TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2615
December 07, 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 October 2011

1. Minutes of November 16, 2011, Meeting No. 2614

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-20464** - (Lot-Split) (CD-2), Location: North of the northwest corner of East 66th Place South and South Peoria Avenue

3. **LC-369** - (Lot-Combo) (CD-7), Location: Northwest corner of South 102nd East Avenue and East 49th Street South

4. **LC-370** - (Lot-Combo) (CD-6), Location: East of the northeast corner of East 59th Street South and South Mingo Road

5. **LS-20480** - (Lot-Split) (County), Location: Northeast corner of East 56th Street North and North Mingo Road

6. **LS-20481** - (Lot-Split) (County), Location: East of the northeast corner of South 125th East Avenue and East 132nd Street South

7. **Estates of Waterstone Extended – Final Plat**, Location: South of the southeast corner of South Louisville and East 111th Street South, (CD 8)
8. **Change of Access – Lot 1, Block 1, Holliday Hills Center**, Location: West of northwest corner of East 61st Street South and South Yale Avenue, Lot 1, Block 1, Holliday Hills Center, (CD 9)

9. **PUD-516-C – Barrick Rosenbaum/101st & Yale Properties, LLC**, Location: East of the southeast corner of 101st Street South and South Yale Avenue, Requesting a Detail Site Plan for a two lot office park, RS-4/OL/CS (CD-8)

10. **AC-110 – Kevin Bledsoe/QuikTrip**, Location: Northeast corner of West 51st Street South and South Union Avenue, Requesting Landscape Alternative Compliance for a new QuikTrip store, CS (CD-2)

11. **Z-7008-SP-1 – Khoury Engineering/MedNow**, Location: South of the southeast corner of West 71st Street South and South Olympia Avenue, Requesting a Corridor Detail Site Plan for a 4,813 square foot medical office building, CO (CD-2)

12. **PUD-570-5 – Claude Neon Federal Signs/Todd Adair/Caimbrae Realty**, Location: North of the northwest corner of 111th Street South and South Memorial Drive, Requesting a Minor Amendment to increase the permitted display surface area for a ground sign from 125 square feet to 130 square feet, CS (CD-8)

13. **Z-7008-SP-4 – Vasquez Engineering/Discount Tires**, Location: North of northwest corner West 81st Street South and South Olympia Avenue, Requesting Corridor Detail Site Plan for a 6,941 square foot automobile tire store, CO (CD-2)

14. **PUD-783-A – Alan Betchan/AAB Engineering/QuikTrip**, Location: East of the northeast corner of West 71st Street South and US Highway 75, Detail Site Plan for a 5,720 square foot gasoline service station and convenience store, CS/OL, (CD-2)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

**PUBLIC HEARINGS:**

15. **BOA 21342 – Plat Waiver, 5525 East 51st Street, Lot 1, Block 1, Parkland Addition (CD 5)**

16. **Z-7186 – Richard Morgan/Aberdeen Dynamics**, Location: Northeast corner of East Admiral Place and South 177th East Avenue, Requesting from CS to IL, (CD-6)

17. **Z-7187 – Paul R. Brauer/Core Laboratories, LP**, Location: Northwest corner of North Mingo Road and East 46th Street North, Requesting from RS-3/IL to IL, (CD-3)

18. **Z-7188 – Jaren M. Burden**, Location: South of the southwest corner of East Pine Street and North Lewis Place, Requesting from RS-3 to CS, (CD-3)

**OTHER BUSINESS**
19. 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 pagers 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 October 2011

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| **TOTAL**                | **$13,197.50** | **$44,681.27** |
|                          | **$9,187.50**  | **$31,396.27** |
|                          | **$22,385.00** | **$76,077.54** |
Final Subdivision Plat

Estates of Waterstone Extended - (CD 8)
South of the southeast corner of South Louisville and East 111th Street South

This plat consists of 2 Lots, in 1 Block, on 3.4 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.
Change of Access on Recorded Plat
TMAPC December 7, 2011

Lot 1, Block1, Holliday Hills Addition

This application is made to allow a change of access to add two additional accesses and shift existing access along South Urbana Avenue. The property is zoned OMH (office medium-high).

