

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2551

June 17, 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:

1. Minutes of May 20, 2009, Meeting No. 2548
2. Minutes of May 27, 2009, Meeting No. 2549
3. Minutes of June 3, 2009, Meeting No. 2550

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.

4. **LS-20305** – Beth Langston (2430)/Lot-Split (County)
Southwest corner of West Spring Street and North 109th Avenue, 14320
N 109th Street (Related to Item 5.)
5. **LC-173** – Beth A. Langston (2430)/Lot Combination (County)
Southwest corner of West Spring Street and North 109th Avenue, 14320
North 109th Street (Related to Item 4.)
6. **LC-174** – Sisemore Weisz & Associates, Inc. (9223)/Lot Combination (PD 9) (CD 2)
Northwest corner of South Elwood Avenue and West 37th Place South
7. **LC-171** – William LaFortune (9328)/Lot Combination (PD 6) (CD 7)
North of East 51st Street and west of South Knoxville Place, 3355 East
Skelly Drive
8. **LS-20309** – Lewis Engineering, P.L.L.C. (2914)/Lot-Split PD 8) (CD 2)
West of South 129th West Avenue and north of West Albany Street,
12626 East 60th Street
9. **LC-176**- Heidi Gault (9212)/Lot Combination (PD 6) (CD 4)
Northwest corner of South Madison Avenue and East 16th , 1542 South
Madison Avenue
10. **LS-20310** – Julie Rubio (1404)/Lot-Split (County)
West of North 145th Avenue and north of East 122nd Street North, 12404
North 145th Avenue East

11. **LC-178** – US Cellular (7714)/Lot Combination (County)
East of 7th Street and north of Porter Avenue, 16602 South 157th East Avenue
12. **LS-20304** – Glynda Redding (1320)/Lot-Split (County)
East of North Delaware Avenue and west of North College Ave, 9205 North Delaware Avenue
13. **LS20306** – Sack and Associates, Inc. (8320)/Lot-Split (PD 18) (CD 2)
North of the northwest corner of Creek Turnpike and Riverside Parkway
14. **LC-177** – Tulsa Cornerstone Assistance Network (0236)/Lot Combination (PD 2) (CD 1)
West of North Peoria Avenue and south of East Latimer Place
15. **LS-20307** – Randall Pickard (4813)/Lot-Split (PD 26) (CD 8)
West of South Sheridan Road and north of East 121st Street
16. **PUD-306-H-4 – Sack and Associates** (PD-18) (CD-2)
North of northwest corner Creek Turnpike and Riverside Parkway (Minor Amendment for the purposes of a lot-split creating new tracts and allocation of floor area.)
17. **Z-5412-SP-1a – Claude Neon Federal Signs** (PD-6) (CD-9)
3141 East Skelly Drive (Corridor Plan Minor Amendment to reduce the required setback for a 50-foot in height sign from 25 feet to 17 feet due to a 35-foot storm sewer easement for Joe Creek drainage channel.)
18. **PUD-260-B-9 – Ron Cardwell, P.E.** (PD-18) (CD-7)
Northeast corner of 71st Street South and South Yale Avenue (Minor Amendment to reduce the required landscape buffer along Yale Avenue from six feet to four feet and to reduce the required depth of parking stalls along the west side of the building from 18 feet to 17 feet.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

19. **LC-171** – (9328) Plat Waiver (PD 6) (CD 7)
East of the northeast corner of South Harvard and East 51st Street South (continued from 6/3/2009) (Applicant requests continuance to July 1, 2009 to work on recommended conditions per TAC.)
20. **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 Items 21 and 22.) (Continued from 1/21/09, 3/18/09 and 6/03/09)
21. **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 Items 20 and 22.) (Continued from 1/21/09, 3/18/09 and 6/03/09)

22. **PUD-770 – DeShazo, Tang & Associates** **CS/OL to PUD**
Southeast corner of 15th Street and Harvard (PUD to add a 29-foot strip of OL zoned property to the existing Fiesta Mart to create a buffer to the neighborhood to the east.) (Related to Items 20 and 21.) (Continued from 6/03/09) (PD-4) (CD-4)
23. **CZ-400 – John W. Moody** **AG/IM to IM**
North of northeast corner of North Harvard Avenue and East 61st Street North (Continued from 6/17/09.) (County)
24. **PUD-516-B – Roy D. Johnsen** (PD-26) (CD-8)
East of southeast corner of 101st and South Yale Avenue (Major Amendment) (Continued from 6/17/09.) (Applicant is requesting a continuance to June 24, 2009 in order to consider alternate site plans in connection with neighborhood representatives.)
25. **Z-7135 – Richard E. Comfort** **RS-3 to OL**
5517 S. Peoria (PD-18) (CD-9)
26. **Z-7136 – Bill Satterfield** **IL to AG**
East of northeast corner of West 81st Street and South Elwood Avenue (PD-8) (CD-2)
27. **PUD-747-A – Khoury Engineering, Inc.** (PD-18) (CD-8)
North of northeast corner of East 91st Street and South Yale Avenue (Major Amendment to add 1.58 acres of land area to the southern portion of the existing Development Area B to increase permitted floor area.)

OTHER BUSINESS

28. **Heritage Landing Project**
Refund Request for Preliminary Plat fee and Accelerated Building Permit Fee.
29. **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

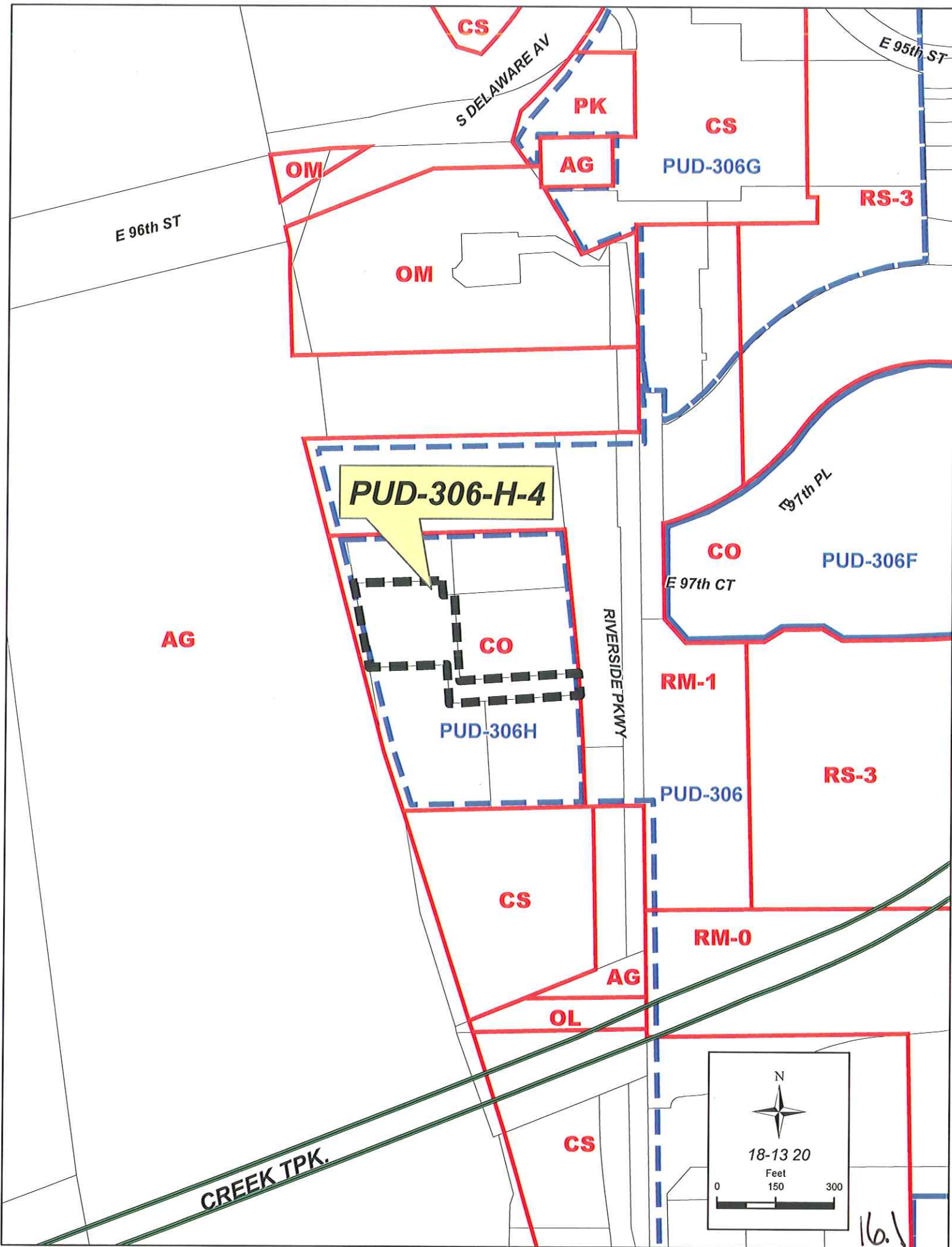
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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



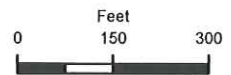
16.1



PUD-306-H-4



18-13 20



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

PUD-306-H-4

E 97th CT

RIVERSIDE PKWY



18-13 20

Feet
0 75 150

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

1623

June 17, 2009

STAFF RECOMMENDATION

PUD-306-H-4: Minor Amendment – North of the northwest of the Creek Turnpike and Riverside Parkway; TRS 8320; CZM 56/102; Atlas 2278; PD 18; CD 2; CO/PUD.

The applicant is requesting a minor amendment for the purposes of a lot split creating new Tracts A-1 and B, and the allocation of floor area for Tracts A-1, B and existing Tract B-1 as depicted on the attached Exhibit B.

PUD-306-H is an 8.43 acre tract located north of the northwest corner of the Creek Turnpike and Riverside Parkway. The PUD was approved allowing uses permitted by right in the CS zoning district, with a maximum permitted floor area of 180,000 square feet (sf) as allocated below and on Exhibit A. The existing allocation of floor area is as follows:

Maximum Building Floor Area for PUD:	180,000 sf
Lot 2, Block 1 (Outback)	10,000 sf
Tract A in Lot 1 (Red Robin)	10,000 sf
Tract B1 in Lot 1	140,000 sf
Tract B2 in Lot 1	10,000 sf
Tract B3 in Lot 1	10,000 sf

The applicant is proposing the following floor area re-allocation:

Maximum Building Floor Area for PUD:	180,000 sf
Lot 2, Block 1 (Outback)	10,000 sf
Tract A in Lot 1 (Red Robin)	10,000 sf
New Tract A in Lot 1 (future development)	130,000 sf
New Tract B in Lot 1 (Access)	0 sf
Tract B1 in Lot 1 (Johnny Carino's)	10,000 sf
Tract B2 in Lot 1 (Feline Clinic)	10,000 sf
Tract B3 in Lot 1 (Trek Bikes)	10,000 sf

Staff finds the proposed minor amendment does not represent a significant departure from the approved Development Plan and approved PUD development standards, nor does it substantially change the character of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD-306-H-4.

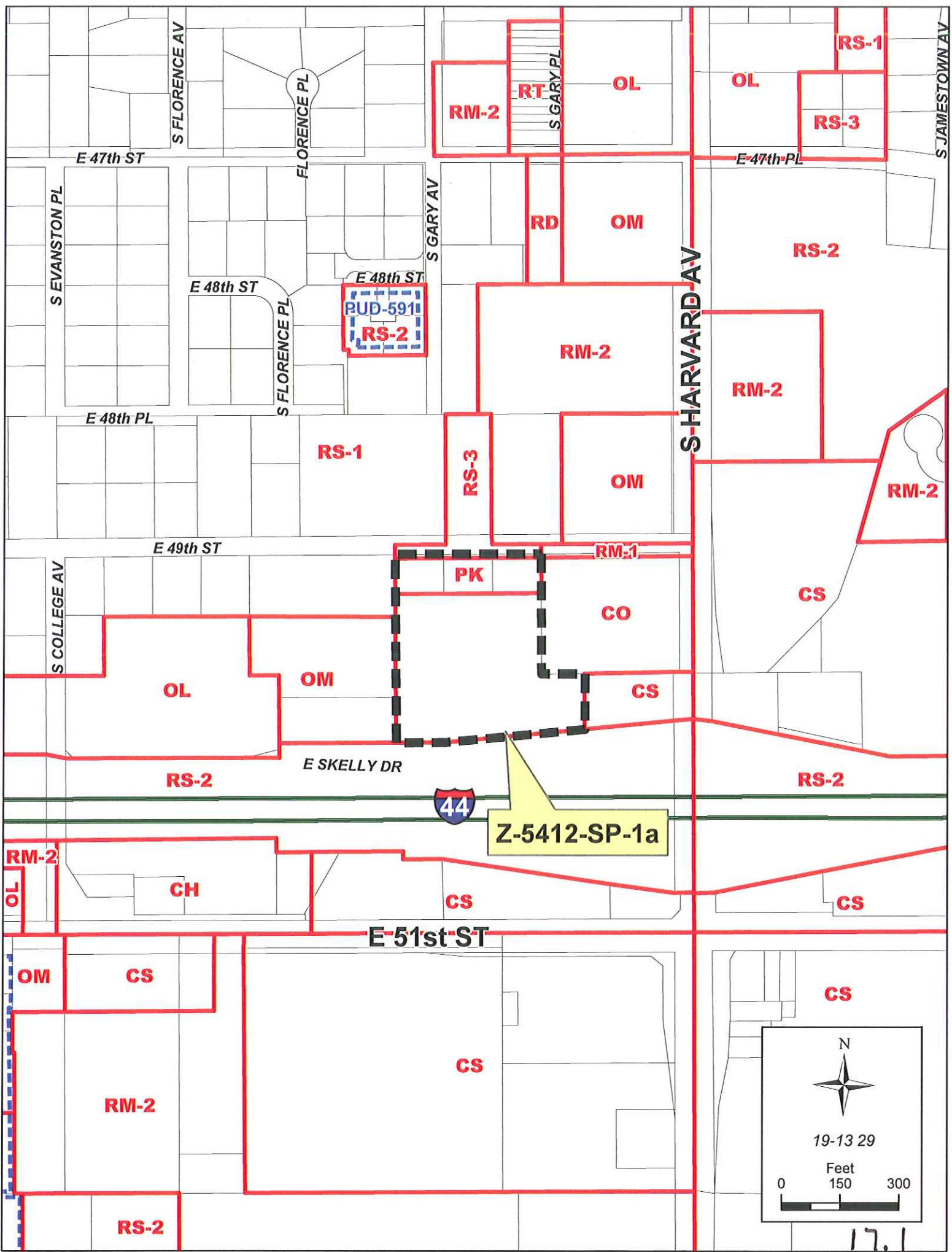
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

16.4



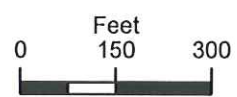
SACK & ASSOCIATES, INC.
Selling To Dept. 111 South Esplanade, Toledo, Ohio 43606-1816
Fax 419.592.4111 Fax 419.592.4273 E-mail sales@scassociates.com
CA Number 1113 (P/C/S) and 1462 (L) Ex. June 30, 2009

Project: RGVSCS, MARKET TWO and B1 LQASHQ10, EX01010
Drawn: C
File: 151220
Order:
Drawn: 015
Potted: 03 APR 2009





19-13 29



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

S FLORENCE PL

S GARY AV

Z-5412-SP-1a

E 49th ST

S HARVARD AV

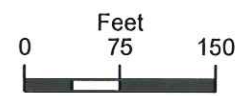
E SKELLY DR



E 51st ST



19-13 29



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

June 17, 2009

STAFF RECOMMENDATION

Z-5412-SP-1a: Corridor Plan Minor Amendment – Northwest of the northwest corner of Harvard Ave and 51st Street (west of the southwest corner of 49th Street South and Harvard Ave.); 3141 E. Skelly Dr.; TRS 9329; CZM 47; Atlas 470; PD 6; CD 9; CO.

The applicant is requesting a minor amendment to reduce the required setback for a 50-foot high sign from 25' to 17' due to a 35' storm sewer easement which protects the Joe Creek underground drainage channel.

The Corridor chapter of the zoning code, in section 802, B-3 states that signs in the Corridor District are subject to section 1221, D of the zoning code. Section 1221, D-1 of the Code states:

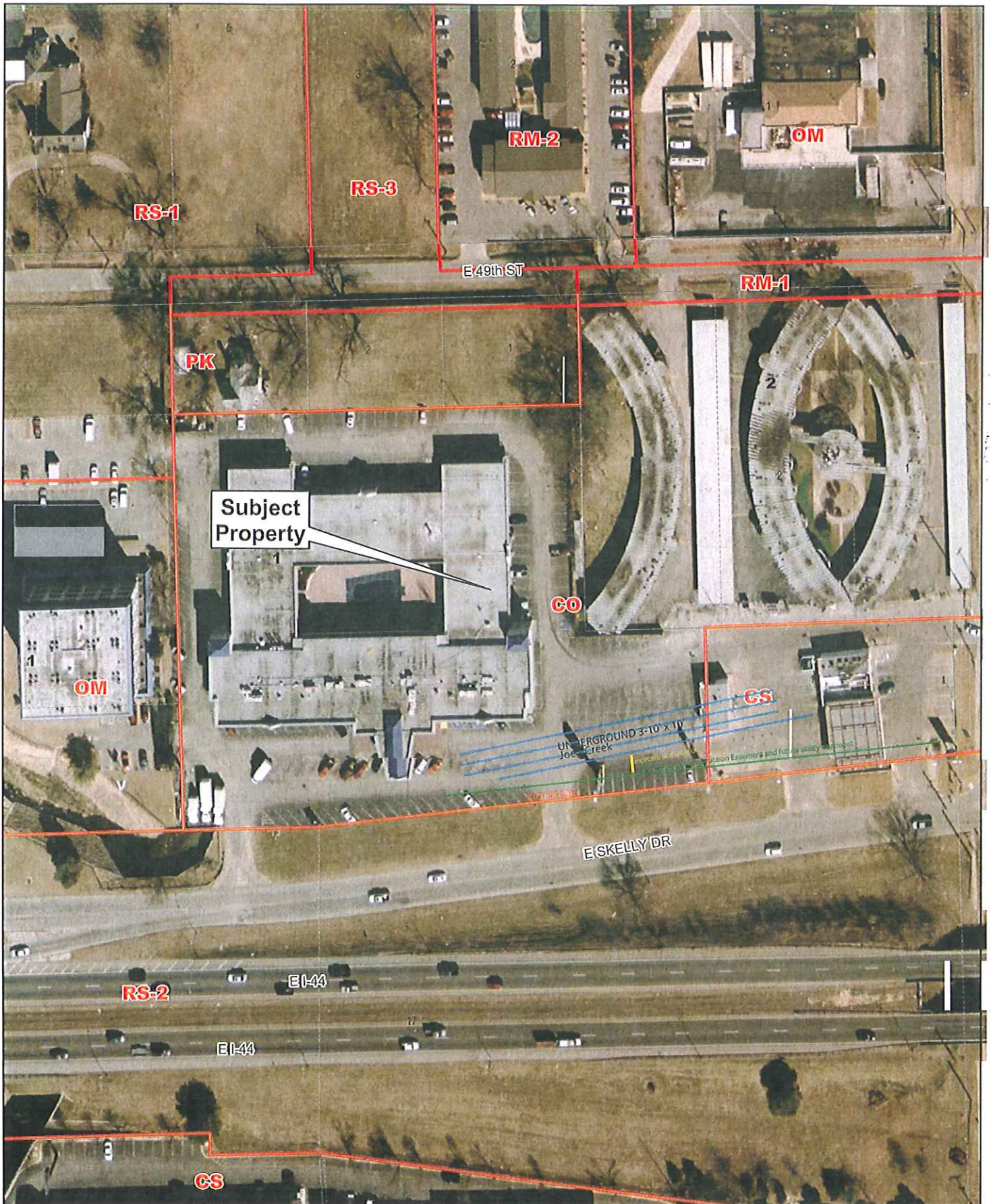
A ground sign, projecting sign or a promotional business sign abutting a major street shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in 1221.C.5, the sign is setback one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. *In those cases where the abutting street is a designated freeway, the maximum permitted height shall be fifty (50) feet.* The maximum height of ground and projecting signs where permitted abutting a minor street shall be as prescribed in Section 1221.C.8.b.

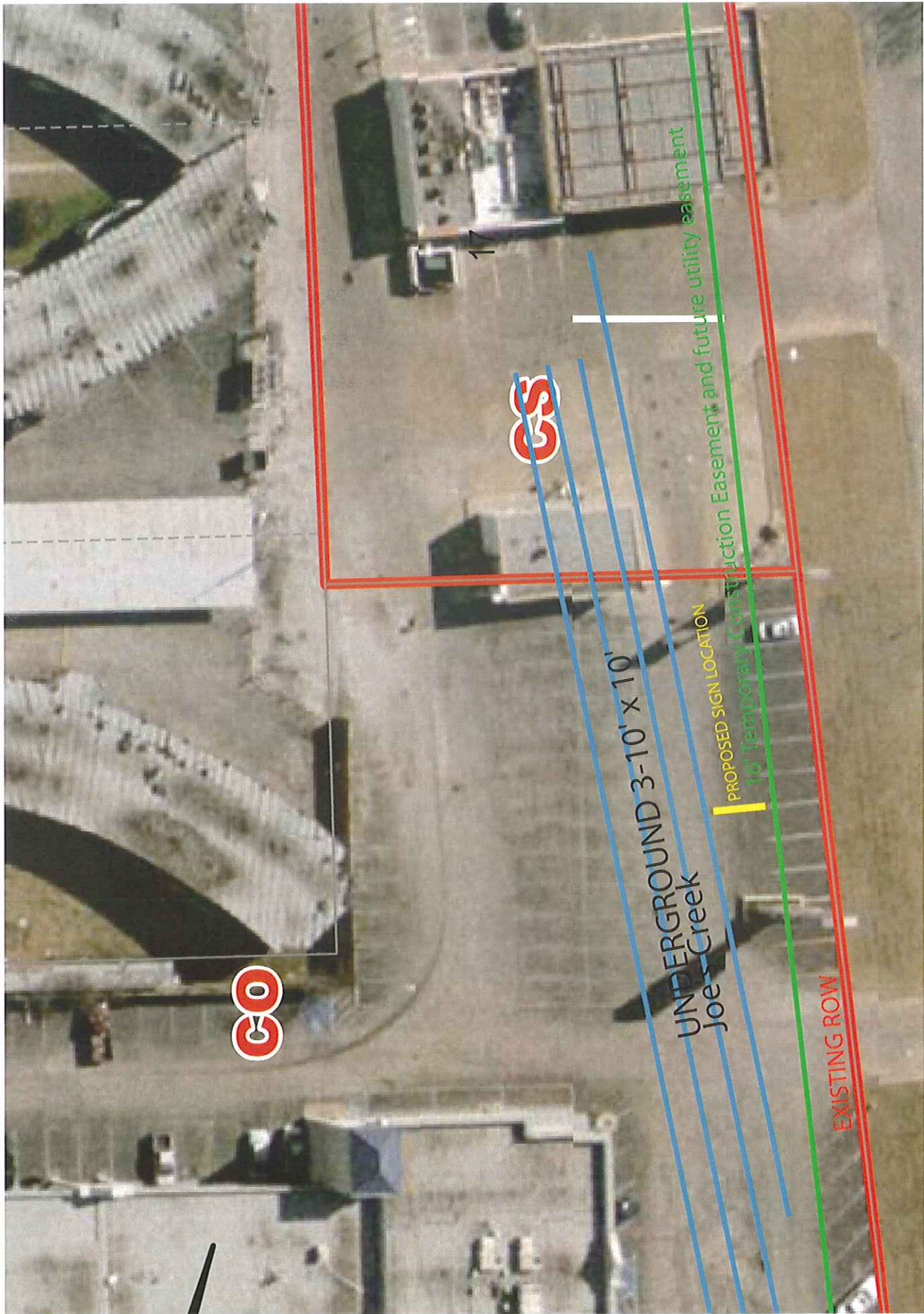
Since this sign is located along a designated freeway (I-44), it is permitted to a height of 50 so long as it is setback one-foot for every foot over 25-feet. This would make the required setback from the I-44 right-of-way (ROW) 25'. Referring to the attached exhibits, a 25-foot setback would place the sign in a 35' storm sewer easement, which is the location of a Joe Creek underground drainage channel. The depth beneath the ground that is required to adequately support the sign would breach the underground drainage channel making the 25-foot setback location impossible.

It is staff's opinion that the 8-foot reduction in setback does not represent a significant departure from the approved Corridor Development Plan nor does it substantially change the character of this Corridor District given its proximity to the highway. Therefore, staff recommends **APPROVAL** of minor amendment Z-5412-SP-1a.

