

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2581

Tuesday, July 6, 2010, 4:00 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:

1. Minutes of March 23, 2010, Special TMAPC Meeting – PLANiTULSA
2. Minutes of June 15, 2010, Special TMAPC Meeting - PLANiTULSA
3. Minutes of June 16, 2010, Meeting No. 2580
4. Minutes of June 24, 2010, Special TMAPC Meeting - PLANiTULSA

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.

5. **LS-20380** – Mike Marrara, Harden & Associates (2305) (County)
Southwest of 184th Street North and North Harvard Avenue
6. **LS-20383**– Rachel and Timothy Wallace (8210) (PD8) (CD2)
Northwest corner of South Xenophon Avenue and West 78th Street
South, 2001 West 78th Street
7. **CBOA – 2365** – Plat Waiver for Cell Tower (County)
North of West 41st Street, east of South 265th West Avenue
8. **AC – 098 – Sack & Associates, Inc./Mark Capron** (PD-26) (CD-8)
Northeast corner of 101st Street South and South Memorial Drive
(Alternative Compliance Landscape Plan to relocate required street yard trees to the interior of the lot and plant 151 lower profile shrubs/hedging along the street yards.)
9. **PUD-306-G-10 – Sherwin Williams, Darby Davison/Walmart Realty** (PD-18b) (CD-2)
Northeast corner of East 95th Street South and South Delaware Avenue
(Minor Amendment to permit a second ground sign in Development Area A.)
10. **PUD-431-C – Tulsa Engineering & Planning/Tim Terral** (PD-26) (CD-8)
Southwest of the southwest corner 101st Street South and South Sheridan Road (Detail Site Plan for a 5,398 square foot office building.)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA
COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING**

11. **Comprehensive Plan revision and amendments**
To consider adopting revisions and amendments to the Comprehensive Plan of the Tulsa Metropolitan Area. **Resolution 2581:900**
12. **Park Plan**
Public hearing to consider adopting the City of Tulsa Park Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area. **Resolution 2581:899**
13. **Additional CIP for FY2011**
Consider and review additional CIP for FY2011 to find in conformance with the Comprehensive Plan for the Tulsa Metropolitan Area.

PUBLIC HEARINGS

14. **Hyde Park at Tulsa Hills** (revised) – (8211) Preliminary Plat (PD 8) (CD 2)
East of U.S. 75, South of West 81st Street (continued from 6/16/2010)
15. **PUD-196-3 – Taco Bueno Restaurants, LP/DMG Tulsa Properties** (PD-18c) (CD-8)
West of the southwest corner of 71st Street South and South Memorial Drive (Minor Amendment to increase the permitted floor area in Development Area C-2 from 10,000 SF to 11,500 SF.) (Related to Item 16)
16. **PUD-196 – Jeff Wohead/Taco Bueno** (PD-18c) (CD-8)
West of the southwest corner of 71st Street South and South Memorial Drive (Detail Site Plan for a 2,830 square foot restaurant.) (Related to Item 15)
17. **PUD-564-B – Lou Reynolds/Sonic Automotive, Inc.** OM/PUD-564-A/ to OM/PUD-564-B (PD-17) (CD-3)
North and east of the northeast corner of East 31st Street and South Memorial Drive (Major Amendment add Use Unit 15, Other Trade and Services; increase maximum building floor area from 12,000 SF to 13,500 SF and reduce the minimum building setback from easterly boundary from 100 feet to 90 feet.) (Continued from 6/1/10)
18. **CZ-403 – Roger K. Eldredge/Blue Sky Farms, LLC** AG to AG-R
North of northwest corner of East 116th Street and North Sheridan Road (County)
19. **PUD-749-A – Sack & Associates, Inc./Mark Capron** RS-1/PUD-749 to RS-1/PUD-749-A (PD-6) (CD-9)
East of the northeast corner of East 41st Street and South Utica Avenue (PUD Abandonment PUD-749 and return the property to the underlying RS-1 zoning.)
20. **PUD-761-A – Sack & Associates, Inc./Mark Capron** (PD-6) (CD-9)
Southeast corner of East 41st Street South and South Harvard Avenue (Major Amendment to add Dry Cleaner Use, Use Unit 15)

21. **Z-7008-SP-1p – Terence L. Haynes, PE/Sam's Club**

(PD-8) (CD-2)

North of northeast corner of West 81st Street South and South Olympia Avenue (Corridor Plan Minor Amendment to change the style and size of a ground sign for a 30-foot tall pylon style sign with 99 square feet of display surface area.)

OTHER BUSINESS

23. **TMAPC 2010 Meeting Schedule**

24. **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

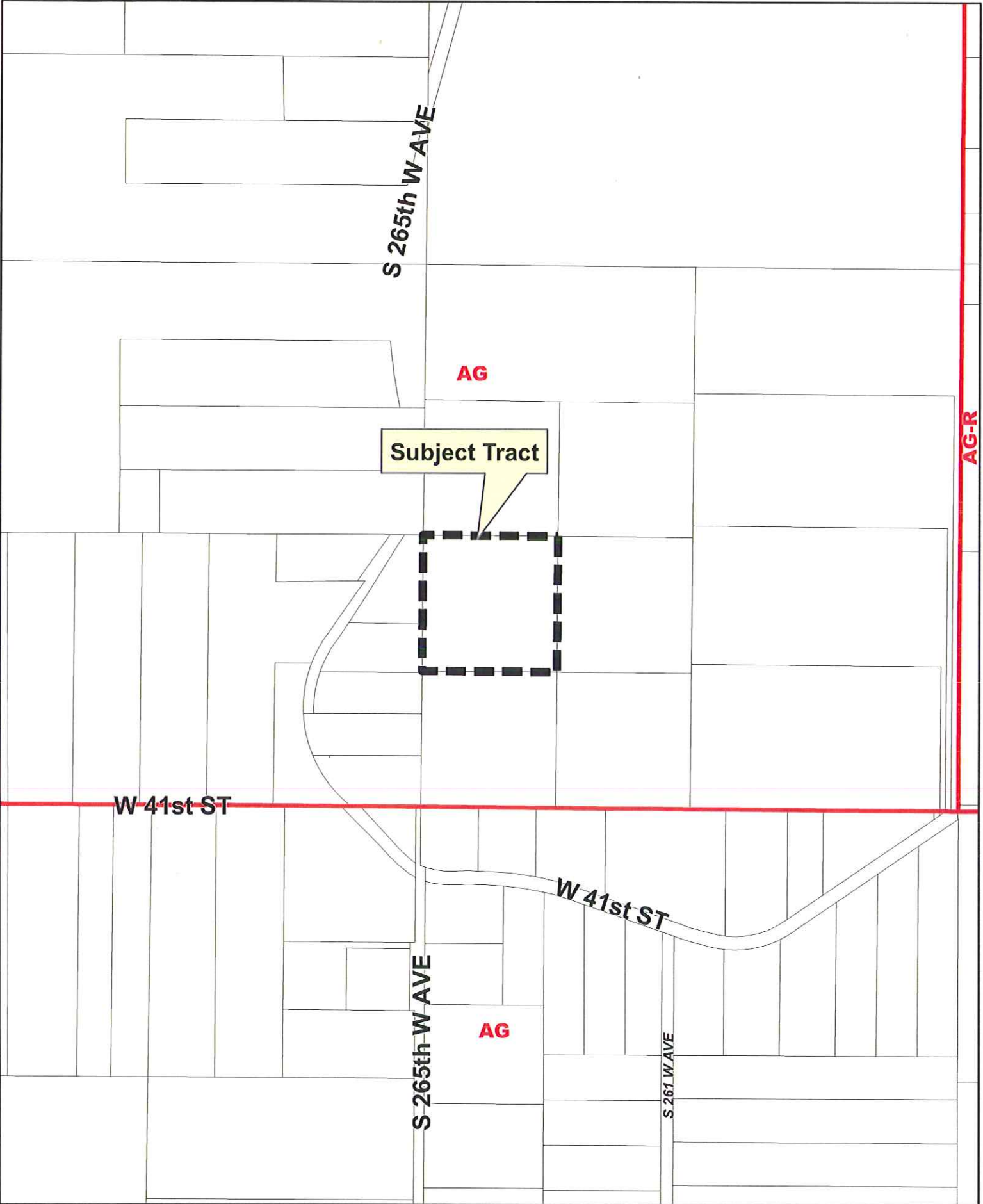
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

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

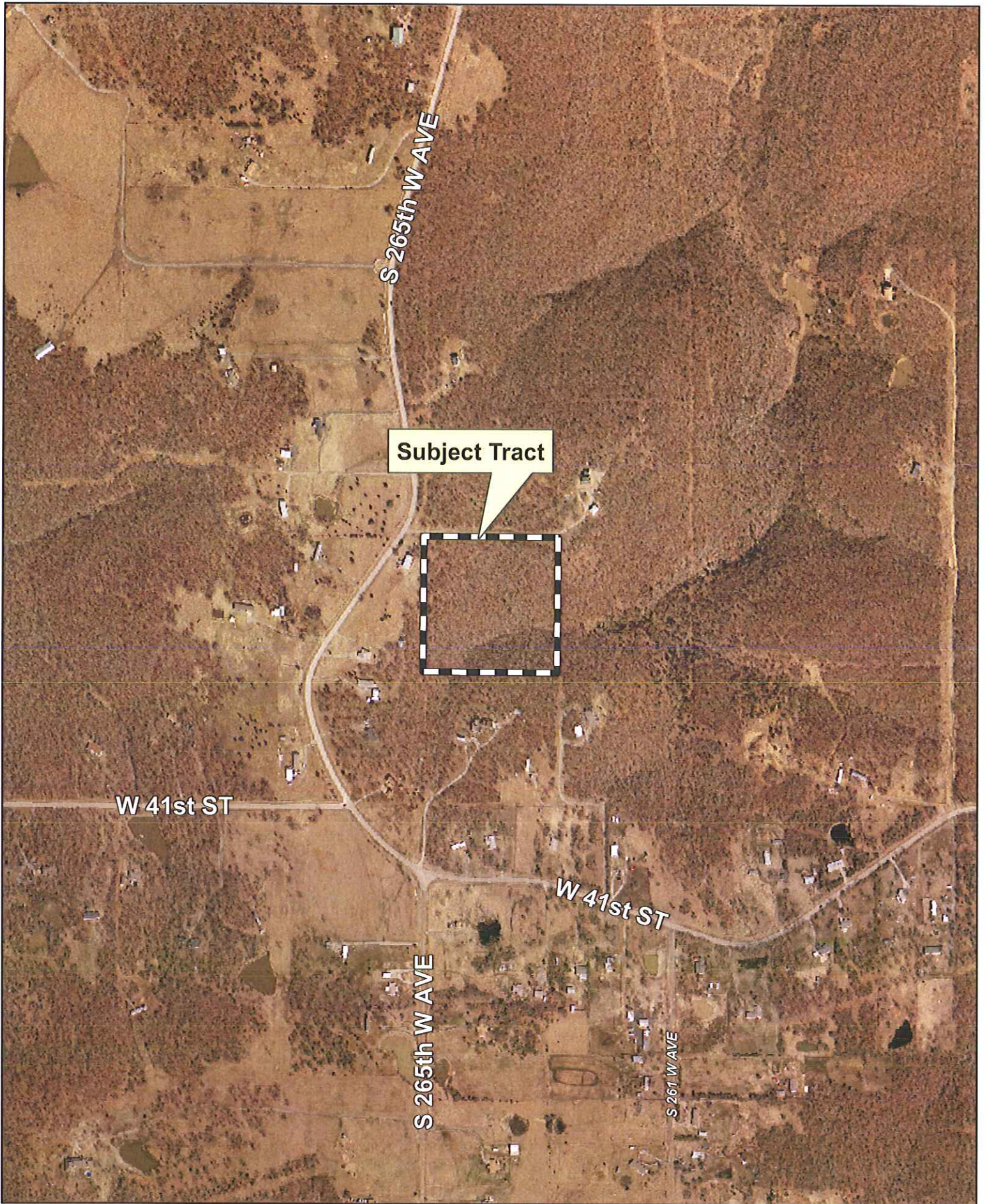


CBOA-2365

19-10 19

7.1





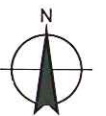
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Feet

Aerial Photo Date: March 2008

CBOA-2365

19-10 19

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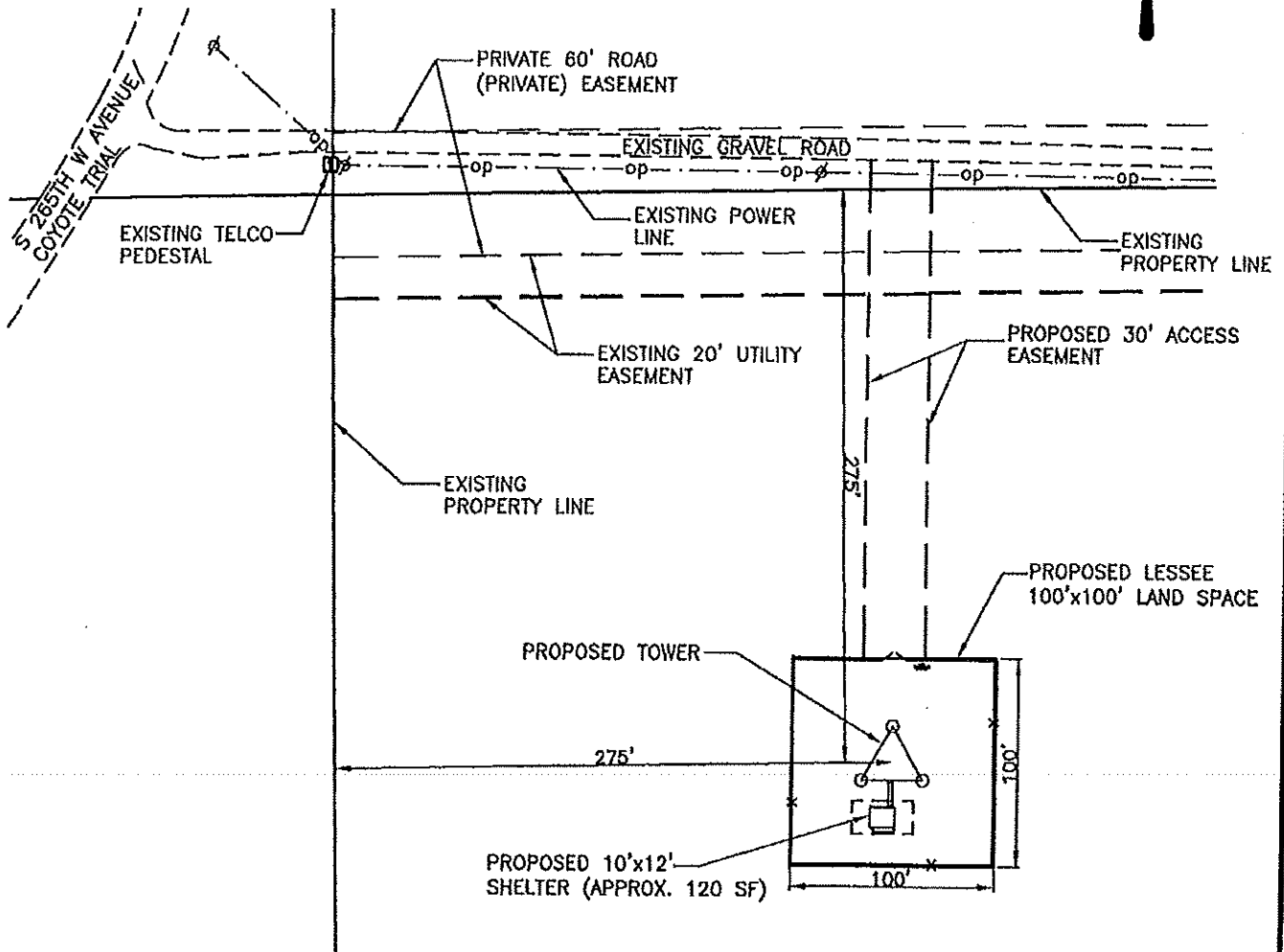


7.2

CBOA - 2365 – (0919) Plat Waiver for Cell Tower
North of West 41st Street, East of South 265th West Avenue

The platting requirement is being triggered by CBOA 2365 (County Board of Adjustment case) which proposes a cell tower in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver. The Board of Adjustment approved the cell tower at their June 15, 2010 meeting.



OVERALL SITE PLAN



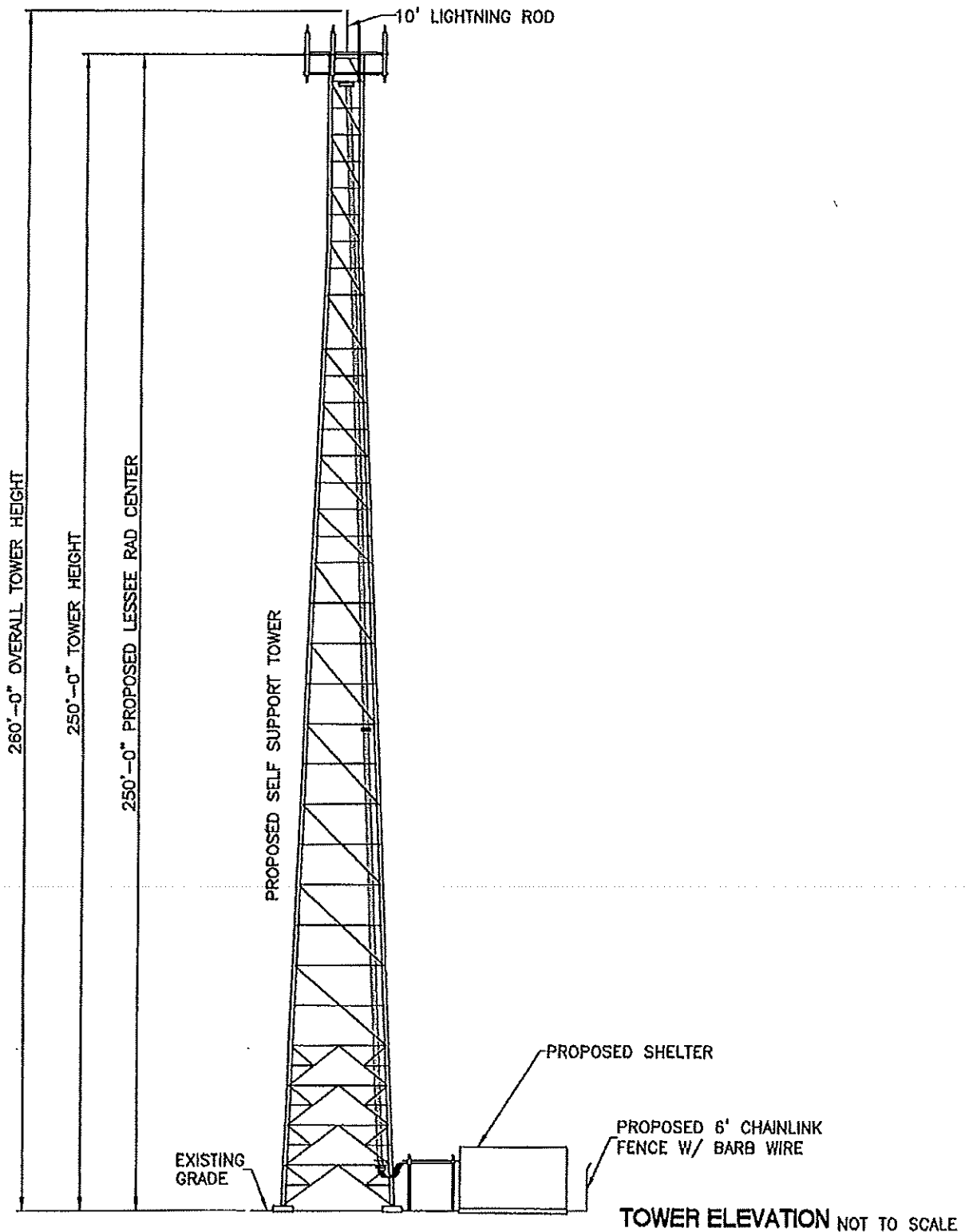
SCALE: 1" = 80'



RED FORK
E911 NOT PROVIDED
SAND SPRINGS, OK 74047
OVERALL SITE PLAN
SMW #1 10-0067

SMW
ENGINEERING GROUP, INC.
1550 WOODS OF RIVERCHASE DRIVE
SUITE 100 HOOVER, AL 35244
TEL: 205-252-6985
WWW.SMWENG.COM

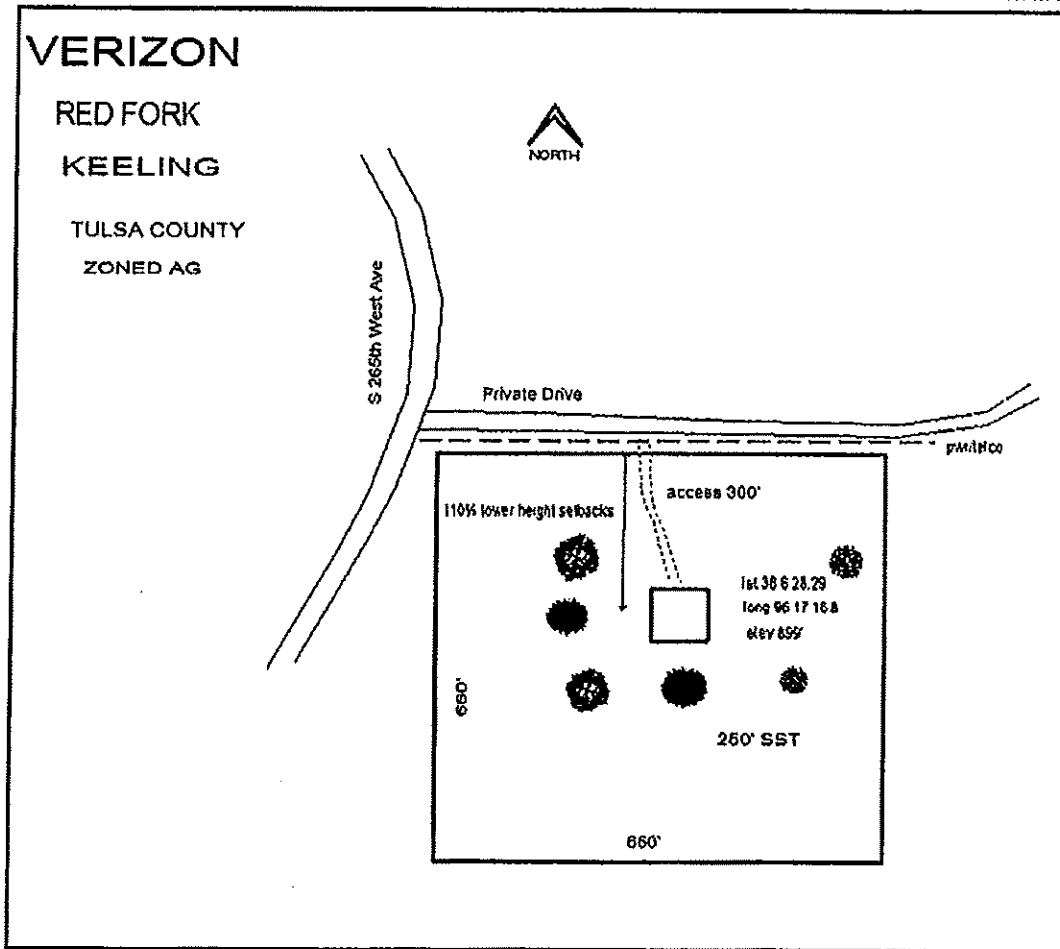
7.4



RED FORK
E911 NOT PROVIDED
SAND SPRINGS, OK 74047
TOWER ELEVATION
SMW #1 10-0067

SMW
ENGINEERING GROUP, INC.
1550 WOODS OF RIVERCHASE DRIVE
SUITE 100 HOOVER, AL 35244
TEL: 205-252-6985
WWW.SMWENG.COM

7.5



Client / Red Fork / Keeling

7.6

July 6, 2010

STAFF RECOMMENDATION

AC- 98

Alternative Compliance Landscape Plan – Northeast corner of 101st Street South and South Memorial Drive; Lots 2 and 3, Block 1 – Southtown Market; TRS 18-13-24; CZM 57; Atlas 2270; PD 26; CD 8; CO/PUD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for the property located at the northeast corner of 101st Street South and South Memorial Drive in PUD-411-C.

The applicant wishes to relocate the required street yard trees to the interior of the lot; to line the mutual access easement per the attached landscape plan. The applicant cites overhead power lines and the possibility that mature trees may limit the exposure the small businesses have from the streets (please see attached photographs).

In lieu of the relocated street yard trees the applicant proposes to plant 151 lower profile shrubs/hedging along the street yards. This alternative plan does not seek to decrease the required open space nor the total number of trees required for the lot. There will be three trees in the Memorial Drive street yard and two in the 101st street yard.

Considering the overhead power lines and an excessive amount of over-all trees and shrubs proposed in this plan, staff contends this alternative plan while not technically meeting the requirements of Chapter 10 of the code, in the alternative meets or exceeds the requirements of the Landscape Chapter as required per §1103-D.

Therefore, staff recommends **APPROVAL** of AC-98.

