TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2629
July 11, 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 Receipts for the month of May 2012

1. Minutes of June 6, 2012, Meeting No. 2627

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-411 (Lot-Combination) (CD-8), Location: South of southwest corner of 101st Street South and South Sheridan Road

3. LS-20527 (Lot-Split) (County), Location: Northeast corner of North 137th East Avenue and East 156th Street North

4. LS-20528 (Lot-Split) (CD-9), Location: North of the southwest corner of South Rockford Avenue and East 55th Place South (Related to LC-412)

5. LC-412 (Lot-Combination) (CD-9), Location: North of the southwest corner of South Rockford Avenue and East 55th Place South (Related to LS-20528)

6. PUD-789-A – Tanner Consulting, Location: East of the southwest corner of the intersection of East 37th Street South and South Peoria, Requesting a Detail Site Plan for a surface parking lot behind KJRH, PK/PUD-789-A, (CD-9)
7. **Z-5537-SP-1 – Wallace Engineering/Jim Beach**, Location: South and west of the southwest corner of East 78th Street South and South Garnett Road, Requesting a **Minor Amendment** to reduce the building setback line from 315 feet to 200 feet as allowed by standard Corridor Zoning Guidelines in the City of Tulsa Zoning Code, CO, (CD-7) (Related to Item 8)

8. **Z-5537-SP-1g – Wallace Engineering/Union Public Schools**, Location: South and West of the southwest corner of East 78th Street South at South Garnett Road, Requesting **Detail Site Plan** for construction of a new tennis facility on its ninth grade center, CO, (CD-7) (Related to Item 7)

9. **PUD-431-C – Tanner Consulting/Paramount Real Estate Holdings, LLC**, Location: Southwest of the intersection of East 101st Street South at South Sheridan Road, Requesting **Detail Site Plan** for one office building covering Lots 7 and 8, CS/RM-1/PUD-431-C, (CD-8)

10. **AC-114 – HRAOK, Inc.**, Location: Northwest corner of South Olympia at West 81st Street South, Requesting a **Landscape Alternative Compliance Plan** for a new Kum-n-Go at the northwest corner of West 81st Street South and South Olympia, CO (CD-2)

11. **AC-115 – HRAOK, Inc.**, Location: Southwest corner of I-44 at Yale Avenue, Requesting a **Landscaping Alternative Compliance Plan** for a new Kum-N-Go store facing South Yale Avenue on the south side of East Skelly Drive, CO, (CD-9) (Related to Item 12)

12. **PUD-766-3 – HRAOK, Inc.**, Location: Southwest corner of I-44 at Yale Avenue, Requesting a **Detail Site Plan** for a new Convenience Goods and Services Store (Kum-N-Go), CO, (CD-9) (Related to Item 11)

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

**PUBLIC HEARINGS:**

13. **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) (Applicant requests continuance to July 25, 2012 for further revision to plat.)

14. **Jenks West 3rd and 4th Grade Center Addition – Final Plat**, Location: North of West 91st Street, East of U.S. 75 (CD 2)

15. **PUD-559-2/Z-5888-SP-1b – Sack & Associates/Eric Sack/Davis Apartments**, Location: Northeast corner of South Mingo Road and East 88th Street South, Requesting **Detail Site Plan** for a 289-unit, two- and three-story apartment complex, CO (CD-7) (Continued from 5/16/12 and 6/20/12)
16. **Z-7206 – Robert Winchester**, Location: South of southwest corner of East 31st Street South and South Louisville Avenue, Requesting rezoning from **RS-3/OL to OL/CS**, (CD-9)

17. **Z-7207 – Roy D. Johnsen/I-244 Admiral Land, LLC**, Location: East of the southeast corner Admiral Place and I-44, Requesting rezoning from **CG to IL**, (CD-6)

18. **Z-7208 – Lou Reynolds/The William K. Warren Medical Research Center, Inc.**, Location: Southeast corner of East 68th Street and South Yale Avenue, Requesting rezoning from **OM to CS**, (CD-8)