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 AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, American Bank and Trust Company are the owners of Subject Property, in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from East 61st Street South along South Urbana Avenue to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve such change of access with a favorable recommendation by the City Engineer of the City of Tulsa, Oklahoma, or County Engineer of Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 2363 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on attached Exhibit A, which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 16th day of November, 2011.

[Signatures]
Owner

[Signatures]
Owner

APPROVED:

[Signature]
for City/County Engineer
Sr. Traffic Engineer,
City of Tulsa

TMAPC
STATE OF __________)_ ) SS  INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF __________) )

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _______________, 20___, personally appeared _____________________________ to me known to be the identical person who executed the foregoing instrument and acknowledged to me that ______ executed the same as ____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: ____________________________

______________________________
Notary Public

STATE OF OKLAHOMA ) ) SS  CORPORATE ACKNOWLEDGEMENT

COUNTY OF TULSA )

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of ______________, 20___, personally appeared Frank X. Henke, IV to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President & CEO and acknowledged to me that ____ he ______________ executed the same as ____ his free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: October 8, 2012

Commission No. 00015268

______________________________
Marsha S. Knaust
Notary Public

[Stamp]
Charge Of And Consent To Areas As Shown On Recorded Plat
NOTES
1. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE CERTIFICATE OF DEDICATION FOR HOLLIDAY HILLS CENTER ADDITION DATED MAY 8, 1961, FILED JUNE 9, 1961 AS PLAT NO. 2365.

2. CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT DATED OCTOBER 5, 1952, FILED NOVEMBER 9, 1952, RECORDED IN BOOK 4549, PAGE 623.

LOCATION MAP

'HOLLIDAY HILLS CENTER'
BLOCK 1
LOT 1

DUE EAST 243.89'

6011 S. URBANA AVENUE

'HOLLIDAY HILLS CENTER'
BLOCK 1
LOT 1

DUE WEST 236.48'

211.48' LIMITS OF NO ACCESS

50' B/L

50' ACCESS

EXISTING

PROPOSED

SOUTH URBANA AVENUE

SOUTH HARVARD AVENUE

EAST 61ST STREET SOUTH

APPROVED:

DOUG DUKE, P.E.
C.O.T. TRAFFIC OPERATIONS

11/15/2011

WALTER P. MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
7806 EAST 61ST STREET, SUITE 475
TULSA, OKLAHOMA 74133

PHONE: 918.806.7200 FAX: 918.806.7250

LOT 1, BLOCK 1, HOLLIDAY HILLS CENTER

CHANGE OF ACCESS EXHIBIT

WPA P.N.: 11013-00

HA

310-09-11

Copyright © 2011 WALTER P. MOORE AND ASSOCIATES, INC.
December 7, 2011

STAFF RECOMMENDATION

PUD-516-C: Detail Site Plan – Southeast corner 101st Street South and South Yale Avenue; Lots 1 and 2, Block 1 – 101 Yale Village Office Park RSB L19 & Prt 17 B1 101 Yale Village; TRS 18-13-27; CZM 57; Atlas 2471; CD 8; RS-4/OL/CS.

The applicant is requesting approval of a detail site plan for a two lot office park. The proposed use, Use Unit 11 – Office, Studios and Support Services is a permitted use in PUD-516-C. The building on Lot 1 is proposed at two stories and 34-feet tall with a total of 7,000 square feet (sf) of office floor area, and Lot two is proposed for, four single story office buildings totaling 11,341 sf.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. The south facing windows on Lot 1 will be located near the ceiling line of the second floor in a manner that allows sunlight to enter the building but does not allow persons to look out.