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

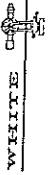
17.4



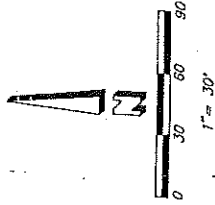


C. EAST 49th STREET SOUTH

PLOT PLAN

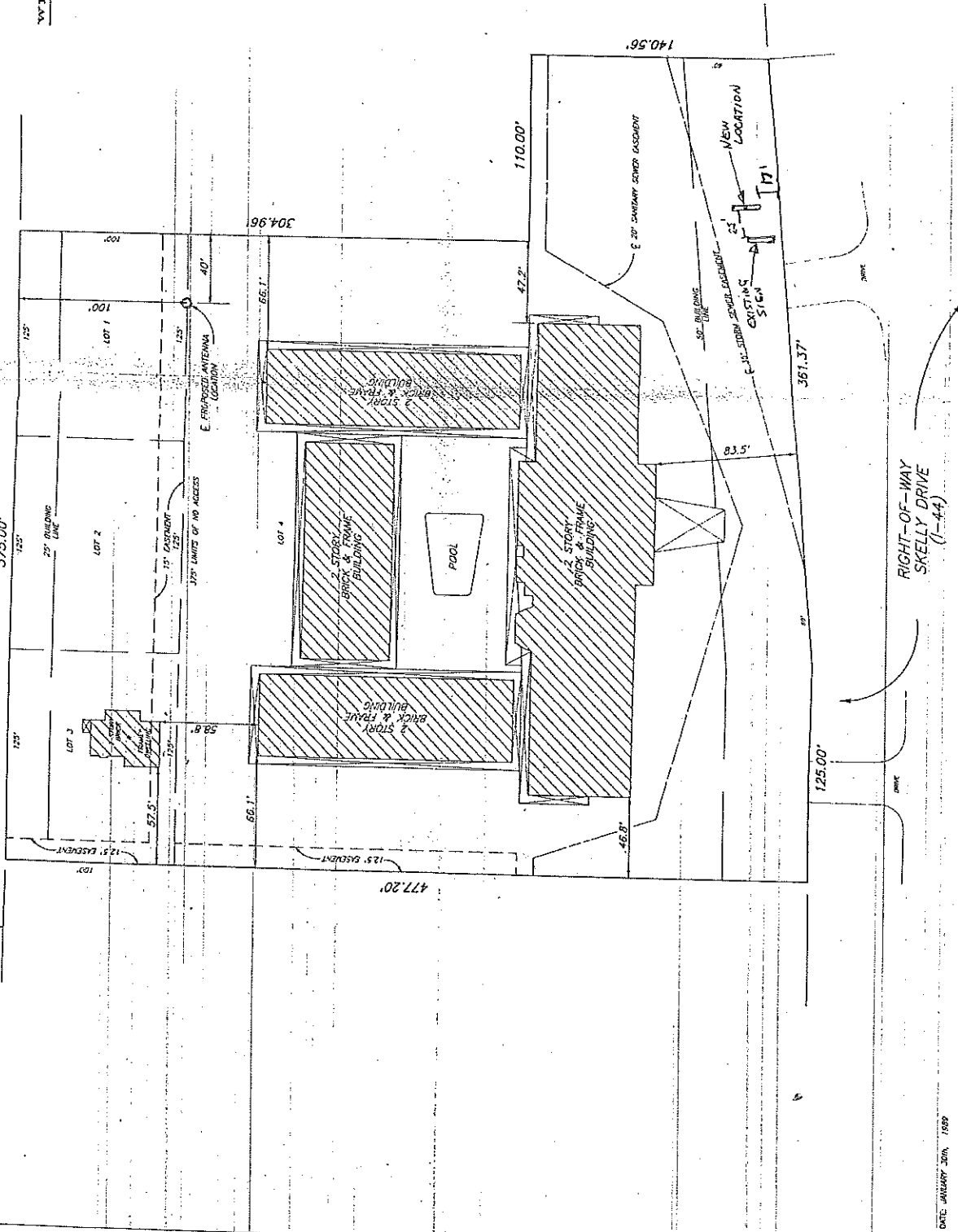


WHITE SURVEYING COMPANY
8131 EAST 49th STREET
TULSA, OKLAHOMA 74119
(918) 463-8824

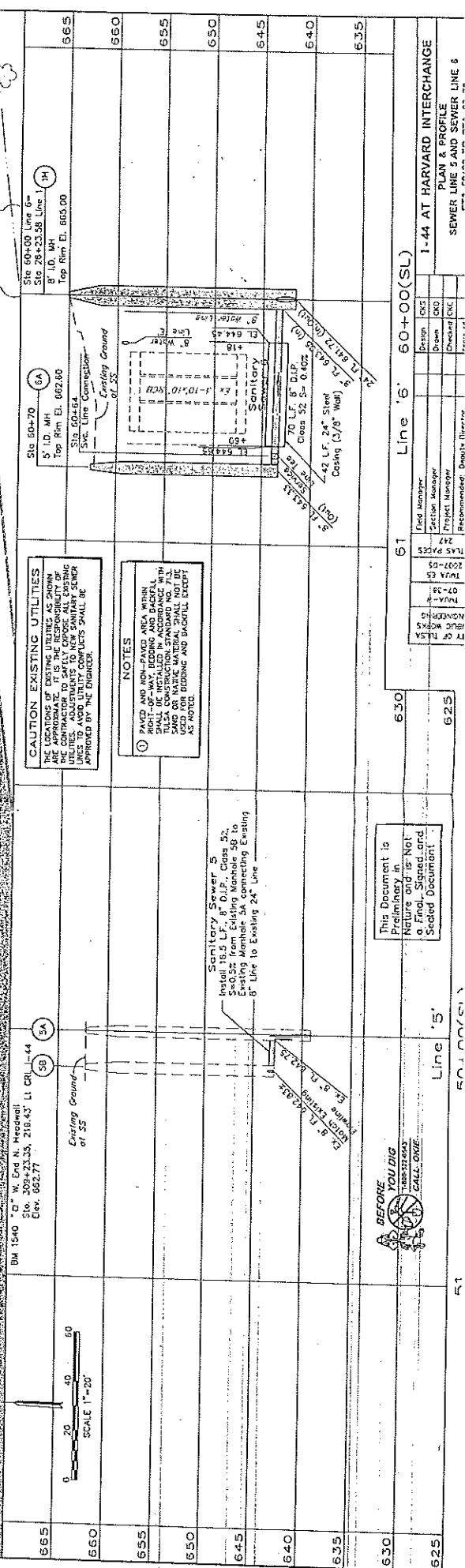
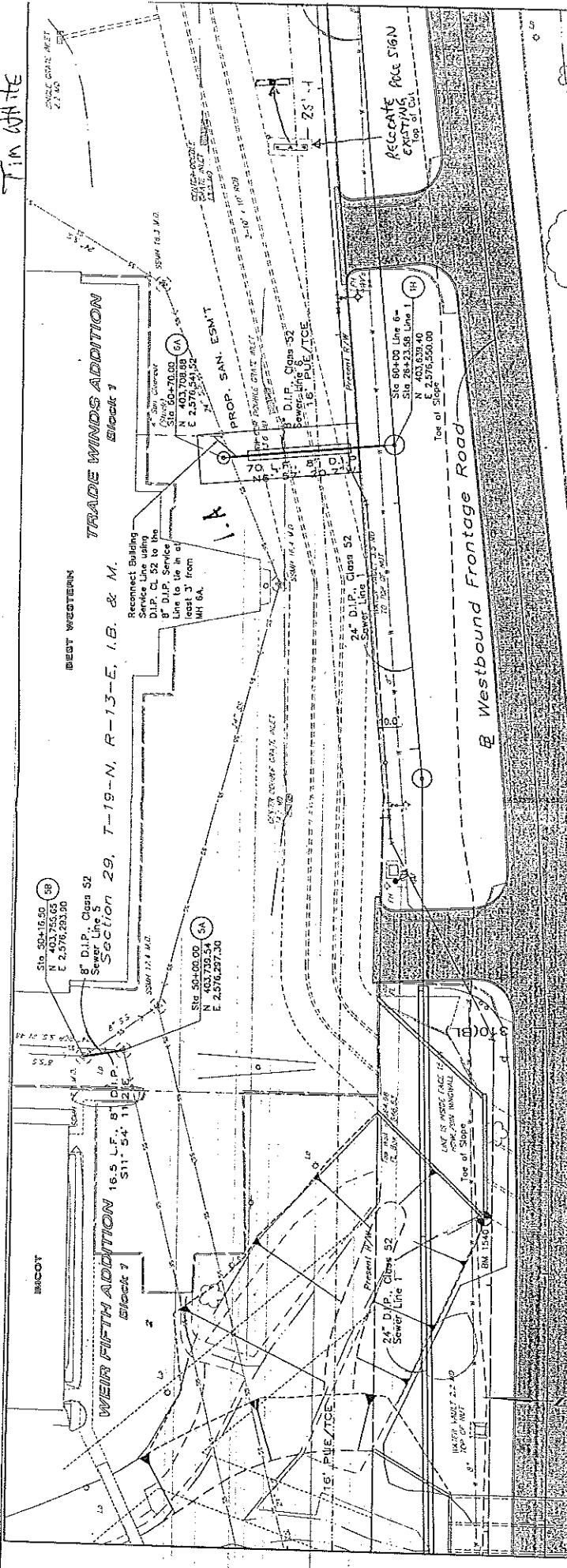


NO CURRENT INTEREST OR TITLE COMPANY HAS FORWARDED IT. THE
THIS OF SURVEY, INCLUDING NO CERTIFICATION IS NOT IN ALL
ON THIS PLAN OF SURVEY.

SHOWING PROPOSED IMPROVEMENTS ON THE FOLLOWING DESCRIBED PROPERTY
LOT ONE (1), TWO (2), THREE (3), AND FOUR (4), BLOCK ONE (1),
ADDITION, A RECONSTRUCTION OF LOTS 1, 2, 3, AND 4,
ADDITION TO THE CITY OF BLACK FLICK COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT NUMBER AND ALSO BEING THEREIN
AS 3141 DOT SHELL DRIVE

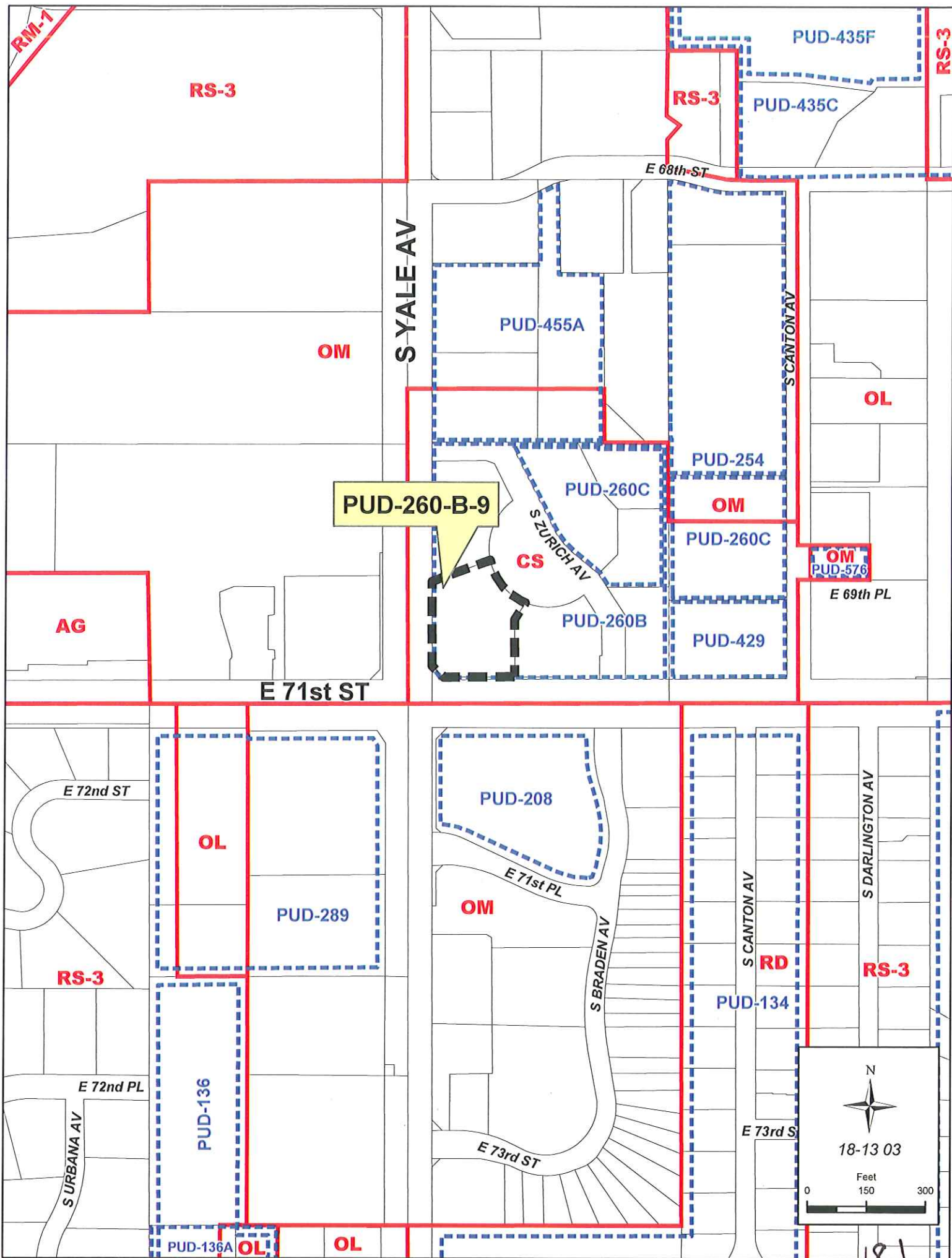


TIM WHITE



PLAN & PROFILE		SEWER LINE 6' AND SEWER LINE 8'	
Design	60+00(SL)	Design	60+00(SL)
Drawn	60+00(SL)	Drawn	60+00(SL)
Checked	60+00(SL)	Checked	60+00(SL)
Reviewed	60+00(SL)	Reviewed	60+00(SL)

17.8



18.1



PUD-260-B-9



18-13 03



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

18.2

S YALE AV

S ZURICH AV

PUD-260-B-9

E 71st ST



18-13 03

0 50 100
Feet

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

18.3

June 17, 2009

STAFF RECOMMENDATION

PUD-260-B-9: Minor Amendment – Northeast corner of 71st Street South and South Yale Avenue; Lot 1, Block 1 – Hyde Park; TRS 8303; CZM 53; Atlas 1002; PD 18; CD 7; CS/PUD.

The applicant is requesting a minor amendment to reduce the required landscape buffer along Yale Avenue from 6' to 4' and to reduce the required depth of parking stalls along the west side of the building from 18' to 17'.

The minor amendment is necessary because of a surveying error which resulted in the new building for a CVS Pharmacy being constructed 5-feet further north and 5-feet further west than was proposed on the 1/21/09 approved site plan.

Please refer to Exhibit A which shows the "as built" conditions of the site. The exhibit shows that the structure is skewed to the northeast. In order to provide for parking and landscaping along the western side of the structure it becomes necessary to reduce the parking stall length or the width of the drive isle serving the parking stalls, and reduce the landscape strip along the western border of the site. It is staff's opinion that it is more important to maintain the required 24' wide drive isle, allowing cars to pass through the lot easier. Staff views a one foot reduction of the stall length for the stalls on the west side of the building as having less impact than reducing the drive-isle width.

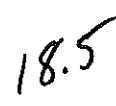
In an effort to maintain the over-all landscaping on the site and to continue to exceed adopted PUD standards, the applicant has agreed to increase the landscaping along the eastern and southern boundaries of the site in exchange for the west boundary reduction. A 10-foot wide landscape strip is required along the southern boundary of the site and the applicant has agreed to expand the width of this strip to 14-feet. Also along the eastern boundary of the site the originally approved landscape island was an average of 18-feet wide. The applicant now proposes an island with an average width of 22.91-feet wide (see Exhibit A). Per the attached letter, this will increase the over-all open space on the site from 6,428 sf to 8,014 sf; a net increase of 1,600 sf to 14.5% of the lot area. The applicant will also add 260 shrubs to the landscaped areas and increase the number of trees on the site by adding 5 large trees.

Staff finds the proposed minor amendment does not represent a significant departure from the approved Development Plan and approved PUD development standards, nor does it substantially change the character of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD-260B-9.

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

18.4

1.0 COMMENTS: MINOR AMENDMENT -- PARKING WIDTH



JACOBS
ENGINEERING GROUP

These drawings/documents are being furnished by Jacobs Engineering Group.

10001 N. BROADWAY EXTENSION
PITTSBURGH, PA 15204
(412) 810-2014 PHONE
(412) 810-2080 FAX
Certificate of Authorization 1435
Expires June 30, 2009

CONSULTANT:

SEAL:

cvs/
pharmacy

STORE NUMBER: 8986

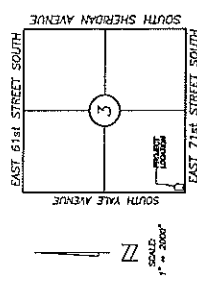
NORTHEAST CORNER OF
E. 71ST STREET S. AND
S. YALE AVE.
TULSA, OKLAHOMA

DEVELOPER:
CROSSING PROPERTIES, INC.
2100 WASHINGTON STREET, SUITE 700
PITTSBURGH, PENNSYLVANIA 15203
FAX: (412) 301-1615

REVISIONS:

1	02/20/2009	SECOND SUBMITTAL
2	07/20/09	LANDSCAPE REVISION - 4th
3		REVISION ON TALK
4		

LAYOUT COVER: CDS
PLANNING MORE: RDC
DRAWING BY: CDS
DATE: 11/24/2008
JOB NUMBER: 410759.037
TITLE: TMAPC LANDSCAPE PLAN
SHEET NUMBER: -----
COMMENTS: -----



GENERAL NOTES:

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF JACOBS ENGINEERING GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JACOBS ENGINEERING GROUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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PLANTING NOTES:

1. TREE SPECIES SHOULD BE SEASONAL COLORED AND NOT SMALL.
2. ALL PLANTING SHOULD BE DONE IN ACCORDANCE WITH THE CITY OF TULSA PLANTING SPECIFICATIONS.
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IRRIGATION:

1. AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A CONTROLLER SHALL BE INSTALLED TO IRRIGATE THE LANDSCAPE.
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TMAPC ATTACHMENT 'A'

DETAIL SITE PLAN

PLANNING MORE: RDC

DATE: 11/24/2008

PROPOSED USES: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 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1846. 1847. 1848. 1849. 1850. 1851. 1852. 1853. 1854. 1855. 1856. 1857. 1858. 1859. 1860. 1861. 1862. 1863. 1864. 1865. 1866. 1867. 1868. 1869. 1870. 1871. 1872. 1873. 1874. 1875. 1876. 1877. 1878. 1879. 1880. 1881. 1882. 1883. 1884. 1885

**JACOBS
ENGINEERING GROUP**

Engineering, Architecture, and Related Services
10001 North Broadway Extension, Oklahoma City, Oklahoma 73114
Phone (405) 810-8254 Fax (405) 810-2980

MEMORANDUM

To:	Chris Sansone - TMAPC	Date:	5-21-09	Project No:	410159.037
	201 West 5 th Street – Suite 600	Re:	CVS 8869 71 st & Yale		
	Tulsa OK 74103	Minor Amendment Request			
		Site Plan & Landscape Plan			

FROM:	Ron Cardwell, PE	Telephone:	Direct (405) 418-4611
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Two minor amendments are needed because the building was built in the incorrect location. The building was built approximate 5 feet north and 5 feet west of the original design location.

The first Minor Amendment requested is for the Landscape Plan. We need to reduce the Yale Ave buffer from 6 feet to 4 feet.

The overall landscape area has increased from 6,428SF to 8,014 SF (14.5%, a net increase of the previous approved area by approximately 1,600 SF and is greater than the required landscape area for the site @ 10% = 5,518 SF.)

Roughly 70 additional shrubs have been added to the plan. Overall, we have approximately 260 shrubs in the landscape areas and 5 large trees in excess of the landscape plan requirement.

The reduction of 2 feet along Yale Ave, will allow us to move the curb for the parking 2 feet west, which leads to the second request.

A Second Minor Amendment is requested for the length of parking stalls. We request that minimum length of parking stalls be reduced from 18 feet to 17 feet be allowed.

By narrowing the parking stalls to a minimum of 17 feet and moving the westerly curb 2 feet west and narrowing the sidewalk by ½ foot, we can maintain a 24 foot drive isle.

It is not uncommon to have parking stalls that are less than 18 feet in length. Compact parking stalls can be as small as 8' x 16'. The site will have 6 parking stalls that are a minimum of 17 feet. 28 parking stalls will taper from 17 feet to 18 feet and those same parking stalls will also have a drive isle that will widen from 24 feet to 25.5 ft, thus effectively providing additional maneuvering. Curb stops will be placed on all parking stalls 17.5 feet and less that are next to a sidewalk and the retaining wall to prevent overhang and contact with the rail on the wall.

I have enclosed 3 full size and 4 half size plans for the Detailed Site Plan Revision and the Landscape Plan revision and 2 additional half size copies for the Minor Amendment for parking length along with the Minor Amendment Application and \$543.00 application fee.

Please feel free to contact me if you need additional information.

CC: Armstrong Development (via e-mail)

10001 N. Broadway Ext.
Oklahoma City, Oklahoma 73114-6307

Phone (405)810-8254
Fax (405)810-2980

18.8

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



19-13 09

Feet

0 100 200

20.1

E 14th ST

S GARY PL

E 15th ST

E 15th ST

S HARVARD AV

S INDIANAPOLIS AV

S JAMESTOWN AV

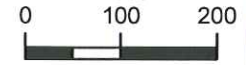
E 16th ST



19-13 09

Z-7124

Feet



20.2

S HARVARD AV

E 15th ST

S INDIANAPOLIS AV



19-13 09

Z-7124

0 Feet 25 50

20.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7124

TRS 9309

Atlas 88

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 17, 2009

(Continued from 1/ 21/09, 3/18/09, 6/3/09)

Applicant: DeShazo, Tang & Associates

Tract Size: .14± acres
6,300± square feet

ADDRESS/GENERAL LOCATION: Southwest corner of East 15th Street and South Indianapolis Avenue (west 29' of Lots 18, 19, and 20)

EXISTING ZONING: RS-3/RM-2

EXISTING USE: Single-family

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

PROPOSED ZONING:
CS/RS-3

PROPOSED USE: Car wash and access to be attached to existing business to west on Harvard/15th Street frontage

RELEVANT ZONING HISTORY:

BOA-15179 June 15, 1989: The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

BOA-14419 March 19, 1987: The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

BOA-13005 February 23, 1984: The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

20.4

BOA-14095 June 12, 1986: The Board of Adjustment approved an *Interpretation* of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a *Variance* to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a *Variance* of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a *Variance* to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .14± acres in size and is located at the southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single-family residential and is zoned RS-3/RM-2.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Indianapolis Avenue	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by a resale shop/parking lot and a church, zoned RS-3; on the south by single-family residential uses,, zoned RS-3; and on the west by a service station/convenience store, zoned CS.

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 Medium Intensity-No Specific land use on the northern two lots and Low Intensity-Residential land use on the southern lot. According to the Zoning Matrix, the requested CS zoning **is** in accord with the Plan on the Medium Intensity portion but **is not** in accord with the Low Intensity portion.

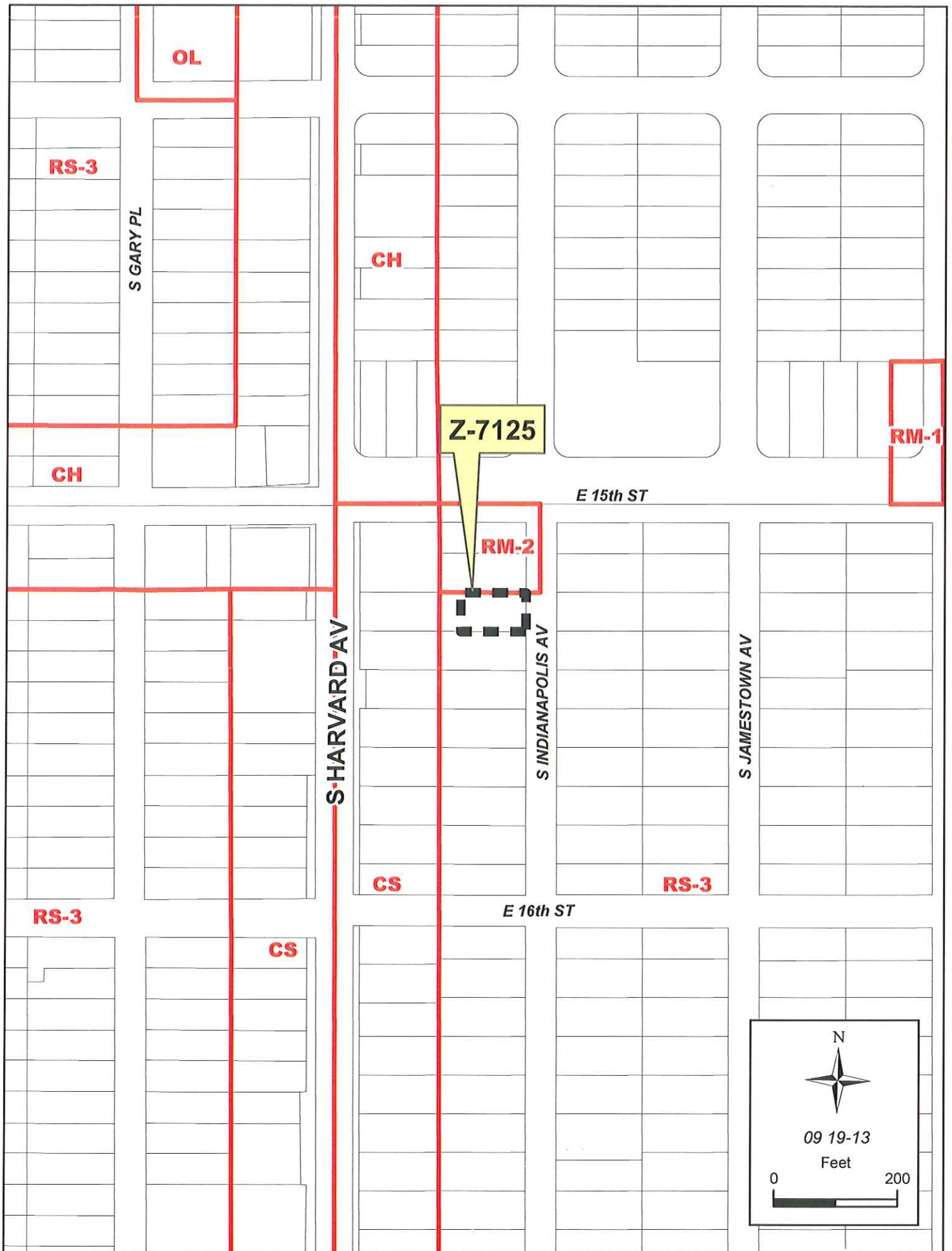
If approved for all or a portion of the requested rezoning, the applicant must apply for a Special Exception from the Board of Adjustment to allow a Use Unit 17 (auto wash) use on the property. Per provisions of the Zoning Code, screening and setback requirements must be met where adjacent to the R district to the east and south.

STAFF RECOMMENDATION:

This application has been revised since its first application in December, 2008. The applicant has reduced the width of the portion requested for CS zoning from 36' to 29'. A companion rezoning request involving the remaining portion of Lot 20 to RM-2 has been withdrawn (Z-7125). The southernmost lot in Z-7124, as noted earlier, abuts residentially-zoned property on two sides. Therefore, staff can recommend **APPROVAL** of CS zoning for Z-7124 only on Lots 19 and 20 and **DENIAL** of CS zoning on Lot 18.

6/17/09


20.5



21.5



Z-7125
N




09 19-13
Feet

0 200

Photo Date: March 2008



Z-7125
N



09 19-13
Feet

0 50

Photo Date: March 2008

21.7

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7125

TRS 9309

Atlas 88

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 17, 2009

(Continued from 1/ 21/09, 3/18/09, 6/3/09)

Applicant: DeShazo, Tang & Associates

Tract Size: .15± acres

6,500± square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of East 15th Street and South Indianapolis Avenue

EXISTING ZONING: RS-3

EXISTING USE: Single-family

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

PROPOSED ZONING: RM-2

PROPOSED USE: Single-family

RELEVANT ZONING HISTORY:

BOA-15179 June 15, 1989: The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

BOA-14419 March 19, 1987: The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

BOA-13005 February 23, 1984: The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

BOA-14095 June 12, 1986: The Board of Adjustment approved an *Interpretation* of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a *Variance* to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a *Variance* of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a *Variance* to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .15± acres in size and is located south of southwest corner of East 15th Street and South Indianapolis Avenue. The property appears to be used as single family and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Indianapolis Avenue	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by an existing single-family property, zoned RS-3 and the subject in part of Z-7124; on the south by single-family residential uses, zoned RS-3; and on the west by a convenience store/service station, zoned CS.

