TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2580
June 16, 2010, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

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 of TMAPC Receipts for the Month of May 2010

1. Minutes of May 19, 2010, Meeting No. 2578

2. Minutes of June 1, 2010, Meeting No. 2579

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.

3. **LS-20377** – Steve Younger (9230) (Related to LC-254 and LC-255) (County)
   East of the Northeast corner of South 69th West Avenue and West 41st Place South, 6850 West 41st Place

4. **LC-254** – Steve Younger (9230) (Related to LS-20377) (County)
   East of the Northeast corner of South 69th West Avenue and West 41st Place South, 6831 West 41st Place

5. **LC-255** – Jason Ellen (9230) (Related to LS-20377) (County)
   Northeast corner of South 69th West Avenue and West 41st Place South

6. **LS-20378** – Vaughn Iskanian (8334) (Related to LC-256) (PD26) (CD8)
   Southeast of Southeast corner of East 111th Street and South Yale Avenue, 4964 East 114th Place

7. **LC-256** – Vaughn Iskanian (8334) (Related to LS-20378) (PD26) (CD8)
   Southeast of Southeast corner of East 111th Street and South Yale Avenue, 5303 East 115th Place

8. **LC-258** – Mary Esparza (2331) (PD2) (CD3)
   West of the Southwest corner of North Lewis Avenue and East Newton Street, 2180 East Newton Place

9. **Block 5, Chelsea Pond** – (8328) Final Plat (PD 26) (CD 8)
   South of the southeast corner of East 101st Street South and South Harvard Avenue
10. **Z-7008-SP-1 – Stan DeMille/Whataburger**  
   North of the northwest corner of West 81st Street South and South Olympia Avenue (Corridor Detail Site Plan for a 3,218 square foot Whataburger restaurant.)

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

**PUBLIC HEARINGS**

11. **LS-20376** – Randall Miser (1431) Major Street and Highway Plan Waiver  
   Northwest corner of East 66th Street North and North 113th Avenue

12. **BOA – 21094** –(9310) Plat Waiver  
   1916 South Sheridan Road

   15710 South Peoria Avenue (continued from 5/19/2010 meeting)

14. **Hyde Park at Tulsa Hills (revised)** – (8211) Preliminary Plat  
   East of South U.S.75, South of West 81st Street (request continuance to 7/6/2010 for further plat review per Technical Advisory Committee recommendation)

**OTHER BUSINESS**

15. **Commissioners’ Comments**

**ADJOURN**

PD = Planning District/CD = Council District

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

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

Ringing/sound on all cell phones and pagers 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**
AGENDA

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

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

Wednesday, June 16, 2009
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Planned Unit Development (PUD) discussion and review.
2. Lot-Split discussion and review.

Adjourn

www.tmapc.org
### TMAPC RECEIPTS
Month of May 2010

<table>
<thead>
<tr>
<th>ZONING</th>
<th>ITEM</th>
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<td>(500.00)</td>
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<td>1</td>
<td>830</td>
<td>830.00</td>
<td>830.00</td>
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$1,392.50 $1,392.50 $2,585.00 $42,739.75 $42,739.75 $85,479.50

### LAND DIVISION

| Minor Subdivisions            | $0.00 | $0.00 | $0.00 | 13 | $4,550.00 | $4,550.00 | $9,100.00 |
| Preliminary Plats             | 0.00  | 0.00  | 0.00  | 10 | 6,417.50  | 6,417.50  | 12,835.00 |
| Final Plats                   | 1     | 462.50| 462.50| 925.00| 12 | 5,190.03 | 5,190.02 | 10,380.05 |
| Lot Waivers                   | 1     | 125.00| 125.00| 250.00| 17 | 2,375.00 | 2,375.00 | 4,750.00  |
| Lot Splits                    | 3     | 183.00| 183.00| 366.00| 36 | 3,105.50| 3,105.50| 6,211.00  |
| Lot Combinations              | 4     | 200.00| 200.00| 400.00| 62 | 3,250.00| 3,250.00| 6,500.00  |
| Access Charges                | 0.00  | 0.00  | 0.00  | 3  | 150.00   | 150.00   | 300.00    |
| Other                         | 0.00  | 0.00  | 0.00  | 0  | 0.00     | 0.00     | 0.00      |

$970.50 $970.50 $1,941.00 $25,188.03 $25,188.02 $50,376.05

### BOARDS OF ADJUSTMENT

| Fees                          | $9,000.00 | $1,500.00 | $10,500.00 | 173 | $61,960.00 | $15,313.00 | $77,273.00 |
| Refunds                       | 5     | (2,750.00) | (2,750.00) | 10  | (3,000.00) | (700.00)   | (4,700.00) |
| NSF Check                     | 0.00  | 0.00     | 0.00      | 1   | (600.00)  | (600.00)   | (600.00)   |
| Fees Waived                   | 0.00  | 0.00     | 0.00      | 0   | 0.00      | 0.00       | 0.00       |

