

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2557**

**August 19, 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:**

Land Use Education & Communication Committee Report and Response.

1. Minutes of August 5, 2009, Meeting No. 2556

### **CONSENT AGENDA**

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

2. **LS-20326** – Joshua Adsit (1433)/Lot-Split (County)  
East of North 129<sup>th</sup> Avenue and North of East 66<sup>th</sup> Street North, 6811  
North 129<sup>th</sup> East Avenue
3. **LS-20327** – Mike Marquardt (0330)/Lot-Split (PD 2) (CD 3)  
Southeast Corner of North Peoria Avenue and East Reading Street, 1601  
North Peoria Ave East
4. **LC-1** – Erwin Reiff (8310)/Lot Combination (**Rescind**) (PD 18) (CD 8)  
West of South Maplewood Avenue and North of East 76<sup>th</sup> Place, 5951  
East 76<sup>th</sup> Court
5. **LC-192** – Saul Bojorquez (9306)/Lot Combination (PD 4) (CD 4)  
Southeast corner of East 8<sup>th</sup> Street and South Trenton Avenue, 801 South  
Trenton Avenue
6. **LC-194** – St Peter & Paul Church (0335)/Lot Combination (PD 16) (CD 3)  
Southeast corner of East Oklahoma Place and North 67<sup>th</sup> East Avenue,  
6704 East Oklahoma Place North
7. **LC-195** – Adrian Watts, Jr. (8419)/Lot Combination (County)  
North of East 101<sup>st</sup> Street and East of South Mingo Road, 10205 East  
101<sup>st</sup> Street
8. **LC-196** – Bob Bean, Jr. (9217)/Lot Combination (County)  
South of West 26<sup>th</sup> Street and West of South 57<sup>th</sup> Avenue, 6144 West  
26<sup>th</sup> Street

9.     **LS-20325** – Bob Bean, Jr. (9217)/Lot-Split (County)  
           South of West 26<sup>th</sup> Street and West of South 57<sup>th</sup> Avenue, 6144 West  
           26<sup>th</sup> Street
10.    **LC-197** – Habitat For Humanity (9233)/Lot Combination (PD 8) (CD 2)  
           South of West 55<sup>th</sup> Street and East of South 41<sup>st</sup> Avenue, 4012 West 55<sup>th</sup>  
           Street
11.    **LC-199** – Tulsa Hills (8211)/Lot Combination (PD 8) (CD 2)  
           North of West 81<sup>st</sup> Street and East of South US-75,Tulsa Hills
12.    **LS-20329** – Tulsa Hills (8211)/Lot-Split (PD 8) (CD 2)  
           North of West 81<sup>st</sup> Street and East of South US-75,Tulsa Hills (Related  
           to Items 13 & 19)
13.    **LC-201** – Tulsa Hills (8211)/Lot Combination (PD 8) (CD 2)  
           North of West 81<sup>st</sup> Street and East of South US-75,Tulsa Hills (Related  
           to Items 12 & 19)
14.    **LC-202** – Tulsa Hills (8211)/Lot Combination (PD 8) (CD 2)  
           North of West 81<sup>st</sup> Street and East of South US-75,Tulsa Hills
15.    **LC-203** – Jesus & Hilda Mejia (2320)/Lot Combination (County)  
           East of North Delaware Avenue and west of North College Ave, 9205  
           North Delaware Avenue
16.    **Tradition Blocks 8-11-**(8327) Final Plat (PD 26) (CD 8)  
           West of the northwest corner of 111<sup>th</sup> Street South and South Sheridan  
           Road
17.    **BOA-20961-**(9305) Plat Waiver (PD 4) (CD 4)  
           Northwest corner of East 5<sup>th</sup> Place and South Harvard Avenue
18.    **Riverside Market II Amended** – (8320) Amendment to Deed of (PD 18) (CD 2)  
           Dedication  
           West of Riverside Parkway, North of East 101<sup>st</sup> Street South
19.    **Z-7008-SP-1-K – Chris Evertz** (PD-8) (CD-2)  
           North of the northeast corner of West 81<sup>st</sup> Street South and Olympia  
           Avenue (Corridor Minor Amendment to split 179,046 SF of lot area  
           from Lots 3 and 4, Block 2, Tulsa Hills and add it to Lot 6, Block 2 and  
           reallocate floor area.) (Related to Items 12 & 13)
20.    **Z-7008-SP-1-L – Chris Evertz** (PD-8) (CD-2)  
           Lots 7 and 8, Block 1, Tulsa Hills (Corridor Minor Amendment)  
           (Continue to September 2, 2009 to allow applicant to file for a lot-split.)
21.    **PUD-575-B – Richard Johns** (PD-18) (CD-7)  
           Northeast of the northeast corner of 81<sup>st</sup> Street South and South Mingo  
           Road (Detail Site Plan and Landscape Plan for a two-story, 5,996 SF  
           office building.)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

## PUBLIC HEARINGS

22. **Sunrise Terrace II** – (9307) Minor Subdivision Plat (PD 4) (CD 4)  
Southeast corner of East 15<sup>th</sup> Street and South Harvard Avenue  
(Continuance requested until September 16, 2009 for further Technical  
Advisory Committee review.)
23. **CZ-402 – John Copp** RS to IM or IL  
East of southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> (County)
24. **PUD-772 – Khoury Engineering, Inc.** RM-2 to RM-2/PUD  
Between East 13<sup>th</sup> Street and East 13<sup>th</sup> Place and between South Trenton  
Avenue and South Utica Avenue (PUD for a three story, 129 unit  
elderly/retirement housing, assisted living and memory care  
development.)

## OTHER BUSINESS

25. **Commissioners' Comments**

## ADJOURN

PD = Planning District/CD = Council District

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

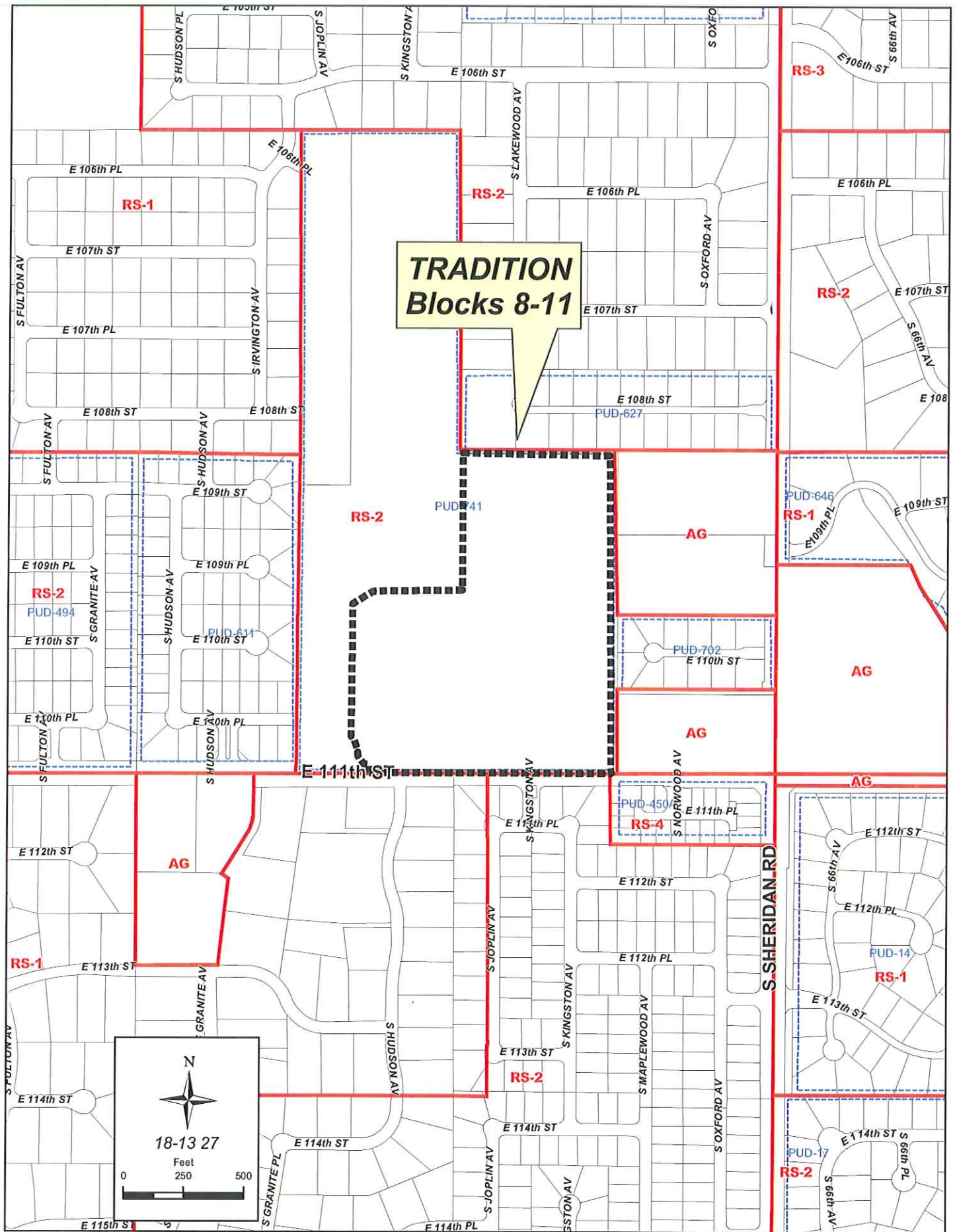
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

**Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.**

Visit our website @ [www.tmapc.org](http://www.tmapc.org)

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

**TMAPC Mission Statement**









## Final Subdivision Plat

**Tradition Blocks 8-11** - (8327) (PD 26) (CD 8)

West of the northwest corner of 111<sup>th</sup> Street South and Sheridan Road

This plat consists of 45 Lots in 4 Blocks on 26.97 acres.

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

16.4

REPLACES STAMP  
DO NOT USE THIS STAMP

QUALITY CHECK STAMP  
DO NOT USE THIS STAMP

CURB TABLE			
CURB	LENGTH	INDICATOR	DATA
1	10.00	1	10.00
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5	10.00	5	10.00
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8	10.00	8	10.00
9	10.00	9	10.00
10	10.00	10	10.00
11	10.00	11	10.00
12	10.00	12	10.00
13	10.00	13	10.00
14	10.00	14	10.00
15	10.00	15	10.00
16	10.00	16	10.00
17	10.00	17	10.00
18	10.00	18	10.00
19	10.00	19	10.00
20	10.00	20	10.00

CURB TABLE			
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12	10.00	12	10.00
13	10.00	13	10.00
14	10.00	14	10.00
15	10.00	15	10.00
16	10.00	16	10.00
17	10.00	17	10.00
18	10.00	18	10.00
19	10.00	19	10.00
20	10.00	20	10.00

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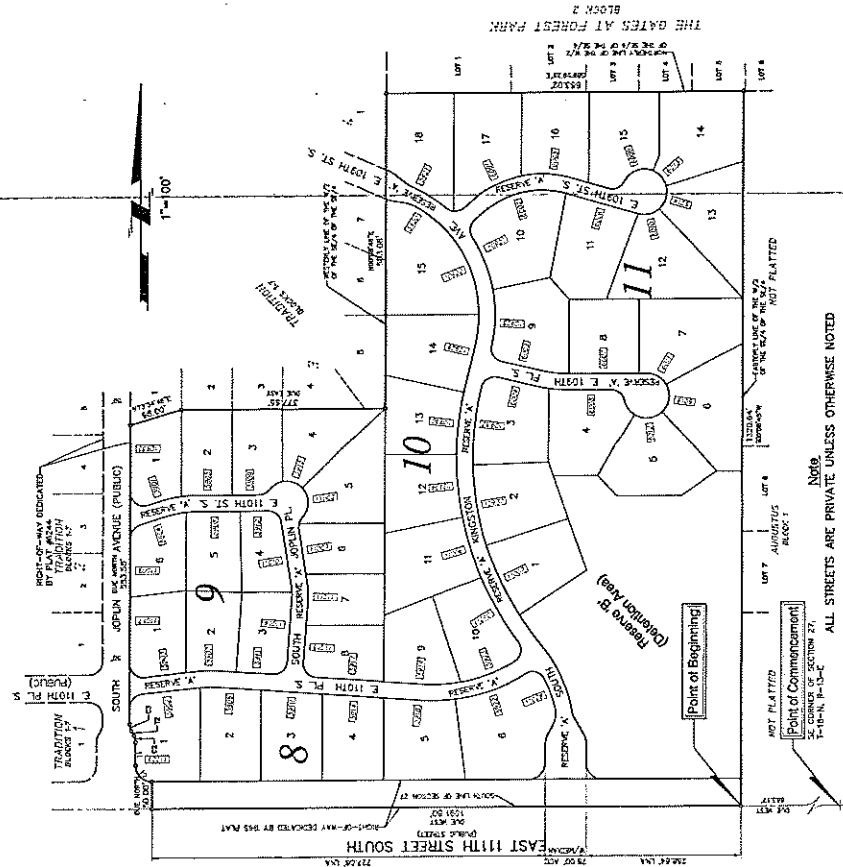
'DRAFT FINAL'

# Tradition

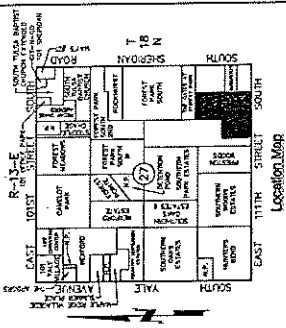
BLOCKS 8-11  
A SUBDIVISION OF PART OF THE  
SE/4 OF SECTION 27, T-18-N, R-13-E  
CITY OF TULSA, OKLAHOMA  
Planned Unit Development Number 741-A

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME OF THE SURVEY AND ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Addresses



NOTED:  
ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED



Owner

8111 & MEMORIAL LLC  
6028 S.W. 10TH STREET SOUTH  
TULSA, OKLAHOMA 74135  
PHONE: (918) 258-0022

Engineer / Surveyor

SACH AND ASSOCIATES, INC.  
111 SOUTH CLARK AVENUE  
TULSA, OKLAHOMA 74106  
PHONE: (918) 521-4411  
E-MAIL: SACHANDASSOCIATES@GMAIL.COM  
CAN. NO. 1762 (EXP. JAN. 24, 2009)

Basics of Buildings

THE REQUIREMENTS OF THE TULSA PLAT ACT, AS AMENDED, ARE OBSERVED ON THE CORNER OF THE SE/4 OF SECTION 27, T-18-N, R-13-E, HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF DUE WEST.

Monumentation

ALL CORNERS TO BE SET USING A 3/4" x 1 1/2" IRON PIPE DRIVEN TO THE BED OF THE GROUND AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS.

Legend

AK = ALKEDS PERMITTED  
H = HIGHWAYS  
ST = STREET ADDRESS

Subdivision Statistics

SUBDIVISION CONTAINS 45 LOTS IN 4 BLOCKS  
AND RESERVES 'A' AND 'B'.  
BLOCK 8 CONTAINS 2,807.4 ACRES  
BLOCK 9 CONTAINS 1,951.8 ACRES  
BLOCK 10 CONTAINS 2,807.4 ACRES  
BLOCK 11 CONTAINS 9,874.0 ACRES  
RESERVE 'A' CONTAINS 2,081.3 ACRES  
RESERVE 'B' CONTAINS 4,000.0 ACRES

Note

STREETS MUST BE CONSTRUCTED ALONG E. 11TH STREET AND ALL PUBLIC AND PRIVATE STREETS IN ACCORDANCE WITH THE TULSA PLAT ACT AND THE TULSA PLAT ACT AREA PLANNING COMMISSION.

Surveyor Note

THE LAST SITE VISIT WAS MADE ON \_\_\_\_\_ 2009.

