# TULSA METROPOLITAN AREA PLANNING COMMISSION

# For Meeting No. 2556

August 5, 2009, 1:30 PM 175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 July 15, 2009, Meeting No. 2554
- 2. Minutes of July 22, 2009, Meeting No. 2555

# 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.

LS-20316 – Tulsa Habitat For Humanity (0225)/Lot-Split 3.

(PD 2) (CD 1)

Northwest corner of North Madison Avenue and East Seminole Place, 924 East Tecumseh

LS-20318 - Kyle M. Smalygo (2406)/Lot-Split 4.

(County)

Southwest corner of East 178<sup>th</sup> Street North and North 113<sup>th</sup> East Avenue, 17708 North 113<sup>th</sup> East Avenue

<u>LS-20319</u> - Sack And Associates (8328)/Lot-Split 5.

(PD 26) (CD 8)

South of East 109th Street and east of South Oswego Avenue, 10908 South Pittsburg Avenue East

LC-187 – Sack And Associates (8328)/Lot Combination 6.

(PD 26) (CD 8)

South of East 109th Street and east of South Oswego Avenue, 10908 South Pittsburg Avenue East

LC-188 - Sack And Associates (8328)/Lot Combination 7.

(PD 26) (CD 8)

South of East 109th Street and east of South Oswego Avenue, 10908 South Pittsburg Avenue East

LS-20320 - Stephen Schuller (9432)/Lot-Split 8.

(PD 17) (CD 6)

Southwest corner of East 51st Street and South 129th East Avenue

LS-20321 - Lou Reynolds (0429)/Lot/Split 9.

(PD 16) (CD 6)

South of East Apache Street and west of North 129th Avenue, 2112 North 129<sup>th</sup> East Avenue

10.	<u>LS-20322</u> – First American Title (7223)/Lot-Split	(County)
	Southwest corner of South Elwood Avenue and West 156 <sup>th</sup> Street, 15608 S Elwood Avenue	
11.	<u>LS-20323</u> – Whit Mauzy (9405)/Lot-Split	(PD 17) (CD 6)
	Northeast corner of East 7 <sup>th</sup> Street and South 127 <sup>th</sup> East Avenue, 655 South 127 <sup>th</sup> East Avenue	
12.	<u>LS-20275</u> – Tulsa Development Authority (0236)/Lot-Split	(PD 2) (CD 1)
	West of North Hartford Avenue and south of East Latimer Court, 636 East Latimer Court	
13.	LC-189 – Tulsa Development Authority (0236)/Lot Combination	(PD 2) (CD 1)
	West of North Hartford Avenue and south of East Latimer Court, 632 and 640 East Latimer Court	
14.	LC-185 - Jack Arnold, AIA (9317)/Lot Combination	(PD 6) (CD 9)
	North of East 27 <sup>th</sup> Place and east of South Lewis Avenue, 2411 East 27 <sup>th</sup> Place	
15.	<u>LC-186</u> – San Juan Pools (0236)/Lot Combination	(PD 2) (CD 1)
	South of East Easton Street and west of North Norfolk Avenue, 1024 East Easton Street	
16.	<u>LC-193</u> – First American Title (7223)/Lot Combination	(County)
	Southwest corner of South Elwood Avenue and East 151st Street	
17.	Shwiyat Estates – (8419) Final Plat	(PD 5) (CD 5)
	North of 21st Street South, west of South Memorial Drive	
18.	St. John Tulsa Federal Credit Union - (9307) Final Plat	(PD 4) (CD 4)
	Northwest corner of West 13 <sup>th</sup> Place and South Lewis Avenue	
19.	Change of Access – (9329) Lot 4, Block 1, Trade Winds Addition	(PD 6) (CD 9)
	North of 51 <sup>st</sup> Street and west of South Harvard Avenue	
20.	<u>Z-7134</u> – (9306) Plat Waiver	(PD 4) (CD 4)
	1600 East 4 <sup>th</sup> Street, north of 4 <sup>th</sup> Place, east of South Trenton Avenue	
21.	PUD-629-2 – Stephen Meltzer	(PD-4) (CD-4)
	North of the northwest corner of South Peoria Avenue and East 11 <sup>th</sup> Street South (Minor Amendment to increase the maximum building height.)	
22.	PUD-166-K-1 - Richard West	(PD-18) (CD-8)
	Southeast corner of East 91 <sup>st</sup> Street and South Sheridan Road (Minor Amendment to allow a second ground sign.)	
23.	PUD-636-4 – Architects Collective	(PD-8) (CD-2)
	North of the northeast corner of South Union Avenue and West 81 <sup>st</sup> Street South (Minor Amendment to increase the permitted structure height in Area E only from 42 feet to 55 feet to allow for a clock-tower type structure.)	

PUD-535-1 – Dennis Blind	(PD-6) (CD-9)
North of the northeast corner of East 41 <sup>st</sup> Street South and South Peoria Avenue (Minor Amendment to add Use Unit 11 – Office, Studios and Support Services to the permitted uses of PUD-535 to allow for an ophthalmology office.)	
Z-7008-SP-1 – Logan's Roadhouse Inc.	(PD-8) (CD-2)
North of the northwest corner of South Olympia Avenue and West 81 <sup>st</sup> Street South (Corridor Detail Plan for 6,505 SF Logan's Roadhouse Restaurant.)	
Z-7008-SP-1 – Michael Dwyer	(PD-8) (CD-2)
Northeast corner of South Olympia Avenue and West 81st Street (Corridor Detail Plan for a 4,695 SF financial facility.)	
CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT	Γ AGENDA
PUBLIC HEARINGS	
<u> The Retreat at Brookside South Amended – (9330)</u> Preliminary Plat	(PD 6) (CD 9)
South of the Southeast corner of East 41 <sup>st</sup> Street South and South Peoria Avenue	
Ogan's Circle — (0225) Preliminary Plat	(PD 2) (CD 1)
Southwest corner of North Lansing Avenue and East Virgin Street	
PUD-759-1 – Tanner Consulting, LLC	(PD-26) (CD-8)
North of the northwest corner of East 121st Street South and South Sheridan Road (Minor Amendment to increase the permitted height of a screening wall and two architectural features for the development.) related to item 30)	
PUD-759 – Tanner Consulting, LLC	(PD-26) (CD-8)
North of the northwest corner of East 121st Street South and South Sheridan Road (Detail Site Plan for a masonry wall, emergency access gates between the residential and commercial developments and gates and entry features for the main entry to the residential development.) related to item 29)	
CZ-400 – TMAPC	AG/IM to FD
North of northeast corner of North Harvard Avenue and East 61 <sup>st</sup> Street North (related to item 32)	(County)
CZ-400 – John W. Moody	AG/IM to IM
North of northeast corner of North Harvard Avenue and East 61 <sup>st</sup> Street North (Continued from 6/17/09) (related to item 31)	(County)
Z-7138 – Tulsa Engineering and Planning/Tim Terral	RS-3 to PK
South side of East 49 <sup>th</sup> Street South (1/8 mile west of South Harvard)	(PD-6) (CD-9)
Z-7139 – David Bodeen, PE	RS-3 to CO
Northeast corner of South Mingo and East 63 <sup>rd</sup> Street	(PD-18) (CD-7)

# 35. **PUD-648-B - Roy D. Johnsen**

(PD-8) (CD-2)

Northeast corner Highway 75 and West 71st Street South (Major Amendment) (related to item 36)

# 36. **Z-6001-SP-3 – Roy D. Johnsen**

(PD-8) (CD-2)

Northeast corner Highway 75 and West 71<sup>st</sup> Street South (Corridor Plan) (related to item 35)

### OTHER BUSINESS

# 37. Commissioners' Comments

# **ADJOURN**

PD = Planning District/CD = Council District

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

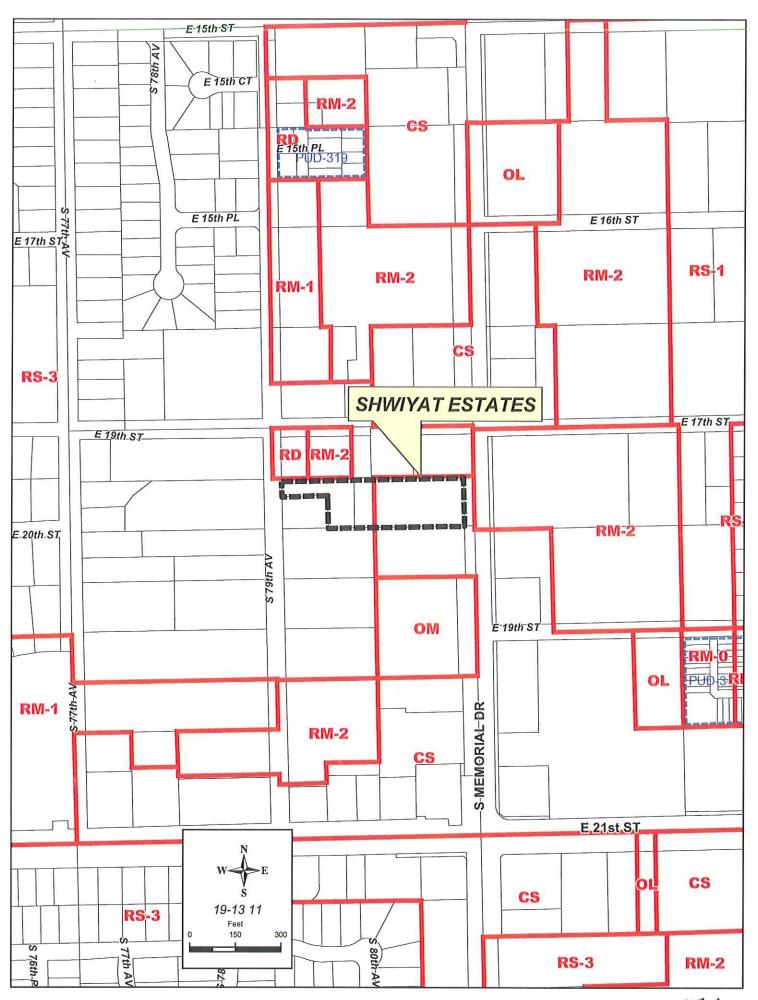
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringing/sound on all <u>cell phones</u> and <u>pagers</u> 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** 







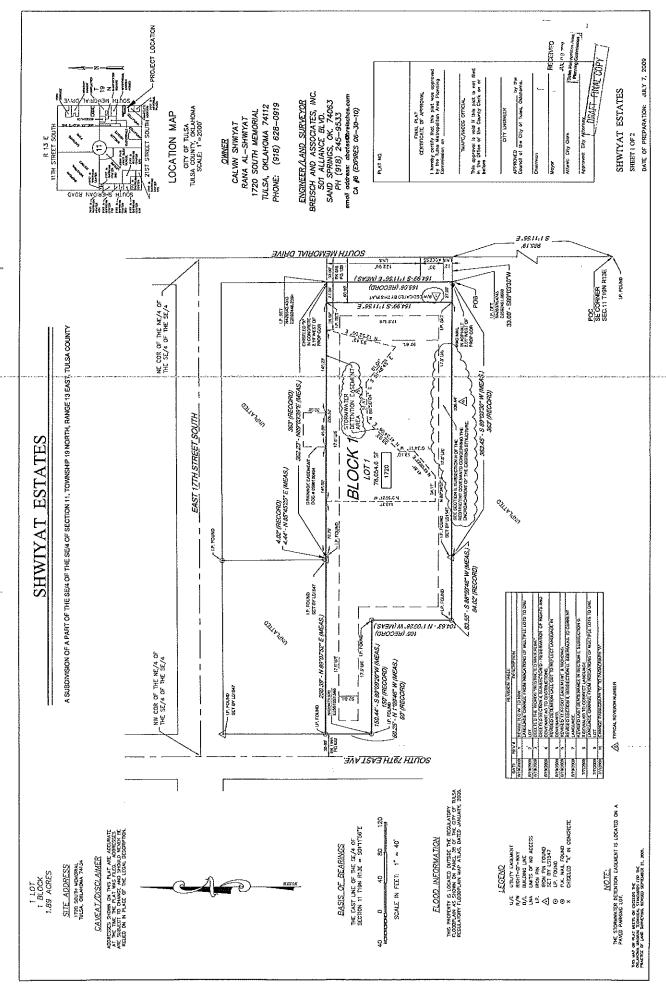
17.3

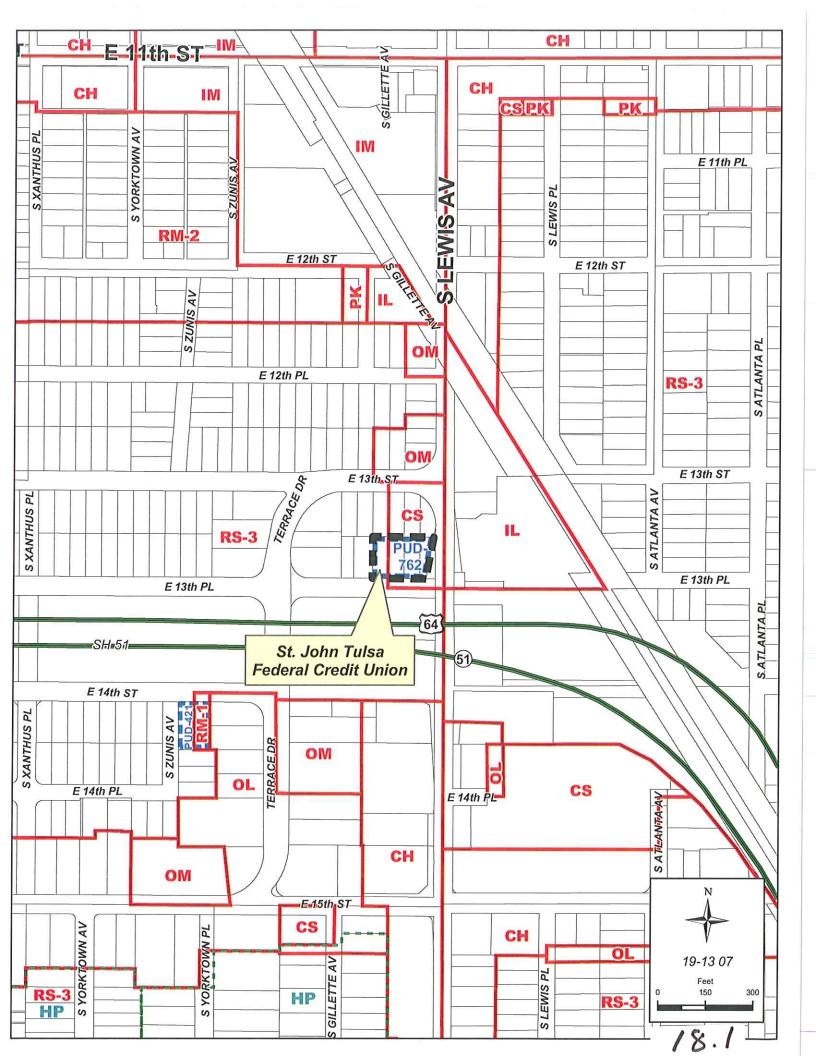
# **Final Subdivision Plat**

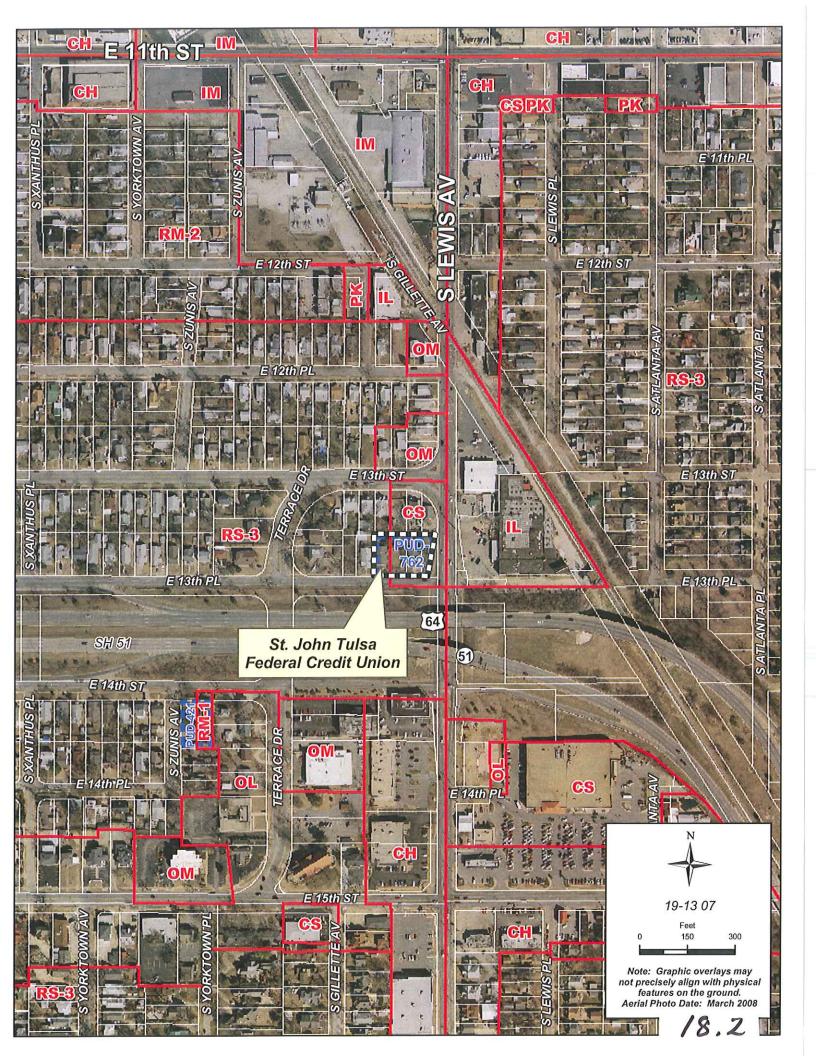
**Shwiyat Estates -** (8419) (PD 5) (CD 5) North of 21<sup>st</sup> Street South, West of South Memorial Drive

This plat consists of 1 Lot in 1 Block on 1.89 acres.

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





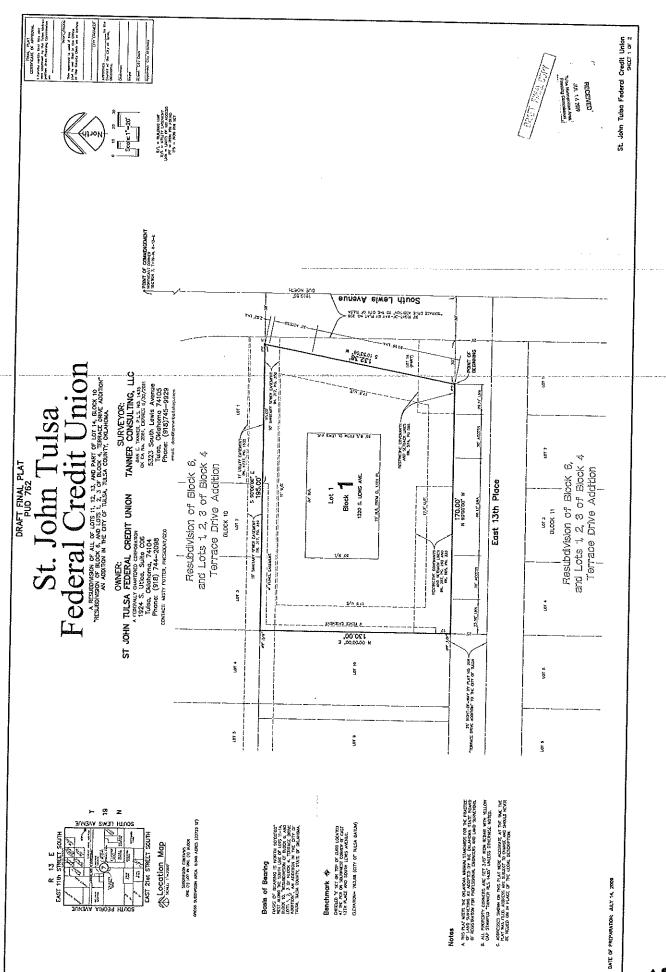


# **Final Subdivision Plat**

St. John Tulsa Federal Credit Union - (9307) (PD 4) (CD 4) Northwest corner of West 13<sup>th</sup> Place and South Lewis Avenue

This plat consists of 1 Lot in 1 Block on .545 acres.

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



# Change of Access on Recorded Plat TMAPC August 5, 2009

**Lot 4, Block 1, Trade Winds Addition** – (9329) (PD 6) (CD 9) North of 51<sup>st</sup> Street, West of Harvard Avenue

This application is made to allow a change of access to add access along East 49<sup>th</sup> Street South. The property is zoned PK and CO.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

# EAST 51ST STREET SOUTH Section 29 Tulsa County

# Exhibit C HARVARD ACCESS Trade Winds Central

# LEGEND:

Access to Harvard without Proposed Access Point

anuany a8ajjog yjn



Access to Harvard with Proposed Access Point



⊢ ₽ Z **БUNEVA ОПÁVRAH HTUO**8 Location Map EAST 41ST STREET SOUTH R 13 E BOUTH LEWIS AVENUE 0 =HTRON=

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# EAST 51ST STREET SOUTH Section 29 Tulsa County

# Exhibit C HARVARD ACCESS Trade Winds Central

# LEGEND:

Access to Harvard without Proposed Access Point

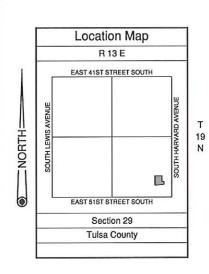
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Access to Harvard with Proposed Access Point

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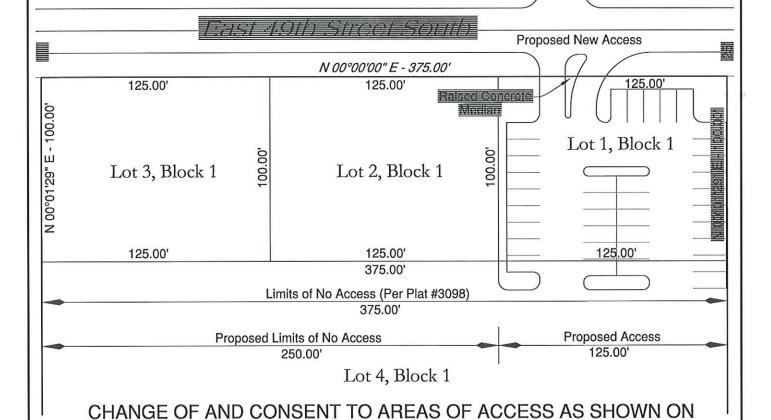
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# Exhibit "A"

Tulsa Fire Department

Traffic Engineering



THE RECORDED PLAT (Plat #3098)

TRADE WINDS ADDITION: LOT 4, BLOCK 1



Tulsa Engineering & Planning Associates, Inc.
6737 South 85th East Avenue Tulsa, Oklahoma 74133
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. 331 Renewal Date June 30, 2009



Job No: 09-143 Scale: 1" = 50' Date: 6/10/2009

⊢ º Z ВОИЗУА ОЯАУВАН НТООВ

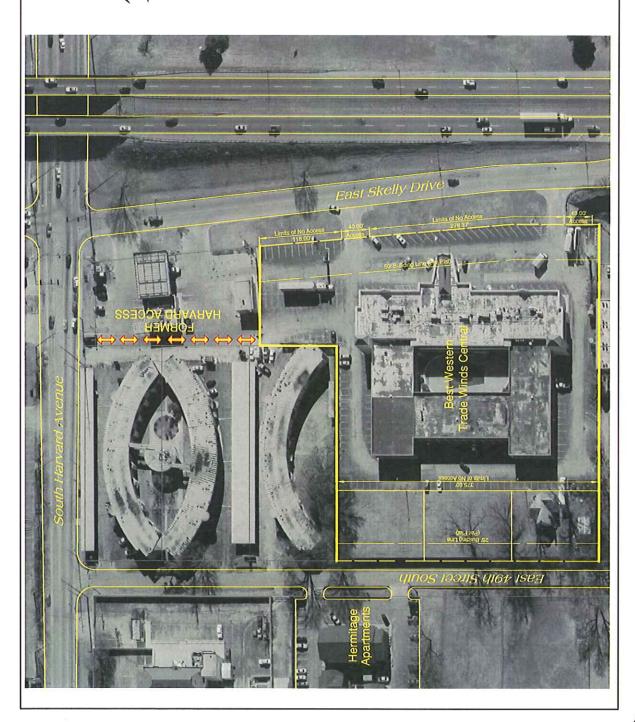
SOUTH LEWIS AVENUE =HTRON\_

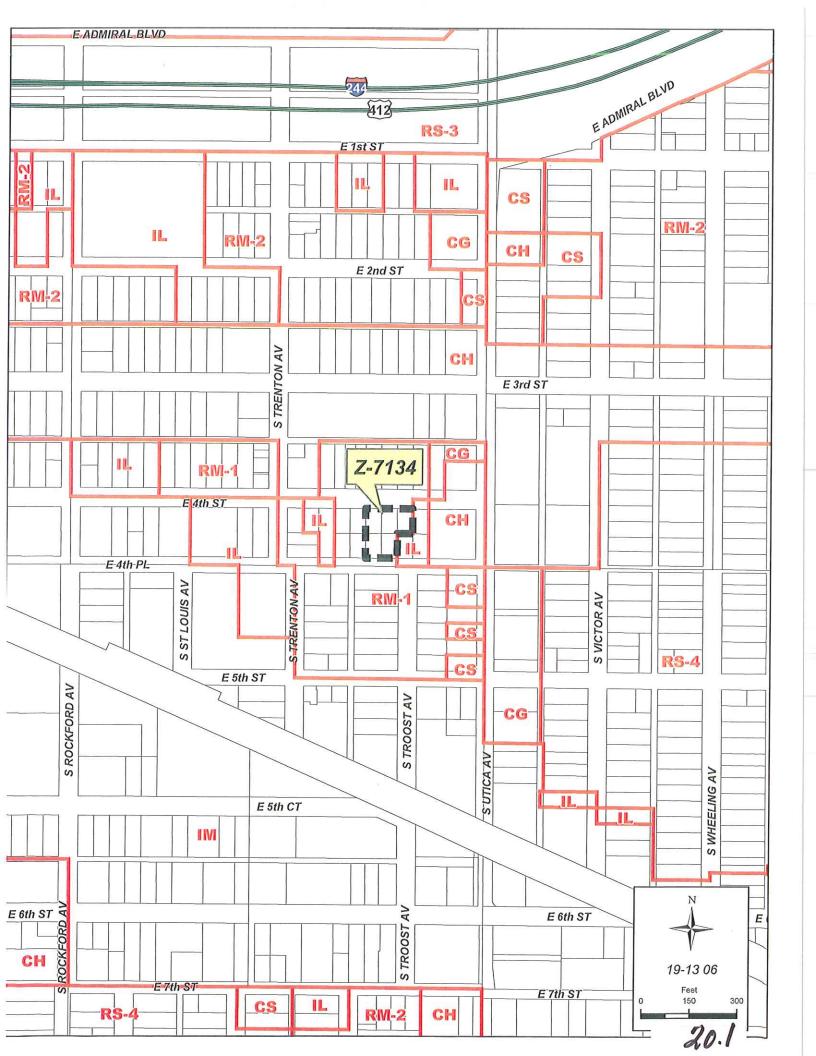
Location Map

R 13 E

Section 29 Tulsa County

# Exhibit B EXISTING CONDITIONS Trade Winds Central







# **PLAT WAIVER**

# August 5, 2009

**Z-7134** – (9306) (PD 4) (CD 4) 1600 East 4<sup>th</sup> Street

The platting requirement is being triggered by a rezoning to IL.