Access to the site will be provided from two points along 101st Street. There is mutual access provided with the balance of the PUD to the west. There is a single, emergency only access point to the south as required by the City of Tulsa Fire Marshall. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping is provided per PUD requirements and landscape chapters of the Zoning Code. Landscaping along the portion of the parking lot fronting 101st Street will be a minimum of 3-feet in height, or planted on a three-foot berm, to provide screening of headlights per PUD standards. All sight lighting including building mounted will be limited to 15 feet 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 any residential district. There is an existing 8-foot privacy fence on the south boundary of the site. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided along 101st Street as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for Lots 1 and 2, Block 1 - 101 Yale Village Office Park RSB L19 & Prt 17 B1 101 Yale Village.

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

AC-110

Alternative Compliance Landscape Plan – Northeast corner of West 51st Street South and South Union Avenue; Lots 3 and 4, Block 4 – Suburban Highlands; TRS 19-12-27; CZM 46; Atlas 477; CD 2; CS.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for a new QuikTrip Store to be located at the northeast corner of West 51st Street South and South Union Avenue.

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code in that some parking spaces located in front of the new store are not within 50-feet of a required landscaped area with a minimum area of 30 square feet (sf) and minimum length or width of three feet. This is typical of most QT locations given the square nature of their lots combined with the rectangular shape of their stores and the need to have very wide drive-isles on site given the extremely high volume of vehicular trips generated daily.

Also, the plan does not meet the requirement that 15% of the Union Avenue street yard be landscaped. Referring to the attached plan the applicant proposes larger landscape area to be located at the northeast corner of the site.

The code allows the planning commission to approve alternative compliance landscape plans that do not meet the technical requirements of Chapter 10 of the code, so long as the submitted plan is “equivalent to or better than” the requirements of Chapter 10.

Referring to the case map aerial photograph there currently is no landscaping provided along Union Ave. Referring to the attached proposed plan, if the grassy area proposed along Union Avenue were counted in the street yard calculations the plan would meet the requirement. Without the grassed area in the Union Avenue right-of-way (ROW) the proposed landscaping along West 51st and Tacoma Avenue contains enough area that the Union landscaping is made up for. The submitted plan has a minimum of 15-foot wide landscape strips along West 51st Street and Tacoma Avenue as well as along the northeast corner of the site. These areas are proposed for a combined 37% of the street yards being landscaped.

In addition to exceeding the 15% street yard landscaping the applicant is proposing to plant 3 extra trees in the street yards in exchange for the parking spaces located in front of the store not being within 50-feet of a required landscaped area.

Staff contends the applicant has met the requirement that the submitted landscape plan “be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends APPROVAL of Alternative Compliance landscape Plan AC-110.
STAFF RECOMMENDATION

Z-7008-SP-1: Detail Site Plan – South of the southeast corner of West 71st Street South and South Olympia Avenue; Lot 14, Block 2 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 4,813 square foot (sf) medical office building. The proposed use, medical office within Use Unit 11 – Office, Studios and Support Services is a permissible use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking is provided per the applicable Use Unit of the Zoning Code. All sight lighting is limited to 20-feet in height and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the Corridor District Development Plan. Sidewalks have been provided along Olympia Avenue and “Reserve L” as required by CO District Development Standards and Subdivision regulations.

Staff recommends APPROVAL of the detail site plan for Lot 14, Block 2 – Tulsa Hills.