RECEIVED  
JUN 11 2009  
Planning Department

DRAFT FINAL COPY

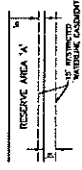
TRADITION BLOCKS 8-11  
SHEET 1 OF 5

16.4

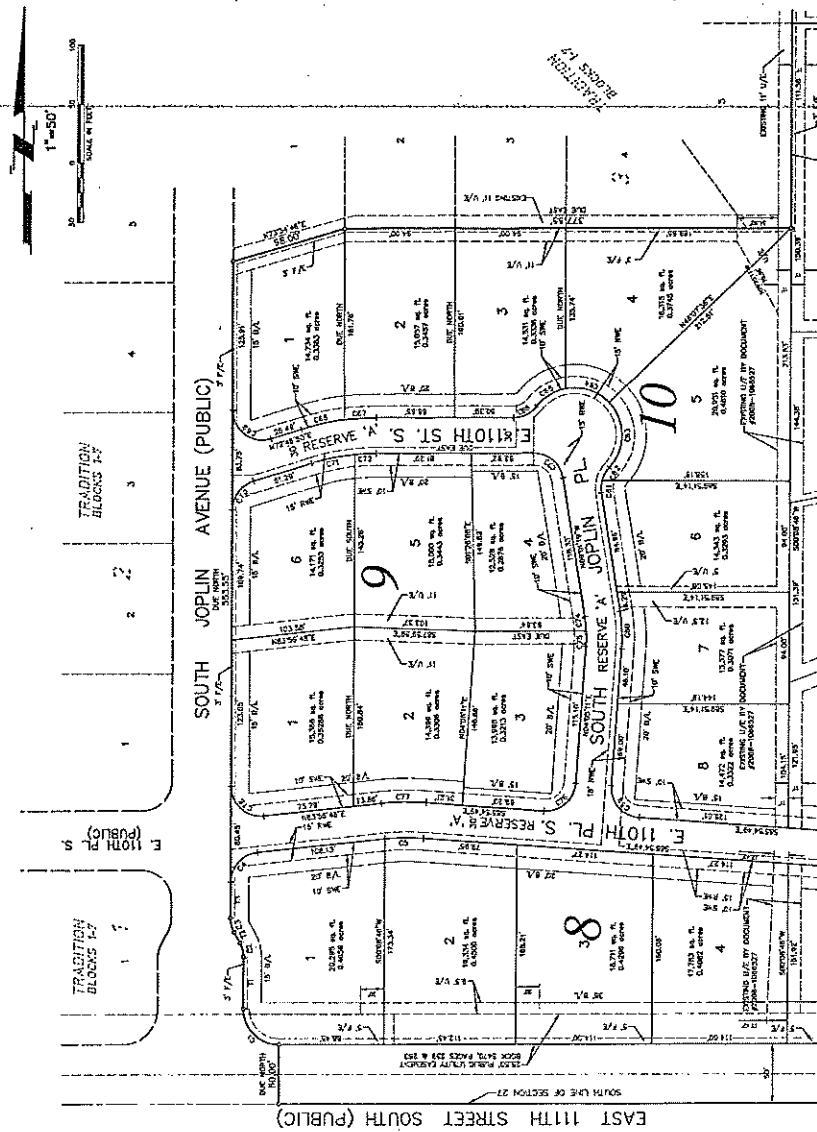
16.4

Curve Table			
CURVE LENGTH	RADIUS	DELTA	CHORD
10	10.00	18.01	19.94
20	20.00	35.99	39.79
30	30.00	53.97	59.59
40	40.00	71.94	79.26
50	50.00	89.91	98.89
60	60.00	107.88	118.47
70	70.00	125.85	137.99
80	80.00	143.82	157.46
90	90.00	161.79	176.88
100	100.00	179.76	196.25
110	110.00	197.73	215.57
120	120.00	215.70	234.84
130	130.00	233.67	254.06
140	140.00	251.64	273.23
150	150.00	269.61	292.35
160	160.00	287.58	311.42
170	170.00	305.55	330.44
180	180.00	323.52	349.41
190	190.00	341.49	368.33
200	200.00	359.46	387.20
210	210.00	377.43	406.02
220	220.00	395.40	424.79
230	230.00	413.37	443.51
240	240.00	431.34	462.18
250	250.00	449.31	480.80
260	260.00	467.28	499.37
270	270.00	485.25	517.89
280	280.00	503.22	536.36
290	290.00	521.19	554.78
300	300.00	539.16	573.15
310	310.00	557.13	591.47
320	320.00	575.10	609.74
330	330.00	593.07	627.96
340	340.00	611.04	646.13
350	350.00	629.01	664.25
360	360.00	646.98	682.32
370	370.00	664.95	700.34
380	380.00	682.92	718.31
390	390.00	700.89	736.23
400	400.00	718.86	754.10
410	410.00	736.83	771.92
420	420.00	754.80	789.69
430	430.00	772.77	807.41
440	440.00	790.74	825.08
450	450.00	808.71	842.70
460	460.00	826.68	860.27
470	470.00	844.65	877.79
480	480.00	862.62	895.26
490	490.00	880.59	912.68
500	500.00	898.56	930.05
510	510.00	916.53	947.37
520	520.00	934.50	964.64
530	530.00	952.47	981.86
540	540.00	970.44	999.03
550	550.00	988.41	1016.15
560	560.00	1006.38	1033.22
570	570.00	1024.35	1050.24
580	580.00	1042.32	1067.21
590	590.00	1060.29	1084.13
600	600.00	1078.26	1101.00
610	610.00	1096.23	1117.82
620	620.00	1114.20	1134.59
630	630.00	1132.17	1151.31
640	640.00	1150.14	1167.98
650	650.00	1168.11	1184.60
660	660.00	1186.08	1201.17
670	670.00	1204.05	1217.69
680	680.00	1222.02	1234.16
690	690.00	1240.00	1250.58
700	700.00	1257.97	1266.95
710	710.00	1275.94	1283.27
720	720.00	1293.91	1299.54
730	730.00	1311.88	1315.76
740	740.00	1329.85	1331.93
750	750.00	1347.82	1348.05
760	760.00	1365.79	1364.12
770	770.00	1383.76	1380.14
780	780.00	1401.73	1396.11
790	790.00	1419.70	1412.03
800	800.00	1437.67	1427.90
810	810.00	1455.64	1443.72
820	820.00	1473.61	1459.49
830	830.00	1491.58	1475.21
840	840.00	1509.55	1490.88
850	850.00	1527.52	1506.50
860	860.00	1545.49	1522.07
870	870.00	1563.46	1537.59
880	880.00	1581.43	1553.06
890	890.00	1599.40	1568.48
900	900.00	1617.37	1583.85
910	910.00	1635.34	1599.17
920	920.00	1653.31	1614.44
930	930.00	1671.28	1629.66
940	940.00	1689.25	1644.83
950	950.00	1707.22	1659.95
960	960.00	1725.19	1675.02
970	970.00	1743.16	1690.04
980	980.00	1761.13	1705.01
990	990.00	1779.10	1720.03
1000	1000.00	1797.07	1735.00

UNIT TABLE			
LINE	FEET	METERS	FEET
1	1	0.3048	1
2	2	0.6096	2
3	3	0.9144	3
4	4	1.2192	4
5	5	1.5240	5
6	6	1.8288	6
7	7	2.1336	7
8	8	2.4384	8
9	9	2.7432	9
10	10	3.0480	10



Legend  
 B/L = BUILDING LINE  
 R/L = RIGHT OF WAY LINE  
 S/L = RESTRICTED WATER LINE CASING  
 S/E = SIDEWALK EASEMENT  
 U/E = UTILITY EASEMENT



Note  
 ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED

RECEIVED  
 JUN 11 2009  
 JPLD Engineering Inc.  
 Planning Commission

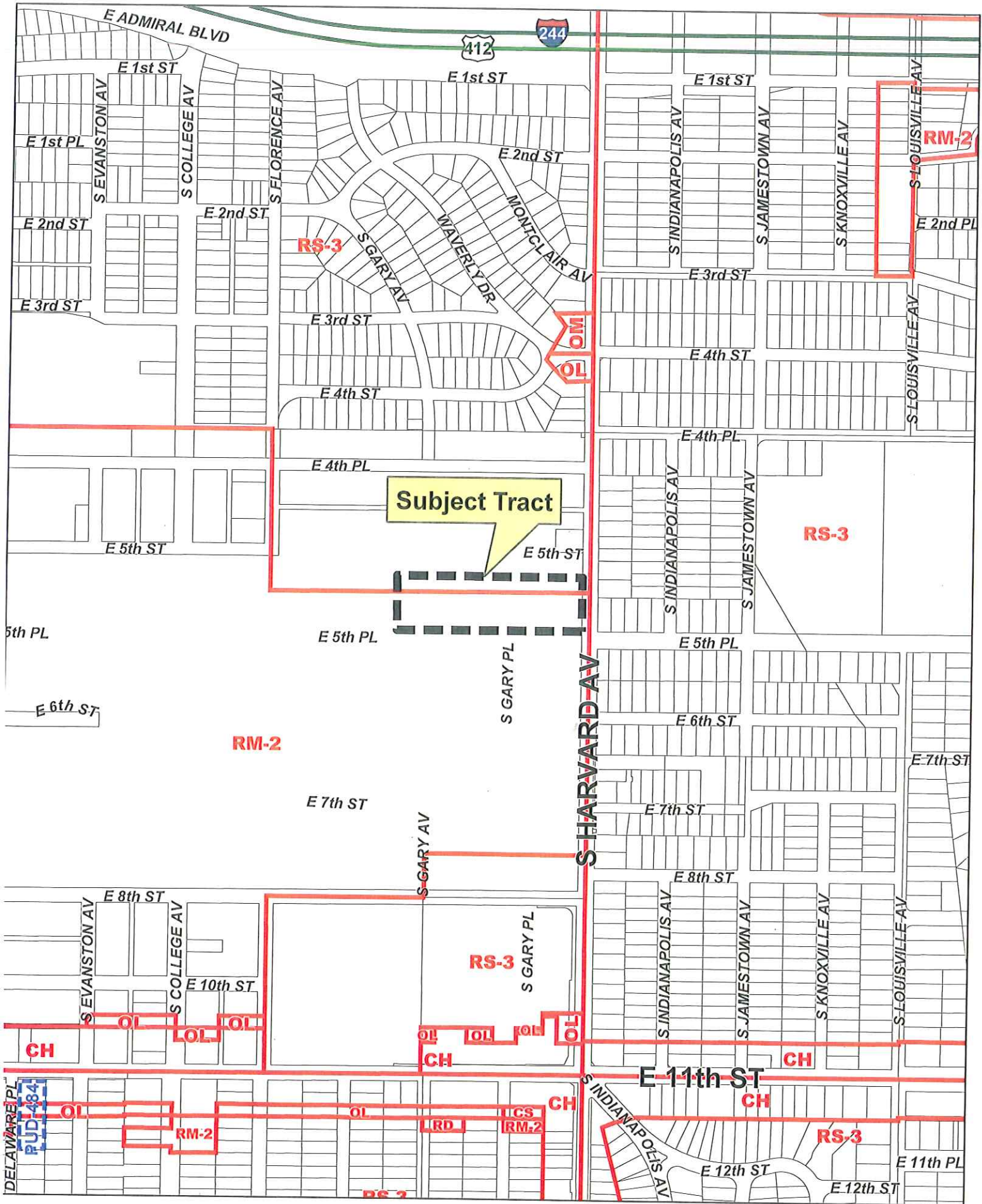
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TRADITION BLOCKS 8-10  
 SHEET 2 OF 5

16.5







Subject Tract

BOA-20961

19-13 05





E 4th ST

E 4th PL

E 4th PL

Subject Tract

E 5th ST

S INDIANAPOLIS AV

E 5th PL

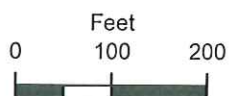
S GARY PL

S HARVARD AV

E 6th ST

E 7th ST

E 7th ST



Aerial Photo Date: March 2008

**BOA-20961**

19-13 05

Note: Graphic overlays may align with physical features





## PLAT WAIVER

August 19, 2009

**BOA-20961** (9305) (PD 4) (CD 4)

Northwest corner of East 5<sup>th</sup> Place and South Harvard Avenue

The platting requirement is being triggered by BOA case 20961 which approved a Special Exception for university facilities and accessory uses.

***Staff provides the following information from TAC at their August 19, 2009 meeting:***

**ZONING:**

- TMAPC Staff: The property has previously been platted.

**STREETS:**

- No comment.

**SEWER:**

- No comment.

**WATER:**

- No comment.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment.

**UTILITIES:**

- No comment.

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

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

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

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

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



## **SACK AND ASSOCIATES, INC.**

• ENGINEERING • SURVEYING • PLANNING •

CA No. 1783 (PE/LS) and 1462 (LA)  
Expires June 30, 2011

111 South Elgin Avenue, Tulsa, OK 74120-1816  
P.O. Box 50070, Tulsa, OK 74150-0070  
Phone: 918.592.4111 Fax: 918.592.4229  
E-mail: sai@sackandassociates.com

August 11, 2009

Ms. Diane Fernandez  
INCOG  
Two West Second Street, Suite 800  
Tulsa, OK 74103

**RE: Lot 4, Block 1, Riverside Market Two Amended**

Dear Ms. Fernandez:

On June 17, 2009 the Tulsa Metropolitan Area Planning Commission approved LS 20306 and the associated amendment to PUD-306-H-4 allocated building floor area. Please place the attached proposed amendment to the Deed of Dedication on the August 19th planning commission meeting agenda. Please contact us with any questions.

Thank you.

Sincerely,

**SACK AND ASSOCIATES, INC.**

Mark B. Capron

MBC:sky

F650A (21)  
1813.20



AMENDMENT TO THE DEED OF DEDICATION AND RESTRICTIVE  
COVENANTS OF "RIVERSIDE MARKET TWO" AN ADDITION TO  
THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

This AMENDMENT to the Deed of Dedication and Restrictive Covenants is made this 4<sup>th</sup> day of August, 2009 by Seayco-THF Riverside Market Two, L.L.C., a Missouri Limited Liability Company who, at this date, is the owner of "Lot 4, Block 1 of RIVERSIDE MARKET TWO AMENDED", a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof, affected by this AMENDMENT, to-wit:

**OWNER**

**LOT, BLOCK**

Seayco-THF Riverside Market Two, L.L.C.

Lot 4 in Block 1

WHEREAS, PUD-306-H-4 was submitted as a Minor Amendment to Planned Unit Development 360 on June 17, 2009.

WHEREAS, it is the desire of the above named owner to amend the provisions of the restrictive covenants contained in the Deed of Dedication of the plat of "RIVERSIDE MARKET TWO AMENDED", plat number 5805 filed of record in the office of the County Clerk of Tulsa County, State of Oklahoma, on the 2nd day of September, 2004 as they affect the above property.

NOW, THEREFORE, the undersigned do hereby amend and modify the restrictive covenants and certificate of dedication of "RIVERSIDE MARKET TWO AMENDED" as set forth hereinbelow:

The "Maximum Floor Area" provided in SECTION II. , Subsection B, Paragraph '2', are hereby amended as follows:

TRACT A OF LOT 4 (SEE EXHIBIT A)

130,000 SF

TRACT B OF LOT 4 (SEE EXHIBIT B)

0 SF

The undersigned, as the owner of the affected lot, does hereby repeal those parts of the Deed of Dedication, as amended, which are inconsistent herewith, and amended hereby, and does further hereby ratify and incorporate by reference, and affirm all parts of the Deed of Dedication, which are not amended hereby and which are consistent and shall be enforceable to the same extent and

in the same manner as if originally set forth fully in the original Deed of Dedication and Restrictive Covenants of "RIVERSIDE MARKET TWO AMENDED".

IN WITNESS WHEREOF, the parties hereto have caused this AMENDMENT to be executed the day of year first above written.

SEAYCO-THF RIVERSIDE MARKET TWO, L.L.C.,  
a Missouri limited liability company

By: THF Riverside Market Two, L.L.C., Manager

By: \_\_\_\_\_  
Michael H. Staenberg, Manager

STATE OF MISSOURI     )  
                                      ) SS  
COUNTY OF ST. LOUIS    )

Before me the undersigned a Notary Public, in and for the said County and State, as of this 4th day of August, 2009, personally appeared Michael H. Staenberg to me known as the identical person who is the Manager of THF Riverside Market Two, L.L.C., a Missouri limited liability company, the Manager of SEAYCO-THF RIVERSIDE MARKET TWO, L.L.C., a Missouri limited liability company, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the fee and voluntary act and deed of such limited liability companies, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

3-28-2011  
My commission expires

Kimberly A Thomas

Notary Public  
KIMBERLY A THOMAS  
Notary Public - State of Missouri  
Commissioned for St Louis County  
My Commission Expires: March 28, 2011  
Commission Number: 07497337

The within and foregoing First Amendment to the Deed of Dedication and Restrictive Covenants of "RIVERSIDE MARKET TWO AMENDED" is hereby approved this \_\_\_\_\_ day of August, 2009.

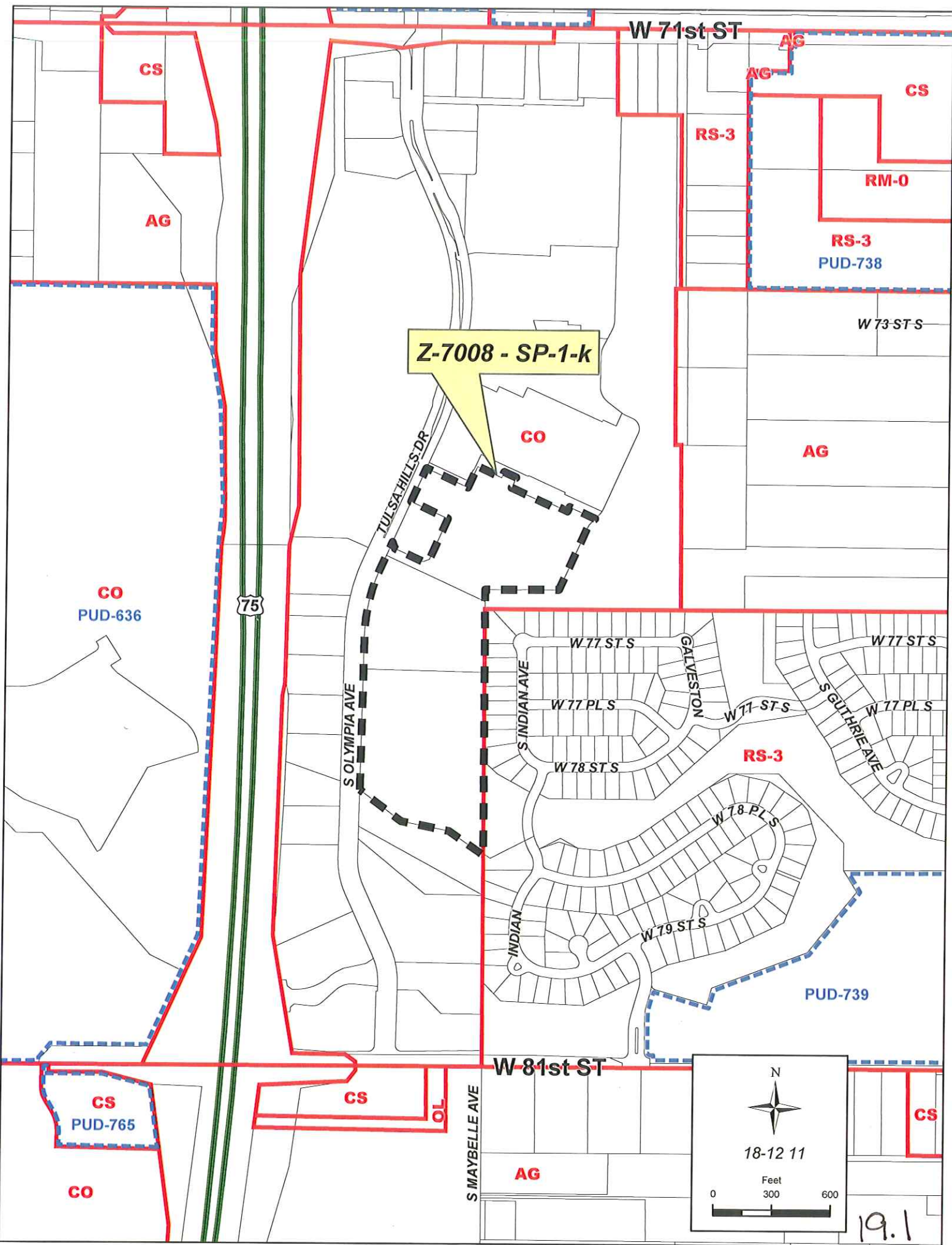
TULSA METROPOLITAN AREA  
PLANNING COMMISSION

Attest:

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chairman

18.4



**Z-7008 - SP-1-k**

W 73 ST S

W 77 ST S

W 77 PL S

W 78 ST S

W 77 ST S

W 77 ST S

W 77 PL S

W 78 PL S

W 79 ST S

W 81st ST



18-12 11

Feet

0 300 600

19.1





**Z-7008 - SP-1-k**

N

18-12 11

0 300 600

Feet

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

Aerial Photo Date: March 2008



August 19, 2009

**STAFF RECOMMENDATION**

**Z-7008-SP-1k:** Corridor Plan Minor Amendment – North of the northeast corner of W. 81<sup>st</sup> Street South and Olympia Ave.; Lots 3, 4, and 6, Block 2 – Tulsa Hills; TRS 8211; CZM 51: PD 8; CD 2; CO.

