

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2593

January 5, 2011, 1:30 PM

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

Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of December 7, 2010, Meeting No. 2591
2. Minutes of December 17, 2010, Meeting No. 2592

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 **LS-20400** – Tim Terral, TEP (9319) Lot-Split (Withdrawn) (CD 9)
North of East 32nd Street South and South Peoria Avenue
4. **LS-20411** – Tim Terral, TEP (9319) Lot-Split (Withdrawn) (CD 9)
North of East 32nd Street South and South Peoria Avenue
5. **LS-20412** – Ricardo and Joseph Havlik (9408) Lot-Split (CD 6)
East of the Northeast corner of East 19th Street South and South Garnett Road, 11321 and 11403 East 19th Street South
6. **PUD-300-8 – Andrew Shank/Ahmady's Persian Rugs** CS/RM-0/PUD
Northeast corner of East 81st Street South and South Sheridan Road (CD-8)
(Minor Amendment to increase the permitted display surface area for wall signs on Tract A only of PUD-300.)
7. **PUD-628-B/Z-6467-SP-4 – Danny Mitchell/Care Animal Hospital** CO
South of the southeast corner of East 91st Street South and South Mingo Road (CD-8)
(Detail Site Plan for a 5,638 square foot veterinary clinic.)
8. **PUD-766 – Sunny Investment Properties/Jack-in-the-Box** CH/CS/PUD
North of the northwest corner of 51st Street South and South Yale Avenue (CD-7)
(Detail Site Plan for a 2,895 square foot restaurant.)
9. **AC-103 – HRAOK/Dwayne Wilkerson/QuikTrip** IL
Northwest corner of Pine Street and North Mingo Road (Alternative Compliance Landscape Plan for a QuikTrip store.) (CD-3)

10. **AC-104 – Sack & Associates/Mark B. Capron/Bama Companies** **IL**
East of the northeast corner of East Pine Street and North Yale Avenue (CD-3)
(Alternative Compliance Landscape Plan to preserve a 300-foot wide, 297,551 square foot landscape buffer on the east side of the 50 acre tract.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

11. **Springs at Mingo Creek** – (9428) Preliminary Plat (CD 6)
North of 51st Street, West of South 145th East Avenue
12. **The Boulevard** – (9426) Preliminary Plat (CD 6)
North of the Northwest corner of South 177th East Avenue and East 51st Street (Applicant requests continuance to the January 19, 2010 meeting.) (Related to Item 13.)
13. **PUD-780 – HRAOK/Dwayne Wilkerson** **RS-3 to RS-3/PUD**
North of the northwest corner 51st Street and 177th East Avenue (PUD) (CD-6)
(Applicant has requested a continuance to January 19, 2011 to meet with staff and discuss the project.) (Related to Item 12.)
14. **CZ-405 – Coy Lee White** **RS to CG**
South of the southwest corner of Southwest Boulevard & South 58th West Avenue (Oakhurst) (County)

OTHER BUSINESS

15. **2011 Election for TMAPC Officers**
16. **Commissioners' Comments**

ADJOURN

CD = Council District

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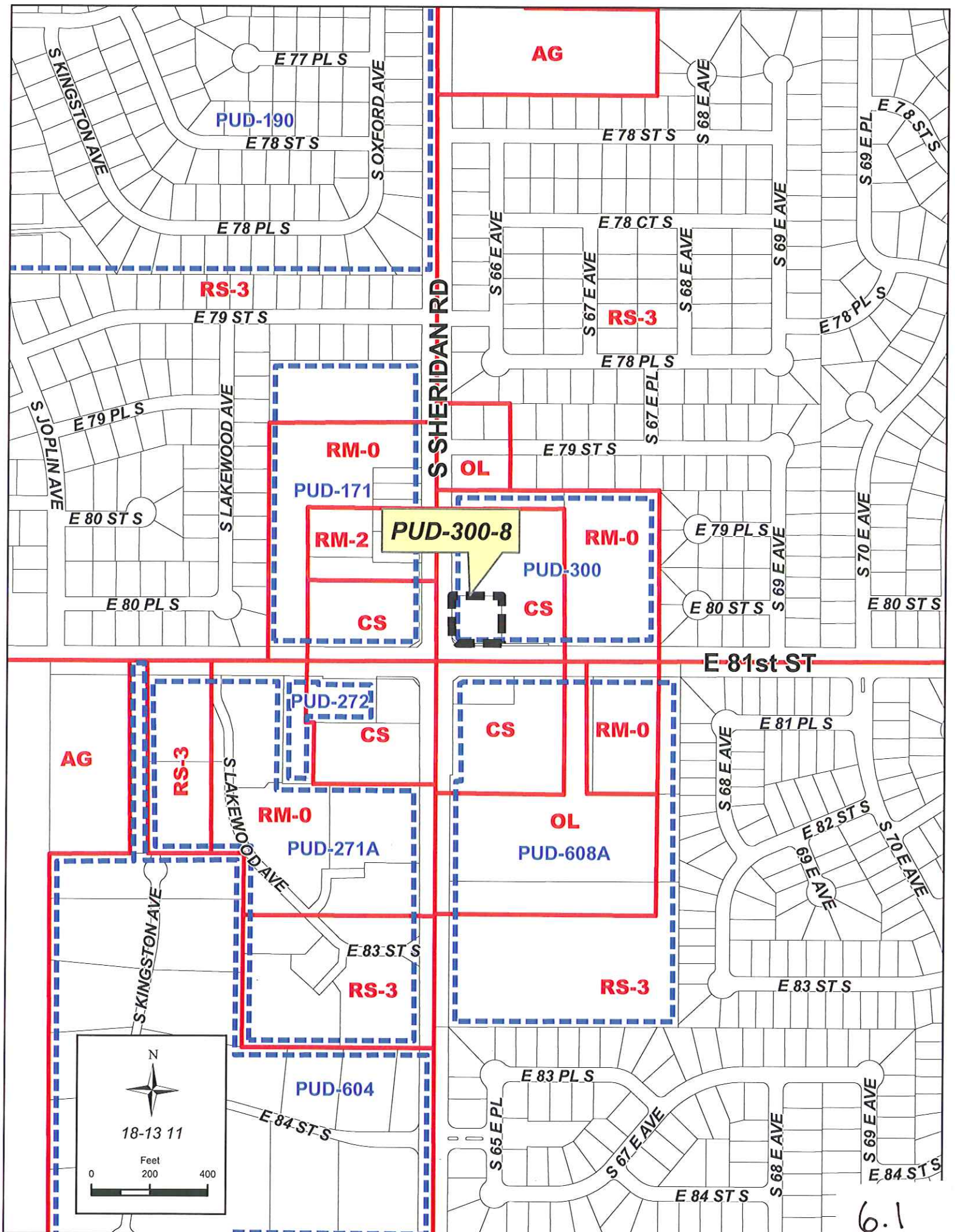
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringin/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



January 5, 2011

STAFF RECOMMENDATION

PUD-300-8: Minor Amendment – Northeast corner of East 81st Street South and South Sheridan Road; Part of Lot 1, Block 1 – Square One; TRS 18-13-11; CZM 53; Atlas 1417; CD 8; CS/RM-0/PUD.

The applicant is requesting a minor amendment to increase the permitted display surface area for wall signs on Tract A only of PUD-300. Tract A of PUD-300 encompasses the building on the hard corner of 81st Street South and South Sheridan Road and is the only tract in the PUD for which the increase is being sought.

Currently the PUD restricts wall signs to 1.5 square feet (sf) of display surface area (dsa) per lineal foot of building wall to which the sign is affixed. This is reasonable especially for the eastern and northern portions of the PUD which are adjacent to residential development. However, the property which is subject of this request is at the hard corner of two arterial streets and could not affect any residentially zoned or used property.

The CS/PUD zoned property immediately west of the subject tract permits wall signs to have 1.5 sf of display area per lineal foot of building wall. The CS zoned property on the southwest corner of 81st and South Sheridan permits wall signs at 3 sf per lineal foot of wall, while the CS/PUD zoned property to the south of the subject tract permits wall signs at 2 sf per lineal foot of wall. Staff contends an increase from 1.5 sf to 2 sf per lineal foot of building wall for Tract A is not out of context with what is permitted on surrounding properties and will not substantially alter the size, location, number and character (type) of the signage permitted by the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-300-8 for Tract A only of PUD-300.

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

13' 6"

19' 11"

Amish

13' 11"

CRAFTED FURNITURE

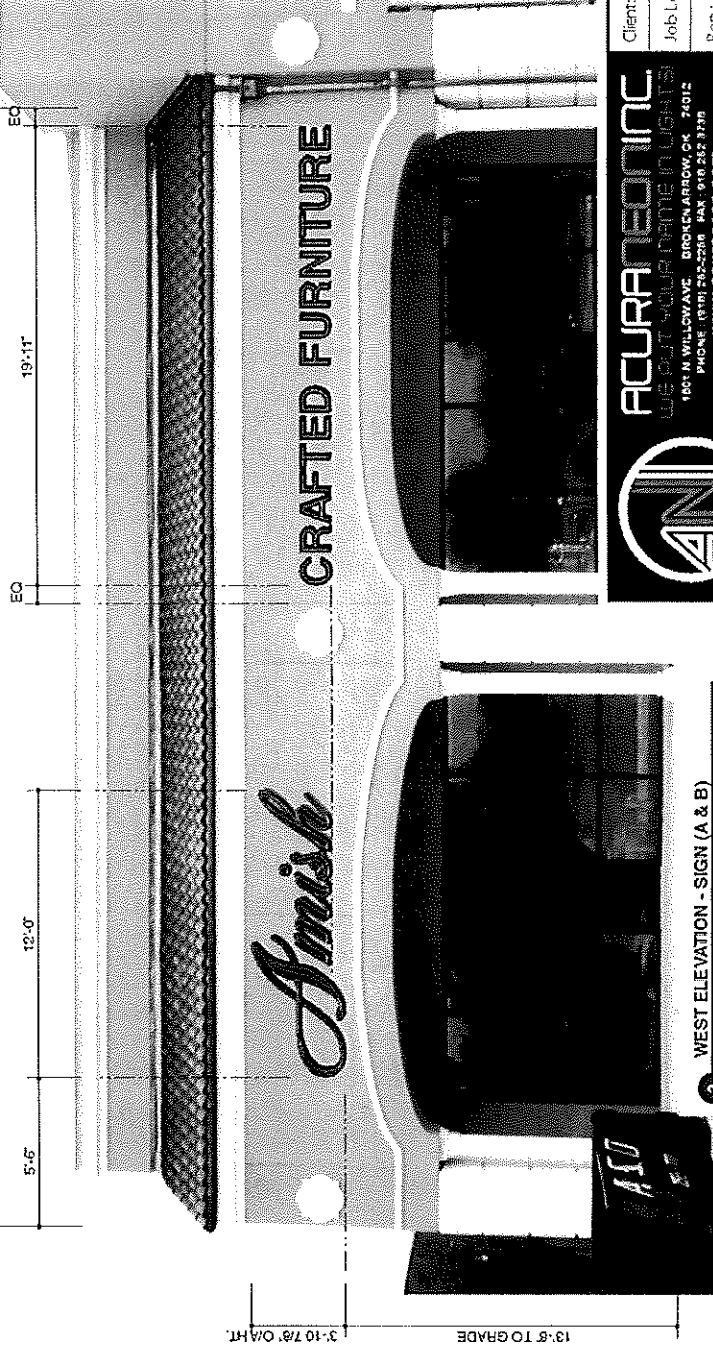
1 FRONT VIEW - SIGN (A) - 53'

-ILLUMINATED CHANNEL LETTERS, 257-HG FF RED TRANSPARENT ACRYLIC FACE WITH 1" WD. RED TRIMCAP & 3 1/2" DP. PRE-FINISHED RED ALUMINUM RETURNS (ILLUMINATED WITH CLEAR RED NEON)
-SCALE: 3/8" = 1'-0"

2

FRONT VIEW - SIGN (B) - 26.5'
-ILLUMINATED CHANNEL LETTERS, 257-HG FF RED TRANSPARENT ACRYLIC FACE WITH 1" WD. RED TRIMCAP & 3 1/2" DP. PRE-FINISHED RED ALUMINUM RETURNS (ILLUMINATED WITH CLEAR RED NEON)
-SCALE: 3/8" = 1'-0"

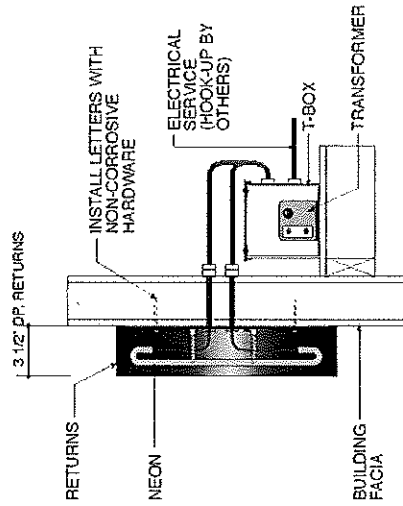
48'-0" APPROX. FRONT



3 WEST ELEVATION - SIGN (A & B)

-LOCATION OF SIGNS ON BUILDING FASCIA
-SCALE: 3/16" = 1'-0"

NOTE:



4 SECTION VIEW - (TYPICAL)

-OPEN CHANNEL LETTER WITH EXPOSED NEON

ACURANEON INC.



WE PUT YOUR NAME IN LIGHTS
1001 N WELLS AVE. BROOKEN ARROW, OK 74112
PHONE (818) 252-2288 FAX (818) 252-3788
WWW.ACURANEON.COM

Client: Amish Crafted Furniture

Job Location: Tulsa, OK

Rep: Mir K.

