

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2553

July 1, 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 June 17, 2009, Meeting No. 2551

CONSENT AGENDA

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

2. **LC-179** – DeShazo Tang & Associates (0432)/Lot Combination (PD 16) (CD 6)
Northeast corner of North Garnett Road and Independence Street
3. **Metropolitan Baptist Church** – (0222) Final Plat (PD 11) (CD 11)
South of West Apache and west of North Osage Expressway
4. **PUD-223 – Zachary Carpenter** (PD-11) (CD-1)
East of the northeast corner of West Edison Street and North Guthrie Avenue (Detail Site Plan for construction of a single-family dwelling.)
5. **Z-7133** – (9306) Plat Waiver (PD 4) (CD 4)
East of South Wheeling and north of East 11th Street

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

6. **CZ-401 – Doyle E. Lee, Jr.** RE to OL
Southwest corner of West 40th Street and 129th West Avenue (County)
7. **PUD-386-B – Sanctuary** (PD-18c) (CD-8)
North of northeast corner South Memorial Avenue and East 91st Street
South (Major Amendment to add Place of Worship only, from Use Unit 5 – Community Services and Similar Uses to Development Area B within the existing structure.)

OTHER BUSINESS

8. 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

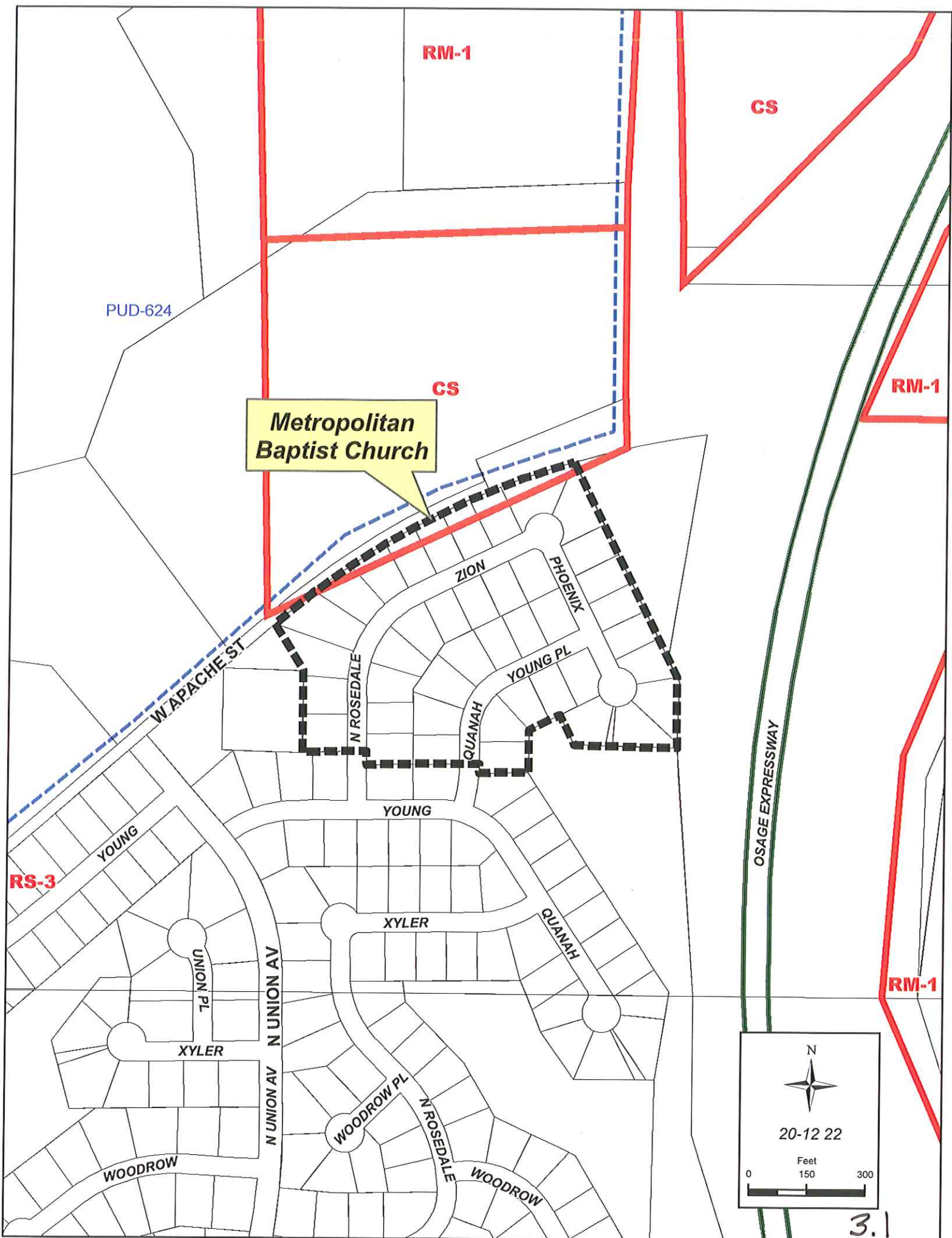
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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



Final Subdivision Plat

Metropolitan Baptist Church - (0222) (PD 11) (CD 11)
South of West Apache and West of North Osage Expressway

This plat consists of 1 Lot in 1 Block on 12.9 acres.

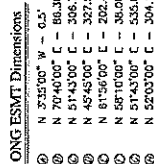
Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

6/22/09

3.3

An Addition to the City of Tulsa being a part of the SE/4 of Section 22, Township 20 North, Range 12 East, of the 1 B. & M., Osage County, State of Oklahoma

Addition has 1 Lot in 1 Block
contains 12.976 acres, more or less.

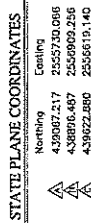


ENGINEER
RK & Associates PLC
5130 South Maplewood, Suite B
Tulsa, Oklahoma 74136
(918) 794-8145
rkosman@abcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2009

SURVEYOR
Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
(918) 234-4859
(918) 437-5551 fax
Certificate of Authorization No. 4655
Expires June 30, 2009

Metropolitan Baptist Church, Osage County
Draft Final Plat, May 15, 2009 (revised to address comments 6/5/2009)
SHEET 1 OF 2

DRAFT FINAL COPY



BEARING BASIS

NET AREA

lot 1, Block 1, contains 585,215 square feet or 12.976 acres.

ADDRESSES

addresses shown on this plot were accurate at the time this plot was filed. addresses are subject to change and should never be relied on in place of legal description.

