

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2638

**November 28, 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:

Zoning Code Update Report:

Director's Report:

Review TMAPC Receipts for the month of October 2012

1. Minutes of October 17, 2012, Meeting No. 2636

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. **LC-438** (Lot-Combination) (CD-8) - Location: Southwest corner of East 67th Street South and South 105th East Avenue
3. **LC-439** (Lot-Combination) (CD-8) - Location: South 101st East Avenue and East 67th Street South
4. **LC-440** (Lot-Combination) (CD-9) - Location: West of the northwest corner of East 31st Street South and South Sandusky Avenue
5. **LC-441** (Lot-Combination) (County) - Location: East of the southeast corner of West 41st Street South and South 69th West Avenue
6. **LC-442** (Lot-Combination) (CD-4) - Location: East of the southeast corner of East 15th Street South and South Victor Avenue
7. **LS-20520** (Lot-Split) (CD-8) - Location: North of the northwest corner of East 91st Street South and South Garnett Road

8. **LS-20521** (Lot-Split) (CD-8) - Location: Northwest corner of East 91st Street South and South Garnett Road
9. **LC-404** (Lot-Combination) (CD-8) - Location: Northwest corner of East 91st Street South and South Garnett Road
10. **LC-405** (Lot-Combination) (CD-8) - Location: North of the northeast corner of East 91st Street South and US Highway 169 (related to LS-20520 and LS-20521)
11. **Change of Access** – PUD-766, Lot 7, Block 1, 51 Yale Addition, Location: North of 51st Street, west of South Yale Avenue
12. **PUD-747-A-2 – 89th & Yale Properties, LLC**, Location: North of the northeast corner of the intersection of East 91st Street South and South Yale Avenue, Requesting a **Minor Amendment** requesting additional display surface area for wall signs and a clarification for a monument sign, **CS/PUD-747-A**, (CD-8)
13. **PUD-759-6 – Crestwood at the River, LLC**, Location: West of the northwest corner of the intersection of East 121st Street South at South Yale Avenue, Requesting a **Minor Amendment** for reallocation of floor area, modify the parking ratio required for General Office Space, modify the parking ratio required for Medical Office Space, and decrease north building line on Tract 1-D from the current 35 feet to 32.5 feet, **CS/RS-3/PUD-759**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

14. **LS-20563** (Lot-Split) (CD-6) - Location: North of the northwest corner of East 11th Street South and South Lynn Lane Road

OTHER BUSINESS

15. **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

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

TMAPC RECEIPTS
Month of October 2012

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$50.00	\$50.00	\$100.00	27	\$145.00	\$145.00	\$290.00
Zoning	2	2,622.50	2,622.50	5,245.00	7	4,912.50	4,912.50	9,825.00
PUDs & Plan Reviews	28	4,492.50	4,492.50	8,985.00	122	10,745.00	10,745.00	21,490.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$7,165.00</u>	<u>\$7,165.00</u>	<u>\$14,330.00</u>		<u>\$15,602.50</u>	<u>\$15,602.50</u>	<u>\$31,205.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	3	\$650.00	\$650.00	\$1,300.00
Preliminary Plats	1	440.00	440.00	880.00	8	4,335.00	4,335.00	8,670.00
Final Plats	2	452.50	452.50	905.00	7	2,730.85	2,730.85	5,461.70
Plat Waivers	2	250.00	250.00	500.00	2	250.00	250.00	500.00
Lot Splits	9	464.50	464.50	929.00	32	1,640.00	1,640.00	3,280.00
Lot Combinations	10	500.00	500.00	1,000.00	29	1,450.00	1,450.00	2,900.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other		0.00	0.00	0.00	0	100.00	100.00	200.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(286.65)</u>	<u>0.00</u>	<u>(286.65)</u>
		<u>\$2,107.00</u>	<u>\$2,107.00</u>	<u>\$4,214.00</u>		<u>\$11,155.85</u>	<u>\$11,155.85</u>	<u>\$22,311.70</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$8,550.00	\$1,900.00	\$10,450.00	55	\$23,500.00	\$5,900.00	\$29,400.00
Refunds		0.00	(450.00)	(\$450.00)	0	(600.00)	(450.00)	(1,050.00)
NSF Check		0.00	0.00	\$0.00	<u>0</u>	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>(534.65)</u>	<u>0.00</u>	<u>(534.65)</u>
		<u>\$8,550.00</u>	<u>\$1,450.00</u>	<u>\$10,000.00</u>		<u>\$22,900.00</u>	<u>\$5,450.00</u>	<u>\$28,350.00</u>
TOTAL		\$17,822.00	\$10,722.00	\$28,544.00		\$49,658.35	\$32,208.35	\$81,866.70
LESS WAIVED FEES *				\$0.00		(\$821.30)		(\$821.30)
GRAND TOTALS		\$17,822.00	\$10,722.00	\$28,544.00		\$48,837.05	\$32,208.35	\$81,045.40

