

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2552

June 24, 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:

Review TMAPC Receipts for the Month of May 2009

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-20308** – Chris Evertz (1812)/Lot-Split (PD 8) (CD 2)
East of US 75 between West 71st and West 81st Streets

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

2. **LS-20096** – Albertson's Tulsa Distribution (9404)/Lot-Split (Continued from 4-15-09) (PD-17) (CD-6)
Southwest corner of East Admiral Place and South 145th East Avenue,
420 South 145th East Avenue
3. **LS-20311** – Lou Reynolds (8418)/Lot-Split (PD-18 C) (CD-8)
East of US-169 and north of East 91st Street
4. **PUD-516-B – Roy D. Johnsen** (PD-26) (CD-8)
East of southeast corner of 101st Street and South Yale Avenue (Major Amendment to add children's nursery only within Use Unit 5 as a permitted use in Lot 19, Development Area 1 and proposes two additional small office buildings.) (Continued from 6/03/09 and 6/17/09.)

OTHER BUSINESS

5. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**Two West 2nd Street, Suite 800
Large Conference Room/North**

Wednesday, July 23, 2008

11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Presentation of 2009 APA National Conference by Cuthbertson, Midget and Shivel.

Adjourn

www.tmapc.org

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers**

Wednesday, June 24, 2009– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion regarding parking requirements in PUDs/Cantrell
2. Discussion of withdrawn PUD-769/Leighty
3. Discussion related to potential Zoning Code amendments related to Temporary Accessory Tents (Section 223) and Use Unit 2 – Area Wide Special Exception Uses: tents, canopies or open air activities/Cuthbertson
4. Discussion and consider the possibility of evening meetings for TMAPC.

Adjourn.

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of May 2009

----- Current Period -----				----- Year To Date -----						
			ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING	MAY	ADJ.								
Zoning Letters	3	-4	-1	(\$5.00)	(\$5.00)	(\$10.00)	124	\$635.00	\$635.00	\$1,270.00
Zoning	5	-3	2	370.00	370.00	740.00	94	25,785.00	25,785.00	51,570.00
PUDs & Plan Reviews	35	-9	26	1,862.50	1,862.50	3,725.00	358	30,541.10	30,541.10	61,082.20
Refunds			0	0.00	0.00	0.00	2	(105.00)	(105.00)	(210.00)
Fees Waived			2	150.00	150.00	300.00	4	355.00	355.00	710.00
				<u>\$2,227.50</u>	<u>\$2,227.50</u>	<u>\$4,455.00</u>		<u>\$56,856.10</u>	<u>\$56,856.10</u>	<u>\$113,712.20</u>
LAND DIVISION										
Minor Subdivisions	0	-1	-1	(\$325.00)	(\$325.00)	(\$650.00)	6	\$2,137.85	\$2,137.85	\$4,275.70
Preliminary Plats	1		1	615.00	615.00	1,230.00	17	9,094.75	9,094.75	18,189.50
Final Plats	1	-1	0	(22.35)	(22.35)	(44.70)	19	8,308.63	8,308.62	16,617.24
Plat Waivers	4		4	500.00	500.00	1,000.00	21	2,625.00	2,625.00	5,250.00
Lot Splits	11	-1	10	362.50	362.50	725.00	78	3,990.00	3,990.00	7,980.00
Lot Combinations	7	-2	5	275.00	275.00	550.00	62	3,175.00	3,175.00	6,350.00
Access Changes			0	0.00	0.00	0.00	10	(175.00)	(175.00)	(350.00)
Other			0	0.00	0.00	0.00	1	50.00	50.00	100.00
Refunds			0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived			0	0.00	0.00	0.00	1	50.00	50.00	100.00
				<u>\$1,405.15</u>	<u>\$1,405.15</u>	<u>\$2,810.30</u>		<u>\$29,206.23</u>	<u>\$29,206.22</u>	<u>\$58,412.44</u>
BOARDS OF ADJUSTMENT										
Fees	18	-4	14	\$4,050.00	\$1,400.00	\$5,450.00	227	\$59,575.00	\$10,950.00	\$70,525.00
Refunds			0	0.00	0.00	0.00	2	(650.00)	0.00	(650.00)
Fees Waived			0	0.00	0.00	0.00	7	2,450.00	350.00	2,800.00
				<u>\$4,050.00</u>	<u>\$1,400.00</u>	<u>\$5,450.00</u>		<u>\$58,925.00</u>	<u>\$10,950.00</u>	<u>\$69,875.00</u>
TOTAL				<u>\$7,682.65</u>	<u>\$5,032.65</u>	<u>\$12,715.30</u>		<u>\$144,987.33</u>	<u>\$97,012.32</u>	<u>\$241,999.64</u>

June 24, 2009

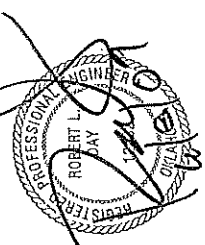
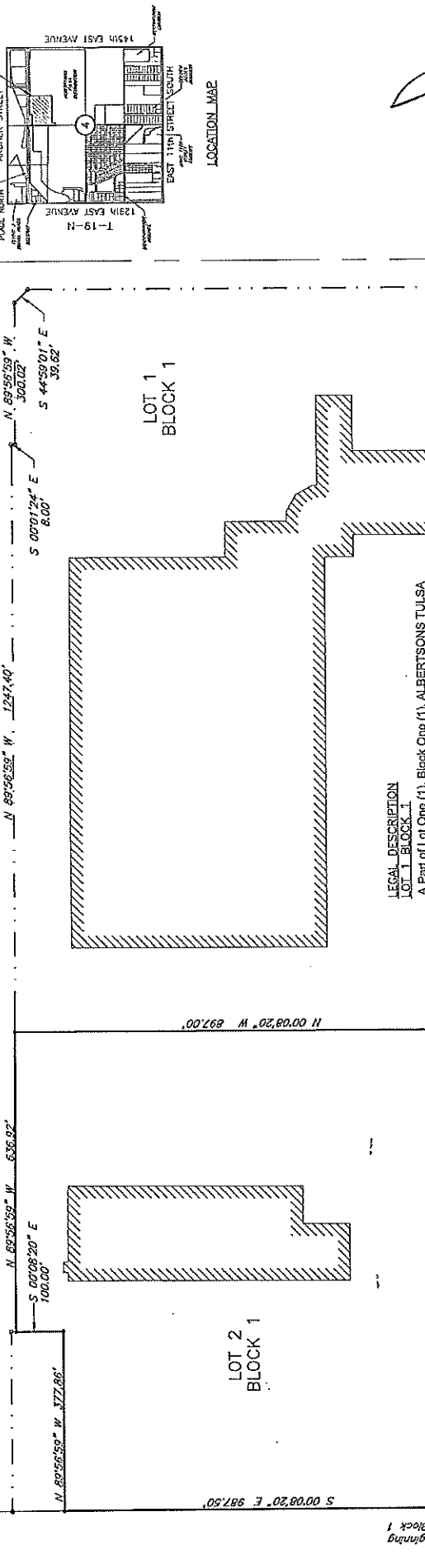
LS-20096 – **Cyntergy/Albertson's Tulsa Distribution, Zoned IL**, located at the corner of East Admiral Place and South 145th East Avenue.

4/15/09: This parcel (Albertson's Tulsa Distribution) is located at the corner of East Admiral Place and South 145th East Avenue. The applicant has requested a lot-split of the property on April 20, 2007; however, due to unresolved concerns (dated 5/8/07) from the Fire Department, Storm Water and Traffic Engineering staff recommends **DENIAL** until a full TAC (Technical Advisory Committee) review is completed. Staff also recommends that all conditions be included as a part of the Warranty Deed to ensure that they are filed of record on the property.

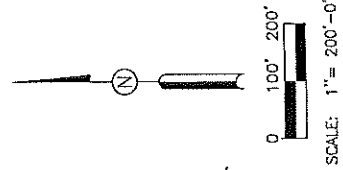
6/24/09: Staff could recommend a continuance to allow the applicant time to work on the conditions/requirements given by Development Services staff and the Fire Department if progress is being made. Please see the following list of some of the items discussed as conditions for this lot-split:

1. Amendments to the covenants are an option; however, a re-plat would make the process a cleaner process.
2. Water is coming from three different areas and that would need to be addressed in an easement that is with the property not the owner.
3. Have association fees to ensure that everything is maintained.
4. Water access for the Fire Department should stay on even if the business closes down.
5. Everything needs to be in a reserve.
6. All easements must be worded to go with the property and not the owner.
7. If the owner re-plats he was advised to consider any future splits in the new plat.

EAST ADMIRAL PLACE



SOUTH 145TH EAST AVENUE



LEGAL DESCRIPTION
LOT 1, BLOCK 1

A Part of Lot One (1), Block One (1), ALBERTSON'S TULSA DISTRIBUTION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of said Lot 1, a distance of 838.58 feet;

thence S 89°47'14"W., along the South line of said Lot 1, a distance of 2,566.12 feet;

thence N 00°09'25"W., along the West line of said Lot 1, a distance of 838.58 feet;

thence S 89°56'59"E., a distance of 22.50 feet;

thence N 00°08'20"W., a distance of 190.50 feet;

thence S 89°56'59"E., a distance of 922.28 feet;

thence N 00°08'20"W., a distance of 897.00 feet; to a point on the North line of said Lot 1,

thence S 89°56'59"E., along the North line of said Lot 1, a distance of 1,247.40 feet;

thence S 00°01'24"E., along the North line of said Lot 1, a distance of 8.00 feet;

thence S 89°56'59"E., along the North line of said Lot 1, a distance of 360.62 feet;

thence S 44°59'01"E., along the North line of said Lot 1, a distance of 39.62 feet;

thence S 00°01'31"E., along the East line of said Lot 1, a distance of 1,878.20 feet to the POINT OF BEGINNING.

Containing 4,652,196.45 square feet or 93.0256 acres, more or less.

LEGAL DESCRIPTION
LOT 2, BLOCK 1

A Part of Lot One (1), Block One (1), ALBERTSON'S TULSA DISTRIBUTION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of said Lot 1, a distance of 987.50 feet;

thence S 00°08'20"E., along the West line of said Lot 1, a distance of 987.50 feet;

thence S 89°56'59"E., and parallel with the North line of said Lot 1, a distance of 190.50 feet;

thence N 00°08'20"W., and parallel with the West line of said Lot 1, a distance of 922.28 feet;

thence N 00°08'20"W., and parallel with the West line of said Lot 1, a distance of 897.00 feet; to a point on the North line of said Lot 1,

thence N 89°56'59"W., along the North line of said Lot 1, a distance of 636.92 feet;

thence S 00°08'20"E., and continuing along the North line of said Lot 1, a distance of 100.00 feet;

thence N 89°56'59"W., and continuing along the North line of said Lot 1, a distance of 377.85 feet to the POINT OF BEGINNING.

