

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2631**

**August 1, 2012, 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:**

**Work Session Report:**

**Director's Report:**

### **CONSENT AGENDA:**

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

1. **LS-20531** (Lot-Split) (County), Location: South of the southwest corner of East 128<sup>th</sup> Street North and North 93<sup>rd</sup> East Avenue
2. **LS-20532** (Lot-Split) (CD-2), Location: East of the southeast corner of Southwest Boulevard and West 23<sup>rd</sup> Street South
3. **LS-20533** (Lot-Split) (County), Location: Northwest corner of West 35<sup>th</sup> Street South and South 65<sup>th</sup> West Avenue
4. **LC-415** (Lot-Combination) (County), Location: Southeast corner of West 14<sup>th</sup> Street South and South 221<sup>st</sup> West Avenue
5. **LC-414** (Lot-Combination) (CD-3), Location: Southeast corner of East Pine Street and North Lewis Avenue
6. **Life Church Jenks** – Final Plat, Location: Southeast corner of West 81<sup>st</sup> Street and South Maybelle Avenue (4812) (CD 2)
7. **Saint Francis South** – Reinstatement of Final Plat, Location: Northeast corner of 91<sup>st</sup> Street and South Highway 169 (8418) (CD 8)



8. **PUD-304-2 – Ken Klein/Mini Storage**, Location: Southeast corner of South Trenton at East 71<sup>st</sup> Street, Requesting a Minor Amendment to add Use Unit 16 (Mini Storage) with the limitation that the storage facility will be included inside the existing building and will be a climate controlled facility, **CS/OL**, (CD-2)

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

**PUBLIC HEARING TO CONSIDER THE TULSA PRESERVATION COMMISSION'S  
UPDATES FOR EXISTING DESIGN GUIDELINES**

9. **Consideration for Tulsa Preservation Commission's Combination of the existing design guidelines for all Historic Preservation Overlay Zoning Districts into a single set of unified design guidelines for residential structures and non-residential and mixed-use structures within historic preservation overlay zoning districts for the City and County of Tulsa, Oklahoma.**

**FORM-BASED CODE REGULATING PLAN PUBLIC HEARING:**

10. **Public Hearing to consider adopting a Form-Based Code Regulating Plan for the Pearl District within the City of Tulsa, Oklahoma. (Continued from 4/4/12 and 6/6/12)**

**PUBLIC HEARINGS:**

11. **Bethel Indian Christian Assembly – (7212)** (County) Preliminary Plat, Location: South of East 131<sup>st</sup> Street South, west of South Peoria Avenue
12. **Legend Senior Living – (8202)** (CD 2) Preliminary Plat, Location: East of northeast corner of U.S. Highway 75 and West 71<sup>st</sup> Street South
13. **Northwind Estates – (0224)** (CD 1) Preliminary Plat, Location: Northeast corner of Gilcrease Expressway and North Cincinnati Avenue
14. **Dollar General Store # 13918 - (9002)** (County) Minor Subdivision Plat, Location: North of northeast corner of South 209<sup>th</sup> West Avenue and Keystone Expressway
15. **Triple S Addition –** Minor Subdivision Plat, Location: Southeast corner of North Lewis Avenue and East Pine Street (0332) (CD 3) (Continued from 6/20/12, 7/11/2012, 7/25/2012, for further review of revisions to plat.)
16. **CZ-416 – Brandon Davis**, Location: West of southwest corner South Yale Avenue and East 191<sup>st</sup> Street, Requesting rezoning from **AG to AG-R**, (County)
17. **CZ-417 – Advanced Industrial Solutions/Jimmy Davis**, Location: North of northeast corner of East 126<sup>th</sup> Street North and North Garnett Road, Requesting rezoning from **AG to IM or IL**, (County)

18. **PUD-588-A – AAB Engineering, LLC/Alan Betchan**, Location: Northwest corner East 11<sup>th</sup> Street South and South Utica Avenue, Requesting a Detail Site Plan for a new Convenience Goods and Service Store (QuikTrip #0090R), (CD-4)

#### **OTHER BUSINESS**

19. **PUD-387-4 – Madrona on Lewis, LLC/Tami Jackson**, Request for Refund, after further review staff was able to process the application as a Minor Revision to the PUD site plan rather than a Minor Amendment to the PUD as originally submitted.

#### **20. Commissioners' Comments**

#### **ADJOURN**

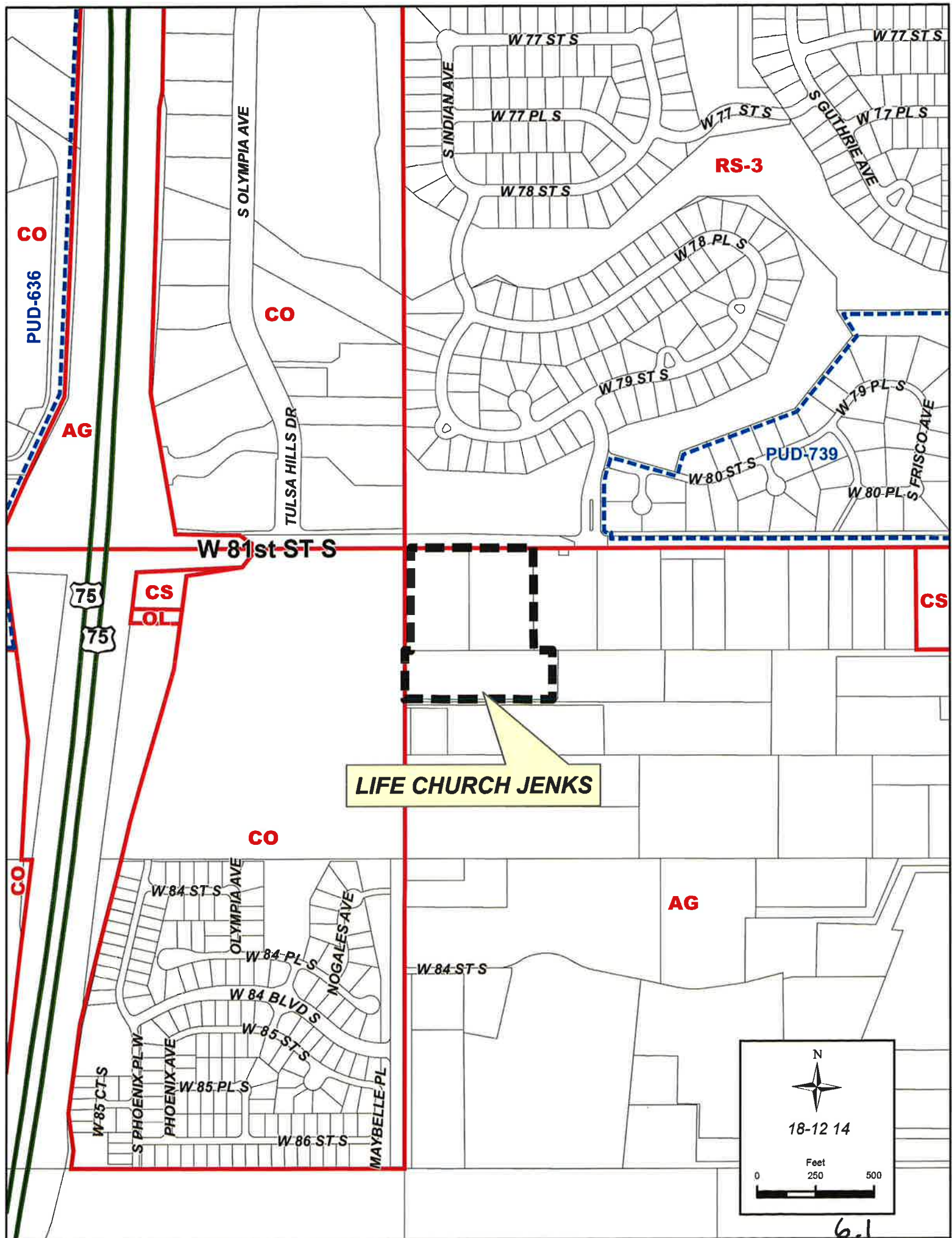
CD = Council District

**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.







**LIFE CHURCH JENKS**



18-12 14



Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014

6.2



## Final Subdivision Plat

**Life Church Jenks - (4812) (CD 2)**

Southeast corner of West 81<sup>st</sup> Street and South Maybelle Avenue

This plat consists of one lot, one block, on 8.5 acres.

There is a parcel of property between the right-of-way of Maybelle Avenue and the western boundary of the plat. This is under separate ownership.

Staff has received release letters for this plat and can recommend **APPROVAL** of the final plat.

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

Surveyor:  
Bennett Surveying, Inc.  
P.O. BOX 848  
CHOATEAU, OK 74337  
(918) 476-7484  
C.A.: 4502 EXP. DATE: 6/30/12  
wade@bennettsurveying.com

Engineer:  
Wallace Engineering—Structural  
Consultants Inc.  
200 EAST BRADY STREET  
TULSA, OK 74103  
(918) 584-5858  
C.A.: 1460 EXP. DATE: 6/30/13  
dburns@wallacesc.com

**Basis of Bearing:**  
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE NORTH LINE  
OF SECTION 14 AS BEING S 0°56'38" W.

**Monumentation:**  
ALL LOT CORNERS SHOWN ON THIS PLAT WERE SET USING AN IRON

**Flood Plain Designation:**  
ALL OF LIFE CHURCH JENKS LIES IN UNSHADDED ZONE X PER FIRN COMMUNITY PANEL NO. 4014-3020342K, REVISED AUGUST 3, 2009, UNSHADDED ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

**Note:** ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OR LEGAL DESCRIPTION.

**Legend:**  
 LNA = LIMITS OF NO ACCESS  
 U/E = UTILITY EASEMENT  
 O.D.E. = OVERLAND DRAINAGE EASEMENT

BOAT FINAL PLAYS OFF

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

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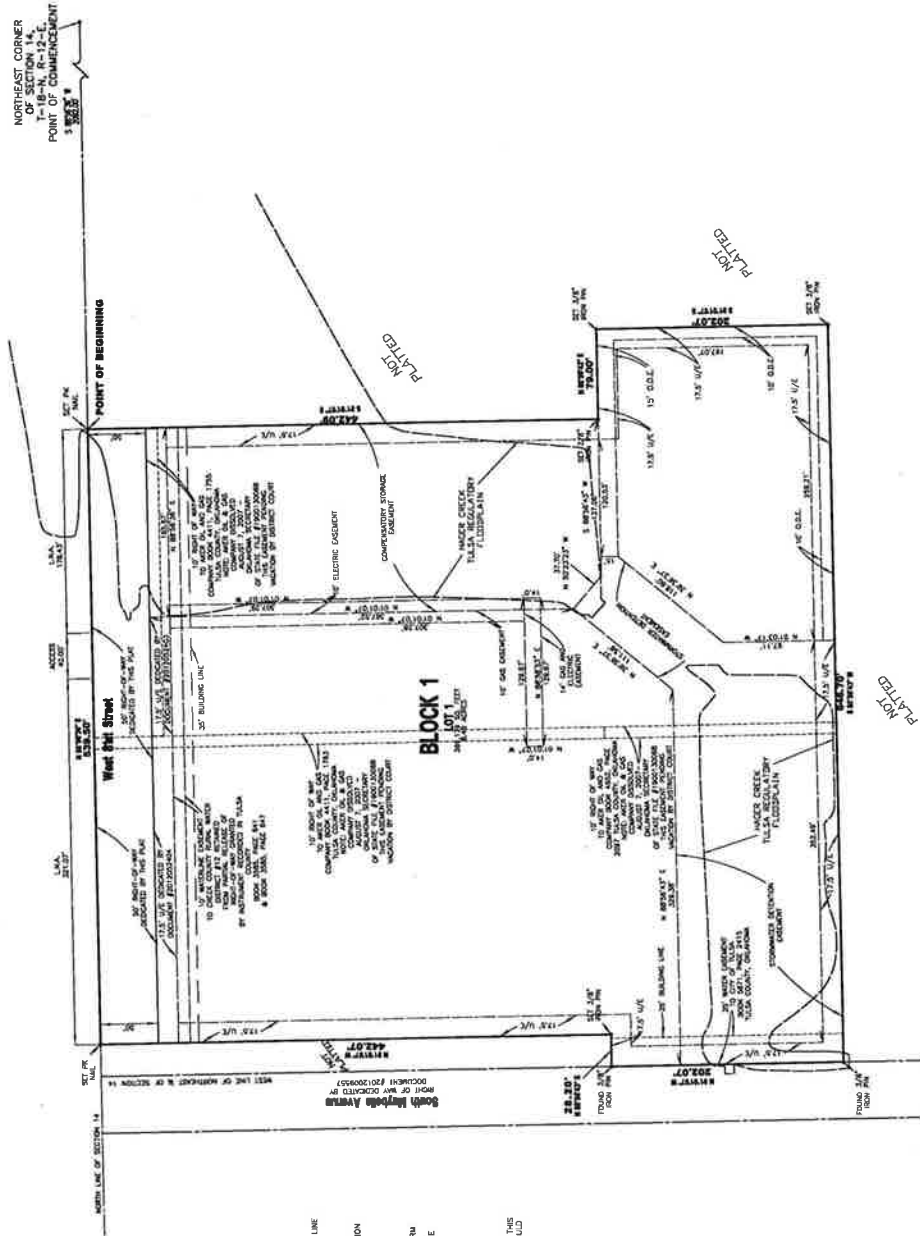
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### Aviation Notice

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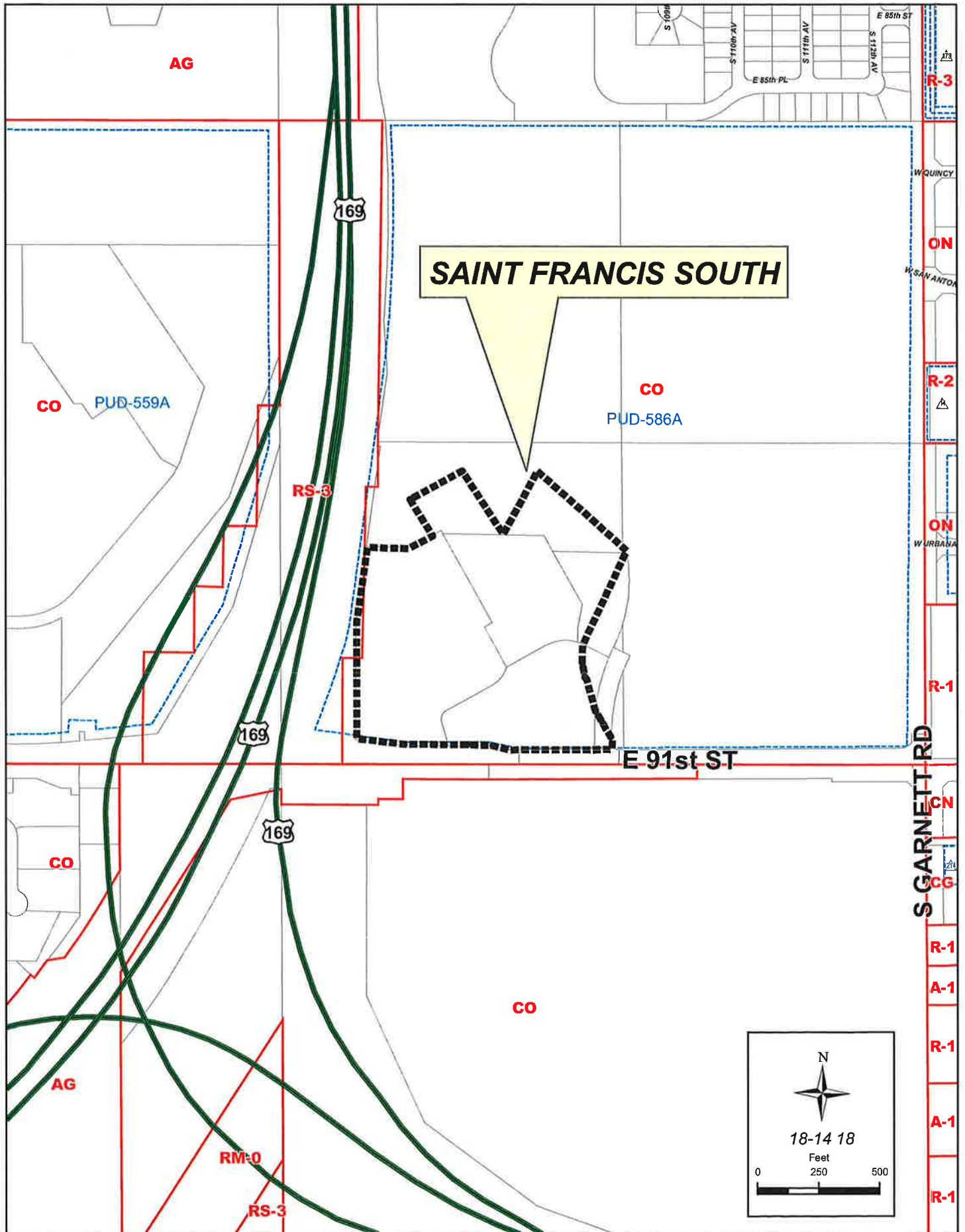
10/11/2011

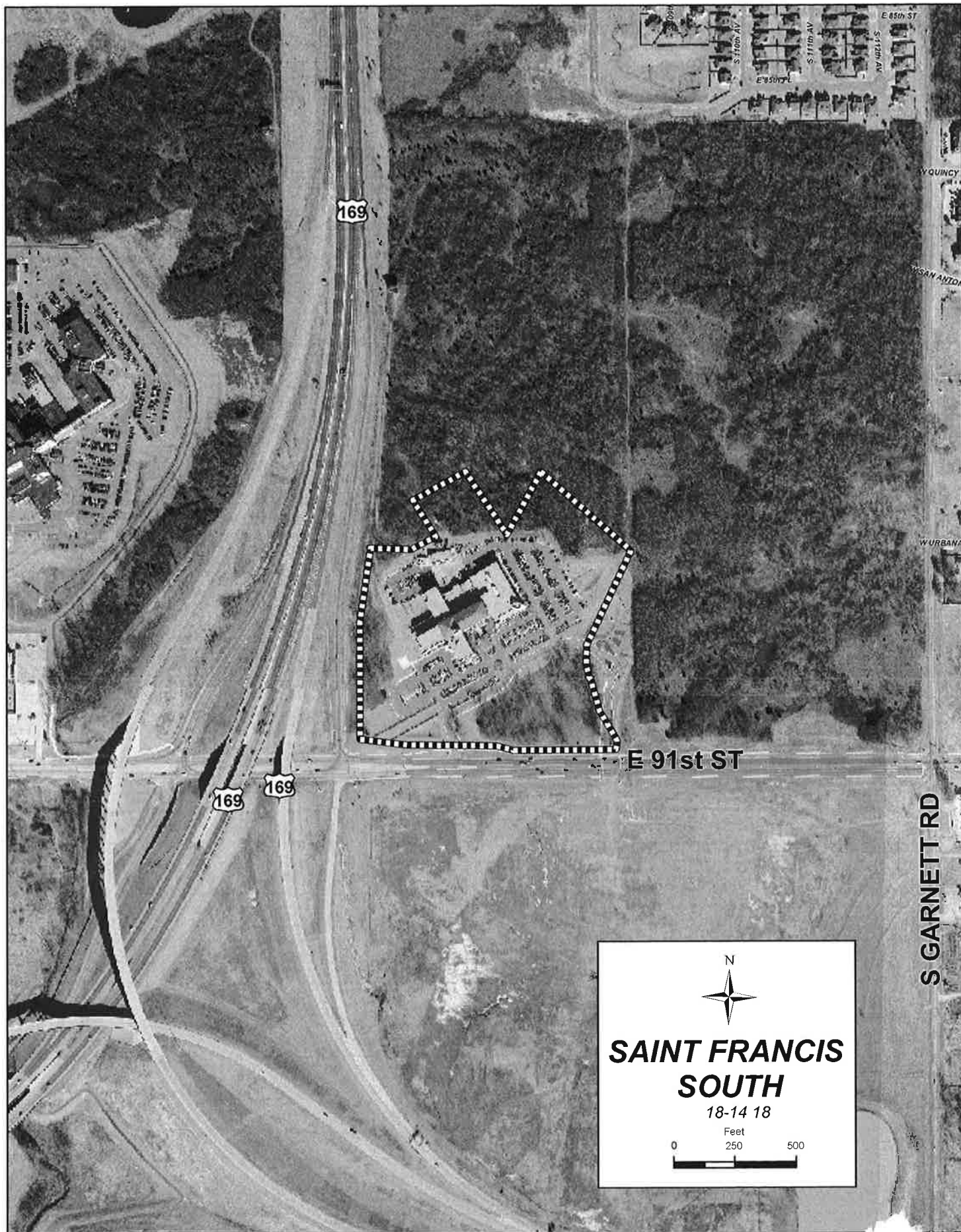
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NOT  
PLATTED



LIFECHURCH TV JENK'S ADDITION  
DATE OF PREPARATION: 7-18-12  
DRAFT FINAL PLAT  
SHEET 1 OF 2





## Final Subdivision Plat

**Saint Francis South - (8418) (CD 8)**

Northeast corner of 91<sup>st</sup> Street and South Highway 169

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

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

A PART OF THE S/2 OF THE  
SE/4 OF SECTION 18, T-18-N, R-14-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
P.U.D. 586-A-7



Legend:

- ACC = ACCESS PERMITTED  
 --- LNA = LIMITS OF NO ACCESS  
 --- BL = BUILDING LINE  
 --- WLE = WATER LINE EASEMENT  
 --- SE = STORM SEWER EASEMENT  
 --- SSE = SEPTIC SEWER EASEMENT  
 --- HLE = HOT WATER EASEMENT  
 --- EWE = ELECTRIC & TELECOMMUNICATIONS EASEMENT  
 --- U/E = UTILITY EASEMENT  
 --- RW = RIGHT-OF-WAY  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 (S) = SET 3' FROM NW 1/4 YELLOW CAP STAMPED "SIS CA 142"  
 (F) = FOUND 3' FROM NW 1/4 RED CAP STAMPED "HPLR 1149"  
 --- = PROPOSED EASEMENT  
 --- = LOT LINE  
 --- = EXISTING WATERLINE EASEMENT  
 --- = CLOSED WATERLINE EASEMENT  
 --- = SECTION LINE  
 --- = PROPERTY LINE

Owners:

Engineer:

Kimley-Horn and Associates, Inc.  
 Certificate of Authorization No. 2740 Exp. June 30, 2011  
 12700 Park Central Drive, Suite 1800  
 Dallas, Texas 75251  
 Phone: (872) 770-1300  
 Email: [brad.moss@kimley-horn.com](mailto:brad.moss@kimley-horn.com)

Surveyor:

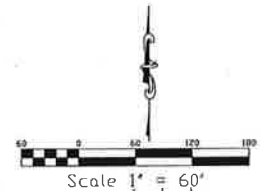
Guy Engineering Services, Inc.  
Certificate of Authorization No. 1427 Exp. June 30, 2012  
10759 East Admiral Place  
Tulsa, Oklahoma 74136  
Phone: (918) 437-0282  
Email: Chris-C@gyeinc.com

### SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 21.952 TOTAL ACRES

### Basis of Bearings

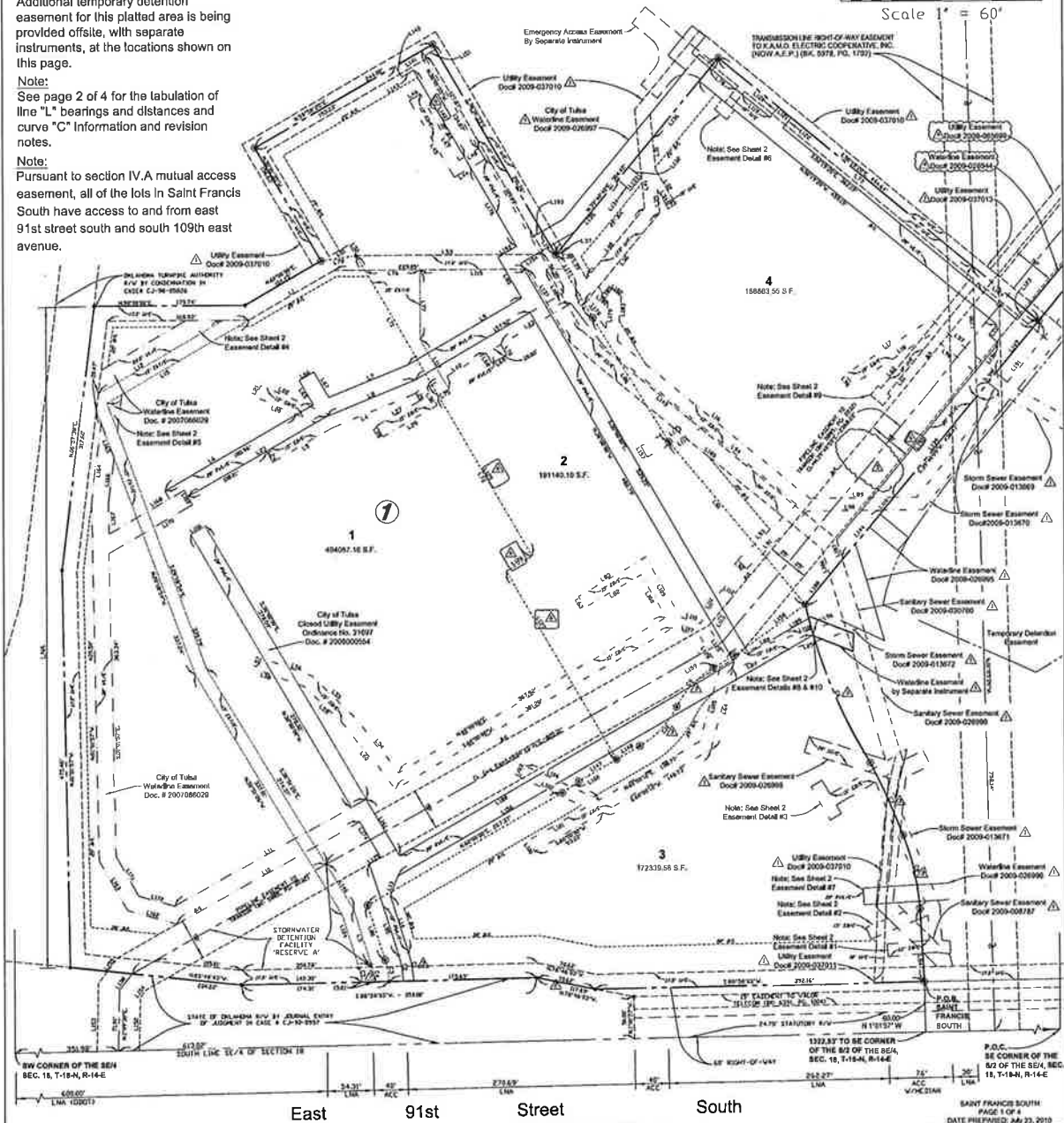
THE BASIS OF BEARING IS ASSUMED USING THE  
SOUTHERLY OF SECTION 18 AS S 89°50'37" W



**Note:**  
Additional temporary detention easement for this platted area is being provided offsite, with separate instruments, at the locations shown on this page.