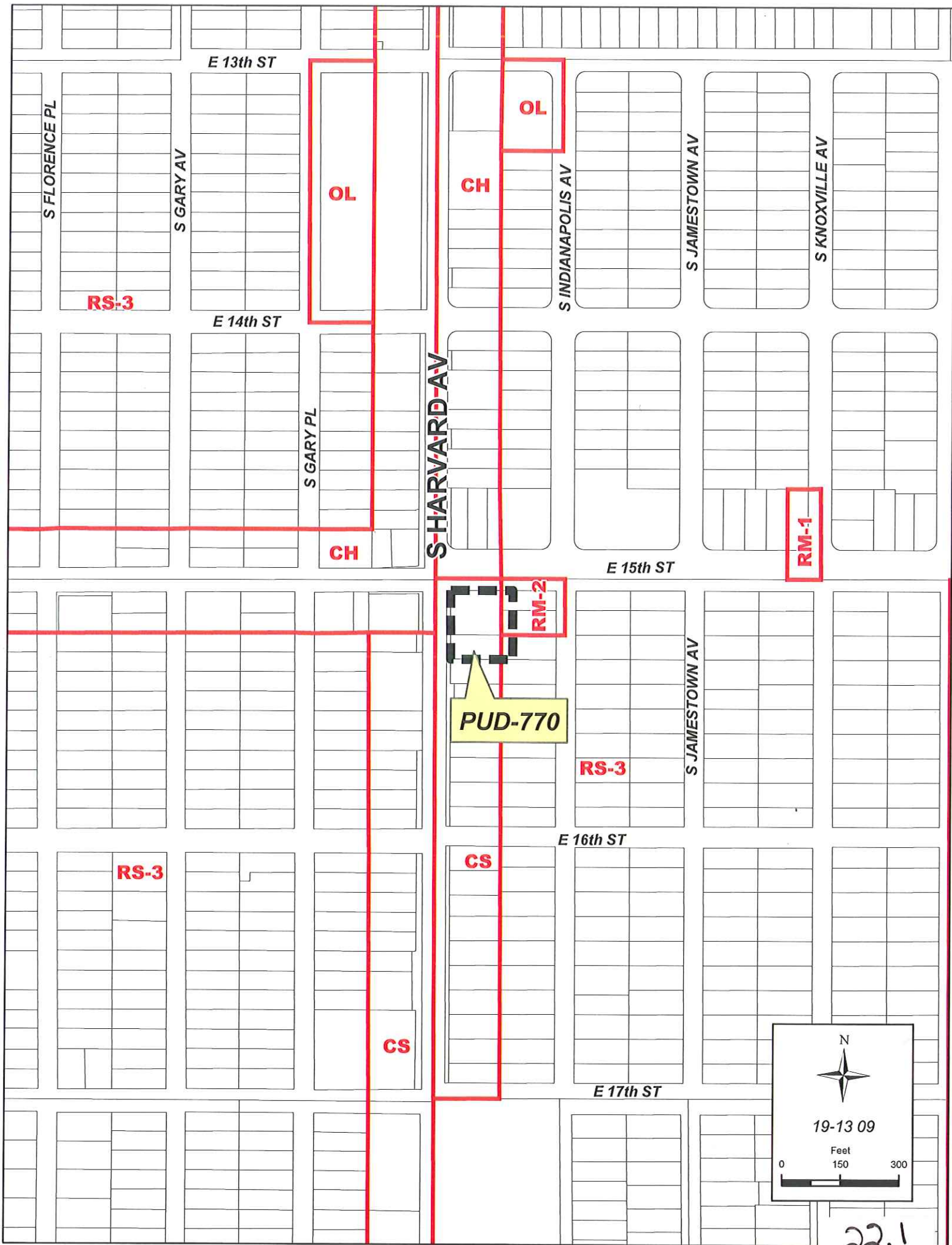
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific land use (northern two lots) and Low Intensity – Residential land use (southern lot). According to the Zoning Matrix, the requested RM-2 zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

As staff noted in Z-7124, this is part of a request to basically reconfigure the land use on the property. This request would extend the existing RM-2 line adjacent to it on the north farther south to include the eastern 104' of this lot. As the stated purpose for this rezoning request is to develop it as a single-family use, staff questions whether redevelopment of this property and that involved in Z-7124 could not be more effectively achieved, and with more information provided, by other means. Perhaps a PUD involving one or both properties might provide the information staff needs to review the proposals. Staff cannot support the extension of RM-2 zoning across from RS-3 zoned properties. As the TMAPC is aware, the zoning goes with the property and there is no assurance that, once approved, the property would remain in single-family use. Therefore, staff recommends **DENIAL** of RM-2 zoning for Z-7125.

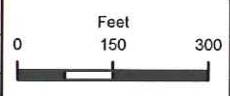
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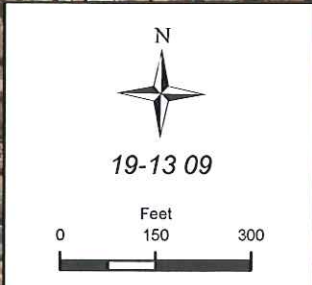
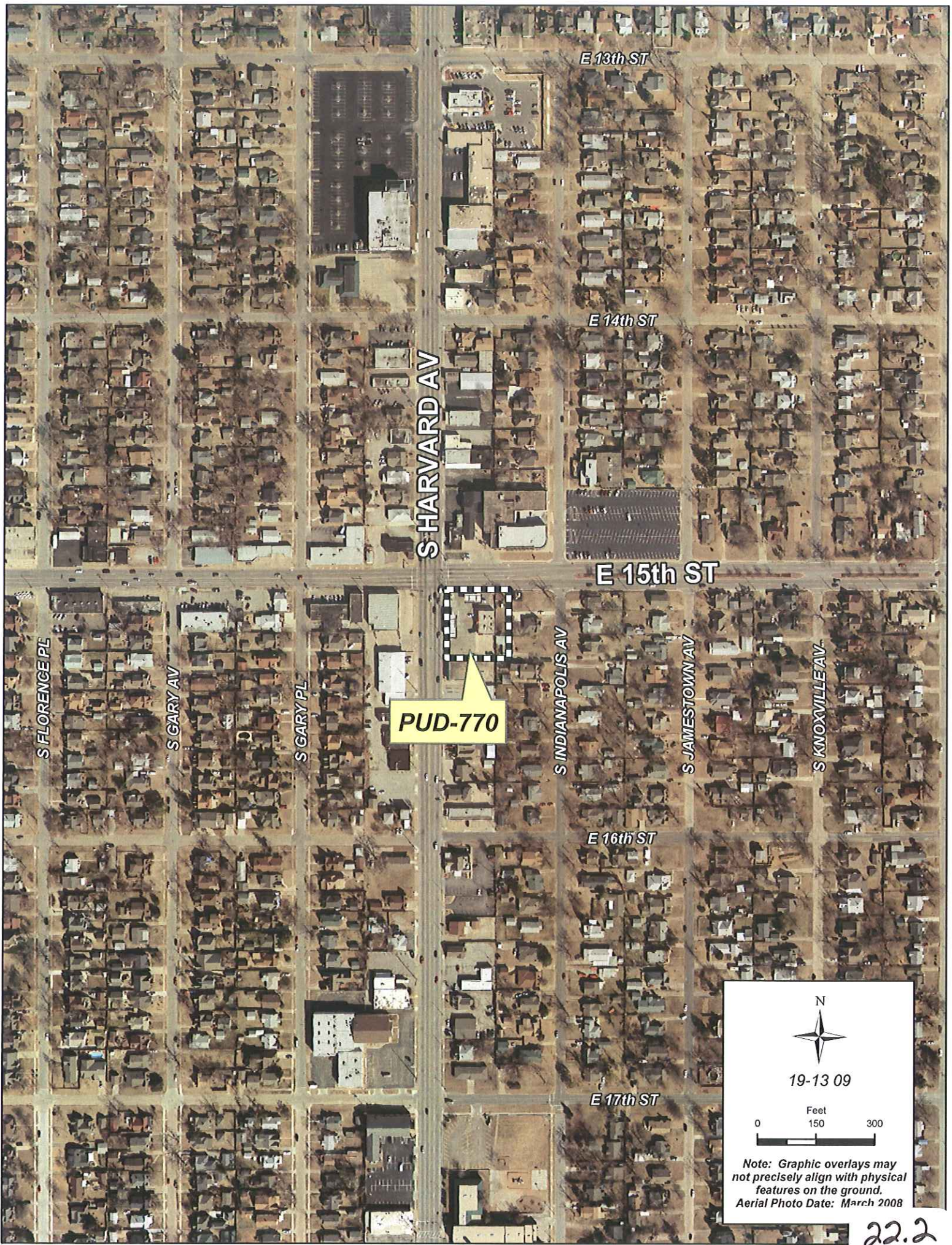
PUD-770



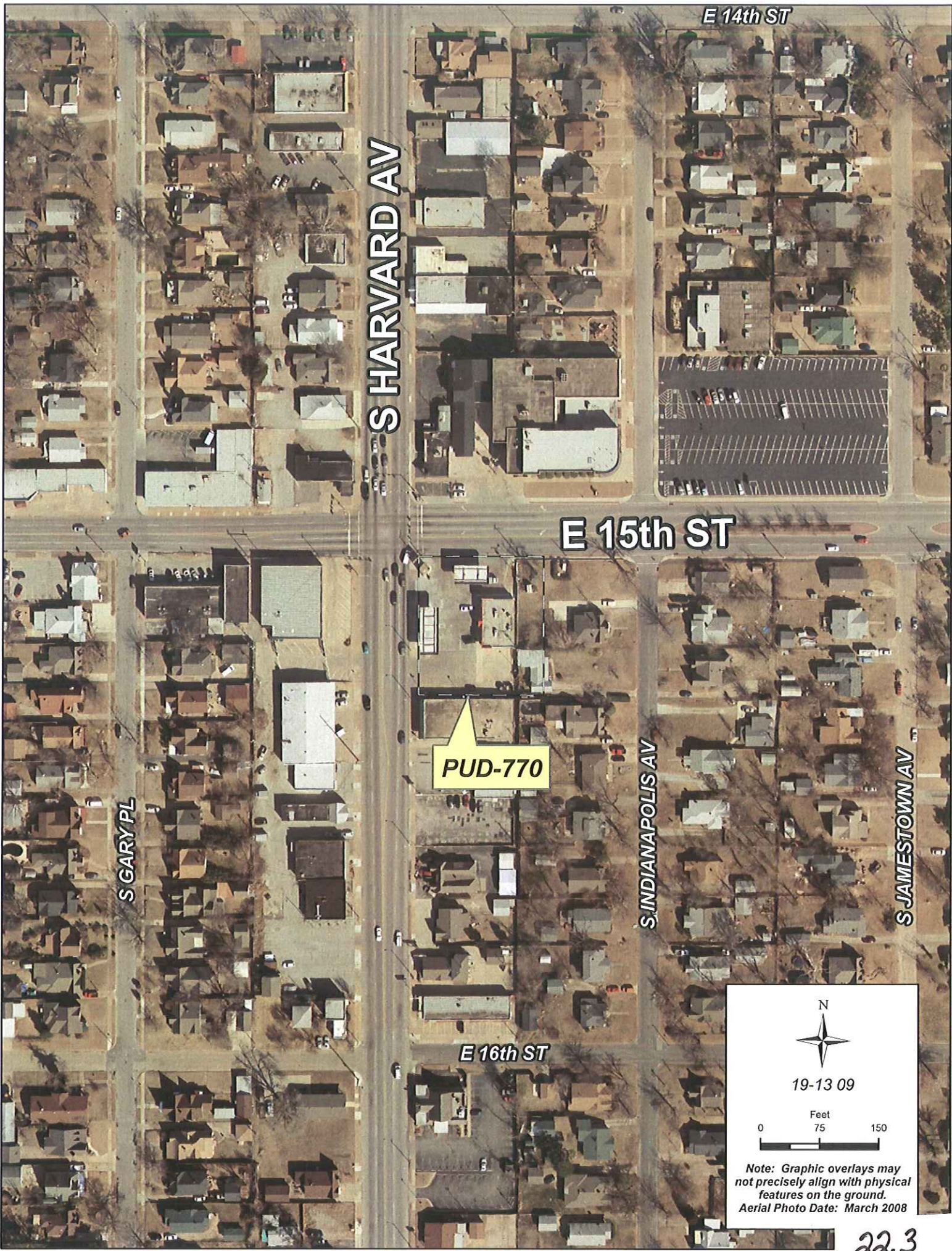
19-13 09



22.1



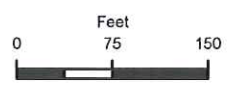
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008



PUD-770



19-13 09



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: PUD-770

TRS 9309

Atlas 88

CZM 37

PD-4 CD-4

TMAPC Hearing Date: June 17, 2009

Applicant: DeShazo, Tang & Associates

Tract Size: 27, 875± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 15th Street and South Harvard Avenue

EXISTING ZONING: RS-3/RM-1/CS

EXISTING USE: Commercial

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

PROPOSED ZONING: OL/CS/PUD

PROPOSED USE: Commercial

RELEVANT ZONING HISTORY:

Z-7125 March 2009 : A request for rezoning a 6500± square feet tract of land from RS-3 to RM-1 for single-family, on property located south of southwest corner of East 15th Street and South Indianapolis Avenue and abutting subject property to east. This application was continued to June 3rd meeting, to be heard with PUD-770.

Z-7124 March 2009: A request for rezoning a 6300± square feet tract of land from RS-3/RM-1 to CS for car wash attached to existing business, on property located southwest corner of East 15th Street and South Indianapolis Avenue (west 36' of Lots 18, 19, and 20) and a part of subject property. This application was continued to June 3rd meeting, to be heard with PUD-770.

BOA-15179 June 15, 1989: The Board of Adjustment approved a Variance of setback from abutting streets to allow for gasoline island canopies; per site plan submitted; subject to the execution of a removal contract; finding that the lots in the older area are narrow, and many structures are located closer to the street than the current code allows; on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting west of subject property.

BOA-14419 March 19, 1987: The Board of Adjustment approved a Variance of setback from abutting R District from 10 feet to 5 feet to allow for construction of a new building; per plot plan submitted; finding a hardship demonstrated by the narrow shape of the lot and mixed zoning classifications; and finding that the proposed building will align with the structure to the north, on property located at 1515 South Harvard Avenue and abutting subject property to the west.

BOA-13005 February 23, 1984: The Board of Adjustment approved a Variance of setbacks from abutting streets; and a Variance of building setbacks from abutting R District boundary in a CS District under the provisions of Section 1670, and a Variance of the right-of-way designated

22.4

by the Major Street Plan in a CS District, per plan, subject to execution of a Removal Contract for those items in the proposed right-of-way, subject to the existing screen wall remaining as it is and being maintained by the owner, and subject to no lighting being designed for the property which would shine directly into the apartments on the south side to permit a gas station, on property located at the southeast corner of East 15th Street and South Harvard Avenue and abutting the subject property to the west.

BOA-14095 June 12, 1986: The Board of Adjustment approved an *Interpretation* of the Zoning Text; finding that the use proposed by the applicant constitutes a home furnishing establishment and therefore requires 1 off-street parking space for each 300 sq. ft. of floor area; approved a *Variance* to permit the construction of the proposed building within 35' of the required 50' from the centerline of E. 15th St.; approved a *Variance* of the required off-street parking spaces (one space less than required for a Use Unit 14 containing 6,873 sq. ft.; and approved a *Variance* to permit the required off-street parking spaces for the use located on Lots 1 and 2 to be located on Lot 3; per plot plan submitted; subject to the execution of a tie contract on the 3 lots in question; finding that the proposed use constitutes a home furnishings establishment and therefore requires 1 off-street parking space for each 300' of floor area; on property located at 1502 South Harvard Avenue and the southwest corner of East 15th Street and South Harvard Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 27,875± square feet in size and is located on the southeast corner of East 15th Street and South Harvard Avenue. A portion of the property is vacant, a section is used residentially and the remainder used commercially. The property is zoned CS/RM-2/RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 15 th Street	Secondary Arterial	100'	5
South Harvard Avenue	Secondary Arterial	100'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by Sunrise Terrace Addition, zoned RM-2 and RS-3; on the north by 15th Street and then Summit Heights Addition, zoned CH and RS-3; on the south by Sunrise Terrace Addition, zoned CS; and on the west by Harvard Ave. and then Exposition Heights Addition, zoned CH/CS/RS-3.

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 medium intensity and low-intensity, no specific land use. According to the Zoning Matrix, the existing CS zoning is in accord with the plan and requested OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

PUD-770 is a 27,875 square foot site (.59 acres) located on the south-east corner of 15th Street and Harvard Avenue. The site is developed and used commercially by a Fiesta Mart Gas Station. The property is zoned CS. The site is abutted on the east by three residentially zoned properties; on the south by commercially zoned property; and on the north and west by arterial

streets and then commercially zoned property (please refer to attached case maps and aerial photographs).

Two lots adjacent to the site to the east are zoned RM-2, while the third lot adjacent to the southeast is zoned RS-3. All three lots are under common ownership by the owner of the Fiesta Mart (see attached zoning map).

PUD-770 proposes to remove the house on the southern most RS-3 zoned lot, split off the western most 29-feet of all three lots, rezone the 29-foot wide strip to OL and add it to the existing Fiesta Mart site through the lot combination process, thus creating a buffer from the neighborhood to the east where currently none exists (see attached Exhibits A, B, D, and G-2). The house on the "middle" residential lot will remain.

The aforementioned would allow for the construction of an additional, entry only access point off 15th Street South, an access drive behind the existing building leading to a single-bay car-wash. There are no other uses proposed on the OL portion of the lot aside from parking/access. The car wash would be located on the CS portion of the lot; a use by right in the CS zone.

With the addition of the 29' feet from the lots to the east and the creation of a larger buffer area, the existing and lawfully existing non-conforming Fiesta Mart store would become a conforming structure. The Zoning Code requires a setback distance of 10-feet, plus two feet of additional setback for every foot the building is over 15-feet high for any building which is located on commercial property directly abutting residential property. Currently the Fiesta Mart store sits approximately 5-feet (+/-) from the property to the east (please refer to the attached case map photographs). The addition of the 29' will create a 30' building setback from the east for the principal building.

Within the new buffer area, the applicant is proposing an 8-foot masonry type wall with a 5-foot wide landscape strip and pine trees planted every twenty (20) feet on center. The proposed car-wash would sit approximately 40 feet from the properties to the east. The proposed access drive behind the existing building would be approximately 145 feet long before turning to access the car wash. This would provide for ample stacking space for automobiles waiting for the car wash. The car wash will be one bay with doors on either end of the structure that will close when the car wash is in operation. The doors should help further buffer sound created by the car wash.

Staff has reviewed the development proposal and after site visit and observation can support this application given the store location on two arterial streets and the building being brought into conformance with today's zoning code. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-770 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code. Therefore, staff recommends **APPROVAL** of PUD-770 subject to the following conditions:

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

LAND AREA:

Net:	0.64 AC	27,825 SF
Gross:	0.94 AC	40,795 SF

PERMITTED USES:

The uses permitted as a matter of right in the OL – Office Light and CS- Commercial Shopping districts, excluding Use Unit 12a, Use Unit 16 and Use Unit 19; and uses customarily accessory to permitted uses.

MAXIMUM PERMITTED FLOOR AREA:

Commercial	7,000 SF (0.25 FAR)
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MAXIMUM BUILDING HEIGHT:	25 FT
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MINIMUM BUILDING SETBACKS:

From S. Harvard Avenue Right of Way	50 FT
From 15 th Street Right of Way	47 FT
From the south boundary	5 FT
From the east boundary	30 FT

OFF-STREET PARKING:	Off-street parking as required by the applicable Use Unit.
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MINIMUM INTERNAL LANDSCAPED OPEN SPACE and PERIMETER REQUIREMENTS:

A minimum of 10% of the net land area shall be improved in accord with the Landscape Chapter of the Tulsa Zoning Code as internal landscaped open space, which shall include a minimum five foot landscaped buffer along the east boundary and in substantial conformance with the 'Landscape and Screening Details', Exhibit C. 1 gallon loblolly pine trees shall be placed along the eastern boundary line spaced twenty feet (20') apart. All landscaped areas shall be native grass and ground cover.

SCREENING:

A minimum eight-foot (8') masonry-type screening wall on concrete footings shall be required along the east boundary and the eastern twenty-nine feet (29') on the south boundary of the planned unit development.

SIGNS:

Signs shall be provided per section 1103, B-2 of the City of Tulsa Zoning Code.

LIGHTING:

All lights, including building mounted, shall be hooded and directed downward and away from abutting residential properties. Shielding of outdoor lighting shall be designed so as to

prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula and/or submittal of a photometric plan at detail site plan review. Consideration of topography must be included in the calculations.

ACCESS AND CIRCULATION

The principal access to the existing gas station is at two (2) existing driveways along S. Harvard Avenue and at two (2) existing driveways along 15th Street as shown on Exhibit D – Access and Circulation.

An entry-only drive is proposed off of 15th Street to provide an access point to the car wash. Circulation will be provided within the site to allow vehicles at the gas station to access the car wash internally instead of having to exit and re-enter for the car wash.

Pedestrian circulation shall be provided by existing sidewalks along S. Harvard Avenue and 15th Street, on both sides of the major driveways and within the parking areas as shown on Exhibit D.

No access to or from the residential areas to the east is permitted.

3. No zoning clearance permit shall be issued until a detail site plan, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 1107F of the Zoning

Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.

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

TAC Comments:

General: No comments.

Water: A 16-inch water main exists along the east side of Harvard Ave. and a 6-inch water main exists along the south side of 15th Street.

Fire: No comments.

Stormwater: No comments.

Wastewater: A mainline extension will be required to provide sanitary sewer access for the remainder of Lots 18, 19, & 20. The existing line must be video inspected and brought up to City Standard. If repairs are required, it must be done at the developer's expense. If paving is to be added over the existing pipe, then it must be replaced with DIP.

Transportation: Both Harvard and 15th St. are secondary arterials. Existing ROW on Harvard is 30', therefore 20' of right-of-way must be dedicated to the City of Tulsa; 8' is also required for right-turn-lane. Existing ROW along 15th is 30'; therefore 20' of right-of-way must be dedicated to the City of Tulsa.

INCOG Transportation:

- MSHP: E. 15th St. S., between S. Harvard Ave and S. Yale Avenue, considered secondary arterial. S. Harvard Avenue, between 11th Street S. And 21st St. S., secondary arterial.
- LRTP: E. 15th St. S., between S. Harvard Ave and S. Yale Avenue, existing 4 lanes. S. Harvard Avenue, between 11th Street S. And 21st St. S., existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments.
- Transit: Currently, Tulsa Transit operates a bus service at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.

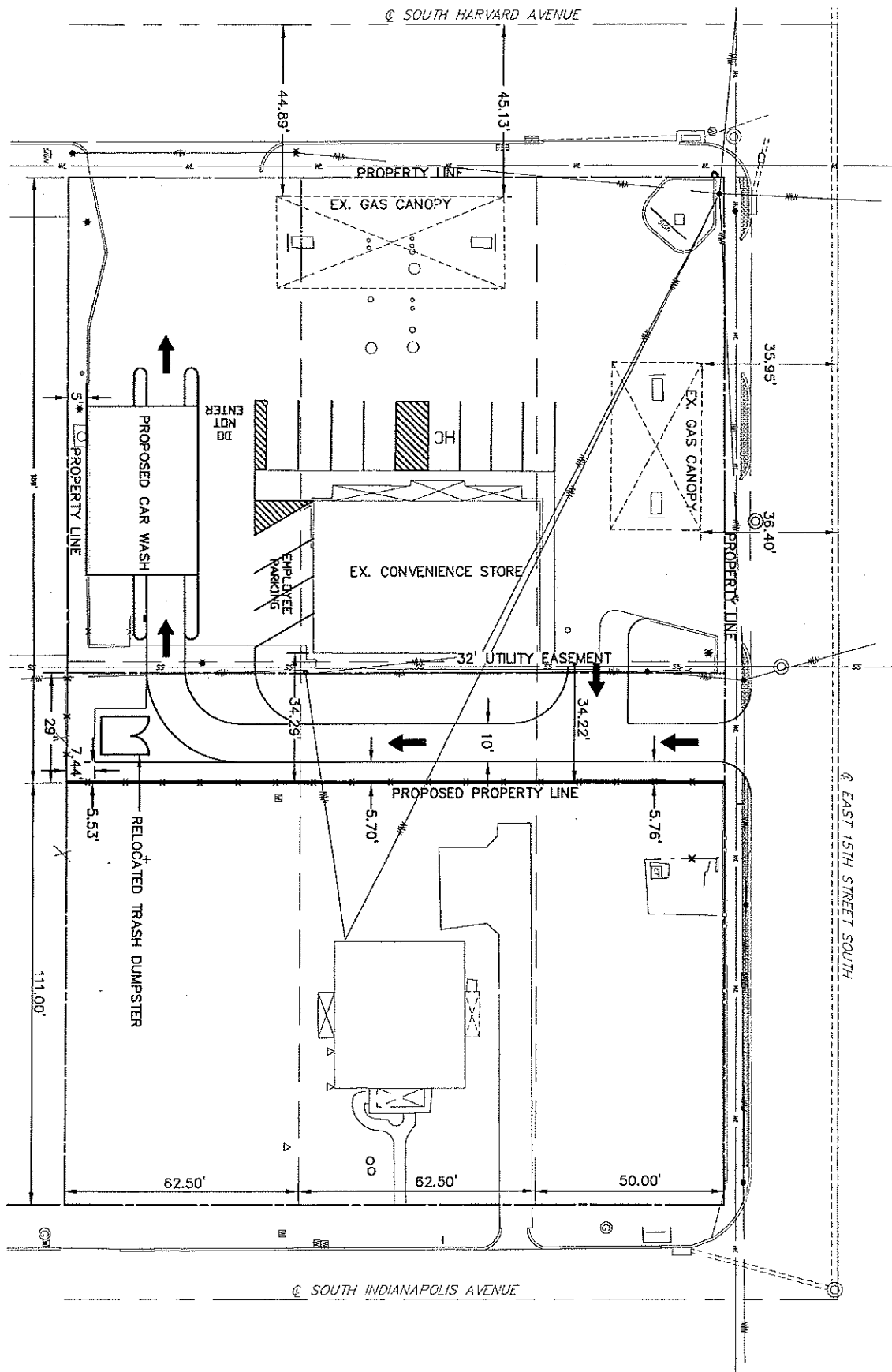
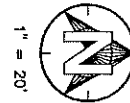


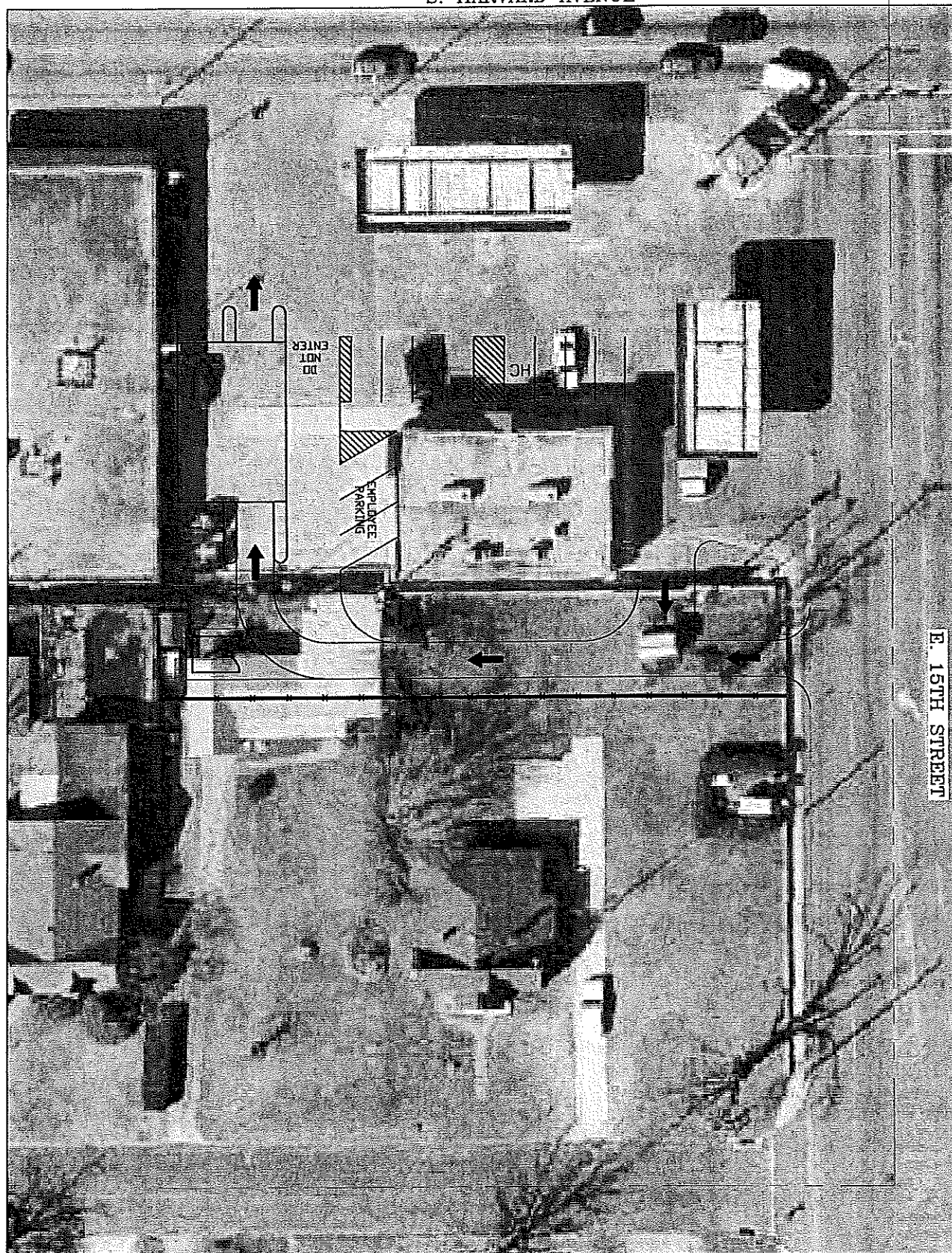
EXHIBIT A
 CONCEPTUAL LAYOUT

DeShazo, Tang & Associates, Inc.

