

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2607

August 03, 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 TMAPC Receipts for the Month of June 2011

1. Minutes of July 20, 2011, Meeting No. 2606

CONSENT AGENDA:

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

2. **LS-20450**, (Lot-Split) (CD-9) Location: East of the southeast corner of South Quincy Avenue and East 34th Street South
3. **LS-20313**, (Lot-Split) (CD-6) Location: Northeast corner of East Admiral Place and North 183rd Avenue
4. **Partial Vacation of Plat and Amendment of Deed of Dedication and Restrictive Covenants** – 9100 Yale, Location: North of the northeast corner of South Yale Avenue and East 91st Street South
5. **Change of Access** – Lot 1, Block 1, Unique Metals, Location: South of 101st Street South, East of Arkansas River
6. **Correction of Scrivener's Error** – Lot 6, Block 14, Blocks 8-14, Shadow Mountain Estates

7. **PUD-780-1 – HRAOK, Inc./Freedom Square, LLC**, Location: North of the northwest corner of East 51st Street South and South 177th East Avenue, Requesting **Minor Amendment** to increase the permitted amount of a required front yard a driveway may cover from 34 percent to 50 percent, **RS-3**, (CD-6)
8. **PUD-516-C-1 – HRAOK, Inc./101st and Yale Properties, LLC**, Location: Southeast corner of 101st Street South and South Yale Avenue, Requesting **Minor Amendment** to increase the permitted building height for an office building from two stories or 30 feet to, two stories or 34 feet, **RS-4/OL/CS**, (CD-8)
9. **PUD-696-B-1 – Roy Johnsen/9200 Delaware, LLC**, Location: South of the southwest corner of East 91st Street South and South Delaware Avenue, Requesting a **Minor Amendment** to adjust the required livability space per dwelling unit and request an increase in permitted commercial and office floor area permitted by the PUD, **OL/CS**, (CD-2)
10. **PUD-543-3 – Lou Reynolds**, Location: 10517 South Oxford Avenue, Requesting a **Minor Amendment** to raise permitted height for wall from 8' to 11'6", (CD-8) (Stricken for renoticing)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PROPOSED ZONING CODE AMENDMENTS PUBLIC HEARING:

11. **City Council Consensus 2011-12: To analyze and recommend to the City Council proposed ordinance amendments to the Zoning Code of the City of Tulsa to allow for oil and gas drilling inside the city limits of the City of Tulsa.**

PUBLIC HEARINGS:

12. **Z-6344-SP-10 – Jim Creager**, Location: South of southeast corner of East 61st Street and South 107th East Avenue, Requesting a **Corridor Plan** to allow the existing and vacant building to be marketed to a wider range of potential occupants, **CO**, (CD-7) (Related to Item 13.)
13. **Z-6344-SP-10** – Plat Waiver, Location: Lot 1, Block 1, Fred C. Langenkamp Addition, 10708 East 61st Street South (8406) (CD-7) (Related to Item 12.)
14. **Woodward Park** – Plat Waiver, Location: Southeast corner of Peoria and 21st Street South (CD-9)
15. **Whiteside Park** – Plat Waiver, Location: 4000 Block of East 41st Street South (CD-9)
16. **Z-7176 – TMAPC/Pearl District Demonstration Area**, General Location: 6th Street to 11th Street, Peoria to the east leg of the IDL, Requesting rezoning from **RS-3/RM-2/RM-3/OL/OM/PK/CS/CH/IL/PUD-629 TO Form Based Code (FBC)**, (CD-4)

17. **Z-7083-SP-2 – Bill LaFortune/Lamar**, Location: Northeast corner of Highway 75 and West 91st Street, Requesting **Corridor Plan** to add outdoor advertising as allowed within Use Unit 21 – Signs and Outdoor Advertising as a permitted use within this existing corridor district, **CO**, (CD-2)
18. **PUD-648-C – Roy D. Johnsen/QuikTrip**, Location: East of northeast corner of Highway 75 and West 71st Street, Requesting **Major Amendment** to abandon approximately .51 acres of property from the southeast corner of the PUD-648/Olympia Medical Park and add it to the property to the east, **CO/PUD/-648-B TO CS/PUD-783-A**, (CD-2) (Related to Items 19 & 20)
19. **Z-7177 – Roy D. Johnsen/QuikTrip**, Location: East of the northeast corner of Highway 75 and West 71st Street, Requesting rezoning from **CO/PUD to CS**, (CD-2) (Related to Items 18 & 20)
20. **PUD-783-A – Roy D. Johnsen/QuikTrip**, Location: East of northeast corner of Highway 75 and West 71st Street, Requesting **Major Amendment** to add an approximately .51 acre tract to the southwest corner of the PUD to allow for access between PUD-783 and the Olympia Medical Park/PUD-648 to the west, **OL/CS/CO/PUD TO OL/CS/PUD-783-A**, (CD-2) (Related to Items 18 & 19)
21. **PUD-648-D – Andrew Shank/Big Time Billboards**, Location: Northeast corner and Northwest corner of West 71st Street and South Olympia Avenue, **Major Amendment**, (CD-2) (Staff requests a continuance to 9/7/2011 to allow for spacing verification to be heard by BOA and to file a Corridor Plan application)

OTHER BUSINESS

22. 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.

TMAPC RECEIPTS
Month of June 2011

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$50.00	\$50.00	\$100.00	131	\$657.00	\$657.00	\$1,314.00
Zoning	6	2,945.60	2,945.60	5,891.20	40	18,005.90	18,005.90	36,011.80
PUDs & Plan Reviews	31	2,387.50	2,387.50	4,775.00	380	27,918.45	27,918.45	55,836.90
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>900.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>900.00</u>	<u>0.00</u>	<u>900.00</u>
		<u>\$5,383.10</u>	<u>\$5,383.10</u>	<u>\$10,766.20</u>		<u>\$46,581.35</u>	<u>\$46,581.35</u>	<u>\$93,162.70</u>
LAND DIVISION								
Minor Subdivisions	3	\$650.00	\$650.00	\$1,300.00	16	\$4,512.50	\$4,512.50	\$9,025.00
Preliminary Plats	3	430.00	430.00	860.00	25	9,376.68	9,376.67	18,753.35
Final Plats	1	472.50	472.50	945.00	11	4,797.55	4,797.55	9,595.10
Plat Waivers	2	250.00	250.00	500.00	19	2,375.00	2,375.00	4,750.00
Lot Splits	7	339.50	339.50	679.00	59	2,880.00	2,880.00	5,760.00
Lot Combinations	6	300.00	300.00	600.00	57	2,850.00	2,850.00	5,700.00
Access Changes	0	0.00	0.00	0.00	51	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	0.00	51	25.00	25.00	50.00
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>\$2,442.00</u>	<u>\$2,442.00</u>	<u>\$4,884.00</u>		<u>\$26,841.73</u>	<u>\$26,841.72</u>	<u>\$53,683.45</u>
BOARDS OF ADJUSTMENT								
Fees	19	\$4,600.00	\$1,100.00	\$5,700.00	214	\$70,160.00	\$9,650.00	\$79,810.00
Refunds		0.00	0.00	\$0.00	1	(3,512.25)	0.00	(3,512.25)
NSF Check			0.00	\$0.00	<u>0</u>	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$4,600.00</u>	<u>\$1,100.00</u>	<u>\$5,700.00</u>		<u>\$66,647.75</u>	<u>\$9,650.00</u>	<u>\$76,297.75</u>
TOTAL		\$12,425.10	\$8,925.10	\$21,350.20		\$140,070.83	\$83,073.07	\$223,143.90

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

CITY OF TULSA
LEGAL DEPARTMENT

2011 JUN -2 P 1:46

RECEIVED

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

June 1, 2011

Patrick Boulden
Senior Assistant City Attorney
City of Tulsa
175 E. 2nd St., Suite 685
Tulsa, OK 74103

Hand Delivered

Re: Partial Vacation of Plat and Amendment of Deed of Dedication and Restrictive Covenants
9100 Yale (Plat No. 5287)

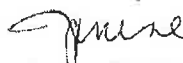
Dear Pat:

The plat of Tuscana on Yale (No. 6342) comprises all of the property included in the now vacated plat of Penn Office Park (No. 6259), and Lot 1 and Reserve A, 9100 Yale. The plat of Tuscana on Yale was recorded on May 27, 2010, and established the necessary utility easements and related covenants pertaining to the subdivision. Copies of the plats of Tuscana on Yale, Penn Office Park (now vacated) and 9100 Yale are enclosed for your reference.

The underlying plat of Penn Office Park was vacated by instrument recorded in the office of the Tulsa County Clerk as Document No. 2011036294. The enclosed Partial Vacation of the Plat and Amendment of Deed of Dedication and Restrictive Covenants of 9100 Yale is intended to vacate that portion of the underlying plat of 9100 Yale that is included in Tuscana on Yale (Lot 1 and Reserve A, 9100 Yale) and to amend the covenants established by the Deed of Dedication and Restrictive Covenants accompanying the plat of 9100 Yale insofar as they pertain to Lot 1 and Reserve A. The enclosed document has been executed by the owners of all properties within 9100 Yale. As you are aware, partial vacation of a plat by instrument requires approval of the City, and amendment of the covenants established by the Deed of Dedication of 9100 Yale requires approval of the Planning Commission and the City (per Section 2.3 of the DOD).

We would ask that you arrange for the matter to be placed on the agenda of the Tulsa Metropolitan Area Planning Commission and on the agenda of the appropriate City Council Committee. Please call if I can answer any questions. Thanks so much for your help.

Sincerely,



Janine H. VanValkenburgh

**PARTIAL VACATION OF THE PLAT AND AMENDMENT OF DEED OF
DEDICATION AND RESTRICTIVE COVENANTS
OF
9100 YALE**

This Partial Vacation of the Plat and Amendment of Deed of Dedication and Restrictive Covenants of 9100 Yale is dated this 31 day of MAY, 2011.

RECITALS

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

9100 Yale, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat (No. 5287) thereof ("9100 Yale"),

and for the amendment of the Deed of Dedication and Restrictive Covenants accompanying the plat of 9100 Yale.

- B. SMBC Leasing and Finance, Inc., a Delaware corporation, formerly known as Sumitomo Bank Leasing and Finance, Inc., a Delaware corporation, is the owner of the following described property:

Lot 1, Block 1,
9100 Yale.

- C. 89th & Yale Properties, L.L.C., an Oklahoma limited liability company, is the owner of the following described property:

Lot 2, Block 1 and
Reserve 'A',
9100 Yale.

- D. Lot 1, Block 1; Lot 2, Block 1; and Reserve 'A' constitute all properties included in the plat of 9100 Yale.

- E. It was originally intended that Reserve 'A', 9100 Yale would be used for stormwater drainage, and the Deed of Dedication and Restrictive Covenants accompanying the Plat of 9100 Yale provides in pertinent part as follows at Section 1.6:

. . . The use of Reserve 'A' shall be limited to open space, landscaping, and stormwater drainage including but not limited to

the construction and maintenance of stormwater drainage facilities permitting the flow, conveyance, detention, and discharge of stormwater runoff from the various lots within the subdivision and from properties outside the subdivision. . . .

- F. Lot 2, Block 1 and Reserve 'A', 9100 Yale and certain other property abutting the 9100 Yale subdivision have been included in a new plat called "Tuscania on Yale", a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat (No. 6342) thereof which was recorded in the records of the Clerk of Tulsa County, Oklahoma on June 27, 2010.
- G. In connection with the platting of Tuscania on Yale, stormwater drainage for the properties within Tuscania on Yale (including Lot 2, Block 1 and Reserve 'A', 9100 Yale) were redesigned, and the necessary storm sewer easements were separately recorded or dedicated in the plat of Tuscania on Yale.
- H. Reserve 'A', 9100 Yale is no longer needed for stormwater drainage, and it is now intended for commercial use.
- I. The development of Reserve 'A', 9100 Yale for commercial use does not impact the drainage applicable to Lot 1, Block 1, 9100 Yale, and existing storm drains serving Lot 1, Block 1, 9100 Yale and crossing Tuscania on Yale are within recorded storm sewer easements which will remain in place.
- J. The Deed of Dedication and Restrictive Covenants accompanying the plat of 9100 Yale, in Section 2.3, provides that the covenants and restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the lot or parcel which is intended to be subject to such covenant or restriction and approved by the City of Tulsa and the Tulsa Metropolitan Area Planning Commission.
- K. 89th & Yale Properties, L.L.C. desires to amend the Deed of Dedication by terminating Section 1.6 Reserve 'A', thereof.
- L. In order to facilitate the intended development of Tuscania on Yale, 89th & Yale Properties, L.L.C. desires to vacate the following portion of the Plat of 9100 Yale:

Lot 2, Block 1 and
Reserve 'A',

together with any easements located therein which were established by the Plat of 9100 Yale .
- M. Collectively, 89th & Yale Properties, L.L.C. and SMBC Leasing and Finance, Inc. are the owners of all properties within 9100 Yale.

THEREFORE, in consideration of the above and for other good and valuable consideration, the undersigned take the following actions:

1. The undersigned hereby vacate the following portion of the Plat of 9100 Yale:

Lot 2, Block 1, and
Reserve 'A',

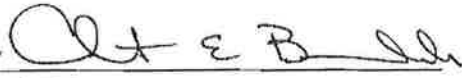
together with any easements located therein which were established by the Plat of 9100 Yale .

This instrument shall operate to destroy the force and effect of the recording of the Plat of 9100 Yale insofar as it covers Lot 2, Block 1 and Reserve 'A', and to divest all public rights in the public ways, commons, and public grounds laid out therein.

2. The undersigned hereby amend the Deed of Dedication and Restrictive Covenants accompanying the Plat of 9100 Yale to terminate the provisions of Section 1.6 thereof ("Reserve 'A'").

IN WITNESS WHEREOF, the undersigned have executed this instrument the respective dates below set forth.

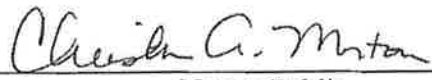
89th & Yale Properties, L.L.C.
an Oklahoma limited liability company

By 
Manager

Owner of Lot 2, Block 1 and Reserve 'A',
9100 Yale

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

This instrument was acknowledged before me this 31st day of
MAY, 2011, by CLINT E. BRUMBLE as Manager of 89th & Yale Properties,
L.L.C., an Oklahoma limited liability company.


Notary Public

My commission expires: 5/16/12

My commission number is: 08005186

SMBC Leasing and Finance, Inc.,
A Delaware corporation, formerly known as
Sumitomo Bank Leasing and Finance, Inc.,
A Delaware corporation

By David A. Ward
David A. Ward
Its President

Owner of Lot 1, Block 1,
9100 Yale

STATE OF New York)
) ss.
COUNTY OF New York)

This instrument was acknowledged before me this 16th day of May, 2011, by David A. Ward, as President of SMBC Leasing and Finance, Inc., a Delaware corporation, formerly known as Sumitomo Bank Leasing and Finance, Inc., a Delaware corporation.

Patricia Whyte
Notary Public

My commission expires: _____

My commission number is: _____

PATRICIA WHYTE
Notary Public, State of New York
01WH6048767
Qualified in Bronx County
Commission Expires 10/2/2014

APPROVED BY THE TULSA METROPOLITAN
AREA PLANNING COMMISSION
ON _____, 2011.

By: _____
Chairman

APPROVED BY
THE CITY COUNCIL
CITY OF TULSA, OKLAHOMA
ON _____, 2011

By: _____
Chairman

APPROVED BY THE MAYOR,
CITY OF TULSA, OKLAHOMA

Mayor

Date: _____

ATTEST:

City Clerk, City of Tulsa, Oklahoma

APPROVED AS TO FORM:

Assistant City Attorney
City of Tulsa, Oklahoma

Date: _____

Change of Access on Recorded Plat TMAPC August 3, 2011

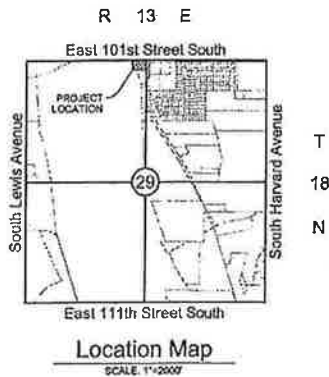
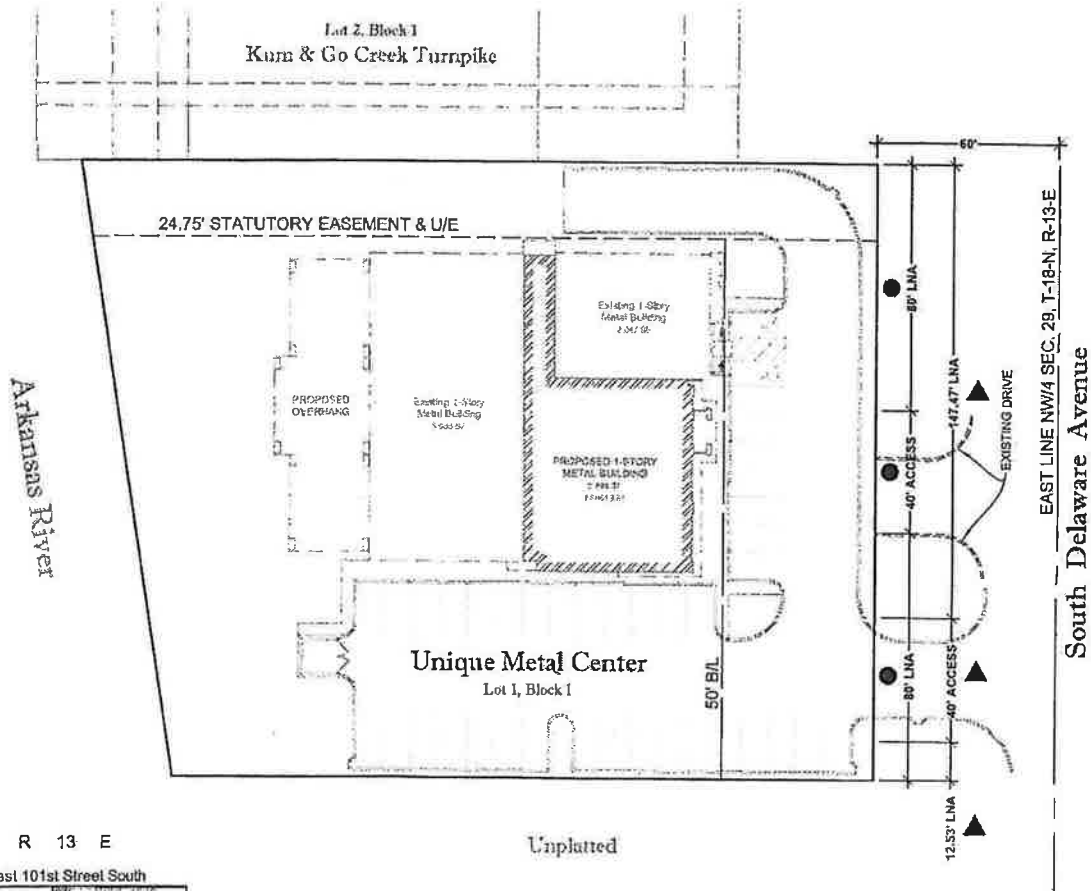
Lot 1, Block 1, Unique Metals Addition – (8329) (CD 2)
South of 101st Street South, East of the Arkansas River

This application is made to allow a change of access to add an access along South Delaware Avenue. The property is zoned CG (commercial general).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

Change of Access Exhibit

Rivertrail Animal Hospital

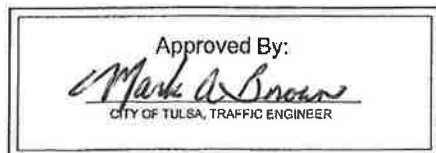


Owner / Developer

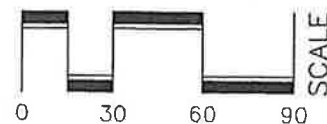
2010 RIVER ROCK, LLC
12010 SOUTH ELM STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 256-0700
CONTACT: MRL JIM ROBERTS

Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2544
C/A #3643 EXPIRES JUNE 30, 2011
INFO@HRAOK.COM



- ACCESS RESTRICTIONS AS SHOWN ON PLAT 3592
- ▲ ACCESS REVISION



HRAOK, INC

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3643 EXP. DATE: 6-30-2011

VOICE: (918) 258-3737
FAX: (918) 258-2544
www.hraok.com

Date Prepared: May 10, 2011

5.2

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

ROY D. JOHNSEN
JANINE H. VANVALKENBURGH

July 27, 2011

The Tulsa Metropolitan Area Planning Commission
c/o Ms. Diane Fernandez
Senior Planner, Subdivision Administrator
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Via: courier

Re: Ellison Property
Lot 6, Block 14, Blocks 8-14, Shadow Mountain Estates (Plat # 3221)
Correction of Scrivener's Error

I represent Judge Ellison in regard to the referenced property which is owned by his son, James Scott Ellison. I am endeavoring to cure a title exception.

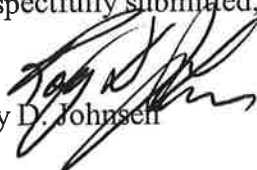
We are proceeding, pursuant to Title 11 Okla. Stat. §41-115 to correct a scrivener's error by a surveyor's certificate of correction pertaining to an easement and to thereafter proceed with an application to close that portion of the easement, within which the dwelling extends.

I had previously submitted Mr. Tanner's Land Surveyor's Certificate of Correction of Error (hereafter the "Surveyor's Certificate"). The referenced Statute requires that the Surveyor's Certificate be approved by the Tulsa Metropolitan Area Planning Commission and by the City of Tulsa. Regrettably, the Surveyor's Certificate as previously submitted, contained two typos. As a consequence I am submitting a copy of the attached corrected Surveyor's Certificate.

We are requesting that the Commission approve an original of the attached corrected Surveyor's Certificate which will be provided at the time of hearing of the Tulsa Metropolitan Area Planning Commission. It is requested that matter be docketed for the August 3, 2011 meeting.

Upon approval by the Commission, we will request the City Attorney's office to submit the Surveyor's Certificate to the Council and Mayor for approval.

Respectfully submitted,


Roy D. Johnson

CC: Pat Boulden

6.1

**Registered Land Surveyor's Certificate of Correction
of Error Within
Lot 6, Block 14, of Blocks 8-14, Shadow Mountain Estates,
An Addition To the City of Tulsa, Tulsa County, Oklahoma**

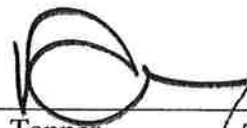
I, Dan E. Tanner, pursuant to Title 11 Okla. Stat. § 41-115, state as follows:

1. The original plat of Blocks 8-14 Shadow Mountain Estates, an Addition to the City of Tulsa, Tulsa County, Oklahoma, located within Section 2 of Township 18 North, Range 13 East, was recorded August 23, 1971 as Plat # 3221 in the office of the County Clerk of Tulsa County, Oklahoma (hereinafter "Blocks 8-14, Shadow Mountain Estates or the "Subdivision"), a copy of which is attached as Exhibit "A".
2. The original survey of the Subdivision was certified by Raymond E. Landsford, a registered professional land surveyor in the State of Oklahoma, (registration number 237). Raymond E. Landsford is now deceased.
3. I am a registered professional land surveyor in the State of Oklahoma (registration number 1435) and a registered professional engineer in the State of Oklahoma (registration number 13090) and I am experienced in the survey and preparation of single family residential subdivision plats and the development of residential subdivisions in the City of Tulsa.
5. Blocks 8-14, Shadow Mountain Estates, is developed as a single family residential subdivision.
6. I have examined the plat of Blocks 8-14, Shadow Mountain Estates, and have particularly examined Lot 6, Block 14, also known as 7238 E. 64th Place, have interviewed Tulsa Metropolitan Area Planning Commission staff members in regard to Lot 6, Block 14, and have made an onsite inspection of Lot 6, Block 14 and proximate lots.
7. The east boundary of Lot 6, Block 14, forms a part of the east boundary of the Subdivision and in addition to Lot 6, Block 14, there are 7 residential lots along the balance of the east boundary of the Subdivision. The south boundary of Lot 6, Block 14, forms a part of the south boundary of the Subdivision and in addition to Lot 6, Block 14, there are 13 residential lots along the balance of the south boundary of the Subdivision. There are 12 lots along the west boundary of the Subdivision. There are 12 lots along the northerly boundary of the Subdivision.
8. It is customary in the City of Tulsa, that utility easements are established by the plat and deed of dedication along the perimeter boundaries of the subdivision. Building set back lines are established along the street boundary of those lots that abut a public street.

9. In the instance of Lot 6, Block 14, along the east boundary of the lot, there is a dashed line identified as a "15' Bldg Line". There is no recitation of a utility easement along the east boundary of the lot. Along the south boundary of the lot, there is a dashed line identified as a "15' Easement". The graphic depiction (dashed line spacing) of the two lines are identical and does not match the graphic depiction (dashed line spacing) of the building setback lines established within those lots that abut public streets. In each of the other 32 lots that include a perimeter boundary of the Subdivision, there is a dashed line along the perimeter boundary identified as "15' Easement" or "10' Easement (northerly boundary) and there are no lines identified as building setback lines.
10. Along the east boundary of Lot 6, Block 14, within the area depicted as "15' Bldg Line" there are located an underground natural gas line and an overhead electric line.

Based on the foregoing, it is my determination that a "15' Easement" was intended along the east boundary of Lot 6, Block 14 and that the depiction of the "15' Bldg line" along the east boundary of Lot 6, Block 14, was a scrivener's error and is herein corrected to read "15' Easement".

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 25 day of July, 2011.


 Dan E. Tanner
 Registered Professional Land Surveyor
 Registration Number 1435



STATE OF OKLAHOMA)
) ss.
 COUNTY OF TULSA)

This instrument was acknowledged before me this 25th day of July, 2011, by Dan E. Tanner as a Registered Professional Land Surveyor.


 Notary Public

My commission expires: _____
 My commission number is: _____



APPROVED BY THE TULSA METROPOLITAN
AREA PLANNING COMMISSION

By: _____
Chairman

Date: _____

APPROVED BY THE
CITY COUNCIL
CITY OF TULSA, OKLAHOMA

By: _____
Chairman

Date: _____

APPROVED BY THE MAYOR,
CITY OF TULSA, OKLAHOMA

Mayor

Date: _____

ATTEST:

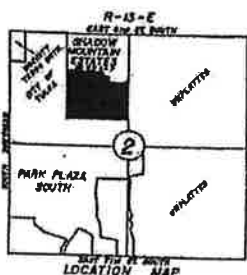
City Clerk, City of Tulsa, Oklahoma

Plot #3221

BLOCKS 8-14

152752

SHADOW MOUNTAIN ESTATES



RECEIVED
AUG 17 1971

TULSA METRO. AREA
PLANNING COM. L.