The applicant is requesting a minor amendment to split 179,046 square feet (sf) of lot area from Lots 3 and 4, Block 2 - Tulsa Hills and add it to Lot 6, Block 2 – Tulsa Hills (see Exhibit A) and re-allocate floor area. Associated with this minor amendment are Lot Split LS-20329 and Lot Combination LC-201, also appearing on the August 19<sup>th</sup> agenda of the TMAOC.

The area being split from Lots 3 and 4 is the location of a 100' Public Service Company easement, a 17.5' utility easement, an overland drainage easement and a 20' trail easement. Therefore the area being split from Lots 3 and 4 and combined with Lot 6 may never be developed. Lot 6 is fully developed. Maintenance of the area being removed from Lots 3 and 4 will become the responsibility of the owner of Lot 6.

The existing lot areas and floor area allocations are as follows:

Lot	Existing Area	Allocated Floor Area @ .25 FAR per original approval of CO Plan Z-7008-SP-1/Tulsa Hills
Lots 3 & 4	777,131 sf	194,282 sf
Lot 6	401,245 sf	100,311 sf

The new lot area and floor area allocation resulting from the lot split/combinations:

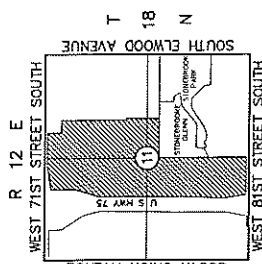
Lot	New Lot Area	New allocation of floor area per lot split/combination @ .25 FAR	% increase/decrease
Lots 3 & 4	598, 085 sf	149,521 sf	15% decrease
Lot 6	401,245 sf	145,072 sf	16% increase

The setback requirement for Lots 3 and 4 from the lot line in common with the single family development to the east will remain 100' as originally approved.

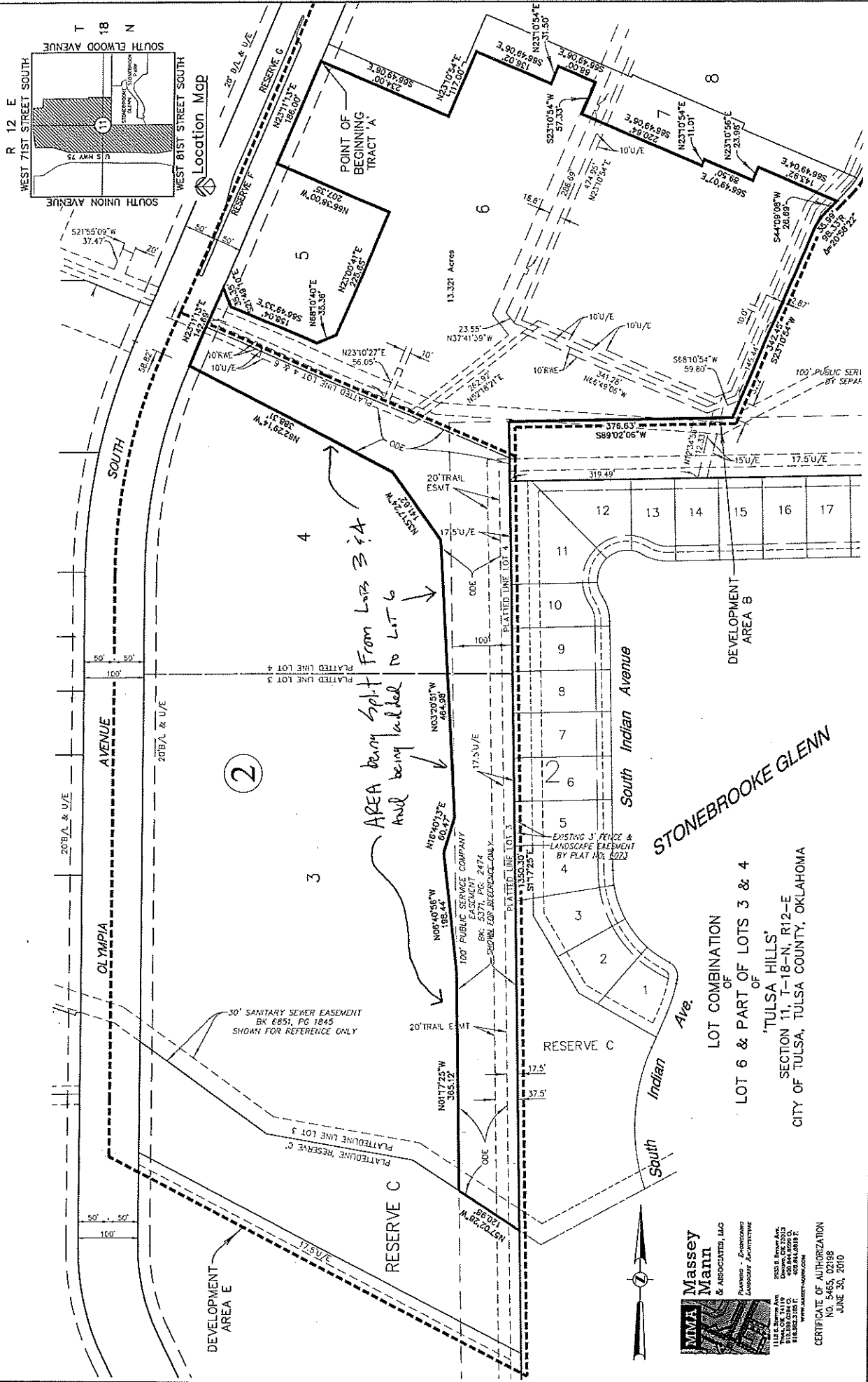
Staff has reviewed the proposal and feels approval of the minor amendment does not represent a significant departure from the approved development concept, nor will it change the character of the development. Since the buffer for the single family development to the east is not being reduced or altered, combined with the aforementioned, staff can recommend **APPROVAL** of minor amendment Z-7008-SP-1k.

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





Location Map



STONEBROOKE GLENN

LOT COMBINATION  
OF  
LOT 6 & PART OF LOTS 3 & 4  
OF  
'TULSA HILLS'  
SECTION 11, T-18-N, R12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

**MMA**  
**Massey**  
**Mann**  
& ASSOCIATES, LLC  
Planners • Engineers  
Landscape Architects  
1111 S. Boston Ave.  
Tulsa, OK 74119  
918.462.3125  
WWW.MASSEY-MANN.COM  
2003 S. Boston Ave.  
Tulsa, OK 74119  
918.462.3125  
CERTIFICATE OF AUTHORIZATION  
NO. 5465, 02198  
JUNE 30, 2010

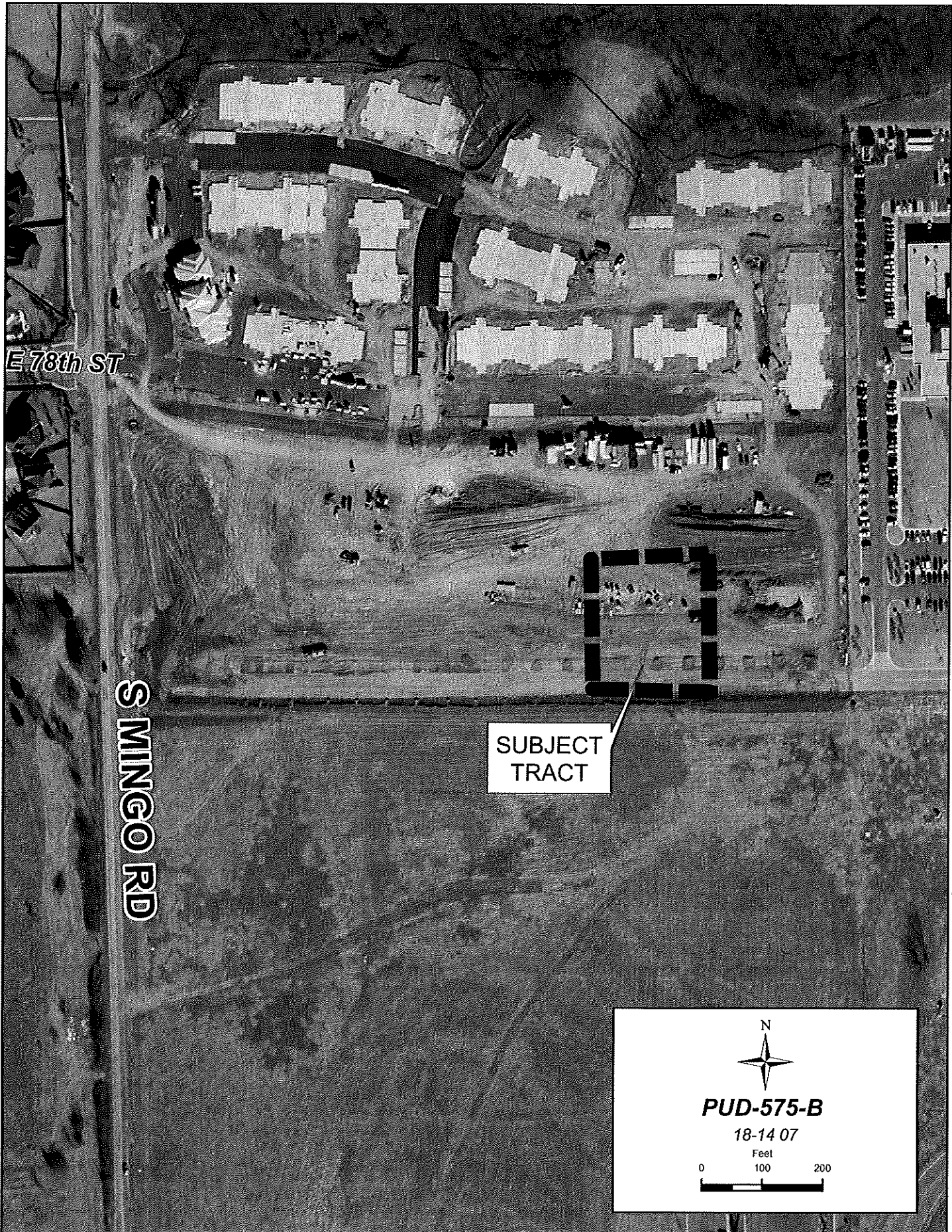
EXHIBIT A

19.4









E 78th ST

S MINGO RD

SUBJECT  
TRACT

N

**PUD-575-B**

18-14 07

Feet

0 100 200

August 19, 2009

### STAFF RECOMMENDATION

**PUD-575-B:** Detail Site Plan – Northeast of the northeast corner of 81<sup>st</sup> Street South and South Mingo Road; East of the northeast corner of E. 79<sup>th</sup> Street South and Mingo Rd.; Lot 4, Block 1 – 7900 Mingo; TRS 8407; CZM 111/54; PD 18; CD 7; CO/PUD.

---

The applicant is requesting approval of a detail site and landscape plan for a 2-story, 5,996 square foot (sf) office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use within PUD-575-B.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from 79<sup>th</sup> Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code and adopted PUD development standards. Site lighting is not proposed at this time. Sidewalks are provided along East 79<sup>th</sup> Street South as required by PUD Development Standards and subdivision regulations. A pedestrian walkway thorough the parking lot is provided per PUD development standards.

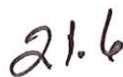
Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – 7900 Mingo.

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

21.4







## Planting Notes

1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK AND 280.1 - CURRENT EDITION.
2. PLANTING SHALL BE LOCATED WHERE IT IS SHOWN ON THE PLAN EXCEPT WHERE OBSTRUCTIONS BE FOUND. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT WHO WILL RELOCATE THE PLANT MATERIAL.
3. ALL PLANTING SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE EXISTING SOIL TO A MINIMUM OF 12" BELOW FINISH GRADE. PREPARE A 1" OF PINE BARK MULCH, AND GARDEN FERTILIZER (1 LB. PER 100 SQ. FT.) INCORPORATE TO A DEPTH OF 6".
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 3" ABOVE FINISH GRADE.
6. TREE TRUNKS SHALL BE PROTECTED AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. AREAS WITHIN THE PROPERTY LINES, THE B.O.W., PARALLEL TO THE PROPERTY LINES, AND THE B.O.W. SHALL BE MAINTAINED IN A MANNER THAT THEY ARE NOT DESIGNATED TO RECEIVE OTHER PLANTING. PAVING OR BUILDINGS ARE TO BE SLOPED WITH SLOPE 500 BEARING GRASS.
9. ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" BELOW FINISH GRADE. THE ROOT BALL SHALL BE STOKED WITH SLOPE 500 BEARING GRASS. THE TREE SHALL BE STOKED WITH SLOPE 500 BEARING GRASS. THE TREE SHALL BE STOKED WITH SLOPE 500 BEARING GRASS. THE TREE SHALL BE STOKED WITH SLOPE 500 BEARING GRASS.
10. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" x 3/16" STEEL EDGING BY PERIOD.
11. SOIL AND 1 PART COMPOST MIXED 1/2" DEEP.
12. ALL PLANTS SHALL BE TRUE OF SPECIES AND VARIETY AND SHALL COMPLY TO MEASUREMENTS (CALIPER, SIZE, AND TRUNK HEIGHT) AS SPECIFIED ON THE DRAWING.
13. SIX WEEKS AFTER THE INSTALLATION OF SOIL, A QUALITY APPLICATION OF INDEPENDENT PRE-CURVED WED CONTROL SHALL BE APPLIED AT A RATE OF 100 LBS PER 1000 SQ. YD. OF LAWN. THE APPLICATION SHALL BE APPLIED DURING THE SECOND WEEK OF FEBRUARY.
14. SIX WEEKS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST OF TWO ANNUAL LIQUID APPLICATIONS OF PHOSPHORUS PRE-CURVED WED CONTROL SHALL BE APPLIED TO THE LAWN SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
15. STAKING AND OBTAINING TO BE REMOVED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

## Irrigation Notes

1. WATER SHALL BE PROVIDED IN ALL PLANTING BEDS AND 500 AREAS BY AN ELECTRONIC UNDERGROUND IRRIGATION SYSTEM.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.
3. SPRAY HEADS SHALL BE PROVIDED IN ALL PLANTING BEDS AND 500 AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.
4. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LANDSCAPE WATERING SCHEDULE WITH THE LANDSCAPE CONTRACTOR.
5. ALL IRRIGATION CONTROLS SHALL BE 24" BEYOND BACK OF CURB. CAP BOTH ENDS OF SILENT, AND FLAG LOCATION.
6. INSTALL SEPARATE IRRIGATION METER, BACK FLOW PREVENTION, DEVICE AND IRRIGATION CONTROLS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.
7. SUBMIT IRRIGATION DESIGN, INCLUDING: COORDINATE EXACT LOCATION OF CONTROLS WITH OWNER'S REPRESENTATIVE.

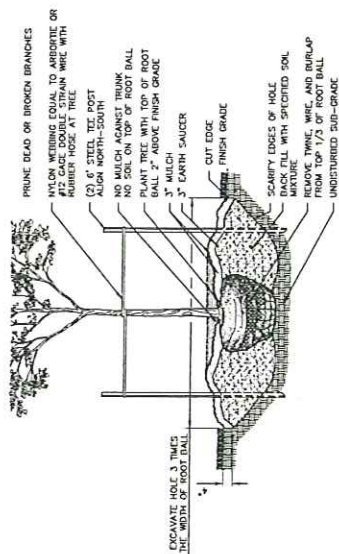
## General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. REPLACEMENTS SHALL BE PROVIDED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.
2. CONTRACTOR TO MAINTAIN LANDSCAPING MATERIALS AND 500 FOR A PERIOD OF 30 DAYS AFTER ACCEPTANCE OF PROJECT BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL UNDERGROUND UTILITY LINES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IRRIGATION OF ALL PLANTING MATERIALS.



