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 128th Street North and North 93rd East Avenue

2. **LS-20532** (Lot-Split) (CD-2), Location: East of the southeast corner of Southwest Boulevard and West 23rd Street South

3. **LS-20533** (Lot-Split) (County), Location: Northwest corner of West 35th Street South and South 65th West Avenue

4. **LC-415** (Lot-Combination) (County), Location: Southeast corner of West 14th Street South and South 221st 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 81st Street and South Maybelle Avenue (4812) (CD 2)

7. **Saint Francis South** – Reinstatement of Final Plat, Location: Northeast corner of 91st Street and South Highway 169 (8418) (CD 8)
8. **PUD-304-2 – Ken Klein/Mini Storage.** Location: Southeast corner of South Trenton at East 71st 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 131st 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 71st 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 209th 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 191st Street, Requesting rezoning from AG to AG-R, (County)

17. **CZ-417 – Advanced Industrial Solutions/Jimmy Davis.** Location: North of northeast corner of East 126th 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 11th 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 pagers 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 - (4812) (CD 2)
Southeast corner of West 81st 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.
Saint Francis South - (8418) (CD 8)
Northeast corner of 91st 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.
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 71st 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 71st 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.
#1
South Wing - West Elevation

#2
Looking across vacant OL land to South
#3
Looking across parking to RM on West

#4
Looking across parking to Joe Creek on East
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
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 one them? This would be the ultimate "multi-use".

Thanks,
Jeff Neuhaus
Jentech, Inc. /
Finish Line Motors
1410 E 6th 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
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 transpiration 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
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 6th 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 6th 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 6th 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
PRELIMINARY SUBDIVISION PLAT

Bethel Indian Christian Assembly - (County)
South of East 131st 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.


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:
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.
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
PRELIMINARY SUBDIVISION PLAT

Legend Senior Living - (8202) (CD 2)
East of Northeast corner of U.S. Highway 75 and West 71st 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
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 aerial 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.)
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 require sprinkler 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.
MINOR SUBDIVISION PLAT

**Dollar General Store** - (County)
North of northeast corner of South 209th 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

**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.)
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

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 (N2) of the Northwest Quarter (NW4) of the Northwest Quarter (NW4) of Section Thirty-Two (32), Township Twenty (20) North, Range Thirteen (13) East

STATE PLANE COORDINATES

LOT AREA

FLOOD ZONE

EASEMENTS NOTE

MONUMENTATION

BENCHMARKS

BENCHMARK B

BENCHMARK C

SURVEYOR

ENGINEER

BASES OF BEARING

LEGEND

TRIPLE 'S' ADDITION, Tulsa County

Minor Subdivision Plat

July 10, 2012

SHEET 1 OF 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 191st 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 43rd 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 191st 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:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East 191st Street</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
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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
TRS 2432
CZM 75

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 126th 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 126th 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 126th 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:

<table>
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<tr>
<th></th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>Exist. Access</td>
<td>North Old Highway 169 (Garnett)</td>
<td>Secondary Arterial</td>
<td>100’</td>
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</tbody>
</table>
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
STAFF RECOMMENDATION

PUD-588-A

Detailed Site Plan – Northwest corner East 11th 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 6TH STREET INFILL PLAN
The existing property is identified by the 6th 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 11th and Utica. The 6th Street, 11th 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 6th street plan”; however, it cannot be assumed that every proposal presented in the site plan for PUD-588-A meets the intent of the 6th Street Infill Plan. Staff strongly supports the goals and objectives of the 6th 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.)