# Staff provides the following information from TAC at their July 16, 2009 meeting:

# **ZONING:**

• TMAPC Staff: The property has been previously platted. Lot combinations may be necessary in the future.

# 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:

1. Has Property previously been platted?

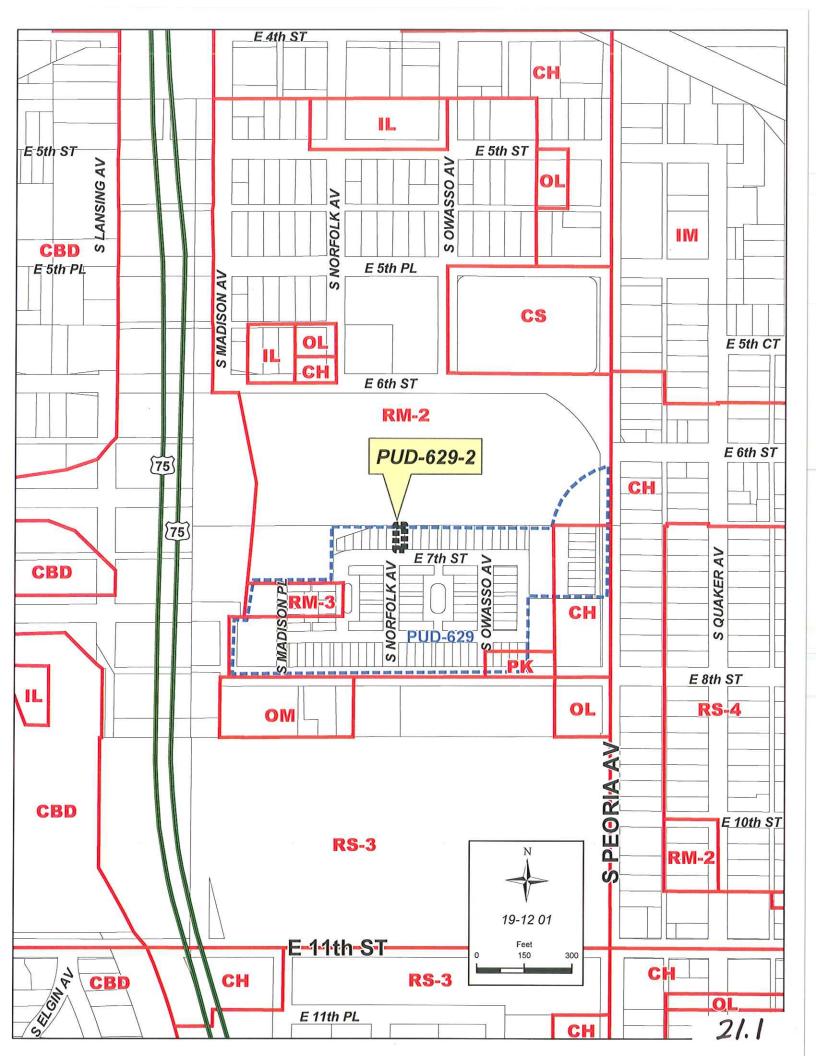
Yes NO

2. Are there restrictive covenants contained in a previously filed X plat?

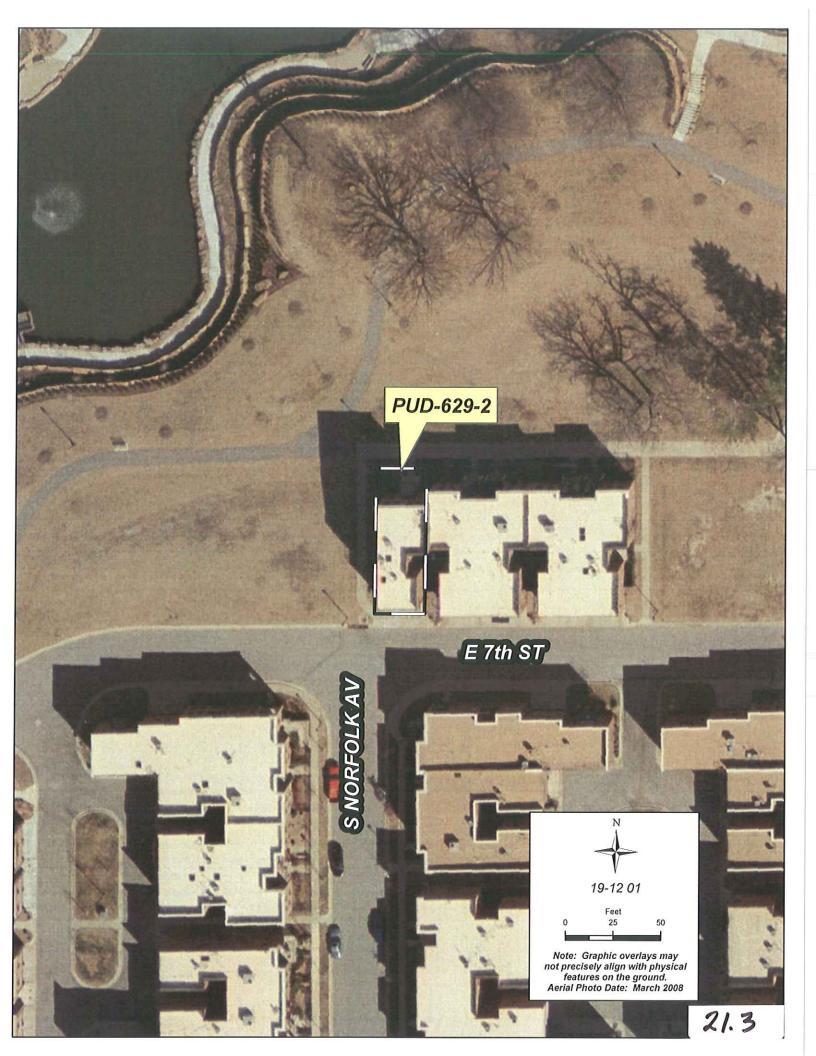
3. Is property adequately described by surrounding platted X properties or street right-of-way?

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?		Χ
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		Χ
6.	Infrastructure requirements:		
	a) Water		
	i. Is a main line water extension required?		Χ
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		Χ
	b) Sanitary Sewer		
	i. Is a main line extension required?		Χ
	ii. Is an internal system required?		Χ
	iii Are additional easements required?		Χ
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		Χ
	ii. Is an Overland Drainage Easement required?		Χ
	iii. Is on site detention required?		Χ
	iv. Are additional easements required?		Χ
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		Χ
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		Χ
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		Χ
9.	Is the property in a P.U.D.?		Χ
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?		Χ
	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		Χ
	access to the site?		
12.	Are there existing or planned medians near the site which would		Χ
	necessitate additional right-of-way dedication or other special		
	considerations?		







### STAFF RECOMMENDATION

PUD-629-2:

Minor Amendment – North of the northwest corner of Peoria Avenue and 11<sup>th</sup> Street South; Lot 7, Block 1 – Village at Central Park; TRS 9201; CZM 36; Atlas 1; PD 4; CD 4; PK/RM-2/RM-3/CH/PUD.

The applicant is requesting a minor amendment to increase the maximum building height on Lot 7, Block 1 only of the Village at Central Park. Specifically, the request is to increase the maximum building height from 35' to 42' to allow for an enclosed access to the roof as well as an open pergola (see Exhibit A101).

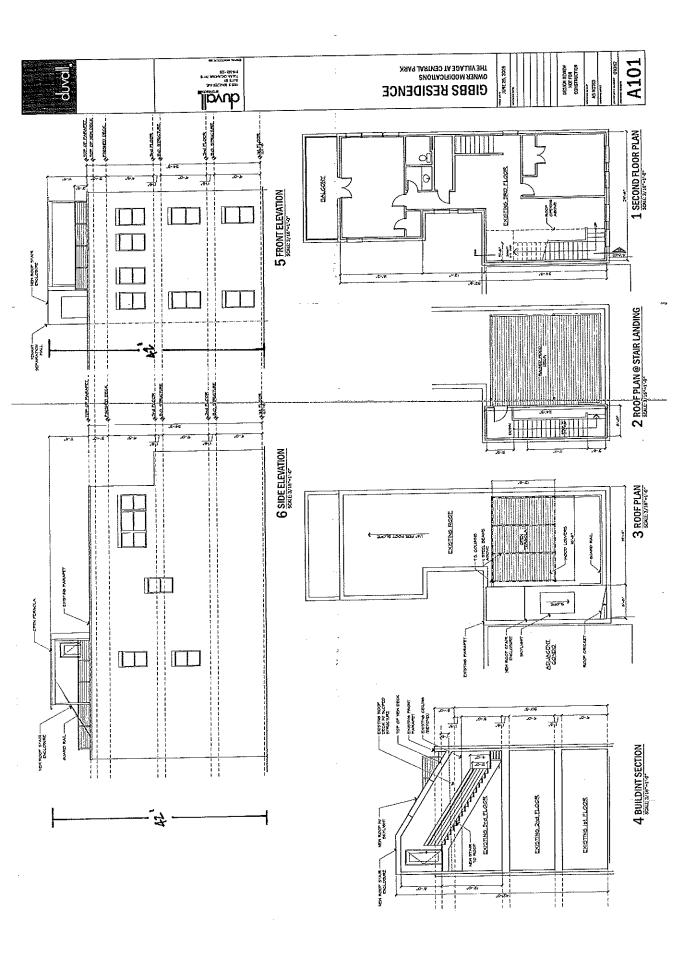
§1107, H-9 of the zoning code states that the TMAPC may approve by minor amendment, "changes in structure heights provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered".

Please refer to the attached case aerial photographs. This structure is located on the perimeter of the development. It is staff's contention, confirmed by site visit, that an increase in the permitted structure height of this single unit will not limit the view of any other unit within the development.

Please refer to the attached letters of support for this request from the Chair of the Architectural Control Committee of the Village at Central Park, as well as, owners of other units within the development.

Provided the aforementioned, staff views this request as minor in nature and believes that approval of the minor amendment does not substantially alter the approved PUD standards and the character of the development. Therefore, staff recommends **APPROVAL** of minor amendment PUD-629-2.

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



81





















**Unread Message** 

Recent Message







From:

Jamie Jamieson <jamie@thevillagebuilders.com>

Subject:

CORRECTION: Height Change at Rich Toon's house

Date:

Fri, 17 Jul 2009 04:17:38 -0500

To:

Stephen Meltzer <smeltzer@cbtulsa.com>

Cc:

Terri Moody <terri@thevillagebuilders.com>

Stephen,

Please note that I am the chair of the Architectural Control Committee for the Village I Owners Association, not Chair of the Association as written in the earlier email below. So the full, quotable text for the MAPC would be:

Please feel free to assure the TMAPC that I support this application, as the developer of the Village At Central Park, as the chair of the Village I Owners Association's Architectural Control Committee, as the managing partner of the company owning six adjoining lots, and as a resident of 754, S. Norfolk Avenue, Tulsa OK 74120, which is about 50 yards from the subject property.

Good luck, it should be a breeze.

Jamie

Jamie Jamieson jamie@thevillagebuilders.com 918.630.7516





Date Letter in support for amendment to PUD 629

I (we) the undersigned have been informed of the request for an amendment to PUD 629 for The Village at Central Park submitted by Stephen Meltzer on behalf of Peter and Lora Gibbs. The amendment addresses the addition of a rooftop deck to 1105 E. 7<sup>th</sup> St. Tulsa, OK, 74120

I (we) support approval of the amendment.

Thank you,

Mike ATKINSON 7-15-09

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com Date July 14, 2009

City of Tulsa Board of Adjustments

Re: Letter in support for amendment to PUD 629

I (we) the undersigned have been informed of the request for an amendment to PUD 629 for The Village at Central Park submitted by Stephen Meltzer on behalf of Peter and Lora Gibbs. The amendment addresses the addition of a rooftop deck to 1105 E. 7<sup>th</sup> St. Tulsa, OK, 74120

I (we) support approval of the amendment.

Thank you,

Muchan Patrick Mind

7/14/09 Date

Dicky & Deel

14/0 9-

Return FAX - 295.8918

Date 7-14-2009

City of Tulsa Board of Adjustments

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l (we) support approval of the amendment.

Thank you,

V 1/4 .

Mame

Name

Return FAX - 295.8918

Date 7-13-09

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com

City of Tulsa Board of Adjustments
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I (we) support approval of the amendment.
Thank you,
Debonch Estica 7-13-09
Name Date
Name Date
Name Date

Date 7/10/09

City of Tulsa Board of Adjustments

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Thank you,

Robert BAZHAW

Date

Sabine BAZHAW

Name

Date

Return FAX - 295.8918

Date July 8, 2009

City of Tulsa Board of Adjustments

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I (we) support approval of the amendment.

Thank you,

John R. Lantz

Frankie J. Lanty

7- P-0 9 Date

Return FAX - 295.8918

Email: smeltzer@cbtulsa.com

318 282-2882

Date \_\_\_\_\_

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com

City of Tulsa Board of Adjustments				
Re: Letter in support for amendment to PUD 629				
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I (we) support approval of the amendment.				
Thank you,				
Name Johny D. Bowel	Date 7/B/99			
Patricex K. Borner	Date 7/8/09			

Date 9 July 2009

City of Tulsa Board of Adjustments

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I (we) support approval of the amendment.

Thank you,

Man

Name

Nanfelle I

Kemp C

Sportella P. Kon

Date

9 Fal 2009

Return FAX - 295.8918

Date	7	-7	-0	9	
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City of Tulsa Board of Adjustments

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I (we) support approval of the amendment.

Thank you,

Name Date

Date

7-7-09

Date

7-7-09

me

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com Date July 9, 2009

City of Tulsa Board of Adjustments

Re: Letter in support for amendment to PUD 629

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I (we) support approval of the amendment.

Thank you,

Name Name & Suchan

Hayee Graham

7/9/09 Date

19/09

Return FAX - 295,8918

Date 7/17/09

City of Tulsa Board of Adjustments

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I (we) support approval of the amendment.

Thank you,

J.

ame

Name

7/17/09

Date

17 July 2009

Date

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com

21 18 0

City of Tulsa Board of Adjustments Re: Letter in support for amendment to PUD 629 I (we) the undersigned have been informed of the request for an amendment to PUD 629 for The Village at Central Park submitted by Stephen Meltzer on behalf of Peter and Lora Gibbs. The amendment addresses the addition of a rooftop deck to 1105 E. 7th St. Tulsa, OK, 74120

Thank you, Name Date

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com

Name

I (we) support approval of the amendment.

Date 7, 9,09

City of Tulsa Board of Adjustments

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I (we) support approval of the amendment.

Thank you,  LARRY KRUTKA	7.9.09
DONNA KRUTKA	Date 9,09
Name	Date

Return FAX - 295.8918

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I (we) support approval of the amendment.

MATT SCHBASHNH	7.20.09
Name	Date
Name	Date

Return FAX - 295.8918

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I (we) support approval of the amendment.

Thank you,	
SUSAN LITTE	(E) 1.20.09
Name	Date
Name	Date

Return FAX - 295,8918

City of Tulsa Board of Adjustments

Re: Letter in support for amendment to PUD 629

I (we) the undersigned have been informed of the request for an amendment to PUD 629 for The Village at Central Park submitted by Stephen Meltzer on behalf of Peter and Lora Gibbs. The amendment addresses the addition of a rooftop deck to 1105 E. 7<sup>th</sup> St. Tulsa, OK, 74120

I (we) support approval of the amendment.

Thank you,  MIKE LITTLE	7,20.0
Name	Date
Name	Date

Return FAX - 295.8918

Per telephone conversation.

Date 1 9

City of Tulsa Board of Adjustments

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Thank you, RICHARI S. TOOK	7,20.00
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Name	Date

Return FAX - 295.8918 Email: smeltzer@cbtulsa.com

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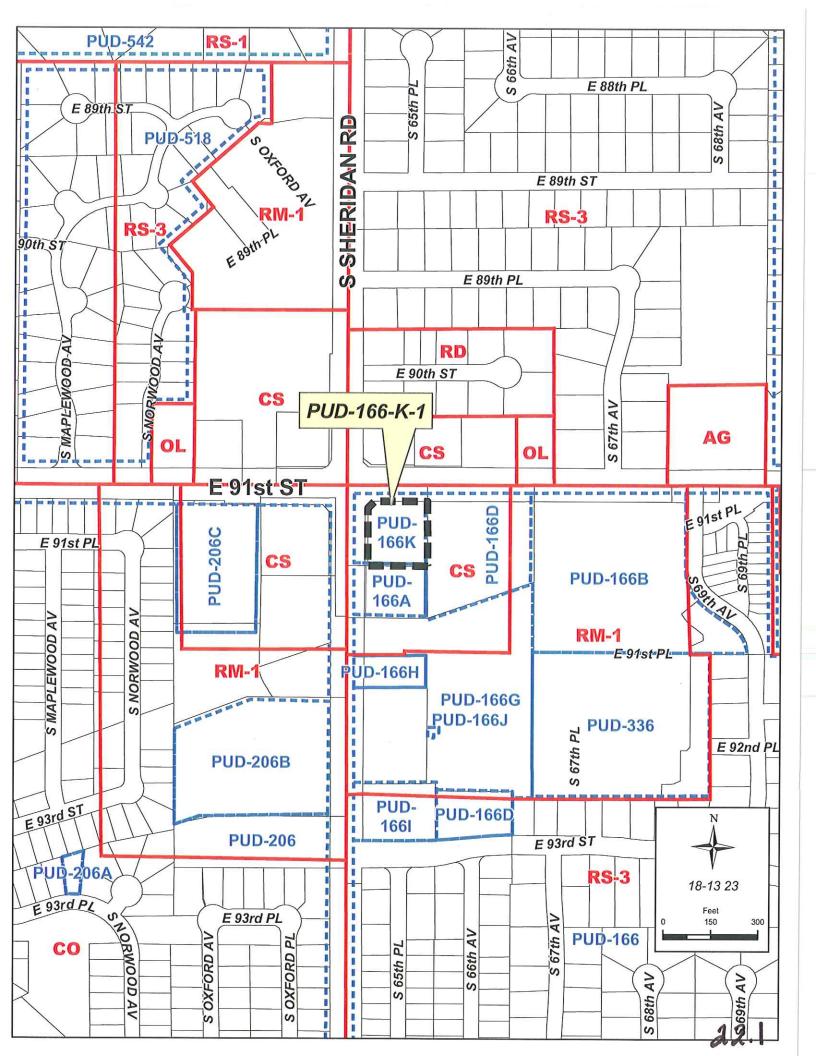
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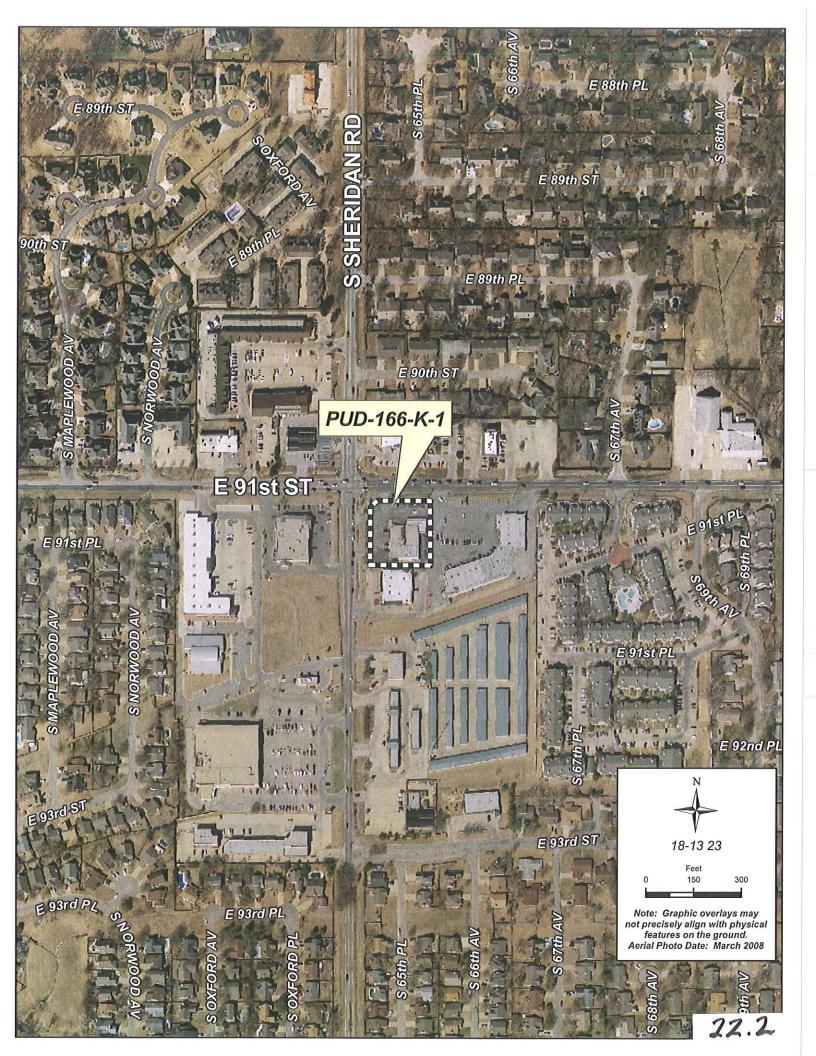
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Per telephone conversation.

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## STAFF RECOMMENDATION

PUD-166-K-1:

Minor Amendment – Southeast corner of 91<sup>st</sup> Street and Sheridan Road; Lot 1, Block 1 – Quick Trip First; TRS 8323; CZM 57; Atlas 1906; PD 18; CD 8; CS/PUD.

The applicant is requesting a minor amendment to allow a second ground sign on the southeast corner of 91<sup>st</sup> Street and Sheridan Road; described as Lot 1, Block 1 – Quick Trip First.

Section 1107, H-12 of the code allows modifications to approved signage by minor amendment provided the size, location, number and character (type) of the sign(s) is not substantially altered.

The original development plan for PUD-166 was approved in 1974 and included a Quick Trip store located on the subject parcel. PUD-166 has had eleven (11) major amendments approved, most notably major amendment PUD-166-C which directly addressed this tract. PUD-166-C was approved in 1983 adding Use Unit 17 – Automotive and Allied Activities as a permitted use on the lot. As staff understands a retail tire store replaced the Quick Trip. In 1997, major amendment PUD-166-K was approved allowing the Dry Cleaner use within Use Unit 13 – Convenience Goods and Services. The existing building was subject to an addition and a second business was established on the lot. At the time of that approval the sign requirements for the PUD were not adequately addressed to allow each business to have a sign.

The underlying CS zoning permits as many ground signs on the lot as possible, so long as the length of street frontage permits the total display area and the signs maintain a minimum 30' separation. Within PUDs, signs must maintain a minimum 150' separation which will limit the number of potential signs. There is one approved 148.5 square foot (sf) sign along the 91<sup>st</sup> Street Frontage for the Dry Cleaner (see Exhibit A). The 185 lineal feet of frontage along 91<sup>st</sup> Street permits this display area. The requested second sign is proposed for 80.64 sf at 23' over-all height (OAH) (see Exhibit B). With 185 lineal feet of frontage along Sheridan Road, the underlying zoning would allow a second ground sign with 185 sf of display area at 25' OAH. The new sign will abide by the 150' sign separation requirement in a PUD.

Staff does not believe the addition of the second sign represents a significant departure from the original development plan for PUD-166-C and PUD-166-K, nor does it significantly alter the character of the PUD or the intent of the PUD chapter of the code. Therefore, staff recommends **APPROVAL** of minor amendment PUD-166-K-1 limiting the permitted ground signage for Lot 1, Block 1 – Quick Trip First to that which is allowed by right in the CS district.

Note: Approval of a minor amendment does not constitute detail sign plan approval.