19. **PUD-528-A – Jack Bubenik/City of Tulsa Parks**, Location: Southwest corner of South Yale Avenue and East 121st Street, Requesting a **Major Amendment** to abandon PUD-528 to allow for a public park use, from **RS-2/CS/PUD-528 TO RS-2/CS/PUD-528-A**, (CD-8) (Related to Item 20)

20. **PUD-528-A – Jack Bubenik/City of Tulsa Parks**, Plat Waiver, Location: Southwest corner of South Yale Avenue and East 121st Street, **RS-2/CS/PUD-528 TO RS-2/CS/PUD-528-A**, (CD-8) (Related to Item 19)

**OTHER BUSINESS**


22. The Planning Commission (PC) will make a determination and direct PC staff and City of Tulsa Planning Staff of what steps to take next regarding the Form-Based Code.

23. 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.
# TMAPC RECEIPTS
Month of May 2012

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| TOTAL                                 | **$10,151.48** | **$6,975.00** | **$17,126.48** | **$121,201.10** | **$79,436.62** | **$200,637.72** |

| LESS WAIVED FEES*                     | ($8,124.55) | ($8,124.55) | ($8,124.55) |
| **GRAND TOTALS**                      | **$2,026.93** | **$6,975.00** | **$9,001.93** | **$113,076.55** | **$79,436.62** | **$200,637.72** |

* 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
STAFF RECOMMENDATION

PUD-789-A: Detailed site plan – East of the southwest corner of the intersection of E. 37th Street South at S. Peoria; Lots 4 and 9, Block 2 in Lee Dell Addition; TRS 19-13-19; CZM 47, Atlas 189: CD 9; RS-3 / PK PUD 789-A

The applicant is requesting approval of a detail site plan for a surface parking lot behind KJRH near East 37th Street South east of Peoria. The proposed use, Use Unit 10, is a permitted use in PUD-370-B.

The submitted site plan meets all applicable screening and setback considerations. Vehicular access to the site will be provided from adjacent parking areas owned by KJRH and will be gated providing a secure parking area which will not be used by the general public. Landscaping, fencing and lighting will be provided as defined by the PUD and Landscape Chapters of the Zoning Code of the City of Tulsa. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. No trash enclosures will be permitted in this parking area. Sidewalks will be provided along East 37th Street and East 37th Place South as required by PUD Development Standards and Subdivision Regulations.

Staff recommends APPROVAL of the detail site plan for PUD-789-A as shown on the applicants plan.

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

Z-5537-SP-1 Minor Revision to Corridor Plan (Building Setback) – South and West of the Southwest corner of East 78th Street South at South Garnett Road; Lot 1, Block 1 Union School Addition; TRS 18-14-07; CZM 54, Atlas 1265; CD 7; CO

The applicant is requesting approval for a minor amendment to Corridor Plan Z-5537 to reduce the building setback line from 315 feet established in the original Corridor Plan to 200 feet as allowed by standard Corridor Zoning Guidelines in the Tulsa Zoning Code.

The applicant has proposed a new tennis facility for the Union School District on its 9th grade center located at 7616 S. Garnett which includes 8 tennis courts and a Tennis Support Facility building. The Support Facility is approximately 5,000 square feet and will be placed beyond the existing 315 foot setback line. An adjustment to the building setback has been requested for the support facility and is appropriate for this corridor plan.

The new facilities can be constructed without additional parking or landscaping as defined in the Code. The proposed facility which includes 8 tennis courts, small bleachers, lighting on the center two courts and the support building all meet the applicable building floor area, open space, building height and setback limitations.

All site lighting is directed down and away from abutting residential properties south of the school site.

Staff recommends APPROVAL of the detail site plan for Z-5537-SP-1

Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)
STAFF RECOMMENDATION

Z-5537-SP-1g Minor Revision to Corridor Site Plan (Tennis Facility) – South and West of the Southwest corner of East 78th Street South at South Garnett Road; Lot 1, Block 1 Union School Addition; TRS 18-14-07; CZM 54, Atlas 1265: CD 7; CO

The applicant is requesting approval for a minor revision to Corridor Site Plan Z-5527 for construction of a new tennis facility on its 9th grade center located at 7616 S. Garnett Road.

