

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2615**

**December 07, 2011, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 66<sup>th</sup> Place South and South Peoria Avenue
3. **LC-369** - (Lot-Combo) (CD-7), Location: Northwest corner of South 102<sup>nd</sup> East Avenue and East 49<sup>th</sup> Street South
4. **LC-370** - (Lot-Combo) (CD-6), Location: East of the northeast corner of East 59<sup>th</sup> Street South and South Mingo Road
5. **LS-20480** - (Lot-Split) (County), Location: Northeast corner of East 56<sup>th</sup> Street North and North Mingo Road
6. **LS-20481** - (Lot-Split) (County), Location: East of the northeast corner of South 125<sup>th</sup> East Avenue and East 132<sup>nd</sup> Street South
7. **Estates of Waterstone Extended – Final Plat**, Location: South of the southeast corner of South Louisville and East 111<sup>th</sup> Street South, (CD 8)



8. **Change of Access – Lot 1, Block 1, Holliday Hills Center**, Location: West of northwest corner of East 61<sup>st</sup> Street South and South Yale Avenue, Lot 1, Block 1, Holliday Hills Center, (CD 9)
9. **PUD-516-C – Barrick Rosenbaum/101<sup>st</sup> & Yale Properties, LLC**, Location: East of the southeast corner of 101<sup>st</sup> 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 51<sup>st</sup> 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 71<sup>st</sup> 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 111<sup>th</sup> 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 81<sup>st</sup> 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 71<sup>st</sup> 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 51<sup>st</sup> Street, Lot 1, Block 1, Parkland Addition (CD 5)
16. **Z-7186 – Richard Morgan/Aberdean Dynamics**, Location: Northeast corner of East Admiral Place and South 177<sup>th</sup> 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 46<sup>th</sup> 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 paggers must be turned off during the Planning Commission.**

Visit our website at [www.tmapc.org](http://www.tmapc.org)

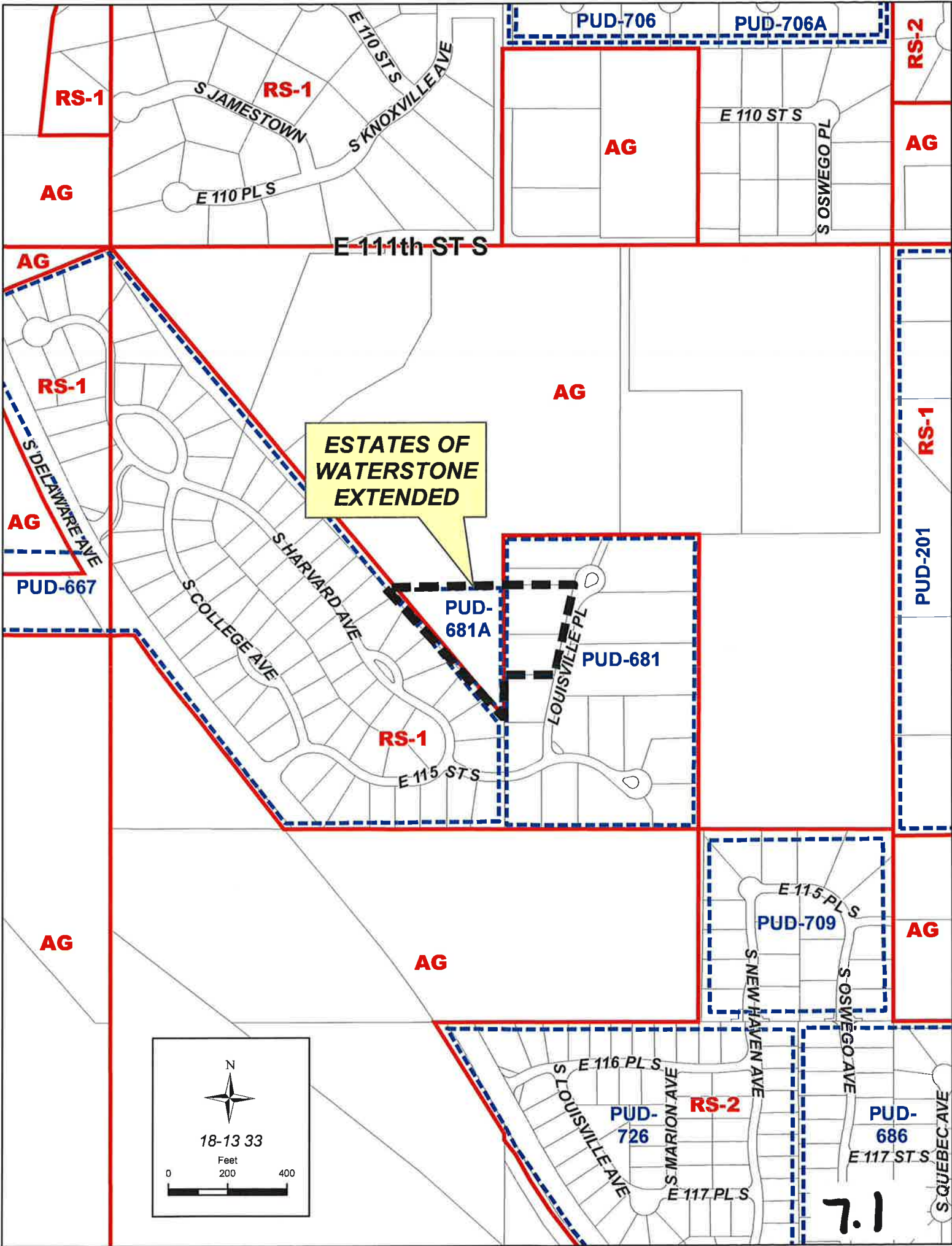
**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development 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.



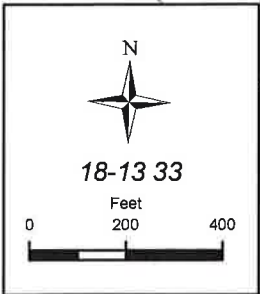
**TMAPC RECEIPTS**  
**Month of October 2011**

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	14	\$80.00	\$80.00	\$160.00	47	\$270.00	\$270.00	\$540.00
Zoning	2	1,890.00	1,890.00	3,780.00	11	5,705.00	5,705.00	11,410.00
PUDs & Plan Reviews	53	3,925.00	3,925.00	7,850.00	126	12,557.50	12,557.50	25,115.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$5,895.00</u>	<u>\$5,895.00</u>	<u>\$11,790.00</u>		<u>\$18,332.50</u>	<u>\$18,332.50</u>	<u>\$36,665.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	3	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	1	432.50	432.50	865.00	8	3,947.50	3,947.50	7,895.00
Final Plats	1	460.00	460.00	920.00	3	1,130.27	1,130.27	2,260.54
Plat Waivers	3	375.00	375.00	750.00	9	1,125.00	1,125.00	2,250.00
Lot Splits	14	725.00	725.00	1,450.00	27	1,386.00	1,386.00	2,772.00
Lot Combinations	12	600.00	600.00	1,200.00	19	950.00	950.00	1,900.00
Access Changes	0	0.00	0.00	0.00	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		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,592.50</u>	<u>\$2,592.50</u>	<u>\$5,185.00</u>		<u>\$9,313.77</u>	<u>\$9,313.77</u>	<u>\$18,627.54</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	15	\$5,110.00	\$700.00	\$5,810.00	49	\$17,785.00	\$3,750.00	\$21,535.00
Refunds		(400.00)	0.00	(400.00)	0	(750.00)	0.00	(750.00)
NSF Check		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>(\$250.00)</u>	<u>\$0.00</u>	<u>(\$250.00)</u>		<u>(250.00)</u>	<u>0.00</u>	<u>(250.00)</u>
		<u>\$4,710.00</u>	<u>\$700.00</u>	<u>\$5,410.00</u>		<u>\$17,035.00</u>	<u>\$3,750.00</u>	<u>\$20,785.00</u>
<b>TOTAL</b>		<b>\$13,197.50</b>	<b>\$9,187.50</b>	<b>\$22,385.00</b>		<b>\$44,681.27</b>	<b>\$31,396.27</b>	<b>\$76,077.54</b>



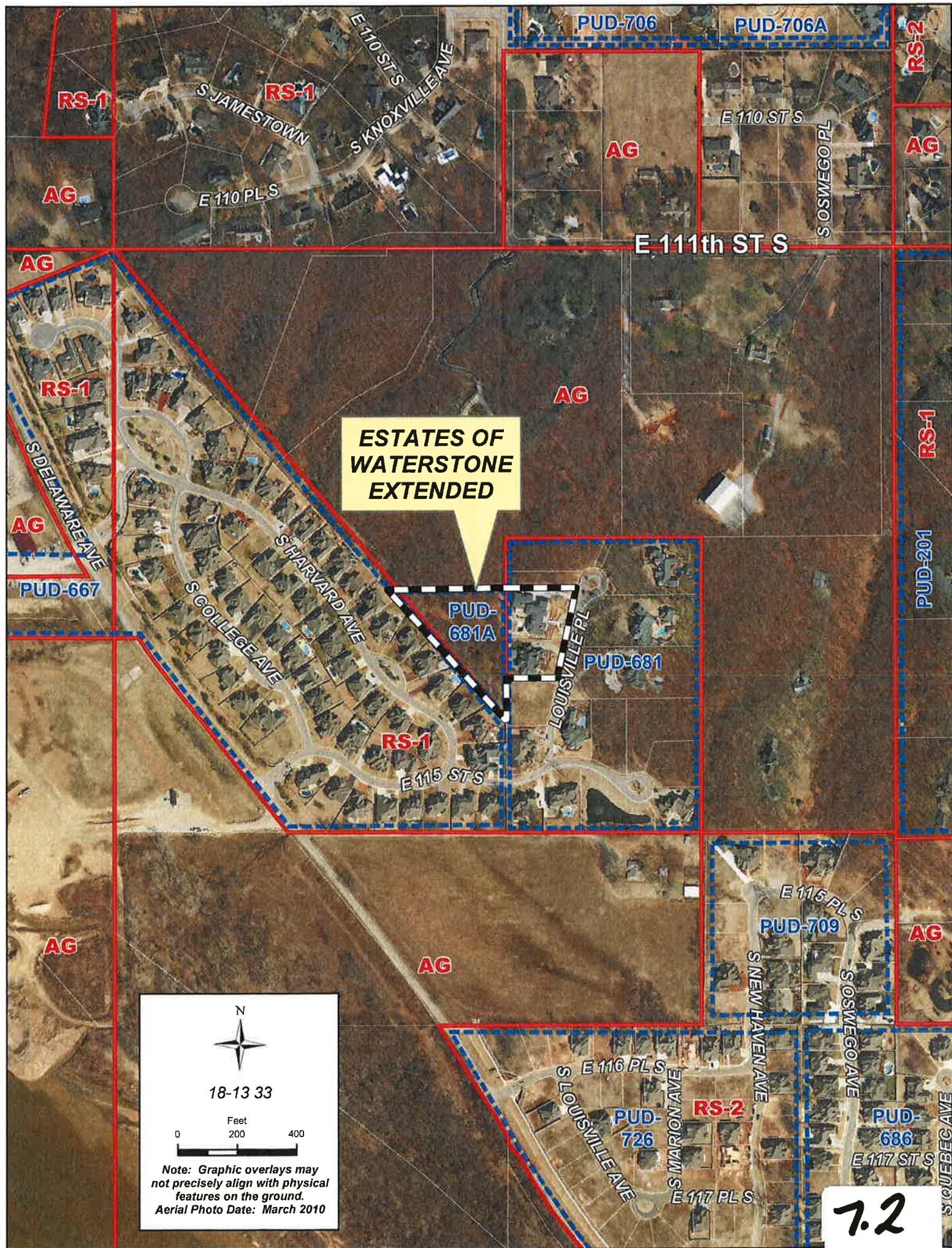


ESTATES OF  
WATERSTONE  
EXTENDED



7.1





ESTATES OF  
WATERSTONE  
EXTENDED

N

18-13 33

Feet  
0 200 400

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



## **Final Subdivision Plat**

### **Estates of Waterstone Extended - (CD 8)**

South of the southeast corner of South Louisville and East 111<sup>th</sup> 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.

PUD 681

Draft Final Plat

# Estates of WaterStone Extended

A REPLAT OF LOTS THREE (3) AND FOUR (4) AND PART OF LOT FIVE (5), BLOCK TWO (2), "ESTATES OF WATERSTONE" (PLAT NO. 5800)  
AND PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 33, T-18-N, R-13-E  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

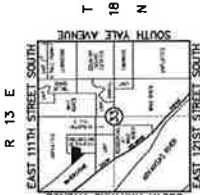
## OWNERS:

**James L. Fleckenstein**  
11436 South Louisville Place  
Tulsa, Oklahoma 74133  
Phone: (918)653-1092

**Brandon Day and Heather Day**  
HUSBAND AND WIFE  
11446 South Louisville Place  
Tulsa, Oklahoma 74133  
Phone: (918)629-5217

## ENGINEER/SURVEYOR:

**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 1435  
OK DA NO. 2861, EXPIRES 6/30/2013  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)482-9925  
Email: dan@tannerconsulting.com



Location Map  
SCALE: 1"=200'

SUBDIVISION COFFINS  
TWO (2) LOTS IN ONE (1) BLOCK  
GRAND SUBDIVISION AREA 3.445 ACRES

## Basils of Bearings

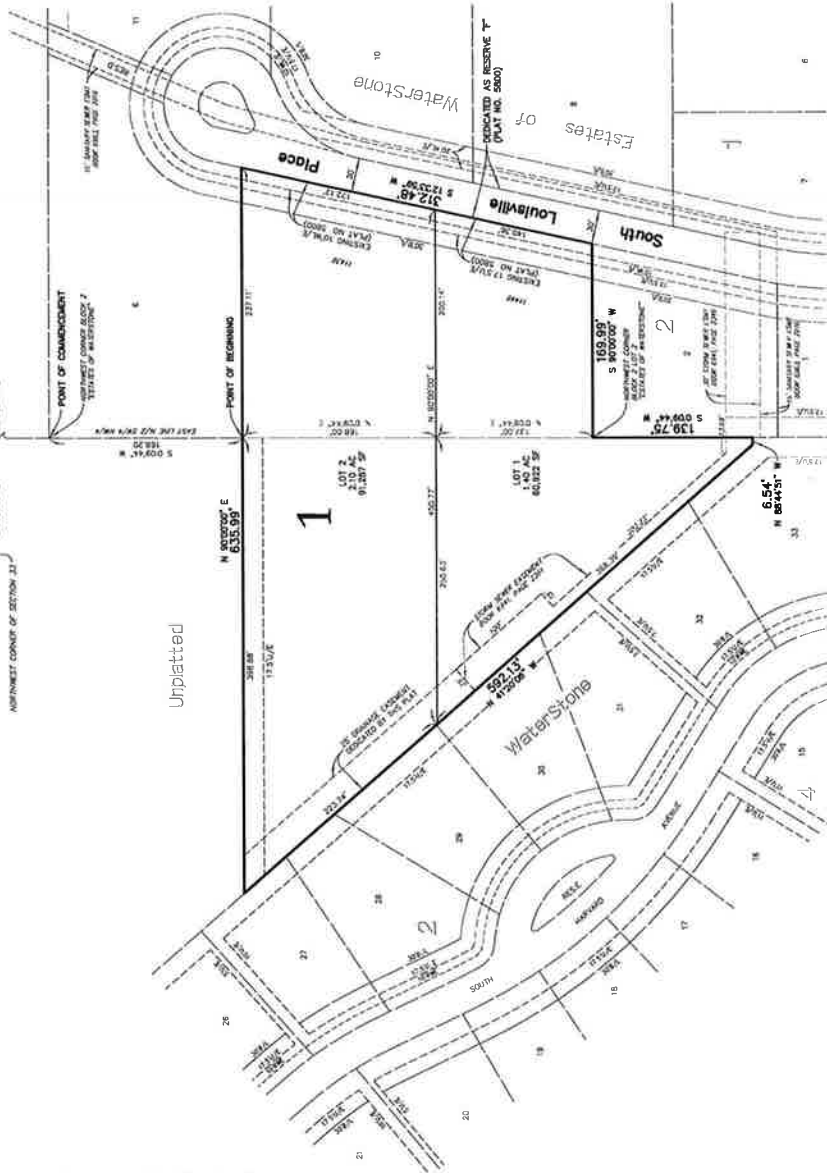
THE BEASILS OF BEARINGS SHOWN ON THIS PLAT ARE ACCORDING TO THE  
THE PLAT WAS FILED AND THE BEASILS OF BEARINGS ARE SUBJECT TO CHANGE AND  
SHOULD NEVER BE RELED IN PLACE OF THE LEGAL DESCRIPTION.  
THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE  
BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS.  
CONSIDER ARE SET 2"X2" WITH REDS AND YELLOW  
DAS STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.  
THE 175' U/E ALONG THE WESTERN BOUNDARY OF LOTS 3 & 4  
OF THE ESTATES OF WATERSTONE PLAT NO. 5800 HAS BEEN VASTED BY  
DAS-NO CORRECTION.

## Notes

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DAS-NO CORRECTION.



