

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2651

June 5, 2013, 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:

Report on TMAPC Receipts for the Month of April 2013

1. Minutes of May 15, 2013, Meeting No. 2650

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-488** (Lot-Combination) (CD 2) – Location: North of the northwest corner of West 38th Street South and South 27th West Avenue
3. **LS-20603** (Lot-Split) (County) – Location: Northwest corner of East 166th Street North and North Utica Avenue
4. **LC-490** (Lot-Combination) (CD 4) – Location: Southeast corner of East 6th Street and South Quaker Avenue
5. **LC-491** (Lot-Combination) (CD 4) – Location: Northwest corner of East 5th Street and South Peoria Avenue
6. **LS-19715** (Lot-Split) (CD 5) – Location: South of the southwest corner of East 41st Street South and South 74th East Avenue
7. **LS-20606** (Lot-Split) (County) – Location: South and east of the southeast corner of West 41st Street South and South 69th West Avenue (related to LC-492)

8. **LC-492** (Lot-Combination) (County) – Location: South and east of the southeast corner of West 41st Street South and South 69th West Avenue (related to LS-20606)
9. **LC-493** (Lot-Combination) (CD-4) – Location: West of the southwest corner of East Apache Street and North Sheridan Road (CD 3)
10. **LS-20607** (Lot-Split) (CD-1) – Location: South and west of the southwest corner of West Apache Street and North Union Avenue (Related to LC-494)
11. **LC-494** (Lot-Combination) (CD-1) - Location: South and west of the southwest corner of West Apache Street and North Union Avenue (related to LS-20607)
12. **LS-20609** (Lot-Split) (County) – Location: Northwest corner of 146th Street North and North Memorial Drive
13. **LC-495** (Lot-Combination) (CD-2) – Location: North of the northwest corner of 71st Street South and South Columbia Avenue (related to LS-20610)
14. **LS-20610** (Lot-Split) (CD-2) - Location: North of the northwest corner of 71st Street South and South Columbia Avenue (related to LC-495)
15. **LC-496** (Lot-Combination) (CD-2) – Location: North of east 71st Street South and East of South Timberlane Road (related to LS-20612)
16. **LC-497** (Lot-Combination) (CD-2) – Location: North of East 71st Street South and East of South Timberlane Road (related to LS-20611)
17. **QuikTrip 0017-** Final Plat, Location: Southeast corner of Southwest Boulevard and West 23rd Street South (9214) (CD-2)
18. **Stonegate III** – Final Plat, Location: East of the northeast corner of East 51st Street South and South 177th East Avenue (9425) (CD-6)
19. **South Mingo Plaza** – Final Plat, Location: South of Southeast corner of South Mingo Road and East 81st Street South (8418) (CD-7)
20. **Amendment to Covenants** – Location: Woodland Hills Mall, Blocks 2, 3, 4 and 5, PUD-186-A-1.
21. **Change of Access** - Location: Southwest corner of East 51st Street South and South Memorial Drive
22. **Change of Access** – Location: Northeast corner of East 58th Street and South Mingo Road

23. **Change of Access** – Location: North of northwest corner of East 51st Street South and South Harvard Avenue
24. **Z-7008-SP-3 – Sack and Assoc., Inc/Mark Capron**, Location: Northeast corner East 81st Street South and South Olympia Avenue, Requesting a **Detail Site Plan** for a new furniture store in Tulsa Hills Shopping Center, CO, (CD-2)
25. **AC-122 – AAB Engineering/QuikTrip**, Location: Southeast corner of South Mingo Road and East 91st Street South, Requesting an **Alternative Compliance Landscape Plan** for new convenience store, (CD-7)
26. **AC-123 – David Henke, Crafton Tull**, Location: 10021 South Mingo Road, Requesting an **Alternative Compliance Landscape Plan** for new convenience store, (CD-7)
27. **PUD-307-C – Sisemore Weisz & Associates, Inc./ Darin Akerman**, Location: West of South Lewis Avenue and North of 71st Street South, Requesting a **Detail Site Plan** for a proposed town center building and a new dining/living area, associated site improvements for parking, and other supportive items, (CD-2)
28. **PUD-360-B-2 – Ron Kitchen**, Location: Northwest corner of South Memorial Drive at East 91st Street South, Requesting a **Minor Amendment** to increase the allowable floor area of Use Unit 5 Children's Nursery from 3,000 to 4,300 square feet, within the existing building, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

29. **LS-20604** (Lot-Split) (County) – Location: East of the southeast corner of East 126th Street North and North Mingo Road (related to LC-489)
30. **LC-489** (Lot-Combination) (County) – Location: East of the southeast corner of East 126th Street North and North Mingo Road (related to LS-20604)
31. **LS-20611** (Lot-Split) (CD 2) – Location: North of East 71st Street South and East of South Timberlane Road (related to LC-497)
32. **LS-20612** (Lot-Split) (CD 2) – Location: North of East 71st Street South and East of South Timberlane Road (related to LC-496)
33. **BancFirst 56th & Lewis Addition** – Preliminary Plat, Location: North of Northeast corner of East 61st Street South and South Lewis Avenue, (9332) (CD 9)
34. **QuikTrip 0041** – Preliminary Plat, Location: Northwest corner of I-44/Skelly Drive and South Harvard Avenue (9329) (CD 9)

