

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2597

March 2, 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 February 16, 2011, Meeting No. 2596

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.

2. **LS-20418 – Phil Marshall Properties, Inc.**, Location: East of the southeast corner of South Rockford Avenue and East 35th Street South (Lot-Split) (CD-9)
3. **Vacation of Penn Office Park Plat and Termination of Covenants**, Location: North of northeast corner of South Yale Avenue and East 91st Street South, (CD-8)
4. **Saint Francis South - Final Plat**, Location: Northeast corner of East 91st Street and South Highway 169, (CD-8)
5. **PUD-586-A-11 – Andrew Shank/St. Francis Hospital, Inc.**, Location: North of the northeast corner of 91st Street South and US 169 (Minor Amendment to add digital technology to an existing outdoor advertising sign.) (CO/PUD) (CD-8)
6. **Z-5537-SP-2a – William D. LaFortune/Lamar Outdoor Advertising**, Location: North of the northeast corner of 81st Street South and US 169 (Corridor Minor Amendment to add digital technology to an existing outdoor advertising sign.) (CO) (CD-7)

7. **PUD-693-6 – Leadership Properties, LLC/Southern Woods Park III**, Location: West of the northwest corner of 91st Street South and South Yale Avenue (Minor Amendment to increase the permitted floor area in Development Area A from 28,000 square feet to 29,019 square feet.) (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARING:

8. FY 12-16 Capital Improvement Project Amendments – ADA Improvements, Equipment Management, Rehab Fire Station 20, Flood Control, and PAC marquee upgrade.

PROPOSED ZONING CODE AMENDMENTS PUBLIC HEARINGS:

9. Proposed amendments of the Zoning Code, City of Tulsa, Oklahoma to Section 601, Table 1; Section 603, Table 3; Section 701, Table 1; Section 703, Table 2; Chapter 8; Section 902.A.1 and 2; Section 1106; Section 1212.C.1.a.; and Section 1212a.C.4.a. to attempt to provide Code amendments responsive to the new Comprehensive Plan. These are proposed “bridge” amendments until the Zoning Code will receive a thorough study and update.
10. 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. (Continued from 12-16-11)

PUBLIC HEARINGS:

11. **LS-20413 – Richard Rakes**, Lot-Split, Location: North of East 156th Street North and West of North 145th East Avenue, 15610 North 145th East Avenue, (County)
12. **Maple Terrace Townhomes** – (9212) Preliminary Plat, Location: West of South Norfolk Avenue, North of East 15th Street, (CD-4)
13. **Hudson Villa** – (9303) Preliminary Plat, Location: North of East 11th Street, between South Joplin Avenue and South Hudson (CD-4)
14. **Riverbend Gardens** – (9211) Preliminary Plat, Location: South and west of southwest corner of West 7th Street and South Elwood Avenue (CD 4)
15. **PUD-399-2 – HRAOK/Dwayne Wilkerson**, (Minor Amendment to increase the permitted height of a perimeter wall.), Location: North of the northwest corner of South Yale Avenue and 121st Street South, (RS-1/PUD) (CD-8) (Related to Item 16)

16. **PUD-399 – HRAOK/Dwayne Wilkerson**, (Detail Site Plan for a perimeter wall.), Location: North of the northwest corner of South Yale Avenue and 121st Street South, (RS-1/PUD) (CD-8) (Related to Item 15)
17. **PUD-768-A – Roy D. Johnsen/Sunny Investments, LLC**, Requesting **OL/CS/PUD-768 to OL/CS/PUD-768-A Abandonment of PUD-768**, Location: East of the northeast corner U.S. Highway 75 South and West 71st Street, (Major Amendment to abandon PUD-768 in favor of the proposed PUD-783.) (CD-2) (Related to Item 18)
18. **PUD-783 – Roy D. Johnsen/Sunny Investments, LLC**, Requesting **CS/OL/PUD-768 to CS/OL/PUD-783**, Location: East of the northeast corner of U.S. Highway 75 South and West 71st Street, (PUD proposes a QuikTrip store for the 2.18 acres fronting 71st Street and the interior 2.24 acres is planned for mixed-use commercial development) (CD-2) Related to Item 17)
19. **Z-7165 – Jones, Gotcher & Bogan, P.C./Robert Christie**, Requesting **RS-3 to PK**, Location: South of southwest corner of East 11th Street and South Vandalia Avenue, (CD-4)
20. **Z-7164/Z-7164-SP-1 – Lou Reynolds/81 BeeVest, LLC**, Requesting **AG/OL/CS to CO**, Location: Southeast corner of U.S. Highway 75 and West 81st Street, (A 30-acre tract proposed as a neighborhood and pedestrian oriented office and commercial mixed-use development.) (CD-2)
21. **Z-7162 – Lou Reynolds/Marian Lee Trust c/o Eller & Detrich**, Requesting **RS-2 to OL**, Location: West of the southwest corner of East 51st Street and South Toledo Avenue, (CD-7)
22. **Z-7163 – Mark Reents/Bethany Christian Church**, Requesting **RS-3 to OL**, Location: Northwest corner of East 67th Place and South Sheridan Road (CD-7)
23. **PUD-781 – Tanner Consulting, LLC/River Oaks Canopy Tour**, Requesting **CS/RM-1/RD/RS-3 to CS/RM-1/RD/RS-3/PUD**, Location: Southwest corner West 53rd Street and Union Avenue (PUD proposes a Tree Canopy Tour as an interim use.) (CD-2)
24. **PUD-782 – Tulsa Engineering and Planning/Tim Terral**, Requesting **RS-3 to RS-3/PUD**, Location: South of southeast corner 31st Street South and South Peoria, (PUD) (CD-9) (Owner does not approve of this application.) (**Applicant has withdrawn this application.**) (Related to Item 25)
25. **Crow Creek Place – (9319) Minor Subdivision Plat**, Location: East of South Peoria Avenue, south of East 31st Street South (CD 9) (**Applicant has been withdrawn this application.**) (Related to Item 24)

OTHER BUSINESS

26. Proposed amendments to the Policies and Procedures and Code of Ethics of the Tulsa Metropolitan Area Planning Commission

27. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: 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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.

Fernandez, Diane

From: Boulden, Patrick [pboulden@cityoftulsa.org]
Sent: Wednesday, February 09, 2011 3:47 PM
To: Fernandez, Diane; McColpin, Gary; Robinson, Theresa; White, Tim; Whiteley, Terry; Young, David P.
Subject: File: A11-0150 Consent to Vacation of Penn Office Park Plat & Restrictive Covenants
Follow Up Flag: Follow up
Due By: Thursday, February 24, 2011 9:00 AM
Flag Status: Flagged
Attachments: 00130332.pdf; 00130334.pdf; 00130333.pdf

The owners of Penn Office Park are pursuing the vacation of the plat of Penn Office Park (attached) and the termination of the covenants established in the Deed of Dedication and Restrictive Covenants accompanying that plat.

The property comprising all of Penn Office Park, together with adjoining property (Lot 1 and Reserve A, 9100 Yale) has been included in a new plat known as Tuscana on Yale. The plat of Tuscana on Yale (No. 6342) (attached) was recorded on May 27, 2010. It established the necessary utility easements and related covenants pertaining to the subdivision. In order to vacate the underlying plat of Penn Office Park and to terminate the covenants established by the Deed of Dedication accompanying the plat, the owners within Penn Office Park have prepared and executed, a document entitled "Vacation of the Plat and Termination of Restrictive Covenants of Penn Office Park" (attached). Termination of the covenants requires approval of the Planning Commission and vacation of the plat requires approval of the City Council, consistent with Title 11 Oklahoma Statutes, Section 42-106.

Please review the attached documents and advise whether your department/office has any objection to this vacation action and termination of restrictive covenants on or before Thursday, February 24, 2011, so I may process this request through the Planning Commission, the City Council and Mayor. Thanks!

Patrick

Patrick Boulden
 Sr. Assistant City Attorney
 Mgr. of Real Property & Zoning Division
 Directline: (918) 596-7730
 Facsimile: (918) 596-9700
 E-mail: pboulden@cityoftulsa.org

**** Attached file(s):**

20110126 Vacation of the Plat and Termination of Restrictive Covenants of Penn Office Park
 (00130332.pdf)
 20100527 Tuscana on Yale Plat, PUD 747-A (00130334.pdf)
 20081231 Penn Office Park Plat, PUD 747 (00130333.pdf)

2/22/2011

3.1

NOTICE: This Email (including any attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication (including any attachments) is strictly prohibited. Please reply to the sender that you have received the message in error, then delete it.

**VACATION OF THE PLAT
AND TERMINATION OF RESTRICTIVE COVENANTS
OF
PENN OFFICE PARK**

This Vacation of the Plat, and Termination of Restrictive Covenants, of Penn Office Park is dated this 26th day of January, 2011.

RECITALS

- A. This instrument is made and entered into pursuant to Title 11 Okla. Stat. § 42-106, paragraph A. for the purposes of vacating the plat described as follows:

Penn Office Park, an Addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat (No. 6259) thereof ("Penn Office Park").

- B. The Plat of Penn Office Park was recorded on December 31, 2008 in the records of the Tulsa County Clerk as Plat No. 6259.

- C. Subsequent to the recording of the Penn Office Park Plat, the property comprising Penn Office Park, together with property adjacent thereto, was included in the following described plat:

Tuscana on Yale, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat (No. 6342) thereof ("Tuscana on Yale"),

and a Deed of Dedication and Restrictive Covenants accompanied the recorded plat of Tuscana on Yale.

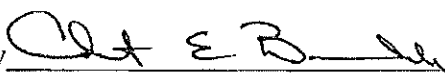
- D. The undersigned are the owners of all of the property within Penn Office Park.
- E. The undersigned desire to vacate the plat of Penn Office Park and to terminate the covenants established in the Deed of Dedication and Restrictive Covenants accompanying the plat of Penn Office Park (the "Penn Office Park Deed of Dedication").
- F. The Penn Office Park Deed of Dedication, in Section V, paragraph C, states that the covenants contained in Section I thereof (Public Streets, Easements and Utilities) may be terminated by a written instrument signed and acknowledged by the owner of the land to which the termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission and the City of Tulsa, Oklahoma; that the covenants contained in

Section II thereof (Planned Unit Development Restrictions) may be terminated at any time by a written instrument signed and acknowledged by the owner of land to which the termination is applicable and approved by the Tulsa Metropolitan Area Planning Commission; and that the covenants contained in Section III (Fence and Access Easements) and Section IV (Property Owners' Association) may be terminated at any time by a written instrument signed and acknowledged by the owners of not less than 51% of the total square footage of the lots in the subdivision.

THEREFORE, in consideration of the above and for other good and valuable consideration, the undersigned hereby vacate the plat of Penn Office Park (Plat No. 6259) in its entirety, and this instrument shall operate to destroy the force and effect of the recording of the plat of Penn Office Park (Plat No. 6259) and to divest all public rights in the public ways, commons, and public grounds laid out as described in the plat. The undersigned further hereby terminate the covenants established in Section I (Public Streets, Easements and Utilities), Section II (Planned Unit Development Restrictions), Section III (Fence and Access Easements) and Section IV (Property Owners' Association) of the Deed of Dedication and Restrictive Covenants accompanying the plat of Penn Office Park.

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year first above written.

89th & Yale Properties, L.L.C.
an Oklahoma limited liability company

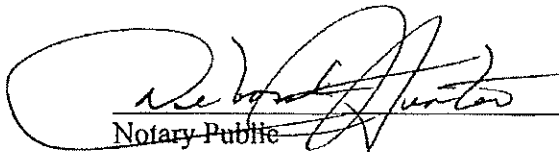
By 
Manager

Owner of Lot 1, Block 1, and Reserve A,
Penn Office Park

3.4

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

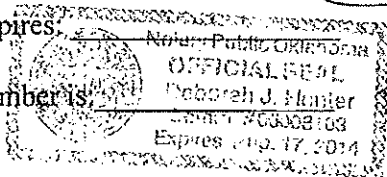
This instrument was acknowledged before me this 26th day of January, 2011, by CHRYST E. BRUMBLE as Manager of 89th & Yale Properties, L.L.C., an Oklahoma limited liability company.

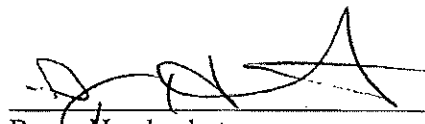


Notary Public

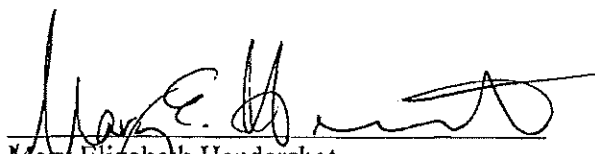
My commission expires:

My commission number is:





Bryan Hendershot,
Owner of Lot 2, Block 1,
Penn Office Park



Mary Elizabeth Hendershot,
Wife of Bryan Hendershot

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

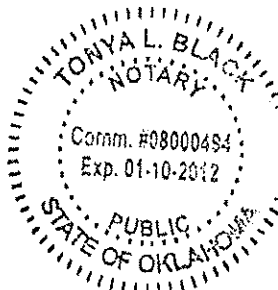
This instrument was acknowledged before me this 25th day of January, 2011, by Bryan Hendershot and Mary Elizabeth Hendershot, husband and wife.



Notary Public

My commission expires: 1/10/2012

My commission number is: 08000494



PLAT NO. 634.2
 DATE OF RECORDING: 02/15/2010
 COUNTY: TULSA

PUD 747-A Final Plat **TUSCANA ON YALE** A Replat of Penn Office Park and Lot 2, Block 1 of 9100 Yale A part of the SW 1/4 of Section 15, T-18-N, R-13-E, B&M, City of Tulsa, Tulsa County, State of Oklahoma. Addition has 71 Lots in 1 Block and contains 0.55 acres, more or less.

PLAT NO. 634.2

FINAL PLAT

CONTRIBUTOR OF APPROVAL:

APPROVED BY: *[Signature]*

DATE: 02/11/2010

APPROVED BY: *[Signature]*

DATE: 02/11/2010

APPROVED BY: *[Signature]*

DATE: 02/11/2010

LOT AREA

LOT	AREA
1	0.17 AC
2	0.17 AC
3	0.17 AC
4	0.17 AC
5	0.17 AC
6	0.17 AC
7	0.17 AC

FLOOD ZONE

The property is located within a Flood Zone. The Flood Zone is shown on the Flood Insurance Rate Map (FIRM) for Tulsa County, Oklahoma, dated 07/13/08.

CORNER MONUMENTS

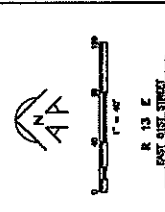
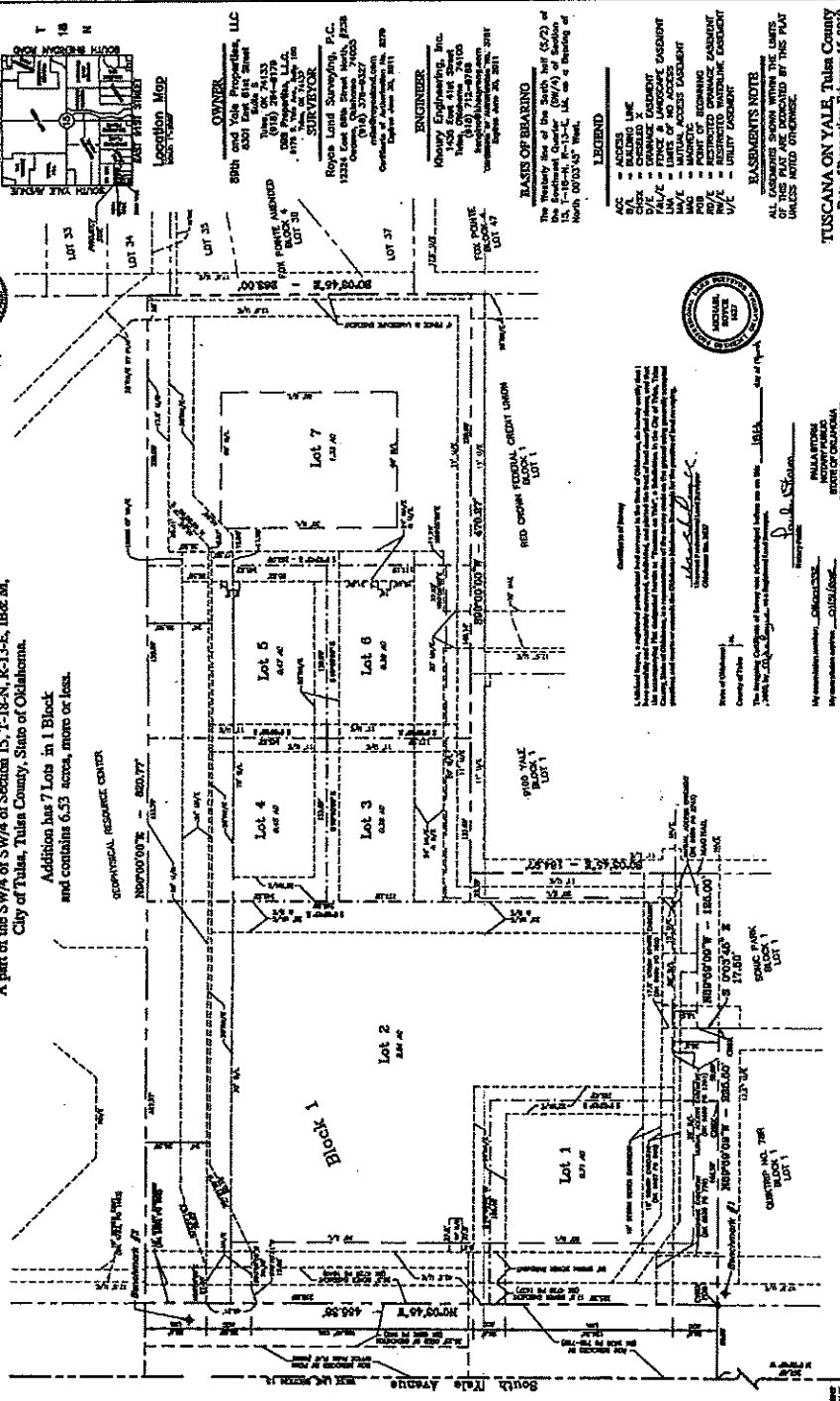
ALL CORNER MONUMENTS ARE TO BE SET BY THE SURVEYOR.

BENCHMARKS

ALL BENCHMARKS ARE TO BE SET BY THE SURVEYOR.

REMARKS

ALL REMARKS ARE TO BE SET BY THE SURVEYOR.



OWNER
 Penn Office Park, LLC
 3801 East 11th Street
 Tulsa, OK 74113
 (918) 244-4179
 (918) 244-4179
 (918) 244-4179

SURVEYOR
 Royce Land Surveying, P.C.
 13241 East 11th Street North, #208
 Oklahoma City, Oklahoma 73122
 (405) 751-0000
 royce@roycelandsurveying.com
 Registered Surveyor No. 209
 Expired June 30, 2011

ENGINEER
 Henry Engineering, Inc.
 1405 East 11th Street
 Tulsa, Oklahoma 74113
 (918) 712-8788
 henry@henryengineering.com
 Registered Professional Engineer No. 2087
 Expired June 30, 2011



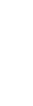
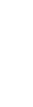
LEGEND

ALL LINES SHOWN ON THIS PLAT ARE TO BE SET BY THE SURVEYOR.



REMARKS

ALL REMARKS ARE TO BE SET BY THE SURVEYOR.



REMARKS

ALL REMARKS ARE TO BE SET BY THE SURVEYOR.



REMARKS

ALL REMARKS ARE TO BE SET BY THE SURVEYOR.



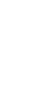
REMARKS

ALL REMARKS ARE TO BE SET BY THE SURVEYOR.



REMARKS

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REMARKS

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REMARKS

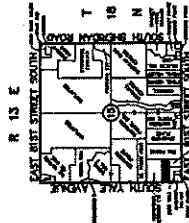
ALL REMARKS ARE TO BE SET BY THE SURVEYOR.





Take County Clerk - CARLENE WALSON
Doc #4559 Page# 1, Recorded 12/17/2008 at 04:10 PM
Has#458 970727887100

Take County Clerk - CARLENE WALSON
Doc #4559 Page# 1, Recorded 12/17/2008 at 04:10 PM
Has#458 970727887100



PUD 747

Penn Office Park

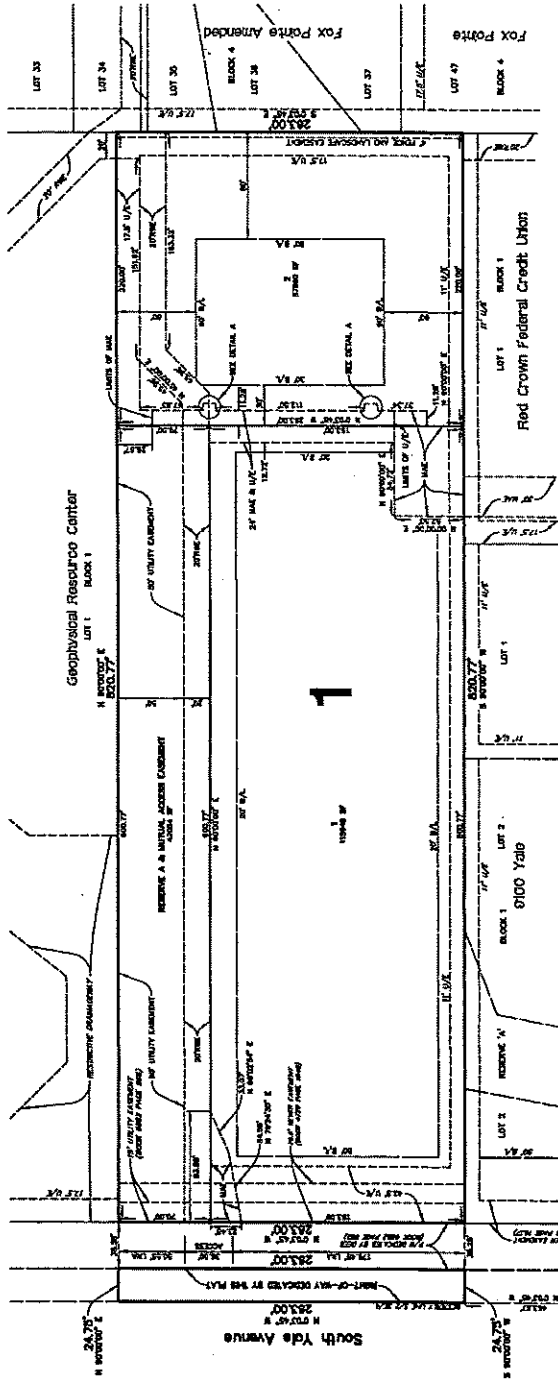
PART OF THE S/2 OF THE SW/4 OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 13 EAST
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNERS:
88th & Yale, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
8175 South Yale Avenue
Tulsa, Oklahoma 74137
918-382-2475

SURVEYOR:
Tanner Consulting, LLC
DAVE E. TURNER, P.L.S. NO. 1253208
OKLAHOMA PROFESSIONAL SURVEYOR
5323 South Leila Avenue
Tulsa, Oklahoma 74103
Phone: (918) 43-8829

Location Map
Sheet 7-500

THE 10' LOT AND THE 10' LOT TO THE EAST AND THE 10' LOT TO THE WEST ARE NOT TO BE USED FOR ANY OTHER PURPOSE.



Scale of Bearings
THE BEARINGS ARE OF THE SOUTH HALF (S/2) OF THE SECTION QUARTER (SW/4) OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 13 EAST, IN A BEARING OF NORTH QUARTER WEST.

DATE OF PREPARATION: DECEMBER 1, 2008

6259

Surveyor's seal and signature block.

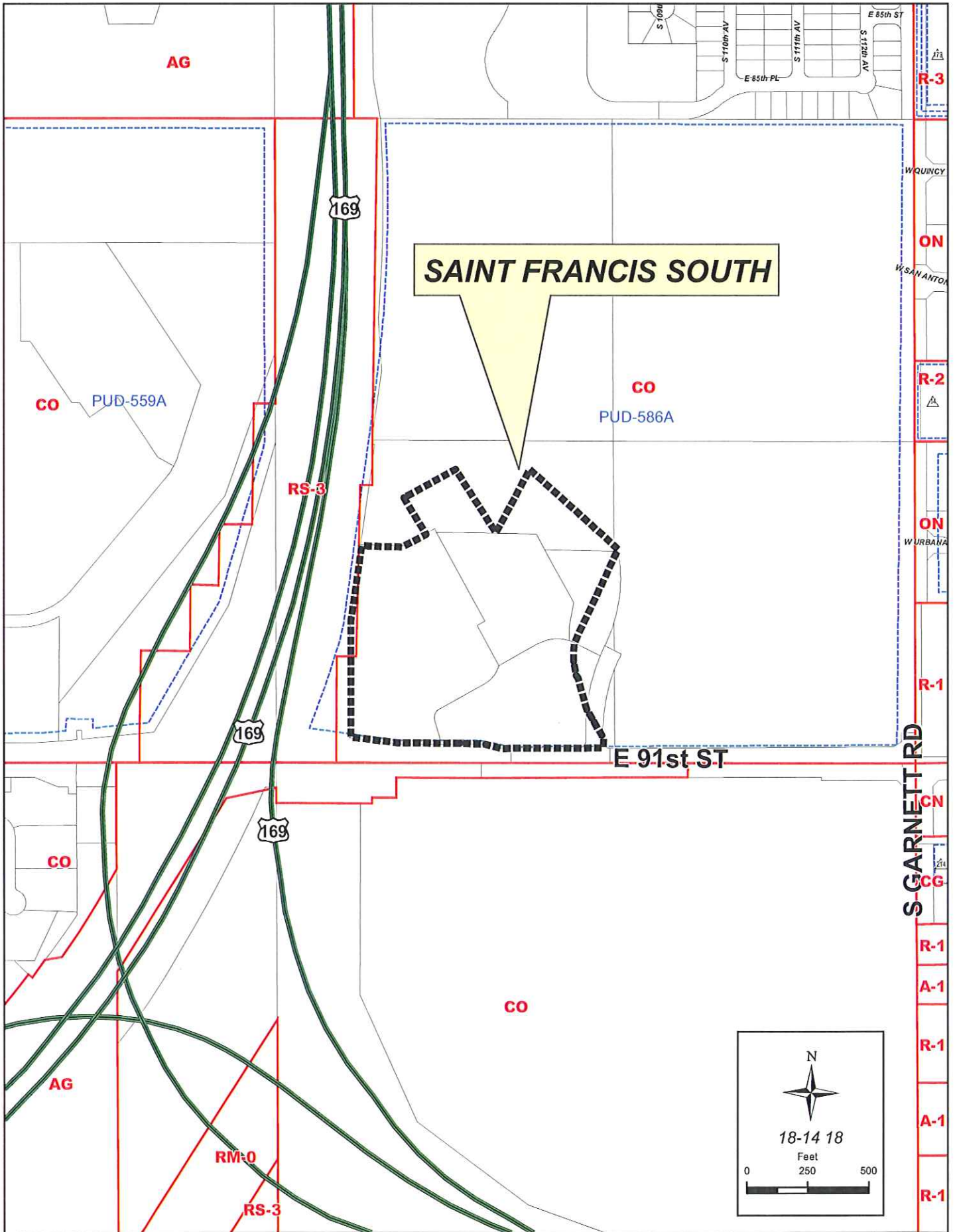
CERTIFICATE
I hereby certify that the plat and other items attached hereto have been paid as indicated by the record in the public records of the County of Tulsa, Oklahoma, and that the same are correct and true to the original survey.

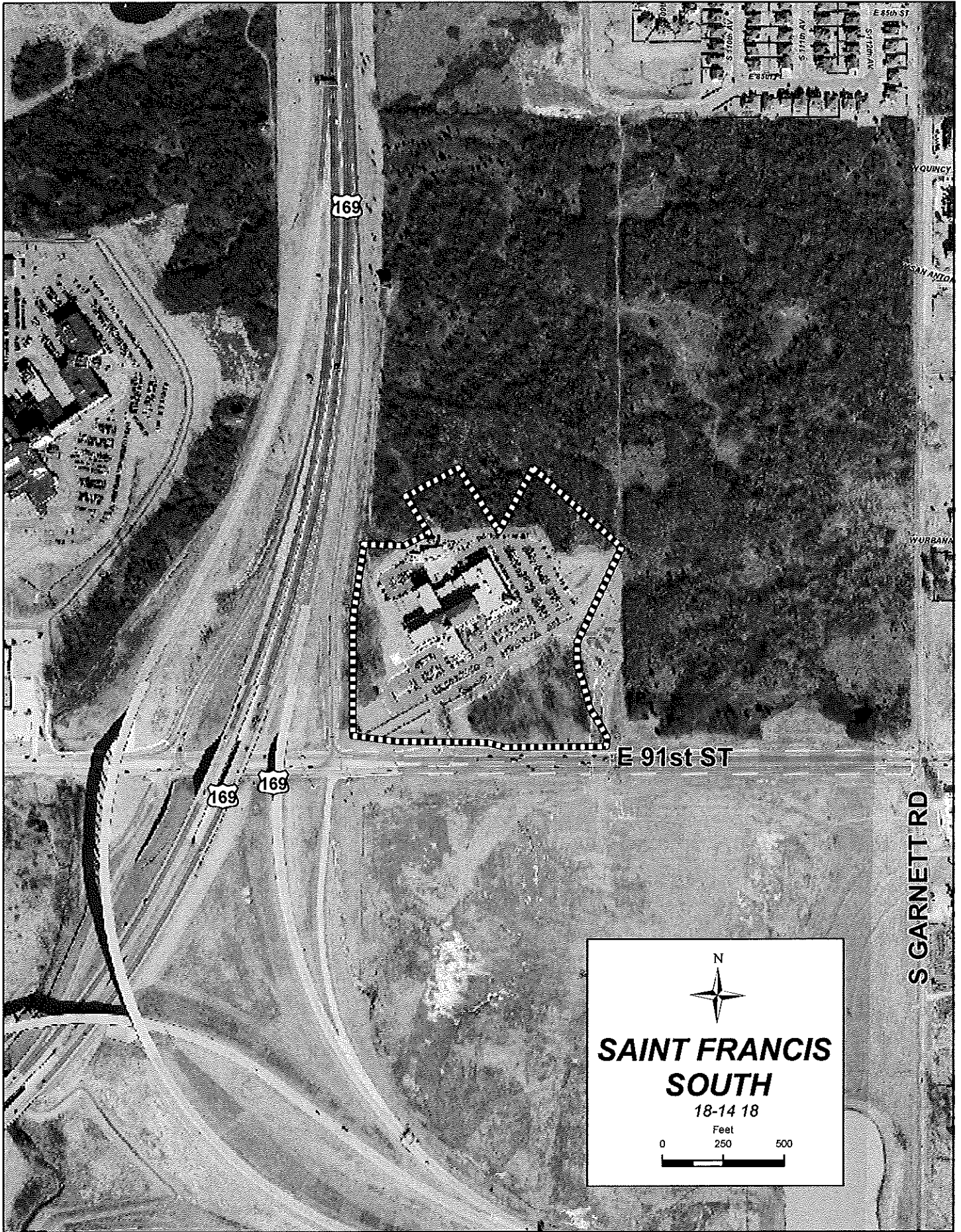


STATE OF OKLAHOMA
COUNTY OF TULSA
I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey, and that the same is correct and true to the original survey.

RECEIVED
DEC 03 2008
Tulsa County Clerk
Penn Office Park
SHEET 1 OF 2

3.7





N

**SAINT FRANCIS
SOUTH**

18-14 18

Feet
0 250 500

Final Subdivision Plat

Saint Francis South - (8418) (CD 8)

Northeast corner of 91st Street and South Highway 169

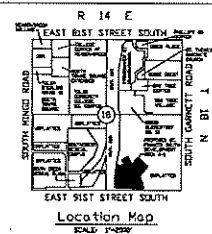
This plat consists of 4 Lots, in 1 Block, on 21.95 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

PLAT No.	
ST. FRANCIS SOUTH	
A PART OF THE S/2 OF THE SE/4 OF SECTION 18, T-18-N, R-14-E	
CITY OF TULSA	
APPROVED BY THE CITY OF TULSA	
DATE	
APPROVED BY CITY ATTORNEY	

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



Legend:

- ACCESS PERMITTED
- LIMITS OF NO ACCESS
- BUILDING LINE
- WATER LINE EASEMENT
- STORM SEWER EASEMENT
- SANITARY SEWER EASEMENT
- RESTRICTED WATER LINE EASEMENT
- ELECTRIC & TELECOMMUNICATIONS EASEMENT
- UTILITY EASEMENT
- RIGHT-OF-WAY
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- SETBACK FROM P.W. BY YELLOW CAP STAMPED "1000 CA 1427"
- FOUND SETBACK FROM P.W. BY RED CAP STAMPED "1000 CA 1427"
- PROPOSED BOUNDARY
- LOT LINES
- EXISTING WATERLINE EASEMENT
- EXISTING WATERLINE EASEMENT
- SECTION LINE
- PROPERTY LINE

Note:

Additional temporary detention easement for this platted area is being provided offsite, with separate instruments, at the locations shown on this page.

Note:

See page 2 of 4 for the tabulation of line "L" bearings and distances and curve "C" information and revision notes.

Note:

Pursuant to section IV.A mutual access easement, all of the lots in Saint Francis South have access to and from east 91st street south and south 109th east avenue.

Owners:

Saint Francis Hospital South, L.L.C.
An Oklahoma Limited Liability Company
Saint Francis Hospital, Inc.
An Oklahoma Corporation
6161 South Yale Avenue
Tulsa, Oklahoma 74136
The William K. Warren Medical Research Center, Inc.
and
The Warren Professional Building Corporation
An Oklahoma Corporation
P.O. Box 470772
Tulsa, Oklahoma 74147
Arrowhead Ridge Owners Association, Inc.
10261 East 1st Street South
Tulsa, Oklahoma 74123

Engineer:

Kirby-Horn and Associates, Inc.
Certificate of Authorization No. 2743 Exp. June 30, 2011
12700 Park Central Drive, Suite 1800
Dallas, Texas 75241
Phone: (972) 775-1000
Email: kha@kirby-horn.com

Surveyor:

Guy Engineering Services, Inc.
Certificate of Authorization No. 1427 Exp. June 30, 2012
10750 East Admiral Place
Tulsa, Oklahoma 74136
Phone: (918) 437-0202
Email: Chris.C@guysurvey.com

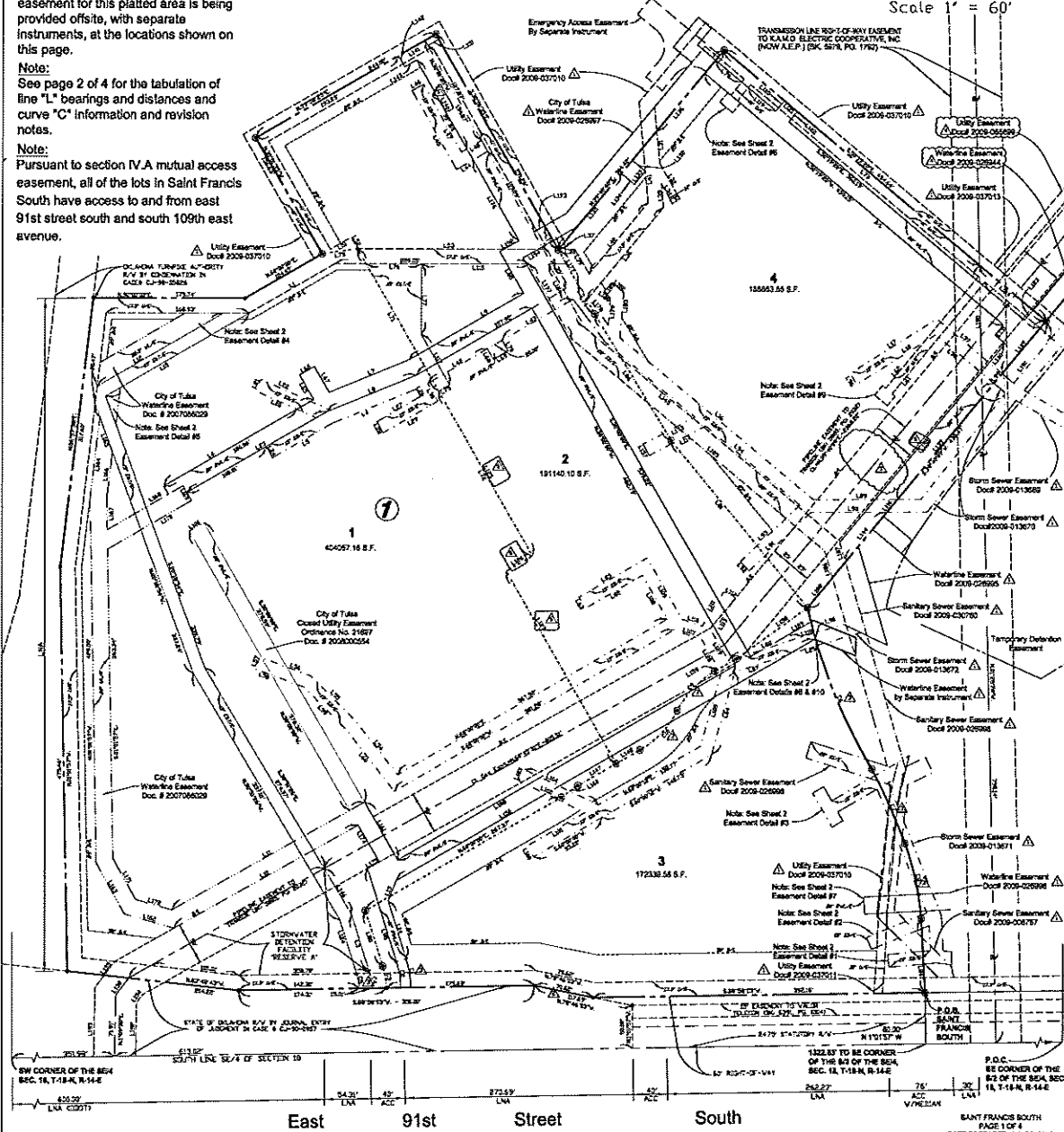
SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 21.852 TOTAL ACRES

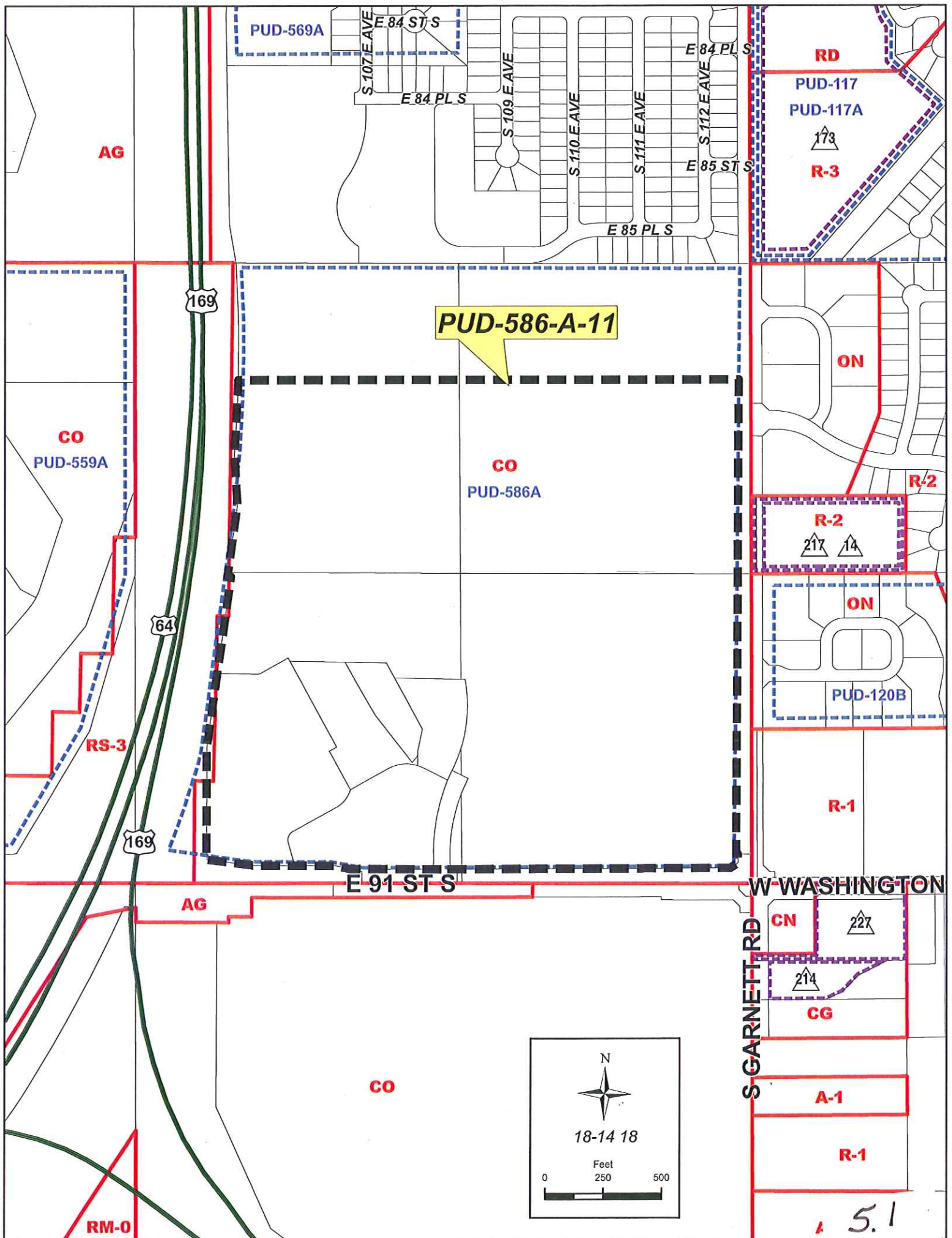
Basis of Bearings

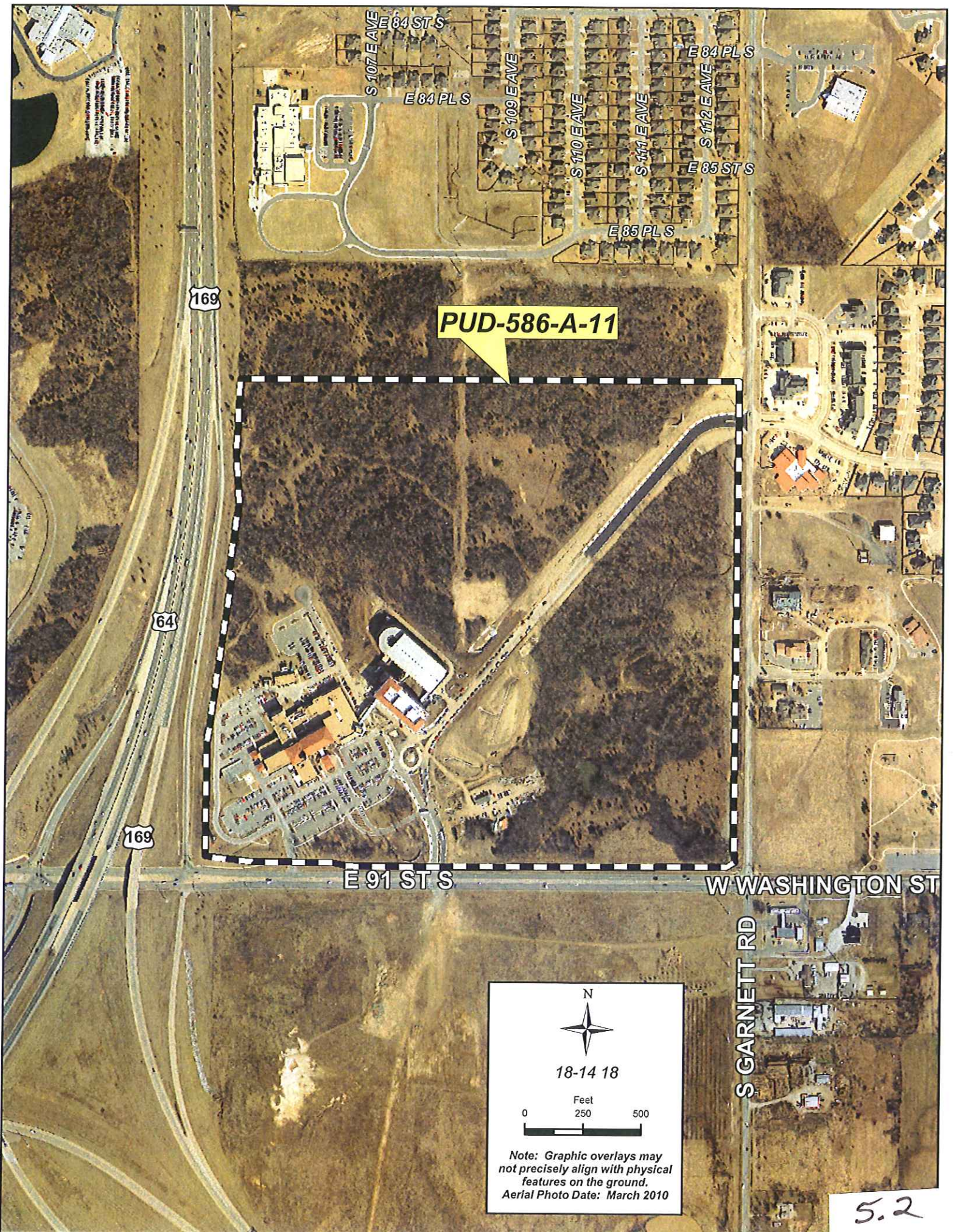
THE BASIS OF BEARING IS ASSUMED USING THE SOUTH LINE OF SECTION 18 AS S 89°50'57" W

Scale 1" = 60'



4.4





PUD-586-A-11

169

64

169

E 91 ST S

W WASHINGTON ST

S GARNETT RD



18-14 18

Feet
0 250 500

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

5.2

March 2, 2011

STAFF RECOMMENDATION

PUD-586-A-11: Minor Amendment – North of the northeast corner of 91st Street South and US 169; TRS 8418; CZM 112; CD-8; CO/PUD.

The applicant is requesting a minor amendment to add digital technology to an existing outdoor advertising sign (O/A sign) located on the St. Francis Hospital South property at the above referenced location. The existing O/A sign is a permitted use in this PUD per approval of major amendment PUD-586-A.

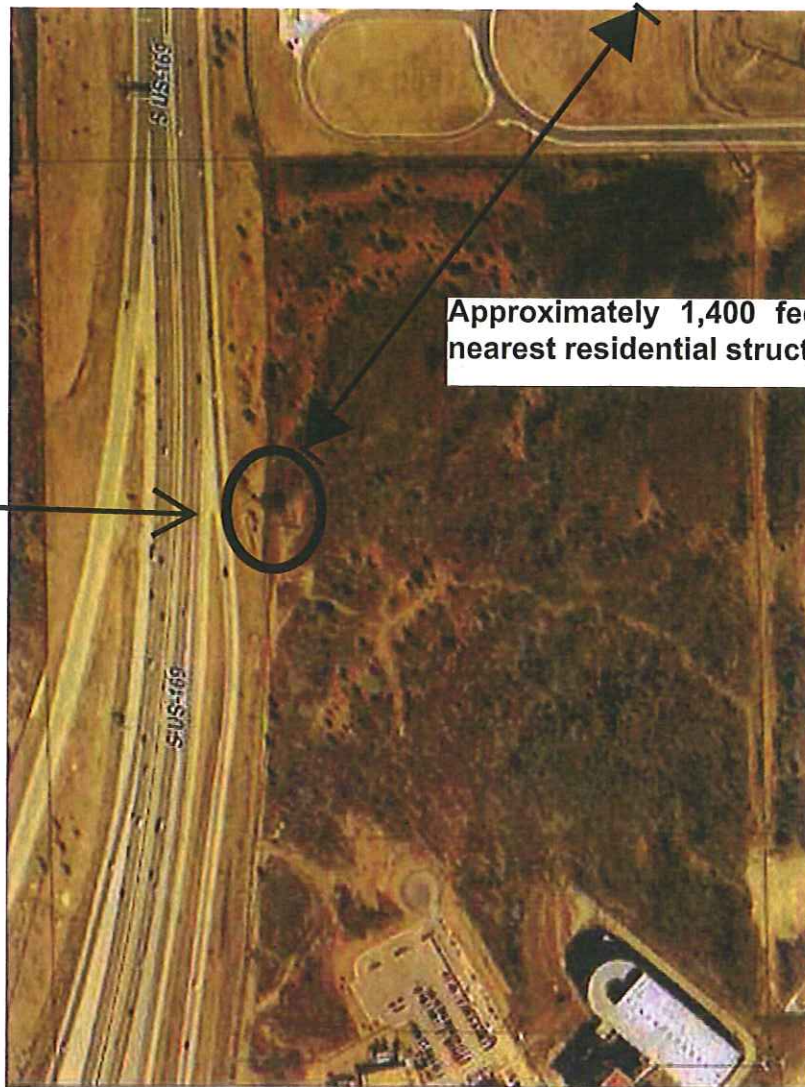
On January 25, 2011 the City of Tulsa Board of Adjustment (BOA) in case number 21211 accepted the 1,200 foot spacing verification from any other digital O/A sign along the same traveled way as required by section 1221, G-9 and G-10 of the code.

Site visits indicate that the nearest residential development is approximately 1,400 feet from the sign location. There is an expansive, heavily wooded area between the sign location and the nearest residential structure (see Exhibit A).

With approximately 2,600 lineal feet of freeway frontage and approximately 1,400 feet to the nearest residential development with an intervening heavily wooded area, staff contends the digitization of this existing sign will have little to no impact on the surrounding properties.

Staff recommends APPROVAL of minor amendment PUD-586-A-11.

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



EXISTING SIGN LOCATION

Approximately 1,400 feet to
nearest residential structure



EXISTING SIGN

EXHIBIT A
3.4


DATE: 12/28/10
SCALE: N/A

EXHIBIT

Nickle & Associates, Inc.
108 S. 109th E. PLACE, Tulsa, Oklahoma, 74128
(918) 664-5411. C.A. #1749 Expires 6/2011.

