Area Planning Commission,

The Applicant hereby requests a continuance of the hearing on PUD 516-B set for the June 3, 2009 meeting of the Commission to June 17, 2009, in order to permit further discussions with neighborhood representatives.

Respectfully submitted,
Roy D. Johnsen