Dwn: J. Harley

Dwg No: 111510-02

Scale: Noted

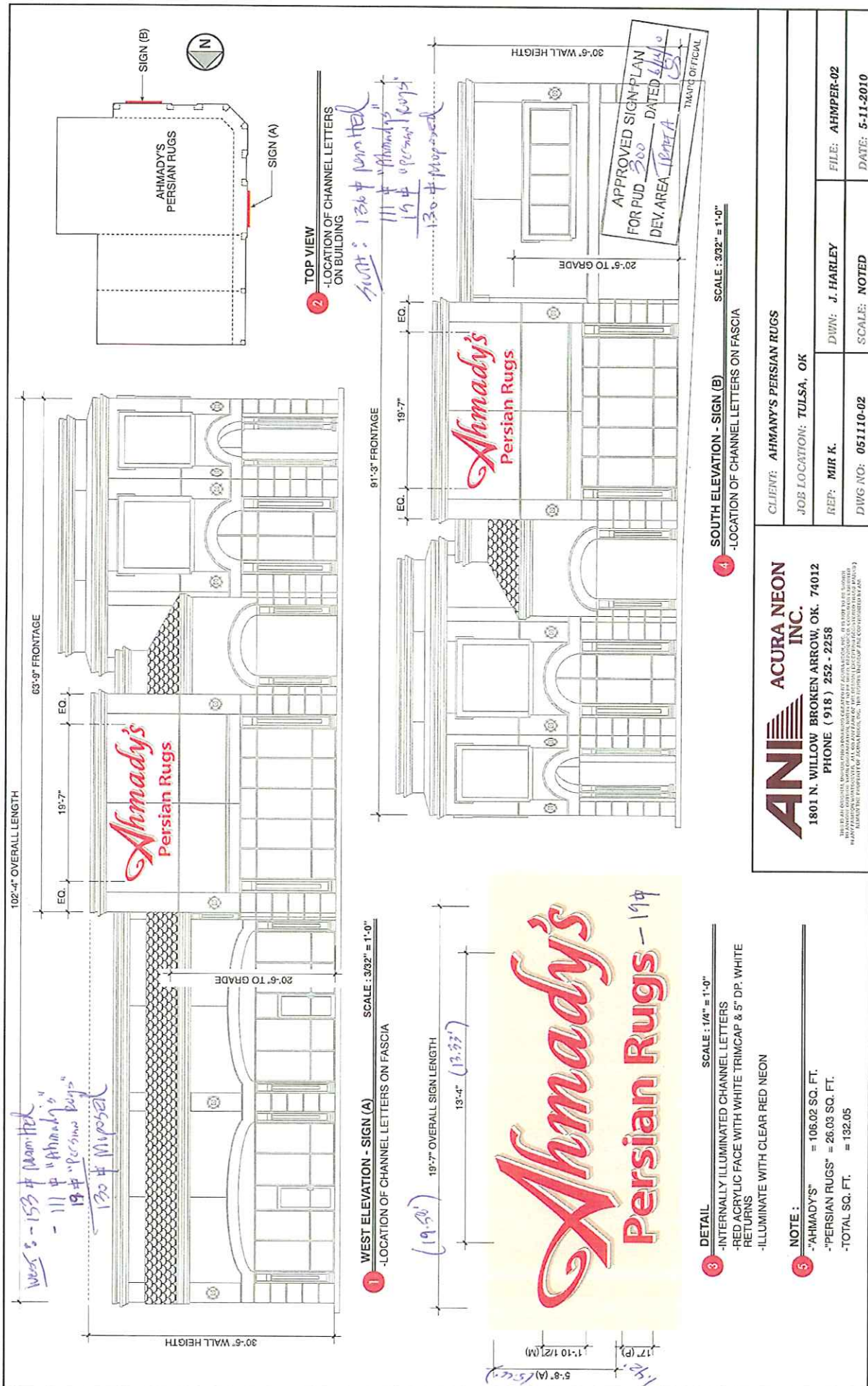
Approved By:

Date:

File: AMICRA-018

Date: 11-15-2010

6.4



13' 6"

Amish

3'-10 7/8" O/A HT.

19' 11"

15 1/2"

CRAFTED FURNITURE

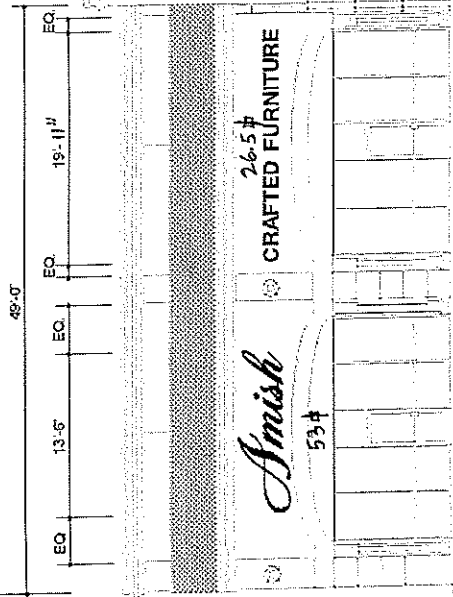
1 FRONT VIEW - SIGN (A) -

ILLUMINATED CHANNEL LETTERS, 257-HG FF RED TRANSPARENT ACRYLIC FACE WITH 1" WD. RED TRIMCAP & 3 1/2" DP. PRE-FINISHED RED ALUMINUM RETURNS (ILLUMINATED WITH CLEAR RED NEON)
-SCALE: 3/8" = 1'-0"

NOTE:

"AMISH"
"CRAFTED FURNITURE" = 53' 4"
TOTAL = 79.5' 4"
+ 130' 4" Ahmad's Persian Rugs (EXHIBITING)
= 209.5' 14" aggregate which equals 1.85' 4" per linear foot of building wall for a 112' 8" long wall.

112' 8"



3 WEST ELEVATION - SIGN (A & B)

LOCATION OF SIGN ON BUILDING FASCIA
-SCALE: 3/32" = 1'-0"

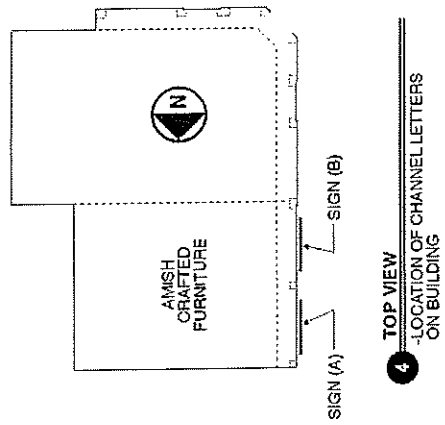
NOTE:

2 FRONT VIEW - SIGN (B) -

ILLUMINATED CHANNEL LETTERS, 257-HG FF RED TRANSPARENT ACRYLIC FACE WITH 1" WD. RED TRIMCAP & 3 1/2" DP. PRE-FINISHED RED ALUMINUM RETURNS (ILLUMINATED WITH CLEAR RED NEON)
-SCALE: 3/8" = 1'-0"

Amish

209.5' 14" aggregate which equals 1.85' 4" per linear foot of building wall for a 112' 8" long wall.



4 TOP VIEW

LOCATION OF CHANNEL LETTERS ON BUILDING

ACURA INC.
WE PUT YOUR NAME IN LETTERS
1001 N. YULGOWAYE, BRICKEN AGRICULTURE, OK 74012
PHONE (505) 262-2758 FAX (505) 257-3758
WWW.ACURAINC.COM

Client: Amish Crafted Furniture	Approved By:
Job Location: Tulsa OK	Date:
Rep: Mir K.	Drawn: J. Harley
Dwg No: 120310-10	Scale: Noted
	Date: 12-3-2010

6.6



December 23, 2010

Mr. Chris Sansone
TMAPC
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: Case Number: PUD-300-8

Dear Mr. Sansone:

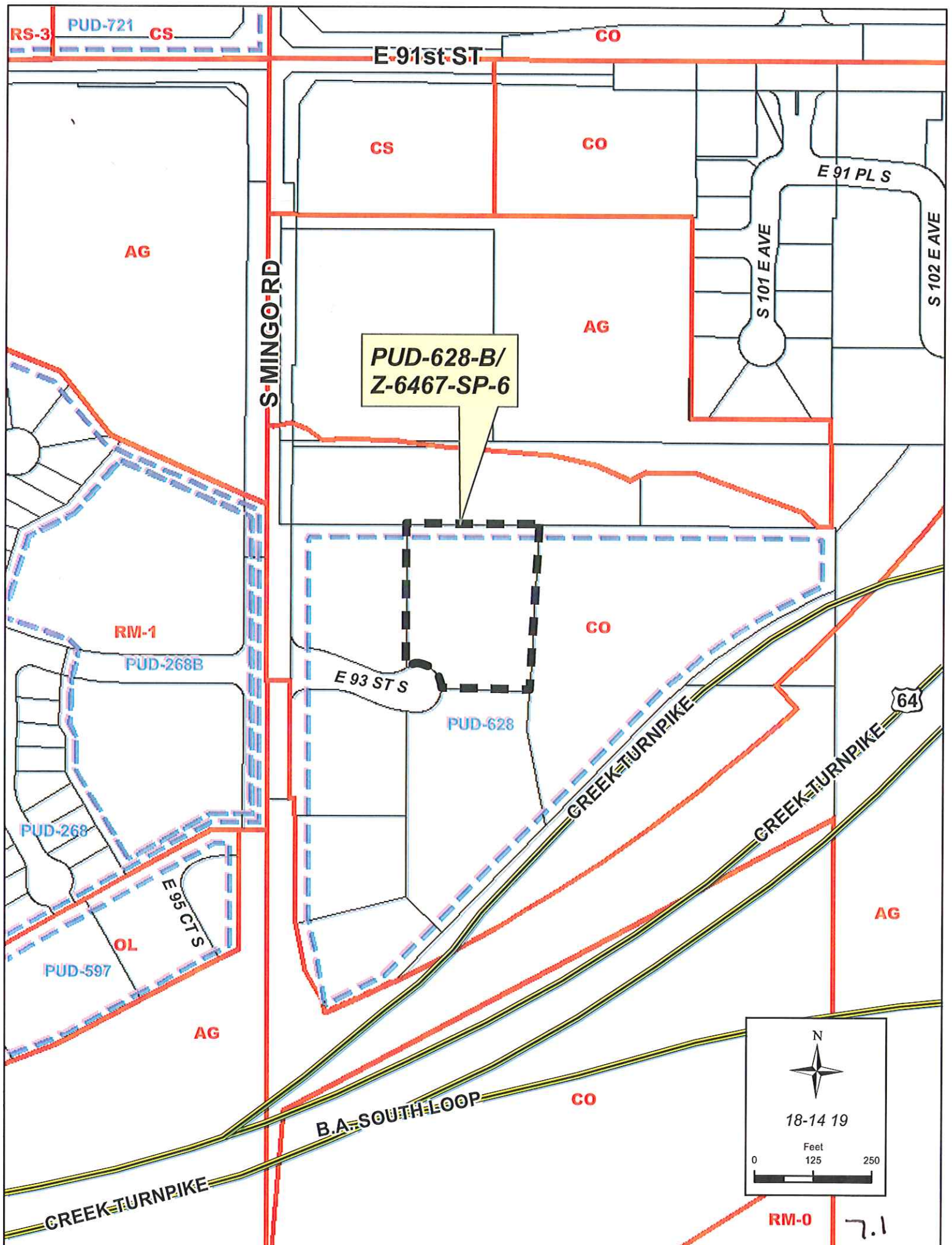
We are the owners of Square One Shopping Center (through our entity 1992 Square One Limited Partnership) which sits in Development Area B.

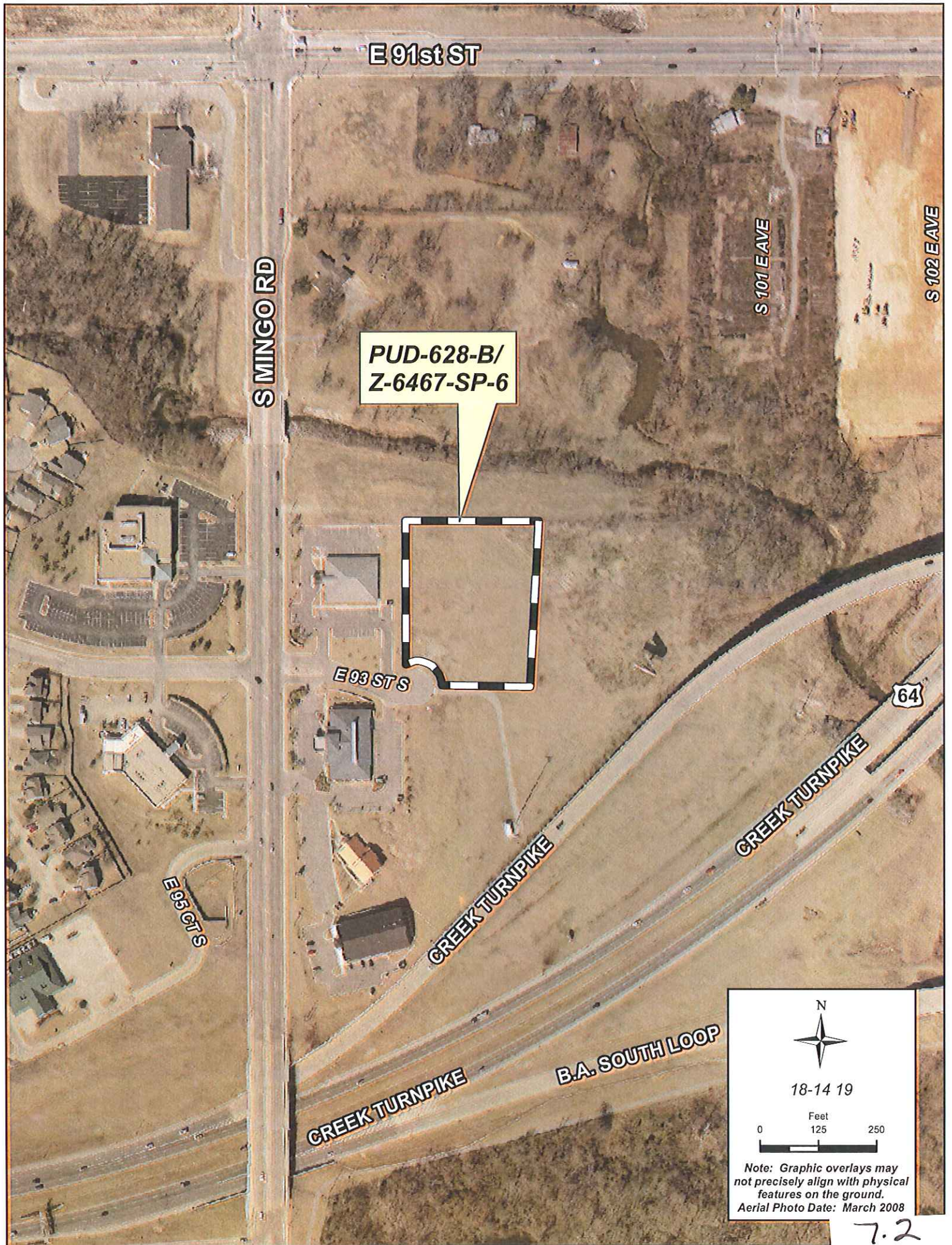
Although we do not object to increasing the permitted display surface area for wall signs from 1.5 square feet to 2 square feet per lineal foot of building wall; we do believe, and hereby request, this variance be granted to the entire development area in the PUD and not just Development Area A.

Both Development Area B and Development Area C are set back further from the streets and deserve the same signage allowances as Development Area A.

Very truly yours,

T. Benjamin Latham, III
President





E 91st ST

S MINGO RD

PUD-628-B/
Z-6467-SP-6

S 101 E AVE

S 102 E AVE

E 93 ST S

E 95 CTS

CREEK TURNPIKE

CREEK TURNPIKE

64

B.A. SOUTH LOOP



18-14 19

0 125 250
Feet

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

7.2

January 5, 2011

STAFF RECOMMENDATION

**PUD-628-B/Z-
6467-SP-6:**

Detail Site Plan – South of the southeast corner of East 91st Street South and South Mingo Road; Lot 2, Block 1 – Cedar Ridge Park; TRS 18-14-19; CZM 58; Atlas 2081; CD 8; CO.

The applicant is requesting approval of a detail site plan for a 5,638 square foot (sf) veterinary clinic. The proposed use, veterinarian clinic as provided in Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-628-B.

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 East 93rd Street South. 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. A trash enclosure is provided as required by the PUD.

Since the submitted plan meets all requirements of the PUD and PUD chapter of the Code, staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 1 – Cedar Ridge Park.