5/8" = BUILDING LINE  
1/4" = UTILITY EASEMENT  
1/8" = WATERLINE EASEMENT



Estates of WaterStone Extended  
SHEET 1 OF 3

DATE OF PREPARATION: NOVEMBER 17, 2011

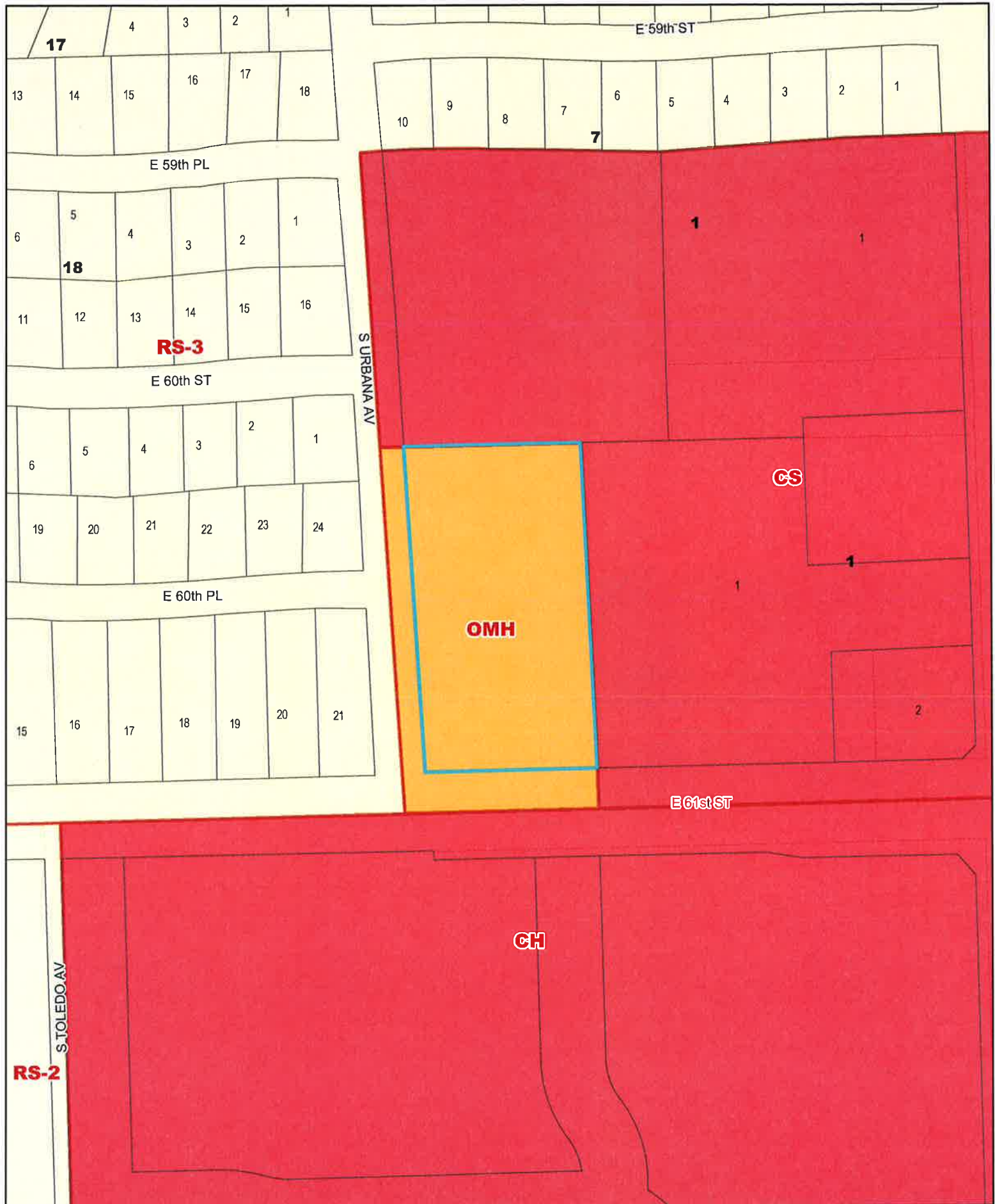
7.4

## **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 61<sup>st</sup> Street South along South Urbana Avenue to the above described property and,

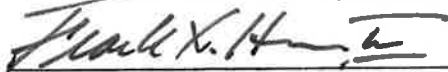
WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

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 16<sup>TH</sup> day of NOVEMBER, 2011.



Owner

\_\_\_\_\_

Owner

APPROVED:



for City/County Engineer

Sr. Traffic Engineer,  
City of Tulsa

\_\_\_\_\_

TMAPC

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

INDIVIDUAL ACKNOWLEDGEMENT

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  
COUNTY OF TULSA )

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of November, 2011, 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

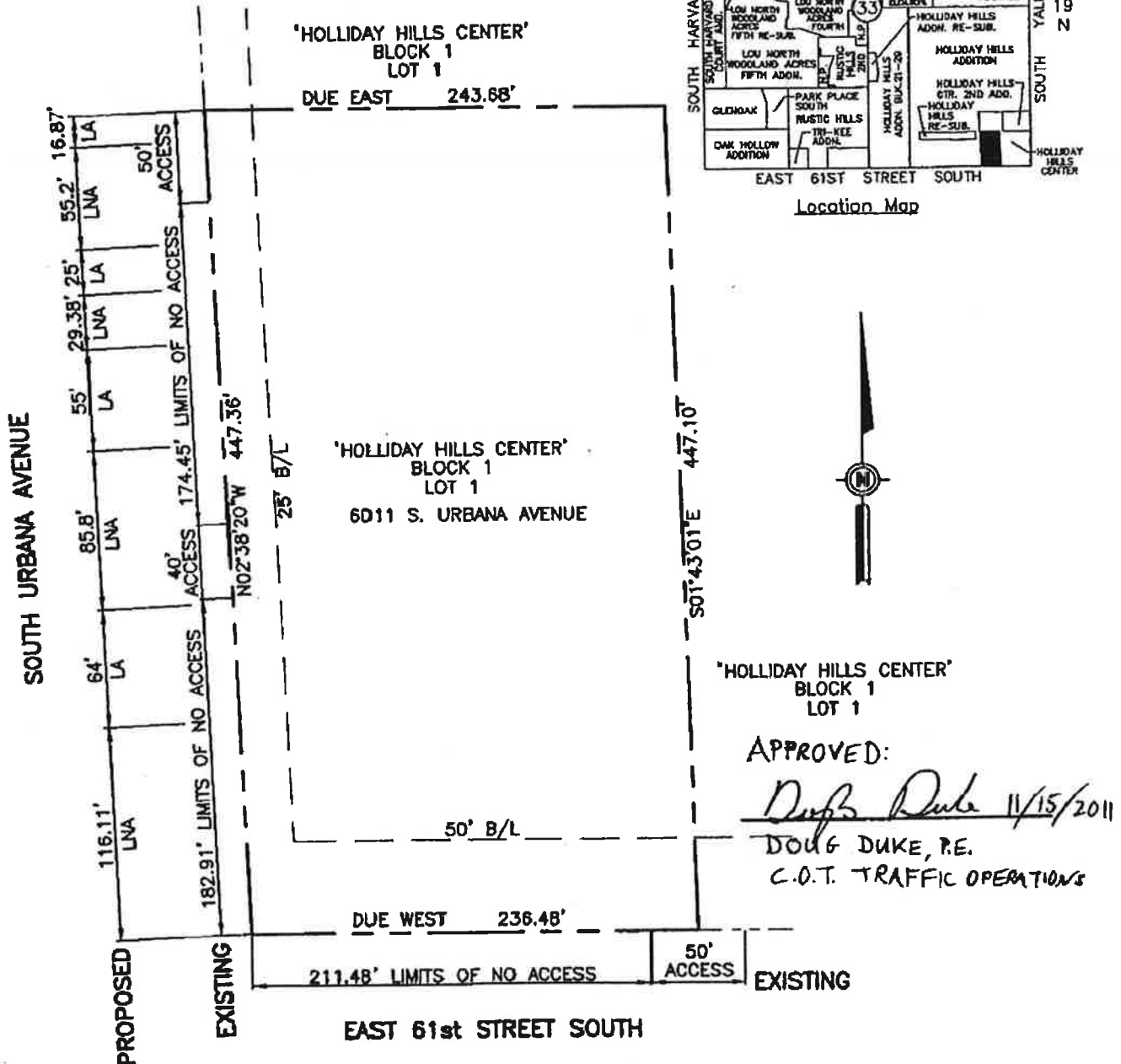


Changes Of And Consent To Areas As Shown On Recorded Plat

page 2

8.4

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. 2363.
2. CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT DATED OCTOBER 5, 1982, FILED NOVEMBER 9, 1982, RECORDED IN BOOK 4649, PAGE 623.



WALTER P. MOORE AND ASSOCIATES, INC.  
7806 EAST 81ST STREET, SUITE 475  
TULSA, OKLAHOMA 74133

Project Name: LOT 1, BLOCK 1, HOLLIDAY HILLS CENTER

Sheet Title  
CHANGE OF ACCESS EXHIBIT

WPMA P.N.:  
11013-00

Designed by:  
HA

Sheet No.

Date: 11-09-11

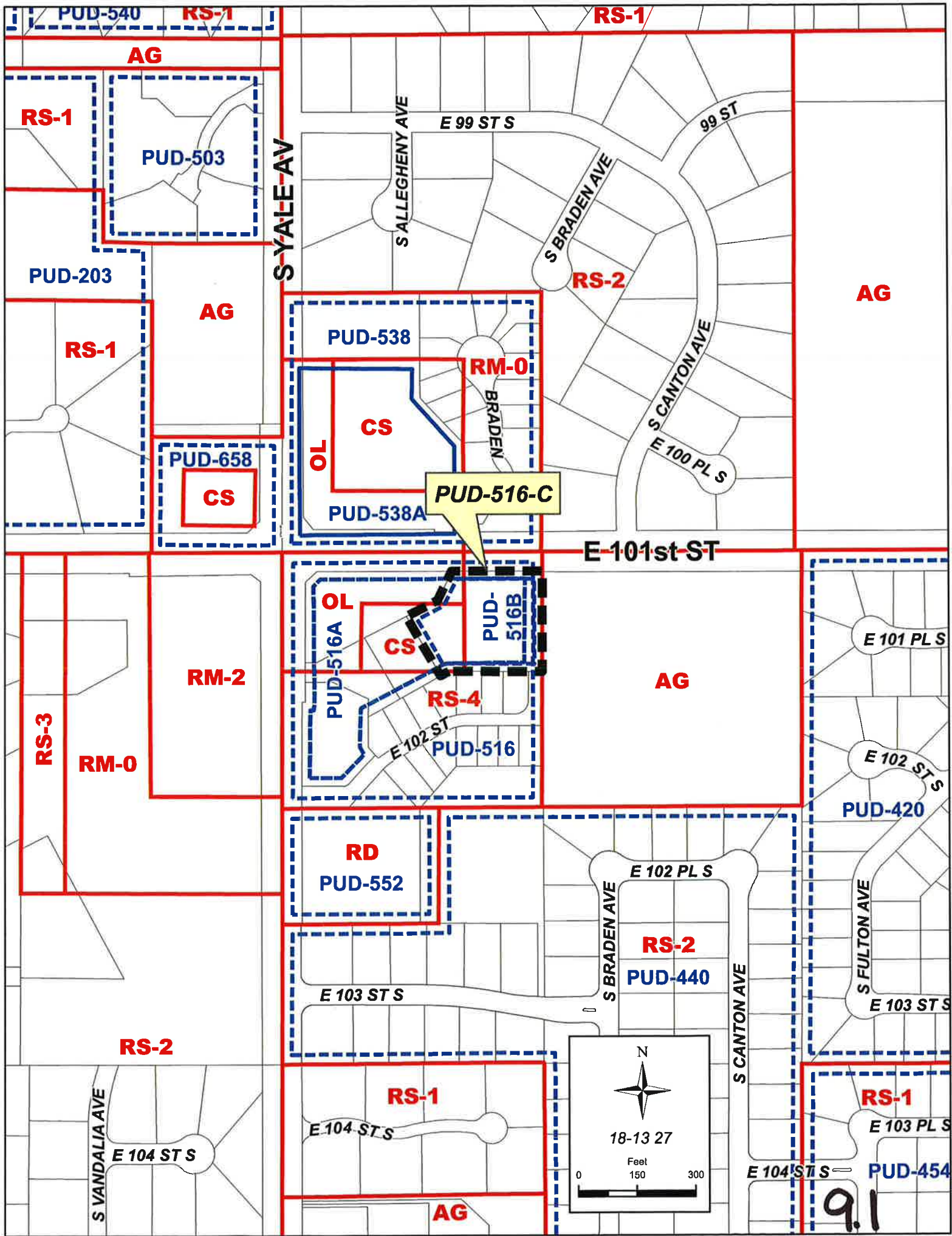
Drawn by  
BD

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

1

8.5









PUD-516-C



18-13 27

0 150 300  
Feet

9.2



December 7, 2011

## STAFF RECOMMENDATION

**PUD-516-C:** Detail Site Plan – Southeast corner 101<sup>st</sup> 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.

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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 101<sup>st</sup> 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 101<sup>st</sup> 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 101<sup>st</sup> Street as required by PUD Development Standards and Subdivision Regulations.

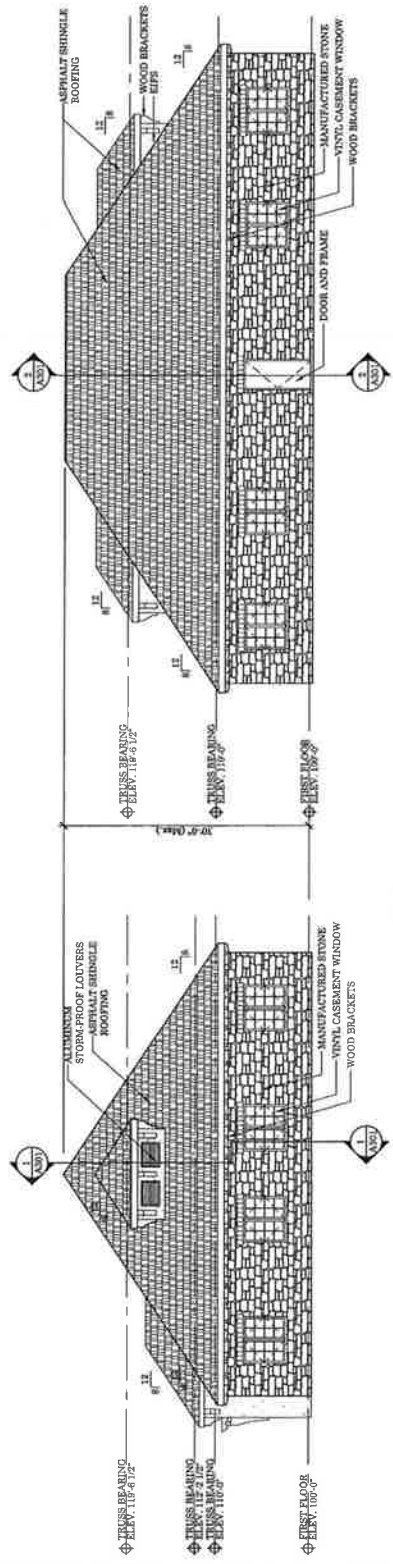
Staff recommends **APPROVAL** of the detail site plan for Lots 1 and 2, Block 1 - 101 Yale Village Office Park RSB L19 & Prt 17 B1 101 Yale Village.

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





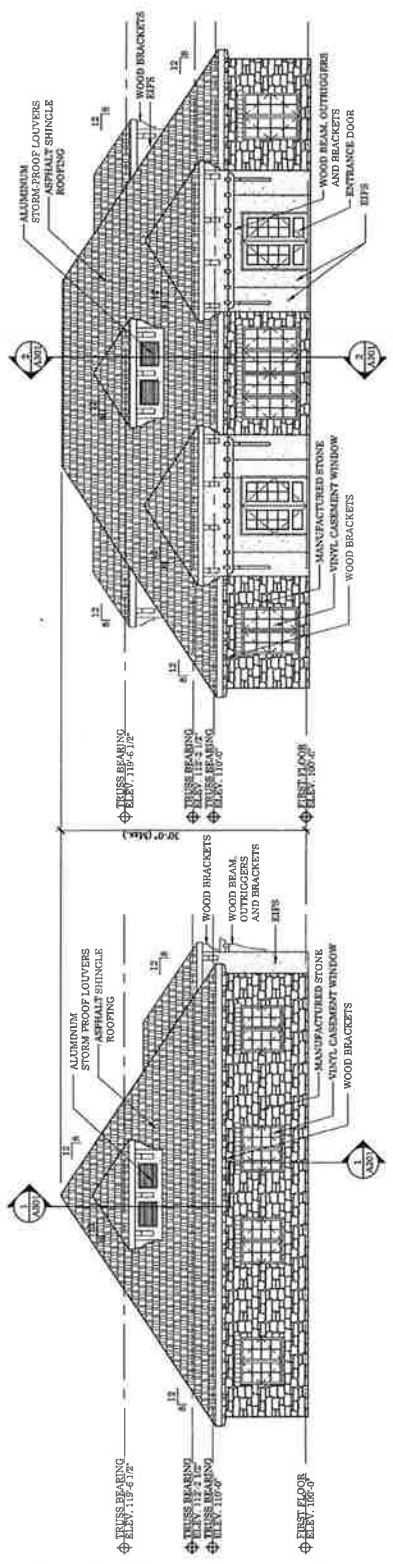




3 BLDG-1 REAR ELEVATION  
SCALE: 1/8" = 1'-0"

- NOTES:
1. ROOF PEAK ELEVATION NOT TO EXCEED 34'-0" ON TWO STORY.
  2. ROOF PEAK ELEVATION NOT TO EXCEED 36'-0" ON ONE STORY.
  3. ALL BUILDING MOUNTED LIGHTING NOT TO EXCEED 15'-0" ABOVE FINISHED FLOOR ELEVATION.