Containing 876,753.13 square feet or 20.1275 acres, more or less.

AND

A tract of land in Lot Seven (7), Section Four (4), Township Nineteen (19) North, Range fourteen (14) East of the Indian Base and Meridian, Tulsa County State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit: BEGINNING at a point on the West line of said Lot Seven (7), said point being 40.00 feet south of the Northwest corner thereof; Thence East and parallel to the North line of said Lot Seven (7), a distance of 377.85 feet to a point;

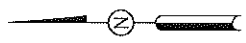
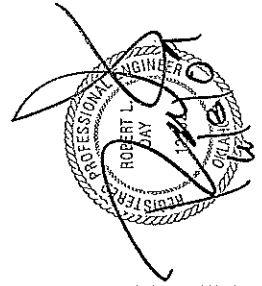
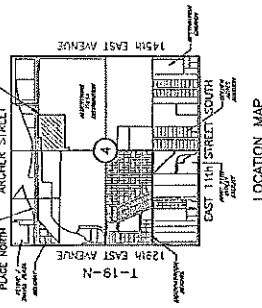
Thence South and parallel to the West line of said Lot Seven (7), a distance of 110.00 feet to a point;

Thence West and parallel to the North line of said Lot Seven (7), a distance of 377.85 feet to a point on the West line of said Lot Seven (7). Thence North along said West line a distance of 110.00 feet to the POINT OF BEGINNING.

Containing 41,584.38 square feet or 0.954 acres, more or less.

EAST ADMIRAL PLACE

LOT 2
BLOCK 1



0 100' 200'
SCALE: 1" = 200'-0"

LOT 1
BLOCK 1

**LEGAL DESCRIPTION
LOT 1, BLOCK 1**

A Part of Lot One (1), Block One (1), ALBERTSONS TULSA DISTRIBUTION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows, to-wit:

BEGINNING at the Southeast corner of said Lot 1, thence S.89°47'14"W., along the South line of said Lot 1, a distance of 2,586.12 feet;

thence N.00°08'20"W., along the West line of said Lot 1, a distance of 838.58 feet;

thence S.89°56'59"E., a distance of 22.50 feet;

thence N.00°08'20"W., a distance of 190.50 feet;

thence S.89°56'59"E., a distance of 992.28 feet;

thence N.00°08'20"W., a distance of 897.00 feet; to a point on the North line of said Lot 1,

thence S.89°56'59"E., along the North line of said Lot 1, a distance of 1,247.40 feet;

thence S.00°01'24"E., along the North line of said Lot 1, a distance of 8.00 feet;

thence S.89°56'59"E., along the North line of said Lot 1, a distance of 300.02 feet;

thence S.44°59'01"E., along the North line of said Lot 1, a distance of 39.82 feet;

thence S.00°01'31"E., along the East line of said Lot 1, a distance of 1,878.20 feet to the POINT OF BEGINNING.

Containing 4,052,196.45 square feet or 93.0258 acres, more or less.

Point of Beginning
Lot 1 Block 1

LOT 2
BLOCK 1

**LEGAL DESCRIPTION
LOT 2, BLOCK 1**

A Part of Lot One (1), Block One (1), ALBERTSONS TULSA DISTRIBUTION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of said Lot 1,

thence S.00°08'20"E., along the West line of said Lot 1, a distance of 987.50 feet;

thence S.89°56'59"E., and parallel with the North line of said Lot 1, a distance of 22.50 feet; thence N.00°08'20"W., and parallel with the West line of said Lot 1, a distance of 190.50 feet;

thence S.89°56'59"E., and parallel with the North line of said Lot 1, a distance of 992.28 feet;

thence N.00°08'20"W., and parallel with the West line of said Lot 1, a distance of 897.00 feet; to a point on the North line of said Lot 1,

thence N.89°56'59"W., along the North line of said Lot 1, a distance of 638.92 feet;

thence S.00°08'20"E., and continuing along the North line of said Lot 1, a distance of 100.00 feet;

thence N.89°56'59"W., and continuing along the North line of said Lot 1, a distance of 377.96 feet to the POINT OF BEGINNING.

Containing 876,753.13 square feet or 20.1275 acres, more or less.

AND

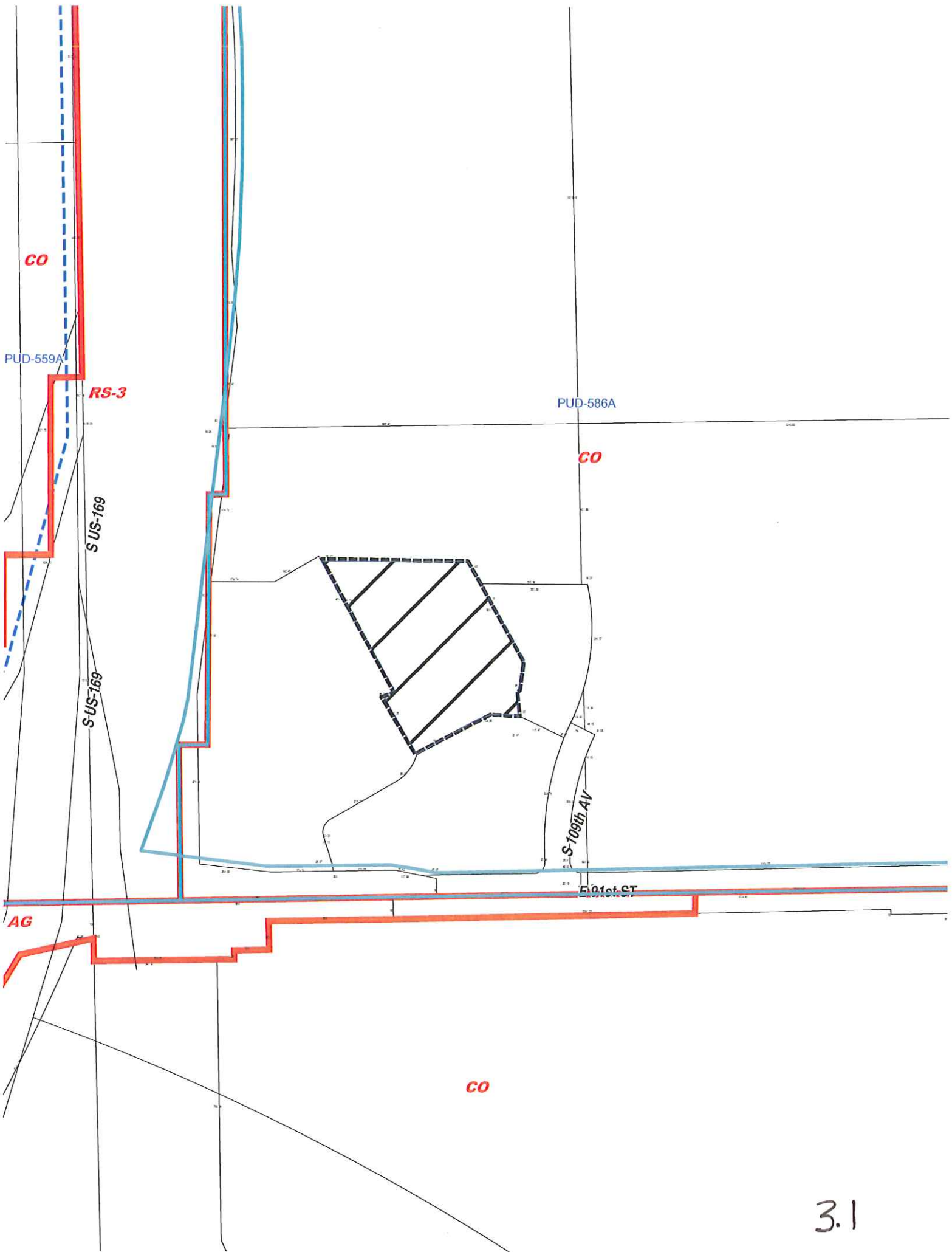
A tract of land in Lot Seven (7), Section Four (4) Township Nineteen (19) North, Range fourteen (14) East of the Indian Base and Meridian, Tulsa County State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit: BEGINNING at a point on the West line of said Lot Seven (7), said point being 40.00 feet south of the Northwest corner thereof; Thence East and parallel to the North line of said Lot Seven (7), a distance of 377.96 feet to a point;

Thence South and parallel to the West line of said Lot Seven (7) a distance of 110.00 feet to a point; Thence West and parallel to the North line of said Lot Seven (7) a distance of 377.96 feet to a point on the West line of said Lot Seven (7). Thence North along said West line a distance of 110.00 feet to the POINT OF BEGINNING.

Containing 41,554.38 square feet or 0.954 acres, more or less.

