

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2613

**November 02, 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 September 2011

1. Minutes of October 19, 2011, Meeting No. 2612

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-20467**, (Lot-Split) (CD-2), Location: Northwest corner of West 51st Street South and South Tacoma Avenue (Related to Items 4 & 5)
3. **LS-20468**, (Lot-Split) (CD-2), Location: North of the northeast corner of West 51st Street South and South Union Avenue (Related to Items 4 & 5)
4. **LC-357**, (Lot-Combo) (CD-2), Location: West of the northwest corner of West 51st Street South and South Tacoma Avenue (Related to Items 2 & 3)
5. **LC-364**, (Lot-Combo) (CD-2), Location: Northeast of the northeast corner of West 51st Street South and South Union Avenue (Related to Items 2 & 3)
6. **LS-20470**, (Lot-Split) (CD-2), Location: Northeast corner of West 71st Street South and South Olympia Avenue (Related to Item 10)
7. **LS-20471**, (Lot-Split) (CD-2), Location: North of the northeast corner of West 71st Street South and South Olympia Avenue (Related to Item 10)

8. **LS-20472**, (Lot-Split) (CD-2), Location: East of the northeast corner of West 71st Street South and South Olympia Avenue (Related to Items 10 & 11)
9. **LS-20473**, (Lot-Split) (CD-2), Location: Northeast of the northeast corner of West 71st Street South and South Olympia Avenue (Related to Items 10 & 11)
10. **LC-358**, (Lot-Combo) (CD-2), Location: East of the northeast corner of West 71st Street South and South Olympia Avenue (Related to Items 6, 7, 8 and 9)
11. **LC-359**, (Lot-Combo) (CD-2), Location: Northeast of the northeast corner of West 71st Street South and South Olympia Avenue (Related to Items 8 & 9)
12. **LS-20474**, (Lot-Split) (CD-1), Location: West of the northwest corner of Gilcrease Museum Road and Charles Page Boulevard (Related to Items 13 & 14)
13. **LC-361**, (Lot-Combo) (CD-1), Location: West of the northwest corner of Gilcrease Museum Road and Charles Page Boulevard (Related to Item 12)
14. **LC-362**, (Lot-Combo) (CD-1), Location: West of the northwest corner of Gilcrease Museum Road and Charles Page Boulevard (Related to Item 12)
15. **LS-20469**, (Lot-Split) (County), Location: North of the northeast corner of East 126th Street North and North 83rd East Avenue
16. **LC-360**, (Lot-Combo) (CD-4), Location: Northwest corner of East 15th Street South and South St. Louis Avenue
17. **LS-20475**, (Lot-Split) (County), Location: North of northwest corner of East 151st Street South and South Harvard Avenue (Related to Item 18)
18. **LC-363**, (Lot-Combo) (County), Location: Northwest of northwest corner of East 151st Street South and South Harvard Avenue (Related to Item 17)
19. **PUD-648-B-1 – Sisemore Weisz & Assoc./Olympia Land Development, LLC**, Location: Northeast corner West 71st Street South and U.S. Highway 75, Requesting **Minor Amendment** to reflect a change in land area for two parcels located in Olympia Medical Park, **CO**, (CD-2)
20. **PUD-766 – Tim Tomlinson/Apache Natural Gas**, Location: Northeast of the northeast corner of East 50th Street South/South Vandalia Avenue and East 51st Street South, Requesting **Detail Site Plan** for a compressed natural gas automobile fueling facility, **CS/CH**, (CD-7)
21. **Z-7008-SP-3 – Cedar Creek Consulting/Jason Emmett/Carpet One**, Location: North of the northeast corner of West 81st Street South and South Olympia Avenue, Requesting **Detail Site Plan** for an 11,538 square foot retail floor covering outlet, **CO**, (CD-2)

22. **Z-7140-SP-1 – Tulsa Engineering and Planning/Tim Terral/Hyde Park**, Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue, Requesting a **Detail Site Plan** for a gated entry to a residential subdivision, **CO**, (CD-2)
23. **Z-7140-SP-1 – Tulsa Engineering and Planning/Tim Terral/Hyde Park**, Location: South of the southwest corner of West 81st Street South and South Maybelle Avenue, Requesting a **Detail Site Plan** for a 9,994 square foot clubhouse for a residential division, **CO**, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

24. **PUD-788 – Roy D. Johnsen/Grace Apostolic Temple, Inc.**, Location: Southwest corner Peoria and 56th Street North, Requesting **PUD**, from **CS/RS-3** to **CS/RS-3/PUD**, (CD-1) (Continued to 11/16/11 for renoticing)
25. **Z-7184 – Brent White/Arrow Engine Company**, Location: North of northeast corner North Gillette Avenue and East Haskell Place, Requesting from **RM-1** to **PK**, (CD-3)
26. **Z-7185 – KJRH Channel 2**, Location: East of the southeast corner of South Peoria Avenue and East 37th Street, Requesting from **RS-3** to **PK/PUD**, (CD-9) (Related to Item 27)
27. **PUD-789 – KJRH Channel 2**, Location: East of the southeast corner of South Peoria Avenue and East 37th Street, Requesting **PUD** to allow the KJRH television studios to expand their existing parking lot, from **RS-3** to **PK/PUD** (CD-9) (Related to Item 26)

OTHER BUSINESS

28. **Discussion and consideration of the proposed schedule for remaining area of the Pearl District**
29. **Z-6001-SP-3a – Sisemore Weisz & Associates/Olympia Land Development, LLC**, **Refund Request** for minor amendment, staff determined that the minor amendment is unnecessary.
30. **Commissioners' Comments**

ADJOURN

CD = Council District

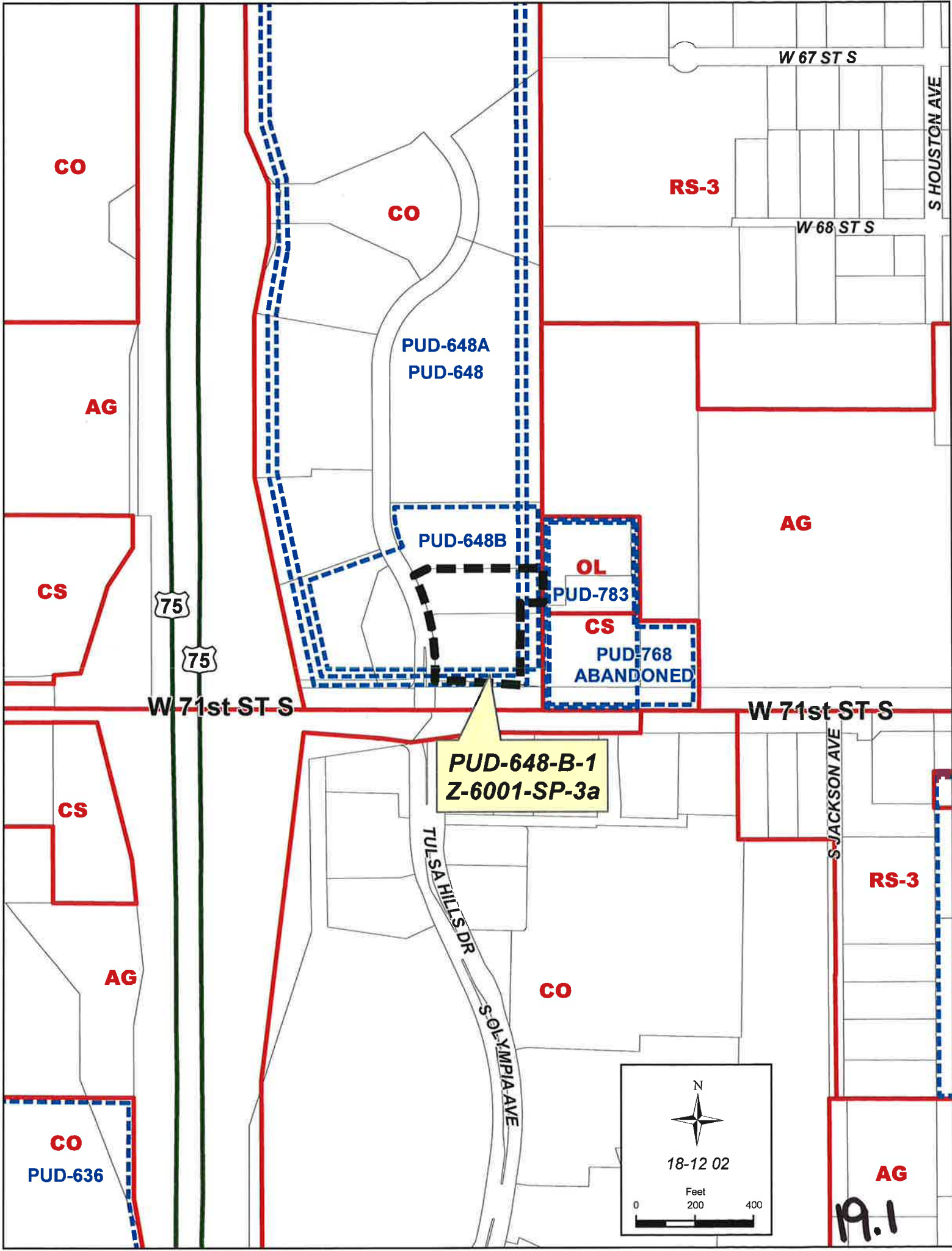
NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound 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 September 2011

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$70.00	\$70.00	140.00	33	\$190.00	\$190.00	\$380.00
Zoning	3	360.00	360.00	720.00	9	3,815.00	3,815.00	7,630.00
PUDs & Plan Reviews	25	2,935.00	2,935.00	5,870.00	73	8,632.50	8,632.50	17,265.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
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>\$3,365.00</u>	<u>\$3,365.00</u>	<u>\$6,730.00</u>		<u>\$12,437.50</u>	<u>\$12,437.50</u>	<u>\$24,875.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	3	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	0	0.00	0.00	0.00	7	3,515.00	3,515.00	7,030.00
Final Plats	1	330.00	330.00	660.00	2	670.27	670.27	1,340.54
Plat Waivers	0	0.00	0.00	0.00	6	750.00	750.00	1,500.00
Lot Splits	2	90.00	90.00	180.00	13	661.00	661.00	1,322.00
Lot Combinations	3	150.00	150.00	300.00	7	350.00	350.00	700.00
Access Changes	1	25.00	25.00	50.00	5	125.00	125.00	250.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$595.00</u>	<u>\$595.00</u>	<u>\$1,190.00</u>		<u>\$6,721.27</u>	<u>\$6,721.27</u>	<u>\$13,442.54</u>
BOARDS OF ADJUSTMENT								
Fees	14	\$1,725.00	\$1,150.00	\$2,875.00	34	\$12,675.00	\$3,050.00	\$15,725.00
Refunds		(250.00)	0.00	(\$250.00)	0	(350.00)	0.00	(350.00)
NSF Check			0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,475.00</u>	<u>\$1,150.00</u>	<u>\$2,625.00</u>		<u>\$12,325.00</u>	<u>\$3,050.00</u>	<u>\$15,375.00</u>
TOTAL		\$5,435.00	\$5,110.00	\$10,545.00		\$31,483.77	\$22,208.77	\$53,692.54



19.1



W 67 ST S

S HOUSTON AVE

W 68 ST S

S OLYMPIA AVE

75

75

W 71st ST S

W 71st ST S

PUD-648-B-1
Z-6001-SP-3a

TULSA HILLS DR

S OLYMPIA AVE

S JACKSON AVE



18-12 02

Feet
0 200 400

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

19.2

November 2, 2011

STAFF RECOMMENDATION

PUD-648-B-1: Minor Amendment – Northeast corner West 71st Street South and US Highway 75; Lot 1, Block 2 and Tract D of Development Area A – Olympia Medical Park; TRS 18-12-02; CZM 87; Atlas 1012; CD 2; CO.

The applicant is requesting a minor amendment to reflect a change in land area for two parcels located in Olympia Medical Park/PUD-648-B as a result of previously approved lot-splits.

The lot splits were done to transfer 2,830 square feet (sf) of land area from Tract D of Development Area A (formerly Reserve D) and 19,500 sf of land area from Lot 1, Block 2 within PUD-648-B to the neighboring PUD-783 to accommodate the construction of a new QuikTrip Store (QT). There is no request to increase or decrease the permitted floor area in PUD-648-B. The property is zoned Corridor which permits a floor-to-area ratio (FAR) of 1.25.

Prior to the lot splits the land area, floor area, and FAR for the parcels were as follows:

Lot/Tract/Area	Land Area	Permitted Floor Area	FAR
Tract D of Development Area A (Formerly Reserve D)	62,245 sf	20,000 sf	.32
Lot 1, Block 2 (Development Area E)	90,657 sf	15,000	.16

As a result of the lot splits the land area, floor area and FAR are as follows:

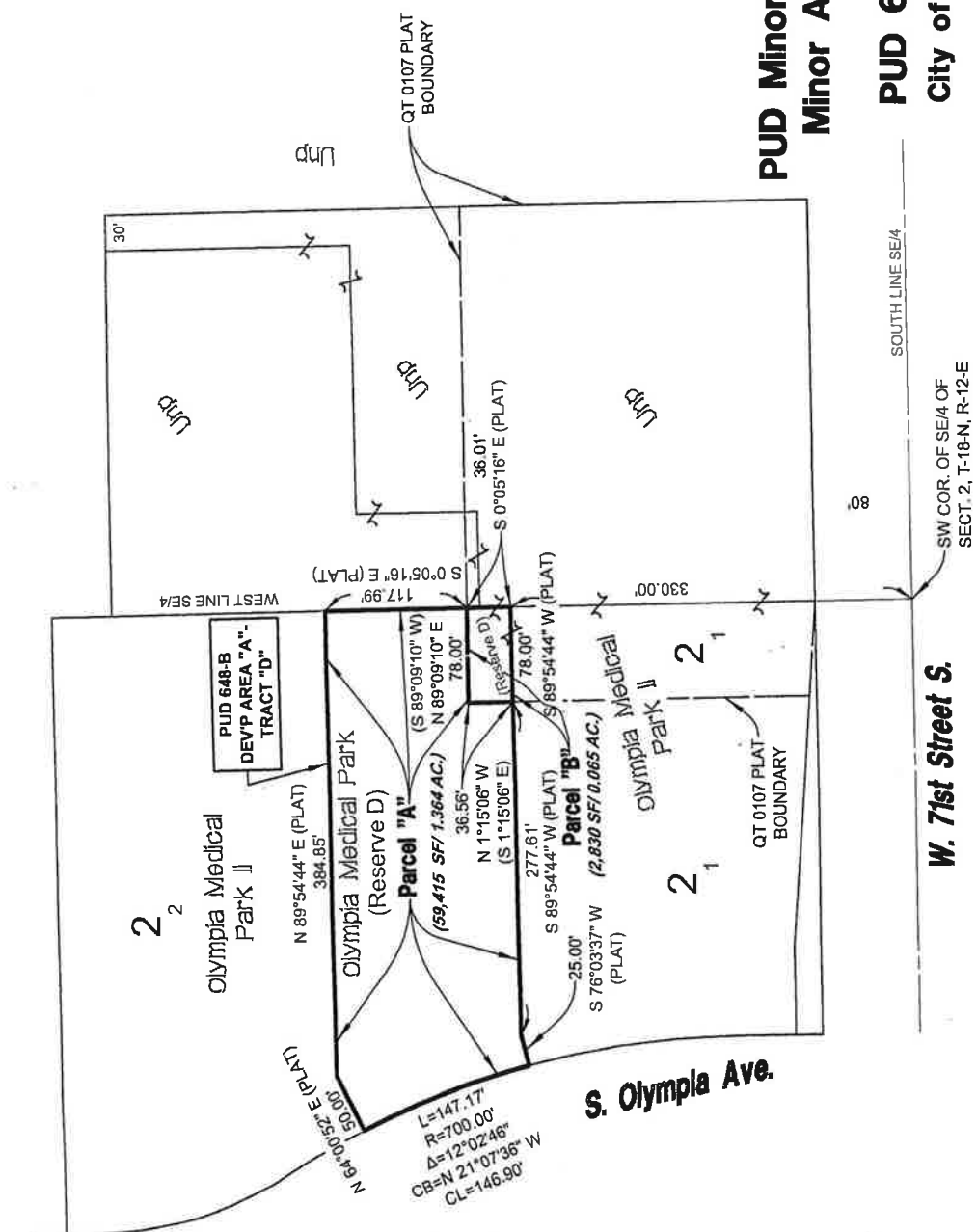
Lot/Tract/Area	Land Area	Permitted Floor Area	FAR
Tract D of Development Area A (Formerly Reserve D)	59,415 sf	20,000 sf	.33
Lot 1, Block 2 (Development Area E)	71,175 sf	15,000	.21

Since the FAR on each of the parcels is well within the 1.25 permitted by the Corridor District staff can support the request,

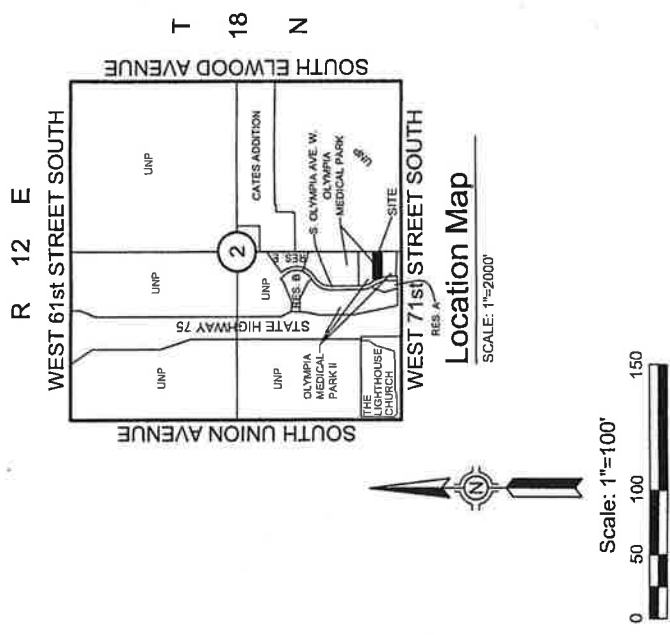
Therefore, staff recommends **APPROVAL** of minor amendment PUD-648-B-1.