4 BLDG-1 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



1 BLDG-1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

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

OFFICE BUILDINGS for BRUMBLE PROPERTIES

EAST 101ST STREET SOUTH, TULSA, OKLAHOMA

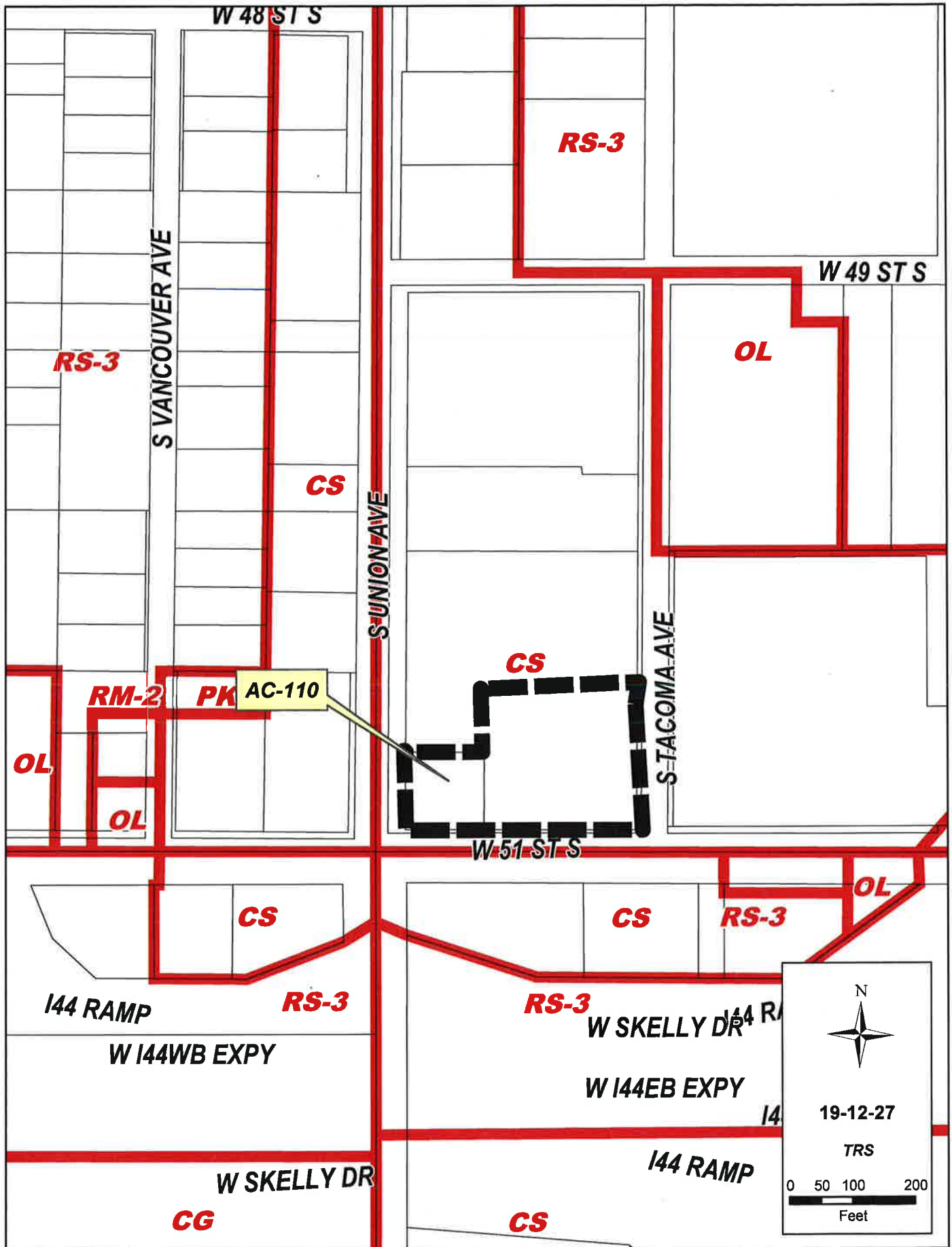
BUILDING-1 ELEVATIONS

A-201

3924 S. Harvard Ave.  
Tulsa, Oklahoma 74102  
918-585-1157  
doug@brumblerealty.com

Reynolds J. Brumblere Architects

DATE: 10/20/2011  
DRAWN: [Signature]  
SEAL: [Signature]  
REVISION: [Signature]



10.1





## STAFF RECOMMENDATION

### AC-110

Alternative Compliance Landscape Plan – Northeast corner of West 51<sup>st</sup> 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 51<sup>st</sup> 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.

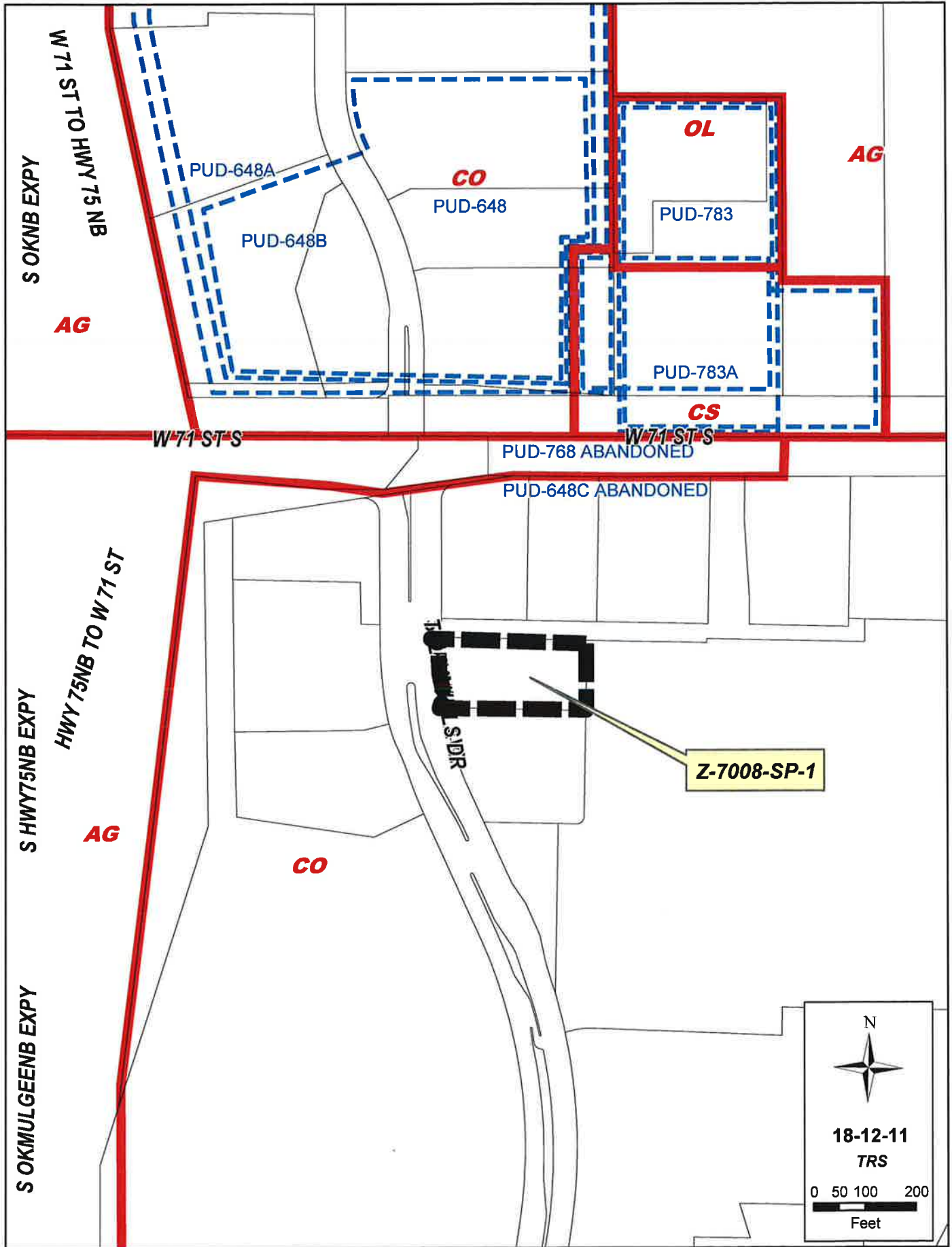
Referring to the case map aerial photograph there currently is no landscaping provided along Union Ave. Referring to the attached proposed plan, if the grassy area proposed along Union Avenue were counted in the street yard calculations the plan would meet the requirement. Without the grassed area in the Union Avenue right-of-way (ROW) the proposed landscaping along West 51<sup>st</sup> 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 51<sup>st</sup> 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.











11.2



December 7, 2011

### STAFF RECOMMENDATION

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

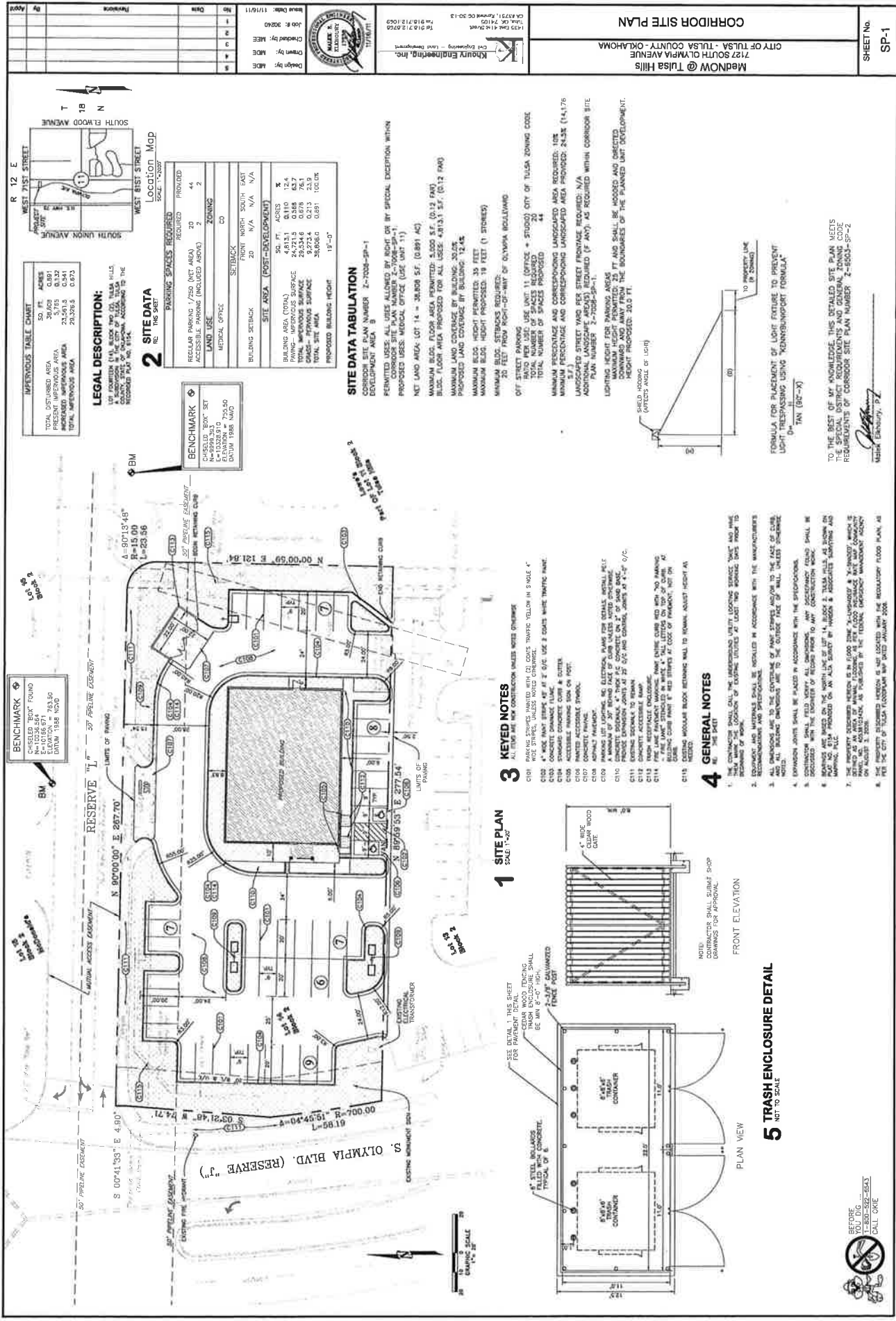
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The applicant is requesting approval of a detail site plan for a 4,813 square foot (sf) medical office building. The proposed use, medical office within Use Unit 11 – Office, Studios and Support Services is a permissible use within this Corridor District.

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.*



DESIGN BY: MDE	DATE: 11/11/11	PROJECT: MEDNOW @ TULSA HILLS
CHECKED BY: MDE	DATE: 11/11/11	PROJECT: MEDNOW @ TULSA HILLS
DESIGNED BY: MDE	DATE: 11/11/11	PROJECT: MEDNOW @ TULSA HILLS
DATE: 11/11/11	PROJECT: MEDNOW @ TULSA HILLS	PROJECT: MEDNOW @ TULSA HILLS

Mednow @ Tulsa Hills  
7127 SOUTH OLYMPIA AVENUE  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA  
CORRIDOR SITE PLAN

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## EXTERIOR FINISH SCHEDULE

- | MARK | ITEM                         | MATERIAL                | MANUFACTURER     | FINISH  |
|------|------------------------------|-------------------------|------------------|---|
| F1   | STONE VENEER                 | SIMULATED STONE         | CENTURION STONE  | BLEND 60% PENNSYLVANIA RUBBLE, NO RED, 40% PENNSYLVANIA LEUGE, NO RED |
| F2   | EIFS FIELD                   | 1/2" EIFS FINISH SYSTEM | DRYVIT           | MORTAR 50S 3PH LT. CHOCOLATE BY SOLOMAN COLORS                        |
| F3   | EIFS ACCENT                  | 1/2" EIFS FINISH SYSTEM | DRYVIT           | #448 BUDGION, QUARZFUTZ TEXTURE                                       |
| F4   | COLUMN COVERS                | SIMULATED STONE VENEER  | CENTURION STONE  | BLEND 60% PENNSYLVANIA RUBBLE, NO RED, 40% PENNSYLVANIA LEUGE, NO RED |
| F5   | METAL FASCIA TRIM            | REFINISHED METAL        | BERRIDGE         | MORTAR 50S 3PH LT. CHOCOLATE BY SOLOMAN COLORS                        |
| F6   | GUTTERS / DOWNSPOUTS         | REFINISHED ALUMINUM     | BERRIDGE         | MEDIUM BRONZE   |
| F7   | HOLLOW METAL DOOR AND FRAME  | STEEL / PAINT           | STEELCRAFT       | PANTO TO MATCH BERRIDGE MEDIUM BRONZE                                 |
| F8   | SEALANTS                     | VARIOUS                 | SUNNEBORN        | MATCH ADJACENT COLOR  |
| F9   | FLASHING                     | ALUMINUM .03            | —                | MATCH BERRIDGE MEDIUM BRONZE  |
| F10  | GLASS (TEMPERED AS REQUIRED) | 1" INSULATED GLASS      | PPO              | IGLARBONZE TINT   |
| F11  | WALL PACK                    | REFINISHED METAL        | —                | MEDIUM BRONZE   |
| F12  | ELECTRICAL EQUIPMENT         | PANT                    | SHERWIN WILLIAMS | MATCH DRYTYS #448 BUDGION   |
| F13  | STOREFRONT WINDOWS           | REFINISHED ALUMINUM     | KAWNEER          | SEE DOOR AND WINDOW SCHEDULE  |
| F14  | AUTOMATIC DOORS              | REFINISHED ALUMINUM     | STANLEY          | SEE DOOR AND WINDOW SCHEDULE  |
| F15  | STOREFRONT DOORS             | REFINISHED ALUMINUM     | KAWNEER          | SEE DOOR AND WINDOW SCHEDULE  |

MARK	ITEM	MATERIAL	MANUFACTURER	FINISH
F1	STONE VENEER	SIMULATED STONE	CENTURICH STONE	BLEND 60% PENNSYLVANIA RUBBLE, 40% RED, 40% PENNSYLVANIA RUBBLE
F2	EFS FIELD	1/2" EFS FINISH SYSTEM	DRYVIT	MORTAR S32 3/8" LT. CHOCOLATE BY SOLOMAN COLORS
F3	EFS ACCENT	1/2" EFS FINISH SYSTEM	DRYVIT	4448 BUCKSON, QUARZPUTZ TEXTURE
F4	COLUMN COVERS	SIMULATED STONE VENEER	CENTURICH STONE	4454 STONE GRAY, QUARZPUTZ TEXTURE
F5	METAL FASCIA TRIM	REFINISHED METAL	BERRIDGE	BLEND 60% PENNSYLVANIA RUBBLE, 40% RED, 40% PENNSYLVANIA RUBBLE
F6	GUTTERS/DOWNSPOUTS	REFINISHED ALUMINUM	BERRIDGE	MORTAR S32 3/8" LT. CHOCOLATE BY SOLOMAN COLORS
F7	HOLLOW METAL DOOR AND FRAME	STEEL / PAINT	STEELCRAFT	MEDIUM BRONZE
F8	SEALANTS	VARIOUS	EDDNEBORN	PAINT TO MATCH BERRIDGE MEDIUM BRONZE
F9	FLASHING	ALUMINUM .03	—	MATCH ADJACENT COLOR
F10	GLASS (TEMPERED AS REQUIRED)	1" INSULATED GLASS	IPG	MATCH BERRIDGE MEDIUM BRONZE
F11	WALL PACK	REFINISHED METAL	—	ISOARBONZE TINT
F12	ELECTRICAL EQUIPMENT	PAINT	SHERWIN WILLIAMS	MEDIUM BRONZE
F13	STOREFRONT WINDOWS	REFINISHED ALUMINUM	MAYNEER	MATCH DRYVITS #448 BUCKSON
F14	AUTOMATIC DOORS	REFINISHED ALUMINUM	STANLEY	SEE DOOR AND WINDOW SCHEDULE
F15	STOREFRONT DOORS	REFINISHED ALUMINUM	MAYNEER	SEE DOOR AND WINDOW SCHEDULE