Point of Beginning
Lot 2 Block 1
S 89°56'59" E 22.50'

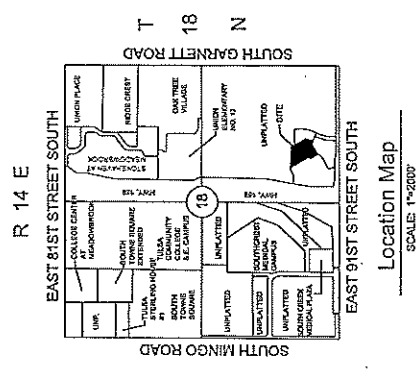
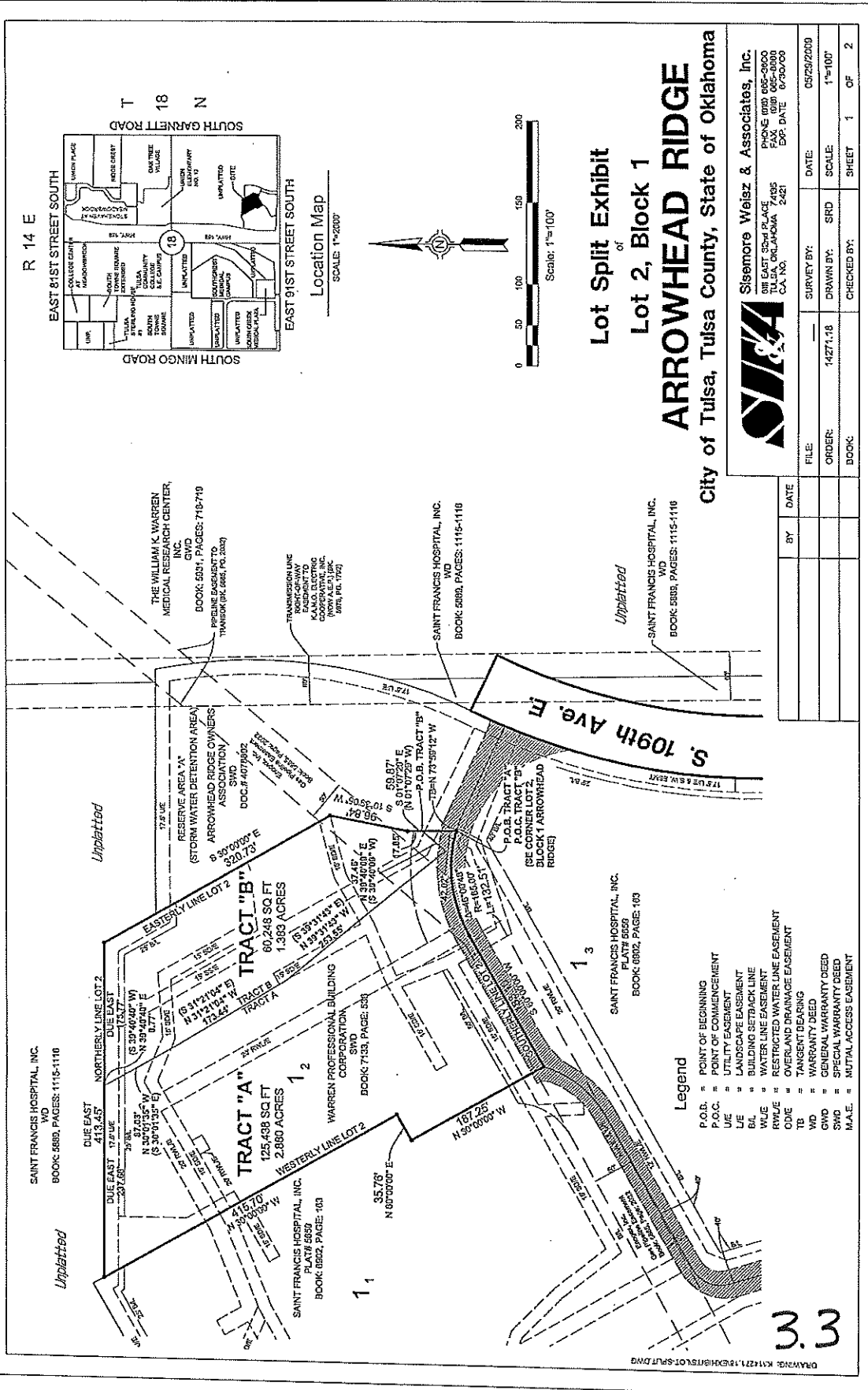
2.4



June 24, 2009

LS-20311 – Lou Reynolds/Warren Professional Building, Zoned PUD-586-A-7,
located East of US-169 and north of East 91st Street

This is a lot-split to divide two parcels into two tracts. Staff can recommend approval contingent upon the approval of a minor amendment to PUD-586-A-7.



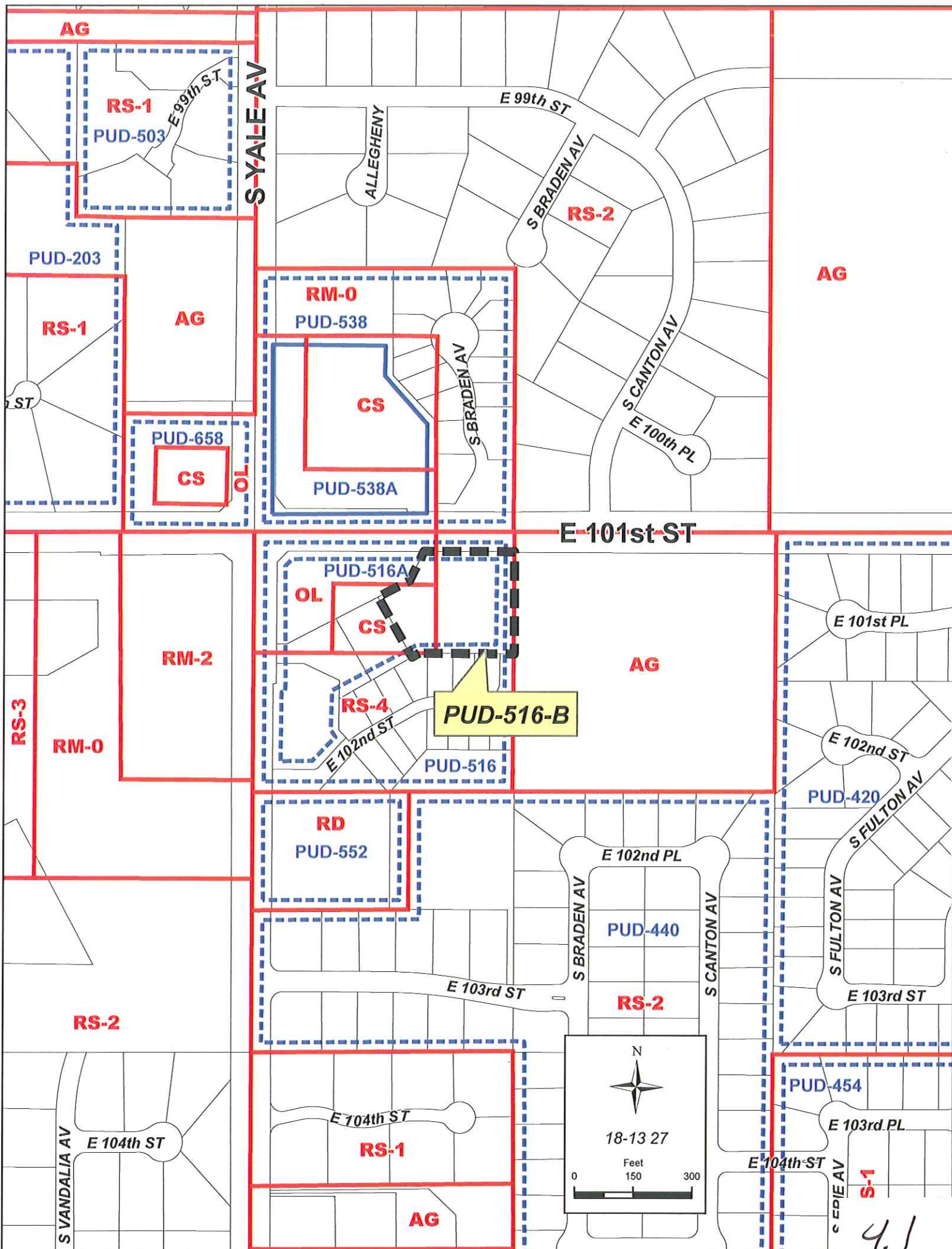
Lot Split Exhibit
of
Lot 2, Block 1
ARROWHEAD RIDGE
 City of Tulsa, Tulsa County, State of Oklahoma

Sisemore Weisz & Associates, Inc.
 801 EAST 35TH PLACE
 TULSA, OKLAHOMA 74103
 PHONE: (918) 682-0900
 FAX: (918) 682-0900
 EDC: DATE 6/30/00

FILE	DATE	SURVEY BY:	DRAWN BY:	SRD	SCALE	SHEET	OF
14271.18	05/29/2000	—	14271.18	—	1"=100'	1	2
BOOK	ORDER	CHECKED BY:	BOOK	ORDER	CHECKED BY:	BOOK	ORDER

- Legend**
- P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - U/E = UTILITY EASEMENT
 - L/E = LANDSCAPE EASEMENT
 - B/L = BUILDING SETBACK LINE
 - W/L = WATER LINE EASEMENT
 - RW/L = RESTRICTED WATER LINE EASEMENT
 - OD/E = OVERLAND DRAINAGE EASEMENT
 - TB = TANGENT BEARING
 - WD = WARRANTY DEED
 - GWD = GENERAL WARRANTY DEED
 - SWD = SPECIAL WARRANTY DEED
 - M.A.E. = MUTUAL ACCESS EASEMENT

