

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2598

March 16, 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:

Review of TMAPC Receipts for the Month of January 2011

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.

1. **LS-20420 – White Surveying Company**, (Lot-Split) (CD-5) Location: Northwest corner of East 40th Street South and South Memorial Drive (Related to Item 2, LC-303)
2. **LC-303 – White Surveying Company**, (Lot-Combination) (CD-5) Location: North and West of the Northwest corner of East 40th Street South and South Memorial Drive (Related to Item 1, LS-20420)
3. **LS-20421 – Brad Lewis**, (Lot-Split) (CD-9) Location: Southwest corner of East 35th Place South and South Quincy Avenue
4. **LS-20422 – Brad Lewis**, (Lot-Split) (CD-9) Location: West of the Southwest corner of East 35th Place South and South Quincy Avenue
5. **LC-302 – Wind River Associates LLC**, (Lot-Combination) (CD-8) Location: South of the corner of South Oswego Avenue and East 119th Street South
6. **LC-304 – Mike Marrara**, (Lot-Combination) (CD-4) Location: Southeast corner of South Main Street and East Brady Street
7. **Stavros Corner – (8406)** (CD-8) Final Plat, Location: North of northeast corner of South Mingo Road and East 63rd Street South

8. **Saint Francis South** – (8418) (CD 8) Final Plat, Location: Northeast corner of East 91st Street and South Highway 169
9. **Springs at East Fifty-First** – (9428) (CD-6) Final Plat, Location: North of East 51st Street South, west of South 145th East Avenue
10. **Tuscany Hills at Nickel Creek** – (8211) (CD-2) Final Plat, Location: North of West 81st Street and West of Highway 75
11. **PUD-405-21 – Gary Larsen/Celebrity Attractions**, Location: West of the southwest corner of 91st Street South and South Memorial Drive, Requesting a Minor Amendment to increase the size of a sign. (CD-8) (CO/PUD)
12. **PUD-460-6 – Dandy Oskey/The Villages at Highland Park**, Location: North of the northwest corner of 81st Street South and South Mingo Road and west of the northwest corner of 81st Street South and South Mingo Road, Requesting Minor Amendment to permit the reconstruction of two small entry features in separate reserve areas at the Villages of Highland Park. (CD-7) (CS/RM-0/RS-3/PUD)
13. **Z-7008-SP-1 – Mark B. Capron/Tulsa Hills, LLC** – Location: South of the southeast corner of West 71st Street South and South Olympia Avenue; Requesting a Detail Site Plan for a 67,969 square foot retail building in the Tulsa Hills Regional Shopping Center (CD 2) (CO)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

14. **LS-20419 – Jack Ramsey**, (Lot-Split) (County) Location: West of the southwest corner of South 161st East Avenue and East 161st Street South (Waiver of Major Street and Highway Plan)
15. **Fire Safety Training Center Addition** - (0321) (CD 3) Preliminary Plat, Location: North and east of the northeast corner of North New Haven and East Apache
16. **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 17, PUD-783) (Continued from 3/2/11)
17. **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 16, PUD-768-A) (Continued from 3/2/11)

18. **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) (Related to Item 19, Final Plat Z-7165) (Continued from 3/2/11)
19. **Z-7165 –** (9309) (CD-4) Plat Waiver, Location: 1116 South Vandalia, south of southwest corner of East 11th Street and South Vandalia Avenue (Related to Item 18, Zoning Case Z-7165.)

OTHER BUSINESS

20. 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. (Public Hearing closed 3/2/11 and final revision continued to 3/16/11.)

21. 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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

Wednesday, March 16, 2011 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

1. Southwest Tulsa Plan II/Simmons

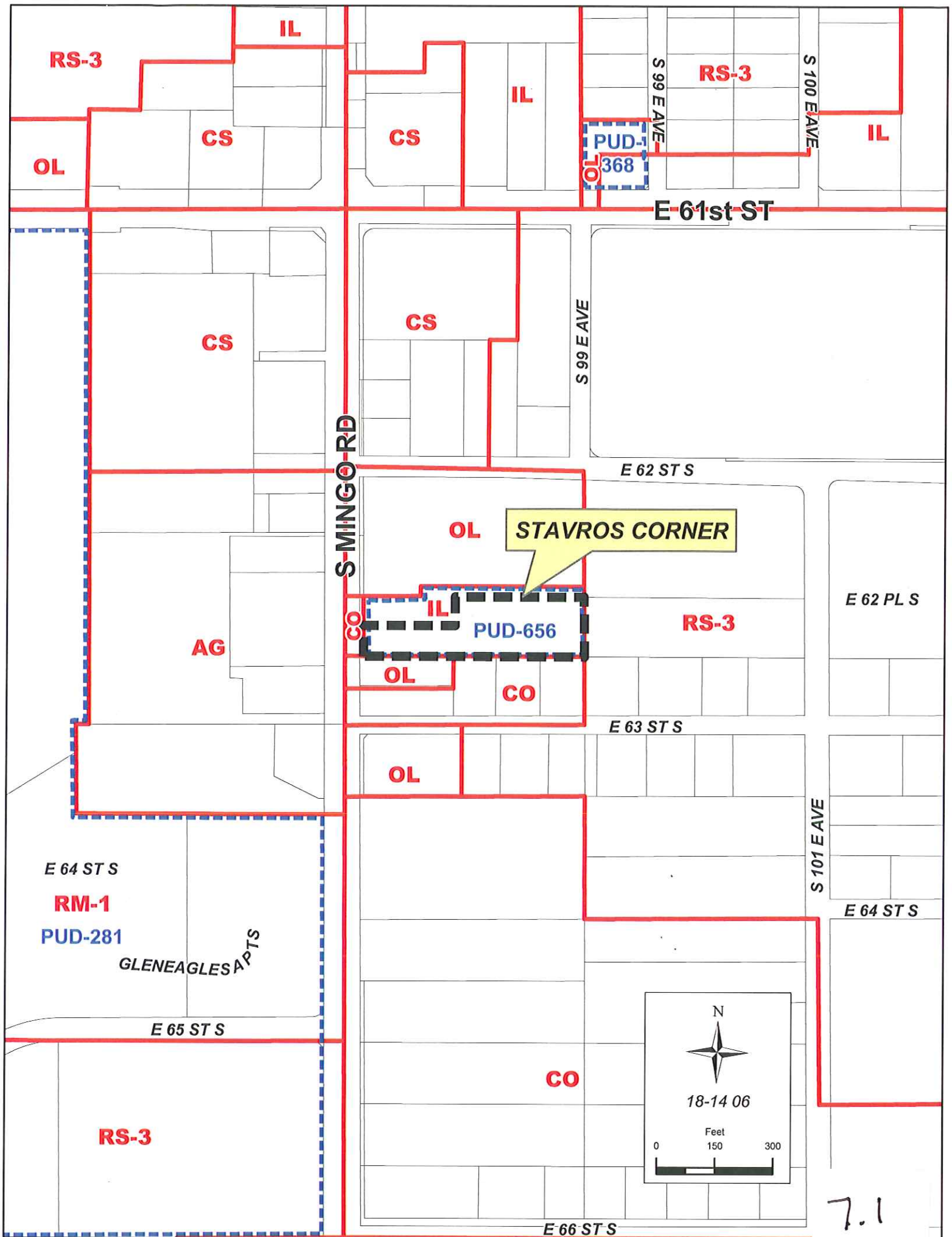
Adjourn.

Visit our website at www.tmapc.org

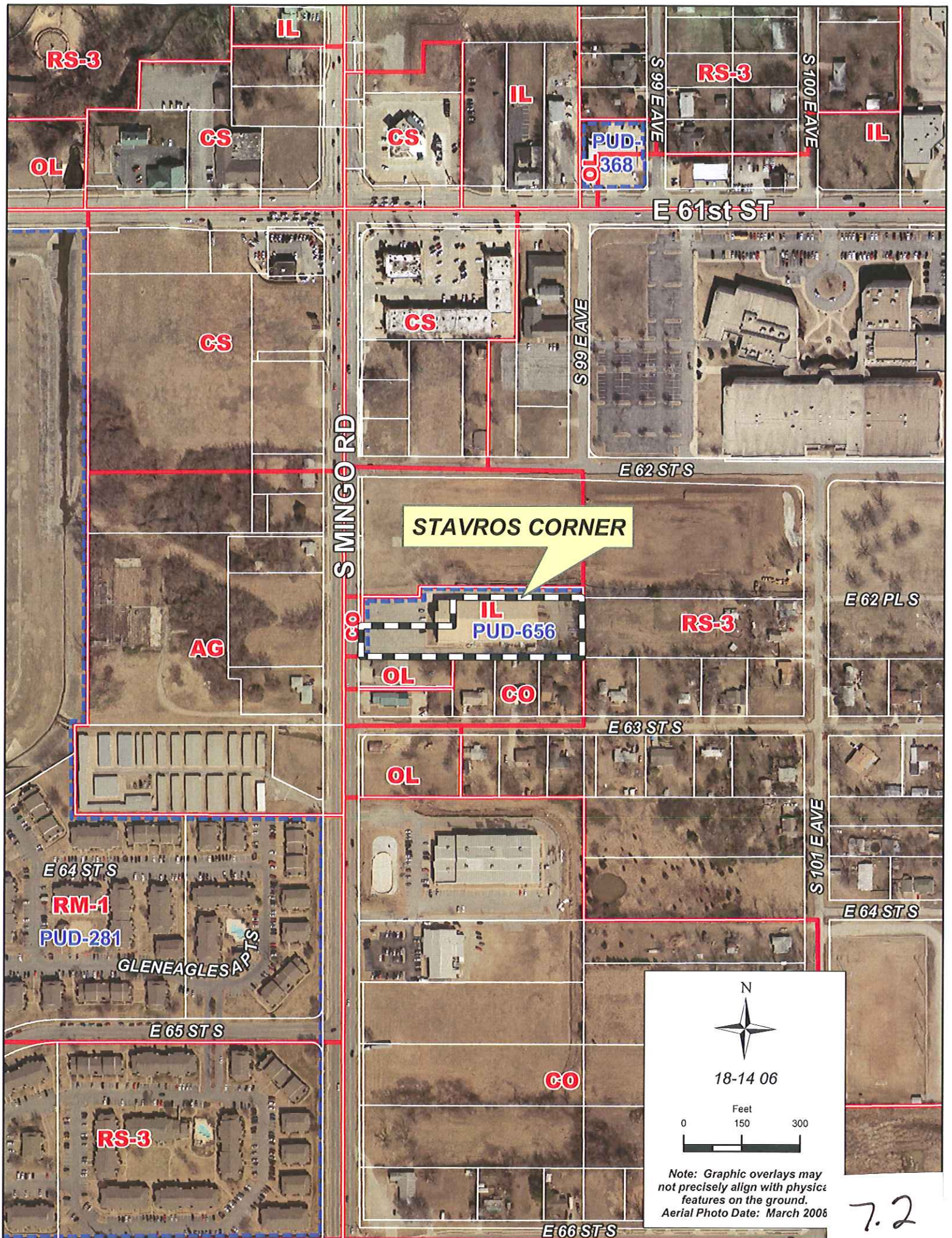
If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

TMAPC RECEIPTS
Month of January 2011

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	3	\$15.00	\$15.00	\$30.00	78	\$387.00	\$387.00	\$774.00
Zoning	8	4,765.00	4,765.00	9,530.00	21	9,807.50	9,807.50	19,615.00
PUDs & Plan Reviews	32	2,962.50	2,962.50	5,925.00	234	16,335.00	16,335.00	32,670.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$7,742.50</u>	<u>\$7,742.50</u>	<u>\$15,485.00</u>		<u>\$26,529.50</u>	<u>\$26,529.50</u>	<u>\$53,059.00</u>
LAND DIVISION								
Minor Subdivisions	2	\$325.00	\$325.00	\$650.00	9	\$2,562.50	\$2,562.50	\$5,125.00
Preliminary Plats	4	1,525.00	1,525.00	3,050.00	13	6,301.68	6,301.67	12,603.35
Final Plats	0	0.00	0.00	0.00	7	3,085.05	3,085.05	6,170.10
Plat Waivers	0	0.00	0.00	0.00	9	1,125.00	1,125.00	2,250.00
Lot Splits	5	235.00	235.00	470.00	30	1,365.50	1,365.50	2,731.00
Lot Combinations	8	400.00	400.00	800.00	35	1,750.00	1,750.00	3,500.00
Access Changes	50	25.00	25.00	50.00	50	25.00	25.00	50.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,510.00</u>	<u>\$2,510.00</u>	<u>\$5,020.00</u>		<u>\$16,214.73</u>	<u>\$16,214.72</u>	<u>\$32,429.45</u>
BOARDS OF ADJUSTMENT								
Fees	15	\$4,600.00	\$500.00	\$5,100.00	96	\$40,360.00	\$5,450.00	\$45,810.00
Refunds		(300.00)	0.00	(300.00)	0	(700.00)	0.00	(700.00)
NSF Check			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>26</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,300.00</u>	<u>\$500.00</u>	<u>\$4,800.00</u>		<u>\$39,660.00</u>	<u>\$5,450.00</u>	<u>\$45,110.00</u>
TOTAL		\$14,552.50	\$10,752.50	\$25,305.00		\$82,404.23	\$48,194.22	\$130,598.45



7.1



7.2

Final Subdivision Plat

Stavros Center - (8406) (CD 8)

North of Northeast corner of South Mingo Road and East 63rd Street South

This plat consists of 1 Lot, in 1 Block, on 1.62 acres.

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

Stavros Corner

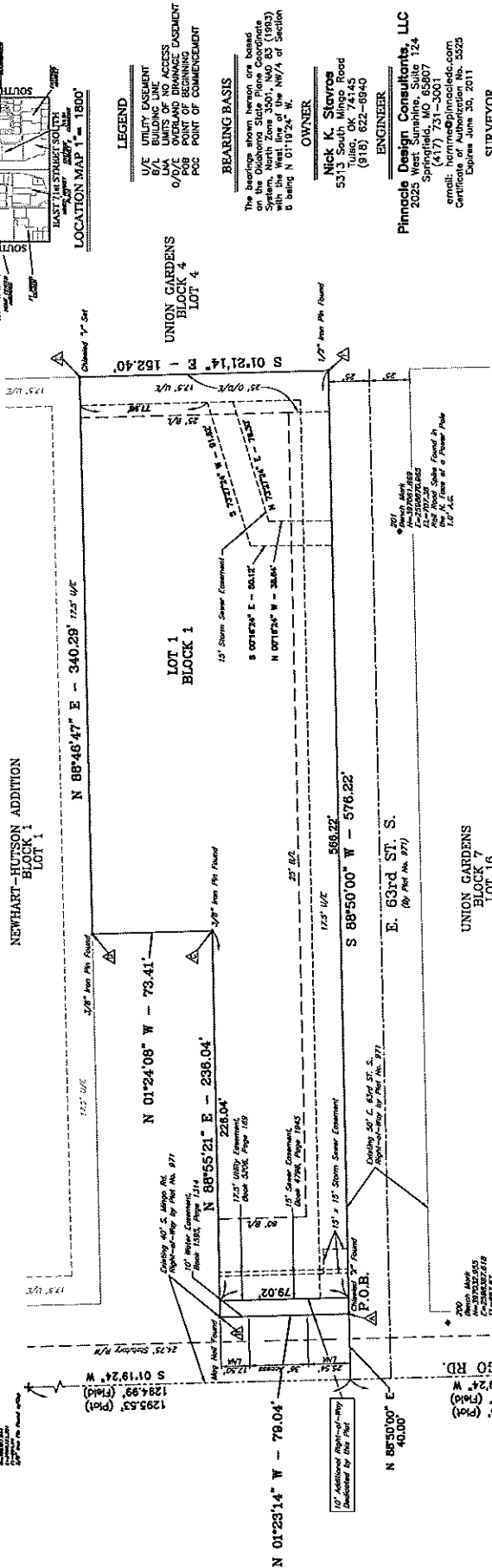
CORRIDOR DISTRICT SITE PLAN, Z-7139-SP-1

A Re-Subdivision of a part of Lot 5, Block 4, Union Gardens, A Subdivision of a part of the Northwest Quarter of Section 6, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma

Subdivision has 1 Lot in 1 Block and contains 70,412 square feet or 1.616 acres, more or less.

NEWHART-HUTSON ADDITION
BLOCK 1
LOT 1

P.O.C.
The Plat is subject to the provisions of the Oklahoma Statutes relating to the recording of plats.



SIDEWALKS

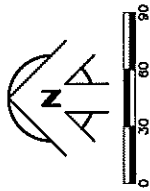
Sidewalks are required to be constructed along South Mingo Road & East 63rd Street South.

ADDRESSES

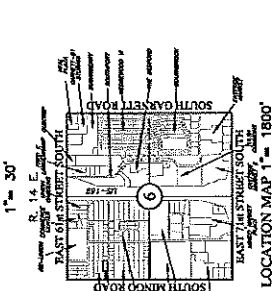
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description.

STATE PLANE COORDINATES

North	East
367063.32	259832.24
367172.84	259831.32
367177.27	259862.32
367250.68	259862.52
367257.91	259865.73
367105.55	259866.34



1" = 30'



LEGEND

U/E UTILITY EASEMENT
B/L BUILDING LINE
LMA LIMITS OF NO ACCESS
O/PB POINT OF BEGINNING
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT

BEARING BASIS

The bearings shown herein are based on the Oklahoma State Plane Coordinate System, Zone 16N, with the West line of the N1/4 of Section 6 being N 01°19'24" W.

OWNER

Nick K. Stavros
5313 South Mingo Road
Tulsa, Oklahoma 74128
(918) 622-6840

ENGINEER

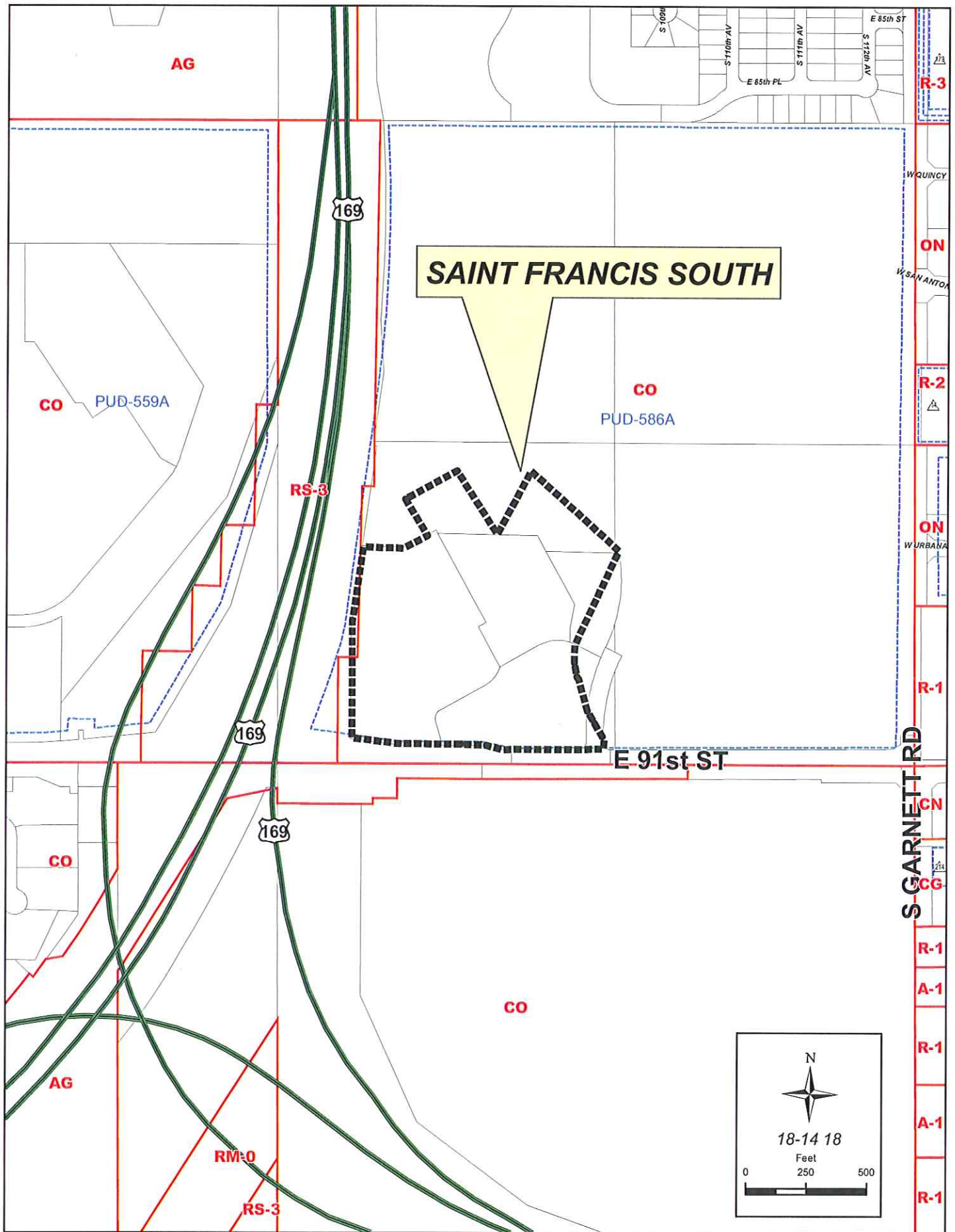
Pinnacle Design Consultants, LLC
2025 West Sunshine, Suite 124
Springfield, MO 65807
(417) 531-3000
email: info@pinnacle-design.com
Certificate of Authorization No. 3525
Expires June 30, 2011

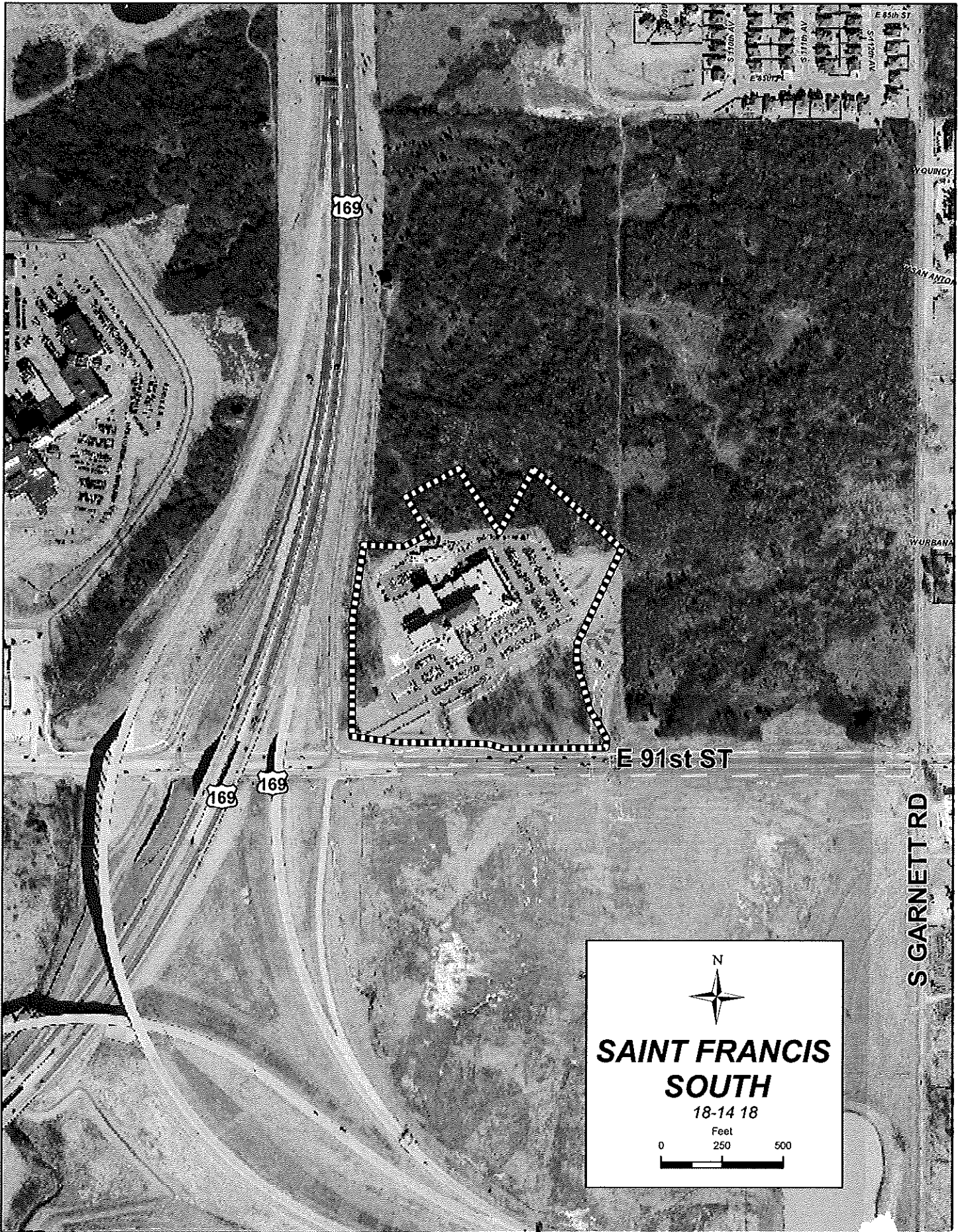
SURVEYOR

Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
phone: (918) 234-4859
fax: (918) 437-5551
email: info@harden-surveying.com
Certificate of Authorization No. 4659
Expires June 30, 2011

Stavros Corner
Draft Final Plat
Date of Preparation, February 18, 2011
SHEET 1 OF 2

7.4





Final Subdivision Plat

Saint Francis South - (8418) (CD 8)

Northeast corner of 91st Street and South Highway 169

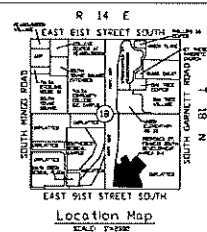
This plat consists of 4 Lots, in 1 Block, on 21.95 acres.