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

19.3



Legend
L = LENGTH
R = RADIUS
CB = CURVE BEARING
CL = CURVE LENGTH
SF = SQUARE FEET
AC. = ACRES



PUD Minor Amendment & Corridor District Plan
Minor Amendment (Parcel Area Acreeges)
of
PUD 648-B, Dev'p Area "A"-Tract "D"
City of Tulsa, Tulsa County, State of Oklahoma



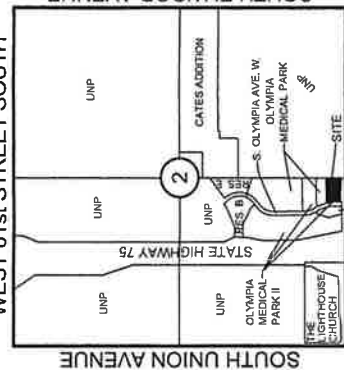
Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
PHONE: (918) 685-3600
FAX: (918) 685-8668
EXP. DATE 8/30/19

BY	DATE

FILE:	1812.0200	SURVEY BY:	DATE:	9/7/11
ORDER:	16556.05	DRAWN BY:	LAD	SCALE:
BOOK:		CHECKED BY:	DIA	SHEET 1 OF 1

R 12 E
T 18 N

WEST 61st STREET SOUTH

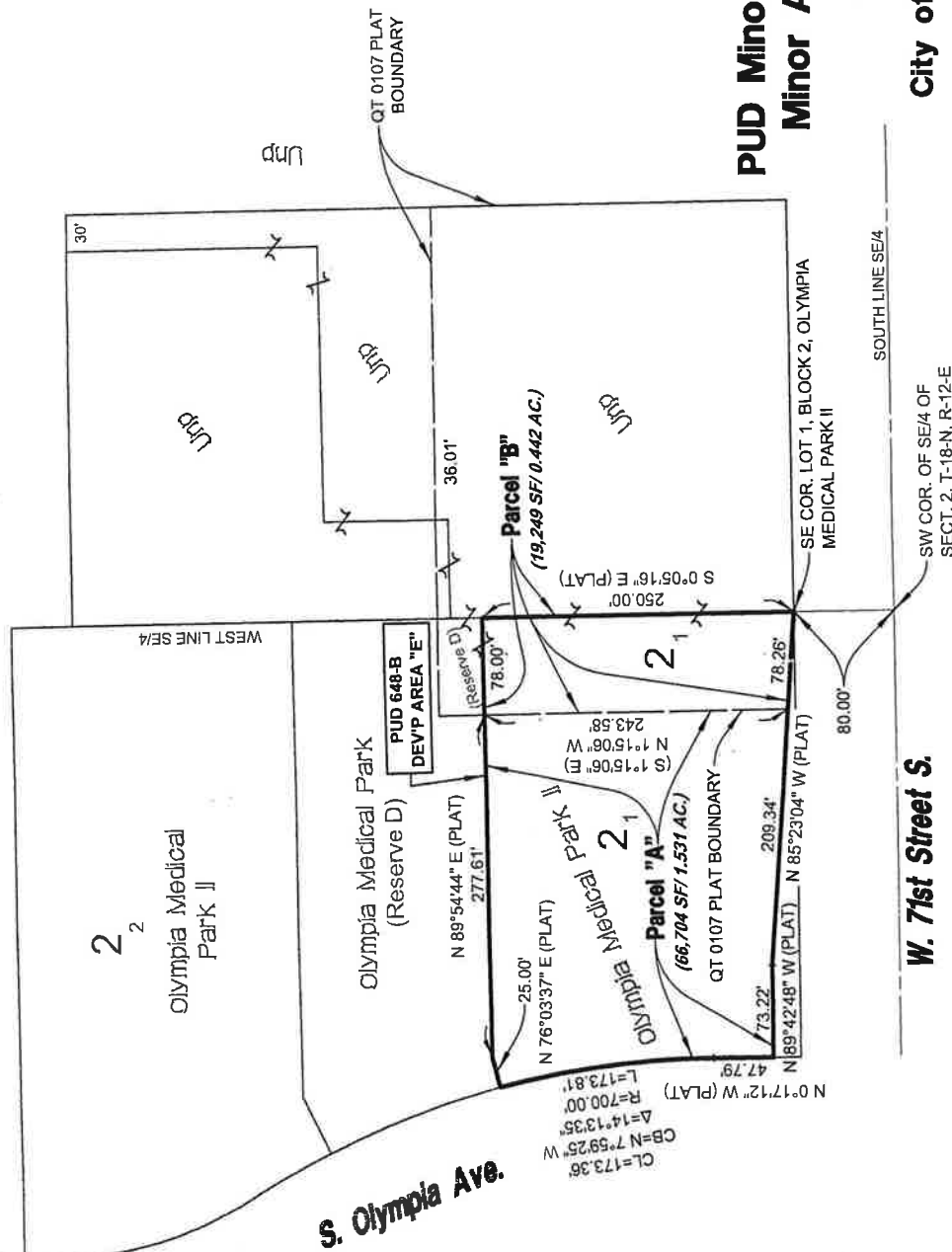
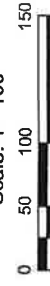


Location Map

SCALE: 1"=2000'



Scale: 1"=100'



Legend

- L = LENGTH
- R = RADIUS
- CB = CURVE BEARING
- CL = CURVE LENGTH
- SF = SQUARE FEET
- AC. = ACRES

19.5

PUD Minor Amendment & Corridor District Plan
Minor Amendment (Parcel Area Acreages)

of

PUD 648-B, Dev'p Area "E"

City of Tulsa, Tulsa County, State of Oklahoma

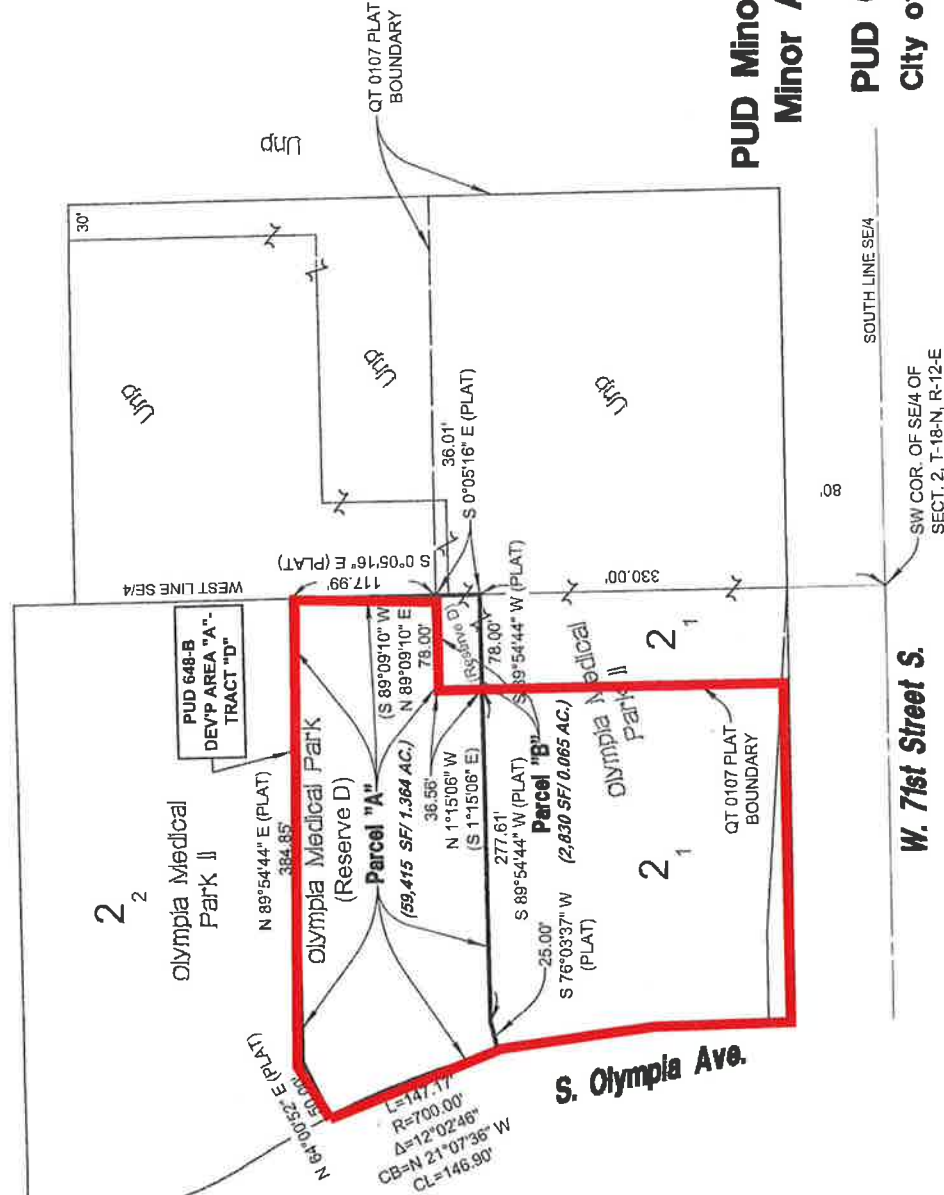
Sisemore Weisz & Associates, Inc.

611 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA. NO. 2421
PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/13



BY	DATE

FILE:	1812.0200	SURVEY BY:		DATE:	9/7/11
ORDER:	16556.05	DRAWN BY:	LAD	SCALE:	1"=100'
BOOK:		CHECKED BY:	DLA	SHEET	1 OF 1



**PUD Minor Amendment & Corridor District Plan
Minor Amendment (Parcel Area Acreages)**

of

PUD 648-B, Dev'p Area "A"-Tract "D"
City of Tulsa, Tulsa County, State of Oklahoma

W. 71st Street S.

Legend

L	=	LENGTH
R	=	RADIUS
CB	=	CURVE B
CL	=	CURVE L
SF	=	SQUARE
AC.	=	ACRES

Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE

6111 EAST 32nd PLACE

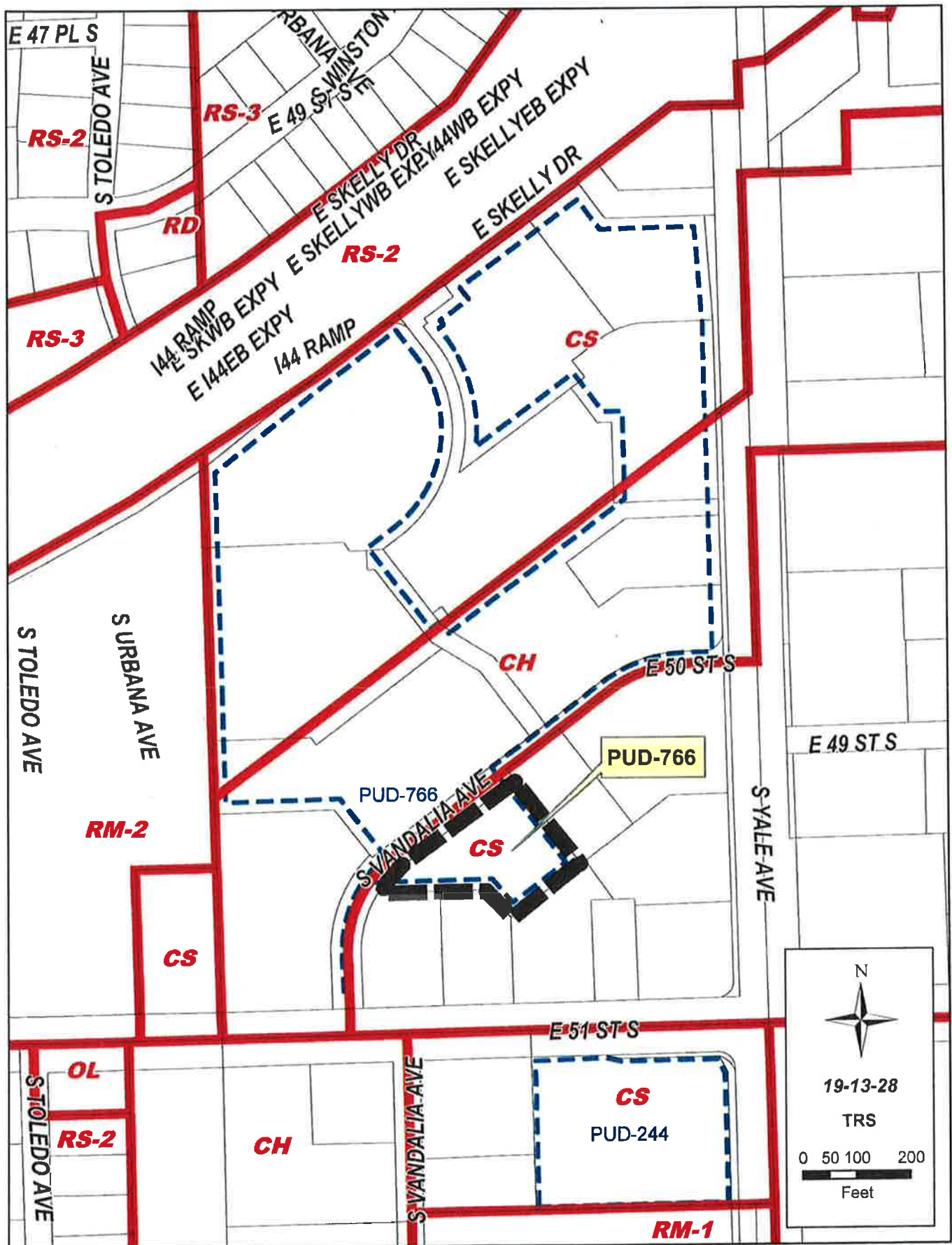
TULSA, OKLAHOMA
CA. NO. 2421 74135

FILE:	1812.0200	SURVEY BY:	DATE:	9/7/11
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ORDER:	16556.05	DRAWN BY:	LAD	SCALE:	1"=100'
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BOOK:	CHECKED BY: DLA	SHEET 1	OF 1
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19.6



20.1



PUD-766

19-13-28

TRS

0 50 100 200
Feet

90.2

November 2, 2011

STAFF RECOMMENDATION

PUD-766: Detail Site Plan – Northeast of the northeast corner of East 50th Street South/South Vandalia Avenue and East 51st Street South; Lot 1, Block 1 – 51 Yale; TRS 19-13-28; CZM 47; Atlas 468; CD 7; CS/CH.

The applicant is requesting approval of a detail site plan for a compressed natural gas automobile fueling facility. The proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-766.

There are no buildings proposed as part of the development of this site. Development includes the construction of a typical gas station canopy and three compressed natural gas fuel dispensers.

The submitted site plan meets all applicable open space, structure height and setback limitations. Access to the site will be provided from 50th Street South/South Vandalia Avenue. With no building being constructed, there is no off-street parking required. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code. All sight lighting including building mounted or under canopy mounted may not exceed 30' in height per PUD limitations for exterior lighting. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district.

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

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

20.3



Apache Tulsa CNG Station

Canopy Layout and Color

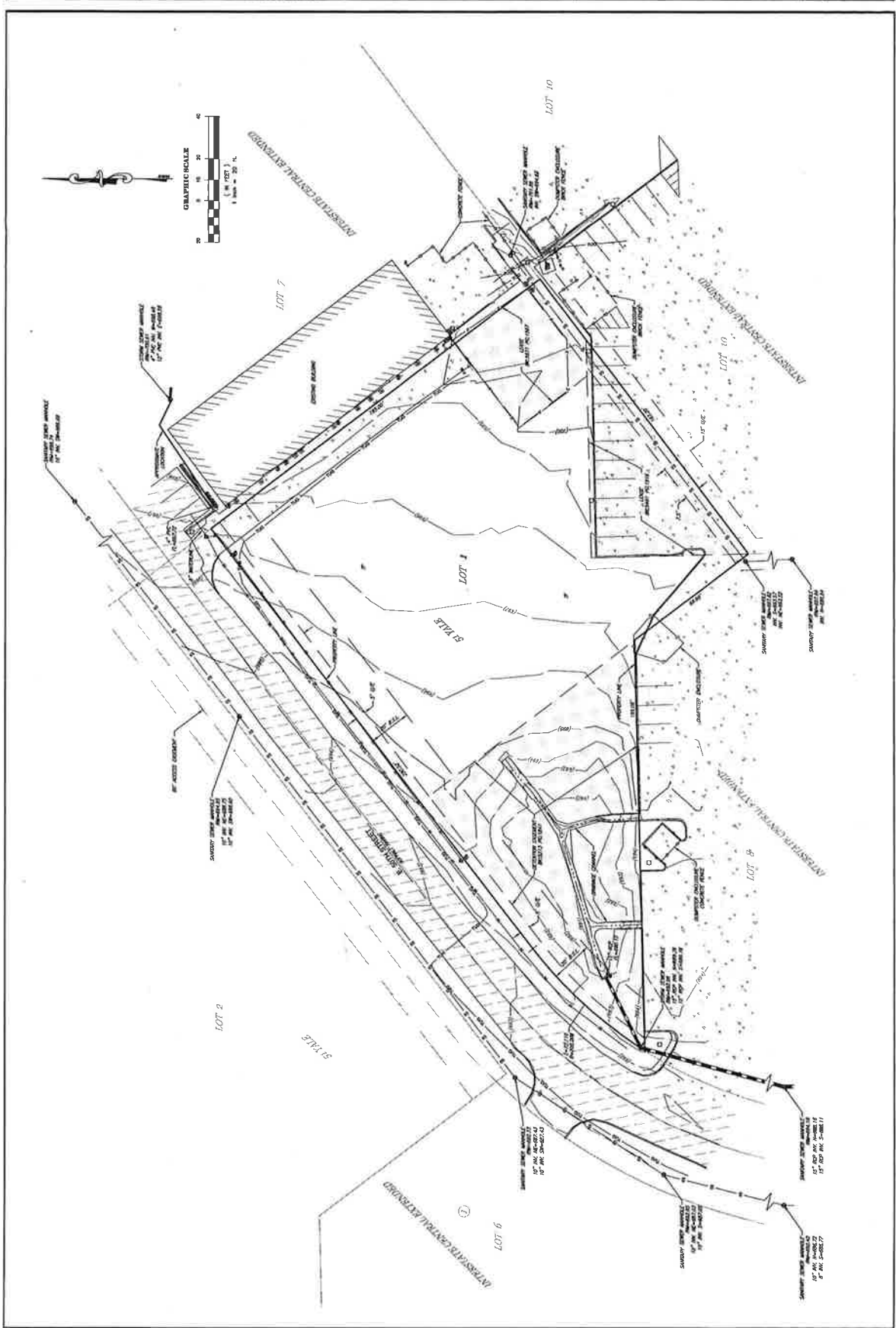
Note: Lighting will be (6) 84 LED, 530 milliamp LSI, surface hung)