[illegible]

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A FULL TWELVE MONTH PERIOD AFTER SUBSTANTIAL COMPLETION. ACTIVITIES SHALL BE SCHEDULED TO AVOID THE HOTTEST MONTHS OF THE YEAR. THE CONTRACTOR SHALL MAINTAIN PLANTS WITHIN THE SPECIFIED CONDITION. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN LANDSCAPING MATERIALS AND SOO FOR A PERIOD OF NOT LESS THAN 30 DAYS AFTER ACCEPTANCE OF VERIFICATION BY OWNER REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF:
A. UNDERGROUND UTILITIES (TELEPHONE, GAS, WATER, ELECTRIC, CABLE TV, ETC.) PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF WATER, SOO, AND LANDSCAPING MATERIALS. THE PLANTING PLAN SUPERSEDES THE MATERIALS PLAN AND THE MATERIAL LIST. THE PLANTING PLAN SUPERSEDES THE MATERIALS

[illegible]

Pot Planting

1-GREEN TOWER BUSHWOOD
4-GOLDEN WAXEY PORT
20-ANNUALS REFER TO SCHEDULE

QUAN	TOTAL	INT	POT	BOTANICAL NAME	COMMON NAME	30"	CONV.
0	1			SEALUS			
32	1			BUNUS COMPERENS MOURIC	ORLEN TOWER BOWDOO	16" HT.	3 CAL.
32	4			GROUND COVER & PERENNIALS			
150	20			LYTHAMIA MARITIMA AUREA	GOLDEN WICKWORT		1 CAL.

1. PROVIDE AND INSTALL PLANTER QUANTITY: 1
SPECIES: PINEAPPLE
WOOD: 1/2" x 1/2" x 1/2"
MATERIALS: 1/2" x 1/2" x 1/2"
SIZE: 36" AC LIFT 30" W/TH 30"
COLOR: TO BE APPROVED BY OWNER'S REPRESENTATIVE
CONTACT PHONE NUMBER: 877-532-1033
2. BACK FILL MATERIAL
TOP 6" TO 10" OF COG
TOP 10" TO 12" OF COG
TOP 12" TO 14" OF COG
TOP 14" TO 16" OF COG
TOP 16" TO 18" OF COG
TOP 18" TO 20" OF COG
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TOP 474" TO 476" OF COG
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TOP 478" TO 480" OF COG
TOP 480" TO 482" OF COG
TOP 482" TO 484" OF COG
TOP

NOVEMBER 1ST
PANISIES

APRIL 18TH
PATUNIAS OR IMPATIENS

SEPTEMBER 1ST
CARTSANTHEMS

[illegible]

AND DETAILS

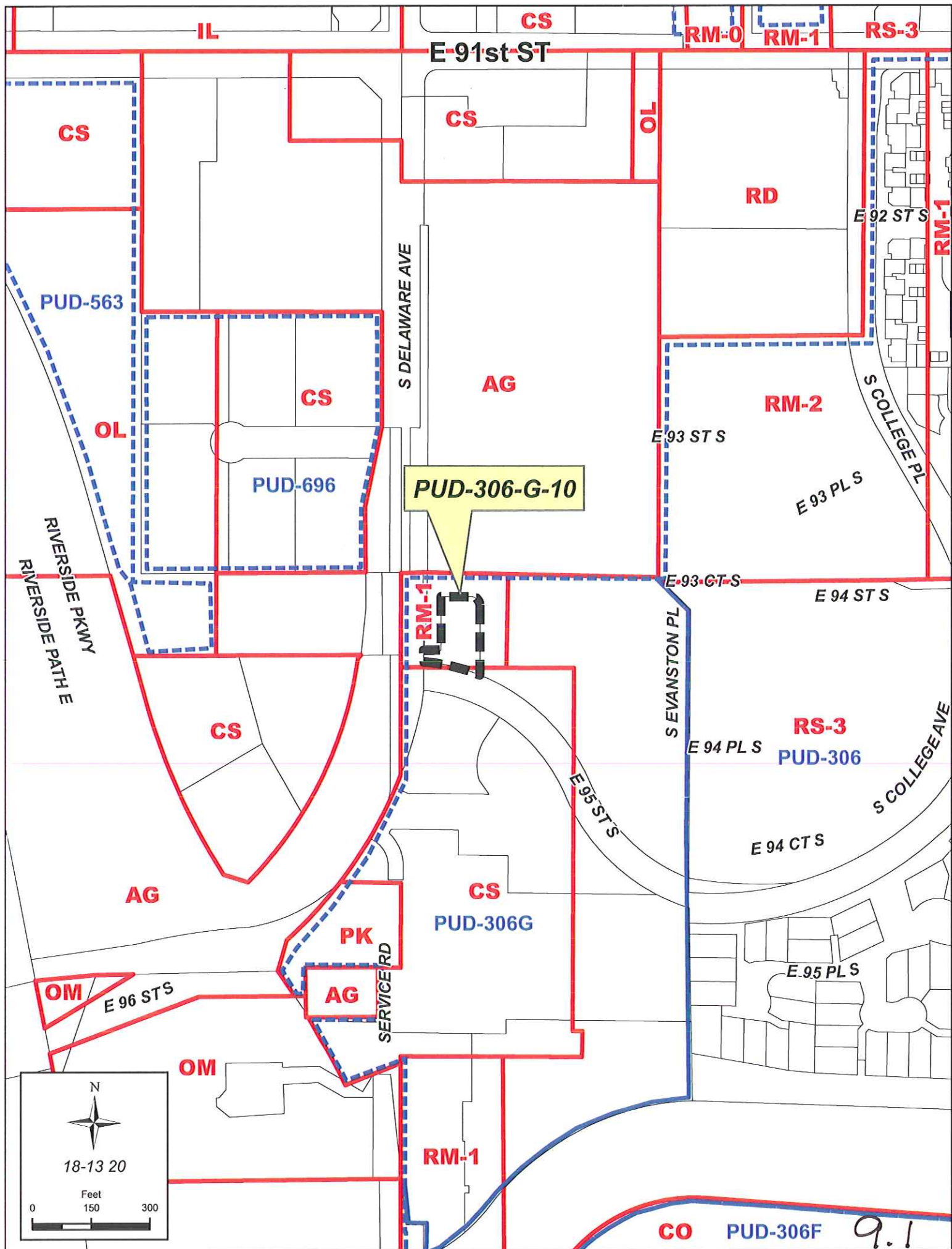
GI **SACK AND ASSOCIATES, INC.**
Suite 14 North, 110 North High Avenue, Suite 1400, Indianapolis, IN 46204
For Ad #27 4711 For 315 982 4711 For 315 982 4711 For 315 982 4711
S.A. Sack and Associates, Inc. is a small business owned and operated by a woman.

[illegible]



OVER HEAD POWER LINES







E 91st ST.

E 92 STS

S DELAWARE AVE

PUD-306-G-10

E 93 ST

S EVANSTON PL

S COLLEGE PL

E 93 PL AVE

E 93 CTS

E 94 STS

E 94 PL S

E 94 CTS

E 95 PLS

E 95 STS

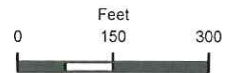
SERVICE RD

E 96 STS

RIVERSIDE PKWY
RIVERSIDE PATH E



18-13 20



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2

9.2

July 6, 2010

STAFF RECOMMENDATION

PUD-306-G-10: Minor Amendment – Northeast corner of East 95th Street South and South Delaware Ave.; Part of Lot 1, Block 1 – Riverside Market; TRS 18-13-20; CZM 52; Atlas 1912; PD-18b; CD 2; RM-1/RS-3/PK/CS/PUD.

The applicant is requesting a minor amendment to permit a second ground sign in Development Area A/Lot 1, Block 1 of PUD-306-G.

PUD-306-G permits one ground sign in Development Area A, not to exceed 25-feet in height nor 225 square feet (sf) of display surface area.

Development Area A is the site of a WalMart Neighborhood Market. When first developed, the subject tract was the site of a Murphy's gas station, owned and operated by WalMart. At that time the intent was that WalMart would own and control this lot and subsequently did not require a separate ground sign for the gas station.

The lot is now being split off by WalMart and sold to Sherwin-Williams for the construction of a retail paint outlet. Sherwin-Williams would like an identification sign of their own, since they can not co-locate on the WalMart sign because the WalMart sign will need to be relocated on their own lot. There is no request to increase the permitted height of the sign or increase the total permitted display surface area for ground signs in Area A. Both signs, in the aggregate will remain under what the PUD permits the single sign for display area.

Staff contends that the additional sign will not substantially alter the size, location, number and character (type) of signs within the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-306-G-10 allowing one additional ground sign not to exceed 25' in height nor 100 sf in display area.

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



Walmart SIGN BEING RELOCATED
A MINIMUM OF 100' TO THE
NORTH.

FUTURE SHERWIN-
WILLIAMS SITE



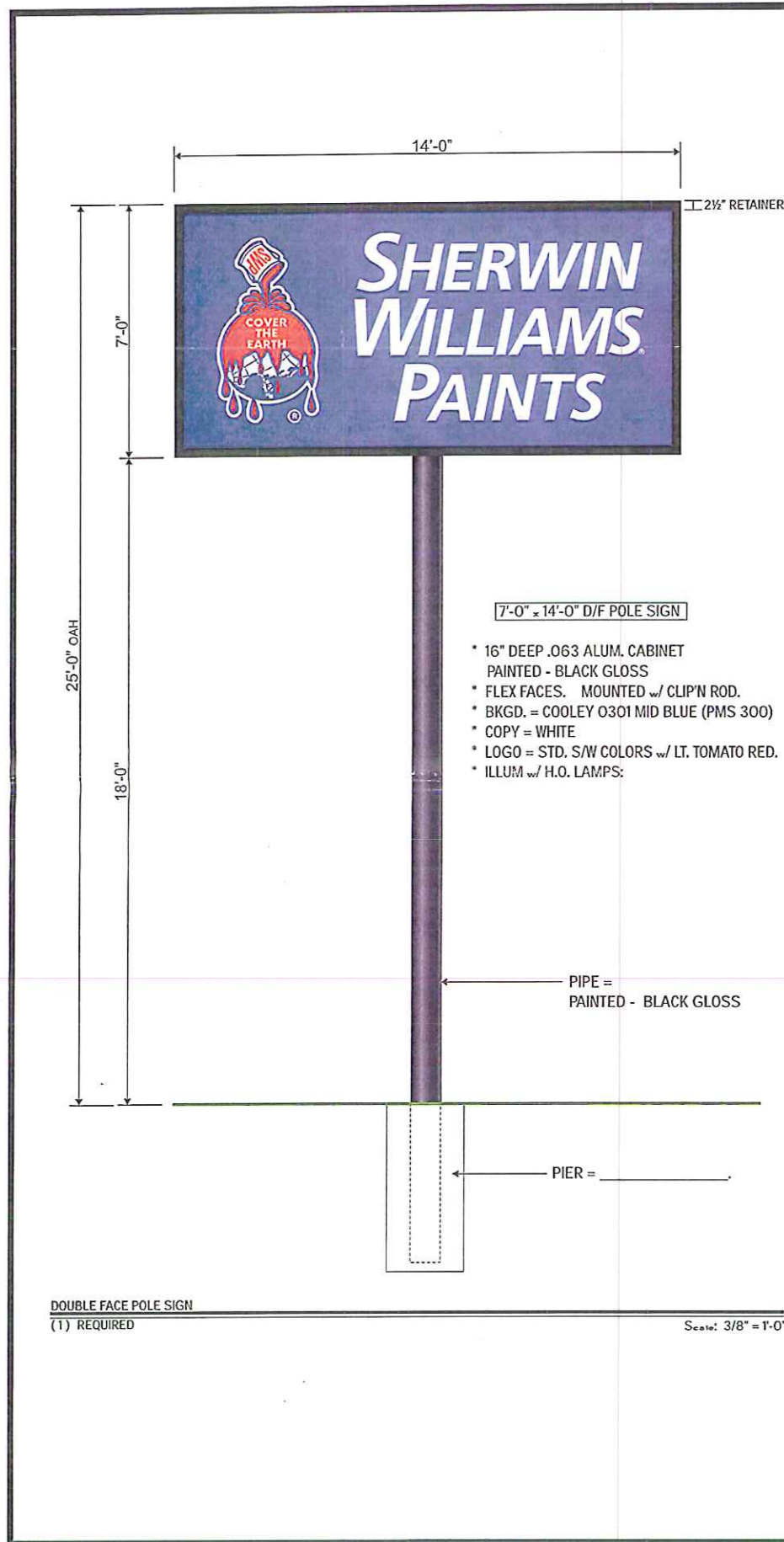
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050
EMAIL mickey@accentgraphicsinc.com
WEBSITE www.accentgraphicsinc.com

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. All rights, including copyright, in the plans and design are reserved and shall remain the property of Accent Graphics, Inc. No reproduction, copying, or use of the plans by anyone other than the company or its employees for the purpose of manufacturing or design of a sign is permitted. The use of the plans by others to manufacture or design a sign other than as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect the payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

AUTHORIZATION		
CLIENT	DATE	
ACCOUNT EXECUTIVE	DATE	
UNRECORDED	DATE	

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

DATE	REVISIONS	NAME
4-4-10	REVISIONS ON PAGES 2 & 4	RH
4-30-10	ADD PAGE & WITH SITE PLAN	DM
5-7-10	REMOVE TO SHOW WALMART SIGN & SETBACK FROM CENTER OF STREET	RH



accent signs graphics
 COMPLETE SIGN SERVICE & FABRICATION
 TOLL FREE (800) 810-3044
 533 E. ROCK ISLAND
 GRAND PRAIRIE, TX 75050
 METRO (972) 399-0333
 FAX (972) 888-4468
 WEBSITE www.accentgraphics.com

CLIENT: SHERWIN WILLIAMS STORE # _____
 INSTALLATION ADDRESS: N.E. Corner of 95th ST. & DELAWARE AVE. (JANUARY) TULSA, OK
 DESIGNER: KIN ACCOUNT EXECUTIVE: MICKEY FORD
 DATE: 2-26-10 SHEET 5 OF 6 DESIGN # 10-147 R3
 C:\shw\files\p\1-2010-00001-SHERWIN\OK-Tulsa-95thStreet\Production\LOSS\TULSA6
 Corel FILE = (P) 1-2010-00001-SHERWIN\OK-Tulsa-95thStreet\Drawing\10-147

This drawing is the exclusive property of Accent Graphics, Inc. and is provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. No other use, reproduction, or distribution of this drawing without the written consent of Accent Graphics, Inc. is permitted. The client agrees to indemnify and hold Accent Graphics, Inc. harmless from all claims, damages, and expenses, including attorney's fees, arising from any use of this drawing other than for the purpose of purchasing a sign from Accent Graphics, Inc. The client further agrees to execute and deliver to Accent Graphics, Inc. a release of all claims, damages, and expenses, including attorney's fees, arising from any use of this drawing other than for the purpose of purchasing a sign from Accent Graphics, Inc.

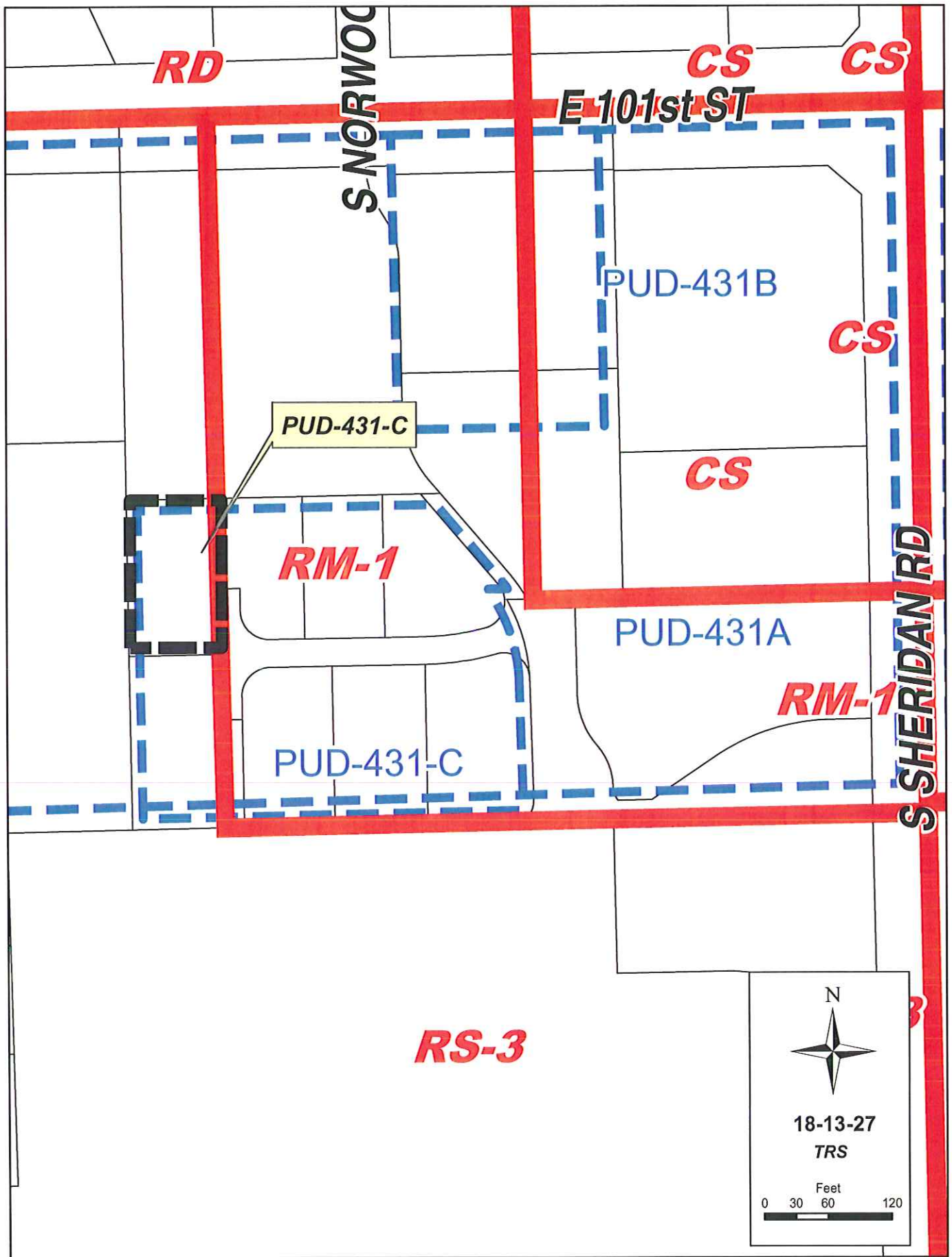
AUTHORIZATION

CLIENT	DATE	ACCOUNT EXECUTIVE	DATE
TULSA6			

ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON THIS APPROVED PRINT.

DATE	REVISIONS	NAME
4-14-10	REVISIONS ON PAGES 2 & 4	KN
4-20-10	REVISE POLE SIGN FROM 12'x10' TO 7'-14'	KN
5-1-10	REVISIONS ON PAGE 6	KN

9.6



10.1



S NORWOOD

E 101st ST

S SHERIDAN RD



PUD-431-C

18-13-27

TRS

Feet
0 30 60 120

10.2

July 6, 2010

STAFF RECOMMENDATION

PUD-431-C: Detail Site Plan – Southwest of the Southwest corner of 101st Street South and South Sheridan Road; Lot 4, Block 1 – Copper Oaks Office Park; TRS 18-13-27; CZM 57; Atlas 1132; PD 26; CD 8; RS-3/RM-1/PUD.

The applicant is requesting approval of a detail site plan for a 5,398 square foot (sf) office building. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-431-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from private street East 102nd Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. There is no site lighting proposed at this time. A sidewalk will be provided along East 102nd Street as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Copper Oaks Office Park.

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

10.3

Copper Oaks Office Park

OWNER / BUILDER

an Oklahoma limited liability company
631 North Aspen Avenue

PO Box 214
Broken Arrow, Oklahoma 74012

Post Code: 918.09: 3427

OWNER / BUILDER

an Oklahoma limited liability company
631 North Aspen Avenue

PO Box 214
Broken Arrow, Oklahoma 74012

Post Code: 918.09: 3427

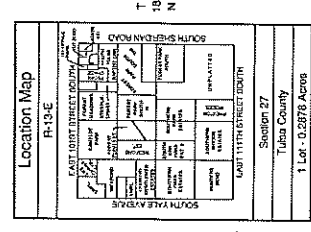
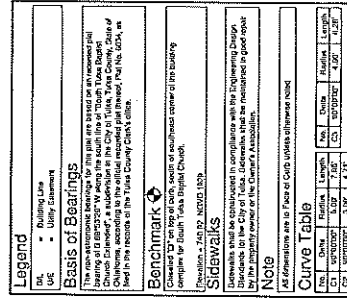
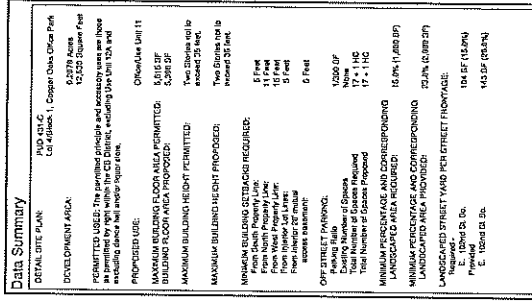
918.252.0021

ENGINEER / DESIGNER

AS

South Bush East,
Ar., Oklahoma 7

918.252.0021



Q:\00-013\Ontell Onte Plant\Ontell Silla Pass 2\04-013.dwg, 0/16/2010 - 2:00 PM
Date: 04/16/2010

Landscape Plan
 PLANNED UNIT DEVELOPMENT 431-C
 Copper Oaks Office Park

A re-subdivision of Lot 3, Block 1, "South Tulsa Baptist Church Extended" being a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma

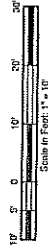
OWNER / DEVELOPER


101st Copper Oaks, L.L.C.
an Oklahoma limited liability company
:0632 South Memorial Drive
PO Box 214
Tulsa, Oklahoma 74133
Julius Puma: 918.809.4372

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

6737 South 55th East Avenue
Tulsa, Oklahoma 74133

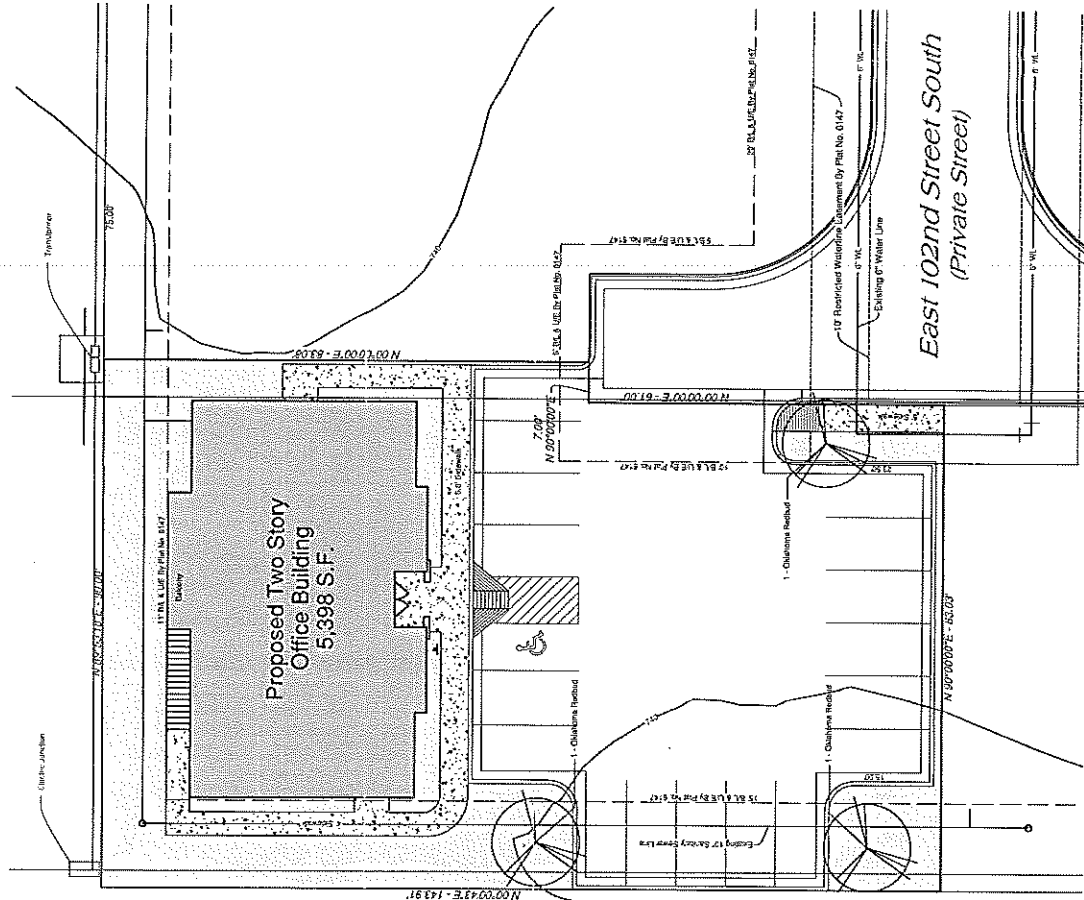
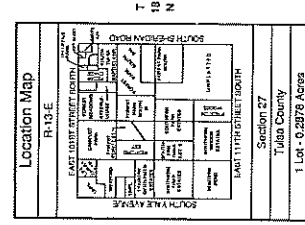


QUANTITY	SPECIFICATION NAME	LIFT TIME	SIZE	GRADE
3	 Oakleaf Hooded	Crest's standard	2' x large	GAS
	Maint Logo	PIN SHOT	1 FT	GAS
	Maint Tree Shrub	2 pin PM, CE and Multi Purpose	0' Long	

NOTES

- 1). All trees shall be installed in a tree and health condition and shall be replaced as necessary for survival.
- 2). As lift and planting done that be required with underground spilling system.