$6,250.00 $1,500.00 $7,750.00 $57,460.00 $14,613.00 $77,073.00

TOTAL $8,513.00 $3,763.00 $12,276.00 $125,387.78 $82,540.77 $209,925.55
Block 2 Chelsea Pond - (8328) (PD 26) (CD 8)
South of the Southeast corner of East 101st Street South and South Harvard Avenue

This plat consists of 2 Lots, in 1 Block, on 4.4 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
June 16, 2010

STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – North of the northwest corner of West 81st Street South and South Olympia Avenue; Part of Lots 8 and 9, Block 1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 3,218 square foot (sf) Whataburger restaurant. The proposed use, Use Unit 12 – Eating Establishments other than Drive-ins is a permitted use within Development Area D of the Tulsa Hills Corridor District Plan.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 28.5-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along South Olympia Avenue as required by CO District Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for Whataburger on part of Lots 8 and 9, Block 1 – Tulsa Hills.

Note: Detail site plan approval does not constitute landscape plan or sign plan approval.
Plant List

MA  4 October Glory Maple Acer rubrum "October Glory" 05 gal. 3 1/2' tall, 6' Ht. 5' Spread
MD  1 Dwarf Crape Myrtle Trachelospermum 05 gal. 3 1/2" tall, 6' Ht. 5' Spread
CD  3 Eastern Redbud Cercis canadensis 05 gal. 3 1/2" tall, 6' Ht. 3' Spread
CR  4 Tuscany Cypress Cupressus macrocarpa "Tuscany" 30 gal. 8' Ht., multi-trunk 1 1/2" cal. min.
CO  2 Overholser Phlox paniculata 30 gal. 8' Ht., multi-trunk 1 1/2" cal. min.
FD  2 Oklahoma Redbud Cercis occidentalis 30 gal. 8' Ht. 1 1/2" cal. min.
DL  6 Sister De Gree Dutchmania longifolia 5 gal. 26" cal.
CL  3 Red Autumn Sage Salvia greggii 5 gal. 26" cal.
DA  13 Dwarf Abelia Abelia grandiflora "Edward Goucher" 5 gal. 26" cal.
DR  7 Seminole Hybrid Louisiana "Little Henry" 5 gal. 26" cal.
PQ  5 Potentilla Potentilla fruticosa "Goldall Garden" 5 gal. 26" cal.
CD  7 Mockingbird Crape Myrtle Cercis canadensis "Mockingbird" 1 gal. 18" cal.
SP  2 Sierra Spirea Spiraea japonica "Anthony Water" 5 gal. 26" cal.
ND  5 Double Knockout Rose Rosa "Double Knockout" 5 gal. 26" cal.
MD  19 Honor Bosworth Shrub Buddleia davidii "Honor Bosworth" 1 gal. 18" cal.
MK  8 Musk Rose Rosa "Melba Rose" 2 gal. 26" cal.
DY  9 Dwarf Yangon hybrids Monarda hybrids "Yangon" 5 gal. 26" cal.
DS  6 Blackpowder Sage Salvia farinacea "Blackpowder" 1 gal. 24" cal.
BH  29 Dwarf Mexican Heather Argyranthemum frutescens "Cleve" 5 gal. 20" cal.
UR  236 Linnaea Linnea muscari "Blue Pearl" 4" pots 12" cal.
DJ  5 Sea Green Jupiter Juniperus chinensis "Sea Green" 5 gal. 26" cal.
PW  65 Purple Winter Creeper Euonymus fortunei "Coloratus" 1 gal. 12" cal.

City of Tulsa, OK LANDSCAPE CALCULATIONS

Site Area 4,397 SF

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<th>Required</th>
<th>Provided</th>
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<tr>
<td>4,200 SF</td>
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5 Foot Wide Landscape Buffer

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<th>Provided</th>
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<td>1,000 SF</td>
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Parking Lot Landscape

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<td>1,400 SF</td>
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LOT-SPLIT FOR WAIVER OF MAJOR STREET AND HIGHWAY PLAN

June 16, 2010

LS-20376 Randall Miser (1431) (IM) (County)
Northwest corner of East 66th Street North and North 113th Avenue

The lot-split proposal is to split 1.53 acres +/- from an existing 8.38 acre +/- tract creating a 6.85 acre +/- remainder tract. The proposed tracts meet the IM (Industrial Medium) bulk and area requirements of the Tulsa County Zoning Code.