3.3



4.1



PUD-516-B

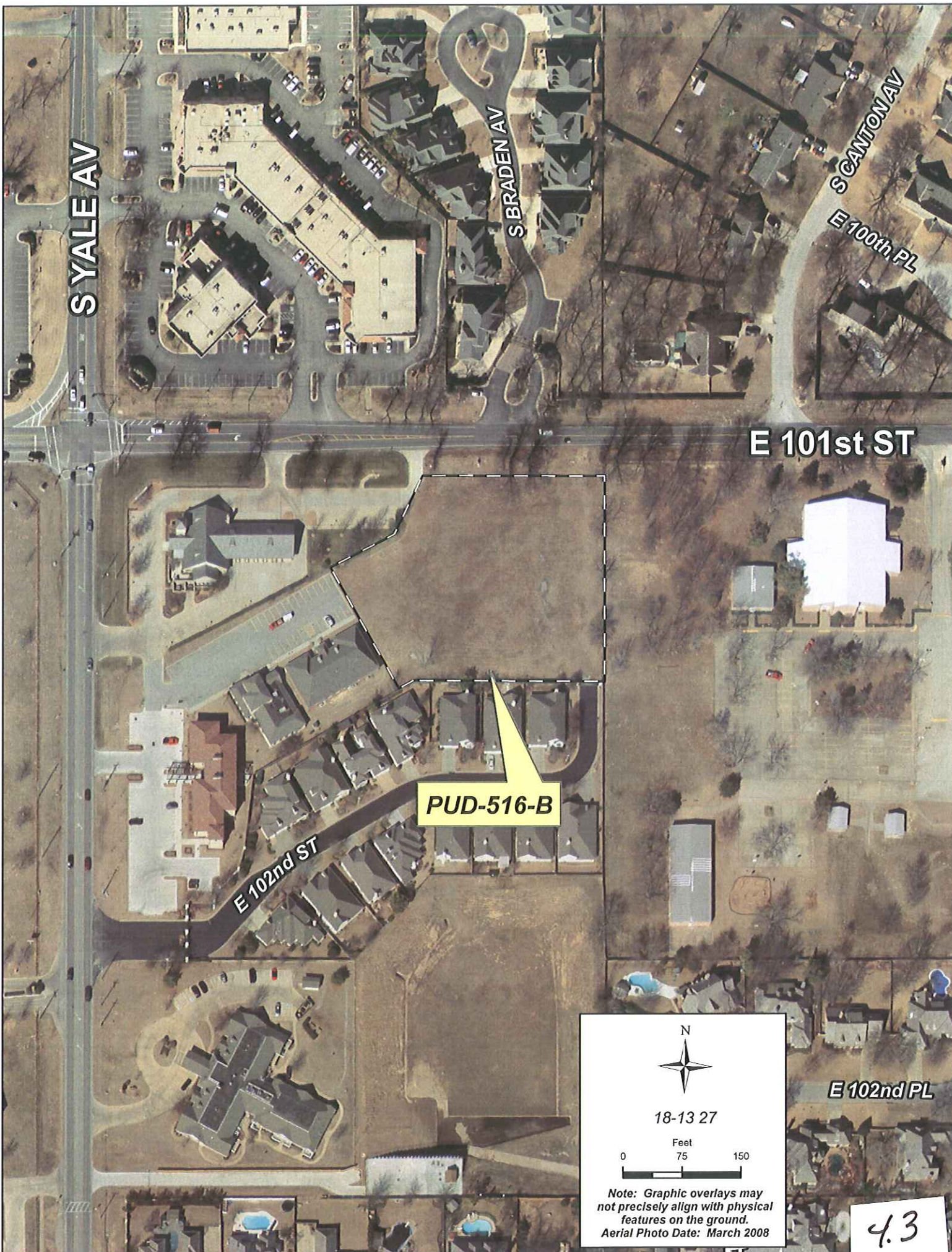


18-13 27

Feet
0 150 300

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

4.2



18-13 27

Feet
0 75 150

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

E 102nd PL

4.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-516-B

TRS 8327

Atlas 2471

CZM 57

PD-16 CD-8

TMAPC Hearing Date: June 24, 2009

Continued from 6/3/09 and 6/17/09

Applicant: Roy D. Johnsen

Tract Size: 1.73± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 101st Street and South Yale Avenue

EXISTING ZONING: RS-4/OL/CS/PUD-516-A **EXISTING USE:** vacant

ZONING ORDINANCE: Ordinance number 19548 dated June 1, 1999, established zoning for the subject property.

PROPOSED ZONING: RS-4/OL/CS/PUD-516-B **PROPOSED USE:** Office/Children's Nursery

RELEVANT ZONING HISTORY:

Z-6844/PUD-658 March 2002: All concurred in approval of a request for rezoning on a 2.5± acre tract of land from AG to OL/CS and a proposed Planned Unit Development for a mixed use development on property located on the northwest corner of East 101st Street South and South Yale Avenue.

PUD-516-A June 1999: All concurred in approval of a proposed Major Amendment to PUD on a .81± acre tract of land to reallocate floor area and add Development areas for mixed use development on property located south of southeast corner of East 101st Street South and South Yale Avenue and a part of subject property

Z-6572/PUD-552 December 1996: All concurred in approval of a request to rezone a 2.5 acre tract from AG to RD/PUD and a proposed Planned Unit Development for a residential elderly housing facility, on property located on the southeast corner of South Yale Avenue and East 102nd Street and south the subject tract.

PUD-538-A November 1996: All concurred in approval of a proposed Major Amendment to PUD-538 to add a dry cleaner and laundry business on property located in the northeast corner of East 101st Street and South Yale.

Z-6498/PUD-538 September 1995: All concurred in approval of a request to rezone a 5± acre tract from RM-2 to RM-2/CS/PUD and a proposed Planned Unit Development. They approved CS zoning for all except the west 150' and the south 150' of the tract which was designated for OL zoning, on property located on the northeast corner of E. 101st Street S. and S. Yale Avenue and across E. 101st Street from the subject tract.

Z-6451/PUD-516 July 1994: A request to rezone 10 acres, which included the subject tract, from AG to CS and RS-4 for office and multifamily development. Staff and TMAPC could not support CS zoning and uses because of the school which is located across S. Yale from the property. It

was recommended the request be amended and re-advertised for OL zoning to a depth of 150' fronting Yale and E. 101st Street, with CS adjacent to the OL zoning on a tract approximately 300' x 150' and RS-4 on the balance of the tract. City Council concurred in approval of the amended request as recommended by TMAPC.

BOA-15228 September 1989: The Board of Adjustment approved a Special Exception to permit a public school in a RM-2, RM-0, RS-3 and RS-2 zoned district on property located on the southwest corner of E. 101st Street South and South Yale Avenue and west of the subject tract.

Z-6202/PUD-440 August 1988: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-2/PUD and a proposed Planned Unit Development located south and east of the southeast corner of East 101st Street and South Yale Avenue and southeast of the subject tract.

BOA-11843 March 18, 1982: The Board of Adjustment approved a Special Exception for community, cultural, and educational uses (church and private school) in an AG district, subject to the following conditions: That the total student population of the school not exceed 800; that the proposed buildings be complete with brick exterior in a Williamsburgh architecture style before occupied; that a subdivision plat be filed, subject to a letter being written by the Staff to the Hydrology Department expressing the Board's concern with the drainage in the subject area; that no traditional sanctuary be permitted on the subject property without a public hearing as per plot plan submitted; that a monument-type business sign be permitted with shrubbery lights not to exceed 32 square feet; that all the buildings have windows and shutters in accordance with the Williamsburgh style; and subject to the applicant returning to the Board with detailed plans concerning the proposed gymnasium before a building permit is issued for the facility, on property located east of the southeast corner of East 101st Street and South Yale Avenue.

BOA-11508 June 11, 1981: The Board of Adjustment approved a Special Exception to permit a church, church school, and related activities, per plans submitted with the condition that plans for any future structures on the property be submitted to the Board for approval, on property located east of the southeast corner of East 101st Street and South Yale Avenue and abutting east of subject property

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.73± acres in size and is located east of southeast corner of East 101st Street and South Yale Avenue. The property appears to be vacant and is zoned RS-4/OL/CS/PUD-516-A.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 101 st Street South	Secondary Arterial	100'	3
South Yale Avenue	Secondary Arterial	100'	3

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

SURROUNDING AREA: The subject tract is abutted on the east by Life Christian Center, zoned AG; on the north by 101st Street and then Winbury Center and Winbury Place, zoned CS/RM-O/PUD-538; on the south by 101 Yale Village, zoned RS-4/PUD-516; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A.

4.5

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area designates this area as being Special District 2, and may be developed at medium intensity under a PUD application. There is no zoning change requested with this application.

STAFF RECOMMENDATION:

PUD-516-B is a 1.73 acre (75,358 sf) lot located east of the southeast corner of 101st Street South and South Yale Avenue. The subject tract is abutted on the east by AG zoned property with a school use; on the north by 101st Street and then CS/RM-O/PUD-538 and PUD-538-A zoned property which has been developed commercially and as single family residential; on the south by RS-4/PUD-516 zoned property having been developed as residential single-family; and on the west by 101 Yale Village, zoned OL/CS/PUD-516-A developed as office uses. Across Yale Avenue to the west is a City of Jenks Independent School.

Approved in 1994, PUD-516 designated a development area of retail and office uses which were subsequently platted as Lots 18 and 19, Block 1, 101 Yale Village (Development Area A on attached Exhibit 1). The PUD also designated a development area of office use only which was subsequently platted as Lots 16 and 17, Block 1, 101 Yale Village (Area B on Exhibit 1). Lot 18 was developed as the F & M Bank on the corner of Yale Avenue and 101st Street South. Lot 19 was then acquired by the Springer Clinic and was planned for medical office use. Minor amendment PUD-516-6 was approved by the TMAPC in 1999 which allowed combining a portion of Lot 17 to Lot 19 (Depicted as Area I on attached Exhibit 2).

Also in 1999, major amendment PUD-516-A was approved designating Lot 16 as a retail development area and reallocated previously approved retail and office floor area to other areas in the PUD (see Exhibit 2). The amendment further assigned previously unallocated office floor area permitted by the existing underlying CS and OL zoning. PUD-516-A also divided Lot 17 into four development areas; Areas I, II, III, and IV as depicted on the attached Exhibit 2. Development Area I was planned for additional parking for Lot 19; which at the time was the proposed Springer Medical Office/Clinic Facility. Development Areas II, III and IV developed as office parcels with common parking areas and mutual access drives. Area 1 was then combined with Lot 19 to create new Development Area 1/Lot 19 as exists today.

Major amendment PUD-516-B proposes to add Children's Nursery only within Use Unit 5, as a permitted use in Lot 19/Development Area 1 only (see Exhibit A – Conceptual Site Plan). PUD-516-B also proposes two additional small office buildings. All floor area is permitted by the underlying zoning as shown on Exhibit 3 – Floor Area Analysis.

In summary, PUD-516-B seeks to:

1. Amend the permitted uses for Lot 19 and Development Area I to include Children's Nursery only within Use Unit 5.
2. Amend the minimum building setback from the south boundary of the Property from 50 ft. to 20 ft. The setback for office uses in adjoining properties, including Development Area I, was originally established by PUD-516 at 20 ft. The setback for Lot 19 was originally established at 50 ft. during the time that retail use was permitted within Lot 19. When Development Area I was combined with Lot 19, the 50 ft. setback was restated.
3. Increase permitted floor area to accommodate the location of the Children's Nursery.

4. Clarify that permitted uses for Lot 19 and Development Area I include Use Unit 10 and 11 uses.
5. Provide for reconfiguration of the existing two parcels into three parcels at detail site plan review including provision for cross parking and mutual access easements among parcels, followed by implementing lot splits.
6. Reduce the width of the Mutual Access Easement that is depicted in the Plat of 101 Yale Village along the east boundary of Lot 19 from 30 ft. to 20 ft.

Staff has reviewed the development proposal and conducted site visits (see attached case report photographs). Staff feels the proposed uses herein would be no more intrusive on the surrounding neighborhoods than uses which are currently permitted by PUD-516-A. This includes medical office and general business office uses, especially with respect to traffic generation. Allowing the children's nursery use appears appropriate given past and present development trends in the area and the proximity to surrounding schools. In addition, with the limit placed on permitted floor area and proposed buffering mechanisms proposed below staff can support this application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-516-B to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code. Therefore, staff recommends **APPROVAL** of PUD-516-B subject to the following conditions:

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

* The Development Standards herein set forth are intended to implement the changes set forth in the Development Concept and restate the development standards previously established by PUD-516 and PUD-516-A that remain applicable.