AN ADDITION LOCATED IN A PART OF THE E/2
OF THE NW/4 OF SECTION 2, T-18-N, R-13-E,
TULSA COUNTY, OKLAHOMA, CONTAINING
ACRES

OWNER:

SHADOW MOUNTAIN DEVELOPMENT CORP.
4711 SOUTH MINGO RD., TULSA
OK 74106

ENGINEER:

LANSFORD ENGINEERING CO.
1515 S. 73RD E. AVENUE
659 0464

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved
by the Tulsa Metropolitan Area Planning
Commission on

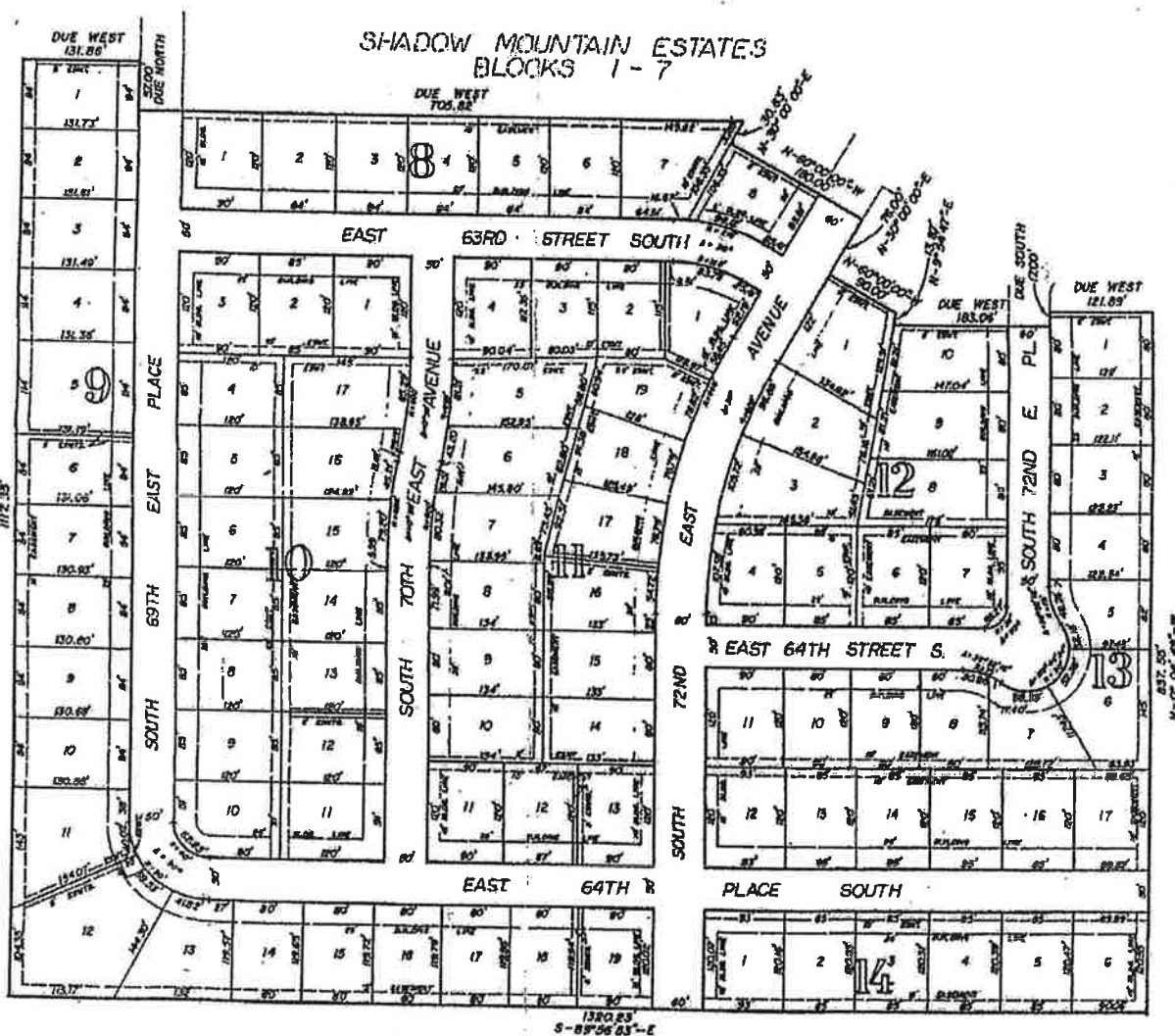
VICIN CHAIRMAN - SECRETARY

This approval is void if this plat is not
filed in the office of the County Clerk on
or before

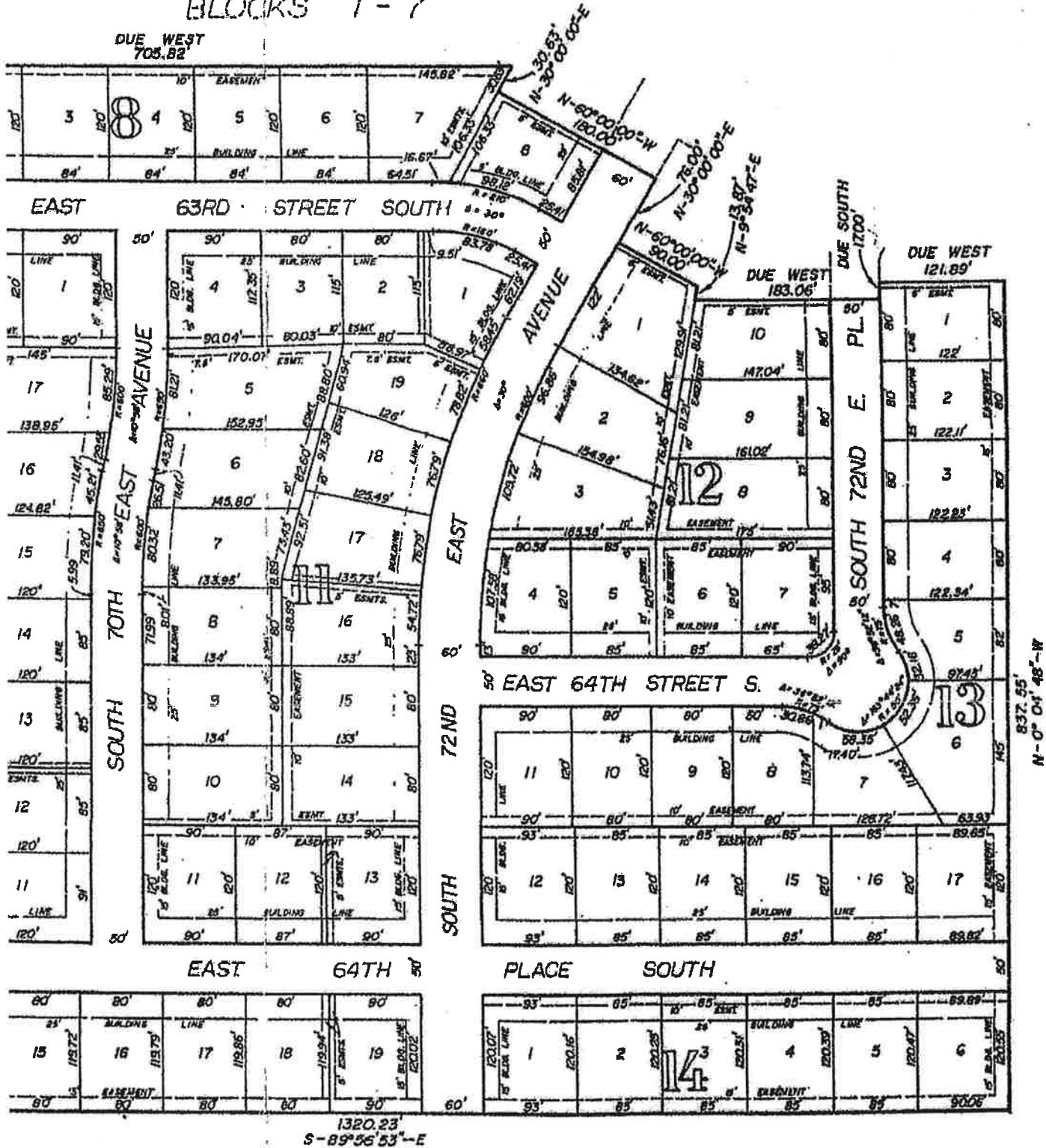
DOCKET OR CITY ENGINEER

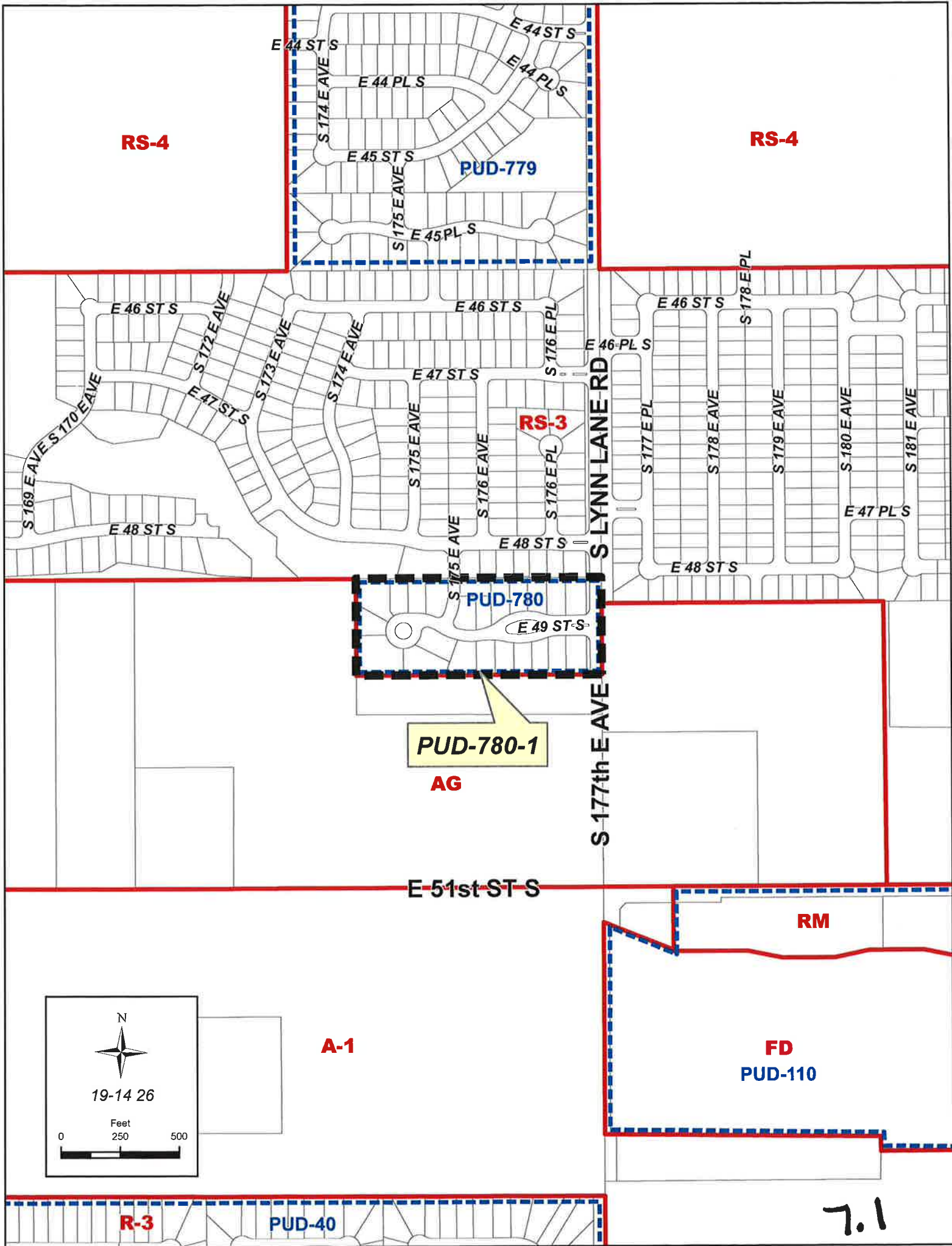
1971 JUL 23 AM 10:00
FILED IN RECORDS
UNFILED

CERTIFICATE
I, J. W. Dyer
790
County Clerk of
Tulsa County, Oklahoma
D. N.



SHADOW MOUNTAIN ESTATES
BLOCKS 1 - 7







19-14 26

0 250 500
Feet

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

7.2

August 3, 2011

STAFF RECOMMENDATION

PUD-780-1: Minor Amendment – North of the northwest corner of East 51st Street South and South 177th Avenue East; TRS 19-14-26; CZM 50; CD 6; RS-3.

The applicant is requesting a minor amendment to increase the permitted amount of a required front yard a driveway may cover from 34% to 50%. Citing market demand, the applicant's request is being made to allow homeowners the option of having a three-car wide driveway and a three-car garage.

There is no request to modify the livability space requirement of the PUD or the RS-3 District. Each lot will be required to meet the 4,000 square foot liability space requirement of the RS-3 District.

Section 1106 of the zoning code grants the Planning Commission the authority to adjust parking requirements in PUDs so long as, "a subdivision plat incorporating the provisions and requirements is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk of the county in which the property is located". Since the plat for this subdivision has not been finalized and if the Commission is inclined to approve the amendment request, the relaxation of the requirement of section 1303-D of the cod can be added to covenants of the subdivision prior to finalization of the plat.

With the requests for three-car wide driveways staff believes an important factor to consider is whether the required livability space requirement will be met on each lot, therefore limiting the potential for increased stormwater run-off. Since the livability space requirement will be met on each lot and the covenants of the plat would be amended to reflect the change, staff can support this request

Staff recommends **APPROVAL** of minor amendment PUD-780-1 allowing an increase of the permitted coverage of the required front yard by a driveway from 34% to 50%. The 4,000 square foot livability space requirement must still be met and covenants of the plat amended to reflect this requirement.

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

S 89°54'44" E
72.50'

11' UTILITY EASEMENT

8,868 SF
LIVABILITY SPACE

1

6

POOL

S 0°00'00" W
211.02'

5'

2 STORY
DWELLING

5'

206.18'
S 0°00'00" W

25' B/L

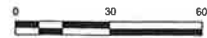
4' CONCRETE
SIDEWALK

35'

72.72'
R=500.00'



SCALE: 1"=30'



AREA SUMMARY

AREA OF FRONT YARD
YARD: 1818 SF

AREA OF PARKING IN FRONT
YARD: 903 SF

PERCENT COVERAGE: 49%

E. 49th St. S.

HRAOK, Inc

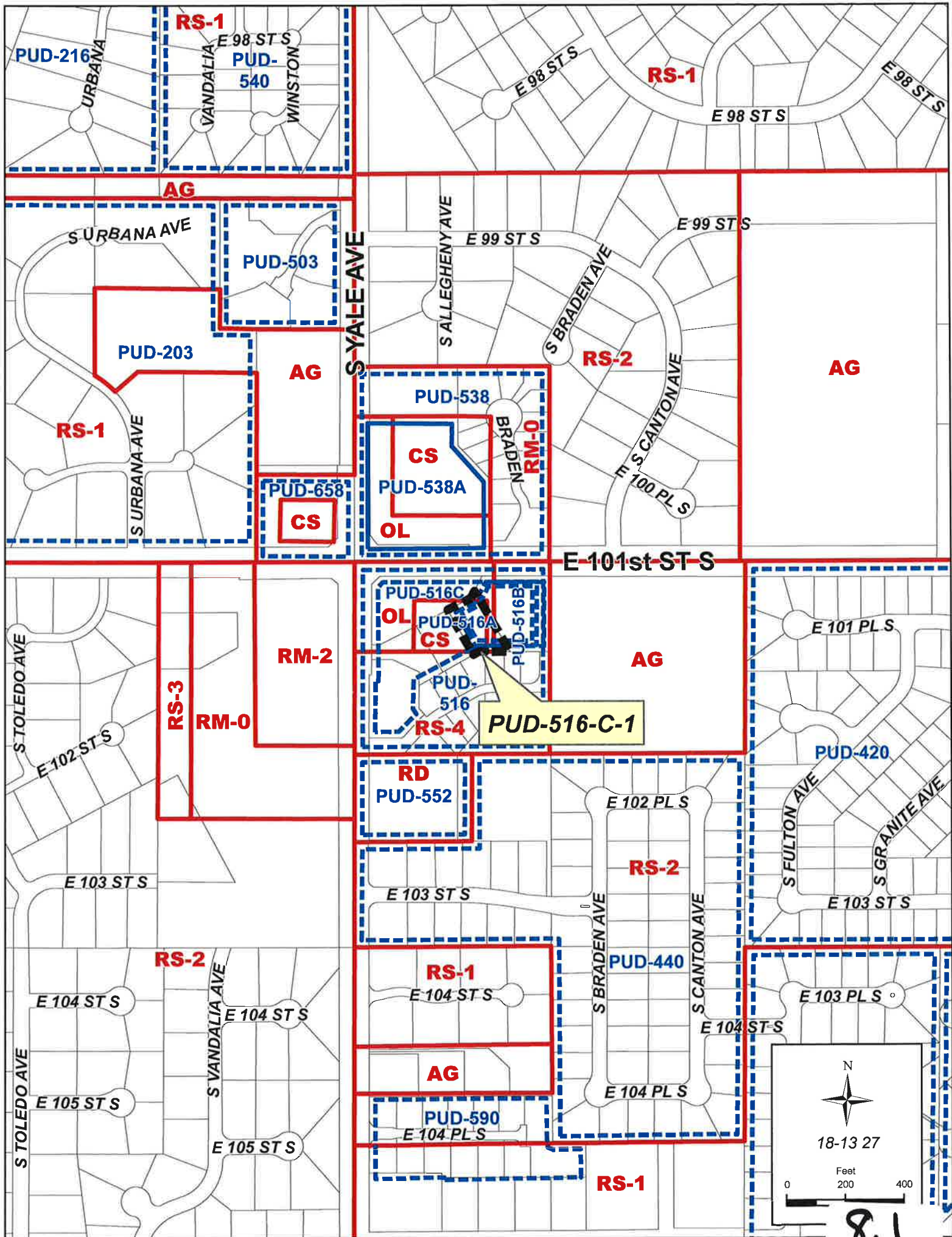
ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3943 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737
FAX: (918) 258-2554
www.hraok.com

Lot 6 Block 1
The Boulevard
Livability Exhibit

7.4
JUL 19, 2011





PUD-516-C-1



18-13 27

0 Feet 200 400

Note: Graphic overlays may not precisely align with physical features on the Aerial Photo Date: 8.2

August 3, 2011

STAFF RECOMMENDATION

PUD-516-C-1: Minor Amendment – Southeast corner of 101st Street South and South Yale Avenue; Lot 1, Block 1 – 101 Yale Village Office Park; TRS 18-13-27; CZM 57; Atlas 2471; CD 8; RS-4/OL/CS.

The applicant is requesting a minor amendment to increase the permitted building height for an office building from two stories or 30 feet to two stories or 34 feet.

The applicant is making the request citing the architectural requirement of the PUD, which states that structures in the PUD shall, "have pitched roofs and an architectural style that will be compatible with the surrounding residential structures. Variations in roof lines, brick or stone facades, and buildings with offset rather than straight exterior walls are encouraged".

To meet the architectural requirements of the PUD the applicant is proposing a high pitched, 8:12 roof on the entry portion of the building (see attached Exhibit A201). This necessitates the increase in building height. The applicant has discussed this issue with the most impacted property owner to the south (see attached email). The adjacent property owner has no objection to the four foot increase, so long as efforts are made to maintain his family's privacy. The developer and neighbor to the south have agreed that second floor windows on the south elevation should be limited to small, horizontally installed transom style windows. The windows would be placed near the ceiling line of the second floor south elevation, which would allow natural light to enter the space while maintaining privacy for the neighbors to the south.

Section 1107, H-9 allows the TMAPC to change structure heights provided the approved Development Plan, PUD standards, and the character of the development are not substantially altered.

Since the building is being designed to meet the architectural requirements of the PUD and the developer has agreed to limit the windows on the south facing elevation of the structure staff contends the approved Development Plan, PUD standards, and the character of the development will not be substantially altered.

Staff recommends **APPROVAL** of minor amendment PUD-516-C-1 increasing the building height from two stories or 30' to two stories or 34' for the structure on Lot, 1, Block 1 – 101 Yale Village Office Park. Windows on the south elevation shall be limited to small, horizontally installed transom windows located near the ceiling line of the second story.

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

From: PoloMAB@aol.com [mailto:PoloMAB@aol.com]
Sent: Thursday, June 30, 2011 4:35 PM
To: Clint Brumble
Subject: Re: 101st Question

Clint, I don't see the four feet as a problem. We have always discussed making sure that there were no second story windows on the south side of the building. The transom windows as long as they are high enough are not a problem. How high up from the floor do you think the windows will be? What I'm worried about is the windows even appearing that they are invading privacy from a resale stand point. You have always made it clear that you would protect our privacy with double siding the fencing, tall mature evergreens or similar, and no windows looking down over the three homes directly affected. Since the second story building is directly behind me, I just ask that you please work with me when the time is right to make sure everything is secure and private. I trust that you will. Call or email me anytime. Talk with you soon.

Mark

In a message dated 6/29/2011 5:11:16 P.M. Central Daylight Time, cbrumble@Weslock.com writes:

Mark:

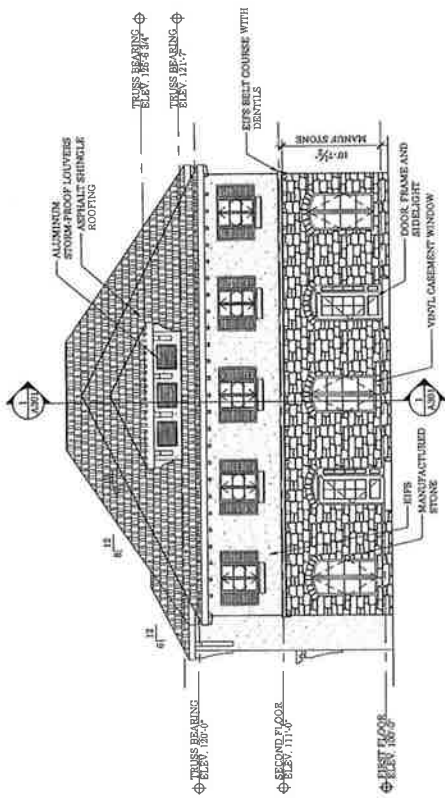
On the two story building that sits directly behind your property we have always discussed we would not place full size windows on that second level of the south wall. We discussed the possibility of installing some small transom windows which are horizontal windows that would be put just below ceiling height to allow some natural light, but maintain privacy for you and your neighbors. We have discussed this many times and I want to confirm with you that discussion.

Additionally, I was just informed that the architect has designed the two story building to be at 34 feet, which is 4 feet above the PUD limit of 30 feet. We can go make a minor amendment to the PUD to get this passed, but I want to make sure you do not have any issues with this. We are working with the architect to lower the height of the building, but in order to maintain the integrity of aesthetics of the building we may not be able to lower it too much. For your information, it has to do with the pitch of the rook versus the floor heights.

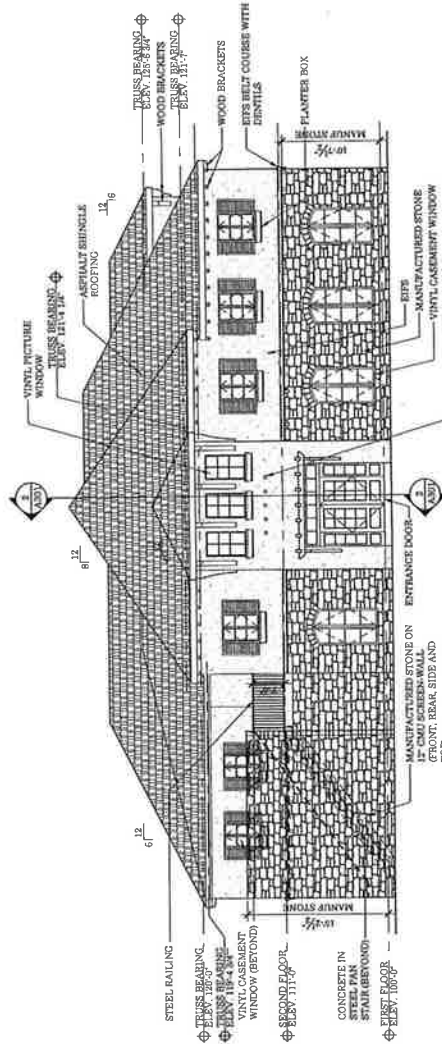
Please let me know if you are opposed to me submitting for a minor amendment to change the PUD to 34 feet, if we cannot change the architecture of the building?

Thanks

Clint E. Brumble
Weslock
President
918-294-8179 ext. 104
918-294-8679 Fax
cbrumble@weslock.com



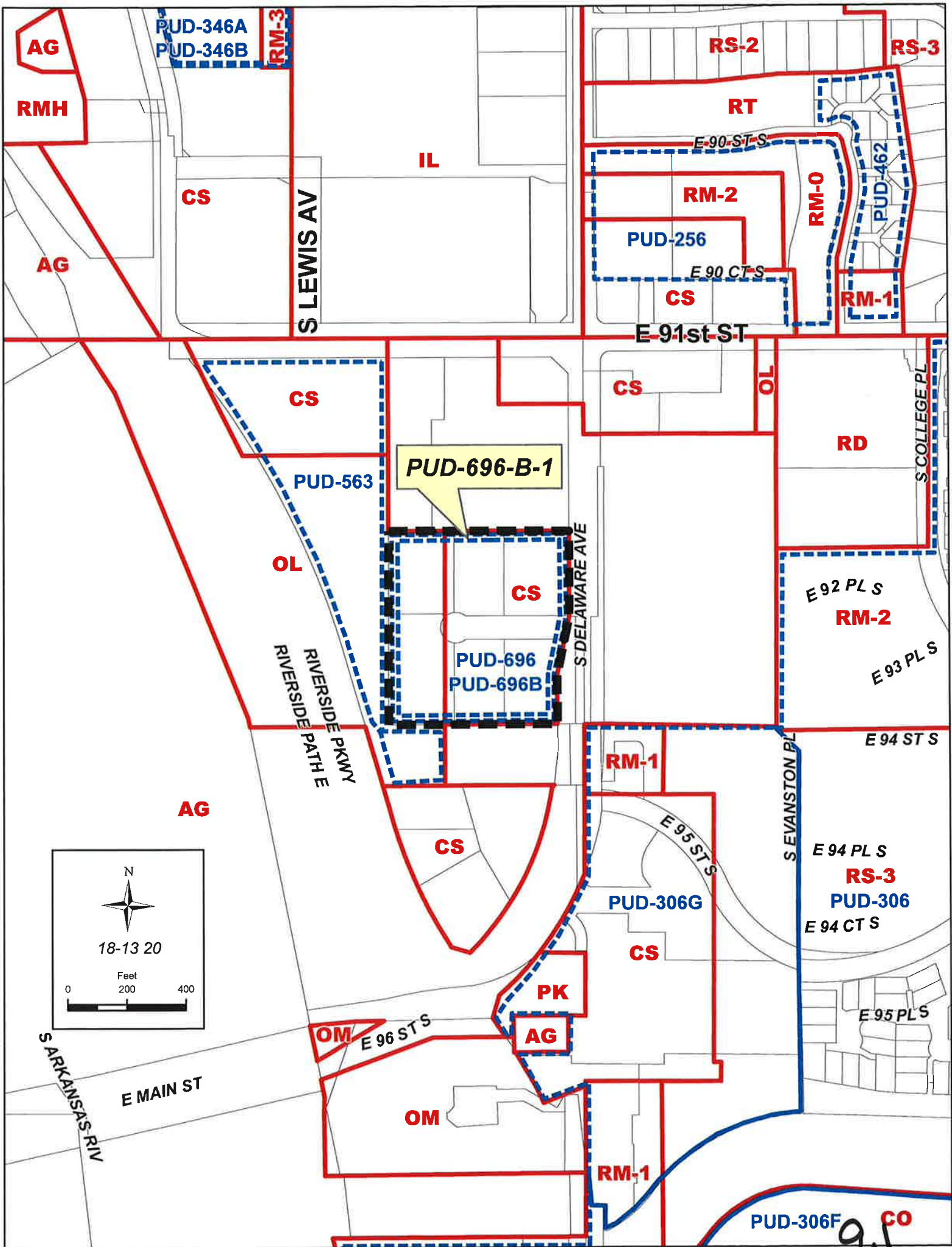
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"


<p>Stephen J. Olsen Architects</p> <p>3303A S. Harvard Ave. Tulsa, OK 74133 918-582-1177 douglaswilliam@prodigy.net</p>	<p>BRUMBLE PROPERTIES</p> <p>2-STORY OFFICE BUILDING</p>		<p>101ST AND YALE TULSA, OK</p>
	<p>BUILDING ELEVATIONS</p>		
<p>DATE: 08-01-00</p> <p>SEAL: [Professional Seal]</p> <p>REVISION: [Blank]</p>	<p>DRAWING: A-201</p>		

8.5



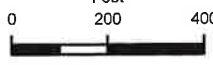


N



18-13 20

Feet
0 200 400



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

9.2

August 3, 2011

STAFF RECOMMENDATION

PUD-696-B-1: Minor Amendment – South of the southwest corner of East 91st Street South and South Delaware Avenue; Lots 1 – 6, Block 1 and Reserve A – 9200 Delaware; TRS 18-13-20; CZM 56; Atlas 1912; CD 2; OL/CS.

The applicant is requesting a minor amendment to adjust the required livability space per dwelling unit and request an increase in permitted commercial and office floor area permitted by the PUD.

Approved in April of 2011, PUD-696-B has a livability space requirement of 440 square feet (sf) per dwelling unit (DU). The code states the requirement for livability space per dwelling unit for a multifamily development in a commercially zoned district is based on the RM-2 district requirement of 200 sf/DU. The applicant is proposing 240 sf/DU. Since the minimum requirement of 200sf/DU of livability space will continue to be met staff does not see this reduction in open space as substantially altering the approved Development Plan, PUD Standards or the character of the development.

With a decrease in livability space it becomes necessary to adjust the 30% open space landscape requirement that was placed on the PUD. The zoning code does not require multifamily developments to landscape a percentage of the lot. The landscape requirement for multifamily developments is limited to street yard landscaping and parking area landscaping. The applicant is seeking a reduction in open space from 30% of the lot to 18% of the lot. Since placing an over-all landscape open space percentage on the lot was done voluntarily, staff can support this request.

The applicant is also seeking an increase in permitted non-residential floor area from 103,192 sf to 118,670 sf; an increase of 15,478 sf or 14.9%. The 118,670 sf would be allocated as follows: 74,024 sf dedicated to retail uses and 44,646 sf dedicated to office uses. The underlying zoning on the property would allow a total of 204,846 sf of non-residential floor area based on the existing square footage of OL and CS zoning (see attached zoning intensity analysis). Since the property's designation as a Town Center within the Comprehensive Plan calls for a more intensive, mixed use development staff views the request as keeping with the Plan.

Staff recommends **APPROVAL** of minor amendment PUD-696-B-1 allowing a livability space requirement for Development Area B of 240 sf, an over-all open space requirement of 18%, and an increase in permitted non-residential floor area in Development Area A to 118,670 sf by allocating 74,024 sf to retail uses and 44,646 sf to office uses.

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

II. Zoning Intensity Analysis

A. Retail/Office Use

<u>Existing Zoning</u>	<u>Acres</u>	<u>Sq.Ft.</u>	<u>F.A.R.*</u>	<u>Permitted Floor Area</u>
CS - gross	6.98	304,048	.50	152,024 sq.ft.
OL - gross (limited to office)	<u>3.03</u>	<u>132,100</u>	.40	<u>52,840 sq.ft.</u>
Total	10.01	436,148		204,864 sq.ft.

Alternatively

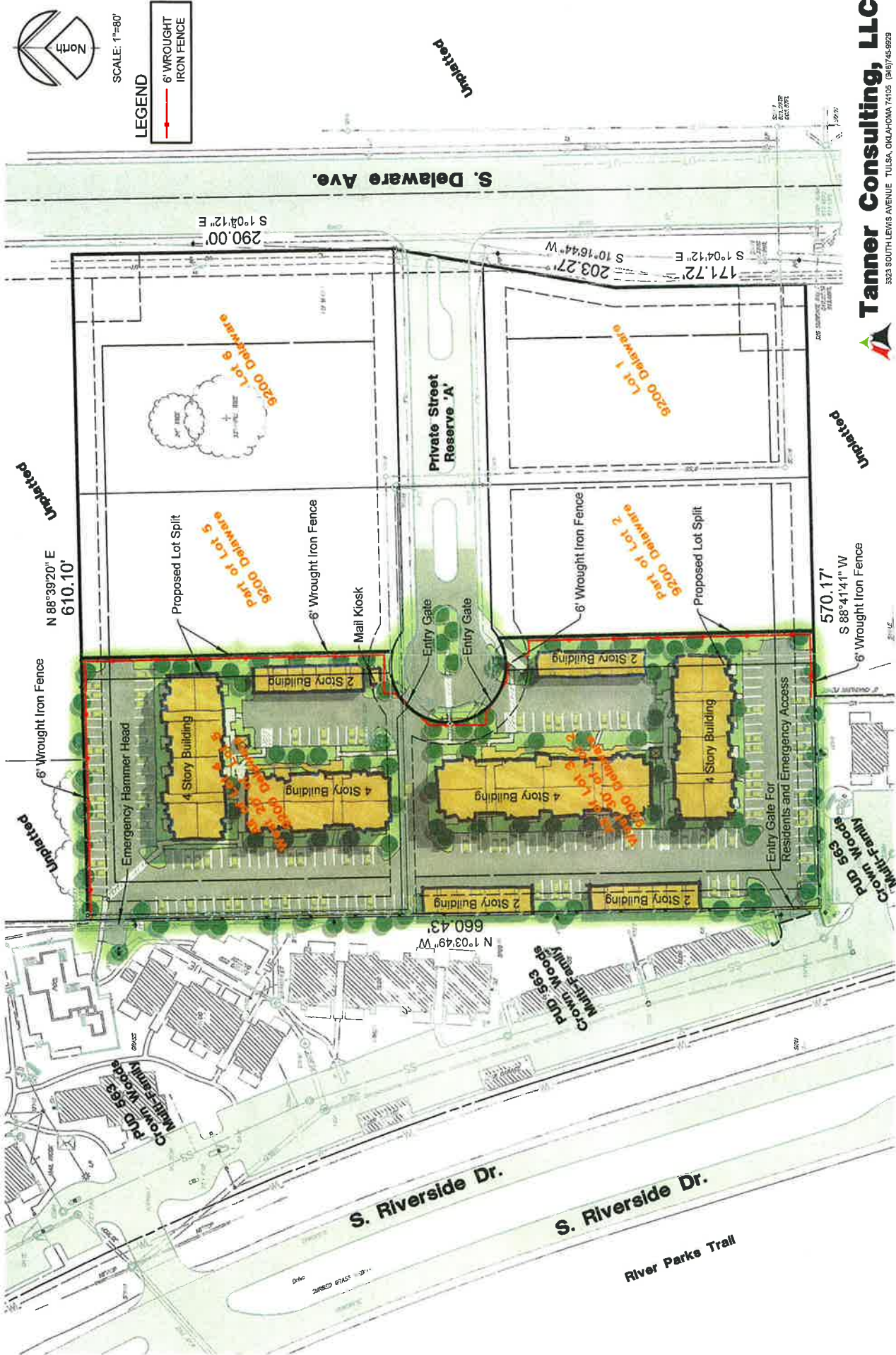
B. Multifamily Use

<u>Existing Zoning</u>	<u>Acres</u>	<u>Sq.Ft.</u>	<u>Area per DU</u>	<u>Permitted Density</u>
CS - gross	6.98	304,048	1,200 sq.ft.	253 DU
OL - gross	<u>3.03</u>	<u>132,100</u>	1,700 sq.ft.	<u>77 DU</u>
Total	10.01	436,148		330 DU

C. Allocation of Intensity

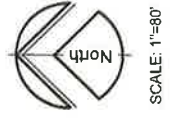
<u>Dev. Area</u>	<u>Zoning</u>	<u>Acres</u> <u>Gross</u>	<u>Sq.Ft.</u>	<u>F.A.R./</u> <u>Area per DU</u>	<u>Allocated</u> <u>Floor Area</u>	<u>DU</u>
Area A	CS	3.40	148,048	.50	74,024 sq.ft.* (retail)	
	OL	3.03	132,100	.34	44,646 sq.ft. (office)	
	Total				118,670 sq.ft. (retail/office)	
Area B	CS	3.58	156,000	1,200 sq.ft.		130 DU

*The total CS area (gross) minus 156,000 sq.ft.
(allocation to DU's) x .5 equals a maximum permitted
retail floor area of 74,024 sq.ft.