22.10



S. HARVARD AVENUE



E. 15TH STREET

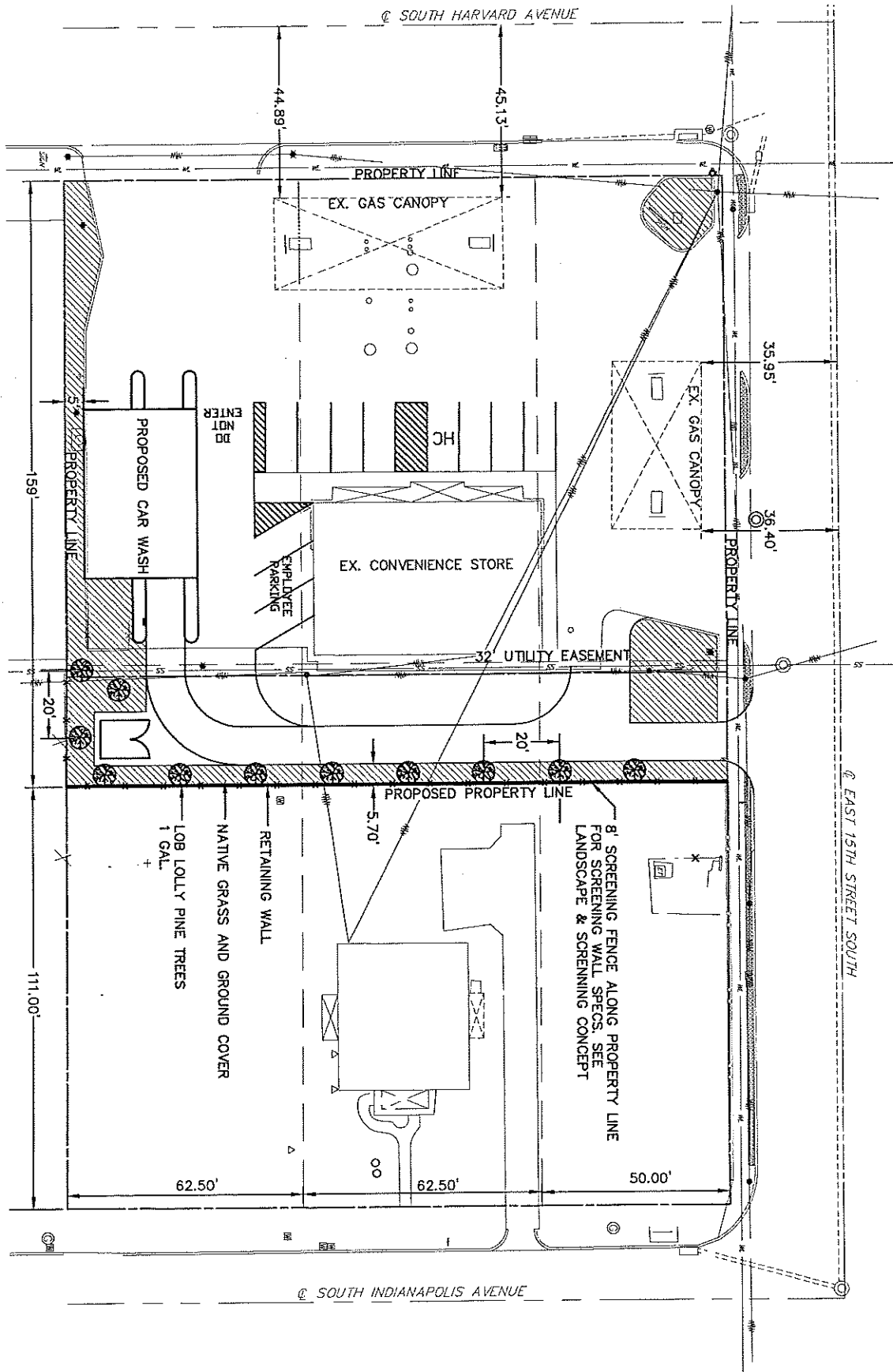


EXHIBIT C
LANDSCAPE AND SCREENING DETAILS

DeShazo, Tang & Associates, Inc.

22.12

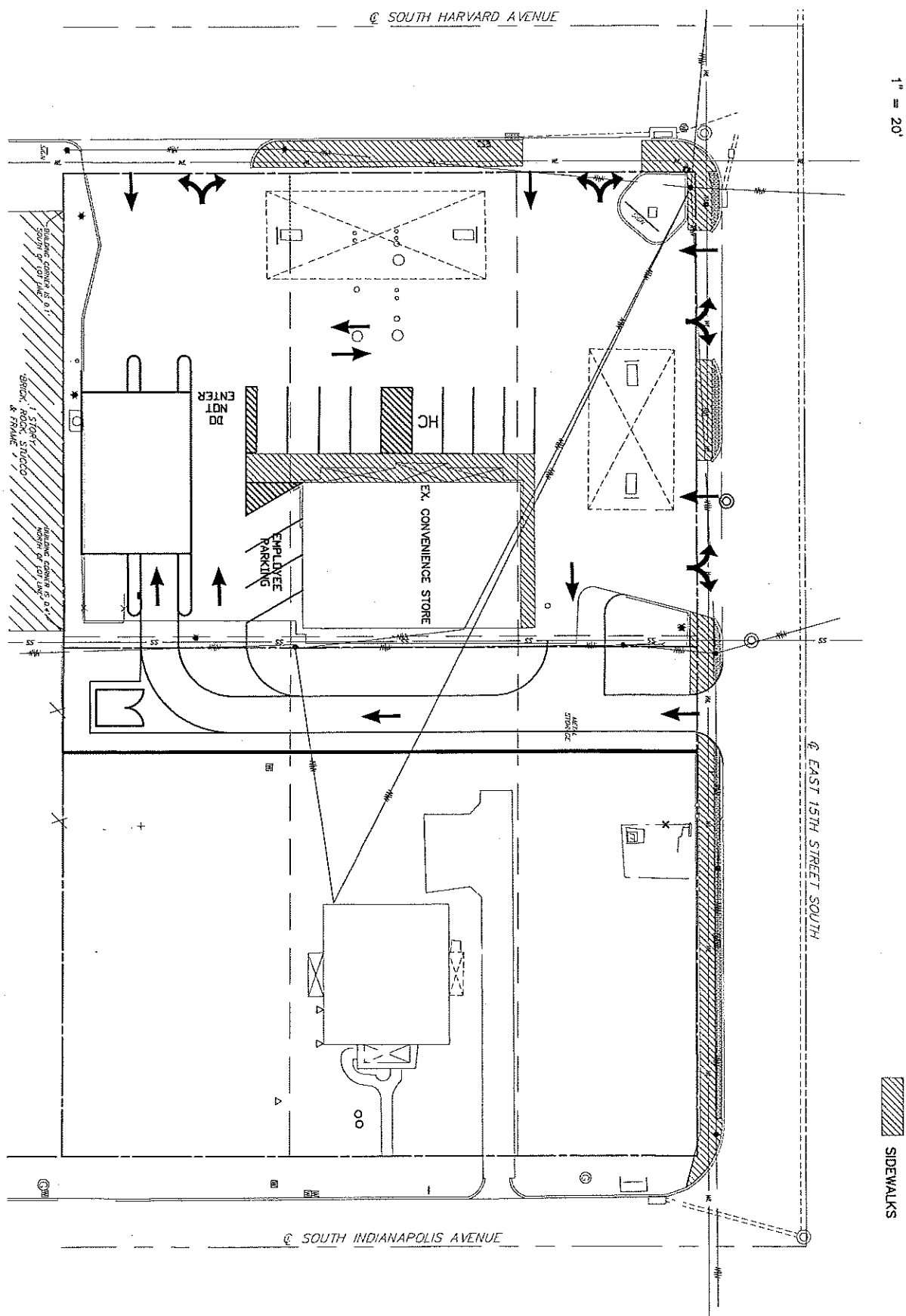


EXHIBIT D
ACCESS AND CIRCULATION
VEHICULAR AND PEDESTRIAN

DeShazo, Tang & Associates, Inc.

22.13

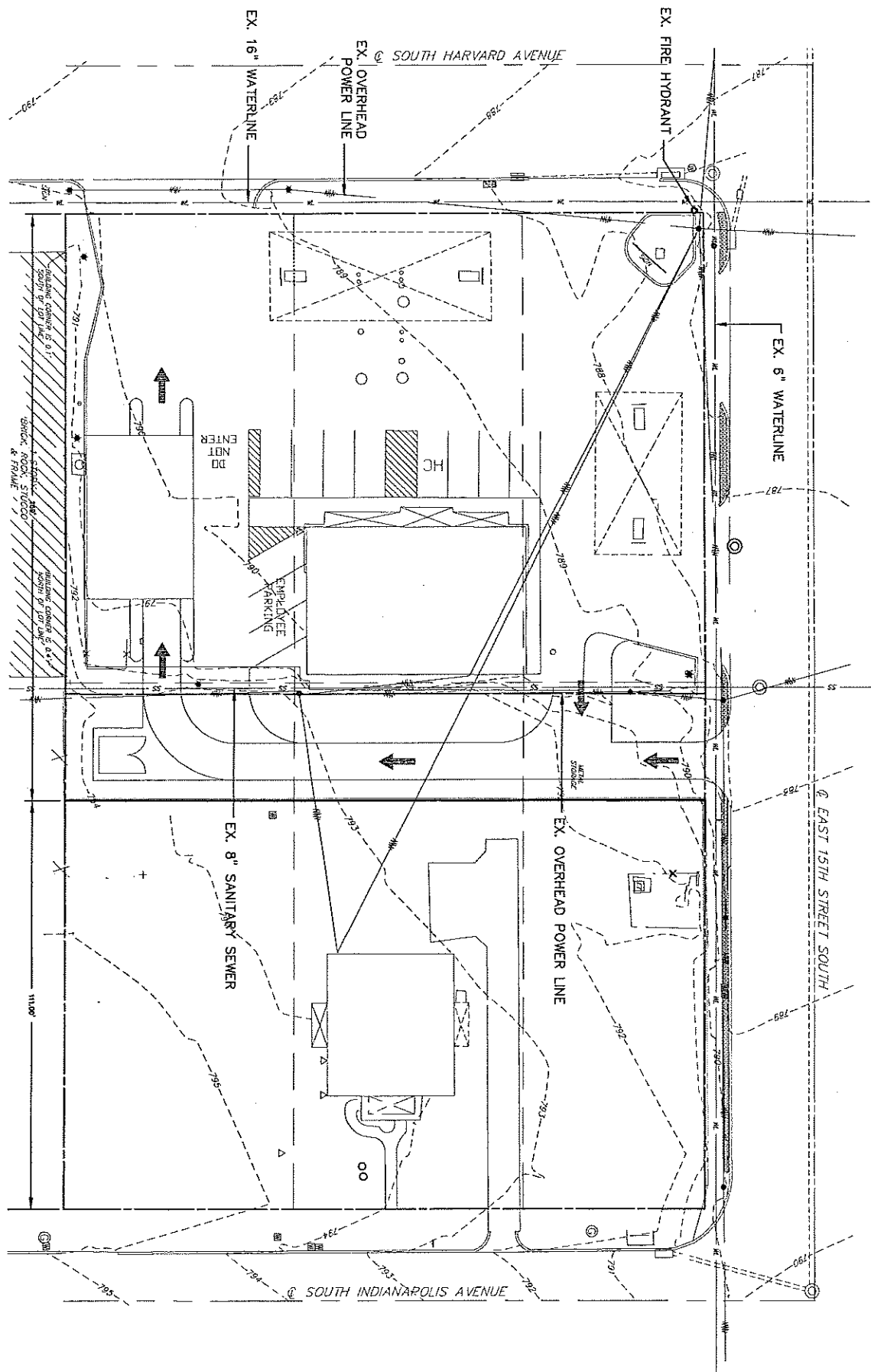
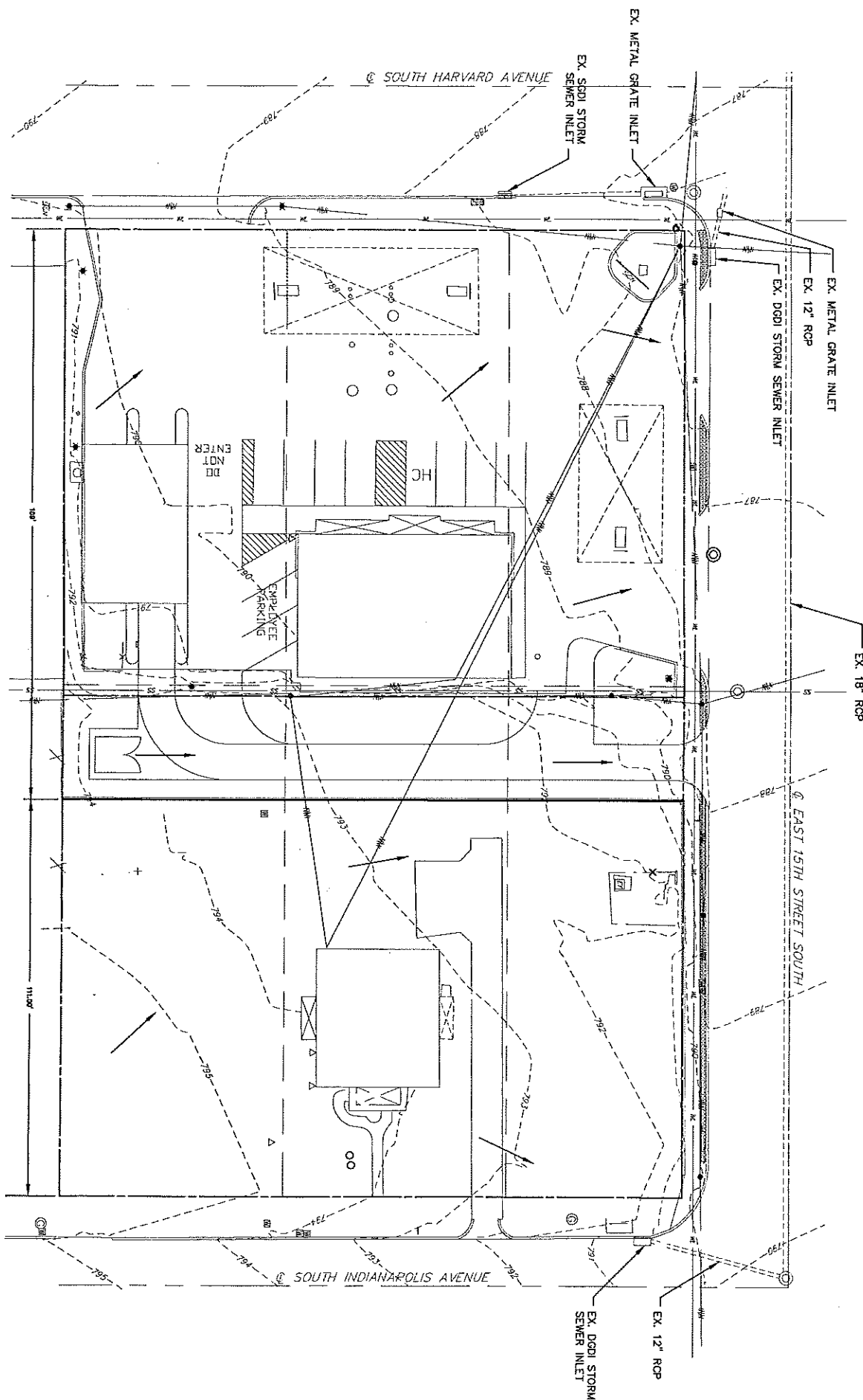


EXHIBIT E
 SITE MAP, TOPOGRAPHY & EXISTING UTILITIES
 DeShazo, Tang & Associates, Inc.

22.14



1" = 20'



EXHIBIT F
DRAINAGE CONCEPT

DeShazo, Tang & Associates, Inc.

22.15



1" = 200'



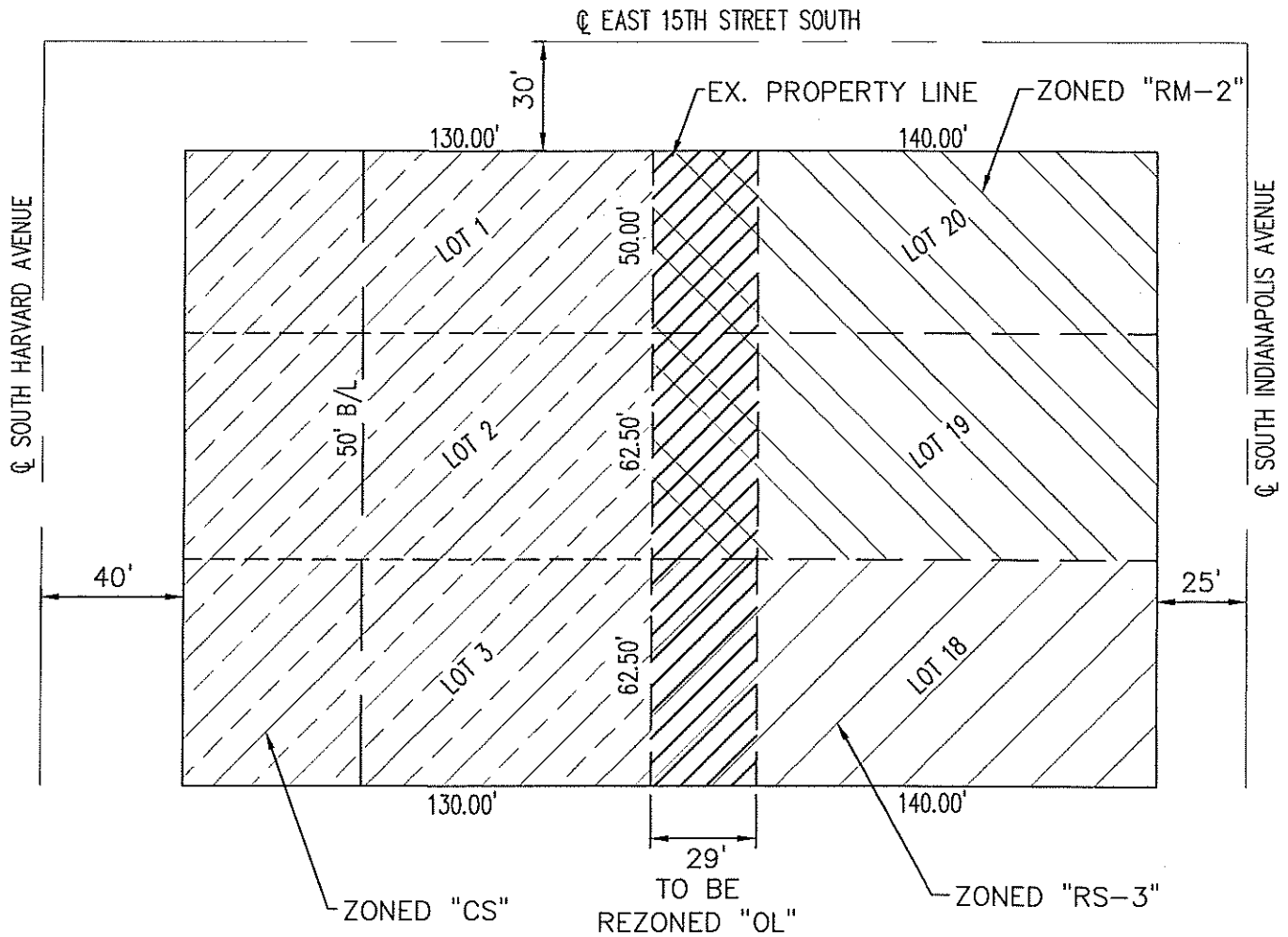
EXHIBIT G1
AREA ZONING MAP

DeShazo, Tang & Associates, Inc.

22.16



SCALE: 1"=50'



LEGEND




-  ZONED "CS"
-  ZONED "RM-2"
-  ZONED "RS-3"

EXHIBIT G2
REQUESTED ZONING

PLAT No.

LEGEND

- R/W - RIGHT OF WAY
- U/E - UTILITY EASEMENT
- L.A. - LIMITS OF ACCESS
- 20' - 20' LIMITS OF ACCESS
- R/W - RIGHT OF WAY
- B/L - BUILDING LINE
- AS SHOWN ON THE TULSA
- COUNTY ASSESSOR'S LAND RECORDS MAP



CITY OF TULSA
TULSA COUNTY, OKLAHOMA
FEBRUARY 28, 2009

SUBDIVISION CONTAINS 1-BLOCK, 1-LOT,
BLOCK-1 CONTAINS 0.638 ACRES

NOTE: THE NORTH LINE OF BLOCK ONE, SUNRISE
TERRACE ADDITION, BEING AN ASSUMED BEARING
OF N89°59'01"W

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X".

REFERENCE: FEDERAL EMERGENCY MANAGEMENT
AGENCY, FLOOD RATE MAP, TULSA
COUNTY, OK, INCORPORATED AREAS
MAP NO. 40145C 0363H UNITED
STATES OF AMERICA
SEPTEMBER 22, 1988.

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat
was approved by the Tulsa Metro-
politan Area Planning Commission
on _____

This approval is void if the Plat
is not filed in the Office of the
County Clerk on or before _____

COUNTY or CITY ENGINEER

APPROVED _____ by the
County of the City of Tulsa, Oklahoma.

Chairman

Mayer

Attest: City Clerk

Approved: City Attorney

CERTIFICATE

I hereby certify that as to all real estate taxes involved in this
plat, of such taxes have been paid as reflected by the current tax
roll and security as required by said law has been provided in the
amount of \$ _____ per tract receipt no. _____

to be applied to 20 _____ taxes not as yet

This certificate is NOT to be considered as payment of 20 _____

taxes in that but in place to order that this plat may be filed of record

20 _____ taxes could exceed the amount of the security deposit.