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

PLAT No.
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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:

- ACC = ACCESS PERMITTED
- LNA = LIMITS OF NO ACCESS
- SW = SURVEYING LINE
- WLE = WATER LINE EASEMENT
- SSE = SEWER EASEMENT
- SSE = SANITARY SEWER EASEMENT
- RWLE = RESTRICTED WATER LINE EASEMENT
- EATLE = ELECTRIC & TELECOMMUNICATIONS EASEMENT
- ULE = UTILITY EASEMENT
- RW = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SET 3/4" IRON PIN W/ YELLOW CAP STAMPED "TULSA 1427"
- SET 3/4" IRON PIN W/ RED CAP STAMPED "TULSA 1145"
- PROPOSED BOUNDARY
- LOT LINES
- EXISTING WATERLINE EASEMENT
- EXISTING SEWER 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
and
Saint Francis Hospital, Inc.
An Oklahoma Corporation
8111 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 475372
Tulsa, Oklahoma 74147
Arrowhead Ridge Owners Association, Inc.
15001 East 81st Street South
Tulsa, Oklahoma 74133

Engineer:

Wiley-Horn and Associates, Inc.
Certificate of Authorization No. 2743 Exp. June 30, 2011
12700 Park Central Drive, Suite 1000
Dallas, Texas 75251
Phone: (214) 770-1300
Email: bndr@wiley-horn.com

Surveyor:

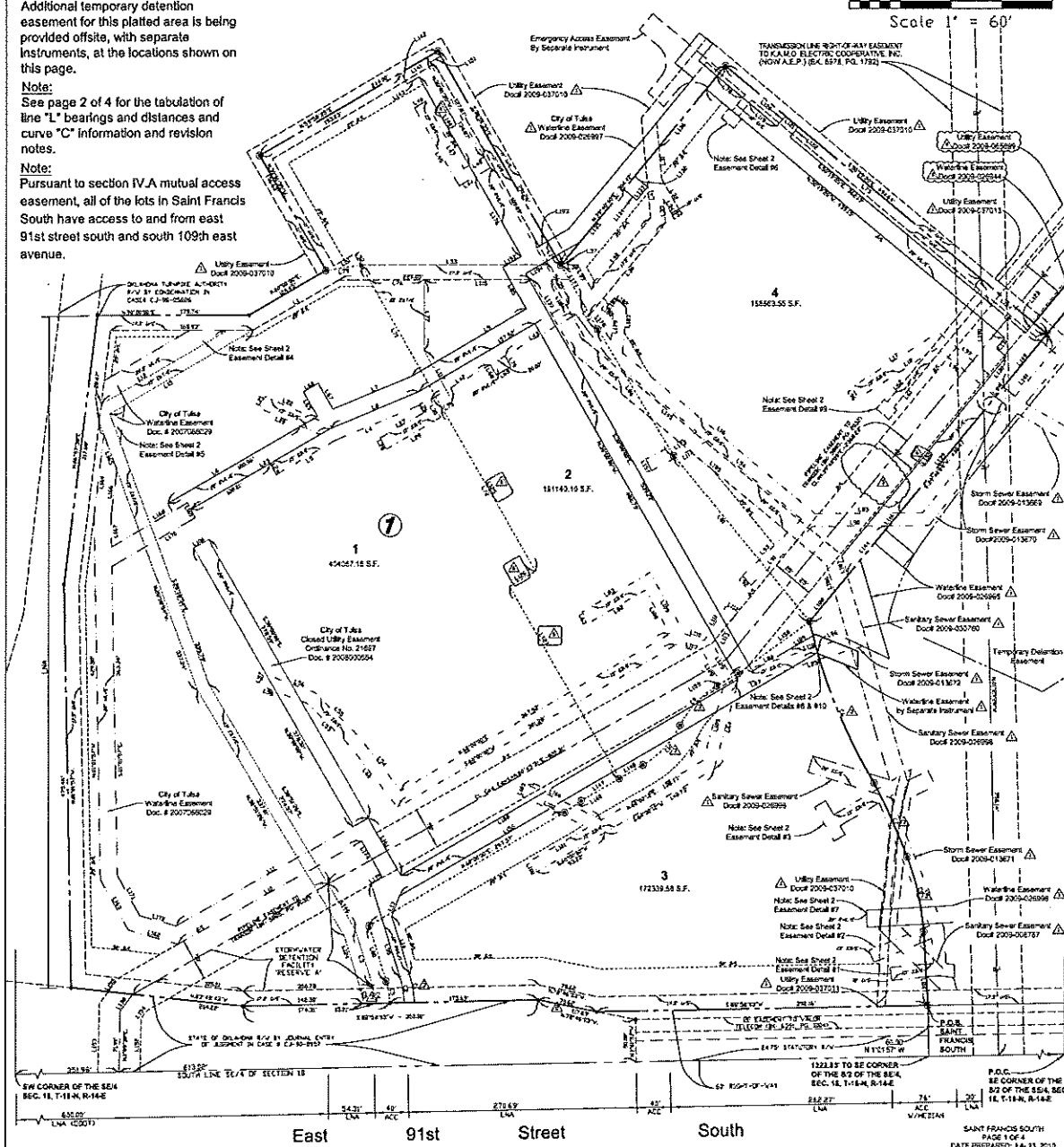
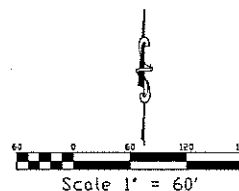
Guy Engineering Services, Inc.
Certificate of Authorization No. 1427 Exp. June 30, 2012
10733 East Admiral Place
Tulsa, Oklahoma 74135
Phone: (918) 437-0282
Email: Chris.C@guysys.com

SUBDIVISION STATISTICS

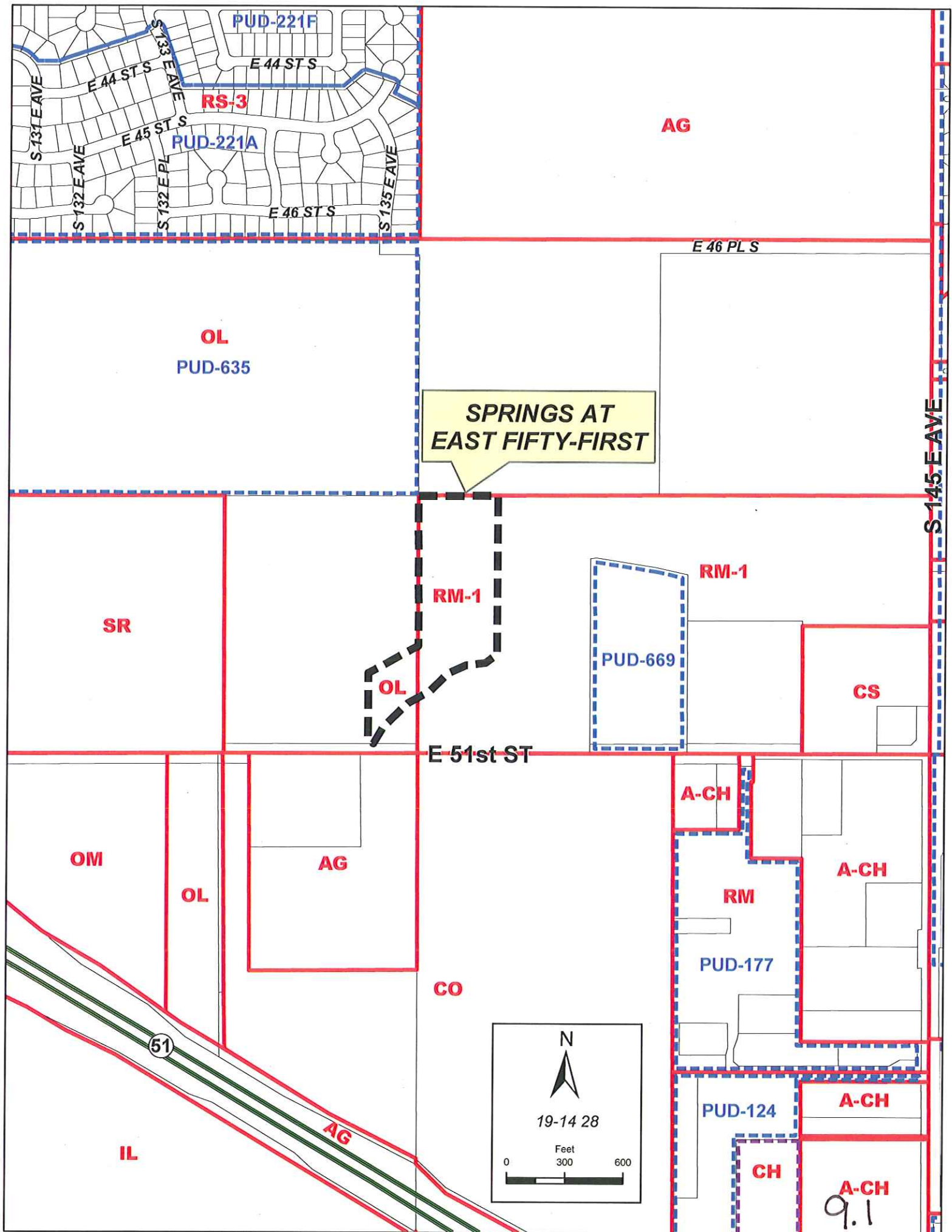
SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK
SUBDIVISION CONTAINS 21,952 TOTAL ACRES

Basis of Bearings

THE BASIS OF BEARING IS ASSUMED USING THE
SOUTH LINE OF SECTION 18 AS S 88° 16' 07" W



8.4





9.2

Final Subdivision Plat

Springs at East Fifty-First - (9428) (CD 6)

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

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

Staff recommends **APPROVAL** of the Final Plat assuming that the last release letter from Development Services has been received by the agenda date with the concerns about certain easements being resolved, The item will be requested to be stricken by staff if this has not occurred by the agenda date.



Location Map
SCALE 1"=2000'

SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCKS &
NO RESERVES
GROSS SUBDIVISION AREA: 10.332 ACRES OR 450,561.92 SF

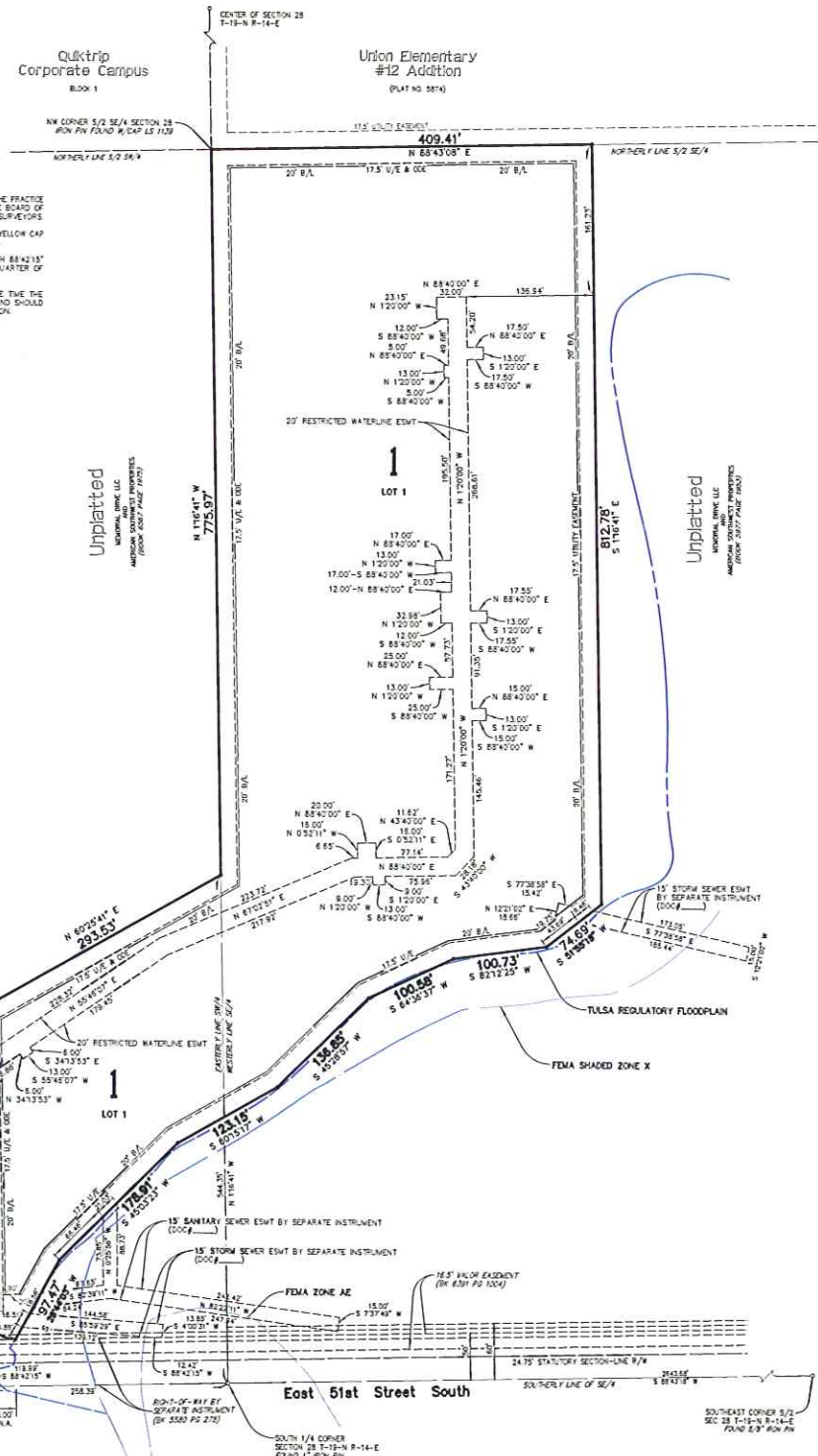
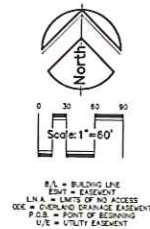
Draft Final Plat Springs at East Fifty-First

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

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK. CA. NO. 2551, EXPIRES 6/30/2011
dan@tannerconsulting.com
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Continental 214 Fund LLC
A WISCONSIN LIMITED LIABILITY COMPANY
W134 N8675 Executive Parkway
Menomonee Falls, Wisconsin 53051
Phone: (262)502-5500

ENGINEER:
R.A. Smith National, Inc.
DANIEL E. MEER, P.E. NO. 22287
OK. CA. NO. 4553, EXPIRES 6/30/2011
dan.meer@ra-smith.com
16745 West Bluemound Road
Brookfield, Wisconsin 53005
Phone: (262)317-3276



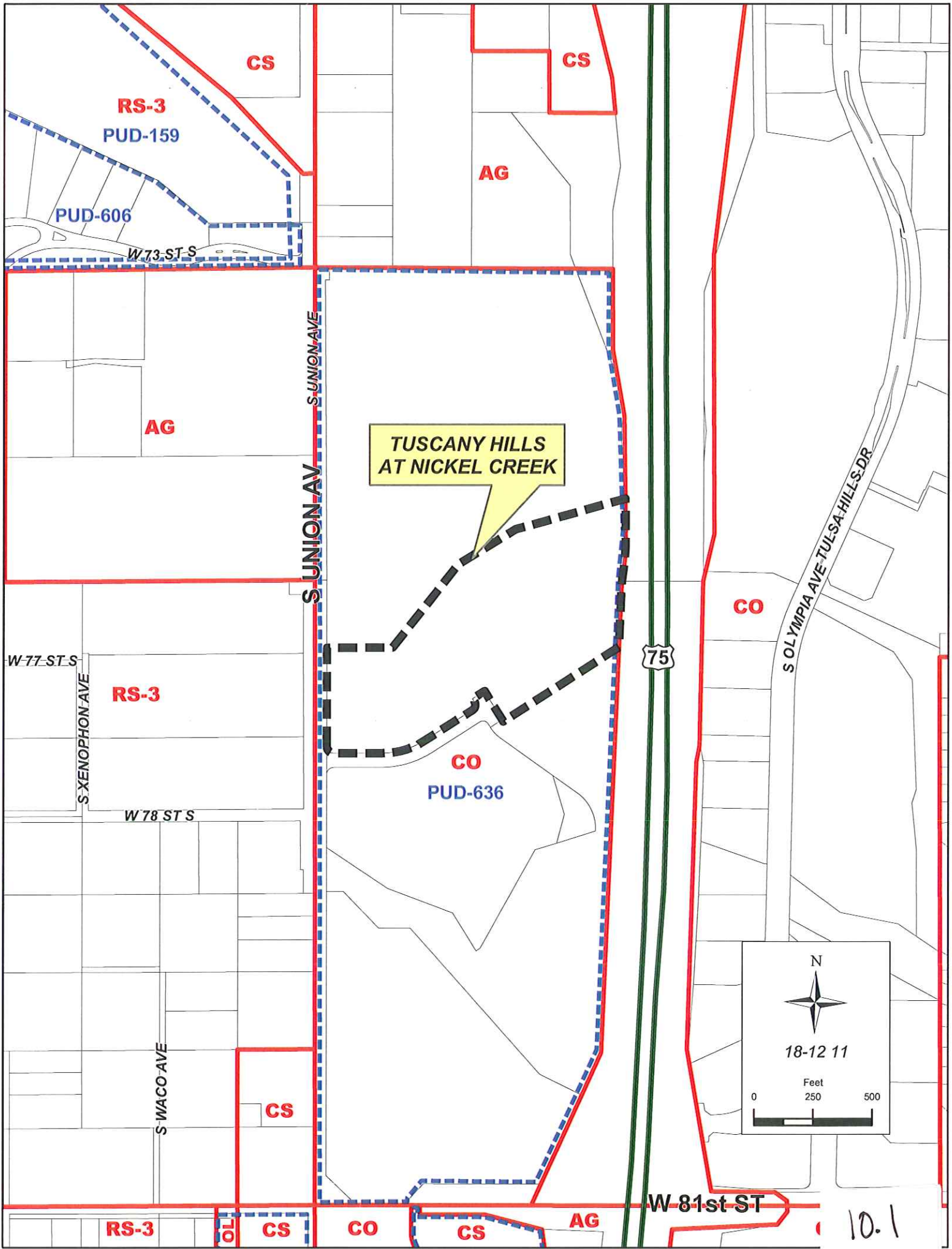
Notes:

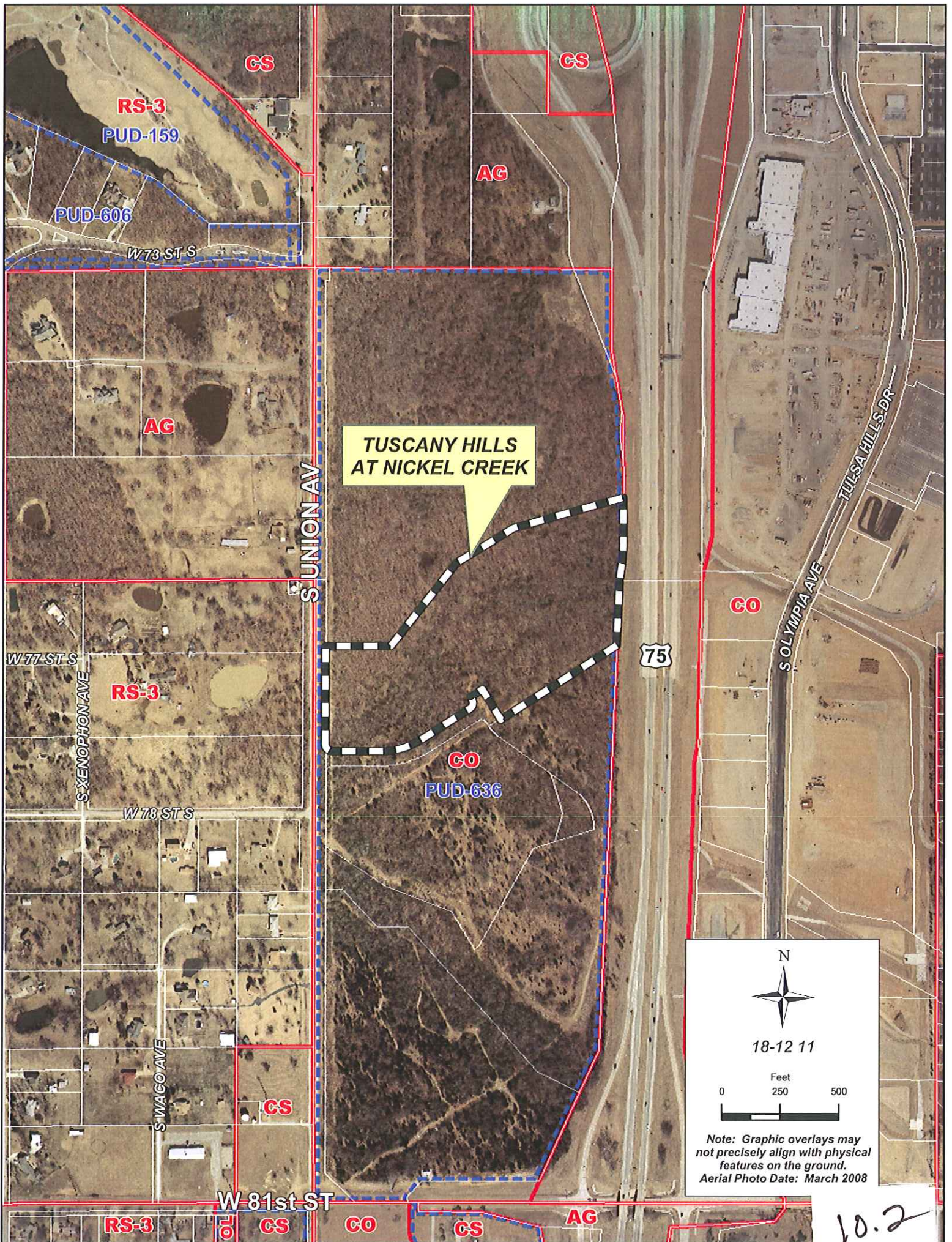
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" PINK PEBBLE WITH YELLOW CAP STAMPED "TANNER PLUS 1435" UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN IS NORTH 88°42'18" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION TWENTY-EIGHT.
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



STATE OF OKLAHOMA
COUNTY OF TULSA } ss.
I, Barbara Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
Dated this _____ day of _____, 2011.
BARBARA WILSON, Tulsa County Clerk
by _____

9.4





Final Subdivision Plat

Tuscany Hills at Nickel Creek – PUD 636-3 (8211) (CD 2)
North of West 81st Street and West of Highway 75

This plat consists of 1 Lot, 1 Block on 19.02 acres.

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

FINAL PLAT TUSCANY HILLS AT NICKEL CREEK

A PART OF THE W/2 OF SECTION 11, TOWNSHIP 18 NORTH,
RANGE 12 EAST, TULSA COUNTY, OKLAHOMA
A PART OF P.U.D. 636-3

DEVELOPER

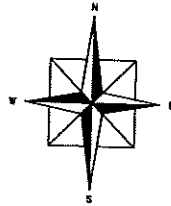
TUSCANY HILLS AT NICKEL
CREEK Limited Partnership

4200 E. SKELLY DRIVE
TULSA, OKLAHOMA 74135
PHONE: (918) 492-1983

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

9714 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
EMAIL: tuttle-associates@earthlink.net
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-11

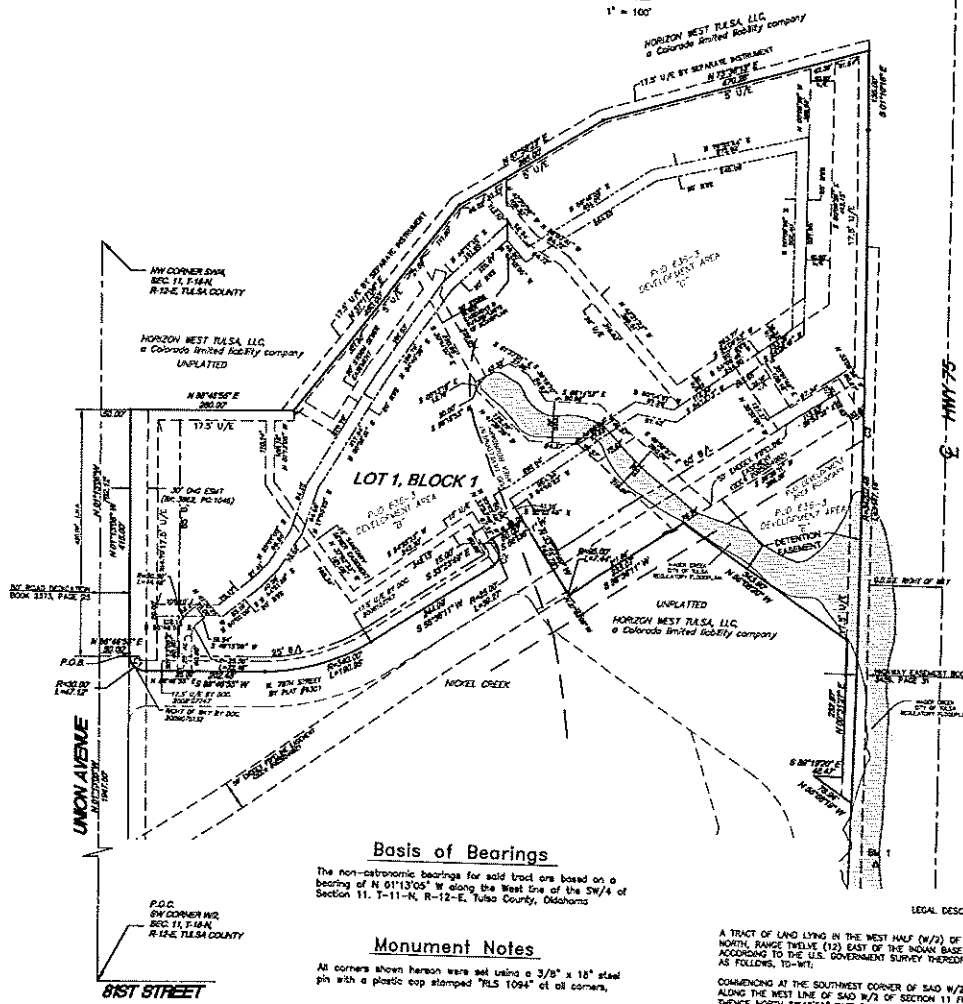
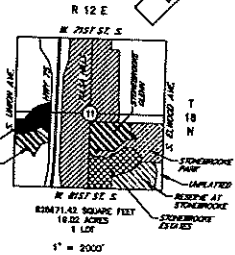


1" = 100'

FEB 23 2011

FEB 23 2011

DEVELOPER COPY



Basis of Bearings

The non-magnetic bearings for said tract are based on a bearing of N 01°13'05" W along the West line of the SW/4 of Section 11, T-11-N, R-12-E, Tulsa County, Oklahoma

Monument Notes

All corners shown herein were set using a 3/8" x 10" steel pin with a plastic cap stamped 'T&A 1094' at all corners.

B.M. 1:

3/8" IRON PIN W/RED CAP LS
1435 LOCATED
APPROXIMATELY 47' EAST OF
WEST R/W OF U.S. 75 AND
1600' NORTH OF THE
CENTERLINE OF WEST 81ST
STREET SOUTH.

NORTH = 388,598.04
EAST = 2,557,550.25
ELEVATION = 713.50 (NAVD
88)

B.M. 2:

3/8" IRON PIN W/RED CAP LS
1435 LOCATED
APPROXIMATELY 47' EAST OF
WEST R/W OF U.S. 75 AND
850' NORTH OF THE
CENTERLINE OF WEST 81ST
STREET SOUTH.

NORTH = 387,856.26
EAST = 2,557,533.19
ELEVATION = 720.02 (NAVD
88)

LEGEND

BN
B/L
U/E
O.D.E.
AE
P.O.B.
P.O.C.