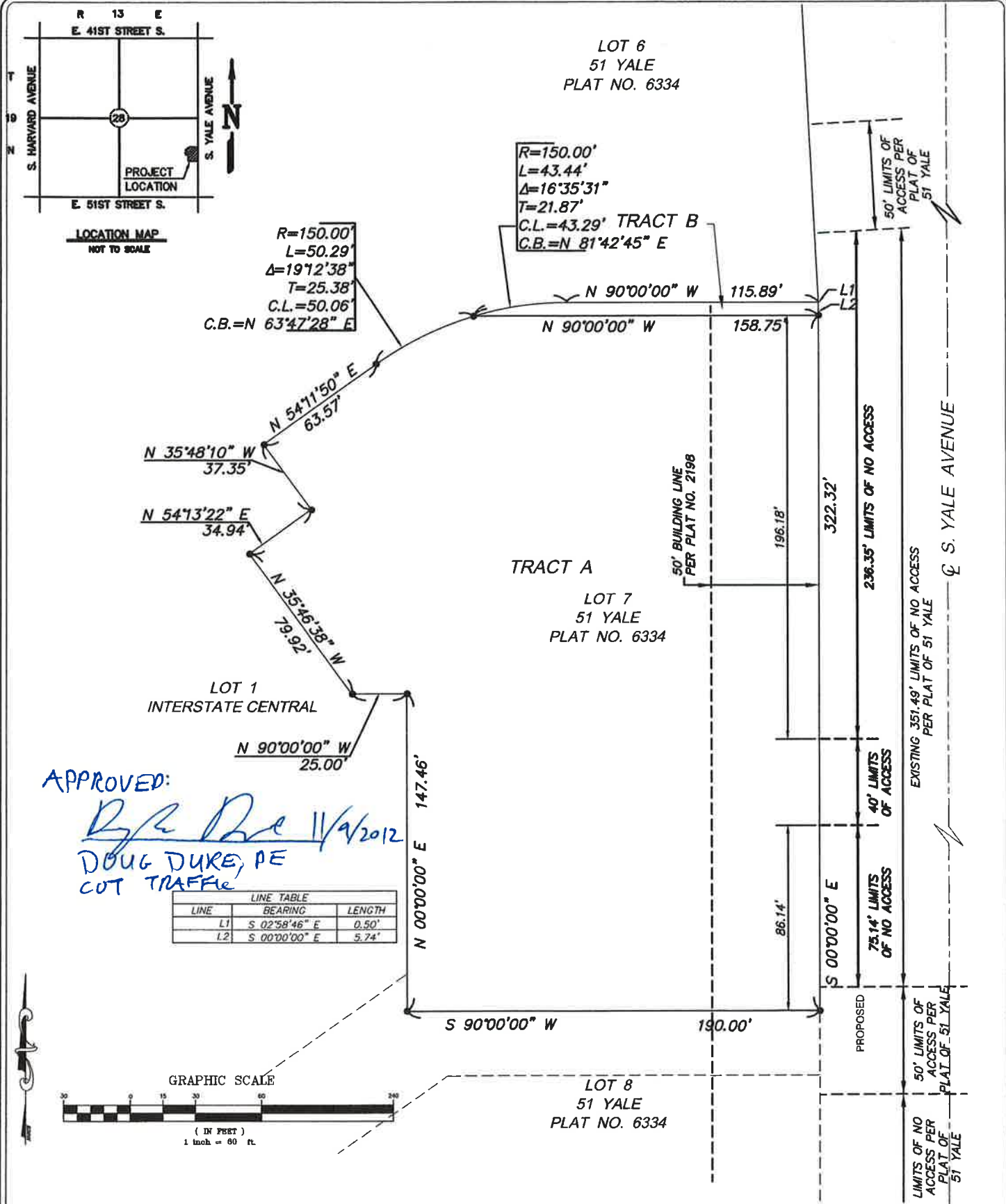
* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory

Change of Access on Recorded Plat TMAPC November 28, 2012

Lot 7, Block 1, 51 Yale Addition

This application is made to allow a change of access to add an access along South Yale Avenue. The property is zoned PUD 766 (CH underlying zoning).

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



Date.....8/26/12
Drawn By.....NDE
Checked By.....JF

Project Number
113732

Scale
1"=60'