Dated _____ 20 _____

Deputy

Deputy

EXHIBIT H
PROPOSED PLAT

FINAL PLAT

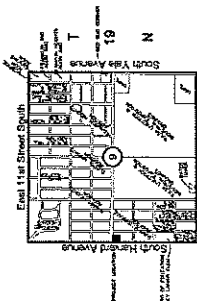
SUNRISE TERRACE 2

A PART OF LOTS ONE (1), TWO (2), THREE (3), AND EIGHTEEN (18), NINETEEN (19) AND TWENTY (20),
BLOCK ONE (1) SUNRISE TERRACE ADDITION, AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE
OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

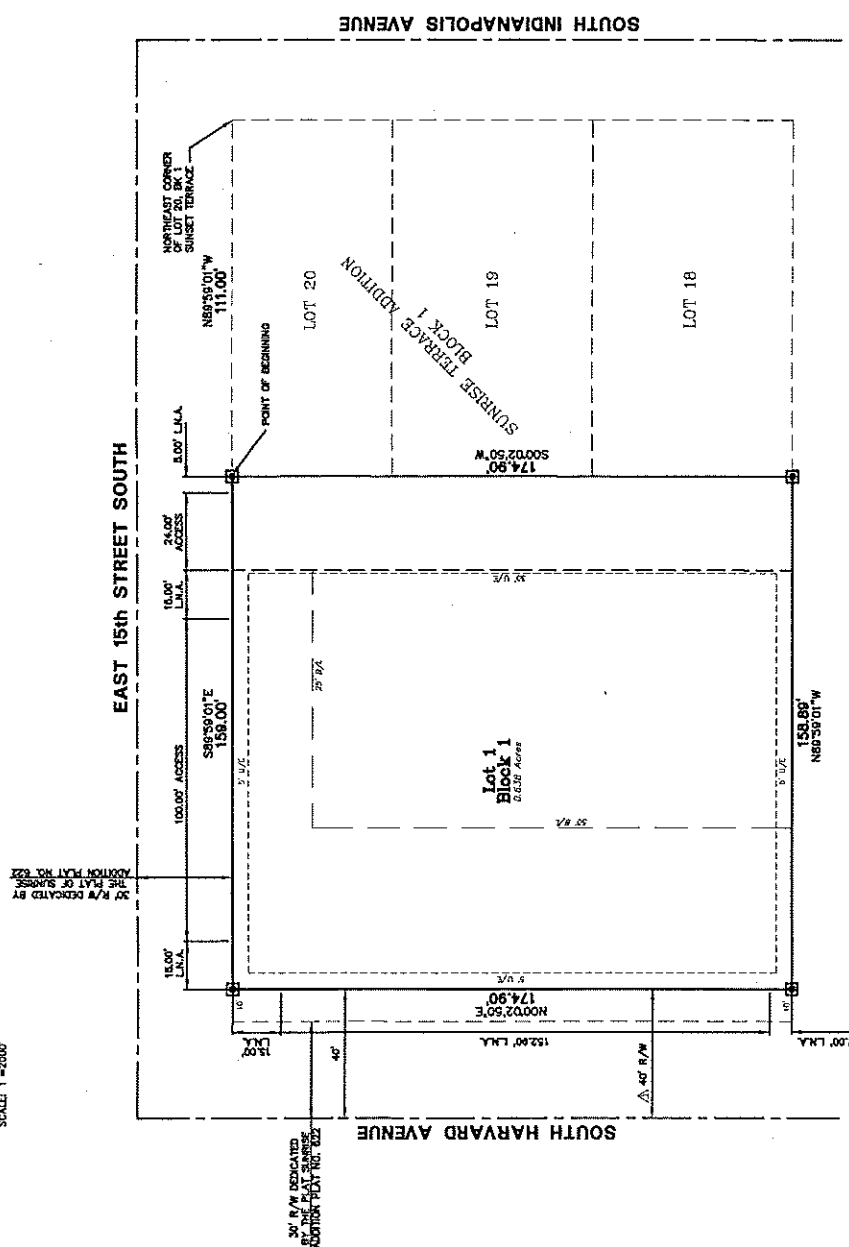
OWNER:
DeShazo, Tong & Associates, Inc.
Tulsa, Oklahoma 74102
Phone: (918) 527-0446
Fax: (918) 527-0446
C.A. No. 1287 EXP. June 30, 2010

ENGINEER:
DeShazo, Tong & Associates, Inc.
Tulsa, Oklahoma 74102
Phone: (918) 527-0446
Fax: (918) 527-0446
C.A. No. 1287 EXP. June 30, 2010

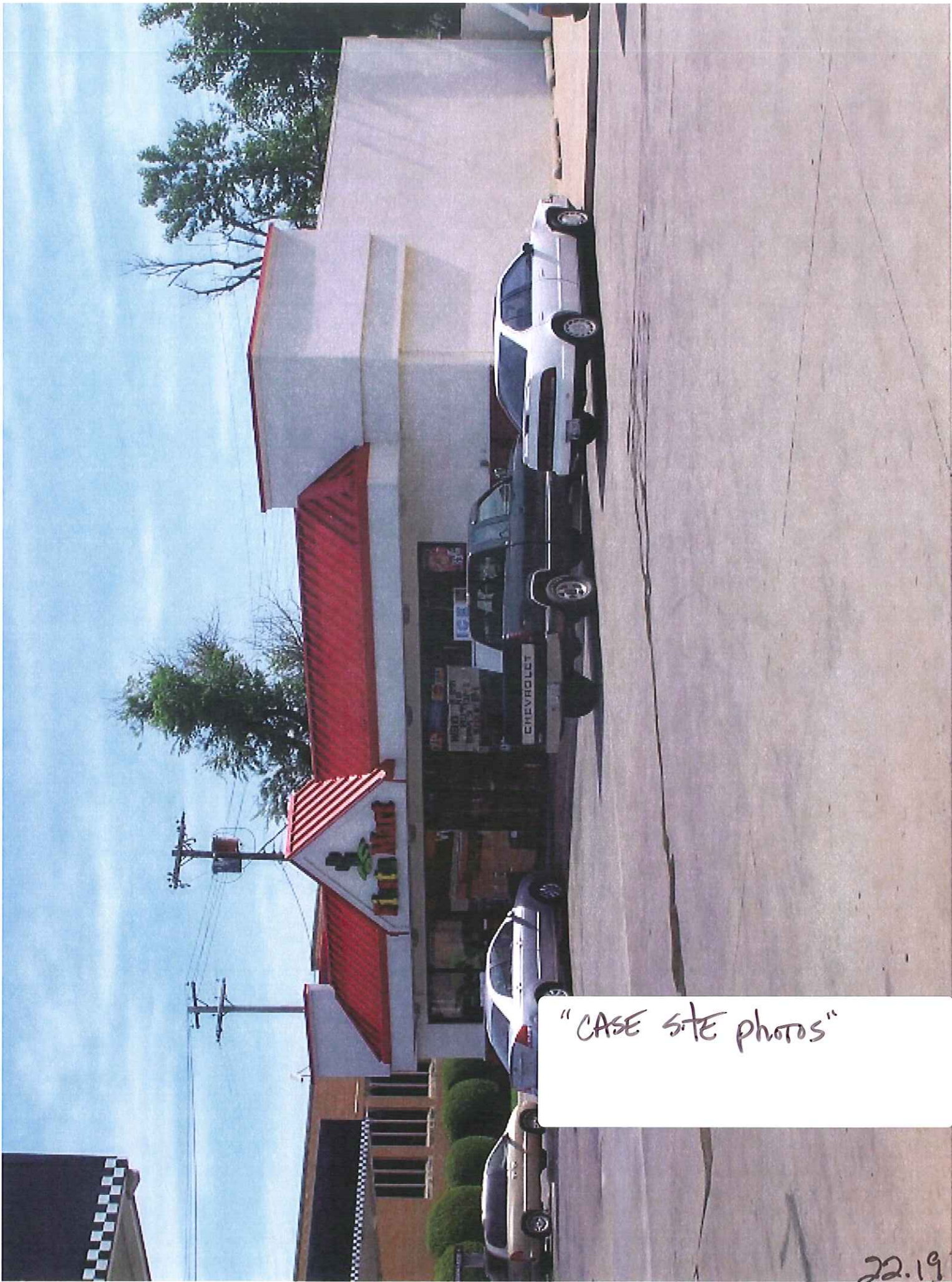
SURVEYOR:
White Surveying Company
9036 E. 50th Place
Tulsa, Oklahoma 74135
Phone: (918) 463-8024
Fax: (918) 463-8024
C.A. No. 1088 EXP. June 30, 2009
email: wsc@whitesurveying.com



R 13 E
LOCATION MAP
SCALE: 1"=200'



22.18





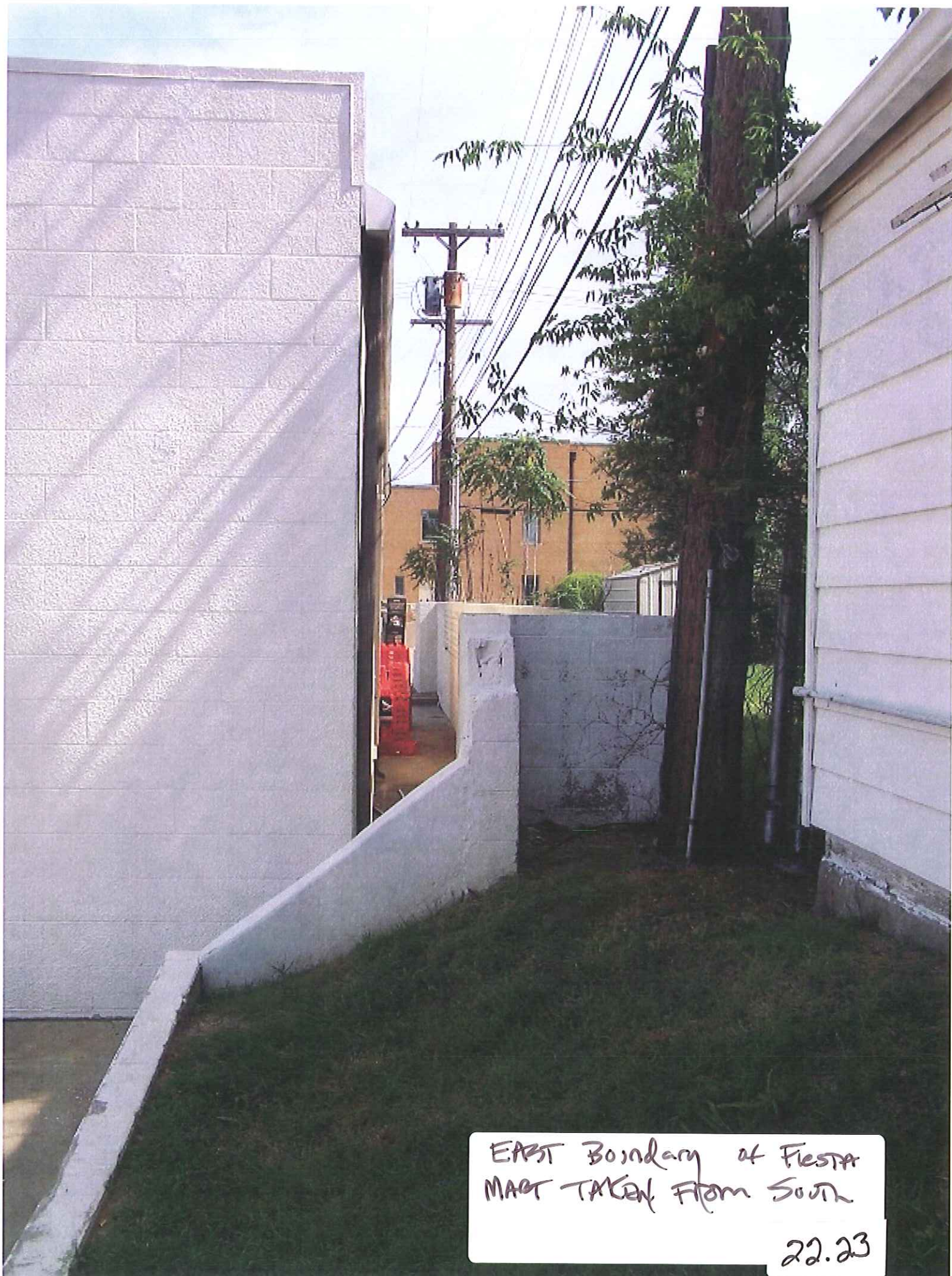
EXISTING EAST Boundary of
PUD-770, TAKEN From North
- across 15th ST. 22.20



EXISTING EAST BOUNDARY of
Fiesta MART Property
22.21



South Boundary of Fiesta
Market Lot - Blue Convertible
is approx. location of car wash.
22.22



EAST Boundary at Fiesta
MART TAKEN FROM SOUTH

22.23

EXISTING TRASH ENCLOSURE ↓

EAST Boundary of FICORA MAJOR
LOT TAKEN FROM S/E CORNER
of LOT.

22.24



Property Abutting Fiestra Mart to
South + East, which abotts
directly to property South of
Fiestra Mart Lot. 22.25

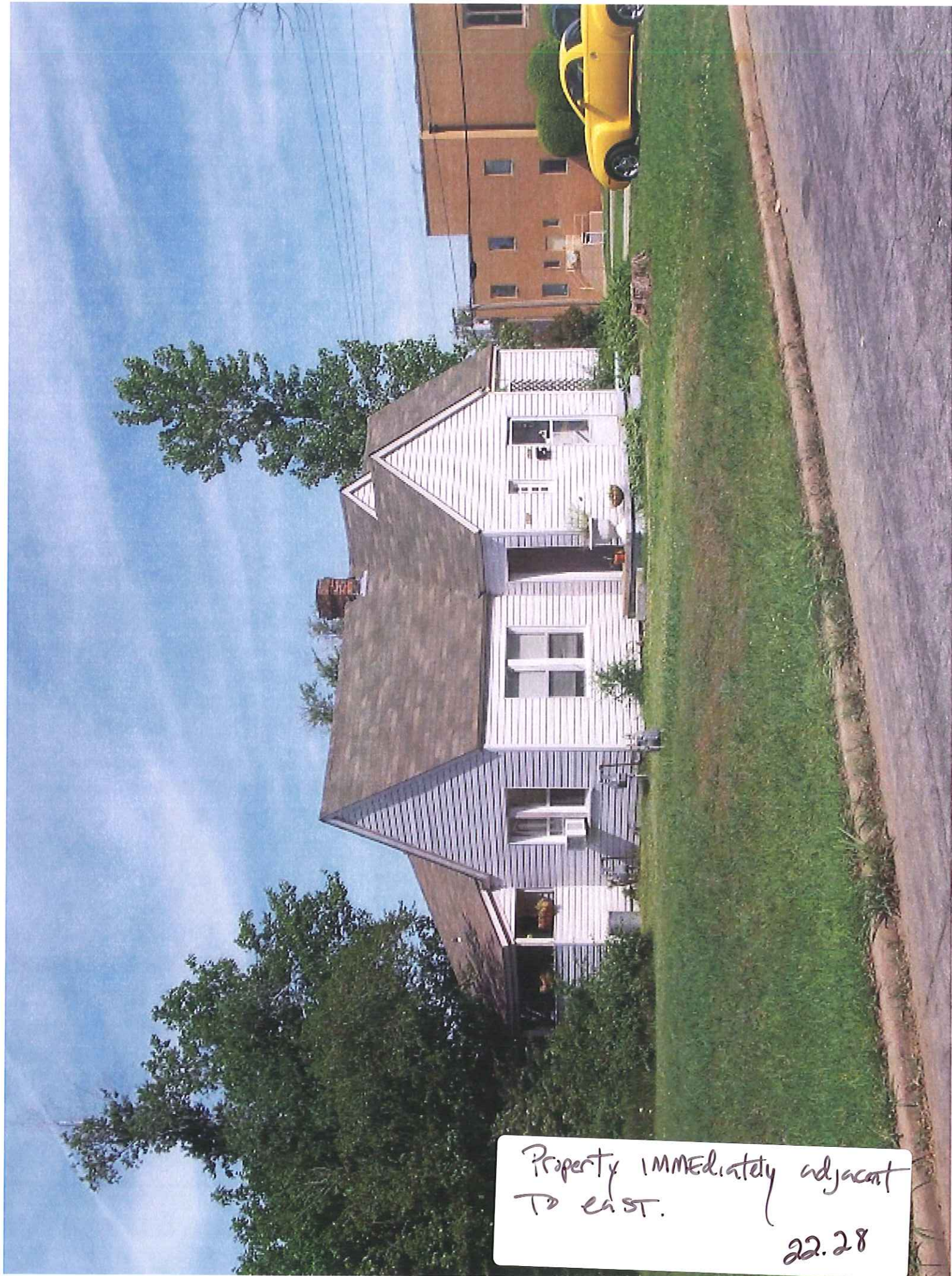


Immediately adjacent property to
The crest - . To be removed.
22.26

Brick house
Property to
be removed
East.

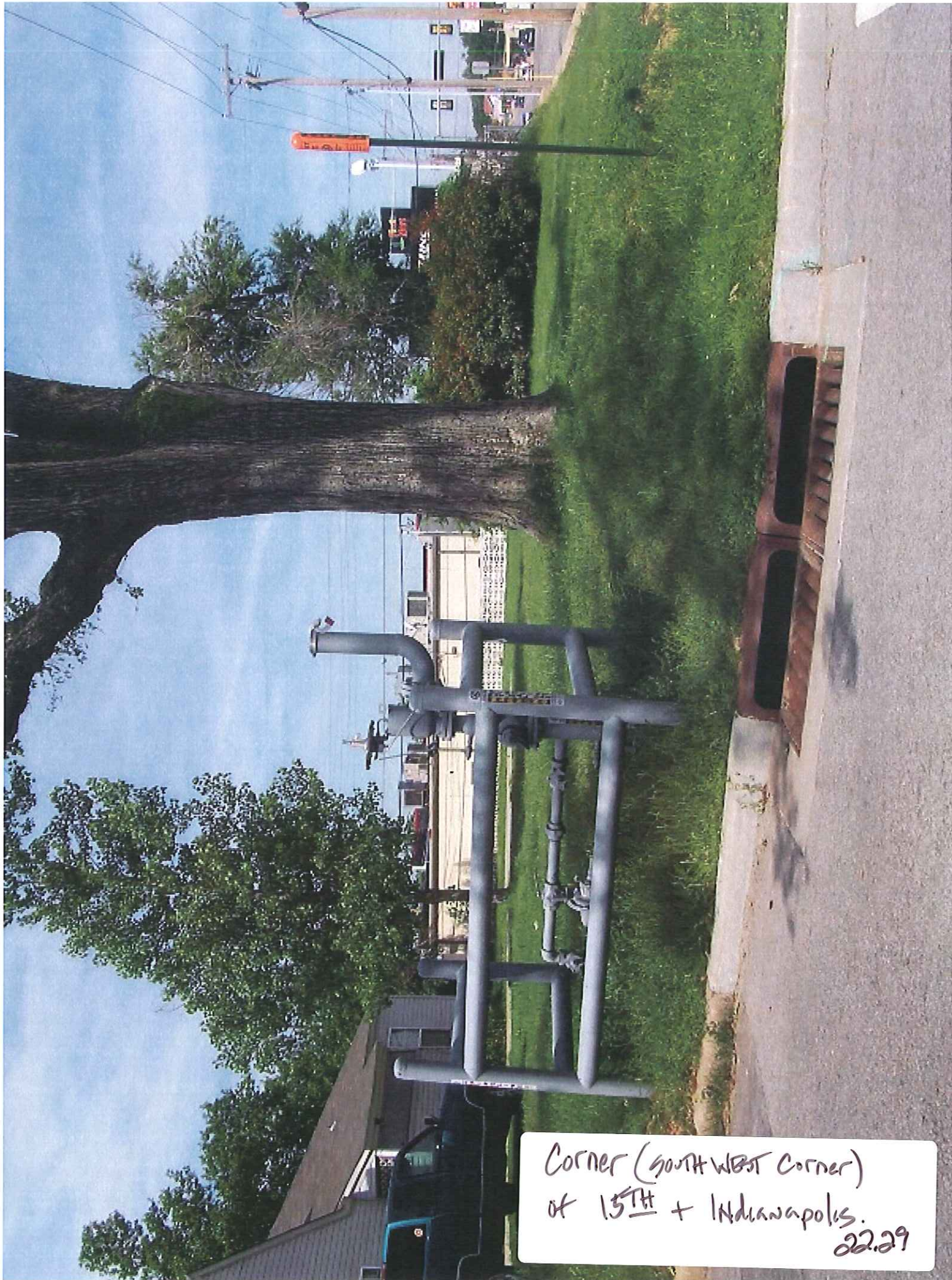
Rear of property adjacent to
East - to be removed.

22.27



Property immediately adjacent
to east.

22.28



Corner (South West Corner)
of 15th + Indianapolis.
22.29

AG

N PITTSBURG AV
AG

E 66th ST N

AG

E 61st STN

IM

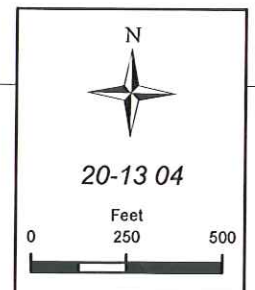
75

CZ-400

AG

N HARVARD AV

N LOUISVILLE AV



23.1

E 66th ST N

N PITTSBURG AV

75

E 61st ST N

N HARVARD AV

CZ-400



20-13 04

Feet
0 250 500

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

23.2



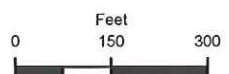
75

N-HARVARD AV

CZ-400



20-13 04



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2000

23.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-400

TRS 0304

Atlas 0

CZM 22

PD- County

TMAPC Hearing Date: June 17, 2009

(Continued from 6/3/09)

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:

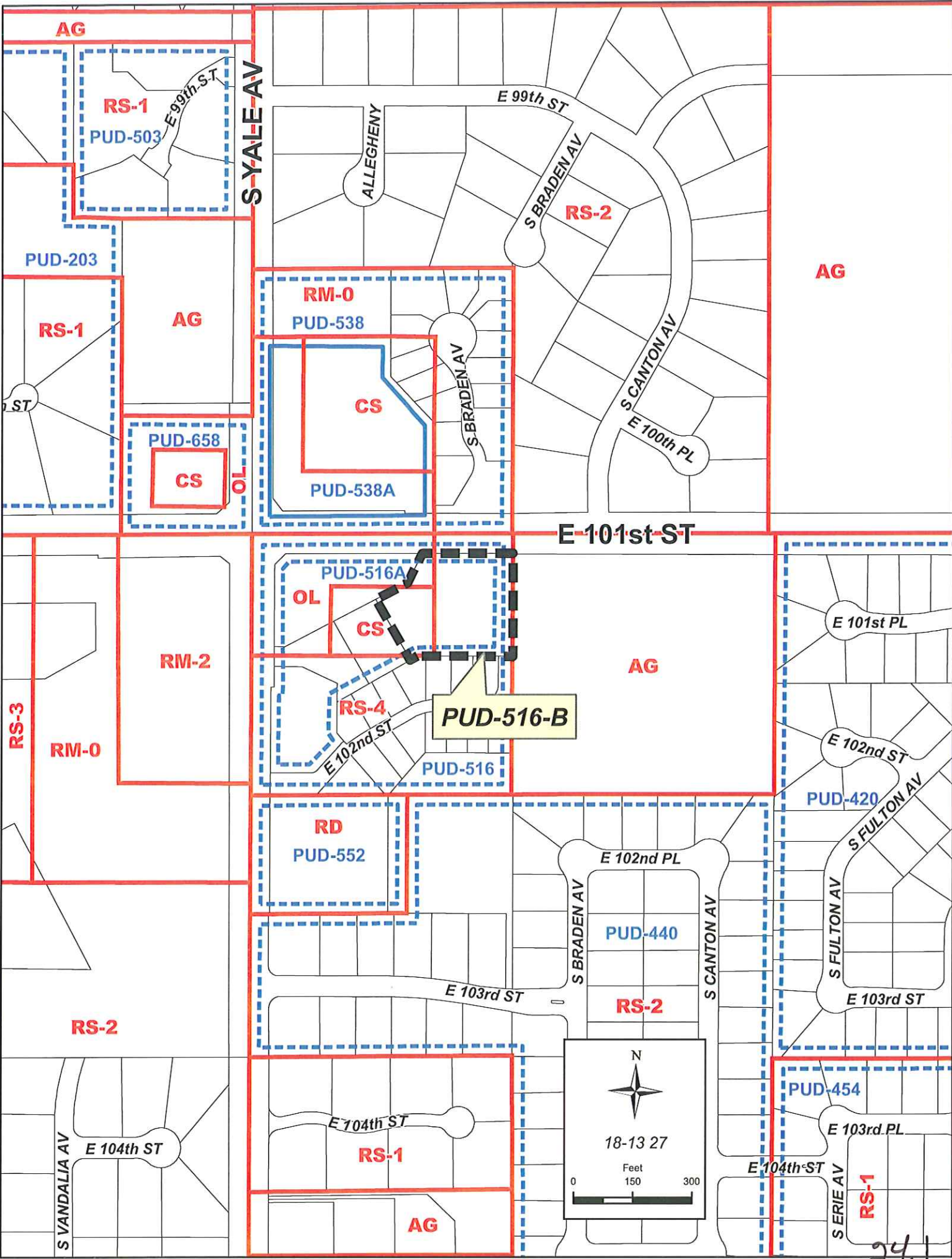
This area is not currently encompassed within any District Plan, nor the North Tulsa County Plan. According to the Metropolitan Development Guidelines, an adopted part of the Comprehensive Plan for the Tulsa Metropolitan Area, this site does not qualify as any type of Medium Intensity node. Therefore, 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.

06/17/09

23.5



24.1

Huntsinger, Barbara

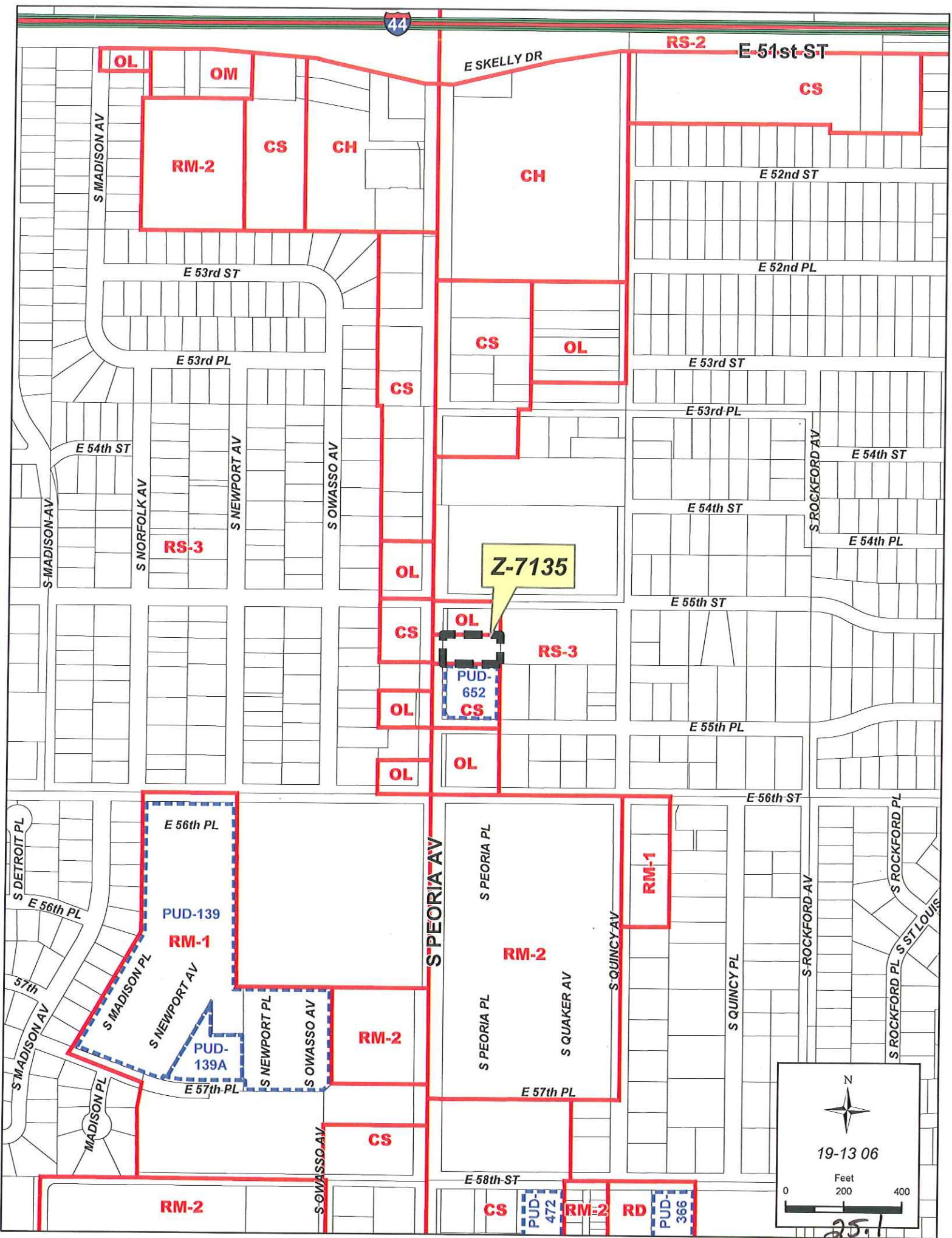
From: Janine VanValkenburgh [janinevan@sbcglobal.net]
Sent: Monday, June 08, 2009 4:08 PM
To: Huntsinger, Barbara
Cc: Sansone, Christopher
Subject: Request for Second Continuance PUD 516-B



To the Tulsa Metropolitan Area Planning Commission,

The Applicant hereby requests a continuance of the hearing on PUD 516-B set for the June 17, 2009 meeting of the Commission to June 24, 2009, in order to permit consideration of alternate site plans in connection with neighborhood representatives.