Development Standards - Lot 19 and Development Area I

Net Land Area:	1.7318 acres 75,439 sq. ft.
-----------------------	--------------------------------

Permitted Uses:

Uses permitted by right within: Use Unit 10, Off-Street Parking Areas; and Use Unit 11, Offices, Studios and Support Services; Children's Nursery as set forth within Use Unit 5; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:

Office	13,000 sq. ft.
Children's Nursery	6,500 sq. ft.

Minimum Building Setbacks:

From centerline of 101 st St.	100 ft.
From east boundary of development area	20 ft.
From south boundary of development area	20 ft.
From other boundaries of development area	0 ft.

Maximum Building Height:

Office	2 stories, not to exceed 30 ft.
Children's Nursery	1 story, not to exceed 30 ft.*

**On the Children's Nursery decorative features such as finials may extend to a maximum height 36 ft.*

Off-street Parking:

As required by the applicable use unit; appropriate cross-parking and mutual access to be established upon parcelization and detail site plan review.

Minimum Landscaped Open Space: 15% of net lot area

Other Development Standards**Mutual Access and Cross Parking**

It is anticipated that the existing two parcels (Lot 19 and Development Area I) will be reconfigured into three parcels. The uses within the parcels shall be mutually accessible to each other, and cross parking shall be permitted between the parcels pursuant to a mutual access easement and cross parking agreement to be established by recorded document at the time of detail site plan review. Each of the parcels shall also be accessible to Lots 16 and 18, and the balance of Lot 17, 101 Yale Village.

Parking Screening and Setback

Parking adjacent to arterial streets shall be set back at least ten feet from the street right-of-way and shall be screened from view from the street by landscaping or berming to a minimum height of three feet. Parking adjacent to the east boundary of Lot 19 shall be set back at least five feet from that boundary.

Landscaping and Screening along abutting Residential Lots

A five-foot landscaped buffer strip and a six-foot or higher screening fence shall be provided along any boundary adjoining a residential lot except where mutual access is permitted.

Architectural Requirements

All buildings shall have pitched roofs and an architectural style that will be compatible with the surrounding residential structures. Elevation drawings of buildings shall be submitted with the detail site plans. Variations in rooflines, brick or stone facades, and buildings with offset rather than straight exterior walls are encouraged.

Signs

Wall signs shall be permitted on buildings located within Lot 19 and Development Area I. Wall signs shall not exceed one square foot per linear foot of building wall to which affixed and no wall signs shall be permitted on walls facing the residential lots in Development Area C of PUD-516.

Within Lot 19, one ground sign is allowed along East 101st Street South. The ground sign shall not exceed a display surface area of 100 SF, nor eight feet in over-all height. There shall be no ground signs in Development Area I. No sign permits shall be issued for erection of a sign within a development area until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being compliance with the development standards.

Lighting

All parking lot lighting shall be shielded and directed downward and away from adjacent residential areas. Compliance with these standards shall be verified by application of the "Kennebunkport Formula". No parking lot light standard shall exceed 15 feet in height.

Trash, Mechanical and Equipment Areas

All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level. Within Development Area I, bulk trash containers shall be set back a minimum of 50 feet from residential lots.

Outside Storage

There shall be no outside storage or recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD, except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

Parcelization

Division of either development area may occur by approved lot split application and subject to the further approval of the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10 % of the initial allocation to the lot to which the transfer of floor area is to be made.

Site Plan Review

The development area may be developed in phases and no building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

Platting Requirement

The development area may be developed in phases, and no building permit shall issue until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Tulsa City Council, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development, and the City of Tulsa shall be a beneficiary thereof. Existing platting (101 Yale Village) shall constitute the required platting, and covenants of record implementing these amendments shall be effectuated by separate instrument, submitted to and approved by the Tulsa Metropolitan Area Planning Commission and filed of record.

3. A detail landscape plan for each development area which conforms to the requirements of Chapter 10 of the City of Tulsa Zoning Code 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.
4. Sidewalks will be provided, if not currently existing, along Yale Avenue according to Tulsa Subdivision Regulations. Additional internal pedestrian circulation will be subject to detail site plan review at each phase of development.
5. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

6. 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.
7. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
8. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review.

TAC Comments:

General: No comments.

Water: 5' x 20' section of waterline easement extends into to the split portion of lot 17 from the west. In this easement is a 4-inch water line with a blow off hydrant at the end.

Fire: No comments.

Stormwater: No comments.

Wastewater: On Exhibit D, the proposed Office Building is too close to the easement to allow it to be constructed without encroaching into the Existing Easement. Footings, steps, porches, awnings, roofs, etc. would be considered to be encroachments into the easement and would not be allowed.

Transportation: No comments.

INCOG Transportation:

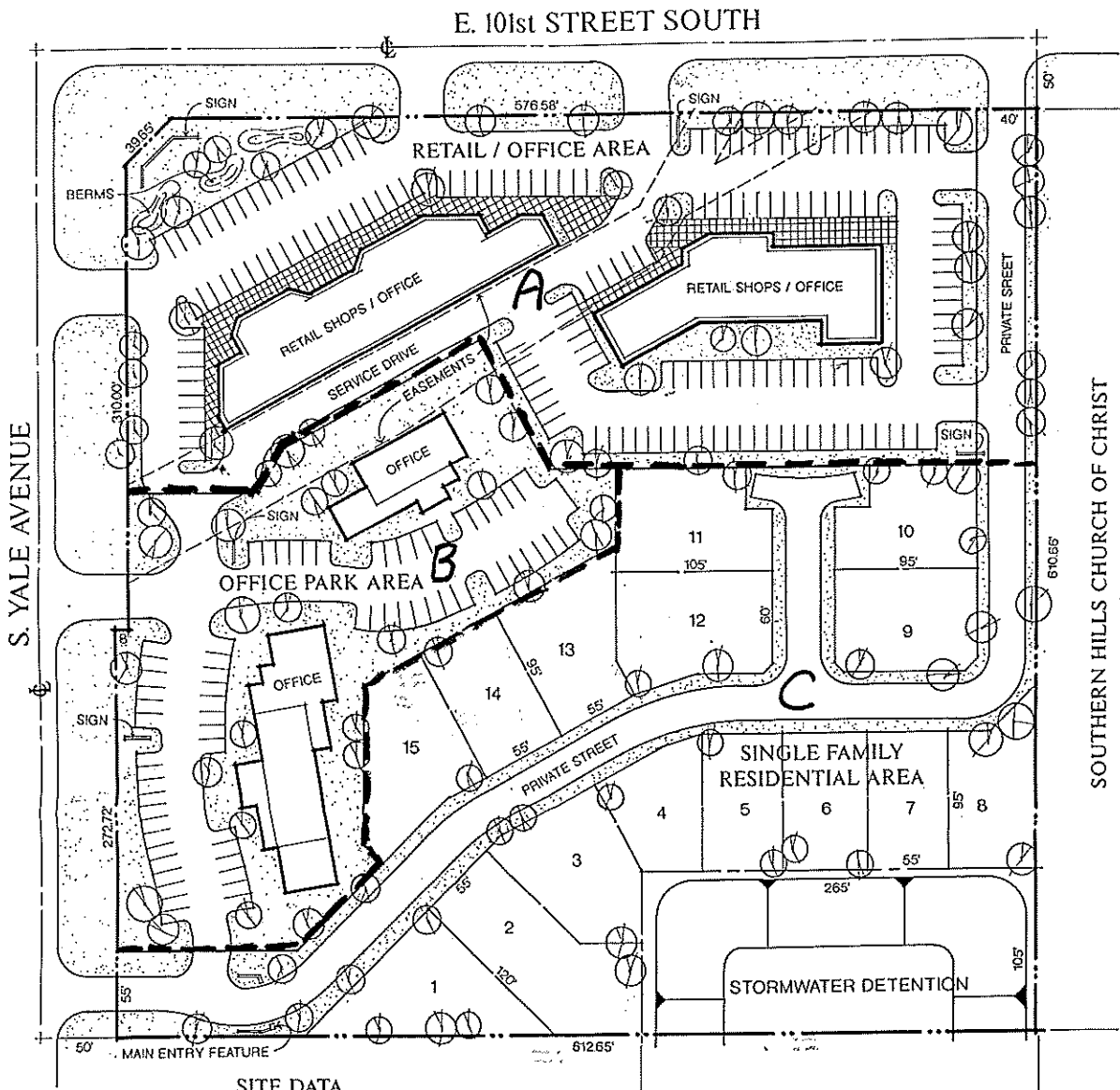
- MSHP: E. 101st St. S., between S. Yale Avenue and S. Sheridan Road, considered secondary arterial.
- LRTP: E. 101st St. S., between S. Yale Avenue and S. Sheridan Road, planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No comments.
- Transit: No service provided in this area.

GIS: No comments.

Street Addressing: No comments.