According to the Major Street and Highway Plan, East 66th Street North is deemed a secondary arterial requiring 50 feet of right-of-way from the center line. The applicant is asking to waive the requirement of 50 feet to 30 feet of right-of-way instead. The County Engineer agrees with the waiver as well as INCOG’s Transportation Manager. There is a recommendation for County to review this portion of East 66th Street North and its designation on the Major Street and Highway Plan.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends APPROVAL of the waiver of the Major Street and Highway Plan and of the lot-split.
Bates, Brad

From: Armer, Tim
Sent: Friday, May 21, 2010 4:03 PM
To: Fernandez, Diane; Eates, Brad
Subject: Major Street and Highway Plan and 66th Street North

Diane and Brad –
In reviewing the Major Street and Highway Plan, the regional transportation plan – Destination 2030, and aerial photos of the area it is my conclusion that it is unreasonable to expect 66th Street North west of US-169 to develop as a Secondary Arterial per the MSHP and recommend that it be reclassified as a Collector.
The MSHP classification was designated in 1967. Between 2002 and 2004 the ODOT removed the access to US-169 at 66th Street North. The regional transportation plan – Destination 2030 adopted in 2005 does not include any roadway between Mingo Road and US-169 at the 66th Street North alignment, therefore according to our travel demand forecast there is not enough projected traffic by 2030 to warrant even a 2-lane road.
As it relates to the case in question I would support whatever action is necessary to address right-of-way requirements for this segment of 66th Street North according to a Collector classification and would encourage Tulsa County to initiate a request to amend the MSHP to reclassify this segment of 66th Street North as a Collector.
Let me know if you have any questions.
Thanks,
Tim
March 17, 2010

BOA – 21094 – 1916 South Sheridan Road (9310) (PD 5) (CD 4)

The platting requirement is being triggered by Board of Adjustment case 21087 to allow a crematory in an existing funeral home in a CS zone.

Staff provides the following information from TAC at their June 3, 2010 meeting:

ZONING:
- TMAPC Staff: The property has been previously platted.

STREETS:
- Mutual access easement determined for access per applicant.

SEWER:
- No comment.

WATER:
- No comment.

STORM DRAIN:
- No comment.

FIRE:
- The fire department has no objection to the plat waiver. However the new construction is required to meet the hydrant spacing of the International Fire Code Section 508.5.1. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2 For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

UTILITIES:
- No comment.

Staff recommends APPROVAL of the plat waiver on the previously platted property.
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

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

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

June 16, 2010 (continued from 5/19/10)

CBOA 2369 - (7224) (County)
15710 South Peoria Avenue

The platting requirement is being triggered by a County Board of Adjustment case requesting an additional cemetery use for an existing church use (Holy Apostles church).

Staff provides the following information from TAC at their May 6, 2010 meeting:

ZONING:
• TMAPC Staff: This case involves an addition of a cemetery to a platted church use.

STREETS:
• Sidewalks required per subdivision regulations. Access is limited to 36 feet in width each.

SEWER:
• Out of Tulsa service area. No comment.

WATER:
• Site located in the service area of Creek RWD # 2.

STORM DRAIN:
• No comment.

FIRE:
• Applicant shall get with responding fire department for comments pertaining to this plat waiver.

UTILITIES:
• No comment.

County Engineer:
• No concerns.

Staff can recommend APPROVAL of the plat waiver conditioned upon Board of Adjustment approval of the requested use. The Board will review the case the day before this planning commission agenda date.
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

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<tr>
<th>Question</th>
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<td>1. Has Property previously been platted?</td>
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<tr>
<td>2. Are there restrictive covenants contained in a previously filed plat?</td>
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<tr>
<td>3. Is property adequately described by surrounding platted properties or street right-of-way?</td>
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A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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<th>Question</th>
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<tr>
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FINAL PLAT
HOLY APOSTLES CHURCH
AN ADDITION TO TULSA COUNTY, OKLAHOMA
A SUBDIVISION IN THE NW 1/4 OF THE SE 1/4,
OF SECTION 38, T-49-N-, R-23-E, OF THE 123 PL.

LOT 1
BLOCK 1

LOCATION MAP

RECEIVED
02/22/95
Tulsa, OK
Registrar of Deeds

STATE OF OKLAHOMA
COUNTY OF TULSA

LEGEND

PIECE
DESCRIPTION


RECEIVED
02/22/95
Tulsa, OK
Registrar of Deeds

PLAT NO. 5954
PAGES 1 OF 2