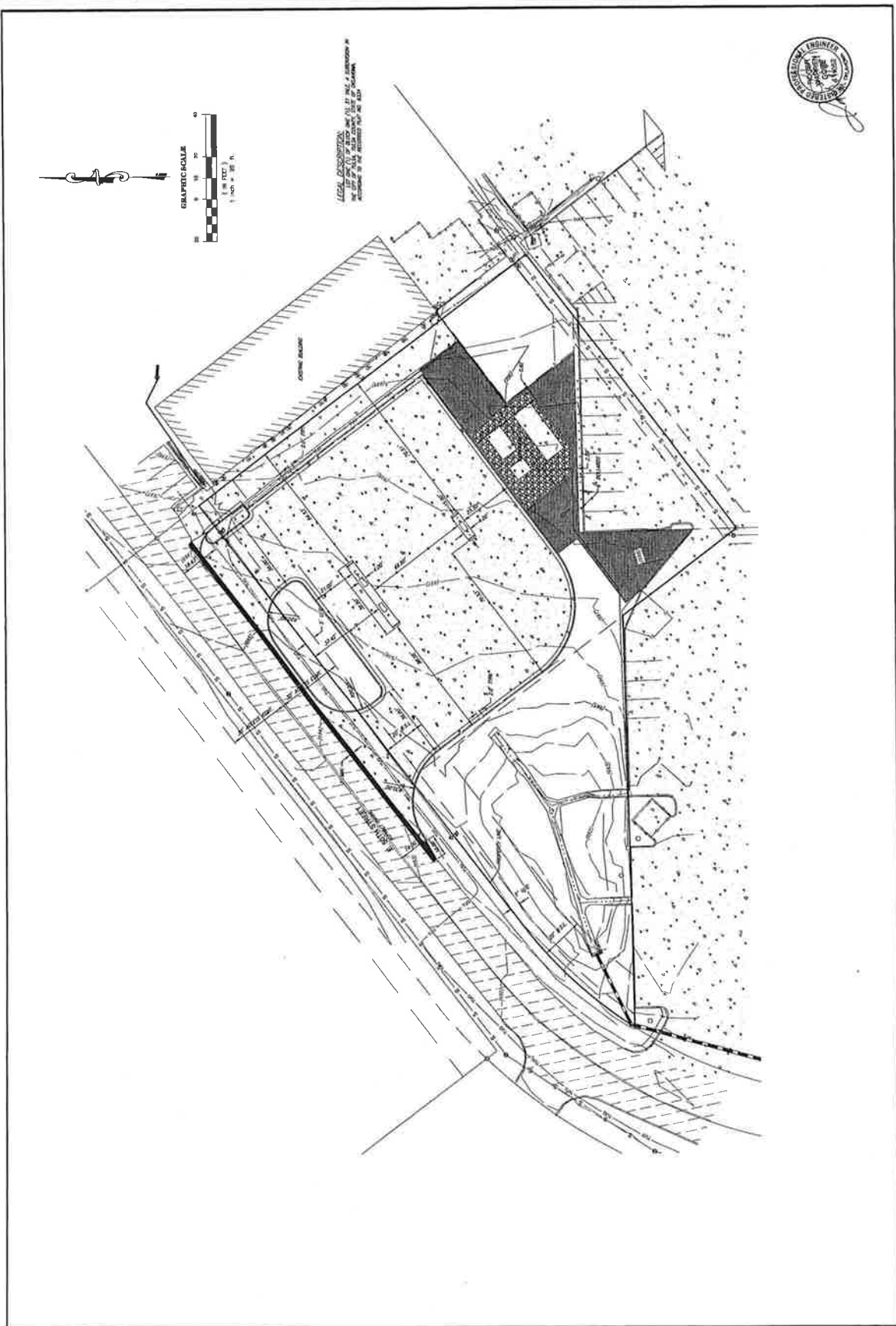
Site Location: Apache Corporation
5010 S Vandalia Ave
Tulsa, OK 74135
Const. Permit Applied: A/P Number 268938

204

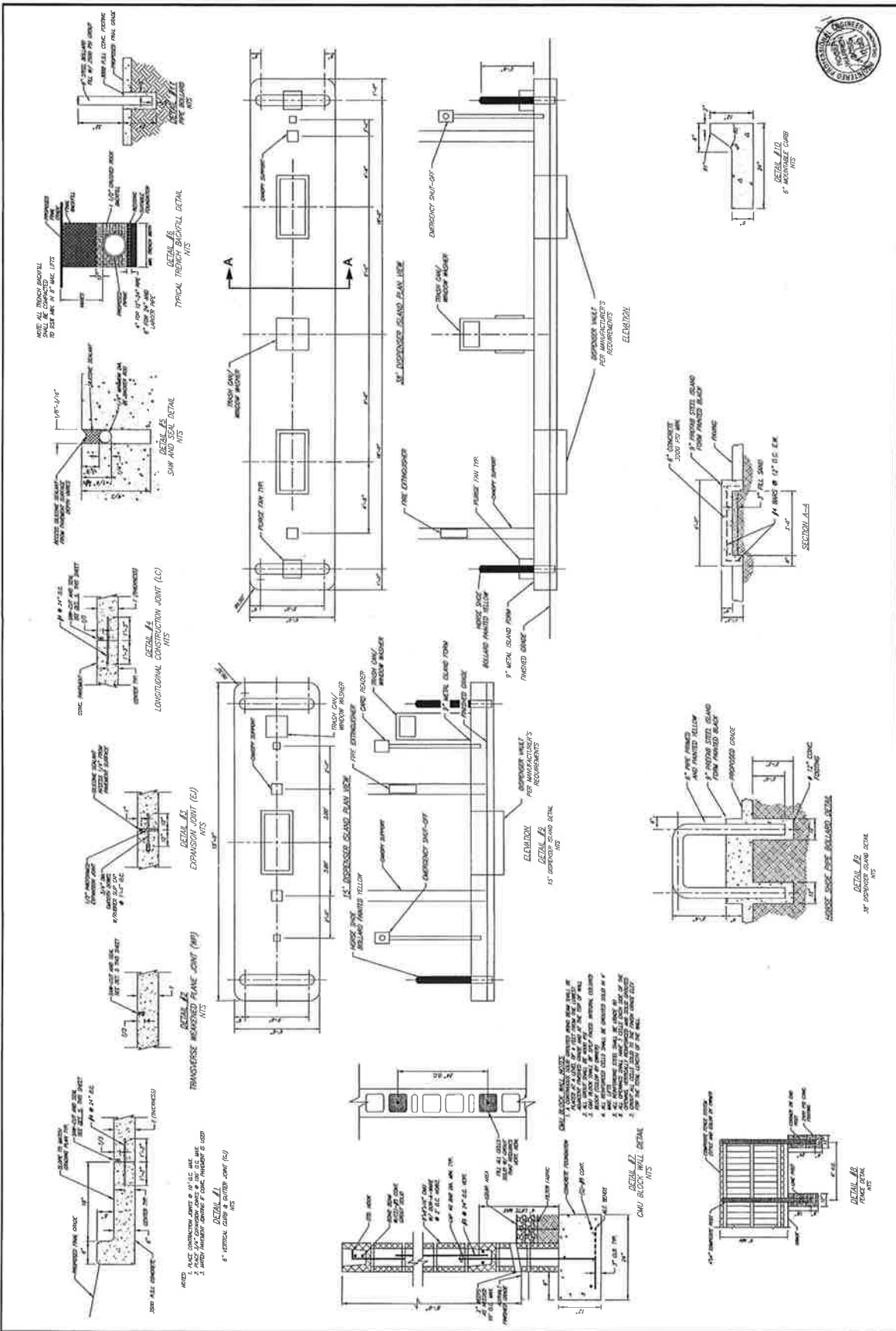
205

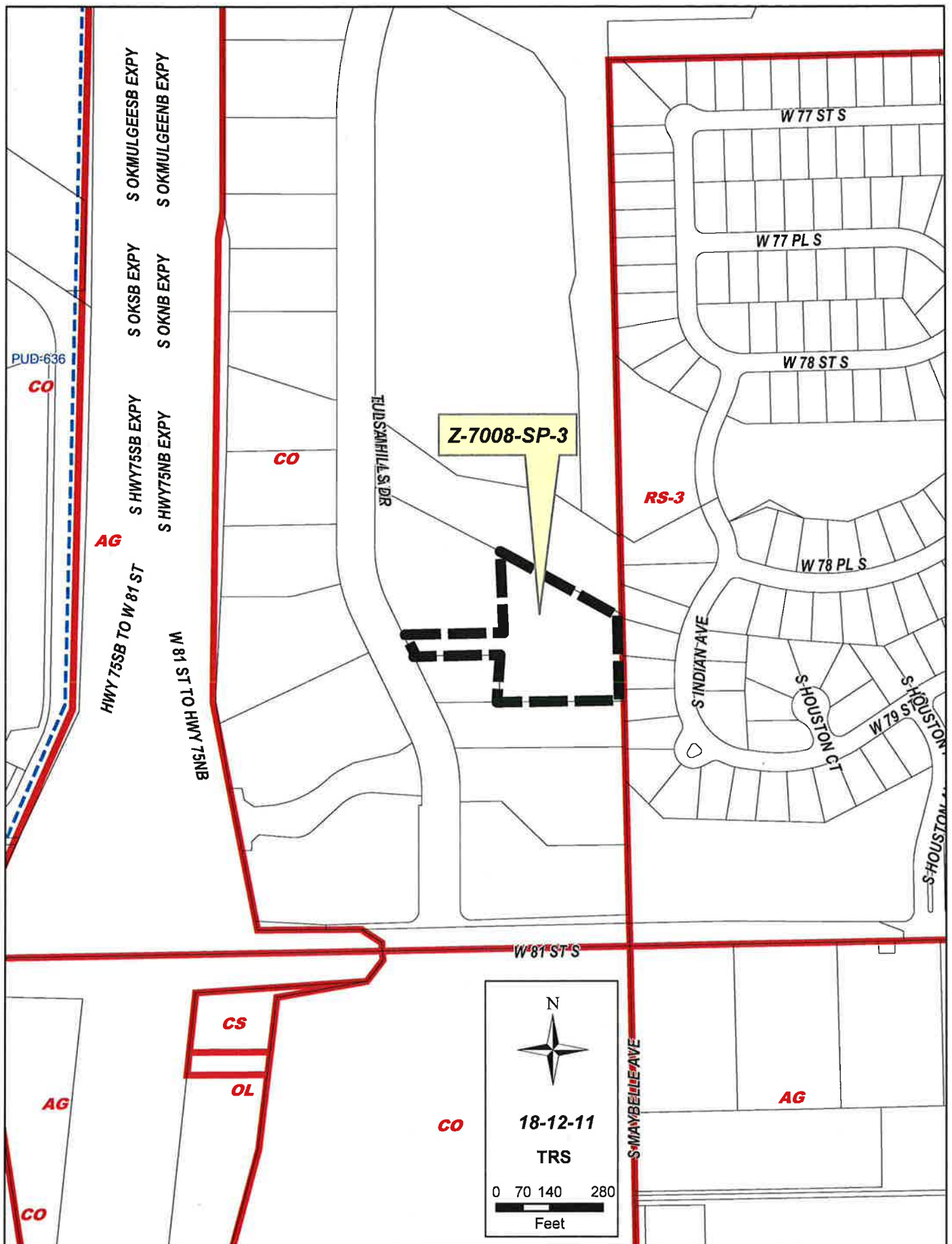
TOPOGRAPHIC SURVEY CHS STATION - TULSA, OKLAHOMA		 Gose & Associates Engineering • Planning • Surveying www.gose-associates.com P.O. Box 2371 Bartlesville, OK 74603 P: (405) 743-4008 F: (405) 743-4008	DRAWN BY: Gose & Associates LAST REVISION: 09/02/11 CHECK BY: ME LAST REVISION: 09/02/11 CHECK BY: ME THIS SURVEY IS TO BE USED FOR THE PURPOSES OF THE PROJECT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF Gose & Associates.
JOB NUMBER 1064-01	SHEET NUMBER 2-1		
PROJECT LOCATION: TULSA, OK			





20.6







21.2

November 2, 2011

STAFF RECOMMENDATION

Z-7008-SP-3: Detail Site Plan – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lot 2/Tract 2D, Block 2 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting approval of a detail site plan for an 11,538 square foot (sf) retail floor covering outlet. The proposed use, Floor Coverings Store within Use Unit 14 – Shopping Goods and Services is a permitted use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Access is being derived from Olympia Avenue via mutual access easement through Lot 2/Tract 2B. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting, including building mounted within the east 120 feet of the lot will be limited to 15-feet in height and will be directed down and away from adjoining properties in a manner in which the light producing element and reflector are not visible to a person standing at ground level in any adjacent residential district or from any residentially used property. In instances where the light producing element and or reflector are visible from adjacent residential areas or residentially used areas the light fixture will be fully cut-off. Light fixtures not located within 120 feet of the east boundary will reach heights of 20 feet or less. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along Olympia Avenue as required by CO District Development Standards and Subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 2/Tract 2D, Block 2 – Tulsa Hills.

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



PROJECT NUMBER:	1117
DRAWING DATE:	10.11.11
ISSUE DATE:	10.11.11

Interventions:

SITE PLAN

C1.00

DUMPSTER ENCLOSURE

21.4



התאחדות המורים

Building Elevations

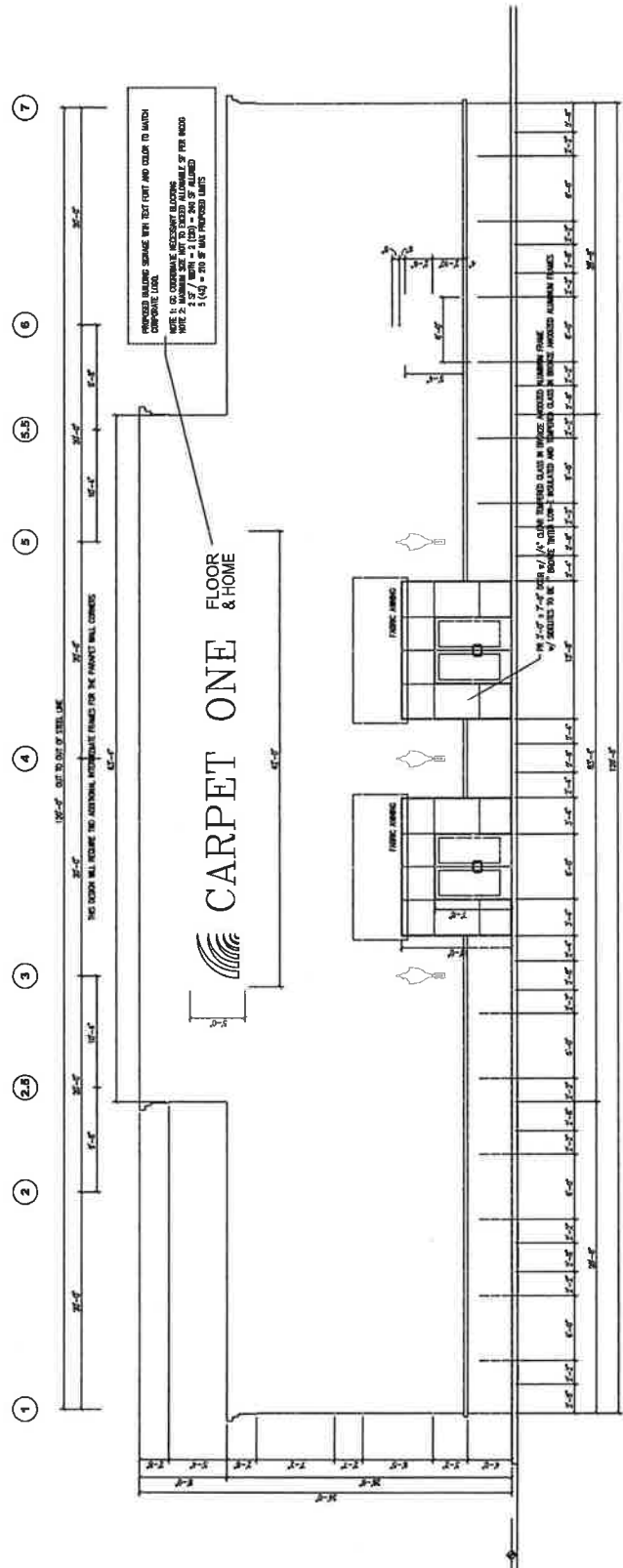
Carpet One Floor and Home - Tulsa
 4248 South 75th East Ave. Tulsa, Oklahoma 74145
 Phone: 918-437-9510 E-mail: info@carpetonehomes.com

507 _____
 Mark A. Johnson, MA
 24 September 2011
 4 October 2011 ☒
 12 October 2011 ☒

SHEET NUMBER
A3.1
TOTAL 4

4

Building Elevations

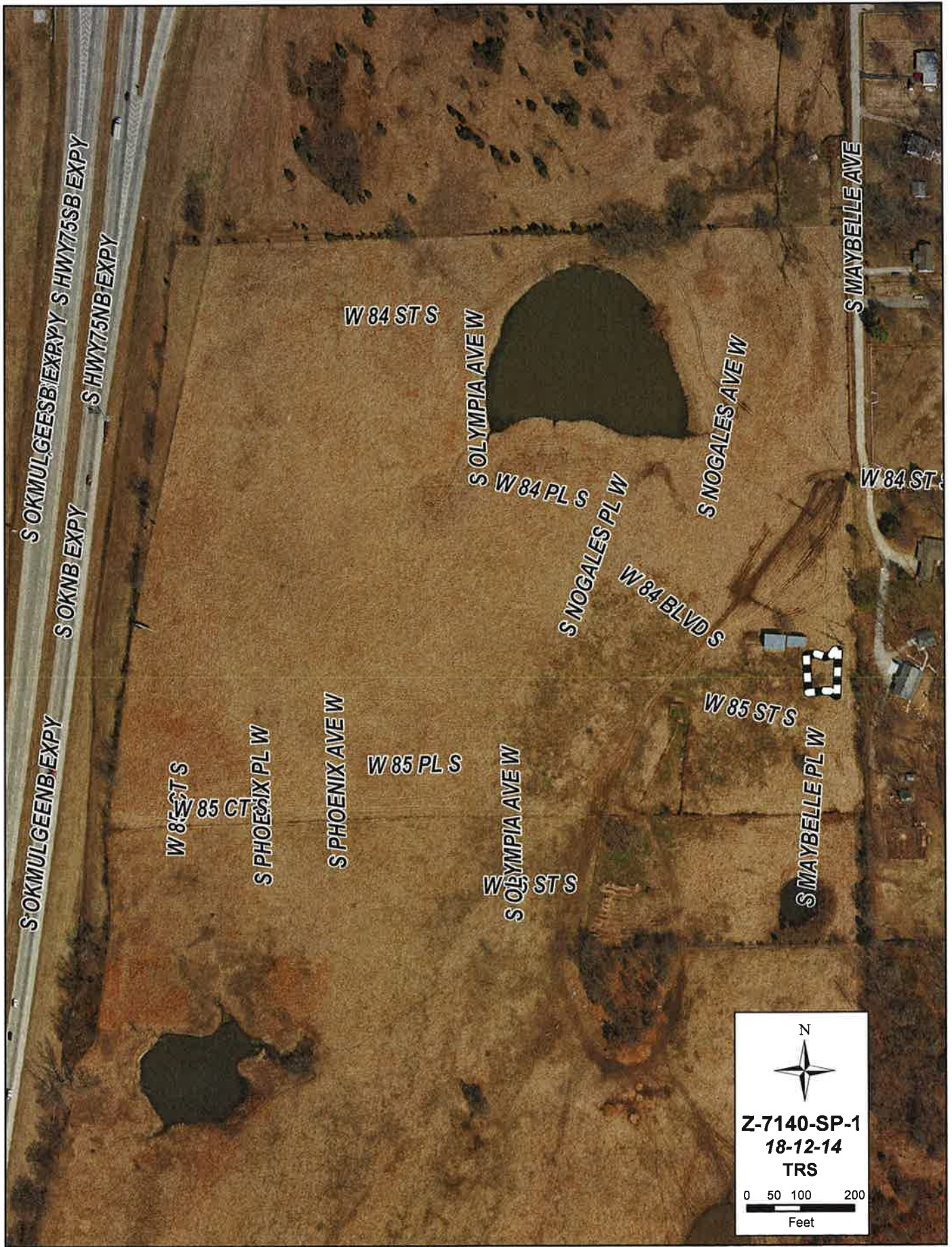


FRONT ORIENT ELEVATION

21.5



22.1



N

Z-7140-SP-1
18-12-14
TRS

0 50 100 200
Feet

November 2, 2011

STAFF RECOMMENDATION

Z-7140-SP-1: Detail Site Plan – South of the southwest corner of West 81st Street South and South Maybelle Avenue; TRS 18-12-14; CZM 51; CD 2; CO.

