

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2544

April 1, 2009, 1:30 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chambers

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

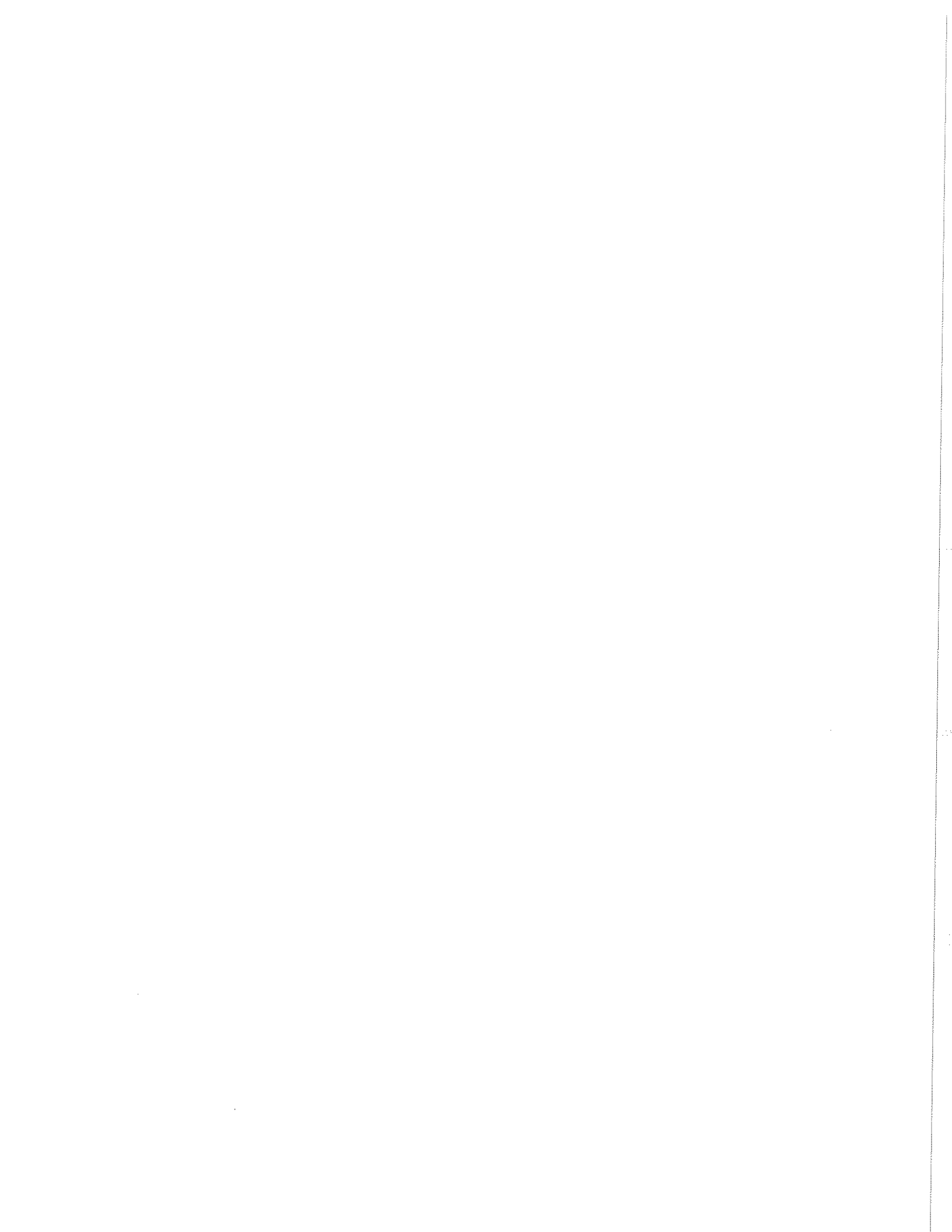
Director's Report:

CONSENT AGENDA

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

1. **LS-20288** – Daniel Person (1302)/Lot-Split (County)
South of 123rd Street North and West of North 75th Avenue East, 12184
North 75th East Avenue
2. **LC-156** – Gerardo Herrera (9302)/Lot Combination (PD 5) (CD 3)
South of East 10th Street and West of South 69th Avenue, 6716 East 10th
Street South
3. **LC-162** – Philip Hoey (9223)/Lot Combination (PD 9) (CD 2)
West of Southwest Boulevard and East of South Santa Fe Avenue, 3310
Southwest Boulevard
4. **Meadowbrook Center** – (3813) Change of Access (PD 18 C) (CD 8)
Southwest corner of East 81st Street and South Mingo Road
5. **BOA-20604** – (9202) Plat Waiver (PD 1) (CD 4)
505 North Denver, 506 North Cheyenne, Lots 3, 4, 5, 6, Block 3, Tulsa
Original Townsite
6. **PUD-472-4 – Messick Mini Storage** (PD-18) (CD-9)
East of the southeast corner of Peoria Avenue and 58th Street South
(Minor Amendment to add community center use (a 1,600 sq. ft. meeting
room) to an existing mini-storage facility.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA



ZONING CODE PUBLIC HEARING

- 7. Consider proposed amendments to the Zoning Code of the City of Tulsa regarding Zoning Code Sections 1221, "Use Unit 21 Business Signs and Outdoor Advertising" and 1800, "Definitions".

COMPREHENSIVE PLAN PUBLIC HEARING

- 8. Consider adopting the Southwest Tulsa Neighborhood Plan Phase One, Detailed Implementation Plan, A Part of the Planning Districts 8 & 9 Detail Plans, parts of the Comprehensive Plan for the Tulsa Metropolitan Area.
- 9. Consider Amending the District 8 Plan Map and Text, A Part of the Comprehensive Plan for the Tulsa Metropolitan Area.
- 10. Consider Amending the District 9 Plan Map and Text, A Part of the Comprehensive Plan for the Tulsa Metropolitan Area.

PUBLIC HEARINGS

- 11. Heritage Landing - (0329) Authorization for Accelerated Release of Building Permit (PD 3) (CD 3)
West of the Southwest corner of Apache and North Harvard Avenue (A continuance is requested to 4/15/09 for further review of floodplain on site. This item was previously continued from the 3/18/09 agenda.)
- 12. Candlewood/Yale – (3913) Preliminary Plat (PD 18 B) (CD 7)
South of Southwest corner of East 51st Street and South Vandalia Avenue
- 13. BOA-20566 – (0335) Plat Waiver (PD 16) (CD 3)
Southeast corner of east Oklahoma Place and North 67th Avenue
- 14. CZ-399 – George & Teresa Tosh AG to CS
Northeast corner of West 9th Street and 174th West Avenue (County)
- 15. Z-7128 – Wallace Engineering RS-2 to CS
Southeast corner of South 33rd West Avenue and Interstate 44 (PD-8) (CD-2)
- 16. Z-7129 – William D. LaFortune OMH to CS
East of northeast corner South Harvard Avenue and East 51st Street (PD-6) (CD-7)

OTHER BUSINESS

- 17. Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

TMAPC Mission Statement

**Change of Access on Recorded Plat
TMAPC April 1, 2009**

Meadowbrook Center – (3813) (PD 18 C) (CD 8)
Southwest corner of East 81st Street and South Mingo Road

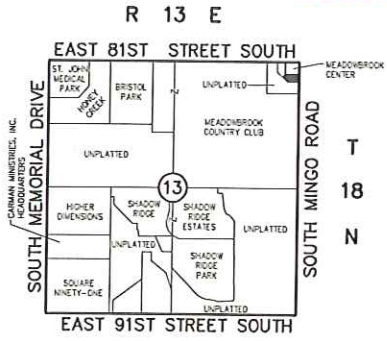
This application is made to allow a change of access to shift the existing access along South Mingo Road. The property is zoned PUD 522 (CS).

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.