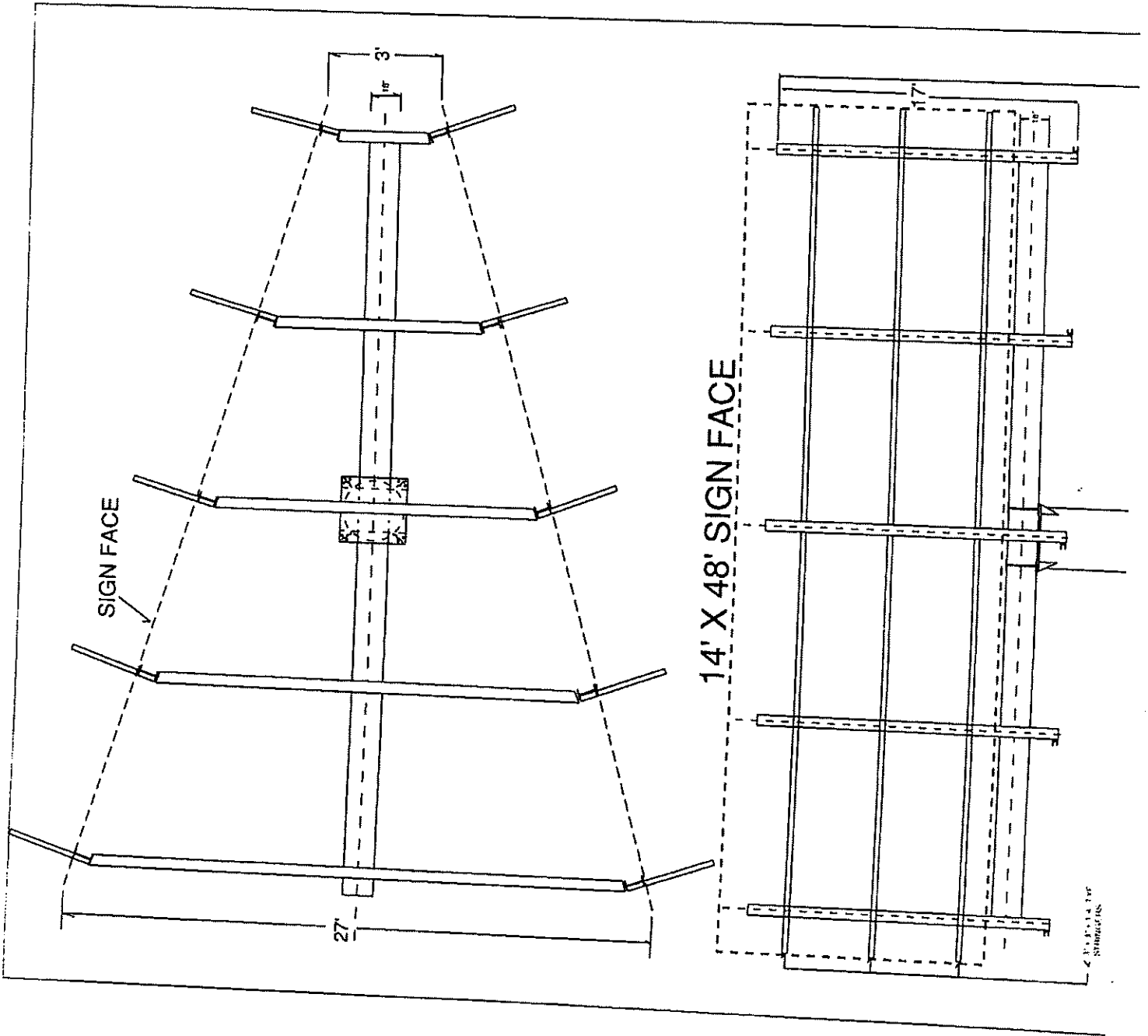


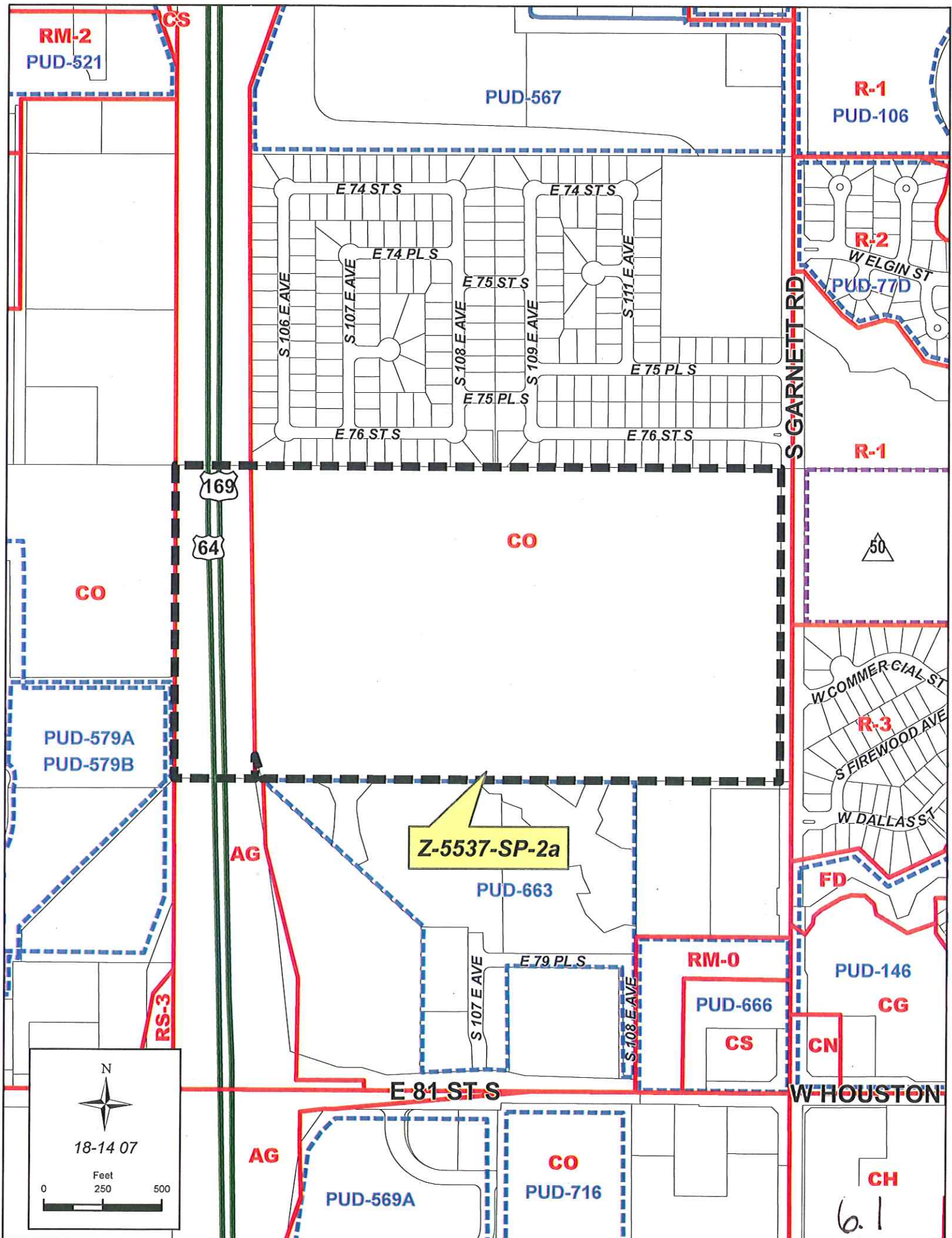
I hereby certify that the south face of the proposed sign is more than 1200 feet, as measured from center of sign to center of sign, from any existing digital sign facing the same traveled way.

 12/28/10

Gregory Nickle, PLS #1396 Oklahoma







Z-5537-SP-2a

N

18-14 07

Feet
0 250 500

6.1



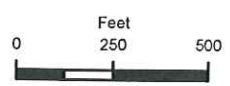
169

64

Z-5537-SP-2a



18-14 07



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

6.2

March 2, 2011

STAFF RECOMMENDATION

Z-5537-SP-2a: Corridor Plan Minor Amendment – North of the northeast corner of 81st Street South and US 169; Lot 1, Block 1 – Union School Addition; TRS 18-14-08; CZM 54; Atlas 1265; CD 7; CO.

The applicant is requesting a minor amendment to add digital technology to an existing outdoor advertising sign (O/A sign) located on the Union School property at the above referenced location. The existing O/A sign is a permitted use in this Corridor District per approval number Z-5537-SP-2.

On January 25, 2011 the City of Tulsa Board of Adjustment (BOA) in case number 21214 accepted the 1,200 foot spacing verification from any other digital O/A sign along the same traveled way as required by section 1221, G-9 and G-10 of the code.

Site visits indicate that the nearest residential development is approximately 825 feet from the sign location.

With 2,588 lineal feet of freeway frontage and approximately 825 feet to the nearest residential development, staff contends the digitization of this existing sign will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment Z-5537-SP-2a.

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

6.3

**EXISTING
O/A
Sign**



N ↑

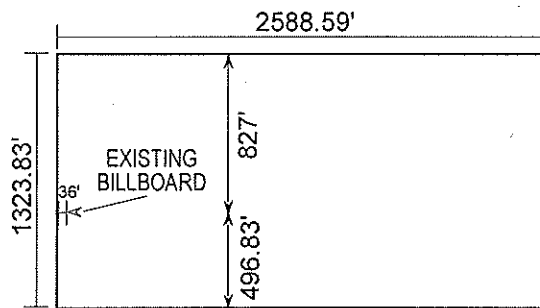


EXHIBIT A
6.4

SITE PLAN



U.S. HIGHWAY 169



S. GARNETT ROAD

DESCRIPTION

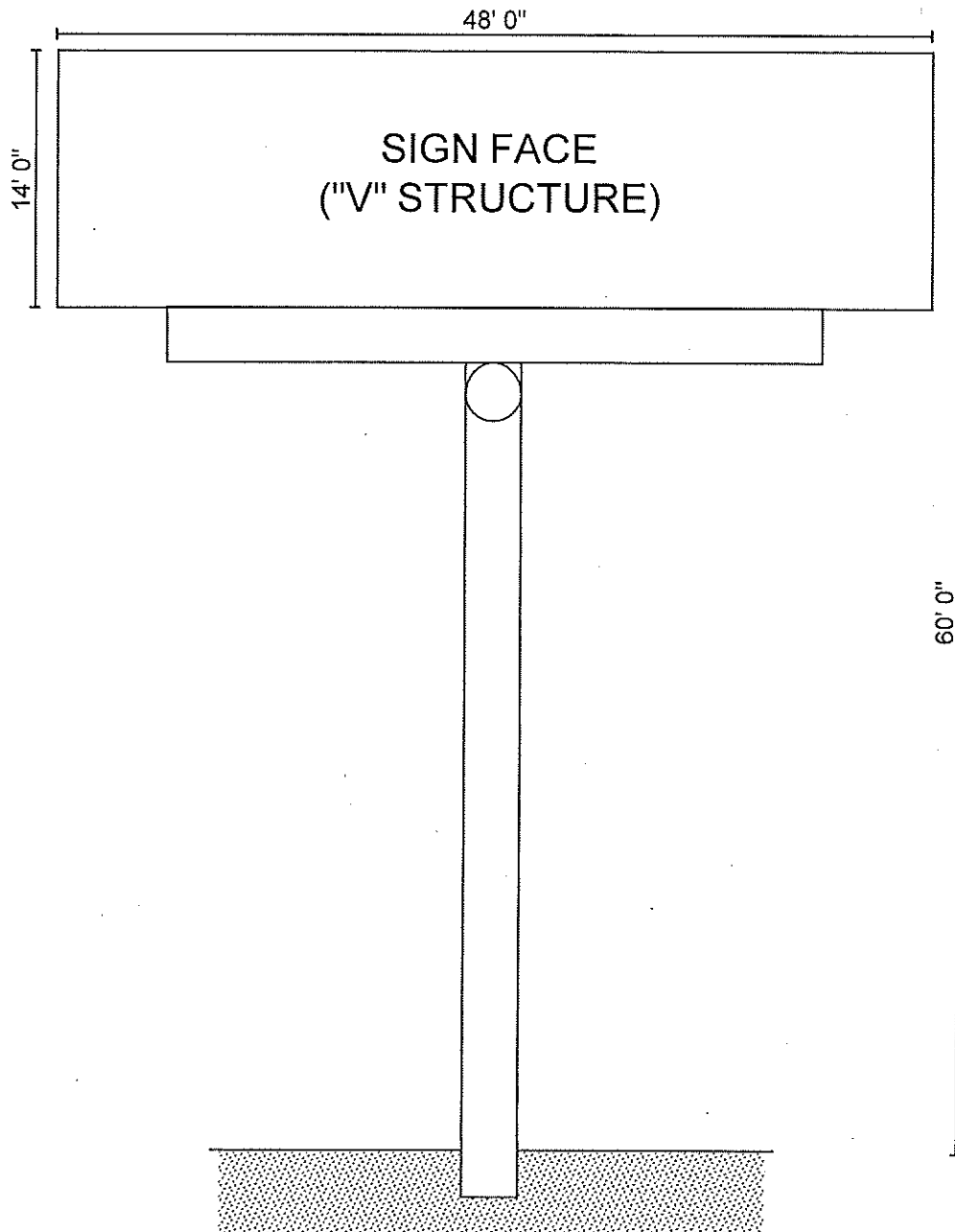
LANDLORDS TRACT:
Lot One (1), Block One (1), UNION SCHOOL ADDITION, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

SCALE: 1" = 100'

LAMAR

6.5

DETAIL SIGN PLAN - ELEVATIONS



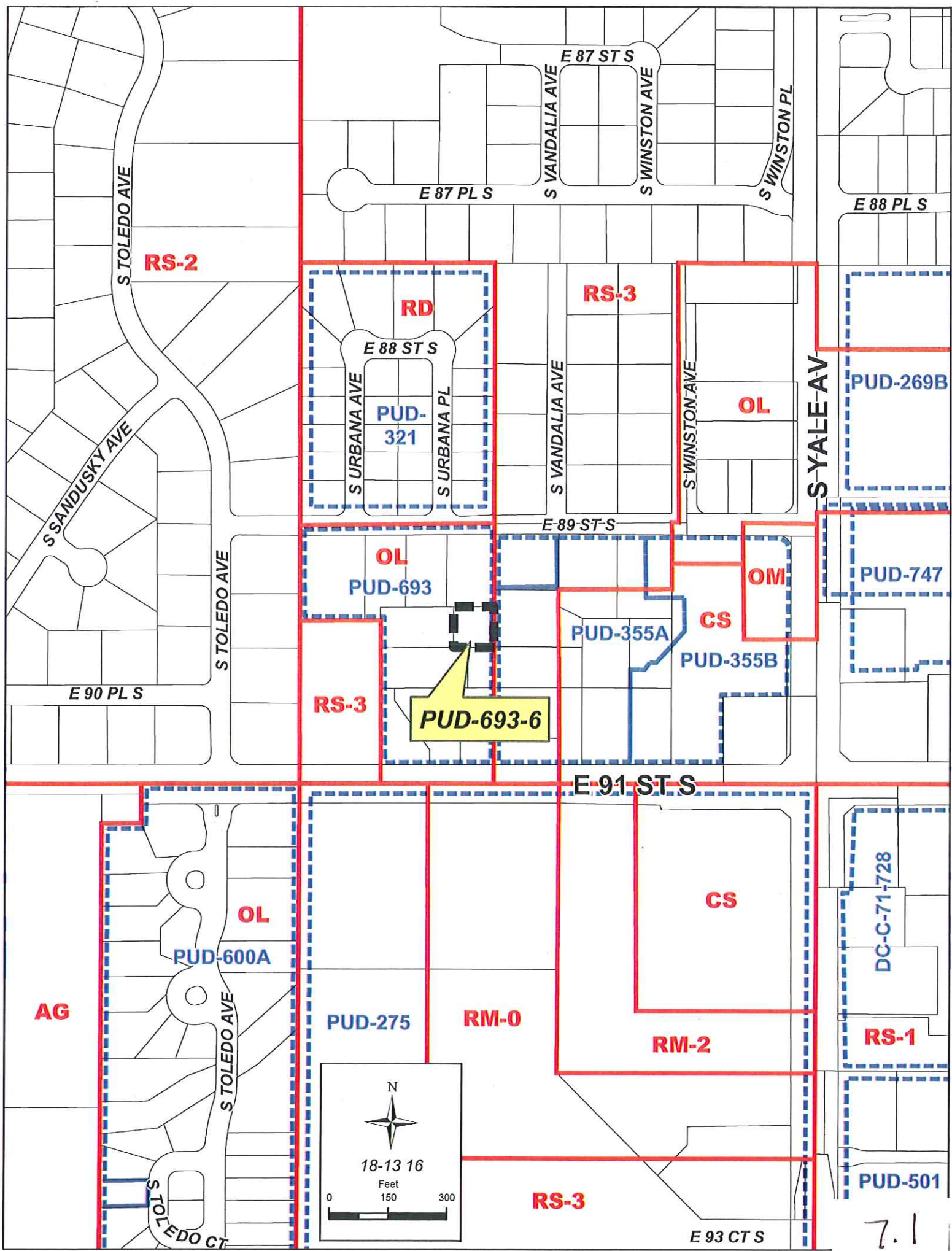
DESCRIPTION

LANDLORDS TRACT:
Lot One (1), Block One (1), UNION SCHOOL ADDITION, an addition to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded plat thereof.

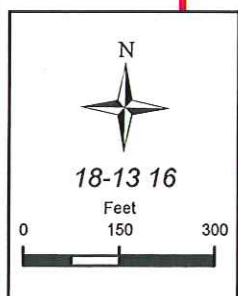
SCALE: 1" = 10'

LAMAR

6.6



PUD-693-6





PUD-693-6



18-13 16

Feet

0 150 300

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

7.2

March 2, 2011

STAFF RECOMMENDATION

PUD-693-6: Minor Amendment – West of the northwest corner of 91st Street South and South Yale Avenue; Lot 6, Block 1 – Southern Woods Park III; TRS 18-13-16; CZM 52; CD 8I; OL/PUD.

The applicant is requesting a minor amendment to increase the permitted floor area in Development Area A of PUD-693 from 28,000 square feet (sf) to 29,019 sf. The floor area increase would affect Lot 6 only because Lots 1 through 5 have been built out (see Exhibit A).

The 1,019 sf of requested floor area represents a 3% increase in over-all floor area for Development Area A and a 1% increase for the over-all PUD. The requested increase would allow for a maximum of a 6,900 sf office to be constructed on Lot 6.

Section 1107, H-4 of the Code states that the TMAPC may grant, through the minor amendment process, increases in permitted non-residential floor area provided the requested increase is permitted by the underlying zoning and the increase does not represent a 15% increase over what is currently permitted.

The underlying OL zoning in Development Area A would allow for 35,955 sf of floor area.

Since the requested increase is a 3% increase and the underlying zoning would allow for 35,955 sf staff can support the application and recommends **APPROVAL** of minor amendment PUD-693-6.

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



PUD 693						
Southern Woods III						
Square Footage Analysis						
Summary		PUD SF		Land Area Gross	Land Area Net	
Development Area A		28,000	SF	119,852	SF	105,496 SF
Development Area B		24,000	SF	120,133	SF	107,740 SF
Total		52,000	SF	239,985	SF	213,236 SF
Total Possible SF @ 30% FAR		63,971	SF			
Development Area A		Permit SF to Date		Total Desired		
Lot 1		4473		4473		
Lot 2		4900		4900		
Lot 3		2917		2917		
Lot 4		5930		5930		
Lot 5		3880		3880		
Lot 6 **		5900		6900		
Total		28000		29000		
Development Area B		Permit SF to Date		Total Desired		
Lot 7		4880		4880		
Lot 8		5358		5358		
Lot 9		5200		5200		
Lot 10		8200		8200		
Total		23638		23638		
Total PUD SF		51638		52638		

** Amount of SF Remaining in Development Area A per PUD 693

7.5

MEMORANDUM

TO: TMAPC MEMBERS

**FROM: DANE MATTHEWS, AICP
ASSISTANT MANAGER, LAND DEVELOPMENT SERVICES**

**SUBJECT: CAPITAL IMPROVEMENT PROJECT REVIEWS, FY 12-16, CITY OF
TULSA**

DATE: MARCH 2, 2011

**COPY: GARY HAMER, AICP
CAPITAL PLANNING MANAGER**

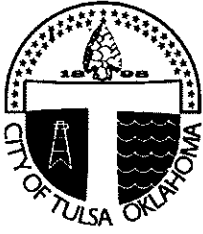
The City of Tulsa has submitted its list of proposed capital improvement projects for FY 12-16 for the Planning Commission's review to determine if the projects will affect the City's Comprehensive Plan and if they are in accord with that Plan. According to State statutes, this must be done before the projects are presented to the City Council for inclusion in the City's overall CIP list. Staff has reviewed the project descriptions and has the following comments.

Many of the projects support the Plan's emphasis on promoting health, safety and well-being. These include the Facilities and Parks Departments' requests to make ADA mandated improvements throughout the City on City-owned facilities, the Fire Department's proposal to rehab Fire Station 20 (9827 East 59th Street) and expand the apparatus room (for storage of hazardous materials equipment) on land it currently owns, and the Public Works Department's request to fund design elements of the rehab of the Oologah pump station. Other health/safety/well-being related projects are the proposed flood control improvements, which include one storm sewer extension needed at 47th and Delaware due to much infill development; one inlet addition on Gary Avenue at 13th and 15th Streets due to street flooding during heavy rainfall (no reported homes flooded); and three lift station upgrades, two of which are because the City was forced to assume the upgrade and maintenance function of private detention facilities and the third due to the age of the facility.

The Plan also emphasizes sustainability and the PAC requests include a marquee upgrade to feature sustainable lighting measures, replacement of the HVAC system for more efficient and economical energy, and to upgrade the exterior door to make it ADA compliant. The Equipment Management Department's request to upgrade its fuel

management system and install radio frequency devices on some 2500 of its fleet will allow these devices to monitor fuel efficiency and maintenance needs of the vehicles.

Staff believes these requests are in accord with the spirit and intent of the Comprehensive Plan and will be critical in its implementation. The TMAPC is encouraged to find likewise.



Department of Finance
Budget and Planning Division
Capital Planning Section
175 E. 2nd St., 8th Floor, City Hall-OTC
Tulsa, Oklahoma 74103 (918) 596-7573

To: Dane Mathews, AICP
Assistant Manager TMAPC

From: Gary Hamer, AICP
Capital Planning Manager

Date: February 1, 2011

Subject: FY 12-16 CIP Projects

Attached are the new or substantially updated FY 2012 Capital Request Forms. Also attached is a list of the above-mentioned projects. Please determine:

- If the projects will, in fact, affect the City's Comprehensive Plan, and
- If the projects are in accord with the City's Comprehensive Plan.

If you have any questions, please contact me at 596-7573.

Attachments

cc: Pat Connelly
cc: Jarrod Moore

Attachment 4

FY 12-16 CIP Review

Prepared by Budget and Planning Division, Finance Department

New Project Submissions

<u>Department / Project Request</u>	<u>Classification</u>	<u>Department Priority</u>	<u>Recommended Tier</u>	<u>Estimated Total Project Cost</u>
<u>Equipment Management</u>				
Upgrade Fuel Management System and Install Radio Frequency Devices on Approximately 2,500 Vehicles	Expansion	High	II	\$ 750,000
<u>Facilities</u>				
ADA Improvements - Citywide	Maintenance	High	II	\$ 9,950,000
<u>Fire</u>				
Fire Station 20 Rehab and Apparatus Room Expansion	Expansion	High	Deferrable	\$ 1,025,000
<u>Flood Control</u>				
47th & Delaware Street Storm Sewer Extension	Replacement	High	II	\$ 2,000,000
Gary Avenue - 13th to 15th Street - Inlet Additions	Replacement	Medium	Deferrable	\$ 204,000
Camelot Park Stormwater Lift Station Upgrade	Replacement	High	Deferrable	\$ 1,254,000
Forest Meadows Stormwater Lift Station Upgrade	Replacement	High	Deferrable	\$ 1,254,000
Mayfair Stormwater lift Station Upgrade	Replacement	High	Deferrable	\$ 354,000
<u>PAC</u>				
Electronic Marquee Upgrade	Replacement	Deferrable	Deferrable	\$ 126,000
Thatrical Lighting Consoles Upgrade	Replacement	Immediate Funding	Deferrable	\$ 200,000
Sustainable Lighting Project	Replacement	Immediate Funding	III	\$ 150,000
HVAC Replacement	Replacement	Immediate Funding	II	\$ 560,000
<u>Water</u>				
Oologah Pump Sation Rehabilitation	Rehabilitation	High	II	\$ 200,000
<u>Parks</u>				
Replace Old Standard Playground and add Solid Surface Rubberized Safety Surface	Replacement	High	III	\$ 6,000,000

8.4

PROPOSED ZONING CODE AMENDMENTS

The following proposed amendments are an attempt to provide Code amendments responsive to the new Comprehensive Plan. These are "bridge" amendments until the Zoning Code will receive a thorough study and update.

SECTION 601. PRINCIPAL USES PERMITTED IN OFFICE DISTRICTS

The principal uses permitted in the Office Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading, and screening requirements and other use conditions in Chapter 12. The use units permitted in Office Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Office Districts*

Use Unit		Districts			
No.	Name	OL	OM	OMH	OH
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E #	E#	E#
4.	Public Protection & Utility Facilities	E	E	E	E
5.	Community Services & Similar Uses	E	X	X	X
6.	Single-Family Dwelling	E X	E-X##	E X##	E X##
7.	Duplex Dwelling	E X	E X##	E X##	E X#
7a.	Townhouse Dwelling	E X	E X	E-X	X
8.	Multifamily Dwelling and Similar Uses	E	E X	E X	X
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X**	X	X	X
12.	Eating Establishments Other than Drive-Ins				X
13.	Convenience Goods and Services	E****	E****	E****	E
16.	Mini-Storage	E	E	E	E
19.	Hotel, Motel and Recreational Facilities			E***	E***

*X = Use by Right

E = Special Exception

** = Drive-in bank facilities whether a principal or accessory use, require Board of Adjustment approval of special exception in OL Districts.

*** = Limited to hotel and motel.

**** = Limited to barber and beauty shops.

= Residential treatment and transitional living centers are allowed by right in OM, OMH, and OH Districts.

= Must be within a mixed-use building.

5. Private Clubs - OH Districts

Within the OH District a private club shall be located entirely within the principal building and shall not occupy more than five percent (5%) of the gross floor area of the building in which located.

Within the OH District the principal office structure may include an eating place occupying a maximum of five percent (5%) of the gross floor area, a private club occupying a maximum of five percent (5%) of the gross floor area and facilities for convenience goods and services and shopping goods and services occupying a maximum of fifteen percent (15%) of the gross floor area with a total of not more than twenty-five percent (25%) of the principal structure being devoted to uses other than offices and studios.

SECTION 603. BULK AND AREA REQUIREMENTS IN THE OFFICE DISTRICTS

**Table 3
Bulk and Area Requirements in the Office Districts**

	OL	Districts		
		OM*	OMH*	OH**
LOT AREA (Minimum Sq. Ft.)	NA	NA	NA	10,000
FRONTAGE (Minimum Feet)				
Arterial or Freeway Service Road	75	100	100	NA
Not an Arterial or Freeway Service Road	50	50	50	NA
FLOOR AREA RATIO (Maximum)	.30****	.50	2.0	8.0
BUILDING SETBACK FROM CENTERLINE OF ABUTTING STREET				
MEASURED FROM CENTERLINE of abutting street; add, to the distance designated in the column to the right, 1/2 of the right-of-way designated on the Major Street Plan or 25 feet if the street is not designated on the Major Street Plan. (Minimum Feet)				
Arterial or Freeway Service Road	50	50	50	10
Not an Arterial or Freeway Service Road	25	25	25	10
BUILDING SETBACK FROM ABUTTING AG OR R DISTRICT BOUNDARY LINES (Minimum Feet)	10	10***	10***	10
BUILDING HEIGHT (Maximum Feet)	1-Story	NA	NA	NA

*In the OM and OMH Districts, residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirement of the RM-2 District.

**In the OH District, residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirement of the RM-3 District.

***Plus 2 feet of setback for each 1-foot of building height exceeding 15 feet, if the abutting property is within an RE, RS or RD District.

****The Board of Adjustment may allow by special exception a floor area ratio (maximum) of .40.

SECTION 701. PRINCIPAL USES PERMITTED IN COMMERCIAL DISTRICTS

The principal uses permitted in the Commercial Districts are designated by use units. The use units are groupings of individual uses and are fully described, including their respective off-street parking, loading and screening requirements and other use conditions in Chapter 12. The use units permitted in Commercial Districts are set forth below in Table 1.

Table 1
Use Units Permitted in Commercial Districts*

Use Units		Districts			
No.	Name	CS	CG	CH	CBD
1.	Area-Wide Uses	X	X	X	X
2.	Area-Wide Special Exception Uses	E	E	E	E***
4.	Public Protection and Utility Facilities	X	X	X	X
5.	Community Services & Similar Uses	X	X	X	X
6.	Single-Family Dwelling	E X#	E X#	E X#	E X#
7.	Duplex Dwelling	E X#	E X#	E X#	E X#
7a.	Townhouse Dwelling	E X	E X	X	X
8.	Multifamily Dwelling and Similar Uses	E X	E X	X	X
9.	Manufactured Home Dwelling		E	E	
10.	Off-Street Parking Areas	X	X	X	X
11.	Offices, Studios & Support Services	X	X	X	X
12.	Eating Establishments Other than Drive-Ins	X	X	X	X
12a.	Adult Entertainment Establishments	X**	X**	X**	X**
13.	Convenience Goods and Services	X	X	X	X
14.	Shopping Goods and Services	X	X	X	X
15.	Other Trades and Services	E	X	X	X
16.	Mini-Storage	E	X	X	X
17.	Automobile and Allied Activities	E	X**	X**	X**
18.	Drive-In Restaurants	E	X	X	X

19.	Hotel, Motel and Recreational Facilities	X	X	X	X
20.	Commercial Recreation, Intensive	E	E	E	E
21.	Business Signs and Outdoor Advertising	X [†]	X [†]	X [†]	X [†]
22.	Scientific Research and Development		E	X	X
23.	Warehousing and Wholesaling		E	X	X
25.	Light Manufacturing and Industry		E	E	E

*X = Use by Right

**X = Use Unit 12a. and auto body painting within Use Unit 17 uses require Board of Adjustment approval of a special exception if the lot containing either of these uses is within 150 feet of R zoned land, other than streets or freeways which are in R Districts.

[†]X = Use Unit 21 outdoor advertising signs shall only be permitted in a CS, CG, CH, or CBD zoning district when located within a freeway sign corridor.

E = Special Exception

***E = Except that tents used for special events are allowed by right on any non-right-of-way properties zoned CBD

= Must be located within a mixed-use building

SECTION 703. BULK AND AREA REQUIREMENTS IN THE COMMERCIAL DISTRICTS

Table 2
Bulk and Area Requirements in the Commercial Districts

	CS*	Districts		
		CG*	CH	CBD
FRONTAGE (Minimum Feet)				
Arterial or Freeway Service Road	150	100	NA	NA
Not an Arterial or Freeway Service Road	50	50	NA	NA
FLOOR AREA RATIO (Maximum)	.50	.75	NA	NA
BUILDING SETBACK FROM CENTERLINE OF ABUTTING STREET (Minimum Feet)				
MEASURED FROM CENTERLINE of abutting street; add to the distance designated in the column to the right, 1/2 of the right-of-way width designated on the Major Street Plan, or 25 feet if the street is not designated on the Major Street Plan:				
Arterial or Freeway Service Road	50	50	0	0
Not an Arterial or Freeway Service Road	25	25	0	0
BUILDING SETBACK FROM ABUTTING R DISTRICT BOUNDARY LINES (Min. Ft.)	10*	10*	0	0
BUILDING HEIGHT (Maximum Feet)	NA	NA	NA	NA

- Plus 2 feet of setback for each 1-foot building height exceeding 15 feet, if the abutting property is within an RE, RS or RD District.

*In the CS and CG Districts residential buildings and the residential portions of mixed buildings shall be subject to the minimum land area per dwelling unit requirements of the RM-2 District.

CHAPTER 8

CORRIDOR DISTRICT PROVISIONS

(Language with a strike-through has been deleted and language with an underline has been added.)

- 800. Purposes
- 801. Principal Uses
- 802. Accessory Uses
- 803. Bulk and Area Requirements
- 804. ~~Access Requirements~~ Corridor Development Plan
- 805. Site Plan Review

SECTION 800. PURPOSES

The Corridor District is established to allow and encourage high intensity ~~multifunctional~~ multiuse development, in compliance with an approved development plan and detail site plan, within appropriate freeway corridors, in order to:

- A. Allow for the development of a diversity of intense uses which benefit from mutual proximity and from the immediate service of high capacity thoroughfares.
- B. Allow for a wide range of lifestyles and housing types close to employment, recreational, shopping, and cultural facilities.
- C. Maximize the interrelationship between land use and transportation and in particular encourage development patterns compatible with the evolution of transit systems.
- D. Maximize the utilization of the higher capacity segments of the transportation systems.
- E. Encourage a more productive use of land consistent with the public objectives and standards of accessibility and land use compatibility.

SECTION 801. PRINCIPAL USES PERMITTED IN CORRIDOR DISTRICTS

The principal uses permitted in the Corridor District are designated by use units as set forth in Table 1. The use units are groupings of individual uses and are fully described, including their respective off-street parking and loading requirements in Chapter 12. Selection of specific uses and their locations are subject to the requirements as set forth in Subsections 805.B, 805.C and 805.D of this chapter.

Table 1
Use Units Permitted in Corridor Districts

No.	Name
1.	Area-Wide Uses
2.	Area-Wide Special Exception Uses
4.	Public Protection and Utility Facilities
5.	Community Services & Similar Uses
6.	Single-Family Dwelling
7.	Duplex Dwelling
7a.	Townhouse Dwelling
8.	Multifamily Dwelling and Similar Uses
9.	Manufactured Home Dwelling
10.	Off-Street Parking Areas
11.	Offices, Studios, and Support Services
12.	Eating Establishments Other than Drive-Ins
12a.	Adult Entertainment Establishments
13.	Convenience Goods and Services
14.	Shopping Goods and Services
15.	Other Trades and Services
16.	Mini-Storage
17.	Automotive and Allied Activities
18.	Drive-In Restaurants
19.	Hotel, Motel and Recreation Facilities
20.	Commercial Recreation: Intensive
21.	Business Signs and Outdoor Advertising
22.	Scientific Research and Development
23.	Warehousing and Wholesaling
<u>25.</u>	<u>Light Manufacturing and Industry</u>

SECTION 804. ~~ACCESS REQUIREMENTS~~ CORRIDOR DEVELOPMENT PLAN

~~In order that the traffic carrying capacity of the transportation system may be maintained, any corridor development's access shall be principally from internal collector service streets.~~

A. General

In order to specify and determine the appropriate land uses and relationship to adjacent uses, both proposed and existing, an application for a development plan for all Corridor District zoned properties shall be filed and approved. Following the approval of a development plan a detailed site plan shall be filed and approved for any portion of the approved development plan.

B. Corridor Development Plan Application

An application for a Corridor Development Plan shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule. The application shall be in such form and content as required by the Planning Commission. Three (3) copies of the development shall accompany the application and shall consist of maps and text which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;
3. Proposed maximum building heights and minimum building setbacks;
4. Proposed public and private vehicular and pedestrian circulation systems;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to the proposed development areas;
7. Sufficient surrounding area to demonstrate the relationship to the proposed development to adjoining uses, both existing and proposed;

8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the planning staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of development; and
10. the expected schedule of development.

C. Access

In order that the traffic carrying capacity of the external transportation system may be maintained principal vehicular access for the development should be to internal collector system whether private or public.

SECTION 805. SITE PLAN REVIEW

C. Public Hearing and Planning Commission Action

The Planning Commission, upon the filing of an application for a corridor development plan or site plan review shall set the matter for public hearing and give 20 days notice thereof by publication in a newspaper of general circulation, 20 days notice of a public hearing by mailing written notice to all owners of property within a 300 foot radius of the exterior of the boundary of the property and 20 days notice of public hearing by posting a sign or signs on the property. (See Section 1703.C for contents of notice.) Within 60 days after the filing of an application, the Planning Commission shall conduct the public hearing and shall determine:

1. Whether the proposed corridor development is consistent with the Comprehensive Plan.
2. Whether the proposed corridor development harmonizes with the existing and expected development of surrounding areas.
3. Whether the proposed corridor development is a unified treatment of the development possibilities of the project site.

4. Whether provision has been made for proper accessibility, circulation, and functional relationships of uses.
5. Whether the proposed corridor development is consistent with the stated purposes and standards of this Chapter.

The Planning Commission shall forward its recommendations, the application, and the site plan to the City Council for further hearings as provided in Section 805.D.

D. City Council Action on Corridor Development Plan Site Plan Review

Upon receipt of the application, for corridor development plan and/or site plan, and Planning Commission recommendation, the City Council shall hold a hearing, review the corridor development plan and/or site plan, approve, disapprove, modify, or return the site plan application to the Planning Commission for further consideration. Approval of the corridor development plan shall authorize the further processing of an application for site plan approval of the of the site plan by the City Council shall be authorization for the processing of a subdivision plat incorporating the provisions of the site plan.

G. Amendments

Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which may will direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this Chapter. Changes which would represent a significant departure from the site plan shall require compliance with the notice and procedural requirements of an initial site plan review and approval.

SECTION 902. ACCESSORY USES PERMITTED IN INDUSTRIAL DISTRICTS

A. Accessory Uses Permitted. ~~Accessory uses customarily incident to a principal use permitted in an Industrial District or permitted in such district.~~

1. Accessory uses customarily incident to a principal use permitted in an Industrial District are permitted in such district.
2. An accessory dwelling for the purposes of security or owner/management is permitted in all Industrial Districts.

B. Accessory Use Conditions

1. Accessory buildings shall meet the minimum building setback lines of the applicable district.
2. An accessory building erected as an integral part of the principal building shall be structurally a part thereof, shall have a common wall therewith, and shall comply with the requirements applicable to the principal building.
3. Accessory storage of materials, equipment, or products, within 200 feet of an abutting R District, shall be screened by the erection of a screening wall or fence along the lot line or lines in common with the abutting R District.
4. Accessory Signs in the IL, IM and IH District are subject to the use conditions of Use Unit 21.

TITLE 42 TULSA REVISED ORDINANCE CHAPTER 11 PLANNED UNIT DEVELOPMENT

SECTION 1106. OFF-STREET PARKING AND LOADING

Within a PUD, ~~off-street parking and loading spaces shall be provided as specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading; provided, however, no modification of off-street parking and loading requirements of any applicable use units and Chapter 13 of this title shall be permitted unless a subdivision plat incorporating the provisions and requirements is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk of the county in which the property is located, except~~ that Subsection 1301.B and Subsection 1302 shall not apply. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.

SECTION 1212. USE UNIT 12. EATING ESTABLISHMENTS OTHER THAN DRIVE-INS

A. Description. Eating establishments, including carry out eating establishments, except drive-in restaurants permitting in car consumption of food or drink.

B. Included Uses:

Cafeteria
Coffee shop
Delicatessen
Restaurant, and other similar eating establishments*

* An accessory use bar which is customarily incidental and subordinate to a principal use restaurant is included in this use unit.

C. Use Conditions

1. The uses included in Use Unit 12 shall take place within a completely enclosed building, except outdoor customer seating (includes rooftop seating) is permitted, whether uncovered or covered by a tent or canopy, provided:
 - a. The outdoor customer seating area shall abut the building wall of the business, except for rooftop seating, but extend no closer to the street than the building setback requirements;
 - b. the outdoor customer seating area shall not occupy or use required parking spaces or access aisles;
 - c. the outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. noise from any outdoor entertainment activity shall not be audible from any abutting R District.
2. The uses included in Use Unit 12, when located within a district other than an R District and located on a lot which is abutting an R District, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

D. Off-Street Parking and Loading Requirements

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Eating Establishment	1 per 100 SF of floor area	1 per 5,000 to 10,000 SF plus 1 per each add'l 15,000 SF of floor area

E. Other Requirements

1. Only vehicles which are accessory to permitted principal uses on the lot shall be permitted to be parked on the lot. Such vehicles shall include customer's vehicles, repair or service vehicles, and those vehicles driven in the ordinary course of the principal user's business.
2. Except for the purpose of immediate loading or unloading, accessory vehicles or trailers in excess of 1-1/2 tons capacity, or accessory vehicles or trailers with signs that exceed 32 square feet that direct attention to a business, service, commodity, or entertainment offered or sold on the premises shall not be parked closer to the street than the nearest building wall unless granted a special exception from the Board of Adjustment.

SECTION 1212a.USE UNIT 12A. ADULT ENTERTAINMENT ESTABLISHMENTS

A. Description. Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating beverages and/or low-point beer (as defined by Oklahoma Statutes) on the premises and all sexually oriented businesses.

B. Included Uses:

Bar/Tavern
Beer Bar
Billiard Parlor/Pool Hall
Night Club
Private Club
Sexually Oriented Business

C. Use Conditions:

1. The uses included in Use Unit 12a, when located on a lot which is abutting an R District shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.
2. Sexually Oriented Businesses shall meet the conditions set forth in Section 705 of this Code.

3. Adult Entertainment Establishments, other than Sexually Oriented Businesses, shall meet the following spacing standards: provided, however, that the spacing standards shall not apply to accessory use bars as defined in this Code:

- a. Public entrance doors shall be located at least 50 feet from an R District, which shall be measured in a straight line from the nearest point on a residential zoning district boundary line (not including residentially zoned expressway right-of-way) to the nearest public entrance door of the Adult Entertainment Establishment; and
- b. Shall be located a minimum of 300 feet from a public park, school or church, which shall be measured from the nearest point on the property line of a park, school or church to the nearest public entrance door of the Adult Entertainment Establishment measured along the street right-of-way line providing the nearest direct route usually traveled by pedestrians between such points; for purposes of determining measured distance, property situated on the opposite side of the street from such park, school or church shall be considered as if it were located on the same side of the street with the park, school or church; and
- c. Shall be spaced 300 feet from any other Adult Entertainment Establishment listed in Use Unit 1212a., except in the Central Business District (CBD), which 300 feet shall be measured in a straight line from the nearest point of the wall of the portion of the building in which said business is conducted, to the nearest point of the wall of the portion of the building in which another adult entertainment business is conducted.

Church, as used herein, shall mean all contiguous property owned or leased by a church upon which is located the principal church building or structure, irrespective of any interior lot lines.

School, of the type which offers a compulsory education curriculum, as used herein, shall mean all contiguous property owned or leased by a school upon which is located the principal school buildings(s) irrespective of any interior lot lines.

4. The uses included in Use Unit 12a. shall take place within a completely enclosed building, except outdoor customer seating (includes rooftop seating) is permitted, whether uncovered or covered by a tent or canopy, provided:
- a. The outdoor customer seating area shall abut the building wall of the business, except for rooftop seating, but extend no closer to the street than the building setback requirements;
 - b. The outdoor customer seating area shall not occupy or use required parking spaces or access aisles;

- c. The outdoor customer seating area exceeding 10% of the indoor building floor area of the principal use shall be considered floor area for purposes of determining off-street parking and loading requirements as set forth herein; and
 - d. Noise from any outdoor entertainment activity shall not be audible from any abutting R. District.
- 5. All uses included within Use Unit 1212a shall be reviewed by the Board of Adjustment at a public hearing to determine if they comply with all applicable spacing requirements. Notice of the public hearing shall be given as provided in Section 1603 of this code.

E 161 ST N

AG

N 145 E AVE

AR

AG

LS-20413

TRACT 1

TRACT 2

169

E 156 ST N

CS

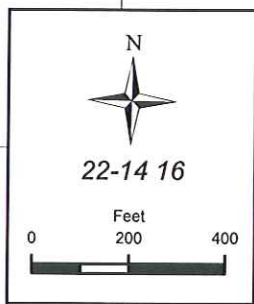
AG

N 143 E AVE

AG

AR

11.1





E 161 ST N

N 141 E AVE

LS-20413

N 145 E AVE

TRACT 1

TRACT 2

169

E 156 ST N

E 156 ST N



22-14 16

0 200 400
Feet

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

N 143 E AVE

11.2

LOT-SPLIT FOR WAIVER OF MAJOR STREET AND HIGHWAY PLAN

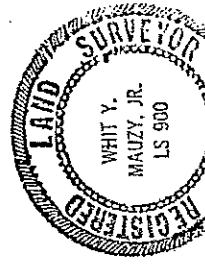
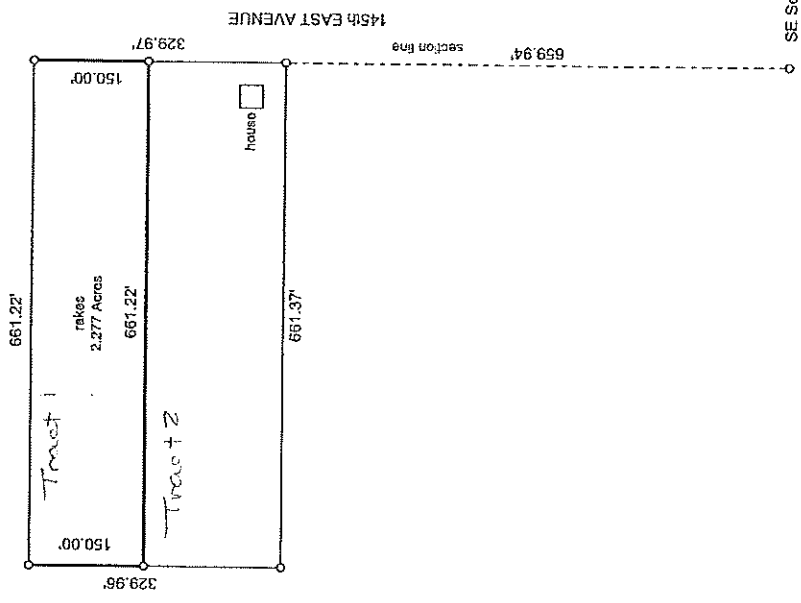
March 2, 2011

LS-20413 Richard Rakes (2416) (AG) (County)
North of East 156th Street North and West of North 145th East Avenue

The lot-split proposal is to split 2.27 acres +/- from an existing 5 acre +/- tract creating a 2.73 acre +/- remainder tract. The proposed tracts meet the AG (Agricultural) bulk and area requirements of the Tulsa County Zoning Code.

According to the Major Street and Highway Plan, North 145th East Avenue is deemed a secondary arterial requiring 50 feet of right-of-way from the center line. The applicant is asking to waive the requirement of 50 feet to 30 feet of right-of-way instead. The County Engineer agrees with the waiver and is in support of the application. There is a recommendation for the County to review this portion of North 145th East Avenue and its designation on the Major Street and Highway Plan.

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



Whit Y. Mauzy, Jr.
11-30-10

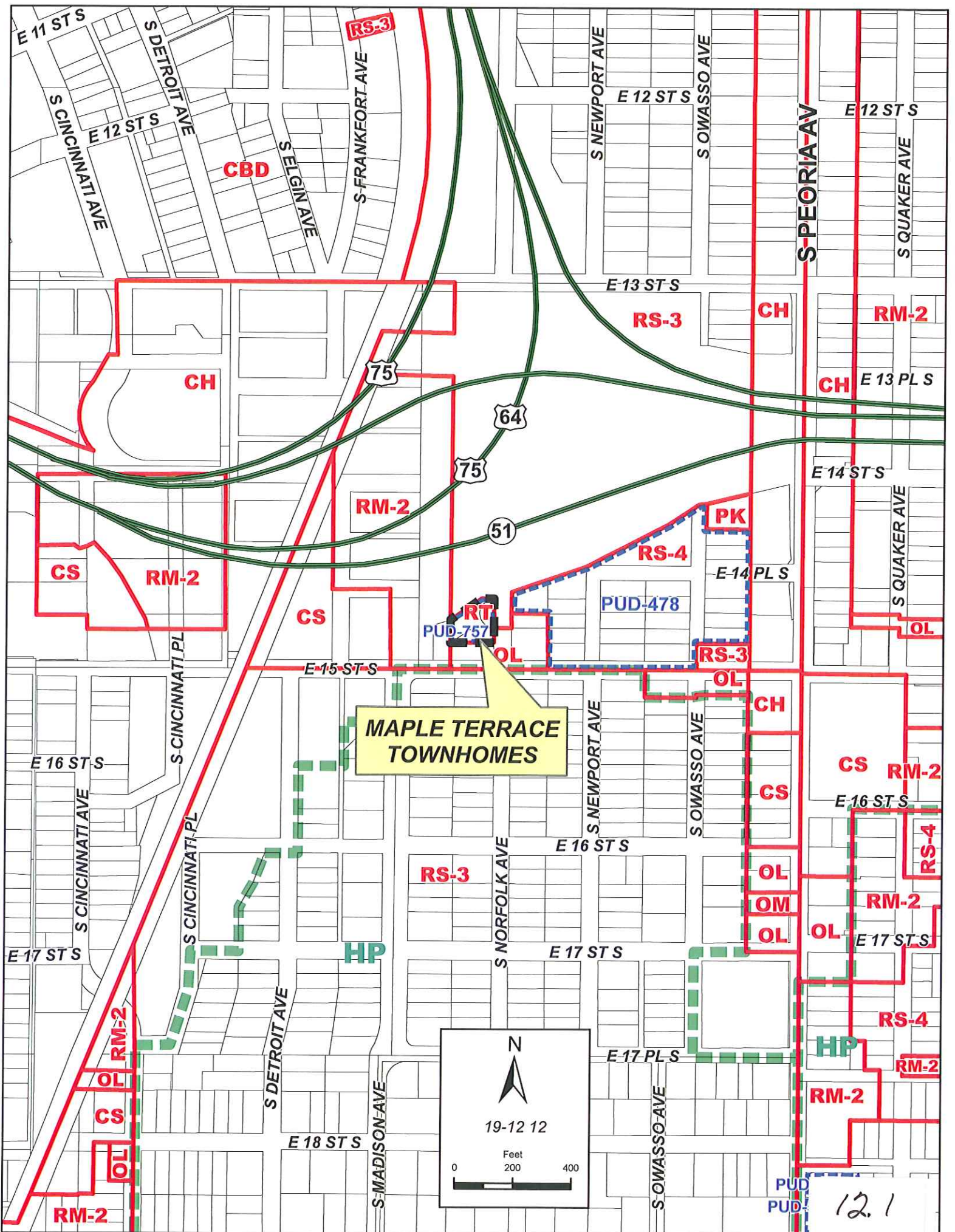
FILE NAME		OAKWOOD-RAKES.TRV	
SCALE	DATE	DRAWN BY	
200 Ft/in	11-30-2010	WYM	
JOB	REVISION	SHEET	
RAKES	3	2/2	

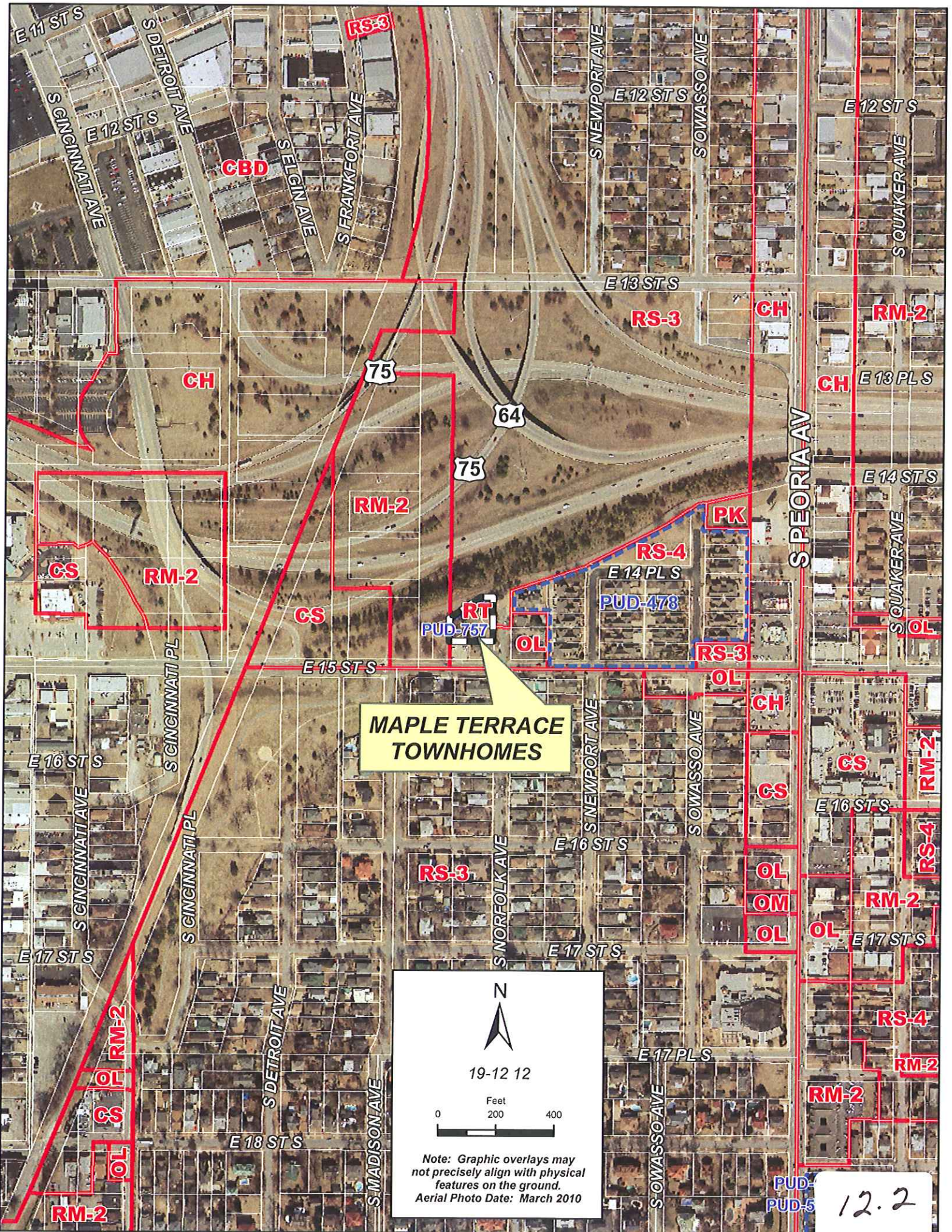
This map drawn with TRAVERSE PC, Software

SE Sec Cor
Sec 16
T22N, R14E

Last visit to site 11-5-10

11.4





**MAPLE TERRACE
TOWNHOMES**

N

19-12 12

0 Feet 200 400

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

12.2

PRELIMINARY SUBDIVISION PLAT

Maple Terrace Townhomes - (9212) (CD 4)

West of South Norfolk Avenue, North of East 15th Street South

This plat consists of four lots, one block on .42 acres.

The following issues were discussed January 20, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 757 with RT zoning underlying. PUD restrictions must be shown in the covenants.
2. **Streets:** Show right-of-way with dimension lines. Plat for Broadmoor shows existing right-of-way. If right-of-way is existing, provide reference with plat number or book and page number. If Reserve A is a private street, then clearly define right-of-way of 30 feet. Sidewalk easement must be provided on both sides of the street. Is alley going to be vacated? If not, then call it out as a public alley. Section H.4.A.1 Surfacing width for private streets is 26 feet. Section H.5. 1.2: Sidewalks will be required along private street. Define clearly the limits of private street and show sidewalks.
3. **Sewer:** The proposed sanitary sewer extension should be located seven feet south of the north boundary line instead of the 7.5 feet shown on the plan. Extend the manhole a minimum of 15 feet beyond the west property line of Lot 4.
4. **Water:** The ten-foot restricted waterline easement should be adjacent to an 11-foot utility easement line along the south boundary line of the Reserve A. An infrastructure development plan will be required to extend the proposed six-inch water line. A looped line may be required.
5. **Storm Drainage:** Please remove the contours on the face of the plat. Additional storm sewer and /or overland drainage easements may be required. Add a conceptual storm drainage system. Roof drainage will not be allowed to flow to the residential lots in the Broadmoor Addition.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary depending upon ONG, Cable, and PSO designs for service.
7. **Other: Fire:** Fire hydrant needs to be located within 600 feet of the furthest point of any structure. If the structures are over 30 feet in height from the level of Fire Department access aerial access will be needed and it will need to meet IFC 2006 section D105.

GIS: Label all subdivisions and expressways within the mile section of the location map. Change "East 7th Street South" to "11th Street South" and change "East 21st Street South" to "21st Street South" on the location map since east changes to west past Main Street in this area. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. Add a leading zero to all

single digit degree descriptions on the face of the plat to match what is shown in the legal description (i.e. 01" instead of 1°). Submit a subdivision control data form. The eastern edge of the property on the plat does not match with the eastern edge of the property according to land records. There is an arc on the land records that juts in to a peak of roughly 50 feet of parcel number 05175921219165.