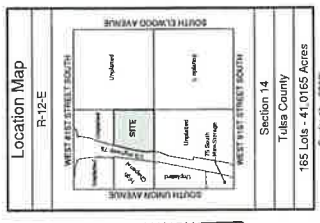
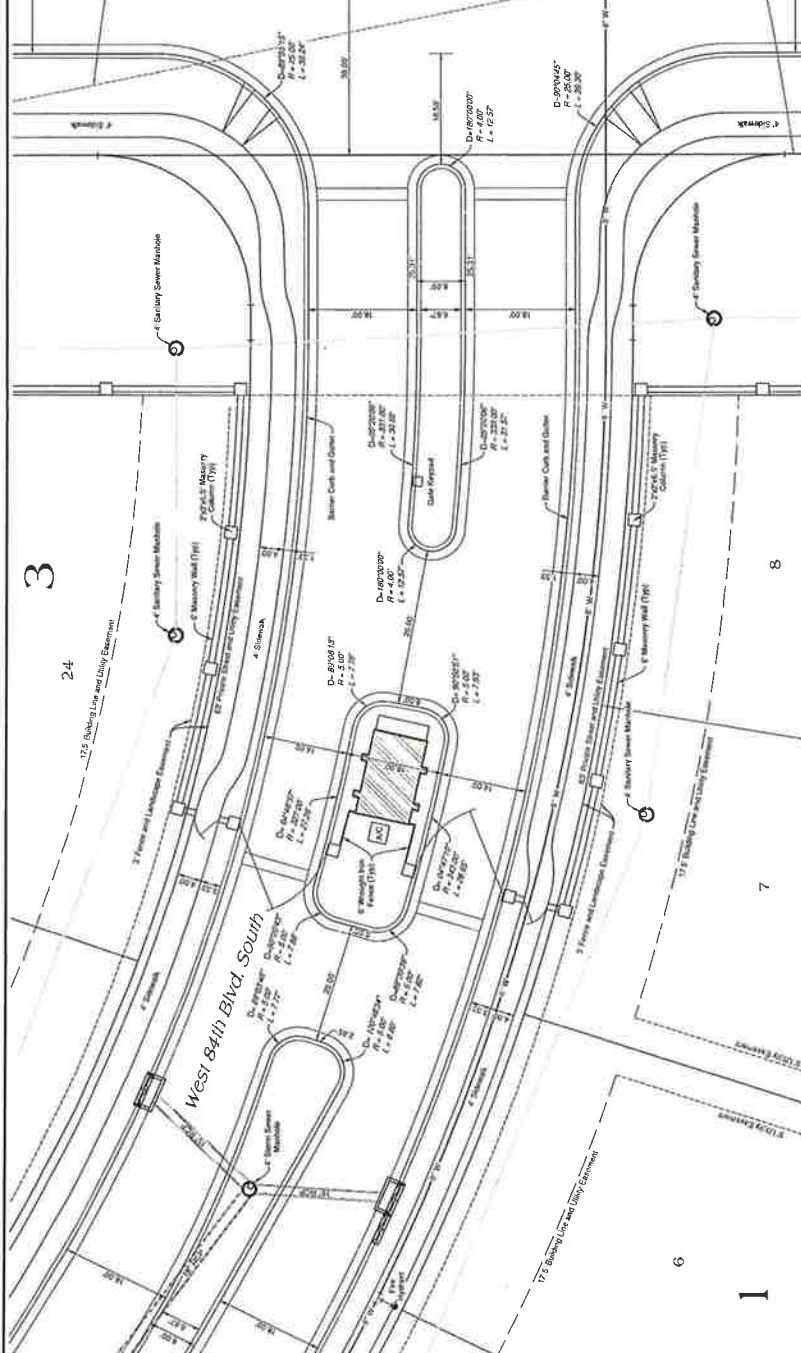
The applicant is requesting approval of a detail site plan for a gated entry to a residential subdivision located south of the southwest corner of West 81st Street South and South Maybelle Avenue.

The gates will be located approximately 150' from the centerline of Maybelle Avenue in the private street right-of-way (ROW) for West 84th Boulevard South. A 16' tall guardhouse will be constructed between the entry and exit gates.

The plan has received the approval of the City of Tulsa Traffic Engineer and City of Tulsa Fire Marshall.

Staff recommends **APPROVAL** of the detail site plan for the entry gates and guardhouse associated with Corridor District Plan Z-7140-SP-1.

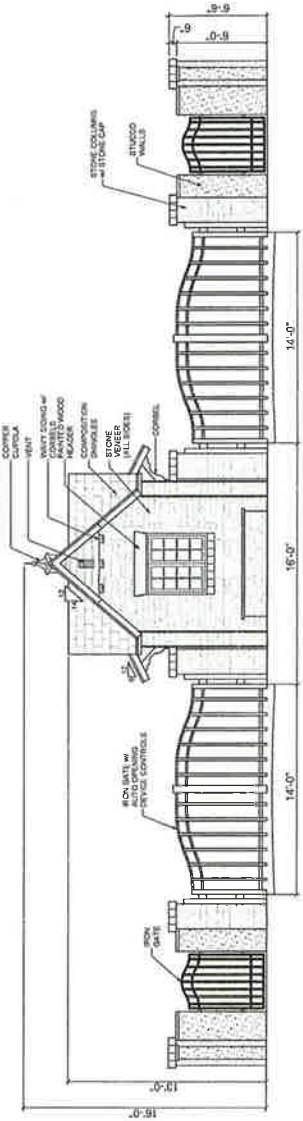
Note: Detail site plan approval does not constitute landscape plan or sign plan approval.



Traffic *Michael A. Simon*

Fire Marshall: _____

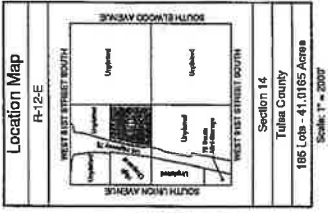
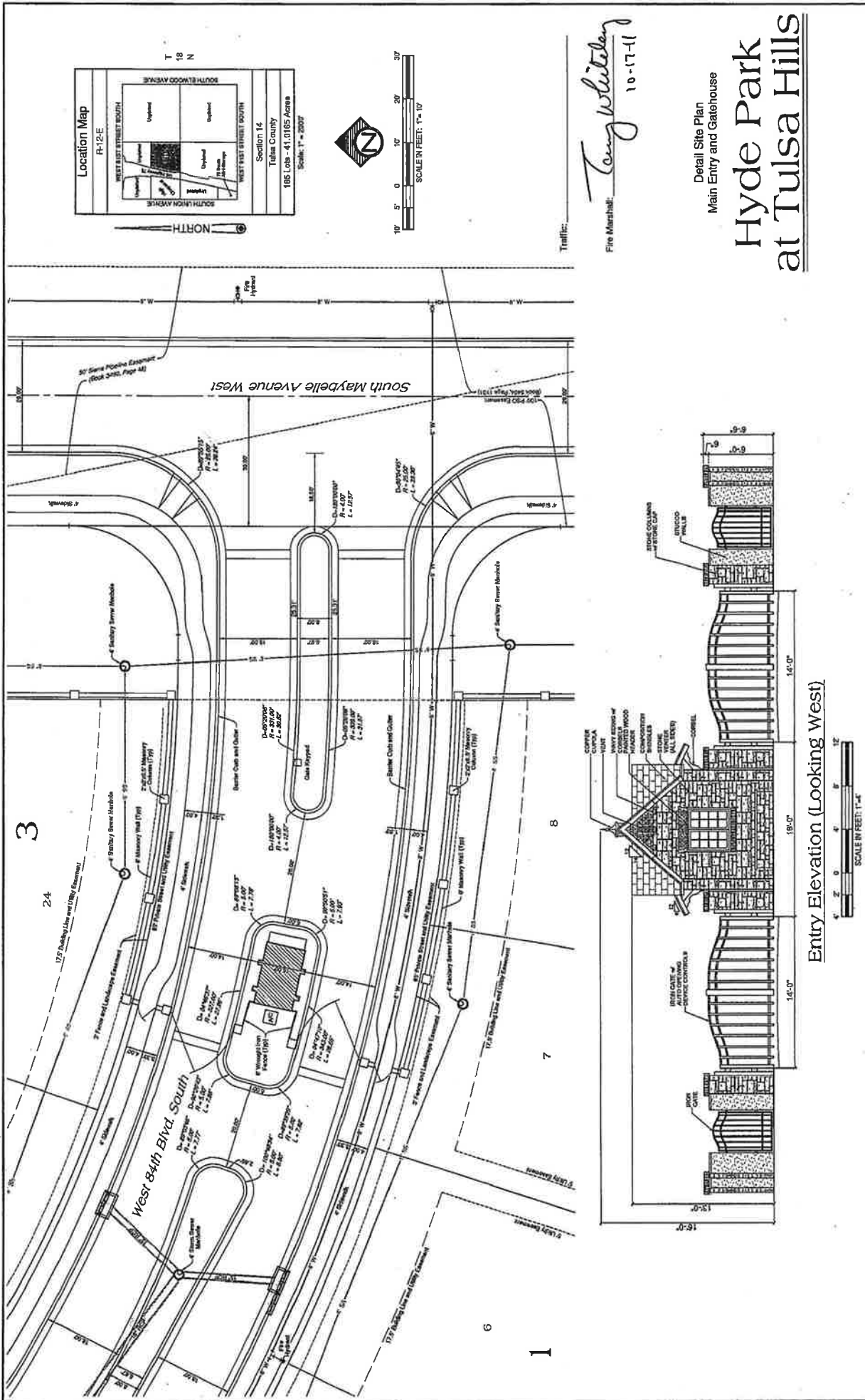
Detail Site Plan Main Entry and Gatehouse **Hyde Park** at **Tulsa Hills**



Entry Elevation (Looking West)

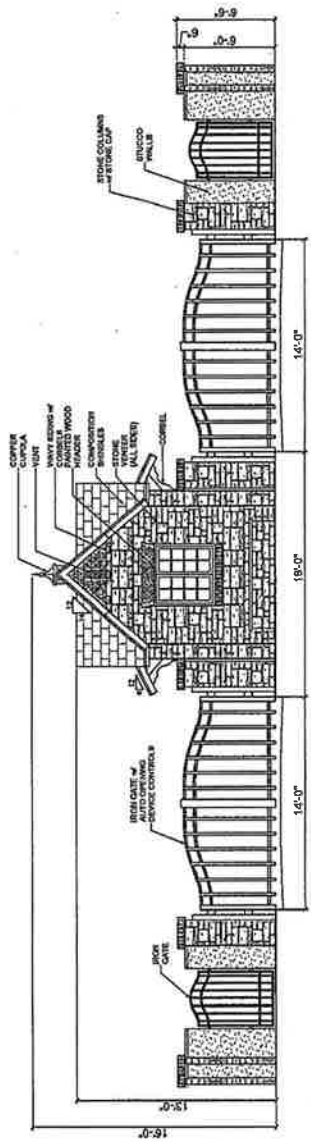


22.4



Traffic: _____
 Fire Marshal: *Tony Whitely*
 10-17-11

Detail Site Plan
 Main Entry and Gatehouse
**Hyde Park
 at Tulsa Hills**



Entry Elevation (Looking West)

22.5



November 2, 2011

STAFF RECOMMENDATION

Z-7140-SP-1: Detail Site Plan – South of the southwest corner of West 81st Street South and South Maybelle Avenue; TRS 18-12-14; CZM 51; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 9,994 square foot (sf) clubhouse for a residential subdivision. The proposed recreational uses including swimming pool, clubhouse, tennis courts, putting greens, and pedestrian trails are permissible uses within this reserve area of the Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code and includes non-required golf cart parking spaces. Landscaping is provided per the landscape chapter of the Zoning Code. Sidewalks will be provided along South Phoenix Place as required by CO District Development Standards and Subdivision regulations. Pedestrian access is also provided by a pedestrian trail located on the west side of the site and will connect the clubhouse site to the rest of the development.

Staff recommends **APPROVAL** of the detail site plan for the clubhouse and recreational facilities associated with Corridor District Plan Z-7140-SP-1.

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

23.3

Hyde Park at Tulsa Hills

Reserve G, Hyde Park at Tulsa Hills
8450 South Phoenix Place West

A subdivision in the City of Tulsa, being a part of the SE/4 of the NW/4 of Section 14,
Township 18 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Hyde Park, L.L.C.
an Oklahoma limited liability company
Charlie Wolkmeshauer, Manager
6321 East 102nd Street, Suite B
Tulsa, Oklahoma 74137
Phone: 918 269 6397
Fax: 918 296 9213
www.hydeparkliving.com



20 10 0 20 40
SCALE IN FEET: 1" = 20'

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918 252 9021
tpea@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2015

Legend

• Down Spout BL and UE • Building Line and Utility Easement
• Drainage Area • Vehicular Circulation

Monument Notes

A 6" x 12" aluminum bar with a yellow plastic cap stamped "TULS 1827" to be set at all lot boundary corners, prior to recordation unless noted otherwise.
A 3" x 12" aluminum bar with a yellow plastic cap stamped "TULS 1257" to be set at all lot corner other than corners of improvements, unless noted otherwise.
A 3" x 12" aluminum bar with a yellow plastic cap stamped "TULS 1257" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-throats and center of hydrants, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of 82°04'42"W along the east line of the NW/4 of Section 14, T-18N, R-12E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Chained square on top of concrete pavement, at the northeast corner of a concrete driveway that runs north to south. Said concrete driveway is at the south end of Mayfield Avenue.
Elevation = 586.02 NAVD 1988

Sidewalks

Sidewalks are required along streets designated by and in accordance with applicable regulations. Required sidewalks shall be constructed in accordance with City of Tulsa engineering design standards. The Owner/Developer shall construct required sidewalks along the private street reserve areas, within reserve areas, common areas and along arterial street frontages of abutting lots having access into interior streets. Where sidewalks are not constructed by the Owner/Developer, the burden of such shall constitute the required sidewalk.

Curve Table

Sta.	Chord	Radius	Length	Chord Bearing	Chord Length
C1	00+22.17	34.516.33	222.67	N 68°12'43"E	222.67

DATA SUMMARY

DETAIL SITE PLAN
Clubhouse Hyde Park at Tulsa Hills
Reserve G, Hyde Park at Tulsa Hills

CORRIDOR SITE PLAN: Z-7140-SP-1

DEVELOPMENT AREA: 1.4519 Acres

PERMITTED USES: Uses shall be limited to recreational uses, such as: swimming pool, clubhouse, tennis courts, putting green, and associated parking, sidewalks, fencing and walls, open space, landscaping, pedestrian trails, and utilities.

PROPOSED USES: Uses shall be limited to recreational uses, such as: swimming pool, clubhouse, tennis courts, putting green, and associated parking, sidewalks, fencing and walls, open space, landscaping, pedestrian trails, and utilities.

BUILDING FLOOR AREA PROPOSED: 9,964 SF (2 Stories)
First Floor - 9,872 SF
Second Floor - 367 SF

MAXIMUM BUILDING HEIGHT PROPOSED: 35.5'

MINIMUM BUILDING SETBACKS REQUIRED:
From South Boundary of the Development area: 25 ft.
From East Boundary of the Development area: 15 ft.
From North Boundary of the Development area: 25 ft.
From West Boundary of the Development area: 11 ft.

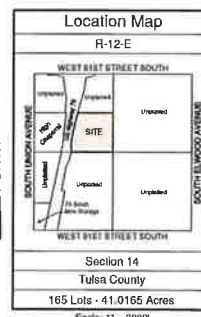
OFF STREET PARKING:
Total Number of Parking Spaces Proposed: 36
Total Number of Golf Cart Parking Spaces Proposed: 23

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 62.2% (39,964 SF)

LANDSCAPED STREET YARD PER STREET FRONTAGE:
South: Phoenix Place West: 1,762 SF (35.9%)

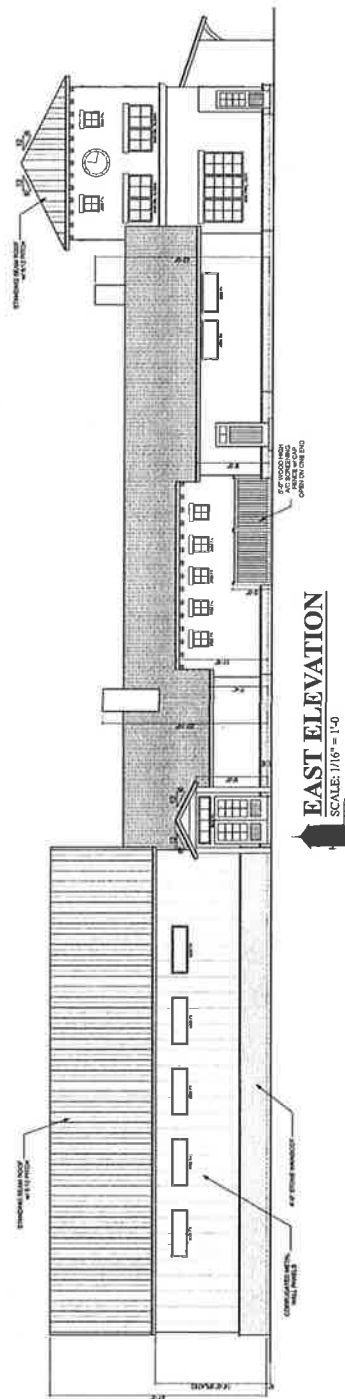
LIGHTING HEIGHT FOR PARKING AREAS:
Height Proposed: 18 ft.

NOTE: Trash pickup for the clubhouse area will be handled by the on-site HOA/Maintenance crew and will be disposed of in a dumpster to be located in the fenced Maintenance Area, in the northeast corner of the site (Reserve K).