SMITH ROBERTS BALDISCHWILER, LLC
engineering surveying planning

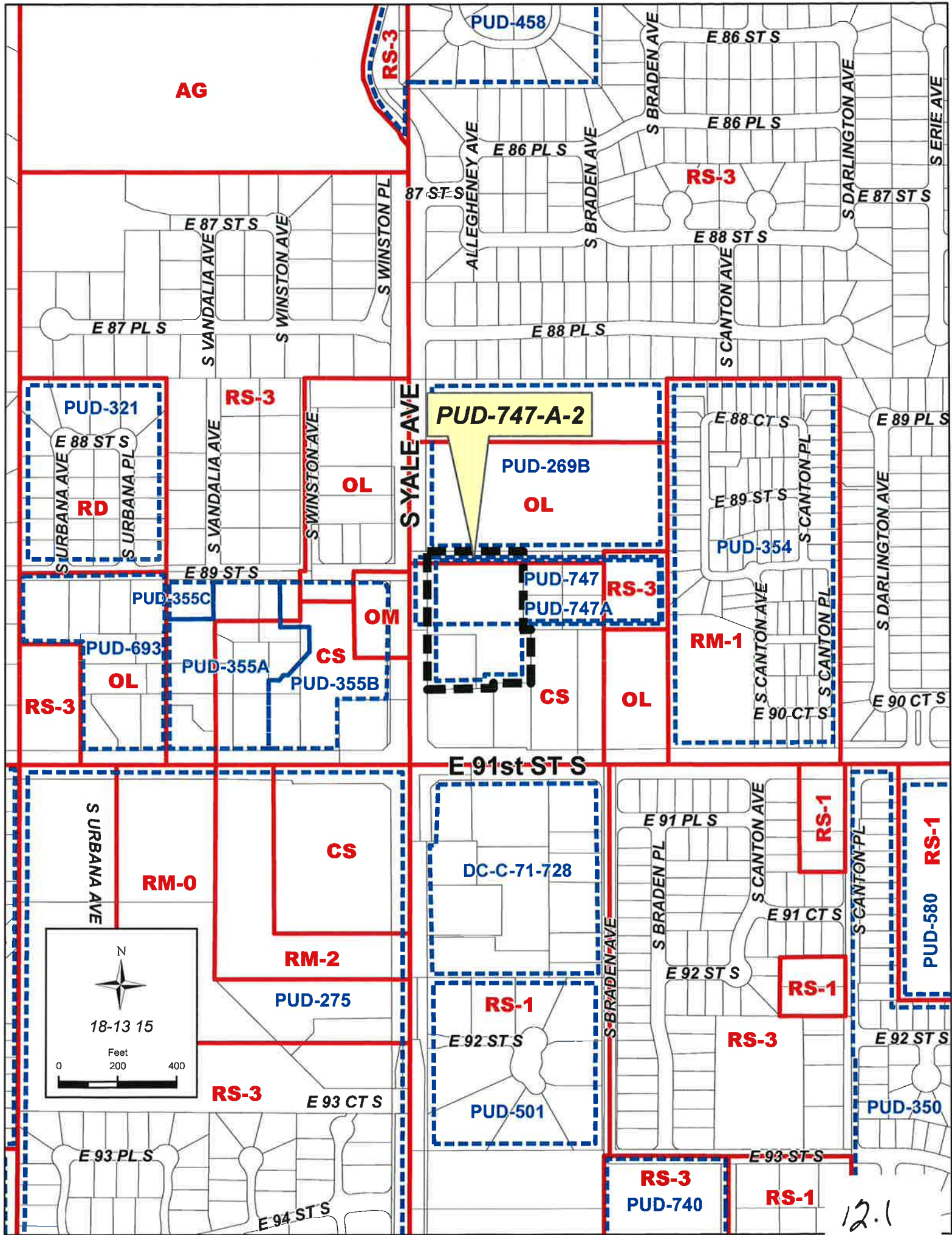
OKLAHOMA CITY OFFICE:
100 N.E. 5th Street
Oklahoma City, OK 73104
Telephone: (405) 840-7094
Fax: (405) 840-9116

CHICKASHA OFFICE:
104 S. 2nd Street
Chickasha, OK 73019
Telephone: (405) 224-1444
Fax: (405) 224-1485

TULSA OFFICE:
1601 S. Main Street, Ste. 200
Tulsa, OK 74119
Telephone: (918) 895-7070
Fax: (918) 895-7072

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2013





STAFF RECOMMENDATION

PUD 747-A-2: **PUD Minor Amendment** – Lots 1 and 2, Block 1, “Tuscana On Yale” A Subdivision in Tulsa County north of the the Northeast Corner of the intersection of East 91st Street South at South Yale Avenue; TRS 18-13-15; CZM 53; Atlas 1737-1908; CD 8.

“Tuscana on Yale” is a 6.53 acre tract that was originally approved for a multi use Planned Unit Development including commercial and office development in 2009. This minor amendment is limited to Lots 1 and 2 all contained in Development Area B in the Planned Unit Development. The amendment request is limited to the signage section of the Planned Unit Development:

The proposed signage request is as follows:

Lot 1:

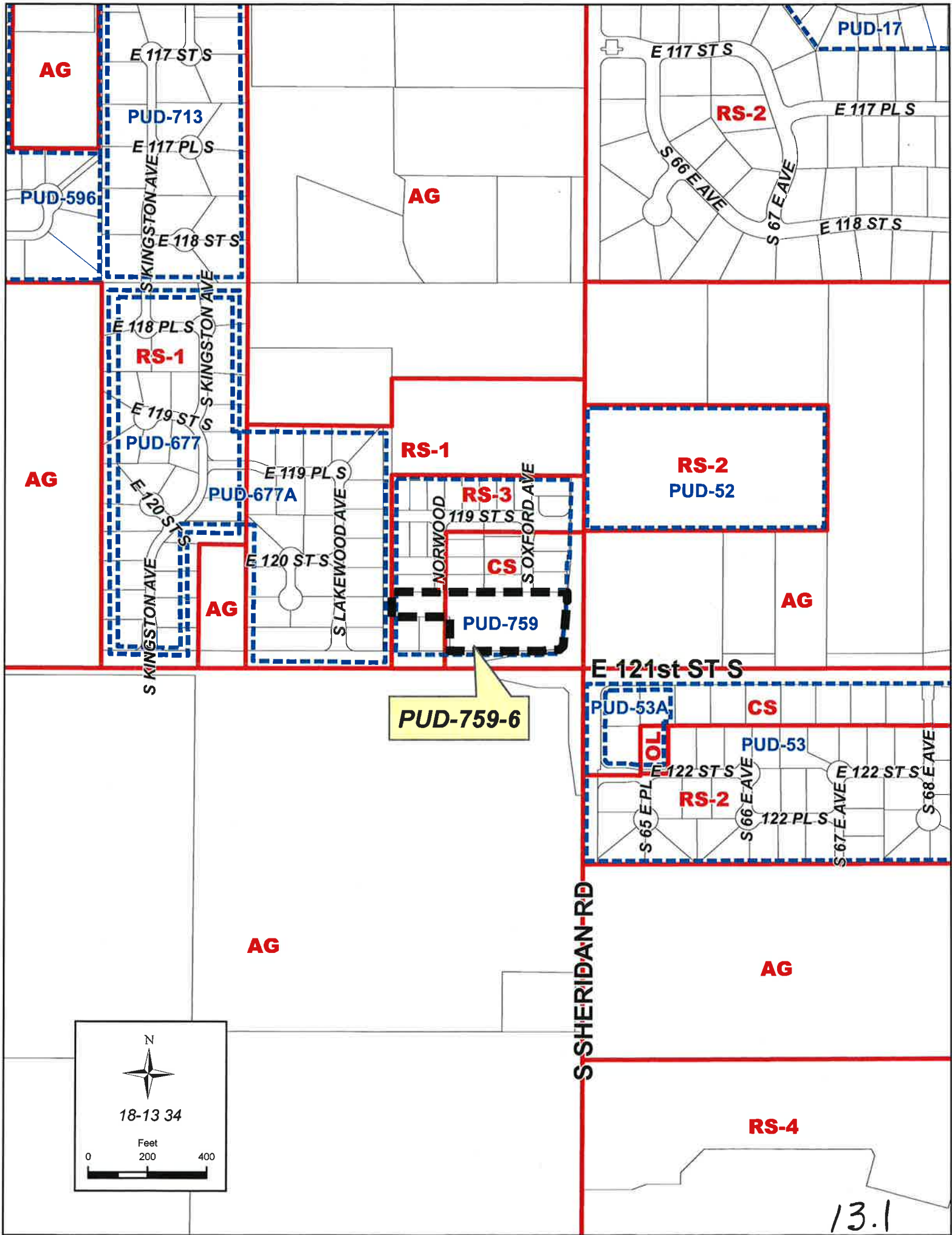
Signs shall be limited to one monument sign, not exceeding eight feet in height or 48 feet of display surface area and wall or canopy signs not exceeding one and one-half (1-1/2) square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed.