BENCH MARK
BUILDING LINE
UTILITY EASEMENT
OVERLAND DRAINAGE EASEMENT
RESTRICTED WATERLINE EASEMENT
ACCESS EASEMENT FOR EMERGENCY VEHICLES
POINT OF BEGINNING
POINT OF COMMENCEMENT

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	30.00'	90°00'00"	47.12'	30.00'	S 44°35'05" E	42.43'
C2	25.00'	90°00'00"	39.27'	25.00'	S 11°26'11" W	33.36'
C3	24222.40'	02°04'48"	1261.59'	830.87'	S 00°06'52" E	1261.52'

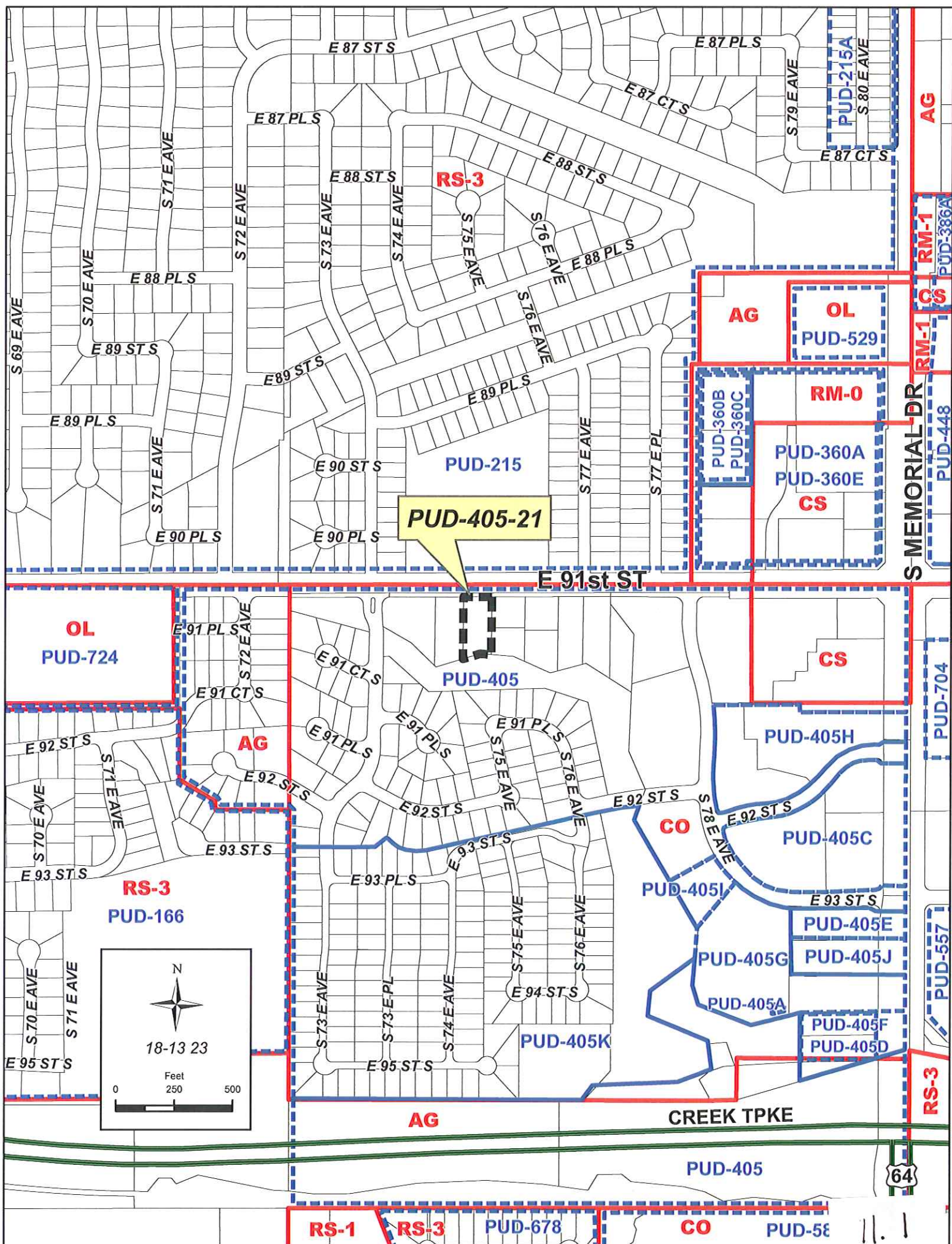
A TRACT OF LAND LYING IN THE WEST HALF (W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE NAD 83 BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 OF SECTION 11; THENCE NORTH 01°13'05" WEST ALONG THE WEST LINE OF SAID W/2 OF SECTION 11 FOR A DISTANCE OF 1847.50 FEET TO A POINT; THENCE NORTH 88°48'50" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 01°13'05" WEST FOR A DISTANCE OF 415.00 FEET TO A POINT;
THENCE NORTH 88°48'50" EAST, FOR A DISTANCE OF 280.00 FEET TO A POINT;
THENCE NORTH 37°17'54" EAST, FOR A DISTANCE OF 420.00 FEET TO A POINT;
THENCE NORTH 57°56'23" EAST, FOR A DISTANCE OF 350.00 FEET TO A POINT;
THENCE NORTH 22°58'11" EAST, FOR A DISTANCE OF 470.28 FEET TO A POINT ON THE PRESENT WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75.
THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75 FOR THE FOLLOWING TWO COURSES: SOUTH 01°13'05" EAST, FOR A DISTANCE OF 135.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 34,202.48 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°06'48" THENCE NORTH 58°36'11" WEST FOR A DISTANCE OF 78.84 FEET TO A POINT;
THENCE SOUTH 89°18'30" EAST FOR A DISTANCE OF 48.47 FEET TO A POINT;
THENCE NORTH 02°31'23" WEST, FOR A DISTANCE OF 343.80 FEET TO A POINT;
THENCE NORTH 56°08'20" WEST FOR A DISTANCE OF 232.97 FEET TO A POINT;
THENCE SOUTH 38°58'11" WEST, FOR A DISTANCE OF 232.97 FEET TO A POINT;
THENCE NORTHWESTERLY ALONG A 95.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 37°35'08" WEST, A CENTRAL ANGLE OF 02°18'18", FOR AN ARC DISTANCE OF 2.44 FEET TO A POINT OF TANGENCY, SAID POINT BEING A POINT ON THE WEST 78TH STREET RIGHT-OF-WAY LINE.
THENCE ALONG THE WEST 78TH STREET RIGHT-OF-WAY LINE FOR THE FOLLOWING 8 COURSES: NORTH 33°21'48" WEST, FOR A DISTANCE OF 142.78 FEET TO A POINT;
THENCE SOUTH 58°36'11" WEST, FOR A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE;
THENCE SOUTH 33°21'48" EAST, FOR A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 58°36'11" WEST, FOR A DISTANCE OF 244.09 FEET TO A POINT OF CURVATURE;
THENCE ALONG A 34,202.48 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°10'44" FOR A DISTANCE OF 190.85 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 89°45'53" WEST, FOR A DISTANCE OF 202.48 FEET TO A POINT OF CURVATURE;
THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 83201.42 SQUARE FEET OR 19.02 ACRES.

TUSCAN
AT NICK
DATE OF PREP
2-22-2011
Sheet 1 of 3

10.4






E 91st ST

PUD-405-21

N



18-13 23

Feet

0 50 100

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

E 91 Pl S

E 91 Pl S

March 16, 2011

STAFF RECOMMENDATION

PUD-405-21: Minor Amendment – West of the southwest corner of 91st Street South and South Memorial Drive; Lot 3, Block 1 – South Springs Office Park; TRS 18-13-23; CZM 57; Atlas 1905; CD 8; CO/PUD.

The applicant is requesting a minor amendment to increase the size of a sign.

The PUD allows one sign at each entry point to the development not to exceed four feet in height nor 32 square feet of display area.

The applicant seeks to increase the height of the sign from 4 feet to 6.69 feet to reflect as built conditions. The applicant also seeks to increase the permitted display surface area from 32 square feet (sf) to 38 sf to allow for an electronic message center (see attached Exhibit G-1.0). Electronic message centers are allowed by the PUD.

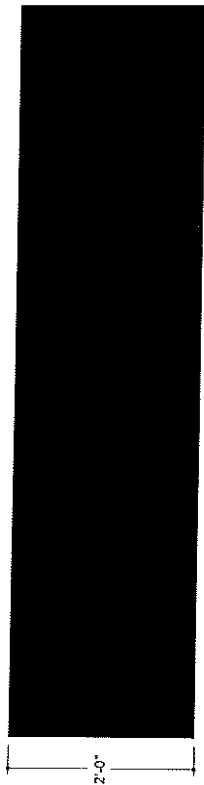
Section 1107, H-12 of the code allows by minor amendment, modifications in approve signage provided the size, location, number and character (type) of signs is not substantially altered.

The property is located along a major arterial street in a corridor district. Staff views a 2.69 foot increase in height and a 6 sf increase in display surface area as negligible, not substantially altering the size, location, number and character (type) of signs in the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-405-21.

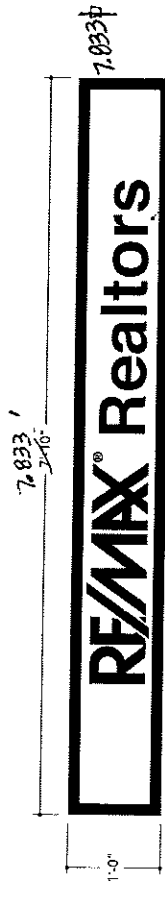
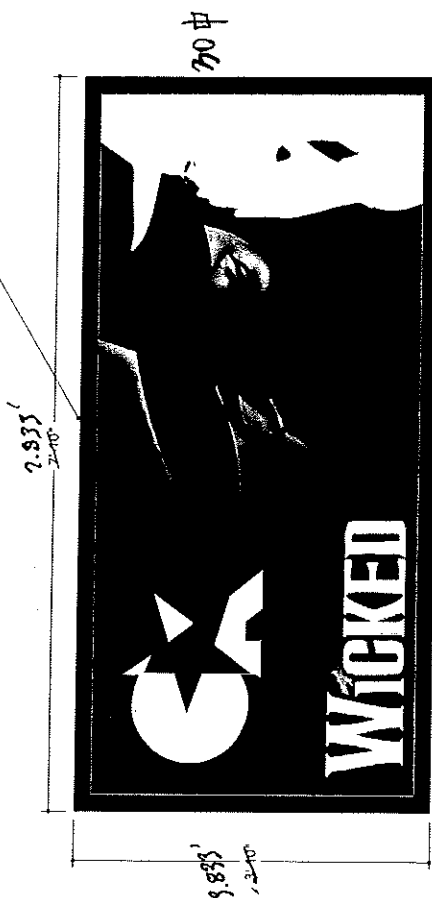
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

11.4



B | Plan View
Scale: 3/4" = 1'-0"

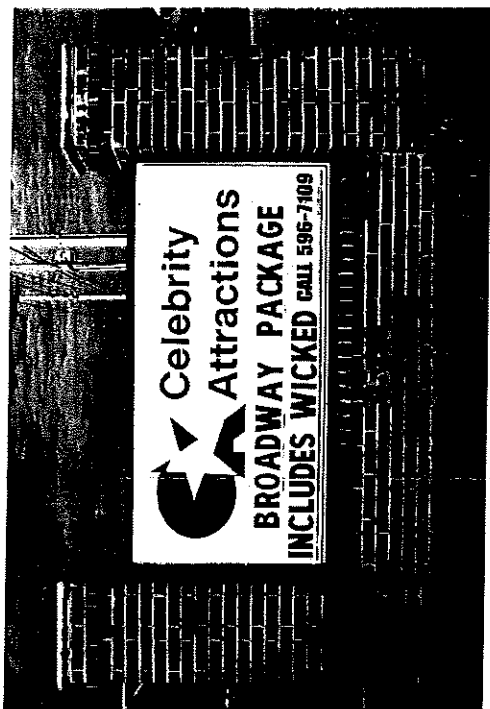
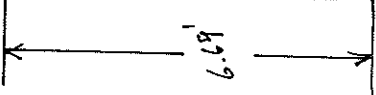
Remove existing sign and replace
with two new as shown below
Galaxy 20mm RGB Display
48x112 matrix, 1070 max watts



A | Elevation: Front View
Scale: 3/4" = 1'-0"

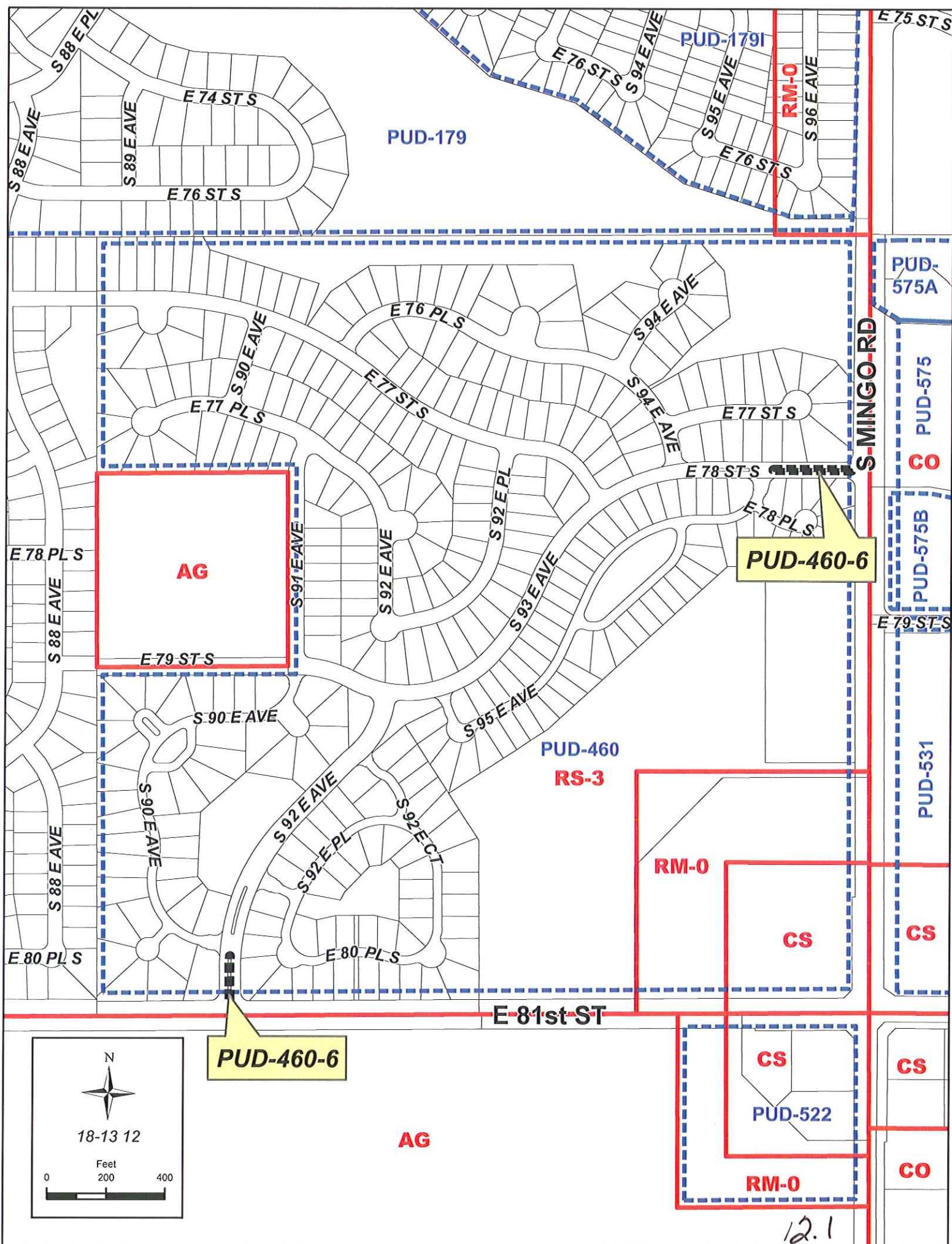
38" display area

new cabinet face with 1.5" retainers and 3/16" white acrylic faces
and translucent vinyl overlays.



		<p>These drawings are the exclusive property of Claude Allen Associates, Inc. and are the work of original work by its employees. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Claude Allen Associates, Inc.</p>	
PROJECT NAME	CELEBRITY ATTR. PKG.	CLIENT	EMC Monument
PROJECT ADDRESS	7506 E. 91st - Tulsa, OK	DESIGNER	Joe Kesterson
DATE	11-5-2010	DATE MODIFIED	11-5-2010
BY	Gary Larsen	REVIEW	11-5-2010
<p>1225 North Lansing Avenue Suite 100 Tulsa, Oklahoma 74103 Phone: (918) 587-7777 Fax: (918) 587-7778 Website: www.cnsinc.com</p>		<p>11-5-2010</p>	

11.5



March 16, 2011

STAFF RECOMMENDATION

PUD-460-6: Minor Amendment – North of the northwest corner of 81st Street South and South Mingo Road and west of the northwest corner of 81st Street South and South Mingo Road; The intersections of South 92nd Avenue East and 81st Street South and East 78th Street South and Mingo Road; Reserves C and Q – The Villages at Highland Park; TRS 18-13-12; CZM 53; Atlas 1414; CD 7; CS/RM-O/RS-3/PUD.

The applicant is requesting a minor amendment to permit the reconstruction of two small entry features in separate reserve areas at the Villages of Highland Park in PUD-460 (see attached exhibits and photographs). One entry feature was located at the 81st Street access point and the other at the South Mingo Road access point to the single family subdivision.

The entry features were constructed in Reserve Areas C and Q as part of the original development of the subdivision (see Exhibit A). The entry features however are technically not allowed in these reserve areas per the subdivision plat. The 81st Street entry feature was removed by the City of Tulsa for the widening of 81st Street and the Mingo Road entry feature was accidentally struck by a car in December of 2010. The City of Tulsa is paying for the replacement of the 81st Street entry feature.

Section 1107, H-7 of the code allows by minor amendment, "the addition of customary accessory buildings and uses within the delineated common open space of a residential PUD, including but not limited to swimming pools, cabanas, security buildings, club houses and tennis courts". Staff contends that the reconstruction of these structures will not substantially alter the character or intent of the PUD.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-460-6.

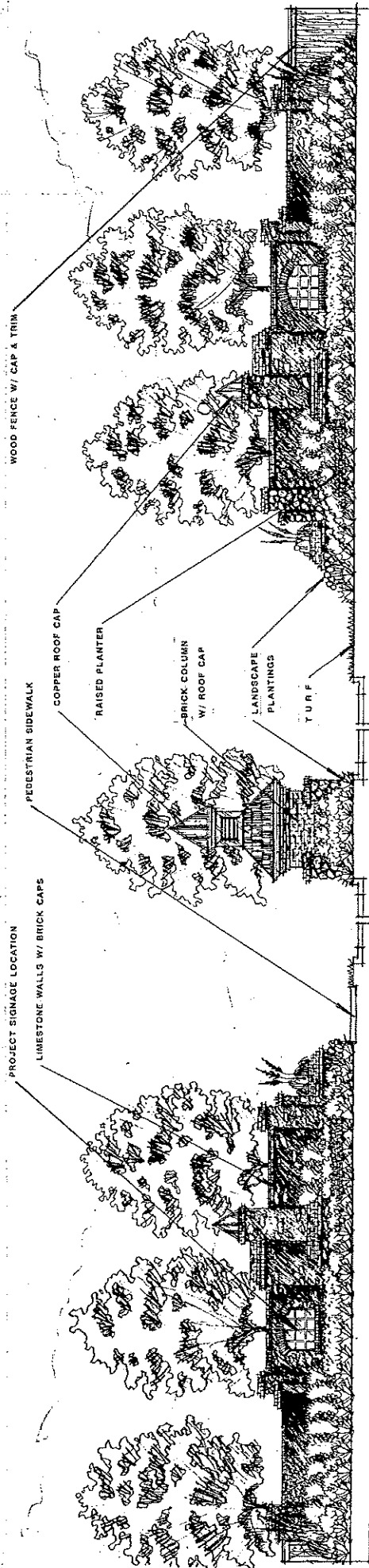
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

12.4

LANDSCAPE ARCHITECTURAL PACKAGE

THE VILLAGE OF HIGHLAND PARK

TULSA, OKLAHOMA



MAIN ENTRANCE OF THE VILLAGE OF HIGHLAND PARK

NOT TO SCALE

PROJECT SHEET INDEX

COVER SHEET	I
81ST STREET/PERIMETER LANDSCAPE	L-1
MINGO ROAD/PERIMETER LANDSCAPE	L-2
TYPICAL ENTRANCE LAYOUT/LANDSCAPE	L-3
81ST STREET/PERIMETER IRRIGATION	I-1
MINGO ROAD/PERIMETER IRRIGATION	I-2
TYPICAL ENTRANCE IRRIGATION	I-3
CONSTRUCTION DETAILS	D-1 THRU D-3

OWNER:

8100 MINGO COMPANY
8840 SOUTH TRENTON AVENUE
TULSA, OKLAHOMA 74136
OFFICE: (918)492-7811



PLANNING DESIGN GROUP
Linda Pennington, Owner, Architectural/Interior
Landscape Architect, P.O. Box 100, Tulsa, OK 74110
Phone: (918)492-7811 Fax: (918)492-7812

12.5

ENTER TO LANDSCAPE MATERIAL LIST FOR \$50.00 TYPE
THE ONE DAY WORK AHEAD TO IMPROVE YOUR LANDSCAPE
WITH A LARGE VARIETY OF TREES, PLANTS, SHRUBS
TO REMOVE RUBBISH AND FILL COMPLEMENTS ARE REQUIRED
© 2000

ENTER TO LANDSCAPE MATERIAL LIST FOR \$50.00 TYPE
THE ONE DAY WORK AHEAD TO IMPROVE YOUR LAWN
WITH A LARGE VOLUME OF THE TOWNE PLANT SMOOTH
TO REMOVE RIBBONS AND FULL COMPLETION AS REQUIRED
© 2000

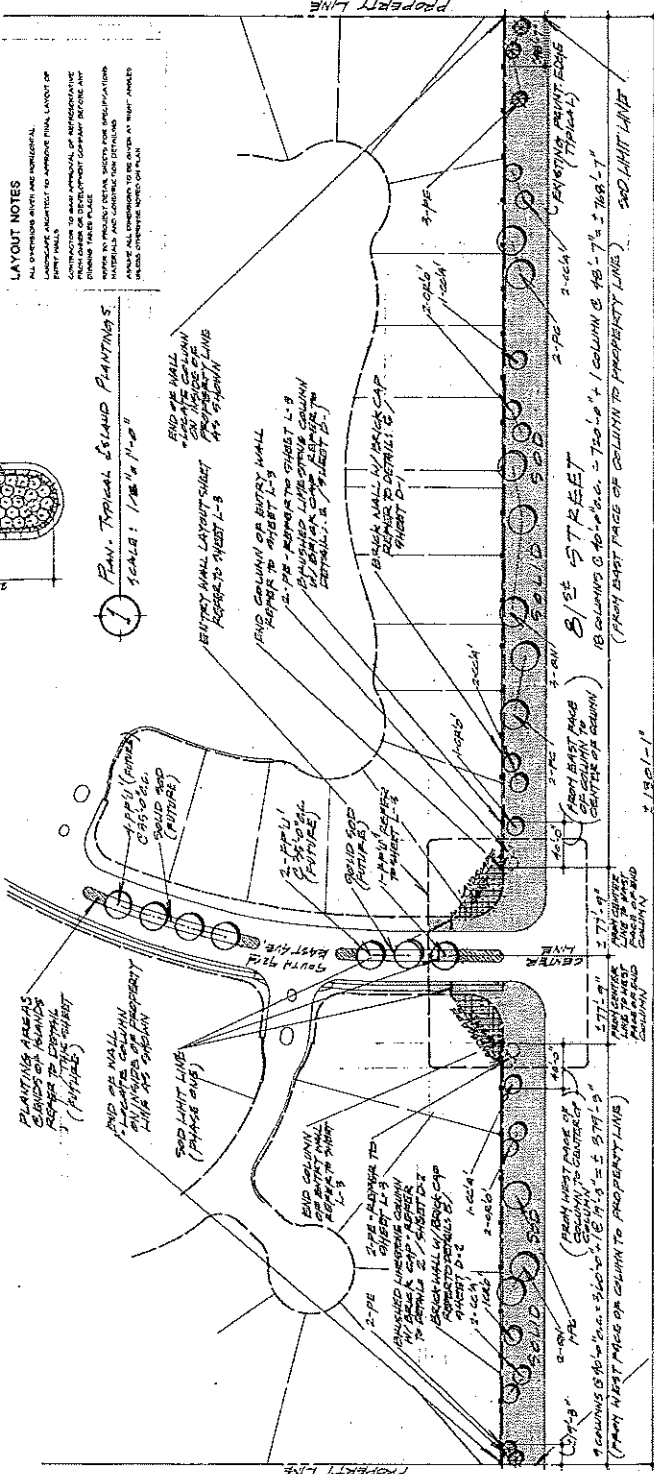
[illegible]

ALL OPERATIONS WITHIN ARE NONFEDERAL.
 UNFEDERAL
 CONTRACTOR TO OBTAIN APPROVAL OF REPRESENTATIVE
 FROM OTHER OR DEVELOPMENT COMPANY BEFORE ANY
 WORKING TAKES PLACE
 MATERIALS AND CONSULTS FOR DETAILS
 WHERE ALL DECISIONS TO BE GIVEN AT MEETINGS

ALL OPERATIONS WITH ARE NONFEDERAL.
 CONTRACTOR TO OBTAIN APPROVAL OF REPRESENTATIVE
 FROM OTHER OR DEVELOPMENT COMPANY BEFORE ANY
 MINING TAKES PLACE
 APPLICANT TO PROVIDE DETAIL SHEETS FOR SPECIFICATIONS
 MATERIALS AND CONSULT FOR DETAILING
 WHERE ALL DECISIONS TO BE GIVEN AT MEET. APPROVED

"0-10-11-12 : 1974-75

"0-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-10



On the last 30 minutes before departure, the 100 passengers were taken to the conference room for a presentation. The presentation was given by the captain, who was accompanied by the first officer, the flight attendant, and the ground crew. The presentation was given in a very professional manner, and the passengers were very impressed. The presentation was given in a very professional manner, and the passengers were very impressed. The presentation was given in a very professional manner, and the passengers were very impressed.

[illegible]

of 2000, the 2001 and 2002 annual reports of the company, the company's website, and other publicly available information, the company has not identified any material weaknesses in its internal control over financial reporting. The company's management believes that the company's internal control over financial reporting is effective.

the fact that the "new" technology is still in its infancy and that it is not yet clear whether it will be able to replace the old technology. The new technology is still in its infancy and it is not yet clear whether it will be able to replace the old technology.

but, under conditions of reduced resources, laboratory-based sampling and analysis, from the same sites, have been shown to provide a more accurate picture of the actual situation. The authors conclude that, in the future, the use of laboratory-based sampling should be reduced to a minimum, and that the use of laboratory-based sampling should be limited to the most critical situations.