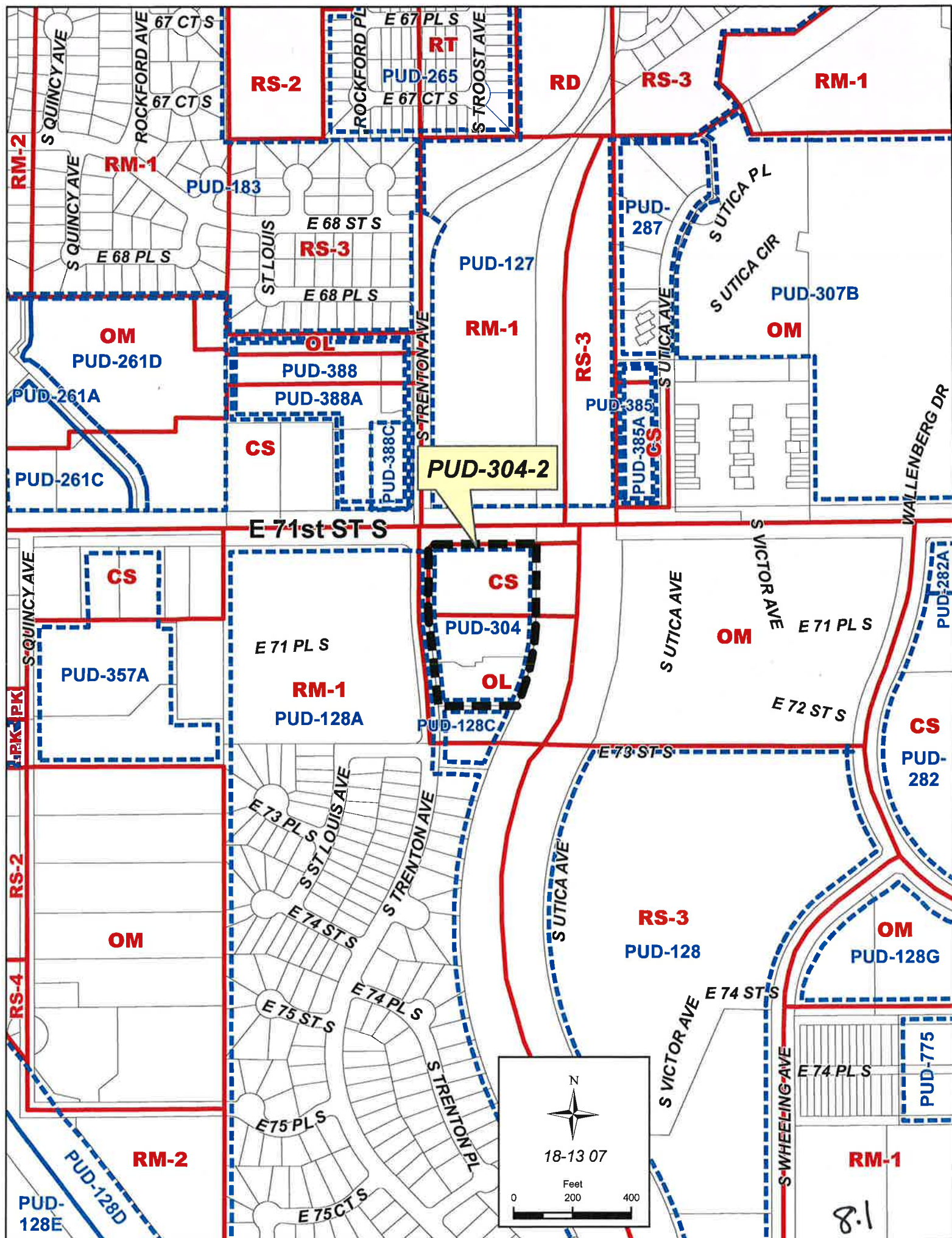
**Note:**  
See page 2 of 4 for the tabulation of  
line "L" bearings and distances and  
curve "C" information and revision  
notes.

**Note:**  
Pursuant to section IV.A mutual access easement, all of the lots in Saint Francis South have access to and from east 91st street south and south 109th east avenue.



7.4









PUD-304-2



18-13 07

Feet  
0 200 400

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

8.2



August 1, 2012

## STAFF RECOMMENDATION

**PUD-304-2:**      **Minor Amendment** – All of “Block 2, Block 1 & 2, Kensington II”, an addition to the City of Tulsa, Tulsa County, OK, Southeast Corner of South Trenton at East 71<sup>st</sup> Street; TRS 18-13-07; CZM 52; Atlas 1138; CD 2.

The applicant is requesting permission to add Use Unit 16 (Mini Storage) with the limitation that the storage facility will be included inside the existing building and will be a climate controlled facility. The PUD-304-2 was originally approved in 1982. The request would add an allowed use to an underutilized mixed-use office and retail building at 1660 East 71<sup>st</sup> Street South.

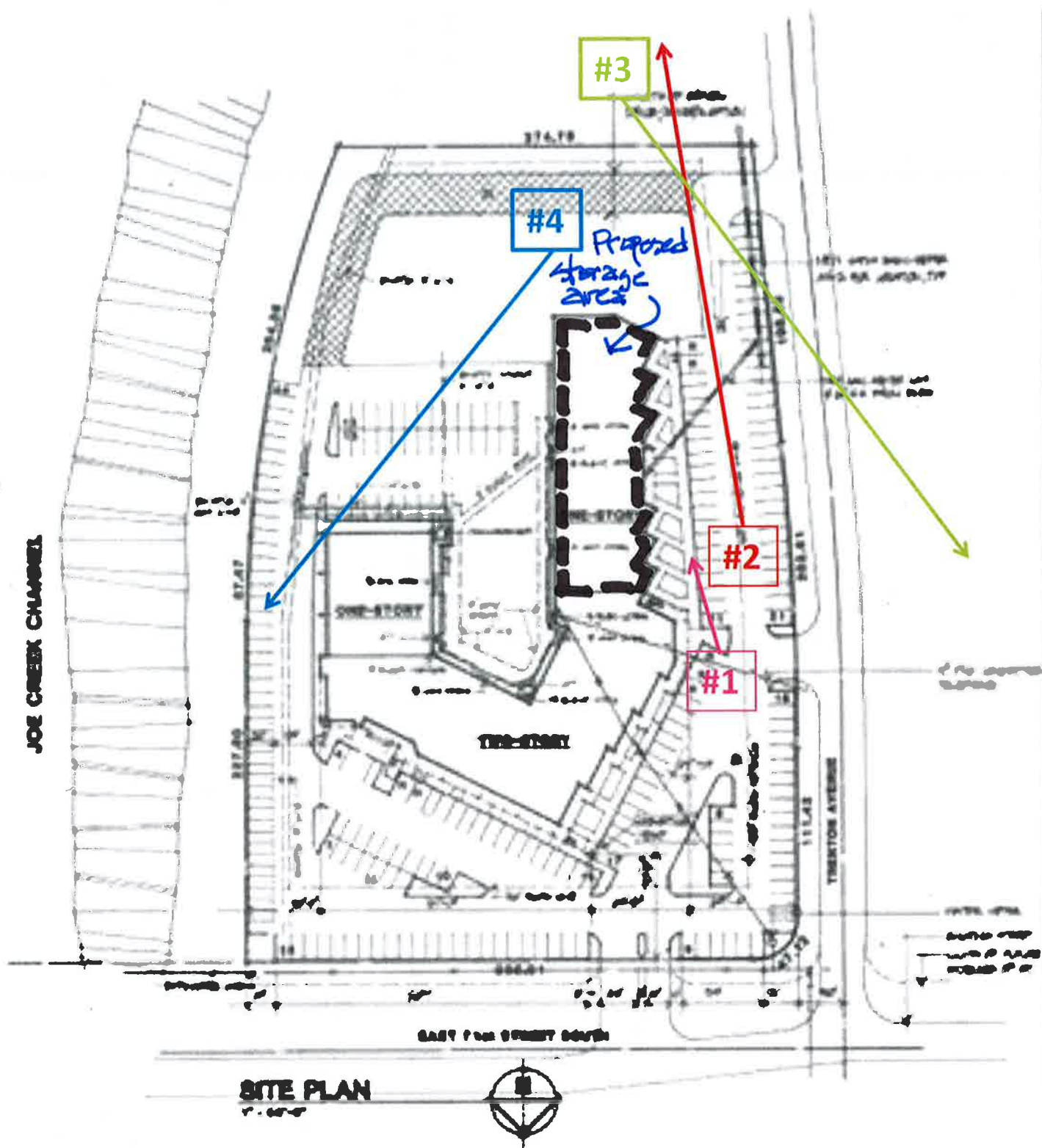
The existing Planned Unit Development allows Use Units 11 (Offices Studios and Support Services), 12 (Eating Establishments excluding drive-ins), 13 (Convenience Goods and Services) and 14 (Shopping Goods and Services).

The additional use requested (Use Unit 16) is allowed by exception in all office zoning districts and in CS zoning areas. The underlying zoning classification for this Planned Unit Development is OL and CS which allows Use Unit 16 by exception however there is no provision in the current Code regarding climate controlled storage in existing buildings. Staff believes this request is minor because it only requests the use inside the existing building and does not affect any other development standard in the Planned Unit Development. Further staff believes this change in interior use is consistent with existing and expected development of the surrounding area and continues a unified treatment of the development possibilities of the project site.

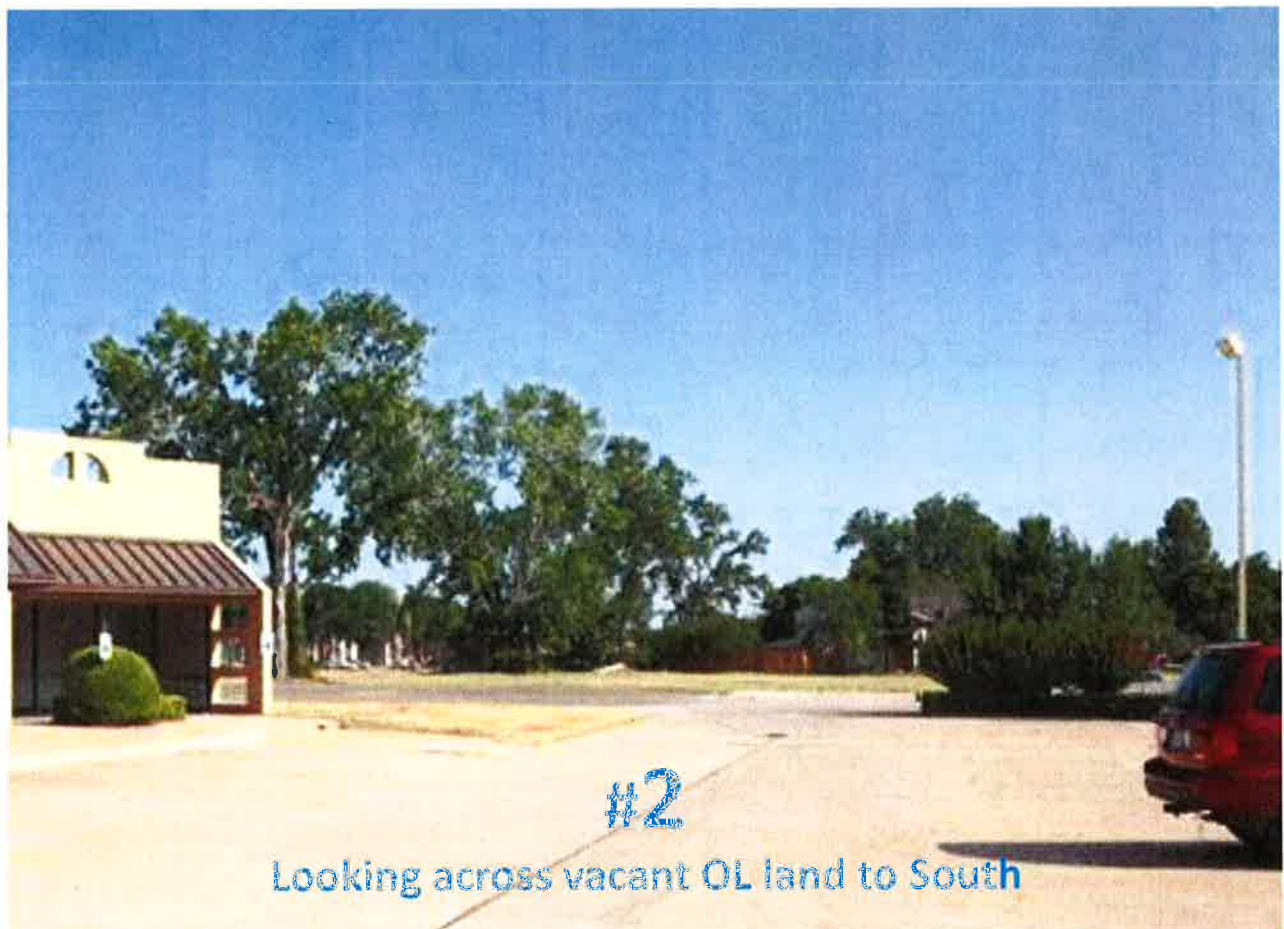
In summary the request to add Use Unit 16 for climate controlled storage inside the existing building is in harmony with the design intent of the Planned Unit Development and provides and suitable use for the existing structure.

Therefore, staff recommends **APPROVAL** of the minor amendment for PUD-304-2 to allow Use Unit 16 but limits that use to interior climate controlled storage inside an existing building.

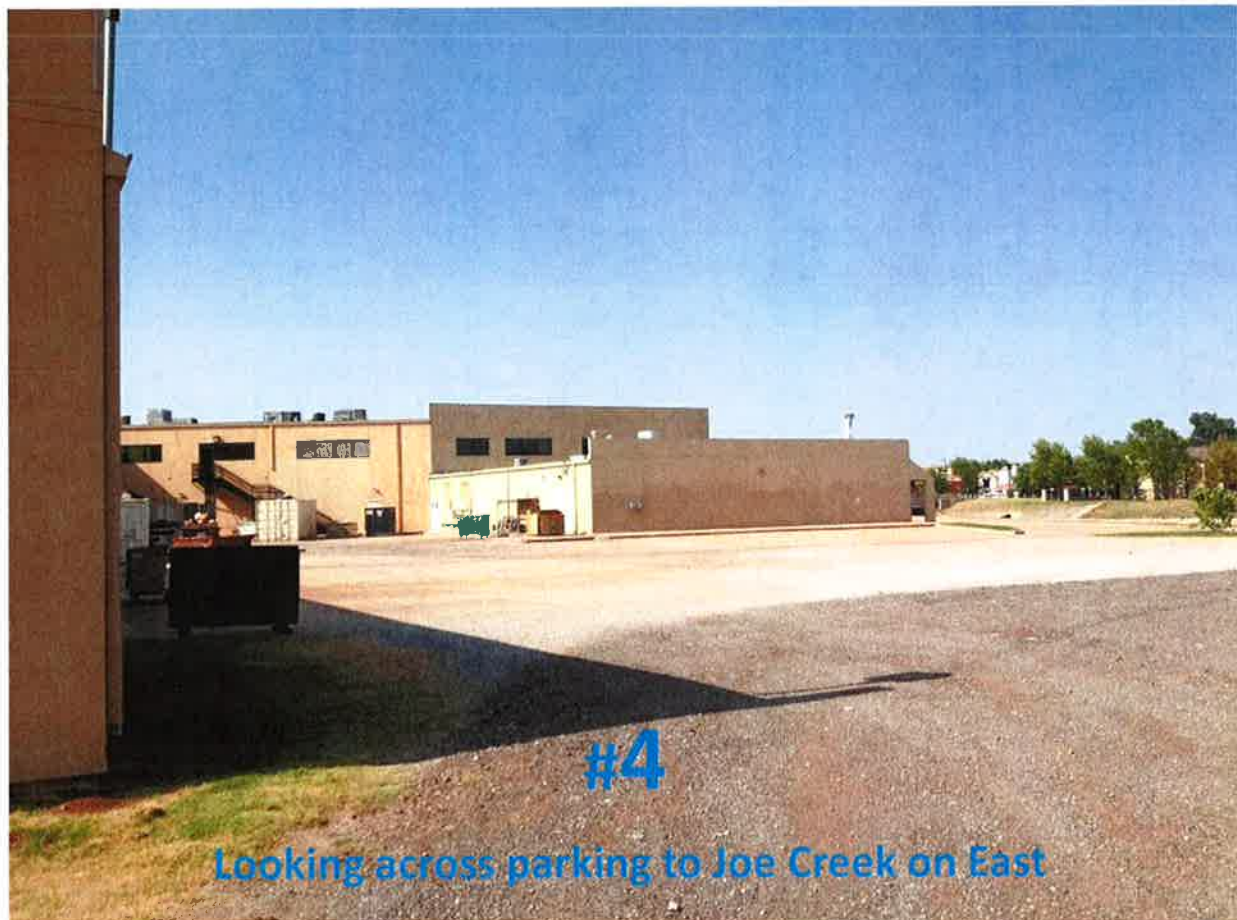
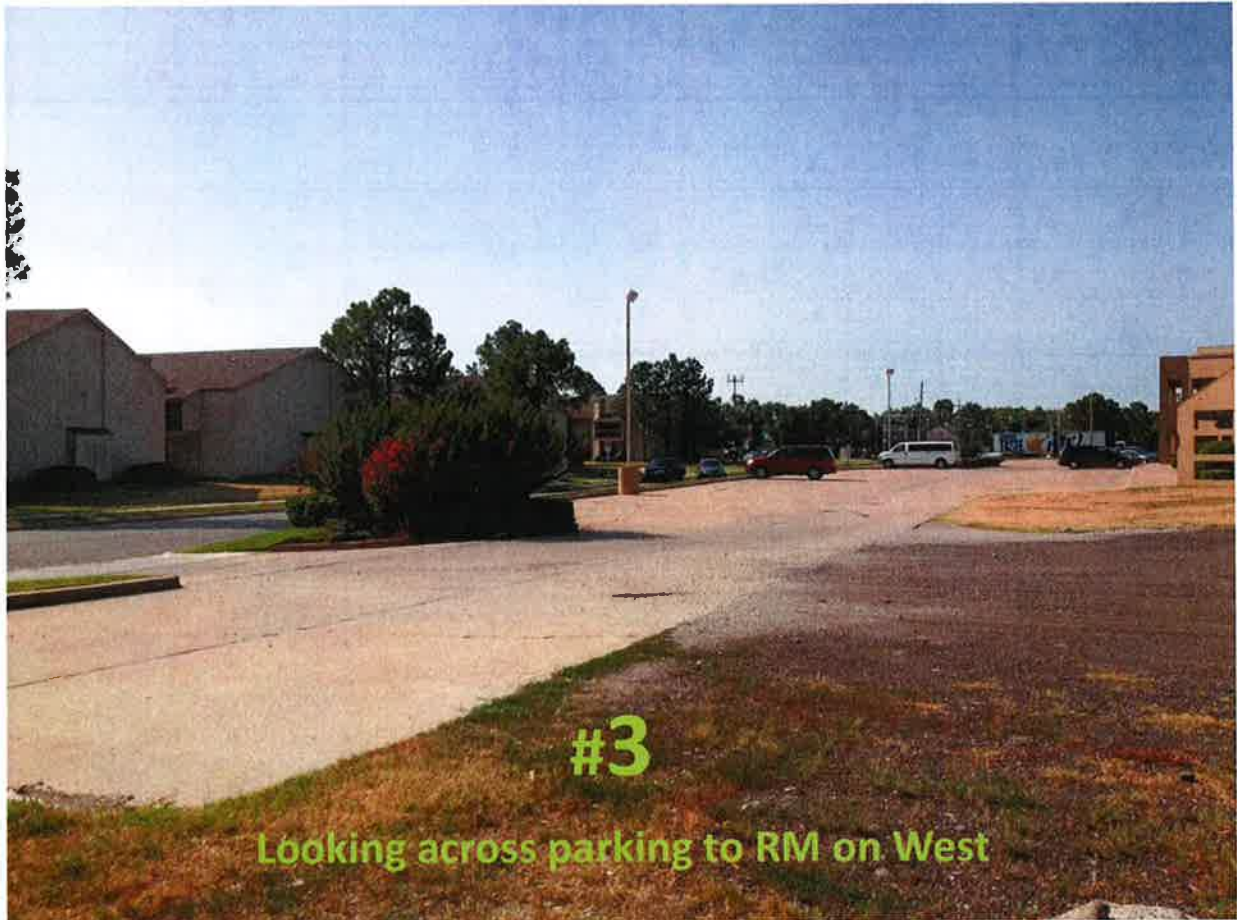
*Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.*