Change of Access Exhibit

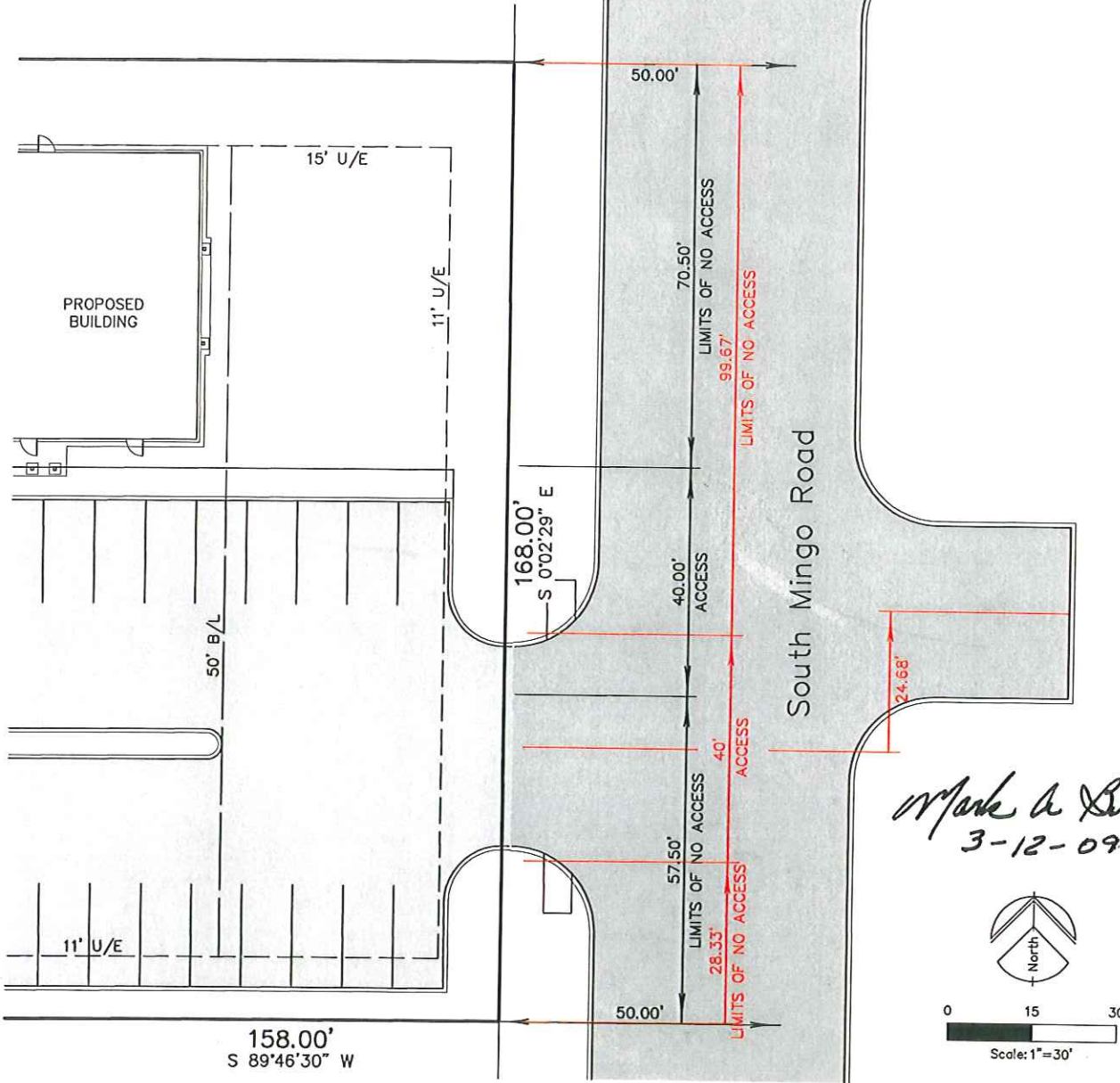
A

Meadowbrook Center
Plat No. 5422

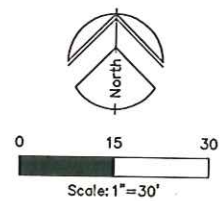


Location Map
SCALE: 1"=4000'

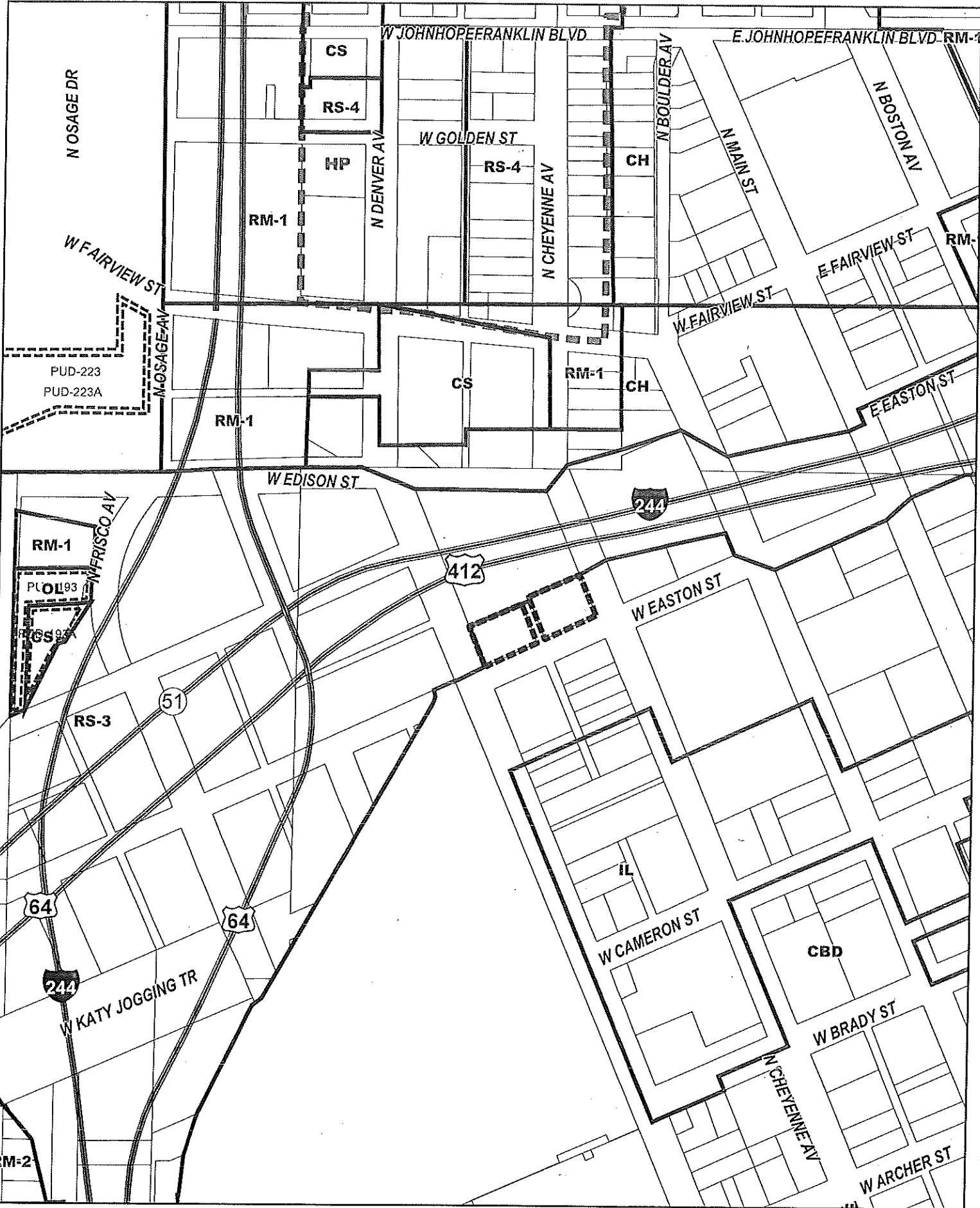
Meadowbrook Center



Mark A. Brown
3-12-09

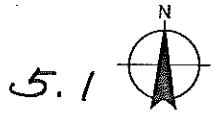
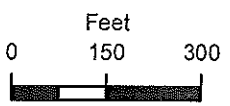


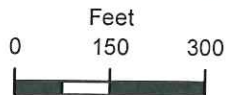
4.2



BOA-20604

19-12 02





BOA-20604

19-12 02



W JOHNHOPEFRANKLIN BLVD
 E JOHNHOPEFRANKLIN BLVD
 N OSAGE DR
 N OSAGE AV
 W GOLDEN ST
 N CHEYENNE AV
 N MAIN ST
 N BOSTON AV
 W FAIRVIEW ST
 E FAIRVIEW ST
 W FRISCO AV
 W EDISON ST
 W EASTON ST
 W EASTON ST
 N DENVER AV
 N CHEYENNE AV
 N BOULDER AV
 W CAMERON ST
 W BRADY ST
 W ARCHER ST
 WKATY JOGGING TR
 244
 412
 51
 64
 64

PLAT WAIVER

BOA-20604 – (9202) (PD 1) (CD 4)
506 North Cheyenne, 505 North Denver

The platting requirement is triggered by BOA-20604 for a Special Exception to permit a Transitional Living Center, Homeless Center, Emergency and Protective Shelter and a Residential Treatment Center (Use Unit 2) in a CBD district and a Special Exception to permit such uses within a ½ mile of similar uses.

Staff recommends **APPROVAL** of the plat waiver because of the existing structures, and the existing platted property in the downtown area. Plat waivers in the CBD zoning area are normally granted plat waivers by TMAPC.

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

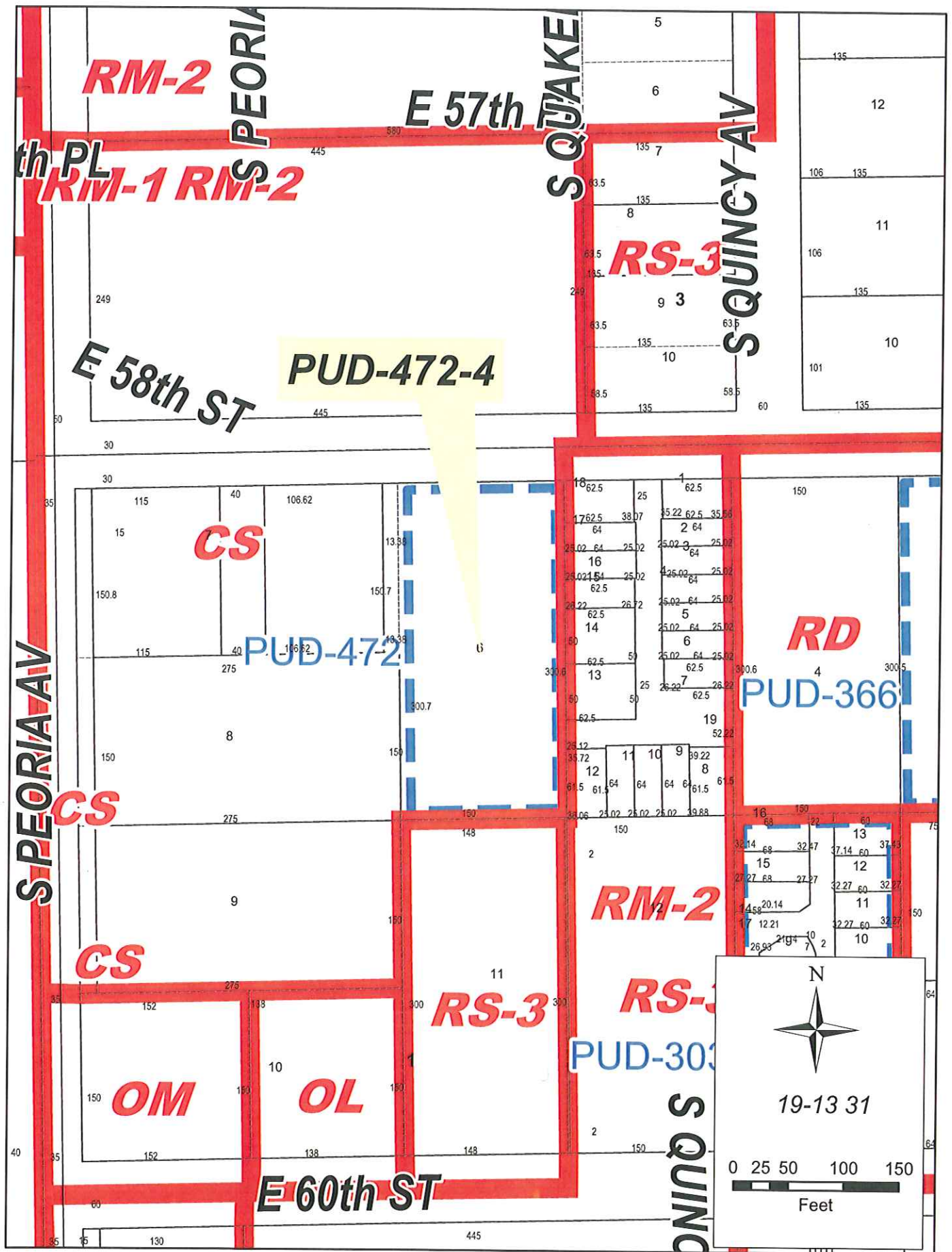
	Yes	NO
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street RW?	X	

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

4. Is right-of-way dedication required to comply with major street and highway Plan?		X
5. Will restrictive covenants be filed by separate instrument?		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 |
| | | YES | NO |
| | 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 |

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office.