LANDSCAPE MAINT TEAM'S

[illegible][illegible]

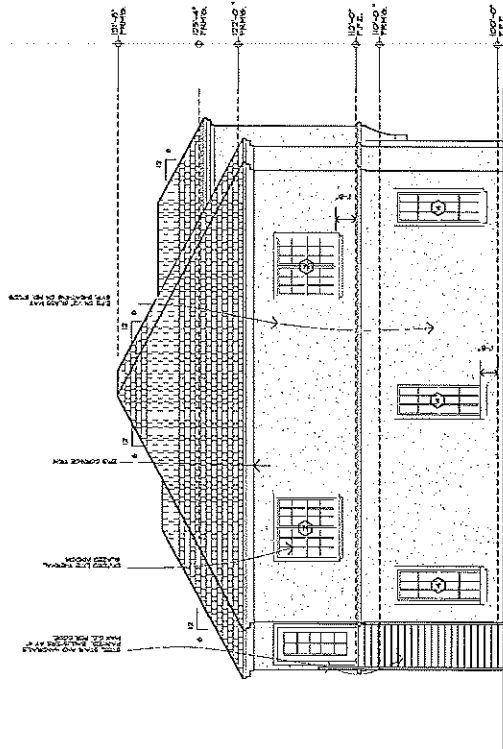
10.5

OWNER / BUILDER
 Collins-Reynolds Homes, L.L.C.
 an Oklahoma limited liability company
 131 North Lincoln Avenue
 Broken Arrow, Oklahoma 74012
 Paul Collins: 918.691.3827

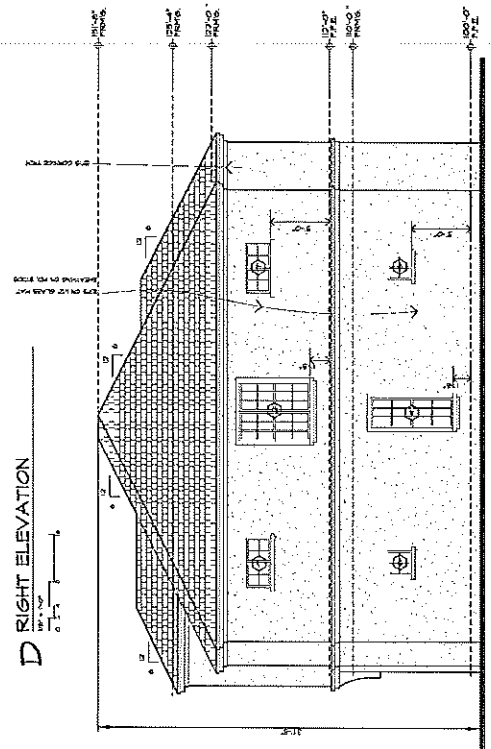
BUILDING ELEVATIONS
 PLANNED UNIT DEVELOPMENT 431-C

Copper Oaks Office Park

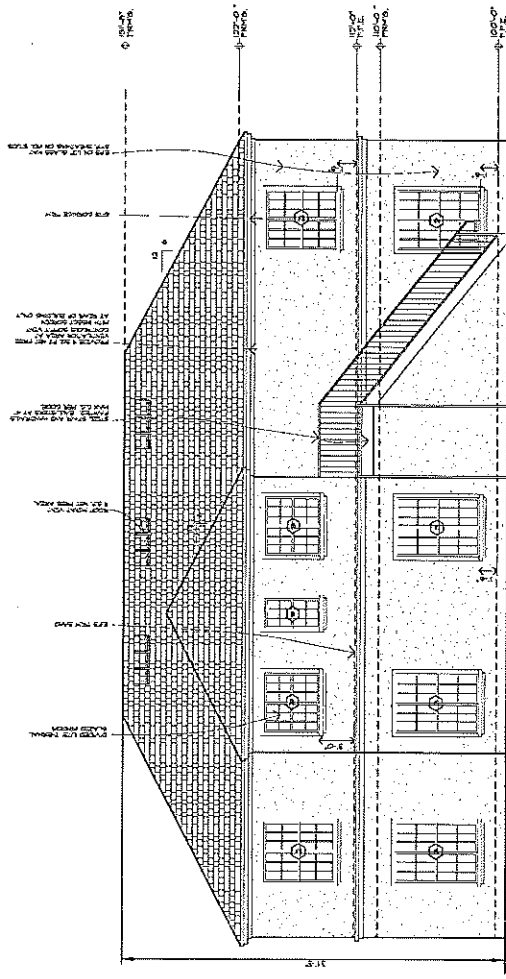
ENGINEER / SURVEYOR
 Tulsa Engineering & Planning Associates, Inc.
 8727 South 25th East Avenue
 Tulsa, Oklahoma 74133
 918.252.0821
 CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 531
 EXPIRATION DATE: JUNE 30, 2021



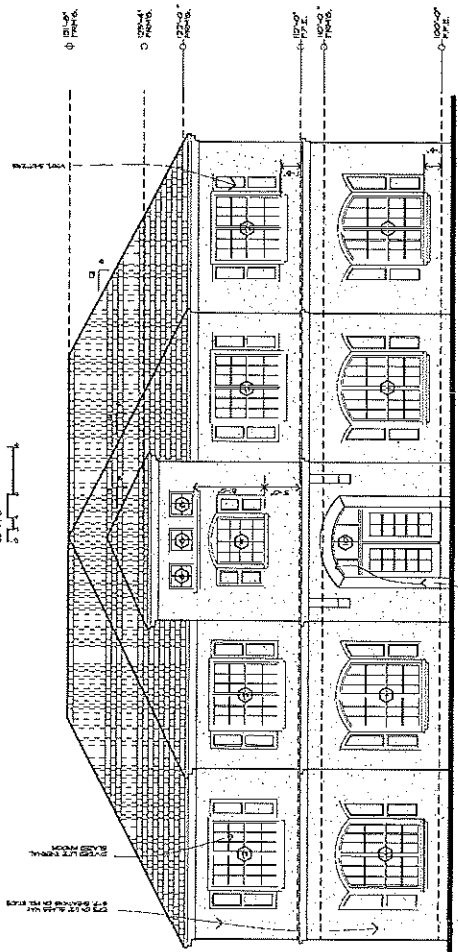
D RIGHT ELEVATION



C LEFT ELEVATION



B REAR ELEVATION



A FRONT ELEVATION

Copper Oaks Office Park
 - Lot 4/Block 1 -

Date: 06/10/2019
 0.00 at 11:04am. User: P:\Building Elevations\431-C\13.dwg, 9/16/2019, 2:13 PM

10.6

RESOLUTION**TULSA METROPOLITAN AREA PLANNING COMMISSION****Resolution No. 2581:900**

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC), PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; ADOPTING REVISIONS AND AMENDMENTS TO THE "COMPREHENSIVE PLAN OF THE TULSA METROPOLITAN AREA", ORIGINALLY ADOPTED ON JUNE 29, 1960 AND AS SUBSEQUENTLY AMENDED; AMENDING THE COMPREHENSIVE PLAN FOR PORTIONS OF THE TULSA METROPOLITAN AREA WITHIN THE INCORPORATED CITY LIMITS OF THE CITY OF TULSA, SITUATED WITHIN TULSA, OSAGE, AND WAGONER COUNTIES, IN THE STATE OF OKLAHOMA.

WHEREAS, the Tulsa Metropolitan Area Planning Commission ("Planning Commission") is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to insure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, consistent with Title 19 Oklahoma Statutes, Sections 863.7 and 863.26, the Planning Commission published notice on Sunday, February 7, 2010 in the Tulsa World newspaper that public hearings would be held on adoption of a comprehensive plan before the Tulsa Metropolitan Area Planning Commission, at 175 East Second Street, 2nd Level, One Technology Center, Tulsa, Oklahoma, on Tuesday, February 23, 2010, on Wednesday, March 10, 2010, and on other such dates, times and at such locations as those hearings might be continued and reconvened by the Planning Commission; and

WHEREAS, the Planning Commission conducted public hearings on the adoption of a new comprehensive plan, or amendments to the current comprehensive plan related to portions of the Tulsa metropolitan area within the incorporated city limits of the City of Tulsa, situated within Tulsa, Osage, and Wagoner Counties, in the State of Oklahoma on February 23, 2010 at 4:00 p.m., March 10, 2010 at 1:30 p.m., March 23, 2010 at 6:00

11.2

p.m., April 28, 2010 at 1:30 p.m., June 15, 2010 at 4:00 p.m. and on June 24, 2010 at 12:30 p.m., all in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, after receiving public comment and upon due study and deliberation the Tulsa Metropolitan Area Planning Commission deems it advisable and in keeping with the responsibilities of this Commission as set forth in Title 19 Oklahoma Statutes, Section 863.7 to amend the current Comprehensive Plan of the Tulsa Metropolitan Area;

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Comprehensive Plan of the Tulsa Metropolitan Area, as originally adopted by the Tulsa Metropolitan Area Planning Commission on June 29, 1960 and as amended from time to time, shall be and is hereby amended, regarding portions of the Tulsa metropolitan area within the incorporated city limits of the City of Tulsa, situated within Tulsa, Osage, and Wagoner Counties, to include the following planning guidelines, goals and policies:

Our Vision for Tulsa

Land Use

Transportation

Economic Development

Parks Trails and Open Space

Appendices:

Land use: Small Area Planning

Transportation I: Context-Sensitive Solutions and Design

Transportation II: Urban Corridors

Transportation III: Sustainable Network Initiative

Housing: Methodology and Assumptions

Glossary

Section 2. That a true and correct copy of the guidelines, goals and policies identified in the foregoing Section One are attached to this Resolution and incorporated by reference as if fully written herein.

Section 3. That all provisions or parts of provisions of the Comprehensive Plan of the Tulsa Metropolitan Area, adopted by the Planning Commission on June 29, 1960, as amended, are hereby expressly superseded by the guidelines, goals and policies adopted by this Resolution.

Section 4. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the

City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 5. That upon approval by the Tulsa City Council, or should the City Council fail to act upon these amendments to the Comprehensive Plan with forty-five (45) days of their submission, this Plan shall be approved with the status of an official plan and immediately have full force and effect as to portions of the Tulsa metropolitan area within the incorporated city limits of the City of Tulsa.

ADOPTED on this 6th day of July 2010 by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.

Michelle Cantrell, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Joshua A. Walker, Secretary
Tulsa Metropolitan Area Planning Commission

APPROVAL OF THE TULSA CITY COUNCIL

APPROVED by the City Council of the City of Tulsa, Oklahoma on this _____
day of _____ 2010.

Rick Westcott, Chairman of the City Council

APPROVED AS TO FORM:

Assistant City Attorney

**A RESOLUTION ADOPTING
THE TULSA PARKS AND RECREATION MASTER PLAN,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 6th day of July, 2010 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to adopt The Tulsa Parks and Recreation Master Plan, a part of the Tulsa Comprehensive Plan for the Tulsa Metropolitan Area, as contained in the attached Plan maps and text.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that The Tulsa Parks and Recreation Plan Map and Text, as attached and made a part hereof, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this 6th day of July, 2010.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

12.1

RESOLUTION NO.: 2581:899

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2010.

Mayor

Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

MEMO

TO: GARY HAMER, AICP
CAPITAL PLANNING MANAGER
CITY OF TULSA

FROM: DANE MATTHEWS, AICP
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES
INCOG/TMAPC

SUBJECT: EECBG CAPITAL IMPROVEMENT PROJECTS

DATE: JULY 6, 2010

COPIES: BARBARA HUNTSINGER, ADMINISTRATIVE ASSISTANT, INCOG &
TMAPC, BRETT FIDLER, DIRECTOR, OFFICE OF SUSTAINABILITY

As requested, the Land Development Services staff of the TMAPC has reviewed the proposed EECBG capital improvement project applications from the City of Tulsa. Our review involves comparison with the adopted Comprehensive Plan, relationship to other adopted plans and possible regional effects. It is staff's understanding that the Brady Village Geothermal Project may be delayed or eliminated, so these comments will not specifically address that project.

The remaining projects include a retrofit project at the OSU Medical Center, an energy audit at the City of Tulsa and a project for energy efficient lighting on the highway system within the City. All of these are certainly within the spirit and intent of the Comprehensive Plan, but are more specific than a general plan would address. Staff finds the submitted projects in accord with the Plan and recommends the TMAPC do likewise.

EECBG

The Energy Efficiency Conservation Block Grant program is administered by the U.S. Dept. of Energy. The City of Tulsa has received EECBG funding for programs that increase energy efficiency, reduce dependence on foreign energy and create or retain jobs. Below are the City's identified EECBG projects.

OSU Medical Center Retrofit Project - \$1,436,377

The OSU Medical Center Retrofit project will allow for selection and replacement of specific equipment (as part of an existing retrofit project) to increase energy efficiency and reduce costs. OSUMC has agreed to leverage \$400,000 from other, non-federal sources, and this project will result in an estimated \$210,000 in annual energy savings.

Brady Village Geothermal Project - \$903,592

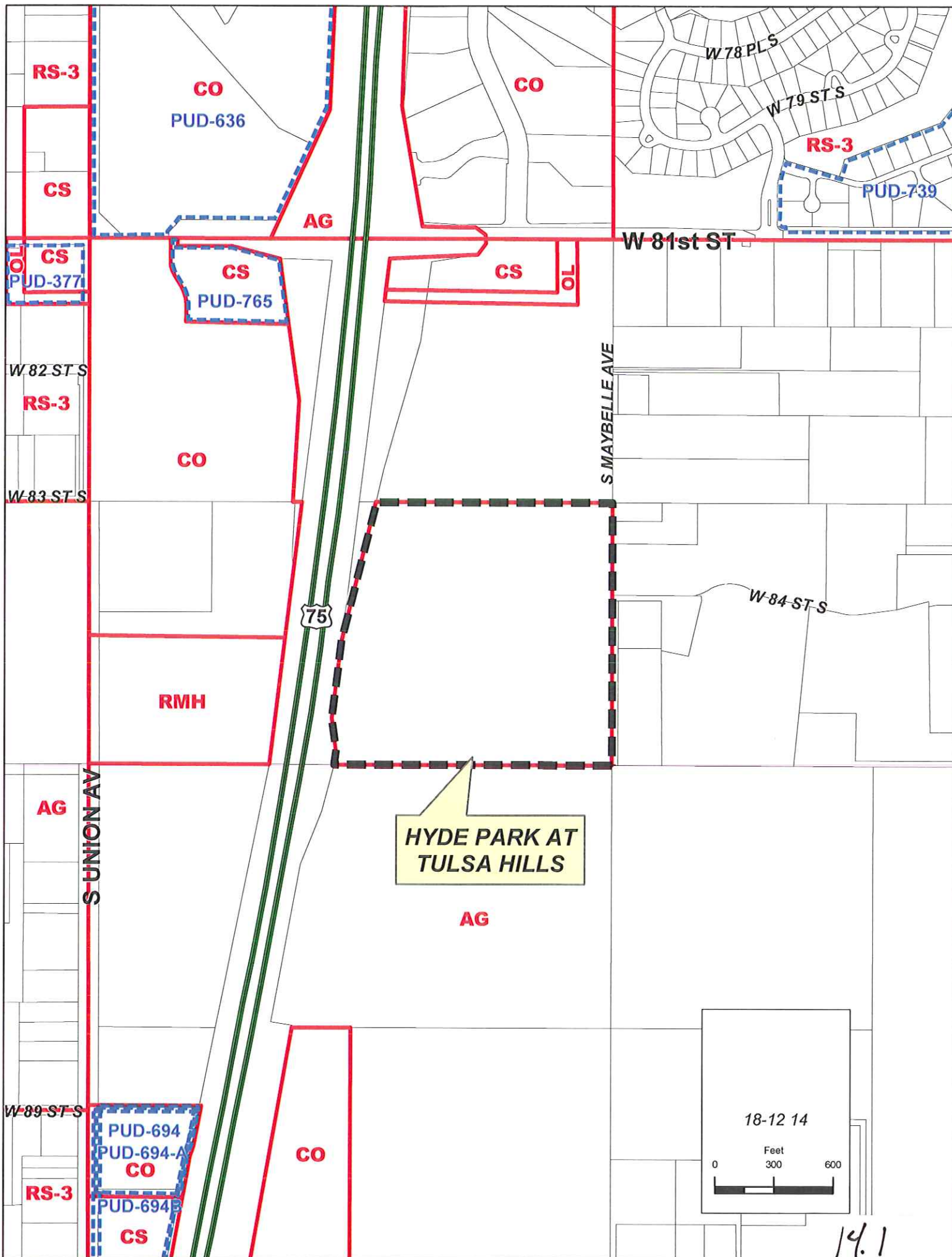
The Brady Village Geothermal Project will develop and implement a shared geothermal system within a revitalized section of downtown Tulsa. This project was begun by an award from the Oklahoma State Energy Program and private funds. The energy produced will be made available to surrounding businesses and residences, and will help in the larger effort to attract investment in this area. The overall project will have the capacity to produce over 400 tons of heating and cooling capacity, which will allow the conditioning of between 3,000,000 and 4,800,000 sq. ft of space at about 60% of the cost of operating the most efficient air cooled units.

City of Tulsa Energy Audit Program - \$378,331

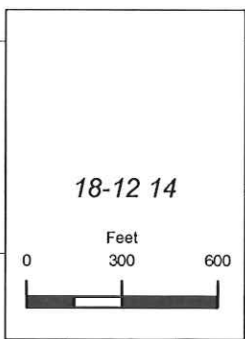
The City of Tulsa has literally hundreds of building it maintains. Last year, the City spent approximately \$12 million on electricity to power this large number of facilities and is looking for ways to reduce energy costs not only to save money but to decrease our environmental impact. The City of Tulsa plans to use EECBG funding to perform energy audits on the City's 5 most energy consumptive facilities and implement those improvements identified by the audits. The City hopes to reduce energy consumption in the audited facilities by 25%.

Energy Efficient Highway Lighting - \$740,000

In order to reduce operation and maintenance costs associated with highway lighting, the City of Tulsa will replace a number of existing highway lights with more energy efficient, lower maintenance technology. The City will perform a highway lighting energy audit, and the results will help determine the number and locations of lights to be replaced, the most suitable technology to implement and the energy and cost savings expected. LED lighting technology is of particular interest to the City.



HYDE PARK AT
TULSA HILLS



14.1

Preliminary SUBDIVISION PLAT

Hyde Park at Tulsa Hills (revised) - (8211) (PD 8) (CD 2)

East of South U.S. 75, South of West 81st Street

This plat consists of 166 Lots, 6 Blocks, on 41 acres.

The following issues were discussed June 3, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CO (Corridor District) – Z-7140-SP-1 for a residential subdivision. Plans for gates, phasing, north buffer, and development areas should be submitted. On December 23, 2010 the City Council approved of the Corridor District for Hyde Park, for 185 units of single family subdivision (9-0-0) with the condition that Maybelle be upgraded to its full width in accordance with Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22 feet wide with improved bar ditch from the northern boundary of the subdivision to West 81st Street. Easements are not clearly marked. Show additional easement identification especially fence and landscape easements. A Homeowners Association needs to be formed. Make 25 foot access at northeast corner of site a viable access and show it on the plat. An aviation easement may be required by the Airport. Show trail system. PUD requirements must be met and detailed in the covenants. Lot frontages per PUD requirements need to be met. Patio homes and Garden homes are defined by their size and lot size per PUD standards in the covenants and are all detached single family homes. These types of homes are not further defined in the Zoning Code.
2. **Streets:** South Phoenix W must have 30 feet of right-of-way for its entire length. Show S Nogales Avenue West extending to South Maybelle Avenue West. Access widths may not exceed throat width of streets, e.g. if West 84th boulevard south is 63 feet wide then access must be limited to 63 feet. Curves C15, C 20 must be minimum 28 feet. Modify Section 1.1.9 to omit reference to "...along arterial street frontages of abutting lots having access to minor streets..." Pavement everywhere must be minimum 26 feet wide except at hammerhead and fire access off Maybelle Avenue may be 20 feet wide.
3. **Sewer:** Along the north boundary of the plat, give the dimension for the area of Reserve C, between the plat boundary and the lots within Block 2. Since walls are allowed within Reserves C and E, and the Reserves already allows for utilities, begin the 17.5 foot utility easement at the north and west property line of the perimeter lots in Block 2. Extension of the sanitary sewer main must be provided from the existing 12 inch line at the Stonebrooke Development, as agreed in the pre-development meetings. Each proposed lot must have access to the sanitary sewer for service. The new extension must be deep enough, and large enough to serve the entire basin. There are

existing properties that need to be served along the east side of Maybelle, so you will need to provide TEE locations for those services with your design.

4. **Water:** The building lines along Block 2 Lots 43 through 47, Block 3 Lots 1 through 10, Block 5 Lots 1, 5 through 10 and Block 6 Lots 1 through 34 should be a b/u (building line/utility) designation. A water main extension line to serve all lots is under an Infrastructure development plan review. In Block 3, Lot 1, along the Westside of the lot a 15 foot utility easement is needed to be shown.
5. **Storm Drainage:** Do not place contours on the face of plat. The easements for storm sewer pipes conveying drainage into the stormwater detention facilities must be storm sewer easements, not utility easements. The sewer lines must be centered in the easements. Within Reserve E please clarify the meaning of the 115 foot utility easement. Between Lots 21 and 22 of Block 6 is a reference to an 11 foot utility easement that points to the wrong line. Along the west property line identify the strip of land as Reserve C just like the strip along the north property line was identified as Reserve E. It appears that at least Blocks 3,5 and 6 will require overland drainage easements. Sections 1.12.6 and 2.2.3 must state that if a City of Tulsa Statement of Costs is not paid then a lien is filed against each lot in the Subdivision and the owners will be responsible for their prorated share of the cost. Add City of Tulsa standard language for "Roof Drainage Requirements" and "Overland Drainage Easement". Separate/clarify Reserve and other easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** Two separate fire department access roads shall be provided per the 2006 International Fire Code Section D107. D107.1 One or two family dwelling residential developments, Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. The south end of Maybelle must have a turn around. The hammerhead at West 85th Place shall meet the dimension requirements of the International Fire Code Appendix D Section D103.4. Provide fire hydrants along West 84th Boulevard South per appendix C of

the International Fire Code. The requirement is: Maximum distance from any point on street or road frontage to a hydrant shall not exceed 250 feet. Average spacing between hydrants shall not exceed 500 feet. More hydrants will be needed. Sprinkler systems need to be detailed in covenants. **GIS:** Add the phrase "Date of Preparation" in place of "Date" on sheet 1 on the face of the plat. Add "Date of Preparation" to sheet 2. Fix date format inconsistencies between sheets 1, 2 and 3. Add a scale to the Location Map. Fix the plat location description at the top of sheet 1 under Hyde Park at Tulsa Hills to include "NW/4" to match the legal description on sheet 2. For number of Lots Sheet 1 states 166 lots while sheet 2 states 167 lots. Remove contour lines from the face of the Preliminary Plat. Fix inconsistencies between what is stated on sheets 1 and 2 for basis of bearings. Add a leading zero to the bearing degrees of 0° 38 ' 46" in the metes and bounds legal description to match what is shown on the face of the plat. Submit a subdivision control data form (Appendix D), last page of the subdivision regulations, in which the first point shall be the point of beginning with two other points on or near the plat's boundary. Please make the following street name changes: West 85th Place South should be West 85th Court South, South Quanah Avenue West will also be West 85th Court South, West 86th Place South should be West 86th Street South and South Nogales Place West located just east of Block 5 should be South Olympia Avenue West. How does the creation of the Hyde Park Property Management Company protect the future lot owners or the City from future liability? In order to use this management company instead of a home owners association concurrence by the Director of Public Works and by City Council must be obtained. **Airport:** The development falls within the traffic pattern zone for Jones Riverside Airport and the airport requests that aviation easement language be in place for the plat. (Comment received 6/10/2010.)