OWNER: 8100 MINGO COMPANY

LANDSCAPE ARCHITECT
PLANNING DESIGN GROUP
Land Planning/Coil Course Architecture/Landscape Architecture
10535 Cent 51st Street, Suite 103, Tulsa, Oklahoma 74155
Phone: (918)-628-1293 Fax: (918)-628-1250

811 STREET /	1-1	SHEET NUMBER
PERIMEIER LANDSCAPE		
SHEET TITLE		

SODDING NOTES

REFER TO LANDSCAPE MATERIAL LIST FOR THE
SPECIFICATIONS FOR THE SODDING MATERIALS.
THE SODDING MATERIALS ARE TO BE
SPECIFIED BY THE ARCHITECT.

PLANTING NOTES

PPV IS REFERRED TO THE PLANTING
MATERIAL LIST FOR THE SPECIFICATIONS
FOR THE PLANTING MATERIALS.

ENTRANCE SITE PLAN (TYPICAL)

1. HORIZONTAL DIMENSIONS HAVE PRIORITY OVER VERTICAL.
2. THE ENTRANCE DETAIL ON THIS SHEET IS MEANT
TO BE UNIVERSAL AND UTILIZED AT THE EAST
TOWN STREET AND HINGE ROAD ENTRANCE LOCATION.

ENTRANCE SITE PLAN (TYPICAL)

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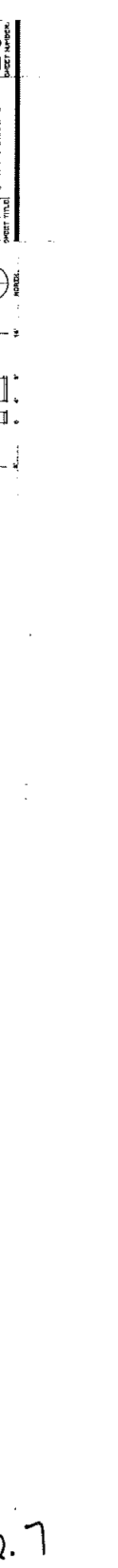
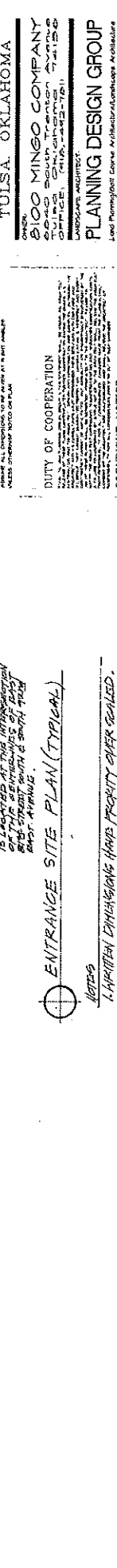
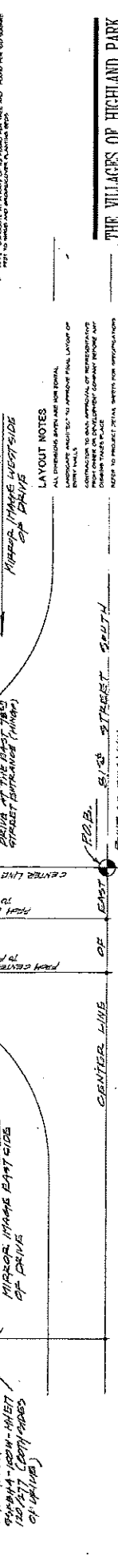
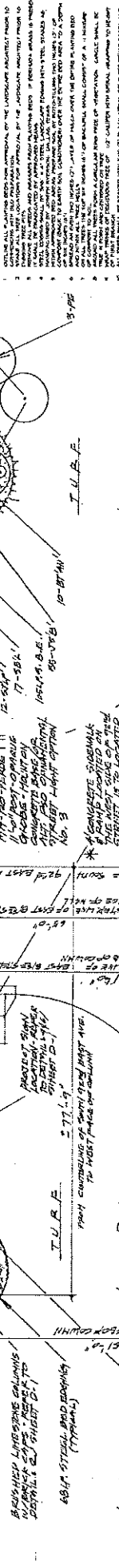
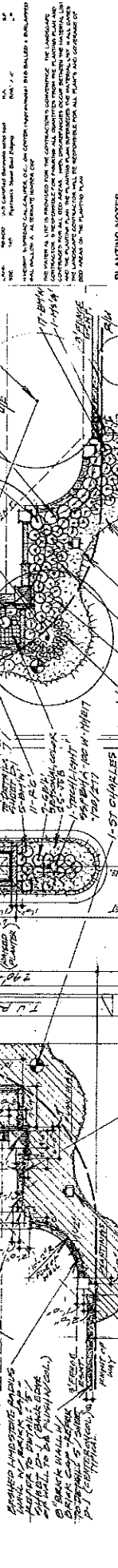
ENTRANCE SITE PLAN (TYPICAL)

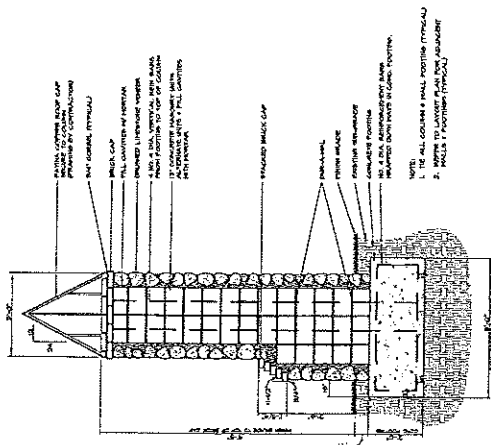
1. HORIZONTAL DIMENSIONS HAVE PRIORITY OVER VERTICAL.
2. THE ENTRANCE DETAIL ON THIS SHEET IS MEANT
TO BE UNIVERSAL AND UTILIZED AT THE EAST
TOWN STREET AND HINGE ROAD ENTRANCE LOCATION.

ENTRANCE SITE PLAN (TYPICAL)

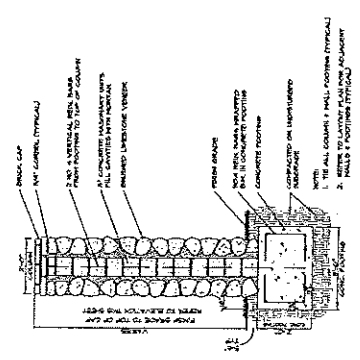
1. HORIZONTAL DIMENSIONS HAVE PRIORITY OVER VERTICAL.
2. THE ENTRANCE DETAIL ON THIS SHEET IS MEANT
TO BE UNIVERSAL AND UTILIZED AT THE EAST
TOWN STREET AND HINGE ROAD ENTRANCE LOCATION.

KEY	MATERIAL NAME	SIZE/AMOUNT	TYPE
1	Grass	1000' x 1000'	Grass
2	Grass	1000' x 1000'	Grass
3	Grass	1000' x 1000'	Grass
4	Grass	1000' x 1000'	Grass
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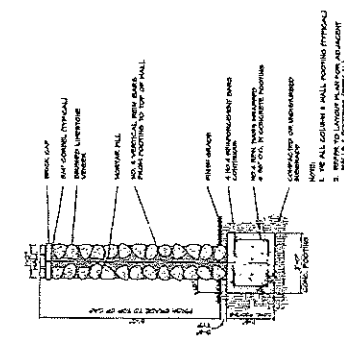




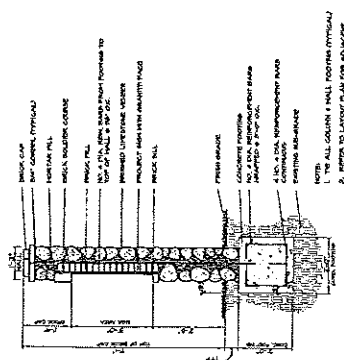
1 RUINED LIMESTONE COLUMN - TYPICAL SECTION
SCALE 1/2" = 1'-0"



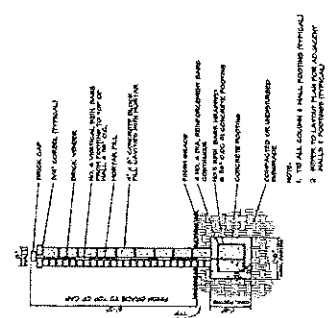
2 STONE COLUMN - TYPICAL SECTION
SCALE 1/2" = 1'-0"



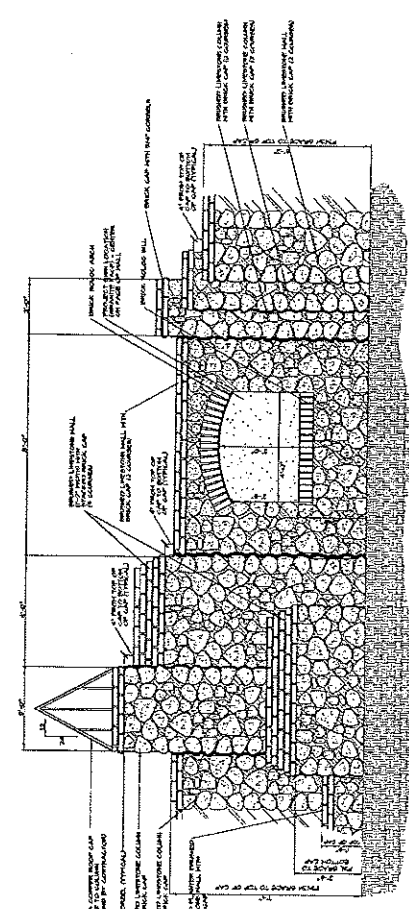
3 STONE WALL - TYPICAL SECTION
SCALE 1/2" = 1'-0"



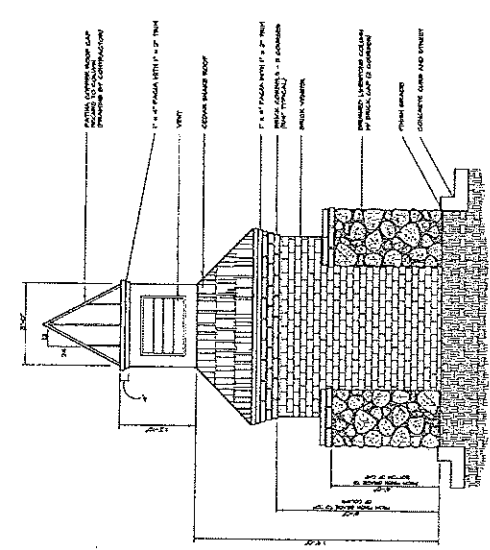
4 PROJECTY STORAGE - TYPICAL SECTION
SCALE 1/2" = 1'-0"



5 BRICK WALL - TYPICAL SECTION
SCALE 1/2" = 1'-0"



6 RUINED LIMESTONE ENTRY WALL - TYPICAL ELEVATION
SCALE 1/2" = 1'-0"



7 CENTER ISLAND FEATURE - TYPICAL ELEVATION
SCALE 1/2" = 1'-0"

THE VILLAGES OF HIGHLAND PARK
TULSA, OKLAHOMA

OWNER:
8100 MINGO COMPANY
6040 SOUTH THERION AVENUE / TULSA, OKLAHOMA 74109
PHONE: (918) 438-1234 FAX: (918) 438-1235

LANDSCAPE ARCHITECT:
PLANNING DESIGN GROUP
Lead Planning/Design Architect
100 East 2nd Street, Suite 100, Tulsa, Oklahoma 74103
PHONE: (918) 438-1234 FAX: (918) 438-1235

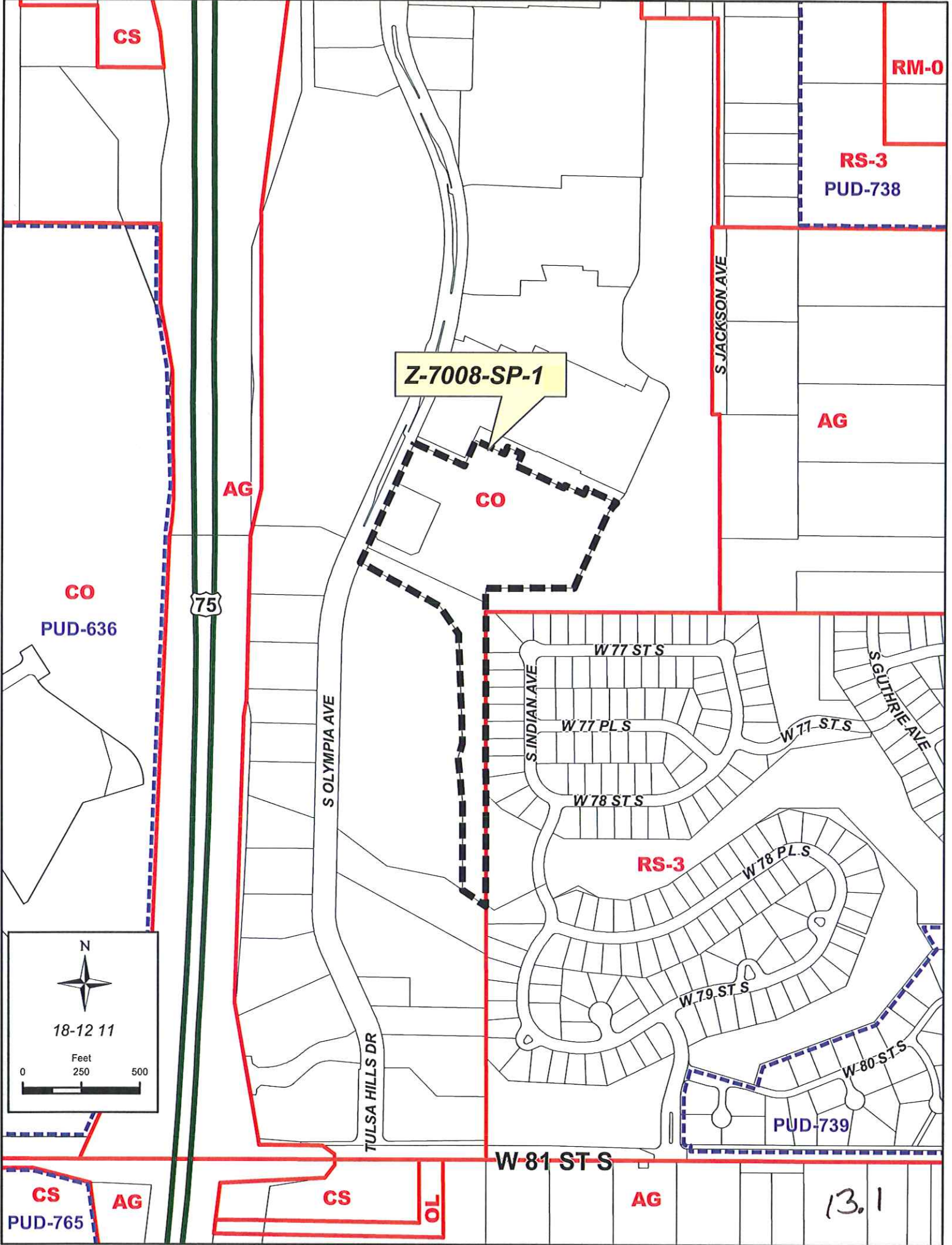
DATE: _____
SCALE: _____

CONSTRUCTION DETAILS: D-1
SHEET TITLE: _____
SHEET NUMBER: _____

9'9"

7' SQUARE





CS

RM-0

RS-3
PUD-738

Z-7008-SP-1

AG

AG

CO

CO
PUD-636

75

S OLYMPIA AVE

TULSA HILLS DR

S INDIAN AVE

W 77 ST S

W 77 PLS

W 78 ST S

W 77 ST S

S GUTHRIE AVE

RS-3

W 78 PLS

W 79 ST S

W 80 ST S

PUD-739

W 81 ST S

CS
PUD-765

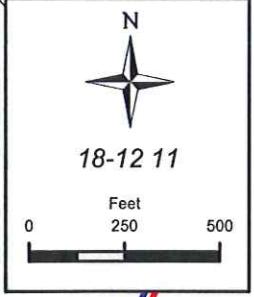
AG

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13.1



18-12-11

75

S OLYMPIA AVE

TULSA HILLS DR

Z-7008-SP-1q

S JACKSON AVE

W77 ST S

W77 PLS

W78 ST S

W78 PLS

W79 ST S

W80 ST S

W 81 ST S

S GUTHRIE AVE

W 77 ST S



18-12 11

Feet
0 250 500

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

13.2

March 16, 2011

STAFF RECOMMENDATION

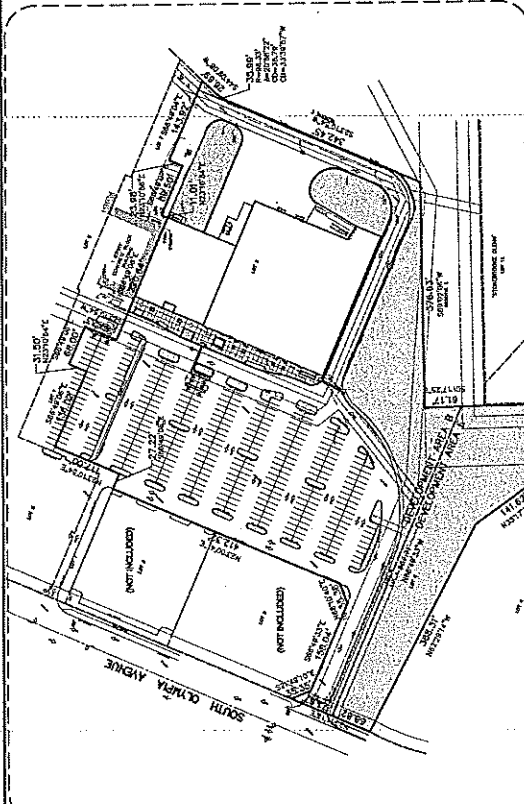
Z-7008-SP-1: Detail Site Plan – South of the southeast corner of West 71st Street South and South Olympia Avenue; Lot 6, Block 1 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 67,969 square foot retail building in the Tulsa Hills Regional Shopping Center. The proposed use, Use Unit 14 – Shopping Goods and Services is a permissible use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along Olympia Avenue per subdivision regulations. Pedestrian access connecting the Olympia Avenue sidewalk to the storefront is provided in two separate areas as required by CO District Development Standards.

Therefore, staff recommends **APPROVAL** of the detail site plan for Lot 6, Block 1 – Tulsa Hills.

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

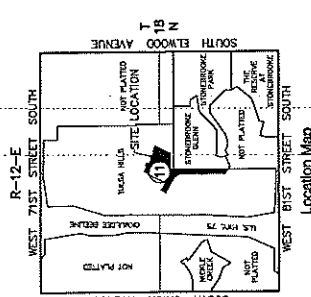


SEE SHEET 2 FOR ENLARGEMENT

Site Plan Statistics

CORRIDOR DISTRICT SITE PLAN NUMBER 2-7000-SP-1
DEVELOPMENT AREA: 6
TRACT AREA: 362,667 SQ. FT.
PERMITTED USES: DEVELOPMENT AREA 6, TRACTS USED PERMITTED AS A MIXTURE OF RIGHT IN USE UNITS 10, OFF-STREET PARKING, 11 OFFICES AND STUDIOS INCLUDING DRIVE-THRU BANKING FACILITIES, 12 ENTERTAINMENT ESTABLISHMENTS AND EATING ESTABLISHMENTS OTHER THAN DRIVE-INS, 13 CONVENIENCE FOODS AND SERVICES, 14 SHOPPING GOODS AND SERVICES, AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES SHALL BE PERMITTED.
PROPOSED USES: 14 SHOPPING GOODS AND SERVICES, AND USES CUSTOMARILY ACCESSORY TO PERMITTED PRINCIPAL USES SHALL BE PERMITTED.
PERMITTED PRINCIPAL USES SHALL BE PERMITTED:
MAXIMUM BLDG. FLOOR AREA PERMITTED: 100,000 SQ. FT.
BLDG. FLOOR AREA PROPOSED: 67,800 SQ. FT.
MAXIMUM BLDG. COVERAGE PERMITTED: 100,000 SQ. FT. (28%)
BLDG. COVERAGE PROPOSED: 67,800 SQ. FT. (18.7%)
MAXIMUM BLDG. HEIGHT PERMITTED: 35 FEET
MAXIMUM BLDG. HEIGHT PROPOSED: 34 FEET
BUILDING SETBACKS:
FROM EAST BOUNDARY OF BLOCK 2: 25 FEET
FROM EAST BOUNDARY OF BLOCK 2: 25 FEET
FROM THE EAST BOUNDARY OF SOUTH OLMEADE AVENUE: 100 FEET
FROM THE SOUTHERN BOUNDARY OF DEVELOPMENT AREA 6: 100 FEET
OFF-STREET PARKING:
RATIO FOR USE: USE UNIT 14: 1,225 SQ. FT.
TOTAL NUMBER OF SPACES REQUIRED: 302
TOTAL NUMBER OF SPACES PROPOSED: 306 (INCLUDED 6 HANDICAP SPACES)
MINIMUM UNDEVELOPED OPEN SPACE:
PART OF LOT 6 (DEVELOPMENT AREA 6): 60,773 SQ. FT. (16%)
LANDSCAPED STREET WALK: SOUTH OLMEADE AVENUE
PART OF LOT 6 (DEVELOPMENT AREA 6): 1,277 SQ. FT.
TOTAL AREA: 100,000 SQ. FT. (28%)
PROPOSED: 76,800 SQ. FT. (20.9%)
PROPOSED: 100,000 SQ. FT. (28%)
PROPOSED: 300,000 SQ. FT. (82.3%)

NOTE: TRACK OF LAND HAS BEEN COMBINED WITH PARTS OF LOTS 3 AND 4. LARGER SITE SERVICES SHOWN ARE FOR ONLY THE PORTION OF LOT 6. NO IMPROVEMENTS PROPOSED ON THE PORTIONS OF LOTS 3 AND 4.



Owner
TULSA HILLS, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
200 SOUTH OLMEADE AVENUE
CHARLOTTE, NORTH CAROLINA 28206
PHONE: (704) 340-3533

Sheet Index
SHEET 1 COVER SHEET
SHEET 2 DETAIL SITE PLAN

**DETAIL SITE PLAN
FOR PARTS OF
LOT 6 OF BLOCK 2 IN
TULSA HILLS**

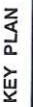
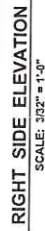
COVER SHEET

CITY OF TULSA, OKLAHOMA
SACK AND ASSOCIATES, INC.
1000 N. LINCOLN
TULSA, OKLAHOMA 74106
PHONE: (918) 438-1111
FAX: (918) 438-1112

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Corridor District Site Plan Z-7008-SP-1

TULSA HILLS
TULSA, OKLAHOMA

DRAWING PREPARED FEBRUARY 26, 2011

© COPYRIGHT 2011, WRIGHT ARCHITECTS, P.C.

DRAWING NO. **EL-1**

SITE PLAN PREPARED BY:

wright

WRIGHT ARCHITECTS, P.C.
ONE PARKWAY N.E.
ATLANTA, GA 30309
404.525.1234
WWW.WRIGHTARCHITECTS.COM

COLLETT & ASSOCIATES
CHARLOTTE, NORTH CAROLINA

AG

AG

S 161 E AVE

E 161 ST S

TRACT 2

TRACT 1

LS-20419

AG

AG



17-14 27

Feet
0 250 500

E 166 ST S

OLD HWY 64

E 165 ST S

14.1

E 161 ST S

S 161 E AVE

TRACT 2

TRACT 1

LS-20419



17-14 27

Feet
0 250 500

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

E 166 ST S

OLD HWY 64

E 165 ST S

14.2

LOT-SPLIT FOR WAIVER OF MAJOR STREET AND HIGHWAY PLAN

March 16, 2011

LS-20419 Jack Ramsey (7427) (AG) (County)

West of the Southwest corner of South 161st East Avenue and East 161st Street South

The lot-split proposal is to split 2.2 acres +/- from an existing 10.04 acre +/- tract creating a 7.84 acre +/- remainder tract. The proposed tracts meet the AG (Agricultural) bulk and area requirements of the Tulsa County Zoning Code.

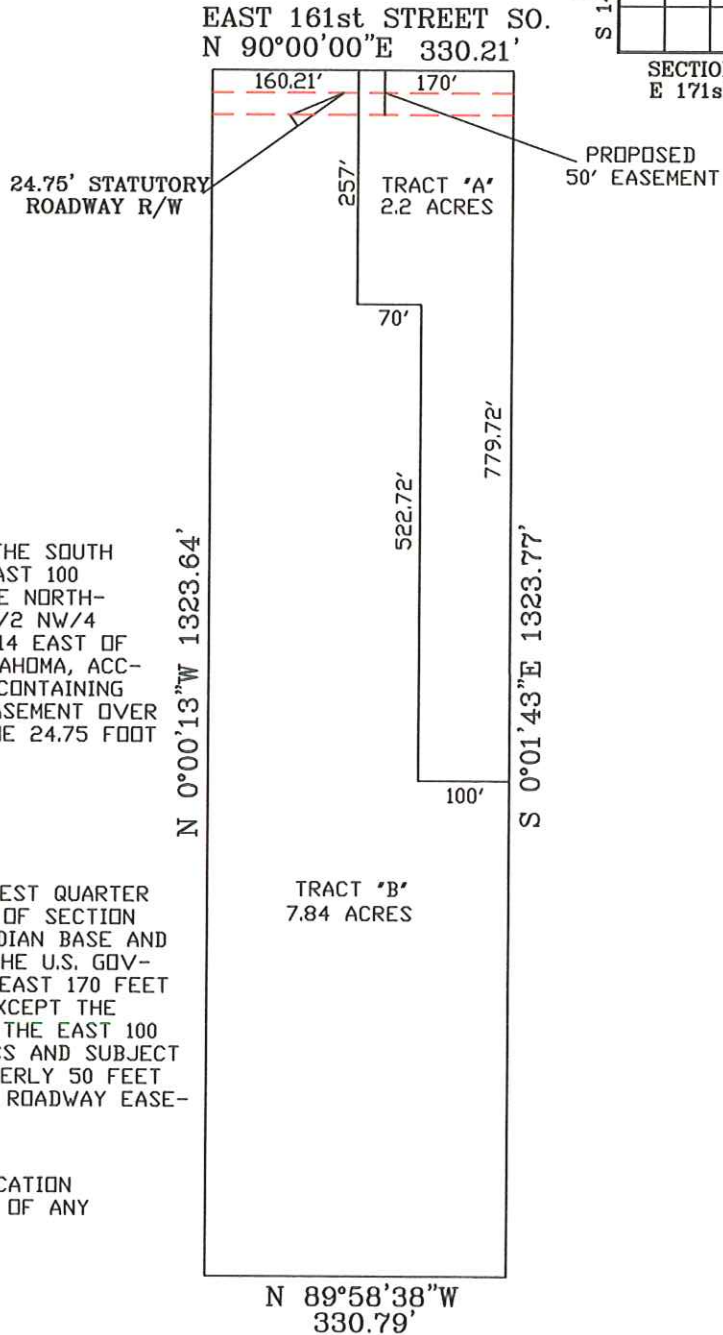
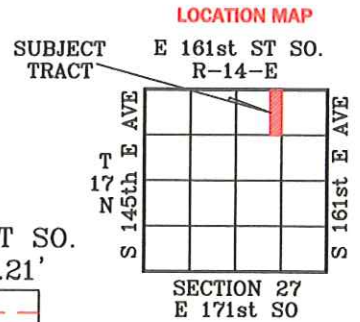
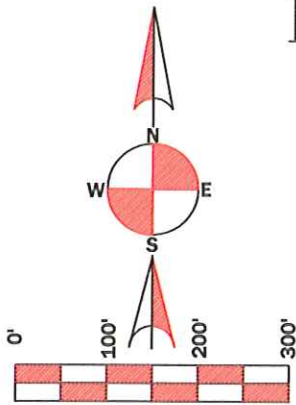
According to the Major Street and Highway Plan, East 161st Street South is deemed a secondary arterial requiring 50 feet of right-of-way from the center line. The applicant is asking to waive the requirement of 50 feet to 30 feet of right-of-way instead. The County Engineer agrees with the waiver and is in support of the application.