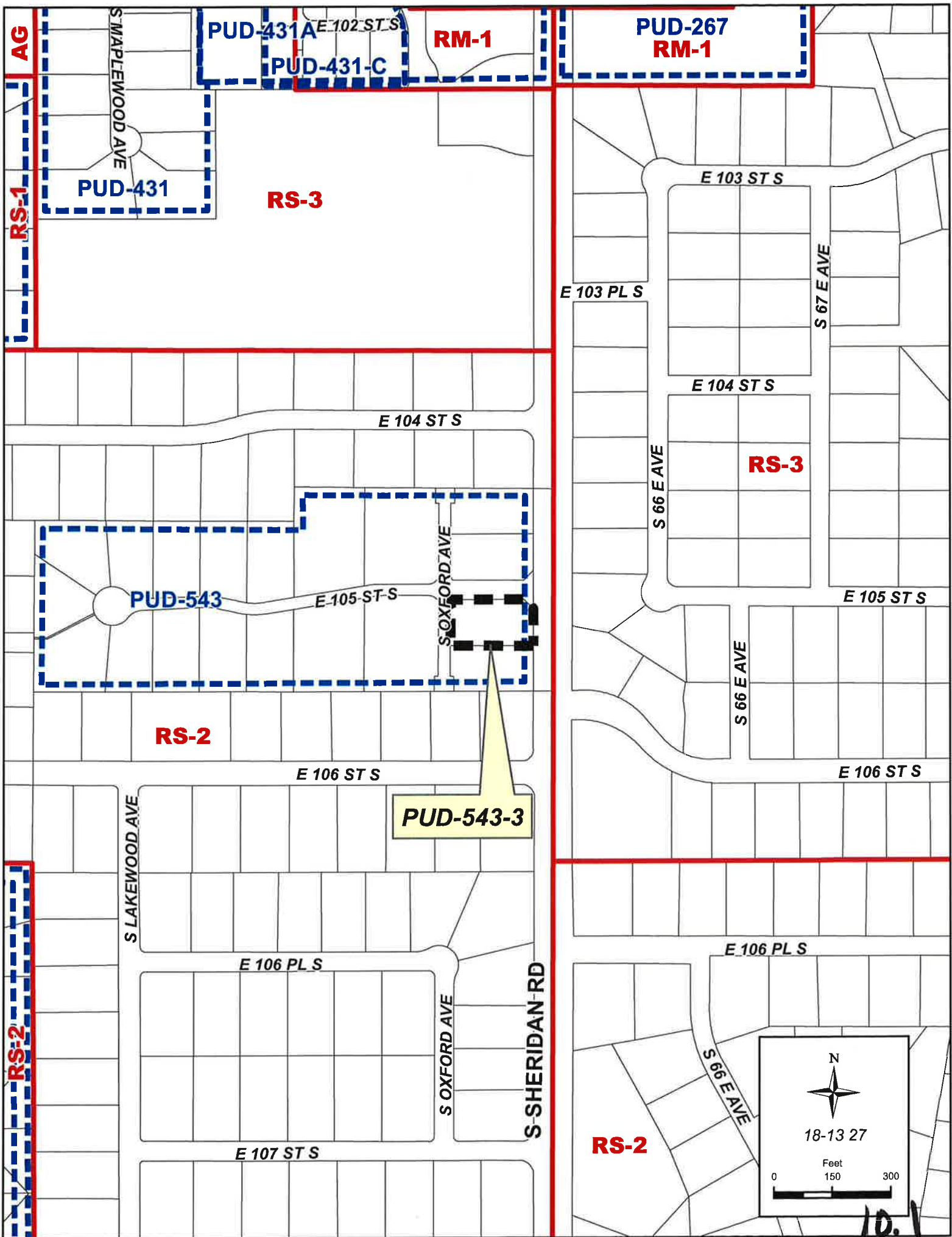


Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918) 746-5929



SCALE: 1"=80'





10.1

CITY COUNCIL CONSENSUS 2011-12

A CONSENSUS DIRECTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA TO ALLOW FOR OIL AND GAS DRILLING INSIDE THE CITY LIMITS OF THE CITY OF TULSA.

WHEREAS, the public's health, safety, and welfare is the City of Tulsa's highest priority;

WHEREAS, the City of Tulsa approved a new ordinance allowing drilling for oil and gas inside the city limits of the city of Tulsa;

WHEREAS, the Oil and Gas Ordinance (Tulsa Revised Ordinances, Title 42-A) references the Board of Adjustment permitting oil and gas drilling in the City of Tulsa by grant of a special exception. However, the City of Tulsa Zoning Code (Title 42, Section 1202 of the Tulsa Revised Ordinances) does not currently grant the Board of Adjustment this authority;

WHEREAS, pursuant to 42 T.R.O. §1702, the Tulsa Metropolitan Area Planning Commission should hold a public hearing on amending Title 42, Section 1202 to grant the Board of Adjustment the authority to permit oil and gas drilling on properties within the City.

THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:

Section 1. The City Council requests Tulsa Metropolitan Area Planning Commission to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding:

A) whether the City of Tulsa Zoning Code should be amended to allow the Board of Adjustment to grant special exceptions to allow oil and gas drilling within the city limits of the city of Tulsa;

B) whether the City of Tulsa Zoning Code should be further amended to address additional zoning issues arising out of the implementation of Title 42A of the Tulsa Revised Ordinances.

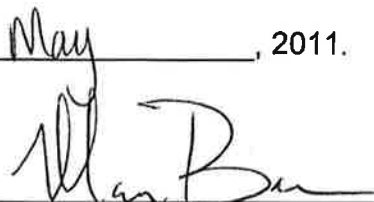
Section 2. The City Council requests Tulsa Metropolitan Area Planning Commission provide a report on their progress in evaluating this issue no later

Ed.

than August 1, 2011, including a timeline for submitting proposed ordinance amendments to the Council.

Section 3. The Council Secretary is hereby directed to send a copy of this consensus to the Tulsa Metropolitan Area Planning Commission within two (2) business days after it is signed by the Chair.

Adopted by the Council this 24 day of May, 2011.



Maria Barnes
Chairman of the Council

ATTEST:


Secretary of the City Council

Approved:


Council Attorney

SECTION 1202. USE UNIT 2. AREA-WIDE SPECIAL EXCEPTION USES

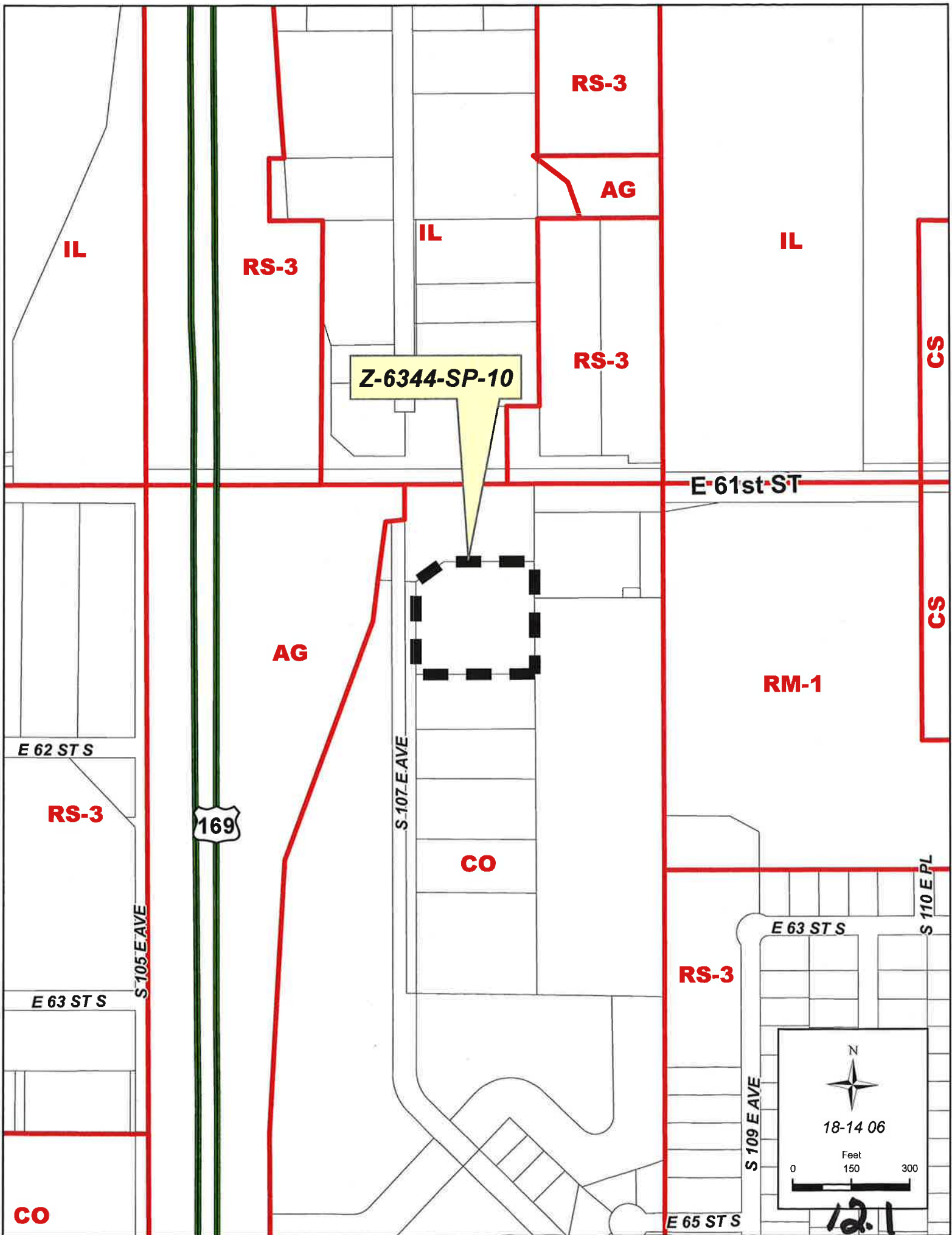
A. Description. Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a special exception requiring Board of Adjustment approval.

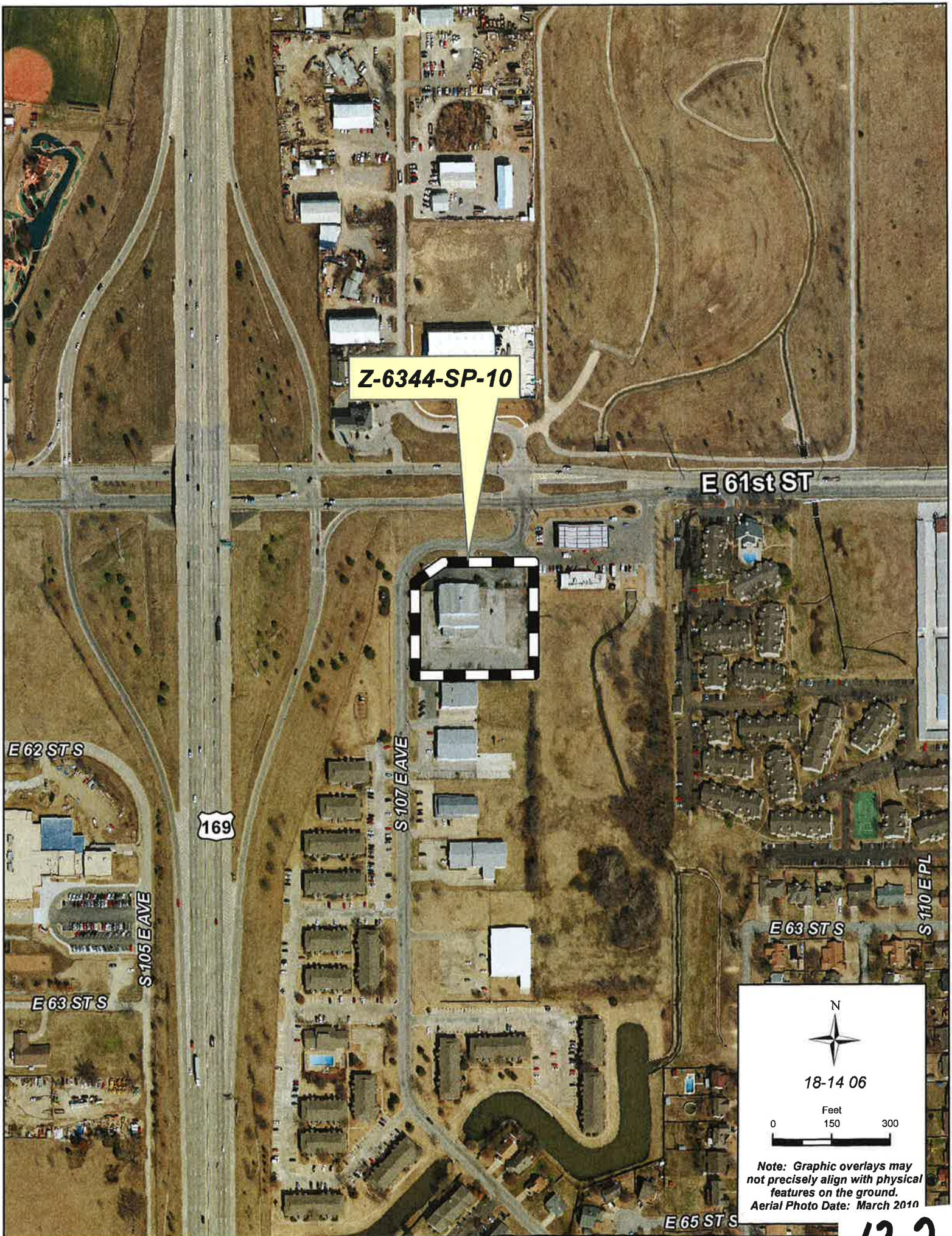
B. Included Uses:

Adult Detention Center
Airport, Heliport
Bed and Breakfast Inn
Bus Station
Cemetery (see Section 1202.C.9)
Children's Home
City/County Health Department
Construction Facilities (off site)
Convict Pre-release Center
Correctional Community Treatment Center
Crematory
Day Camp
Emergency and Protective Shelter
Governmental Services, NEC
Homeless Center
Hydroelectric Generation Plant
Jail
Juvenile Delinquency Center
Marina
Mausoleum
Nursing Home
Oil and Gas Drilling ****
Post Office
Power Plant
Prison
Private Club or Lodge*
Residential Treatment Center
Rifle and Skeet Range, Gun Club
Sanatorium
Sanitary Landfill
Sewage Disposal Facility
Transitional Living Center
Uses which utilize tents, canopies or open air activities** such as:***
Carnival
Christmas tree sales
Circus
Fruit and vegetable sales

Other sales of merchandise
Plant sales
Tent Revival
Water Treatment Plant

- * Chief activity is a service not carried on as a business.
- ** Open air activities shall include sales from trucks, trailers, pickups and other vehicles.
- *** Tents for such uses for special events are allowed by right on properties zoned CBD and not in the right-of-way.
- **** Subject to City of Tulsa Title 42-A





Z-6344-SP-10

E 61st ST

E 62 ST S

169

S 107 E AVE

E 63 ST S

S 105 E AVE

E 63 ST S

S 110 E PL

E 65 ST S



18-14 06

Feet
0 150 300

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

12.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6344-SP-10

TRS 8406

Atlas 757

CZM 54

CD-7

TMAPC Hearing Date: August 3, 2011

Applicant: James M. Creager, Jr.

Tract Size: 1.95± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of East 61st Street and South 107th East Avenue

EXISTING ZONING: CO

EXISTING USE: Use Unit 23

PROPOSED ZONING: n/a

PROPOSED USE: Add Uses to permitted uses in Corridor Plan

ZONING ORDINANCE: Ordinance number 17671 dated February 27, 1992, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-20118 September 2005: The Board of Adjustment approved a Special Exception to allow a public park on a 48± acre tract that is a detention pond, subject to Public Works and/or Parks Department submitting a site plan addressing parking facilities and/or fencing according to the wishes of the neighborhood; per amended legal description and located northwest of the northwest corner of East 61st Street and South Garnett Road and abutting east of the subject property.

Z-5956-SP-2 June 1993: Staff recommended denial of a proposed Corridor Site Plan on a 9.5± acre tract of land for a convenience store at the northwest corner and a restaurant at the northeast corner with the remainder undeveloped. The TMAPC and City Council concurred in approval of the application; on property located east of the southeast corner of South 107th East Avenue and East 61st Street South and abutting northeast of subject property.

Z-6344-SP-1 April 1992: Staff recommended denial of a proposed Corridor Site Plan on a 2.09± acre tract of land for a retail/wholesale sprinkler system business that includes a two-story, 2,625 square foot building. The TMAPC and City Council concurred in approval of the application; on property located on the southeast corner of East 61st Street South and Highway 169 South, and is the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.95± acres in size and is located south of southeast corner of East 61st Street and South 107th East Avenue. The property is developed and is zoned CO.

SURROUNDING AREA: The subject tract is abutted on the east by QuikTrip No. 83, zoned CO and vacant/unplatted property used for stormwater detention facilities; on the north by 107th Avenue East, an approximate 80 foot wide right-of-way for 61st Street South and then 61st Street South. Across 61st Street is Golden Valley, zoned IL and being used commercially; on the south by Fred C. Langenkamp Addition, zoned CO and used as offices/commercial; and on the west by Southport, zoned CO and being used as multifamily residential. Beyond the apartments is Highway 169.

A large version of this graphic is attached.



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

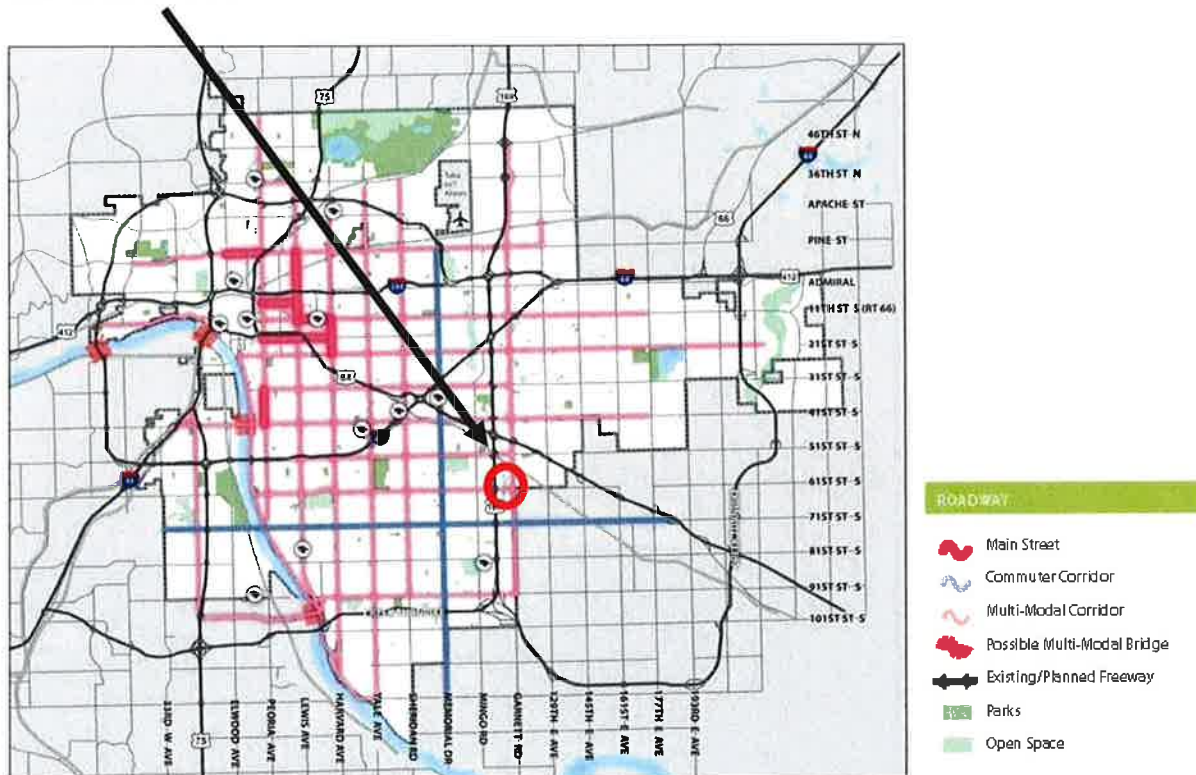
TRANSPORTATION VISION:

The Comprehensive Plan classifies East 61st Street South as a Multit-Modal Corridor and does not classify South 107th Avenue East. Nearby Garnett Road is also classified as a Multi-Modal Corridor.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

SUBJECT AREA

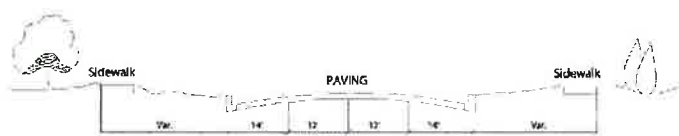
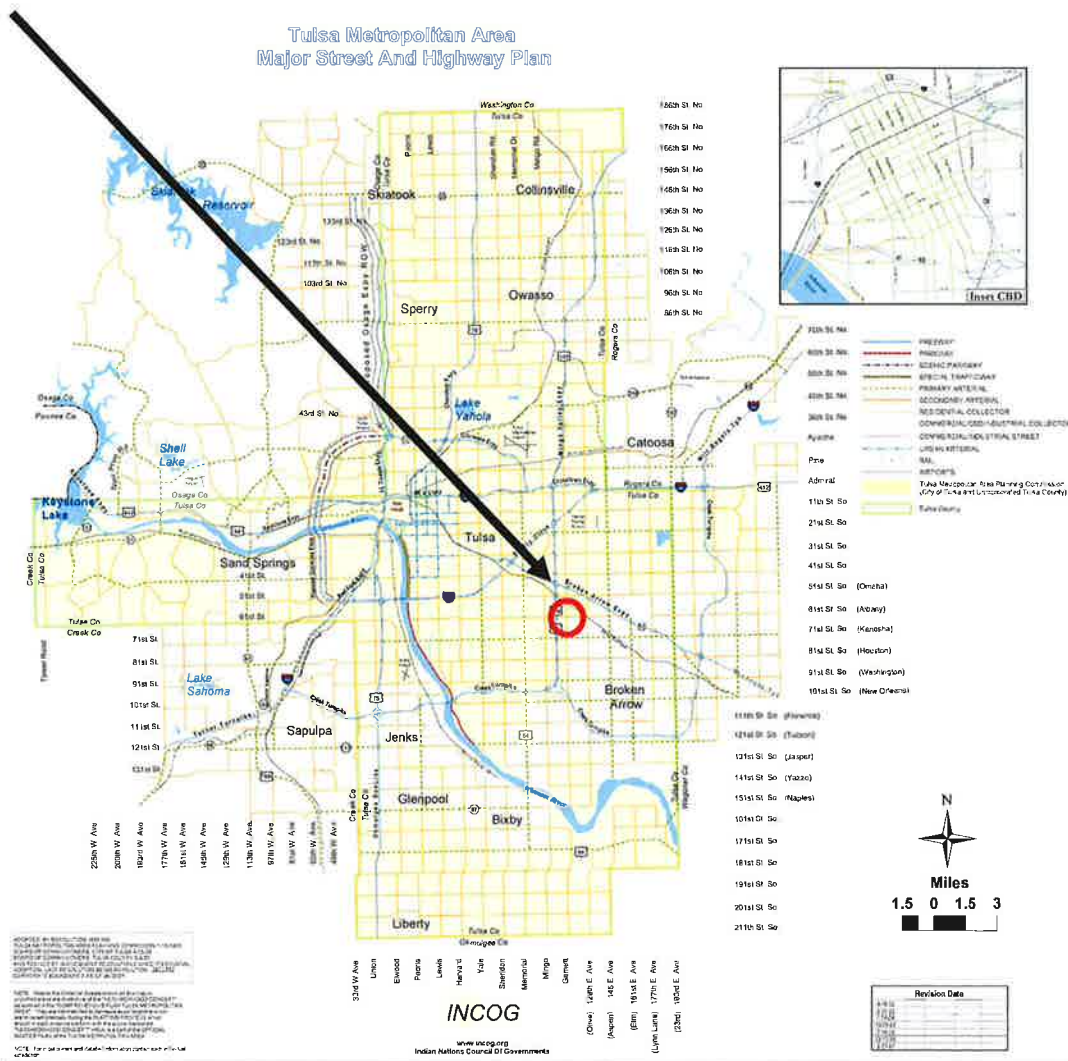


STREETS:

The Tulsa City-County Major Street and Highway Plan Designates East 61st Street South as a Secondary Arterial and South 107th Avenue East as a Commercial/Industrial Street.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 61 st Street South	Secondary Arterial	100'	4 (with large median)
South 107 th Avenue East	Commercial/Industrial Street	55'	2

SUBJECT AREA



SECONDARY ARTERIAL

*CENTER MEDIAN WILL BE USED WHERE DESIGN AND OPERATING CONDITIONS DICTATE



Commercial/Industrial Collector
Commercial/Industrial Street with open drainage (County)
Central Business District Street

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an Area of Growth with a Land Use Plan category of Employment.

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

This development was approved in 1992 prior to the adoption of the updated Tulsa Comprehensive Plan. There is no zoning change proposed with this application. Staff contends the additional uses being requested **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The purpose of Corridor District Plan Z-6344-SP-10 is to allow the existing and vacant building to be marketed to a wider range of potential occupants. The property is relatively flat and is developed with a commercial building.

Approved in 1992, the original Corridor District Plan for this property strictly limited the use of the property to a "retail/wholesale sprinkler system business" only. That business has since vacated the premises leaving the owner of the property with few alternatives for marketing the building to potential tenants.

The applicant is seeking to add those uses permitted as a matter of right in Use Unit 11 (Offices); Use Unit 12 (Restaurants – excluding Use Unit 12a – Adult Entertainment); Use Unit 13 (convenience Goods); Use Unit 14 – (Retail); Enclosed Commercial Recreation Establishments NEC and Health Club/Spa only within Use Unit 19; Wholesale Distributors and Wholesale Establishments NEC only within Use Unit 23 and customary accessory uses to principal permitted uses. There are no other changes being sought to the originally approved development plan.

Staff believes improvements will be made to the property which will make the building much more user friendly and aesthetically pleasing, more compatible with the surrounding area and provide much safer pedestrian access.

Staff finds the additional uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds Z-6344-SP-10 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 CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-6344-SP-10 subject to the following conditions:

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

LAND AREA:

3.67 gross acres/1.95 net acres

PERMITTED USES:

Those uses permitted as a matter of right within Use Unit 11; Use Unit 12 (Excluding Use Unit 12a); Use Unit 13; Use Unit 14; Enclosed Commercial Recreation Establishments NEC and Gymnasium, Health Club/Spa only within Use Unit 19; Wholesale Distributors and Wholesale Establishments NEC only within use unit 23 and customary accessory uses.

MAXIMUM BUILDING FLOOR AREA: 25,500 sf

MAXIMUM LOT COVERAGE BY BUILDINGS: 30%

SETBACKS:

From the north property line:	50'
From the west property line:	50'
From the south and east property lines:	To be determined by detail site plan review.

MAXIMUM BUILDING HEIGHT: 35'

OFF-STREET PARKING: Per the applicable use unit within the Tulsa Zoning Code.

LANDSCAPING: Per Chapter 10 of the Tulsa Zoning Code.

ACCESS:

Vehicular access will remain the same. Sidewalks will be constructed along the entirety of South 107th East Avenue and will connect to the sidewalk on the south side of 107th Avenue East leading to the QuikTrip store to the east. Distinct pedestrian access will be provided from the 107th sidewalk through parking lots to

LIGHTING:

All exterior lighting, including building mounted shall comply with Chapter 13 requirements of the Tulsa Zoning Code. Verification of compliance shall be through the submittal of a photometric plan and manufacturers cut sheets for light fixtures being installed.

SIGNS:

The current sign for "The Greens at Bedford" apartments owned by Case & Associates was permitted under Z-6344-SP8 and is on a month-to month ground lease. Any new signs shall be per Section 802, B-3 of the Tulsa Zoning Code.

TRASH AREAS:

All trash areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

3. No zoning clearance permit shall be issued until a detail site plan for the lot, includes all buildings, parking, lighting and landscaping areas has been submitted to the TMAPC and approved as being in compliance with the approved CO District Plan development standards.
4. A detail landscape plan for each development area and/or lot shall be approved by TMAPC prior to the issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the City of Tulsa 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 development until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved CO District Site Plan development standards.
6. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
7. No building permit shall be issued until the requirements of Section 805-E of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within restrictive covenants the CO District Plan conditions of approval and making the City beneficiary to said covenants that relate to CO District Plan terms and conditions.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Approval of the CO District Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
10. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle.

TAC COMMENTS:

General: No comments.

Water: Existing 8" line located on the west side of 107th E Ave, developer will need to bore street for future service connection.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** No comments.
- **LRTP:** E. 61st Street S., between S. Mingo Rd and S. Garnett Road, existing 4 lanes. US-169, on 61th St. S., planned 8 lanes. Per Subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates existing routes on E. 61st Street S., between S. Mingo Rd and S. Garnett Road. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

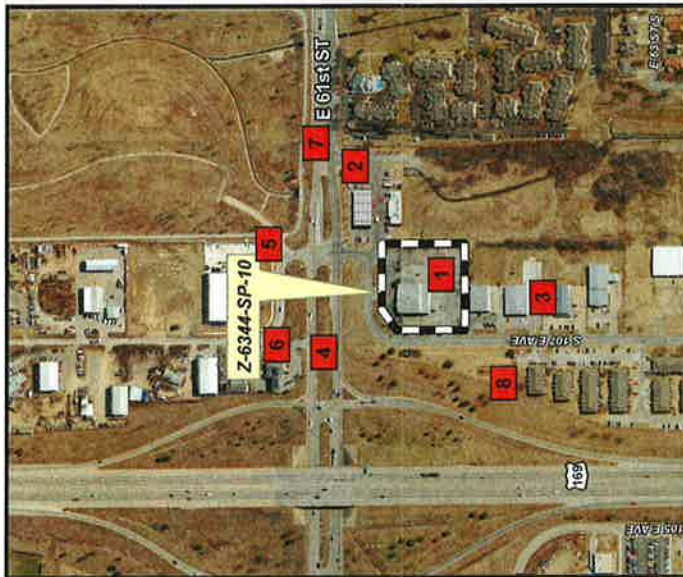
GIS: No comments.