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

DANNY E. MITCHELL ARCHITECT, P.C.
 911 E. 93RD STREET SOUTH
 TULSA, OKLAHOMA 74106-7401
 (918) 433-0440 TEL
 (918) 433-0431 FAX

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CAPE ANIMAL HOSPITAL

911 E. 93RD STREET SOUTH

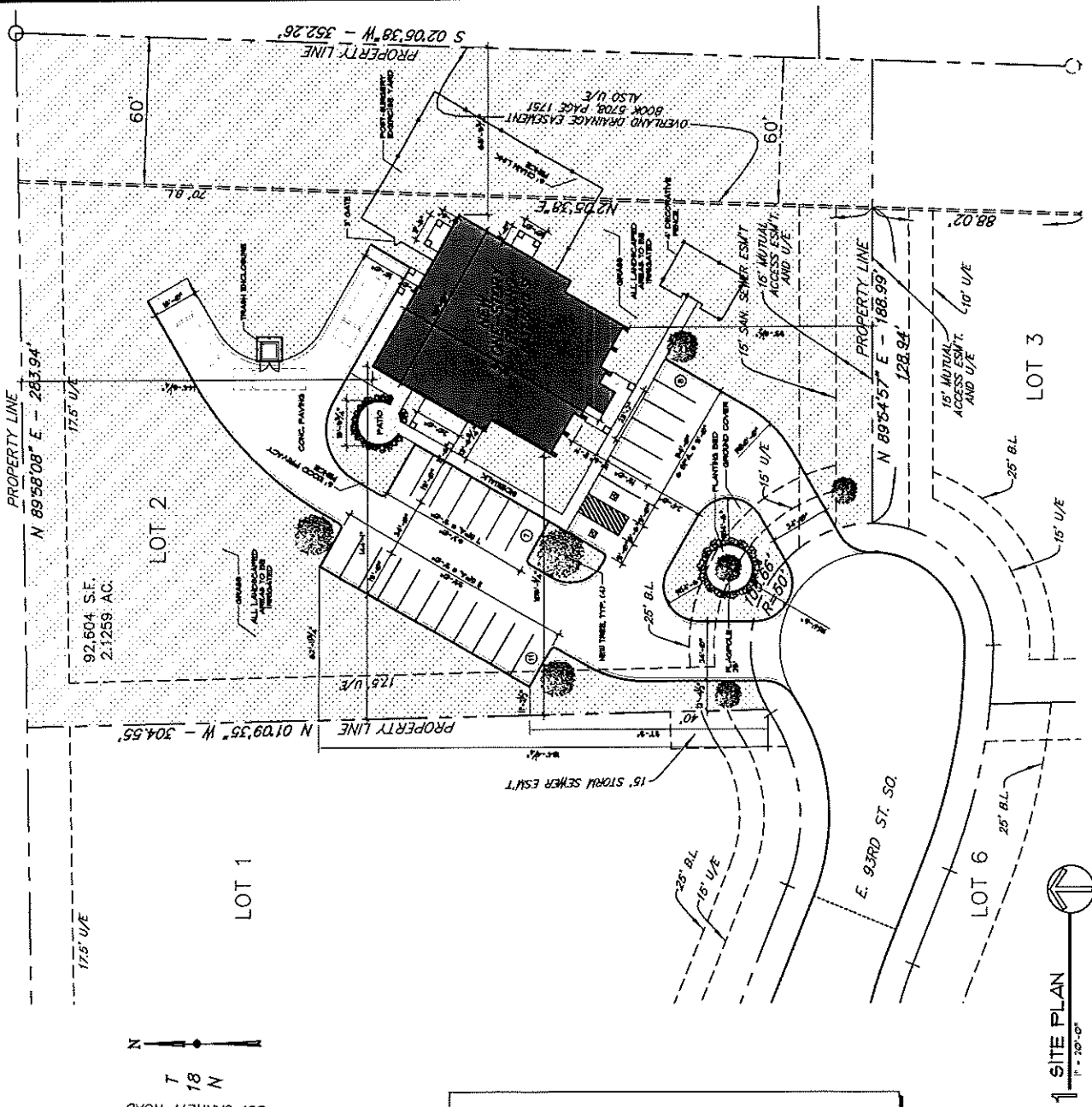
TULSA, OK

SITE PLAN

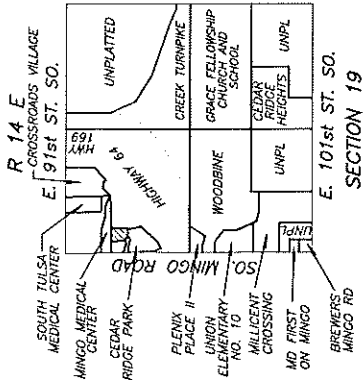
DATE: OCTOBER 8, 2000
 PROJECT NO.: 2000-001
 REVISION: DECEMBER 1, 2000

SHEET NO.

18



1 SITE PLAN
 1" = 20'-0"



LOCATION MAP

LEGAL DESCRIPTION	
RUD. CORRIDOR SITE PLAN NUMBER 620	DEVELOPMENT AREA
LOT 2 BLOCK 1 OF CEDAR RIDGE PARK	
TULSA COUNTY, OKLAHOMA	
911 E. 93RD ST. S.	
LOT AREA	52,464 SQ. FT.
LANDSCAPED AREA	8,125 SQ. FT. 15% OF SITE
STREET YARD AREA	3,325 SQ. FT.
STREET YARD LANDSCAPED	2,046 SQ. FT. 64%
PERMITTED USES	USE UNIT 10, 11 & 9
PROPOSED USES	USE UNIT 11
MAXIMUM BLDG. HEIGHT	PERMITTED: 60'
MAXIMUM BLDG. HEIGHT	PROPOSED: 21'-11"
MAXIMUM LOT COVERAGE	30%
PROPOSED LOT COVERAGE	5,636 / 10,624 = 52.9%
MAXIMUM BUILDING FLOOR AREA	15,624 / 6,049 = 2,582.4 SQ. FT.
PROPOSED BUILDING FLOOR AREA	8,636 SQ. FT.
SITE CALCULATIONS	
OFF-STREET PARKING	
PARKING REQUIRED - 1,025 = 25 CARS	
PARKING PROVIDED - 25 CARS	
PARKING DEFICIT (S) PROVIDED: 1	

7.4

DANNY A. MITCHELL ARCHITECT, P.C.
 870 BOURN YALE SUITE 600
 TULSA, OKLAHOMA 74106-7601
 918 482-0040 TEL
 918 482-0042 FAX
 © DANNY A. MITCHELL ARCHITECT, P.C.
 OKLAHOMA LICENSE NO. 7193
 CONTRACT NO. 1000-031
 DATE OF THIS DOCUMENT: 10/09/03
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CAPE ANIMAL HOSPITAL

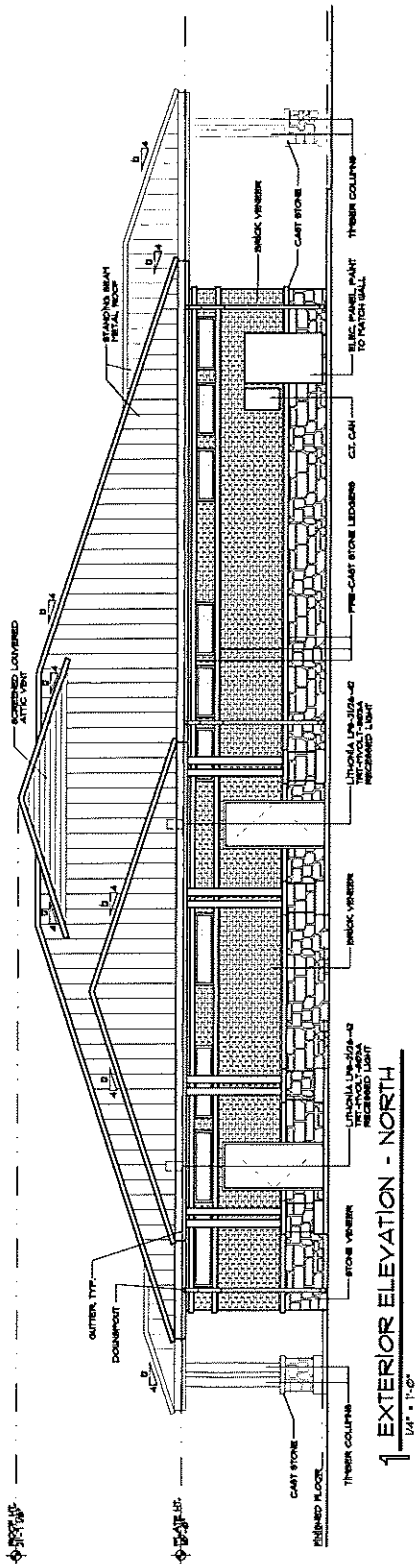
9117 E. 93RD STREET SOUTH

TULSA, OK

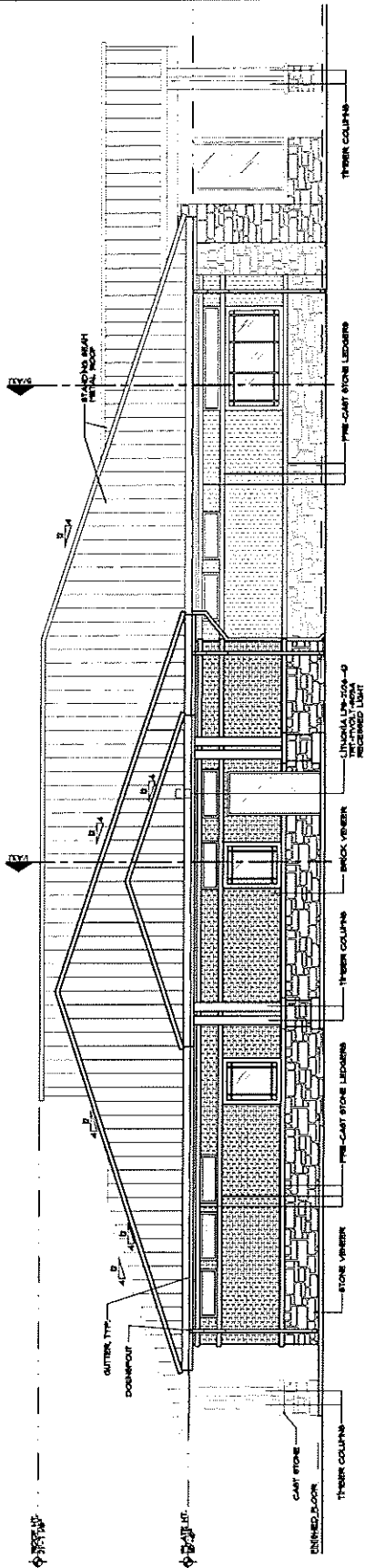
EXTERIOR ELEVATIONS

DATE:	OCTOBER 8, 2003
PROJECT NO.:	1000-031
REVISIONS:	

SHEET NO.
A2.1
 OF 100



1 EXTERIOR ELEVATION - NORTH
 1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
 1/4" = 1'-0"

NOTES:
 1. ALL ROOF PENETRATIONS PAINT TO MATCH SURROUNDING MATERIAL.
 2. CONNECT DOWNPOUTS TO EXISTING DRAINAGE SYSTEM.
 3. DOWNPOUT WHICH DRAIN SYSTEM.

7.5

DANNY E. MITCHELL ARCHITECT, P.C.
 610 SOUTH YALE, SUITE 500
 TULSA, OKLAHOMA 74106-7401
 918 482-4040 TEL
 918 482-4042 FAX

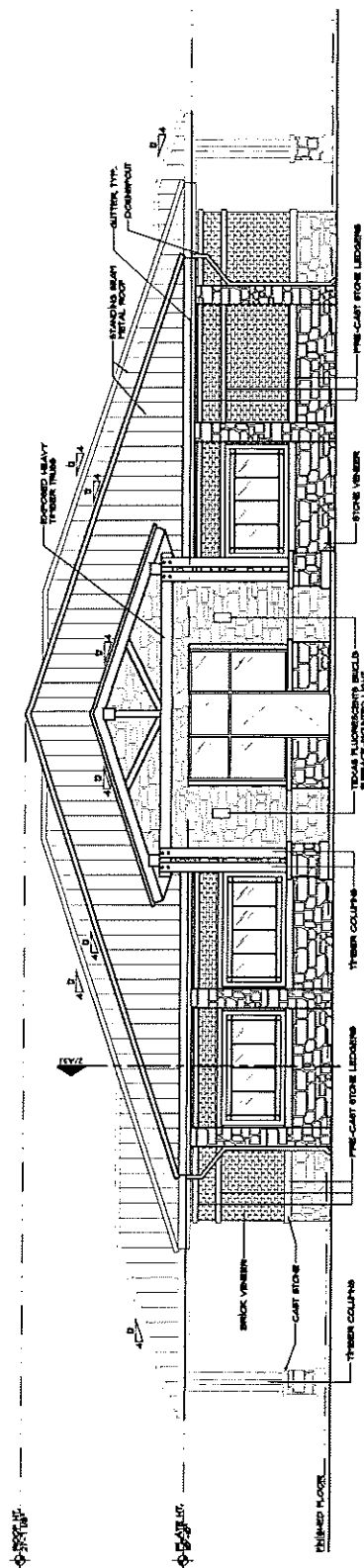
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CARE ANIMAL HOSPITAL

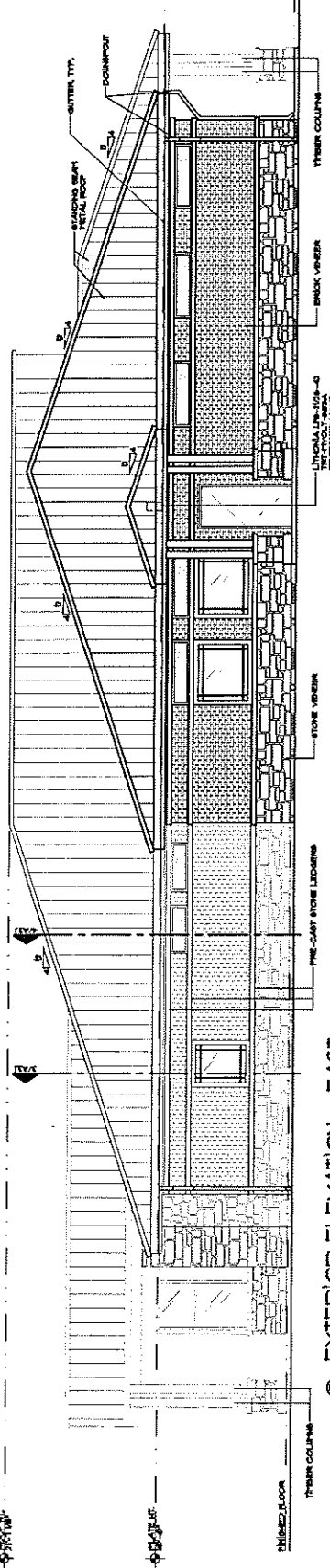
917 E. 28th STREET SOUTH
 TULSA, OK

EXTERIOR ELEVATIONS	
DATE:	OCTOBER 9, 2010
PROJECT NO.:	2009-053
REVISIONS:	

