TULSA METROPOLITAN AREA PLANNING COMMISSION
For Meeting No. 2591
December 7, 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:

Director's Report:
Review TMAPC receipts for the Month of October 2010

1. Minutes of November 2, 2010, Meeting No. 2589
2. Minutes of November 17, 2010, Meeting No. 2590

CONSENT AGENDA

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

3. **LS-20405** – Gerald H. McElroy (2311) Lot-Split
   East of the Southeast corner of North Sheridan Road and East 176th Street North
   (County)

4. **LS-20402** – Tanner Consulting (8334) Lot-Split
   Northwest corner of South Sheridan Road and East 121st Street South
   (CD-8)

5. **LC-289** – Mary Kell (9202) Lot-Combination
   Southeast corner of North Union Avenue and West Easton Street
   (CD-1)

6. **LS-20404** – Gary W. and Ollie F. Akin (9406) Lot-Split
   West of the Northwest corner of South Garnett Road and East 7th Street South (Related to Item 7)
   (CD-6)

7. **LC-290** – Gary W. and Ollie F. Akin (9406) Lot-Combination
   West of the Northwest corner of South Garnett Road and East 7th Street South (Related to Item 6)
   (CD-6)

8. **LS-20407** – Gerald T. Mitchell (9212) Lot-Split
   East of the Southeast corner of South Denver Avenue and West 16th Street South (Related to Item 9)
   (CD-4)

9. **LC-291** – Gerald T. Mitchell (9212) Lot-Combination
   East of the Southeast corner of South Denver Avenue and West 16th Street South (Related to Item 8)
   (CD-4)
10. **LS-20406** – HRAOK, Inc. (0319) Lot-Split
   Southwest corner of East Apache Street and North Harvard Avenue

11. **LS-20403** – J.R. Donelson (7333) Lot-Split
    South of the Southeast corner of South Harvard Avenue and East 171st Street South (Related to Item 12)

12. **LC-288** – J.R. Donelson (7333) Lot-Combination
    South of the Southeast corner of South Harvard Avenue and East 171st Street South (Related to Item 11)

13. **Saint Francis South** – (8418) Final Plat
    Northeast corner of 91st Street and South Highway 169

14. **PUD-521-3 – William D. LaFortune**
    Southwest corner of 71st Street South and US-169 (Minor Amendment to add digital technology to the north-face only of an existing outdoor advertising sign and to clearly re-establish ground sign standards for Area C.)

15. **PUD-306-G – Southwest Tulsa, LLC/Sherwin Williams**
    Northeast corner of South Delaware Avenue and 95th Street South (Detail Site Plan for a 4,000 SF paint store.)

16. **PUD-637-3 – Claude Neon/Ed Horkey/Greenhill Residential Subd.**
    North of the northeast corner of 45th Street South and South Lewis Avenue (Minor Amendment to increase the height of a sign from six feet to 18.7 feet.)

17. **PUD-691-A – David Jaeckels/TTCU Riverside**
    South of the southeast corner of 71st Street South and Riverside Drive (Detail Site Plan for a 3,955 SF single-story bank and drive-through facility.)

18. **PUD-759-4 – Tanner Consulting, LLC/Matt Baer/Crestwood Village**
    Northwest corner of 121st Street South and South Sheridan Road (Minor Amendment for the purpose of a lot-split, reallocation of existing floor area and establishment of building setbacks from internal lot lines.) (Related to Items 19 & 20)

    Northwest corner of 121st Street South and South Sheridan Road (Detail Site Plan/Tract 1-A for a 3,024 SF single-story office building.) (Related to Items 18 & 20)

20. **PUD-759/Tract 1-B – Tanner Consulting, LLC/Crestwood Office Park**
    Northwest corner of 121st Street South and South Sheridan Road (Detail Site Plan/Tract 1-B for a 3,024 SF single-story office building.) (Related to Items 18 & 19)
North of the northwest corner of 61st Street South and South Mingo Road (Alternative Compliance Landscape Plan to locate street yard landscaping elsewhere on the site.)

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

**PUBLIC HEARINGS**

22. **Rockford Industrial Park** – (0331) Minor Subdivision Park
1212 North Rockford, South of Pine Street and West of North Rockford Road (Request continuance to 12/15/2010 for further revision and review.) (Continued from 10/20/2010.)