Respectfully submitted,
Roy D. Johnsen



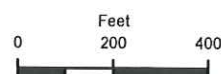
25.1



Z-7135



19-13 06



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

25.2

SOWASSO AV

S PEORIA AV

E 55th ST

S QUINCY AV

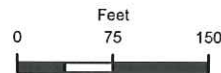
Z-7135

E 55th PL

E 56th ST



19-13 06



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

25.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7135

TRS 9331

Atlas 564

CZM 47

PD-18 CD-9

TMAPC Hearing Date: June 17, 2009

Applicant: Richard Comfort

Tract Size: 20,000± square feet

ADDRESS/GENERAL LOCATION: South of southeast corner of South Peoria Avenue and East 55th Street

EXISTING ZONING: RS-3

EXISTING USE: Residential

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

PROPOSED ZONING: OL

PROPOSED USE: Attorney office

RELEVANT ZONING HISTORY:

Z-6813/PUD-652 August 2001: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on a .872± acre tract of land from OL to CS/PUD for a retail development as included within Use Unit 14, but excluding pawnshop, on property located on the northeast corner of South Peoria Avenue and East 55th Place and abutting south of subject property. The Family Dollar Store is the business that exists now.

Z-6349 March 1992: All concurred in approval of a request for rezoning a .4± acre tract of land from RS-3 to OL for office uses on property located on the southwest corner of South Peoria Avenue and East 56th Street and southwest of subject property.

Z-5634 January 1982: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL on property located on the southeast corner of South Peoria Avenue and East 55th Street and abutting north of subject property.

Z-5361 March 1980: All concurred in denial of a request for rezoning a tract of land from RS-3 to CS but approval of OL on property located north of northwest corner of South Peoria Avenue and East 56th Street and southwest of subject property.

BOA-11942 April 29, 1982: The Board of Adjustment approved a Special Exception for a waiver of the screening requirement on the north and east and temporarily on the south as long as the existing fence remains in place, on property located on the southeast corner of South Peoria Avenue and East 55th Street and abutting north of subject property.

BOA-11816 March 4, 1982: The Board of Adjustment approved a Variance of the setback from the centerline of Peoria Avenue from 100 feet to 75.4 feet per plot plan submitted, on property located on the southeast corner of South Peoria Avenue and East 55th Street and abutting north of subject property

25.4

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .46+ acres in size and is located south of southeast corner of South Peoria Avenue and East 55th Street. The property may be residential in use and is zoned RS-3. Note that the front yard is mostly paved and there is a wrought iron fence with a gate surrounding it. Staff did not observe any business signs on the site, however.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by a parking lot and bus storage area for Evangelistic Temple, zoned RS-3; on the north by a dental office, zoned OL; on the south by a discount store, zoned PUD-652; and on the west by a credit union on the corner, zoned CS and mixed residential/office uses, zoned RS-3 and OL..

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Medium Intensity Linear Development Area and the Southern Peoria Consideration Area. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan due to its location within a Consideration Area.

STAFF RECOMMENDATION:

Based on trends in the area and the Comprehensive Plan, staff can support the requested OL zoning and therefore recommends **APPROVAL** of OL zoning for Z-7135. Staff adds that the medium intensity uses and zoning that extend farther south along Peoria (including multifamily residential uses, commercial and institutional/public) make it unlikely that the subject property will be reused as single-family residential.

06/17/09

25.5



Z-7136

S ELWOOD AV

E 81st ST

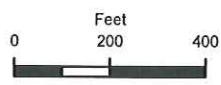
W 81st ST

S AIRPORT WAY

W 84th ST



18-12 12



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

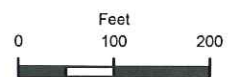
26.2

Z-7136

W 81st ST



18-12 12



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

26.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7136

TRS 8212

Atlas 1427

CZM 51

PD-8 CD-2

TMAPC Hearing Date: June 17, 2009

Applicant: Bill Satterfield

Tract Size: 9.76± acres

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

EXISTING ZONING: IL

EXISTING USE: Residential and accessory uses

ZONING ORDINANCE: Ordinance number 19506 dated March 11, 1999, established zoning for the subject property.

PROPOSED ZONING: AG

PROPOSED USE: Residential and approved accessory uses

RELEVANT ZONING HISTORY:

PUD-742 September 2007: All concurred in approval of a proposed Planned Unit Development on a 24± acre tract of land for an office park anchored by the corporate offices for an energy business, on property located south of the southeast corner of West 71st Street and South Elwood Avenue.

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

BOA-18516 September 28, 1999: The Board of Adjustment approved a Special Exception to allow for wedding chapel, receptions, business meetings in an IL zoned district, excluding hotel-motel use (Use Unit 19). All would be in an 11' x 27' room in the existing house, on property located east of northeast corner of West 81st Street and South Elwood Avenue and the subject property.

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

BOA-18111 July 1998: The Board of Adjustment approved a special exception to permit a private pre-school through third grade per conditions on property located east of northeast corner of West 81st Street and South Elwood Avenue and the subject property. The decision of the Board of Adjustment has been appealed to District Court by surrounding property owners and was dismissed without prejudice by the judge.

BOA-17524 October 1996: The Board of Adjustment approved a request for a variance of the required lot width in an AG zoned district from 200' to 143.5' on property located east of the southeast corner of W. 81st Street S. and S. Elwood Avenue and across W. 81st Street from the subject tract.

Z-6177 December 1987: All concurred in approval of a request for rezoning a tract of land from AG to IL on property located east of northeast corner of West 81st Street and South Elwood Avenue and abutting east of the subject property.

BOA-14083 July 1986: The Board of Adjustment approved a Use Variance to allow a health spa in an AG district; per guidelines submitted by the applicant, subject to a wall sign being a maximum of 32 sq. ft.; and subject to all lighting being a maximum of 32 square feet; and subject to all lighting being directed away from the residences; finding that a health spa will not be detrimental to the neighborhood, based on the proximity of the airport and other commercial uses nearby, located on the subject property .

BOA-11848 March 1982: The Board of Adjustment approved a Variance to more than one dwelling unit on a lot, per plan submitted, and located on the subject tract.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 9.76± acres in size and is located east of northeast corner of West 81st Street and South Elwood Avenue. The property appears to be in residential and accessory uses and is zoned IL.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 81 st Street	Secondary arterial	100'	

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant, heavily wooded land, zoned IL; on the north by vacant land, zoned AG; on the south by vacant land, zoned AG; farther to the southeast is the Jones Riverside Airport, zoned IL and on the west by what appears to be large lot residential/agricultural uses, zoned AG.

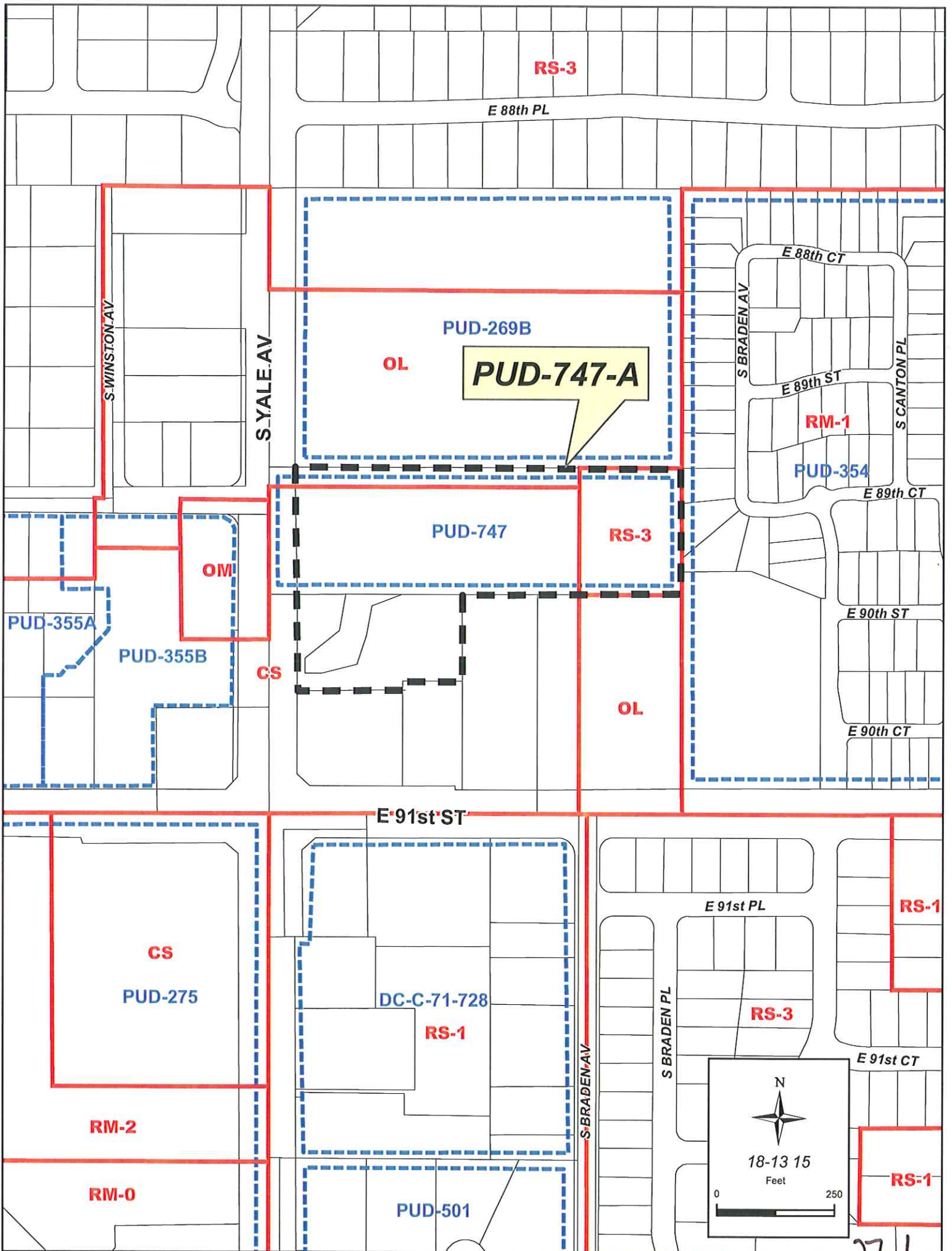
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Industrial land use and some Development Sensitive. The latter is in conjunction with the County Levee, which crosses the property midway from east to west. According to the Zoning Matrix, the requested AG zoning is in accord with the Plan.

STAFF RECOMMENDATION:

This request is a reversal of a March 1999 approval of rezoning on this property from AG to IL for automobile sales. At that time, the TMAPC voted 7-1-0 to approve IL zoning. Two nearby residents appeared to speak against the proposal and one letter of support was received. The applicant in this subject case may be related to the applicant in the 1999 case.

Based on the Comprehensive Plan and surrounding uses, staff can support the requested rezoning and therefore recommends **APPROVAL** of AG zoning for Z-7136.



27.1



PUD-747-A

N

18-13 15
Feet

0 250

Photo Date: March 2008

27.2

S YALE AV

E 91st ST

PUD-747-A



18-13 15
Feet

0 150

Photo Date: March 2008

27.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-747-A

TRS 8315

Atlas 1737/1908

CZM 32

PD-18 CD-8

TMAPC Hearing Date: June 17, 2009

The TMAPC originally recommended approval of this case on February 18, 2009 by a 10-0-0 vote.
**See staff recommendation.

Applicant: Roy D. Johnsen

Tract Size: 6.53± acres/284,446 sf

ADDRESS/GENERAL LOCATION: North of northeast corner of East 91st Street and South Yale Avenue

EXISTING ZONING: RS-3/OL/CS/PUD

EXISTING USE: Office/vacant

ZONING ORDINANCE: Ordinance number 21730 dated February 5, 2008, established zoning for the subject property.

PROPOSED ZONING: RS-3/OL/CS/PUD

PROPOSED USE: Mixed-use development

RELEVANT ZONING HISTORY:

PUD-747 February 2008: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for office and commercial use on property located north of the northeast corner of East 91st Street and South Yale Avenue and a part of the subject property. The City Council approved it per conditions that the trees to be located along the east lot line they shall be of such type, size and number of trees as agreed to between the developer and the representative for the abutting property owners, who is designated as Mr. Logan Jones. The agreement will be submitted to the City Council Secretary and signed by both parties. Any amendment to the type, size and number of trees along the east lot line shall be considered a major amendment to be approved by the City Council.

BOA-20211 February 28, 2006: The Board of Adjustment approved a Modification of a previously approved site plan for a planned car wash facility, per plan submitted today, on property located north of the northeast corner of East 91st Street and South Yale Avenue; and a part of the subject property.

BOA-19870 July 13, 2004: The Board of Adjustment approved a Special Exception to permit an automobile car wash in a CS district per plan submitted, on property located north of the northeast corner of East 91st Street and South Yale Avenue; and a part of the subject property.

Z-6878 December 2002: All concurred in approval for a request to rezone a 200' x 330' tract located north of the northwest corner of East 89th Street South and South Yale Avenue from RS-3 and OL to OL for office use.

27.4

PUD-355-C June 2001: All concurred in approval of a proposed Planned Unit Development on a 10+ acre tract of land for office use on property located northwest corner of East 91st Street South and South Yale Avenue.

Z-6791/PUD-269-B January 2001: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL and a proposed Major Amendment to a Planned Unit Development to add a 30,000 square foot/3-story office building on property located north and east of East 89th Street South and South Yale Avenue and abutting subject property to the north.

Z-6784 September 2000: All concurred in denial of a request to rezone a lot located north of the northeast corner of East 89th Street and South Vandalia Avenue and east of the subject property, from RS-3 to OL.

PUD-355-B August 2000: All concurred in approval of a request for a Major Amendment to the PUD to establish new Development Areas, decrease the landscaped areas, increase the access points and increase the maximum building floor area on property located west of the northwest corner of East 91st Street and South Yale.

Z-6765 June 2000: All concurred in approval of a request to rezone a .5+ acre tract from RS-3 to OL for office use, on property located south of the southwest corner of East 87th Place South and South Yale Avenue.

PUD-355-A December 1999: All concurred in approval of a proposed Major Amendment to add uses permitted by right in a CS district to the east 195' of the south 299' of Phase II tract of the original PUD property and which consisted of five acres west of the northwest corner of East 91st Street and South Yale. The request was to also delete the commercial uses previously approved for the remainder of Phase II.

Z-6715 October 1999: All concurred in approval of a request to rezone a 135' x 305' tract located on the northwest corner of East 89th Street South and South Yale Avenue from RS-3 to OL.

Z-6684 March 1999: All concurred in approval of a request to rezone a tract located north of the northwest corner of East 89th Street and South Yale Avenue from RS-3 to OL for office use.

PUD-354 May 1984: All concurred in approval of a proposed Planned Unit Development on a 14.45+ acre tract of land for single-family subdivision with private streets, on property located east of northeast corner of East 91st Street South and Yale Avenue and abutting subject property to the east.

Z-5929/PUD-355 March 1984: A request was filed to rezone a tract of land from RD, RS-3, and CS to OM for an office park development. The tract consisted of four separate lots, and to avoid nonresidential zoning on the property abutting the residential uses on the north and west, staff recommended OL zoning on the lot in the northeast corner and OL zoning on the lot along the north boundary. Both tracts would provide an OL buffer to the residential uses. All concurred in denial of the rezoning on the remainder of the property and approval of the request for a proposed PUD to build an office park within the RS-3, OL, OM and CS underlying zoning.

PUD-269-A September 1982: All concurred in approval of a major amendment to the PUD to reduce the number of office buildings allowed on property; increasing the height of buildings from two story to five stories and increasing the open space from approximately 58% to 65% which would allow for a park-like setting for the building.

Z-5633/PUD-269 November 1981: All concurred in approval of a request to rezone a tract of land from RS-3 to OL/PUD and a proposed Planned Unit Development for office use subject

to reducing the amount of OL zoning allowed to approximately 279.4 feet by 880.7 feet along South Yale Avenue with the balance of the tract remaining RS-3.

Z-4197 September 1972: A request for rezoning a 26.76+ acre tract of land from AG to RM-2/CS for retail and multi-family uses was recommended for denial by staff. However, all concurred in approval for rezoning the subject tract from AG to RS-3/OL/CS on property located on the northeast corner of East 91st Street South and South Yale Avenue and a part of subject property.

Z-3766 August 1970: A request for rezoning a 10+ acre tract of land from AG to CS was recommended for denial by staff, on property located on the southeast corner of East 91st Street South and South Yale Avenue. The TMAPC recommended to the City Commission to approve OL on the south and east 150 feet of tract and CS on the remainder, however the City Commission denied the CS. The case went to District Court and granted CS uses on RS-3 zoned property (Case number: DC-C-71-728).

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6.53+ acres in size and is located north of northeast corner of East 91st Street and South Yale Avenue. The property has one structure under construction in the eastern portion of the property with the bulk of the property appearing to be vacant. The property is currently zoned RS-3/OL/CS/PUD-747.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Yale Avenue	Primary Arterial	120-feet	3

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residences, zoned RM-1/PUD 354; on the north by a mid-rise office building, zoned OL/PUD 269-B; on the south by mixed retail and office uses, zoned CS and OL; and on the west by Yale Avenue and then a mid-rise office building, zoned OM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium-intensity, no specific land use and low-intensity, no specific land use. According to the Zoning Matrix, the requested amendment to the existing PUD and the existing zoning **are** in accord with the Plan.

STAFF RECOMMENDATION:

Approved as PUD-747 in November 2007, the 4.95 acre/215,622 square feet (sf) Penn Office Park site is located north of the northeast corner of Yale Avenue and 91st Street South. As approved by the TMAPC and Tulsa City Council, PUD-747 is a mixed use development allowing 81,476 sf of office and retail uses including all uses permitted by right in the Commercial Shopping (CS) district. A majority of the property is zoned CS (4.56 acres) with a portion of OL zoning (0.941 acres) and RS-3 zoning on 1.328 acres (see attached case map). For this major amendment proposal the underlying zoning provides for ample floor area therefore no rezoning is proposed. The property will be re-platted.

The subject tract slopes gradually down from east to the center of the site and then slopes back up to the west (see attached site photographs and Exhibit B showing topographic lines). As stated above, the tract is abutted on the east by single-family residences, zoned RM-

1/PUD-354; on the north by a mid-rise office building, zoned OL/PUD-269-B; on the south by a QT gas station/convenience store, Sonic Drive-in and Firestone Automotive Center, zoned CS and OL. The property is abutted on the west by Yale Avenue and then a mid-rise office building, zoned OM.

Major amendment PUD-747-A contemplates adding 1.58 acres/68,824 sf of land area to the southern portion of the existing Development Area B of PUD-747 (see Exhibit A). This addition would be along the north side of the QT Store and Sonic Drive-in properties and does not abut directly to any residentially zoned property or designated residential development area within an approved PUD. This addition would make the total land area for PUD-747-A 6.53 acres.

The existing Development Area A of PUD-747 (the far east portion of the site as identified on applicant Exhibit A as 'Development Area A') and associated development standards as previously approved will remain effective allowing a two-story office building with a maximum of 20,000 square feet of floor area. This includes the landscape modification included in the approval of PUD-747 by the Tulsa City Council (see Development Area A Landscape Requirements below). The detail site plan for this structure was approved by the TMAPC in July of 2008. The office building is currently under construction. Development Area C of PUD-747 and associated development standards will also remain unchanged allowing private roadway access and access to Development Area A via mutual access easement. Area C will also provide over-flow parking for Development Areas A and B.

With the addition of 1.58 acres to the southern portion of Development Area B, PUD-747-A will expand the permitted office, retail and restaurant area, and increase the maximum permitted floor area within Area B from 61,476 sf to 69,750 sf (an increase of 8,274 sf). This will bring the total maximum permitted floor area for PUD-747-A, including the previously approved office building to 89,750 sf. Under straight zoning, the CS zoned land area of the site would permit 133,729 sf of commercial floor area based on the .5 floor-to-area (FAR) permitted by CS zoning. The proposal for PUD-747-A includes a four-pad office site located near the center of the development immediately west of and adjacent to the previously approved office building. A commercial strip including retail and restaurant uses, and one retail out parcel will be located in the western ½ of Development Area B, along Yale Avenue (see Exhibit A).

** The initial application for Major Amendment, PUD 747-A, comprising 6.53 acres and 3 development areas which included the original tract and additional 1.58 acres, was recommended for approval by the Tulsa Metropolitan Area Planning Commission on February 18, 2009. At the request of the applicant, the Urban and Economic Development Committee of the Tulsa City Council referred the matter to the Tulsa Metropolitan Area Planning Commission to consider proposed revisions to the site plan.

The site plan has been revised to provide for individual lots in an area where multiple buildings are anticipated and to provide for internal circulation by means of Mutual Access Easements. The text has been revised to establish new development standards to reflect the new lot arrangement and circulation. There have been no major changes in permitted uses and bulk and area requirements between what is in front of the Planning Commission today, versus what was recommended for approval in February of 2009.

Staff continues to find the uses and intensities of the concept development plan proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-747-A to be: (1)

consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code. Therefore, staff recommends **APPROVAL** of major amendment PUD-747-A subject to the following conditions:

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

DEVELOPMENT AREA A (LOT 7)

Net Land Area: 1.328 acres
57,860 sq. ft.

Permitted Uses:

Uses permitted by right within: Use Unit 10, Off-Street Parking Areas; and Use Unit 11, Offices, Studios and Support Services; and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio: .50

Maximum Floor Area: 20,000 sq. ft.

Minimum Building Setbacks:

From the east boundary of the lot	80 feet
From the north and south boundaries of the lot	60 feet
From the west boundary of the lot	0 feet

Maximum Building Height: 2 stories, not to exceed 35 ft.

Off-street Parking:

As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement

Minimum Landscaped Area: 10% of net lot area

Landscaping and Screening:

A masonry screening wall, 8 feet in height, shall be provided and maintained along the eastern boundary of the development area. The minimum 10% net lot area landscaping shall include landscaping 10 ft. in width parallel to and along the eastern boundary of the development area, immediately west of the masonry screening wall. Within the 10 ft. landscaping area, trees shall be planted, the type, size and number of which will be agreed to by the owner and Mr. Logan Jones who will serve as the representative for the owners of abutting residential lots. The agreement shall be in writing and signed by the owner of the development area and

Mr. Jones and shall be submitted to the secretary of the Tulsa City Council. If no agreement is reached, the owner of the development area will notify the Council secretary in writing of the inability to reach an agreement, and the type, size and number of trees within the 10 ft. landscaping area shall be determined by the City Council. No occupancy permit shall be issued for a building within the development area until the type, size and number of trees within the 10 ft. landscaping area has been determined. Subsequent amendments to the type, size and number of trees shall be considered a major amendment of the PUD requiring City Council approval.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from the east boundary of the development area. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No lighting on the east wall of the building planned for location in the development area shall be permitted other than accent and security lighting which shall be hooded and directed downward to prevent spillover lighting into the Fox Point subdivision. No light standard located in the east half of the development area shall exceed 14 feet in height, and no light standard located in the west half of the development area shall exceed 20 feet in height.

Signs:

Signs shall be limited to wall or canopy signs on the lower level of a building within the lot, not exceeding 32 square feet of display surface area. Additional identification of the uses in Lot 7 may be located within the Project Business Sign as defined below.

Trash Containers:

Exterior trash containers will be located along the northwest or southwest corner of the development area and shall be screened from view from the abutting residential areas and public street rights-of-way.

DEVELOPMENT AREA B

LOT 1

Net Land Area:	.709 acres 30,865 sq. ft.
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Permitted Uses:

Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio:	.50
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Maximum Floor Area:	3,675 sq. ft.
----------------------------	---------------

Minimum Building Setbacks:

From the east boundary of the lot	0 feet
From the north boundary of the lot	0 feet

From the south boundary of the lot	20 feet
From the west boundary of the lot	50 feet

Maximum Building Height:	2 stories, not to exceed 35 ft
---------------------------------	--------------------------------

Off-street Parking:

As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement

Minimum Landscaped Area:

10% of net lot area, which shall include landscaping parallel to and along the S. Yale Ave. right-of-way not less than 5 ft. in width.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 ft. in height.

Signs:

Signs shall be limited to one monument sign, not exceeding 8 ft. in height nor 48 ft. of display surface area and wall or canopy signs not exceeding 1 square foot of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.

Trash Containers:

Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

LOT 2

Net Land Area:	2.845 acres 123,920 sq. ft.
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Permitted Uses:

Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio:	.50
----------------------------------	-----

Maximum Floor Area:	38,483 sq. ft.
----------------------------	----------------

Minimum Building Setbacks:

From the north boundary of the lot	70 feet
From the south boundary of the PUD	20 feet
From the west boundary of the PUD	50 feet
From all other boundaries of the lot	0 feet

Maximum Building Height:

2 stories, not to exceed 38
ft.; central tower not to
exceed 50 feet

Off-street Parking:

As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement

Minimum Landscaped Area:

10% of net lot area, which shall include landscaping parallel to and along the S. Yale Ave. right-of-way not less than 5 ft. in width.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 ft. in height.

Signs:

Signs shall be limited to wall or canopy signs not exceeding 1 square foot of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed; and one monument sign, not exceeding 8 ft. in height nor 64 ft. of display surface area, provided however that an additional monument sign identifying the development and/or the uses within Lots 3, 4, 5, 6 and/or 7 may be located along the South Yale Avenue frontage within the north 70 feet of Lot 2 (the Project Business Sign as defined below).

Trash Containers:

Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

LOT 3**Net Land Area:**

.360 acres
15,666 sq. ft.

Permitted Uses:

Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio:

.50

Maximum Floor Area:

7,350 sq. ft.

Minimum Building Setbacks:

From the south boundary of the lot:
From all other boundaries of the lot:

20 feet
0 feet

- Maximum Building Height:** 2 stories, not to exceed 35 ft.
- Off-street Parking:**
As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement
- Minimum Landscaped Area:** 10% of net lot area
- Lighting:**
Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 feet in height.
- Signs:**
Signs shall be limited to wall or canopy signs on the lower level of a building within the lot, not exceeding 32 square feet of display surface area. Additional identification of the uses in Lot 3 may be located within the Project Business Sign as defined below.
- Trash Containers:**
Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

LOT 4

- Net Land Area:** .448 acres
19,495 sq. ft.
- Permitted Uses:**
Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.
- Maximum Floor Area Ratio:** .50
- Maximum Floor Area:** 7,350 sq. ft.
- Minimum Building Setbacks:**
From the north boundary of the lot 70 feet
From all other boundaries of the lot 0 feet
- Maximum Building Height:** 2 stories, not to exceed 35 ft.
- Off-street Parking:**
As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement
- Minimum Landscaped Area:** 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 feet in height.

Signs:

Signs shall be limited to wall or canopy signs on the lower level of a building within the lot, not exceeding 32 square feet of display surface area. Additional identification of the uses in Lot 4 may be located within the Project Business Sign as defined below.

Trash Containers:

Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

LOT 5**Net Land Area:**

.468 acres
20,399 sq. ft.

Permitted Uses:

Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio:

.50

Maximum Floor Area:

7,350 sq. ft.

Minimum Building Setbacks:

From the north boundary of the lot:	70 feet
From all other boundaries of the lot:	0 feet

Maximum Building Height:

2 stories, not to
exceed 35 ft.