Street Addressing: House Number(s) listed on property: 10708 E 061 ST S
Addressing Atlas Page #('s): 00757

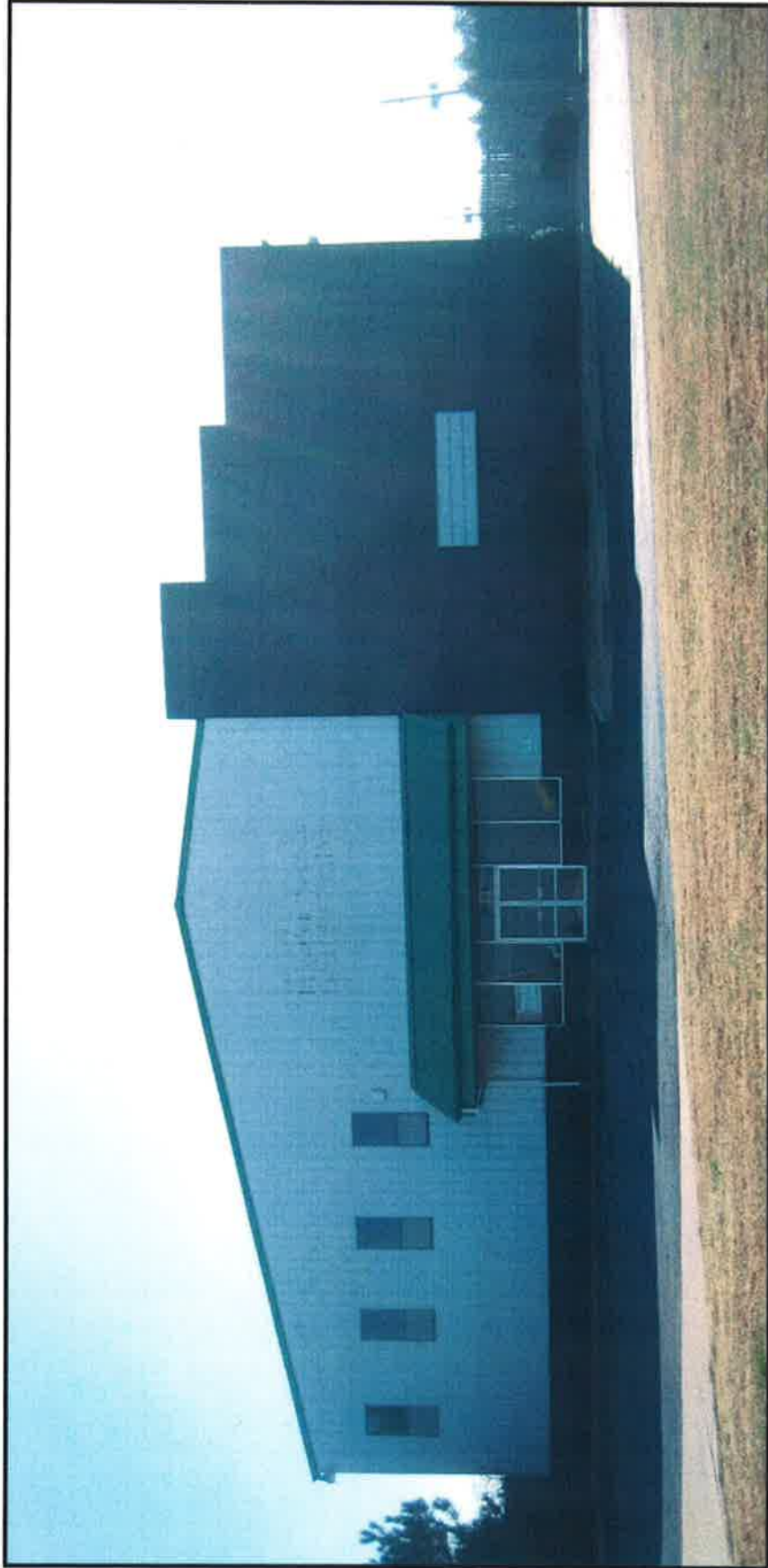
Inspection Services: No comments.

County Engineer: No comments.

08/03/11



10708 E. 61st Street - Tulsa, Oklahoma

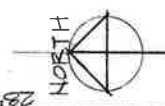


12.13

Build to suit
Pad site with
Drive-thru

12.14





PROVIDED: 108 SPACES, COMPLETES:

10708 Project
10708 east 61st street south
Tulsa, Oklahoma

A100

21 JUNE 2011

CONCEPTUAL SITE PLAN

$\frac{1}{2} = 40'$

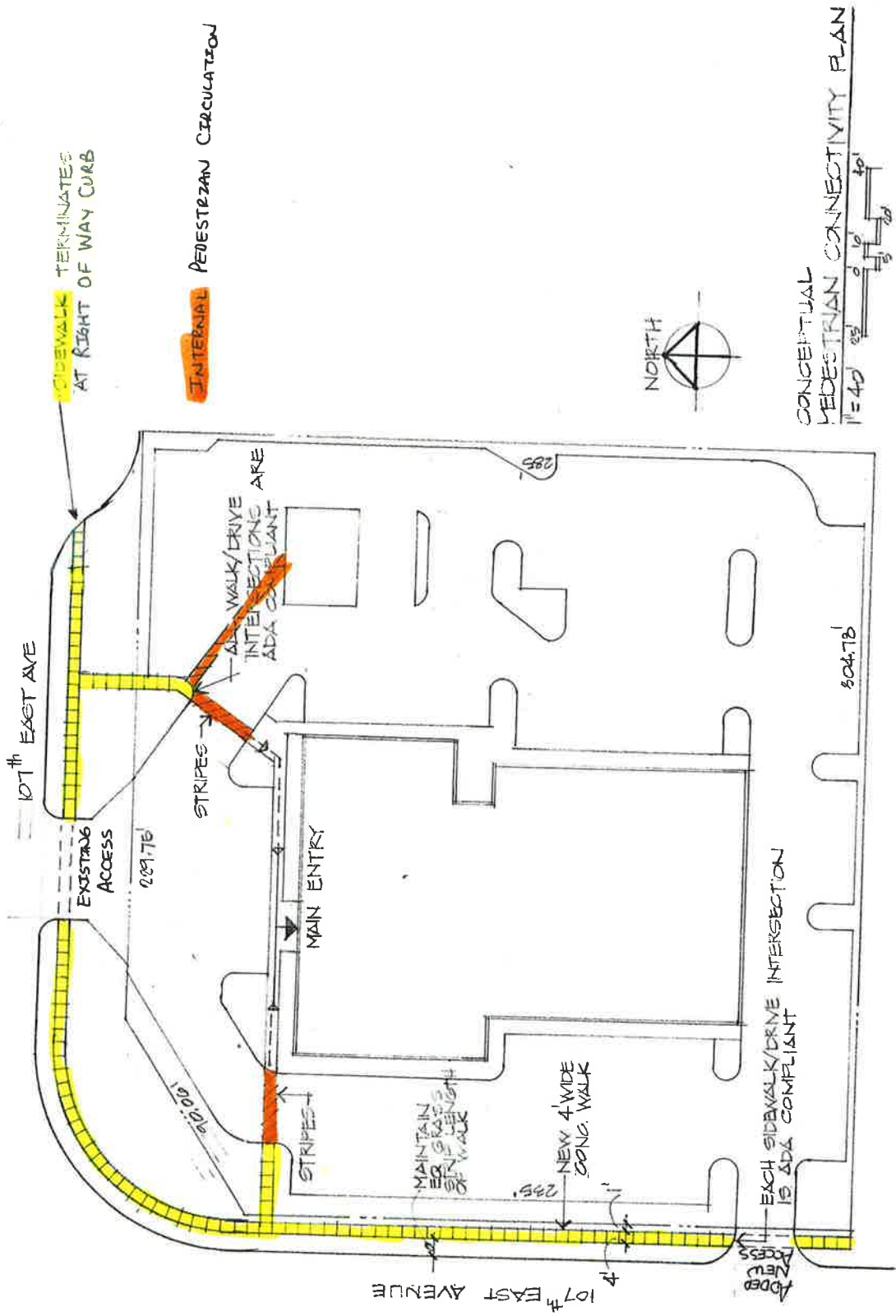
12.15

rob coday
architect
p.o. box 128
kiefer, ok 74041
cell: 918 636 0574
email: rodayarcht@yahoo.com

10708 Project
10708 east 61st street south
Tulsa, Oklahoma

A101

21 JUNE 2011



12.16

PLAT WAIVER

August 3, 2011

Z-6344-SP-10- – Lot 1, Block 1, Fred C. Langenkamp Addition, 10708 East 61st Street South (8406) (CD 7)

The platting requirement is being triggered by a request for expanded uses in a Corridor site plan.

Staff provides the following information from TAC at their July 21, 2011 meeting:

ZONING:

- TMAPC Staff: Property was previously platted for the Corridor.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the previously platted property for a waiver.

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

92 060067

92 06 10 PM 12:02
TULSA COUNTY

FRED C. LANGENKAMP ADDITION

AN ADDITION TO THE CITY OF TULSA, BEING A SUBDIVISION OF A PART OF
THE NW 1/4 OF THE NE 1/4 OF SECTION 6, T-18-N, R-14-E OF THE INDIAN BASE AND MERIDIAN
TULSA COUNTY, STATE OF OKLAHOMA.

PLAT No.

4894

RECEIVED
JUNE 29, 1992

CLARK METRO AREA
ENGINEERING DEPT.

FINAL PLAT
CERTIFICATE OF APPROVAL

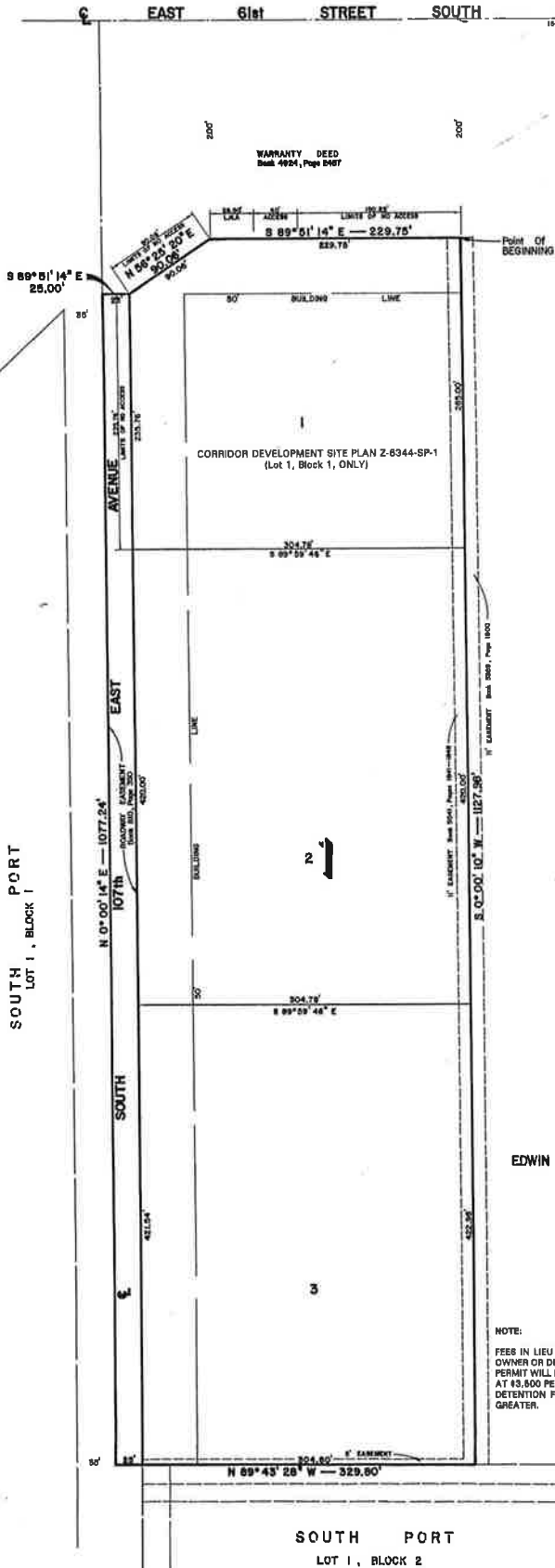
I hereby certify that this plat
and approved by the Tulsa County
Recorder on June 29, 1992.

This approval is valid if this plat
is not filed in the office of the
County Clerk on or before

JUNE 29, 1992

By: *[Signature]*
County Clerk

By: *[Signature]*
Recorder



As recorded in Title 18, Chapter 15, Section 11-1-1 of the Oklahoma Statutes, I hereby certify that this plat and approved by the Tulsa County Recorder on June 29, 1992.

This approval is valid if this plat is not filed in the office of the County Clerk on or before

JUNE 29, 1992

By: *[Signature]*
County Clerk

By: *[Signature]*
Recorder

OWNER:
EDWIN G. LANGENKAMP & MARTHA H. ROEYER
10702 EAST 8th STREET SOUTH
TULSA, OKLAHOMA 74133

NOTE:
FEES IN LIEU OF DETENTION SHALL BE PAID TO THE CITY OF TULSA BY THE OWNER OR DEVELOPER OF ANY LOT SHOWN ON THIS PLAT, BEFORE A BUILDING PERMIT WILL BE ISSUED FOR ANY SAID LOT. DETENTION FEES ARE CALCULATED AT \$3,600 PER ACRE, BASED ON THE PLATTED LOT ACREAGE, OR THE CURRENT DETENTION FEE STRUCTURE AT TIME OF DEVELOPMENT, WHICHEVER FEE IS GREATER.

ENGINEER:
HAMMOND ENGINEERING COMPANY
5107 EAST 8th ST. S. - SUITE 100
PHONE: 627-3861
TULSA, OKLAHOMA 74133

13.3

PLAT WAIVER

August 3, 2011

Woodward Park – Southeast corner of Peoria and 21st Street South (CD 9)

The platting requirement is being triggered by a building permit requirement.

Staff provides the following information from TAC at their July 21, 2011 meeting:

ZONING:

- TMAPC Staff: This is an existing park area.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

Fire hydrants and other fire department requirements may be required based on location of new building.

UTILITIES:

- No comment.

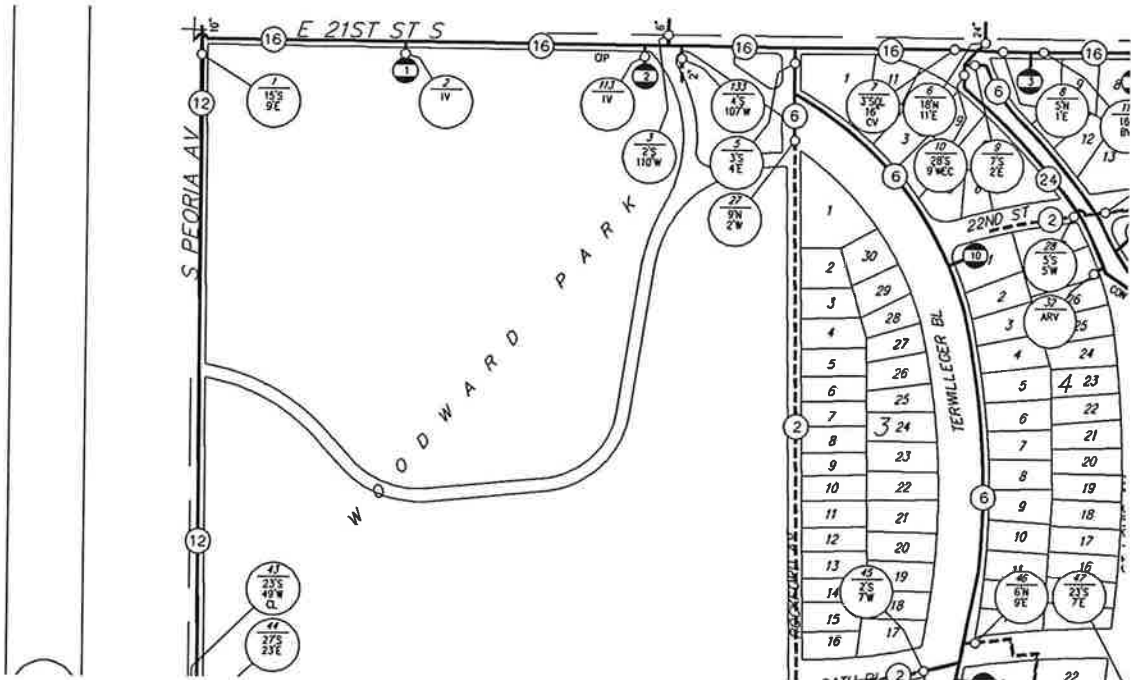
Staff recommends **APPROVAL** of the waiver for the park.

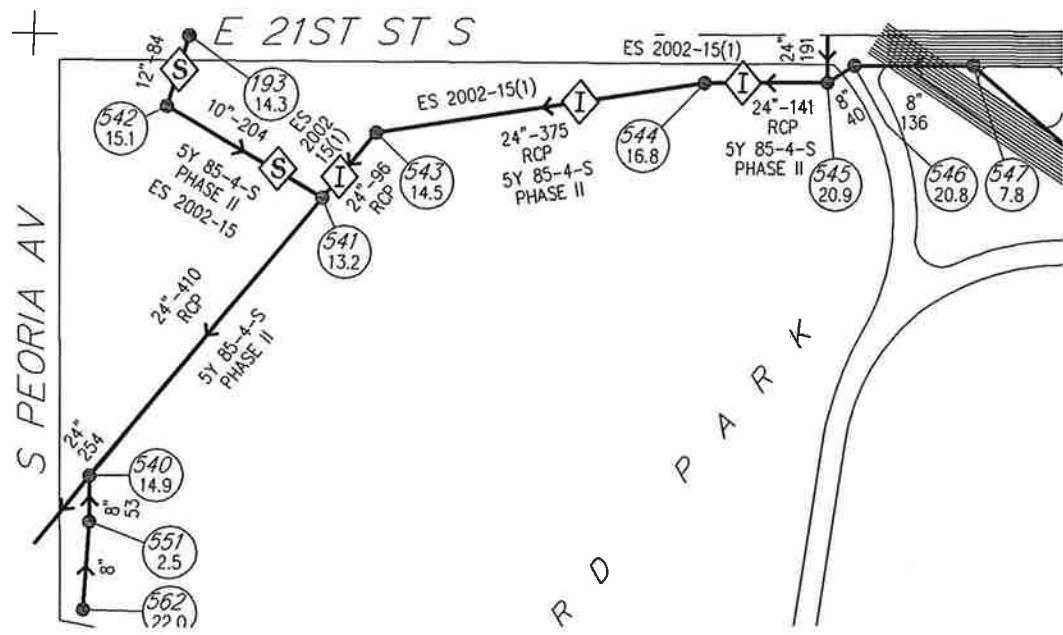
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

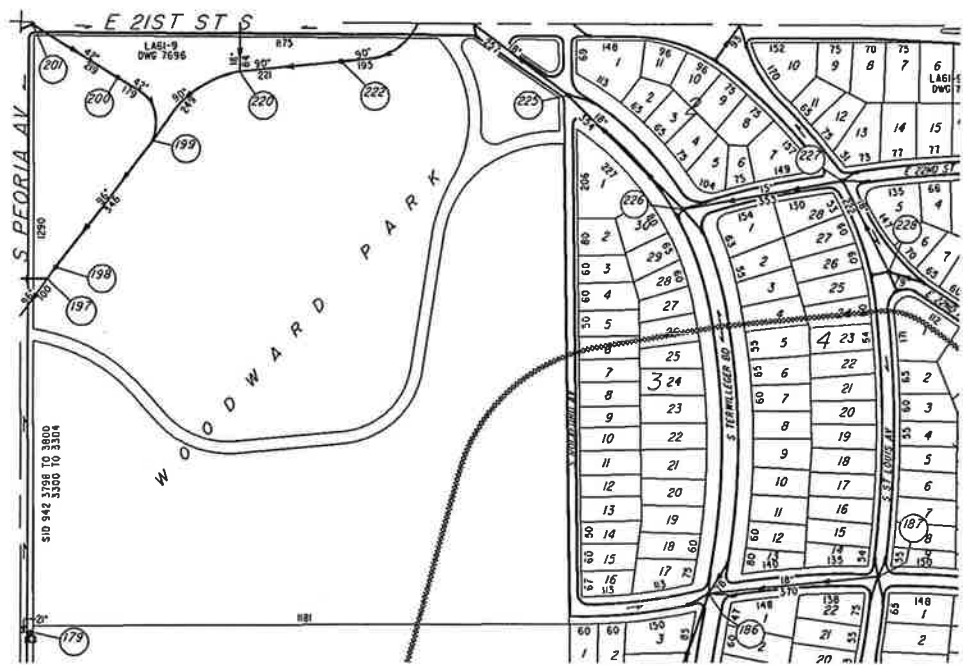
	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

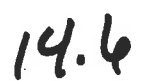
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	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

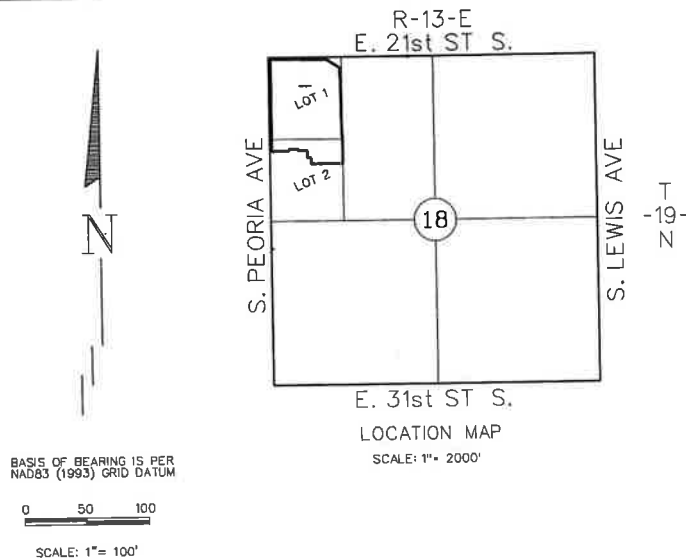








PLAT OF SURVEY



DESCRIPTIONS PROVIDED

District Court Case No. 1677
Tulsa County, State of Oklahoma

General Warranty Deed
Book 2505, Pages 33-34

LEGEND

- △ FOUND MONUMENT
- SET 5/8" REBAR W/ PLASTIC CAP MARKED "COT/ LS 1495"
- SET MAG NAIL W/ WASHER MARKED "COT/ LS 1495"
- MONUMENT NOT SET DUE TO DECORATIVE LANDSCAPE
- X- FENCE

ORD BRG.
5°51'39"W
4°06'33"E

DESCRIPTION

A tract of land lying in Government Lots 1 and 2, Section 18, Township 19 North, Range 13 East of the Indian Base and Meridian, according to the U.S. survey thereof, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 1; thence N89°14'08"E along the North line of said Government Lot 1 a distance of 60.27 feet; thence S00°45'52"E a distance of 30.00 feet to the Point of Beginning; thence N89°14'08"E and parallel with the North line of said Government Lot 1 a distance of 900.87 feet; thence S59°14'57"E a distance of 251.77 feet; thence S01°27'11"E a distance of 137.54 feet; thence S12°24'12"E a distance of 52.64 feet; thence S01°27'11"E a distance of 958.94 feet; thence N88°32'49"E a distance of 15.00 feet to a point on the West line of Terwilliger Heights, Resurvey of Blocks 11-12-19, an addition to the City of Tulsa, Oklahoma; thence S01°27'11"E along the West line of said Terwilliger Heights, Resurvey of Blocks 11-12-19 a distance of 480.81 feet to a point on the North right-of-way line of East 25th Street South; thence S89°08'40"W along said North right-of-way line of East 25th Street South a distance of 524.67 feet; thence N00°51'20"W a distance of 109.50 feet; thence S89°08'40"W a distance of 63.60 feet; thence N00°51'20"W a distance of 109.50 feet; thence S89°08'40"W a distance of 145.80 feet; thence on a non-tangent curve to the left having a radius of 28.00 feet, an arc length of 43.98 feet, a chord distance of 39.59 feet, and a chord bearing N45°51'39"W; thence S89°08'40"W a distance of 121.00 feet; thence S00°51'20"E a distance of 23.00 feet; S89°08'40"W a distance of 300.00 feet to a point being 30.00 feet from the West line of said Section 18; thence N01°01'02"W and parallel with said West line of Section 18 a distance of 1507.93 feet; thence along a curve to the right having a radius of 30.00 feet, an arc length of 47.26 feet, a chord distance of 42.52 feet, and a chord bearing N44°06'33"E to the Point of Beginning, said tract containing 43.42 acres, more or less.

14.7

PLAT WAIVER

August 3, 2011

Whiteside Park – 4000 Block of East 41st Street South (CD 9)

The platting requirement is being triggered by a building permit requirement.

Staff provides the following information from TAC at their July 21, 2011 meeting:

ZONING:

- TMAPC Staff: This is an existing park area.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver.

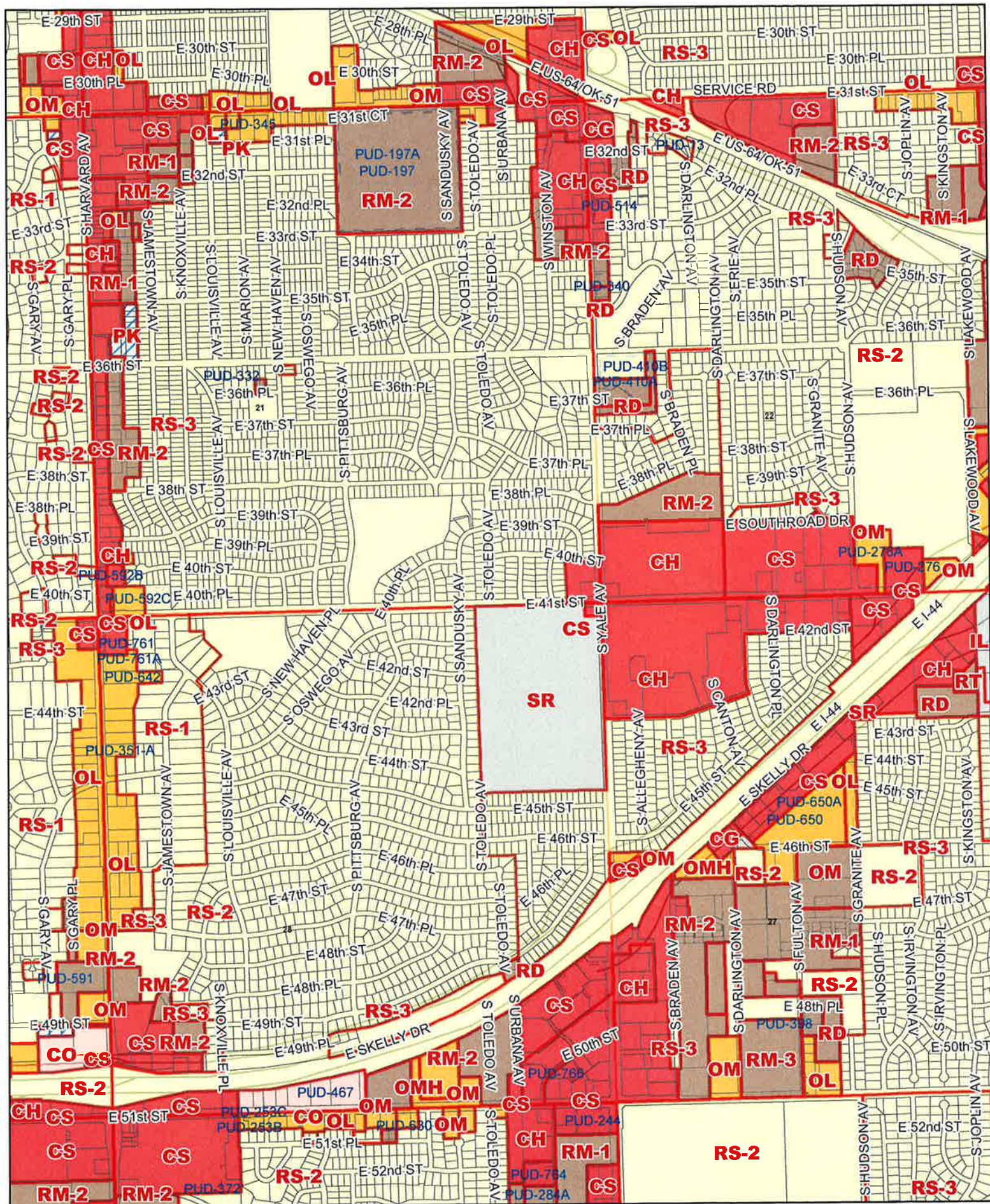
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 | |