**PUBLIC HEARING ZONING CODE AMENDMENTS**

23. Proposed amendments to the City of Tulsa Zoning Code, Title 42, Chapter 11, Section 1103, titled “Uses Permitted in a Planned Unit Development”, generally related to allowing the relocation of principal and accessory uses within a Planned Unit Development, regardless of general zoning district boundaries, except when a development is located within an Historic Preservation District.

24. Proposed amendments to the Tulsa Revised Ordinance, including but not limited to Title 42, the Zoning Code of the City of Tulsa, Oklahoma by adding provisions for the form-based land use and development code applicable to a pilot area near East 6th Street and South Peoria Avenue, commonly referred to as the Pearl District.

**OTHER BUSINESS**

25. **Commissioners’ Comments**

**ADJOURN**

CD = Council District

**NOTICE:**

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

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

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

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

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

**TMAPC Mission Statement**
Month of October 2010

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| LAND DIVISION                               |      |          |            |                |      |          |            |                |
| Minor Subdivisions                          | 4    | $1,262.50| $1,262.50  | $2,525.00      | 7    | $2,237.50| $2,237.50  | $2,237.50      |
| Preliminary Plats                           | 1    | 250.00   | 250.00     | 500.00         | 7    | 3,699.17 | 3,699.17   | 3,699.17       |
| Final Plats                                 | 1    | 455.00   | 455.00     | 910.00         | 2    | 837.50   | 837.50     | 837.50         |
| Plat Waivers                                | 2    | 250.00   | 250.00     | 500.00         | 9    | 1,125.00 | 1,125.00   | 1,125.00       |
| Lot Splits                                  | 3    | 160.00   | 160.00     | 320.00         | 14   | 667.50   | 667.50     | 667.50         |
| Lot Combinations                            | 3    | 150.00   | 150.00     | 300.00         | 20   | 1,000.00 | 1,000.00   | 1,000.00       |
| Access Changes                              | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
| Other                                       | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
| Refunds                                     | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
| Fees Waived                                 | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
|                                             |      |          |            | $2,527.50      |      |          |            | $5,055.00      |
|                                             |      |          |            |                |      |          |            | $9,566.68      |
|                                             |      |          |            |                |      |          |            | $19,133.35     |

| BOARDS OF ADJUSTMENT                        |      |          |            |                |      |          |            |                |
| Fees                                        | 20   | $5,450.00| $2,100.00  | $7,550.00      | 56   | $21,435.00| $4,400.00  | $25,835.00     |
| Refunds                                     | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
| Fees Waived                                 | 0    | 0.00     | 0.00       | 0.00           | 0    | 0.00     | 0.00       | 0.00           |
|                                             |      |          |            | $5,450.00      |      |          |            | $2,100.00      |
|                                             |      |          |            | $7,550.00      |      |          |            | $21,435.00     |
|                                             |      |          |            |                |      |          |            | $4,400.00      |
|                                             |      |          |            |                |      |          |            | $25,835.00     |

| TOTAL                                       |      |          |            |                |      |          |            |                |
|                                             | $9,102.00 | $5,752.00 | $14,854.00 | $44,893.68 | $27,858.67 | $72,752.35 |
Saint Francis South - (8418) (CD 5)
Northeast corner of 91st Street and South Highway 169

This plat consists of 4 Lots, in 1 Block, on 21.95 acres.

Staff recommends APPROVAL of the Final Plat. All release letters have been received.
SAINT FRANCIS SOUTH
A PART OF THE S/2 OF THE
SE/4 OF SECTION 18, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
P.U.D. 586-A-7

Ownees:
Saint Francis Hospital South, L.L.C.
6631 E. 61st Street South
Tulsa, Oklahoma 74133

Engineer:
Park Engineering Services, Inc.
6000 South Harvard Avenue, Suite 105
Oklahoma City, OK 73108
Phone: (405) 477-3366
Fax: (405) 477-3368
Email: info@parkeng.com

Surveyor:
The Warren Professional Surveying Company
100 East 2nd Street, Suite 200
Oklahoma City, OK 73104
Phone: (405) 232-4343
Fax: (405) 235-9233

Legend:
- Paved Road / Street
- Unpaved Road / Street
- Easement
- Property Line
- Additional information

Note:
See page 2 of 4 for the tabulation of line 14 (b) elevations and curve "C" information and revision notes.