Off-street Parking:

As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement

Minimum Landscaped Area:

10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 feet in height.

Signs:

Signs shall be limited to wall or canopy signs on the lower level of a building within the lot, not exceeding 32 square feet of display surface area. Additional identification of the uses in Lot 5 may be located within the Project Business Sign as defined below.

Trash Containers:

Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

LOT 6**Net Land Area:**

.377 acres
16,413 sq. ft.

Permitted Uses:

Uses permitted by right within CS, Commercial Shopping District under the Tulsa Zoning Code and uses customarily accessory to permitted principal uses.

Maximum Floor Area Ratio:

.50

Maximum Floor Area:

7,350 sq. ft.

Minimum Building Setbacks:

From the south boundary of the lot:
From all other boundaries of the lot:

20 feet
0 feet

Maximum Building Height:

2 stories, not
to exceed 35 ft.

Off-street Parking:

As required by the applicable use unit, provided that parking may be located within other lots in the Subdivision pursuant to a recorded cross-parking agreement

Minimum Landscaped Area:

10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential areas and public street rights-of-way. Compliance with these standards shall be verified by application of the Kennebunkport Formula. No light standard shall exceed 20 feet in height.

Signs:

Signs shall be limited to wall or canopy signs on the lower level of a building within the lot, not exceeding 32 square feet of display surface area. Additional identification of the uses in Lot 6 may be located within the Project Business Sign as defined below.

Trash Containers:

Exterior trash containers shall be screened from view from residential areas and public street rights-of-way.

GENERAL DEVELOPMENT STANDARDS**Other Bulk and Area Requirements**

Except as herein modified, the development and use of Lots 1 through 6 shall be subject to the bulk and area requirements of a CS, Commercial Shopping District, and the

27.14

development and use of Lot 7 shall be subject to the bulk and area requirements of an OL, Office Low Intensity District.

Trash, Mechanical and Equipment Area Screening

All trash, mechanical and equipment areas, including building-mounted equipment, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Outside Storage

Outside storage of recyclable material, trash or similar material shall be prohibited unless located within a screened receptacle. No trucks or truck trailers shall be parked within the Subdivision, except during the periods of active loading or unloading. The use of any truck trailer or shipping container for storage is prohibited.

Sidewalks

Sidewalks shall be constructed along the South Yale Avenue frontage.

Project Business Sign

Within the north 70 feet of Lot 2, along the South Yale Avenue frontage, there may be located a business sign, "monument" in style, not exceeding 12 feet in height nor 96 square feet of display surface area, identifying the development and/or one or more tenants within Lots 3, 4, 5, 6 and/or 7 (the "Project Business Sign").

Prohibited Signs

Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Building Limit Lines

No building shall be located nearer to a boundary of a lot than the Building Limit Lines depicted upon the accompanying plat. No building shall encroach upon any easement depicted upon the accompanying plat unless the portion of such easement upon which the building is constructed shall hereafter be vacated.

Detailed Site Plan

Prior to the issuance of a building permit for construction within a lot, a detailed site plan for the lot (including landscaping), shall be submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved development standards of the Planned Unit Development.

Detailed Landscape Plan

Prior to the issuance of a building permit for improvements within a lot, a detailed landscape plan for the lot, including a phasing schedule, shall be submitted and approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the approved development standards of the Planned Unit Development. Prior to the occupancy of any building within a lot, landscaping shall be installed in accordance with the approved landscaping plan, and in accordance with an approved phasing schedule. Prior to issuance of an occupancy permit, a landscape architect registered in the State of Oklahoma shall certify to the appropriate zoning officer of the City of Tulsa, that the required landscaping has been installed in accordance with the approved plan and the

approved phasing schedule. The landscaping materials required by the approved landscape plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

Detailed Sign Plan

Prior to the issuance of a sign permit for the installation of a sign within the Subdivision, a detailed sign plan for the lot in which the proposed sign is to be located shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the approved development standards of the Planned Unit Development.

Parcelization

Parcelization and the adjustment of the boundaries of lots as initially platted may occur by subsequent lot splits or re-platting subject to approval by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocation and provision of necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by an instrument in writing executed by the owner of the lot from which the floor area is to be transferred, provided however the floor area transferred shall not exceed 10% of the initial allocation to the lot to which the floor area is to be transferred.

3. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
4. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
5. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
6. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

TAC COMMENTS:

General: No comments.

Water: A main line extension and meter locations must be reviewed and approved.

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

Exceptions:

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

Stormwater: Existing overland drainage easement must be vacated.

Wastewater: Sanitary sewer access must be provided for all proposed lots within the PUD area.

Transportation: No comments.

INCOG Transportation:

- MSHP: S. Yale Ave, between E. 81st St. S. and E. 91st St. S, designated primary arterial, Sidewalks and ADA compatible ramps where needed required along Yale frontage.
- LRTP: E. 91st Street S., between S. Yale Ave and S. Sheridan Rd, planned 4 lanes. S. Yale Ave, between E. 81st St. S. and E. 91st St. S., planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No Comment
- Transit: No current or future plans for this location.

GIS: No comments.

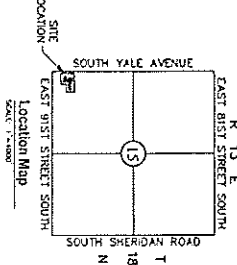
Street Addressing: No comments.

ONG: ONG will require the standard covenant language and standard 17.5' U/E.

06/17/09

1 CONCEPTUAL SITE PLAN

60
30
0
60
GRAPHIC SCALE
1" = 60'



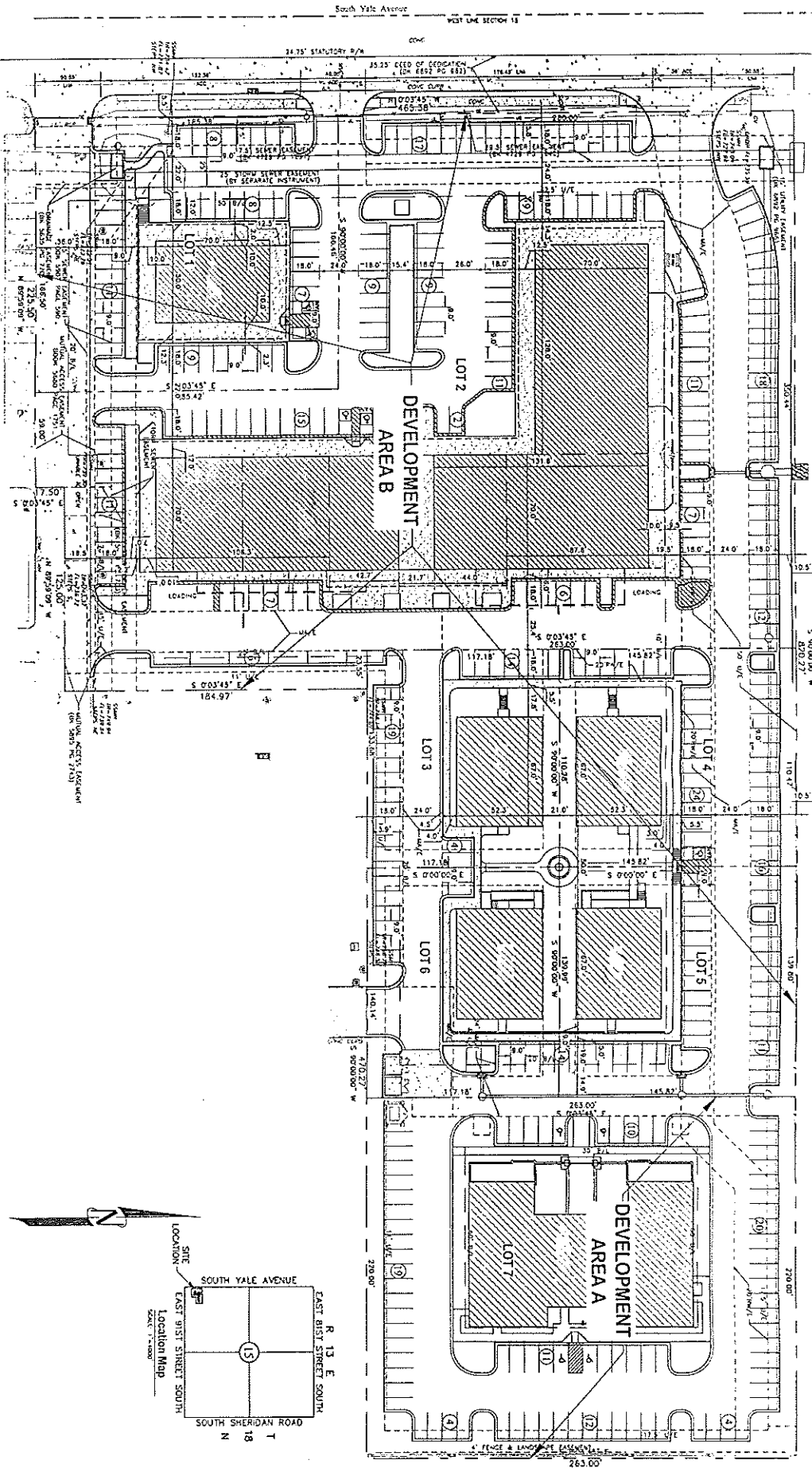
CONCEPTUAL SITE PLAN

AMENDED PUD #747

89th & YALE PROPERTIES, L.L.C.
89TH & YALE
CITY OF TULSA, OKLAHOMA

K Khoury Engineering, Inc.
Civil Engineering - Land Development
1435 East 41st Street
Tulsa, OK 74103
918.437.5555
www.khouryeng.com

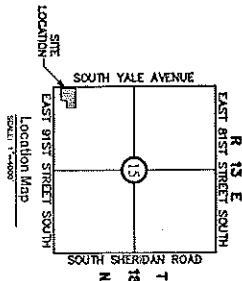
27.18



1 CONCEPTUAL DRAINAGE PLAN

SCALE: 1"=60'

60
30
0
60
GRAPHIC SCALE
1"=60'



LEGEND:

--- EXISTING CONTOURS
- - - PROPOSED FLOW ARROWS

LOT 1

RED CROWN FEDERAL CREDIT UNION
BLOCK 1
LOT 1

SOUTH YALE AVENUE

GEOPHYSICAL RESOURCE CENTER

CONCEPTUAL DRAINAGE PLAN

AMENDED PUD #747

89th & YALE PROPERTIES, L.L.C.
89TH & YALE
CITY OF TULSA, OKLAHOMA

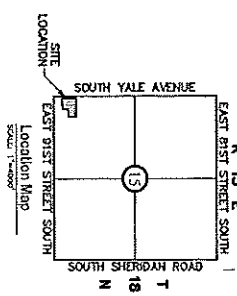
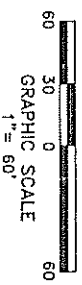
K Khoury Engineering, Inc.
Civil Engineering - Land Development
1435 East 41st Street
Tulsa, OK 74105
CA #3751, P.E. #003009
Tel 918 712-2768
Fax 918 712-1069

27.19

1 CONCEPTUAL SITE UTILITY PLAN

SCALE 1"=60'

- LEGEND:**
- SS PROPOSED SANITARY SEWER
 - W PROPOSED WATER LINE
 - SS PROPOSED FIRE HYDRANT
 - SS EXISTING SANITARY SEWER
 - W EXISTING WATER LINE



CONCEPTUAL SITE UTILITY PLAN
AMENDED PUD #747

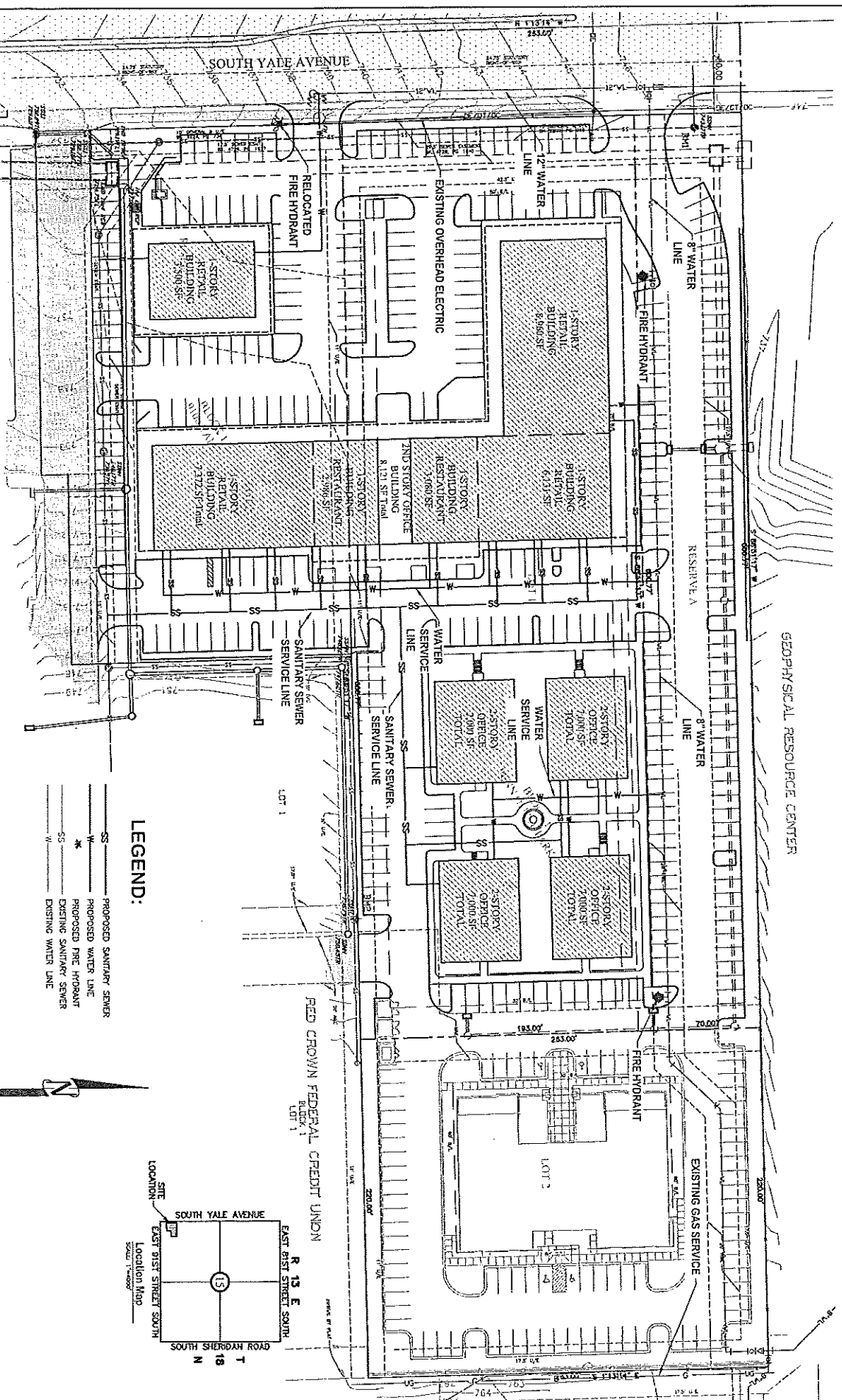
89th & YALE PROPERTIES, L.L.C.
89TH & YALE
CITY OF TULSA, OKLAHOMA

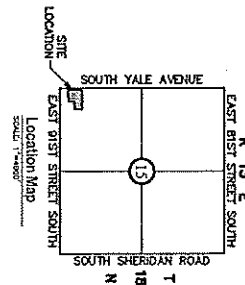
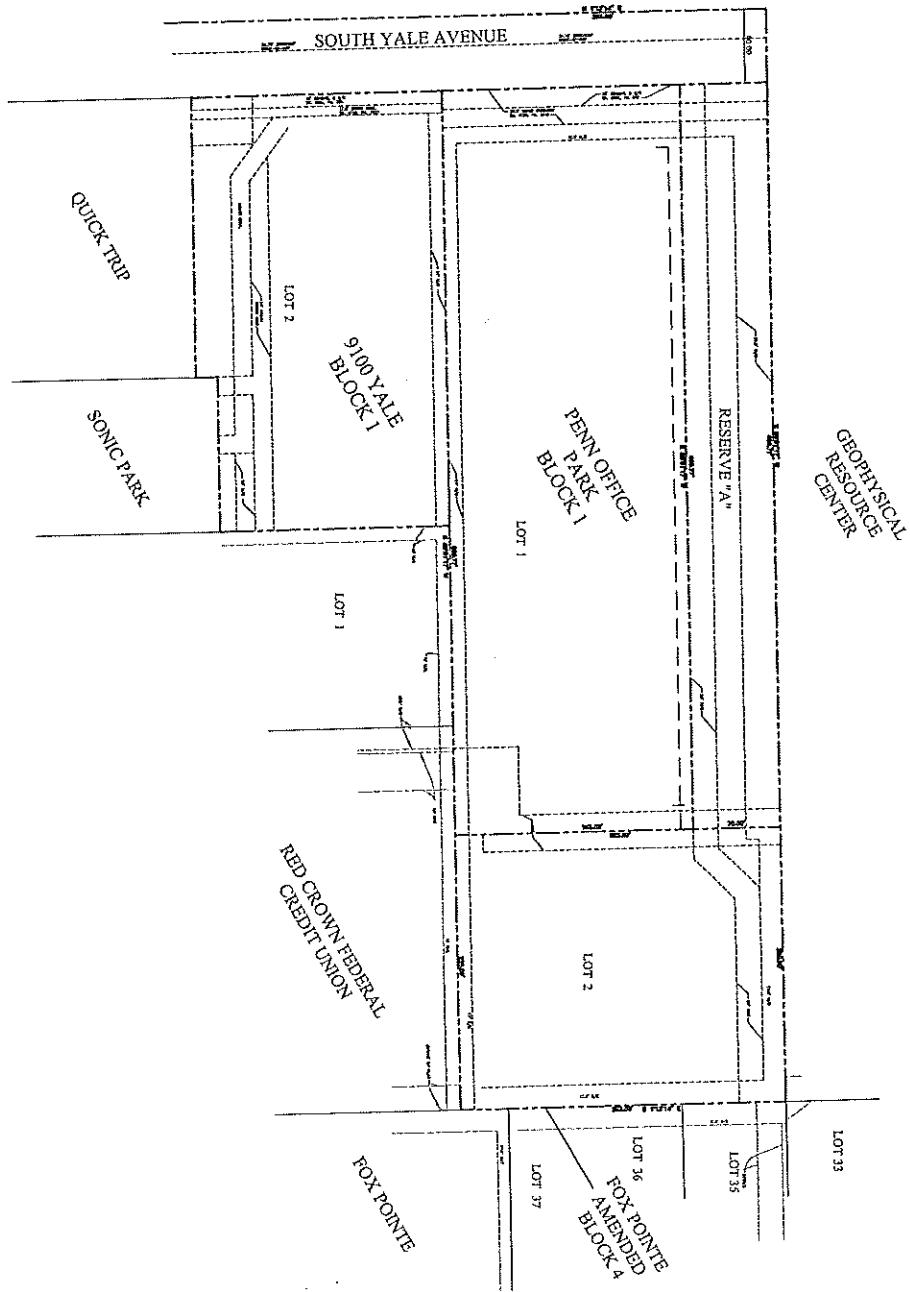
Khoury Engineering, Inc.
Civil Engineering - Land Development

1435 East 41st Street
Tulsa, OK 74105
CA #3751, Renewal CC 30409

Tel 918 719 8745
Fax 918 712 1069

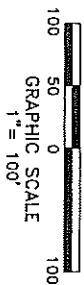
27.20





1 ADJACENT LAND USE

SCALE: 1"=100'



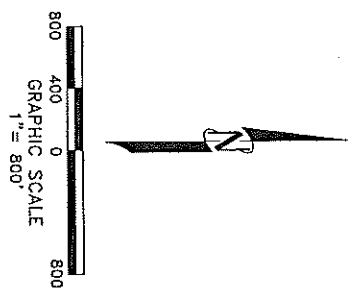
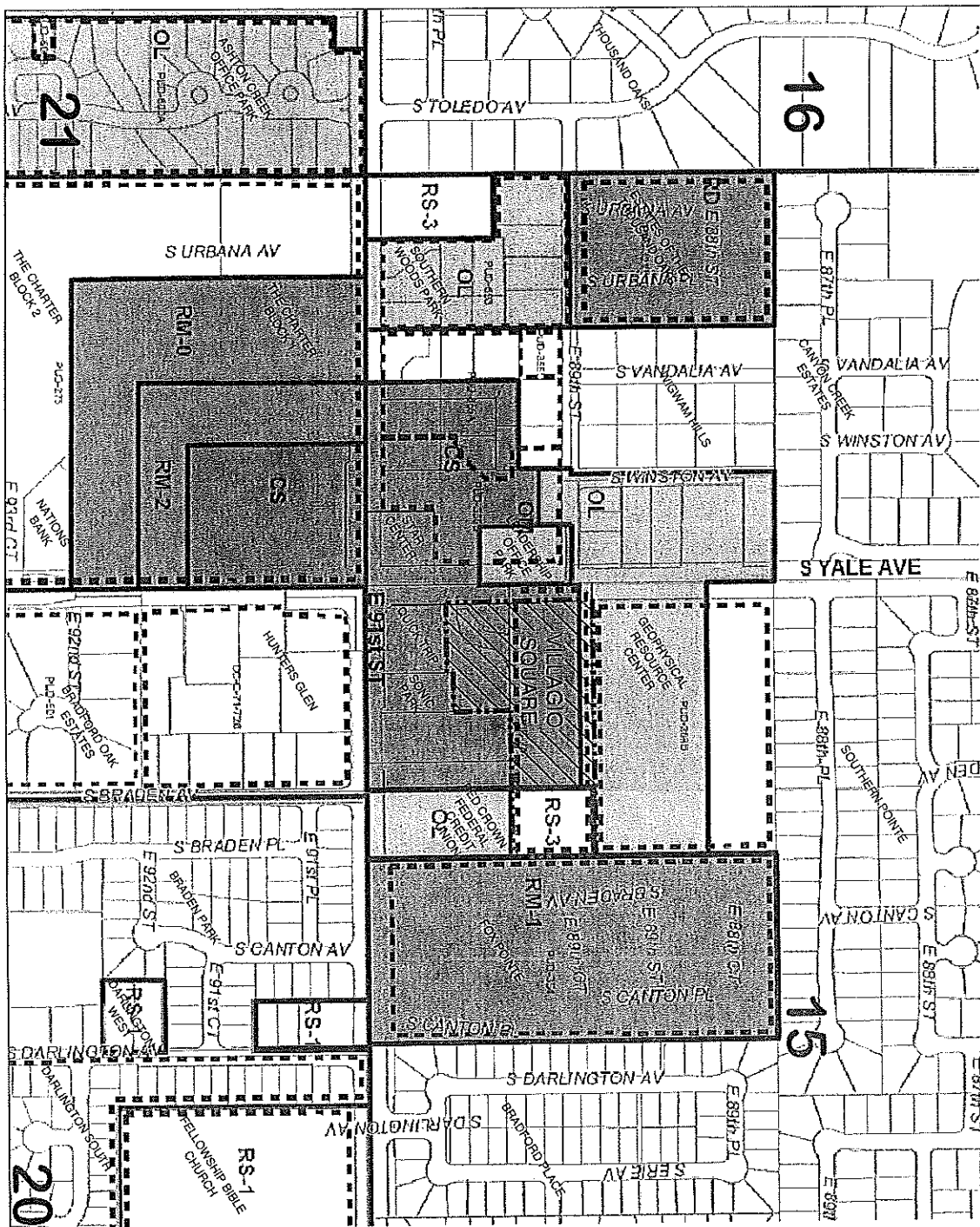
ADJACENT LAND USE

AMENDED PUD #747

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89TH & YALE
CITY OF TULSA, OKLAHOMA

Khoury Engineering, Inc.
Civil Engineering - Land Development
1433 East 41st Street
Tulsa, OK 74109
Tel 918 712 8700 Fax 918 712 1000
CA #3751, Kansas #CS 20-08

27.21



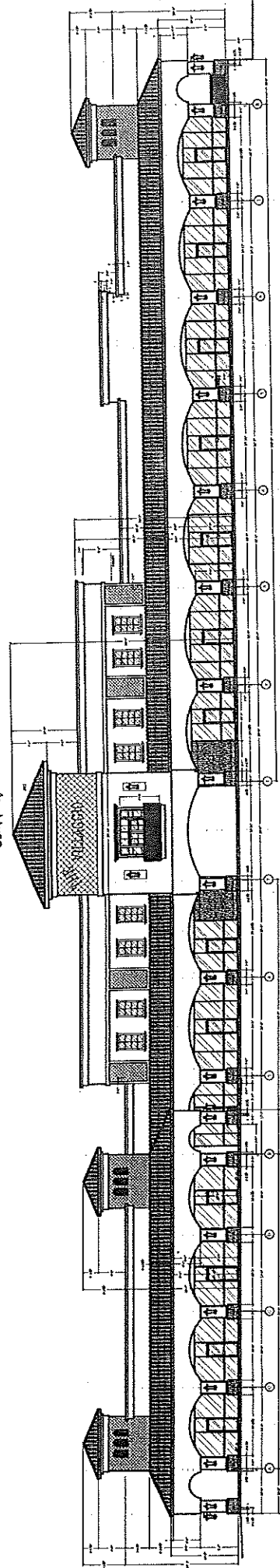
ZONING MAP - EXISTING

AMENDED PUD #747

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89TH & YALE
CITY OF TULSA, OKLAHOMA

27.22

"Central Tower"



(A) FULL WEST ELEVATION
 1/8" = 1'-0"

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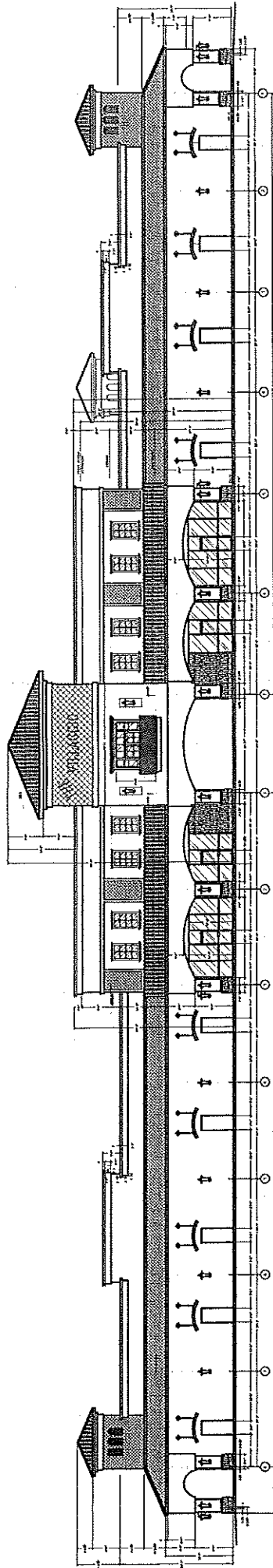
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JACK L. PATTON CONSULTING ENGINEER
 7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/357-1572

"Central Tower"