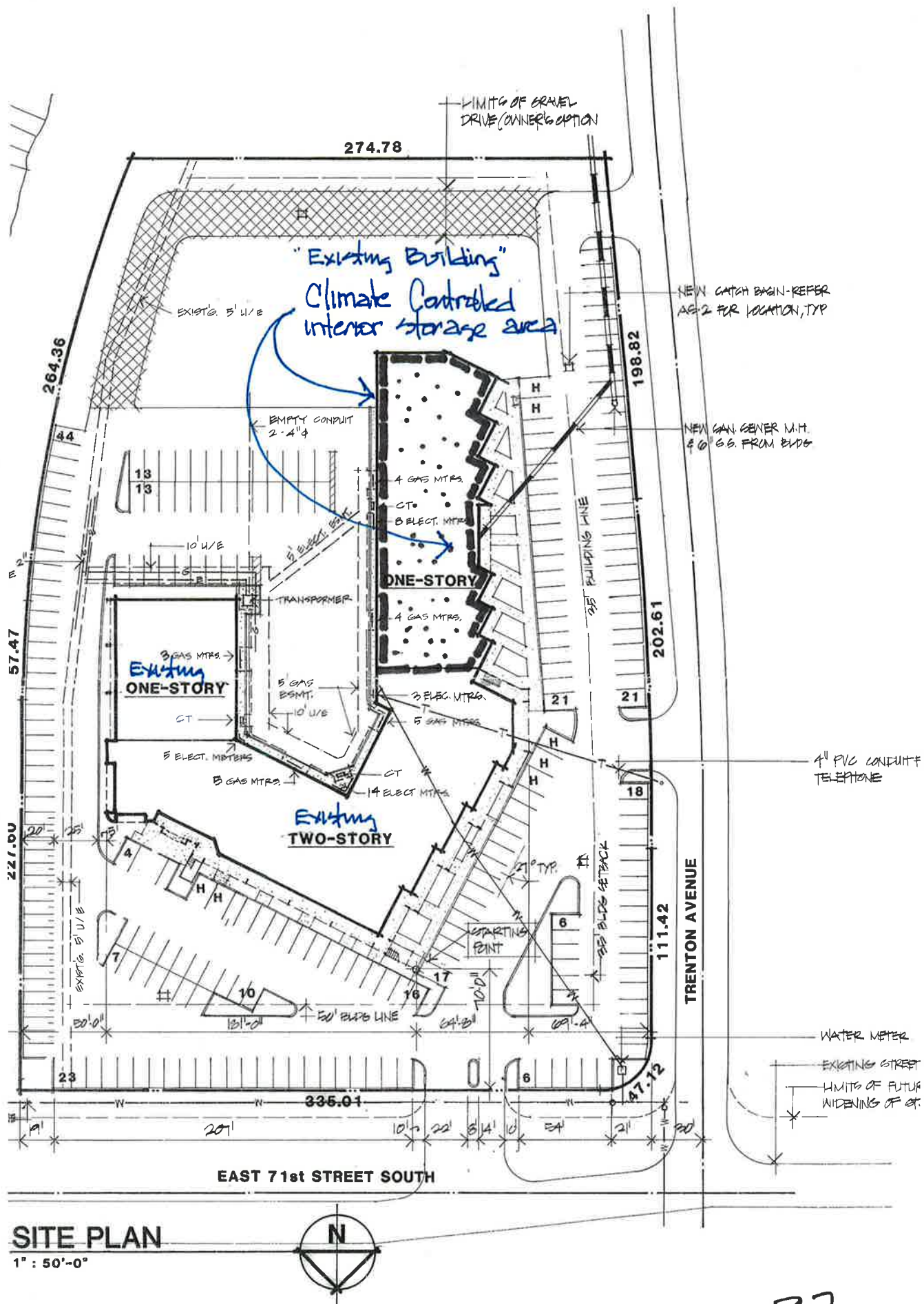


Picture Key





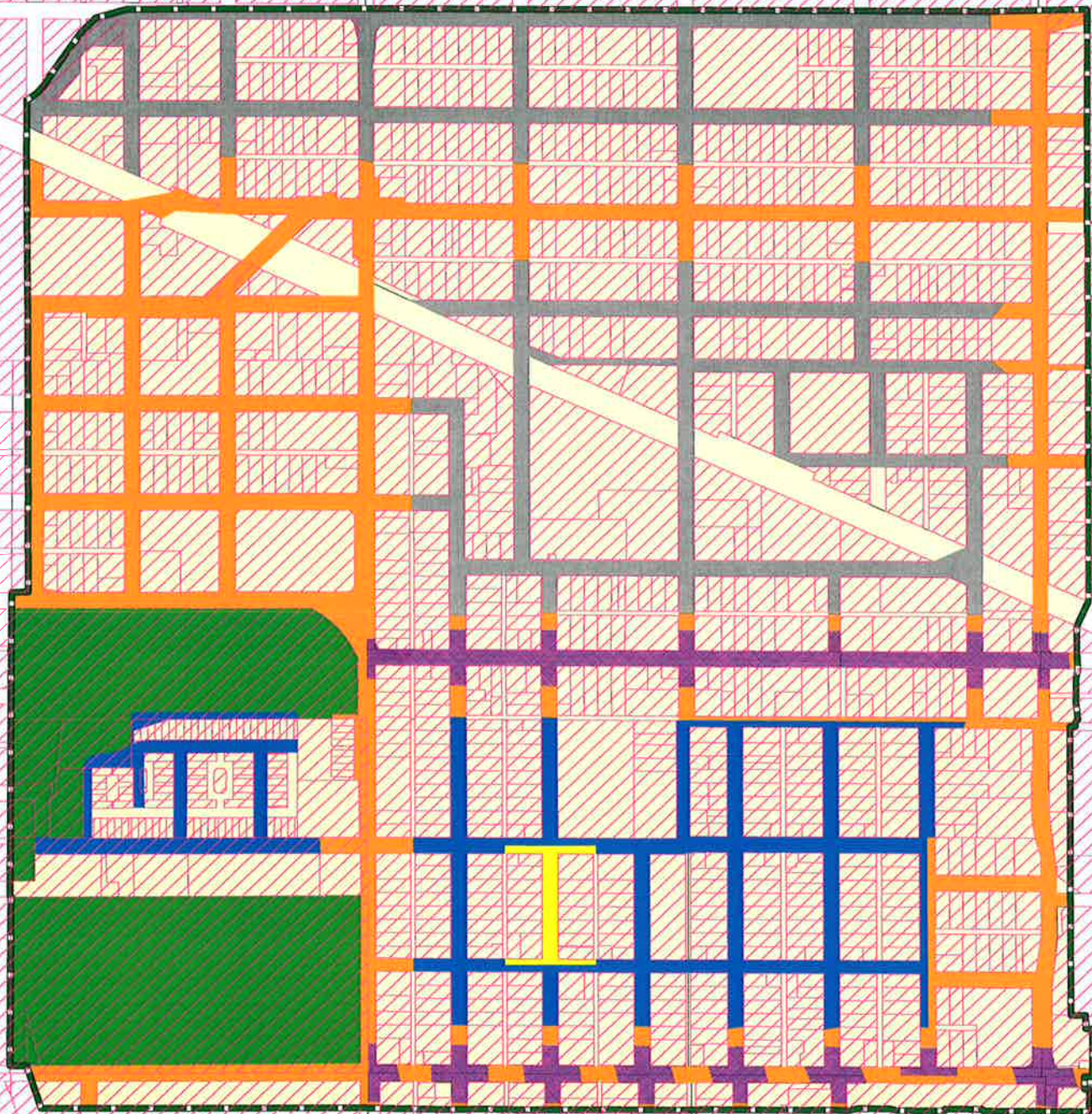








Originally Proposed April 2012



**PEARL DISTRICT  
& ABUTTING  
PROPERTIES**

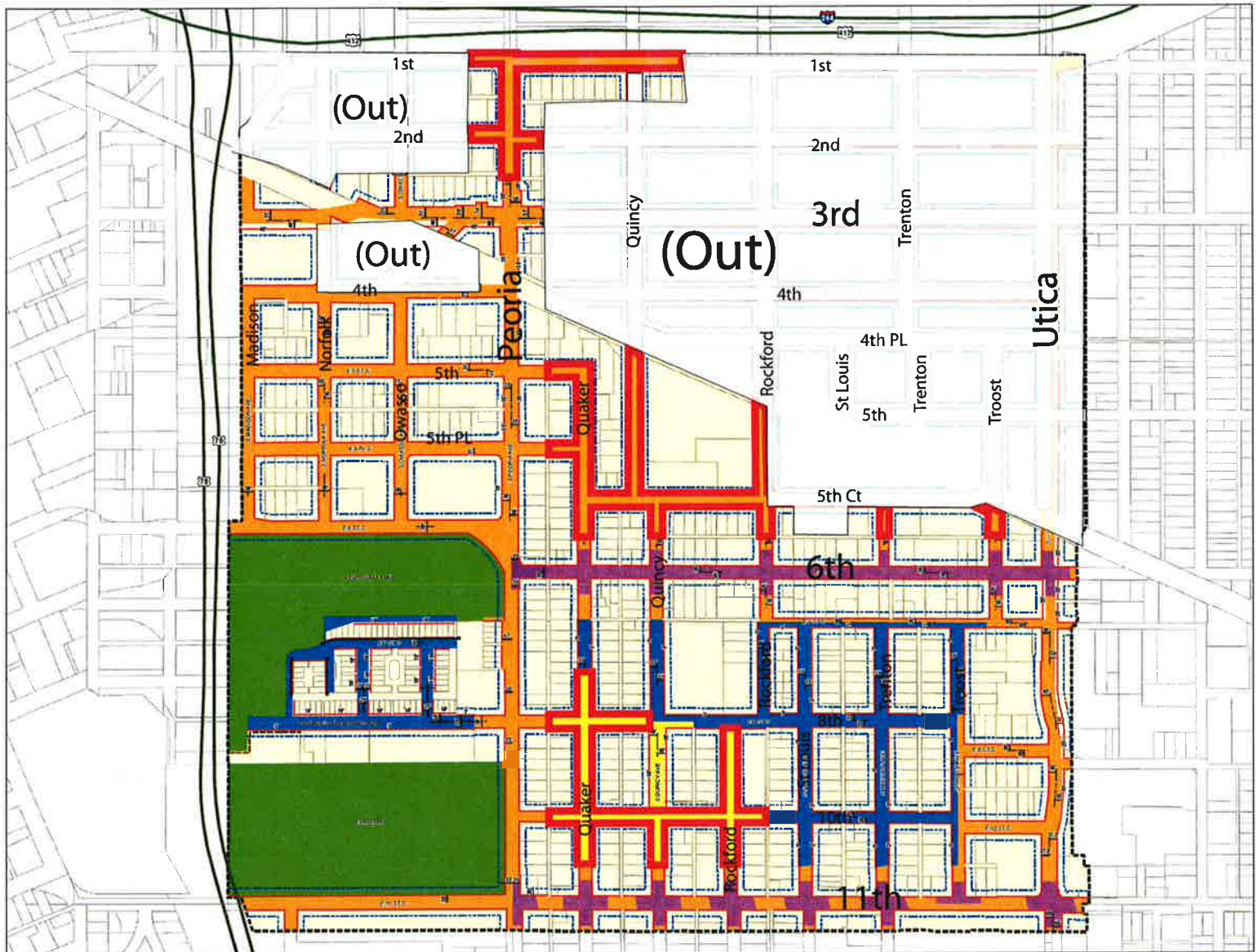
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Feet  
0 300 600



# Staff Recommended Revisions July '12

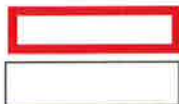
## PEARL DISTRICT REGULATING PLAN



### Recommendation

Various changes to Building Frontages

No Form Based Codes



### KEY

- FRONTAGE TYPES
- URBAN GENERAL FRONTAGE
- URBAN GENERAL STOREFRONT FRONTAGE
- TOWNHOUSE/SMALL APARTMENT FRONTAGE
- CAND SPACE
- DETACHED
- WORKSHOP
- REQUIRED BUILDING LINE (RBL)
- PARKING SETBACK LINE
- PEARL DISTRICT CODE BOUNDARY
- OFFICE USES PERMITTED FOR THE SITES
- CURB CUTS & GARAGE DOORS PERMITTED ALONG FRONTAGE

### Notes:

RBL placement is on the corresponding property line where otherwise specified.

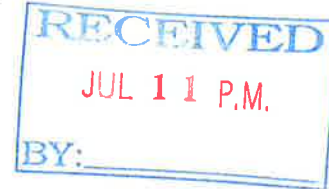
All Urban General Storefront Frontages subject to 75' from the block corner intersection unless otherwise identified.



**S & H ENTERPRISES, LLC**  
**410 South Peoria Avenue**  
**Tulsa, Oklahoma 74120**

June 7, 2012

Tulsa Metropolitan Area Planning Commission  
c/o Indian Nations Council of Government  
Two West Second Street, Suite 800  
Tulsa, OK 74103



Attention: Mr. Wayne Alberty

Re: Proposed Pearl District Form-Based Code

Dear Members of the Commission:

I am writing to let you know that we object to the proposed re-zoning of our property and respectfully request that you deny the proposed re-zoning.

Sincerely,

S & H ENTERPRISES, LLC

Anne Swanson

AS:kfm

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## Huntsinger, Barbara

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**From:** Jeff Neuhaus [tulsabass@gmail.com]  
**Sent:** Sunday, July 22, 2012 9:42 AM  
**To:** Huntsinger, Barbara  
**Subject:** Pearl District

As a Pearl District property/business owner, I am hopeful for the growth and revitalization of the Pearl District.

However, I think Form Based Code Zoning will hurt any revitalization efforts, rather than help it. By placing extensive, highly restrictive rules on properties will scare away potential investors/businesses.

It will also prevent growth for many of the existing businesses, such as mine.

Rather the Pearl District should "allow and encourage" the proposed building ideas, but NOT "force" them.

If done in this manner those who want this "urban" look and feel would be able to build as they see fit.

Yet those who do NOT want (or can't have) the "urban" look and feel for their properties would still be allowed to build as they see fit.

This way we are encouraging ALL types of investors/businesses and not driving away any existing ones.

Many owners/businesses have been in the area for decades. It is apparent that most of these long time residents are against Form Based Code Zoning.

Implementing Form Based Code Zoning would drive many of these businesses away, or worse, shut them down as many wouldn't be able to afford to relocate.

Also, I don't see how enacting Form Based Code Zoning would magically revitalize the area. Why would the passage of this make people/businesses want to come to the area?

They either want to be in the area or not regardless of FBCZ.

To make the area truly grow it will require big and/or numerous investors to buy the various properties (most needing extensive renovation or demolition).

FBCZ will limit what these investors can do, thus limiting those willing to invest in the Pearl District. Especially for the properties that do need extensive renovation or demolition.

These investors will simply go elsewhere where they have more freedom, such as Jenks, Bixby, Broken Arrow, etc.

I also find it interesting that the latest map now excludes McDonalds and Sonic, who were both present at the hearing and expressed STRONG opposition to FBCZ.

Was this area excluded to eliminate these two large opponents??? Yet little guys like us are still included, left to fight this with our very limited resources.

As a property owner, I think FBCZ will LOWER the value of my property, since it will become highly restricted in what can be built and how.

Again, I encourage those who want to build "urban" properties. But don't FORCE it on those who do not.

After all, this is Tulsa, Oklahoma, not New York City or Greenwich Village. Tulsa is a very "set in its way" city.

It is this Tulsa mentality that will make it very difficult for any significant "urban areas".

So... let those who want to "give urban a shot" the opportunity to do so, but don't force it on the rest of us.

Again, much of the basis for FBCZ is to allow "multi-use", so why not just let people do what they want rather than force something on them? This would be the ultimate "multi-use".

Thanks,  
Jeff Neuhaus  
Jentech, Inc. /  
Finish Line Motors  
1410 E 6<sup>th</sup> St.  
Tulsa, OK 74120  
(918) 688-5932



Chair, Tulsa Metropolitan Area Planning Commission

c/o INCOG,

2, West Second Street, Suite 800

Tulsa, OK 74103

July 9, 2012

Dear Mr. Walker,

### **Pearl Form-Based Code**

The City of Owasso recently developed and passed a form-based code for its most significant commercial zone in a fraction of the time it has taken INCOG and the Metropolitan Planning Commission to fumble their way through the Pearl's form-based code.

Owasso's new Code covers an area four times the size of the area proposed by the Pearl District.

A form-based code also will underpin Oklahoma City's massive and inspiring 'Core to Shore' project.

Meanwhile, here in Tulsa the TMAPC dithers and prevaricates in spite of years of hard, detailed work leading to an excellent new Code, developed by a nationally-recognized Code-writer, enlightened business owners, business owners, home owners, residents and developers: in short, by people who represent the future, not the discredited past of a Zoning Code that has laid waste urban neighborhoods nationwide.

The TMAPC still fails to grasp the significance and benefits of a 'form'-based code that has been in front of it for years. You have instead indulged the dismal campaign of a tiny minority still intent on destroying the code - a campaign characterized by disinformation, distortion, ignorance, half-truths, cheap stunts, personal attacks, ideological posturing and legalistic parsing.

The result is the sharply diminished scope brought to you by the City's Planning Department for Wednesday's (July 11, 2012) work session.

It chops out half of the Pearl from the new Code.

It substantially reduces the choice of properties and locations for re-development in the Pearl in line with the Code.

It undoes much of the work done by volunteers in the Pearl District at the City's and INCOG's request and with INCOG's staffing and the public's taxes.

As to the Regulating Plan's alleged non-conformance to the Comprehensive Plan: when the 6th. St Infill Plan was written the City's command of the detail of a form-based code was limited. When more fully educated by one of the country's leading form-based code writing consultants, Ferrell Madden (which INCOG appointed to write the Code) we saw the opportunity for the new Code to deal with so-called 'auto-centric' areas intelligently, in deploying both the 'Workshop' and 'Urban General' frontages. These

also address the pedestrian realm very effectively. Many of the older buildings in the Pearl's 'auto-centric' area already conform substantially to the new Code, and businesses operate from them. Accordingly we consider this approach a development of - and consistent with - the 6th St. Plan.

The term 'auto-centric' has no place in a land use code, and certainly not in a form-based code. A form-based code centers on a public realm designed first and foremost for people, not for automobiles. The car is secondary to the human being, even though you have to park it somewhere. And a driver becomes a pedestrian the moment she steps out of a car. Other City policies and practices outside the scope of the form-based code deal with the automobile, including the CoT's new Complete Streets policy.

Our combined efforts - including INCOG's staff, in the form of the much-missed Duane Cuthbertson, who moved to Nashville - led to a Code and to a Regulating Plan that continues to be our strong preference.

I hope that the TMAPC very soon draws a line under what is an increasingly embarrassing and unedifying spectacle for the City of Tulsa and for those of us who want Tulsa to progress, not stagnate. Opponents of this enlightened and progressive new Code appear to have succeeded in diminishing it, in diminishing the future of the Pearl District and with them the future prospects for Tulsa as a whole. This was also true of the equally dismal PUD 588-A case at Utica and 11th. St., which was a transparent, proxy attack on the new Code.

Those of us in the Pearl District who agreed to collaborate with the City, when asked to do so by the City of Tulsa in May 2000, are developers, property owners, business owners and residents of the Pearl District. Some of us have since left Tulsa or given up in despair at the snail-like pace of change in Tulsa's counter-productive land use policies. We are now publicly vilified for our collaboration and our willingness to embrace change and initiate progress. The TMAPC itself has made clear your hostility to the Pearl District and our strategies for an urban future through your prevarications with this Code and earlier decisions. It is pretty clear to us that some members of the TMAPC have not the slightest understanding of this Code at all, still less of the benefits it confers on all stakeholders. Instead you seem to be parsing, improvising and horse-trading it to death.

We don't like what the Planning Dept. is proposing. We believe the TMAPC should adopt the Regulating Plan as originally drawn up and presented. Contrary to the most recent bids to delay it and snip it up into even smaller and more irrelevant pieces, it should include all of Utica Ave within the Pearl, and the east side of Utica, in keeping with best planning practice. Finally, it would be a nonsense to make the Code 'optional'. The evidence from benchmark cities and experts makes this clear.



Jamie Jamieson

Chair, Urban Design Committee, PDA





**pearl district association**  
reinventing our urban neighborhood  
Find us on Facebook

RE: FORMED BASED CODE

Mr. Josh Walker,  
Chair, Tulsa Metropolitan Area Planning Commission  
c/o INCOG  
2, West Second Street, Suite 800  
Tulsa, OK. 74103

July 9, 2012

Dear Mr. Walker,

Having participated for many years in planning groups organized and supported by the COT and INCOG, we are very dismayed by the direction that the TMAPC has been going with the Pearl District Formed Based Code.

Formed Based Codes are a relevant and important tool that is being utilized all over our country. It is not some weird half cocked misdirected idea cooked up by a few people in the Pearl District.

Our city and our nation are changing. People are increasingly moving into cities and Tulsa needs to prepare. There is a real need for urbanization in selected areas of Tulsa and if we don't prepare now, we will never have a successful public transportation system or a vibrant downtown. Tulsa will not fair well in the future. Mayor Kathy Taylor understood these facts and the urgent need for planning. That is one of the main reasons that she ardently supported PlaniTulsa.

If you study the comprehensive plan, you will find that it strongly recommends that we re-write our entire land use code. The reasoning is valid. Our current code doesn't work very well. We can't continue to base land use policy on Special Exceptions and Variances. Any new code that we adopt for Tulsa will be based on a formed based code.

The formed based code being presented to you is a valid, well thought out piece of work. It was conceived and authored by Ferrell, Madden and Lewis, INCOG, the COT and the hard working well informed members of the Pearl District.

We hope that the TMAPC will understand that this is a test of how we, as community leaders, will shape the future of Tulsa. The code is a tool that is the answer to many of our problems in blighted areas that surround downtown Tulsa. We cannot, in good faith, gut this code and just forget about it. We need this tool in The Pearl District and other areas of our city. We have to do something in blighted areas to stimulate growth or we

10.9

will find ourselves with a downtown surrounded by decay. I think if you look, you will see that in many cases, we already are. Is that the city that you want to live in?

The Formed Based Code can't be used as an OPT-IN or OPT-Out document. We don't believe that anyone was offered that choice with our current land use code. It is ludicrous to approach land planning in a metropolitan city with such a flawed premise. It's difficult to understand how anyone, especially someone who is in charge of planning the future of our city, could consider this as a "good idea". It would cut the legs off the code and render it totally ineffective and useless.

We cannot allow special interest to direct sound public policy, regardless of who they are.

Furthermore, contrary to recommendations presented by several critics of the code, the 6<sup>th</sup> Street Infill Plan does not need to be re-written. This is another half baked, desperate attempt by code critics to throw the code under the bus. The 6<sup>th</sup> Street Infill Plan is consistent with the guidelines of PlaniTulsa and has been adopted by the Tulsa City Council. We do not need to waist our citizen's tax dollars or our time, rehashing this approved plan.

We can only hope, as informed community leaders, that you will make the right decisions based our comprehensive plan, consistency with the 6<sup>th</sup> Street Infill Plan and the best practices of city planning.

If you do, then you should already understand that this code is not only necessary but, the correct approach for The Pearl District.

As our city continues forward with our comprehensive plan and small area planning, formed based codes will be written and presented to you again and again. How you handle this code now, matters greatly.

The Pearl District Association urges you to approve the Formed Based Code for the extended Pearl District.

Dave Strader  
The Pearl District, President

11.1





IM

AG

54

SELGIN AVE

SELM ST

W 131st ST

E 131st ST S

**BETHEL INDIAN  
CHRISTIAN ASSEMBLY**

AG-R

33

AG

S PEORIA AVE



17-12 12

0 Feet 300 600

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

E 136 ST S

11.2

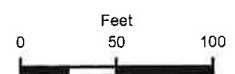


**BETHEL INDIAN  
CHRISTIAN ASSEMBLY**

**E 131st ST S**



17-12 12



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

*Aerial Photo Date: March 2010*

11.3

## PRELIMINARY SUBDIVISION PLAT

### Bethel Indian Christian Assembly - (County)

South of East 131<sup>st</sup> street South, West of South Peoria Avenue

This plat consists of 1 Lot, 1 Block, on .771 acres.

The following issues were discussed July 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG with CS zoning pending.
2. **Streets:** Include section on sidewalks per County.
3. **Sewer:** Out of service area.
4. **Water:** Out of service area.
5. **Storm Drainage:** Section I.C addresses neither sanitary sewer nor storm sewer services.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Get with responding fire department for comments. Release letter required. **GIS:** Label point of beginning on face of plat. Add date of preparation. Show basis of bearing clearly. Show benchmarks notes. Submit Control Data sheet. **County Engineer:** Access points and drainage need to be approved by County Engineer. Square footages of each lot need to be shown.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

### **Waivers of Subdivision Regulations:**

11.4



1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste

disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



## Preliminary Plat

# Bethel Indian Christian Assembly

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NW1/4 NE1/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

- Notes:**
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING.
  2. ADDRESSSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSSES ARE SUBJECT TO CHANGE AND SHOULD BE REFILED ON IN FULL OF THE LEGAL DESCRIPTION.

### Monumentation:

ALL PROPERTY CORNERS ARE SET 30" NON-BURN WITH YELLOW CAP STAMPED "TANNER & LARS" UNLESS OTHERWISE NOTED

### Beats of Bearings:

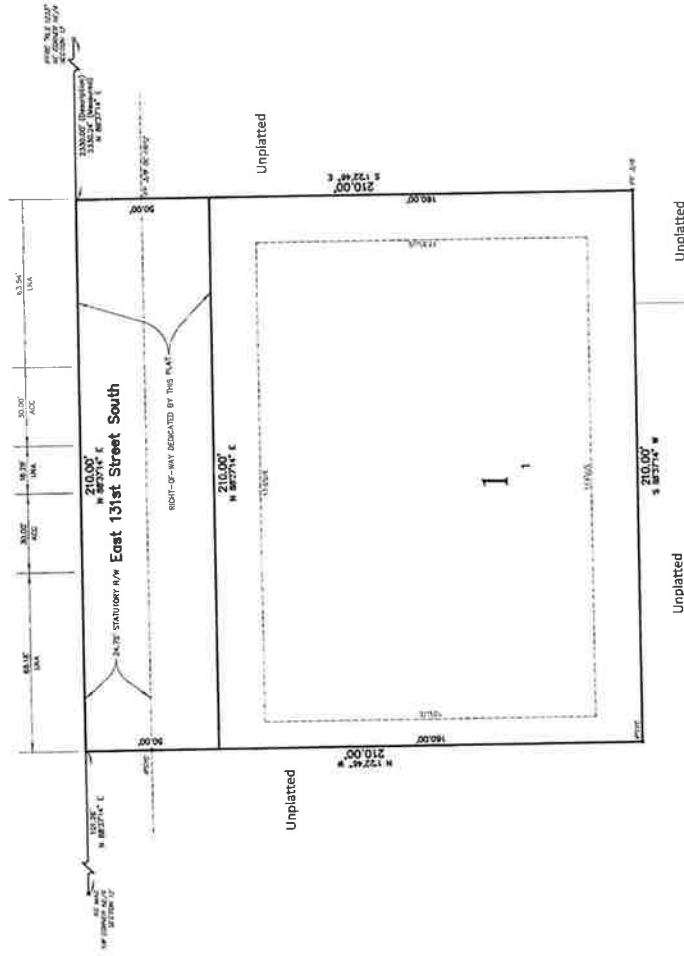
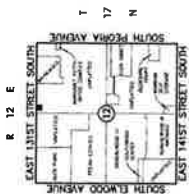
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (DICAL, NORTH AMERICAN DATUM 1983 (NAD83))

### SURVEYOR/ENGINEER:

**Tanner Consulting, LLC.**  
TANNER CONSULTING, LLC  
1000 S. SOUTH AVENUE  
TULSA, OKLAHOMA 74105  
PHONE: (918) 743-5925

### OWNER:

**Bethel Indian Christian Assembly**  
P.O. Box 1082  
Jenks, OK 74027



11.7

**Fernandez, Diane**

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**From:** crowellandcrowell@sbcglobal.net  
**Sent:** Thursday, July 19, 2012 2:41 PM  
**To:** Fernandez, Diane  
**Subject:** Bethel Indian Christian Assembly

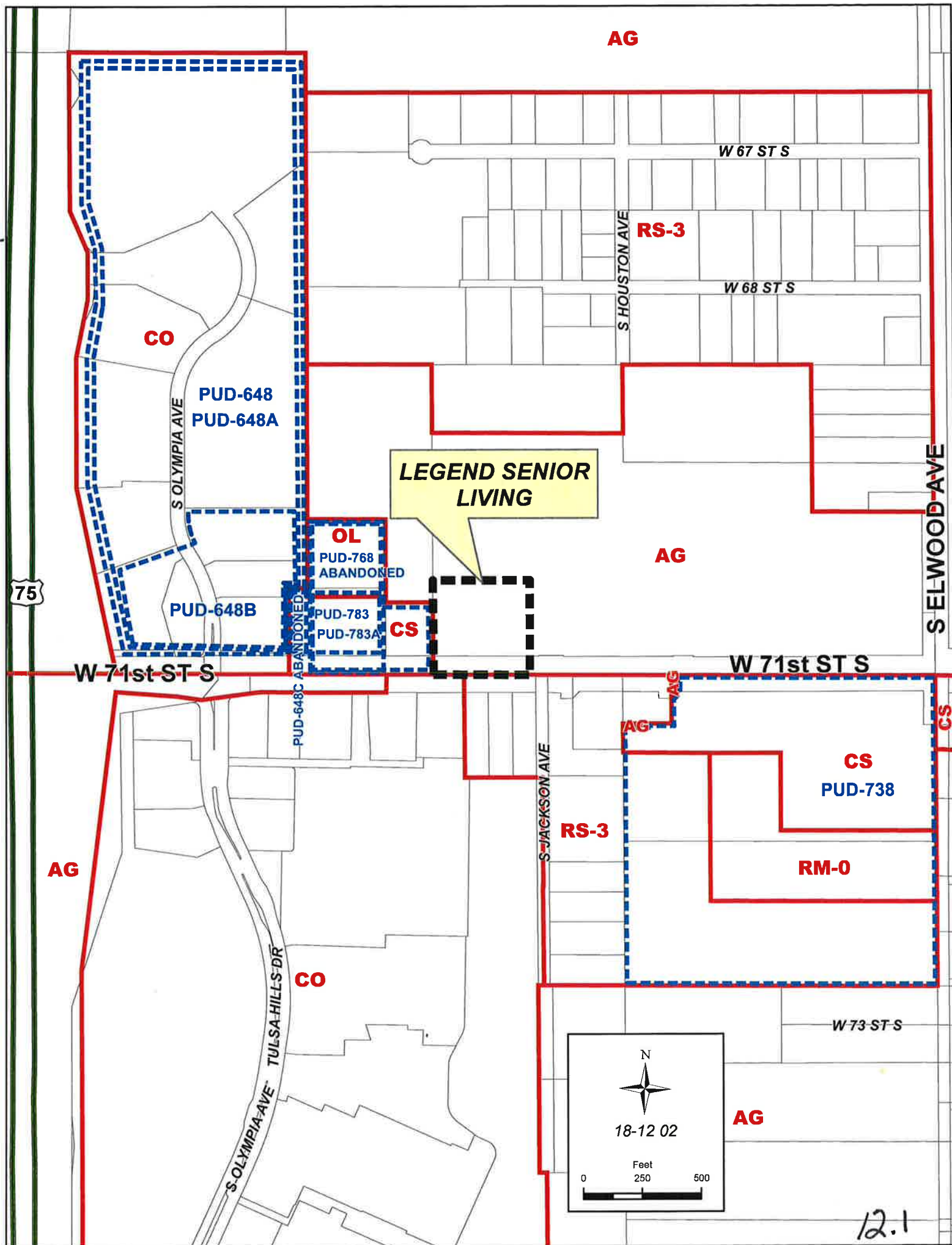
Dear Ms. Fernandez:

Yesterday, July 18, I expressed my concerns with you regarding the existing septic system being used at the house now owned by Bethel Indian Christian Assembly. This house (and barn) is now being used as a church and, as such, it has many more occupants using the toilet facilities than the original septic system was designed. I am an adjacent property owner and have no desire for environmental problems next door.

In my opinion, several issues regarding this facility need to be addressed. These include whether or not the existing septic tank is large enough, whether the lateral lines are adequate to handle this increased capacity and that the soil will percolate sufficiently to absorb the extra effluent. As you said yesterday, if the church members elect to use an aerobic sewage treatment system and not use the existing septic system, my concerns would be addressed. However, if they continue to use the existing system, then I believe they may have a problem since they only own 1 acre surrounding the church. When this one acre was deeded to the original owner by the BIA, it was done solely for the purpose of constructing the house, since the owner was a Creek Indian living on his original allotment. The lateral lines may not even be entirely on this one acre. In addition, a previous owner constructed a large barn like structure (the church?) on the property which further restricts where additional lateral lines might be placed. The lines may now lie beneath a structure.