April 1, 2009

STAFF RECOMMENDATION

PUD-472-4: Minor Amendment – East of the southeast of Peoria Ave. and 58th Street South; Lot 6 – Southlawn; 1330 E. 58th St. S.; TRS 9331; CZM 47; Atlas 663; PD 18; CD 9; CS/PUD.

The applicant is requesting a minor amendment to add Community Center only, within Use Unit 5 – Community Services and Similar Uses to an existing mini-storage facility. The proposed use is a use permitted by right in a CS zoned district the underlying zoning of PUD-472.

§1107, H-15 of the Tulsa Zoning Code allows for changes in use within a PUD to be done with a minor amendment, so long as the change or addition of the use is a use permitted by right by the underlying zoning district and the change in use, “does not result in any increase of incompatibility with the present and future use of the proximate properties”. The properties to the west and north are zoned CS, to the east RM-2 and to the south RS-3.

The storage facility is 17,150 square feet (sf). The applicant is requesting that 1,600 sf or 9% of the floor area of the facility be dedicated to the additional use, which will include the meeting room, a pass-through kitchen designed for caterers and restrooms as required by Code (see Exhibits A and B). The kitchen will not be equipped for on-site preparation of food and would be equipped with an ice maker, refrigerator and sink only.

The meeting room would be limited to the number of people it will hold (50) and will have excessive insulation and sheet rock per Exhibit C providing extra sound insulation. The nearest single family structure is located approximately 350 feet to the south. The site is surrounded by a 4” thick, 6-foot high concrete wall. Sufficient parking will be provided to ensure no cars will be parked on neighboring streets.

Provided the aforementioned staff feels the conversion of 1,600 sf of storage space into meeting space will not result in any increase of incompatibility with the present and future use of the proximate properties. Therefore, staff recommends **APPROVAL** of minor amendment PUD-472-4.

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

Messick Meeting Room,

3/3/09

Our purpose is to provide a nice, high quality meeting room for up to 50 people. This room will be used only between 6:00PM and 12:00PM on weekends and no later than 11:00PM on weekdays. MMR has a pass-through-kitchen designed for caterers. This type of kitchen has no oven or stove and will be equipped with a ice machine, refrigerator, prep table, three hole wash sink, and a hot water heater.

MMR has a brides restroom and a grooms. Both of which will be wheel chair accessible.

All walls will be insulated with 3.5 inches of insulation and faced with 5/8 fire sheet rock except for the East wall which will be insulated with 10 inches plus 5/8 fire sheet rock as a sound barrier. The ceiling in the banquet room will have 8 inches of insulation with a sheet metal non-combustible material.

We believe Tulsa has a need for this type of facility and a larger number of people will be able to afford a nice place for events.

Dean H. Messick

EXHIBIT C 6.7

DRAFT

11/24/2008 SLB

SECTION 1221. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING

A. Description. Business signs and outdoor advertising.

B. Included Uses:

Business Signs
Digital Signs
Digital Outdoor Advertising Signs
Outdoor Advertising Signs

C. General Use Conditions for Business Signs

1. Sign Setbacks

a. Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet from such a district or area.

b. Signs with a display surface area larger than three hundred (300) square feet which are visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet from said district or area.

c. Signs shall be setback a minimum distance of ten (10) feet from a freeway right-of-way.

d. The sign setbacks prescribed in this paragraph 1221.C.1. shall be measured in a straight line from the nearest point on a sign structure to the nearest point of an R district, residential development area, or freeway right-of-way boundary line.

2. Digital signs, automated changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be subject to the following limitations.

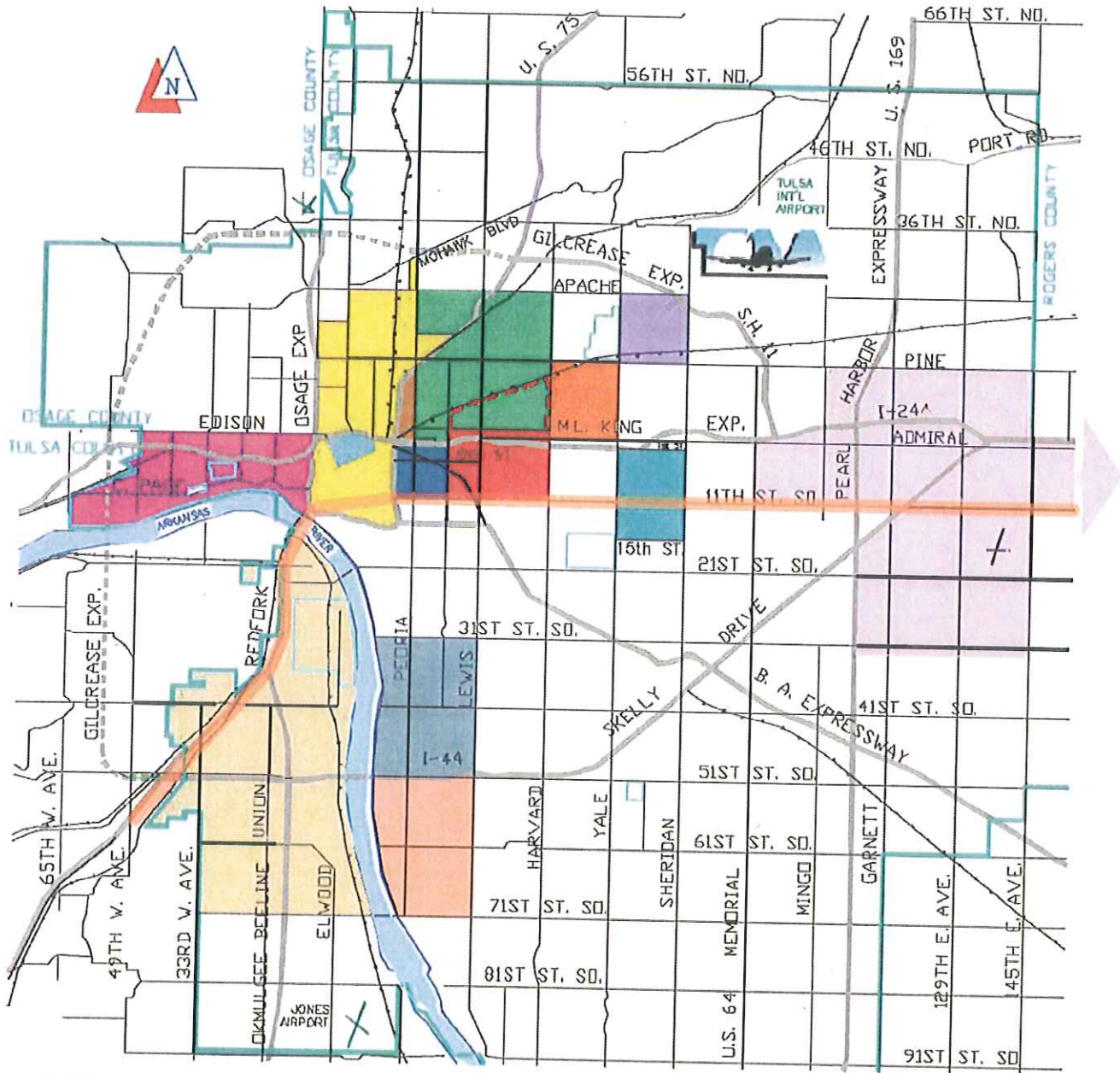
Deleted: Flashing signs, d

a. No such sign shall be located within fifty (50) feet of the driving surface of a signalized intersection. The fifty (50) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the signalized intersection.

b. No such sign shall be located within twenty (20) feet of the driving surface of a street. The twenty (20) feet shall be measured in a straight line from the nearest point on a sign structure to the nearest point of the street curb, or edge of the traveled roadway marked or understood as such.

c. No such sign, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall be located within two hundred (200) feet of such district or area. The two hundred (200) feet shall be measured in a

CURRENT NEIGHBORHOOD PLAN AREAS



- | | | | |
|---|---------------------------------|---|---------------------------|
|  | SPRINGDALE PLAN AREA |  | DAWSON AREA |
|  | CHARLES PAGE BLVD. PLAN AREA |  | WHITE CITY/MID-TULSA |
|  | KENDALL-WHITTIER PLAN AREA |  | RIVERWOOD AREA |
|  | PEARL DISTRICT |  | EAST TULSA COMMUNITY PLAN |
|  | URBAN RENEWAL PLAN UPDATE AREAS |  | SOUTHWEST TULSA |
|  | BRADY VILLAGE |  | BROOKSIDE AREA |
|  | CRUTCHFIELD PLAN AREA |  | SEQUOYAH |

 VISION 2025 RT. 66 CORRIDOR



PROPOSED AMENDMENTS TO THE DISTRICT 8 DETAIL PLAN

May 1, 2009

Change:

- 2.2.1.2 **from** "Maintaining the District's low density, existing rural residential character, except for some areas within Special District designations", **to** "In recognition of recent utilities extensions into this District and associated higher density developments, continued development at higher than the former rural residential intensities is expected. These developments should be designed so that they do not unduly affect the existing nearby rural types of development. It is expected, however, that this area will eventually transition into more urban intensity development."