Note: Detail site plan approval does not constitute landscape plan or sign plan approval.
### KEYNOTES
1. 12 ft. S.W. over 3 ft. glass mat breather (F2)
2. E.P.S. wall panels (F2)
3. Carriage door with header, screen, and trim (F2)
4. Stone veneer (F2)
5. Prefinished aluminum trim (F2)
6. Prefinished aluminum store front windows in insulating glass (F1)
7. Colored insulating stone veneer over 3 ft. glass mat breather (F2)
8. Structural steel (F2)
9. Prefinished aluminum cap with drip edge (F2)
10. Equipment to be 12 ft. E.P.S. over 3 ft. glass mat breather (F2)
11. E.P.S. equipment screen (F2)
12. Roof top units, beyond file mechanical
13. Concrete embedded, R.S. (F2)
14. Prefinished aluminum door (F2)
15. Prefinished aluminum door with screen (F2)
16. Gypsum board, R.S. (F2)
17. Automatic sliding doors

### EXTERIOR FINISH SCHEDULE

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<th>MARK</th>
<th>ITEM</th>
<th>MATERIAL</th>
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| F1   | Stone Veneer | Insulated stone | Centrostone | MNS-
| F4   | Stone Veneer | Insulated stone | Centrostone | MNS-
| F5   | Stone Veneer | Insulated stone | Centrostone | MNS-
| F6   | Metal Fascia | Prefinished metal 1 | Procon Bros. | MNS-
| F7   | Hollow Metal Door and Frame | Steel/Aluminum | SteelCraft | MNS-
| F8   | Flairings | Aluminum | Marvel | MNS-
| F9   | Glazed Tempered As Required | 1/4" Insulated Glass | PPG | MNS-
| F10  | Wall Pack | Prefinished Metal | -- | MNS-
| F11  | Electrical Equipment | -- | -- | MNS-
| F12  | Storefront Windows | Prefinished Aluminum | -- | MNS-
| F13  | Automatic Doors | Prefinished Aluminum | -- | MNS-
| F14  | Storefront Doors | Prefinished Aluminum | -- | MNS-
December 7, 2011

STAFF RECOMMENDATION

PUD-570-5: Minor Amendment – North of the northwest corner of 111th Street South and South Memorial Drive; Lot 1, Block 2 – Southern Crossing Second; TRS 198-13-26; CZM 57; Atlas 2886; CD 8; CS.

The applicant is requesting a minor amendment to increase the permitted display surface area for a ground sign from 125 square feet (sf) to 130 sf. The increase would allow for the addition of a 10 sf tenant identification panel per Exhibits A and B.

PUD-570 allows the two lots that front Memorial Drive one ground sign each, not to exceed 25-feet in height nor 125 sf of display area. The sign on the subject property is currently 25-feet tall with 120 sf of display area.

The underlying zoning on the property is CS. With 227 lineal feet of frontage along Memorial Drive, the lot would be permitted up to 454 sf of display area for a ground sign if only one sign were constructed on the lot.

Please refer to the attached Exhibits C through F. These signs are all approved signs in the immediate vicinity of the subject tract and are located on the same side of Memorial Drive between the subject property and 111th Street South. Each of these signs is permitted to be larger than the subject sign. The signs were also constructed larger than the subject sign.

Staff contends that an increase of 5 square feet in display area for this sign will not substantially alter the size, location, number and character (type) of the signs within the PUD. Therefore recommends APPROVAL of minor amendment PUD-570-5.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.
To be added to bottom of existing sign.

12.5

EXHIBIT A
30' tall w/ 160 sq ft display area permitted.

Located on adjacent lot to the south.

145.24 SF Proposed
160.00 SF Permitted

Exhibit C
Minor Amendment to PUD 578-A
Tanner Consulting, LLC
6333 S. Lewis Ave. * Tulsa, OK 74105
PH: 918.745.6100 * FX: 918.745.6109

EXHIBIT F
12.10
STAFF RECOMMENDATION

Z-7008-SP-4: Detail Site Plan – North of the northwest corner of West 81st Street South and South Olympia Avenue; Lot 10/Tract 10A, Block 1 – Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 6,941 square foot automobile tire store. The proposed use, automobile service within Use Unit 17 – Automotive and Allied Activities is a permissible use within this Corridor District.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking is provided per the applicable Use Unit of the Zoning Code. All sight lighting is limited to 35-feet in height and will be directed down and away from adjoining properties. 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 10/Tract 10A, Block 1 – Tulsa Hills.