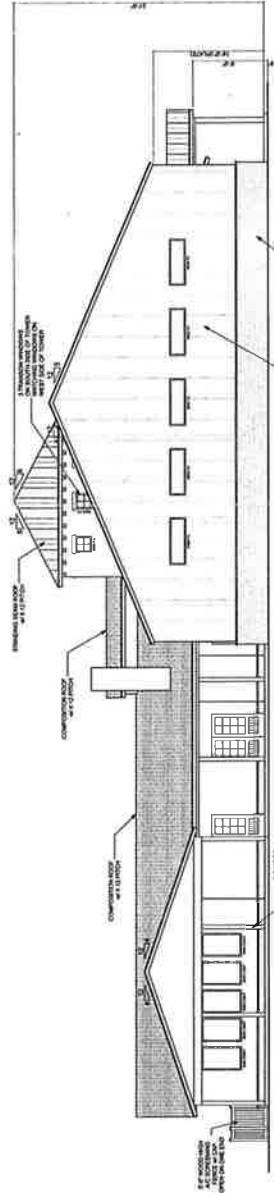


23.4

Hyde Park at Tulsa Hills

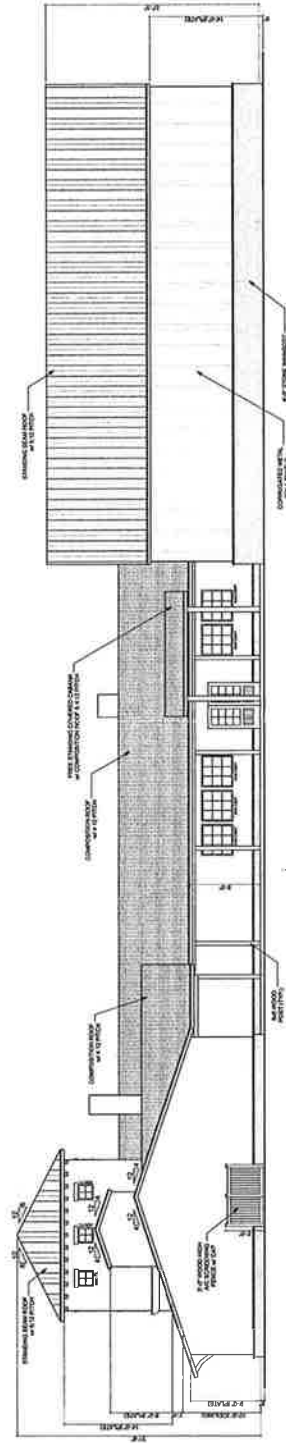


Hyde Park at Tulsa Hills



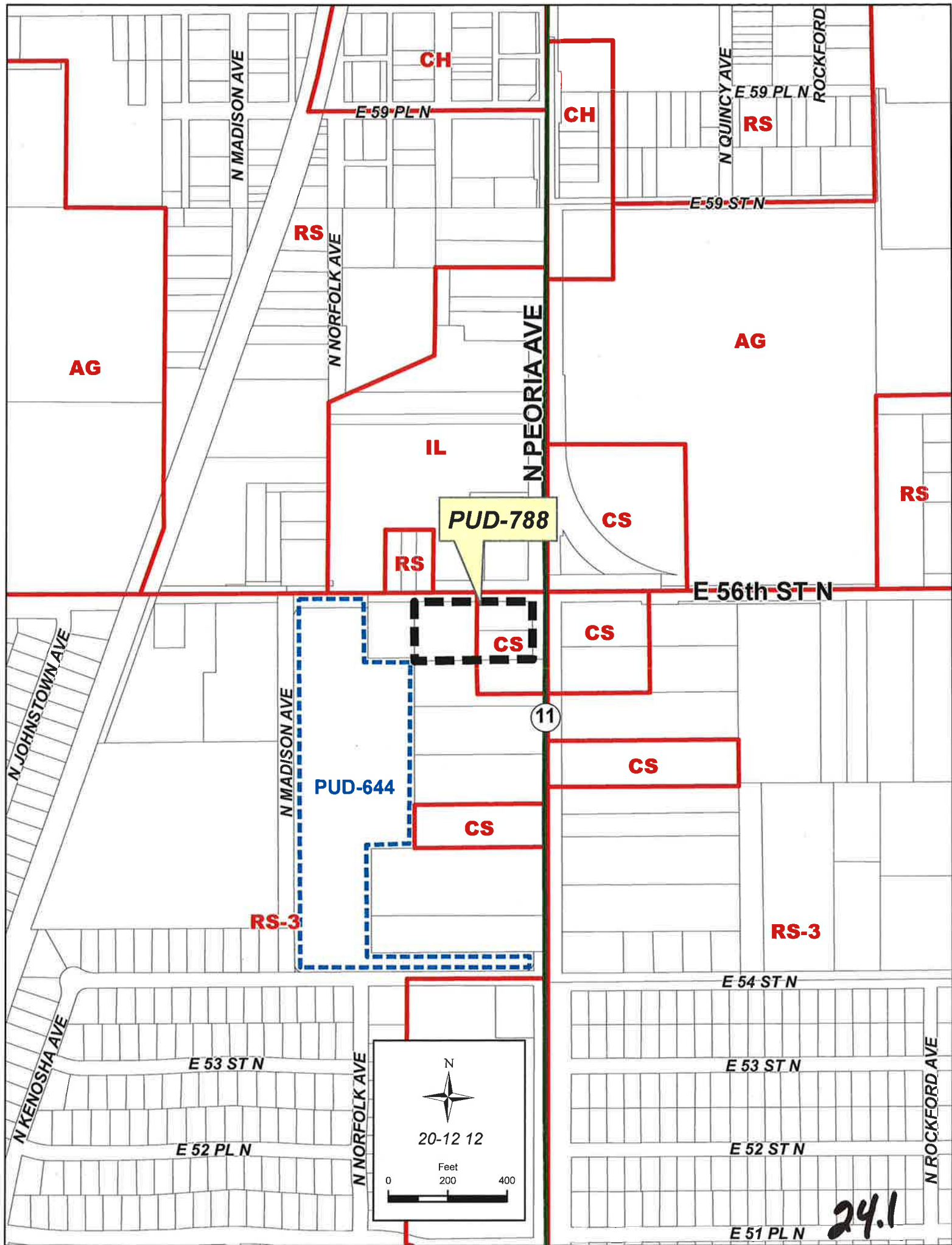
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



RMH

IL

DAWSON RD

IM

E KING ST

CG

E INDEPENDENCE ST

N LEWIS AVE

PK

IL

Z-7184

E HASKELL PL

PK

RM-1

E HASKELL ST

RM-1

E HASKELL ST

CH

N XANTHUS AVE

N YORKTOWN AVE

N ZUNIS AVE

N GILLETTE AVE

N LEWIS PL

N ATLANTA AVE

N ATLANTA PL

E ARCHER ST

RS-4

RM-1

CH

RS-3

E ADMIRAL CT

RS-3

244

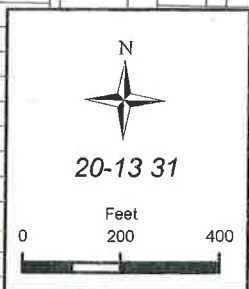
412

E ADMIRAL PL

CH

CS

25.1





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

25.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7184

TRS 0331

Atlas 48

CZM 29

CD- 3

TMAPC Hearing Date: November 2, 2011

Applicant: Brent Witte

Tract Size: 22,500± square feet

ADDRESS/GENERAL LOCATION: North of northeast corner of North Gillette Avenue and East Haskell Place

EXISTING ZONING: RM-1

EXISTING USE: Vacant

PROPOSED ZONING: PK

PROPOSED USE: Parking

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-5602 October 1981: All concurred in approval of a request for rezoning a tract of land from RM-1 to PK on property located on the southeast corner of East Independence Street and North Gillette Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 22,500± square feet in size and is located north of the northeast corner of North Gillette Avenue and East Haskell Place. The property appears to be vacant and is zoned RM-1.

SURROUNDING AREA: The subject tract is abutted on the east by commercial and mixed uses, zoned CH; on the north by a parking lot, zoned PK; farther to the north is an industrial use; on the south by residential uses, zoned RM-1; and on the west by residential uses, zoned RM-1.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not designate North Gillette Avenue.

STREETS:

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

25.3

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

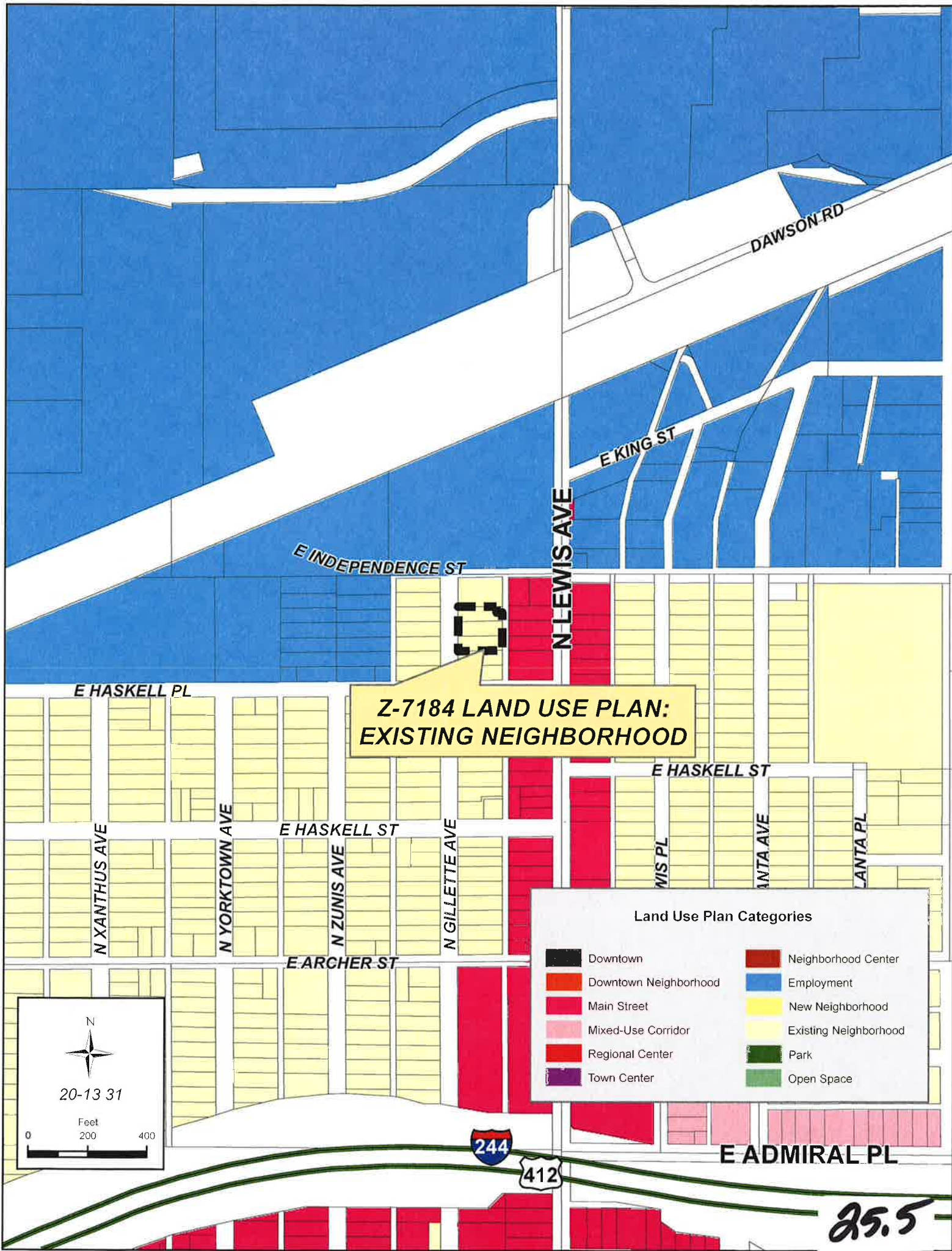
The Comprehensive Plan designates this as an Employment Area. The proposed parking lot is to provide space for parking for the adjacent industrial use. This is an older industrial area, in which many workers also lived. It is surrounded by a residential/mixed use area consequently. Employment areas were so designated to direct employers/potential employers and employees there and to provide the municipal or private infrastructure to allow those businesses to thrive. The surrounding residential area is designated as an Existing Neighborhood.

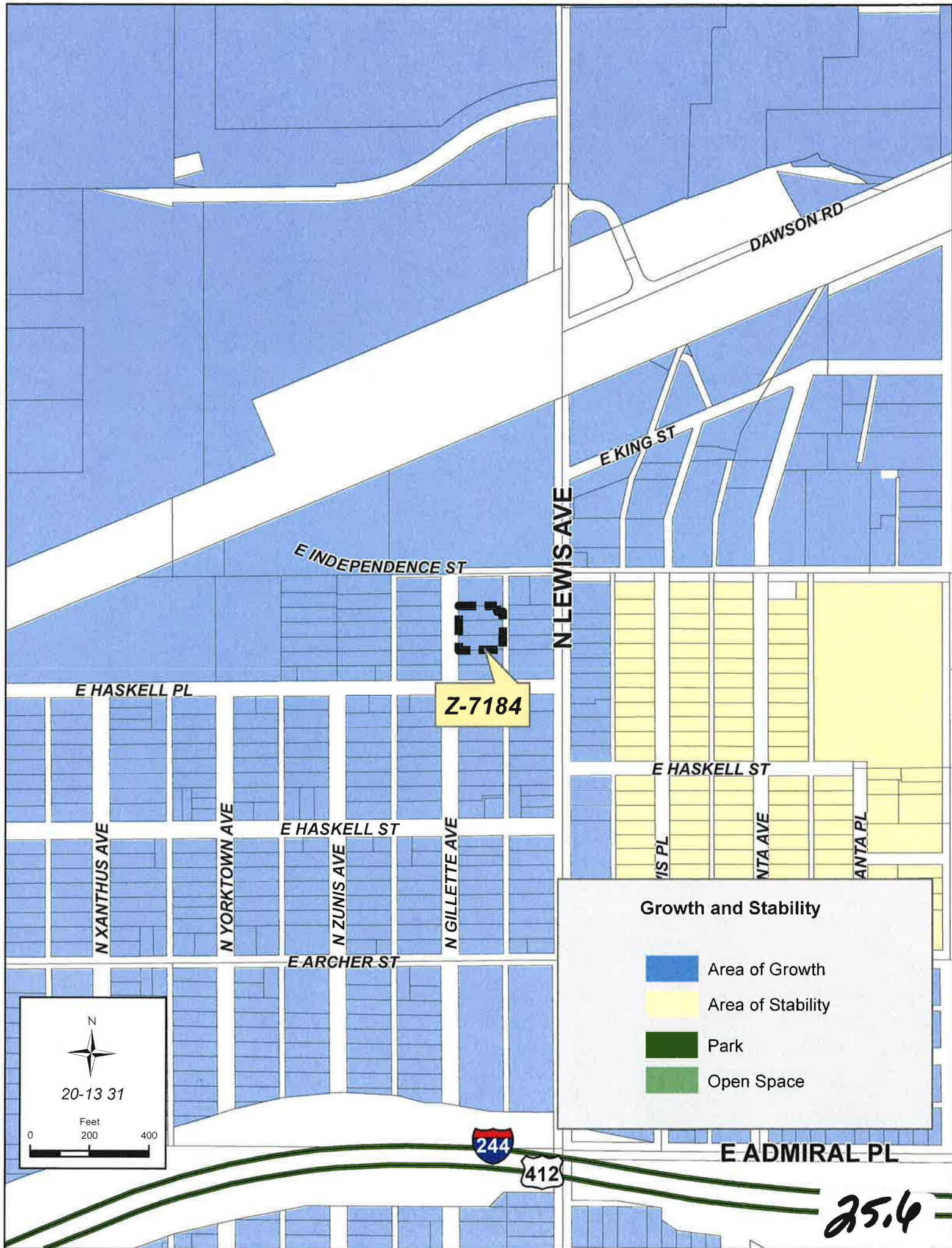
STAFF RECOMMENDATION:

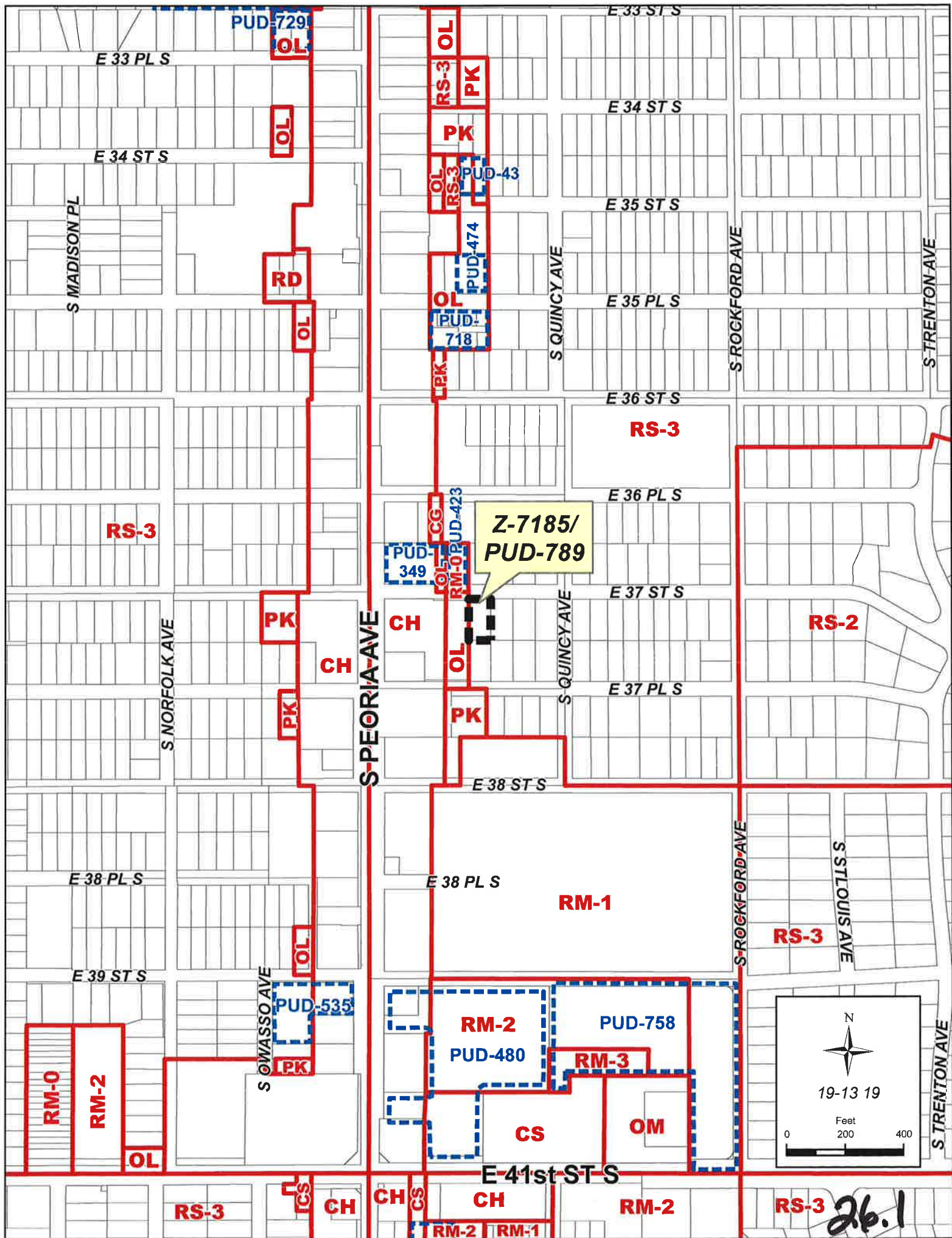
The requested PK zoning **is not in accord** with the Comprehensive Plan. Therefore, staff recommends **DENIAL** of PK zoning for Z-7184.

11/02/11

25.4









**Z-7185/
PUD-789**



19-13 19

Feet
0 200 400

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

26.2

TULSA METROPOLITAN AREA PLANNING COMMISSION

CASE REPORT

APPLICATION: Z-7185

TRS 9319

Atlas 248

CZM 47

CD-9

TMAPC Hearing Date: November 2, 2011

Applicant: KJRH

Tract Size: 10,538± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of South Peoria Avenue and East 37th Street

EXISTING ZONING: RS-3

EXISTING USE: Residential

PROPOSED ZONING: PK/ PUD

PROPOSED USE: Off-street parking & screening

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

RELEVANT ZONING HISTORY:

Z-6749 February 2000: All concurred in approval of a request for rezoning a .84± acre tract of land from RS-3/RM-1 to PK for parking purposes on property located east of South Peoria Avenue fronting East 37th Place and East 38th Street and south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10,538± square feet in size and is located east of the southeast corner of South Peoria Avenue and East 37th Street. The property is used residentially and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by Lee Dell Addition zoned RS-3 being used residentially; on the north by 37th Street and then Lee Dell Addition, zoned CH/OL/RM-0 being used commercially; on the south by 37th Place and then Rochelle Addition zoned CH/PK being used commercially and as a parking lot; and on the west by Lee Del Addition zoned CH/OL being used as the KJRH studios.