The proposed tennis facilities, Use Unit 5-Community Services and Similar Uses, are permitted by right within this approved Corridor District. The facility, as shown on the provided site plan, meets all applicable building floor area, open space, building height and setback limitations. Existing parking meets the minimum requirements of the applicable Use Unit of the Zoning Code. No additional landscaping is required by the Tulsa Zoning Code.

Site lighting for the two center courts is directed down and away from adjoining properties. No other site lighting is proposed.

Staff recommends APPROVAL of the detail site plan for Z-5537-SP-1g

Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)
EQUIPMENT LIST FOR AREAS SHOWN

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TOTALS 12 12 0

MY PROJECT
Name: Union High School Tennis Courts
Location: Tulsa, OK

GRID SUMMARY
Name: Property Line Spill
Spacing: 30.0'
Height: 3.0' above grade

CONSTANT ILLUMINATION
SUMMARY

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LUMINAIRE INFORMATION
Luminaire Type: Green Generation
Rated Lamp Life: 5,000 hours
Avg Lumens / Lamp: 134,000
Avg Lamp Tilt Factor: 1.000
No. of Luminaires: 12
Avg KW: 18.77 (20.4 max)

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Illumination measured in accordance with IESNA LM-5-04 and CIBSE LD4. Individual values may vary.
See the Warranty document for details.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

ENGEERED DESIGN
By: Brett Morris
File # / Date: 159355R1 26-Jun-12

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2012 Musco Sports Lighting, LLC.
**EQUIPMENT LIST FOR AREAS SHOWN**

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**MY PROJECT**

Name: Union High School Tennis Courts  
Location: Tulsa, OK

**GRID SUMMARY**

Name: Tennis Courts  
Size: 2 Court - 24' Spacing  
Spacing: 20.0' x 20.0'  
Height: 3.0' above grade

**CONSTANT ILLUMINATION**

**SUMMARY**

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**LUMINAIRE INFORMATION**

Luminaire Type: Green Generation  
Rated Lamp Life: 5,000 hours  
Avg Lumens / Lamp: 134,000  
Avg Lamp Tilt Factor: 1.000  
No. of Luminaire: 12  
Avg KW: 18.77 (20.4 max)

**Guaranteed Performance:** The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

**Field Measurements:** Illumination measured in accordance with IESNA LM-5-04 and CIBSE LG4, Individual values may vary. See the Warranty document for details.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

**ENGINEERED DESIGN**

By: Brett Morris  
File #: 159355R1  
Date: 26-Jun-12

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC.
July 11, 2012

STAFF RECOMMENDATION

PUD-431-C: Detailed site plan – Southwest of the intersection of E. 101st Street South at South Sheridan Road; Lots 7 and 8, Block 1 in Copper Oaks Office Park Plat# 6147; TRS 18-13-27; CZM 57, Atlas 2470: CD 8; CS/RM-1/PUD 431-C

The applicant is requesting approval of a detail site plan for one office building covering Lots 7 and 8. The proposed use, Use Unit 11, is a permitted use by right in PUD-431-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Vehicular access to the site will be provided from East 102nd Street South and an unnamed north south street, both of which are private streets. Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Zoning Code. Landscaping will be provided per the PUD and Landscape Chapters of the Zoning Code.

All site lighting, including building mounted lighting, will be limited to 20 feet in height and shall be hooded and directed downward and away from the boundaries of the Planned Unit Development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in nearby residential areas.

A trash enclosure is not provided. Trash will be a residential style trash service and stored inside the building unless on trash day. Should that service not be available a trash 6’ enclosure will be provided as required by the PUD. Sidewalks will be provided along East 102nd Street (Private).

Distinct pedestrian access is provided from the sidewalk along 102nd Street along sidewalks provided to the building in two locations.

Staff recommends APPROVAL of the detail site plan for PUD 431-C as noted above.

Note: Detail site plan approval does not constitute landscape and sign plan approval.
The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a new Kum-N-Go at the northwest corner of West 81st Street South and South Olympia. The new store will face west 81st Street.