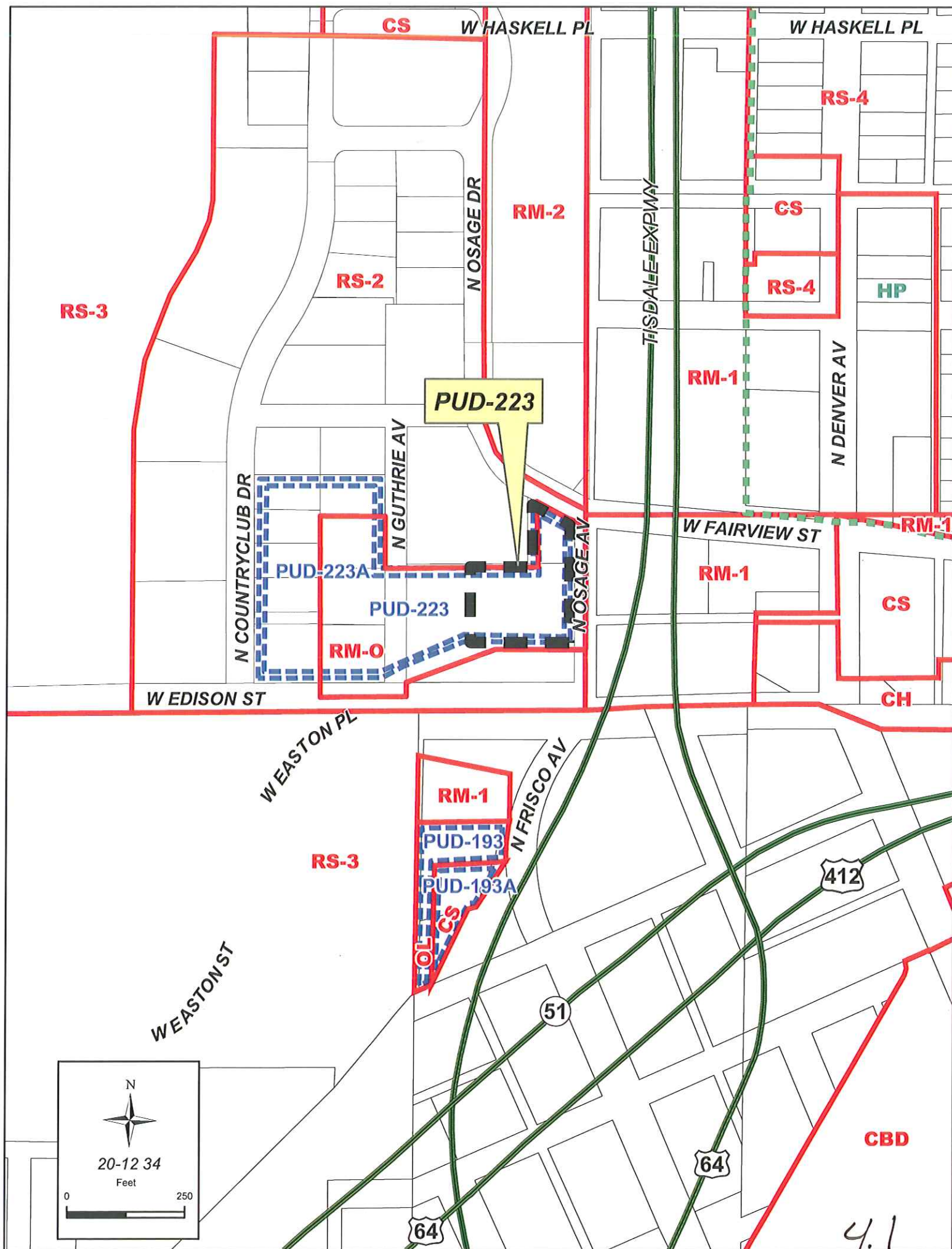
MONITORING ATTENTION

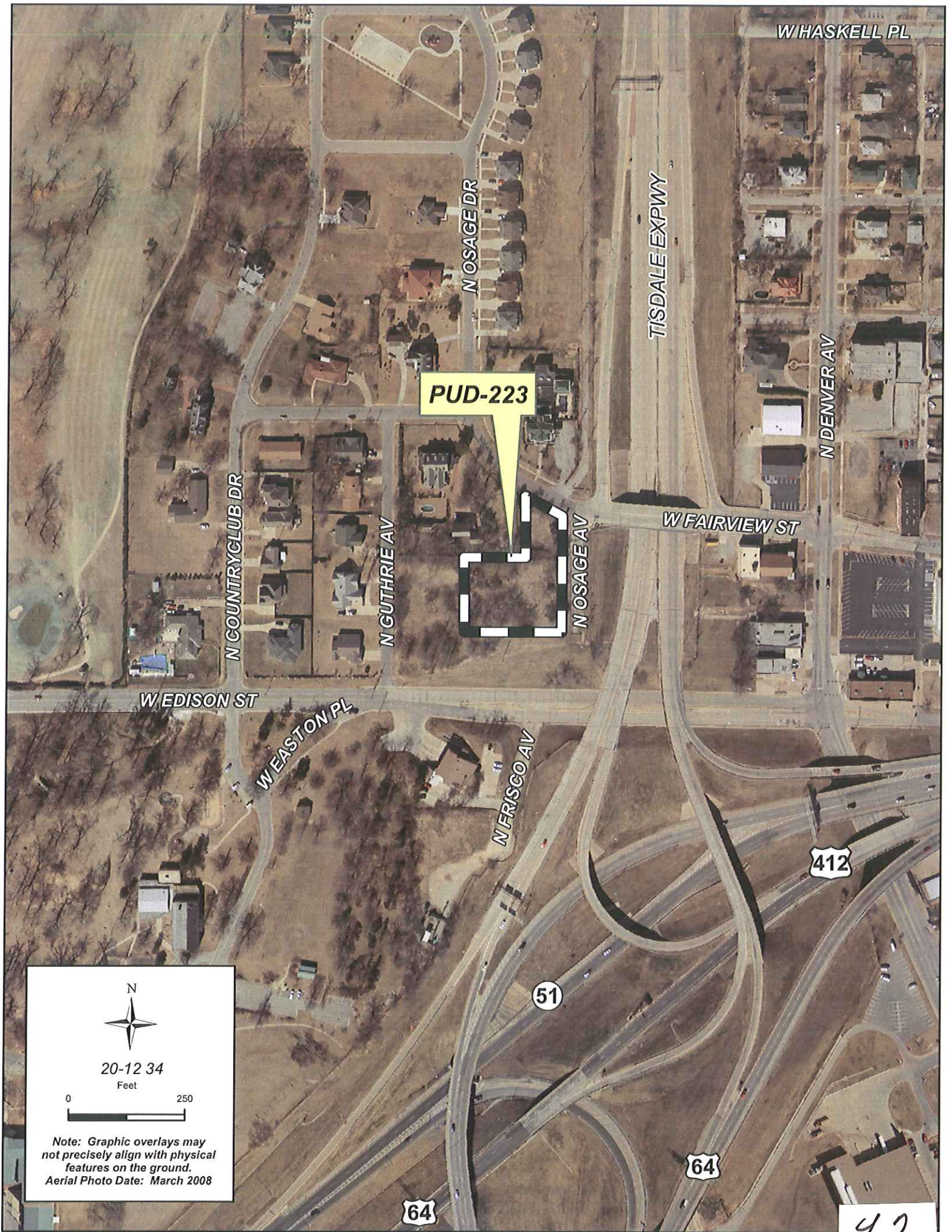
All lot corners are to be monumented with a 3/8" Iron Pin with Plastic Cap upon completion of the infrastructure construction.