**SACK AND ASSOCIATES, INC.**  
ENGINEERING • SURVEYING • PLANNING

PROJECT: 28714 AND 28802-A  
SHEET: 115  
DATE: 11/15/09  
BY: J. SACK  
CHECKED: J. SACK  
APPROVED: J. SACK

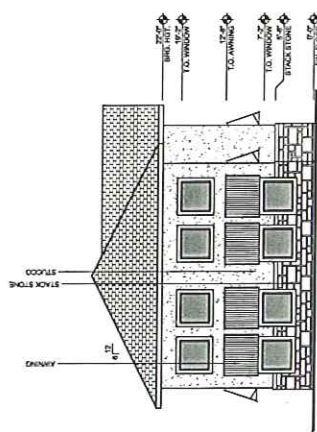


Tree Planting Detail  
NOT TO SCALE

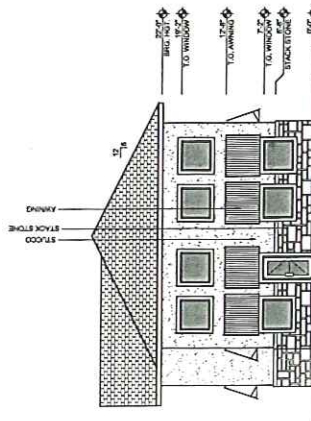




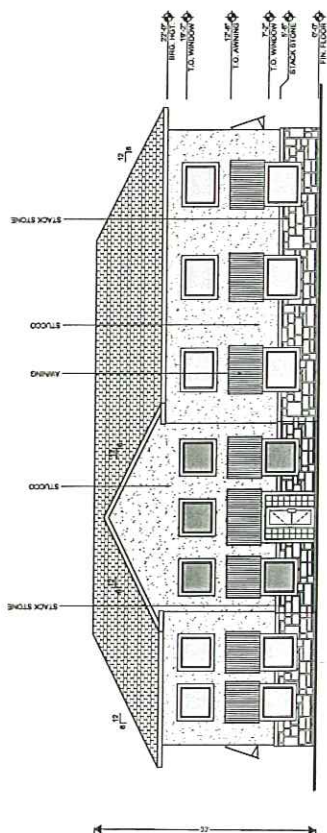
Copyright © 1999 by AL MacKenzie. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system or transmitted in any form without the prior written consent of AL MacKenzie. 1/2000/ALM



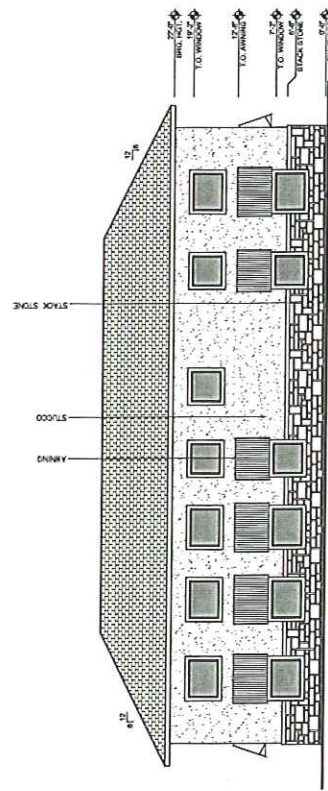
**B** EAST ELEVATION  
SCALE: 1/8" = 1'-0"



**D** WEST ELEVATION  
SCALE: 1/8" = 1'-0"

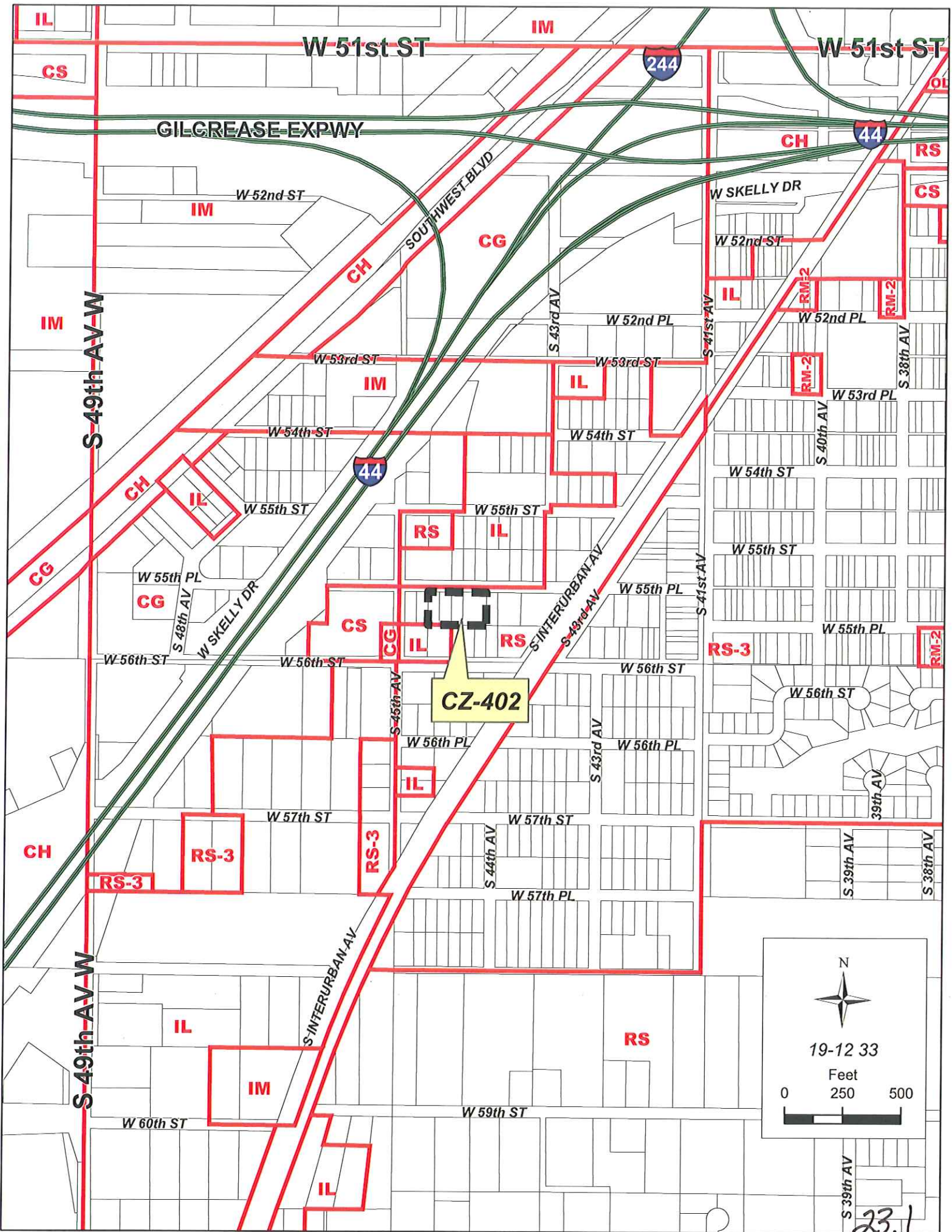


**A** NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



**C** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"





19-12-33

Feet

0 250 500

23.1





N

19-12 33

Feet

0 250 500

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

23.2





W 55th ST

W 55th PL

S 45th AV

CZ-402

W 56th ST

S INTERURBAN AV



19-12 33

Feet



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



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-402**

**TRS 9233**

**Atlas 572**

**CZM 45**

**County**

**TMAPC Hearing Date:** August 19, 2009

**Applicant:** John Copp

**Tract Size:** .8± acres/34,750± square feet

**ADDRESS/GENERAL LOCATION:** East of southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> Place

**EXISTING ZONING:** RS

**EXISTING USE:** Apparently being used for trailer storage/parking

**PROPOSED ZONING:** IM or IL

**PROPOSED USE:** Office & garage space

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

***RELEVANT ZONING HISTORY:***

**CZ-315 January 2003:** All concurred in approval of a request for rezoning a 1.79± acre tract of land from RS to IL for light industrial, on property located west of northwest corner West 57<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue.

**CZ-314 December 2002:** All concurred in approval of a request for rezoning a tract of land from RS to IL for industrial use, on property located west of the northwest corner West 57<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue

**CZ-307 July 2002:** All concurred in approval of a request for rezoning a .79± acre tract of land from RS to IL for a lawn service, on property located northeast corner of West 55<sup>th</sup> Street South and South 43<sup>rd</sup> West Avenue.

**CZ-263 February 2000:** All concurred in approval of a request for rezoning two lots from RS to CH for an existing hotel/motel, located west of the southwest corner of West 56<sup>th</sup> Street and South 45<sup>th</sup> West Avenue.

**CZ-258 December 1999:** All concurred in approval of a request to rezone a lot from RS to IL for light manufacturing use, located east of northeast corner of I-44 and West 57<sup>th</sup> Street South.

**CZ-250 February 1999:** All concurred in approval of a request to rezone a tract from RS to IL for a proposed landscape maintenance service business, located on the east side of South 45<sup>th</sup> West Avenue between West 56<sup>th</sup> Place South and West 57<sup>th</sup> Street South.

**CZ-248 December 1998:** All concurred in approval of a request to rezone a tract from RS to IL for a body shop, located on the southwest corner of West 55<sup>th</sup> Place and South 41<sup>st</sup> West Court.

23.4

**CZ-233 May 1997:** All concurred in approval of a request to rezone a 2.2-acre tract from RS to IL, located east of the northeast corner of West 61<sup>st</sup> Street South and South 49<sup>th</sup> West Avenue.

**CZ-202 June 1993:** All concurred in approval of a request to rezone a .6-acre tract from RS to IL for a truck repair service, located on the northeast corner of West 56<sup>th</sup> Street South and South 45<sup>th</sup> West Avenue.

**CZ-188 June 1991:** All concurred in approval of a request to rezone a tract from RS-3 to IL for a fireworks facility, located east of the southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> Street South.

**CZ-142 April 1986:** All concurred in approval of a request for rezoning a tract of land from RS to IL on property located on the north side of 55<sup>th</sup> Place and East of 45<sup>th</sup> West Avenue.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately .8± acres in size and is located east of the southeast corner of South 45<sup>th</sup> West Avenue and West 55<sup>th</sup> Place. The property appears to be used for parking/storage of the trailers for semis and is zoned RS.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West 55 <sup>th</sup> Place	N/A	N/A	2 (barely; no curbs or gutters. Needs to be improved to industrial collector standards – 80' ROW)

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

**SURROUNDING AREA:** This is an older area that appears to be transitioning from residential uses to industrial and commercial. The subject tract is abutted on the east by a single-family residence, zoned RS; on the north and south by industrial uses, zoned IL and residential uses, zoned RS; and on the west by a single-family residence, zoned RS.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

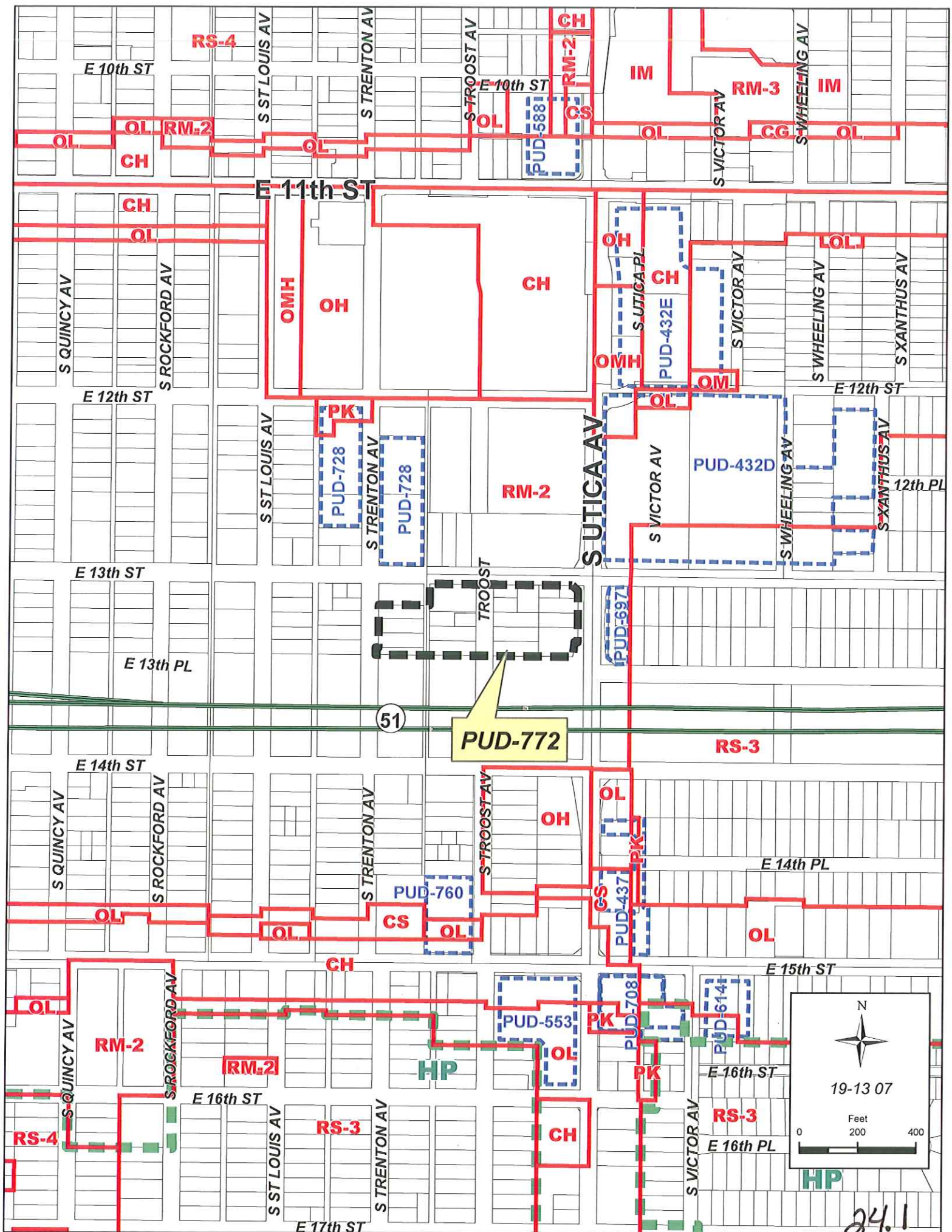
The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Special District C – a part of the Skelly Drive Frontage Area. Plan policies call for this area to develop commercially within the actual Skelly Drive frontage portion and to develop industrially within the remainder (which would include the subject property). According to the Zoning Matrix, the requested IM or IL zoning **may be found** in accord with the Plan due to the site's location within a special district.

**STAFF RECOMMENDATION:**

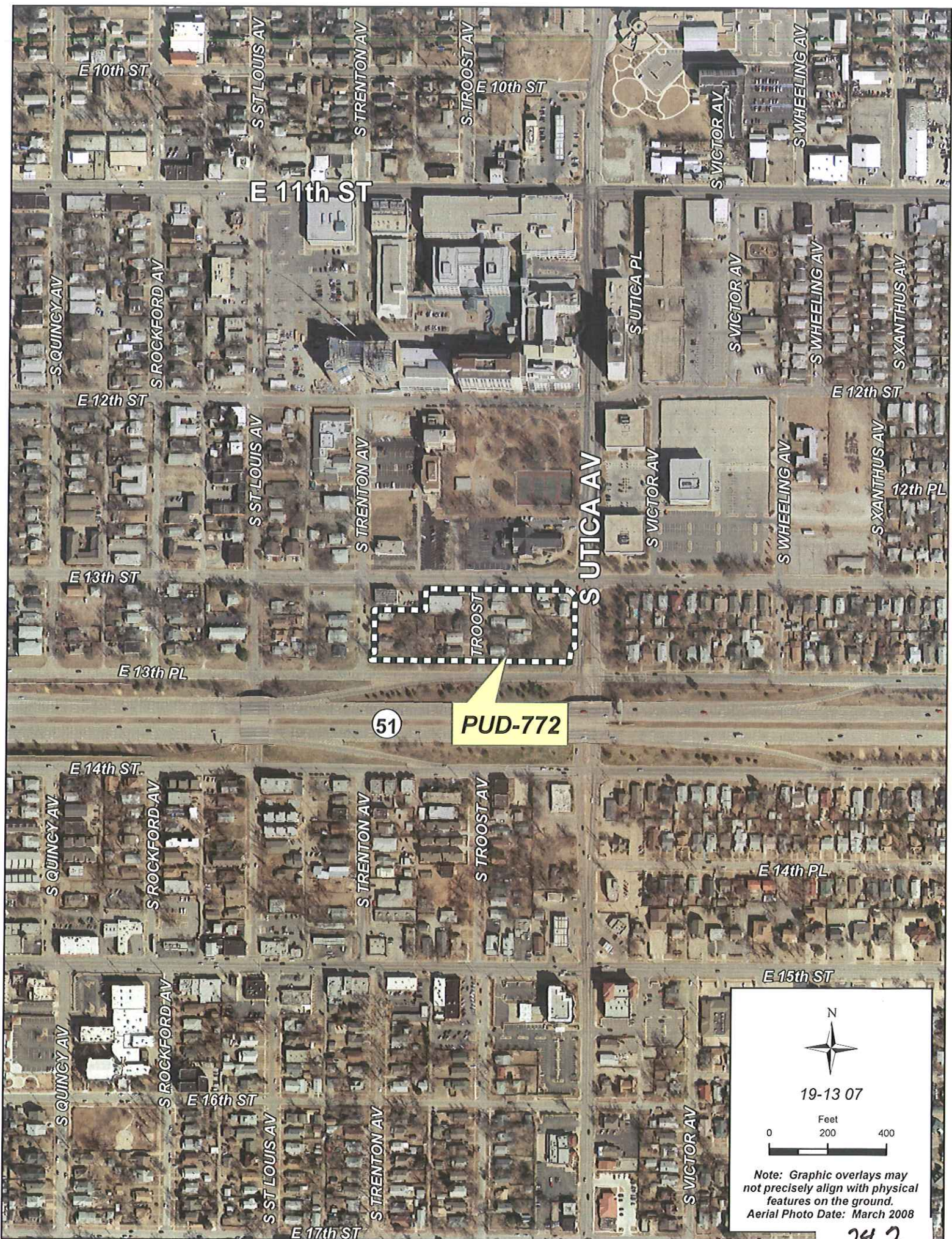
This area has been in transition to higher intensity uses for many years due in part to its accessibility to various transportation modes. Numerous industrially-zoned properties lie adjacent to or nearby the subject site and nearly all are designated IL. Therefore, staff can recommend **APPROVAL** of IL zoning for CZ-402.