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

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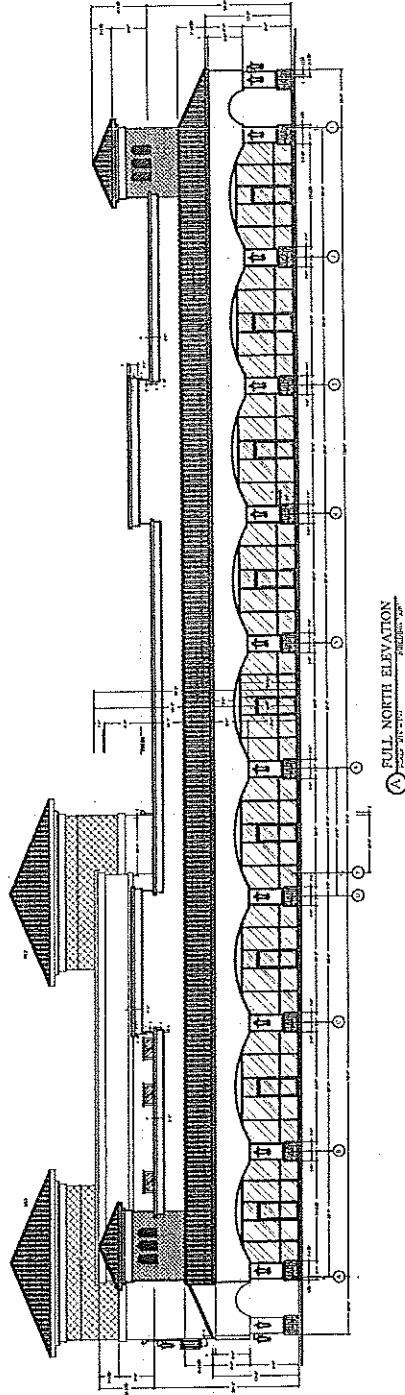
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7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/357-1572

27.24



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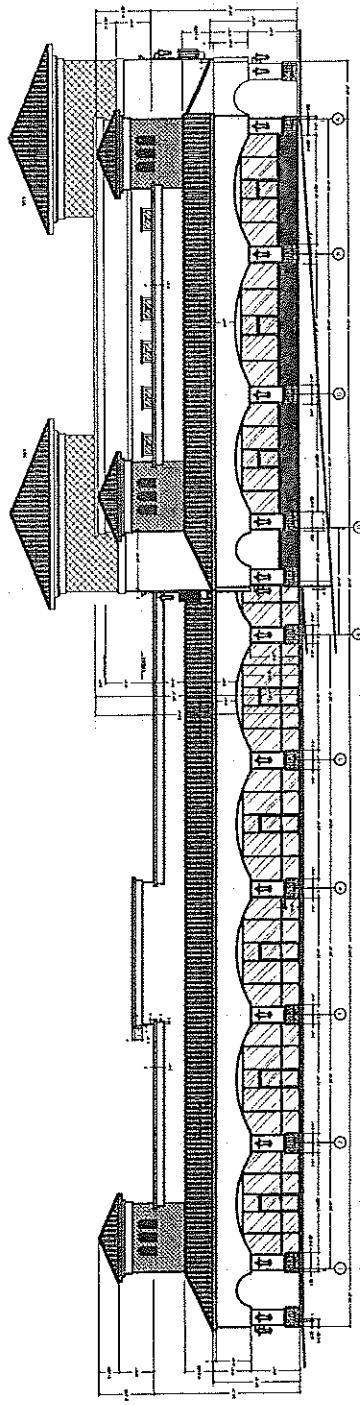
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8900 SOUTH YALE AVE., TULSA, OKLAHOMA 74105

JACK L. PATTON CONSULTING ENGINEER
7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918337-1572

27.25



FULL SOUTH ELEVATION
 12' 0" 12' 0"

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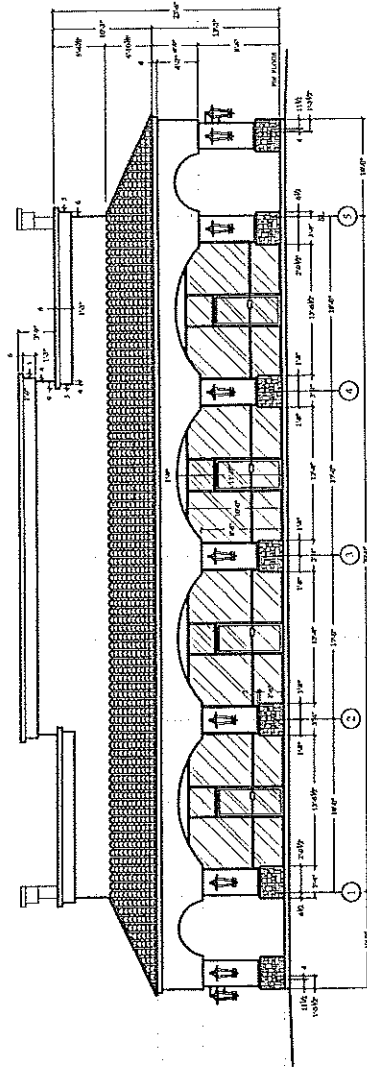
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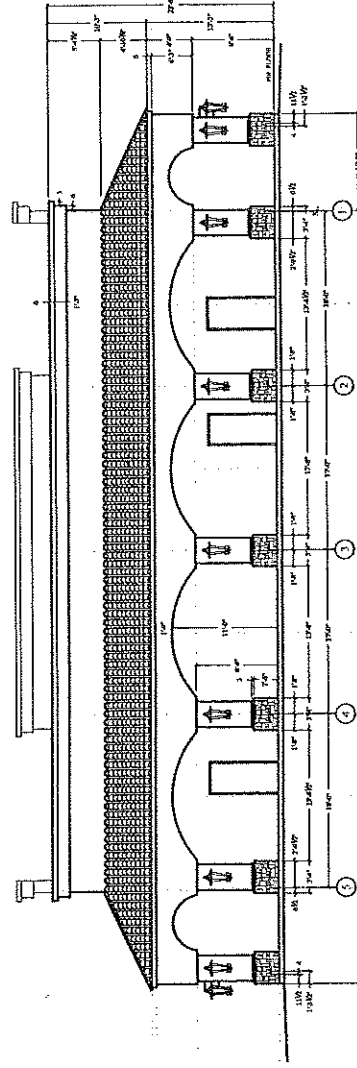
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JACK L. PATTON CONSULTING ENGINEER
 7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/357-1572

27.26



(A) WEST ELEVATION
SCALE 3/16" = 1'-0" BUILDING TOP



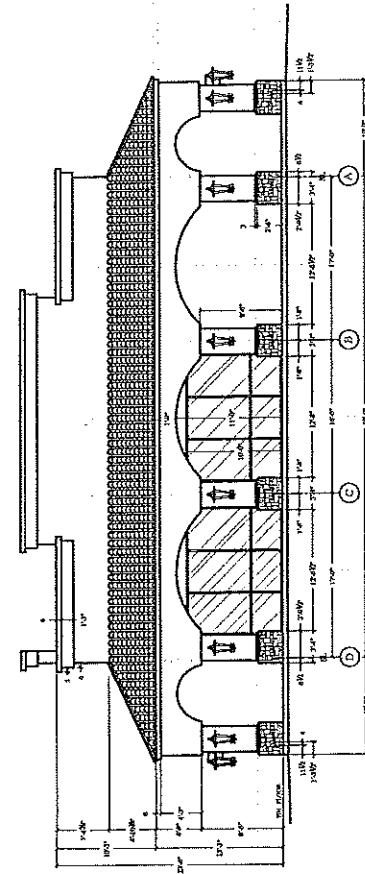
(B) EAST ELEVATION
SCALE 3/16" = 1'-0" BUILDING TOP

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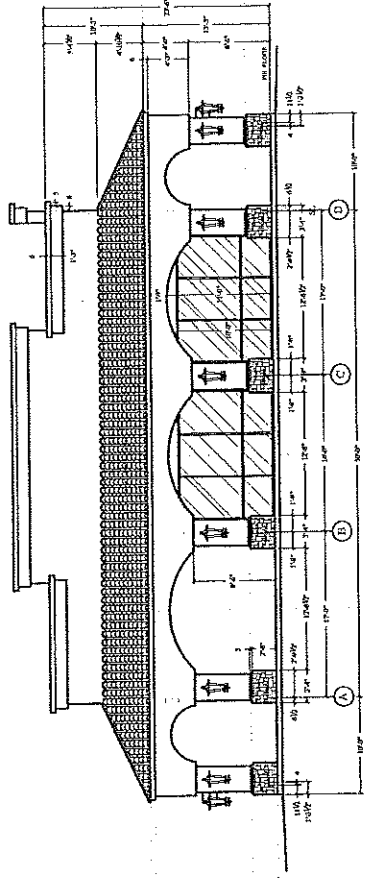
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JACK L. PATTON CONSULTING ENGINEER
7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918357-1572

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27.27



(B) SOUTH ELEVATION
SCALE 3/16" = 1'-0" BUILDING "D"



(A) NORTH ELEVATION
SCALE 3/16" = 1'-0" BUILDING "D"

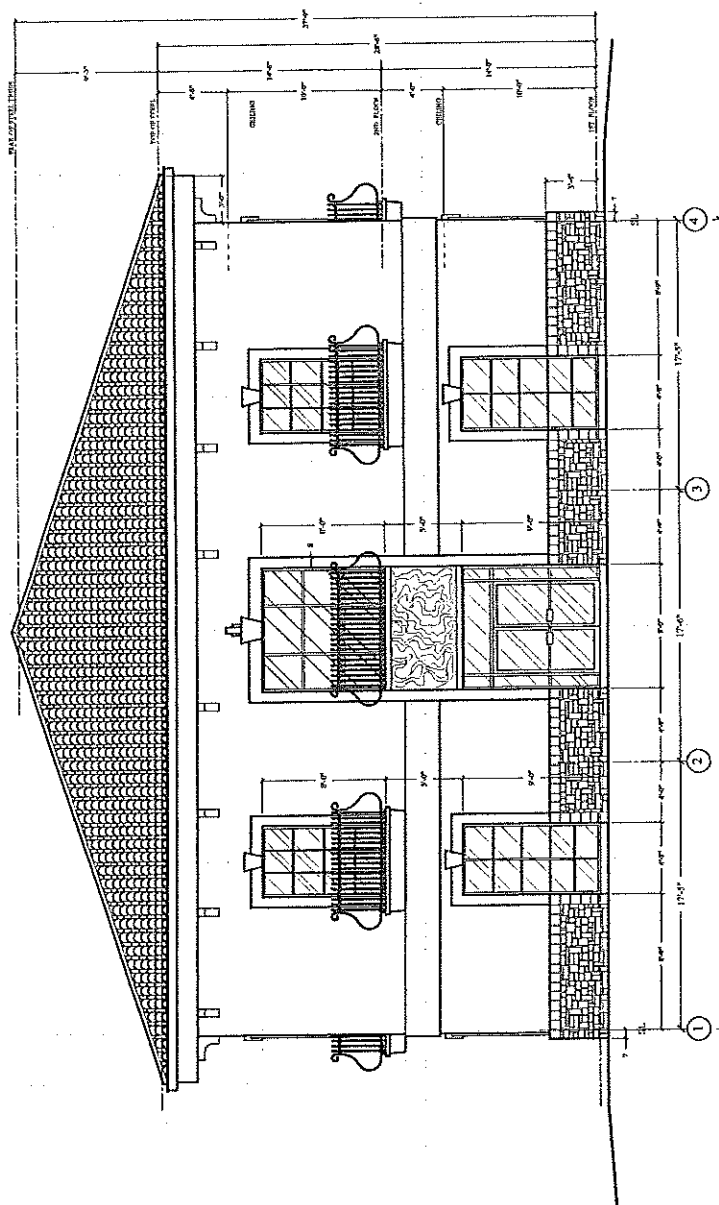
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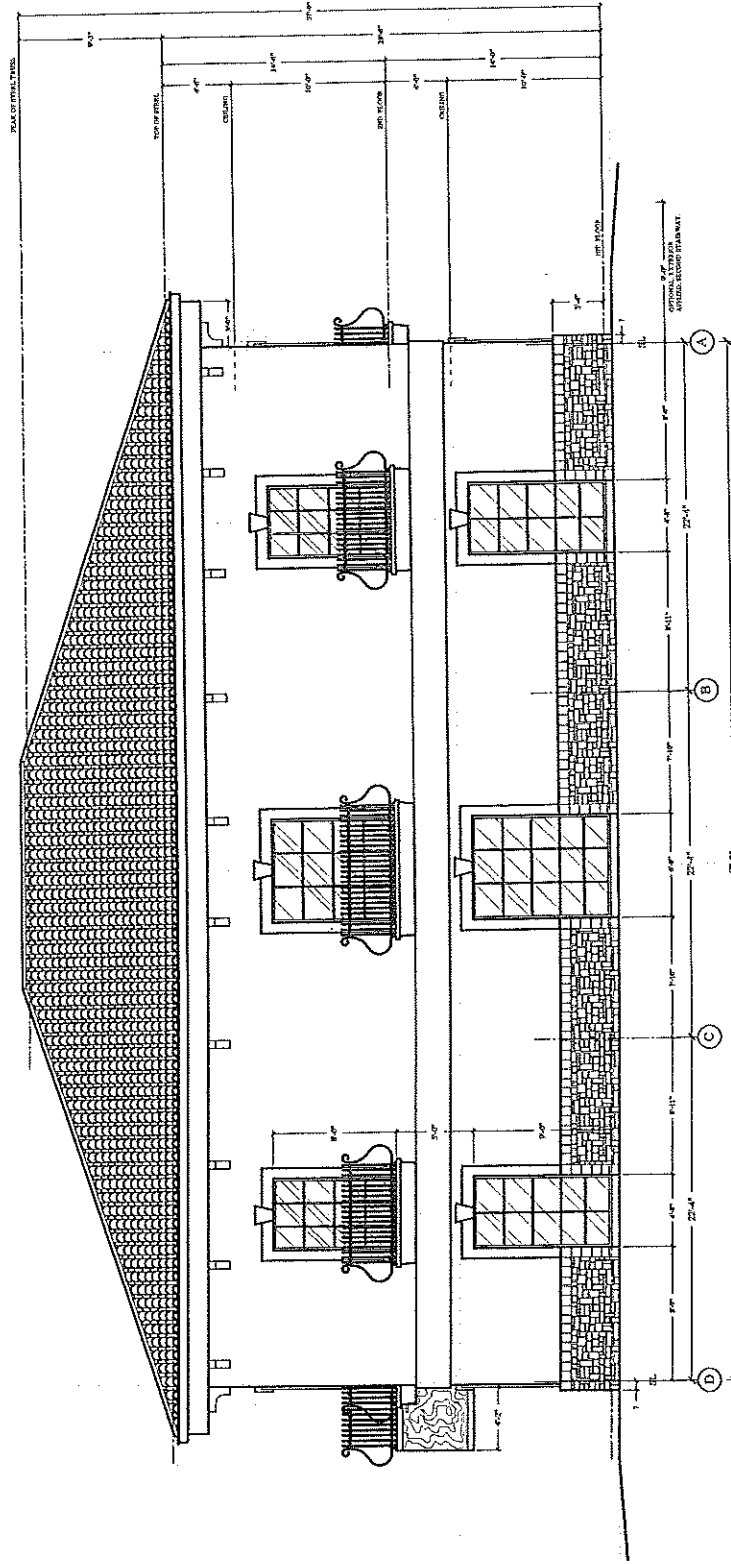
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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(A) SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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Looking east from Yale Avenue.



Looking west from Development Area A.



Looking east at Development Area A, from east boundary (approximate) of Development Area B.



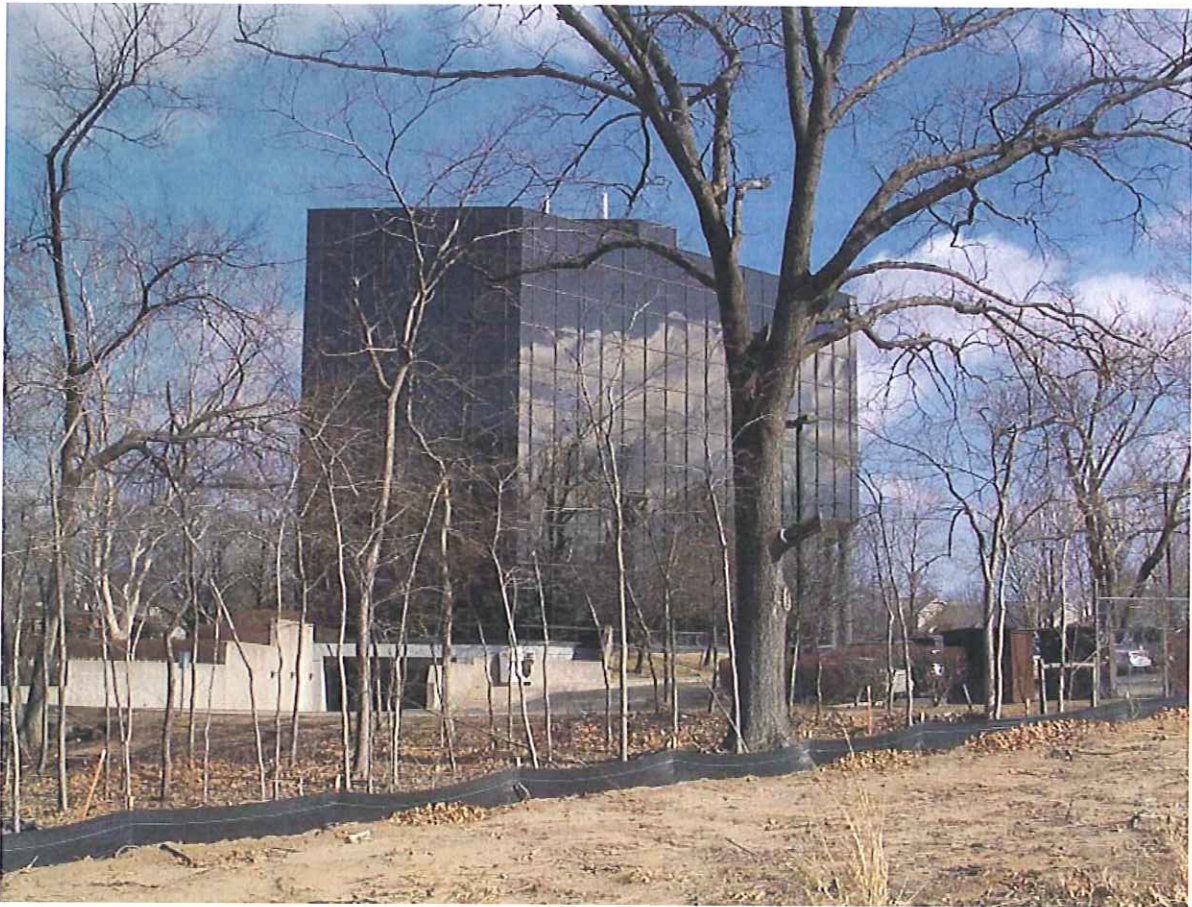
Looking southeast from access road at Yale Avenue and north boundary of the PUD.



Looking southwest from access road at the northwest corner of Development Area A.



Looking south along Yale Avenue, from northwest corner of property.



Office building/PUD-269-B immediately adjacent to the north.

June 5, 2009

Ms. Diane Fernandez
INCOG
Two West 2nd Street, Suite 800
Tulsa, Oklahoma 74103

Subject: Heritage Landing - Fee Waivers

Dear Ms. Fernandez:

In speaking with Heath Forbes yesterday, he indicated that platting fees for the Heritage Landing project could be waived, including the preliminary platting fees, which have already paid. In this connection he sent me a copy of your e-mail in which you requested a letter (i) asking for a refund of the preliminary fees and (ii) the basis for the request.

Enclosed is a copy of a letter from Nancy Robbins, the City's Grants/Contracts Administration Manager, in which she states that, inasmuch as Vintage Housing is a CHDO, it is entitled to receive waivers of permits and inspection fees for the Heritage Landing project. (Vintage Housing is the General Partner of the Heritage Landing Limited Partnership.)

If any additional information is required, I will be pleased to provide it.

Sincerely,

A handwritten signature in cursive script that reads "Bill Major". Below the signature, the initials "CK" are written in a small, handwritten font.

Bill Major
Executive Director

Enclosure
cc: Heath Forbes



Vintage Housing, Inc.
5950 East 31st Street
Tulsa, OK 74135-5114
918-664-9000
Fax: 918-664-9922

www.seniorline.org



DEPARTMENT OF
GRANTS ADMINISTRATION

Mr. Bill Major
Vintage Housing, Inc.
5950 East 31st Street
Tulsa, OK 74135

Dear Mr. Major:

This letter provides evidence that because of your certification as a Community Housing Development Organization (CHDO), the City of Tulsa Ordinance 18847 Section 201 states that your organization is eligible to receive waivers of permits and inspection fees when working on the following HOME project:

Heritage Landing
3102 East Apache Street

Waivers from the City of Tulsa will be documented and used as "match" toward the City of Tulsa's HOME program. Items covered by this ordinance and eligible costs of the HOME program include:

- ☒ Zoning clearance, building, electrical, mechanical or plumbing permits or inspections
- ☒ Utility connections including off-site connections from the property line to the adjacent street
- ☒ Site improvements which may include on-site roads and sewer and water lines necessary to the development of the project. The project site is the property, owned by the project owner, upon which the project is located

When requesting a waiver, please present this letter to:

Cheryl Reichman
City of Tulsa
Development Services
Suite 455
596-9603

Questions concerning this waiver may be directed to Nancy Robbins at 596-2605.

Sincerely,

Nancy Robbins
Grants/Contracts Administration Manager
Department of Grants Administration

INCOG

201 W. 5TH #600
TULSA, OK 74103
(918)584-7526 fax (918)583-1024

Receipt No. 218853

RECEIPT

Customer

Name **VINTAGE HOUSING, INC.**

Date: **02/13/09**

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
	TMAPC RECEIPTS			
	Accelerated Release of a Building Permit		\$ 500.00	
	Access Change		50.00	
	Alternative Landscape Compliance		150.00	
	Appeal to District Court		100.00	
	BOA - City		300.00	
	BOA - County		300.00	
	Corridor Detail Plan		200.00	
	Corridor Landscape plan		100.00	
	Corridor Detail Plan/Minor Revision		25.00	
	Corridor Plan Minor Amendment		400.00	
	Corridor Sign Plan		100.00	
	Corridor Site Plan		25.00	
	Lot Combinations		100.00	
	Lot Splits		100.00	
	Plat - Final		650.00	
	Plat - Subdivision		250.00	
	Plat - Minor Subdivision		650.00	
1	HERITAGE LANDING		865.00	\$865.00
	Plat - Preliminary		250.00	
	Plat - Sketch		250.00	
	Plat - Waiver		100.00	
	PUD - Landscape Plan		700.00	
	PUD - Major Amendment		400.00	
	PUD - Minor Amendment		25.00	
	PUD - Minor Revision to Site Plan		100.00	
	PUD - Sign Plan		200.00	
	PUD - Site Plan		500.00	
	PUD		1,000.00	
	Zoning - City		400.00	
	Zoning - County		10.00	
	Zoning Letter		0.00	
	TOTAL TMAPC RECEIPTS			\$865.00
	INCOG RECEIPTS			
	Maps-corporate limits		\$ 3.00	
	Maps-flood		1.00	
	Map Request		15.00	
	Map Research Request		60.00	
	Publication in Newspaper		60.00	
	Signs		250.00	
	Postage & Property Owners Mailing		69.00	
	Other		10.00	
	Other		1.00	
	Publications		0.00	
	Postage		0.00	
	Scanning (site plan)		20.00	
	Xerox Copies 1/4 sheet		0.25	
	Xerox Copies 1/2 sheet		0.50	
	Copy of plat map		5.00	
	Zoning Atlas & CD - both		250.00	
	Zoning Atlas		150.00	
	Zoning Code		40.00	
	Zoning Code Update		15.00	
	Zoning Digital CD		150.00	
	Zoning Research		20.00	
	TOTAL INCOG RECEIPTS			\$0.00
	TOTAL DUE			\$865.00

Payment Details

- ☐ Cash
☒ Check No. **6157**
☐ DISC ☐ MC ☐ VISA
☐ Fee Waived

Credit Card Charge \$0.00

5% credit card fee \$0.00

TOTAL AMOUNT PAID **\$865.00**

Receipt taken by: BILLIE DAVIDSSON

28.4

INCOG

201 W. 5TH #600
TULSA, OK 74103
(918)584-7526 fax (918)583-1024

Receipt No. 218854

RECEIPT**Customer**Name **VINTAGE HOUSING, INC.**Date: **02/13/09**

Fees below vary to each individual case

Qty	Description	Number	Unit Price	TOTAL
TMAPC RECEIPTS				
1	Accelerated Release of a Building Permit	Heritage Landing	\$ 500.00	\$500.00
	Access Change		50.00	
	Alternative Landscape Compliance		150.00	
	Appeal to District Court		100.00	
	BOA - City		300.00	
	BOA - County		300.00	
	Corridor Detail Plan		200.00	
	Corridor Landscape plan		100.00	
	Corridor Detail Plan/Minor Revision		25.00	
	Corridor Plan Minor Amendment		400.00	
	Corridor Sign Plan		100.00	
	Corridor Site Plan		25.00	
	Lot Combinations		100.00	
	Lot Splits		100.00	
	Plat - Final		650.00	
	Plat - Subdivision		250.00	
	Plat - Minor Subdivision		650.00	
	Plat - Preliminary		850.00	
	Plat - Sketch		250.00	
	Plat - Waiver		250.00	
	PUD - Landscape Plan		100.00	
	PUD - Major Amendment		700.00	
	PUD - Minor Amendment		400.00	
	PUD - Minor Revision to Site Plan		25.00	
	PUD - Sign Plan		100.00	
	PUD - Site Plan		200.00	
	PUD		500.00	
	Zoning - City		1,000.00	
	Zoning - County		400.00	
	Zoning Letter		10.00	
			0.00	
	TOTAL TMAPC RECEIPTS			\$500.00
INCOG RECEIPTS				
Qty	Description	Number	Unit Price	
	Maps-corporate limits		\$ 3.00	
	Maps-flood		1.00	
	Map Request		15.00	
	Map Research Request		60.00	
	Publication in Newspaper		60.00	
	Signs		250.00	
	Postage & Property Owners Mailing		69.00	
	Other		10.00	
	Other		1.00	
	Publications		0.00	
	Postage		0.00	
	Scanning (site plan)		20.00	
	Xerox Copies 1/4 sheet		0.25	
	Xerox Copies 1/2 sheet		0.50	
	Copy of plat map		5.00	
	Zoning Atlas & CD - both		250.00	
	Zoning Atlas		150.00	
	Zoning Code		40.00	
	Zoning Code Update		15.00	
	Zoning Digital CD		150.00	
	Zoning Research		20.00	
	TOTAL INCOG RECEIPTS			\$0.00
TOTAL DUE				\$500.00

Payment Details

- ☐ Cash
☒ Check No. **6156**
☐ DISC ☐ MC ☐ VISA
☐ Fee Waived

Credit Card Charge \$0.00

5% credit card fee \$0.00

TOTAL AMOUNT PAID \$500.00Receipt taken by: **BILLIE DAVIDSSON**

28.5