Add:

- Section 3. Policies for Specific Areas

Following the introductory paragraph, add the following text:

Neighborhood Plans:

The area in Planning District 8 south of Skelly Drive to West 71st Street, from the City limits east to the Arkansas River is included in the Southwest Tulsa Neighborhood Plan Phase One Detailed Implementation Plan. Portions of that plan that are under the TMAPC's purview should guide development and redevelopment in this area.

PROPOSED AMENDMENTS TO THE DISTRICT 9 DETAIL PLAN
May 1, 2009

Add:

3. Following the first paragraph in this section (referring to Special Districts), add as paragraph two, "The Southwest Tulsa Neighborhood Plan Phase One Implementation Plan includes the area within Planning District 9 generally with the City limits south of the Arkansas River to Skelly Drive, west of the Arkansas River to the Red Fork Expressway, and also including the City limits portion north and west of the expressway north of West 41st Street South, as well as small portions north and south of West 21st Street west of the expressway. Portions of that plan that are under the TMAPC's purview should guide development and redevelopment in this area."



N EVANSTON AV

IM

N FLORENCE AV

AG

N HARVARD AV

E APACHE ST

RM-3

Heritage Landing

IM

CS

PK

CH

N EVANSTON AV

N EVANSTON PL

RS-3

N FLORENCE AV

E XYLER ST

N GARY AV



20-13 29

Feet
0 150 300

E YOUNG ST

CS

E XYLER ST

11.1

E WOODROW

RM-2

OM

CS

S VANDALIA AV

CS

E 51st ST

OL

Candlewood/Yale

CS

PUD-244

CH

E 52nd ST

RM-1

RS-2

CG

PUD-764

S VANDALIA AV

PUD-284A

S YALE AV

CS

S TOLEDO AV

RM-2

PUD-175

PK

PK

ST

RM-1

OM



19-13 33

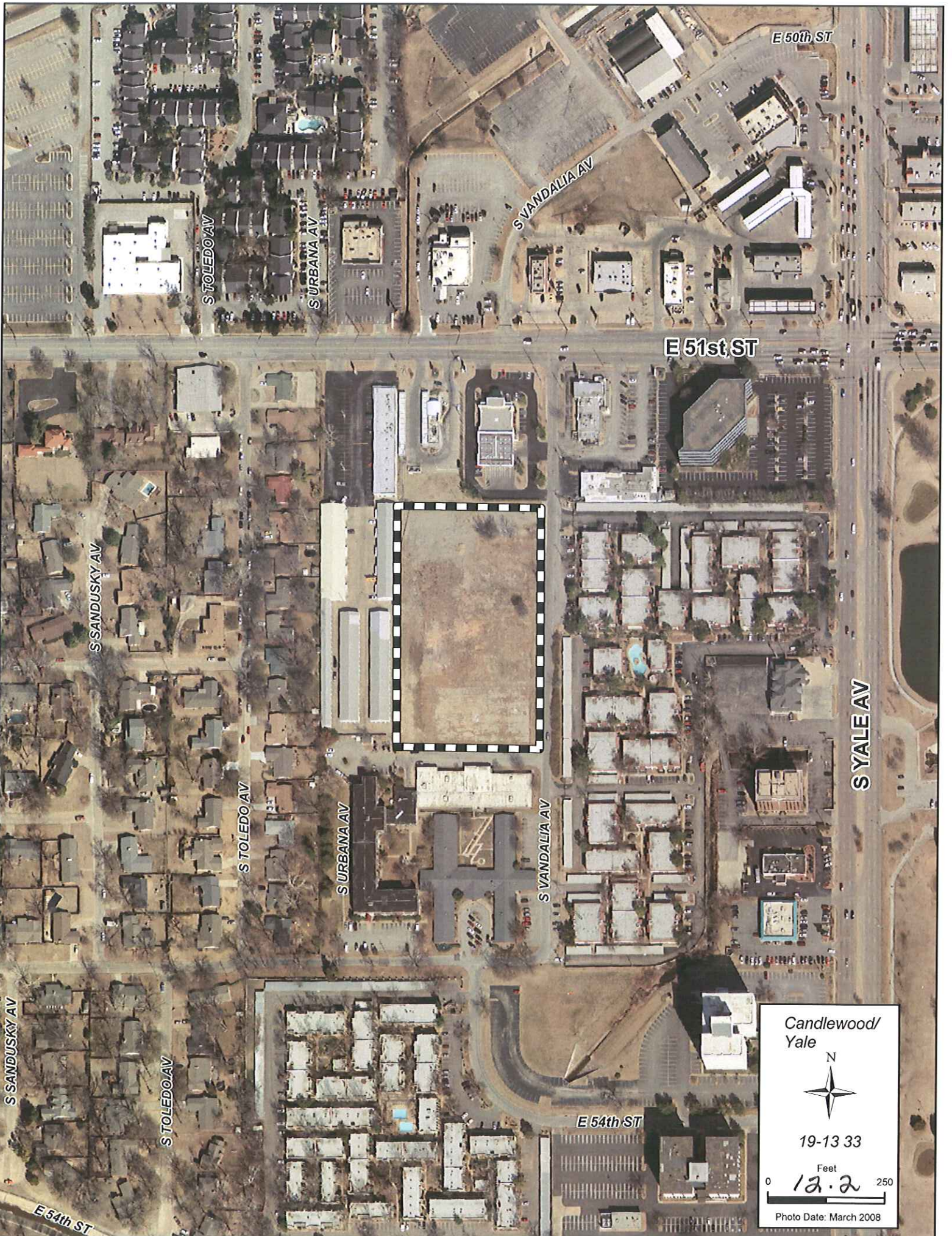
Feet

0 100 200

S TOLEDO AV

E 54th ST

12.1



E 50th ST

S VANDALIA AV

S TOLEDO AV

S URBANA AV

E 51st ST

S SANDUSKY AV

S YALE AV

S TOLEDO AV

S URBANA AV

S VANDALIA AV

S SANDUSKY AV

S TOLEDO AV

E 54th ST

E 54th ST

Candlewood/
Yale



19-13 33

Feet

0 12.2 250

Photo Date: March 2008

PRELIMINARY SUBDIVISION PLAT

Candlewood/Yale - (3913) (PD 18 B) (CD 7)

South of the southwest corner of East 51st Street and South Vandalia Avenue

This plat consists of 2 Lots, 1 Block, on 3.70 acres.

The following issues were discussed March 19, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 764. All PUD standards must be followed and shown in the covenants. Show mutual access easements.

2. **Streets:** The mutual access easement required by the PUD should be provided by this plat. Provide standard sidewalk language. Limit accesses to three as required by the PUD. Show how left turn only will be accomplished on to Vandalia. It will be difficult to enforce only with left turn arrows unless there is some physical design that forces the flow of traffic to the left. A divided curb or median may have to be considered. Mutual access easements must be defined.

3. **Sewer:** Omit the second paragraph in Section I-A. In Section 1-B, 2 add sanitary sewer easement with the water, utility easement, etc. In Section I-C, insert the words "including irrigation systems" after the word landscaping. In Section I-G, since the landscaping easement is located within a utility easement, walls will not be allowed within the landscaping easement unless the utility easement is enlarged to make up for the area lost to the wall. In Section I-H3, Reserve A must be further defined. Offsite parking is provided for who? Can it be used by vehicles for this plat as well? Who is going to build the parking and who will maintain it? Add restrictive language for the existing sanitary sewer easement along the west property line. The plat looks okay unless the easement along the east and south boundary needs to be enlarged to allow for a screening wall within the landscape easement.

4. **Water:** No comment.

5. **Storm Drainage:** Please remove contour lines from the face of plat. Add City of Tulsa standard language for "lot surface drainage". All stormwater runoff from the 100 year rainfall event must be collected before it leaves the site, and must be conveyed, in a 100 year capacity storm sewer system, to the public 100 year storm sewer system west of this site. If access to a 100 year storm system is not possible then detention will be required.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

7. **Other: Fire:** No comment. **GIS:** Label and show the "date of preparation" for the plat. Basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Include the surveyor's e-mail address. Please show monumentation with coordinates on the face of the plat that tie into the state plane coordinate system (NAD 83). Submit a subdivision control data form (Appendix D), last page of the subdivision regulations for the Tulsa Metropolitan area.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