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:

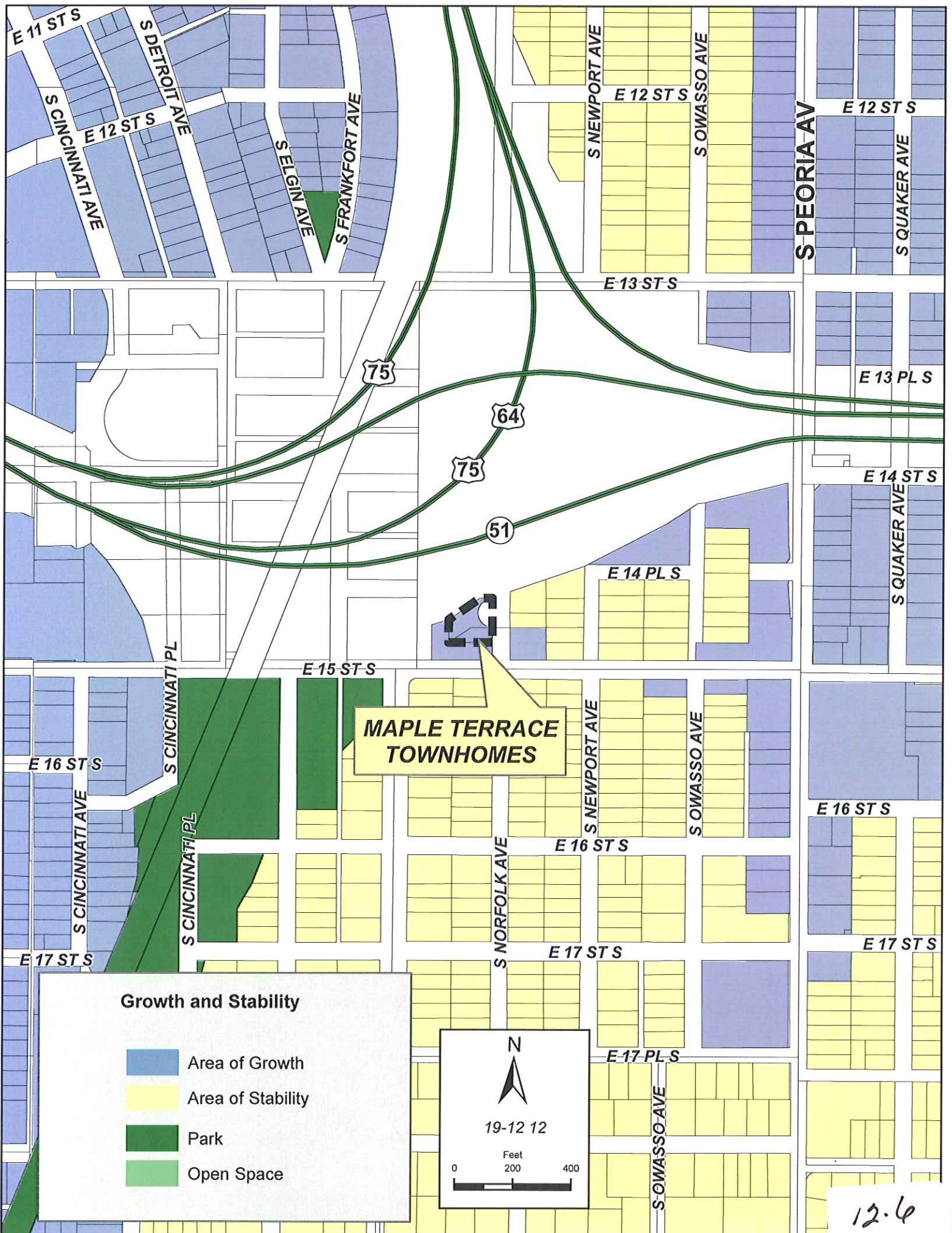
1. The concerns of the Public Works Department and Development Services staff must be taken care of to their satisfaction.

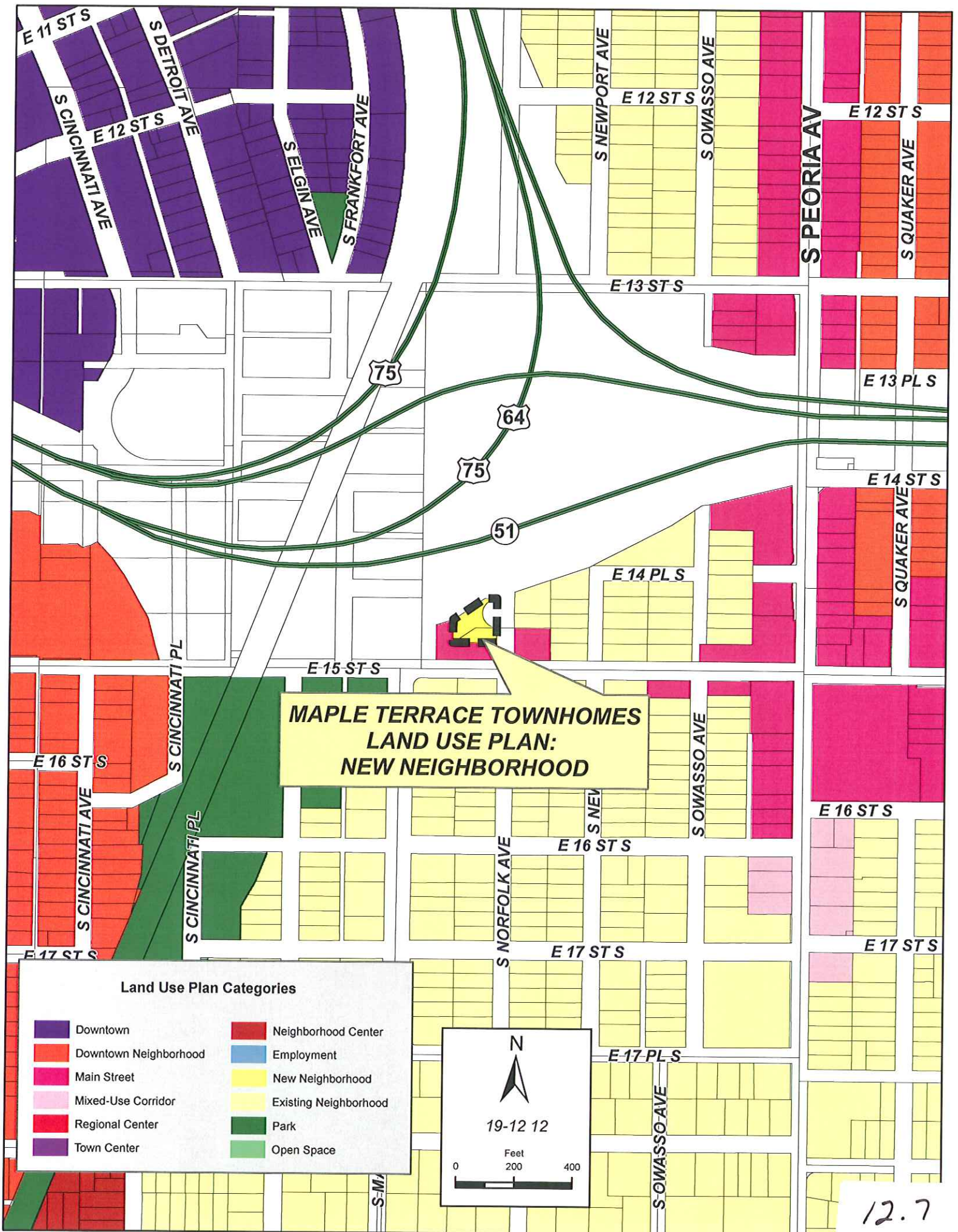
Standard Conditions:

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.

12.4

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

PLANNED UNIT DEVELOPMENT NO. 757

Maple Terrace Townhomes

A RESUBDIVISION OF PART OF BLOCK 13 IN BROADMOOR ADDITION IN THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA BEING A PART SECTION TWELVE (12), TOWNSHIP 19 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

Owner/Developer

MAPLE TERRACE TOWNHOMES, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY
5579 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105

Engineer/Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012-1472
PHONE: (918) 258-3737
FAX: (918) 258-2554
E-MAIL: AHALL@HRAOK.COM
C-A-43843 EXPRESS JUNE 30, 2011

- Legend**
- BM — BENCHMARK
 - IPF — IRON PIN FOUND
 - LWA — LIMITS OF NO ACCESS
 - POB — POINT OF BEGINNING
 - POC — POINT OF COMMENCEMENT
 - RWE — RESTRICTED WATERLINE EASEMENT
 - UE — UTILITY EASEMENT
 - STREET ADDRESS

Notes

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

Scale: 1" = 20'



Location Map

SCALE: 1" = 2000'

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

SUBDIVISION CONTAINS 0.427 ACRES OR 18677.544 SQ. FT.

Basis of Bearings

THE BEARING BASE FOR THIS PLAT IS ASSUMED USING THE EAST PROPERTY LINE A S 1° 20' 10" E

Monumentation

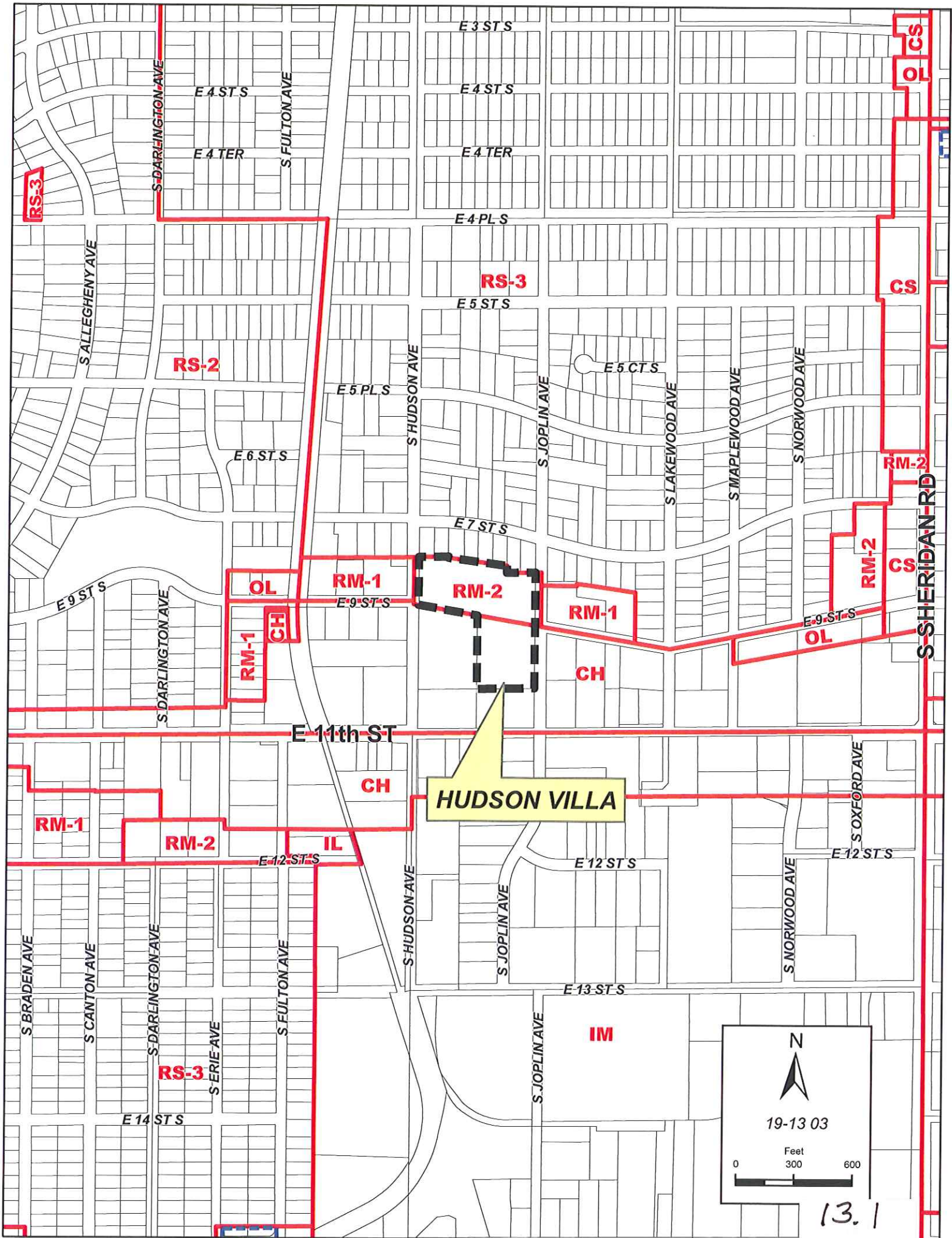
AS DARS WERE FOUND AND ACCEPTED AT ALL PROPERTY CORNERS.

Benchmark

2" BRASS CASTER APPROX. 200' SOUTH OF THE INTERSECTION OF EAST 21ST STREET SOUTH AND SOUTH UTICA AVENUE IN THE LEFT TURN LANE OF NORTHBOUND TRAFFIC (NAVD 1983).

FINAL PLAT	
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____	
TMAPC/INCOG	
This approval is void if this plat is not filed in the Office of the County Clerk on or before: _____	
COUNTY or CITY ENGINEER	
APPROVED _____ by the Council of the City of Tulsa, Oklahoma.	
Chairman	_____
Mayor	_____
Attest: City Clerk	_____
Approved: City Attorney	_____

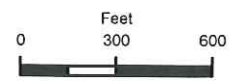
PRELIMINARY PLAT
PUD No. 757
Maple Terrace Townhomes
Sheet 1 of 2
Date Prepared: December 30, 2010



13.1



19-13 03



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

13.2

PRELIMINARY SUBDIVISION PLAT

Hudson Villa - (9303) (CD 4)

North of East 11th Street, Between South Joplin Avenue and South Hudson Avenue

This plat consists of one lot, one block on 6.1 acres.

The following issues were discussed January 20, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RM-2/CH. Make sure the use is conforming to the zoning with the City zoning officer. Make sure site plan is also in conformance. Check to make sure building setbacks are as required. Access is to be on Hudson Avenue only per consulting engineer.
2. **Streets:** Show right-of-way with dimension lines and reference plat number or book and page number. Section 1.2: Sidewalks. Reword as follows "...along abutting street right-of-way on Hudson Avenue and on Joplin Avenue along existing pavement." Show sidewalk on Joplin Avenue along existing pavement.
3. **Sewer:** Identify the width of the new utility easement proposed along the east boundary line of the existing Lot 7. Increase the easement width for the existing sanitary sewer line between existing Lots 53 and 8 to a minimum of 15 feet. All sanitary sewer pipe, that will be placed under a paved driving surface, must be replaced with ductile iron pipe. If ductile iron pipe is required at a manhole location, then the entire run from manhole to manhole must be ductile iron pipe. All other existing pipe that is within the development area must be video inspected, and any deficiencies must be brought up to current City of Tulsa standards, at the developer's expense. Contact Tony Patete in Engineering Wastewater Design (596-9505) to view the video of the existing pipe.
4. **Water:** Show easement for the 16-inch existing water line along the vacated roadway. Include the book and page of document vacating the roadway of 9th Street. The extension of a six-inch water main line may be required to be extended along the east side of Joplin Avenue 300 feet from the existing 16-inch water main line along the vacated roadway.
5. **Storm Drainage:** Drainage flowing onto the property, from both the north and the south, must be either placed in an overland drainage easement for conveyance across the property, or be collected at the property line in inlets and thence be piped across the property in a storm sewer easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant needs to be located within 600 feet of the furthest point of any structure.

GIS: Label all subdivisions, railroads and expressways within the mile section of the location map. The basis of bearing should be clearly described and stated in degrees, minutes and seconds. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add the phrase "Date of Preparation" before the date at the bottom of the sheet. Submit a subdivision control data form, last page of the subdivision regulations. Using bearings and distances, give a metes and bounds legal description of the property, starting from a labeled point of commencement at a section corner, to a point of beginning on the corner of the property, with a traverse around the perimeter back to the point of beginning.

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.)

13.4

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.



DEVELOPMENT SERVICES
175 E. 2nd Street, Suite 450
Tulsa, OK 74103
(918) 596-2569

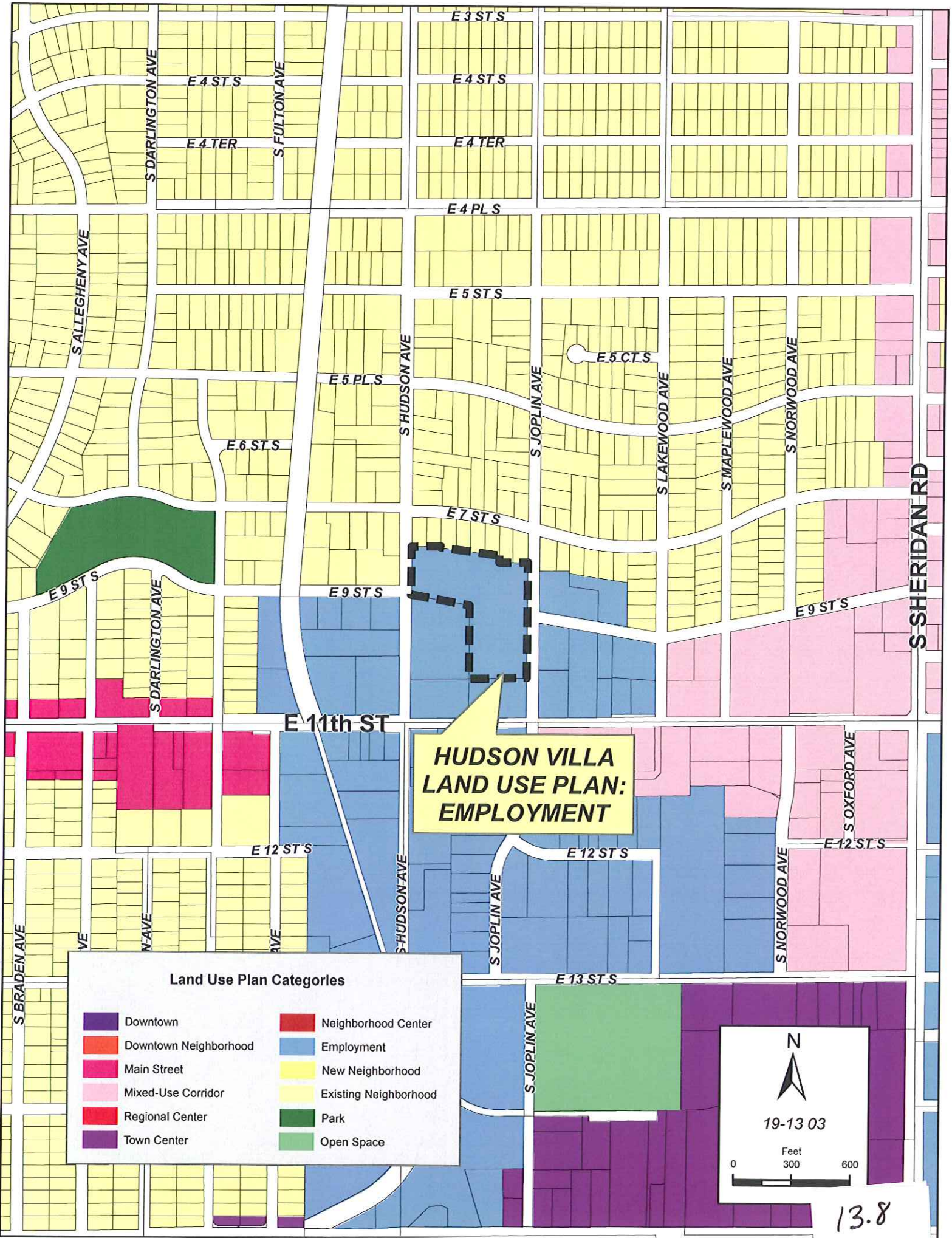
Date: 01-20-2011

To: Diane S. Fernandez
Senior Planner
INCOG

Ref: Water TAC for 1-20-2011
Hudson Villa
North of East 11th Street, Between South Joplin Avenue and South Hudson Avenue

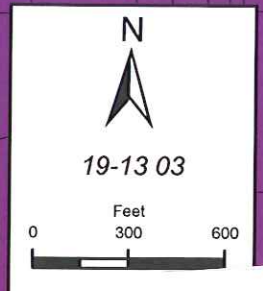
The conceptual comment of extending a water line along South Joplin Avenue is no longer a recommendation for this site development.

Allen Holdman
Water Plans Reviewer



Land Use Plan Categories

- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



13.8





Scale: 1"=40'

PRELIMINARY PLAT

Hudson Villa

A REPLAT OF PART OF GLENHAVEN, GLENHAVEN AMENDED AND RESUBDIVISION OF A PART OF GLENHAVEN & GLENHAVEN AMENDED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

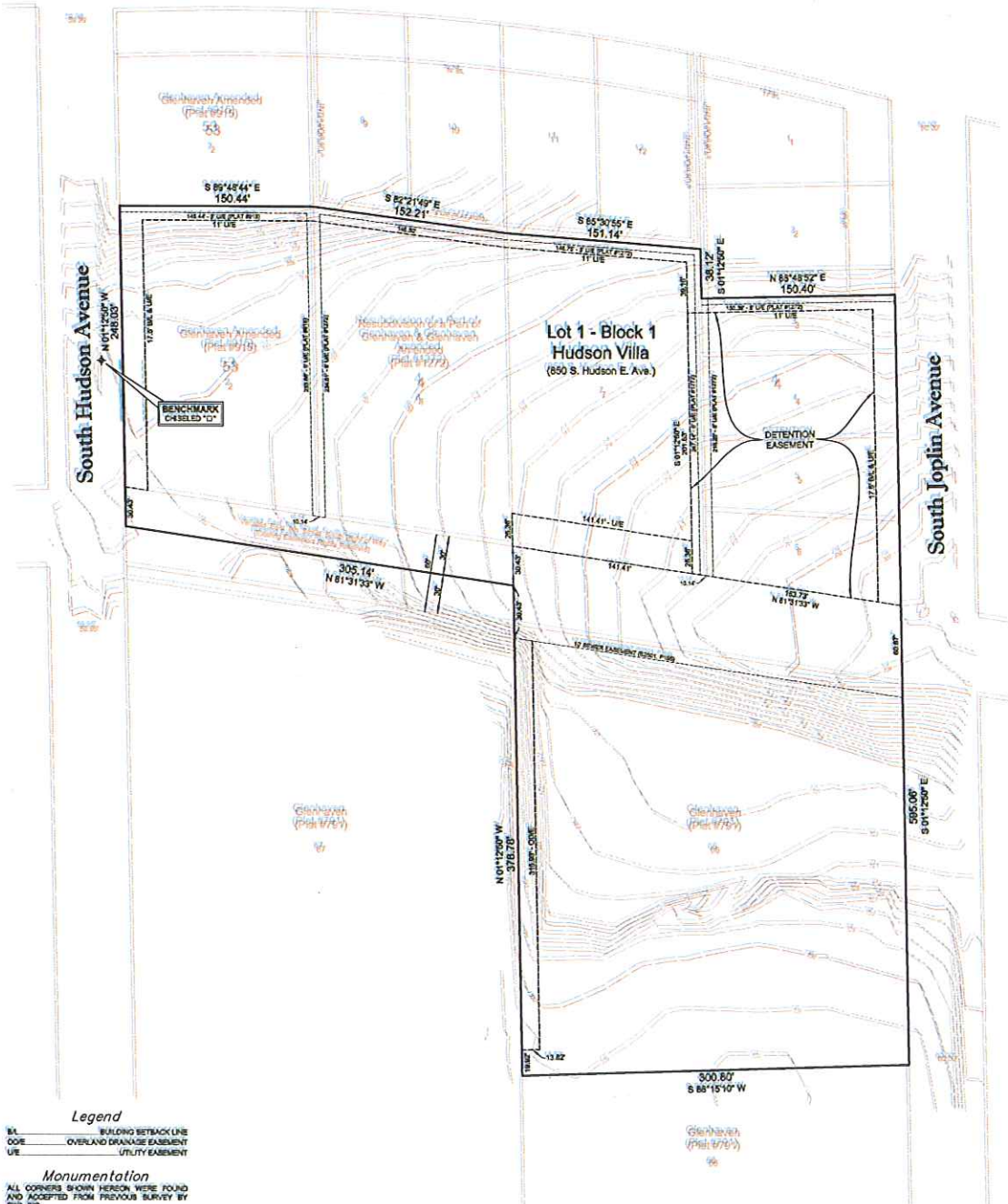
Owner/Developer
HUDSON VILLA, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
415 WEST ARCHER STREET
TULSA, OK 74103
PHONE: (918) 583-5558
FAX: (918) 583-8743
CONTACT: SANDRA LEWIS, MANAGER

Engineer/Surveyor
VRADAK, INC.
1513 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
C.A.R. 9340 EXPIRES JUNE 30, 2011
AVULIGH@VRADAK.COM



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 5.137 ACRES/226,025.255 SF



Legend
BL BUILDING SETBACK LINE
OOL OVERLAND DRAINAGE EASEMENT
UE UTILITY EASEMENT

Monumentation
ALL CORNERS SHOWN HEREON WERE FOUND AND ACCEPTED FROM PREVIOUS SURVEY BY BVA, INC.

Benchmark
CHASELED "O" ON TOP OF CONCRETE CURB ALONG THE EAST SIDE OF SOUTH HUDSON AVENUE - APPROX. 118.5' SOUTH AND 18.5' WEST OF THE NORTHWEST PROPERTY CORNER OF HUDSON VILLA. ELEV = 722.51 (MAYO 1988)

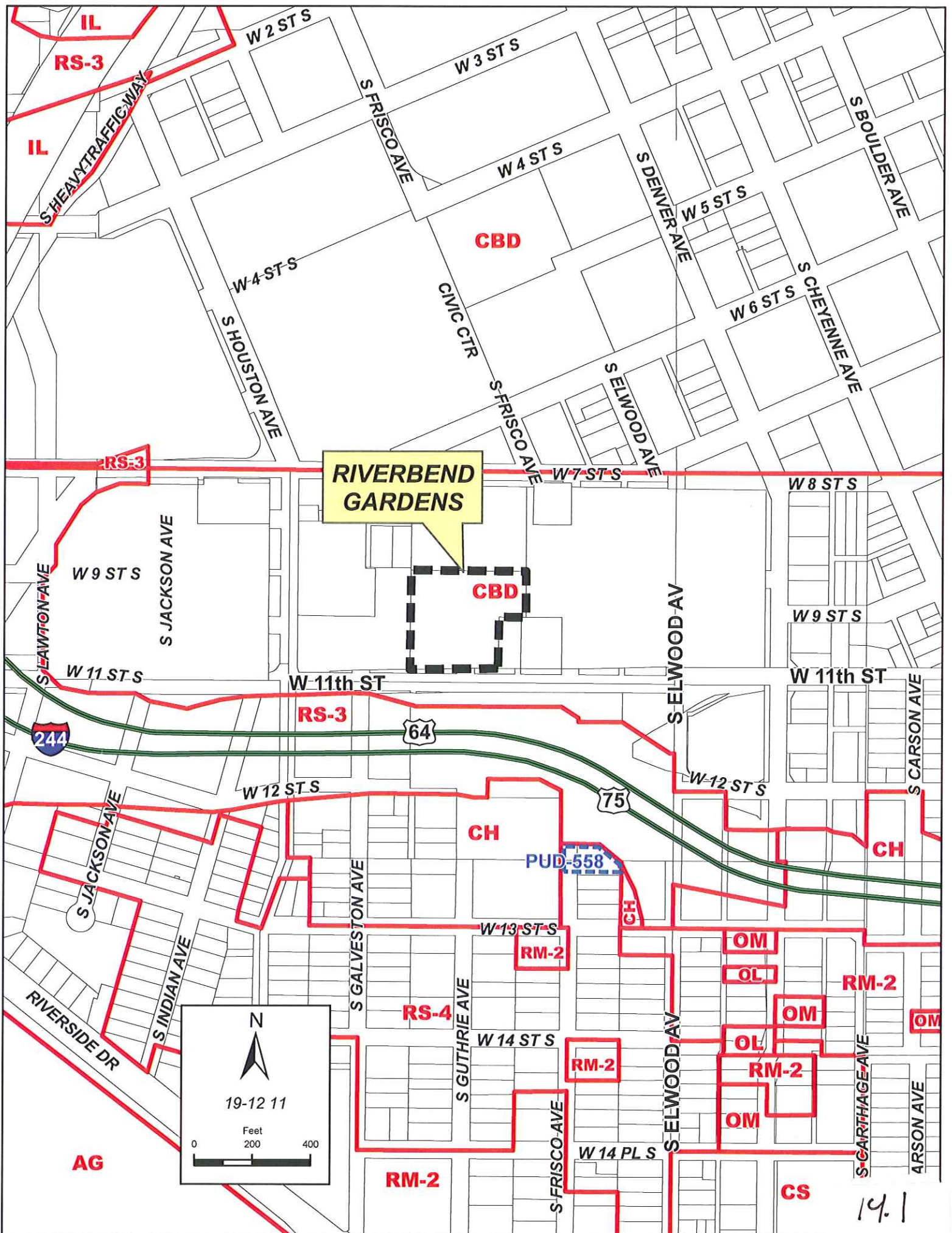
Basis of Bearing
THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE - NAD83 (1983)

Notes
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
TOPOGRAPHIC SURVEY PROVIDED BY BVA, INC.

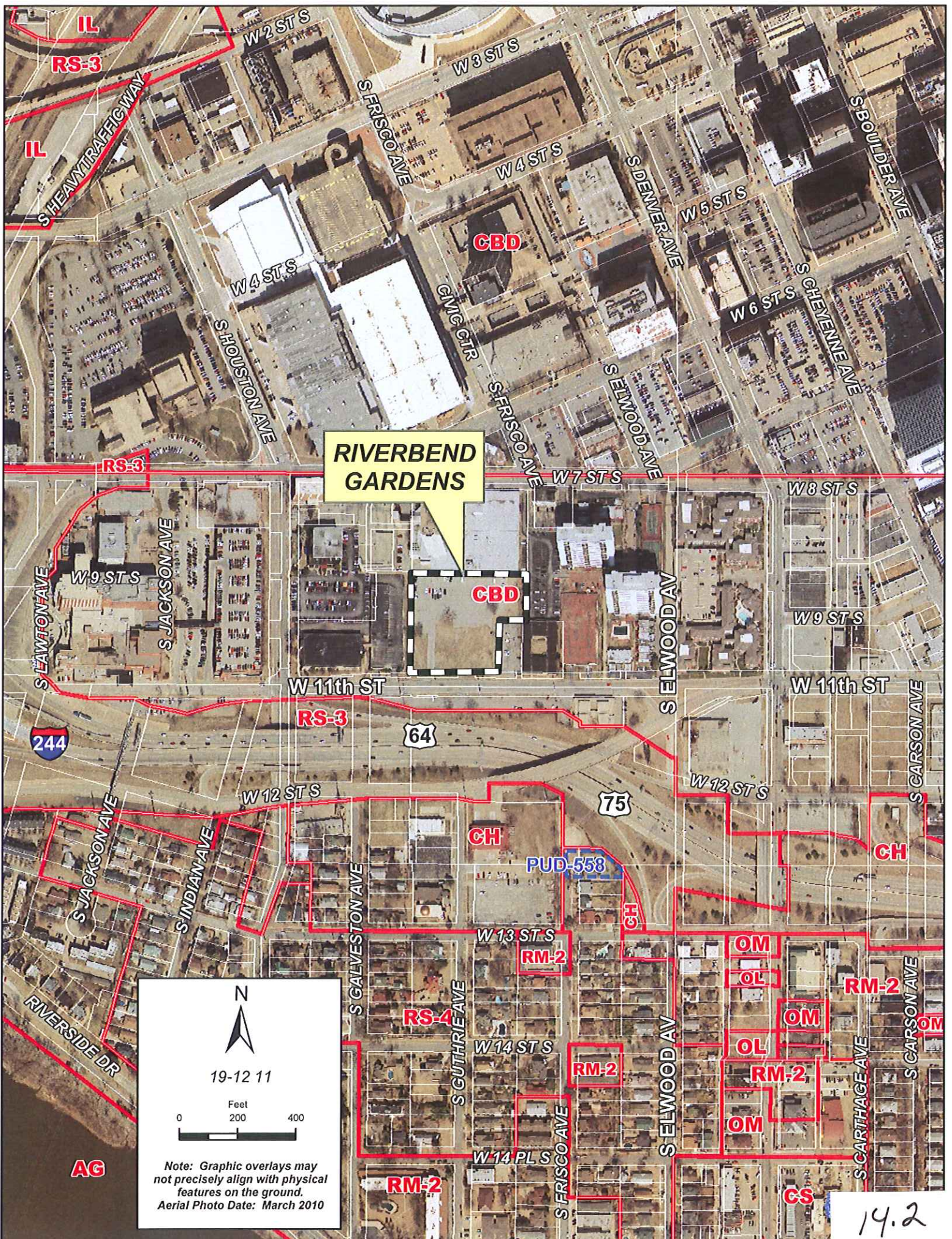
COUNTY CLERK STAMP

COUNTY TREASURER STAMP

13.10



14.1



**RIVERBEND
GARDENS**

N

19-12 11

0 Feet 200 400

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

14.2

PRELIMINARY SUBDIVISION PLAT

Riverbend Gardens - (9211) (CD 4)

South and West of Southwest corner of West 7th Street and South Elwood Avenue

This plat consists of 41 lots, seven blocks on 2.62 acres.

The following issues were discussed for the cancelled February 3, 2011, Technical Advisory Committee (TAC) meeting and at the February 17, 2011 TAC meeting:

1. **Zoning:** The property is zoned CBD (Central Business District). Townhouse developments have been approved using Section 206 of the Zoning Code in the past with private streets.
2. **Streets:** A 72-foot access is not allowed. Access width should be 36 feet plus width of island. Internal circulation, identified as Reserve A Access, must be designated as street, with street names shown on the face of plat. Streets must be labeled as public or private. The minimum width for private streets is 30 feet with 26 feet pavement. Sidewalks must be provided on all streets, public or private. Sidewalks along private streets must be placed in a sidewalk easement. Show current right-of-way available from the center of 11th Street. Label "Center line of 11th Street". Minimum right-of-way required from center line of street is 50 feet. Additional right-of-way may be required along the western edge of the south property line. Provide reference for right-of-way with plat number or book and page number. Include section on sidewalks. Covenants state right-of-way is being dedicated while no dedication has been identified on the face of the plat. Section 1 refers to public streets and appears to be inappropriate for this plat. Rewrite. Show sidewalks on all streets. No gates are planned to be used per consulting engineer.
3. **Sewer:** Provide the book and page number for the existing 15-foot sanitary sewer easement. The north line of the existing easement must continue across Lot 2, Block 1, until it intersects the plat boundary line. Identify the area between the existing lots in Block 7, 2nd Lindsey Addition. The 11-foot perimeter easement along the west boundary line needs to be increased to a 17.5-foot easement. Include the different line types in the legend with a definition of what each means. Where the existing sanitary sewer line will be under pavement, the line must be replaced with ductile iron pipe with type A aggregate backfill. Where your perimeter easement does not abut another easement, we may require a 17.5-foot easement instead of the 11 foot easement.
4. **Water:** Add to the legend Restrictive Waterline Easement (R/W/E). Add bearings and length for waterline easements. Minimum size of easements for the waterlines; adjacent to the utilities or reserve is 15 feet. Include reserve language giving access to utilities. An Infrastructure Development Plan will be required. Center all waterlines inside a restrictive waterline easement. Water lines installed under pavement will be ductile iron pipe. Service meter cans installed in traffic pavement areas are required to be

traffic loaded rated. The boring of 11th Street is required for one of the water main connections.

5. **Storm Drainage:** Storm sewer easements and overland drainage easements must be added to the plat to convey off-site drainage flowing onto the site from the north, and to relocate existing public storm sewers which must be relocated to accommodate the conceptual locations of the new buildings. Add standard language for overland drainage easement in a Reserve Area and Roof Drainage to the street/reserve area.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** If units are not sprinkled a second remote exit will need to be provided. Also a fire hydrant will need to be added. Any access road over 150 feet (if all buildings are not sprinkled) or 200 feet (if all buildings are sprinkled) will require a turn around. (access road to club house) If buildings are not sprinkled a second remote means of access will be required. If gated, the gate shall be 20-foot wide minimum and have Knox access. Turning radius on all access roads need to be 28 feet inside radius based on 20-foot wide road.

GIS: Tie the plat from a section corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. Please provide a basis of bearing stating the bearing in degree, minutes and seconds, along with the description of it. Please show benchmarks. Correct 11th Street description. Correct name of subdivision. Submit subdivision control data form. The point of commencement to the point of beginning will need to be described in the legal description using bearings and distances.

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.

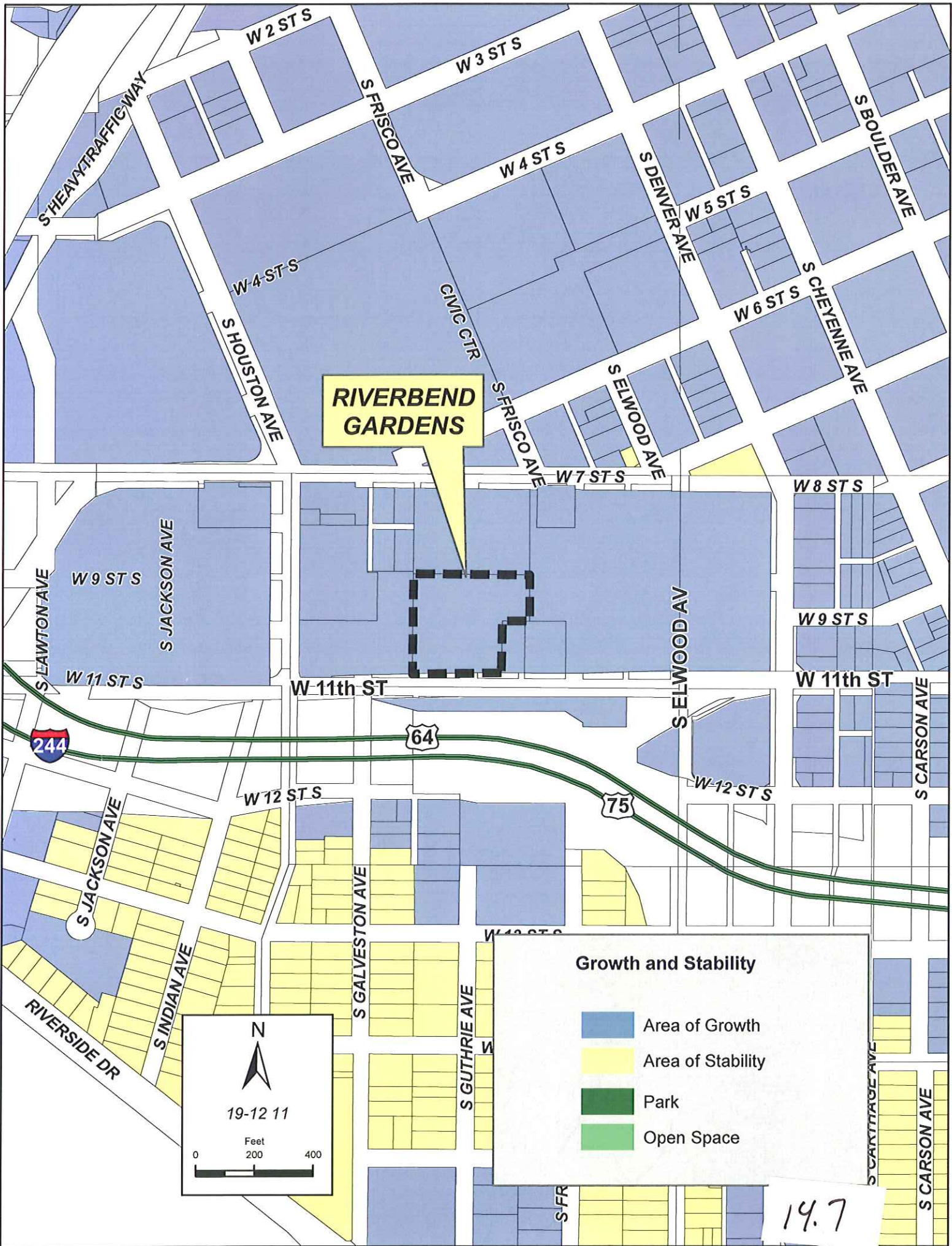
Standard Conditions:

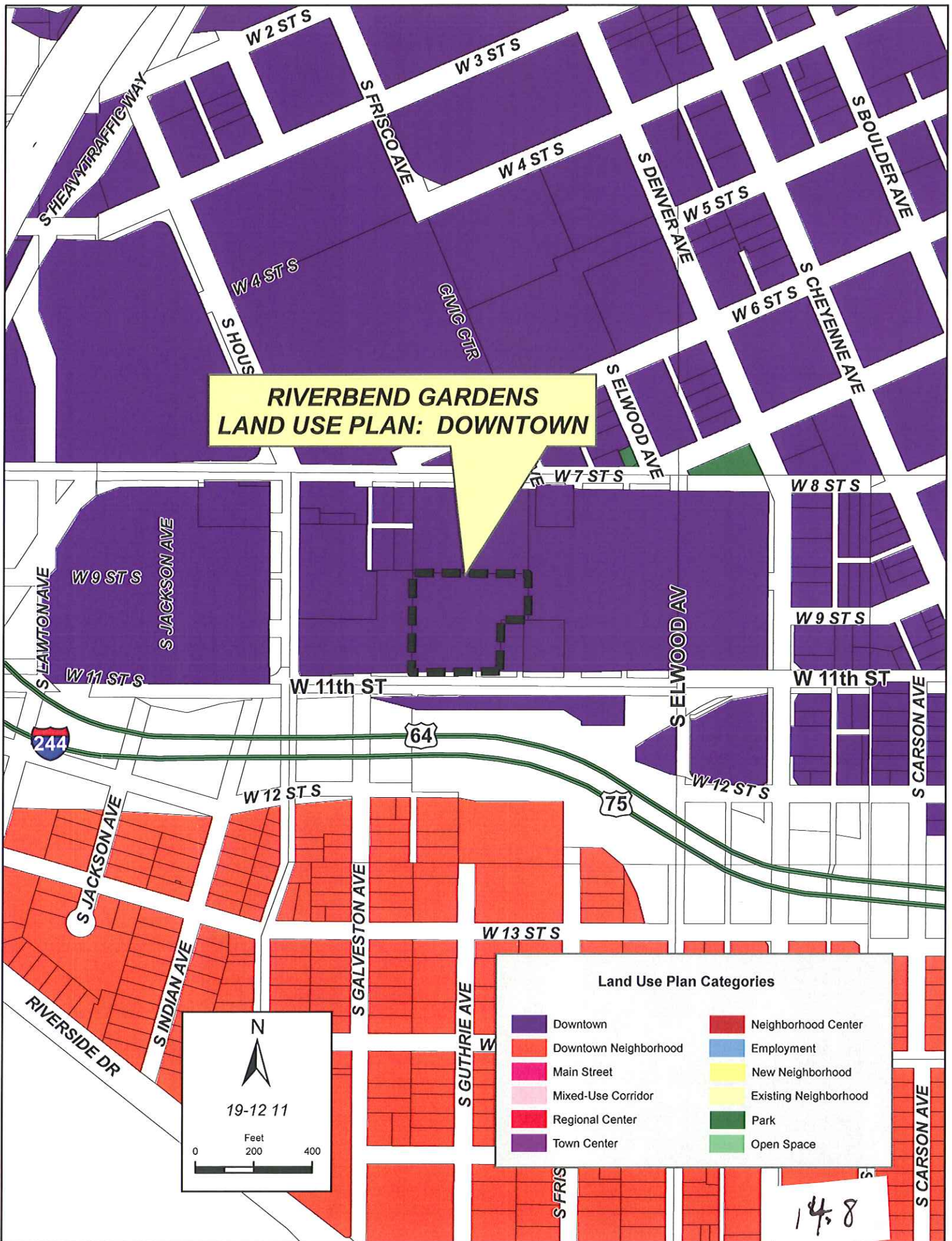
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

14.4

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

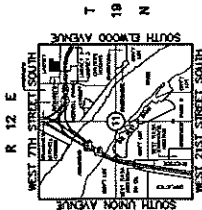
Riverbend Gardens

A TOWNHOUSE DEVELOPMENT

PART OF BLOCK SIX (6) AND SEVEN (7) AND VACATED STREET AND ALLEYS IN "1ST & 2ND LINDSEY ADDITIONS"
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Riverbend Gardens, L.P.
DALE LAWRENCE, MGR.
P.O. Box 672
Medford, MS 39130
Phone: (601)707-8716

ENGINEER:
Tanner Consulting, L.L.C.
DALE TANNER, P.E.
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9828



Location Map
DALE TANNER

Information contained
herein is for general
information only and
should not be relied
upon for legal advice.
DALE TANNER, P.E.

Addresses

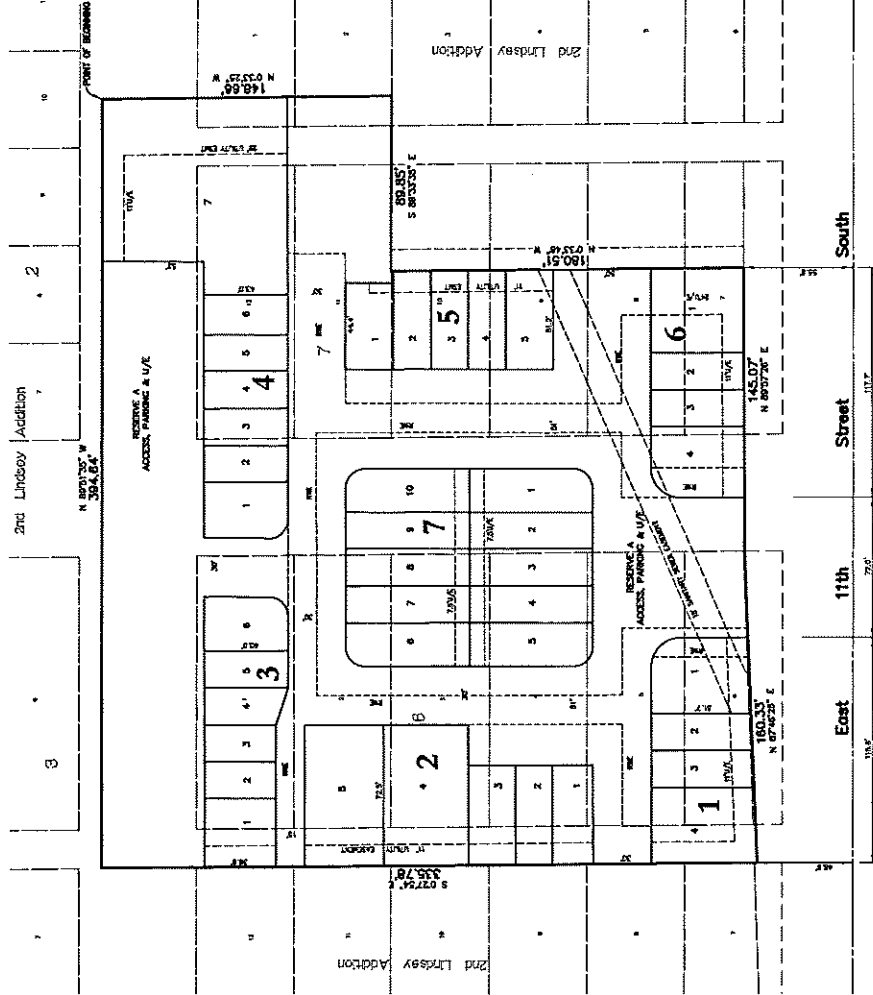
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE
DATE OF PREPARATION. ADDRESSES MAY BE SUBJECT TO
CHANGE AND SHOULD BE REVERSED IN PLACE
OF THE LEGAL DESCRIPTION.



Scale 1" = 30'

ALL - EXISTING
R/L - RIVERBEND L.P.
T/C - TANNER CONSULTING, L.L.C.
P/L - PART OF LINDSEY
P/L - PART OF LINDSEY
P/L - PART OF LINDSEY
P/L - PART OF LINDSEY
P/L - PART OF LINDSEY
P/L - PART OF LINDSEY

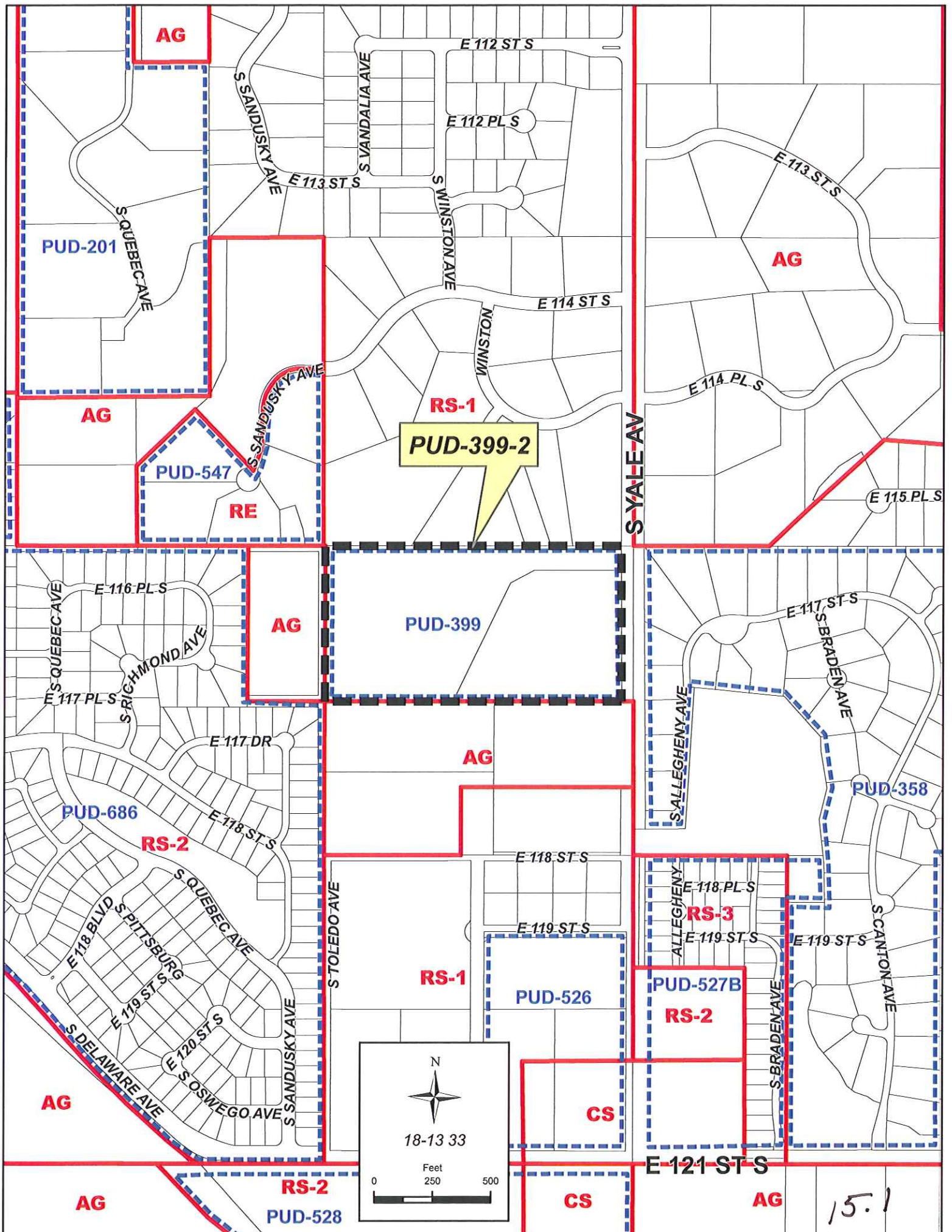
STATE OF OKLAHOMA } ss.
COUNTY OF TULSA }
I, Dale Tanner, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my office.
Signed this _____ day of _____, 2011.
DALE TANNER, Notary Public.



DATE OF PREPARATION: JANUARY 31, 2011

Riverbend Gardens
SHEET 1 OF 2

14.9





15.2

March 2, 2011

STAFF RECOMMENDATION

PUD-399-2: Minor Amendment – North of the Northwest corner of South Yale Avenue and 121st Street South; Lots 1 and 2, Block 1 – Tom's Kids; TRS 18-13-33; CZM 56; CD 8; RS-1/PUD.

The applicant is requesting a minor amendment to increase the permitted height of a perimeter wall. Specifically the applicant seeks to allow the columns of the wall to reach a maximum height of 12 feet and the panel sections of the wall to reach a maximum height of 10 feet. The request is being made for portions of the wall only.

Please refer to the attached case photographs and Exhibits W-1 through W-4 which are elevation views of the proposed wall. The applicant cites the uneven terrain along Yale Avenue as necessitating the need for the increase in height of portions of the wall.

The length of the wall will be 693 feet along Yale Avenue. The minimum height of the wall would be 6 feet. 335 feet of the wall or 48% would exceed the 8 foot height limitation. The columns of the wall are approximately 18 inches above the height of the wall panels which accounts for the request to allow the columns up to 12 feet tall as shown on the attached wall profile.

Given the context of the location of the property and the fact that the request is not being made for the entire wall, staff contends approval of the minor amendment will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-399-2.