ESMT Dimensions

- | DATE | TIME | W | E | S | N |
|------------|-------|-------|-------|-------|-------|
| 2003/07/27 | 21:08 | 21:08 | 21:08 | 21:08 | 21:08 |
| 2003/07/27 | 21:18 | 21:18 | 21:18 | 21:18 | 21:18 |
| 2003/07/27 | 20:37 | 20:37 | 20:37 | 20:37 | 20:37 |
| 2003/07/27 | 20:50 | 20:50 | 20:50 | 20:50 | 20:50 |
| 2003/07/27 | 21:05 | 21:05 | 21:05 | 21:05 | 21:05 |
| 2003/07/27 | 21:25 | 21:25 | 21:25 | 21:25 | 21:25 |
| 2003/07/27 | 21:32 | 21:32 | 21:32 | 21:32 | 21:32 |
| 2003/07/27 | 21:41 | 21:41 | 21:41 | 21:41 | 21:41 |
| 2003/07/27 | 21:56 | 21:56 | 21:56 | 21:56 | 21:56 |

3.4





W HASKELL PL

PUD-223

TISDALE EXPWY

N DENVER AV

W FAIRVIEW ST

N OSAGE AV

N GUTHRIE AV

N COUNTRYCLUB DR

W EDISON ST

WEASTON PL

N FRISCO AV

412

51

64

64

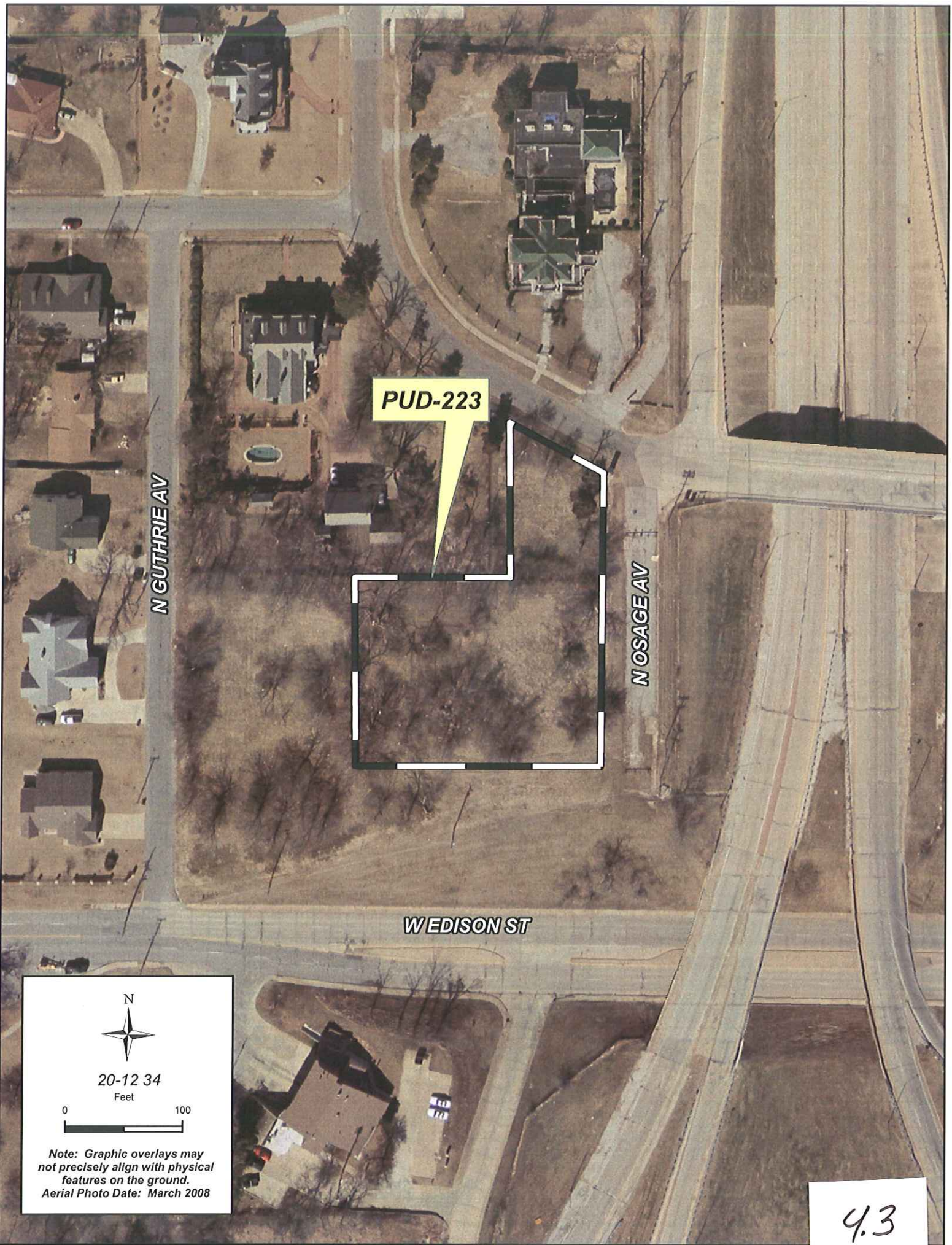


20-12 34

Feet



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



PUD-223

N GUTHRIE AV

N OSAGE AV

W EDISON ST



20-12 34

Feet



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

July 1, 2009

STAFF RECOMMENDATION

PUD-223: Detail Site Plan – East of the northeast corner of West Edison Street and North Guthrie Ave.; 480 W. Fairview St. North; TRS 0234; CZM 28; Atlas 21/42; PD 11; CD 1; RS-2/PUD.

The applicant is requesting approval of a detail site plan for construction of a single-family dwelling on the 1.79 acre tract which comprises the entirety of Development Area B of PUD-223. The proposed use is a permitted use in PUD-223.

The submitted site plan meets all applicable lot area, building height and setback limitations. Access to the site is provided from West Fairview Street and limited vehicular access from Osage Ave. Parking has been provided per the applicable Use Unit of the Zoning Code.

Future subdivision of Development Area B will require a minor amendment and re-platting of the property as required by PUD-223.