Lot 2:

Signs shall be limited to wall or canopy signs not exceeding one and one-half (1-1/2) square feet of display surface area per lineal foot of the main building wall to which affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which affixed; and one monument sign, not exceeding eight feet in height nor 64 feet of display surface area, provided however that an additional monument sign identifying the development and/or the uses within Lots 3,4,5,6 and/or 7 may be located along the South Yale Avenue frontage within the north 70 feet of Lot 2 (the Project Business Sign as defined in PUD 747-A).

In staff's opinion this signage request does not substantially alter the original PUD; therefore staff recommends **APPROVAL** of the request outlined above.

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





N

18-13 34

Feet

0 200 400

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

STAFF RECOMMENDATION

PUD 759-6: **PUD Minor Amendment** – Part of Lot 1, Block 1, “Crestwood Village” A Subdivision in Tulsa County west of the the Northwest Corner of the intersection of East 121st Street South at South Yale Avenue; TRS 18-13-34; CZM 57; Atlas (NA); CD 7.

“Crestwood Village” is a 6.53 acre tract that was originally approved for a multi use Planned Unit Development including commercial and office development in 2009. This minor amendment is limited to Tract 1-D which is part of Lot 1, Block 1 all inside Development Area B in the Planned Unit Development.

The amendment request is in response to a lot split and covers several items as listed below:

- 1) Reallocation of floor area: The floor area re-allocation does not modify the total floor area allowed in Development Area B
 - Add floor area to Tract 1-D (.3787 ac) from current 5300 square feet to 7300 square feet.
 - Reduce the allowed floor area in Tract 1-C from 28,750 square feet to 26,750 square feet.

- 2) Modify the parking ratio required for GENERAL OFFICE SPACE:

FROM:	1 required parking space for each 300 square feet
TO:	1 required parking space for each 400 square feet

- 2.a) Modify the parking ratio required for MEDICAL OFFICE SPACE:

FROM:	1 required parking space for each 250 square feet
TO:	1 required parking space for each 350 square feet

- 3) Decrease north building line on Tract 1-D from the current 35' to 32.5'

All of Development Area B is included an “Easement for Mutual Access and Shared Parking” and has been platted. The Easement specifically encourages shared parking and pedestrian access for the benefit of tenants, and guest.

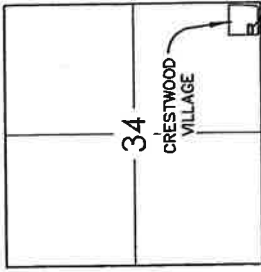
The request for reallocation of floor area and parking reduction is consistent with the Tulsa Comprehensive Plan and its goals of reducing overall parking requirements, encouraging shared parking, increasing density and providing options for multi story buildings inside this Neighborhood Center.

In staff's opinion this request does not substantially alter the original PUD; therefore staff recommends **APPROVAL** of the request outlined above.