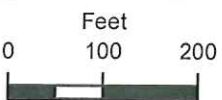
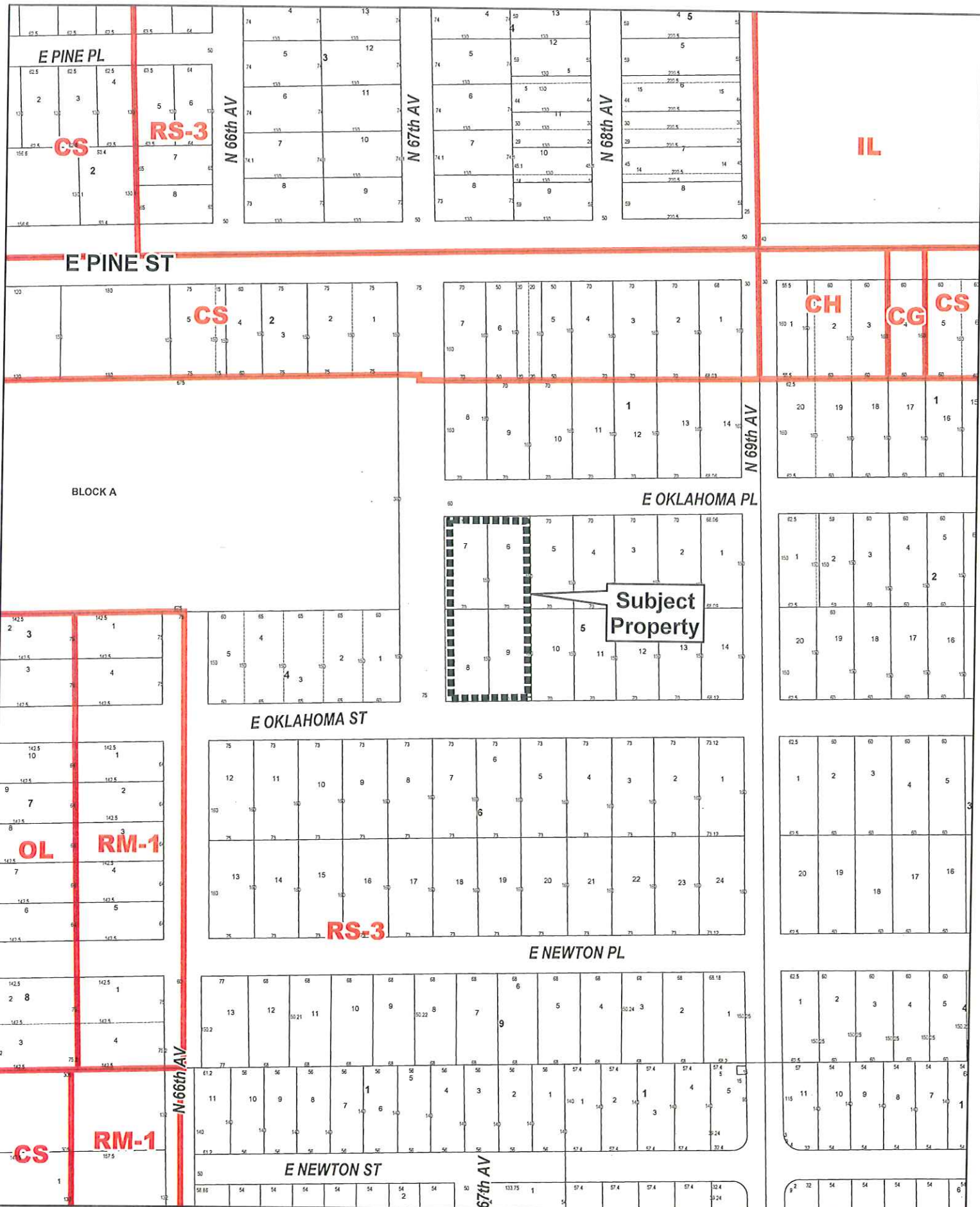
1. The concerns of the public works department staff must be taken care of to their satisfaction.

Standard Conditions:

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

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

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



BOA-20566

20-13 35



13.1

PLAT WAIVER

April 1, 2009

BOA-20566 (0335) (PD 16) (CD 3)

Southeast corner of East Oklahoma Place and North 67th Avenue

The platting requirement is being triggered by a board of adjustment case BOA-20566 for a church use, school use and office use per plan.

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

ZONING:

- TMAPC Staff: The property has been previously platted.

STREETS:

- Sidewalks must be set back at least 3 feet from back of curb.

SEWER:

- According to the exhibit, the proposed parish offices encroach into the existing utility easement between lots 7 and 8. The building footprint must be located out of the easement and far enough away so as not to damage the existing pipe. Additional easement may be required to provide a total of 15 feet for the sewer pipe. At the time of development, the pipe must be video inspected to assure that it can be tapped. If it must be brought up to City of Tulsa standards, it must be done at the developers' expense.

WATER:

- No comments.

STORM DRAIN:

- Previous covenants did not cover most of our current subdivision regulations and none of the City of Tulsa's standard covenant language. If this remains as 2 lots then easements will be required for public drainage crossing those lot lines, and an IDP may be required.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver for this previously platted property.

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:

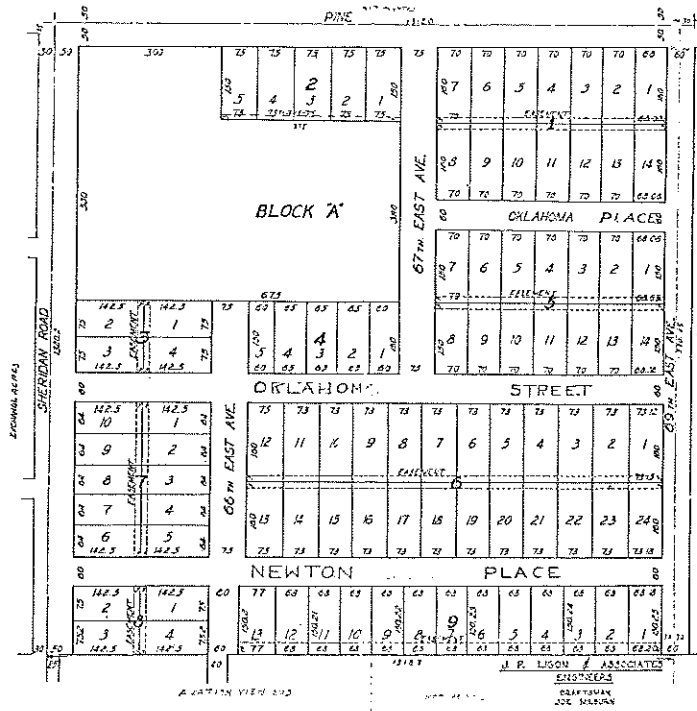
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an 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

*Additional easements may be necessary.

SAINT PETER AND PAUL

SUBDIVISION OF TULSA COUNTY, OKLAHOMA.

NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER AND THE WEST 30 FEET OF NORTHEAST ONE QUARTER OF NORTHWEST ONE QUARTER, SECTION 35, TOWNSHIP 20 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN.



STATE OF OKLAHOMA
 COUNTY OF TULSA

BEFORE ME, the undersigned authority, on this 25th day of September, 1954, personally appeared Eugene M. Chinnice, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

Eugene M. Chinnice
 Notary Public

STATE OF OKLAHOMA
 COUNTY OF TULSA

BEFORE ME, the undersigned authority, on this 25th day of September, 1954, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

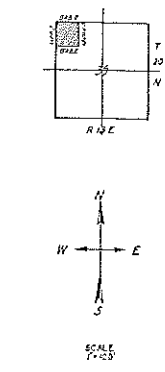
[Signature]
 Notary Public

STATE OF OKLAHOMA
 COUNTY OF TULSA

BEFORE ME, the undersigned authority, on this 25th day of September, 1954, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

[Signature]
 Notary Public



NOTE: Iron pins on all P.T.S. M.C.S. lot and block corners.

780337
PLAT 1304

James H. [Signature]

PLAT NO.
1304

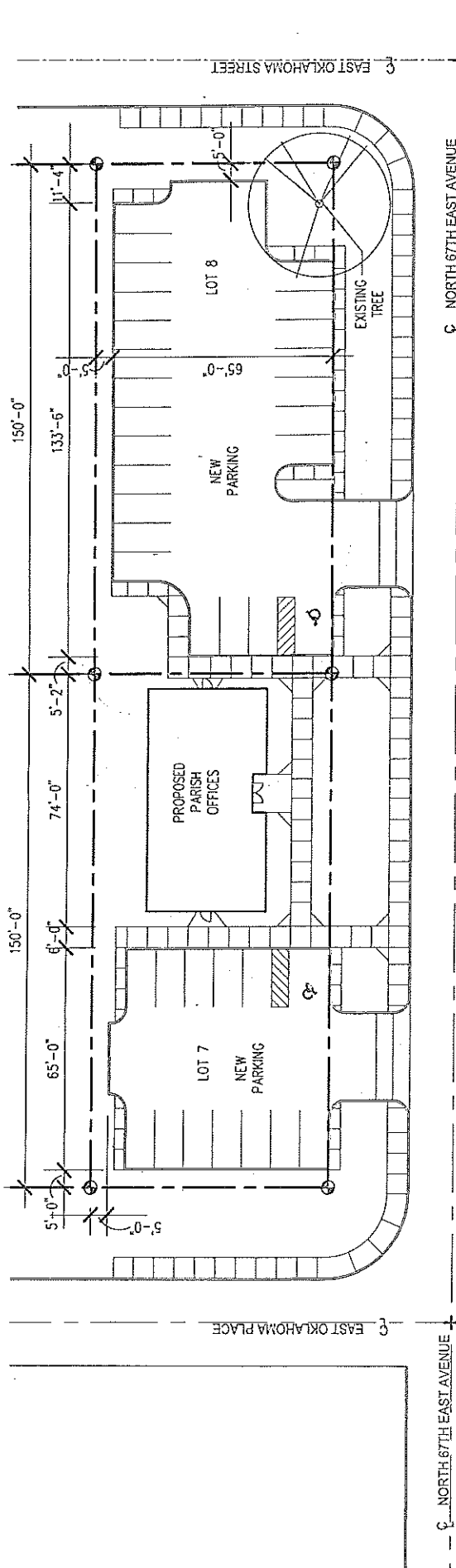
PAGE
1 OF 1



Examined and Approved
 by the Notary Public
[Signature]
 Notary Public

Examined and Approved by the
 Additional Notary Public
[Signature]
 Notary Public

THIS APPROVAL VOID IF NOT
 FILED BY RECORDS DIVISION TEN
 DAYS FROM DATE HEREOF.
 OCT 2 4 1954



NEW PARKING PLAN FOR SAINTS PETER AND PAUL CATHOLIC PARISH
 SCALE: 1"=20'
 TULSA, OKLAHOMA 03 DEC 08





AG

AG-R

RE

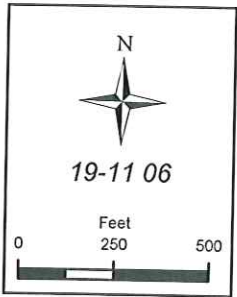
OL

CS

CS

AG

CZ-399



AG

1 of 1



CZ-399

N

19-11 06

Feet
0 250 500

14.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-399

TRS 9106

Atlas 0

CZM 34

PD- County

TMAPC Hearing Date: April 1, 2009

Applicant: George and Teresa Tosh

Tract Size: 8.31± acres

ADDRESS/GENERAL LOCATION: Northeast corner of West 9th Street and 174th West Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING RESOLUTION: Resolution number 98254, dated September 15, 1980 established zoning for the subject property. The Comprehensive Plan map for the Sand Springs Planning Area was amended on November 17, 2008 to designate this property as Medium Intensity-Commercial land use.