11.5

**MEDNOM**

ELEVATIONS

[illegible]

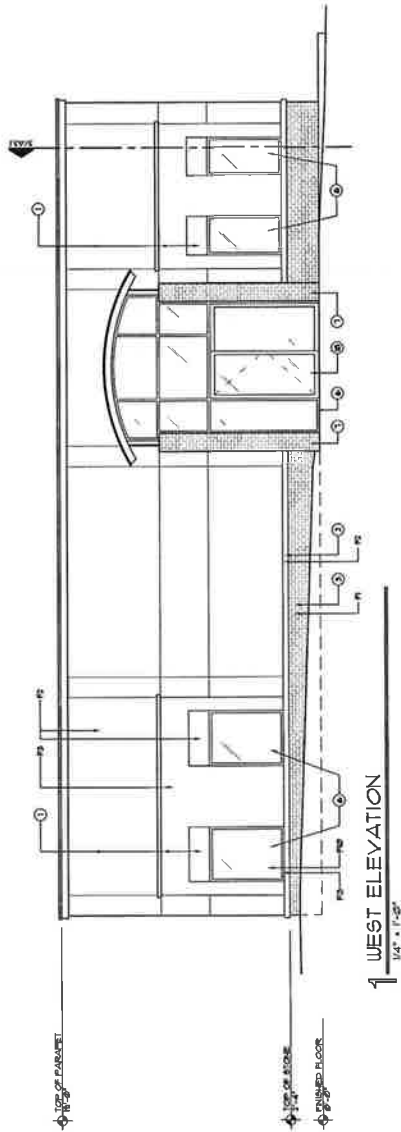
ON LINE  
A2.0  
OF 2011

# KEYNOTES

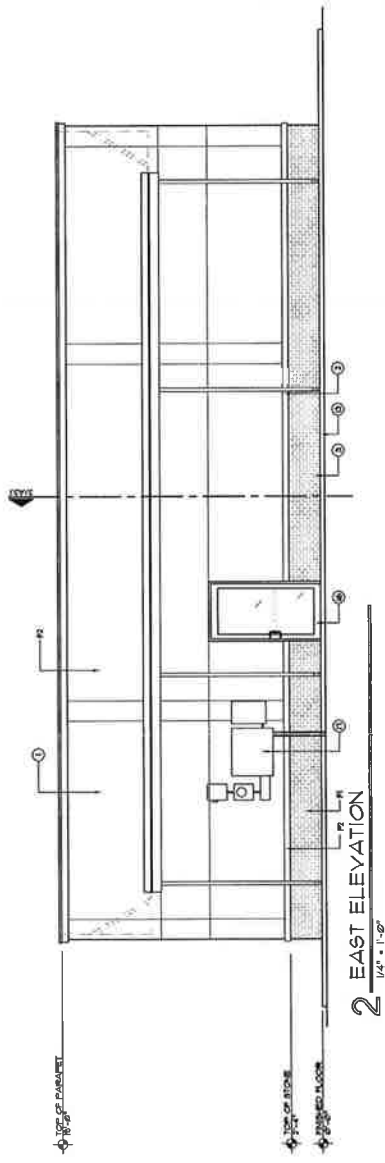
1. 1/2" EPS OVER 1/2" GLASS MAT SHEATHING (F3)
2. EPS WATERBARE (F2)
3. SIMULATED STONE VENEER (F1)
4. SIGNAGE BY TENANT
5. PREFINISHED METAL WRAPPED FASCIA (F5)
6. PREFINISHED ALUMINUM STOREFRONT WINDOWS W/ INSULATING GLASS (F10)
7. COLUMNS SIMULATED STONE VENEER OVER 1/2" GLASS MAT SHEATHING (F1)
8. HVAC UNIT, BEYOND
9. PREFINISHED ALUMINUM CAP W/ DRIP EDGE (F3)
10. SUPPLYING SCHED
11. ROOF TOP UNITS, BEYOND RE. MECHANICAL
12. CONCRETE SIDEWALK, RE. CIVIL
13. WALL PACK
14. GAS METER, RE. MECHANICAL
15. GLASS (F10)
16. GLASS (F10)
17. ELECTRICAL EQUIPMENT, RE. ELECTRICAL
18. AUTOMATIC SLIDING DOORS

# EXTERIOR FINISH SCHEDULE

MARK	ITEM	MATERIAL	MANUFACTURER	FINISH
F1	STONE VENEER	SIMULATED STONE	CENTURION STONE	BLEND 60% PENNSYLVANIA RUBBLE, NO RED, 40% PENNSYLVANIA MORTAR: SSS 3/4" LT, CHOCOLATE BY SOLOMAN COLORS
F2	EPS FIELD	1 1/2" EPS FINISH SYSTEM	DRYVIT	4449 BUCKSON, QUARTZPUTZ TEXTURE
F3	EPS ACCENT	1 1/2" EPS FINISH SYSTEM	DRYVIT	4454A STONE GRAY, QUARTZPUTZ TEXTURE
F4	COLUMN COVERS	SIMULATED STONE VENEER	CENTURION STONE	BLEND 60% PENNSYLVANIA RUBBLE, NO RED, 40% PENNSYLVANIA LEDGE, NO RED
F5	METAL FASCIA / TRIM	PREFINISHED METAL	BERRIDGE	IMPERIAL SSS 3/4" LT, CHOCOLATE BY SOLOMAN COLORS
F6	OUTLETS / DOWNSPOUTS	PREFINISHED ALUMINUM	BERRIDGE	MEDIUM BRONZE
F7	HOLLOW METAL DOOR AND FRAME	STEEL / PAINT	STEELCRAFT	PAINT TO MATCH BERRIDGE MEDIUM BRONZE
F8	SEALANTS	VARIOUS	SCHNEIDER	MATCH ADJACENT COLOR
F9	FLASHING	ALUMINUM .063	—	MATCH BERRIDGE MEDIUM BRONZE
F10	GLASS (TEMPERED AS REQUIRED)	1" INSULATED GLASS	FRG	SOLARBROWN TINT
F11	WALL PACK	PREFINISHED METAL	—	MEDIUM BRONZE
F12	ELECTRICAL EQUIPMENT	PAINT	SHERWIN WILLIAMS	MATCH DRYVITE #449 BUCKSON
F13	STOREFRONT WINDOWS	PREFINISHED ALUMINUM	KAWNEER	SEE DOOR AND WINDOW SCHEDULE
F14	AUTOMATIC DOORS	PREFINISHED ALUMINUM	STANLEY	SEE DOOR AND WINDOW SCHEDULE
F15	STOREFRONT DOORS	PREFINISHED ALUMINUM	KAWNEER	SEE DOOR AND WINDOW SCHEDULE



1 WEST ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"

# ELEVATIONS

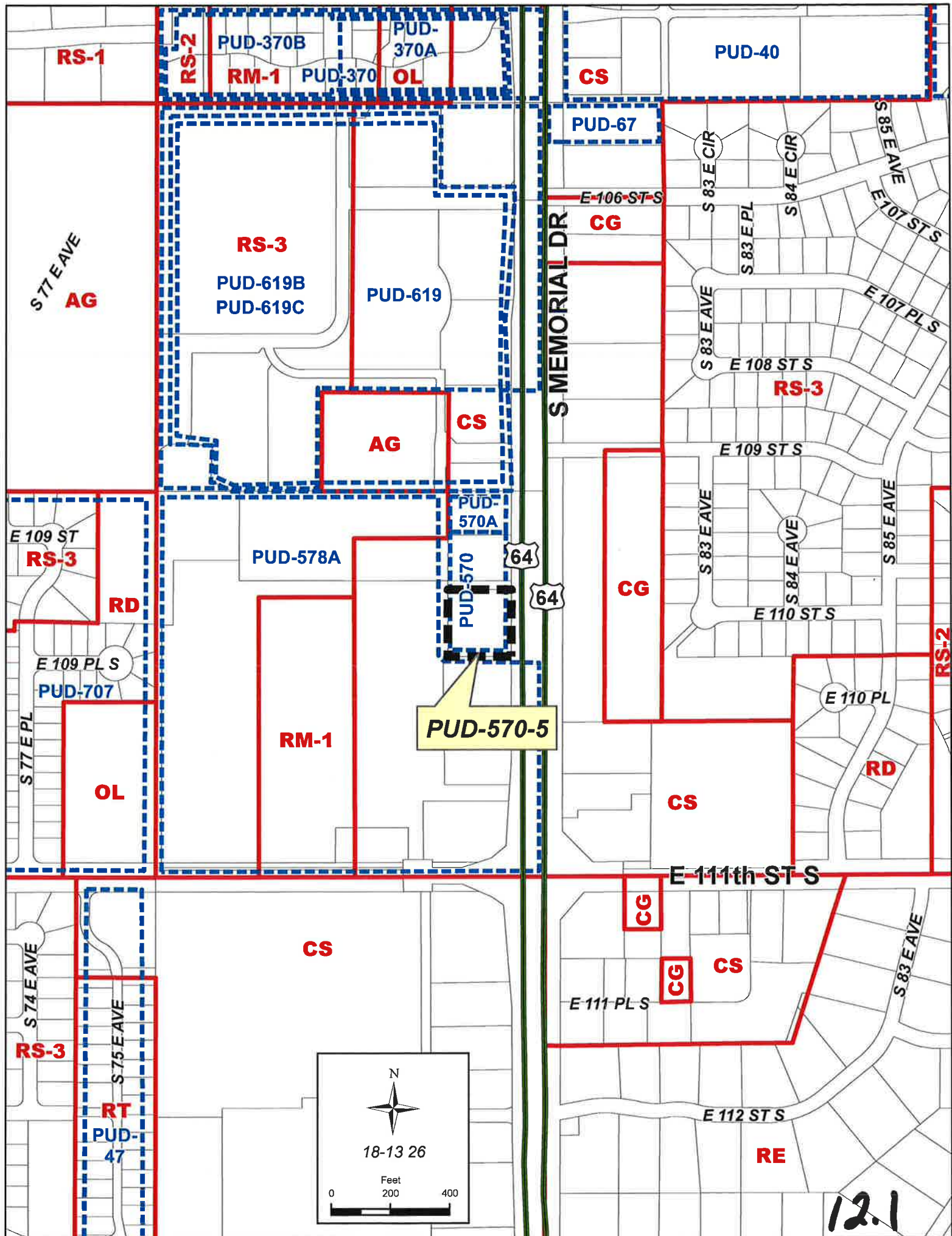
DATE: NOVEMBER 9, 2011  
PROJECT NO.: 201-075  
REVISIONS:

SHEET NO.  
**A2.1**  
OF 1073

MDNOW  
TULSA HILLS SHOPPING CENTER  
TULSA, OK

DANIEL H. MITCHELL ARCHITECT, P.C.  
300 SOUTH YALE SUITE 800  
TULSA, OKLAHOMA 74106-7401  
918 533-0040 TEL.  
918 533-0042 FAX  
9 QUARTER STREET, SUITE 100  
TULSA, OKLAHOMA 74103-1000  
USE OF THIS DOCUMENT WITHOUT  
APPROPRIATE AND WRITTEN PERMISSION  
OF THE ARCHITECT IS PROHIBITED.

11.6







PUD-570-5



18-13 26

0 200 400  
Feet

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

12.2





18-13 26

0 Feet 50 100

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

12.3



December 7, 2011

### STAFF RECOMMENDATION

**PUD-570-5:** Minor Amendment – North of the northwest corner of 111<sup>th</sup> 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 111<sup>th</sup> 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.*

12.4



8'-0"


**CAIRNBRAE  
REALTY**
**Leasing and Management  
918-445-2068**

ST.3

 Southern Crossing  
scale: 1"=1'-0"

 (X) TO BE Added to Bottom of EXISTING  
SIGN.

 1225 N. Lansing Ave.  
Tulsa, Oklahoma 74106  
ph: 918.587.7171  
fax: 918.587.7176

These drawings are the exclusive property of Claude Neon Federal Signs, Inc. and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans or to purchase, from CNF, signage manufactured in accordance to these plans. Distribution or exhibition of these plans to others is expressly forbidden. © 2011 CNF Signs

I hereby give my approval to proceed with fabrication of the signage depicted in this drawing in order to meet the project objectives in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in signage of the completion date, additional resource requirements or additional cost.

☐ Approved as Shown

☐ Approved as Noted

 X  
Client Name

Date

PROJECT/CLIENT NAME:

 Cairnbrae Realty  
Various  
Tulsa, OK

ACCOUNT EXECUTIVE:

Todd Adair

12.5

EXHIBIT A



8'

40"

12'

15'

~~120~~ ft 415mg

SOUTHERN CROSSING

GameStop

CAIRNBRAE Leasing and Management  
REALTY 918-445-2068

ARTISTIC NAILS

CLEAR VISION

pro-cuts

CARDIGAN'S

RESTAURANT  
& BAR

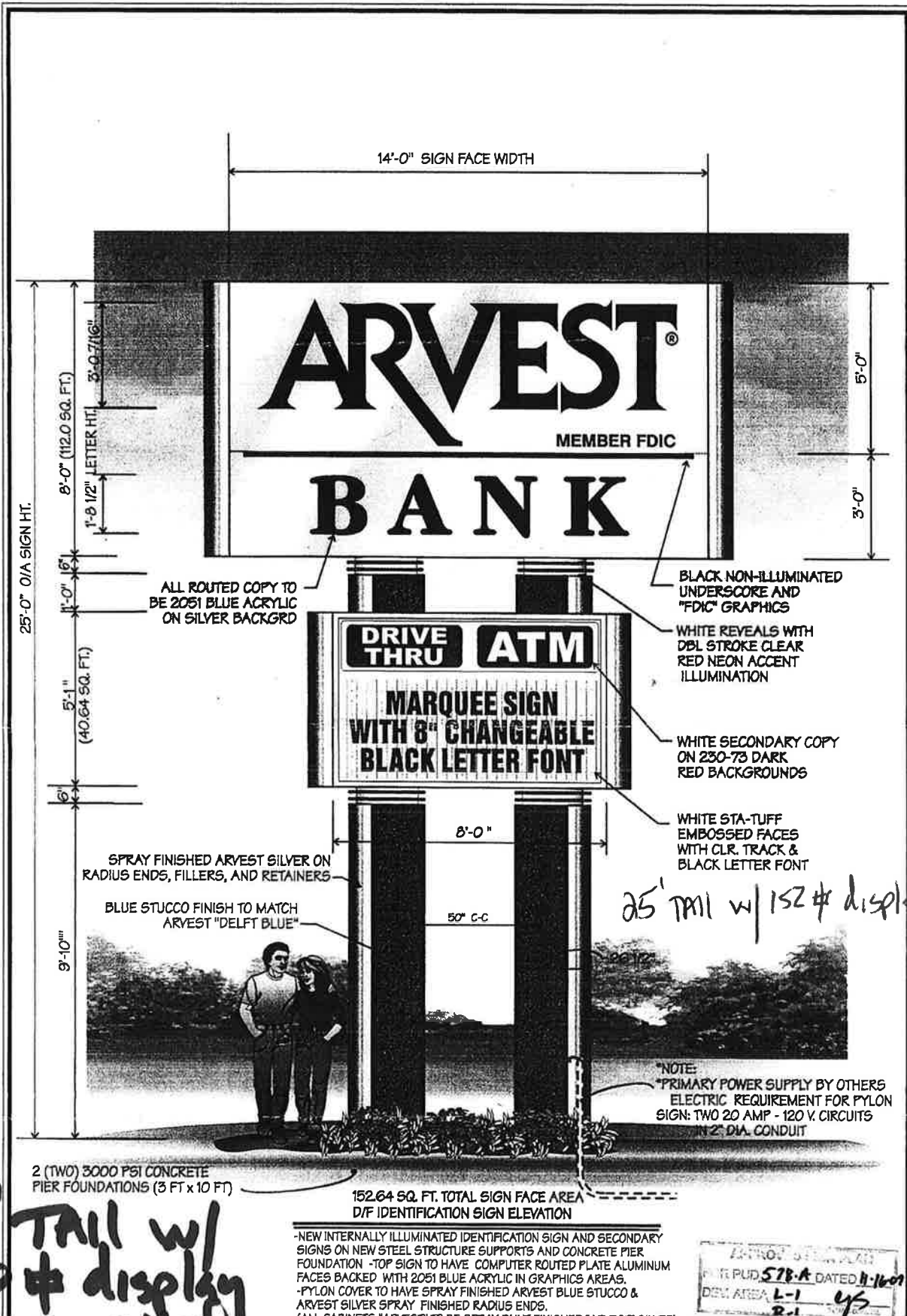
918-394-2273

EXHIBIT B

12.6







ACURA NEON  
INC.

1801 N. WILLOW BROKEN ARROW, OK. 74012  
PHONE (918) 252-2258

THIS IS AN ORIGINAL UNLESS OTHERWISE NOTED BY ANI. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR SUBMITTED IN ANY MANNER WHATSOEVER. ALL OR ANY PART OF THE DESIGN (INCLUDING REGISTERED TRADE MARKS) REMAINS THE PROPERTY OF ACURA NEON, INC. THE RIGHTS THEREOF ARE COPYRIGHTED BY ANI.

CLIENT: ARVEST BANK

JOB LOCATION: 11032 SOUTH MEMORIAL DR. — — TULSA, OK.