**Staff Recommendation:**
The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code. Eleven parking spaces located near the front and east entry of the new store will not be within 50 feet of a required landscaped area. The required landscape area is 30 square feet requiring one tree as outlined by Section 1002.B.1 of the Tulsa Zoning Code.

This basis of this request is similar to many convenience stores that have a large canopy and gas dispensing systems between the building and the front property line. The applicant has proposed to provide 16 additional trees to the site above the minimum required for the parking to tree ratio. The trees are placed in groupings around the site in larger landscaped areas providing more meaningful green space and a healthier environment for the trees to thrive.

The site meets or exceeds the minimum standards outlined in Chapter 10 of the Zoning Code in all other areas.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-114

*Note: Minor amendment approval does not constitute sign plan approval.*
The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a new Kum-N-Go store facing South Yale Avenue on the South Side of East Skelly Drive.

**Staff Recommendation:**
The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code. Five parking spaces located in front of the new store will not be within 50 feet of a required landscaped area. The required area is 30 square feet requiring one tree as outlined by Section 1002.B.1 of the Code.

This basis of this request is similar to many convenience stores that have a large canopy and gas dispensing systems between the building and the front property line. The applicant has proposed to provide eight additional trees to the site above the minimum required for the parking to tree ratio. The trees are placed in groupings around the site in larger landscaped areas providing more meaningful green space and a healthier environment for the trees to thrive.

The site meets or exceeds the minimum standards outlined in Chapter 10 of the Zoning Code in all other areas.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan “be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends APPROVAL of Alternative Compliance Landscape Plan AC-115

*Note: Minor amendment approval does not constitute sign plan approval.*
STAFF RECOMMENDATION

PUD-766-3  Detailed Site Plan – Southwest corner Lots 5, 6 and 7, Block 1, 51 Yale; TRS 19-13-28; CZM 47; Atlas 468: CD 9; Development Area (Part of Lots 5, 6 and 7)

The applicant is requesting approval of a detail site plan for a new Convenience Goods and Services Store (Kum-N-Go) located in the northeast corner of PUD-766-3. The proposed use, Convenience Goods and Services (Use Unit 13), is a permissible use within this Planned Unit Development.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. All site lighting is below the 35-foot height limitation and is directed down and away from adjoining properties. A trash enclosure has been provided as required by the Planned Unit Development. Sidewalks have been provided along South Yale Avenue and as required by current Subdivision regulations.

Landscape area does not meet the minimum standards outlined in Section 1002 of the Tulsa Zoning Code. An alternative compliance landscape plan has been provided to eliminate a 30 square foot planting area in front of the store.

Therefore, staff recommends APPROVAL of the detail site plan for Kum-N-Go in part of PUD-766-3 with the condition that the alternative compliance landscape plan (AC-115) is approved prior to the site plan approval.

(Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)
Final Subdivision Plat

Jenks West 3rd and 4th Grade Center Addition - (CD 2)
North of West 91st Street, East of U.S. 75

This plat consists of 1 Lot, 1 Block, on 32.75 acres.

Staff has not received all the necessary release letters at this time but the consultant requests the plat be put on the agenda in the hopes that the letters are received by the meeting date.
STAFF RECOMMENDATION

PUD-559-2/Z-5888-SP-1b: PUD Detail Site Plan – Northeast corner of South Mingo Road and East 88th Street South; TRS 18-14-18; CZM 54; Atlas 1731; CD 7; CO.

The applicant is requesting approval of a detail site plan for a 289-unit, two- and three-story apartment complex. The proposed use, Use Unit 8 – Multifamily and Similar Uses is a permitted use in Development Area B of PUD-559.

The submitted site plan meets all applicable building floor area, unit per acre requirements, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this plan. The plan submitted with this package is the same plan that was previously proposed June 20th at the planning commission. We expect to see a new plan prior to the July 11th hearing and it will be presented by the applicant, Mr. Sack. We have received further correspondence from the homeowners association which is attached to this report.

SUMMARY OF PREVIOUS HEARINGS:

5.16.2012: A minor amendment for building height modification that was shown on the original hearing date of May 16th was withdrawn by the applicant. The site plan that was presented to the planning commission met all bulk and area requirements and screening standards outlined in the PUD. Staff recommended approval. The site plan presented on May 16th was continued to 6.20.2012 by the planning commission as requested by the South Towne Square Homeowners association.