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 and development services 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 topography 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 therefor 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 therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Preliminary Plat - Corridor District Site Plan #Z-7140-SP-1

A subdivision in the City of Tulsa, being a part of the SE/4 of Section 14, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

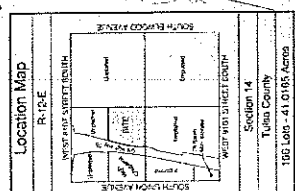
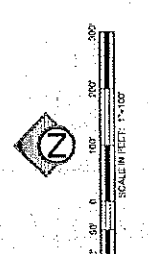
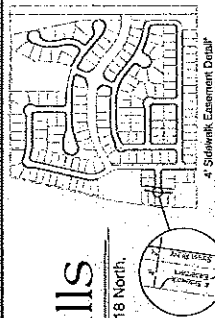
OWNER/DEVELOPER

Hyde Park, L.L.C.
 Chadde McElroy, President, Manager
 8827 East 120th Street, Suite D
 Tulsa, Oklahoma 74137
 Phone: 918.251.6277
 Fax: 918.251.6278
www.hydeparkllc.com

ENGINEER/SURVEYOR

Tulsa Engineering & Planning Associates
 1000 North Lincoln, Suite 100
 Tulsa, Oklahoma 74103
 Phone: 918.493.8251
www.tepaonline.com
 ETP, Inc. 1000 N. LINCOLN, SUITE 100
 TULSA, OK 74103-2113

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[illegible]

List of Addresses/Square Footage (S.F.)											
Lot	Address	Sq. Ft.	Lot	Address	Sq. Ft.	Lot	Address	Sq. Ft.	Lot	Address	Sq. Ft.
100	1000 N. 1st St.	1000	101	1010 N. 1st St.	1010	102	1020 N. 1st St.	1020	103	1030 N. 1st St.	1030
104	1040 N. 1st St.	1040	105	1050 N. 1st St.	1050	106	1060 N. 1st St.	1060	107	1070 N. 1st St.	1070
108	1080 N. 1st St.	1080	109	1090 N. 1st St.	1090	110	1100 N. 1st St.	1100	111	1110 N. 1st St.	1110
112	1120 N. 1st St.	1120	113	1130 N. 1st St.	1130	114	1140 N. 1st St.	1140	115	1150 N. 1st St.	1150
116	1160 N. 1st St.	1160	117	1170 N. 1st St.	1170	118	1180 N. 1st St.	1180	119	1190 N. 1st St.	1190
120	1200 N. 1st St.	1200	121	1210 N. 1st St.	1210	122	1220 N. 1st St.	1220	123	1230 N. 1st St.	1230
124	1240 N. 1st St.	1240	125	1250 N. 1st St.	1250	126	1260 N. 1st St.	1260	127	1270 N. 1st St.	1270
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132	1320 N. 1st St.	1320	133	1330 N. 1st St.	1330	134	1340 N. 1st St.	1340	135	1350 N. 1st St.	1350
136	1360 N. 1st St.	1360	137	1370 N. 1st St.	1370	138	1380 N. 1st St.	1380	139	1390 N. 1st St.	1390
140	1400 N. 1st St.	1400	141	1410 N. 1st St.	1410	142	1420 N. 1st St.	1420	143	1430 N. 1st St.	1430
144	1440 N. 1st St.	1440	145	1450 N. 1st St.	1450	146	1460 N. 1st St.	1460	147	1470 N. 1st St.	1470
148	1480 N. 1st St.	1480	149	1490 N. 1st St.	1490	150	1500 N. 1st St.	1500	151	1510 N. 1st St.	1510
152	1520 N. 1st St.	1520	153	1530 N. 1st St.	1530	154	1540 N. 1st St.	1540	155	1550 N. 1st St.	1550
156	1560 N. 1st St.	1560	157	1570 N. 1st St.	1570	158	1580 N. 1st St.	1580	159	1590 N. 1st St.	1590
160	1600 N. 1st St.	1600	161	1610 N. 1st St.	1610	162	1620 N. 1st St.	1620	163	1630 N. 1st St.	1630
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468	4680 N. 1st St.	4680	469	4690 N. 1st St.	4690	470	4700 N. 1st St.	4700	471	4710 N. 1st St.	4710

RECEIVED MAY 13 1968 THE Planning Commission	JUNE 03 1968 THE PLANNING COMMISSION	CITY OF CHICAGO DEPARTMENT OF PLANNING 100 NORTH LAKE STREET CHICAGO, ILLINOIS 60602 THIS APPLICATION WAS FILED WITH THE CLERK OF THE BOARD OF ZONING AND PLANNING ON MAY 13, 1968. COUNTY OF COOK RECORDER APPROVED BY THE BOARD OF ZONING AND PLANNING MAY 13, 1968 RECORDED MAY 13, 1968 EXPIRES MAY 13, 1970
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Agreement: City Attorney
Hyde Park at Tulsa Hills
Date: 05/13/2010 Sheet 1 of 3
38-647 Plan 06-047 Erection (Updated: 01/20/10 - 11:15 AM)

HYDE PARK at TULSA HILLS

Lot Descriptions

Patio Homes – There are to be a total of 35 Patio Home Lots at Hyde Park. All of these single-family detached homes are located in the western most portion of the project site. The lots will have a minimum Lot Width of 45 feet and a minimum Lot Area of 4,500 SF. The Side Yards for the Patio Home Lots will either be 5 feet/5 feet or in a Zero Lot Line configuration of 0 feet/10 feet.

Garden Homes – There are to be a total of 130 Garden Home Lots at Hyde Park. These single-family detached homes are located in the central and eastern portion of the development. The lots will have a minimum Lot Width of 55 feet and a minimum Lot Area of 5,500 SF. The Side Yards for the Garden Home Lots will be 5 feet/5 feet; none of the Garden Home Lots are to be of a Zero Lot Line configuration.

Preliminary Plat - Corridor District Site Plan #Z-7140-SP-1

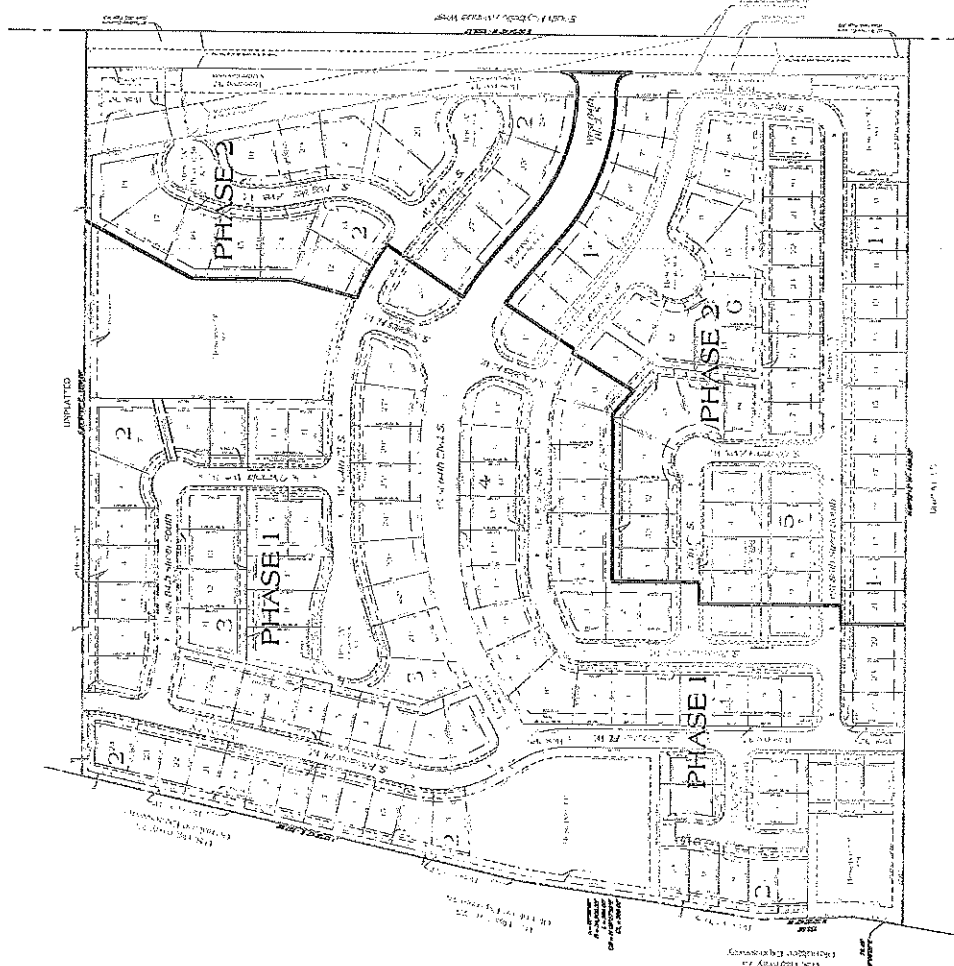
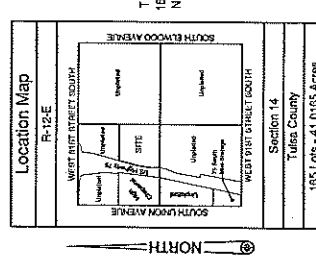
Hyde Park at Tulsa Hills

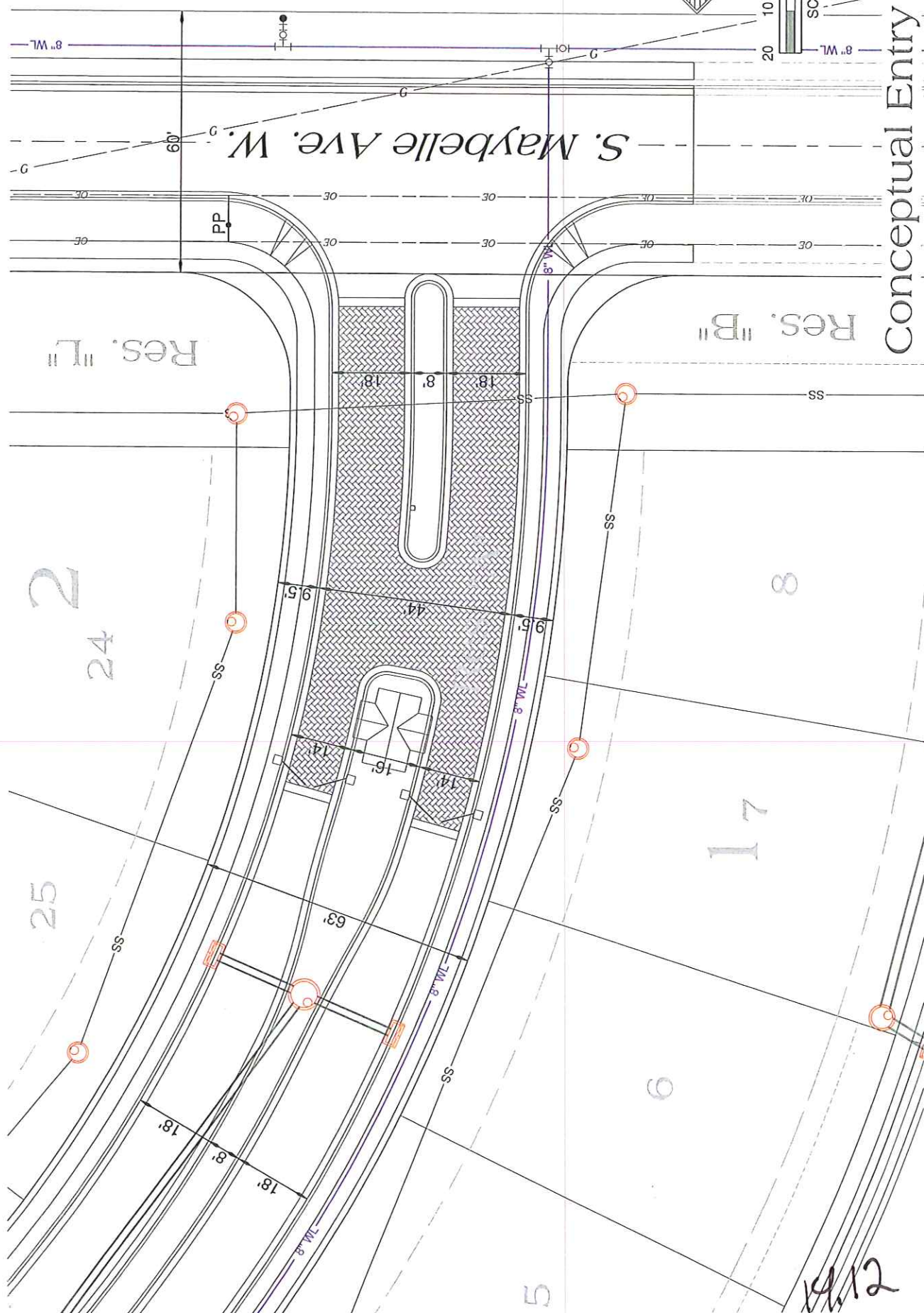
A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14,
Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

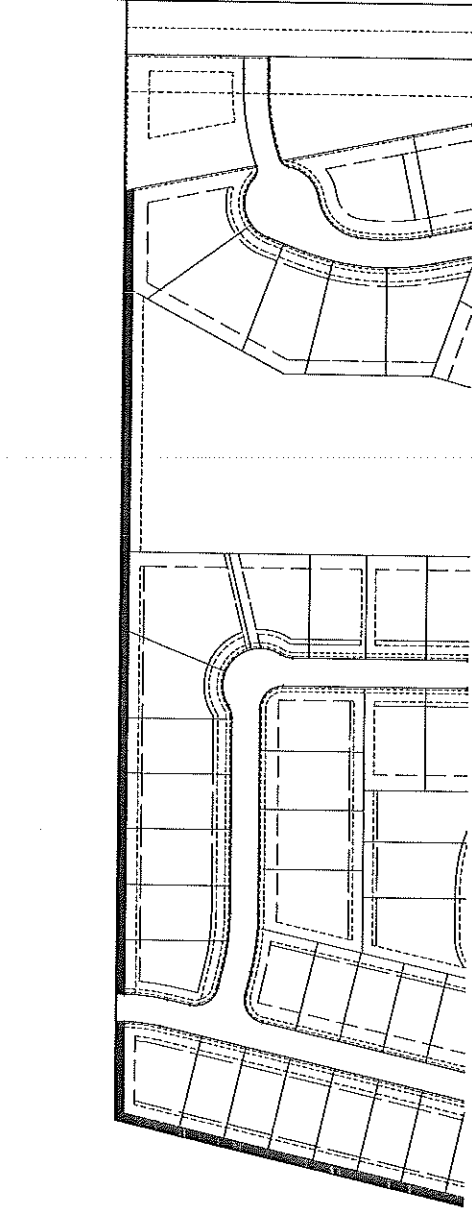
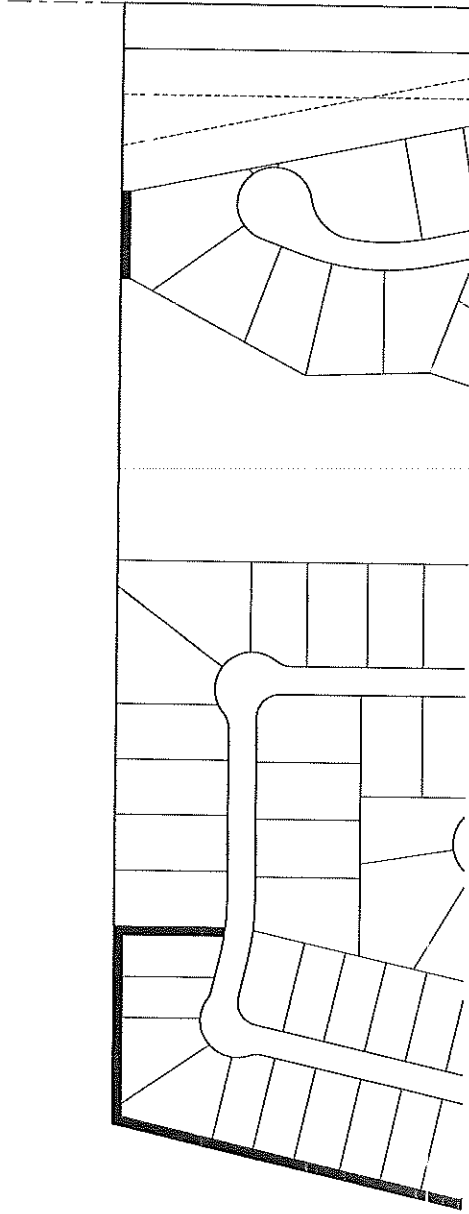


Hyde Park at Tulsa Hills

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma





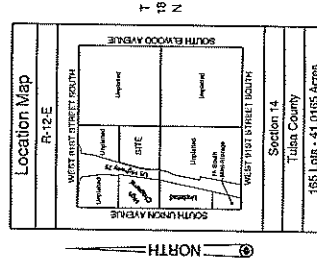


Current Preliminary Plat Submittal

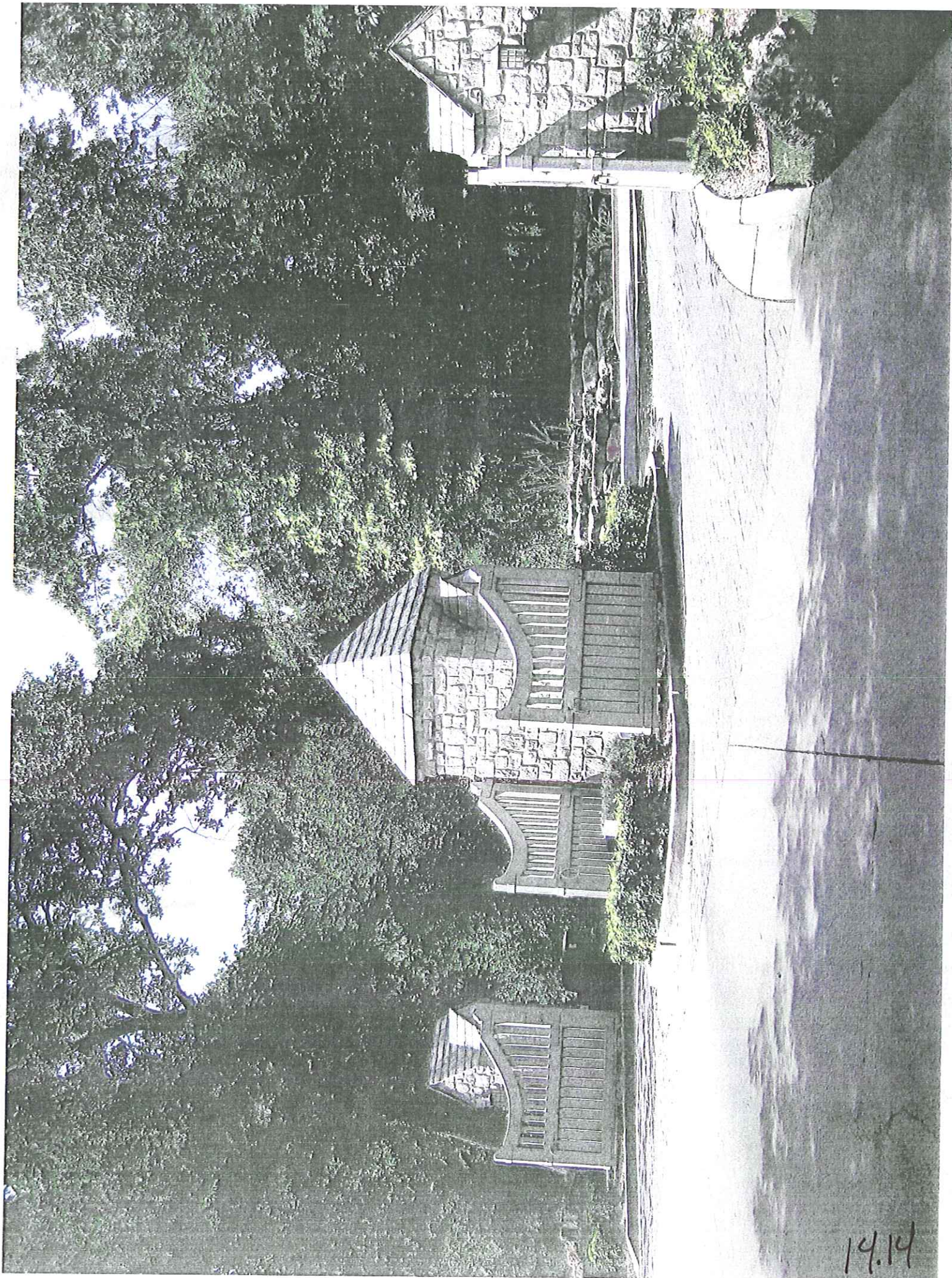
Preliminary Plat - Corridor District Site Plan #Z-7140-SP-1

Hyde Park at Tulsa Hills

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14, Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

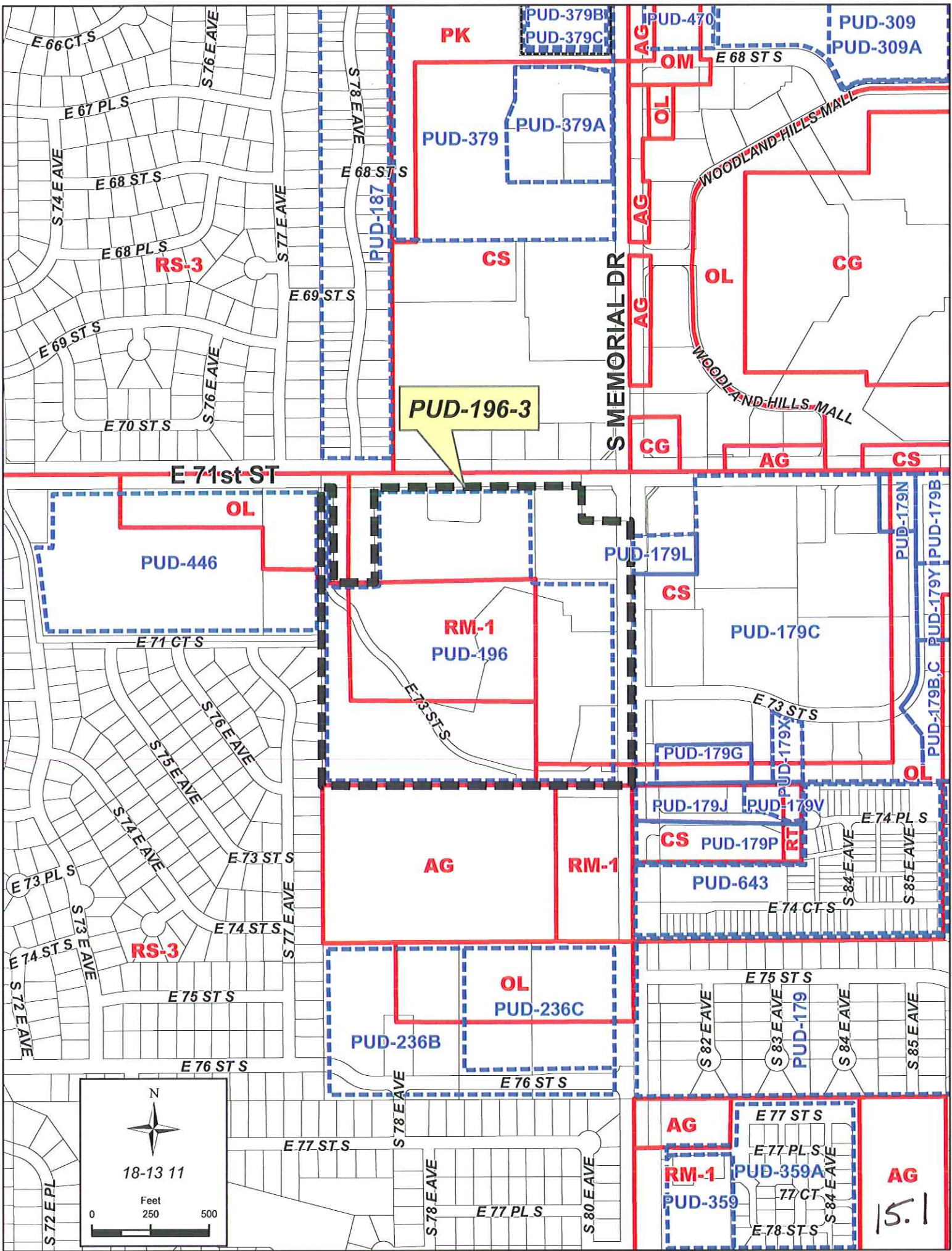


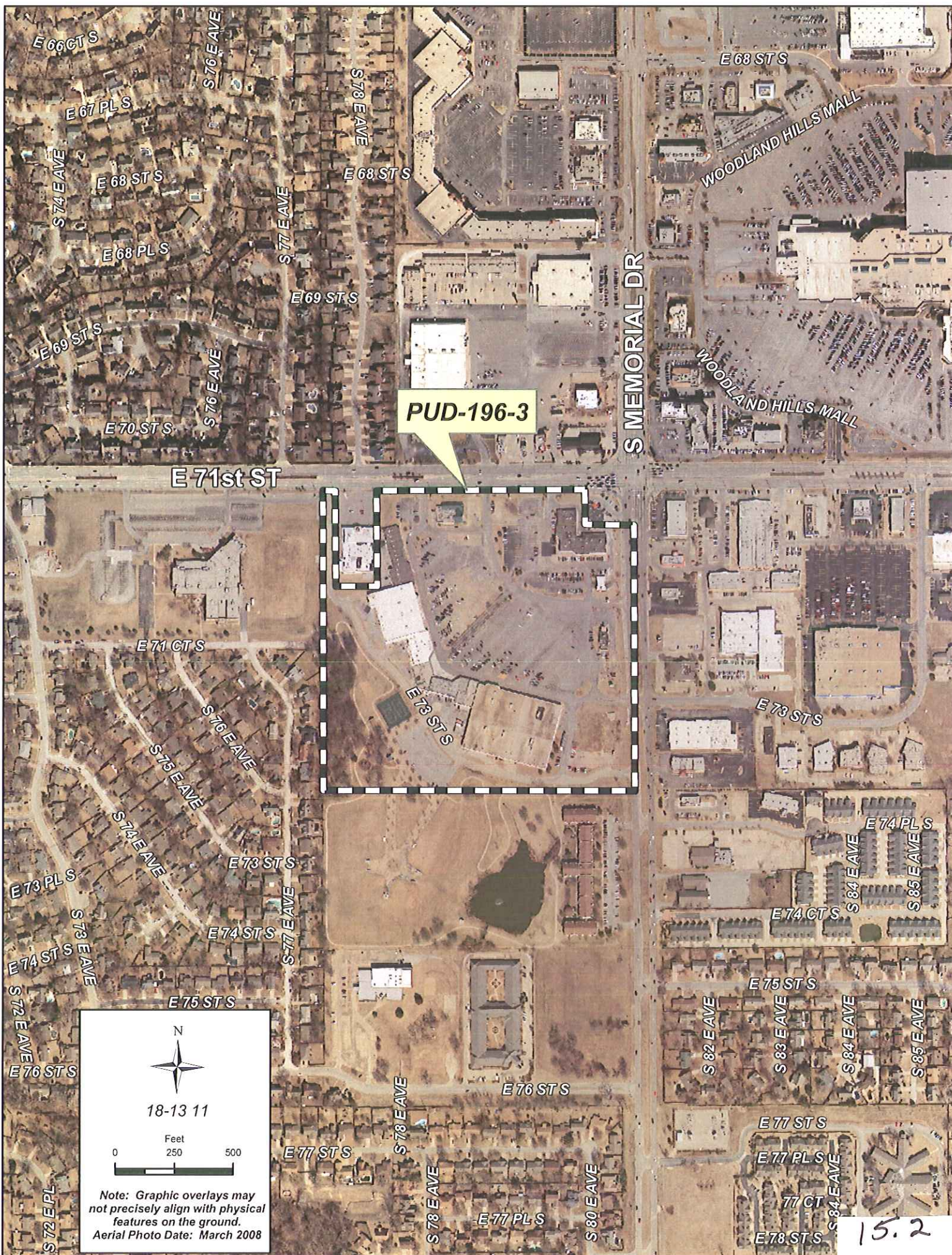
Before and After Buffer Exhibit



14.14



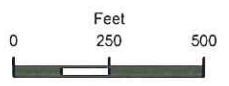




PUD-196-3



18-13 11



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

15.2

July 6, 2010

STAFF RECOMMENDATION

PUD-196-3: Minor Amendment – West of the southwest corner of 71st Street South and South Memorial Drive; Part of Lot 1, Block 1 Raphael Plaza; TRS 18-13-11; CZM 53; Atlas 1130; PD 18c; CD 8; RS-3/RM-1/CS/PUD.