Note: Detail site plan approval does not constitute landscape plan or sign plan approval.
December 7, 2011

STAFF RECOMMENDATION

PUD-783-A: Detail Site Plan – East of the northeast corner of West 71st Street South and US Highway 75; TRS 18-12-02; CZM 51; CD 2; CS/OL.

The applicant is requesting approval of a detail site plan for a 5,720 square foot gasoline service station and convenience store. The proposed use, Use Unit 14 – Shopping Goods and Services is a permitted use in PUD-783-A.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from West 71st Street and from two points from the Olympia Medical Park. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting will be limited to 22 feet per PUD limitations for exterior lighting. Lighting will be directed down and away from in a manner that the light producing element and/or reflector is not visible to a person standing at ground level within any residential district. A trash enclosure will be provided as required by the PUD. Sidewalks will be provided along West 71st Street as required by PUD Development Standards and Subdivision Regulations. Distinct pedestrian access is provided from the sidewalk along West 71st Street, along the Olympia Medical Park access road through the west parking lot to the side entry to the building. Staff contends this is the best design for pedestrian access from West 71st Street to avoid pedestrian traffic through the gas pumping facilities where vehicular traffic will be the densest.

Staff recommends APPROVAL of the detail site plan for Development Area A of PUD-783-A.

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

December 7, 2011

BOA 21342 – 5525 East 51st Street, Oasis, INC., Lot 1, Block 1, Parkland Addition (CD 5)

The platting requirement is being triggered by a Board of Adjustment case for an adult day care center in an office light (OL) zone.

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

ZONING:
• TMAPC Staff: The property has been platted previously.

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 for the previously platted property.

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

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 X

15.3
properties or street right-of-way?

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

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

APPLICATION: Z-7186

TRS 9401    Atlas 2046
CZM 40      CD-6

TMAPC Hearing Date: December 7, 2011

Applicant: Richard Morgan    Tract Size: 5.77± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East Admiral Place and South 177th
East Avenue

EXISTING ZONING: CS
EXISTING USE: Office/warehouse

PROPOSED ZONING: IL
PROPOSED USE: Office/warehouse

ZONING ORDINANCE: Ordinance number 15868, dated November 9, 1983, established
zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7132 July 2009: All concurred in approval of a request for rezoning a 12± acre tract of land
from RS-1/OL to IL for office/warehouse on property located west of South 177th East Ave and
north and South of East Admiral Place and abutting west of subject property across South
177th East Avenue.

BOA-20226 March 28, 2006 and BOA-20226-A July 26, 2011: The Board of Adjustment
approved a modification to a previously approved site plan to expand the existing facility, per
plan, on property located at 17717 East Admiral Place and is the subject property.

Z-6847 January 2002: All concurred in approval of a request for rezoning a 2.04± acre tract of
land from RS-1 to IL for commercial and industrial use on property located east of the
northeast corner of East Admiral Place and South 177th East Avenue and east of subject
property.

Z-6832 October 2001: All concurred in approval of a request to rezone a 2.6± acre tract from
RS-1 to IL for warehousing and light industrial use on property located east of northeast corner
of East Admiral Place and South 177th East Avenue and east of subject property.

BOA-16551 January 11, 1994: The Board of Adjustment approved a Special Exception to
permit Use Unit 15 in a CS district and for an amended site plan approval; per plan submitted
finding that the business has been in operation at the current location for several years and
has proved to be compatible with the area, on property located at 17717 East Admiral Place
and is the subject property.
Z-5854 November 1983: All concurred in approval of a request for rezoning a tract of land from RS-1 to CS on the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5.77+ acres in size and is located at the northeast corner of East Admiral Place and South 177th East Avenue. The property appears to be an office/warehouse and is zoned CS.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned IL; on the north by large-lot single-family residential uses, zoned RS-25 in Catoosa; on the south by vacant and heavily wooded land, zoned CS; and on the west by a large-lot single-family residence, zoned RS-1.