Basis of Bearings:
The basis of bearings is assumed to be the southwest corner of Section 18, Township 18 North, Range 14 East.

Scale 1 = 60'

13.4
December 7, 2010

STAFF RECOMMENDATION

PUD-521-3: Minor Amendment – Southwest corner of 71st Street South and US-169; Lot 4, Block 1 – Valley Crossing; TRS 8407; CZM 54; Atlas 996; CD 7; RM-2/CS/PUD.

The applicant is requesting a minor amendment to add digital technology to the north face only of an existing outdoor advertising (OA) sign and to clearly re-establish ground sign standards for Area C per sections 1103-B and 1221-D of the Zoning Code. On November 23, 2010 the Board of Adjustment (BOA) re-verified the spacing for this billboard in case number 21168.

Minor Amendment PUD-521-1 was approved in 1995 and established permitted display surface area (DSA) for ground signs in Area C (Lot 4) as follows:

- 2 existing billboards (320 square feet each) and additional ground signs total area not to exceed 940 square feet (sf).

Minor Amendment PUD-521-3 proposes ground sign standards as follows:

- Three (3) ground signs shall be permitted per section 1221, C-8a of the Code allowing two general business signs and one outdoor advertising sign;

- The permitted DSA of the outdoor advertising sign shall not exceed 600 sf and digital technology shall be limited to the north face of the sign;

- The permitted DSA for the two general business signs shall not exceed 115 sf each and shall be limited to 25 feet in height;

- Wall signs shall not exceed 1.5 sf of display area per lineal foot of building wall to which they are affixed. Further, the length of wall signs shall not exceed 75% of the frontage of the building;

Since the over-all display area permitted in Area C would decrease from 940 sf to 830 sf and the digital technology is limited to one side of the sign staff can support the request. Staff recommends APPROVAL of minor amendment PUD-521-3.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
DESCRIPTION
A tract of land in Lot Four (4), Block One (1), VALLEY CROSSING, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: BEGINNING at the Northeast corner of said Lot 4; Thence South 00°20'53" East along the East line of said Lot 4 for 32.00 feet; Thence Due West for 77.50 feet; Thence Due North for 51.82 feet to a point on the North line of said Lot 4; Thence South 79°37'04" East along the North line of said Lot 4 for 79.81 feet to the POINT OF BEGINNING of said tract of land.

Said tract of land contains 3,241.56 square feet or 0.074 acres, more or less.

PROFESSIONAL SURVEYING, INC.
S.A. 4528 Exp. 6302011

Kelly K. Schmidt, Vice President
Professional Land Surveyor No. 1567

SCALE: 1" = 10'
REVISIONS:

14.6
December 7, 2010

STAFF RECOMMENDATION

PUD-306-G: Detail Site Plan – Northeast corner of South Delaware Avenue and 95th Street South; TRS 8320; CZM 102; Atlas 1912; CD 2; RM-1/RS-3/PK/CS/PUD.

The applicant is requesting approval of a detail site plan for a 4,000 square foot (sf) paint store. The proposed use, Use unit 14 – Shopping Goods and Services is a permitted use in PUD-306-G.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided via mutual access easement from 95th Street South and South Delaware Avenue. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. All sight lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. A trash enclosure will be provided as required by the PUD. Sidewalks are provided along 95th Street South and South Delaware Avenue as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for Development Area A/Tract 1 of PUD-306-G.

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

PUD-637-3: Minor Amendment – North of the northeast corner of 45th Street South and South Lewis Avenue; TRS 9329; CZM 47; Atlas 313; CD 9; RS-1/PUD.

The applicant is requesting a minor amendment to increase the height of a sign from 6' to 18' 7" per the attached Exhibit A. The underlying zoning of this residential subdivision is RS-1.

PUD-637 allows signs as follows:

· One entry identification sign with a maximum display area of 24 square feet (sf) and a maximum height of 6', one 2-foot by 3-foot identification sign at the Atlanta Avenue entrance and no other signs permitted at other street frontages.