I would appreciate it, if you would follow up on my concerns; and if your time permits, please call me (or e-mail me) with an update or resolution.

Sincerely,  
Ronald F. Crowell  
210 E, 131st St.  
Jenks, OK 74037  
918-291-9872







75

W 71st ST S

W 67 ST S

W 68 ST S

S HOUSTON AVE

S SELWOOD AVE

W 71st ST S

**LEGEND SENIOR  
LIVING**

S JACKSON AVE

S OLYMPIA AVE  
TULSA HILLS DR

W 73 ST S



18-12 02



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

12.2



## PRELIMINARY SUBDIVISION PLAT

### Legend Senior Living - (8202) (CD 2)

East of Northeast corner of U.S. Highway 75 and West 71<sup>st</sup> Street South

This plat consists of 1 Lot, 1 Block, on 3.7 acres.

The following issues were discussed July 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG, RM-2, PUD 790.
2. **Streets:** Provide reference for existing right-of-way. Temporary Access Easement mentioned in the covenants is not shown on plat. In Section I I.K. delete arterial and insert "all" before streets.
3. **Sewer:** In Section 1-C-2. Line 2, omit the words: "in excess of 3 feet". Excess capacity fees of \$1090.00/acre must be paid, in order to connect to the existing sanitary sewer system.
4. **Water:** Water distribution must approve of any proposed water service connections off of the existing 36 inch concrete water line. A 12 inch stub-out exists off of the 36 inch mainline to the west which could be used to connect to and extended from a 12 inch water mainline across this property's frontage.
5. **Storm Drainage:** Off-site, public, drainage flows onto this site from the west. This drainage must be collected at the west property line, and thence be conveyed in a public drainage system across the property, in the appropriate easements. Please label the "Hager Creek Tulsa Regulatory Floodplain" as such. The Floodplain must be located on the plat by plotting the Master Drainage Plans Regulated Water Surface Profile on a current topographic land survey of the property. The Floodplain, plus a minimum of 20 feet adjacent to and outside the limits of the floodplain, must be placed in an Overland Drainage Easement (ODE). Every boundary line of the ODE must be shown on the face of plat and must be labeled with its distance and bearing. The "Stormwater Detention Easement" must be labeled as such. Every bounding line of that easement must be labeled with its distance and bearing. There must be a distance and bearing on a line from a known point to the point of beginning of this easement. Please place the contours on the Conceptual plan instead of on the plat. Please use City of Tulsa standard covenant language for "C. Water, Sanitary Sewer, And Storm Sewer Service", "F". Stormwater Detention Easements" and "Overland Storm Sewer Service", F. Stormwater Detention Easements" and "Overland

## Drainage Easements".

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide fire hydrants within 600 feet of any portion of the building as a fire hose would be laid off the back of a fire truck. Provide arial fire apparatus access as per D105 of the International Fire Code. The FDC will be allowed to be located on the front corner on the west side of the building as discussed in the predevelopment meeting. **GIS:** Label all subdivisions and highways within the mile section of the location map. Include a north arrow for the location map. Show and label the point of commencement (P.O.C.) on the face of the plat to match what is described in the legal description. Remove the three confusing bearing and distance labels. Add a date of preparation to the lower right hand corner of the sheet. Submit a subdivision control data form. Add point of beginning (P.O.B.) to the legal description.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

### **Waivers of Subdivision Regulations:**

1. None requested.

### **Special Conditions:**

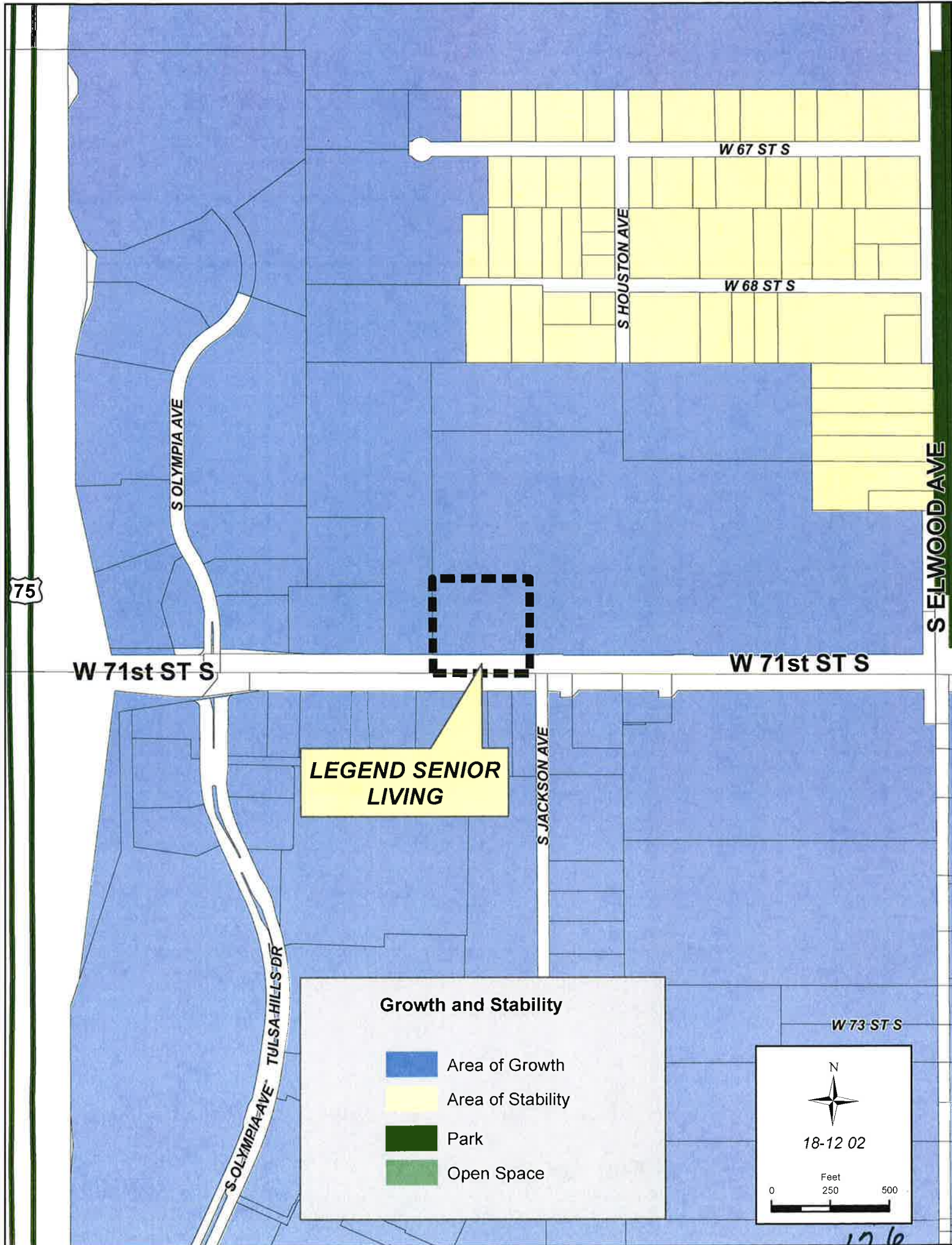
1. The concerns of the public works staff and development services staff must be taken care of to their satisfaction.

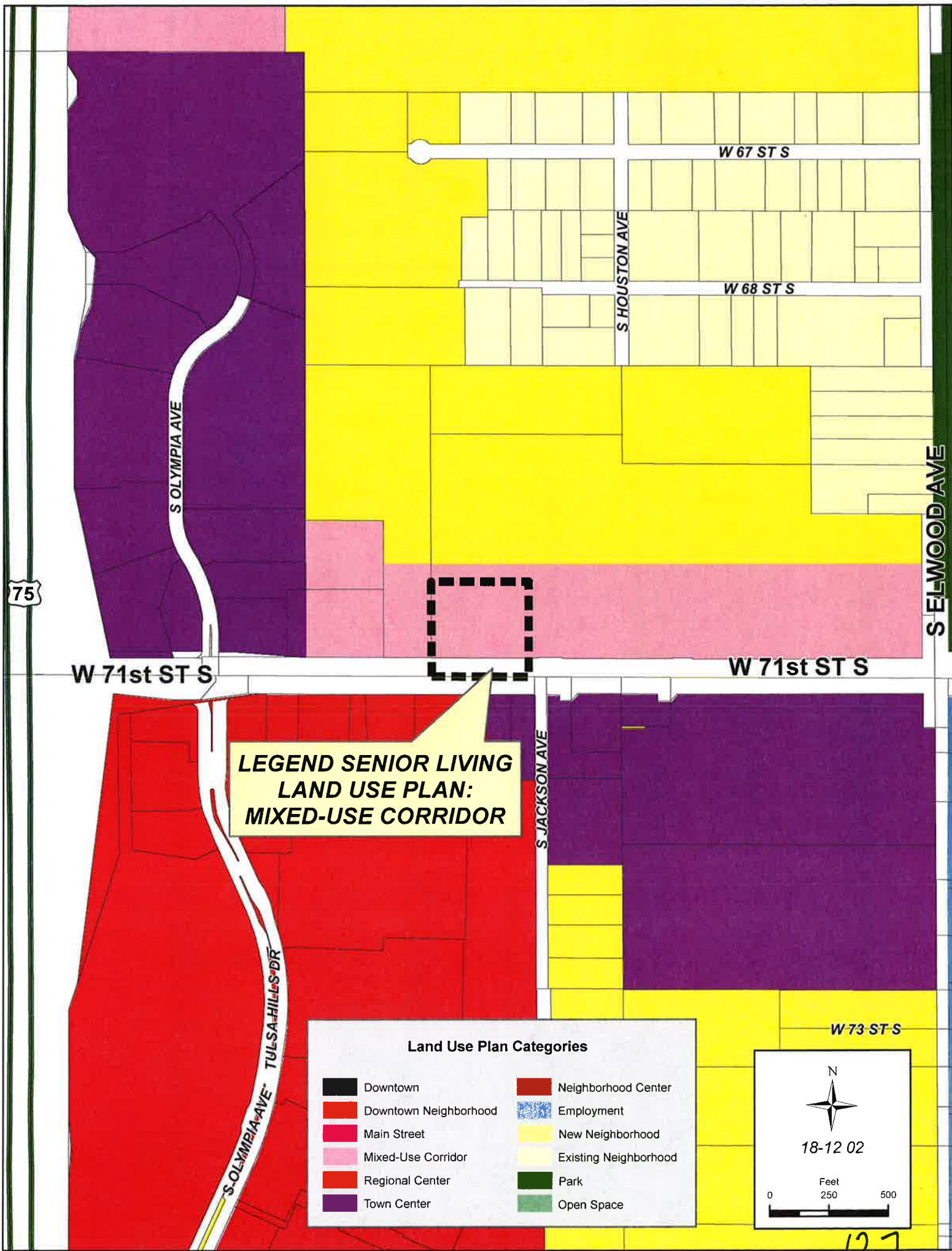
### **Standard Conditions:**

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

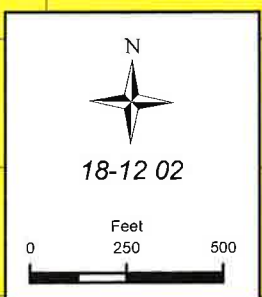


- to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
  6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
  7. A topography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





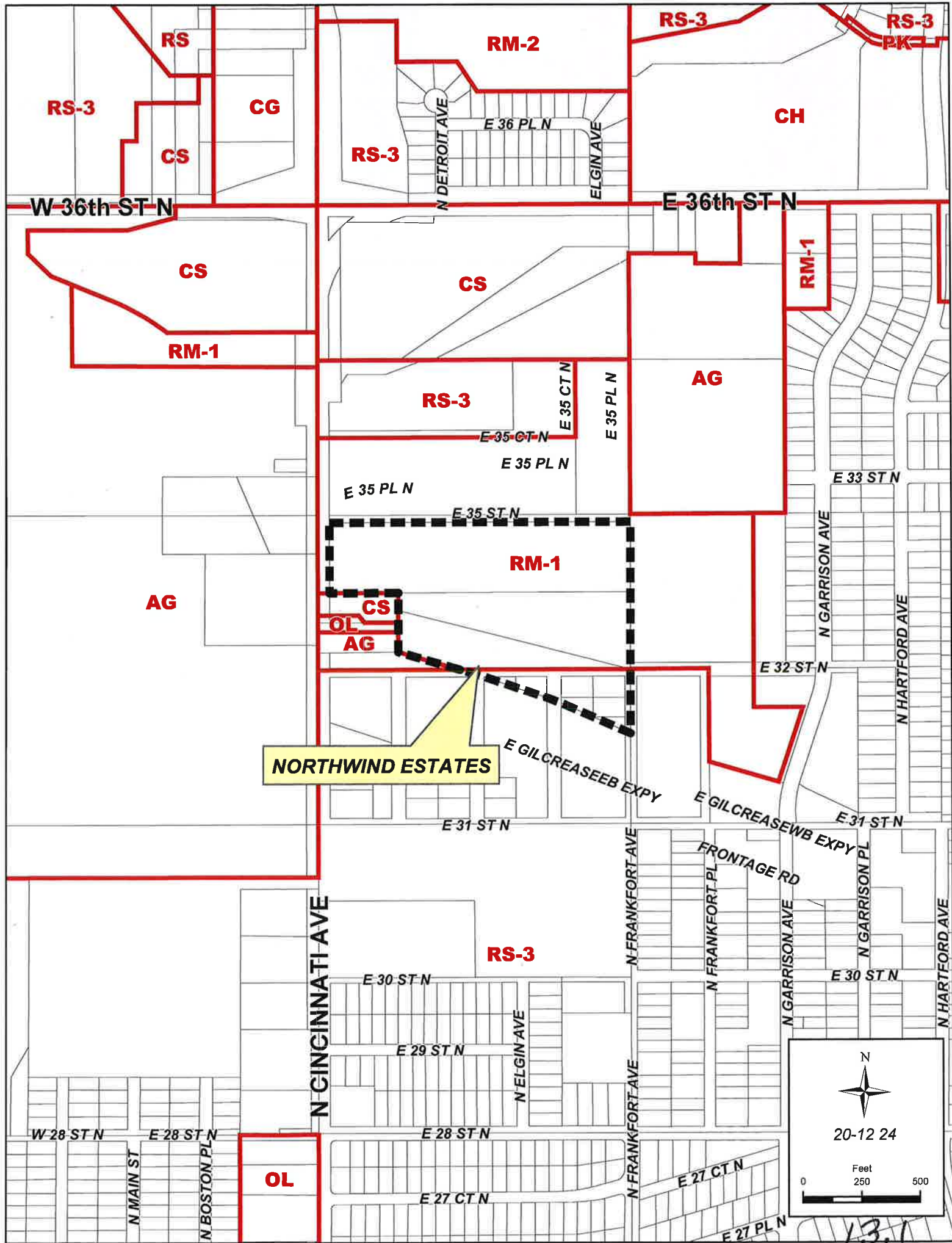
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park
	Town Center		Open Space



12.7













## PRELIMINARY SUBDIVISION PLAT

### **Northwind Estates - ( 0224) (CD 1)**

Northeast corner of Gilcrease Expressway and North Cincinnati Avenue

This plat consists of 2 Lots, 1 Block, on 17.95 acres.

The following issues were discussed July 18, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RM-1 with BOA 21455 pending.
2. **Streets:** Provide dedication reference for North Cincinnati Avenue.
3. **Sewer:** Some sanitary lines are not in easements. Place them in a minimum 15 foot sanitary sewer easement. All lines under paving are to be ductile iron pipe.
4. **Water:** Some of the waterlines are not in easements. Place those lines in a 20 foot restricted waterline easement. All lines under paving are to be ductile iron pipe.
5. **Storm Drainage:** Please add "Stormwater Detention Easement" to the labels for Reserve A and for Reserve B. Please add the City of Tulsa standard language for stormwater detention easement in a reserve.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need area to work in within 10 foot building line area.
7. **Other: Fire:** With only one fire department access all buildings will requiresprinkler protection including the clubhouse. **GIS:** Add Gilcrease Expressway to location map. Provide addresses for surveyor/engineer. Submit subdivision control data sheet. Provide proper legal.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

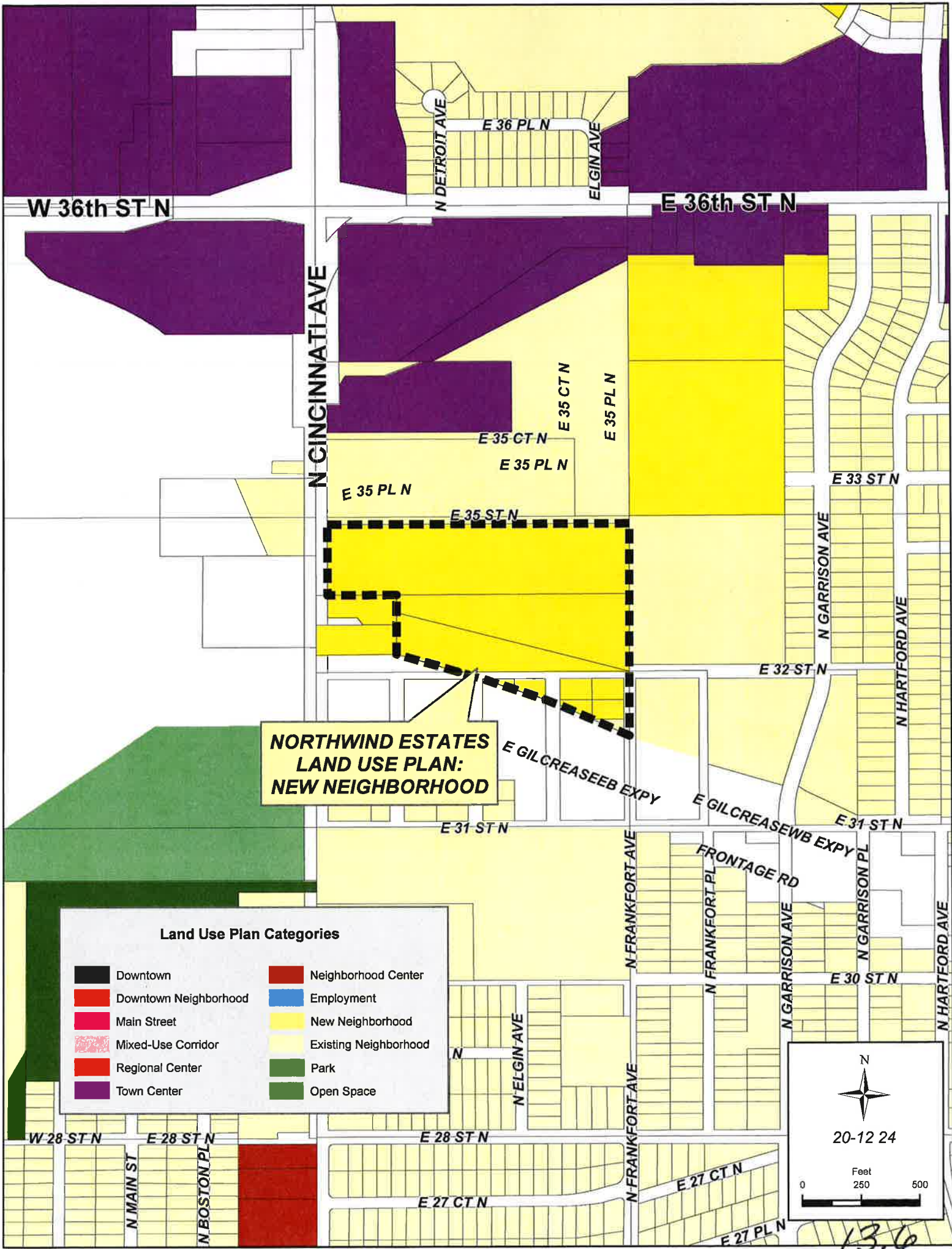
**Standard Conditions:**

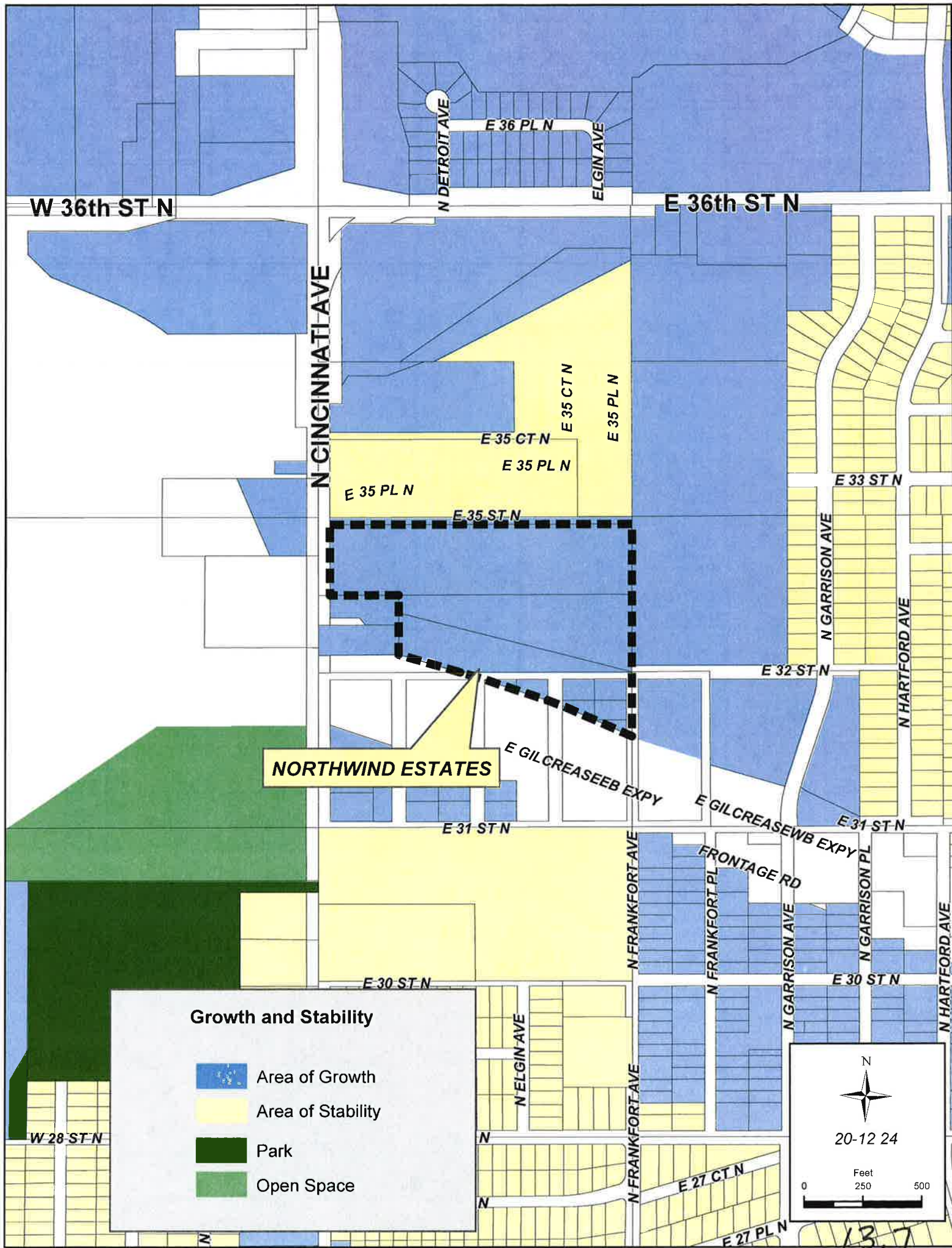
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a

condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





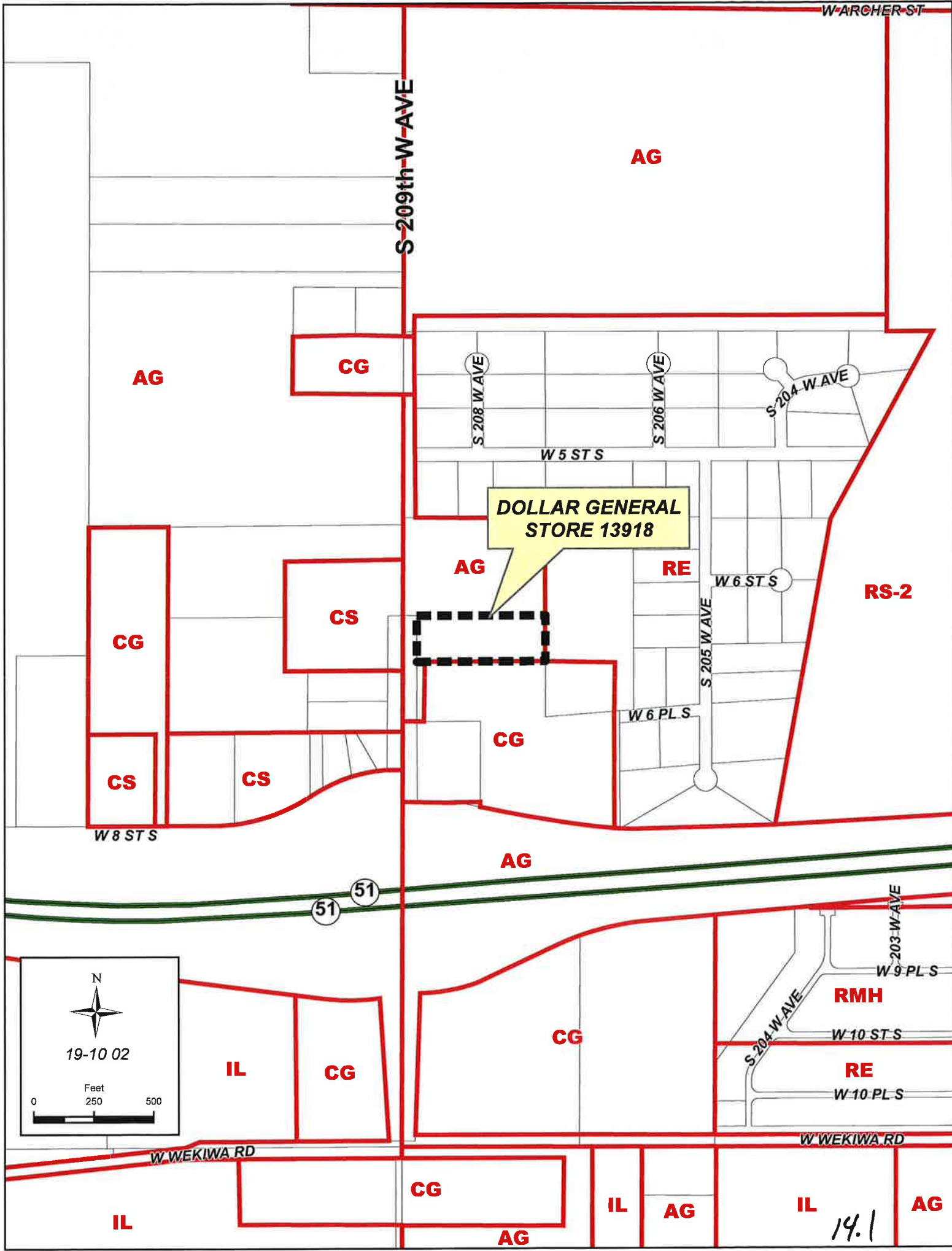


13.7











W ARCHER ST

AG

AG

CG

S 209th W AVE

DOLLAR GENERAL  
STORE 13918

AG

RE

RS-2

CG

CS

CS

CS

W 8 ST S

CG

W 6 PL S

S 205 W AVE

W 6 ST S

AG

51

51



19-10 02

Feet  
0 250 500

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

IL

CG

CG

RMH

W 10 ST S

RE

W 10 PL S

W 9 PL S

S 203 W AVE

W WEKIWA RD

W WEKIWA RD

IL

CG

AG

IL

AG

IL

14.2



## MINOR SUBDIVISION PLAT

### **Dollar General Store -** (County)

North of northeast corner of South 209<sup>th</sup> West Avenue and Keystone Expressway

This plat consists of one lot, one block, on 2.4 acres.