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

TRANSPORTATION VISION OF THE COMPREHENSIVE PLAN:

The Transportation Vision of the Tulsa Comprehensive Plan does not designate East 37th Street. Nearby Peoria Avenue is designated as a Main Street and is four lanes wide with parallel parking provided along the street.

TULSA CITY-COUNTY MAJOR STREET AND HIGHWAY PLAN:

26.3

The Tulsa City-County Major Street and Highway Plan, adopted as part of the Tulsa Comprehensive Plan Designates 37th Street South as a Residential Collector. Nearby Peoria Avenue is designated as an Urban Arterial Main Street.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 37 th Street	Residential Collector	50'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the subject property as an "Area of Growth" with a Land Use designation of "Existing 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.

The **Existing Residential Neighborhood** land use category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

With the subject property designation the proposed rezone and associated PUD are **not in accord** with the Plan.

RELATIONSHIP TO THE BROOKSIDE INFILL NEIGHBORHOOD IMPLEMENTATION PLAN:

The lot in question does not lie within the Northern Brookside Business Area and as a result the requested PK (parking) rezoning is **not in accord** with the Brookside Plan. The boundary between the business area and the residential neighborhood has been held consistently since the first Brookside small area plan was done many years ago. The recently adopted Comprehensive Plan designates the area as an existing neighborhood and an area of stability. See also attached Exhibit F.

STAFF RECOMMENDATION FOR ZONING:

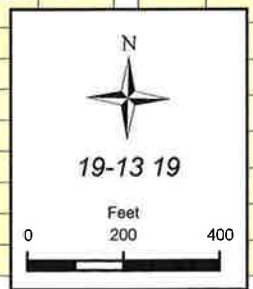
Based on the Comprehensive Plan and the great amount of citizen participation that caused the various small area Brookside Area Plans to be developed, staff cannot support the requested rezoning. Staff does not deny that there is a need for more parking in the Brookside area, but does not feel that what is essentially an intrusion into a single-family neighborhood is good planning. Therefore, staff recommends **DENIAL** of PK zoning for Z-7185.

26.4

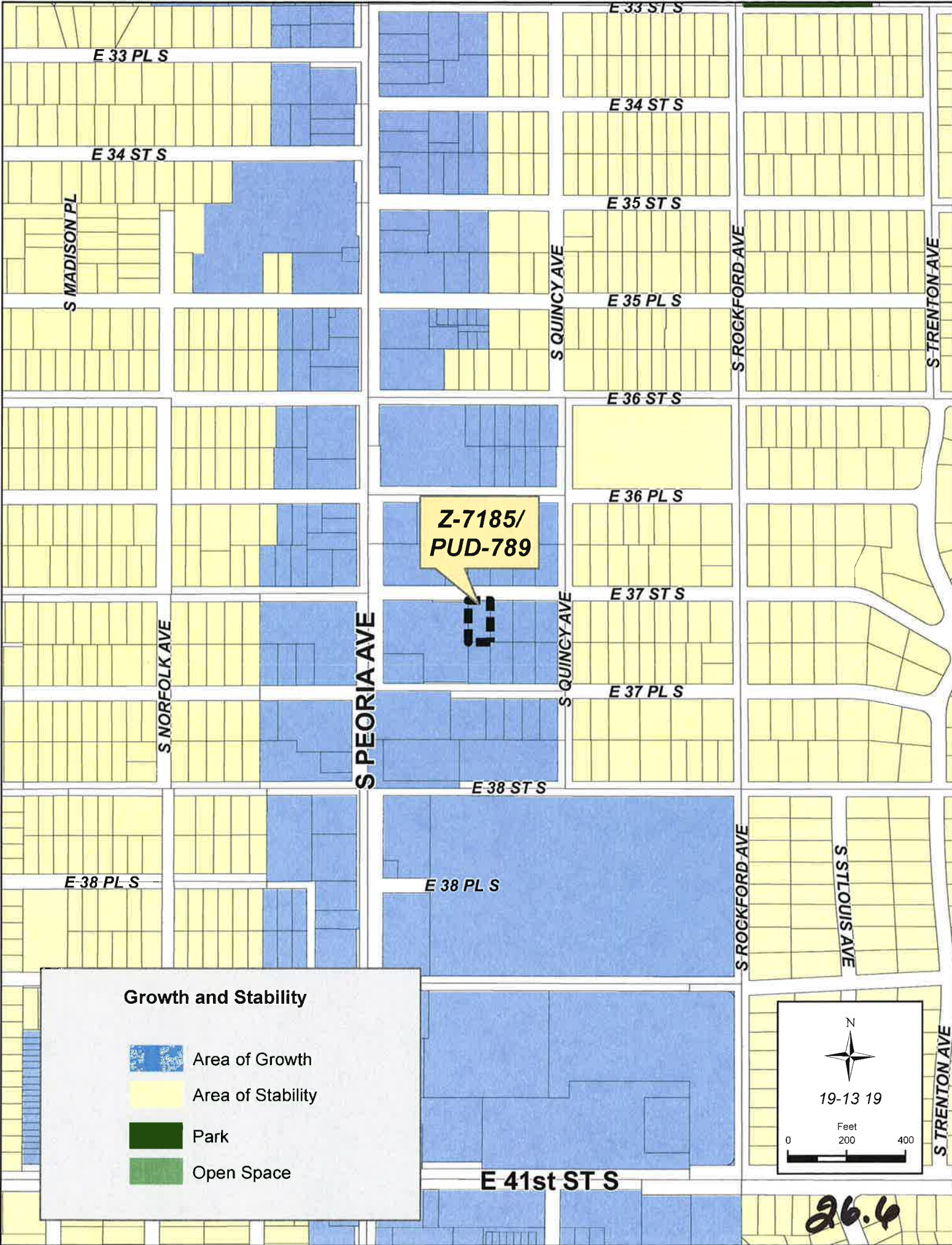
**Z-7185/PUD-789
LAND USE PLAN:
EXISTING NEIGHBORHOOD**

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 |



26.5



Growth and Stability

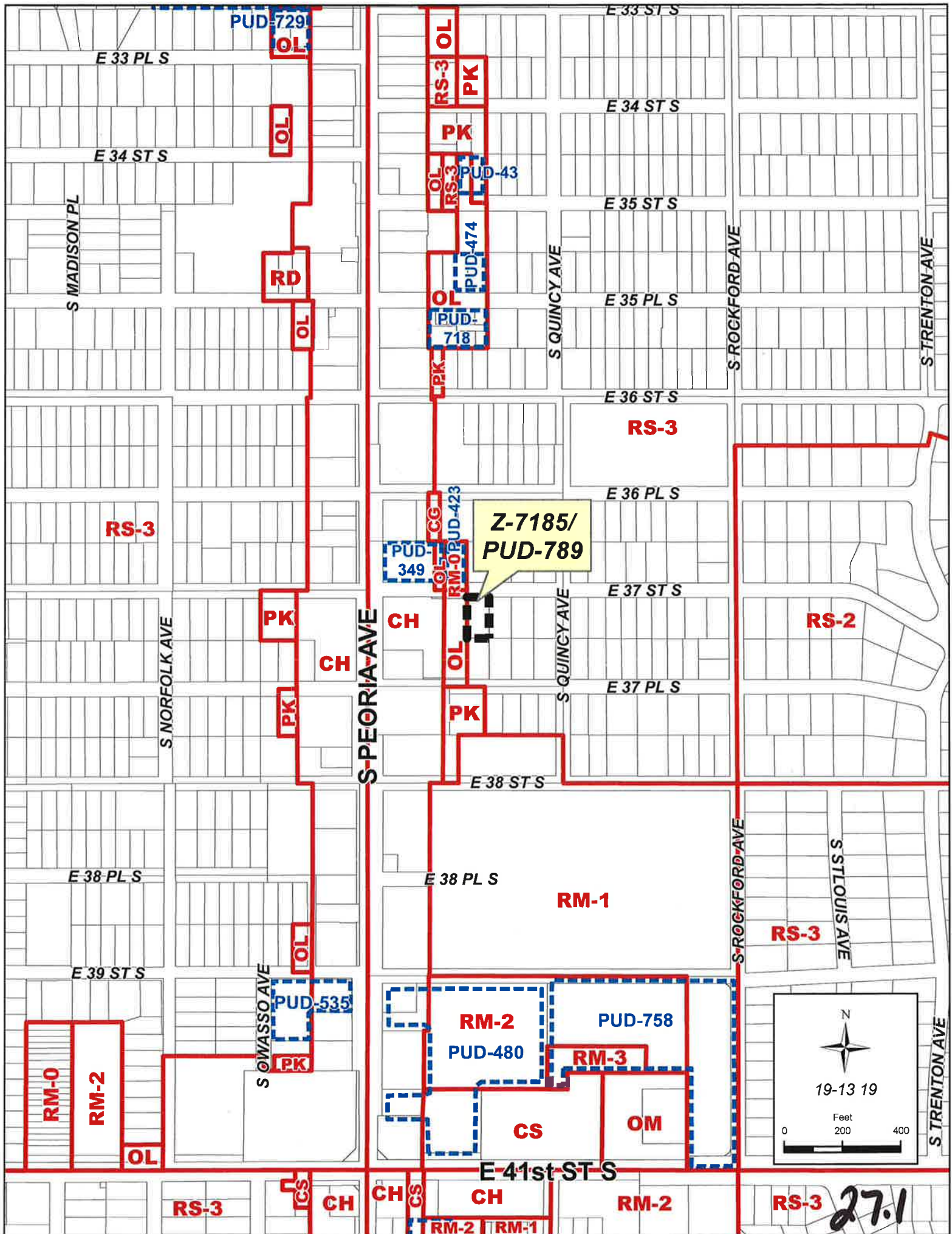
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



19-13 19

Feet
0 200 400

26.6

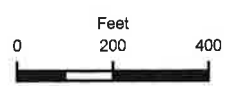




**Z-7185/
PUD-789**



19-13 19



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

27.2



19-13 19

0 100 200
Feet

Note: Graphic overlays may
not precisely align
features on the
Aerial Photo Data

27.3

TULSA METROPOLITAN AREA PLANNING COMMISSION

CASE REPORT

APPLICATION: Z-7185/ PUD-789

TRS 9319

Atlas 248

CZM 47

CD-9

TMAPC Hearing Date: November 2, 2011

Applicant: KJRH

Tract Size: 10,538± square feet

ADDRESS/GENERAL LOCATION: East of southeast corner of South Peoria Avenue and East 37th Street

EXISTING ZONING: RS-3

EXISTING USE: Residential

PROPOSED ZONING: PK/ PUD

PROPOSED USE: Off-street parking & screening

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

RELEVANT ZONING HISTORY:

Z-6749 February 2000: All concurred in approval of a request for rezoning a .84± acre tract of land from RS-3/RM-1 to PK for parking purposes on property located east of South Peoria Avenue fronting East 37th Place and East 38th Street and south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10,538± square feet in size and is located east of the southeast corner of South Peoria Avenue and East 37th Street. The property is used residentially and is zoned RS-3.

27.4

SURROUNDING AREA: The subject tract is abutted on the east by Lee Dell Addition zoned RS-3 being used residentially; on the north by 37th Street and then Lee Dell Addition, zoned CH/OL/RM-0 being used commercially; on the south by 37th Place and then Rochelle Addition zoned CH/PK being used commercially and as a parking lot; and on the west by Lee Del Addition zoned CH/OL being used as the KJRH studios.



A large version of this graphic is attached.

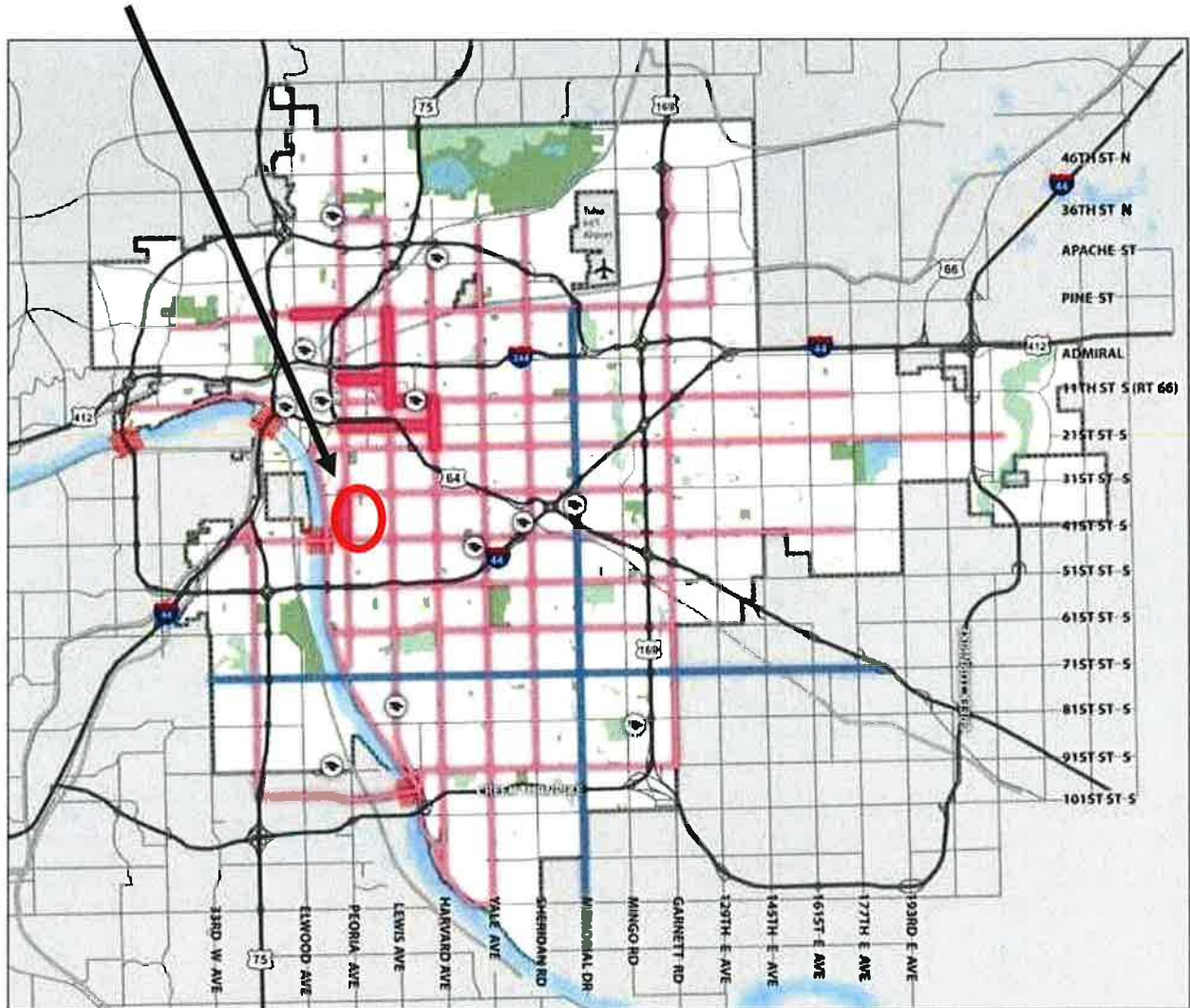
UTILITIES: The subject tract has municipal water and sewer available.

27.5

TRANSPORTATION VISION OF THE COMPREHENSIVE PLAN:

The Transportation Vision of the Tulsa Comprehensive Plan does not designate East 37th Street. Nearby Peoria Avenue is designated as a Main Street and is four lanes wide with parallel parking provided along the street.

SUBJECT AREA



ROADWAY

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

TULSA CITY-COUNTY MAJOR STREET AND HIGHWAY PLAN:

The Tulsa City-County Major Street and Highway Plan, adopted as part of the Tulsa Comprehensive Plan Designates 37th Street South as a Residential Collector. Nearby Peoria Avenue is designated as an Urban Arterial Main Street.

Exist. Access

East 37th Street

MSHP Design

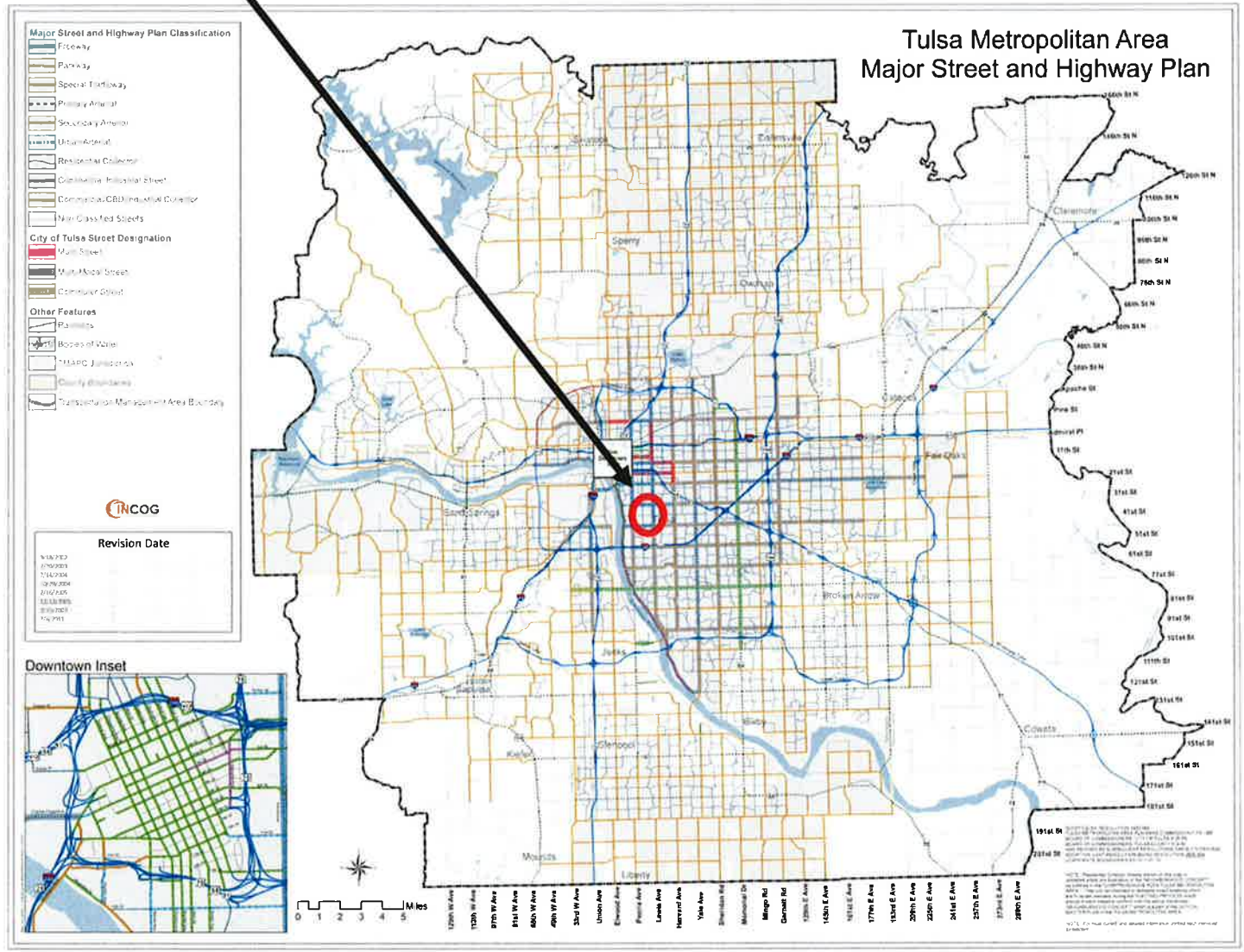
Residential Collector

MSHP R/W

50'

