TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2635
October 3, 2012, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:
Review TMAPC Reports for the month of August 2012

1. Minutes of August 15, 2012, Meeting No. 2632

CONSENT AGENDA:

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

2. **LS-20535** (Lot-Split) (CD-3), Location: Northeast of the northeast corner of East 11th Street South and South Garnett Road

3. **LS-20543** (Lot-Split) (CD-8), Location: South of East 116th Street South and east of South Hudson Court, Lot 12, Block 1, Frenchman’s Creek (related to LC-424)

4. **LC-424** (Lot-Combination) (CD-8), Location: South of East 116th Street South and east of South Hudson Court (related to LS-20543)

5. **LS-20544** (Lot-Split) (County), Location: West of the southwest corner of East 78th Street North and East 80th Street North

6. **LC-428** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548)

7. **LS-20548** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-432)
8. **LC-429** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20549)

9. **LS-20549** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-430 and LC-432)

10. **LS-20550** (Lot-Split) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LC-430, LC-431 and LC-432)

11. **LC-430** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20549 and LS-20550)

12. **LC-431** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548 and LS-20550)

13. **LC-432** (Lot-Combination) (CD-4), Location: South of the southeast corner of South Utica Avenue and East 22nd Place South (Related to LS-20548, LS-20549, and LS-20550)

14. **LS-20551** (Lot-Split) (CD-9), Location: East of the southeast corner of East 41st Street South and South Harvard Avenue

15. **Meadowbrook Chase** – Final Plat, Location: Northeast corner of East 81st Street South and South Mingo Road (8407) (CD 7)

16. **Legend Senior Living** – Final Plat, Location: East of northeast corner of U.S. Highway 75 and West 71st Street South (8202) (CD 2)

17. **PUD-411-C – AAB Engineering, LLC/Alan Betchan/South Town Market**, Location: North of East 101st Street South on the east side of South Memorial Drive, Requesting a **Detail Site Plan** for a single building containing two restaurants in Development Area 1-A, CO, (CD-7)

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

**PUBLIC HEARINGS:**

18. **Dirty Butter-Heritage Hills Extension**- Preliminary Plat, Location: Southwest corner of East Virgin Street and North Hartford Avenue (0225) (CD 1)

19. **South Yale Commercial Center** – Preliminary Plat, Location: Southeast corner of South 81st Street and Yale Avenue (8315) (CD 8)

20. **CZ-419 – Stephen I. Gibson**, Location: East of northeast corner West 56th Street and South 45th West Avenue, Requesting rezoning from **RS to IL**, (County)

**OTHER BUSINESS**
21. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
AGENDA

Tulsa Metropolitan Area Planning Commission

WORK SESSION

North Conference Room on the 10th Floor,
175 E. 2nd Street
One Technology Center
Tulsa City Council Chamber
Wednesday, October 3, 2012 – 10:30 a.m.

CONSIDER AND DISCUSS:

1. Considering the disposition of the action of September 5, 2012 and future action on the Regulating Plan, 6th Street Infill Plan and Form-Based Code.

Adjourn.

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526
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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory
LOT-SPLIT/LOT-COMBINATION

October 3, 2012

LC-428, 429, 430, 431, 432 and LS-20548, 20549, 20550
Roy D. Johnsen, (9318) (PUD-680-A) (CD-4)
South of the Southeast corner of South Utica Avenue and East 22nd Place South

This series of lot-splits and lot-combinations are being applied for to reflect a previously approved Minor Amendment to the PUD-680-A. This series of applications does not violate or exceed any requirements in either the City of Tulsa Zoning Code or Subdivision Regulations.

Initially, TMAPC staff and Development Services recommended to the applicant that it would be clearer to adjust and move boundaries through the shorter Minor Subdivision Plat process. However, due to no technical limitations on how many lots should be allowed to be combined in the Subdivision Regulations, the applicant opted for the Lot-Split/Lot-Combination process instead of the recommended Minor Subdivision Plat.

The Subdivision Regulations and State Statutes have stipulations on the number of lots that can be created from one piece of property. As noted it does not reference a number of lots that can be combined or the number of lot-combinations that can include a single piece of property. This issue is being looked at and reviewed through the Zoning Code rewrite that is currently underway.

While a Minor Subdivision Plat may have been more appropriate, this series of lot-splits and lot-combinations would not have an adverse affect on the surrounding properties and recommends APPROVAL of the applications as applied for.
Meadowbrook Chase - (8407) (CD 7)
Northeast corner of East 81st Street South and South Mingo Road

This plat consists of 3 Lots, 1 Block, on 28.57 acres.