35. **700 West 71 Center** – Preliminary Plat, Location: West of the Northwest corner of West 71st Street South and South Elwood Avenue (8202) (CD 2)
36. **103 Memorial Center** – Preliminary Plat , Location: South of the Southwest corner of 101st Street South and South Memorial Drive (8326) (CD 8) (Continued from May 15, 2013 TMAPC meeting.)
37. **11400 Yale Center** – Minor Subdivision Plat, Location: South of Southwest corner of East 116th Street North and North Yale Avenue (2309) (County)
38. **PUD-795** – Plat Waiver, Location: Southeast corner of West Easton Place and North Xenophon Avenue (9203) (CD 4)
39. **Z-7228 – Teena S. Killian**, Location: West of South Memorial Drive between East 1st Street and East 2nd Street, Requesting rezoning from **RS-3 to OL**, (CD-3)
40. **Z-7229 – Tulsa Airport Improvement Trust (TAIT)/ Mike Kerr**, Location: Southeast corner of East Port Road and North Sheridan Road, Requesting rezoning from **RS-1/IL to IL**, (CD-3)
41. **Z-7230 – Tulsa Airport Improvement Trust (TAIT)/ Mike Kerr**, Location: East of the southeast corner of East Port Road and North Sheridan Road, Requesting rezoning from **RS-3/IM to IM**, (CD-3)
42. **Z-7231 – Tulsa Airport Improvement Trust (TAIT)/ Mike Kerr**, Location: North and west of East 41st Street North and North Mingo Road, Requesting rezoning from **RS-3 to IL**, (CD-3)
43. **Z-7232 – Tulsa Airport Improvement Trust (TAIT)/ Mike Kerr**, Location: West of northwest corner of East 46th Street North and North Mingo Road, Requesting rezoning from **RS-3 to IL**, (CD-3)
44. **Z-7233 – Tulsa Airport Improvement Trust (TAIT)/ Mike Kerr**, Location: West of southwest corner of East 46th Street North and North Mingo Road, Requesting rezoning from **RS-3 to IL**, (CD-3)
45. **PUD-764-A – Roy D. Johnsen**, Location: South of southwest corner of East 51st Street and South Vandalia Avenue, Requesting a **Major Amendment to Abandon** the PUD to increase development opportunities, **CG/PUD-764 to CG/PUD-764-A**, (CD-9)
46. **PUD-559/Z-5888-SP-1 – Sack and Assoc., Inc/ Mark Capron**, Location: North of the northeast corner of South Mingo Road at East 91st Street South, Requesting a **Detail Landscape Plan** for a new apartment project, (CD-8)

OTHER BUSINESS

47. Refund request for Plat Waiver BOA-21575, Bill LaFortune

Plat waiver is unnecessary and staff recommends a full refund.

48. 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.