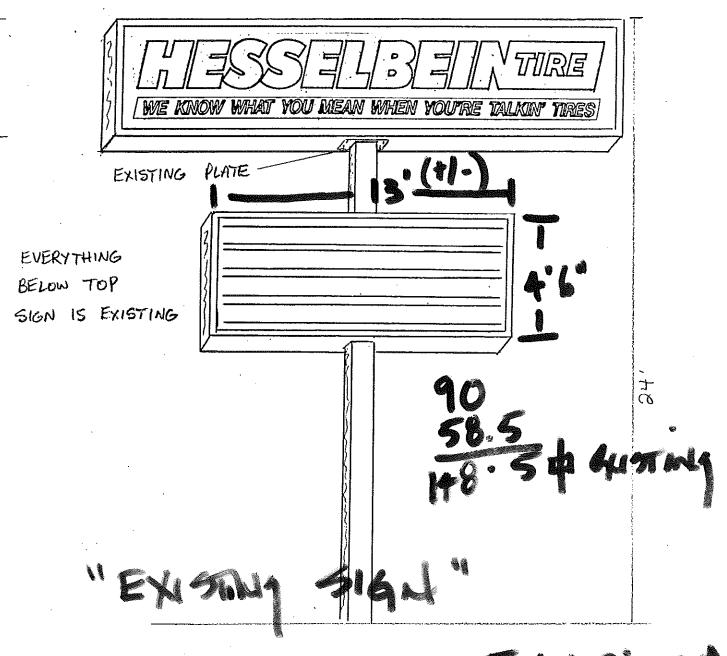


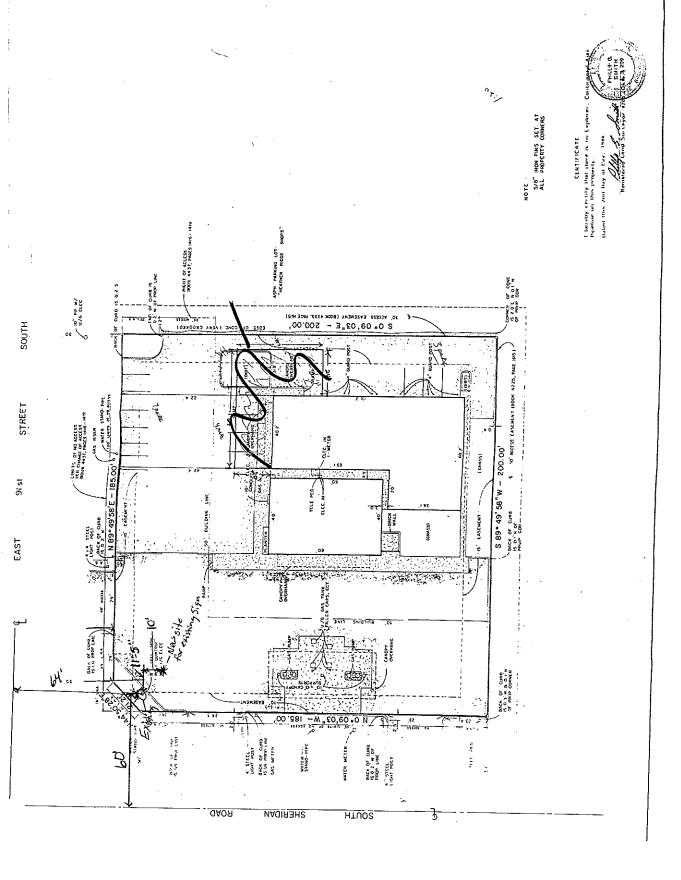
Exhibit A

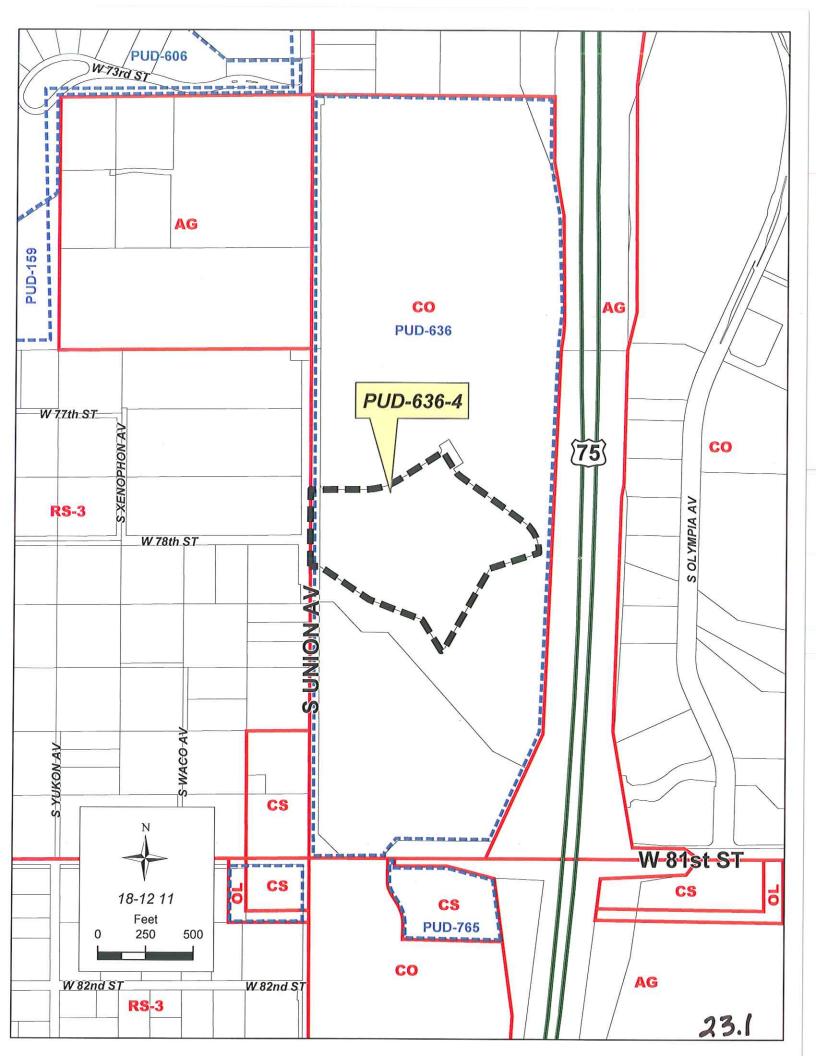
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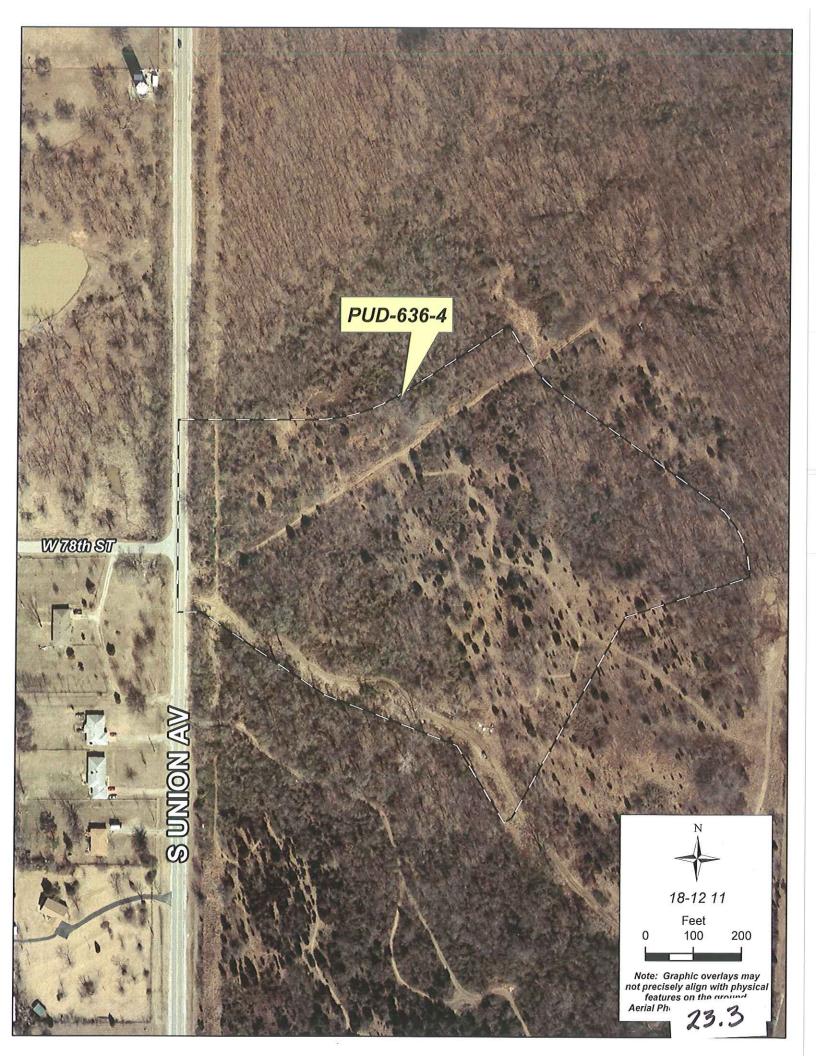
PROPOSED 244 SIGN

EXHIAT B









#### STAFF RECOMMENDATION

<u>PUD-636-4</u>: Minor Amendment – Northeast corner of Union Avenue and

West 81st Street South; Development Area E along US

. Hwy. 75; TRS 8211; CZM 51; PD 8; CD 2; CO/PUD.

The applicant is requesting a minor amendment to increase the permitted structure height in Area E only from 42' to 55' to allow for a clock-tower type structure to be constructed along the U.S. Highway 75 right-of-way (ROW). The request is being made for the structure in question only and would not be extended to any other Development Area or habitable building located within the entirety of PUD-636. Wishing to utilize the property proximity to U.S. Hwy. 75, the applicant wishes to place a sign on the structure and cites a 15-foot difference in elevation between the location of the structure and U.S. Highway 75 as necessitating the over-all height of the structure.

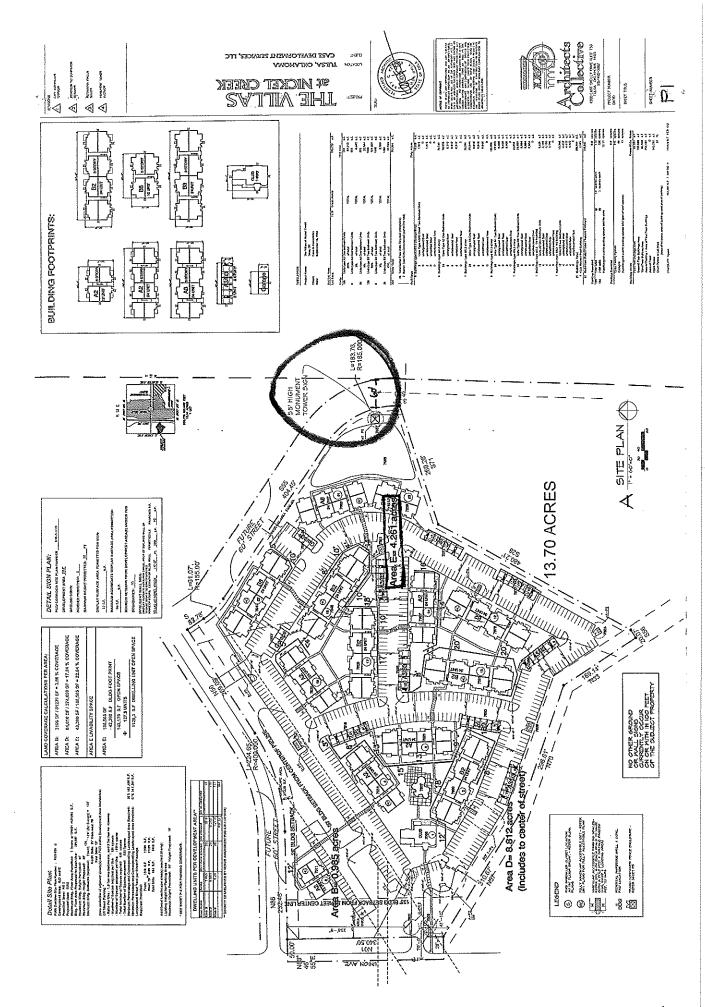
§1107, H-9 of the zoning code states that the TMAPC may approve by minor amendment, "changes in structure heights provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered".

Existing development standards for PUD-636 allow structures in Area E up to 42' in height while the underlying Corridor District zoning has no height limitations. In the absence of sign standards for the development area the PUD defaults to the corridor chapter of the code, which refers to §1221, C and D for restrictions on signs. §1221, D-1 of the code states that signs along a designated freeway may be up to 50' in total height. Referring to Exhibit P-8, the sign being proposed for placement on this structure will actually be 45' 8" in height, within the limits of §1221, D-1.

Since the property is located within a designated freeway corridor, there is a considerable height difference between grade at the base of the structure and the highway travel lanes, and there is 230' of ROW between the structure and the travel lanes, staff can support the request.

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-636-4.

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



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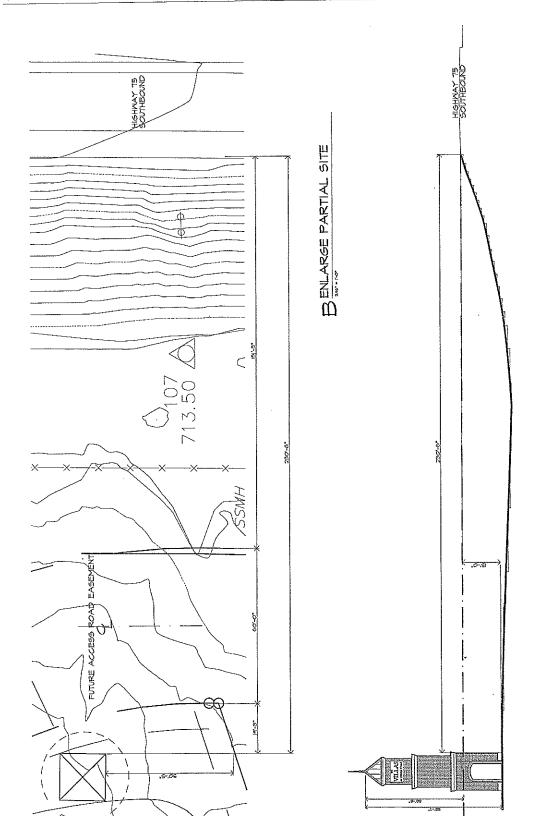
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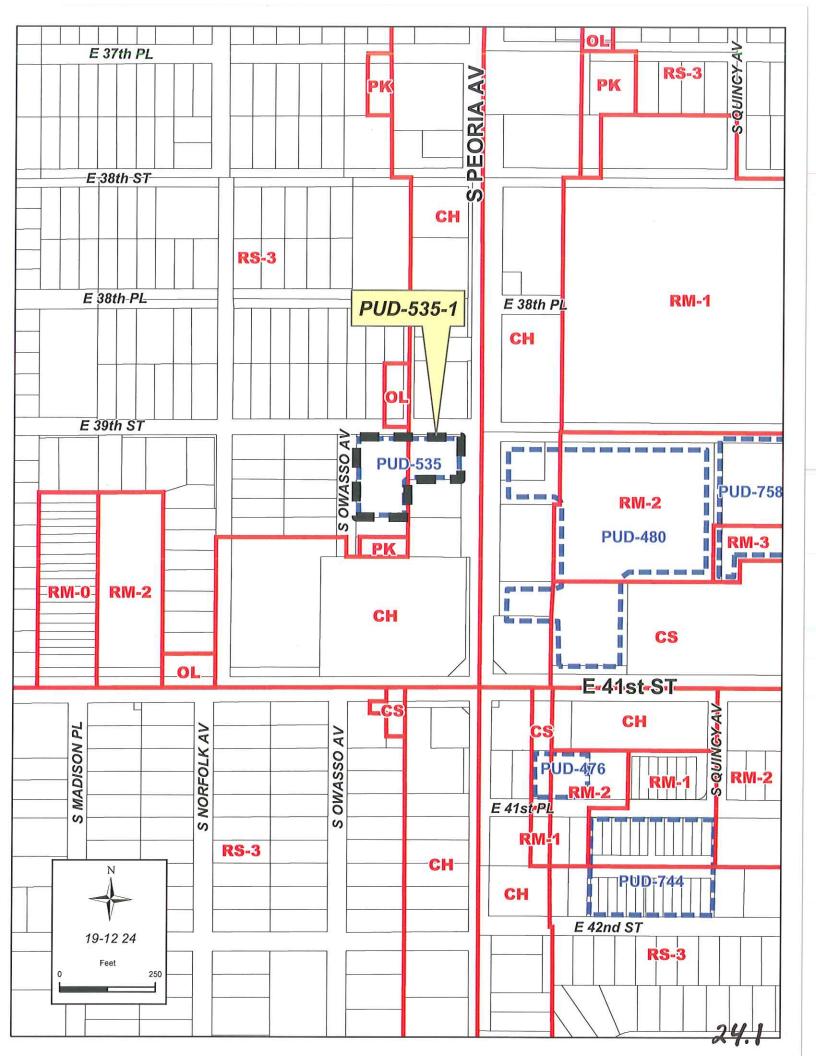
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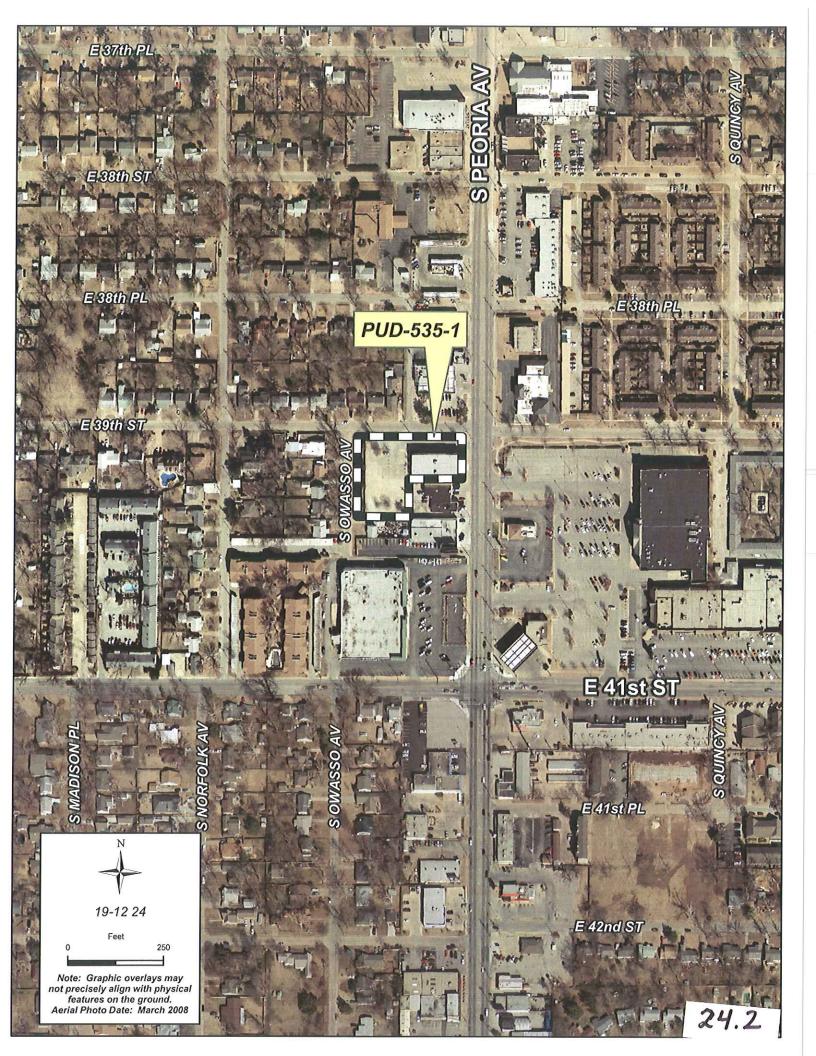
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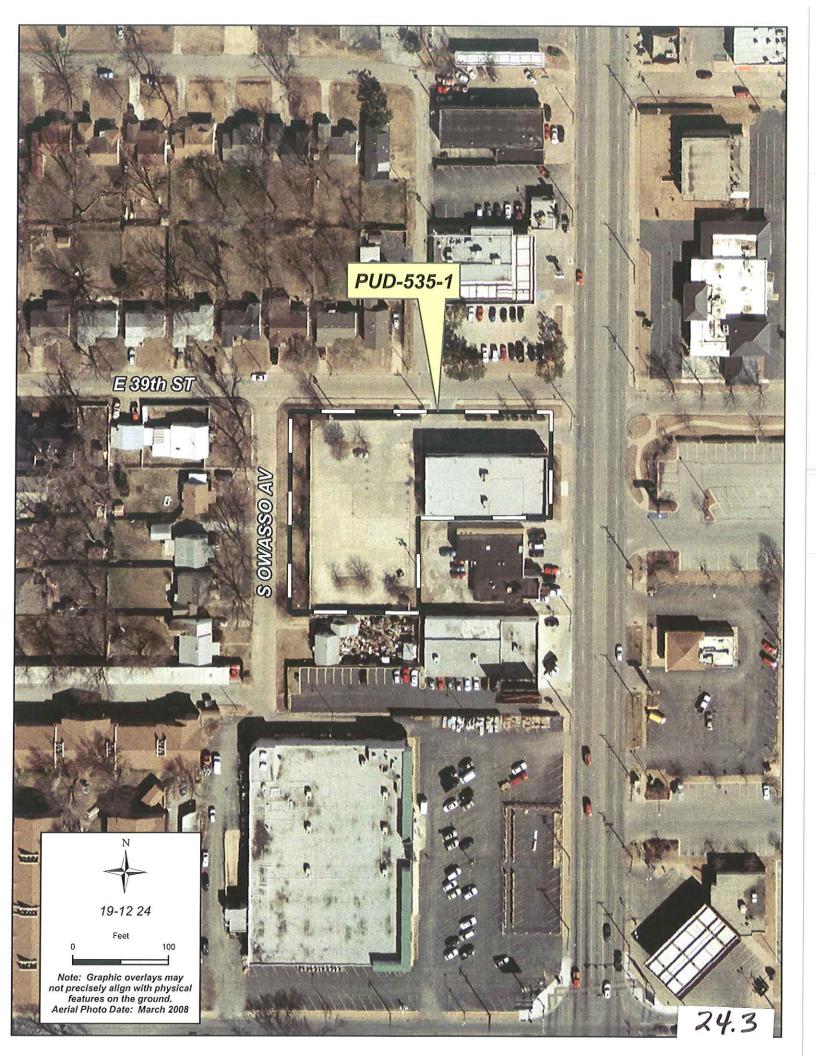
TOWER REFER P8



A TOWER SITE SECTION







### STAFF RECOMMENDATION

PUD-535-1:

Minor Amendment – North of the northeast corner of 41<sup>st</sup> Street South and South Peoria Avenue; Lots 1, 2, 9, 10, and 11,Block 1 – Roberts Amd. of Tract 3 – Brockman's Sub.; TRS 9224; CZM 46; PD 6; CD 9; CH/RS-3/PUD.

The applicant is requesting a minor amendment to add Use Unit 11 – Office, Studios and Support Services to the permitted uses of PUD-535 to allow for an ophthalmology office. There is no request to change any existing development standards of PUD-535 which will remain effective.

Located on the southwest corner of 39<sup>th</sup> Street and South Peoria Avenue this fully developed site is the former location of an 8,500 square foot Hollywood Video movie and game rental store. Approval of this minor amendment will allow for the adaptive reuse of this now vacant building as a family eye care practice.

§1107, H-15 allows the TMAPC to approve by minor amendment, "changes in an approved use to another use, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties". The underlying zoning of the tract is CH a district which allows Use Unit 11 by right.

It is staff's contention that the reuse of this building for a medical office/eye care facility will not result in any increase of incompatibility with the present and future use of the proximate properties. Given the location on an arterial street with easy access to ample screened parking in the rear, staff feels permitting the new use will not generate any more traffic than was created by a retail video rental store.

Staff contends the approval of the additional use is minor in nature and believes that approval of the minor amendment will not substantially alter the approved PUD standards and the character of the development. Therefore, staff recommends **APPROVAL** of minor amendment PUD-535-1.

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

# **Minor Amendment** P.U.D. 535 at **3906 S. Peoria**



# Prepared by:



DREIGroup
Development & Real Estate Investment Group LLC

P.O. Box 471766 Tulsa, OK 74147 phone 918.812.2339 fax 918.665.4245

# **Legal Description**

Lots One (1), Two (2), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block One (1), ROBERTS SUBDIVISION, of Tract Three (3), BROCKMAN'S SUBDIVISION, an Addition in Tulsa County, State of Oklahoma, according to the Recorded Amended Plat thereof.

# **Proposed Change to Development Standards**

Permitted Uses (Existing):

Retail Trade Establishments permitted in Use Unit 14, except Pawn Shop, and

to permit Video Rentals and Sales

Permitted Uses to also include:

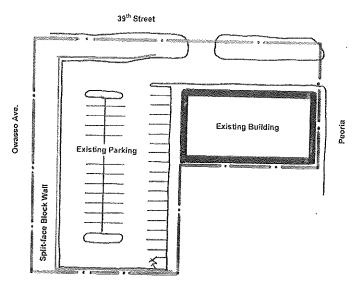
Offices, Studios and Support Services

permitted in Use Unit 11.

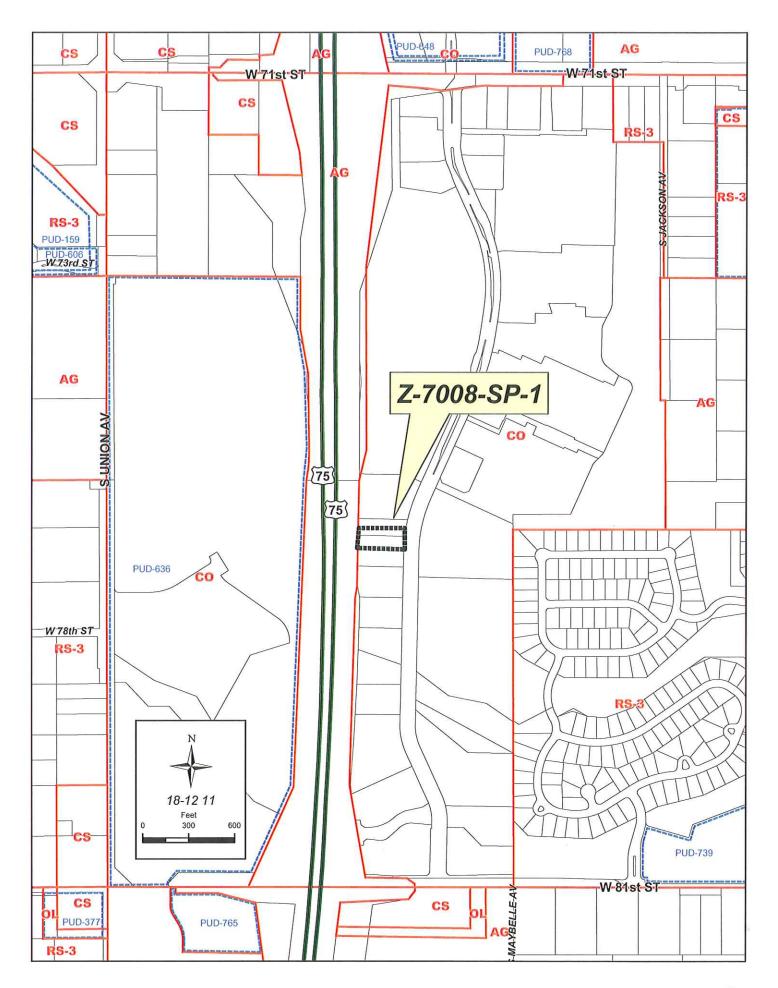
**Reason for Request**: Eye Care for Tulsa is one of northeast Oklahoma's leading ophthalmology based practices specializing in eye care for the entire family. Currently, PUD 535 does not permit medical offices, therefore, we request PUD 535 be amended to also include Use Unit 11 as a permitted use.

The balance of PUD 535's Development Standards shall remain as originally approved by TMAPC during the June 7, 1995 hearing.

The proposed Amendment was presented to the Brookside Neighborhood Association at its July 13, 2009 meeting and received a unanimous vote of approval.