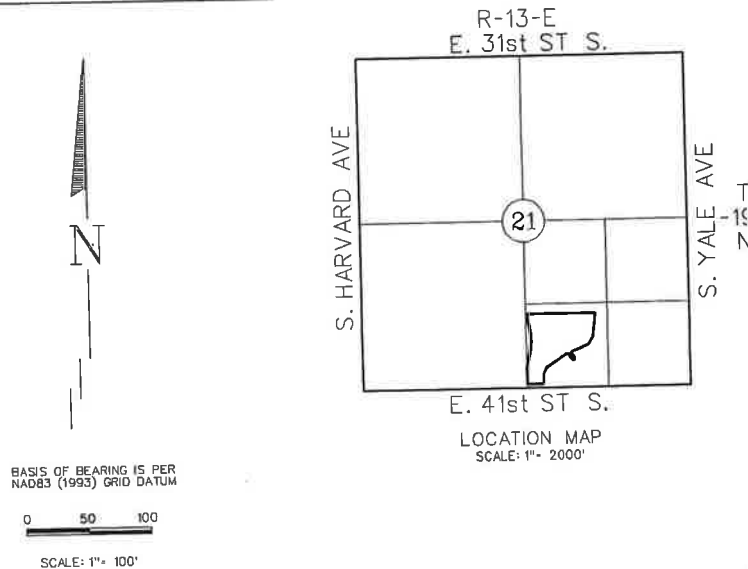
151

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



PLAT OF SURVEY



DESCRIPTION PROVIDED

General Warranty Deed
Book 2391, Page 254
Filed July 8, 1953

LEGEND

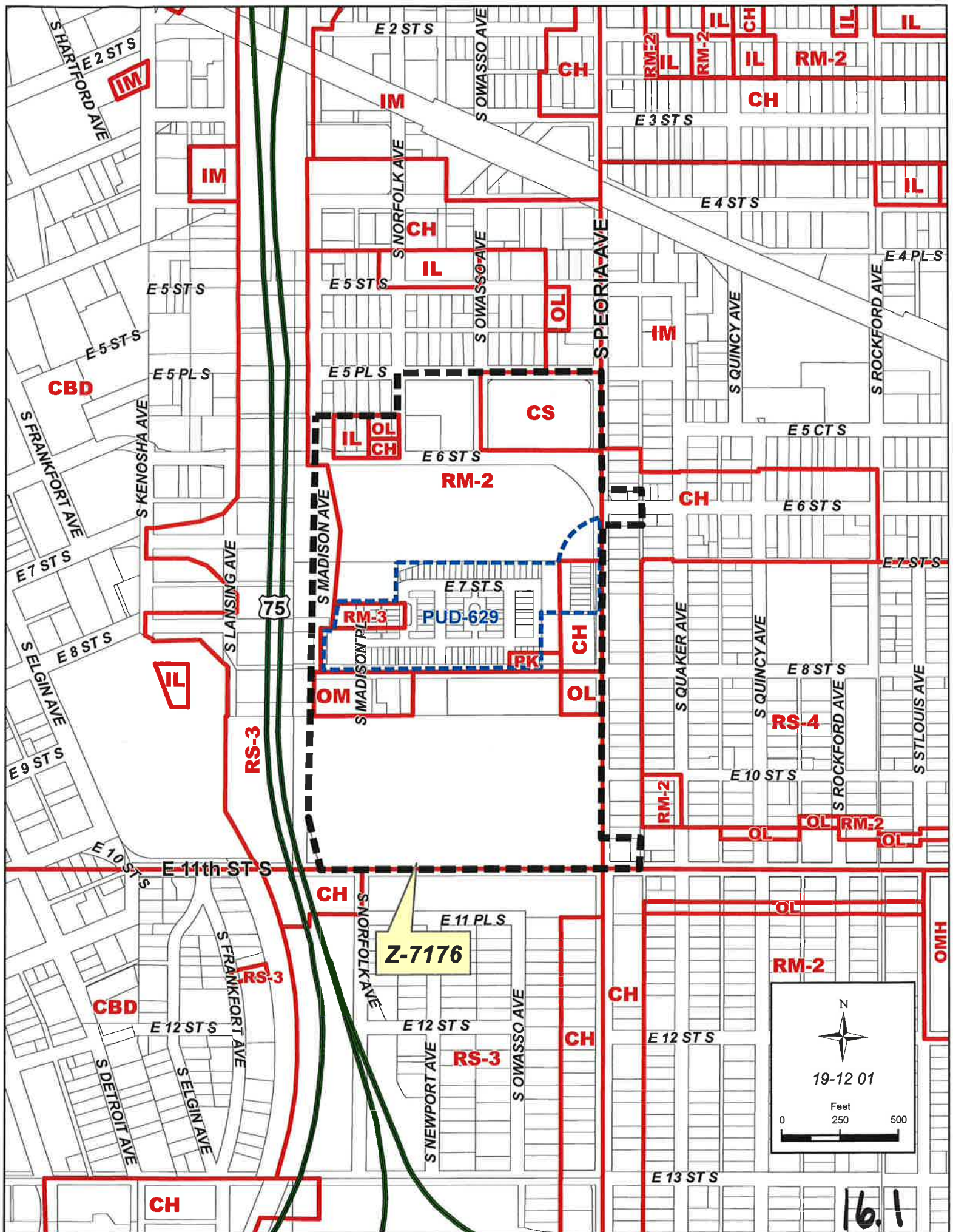
- △ FOUND MONUMENT
- SET 5/8" REBAR W/ PLASTIC CAP
MARKED "COT/ LS 1495"
- FENCE

DESCRIPTION

A tract of land lying in the Southwest Quarter of the Southeast Quarter (SW/4, SE/4), Section 21, Township 19 North, Range 13 East of the Indian Based and Meridian, in Tulsa County, Oklahoma, more particularly described as follows:

Commencing at the Southwest corner of said SW/4, SE/4; thence N01°29'25"W along the West boundary of said SW/4, SE/4 a distance of 60.00 feet to the Point of Beginning; thence N01°29'25"W along the West boundary of said SW/4, SE/4 a distance of 159.87 feet; thence along a curve to the right having a radius of 1005.00 feet, an arc length of 213.11 feet, a chord distance of 212.71 feet, and a chord bearing N04°35'04"E; thence N10°39'33"E a distance of 146.96 feet; thence along a curve to the left having a radius of 865.00 feet, an arc length of 321.37 feet, a chord distance of 319.52 feet, and a chord bearing N00°00'58"E; thence N10°37'38"W a distance of 127.84 feet; thence along a curve to the right having a radius of 908.62 feet, an arc length of 144.82 feet, a chord distance of 144.67 feet, and a chord bearing N06°03'39"W to a point on the South boundary of the North 155 feet of said SW/4, SE/4; thence N88°38'50"E along said South boundary of the North 155 feet of said SW/4, SE/4 a distance of 1085.36 feet; thence S05°25'58"W a distance of 365.60 feet; thence S27°36'14"W a distance of 144.00 feet; thence S67°42'20"W a distance of 312.69 feet; thence S33°51'46"E a distance of 125.88 feet; thence along a non-tangent curve to the left having a radius of 325.00 feet, an arc length of 15.46 feet, a chord distance of 15.46 feet, and a chord bearing S57°30'00"W; thence S56°08'14"W a distance of 34.55 feet; thence N33°51'46"W a distance of 135.75 feet; thence S56°09'40"W a distance of 409.61 feet; thence S25°54'46"W a distance of 128.24 feet; thence S01°28'49"E a distance of 152.00 feet to a point being 60.00 feet North of the South line of said SW/4, SE/4, thence S88°38'52"W and parallel with said South line of said SW/4, SE/4 a distance of 256.17 feet to the Point of Beginning, said tract containing 17.92 acres, more or less.

15.4



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7176

TRS 9201 & 9306

Atlas 1 & 2

CZM 38 & 54

CD-4

TMAPC Hearing Date: August 3, 2011

Applicant: TMAPC

Tract Size: 60+ acres .

ADDRESS/GENERAL LOCATION: 6th and Peoria (Pearl District)

EXISTING ZONING:	RM-2, CS, IL, OL, CH, CS, RM-3, PK and PUD-629	EXISTING USE:	Residential, commercial, industrial, office and institutional
-------------------------	---------------------------------------------------------------	----------------------	------------------------------------------------------------------------------

PROPOSED ZONING:	FBC	PROPOSED USE:	Mixed, as allowed in Comprehensive Plan
-------------------------	------------	----------------------	----------------------------------------------------

ZONING ORDINANCE: Ordinance number 21563 dated June 28, 2007, established zoning for the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The area is a largely residential area, with mixed uses nearby.

SURROUNDING AREA: There are a variety of uses nearby, including institutional, industrial, recreational and commercial. It is envisioned that the overall Pearl District will become a very mixed use (re)development.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates Peoria as a Frequent Bus route. Designs for new development in the area include provisions for motor vehicle,, bicycle and pedestrian travel. The Peoria bus route is currently one of the most heavily traveled routes in the Tulsa Transit system, carrying commuters to work, medical services, access to various retail services and other destinations.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria	Urban Arterial	70'	4
East 6 th Street	N/A	N/A	4

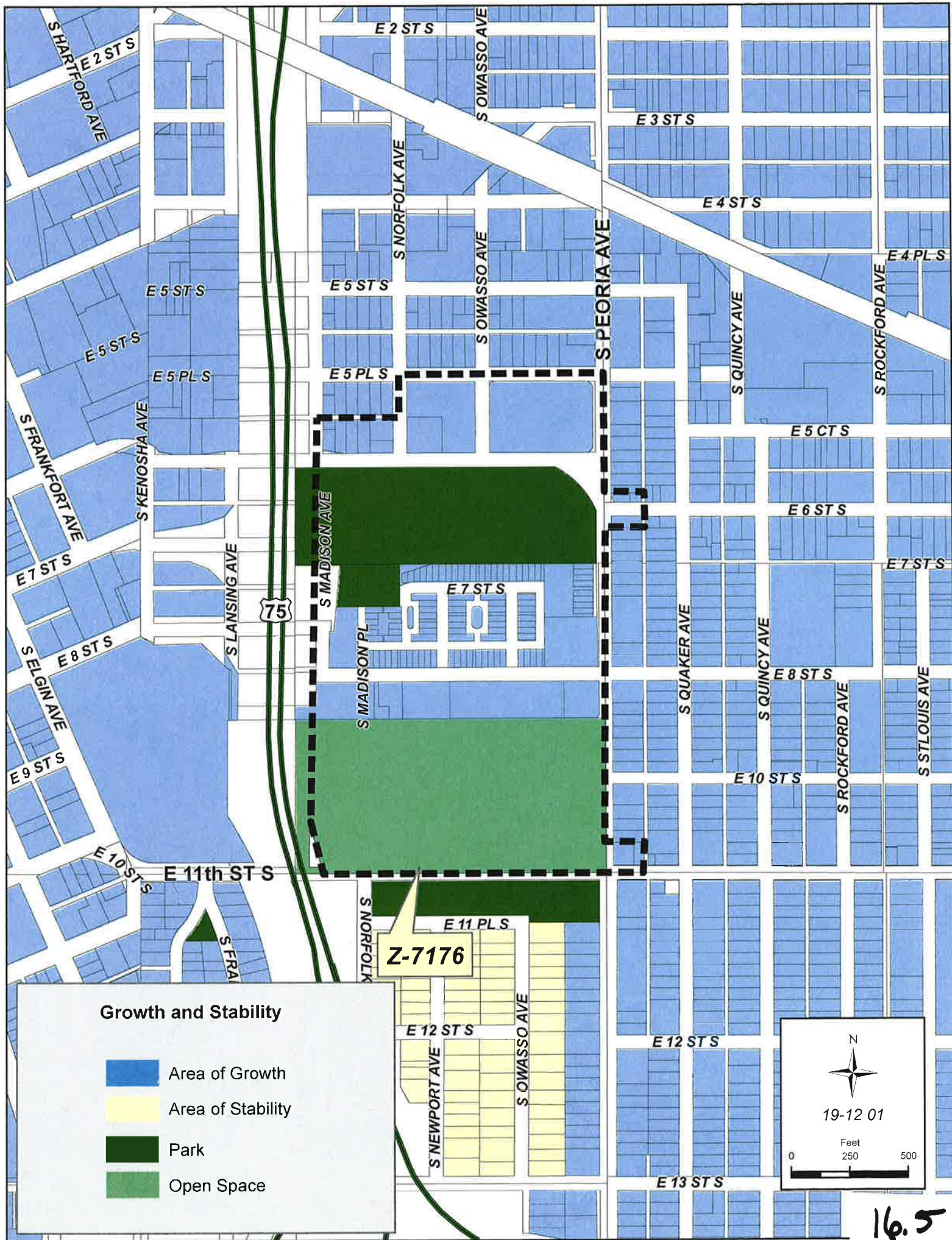
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

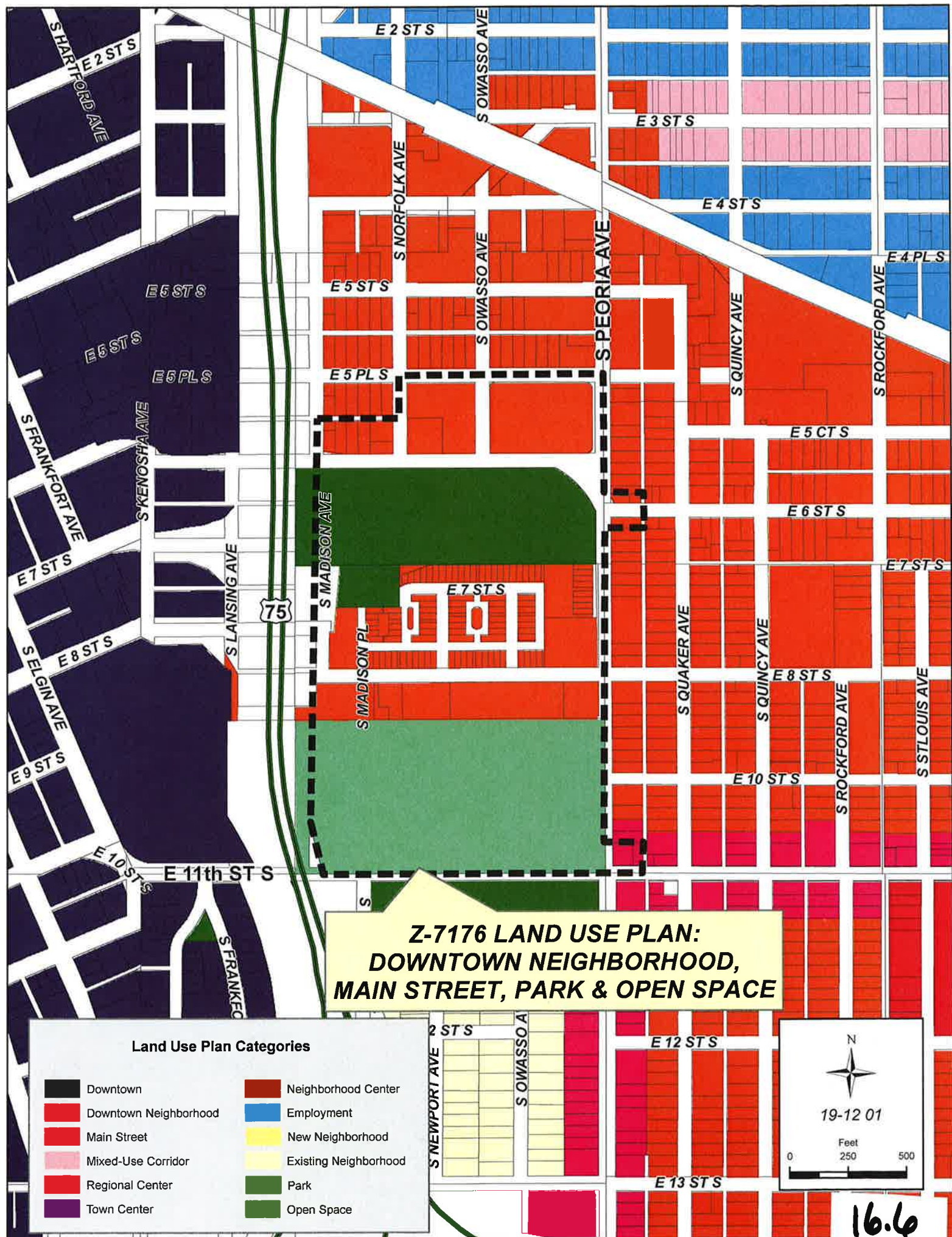
This area is incorporated into the Form Based Code Plan, recently adopted by the City Council. It is envisioned as a residential/commercial/institutional/mixed use development with a variety of transportation options available and encouraging development on the frontage, with parking to the rear of buildings.

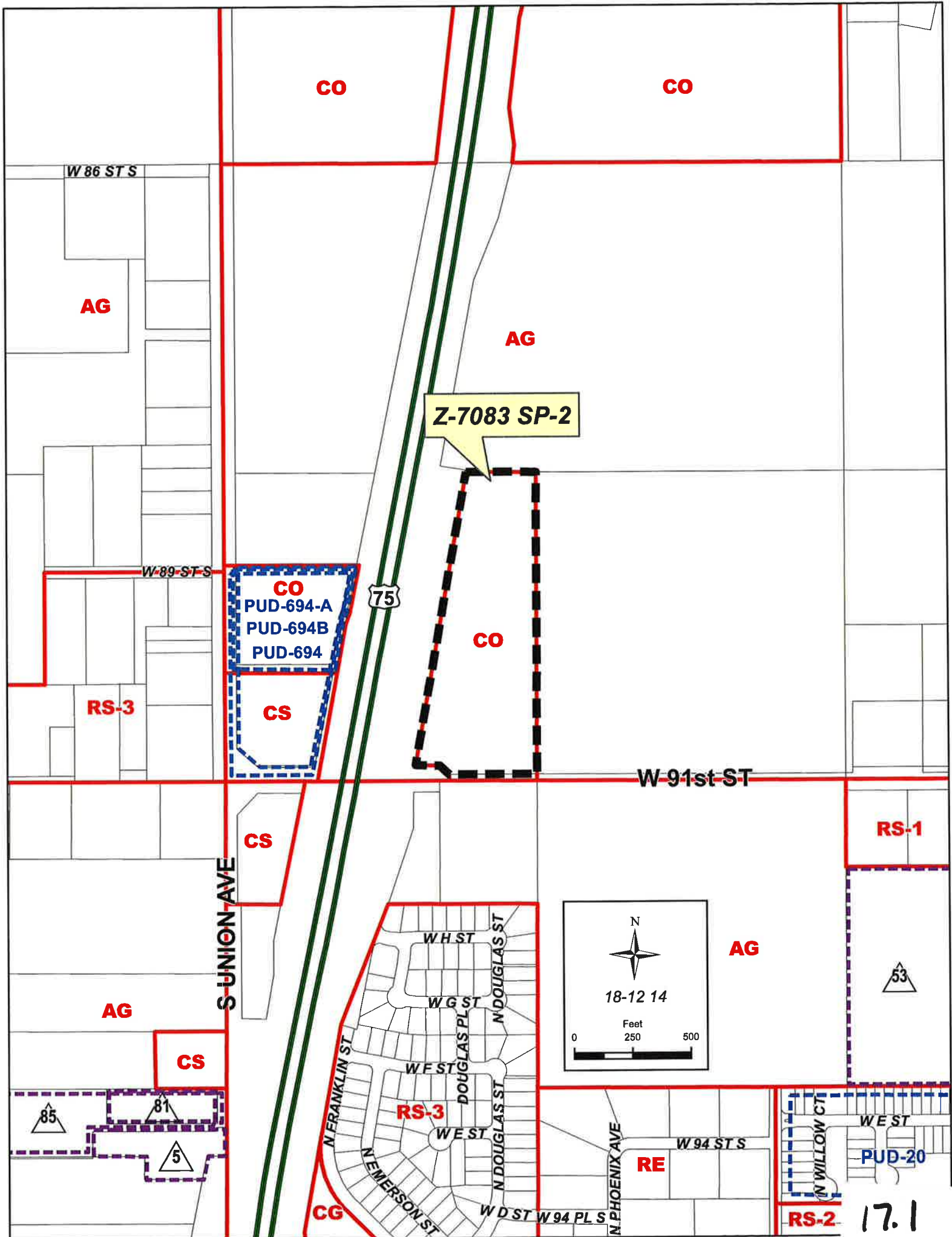
STAFF RECOMMENDATION FOR ZONING:

This is the final action required to implement the pilot project for the Pearl District Form Based Code. All the existing zoning districts will be replaced by the new zoning district FBC (Form Based Code). Based on the Comprehensive Plan and the adopted Regulatory Plan for this area of the Pearl District the staff recommends **APPROVAL** of FBC (Form Based Code) for Z-7176.

08/03/11









Z-7083 SP-2

W 86 ST S

W 89 ST S

75

W 91st ST

S UNION AVE



18-12 14

Feet
0 250 500

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

N FRANKLIN ST

WH ST

WG ST

WF ST

WD ST

WEST

W 94 PL S

N DOUGLAS ST

N DOUGLAS ST

N DOUGLAS ST

N DOUGLAS ST

N PHOENIX AVE

W 94 ST S

N WILLOW CT

WEST

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7083-SP-2

TRS 8214

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: August 3, 2011

Applicant: William D. LaFortune

Tract Size: 12 \pm acres

ADDRESS/GENERAL LOCATION: Northeast corner of Highway 75 and West 91st Street

EXISTING ZONING: CO

EXISTING USE: Vacant

PROPOSED ZONING: n/a

PROPOSED USE: Add Outdoor Advertising as permitted by Use Unit 21

ZONING ORDINANCE: Ordinance number 21731 dated February 11, 2008, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-21293 July 12, 2011: The Board **accepted** a *Verification* of the spacing between outdoor advertising signs; and a *Verification* of the spacing requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way; based upon the facts in this matter as they presently exist, subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign; located north of the northeast corner of East 91st Street South and Highway 75.

Subject Property:

BOA-20822 December 9, 2008: The Board **accepted** a *Verification of Spacing* between outdoor advertising signs subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, based upon the facts in this matter as they presently exist; located on the subject property.

BOA-20821 December 9, 2008: The Board **accepted** a *Verification of Spacing* between outdoor advertising signs subject to the action of the Board being void should another outdoor advertising sign be constructed prior to this sign, based upon the facts in this matter as they presently exist; located on the subject property.

Z-7083/ Z-7083-SP-1 February 2008: All concurred in approval of a request for rezoning a 12+ acre tract of land from AG to CO and a Corridor Site Plan for mixed commercial use on property located northeast corner of Highway 75 and West 91st Street and the subject property.

Surrounding Property:

BOA-20485 May 22, 2007: The Board **approved** a *Verification of the spacing requirements* for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the south; and **denied** a *Verification of spacing requirements* for an outdoor advertising sign to the north, involving tribal lands; and **approved** a *Variance* of the spacing requirement from an outdoor advertising sign on the north, which is less than 1,200 ft. from the sign on tribal lands; finding the billboard to the north is located on tribal lands, which circumstance is not specifically defined in the zoning code; located at 9001 S. Union Av.

PUD-694-B/Z-6916-SP-3 January 2007: All concurred in approval of a proposed Major Amendment to Planned Unit Development on a 8.3+ acre tract of land to reallocate and approve Use Unit 21 from Development Area A (Lot 1) to Development Area B (Lot 2) in order to meet the 1,200 feet spacing requirement for an outdoor advertising sign, on property located north of northwest corner of West 91st Street and Highway 75 South.

PUD-694-A/Z-6916-SP-2 September 2005: A request for a major amendment to PUD on a 4.61+ acre tract to allow a Use Unit 16 to permit a mini storage was approved on property located north of northwest corner of West 91st Street and Highway 75 South.

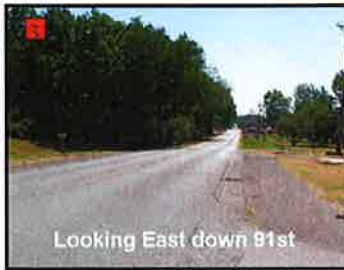
Z-6916/PUD-694 December 2003: Approval was granted for rezoning request and a PUD on property located north of northwest corner of West 91st Street and Highway 75 South. CS zoning was approved the south 467' of the subject property and CO zoning was approved on the balance. PUD-694 was also approved subject to Use Unit 15 be removed as an allowable use.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12+ acres in size and is located at the northeast corner of US Highway 75 and West 91st Street South. The property is vacant and zoned CO.

SURROUNDING AREA: The subject tract is abutted on the east by vacant/unplatted land, zoned AG (site of Jenks West Public School under construction); on the north by vacant/unplatted land, zoned AG; on the south by West 91st Street and then unplatted property, zoned AG and being used residentially; and on the west by Interstate 75, zoned AG.

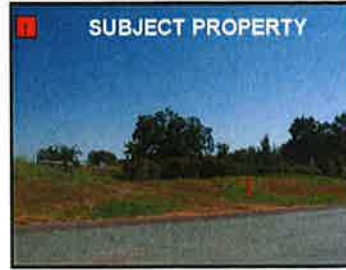
A large-scale version of the graphic below is attached.



Looking East down 91st



Mini Storage/OA signs



SUBJECT PROPERTY



Looking west down 91st



Jenks public school



I-75



Jenks West under construction



South side of W. 91st @
Union



Single-family south side 91st



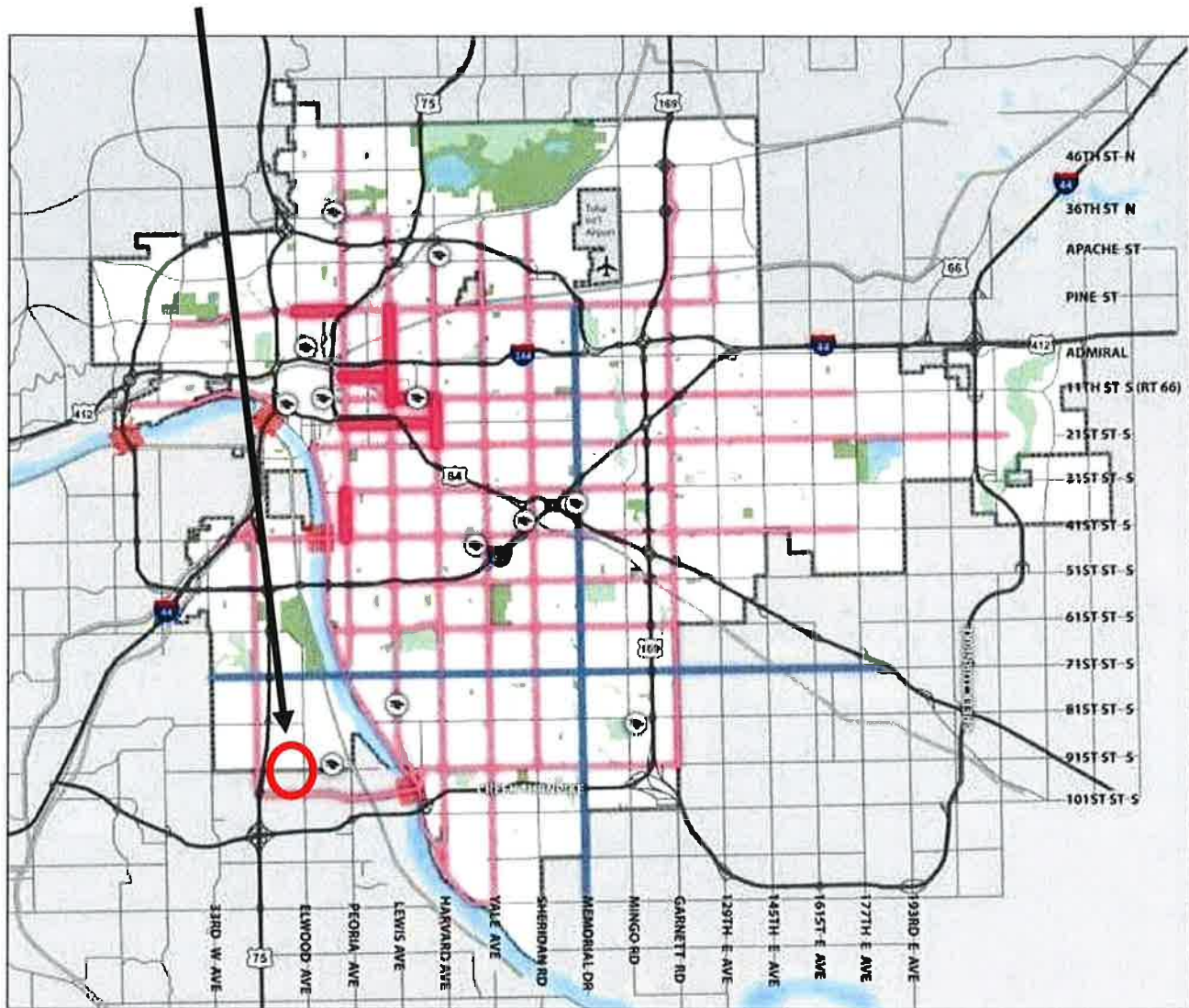
Single-family

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





TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate this section of West 91st Street.

SUBJECT AREA

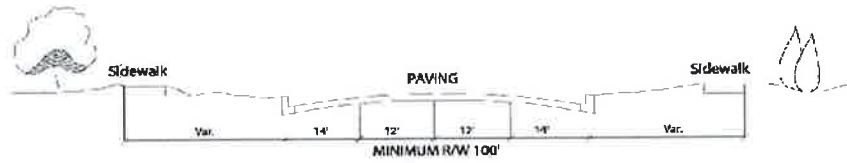


ROADWAY

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

STREETS: The Tulsa Coty-County major Street and Highway Plan designates West 91st Street as a Secondary Arterial Street.

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 91 st Street	Secondary Arterial	100'	2

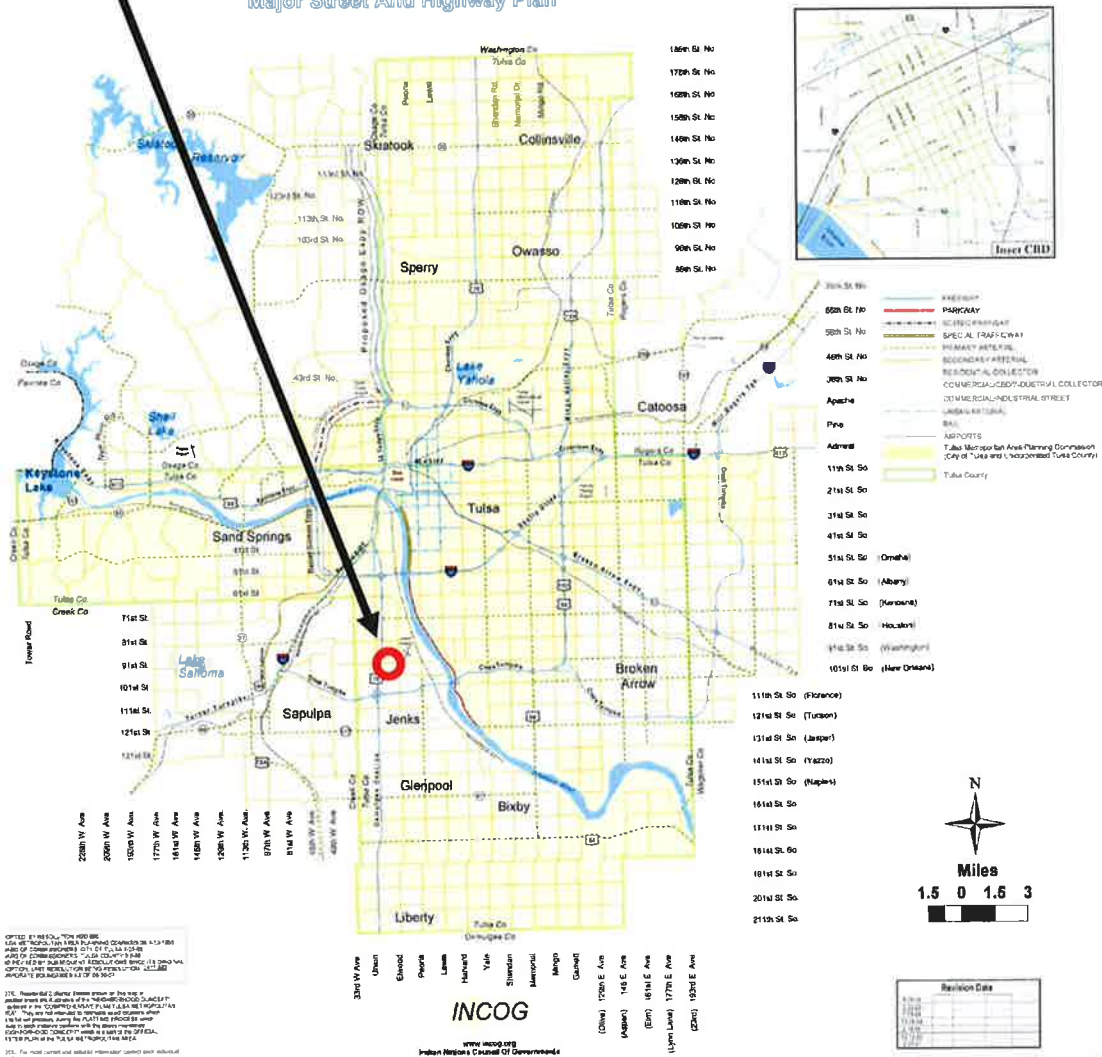


SECONDARY ARTERIAL

*CENTER MEDIAN WILL BE USED WHERE DESIGN AND OPERATING CONDITIONS DICTATE

SUBJECT AREA

**Tulsa Metropolitan Area
Major Street And Highway Plan**



RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates this property as an Area of Growth and a New Neighborhood.