Staff recommends **APPROVAL** of the detail site plan for the 1.79 acre parcel located east of the northeast corner of West Edison Street and North Guthrie Ave. and described as Development Area B of PUD-223, Part of Lots 1 and 2, Block 4 – South Osage Hills Addition.

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

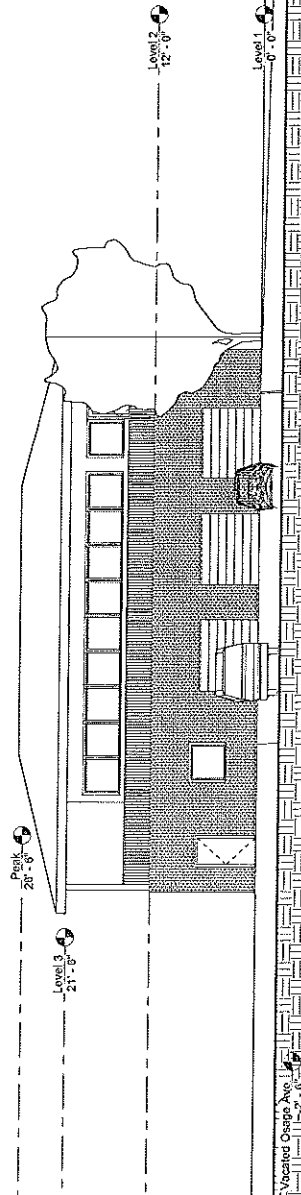
[illegible]

Zach Carpenter
Carpenter Estate
East Elevation

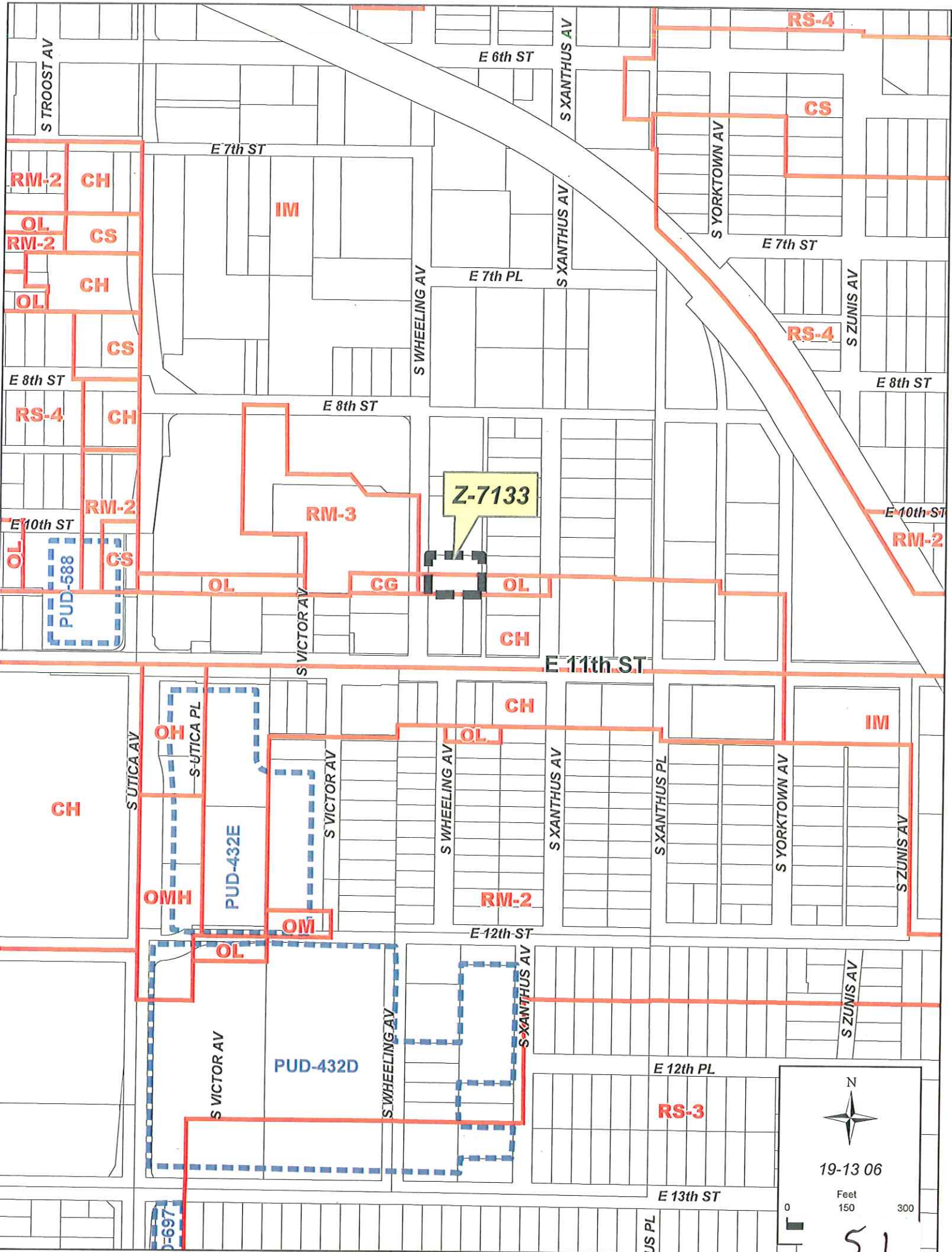
Project number	001
Date	5/27/2009
Drawn by	ZSC
Checked by	TRC

A105

Scale $1/8" = 1'-0"$



4.6



N

19-13 06

Feet
150 300

0

5.1



N

19-13 06

Feet
0 150 300

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

Aerial Photo

5.2

PLAT WAIVER

July 1, 2009

Z-7133 (9306) (PD 4) (CD 4)

East of South Wheeling and North of East 11th Street

The platting requirement is being triggered by a rezoning from OL/IM to CH.

Staff provides the following information from TAC at their June 18, 2009 meeting:

ZONING:

- TMAPC Staff: The property has previously been platted. A lot combination will be required.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

AG

AG

W 37th ST

RS-3

RE

CZ-401

W 40th ST

BERMUDA DR

W 38th ST

S NASSAU AV

W 39th ST

BERMDUA AV

W 40th ST

W 40th PL

AG

CS

W-41st ST

CS

AG

S-129th AV-W

RS-1

SUNBURST EAST



19-11 21

Feet
0 150 300

RS-3

PUD-32

SUNBURST WEST

E SUNSET LN

RMH

S SUNGLO PKWY

SUNBURST

6.1



19-11 21

Feet
0 150 300

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

6.2

W 40th ST

CZ-401

S 129th AV W

BERMUDA DR

W 41st ST



19-11 21

Feet

0 75 150

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

6.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-401

TRS 9121

Atlas 0

CZM 43

PD- County

TMAPC Hearing Date: July 1, 2009

Tract Size: 1.6± acres

Applicant: Doyle E. Lee Jr.