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

R 13 E

E. 111TH ST. S.



S. YALE AVE.

34

CRESTWOOD VILLAGE

T 18 N

S. SHERIDAN RD.

E. 121ST ST. S.

SUBJECT PARCEL

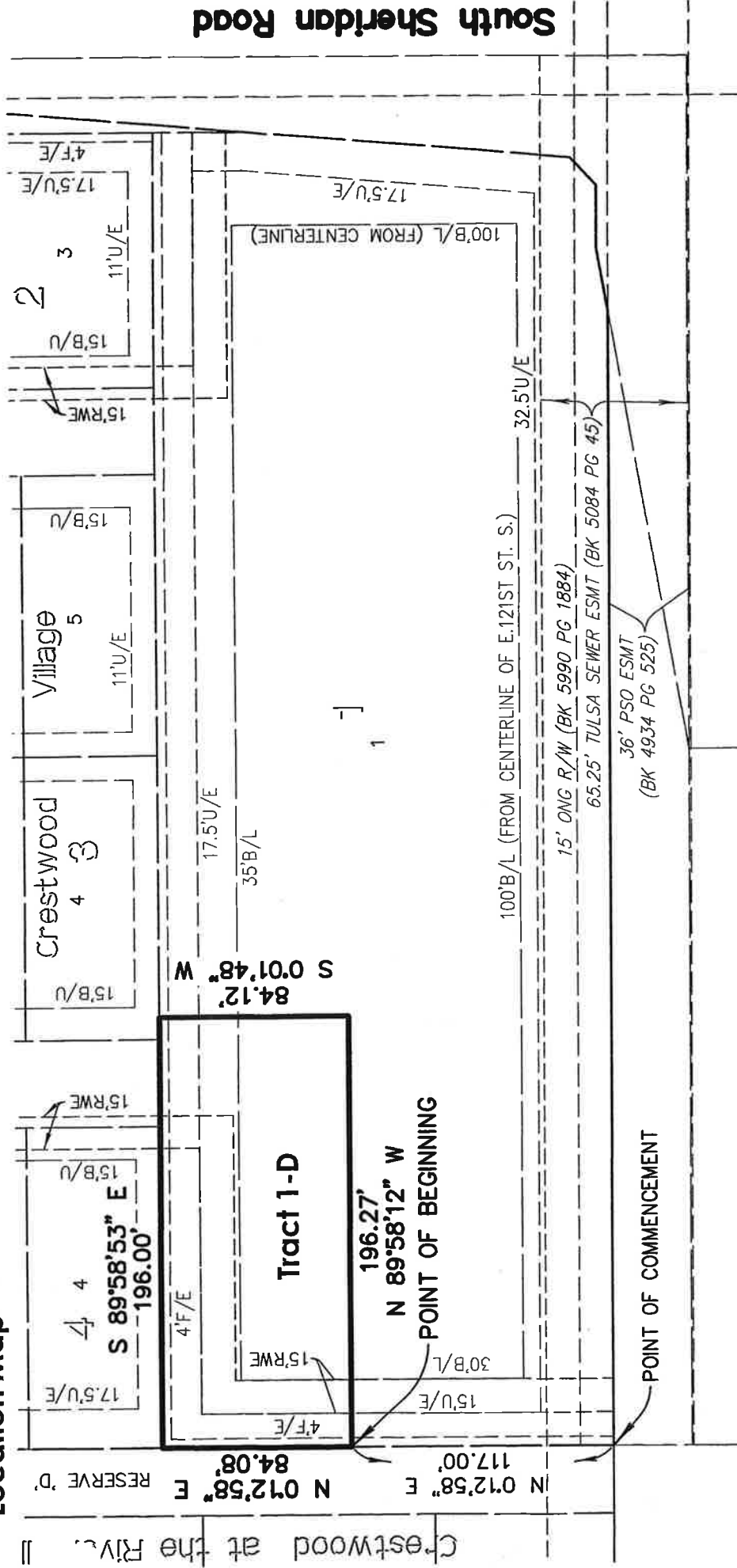
Location Map

Exhibit "B.2"