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.

PLAT FOR LOT SPLIT

LEGEND

- IRON PIN FOUND
 - IRON PIN SET
 - FENCE ———
 - EASEMENT LINE ———
 - POWER LINE ———
 - GAS LINE ———
- (ALL FACILITIES IN LEGEND MAY NOT APPEAR ON PLAT)



PREPARED FOR :

CARL AND CAROL HORNBACK
16000 EAST 161st STREET SOUTH
BIXBY, OKLAHOMA 74008
918 344 4784

DESCRIPTION (TRACT 'A')

THE EAST 170 FEET OF THE NORTH 257 FEET AND THE SOUTH 522.72 FEET OF THE NORTH 779.72 FEET OF THE EAST 100 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER (E/2 E/2 NW/4 NE/4) OF SECTION 27, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF CONTAINING 2.2 ACRES AND SUBJECT TO A 50 FOOT ROADWAY EASEMENT OVER THE NORTHERLY 50 FEET THEREOF INCLUSIVE OF THE 24.75 FOOT STATUTORY ROADWAY EASEMENT.

DESCRIPTION (TRACT 'B')

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 E/2 NW/4 NE/4) OF SECTION 27, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN TULSA COUNTY, OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF LESS AND EXCEPT THE EAST 170 FEET OF THE NORTH 257 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 522.72 FEET OF THE NORTH 779.72 FEET OF THE EAST 100 FEET THEREOF CONTAINING 7.84 ACRES MORE OR LESS AND SUBJECT TO A 50 FOOT ROADWAY EASEMENT OVER THE NORTHERLY 50 FEET THEREOF INCLUSIVE OF THE 24.75 FOOT STATUTORY ROADWAY EASEMENT.

NOTE : TRACT 'A' AND TRACT 'B' ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT TO BE USED AS PART OF ANY DESCRIPTION FOR CONVEYANCE.

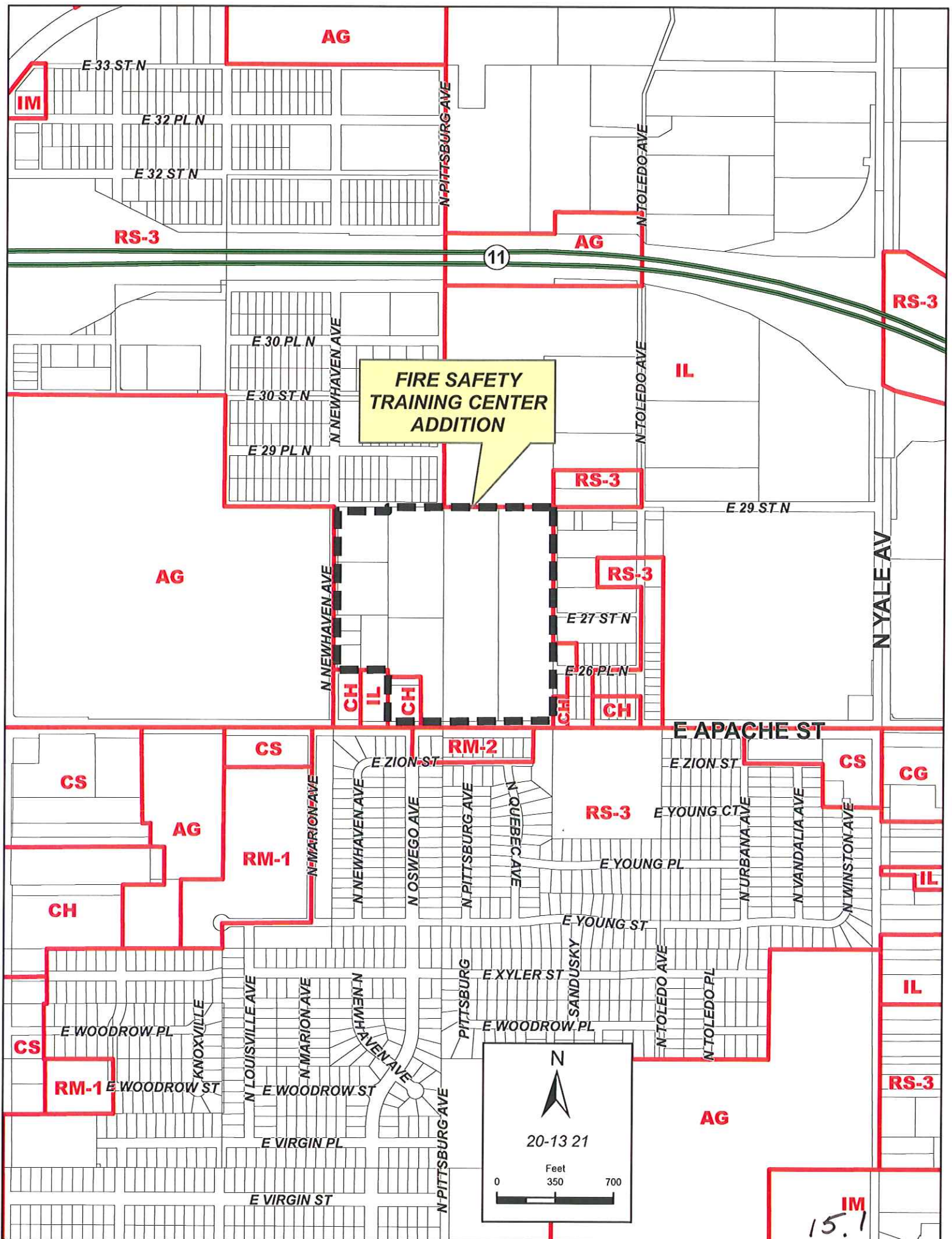
THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, WITNESS MY HAND AND SEAL

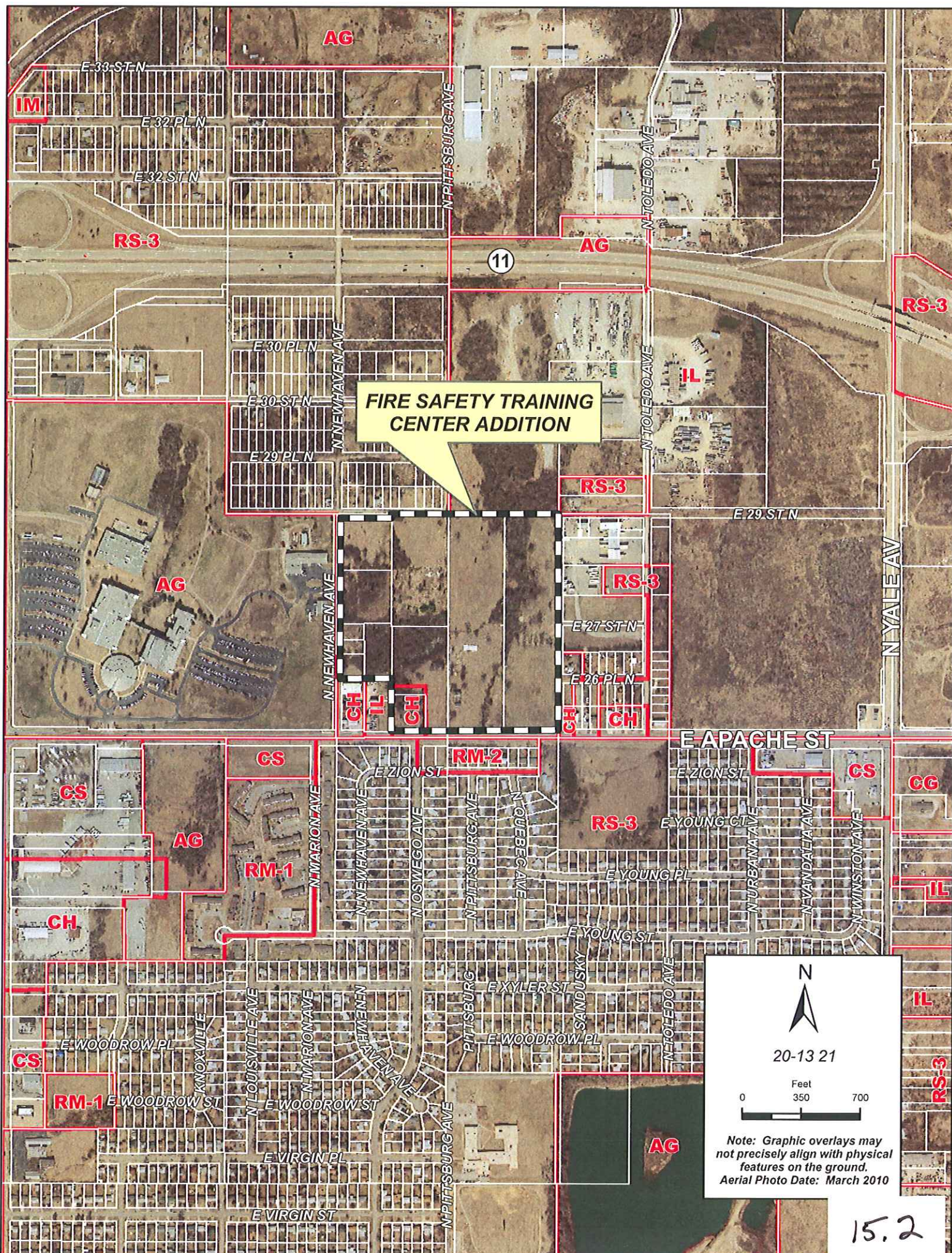


JACK D. RAMSEY R.L.S. 387

14.4

RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 366 4520 FAX 918 366 4529
OKLAHOMA CERTIFICATE OF AUTHORIZATION
NUMBER 2112 EXPIRES JUNE 30, 2011
ramseysurvey4520@yahoo.com





PRELIMINARY SUBDIVISION PLAT

Fire Safety Training Center Addition - (0321) (CD 3)

North and East of the Northeast corner of North New Haven and East Apache

This plat consists of 1 Lot, 1 Block, on 35.7 acres.

The following issues were discussed March 3, 2011, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH (commercial heavy) and RS-3 (residential single family) with Board of Adjustment case # 21207 which approved a Special Exception to permit a fire safety training center in January 2011.
2. **Streets:** Along all streets label centerline of each street, with dimension lines show existing right-of-way available for each street and provide reference, i.e. plat number or book and page number for existing right-of-way. Additional 12.5 feet of right-of-way is required along North Richmond Avenue. Additional 5 feet of right-of-way is required along North New Haven Avenue. Additional 30 feet of right-of-way is required along East 29th Street north for the east 659.19 feet and 5 feet of additional right-of-way is required along west 304.57 feet. Limits of No Access distances are incorrect. Show distances for all 3 Limits of No Access. Modify Section 1 A to include public right-of-way dedication. Service gate along Apache must provide 3 car stacking. Service gate along North New Haven must provide 2 car stacking. Sidewalks must be provided along all streets.
3. **Sewer:** All sanitary sewer pipe must be ductile iron pipe.
4. **Water:** Show the 20 foot restrictive waterline easement for all proposed public waterlines within the site. An infrastructure development plan to extend the water main line will be required. Installation of tee on existing 16 inch line, check that all customers still receive services during installation. Request the waterline system connect to the existing on East 29th Street North. Who is responsible for maintaining the 8 inch TW (training waterline) lines? Will the 8 inch TW (training waterline) lines require an easement? The 8 inch TW (training waterline) lines will need valves. How will water distribution crews determine whether line is a TW (training waterline) or public line?
5. **Storm Drainage:** The drainage ditch that crosses the property on the east side conveys offsite water through the property and must be placed in an overland drainage ditch that contains the runoff from the 1% storm.

Subdivision regulations require that the area of the property be given in square footages as well as acres.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Please provide more information on the electronic valves for all fire hydrants. (What is the purpose and how do they operate?) Any structure over 30 feet tall will require aerial access per IFC (international fire code) 2006 appendix D105. **GIS:** Provide the name, address, and phone number for the owner. Provide the CA numbers and renewal dates and email addresses for the engineer and the surveyor. Add a leading zero to the degree descriptions along North New Haven Avenue on the face of the plat (i.e. 01° instead of 1°). The plat is marked "Final Plat" at the bottom of the sheet and should read Preliminary Plat. Add the phrase "date of preparation" before the date at the bottom of the sheet. Submit a subdivision control data form (Appendix D), in which the first point shall be the point of beginning with two other points on or near the plats' boundary. Please provide a metes and bounds legal description of the subdivision with bearings and distances to match the face of plat.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

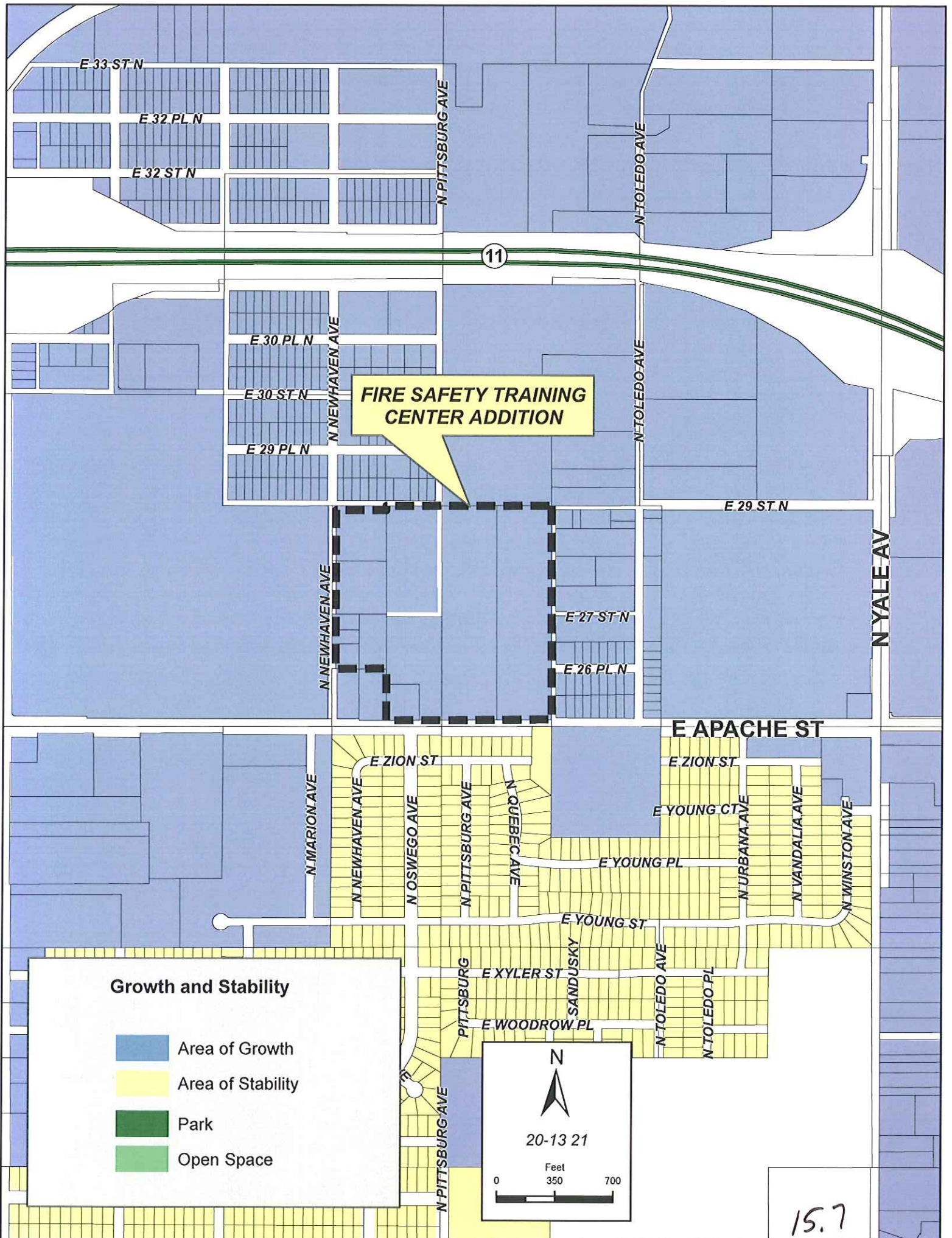
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

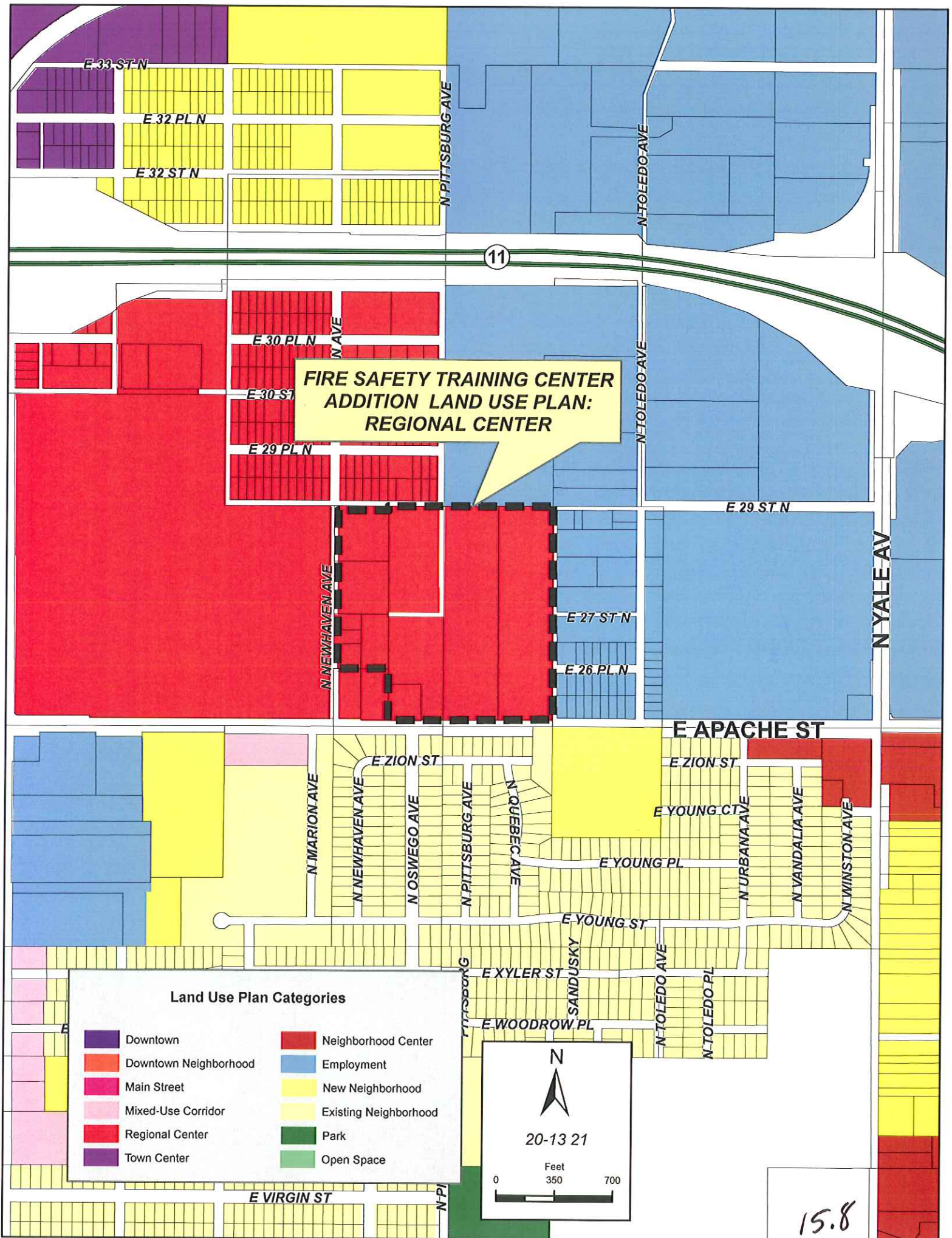
to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas

wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





**FIRE SAFETY TRAINING CENTER
ADDITION LAND USE PLAN:
REGIONAL CENTER**

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 |



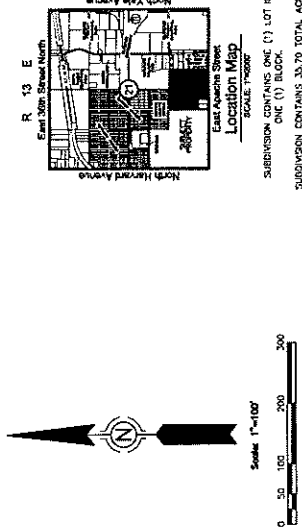
20-13 21



15.8

FIRE SAFETY TRAINING CENTER ADDITION

PART OF THE SOUTH HALF (S/2) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE THIRTEEN (13) EAST OF THE
INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY HEREOF.



Owner/Developer:
Name
ADDRESS
TULSA, OKLAHOMA 74103
(918) 444-4444

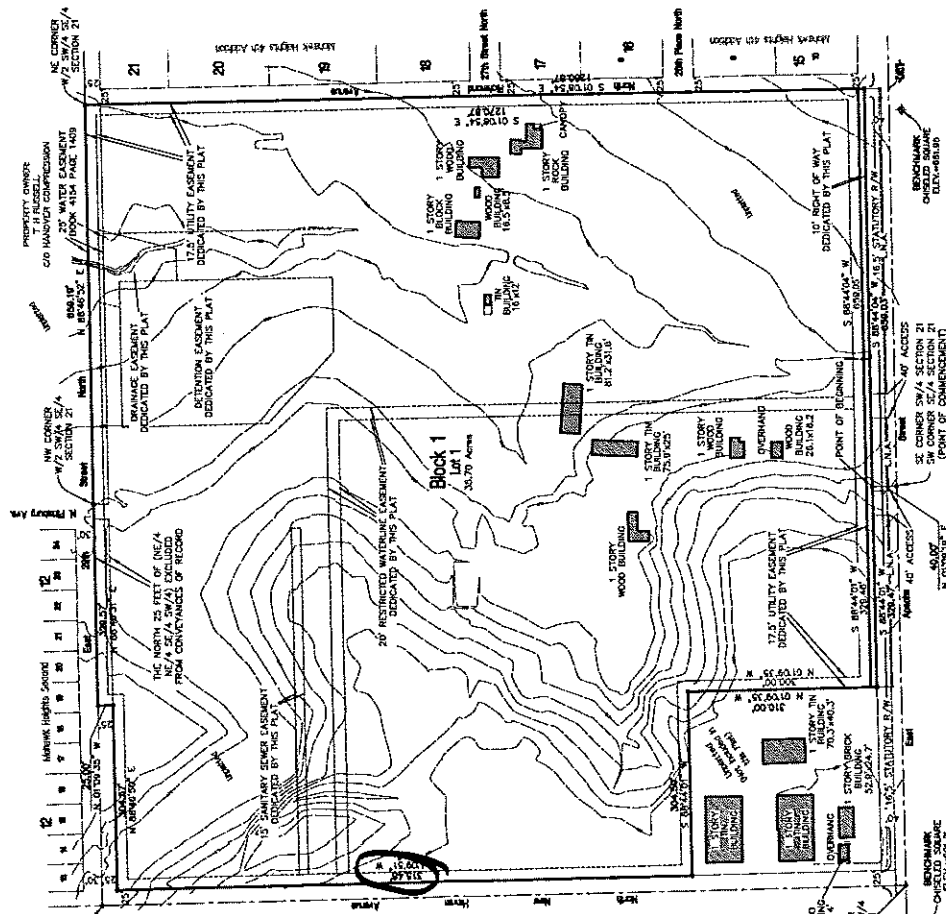
Engineer:
Wallace Engineering-Structural
Consultants Inc.
200 EAST BRADY STREET
TULSA, OK 74103
(918) 584-5858

Surveyor:
Bennett Surveying, Inc.
P.O. BOX 848
CHOUTEAU, OK 74337
(918) 476-7484

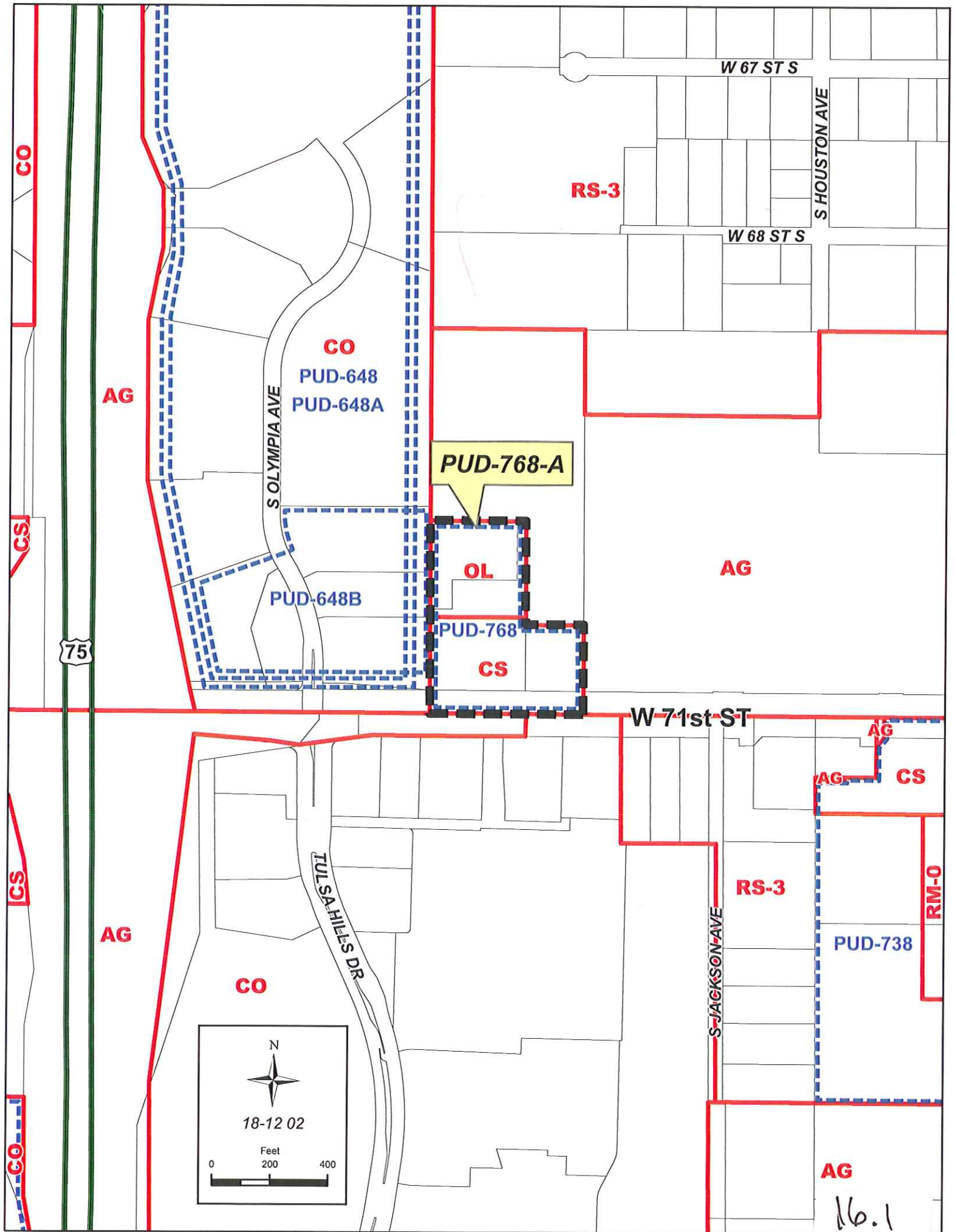
Basis of Bearing:
ALL BEARINGS ARE BASED ON THE
SOUTH LINE OF THE QUARTER
OF SECTION 21, HAVING AN ASSUMED
BEARING OF S89°44'01"W.