REP: M. KHEZRI

DWN: R. JOHNSON

FILE: ARVSB504

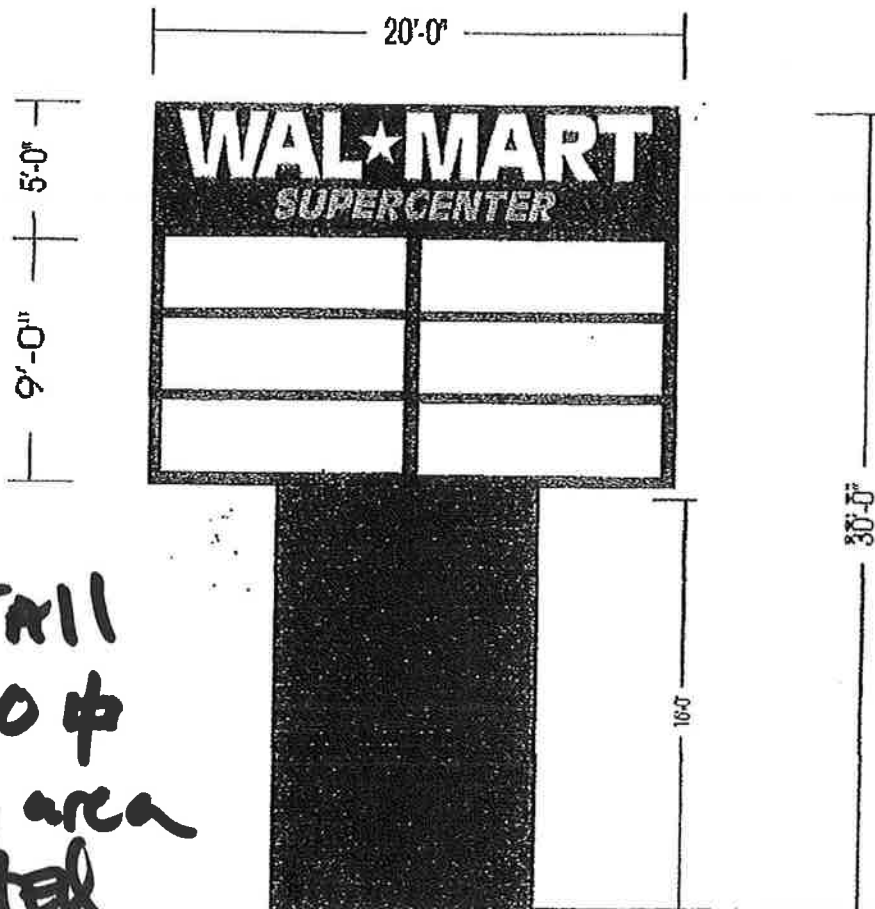
DWG NO: 101907-16

SCALE: 3/8" = 1'-0"

DATE: 10-19-2007

EXHIBIT D

12.8



30' TALL  
w/ 280 sq  
display area  
permitted

• 30' TALL w/ 280 sq display area existing

INSTALL ONE 14'-0" X 20'-0" INTERNALLY  
ILLUMINATED D/F POLE SIGN AT 30' OVERALL

APPROVED SIGN PLAN	
FOR PUD <u>578-A</u>	DATED <u>11/19/09</u>
DEV. AREA <u>L1, B1</u>	<u>CS</u>
TMAPC OFFICIAL	

East WEST  
side  
permitted

	CUSTOMER: <b>WAL *MART</b>	
	CITY & STATE: <b>TULSA, OK.</b>	
	ENGINEER: <b>R. CRAIG</b>	DRAWN BY: <b>PWE WARD</b>
	DRAWING NO. <b>2K60316-01-A</b>	SCALE: <b>1/4" = 1'-0"</b>
DATE: <b>MARCH 18, 2009</b>		

12.9

123"

87"



170"

30'

190"

- 30' TALL  
w/ 160 #  
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**  
6323 S. Lewis Ave. • Tulsa, OK 74105  
PH 918-745-0222 • FX 918-745-0222

3/12/2010 06042\_E7B

Minor Amendment to PUD 578-A  
08042

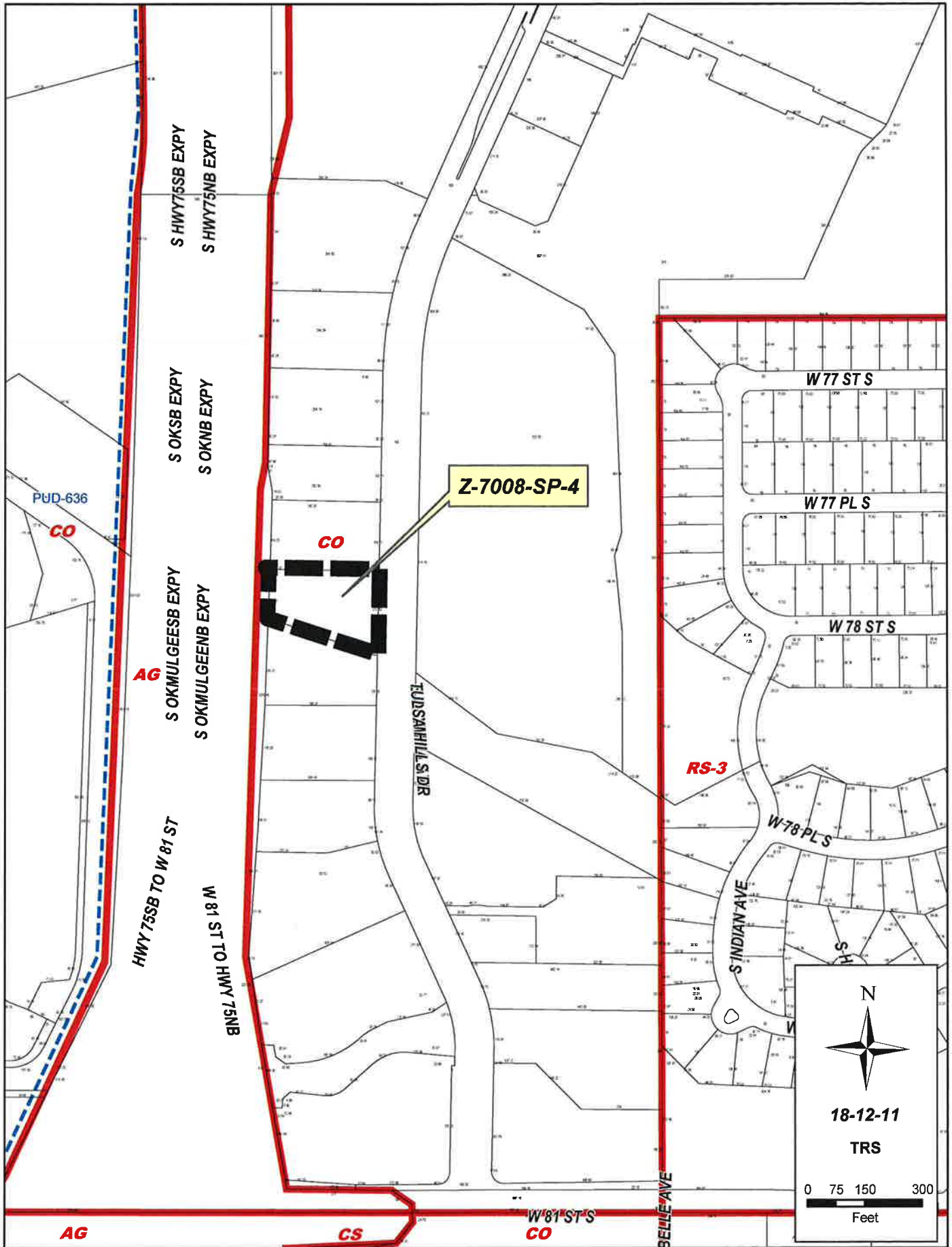
Braum's - 111th and Memorial  
Tulsa, Oklahoma

C

EXHIBIT F

12.10





13.1





13.2

December 7, 2011

### STAFF RECOMMENDATION

**Z-7008-SP-4:** Detail Site Plan – North of the northwest corner of West 81<sup>st</sup> 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.

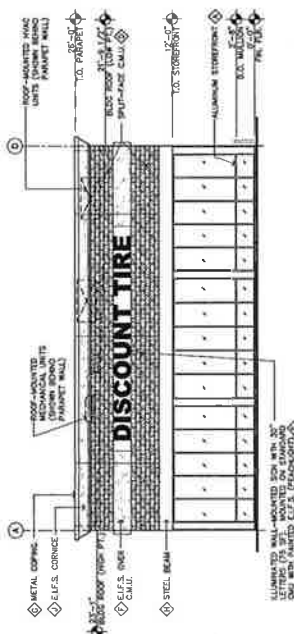
*Note: Detail site plan approval does not constitute landscape plan or sign plan approval.*



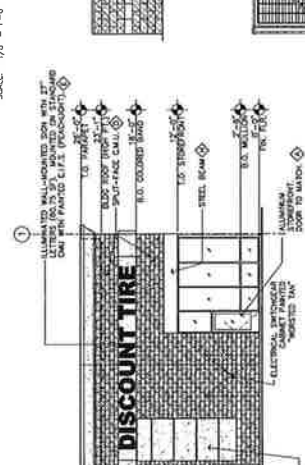


## FINISH LEGEND

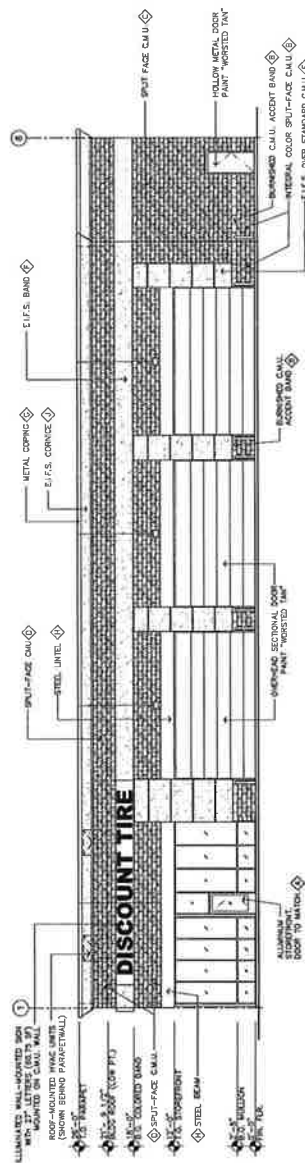
- ◆ MANUFACTURER'S STANDARD COLOR TO MATCH "TANNER RED"
- ◆ INTEGRAL COLOR CALU, (SPUT-FADE OR BLISSHESSED AS NOTED) TO MATCH "WORSTED TAN"
- ◆ GRAY SPUT-FADE CALU, PAINTED TO MATCH "WORSTED TAN"
- ◆ GRAY SPUT-FADE CALU, PAINTED TO MATCH "TEACH LIGHT"
- ◆ "TEACH LIGHT"
- ◆ E.I.F.S. IRANO PAINTED TO MATCH "BURQUINO"
- ◆ METAL COLOR - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "TEAL" COLOR
- ◆ EXPOSED STEEL PAINTED TO MATCH "WORSTED TAN"
- ◆ E.I.F.S. PAINTED TO MATCH "WORSTED TAN"



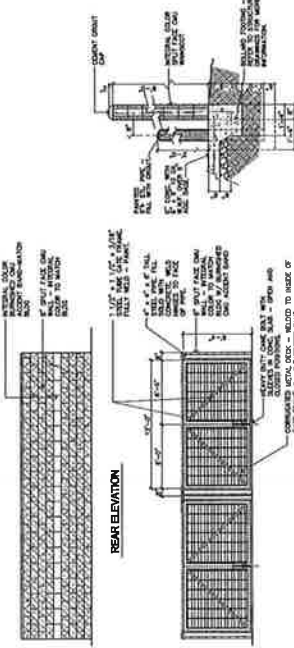
WEST ELEVATION (US HWY 75)



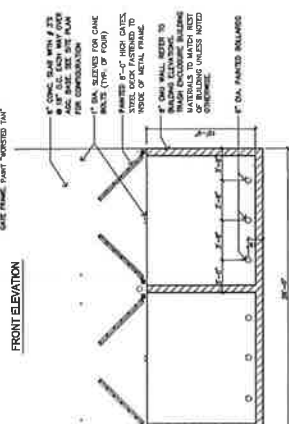
**NORTH ELEVATION**



**SOUTH ELEVATION**



WALL SECTION



## TRASH ENCLOSURE PLAN-ELEVATIONS

ALT - 4BL

BERGMAN ARCHITECTURE

**JOB # A0827**

Date: 9-20-11

# CONCEPTUAL ELEVATIONS

**71st Street & Hwy 75 South  
TULSA, OK 74132**

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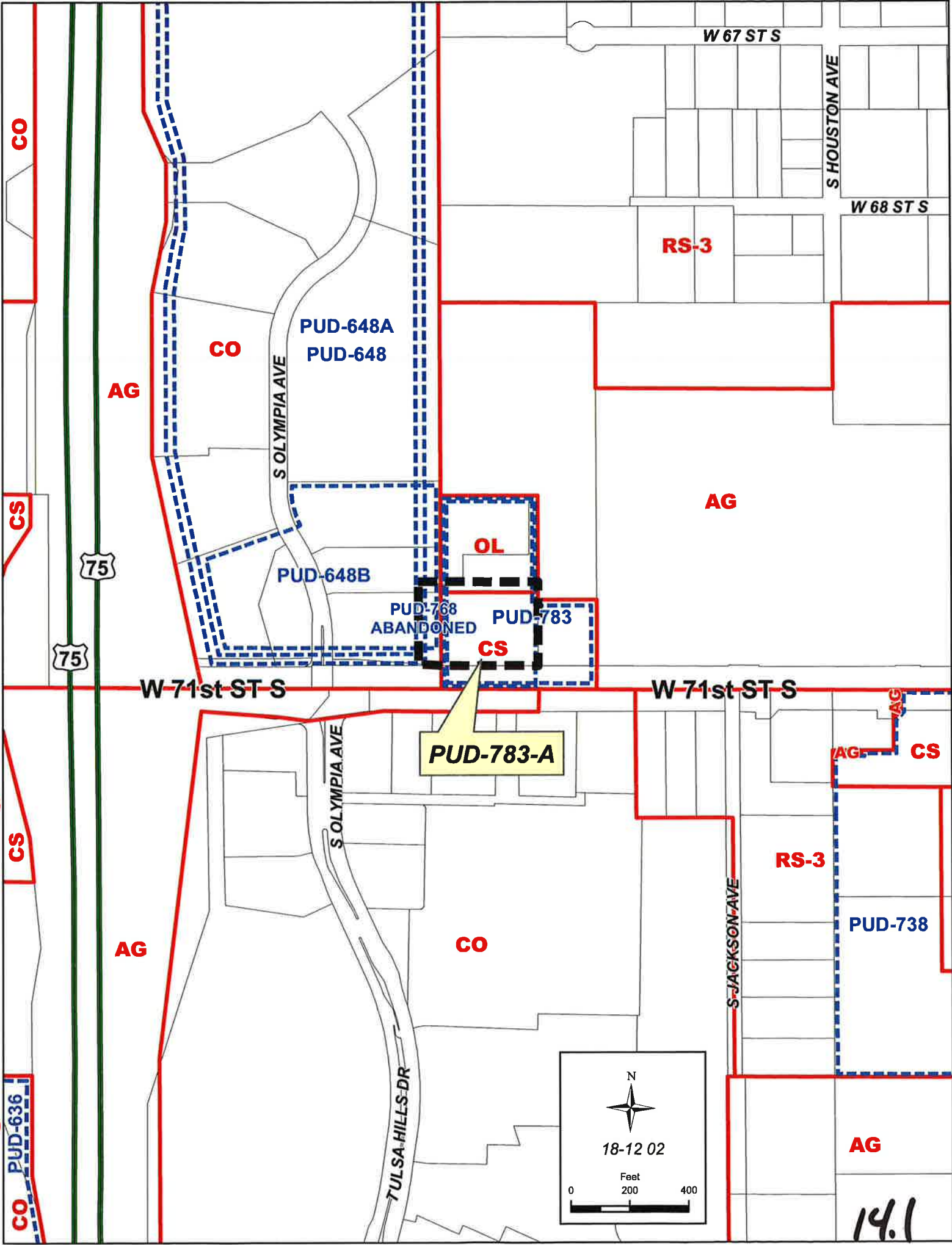
**DISCOUNT**ARCHITECTURE  
m

**WILLIAM AMOR, ARCHITECT**  
**ONTARIO OFFICE:**  
**2121 S. HAVEN AVE.**  
**ONTARIO, CA. 91761**  
**909.923.6093**  
**909.923.6929 FX.**  
**WWW.THEBEGMAN.COM**