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Approved in 2008, prior to the adoption of the Comprehensive Plan update, Tulsa Hills South was approved as a mixed use commercial, retail, and office development. The addition of Outdoor Advertising as permitted within Use Unit 21 – Business and Outdoor Advertising signs with no zoning change request **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The purpose of Corridor District Plan Z-7083-SP-2 is to add Outdoor Advertising as allowed within Use Unit 21 – Signs and Outdoor Advertising as a permitted use within this existing corridor district. The property lies within a Freeway Sign Corridor as required for the placement of outdoor advertising signs. Spacing verification was accepted by the City of Tulsa Board of Adjustment (BOA) on 7/12/2011 and was accepted for either a traditional billboard or a digital billboard.

Corridor District Z-7083-SP-1 is a 12 ½ acre (+/-) tract located at the northeast corner of US Highway 75 and West 91st Street South. The tract is currently vacant and slopes gradually from south to north. The property is zoned CO and is bordered on the west side by US Highway 75. Approved in 2008, the approved Development Plan calls for a multi-pad mixed use development allowing a wide range of commercial, retail and office uses.

Staff finds the addition of this use to be in harmony with the spirit and intent of the Code and in keeping with the originally approved Corridor District Development Plan. Staff finds Corridor

District Plan Z-7083-SP-2 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7083-SP-2 subject to the following conditions:

1. The applicant's Concept Development Plan and Text be made a condition of approval, unless modified herein.
2. All development standards and requirements of Z-7083-SP-1 shall remain effective with the addition of the following:

PERMITTED USES:

Add to the permitted uses of Corridor District Site Plan Z-7083-SP-1, Outdoor Advertising as permitted By Use Unit 21 – Signs and Outdoor Advertising.

Subject to the terms and conditions of Chapter 11 and section 1221 of the Tulsa Zoning Code as applicable to Outdoor Advertising signs.

SETBACKS for O/A Signs:

17.5 feet from I-75 ROW*

** Per TAC Recommendation*

3. No sign permits shall be issued for erection of a sign on any 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.
4. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC COMMENTS:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: The proposed structural signage cannot be placed over utilities, in Easements, or in Stormwater Overland Drainage ways.

Wastewater: Proposed signs should be located so they will not encroach into required perimeter easements, should the property become platted.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** 91st St. S., between S. Elwood Avenue and S. Union Ave is a secondary arterial.
- **L RTP:** US-75, between 81st St. S. and 91st St. S., planned 6 lanes. 91st St. S., between S. Elwood Avenue and S. Union Ave, existing 2 lanes.
- **TMP:** No Comment
- **Transit:** No current or future plans for this location.

Traffic: No comments.

Airport Authority: FAA study will be required prior to the approval of sign plans. Contact Ken White of the Airport Authority (838-5107).

GIS: No comments.

Street Addressing: House Number(s) listed on property: 8915,9075 S OLYMPIA AV W
Addressing Atlas Page #'s): 01747,01918

Inspection Services: No comments.

County Engineer: No comments.

08/03/11

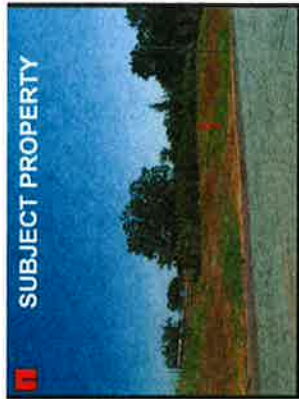
17.10



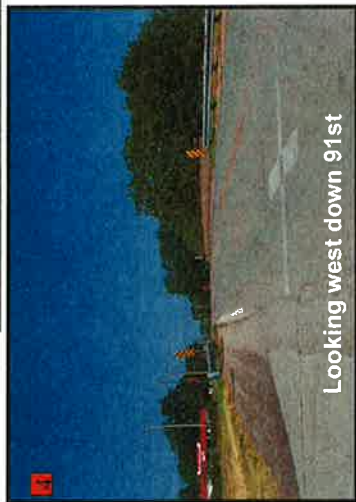
Looking East down 91st



Mini Storage/OA signs



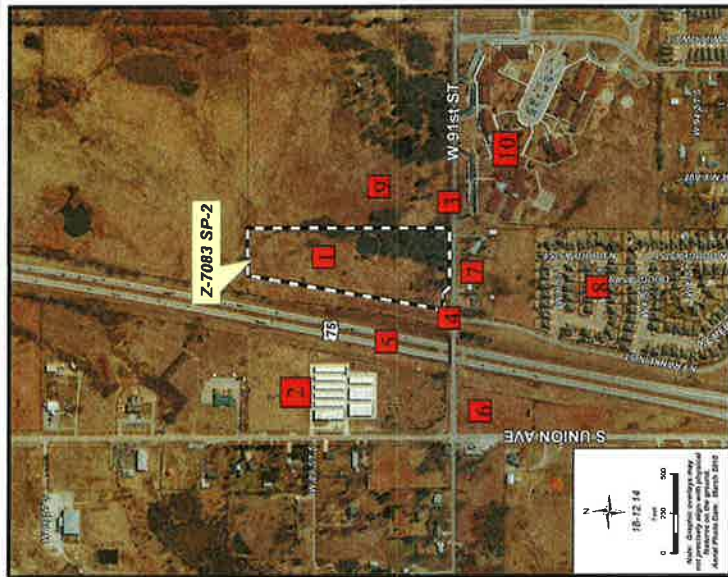
SUBJECT PROPERTY



Looking west down 91st



I-75



Jenks public school



Jenks West under construction



South side of W. 91st @
Union



Single-family south side 91st



Single-family

NOTE: A part of the Southwest Quarter (SW¹/₄) of the Northwest Quarter (NW¹/₄) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East of the Indian Pass and Meridian, City of Tulsa, Tulsa County, State of Oklahoma

The following address houses are zoned on the East right-of-way line of U.S. Highway 75, being N. 11705th St.:

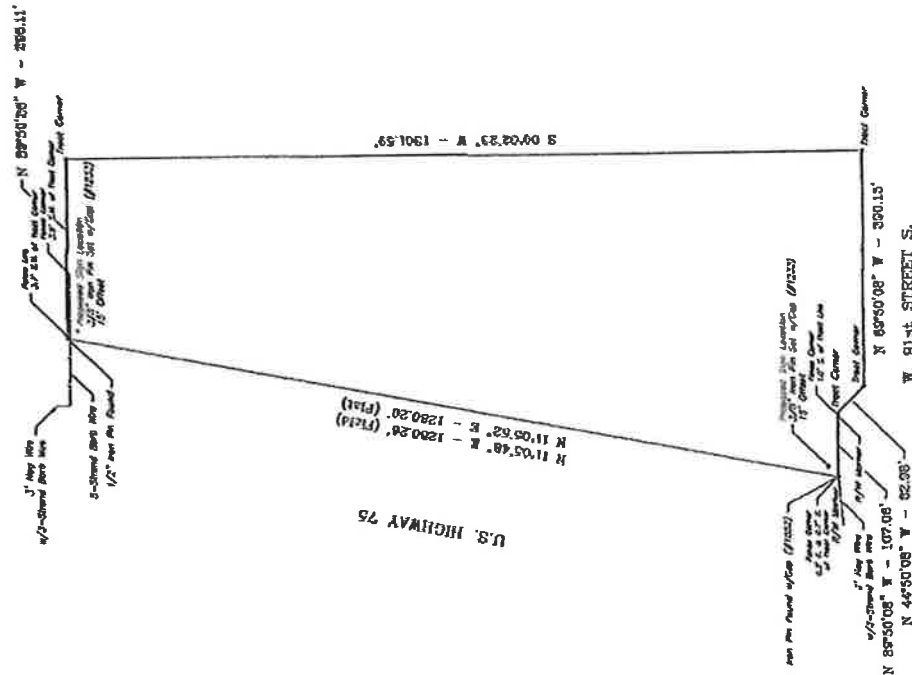
1. The property described herein contains 12,500 acres, more or less.
2. The property described herein is located in flood zone "X-UNSHADQ," as per Flood Insurance Rate Map, Community Panel No. 403081 G4521, effective date: September 22, 1991.
3. The property described herein is not located within the regulatory flood plain, as per the City of Tulsa Regulatory Floodplain Map AS16, dated January 2000.

Fieldwork completed November 12, 2005.

No current Title Opinion or Examination for This Insurance was requested by the City of Tulsa for the above information. No Certification is present of Examiners or Right-of-Way are shown herein.

This Plot of Survey meets the Oldenhome Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

LIVING EAST OF U.S. HIGHWAY 73 RIGHT-OF-WAY



- - Variable Line (All Types)
- - Fixed Line
- - Bench Mark
- - Survey Control Point
- - Survey Control Point

NEW JW LYING E OF HWY 75 NOW LOTS 224.75 TRACTORY FOR MD SEC
4 & 10 12. City of Tulsa, Tulsa County, State of Oklahoma.
Enclosed \$44,999.14 amount paid at 12.50% down. More or less.

LANAR OUTDOOR ADVERTISING

I, James E. Harden of Tulsa County, State of Oklahoma, and a Professional Surveyor, do hereby certify that the above shown survey is true and correct to the best of my knowledge.

2002 SEPTEMBER 16

Order Number	607896/10001	Schneider	1235
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80000 South 74th Ave., Suite 200 Overland Park, Kansas 66209 Phone: (913) 666-7200		HARDEN & ASSOCIATES AN INVESTING AND CAPITAL MANAGEMENT FIRM		(SEE) SELLER'S OFFER (BUY) BUYER'S OFFER (S) SELLER'S OFFER (B) BUYER'S OFFER	
1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER	1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER	1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER	1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER	1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER	1. PROPERTY 2. LOCATION 3. DESCRIPTION 4. LEGAL 5. FINANCIAL 6. MARKETING 7. ENVIRONMENTAL 8. OTHER

1-800-572-8843
TOLL FREE

17.12

**HARDEN &
ASSOCIATES**

SURVEYING AND MAPPING, PC

2001 S. 114th East Ave.
Tulsa, OK 74128

December 3, 2008

Lamar Outdoor Advertising
7777 E. 38th St.
Tulsa, OK 74145

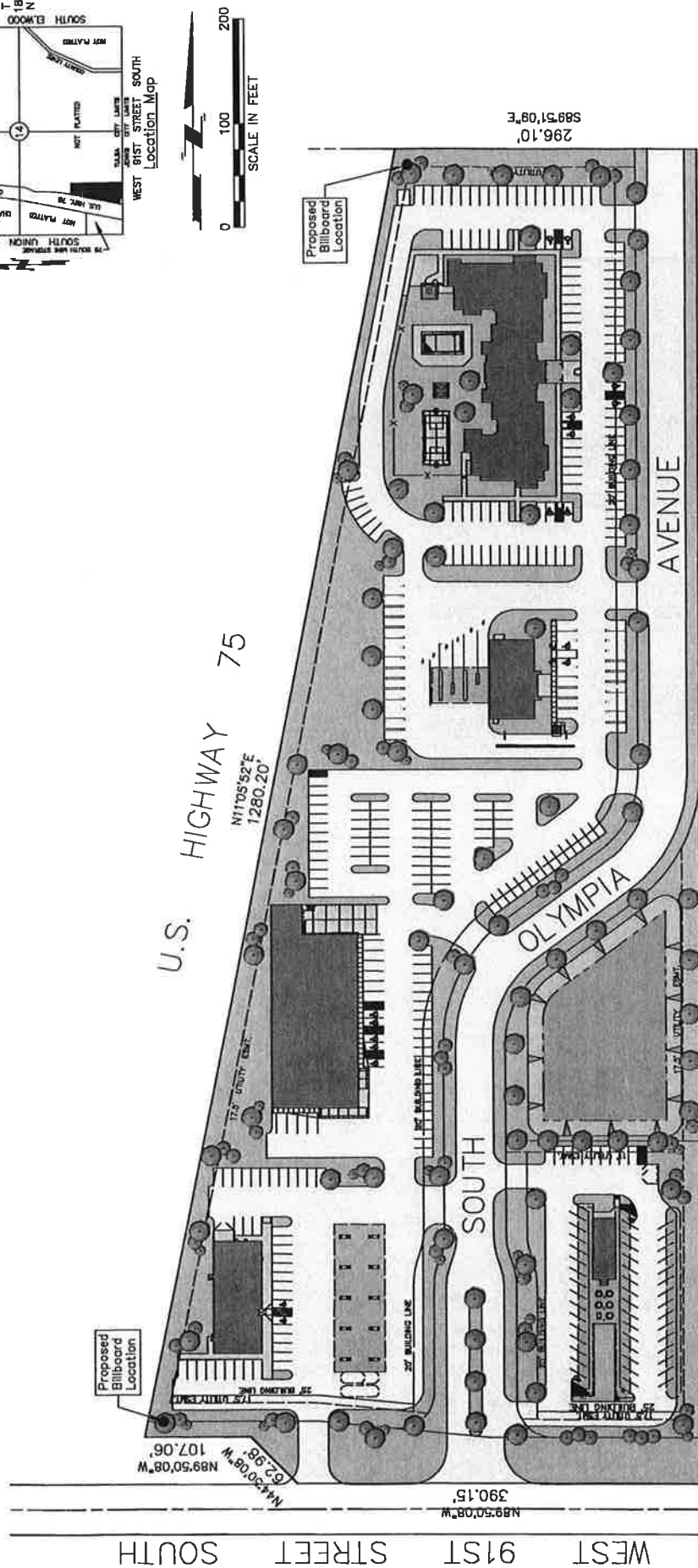
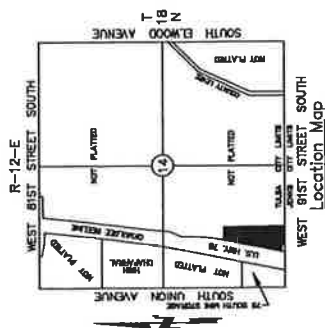
Re: Proposed billboard at the Northeast Corner of Highway 75 and West 91st
Street South
Case No. BOA 20822

Legal Description: Southwest Quarter of the Southwest Quarter (SW/4 SW/4)
of Lynne East of Highway 75, Less the South 24.75 feet thereof for road, Section
Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East, Tulsa
County, State of Oklahoma.

We certify that there are no other outdoor advertisement structures located within
1200 feet (as measured along the same side of the highway right-of-way) of the
above referenced proposed billboard.

Sincerely,


JAMES E. HARDEN
L.S. 1233
James E. Harden, RPLS No. 1233
STATE OF OKLAHOMA



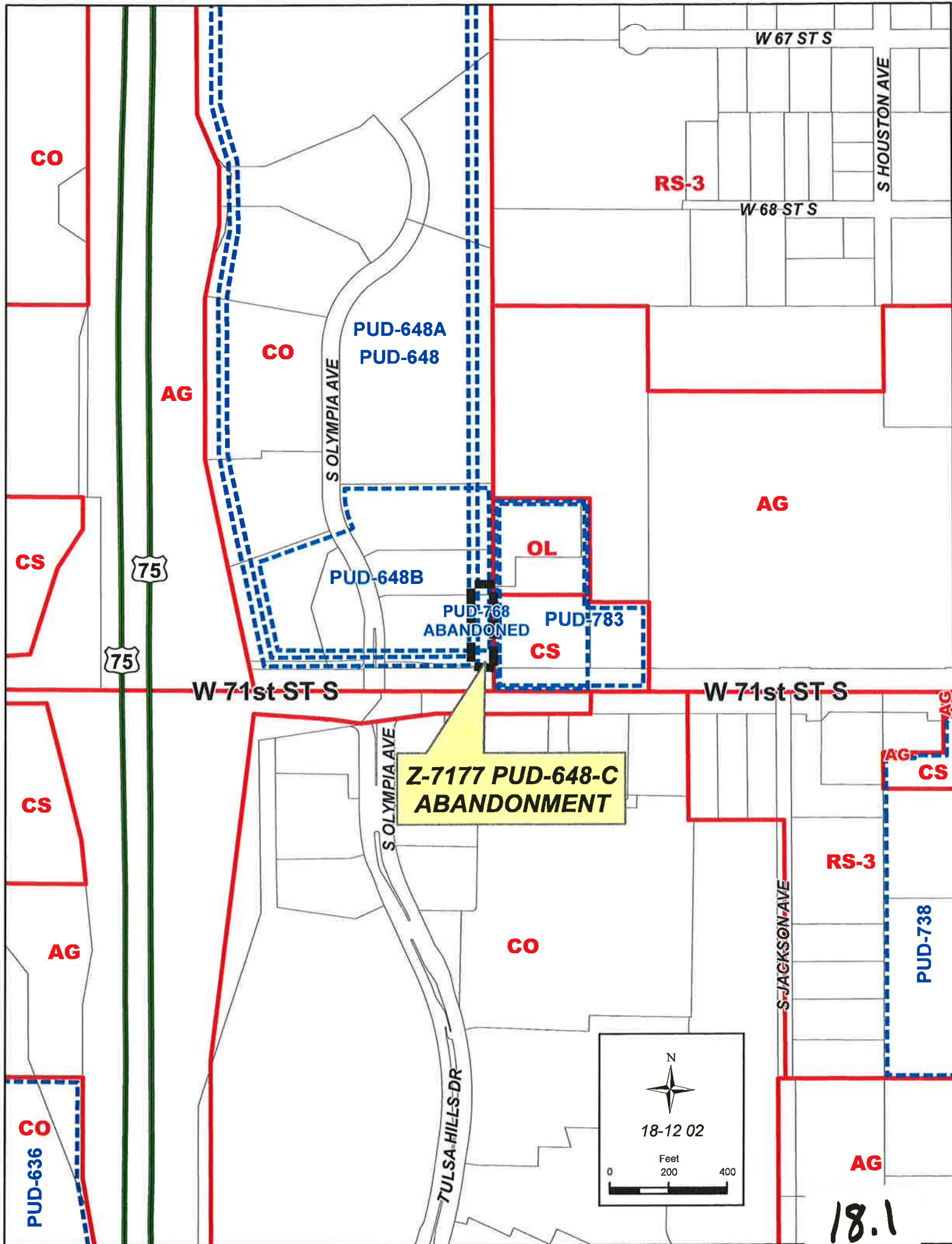
Tulsa Hills South

Concept Illustration
EXHIBIT A

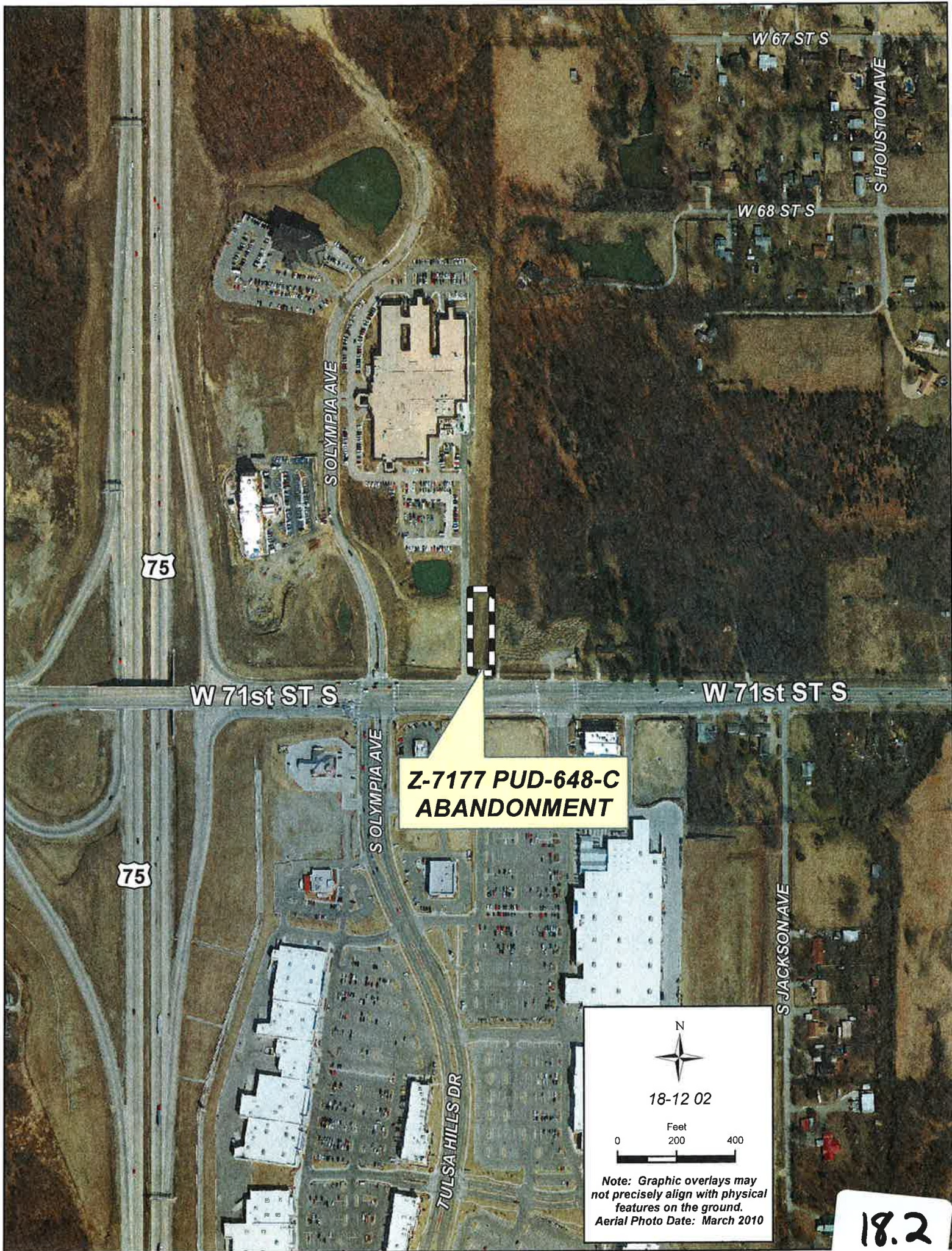
Corridor District Site Plan Number Z-7083-SP-1

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

17.14



18.1



**Z-7177 PUD-648-C
ABANDONMENT**

N

18-12 02

Feet
0 200 400

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7177/ PUD-648-C

TRS 8202

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: August 3, 2011

Applicant: Roy D. Johnsen

Tract Size: .51± acres
22,215± square feet

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

EXISTING ZONING: CO/PUD-648-B

EXISTING USE: Vacant

PROPOSED ZONING: CS/PUD-783-A

PROPOSED USE: Add property QuikTrip site to east

ZONING ORDINANCE: Ordinance number 21563 dated June 28, 2007, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-783 April 2011: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for mixed use, and QuikTrip site, on property located east of northeast corner of Highway 75 and West 71st Street.

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 a part 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.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 55-± acres in size and is located at the northeast corner of Highway 75 and West 71st Street South. The property is partially developed and is zoned CO/PUD-648-B.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned CS/OL/PUD-783 and will be developed as a QuikTrip Store (the property is currently being platted), by unplatted land zoned AG and RS-3, and by Cates Addition, zoned RS-3; it is bordered on the north by unplatted land, zoned AG; on the south by West 71st Street and then Tulsa Hills, zoned CO; and on the west by US Highway 75, zoned AG.

A larger version of this graphic is attached.

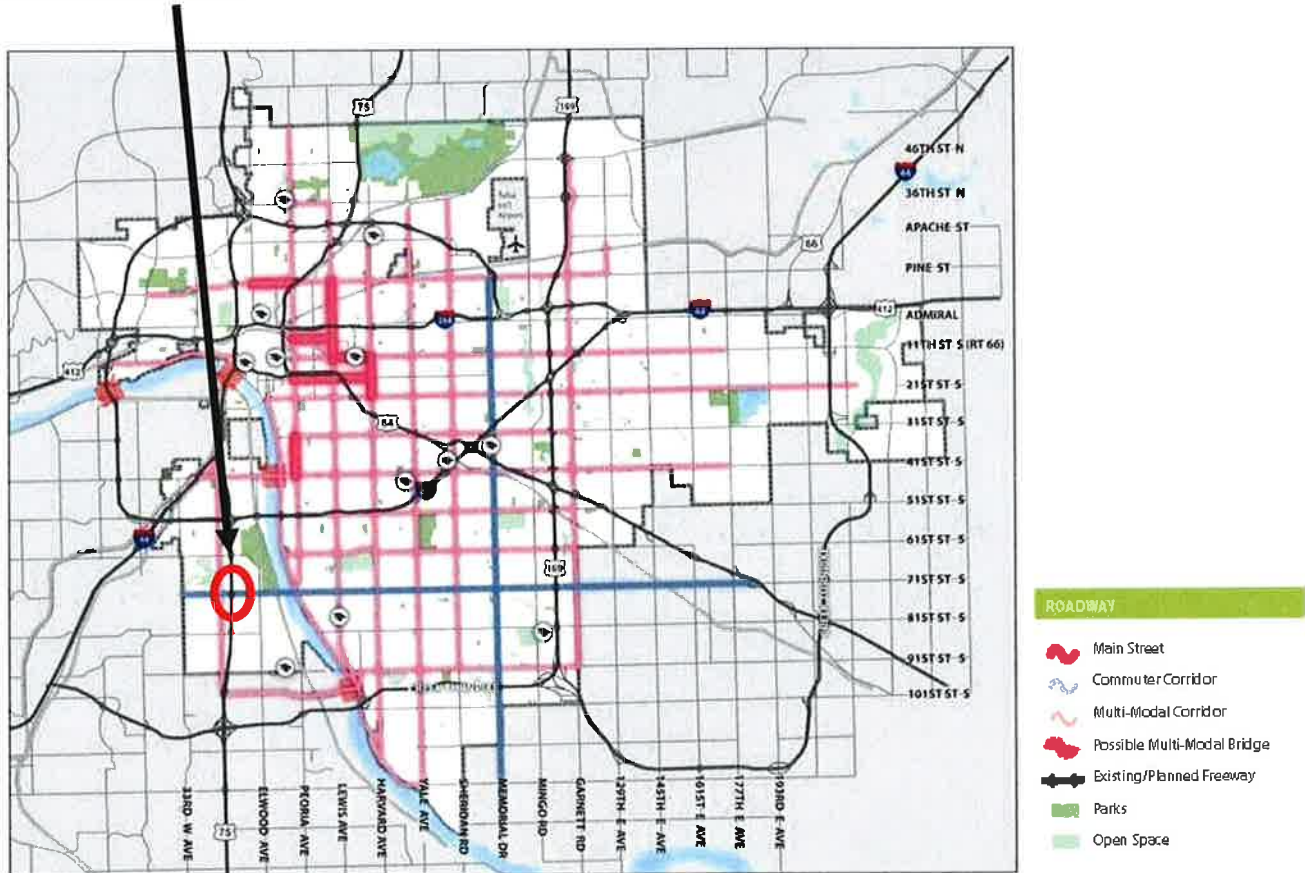


UTILITIES: The subject tract has municipal water and sewer available.

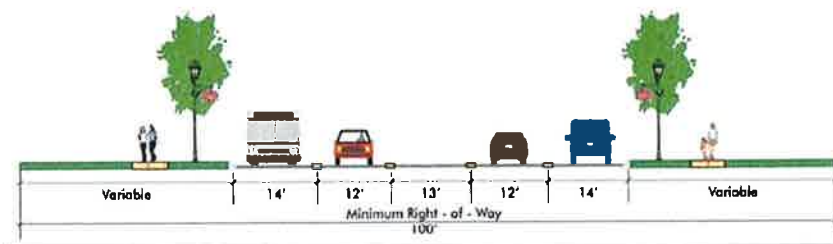
TRANSPORTATION VISION:

The Comprehensive Plan designates West 71st Street as a commuter corridor. Commuter corridors are described by the Plan as streets which 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.

SUBJECT AREA



Sample Commuter Street Cross Section

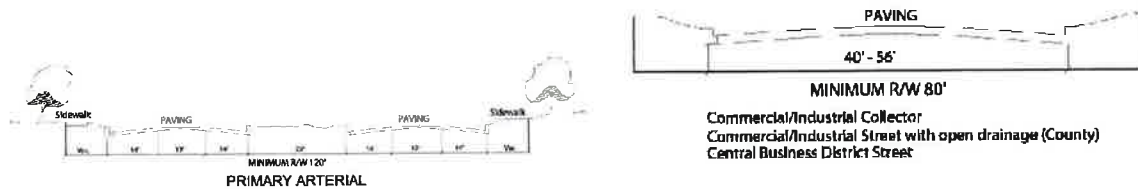
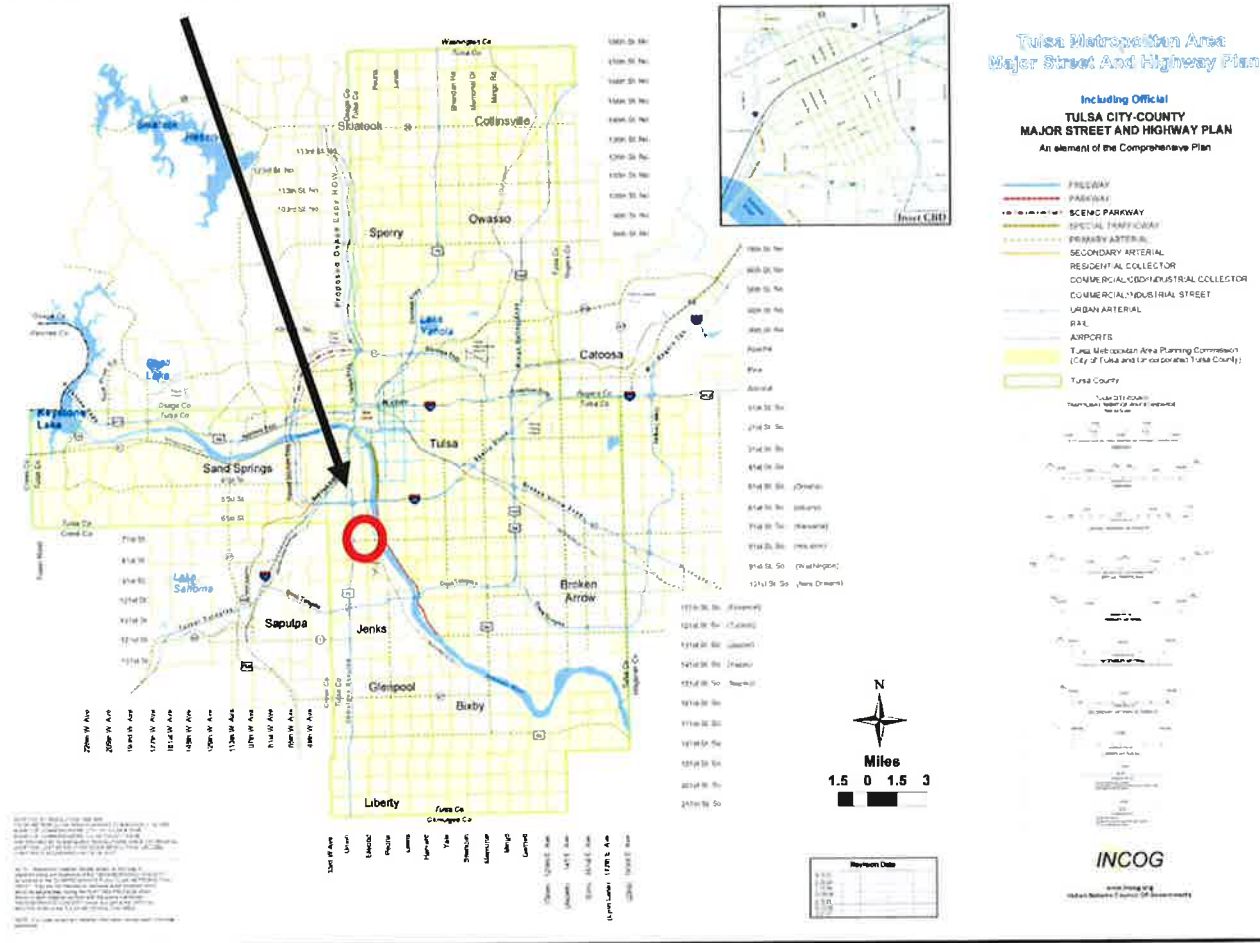


STREETS:

The Tulsa City-County Major Street and Highway Plan identifies West 71st Street as a primary arterial and South Olympia Avenue as a commercial collector.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial	150'	8
South Olympia Avenue	Commercial Collector	60'	2

SUBJECT AREA



RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this subject area as a Town Center and the area adjacent to the east as a Mixed Use Corridor. Town Centers are medium-scale, one- to five-story mixed use areas intended to serve a larger area of neighborhoods. (page LU-32). The area is also designated as an Area of Growth. As the Comprehensive Plan states, Areas of Growth are to direct the allocation of resources and channel growth to locations where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips.