69,696± square feet

ADDRESS/GENERAL LOCATION: Southwest corner of West 40th Street and South 129th West Avenue

EXISTING ZONING: RE

EXISTING USE: Vacant/residential

PROPOSED ZONING: OL

PROPOSED USE: Mini-storage

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

RELEVANT ZONING HISTORY:

CZ-312 October 2002: All concurred in approval of a request by the same applicant for rezoning a .96± acre tract of land from RE to CS for mini-storage on property located north of northwest corner of West 41st Street and South 129th West Avenue.

CBOA-1750 July 2000: The County Board of Adjustment approved a request for a special exception to allow Use Unit 16, mini-storage facility, on property abutting the subject tract on the south and located on the northwest corner of West 41st Street and South 129th West Avenue.

CZ-255 September 1999: All concurred in approval of a request to rezone a 2.5-acre tract located west of the northwest corner of West 41st Street and South 137th West Avenue from AG to CS to allow the existing single-family home on the south end of the tract and permit a mini-storage facility on the northern portion.

CZ-249 February 1999: A request to rezone a 1.7-acre tract located on the northwest corner of West 41st Street and South 129th West Avenue from RE to CS for commercial use was approved. The tract is abutted on the north by the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.6± acres in size and is located southwest corner of West 40th Street and South 129th West Avenue. The property appears to be in residential use and is zoned RE.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 40 th Street	N/A	N/A	2
South 129 th West Avenue	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant and wooded land, zoned AG; on the north by large-lot single-family residential uses, zoned RE; on the south by a mini storage facility, zoned CS; and on the west by large-lot single-family residential uses, zoned RE.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

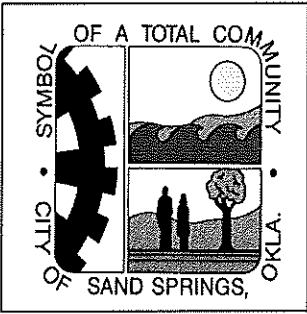
This property does not lie within any of the adopted District Plans. It does not fit the Metropolitan Area Development Guidelines' definition of a medium intensity node. Referral has been made to the City of Sand Springs. If approved, this rezoned area will lie adjacent to two residentially-zoned areas and one agriculturally zoned area.

STAFF RECOMMENDATION:

This applicant requested and received CS zoning in 2002 on property due south of the subject site for construction of a mini storage facility, which was later built. At that time, concern was expressed by residents of the single-family residential subdivision to the northeast regarding possible expansion of this property. The requested rezoning to OL for mini storage, which will require a Board of Adjustment approval if approved by the Board of County Commissioners for OL, appears to be a stripping out of South 129th West Avenue for mini storage use in this area.

Based on existing uses, zoning and the Metropolitan Area Development Guidelines, staff cannot support the requested OL zoning and therefore recommends **DENIAL** of OL zoning for CZ-401.

07/01/09



PLANNING AND DEVELOPMENT

City of Sand Springs

100 East Broadway

P.O. Box 338

Sand Springs, OK 74063-0338

Tel 918-246-2575

Fax 918-245-1460

MEMORANDUM

TO: Tulsa Metropolitan Area Planning Commission

FROM: Rachel Clyne, Planner Director

DATE: June 24, 2009

SUBJECT: CZ-401 – Request to rezone ± 1.6 acres from RE to OL generally located on the southwest corner of W. 40th St. and S. 129th Ave. W. in Tulsa County, Oklahoma – SAMPLE ONLY

The City of Sand Springs Planning staff has reviewed the above reference application for rezoning. Rezoning requests must show consistency with the overall designation of land uses as depicted on the City of Sand Springs Comprehensive Plan Map, which includes agricultural, residential, commercial, and industrial land uses and their densities. From a land use standpoint, the proposed use is in both compliance and in conflict with the Sand Springs Comprehensive Plan Map. The Comprehensive Plan Map designates the majority of the subject property as located in a Commercial Node with the minority of the subject property as Low Intensity-Residential land use.

Following a site visit, City planning staff determines the subject property, under the proposed zoning district, as compatible with surrounding areas. This recommendation is subject to sufficient screening placed on the subject property to limit the exposure to a residential area. City staff also understands the applicant must request and receive a special exception from the Tulsa County Board of Adjustment prior to the placement of a mini-storage business. Based on these considerations, the City of Sand Springs Planning staff recommends the Tulsa Metropolitan Area Planning Commission recommend the Board of County Commissioners approve this request to rezone the subject property from RE to OL.

6.4

6/19/09



To: Planning Commission

Re: Case #CZ-401

To whom it may concern,

We oppose the re-zoning of case #CZ-401 from residential to business. Although the current business is kept tidy and the owner is nice, this is a neighborhood. Expanding into the neighborhood will negatively impact property values and not contribute to an inviting entrance to the neighborhood. My husband and I moved into this area several years ago because it was an inviting and quiet area. We love it here and would like for it to remain an attractive neighborhood. The only way we would support such an expansion would be if there is *significant landscaping and attractive buffering* to make the area around it a green "welcome" to this neighborhood. A series of metal buildings, concrete, and fencing would suggest "industrial" and not be appropriate.