13.5







W 67 ST S

S HOUSTON AVE

W 68 ST S

RS-3

PUD-648A  
PUD-648

CO

AG

S OLYMPIA AVE

PUD-648B

OL

PUD-768  
ABANDONED

PUD-783

CS

75

75

W 71st ST S

W 71st ST S

PUD-783-A

S OLYMPIA AVE

AG

AG CS

RS-3

PUD-738

CO

AG

CS

CO PUD-636

TULSA HILLS DR

S JACKSON AVE

AG



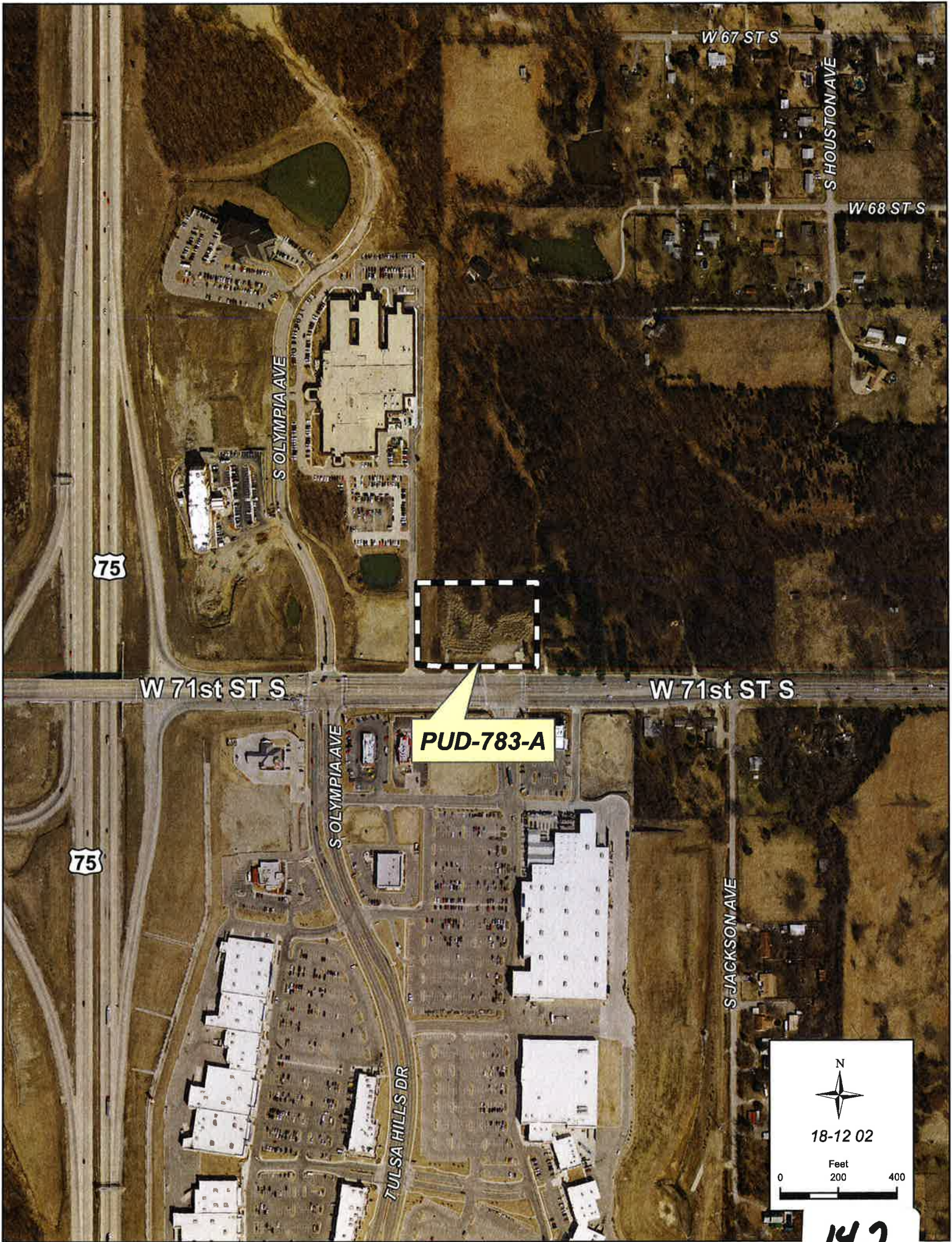
18-12 02

Feet



14.1





W 67 ST S

S HOUSTON AVE

W 68 ST S

75

W 71st ST S

W 71st ST S

PUD-783-A

75

S OLYMPIA AVE

S JACKSON AVE

TULSA HILLS DR



18-12-02

Feet

0 200 400

14.2



December 7, 2011

### STAFF RECOMMENDATION

**PUD-783-A:** Detail Site Plan – East of the northeast corner of West 71<sup>st</sup> 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 71<sup>st</sup> 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 71<sup>st</sup> Street as required by PUD Development Standards and Subdivision Regulations. Distinct pedestrian access is provided from the sidewalk along West 71<sup>st</sup> 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 71<sup>st</sup> 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.*







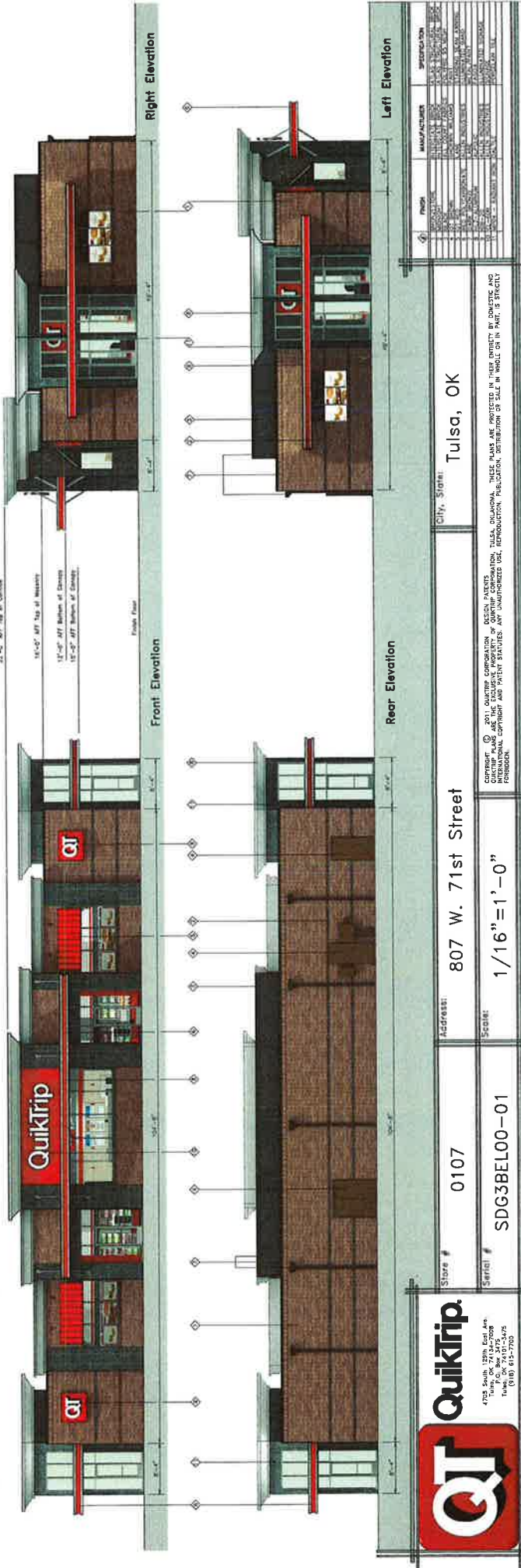
31'-0" AFF Top of Canopy

15'-0" AFF Top of Canopy

15'-0" AFF Bottom of Canopy

15'-0" AFF Bottom of Canopy

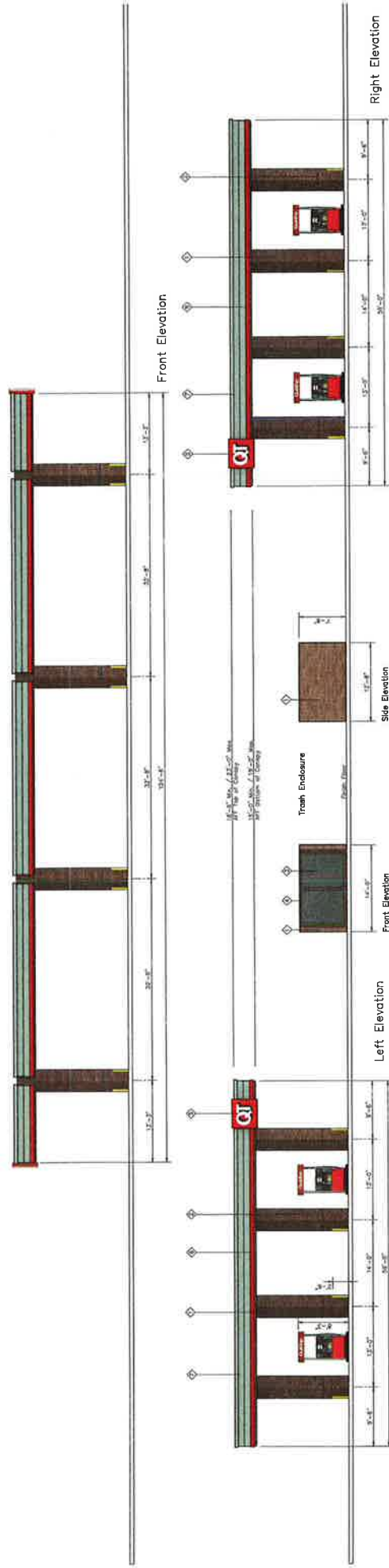
First Floor



Reference: Presentation Exhibit - Standard Building Elevation (SDG3BEL00) - The date: 11/17/2011 10:38 PM, country

14.5





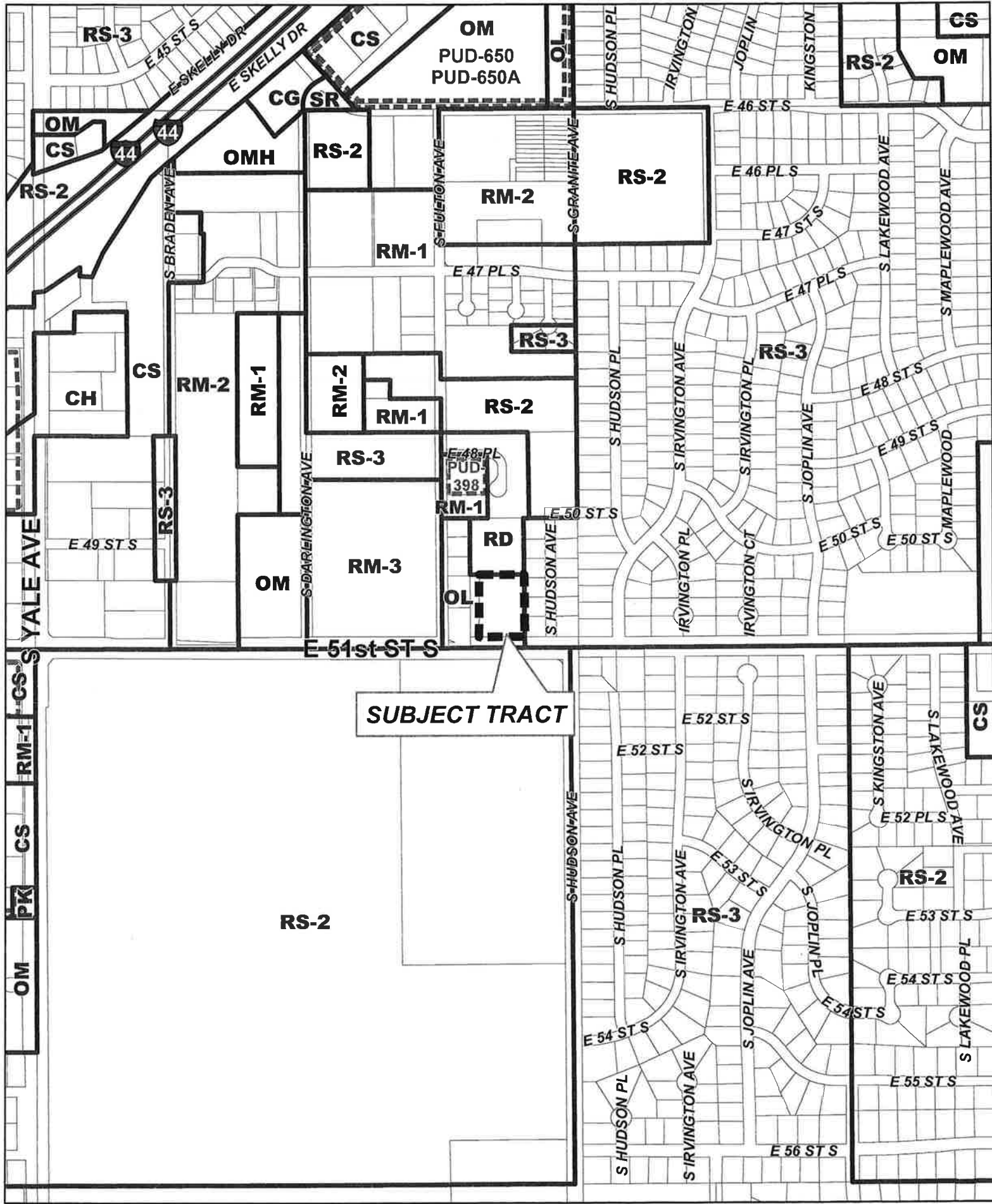
		<b>Store #</b> 0107	<b>Address:</b> 807 W. 71st Street	<b>City/State:</b> Tulsa, OK
<b>Site/ID #</b> GD08GEL00-01		<b>Scale:</b> 1/16" = 1'-0"		

4705 South 120th East Ave  
 Tulsa, OK 74114-0008  
 Tulsa, OK 74114-0008  
 (918) 433-7733

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K:\Reference Files\Presentation Exhibits - Standard\Clear Canopy Elevations\GEN 3 - DSGEN III - DSG - GD08GEL00-01.dwg, 11/17/2011 3:06:44 PM, cconley

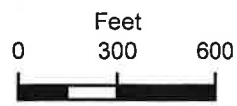




**SUBJECT TRACT**

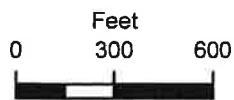
**BOA-21342**

**15.1**



19-13 27





Aerial Photo Date: March 2010

**BOA-21342**

19-13 27

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



## PLAT WAIVER

**December 7, 2011**

**BOA 21342** – 5525 East 51<sup>st</sup> 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:***

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

15.3



properties or street right-of-way?

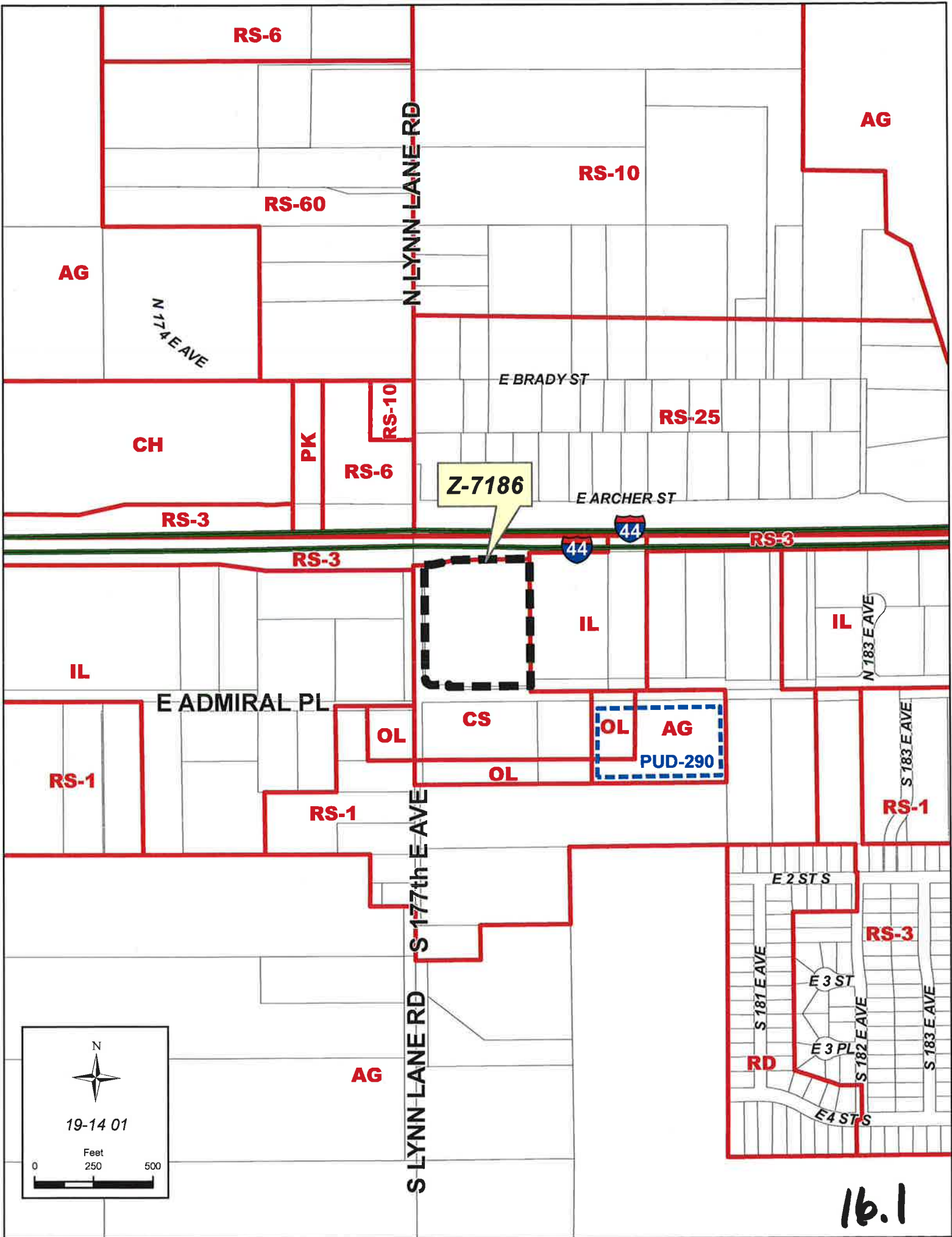
**A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:**

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









16.1





16.2



**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 177<sup>th</sup> 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 177<sup>th</sup> East Ave and north and South of East Admiral Place and abutting west of subject property across South 177<sup>th</sup> 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 177<sup>th</sup> 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 177<sup>th</sup> 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.*

16.2



**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 177<sup>th</sup> 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 177<sup>th</sup> East Avenue as secondary arterials.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
East Admiral Place	Secondary arterial	100'	2
South 177 <sup>th</sup> East Avenue	Secondary arterial	100'	2