Based on the Comprehensive Plan and development trends in the area, staff can recommend **APPROVAL** of CS zoning for Z-7177.

STAFF RECOMMENDATION:

The purpose of this major amendment is to abandon approximately .51 acres of property from the southeast corner of PUD-648/Olympia Medical Park and add it to the property to the east. The property to the east is the recently approved PUD-783 and future site for a QuikTrip Store. The land exchange will allow for direct access between the QuikTrip site and the Olympia Medical Park (see Exhibit A). Accompanying this application is rezone application Z-7177 which will rezone the .51 acre strip from CO to CS to remain consistent with the underlying zoning of PUD-783.

Established in 2001, PUD-648/Olympia Medical Park is a 55 acre (+/-) tract located at the northeast corner of US Highway 75 and West 71st Street South. The property is quite rugged with a significant west to east slope and is partially developed with a hotel and medical office uses. The PUD also allows a variety of other commercial and office uses.

Staff finds the proposal to be in harmony with the spirit and intent of the Code. Staff finds PUD-648-C to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-648-C subject to the following conditions:

1. The land area and permitted floor area for Development Area E/Lot 1 and Tract D of Development Area A (per the attached Exhibit A) be amended with a minor amendment to PUD-648-B/Z-6001-SP-3 to accurately reflect the land area and permitted floor area of each lot as a result of the abandonment of this portion of PUD-648-B and Corridor District Site Plan Z-6001-SP-3.
2. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC COMMENTS:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: The Extension Tract contains numerous Public and Private Utilities and Easements. Placement of fill material over underground utilities is greatly discouraged. Placement of Signs and Structures in Existing Easements is prohibited unless a license agreement with the City of Tulsa can be obtained. The Tract also includes a portion of Platted Reserve D which was dedicated to the Public for the purpose of permitting the flow, conveyance and discharge of stormwater runoff from and through the existing platted area and for the detention of stormwater. The portion of Reserve D that will become the northern drive must be vacated.

Wastewater: No comments.

Transportation: No comments

INCOG Transportation:

- **MSHP:** 71st Street between Union Avenue and Elwood Avenue is a designated Primary Arterial.
- **LRTP:** US-75, between 61st St. S. and 71st St. S., planned 6 lanes. 71st St. S., between Peoria Ave. and US-75, planned 6 lanes.
- **TMP:** No comment
- **Transit:** Currently, Tulsa Transit operates existing routes on 71st St. S. all the way to Union Ave. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

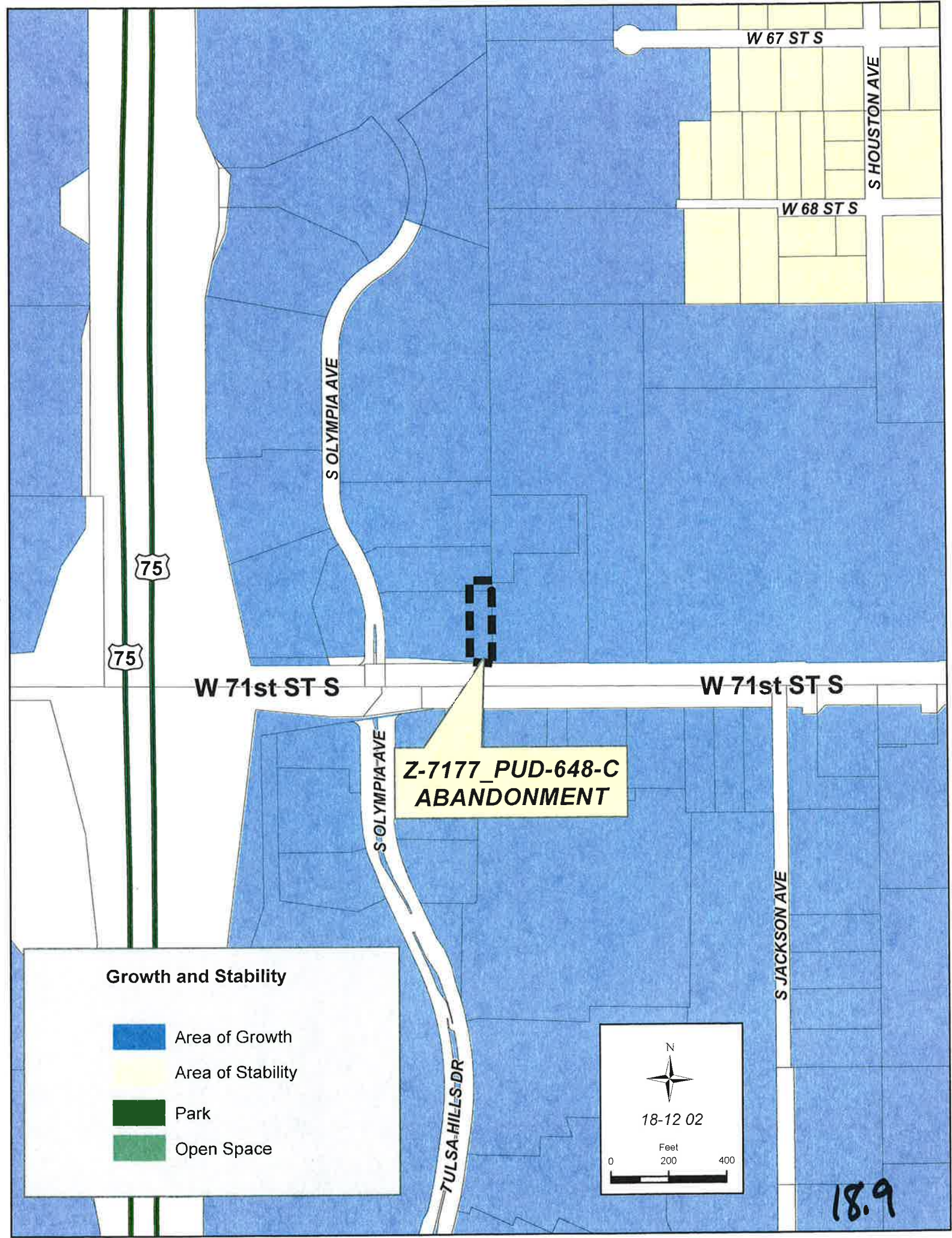
Airport Authority: No Comments.

GIS: No comments

Street Addressing: House Number(s) listed on property: 6502,6890,7090 S OLYMPIA AV W
Addressing Atlas Page #('s): 00889, 01012

Inspection Services: No comments.

8/3/11



Growth and Stability

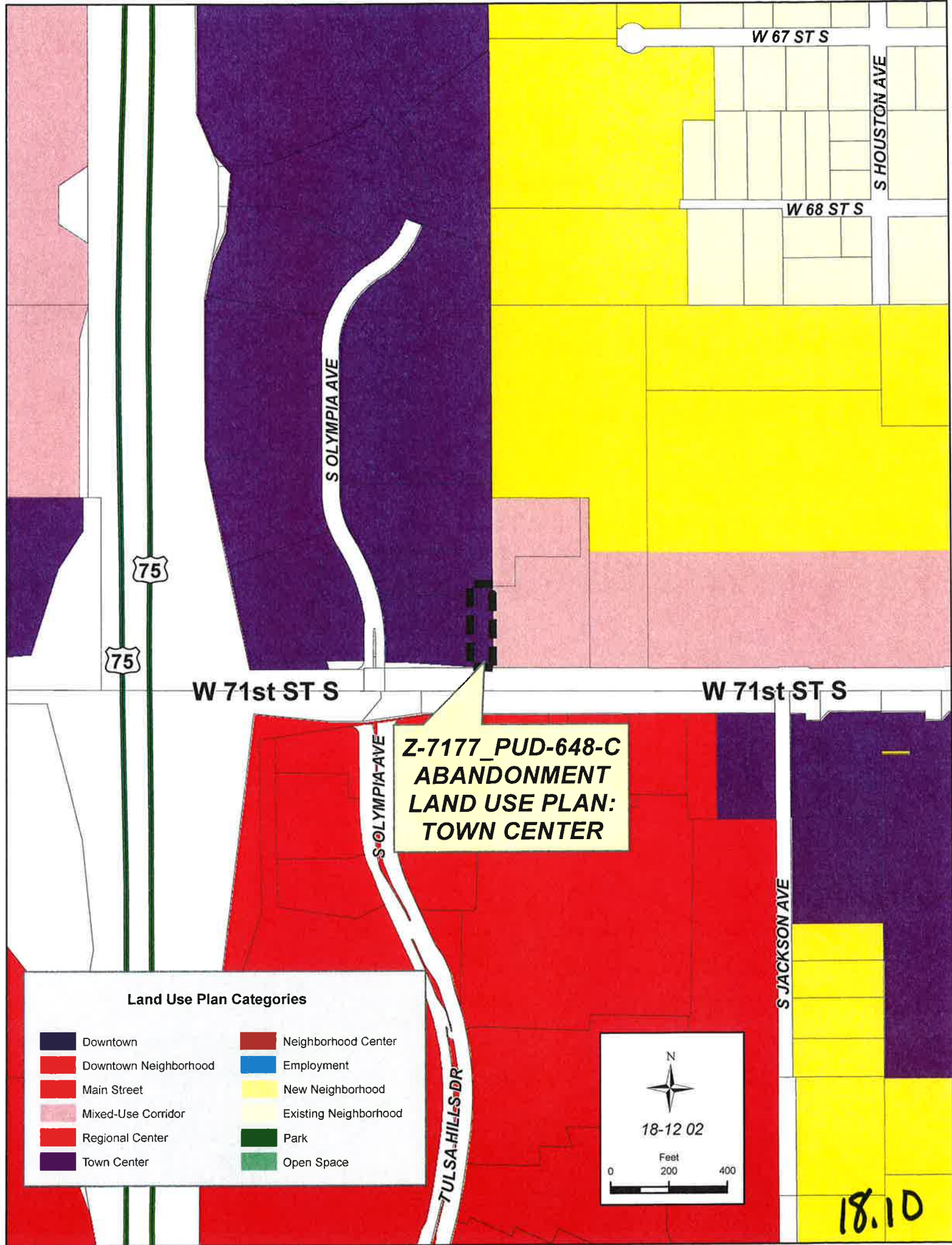
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



18-12 02

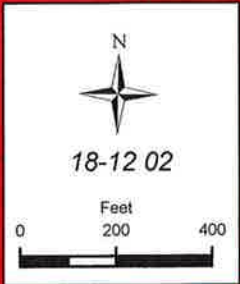
Feet
0 200 400

18.9



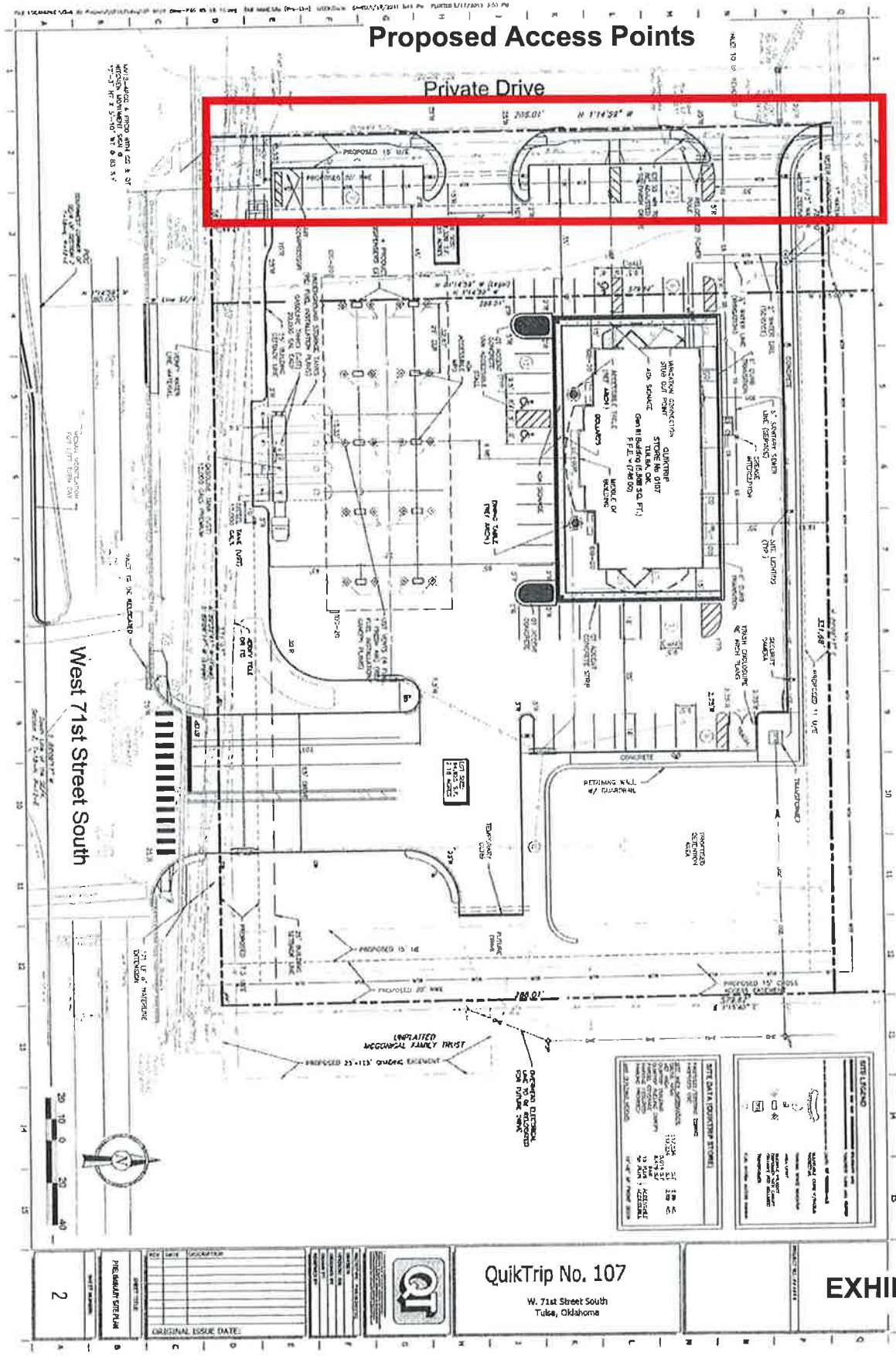
Land Use Plan Categories

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



18.10

Proposed Access Points







10 PUD-648 from northeast corner of property



9 Properties east of Tulsa Hills



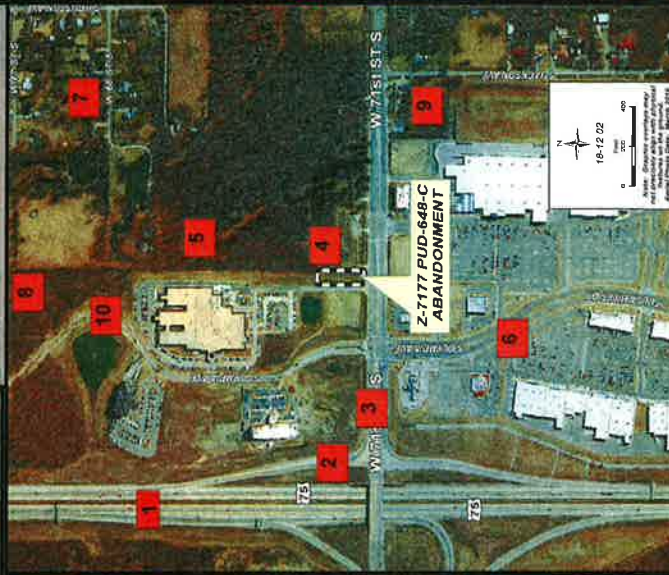
8 Unplatted/vacant property to the north



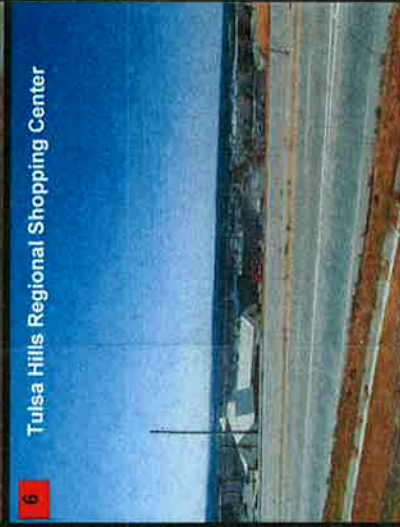
1 Interstate 75



2 View of West boundary from the south



7 Single-family residential to the east



6 Tulsa Hills Regional Shopping Center



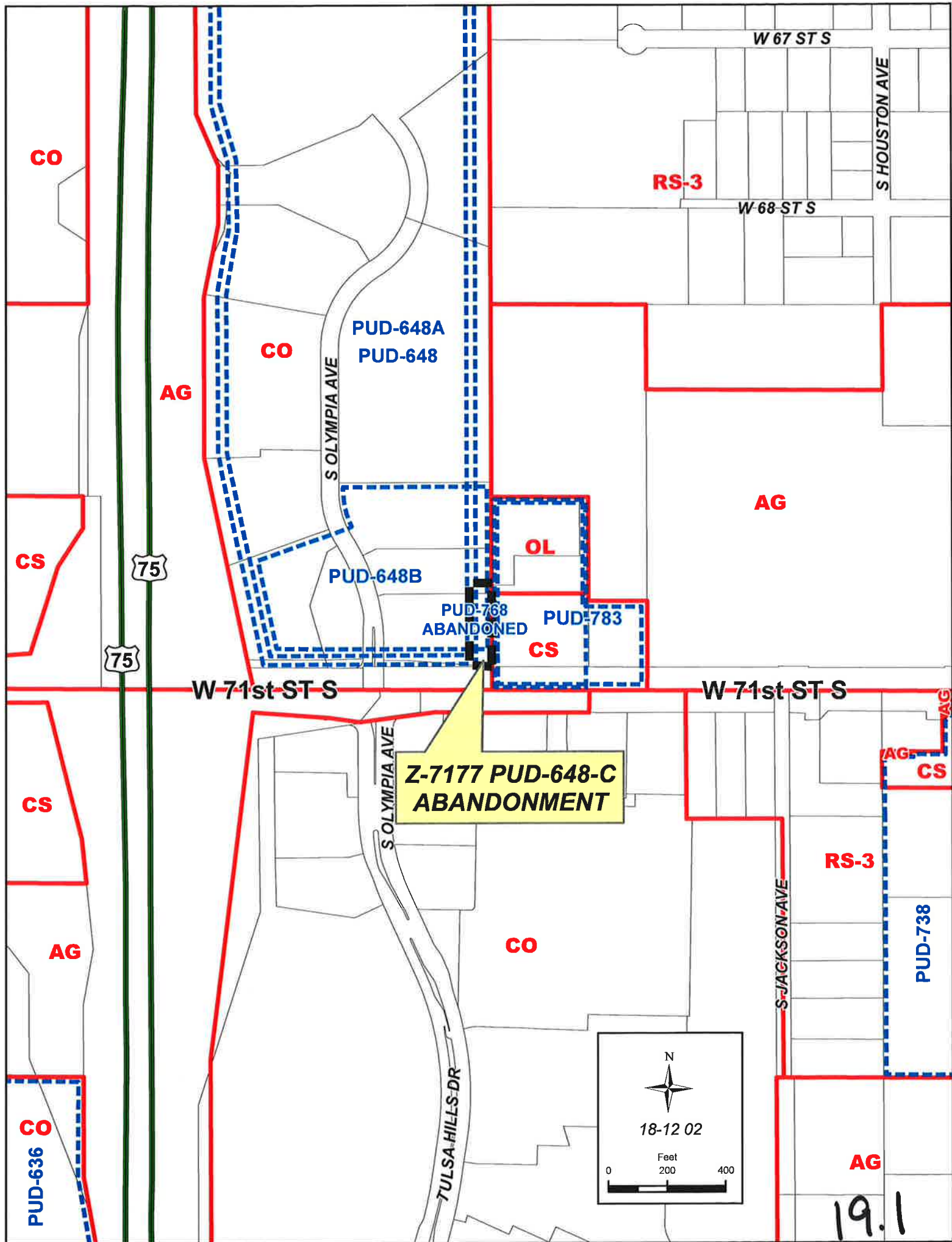
3 West 71st St. S.



4 Property to the east (future QTY/PUD-783)



5 Unplatted/vacant property to the east





W 67 ST S

S HOUSTON AVE

W 68 ST S

75

S OLYMPIA AVE

W 71st ST S

W 71st ST S

**Z-7177 PUD-648-C
ABANDONMENT**

S OLYMPIA AVE

75

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

19.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7177

TRS 8202

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: August 3, 2011

Applicant: Roy D. Johnsen

Tract Size: .51± acres
22,215± square feet

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

EXISTING ZONING: CO/PUD-648-B **EXISTING USE:** Vacant

PROPOSED ZONING: CS **PROPOSED USE:** Part of QuikTrip site

ZONING ORDINANCE: Ordinance number 21563 dated June 28, 2007, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-783 April 2011: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for mixed use, and QuikTrip site, on property located east of northeast corner of Highway 75 and West 71st Street.

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 a part 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.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .51-± acres in size and is located east of the northeast corner of Highway 75 and West 71st Street. The property appears to be vacant and is zoned CO/PUD-648-B.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land (proposed to be the other part of the convenience store), zoned PUD-783/CS; on the north by the Olympia Medical Center, zoned PUD-648/CO; on the south by West 71st Street, zoned AG; and on the west by a stormwater detention facility as part of the Olympia development and vacant land-, zoned PUD/CO.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East 71st Street as a Commuter Corridor. According to the Comprehensive Plan (chapter TR-16), these are envisioned to be arterials serving commercial uses that are heavily auto-oriented. On-street parking is infrequent. They are designed with multiple lanes are divided by a landscaped median or a continuous two-way left-turn lane. They are designed to balance traffic mobility with access to adjacent businesses. The plan recommends that any congestion control come in the form of access management, traffic signal timing and intersection lane capacity improvements.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary arterial	120'	8 with turning lanes

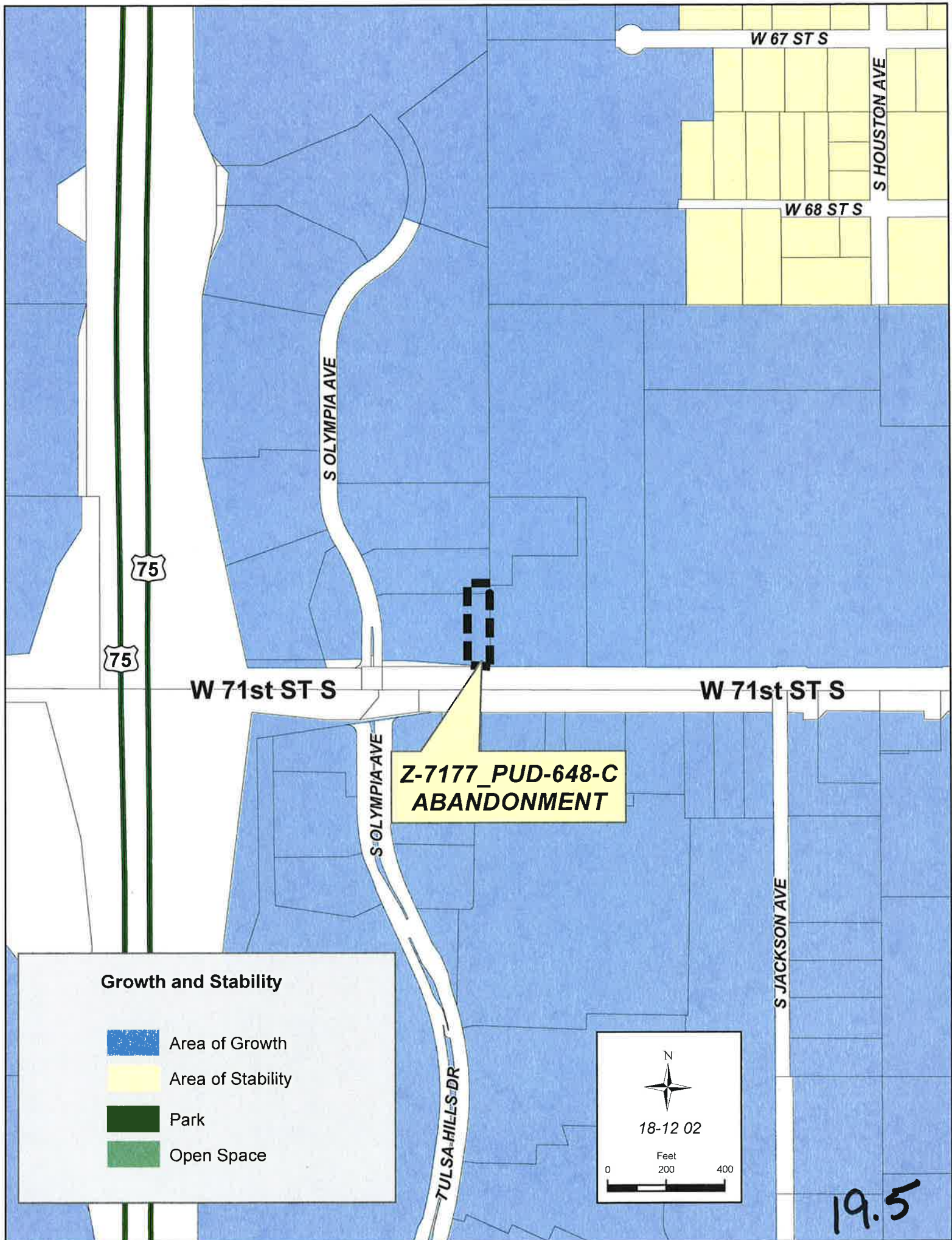
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

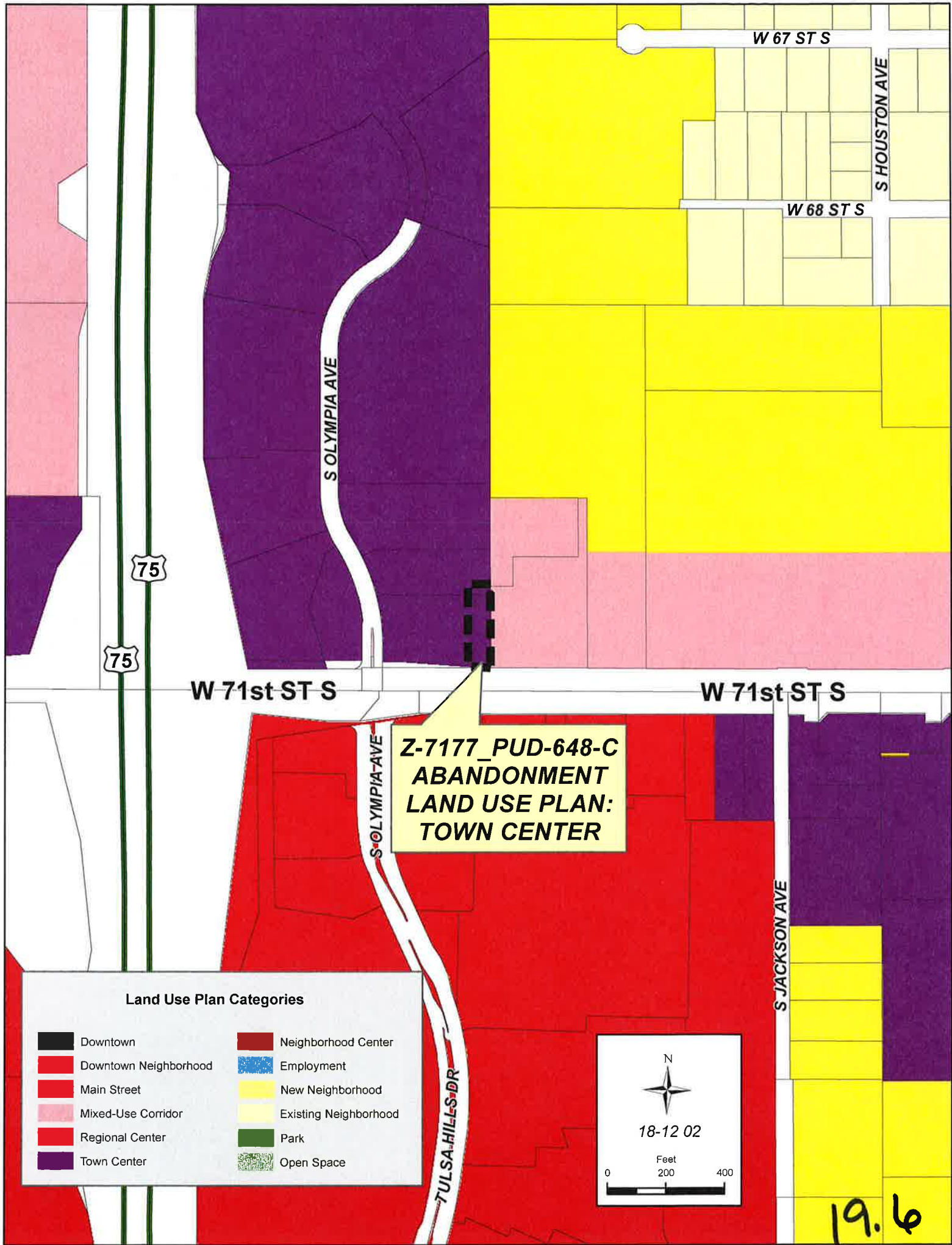
The Comprehensive Plan designates this subject area as a Town Center and the area adjacent to the east as a Mixed Use Corridor. Town Centers are medium-scale, one- to five-story mixed use areas intended to serve a larger area of neighborhoods. (page LU-32). The area is also designated as an area of growth. As the Comprehensive Plan states, areas of growth are to direct the allocation of resources and channel growth to locations where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips.