08/19/09

23.5





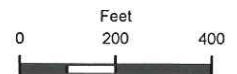


51

PUD-772



19-13 07



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

24.2





E 12th ST

STRENTON AV

SUTICA AV

E 13th ST

TROOST

E 13th PL

PUD-772

51

E 14th ST

STRENTON AV

STROOST AV



19-13 07



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

243



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-772**

**TRS 9307**

**Atlas 3**

**CZM 37**

**PD-4 CD-4**

**TMAPC Hearing Date:** August 19, 2009

**Applicant:** Khoury Engineering, Inc.

**Tract Size:** 5.892 ± gross/4.81± net acres  
256,653 ± gross sf/209,523.6 ± net sf

**ADDRESS/GENERAL LOCATION:** Between East 13<sup>th</sup> Street and East 13<sup>th</sup> Place and between South Trenton Avenue & South Utica Avenue

**EXISTING ZONING:** RM-2

**EXISTING USES:** Residential/vacant

**PROPOSED ZONING:** RM-2/PUD

**PROPOSED USE:** Assisted Living

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

**RELEVANT ZONING HISTORY:**

**PUD-760 October 2008:** All concurred in approval of a proposed Planned Unit Development on a 1.35+ acre tract of land for retail and office use on property located northwest corner of East 15<sup>th</sup> Street and South Troost Avenue.

**Z-7102 October 2008:** All concurred in approval of a request for rezoning a 2.7± acre tract of land from OL/RM-2 to OH for office use on property located southwest corner of the Broken Arrow Expressway and South Utica Avenue.

**Z-7038 October 2006:** A request for rezoning a 2+ acre tract of land from RM-2 to CH for new commercial development and parking, was withdrawn by applicant, on property located north of the northeast corner of South Troost Avenue and East 15<sup>th</sup> Street.

**PUD-728 May 2006:** All concurred in approval of a proposed Planned Unit Development on a 4.03± acre tract of land for office, hospital, residential treatment center and transitional living center and off-street parking uses, on property located east and west sides of South Trenton Avenue between East 12<sup>th</sup> Street and East 13<sup>th</sup> Street.

**Z-6977/PUD-708-A July 2005:** All concurred in approval of a proposed Major Amendment to a PUD on a 1.34± acre tract of land on property and to allow on property located on the southeast corner East 15<sup>th</sup> Street and South Utica Avenue. Staff and TMAPC recommended approval to remove HP zoning subject to the removal of the Victor access. The City Council motioned to retain the three lots in HP overlay zoning, and approve the curb-cut onto Victor but not allow to open until the scheduled improvements at 15<sup>th</sup> and Utica intersection are made; and to approve a landscaping addition to the project at the southeast corner of parking lot providing a buffer and transition into the remaining single-family residential uses to the south.

29.4



**PUD-708 August 2004:** All concurred in approval of a proposed Planned Unit Development on a 1.34+ acre tract of land, to permit the consolidation of several parcels with various zoning, CH, OL, PK, RS-3 and HP to allow for a bank, including drive-thru facility, and office use subject to staff recommendations and eliminating access to Victor Avenue, and to specific traffic flow requirements on property located on the southeast corner of East 15<sup>th</sup> Street South and South Utica Avenue.

**Z-6935 April 2004:** All concurred in an approval for a request to rezone a 4.5+ acre tract from RM-2/PK/OL/CH to OH for the eastern two-thirds (207') of the site and OMH on the western one-third (103') of the site on property located west of the southwest corner of East 11<sup>th</sup> Street and South Trenton.

**PUD-697 February 2004:** All concurred in approval for Hillcrest Medical Center to develop .46+ acres for private parking, located on the southeast corner of East 13<sup>th</sup> Street South and South Utica Avenue.

**BOA-19170 September 11, 2001:** The Board of Adjustment approved a Variance of required parking spaces from 96 to 88; and Variances of required parking setbacks on three sides of the subject tract to allow 5' of required landscape strip (South Troost Avenue from 45' to 34'; East 13<sup>th</sup> Street from 45' to 35'; and South Utica Avenue from 60' to 55' and from 90' to 70', subject to a tie-contract with the church across the street for overflow parking, finding 60' setbacks on Troost, 13<sup>th</sup> Street and Utica, and the elevation change from the west to the east, on property located at the Southwest corner East 13<sup>th</sup> Street and South Utica Avenue and a part of the subject property.

**PUD-432-E October 2000:** A major amendment to PUD-432-D to add a tract of land formerly occupied by the day-old bakery store and to add to the existing PUD, Development Area D into Development Area C for additional retail floor area, allowing Convenience Goods and Services and Shopping Goods and Services to the PUD which would allow a new gift, newspaper stand, souvenir shop and thrift store. The property is located between South Utica Avenue and South Victor Avenue, East 11<sup>th</sup> Street and East 12<sup>th</sup> Street, the amendment was unanimously approved

**PUD-614 August 1999:** All concurred in approval of a proposed Planned Unit Development a 1.2+ acre tract for a one-story medical office (KMO Cancer Care Facility) on property located on the southeast corner of East 15<sup>th</sup> Street and South Victor Avenue.

**Z-6613 February 1998:** A request was filed to rezone a 4.4-acre tract located on the northeast corner of East 12<sup>th</sup> Street and South Trenton Avenue, zoned RM-2 and OL, and a smaller tract consisting of two small lots located south of the southeast corner of East 11<sup>th</sup> Street and South Utica Avenue and zoned CH. The larger tract is east, across South Trenton Avenue, from subject property. CH or OH zoning was requested for a proposed medical center; staff and TMAPC recommended OH zoning on both tracts and City Council concurred.

**PUD 553 April 1997:** All concurred in approval of a proposed Planned Unit Development on a 2.14+ acre tract of land to permit a bank, including drive-in facility, and office use per conditions on property located on the southwest corner of East 15<sup>th</sup> Street and South Utica Avenue.

**PUD-432-D August 1995:** All concurred in approval of a major amendment to expand the existing PUD to the east allowing for additional medical office and hospital buildings. The property is located between Utica and Xanthus Avenues from East 11<sup>th</sup> Street to East 13<sup>th</sup> Street.

**BOA-16248 January 12, 1993:** The Board of Adjustment approved a Special Exception to permit an existing church in an R district; per plan submitted; finding that the use has been in existence for many years, and has proved to be compatible with the surrounding neighborhood, on property located at 1244 South Utica and abutting north across East 13<sup>th</sup> Street from subject property.

**BOA-15106 April 6, 1989:** The Board of Adjustment approved a Special Exception to allow for office uses in an RM-2 district; and a Variance of the required screening; finding that the applicant resides in the home and the residential character of the structure will be maintained, and that office use is prevalent in the general area, on property located at 1312 South Troost Avenue and a part of the subject property.

**Z-6213 January 1989:** All concurred in approval of a request to rezone a 0.4-acre tract located on the southeast corner of East 12<sup>th</sup> Street and South Utica Avenue from OL, RM-2 and PUD-432 to OMH/PUD-432-A.

**PUD-437 August 1988:** All concurred in approval of a proposed Planned Unit Development a 1.35+ acre tract of land for uses as permitted by right in an OL district excluding drive-in banks and funeral homes and allowing 2 stories on property located on the southeast corner of East 14<sup>th</sup> Place and South Utica Avenue.

**PUD-432 November 1987:** All concurred in approval to develop 4.5 acres located between South Utica Avenue and South Victor Avenue, from East 12<sup>th</sup> Street to East 13<sup>th</sup> Street for hospital and office uses.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 4.81± acres in size and is located between East 13<sup>th</sup> Street and East 13<sup>th</sup> Place and between South Trenton Avenue & South Utica Avenue. The property appears to be used residential and is zoned RM-2.

#### **STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
South Utica Avenue	Urban Arterial	70'	4 w/ median
South Trenton Avenue	Residential Collector	60'	2
East 13 <sup>th</sup> Street	Residential Collector	60'	2
East 13 <sup>th</sup> Place	Freeway Access	60'	3

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

**SURROUNDING AREA:** The subject tract is abutted on the east by Utica Ave. and then Terrace Drive Addition (resub.), zoned RM-2 and RS-3; on the north by Parkside Resub. Part of Block 6 and 7 Forest Park, zoned RM-2; on the south by 13<sup>th</sup> Place and then the Broken Arrow Expressway, zoned RS-3; and on the west by Forest Park Addition Amended, zoned RM-2.

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Hillcrest Healthcare Special District. According to the Zoning Matrix, the existing RM-2 zoning is in accord with the Plan. According to the Plan development within this area should be limited to residential, health and health-related uses. Furthermore the plan states, as transition occurs from previous land use to health, hospital-related and/or compatible uses, developers are encouraged to minimize adverse impacts on adjacent low intensity (residential) uses by assembling several parcels, when feasible, rather than by spot development, and development should be through the PUD process.

### **STAFF RECOMMENDATION:**

PUD-772/Luther Place is an in-fill development proposal consisting of 5.892 (+/-) gross acres (256,653 gross square feet). The development tract is located on Utica Avenue between 13<sup>th</sup> Street and 13<sup>th</sup> Place and covers the two block area from Utica Avenue to Trenton Avenue. The 2-story brick apartment building at the southeast corner of Trenton and 13<sup>th</sup> Street is not included in PUD-772. Troost Avenue from 13<sup>th</sup> Street to 13<sup>th</sup> Place (the BA Expressway) is proposed for closure.

The property is bordered on the east by Utica Avenue and then RS-3/PUD-697 zoned property which is currently vacant. PUD-697 is approved for a private parking lot for the Hillcrest Hospital complex. On the north the property is bordered by 13<sup>th</sup> Street and then RM-2 zoned property being used as a church/school as well as, what appears to be a vacant office building to the northwest. On the west the tract is bordered by the aforementioned apartment building and Trenton Avenue and then RM zoned property being used as a parking lot and three duplex units. The property is bordered on the south by 13<sup>th</sup> Place, an access road to the Broken Arrow (BA) Expressway.

PUD-772 proposes a 3-story, 129 unit elderly/retirement housing, assisted living and memory care development as permitted under Assisted Living Facility within Use Unit 8 – Multifamily and Similar Uses (see attached exhibits). The total floor area for the facility would be 129,163 sf with a building footprint of 72,150 sf. The underlying RM-2 zoning provides ample density for development therefore no zoning change is requested. The PUD is proposed to achieve the development flexibility with respect to building height and as required by the Comprehensive Plan for development within the Hillcrest Healthcare Special District within Planning District 4.

Access to the site is primarily from three points along 13<sup>th</sup> Street, a gated access point along Trenton Ave and an entrance only access point along 13<sup>th</sup> Place. There is no proposed access from Utica Avenue.

Staff has reviewed the concept development plan and performed site visits (see the attached area photographs). Given the tract location within the Hillcrest Healthcare Special District of the Comprehensive Plan and the recommendations associated with development within the special district, staff can support the application. Staff feels the proximity to one of the City's healthcare corridors and the site location along an urban arterial street and freeway access road makes this infill development proposal appropriate for the area. The redeveloped property will replace some properties which have been in decline for many years.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code and the Comprehensive Plan. Staff finds PUD-772 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 Residential and PUD Chapters of the Zoning Code.

24.7



Therefore, staff recommends **APPROVAL** of PUD-772 subject to the following conditions as modified by staff:

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

<b>Permitted Use:</b>	Assisted Living Facility as permitted in Use Unit 8, Multifamily Dwelling and Similar Uses and customary accessory uses.
<b>Gross Land Area:</b>	5.892 Acres (256,653 sf)
<b>Net Land Area:</b>	3.582 Acres (156,032 sf)
<b>Minimum Land Area per Dwelling Unit:</b>	1,200 sf
<b>Minimum Livability Space per Dwelling Unit:</b>	200 sf
<b>Maximum Building Height:</b>	50 feet - not to exceed three stories
<b>Minimum Building Setbacks:</b>	
From centerline of South Utica Avenue:	85 feet
From East 13th Street ROW:	10 feet
From East 13th Place ROW:	10 feet
From South Trenton Avenue ROW:	10 feet
<b>Maximum Building Height:</b>	50 feet - not to exceed three stories
<b>Parking Ratio*:</b>	As required by the applicable Use Unit within the Tulsa Zoning Code.

*\* Parking proposed within the 13<sup>th</sup> Place right-of-way (ROW) must receive approval from the City of Tulsa prior to the submittal and approval of detail site plans.*

**Landscape Area:**

A minimum of ten percent (10%) of the land area shall be improved as internal landscape open space in accordance with the Landscape Chapter of the Zoning Code. Street yards shall be landscaped per chapter 10 of the Tulsa Zoning Code.

**Lighting:**

Exterior light standards, including building mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level within adjacent properties. Compliance with these standards shall be verified by application of the Kennebunkport Formula or submittal of a

photometric plan as part of the required detail site plan to be approved by the TMAPC. Consideration of topography must be included in the calculations.

**Trash Containers:**

Outside trash containers will be located within the southern half of the development and not within the western 65-feet of the development. Trash enclosures shall be completely screened from the view of a person standing within the adjacent residential areas and roadways.

**Signs:**

Signs shall be limited to the following:

No free standing signs or wall signs shall be permitted. Two identification signs incorporated into the screening wall along Utica Avenue, one at the corner of 13<sup>th</sup> Street and one at the corner of 13<sup>th</sup> Place shall be permitted. One additional identification sign shall be allowed, incorporated into the screening wall along 13<sup>th</sup> Street. Each sign will not exceed 32 sf of display area nor 8 feet in total height.

**Access and Circulation:**

Ingress and egress to Luther Place on Utica will be from 13th Street and Trenton Avenue. Only ingress is allowed from 13th Place. There will be no access from Utica Avenue. Sidewalks will be constructed, or maintained where existing, along the entire perimeter of the property per subdivision regulations.

3. No zoning clearance permit shall be issued within the PUD until a detail site plan for the lot, which includes all buildings, parking, site lighting, site/perimeter screening and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards. This shall include verification from the City of Tulsa that an agreement has been reached with respect to proposed parking in the 13<sup>th</sup> Place right-of-way (ROW).
4. A detail landscape plan for the development shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.



8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC (below).
11. Entry gates and/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.
12. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

**General:** No comments.

**Water:** An IDP Water Mainline Revision Project is required. The proposed location of the water service meters should be in a green space area/island. If this standard is not met than traffic loaded rated vault/can will be required.

**Fire:** When relocating water mains maintain the required fire hydrant spacing.

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

**Exceptions:**

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

**Stormwater:** No comments.

24.10

**Wastewater:** Existing sanitary sewer lines on the property, and adjacent to the property must be relocated or brought up to City of Tulsa Standards prior to issue of any building permit. Capacity issues must be resolved prior to approval of the plans.

**Transportation:** To the access and circulation section include sidewalk requirement on all streets around the development per subdivision regulations.

**INCOG Transportation:**

1. **MSHP:** South Utica Avenue is a designated Urban Arterial.
2. **LRTP:** Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
3. **TMP:** No comment.
4. **Transit:** Currently, Tulsa Transit operates existing route on S. Utica Avenue, between 11<sup>th</sup> Street S. and 15<sup>th</sup> Street S. 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.