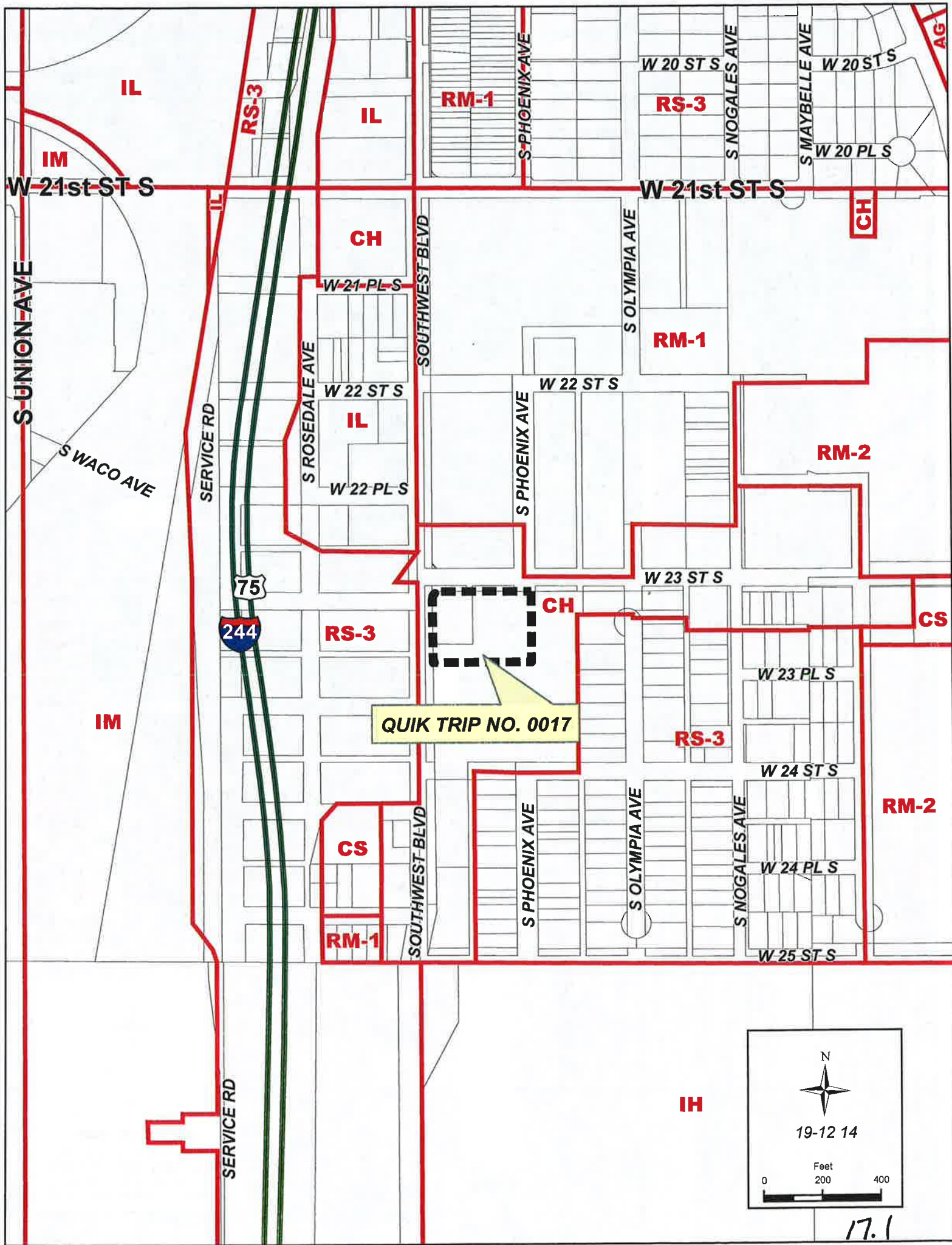
Visit our website at www.tmapc.org

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.