SHEET NO.
A2
 OF 2

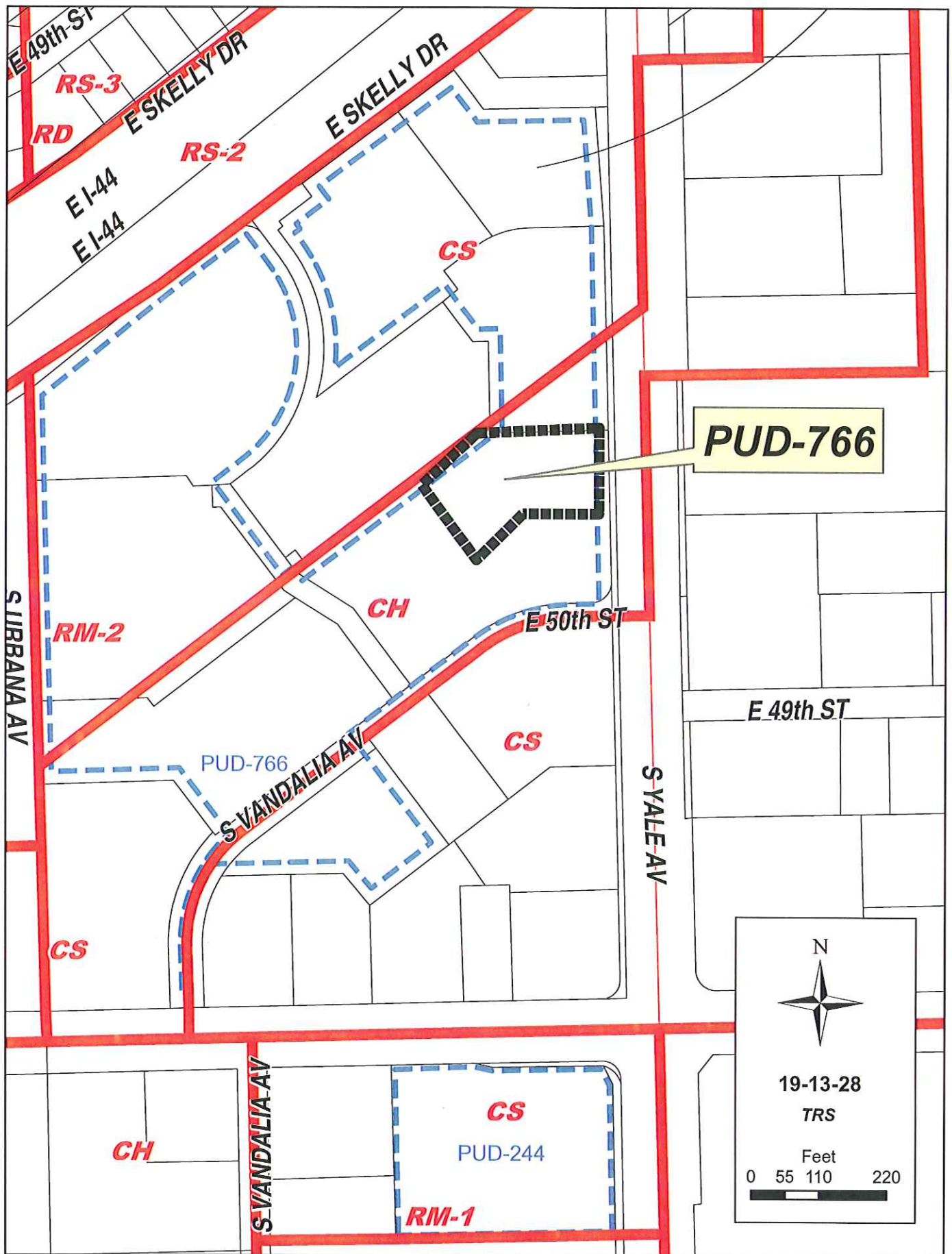


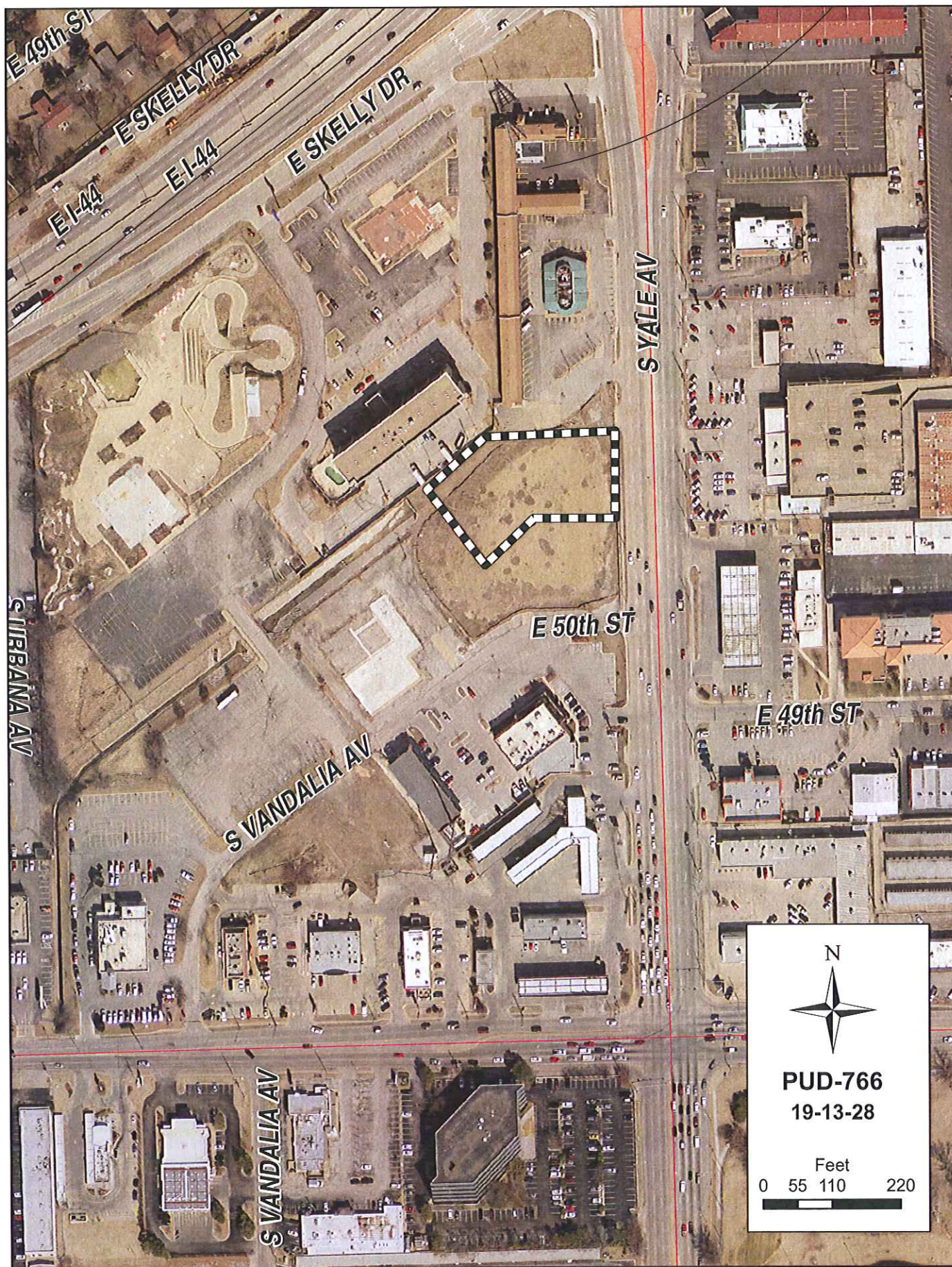
1 EXTERIOR ELEVATION - SOUTH
 1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
 1/4" = 1'-0"

NOTES:
 1. ALL ROOF PENETRATIONS: PAINT TO MATCH SURROUNDING MATERIAL.
 2. ALL ROOF PENETRATIONS: CONNECT DOWNPOUTS TO EXISTING DRAIN SYSTEM.
 3. EXISTING DRAIN SYSTEM: DRAIN TO EXISTING DRAIN SYSTEM.





PUD-766
19-13-28

Feet
0 55 110 220

8.2

January 5, 2011

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – North of the northwest corner of 51st Street South and South Yale Avenue; Lot 8, Block 1/Tract 8A – 51 Yale; TRS 19-13-28; CZM 47; Atlas 468; CD 7; CH/CS/PUD.

The applicant is requesting approval of a detail site plan for a 2,805 square foot (sf) restaurant. The proposed use, Use Unit 12 – Eating Establishments other than Drive-ins is a permitted use in PUD-766.

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 Yale Avenue. 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 be limited to 25'. Lighting will be directed down and away from adjoining properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level in any residential district. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided where not existing along 51st Street as required by PUD Development Standards and Subdivision Regulations. Distinct pedestrian access is provided from the sidewalk along 51st Street through the parking lot to the front of the restaurant.

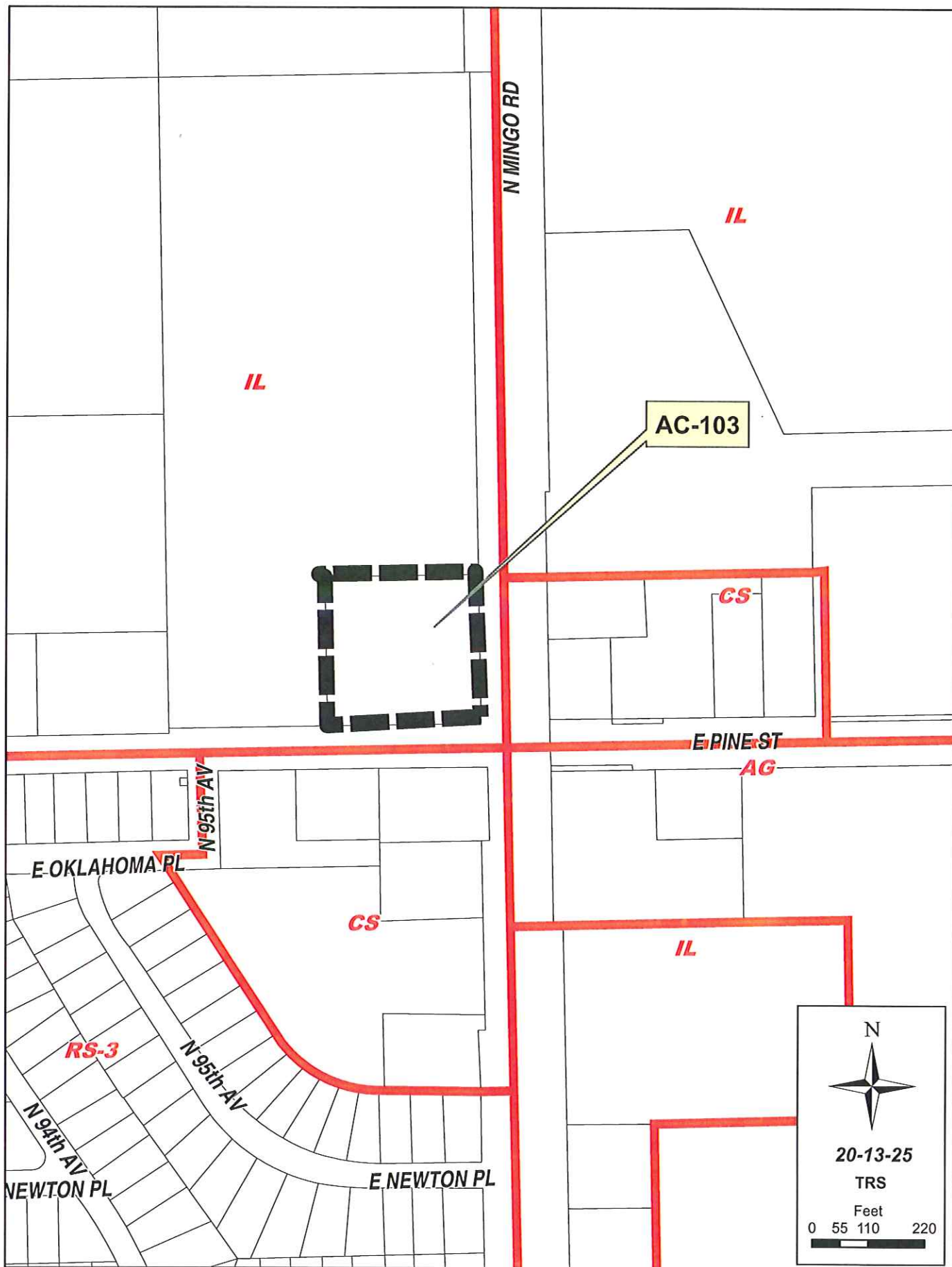
Staff recommends **APPROVAL** of the detail site plan for Lot 8, Block 1/Tract 8A – 51 Yale.

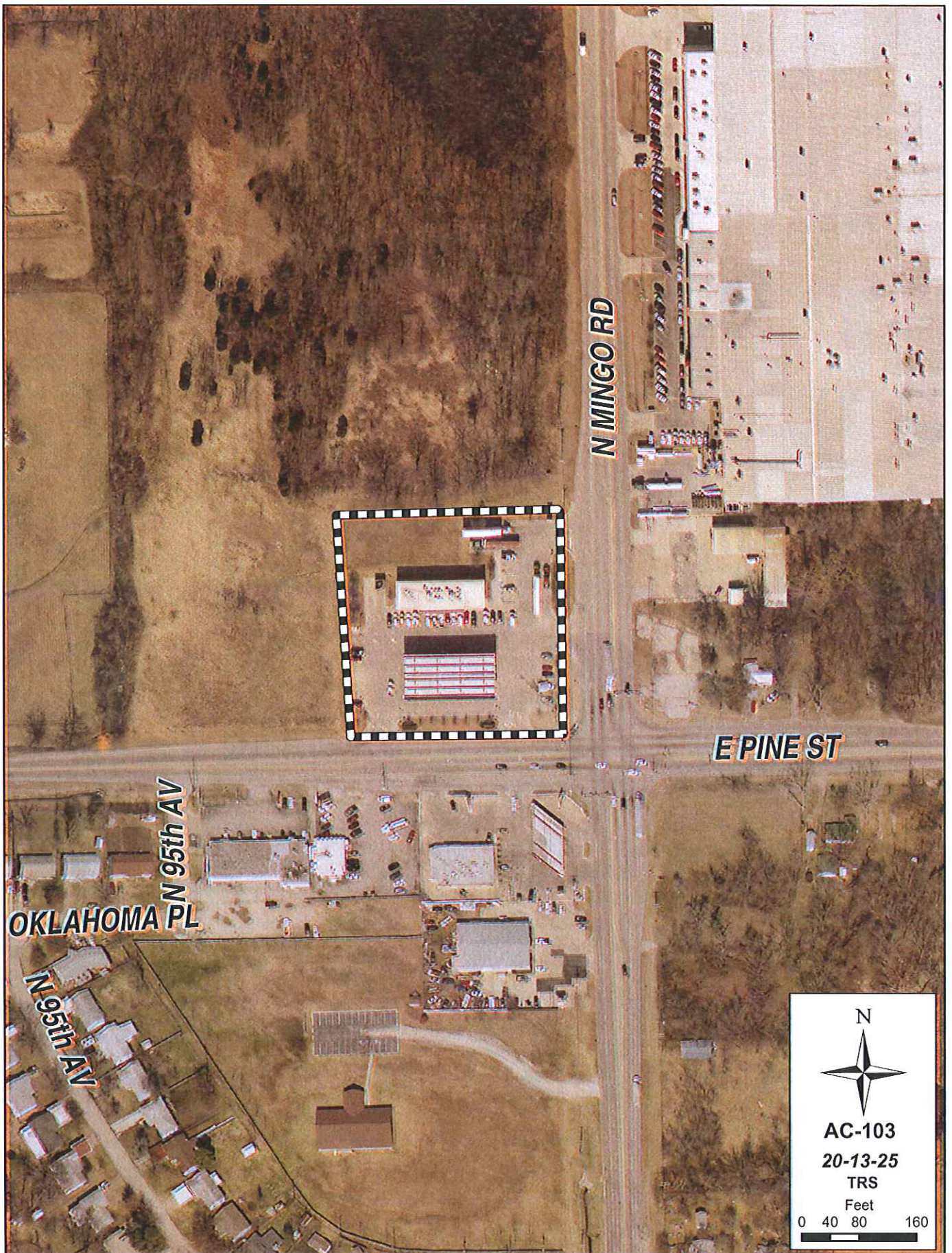
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)

8.6



SCALE: 1" = 20'





AC-103

20-13-25

TRS

Feet

0 40 80 160

9.2

January 5, 2011

STAFF RECOMMENDATION

AC-103

Alternative Compliance Landscape Plan – Northwest corner of Pine Street and North Mingo Road; TRS 20-13-25; CZM 30; Atlas 535/536; CD 3; IL.