08/19/09



## 2 SITE DATA

RE: THIS SHEET

PARKING SPACES REQUIRED		REQUIRED	PROVIDED
REGULAR PARKING 1/150 (NET AREA)		87	105
ACCESSIBLE PARKING (INCLUDED ABOVE)		4	5
LAND USE		CURRENT ZONING	
ELDERLY/RETIREMENT HOUSING		RM-2	
& ASSISTED LIVING			
SETBACK		FRONT	REAR
BUILDING SETBACK		35	10
		10	10
SITE AREA (POST-DEVELOPMENT)			
BUILDING AREA	SQ. FT.	ACRES	X
PARKING - IMPERVIOUS SURFACE	72,150.00	1.05	46.2
PAVEMENT SURFACE	42,822.01	0.59	27.3
GRASS - PERVIOUS SURFACE	14,568.48	0.20	23.7
TOTAL SITE AREA	129,539.49	3.84	100.0
PROPOSED BUILDING HEIGHT (SEE EXHIBIT E)			

EAST 13TH STREET

PROPOSED SCREEN WALL

PROPOSED IRON FENCE

GATE

PROPOSED IRON FENCE

GATE

PROPOSED IRON FENCE

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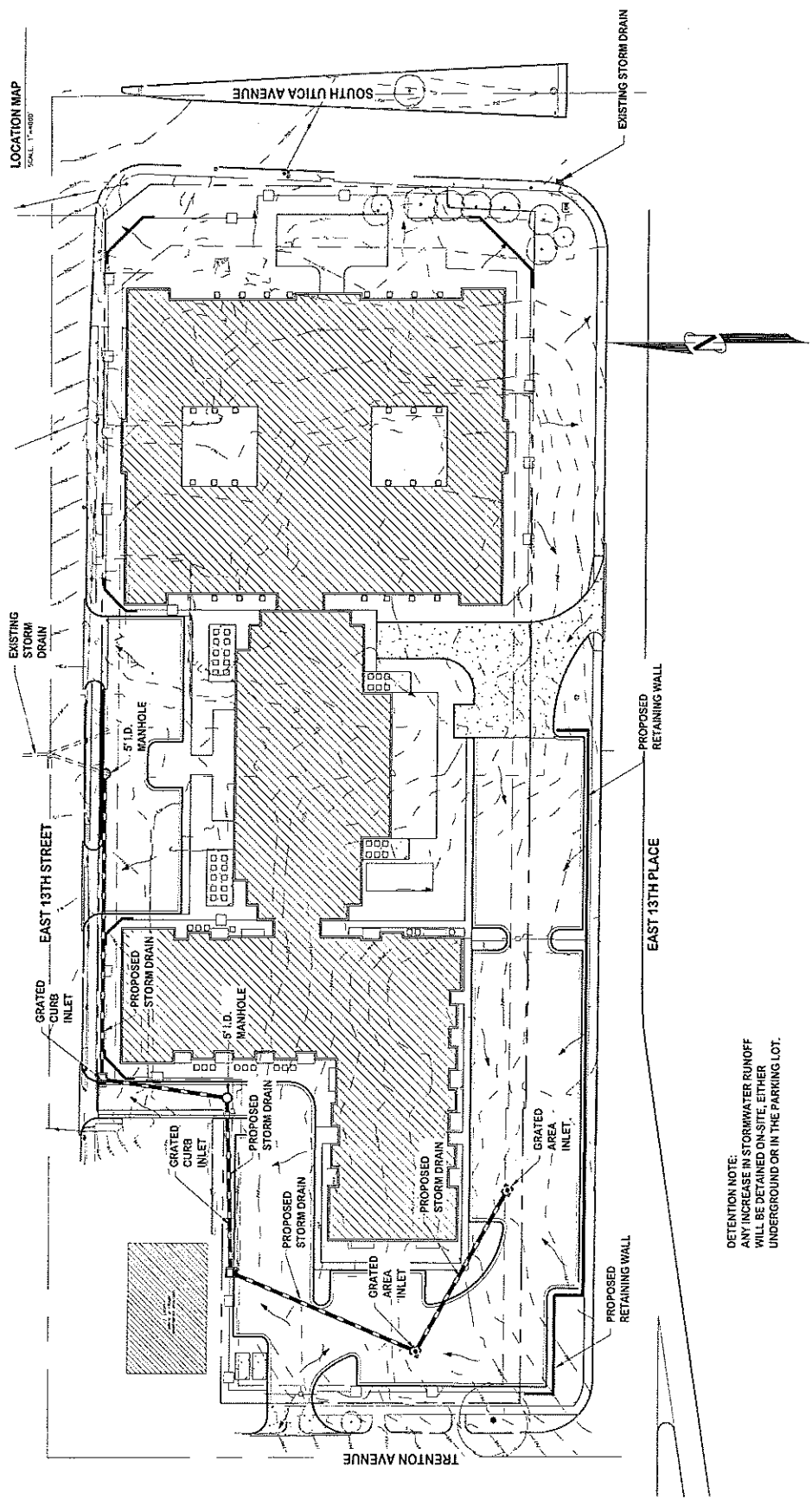
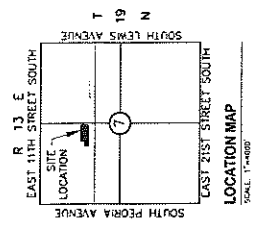
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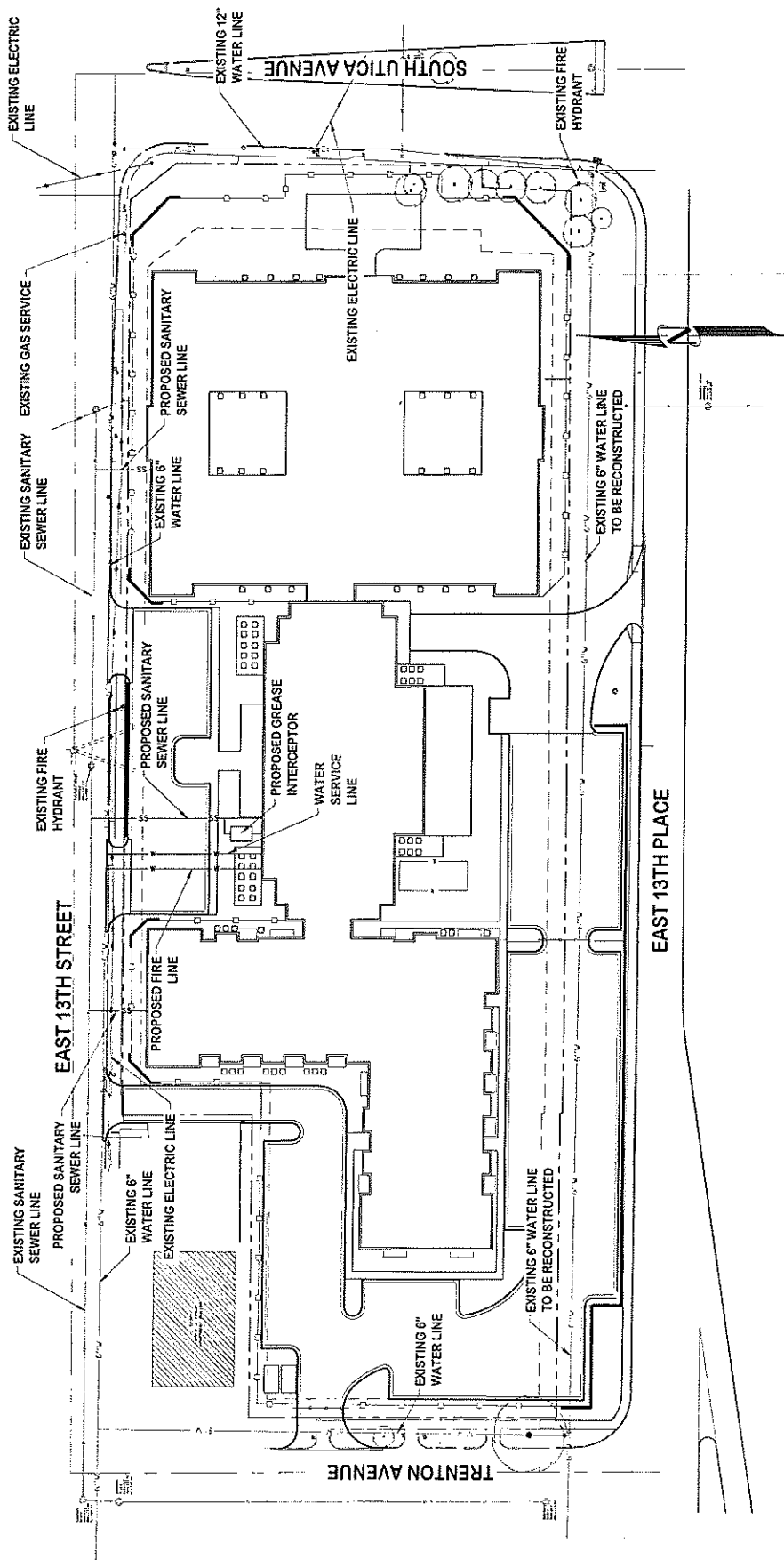
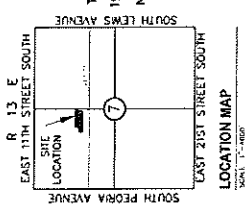
DETENTION NOTE:  
 ANY INCREASE IN STORMWATER RUNOFF  
 WILL BE DETAINED ON-SITE, EITHER  
 UNDERGROUND OR IN THE PARKING LOT.

**1** CONCEPTUAL DRAINAGE PLAN  
 SCALE: 1"=60'

24.13

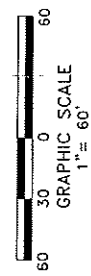
**LEGEND:**

- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- W — EXISTING WATER LINE



**1 CONCEPTUAL SITE UTILITY PLAN**

SCALE: 1"=60'



**CONCEPTUAL SITE UTILITY PLAN**

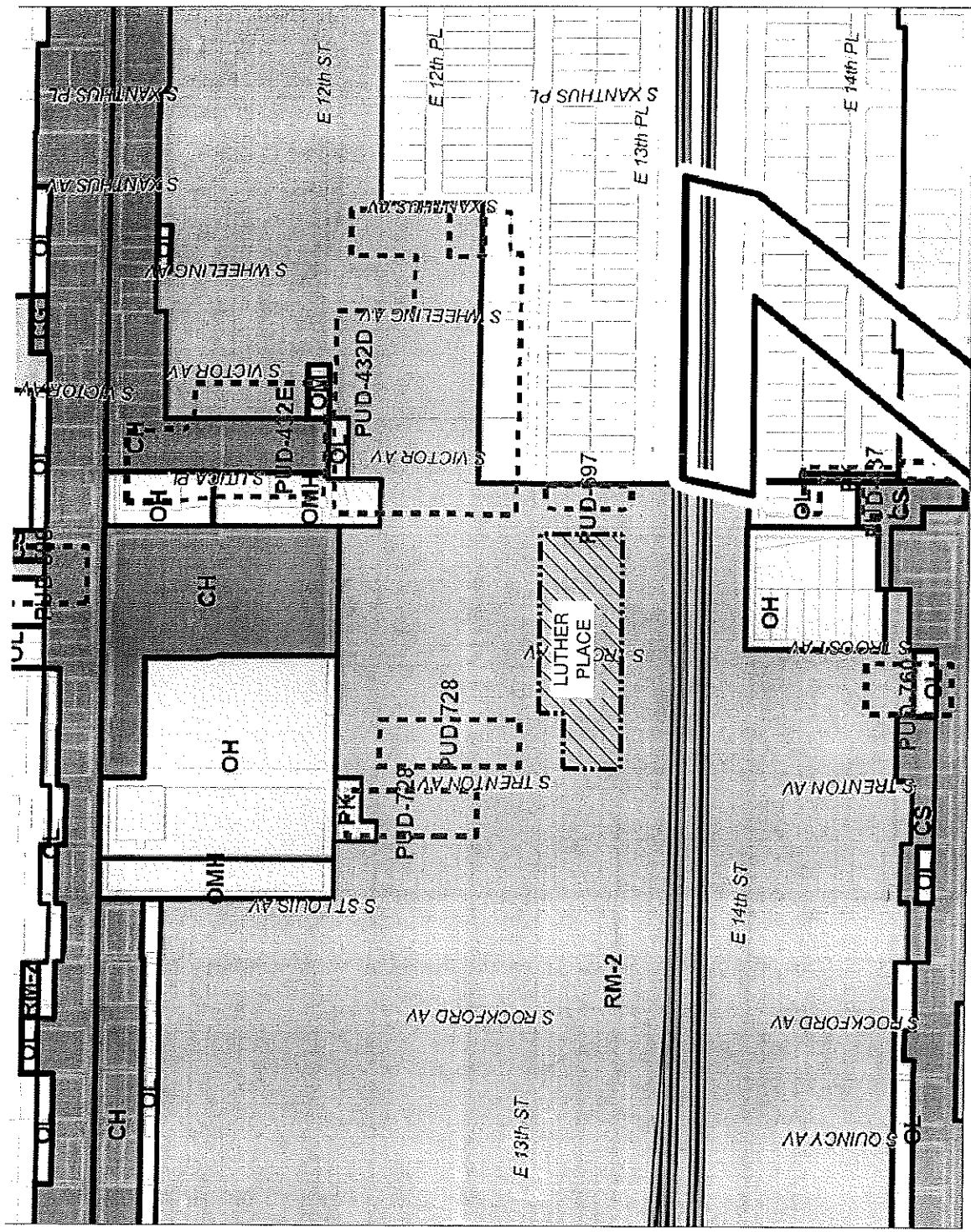
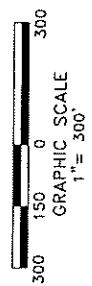
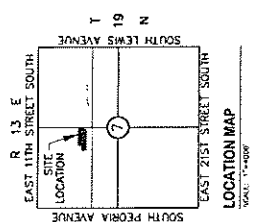
**LUTHER PLACE ON UTICA  
E. 13TH STREET & S. UTICA AVENUE  
CITY OF TULSA, OKLAHOMA**

DATE: 6/25/09  
EXHIBIT **C**

Khoury Engineering, Inc.  
Civil Engineering - Land Development  
1435 East 41st Street  
Tulsa, OK 74109  
Tel: 918.712.0200  
Fax: 918.712.1009  
CA 33731, B00049-05-00-111

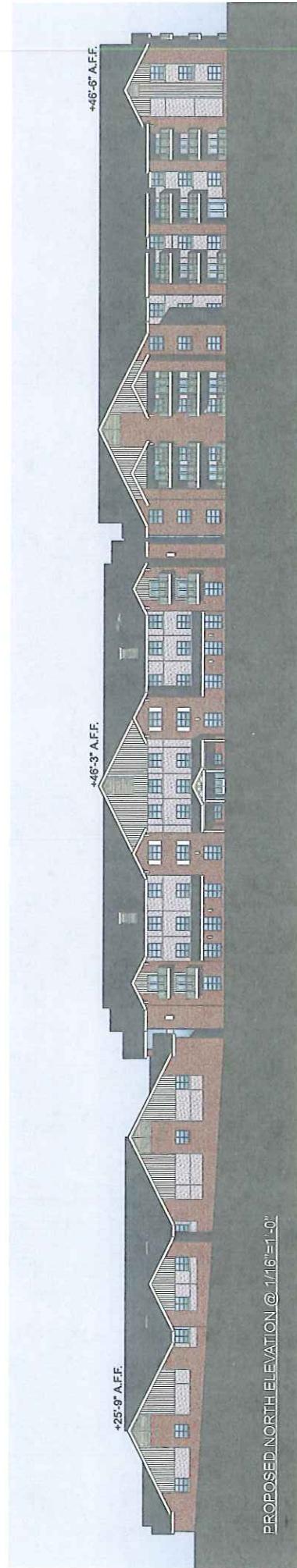
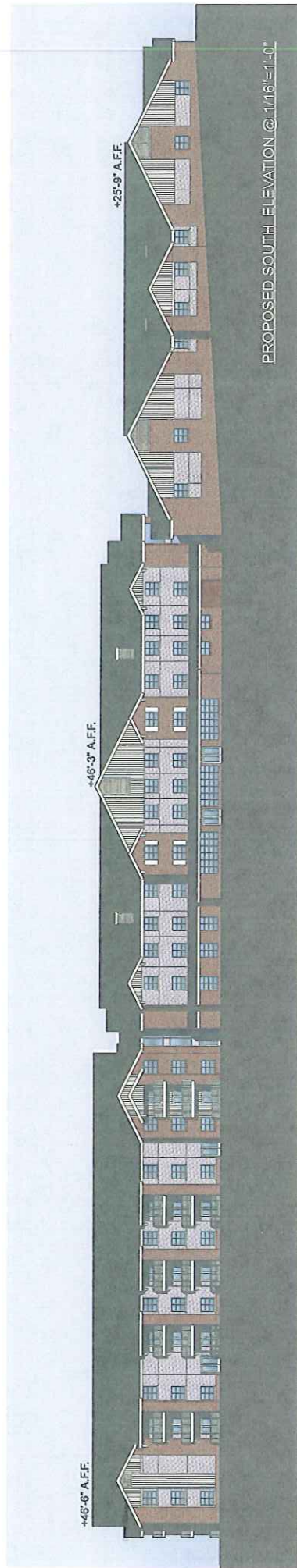
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**1** ZONING MAP  
 SCALE: 1"=300'