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

15.3

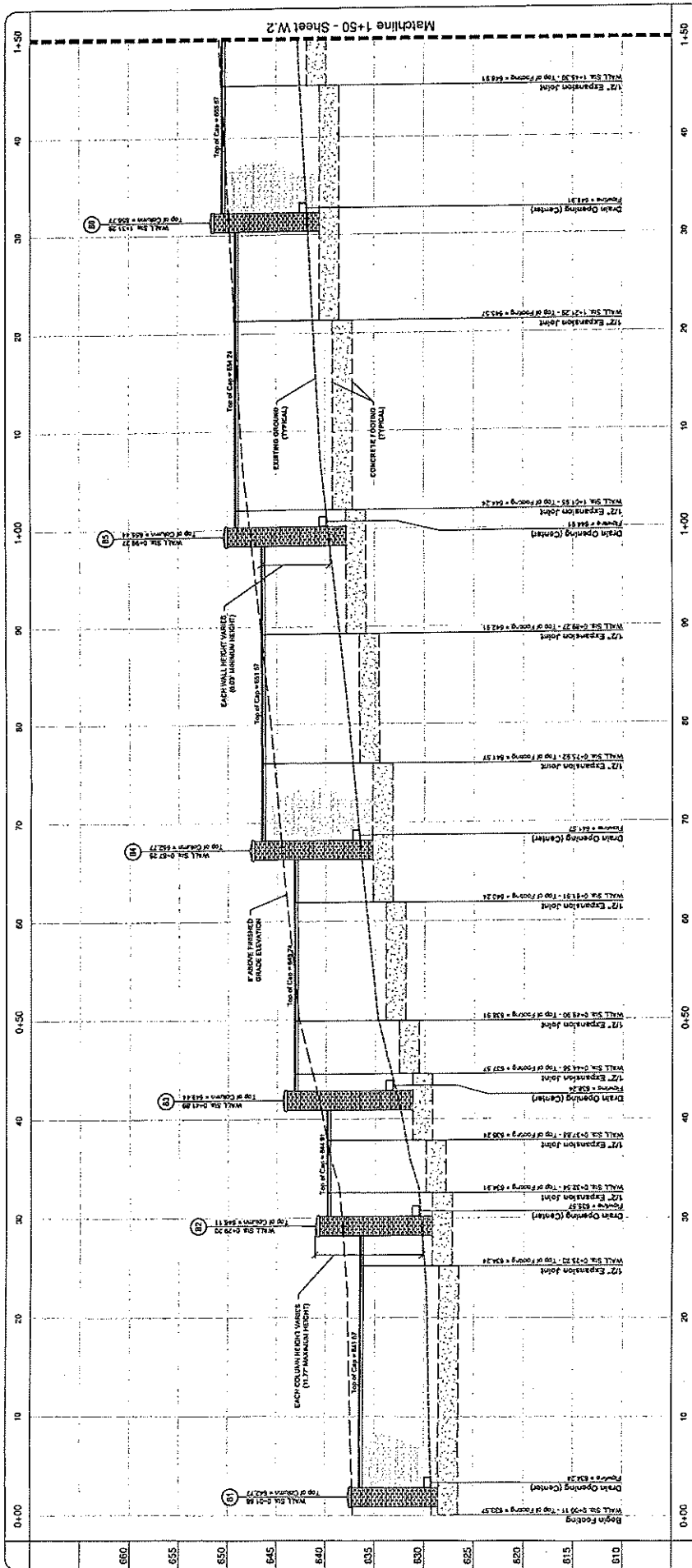


PUD-399 perimeter wall location - view from the north



PUD-399 perimeter wall location - view from the south

15.4



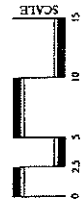
TOMSKIDS
TULSA, OKLAHOMA

OWNER:
TOMSKIDS, LLC
1201 SOUTH 27TH STREET, BROKEN ARROW
PHONE: (918) 258-1833

LANDSCAPE ARCHITECT
HRAOK, INC.

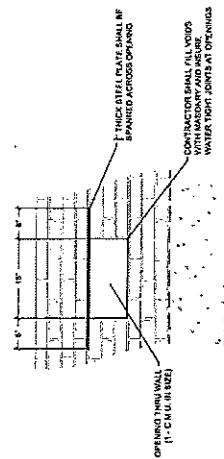
ENCLOSURES - EVIDENCE - PLAINTEXT - LAUGHLIN ARE
 7000 WEST TACOMA - SUITE A
 PROTERA WARE, OLANHOMA 74012
 CAR 94-3 CUP DATE: 6-20-2011

SHEET TITLE:
WALL PROFILE

[illegible]

SEAL:

DATE: 1/21/2011



(A) Drain Opening Detail (Thru Wall)
SCALE: 1"=1'-0"

[illegible]

TOMSKIDS

TULSA, OKLAHOMA

OWNER: TOMSKIDS, LLC
1201 SOUTH PTH STREET, INDIANAPOLIS, IN 46202
PHONE: (317) 254-1833

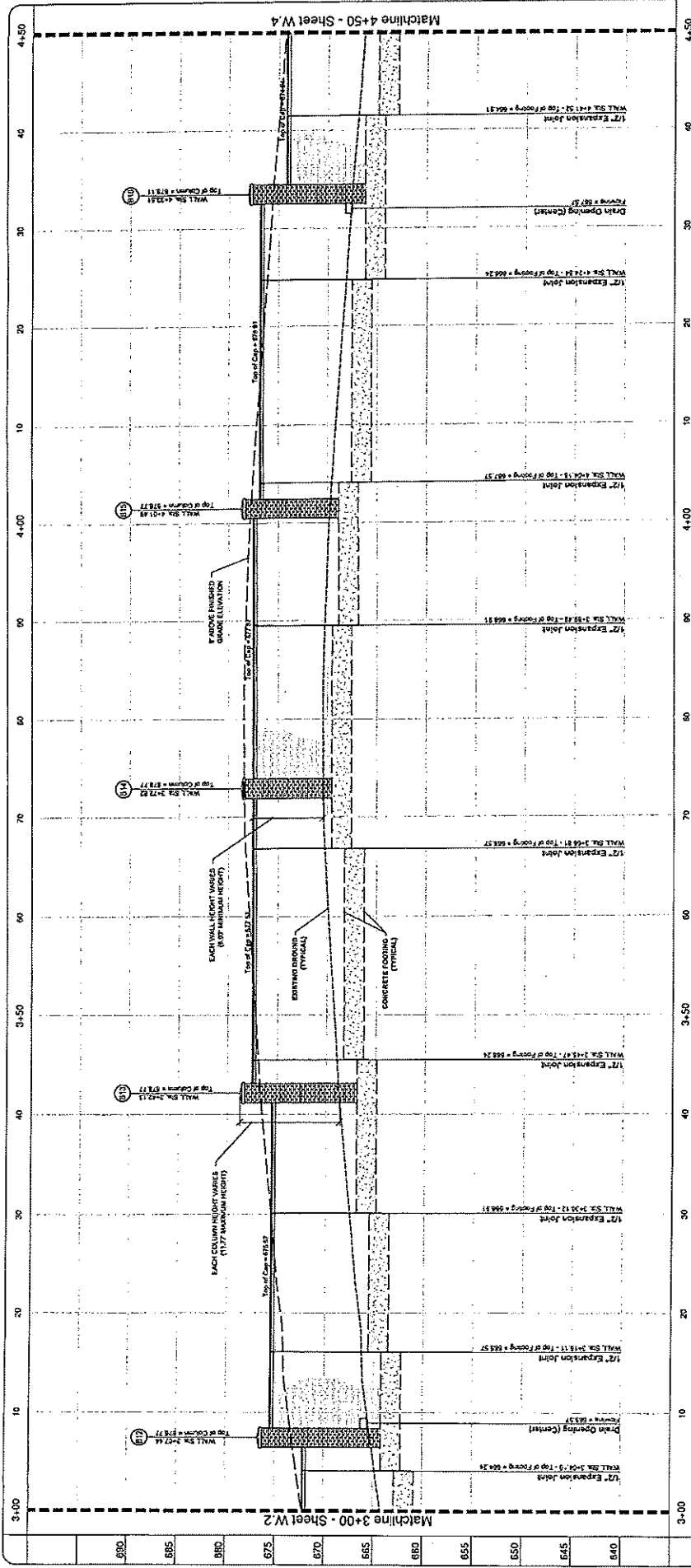
LANDSCAPE ARCHITECT: HRAOK, INC.
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
PROJECT LOCATION: 1201 SOUTH PTH STREET, INDIANAPOLIS, IN 46202
DATE: 01/11/2011

SHEET NO. W.3

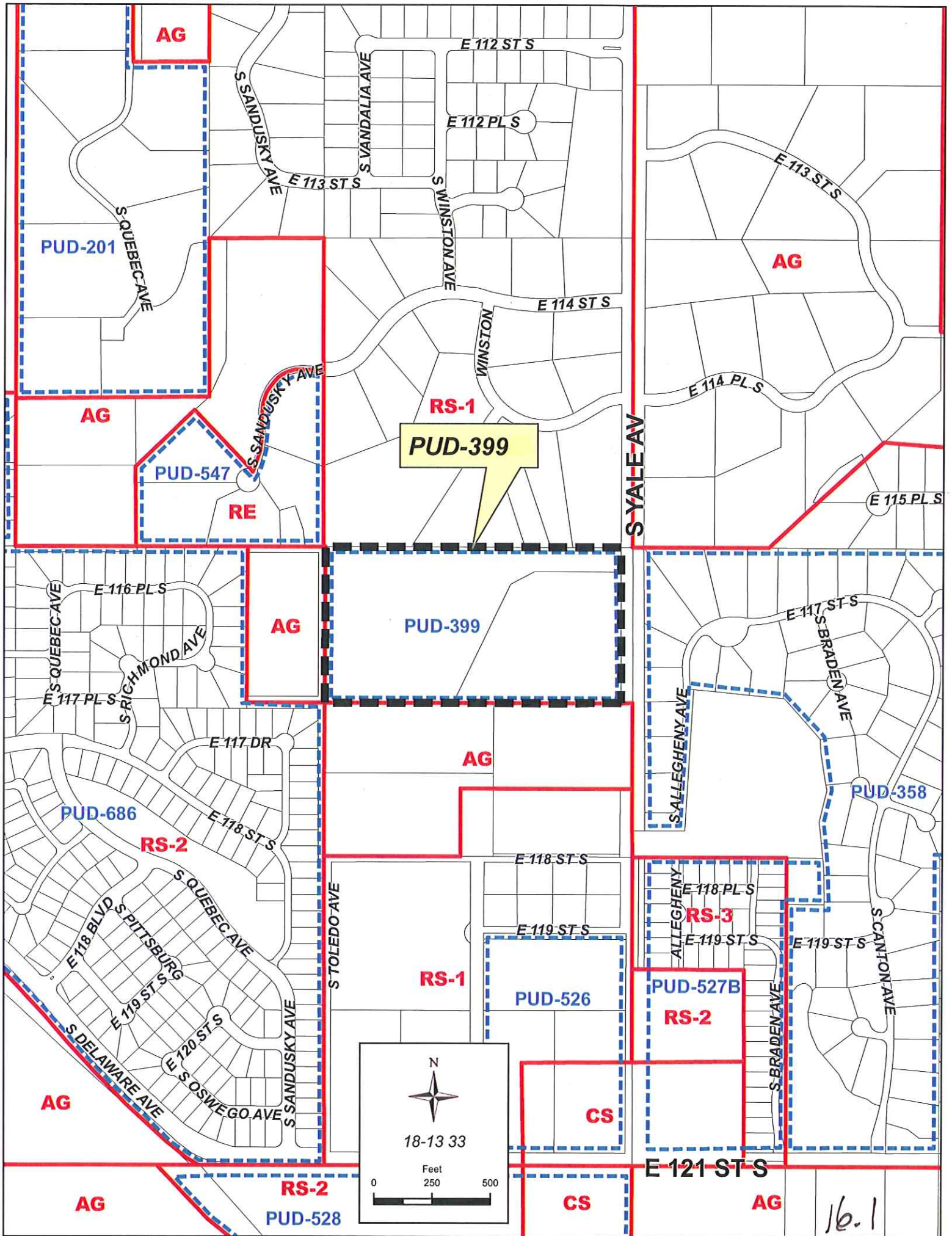
SHEET TITLE: WALL PROFILE

DATE: 1/11/2011

REV	DATE	DESCRIPTION



15.7





PUD-399



18-13 33

Feet
0 250 500

16.2

March 2, 2011

STAFF RECOMMENDATION

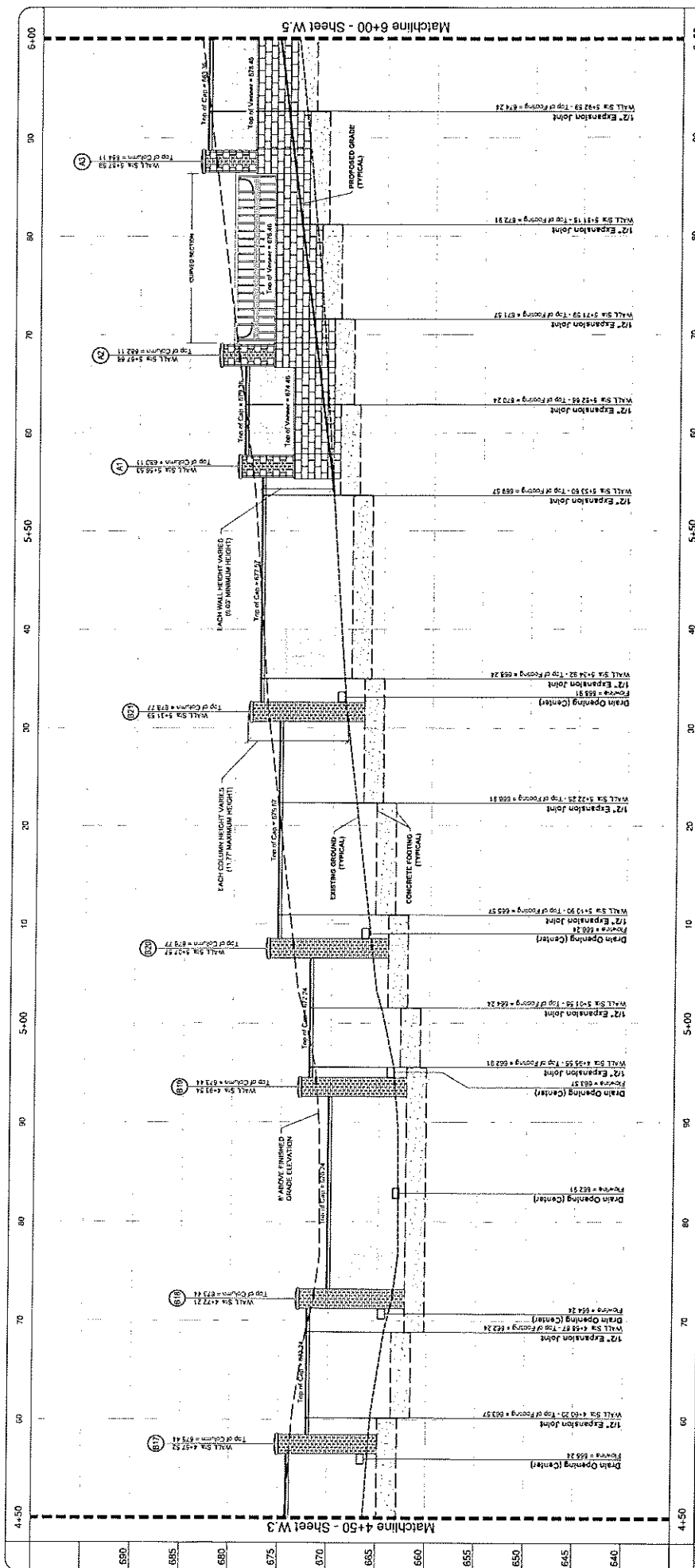
PUD-399: Detail Site Plan – North of the Northwest corner of South Yale Avenue and 121st Street South; Lots 1 and 2, Block 1 – Tom's Kids; TRS 18-13-33; CZM 56; CD 8; RS-1/PUD.

The applicant is requesting approval of a detail site plan for a perimeter wall. Associated with this detail site plan is minor amendment request PUD-399-2 also appearing on the March 3rd agenda of the TMAPC. Approval of this detail site plan would be dependant on the approval of the aforementioned minor amendment.

The gated entry associated with this perimeter wall was approved by the TMAPC on January 19, 2011. The submitted site plan meets all applicable structure height and setback limitations.

Staff recommends **APPROVAL** of the detail site plan for the perimeter wall for PUD-399.

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



TOMSKIDS
TULSA, OKLAHOMA

OWNERS
TOMSKIDS, LLC
1201 SOUTH 9TH STREET BROKEN ARROW, OK 74012
PHONE: (918) 256-1833

HR4OK, INC

CASE NO. EXP. DATE: 8-30-2011 SHEET TITLE: SHEET NO.

WALL PROFILE

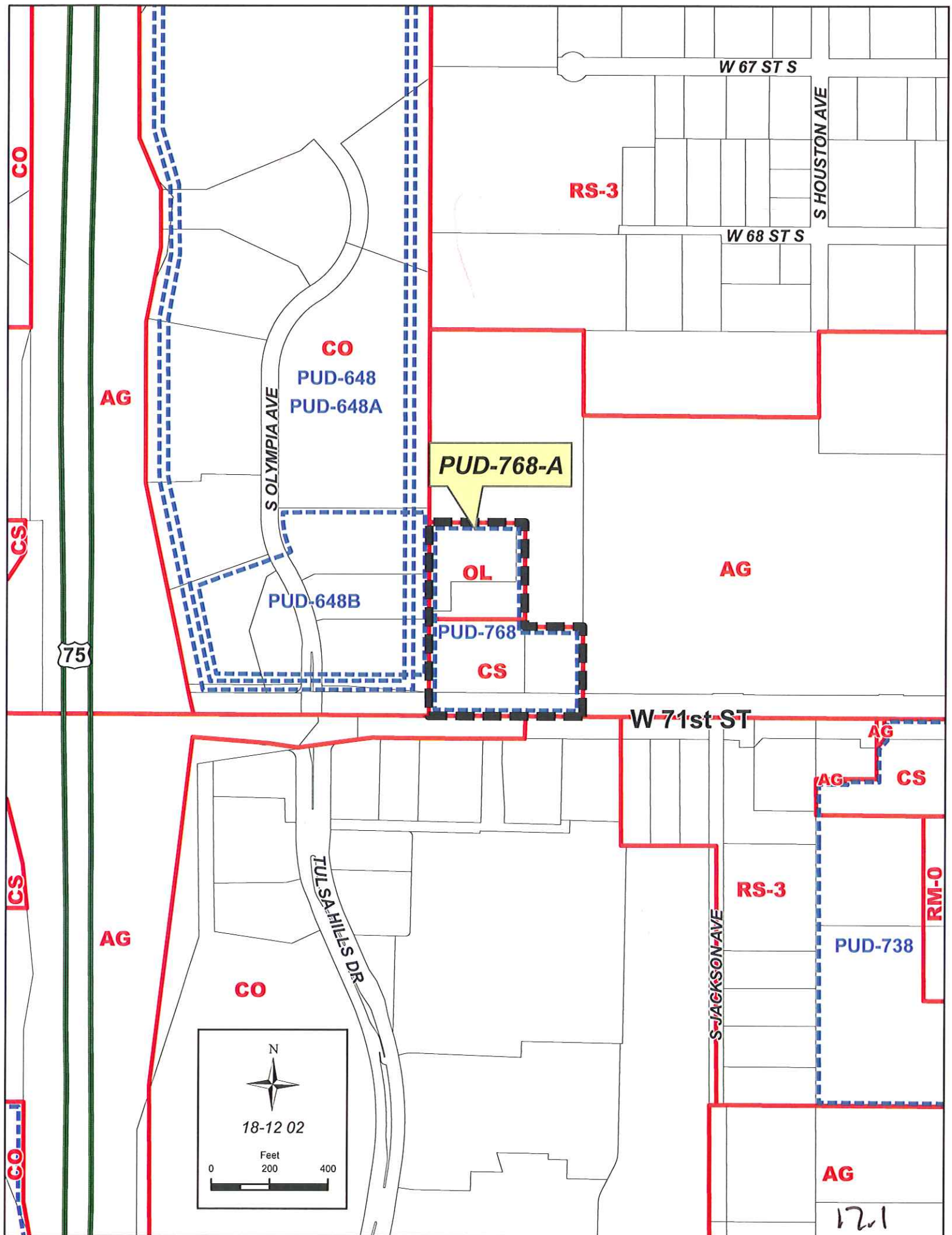
DATE: 1/13/2011

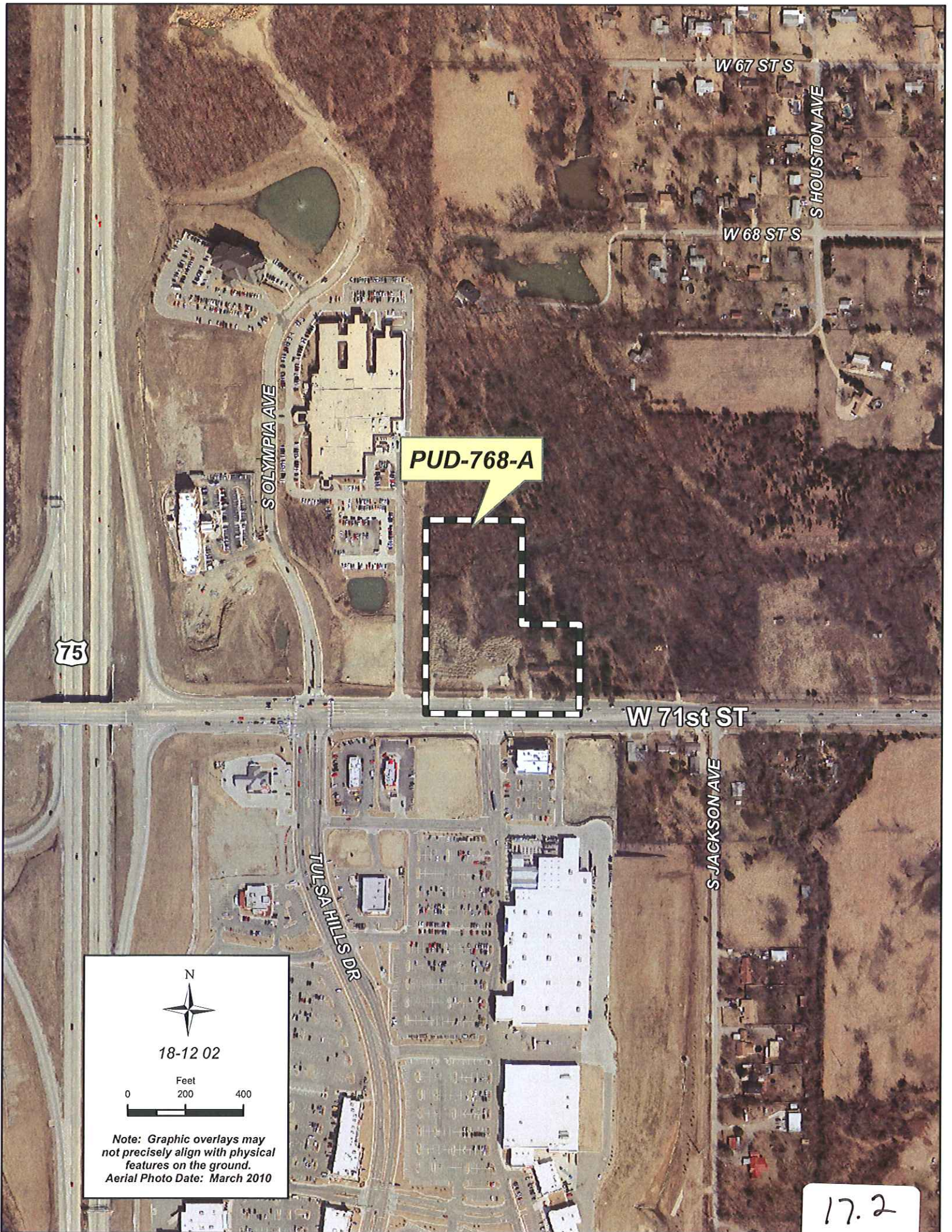
SEAL:

LIFE

LANDSCAPE

16.5





W 67 ST S

SHOUSTON AVE

W 68 ST S

PUD-768-A

75

W 71st ST

S JACKSON AVE

TULSA HILLS DR

N

18-12 02

Feet
0 200 400

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

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-768-A (Abandonment)

SUMMARY OF RECOMMENDATIONS:

TRS 8202

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: March 2, 2011

Applicant: Roy D. Johnsen

Tract Size: 6.39± acres

ADDRESS/GENERAL LOCATION: East of northeast corner U.S. Highway 75 South and West 71st Street

EXISTING ZONING: OL/ CS/ PUD-768 EXISTING USE: Vacant

PROPOSED ZONING: OL/ CS/ PUD-768-A PROPOSED USE: Abandonment

ZONING ORDINANCE: Ordinance number 21996 dated February 13, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-648-B April 2010: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 7.16± acre tract of land to amend permitted uses to add Use Unit 13, add two development areas and reallocate floor area, on property located on the northeast corner of West 71st Street South and Highway 75 South and abutting west of subject property.

Z-6001-SP-2/PUD-648-A June 2007: All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with six development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71st Street South and Highway 75 South and abutting west of subject property.

Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71st Street South and South Elwood Avenue.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71st and West 81st Streets.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner

of West 71st Street and U. S. High 75 South and abutting west of subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

AREA DESCRIPTION (see also PUD-783):

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located east of northeast corner U.S. Highway 75 South and West 71st Street. The property appears to be vacant and is zoned OL/ CS/ PUD-768.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned AG; on the south by 71st Street South and then the Tulsa Hills Regional Shopping Center, zoned CO; and on the west by the Olympia Medical Park, a mixed medical park/hotel and related use development, zoned CO/PUD-648/PUD-648-A. Tulsa Hills and other related low to high intensity uses are developing in this area.

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

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan designates West 71st Street as a Commuter Corridor. The Plan describes Commuter Corridors as streets that are designed with multiple lanes divided by a landscaped median or a continuous two-way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

TULSA CITY-COUNTY MAJOR STREET & HIGHWAY PLAN:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street South	Primary arterial	120'	6

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the project area as an Area of Growth and as a Mixed Use Corridor. The Comprehensive Plan defines the Mixed Use Corridor as Tulsa's modern thoroughfare that pairs high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

PUD-768 is being abandoned in favor of the proposed PUD-783. PUD-768-A removes approximately 1.5 acres of site adjacent and to the east of proposed PUD-783 and returns it to the underlying straight CS zoning. With straight CS zoning on the 1.5 acre tract, combined with proposed zoning code amendments such as allowing residential uses in CS districts and

the future rewrite of the Zoning Code, staff can support the abandonment. Staff contends that PUD-768-A is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-768 comprises 6.39 gross acres located approximately 1100 feet east of the northeast corner of the intersection of U.S. Highway 75 and West 71st Street South. The Site fronts 71st Street for a distance of 527 feet and extends north from 71st Street a distance of 579 feet.

Tulsa Hills is located across from the Site on the south side of 71st Street, the west boundary of the site adjoins Olympia Medial Park and the north and east boundaries of the Site are adjoining vacant properties located within an AG Agriculture District.

The south 330 feet of the Property is zoned CS Commercial Shopping District and the balance of the Property is zoned OL Office Low Intensity District. PUD-768 was planned as a mixed use commercial development, including retail, hotel, restaurant, drive-in restaurant and office uses. The PUD was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on December 17, 2008 and approved by the Tulsa City Council on January 15, 2009.

At the time of the approval of PUD-768, Tapp Development Corporation was the intended developer. An affiliated entity, Sunny Investment Properties, L.L.C. is the owner of 5.02 acres of the Property and The McGonigal Family Trust is the owner of 1.37 acres of the Property. It was initially intended that the McGonigal 1.37 acre parcel would be purchased by the developer, but for various reasons, including difficult infrastructure issues and market conditions, the purchase did not occur and the proposed development of PUD-768 is no longer viable.

The remaining 5.02 acres is under application as PUD-783, also appearing on the March 2, 2011 agenda of the TMAPC. QuikTrip Corporation is proposing the development of a QuikTrip store on 2.18 acres (net) of the Sunny Investment Properties parcel. Upon review by The McGonigal Family Trust and Sunny Investment Properties, L.L.C, agreement was reached that PUD-768 should be abandoned in its entirety. The McGonigal Family Trust has advised that it is supportive of the proposed QuikTrip.

Provided the aforementioned, in combination with the pending application for PUD-783, staff can support the abandonment request and recommends APPROVAL of major amendment PUD-768-A subject to the following conditions:

1. The underlying zoning on the 1.5 acre tract described in the attached legal description and known as "The McGonigal Tract" return to the underlying straight CS zoning.
2. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC:

TAC Comments:

General: No comments.

17.5

Water: The water requirements from PUD-768 will be required during the development of the tract known as PUD-783.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

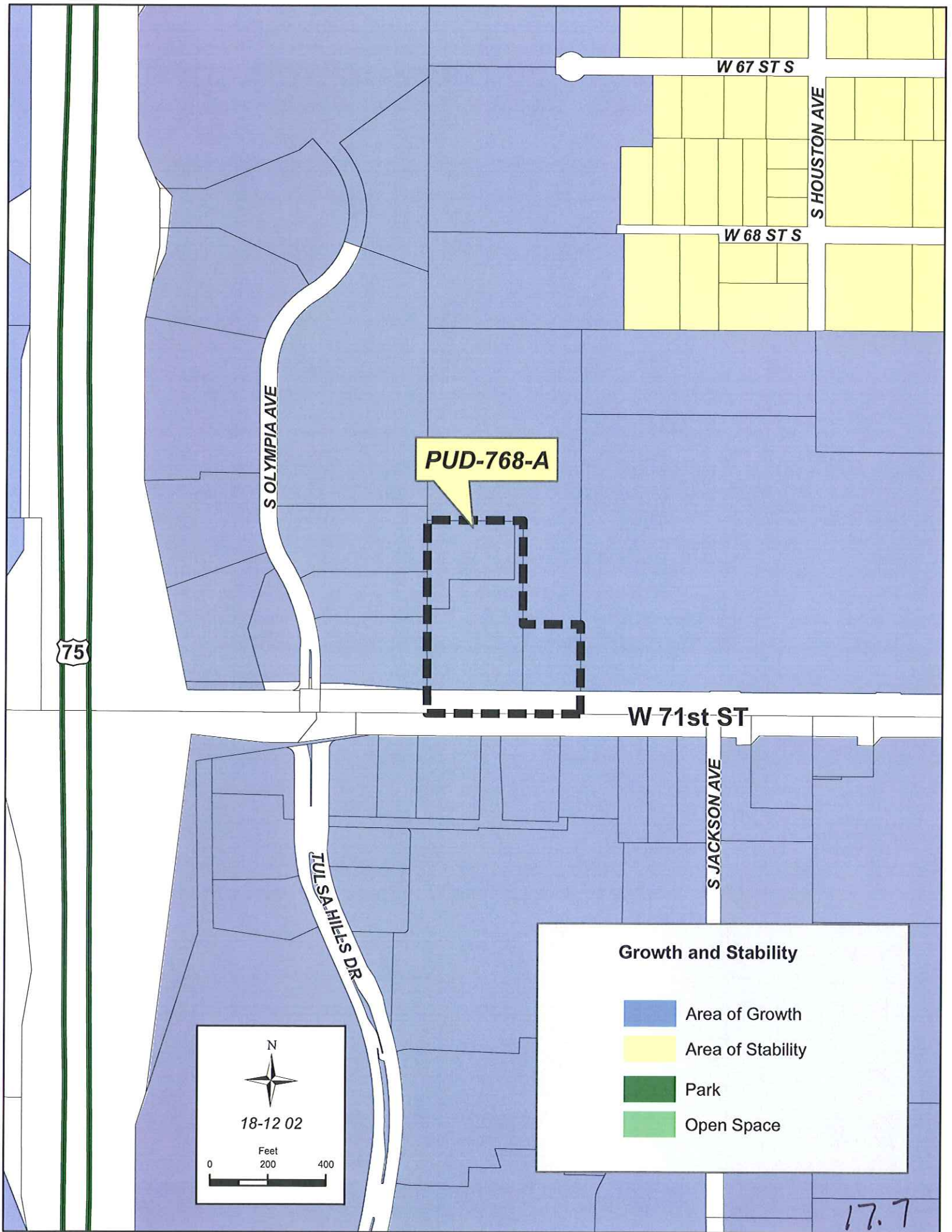
- **MSHP:** 71st St. S., between S. Elwood Ave and US-75, is designated primary arterial.
- **LRTP:** 71st St. S., between S. Elwood Ave and US-75, planned 6 lanes.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in future development.

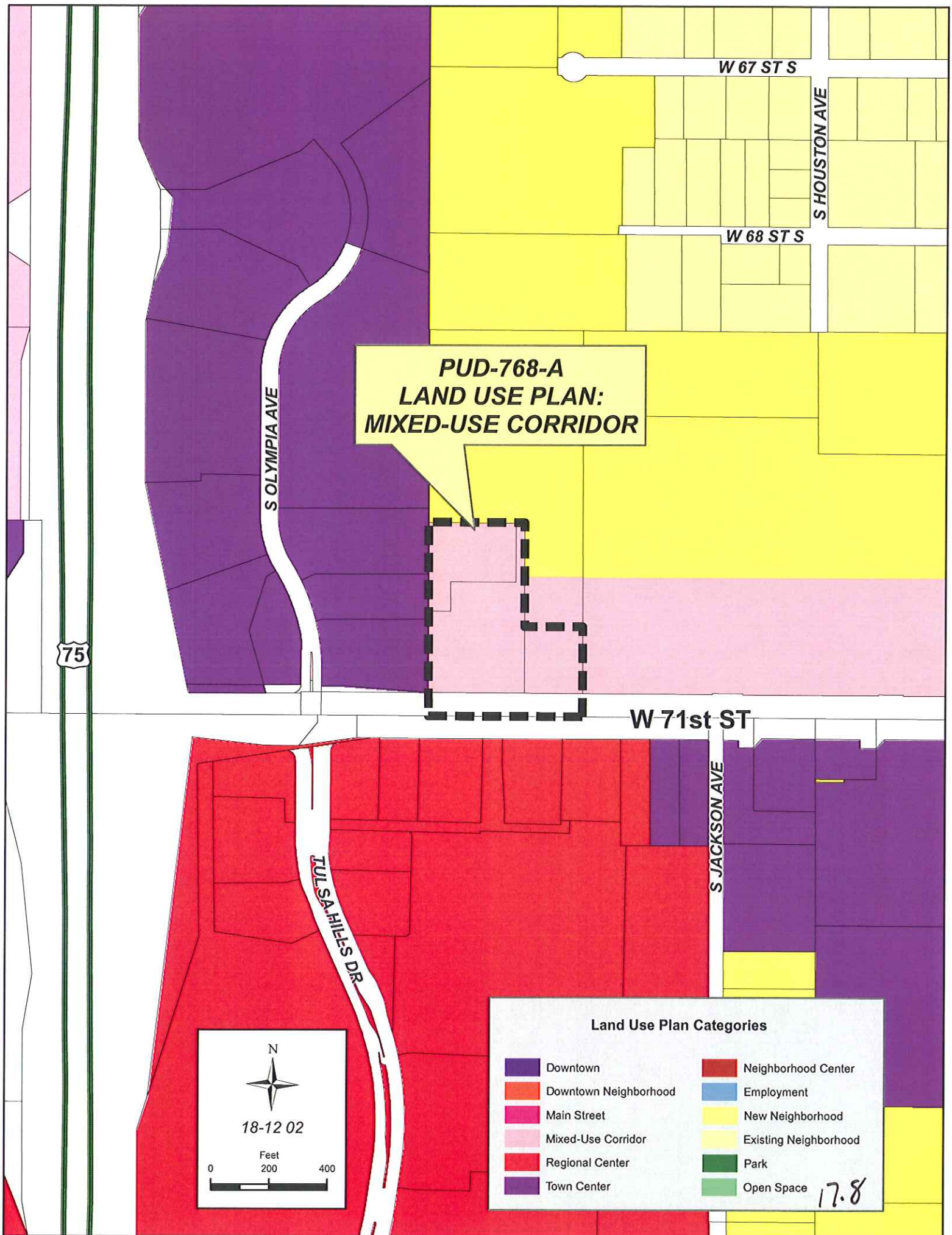
Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

03/02/11





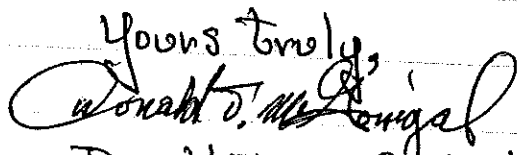
January 19, 2011
Roy D. Johnson, Attorney
Williams Tower 1-Suite 1010
1 West 3rd Street
Tulsa, OK 74103

Dear Sir:

This note is but a confirmation --- formally so --- of permission given earlier today by telephone from The McGonigal Family Trust for the abandonment of PUD-768 covering a front portion of its property at 717 West 7th Street in Tulsa (across from Tulsa Hills Shopping Center) all at QuikTrip Corporation's expense and under the conditions mutually agreed upon and verbally promised at the meeting in your own office last evening (01-18-11).

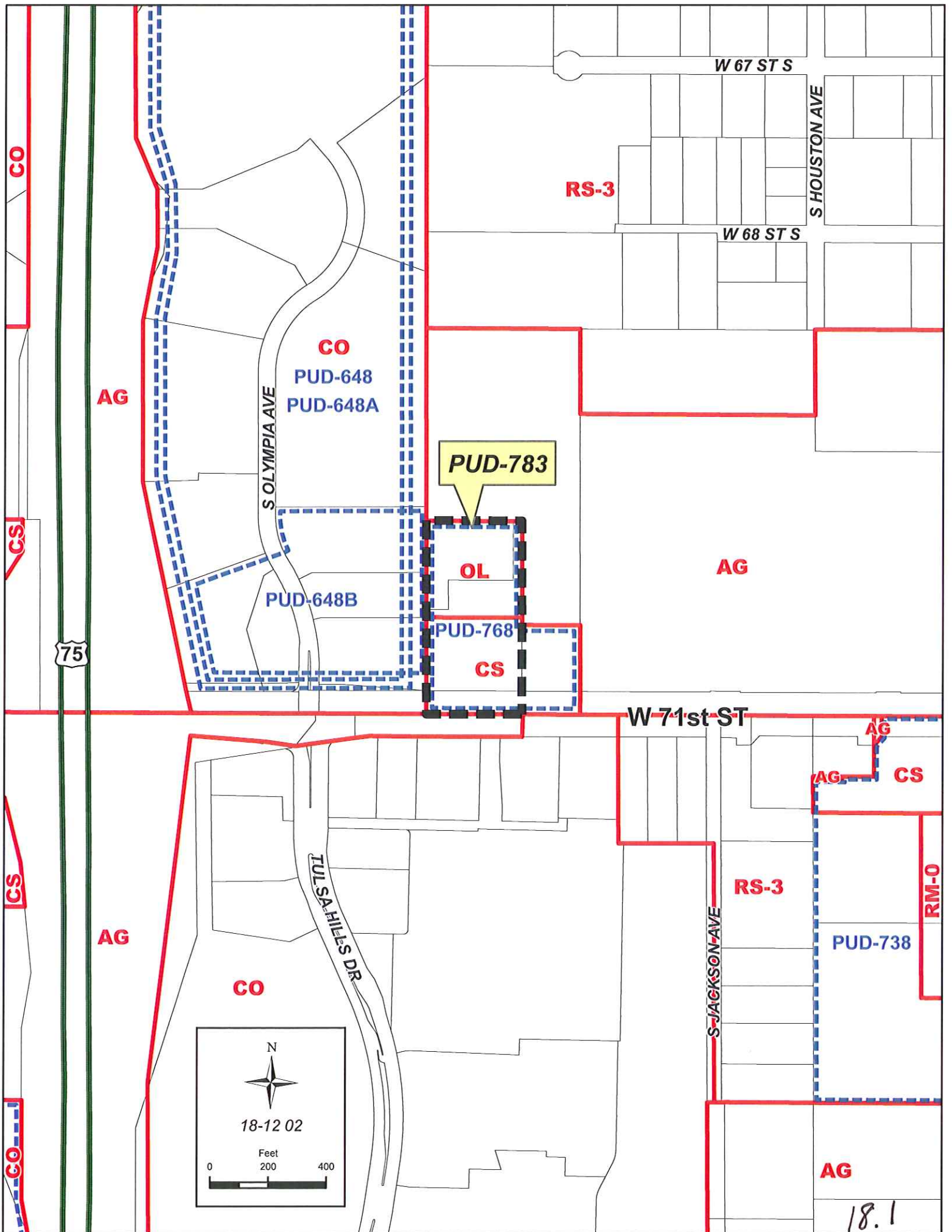
And on behalf of my fellow trustees and myself we also do hereby formally thank you along with Pam Frigger and Alan Betchan for your attitude of honesty and fairness. And we know you expect (and shall have) the same from us. We are proud to have QuikTrip as our neighbor.

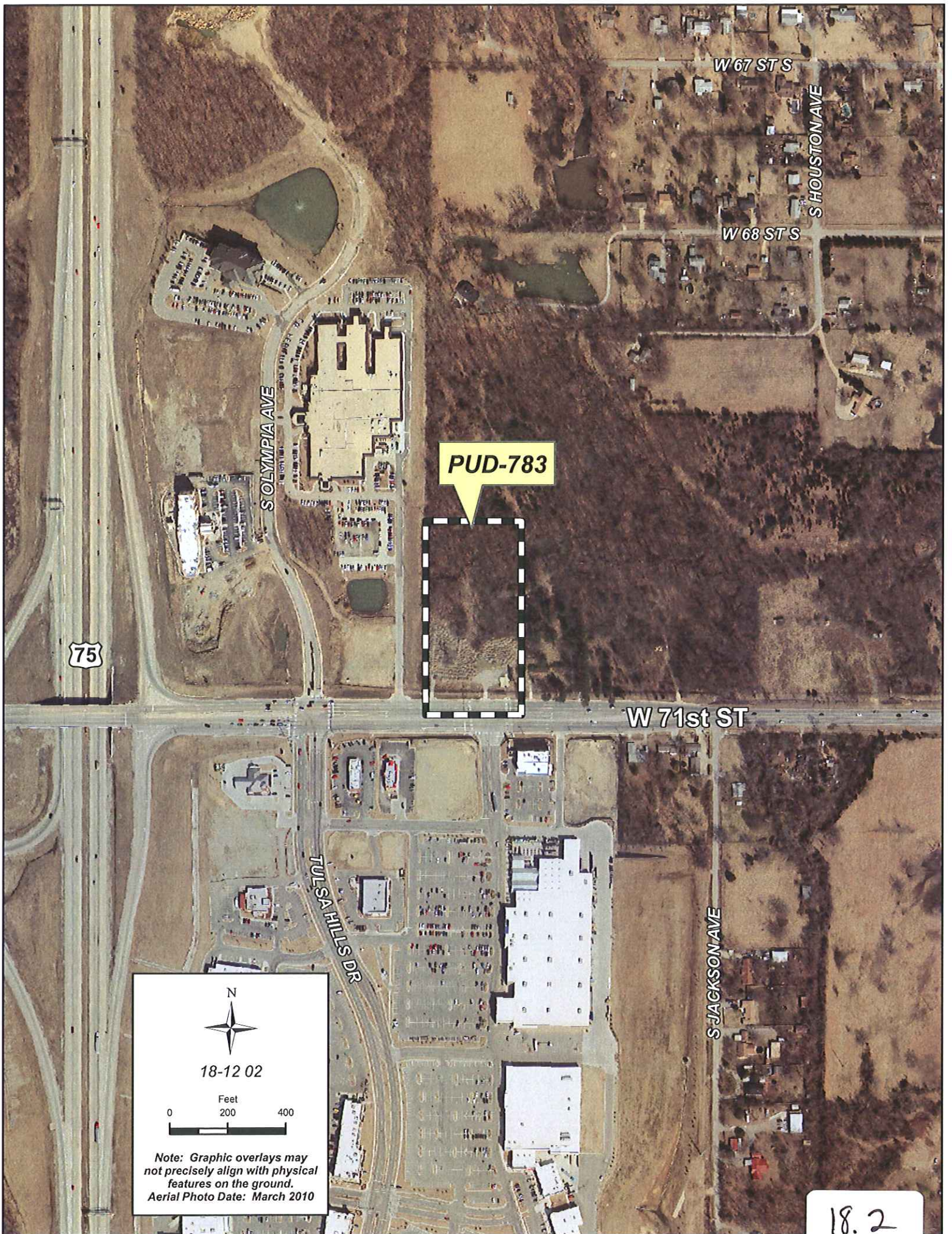
Yours truly,



Donald T. McGonigal, Administrator
The McGonigal Family Trust
2369 South 65th West Avenue
Tulsa, OK 74107-2350

Phone: 918-855-1761





W 67 ST S

S HOUSTON AVE

W 68 ST S

PUD-783

75

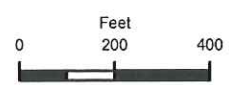
W 71st ST

TULSA HILLS DR

S JACKSON AVE



18-12 02



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

18.2

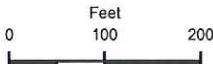


PUD-783

W 71st ST



18-12 02



Note: Graphic overlays may not precisely align with physical features on the ground.
Date of Photography: MARCH 2010
Date of Contour Data: 2002
Contour Data Sources: Tulsa County Engineer
City of Tulsa Public Works
City of Broken Arrow

18.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-783

SUMMARY OF RECOMMENDATIONS:

TRS 8202

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: March 2, 2011

Applicant: Roy D. Johnsen

Tract Size: 5± acres

ADDRESS/GENERAL LOCATION: East of northeast corner U.S. Highway 75 South and West 71st Street

EXISTING ZONING: OL/ CS/ PUD-768

EXISTING USE: Vacant

PROPOSED ZONING: OL/ CS/ PUD-783

PROPOSED USE: Commercial

ZONING ORDINANCE: Ordinance number 21996 dated February 13, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-648-B April 2010: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 7.16± acre tract of land to amend permitted uses to add Use Unit 13, add two development areas and reallocate floor area, on property located on the northeast corner of West 71st Street South and Highway 75 South and abutting west of subject property.

Z-6001-SP-2/PUD-648-A June 2007: All concurred in approval of a proposed Major Amendment to a PUD on a 55± acre tract of land for a development with six development areas for office, restaurant, hotel and hospital uses on property located on the northeast corner of West 71st Street South and Highway 75 South and abutting west of subject property.

Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71st Street South and South Elwood Avenue.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71st and West 81st Streets.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South and abutting west of subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

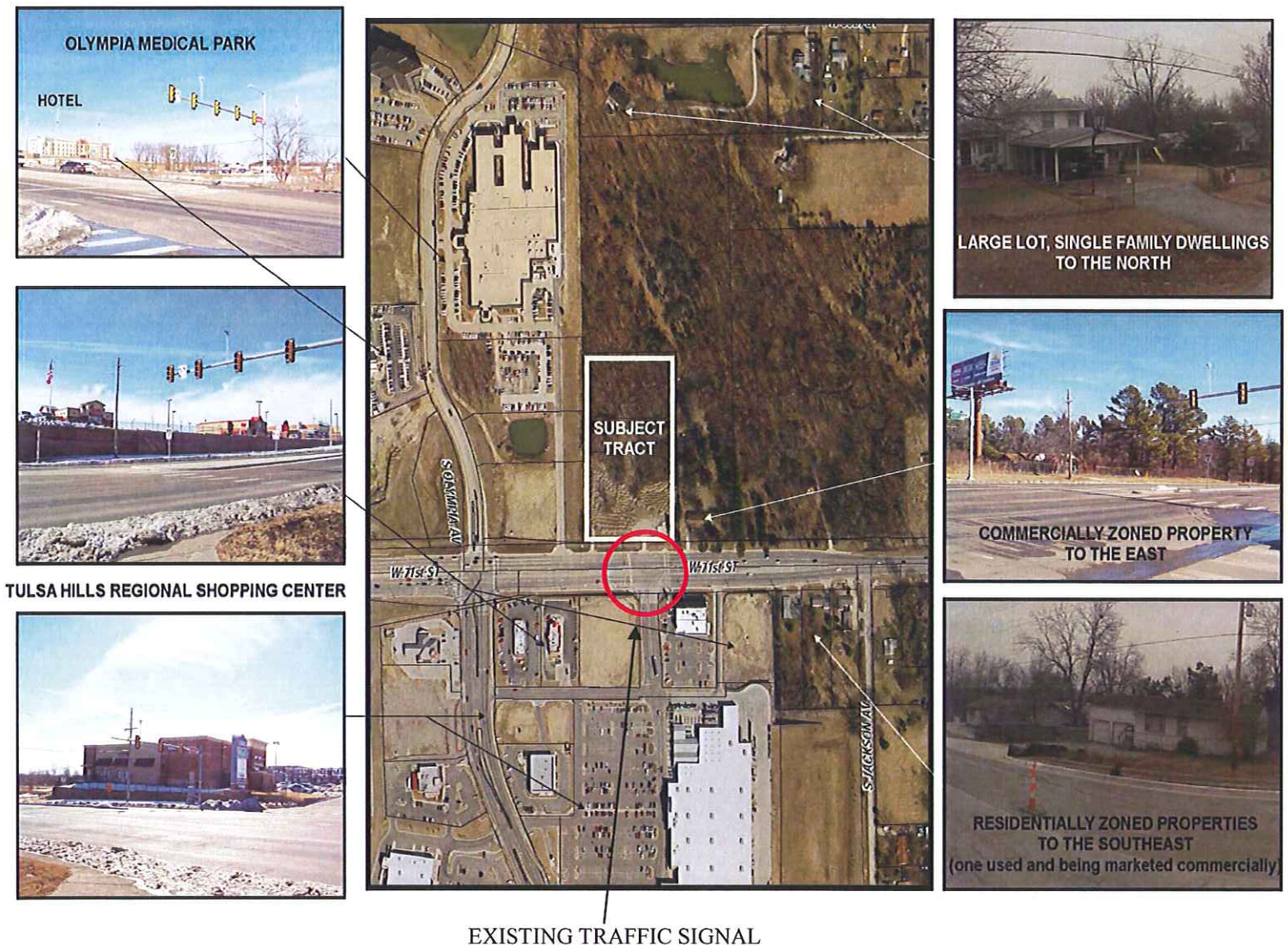
AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located east of northeast corner U.S. Highway 75 South and West 71st Street. The property appears to be vacant and is zoned OL/ CS/ PUD-768.

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned AG; on the south by 71st Street South and then the Tulsa Hills Regional Shopping Center, zoned CO; and on the west by the Olympia Medical Park, a mixed medical park/hotel and related use development, zoned CO/PUD-648/PUD-648-A. Tulsa Hills and other related low to high intensity uses are developing in this area.

A larger version of the item below is attached as Exhibit A-1

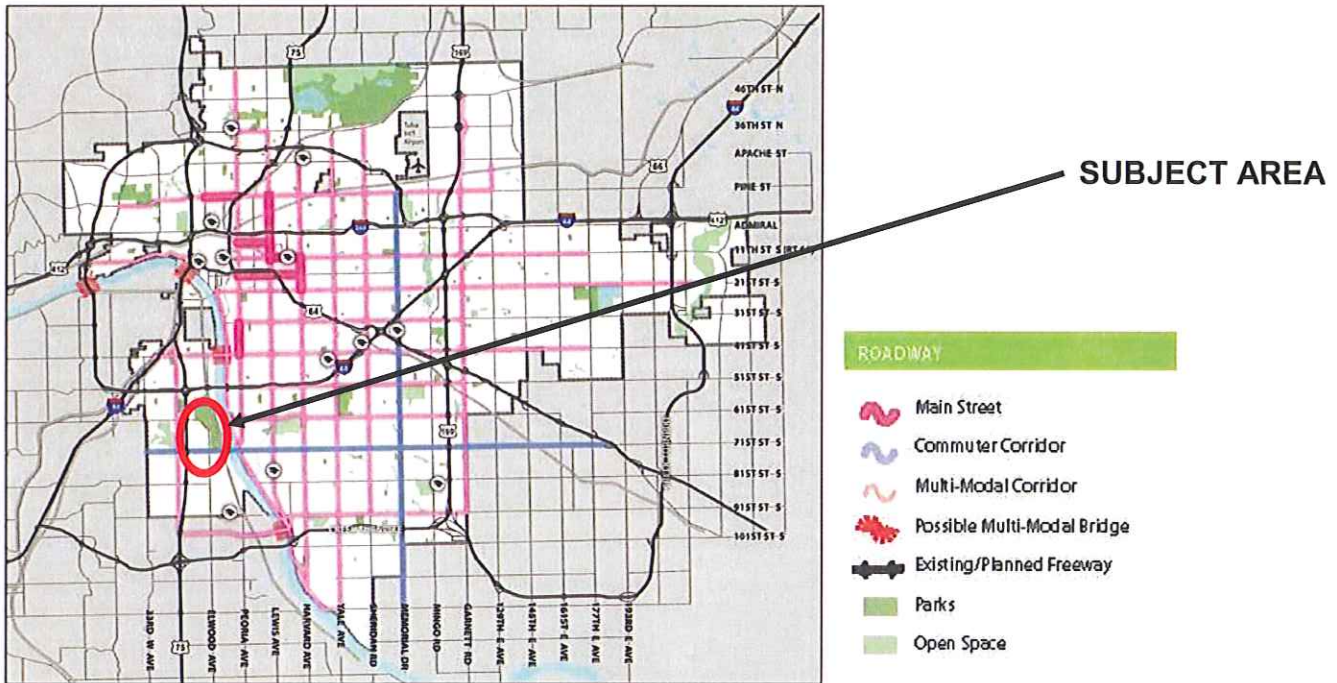


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TRANSPORTATION VISION:

The Tulsa Comprehensive Plan designates West 71st Street as a Commuter Corridor.