Crestwood Village (Doc# 6286), Tulsa, Oklahoma
Lot Split Tract 1-D Exhibit



NORTH



East 121st Street South

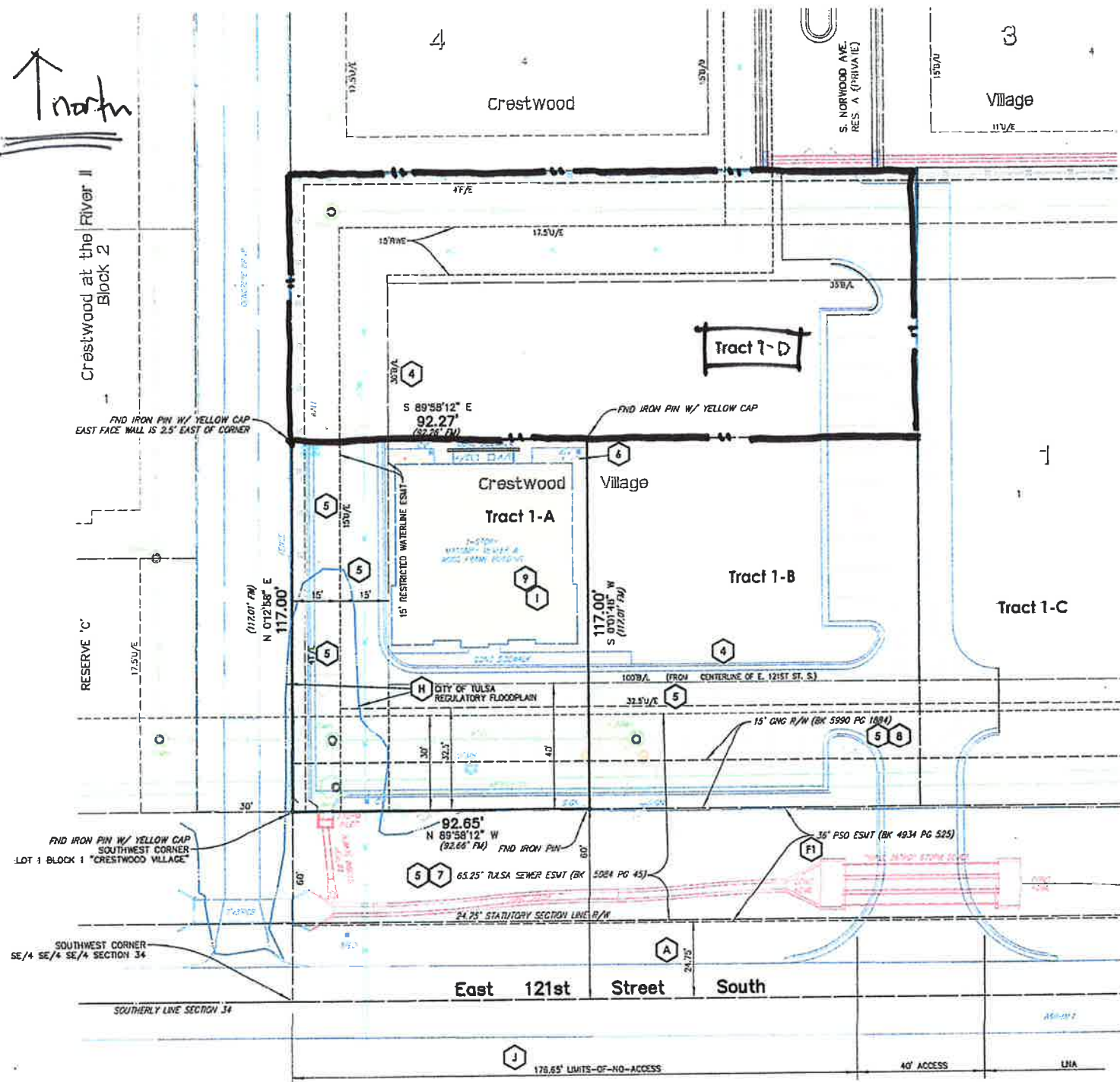
135

Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

**CRESTWOOD CROSSING OFFICE PARK
NWC 121ST & S SHERIDAN
TULSA OK 74137**



Concept Study





EASEMENT FOR MUTAL ACCESS AND SHARED PARKING

Crestwood Village

This Mutual Access and Shared Parking Easement is established and granted on April 8, 2011 by Crestwood at the River LLC, an Oklahoma Limited Liability Company, and referred to herein as "Grantor".

RECITALS:

A. Grantor is the owner of the following described property:

A tract of land that is Lot One (1), Block One (1), "Crestwood Village", an addition in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat, Doc #6286, as depicted in Exhibit A and described in Exhibit B and herein known as "Development Area B".

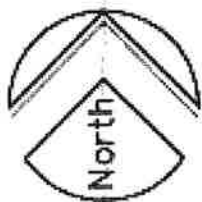
B. It would be beneficial for Development Area B to have vehicular, pedestrian and sidewalk access over and across any parking lot, driveway, and/or sidewalk in Development Area B and to share vehicular parking on any parking lot in Development Area B.

Therefore, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby establishes the easements and rights and obligations as hereinafter set forth:

1. Easement Grant. Grantor, its successors and assigns in title, does hereby dedicate, create, and establish a perpetual non-exclusive mutual access and shared parking easement over, upon and across any parking lot, any driveway, and/or any sidewalk in Development Area B for vehicular and pedestrian traffic for the use and benefit of tenants, permittees, invitees, successors and assigns in title.
2. Obstructions. Grantor, its successors and assigns in title, shall keep any parking lot, driveway, and sidewalks in Development Area B free of obstructions.
3. Maintenance. Grantor, its successors and assigns in title, shall maintain in good condition the parking lots, driveways, and sidewalks of Development Area B.
4. Reservations of Rights. Notwithstanding any provisions above to the contrary, Grantor specifically reserves to itself, its successors and assigns, the right to grant additional easements on, over and across Development Area B for the purpose of installing and