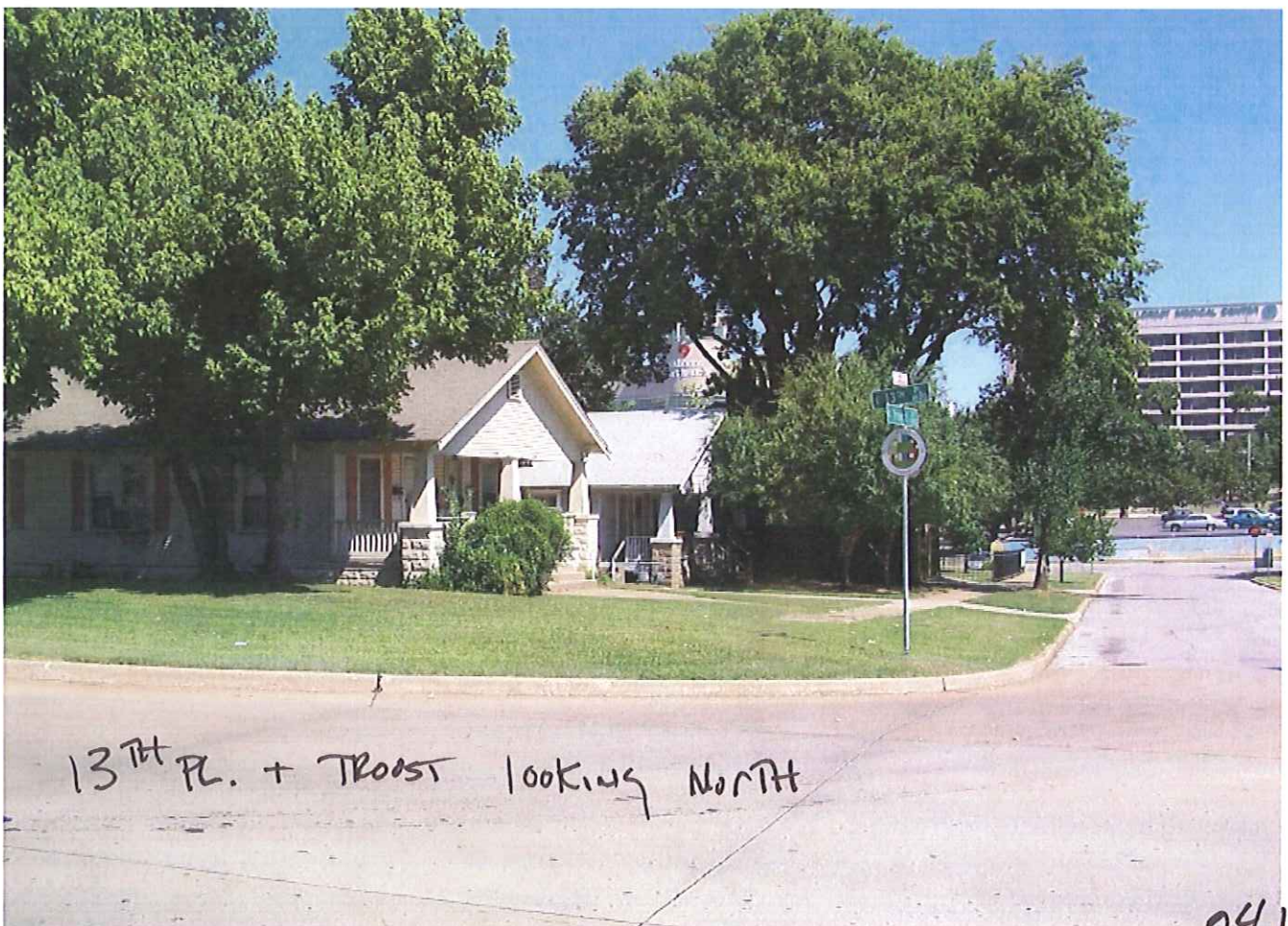
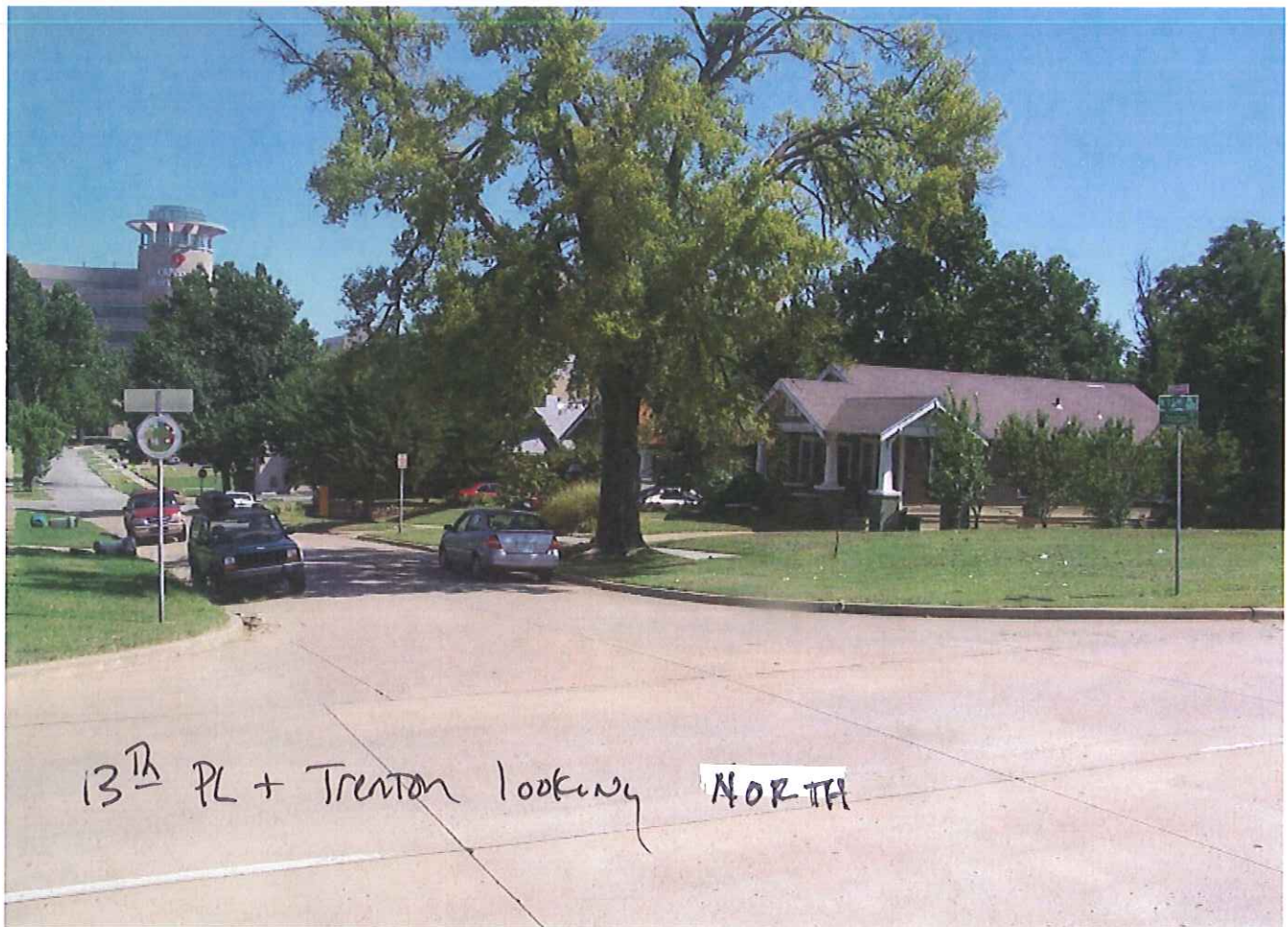
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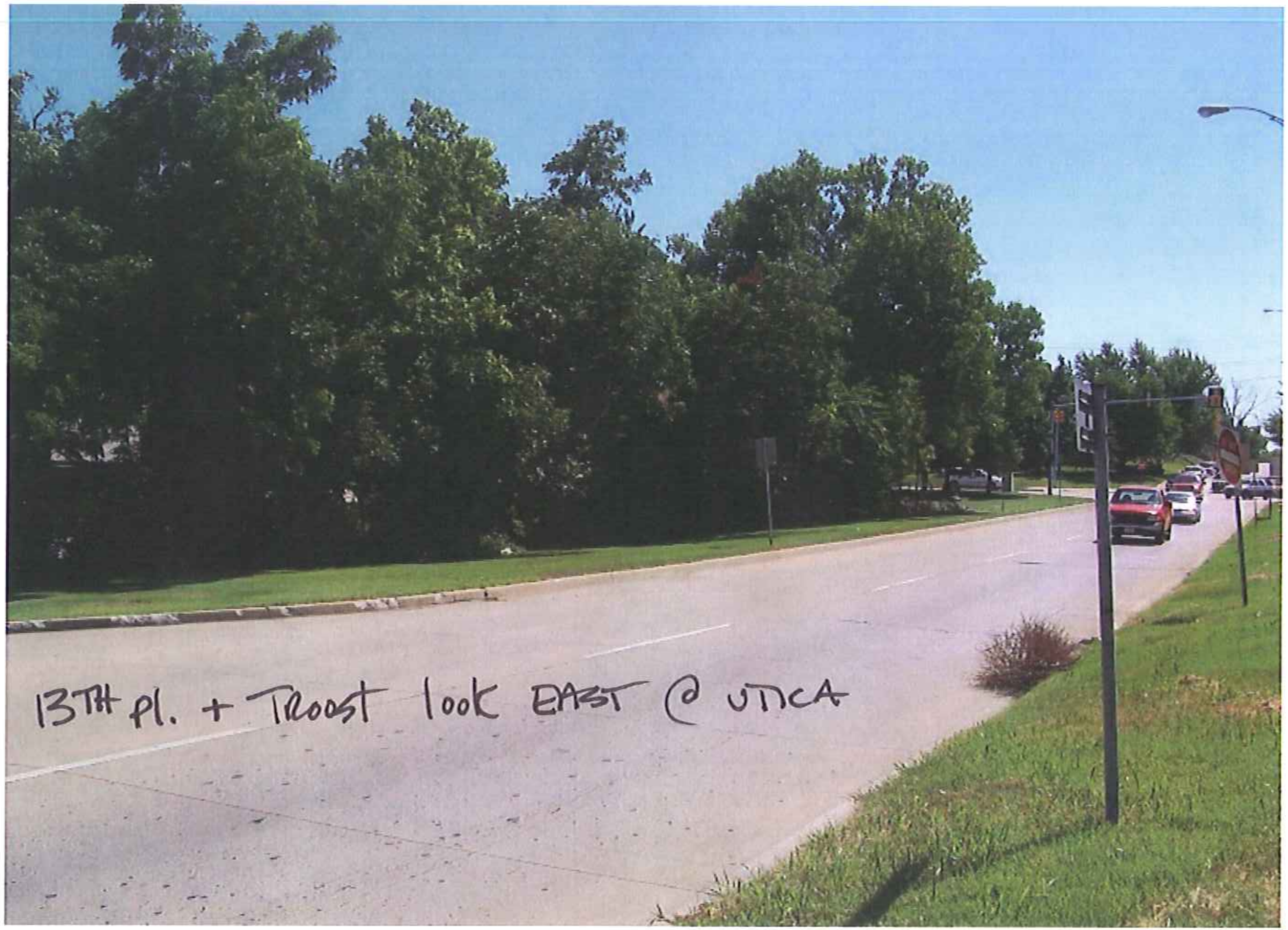
THE LUTHER PLACE ON UTICA - 13th and Utica, Tulsa      OLSEN-COFFEY ARCHITECTS      19 JUN 09