The applicant is requesting a minor amendment to increase the permitted floor area in Development Area C-2 of PUD-196 from 10,000 square feet (sf) to 11,500 sf (see Exhibit A) to allow for the construction of a 2,800 (+/-) sf restaurant.

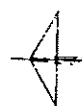
The 1,500 sf increase represents a 14% increase in floor area for Development Area C-2 and a 1% increase for the entire commercial area of the PUD. Currently the PUD allows for 245,000 sf in total commercial floor area, while the underlying CS zoning would allow for 280,000 sf. Staff views the 1% increase in over-all floor area in the PUD as negligible and the 14% increase in floor area for the development area within the limits of a minor amendment per §1107, H-4 of the code.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-196-3 increasing the permitted floor area within Development Area C-2 to 11,500 sf in the aggregate not to exceed 3 buildings per PUD-196.

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

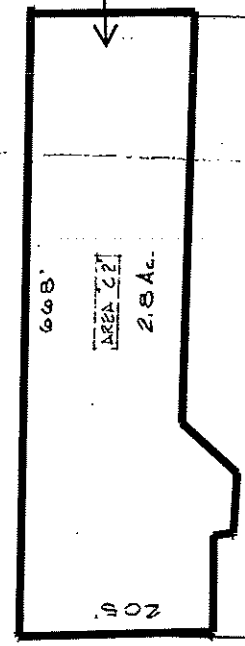
15.3

P.L.D. # 196
DEVELOPMENT AREAS

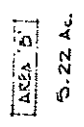
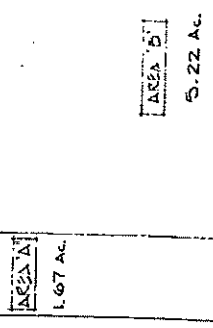
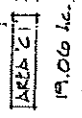
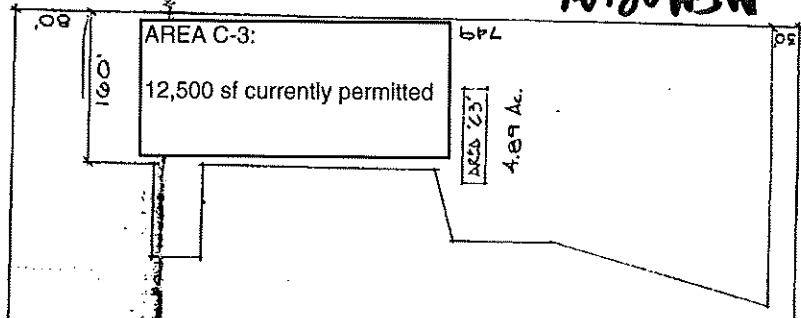


71st St.
71st St. 45' Right

AREA C-2:
10,000 sf currently permitted
11,500 sf requested
1,500 sf increase
14% increase for Area C-2
1% increase over-all



AREA C-1:
222,500 sf currently permitted



MEMORIAL

EXHIBIT A

15.4

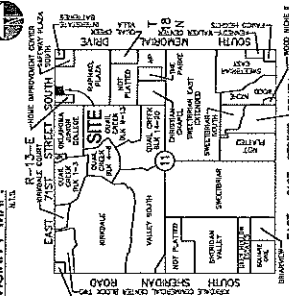
GENERAL NOTES:

- [illegible]

KEY NOTES:

- [illegible]

VICINITY MAP.

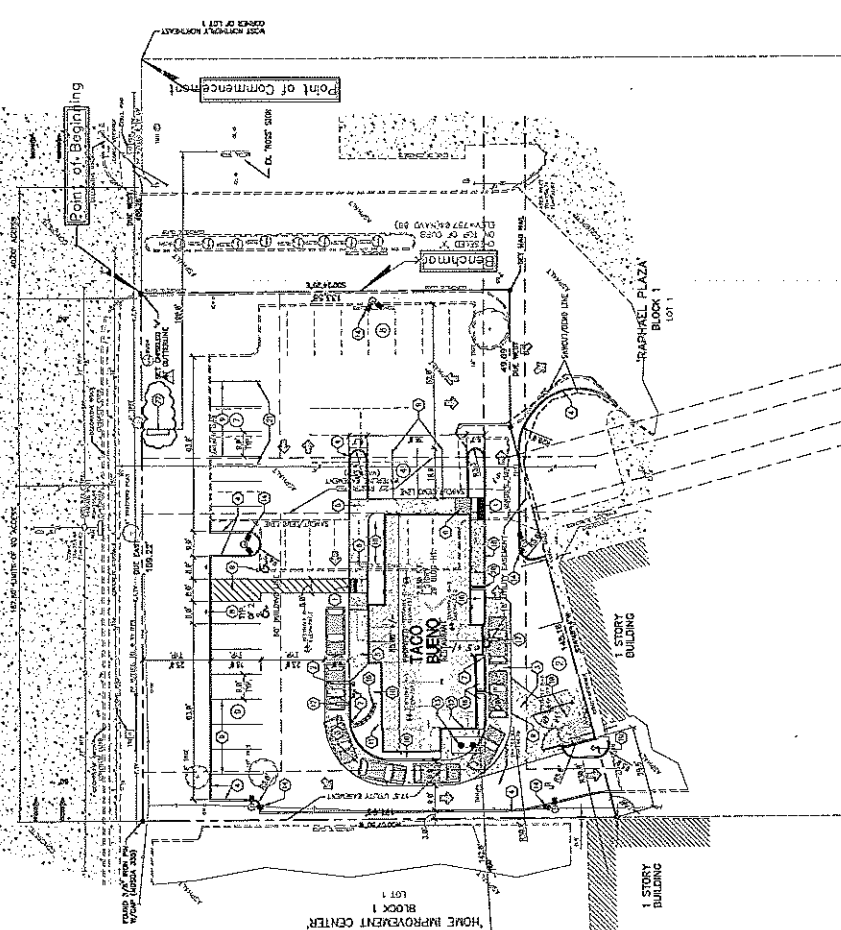


DETAIL SITE PLAN STATISTICS:

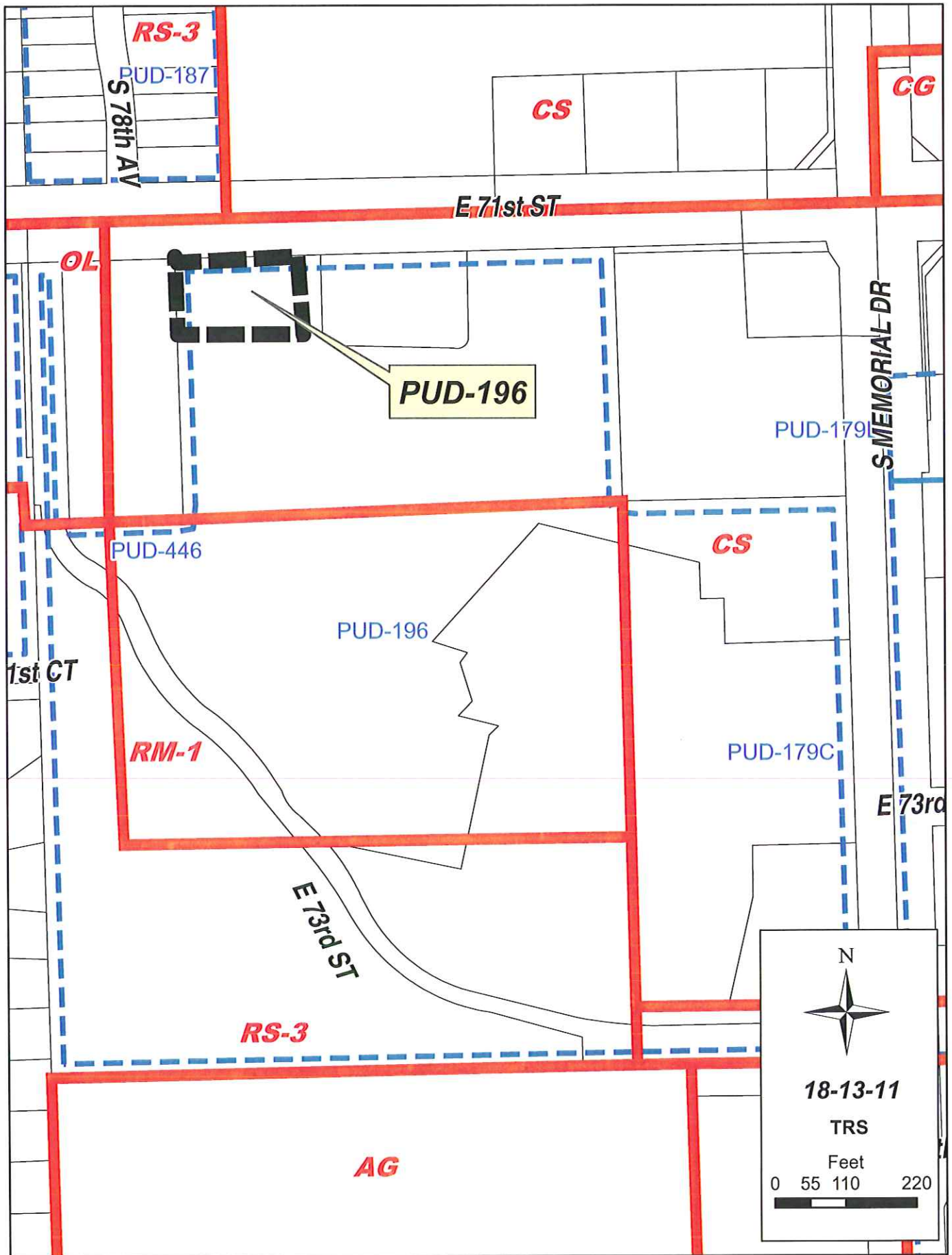
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Min. Edg. Sep. of 30.

EAST 71ST STREET SOUTH
(PUBLIC STREET) UTAH



15.5



16.1



16.2

July 6, 2010

STAFF RECOMMENDATION

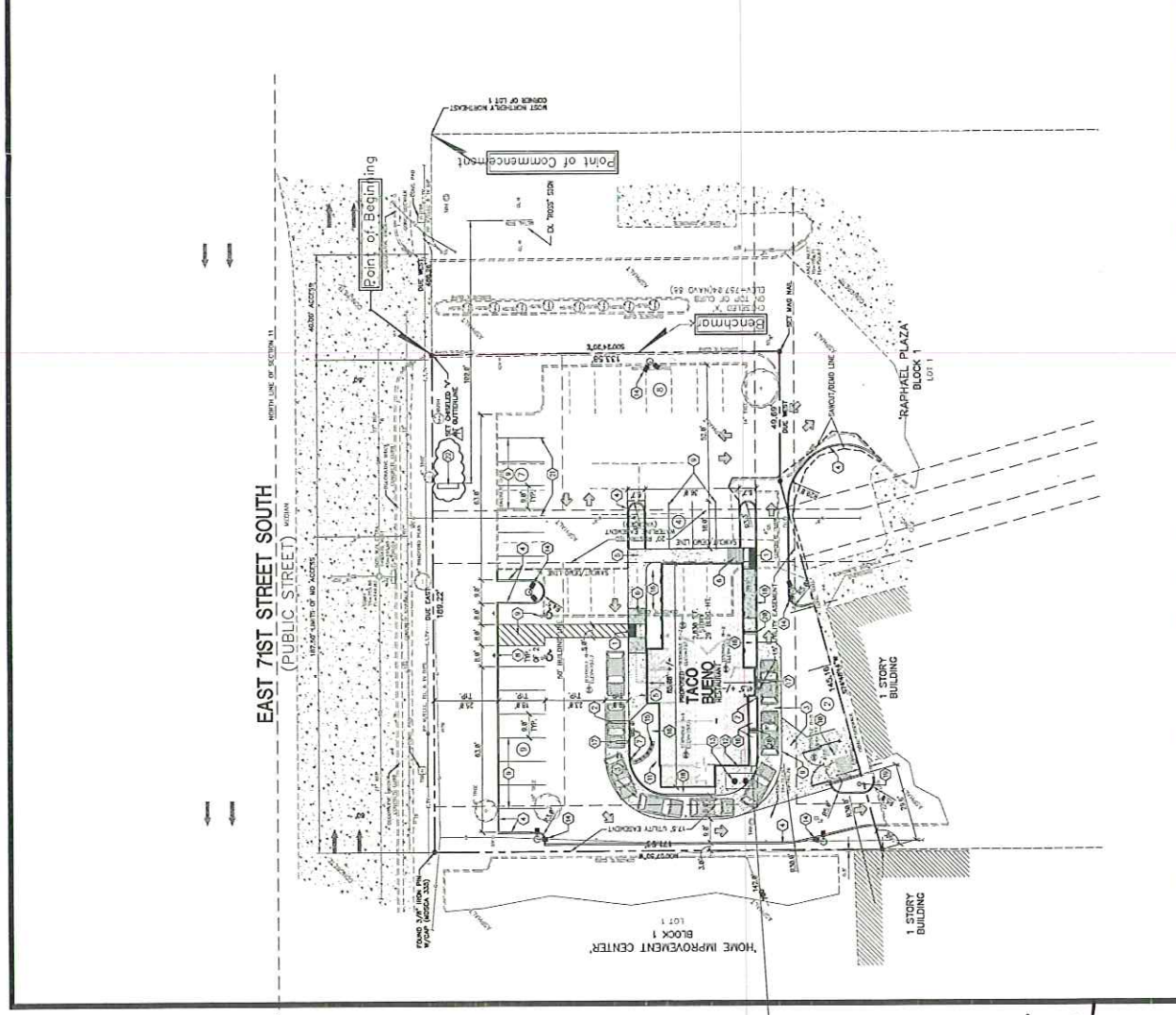
PUD-196: Detail Site Plan – West of the southwest corner of 71st Street South and South Memorial Drive; Part of Lot 1, Block 1 Raphael Plaza; TRS 18-13-11; CZM 53; Atlas 1130; PD 18c; CD 8; RS-3/RM-1/CS/PUD.

The applicant is requesting approval of a detail site plan for a 2,830 square foot (sf) restaurant. The proposed use, Use Unit 12 – Eating Establishments other Than Drive-ins, is a permitted use in PUD-196. Associated with this site plan is minor amendment PUD-196-3 also on the July 6th agenda of the TMAP. The minor amendment request is to increase the permitted floor area in Area C-2 of PUD-196 by 1,500 sf, an increase in permitted floor area of 14%.

Pending the approval of the aforementioned minor amendment, the submitted site plan is within permitted floor area limits. The plan meets all open space, building height and setback limitations. Access to the site is provided via mutual access easement from 71st Street South. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. All sight lighting, including building mounted, is limited to 25' in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided where not existing along 71st Street South as required by Subdivision Regulations. The plan also meets the minimum 30-foot building separation required by the PUD.

Staff recommends **APPROVAL** of the detail site plan contingent upon approval of minor amendment PUD-196-3.

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



16.9



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 10 20

30 40 50

60 70 80

90 100 110

120 130 140

150 160 170

180 190 200

210 220 230

240 250 260

270 280 290

300 310 320

330 340 350

360 370 380

390 400 410

420 430 440

450 460 470

480 490 500

510 520 530

540 550 560

570 580 590

600 610 620

630 640 650

660 670 680

690 700 710

720 730 740

750 760 770

780 790 800

810 820 830

840 850 860

870 880 890

900 910 920

930 940 950

960 970 980

990 1000 1010

1020 1030 1040

1050 1060 1070

1080 1090 1100

1110 1120 1130

1140 1150 1160

1170 1180 1190

1200 1210 1220

1230 1240 1250

1260 1270 1280

1290 1300 1310

1320 1330 1340

1350 1360 1370

1380 1390 1400

1410 1420 1430

1440 1450 1460

1470 1480 1490

1500 1510 1520

1530 1540 1550

1560 1570 1580

1590 1600 1610

1620 1630 1640

1650 1660 1670

1680 1690 1700

1710 1720 1730

1740 1750 1760

1770 1780 1790

1800 1810 1820

1830 1840 1850

1860 1870 1880

1890 1900 1910

1920 1930 1940

1950 1960 1970

1980 1990 2000

2010 2020 2030

2040 2050 2060

2070 2080 2090

2100 2110 2120

2130 2140 2150

2160 2170 2180

2190 2200 2210

2220 2230 2240

2250 2260 2270

2280 2290 2300

2310 2320 2330

2340 2350 2360

2370 2380 2390

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2460 2470 2480

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2520 2530 2540

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2580 2590 2600

2610 2620 2630

2620 2630 2640

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2670 2680 2690

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3000 3010 3020

3010 3020 3030

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3670 3680 3690

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4100 4110 4120

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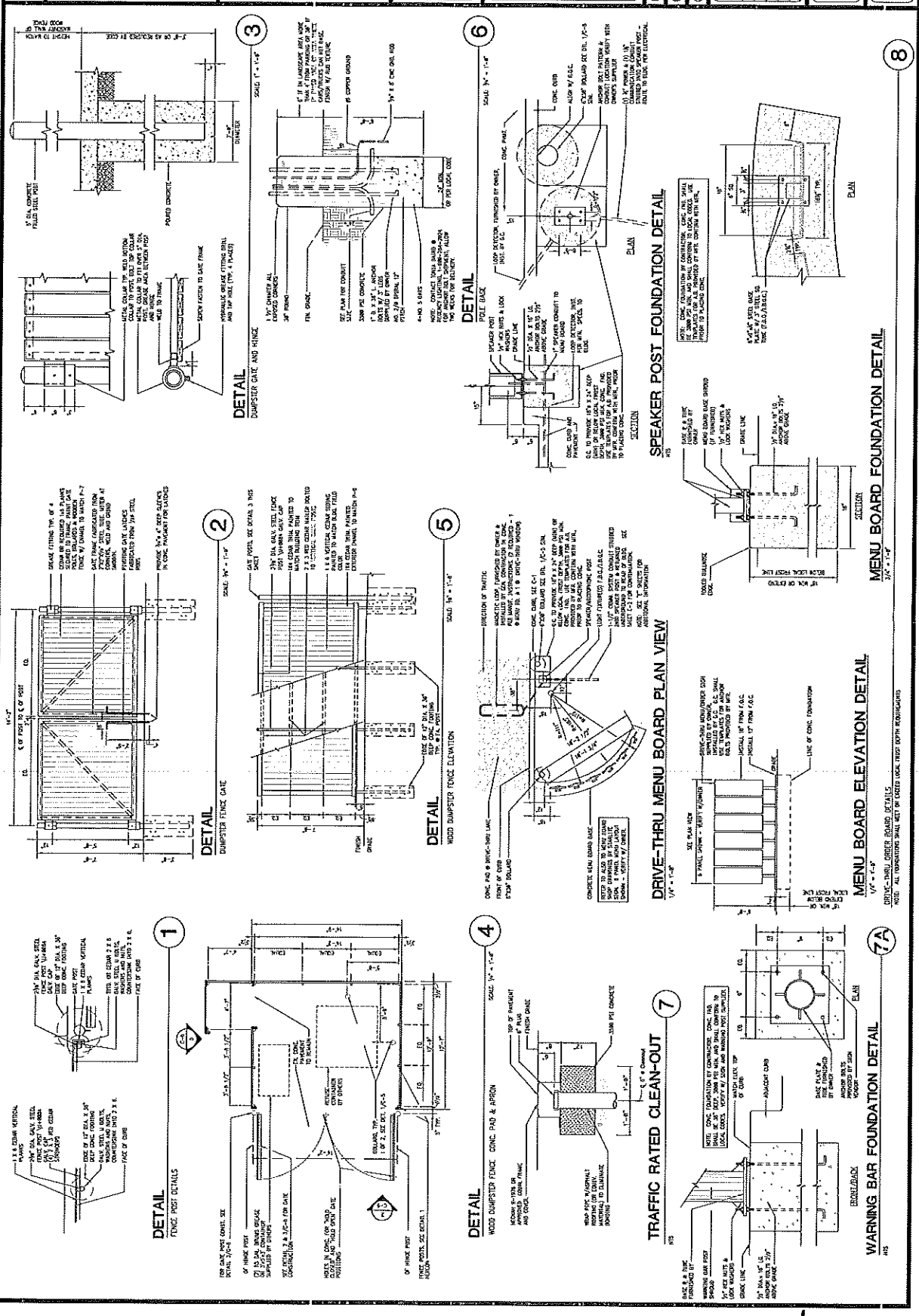
4250 4260 4270

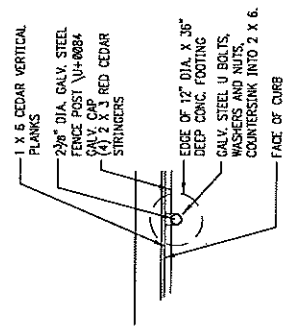
4260 4270 4280

4270 4280 4290

4280 4290 4300

4290 4300 43





DETAIL

FENCE POST DETAILS

FOR GATE POST CONST. SEE
DETAIL 3/C-6

OF HINGE POST

(2) 55 GAL. DRUMS GREASE
OR 3/4x3/4\"/>

SEE DETAIL 2 & 3/C-6 FOR GATE
CONSTRUCTION

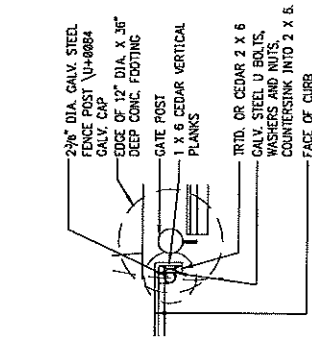
HOLES IN CONC. FOR "HOLD
CLOSED" AND "HOLD OPEN" GATE
POSITIONS

OF HINGE POST

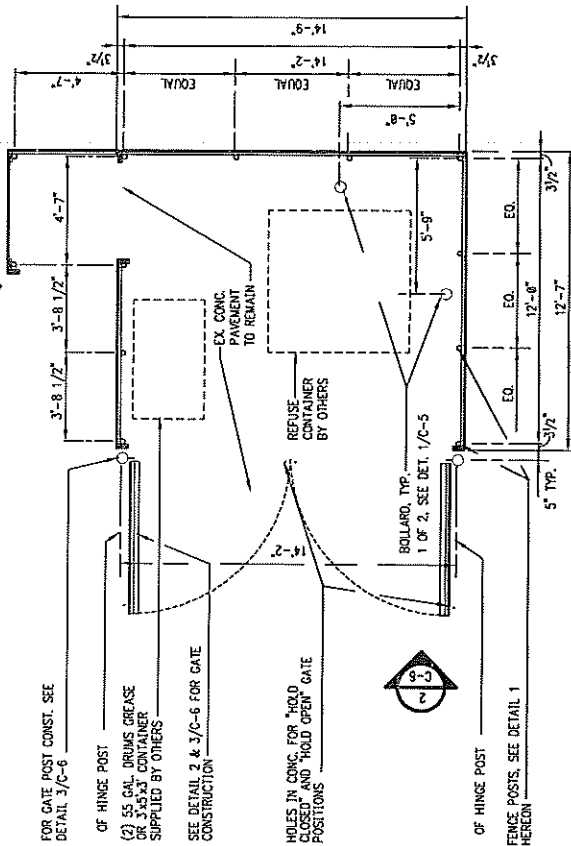
FENCE POSTS, SEE DETAIL 1
HEREON

DETAIL

WOOD DUMPSTER FENCE CONC. PAD & APRON



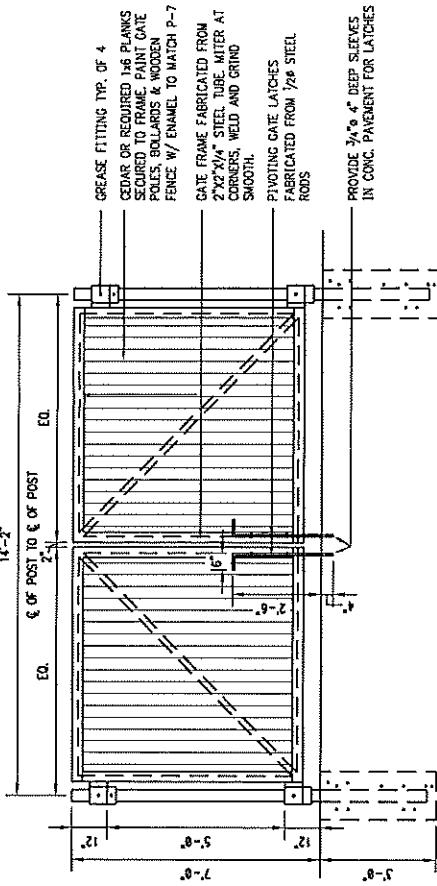
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3