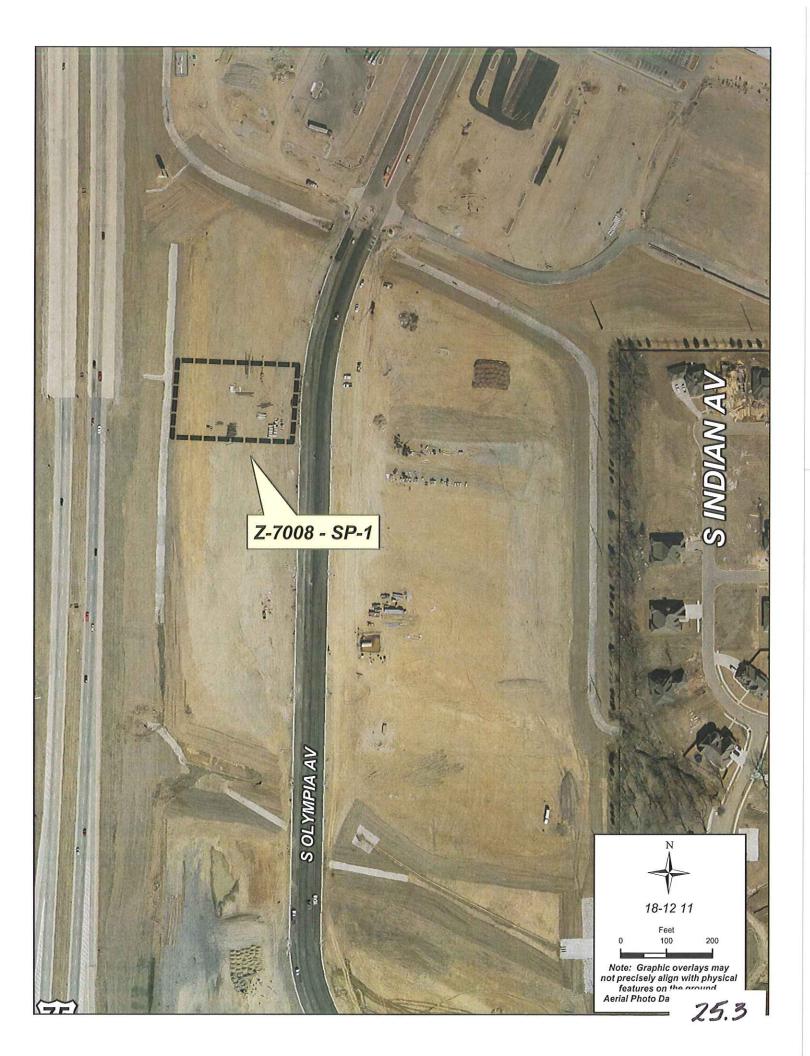


Existing Site Plan Not to scale



25.1





## STAFF RECOMMENDATION

Z-7008-SP-1:

Detail Site Plan – North of the northwest corner of S. Olympia Ave. and W. 81<sup>st</sup> Street South; Tract B, Part of Lots 6 and 7, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

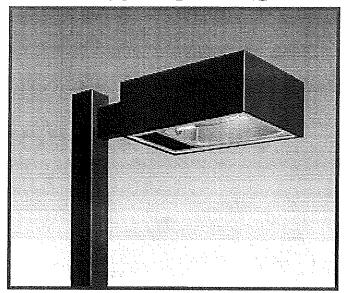
The applicant is requesting approval of a detail site plan for a 6,505 square foot (sf) Logan's Roadhouse restaurant. The proposed use, Use Unit 12 – Eating Establishments Other Than Drive-ins is a permissible use within this Development Area of the Tulsa Hills Corridor District. Associated with this detail site plan is Lot Combination LC-199, being heard by the TMAPC on 8/19/09. The lot split creating this parcel was approved by minor amendment Z-7008-SP-1 in March 2008.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. The landscape plan meets the requirements of the CO District, as well as, the landscape chapter of the Zoning Code. All sight lighting is limited to 28-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along S. Olympia Ave. as required by Tulsa Hills CO District Development Standards and Subdivision regulations.

Since the submitted plan meets all the requirements of the Tulsa Hills Corridor District development plan, staff recommends **APPROVAL** of the detail site plan for Logan's Roadhouse on the northern ½ of Lot 7 and southern ½ of Lot 6, Tract B, Block 1 – Tulsa Hills.

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

## **RSB-RCS/L SERIES**



The RSB-RCS/L Series rectangular shoebox is offered in a variety of lighting distributions with sharp cutoff to meet the challenging demands of today's site lighting projects.

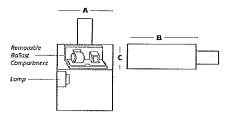






## Fixture Specifications

- · One-piece formed aluminum housing
- · Hydroformed aluminum reflector
- Die cast zinc latches permit tool-free
- High power factor ballast with -20°F starting
- · Consult factory for glare shield options
- · Lamp and arm included
- Flat tempered glass lens
- · Luminaire finished in weatherproof powder-coat paint
- · Available with photocell and polycarbonate shield
- Rotatable optics (RCL only)
- · UL listed for wet locations

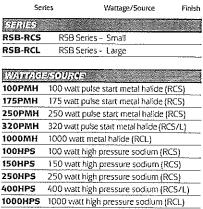


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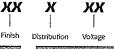
### ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RSB-RCX



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BK	Black
WH	White
PS	Platinum Silver
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4	Type IV

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MT	Multi-tap ballast (120, 208, 240, 277)
48	480 volt

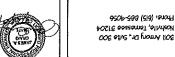
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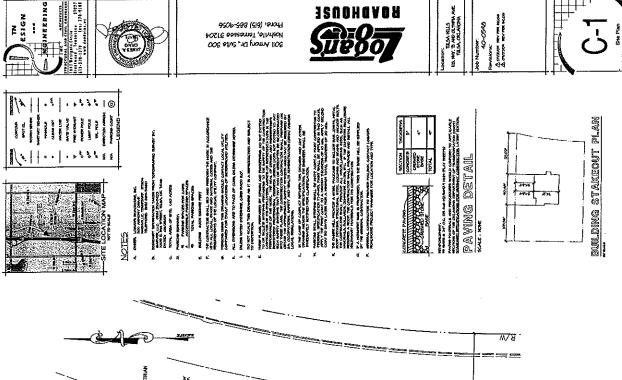


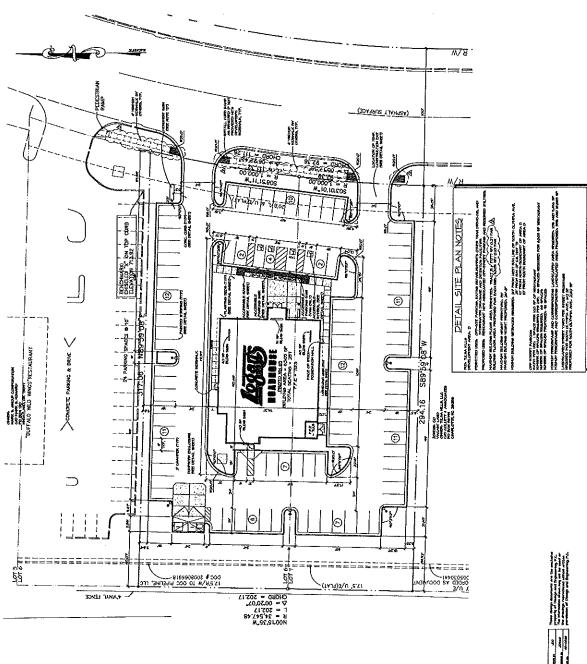














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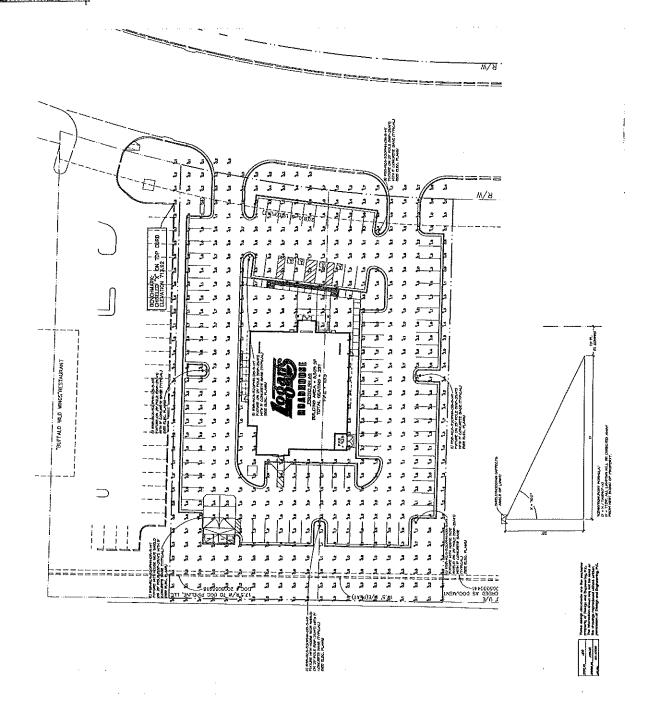


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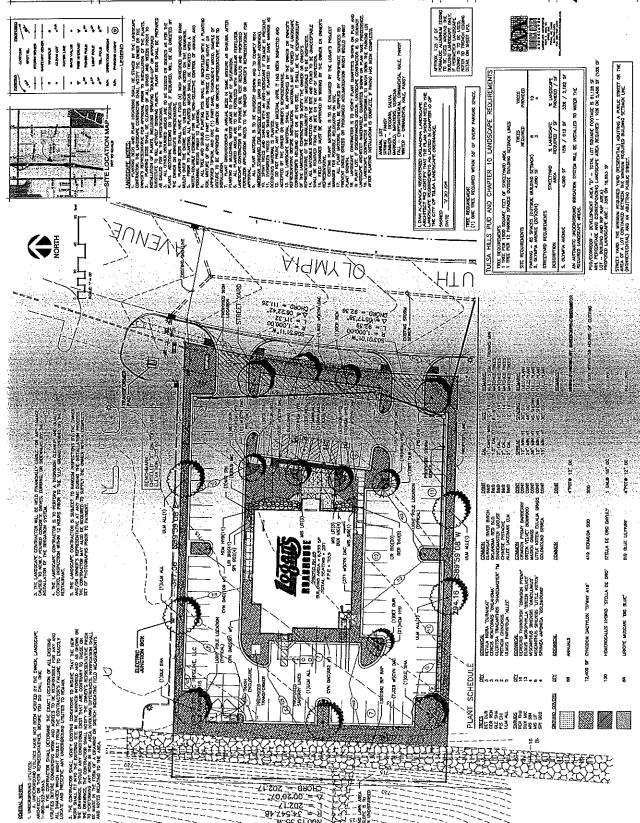




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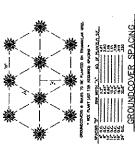




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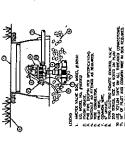




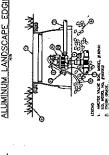


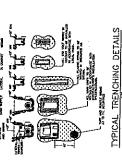






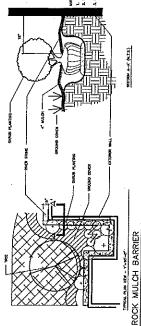




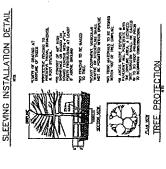




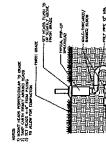
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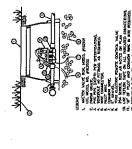


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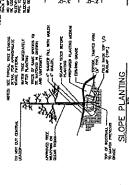


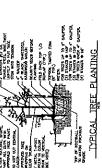




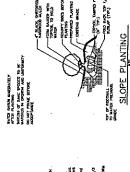


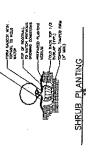
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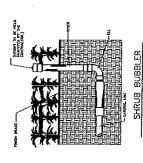


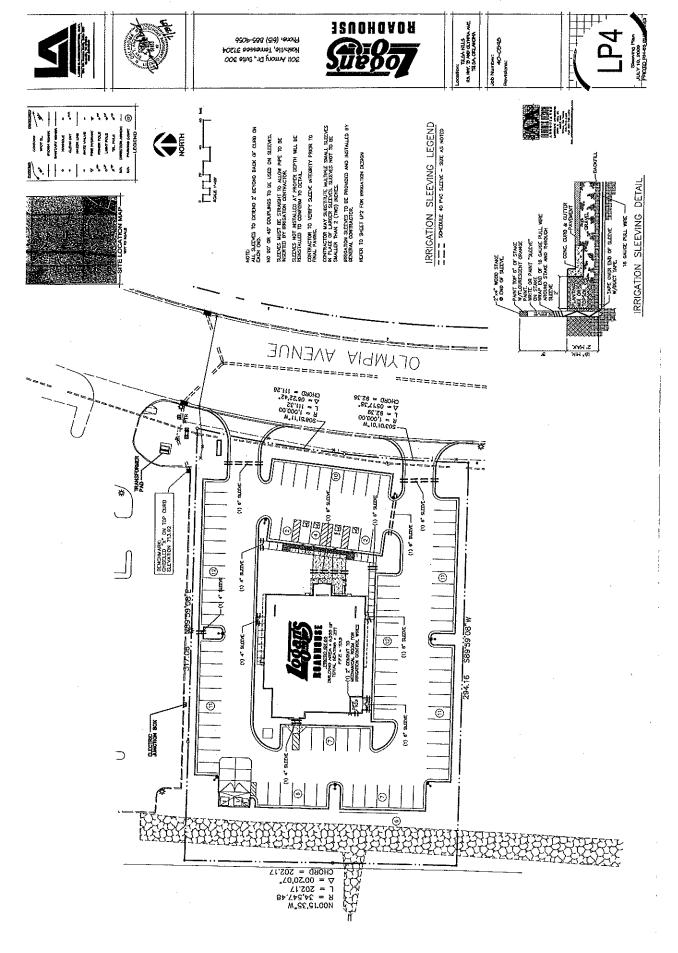
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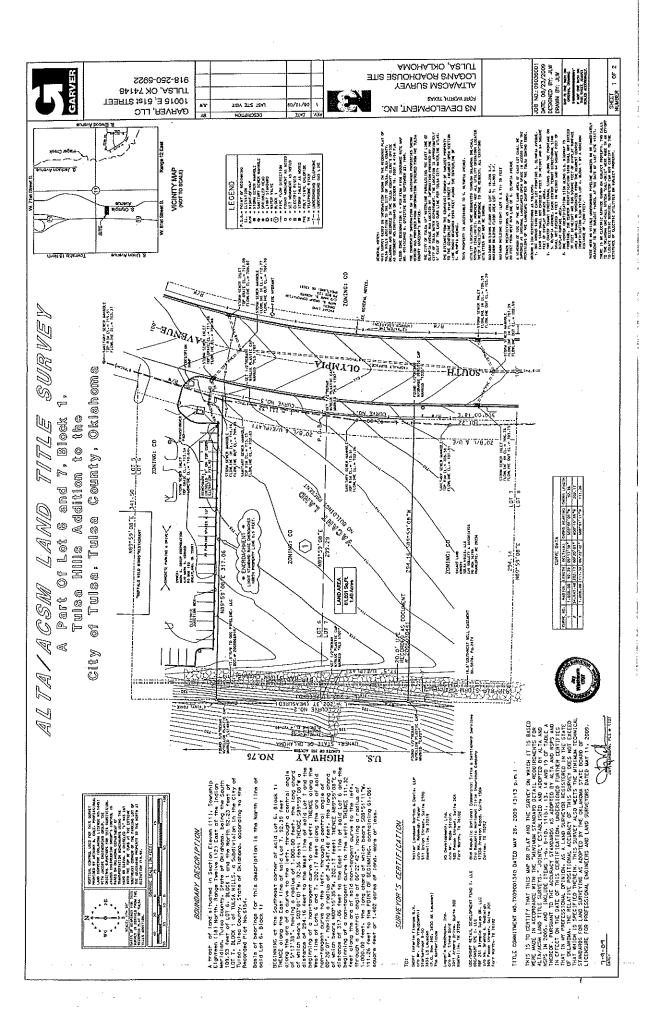




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# RIGHT ELEVATION

## TULSA, OKLAHOMA PROTOTYPE RH65 7-20-09

# EXTERIOR FINISH SCHEDULE

EXTERIOR FINISH A - 8" Rough Sawn Cedar Lap Siding Color by Sherwin Williams: Jute Brown [SW 6096]

EXTERIOR FINISH B - Board & Batten Color by Sherwin Williams: Spice Chest (SW 3513)

EXTERIOR FINISH C- 5/0" Thick Rough Sawn T1-11
Siding with 8" o.c. Shiplap Reveal
Color by Sherwin Williams: Spice Chest (5W 3513)
\*\*See Finish Board for actual colors and material samples

Asphalt Shingles - Color: Sablewood

Austrick Color: Sablewood

AND THEEFORMS SHOWN THE RELEABING OF THE PROPY

AND THEEFORMS SHOWN THE RELEABING OF THE MATERIAL REPRESERVED.

EXTERIOR FINISH E - Berridge Zee Lock System

Color: Sash Finish Galvalume

EXTERIOR FINISH Galvalume

NOTE:

NETE LAN ATTENC RENDERNG OF THE PROPOSED EXTENOR RELEVATIONS
AND THEREFORE SHOULD NOT BE RELLID UPON FOR ACCURATE COLOR
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AND TEXTURE.

LOGAN'S ROADHOUSE RESERVES THE RIGHT TO MAKE NECESSARY PROTOTYPICAL CHANGES, BOTH INTERIOR AND EXTERIOR.

SIGNS ON SIDE ELEVATIONS ARE 40 SQ. FT. EACH.

Trim Color by Sherwin Williams: Lodge Brown (SW 3007)

EXTERIOR FINISH F - Corrugated Metal Panels with Galvalume Finish







## REAR ELEVATION

## TULSA, OKLAHOMA PROTOTYPE RH65 7-20-09

EXTERIOR FINISH D - Timberline - Prestique Migh Definition Asphalt Shingles - Color: Sablewood

EXTERIOR FINISH E-Berridge Zee Lock System Color: Satin Finish Galvalume EXTERIOR FINISM F - Corrugated Metal Panels with Galvalume Finish

Trim Color by Sherwin Williams: Lodge Brown (SW 3007)

See Finish Board for actual colors and material samples

EXTERIOR FINISH C - 5/8" Thick Rough Sawn T1-11 Siding with 8" o.c. Shiplap Reveal Color by Sherwin Williams: Spice Chest (SW 2513)

NOTE:
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EXTERIOR FINISH A - 8" Rough Sawn Cedar Lap Siding Color by Sherwin Williams: Jute Brown (SW 6096) EXTERIOR FINISH B - Board & Batten Color by Sherwin Williams: Spice Chest (SW 3513)

EXTERIOR FINISH SCHEDULE



RIGHT ELEVATION

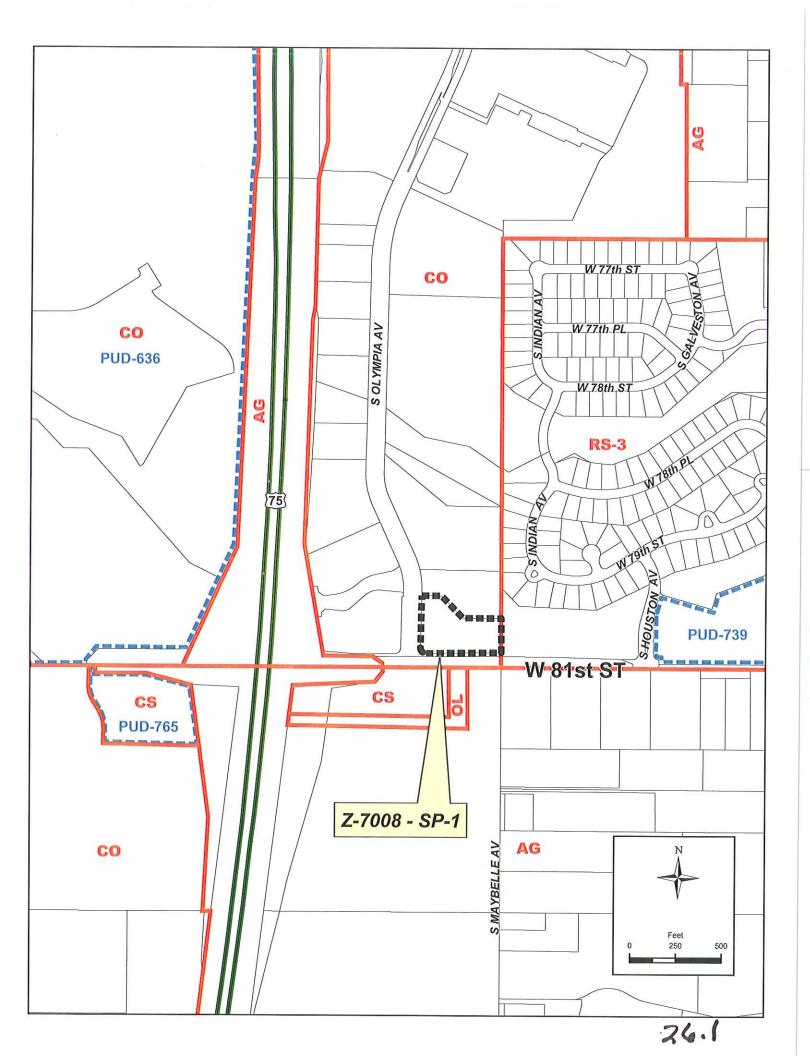
## TULSA, OKLAHOMA PROTOTYPE RH65

7-20-09

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## STAFF RECOMMENDATION

**Z-7008-SP-1**: De

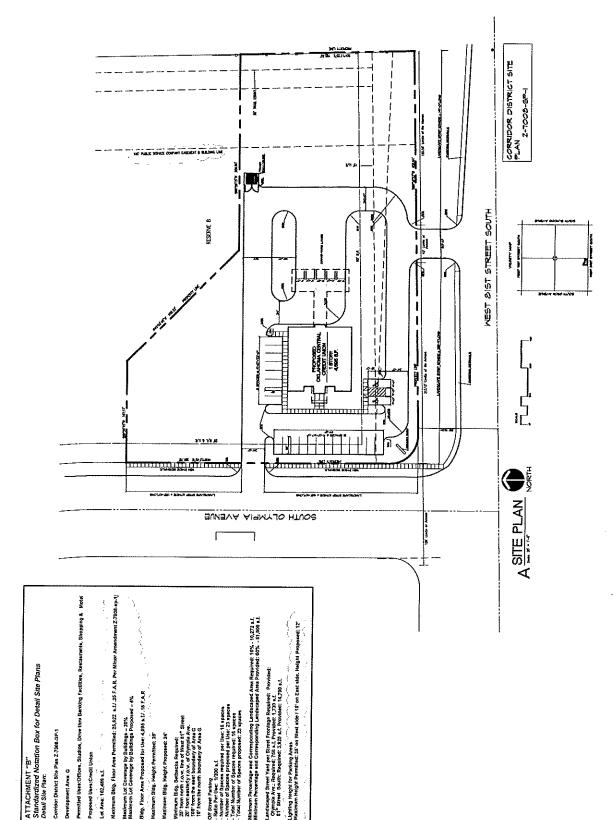
Detail Site Plan – Northeast corner of S. Olympia Ave. and West 81<sup>st</sup> Street; Lot 1, Block 2 – Tulsa Hills; TRS 8211; CZM 52; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 4,695 sf Credit Union. The proposed use, Financial Institution within Use Unit 11 – Office, Studios and Support Services including drive-thru banking facilities is a permitted use within Development Area G of the Tulsa Hills Corridor District.

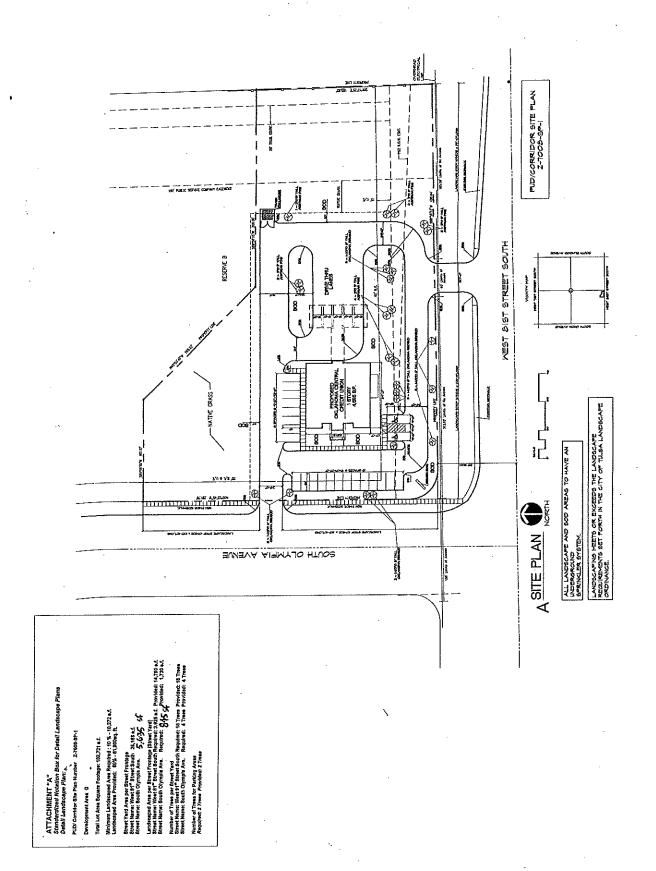
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Tulsa Zoning Code. Landscaping has been provided per Chapter 10 of the Tulsa Zoning Code. All sight lighting is limited to 12-feet in height and will be directed down and away from adjacent properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks will be provided along Olympia Avenue and West 81<sup>st</sup> Street as required by CO District Development Standards and Subdivision regulations.

Since the submitted detail site plan meets all the development standards of the approved Tulsa Hills corridor district development plan, staff recommends **APPROVAL** of the detail site plan for the Oklahoma Central Credit Union to be located on Lot 1, Block 2 – Tulsa Hills.