PROPOSED ZONING: CS

PROPOSED USE: Commercial

RELEVANT ZONING HISTORY:

CZ-300 April 2002: A request for rezoning a 5± acre tract of land from AG to CG for commercial and outdoor advertising sign use, on property located on the southeast corner of Highway 412 West and South 177th West Avenue. All concurred in denial of CG and approval of CS zoning.

CBOA-2159 June 21, 2005: The Board of Adjustment approved a Special Exception to permit Use Unit 17 in a CS zoned district, with conditions for lube and oil business only; no outside storage of cars or materials; no auto sales; and no salvage operations, per plan, on property located at: 17433 West 9th Street South.

CBOA-1934 January 2002: The County Board of Adjustment approved a request for a special exception use in a CS-zoned district to allow the sale of horse trailers, Use Unit 17, on property located on the northwest corner of West 9th Street and South 174th West Avenue and on the north side of the Keystone Expressway.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8.31± acres in size and is located northeast corner of West 9th Street and 174th West Avenue. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access

MSHP Design

MSHP R/W

Exist. # Lanes

South 174th West Avenue

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 vacant land, zoned AG; on the north by single-family residential and vacant land, zoned RE; on the south by U.S. 51, zoned AG; and on the west by --, zoned CS.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Sand Springs Comprehensive Plan designates this area as being Medium Intensity-Commercial land use. According to the Zoning Matrix, the requested CS zoning is in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Sand Springs Comprehensive Plan and development trends in the area, staff can support the requested rezoning and therefore recommends **APPROVAL** of CS zoning for CZ-399.

04/01/09



City of

SAND SPRINGS

PO BOX 338 • 100 EAST BROADWAY STREET • SAND SPRINGS, OKLAHOMA 74063-0338 • (918) 246-2500 • FAX (918) 245-7101

November 25, 2008

Ms. Jeanette Mattingly
616 S. Boston, Suite 302
Tulsa, OK 74119

RE: Sand Springs Comprehensive Plan Amendment
Approx. 8.309 Acres off 174th W. Ave. and Sand Springs Expressway

Dear Ms. Mattingly:

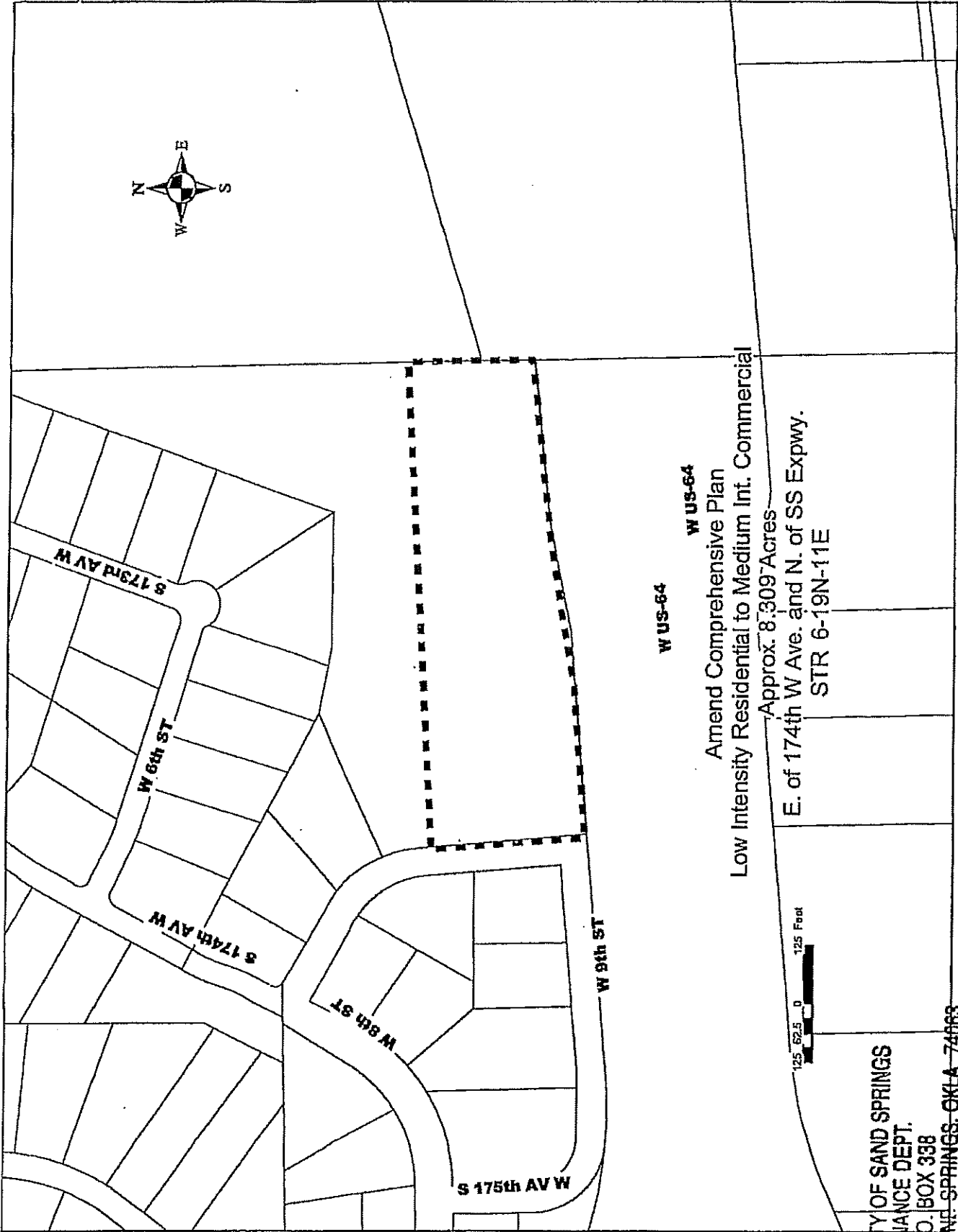
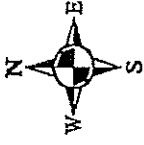
On November 17, the Sand Springs City Council voted 7-0-0 to approve Ordinance No. 1168 amending the Sand Springs Comprehensive Plan from Low-Intensity Residential to Medium-Intensity Commercial on approximately 8.309 acres of vacant land located off 174th W. Avenue and the Sand Springs Expressway in Tulsa County. Enclosed is a copy of the application and supporting documents. The ordinance has been signed and filed with the Tulsa County Clerk and a copy is enclosed for your records.

If you have any questions, please do not hesitate to call me at 246-2575.

Sincerely,

Susan R. Pitts
Community Development Coordinator

cc: L.O.W.E. Joint Venture
Enclosures



WUS-64

WUS-64

Amend Comprehensive Plan
Low Intensity Residential to Medium Int. Commercial

Approx. 8.309 Acres

E. of 174th W Ave. and N. of SS Expwy.
STR 6-19N-11E

125 62.5 0 125 Feet

CITY OF SAND SPRINGS
FINANCE DEPT.
P. O. BOX 338
SAND SPRINGS, OKLA 74063



Tulsa County Clerk - EARLENE WILSON
 Doc # 2008117828 Page(s): 3
 Recorded 11/19/2008 at 02:47 PM
 Receipt # 116860 Fee \$17.00

ORDINANCE NO. 1168

AN ORDINANCE AMENDING THE SAND SPRINGS COMPREHENSIVE PLAN MAP LAND USE DESIGNATION FROM LOW-INTENSITY RESIDENTIAL TO MEDIUM-INTENSITY COMMERCIAL A TRACT OF LAND LOCATED IN THE NORTHWEST QUADRANT OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY CITY OF SAND SPRINGS, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED BELOW, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Sand Springs Planning Commission has considered and recommended approval of an amendment to the Sand Springs Comprehensive Plan Map as described below; and

WHEREAS, said Comprehensive Plan map change is in the best interest of the residents of the City of Sand Springs;

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA:

SECTION 1: That the Sand Springs Comprehensive Plan Map Land Use Designation for the following described tract of land described as:

A tract of land lying in a part of the West Half of Section 6, T-19-N, R-11-E, Tulsa County, State of Oklahoma, being more particularly described as follows: Beginning at a point on the North right-of-way line of U.S. Hwy. 64, said point being 500.13 feet South and 1523.27 feet East of the West Quarter Corner of said Section 6; Thence N 03°47'53"W a distance of 356.12 feet to a point; Thence N 84°26'00"E a distance of 1024.19 feet to a point on the East Boundary of said tract; Thence S 00°07'46"W a distance of 358.40 feet to a point on North right of way line of Hwy 64; Thence S 85°52'00"W along said right-of-way a distance of 343.80 feet to a point; Thence S 79°32'00"W a distance of 226.40 feet to a point; Thence S 85°52'00"W a distance of 430.50 feet to the Point of Beginning. Said tract containing 8.309 acres more or less.

CITY OF SAND SPRINGS
 FINANCE DEPT.
 P. O. BOX 398
 SAND SPRINGS, OKLA 74063

be, and hereby is, amended from Low-Intensity Residential to Medium Intensity Commercial classification.

SECTION 2: That all ordinances or parts of ordinances in conflict herewith be, and the same are hereby, expressly repealed.

SECTION 3: That the provisions of this Ordinance shall, upon passage, take effect thirty (30) days from the date of first publication as provided by law.

PASSED AND APPROVED, at a regular meeting of the City Council of Sand Springs, Oklahoma, held the 11th day of November, 2008.