Signs are permitted in residential districts per section 402-B, 4 of the Code as follows:

· One (1) identification sign may be erected on each perimeter street frontage of a multifamily development, manufactured home park or subdivision, single-family subdivision or permitted nonresidential use. The sign shall not exceed two-tenths (2/10) of a square foot of display surface area per lineal foot of street frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height, and illumination, if any, shall be by constant light.

Sign standards for PUD-637 are much more restrictive than the residential chapter of the Code. Staff supports the existing standards given the character of the neighborhood and surrounding area. However, the proposed 13.85 sf sign is being kept well under the permissible 32 sf and at 18'7" is under the 20' in height permitted by Chapter 4 of the Code. The sign also has the support of the neighborhood association (see Exhibit B).

Staff recommends APPROVAL of minor amendment PUD-637-3.

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

ST. 1

Homes

Manufacture and install one (1) lot letters with logo.
1/4" .040 aluminum with threaded stud mounts and 1" stand offs.
Powder coated medium copper vein texture finish.
13.75 square feet.
Mr. Chris Sansone
INCOG
Two West Second Street, Suite 800
Tulsa, OK 74103

November, 13, 2010

Regarding reference number PUD-637-3:

The officers and members of the GreenHill Owners Association support the application for the Minor Amendment for the installation of the signage on the entry tower as proposed.

We appreciate your attention to this matter.

Julie Wood
President, GreenHill Owners Assoc.

cc. Ed Horkey, Claude Neon Federal Signs
December 7, 2010

STAFF RECOMMENDATION

PUD-691-A: Detail Site Plan – South of the southeast corner of 71st Street South and Riverside Drive; Lot 1, Block 1 – TTCU Riverside Branch Replat of L1 B2 Rivergrove; TRS 18-13-07; CZM 52; Atlas 1139; CD 2; OL/PUD.

The applicant is requesting approval of a detail site plan for a 3,955 square foot (sf), single story bank with drive-thru facility. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-691-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from Riverside Drive and Quincy Avenue. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Zoning Code. Landscaping will be provided per PUD requirements and Chapter 10 of the Zoning Code. All sight lighting including building mounted will be limited to 20-feet in height. Lighting will be directed down and away from adjoining residentially zoned or used properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided along Quincy Avenue and Riverside Drive as required by PUD Development Standards and Subdivision Regulations. A protected pedestrian pathway will be provided from the Riverside Drive sidewalk through the parking lot to the building as required by the PUD.

Staff recommends APPROVAL of the detail site plan for Lot 1, Block 1 – TTCU Riverside Branch Replat of L1 B2 Rivergrove.

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

PUD-759-4: Minor Amendment – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1 – Crestwood Village; TRS 18-13-34; CZM 57; CD 8; RS-3/CS/PUD.

The applicant is requesting a minor amendment for the purpose of a lot split, reallocation of existing floor area and establishment of building setbacks from internal lot lines. There is no request to increase the existing permitted floor area within the PUD.

PUD-759-3 dedicated 40,250 square feet (sf) of floor area to Development Area B; a .23 floor-to-area ratio (see Exhibit A). The owner now intends to divide the development area into tracts requiring the dedication of the existing floor area as follows (see Exhibits B, C, and D):

- Lot 1/Tract A: 3,100 sf
- Lot 1/Tract B: 3,100 sf
- Lot 1/Tract C: 34,050 sf
- Total: 40,250 sf

By subdividing the development area it becomes necessary to establish setbacks from internal lot lines. The applicant is proposing 0-feet which staff supports.

Staff views this request as minor in nature and recommends APPROVAL of minor amendment PUD-759-4.

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

PUD-759: Detail Site Plan – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1/Tract 1-A – Crestwood at the River; TRS 18-13-34; CZM 57; CD 8; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 3,024 square foot single-story office building. The proposed use, Use Unit 11 – Office, Studio and Support Services is a permitted use in PUD-759. Associated with this detail site plan is minor amendment PUD-759-4 and Lot Split application LS-20402 which also appear on the December 7th agenda of the TMAPC.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from 121st Street. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting including building mounted will no exceed 25 feet in height per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector is not visible to a person standing at ground level within said residential district. Sidewalks and pedestrian access will be provided as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for PUD-759/Tract 1-A conditioned on the approval of minor amendment PUD-759-A and Lot Split application number LS-20402.