6.20.2012: Applicant presented a revised site plan after meeting with the neighborhood association and staff which moved the north entrance on South Mingo and moved many of the parking spaces away from the required 25 foot landscape buffer between South Towne Square and the parking area on the north side of the apartment project. Once again staff recommended approval, the updated site plan addressed several issues pointed out by the South Towne Square home owners association and still met or exceeded the PUD guidelines. Planning commission directed the applicant to consider a new site plan providing additional separation between the homeowners and the parking area and consider facing parking toward the south to minimize headlights facing the residential area and continued the hearing to July 20th. As of July 6th staff has not been presented with an updated plan for the July 11th meeting.
ACCESS AND PARKING:

Access to the site will be provided from two locations. The major access will be from South Mingo Road on the west. A secondary access along the north-south mutual access easement on the east side of the site will also be provided. Use of the mutual access on the east side of the site will require proof that this property can use that access prior to platting the property.

Parking will be provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code.

LANDSCAPING AND NORTH BUFFER:

Landscaping will be provided per the PUD and Landscape Chapters of the Zoning Code. A separate landscape plan submittal will be submitted to the planning commission for approval. A landscape concept plan has been provided to illustrate that the site plan can be implemented with a 25' landscape buffer along the north property line.

A six-foot screening fence will be provided along the north boundary of the development. The screening fence may be placed up to 25 feet from the north property line. A trash enclosure will be provided as required by the PUD and meets the minimum setback requirement as established by the PUD (200 feet required / 450 feet proposed). Sidewalks will be provided along Mingo Road as required by PUD Development Standards and Subdivision Regulations.

SITE LIGHTING

Site lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. “Wall pack” style lighting will not be allowed on any north facing wall adjacent to the residential property.

Staff recommends **APPROVAL** of the detail site plan for Development Area B of PUD-559 as noted above.

Note: **Detail site plan approval does not constitute landscape and sign plan approval.**
July 4, 2012

To: TMAPC Recording Secretary,
    City of Tulsa and County of Tulsa Board of Adjustments Recording Secretary,
    Board Members of TMAPC, and
    INCOG Staff

From: Jeffrey R. Harjo and Shari A. Harjo, as individual homeowners and as representatives of the South Towne Square Homeowners Association (“Association”)

Re: Request the Planning Commission Deny the proposed Site Plan related to PUD 559

This is in regards to the TMAPC hearing scheduled July 11, 2012 (continued from June 20, 2012, and earlier continued from May 16, 2012 and May 2, 2012) where we understand Sack and Associates, Inc. and Davis Properties (“Applicant”) will propose a site plan for Davis Village apartments south of our neighborhood, on the basis of PUD 559 approved 15 years ago.

We refer you to our previous correspondence on this matter.

________________________

Jeffrey R. Harjo (Association Board member) and Shari A. Harjo, residing at 10018 East 85th Place, Tulsa, OK 74133, the Association and the residents of South Towne Square (“STS”), request the Planning Commission deny the proposed site plan on the basis the site plan fails to protect the existing neighborhood, as required by the guiding principles for new developments in the Comprehensive Plan.

- At the June 20, 2012 hearing, the STS neighbors presented several significant concerns demonstrating that the proposed site plan fails to protect our neighborhood.
- The Planning Commission heard our concerns, continued this matter to July 11, 2012, and urged the Applicant to revise its site plan and communicate with the neighborhood.
- As of July 4, 2012, the Applicant has not reached out to the neighborhood to address our concerns and has made no revisions to the proposed site plan, as far as we know.

We also understand INCOG has received no update from the Applicant. If there is a revised site plan in the works, the STS residents will have no opportunity to review it by the INCOG deadline for agenda materials (July 5, 2012), and will have less than a week to prepare for the July 11, 2012 meeting.

We would like you to know that the INCOG staff have been very responsive to us. They have helped us to understand that while the site plan may meet technical PUD requirements (approved 15 years ago), this does not necessarily protect the neighborhood and we should continue to voice our concerns.