Thank-you,

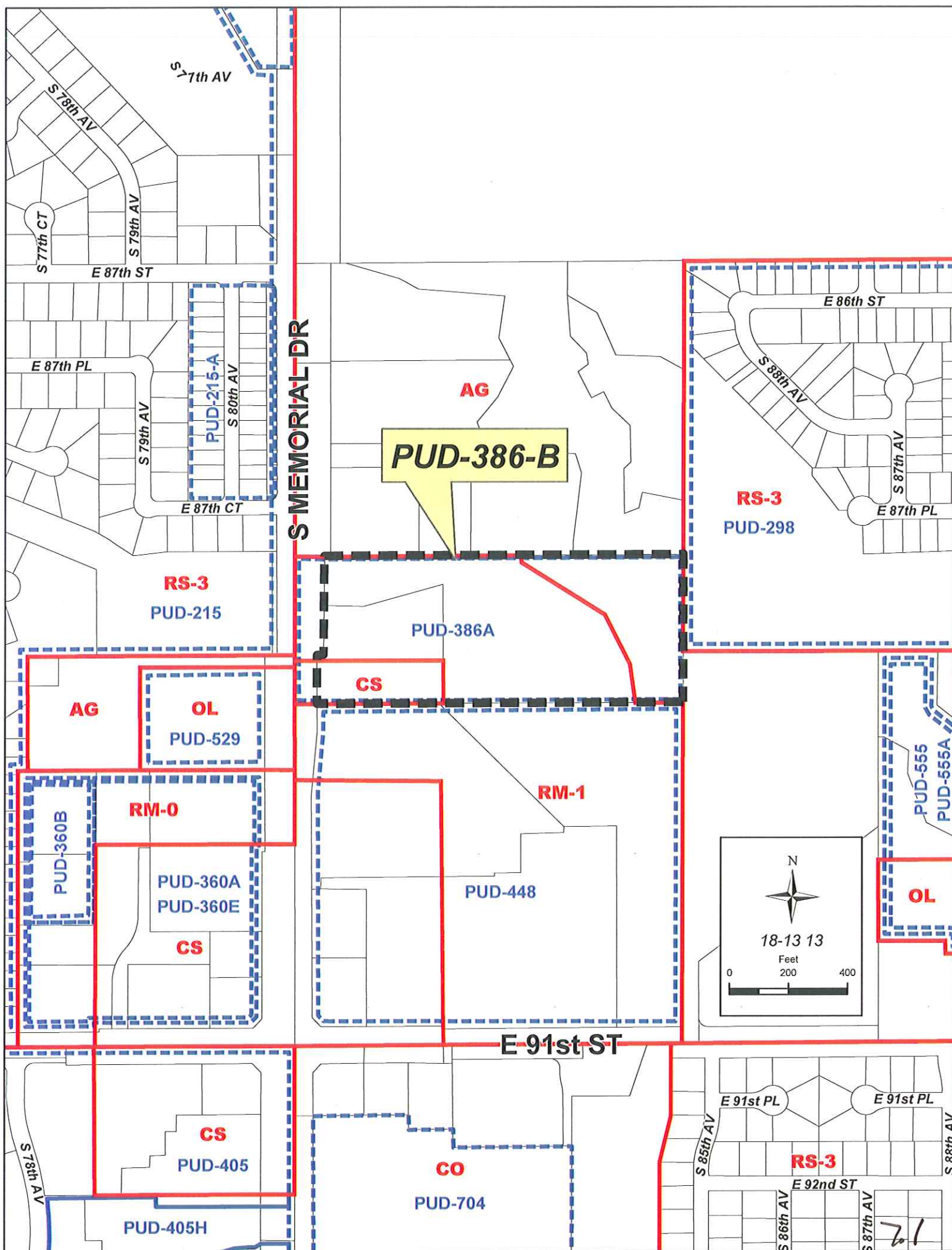
Kathleen Buck-Miser & Scott Miser

3716 S. 129th W. Ave

Sand Springs, OK 74063

246-1176

6.7



E 87th ST

S 80th AV

E 87th CT

S MEMORIAL DR

PUD-386-B



18-13 13

0 125 250
Feet

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

7.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-386-A

TRS 8313

Atlas 1733/1904

CZM 53

PD-18c CD-8

TMAPC Hearing Date: July 1, 2009

Applicant: Sanctuary

Tract Size: 7.482± acres

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

EXISTING ZONING: RM-1/CS/PUD

EXISTING USE: Office

PROPOSED ZONING: RM-1/CS/PUD

PROPOSED USE: Church use (Use Unit 5)

ZONING ORDINANCE: Ordinance number 18601 dated December 19, 1995, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-20248-A October 28, 2008: The Board of Adjustment approved an amendment to a previously approved site plan for a private school in an AG district; and a Variance of the parking requirement for a school specifically per plan submitted today, dated September 4, 2008, with all parking and driving surfaces to be concrete or asphalt, on property located at 8621 South Memorial Drive and abutting north of subject property.

PUD-360-E October 2008: All concurred in approval of a proposed Major Amendment to PUD-360 on a 20± acre tract of land to add a dog grooming and boarding facility (Use Unit 15) on property located on the northwest corner of East 91st Street and South Sheridan Road.

BOA-20248 April 25, 2006: The Board of Adjustment approved a Special Exception to allow a private school and church use in an AG district, per plan submitted this day, on property located at 8621 South Memorial Drive and abutting north of subject property.

PUD-360-C April 2005: All concurred in approval of a proposed Major Amendment to PUD-360 to allow a woman's health facility on property located northwest of the northwest corner of East 91st Street and South Sheridan.

PUD-704/Z-5620-SP-12 May 2004: All concurred in approval of a proposed Planned Unit Development on a 12.08± acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of East 91st Street and South Memorial Drive.

PUD-360-B February 2003: All concurred in approval of a request for a major amendment to permit an hourly daycare center on property located northwest of the northwest corner of East 91st Street and South Sheridan Road.

7.4

PUD-405-H June 2000: All concurred in approval of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

BOA-18242 November 10, 1998: The Board of Adjustment approved a Special Exception to amend a previously approved site plan, per plan submitted, on property located at 8835 South Memorial and the subject property.

BOA-18077 June 9, 1998: The Board of Adjustment approved a Special Exception to permit a TV transmission tower of a three legged, lattice designed in an RM-1/PUD zoned district per plan submitted today, on property located at 8835 South Memorial and the subject property.

Z-6516 January 1996: All concurred in approval of a request for rezoning a 4.17± acre tract of land from CS to OL for mini-storage on property located north of northwest corner of East 91st Street South and South Memorial Drive.

Z-6508/PUD-386-A November 1995: A request to rezone a 13.9 acre tract from RM-1/AG/PUD-386 to CS/PUD-386-A for commercial uses, located north of the northeast corner of E. 91st St and S. Memorial and the subject property. All concurred in approval of a request to rezone the south 130' of the west 410' to CS and denial of the balance and approval of PUD-386-A with modifications made by staff.

Z-6475/PUD-529 January 1995: A request to rezone a 4± acre tract from AG to CS and a proposed Planned Unit Development was made for a mini-storage facility. Staff recommended denial of CS zoning and approval of OL with accompanied PUD. TMAPC and City Council concurred in approval of CS zoning and the PUD on property located north of northwest corner of East 91st Street South and South Memorial Drive.

PUD-360-A September 1989: A request for a major amendment to PUD-360 was approved to establish stricter setbacks and landscape requirements within the development standards to be more compatible with the surrounding residential development. This major amendment also reallocated floor area within the PUD. Approval was granted for the amendment on property located on the northwest corner of East 91st Street and South Sheridan Road.

PUD-448 May 1989: All concurred in approval of a proposed Planned Unit Development on a 32.6+ acre tract for mixed use development on property located on northeast corner of East 91st Street South and South Memorial Drive

PUD-360 August 1984: All concurred in a proposed Planned Unit Development on a 20-acre tract, zoned CS/RM-0 for a mixed-use development on property located on the northwest corner of East 91st Street and South Sheridan Road.

PUD-298 January 1983: All concurred in approval of a proposed Planned Unit Development on a 120+ acre tract of land for a mixed residential development on property located between East 81st Street and East 91st Street off of South Memorial Drive.