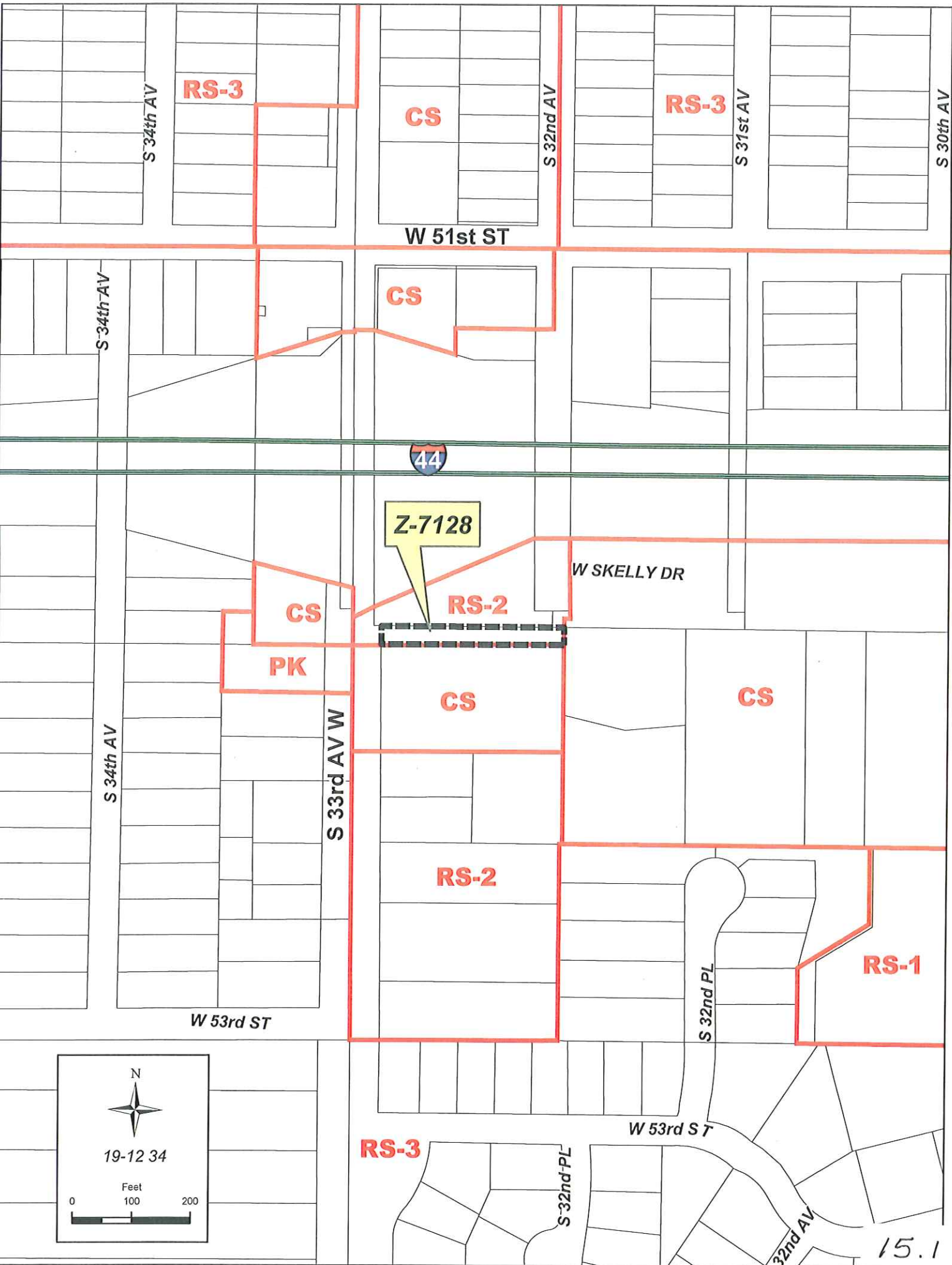
Robert L Walker
Robert L. Walker, Mayor

Bruce Ford
Bruce Ford, City Clerk

APPROVED AS TO FORM:

David L. Weatherford
David L. Weatherford, City Attorney

CITY OF SAND SPRINGS
FINANCE DEPT.
P. O. BOX 338
SAND SPRINGS, OKLA 74063



RS-3

CS

RS-3

W 51st ST

CS

Z-7128

W SKELLY DR

CS

RS-2

PK

CS

CS

RS-2

RS-1

W 53rd ST

RS-3

W 53rd ST

15.1



N

19-12 34

Z-7128

Feet
0 100 200

AERIAL PHOTO: MARCH 2008

15.2



S 32nd AV



W SKELLY DR

**Subject
Tract**

S 33rd AV W

N

19-12 34

Z-7128

Feet
0 50 100

AERIAL PHOTO: MARCH 2008

15.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7128

TRS 9234

Atlas 570

CZM 46

PD-8 CD-2

TMAPC Hearing Date: April 1, 2009

Applicant: Wallace Engineering

Tract Size: .244± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South 33rd West Avenue & Interstate 44

EXISTING ZONING: RS-2

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Accessory parking

RELEVANT ZONING HISTORY:

Z-7076 December 2007: All concurred in approval of a request for rezoning a 1.5± acre tract of land from RS-2 to CS for financial services and commercial shopping, on property located southeast corner of South 33rd West Avenue and West Skelly Drive.

Z-7073 September 2007: All concurred in approval of rezoning a two-acre parcel immediately adjacent to the subject property from RS-2 to CS for a financial services and commercial shopping center.

BOA-18374 April 13, 1999: The Board of Adjustment approved a Special Exception to allow for auto repair with six bays, not including body and paint shop, no storage of inoperable vehicles outside, and a mini storage facility in a CS district, with conditions set forth in an RM-1 district. The south wall of the mini storage facility was to be constructed out of masonry material and serve as the screening fence. The Board also approved a Special Exception of the screening requirements on the north and south boundaries, per plan submitted on property located at 2940 West Skelly Drive and abutting east of the subject property.

Z-6371 November 1992: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS, located north of the subject property.

Z-6321 October 1991: All concurred in approval of a request for rezoning a tract of land from RS-3 to CS/PK on property located west of and abutting the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .244± acres in size and is located southeast corner of South 33rd West Avenue & Interstate 44. The property appears to be vacant and is zoned RS-2.

STREETS:			
Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33 rd West Avenue	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by vacated ODOT right-of-way, zoned CS; on the north by I-44, zoned RS-3; on the south by a recently approved Peoples Bank, zoned CS; and on the west by commercial use and parking, zoned CS and PK, respectively.

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 Area B/Medium Intensity – Commercial land use. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The request appears to be for parking uses associated with the Peoples Bank that was approved recently. The property on which it is proposed to be located is to be leased to the bank by ODOT, and this issue was discussed during the public hearing for the bank's application. Based on the Comprehensive Plan and previous approval of the bank, staff recommends **APPROVAL** of CS zoning for Z-7128.

04/01/09

PEOPLES BANK CARBONDALE

A SUBDIVISION IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 19 NORTH RANGE 12 EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

FINAL PLAT
 COPY OF PLAT FOR APPROVAL
 I, the undersigned, being a duly qualified and sworn public official of the County of Tulsa, State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat as the same appears on file in my office, and that the same has been approved by me as the County Clerk on this 15th day of August, 2008.

Earlene Wilson
 County Clerk

David [Signature]
 Approved City Attorney

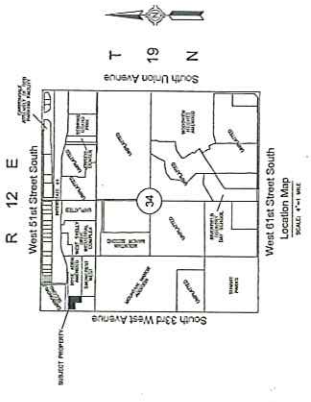
CERTIFICATE
 I hereby certify that the above described land has been bonded in full for the purpose of the security of the public. Security as required has been provided in the amount of \$20,000.00 to be applied to 20% of the amount of the security deposit. This certificate is NOT to be construed as payment of the amount of the security deposit.

Dated: 8/15/08

David [Signature]
 County Clerk

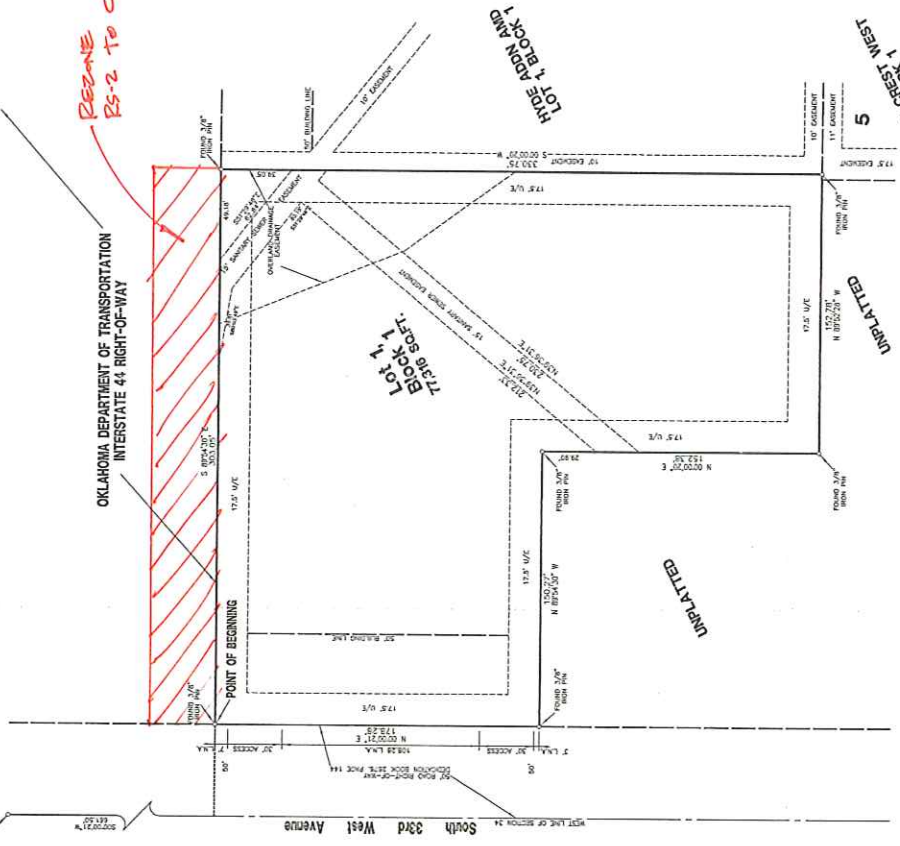


BARBARA WILSON, Tulsa County Clerk
Barbara Wilson



REZONE RS-2 TO C2

**OKLAHOMA DEPARTMENT OF TRANSPORTATION
 INTERSTATE 44 RIGHT-OF-WAY**



Statistics
 SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
 LOT 1 CONTAINS 1.716 ACRES 79,216 SQ. FT.