TRANSPORTATION VISION: MULTI-MODAL STREETS



The Plan describes Commuter Corridors as follows:

COMMUTER STREETS:

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two-way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

INITIAL PRIORITY ELEMENTS

- Number and width of travel lanes
- Medians
- Transit accommodations

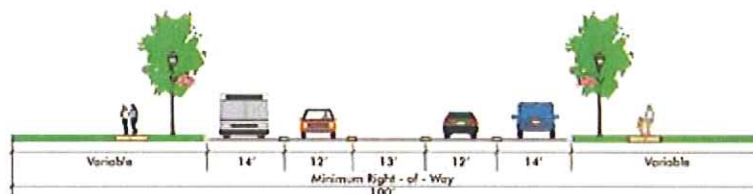
SECONDARY PRIORITY ELEMENTS

- Pedestrian facilities
- Bicycle facilities
- Tree lawns
- Two-way center left-turn lanes
- On-street parking

EXAMPLES OF TRAFFIC MANAGEMENT FEATURES

- Medians
- Consolidated driveways
- Synchronization of traffic signals
- On-street parking
- Narrower travel lanes
- Reduced pedestrian crossing distances at intersections, using curb extensions, traffic islands, and other measures

Figure 7: Sample Commuter Street Cross Section



18.6

TULSA CITY-COUNTY MAJOR STREET & HIGHWAY PLAN:

Exist. Access

West 71st Street South

MSHP Design

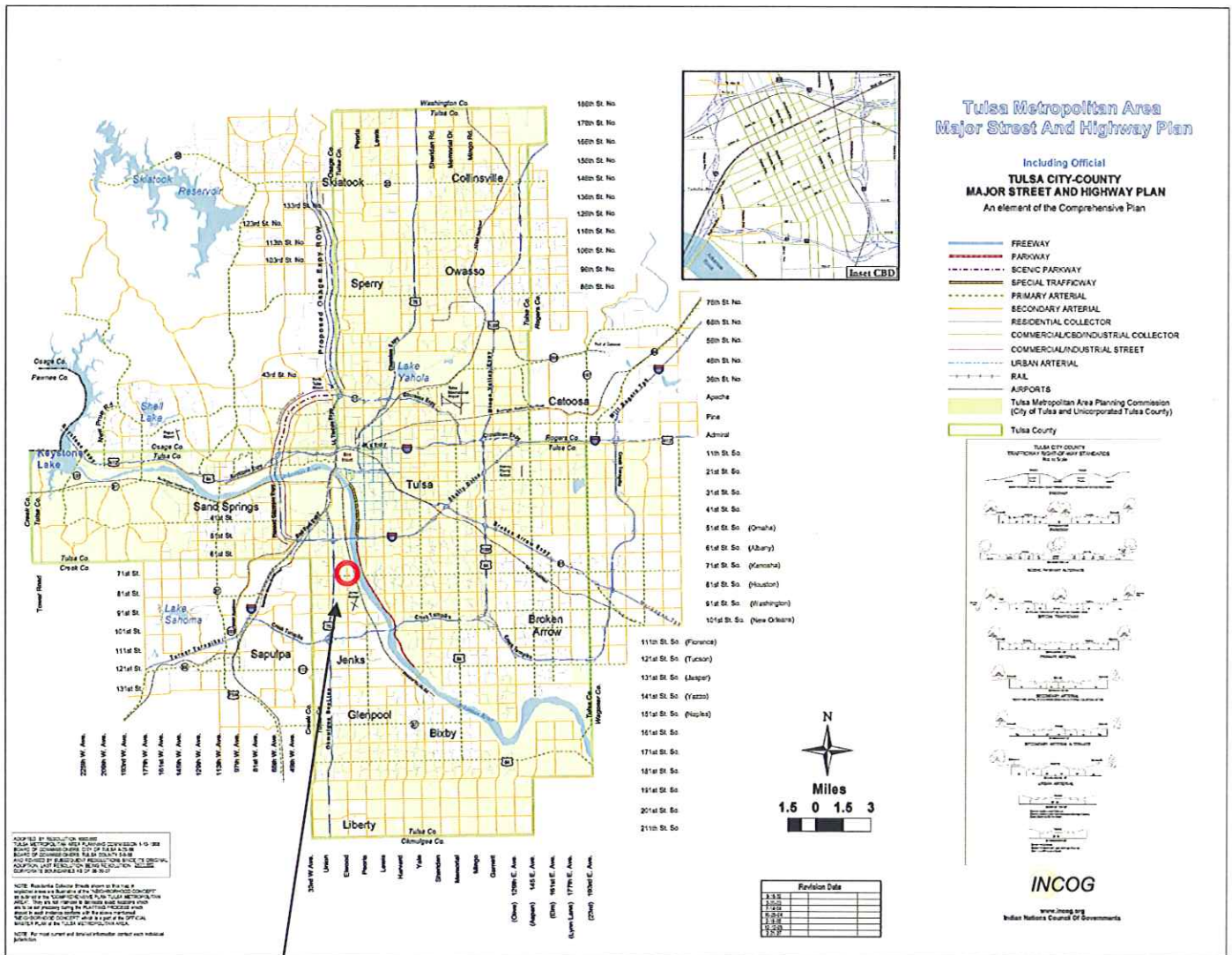
Primary arterial

MSHP R/W

120'

Exist. # Lanes

6

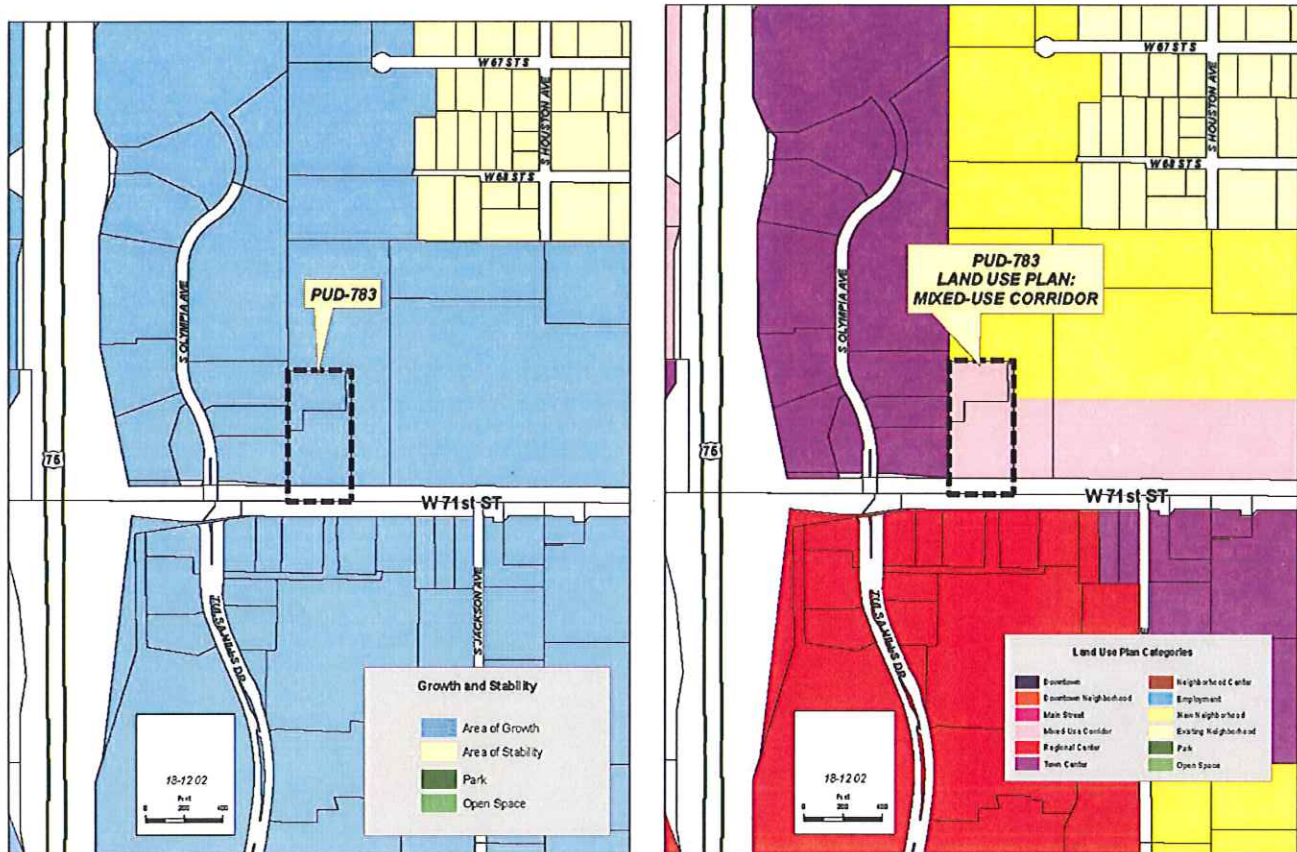


SUBJECT AREA

18.7

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the project area as an Area of Growth and as a Mixed Use Corridor. Large versions of the graphics below are attached.



The Comprehensive Plan defines the Mixed Use Corridor as Tulsa's modern thoroughfare that pairs high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

The development pattern and intensity for this site was established with the approval of PUD-768 in 2008. PUD-768 is being abandoned in favor of this proposal solely to remove the approximately 1.5 acres site adjacent and to the east of the subject tract. The proposed uses for the new PUD are in keeping with the original intent of PUD-768, eliminating Use Unit 18 – Drive-In Restaurants as a permitted use. Therefore staff contends that PUD-783 **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

PUD-783 is an approximately 4.4 acre tract located east of the northeast corner of West 71st Street South and US Highway 75, adjacent to the Olympia Medical Park. The site gradually slopes from south to north; with elevations ranging from 740-feet along West 71st Street to approximately 715 to 720-feet along the northern boundary of the site (see Exhibit D). Associated with PUD-783 is major amendment application PUD-768-A also appearing on the March 3, 2011 agenda of the TMAPC.

The purpose of the abandonment of PUD-768 is to eliminate the approximately 1.5 acre tract adjacent to the east of the property subject of this application and to eliminate Use Unit 18 – Drive-In Restaurant as a permitted use of PUD-783. No change of the existing underlying zoning districts is needed or proposed.

The Tulsa Hills Regional Shopping Center is located across from the Site on the south side of West 71st Street; the west boundary of the Site adjoins Olympia Medical Park; the north boundary abuts vacant land zoned AG containing extensive floodplain land; and the east boundary of the Site is adjoining vacant property zoned CS - Commercial District along the West 71st Street frontage.

The Site has excellent accessibility with direct access to West 71st Street sharing a signalized point of access with Tulsa Hills. PUD-783 also has convenient access to the four way interchange of US Highway 75 and West 71st Street.

PUD-783 proposes a QuikTrip store for the 2.18 acres fronting 71st Street and the interior 2.24 acres is planned for mixed use commercial development, which may include retail, hotel, restaurant, office uses at a future date. Staff hopes to see a mixed use, pedestrian friendly development on the rear of the property that links with the surrounding developed properties.

The planned unit development is submitted to achieve development flexibility pertaining to the location of permitted uses, allocation of permitted floor area, building height, and setbacks. The PUD is intended to establish a conceptual site plan with designation of development areas, allocation of uses and intensity of uses and development standards and conditions to be followed by detailed site plans of each phase of development submitted to and approved by the TMAPC.

PUD-783 was previously approved essentially as PUD-768. With the abandonment of PUD-768, this application decreases the permitted intensity of development with proposed development standards which are basically the same as PUD-768. As a result, staff can support the application.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-783 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-783 subject to the following conditions:

1. The applicant's Concept Development Plan and Text be made a condition of approval,

18.9

unless modified herein.

2. Development Standards:

DEVELOPMENT AREA A

Net Land Area: 2.18 acres
94,952 sf

Permitted Uses:

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods And Services; Use Unit 14 - Shopping Goods and Services and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area (.08 FAR): 8,000 sf

Minimum Building Setbacks:

From 71st St. ROW: 25'
From west boundary: 11'
From other boundaries: 11'

Maximum Building Height: 40'

Off-street Parking: As required by the applicable use unit within the Tulsa Zoning Code

Minimum Landscaped Area: 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjacent residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. No light standard shall exceed 30 feet in height.

Signs:

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of building wall or canopy to which the sign is affixed.
- (b) One monument style sign not exceeding 25 feet in height and 134 square feet of display surface area.
- (c) One project identification sign, which may include designation of tenants located within other development areas. The sign shall be located along

18.10

the 71st St. frontage and shall not exceed 25 feet in height and 250 square feet of display surface area and will be located no less than 100-feet from any other sign.

DEVELOPMENT AREA B

Net Land Area: 2.24 acres
97,138 sf

Permitted Uses:

Uses permitted by right within Use Unit 10 - Off-Street Parking Areas; Use Unit 11 - Offices, Studios and Support Services including drive-thru banking facilities; Use Unit 12 - Eating Establishments Other Than Drive-Ins; Use Unit 13 - Convenience Goods And Services; Use Unit 14 - Shopping Goods and Services; Use Unit 19 - Hotel, Motel and Recreation Facilities and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area (.48 FAR): 46,682 sf

Minimum Building Setbacks:

From west boundary of the PUD: 11'
From north boundary of the PUD: 11'
From other boundaries of the PUD: 17.5'

Maximum Building Height: 80' provided that, within 50' of the north boundary line, building height shall not exceed 35'

Off-street Parking: As required by the applicable use unit within the Tulsa Zoning Code

Minimum Landscaped Area: 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. No light standard shall exceed 30 feet, provided that within 50 ft. of the north boundary line, no light standard shall exceed 15 feet in height.

Signs:

Signs shall be limited to:

- (a) Wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of building wall to which the sign is affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.
- (b) One monument sign not exceeding 8 feet in height and 64 square feet of display surface area.
- (c) Tenant identification may be included within the project identification sign as permitted at the perimeter entry from 71st St. within Development Area A.

General Provisions for Both Development Areas

Landscaping and Screening

Landscaping shall meet the requirements of the Landscape Chapter of the Tulsa Zoning Code. For the purposes of determining the street yard as defined by the Landscape Chapter, the minimum setback from 71st Street shall be deemed to be 50 feet. In addition to the requirements of the Landscape Chapter, a minimum landscape perimeter of not less than 10 feet, shall be maintained along the 71st Street frontage. The required perimeter landscaping shall include plant materials designed to achieve an attractive street view. A screening wall or fence not less than 6 feet in height and a landscaped area of not less than 5 feet shall be maintained along the north boundary of Development Area B.

Access and Pedestrian Circulation

Access is to be derived from 71st Street and a mutual access easement will be established between Area A and Area B and between Area A and the property adjoining the east boundary of Area A.

Sidewalks will be provided, if not currently existing, along West 71st Street. Additional internal pedestrian circulation for Development Area A, including separate pedestrian walkways connecting the building front to the West 71st Street sidewalks and providing for future access to Development Area B, will be provided and will be subject to detail site plan review.

Internal pedestrian circulation connecting Development Area B to Development Area A will be subject to detail site plan review and approval at the time Area B is developed.

Parcelization

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot split application and subject to the further approval of as minor amendment by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10 % of the initial allocation to the lot to which the transfer of floor area is to be made. Such transfer of floor area shall be subject of a PUD minor amendment and approved by the Tulsa Metropolitan Area Planning Commission.

3. Development may be phased. 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, pedestrian access 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 development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
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. If private streets were proposed, the City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
10. 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.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC and are outlined below.

12. 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.
13. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No comments.

Water: Development A has access to a existing 8-inch waterline along 71st St S. but development B will require a IDP looped waterline extension; inside a 20' restrictive waterline easement to serve its development.

Fire: Fire Hydrants may be required for future development on Dev B.

Stormwater: No comments.

Wastewater: Sanitary Sewer Service must be provided to the proposed development area through a mainline extension.

Transportation: There should be a mutual access easement to the north lot, and to the property to the east.

INCOG Transportation:

- **MSHP:** 71st St. S., between S. Elwood Ave and US-75, is designated primary arterial.
- **LRTP:** 71st St. S., between S. Elwood Ave and US-75, planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- **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.

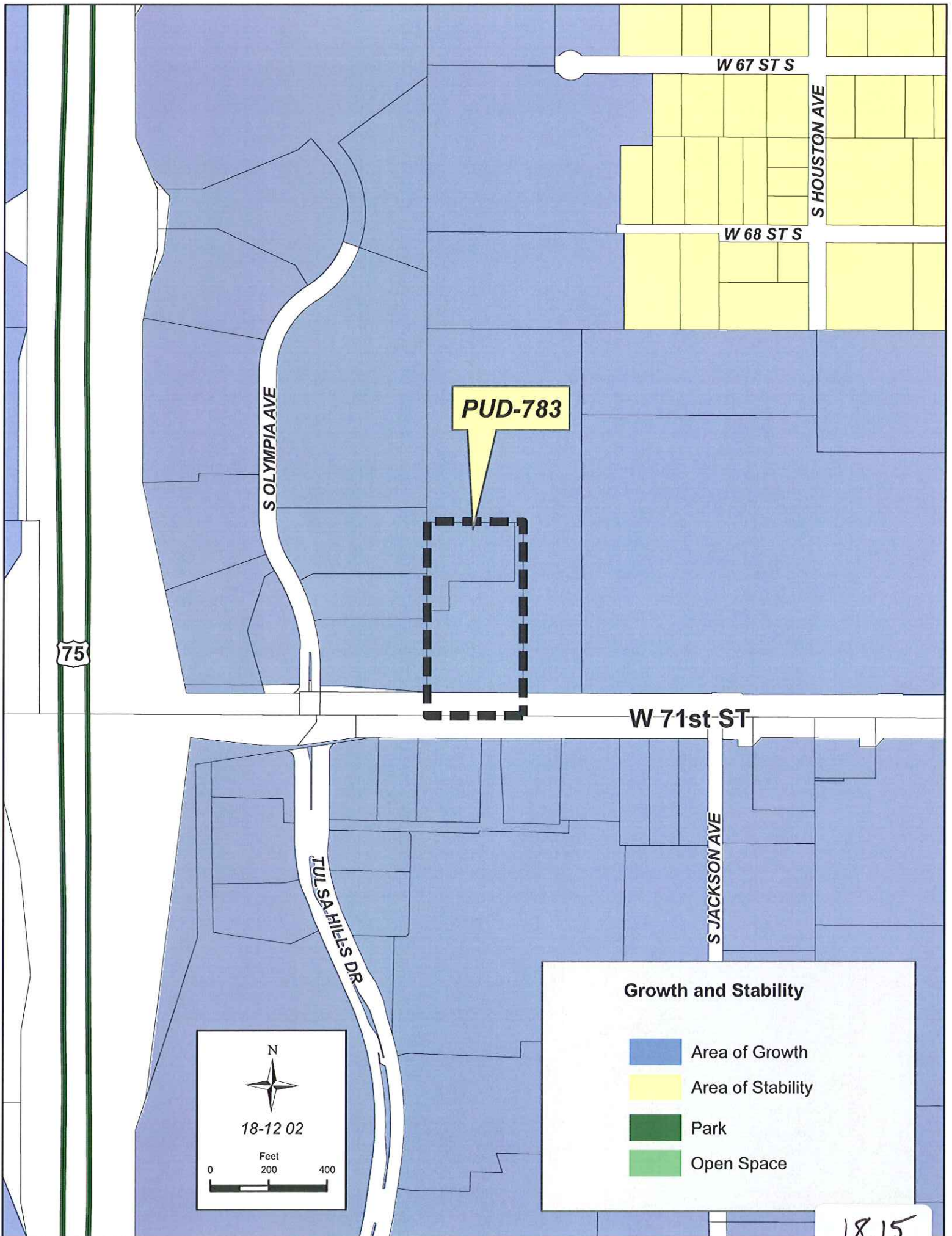
Airport Authority: The airport requests that FAA form 7460-1 be submitted prior to development of both Area A and Area B.

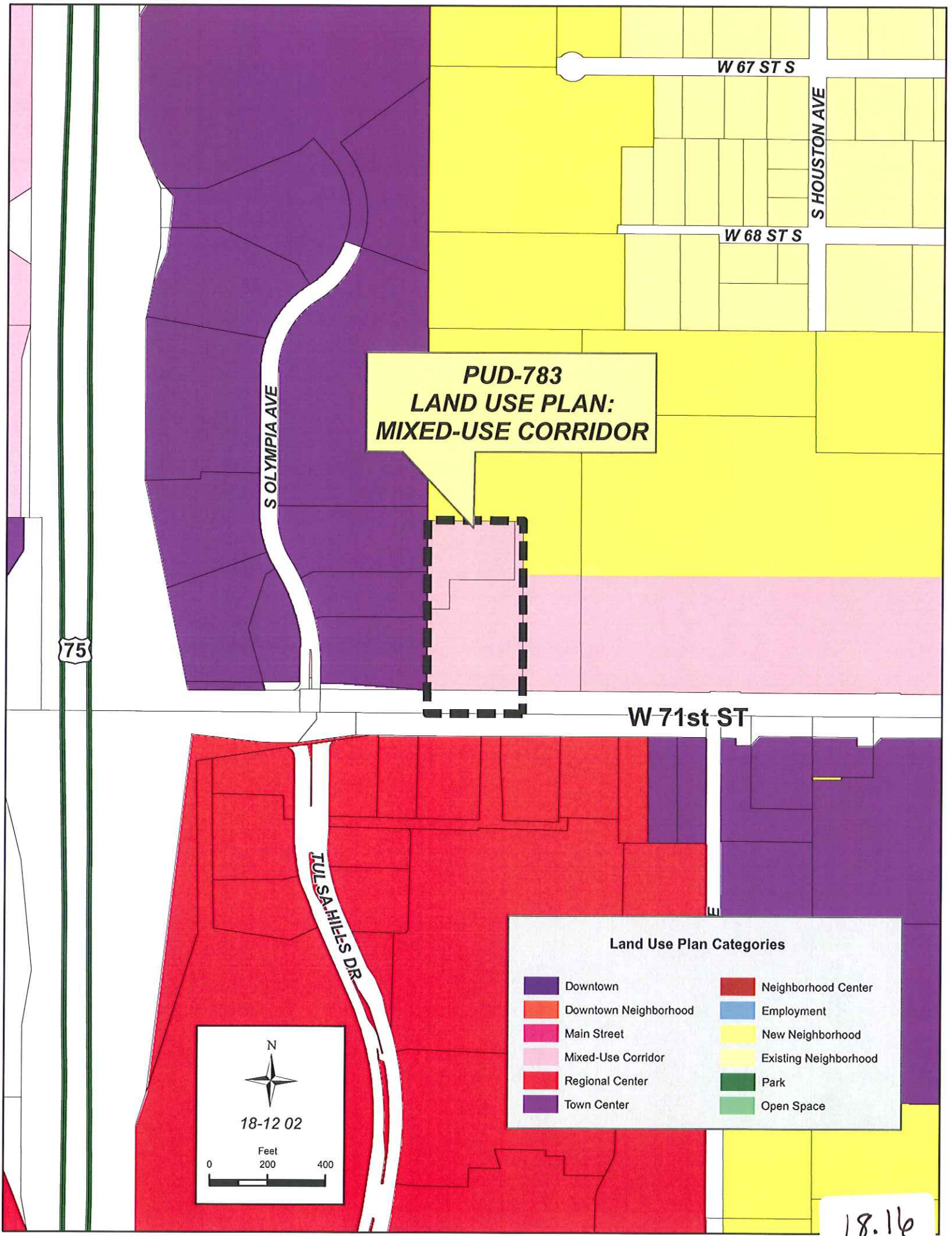
GIS: No comments.

Street Addressing: No comments.

03/02/11

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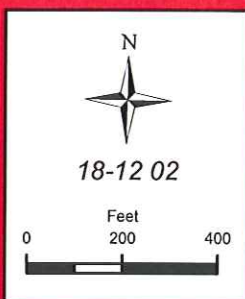




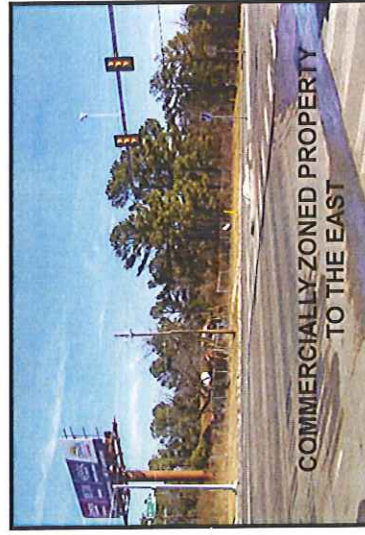
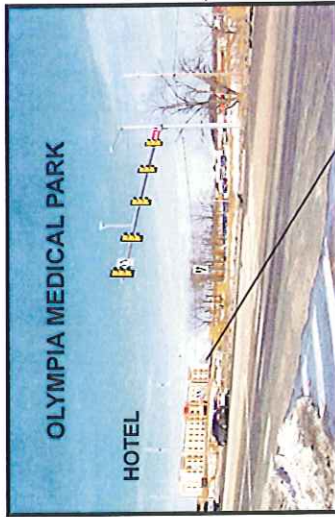
**PUD-783
LAND USE PLAN:
MIXED-USE CORRIDOR**

Land Use Plan Categories

- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |



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Olympia Medical Park

Tulsa Hills Shopping Center



Unplanned

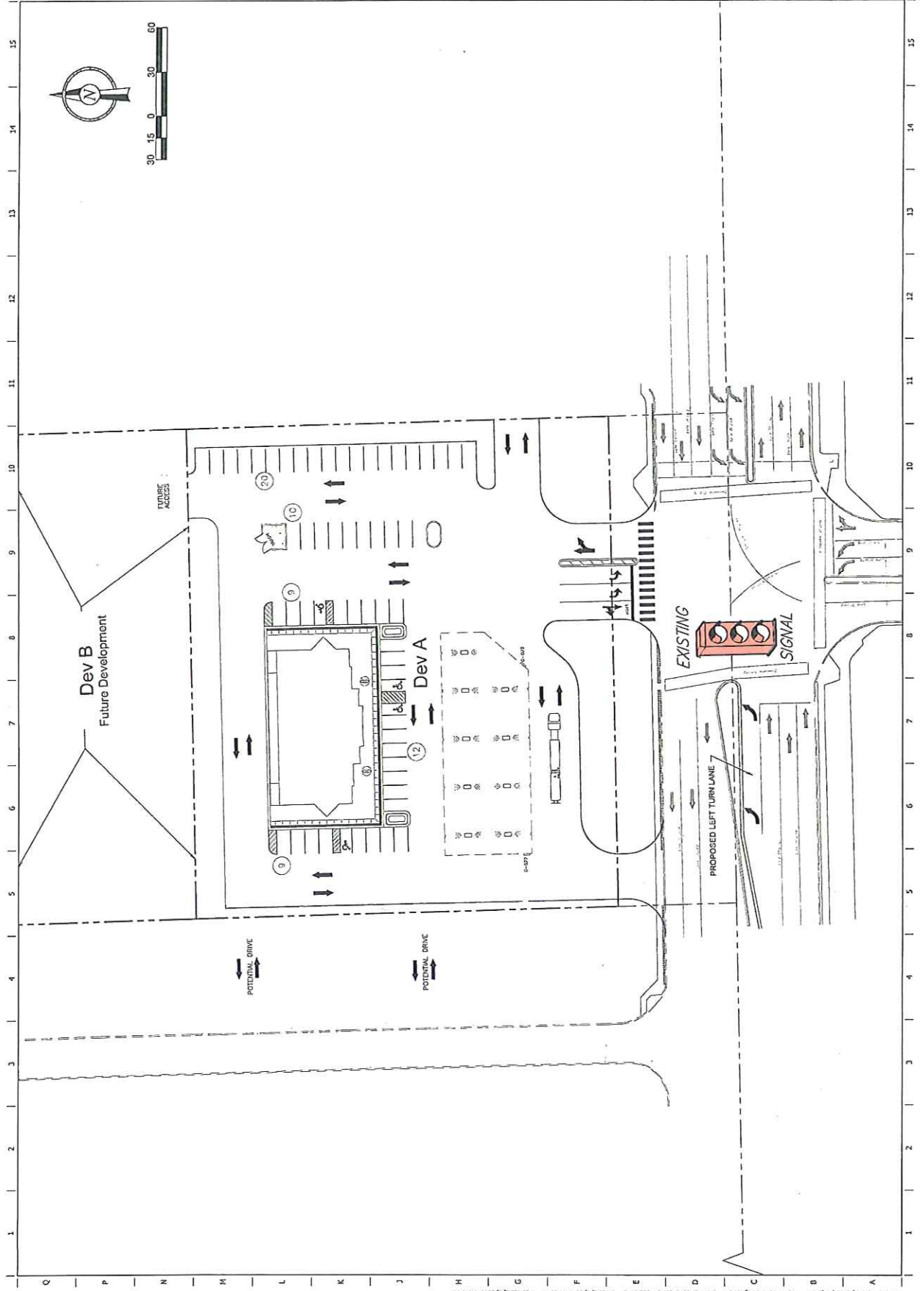
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Tulsa, Oklahoma



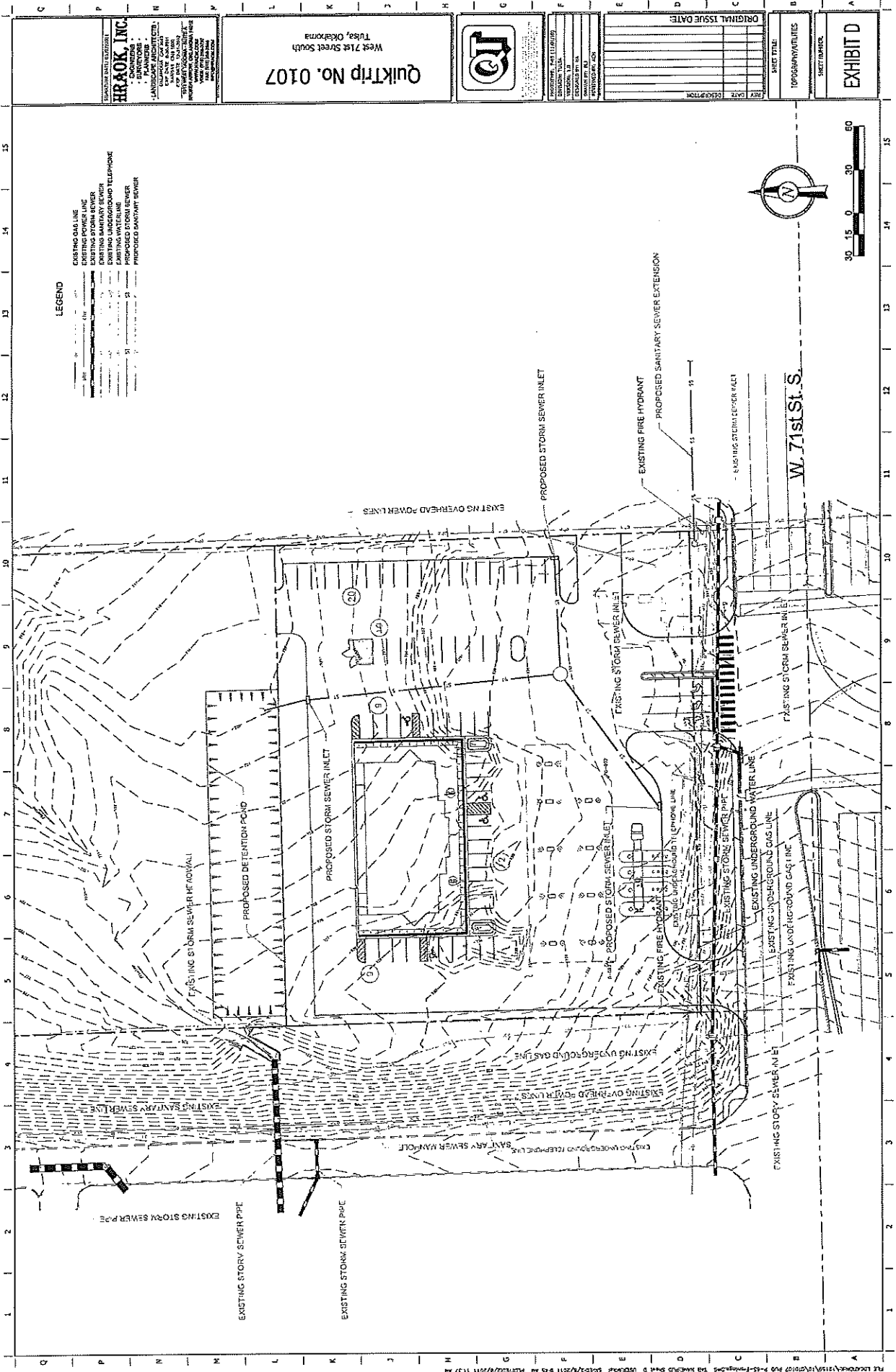
QuikTrip No. 0107
West 71st Street South
Tulsa, Oklahoma

SHEET TITLE:	CONCEPTUAL SITE PLAN
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EXHIBIT A



18.21



DECEMBER 1975

Existing Zoning

SHEET TITLE:

ORIGINAL ISSUE DATE:	
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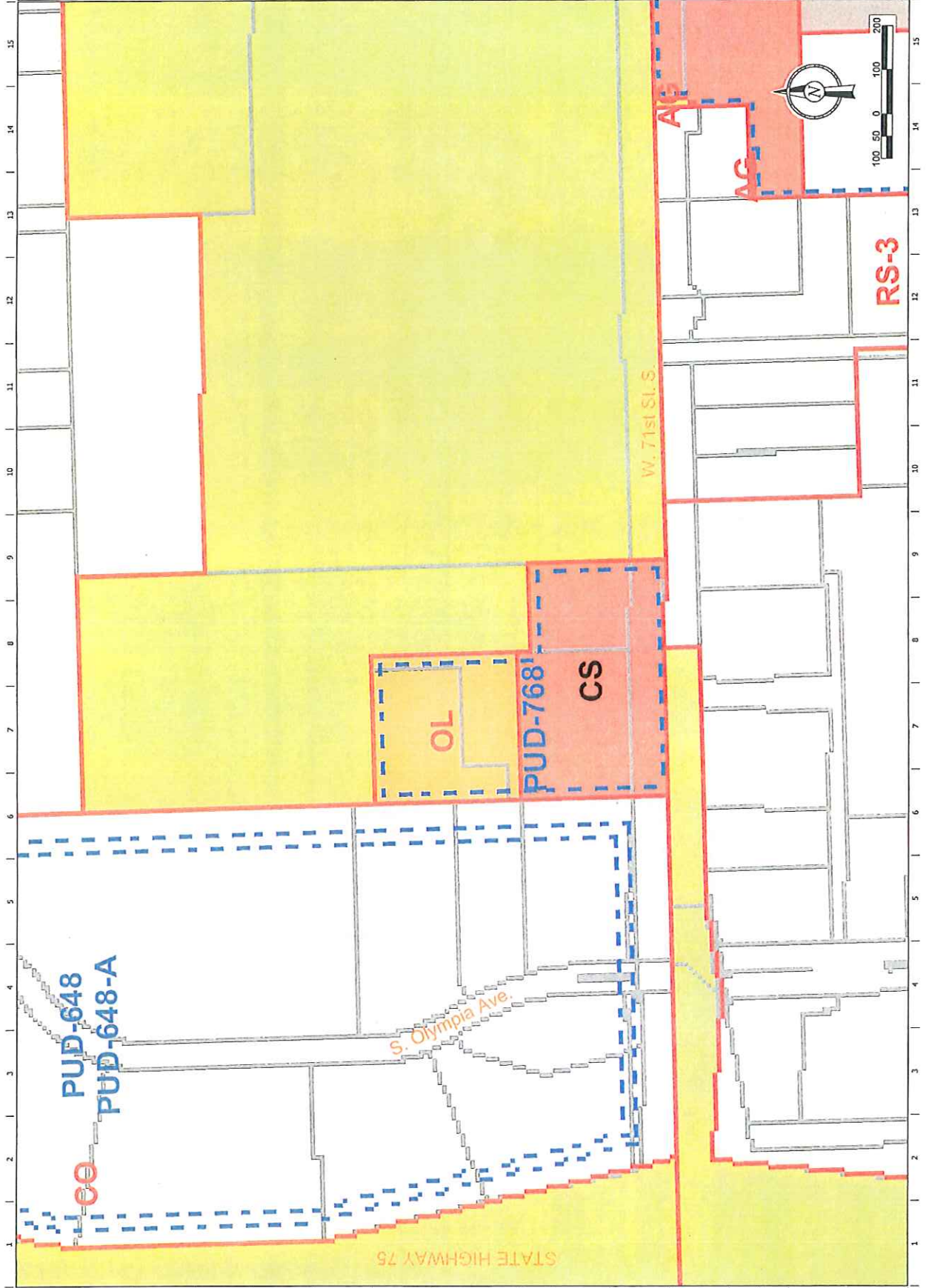
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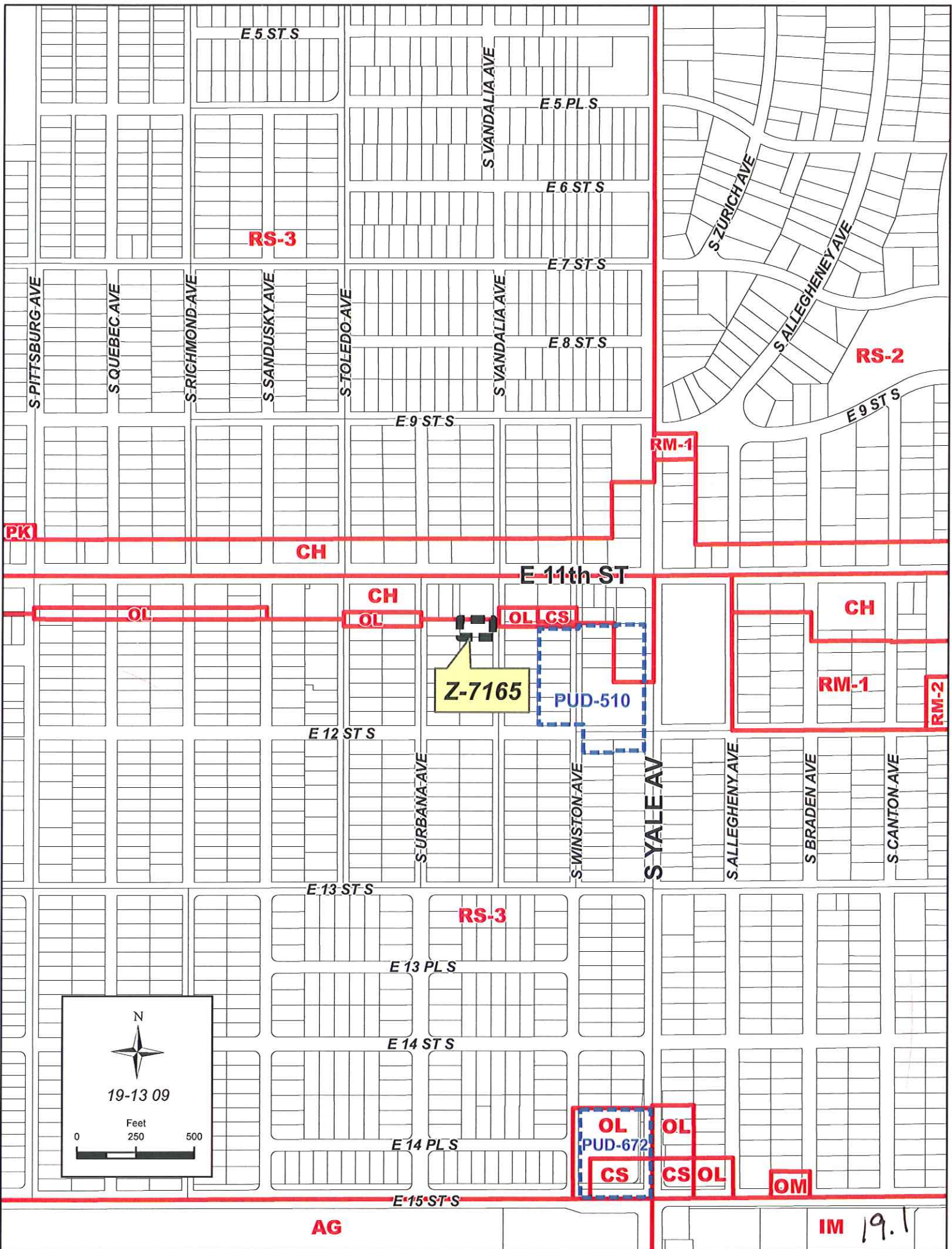
QuikTrip No. 0107
West 71st Street South
Tulsa, Oklahoma

HR&OK, INC.
• ENGINEERS •
• SURVEYORS •
• PLANNERS •
• LANDSCAPE ARCHITECTS •

CHICAGO, ILL 60643
EXP DATE 6-30-2011
A&M&S C#R 1680
EXP DATE 12-31-2013

1913 WEST LAGOON - SUITE A
BLOOMINGTON, INDIANA 47412
WWW.HRAOK.COM
VOICE: (317) 298-5727
FAX: (317) 298-5056
info@hroak.com





E 5 ST S

E 5 PL S

E 6 ST S

E 7 ST S

E 8 ST S

E 9 ST S

E 11th ST

E 12 ST S

E 13 ST S

E 13 PL S

E 14 ST S

E 14 PL S

E 15 ST S

S VANDALIA AVE

S URBANA AVE

S WINSTON AVE

S YALE AV

S ALLEGHENY AVE

S BRADEN AVE

S CANTON AVE

S ZURICH AVE

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RM-1

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PUD-510

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Feet

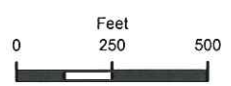
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19-13 09



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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7165

TRS 9309

Atlas 128

CZM 37

CD-4

TMAPC Hearing Date: March 2, 2011

Applicant: Robert Christie

Tract Size: .25± acres
10,890+ square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of East 11th Street and South Vandalia Avenue

EXISTING ZONING: RS-3

EXISTING USE: Residential

PROPOSED ZONING: PK

PROPOSED USE: Parking

ZONING ORDINANCE: Ordinance number 11815, dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD- 510 July 1994: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for church and residential use, on property located south of southwest corner of East 11th Street and South Yale Avenue and southeast of subject property.

BOA-14871 July 21, 1988: The Board of Adjustment denied a Special Exception to allow for off-street parking in an RS-3 district; finding that the granting of the request would be an encroachment of business and detrimental to the neighborhood, on property located at 1116 South Vandalia Avenue and the subject property.

BOA-5207 September 14, 1966: The Board of Adjustment approved a request to permit off-street parking in residential zoning, on Lot 17, Block 1, Beverly Heights Addition, also known as south of southeast corner of East 11th Street and South Toledo Avenue and west of subject property.

BOA-2417 May 13, 1953: The Board of Adjustment approved a request to permit a dentist office in a residential zoning, on Lot 19, Block 1, Amended Blocks 1 & 2, Rose Marie Addition, also known as 1115 South Urbana Avenue and abutting west of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .25± acres in size and is located south of the southwest corner of East 11th Street and South Vandalia Avenue. The property is vacant and zoned RS-3.

19.3

SURROUNDING AREA: The subject tract is abutted on the east by office uses, zoned OL and by a single-family residential use, zoned RS-3; on the north by commercial uses, zoned CH; on the south by single-family residential uses, zoned RS-3; and on the west by single-family residential uses, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not designate South Vandalia Avenue. East 11th Street appears to be designated as a multi-modal corridor, intended to accommodate transit, bicycle, pedestrian and auto traffic. The Major Street and Highway Plan designates East 11th Street as a secondary arterial, having 100' of right-of-way.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Vandalia Avenue	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

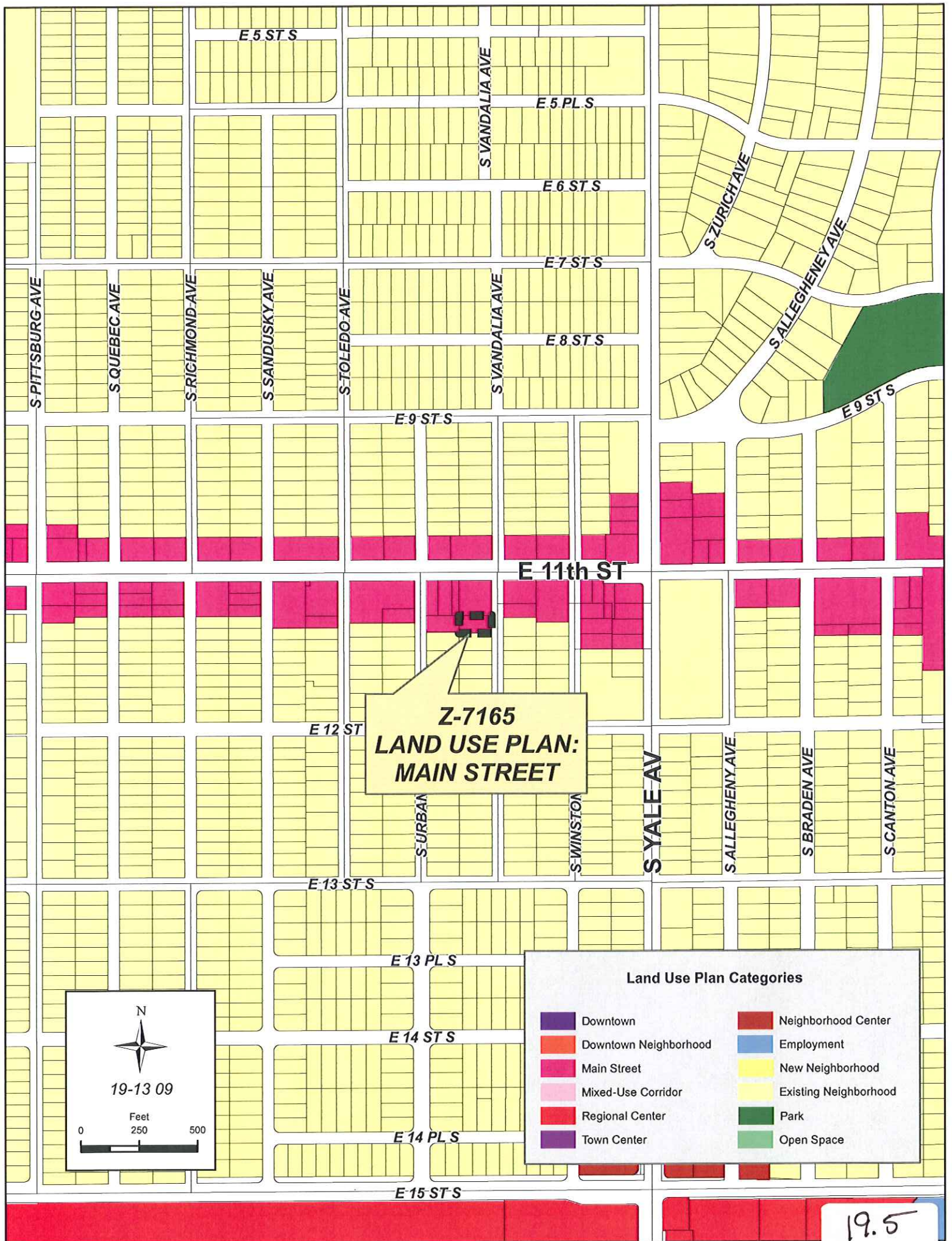
The comprehensive plan designates this property as a Main Street, in conjunction with the adjacent property to the north fronting on East 11th Street. Main streets, according to the plan, are to serve the highest intensity retail and mixed land uses and are to be designed to promote walking, bicycling and transit within an attractive landscaped corridor. Main streets are to be designed to offer the ability to park once and walk to several destinations, with parking to be provided on street or shared off street among multiple entities. The PK zoning is in accord with the comprehensive plan.

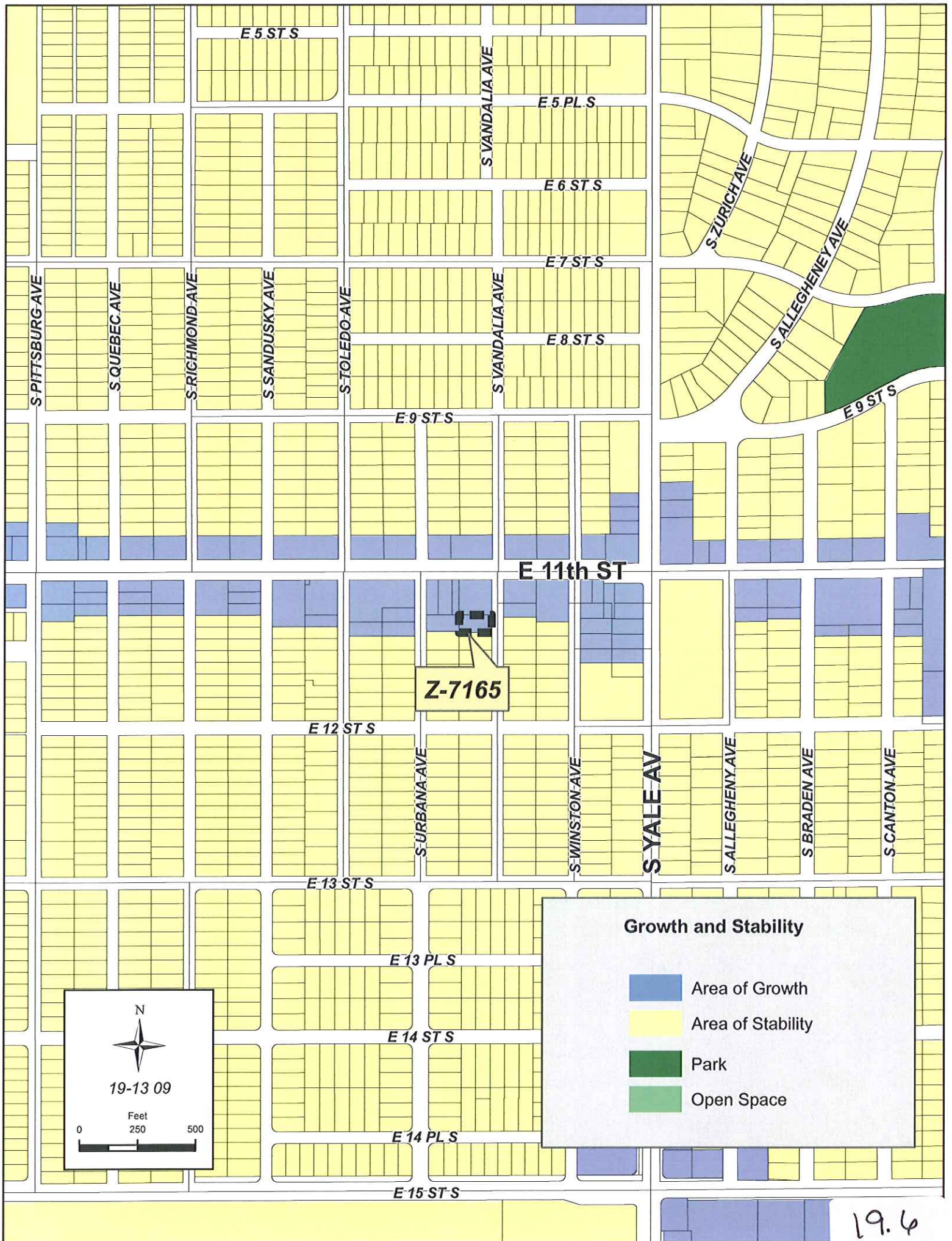
The comprehensive plan also designates this as an area of growth, in order to direct allocation of resources and channel growth to best improve access to jobs, housing and services. Emphasis in these areas is on providing housing choices and alternate modes of transportation.

STAFF RECOMMENDATION:

The requested parking (PK) zoning would provide a buffer between the commercial/office and institutional uses to the north and the residential neighborhoods to the south, east and west. Screening will be required for all sides abutting residentially-zoned property, either by a screening wall or fence 6' high on the immediately adjacent sides or by a 3' high screening wall, fence or landscaped berm if separated by a non-arterial street. Staff can therefore recommend **APPROVAL** of PK zoning for Z-7165.

03/02/11





Action Requested by Mr. Robert Christie:

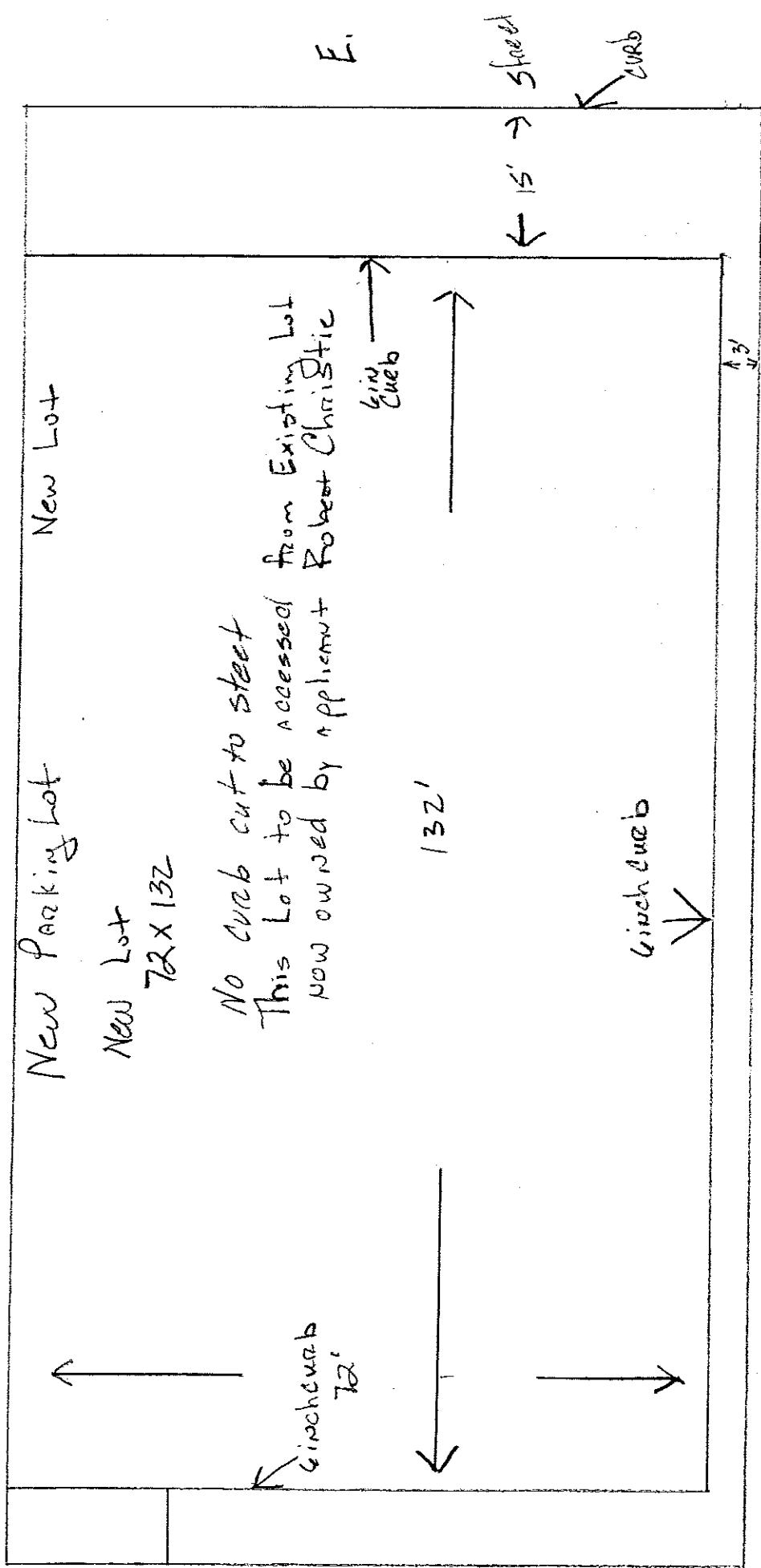
Mr. Christie intends to convert the vacant, residential lot (legal description attached) into a parking lot, which is located behind Mr. Christie's commercial property, located at 4620 E. 11th Street, Tulsa, Oklahoma 74112. The parking lot will provide additional parking for the commercial property; however, it will not be accessed by 11th Street, nor will it require any additional ingress/egress.