PUD-215 August 1982: All concurred in approval of a request for rezoning a 357.79± acre tract of land for residential and commercial development, subject to conditions on property located between 81st and 91st Streets, west of Memorial Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7.482+ acres in size and is located north of northeast corner South Memorial Avenue and East 91st Street South. The property is partially developed and is zoned RM-1/CS/PUD.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by unplatted land, zoned AG as well as Shadow Ridge, zoned RS-3/PUD; on the north by Higher Dimensions, zoned AG; on the south by Square 91, zoned CS/RM-1/PUD; and on the west by Memorial Drive and then Memorial Eagle Ridge Mini-storage, zoned OL/PUD as well as, Chimney Hills Estates Block 18 – 31, zoned RS-3/PUD.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low-intensity, no specific land use. According to the Zoning Matrix, the existing zoning **has been found** in accord with the Plan. There are no zoning changes proposed with this application.

STAFF RECOMMENDATION:

PUD-386 is a 13.9 acre site located north of the northeast corner of 91st Street South and South Memorial Drive. The specific parcel under application is the 7.3 acre parcel located in the center of PUD-386-A, identified as Development Area B on the attached development area map (See Exhibit A).

The subject tract is bordered on the west by a reserve area for PUD-386, and then an undeveloped reserve area for the residential PUD-298 (Shadow Ridge). It is also bordered on the east by an undeveloped portion of the Cavalry Bible Church property, zoned AG. The tract is bordered on the north by AG zoned property (Higher Dimensions) and on the South by CS and RM zoned property (Square Ninety-One). The west boundary of the tract is bordered by the commercial development area for PUD-386 which sits along Memorial Drive. Much of the eastern portion of PUD-386-A, identified as Development Area C, is located in a regulatory floodplain and is reserved strictly for open space, recreation and storm-water management and may not be developed.

PUD-386 was approved in January of 1985 as a single-development area PUD permitting 190,000 square feet of office use. In October of 1995, the TMAPC and Tulsa City Council approved major amendment PUD-386-A which permitted commercial uses along Memorial Drive, and split the PUD into the three development areas that exist today.

Major amendment PUD-386-B is a "use amendment" and proposes to add Place of Worship only, from Use Unit 5 – Community Services and Similar Uses to Development Area B within the existing structure. The amendment would allow a church to temporarily locate there while they look for property to construct their own facilities. The major amendment to add the use is required by section 1107, H-15 of the Zoning Code.

There is no construction proposed at this time nor is there a request to modify any of the existing development standards from PUD-386-A. There will be some slight modifications to the parking lot to accommodate an increase in parking required by adding the additional use which will require detail site and landscape plan updates. Any other work at this time will be on the interior of the building.

Staff has reviewed the proposal and can support this application. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-386-B 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-386-B 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): 13.942 acres

* The Development Standards herein set forth are intended to implement the additional use permitted by this amendment in Development Area B only and to reflect that all development standards as set forth by PUD-386 and PUD-386-A remain applicable.

DEVELOPMENT AREA A

(The eastern boundary for this development area is 505' from the west line of Section 13, T-18, R-13-E as approved by the TMAPC on 10/25/95)

Land Area (net): 3.212 acres

Permitted Uses: Use Units 11, 12, 13 and 14 and customary accessory uses.

Maximum Building Floor Area:
Use Unit 12 Uses: 8,000 sf
All other uses: 31,000 sf

Maximum Building Height: 30'

Minimum Building Setbacks:
From the Memorial Drive ROW: 70'
From the north boundary of development area: 0'
From the east boundary of development area: 20'
From the south boundary: 20'

Minimum Landscaped Open Space: 10% of net lot area

** Parking for uses in Development Area A shall not be provided for in Development Area B*

DEVELOPMENT AREA B

Land Area (net):	7.482 acres
Permitted Uses:	Place of Worship only within Use Unit 5, Use Unit 11* and customary accessory uses.
Maximum Building Floor Area:	
Existing:	20,000 sf
New Construction:	50,000 sf
Maximum Building Height:	4 Stories
Minimum Building Setbacks:	
From the west line of section 13:	525'
From the north boundary of the PUD:	115'
From the south boundary:	50'
From the Development Area C boundary:	0'
Minimum Landscaped Open Space	
Excluding drainageway:	12% of lot
Including drainageway:	30% of development area

** Parking for uses in Development Area A shall not be provided for in Development Area B*

DEVELOPMENT AREA C

Land Area (net):	3.248 acres
Permitted Uses:	Open space, recreation and stormwater management

3. Signs:

Signs accessory to the principal uses within the development shall be permitted, but shall comply with the restrictions of the planned unit development ordinance and the following additional restrictions:

Ground Signs

Ground signs shall be limited to three signs along S. Memorial Drive, two of which may be pole signs not exceeding 25' in height nor exceeding a display surface area of 125 sf.

The Third sign shall be limited to a monument sign not exceeding 8' in height or 96 sf in display area for the uses of the office development in Development Area B.

Wall or Canopy signs

The aggregate display surface area of wall or canopy signs shall be limited to 1 sf per

lineal foot of building wall to which the sign or signs are affixed. A wall or canopy sign shall not exceed the height of the building.

Development Area B signs

Ground and wall signs within Development Area B are not permitted.

4. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the development area, 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.
5. A detail landscape plan for each development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.\
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. All parking lot lighting shall be directed down and away from adjacent residential areas. Lighting standards shall not exceed a maximum height of 25-feet.
9. 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.
10. 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.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