The following issues were discussed July 19, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CG.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Offsite drainage flowing onto this site from the north is public drainage and should be conveyed across the site in a public overland drainage easement. It may not be acceptable to place signs and stormwater detention facility outlet structures and channels in utility easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Contact responding fire department and get release letter.  
**GIS:** Describe basis of bearing clearly. Submit subdivision control data sheet. Include north arrow for location map. **County Engineer:** Access and drainage must be approved by County Engineer.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below.

### **Waivers of Subdivision Regulations:**

1. None requested.

### **Special Conditions:**

1. The concerns of the County Engineer must be taken care of per his approval.

### **Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.



2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

# Minor Subdivision Plat

## Dollar General Store 13918

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE TEN (10) EAST, TULSA COUNTY, OKLAHOMA

**Owner:**  
DGS209, LLC  
An Oklahoma Limited Liability Company  
6914 S. Yorktown Avenue, Suite 200  
Tulsa, Oklahoma 74135  
Phone: (918) 749-5700  
Contact: Mark Helmer

**Engineer/Surveyor:**  
Sisemore Weisz & Associates, Inc.  
Certified of Authorization No. 2471 Exp. June 30, 2013  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 655-5920  
E-mail: gweisz@sws-survey.com



**Subdivision Statistics:**  
Total Area: 1.0000 Acres (138,693 sq. ft.)  
Area of Part: 0.1000 Acres (13,869 sq. ft.)  
Area of Whole: 1.0000 Acres (138,693 sq. ft.)

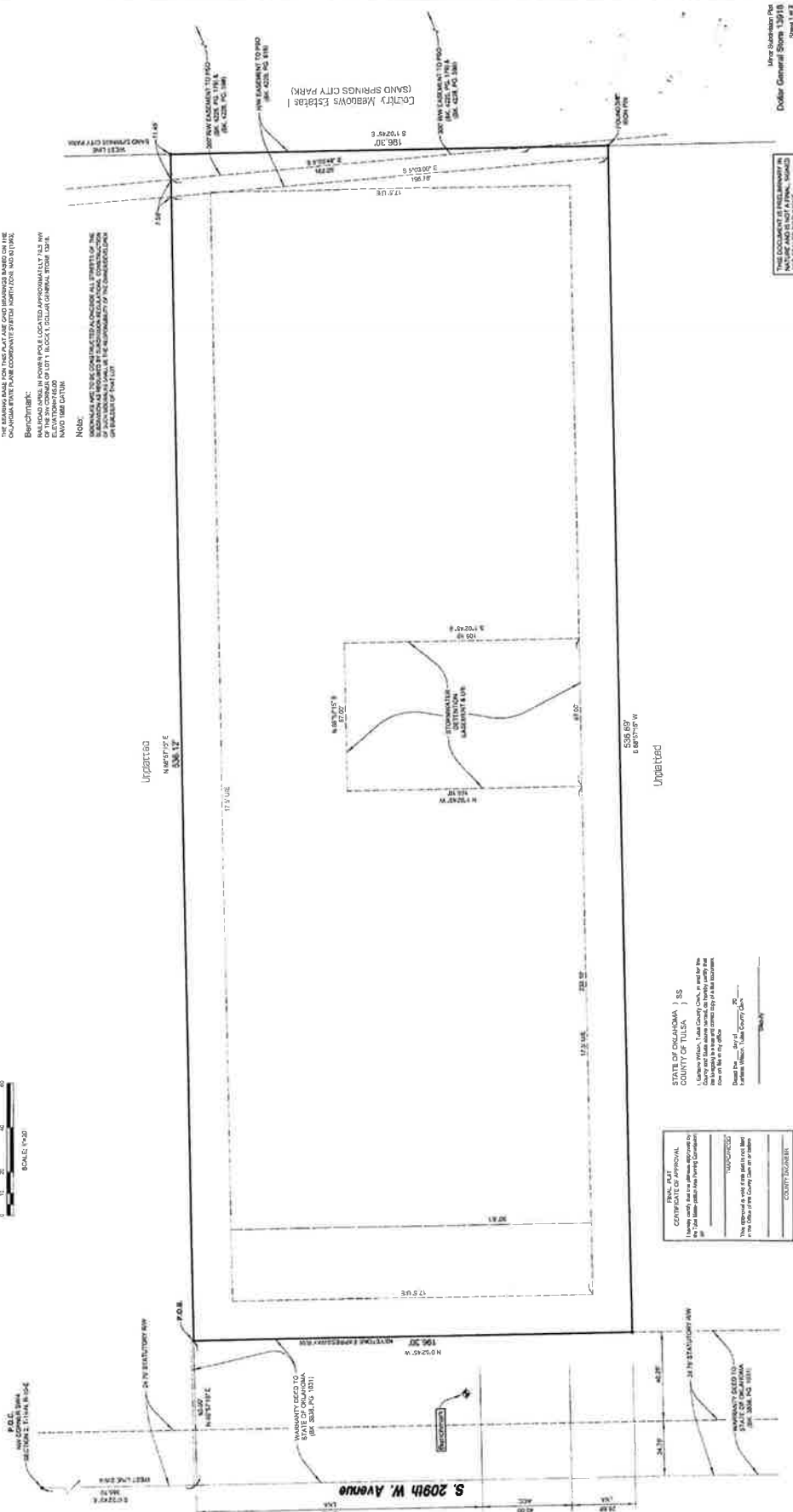
**Legend:**  
SAL = Surveyed Area Line  
ACC = Accurately Located  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.O.D. = Point of Discontinuity  
P.O.E. = Point of Easement  
P.O.F. = Point of Filing  
P.O.G. = Point of Grant  
P.O.H. = Point of Heirship  
P.O.I. = Point of Intersection  
P.O.J. = Point of Junction  
P.O.K. = Point of Knowledge  
P.O.L. = Point of Location  
P.O.M. = Point of Measurement  
P.O.N. = Point of Notice  
P.O.O. = Point of Occupancy  
P.O.P. = Point of Possession  
P.O.Q. = Point of Quasi-Ownership  
P.O.R. = Point of Record  
P.O.S. = Point of Sale  
P.O.T. = Point of Title  
P.O.U. = Point of Use  
P.O.V. = Point of View  
P.O.W. = Point of Warrant  
P.O.X. = Point of X-Ownership  
P.O.Y. = Point of Y-Ownership  
P.O.Z. = Point of Z-Ownership

**Monumentation:**  
SPRINKLER PIPES ARE TO BE SET AT ALL PROPOSED CORNERS UNLESS OTHERWISE NOTED.

**Basis of Bearing:**  
ALL BEARINGS AND DISTANCES WERE OBTAINED FROM A TRIP SURVEY MADE BY THE ENGINEER/SURVEYOR ON OR ABOUT MAY 15, 2013, AND THE BEARING AND DISTANCE WERE CONSTANT TO THE NORTH, SOUTH, EAST, AND WEST.

**Background:**  
NATIONAL GRID IN POWER POLE IS LOCATED APPROXIMATELY 750 FEET OF THE SW CORNER OF LOT 1, BLOCK 1, DOLLAR GENERAL STORE 13918.

**Note:**  
MONUMENTS ARE TO BE CONSTRUCTED AND LOCATED ALL CORNERS OF THE SUBDIVISION AND THE CORNERS OF THE ADJACENT LOTS AND BLOCKS OF THE SUBDIVISION.



STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS

I, the undersigned, being a duly qualified and sworn Surveyor, do hereby certify that the foregoing is a true and correct copy of the subdivision plat as shown to me by the owner.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Notary Public for the State of Oklahoma  
My Commission Expires \_\_\_\_\_

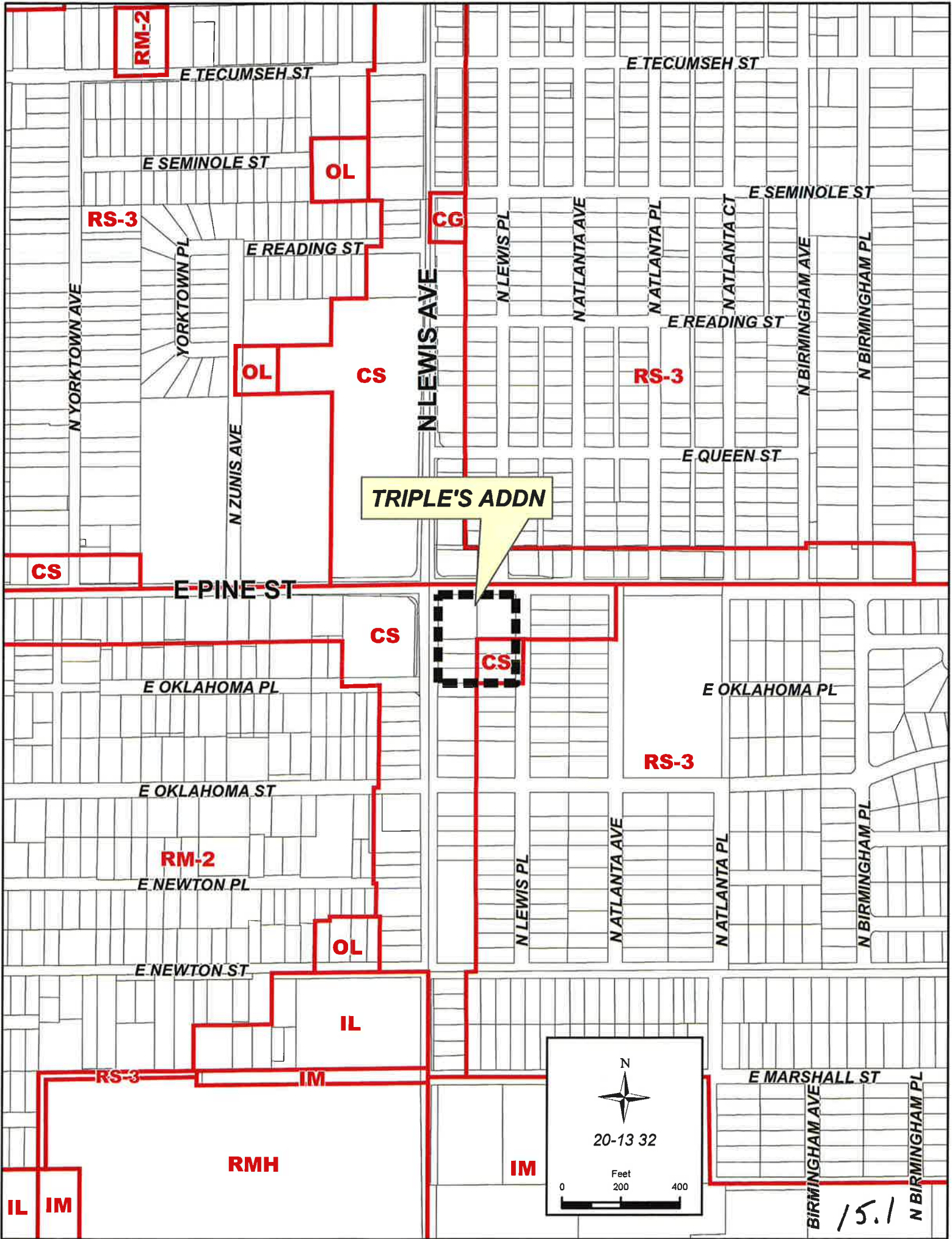
\_\_\_\_\_  
COUNTY CLERK

THIS DOCUMENT IS THE ORIGINAL  
NATURAL AND NOT A FINAL, BOUND  
AND SEALED DOCUMENT

Minor Subdivision Plat  
Dollar General Store 13918  
Date Prepared: 05/15/2013

14.6





RM-2

E TECUMSEH ST

E TECUMSEH ST

E SEMINOLE ST

OL

E SEMINOLE ST

RS-3

E READING ST

CG

N LEWIS PL

N ATLANTA AVE

N ATLANTA PL

N ATLANTA CT

E READING ST

N BIRMINGHAM AVE

N BIRMINGHAM PL

OL

CS

RS-3

E QUEEN ST

TRIPLE'S ADDN

CS

E PINE ST

CS

CS

E OKLAHOMA PL

E OKLAHOMA PL

RS-3

E OKLAHOMA ST

RM-2

E NEWTON PL

N LEWIS PL

N ATLANTA AVE

N ATLANTA PL

N BIRMINGHAM PL

OL

E NEWTON ST

IL

RS-3

IM

RMH

IM

IL

IM



20-13 32

Feet

0 200 400

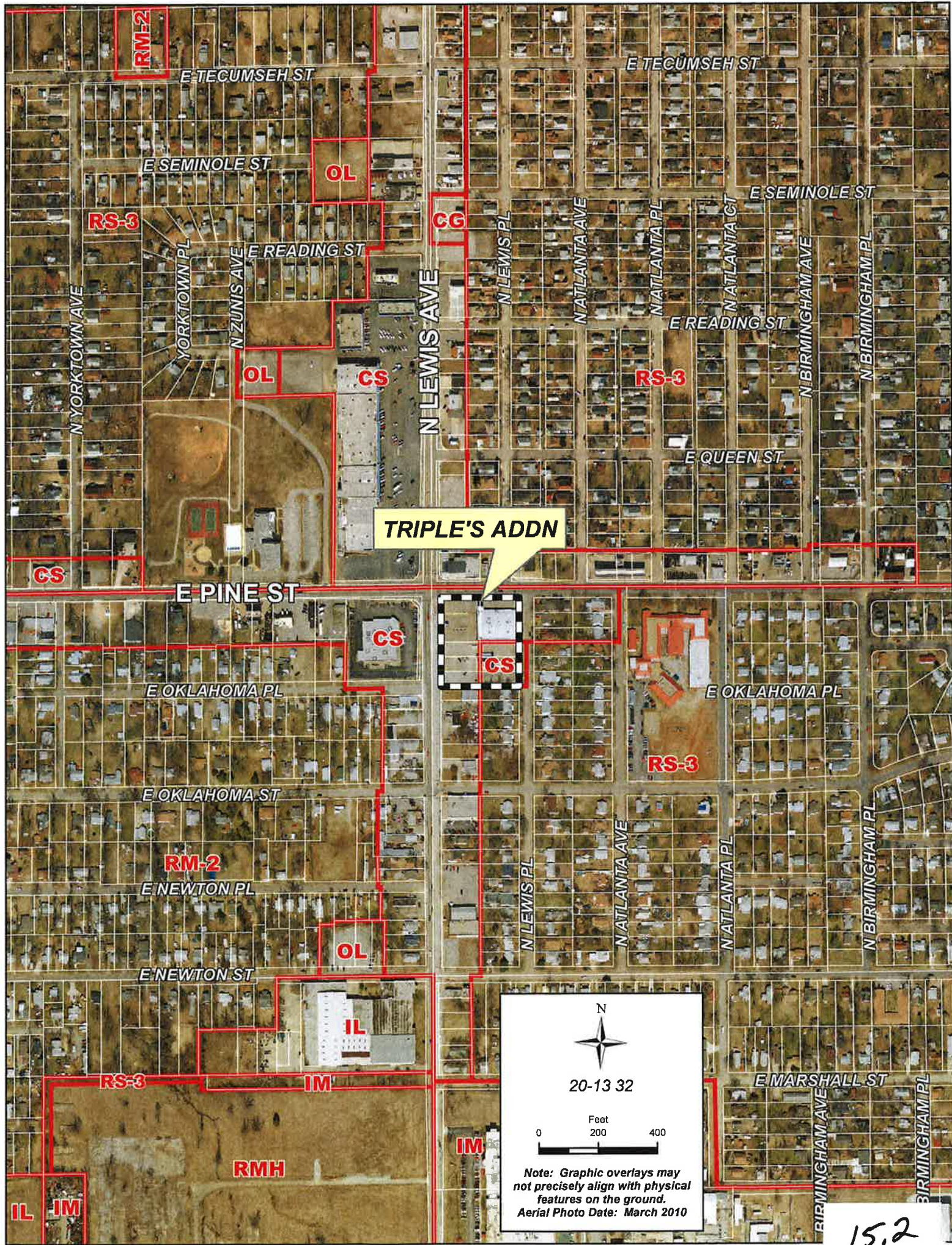
E MARSHALL ST

BIRMINGHAM AVE

N BIRMINGHAM PL

15.1





TRIPLE'S ADDN

N

20-13 32

Feet  
0 200 400

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



## MINOR SUBDIVISION PLAT

### Triple S Addition

Southeast corner of North Lewis Avenue and East Pine Street (0332) (CD 3)

This plat consists of two lots, one block, on 1.8 acres.

The following issues were discussed June 7, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping). Limits of No Access are needed for the plat. Further define any mutual access easements.
2. **Streets:** Additional 15 foot right-of-way dedication required along Pine Street. Also provide 28 foot corner radius at intersection of Pine and Lewis. Access is limited to maximum 40 foot along Lewis Avenue and Pine Street. Include right-of-way dedication in Section 1.A. Modify sidewalk section I.H to reflect plat, i.e. remove reference to reserve area, common areas etc.
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** Overland drainage crossing lot lines or flowing between the two lots must be placed in an overland drainage easement; if such overland drainage occurs then the standard language for overland drainage easement and/or overland drainage easement in a Reserve must be placed in the covenants. A sanitary sewer relocation plan does not provide sufficient information for the remaining utilities. It is not possible to determine what easements are required for the stormwater drainage system, without a conceptual stormwater drainage system and site development plan.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comments.

**GIS:** Label all subdivisions within the mile section of the location map. Add north and east designations to the four arterial street labels on the location map. The plat needs to be tied from a section corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. Submit a subdivision control data form. Applicant will work with MTTA on bus station shelter.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. **Staff will have a revised recommendation at the meeting after all TAC members have responded to the latest revisions to the proposed subdivision plat that are in progress.**



**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Public Works Staff and Development Services staff must be taken care of to their satisfaction.

**Standard Conditions:**

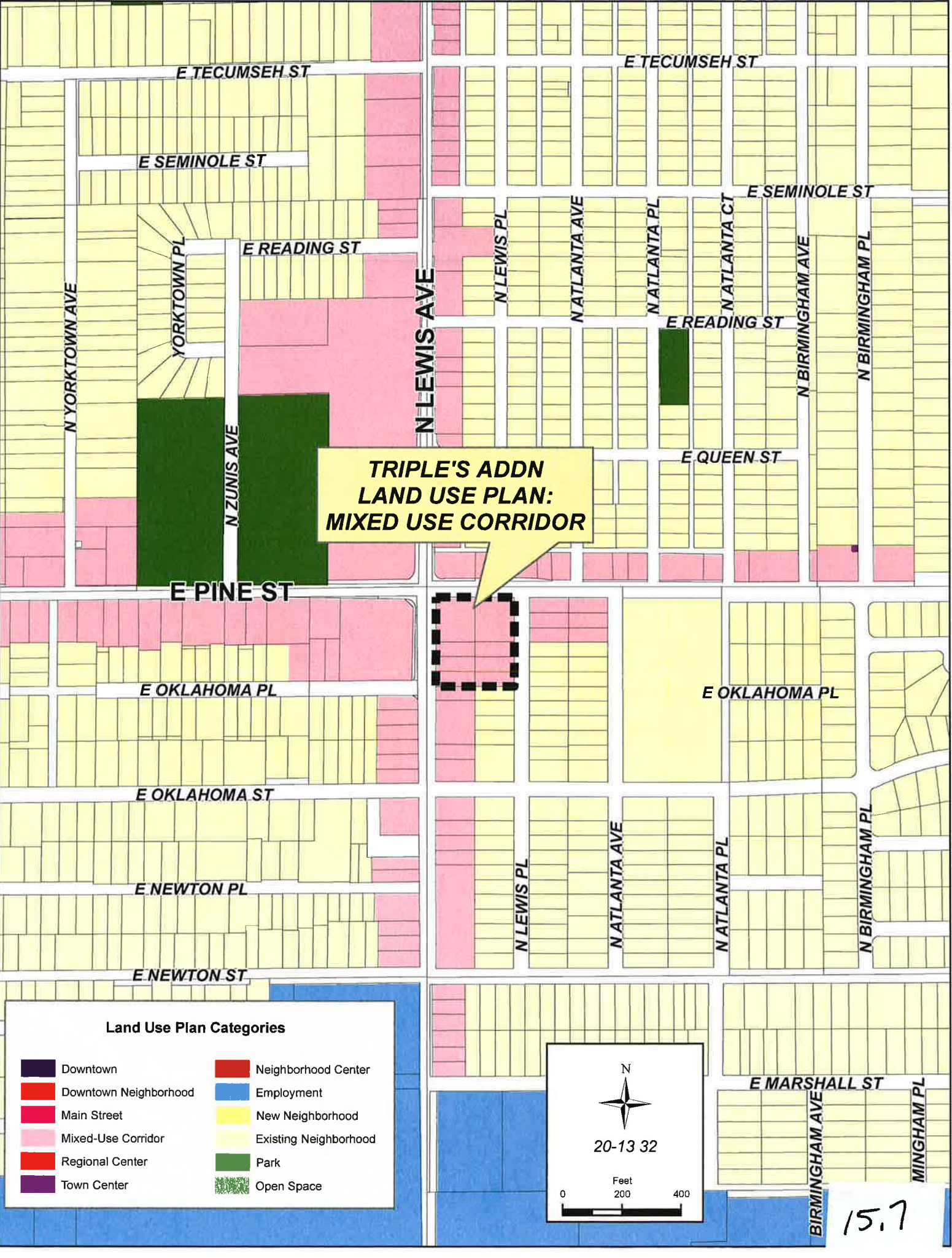
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

15.4

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
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20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

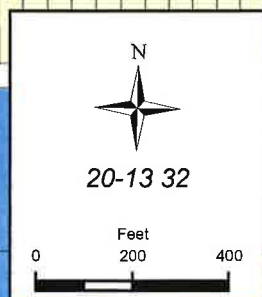






**TRIPLE'S ADDN  
LAND USE PLAN:  
MIXED USE CORRIDOR**

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



15.7

# Minor Subdivision Plat TRIPLE 'S' ADDITION

A Replat of Lots 4, 5, 6, 19, 20 and 21, Block 2, BELLEVUE HEIGHTS, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma  
A tract of land in the North Half (N/2) of the Northwest Quarter (NW/4) of Section Thirty-Two (32), Township Twenty (20) North, Range Thirteen (13) East

MINOR SUBDIVISION PLAT CERTIFICATE OF APPROVAL I hereby certify that this plat has been approved by the Tulsa Metropolitan Area Planning Commission on _____	
TULSA COUNTY OFFICIAL This approval is valid if the plat is not filed in the Office of the County Clerk on or before _____	
CITY ENGINEER APPROVED _____ by the Council of the City of Tulsa, Oklahoma.	
Chairman	_____
Mayor	_____
Attest, City Clerk	_____
Approved, City Attorney	_____

## STATE PLANE COORDINATES

Northing	Easting
434458.1716	2571031.093
434458.2041	2571037.623
434453.5884	2571350.4049
434503.6212	2571353.5417

## LOT AREA

Lot 1 29.375 SF/0.6339 AC

## FLOOD ZONE

THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 43132242K, EFFECTIVE DATE JANUARY 1, 2006.  
THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA AS PER CITY OF TULSA REGULATORY FLOODPLAIN MAP ALAS, DATED JANUARY 2008.

## EASEMENTS NOTE

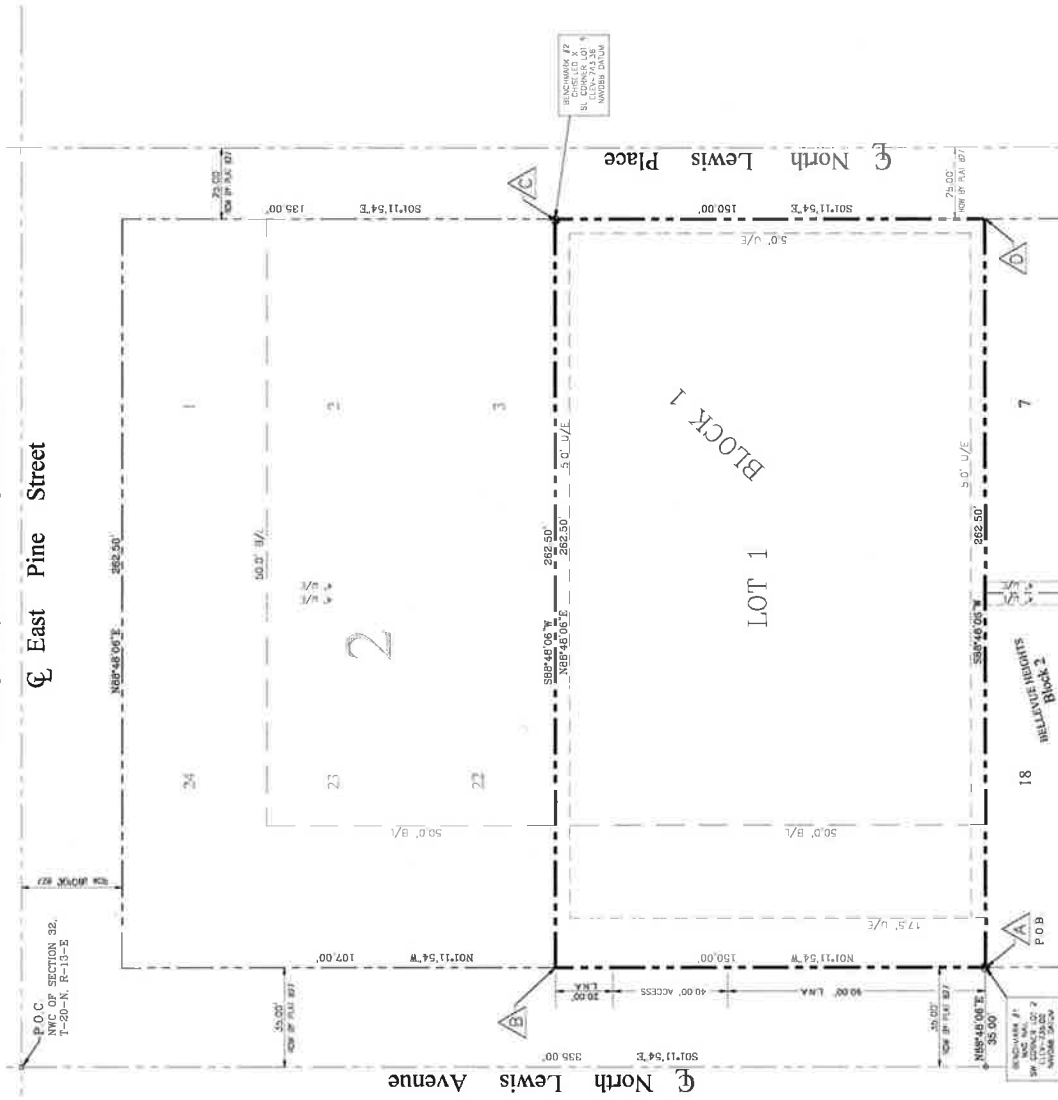
ALL EASEMENTS SHOWN WITHIN THE UNITS OF THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.