In respect of your time and efforts and ours, let’s not kick this can down the road again, subject the neighborhood to contingent plans or pass this decision on to the City Council. Instead, please continue to help us to protect our neighborhood, as you have done thus far, and deny the proposed site plan.

Jeffrey R. Harjo and Shari A. Harjo and the
South Towne Square Homeowners Association and residents
DAVIS APARTMENTS
8700 SOUTH MINGO ROAD
SITE PLAN REVISION EXHIBIT
PUD 559/Z-5888-SP-1
CITY OF TULSA, OKLAHOMA

Legend

1. EXISTING TREE
2. EXPANSION AT PLANTING
3. PLANNING TREE
4. RADIO AT PLANTING
5. EXISTING TREE TO REMOVE

Landscape Buffer Statistics

EXISTING TREE
REPAIR EXISTING 52
OUTSIDE OF EXISTING 17

PROPOSED NEW PLANTING 52

NOTE: PLAN IS IN PRELIMINARY FORM AND SUBJECT TO APPROVAL WITH FINAL LANDSCAPE PLAN REVISION.

Landscape Buffer - Plan

Landscape Buffer - Section
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7206

TRS 9321
CZM 47

TMAPC Hearing Date: July 11, 2012

Applicant: Robert Winchester

Tract Size: .56 ± acres
24,376+ square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of East 31st Street and South Louisville Avenue

EXISTING ZONING: RS-3/OL
EXISTING USE: Rental and vacant

PROPOSED ZONING: OL/CS
PROPOSED USE: Office


RELEVANT ZONING HISTORY:

Z-7121 January 2009: A request was made for rezoning a 12,188+ square foot tract of land from PK to OM. All concurred in denial of OM and approval of OL zoning for office use, on property located south of southwest corner of East 31st Street and South Louisville Avenue and is a part of the subject property.

Z-6825 September 2001: All concurred in approval of a request for rezoning a 5+ acre tract of land from RS-3 to PK for parking on property located south of southwest corner of East 31st Street and South Louisville Avenue.

Z-6227 January 1989: All concurred in approval of a request to rezone a 1.3+ acre tract from RS-3 to OL on the north 150' and PK zoning, on the south tract located on the southeast corner of East 31st Street South and South Louisville Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .56+ acres in size and is located south of the southwest corner of East 31st Street and South Louisville Avenue. The property is rental and vacant and is zoned RS-3/OL.

SURROUNDING AREA: The subject tract is abutted on the east by a parking lot zoned PK; on the north by an office use, zoned CS; on the south by single-family residential uses, zoned RS-3; and on the west by a parking lot adjacent to an apartment building, zoned RM-1.
UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:
The Comprehensive Plan does not designate South Louisville Avenue.

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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</thead>
<tbody>
<tr>
<td>South Louisville Avenue</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
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RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Comprehensive Plan calls for this area to be an Existing Neighborhood. East 31st Street, which this property does not abut, is designated as a Mixed Use Corridor. Existing Neighborhoods are so designated due to their stage of development and in anticipation of the continuance of that type of land use. The plan also designates it as an area of Stability, again based on its history.

STAFF RECOMMENDATION:
Based on the Comprehensive Plan and the existing single-family residential uses to the south, staff cannot support the requested OL/CS zoning. Therefore, staff recommends DENIAL of OL/CS zoning.

07/11/12
East Side of 3114 S Laosville
(Tulsa Teachers Credit Union)
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7207

TRS 9404          Atlas 1104
CZM 39            CD-6

TMAPC Hearing Date: July 11, 2012

Applicant: Roy D. Johnsen
Tract Size: 14.32± acres

ADDRESS/GENERAL LOCATION: East of the southeast corner East Admiral Place and Interstate 44

EXISTING ZONING: CG
EXISTING USE: Vacant

PROPOSED ZONING: IL
PROPOSED USE: Light Industrial

ZONING ORDINANCE: Ordinance number 20028 dated February 8, 2001, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6799 February 2001: All concurred in approval of a request for rezoning a 45± acre tract of land from RS-3/PM-2/RMH/OL/CG to CG for a commercial center on property located northeast corner of South 129th East Avenue and East 4th Street and includes the subject property.