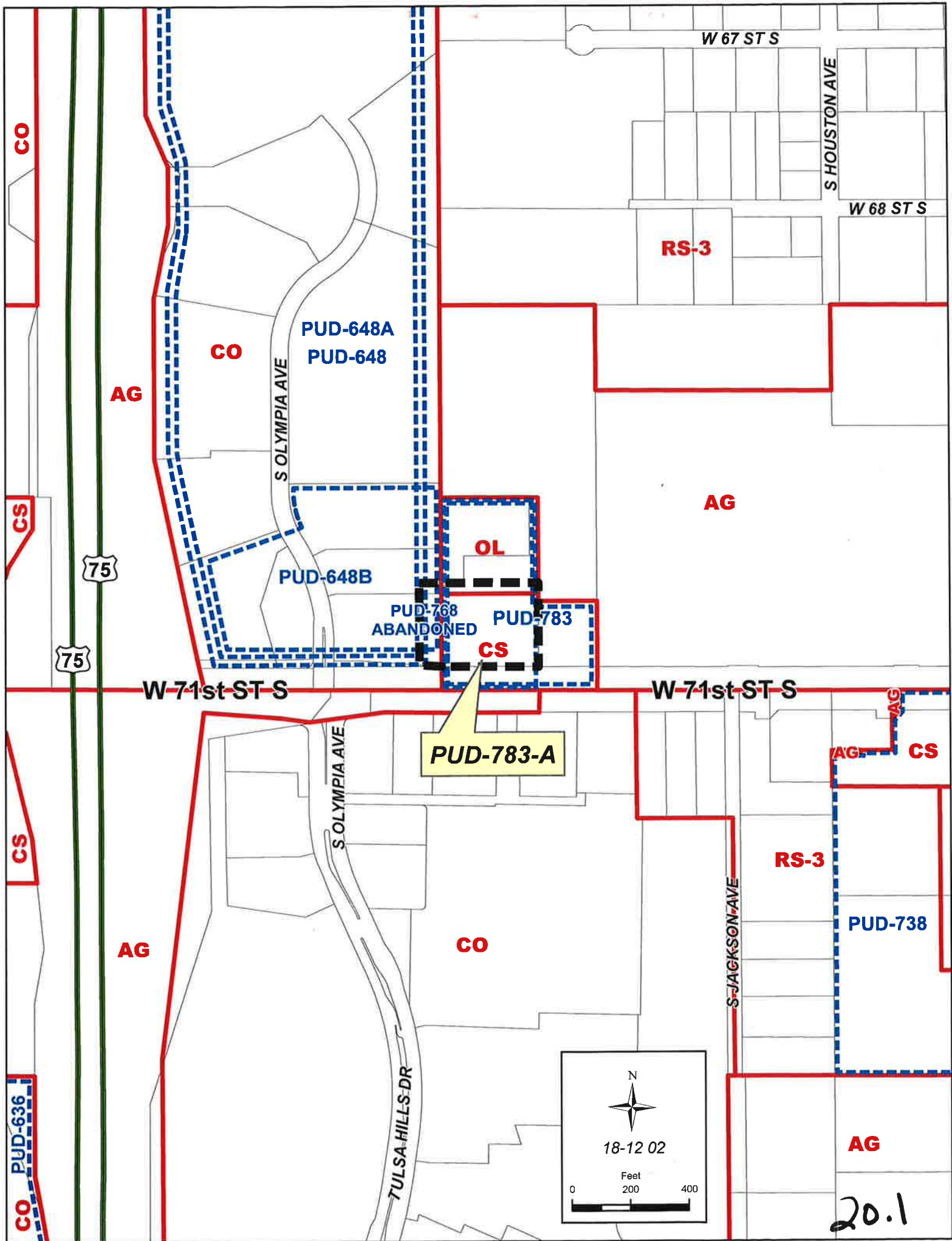
STAFF RECOMMENDATION FOR ZONING:

Based on the Comprehensive Plan and development trends in the area, staff can recommend **APPROVAL** of CS zoning for Z-7177.

08/03/11







20.1



W 67 ST S

S HOUSTON AVE

W 68 ST S

75

W 71st ST S

W 71st ST S

PUD-783-A

S OLYMPIA AVE

S JACKSON AVE

TULSA HILLS DR



18-12 02

0 200 400
Feet

20.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-783-A

TRS 8202

Atlas 0

CZM 51

CD-2

TMAPC Hearing Date: August 3, 2011

Applicant: Roy D. Johnsen

Tract Size: 2.69± acres
117,176± square feet

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

EXISTING ZONING: OL/CS/CO/PUD **EXISTING USE:** Vacant

PROPOSED ZONING: OL/CS/PUD-783-A **PROPOSED USE:** QuikTrip Store

ZONING ORDINANCE: Ordinance number 22413 dated April 29, 1011, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-783 April 2011: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for mixed use, and QuikTrip site, on property located east of northeast corner of Highway 75 and West 71st Street.

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 a part 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.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .51± acres in size and is located east of northeast corner of Highway 75 and West 71st Street. The property appears to be vacant and is zoned OL/CS/CO/PUD.

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.

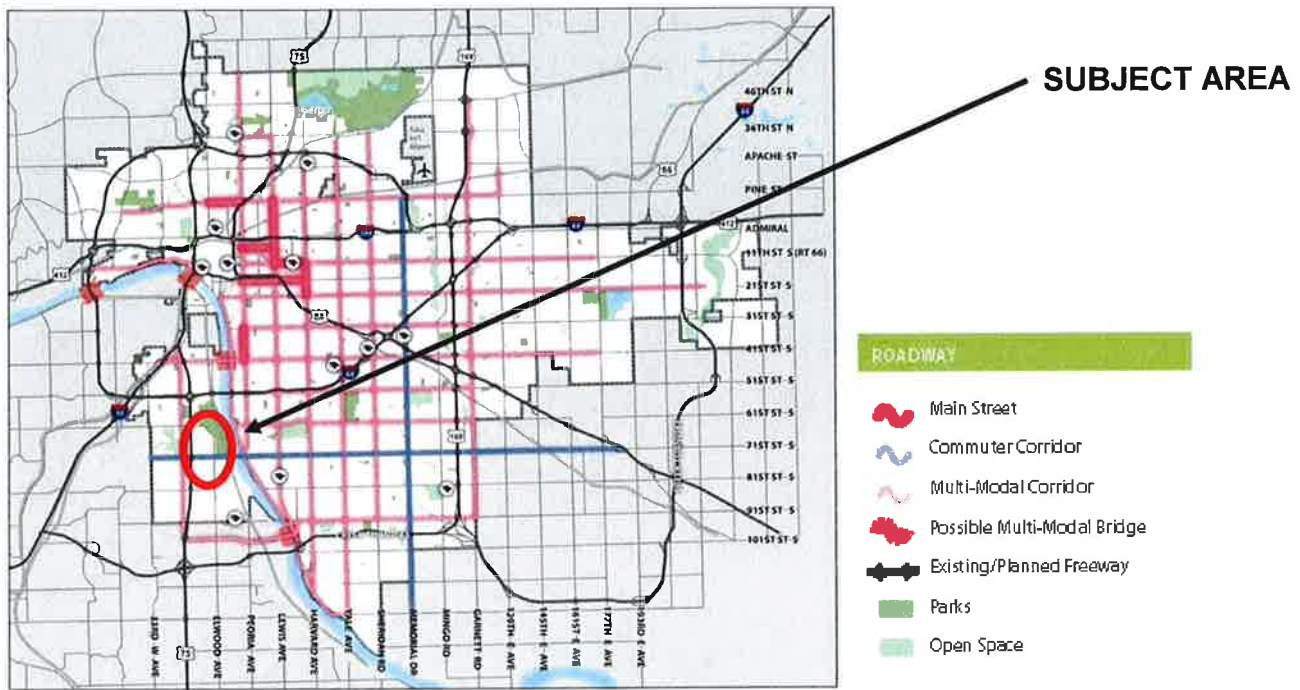


UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

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

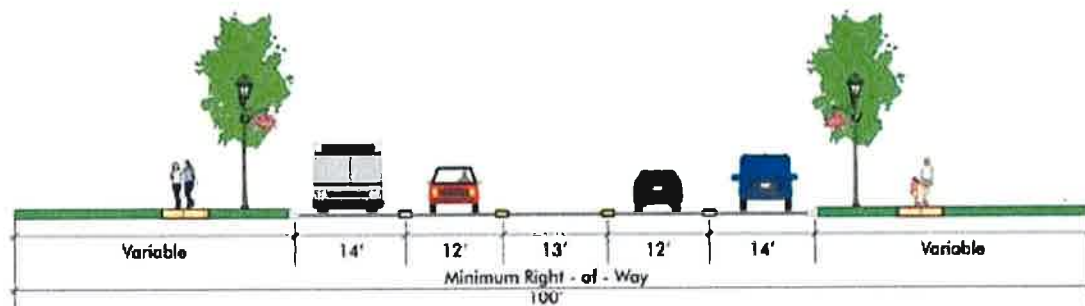
TRANSPORTATION VISION: MULTI-MODAL STREETS



The Plan describes Commuter Corridors as follows:

Commuter streets 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.

Sample Commuter Street Cross Section



STREETS:

The Tulsa City-County Major Street and Highway Plan identifies West 71st Street as a primary arterial.

Exist. Access

West 71st Street

MSHP Design

Primary Arterial

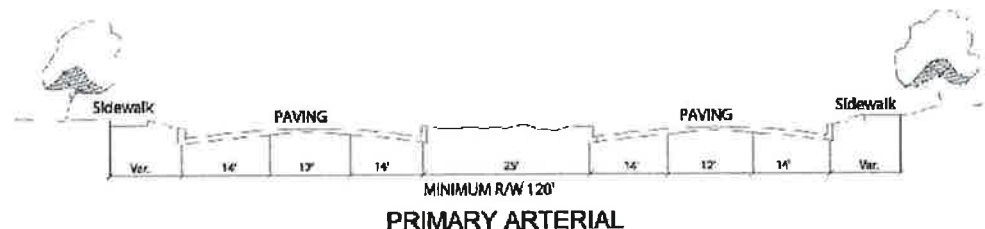
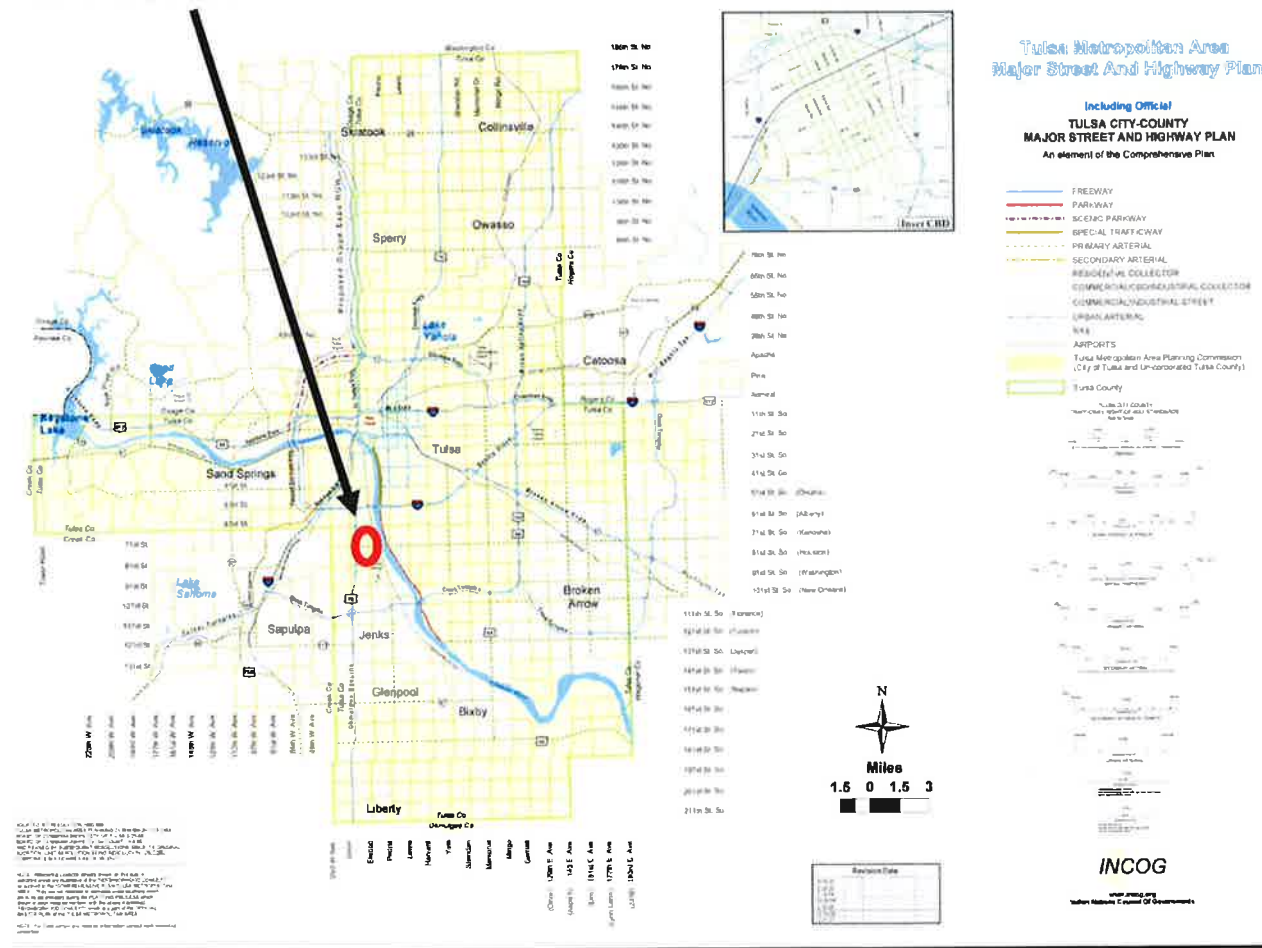
MSHP R/W

150'

Exist. # Lanes

8

SUBJECT AREA



20.4

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 Growth and Stability and Land Use Maps 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. On March 2, 2011 the TMAPC found PUD-783 to be in accord with the Plan.

STAFF RECOMMENDATION:

The purpose of major amendment PUD-783-A is to add an approximately .51 acre tract to the southwest corner of the PUD to allow for access between PUD-783 and the Olympia Medical Park/PUD-648 to the west (see Exhibit A). The .51 acre tract is being abandoned from PUD-648 and will be combined with PUD-783 through the platting process. Also appearing on the 8/3/11 agenda of the TMAPC is rezone application Z-7177 seeking to rezone the .51 acre tract from CO to CS to remain consistent with the underlying zoning of PUD-783.

Approved in March 2011, 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/PUD-648. 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. Associated with major amendment PUD-783-A is major amendment application PUD-684-C seeking to abandon a portion of PUD-648. Major Amendment PUD-648-C also appears on the August 3, 2011 agenda of the TMAPC.

Staff contends that the addition of this "Extension Tract" (see Exhibit B) to PUD-783 is better suited to the stated goals and objectives of the mixed use corridor designation of the tract by the Comprehensive Plan. In acquiring the 78 foot wide Extension Tract and combining it with the QT tract it will allow the Qt building to be placed further to the west thereby greatly improving internal circulation within the site and providing for more direct access from West 71st Street to the parcel to the north. The acquisition of the Extension Tract should also help to minimize impact to West 71st Street by allowing pedestrian and vehicular traffic to flow between the two developments without entering back onto West 71st Street (see Exhibit C).

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-A 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:
The development standards of as established for PUD-783 shall remain applicable, with the additional provision that the required mutual access easement to be established between PUD-783/PUD-783-A and PUD-648-B/Olympia Medical Park shall include access to the existing drive within Olympia Medical Park/PUD-648-B which adjoins Development Area A of PUD-783/PUD-783-A.

DEVELOPMENT AREA A

Net Land Area: 2.69 acres
117,176 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: The 60' pipeline right of way along the west side of the proposed lot will require documented releases before permits can be issued. The plat for Olympia Medical Park II appears to set up the Emergency Access Easement for the use of Olympia Medical Park and emergency vehicles only. An agreement with the owners would be needed for QT to use it for ingress and egress.

Water: There is an existing 8" waterline that runs along the north side of 71st Street, ensure that any site grading does not lower the 3' min coverage over the waterline. Provide adequate coverage over waterline during construction.

Fire: No comments.

Stormwater: The Extension Tract contains numerous Public and Private Utilities and Easements. Placement of fill material over underground utilities is greatly discouraged. Placement of Signs and Structures in Existing Easements is prohibited unless a license agreement with the City of Tulsa can be obtained. The Tract also includes a portion of Platted Reserve D which was dedicated to the Public for the purpose of permitting the flow, conveyance and discharge of stormwater runoff from and through the existing platted area and for the detention of stormwater. The portion of Reserve D that will become the northern drive must be vacated.

Wastewater: The U/E parallel to the proposed west property line must be extended 0.5' to the property line. This will provide sanitary sewer access for service to the western portion of

Lot 1 Block 2. Excess Capacity Fees of \$1,090.00/acre must be paid for the area that is not part of the existing Olympia Plat.

Transportation: Sidewalks required along street frontages

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.

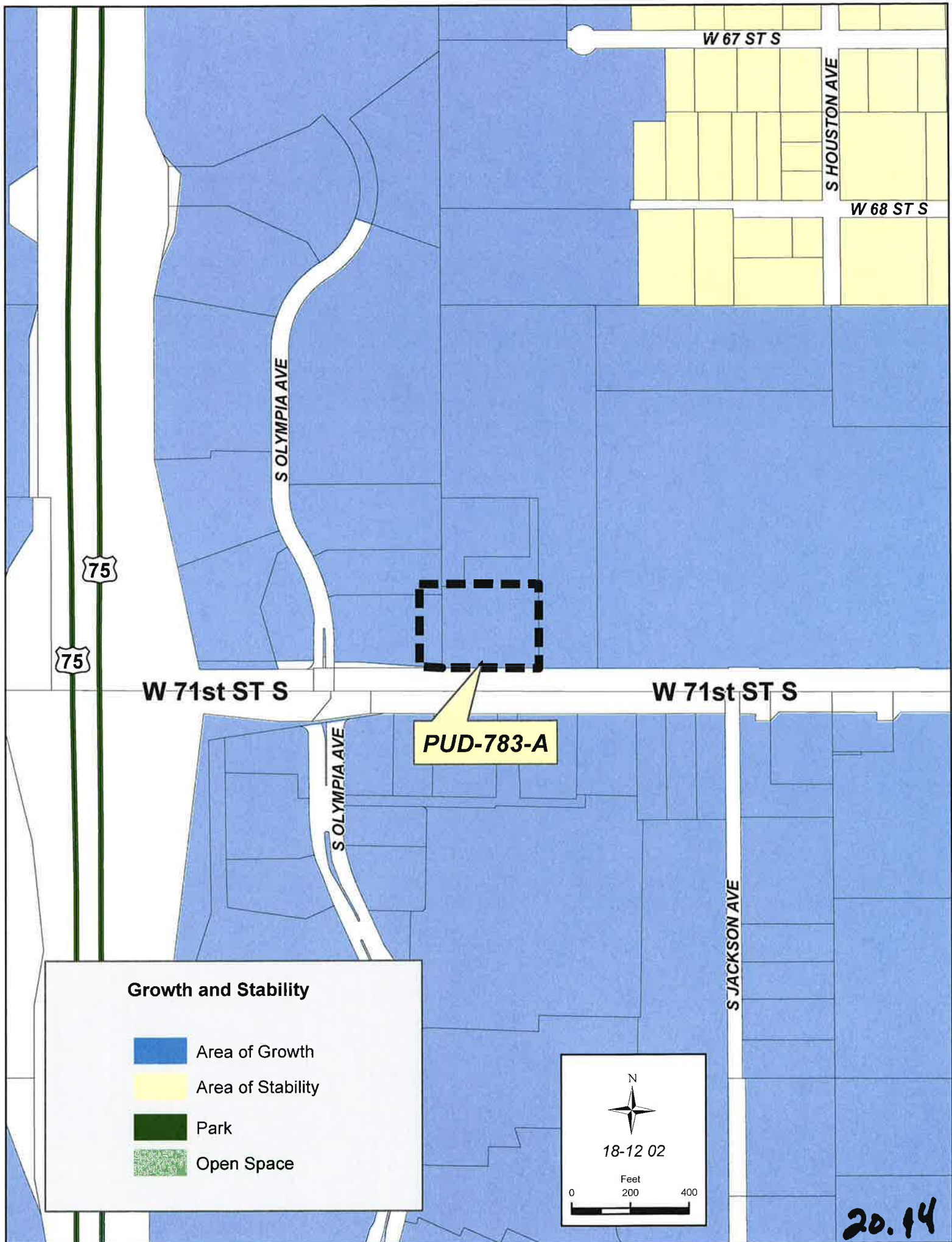
Traffic: No comments.

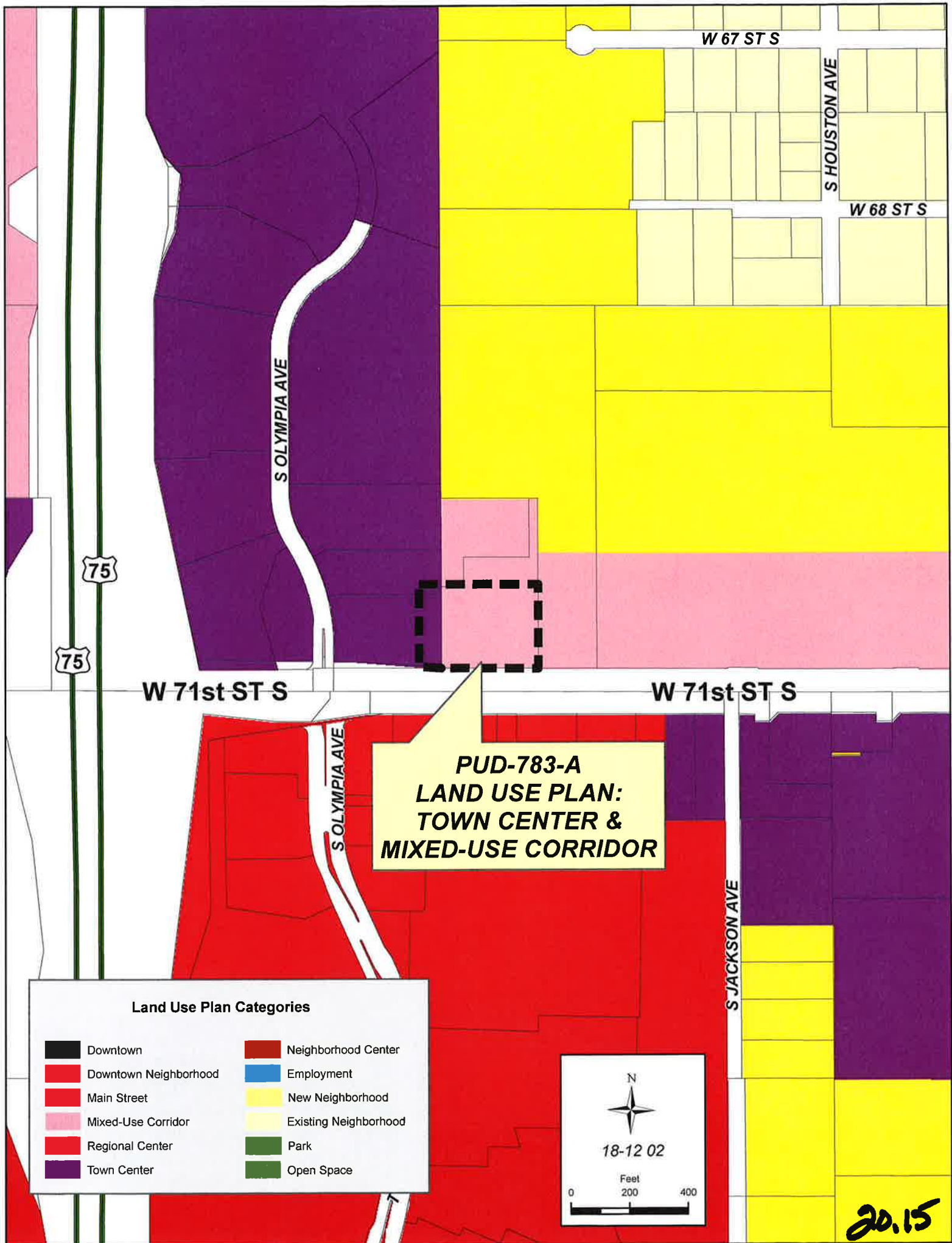
GIS: No comments.

Street Addressing: House Number(s) listed on property: 809 W 071 ST S. Addressing Atlas Page #'s): 01011,01012

Inspection Services: No comments.

08/03/11







OLYMPIA MEDICAL PARK

HOTEL



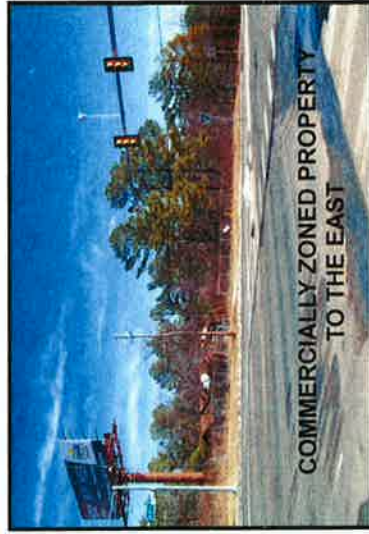
TULSA HILLS REGIONAL SHOPPING CENTER



SUBJECT TRACT



LARGE LOT, SINGLE FAMILY DWELLINGS TO THE NORTH



COMMERCIAL ZONED PROPERTY TO THE EAST



RESIDENTIALLY ZONED PROPERTIES TO THE SOUTHEAST (one used and being marketed commercially)

Development Areas
Dev A..... 117,009.4 SF 2.69 AC
Dev B..... 97427.8 SF 2.24 AC

Dev B
Future Development

Proposed
QuikTrip

Olympia Medical Park

Unplatted

State Highway 75

West 71st Street South

Tulsa Hills Shopping Center



EXHIBIT A

SITE PLAN

—EST. NUMBER

—EST. NUMBER

[illegible]

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



Dewberry
PSA-Dewberry Inc.
1350 S. BOULDER
SUITE 600
TULSA, OK 74119-3216
PHONE: 918.285.5255
FAX: 918.587.0071

20.17



Dewberry
PSA-Dewberry Inc.
1560 S. BOULDER
SUITE 600 BOULDER
TULSA, OKLAHOMA 74119-3716
PHONE 918.296.5255
FAX 918.587.0071
Certified Minority
Supplier 02/2013

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

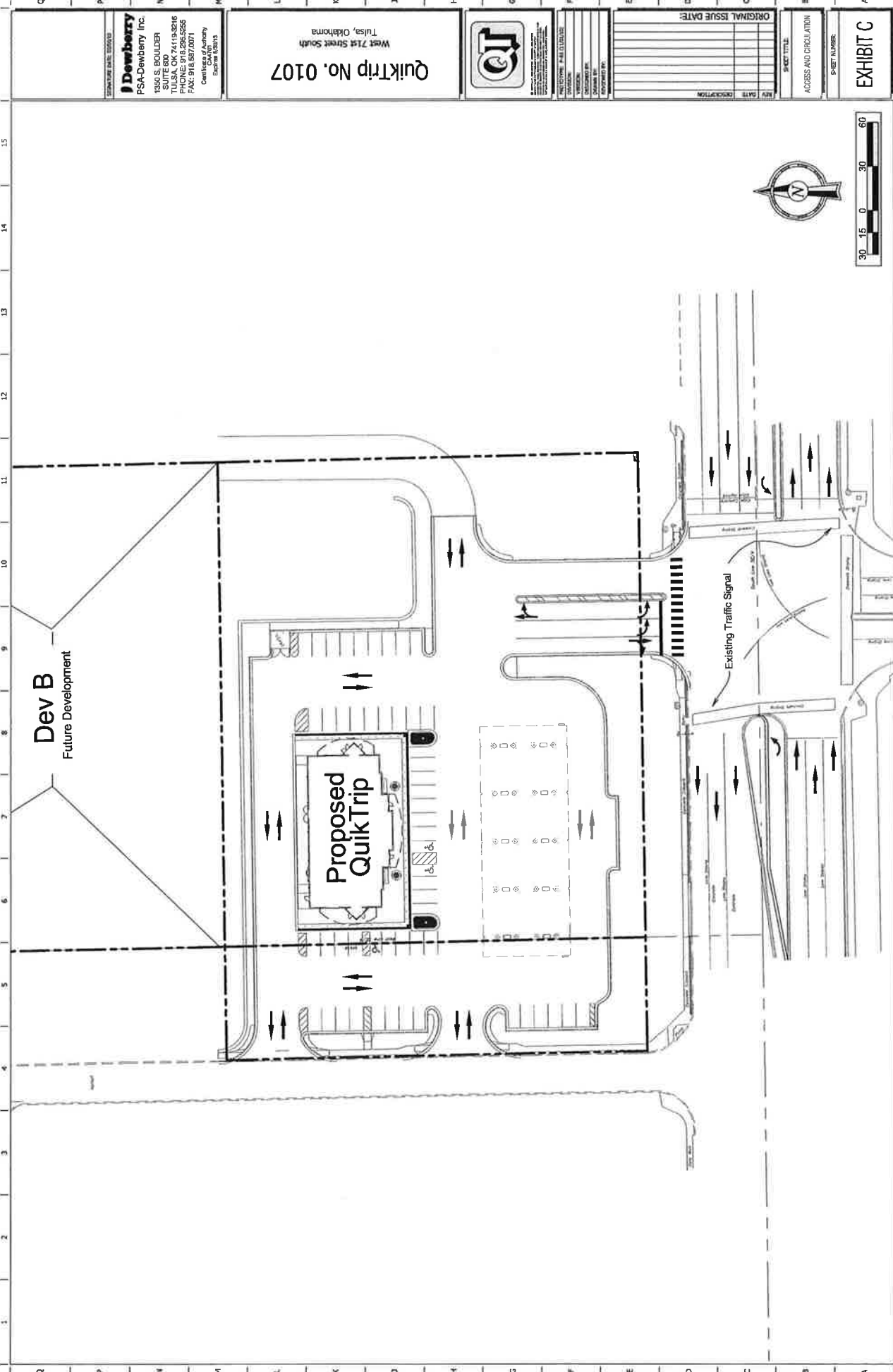


PROJECT NO. QTR 0107
PROJECT NAME
DESIGNED BY
DRAWN BY
CHECKED BY
DATE

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:
SHEET TITLE
DEVELOPMENT AREA
SHEET NUMBER

EXHIBIT B



PSA Dewberry Inc.
 1350 S BOULDER
 SUITE 600
 BOULDER, CO 80501
 PHONE: 918.295.5255
 FAX: 918.587.0071
 Certificate of Authority
 Expires 6/30/13

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



PROJECT NO. 0107
 PROJECT NAME
 DRAWN BY
 CHECKED BY
 DATE

REV	DATE	DESCRIPTION

EXHIBIT C

20.19