## MONUMENTATION

SET 3/8" ROUN PIN W/ COP AT ALL LOT CORNERS UNLESS NOTED OTHERWISE HEREON.

## BENCHMARKS

BENCHMARK #1  
MAG NAIL SET ON SW CORNER OF LOT 2 TRIPLE 'S' (FORMER LOT 19 BELLEVUE HEIGHTS)  
E=2571031.093  
N=434458.1716  
E=2571350.4049  
N=434503.6212  
BENCHMARK #2  
CHISELED "X" SET ON SE CORNER OF LOT 1 TRIPLE 'S' (FORMER LOT 3 BELLEVUE HEIGHTS)  
E=2571353.5417  
N=434458.1716



**OWNER**  
TRIPLE 'S' OPERATING CO., LLC  
3314 E. 51st Street  
Suite 200A  
Tulsa, Oklahoma 74105  
(918) 742-3315  
E-mail: brs@triple-s.com

## SURVEYOR

Royce Land Surveying, P.C.  
12324 East 86th Street North, #238  
Owasso, Oklahoma 74055  
(918) 316-9327  
Certificate of Authorization No. 8270  
Expires June 30, 2013

## ENGINEER

Knoury Engineering, Inc.  
14455 East 8th Street  
Tulsa, Oklahoma 74105  
(918) 712-8768  
E-mail: info@knouryeng.com  
Certificate of Professional Engineer No. 5751  
Expires June 30, 2013

## BASIS OF BEARING

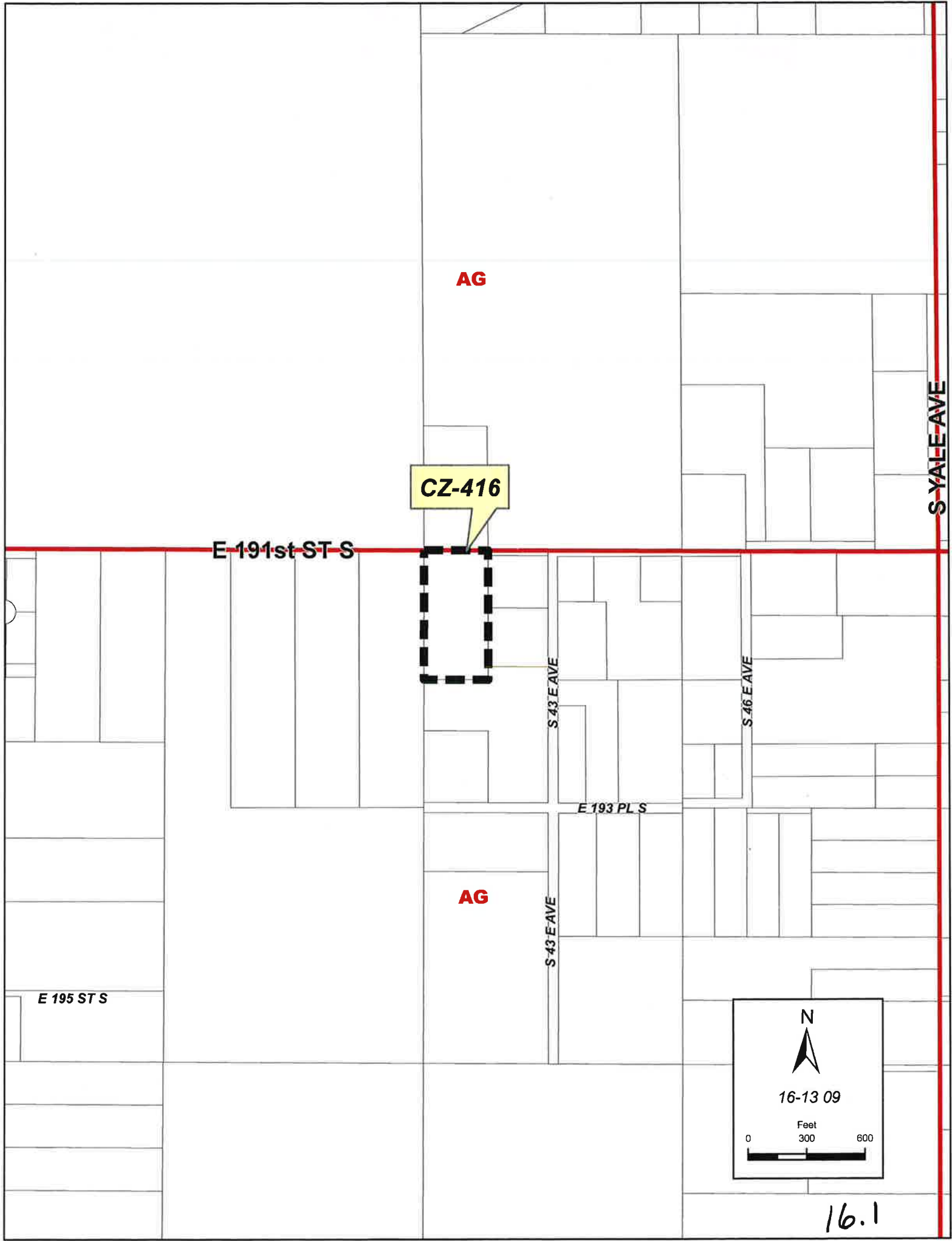
The bearings shown herein are based on Oklahoma State Plane Coordinate System, NAD 1983 (1983), with the North line being N 89°40'00\"/>

## LEGEND

U/E = UTILITY EASEMENT  
B/L = BUILDING LINE  
BM = BENCHMARK  
L/A = LOT AREA  
POB = POINT OF BEGINNING

TRIPLE 'S' ADDITION, Tulsa County  
Minor Subdivision Plat  
July 10, 2012  
SHEET 1 OF 2

15.8



AG

CZ-416

E 191st ST S

S 43 E AVE

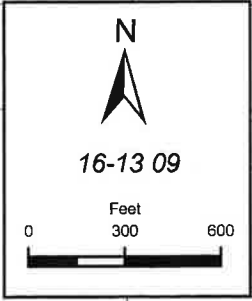
S 46 E AVE

E 193 PL S

AG

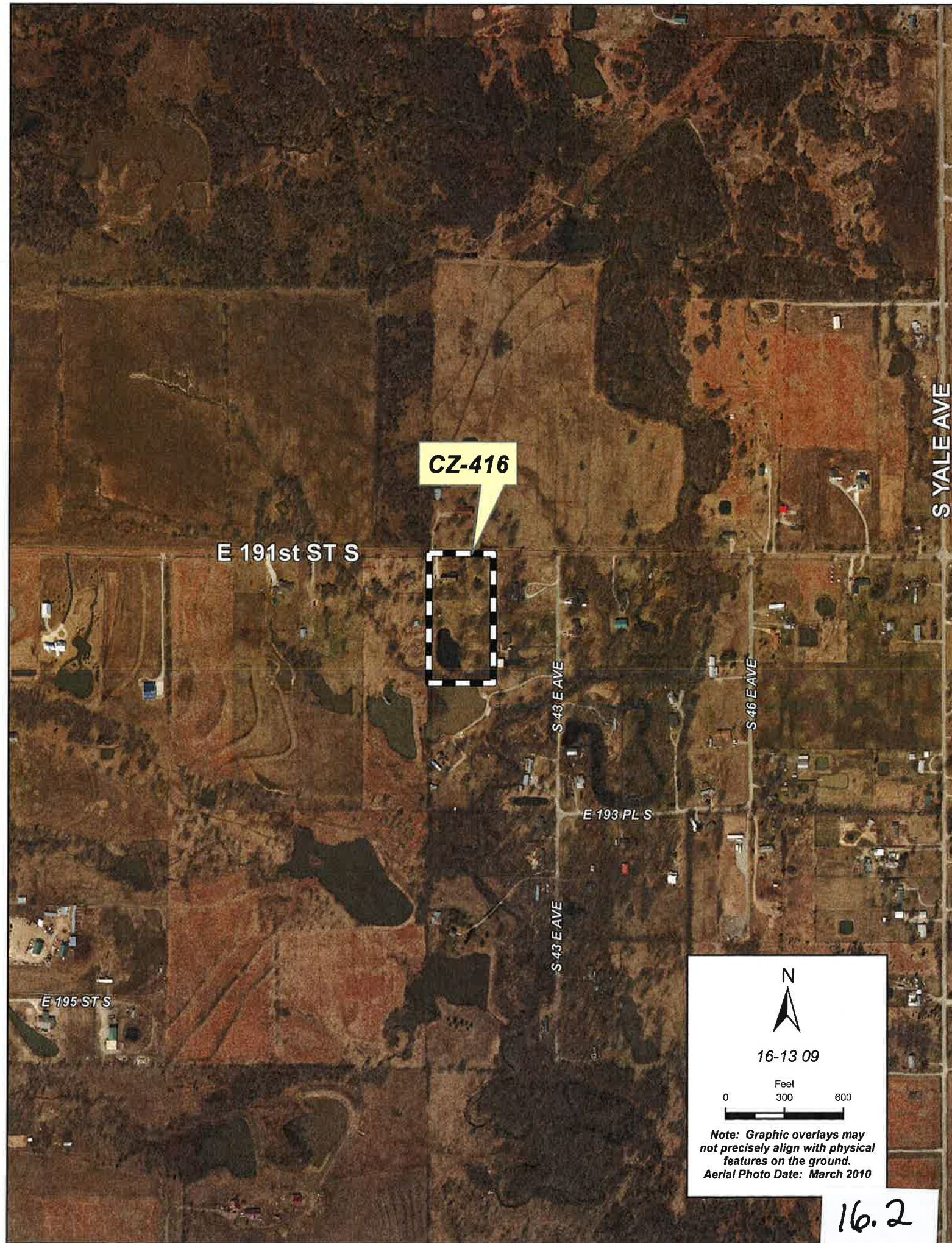
S 43 E AVE

E 195 ST S



16.1





CZ-416

E 191st ST S

S YALE AVE

S 43 E AVE

S 46 E AVE

E 193 PL S

S 43 E AVE

E 195 ST S



16-13 09

0 300 600  
Feet

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

16.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-416**

**TRS 6309**

**Atlas 0**

**CZM 71**

**County**

**TMAPC Hearing Date:** August 1, 2012

**Applicant:** Brandon Davis

**Tract Size:** 5± acres

**ADDRESS/GENERAL LOCATION:** West of southwest corner of South Yale Avenue and East 191<sup>st</sup> Street

**EXISTING ZONING:** AG

**EXISTING USE:** Residential

**PROPOSED ZONING:** AG-R

**PROPOSED USE:** Residential

**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CBOA-2342 August 18, 2009:** The Board of Adjustment approved a Variance of the maximum number of dwellings permitted on an AG zoned lot from 2 to 3, to permit a third dwelling on a 15 acre tract, on property located at 19536 South 43<sup>rd</sup> East Avenue and south of subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 5± acres in size and is located West of southwest corner of South Yale Avenue and East 191<sup>st</sup> Street. The property appears to be residential and is zoned AG.

**SURROUNDING AREA:** The subject tract is surrounded by AG zoned parcels, with large lot residential uses abutting and surrounding the site.

**UTILITIES:** The subject tract does not have municipal water and sewer available.

**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 191 <sup>st</sup> Street	Secondary Arterial	100 feet	2

16.3

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

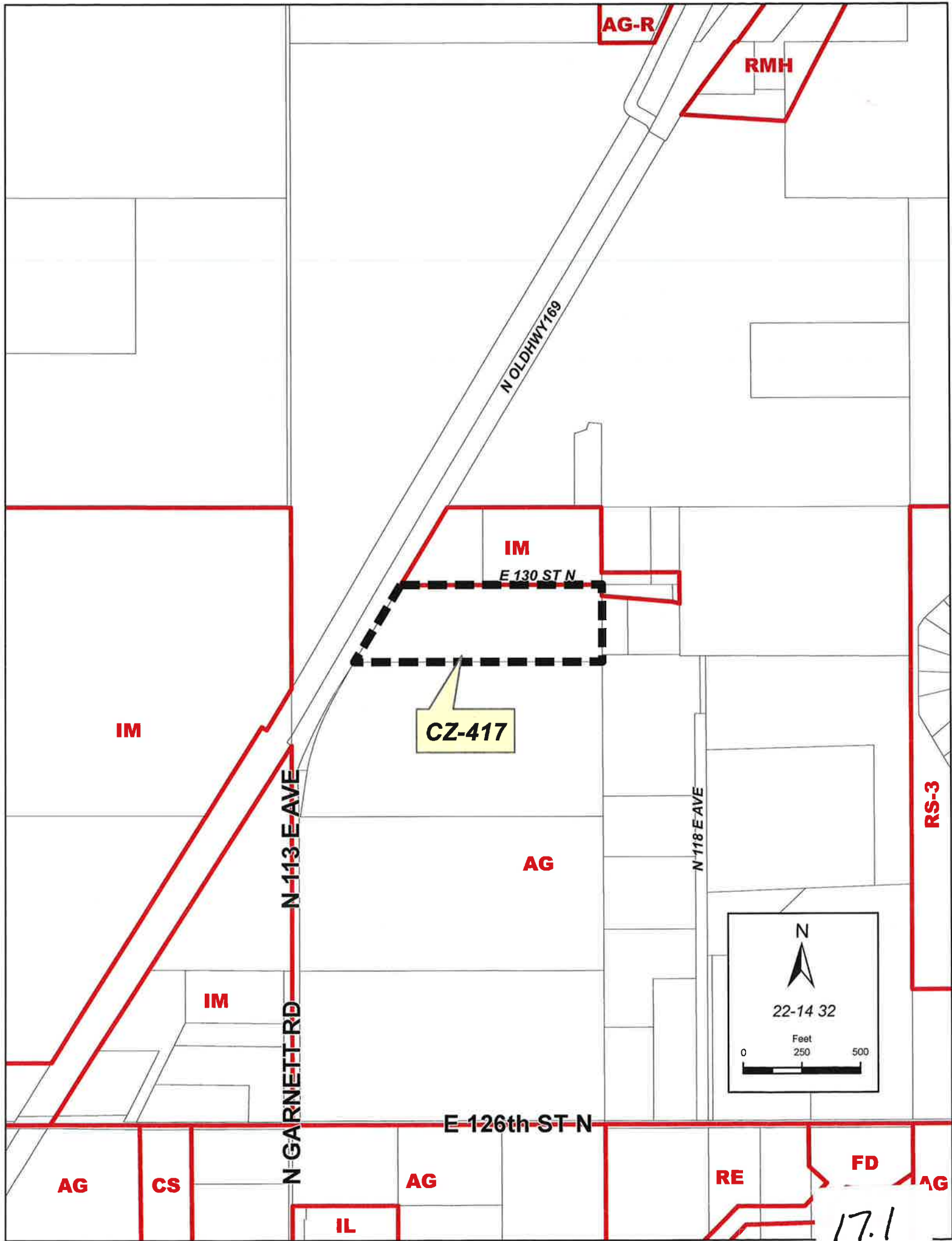
The site is south in the County and is not designated for a specific use.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the AG-R zoning for the site. The AG-R zone requires 1.1 acres of property. The AG zone requires 2.1 acres of property.

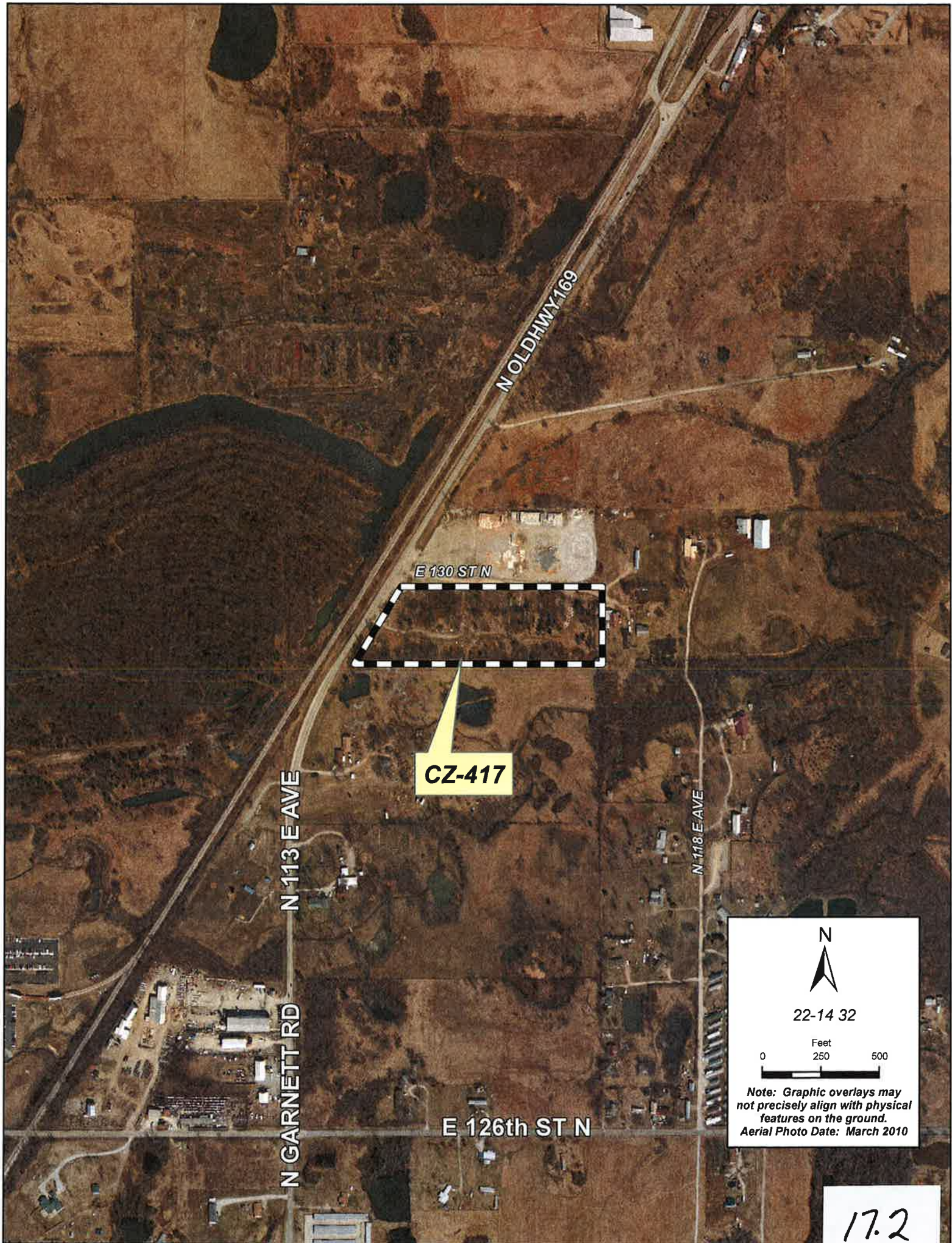
08/01/12





17.1





E 130 ST N

CZ-417

N 113 E AVE

N 118 E AVE

E 126th ST N



22-14 32

Feet  
0 250 500

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: CZ-417**

**TRS 2432**

**Atlas 0**

**CZM 75**

**County**

**TMAPC Hearing Date:** August 1, 2012

**Applicant:** Advanced Industrial Solutions/ Jimmy Davis

**Tract Size:** 7.86± acres

**ADDRESS/GENERAL LOCATION:** North of northeast corner of East 126<sup>th</sup> Street North and North Garnett Road

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**PROPOSED ZONING:** IM or IL

**PROPOSED USE:** Warehouse use

**ZONING RESOLUTION:** Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CBOA-848 November 15, 1988:** The Board of Adjustment approved a Special Exception to allow for storage of a maximum of 15 inoperable automobiles and trucks in an IM district, on property located north of the northeast corner of East 126<sup>th</sup> Street North and Old Highway 169

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 7.86± acres in size and is located north of northeast corner of East 126<sup>th</sup> Street North and North Garnett Road. The property appears to be vacant and is zoned AG.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant and residential property, zoned AG; on the north by industrial use, zoned IM; on the south by vacant and residential property, zoned AG; and on the west by Old Highway 169 and vacant property, zoned AG and IM.

**UTILITIES:** The subject tract does not have municipal water and sewer available.

**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 Old Highway 169 (Garnett)	Secondary Arterial	100'	2 lanes



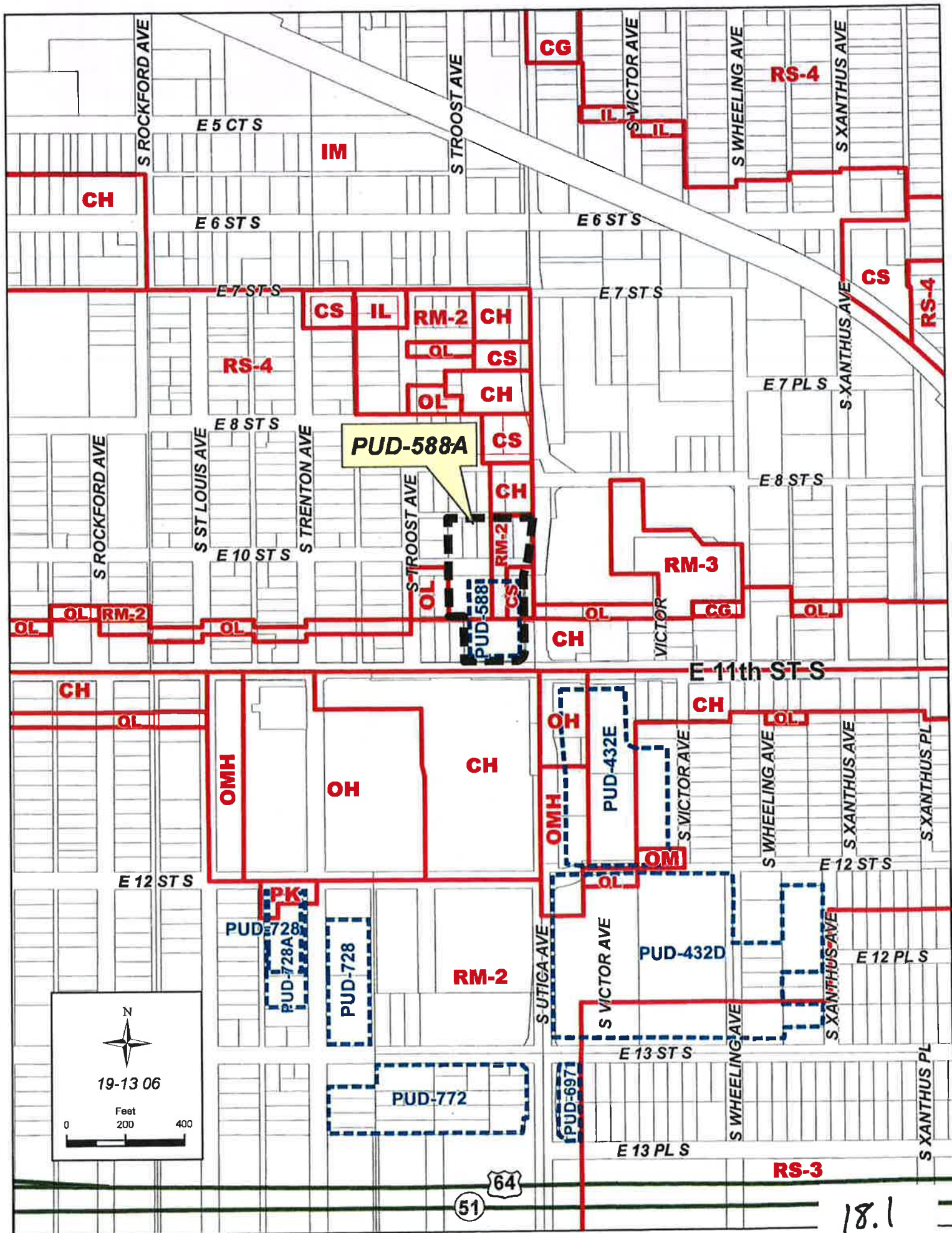
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The North Tulsa County Plan does not designate a specific use for this area.

**STAFF RECOMMENDATION:**

Staff can recommend APPROVAL of IL zoning on the parcel requested. There is IM zoning west and north of the site. There is some residential south of the parcel, and any further industrial zoning could be conditioned through the PUD process to protect the non-vacant parcels.

08/01/12









August 1, 2012

## **STAFF RECOMMENDATION**

### **PUD-588-A**

**Detailed Site Plan** – Northwest corner East 11<sup>th</sup> Street South at South Utica Avenue. TRS 19-13-06; CZM 37; Atlas 02: CD 4;

---

#### **CONCEPT STATEMENT:**

The applicant is requesting approval of a detail site plan for a new Convenience Goods and Services Store (QuikTrip #0090R) located in PUD-588-A. The proposed use, Convenience Goods and Services (Use Unit 13), is a permissible use within this Planned Unit Development. The applicant cites the current store as functionally inefficient and undersized with a fuel canopy that does not adequately serve the volume of traffic at this location as necessitating the need for the new larger facility. Site improvements are proposed that should greatly improve vehicular and pedestrian access as well as site circulation and safety around the store. The new generation QuikTrip store will provide more floor space for the new grocery offers developed by QuikTrip and multiple entry locations to facilitate access.

#### **RELATIONSHIP TO THE 6<sup>TH</sup> STREET INFILL PLAN**

The existing property is identified by the 6<sup>th</sup> Street Infill Plan as being within the Neighborhood Commercial Corridor Subarea". Several goals are identified by the Plan for the restoration and enhancement of private property along key arterial corridors including 11<sup>th</sup> and Utica. The 6<sup>th</sup> Street, 11<sup>th</sup> Street, and Peoria Avenue corridors provide opportunities for small-scale infill development. The Plan recommends that new development utilize existing lots, streets, and alleyways, and designs should complement the existing architecture. Making this site most unique is the location within the Pearl District, as well as being located within the Medical Corridor, which is a regional destination.

The previous staff report for PUD-588-A concluded that the "current proposal attempts to meet several of the goals and objectives included in the 6<sup>th</sup> street plan"; however, it cannot be assumed that every proposal presented in the site plan for PUD-588-A meets the intent of the 6<sup>th</sup> Street Infill Plan. Staff strongly supports the goals and objectives of the 6<sup>th</sup> Street Infill Plan and the Comprehensive Plan.