The vacant lot for which Mr. Christie requests the rezoning/variance/special exception is currently zoned Residential, but clearly remains vacant. Mr. Christie has no intention of selling the lot, nor using it for any residential purpose. To maintain its originally zoned status as residential would create an undue hardship for Mr. Christie, as the lot will remain useless. Mr. Christie presently has a vacancy in his commercial building with a well-respected, prospective tenant intending to sign a lease with Mr. Christie; however, the tenant's intent is contingent upon this request being granted (tenant will need more parking). Further, Mr. Christie's bank has agreed to loan Mr. Christie the money to construct the parking lot; however, also contingent upon Mr. Christie securing the prospective tenant. Therefore, without being granted this request, Mr. Christie and the tenant cannot proceed with their respective business plans.

If Mr. Christie's request is granted, such relief will not cause any substantial detriment to the surrounding area, or any detriment for that fact, as Mr. Christie's plan proposes a privacy fence and landscaping to be constructed around the perimeter of the lot. Further, the lot will only assist the public by providing them with non-street parking access to retail.

{ NOT TO SCALE }

Existing Parking Lot Asphalt



3' off line
30' off line



5 inches of Base Material

February 17, 2011

Tulsa Metropolitan Area Planning Commission

City of Tulsa, Oklahoma

RE: Case Number Z-7165

LT4 & N/2 of LT 5 BLK B1, Rose Marie ADDN AMD L4-21 B1 & ALL B2

As residents living in the area of the proposed rezoning of the lot described above from RS-3 to PK we are asking TMAPC to deny the application. The proposed change will have a negative impact on our neighborhood, our property values, and will increase the traffic on our residential street.

918-8342432
Mr. & Mrs. Robert Herwig
1128 S. Vandalia
Tulsa, OK 74112

Adam Austin
4703 E 12th St
Tulsa, OK 74112

Danny Helges
1121 S. Vandalia
Tulsa, OK 74112
918-639-2204

MARILENE WOE
1148 S. VANDALIA AVE
Tulsa OK 74112

Mary Asker
1141 S. Urbana
Tulsa, OK 74112

Ricky B. McCoy
1117 So. VANDALIA AVE
TULSA, OK 74112-5229
918-835-6445

Ruth Polnagowski
1132 S Urbana Ave
Tulsa, OK 74112

Penelope Smallwood
1122 South Vandalia
Tulsa, OK 74112
918-835-6471

Chad Taylor
1128 S. URBANA
TULSA, OK 74112

Kristy Wyatt

1131 S. Vandalia Ave

Tulsa, OK 74112

Vicki Jordan

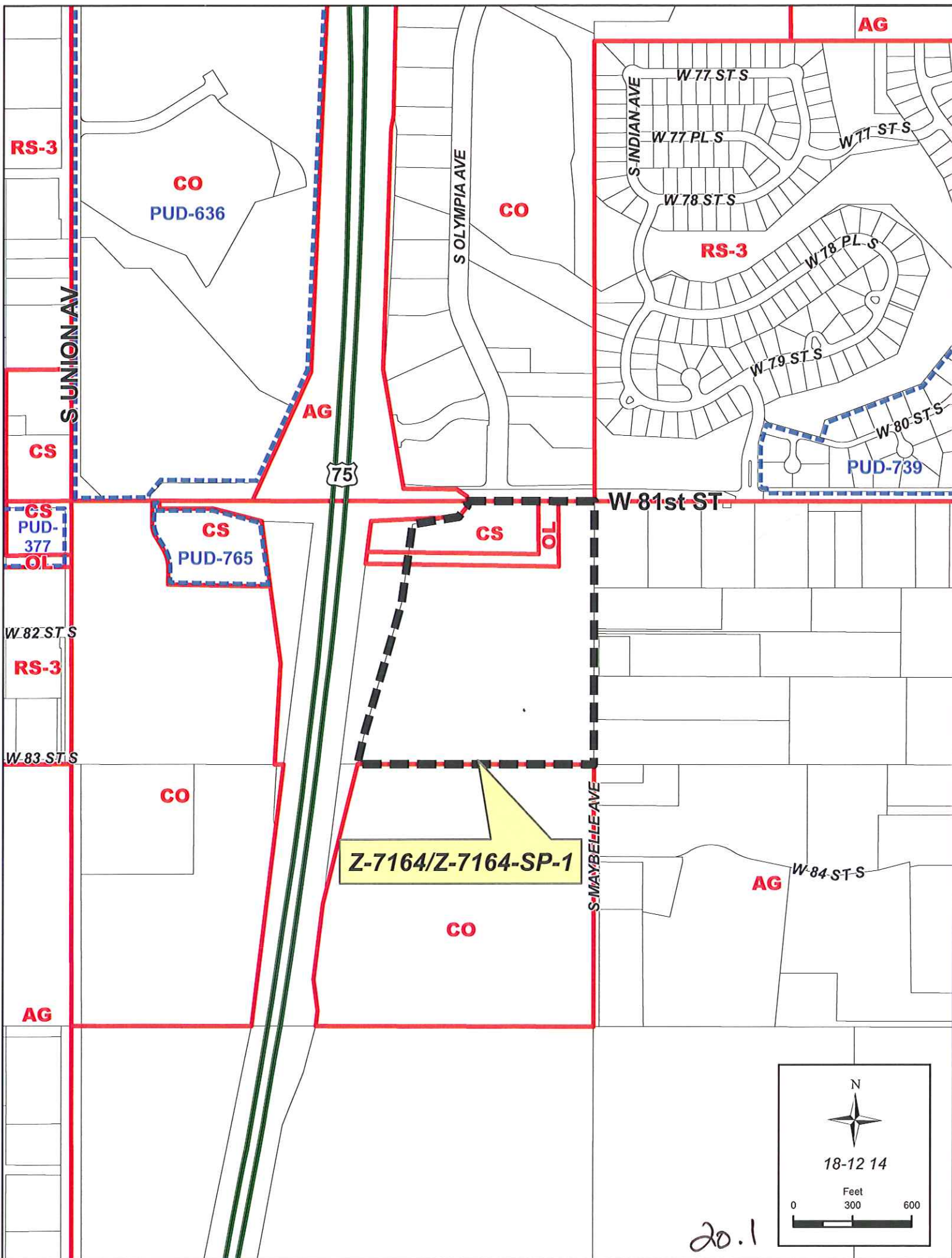
1131 S. VANDALIA

Tulsa OK 74112

Rebecca Goodhue

1144 S. Vandalia

Tulsa, OK 74112





Z-7164/Z-7164-SP-1



18-12 14

Feet
0 300 600

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

20.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7164/ Z-7164-SP-1

SUMMARY OF RECOMMENDATIONS:

TRS 8214

Atlas 0/ 1584

CZM 51

CD-2

TMAPC Hearing Date: March 2, 2011

Applicant: Lou Reynolds

Tract Size: 30± acres

ADDRESS/GENERAL LOCATION: Southeast corner of U.S. Highway 75 and W. 81st St.

EXISTING ZONING: AG/OL/CS

EXISTING USE: Vacant

PROPOSED ZONING: CO

**PROPOSED USE: Commercial mixed use
center**

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, and 13115 dated March 26, 1974, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7148 March 2010: All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81st Street and southwest of subject property.

Z-7140/ Z-7140-SP-1 December 2009: All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street and abutting south of subject property. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

Z-7116/ PUD-765 February 2009: All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81st Street South and abutting west of subject property across Highway 75.

Z-7115/ Z-7115-SP-1 February 2009: All concurred in approval of a request for rezoning a 25.97+ acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81st Street South and west of subject property across Highway 75.

BOA-20857 February 10, 2009: The Board of Adjustment accepted a verification of spacing requirement between outdoor advertising signs subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign per surveyor's certificate on page 10.6, on property located at the southeast corner of West 81st Street and Highway 75 and the subject property.

Z-7008-SP-1/ Z-6966-SP-1/ Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and abutting north of subject property across West 81st Street.

Z-4948-SP-3 March 2000: All concurred in approval of a proposed Corridor Site Plan on a 7.26+ acre tract of land to allow Use Unit 9 to place a 14'x70' mobile home on the site for residence for an employee/security/additional office and storage space, on property located south of the southeast corner of West 81st Street South and South Union Avenue and southwest of subject property across Highway 75.

Z-4948-SP-2 January 1999: Staff recommended denial of a proposed Corridor Site Plan on a 4.7+ acre tract of land allowing Use Unit 21 for an outdoor advertising sign, on property located south of the southeast corner of West 81st Street South and South Union Avenue and southwest of subject property across Highway 75. The TMAPC and City Council concurred in approval of the application.

Z-4948-SP-1 October 1985: All concurred in approval of a proposed Corridor Site Plan on a 14.94+ acre tract of land allowing Use Units 11 and 15 for an x-ray company, on property located south of the southeast corner of West 81st Street South and South Union Avenue and southwest of subject property across Highway 75.

Z-5638 November 1981: A request for rezoning a 35+ acre tract of land to CS/OL/RS-1 for a mixed use development was *withdrawn*, on property located on the southeast corner of West 81st Street and Highway 75 South and the subject property.

Z-4595 March 1974: All concurred in denial of a request for rezoning a 35+ acre tract of land from AG to CS and approval of a net 5 acres of CS and OL for retail commercial, on property located on the southeast corner of West 81st Street and Highway 75 South and the subject property and a part of the subject property. Ultimately, 5 acres along West 81st Street was rezoned to OL/CS.

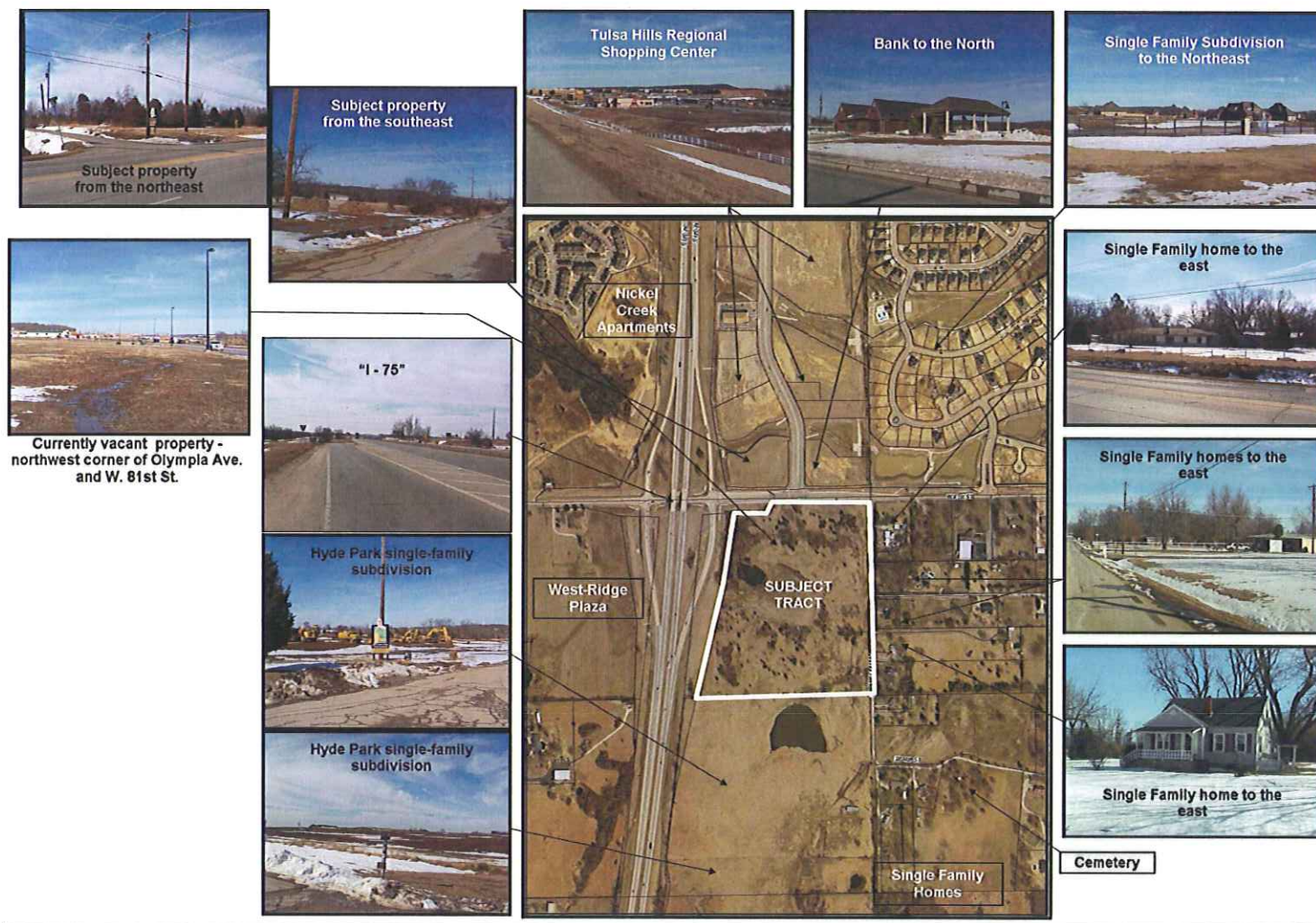
AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 30+ acres in size and is located at the southeast corner of U.S. Highway 75 and West 81st Street. The property appears to be vacant and is zoned AG/OL/CS.

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

SURROUNDING AREA: The subject tract is abutted on the east by unplatted large-lot single-family residential/agricultural/mixed uses, zoned AG; on the north by West 81st Street and Tulsa Hills Regional Shopping Center a commercial/mixed use development, zoned CO; on the south by Hyde Park a small lot single-family subdivision, zoned CO; and on the west by U.S. Highway 75, zoned AG. To the northeast is the Stonebrooke Glen, the Reserve at Stonebrooke, Stonebrooke Park and Stonebrooke Estates single family subdivisions, zoned RS-3.

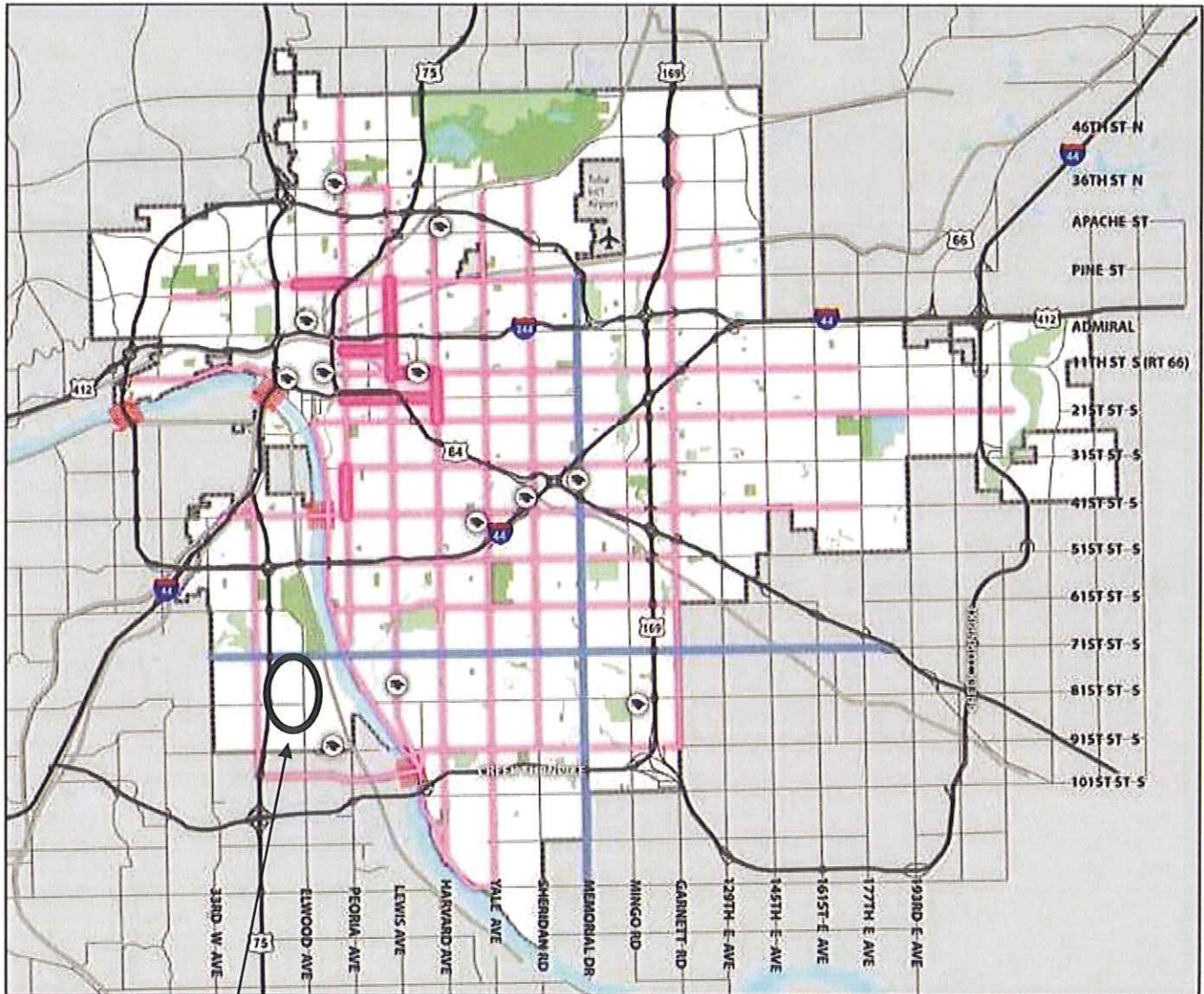
A large version of the graphic below is attached as Exhibit A-2.



TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate West 81st Street South or Maybelle Avenue.

TRANSPORTATION VISION: MULTI-MODAL STREETS



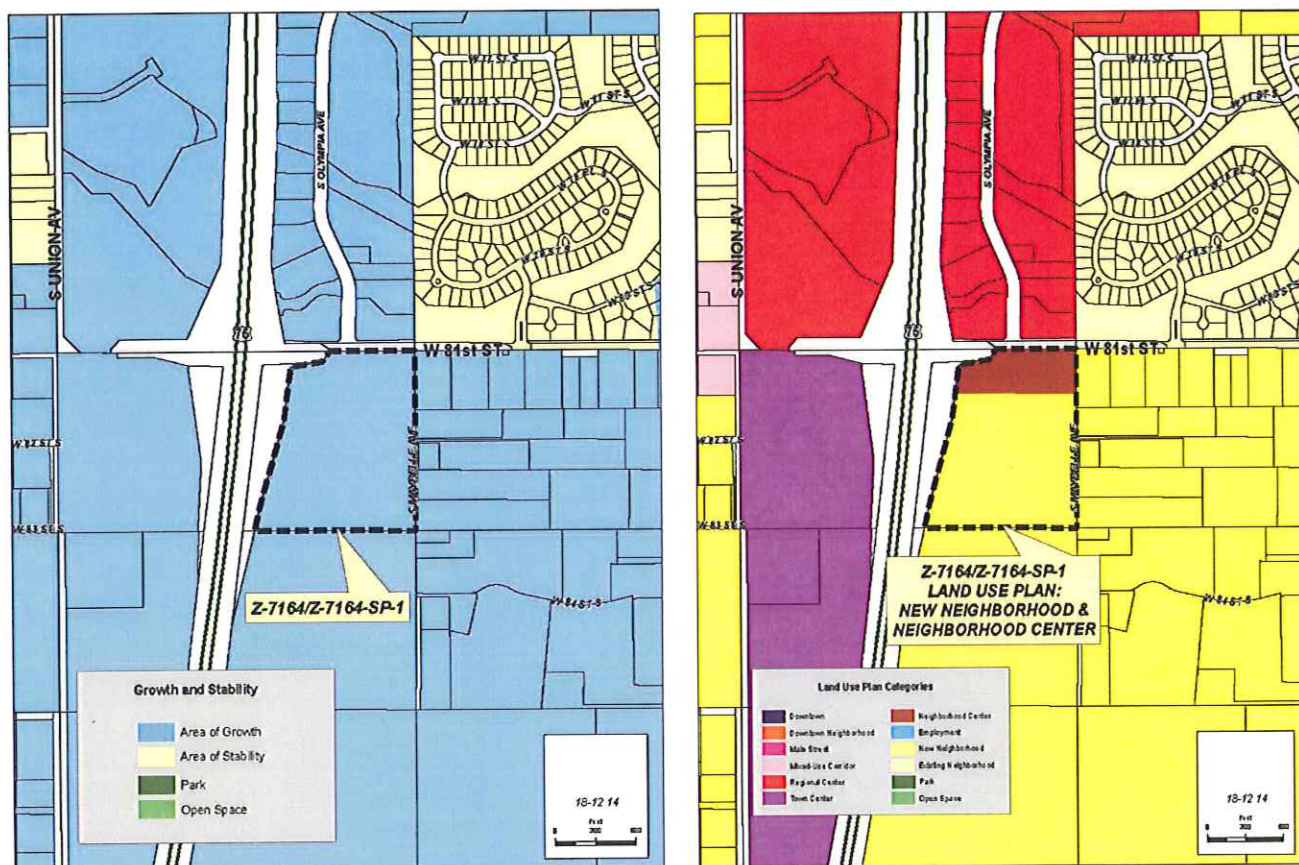
SUBJECT AREA

ROADWAY

-  Main Street
-  Commuter Corridor
-  Multi-Modal Corridor
-  Possible Multi-Modal Bridge
-  Existing/Planned Freeway
-  Parks
-  Open Space

RELATIONSHIP TO THE TULSA COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an Area of Growth with the land use classification Neighborhood Center along West 81st Street and along a portion of Maybelle Avenue. The balance of the property is designated as a New Neighborhood (see below).



Neighborhood Centers are described by the Plan as small-scale; one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Staff recognizes this entire area as an area that can truly be defined as an area in transition (see Exhibit A-2). The development of the Tulsa Hills Regional Shopping Center; the four Stonebrooke single family subdivisions; the residential and commercial mixed use Westridge Plaza at the southwest corner of West 81st Street and I-75; and the Nickel Creek mixed use residential single family, multi-family and commercial development at the northwest corner of West 81st Street and I-75 are all contributing factors in the shift of this area from a basically large-lot, rural area to a center of mixed residential and commercial uses.

The Neighborhood Center land use classification on the property follows an antiquated zoning line which was established in 1974 when a request was made to rezone the entire subject tract from AG to OL/CS. At that time the West 81st Street interchange with I-75 was a half

diamond, limiting access to north bound on and off traffic only. Citing the limited highway access to West 81st Street, the TMAPC voted to limit the OL and CS zoning to five acres along West 81st Street. Since the full interchange has been constructed, West 81st Street improved and Maybelle Avenue scheduled for improvement it seems the Neighborhood Center Classification could be extended to the remainder of the site.

Also, given the location of the property within the context of recent corridor development in the area, as well as, the location along a major highway staff further believes the Neighborhood Center land use classification could be supported on the bulk of the property. The development concept proposes buildings pushed closer to the collector street with one to two-story buildings designed to serve the newly forming nearby neighborhoods with retail, dining, and services as defined in the Plan, including a much needed grocery store. The development is designed to be pedestrian friendly and will be served by bus, the only form of mass transit available in Tulsa today. The development will provide pedestrian and golf cart connectivity to the small lot single family homes on the southern edge and via a collector street with sidewalks to the large lot single family homes to the east as desired by the Plan.

Provided the aforementioned staff contends the proposed concept plan **may be found** in accord with the Plan.

STAFF RECOMMENDATION FOR ZONING:

The CO zoning category was designed to encourage higher intensity mixed use developments. All proposed development within a CO zone is subject to Corridor Site Plan review. The subject property is abutted on the north and south by CO-zoned properties and across U.S. 75 by CO-zoned properties. Rezoning of this property in order to develop a commercial mixed use center is in keeping with adjacent development and with the intent of the CO description as set forth in the Zoning Code. Therefore, staff recommends **APPROVAL** of the requested CO zoning for Z-7164.

STAFF RECOMMENDATION FOR CORRIDOR SITE PLAN:

Corridor District Site Plan Z-7164-SP-1 is an approximately 30-acre tract located at the southwest corner of West 81st Street South and US Highway 75. Known as "The Walk", the site has a very gradual slope from east to west with elevations starting at approximately 675-feet on the east side of the tract to 700-feet on the west along Highway 75. The property is currently vacant and is immediately north of the recently approved Hyde Park, a small-lot single family subdivision designed for senior living.

The Walk is proposed as a neighborhood and pedestrian oriented office and commercial mixed-use development. The proposal is to create an attractive and effective transition between the 170-acre Tulsa Hills Regional Shopping Center and Hyde Park (see Exhibits A and A-1). The current development of Tulsa Hills and the approval of Hyde Park have established the proposed location of the Walk as an ideal location for a neighborhood orientated transition between the two developments. The Walk will be designed around tenants such as a much needed grocery store and a health club which will primarily serve the needs of the immediate area. A movie theater is also proposed for another entertainment option for the area.

The primary point of access for the project will be at South Olympia Avenue from West 81st Street and the secondary point of access for the project will be on South Maybelle Avenue. Internal access will be provided by private collector streets and a service road. Throughout the project, there will be shared, cross-parking and mutual access for pedestrians and vehicles. There will be at least three (4) access points between the project and Hyde Park at Tulsa Hills including three pedestrian access points and one restricted vehicular access point per Exhibit A-1. Golf cart parking throughout the development will be provided to facilitate use by the residents of the adjacent senior community.

Referring to Exhibit A, another feature of the Walk will be excessive landscaping with tree lined streets and parking areas much in the fashion of Utica Square. Pedestrian access and circulation is a primary focus with sidewalks to be extended along the west side of Maybelle Avenue to West 81st Street and along the south side of West 81st Street within the project limits. Sidewalks will also be provided on both sides of the interior collector street(s) within the project. Pedestrian circulation from collector street sidewalks, through and within individual lots will be provided by distinct pedestrian walkways clearly identifiable through parking areas to the nearest point of building access. Sidewalks which cut through "street yards" will not affect street yard landscaping calculations.

In an effort to further ensure a compatible relationship with the residential uses to the east and south, the applicant is proposing to restrict the permitted uses in The Walk. Multifamily uses, automobile sales and repair services, sexually-oriented businesses or billboards will not be permitted within the Walk at Tulsa Hills. Also, sixty (60) feet of right-of-way will be dedicated from the east boundary of the project for the improvement of South Maybelle Avenue.

Lot owners will enroll in a mandatory property owners' association which will be responsible for maintaining the reserve areas. Reserve areas will be utilized as private streets, parking, sidewalks, landscaped entryways, storm water detention facilities, water features and treatments, water cisterns, and limited wind turbines. Wind turbines will not exceed a height of 55' and will provided electrical power to the development which will be one of the first for a commercial development in Tulsa (see attached Exhibit F) .

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds Corridor District Site plan Z-7164-SP-1 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Corridor District Site Plan Z-7164-SP-1 subject to the following conditions as amended by Staff (should the TMAPC recommend approval to the Tulsa City Council, and the Corridor Plan be approved by the City Council the Council will need request an amendment to the Land Use Plan within the Tulsa Comprehensive Plan to extend the Neighborhood Center classification to the entire property):

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

20.10

Gross Area: 31.1 acres
Net Area: 28.7 acres
Permitted Uses:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 10, Off Street Parking; Use Unit 11, Offices and Studios, Including Drive-Thru Banking Facilities; Use Unit 12, Entertainment Establishments and Eating Establishments, Other Than Drive-Ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; Use Unit 18, Drive-In Restaurants; Use Unit 19, Hotel, Motel, and Recreational Facilities, Limited to Gymnasium, Motion Picture Theatre (Enclosed) Health Club/Spa, and Swimming Pool (Enclosed); Use Unit 21, Business Signs and Outdoor Advertising Signs Limited to, Business Signs Identifying the Project and Businesses and Tenants Within the Project and Directional Signs, and Uses Customarily Accessory to the Permitted Uses Including, But Not Limited to, Private Streets, Services Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces.

Maximum Building Floor Area: 280,000 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: 35 FT

Architectural elements and business logos may exceed the maximum building height with detailed site plan approval. Wall signs or business logos may not exceed the height of any parapet wall.

**Maximum Unoccupied Structure Height
Such as Wind Turbines:** 55 FT

Off-Street Parking:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified by the Board of Adjustment. Shared parking will be encouraged and approved per Corridor District Detail Site Plan Review and filing of shared parking agreements and/or parking easements as necessary.

Minimum Building Setbacks:

From the southerly right-of-way line of West 81st Street: 100 FT
From the westerly boundary: 25 FT
From the south boundary: 70 FT
From the right-of-way line of South Maybelle Avenue: 40 FT

Internal lot side yards to be established by plat or detailed site plan.

Signs:

1. Ground Signs - Ground signs shall be permitted as follows:
 - a. One ground sign for each lot fronting on West 81st Street. Each such sign shall not exceed 12 FT in height and 80 SF of surface display area.
 - b. Two center identification signs along U. S. Highway 75 frontage shall be permitted and separated by a minimum of 500 FT. Each center identification sign shall not exceed 50 FT in height and 500 SF of display surface area.
 - c. One ground sign for each lot fronting on the corridor collector street. Each such sign shall not exceed 6 FT in height and 64 FT of display surface area.
 - d. Three center tenant directional signs along the frontage of the corridor collector street. Each tenant directional sign shall not exceed 8 FT in height and 80 SF of display surface area.
2. Wall Signs - Wall signs shall be permitted not to exceed 2.0 SF of display surface area per lineal foot of building wall to which attached. The length of the wall sign shall not exceed 80% of the frontage of the building.
 - a. Wall signs shall be prohibited on south facing building walls within one hundred (100) feet of the southerly boundary of the project.
 - b. Wall signs are permitted on east facing building walls within 590 feet of the northern boundary of the project.
 - c. Wall signs are prohibited on east facing building walls that are: (1) more than 590 feet from the northerly boundary of the project; and (2) within 100 feet of the east boundary of the project.

Lighting:

Light standards, including building mounted, shall not exceed 35 FT in height and shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property. Verification of such shall be through the submittal of a photometric plan and manufacturer's cut-sheets showing full cut-off capability for all site lighting.

Landscaping and Screening:

A minimum of 10% of the net land area shall be improved as internal landscaped open space.

20.12

Landscaping provided at The Walk will promote the beautification of the development and the surrounding community. Long life trees and other landscape materials of native and other environmentally appropriate species will be provided to aid water recharge and water runoff retardation and provide a meaningful urban forest. Rainwater cisterns will be utilized to aid in irrigation and to further limit water run-off. Landscape material will also be utilized to screen parking and service areas. The tree lined collector will have an excessive landscaped median creating a meaningful streetscape.

Screening along the south boundary of the property will be provided per the 6' masonry and wood wall approved as part of the Hyde Park development excepting at pedestrian and restricted vehicular access points.

Street yard and parking area landscaping will substantially conform to the conceptual landscape plan as shown in attached Exhibit A.

Access and Circulation:

A private street called South Olympia Drive will be constructed from West 81st Street South and proceed south into the development. This street will dead end in a round-about with parking access along its entire length and a cut-out for a bus stop. A minor street will connect South Olympia Drive with the existing Maybelle Avenue to the east.

Pedestrian Access and Circulation:

Pedestrian circulation will be provided with the installation of sidewalks along the south side of west 81st Street, the west side of Maybelle Avenue, and on both sides of the corridor collector streets. Separate pedestrian access from the collector street sidewalks through individual lots to the nearest building access will be provided and verified through the Corridor District Detail Site Plan Review process and approved by the TMAPC. For the purposes of landscaping, walkways which traverse street yards will not count against open space requirements.

Three pedestrian access points will be provided along the southern boundary of the development per attached Exhibit A-1. A 26' wide restricted vehicular access will also be provided on the southwest corner of the site to allow residents of Hyde Park easy access to the development.

Site and Sign Plan Review:

No building permits shall be issued for any building within the Walk of Tulsa Hills until a corridor district detailed site plan and detailed landscaping plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the Walk at Tulsa Hills corridor district site plan, provided partial detailed site and landscape plans may be submitted for the development of a particular building. Construction of buildings may proceed separately after the approval of a partial detailed site and landscape plan.

3. No zoning clearance permit shall be issued for a lot within the Corridor District until a detail site plan for any lot, which includes all buildings, parking, pedestrian access, 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, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor District until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor District 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. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor commercial collector street. The maximum vertical grade of private streets shall be ten percent.
10. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 805-E and 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 Corridor District conditions of approval and making the City beneficiary to said covenants that relate to Corridor District Site Plan conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Approval of the Corridor District Site Plan is a basic endorsement of the conceptual layout. Final details, which may include slight variations of the concept plan including but not limited to minor shifts in the location of building footprints to align closer to the Corridor Collector Street will be done during detail site plan review and the subdivision platting process.

14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Trucks or truck trailers may not be parked in the Corridor District except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor District.

TAC Comments:

General: The description of Exhibit "B" given on page 1 of the narrative incorrectly describes the information shown on the exhibit. Exhibits "A-G" only show 1 point of access between the Project and Hyde Park at Tulsa Hills, not the "at least 3" presented on page 1 of the narrative. Add Dimensions to the Exhibits to show the distances between the buildings and the south boundary of the project.

Water: An IDP looped waterline extension is required; inside a 20' restrictive waterline easement.

Fire: Fire hydrant locations will have to be per the fire code. The spacing is determined by building size and type. The Fire Marshall's office is willing to assist with the layout. Any building over 30' will need a 26' wide drive access on along one side of the structure. Drive radiuses will need to be 28' inside. 13-6" vertical clearance will need to be maintained. The access on the southwest corner will be required to be a minimum of 20 feet wide and if gated will require Knox access.

Stormwater: Page 8 of the narrative: If Fill Materials are placed in the Floodplain, then Compensatory Storage must be provided in that same Floodplain on the property. All Additional Drainage, generated by the additional impervious areas constructed by this Development, must be piped to the On-site, Stormwater Detention Facilities. What is meant by the statement "...the southeastern corner of the site within." found in line 5 of the Drainage paragraph? Detention is actually shown over a larger area in the east central area of the site, than it is in the southeast corner of the site. Both Detention sites should be documented in the narrative. Offsite Drainage which flows onto the site must be conveyed across the site in a Public Drainage System, which must be located in the appropriate easement for that type of conveyance, either Overland Drainage Easement or Storm Sewer Easement or both. An IDP will be required for Public Drainage System construction on this site.

Wastewater: Sanitary Sewer Service must be provided to the proposed development area through a mainline extension.

Transportation: Insure that adequate ROW currently available along W. 81st St. COT Atlas and County maps show only 24.75' of ROW. 50' is required. How wide is S. Olympia Ave and the connecting street to S. Maybelle Avenue? The south west connection to Hyde Park is not shown as a street. There is a 30' wide private street with 26' wide pavement that connects to this access.

INCOG Transportation:

- **MSHP:** West 81st Street is a designated secondary arterial. US-75 is a designated freeway. South Maybelle Avenue is a designated residential collector.

20.15

- **LRTP:** W. 81st Street S., between US-75 and S. Elwood Ave, existing 2 lanes. US-75, between W. 81st St. N. and W. 91st St. N., planned 6 lanes. Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates services at this location (W. 81st Street S., between US-75 and S. Elwood Ave). 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.

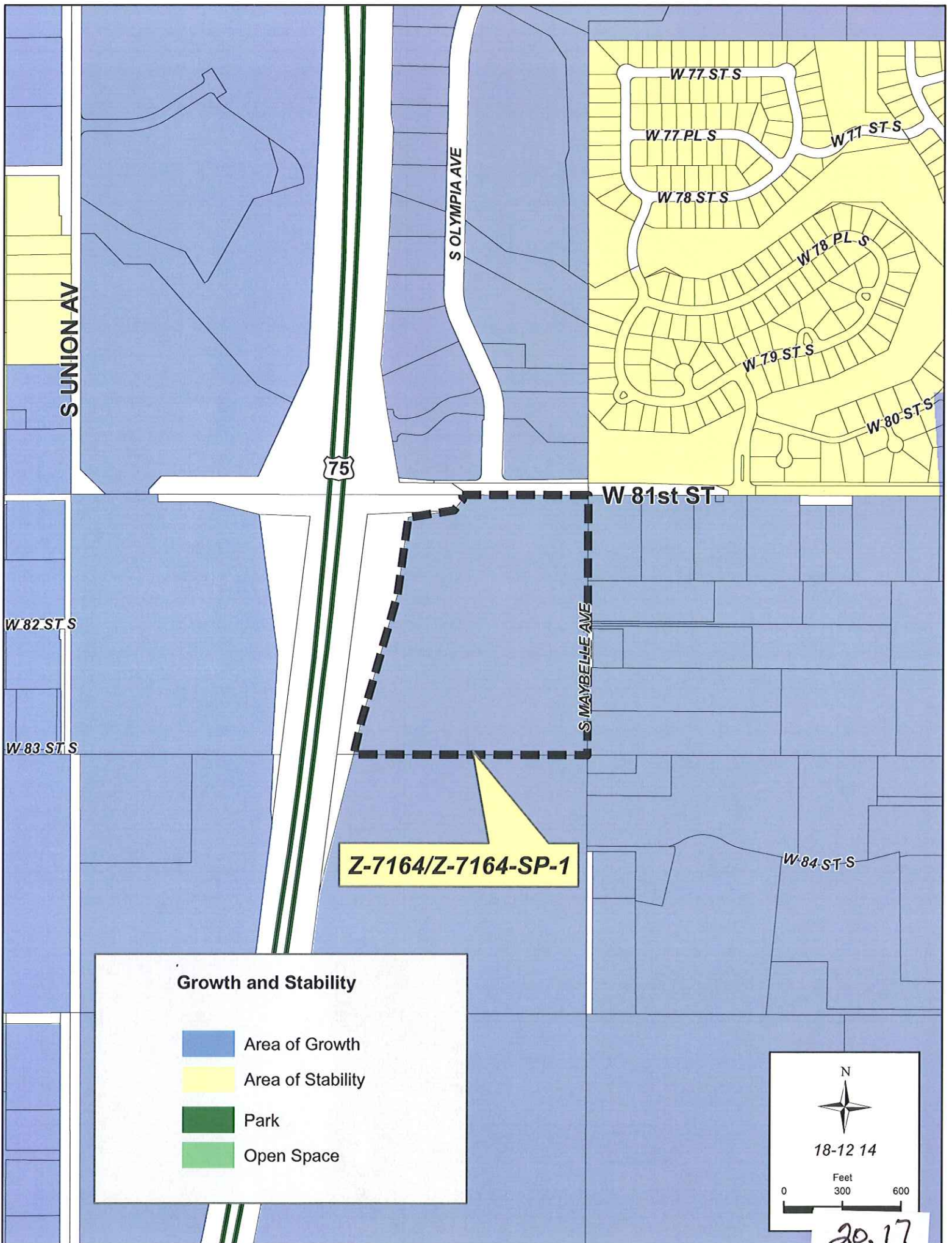
Traffic: No comments.

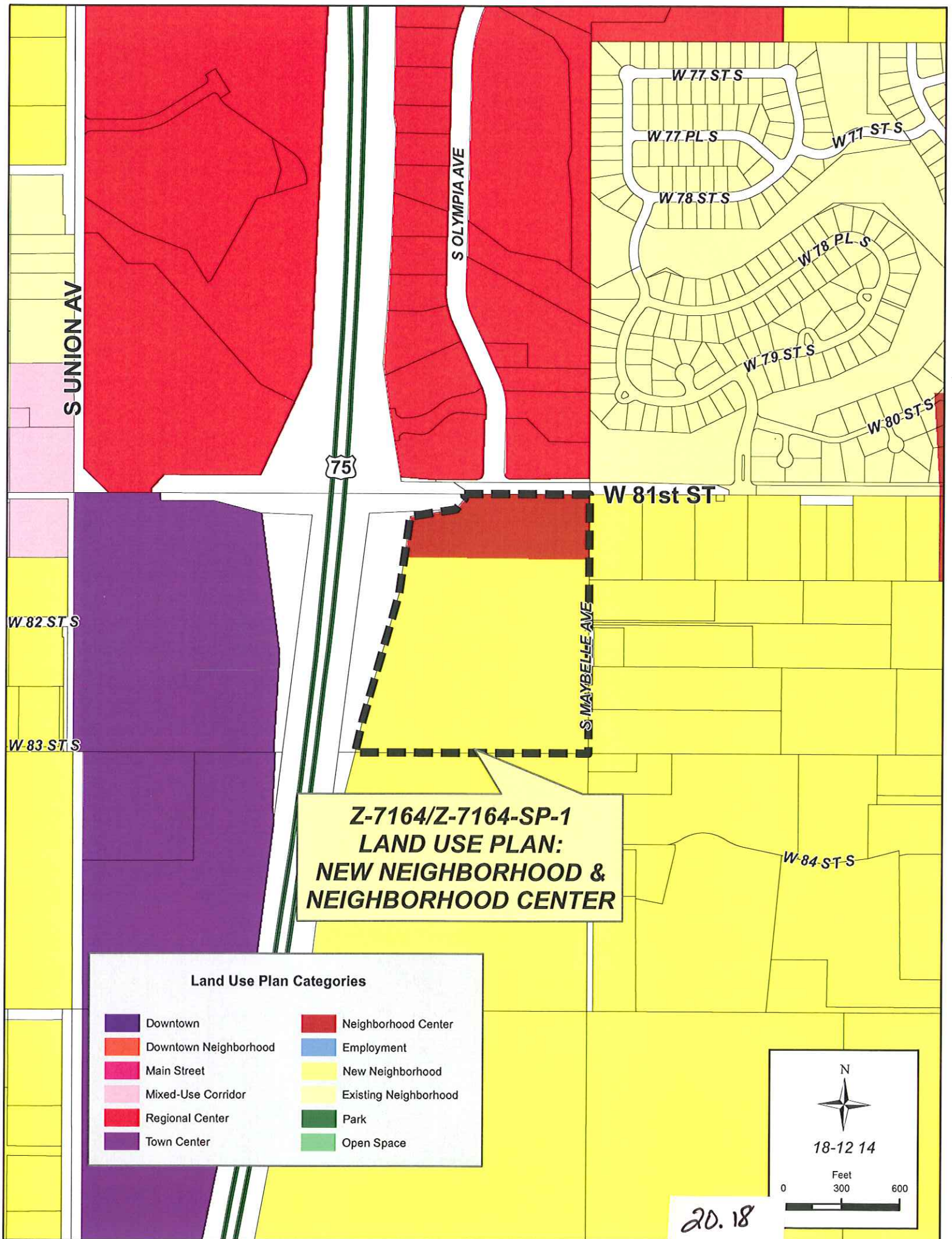
Airport Authority: The proposed development falls within the traffic pattern zone for Jones Riverside Airport. The airport requests that navigation easement language be attached to the plat. The airport also requests that FAA form 7460-1 (air study) be submitted for the development and two identification signs be located along HW 75.

GIS: No comments.

Street Addressing: No comments.

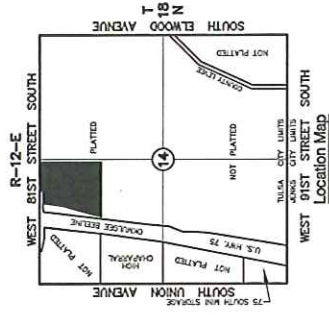
03/02/11







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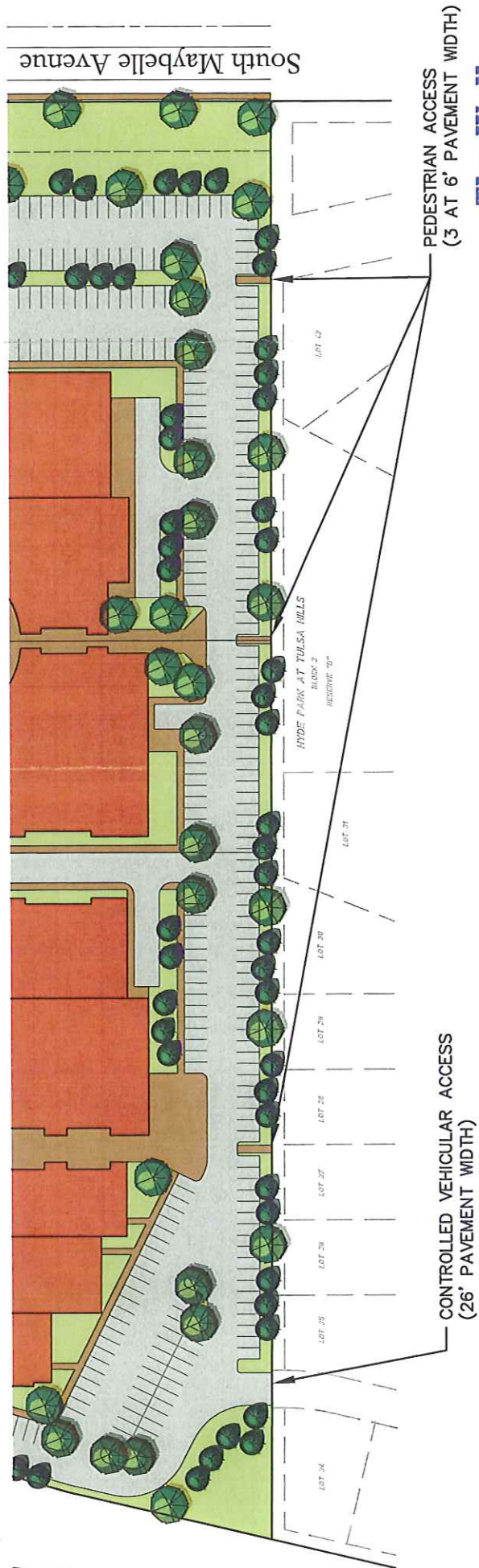
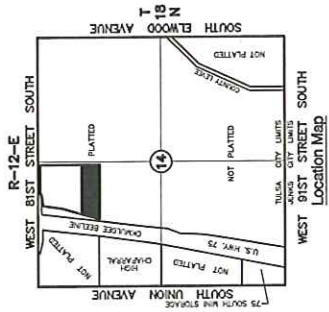


The Walk at Tulsa Hills

Concept Illustration
EXHIBIT 'A'

Corridor District Site Plan Z-7562-SP-1
January 20, 2011

20.19



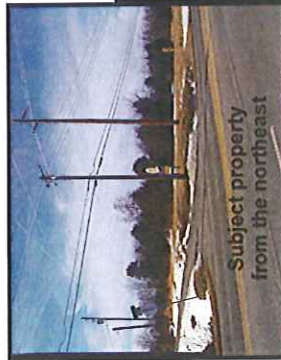
The Walk at Tulsa Hills

South Boundary Connectivity
Concept Illustration

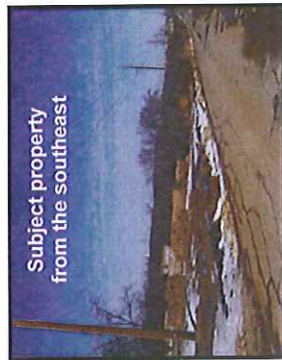
EXHIBIT 'A.1'
Corridor District Site Plan Z-7562-SP-1
February 22, 2011



20.20



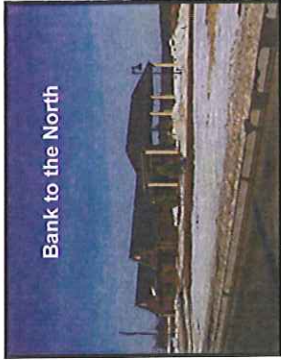
Subject property from the northeast



Subject property from the southeast



Tulsa Hills Regional Shopping Center



Bank to the North



Single Family Subdivision to the Northeast



Currently vacant property - northwest corner of Olympia Ave. and W. 81st St.