The applicant is requesting approval of an alternative compliance landscape plan for a QuikTrip® (QT) store. Triggering the need for a new landscape plan is a proposed parking lot expansion on the north side of the store (see attached sheet L100). The proposed plan does not meet the technical requirements of Chapter 10 since five parking spaces in the front and rear of the store are not within 50' of a landscaped area.

Referring to attached sheet L100, the parking spaces which are not within 50' of a required landscaped area are typical of most QT Stores given the long, rectangular shape of the building in relationship to the square nature of their lots. To compensate the applicant is proposing to plant extra trees in the street yards with an extra planting bed on the eastside of the store. The landscape bed will be planted with extra Crape Myrtle trees. There will be five extra trees planted along the Mingo frontage and two along the Pine Street Frontage with a perimeter landscape strip along the north and west boundaries with Honey Locust, Crepe Myrtles and existing Bradford Pear trees.

While the proposed plan does not meet the technical requirements of Chapter 10 staff feels the plan meets or exceeds the technical requirements of Chapter 10 as required by section 1003-D of the Code. Therefore, staff recommends **APPROVAL** of alternative compliance landscape plan AC-103.



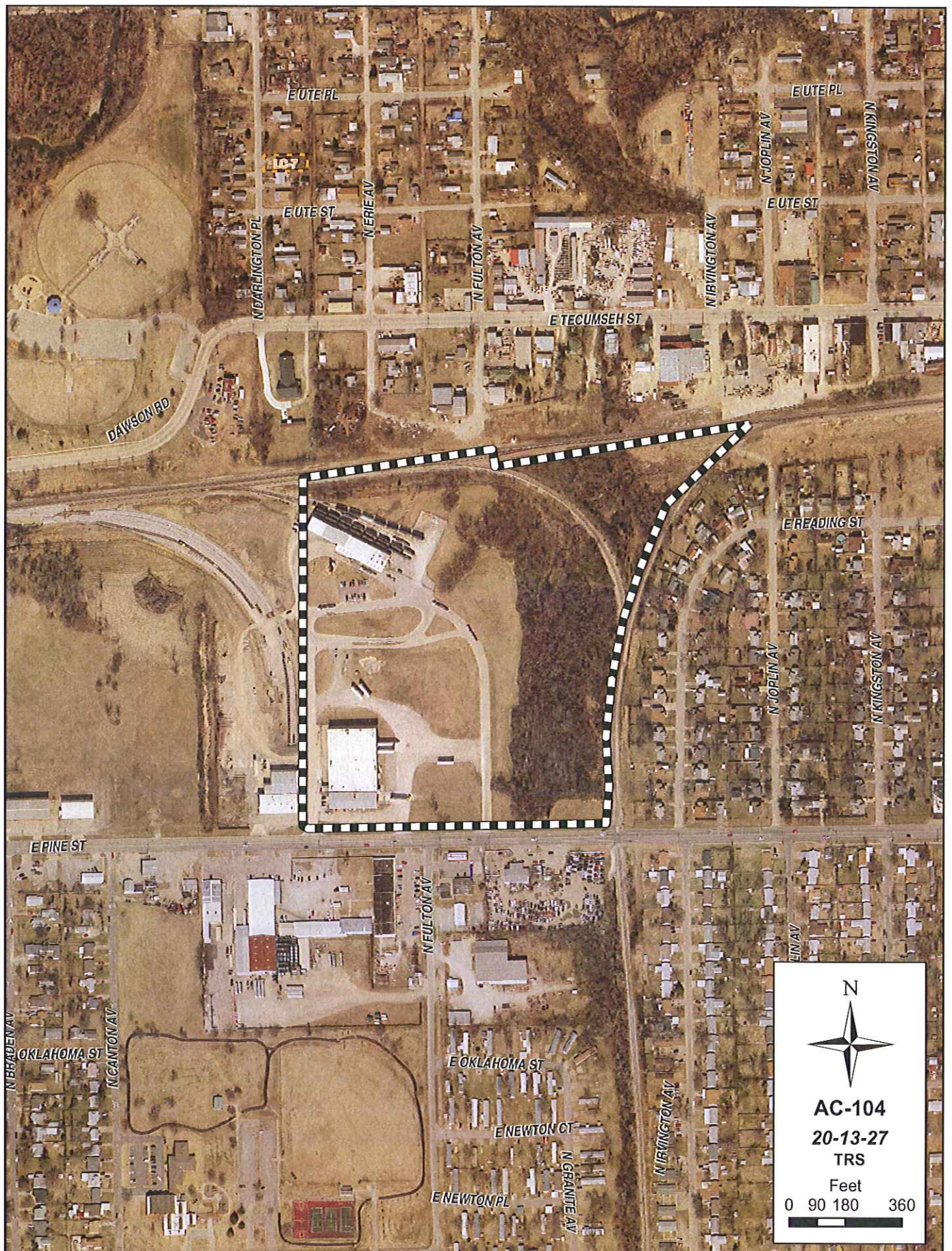
20-13-27

TRS

Feet

0 115230 460

10.1



N

AC-104
20-13-27
TRS

Feet
0 90 180 360

10.2

January 5, 2011

STAFF RECOMMENDATION

AC- 104

Alternative Compliance Landscape Plan – East of the northeast corner of East Pine Street and North Yale Avenue; TRS 20-13-27; CZM 23; Atlas 171; CD 3; IL.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for this 50 acre tract located immediately adjacent to the Burlington Northern Railroad line, east of the northeast corner of North Yale Avenue and East Pine Street. The property is zoned IL and is the site of a BAMA Blending Facility.

Triggering the necessity of an updated landscape plan is intent to pave a small parking lot in front of the building located closest to Pine Street (see attached Exhibit A). The proposed plan would not meet the technical requirements of Chapter 10 of the Code in that there would not be enough street yard trees. The applicant intends to preserve the grass strip along Pine Street.

In 1992, in case 16115 the Board of Adjustment (BOA) granted a variance to allow this parking lot to be gravel for a period of 10 years. At that hearing the applicant cited, and the BOA agreed that since the property was a former City of Tulsa landfill soil conditions on the site were not conducive to asphalt paving (see attached BOA case report and meeting minutes). Staff has conducted a site visit and contends that the ground along Pine Street in this area is extremely hard, packed gravel and rock and may not be the best condition for growing trees.

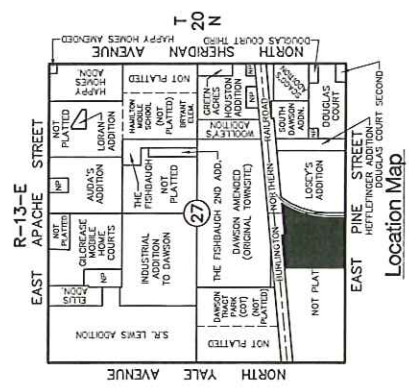
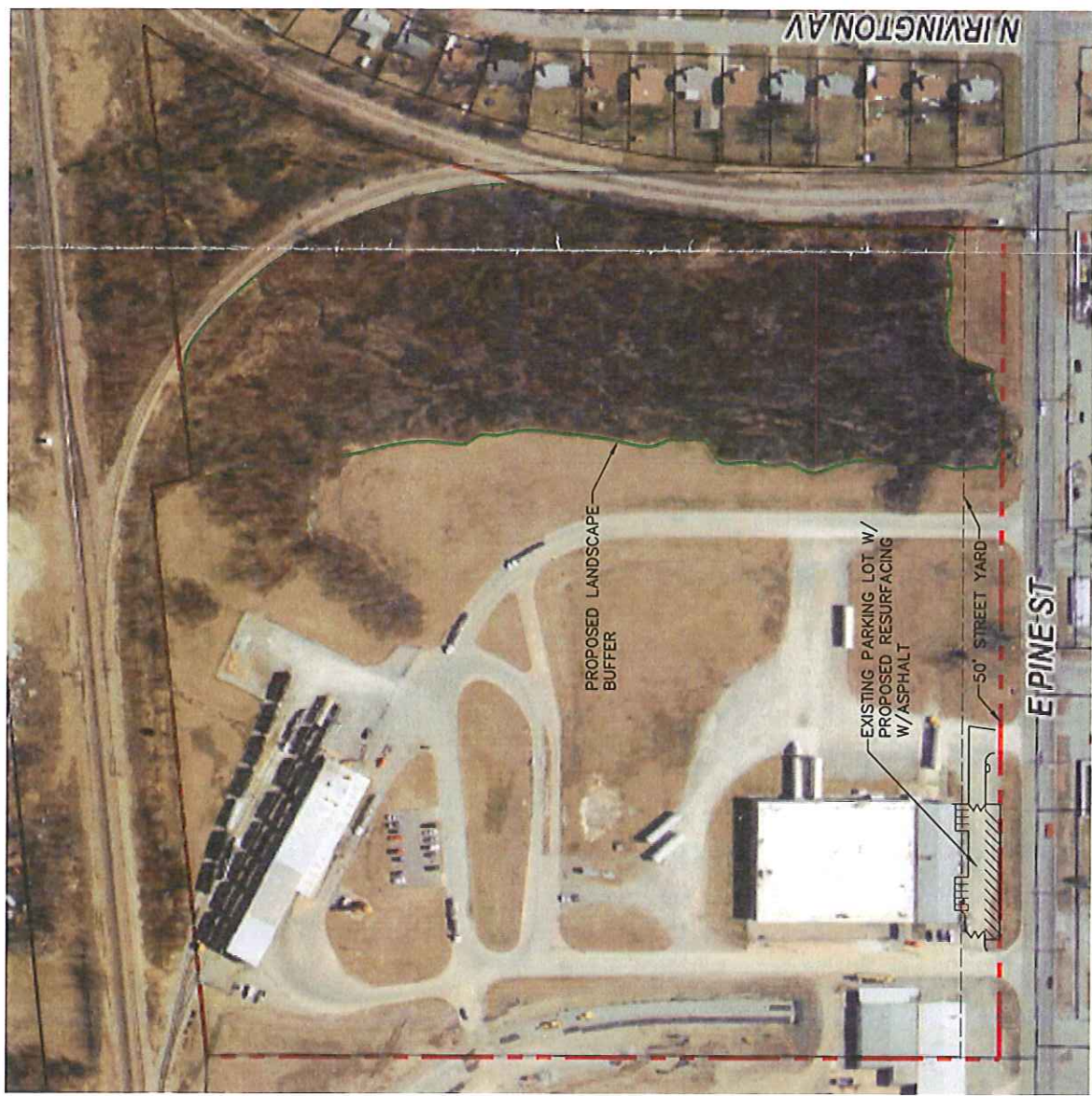
In the alternative, the applicant proposes to preserve a 300-foot wide, 297,551 square foot landscape buffer on the east side of the 50+ acre tract. This area has an excessive amount of 6" or wider caliper trees, provides an excellent area for stormwater run-off and a more than adequate buffer for the neighborhood to the east. This area provides far more trees than would be required on site and clearly exceeds the tree requirements of Chapter 10.

Staff recommends **APPROVAL** of landscape alternative compliance plan AC-104.

10.3



10.4



LANDSCAPE REQUIRED BY CODE
STREET YARD
 EAST PINE STREET NORTH 52,500 SF
 REQUIRED (1 TREE PER 1500 SF OF STREET YARD) 35 TREES

PROPOSED ALTERNATIVE COMPLIANCE (IN LIEU OF STREET YARD TREES)
 MAINTAIN 300 FOOT WIDE, 297,551 SF LANDSCAPE BUFFER
 CONTAINING NOT LESS THAN 70 HARDWOOD TREES THAT ARE
 AT LEAST 6" IN CALIPER

BAMA BLENDING FACILITY
LANDSCAPE ALTERNATIVE
COMPLIANCE EXHIBIT
 IN PART OF THE
 SE/4 OF THE SW/4
 OF

SECTION 27, T-20-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
 1101 S. W. 10th Street, Suite 100, Tulsa, Oklahoma 74106-1816
 Phone: (918) 592-1111 Fax: (918) 592-0209 E-mail: info@sackandassoc.com
 CA Number 1783 (9-1-03) and 1462 (1-04)

Project: BAMA BLENDING FACILITY
 Drawing: EXHIBIT A
 Date: 2010-12-01
 Prepared By: J. Sack
 Checked By: J. Sack
 Approved By: J. Sack

Exhibit A

C Z M	30
ATLAS	171
P D	16
CD	3

BOARD OF ADJUSTMENT - CITY OF TULSA
201 West 5th - Suite 600 - Tulsa, OK 74103 - (918) 584-7526

FOR INFORMATION, ASK FOR BOARD OF ADJUSTMENT

CASE NO.	16115
S-T-R	27-20-13
USE UNIT	25
PRESENT ZONING	IL

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER (Please Print) Paul W. and Lilah B. Marshall, H & W	GENERAL LOCATION NE Corner of East Pine Street and North Yale Ave.
--	---

A. ACTION REQUESTED

☒ Variance - Sections 1303-D and 1304-C
(If applicant is requesting a variance, Section B of this application must be completed.)

☐ Special Exception - Section _____

☐ Appeal from Administrative Official (describe) _____

Set out below the specifics of your application. A site plan is normally required with this application and you should attach any photographs and other factual information which will assist the Board in determining the merits of your application.

This Application for Variance is for the purpose of obtaining permission to continue the use of existing gravel, screenings and rock parking, driveways and loading areas which have served the subject property for several years. Prior to January 31, 1992, gravel, rock and screenings were considered to be "all weather" materials and have been and are in common use throughout the City. On the latter date the definition in Section 1800 of the Code was modified to provide that gravel, rock or screenings without the use of a petroleum or cement binder does not meet the definition of an "all weather" material. Because of the unstable soil base which dominates the subject property (filled coal strip pits) and because of the size of the property (over 50 acres), it would be inequitable and prohibitive to now require conversion to cement or asphalt paved surfaces to conform to a definition that did not exist at the time of development of the property.

PROPERTY LEGAL DESCRIPTION See Exhibit "A" attached hereto

Is the subject tract in a flood hazard area?

☒ Yes*, in part

☐ No

*If "yes", the applicant is advised to contact the City of Tulsa Department of Stormwater Management about possible development constraints. Telephone (918) 596-7800.

APPLICANT - DO NOT WRITE BELOW THIS LINE

APPLICATION RECEIVED BY <u>R. JONES</u>	HEARING DATE(S) <u>Aug. 25, '92</u>	DISPOSITION <u>Approve per Cond 5-6</u>
DATE RECEIVED <u>July 14, 1992</u>	RECEIPT NUMBER <u>50921/41646</u>	
PRESENT USE <u>Industrial and Vacant</u>	HANDOUTS (Circle) V E H	
PROPERTY OWNERS NAMES FURNISHED BY: <input type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> INCOG	OTHER INFO	

10.5

CASE NO.

B. The Board of Adjustment is allowed to approve variances only after determining from the evidence and arguments presented that the conditions listed below do exist. Please describe how your request satisfies each of these conditions.

1. Application of the zoning ordinance requirements to this particular piece of property will create an unnecessary hardship.

Core tests of the property reveal it was formerly used for strip mining of coal and the coal pits have been filled with an unstable material requiring substantial time and materials to compact sufficient to maintain a hard surfaced base.

2. There are conditions which are peculiar or special to this piece of property which do not apply to other properties in the same zoning district.

See No. 1.

3. The variance, if granted, will not cause substantial detriment to the public good or impair the purpose and intent of the zoning ordinance or the comprehensive plan.

The property has been used in the same manner with graveled parking, driveways and loading areas for a substantial number of years. The property is in excess of fifty (50) acres in size and sets back a considerable distance from any other use.