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

Staff has received release letters for this plat and can recommend approval of the final plat.
STAFF RECOMMENDATION

PUD-411-C
Detailed Site Plan – Approximately 0.9 acre tract that is part of the SW/4 of Section 24, T-18-N, R-13-E, Lot-1, Block 1, Southtown Market, North of East 101st Street South on the east side of South Memorial Drive.; CZM 57; CD 7

CONCEPT STATEMENT:
The applicant is requesting approval of a detail site plan for a single building containing two restaurants in Development Area “1-A” of PUD 411-C. The site has been previously platted but not developed. All uses permitted by right in Use Unit 10,11,12,13 and 14 are permitted by right in the PUD.

PERMITTED USES:
The proposed use is in Use Unit 12 (Eating Establishments other than Drive In) and is permitted in this development area.

DIMENSIONAL REQUIREMENTS:
The submitted site plan meets all applicable, building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The Site Plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code.

LIGHTING:
Parking lot lighting will be directed down and away from the boundaries of development area 1-A to help prevent light trespass into the adjacent properties. Maximum height of light fixtures is 28.5’ and below the 30’ height limit allowed.

SIGNAGE:
No signage is illustrated on the site plan. A separate sign plan will be submitted and approved at staff level prior to issuance of a sign permit. This staff report does not remove the requirement for a separate sign plan review process.
SITE SCREENING AND LANDSCAPING:
The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code.

The trash screening enclosure is a minimum 6' masonry structure and exceeds the minimum screening standards defined in the PUD.

PEDESTRIAN ACCESS AND CIRCULATION:
Sidewalks will be installed internally and on the South Memorial street frontage. Appropriate sidewalk and pedestrian access has been provided on the site plan connecting to the building entrances.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area as it relates to the terrain or other site modifications.

SUMMARY:
Staff has reviewed applicants' submittal of the Site Plan as it relates to the approved Planned Unit Development 411-C. The applicant site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 411-C, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends APPROVAL of the detail site plan for the proposed new commercial project.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
PRELIMINARY SUBDIVISION PLAT

Dirty Butter (revised) - (0225) (CD 1)
Southwest corner of East Virgin Street and North Hartford Avenue

This plat consists of 15 Lots, 4 Blocks, on 6.17 acres.

The following issues were discussed September 20, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 and RS-4. The plat was previously submitted but adequate progress was not made in 2010 or 2011 and it expired. Single family residential uses are planned.

2. **Streets:** Twenty feet of right-of-way dedication is required along Hartford on the east side of Lot 1, Block 4. Existing right-of-way along Seminole is shown as 50 feet on County maps. Is the surveyed right-of-way 60 feet? Label Tecumseh Street to the east of Hartford Avenue. What is “right-of-way dedicated per this map”? If dedication is required then state as such, otherwise remove this note. Access from Virgin Street should be 60 feet. Do not include curve and tangent in the access. Fifty feet of existing right-of-way reference should be provided for Virgin Street south of center line. The arrow is pointing to north of center line. Provide access ramps on both sides of Hartford on Lot 4, Block 3. Relocate access ramps to curve tangent on Lot 4, Block 1, and provide ramps on both side of street. Maximum distance for 3 foot side walk on west side of Hartford is 25 feet after which a 5 foot wide landing is required.

3. **Sewer:** The 5 foot building line located along the west side of Lot 2, Block 4, needs to be a utility easement as well. The required sanitary sewer mainline extension is being constructed under project MS-553.

4. **Water:** Show fire hydrant locations every 500 feet, appears there will need to be fire hydrant installed along new 6 inch waterline on Hartford Avenue. Proposed 6 inch waterline will be in tie-backs of the stacked block wall, for future maintenance needs. Retaining wall within City right-of-way, why is it not back of right-of-way line? This project has been reviewed internal here in Engineering Services and been assigned TMUA-W10-21.

5. **Storm Drainage:** Add standard language for roof drain requirements. The plat cannot be finalized until the CLOMR (letter of map revision for floodplain) moving the FEMA floodplain is approved.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has existing overhead lines on site. These need to be maintained or the applicant must pay to have these removed.

7. **Other: Fire:** Provide a fire hydrant at the intersection of Tecumseh Street North and Hartford Avenue East to meet the 500 foot hydrant spacing requirement of Appendix C of the International Fire Code. **GIS:** On the face of the plat add a north arrow. Match the bearings of legal descriptions and make sure they are correct. Submit a subdivision control data form.

   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.
DIRTY BUTTER-HERITAGE HILLS EXTENSION LAND USE PLAN: NEW & EXISTING NEIGHBORHOOD
PRELIMINARY SUBDIVISION PLAT

South Yale Commercial Center - (8315) (CD 8)
Southeast corner of South 81st Street and South Yale Avenue

This plat consists of 2 Lots, 1 Block, on 2.53 acres.

The following issues were discussed September 20, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS. There will be a large retaining wall on the property due to the topography. Water and sewer lines need to be protected per Development Services staff.