Z-6644 August 1998: All concurred in approval of a request to rezone a 119± acre tract from AG to IL for a warehouse and distribution center, on property located on the southwest corner of East Admiral Place and South 145th East Avenue.

Z-6458 October 1994: All concurred in approval of a request to rezone a 5.35± acre tract from RS-3 to IL for a telecommunication tower, on property located on the north side of East Admiral Place in the northeast corner of East Skelly Drive and East Admiral Place.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 14.32± acres in size and is located east of the southeast corner East Admiral Place and Interstate 44. The property appears to be vacant and is zoned CG.

SURROUNDING AREA: The subject tract is abutted on the east by an industrial use, zoned IL; on the north by vacant land, US 412 and I-44, zoned RS-3; on the south by vacant land, zoned CG; and on the west by vacant land also zoned CG.

UTILITIES: The subject tract has municipal water and sewer available.
TRANSPORTATION VISION:
The Comprehensive Plan does not designate East Admiral Place.

STREETS:

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<tr>
<td>East Admiral Place*</td>
<td>Secondary arterial</td>
<td>100’</td>
<td>4</td>
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*ODOT owns all the land south of the expressways and has an agreement with the applicants of this request to use that for access.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The Comprehensive Plan designates this as a Town Center and as an area of Growth. According to the Plan (Part VI, page 55), the purpose of the Growth areas is to direct allocations of resources and channel growth into areas where it will be beneficial and best able to improve access to jobs, housing and services with fewer and shorter auto trips. Proximity to East Admiral Place and two expressways would obviously enhance the site’s accessibility to jobs, services and housing. The requested IL zoning is in accord with the Plan.

STAFF RECOMMENDATION:
Based on the Comprehensive Plan and surrounding zoning/land uses, staff recommends APPROVAL of IL zoning for Z-7207.

07/11/12
Z-7207 LAND USE PLAN: TOWN CENTER

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

19-14 04

17.5
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7208

TRS 8303                        Atlas 1002
CZM 53                          CD-8

TMAPC Hearing Date: July 11, 2012

Applicant: Lou Reynolds          Tract Size: .95± acres
                                                   41,512± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 68th Street and South Yale Avenue

EXISTING ZONING: OM               EXISTING USE: Vacant
PROPOSED ZONING: CS               PROPOSED USE: Mixed commercial use

ZONING ORDINANCE: Ordinance number 12532 dated August 1, 1972, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-455-A December 1994: All concurred in approval of a proposed Planned Unit Development on a 4.7± acre tract of land for office and parking and commercial uses, on property located south of the southeast corner of East 68th Street and South Yale Avenue and abutting south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .95± acres in size and is located at the southeast corner of East 68th Street and South Yale Avenue. The property is vacant and zoned OM.

SURROUNDING AREA: The subject tract is abutted on the east by mixed office uses, zoned OM; on the north by office uses, zoned OM; on the south by mixed office uses, zoned PUD-455A/OM; and on the west by vacant land/open space, zoned OM. This is adjacent to part of the larger St. Francis Medical Center development.

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:
South Yale Avenue is divided six-lane primary arterial in this area. The plan had designated it as a multimodal roadway, as it is one of the major transportation routes east of Riverside.
Drive/Parkway and the Arkansas River. Multimodal streets are envisioned as being used by various forms of vehicular traffic as well as pedestrian.

**STREETS:**
South Yale Avenue is a primary arterial and one of the major north/south streets east of the Arkansas River. The plan envisions it as a multimodal street, serving many commercial, institutions and office uses.

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<th>Exist. # Lanes</th>
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<tr>
<td>South Yale Avenue</td>
<td>Primary arterial</td>
<td>120'</td>
<td>6 + turning lanes</td>
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<tr>
<td>East 66th Street</td>
<td>N/A</td>
<td>N/A</td>
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</table>

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**
The plan designates this area, which includes the St. Francis Hospital and numerous medical/office buildings, as a Growth Area and a Regional Center. As such, it is a destination for many people seeking to use the facilities and other nearby uses. The requested CS zoning is in accord with the plan.