AS APPLICANT WHAT IS YOUR INTEREST IN THIS PROPERTY?

- ☐ Present owner
☐ Purchaser
☒ Attorney for Owner
☐ Agent for Owner
☐ Other (Specify) _____

APPLICANT INFORMATION (Please print)

Name William B. Jones

Mailing Address 15 East 5th St., #3800

Tulsa, Ok Zip 74103

Telephone 918) 581-8200

I certify that the submitted information is true and correct

William B. Jones
 Signature

APPLICANT — DO NOT WRITE BELOW THIS LINE

C. FEES			
1.	Application Fee		\$ <u>150</u>
2.	300 feet property owners report*	Base fee	Add'l
	<u>10</u> Estimated homes	\$ _____	\$ _____
3.	Newspaper publication fee		\$ <u>25</u>
			\$ <u>40</u>
		TOTAL FEES	\$ <u>215</u>

*Optional service provided by INCOG, for applications with the 300 feet notice area lying totally within Tulsa County
 Applicant must sign accompanying form.

FOR INCOG TO OBTAIN NAMES AND ADDRESSES OF 300' PROPERTY OWNERS:

I authorize the INCOG Staff to obtain property owner's names and addresses as required for application number _____
 I understand the INCOG Staff will utilize the most reliable methods and best available data, but retains no liability for its accuracy and/or completeness.

William B. Jones
 Applicant's Signature

7-14-92
 Date

Names Obtained By

10.4

FILE COPY

Case No 16119 (continued)

Applicant's Rebuttal:

Mr. Forman stated that he parked his car on the street in front of the boat during the time his home was being renovated. He pointed out that the boat is only on the property temporarily, and the asphalt and the boat will be removed after the restoration process has been completed.

Board Action:

On MOTION of S. WHITE, the Board voted 5-0-0 (Bolzle, Chappelle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; none "absent") to **DENY** a Minor **Special Exception** to permit a sailboat and trailer to be parked within the front yard - **Section 402.B.7.a.5.a. Parking or Storage of Recreational Vehicles** - Use Unit 6; finding that boat storage and restoration is not appropriate in the front yard of the residential dwelling; on the following described property:

Lot 1, Block 4, Rondo Valley 4 Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 16115

Action Requested:

Variance of the all-weather surface requirement for off-street parking - **SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 25, located NE/c of East Pine and North Yale.

Presentation:

The applicant, William Jones, 3800 First National Tower, Tulsa, Oklahoma, stated that he is appearing on behalf of his clients, who lease the property in question to Bama Pie Ltd. and Bama Pie Transportation Company. He informed that the 53-acre tract was previously a landfill for the City of Tulsa, and was later leased for the current use as a transportation center. Mr. Jones stated that approximately 15 tractors are parked on the property. He noted that an engineer study revealed that the water table is within 2' of the surface, and a gravel covering is in place. Mr. Jones stated that the complaint to Code Enforcement stemmed from the fact that the big trucks leaving the parking lot deposited gravel out on Pine Street. He explained that gravel is continually added to the parking area, and the engineer report concluded that ten years of packing will be required before a hard surface covering can be installed. Mr. Jones asked the Board to permit parking on a gravel surface at this location. A copy of the violation notice (Exhibit J-1) and photographs (Exhibit J-2) were submitted.

Case No. 16115 (continued)

Comments and Questions:

Mr. Doverspike inquired as to the portion of the tract that will be utilized for parking, and the applicant submitted a location map (Exhibit J-3) depicting the parking area.

Protestants:

None.

Board Action:

On MOTION of DOVERSPIKE, the Board voted 5-0-0 (Bolzle, Chappelle, Doverspike, S. White, T. White, "aye"; no "nays"; no "abstentions"; none "absent") to **APPROVE** a Variance of the all-weather surface requirement for off-street parking for 10 years only - **SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS** - Use Unit 25; per the revised plan and notations (location map) submitted; subject to the existing concrete approaches on Pine being extended approximately 100'; finding that the use, per conditions, will be compatible with the area and in harmony with the Code; on the following described property:

All that part of the S/2 of the SW/4, lying South of the St. Louis & San Francisco Railroad Company Main Line Right-of-Way and lying West of the Howard Branch Right-of-Way, a Branch of the St. Louis & San Francisco Railroad Company, in Section 27, T-20-N, R-13-E of the Indian Base and Meridian in Tulsa County, Oklahoma, particularly described as follows: Beginning at a point 50' East and 50' North of the Southwest corner of said Section 27; thence N 0°01'07" E parallel to and 50' E of the West boundary of said Section 27, a distance of 870.44' to a point in the Southerly right-of-way line of the main track, Cherokee sub-division of the St. Louis & San Francisco Railroad Company as now located and constructed; thence N 84°34'36" E along said Southerly right-of-way line of said main tract of the St. Louis & San Francisco Railroad Company Right-of-Way a distance of 2,184.71'; thence S 5°25'24" E along said Southerly right-of-way line of said main track of the St. Louis & San Francisco Railroad Company Right-of-Way a distance of 50.00'; thence S 35°37'27" E a distance of 575.49' (530.00' per Deed) to the intersection with the Westerly right-of-way line of the Howard Branch of the St. Louis & San Francisco Railroad Right-of-Way; thence S 9°39'07" W 0.00'; thence to the left along a curve of radius 1,627.21' along said Westerly right-of-way line of the Howard Branch Right-of-Way a distance of 361.06'; thence S 3°03'41"E along the Westerly right-of-way line of said Howard Branch a distance

Case No. 16115 (Continued)

of 199.93' to a point on the North right-of-way of Pine Street; thence due West along the North right-of-way of Pine Street being 50' North and parallel to the South line of said Section 27, a distance of 2,505.11' to the Point of Beginning; City of Tulsa, Tulsa County, Oklahoma.

Case No. 16116

Action Requested:

Variance of the maximum height for a fence in a required front yard from 4' to 6' - SECTION 210.B. Permitted Obstructions in Required Yards - Use Unit 6, located 3513 South Richmond Avenue.

Presentation:

The applicant, Charles Underwood, 3513 South Richmond Avenue, Tulsa, Oklahoma, submitted photographs (Exhibit K-1) and stated that he has lived at the current location for approximately 13 years. He informed that the fence in question is located 20'2" from the curb, and does not pose a safety hazard and is not an eyesore. Mr. Underwood stated that the fence was installed because of the noise created during the night by the abutting property owners, and to screen the debris that has accumulated on the lot.

Comments and Questions:

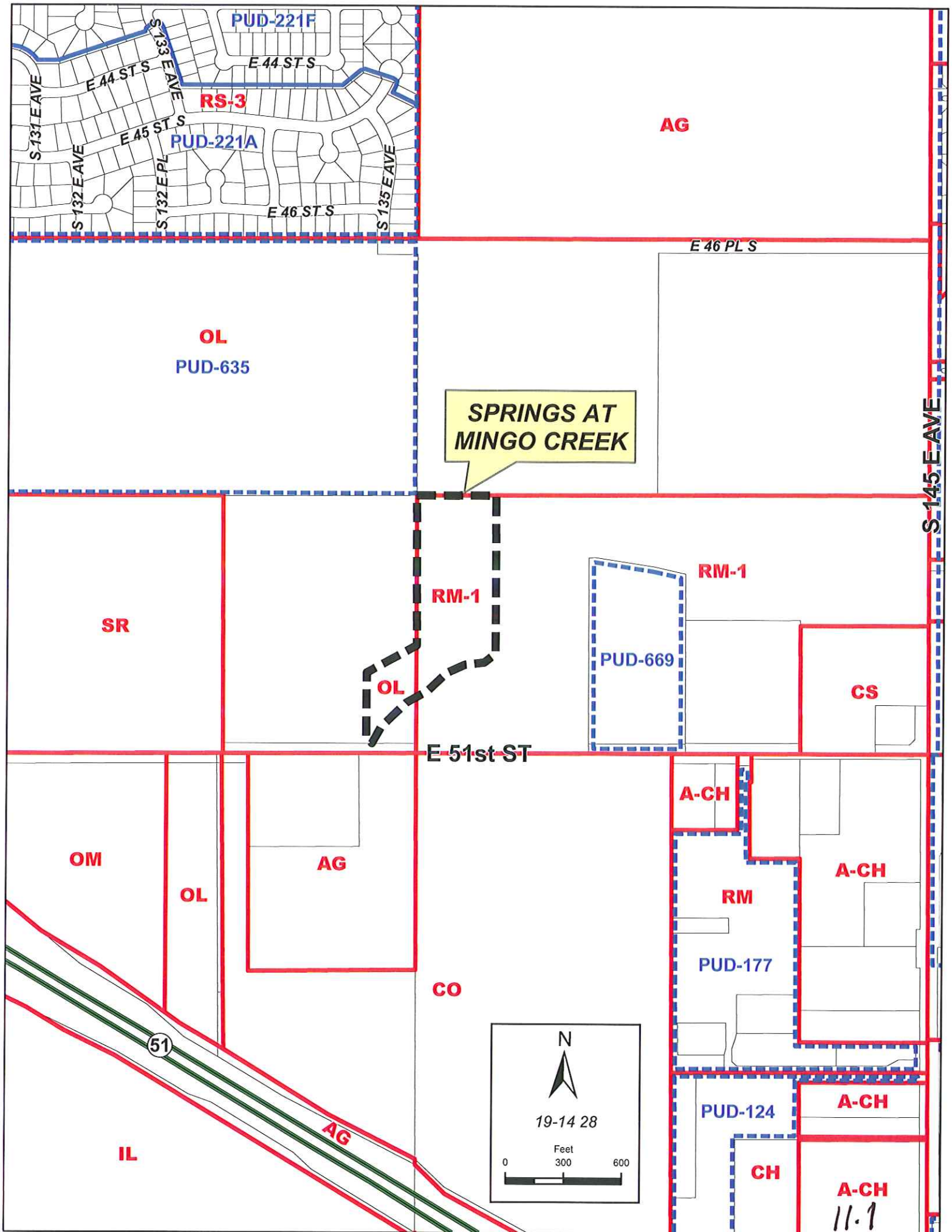
Mr. Bolzle inquired as to the distance from the front of the house to the end of the fence, and Mr. Underwood replied that it extends approximately 12' into the front yard.

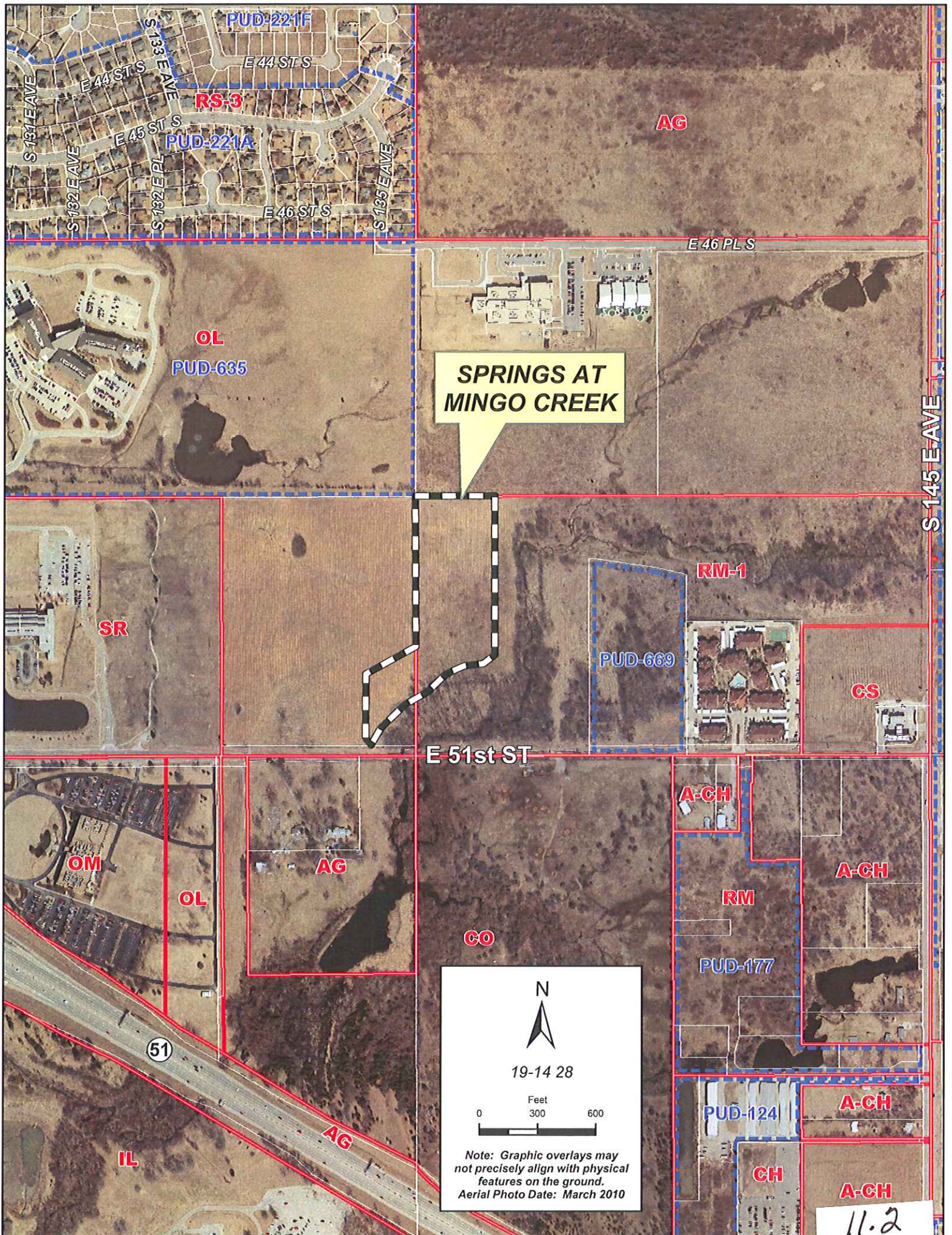
Protestants:

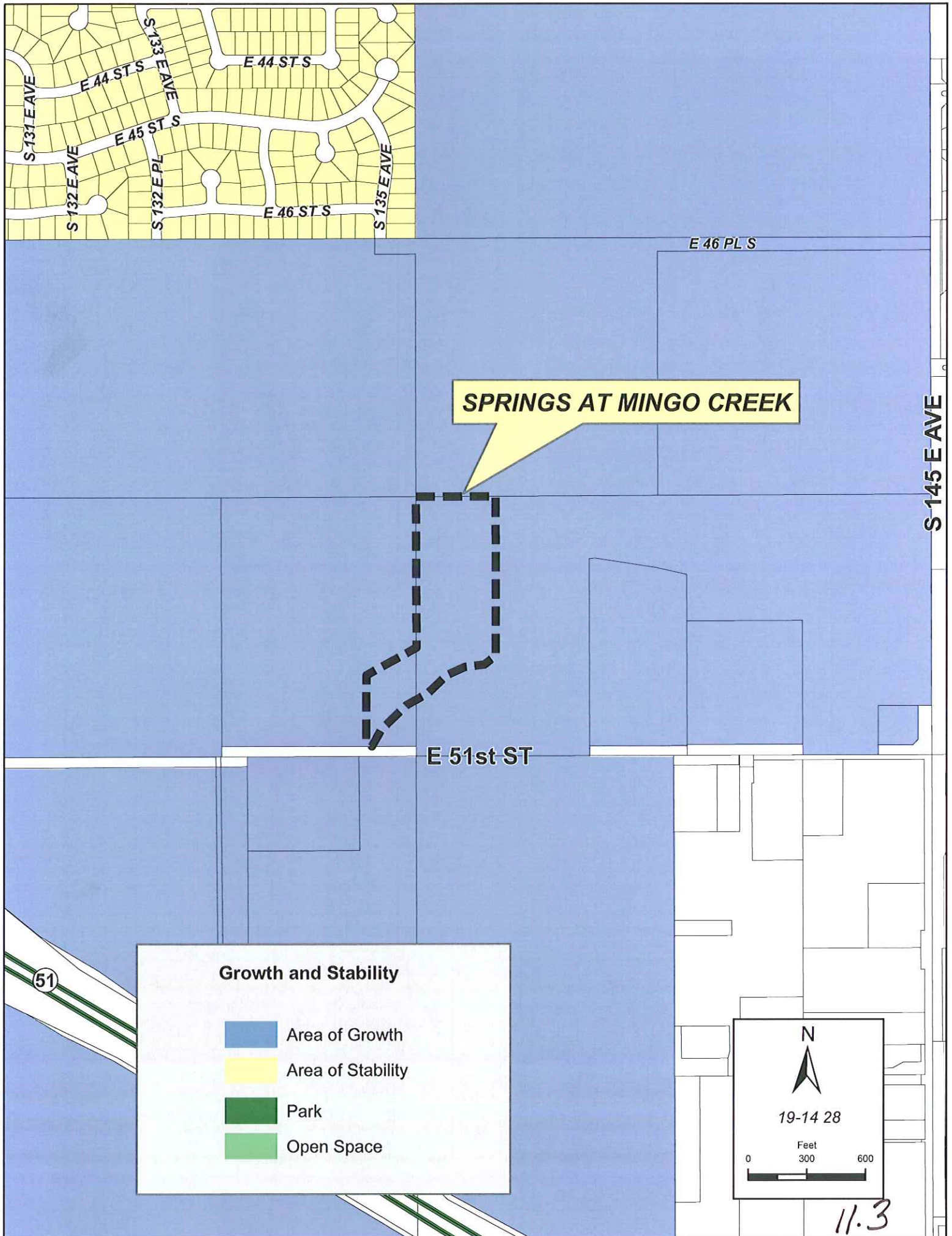
June Walker, 3519 South Richmond, Tulsa, Oklahoma, submitted photographs (Exhibit K-2), and stated that she is the abutting property owner referred to by the applicant. Ms. Walker stated that she is only opposed to the portion of the fence that extends into the front yard. She pointed out that the fence is not in harmony with the character of the neighborhood, and has a negative impact on the value of her property.

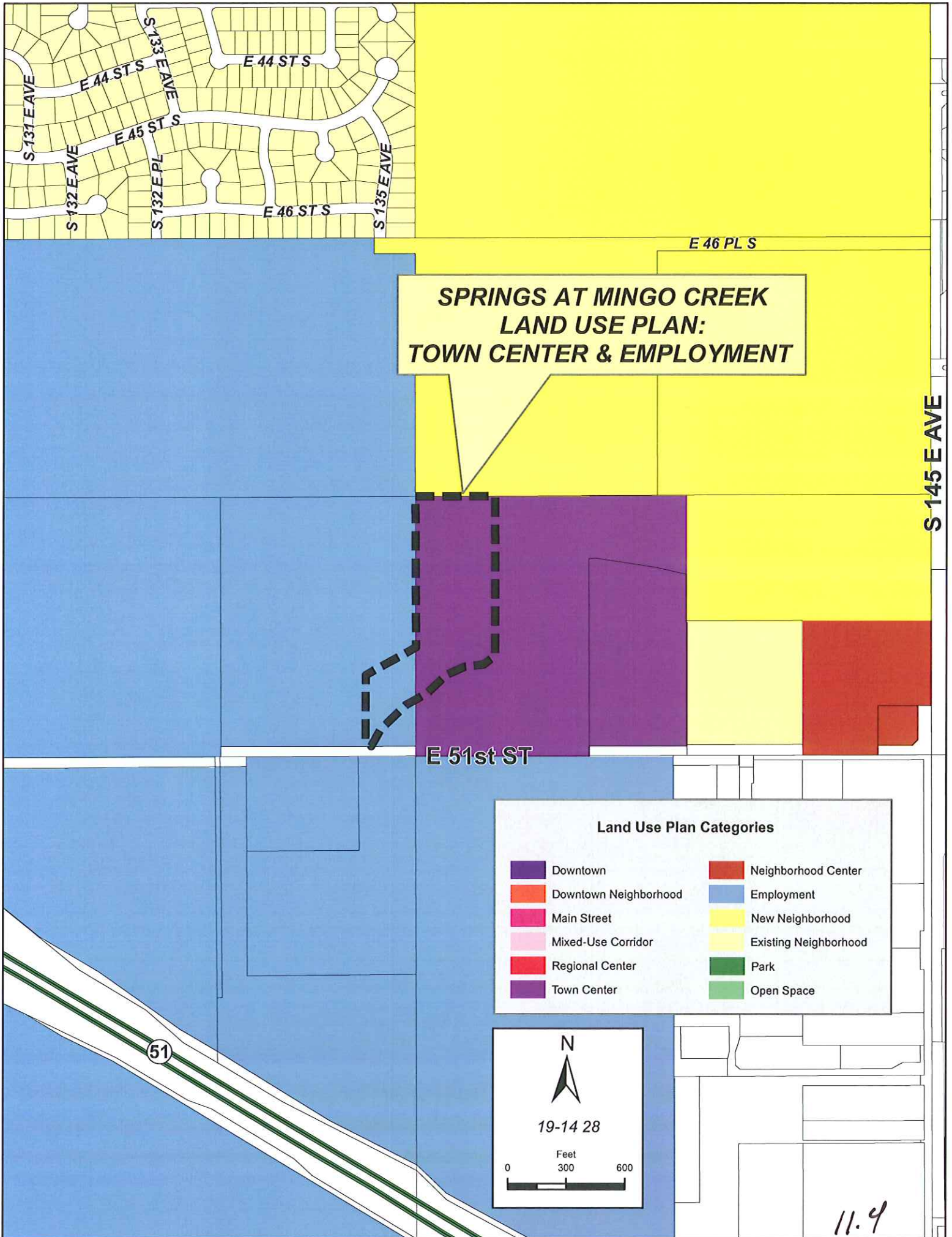
Comments and Questions:

Mr. Gardner stated that the reason for limiting the fence height in a front yard is to prevent limitation of light and air, and obstruction of the neighbors view.









PRELIMINARY SUBDIVISION PLAT

Springs at Mingo Creek - (9428) (CD 6)

North of 51st Street, West of South 145th East Avenue

This plat consists of 1 Lot, 1 Block, on 10.33 acres.

The following issues were discussed December 16, 2010 , at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned OL (office light) and RM-1 (residential multi-family) with BOA 21146 approved for "a multi-family dwelling use (Use Unit 8) in the OL district (Section 601) to permit an adjoining proposed multi-family dwelling development's leasing office/resident clubhouse, outdoor pool area, and mail kiosk and signage, with the condition that sidewalks be included along any and all public right-of-ways in the development. It is noted there are no multi-family units in the OL portion of this project; this will return for a subdivision plat; per conceptual plan 3.7." Concern about the street access eventually continuing north was expressed and it was determined that the cul-de-sac will be a public street and will be constructed as part of the infrastructure required for the development by the apartment developer. It will be considered as a collector to provide access to the north. A property owners association is recommended to control maintenance of the open space and amenities.
2. **Streets:** Show Limits of No Access at property line fronting 51st Street. Call out right-of-way as "Dedicated by this Plat." Include section on sidewalks. Show sidewalk on both sides of South 136th East Avenue.
3. **Sewer:** Add the distances and bearings for the off-site sanitary sewer easement to the face of the plat.
4. **Water:** No comment.
5. **Storm Drainage:** All off-site drainage flowing onto the site is public drainage, and must be collected at the property line, and thence be conveyed across the property in a public drainage system with the capacity to convey the fully-urbanized 100 year rainfall runoff. To accomplish this add "and ODE" (overland drainage easement) to the northern and western perimeter U/E. Draw a leader from the "Zone AE" note to the floodplain line. Remove Section 1.1.3; it is unacceptable. Add the standard language for an overland drainage easement. The Conceptual plan does not indicate how public drainage, flowing onto the site, is collected and conveyed across the

site.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No problem.
7. **Other: Fire:** Some fire lane markings may be needed. **GIS:** Kum and Go Gas Station is platted on the County Assessor's map as # 77664 Windham Hill and should be labeled that way on the location map. Provide the CA number and renewal date for the engineer. Please make note on the face of the plat any benchmarks and the size, location, description and identification of all monuments to be set or found in making the survey, shown to assure the re-establishment of any point or line of the survey. Submit a subdivision control data form. Add all separate instrument document numbers before submitting the final plat.

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:

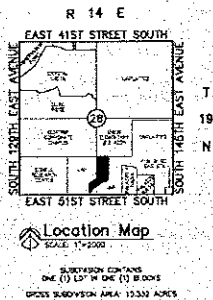
1. The concerns of the public works department and development services staff must be taken care of to their satisfaction.

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

Springs at Mingo Creek

PART OF THE SOUTH HALF (S/2) OF SECTION TWENTY-EIGHT (28)
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1433
OKLA. NO. 2851; EXPIRES 6/30/2011
dan@tannerconsulting.com
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Continental 214 Fund LLC
A WISCONSIN LIMITED LIABILITY COMPANY
W134 N9675 Executive Parkway
Menomonee Falls, Wisconsin 53051
Phone: (262)502-5500

ENGINEER:
R.A. Smith National, Inc.
dan.smith@smithnational.com
18745 West Bluemound Road
Brookfield, Wisconsin 53005
Phone: (262)317-3276



B/L = BUILDING LINE
B/L & LOT EXISTENT
C/L = CENTERLINE
P/B = POINT OF BEGINNING
P/L = POINT OF BEGINNING
U/L = LOT EXISTENT

Basis of Bearings

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN IS
NORTH 88°42'15" EAST ALONG THE SOUTHERLY LINE OF
THE SOUTH-WEST QUARTER OF SECTION TWENTY-EIGHT.

Addresses

ADDRESSES SHOWN ON THIS PLAT ARE APPROPRIATE AT THE
TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT
TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE
OF THE LEGAL DESCRIPTION.

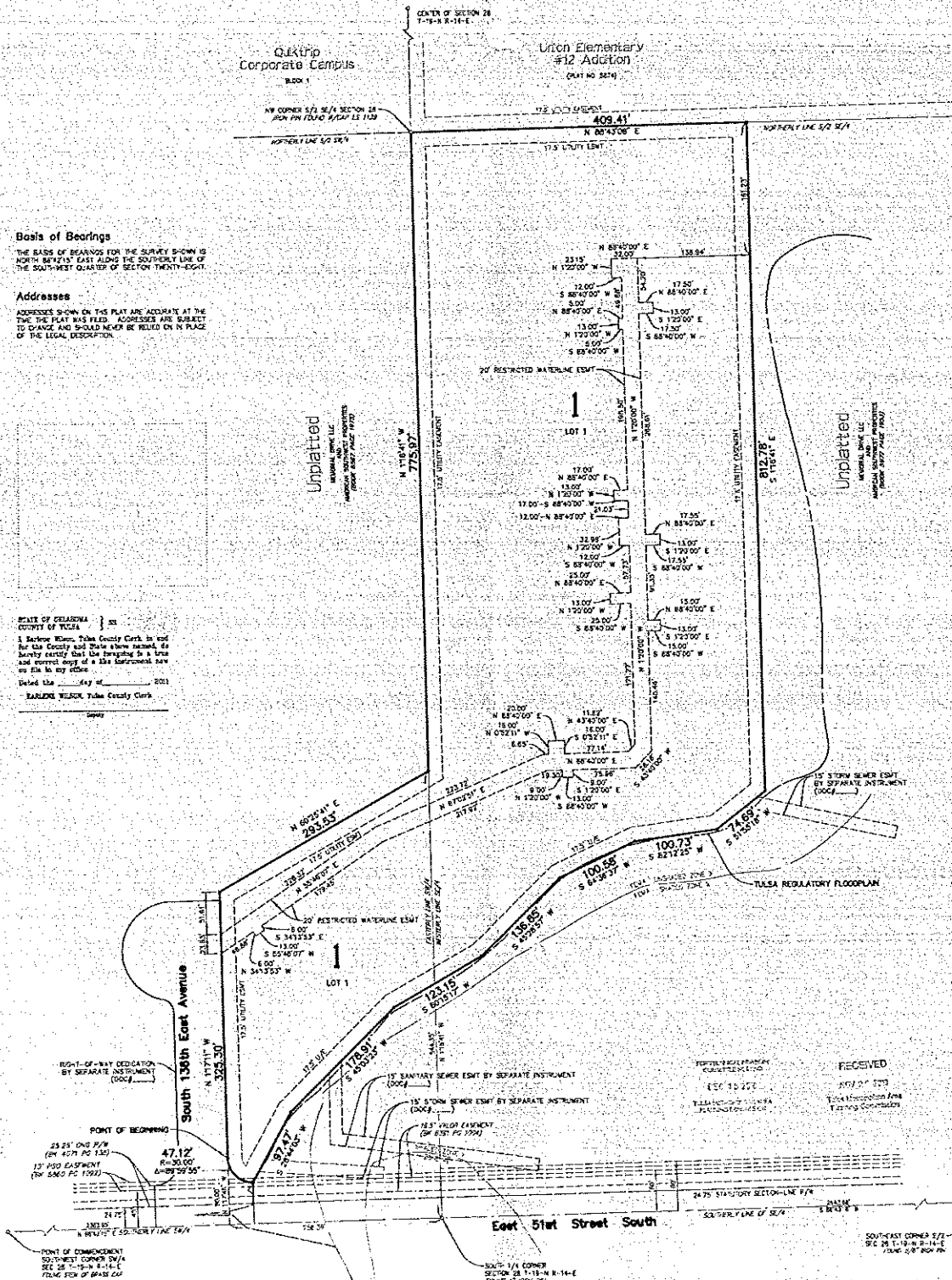
STATE OF OKLAHOMA } ss
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk in and
for said County and State do hereby certify that the foregoing is a true
and correct copy of a file instrument now
on file in my office.

Dated this 04th day of NOV, 2011.

EARLENE WILSON, Tulsa County Clerk

Sign



11.9

Springs at Mingo Creek
Tulsa, Oklahoma
East 51st Street South, north side

CONTINENTAL PROPERTIES
COMPANY, INC.