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

TRANSPORTATION VISION: The Comprehensive Plan designates both Admiral Place and South 177th East Avenue as secondary arterials.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Admiral Place</td>
<td>Secondary arterial</td>
<td>100'</td>
<td>2</td>
</tr>
<tr>
<td>South 177th East Avenue</td>
<td>Secondary arterial</td>
<td>100'</td>
<td>2</td>
</tr>
</tbody>
</table>

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Comprehensive Plan designates this as a Neighborhood Center and as a Growth Center. It is surrounded by an Employment Center. According to the Plan, Neighborhood Centers are small-scale, one to three story mixed use areas intended to serve nearby neighborhoods with retail, dining and services. Areas designated as Growth Centers are seen as having future growth potential and the designation is to encourage investment (public and private) in the needed infrastructure improvements to support new growth and development. Under the provisions of the Comprehensive Plan, the requested rezoning would not be in accord with the Plan. However, the property has been used for the purposes in question and is surrounded to the east and west by IL-zoned properties. This area has been in transition to industrial and mixed uses for several decades and the Plan should have recognized that.

STAFF RECOMMENDATION: Staff believes the Comprehensive Plan does not recognize the actual trends in this area and should be restudied here. This property has been used for Office and Industrial purposes. Industrial zoning is adjacent and the entire corridor is in mixed uses. Therefore, staff supports the requested IL zoning and recommends APPROVAL of the request for IL zoning on Z-7184.

12/07/11
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7187

TRS 0312        Atlas 728
CZM 23          CD-3

TMAPC Hearing Date: December 7, 2011

Applicant: Paul R. Brauer/ Core Laboratories

Tract Size: .58 ± acres

22,155+ square feet

ADDRESS/GENERAL LOCATION: Northwest corner of North Mingo Road and East 46th Street North

EXISTING ZONING: RS-3/IL
EXISTING USE: Industrial/vacant (residential portion)

PROPOSED ZONING: IL
PROPOSED USE: UU23 Warehouse


RELEVANT ZONING HISTORY:

Z-6621 March 1998: All concurred in approval of a request for rezoning a 6.75+ acre tract of land from AG to IL for a welding school, shop and dormitories for students, on property located south of southwest corner of East 49th Street North and North Mingo Road.

Z-6596 July 1997: All concurred in approval of a request for rezoning a 7.5+ acre tract of land from RS-3 to IL for a bingo facility, on property located on the southwest corner of East 46th Street North and North Mingo Road and south of the subject property.

Z-6375 December 1992: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located west of the northwest corner of North Mingo Road and East 46th Street North

Z-5013 August 1977: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located on the northwest corner of North Mingo Road and East 46th Street North and a part of the subject property.

BOA-9729 November 3, 1977: The Board of Adjustment approved a Variance of the setback from the centerline of Mingo Road from 100’ to 85’ and a Variance of the setback from an R district on the west property line from 75’ to 70’ and from the north property line from 75’ to 45’; and a Special Exception to modify the screening requirement, on property located northwest corner of North Mingo Road and East 46th Street North and a part of the subject property.
AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .58+ acres in size and is located at the northwest corner of North Mingo Road and East 46th Street North. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by an industrial use, zoned IM; on the north by an industrial use, zoned IL; on the south by the former (now closed and reused) Mingo School, zoned IL; and on the west by vacant property, zoned IL.

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

TRANSPORTATION VISION: The Comprehensive Plan designates this as an Employment Area, which is meant to attract more jobs/industries/employees into the area. Tulsa International Airport is located nearby, as are many of the industries affiliated with it, so transportation to and from work could be a factor in an airport employee’s or others employed in the aircraft industry’s decision to locate here.