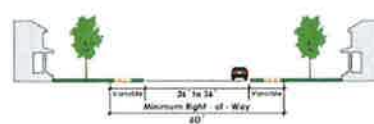
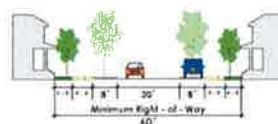
Exist. # Lanes

2



Residential Collector

Residential Collector

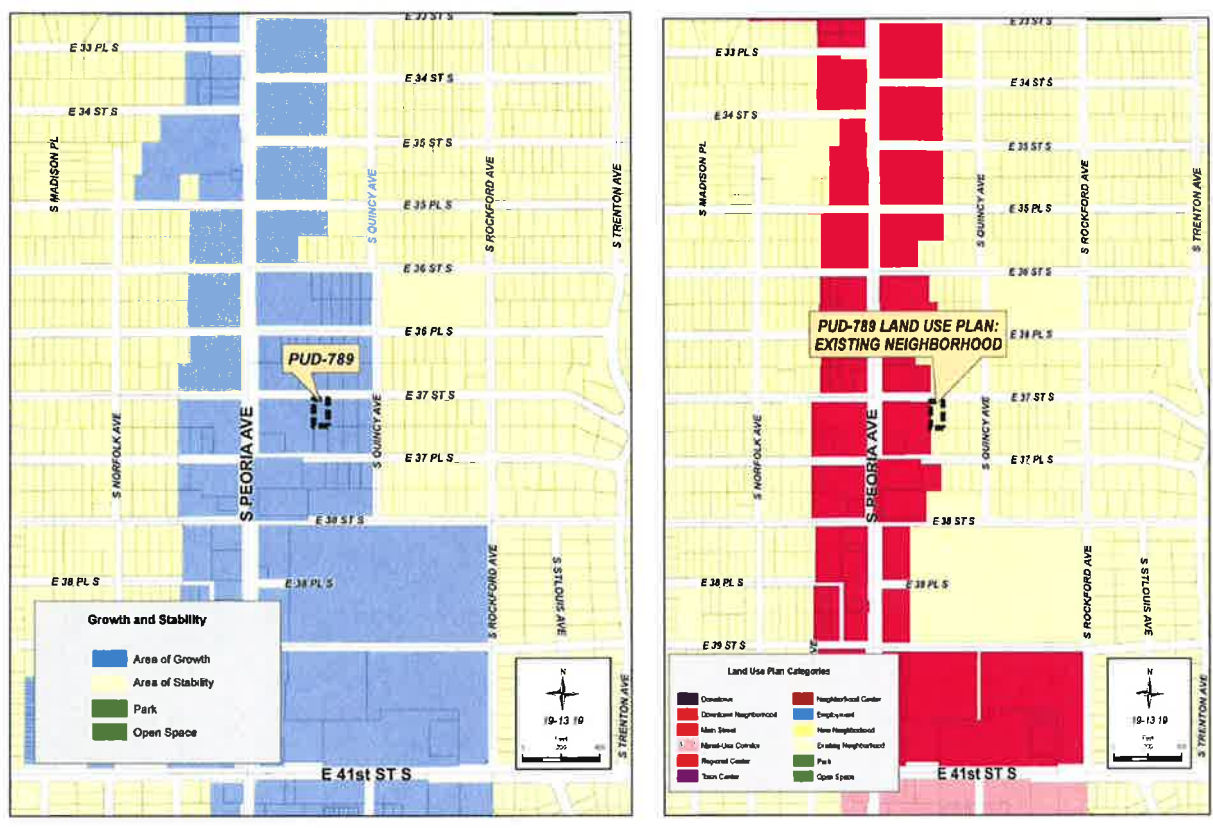


RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the subject property as an “Area of Growth” with a Land Use designation of “Existing 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.

The Existing Residential Neighborhood land use category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.



With the subject property designation the proposed rezone and associated PUD are **not in accord** with the Plan.

RELATIONSHIP TO THE BROOKSIDE INFILL NEIGHBORHOOD IMPLEMENTATION PLAN:

The lot in question does not lie within the Northern Brookside Business Area and as a result the requested PK (parking) rezoning is **not in accord** with the Brookside Plan. The boundary between the business area and the residential neighborhood has been held consistently since the first Brookside small area plan was done many years ago. The recently adopted Comprehensive Plan designates the area as an existing neighborhood and an area of stability. See also attached Exhibit F.

SUBJECT TRACT



STAFF RECOMMENDATION FOR ZONING:

Based on the Comprehensive Plan and the great amount of citizen participation that caused the various small area Brookside Area Plans to be developed, staff cannot support the requested rezoning. Staff does not deny that there is a need for more parking in the Brookside area, but does not feel that what is essentially an intrusion into a single-family neighborhood is good planning. Therefore, staff recommends **DENIAL** of PK zoning for Z-7185.

STAFF RECOMMENDATION FOR PUD:

The purpose of PUD-789 is to allow the KJRH television studios to expand their existing parking lot. According to the applicant, construction of the new parking lot will allow KJRH employees to park in a secured lot rather than using on-street parking. The parking is designed in such a fashion as to attempt to minimize negative impact by using both screening and landscaping as buffering techniques. The applicant also attempts to minimize impact by providing no direct access to East 37th Street from the subject tract.

The subject tract is a 10,538 square foot tract (.24 acre) located east of the southeast corner of South Peoria Avenue and 37th Street South. The tract is behind the KJRH studio building and adjacent to an existing KJRH parking lot. The subject tract is flat, has a residential dwelling unit and is zoned RS-3.

The applicant contends that additional parking in Brookside will help reduce non-resident traffic parking on neighborhood streets. Meetings have been held with the Brookside Business Association and the Brookside Neighborhood Association and the proposal has received a favorable response from both organizations. Letters of support are attached as Exhibits G and H.

Please refer to the attached Exhibit F. The exhibit is the Brookside Business/Residential Area boundary map which was adopted with the Brookside Infill Development Design Recommendations. The map serves as the official guide for the separation between business and residential areas in the Brookside community. This boundary has "held true" for many years as the demarcation between these different major areas of the Brookside neighborhood and assists in preserving a sense of stability for the residential areas.

Should there be a decision to support PK for the parcel of this PUD, it would seem most appropriate to amend this boundary to bring the decision in to conformance with the Brookside Plan. Modification of this boundary should be considered very carefully and take into consideration the potential impact on existing development patterns of the area and the precedence that may be set for possible future requests to change the boundary.

Staff has carefully reviewed this proposal and sees the merits of the subject application.

However, while generally agreeing there is significant parking related issues in the Brookside area; staff has reservations about this proposal. This is considering the Tulsa Comprehensive Plan designation of the property as an Existing Neighborhood and the tract being located outside the Brookside Business boundary of the Brookside Business/Residential Area boundary map. As a result and as a matter of policy, staff cannot support what otherwise appears to be a reasonable request. Staff is recommending **DENAIL** of PUD-789.

If the Planning Commission is inclined to approve the request staff recommends the following conditions of approval:

22.10

1. The applicant's Concept Development Plan and Text be made a condition of approval unless modified herein.
2. The Planning Commission or the Tulsa City Council provide staff with a new land use designation for the tract as defined by the Tulsa Comprehensive Plan and direct staff to modify the Land Use Map within the Tulsa Comprehensive Plan to reflect the change in land use classification.

3. Development Standards:

Gross Land Area: 12,412.5 SF / 0.28 Acres

Net Land Area: 10,537.5 SF / 0.24 Acres

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking and similar uses and those uses customarily accessory to the permitted uses.

Minimum Parking Setbacks:

From North PUD Perimeter Boundary	5 Feet
From West PUD Perimeter Boundary	0 Feet
From East PUD Perimeter Boundary*	5 Feet
From South PUD Perimeter Boundary	5 Feet

* The minimum parking setback shall be 5 feet off the east property line except in the location where the drive lane is shown on the conceptual site plan per Exhibit B.

Minimum Landscaped Area: 10% of Net Land Area

Landscaping and Screening:

A minimum Four (4) Foot decorative wrought iron/aluminum fence shall be installed on the north, east and south property lines. An evergreen hedge row shall be located along the north, east, and south portions of the property, on the property line and in front of the wrought iron/aluminum fence.

Vehicular Access and Circulation:

Vehicular Access to the proposed parking lot shall be limited through the existing KJRH parking lot to the west. No access shall be permitted directly on to East 37th Street from this lot (Lot 4).

Lighting:

Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct away from properties within any R District or residentially used property which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing at ground level in any R District or residentially used property. Verification of such shall be by submittal of a photometric plan and manufacturer's cut-sheets for all light fixtures at the time of detail site plan review.

Outside Storage:

There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. A receptacle, if proposed, will not be located along the east lot line of the subject tract. Screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not 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.

4. No zoning clearance permit shall be issued until a detail site plan for the lot, which includes parking and landscaped areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
5. A detail landscape plan for the 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 will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No signs are permitted including flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement.
7. 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 or existing stormwater drainage structures and detention areas serving the development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot where applicable.
8. No building permit shall be issued until the platting 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.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. 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.

TAC COMMENTS:

General: No comments.

27.12

Water: No comments.

Fire: No comments.

Stormwater: Site is in Regulatory Floodplain; however, at grade parking lots are an appropriate Floodplain use. Engineer must submit detention determination to support request for fees-in-lieu of detention.

Wastewater: No comments.

Transportation: Both driveways must be 24-36' wide. Section III b. of General Provisions; include sidewalk section: "Sidewalks shall be provided according to subdivision regulations along 37th St."

INCOG Transportation:

- **MSHP:** No comments.
- **LRTP:** Per Subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments
- **Transit:** No comments.

Traffic: No comments.

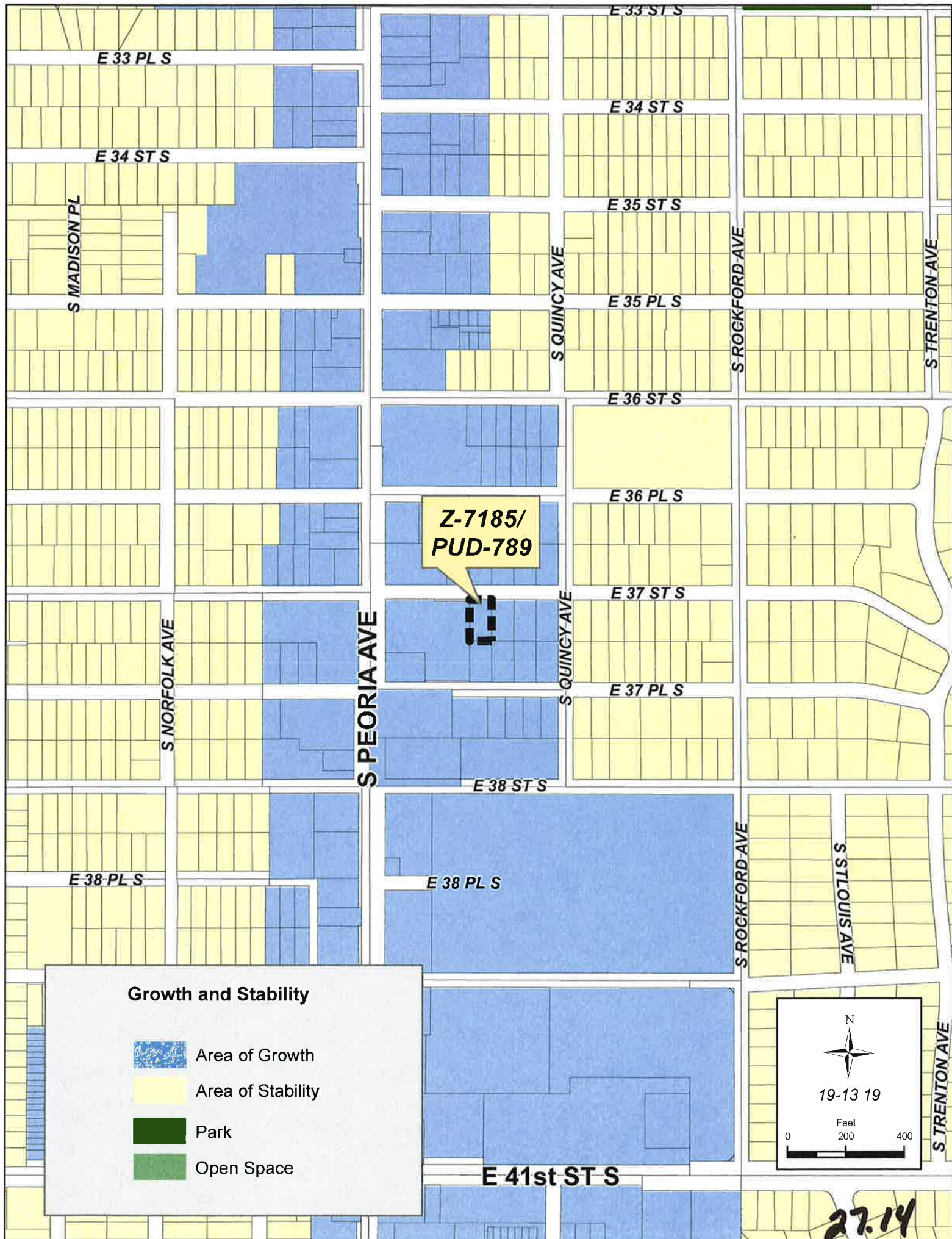
GIS: No comments.

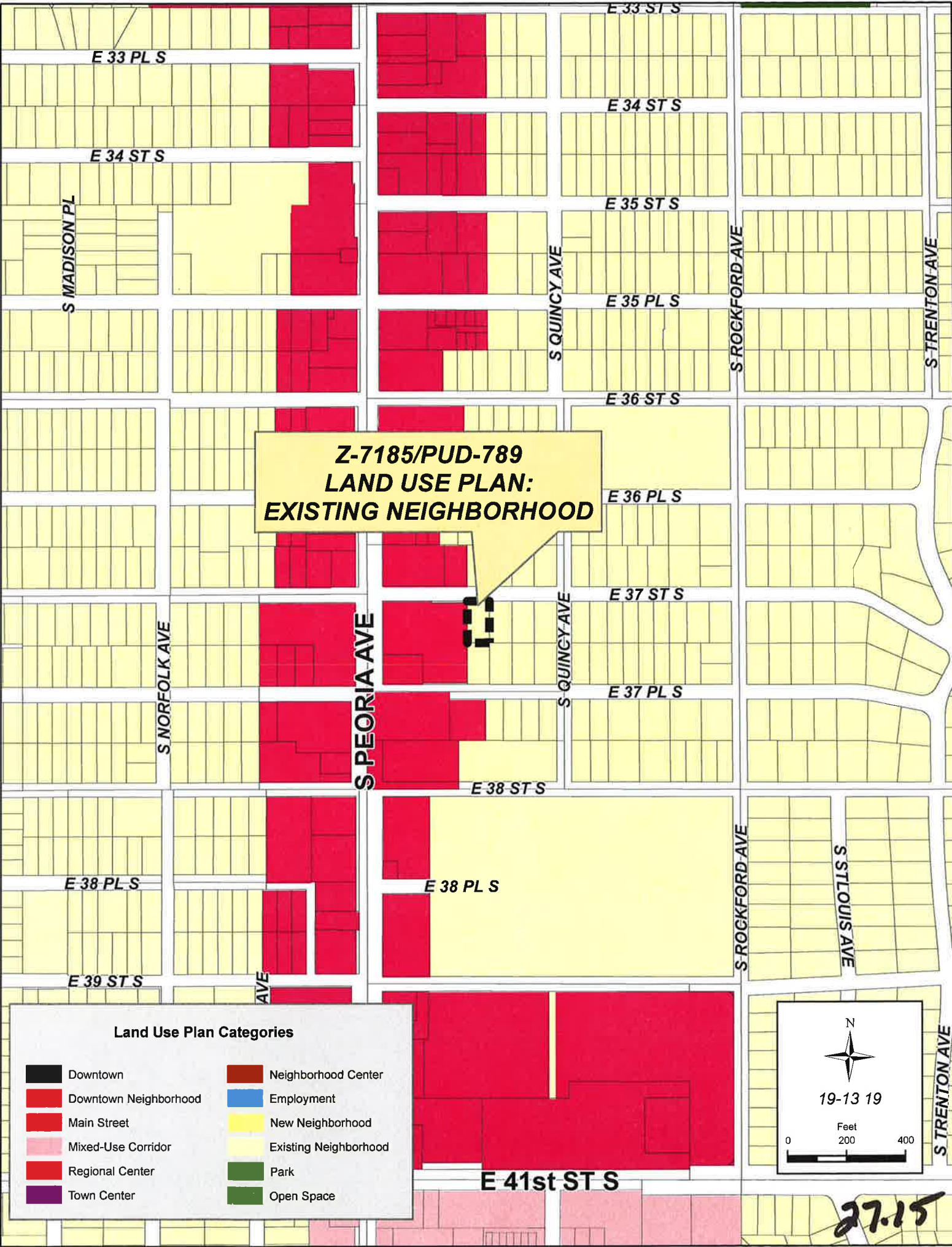
Street Addressing: No comments.

Inspection Services: No comments.