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

PUD-759: Detail Site Plan – Northwest corner of 121st Street South and South Sheridan Road; Lot 1, Block 1/Tract 1-B – Crestwood at the River; TRS 18-13-34; CZM 57; CD 8; CS/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 3,024 square foot single-story office building. The proposed use, Use Unit 11 – Office, Studio and Support Services is a permitted use in PUD-759. Associated with this detail site plan is minor amendment PUD-759-4 and Lot Split application LS-20402 which also appear on the December 7th agenda of the TMAPC.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from 121st Street. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting including building mounted will no exceed 25 feet in height per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector is not visible to a person standing at ground level within said residential district. Sidewalks and pedestrian access will be provided as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for PUD-759/Tract 1-B conditioned on the approval of minor amendment PUD-759-A and Lot Split application number LS-20402.

(Note: Detail site plan approval does not constitute landscape and sign plan approval.)
December 7, 2010

STAFF RECOMMENDATION

AC-101 Alternative Compliance Landscape Plan – North of the northwest corner of 61st Street South and South Mingo Road; Lot 6, Block 2 – Andersen Addition; TRS 19-13-36; CZM 48; Atlas 652/759; CD 7; IL.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan to locate street yard landscaping elsewhere on the site. The applicant states that the property owner was cited by the City of Tulsa for a gravel parking lot and when the parking lot was paved the contractor inadvertently paved to the right-of-way line.

Landscape requirements state that 15% of the street yard shall be landscaped with 1 tree planted in the street yard for every 1,500 sf of street yard area. Additionally, there must be one tree planted in a landscaped area no less that 30 square feet in size for every 12 spaces provided outside of the street yard. There must also be a minimum 5' landscape strip provided along any lot line in common with a Residential District with a minimum 6' high screening wall or fence along the lot line.

The requirements for this lot would therefore be 3 trees planted in a street yard grass strip of no less than 5-feet in width and one tree planted in the parking area outside the street yard with every parking space within 50 feet of a landscaped area. The applicant proposes to keep 21% of the lot landscaped and preserve 10 mature trees on site while meeting all other requirements of the Code with the exception of the street yard. Section 1002, C-4 of the Code allows mature trees greater than 6" in caliper to be counted as two trees so technically there are 20 trees on site.

Staff contends that keeping 21% of the lot landscaped and preserving 10 mature trees on site "meets or exceeds" the requirements of Chapter 10 of the Code as required for approval of an alternative compliance landscape plan. Therefore, staff recommends APPROVAL of AC-101.
AN ORDINANCE AMENDING TITLE 42, TULSA REVISED ORDINANCES, TITLED "THE TULSA ZONING CODE", RELATED TO RESTRICTIONS ON LAND USES WITHIN THE CITY OF TULSA; AMENDING CHAPTER 11, TITLED "PLANNED UNIT DEVELOPMENT"; AMENDING SECTION 1103 TITLED "USES PERMITTED IN PLANNED UNIT DEVELOPMENT"; AMENDING PARAGRAPH 1103.A.3, PERTAINING TO THE REALLOCATION OF USES WITHIN A PLANNED UNIT DEVELOPMENT (PUD) REGARDLESS OF GENERAL ZONING DISTRICT BOUNDARIES; PROVIDING THAT THE REALLOCATION OF USES WITHIN A PLANNED UNIT DEVELOPMENT SHALL NOT BE PERMITTED WITHIN A HISTORIC PRESERVATION (HP) DISTRICT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF TULSA:

Section 1. That Title 42, Chapter 11, Subsection 1103.A.3, Tulsa Revised Ordinances, be and the same is hereby amended to read as follows:

"SECTION 1103. USES PERMITTED IN PLANNED UNIT DEVELOPMENT

A. Principal Uses. The development may consist of one (1) or more of the uses permitted by right or exception within the general zoning district or districts within which the Planned Unit Development is located, provided:

1. That if any part of the Planned Unit Development is located within a residential district, the permitted uses may additionally include one (1) or more of the dwelling types contained in Use Unit 6, Single-Family Dwelling, Use Unit 7, Duplex Dwelling, Use Unit 7a, Townhouse Dwelling, Use Unit 8, Multifamily Dwelling;

2. That Use Unit 9, Manufactured Home Dwelling, shall be a permitted use only within Planned Unit Developments which are located in whole or in part in an RMH District;

3. That, except within property supplementally zoned as a Historic Preservation (HP) District, the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the general zoning district boundaries.
4. Outdoor advertising signs shall meet the use conditions set forth in Subsection 1221.F.