STREETS:

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</tr>
</thead>
<tbody>
<tr>
<td>East 46th Street North</td>
<td>Primary arterial</td>
<td>120'</td>
<td>4</td>
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</tbody>
</table>

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Comprehensive Plan designates much of the areas surrounding Tulsa International Airport as an Employment area, which typically contain office, warehousing, light manufacturing and high tech uses, and may have extensive commercial activity. They require access to major arterials or expressways and must be able to accommodate extensive truck traffic. The area is also designated as a Growth area. The proposed IL rezoning is in accord with the Comprehensive Plan.

STAFF RECOMMENDATION: The proposed light industrial use seems to be compatible with adjacent and nearby uses and with the Comprehensive Plan. The existing residentially-zoned property is not compatible with either airport or industrial uses. Staff has spoken with the Tulsa International Airport staff and briefed the Airport Engineer regarding this request. The Airport Authority also has received formal notification of the application. To date, no one has expressed opposition (11-18-11). Therefore, staff recommends APPROVAL of IL zoning for Z-7187.

12/07/11
ZONING CLEARANCE PLAN REVIEW

September 23, 2011

Jeffrey Tuttle
9714 E 55 Pl
Tulsa, OK 74146

Phone: (918) 663-5567
Fax: (918) 663-2074

Application No: 266766
(Please reference this number when contacting our office)

Location: 4616 N Mingo Rd E
Description: Addition

Information about Submitting Revisions

Our review has identified the following code omissions or deficiencies in the project application forms, drawings, and/or specifications. The documents shall be revised to comply with the referenced code sections.

Revisions need to include the following:
1. A copy of this deficiency letter
2. A written response as to how each review comment has been resolved
3. The completed revised/additional plans form (see attached)

Revisions shall be submitted directly to the City of Tulsa Permit Center located at 175 East 2nd Street, Suite 450, Tulsa, Oklahoma 74103, phone (918) 596-9601. The City of Tulsa will assess a $25 resubmittal fee plus one dollar per submitted page. Do not submit revisions to the plans examiners.

Submittals faxed to plans examiners will not be accepted.

Important Information

1. Submittal of revised/additional plans must be submitted with two (2) sets [4 sets if Health Department review is required] of revised or additional plans. Revisions shall be noted with clouds and revision marks.

2. The full text of the zoning code, information about Indian Nation Council of Government (INCOG), Board of Adjustment (BOA), and Tulsa Metropolitan Area Planning Commission (TMABC) is available online at www.in cog.org or at INCOG offices at Williams Tower II, 2 W. 2nd St., 8th Floor, Tulsa, OK, 74103, phone 918-584-7526.

3. Questions concerning variances, special exceptions, appeals of an administrative official, planned unit developments (PUD), zoning changes, platting, lot splits, lot combinations, and alternative compliance landscape plans should be directed to an INCOG representative.

(continued)
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

Sec. 401 Table 1: Use Units Permitted in Residential Districts: Use 23 Warehouse is not permitted in an RS-3 district.

Review Comments: Your proposed warehouse is Located in Lot 1 of the Mingo Addition Subdivision. The west 50’ of this lot is zoned RS-3. The proposed warehouse is not permitted on this area of the lot. As we discussed on the phone on Friday, September 23, 2011, your options are to:

A. Relocate the Warehouse to the IL portion of this lot, or
B. Rezone the portion of the lot that is RS-3 to IL.

NOTE: Other zoning requirements may apply depending on which option you choose.

Please direct all questions concerning variances, special exceptions, appeals of an administrative official, planned unit developments (PUD), zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding BOA/TMAPC application forms and fees to an INCOG representative at 584-7526. It is your responsibility to keep our office advised of any action by the BOA or TMAPC affecting the status of your application for a Zoning Clearance Permit.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.
Mindi –

Got it. Thanks. The airport does not object to this rezoning.