DETAIL

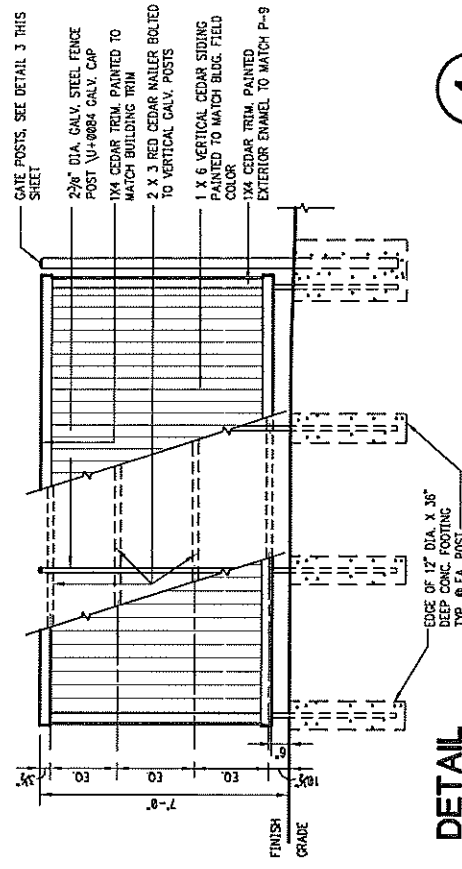
WOOD DUMPSTER FENCE CONC. PAD & APRON



DETAIL

DUMPSTER FENCE GATE

2



DETAIL

WOOD DUMPSTER FENCE ELEVATION

4

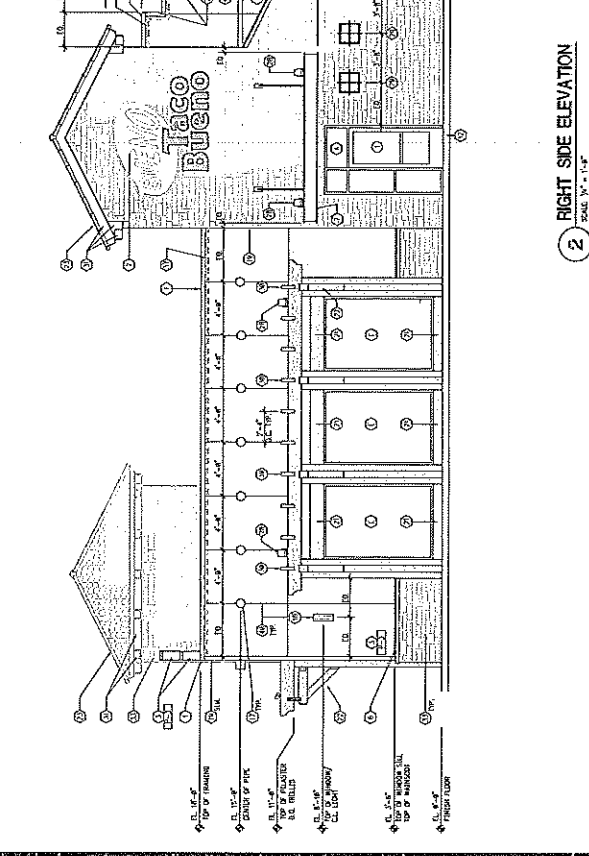
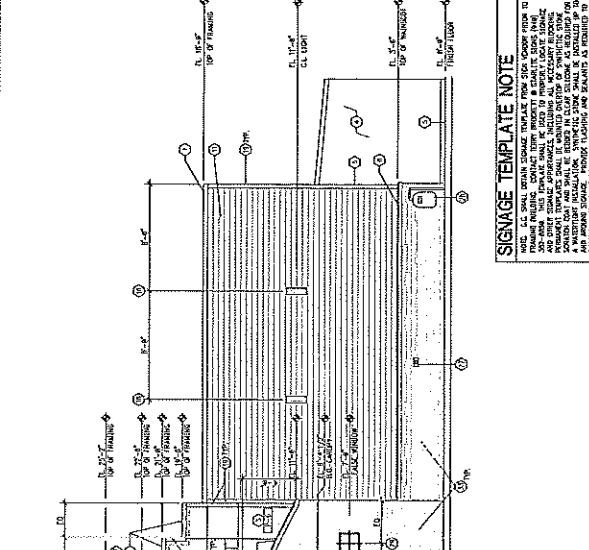
TRASH ENCLOSURE DETAILS

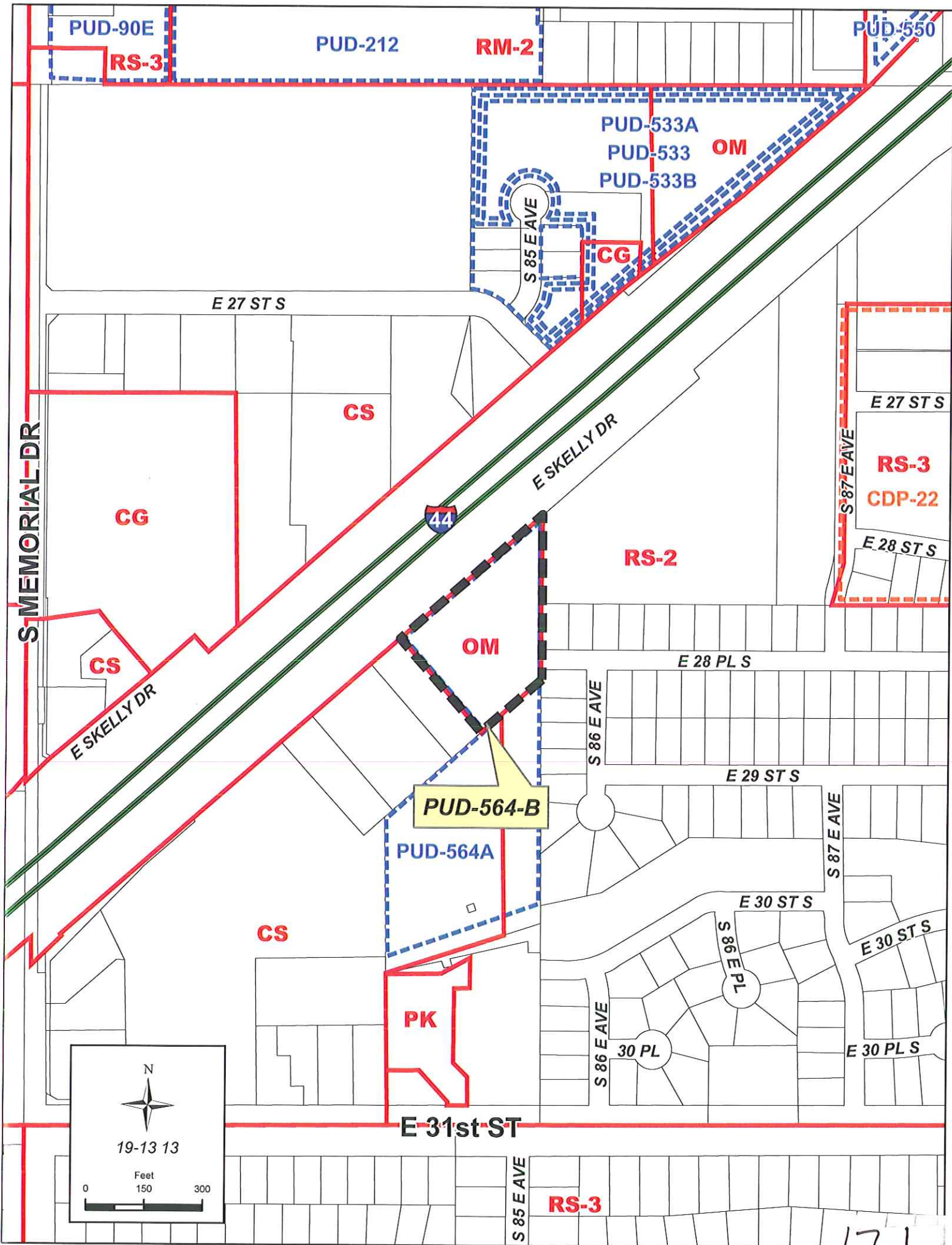
16.11

CANOPY TEMPLATE DETAIL

The diagram illustrates the components and dimensions of a canopy template. It includes a main entrance canopy with a width of $6'-0\frac{1}{2}''$ and a depth of $6'-0\frac{1}{2}''$. A bracket indicates a distance of $12'-0\frac{1}{2}''$ from the main entrance canopy to the template. The template itself is a rectangular area with a width of $6'-0\frac{1}{2}''$ and a depth of $12'-0\frac{1}{2}''$. The template is labeled "CANOPY TEMPLATE" and "CANOPY TEMPLATE DETAIL".

NOTE: CLOSET IT TOGETHER TO ALL
SIZES OF TEMPLATE. SEE SCHEM. 11-1-1





17.1



19-13 13

0 Feet 150 300

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

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-564-B

TRS 9313

Atlas 457/458

CZM 38

PD-17 CD-3

TMAPC Hearing Date: July 6, 2010

Cont'd from June 1, 2010

Applicant: Lou Reynolds

Tract Size: 2.6± acres

ADDRESS/GENERAL LOCATION: North and east of northeast corner East 31st Street and South Memorial Drive

EXISTING ZONING: OM/ PUD-564-A **EXISTING USE:** Vacant

PROPOSED ZONING: OM/ PUD-564-B **PROPOSED USE:** Home improvement and remodeling

ZONING ORDINANCE: Ordinance number 20594 dated May 15, 2003, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-533-B December 2006: All concurred in approval of a proposed Major Amendment to PUD on a 8± acre tract of land for furniture retail sales (Grizzly Mountain Rustic furniture) and related accessories with onsite manufacture of the furniture, on property located on the northwest corner of East 27th Street and East Skelly Drive.

Z-6993 August 2005: All concurred in approval of rezoning a tract from CS to CG, on property located north of the northwest corner of South Memorial Drive and East Skelly Drive.

PUD-533-A June 2005: All concurred in approval of a proposed PUD Major Amendment 7.9± acres to allow agricultural implement sales, on property located on the northeast corner of East 27th Street and East Skelly Drive.

PUD-564-A May 2003: All concurred in approval of a proposed Major Amendment to PUD-564 to include an 8± acre tract that was originally the Carpenters' Union, to permit office use for the auto/truck dealership, on the property located North and east of northeast corner East 31st Street and South Memorial Drive and a part of the subject property.

BOA-19006 March 2001: The Board of Adjustment approved a special exception to permit use of church parking for non-church purposes, on property located east of northeast corner of East 31st Street and South Memorial Drive.

Z-6806 February 2001: All concurred in approval of a request to rezone a 1.5-acre tract from RS-3 to PK to provide additional parking for the adjoining automotive sales and service business located west of the church located south of the subject tract and east of the northeast corner of East 31st Street and South Memorial Drive.

BOA-18756 May 23, 2000: The Board of Adjustment approved a Variance of Section 403 of the allowable height in a RS zoned district from 35' to 95' for church steeple and structure, per

17.3

plan submitted, on property located at southeast corner South 87th East Avenue and East Skelly Drive and abutting east of subject property.

Z-6557/PUD-564 September 1997: All concurred in approval of a request to rezone the 5.4-acre tract from RS-2 to CS/PUD for indoor automobile and light truck service and repair, on the property located North and east of northeast corner East 31st Street and South Memorial Drive and a part of the subject property.

PUD-533 June 1995: All concurred in approval of a request for rezoning a tract of land from CS/OM to CS/OM/PUD to allow mixed uses, on property located on the northeast corner of East 27th Street and East Skelly Drive.

BOA-12820 October 1983: The Board of Adjustment approved a special exception to allow a daycare facility in an existing church, on property located east of northeast corner of East 31st Street and South Memorial Drive.

BOA-3155 March 11, 1959: The Board of Adjustment approved a Special Exception to permit church use and accessory uses, on property located at southeast corner South 87th East Avenue and East Skelly Drive and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.6± acres in size and is located north and east of northeast corner East 31st Street and South Memorial Drive. The property appears to be vacant and is zoned OM/ PUD-564-A.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Freeway Access Road	100'	1 - 2

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

SURROUNDING AREA: The subject tract is abutted on the east by Candlelight, zoned RS-3; on the north by I-44, zoned RS-2; on the south by Groveland Addition, zoned RS-2/OM/CS/PUD-564; and on the west by Groveland Addition, zoned RS-2/OM/CS/PUD-564.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific Land Use. According to the Zoning Matrix, the existing OM zoning on the lot is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-564-B is an adaptive re-use proposal consisting of 2.6 acres/113,256 square feet (sf) located along Skelly Drive/the I-44 service road. The site is located northeast, of the northeast corner of 31st Street South and South Memorial Drive. The property is flat and was developed for office uses as the headquarters of Carpenter's Union Local Number 943. The building is currently vacant. There is no zoning change requested or required with this application and the property has already been platted (please refer to Exhibit A).

PUD-564 was approved to permit the expansion of existing automobile and light truck sales along Skelly Drive, while providing a landscaped area that would be developed as a channel

17.4

for Audubon Creek with a capacity to carry the 100-year storm runoff. Major amendment PUD-564-A added the subject tract with the intent of removing the Carpenter's Hall and further expanding the auto dealership for an office and the display and sale of new and used automobiles.

Major amendment PUD-564-B now seeks to utilize the existing building and:

1. Add as a Permitted Use, Use Unit 15 - Other Trade and Services, limited to Contract Construction Services only and uses customarily accessory thereto;
2. Increase the Maximum Building Floor Area from 12,000 sf to 13,500 sf (a .11 FAR in the OM district which allows a .5 FAR); and
3. Reduce the Minimum Building Setback from the easterly boundary of Development Area "B" from 100' to 90'.

Staff has conducted site visits, the photographs of which can be viewed in Exhibit C. In addition to the TMAPC property owner's notification, the applicant notified the abutting property owners and held a public meeting in a nearby church which was unattended (see Exhibit D).

Considering the site location along a freeway, the buffering mechanisms proposed (see Exhibit B and landscape, screening, lighting and other requirements below) and the proximity to a residential subdivision in relationship to the proposed use, staff can support the request. Staff generally supports the adaptive reuse of properties where appropriate.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-564-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-564-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:

LAND AREA:

2.595 Net Acres

PERMITTED USES:

Those uses included within Use Unit 10, Off-Street Parking, Use Unit 11, Offices and Studios, and display for sale of new and used automobiles and light trucks, and Use Unit 15, Other Trades and Services, limited to Contract Construction Services and Uses Customarily and Accessory thereto.

MAXIMUM BUILDING FLOOR AREA:

13,500 SF

17.5

MAXIMUM BUILDING HEIGHT:

One-story not to exceed 20'.

MINIMUM BUILDING SETBACKS:

From the residential development area to the east:	90'
From southerly boundary of the Development Area:	85'
From westerly boundary of the Development Area:	0'
From Northerly boundary of the Development Area:	50'

MINIMUM BULK WASTE CONTAINER SETBACK:

No exterior trash collection facilities shall be located within 150 feet of the easterly boundary of Development Area B. Bulk waste containers will be completely screened from the view of a person standing at ground level.

OFF-STREET PARKING:

As required by the applicable use unit of the Tulsa Zoning Code. All parking areas for the display for sale of automobiles and light trucks shall have an all-weather, dust-free surface.

SIGNS:

- A. One ground sign shall be permitted along the I-44 service road frontage which shall not exceed 160 square feet of display surface area and 20 feet in height or the height of the building, whichever is lower. Such ground sign shall be located at least 225 feet from the easterly boundary of Development Area B.
- B. Wall signs shall be permitted not exceeding two square feet of display surface area per lineal foot of building wall to which attached, provided wall signs shall not be permitted on the easterly or southerly facing building walls within Development Area B.

INTERNAL LANDSCAPED AREAS:

- A. A minimum of fifteen percent of the net land area shall be developed in accord with the Landscape Chapter of the Tulsa Zoning Code and in accord with the screening and landscape plan, Exhibit B, provided areas for the display for sale of automobiles and light trucks shall not be considered as required off-street parking for the administration of the off-street parking and Landscape Chapter requirements of the Tulsa Zoning Code.
- B. The landscaped buffer area in Development Area A shall be tapered to follow the existing easternmost driveway in Development Area B and then widened to include an area approximately 140 feet wide at the northeastern corner of Development Area B. Deciduous trees shall be installed within the new landscaped area as shown on Exhibit B, screening and landscaping plan, with a minimum caliper of two inches and a minimum height of ten to twelve feet at planting, spaced approximately 25 feet apart to permit canopy development.

SCREENING:

An eight (8) foot high solid screen masonry type wall shall be constructed on the westerly side of the landscaped area within Development Area B to a point at the north boundary of Lot 11, Block 2 - Candlelight Addition, and then connect to the northwest corner of that lot. The extension of the screening fence shall create a visual barrier between the two residences adjacent to Development Area B and the vehicles displayed and an effective physical barrier to prevent trespassers from entering the landscaped buffer area.

LIGHTING:

Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas. No light standards shall be located within 80 feet of the east boundary of the Development Area. No light standard shall be located within the landscape buffer area along the easterly boundary of Development Area B as shown on the screening and landscape plan, Exhibit B. Light standards within 100 feet of the easterly boundary of Development Area B shall not exceed 16 feet in height. No light standard, including building-mounted shall exceed 25 feet in height.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

9. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Truck trailers shall not be used for storage of bulk waste.
13. An external public address speaker system shall be prohibited.
14. There shall be no access from the PUD to East 28th Place South.

TAC Comments:

General: No comments.

Water: An IDP project will be required to provide fire protection and water service needs.

Fire: There are no fire hydrants meeting the spacing requirements of the International Fire Code for this facility. A fire Hydrant shall be provided.

Stormwater: No objection.

Wastewater: No comments

Transportation: East access is located within LNA. Access width must be limited to 36' each. Sidewalks required.

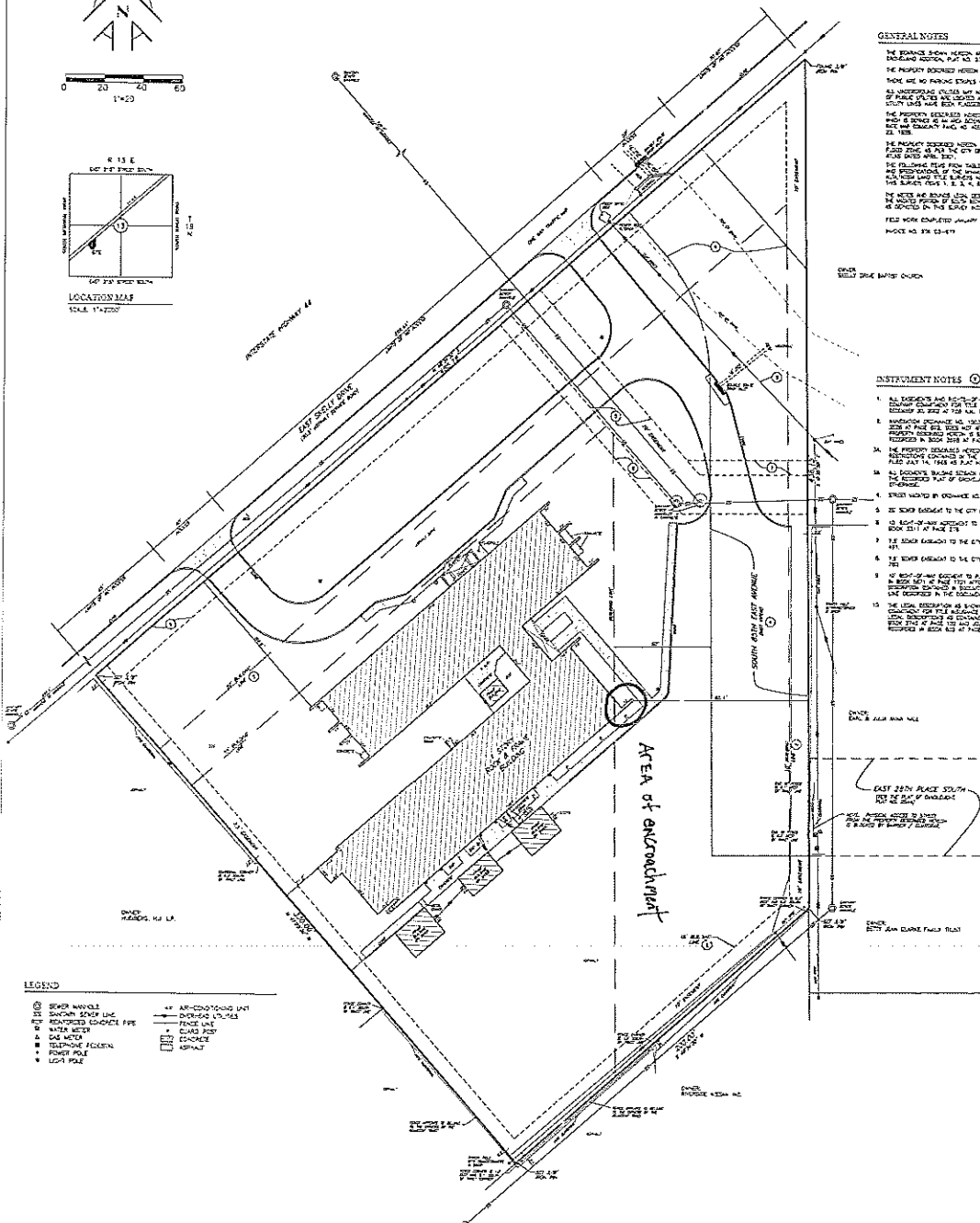
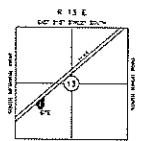
INCOG Transportation:

- **MSHP:** E. Skelly Drive is a designated highway.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates an existing route on Memorial Drive, between 21st St. S. and 31st St. S. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

GIS: No comments

Street Addressing: No comments.



GENERAL NOTES

[illegible]

INSTRUMENT NOTES ⑦

- [illegible]

LEGEND

- ① SEWER MANHOLE
 SX SANITARY SEWER LINE
 RCP REINFORCED CONCRETE PIPE
 W WATER WETTER
 Δ GAS METER
 T TELEPHONE POLE/ST
 P POWER POLE
 * L.C.D. POLE
 AR AIR-CONDITIONING UNIT
 DR-HO DRAIN HOLES
 — FENCE LINE
 — GUARD POST
 □ CONCRETE
 ■ ASPHALT

CERTIFICATE

THE SURVIVING COMPANY, AN OREGON CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF OREGON (CERT. NO. _____)

THE OREGON-S. L.P.
OCEANIC LIFE INSURANCE COMPANY
P.O. BOX 1000, ASTORIA, OREGON 97103

[illegible]

ZONING NOTES

[illegible]

ALTA/ACSM
LAND TITLE SURVEY

8220 EAST SHELBY DRIVE

LET SEVEN (7), BLOCK ONE (1), GIOVANNI ASSOCIATION, AN ASSOCIATION TO THE CITY AND COUNTY OF DALLAS, STATE OF TEXAS, ACCORDING TO THE RECORDED PLAT OF THE ASSOCIATION, AND TWO PORTION OF SOUTH EIGHT FIRST AVENUE ADJACENT TO THE SOUTH SIDE OF THE DUTY HIGHWAY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHEAST CORNER OF LOT 7, BLOCK 1, OF GIOVANNI ASSOCIATION, THE DUTY HIGHWAY AND THE COUNTY OF DALLAS, ACCORDING TO THE DUTY RECORDS; PAT THEREOF; SAID POINT BEING ON THE SOUTH EIGHTH-OF-WAY LINE OF SHELLEY DUFF PAPER IS APPROXIMATELY 81 FEET NORTH OF THE DUTY HIGHWAY, ACCORDING TO THE DUTY RECORDS; SAID POINT IS ALSO 22 FEET WEST NORTH OF THE SOUTHWEST CORNER OF THE DUTY HIGHWAY; THENCE NORTH 15 DEGREES 15 MINUTES 15 SECONDS EAST 15 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 125 FEET BY A DISTANCE OF 72.5 FEET; THENCE N 15 DEGREES 15 MINUTES 15 SECONDS EAST 15 FEET TO A POINT; THENCE S 15 DEGREES 15 MINUTES 15 SECONDS EAST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

WHITE SURVEYING CERTIFICATE
 CERTIFICATE OF ADOPTION
 NO. 0108
 (NEWARK 8/20/2005)

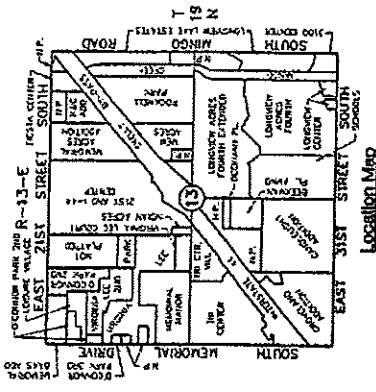
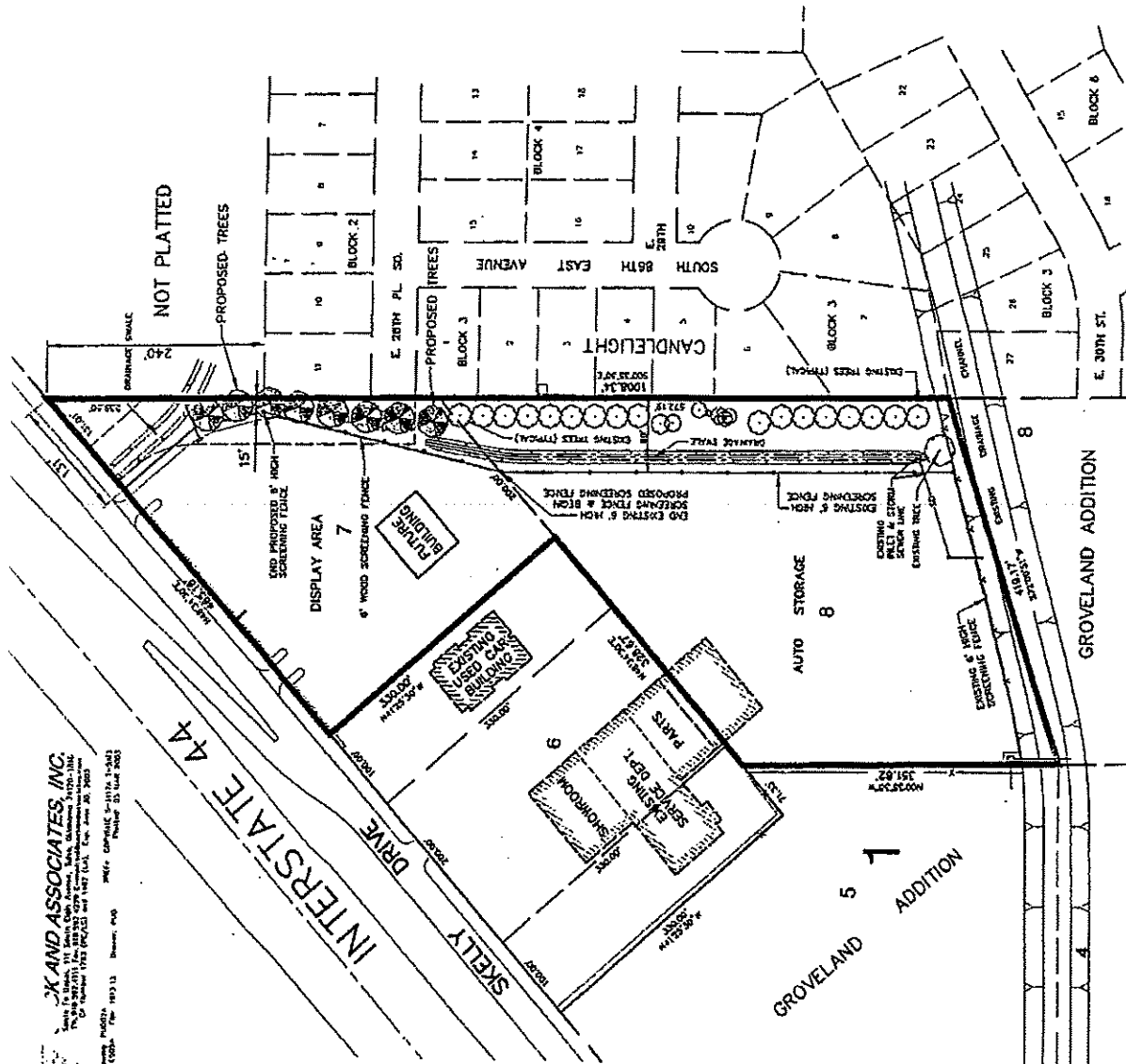
BY _____
 REGISTERED PROFESSIONAL LAND SURVEYOR

REVISIONS

WHITE Surveying
COMPANY

providing food handling services since 1940
5534 E. 1st Ave. # 7, Apt. C4 74143 • 800-221-7651 • 312-875-8924 • 312-875-8900 fax

JK AND ASSOCIATES, INC.
 111 South Main Street, Suite 1000, St. Louis, MO 63102-1000
 Phone: (314) 436-1000
 Fax: (314) 436-1001
 Project: Skelly Drive
 Date: 10/20/94
 Sheet: 17.10



Note:
 PROPOSED TREES SHALL BE
 2" CALIPER, 10'-12' TALL AT
 TIME OF PLANTING AND SPACED
 25' CENTER TO CENTER.