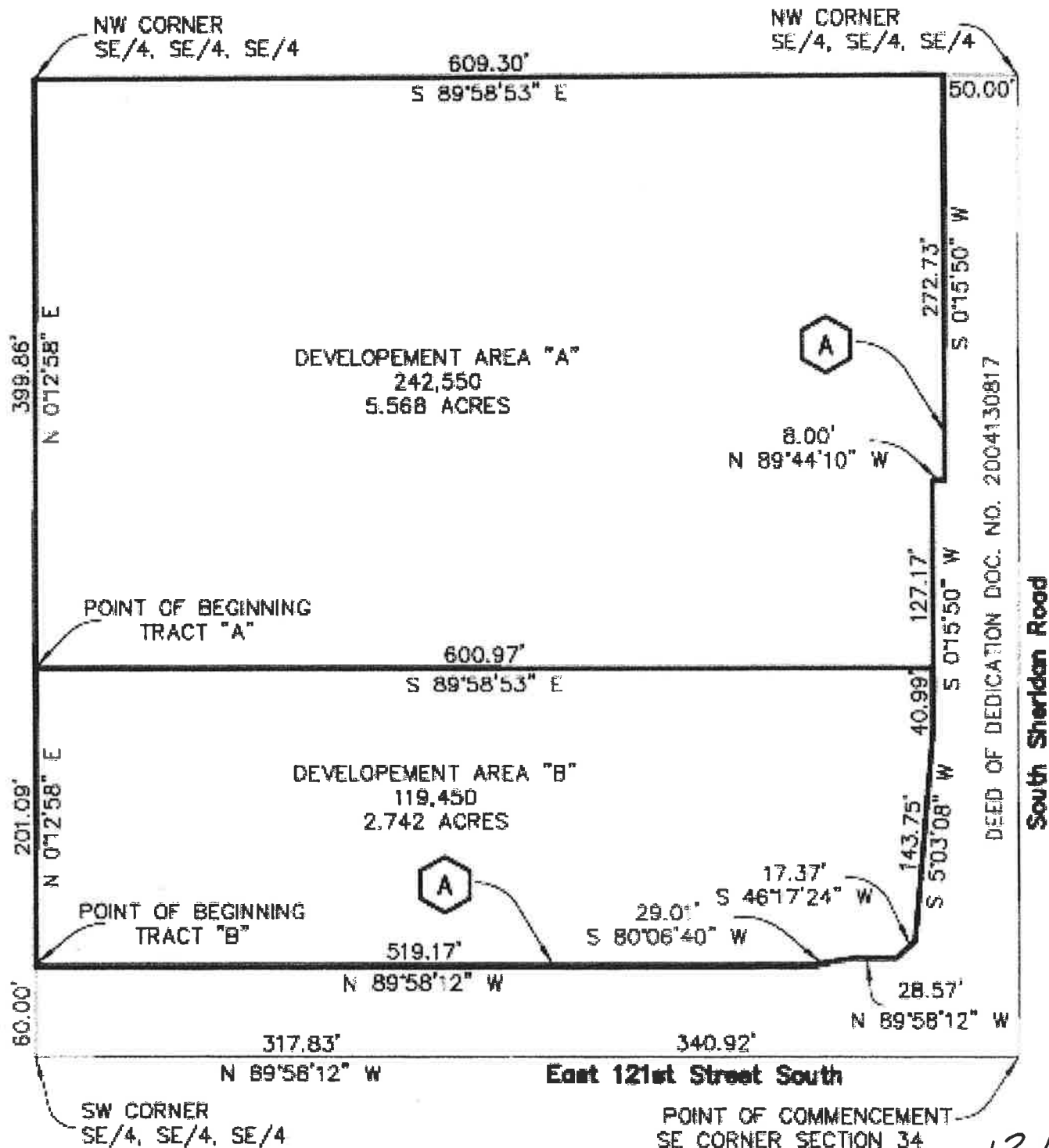
EXHIBIT A

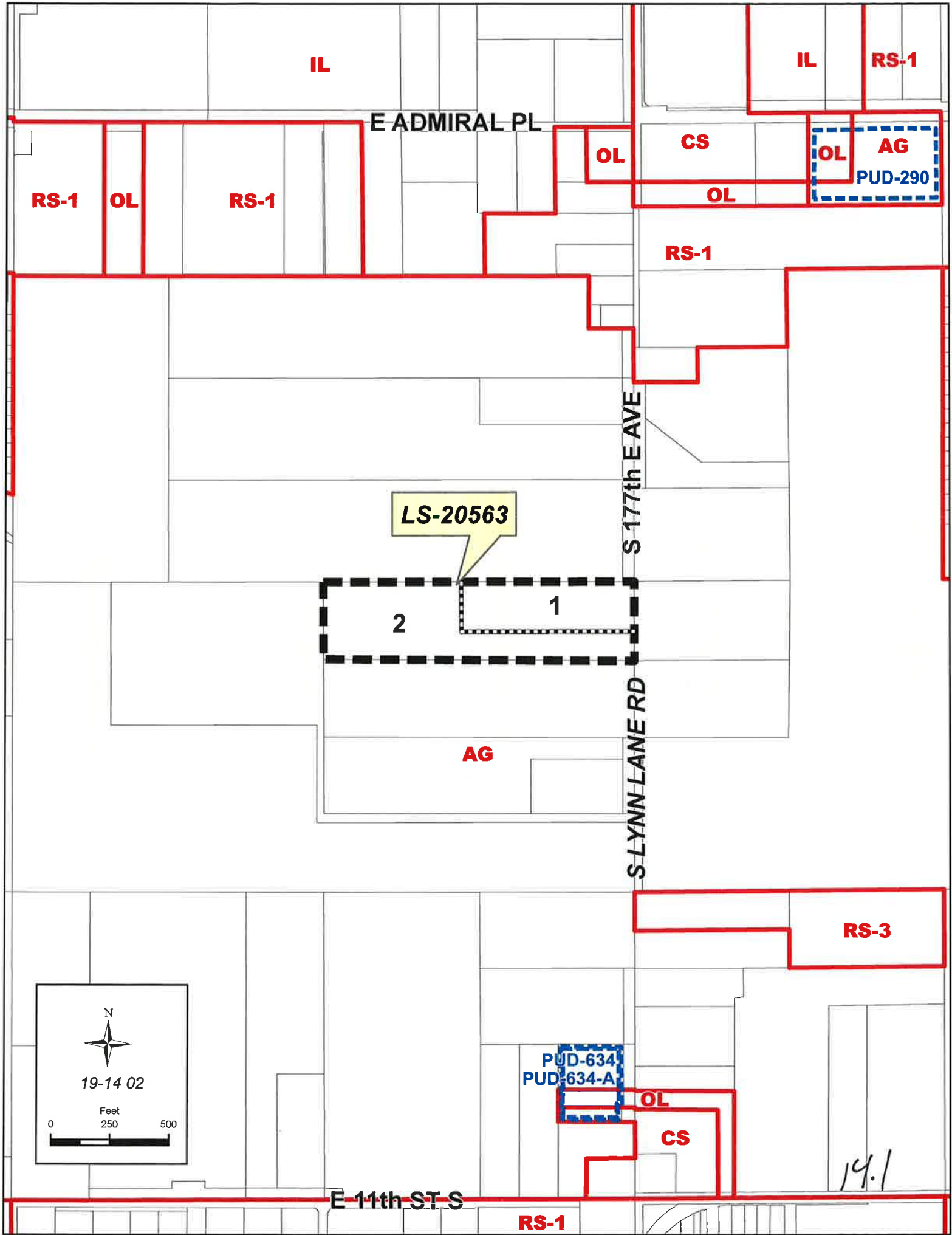
Crestwood Village and Crestwood Crossing
PART OF THE SE/4, SE/4, SE/4
SECTION 34, T-18-N, R-13-E



N.T.S.