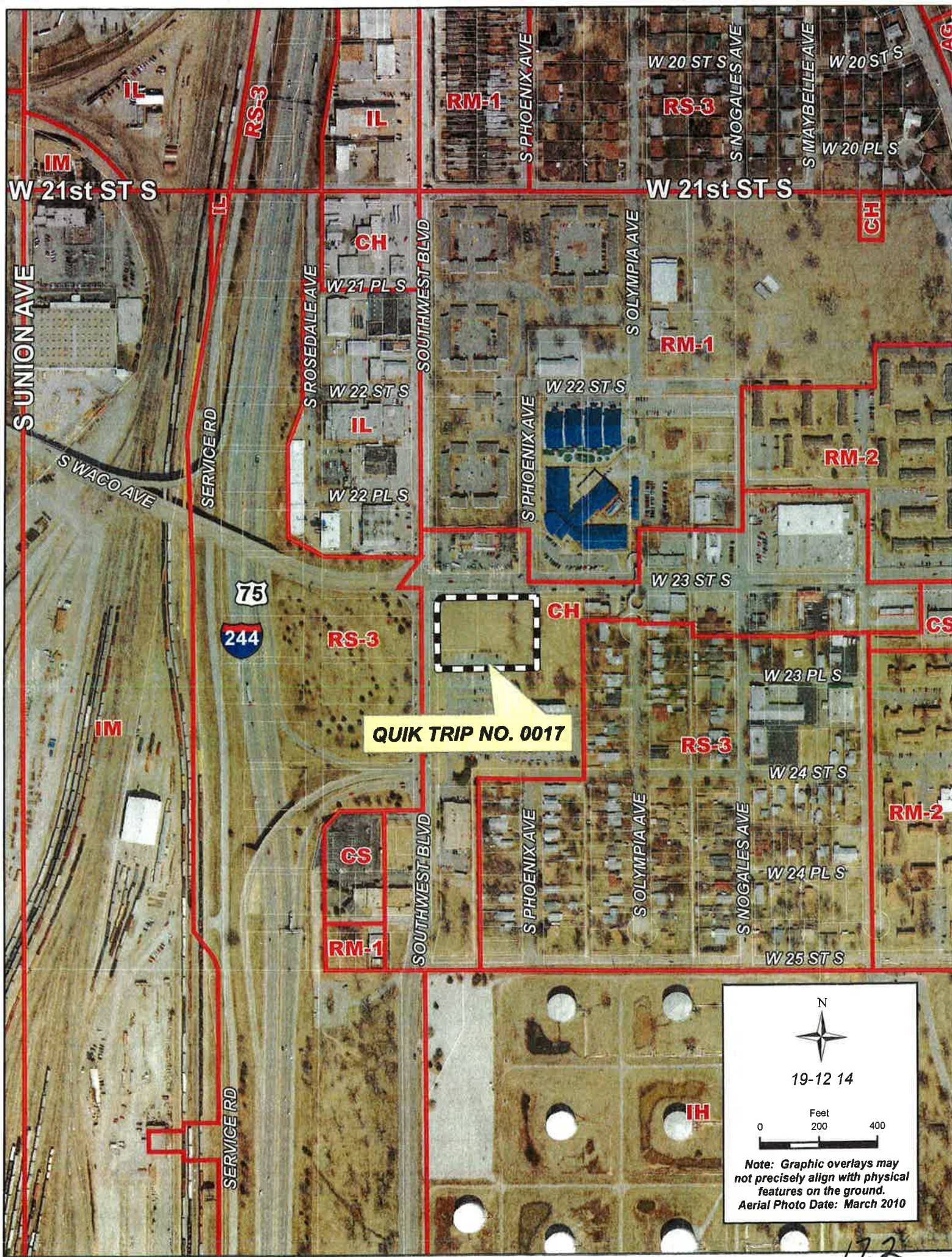
TMAPC RECEIPTS
Month of April 2013

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	14	\$70.00	\$70.00	\$140.00	98	\$500.00	\$500.00	\$1,000.00
Zoning	2	800.00	800.00	1,600.00	28	14,400.00	14,400.00	28,800.00
PUDs & Plan Reviews	39	2,390.00	2,390.00	4,780.00	307	26,005.00	26,005.00	52,010.00
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>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,260.00</u>	<u>\$3,260.00</u>	<u>\$6,520.00</u>		<u>\$40,705.00</u>	<u>\$40,705.00</u>	<u>\$81,410.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	11	\$2,275.00	\$2,275.00	\$4,550.00
Preliminary Plats	2	1,097.50	1,097.50	2,195.00	19	\$9,629.98	\$9,629.98	19,259.96
Final Plats	0	0.00	0.00	0.00	10	\$3,893.35	\$3,893.35	7,786.70
Plat Waivers	3	375.00	375.00	750.00	8	\$1,000.00	\$1,000.00	2,000.00
Lot Splits	4	203.50	203.50	407.00	70	\$3,615.50	\$3,615.50	7,231.00
Lot Combinations	8	400.00	400.00	800.00	75	\$3,750.00	\$3,750.00	7,500.00
Access Changes	0	0.00	0.00	0.00	2	\$75.00	\$75.00	150.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
Refunds			0.00	0.00	1	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>(286.65)</u>	<u>0.00</u>	<u>(286.65)</u>
		<u>\$2,401.00</u>	<u>\$2,401.00</u>	<u>\$4,802.00</u>		<u>\$24,288.83</u>	<u>\$24,288.83</u>	<u>\$48,577.66</u>
BOARDS OF ADJUSTMENT								
Fees	12	\$3,200.00	\$850.00	\$4,050.00	146	\$51,150.00	\$13,550.00	\$64,700.00
Refunds		(1,150.00)	0.00	(\$1,150.00)	0	(\$1,750.00)	(\$550.00)	(2,300.00)
NSF Check		0.00	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>(534.65)</u>	<u>0.00</u>	<u>(534.65)</u>
		<u>\$2,050.00</u>	<u>\$850.00</u>	<u>\$2,900.00</u>		<u>\$49,400.00</u>	<u>\$13,000.00</u>	<u>\$62,400.00</u>
TOTAL		\$7,711.00	\$6,511.00	\$14,222.00		\$114,393.83	\$77,993.83	\$192,387.66
LESS WAIVED FEES *				\$0.00		(\$2,280.07)		(\$2,280.07)
GRAND TOTALS		\$7,711.00	\$6,511.00	\$14,222.00		\$112,113.76	\$77,993.83	\$190,107.59

* 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



17.1



QUIK TRIP NO. 0017

N

19-12 14

0 200 400

Feet

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

17.2

Final Subdivision Plat

Quik Trip 0017 - (9214) (CD 2)

Southeast corner of Southwest Boulevard and West 23rd Street South

This plat consists of 1 Lot, 1 Block, on 1.74 acres.

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

5/21/13

17.3

Final Plat

ALL LOCATED WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Engineer:
AAB Engineering
Certificate of Authorization No. 6318
PO Box 2138
Sand Springs, Oklahoma
Phone: (918) 514-
Email: alan@aaben-

Surveyor:
Slisemore Welsz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2013
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
Email: drobhnson@sw-assoc.com



Location Map

SCALES 1992/93

S. Phoenix Ave.

West 23rd Street South

(Historic Route 66)
Southwest Boulevard

Block VIII

S. Olympia Ave.

Block 44

Block 44

Subdivision Statistics:

SUBDIVISION DATA:

Legend:

- **UTILITY EASEMENT**
- **BUILDING SETBACK LINE**
- **ACCESS**
- **UNITS OF NO ACCESS**
- **NEIGHBORHOOD ACCESS & MAINTENANCE AGREEMENT**
- **RIGHT-OF-WAY**
- **POINT OF BEGINNING**
- **POINT OF COMMENCEMENT**
- **CHORD BEARING**
- **CHORD DISTANCE**
- **CD**

• ROW DESIGNATED BY PLANT	• NAME
---------------------------	--------

Monumentation:

Monumentation:
 ALL PROMPTS TO BE SET AT ALL PROPERTY CORNERS
 UNLESS OTHERWISE NOTED.

Basis of Bearing:

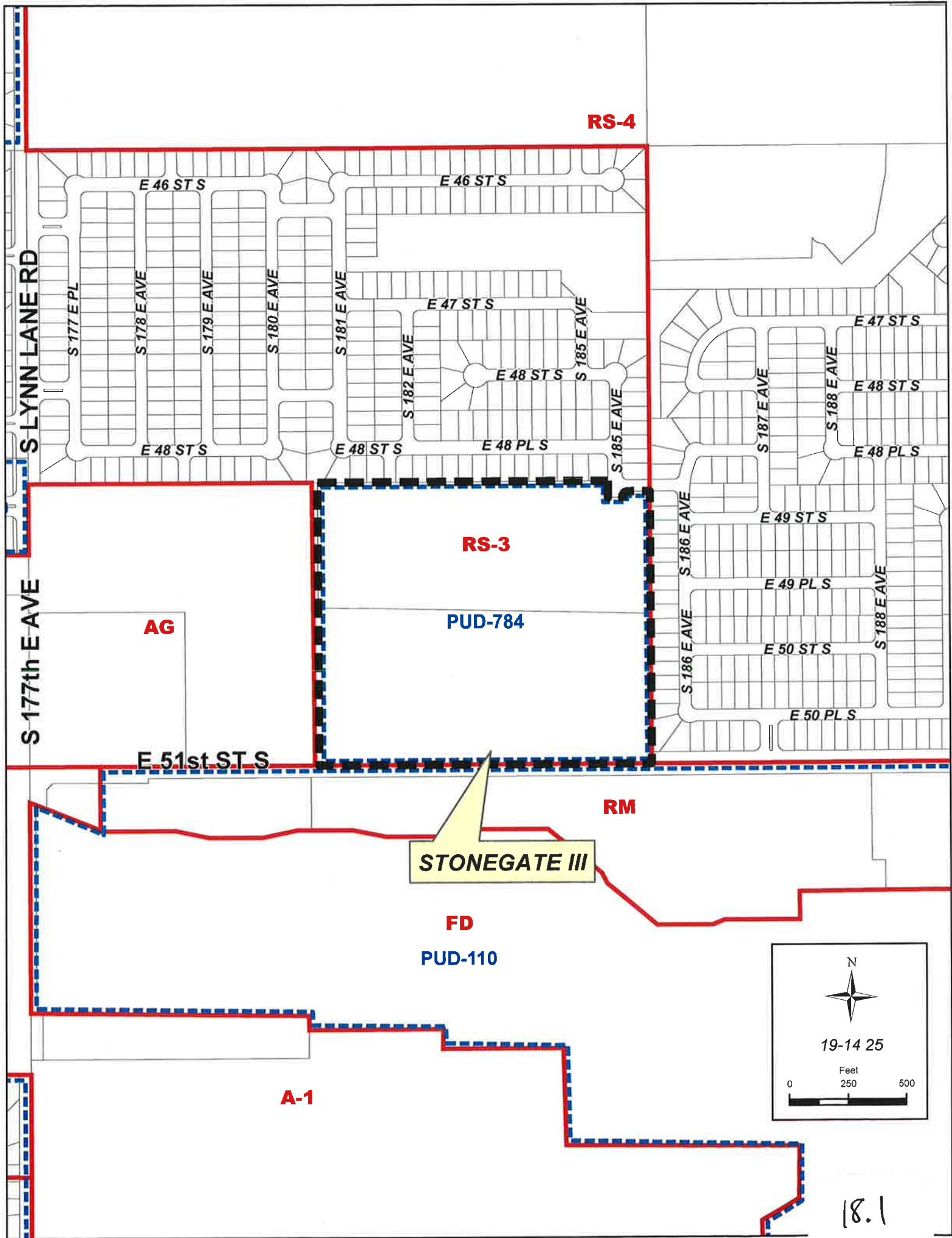
THE BEARING BASE FOR THIS SURVEY ARE CHD BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM WITH NORTH ZONE 48 (1983). ADDITIONALLY, THE PLATTED BEARINGS SHOWN ON THE FACE OF THE PLATS OF BLOCK VIB BEVERLY PARK ADDITION, PLAT NO. 3-1128, ARE THE SAME BEARINGS AS SHOWN HEREON AS TRANSLATED TO THE AN ORIENTED NORTH CHD BEARING SYSTEM, WITH THE NORTH LINE OF BLOCK VIB AS A REFERENCE.

Benchmark:

ELEVATION=635.43

Final Plot
QuikTrip No. 0017
Sheet 1 of 2
Date Printed: April 8, 2013

17.4



RS-4

RS-3

AG

PUD-784

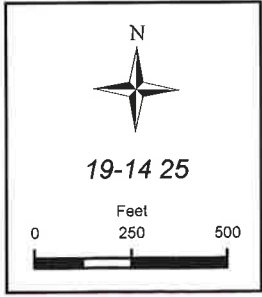
RM

STONEGATE III

FD

PUD-110

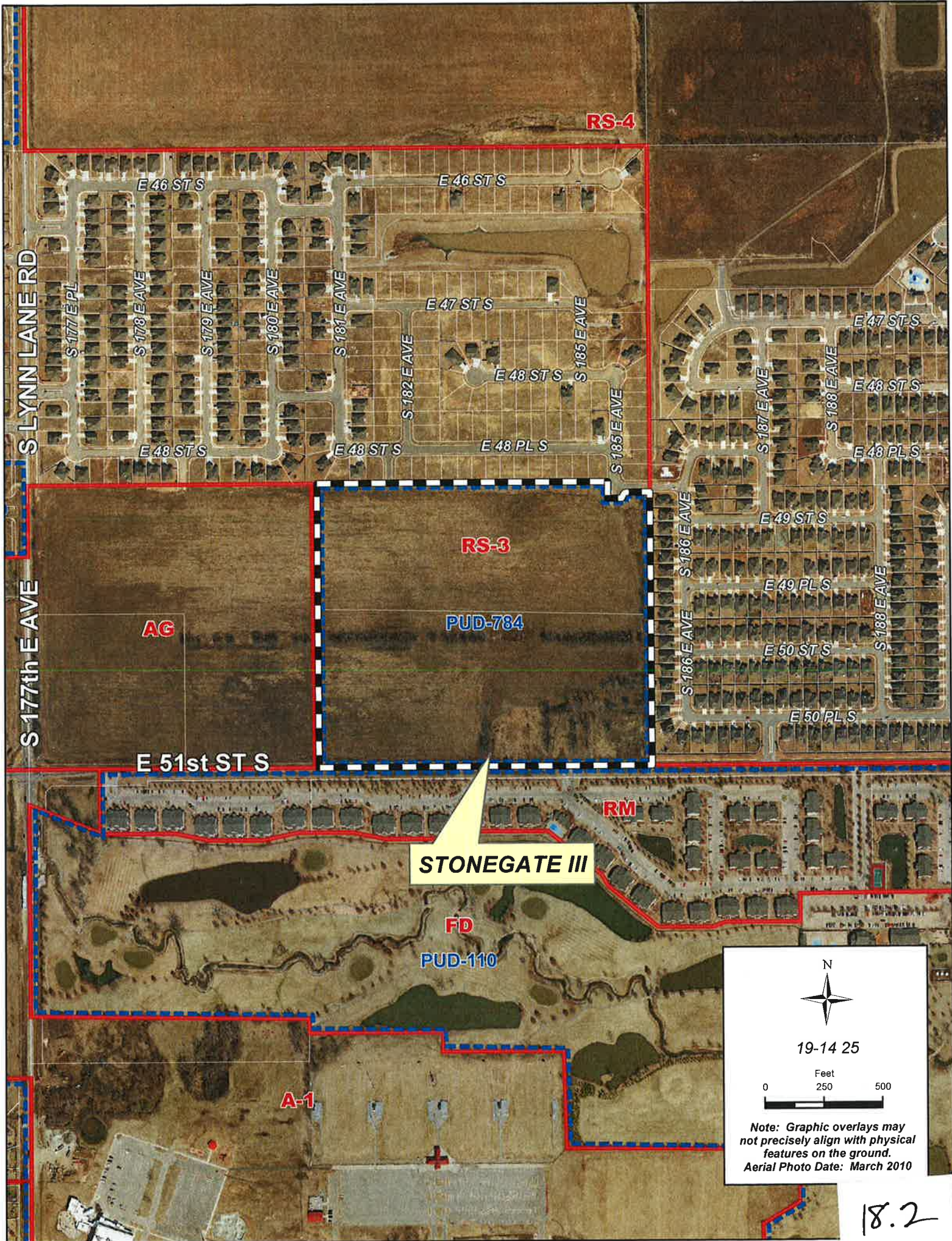
A-1



19-14 25

Feet
0 250 500

18.1



N

19-14 25

Feet
0 250 500

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

18.2

Final Subdivision Plat

Stonegate III - (9425) (CD 6)

East of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 79 Lots, 5 Blocks, on 18.19 acres.

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

Land Summary

SUBDIVISION CONTAINS SEVENTY-ONE (71) LOTS
IN THE (5) BLOCKS AND ONE (1) RESERVE AREA

BLOCK 1 9 LOTS
BLOCK 2 9 LOTS
BLOCK 3 24 LOTS
BLOCK 4 8 LOTS
BLOCK 5 8 LOTS

SUBDIVISION CONTAINS TWELVE (12) 1/4 AC
LOTS

Legend

B1 BUILDING SETBACK LINE
U1 UTILITY EASEMENT
D1 DRAINAGE

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 1/4" ALUMINUM CHAIN-SET IN CONCRETE
STAMPED "30" SET NORTHWEST OF THE INTERSECTION OF
ROAD 1/4" AND 1/4" AT ELEVATION 100.00 (1/4" 1/4")

Basis of Bearings
ALL BEARINGS ARE TRUE BEARINGS
ON AN ASSUMED BEARING OF N 89° 51' 14" W ALONG THE SOUTH
LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25,
TOWNSHIP 19N, RANGE 14E, COUNTY OF OKLAHOMA.

ADS Benchmark
50' REBAR 1/2" ALUMINUM CHAIN-SET IN CONCRETE
STAMPED "30" SET NORTHWEST OF THE INTERSECTION OF
ROAD 1/4" AND 1/4" AT ELEVATION 100.00 (1/4" 1/4")

Notes

ALL STREET FRONT-OF-WAY SHALL BE DEDICATED
AS PUBLIC STREETS BY THIS PLAT. THIS PLAT WERE
ACCURATE AT THE TIME THE PLAT WAS FILED.
ADDRESSES ARE SUBJECT TO CHANGE AND
LEGAL DESCRIPTIONS, RULES ON PLACES OF
ALL WATER AND SANITARY SEWER SERVICES
WILL BE SUPPLIED AND MAINTAINED BY THE CITY
OF OKLAHOMA.

ALL LOTS ARE NOT CONSIDERED BY THE CITY
DEVELOPER. THE BALANCE OF EACH LOT SHALL
CONSTRUCT THE REQUIRED ROADWAY.