"1-75"



Hyde Park single-family subdivision



Hyde Park single-family subdivision



SUBJECT TRACT

Nickel Creek Apartments

West-Ridge Plaza

Single Family Homes

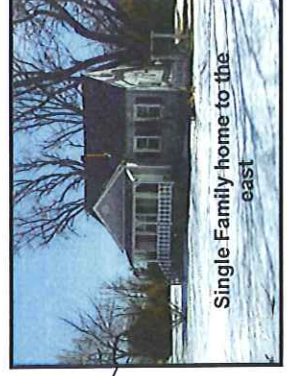
Cemetery



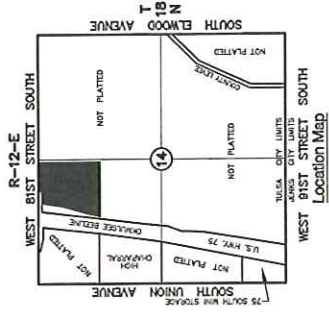
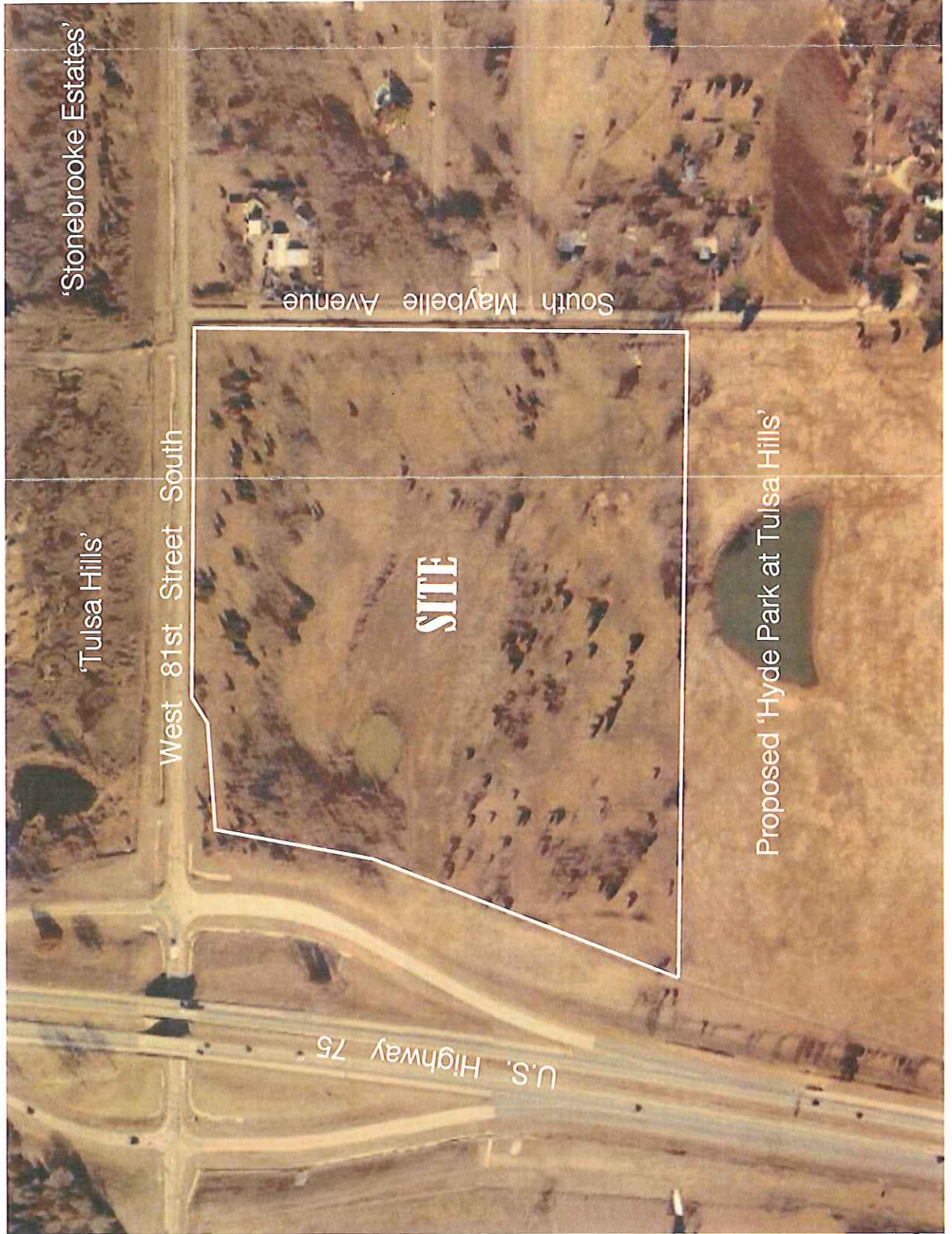
Single Family home to the east



Single Family homes to the east



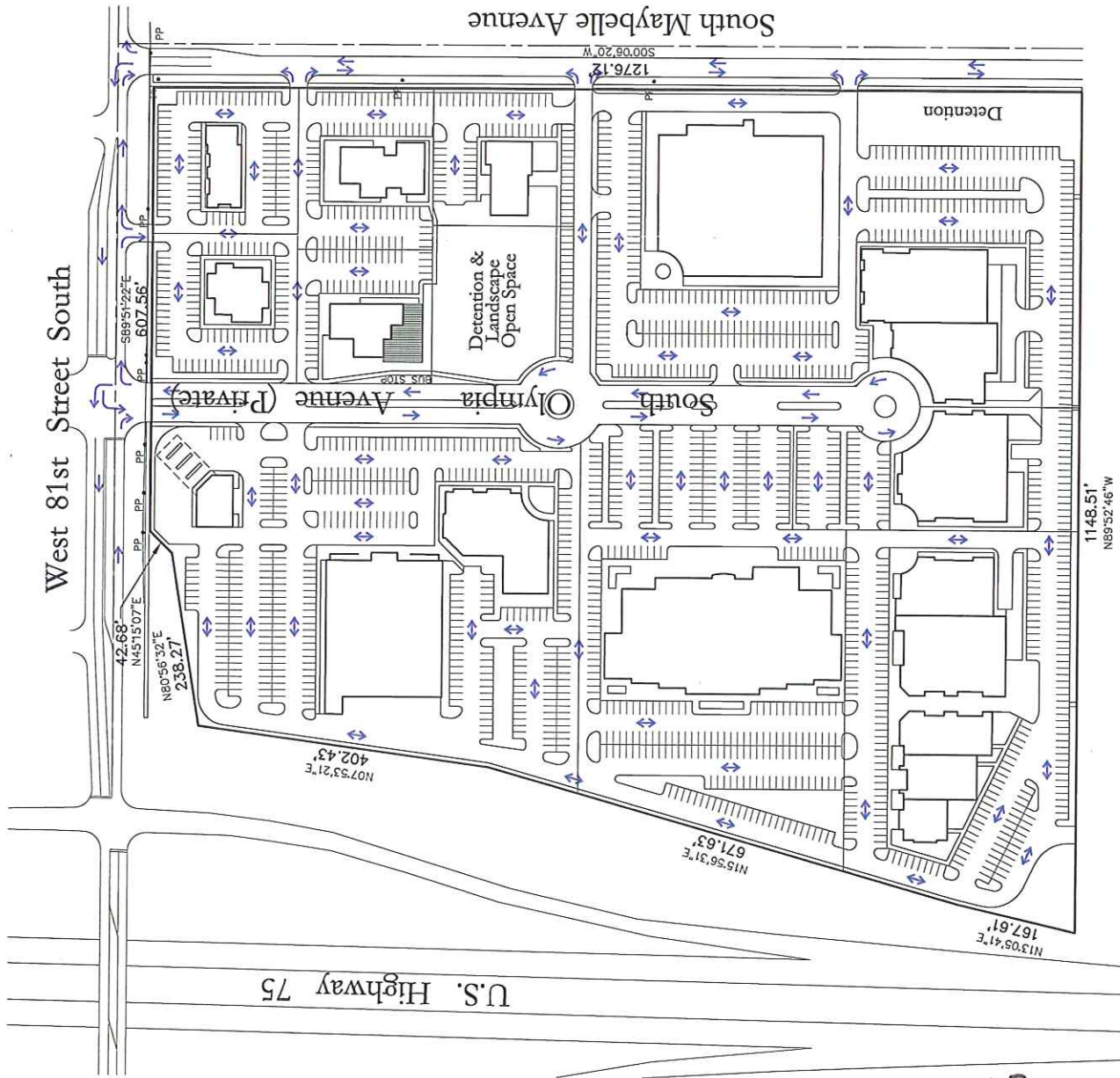
Single Family home to the east



The Walk at Tulsa Hills

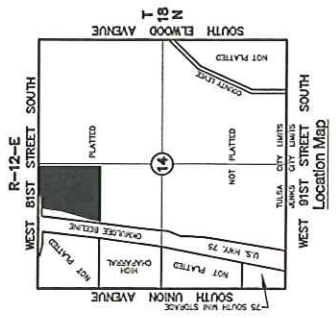
Aerial Photo
EXHIBIT 'B'
Corridor District Site Plan Z-7162-SP-1
January 20, 2011

20.22



Legend

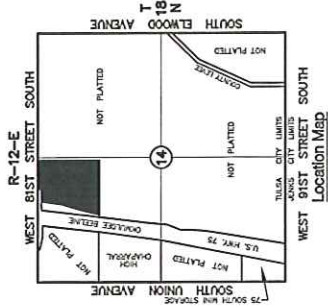
→ DIRECTION OF TRAFFIC FLOW



The Walk at Tulsa Hills

Access & Circulation
EXHIBIT 'C'

Corridor District Site Plan Z-7562-SP-1
January 20, 2011

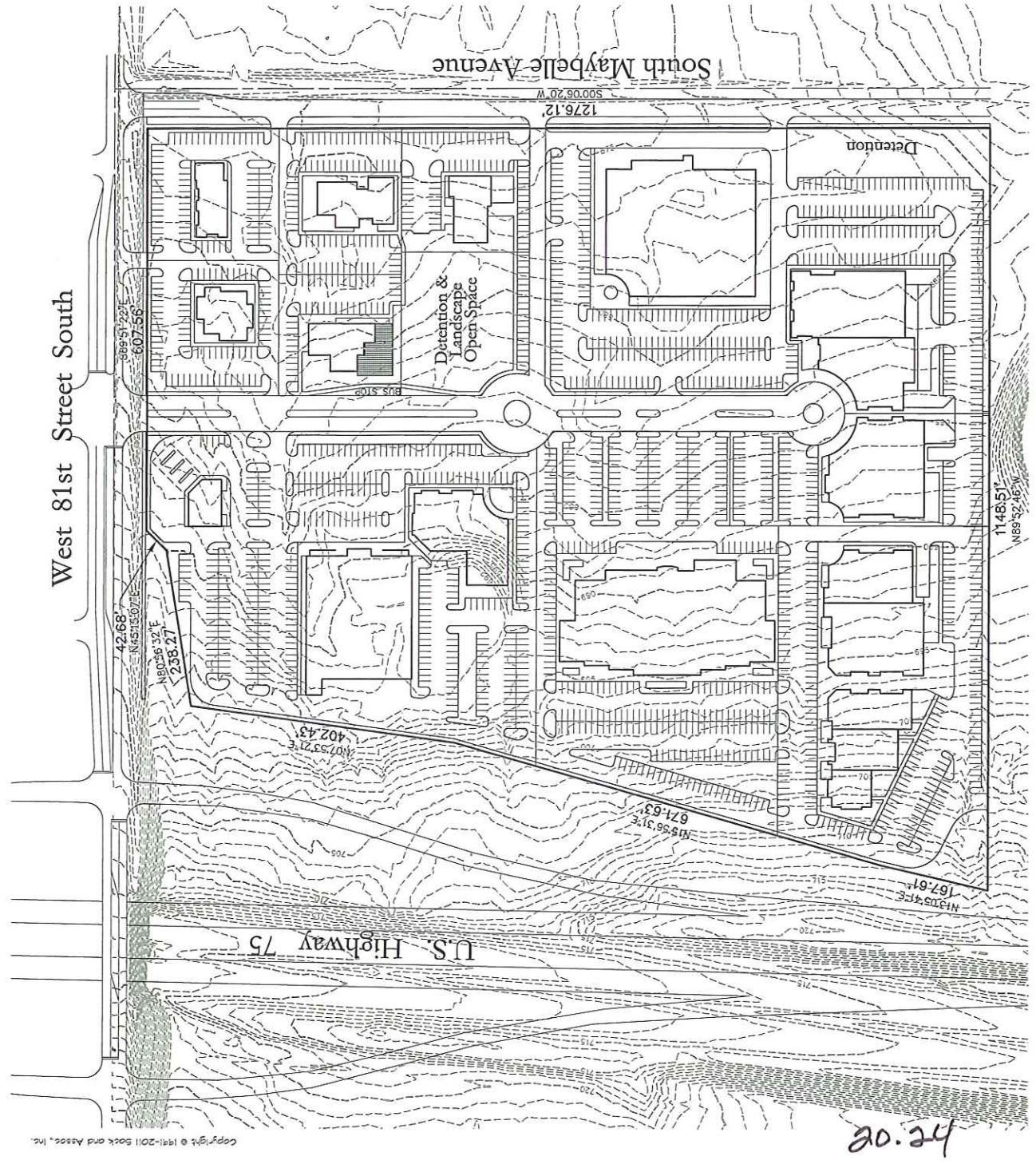


The Walk at Tulsa Hills

Site Map & Topography

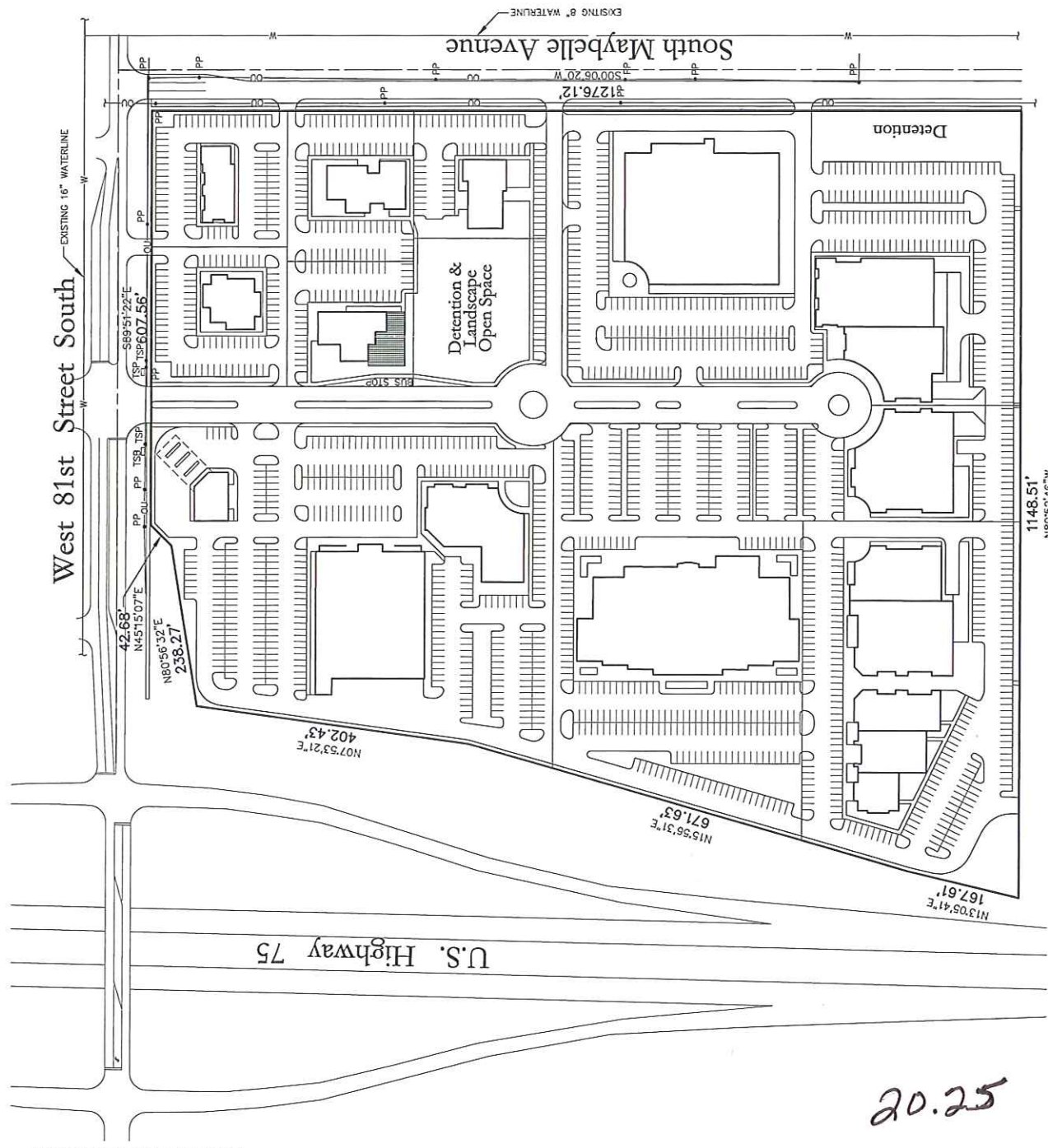
EXHIBIT 'D'

Corridor District Site Plan Z-7562-SP-1
January 20, 2011





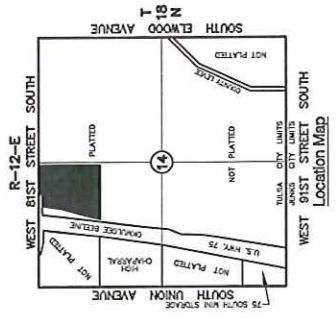
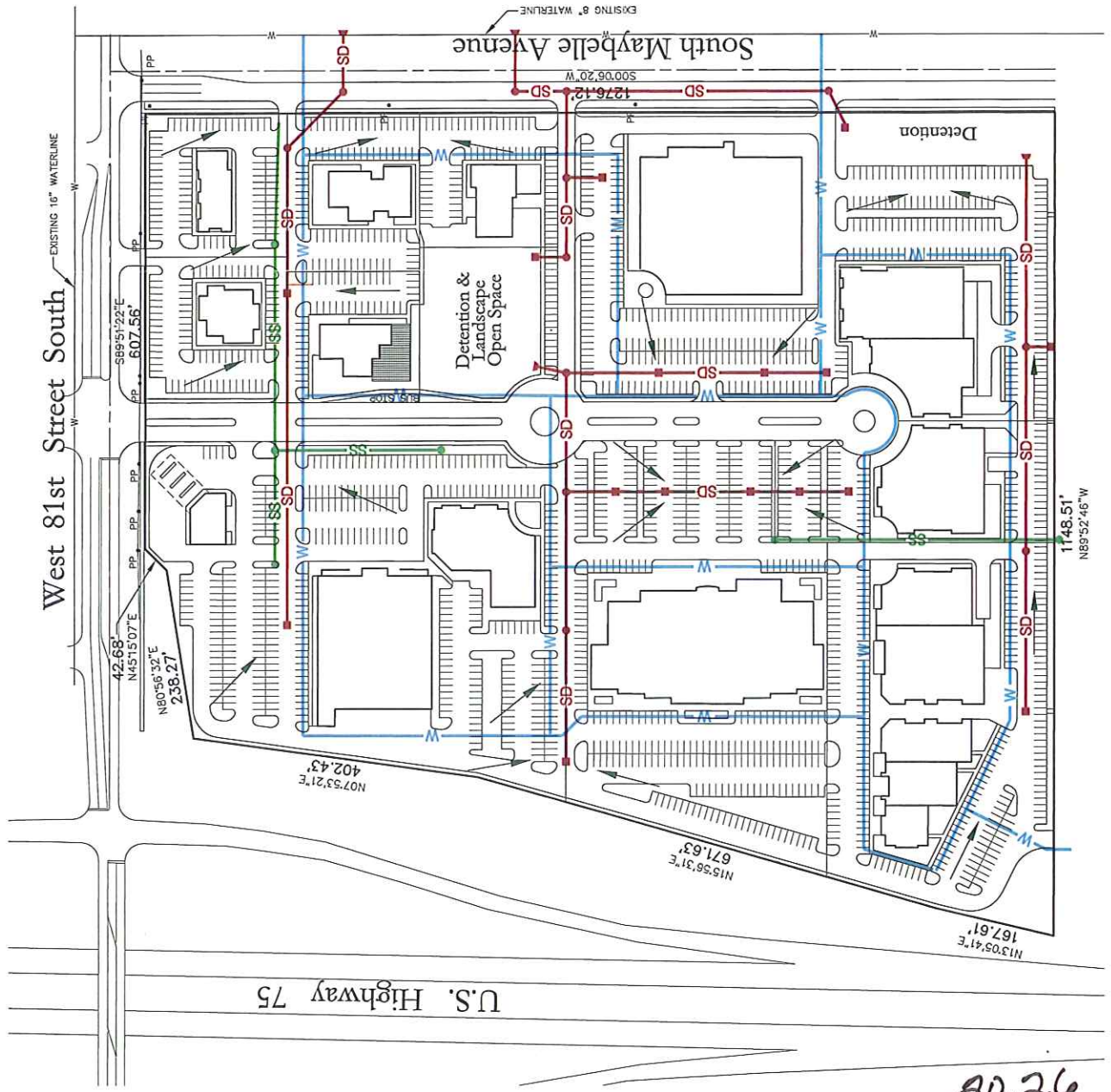
Legend
 PP = POWER POLE
 TSB = TRAFFIC SIGNAL BOX
 TSP = TRAFFIC SIGNAL POLE



The Walk at Tulsa Hills

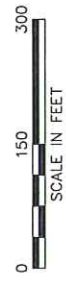
Existing Utilities
EXHIBIT 'E'

20.25



Legend

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- DRAINAGE FLOW



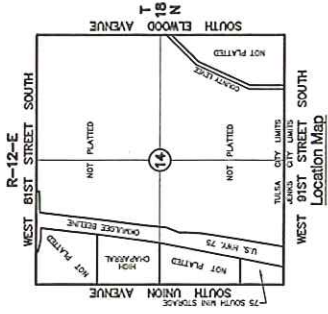
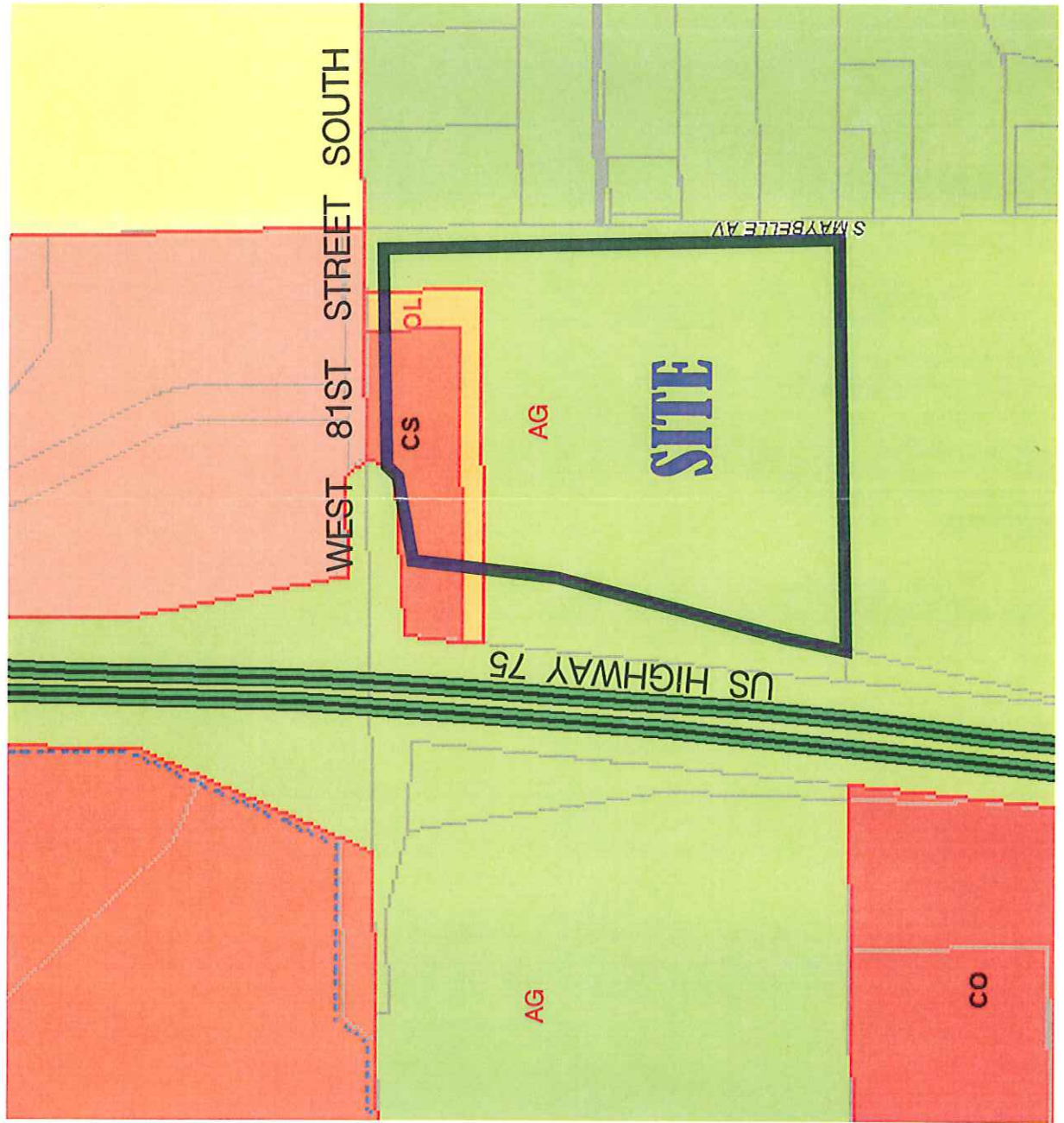
The Walk at Tulsa Hills

Preliminary Drainage Concept
& Proposed Utilities

EXHIBIT 'F'

Corridor District Site Plan Z-7562-SP-1
January 20, 2011

20.26



The Walk at Tulsa Hills

Area Zoning Map
EXHIBIT 'G'

Corridor District Site Plan Z-7562-SP-1
January 20, 2011



Typical Commercial Application of the Skystream 3.7 Wind Turbine showing 'typical' height and blade size

The WALK in Tulsa Hills *a retail center*

At the southeast intersection of Highway 75 and 81st Street inTULSA, OKLAHOMA

Contact Information

Matt Mardis - Paine & Associates

918.481.5380 ext 13

Brian Paine - Paine & Associates

918.481.5380 ext 12

Now Leasing

Join the national Carmike Cinemas, a national health club and supermarket plus the existing 1 million square feet of retail along Hwy 75 in Tulsa, Oklahoma's fastest growing retail corridor. We are currently accepting Letters of Intent from inline retailers, pad site users and small/medium shop tenants. Delivery is anticipated for the 4th quarter of 2011.



Rainwater cistem (going green in Gruene, Texas) very similar to the ones proposed for The WALK in Tulsa Hills

GARRETT MOORE COMPANY 14860 Montfort, Suite 104 ♦ Dallas, Texas 75254 USA ♦ 972.968.0000

a collaboration of real estate services

www.GarrettMooreCompany.com

www.TheWalkInTulsaHills.com

20.29

Writer's E-Mail:
rlreynolds@ellerdetrich.com

November 19, 2010

Terry W. and Donna C. Bradley, Trustees
Terry W. and Donna C. Bradley Revocable Trust
12021 South 2nd Street
Jenks, Oklahoma 74037

Re: The Walk in Tulsa Hills
Southeast Corner of West 81st Street and Highway 75 (the "Property")

Dear Mr. and Mrs. Bradley:

I am writing to invite you to a meeting at the Tulsa Hills Church of the Nazarene (840 West 81st Street South, Tulsa Oklahoma, 74132) on Tuesday, November 30th, from 7:00 p.m. to 8:00 p.m. This meeting is to share information about the Garrett Moore Company's proposed "Walk in Tulsa Hills" project with our surrounding neighbors.

In order to develop the Property as planned, we will submit the Property for re-zoning and request that the City permit the use of the Property for commercial shopping purposes in accordance with a City approved Site Plan.

Since it is part of the Garrett Moore Company's mission to be a good neighbor, I am inviting you to this meeting about our project and we will set aside time for any questions you may have.

I look forward to seeing you on Tuesday, November 30th at 7:00 p.m.

Sincerely,

ELLER & DETRICH
A Professional Corporation

R. LOUIS REYNOLDS

RLR:kfm
cc: The Reverend Jim Thornton
Mr. Terry G. Moore

I:\10-1158-01\Meeting with Neighbors\ltr-17.doc

20.30

Writer's E-Mail:
rlreynolds@ellerdetrich.com

November 23, 2010

VIA HAND DELIVERY

Ms. Kay Price
5815 South 31st West Avenue
Tulsa, Oklahoma 74103

Re: Proposed Walk at Tulsa Hills

Southeast Corner of West 81st Street South and Highway 75 (the "Property")

Dear Kay:

In connection with the above referenced matter, enclosed is a copy of a letter we mailed on Friday inviting our adjacent neighbors to a meeting on Tuesday, November 30, 2010 at 7:00 p.m. at the Tulsa Hills Church of the Nazarene located at 840 West 81st Street South, Tulsa, Oklahoma, 74132.

I appreciate the time you spent with Ted and I discussing this matter and we look forward to the meeting with our neighbors prior to requesting that the Property be re-zoned.

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER & DETRICH
A Professional Corporation

R. LOUIS REYNOLDS

RLR:kfm

P.S. Happy Thanksgiving.

I:\10-1158-01\Meeting with Neighbors\Price ltr-1.doc

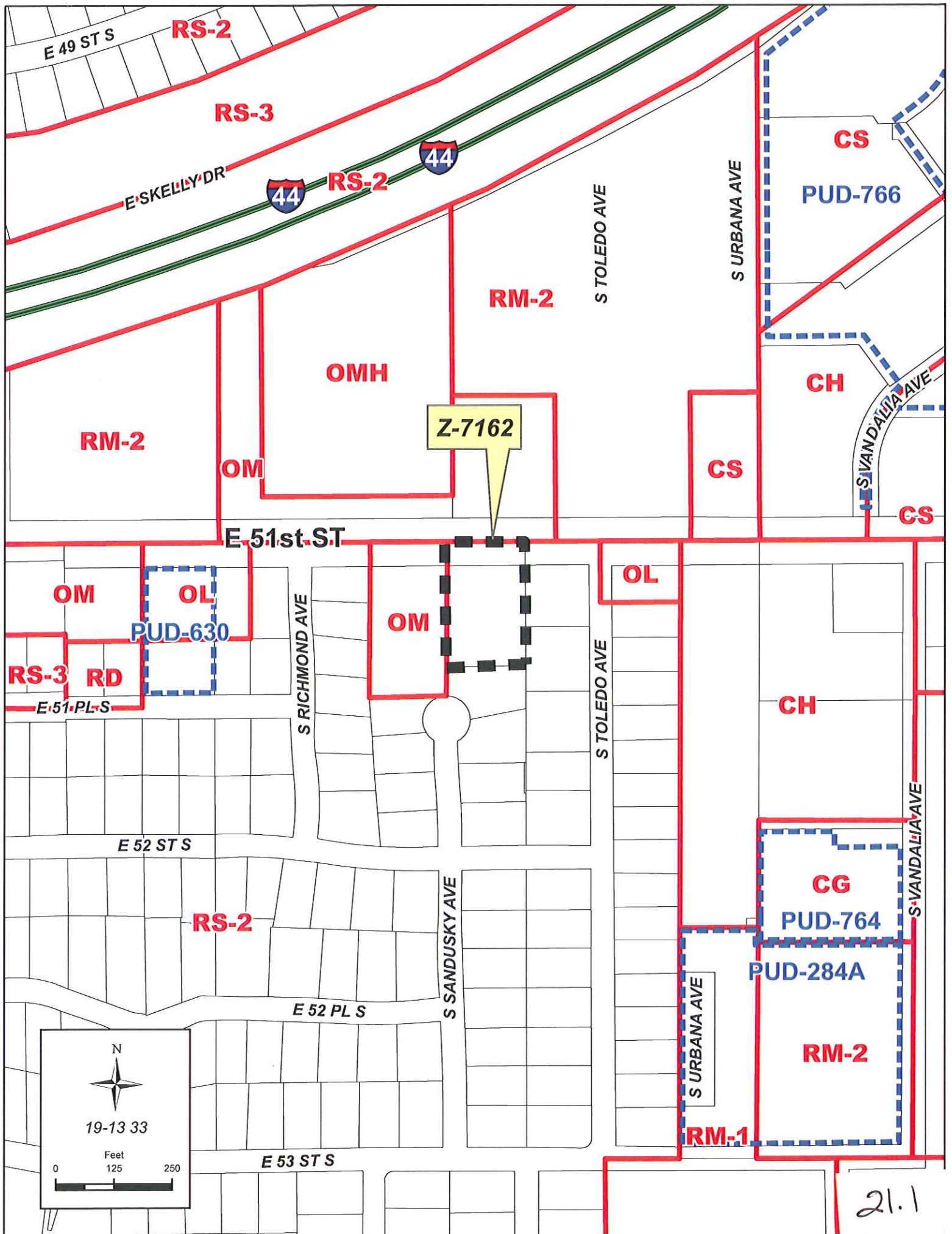
20.31

TUESDAY, NOVEMBER 30TH
7:00 P.M.

THE WALK AT TULSA HILLS
SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>	<u>E-MAIL</u>
LOU REYNOLDS	2727 E. 21 ST ST	Mugnd@Jellin
Wally + Jolly Washam	MAYBELL	schuch.com
MARK WILLIAMS	1421 W. 103 TH ST. JENKS	MWilliams@CHEROKEE
Kaye Price	5815 S. 31 ^{W.} Ave 74107 West of River Tenants & Homeowners	BUILDERS, INC. See Rich's E-Mail
Jenice Almgren	7916 S. Union Ave.	
Jim + Pam Osborn	7907 S. Waco Ave	osborn444@cox.net
Leggy + Howard Ferrell	6504 S. Waco Ave	hferrell1952@cox
Gay Downing	14001 E. 161 ^{ST.} S. Bixby	Caldwell Banker Realtor
Barbara Ragan	808 W. 81 st	Caldwell Banker Realtor
HUGH C. McCullaugh	1731 W. 63 rd St. So Tulsa, OK 74132	HCMTOWN@AOL.COM
Rich PERKINS	1734 W 63 rd St. Tulsa OK 74132	P50ONERS1@COX.NET
Sandra Wyatt	Oklahoma Central C. U. Tulsa, OK.	
LARRY TURNER	647 W 79 th ST TULSA	PRESIDENT@STONEBROOKETULSA.COM
Chris Major	7738 S. Indian	Treasurer@ " "
RANDY BRAUSTETTER	7648 S. GUTHRIE	STONEBROOKET@COX.NET
ALLEN BARROW	3765 S. WHEELING, Tulsa	
JANE QUINN	Tulsa	
Dinda Morris	8355 S Maybelle	
JONATHAN Cowan	646 W. 78 TH ST TULSA, 74132	

<u>Name</u>	<u>Address</u>	<u>E-mail</u>
Angie King	840 W. 81 st	angicking14@cox.net
Joey Cole	24th W 81 st	JCOLEAIA@cox.net
John Wyrnick	Hyde Park	jwyrnick@stepbstep.net
CHARLIE WOLLERSHAUSEN	HYDE PARK	CHARLIE@JWISUPPLY.com
ERIC ROGERS	HYDE PARK	ZONADESIGNS@yahoo.com
JACK DILL	"	charlie@JWISupply.com





19-13 33

0 125 250
Feet

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



Z-7162



19-13 33

Feet
0 25 50

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

21.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7162

TRS 9333

Atlas 468

CZM 47

CD-7

TMAPC Hearing Date: March 2, 2011

(Continued from February 2, 2011)

Applicant: Lou Reynolds

Tract Size: .9± acres
32,204± square feet

ADDRESS/GENERAL LOCATION: West of southwest corner of East 51st Street and South Toledo Avenue

EXISTING ZONING: RS-2

EXISTING USE: Vacant

PROPOSED ZONING: OL

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6760 June 2000: All concurred in approval of a request for rezoning a 1.9± acre tract of land from RS-2 to OL, application related to PUD-630 (see below) on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property.

PUD-630 June 2000: All concurred in approval of a proposed Planned Unit Development on a 3.65± acre tract of land for a drive-in banking facility, application related to Z-6760, on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property.

Z-6590 June 1997: Staff and TMAPC recommended for denial of a request for rezoning a .43± acre tract of land from RS-2 to OM and approval of OL for office use, on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property. City Council approved OL for Lot 1 and the north 30' and denial of the remainder.

BOA-4627 April 14, 1965: The Board of Adjustment approved a Special Exception to permit a home beauty shop, on property located on the subject property.

BOA-4031 April 10, 1963: The Board of Adjustment approved a Special Exception to permit a fire station per the City of Tulsa Fire Department, on property located on the southwest corner of East 51st Street and South Toledo Avenue and abutting the subject property to the east.

21.4

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .9+ acres in size and is located west of the southwest corner of East 51st Street and South Toledo Avenue. The property appears to be vacant and is zoned RS-2.

SURROUNDING AREA: The subject tract is abutted on the east by a fire station, zoned RS-2; on the north by offices, zoned OM; on the south by single-family residential uses, zoned RS-2; and on the west by offices, zoned OM.

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

TRANSPORTATION VISION:

The Major Street and Highway Plan designates East 51st Street as a secondary arterial and the property lies south of I-44, an expressway. Much roadway construction is underway on these facilities. The roadway in this area appears to be designated a multimodal corridor. Multimodal corridors are envisioned as accommodating the various alternative transportation modes, from pedestrian to buses to other high occupancy forms, as well as personal vehicles.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street	Secondary arterial	100'	4 + turning lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this property as a Mixed Use Corridor. Mixed Use Corridors are intended to couple high capacity transportation routes with housing, commercial and other employment uses. Typically the transportation facilities in these corridors have four or more travel lanes, with perhaps additional lanes for bicycle or transit use. Buildings along the Mixed Use Corridors are envisioned as fronting on the sidewalks, which feature street trees, medians and parallel parking strips, although building-associated parking is anticipated to be located behind the particular buildings. Properties adjacent to it are similarly designated and those to the north are designated as Town Centers.

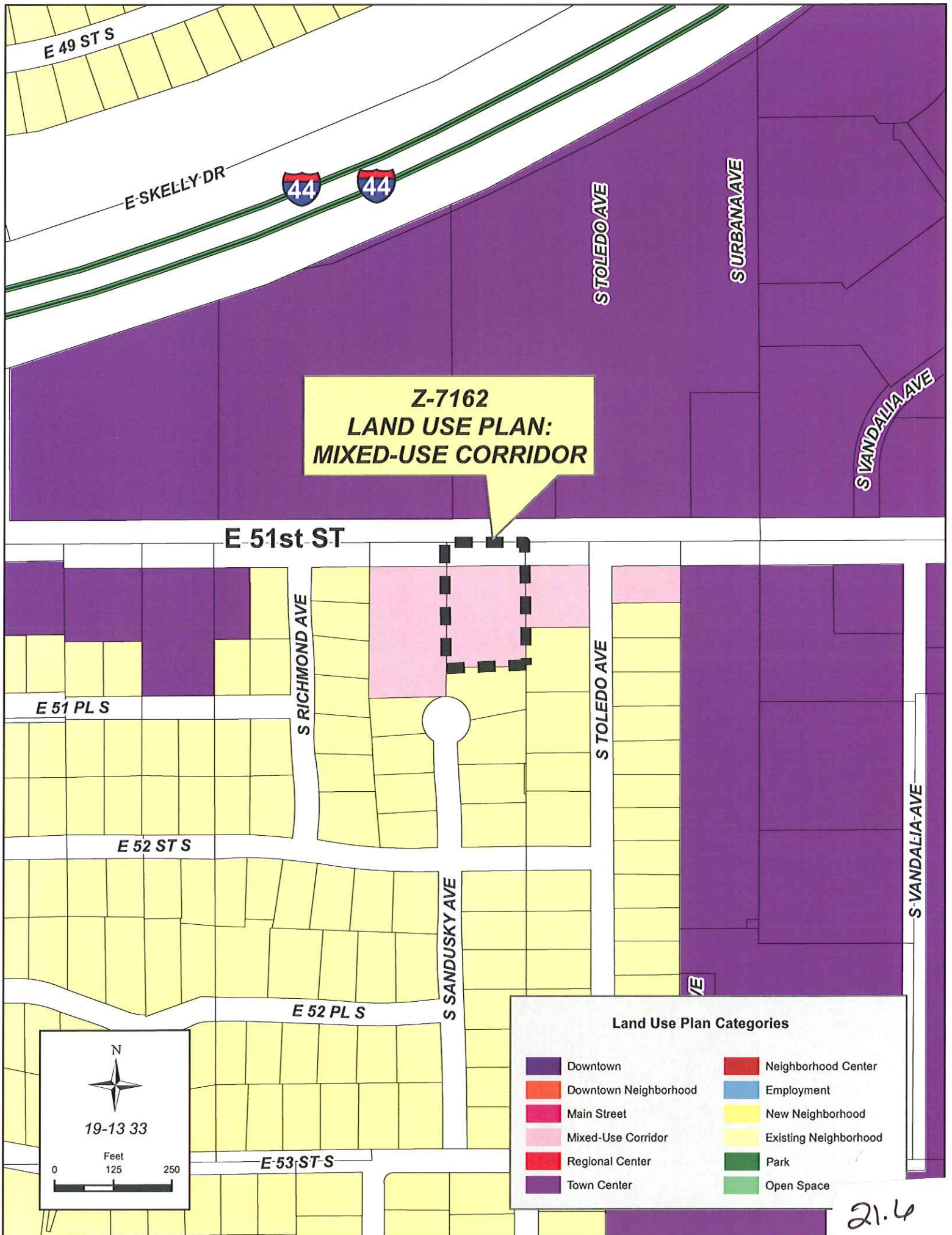
East 51st Street is a heavily traveled arterial and is being improved. This area is also designated as an area of growth, and clearly this area is one of transition to higher intensity development. According to the comprehensive plan, areas of growth are seen are locations in which municipal resources should be allocated when possible to encourage higher intensity development. The requested OL zoning is in accord with the Comprehensive Plan.

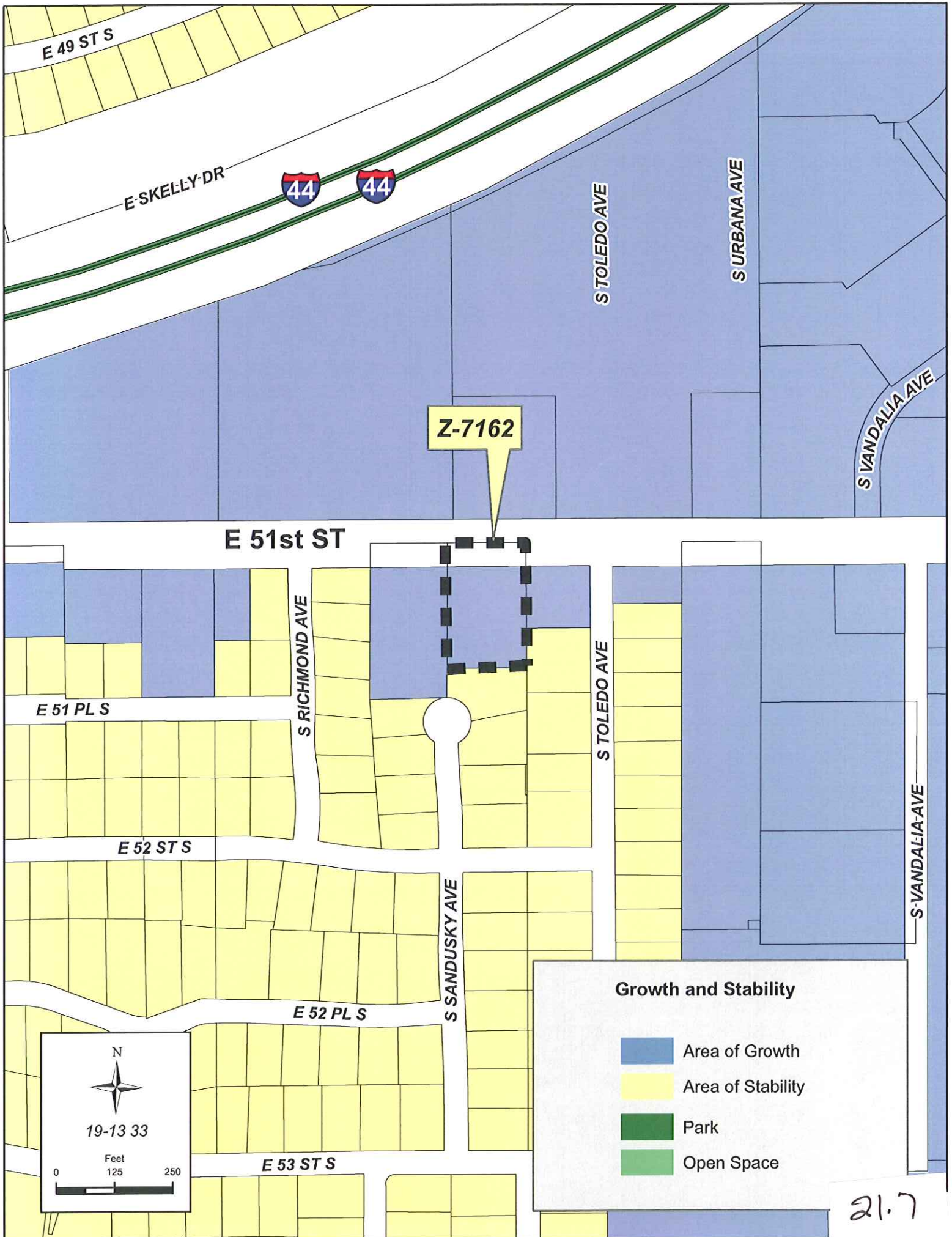
STAFF RECOMMENDATION:

Based on surrounding development, trends in the area and the Comprehensive Plan, staff can support the rezoning request and recommends **APPROVAL** of OL zoning for Z-7162.

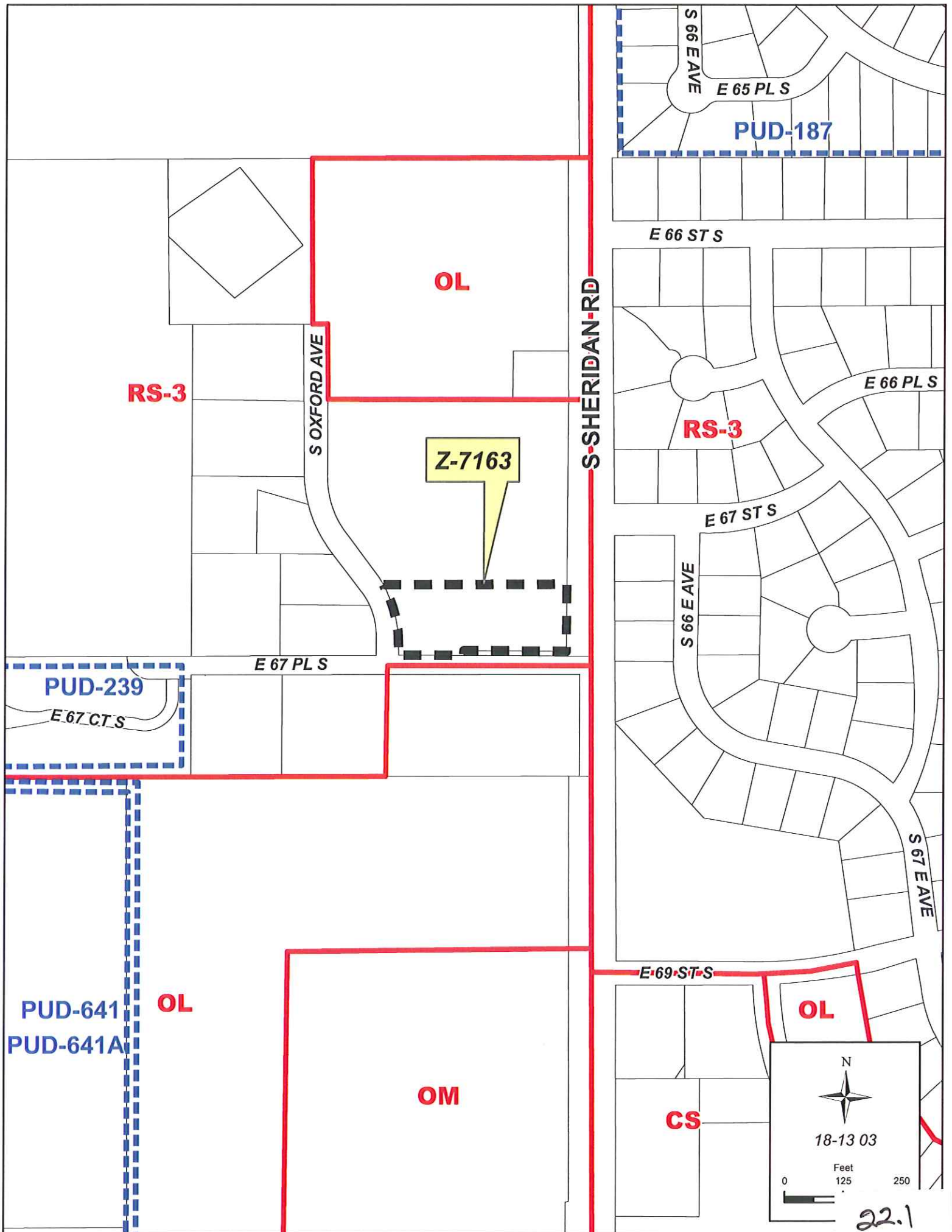
03-02-11

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21.7





S 66 E AVE

E 65 PLS

E 66 ST S

E 66 PLS

E 67 ST S

S 66 E AVE

S 67 E AVE

E 69 ST S

S OXFORD AVE

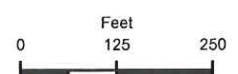
S SHERIDAN RD

E 67 PLS

E 67 CT S



18-13 03



Note: Graphic overlays may not precisely align with physical features of Aerial Photo D

22.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7163

TRS 8303

Atlas 1001

CZM 53

CD-7

TMAPC Hearing Date: March 2, 2011

(Continued from February 2, 2011)

Applicant: Mark R. Reents

Tract Size: 1.21± acres
52,707.6± square feet

ADDRESS/GENERAL LOCATION: Northwest corner of East 67th Place and South Sheridan Road

EXISTING ZONING: RS-3

EXISTING USE: Church property

PROPOSED ZONING: OL

PROPOSED USE: Medical offices

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-17385 May 28, 1996: The Board of Adjustment approved a Special Exception to permit a private school in association with a previously approved church, in an RS-3 district, per plan submitted; subject to the enrollment for pre-school only, on property located at 6730 South Sheridan Road and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.21± acres in size and is located at the northwest corner of East 67th Place and South Sheridan Road. The property is vacant and zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by a church and related uses, zoned RS-3; on the south by a heavily wooded area, zoned OL; and on the west by single-family residential uses, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates this as a mixed use corridor and South Sheridan as a multi-modal corridor. Mixed use corridors are envisioned to pair high capacity transportation facilities with a mix of housing, commercial and other employment uses. Travel facilities usually have four lanes and sometimes associated bicycle and transit lanes. Sidewalks may

be separated from traffic by street trees, medians and parallel parking strips. Vehicular parking associated with buildings is to be located at the rear of the buildings, which are envisioned to face the street. Multimodal corridors are to accommodate a variety of transportation means in order to encourage options.

The Comprehensive Plan also designates this as an area of growth. The purpose of Areas of Growth is to direct allocation of municipal resources and channel growth to areas in which they will be beneficial and optimize access to jobs, housing and services while shortening/reducing vehicular trips.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary arterial	100'	4
East 67 th Place	N/A	N/A	2

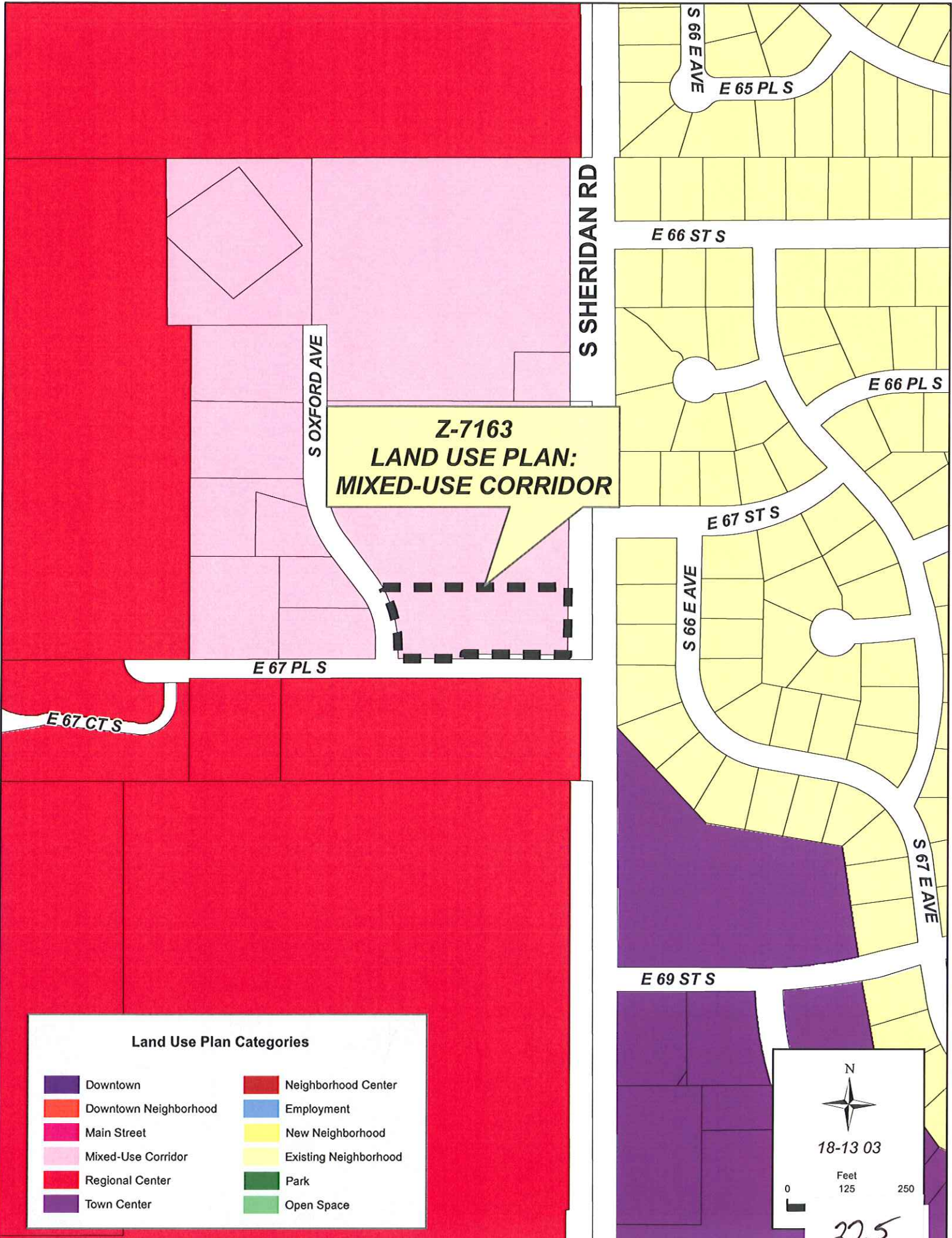
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

According to the Comprehensive Plan, the requested OL is in accord with the plan. The area is currently one of mixed uses and that is projected to continue. Refer to Transportation Vision section above for further details.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, surrounding uses and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of OL zoning for Z-7163.

03-02-11



Land Use Plan Categories

- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |

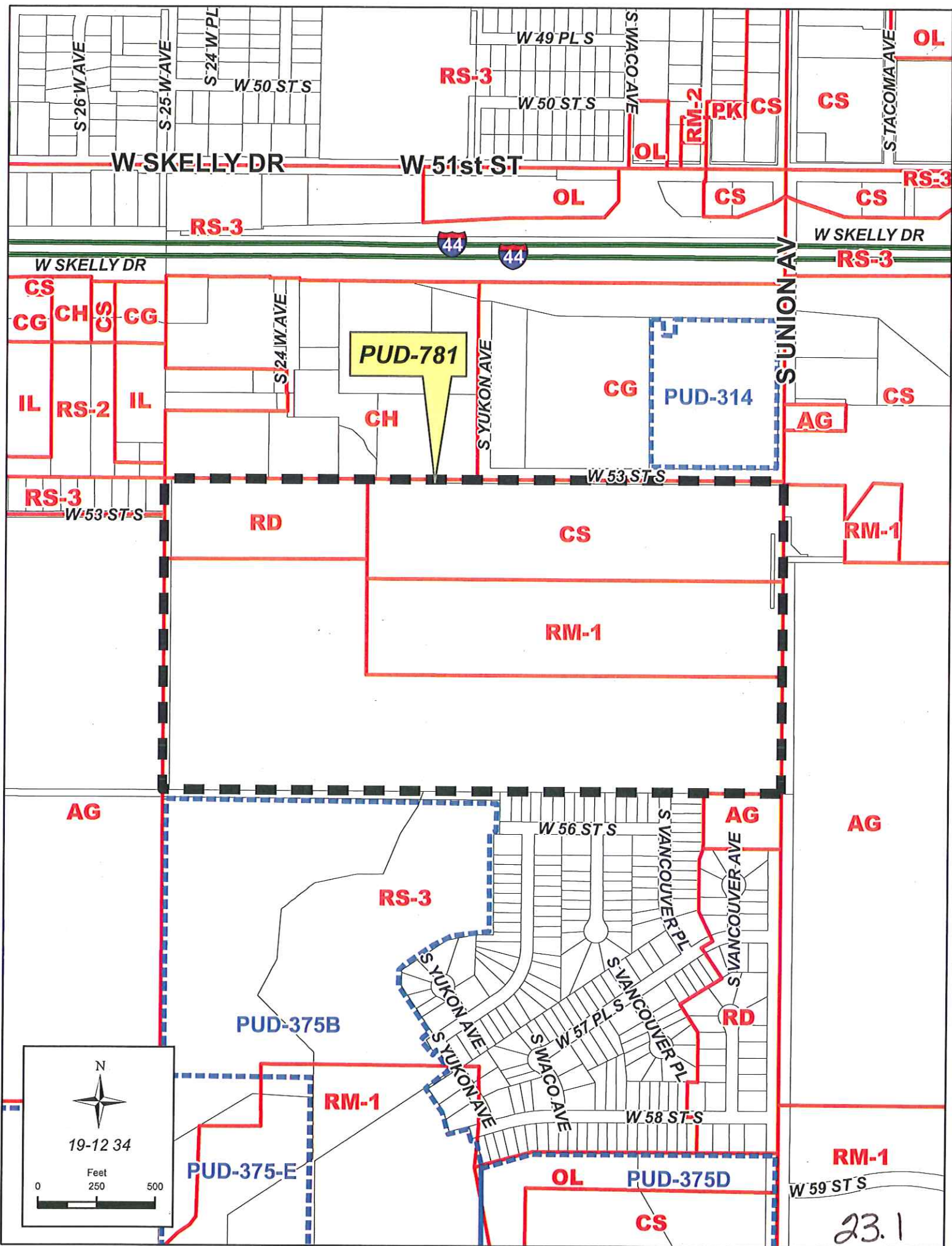


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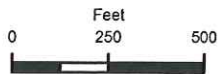
23.1



PUD-781



19-12 34



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

23.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-781

SUMMARY OF RECOMMENDATIONS:

TRS 9234

Atlas 569

CZM 46

CD-2

TMAPC Hearing Date: March 2, 2011

Applicant: Tanner Consulting, LLC

Tract Size: 80.36± acres

ADDRESS/GENERAL LOCATION: Southwest corner West 53rd Street and South Union Avenue

EXISTING ZONING: RS-3/RD/RM-1/CS

EXISTING USE: Vacant

PROPOSED ZONING: RS-3/RD/RM-1/CS/PUD

PROPOSED USE: Use Unit 20

ZONING ORDINANCE: Ordinance number 13029 dated December 20, 1773, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-375-B October 2003: A request for a major amendment to the PUD to add an additional 10± acre tract that abutted the PUD on the west, to the original PUD-375 in order to increase the school campus area. New development standards and approval to add school and accessory school uses was approved.