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



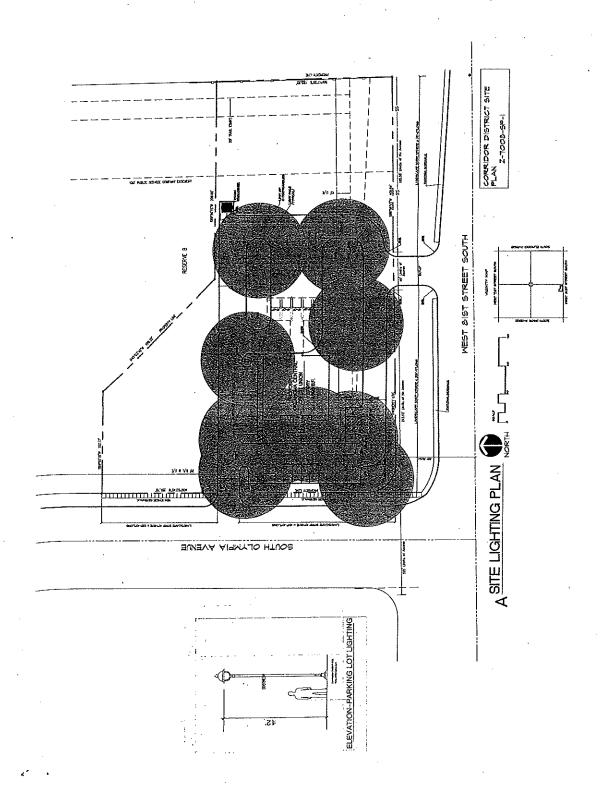
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OKLAHOMA CENTRAL CREDIT UNION

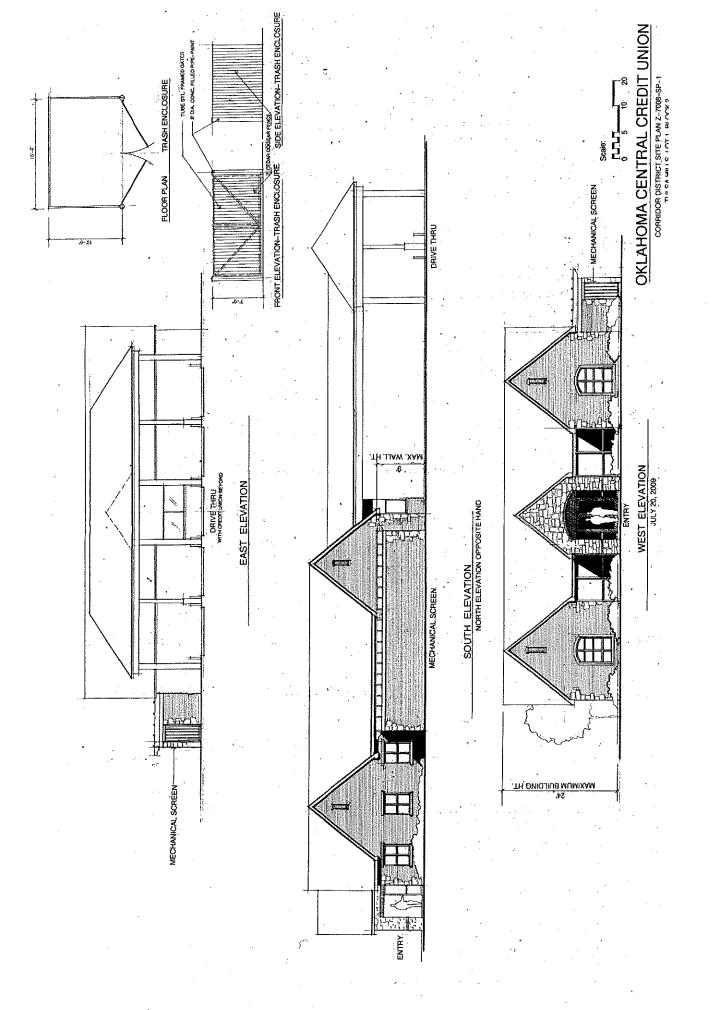
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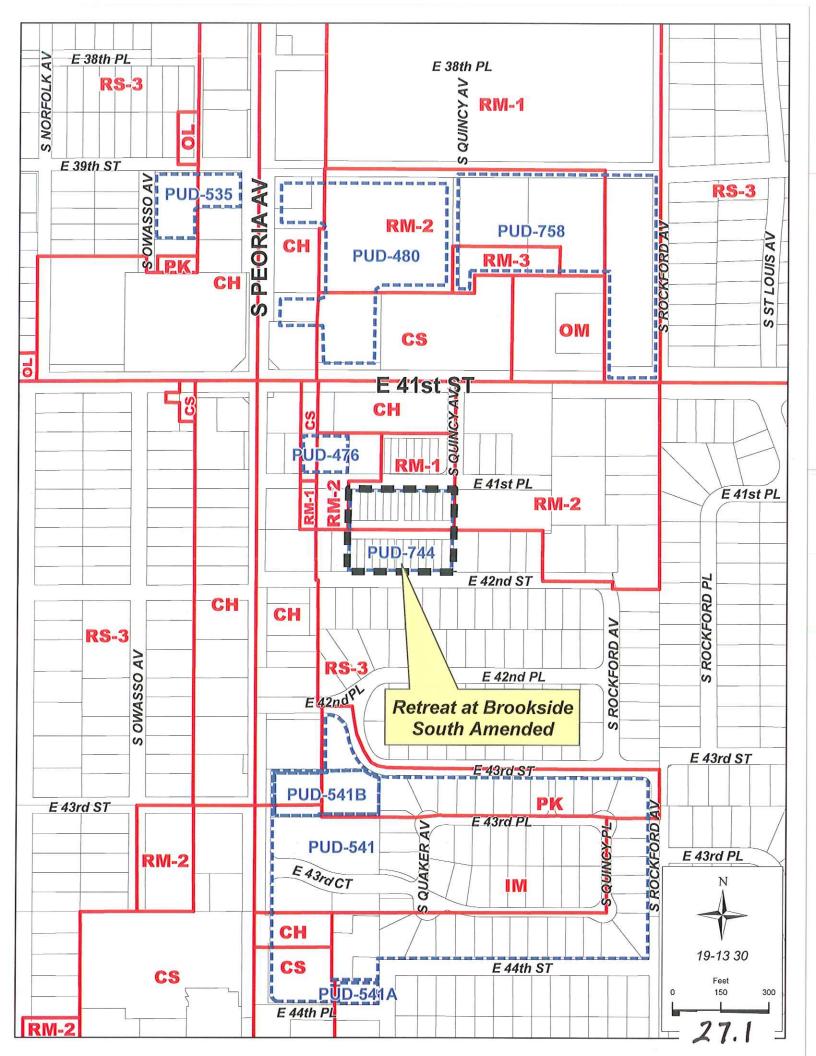


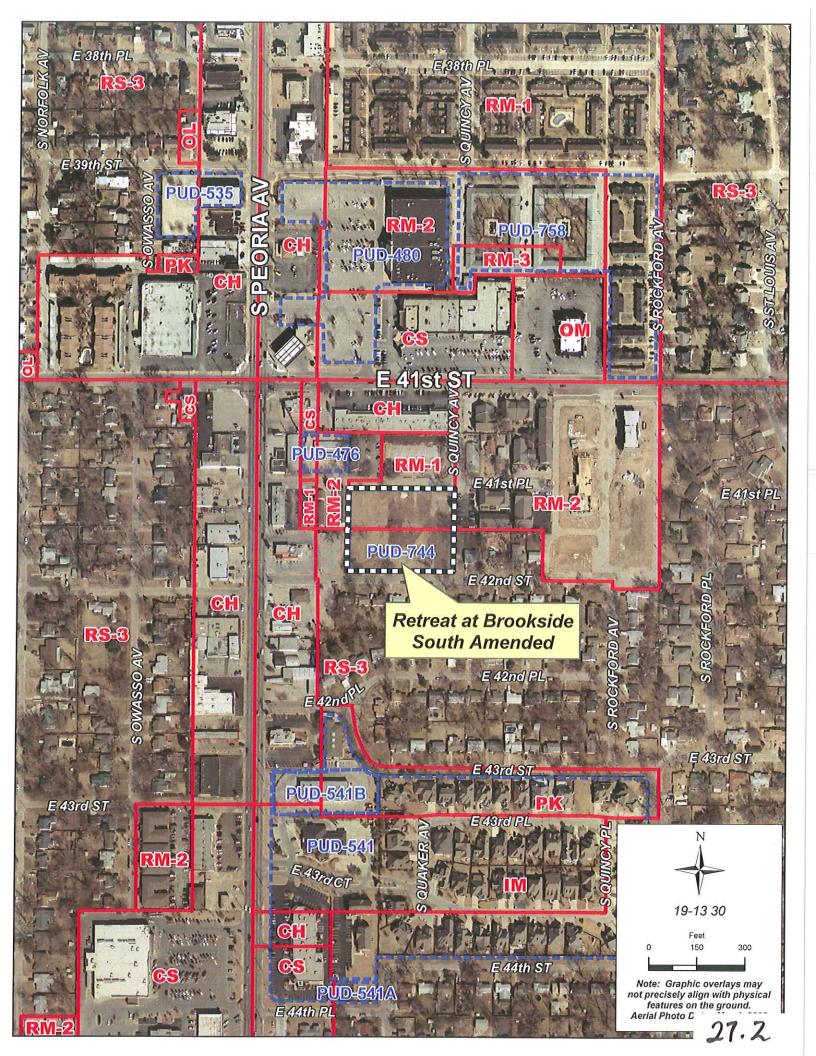
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## PRELIMINARY SUBDIVISION PLAT

<u>The Retreat at Brookside South Amended -</u> (9330) (PD 6) (CD 9) South of the Southeast corner of East 41<sup>st</sup> Street South and South Peoria Avenue

This plat consists of 12 Lots, 2 Blocks, on 1.96 acres.

The following issues were discussed July 16, 2009 at the Technical Advisory Committee (TAC) meeting:

- Zoning: The property is zoned PUD 744 A. Fix typo's in covenants. All PUD requirements must be shown in the covenants.
- 2. Streets: Show right-of-way on west side of development. Sidewalks required along 41<sup>st</sup> Place and 42<sup>nd</sup> Streets. Provide sidewalk note on face of plat.
- 3. Sewer: Add the required easement for the relocated sanitary sewer lie, in accordance with the plans for SSID 739 (B) Rev, and as included on the plat for the Retreat at Brookside South. The proposed storm line appears to be in a sanitary easement. Much of that easement is no longer necessary and should be vacated. Until vacated the storm line cannot be placed there. In Section I C 2, omit the words "in excess of 3 feet".
- **4. Water:** Add surrounding addition names. Certificate of Authorization for both engineer and surveyor has expired as of June 30, 2009. Section D after the word "the add "above paragraphs".
- 5. Storm Drainage: The plat, that is being amended, had numerous notes relative to the requirements for this Additions' placement in the Perryman Ditch City of Tulsa Regulatory Floodplain. Those same notes must be placed on the face of this plat. The boundaries of that Floodplain must be shown and labeled. The Floodplain in this multiple lot addition must be placed in a Reserve Area Overland Drainage Easement (ODE). Show and label the boundary of the ODE on the face of plat. The storage capacity of the floodplain on this site must be maximized, taking into account the proposed structures and obstructions. A Finished Floor Elevation of 637.3 NGVD29 or higher must be required and labeled on each lot. Add City of Tulsa standard covenant language for Overland Drainage Easement in a Reserve area. Use City of Tulsa Standard Covenant Language for water, sanitary sewer, and storm sewer service. Add a roof drainage subsection to state that: "All roof drains must be piped to the public drainage system. The designer should

consider the existing curb inlets along the two streets and arrange the lots so that the inlets do not interfere with the drives.

- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: No comments.
- 7. Other: Fire: No Comments. GIS: Add e-mail address for surveyor. Show proper street names and addresses on face of plat.

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

## Waivers of Subdivision Regulations:

1. None requested.

## **Special Conditions:**

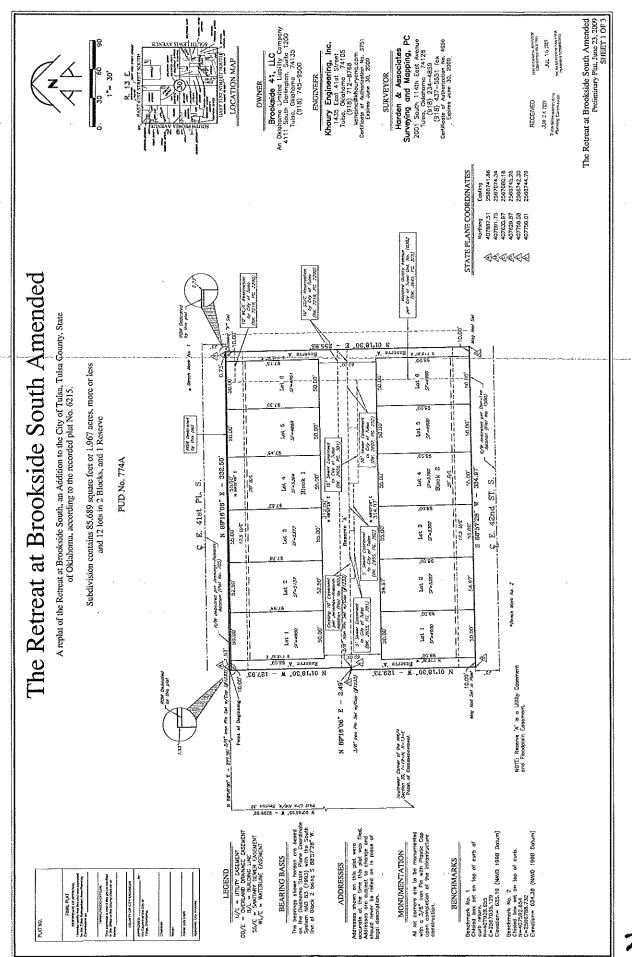
1. The concerns of the public works department staff must be taken care of to their satisfaction.

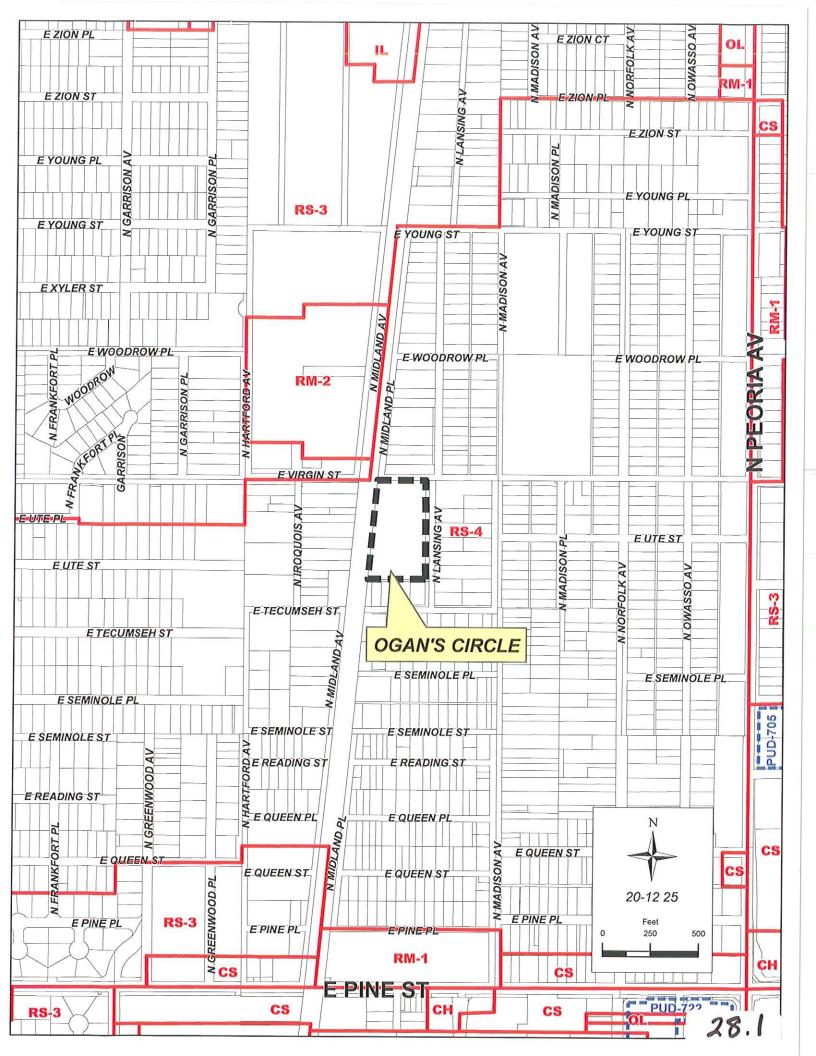
## **Standard Conditions:**

- Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
- 2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
- 3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owner(s) of the lot(s).
- 4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
- 5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
- 6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
- 7. A topo map shall be submitted for review by TAC (Subdivision Regulations).

- (Submit with drainage plans as directed.)
- 8. Street names shall be approved by the Public Works Department and shown on plat.
- 9. All curve data, including corner radii, shall be shown on final plat as applicable.
- 10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
- 11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
- 12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
- 13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
- 14. The method of sewage disposal and plans therefore shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
- 15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
- 16. The method of water supply and plans therefore shall be approved by the City/County Health Department.
- 17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
- 18. The key or location map shall be complete.
- 19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
- 20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
- 21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
- 22. All other Subdivision Regulations shall be met prior to release of final plat.

- 23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
- 24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.







## PRELIMINARY SUBDIVISION PLAT

Ogan's Circle - (0225) (PD 2) (CD 1)
Southwest corner of North Lansing Avenue and East Virgin Street

This plat consists of 14 Lots, 1 Block, on 3.21 acres.

The following issues were discussed July 16, 2009 at the Technical Advisory Committee (TAC) meeting:

- **1. Zoning:** The property is zoned RS-4.
- 2. Streets: Additional 15 feet of right-of-way required along Virgin. Minimum radius of curves along Virgin must be 30 feet. LNA is not required along Lansing. Sidewalk required along Virgin Street and Lansing Avenue and Court. Sidewalk note required on face of plat or in covenants.
- 3. Sewer: The existing PVC sanitary sewer line, from existing manhole # 110 to existing manhole # 627, must be replaced by ductile iron pipe to meet City of Tulsa Design Criteria.
- **4. Water:** A waterline extension processed with City of Tulsa Engineering Services.
- 5. Storm Drainage: Please remove the contours from the face of plat. The Covenants have language for an Overland Drainage Easement (ODE), but none were shown on the face of plat. Residential flooding occurs in the public drainage system down stream from this site. Therefore detention for the increased runoff must be provided unless no adverse impact can be shown. In "Flood Information" the date of the atlas should be January 2008. If a stormwater detention facility and easement, and/or an overland drainage easement are used; then they must be placed in a reserve, and the City of Tulsa standard language, for the maintenance of that type of easement in a reserve, must be added to the covenants.
- 6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: No comments.
- 7. Other: Fire: No comments. GIS: Submit a subdivision control data form (Appendix D), last page of the Subdivision Regulations for the Tulsa

Metropolitan Area, in which the first point shall be the POB (point of beginning) with two other points on or near the plats' boundary. The street name should be North Kenosha Court instead of North Lansing Court.

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

## Waivers of Subdivision Regulations:

1. None requested.

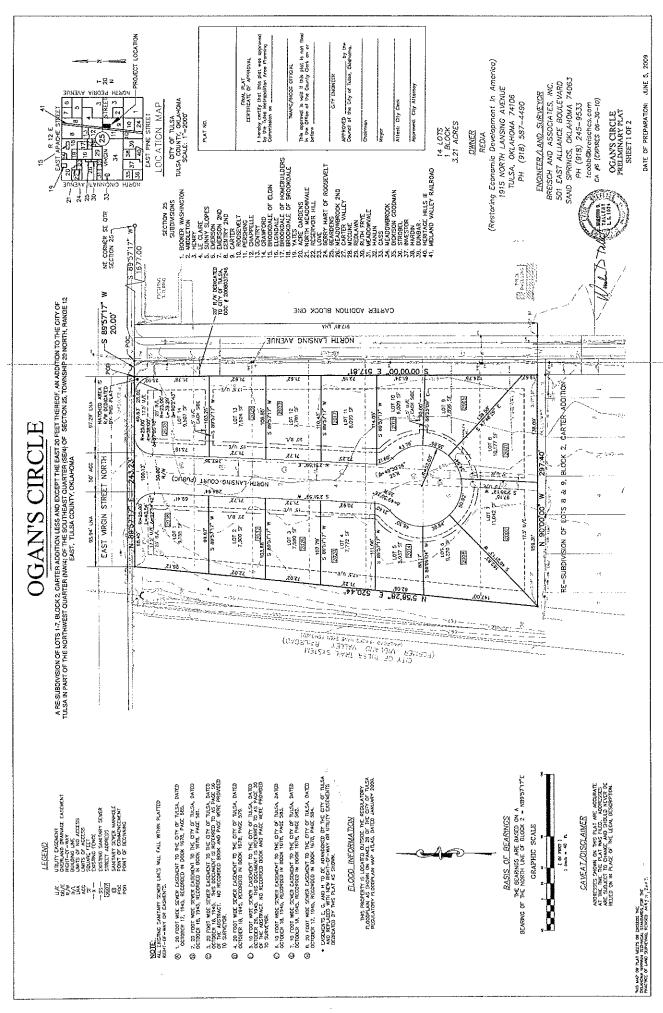
## **Special Conditions:**

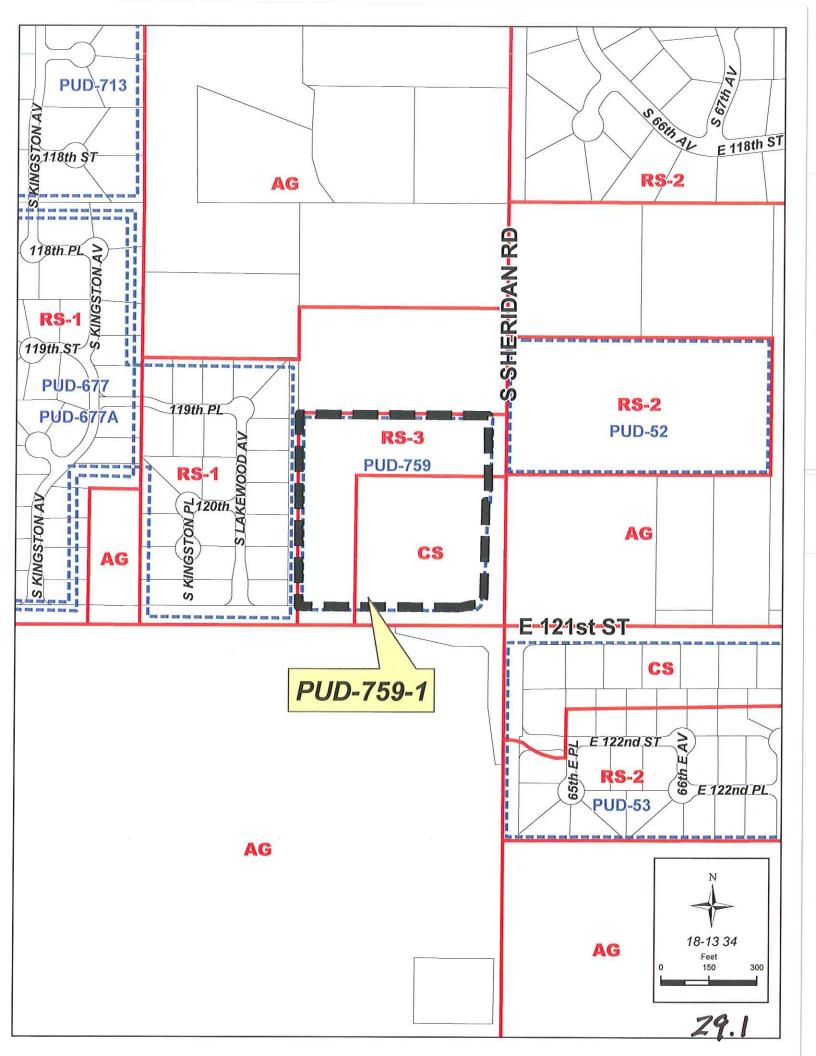
1. The concerns of the public works department staff must be taken care of to their satisfaction.

## Standard Conditions:

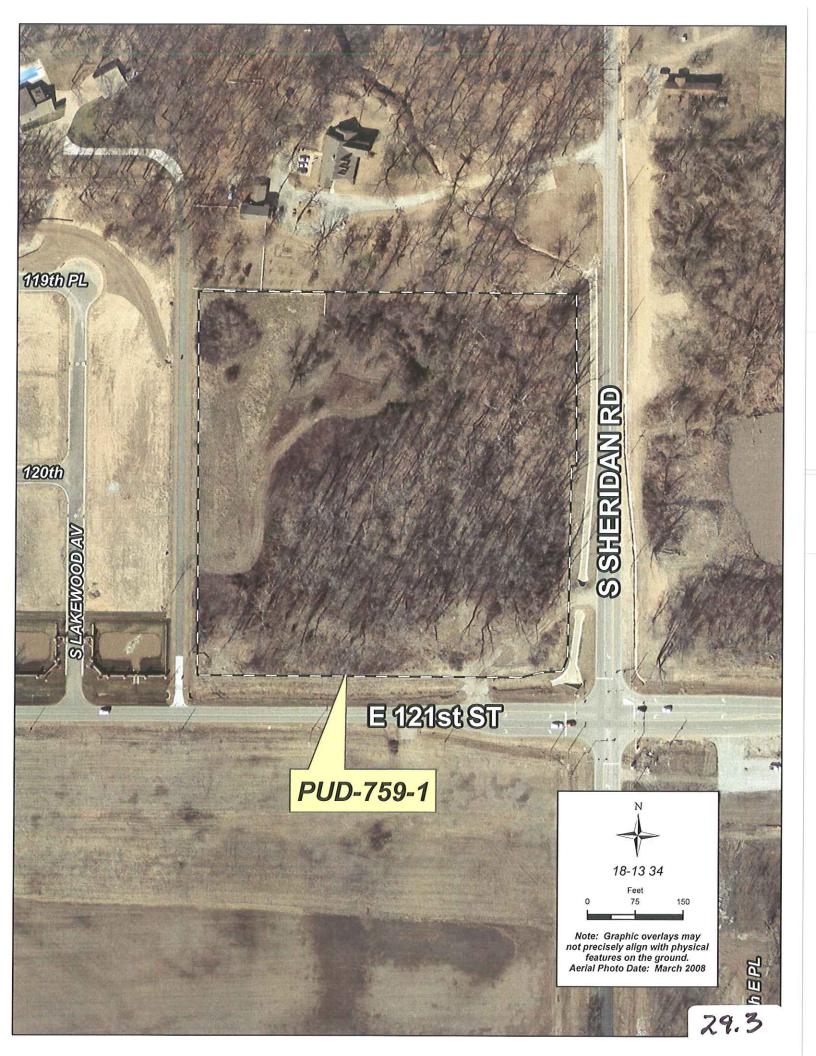
- Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
- Water and sanitary sewer plans shall be approved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

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









# STAFF RECOMMENDATION

PUD-759-1:

Minor Amendment – North of the northwest corner of 121<sup>st</sup> Street South and South Sheridan Road; Lots 1, 2, and 3, Block 2 and Lots 1 and 2, Block 5 – Crestwood Village; TRS 8334; CZM 57; PD 26; CD 8; CS/RS-3/PUD.

The applicant is requesting a minor amendment to increase the permitted height of a screening wall and two architectural features for the development. Specifically, the request is to allow only the stone columns of the wall to be 10' in height; allow two wall sections at the residential development entry containing the signs for the development to be 10' in height; and two architectural features at the residential entry of the development to be 16.26' in height (please refer to attached Exhibit LS03).

§1107, H-9 of the zoning code states that the TMAPC may approve by minor amendment, "changes in structure heights provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered". By definition in section 1800 of the zoning code, the term "structure" includes "anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, parking areas, walks, fences, and signs".

To reiterate, applicant is not seeking an increase to 10' for the entire wall, but rather for the columns alone, two sections of wall near the resdietnial entrance where the development identification signs will be, and two architectural features at the residential entrance to the development. The City of Tulsa Fire Marshall and Traffic Engineering have both signed off for the gates and entry features. There are no line-of-sight-issues as indicated by the Traffic Engineering sign off.