Screening & Landscape Plan EXHIBIT 'B' Planned Unit Development Number 564-B



EXISTING Building - looking Southeast



Rear of EXISTING Building w/ PUD Boundary looking NE.

17.11

EXHIBIT C



Rear of existing building w/ PUD Boundary looking Southeast



PUD Boundary in common w/ residential district

17.12



Front of existing building

Sansone, Christopher

From: Louis Reynolds [lreynolds@ellerdetrich.com]
Sent: Wednesday, May 26, 2010 11:21 AM
To: Sansone, Christopher
Subject: PUD 564-B 8220 East Skelly Drive
Attachments: 3477_001.pdf

Dear Chris: Attached is a copy of a letter that the Applicant mailed to all of the residential property owners within 300FT of the project. The letter was mailed Tuesday a week ago for a meeting last night at the Skelly Drive Baptist Church. The church is adjacent to the project. I wanted to let you know that no one showed up from the neighborhood for the meeting. Also, I have spoke on the phone with 3 of the neighbors, Mr. Hall, Mr. Buttress and Ms. Akin, all of whom seemed to be fine with the proposed PUD Amendment when they learned what the Amendment was for. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds
Eller and Detrich
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114
Telephone: (918) 747-8900
Facsimile: (918) 747-2665
rlreynolds@ellerdetrich.com

From: scanned-image@fileroom.org [mailto:scanned-image@fileroom.org]
Sent: Wednesday, May 26, 2010 11:11 AM
To: Louis Reynolds
Subject: Attached Image

5/26/2010

EXHIBIT D

17.14



COMMUNITY BUILDERS, INC

May 18, 2010

Ms. Sonia Weisberg
8611 East 29th Street
Tulsa, Oklahoma 74129

Re: Planned Unit Development No. 564-B
8220 East Skelly Drive

Dear Ms. Weisberg:

I am writing to invite you to a meeting at the Skelly Drive Baptist Church on Tuesday, May 25th from 7:00 p.m. to 8:00 p.m. This meeting is to share information about our PUD application you recently received notice of, on the former Carpenter Union's property with our residential neighbors.

The purpose of our application is to amend the PUD to permit us to use the former Carpenter Union's building as an office, showroom and shop for our home improvement and remodeling business. Because the original PUD contemplated that the property would be used as a "car lot", we requested this amendment to allow "contract construction services" use in the PUD. Additionally, the original PUD contemplated that the Carpenter Union's building would be removed to make room for the car lot, so we also requested that the "building floor area" under the PUD be increased to 13,000 square feet from 12,000 square feet and that the "building setback" from the east boundary be decreased to 90 feet from 100 feet so that we can use the existing building. With these changes, we can remodel the former Carpenter Union's building to accommodate our business.

We have not requested any other amendments to PUD 564.

Enclosed is a brochure about Community Builders. While we would like to have you as a customer, it is also a part of our mission to be a good neighbor so I am inviting you to this meeting about our project and will set aside time to answer any questions you may have.

Tulsa Office
20 S. 91st E. Ave.
Tulsa, OK 74112
918-836-5055
918-836-8269 Fax

Toll Free at 1-800-364-1510

Oklahoma City Office
7925 N Hudson Suite F
Oklahoma City, OK 73116
405-767-9050
405-767-9052 Fax

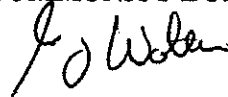
17.15

Ms. Sonia Weisberg
May 18, 2010
Page 2

I look forward to seeing you on May 25, 2010 at 7:00 p.m.

Sincerely,

COMMUNITY BUILDERS, INC.



J. G. Wolter
President

JGW:kfm
Enclosure

P.S. Please use the door on the east side of the church. JGW

FA10-1057.001WN&C\tr (05-14-10).doc

E 122nd ST

CZ-403

AG

AG

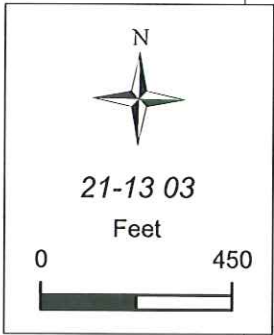
N SHERIDAN RD

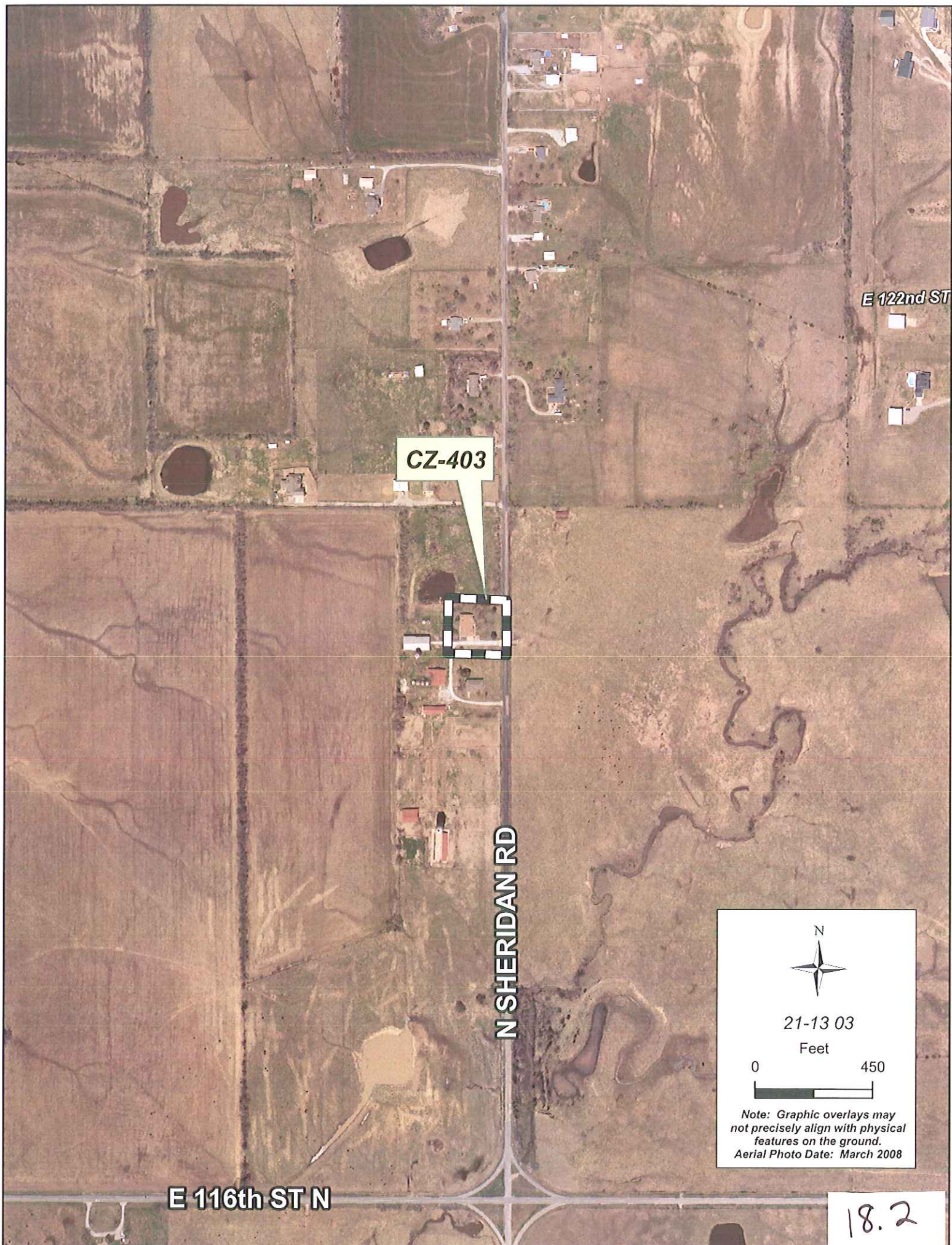
E 116th ST N

AG

AG

18.1





CZ-403

E 122nd ST

N SHERIDAN RD

E 116th ST N



21-13 03

Feet

0

450



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

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-403

TRS 1303

Atlas 0

CZM 11

PD- North Tulsa County

TMAPC Hearing Date: July 6, 2010

Applicant: Roger K. Eldredge

Tract Size: 1± acres

ADDRESS/GENERAL LOCATION: North of northwest corner of East 116th Street and North Sheridan Road

EXISTING ZONING: AG

EXISTING USE: Residential

PROPOSED ZONING: AG-R

PROPOSED USE: Residential

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

RELEVANT ZONING HISTORY:

CZ-302 August 2002: All concurred in approval of a request for rezoning a 20± acre tract of land from AG to AG-R for residential/agriculture use on property located south of the southeast corner of North Memorial Drive and East 116th Street and east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located north of northwest corner of East 116th Street and North Sheridan Road. The property appears to be in agricultural and single-family residential use and is zoned AG.

STREETS:

Exist. Access

North Sheridan Road

MSHP Design

Secondary arterial

MSHP R/W

100

Exist. # Lanes

2

UTILITIES: The subject tract is served with water from a rural water system and no 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 agricultural land, zoned AG; on the south by apparently agricultural and single-family residential land, zoned AG; and on the west by vacant/agricultural land, zoned AG.

18.3

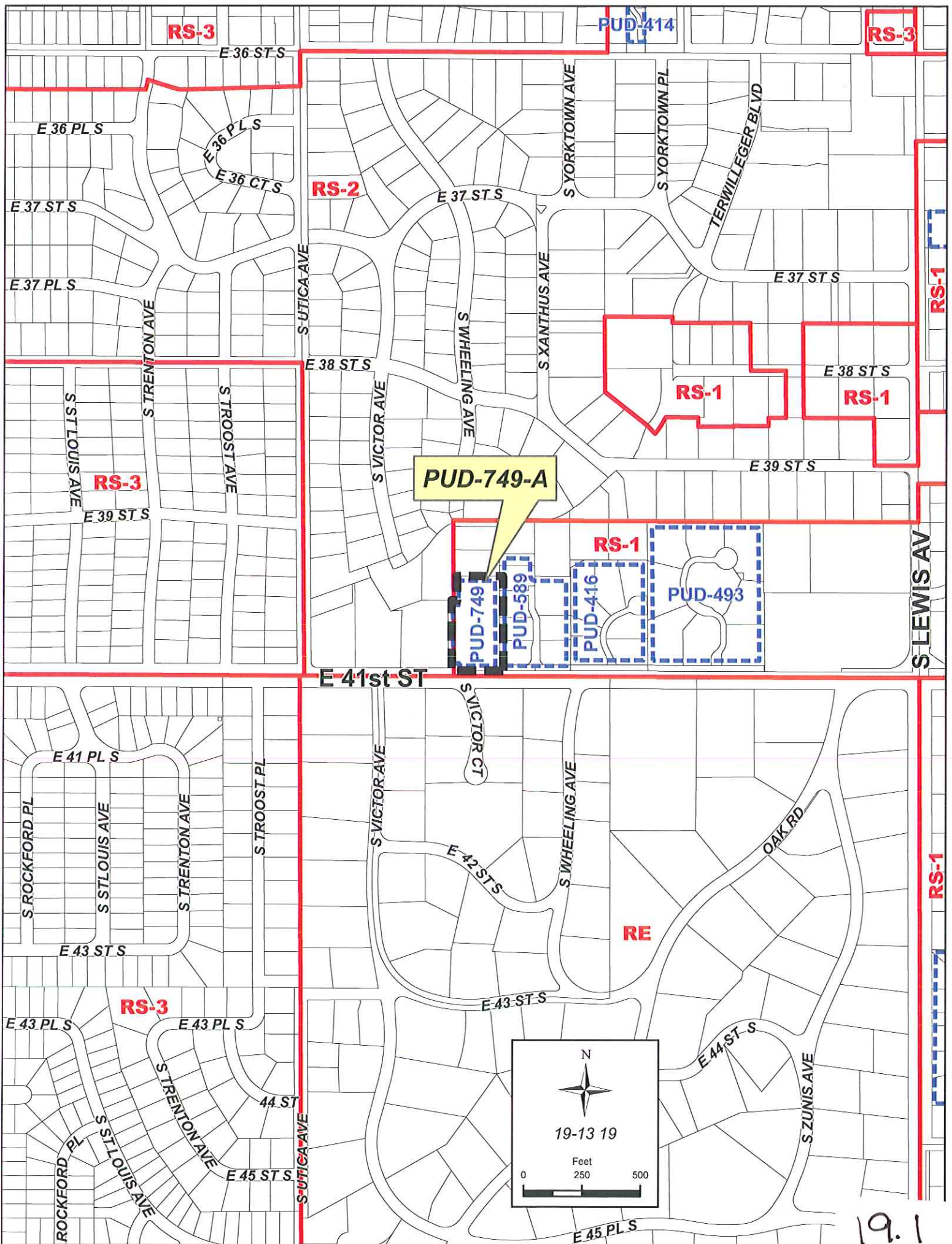
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The North Tulsa County Comprehensive Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Agriculture. According to the Tulsa County Zoning Matrix, the requested AG-R zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

If approved, this rezoning would clearly be spot zoning. The property is totally surrounded by AG-zoned and agriculturally-used properties. Staff therefore recommends **DENIAL** of AG-R zoning for CZ-403.

07/06/10





PUD-749-A

E 41st ST



19-13 19



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

19.2



S VICTOR AVE

PUD-749-A

E 41st ST

S XANTHUS AVE

S VICTOR AVE

S WHEELING AVE



19-13 19

0 Feet 75 150

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

19.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-749-A (Abandonment)

TRS 9313

Atlas 247

CZM 47

PD-6 CD-9

TMAPC Hearing Date: July 6, 2010

Applicant: Sack and Associates, Inc.

Tract Size: 2.07± acres

ADDRESS/GENERAL LOCATION: East of the northeast corner of East 41st Street and South Utica Avenue

EXISTING ZONING: RS-1/PUD (PUD-749) **EXISTING USE:** Vacant

PROPOSED ZONING: RS-1 (PUD-749-A) **PROPOSED USE:** Single-family residential

ZONING ORDINANCE: Ordinance number 21770 dated April 9, 2008, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-749 April 2008: All concurred in approval of a proposed Planned Unit Development on a 2.07± acre tract of land for a small gated single-family subdivision on property located east of the northeast corner of East 41st Street and South Utica Avenue and the subject property.

Z-7063 August 2007: A request for rezoning a 1.96± acre tract of land from RS-1 to RS-2 was *withdrawn* on the subject property also described as east of northeast corner of East 41st Street South and South Utica Avenue.

PUD-589 August 1998: All concurred in approval of a proposed Planned Unit Development on a 2.9± acre tract of land for a gated subdivision with seven units maximum, retaining one of existing two houses, on property located west of the northwest corner of East 41st Street and South Lewis Avenue and abutting the subject property to the east.

PUD-546 June 1996: All concurred in approval of a proposed Planned Unit Development on a 2.3± acre tract of land for a five single-family lots with a private street on property located north of northeast corner of East 37th Street and South Lewis Avenue

Z-6395 March 1993: All concurred in approval of a request for rezoning a 200± acre tract of land from RS-1 to RE for single-family development on property located on the southwest corner of East 41st Street and South Lewis Avenue.

PUD-493 October 1992: All concurred in approval of a proposed Planned Unit Development on a 7± acre tract of land for an eight lot development of single-family homes with private streets on property located west of northwest corner of East 41st Street and South Lewis Avenue.

PUD-416 June 1986: All concurred in approval of a proposed Planned Unit Development on a 3.6± acre tract of land for a single-family, private street development with a maximum of 7 lots on property located west of northwest corner of East 41st Street and South Lewis Avenue.

19.4

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.07 ± acres in size and is located east of the northeast corner of East 41st Street and South Utica Avenue. There is one large single family residence on the property which will be removed. The property is zoned RS-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41 st Street	Urban Arterial	70'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by a single-family residential development, zoned RS-1/PUD-589; on the north by single-family residential uses, zoned RS-1; on the south by single-family residential uses, zoned RE; and on the west by single-family residential uses, zoned RS-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the existing RS-1 underlying zoning is in accord with the Plan.

STAFF RECOMMENDATION:

This 2.07 acre/90,169 sf tract is located east of the northeast corner of East 41st Street and South Utica Avenue. The property is zoned RS-1/PUD-749.

Due to what the applicant identifies as changes in market conditions, major amendment PUD-749-A seeks to abandon PUD-749 and return the property to the underlying RS-1 zoning. There is no request to change the underlying zoning on the property. The property owner now wishes to build one single family residence on the property.

Originally approved in 2008, PUD-749 was a proposed five lot single family residential subdivision.

Staff supports the request to abandon the PUD since the development of the property will be less intensive with construction of one single family residence versus five.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-749-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the Residential Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-749-A subject to the following conditions:

1. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No objection to the abandonment.

19.5

Water: No objection to the abandonment.

Fire: No objection to the abandonment.

Stormwater: This property drops over 25 feet from the southeast corner to the northwest corner. All additional impervious development of this property will require the Stormwater Detention Facility, shown as Reserve 'B', in the existing P.U.D.

Wastewater: No objection to the abandonment.

Transportation: No objection to the abandonment.

Traffic: No objection to the abandonment.

INCOG Transportation:

- **MSHP:** 41st Street between Peoria and Lewis is a designated Urban Arterial.
- **LRTP:** 41st St. S., between Lewis Avenue and Peoria Ave, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations where applicable.
- **TMP:** No Comment
- **Transit:** Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

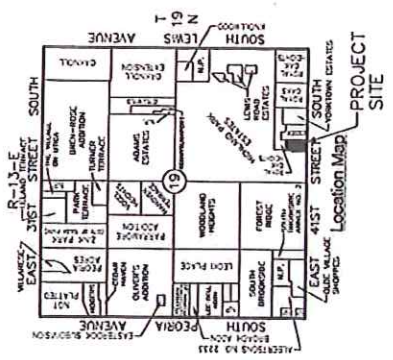
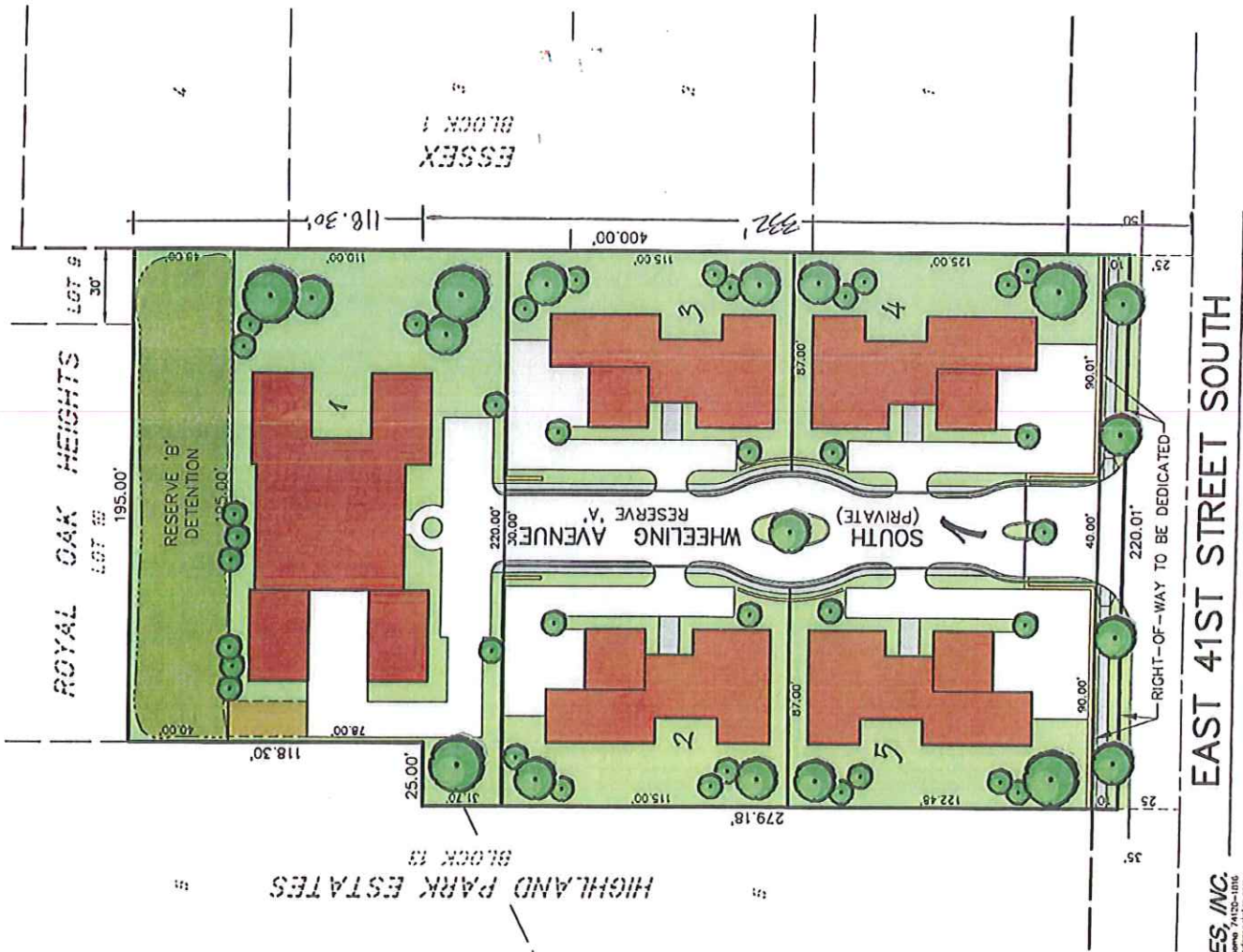
GIS: No objection to the abandonment.

Street Addressing: No objection to the abandonment.

07/06/10

PUD-749 original concept plan.