2. **Streets:** Corner clip should be 42.42 feet. Call out right-of-way distance from centerline of street to property line on both 81st Street and Yale Avenue. Yale is a Primary Arterial at that location and 60 feet of right-of-way must be available from the center line of Yale. Include section on sidewalks.

3. **Sewer:** Add an 11 foot utility easement along the east and south boundaries of the plat. The existing PVC sanitary sewer line located along the eastern boundary must be protected during construction. Any damage done to the existing sewer line must be repaired at the developers' expense.

4. **Water:** Contractor to locate the existing 16 inch waterline and protect waterline during construction from heavy traffic. Existing 8 inch waterline to the east of the development - will the existing grades be cut such that the coverage over existing 8 inch waterline will be reduced?

5. **Storm Drainage:** Do not include the section in covenants on storm sewer easement unless a storm sewer easement is shown on the face of plat. No stormwater collection system is shown.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: PSO states that the property will be served from a line off of 81st Street.

7. **Other:** Fire: No comment. **GIS:** On the location map Tuscana on Yale and Red Crown Federal Credit Union are not labeled. On the face of
plat show a leader line from point of commencement label to the point of commencement. Add leading zeros to all single digit degree descriptions on face of plat to match legal description. Show pin symbol at each point of intersection on the traverse around the property. Show basis of bearing clearly. Submit subdivision control data form.

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.
APPLICATION: CZ-419

TRS 9233
CZM 45

ATLAS 9233
County

TMAPC Hearing Date: October 3, 2012

Applicant: Stephen L. Gibson

Tract Size: .67± acres
29,000± square feet

ADDRESS/GENERAL LOCATION: East of northeast corner of West 56th Street and South 45th West Avenue

EXISTING ZONING: RS
EXISTING USE: Parking

PROPOSED ZONING: IL
PROPOSED USE: Parking/ storage of trucks

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

RELEVANT ZONING HISTORY:

CZ-402 December 2009: All concurred in approval of a request for rezoning a .8± acre tract of land from RS to IL, for office and garage space, on property located east of southeast corner of South 45th West Avenue and West 55th Place and abutting north of subject property.

CZ-202 June 1993: All concurred in approval of a request to rezone a .6± acre tract from RS to IL for a truck repair service, located on the northeast corner of West 56th Street South and South 45th West Avenue.

CZ-248 December 1998: All concurred in approval of a request to rezone a tract from RS to IL for a body shop, located on the southwest corner of West 55th Place and South 41st West Court.

CZ-188 June 1991: All concurred in approval of a request to rezone a tract from RS-3 to IL for a fireworks facility, located east of the southeast corner of South 45th West Avenue and West 55th Street South.

CZ-142 April 1986: All concurred in approval of a request for rezoning a tract of land from RS to IL on property located on the north side of 55th Place and East of 45th West Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .67± acres in size and is located east of northeast corner of West 56th Street and South 45th West Avenue. The property appears to be used for parking and is zoned RS.
SURROUNDING AREA: The subject tract is abutted on the east by single family residential, zoned RS-3; on the north by single family residential and truck storage, zoned IL and RS-3; on the south by W 56th Street then single family residential across the street, zoned RS-3; and on the west by automobile storage, zoned IL.

UTILITIES: Current City of Tulsa Atlas information shows that the subject tract is provided with municipal water however wastewater services are not shown on the atlas.

TRANSPORTATION VISION:
The Comprehensive Plan does not designate W 56th Street South two lane asphalt street. There is no curb and gutter and is a rural style street.

STREETS:

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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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RELATIONSHIP TO THE COMPREHENSIVE PLAN:
This area is outside the current City of Tulsa Comprehensive Plan therefore there are no current comprehensive plan guidelines.

Historically the area was defined as a medium intensity area inside the old planning district 8. IL zoning was in considered to be in conformance with the Vision 2000 Comprehensive Plan.

STAFF RECOMMENDATION:
The requested parcels are all zoned RS however they are currently being used as vehicular storage areas and appear to be an extension of adjacent IL district west of the proposed re-zoning area. Currently there are no required screening fences in place as defined in the Tulsa County Zoning Code.

This site would be considered an appropriate zoning classification in the Vision 2000 Comprehensive Plan and is an expansion of existing IL zoning adjacent to the west property line an part of the north property line. Currently the site is a non conforming use in the RS zoning district and appears to have been in operation for several years. Should the commissioners approve the re-zoning request all screening and other development standards need to be installed.

Staff recommends APPROVAL of IL Zoning on the property for the following reasons.

1) The site is currently being used as an automotive storage and parking use however is nonconforming due to the existing RS zoning.
2) Existing IL zoning abuts the site on two sides; the west and north. The proposed IL expansion area will provide additional business development opportunities at this location.
3) The Medium Intensity Development designation identified in the Vision 2000 comprehensive plan suggests that IL zoning is in conformance with that plan in this area.

10/03/12