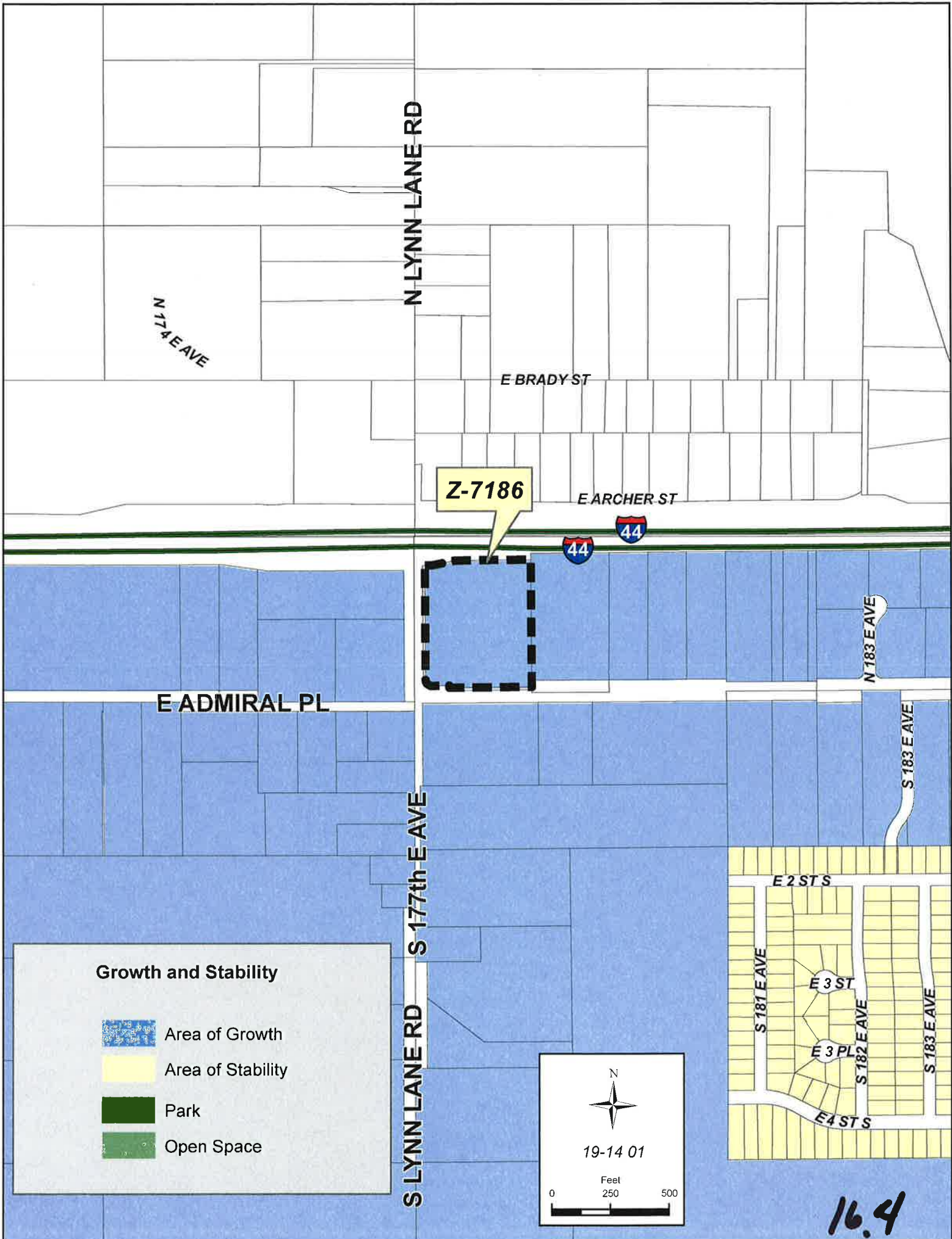
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

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.

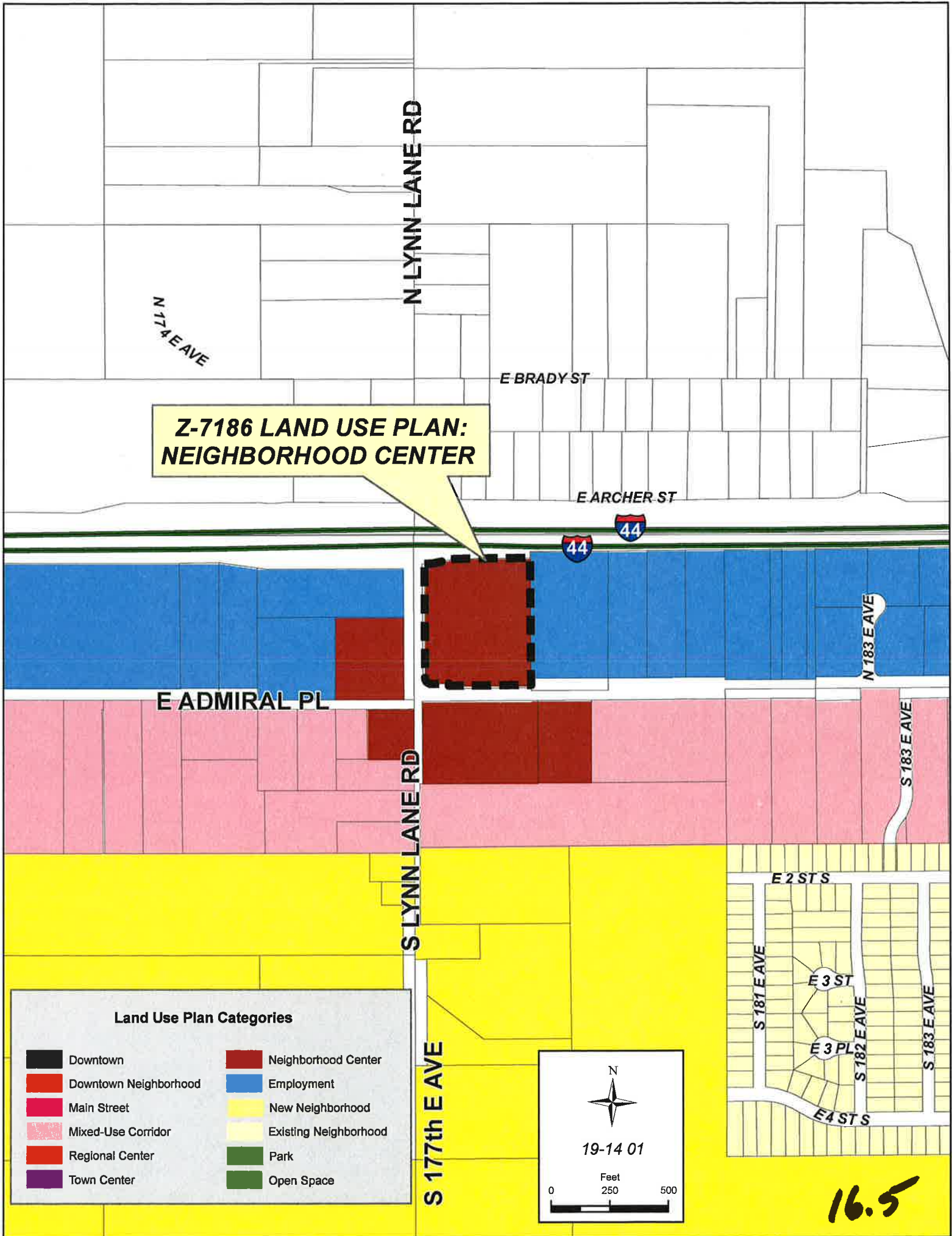
**STAFF RECOMMENDATION:**

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.

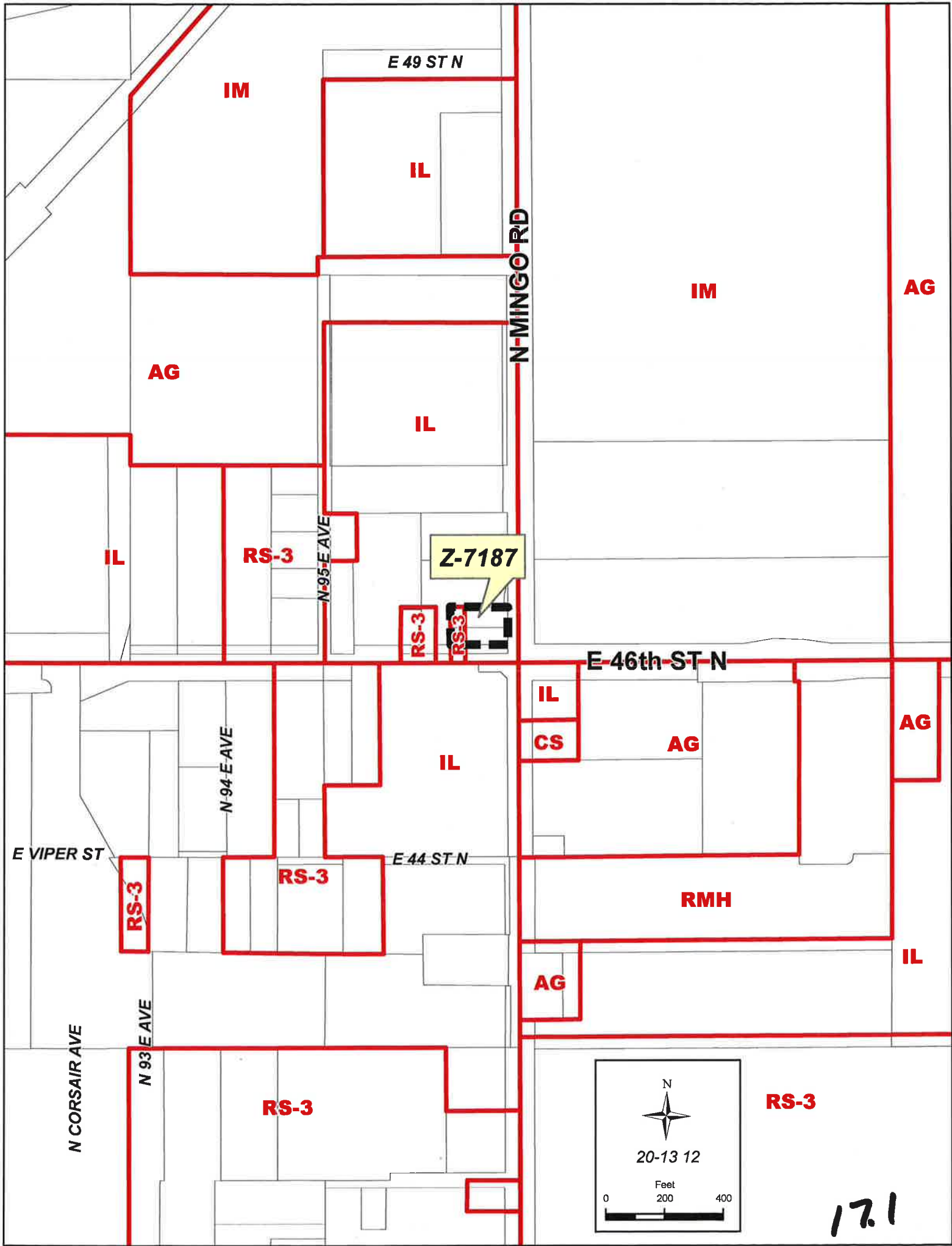
12/07/11



16.4







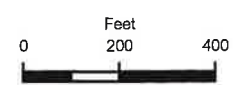




**Z-7187**



20-13 12



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

17.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: 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 46<sup>th</sup> Street North

**EXISTING ZONING:** RS-3/IL

**EXISTING USE:** Industrial/vacant  
(residential portion)

**PROPOSED ZONING:** IL

**PROPOSED USE:** UU23 Warehouse

**ZONING ORDINANCE:** Ordinance number 11803, dated June 26, 1970, and 13929, dated August 24, 1977, established zoning for the subject property.

***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 49<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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 46<sup>th</sup> 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:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
East 46 <sup>th</sup> Street North	Primary arterial	120'	4

## **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

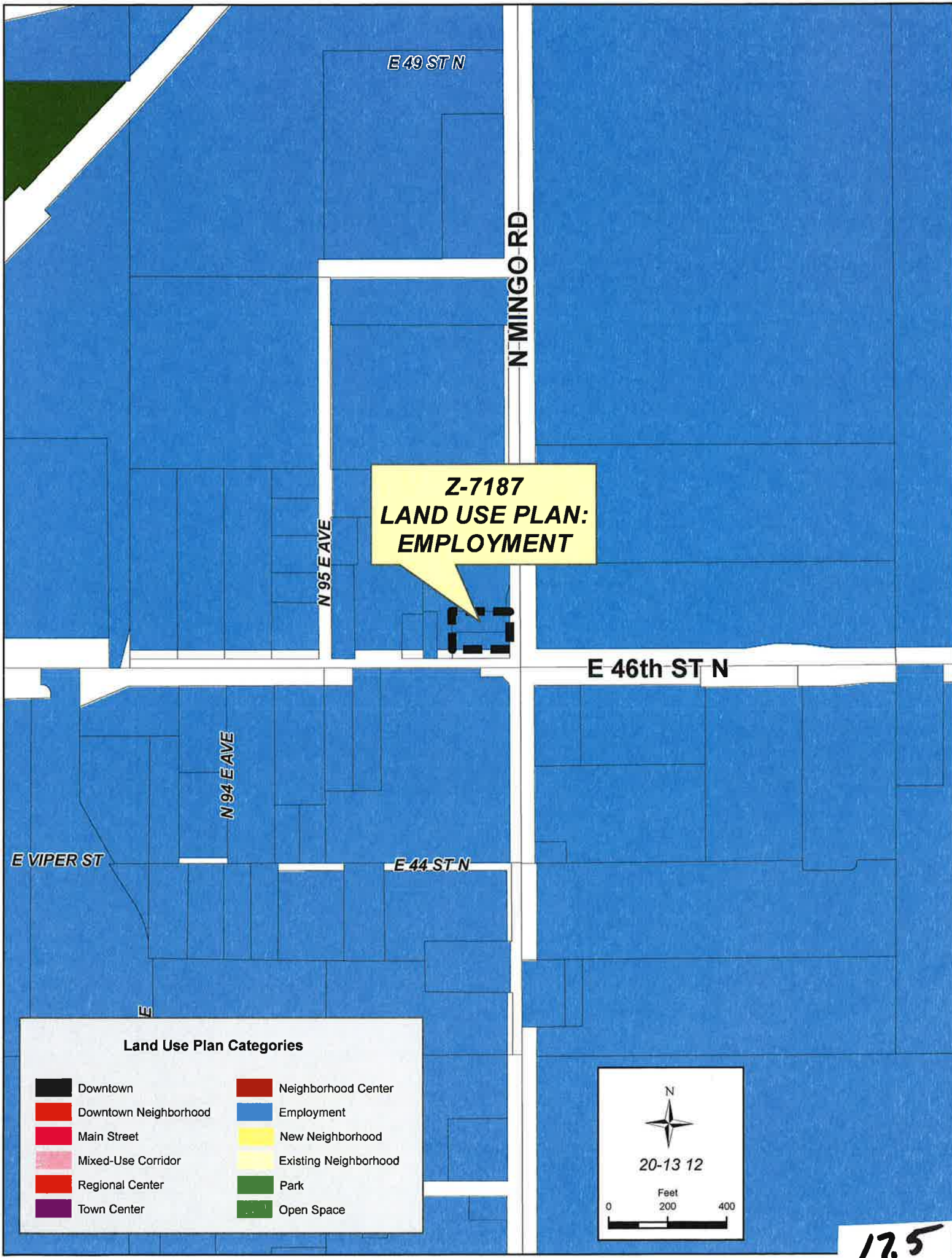
The Comprehensive Plan designates much of the areas surrounding Tulsa International Airport as an Employment area, which typically contain office, warehousing, light manufacturing and high tech uses, and may have extensive commercial activity. They require access to major arterials or expressways and 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:**