Since the request is not seeking to increase the height of the entire wall, staff views the request as minor in nature and believes that approval of the minor amendment will not substantially alter the approved PUD standards and the character of the development. Therefore, staff recommends **APPROVAL** of minor amendment PUD-759-1.

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

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PUD 759

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PUD No. 759
DETAILED SITE PLAN
DEVELOPMENT AREA A

Entry Feature Construction Documents

PUD No. 769

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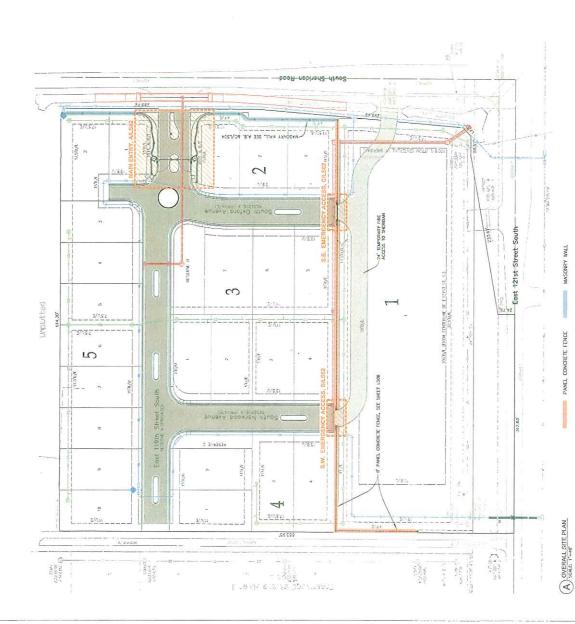


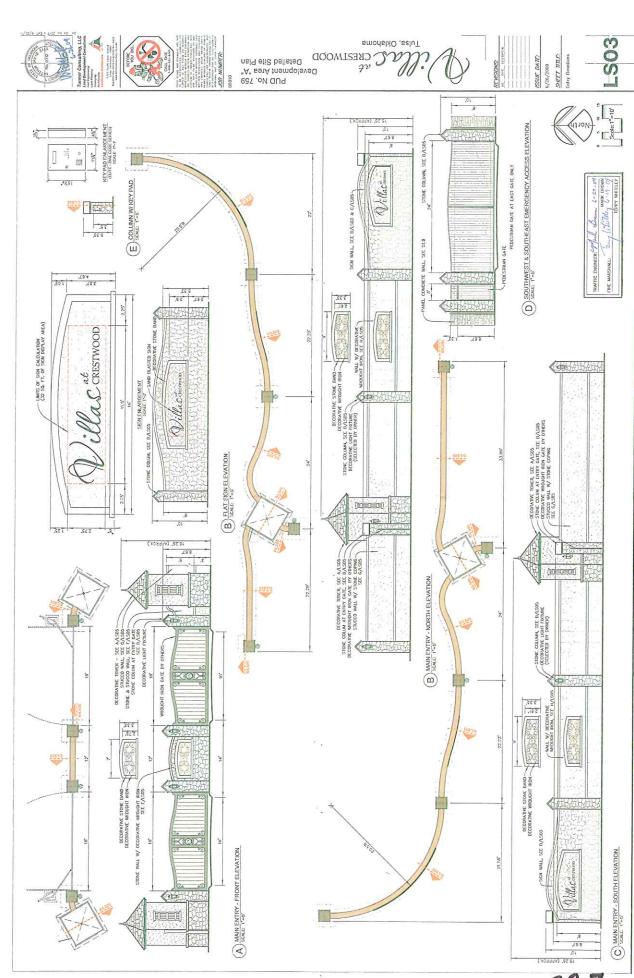


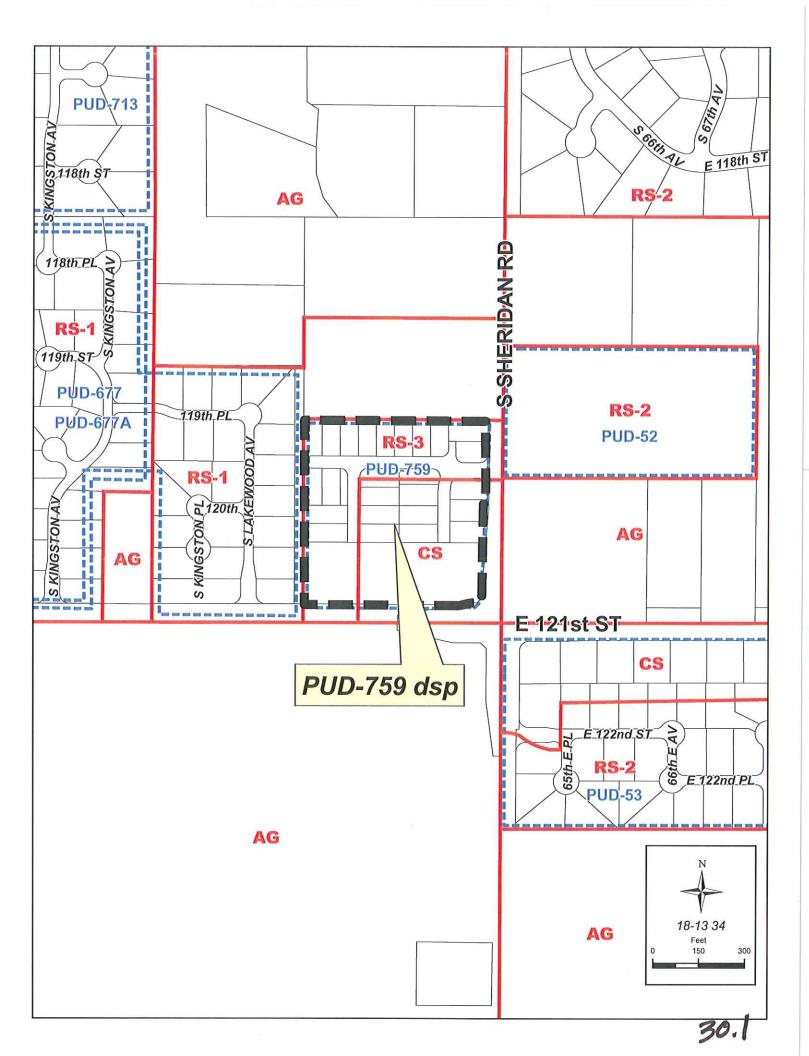
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Utility Legend

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#### STAFF RECOMMENDATION

PUD-759:

Detail Site Plan – North of the northwest corner of 121<sup>st</sup> Street South and South Sheridan Road; Lots 1, 2, and 3, Block 2 and Lots 1 and 2, Block 5 – Crestwood Village; TRS 8334; CZM 57; PD 26; CD 8; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a masonry wall, emergency access gates between the residential and commercial developments and gates and entry features for the main entry to the residential development. Associated with this site plan review is minor amendment PUD-759-1 also on the August 5, 2009 agenda of the TMAPC. Approval of this detail site plan is contingent upon approval if the aforementioned minor amendment request.

Should the Planning Commission approve the minor amendment request the submitted site plan meets all applicable height and setback limitations. Access to the site is provided from two emergency only access points along the southern border of the residential development shared with the commercial development to the south and one main access point to the residential development from South Sheridan Road. The City of Tulsa Fire Marshall and Traffic Engineering have signed off in approval of the access points and gates.

Staff recommends **APPROVAL** of the detail site plan for the masonry wall, gates, and entry features located on Lots 1, 2, and 3, Block 2 and Lots 1 and 2, Block 5 – Crestwood Village.

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

Development Area "A" A" Development Area "A" Defeiled Site Plan

Tulsa, Oklahoma CKESTWOOD DO

6/26/2000 SHEET TILE ISSUE DATE

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PUD 759

OWNER:

Greatwood of the River, LLC
As Distance Lended Labelity Company
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Phone (1912) 2019—2029
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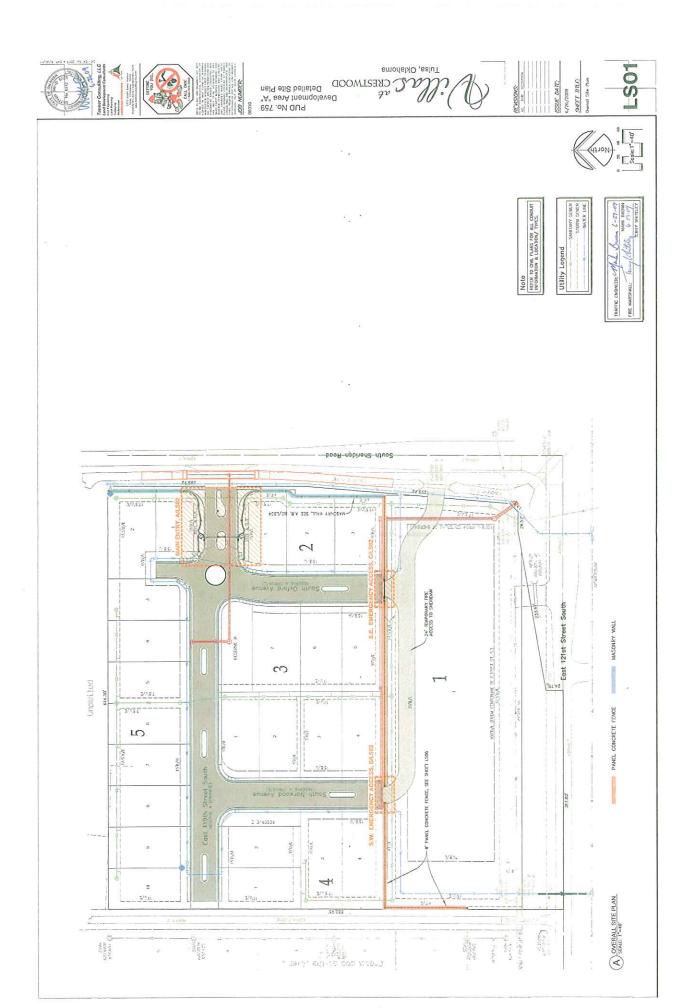
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LANDSCAPE ARCHITECT:
Tanner Consulting, LLC
MATH Mark Hart, ASA,
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Colorett, Mark Deep

PUD No. 759
DETAILED SITE PLAN
DEVELOPMENT AREA A

Entry Feature Construction Documents

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Tulsa, Oklahoma

Tulsa, Oklahoma





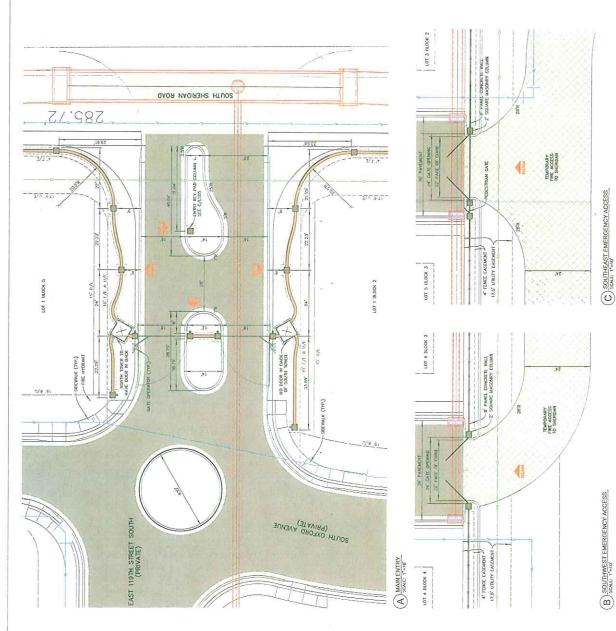


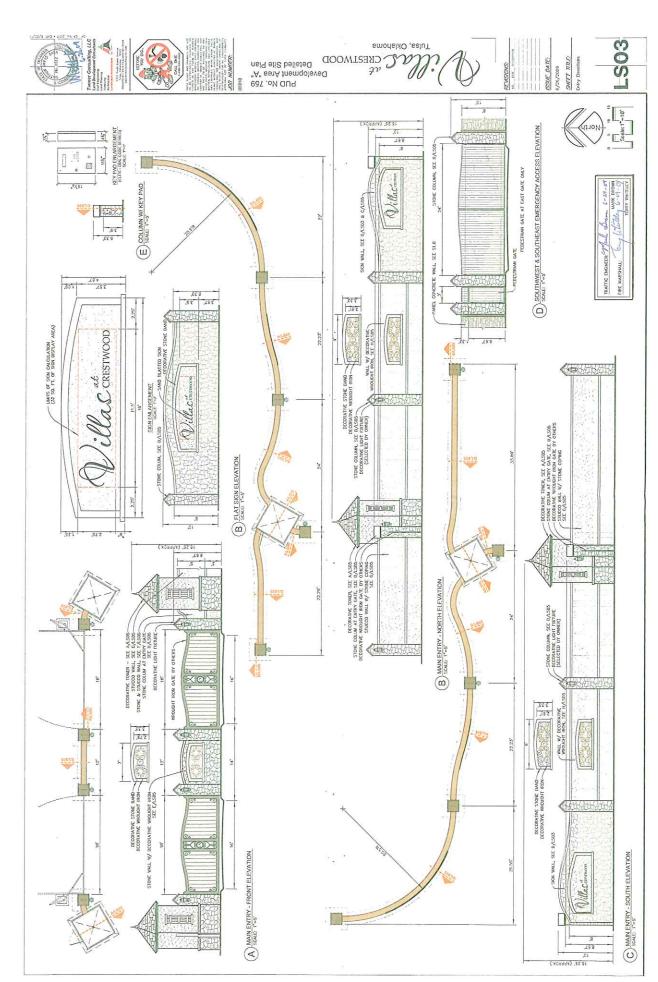


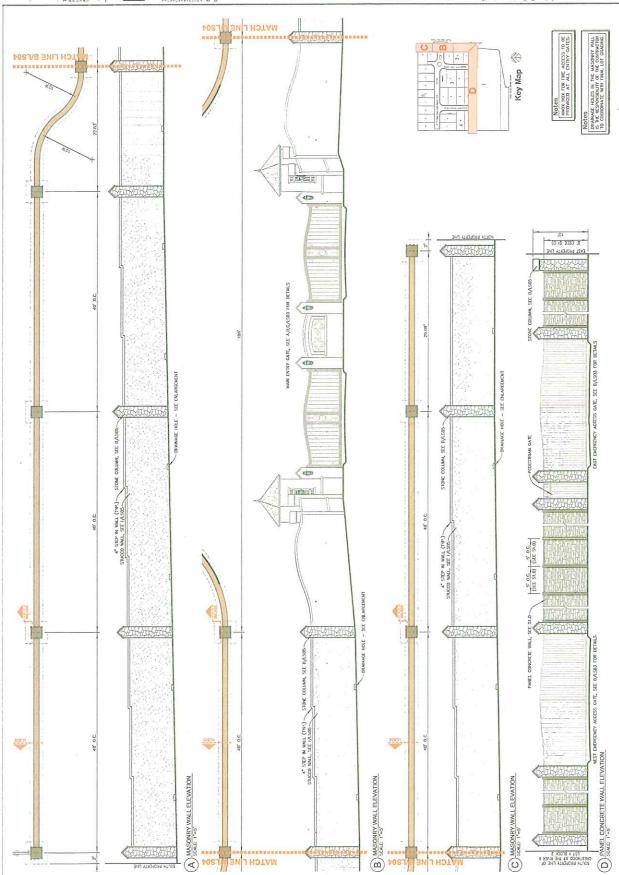


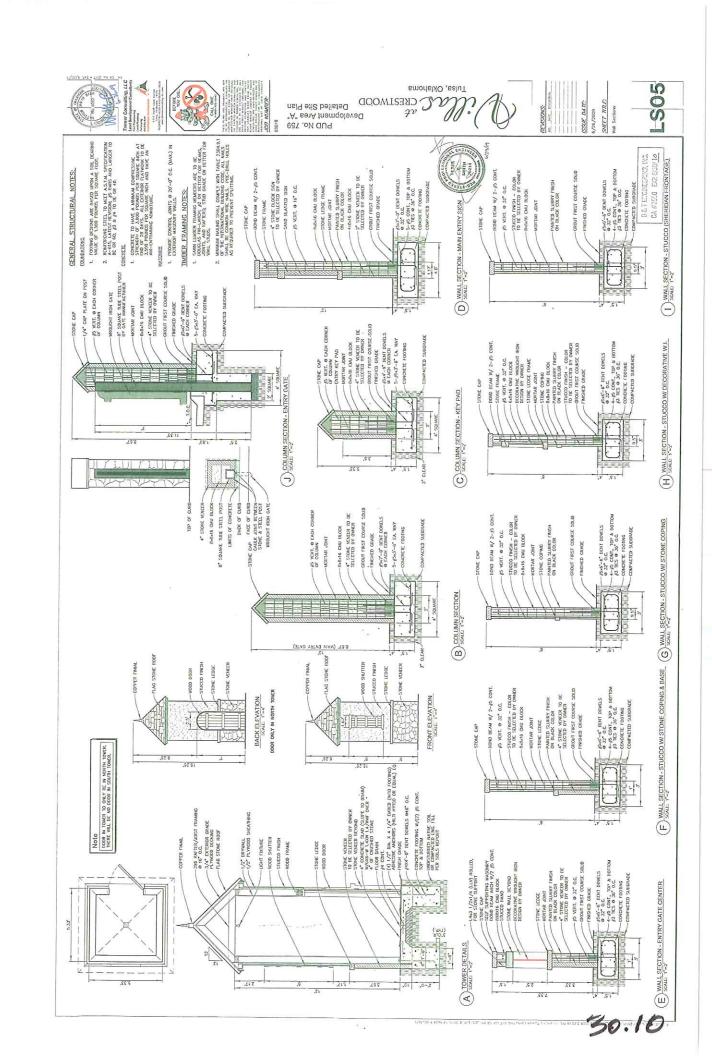


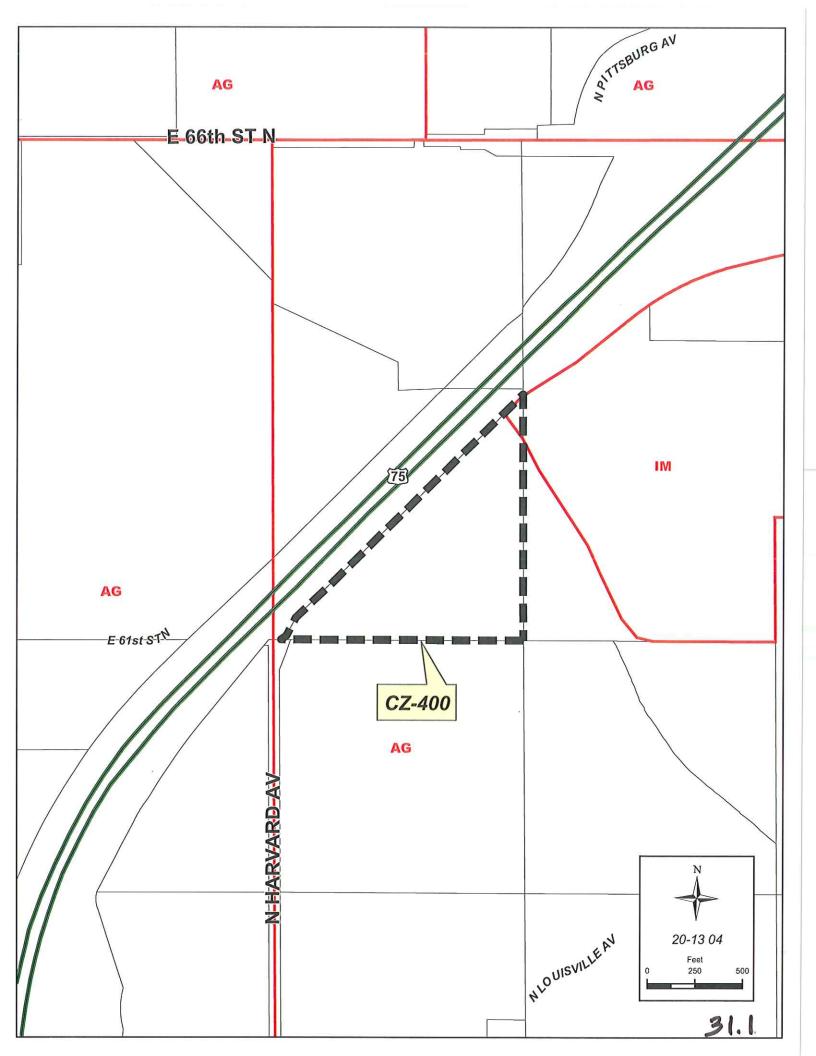


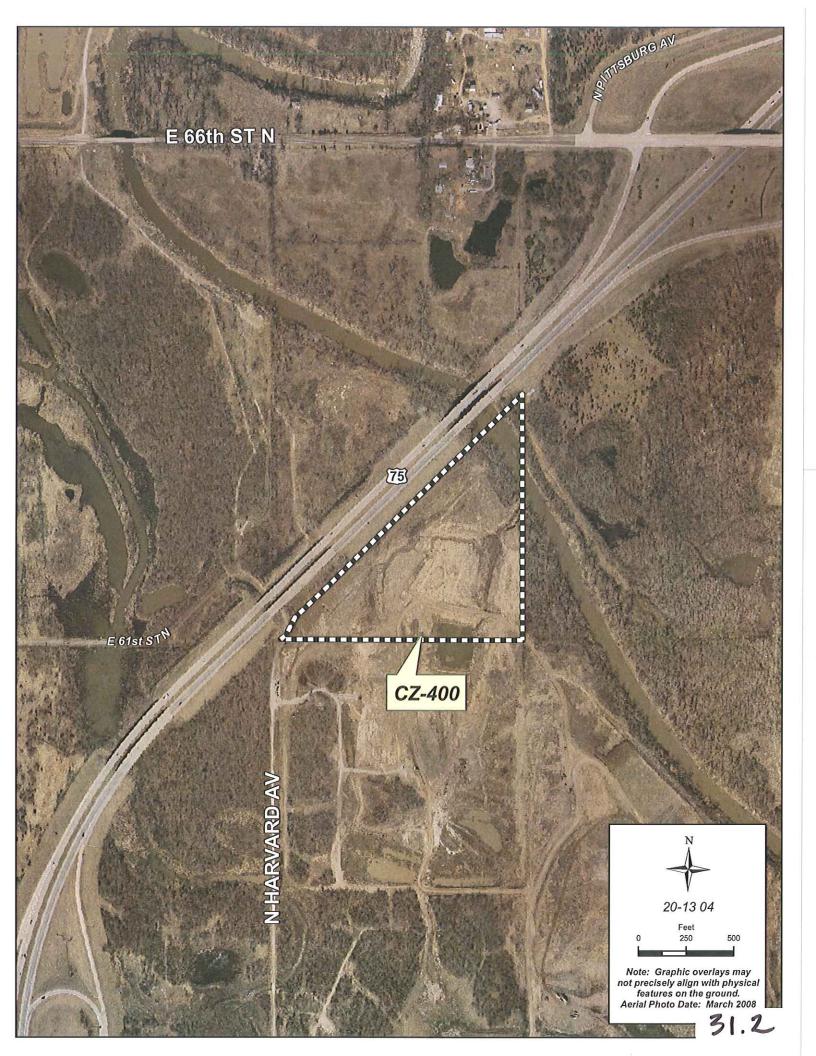
















# OKLAHOMA DEPARTMENT OF TRANSPORTATION 200 N.E. 21<sup>st</sup> Street Oklahoma City, Oklahoma 73105

July 20, 2009

City of Tulsa Metropolitan Area Planning Commission Williams Tower II, Suite 800 Two West Second Street Tulsa, Oklahoma 74103

Re: Case Number CZ -400

The Planning & Research Division of the Oklahoma Department of Transportation has reviewed the proposed change of zoning classification of property located at the northeast corner of N. Harvard Avenue and E. 61<sup>st</sup> N. Please be advised that any new or modified access to US HWY 75 will require the approval of the ODOT Division 8 Engineer. For information concerning access and permits, please have the applicant contact the following:

Mr. Randle White, P.E., Division Engineer Oklahoma Department of Transportation P.O Box 660 Tulsa, Oklahoma 74101 918-838-9933 918-832-9074 FAX

Please be advised that it is the local responsibility to prevent any land use development along highway corridors which would be incompatible with federal noise standards. Failure to properly control development excludes the use of federal transportation funds for noise abatement relief.

We appreciate the opportunity to review and comment on this proposed action.

Sincerely,

Ginger McGovern, P.E.

Planning & Research Division Manager

**GM:DCB** 

c: Division 8 Engineer

# TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

**APPLICATION: CZ-400** 

TRS 0304 Atlas 0

CZM 22 PD- County

TMAPC Hearing Date: August 5, 2009

**Applicant:** TMAPC **Tract Size**: 19.6± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of North Harvard Avenue and

East 61<sup>st</sup> 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: FD PROPOSED USE: Floodway

# **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 66<sup>th</sup> Street North and North Yale Avenue.

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

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

<u>CZ-257 November 1999:</u> 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 66<sup>th</sup> Street North and East 76<sup>th</sup> Street North.

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

<u>CBOA-204 June 18, 1982:</u> 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 56<sup>th</sup> 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 is it within the North Tulsa County Plan. According to the Regulatory Floodplain Map Atlas, the property lies within two regulatory floodplains, which designation allows very limited use and virtually no development.

<u>STAFF RECOMMENDATION:</u>
The site's location entirely within the two regulatory floodplains makes it unsuitable for most types of development as a matter of public safety. Therefore, staff recommends APPROVAL of FD zoning for CZ-400.

08/05/09







# TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

**APPLICATION:** CZ-400

**TRS** 0304

Atlas 0

**CZM** 22

PD- County

TMAPC Hearing Date: August 5, 2009

(Continued from 6/3/09, 6/17/09)

Applicant: John W. Moody

Tract Size: 19.6+ acres

ADDRESS/GENERAL LOCATION: North of northeast corner of North Harvard Avenue and

East 61<sup>st</sup> 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:**

<u>CZ-298 March 2002:</u> 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 66<sup>th</sup> Street North and North Yale Avenue.

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

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

<u>CZ-257 November 1999:</u> 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 66<sup>th</sup> Street North and East 76<sup>th</sup> Street North.

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

<u>CBOA-204 June 18, 1982:</u> 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 56<sup>th</sup> 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 61<sup>st</sup> 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.

08-05-09

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On MOTION of CARNES, TMAPC voted 8-1-0 (Cantrell, Carnes, Leighty, Liotta, Marshall, Midget, Shivel, Walker "aye"; Wright "nay"; none "abstaining"; Dix, McArtor "absent") to recommend APPROVAL of PUD-770 per staff recommendation, subject to Loblolly pine trees, no less than six feet in height at the time of planting, being placed along the eastern boundary line spaced twenty feet (20') apart as modified by the Planning Commission. (Language with a strike-through has been deleted and language with an underline has been added.)