06/17/09

4.11



SITE DATA

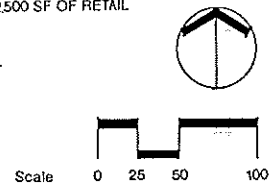
SITE AREA (GROSS)	10.05 AC	A - RETAIL / OFFICE AREA	
STREET R.O.W.	1.81 AC	SITE AREA (NET)	2.86 AC
SITE AREA (NET)	8.44 AC	BLDG. FLR. AREA	32,500 SF*
		B - OFFICE PARK AREA	
		SITE AREA (NET)	1.70 AC
		BLDG. FLR. AREA	18,250 SF*
		C - RESIDENTIAL AREA	
		SITE AREA (NET)	3.88 AC
		SINGLE FAMILY LOTS	15
		DETENTION AREA	0.69 AC

* NOT EXCEEDING 22500 SF OF RETAIL

As Originally Approved

101st AND YALE PUD

DEVELOPMENT CONCEPT



9/9/94

AD GROUP
ARCHITECTURAL DESIGN GROUP, INC.
101st AND YALE PUD, 101st AND YALE PUD, 101st AND YALE PUD

4.12
Exhibit 1

SOUTH YALE AVENUE

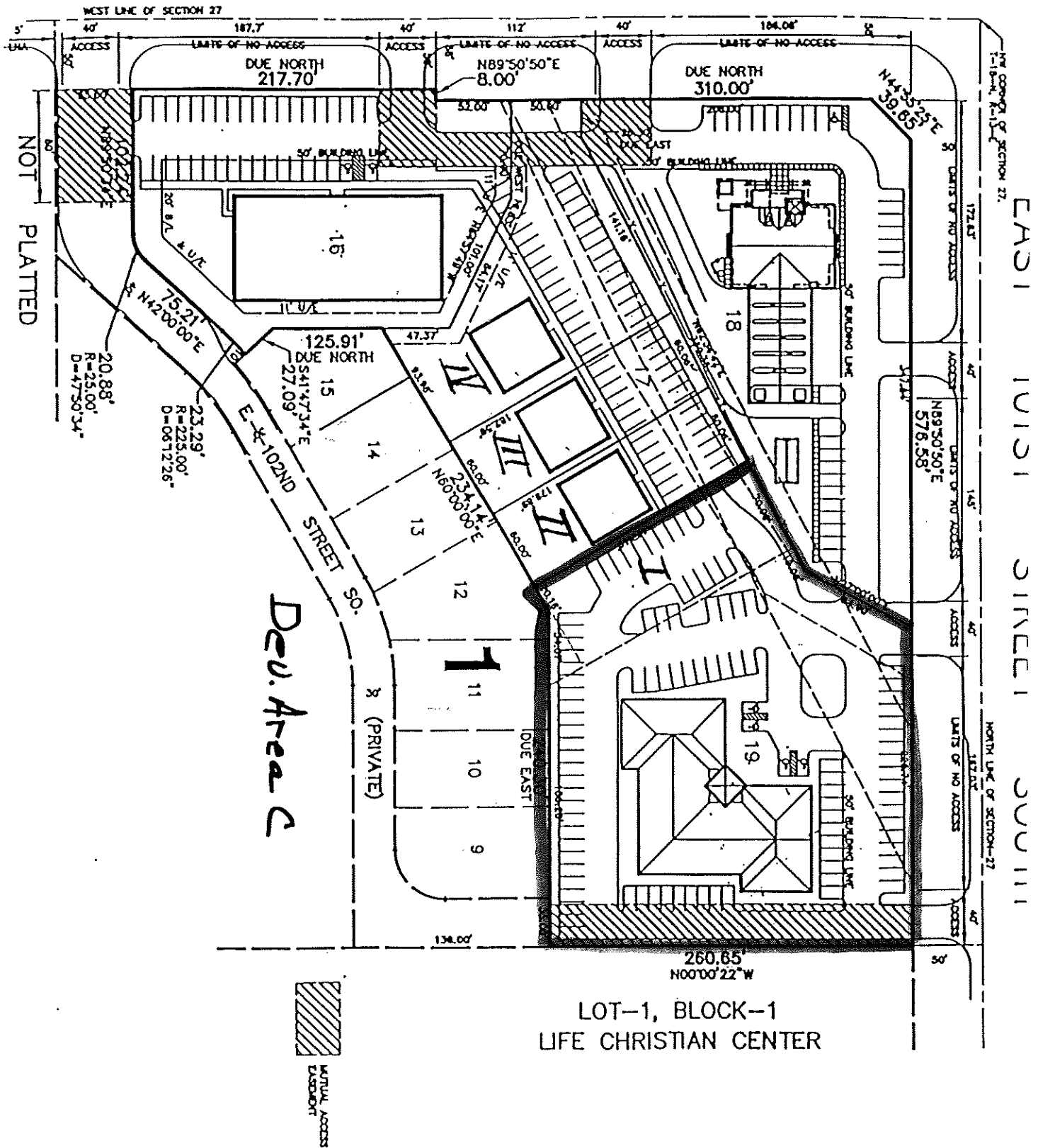


EXHIBIT 2 4.13

PUD 516-B
FLOOR AREA ANALYSIS

The existing allocation of floor area for office use within Lot 19 and Development Area I is :

17,192 sq. ft.

The proposed floor area for office use within Lot 19 and Development Area I is:

13,000 sq. ft.,

leaving unallocated floor area of 4,192 sq. ft.

The proposed floor area for children's nursery use (Use Unit 5) within Lot 19 and Development Area I is 6,500 sq. ft. calculated as follows:

4,192 sq. ft.*

2,308 sq. ft. **

6,500 sq. ft.

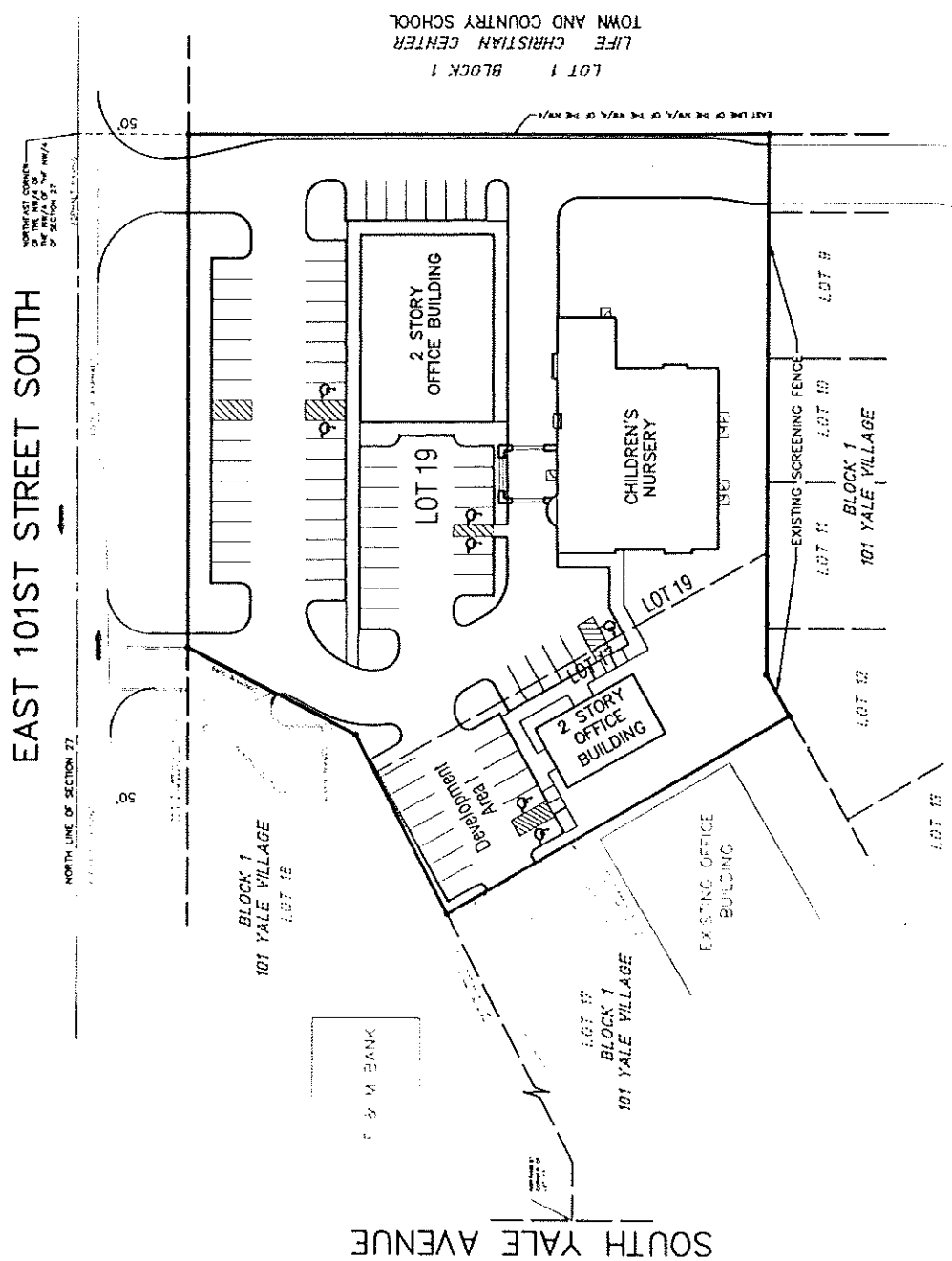
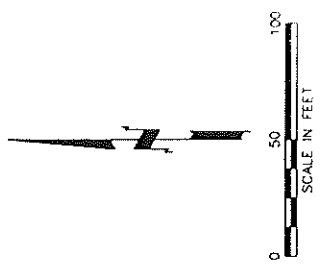
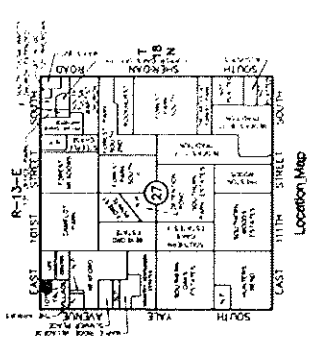
* existing unallocated

** allocated from RS-4 which permits a children's nursery by special exception in an RS-4 district at a .5 Floor Area Ratio (RS-4 area within subject tract is 66,660 sq. ft.)

(33,330 sq. ft. would be permitted in a "straight" zone district)

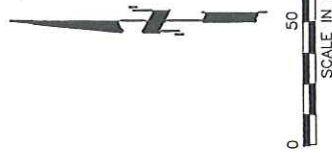
Exhibit 3 4.14

EXHIBIT A 4.15



SACK AND ASSOCIATES, INC.
 111 South 1st Street, Suite 200, Des Moines, IA 50319-1001
 Phone: 515.281.1111 Fax: 515.281.1112
 Email: info@sackandassociates.com
 Project: 101 Yale Village, Block 1, Des Moines, IA
 Date: 11/13/08
 Scale: As Shown
 Author: Sack and Associates, Inc.
 Checker: Sack and Associates, Inc.
 Engineer: Sack and Associates, Inc.
 Surveyor: Sack and Associates, Inc.
 Planner: Sack and Associates, Inc.
 Architect: Sack and Associates, Inc.