Jeff Hough
Deputy Airports Director
Engineering and Facilities
Tulsa Airport Authority
jeffhough@cityoftulsa.org
(918) 838-5058

Good afternoon Jeff,

Dane Matthews wanted me to send you a copy of the notice that was sent out for Z-7187. Please contact Dane, or myself, if you have any questions. Have a wonderful day and a blessed Thanksgiving!

Mindi Mariboho

INCOG

Land Regulations Specialist
Land Development Services
2 West 2nd Street Ste. 800, Tulsa OK 74103
ph: 918/584-7526  fax: 918/579-9572
web: www.in cog.org  email: mmariboho@incog.org

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WEST FROM PROPOSED ADDITION
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7188

TRS 0332
CZM 29

Atlas 119
CD-3

TMAPC Hearing Date: December 7, 2011

Applicant: Jared M. Burden

Tract Size: 19,687± square feet

ADDRESS/GENERAL LOCATION: South of the southwest corner of East Pine Street and North Lewis Place

EXISTING ZONING: RS-3
EXISTING USE: Vacant

PROPOSED ZONING: CS
PROPOSED USE: Commercial

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

RELEVANT ZONING HISTORY:

Z-6669 February 1996: All concurred in approval of a request for rezoning a 22,500± square foot tract of land from RM-2 to CS for commercial use on property located west of northwest corner of East Oklahoma Place and North Lewis Avenue.

BOA-7153 September 16, 1971: The Board of Adjustment approved a Variance to permit using a portion of a lot for outdoor storage of pipe to be used in conjunction with a retail plumbing and electric store, subject to the plot plan, on property located at 1447 North Lewis Avenue and a part of the subject property.

BOA-2543 May 12, 1954: The Board of Adjustment approved a Special Exception to permit off-street parking for the abutting grocery store with conditions, on the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 19,687± square feet in size and is located south of the southwest corner of East Pine Street and North Lewis Place. The property is vacant (possibly recently cleared) and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by residential uses, zoned RS-3; on the north by a vacant (cleared) lot, zoned CS and farther north across Pine Street by a church, zoned CS; on the south by residential uses, zoned RS-3; on the west by a parking lot and across Lewis Avenue, by Walgreen’s Drugstore, both zoned CS. Staff notes that the residential neighborhood to the east appears to be stable and well maintained. The area is part of the Springdale neighborhood.

18.4
UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:
The Comprehensive Plan does not designate North Lewis Place. It is a two-lane residential street.

STREETS:

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<thead>
<tr>
<th>Exist. Access</th>
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</tr>
</thead>
<tbody>
<tr>
<td>North Lewis Place</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
</tr>
<tr>
<td>North Lewis Avenue</td>
<td>Secondary arterial</td>
<td>100'</td>
<td>4</td>
</tr>
</tbody>
</table>

*Staff notes that the previous (now cleared) uses accessed the structural facilities and parking lots that fronted on North Lewis Avenue from North Lewis Avenue. If that is planned for the future development the following standards apply. This should prevent non-residential traffic from accessing the uses from North Lewis Place.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Comprehensive Plan designates this area as a Mixed Use Corridor, reflecting the varied uses that currently exist there and have for many years. The Plan also designates it as a Growth Area, which are “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”. Development and/or redevelopment are generally viewed as beneficial, and a major goal is to increase economic activity here. The proposed Commercial uses would be in accord with the Comprehensive Plan. With the screening requirements of Commercial against R zoning the proposed CS on the east fronting and siding onto the existing residential areas on the south and east will be required to screen in order to minimize impact on the residential area.

STAFF RECOMMENDATION:
Based on the Comprehensive Plan, some surrounding uses and previous uses of the property, staff can support the requested rezoning and recommends APPROVAL of CS zoning for Z-7188. Staff also points out again that screening will be required on the east and south sides, as they are adjacent to R districts.

12/07/11