BOA-14128 July 10, 1986: The Board of Adjustment approved a Special Exception to permit a pre-school day care center to be operated within an existing elementary school in an AG district, on property located at 2524 West 53rd Street and abutting the subject property to the west.

BOA-8533 April 3, 1975: The Board of Adjustment approved a Special Exception to permit a public park, on property located at north of the northeast corner of South Union Avenue and West 59th Street and abutting the subject property to the east across South Union Avenue.

Z-4536 December 1973: All concurred in approval of a request for rezoning a tract of land from AG to RS-3/RD/RM-1/CS on property located on the southwest corner West 53rd Street and South Union Avenue and the subject property.

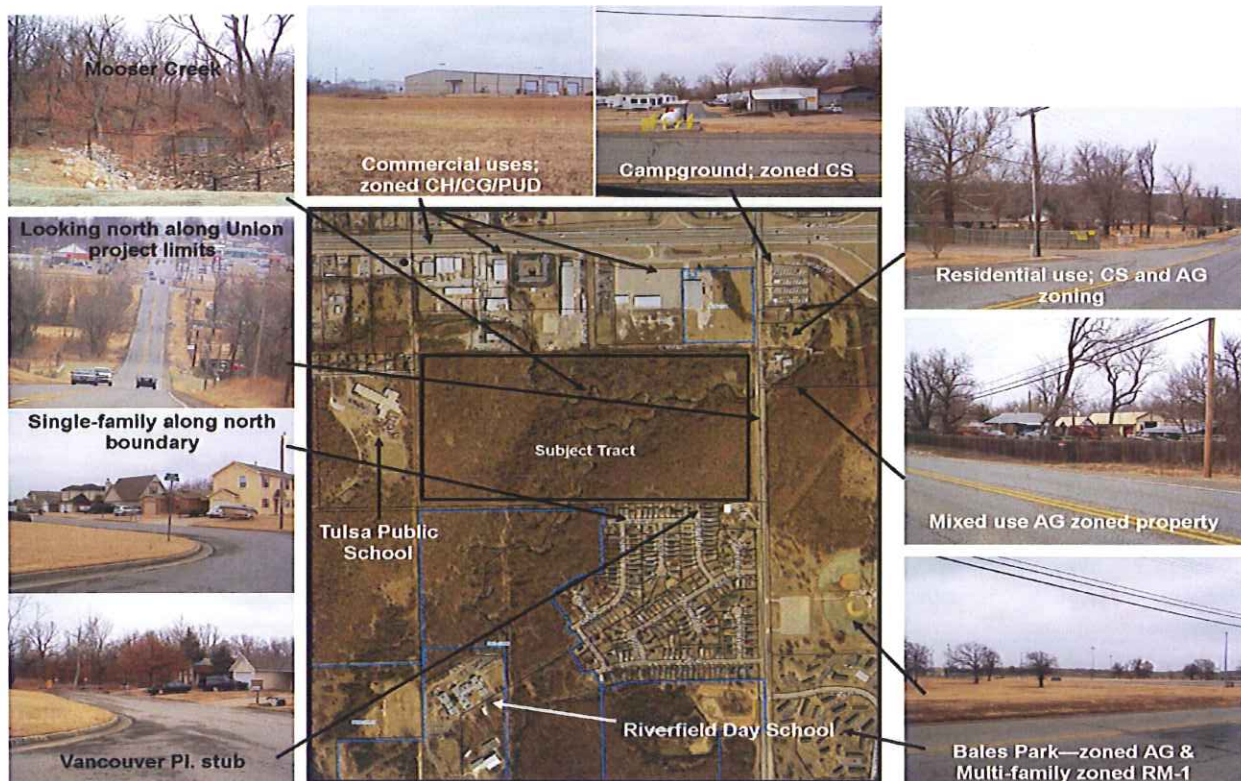
PUD-314 May 1983: All concurred in approval of a proposed Planned Unit Development on a 8.3± acre tract of land for office warehouse on property located on the southwest corner of South Union Avenue and West Skelly Drive and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80.36± acres in size and is located Southwest corner West 53rd Street and South Union Avenue. The property is vacant and is zoned RS-3/RD/RM-1/CS.

SITE ANALYSIS: The subject property is approximately 80.36± acres in size and is located Southwest corner West 53rd Street and South Union Avenue. The property is vacant and is zoned RS-3/RD/RM-1/CS.

SURROUNDING AREA: The subject tract is abutted on the east by Union Avenue. Across Union Avenue is unplatted property zoned AG. The tract is abutted on the north by Frisco Center and Sebring Grand Prix, zoned CG as well as unplatted property zoned CG/PUD-314. Also to the north is unplatted property zoned CH. The property is bordered on the south by Woodview Heights, zoned RS-3 and unplatted property zoned RS-3/PUD-375-B. To the west is unplatted property, zoned AG and one parcel located in Mountain Manor Second, zoned RS-3 (a large version of this exhibit is attached).



UTILITIES: The subject tract has municipal water and sewer available (see Exhibit C).

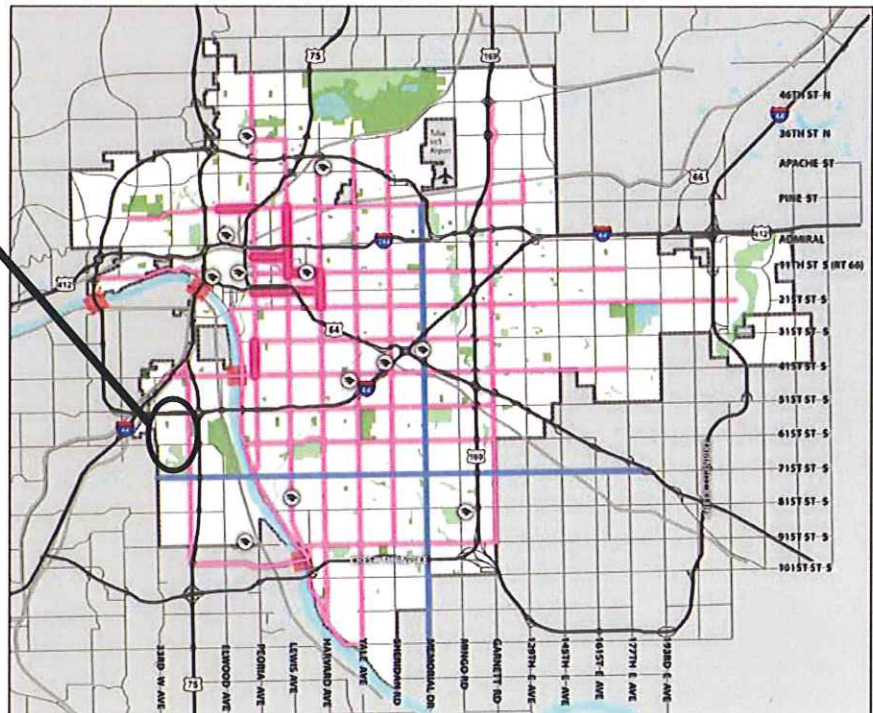
TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate Union Avenue, however the Tulsa Metropolitan Area Major Street and Highway Plan does classify Union Avenue as indicated below.

PROJECT AREA

ROADWAY

-  Main Street
-  Commuter Corridor
-  Multi-Modal Corridor
-  Possible Multi-Modal Bridge
-  Existing/Planned Freeway
-  Parks
-  Open Space



TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN:

Exist. Access

South Union Avenue

MSHP Design

Secondary Arterial

MSHP R/W

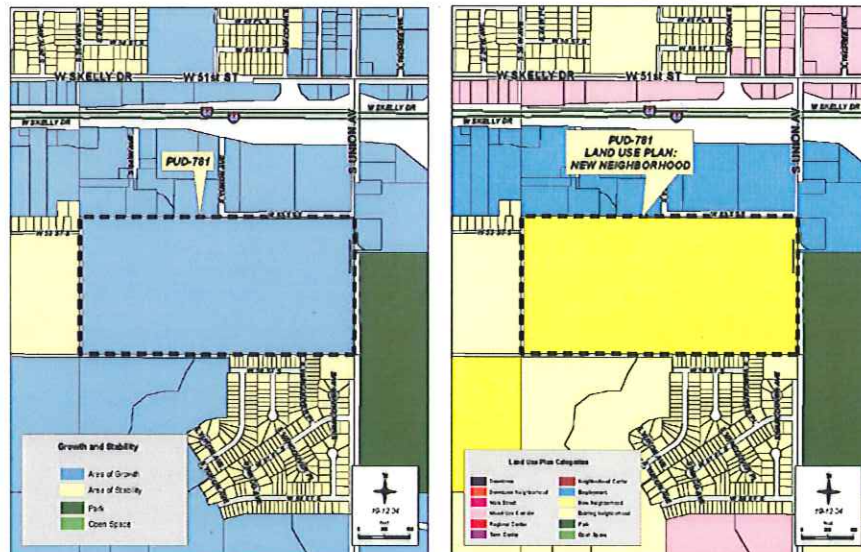
100'

Exist. # Lanes

2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the parcel as an Area of Growth with a land use designation of New Neighborhood (large versions of these displays are attached herein).



Given the extensive floodplain located over a large portion of the 80-acre tract, the difficult terrain combined with what are described as poor market conditions for new residential single-family subdivisions the owner of the property is proposing this interim, less intensive use until

such a time that the property can be fully developed. Provided the aforementioned circumstances staff finds that this unique and transitional use may be found in accord with the plan.

STAFF RECOMMENDATION:

PUD-781 is a distinctive 80-acre tract of land located south of the southwest corner of Interstate 44 (I-44) and South Union Avenue. With a 100-foot change in elevation from the southeast corner of the site to the northwest corner of the site, the property is characterized by a rough terrain with dense vegetation, meandering creeks and limestone rock outcroppings (see Exhibit B – Site Topography). The property has approximately 20 acres of CS zoning, 20 acres of RM-1 zoning, 35 acres of RS-3 zoning and 5 acres of RD zoning. There is no zoning change request with the PUD application.

PUD-781 proposes a Tree Canopy Tour (The Tour) that will provide an exciting and educational outdoor adventure for guests. The Tour is proposed as an interim use until such a time that residential and other non-residential uses are viable for the area. Allowing interim uses has been done in the past, most typically with golf driving ranges and open air activities where the property is allowed to become income producing before the permanent use is constructed. This has been specifically done at the northeast corner of 81st and Mingo Road and near 116th Street South and South Memorial Drive.

The Tour would begin at a small training center located near the Union Avenue frontage. After a short hike down a foot trail guests will be guided to the first tree platform. After climbing to the first platform a series of platforms allow for guests to travel the tree canopies via the use of a harness and pulley; across cables that connect the platforms together. Sky bridges would span several locations creating an intimate experience with native trees and wildlife (see Exhibits A – Conceptual Site Plan and Exhibit E – Zip Line Tour Images).



The tour will incorporate educational elements along the foot paths while gaining elevation to the next platform. Next to the training center, a pavilion is proposed to host an educational component for the Tour. This feature could be used as a destination place for surrounding schools and organizations to learn about plants and wildlife native to the area. The general public would not be free to enter the site unaccompanied. All tours would be guided.

Staff has made several visits to the site and believes the impact to surrounding properties should be minimal due to the extreme terrain and dense vegetation. The southeastern property line is adjacent to 16 single-family residences. Each of these properties is a minimum of 45 feet in vertical elevation above the closest tree platform with 25 foot to 40 foot average tree height. The "usable" height of most of these trees is 15 feet to 30 feet (this means the height above grade a platform can be constructed). A preserved landscaped buffer of 100 feet from the south, west, and northern property lines is proposed to provide the most effective buffer and minimize disturbance to the surrounding property owners. Preservation of a high

percentage of the natural vegetation of the site will also enhance the experience of the Tour's guests. Disturbance to the site will be minimized to construction of the welcome center, training area, a small parking lot, and a series of rustic trail systems.

The proposal also limits the uses within the PUD to Use Unit 20 - Outdoor Recreation – Not Elsewhere Classified (NEC) to permit the Canopy Tour only. No other Use Unit 20 uses will be permitted. Staff contends the proposed use is one of the least obtrusive uses for this tract of land. Staff also believes the use will give the City of Tulsa a truly unique regional attraction drawing the local population as well as, tourists and their economic impact into the area.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-781 to be: (1) As an interim use, consistent with the intent of the Tulsa 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-781 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:

Gross Land Area:	3,500,394.48 SF 80.358 Acres
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Permitted Uses:

The following use shall be permitted: Commercial Recreation, Outdoor Recreation, NEC as permitted in Use Unit 20 to allow for a Zip Line Canopy Tour only and accessory office and retail gift shop and the customary and accessory uses to the principle use.

The following shall **NOT** be permitted: Use Unit 20, Commercial Recreation, Amusement Activities, Arena, Drag Strip, Drive-In Theater, Fairground, Frisbee Golf Course, Go-Cart Track, Golf Driving Range, Miniature Auto Track, Pony Rides, Race Tracks, Auto, Dog, Horse, Rodeo Grounds, Skateboard Track, Stadiums, Tennis Courts, and Water Slides, Use Unit 6, Use Unit 7, Use Unit 8, Use Unit 12, 12A, Use Unit 13, Use Unit 14, Use Unit 15

Permitted Floor Area:	5,000 SF
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Minimum Permitted Building Setbacks:

From South Boundary of PUD	100 FT
From West Boundary of PUD	100 FT
From North Boundary of PUD	100 FT
From the Union Ave. ROW	50 FT

Minimum Permitted Preserved Landscape Buffer Setbacks:

From South Boundary of PUD	100 FT
From West Boundary of PUD	100 FT
From North Boundary of PUD	100 FT

From East Boundary of PUD (<i>Exclusive of Parking</i>)	50 FT
Minimum Off-Street Parking Setbacks:	
From the Union Avenue Right of Way	10 FT
Maximum Permitted Building Height:	35 FT*
<i>*Unoccupied architectural features permitted to exceed maximum height with detail site plan approval.</i>	
Minimum Common Landscaped Open Space:	15%

Off Street Parking:

Parking will meet the requirements of Use Unit 20, unless varied by the City of Tulsa Board of Adjustment.

Lighting:

Lighting will be limited to the parking lot area and exterior building lights for security purposes. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height. No lighting will be permitted in the tree platforms other than flash lights or other hand held lights. Submittal of a photometric plan and manufacturers cut-sheets will be required as part of the PUD detail site plan review.

Signage:

1. Wall or canopy signs shall not exceed an aggregate display surface area of 1.5 square feet per each lineal foot of the building wall to which sign or signs are affixed.
2. Ground signs shall not exceed an aggregate display surface area of 32 square feet and shall be limited to 20 feet in height.

Hours of Operation:

Hours of operation will be limited to daylight hours.

Landscaped Open Space:

No trees or terrain shall be modified or disturbed in any way within the 100 foot preserved landscaped buffer along the southern, western, northern, and the 50 foot buffer along the eastern property line (*except for the parking area on the eastern boundary*).

Mooser Creek Trail:

At such a time that the property is developed a re-plat of the property will be required that will incorporate the dedication of a trail easement for the construction of the Mooser Creek Trail on the property. The trail easement will follow the plans as provided the City of Tulsa.

Access and Circulation

PUD-781 has a quarter mile (1,320 lineal feet) of frontage on South Union Avenue. Access to the site will be off of South Union Avenue. The access point will lead to the off street parking area that provides access to the welcome center and training facility.

An ATV access path will be provided from the Welcome Center to the first tree platform. Incidental foot access paths will meander through the rough terrain from ground landing locations to the next tree platform.

Due to the challenging terrain of the west side of Union Avenue and the future plans to widen Union Avenue the applicant intends to enter the Fee-In-Lieu of Sidewalks agreement with the City of Tulsa. This condition was accepted by the Technical Advisory Committee (TAC).

Screening

An eight-foot security fence runs the perimeter of the entire property with a locked gate off of South Union Avenue. Based on the physical terrain of the property and abutting the subject tract, a typical screening fence is unnecessary. In the alternative the 100 foot densely populated preserved landscape buffer will provide adequate screening.

3. No zoning clearance permit shall be issued until a detail site plan, 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 shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping will be installed or maintained in accordance with the approved landscape plan, 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 the PUD 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 (TAC) 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, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No Comments.

Water: Approval will be required to connect onto the 24-inch water main line.

Fire: Fire hydrant needs to be located within 400 feet of the furthest point of the Office structure.

Stormwater: All floodplain plus an additional 20 feet for access must be placed in an ODE. All Future Development of this property will require Off-Site drainage flowing onto this property to be conveyed across the property in an Overland Drainage Easement (ODE).

Wastewater: Sanitary Sewer Service must be provided to all lots within the proposed development. No service connections will be allowed on the existing 18" plus sanitary sewer line.

Transportation: County records show 50' ROW along Union still tied to the property. ROW dedication will therefore be required. 30' ROW is required from centerline of 53rd St. If adequate ROW is not currently available then ROW dedication will be required.

INCOG Transportation:

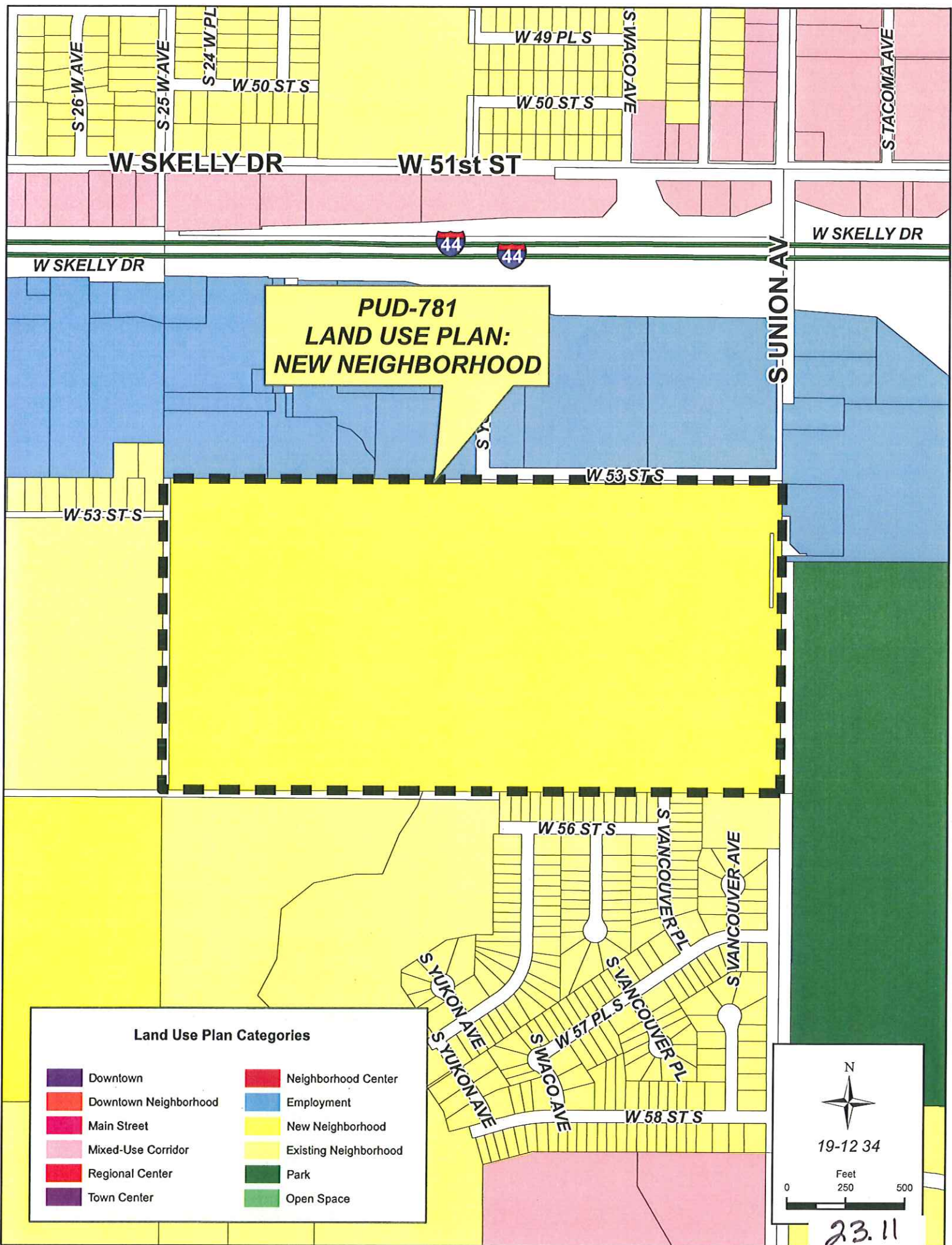
- **MSHP:** S. Union Ave is a designated secondary arterial.
- **LRTP:** S. Union Avenue, between W. 51st St. S. and W. 61st St. S., planned 4 lanes.
- **TMP:** A planned multi-use trail, Mooser Creek Trail is shown going through this parcel. ROW is requested for this trail and shall be dedicated upon the full development and re-platting of the property.
- **Transit:** Currently, Tulsa Transit operates an existing route at S. Union Ave, between W. 51st St. S. and W. 61st 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.

02/02/11



**PUD-781
LAND USE PLAN:
NEW NEIGHBORHOOD**

Land Use Plan Categories

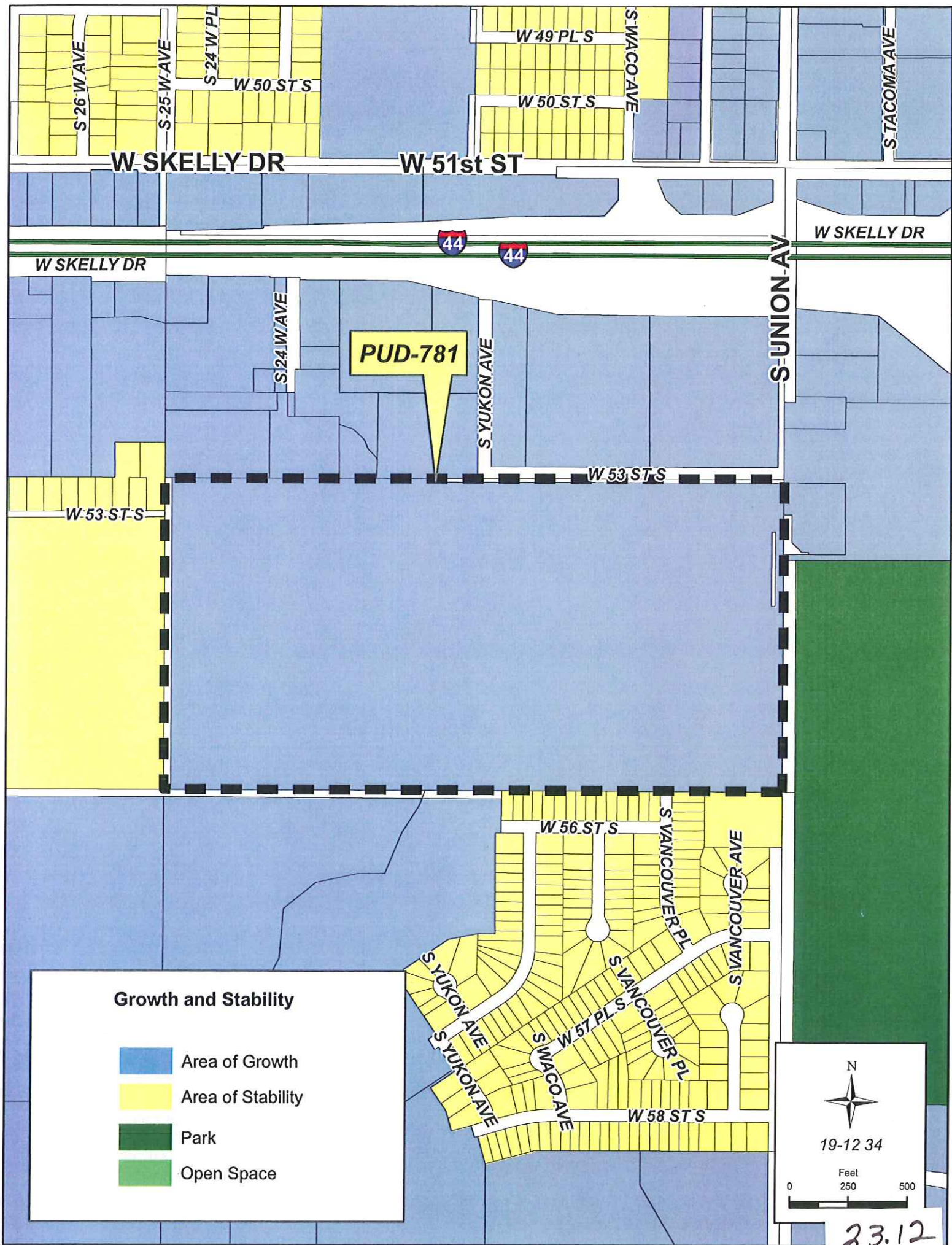
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|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



19-12 34



23.11



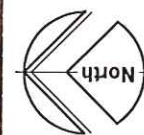
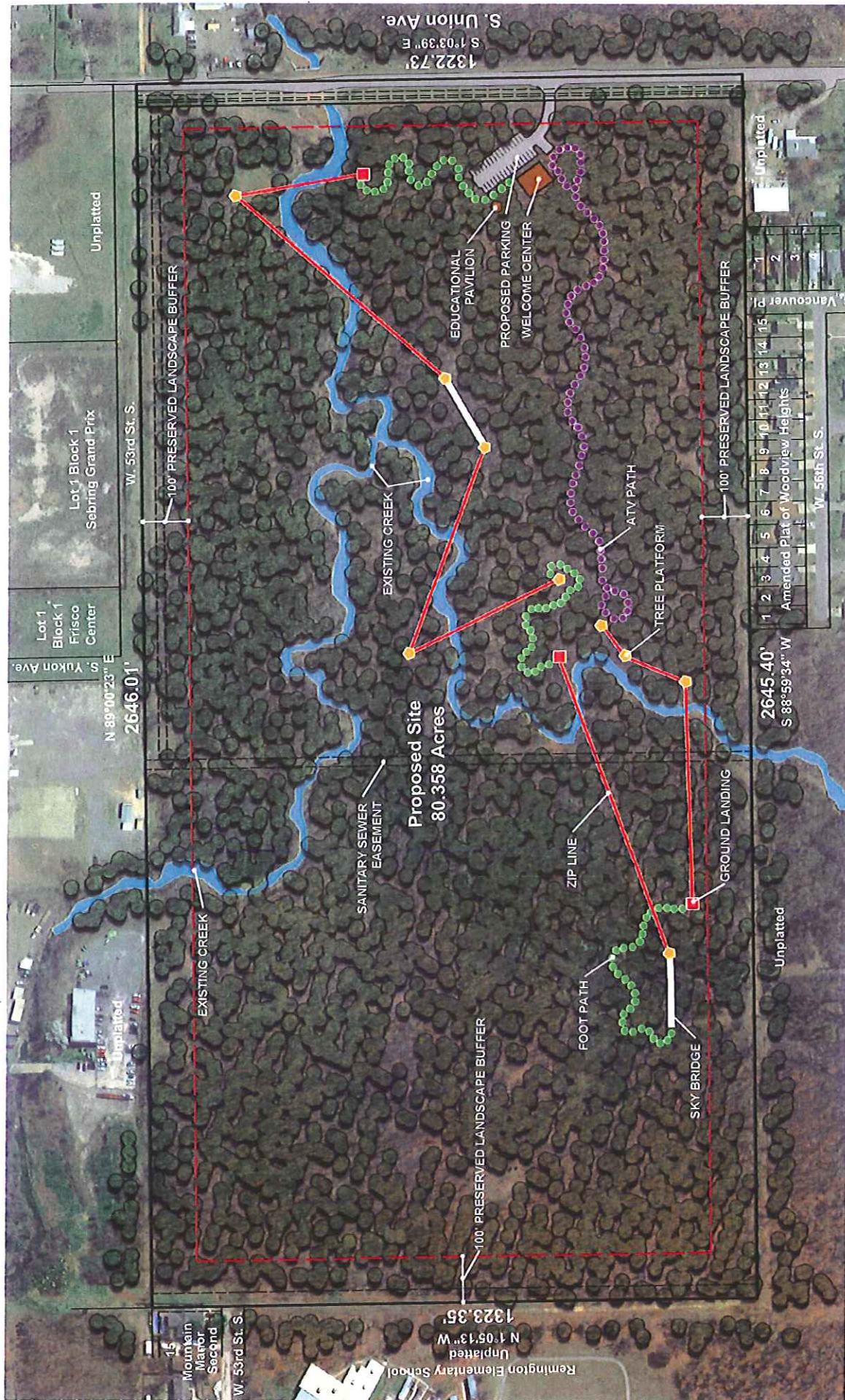
PUD-781



19-12 34



23.12



SCALE: 1"=300'

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918)745-9929

ROVER OAKS CANOPY TOUR

Tulsa, Oklahoma

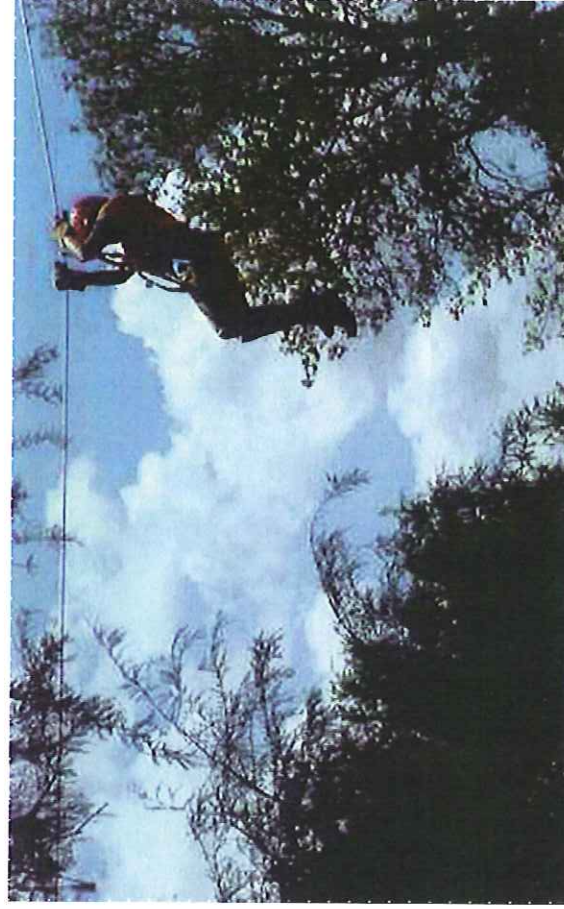
PUD No. 781

Conceptual Site Plan

12/22/2010	10185_PUD	10185
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SCAL | A
23.13

3A



23.19

BONSAI
DESIGN INCORPORATED

 **Tanner Consulting, LLC**
5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918)745-9929

RIVER OAKS CANOPY TOUR
Tulsa, Oklahoma

PUD No. 789 Zip Line Tour Images
12/22/2010 10185_PUD 10185

E

SCALE: 1"=300'



Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918)745-9929

ROVER OAKS CANOPY TOUR

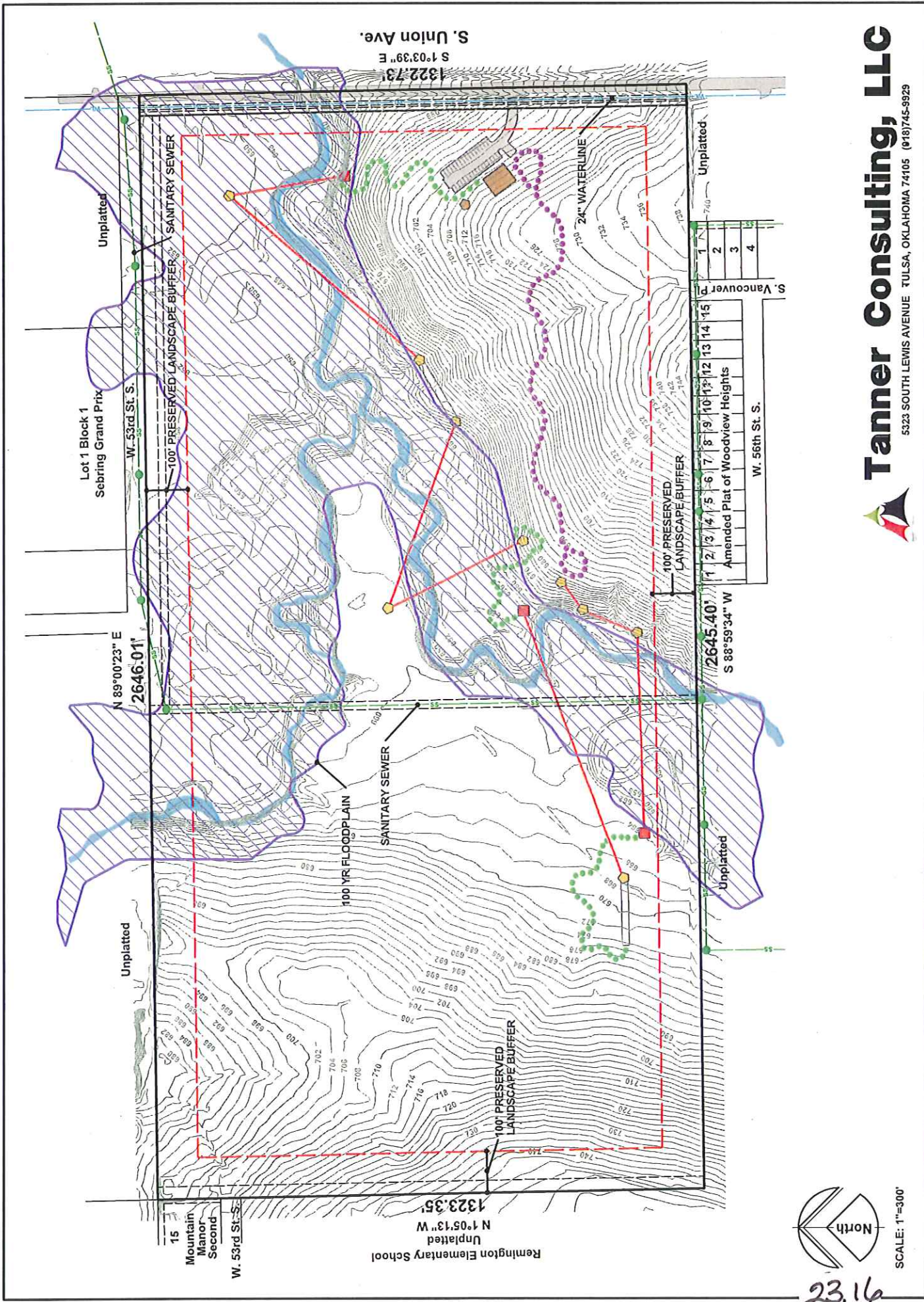
Tulsa, Oklahoma

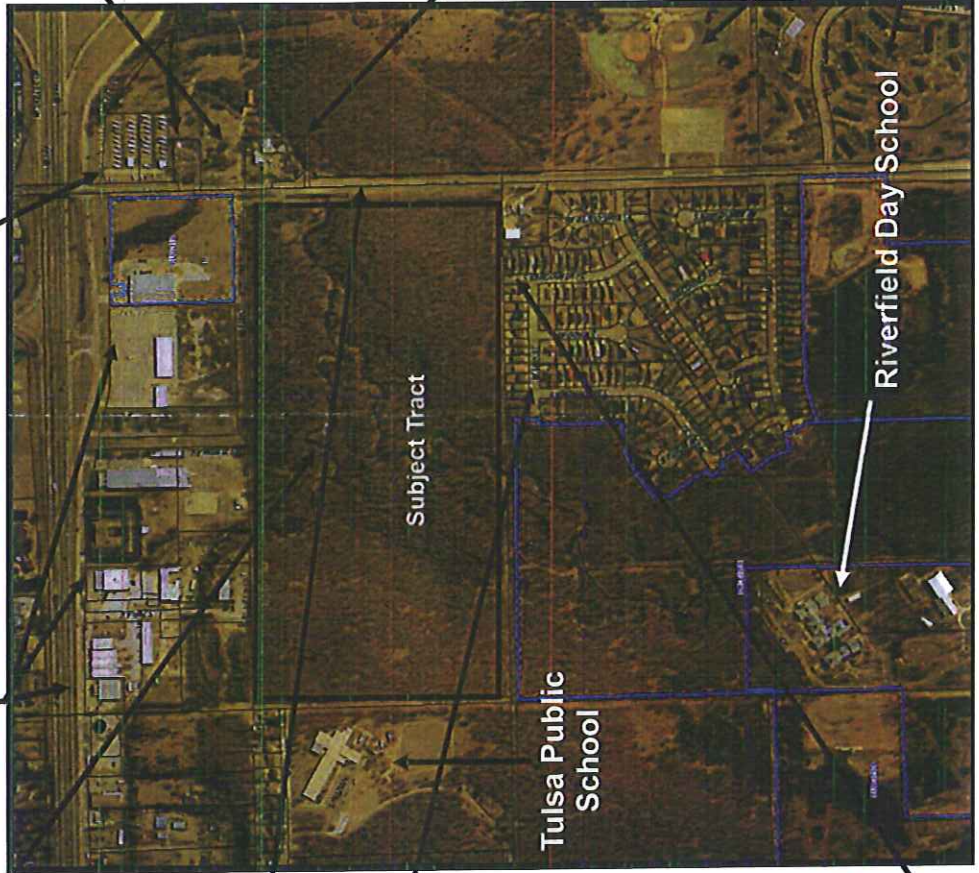
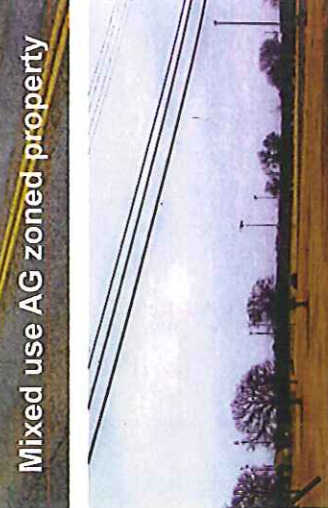
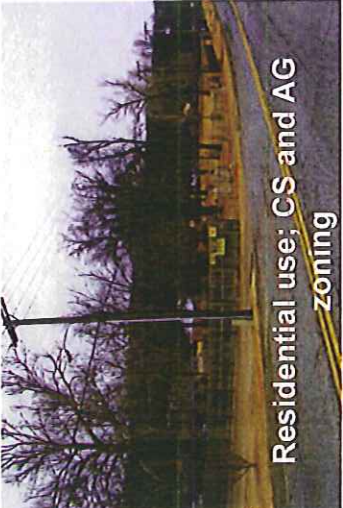
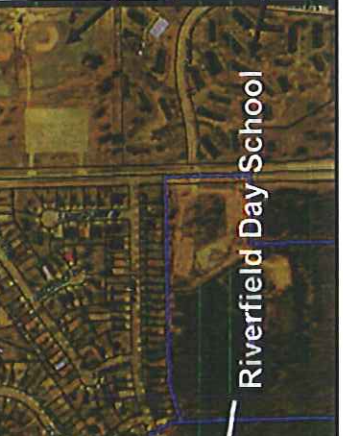
PUD No. 781

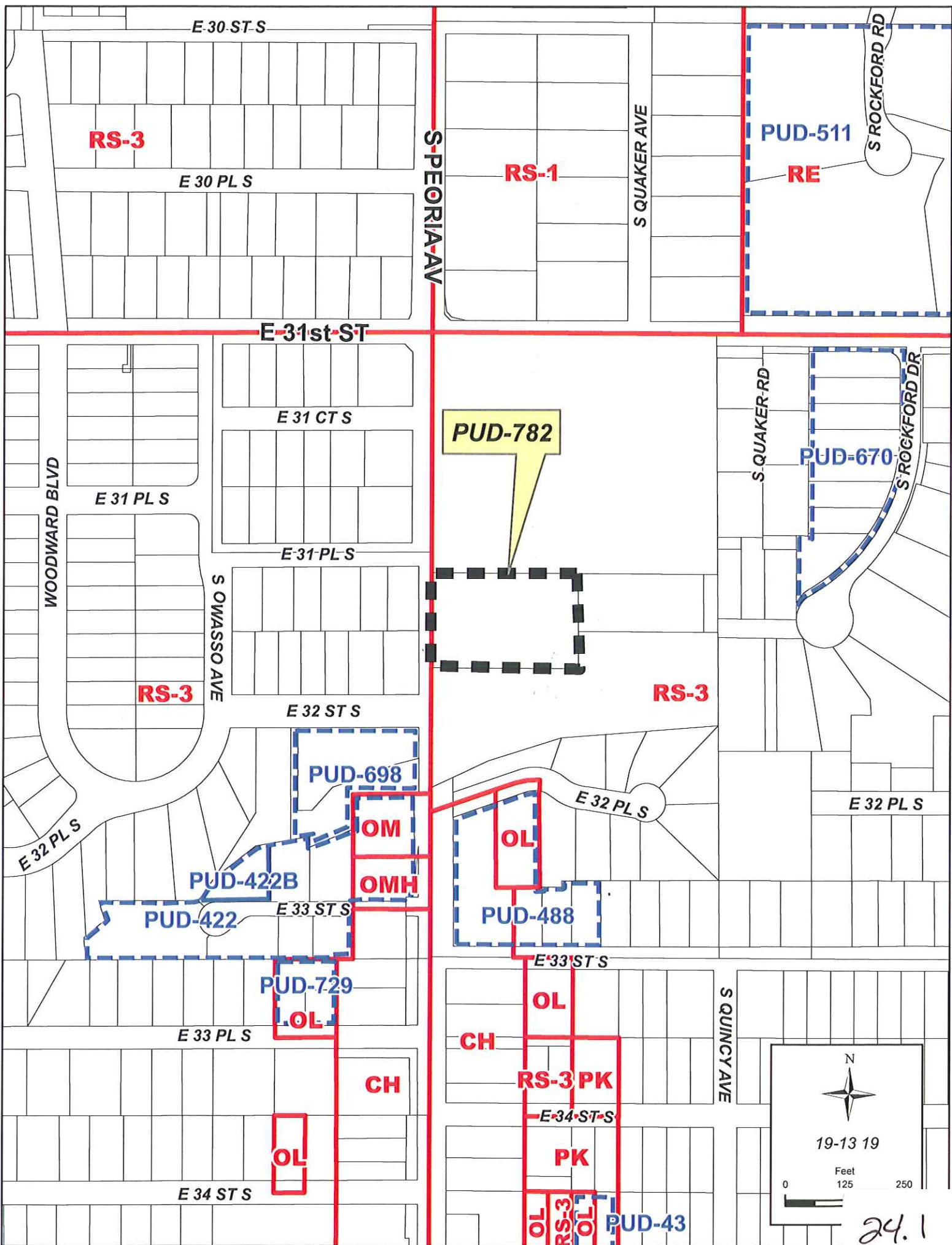
Site Topography

12/22/2010	10185_PUD	10185
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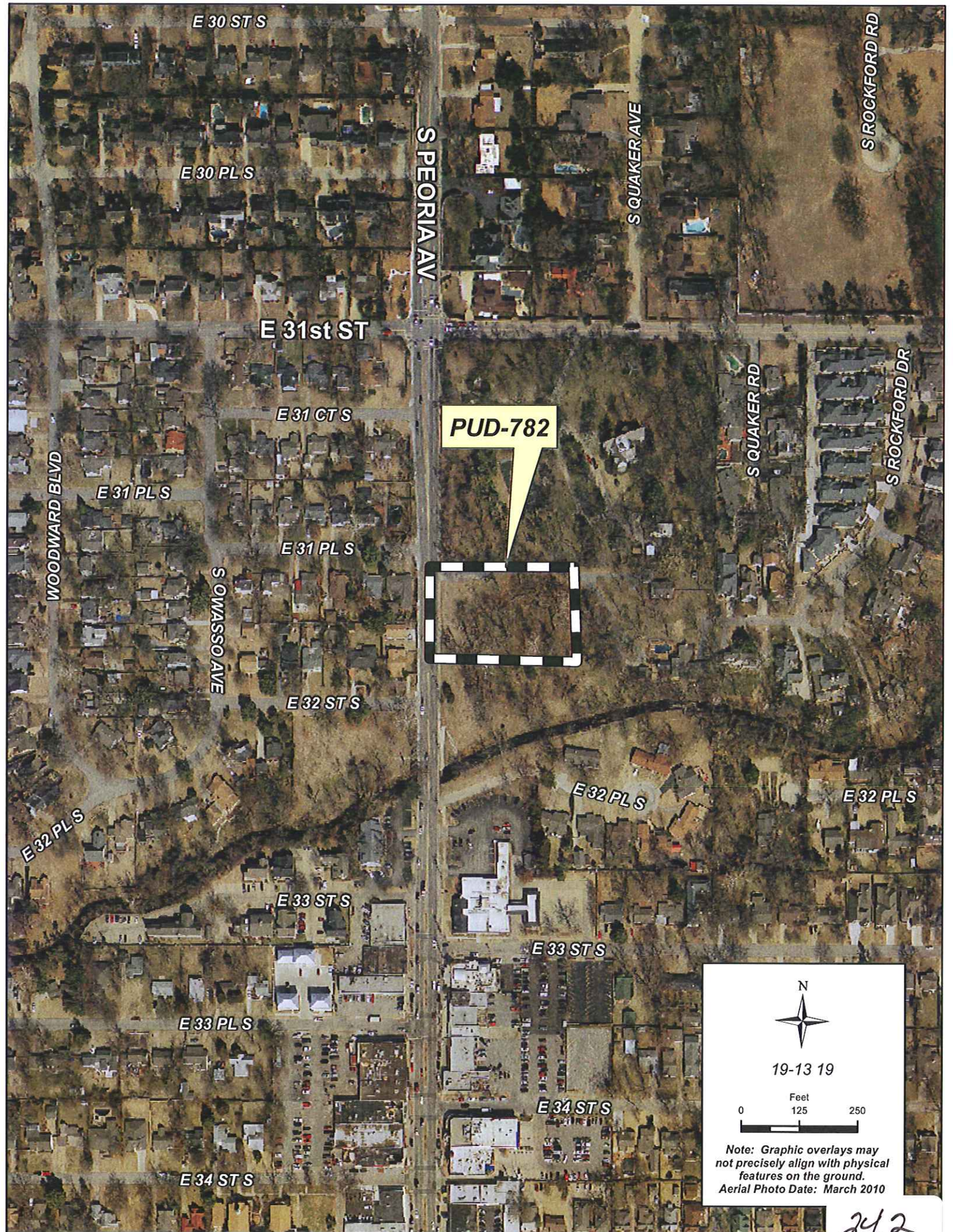
10185







24.1



19-13 19

Feet
0 125 250

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

24.2

Mary Warner

3168 SOUTH ROCKFORD DRIVE

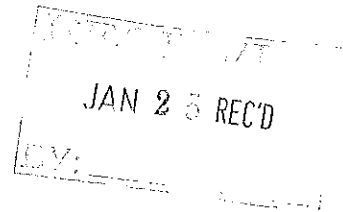
TULSA, OKLAHOMA 74105

918/742-5474

January 22, 2011

puD-782

Wayne Alberti
INCOG
Two West 2nd St.
Suite 800
Tulsa, OK 74103



Dear Mr. Alberti,

I understand that there is a zoning hearing February 2, 2011 at 1:30 p.m. and that one of the items on the agenda is to consider the rezoning of the property at 3131 South Peoria.

I own the property in question and I do not wish to change the present zoning.

I would appreciate your removing this item from the agenda.

Sincerely,

Mary Warner

Huntsinger, Barbara

From: Tim Terral [T.Terral@tulsaengineering.com]
Sent: Tuesday, February 22, 2011 10:59 AM
To: Sansone, Christopher; Huntsinger, Barbara
Cc: John Rupe; Tamra Rowan
Subject: Crow Creek Place (PUD 782) - Request to withdraw application

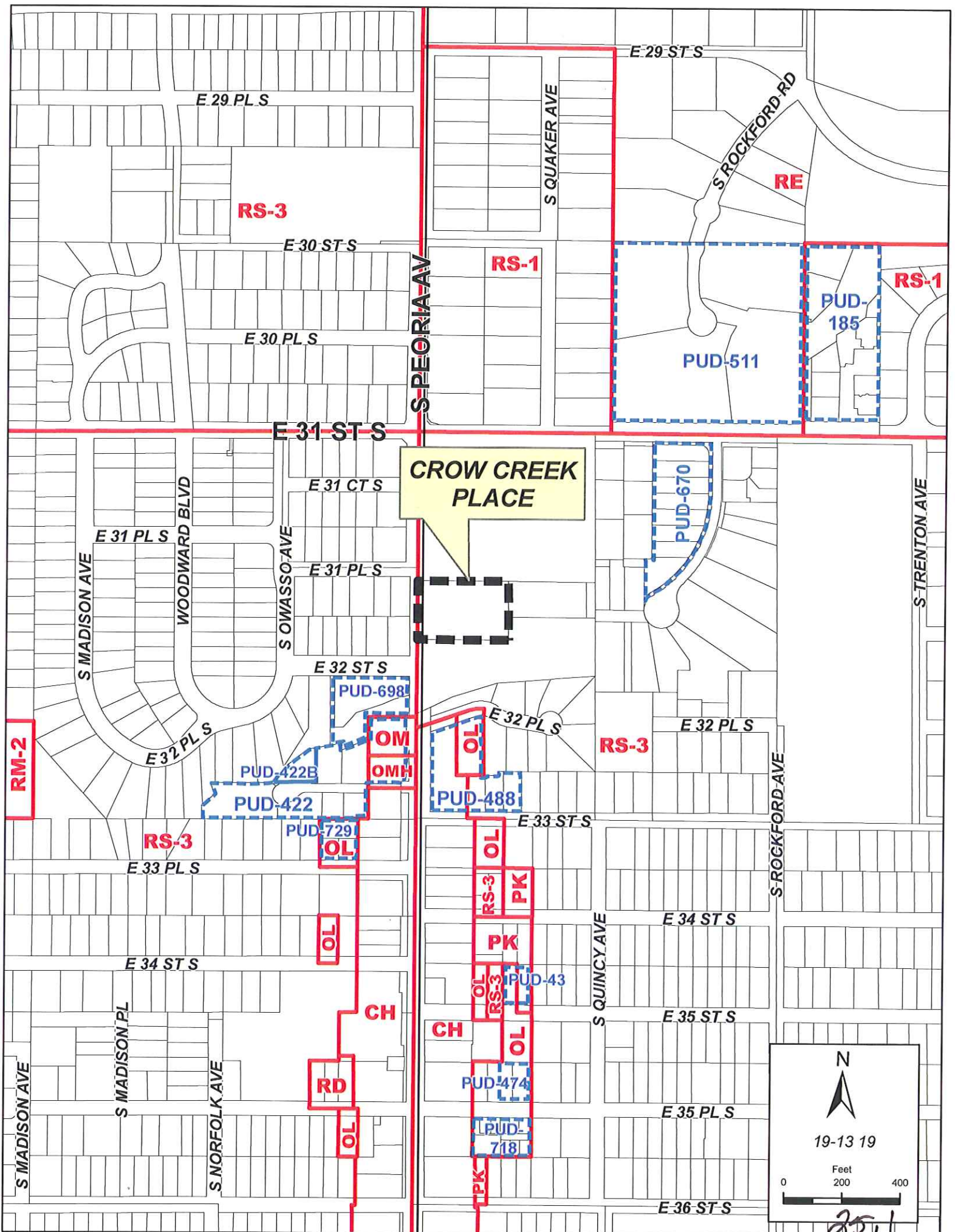
Chris/Barbra -

Please withdraw the above referenced PUD application, which was to be heard at the March 2, 2011 TMAPC.

Please let me know if you have any questions or comments.

Tim Terral
Director of Land Planning

Tulsa Engineering and Planning Associates, Inc.
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
918.250.4566 (Fax)
t.terral@tulsaengineering.com<<mailto:t.terral@tulsaengineering.com>>



Fernandez, Diane

From: Tim Terral [T.Terral@tulsaengineering.com]
Sent: Tuesday, February 22, 2011 11:01 AM
To: Fernandez, Diane
Cc: Tamra Rowan
Subject: Crow Creek Place (10-080.00) - Minor Subdivision/Preliminary Plat: Request to withdraw application

Diane -

Please withdraw the above referenced Minor Subdivision/Preliminary Plat application, which was to be heard at the March 2, 2011 TMAPC.

Please let me know if you have any questions or comments.

Tim Terral
Director of Land Planning

Tulsa Engineering and Planning Associates, Inc.
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
918.250.4566 (Fax)
t.terral@tulsaengineering.com<mailto:t.terral@tulsaengineering.com>