24.16









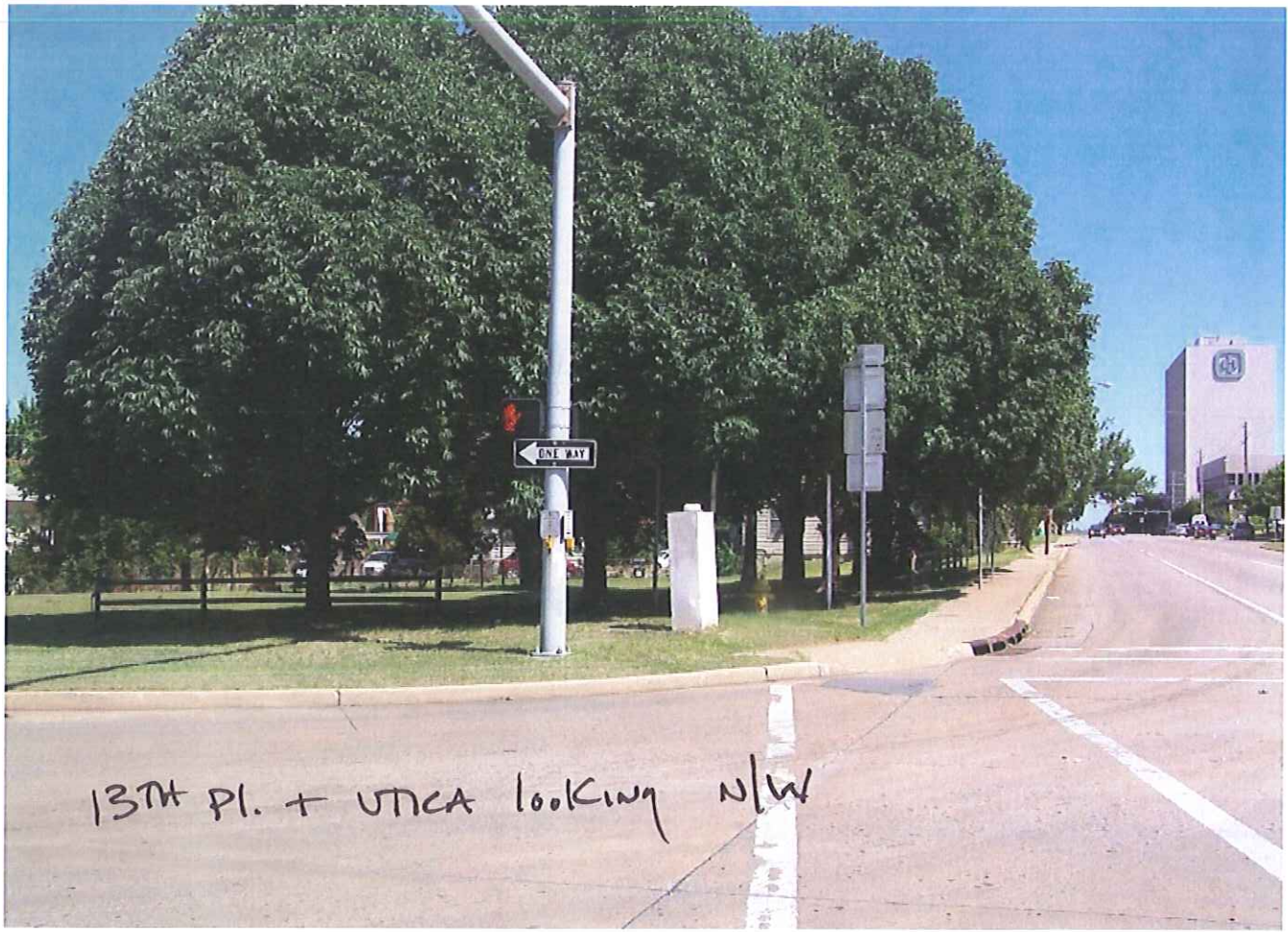
13TH Pl. + Troost look EAST @ UTICA



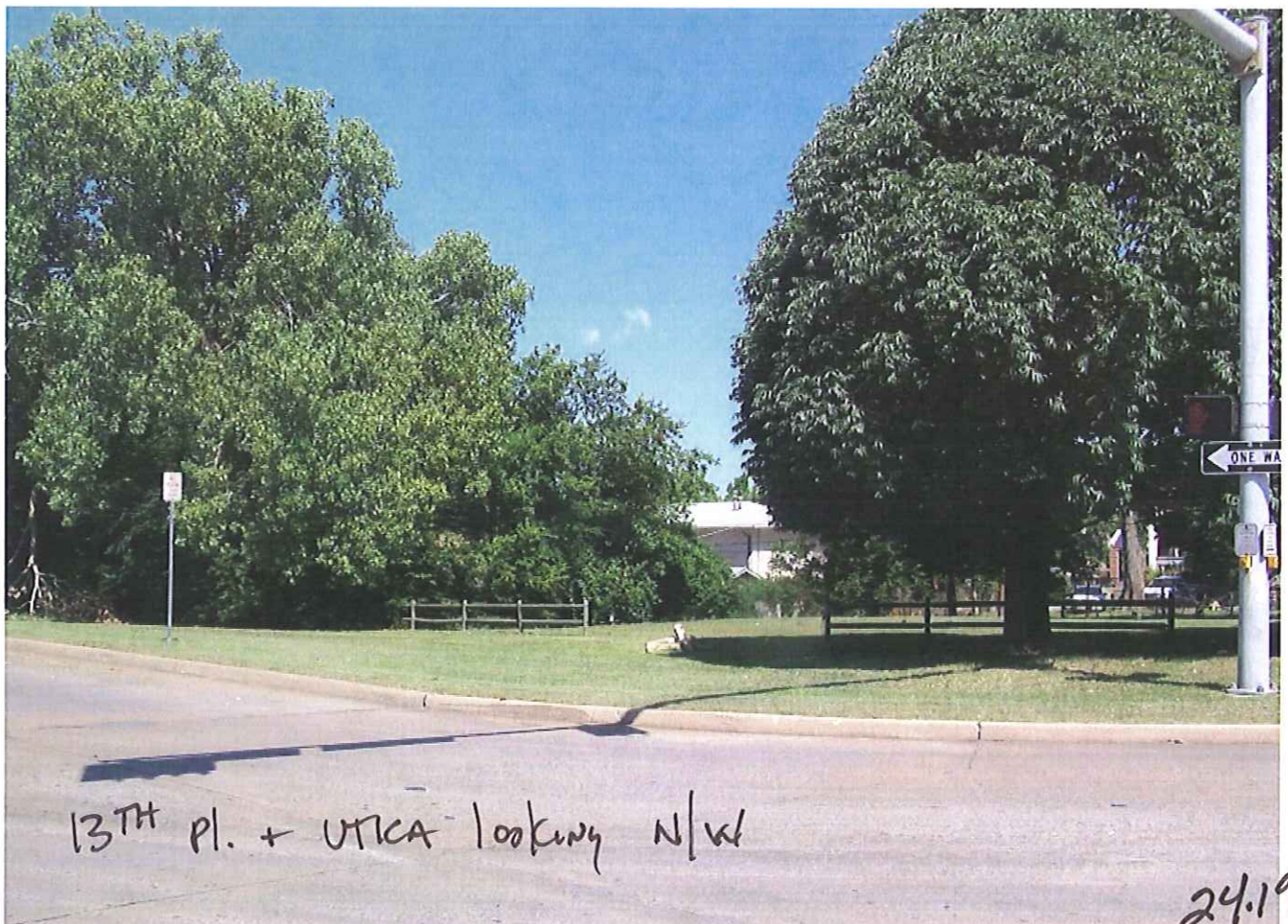
13TH Pl. + Troost looking North

24.18





13TH Pl. + UTICA looking N/W



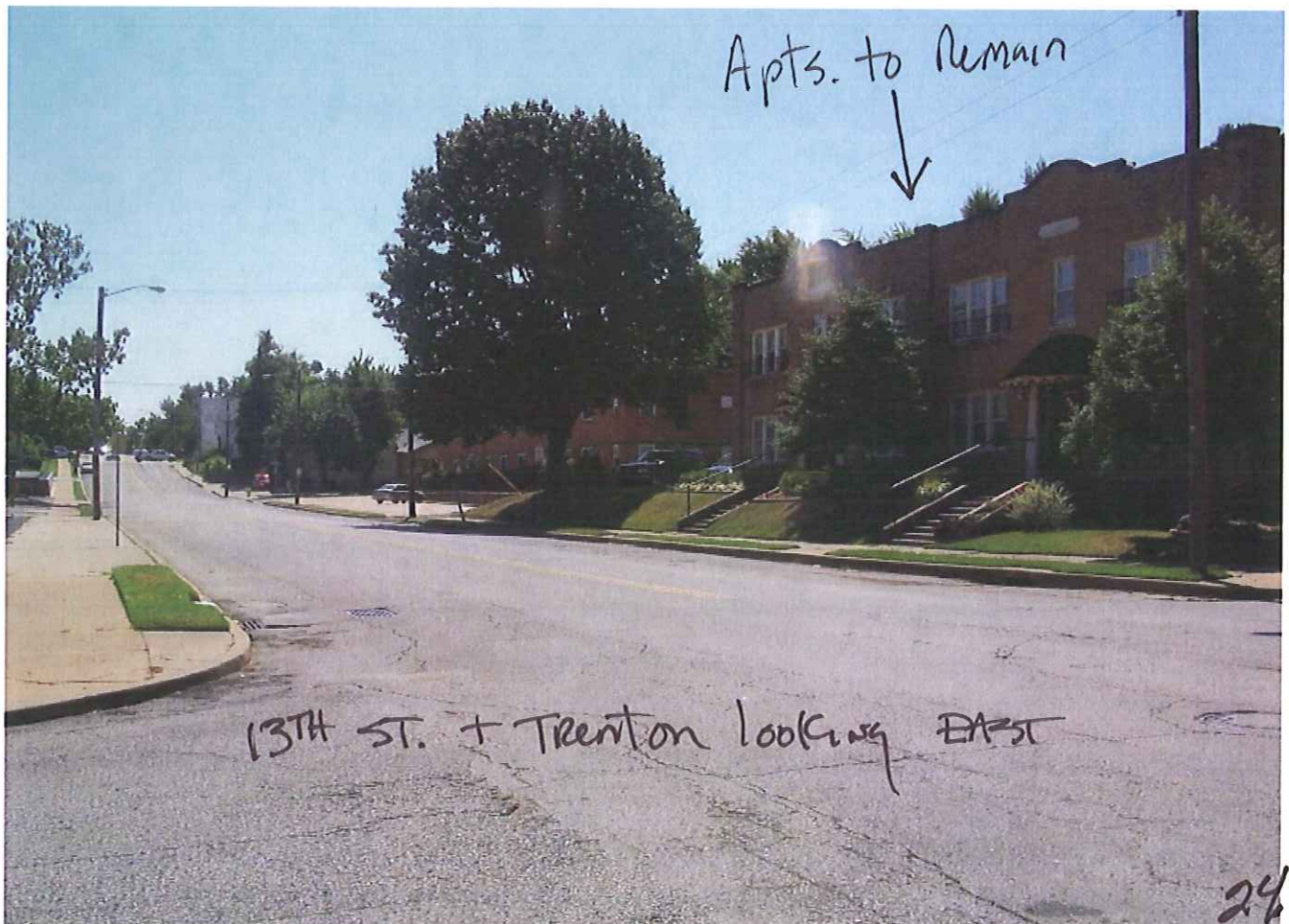
13TH Pl. + UTICA looking N/W

24.19





13TH Pl. + UTICA looking WEST



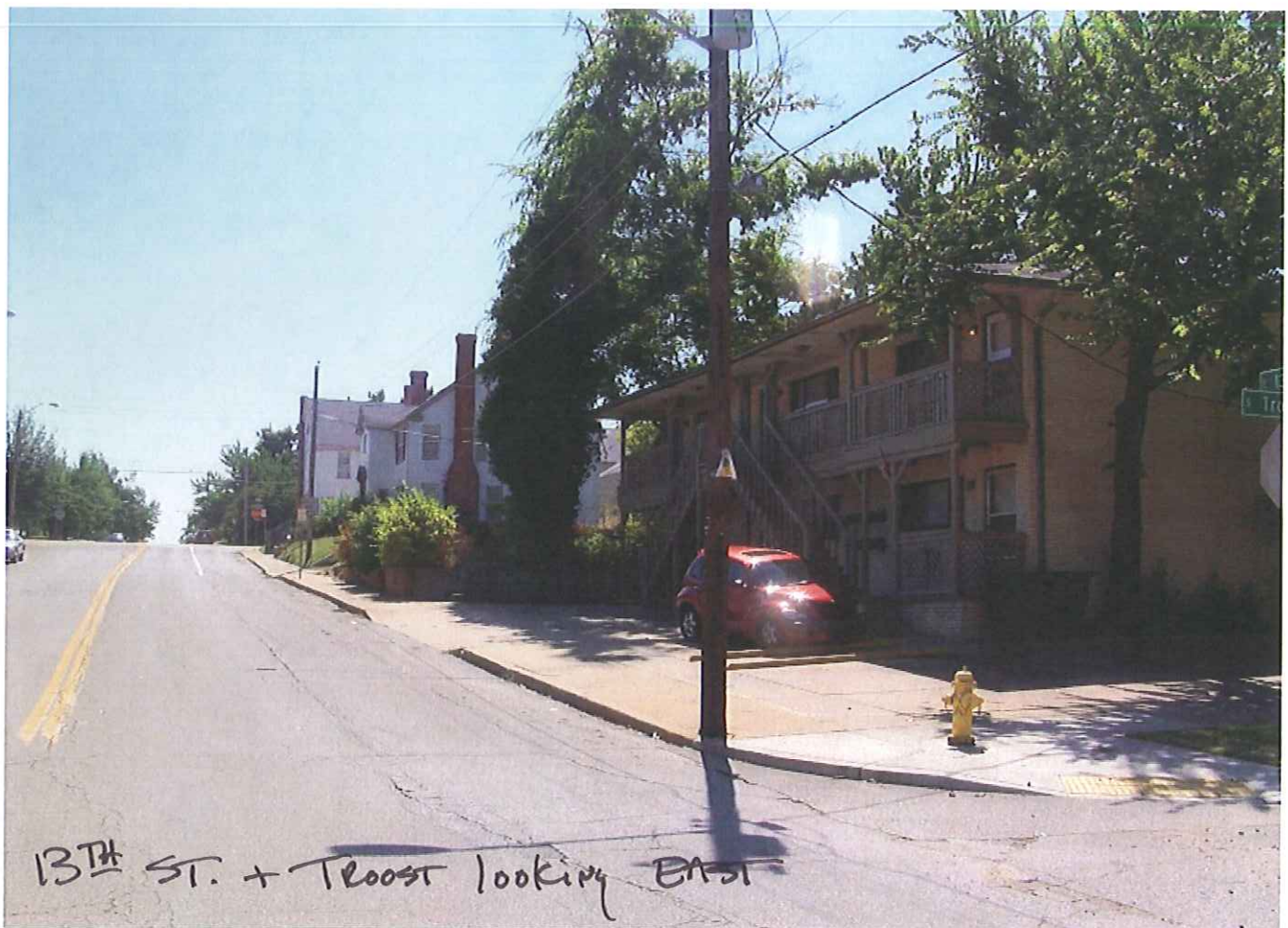
Apts. to Remain



13TH ST. + Trenton looking EAST

2/20





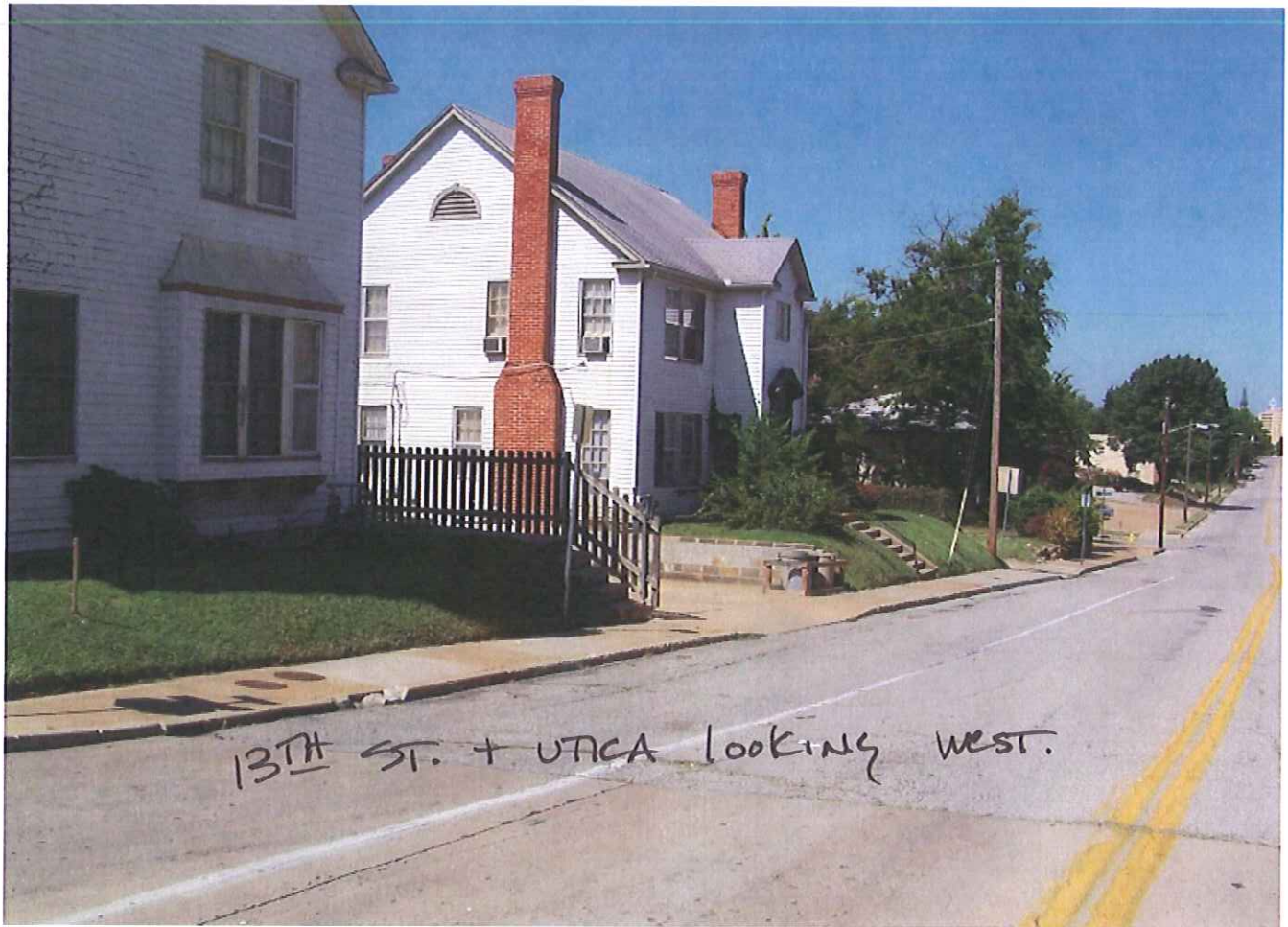
13<sup>TH</sup> ST. + Troost looking EAST



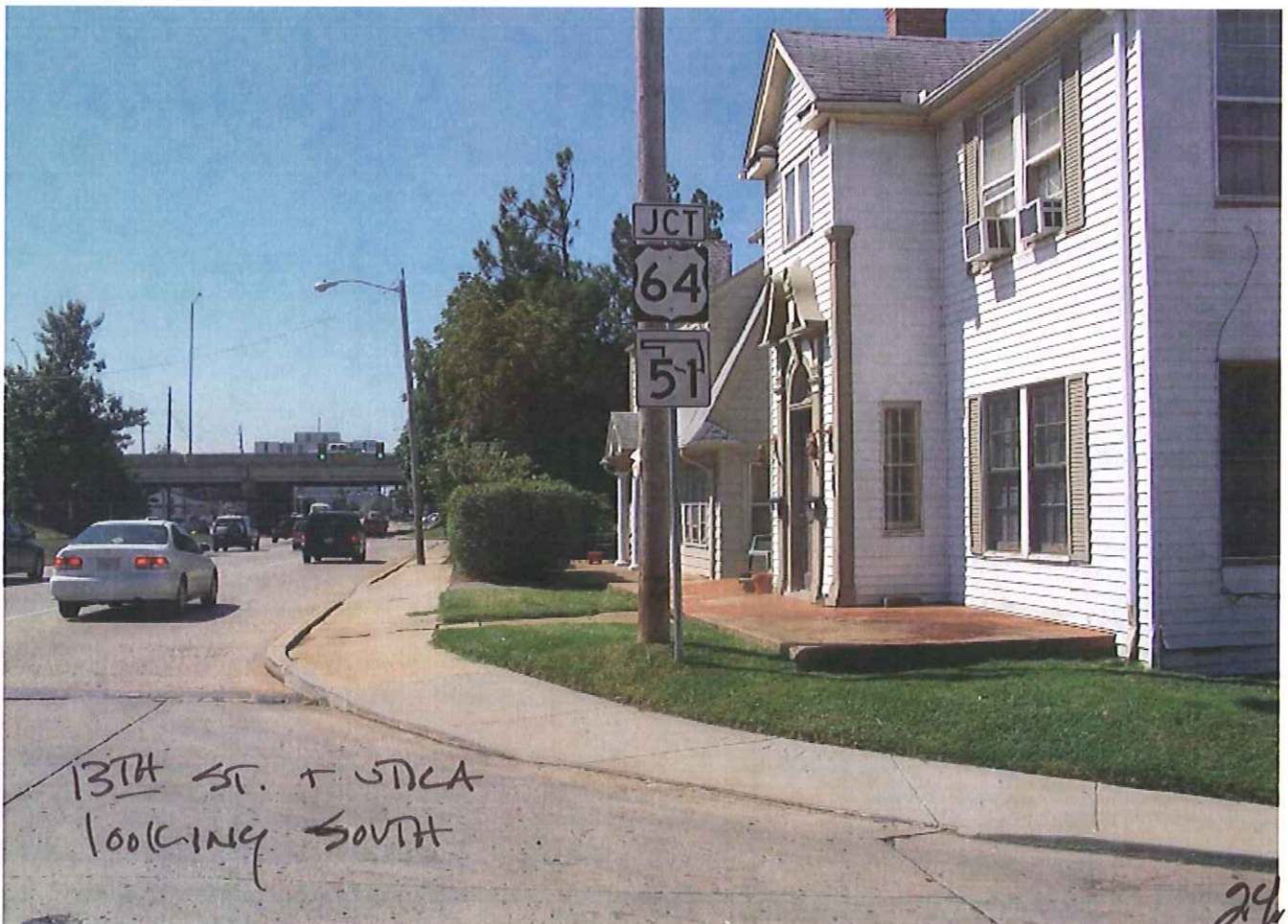
13<sup>TH</sup> ST. + Troost looking SOUTH

24.21

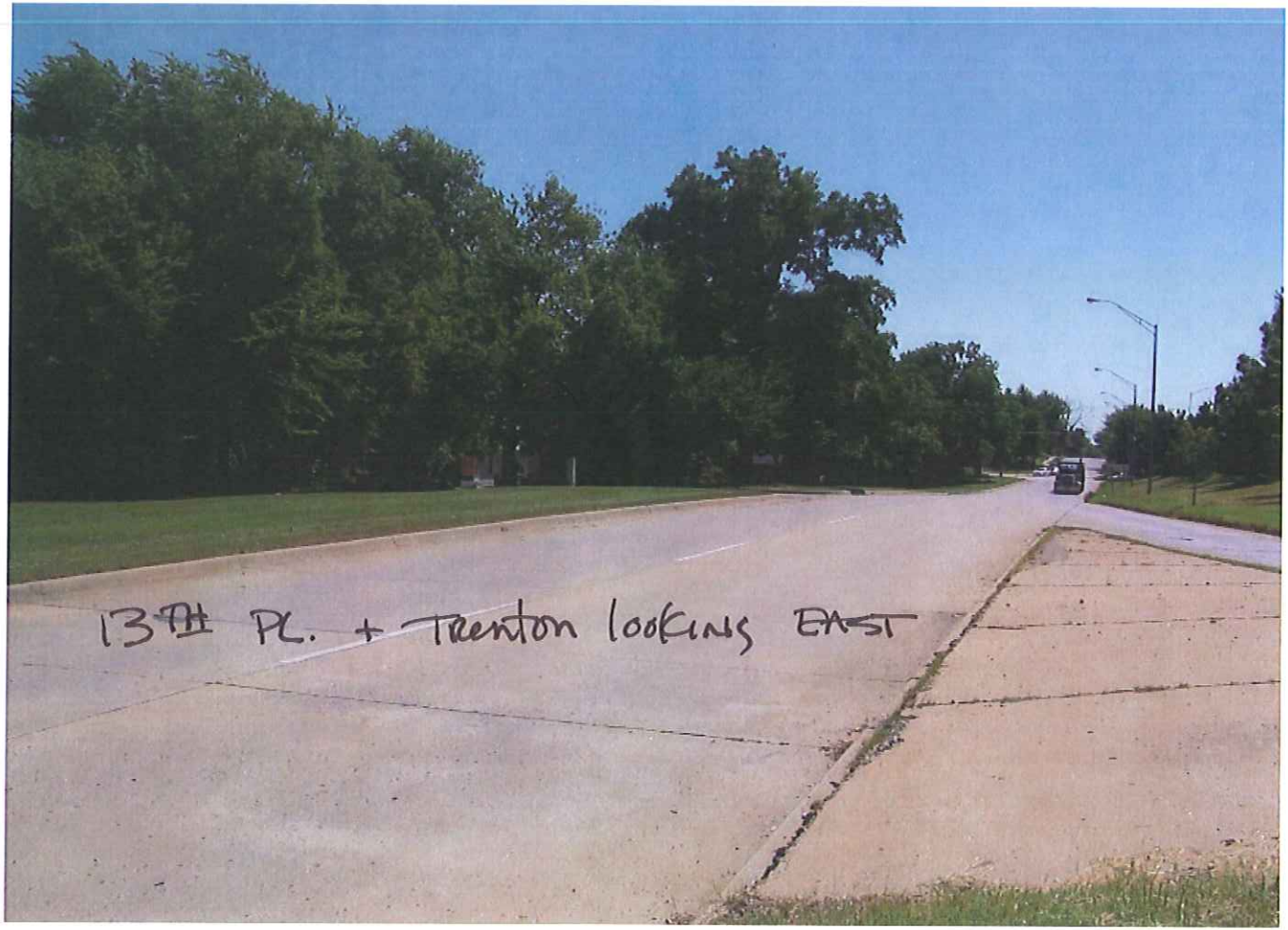




13TH ST. + UTICA looking west.



13TH ST. + UTICA  
looking south



13<sup>TH</sup> PL. + Trenton looking EAST