This site plan submitted for Planning Commission review follows the concept of the approved PUD-588-A as noted below. This staff recommendation has been prepared through a reviewed of the guidelines defined in the approved PUD-588-A.

## **RELATIONSHIP TO THE APPROVED PUD 588-A**

### **PERMITTED USES:**

The Site Plan provided as an attachment to this staff report illustrates a new QuikTrip Store which is permitted by right in the Planned Unit Development. The Planned Unit Development allows Use Unit 10 (Off-Street Parking); Use Unit 12 (Eating Establishments other than Drive-Ins); Use Unit 13 (Convenience Goods and Services) and Use Unit 14 (Shopping Goods and Services)

### **DIMENSIONAL REQUIREMENTS:**

The Site Plan provided is smaller than the all maximum building area allowed, is further from the street than defined in the minimum building setback lines established and is shorter than building height restrictions defined in the approved PUD.

### **OFF-STREET PARKING:**

The Site Plan provides significantly more parking spaces than the required minimum defined in the Tulsa Zoning Code.

### **LIGHTING:**

Proposed Site lighting meets the minimum requirements defined in the Planned Unit Development.

### **SIGNAGE:**

The site plan illustrates location appropriately for site plan review however this staff report does not remove the requirement for a separate sign plan review process.

### **SITE SCREENING AND LANDSCAPING:**

The landscape plan does not meet the minimum spacing requirement defined in Chapter 10 of the Tulsa Zoning Code which requires all parking spaces to be within 75' of any parking space. Within the Planned Unit Development provisions were made to modify that requirement. The landscape and screening plan does meet or exceed the minimum standards outlined in the approved PUD. In addition to the tree requirement, the entire street yard design, including shrubs and fencing, is part of the approved landscape concept for the project as was considered during this site plan review. In summary, the landscape plan section of the approved PUD was very specific and the landscape concept provided as part of this review meets or exceeds the approved PUD standards.

### **PEDESTRIAN ACCESS AND CIRCULATION:**

Pedestrian access has been provided in accordance with the approved PUD. The location of the reconstructed bus stop shelter is also shown as required. There is some discrepancy between the text in the approved PUD and the exhibits provided during the PUD review and the Site Plan presented in this application.

1.a) The PUD text states that "two pedestrian pathways shall be distinguished to vehicular traffic through the use of raised pavement or high contrast striping". The site plan submitted provides color pigment concrete in two areas which staff believes is an acceptable alternate.

1.b) The Exhibit 22.22 in the original PUD packet shows a pedestrian pathway designation across all drives plus the two locations identified in the written text. It is staff opinion that the text is very precise and that Exhibit 22.22 in the original presentation was shown as a graphic illustration indicating pedestrian movement and not intended to be a designated pedestrian pathway on the ground.

2.a) Within the PUD, bike racks are promised by the following statement "Bike racks will be provided, the location of which shall be determined by detailed site plan review."

2.b) The site plan submitted shows one location for a concrete pad for bike rack placement by the City of Tulsa. Planned bike racks by the City of Tulsa in this area do not relieve the requirement for bike racks in the PUD. Staff believes that the intent of the PUD has always been for the store to provide bike racks in a usable location near the store entrances and near the outdoor seating areas. A minimum of two bike racks should be placed near the store as intended in the PUD.

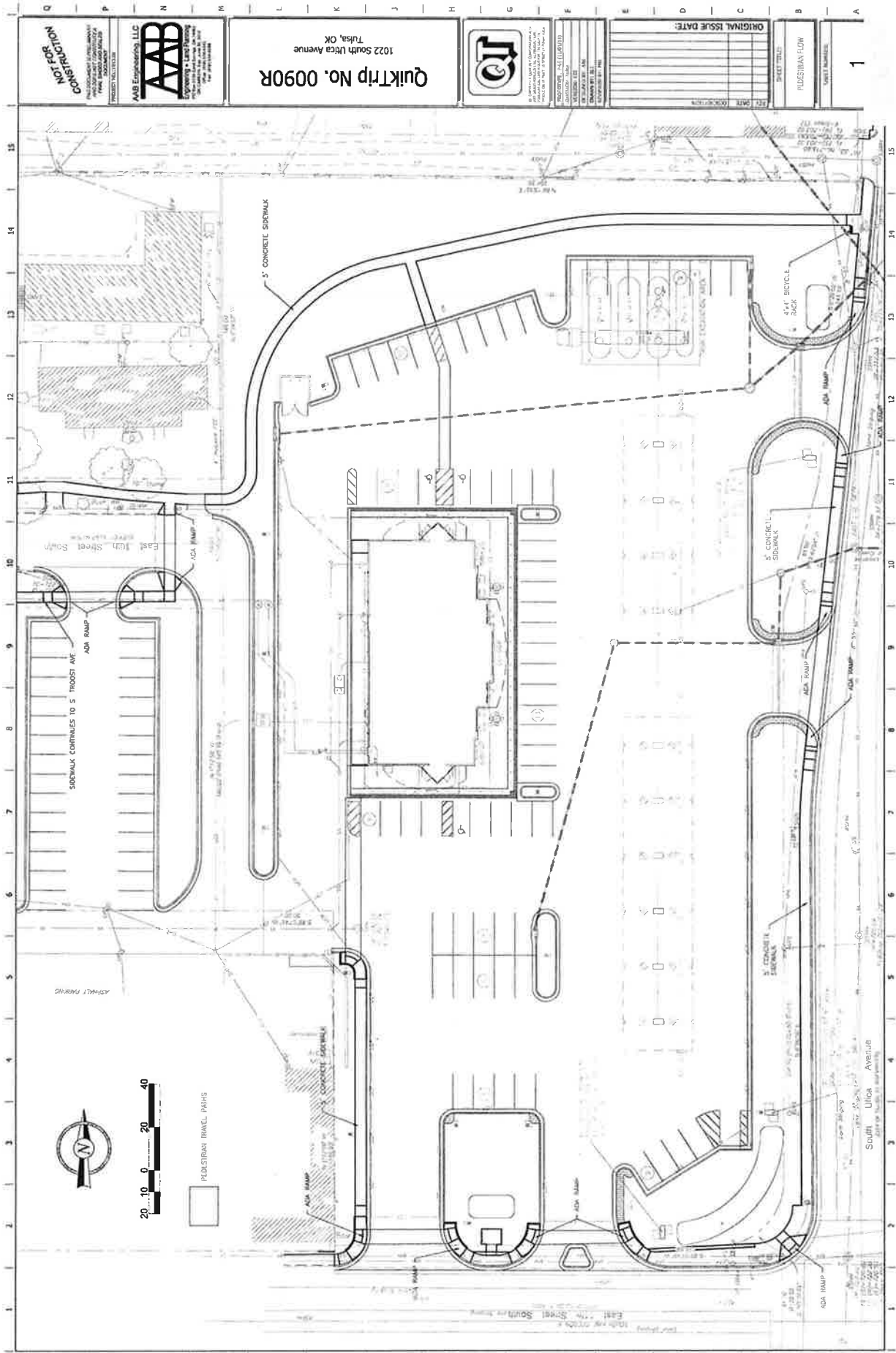
#### SUMMARY:

Given the unique circumstances of the property and the long term use of this area as a successful QuikTrip Store and taking into consideration the current proposal staff has previously supported this project during the PUD approval process. With regard to the Site Plan the staff has reviewed the applicants submittal as it relates to the approved PUD-588-A. The applicant has met the site plan requirements of the PUD.

Therefore, staff recommends **APPROVAL** of the detail site plan for QuikTrip No. 0090R in PUD-588-A as attached and as modified in statement 1.b and 2.b above.

*(Note: Detail site plan approval does not constitute sign plan approval.)*





NOT FOR CONSTRUCTION

AAB Engineering & Land Planning  
1022 South Ulca Avenue  
Tulsa, OK 74106  
Tel: 918.438.1234  
Fax: 918.438.1235  
www.aab-engineering.com

QuikTrip No. 0090R  
1022 South Ulca Avenue  
Tulsa, OK



PROJECT: 1022 SOUTH ULCA  
SHEET: 1 OF 1  
DATE: 10/1/10  
DESIGNED BY: J. B. BARNES  
CHECKED BY: J. B. BARNES  
APPROVED BY: J. B. BARNES

ORIGINAL ISSUE DATE:	REV	DATE	DESCRIPTION
10/1/10	1	10/1/10	ISSUED FOR PERMIT

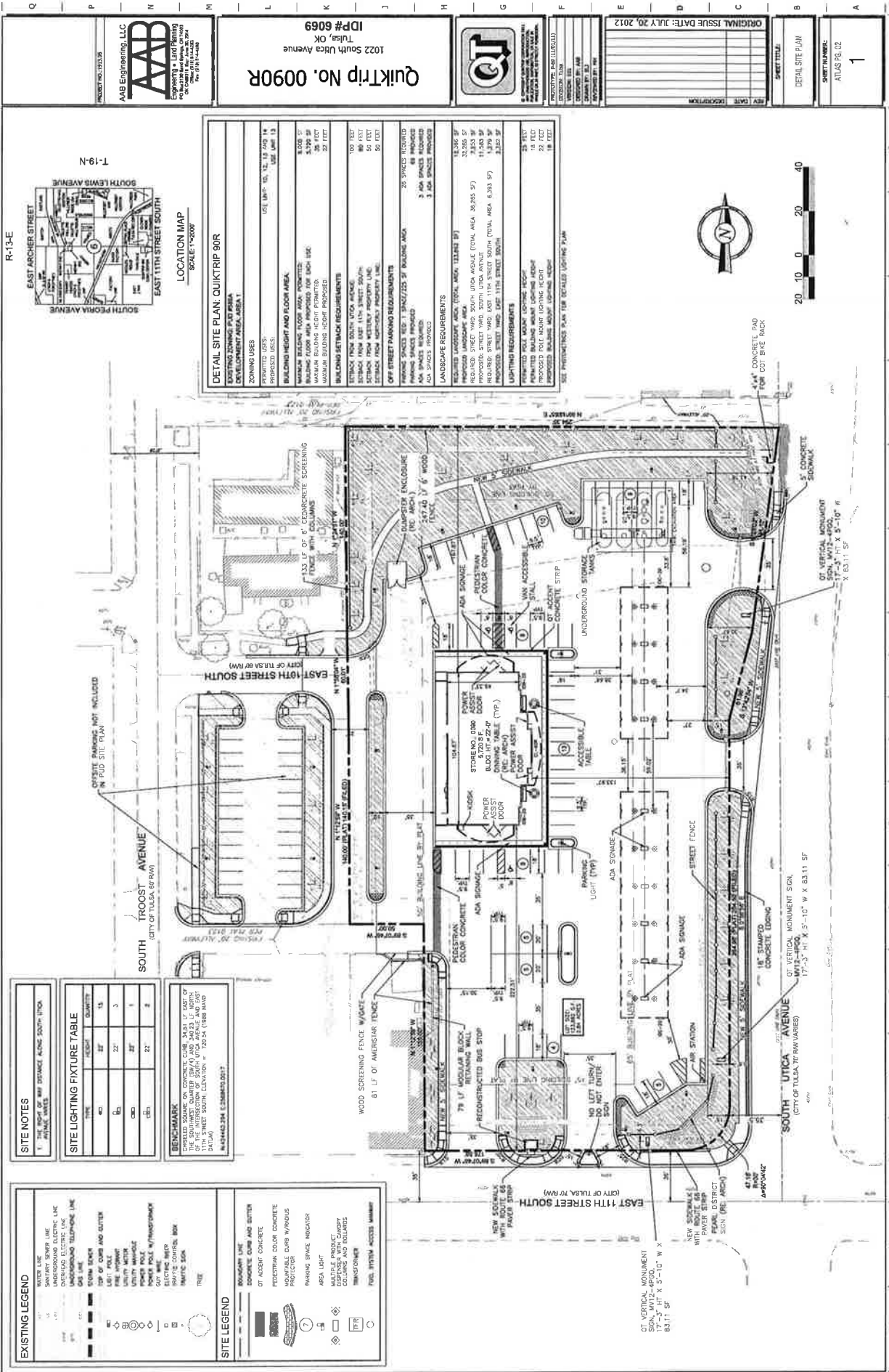
1



20 10 0 20 40

PEDIESTRIAN TRAVEL PATHS

18.6



**BENCHMARK**  
CHISELED SQUARE ON CONCRETE CURB 34.61' E, EAST OF  
THE SOUTHWEST CORNER (SW/A) AND 340.21' N, NORTH OF  
THE SOUTHWEST CORNER (SW/A) OF THE INTERSECTION OF  
STREET SOUTH, ELEVATION = 720.84 (1085 NAVD 83)

N 425452.294  
E 258850.701



QuikTrip No. 0090R  
1022 South Ulca Avenue  
Tulsa, OK  
IDP# 6069

[illegible]

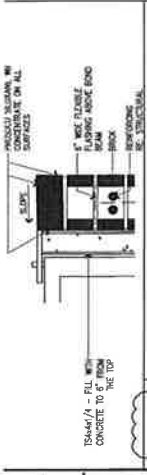
ORIGINAL ISSUE DATE: JULY 20, 2012		

RAIL LANDSCAPE PLAN

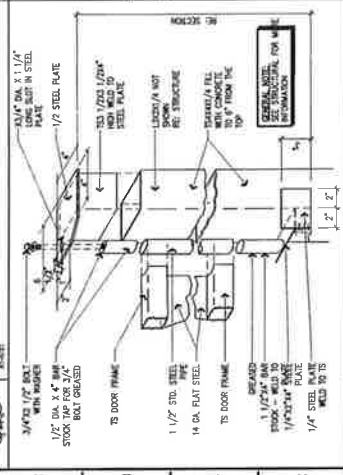
ATLAS PG. 02  
1

1





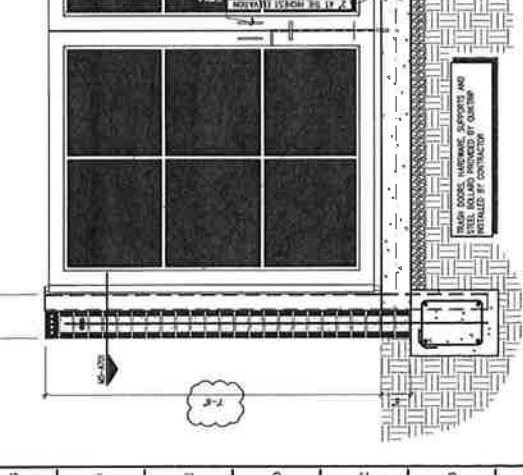
**01 FLASHING DETAIL**



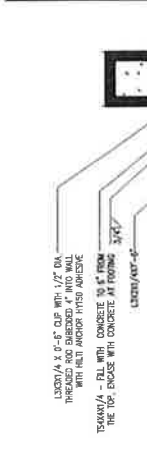
**J1 GATE POST JAMB**



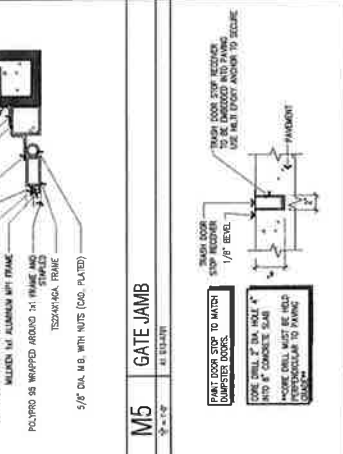
**J5 DOOR HOLD OPEN DETAIL**



**A1 TRASH ENCLOSURE SECTION**



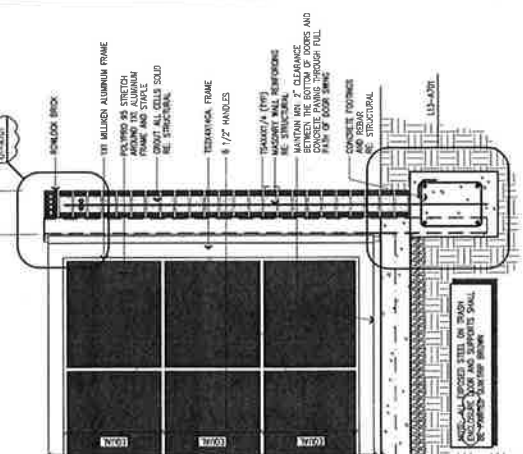
**M5 GATE JAMB**



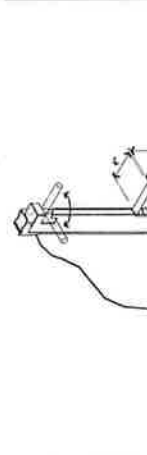
**J5 DOOR HOLD OPEN DETAIL**



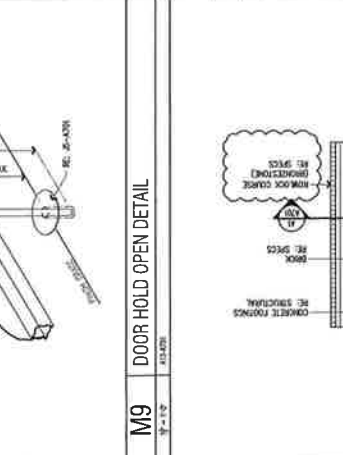
**G9 TRASH ENCLOSURE SIDE ELEVATION**



**G13 TRASH ENCLOSURE FRONT ELEVATION**



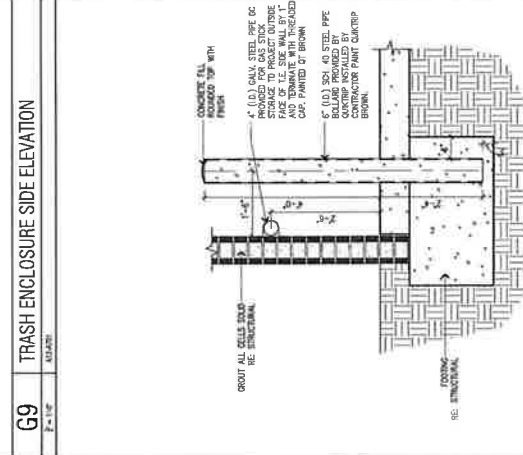
**M9 DOOR HOLD OPEN DETAIL**



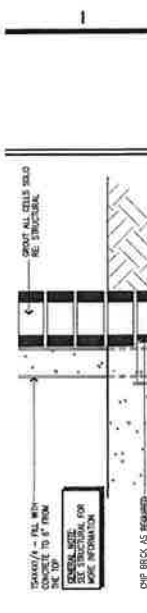
**L13 DOOR POST DETAIL**



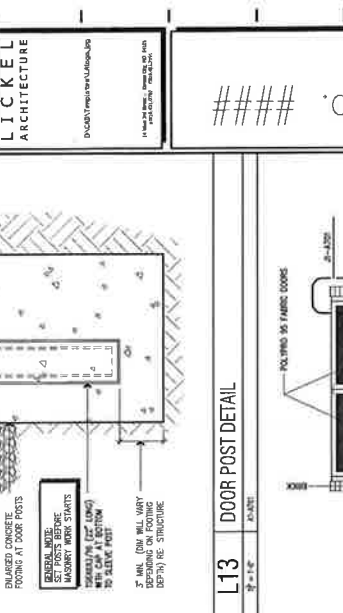
**A13 TRASH ENCLOSURE PLAN**



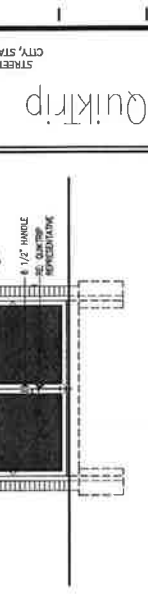
**A9 BOLLARD DETAIL**



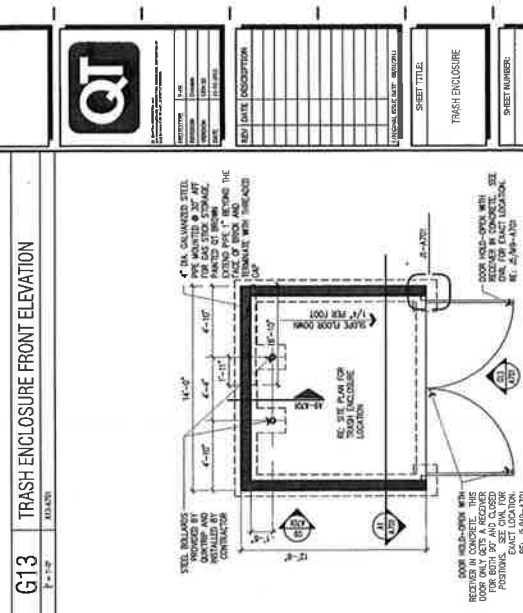
**A701**



**L13 DOOR POST DETAIL**



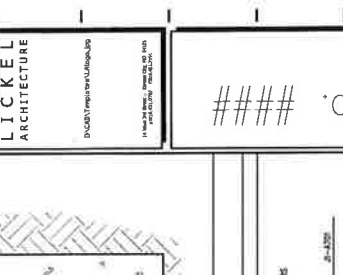
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



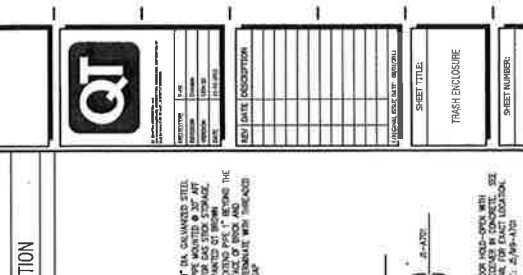
**A701**



**L13 DOOR POST DETAIL**



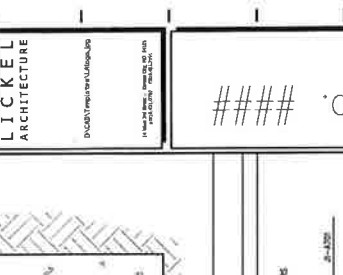
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



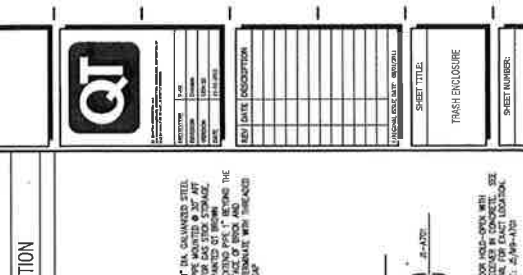
**A701**



**L13 DOOR POST DETAIL**



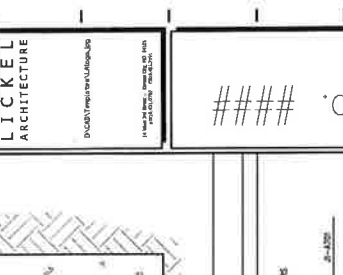
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



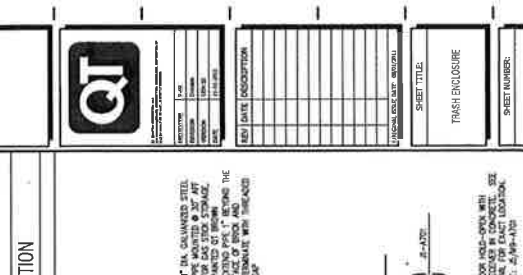
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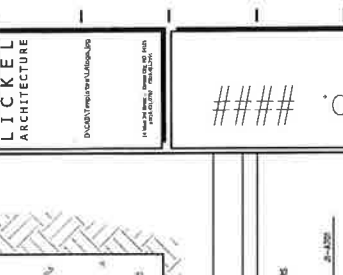
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



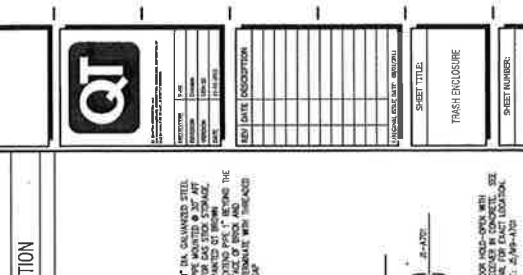
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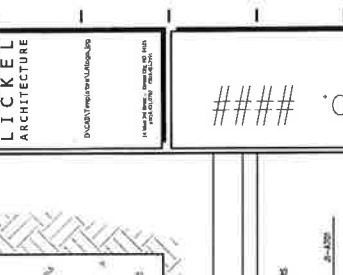
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



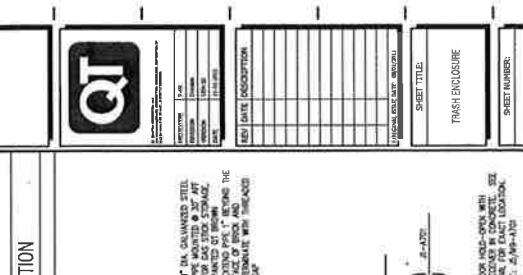
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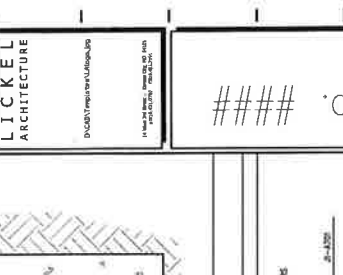
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



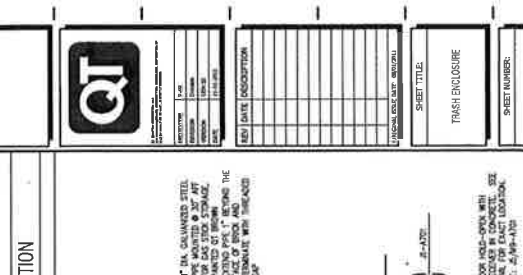
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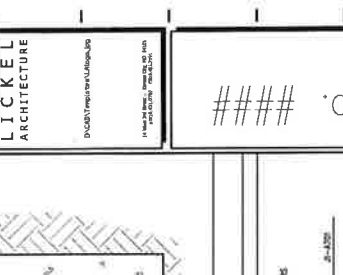
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



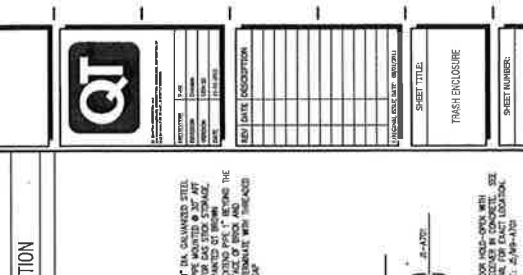
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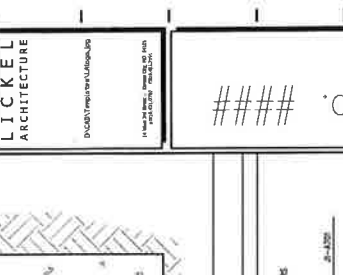
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