**STAFF RECOMMENDATION:**
The requested CS zoning is in accord with the Comprehensive Plan and is in keeping with surrounding development. Staff, therefore, recommends APPROVAL of CS zoning for Z-7208.

07/11/12
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: PUD-528-A (Abandonment)

TRS 7304  Atlas NA
CZM 61/62  CD-8

TMAPC Hearing Date: July 11, 2012

Applicant: City of Tulsa Parks/Jack Bubenick  Tract Size: 43+ acres

ADDRESS / GENERAL LOCATION: Southwest corner of South Yale Avenue and East 121st Street

EXISTING ZONING: RS-2/CS/PUD-528  EXISTING USE: Vacant
PROPOSED ZONING: RS-2/CS/PUD-528-A  PROPOSED USE: Abandonment

ZONING ORDINANCE: Ordinance number 18393 dated February 2, 1995, established zoning for the subject property.

RELEVANT ZONING HISTORY:
Z-6454/ PUD-528 February 1995: A request for rezoning a 43.45+ acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development, including residential and commercial uses. All concurred in approval of CS zoning on the north 467' of the east 467' and the balance zoned RS-2 and approval of the PUD, on property located southwest corner of South Yale Avenue and East 121st Street, and is also the subject property.

AREA DESCRIPTION:
SITE ANALYSIS: The subject property is triangular shaped site containing approximately 43.45 acres and is located at the southwest corner of South Yale Avenue and East 121st Street. The property abuts the Arkansas River along the southwest property line and is currently a vacant tract. The site is currently zoned RS-2 / CS/ PUD-528.

SURROUNDING AREA: The subject tract is abutted on the east by AG zoned property and is currently being used by right as a wholesale nursery. South Yale is an unimproved right of way along the east property line. North of the site across 121st Street there is a wide variety of underlying zoned property, CS, RS-1, and RS-2. PUD 636 and 526 overlays are also present. The southwest boundary of the site is all in the Arkansas River and zoned AG.

UTILITIES: The subject tract has municipal water available.
TRANSPORTATION VISION:
The Comprehensive Plan designates East 121st Street South as a primary arterial from Yale to the east and also a primary arterial/multimodal street to the west of Yale. East 121st and Yale, north and west of the site are intended to accommodate various modes of transportation (automobile, bus, bicycle and pedestrian). Yale is shown as a primary arterial street south of the intersection. A planned bridge crossing over the Arkansas River near the southeast corner of the site is shown on the Tulsa Metropolitan Area Major Street and Highway Plan.

STREETS:

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<tbody>
<tr>
<td>South Yale Avenue</td>
<td>Primary Arterial</td>
<td>120</td>
<td>Not developed</td>
</tr>
<tr>
<td>East 121st Street South</td>
<td>Primary Arterial</td>
<td>120'</td>
<td>2</td>
</tr>
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RELATIONSHIP TO THE COMPREHENSIVE PLAN:
The entire PUD abandonment area is designated as a park area in the Comprehensive Plan, therefore the proposed park is in full compliance with the City of Tulsa Comprehensive Plan.

STAFF RECOMMENDATION:
Originally the Planned Unit Development was prepared as a mixed-use development including commercial and residential properties; however, it does not allow public park use. Staff finds that the proposed park use is in harmony with the spirit and intent of the Comprehensive Plan. The most efficient way to allow the park in this area is to abandon the PUD therefore the staff recommends ABANDONMENT of the Planned Unit Development. A separate Board of Adjustment action will be required to allow the park (Use Unit 5) in the underlying residentially owned property.

07/11/12
PUD-528-A ABANDONMENT LAND USE PLAN: PARK
PUD-528-A ABANDONMENT

Growth and Stability

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

PUD 528 A/ BOA 21452 - South of East 121st Street, West of South Yale Avenue

Staff can recommend approval of the plat waiver for this site per the planned park use. This is with the condition that the Special Exception be granted under BOA 21452, and the Planned Unit Development be abandoned per planning commission approval.