A TMAPC ULTIMATE R/W





E ADMIRAL PL

LS-20563

S 177th E AVE

S LYNN LANE RD

E 11th ST S



19-14 02

0 Feet 250 500

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

2

1

14.2

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT
AND
MAJOR STREET AND HIGHWAY PLAN

November 28, 2012

LS-20563

Matt Edwards, (9402) (AG) (County)

North of the Northwest corner of East 11th Street South and South Lynn Lane Road

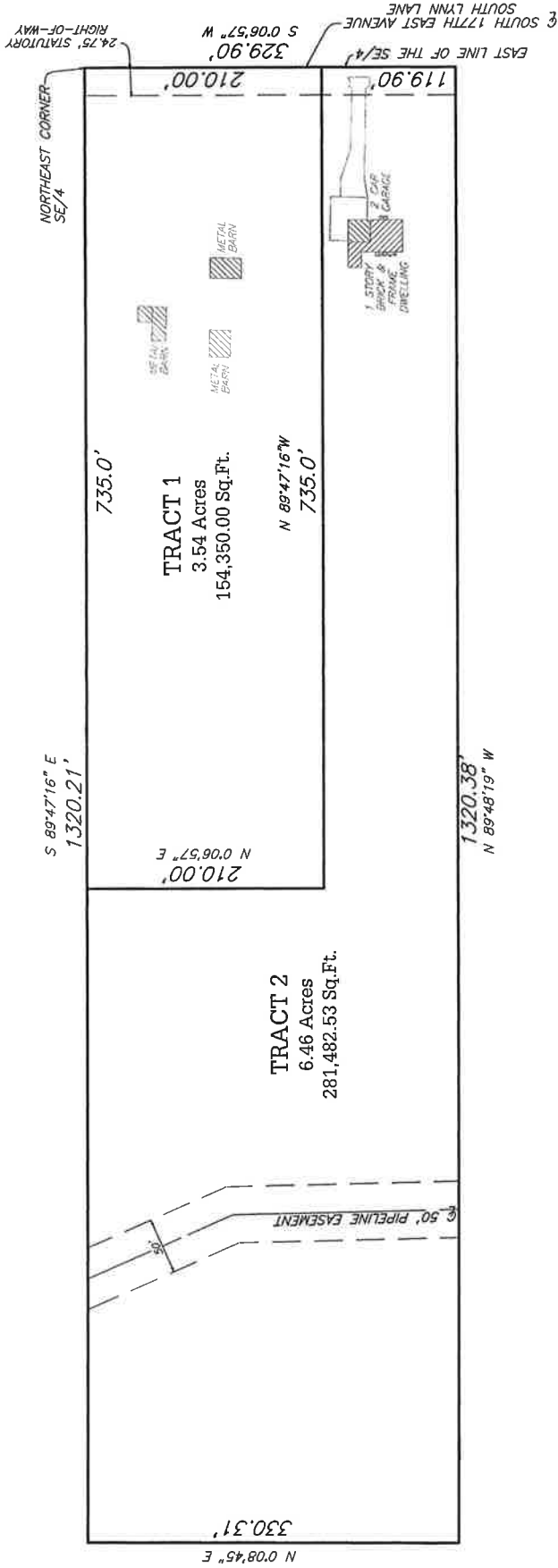
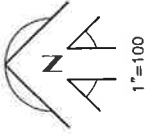
The Lot-split proposal is to split an existing AG (Agricultural) tract into two tracts. Both of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

One of the resulting tracts will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

Additionally, the applicant is requesting a waiver of the Major Street and Highway Plan (MSHP) which calls for 30' of right-of-way to be dedicated along the north boundary of the subject property for a collector street (East 2nd Street). Traffic Engineering has reviewed the request and has no objection to the waiver of the Major Street and Highway Plan.

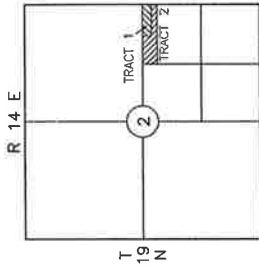
The Technical Advisory Committee met on November 15, 2012. Development Services is requesting that 50' of Right-of-Way be dedicated along South Lynn Lane Road (South 177th East Avenue) and 30' of Right-of-Way along the North boundary of the subject property (future site of East 2nd Street). The applicant is aware of this requirement and is currently preparing the documents for the dedication along South Lynn Lane.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of *Subdivision Regulations*, Major Street and Highway Plan and the lot-split.



TRACT 1:
THE NORTH 210.0 FEET OF THE EAST 735.0 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER (N/2 N/2 NE/4 SE/4) OF SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

TRACT 2:
THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER (N/2 N/2 NE/4 SE/4), LESS AND EXCEPT THE NORTH 210.0 FEET OF THE EAST 735.0 FEET THEREOF, OF SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



LOCATION MAP

LOT-SPLIT EXHIBIT

INVOICE NO.: STK 12-61834
CLIENT: MATT EDWARDS and TAMARA EDWARDS

UNDIVIDED TRACT:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTH EAST QUARTER (N/2 N/2 NE/4 SE/4) OF SECTION TWO (2), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098
(RENEWAL 6/30/2013)

BY: _____ DATE: _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1052



WHITE SURVEYING COMPANY
providing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74146 • 800.262.0682 • 918.663.6924 • 918.664.8366 fax

14.4