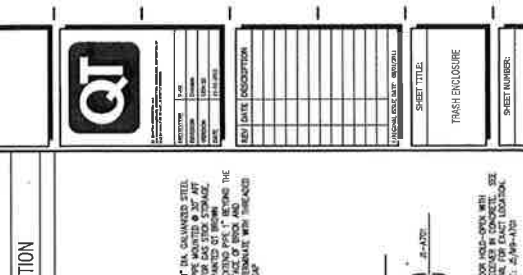
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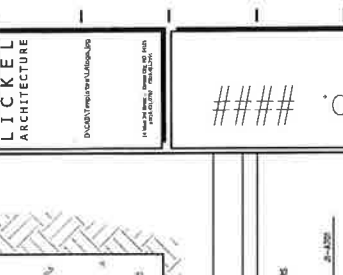
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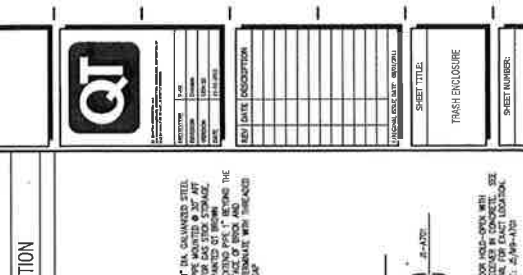
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**L13 DOOR POST DETAIL**



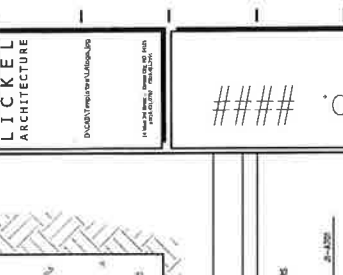
**G13 TRASH ENCLOSURE FRONT ELEVATION**



**A13 TRASH ENCLOSURE PLAN**



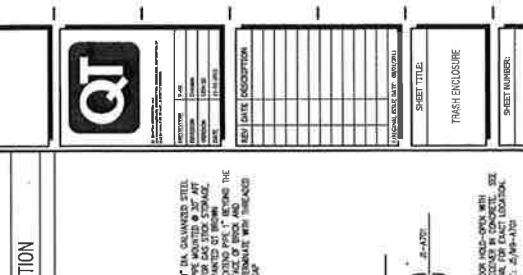
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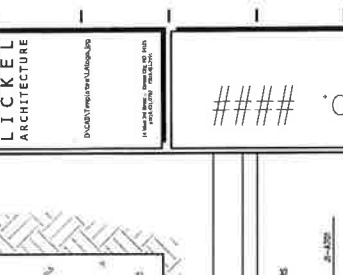
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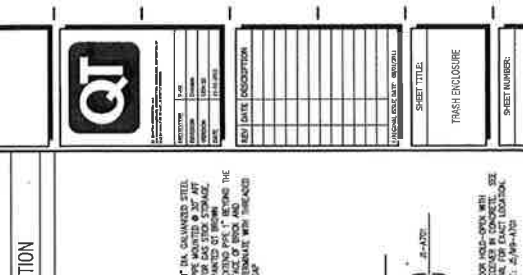
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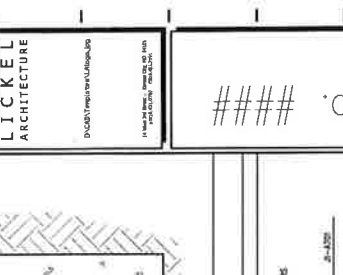
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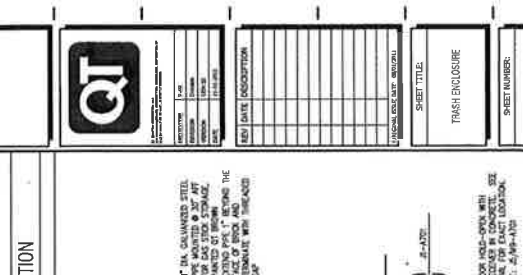
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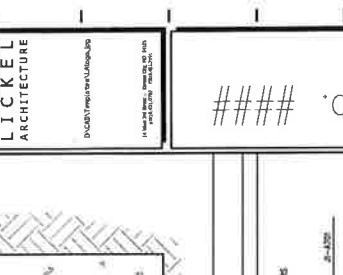
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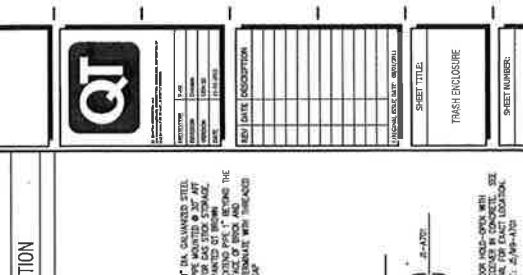
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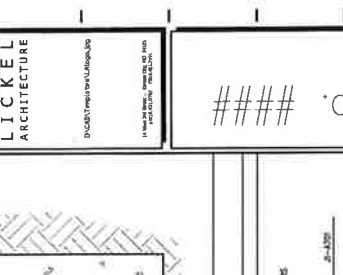
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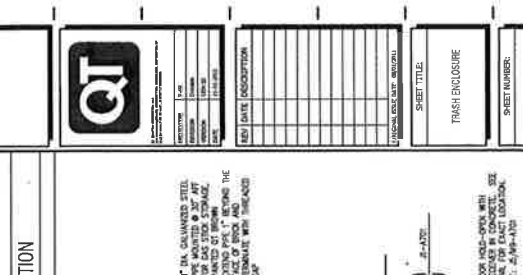
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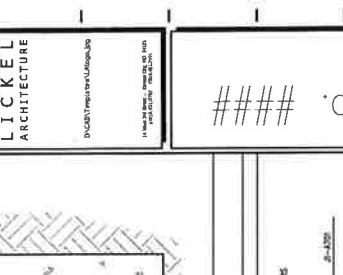
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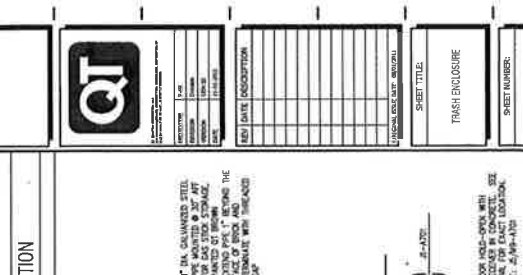
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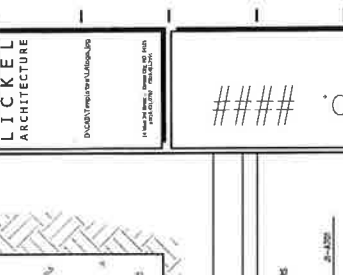
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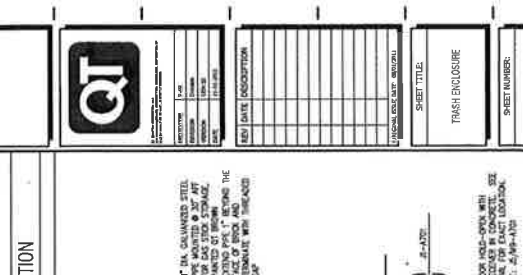
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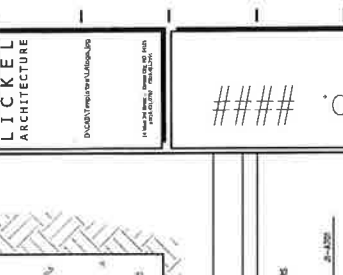
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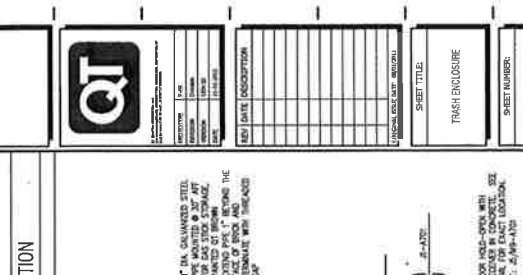
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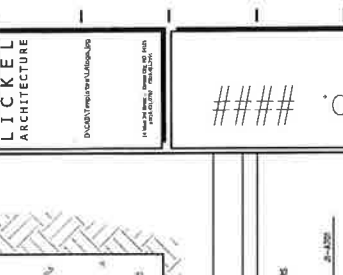
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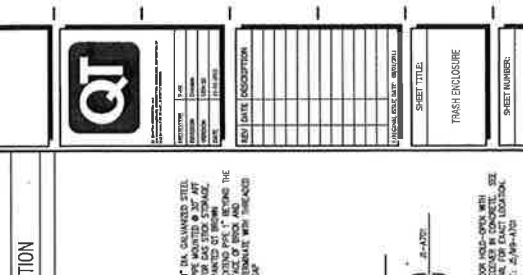
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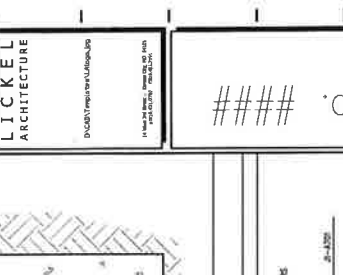
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**A13 TRASH ENCLOSURE PLAN**



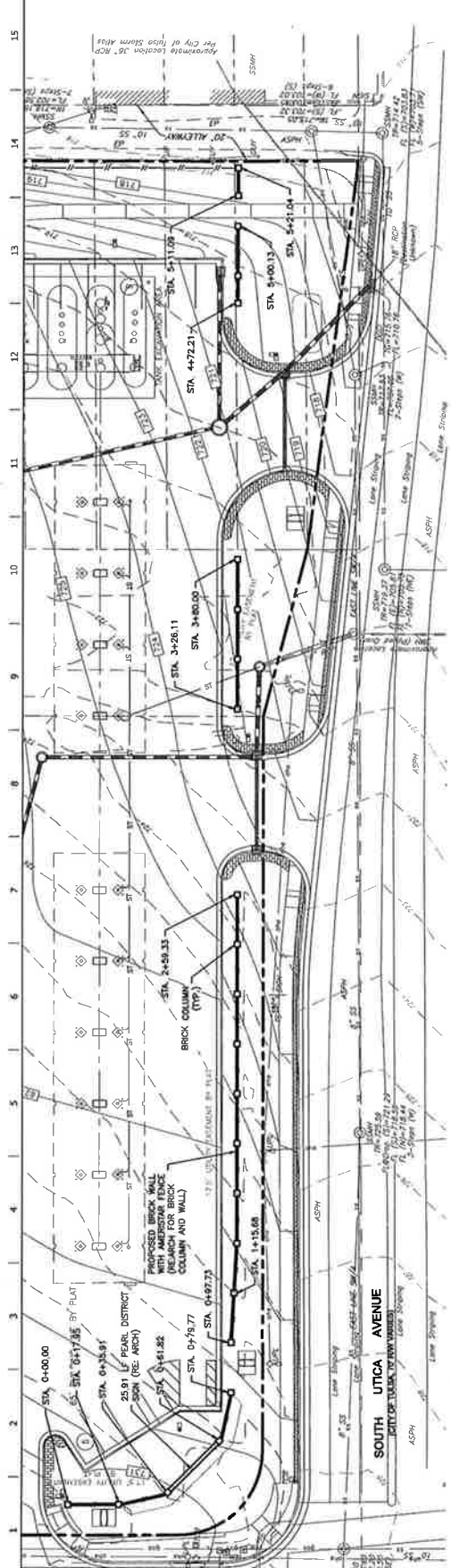
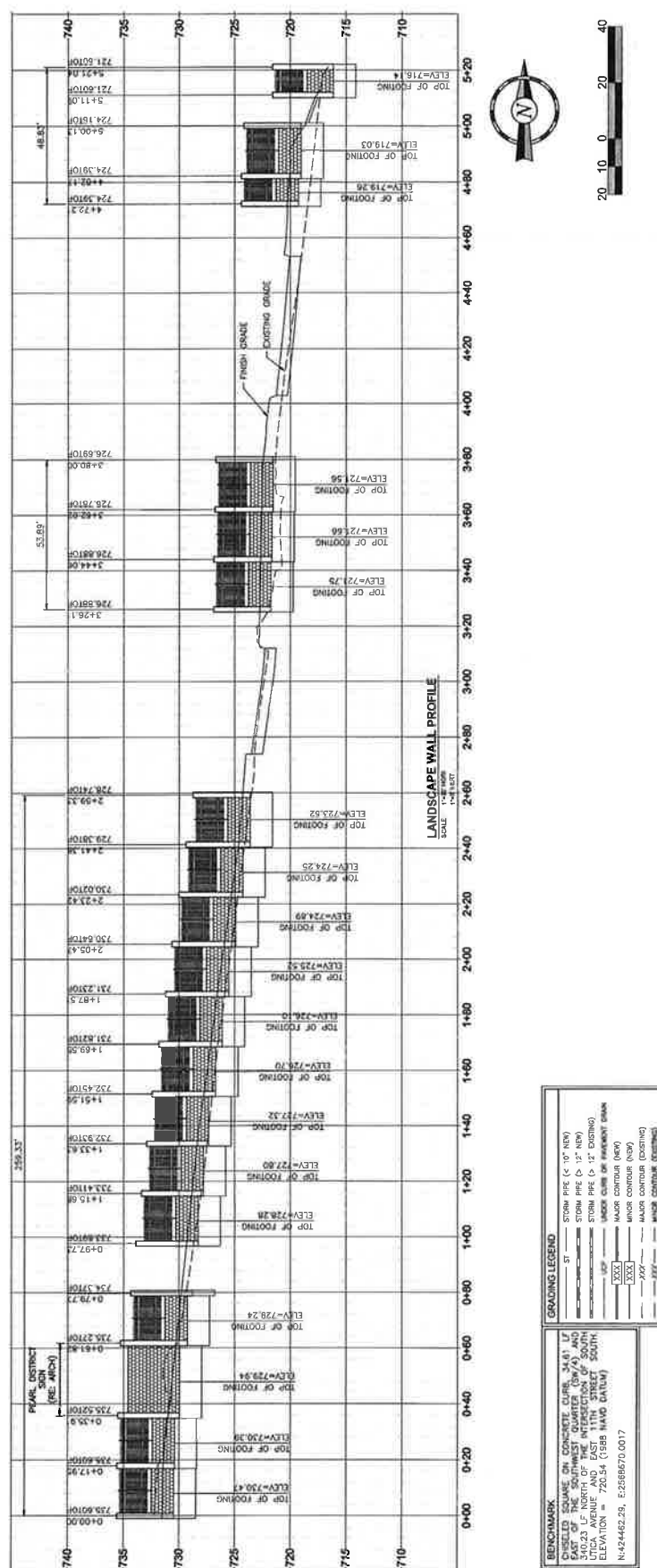
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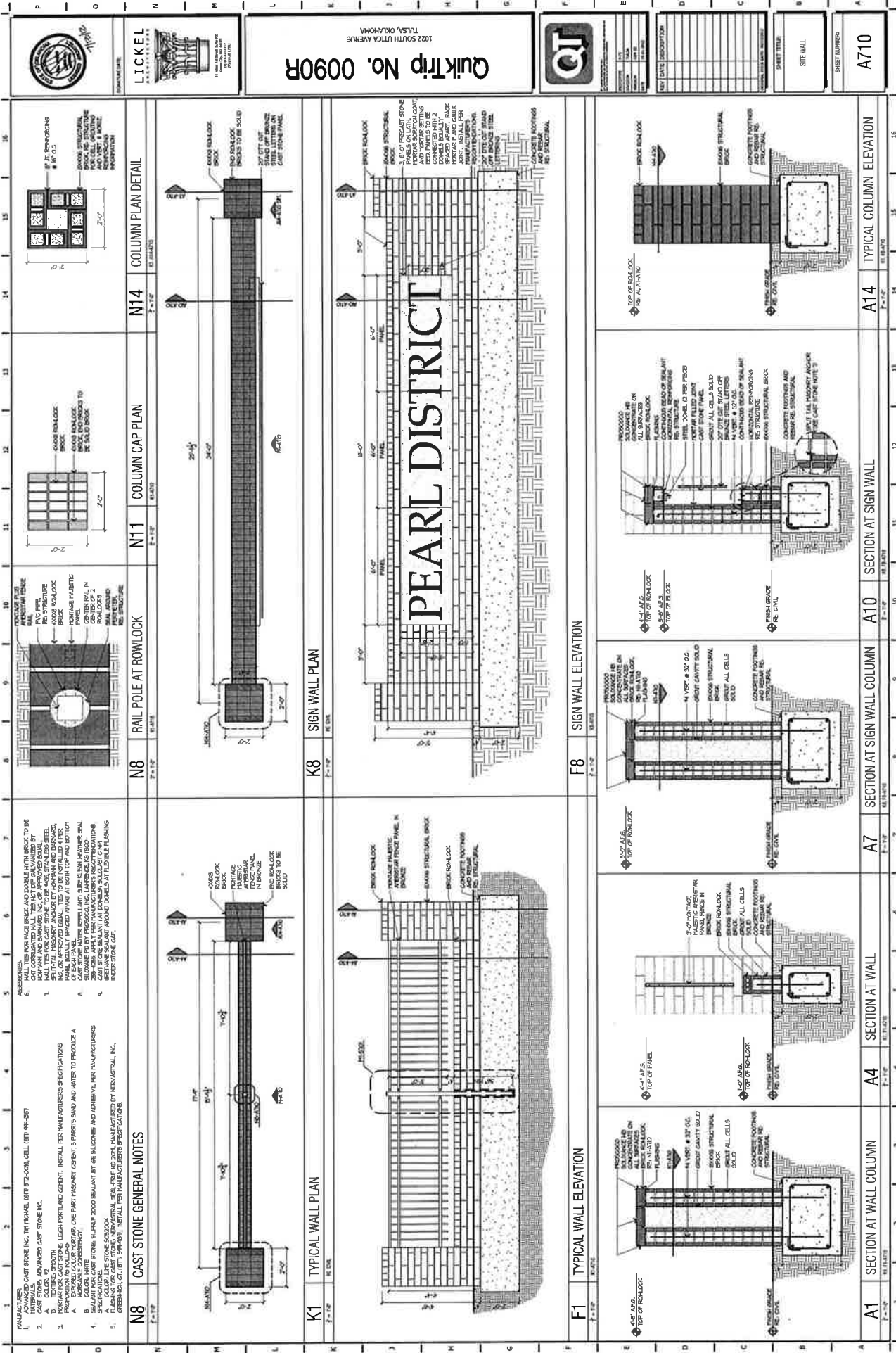


**L13 DOOR POST DETAIL**



**BENCHMARK**  
CHISELED SQUARE ON CONCRETE CURB, 34.61' LF  
EAST OF THE SOUTHWEST QUARTER (SW/4) AND  
340.23' LF NORTH OF THE INTERSECTION OF SOUTH  
UTICA AVENUE AND EAST 11TH STREET SOUTH  
ELEVATION = 720.54 (1988 NAVD DATUM)  
N:424462.29, E:2589670.0017





QUICKTRIP NO. 0090R		1022 SOUTH UTTA AVENUE TULSA, OKLAHOMA		LITCKEL		SHEET NO. 0090R		A710	
SHEET NO. 0090R		SHEET NO. 0090R		SHEET NO. 0090R		SHEET NO. 0090R		SHEET NO. 0090R	

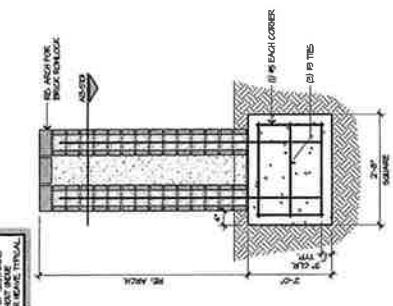
18.11



1022 SOUTH ULTICA AVENUE  
TULSA, OKLAHOMA



SHEET NUMBER:  
S701



105 • EACH CORNER, TYP.  
— GROUT ALL CELLS SOLID,  
TYP.

PROVIDE HORIZONTAL JOINT  
REINFORCING #4 @ C. TYP.  
PEDIMENTAL AND WALLS USE  
PREPARED CEMENTED CORNERS •  
TYP.

SECTION



**GRAVINGS LEGEND**

ST	STORM PIPE (< 10" NPS)
ST	STORM PIPE (> 10" NPS)
ST	STORM PIPE (< 12" EXISTING)
ST	STORM PIPE (> 12" EXISTING)
MAJOR	MAJOR CONTROLS (NEW)
MAJOR	MAJOR CONTROLS (EXISTING)
MINOR	MINOR CONTROLS (NEW)
MINOR	MINOR CONTROLS (EXISTING)

**BENCHMARK**

CASED SQUARE SET CONCRETE CLASS 15  
REINFORCED CONCRETE QUARTER 10'x10'  
349.23 LF NORTH OF THE INTERSECTION OF SOUTH  
UNION AVENUE AND EAST 11TH STREET SOUTH.  
ELEVATION = 7215.4 (1986 NAVD83)

N=424462.39; E=258670.0071

[illegible]

SHEET TITLE  
LANDSCAPE WALL PLAN

SHEET NUMBER  
ATLAS PG. 02  
**C302**  
GE23 OF 43

QuikTrip No. 0090R  
1022 South Utica Avenue  
Tulsa, OK  
IDP# 6069

PROJECT NO. 1911306

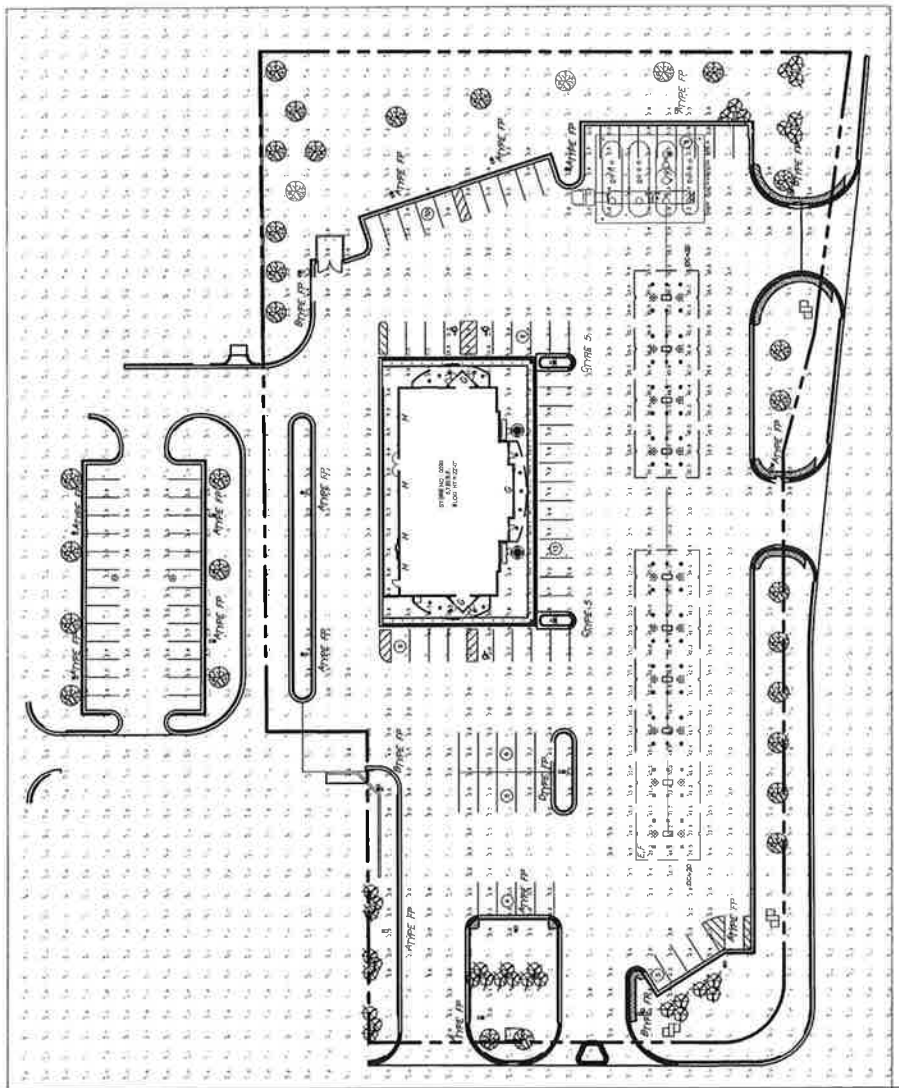
**AAB Engineering, LLC**

**AAB**

Engineering • Land Planning  
PO Box 211819 • Fort Worth, TX 76161  
Cell: 817-335-4444 • Fax: 817-335-4422  
Office: 817-335-4422 • Fax: 817-335-4422

18.14

1	
SHEET NUMBER	
PHOTOMETRIC SITE PLAN	
SHEET TITLE	
REV	DATE
ORIGINAL ISSUE DATE:	
PROJECT NO.	
QUIKTRIP No. 0090	
1022 SOUTH UTICA	
TULSA, OK	
QTI	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
DATE	
PROJECT NO.	



LUMINAIRE SCHEDULE					TOTAL WATTS	
QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	LLF	DESCRIPTION	
40	E	SINGLE	15' TO 11'	1.000	CR01-S-LED-84-450-CW-UE	130
20	F	SINGLE	15' TO 19'	1.000	CR03-S-F0-LED-30-CW-UE	40
15	G	SINGLE	10' TO 12'	1.000	XS12-LED-50-CW-UE	60
4	H	SINGLE	12'	1.000	AW10PS-KX3-WT	125

LUMINAIRE SCHEDULE					TOTAL WATTS	
QTY	LABEL	ARRANGEMENT	MOUNTING HEIGHT	LLF	DESCRIPTION	
15	A	SINGLE	22'	1.000	XAM3-FT-LED-11W-250-CW-UE	130
4	B	2 @ 80°	22'	1.000	XAM3-FT-LED-11W-250-CW-UE	130
2	C	3 @ 50°	22'	1.000	XAM3-LED-11W-250-CW-UE	130
1	D	7 @ 180°	22'	1.000	XAM3-FT-LED-11W-250-CW-UE	130





33'-0" QT Top of Canopy

16'-0" QT Top of Canopy

13'-0" QT Bottom of Canopy

12'-0" QT Bottom of Canopy

Front Elevation

Right Elevation

Rear Elevation

Left Elevation



**QuikTrip.**

4700 South 12th East Ave.  
Tulsa, OK 74114-2708  
Tulsa, OK 74101-2475  
(918) 435-7720

Store # 0090

0090BEL00-01

Address:

1022 S. Ufica

Tulsa, OK

City, State:

Issue Date:

04-16-12

1/16"=1'-0"

Scale:

Drawn By:

BP

Revised:

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Notes:

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the wall unless otherwise noted.
3. All dimensions are to the finished surface unless otherwise noted.
4. All dimensions are to the center of the door unless otherwise noted.
5. All dimensions are to the center of the window unless otherwise noted.
6. All dimensions are to the center of the sign unless otherwise noted.
7. All dimensions are to the center of the roof unless otherwise noted.
8. All dimensions are to the center of the foundation unless otherwise noted.
9. All dimensions are to the center of the lot unless otherwise noted.
10. All dimensions are to the center of the site unless otherwise noted.

Revisions:

Rev.	Description	Date
1	Initial Design	04/16/12
2	Revised Design	04/16/12
3	Final Design	04/16/12
4	Construction Documents	04/16/12
5	As-Built Documents	04/16/12

18.15