Legal Description for PUD-770:

Lots 1, 2, 3 and the west 29' of Lots 18, 19, and 20, Block 1, Sunrise Terrace Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

\*\*\*\*\*\*\*\*\*

Mr. Dix in at 2:10 p.m.

FILE COPY

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)

# STAFF RECOMMENDATION:

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 66<sup>th</sup> Street North and North Yale Avenue.

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

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

<u>CZ-257 November 1999:</u> 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 66<sup>th</sup> Street North and East 76<sup>th</sup> Street North.

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

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 56<sup>th</sup> 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 61<sup>st</sup> 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 floodways 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.

Ms. Matthews explained that after a discussion with the applicant and his attorney it was discovered that the subject property is in area that is within a flood zone, but it is also in two regulatory floodways. The applicant is going to ask the Planning Commission to withdraw this application and request that the Planning Commission to initiate rezoning the subject property to FD. The subject property is within the County and the County has a FD district and the earliest staff could give notice for this would be for a public hearing on August 5, 2009. Staff is recommending that the Planning Commission direct staff to initiate the rezoning to FD.

# TWAPC COMMENTS:

In response to Ms. Cantrell, Ms. Matthews explained that the applicant is willing to withdraw his application if the Planning Commission is willing to rezone the subject property to FD. Staff, at this point, is willing to recommend FD zoning for the subject property.

Ms. Wright asked what FD zoning stands for. In response, Ms. Matthews stated that it is for flood district and is in the County Zoning Code book, Chapter 10.

Mr. Leighty asked why the applicant is asking for this rezoning. Ms. Matthews stated that the applicant didn't realize that they were in two regulatory floodways. The applicant would like to have it reflected adequately what the propensities of the property are and for public protection. The idea is to not build within the floodways and not to allow concentrations of sensitive populations be there.

Applicant's Comments:

John Moody, 5610 E. 76th St, 74136, representing Jean and Brent Hendricks, owners of the subject property, stated that he originally requested industrial zoning because all of the subject area is zoned industrially. The subject area has been a landfill for many years. His client's father and family has owned the subject property and sold it off at various times, and his client has inherited the only remaining piece. His client was trying to determine how the subject property might be used and didn't know the full extent of the floodplain problems until the application was filed. After the continuance he met with staff and Ray Jordan. County Engineer, and learned that the subject property is actually in two floodplains and it restricts the development of the property. This doesn't leave his client much of anything to do or give them any certainty of what can be done with the subject property. After discussion with staff and the County Engineer his client decided to ask the Planning Commission to initiate the subject property to FD. Construction would be limited to only things that would not impact the capacity to carry the floodwater. Those uses that could be approved by the Board of Adjustment are limited to things such as cell phone towers, mobile towers, outdoor advertising signs and things of that nature. The only thing that makes sense is to rezone the subject property to FD and it is the most restrictive.

Mr. Moody suggested that they continue the IM application until hearing the outcome of the FD rezoning application. He will withdraw the IM application if the FD zoning is approved.

# TMAPC COMMENTS:

Mr. Leighty asked how much this would cost and where the funds would come from if the Planning Commission initiates the rezoning. Ms. Matthews stated that the applicant spent \$1,700.00 for the IM application. The Planning Commission would have to pay basically the same for notification. Ms. Matthews explained that she suggested to the County that they might want to look at a larger area for FD zoning, but they are not ready to make that decision at this point.

Mr. Moody stated that the cost should be less, because his cost involved the application fees that have to be paid to the staff and so forth. The advertising and notification costs are less than that \$1,700.00 and probably cost more around \$400.00 to \$500.00.

# **INTERESTED PARTIES COMMENTS:**

Lou Reynolds, 2727 East 21<sup>st</sup> Street, Suite 200, 74114, representing several property owners in the subject area, stated that his clients have no problem with the withdrawal.

**Charles Sissler**, 2525 East 66<sup>th</sup> Street North, 74130, asked why the applicant doesn't keep the subject property zoned AG. What would be the advantage of having the FD zoning?

Ms. Cantrell suggested that Mr. Sissler contact the applicant and discuss the restrictions that go along with FD zoning.

Ms. Matthews stated that the applicant paid approximately \$440.00 notification fees and that would be the approximate cost for a new notice for FD zoning.

**C.J. Bryson,** 3404 East 66<sup>th</sup> Street North, 74117, representing herself and her mother, 3405 East 66<sup>th</sup> Street North, 74117, asked how she could find out what FD zoning means so that she would know whether to be for or against it. She expressed concerns regarding the money being spent to beautify downtown Tulsa and Highway 75 is the main thoroughfare from the north to downtown Tulsa and motorist already see a giant dump. She expressed that the subject application would bring more eyesores to the subject area.

Ms. Cantrell suggested that Ms. Bryson talk with staff for the information she is seeking.

Ms. Wright stated that the Planning Commission really needs to look at the worst-case scenario that could happen under FD zoning as contrasted with AG zoning. In response, Mr. Boulden agreed. Ms. Wright asked if a continuance for this would be a wise idea. Mr. Boulden stated that he would have to leave that up to the Planning Commission. He explained that this is in the County and the City of Tulsa does not have FD zoning.

Mr. Moody stated the FD zoning is extremely restrictive and the subject property is in the actual floodway. This means that his client can't do anything with the subject property. It will open-space with the exception of any structure that can be approved by the County Engineer as having no impact at all on either raising floodplain elevations or restriction of the flow of water. This limits it to such things as a cell phone tower. FD zoning prohibits any use except agricultural and flood channel improvements.

Mr. Moody stated that soccer fields can be utilized in areas like this, but the soccer buildings used for storage have to be out of the floodway and elevated. It could be used for park use or open-space activities.

Ms. Wright asked if FD-zoned property is typically owned by individuals. In response, Mr. Moody stated that it is. The County and the City of Tulsa use regulations to govern what can happen in those areas. In certain instances where they have the funds and where actual improvements are needed, then through Federal Government funding the government entity will acquire properties to make those improvements. Mr. Moody explained that regulations are used to not "take the property", but severely limit its use to accomplish that purpose.

Mr. Alberty explained to the Planning Commission that the rezoning to FD is the staff's recommendation. In the past the City or County didn't actually go out and rezone property unless they came in for rezoning and what was within the FD area they zoned FD. This is the appropriate zoning for the subject property and the only reason the Planning Commission is hearing it today is because the subject application is 100% in the floodway. The floodway is distinguished from the floodplain is because the floodway is actually the area necessary to carry the water for the 100-year event. This is the only appropriate zoning for the subject property. The FD zoning is more restrictive than anything else that could be placed on it. There are some options through the Board of Adjustment, but basically if one is not farming on the property, then there is nothing else that can be done.

Mr. Alberty indicated that the applicant would like continue CZ-400 to August 5, 2009 and instruct staff to advertise for the FD zoning. The applicant would like to keep his opportunity to argue for IM if the subject property is not zoned FD.

# TMAPC Action; 10 members present:

On **MOTION** of **WRIGHT**, TMAPC voted **10-0-0** (Cantrell, Carnes, Dix, Leighty, Liotta, Marshall, Midget, Shivel, Walker, Wright "aye"; no "nays"; none "abstaining"; McArtor "absent") to **CONTINUE** the CZ-400 to August 5, 2009 and direct staff to prepare a notice for a public hearing to rezone the subject property to FD zoning.

\* \* \* \* \* \* \* \* \* \*

# 25. Z-7135 - Richard E. Comfort

RS-3 to OL

South of southeast corner of South Peoria Avenue and East 55<sup>th</sup> Street

(PD-18) (CD-9)

# STAFF RECOMMENDATION:

**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 55<sup>th</sup> Place and abutting south of subject property. The Family Dollar Store is the business that exists now.

June 4, 2009

3405 E. 66<sup>th</sup> St. N. Tulsa, OK 74117

Tulsa Metropolitan Planning Commission C/O INCOG Williams Tower II 2 West 2<sup>nd</sup> St. Suite 800 Tulsa, Ok. 74103

Elizabeth It. Bryson

Dear Members of the Commission:

I am a property owner on the West side of H/W 75 adjacent to the property that involves Case # CZ-400.

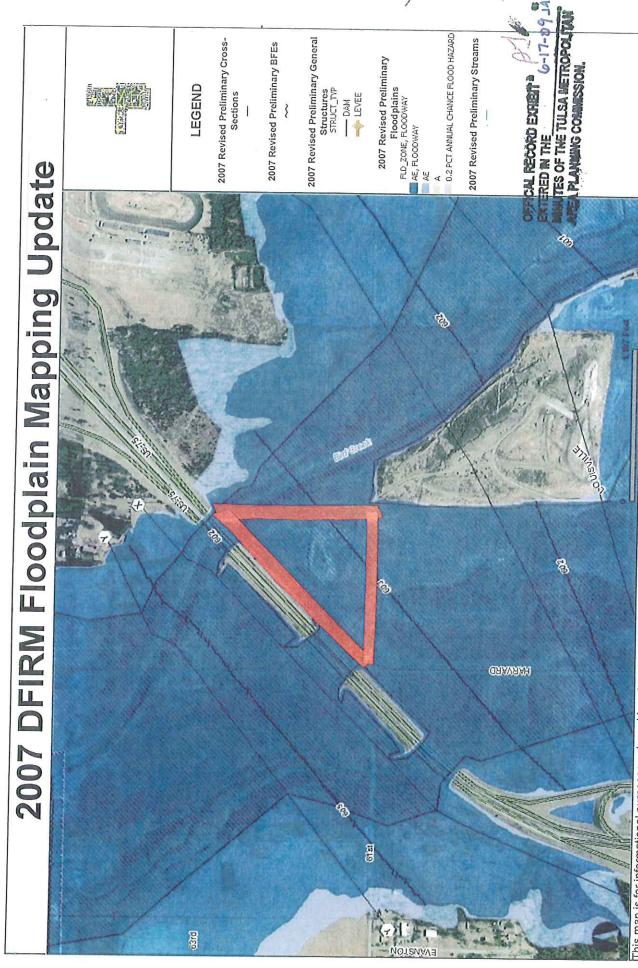
I would like to go on record against this rezoning from AG to IM.

There is no access to this property without infringing upon the property of someone else.

I do not want another dump of any description so visible to traffic on H/W 75. Neither the sight nor odor of such a facility is beneficial to the community or to my property, not to mention the potential harm that could be inflicted upon the surrounding property in the event of flooding. A dump in a flood zone is really a very ignorant, short sited course to take.

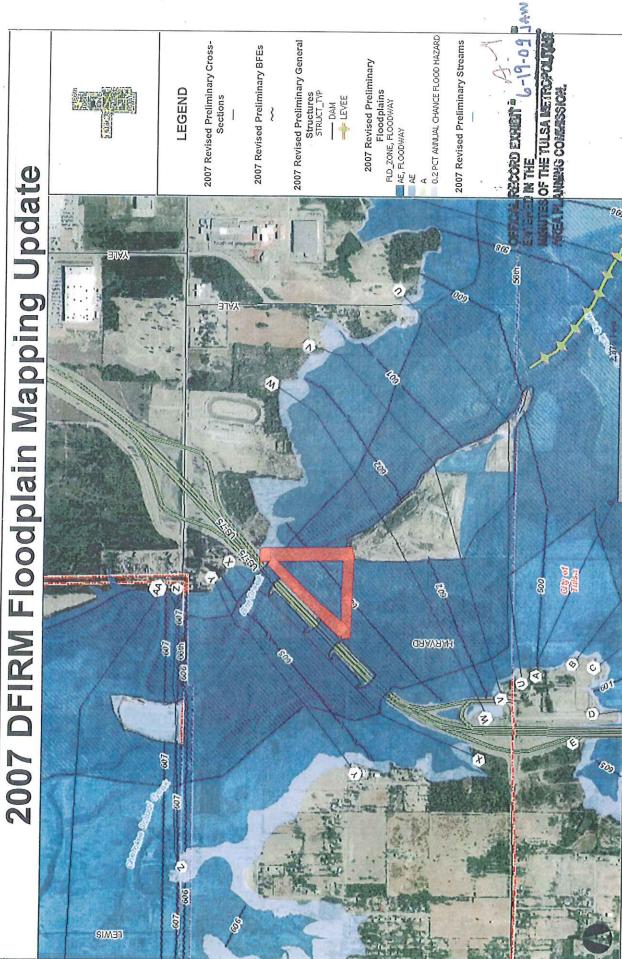
Sincerely,

Elizabeth H. Bryson

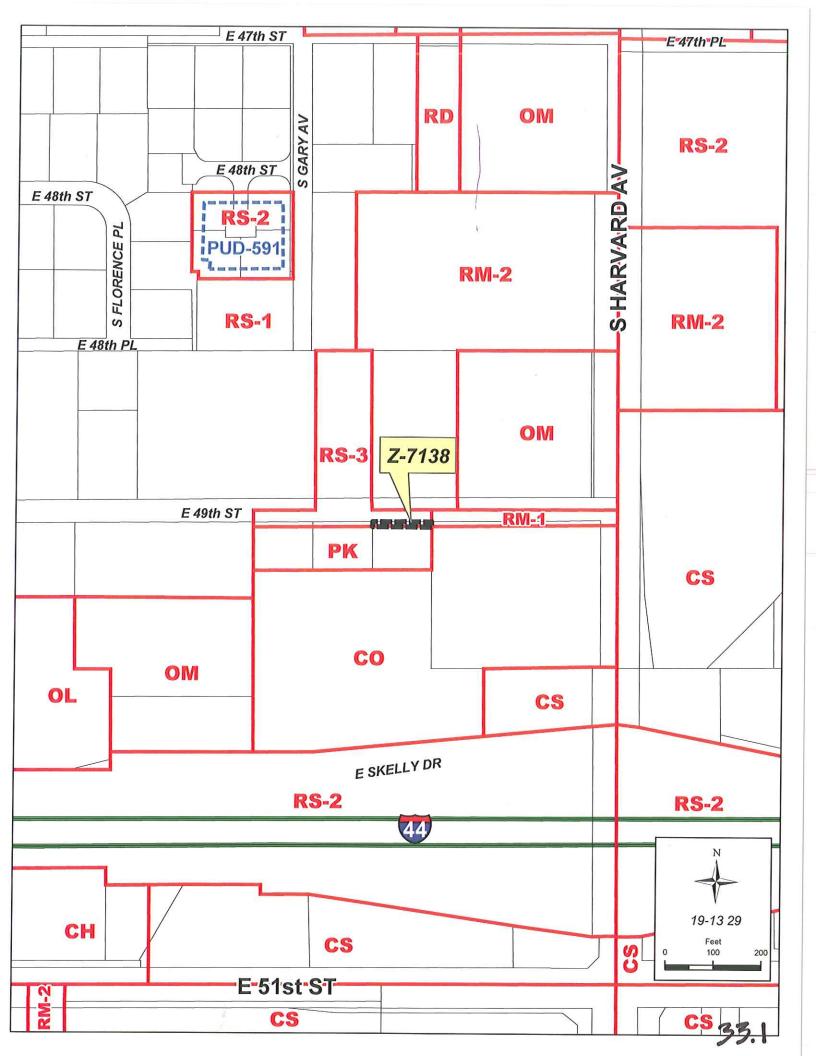


0 installations, and does not represent survey-grade data. Use of this map is without warranty or representation by Tulsa County or any affiliated party. his map is for informational purposes only and is not guaranteed as an accurate and true-scale representation of the depicted features and All features and installations shown must be confirmed. It is the responsibility of the user to verify existence of items depicted on this map.

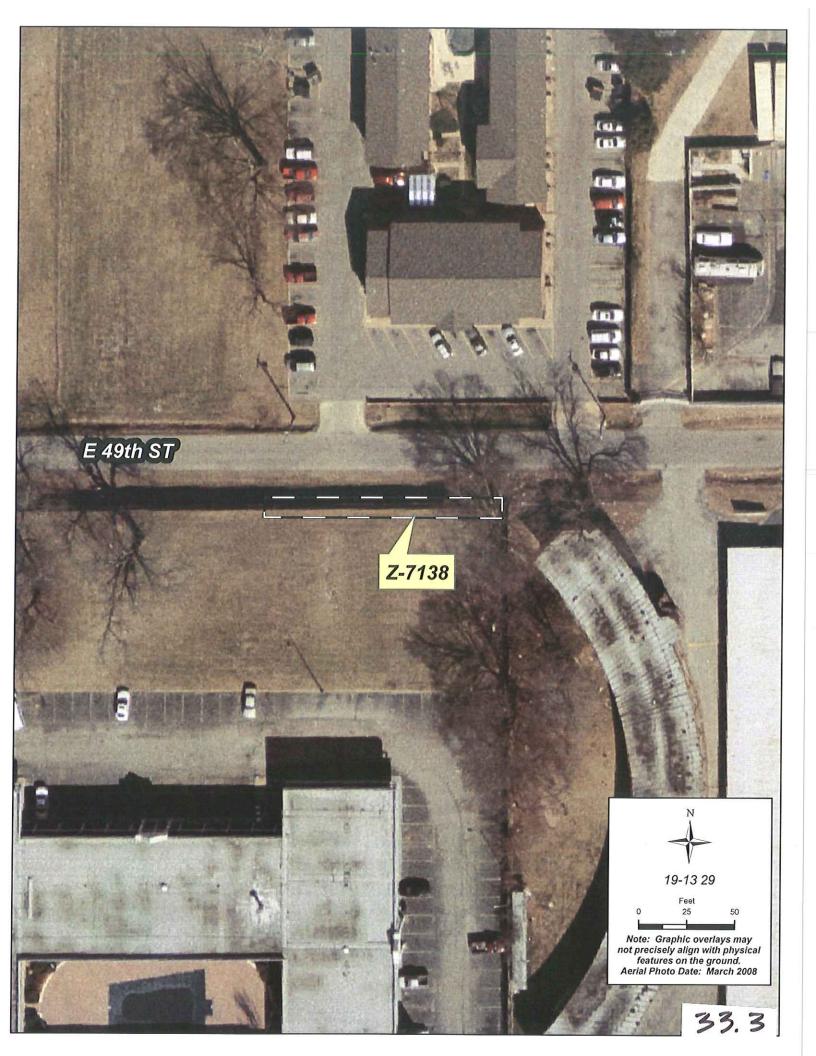
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### TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

**APPLICATION:** Z-7138

**TRS** 9329

Atlas 470

**CZM 47** 

PD-6 CD-9

TMAPC Hearing Date: August 5, 2009

Applicant: Tim Terral, TEP

Tract Size: 1250+ square feet

ADDRESS/GENERAL LOCATION: West of southwest corner of East 49<sup>th</sup> Street and South

Harvard Avenue

**EXISTING ZONING: RS-3** 

**EXISTING USE:** Vacant

PROPOSED ZONING: PK

**PROPOSED USE:** Parking and access

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

#### RELEVANT ZONING HISTORY:

Z-5412 February 1981: A request for rezoning a 7.5± acre tract of land from RS-3/RM-1/CS to CG/CH/PUD (PUD-238) or CO with the intent to expand the existing motel, on property located on the southwest corner of South Harvard Avenue and East 49<sup>th</sup> Street and abutting south of the subject property. Staff recommended that Corridor was the best zoning for the area and all others concurred and approved for CO zoning less the north 10 feet and PK zoning on Lots 1, 2, and 3 Block 1, Trade Winds; less the north 10 feet.

#### AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1250+ square feet in size and is located west of the southwest corner of East 49<sup>th</sup> Street and South Harvard Avenue. The property appears to be vacant and is zoned RS-3. It is a long, narrow strip of land that the property of the hotel to the south (the owner is the same person is the owner of subject property) needs for access and parking. The widening of I-44 and improvements to the Harvard intersection has made this necessary.

#### STREETS:

Exist. Access East 49<sup>th</sup> Street MSHP Design

Exist. # Lanes

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

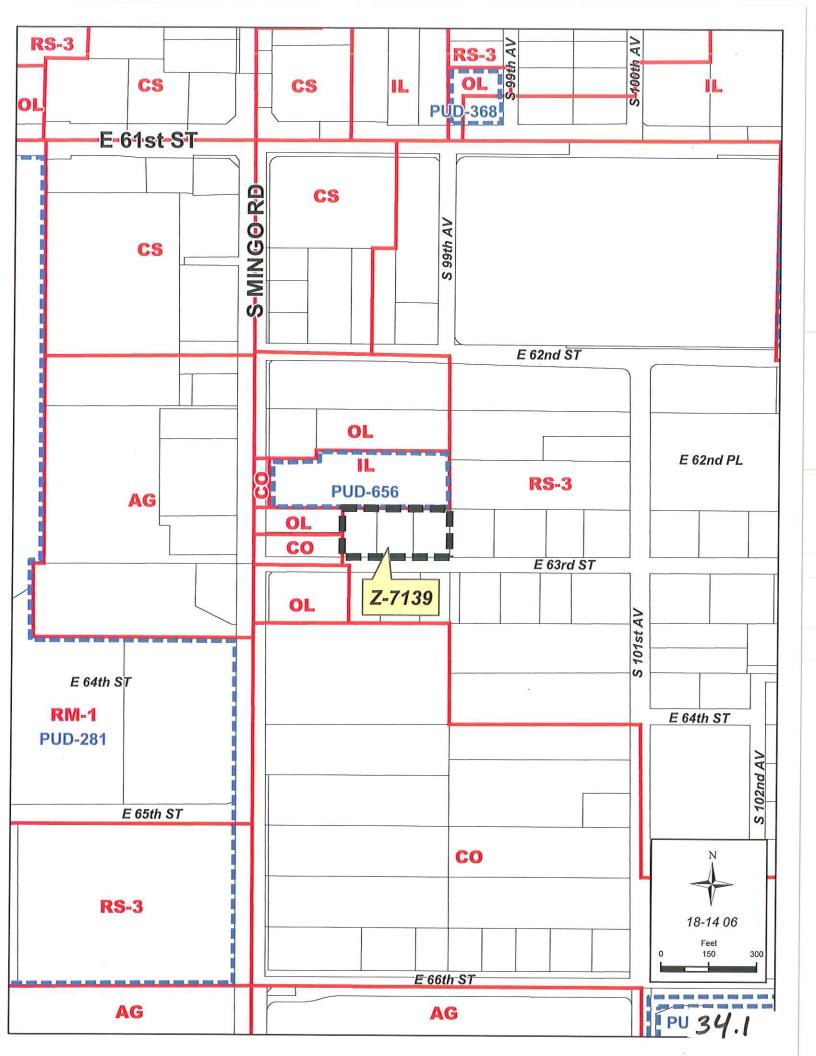
SURROUNDING AREA: The subject tract is abutted on the east by vacant (cleared) land and an Oriental museum, zoned RM-1; on the north by apartments, zoned RM-2; on the south by a parking lot, zoned PK, in conjunction with a hotel, zoned CO; and on the west by vacant land. zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Residential land use, adjacent to Medium Intensity-Residential land use to the east. According to the Zoning Matrix, the requested PK zoning may be found in accord with the Plan.

<u>STAFF RECOMMENDATION:</u>
Based on recent developments in the area, including the widening of the expressway, related intersection improvements and property clearance, staff can support the requested rezoning. If approved, this will allow the property owner of the hotel and guest's access off of East 49<sup>th</sup> Street, as access was formerly off of South Harvard, but the intersection improvements have precluded that. If not approved, hotel customers will be forced to access the hotel via a circuitous route through adjacent neighborhoods. Therefore, staff recommends APPROVAL of PK zoning for Z-7138.

08/05/09







### TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

**APPLICATION:** Z-7139

**TRS** 8406

Atlas 758

**CZM** 54

PD-18 CD-7

TMAPC Hearing Date: August 5, 2009

Applicant: David Bodeen, PE

Tract Size: 1.17+ acres

ADDRESS/GENERAL LOCATION:

Northeast corner of South Mingo Road and East 63<sup>rd</sup>

Street

**EXISTING ZONING: RS-3** 

**EXISTING USE: Residential** 

PROPOSED ZONING: CO

PROPOSED USE: Metro Builders -Outdoor business

**ZONING ORDINANCE:** Ordinance number 11830 dated June 26, 1970, established zoning for the subject property.

#### **RELEVANT ZONING HISTORY:**

Z-7080 January 2008: A request was made to rezone a 4.7+ acre tract of land from CO to OM. All concurred in denial of the OM and approval of OL for Public school play fields, on property located at the southeast corner of East 62<sup>nd</sup> Street and South Mingo Road and north of subject property.

**Z-7035 September 2007:** All concurred in approval of a request for rezoning a 2+ acre tract of land from RS-3 to CS for retail sales, on property located south of southeast corner of South Mingo Road and East 61st Street.

**Z-7061 August 2007:** All concurred in approval of a request for rezoning a .87+ acre tract of land from RS-3 to OL for office use, on property located on the southeast corner of East 63rd Street and South Mingo Road.

Z-6882 March 2003: All concurred in approval of a request for rezoning a 2.9+ acre tract of land from OL to CO for church athletic fields, on property located south of southeast corner of East 63<sup>rd</sup> Street and South Mingo Road.

Z-5903-SP-4 March 2003: All concurred in approval of a proposed Corridor Site Plan on 6.3+ acre tract for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

**Z-5903-SP-3 November 2002:** All concurred in approval of a proposed Corridor Site Plan on 1.1+ acre tract for a two-story office building, on property located southeast of southeast corner of East 63<sup>rd</sup> Street and South Mingo Road.

Z-6840/PUD-656 November 2001: A request to rezone a 2.37+ acre tract from CO to IL/PUD on property located south of southeast corner of East 61st Street South and South Mingo Road and abutting north of subject property, for uses permitted by right and exception in an IL district excluding Use Unit 12A. Staff recommended denial of IL zoning and for the PUD but the TMAPC recommended approval per modifications. The City Council approved the rezoning and PUD per modifications.

<u>Z-5908-SP-1 February 1989:</u> All concurred in approval of a request for rezoning a 3.24<u>+</u> acre tract of land for a softball and baseball hitting arena and building for video games, concessions, control area for batting machines and restrooms with conditions that no lights shall be placed in the north 150' of the east 200' and all lights in east half of property shall be turned off by 11pm; limit to one-story height of any structure; and no gravel for parking area on property located on the southeast corner of East 62<sup>nd</sup> Street South and South Mingo Road.

Z-5903-SP-2 April 1995: All concurred in approval of a proposed Corridor Site Plan on 6.3+ acre tract for Miller Swim School, on property located south of southeast corner of East 63<sup>rd</sup> Street and South Mingo Road.

<u>Z-5903-SP-1 April 1995</u>: All concurred in approval of a proposed Corridor Site Plan on 3.25+ acre tract for indoor and outdoor skating rinks, on property located south of southeast corner of East 63<sup>rd</sup> Street and South Mingo Road.

**Z-6254/Z-6254-SP-1 September 1989:** All concurred in approval of rezoning a .4-acre lot located on the northeast corner of East 63<sup>rd</sup> Street South and South Mingo Road from RS-3 to CO and approval was also granted on a detail corridor site plan, Z-6254-SP-1 on the property for a small appliance business in the existing building.