Part of Lot 17 and all of Lot 19
 101 Yale Village
 Conceptual Site Plan
EXHIBIT 'A'
 Planned Unit Development Number 516-B



Topography
EXHIBIT 'B'
Planned Unit Development Number 516-B

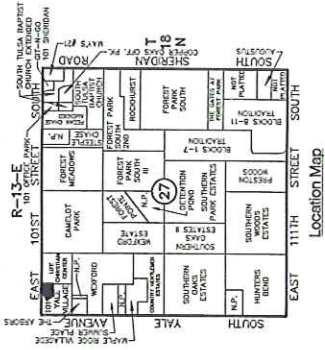
Part of Lot 17 and all of Lot 19
101 Yale Village

4.17



Image from 'Google'-2008-DigitalGlobe

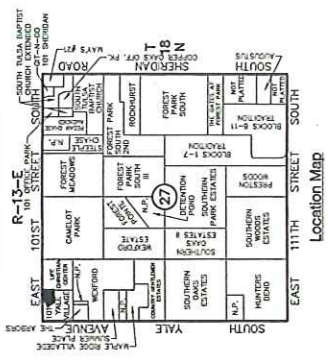
SACK AND ASSOCIATES, INC.
204 E. Main Street, Suite 100
P.O. Box 1111, York, PA 17402
Ph: 717.333.4111 Fax: 717.333.4229 E-mail: info@sackandassociates.com
CA Number 1153 (PC/LC) and 1462 (LA), Exp. June 30, 2009
Project: 101 Yale Village Addition, Winggreens, RD0048
Drawn: DJU Checked: JFB Date: 10/13/07 Sheet: 400
Project: 101 Yale Village Addition, Winggreens, RD0048
Drawn: DJU Checked: JFB Date: 10/13/07 Sheet: 400



Part of Lot 17 and all of Lot 19 101 Yale Village

Proximity Aerial Photo
EXHIBIT 'C'

Planned Unit Development Number 516-B



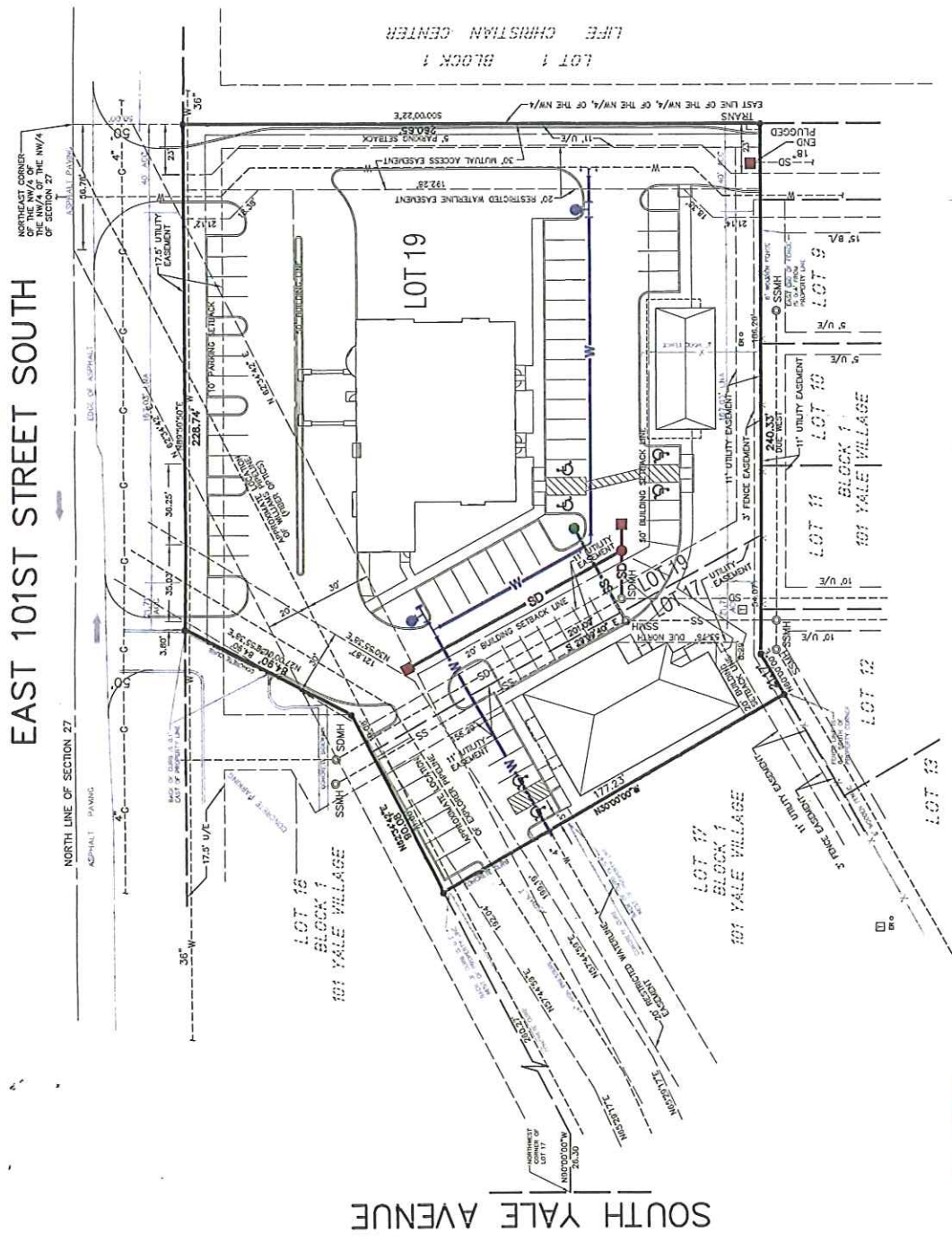
- Legend**
- G- EXISTING GAS LINE
 - W- EXISTING WATERLINE
 - SS- EXISTING SANITARY SEWER LINE
 - SD- EXISTING STORM SEWER LINE
 - W- PROPOSED WATERLINE
 - SS- PROPOSED SANITARY SEWER
 - SD- PROPOSED STORM SEWER



Part of Lot 17 and all of Lot 19 101 Yale Village

Drainage Concept,
Existing and Planned Utilities
EXHIBIT 'D'

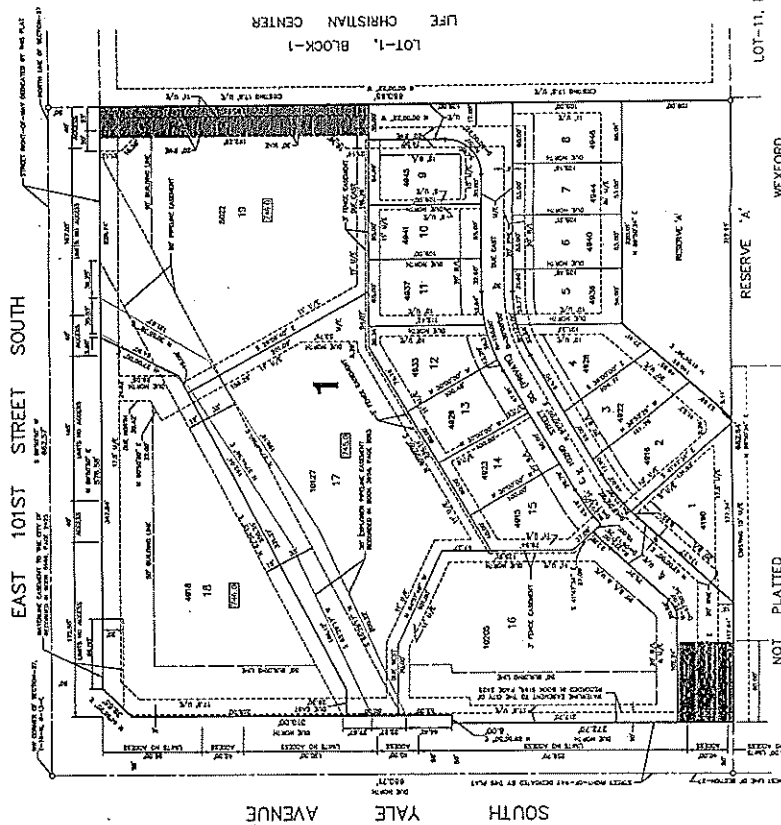
Planned Unit Development Number 516-B



SACK AND ASSOCIATES, INC.
 Suite 100, 111 South Doyle Avenue, Tulsa, Oklahoma 74120-1516
 Phone: (918) 438-1111 Fax: (918) 438-1112
 CA Number 1713 (PCAS) and 1622 (L&S) Exp. June 30, 2009
 Project: 101 YALE VILLAGE B1 L19-A Drawing: PUD025
 Drawn: GJL Date: 10/23/08 File: H13.37 Owner: PUD
 Printed: 06 MAY 2009

4.18

NW/4 OF THE NW/4 OF THE NW/4 OF SECTION-27, T-18-N, R-13-E
A SUBDIVISION IN THE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
P.U.D. NO. 516

[illegible]

RECEIVED
FEB. 22. 1946

SUBDIVISION CONTAINS 10 LOTS, 1 BLOCK
AND RESERVES 'A' AND PRIVATE STREET.
BLOCK 1 = 7.2151 ACRES
RESERVE 'A' = 0.8448 ACRES
PRIVATE STREET = 0.6579 ACRES

[illegible]