Planned Unit Development No. 784

Stonegate III

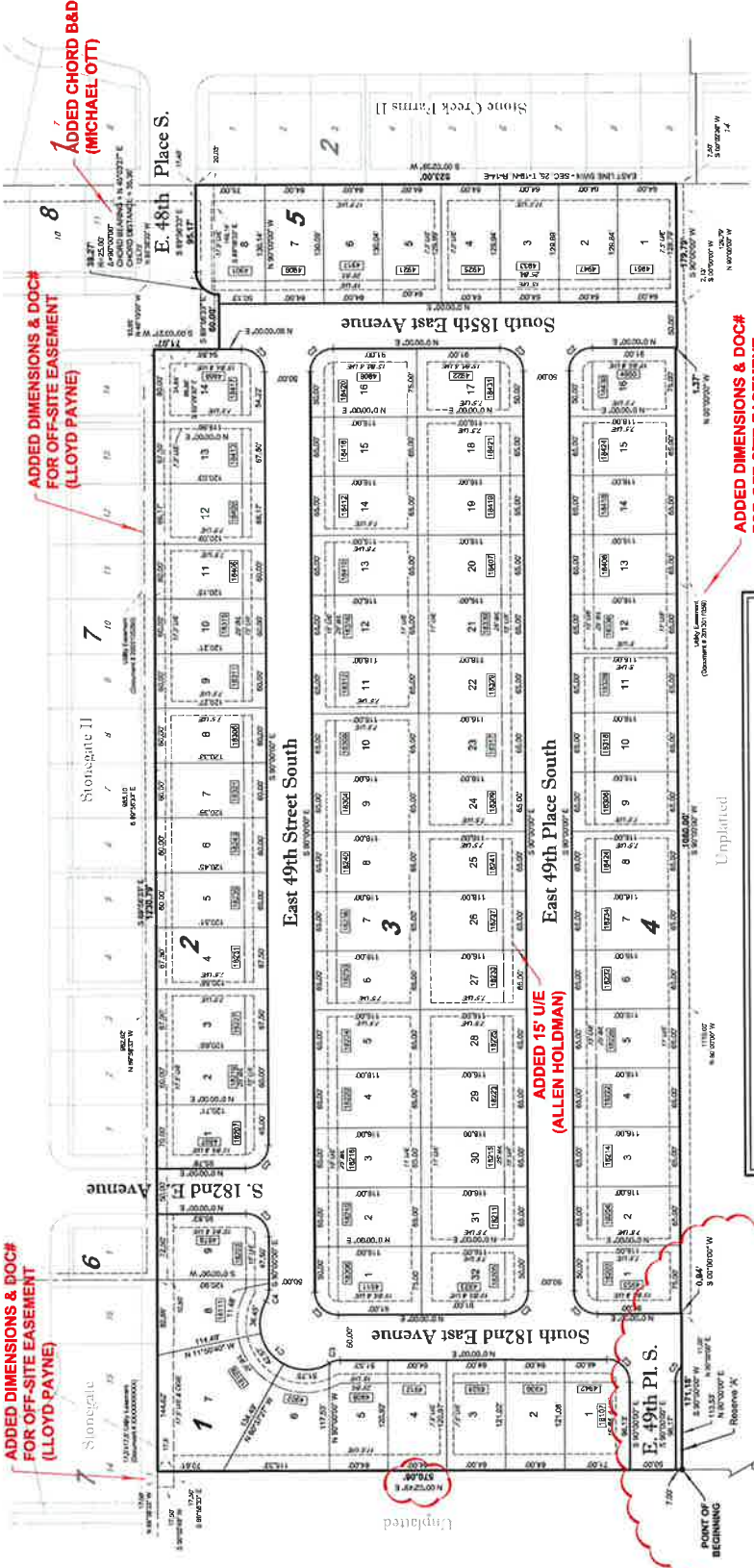
A SUBDIVISION IN THE SOUTHWEST QUARTER OF (SW 1/4) OF SECTION
TWENTY-FIVE (25), TOWNSHIP 19N, RANGE 14E, COUNTY OF OKLAHOMA
(1/4) EAST OF THE INTERSECTION OF ROAD 1/4" AND 1/4" AT ELEVATION 100.00 (1/4" 1/4")
COUNTY, STATE OF OKLAHOMA

Owner / Developer

LYNN LANE 51, LLC
11111 N. LYNNE LANE
TULSA, OKLAHOMA 74115
PHONE (918) 438-1111
CONTACT DWIGHT GLATTON
DWIGHT@LYNNLANE51.COM

Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA BLVD. A
BROKEN ARROW, OKLAHOMA 74012
PHONE (918) 259-2544
FAX (918) 259-2544
EMAIL: HRAOK@HRAOK.COM
C.A. 0001 07/20/2019 PL 0101



CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	N 0° 00' 00" E	1.00	N 0° 00' 00" E
2	N 0° 00' 00" E	1.00	N 0° 00' 00" E
3	N 0° 00' 00" E	1.00	N 0° 00' 00" E
4	N 0° 00' 00" E	1.00	N 0° 00' 00" E
5	N 0° 00' 00" E	1.00	N 0° 00' 00" E
6	N 0° 00' 00" E	1.00	N 0° 00' 00" E
7	N 0° 00' 00" E	1.00	N 0° 00' 00" E
8	N 0° 00' 00" E	1.00	N 0° 00' 00" E
9	N 0° 00' 00" E	1.00	N 0° 00' 00" E
10	N 0° 00' 00" E	1.00	N 0° 00' 00" E
11	N 0° 00' 00" E	1.00	N 0° 00' 00" E
12	N 0° 00' 00" E	1.00	N 0° 00' 00" E
13	N 0° 00' 00" E	1.00	N 0° 00' 00" E
14	N 0° 00' 00" E	1.00	N 0° 00' 00" E
15	N 0° 00' 00" E	1.00	N 0° 00' 00" E
16	N 0° 00' 00" E	1.00	N 0° 00' 00" E
17	N 0° 00' 00" E	1.00	N 0° 00' 00" E
18	N 0° 00' 00" E	1.00	N 0° 00' 00" E
19	N 0° 00' 00" E	1.00	N 0° 00' 00" E
20	N 0° 00' 00" E	1.00	N 0° 00' 00" E
21	N 0° 00' 00" E	1.00	N 0° 00' 00" E
22	N 0° 00' 00" E	1.00	N 0° 00' 00" E
23	N 0° 00' 00" E	1.00	N 0° 00' 00" E
24	N 0° 00' 00" E	1.00	N 0° 00' 00" E
25	N 0° 00' 00" E	1.00	N 0° 00' 00" E
26	N 0° 00' 00" E	1.00	N 0° 00' 00" E
27	N 0° 00' 00" E	1.00	N 0° 00' 00" E
28	N 0° 00' 00" E	1.00	N 0° 00' 00" E
29	N 0° 00' 00" E	1.00	N 0° 00' 00" E
30	N 0° 00' 00" E	1.00	N 0° 00' 00" E
31	N 0° 00' 00" E	1.00	N 0° 00' 00" E