**Z-6044 June 1985:** All concurred in approval a request for rezoning a .6± acre tract of land from RS-3 to CO for mixed use on property located south of southeast corner of South Mingo Road and East 62<sup>nd</sup> Street South. No corridor site plan was ever approved for the property.

#### AREA DESCRIPTION:

<u>SITE ANALYSIS:</u> The subject property is approximately 1.17+ acres in size and is located east of the northeast corner of South Mingo Road and East 63<sup>rd</sup> Street. The property appears to be used residentially and is zoned RS-3.

# STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 63 <sup>rd</sup> Street	N/A	N/A	<ol><li>(barely; no curbs/gutters and narrow roadway, consistent with older</li></ol>
			residential development)

**<u>UTILITIES:</u>** The subject tract has municipal water and sewer available.

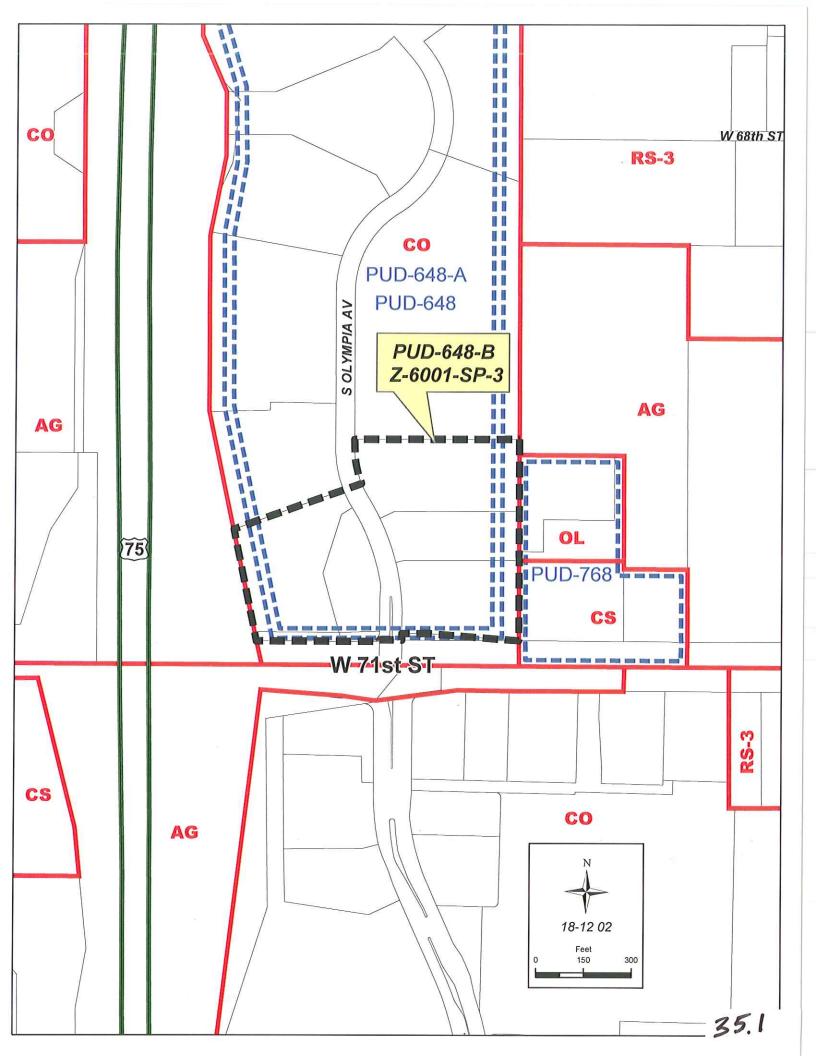
<u>SURROUNDING AREA</u>: The subject tract is abutted on the east by scattered large-lot single-family residential uses, zoned RS-3; on the north by an industrial/office use, zoned OL/PUD-656; on the south by large-lot single-family residential uses, zoned RS-3; and on the west by a vacant lot, zoned OL (northern lot) and an apparently vacant lot and a mixed use, zoned CO (southern lot).

# RELATIONSHIP TO THE COMPREHENSIVE PLAN:

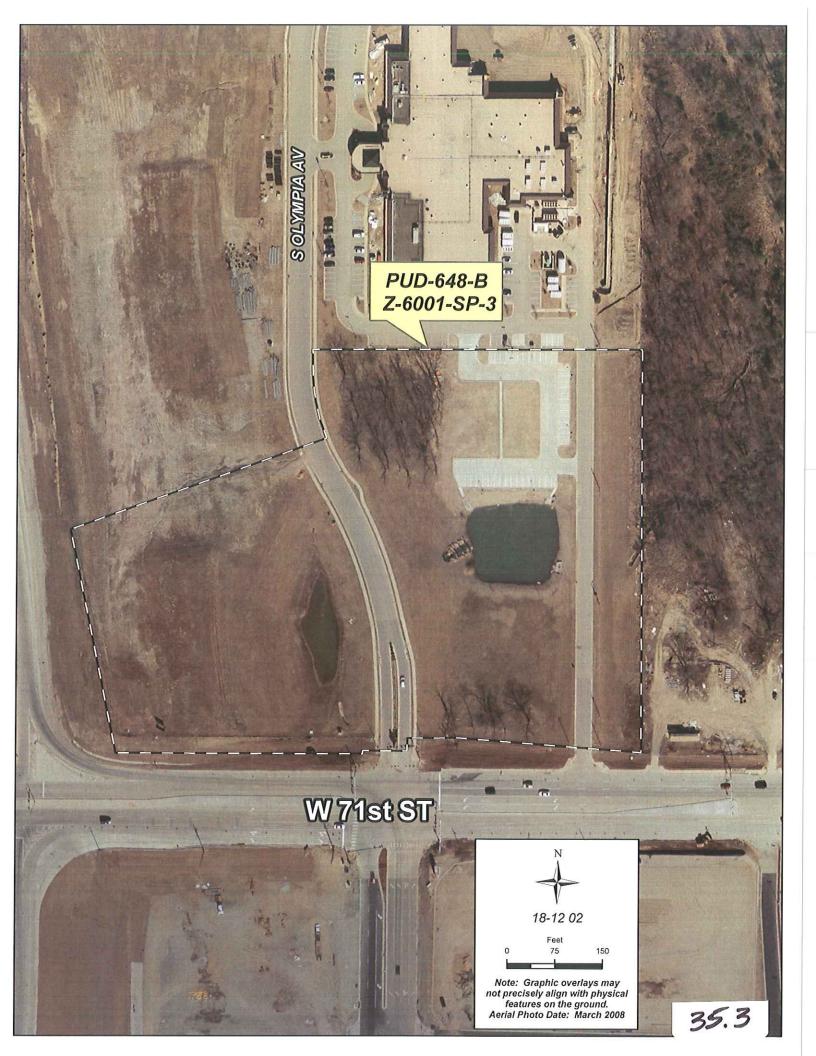
The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within a Corridor and if not developed to that intensity, Low Intensity-No Specific land use. According to the Zoning Matrix, the requested CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:
Based on the Comprehensive Plan and trends in the area, staff can support the requested CO zoning and recommends APPROVAL of CO zoning for Z-7039.

08/05/09







# TULSA METROPOLITAN AREA PLANNING COMMISSION CASE REPORT

APPLICATION: PUD-648-B/Z-6001-SP-3

**TRS** 8202

**Atlas** 1012

**CZM** 51

PD-8 CD-2

TMAPC Hearing Date: August 5, 2009

10000

I WAFC Hearing Date. A

Applicant: Roy D. Johnsen

Tract Size: 7.16+ acres

311,889+sf

53+ acres (entire PUD)

ADDRESS/GENERAL

Northeast corner of Highway 75 South and West

LOCATION:

71<sup>st</sup> Street S.

**EXISTING ZONING:** CO/PUD-648-A

CO/PUD-648-A **EXISTING USE**:

Office/vacant

PROPOSED ZONING:

CO/PUD-648-B

PROPOSED

USE:

Amend permitted uses,

add 2 Development Areas, and

Δ

reallocate/increase floor

area

**ZONING ORDINANCE:** Ordinance number 22058 dated May 22, 2009, established zoning for the subject property.

#### **RELEVANT ZONING HISTORY:**

**<u>Z-7130 May 2009:</u>** All concurred in approval of a request for rezoning a 2.29± acre tract of land from AG to CS for commercial uses on property located at the northwest corner of Highway 75 South and West 71<sup>st</sup> Street.

**Z-7122/PUD-768 February 2009:** All concurred in approval of a request for rezoning a 6.39± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for mixed use development including retail/office/hotel on property located east of the northeast corner of Highway 75 South and West 71<sup>st</sup> Street.

**Z-7119 December 2008:** A request was made, for rezoning a 2.3± acre tract of land from AG to CS for CS uses and outdoor advertising sign, on property located on the northwest corner of West 71<sup>st</sup> Street and Highway 75 South. The applicant withdrew the application prior to meeting date.

<u>Z-6001-SP-2/PUD-648-A June 2007:</u> All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with six development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71<sup>st</sup> Street South and Highway 75 South.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets.

**Z-6001-SP-1/PUD-648 May 2001:** A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71<sup>st</sup> Street and U. S. High 75 South. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

**Z-6589 May 1997:** A request to rezone a 5.8± acre tract of land from AG to CS was approved for CS to a depth of 660' south from the center of the section line on West 71<sup>st</sup> Street South, with the balance of the tract to remain AG on property located south of the southwest corner of West 71<sup>st</sup> Street and U. S. Highway 75 South.

**<u>Z-6468 January 1995:</u>** All concurred in approval of a request to rezone a 5± acre tract from AG to CS on property located on the southwest corner of West 71<sup>st</sup> Street and U. S. Highway 75 South.

#### AREA DESCRIPTION:

<u>SITE ANALYSIS</u>: The subject property is approximately 53± acres in size, is located Northeast corner of Highway 75 South and West 71<sup>st</sup> Street and has a general slope from west to east. The property is partially developed with office uses, including the Tulsa Spine Hospital and is zoned CO/PUD-648-A.

# STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 <sup>st</sup> Street South	Primary Arterial	120'	Four
South Olympia Avenue	Commercial Collector	80'	Two

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

<u>SURROUNDING AREA</u>: The subject tract is abutted on the east by vacant land zoned AG and RS-3, two developed large lots zoned RS-3 and OL/CS/PUD zoned property; on the north by vacant land zoned AG; on the west by U.S. Highway 75; and on the south by West 71<sup>st</sup> Street and then CO zoned property.

# 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 part of the Turkey Mountain Special District, Corridor area. According to the Zoning Matrix, the requested PUD major amendment **may be found** in accord with the Plan by virtue of the subject site's location within a Special District. In May of 2001 the TMAPC found the existing CO zoning to be in accord with the plan.

### STAFF RECOMMENDATION:

PUD-648/Corridor District Site Plan Z-6001-SP-1 is a 53 (+/-) acre tract located at the northeast corner of West 71<sup>st</sup> Street South and U.S. Highway 75. The property which is the subject of this major amendment, designated as PUD-648-B and Corridor District Site Plan Z-6001-SP-3, consists of approximately 7.16 net acres of the initial 55 acres of PUD-648 (refer to attached case map and aerial photographs).

As stated above the subject tract is abutted on the east by unplatted vacant land zoned AG and RS-3. The tract is also boarded on the east by platted RS-3 zoned land – Cates Addition and CS/OL/PUD-768 zoned property; on the north by unplatted vacant land zoned AG; on the west by U.S. Highway 75; and on the south by West 71<sup>st</sup> Street South and then the Tulsa Hills Regional Shopping Center, zoned CO (see attached zoning case map).

The applicant contends the result of the increase in commercial activity in the area generated by Tulsa Hills, is the demand for commercial lots fronting 71<sup>st</sup> Street rather than lots dedicated to office uses (see attached Exhibit A). In response to this demand the applicant is proposing to convert two former storm water detention reserves, originally platted as Reserve Areas A and D, into lots dedicated to commercial development. The conversion of these lots from stormwater detention to developable lots has received the approval of the City of Tulsa Stormwater Management per the Technical Advisory Committee (TAC) comments below which read; "This is an approved privately funded public improvement project (PFPI) to eliminate the two detention areas in question, and to transfer stormwater intended for these detention areas to the larger 'Reserve Area B' which has the capacity to handle this transfer.

The purpose of this major amendment is to:

- Establish permitted uses within these areas;
- Allocate floor area to the new development areas;
- Establish and set forth bulk and area requirements for former Reserve Areas and to include them within Phase I development;
- To reallocate floor area from Development Area E to Development Areas A and D;
   and
- To add Use Unit #13, Convenience Goods and Services, to the permitted uses of Tract 2C, Block 1, Olympia Medical Park II and Development Area E (see Exhibit B).

Referring to Exhibit C, Reserve Areas A and D would now be Tract A and Tract D and will remain in Development Area A. The two tracts are intended for retail and/or office uses. To the two new tracts, 20,000 square feet of floor area is proposed for allocation. The 40,000 sf of floor area dedicated to these tracts comes from a reallocation of 10,000 square feet from Lot 1, Block 2, Olympia Medical Park II in Development Area E

and 30,000 square feet from a proposed increase in aggregate floor area for the overall development. The underlying CO zoning would allow 3,039,077.5 square feet of floor area at a 1.25 floor-to-area ratio (FAR). Given that, proposed increase in aggregate floor area from 823,800 square feet (.34 FAR) to 853,800 square feet (.35 FAR) is viewed by staff as a modest increase in floor area (3%) (see Exhibit D).

Part of the approval of PUD-648-A included a requirement that once Phase I of Olympia Medical Park reached a floor area of 315,000 sf, a review of the intersection of West 71<sup>st</sup> Street and Olympia Avenue would be done to investigate the necessity for improvements to the intersection due to increased traffic. This Phase I requirement will remain in effect in spite of the fact that an additional 30,000 sf of floor area is being added to Phase I.

Staff has reviewed the development proposal and can support the application. Particularly since the City of Tulsa Stormwater Management team has determined that the extra stormwater run-off generated by the elimination of the two small detention ponds can be handled by the remaining detention area within the Olympia Medical Park.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-648-B/Corridor District Plan Z-6001-SP-3 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 and CO Chapters of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-648-B/Z-6001-SP-3 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:

# **DEVELOPMENT AREA A – Tract A\***

#### Permitted Uses:

Uses included within Use Unit 11.Office, Studios and Support Services including financial institutions with drive-thru facilities; hospitals, as provided within Use Unit 5. Community Services and Similar Uses; hotels and motels as provided within Use Unit 19. Hotel, Motel and Recreation Facilities; Uses included within Use Unit 12. Eating Establishments Other Than Drive-Ins, including restaurants with accessory bar; Uses included within Use Unit 13. Convenience Goods and Services; and those uses customary and accessory thereto.

Maximum Building Floor Area:

20,000 sf

**Maximum Building Height:** 

65 feet.

Minimum Building Setbacks:

From 71st Street right of way: 50 feet From centerline of Olympia: 65 feet From other boundaries: 10 feet

Off-street Parking:

As required by the applicable use unit.

Minimum Landscaped Area:

10% of net lot area

# **DEVELOPMENT AREA A - Tract D\***

#### **Permitted Uses:**

Uses included within Use Unit 11.Office, Studios and Support Services including financial institutions with drive-thru facilities; hospitals, as provided within Use Unit 5. Community Services and Similar Uses; hotels and motels as provided within Use Unit 19. Hotel, Motel and Recreation Facilities; Uses included within Use Unit 12. Eating Establishments Other Than Drive-Ins, including restaurants with accessory bar; Uses included within Use Unit 13. Convenience Goods and Services; and those uses customary and accessory thereto.

Maximum Building Floor Area: 20,000 sf

Maximum Building Height: 65 feet

Minimum Building Setbacks:

From centerline of Olympia: 65 feet
From east boundary: 77.5 feet
From other boundaries: 10 feet

Off-street Parking: As required by the

applicable use unit.

Minimum Landscaped Area: 10% of net lot area

<sup>\*</sup> Except as modified above the development standards for PUD-648-A shall remain applicable.

<sup>\*</sup> Except as modified above the development standards for PUD-648-A shall remain applicable.

# **DEVELOPMENT AREA E\***

#### **Permitted Uses:**

Uses included within Use Unit 11.Office, Studios and Support Services including financial institutions with drive-thru facilities; hospitals, as provided within Use Unit 5. Community Services and Similar Uses; hotels and motels as provided within Use Unit 19. Hotel, Motel and Recreation Facilities; Uses included within Use Unit 12. Eating Establishments Other Than Drive-Ins, including restaurants with accessory bar; Uses included within Use Unit 13. Convenience Goods and Services; and those uses customary and accessory thereto.

Maximum Building Floor Area:

15,000 sf

# **DEVELOPMENT AREA D-TRACT 2-C\***

#### **Permitted Uses:**

Uses included within Use Unit 11.Office, Studios and Support Services including financial institutions with drive-thru facilities; hospitals, as provided within Use Unit 5. Community Services and Similar Uses; hotels and motels as provided within Use Unit 19. Hotel, Motel and Recreation Facilities; Uses included within Use Unit 12. Eating Establishments Other Than Drive-Ins, including restaurants with accessory bar; Uses included within Use Unit 13. Convenience Goods and Services; and those uses customary and accessory thereto.

# Maximum Building Floor Area:

35,000 sf

# PLATTING REQUIREMENT

Development areas may be developed in phases, and no building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof. Existing platting (Olympia Medical Park and Olympia Medical Park II ) shall constitute the required platting of the properties therein located and covenants of record implementing these amendments shall be effectuated by separate instrument, submitted to and approved by the Tulsa Metropolitan Area Planning Commission and filed of record.

<sup>\*</sup> Except as modified above the development standards for PUD-648-A shall remain applicable.

- 3. No building permit shall be issued for a lot within the PUD/ Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
- 4. The minimum parking setbacks from the east boundary of the PUD shall be 75 feet.
- 5. Screening along the north and east boundaries of the PUD shall be determined by TMAPC at the time of Detail Site Plan Review.
- 6. Sidewalks shall be provided and/or maintained along the north side of West 71<sup>st</sup> Street South and along both sides of South Olympia Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from West 71<sup>st</sup> Street South or South Olympia Avenue sidewalks to each building with frontage on that arterial or collector street.
- 7. Accommodation for transit buses is required, either through bus pullouts or other means (i.e. access through parking lots) which allow buses to load and unload and return south on South Olympia Avenue.
- 8. Within a development area, allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.
- 9. Parcelization within development areas is permitted subject to approval by the Tulsa Metropolitan Area Planning Commission of a minor amendment establishing floor area allocations and confirming the existence of any necessary cross parking and mutual access easements.
- 10. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within 30 days 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.
- 11. No sign permits shall be issued for erection of a sign on a lot within the PUD/ Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
- 12. 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.
- 13. 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.

- 14. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD/ Corridor Site Plan.
- 15. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
- 16. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
- 17. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
- 18. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
- 19. Approval of the PUD/ Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
- 20. 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/ Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD/ Corridor Site Plan.

#### TAC COMMENTS:

General: No comments.

**Water:** Each lot must abut a water main.

Fire: No comments.

<u>Stormwater:</u> The is an approved privately funded public improvement project (PFPI) to eliminate the two detention areas in question, and to transfer stormwater intended for these detention areas to the larger 'Reserve Area B' which has the capacity to handle this transfer.

<u>Wastewater:</u> Access to Sanitary Sewer Service must be provided for all lots within the PUD.

<u>Transportation:</u> In the Development Standards add an Access and Pedestrian circulation saying sidewalks and handicap access will be provided for pedestrian circulation.

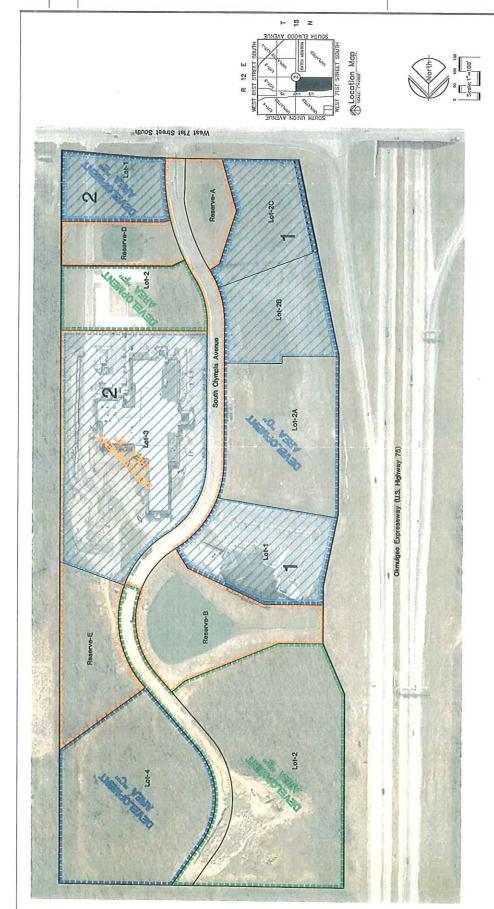
# **INCOG Transportation:**

- MSHP: 71<sup>st</sup> Street between Union Avenue and Elwood Avenue is a designated Primary Arterial.
- LRTP: US-75, between 61<sup>st</sup> St. S. and 71<sup>st</sup> St. S., planned 6 lanes. 71<sup>st</sup> St. S., between Peoria Ave. and US-75, planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No comment
- Transit: Currently, Tulsa Transit operates existing routes on 71<sup>st</sup> St. S. all the way to Union Ave. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.

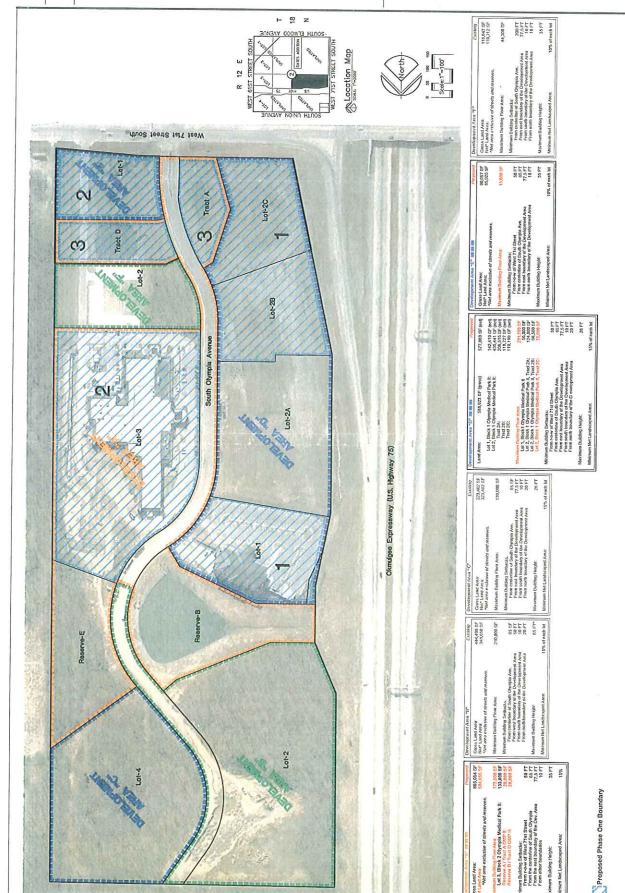
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# Olympia Medical Park Tulsa, Oklahoma

Proposed Development Area Map PUD No. 648-B



# Existing/ Proposed Floor Area And Floor Area Ratio

#### Existing - PUD 648-A:

Gross <u>Land Area</u>	Permitted <u>Floor Area</u>	<u>FAR</u>
865,054 SF	133,000 SF	.15
444,499 SF	210,000 SF	.47
323,482 SF	130,000 SF	.40
588,923 SF	-	.48
90,657 SF	•	.29
118,647 SF	_44,300 SF	<u>.37</u>
2,431,262 SF	823,800 SF	.34
	Land Area 865,054 SF 444,499 SF 323,482 SF 588,923 SF 90,657 SF 118,647 SF	Land Area         Floor Area           865,054 SF         133,000 SF           444,499 SF         210,000 SF           323,482 SF         130,000 SF           588,923 SF         280,500 SF           90,657 SF         26,000 SF           118,647 SF         44,300 SF

### Proposed - PUD 648-B:

Development Area	Gross <u>Land Area</u>	Permitted <u>Floor Area</u>	<u>FAR</u>
A	865,054 SF	173,000 SF	.20
В	444,499 SF	210,000 SF	.47
C	323,482 SF	130,000 SF	.40
D	588,923 SF	281,500 SF	.48
E	90,657 SF	15,000 SF	.29
F	<u>118,647 SF</u>	44,300 SF	<u>.37</u>
	2,431,262 SF	853,800	.35

40,000 sf added to Development Area "A" (Reserve-A and Reserve-B).

11,000 sf reallocated from Development Area "E" to Development Areas "A" (10,000 sf) and "D" (1,000 sf).

Proposed overall increase in floor area per PUD 648-B:

30,000 sf

Underlying zoning is CO, which permits a 1.25 floor area ratio, or 3,039,077.5 SF.



Existing **PHASE I** 

DEVELOPMENT AREA ALLOCATED FLOOR AREA

PER PUD 648-A

Development Area A

Lot 3, Block 2, Olympia Medical Park (existing Spine Hospital and Expansion)

133,000 SF

Development Area D

Lot 1, Block 1, Olympia Medical Park II (existing Office building)

56,000 SF

Lot 2, Block 1, Olympia Medical Park II Tract 2B

(proposed hotel)

66,500 SF

Lot 2, Block 1, Olympia

Medical Park II Tract 2C

34,000 SF

Development Area E

Lot 1, Block 2, Olympia Medical park II (office/

Commercial)

26,000 SF

315,500 SF

Phase I development limited to 315,500 SF of floor area.

# Proposed PHASE I

DEVELOPMENT AREA FLOOR AREA

PER PUD 648-B

Development Area A

Lot 3, Block 2, Olympia Medical Park (existing Spine Hospital and Expansion)

Expansion) 133,000 SF

Reserve A/ Tract A,

Olympia Medical Park II 20,000 SF

Reserve D/ Tract D, Olympia

Medical Park II 20,000 SF

Development Area D

Lot 1, Block 1, Olympia Medical Park II (existing

Office building) 56,000 SF

Lot 2, Block 1, Olympia Medical Park II Tract 2B

(proposed hotel) 66,500 SF

Lot 2, Block 1, Olympia

Medical Park II Tract 2C 35,000 SF

Development Area E

Lot 1, Block 2, Olympia Medical park II (office/

Commercial) 15,000 SF

Total Allocated Floor Area: 345,500 SF\*

<sup>\*</sup>Phase I development limited to 315,500 SF of floor area. Approval of site plans which cause development to exceed an aggregate of 315,500 square feet shall require determination of necessity of improvements to the intersection of South Olympia Avenue and West 71<sup>st</sup> Street South.