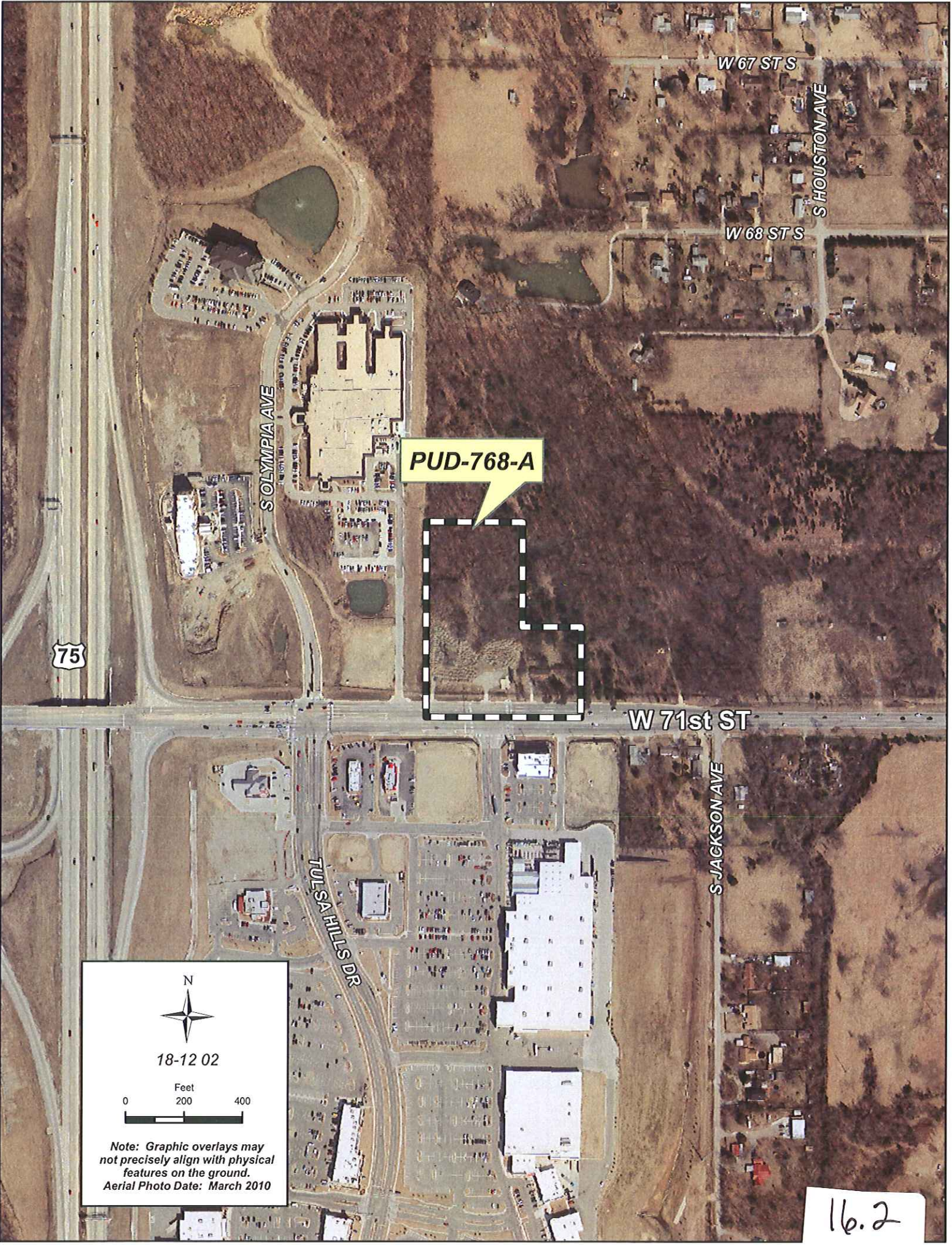
Monumentation:
ALL LOT CORNERS ON THIS PLAT WERE
EITHER SET USING AN IRON PIN WITH A CAP STAMPED
WITH THE SURVEYOR'S NAME OR
PROVISED CAPS SET BY OTHERS.

Flood Plain Designation:
ALL OF FIRE SAFETY TRAINING CENTER ADDITION LIES IN UNSHADED ZONE "X" FOR FIRM
COMMUNITY FLOOD INSURANCE RATE MAPS. FLOOD RISK IS LOW. UNSHADED ZONE "X"
HAS BEEN DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.



**FIRE SAFETY TRAINING
CENTER ADDITION**
20-13-1
FINAL PLAT - SHEET 1 OF 2





W 67 ST S

SHOUSTON AVE

W 68 ST S

PUD-768-A

75

W 71st ST

S JACKSON AVE

TULSA HILLS DR

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

116.2

**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*

**Continued from 3/2/11*

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

16.3

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

16.4

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.

16.5

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:

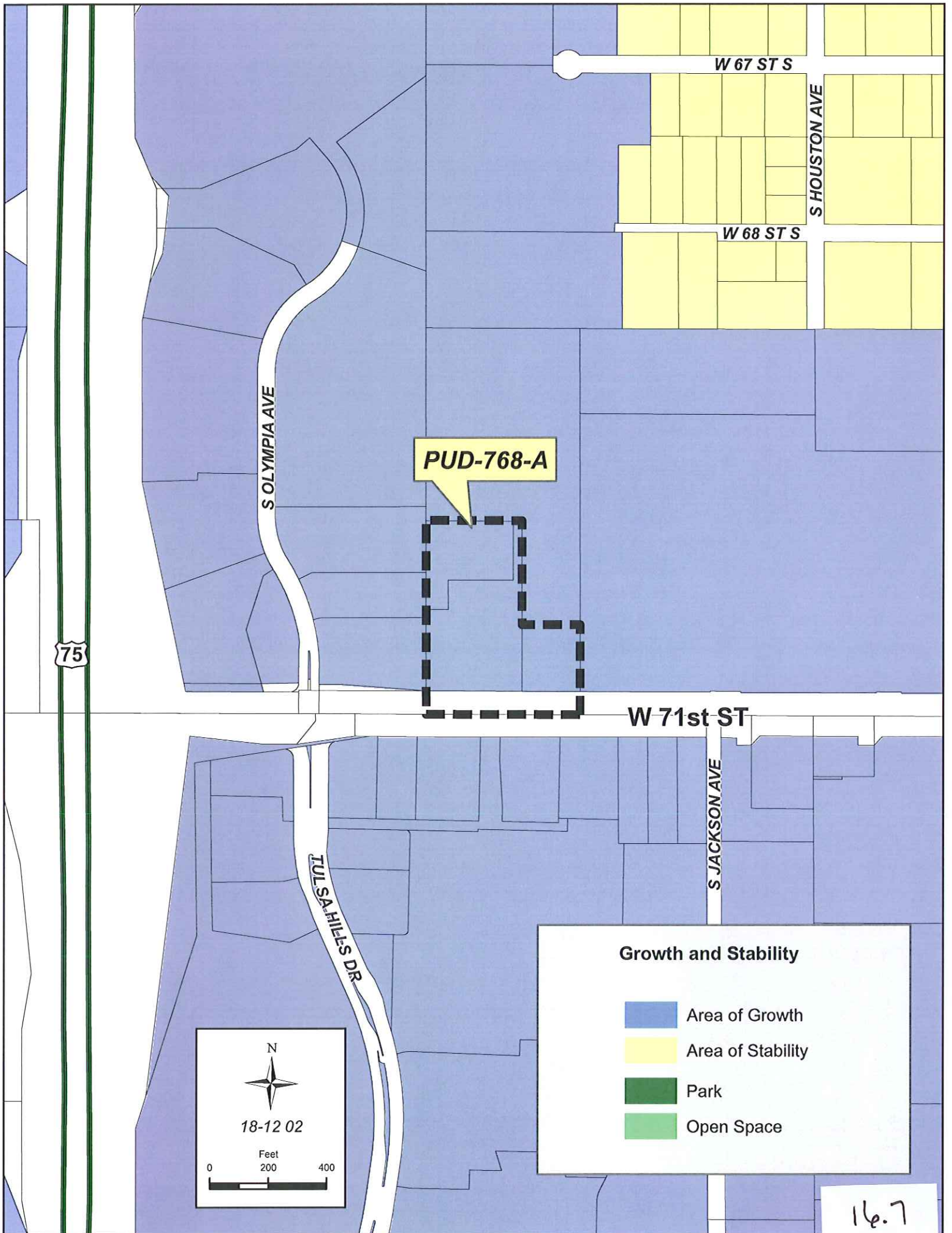
- **MSHP:** 71st St. S., between S. Elwood Ave and US-75, is designated primary arterial.
- **LRTP:** 71st St. S., between S. Elwood Ave and US-75, planned 6 lanes.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates services on this location. According to MTTA future plans this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

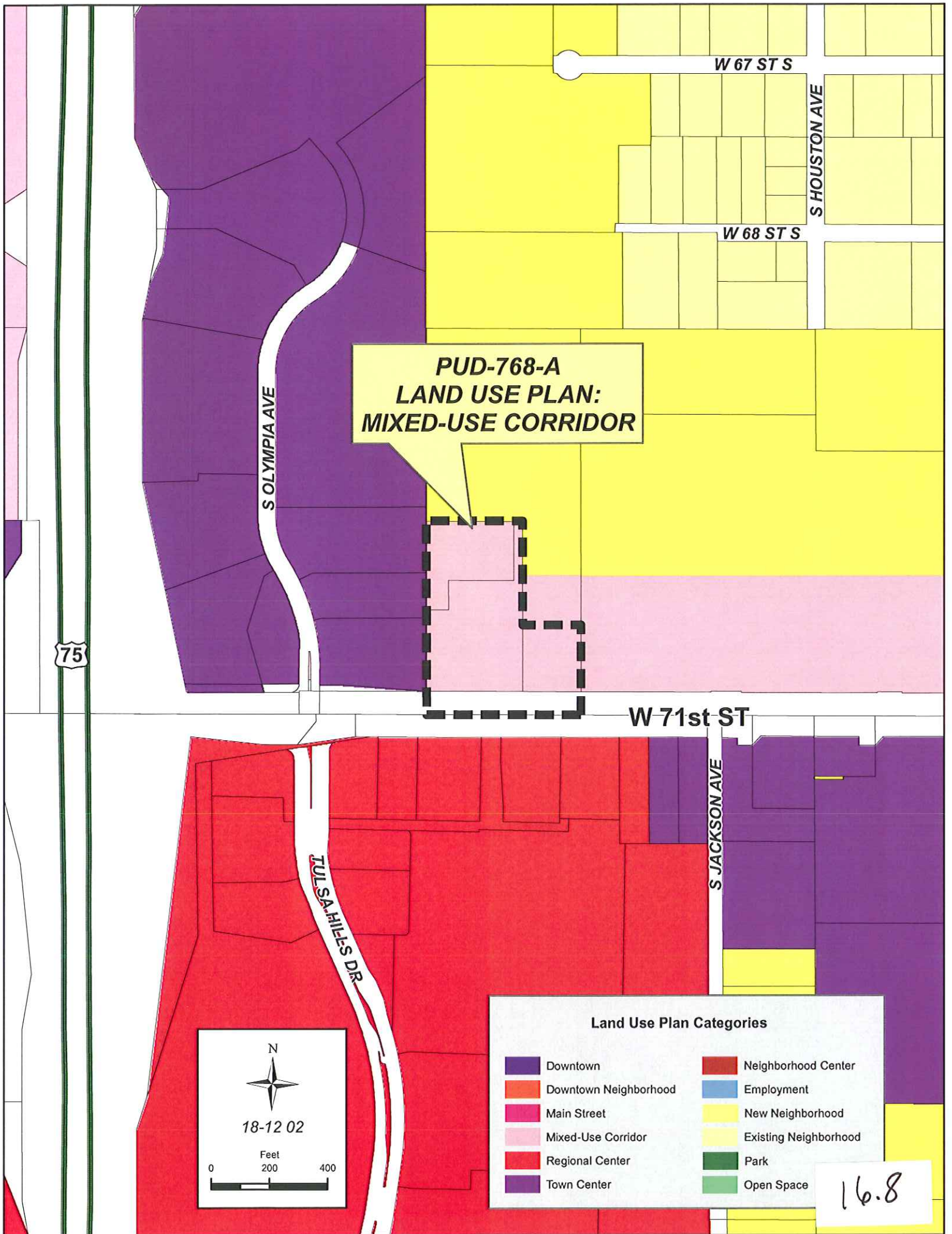
Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

03/02/11





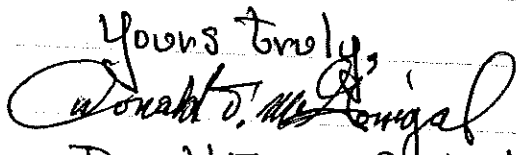
January 19, 2011
Roy D. Johnson, Attorney
Williams Tower 1-Suite 1010
1 West 3rd Street
Tulsa, OK 74103

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 Friggel 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

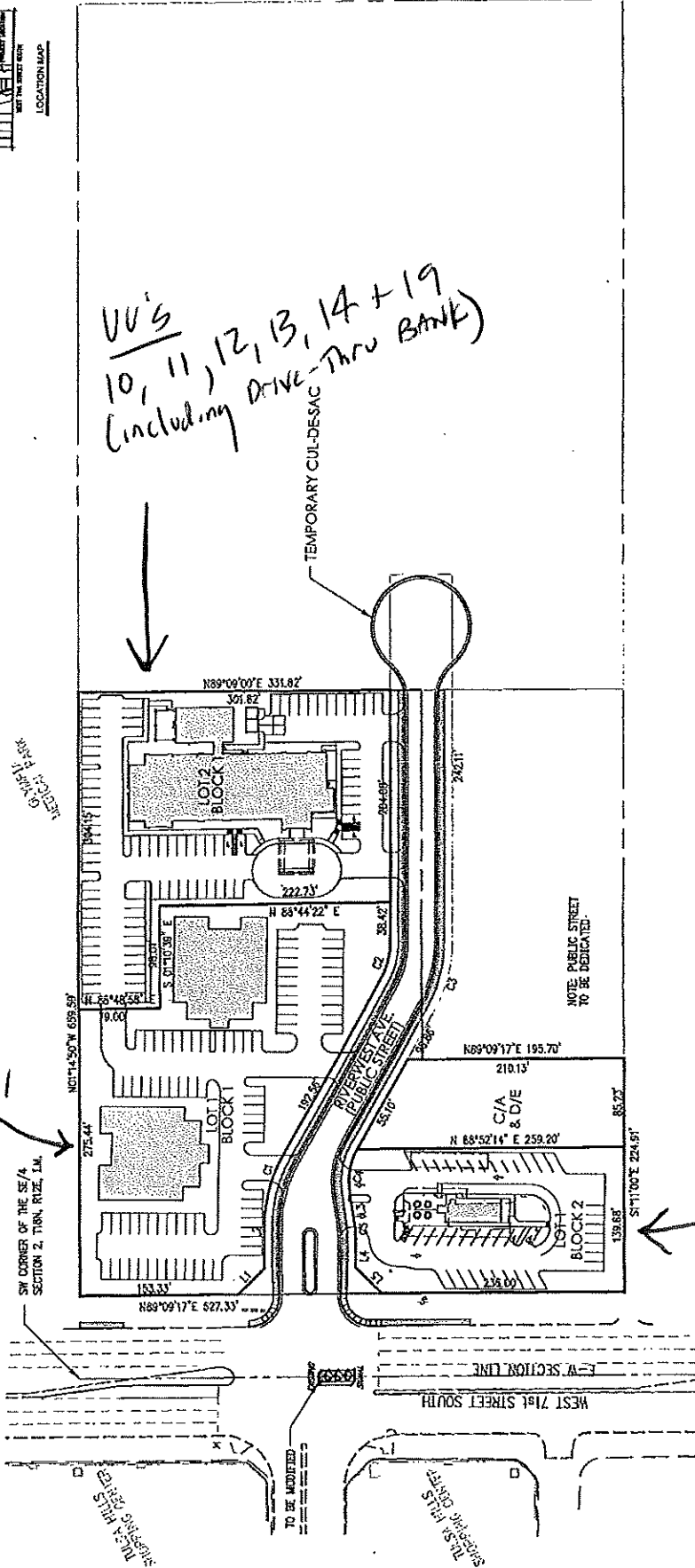
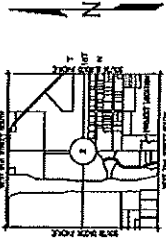
Phone: 918-855-1761

EXHIBIT A-1 CONCEPTUAL SITE PLAN

UU's 10, 11,
12, 13, 14
+ 19
(including
drive-thru
bank)

UU's
10, 11, 12, 13, 14 + 19
(including drive-thru bank)

UU's
10, 11, 12, 13, 14
+ 19
(including drive-thru
bank)

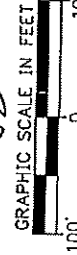


LINE TABLE (LOTS)

NUMBER	BEARING	DISTANCE
L1	N 44°09'17" E	35.35
L2	N 00°50'43" W	40.87
L3	S 09°05'30" E	36.21
L4	S 00°50'43" E	29.65
L5	S 45°50'43" E	53.35

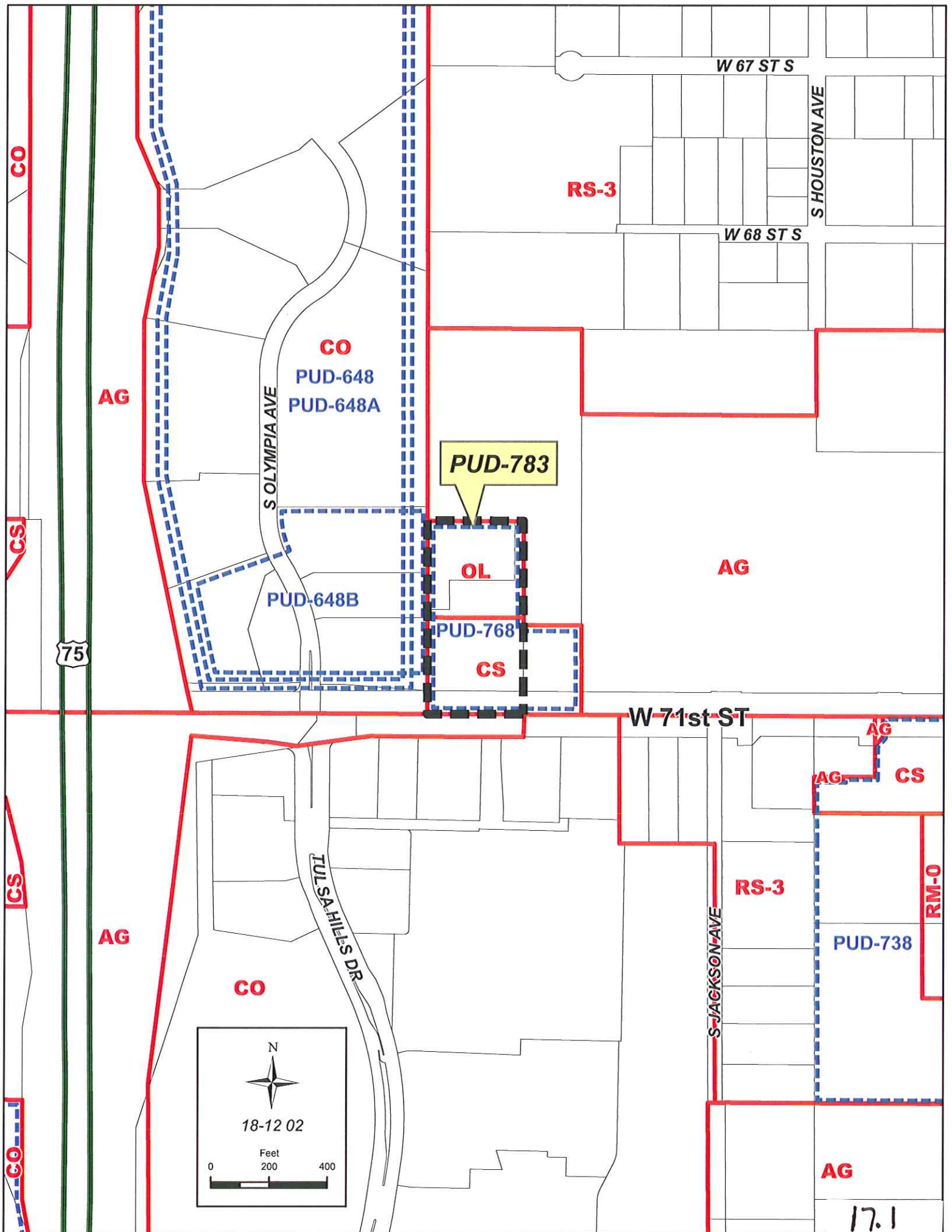
CURVE TABLE (LOTS)

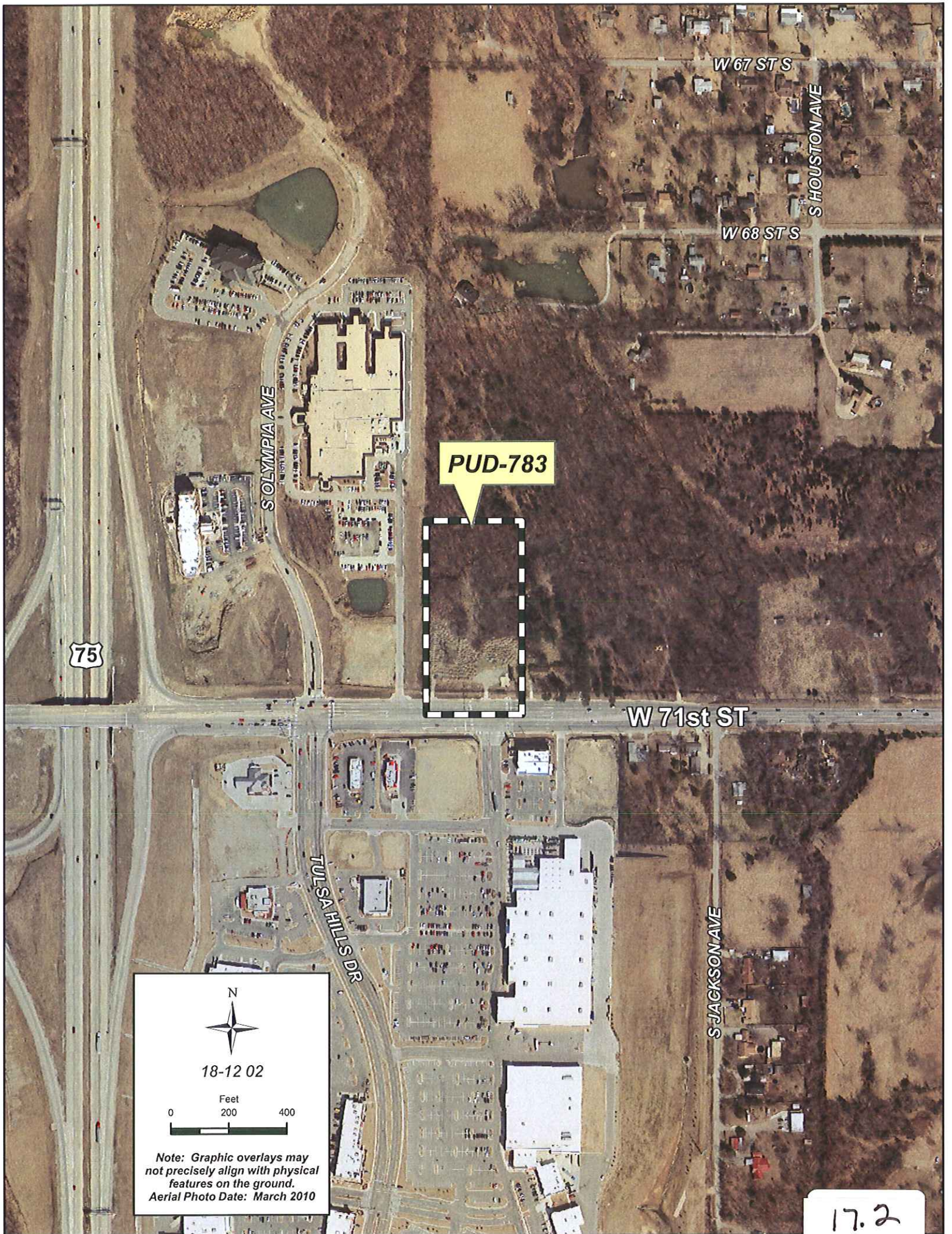
NUMBER	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	140.00	71.62	36.61	N 13°48'38" E	70.84
C2	70.00	36.32	18.58	N 13°56'08" E	35.91
C3	30.00	16.45	34.50	S 13°35'08" W	66.70
C4	8.00	38.33	20.40	S 09°41'15" W	38.63
C5	70.00	19.08	5.05	S 04°58'07" E	11.07



234 N. AUGUSTA AVE. SUITE 200
CHANDLER, AZ 85226
CRAFTON TULL SPARKS
REGISTERED PROFESSIONAL ENGINEER
AZ 00000001 00000001 00000001
08/03/09 00

21.16





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

Feet
0 200 400

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

17.2



PUD-783

W 71st ST

TULSA HILLS DR



18-12 02

0 Feet 100 200

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

17.3

**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 16, 2011*

** Continued from 3/2/11*

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

17.4

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.