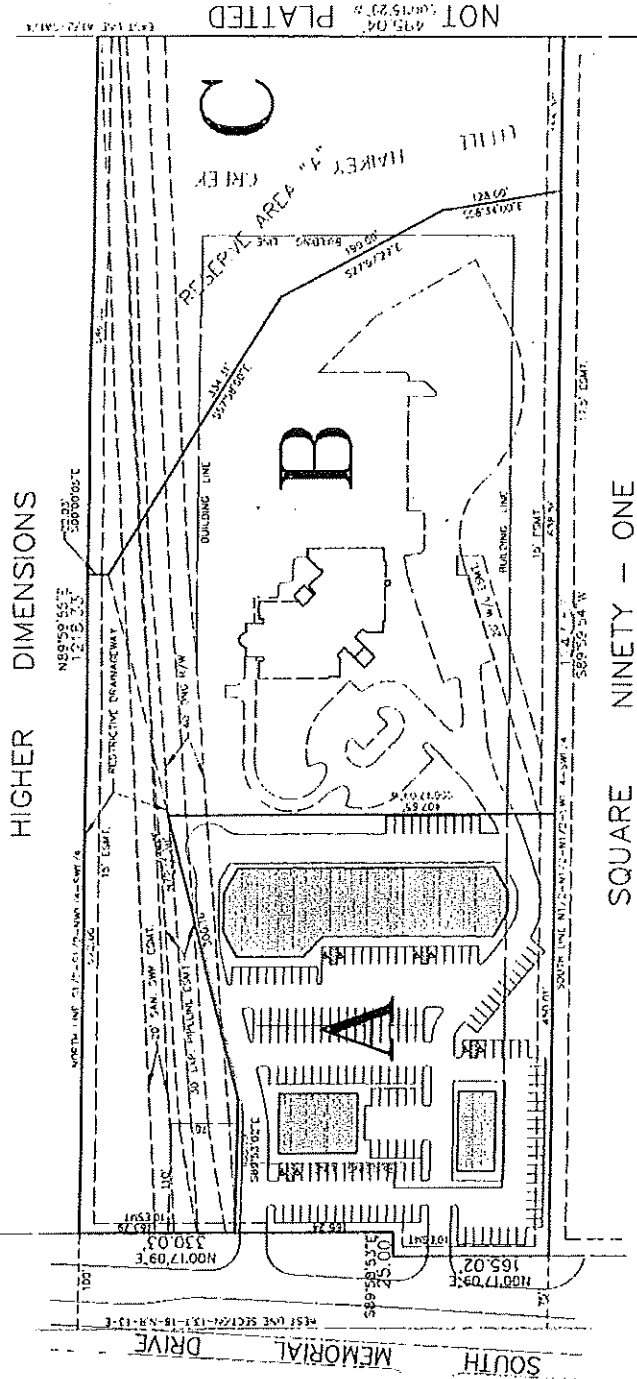
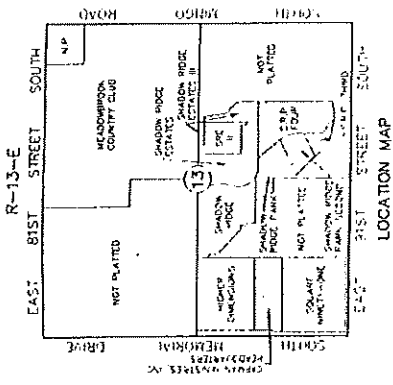
Wastewater: Sanitary sewer is available. Do allow signs to encroach into the Utility Easement.

Transportation: No comments.

GIS: No comments.

Street Addressing: No comments.

07/01/09



8800 MEMORIAL

Development Areas
EXHIBIT 'R'

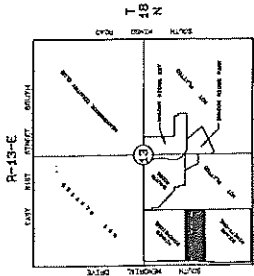
Exhibit A 7.11

CARMAN MINISTRIES, INC. HEADQUARTERS

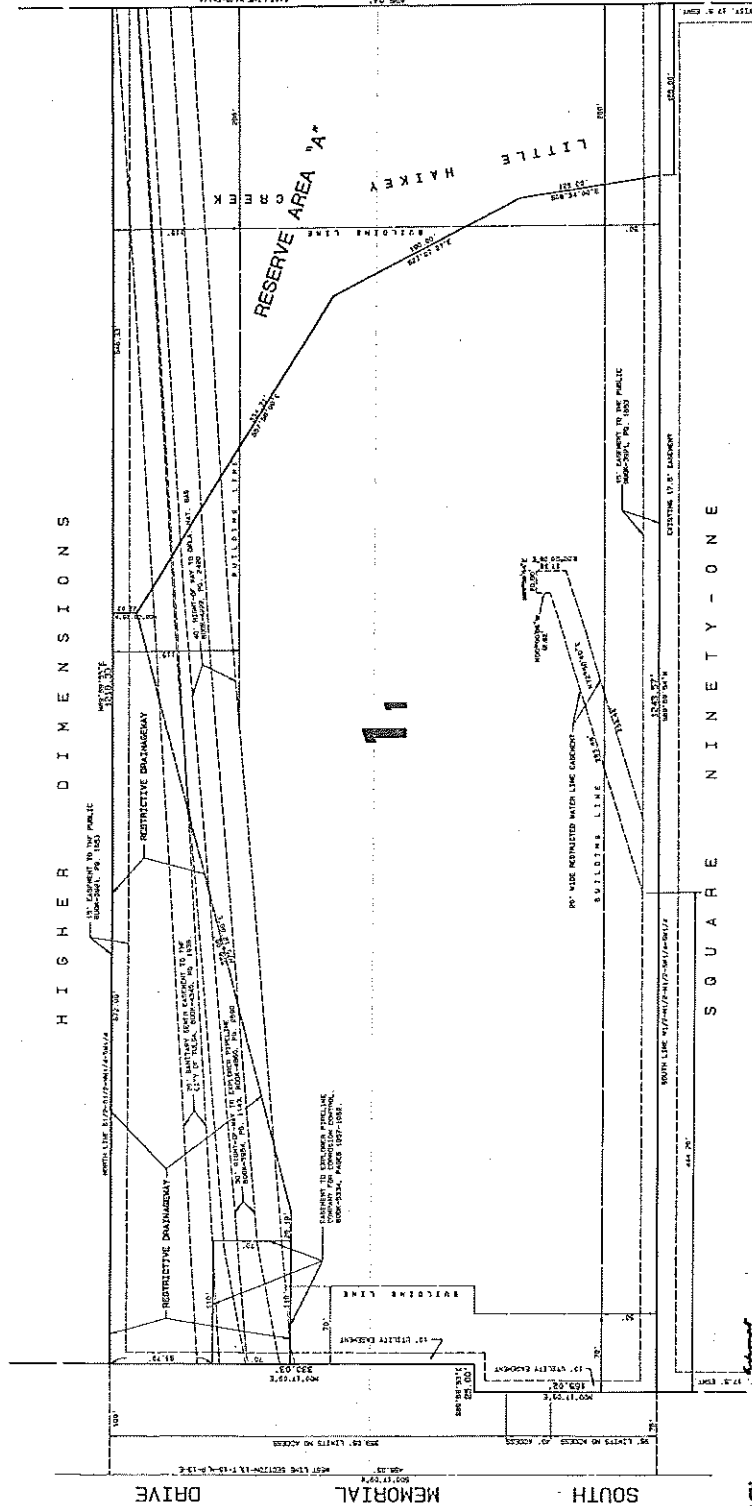
A SUBDIVISION OF PART OF THE
W1/2 OF THE SW1/4 OF SECTION-13, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

P.U.D. #386-1

4885



H I G H E R D I M E N S I O N S



NOTE:
ALL CITY OF TULSA INTERESTS REQUIREMENTS FOR LOT-1, BLOCK-1, CARMAN MINISTRIES, INC. HEADQUARTERS, P.U.D. #386-1, SHALL BE COMPLIED WITH BY THE CITY OF TULSA, IF THAT PORTION WHICH IS DESIGNATED AS 'RESERVE AREA A'.

7.12