Owner
 PEOPLES BANK
 1000 N. WEST AVE
 TULSA, OK 74104

Engineer
 TULSA ENGINEERING
 1000 N. WEST AVE
 TULSA, OK 74104

Surveyor
 TULSA SURVEYING, INC.
 1000 N. WEST AVE
 TULSA, OK 74104

Basis of Bearings
 MEASUREMENTS MADE BY THE SURVEYOR ARE
 BASED ON THE MERIDIAN OF WEST AVE
 CORNER OF WEST AVE AND
 CORNER OF WEST AVE

Monumentation
 ALL MONUMENTATION SET
 UNDER A 3/8" IRON PIN UNLESS
 OTHERWISE NOTED.

Legend
 AC ACRES
 B/A BUILDING UNIT
 B/S BUILDING SQUARE FEET
 LN LINE OF NO ACCESS
 L/W LOTS OF NO ACCESS
 U/A UTILITY EASEMENT
 W/A WETLAND ACCESS EASEMENT



PEOPLES BANK CARBONDALE
 PLAN NO. 6227
 PAGE NO. 1 OF 2



35' x 130' Area for Parking

S 33rd AV W

INCOG
 201 W. 5th Street, Suite 400
 Tulsa, OK 74103

Note: The County Assessor's parcel boundary lines may not precisely match the physical features on the ground.

Date of Photography: January 2006

0 50 100 200 Feet

15.7

S HARVARD AV

RM-2

S KNOXVILLE AV

S LOUISVILLE AV

E 48th PL

RM-2

RS-3

9th ST

CS

Z-7129

RM-2

E 49th ST

S KNOXVILLE PL

E 49th PL

OMH

RS-2

E SKELLY DR



CS

CO

E 51st ST

CS

OL
PUD-253B & C

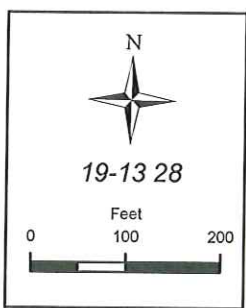
E 51st PL

RS-2

S MARION AV

PUD-372

16.1



S HARVARD AV

9th ST

S KNOXVILLE AV

S LOUISVILLE AV

E 48th PL

E 49th ST

S KNOXVILLE PL

E 49th PL

E SKELLY DR



E 51st ST

E 51st PL

S MARION AV



19-13 28

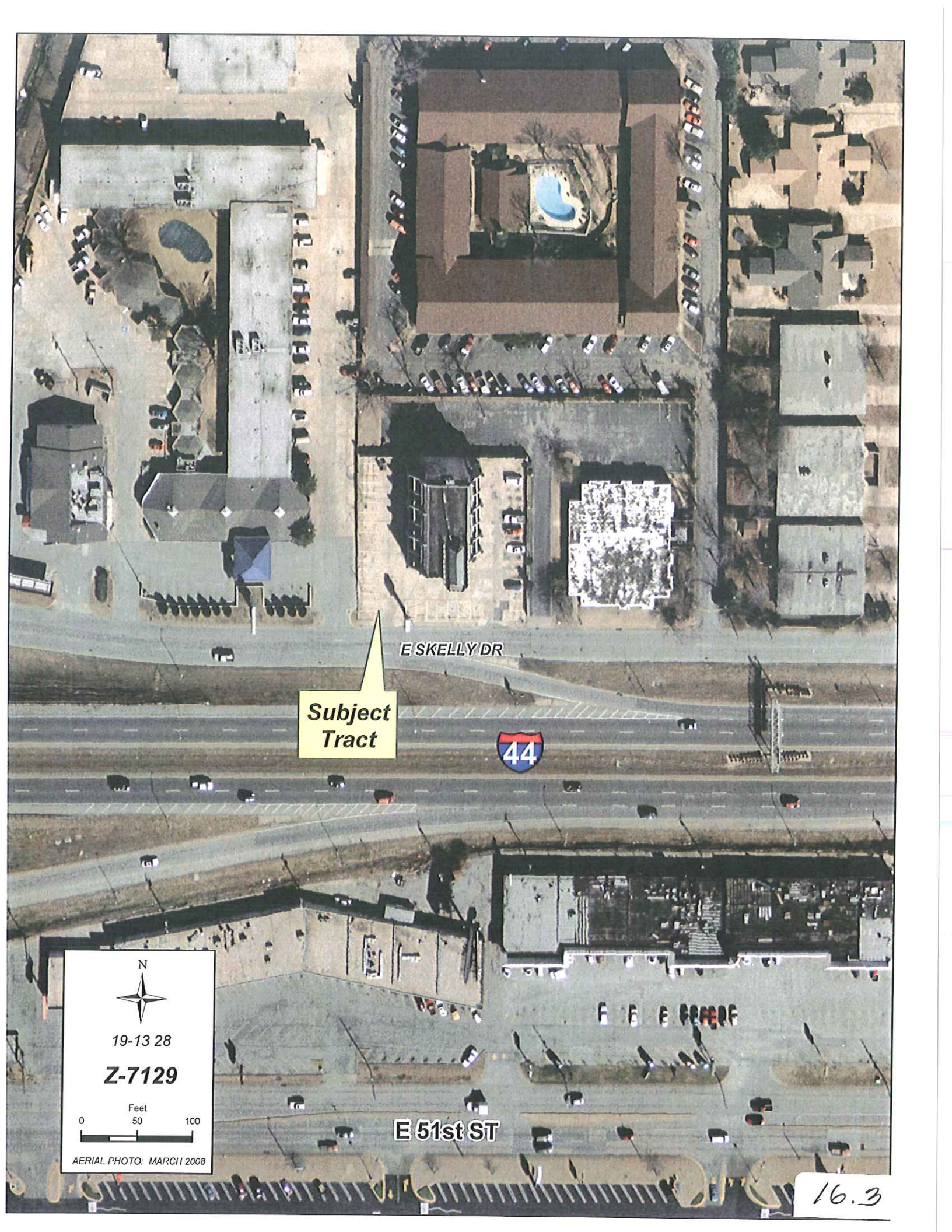
Z-7129

Feet

0 100 200

AERIAL PHOTO: MARCH 2008

16.2



E SKELLY DR

**Subject
Tract**



E 51st ST

N

19-13 28

Z-7129

Feet
0 50 100

AERIAL PHOTO: MARCH 2008

16.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7129

TRS 9328

Atlas 469

CZM 47

PD-6 CD-7

TMAPC Hearing Date: April 1, 2009

Applicant: William D LaFortune

Tract Size: .517± acres

22,520.52± square feet

ADDRESS/GENERAL LOCATION: East of northeast corner South Harvard Avenue and East 51st Street

EXISTING ZONING: OMH

EXISTING USE: Motel/vacant

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

PROPOSED ZONING: CS

PROPOSED USE: Commercial development

RELEVANT ZONING HISTORY:

BOA-20435 February 27, 2007: The Board of Adjustment approved a Verification of spacing requirements for an outdoor advertising sign; and denied a Variance of the maximum permitted display surface area for signs in a CS district to permit a 400 square foot outdoor advertising sign, on property located 400 feet east of the northeast corner of I-44 and South Harvard Avenue and west of subject property. The application was appealed to District Court on March 7, 2007 by Lamar Companies, LLC.

BOA-20376 November 28, 2006: The Board of Adjustment approved a Verification of the spacing requirement for an Outdoor Advertising Sign of 1,200 feet from another outdoor advertising sign on the same side of the highway; and deny a Variance to combine frontages of lots along major streets for calculating display surface area; and a Variance of the maximum display surface area for an Outdoor Advertising Sign to permit 672 square feet for lack of hardship, on property located east of the northeast corner of Skelly Drive and South Harvard Avenue and abutting west of subject property.

BOA-17622 February 25, 1997: The Board of Adjustment approved a Variance to allow a ground sign of 108 square feet and a Variance of the 20 foot maximum allowable height to 30 feet for a grounds sign in an OMH district, per plan submitted; finding the tract is surrounded by CS which permits greater signage and that the new sign will be replacing an existing sign and the height will be the same as the existing sign, on property located at 3355 East Skelly Drive and the subject property.

BOA-12592 June 2, 1993: The Board of Adjustment approved a Variance of the 32 square feet of surface area for business signs to no larger than 100 square feet located on the

building and not above the roof line and to return to the Board with the proposed designed sign for approval to permit, on property located on the north side of Skelly Bypass, east of Harvard Avenue and the subject property.

Z-5695 July 1982: All concurred in approval of a request for rezoning a .517± acre tract of land from CS to OMH on property located and the subject property.

BOA-12013 June 24, 1982: The Board of Adjustment approved a Special Exception to permit a motel in an OMH district, per plot plan and drawings submitted and subject to conditions: that this use be limited not only to this corporation but to any future buyer; that only 40 residential units for rent and one resident manager's apartment be allowed; and at no time auxiliary facilities be added or any rooms be converted or rooms be divided to make more units, but will remain as the plans indicate; and that the access points off Skelly Drive be approved by the Traffic Engineer's Office and that a file copy be submitted to the INCOG office; and that the applicant return to the Board concerning proposed signs for the project, on property located on the north side of Skelly Bypass, east of Harvard Avenue and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .517+ acres in size and is located east of northeast corner South Harvard Avenue and East 51st Street. The property appears to be a vacant motel and is zoned OMH.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 51 st Street South	Secondary arterial	100'	4 with some turning lanes
Skelly Drive	N/A	N/A	2 (one-way westbound north of expressway)

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

SURROUNDING AREA: The subject tract is abutted on the east by mixed apartments/commercial/offices, zoned CS, and farther east by duplexes, zoned RS-3; on the north by multifamily residential uses, zoned RM-2, and a small strip of vacant land, zoned CS; on the south by East Skelly Drive/East 51st Street/I-44, zoned RS-2; and on the west by apartments and mixed related uses, zoned CS. Much of this area has been acquired and cleared by ODOT for the widening of the expressway.

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 Medium Intensity-Commercial land use. According to the Zoning Matrix, the requested CS zoning is in accord with the Plan.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan and surrounding zoning and land uses, staff can support the proposed rezoning request and recommends **APPROVAL** of CS zoning for Z-7129.