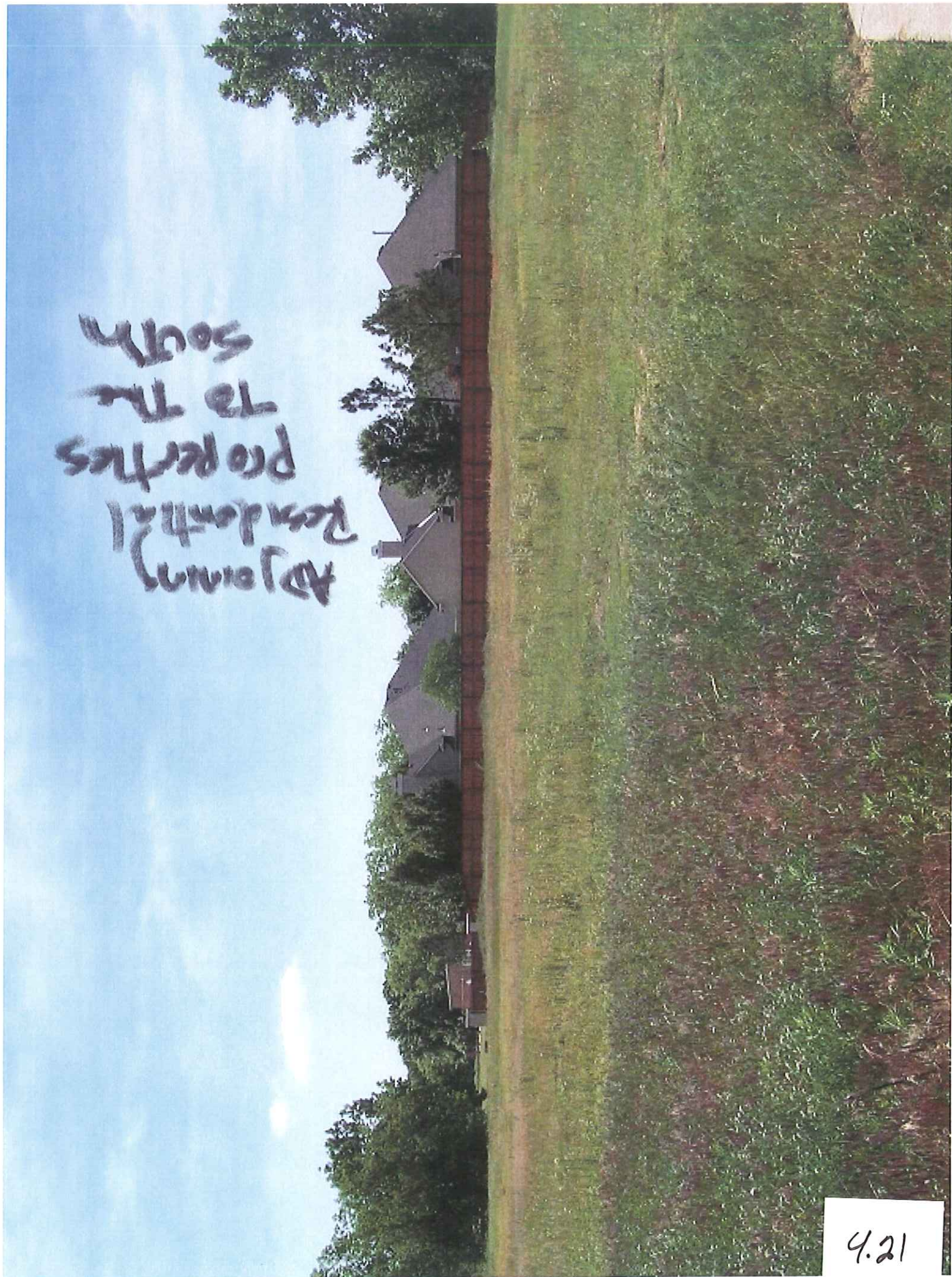
PLAT No.	5055	EXEMPTIONS: 1. If the property is a covered parking lot, and the use is for the parking of vehicles, and the lot is not used for any other purpose, the lot is exempt from taxation.
		TIER 12 12.5% City of Los Angeles City Engineer
		TIER 12 12.5% City of Los Angeles City Engineer
		TIER 12 12.5% City of Los Angeles City Engineer

PAGE
1 of 3

PLAT NO.
5055

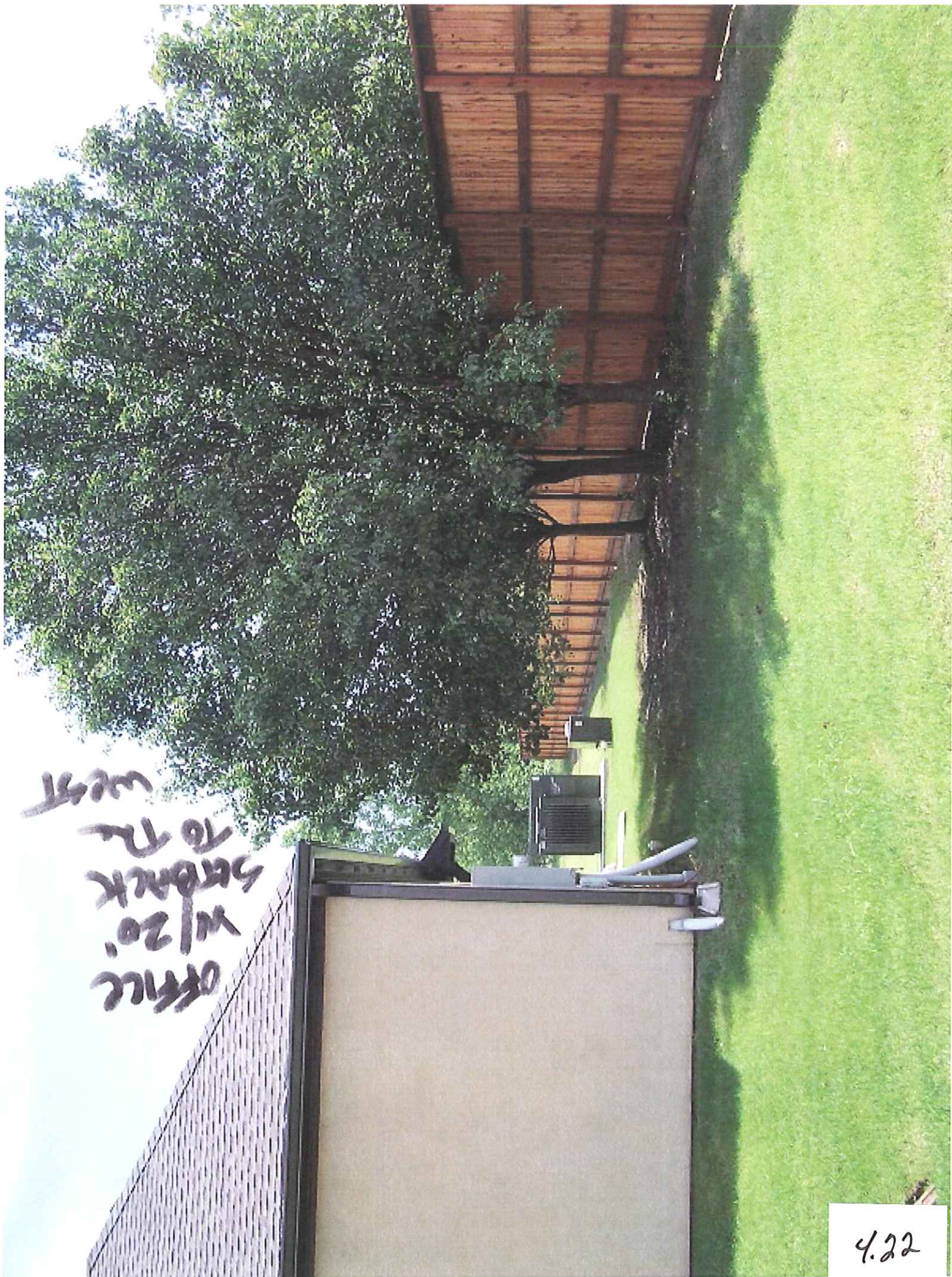
EXHIBIT F
PUD 516-B

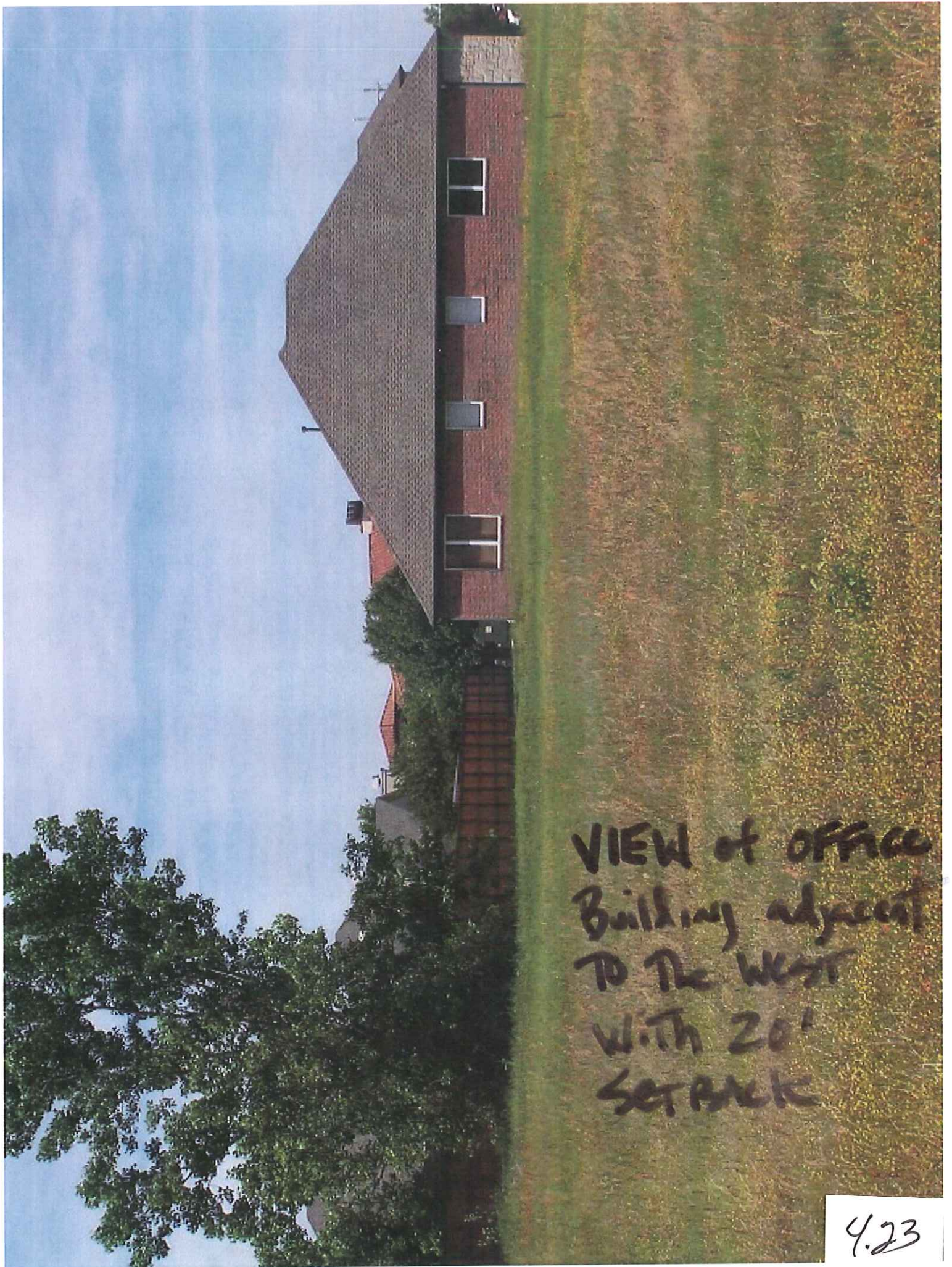
Adjoining
Residential
Properties
To The
South



4.22

Office
w/20'
shedback
to the
west





VIEW of OFFICE
Building adjacent
TO THE WEST
WITH 20'
SETBACK

4.23