B. Accessory Uses. Accessory uses customarily incidental to the principal uses within the PUD shall be permitted.

1. Accessory Commercial. In addition to accessory uses customarily incidental to a permitted principal residential use, accessory commercial uses may be permitted within a multifamily development area, subject to the conditions enumerated in paragraph 402.B.2. Accessory commercial uses may be permitted within an office development area, irrespective of the specific office zoning classification, subject to the conditions enumerated in paragraphs 602.B.2 and 602.B.3.

2. Signs.

   a. Signs accessory to residential uses or uses permitted by exception in residential districts shall comply with the provisions of the residential district.

   Signs accessory to principal office and/or scientific research uses shall comply with the restrictions in the OL or SR zoning districts, respectively. Provided signs accessory to principal office and/or scientific research uses if located in areas with C or I underlying zoning may be permitted signage based on the standards set out in the paragraph immediately below.

   Business signs, except wall signs, which are accessory to principal commercial or industrial uses shall comply with the regulations for signs in a CS District as set forth in paragraphs 1221.D.1, 1221.D.3 and 1221.D.4 and, in addition, shall comply with the provisions of paragraph 1103.B.2.b, herein. Wall signs shall not exceed an aggregate display surface area of two (2) square feet per linear foot of the building wall to which the sign or signs are affixed.

   The approving authority may impose such additional restrictions as are necessary to maximize compatibility with other neighboring uses.

   b. General Use Conditions for Business Signs.

      (1) No roof signs shall be permitted. Projecting signs, signs with movement or flashing illumination, revolving or rotating signs, signs with animation or changeable copy signs may be permitted as limited by paragraph 1221.C.2.
(2) Signs, if visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within fifty (50) feet of such a district or area. However, signs larger than three hundred (300) square feet visible from an R district other than street, highway or freeway right-of-way, or if visible from a designated residential development area, shall not be located within two hundred (200) feet of said district or area.

(3) Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign.

(4) Ground signs and promotional business signs shall not exceed twenty-five (25) feet in height measured from the mean curb level of the lot upon which it is erected unless, in addition to the minimum setback prescribed in paragraph 1221.C.5, the sign is set back one (1) foot for each foot of height exceeding twenty-five (25) feet. In no event shall the sign exceed a height of forty (40) feet unless the abutting street is a designated freeway on the Major Street and Highway Plan. In those cases where the abutting street is a designated freeway, the maximum permitted sign height shall be fifty (50) feet. No portion of the ground sign shall be within ten (10) feet of the freeway right-of-way.

(5) Only one (1) side of a double-faced sign shall be included in the computation of display surface area.

(6) Promotional business signs may be utilized in accordance with paragraph 1221.C.7.

c. General Use Conditions for Outdoor Advertising Signs. Outdoor advertising signs shall comply with Subsection 1221.F, provided that the approving authority may impose such additional restrictions as are necessary to maximize compatibility with neighboring uses."

Ord. Nos. 17830, 17922, 21100

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause or phrase of this ordinance or any part thereof is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part thereof.

Section 3. REPEAL OF CONFLICTING ORDINANCES. That all ordinances or parts of ordinances in conflict herewith be and the same are now expressly repealed.

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Section 4. **EMERGENCY CLAUSE.** That an emergency is now declared to exist for the preservation of the public peace, health and safety, by reason whereof this ordinance shall take effect immediately from and after its passage, approval and publication.

ADOPTED by the Council: ___________________________.

Date

____________________
Chairman of the Council

ADOPTED as an emergency measure: ___________________________.

Date

____________________
Chairman of the Council

OFFICE OF THE MAYOR

Received by the Mayor: ___________________________, at ________________.  

Date  Time

Dewey F. Bartlett Jr., Mayor

By ___________________________.

Secretary

APPROVED by the Mayor of the City of Tulsa, Oklahoma: ___________________________.

Date

____________________
Mayor

(Seal)

ATTEST:

____________________
City Clerk

____________________
City Attorney

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