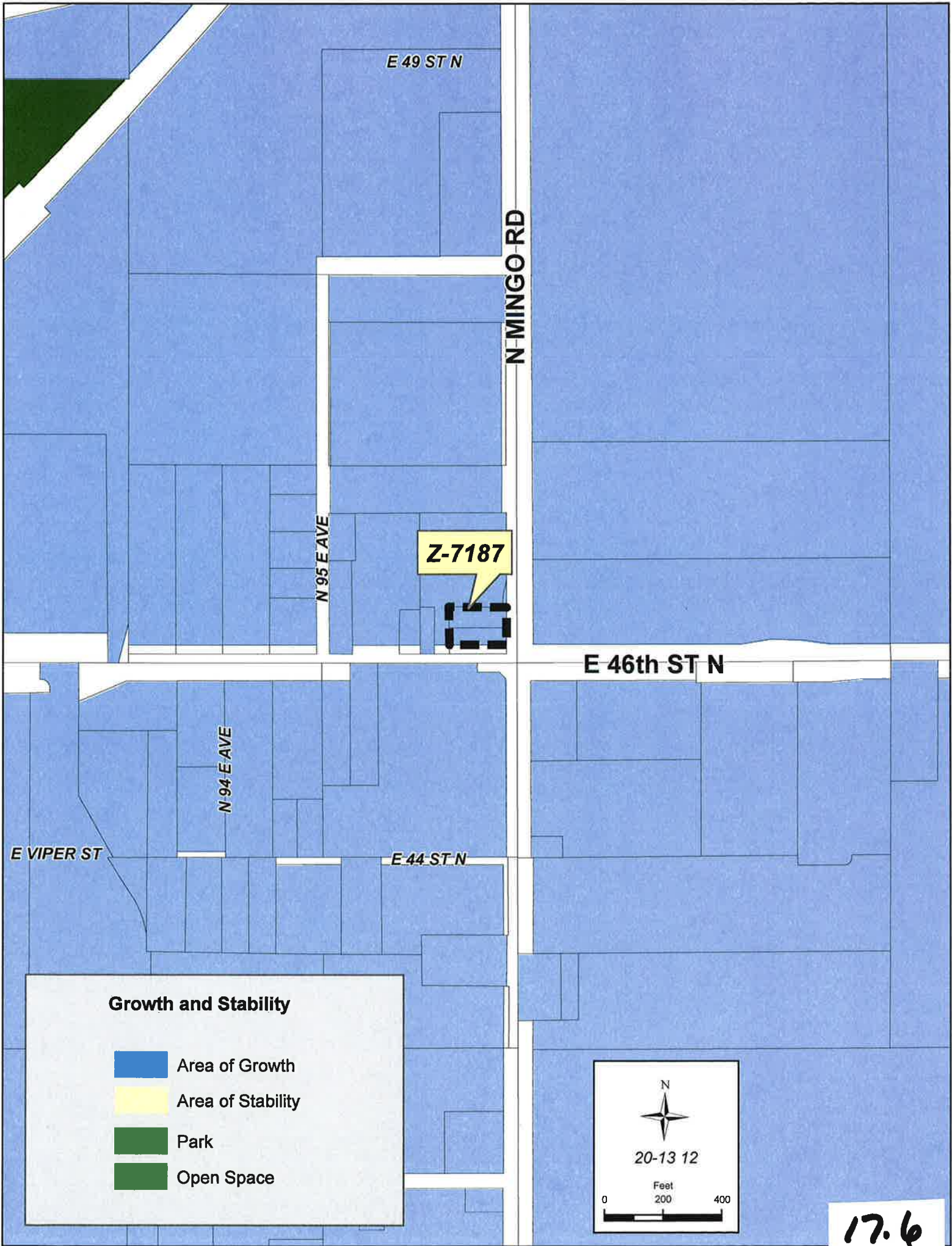
The proposed light industrial use seems to be compatible with adjacent and nearby uses and with the Comprehensive Plan. The existing residentially-zoned property is not compatible with either airport or industrial uses. Staff has spoken with the Tulsa International Airport staff and briefed the Airport 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

17.4



17.5





**CHUCK LANGE**  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-9688  
clange@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

**LOD Number: 609860-1**

**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 2<sup>nd</sup> 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 (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT WILLIAMS TOWER II, 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> 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)

17.7

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT

[WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

Application No. 266766

4616 N MINGO RD E

September 23, 2011

**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.

M. S.

## Mariboho, Mindi

---

**From:** Hough, Jeff [JeffHough@cityoftulsa.org]  
**Sent:** Monday, November 21, 2011 4:18 PM  
**To:** Mariboho, Mindi  
**Cc:** Hough, Jeff  
**Subject:** RE: Rezoning application near airport: Z-7187

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](mailto:jeffhough@cityoftulsa.org)  
(918) 838-5058

---

**From:** Mariboho, Mindi [mailto:MMariboho@incog.org]  
**Sent:** Monday, November 21, 2011 4:12 PM  
**To:** Hough, Jeff  
**Subject:** Rezoning application near airport: Z-7187  
**Importance:** High

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.incog.org](http://www.incog.org) email: [mmariboho@incog.org](mailto:mmariboho@incog.org)

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NORTH FROM PROPOSED ADDITION



17.10



SOUTH FROM PROPOSED ADDITION

46<sup>th</sup> STREET NORTH

17.11





EAST FROM PROPOSED ADDITION

MINGO ROAD

17.12



WEST FROM PROPOSED ADDITION



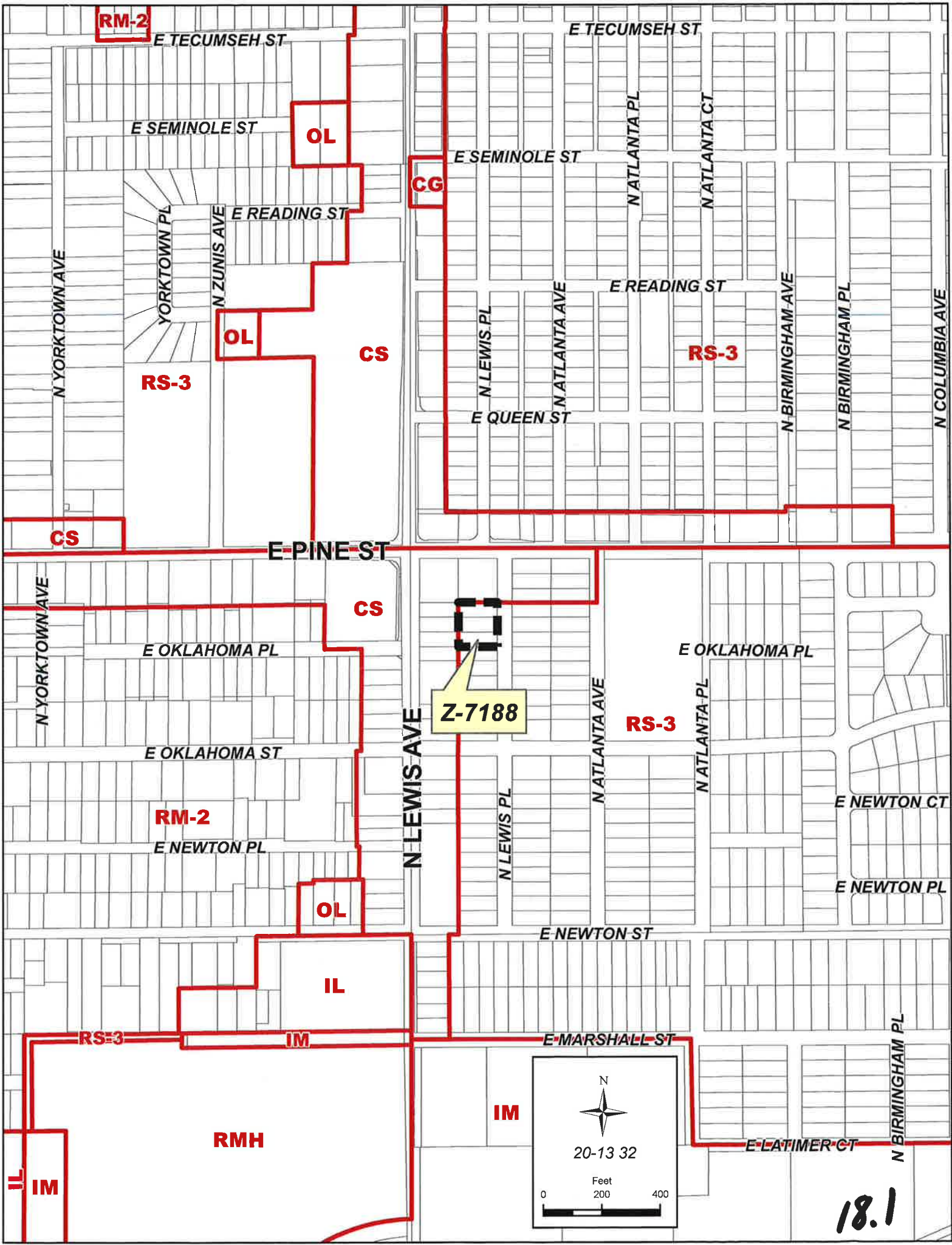
17.13





17.14





**RM-2**

E TECUMSEH ST

E TECUMSEH ST

E SEMINOLE ST

**OL**

E SEMINOLE ST

**CG**

E READING ST

E READING ST

N YORKTOWN AVE

YORKTOWN PL

N ZUNIS AVE

**OL**

**CS**

**RS-3**

N LEWIS PL

N ATLANTA AVE

**RS-3**

N BIRMINGHAM AVE

N BIRMINGHAM PL

N COLUMBIA AVE

E QUEEN ST

**CS**

E PINE ST

**CS**

E OKLAHOMA PL

E OKLAHOMA PL

E OKLAHOMA ST

**RM-2**

E NEWTON PL

N LEWIS AVE

**Z-7188**

**RS-3**

N ATLANTA AVE

N ATLANTA PL

E NEWTON CT

E NEWTON PL

**OL**

**IL**

E NEWTON ST

**RS-3**

**IM**

E MARSHALL ST

**IM**

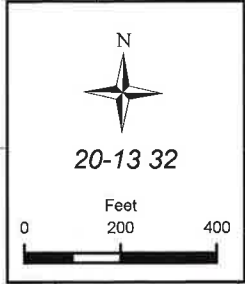
E LATIMER CT

N BIRMINGHAM PL

**IL**

**IM**

**RMH**



18.1





E TECUMSEH ST

E TECUMSEH ST

E SEMINOLE ST

E SEMINOLE ST

E READING ST

E READING ST

E PINE ST

E OKLAHOMA PL

E OKLAHOMA PL

E OKLAHOMA ST

E NEWTON PL

E NEWTON CT

E NEWTON PL

E NEWTON ST

E MARSHALL ST

E LATIMER CT



20-13 32

0 Feet 200 400

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

Z-7188

18.2





20-13 32

0 50 100  
Feet

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

18.3



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7188**

**TRS 0332**

**Atlas 119**

**CZM 29**

**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:**

<b><u>Exist. Access*</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North Lewis Place	N/A	N/A	2
North Lewis Avenue	Secondary arterial	100'	4

\*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:**

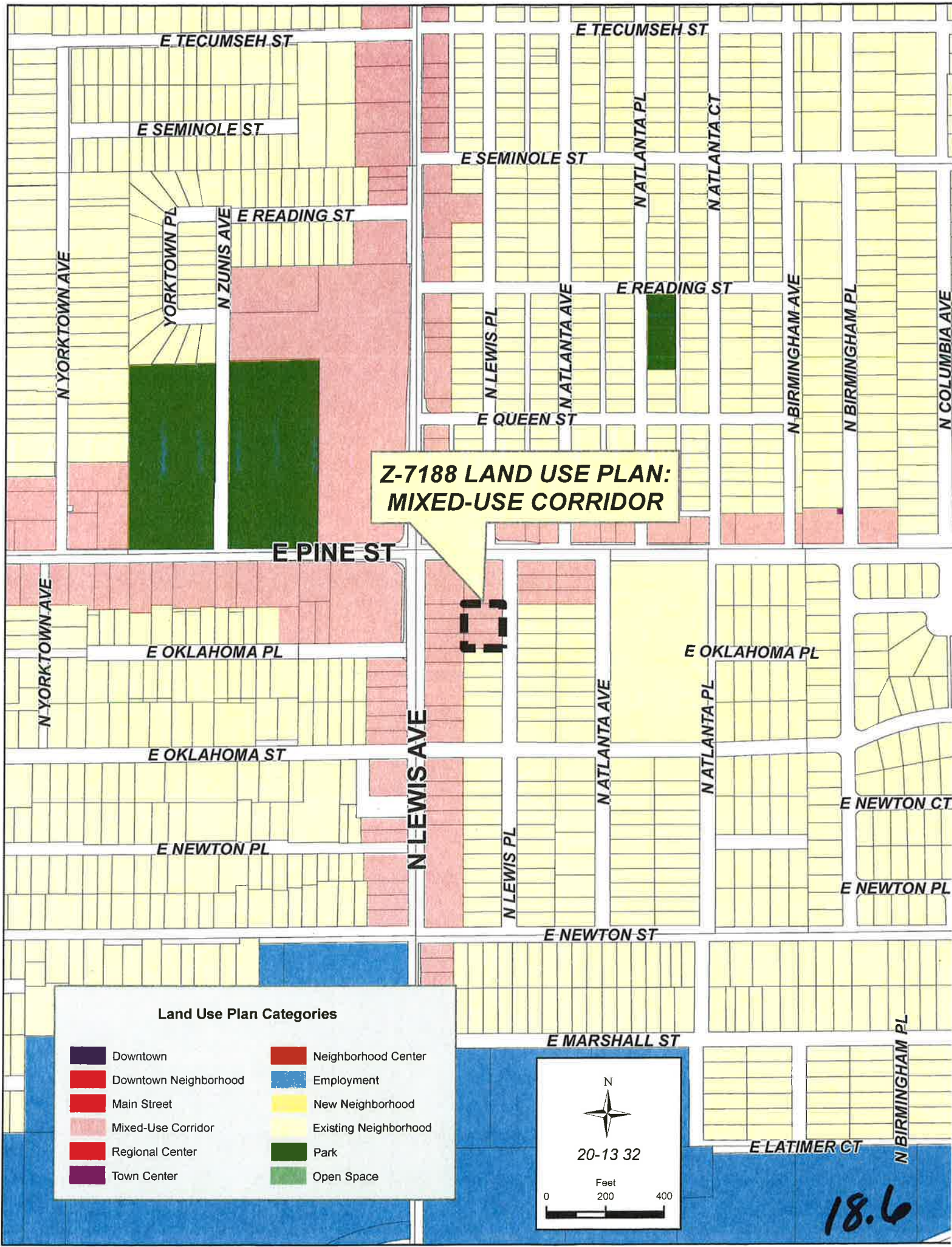
The Comprehensive Plan designates this area as a Mixed Use Corridor, reflecting the varied uses that currently exist there and have for many years. The Plan also designates it as a Growth Area, which are "to direct the allocation of resources and channel growth to where it will be beneficial and can 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:**

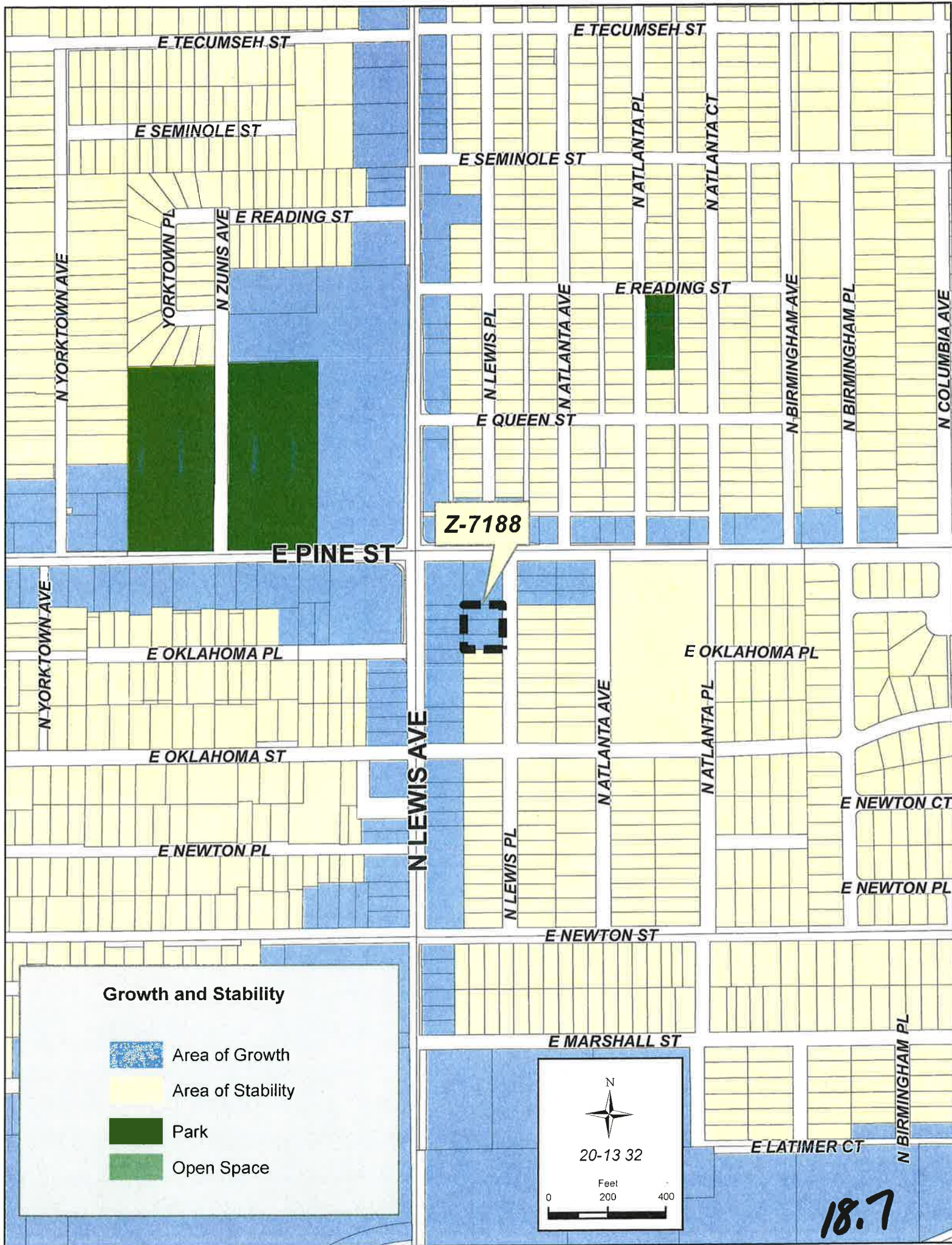
Based on the Comprehensive Plan, some surrounding uses and previous uses of the property, staff can support the requested rezoning and recommends **APPROVAL** of CS zoning for Z-7188. Staff also points out again that screening will be required on the east and south sides, as they are adjacent to R districts.

12/07/11

18.5

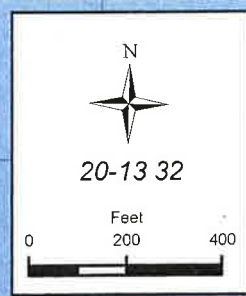






**Growth and Stability**

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



18.7