11/02/11

27.13





**Z-7185/PUD-789
LAND USE PLAN:
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

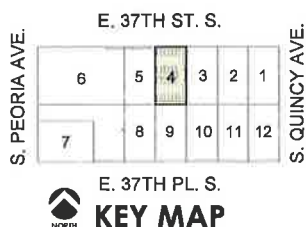
Downtown	Neighborhood Center
Downtown Neighborhood	Employment
Main Street	New Neighborhood
Mixed-Use Corridor	Existing Neighborhood
Regional Center	Park
Town Center	Open Space

N
19-13 19
Feet
0 200 400

27.15



NORTH



1326 East 37th Street

Planned Unit Development No. 789

September 2011



Tanner Consulting, LLC

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SEPTEMBER 2011
PLANNED UNIT DEVELOPMENT

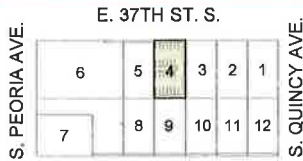
27.16

1326 East 37th Street



NORTH

SCALE: NONE



E. 37TH PL. S.

KEY MAP

PARKING LOT EXPANSION

Exhibit A

Surrounding Area Aerial Photograph



DATE: 9-22-2011



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27.17

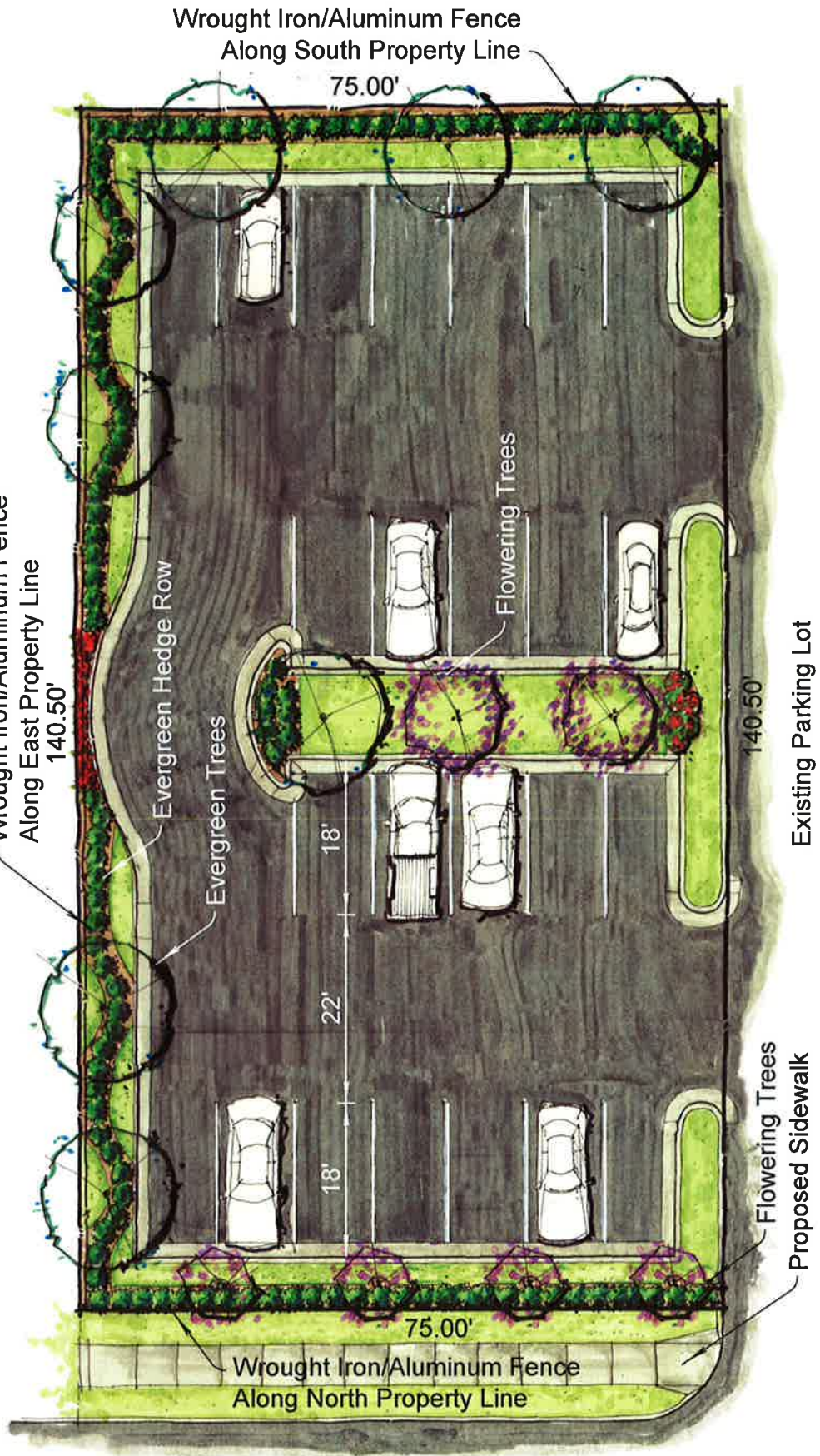
Exhibit B

Conceptual Site Plan and Landscape Screening Plan



NORTH

SCALE: 1"=18'



East 37th Street South

1326 East 37th Street

PARKING LOT EXPANSION

Exhibit C

Aerial Photograph

S. PEORIA AVE.			E. 37TH ST. S.			S. QUINCY AVE.		
6	5	4	3	2	1			
7	8	9	10	11	12			



NORTH

SCALE: 1"=100'

E. 37TH PL. S.



KEY MAP



DATE: 9-22-2011



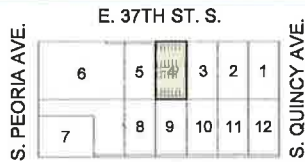
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27.19



NORTH

SCALE: NONE



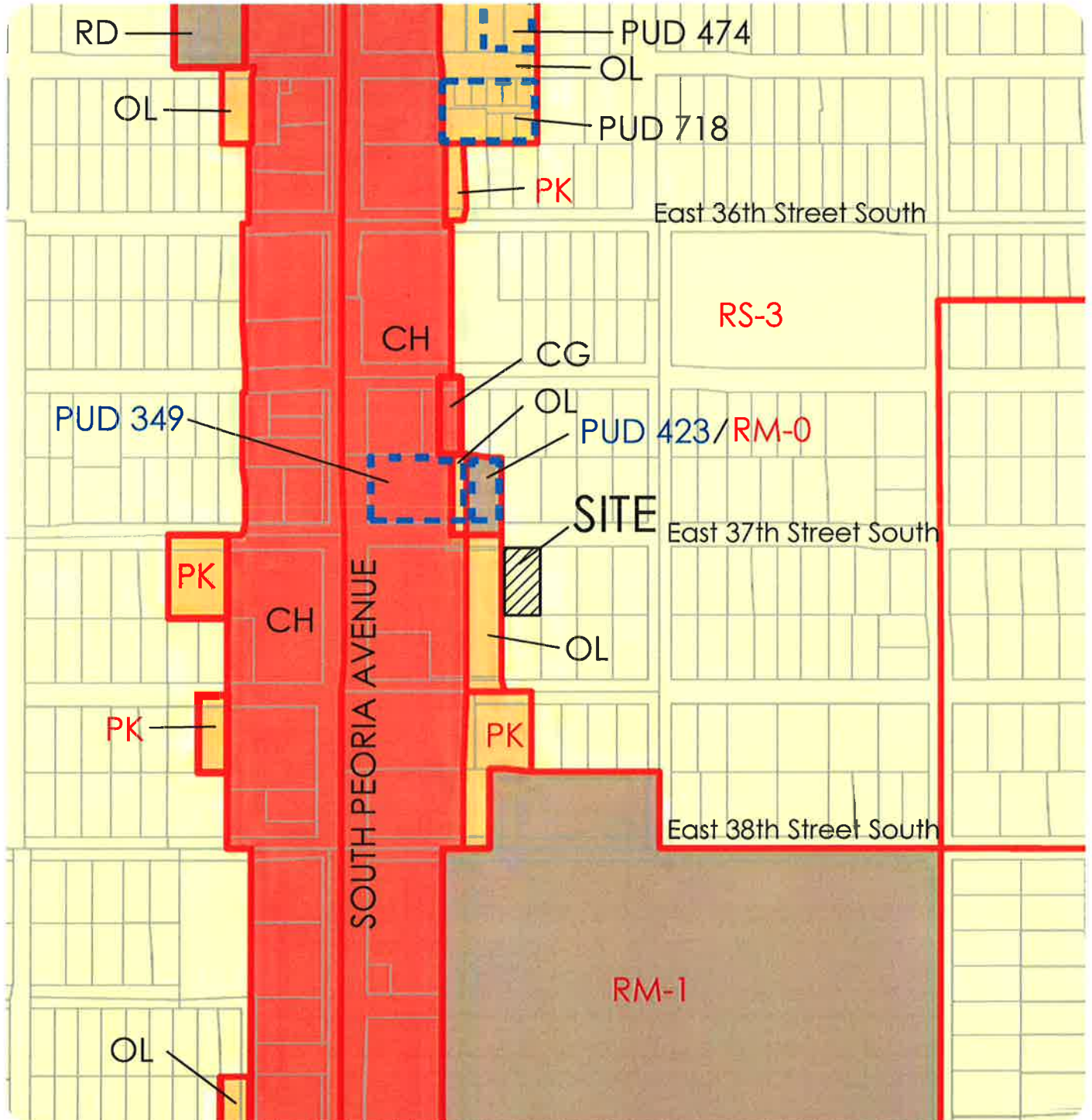
E. 37TH PL. S.

KEY MAP

PARKING LOT EXPANSION

Exhibit D

Existing Zoning Map



DATE: 9-22-2011



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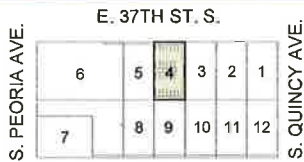
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27.20



NORTH

SCALE: NONE

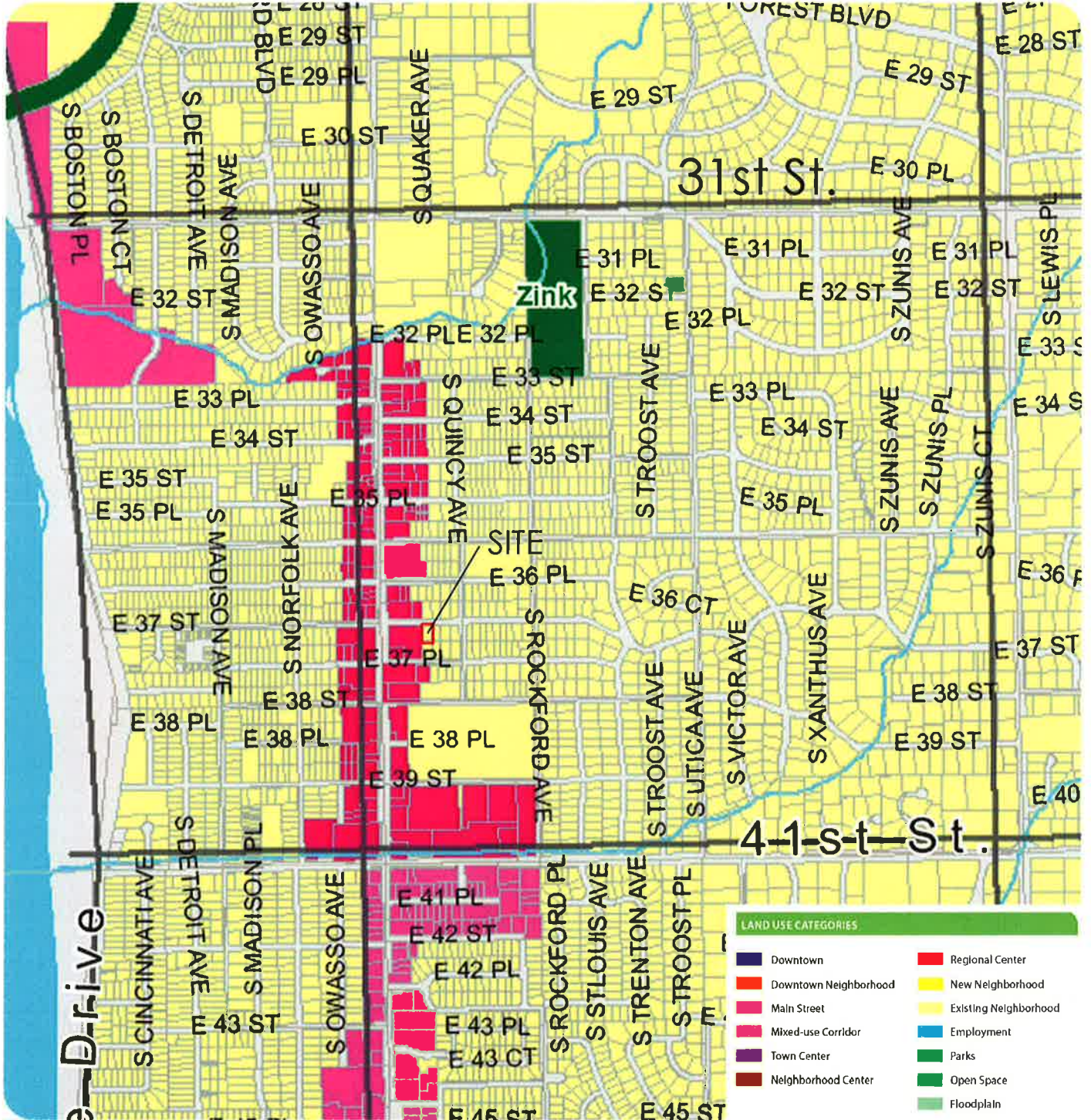


KEY MAP

PARKING LOT EXPANSION

Exhibit E

Comprehensive Plan Map



DATE: 9-22-2011



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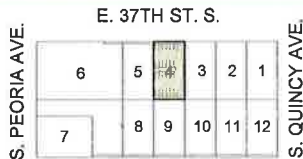
27.21

1326 East 37th Street



NORTH

SCALE: NONE



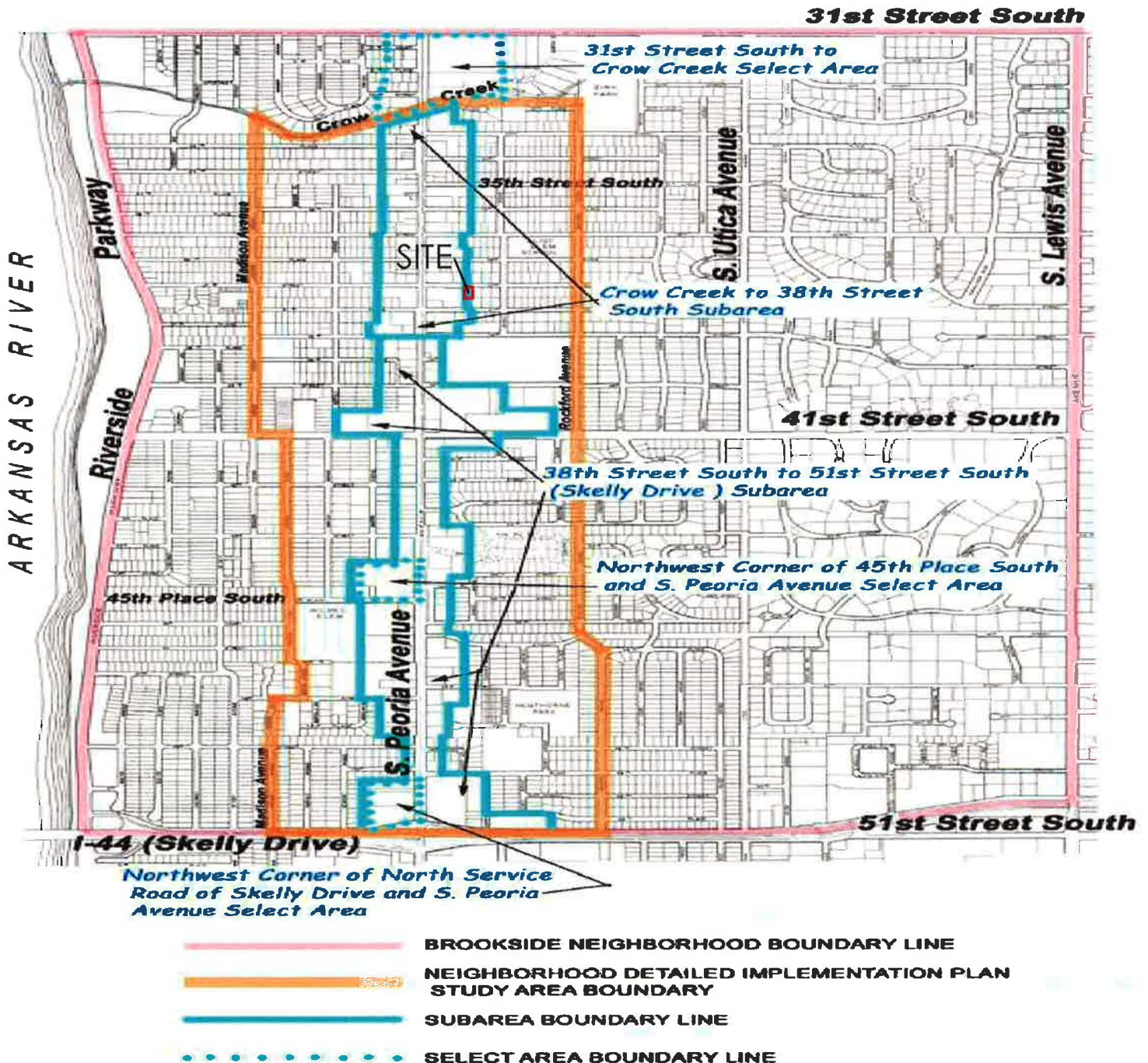
E. 37TH PL. S.

KEY MAP

PARKING LOT EXPANSION

Exhibit F

Brookside Study Map



DATE: 9-22-2011



Tanner Consulting, LLC

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27.22



September 14, 2011

Mr. Bill Leighty, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West Second Street, Suite 800
Tulsa, OK 74103

Chairman Leighty:

On September 12, KJRH and Tanner Consulting made a presentation before the Brookside Neighborhood Association to consider the possibility of expanding their existing parking lot on property located at 1326 E. 37th Street. A detailed conceptual plan was presented along with an explanation of the rezoning and Planned Unit Development (PUD) process. Considerable discussion followed regarding the request and the existing Brookside Area Plan.

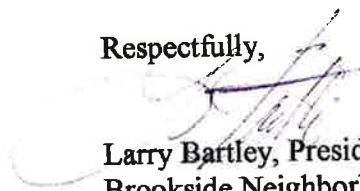
After the meeting, the Board of the Association was polled and it was determined that the request would not be viewed as an encroachment into the existing residential area. Rather, it is a logical transition which will not solve but will help alleviate the long-existing parking problem.

The Brookside Neighborhood Association supports the proposed development subject to the conditions and recommendations listed below:

1. An appropriate rezoning (OL or PK) be approved by the City of Tulsa.
2. A PUD similar to the conceptual plan shown at the meeting be approved by the City of Tulsa.
3. Recommendation that the Brookside Plan be updated by the City of Tulsa to reflect the new development.

If you have any questions regarding the above information, please feel free to contact me at 918 549-7363.

Respectfully,


Larry Bartley, President
Brookside Neighborhood Association

cc: KJRH
Tanner Consulting

EXHIBIT G

Janine Morales Ins Agcy Inc

Janine Morales, President

4401 S Peoria Ave, Suite A

Tulsa, OK 74105-3925

Bus 918 747 9555 Fax 918 747 9570

www.janinemorales.net

janine@janinemorales.net



September 7, 2011

Dear City Councilors:

The Brookside Business Association has reviewed the parking issues facing KJRH, the street parking problem, the vandalism/theft and security issues.

We, wholly and completely, support the proposed parking variance/PUD submitted by KJRH. They have been a valued member of the Brookside Business Assn and community. They have included issues of landscaping, sound and lightning.

Please feel free to call me with any questions. We 100% support this effort.

Thank you!!


Janine Morales, President

Brookside Business Association

EXHIBIT H

2724

Remaining Pearl District Schedule

1. Meetings with Pearl District business property owners – November 2011
2. Central Park Proposed Regulating Plan presentation – December 2011
3. TMAPC public hearing to consider Proposed Regulating Plan – January 2012
4. City Council consideration of recommended Regulating Plan – February 2012
5. TMAPC public hearing to consider Form-Based Code zoning for balance of the Pearl District – March 2012
6. City Council consideration of the recommended Form-Based Code zoning for the balance of the Pearl District – April 2012
7. Publication of the Form-Based Code zoning ordinance for the balance of the Pearl District – April 2012