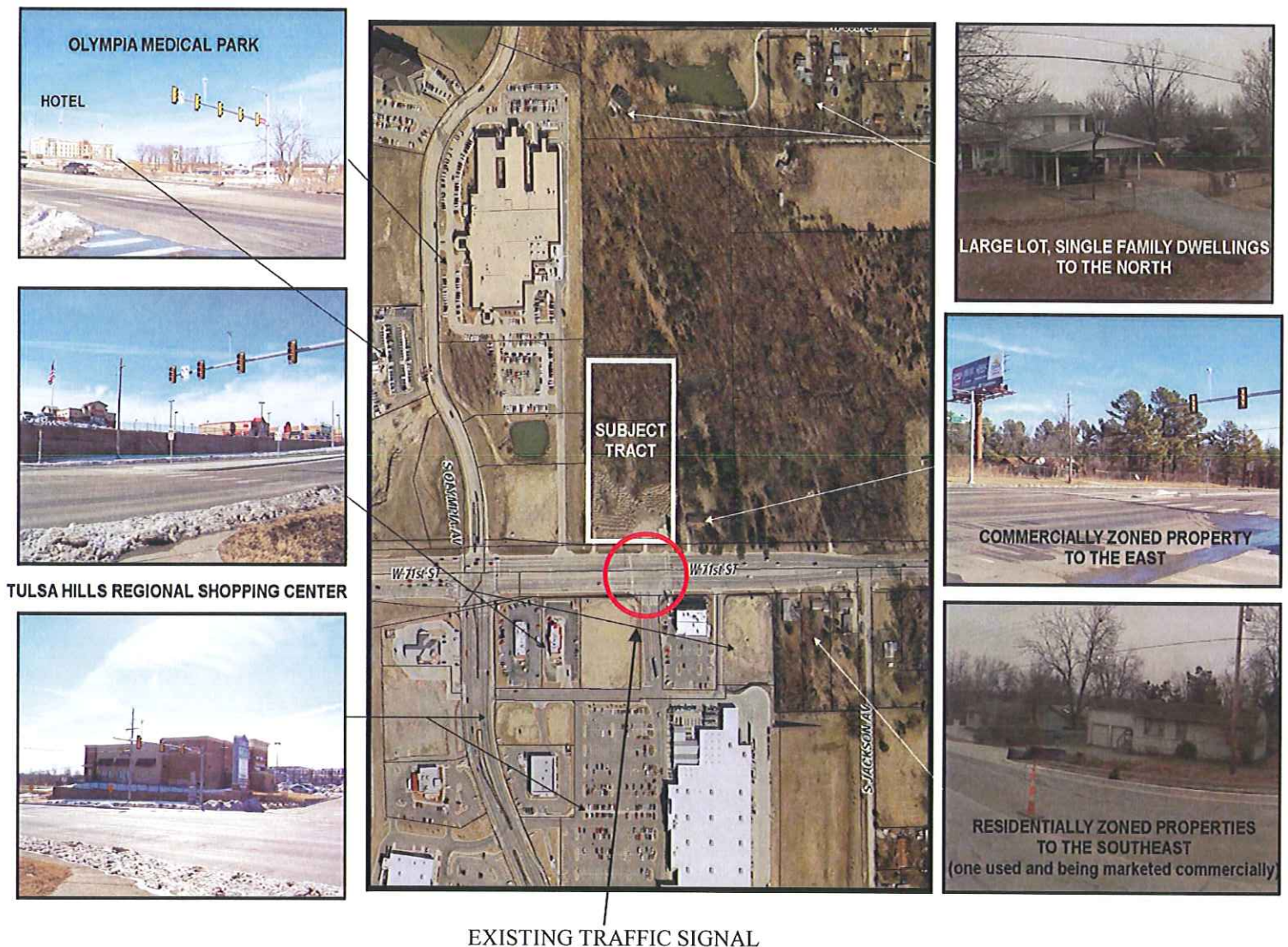
AREA DESCRIPTION:

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.

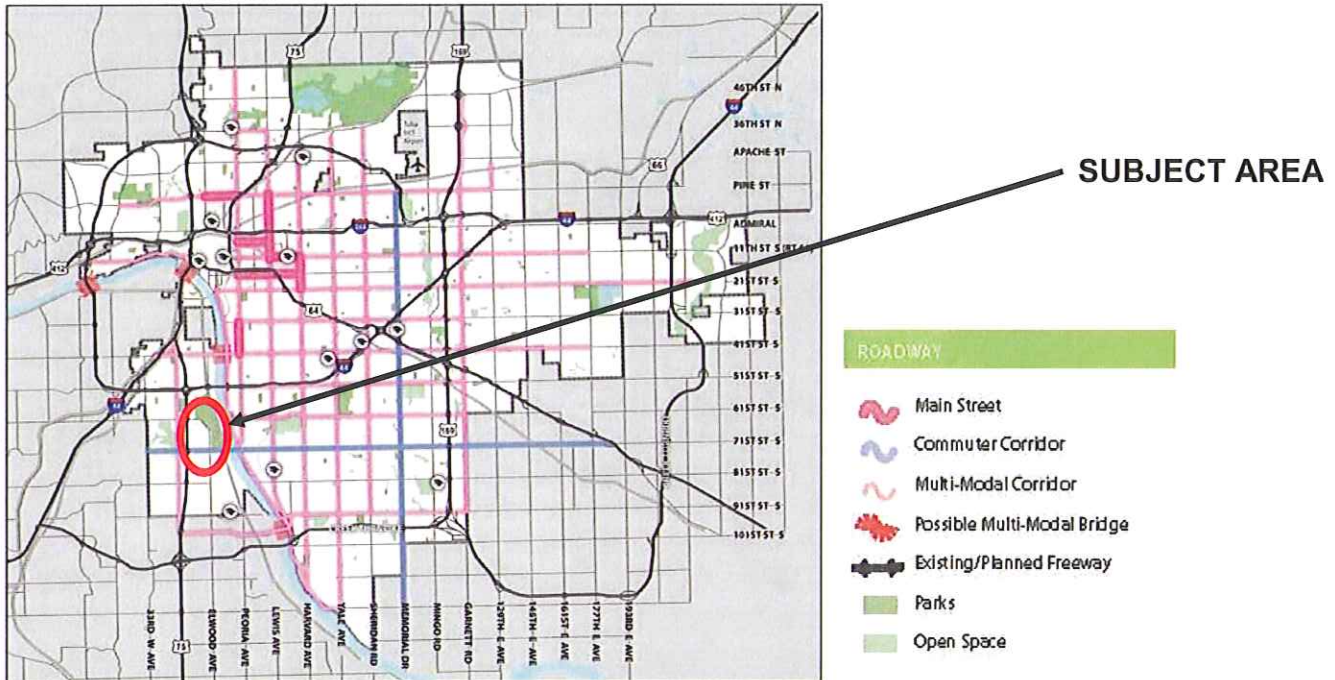
A larger version of the item below is attached as Exhibit A-1



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.

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

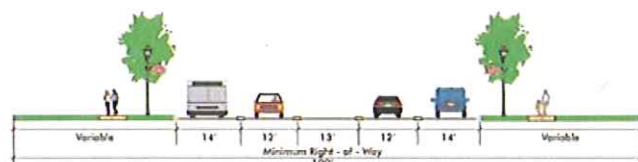
SECONDARY PRIORITY ELEMENTS

- 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



TULSA CITY-COUNTY MAJOR STREET & HIGHWAY PLAN:

Exist. Access

West 71st Street South

MSHP Design

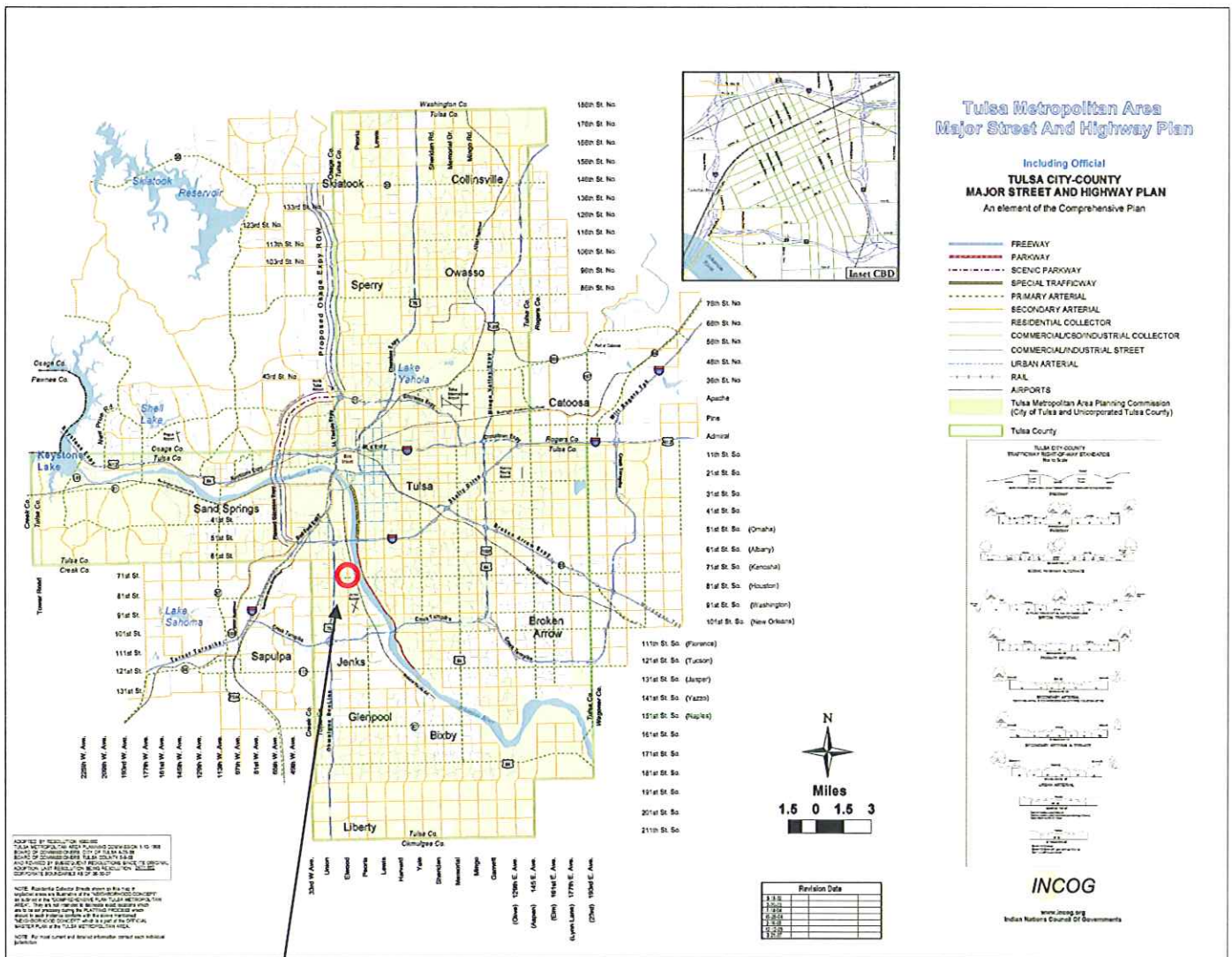
Primary arterial

MSHP R/W

120'

Exist. # Lanes

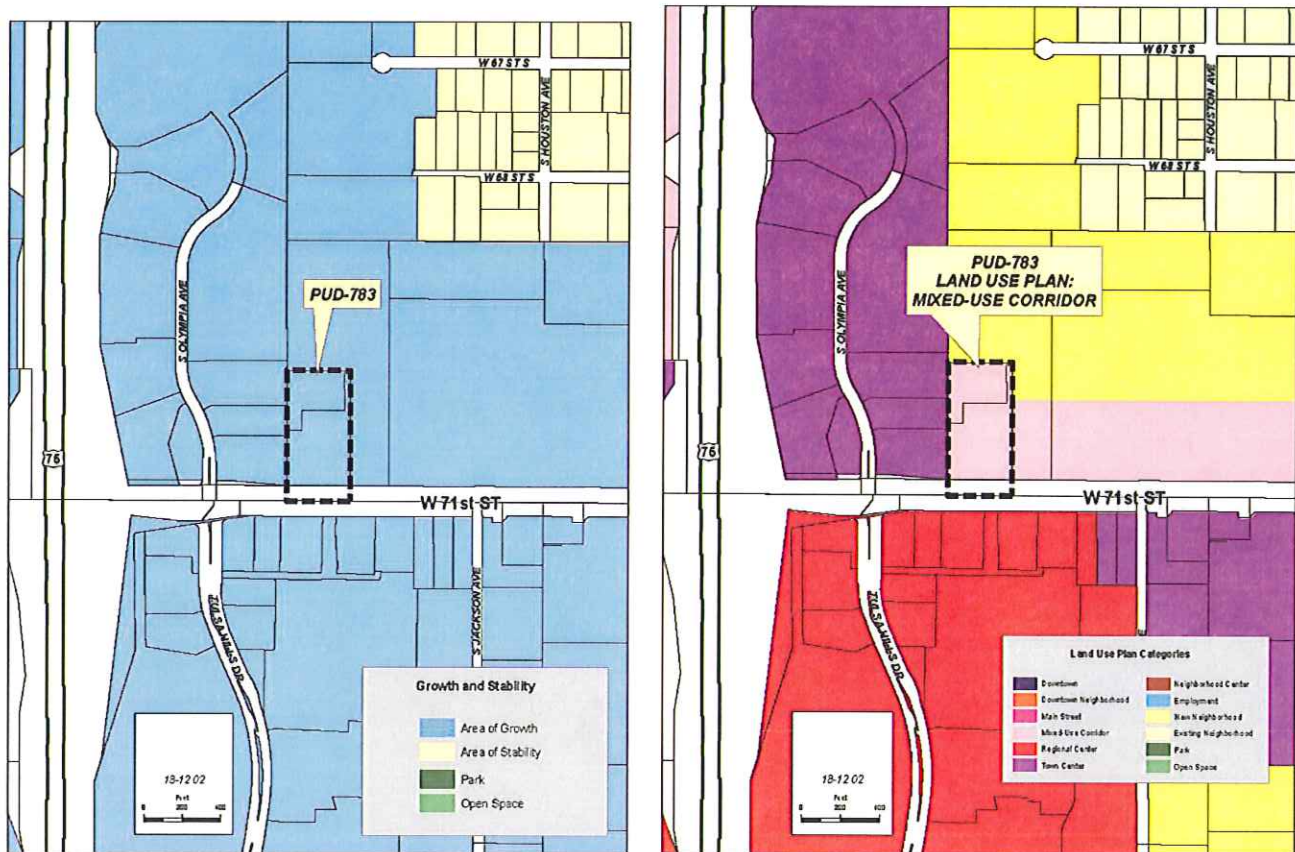
6



SUBJECT AREA

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,

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

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:

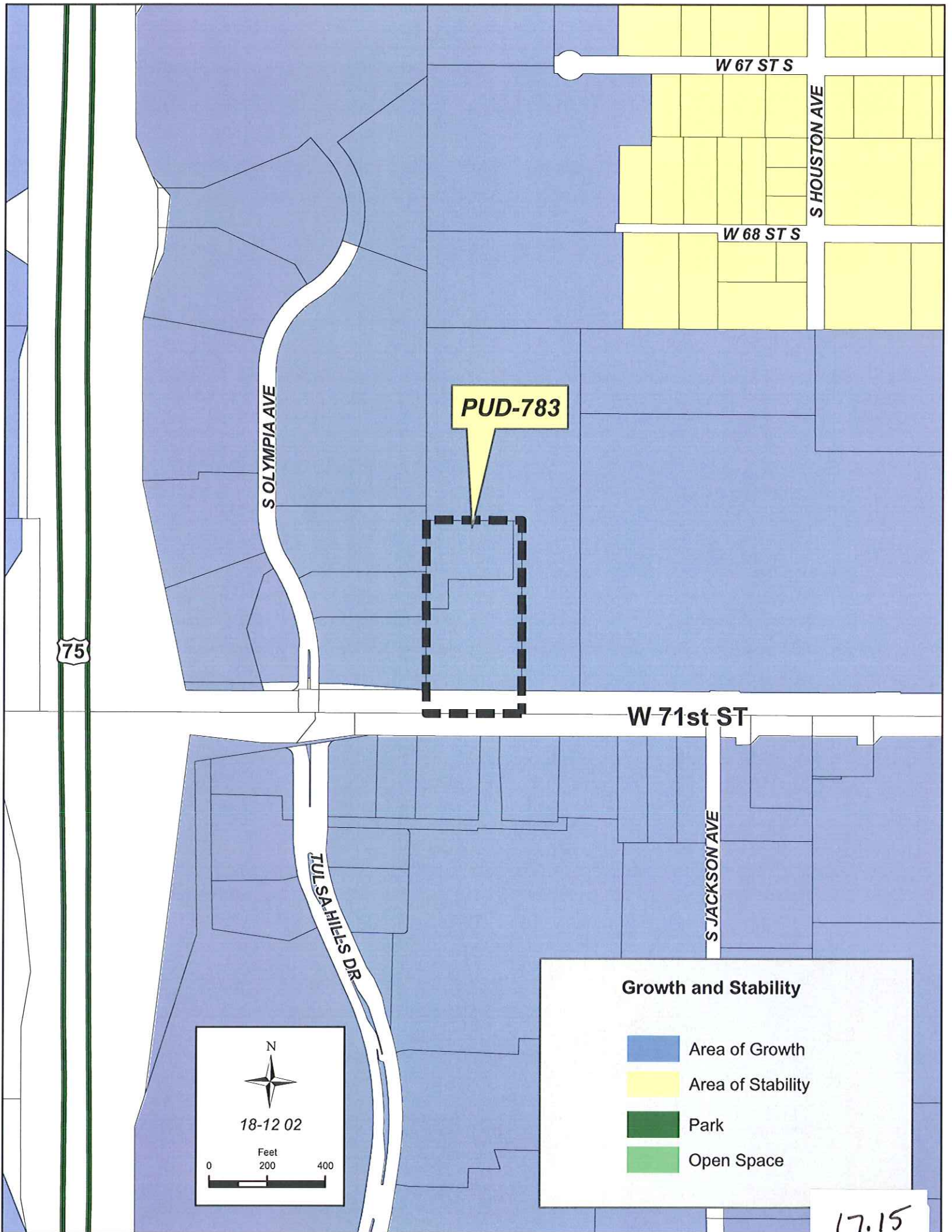
- **MSHP:** 71st St. S., between S. Elwood Ave and US-75, is designated primary arterial.
- **LRTP:** 71st St. S., between S. Elwood Ave and US-75, planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit 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.

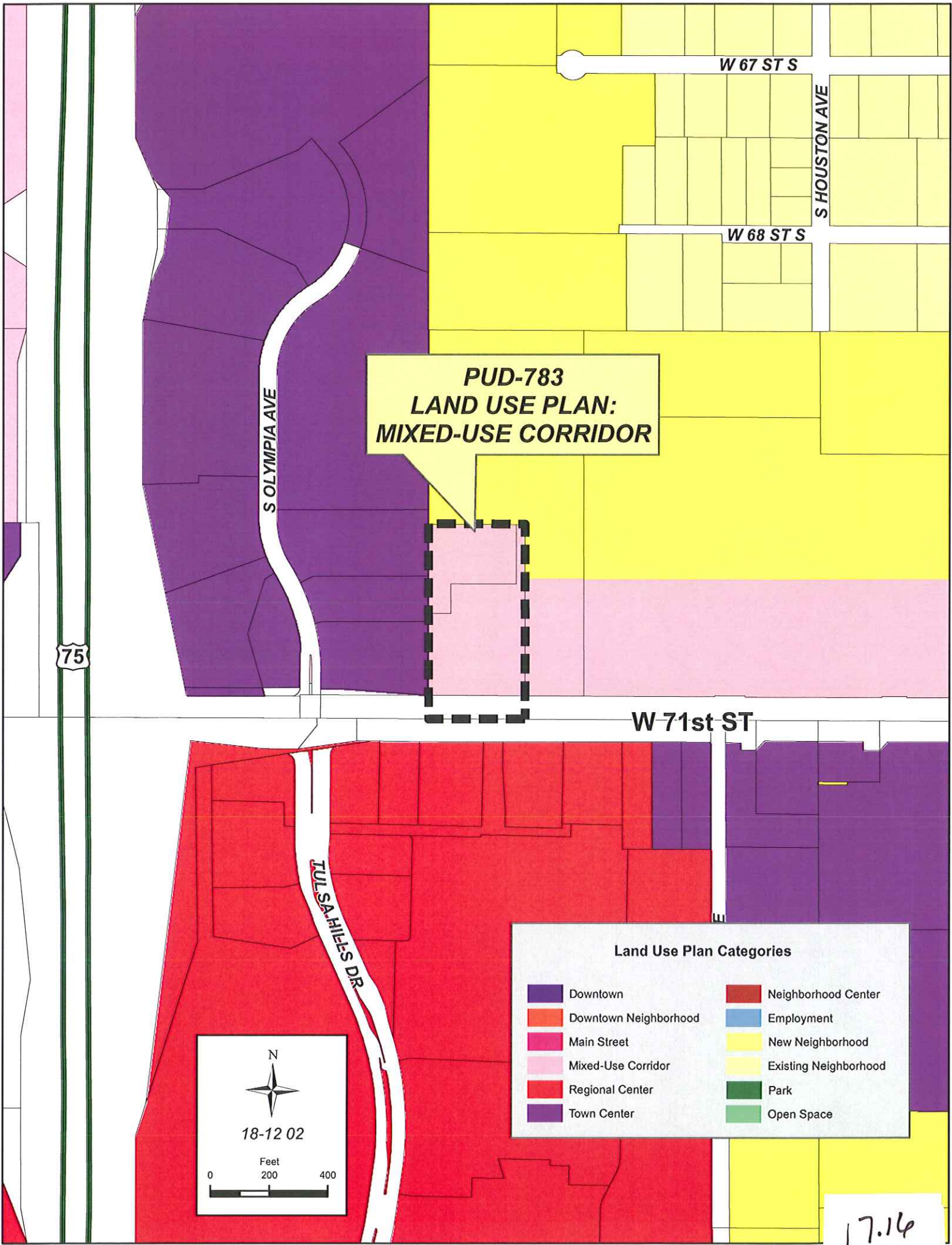
Traffic: No comments.

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.