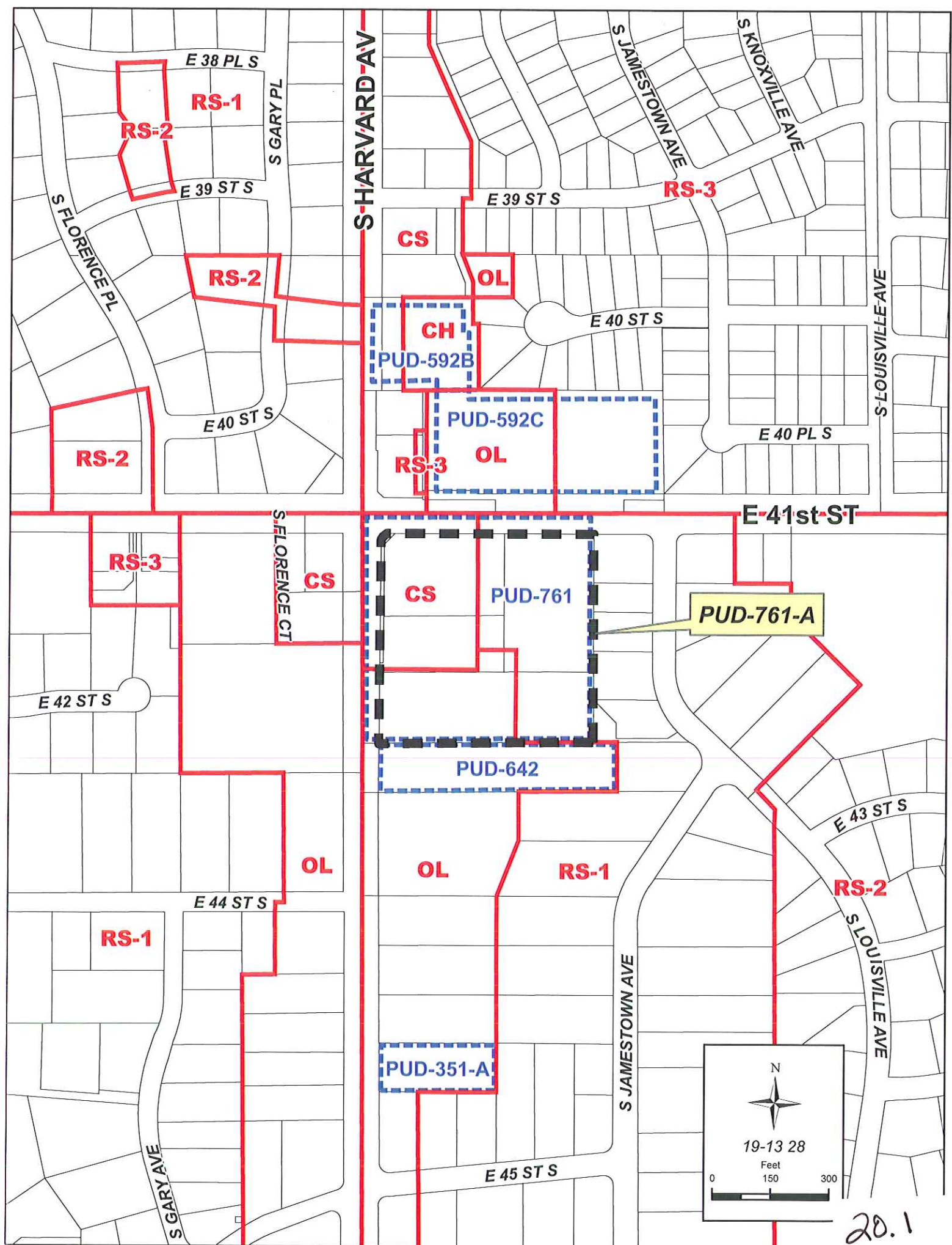
19.7



place 41

Conceptual Site Plan
EXHIBIT 'A'
Planned Unit Development Number 749

K AND ASSOCIATES, INC.
1001 South Oak Avenue, Suite 100, Oakdale, CA 95361
916.411.1111 Fax 916.592.0257 E-mail: kandi@kandiassociates.com
www.kandiassociates.com
SHEET NO. 1001 OF 1001
DATE: 06/20/2009
PROJECT: PUD-749



20.1



PUD-761-A

N

19-13 28

Feet

0 150 300

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

20.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-761-A

TRS 9328

Atlas 311

CZM 48

PD-6 CD-9

TMAPC Hearing Date: July 6, 2010

Applicant: Sack and Associates, Inc.

Tract Size: 6.87± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 41st Street South and South Harvard Avenue

EXISTING ZONING: RM-2/OL/CS/PUD-761 **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 21960 dated December 17, 2008, established zoning for the subject property.

PROPOSED ZONING: RM-2/OL/CS/PUD-761-A **PROPOSED USE:** Dry cleaner

RELEVANT ZONING HISTORY:

PUD-761 December 2008: All concurred in approval of a proposed Planned Unit Development a 6.87± acre tract of land for a neighborhood shopping center (Harvard Square) on property located on the southeast corner of East 41st Street and South Harvard Avenue and the subject property.

Z-6906 December 2003: A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

PUD-690 December 2003: A proposed Planned Unit Development on a 5.67+ acre tract of land (related to rezoning case Z-6906) to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The City Council denied the application.

PUD-592-C June 2003: All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

BOA-20338 September 26, 2006: The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41st Street South and South Harvard Avenue.

20.3

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st Street for temporary buildings and outdoor sales; a Variance of the setback from an R district; and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

Z-6818 June 2001: All concurred in approval of a request for rezoning a 1.34± acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-592-B June 2001: All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

Z-6804/PUD-592-A March 2001: A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-642 February 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for office development on property located south of the southeast corner East 41st Street South and South Harvard Avenue and abutting south of subject property.

PUD-592 August 1998: All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.84± acres in size and is located southeast corner of East 41st Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL/CS/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary Arterial	100'	4
East 41 st Street South	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 Villa Grove Heights No. 1, zoned RS-1; on the north by 41st Street and then "41st Place", zoned OL/CH/RS-3/PUD-592-C; on the south by Peachtree Square Replat L5-6, Block 1 Villa Grove Heights No. 1, zoned

OL/PUD-642; and on the west by Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS and OL respectively.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

In 2008, the TMAPC found a rezone of a small portion of the OL zoning on the property to CS to be in accord with the Plan with concurrent approval of PUD-761.

STAFF RECOMMENDATION:

PUD-761 is a 6.87 acre/299,257(+/-) square foot (sf) tract located at the southeast corner of 41st Street South and South Harvard Avenue. Approved in 2008, the PUD allows 60,000 sf of office, retail, restaurant and convenience uses with no single building to exceed 22,000 sf. A CVS pharmacy has been built on the hard corner of 41st Street and Harvard Avenue.

PUD-761 expressly forbids the following uses:

Pawn Shops, Pay Day Loan Offices, Tobacco Stores; Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, Drive-through Restaurants, Apartments, Auto Alarms Installation, Auto Parts & Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-family Dwellings, Night Clubs, Oil & Lubrication Service, Pawn Shop, Plumbing Fixtures, Pool Halls, Secondhand Store, Shoe Repair, Taverns, Tune-Up Service, Video Rentals.

In order to permit the construction of a dry cleaner on Lot 4 (see attached exhibits), Major Amendment PUD-761-A seeks to:

1. Add Dry Cleaner use only within Use Unit 15 to Lot 4, and limit the use to no more than 15,000 sf;
2. Waive the requirement that 50% of north side of the building on Lot 4 be landscaped;
3. Change the maximum height of an unoccupied architectural feature from 29' to 31 feet outside the east 100' of the PUD;
4. Tie the landscape requirement for the south boundary of the PUD to the development of Lot 3 rather than Lot 4 since Lot 3 borders the south boundary of the PUD;
5. Reflect a lot split; and
6. Change of access along 41st Street to allow for more direct access to Lot 4.

Staff supports the addition of Dry Cleaner use only within Use Unit 15 considering other uses that are permitted in the PUD. The waiver of the north side of building 50% landscape requirement is necessitated by the north end of the proposed building being under a canopy (see attached Detail Site Plan). In order to better keep with the approved "prairie style" architectural theme requiring a pitched roof, the 2 foot increase in building height requested for unoccupied architectural features is appropriate. Since Lot 4 does not directly border the south boundary of the PUD staff supports having the developer of Lot 3 landscape Lot 3, rather than the developer of Lot 4. The change of access and lot split are viewed as minor in nature per §1107, H-6 and 10

20.5

Staff finds the proposed uses and intensities of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-761-A 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-761-A subject to the following conditions:

1. All conditions of the approval of PUD-761 remain effective unless modified herein.
2. Development Standards:

PERMITTED USES

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; Dry Cleaner only within Use Unit 15; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 15,000 sf for Dry Cleaner use only within UU15.

MAXIMUM BUILDING HEIGHT:

Within 100 feet of east boundary:	17 FT
Unoccupied architectural features	23 FT*
Remainder of Harvard Square:	23 FT
Unoccupied Architectural Features	29 FT*
Unoccupied Architectural Features on Lot 4	31 FT*

**Architectural elements shall be subject to Detailed Site Plan approval.*

LANDSCAPING AND SCREENING CONCEPT:

Landscape and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and additionally establish a 35 feet wide landscape buffer separating the development area from the four existing residences on South Jamestown Avenue adjacent to the development area on the east. A 20 foot wide landscape buffer will be established on the south boundary of the PUD (see "south boundary landscaping below").

SOUTH BOUNDARY LANDSCAPING:

The landscaping along the south boundary of the PUD will be as set forth on the South Boundary Landscape Details Exhibit, a copy of which is attached to PUD-761 as Exhibit "D-3" and will occur simultaneously with the Development of Lot 3.

BUILDING LANDSCAPING:

Landscaping will be installed along at least one-half (1/2) of the length of the front and side of the Lot Two (2), Lot Three (3) and Lot Four (4) buildings as follows:

20.6

- Lot Four (4): East side.

3. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: A water line extension or a fire hydrant installation could be required to meet fire code requirements.

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

Exceptions:

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

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** 41st Street is a designated secondary arterial.
- **LRTP:** 41st St. S., between S. Yale Avenue and S. Harvard Ave, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- **TMP:** No Comments.
- **Transit:** Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

GIS: No comments.

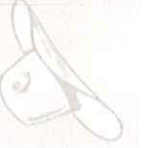
Street Addressing: No comments.

07/06/10

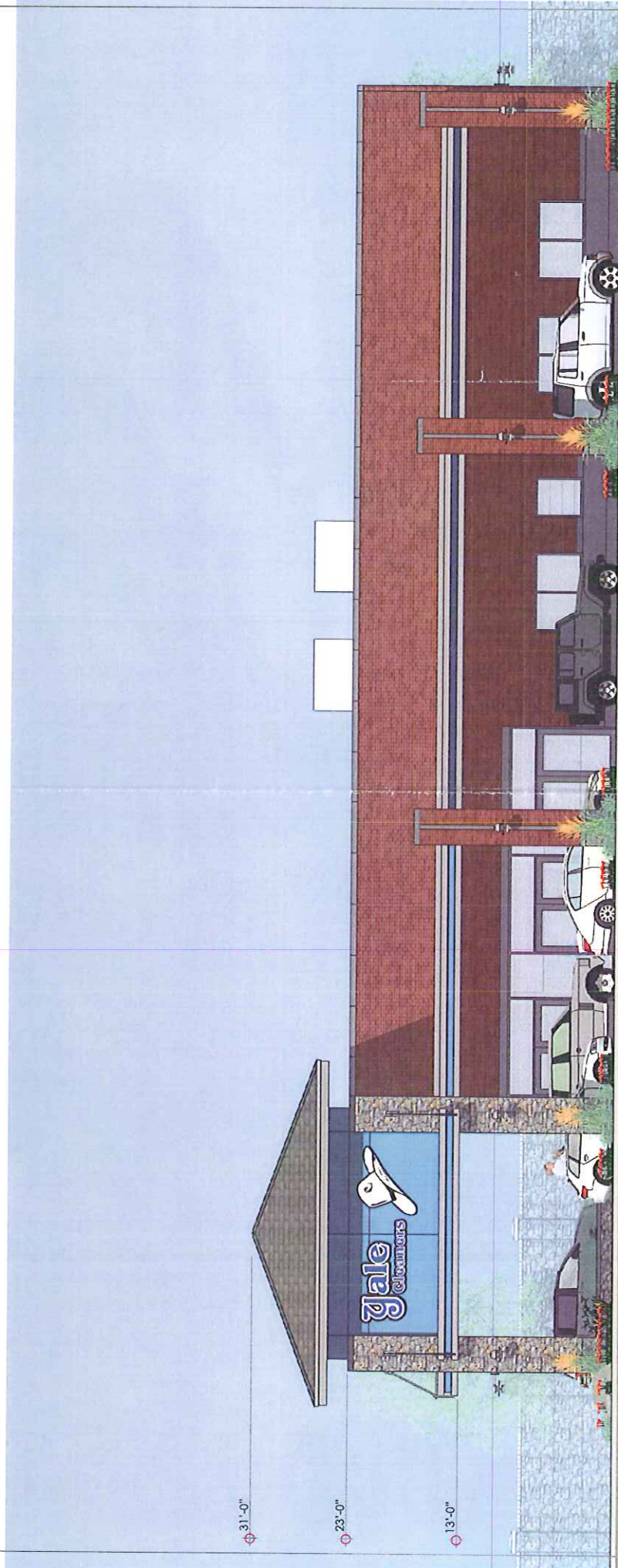
8 NORTH ELEVATION



20.9



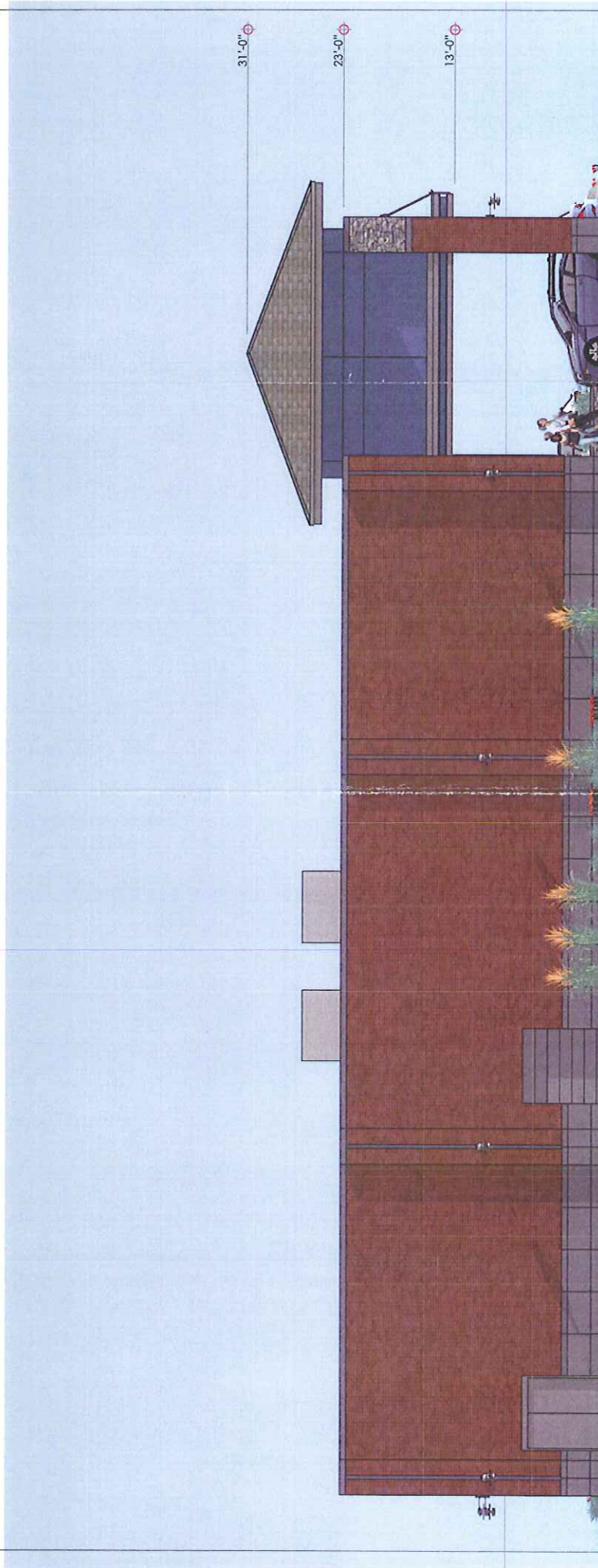
9 WEST ELEVATION



20.10



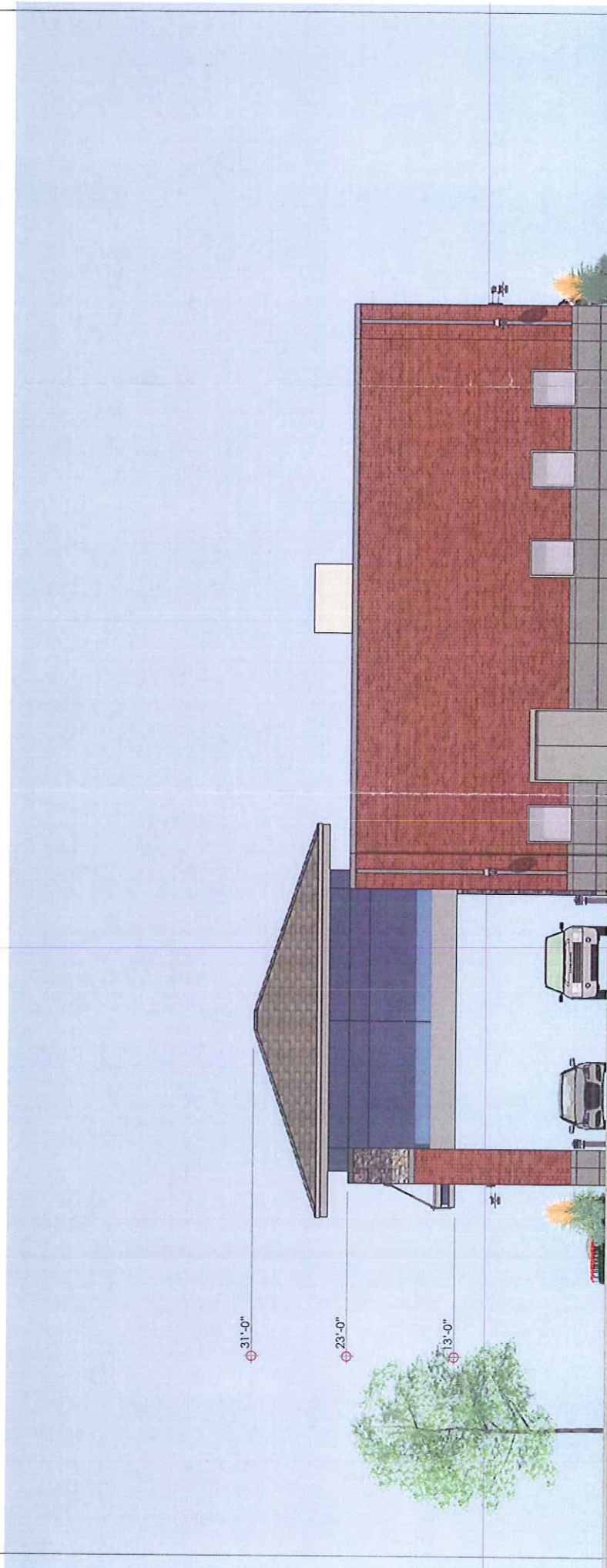
10 EAST ELEVATION



20.11

[Handwritten signature]

11 SOUTH ELEVATION



20.12



CO
PUD-636

75

AG

CO

RS-3

PUD-738

AG

W 77 ST S

W 77 PL S

W 78 ST S

W 77 ST S

RS-3

Z-7008-SP-1p

PUD-739

W 81st ST

CS

PUD-765

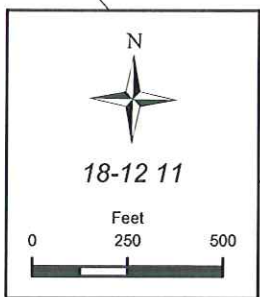
CS

OL

AG

CO

21.1





75

TULSA HILLS DR

S OLYMPIA AVE

S INDIAN AVE

W 77 ST S

W 77 PLS

W 78 ST S

W 71 ST S

Z-7008-SP-1p

W 81st ST



18-12 11



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

21.2

July 6, 2009

STAFF RECOMMENDATION

Z-7008-SP-1p: Corridor Plan Minor Amendment – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lots 3 & 4, Block 2 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

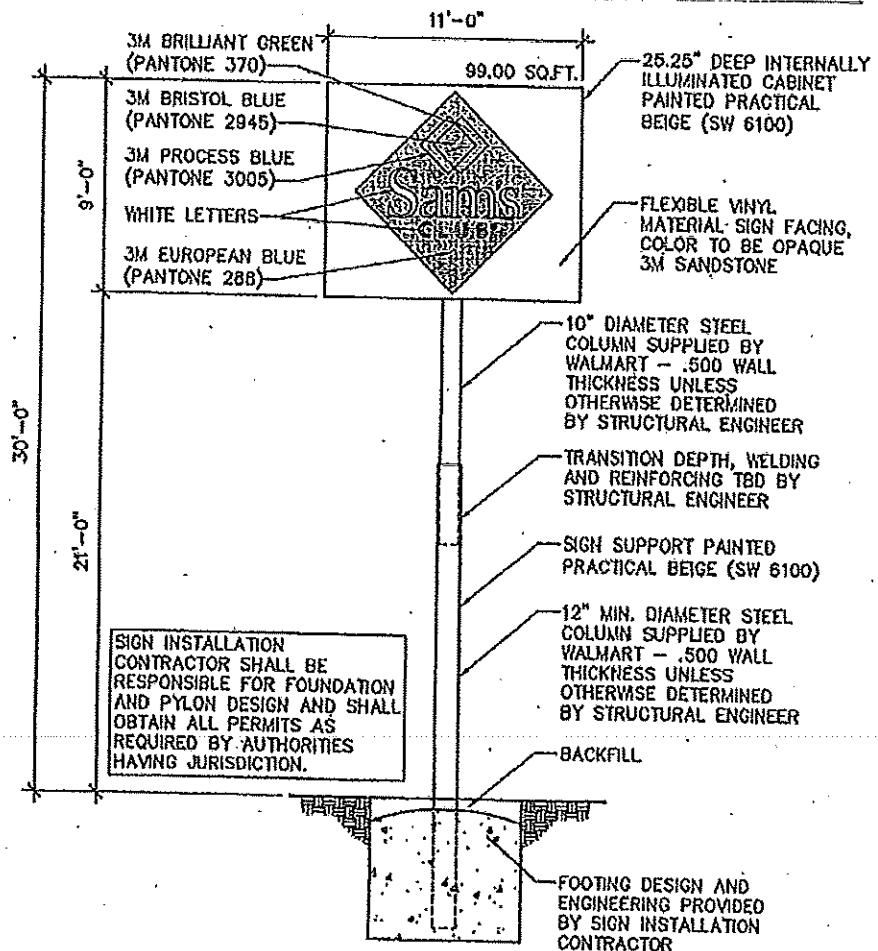
The applicant is requesting a minor amendment to change the style and size of a ground sign permitted along the corridor collector street within Tulsa Hills. The request is to allow a 30-foot tall pylon style sign with 99 square feet (sf) of display surface area (dsa)(see Exhibit A).

Tulsa Hills sign standards permit each lot with frontage along the corridor collector street one monument style sign not to exceed 6-feet in height, nor 64 sf of display area. Please see the attached Exhibit B which is photos of the existing ground signs along Olympia Avenue. Staff contends that the proposed Sam's sign is out of size, scope and character with the approved sign standards for Tulsa Hills. Approval of such would represent a substantial deviation from the character and type of approved signage for the development.

Please refer to Exhibit C – photographs of the Sam's site from US Highway 75. Since the highway sits approximately 40 - 50 feet (+/-) above grade at Tulsa Hills, there does not seem to be a need for exposure to the highway since the store will be visible from Highway 75 once constructed. There are also three, 50-foot high center identification signs along the highway for the sole purpose of advertising tenants within Tulsa Hills.

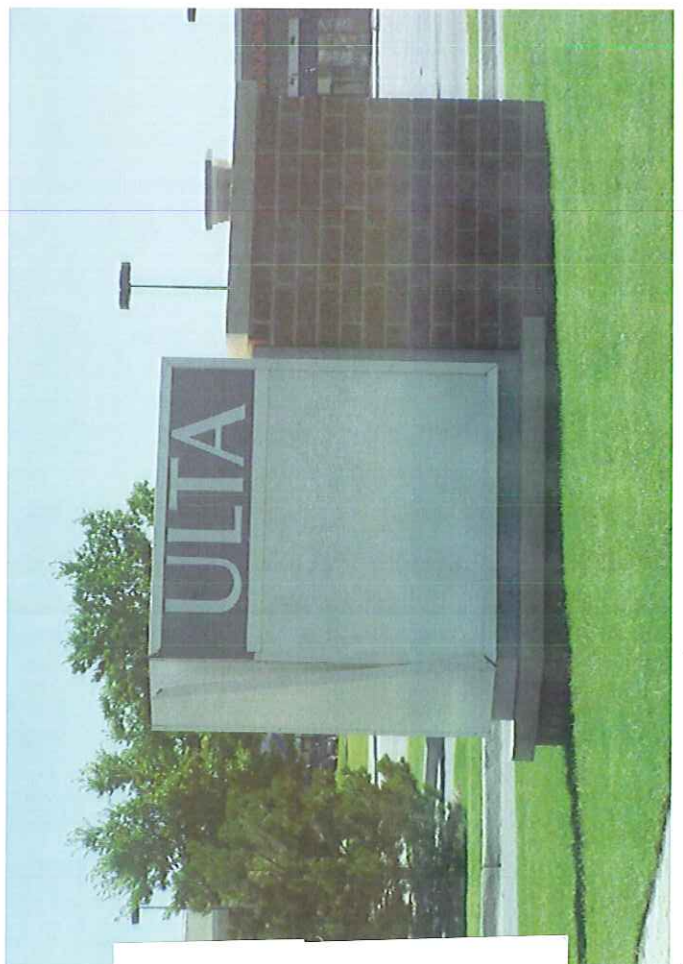
Provided the aforementioned, staff recommends **DENIAL** of minor amendment Z-7008-SP-1p.

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



11 SAMS CLUB PYLON

3/16" = 1'-0"









SAM's site From North + South bound I-75