SITE SUMMARY:

TOTAL ACREAGE 10.33 ACRES
DENSITY 16.26 DU/AC

SITE DATA:

BUILDING TYPE TOTALS:

6 B4 BLDGS 120 UNITS 48 GARAGES
2 G24 BLDGS 48 UNITS 0 GARAGES
8 TOT. BLDGS 168 UNITS 48 GARAGES

GARAGE TOTALS:

NUMBER OF ATTACHED 48 GARAGES
NUMBER OF DETACHED 25 GARAGES
TOTAL GARAGES 73 GARAGES

GARAGE PERCENTAGE 43.45%

PARKING:

PROVIDED UNIT PARKING 218 SPACES
PROVIDED GARAGES 73 SPACES
PROVIDED CLUBHOUSE PARKING 8 SPACES
TOTAL PARKING 299 SPACES
(9 HANDICAP)

PROVIDED PARKING RATIO 1.78 STALLS UNIT

SITE INFORMATION:

PARKING STALLS: 9'X17'
+ 2' OVERHANG

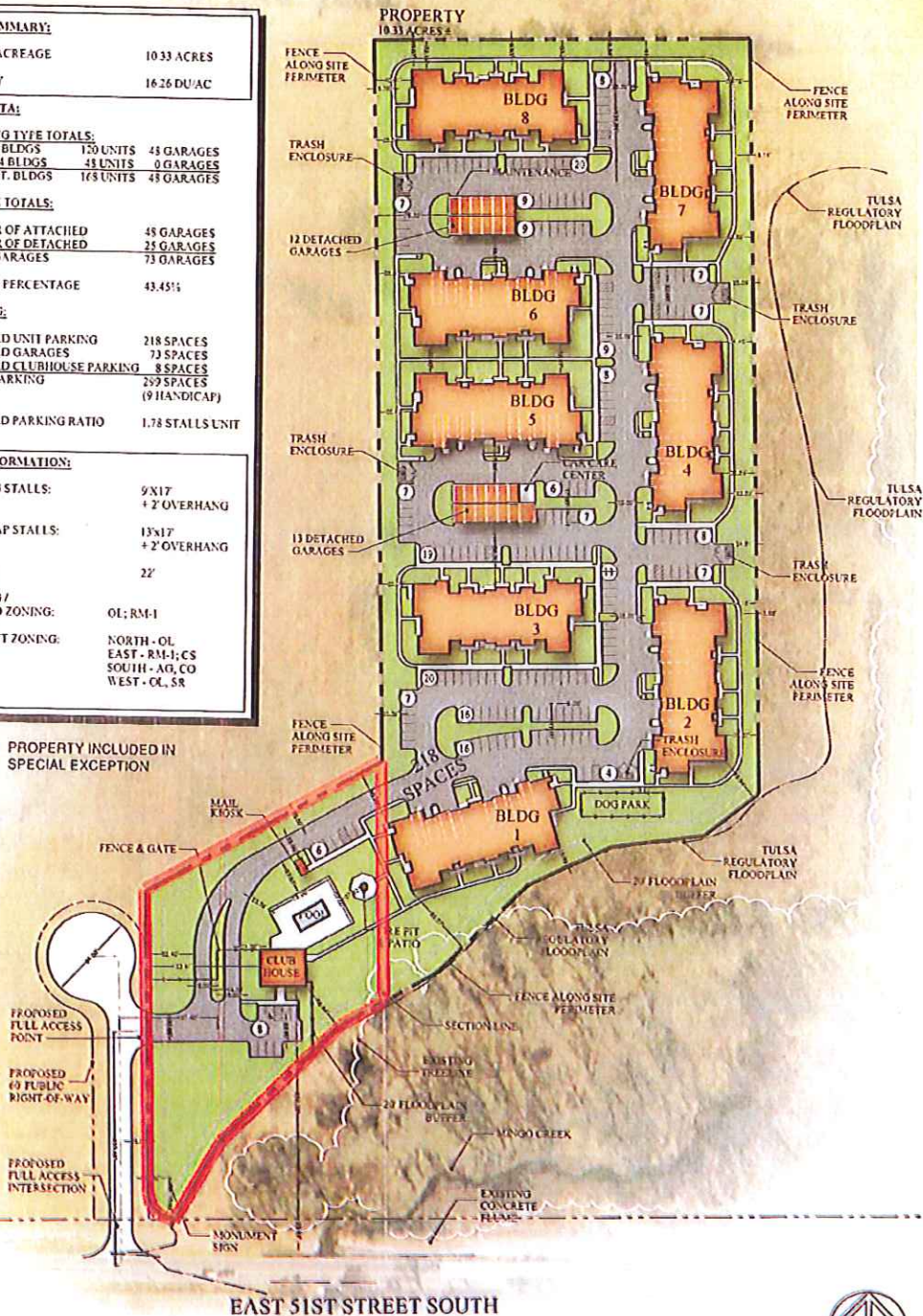
HANDICAP STALLS: 13'X17'
+ 2' OVERHANG

DRIVES: 22'

EXISTING / PLANNED ZONING: OL; RM-1

ADJACENT ZONING: NORTH - OL
EAST - RM-1; CS
SOUTH - AG, CO
WEST - OL, SR

PROPERTY INCLUDED IN
SPECIAL EXCEPTION



0 60' 120' 240'



NORTH

11.10

Fernandez, Diane

From: Fernandez, Diane
Sent: Friday, December 10, 2010 8:12 AM
To: 'Tohlen, Harold'
Subject: RE: Springs at Mingo Creek

Thanks. I wanted to make sure that the street will eventually continue to the north. The Planning Commission will be asking about connectivity per the new Comprehensive Plan.

Diane S. Fernandez
Senior Planner
INCOG
Two West 2nd Street
Suite 800
Tulsa, Oklahoma 74103
Telephone: 918-584-7526, 918-579-9481
E-mail: dfernandez@incog.org
Facsimile: 579-9581

From: Tohlen, Harold [<mailto:HTohlen@cityoftulsa.org>]
Sent: Thursday, December 09, 2010 4:35 PM
To: Fernandez, Diane; Egan, Nahid; Brown, Michael; Whiteley, Terry
Subject: RE: Springs at Mingo Creek

Diane,

The cul-de-sac will be a public street and will be constructed as part of the infrastructure required for the development by the apartment developer. It will be considered as a collector to provide access to the north. We already have the first submittal of the plans in hand for that development. The dedication of the land will be by the owner of the land that is selling the land to the apartment complex and will be done by a separate dedication rather than the apartment developer. The fire marshall agreed to the access considerations prior to submittal of plans.

If you have questions, please let me know.

Harold

From: Fernandez, Diane [<mailto:dfernandez@incog.org>]
Sent: Thursday, December 09, 2010 2:52 PM
To: Egan, Nahid; Brown, Michael; Tohlen, Harold; Whiteley, Terry
Subject: Springs at Mingo Creek

As you review this development for the 12/16 TAC meeting please make sure per your area of expertise if the access is adequate for this apartment project. Do you all know of when the cul street will be constructed and if it is a public street? Is the developer constructing this street?

Diane S. Fernandez
Senior Planner
INCOG
Two West 2nd Street
Suite 800
Tulsa, Oklahoma 74103
Telephone: 918-584-7526, 918-579-9481

12/10/2010

11.11

RS-4

RS-4

E 45 ST S

E 45 PL S

S 175 E AVE

E 46 ST S

E 47 ST S

S 175 E AVE

S 176 E AVE

S 176 E PL

RS-3

S 176 E PL

E 48 ST S

S 175 E AVE

E 49 ST S

S LYNN LANE RD

S 177th AVE E

E 46 PL S

S 177 E PL

E 47 PL S

E 46 ST S

S 178 E AVE

S 179 E AVE

S 178 E PL

S 178 E PL

E 48 ST S

AG

E 51st ST

A-1

RM

PUD-110

FD

12.1

THE BOULEVARD

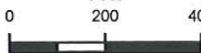


19-14 26

Feet

200

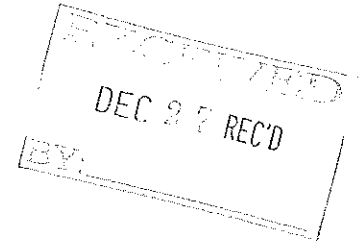
400



ROY D. JOHNSEN, P.L.L.C.
ATTORNEYS AT LAW
Williams Center Tower One, Suite 1010
1 West Third Street
Tulsa, Oklahoma 74103
(918) 585-5641 - fax (918) 585-2758

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

December 27, 2010



The Tulsa Metropolitan Area Planning Commission
c/o Mr. Wayne Alberty
Manager, Land Development Services
Two West Second Street
Williams Tower II, Suite 800
Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: The Boulevard
PUD - 780
West side of 177th E. Ave. at 49th Street S.
Request for continuance

To the Members of the Commission:

It is requested that Commission consideration of the referenced matter be continued from January 5, 2011 until January 19, 2011. I was recently engaged by the owner of the subject property and I have a pre-existing scheduling conflict.

Respectfully submitted,

Roy D. Johnson
Attorney for Owner/Applicant

RS-4

RS-4

RS-3

PUD-780

AG

(E OMAHA ST)

E 51 ST S

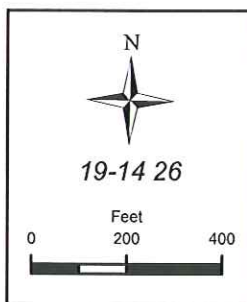
LYNN LANE RD
(N 9 ST) S 177 E AVE

RM

A-1

PUD-110

FD

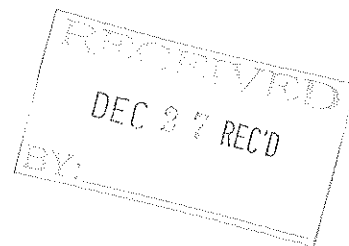


13.1

ROY D. JOHNSEN, P.L.L.C.
ATTORNEYS AT LAW
Williams Center Tower One, Suite 1010
1 West Third Street
Tulsa, Oklahoma 74103
(918) 585-5641 - fax (918) 585-2758

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

December 27, 2010



The Tulsa Metropolitan Area Planning Commission
c/o Mr. Wayne Alberty
Manager, Land Development Services
Two West Second Street
Williams Tower II, Suite 800
Tulsa, Oklahoma 74103

Via: Hand Delivery

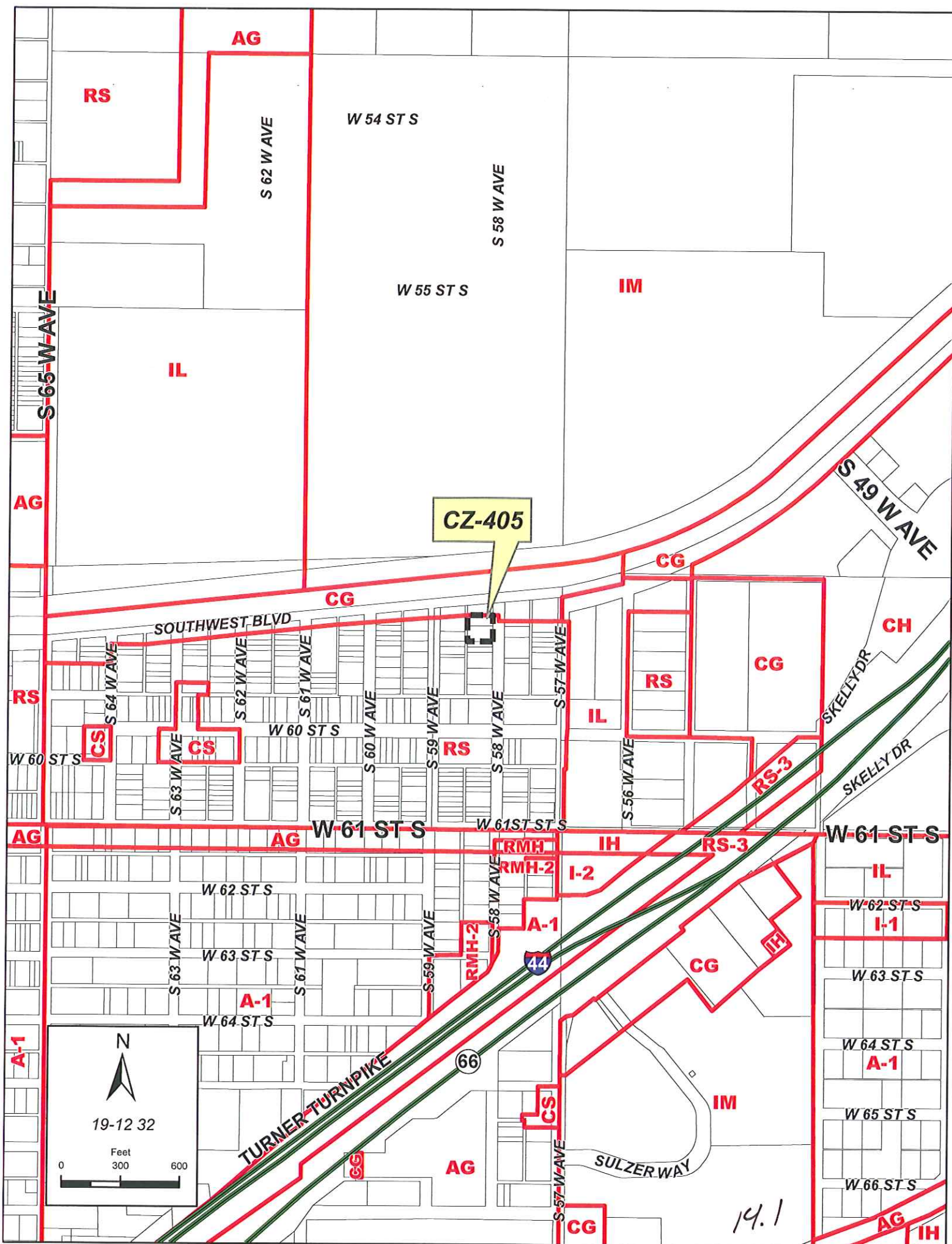
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Respectfully submitted,

Roy D. Johnsén
Attorney for Owner/Applicant

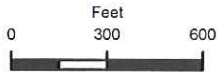




CZ-405



19-12-32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

14.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-405

SUMMARY OF RECOMMENDATIONS:

TRS 9232

Atlas 45

CZM 45

County

TMAPC Hearing Date: January 5, 2011

Applicant: Coy Lee White

Tract Size: 16,250± square feet

ADDRESS/GENERAL LOCATION: South of the southwest corner of Southwest Boulevard & South 58th West Avenue (Oakhurst)

EXISTING ZONING: RS

EXISTING USE: Residential

PROPOSED ZONING: CG

PROPOSED USE: Auto sales and repair

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

RELEVANT ZONING HISTORY:

CZ-221 October 1995: A request rezoning a .67± acre tract of land from RS to CG for used car and auto repair, on property located on the southeast corner of South 61st West Avenue and Southwest Boulevard and west of subject property. All concurred in approval of rezoning Lot 22 to CG and denial of the remainder.

CZ-149 June 1986: A request rezoning a .7± acre tract of land from RS to CG on property located south of southwest corner of South 57th West Avenue and Southwest Boulevard. All concurred in approval of Lots 29 and 30 only to CG and denial of the remainder.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 16,250± square feet in size and is located at the southwest corner of Southwest Boulevard & South 58th West Avenue. The property appears to be vacant and is zoned RS.

SURROUNDING AREA: The subject tract is abutted on the east by commercial land adjacent to Southwest Boulevard, zoned CG and vacant land, zoned RS; on the north by Southwest Boulevard, zoned CG; on the south by mixed uses, zoned RS; and on the west by residential land, zoned RS. This is a very mixed area in terms of land use, with residential, commercial and industrial uses in many cases adjacent to each other.

UTILITIES: Water and sewer are available from the City of Tulsa and from the Tanenah Utilities Authority.

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TRANSPORTATION VISION:

The Comprehensive Plan does not address this area as such, since it lies outside the City limits. It is within the jurisdiction of the Major Street and Highway Plan.

STREETS:*

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Southwest Boulevard	Secondary arterial	100'	2 in this area
South 58 th West Avenue	N/A	N/A	2

*A bicycle facility is also proposed for this area.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 9 Plan, an adopted part of the Comprehensive Plan, designates this property as Low Intensity-Residential land use. Immediately to the north (and possibly to be included in the proposed development) is designated Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CG zoning **is not** in accord with the Plan.

STAFF RECOMMENDATION:

The rezoning to CG in itself would be an encroachment into the areas to the south, east and west currently zoned RS. However, not all of the existing land uses reflect their designated zoning classifications. The Oakhurst community is one of extremely mixed uses and conditions, and the Plan designation does not reflect that. Many automotive and related uses currently exist throughout the area. Therefore, staff can recommend **APPROVAL** of CG zoning for CZ-405.

01/05/11

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