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

Land Use Plan Categories

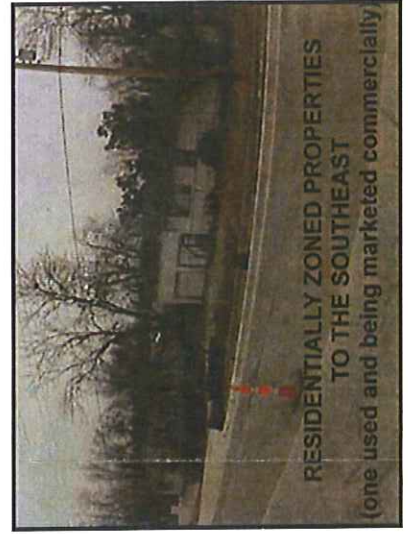
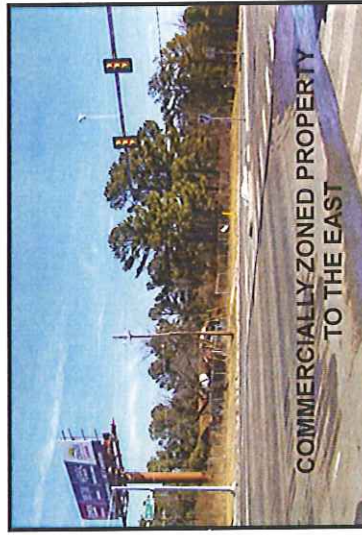
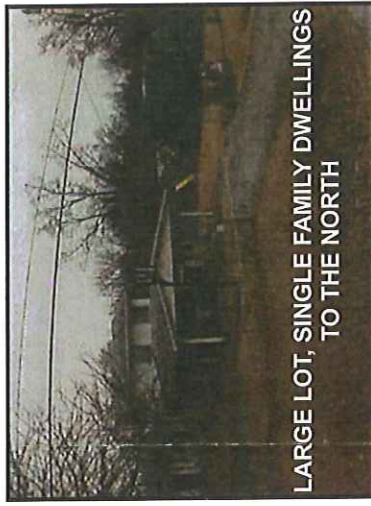
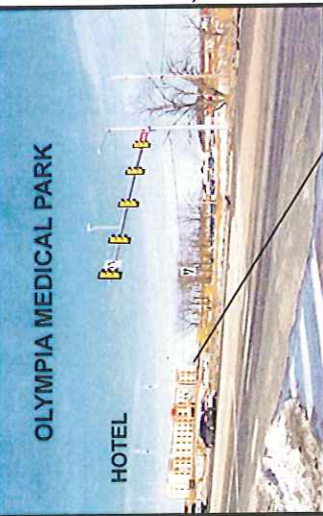
- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |

N

18-12-02

Feet
0 200 400

17.14



NOTOTYPE, P-55 (11/21/10)
 INVOICE TUSA
 VERSION: 1.0
 DESIGNED BY: NA
 DRAWN BY: RJJ
 REVIEWED BY: ACH



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

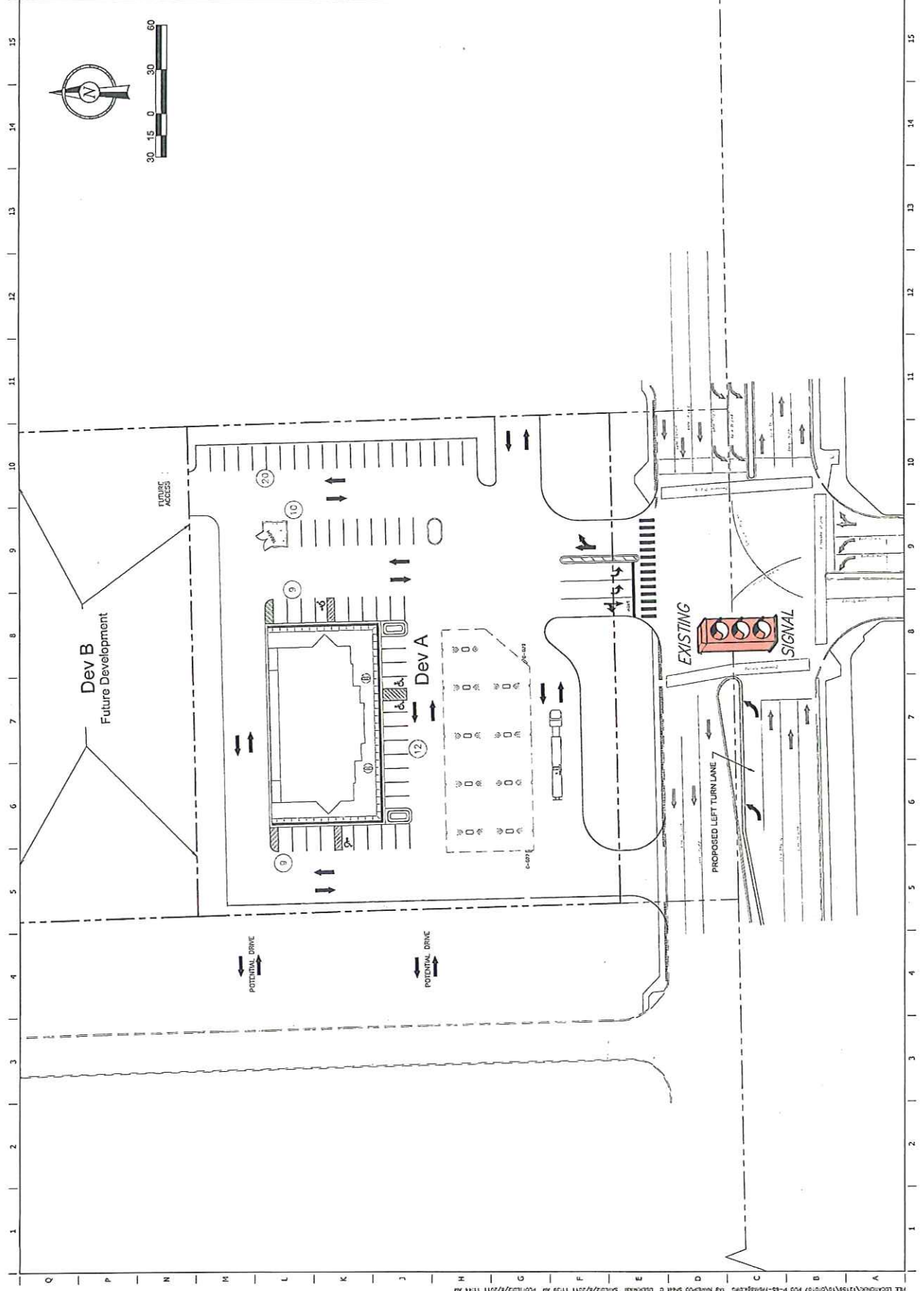
SIGNATURE DATE: 01/07/2021

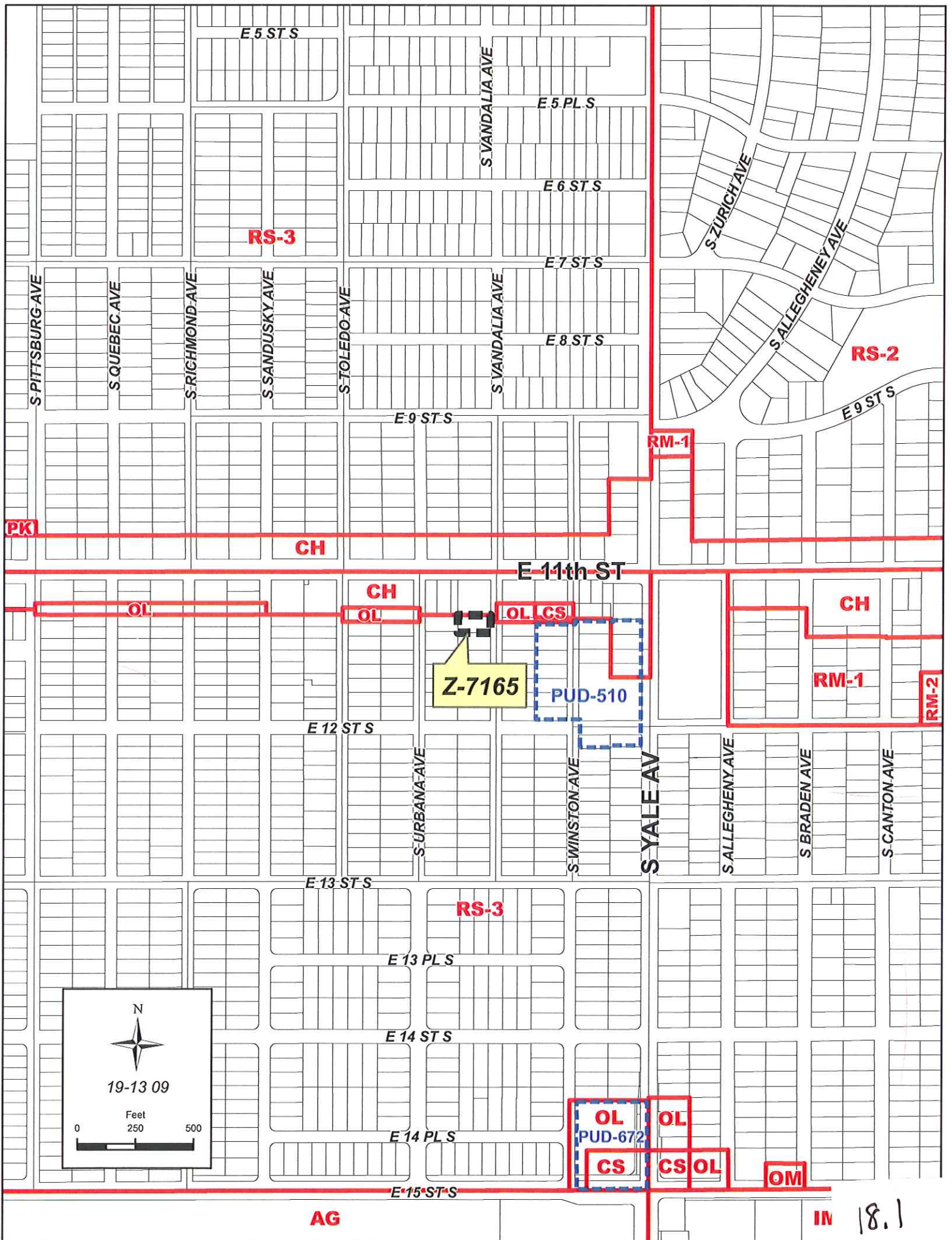
HR&OK, INC.
- ENGINEERS -

• SURVEYORS •
• PLANNERS •
• LANDSCAPE ARCHITECTS •

OKLAHOMA CAP 3543
EXP DATE 03-30-2011
KANSAS CHS 1000
EXP DATE 12-31-2012

1913 WEST TACOMA • SUITE A
BRECKEN AVE., OKLAHOMA 7412







Z-7165



19-13 09

0 Feet 250 500

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

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7165

TRS 9309

Atlas 128

CZM 37

CD-4

TMAPC Hearing Date: March 16, 2011

(Continued from 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.

18.3

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:

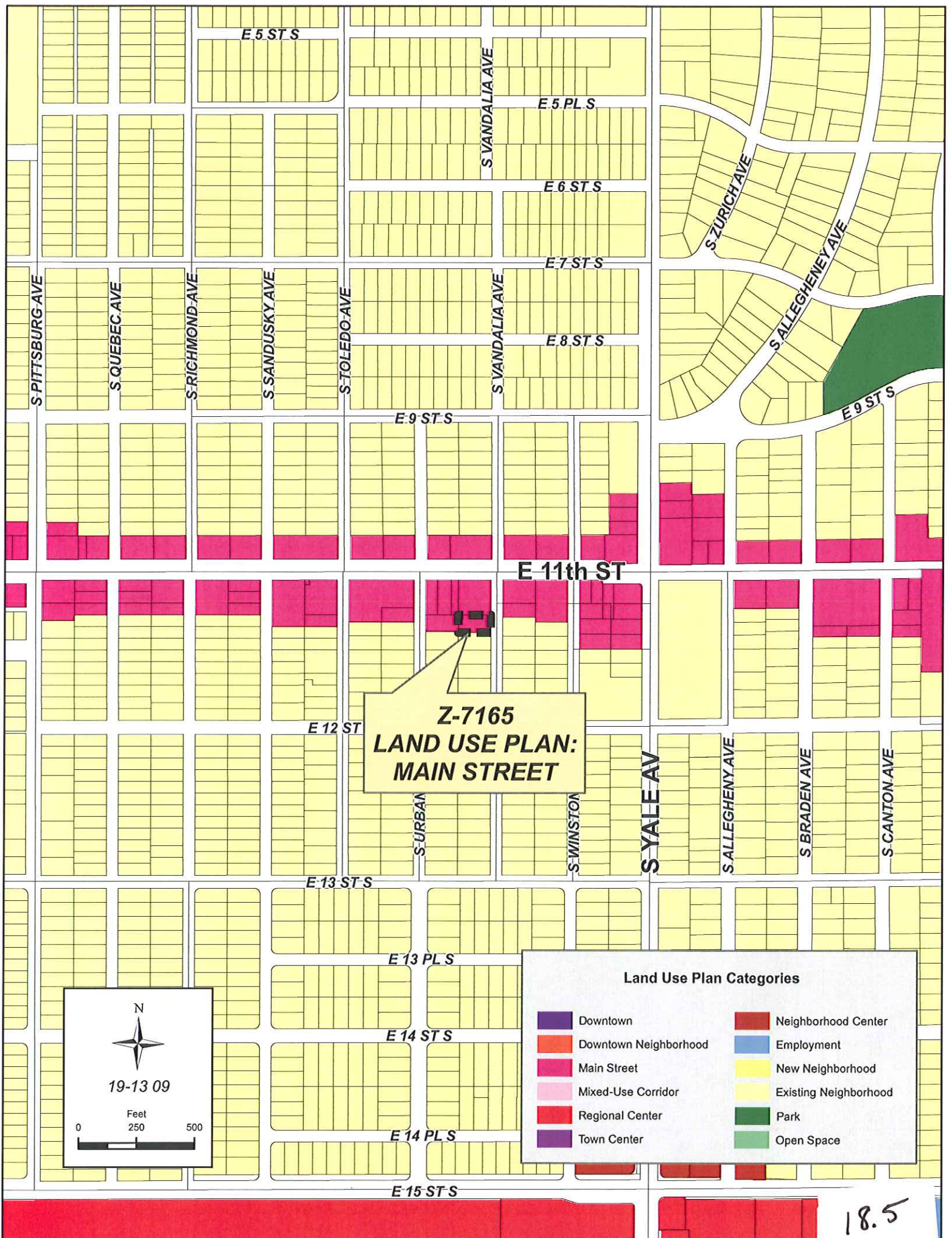
The comprehensive plan designates this property as a Main Street, in conjunction with the adjacent property to the north fronting on East 11th Street. Main streets, according to the plan, are to serve the highest intensity retail and mixed land uses and are to be designed to promote walking, bicycling 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.

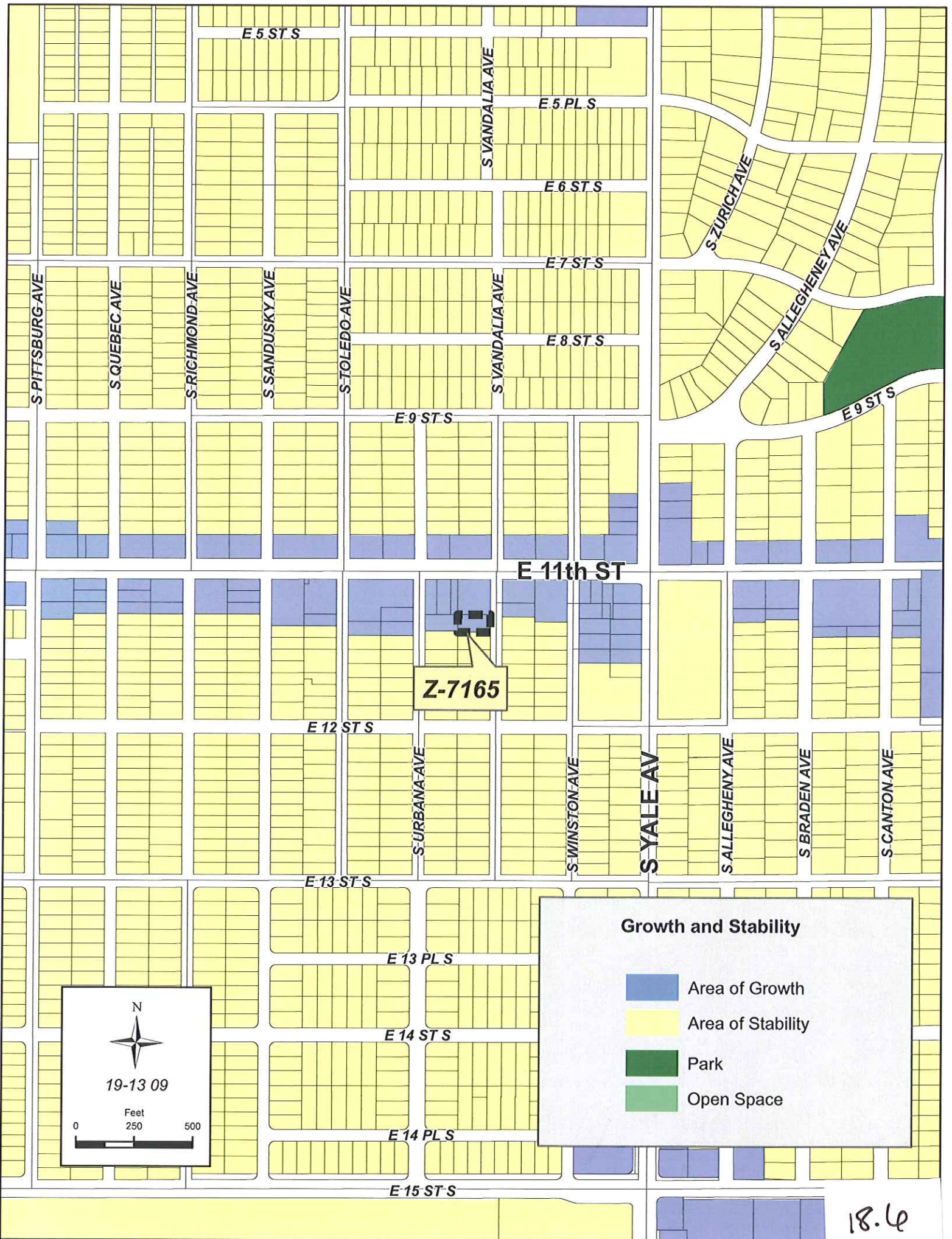
The comprehensive plan also designates this as an area of growth, in order to direct allocation of resources and channel growth to best improve access to jobs, housing and services. Emphasis in these areas is on providing housing choices and alternate modes of transportation.

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.

03/16/11





{ NOT TO SCALE }

Existing Parking Lot Asphalt

New Parking Lot

New Lot

New Lot

72' x 132'

No curb cut to street

This Lot to be accessed from Existing Lot now owned by applicant Robert Christie

vinch curb

132'

vinch curb

152
50

5" of 4000 PSI concrete
Rebar on 16" center

5 inches of Base Material

3' off line
50' 4th line

15' → street

curb

E.

5' from 50' 4th line

18.7

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.

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

MARLENE WDE
1148 S. VANDALIA AVE
Tulsa OK 74112

Mary Asker
1141 S. Urbana
Tulsa, OK 74112

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

Kathy Polnysiewicz
1132 S Urbana Ave
Tulsa, OK 74112

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

Chad Taylor
1028 S. URBANA
TULSA, OK 74112

ART & GERRIE BARKHAM
1118 S. URBANA AVE
TULSA, OK. 74112

K. Anthony Lookout
1115 S. Urbana
Tulsa, Okla. 74112

Kristy Wyett
1131 S. Vandalia Ave
Tulsa, OK 74112

Vicki Jordan
1131 S. VANDALIA
Tulsa OK 74112

Rebecca Goodhue
1144 S. Vandalia
Tulsa, OK 74112

TMAPC CASE NUMBER Z-7165

Proposed Rezoning from RS-3 to PK

My name is Penelope Smallwood. I live at 1122 South Vandalia, and I'm here to protest Mr. Robert Christie's requested rezoning of the vacant residential lot behind his building that faces onto 11th Street.

About 20 years ago the Aerospace Workers Union bought the house just south of Mr. Christie's building on 11th Street, removed it, and tried to have the now vacant lot rezoned for a parking lot. There was much objection and they were refused.

Several years ago Mr. Christie bought the building and lot. Now he wants it rezoned for parking.

His property already pushes approximately 150 feet back from 11th Street. His proposed parking lot would intrude another 75 feet into our residential area (for a total of 225 feet). It would be surrounded on three sides by single family homes, and would reduce the 84-foot buffer between his property and my house to only 9 feet.

The following photos show my house, the house behind his lot, and the houses across Vandalia.

OFFICIAL RECORD EXHIBIT "B-2"
DEPOSITED IN THE
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.
3/2/11



My house is the first house on the right. Mr. Christie's lot is to the right of it.



**My house again This shows the houses behind my house and his vacant lot.
The wooden fence beside my house is his and is in very bad condition.**



Mr. Christie's lot on the left and his 11th street building on the right.



The house on the right is directly across from Mr. Christie's lot

There are several other negative issues besides the 225-foot intrusion of an incompatible use into our neighborhood:

Drainage

Vandalia slopes down towards 11th and then slopes up to 11th and has no storm drain opening. Runoff goes down to the opening at Talley's at 11th and Yale.

Runoff already pools several inches deep in heavy rain or melting snow. Paving the grass covered vacant lot in question and letting the runoff drain onto the existing parking behind his building and out to Vandalia will add to the street flooding problem.



Vandalia intersecting with 11th This is where the water pools.

Traffic and Noise

Ours is a very quiet street, even with the commercial activity along 11th. A parking lot will bring in more noise from more cars driving down Vandalia and into and out of the lot and more transient people coming and going.

Pollution and Litter

More cars and people will mean more fumes from the cars and more trash blowing onto our properties, especially as he intends to rent to a sandwich shop.

Security

The required (and necessary) screening fence around 3 sides of his lot and his building on 11th on the fourth side will give cover for all sorts of bad characters, including vandals, burglars, drug users, prostitutes, and others to hang out behind his building and in the proposed parking lot after hours. Graffiti has been painted on his building, including the 2nd story, and in the past the building to the east of his across Vandalia has had trouble with graffiti and drunks and prostitutes hiding behind their dumpster at the end of the first house's driveway.

Fair Heights and Fair Park neighborhoods, between 11th and 15th Streets and Yale and Harvard, comprise a popular, attractive, quiet, older area of brick and stone cottages. The intimate feeling of these residential side streets is important.

These neighborhoods held on through the Oil Bust and values subsequently increased. Houses in them tended to sell quickly before the financial crash in 2008.

They constitute an important bridge between White City and the Renaissance/Florence Park area. I would think the City would do everything possible to keep them popular and their property values up.

I believe that this zoning change would cause the value of my house to be reduced and make the sale of it more difficult

I ask you not to approve this rezoning.



TULSA CITY COUNCIL

Councilor Maria Barnes
175 East 2nd Street, 4th Floor
Tulsa, OK 74103

March 2, 2011

TMAPC Commissioners
TMAPC Staff

Commissioners and Staff,

After reviewing the backup documents for TMAPC application Z-7165, an application by Mr. Robert Christie requesting a zoning change from RS-3 to PK, I would ask that the TMAPC continue this case until such time as the applicant meets with the surrounding neighborhood association. It was brought to my attention that as of last night, this has not occurred.

It has been informal policy of the TMAPC to foster good relations with applicants and those that live around the proposed site. This may or may not alleviate the objections found in your backup materials, but at least an attempt to come to some sort of understanding and agreement on the development of this site should be attempted before the TMAPC hears the case.

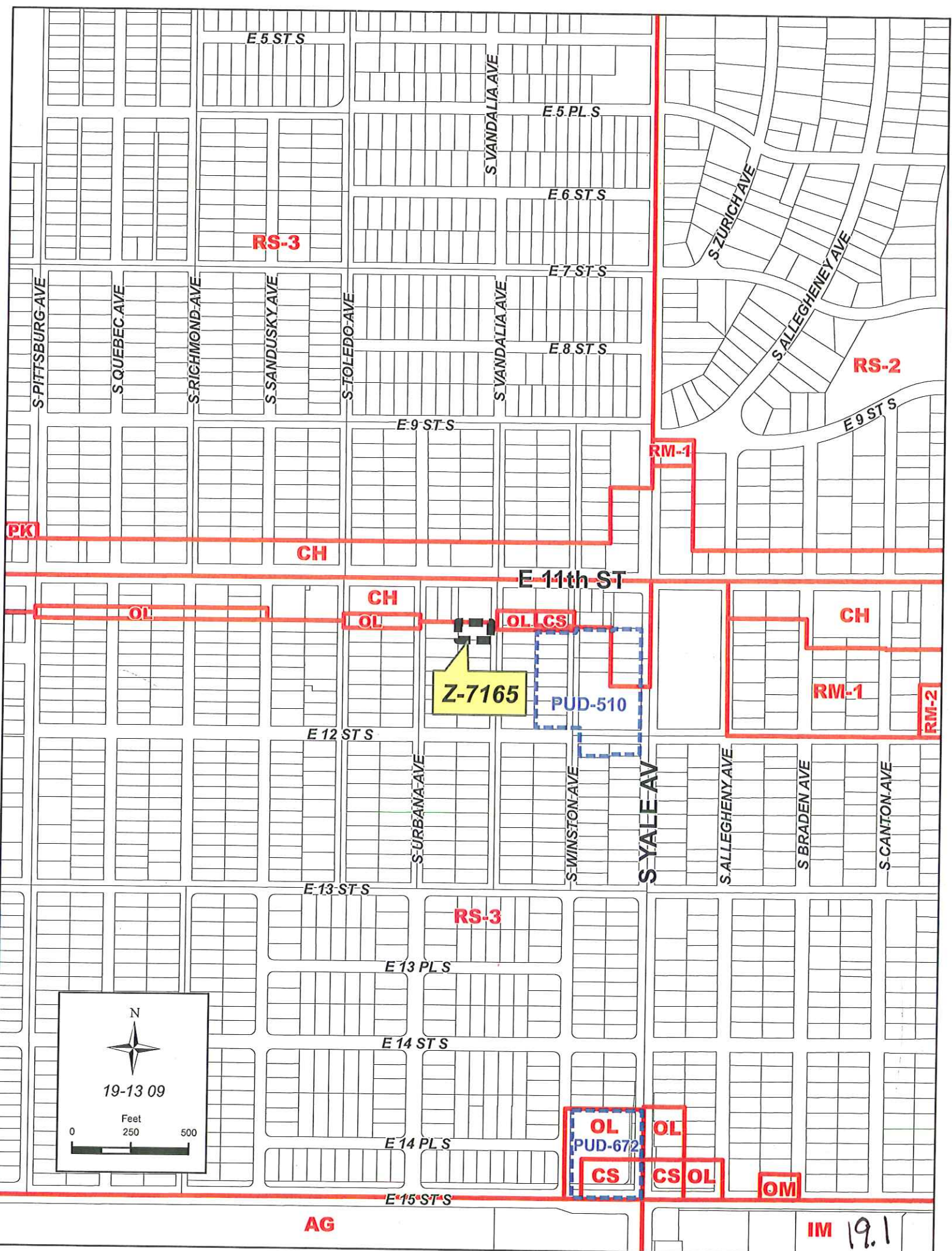
I am willing and able to help convene a meeting with the applicant and the neighborhood should they need help.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria Barnes".

Maria Barnes
District 4 Councilor

OFFICIAL RECORD EXHIBIT B-1
ENTERED IN THE 3/2/11
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.



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 PITTSBURG AVE

S QUEBEC AVE

S RICHMOND AVE

S SANDUSKY AVE

S TOLEDO AVE

S VANDALIA AVE

S URBANA AVE

S WINSTON AVE

S YALE AVE

S ALLEGHENY AVE

S BRADEN AVE

S CANTON AVE

S ZURICH AVE

S ALLEGHENY AVE

E 9 ST S

RS-3

RS-2

RM-1

CH

OL

CH

OL

OLCS

Z-7165

PUD-510

CH

RM-1

RM-2

RS-3

OL

PUD-672

CS

OL

CS

OL

OM

AG

IM 19.1



19-13 09

Feet

0 250 500



Z-7165



19-13 09

Feet
0 250 500

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

19.2

PLAT WAIVER

March 16, 2011

Z-7165 – 1116 South Vandalia Avenue (9302) (CD 4)

The platting requirement is being triggered by a rezoning from RS-3 (residential single family) to PK (parking).

Staff provides the following information from TAC at their February 17, 2011 meeting:

ZONING:

TMAPC Staff: The plat waiver is being prompted by a rezoning request to PK from RS-3. The waiver would be valid on the condition that the rezoning is granted.

STREETS:

No comment.

SEWER:

No comment.

WATER:

No comment.

STORMWATER:

Drainage from this lot and all lots adjacent to it must continue their existing drainage flow direction, to the northeast. The proposed parking lot cannot be allowed to block flow from existing lots of higher elevation, which currently flows across this lot. Drainage from this lot must continue to flow towards Vandalia Avenue.

FIRE:

No comment.

UTILITIES:

No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property on the condition that the rezoning as requested is approved.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

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

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | YES | NO |
|---|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |
| a) Water | | |
| i. Is a main line water extension required? | | X |
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |
| b) Sanitary Sewer | | |
| i. Is a main line extension required? | | X |
| ii. Is an internal system required? | | X |
| iii. Are additional easements required? | | X |
| c) Storm Sewer | | |
| i. Is a P.F.P.I. required? | | X |
| ii. Is an Overland Drainage Easement required? | | X |
| iii. Is on site detention required? | | X |
| iv. Are additional easements required? | | X |
| 7. Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | | X |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | | X |
| 8. Change of Access | | |
| a) Are revisions to existing access locations necessary? | | X |
| 9. Is the property in a P.U.D.? | | X |
| a) If yes, was plat recorded for the original P.U.D. | | |
| 10. Is this a Major Amendment to a P.U.D.? | | X |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | | |
| 11. Are mutual access easements needed to assure adequate access to the site? | | X |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | | X |

{ NOT TO SCALE }

Existing Parking Lot Asphalt

New Parking Lot New Lot

New Lot
72' x 132'

No curb cut to street
This Lot to be accessed from Existing Lot
now owned by applicant Robert Christie

curb cut

132'

curb cut

152
50

5" of 4000 PSI concrete
Rebar on 16" center

5 inches of Base Material

3' offset line
50' offset line

E.

15' → street

curb

W

75

5.61