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	1,000.00	0.023	16	1,000.00	0.023
2	1,000.00	0.023	17	1,000.00	0.023
3	1,000.00	0.023	18	1,000.00	0.023
4	1,000.00	0.023	19	1,000.00	0.023
5	1,000.00	0.023	20	1,000.00	0.023
6	1,000.00	0.023	21	1,000.00	0.023
7	1,000.00	0.023	22	1,000.00	0.023
8	1,000.00	0.023	23	1,000.00	0.023
9	1,000.00	0.023	24	1,000.00	0.023
10	1,000.00	0.023	25	1,000.00	0.023
11	1,000.00	0.023	26	1,000.00	0.023
12	1,000.00	0.023	27	1,000.00	0.023
13	1,000.00	0.023	28	1,000.00	0.023
14	1,000.00	0.023	29	1,000.00	0.023
15	1,000.00	0.023	30	1,000.00	0.023
16	1,000.00	0.023	31	1,000.00	0.023

PLAT NO.	FINAL PLAT
CERTIFICATE OF APPROVAL	CHORD DISTANCE 1.00
TRAPPOINCO	CHORD BEARING 0° 00' 00" E
The approved is used if the plat is not filed in the Office of the County Clerk on or before	
COUNTY & CITY ENGINEER	APPROVED by the
	Council of the City of Tulsa,
	Chairman
	Mayor
	Adopted City Attorney

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

18.4



Final Subdivision Plat

South Mingo Plaza - (8418) (CD 7)

South of Southeast corner of South Mingo Road and East 81st Street South

This plat consists of 4 Lots, 1 Block, on 7.68 acres.

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

PLAT NO.	
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COUNTY OF LOS ANGELES
 COUNTY CLERK'S OFFICE
 1200 N. GARDEN STREET, 12TH FLOOR
 LOS ANGELES, CALIFORNIA 90012
 TEL: (213) 874-8000 FAX: (213) 874-8001
 WWW.LACOUNTYCLERK.COM

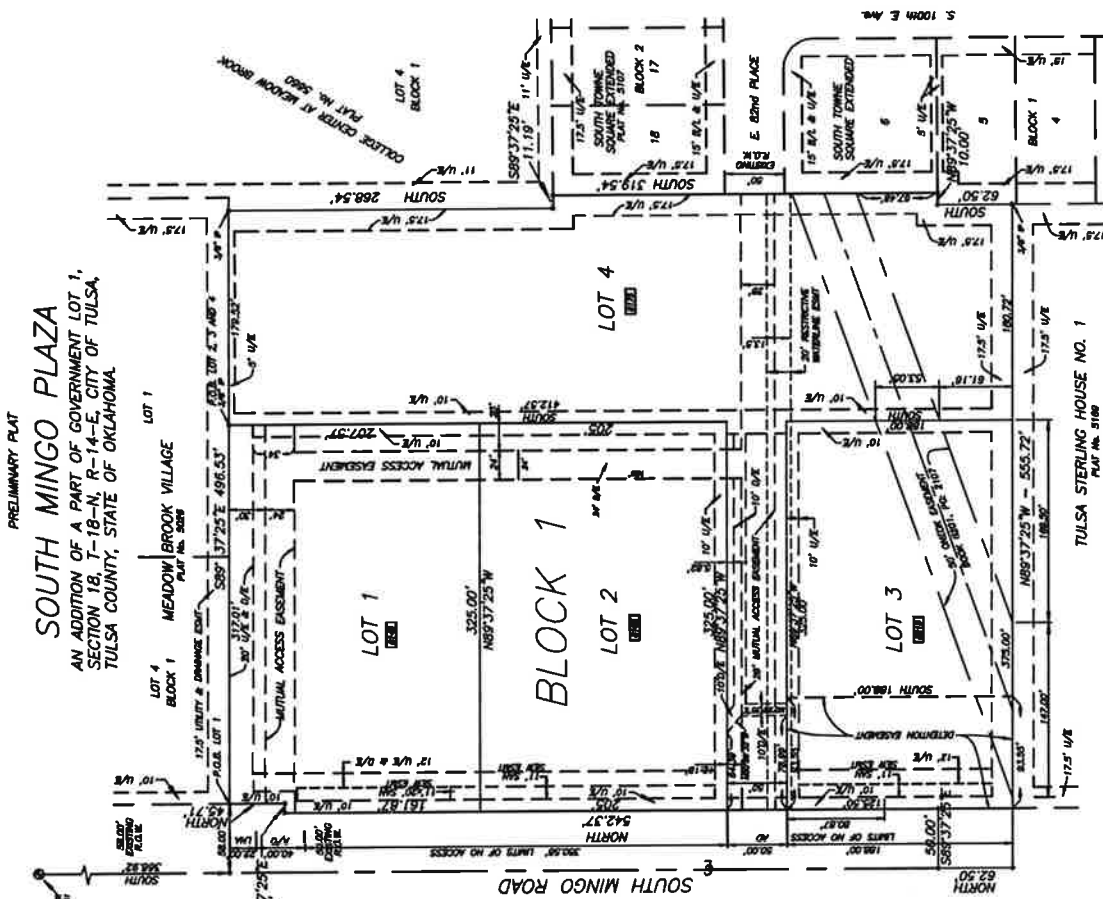
I, JOHN J. MURPHY, of the County of LOS ANGELES,
 do hereby certify that the foregoing is a true and correct
 copy of the original as the same appears in the files of the
 County Clerk's Office.

 City Registrar

SECTION 18
LOCATION MAP
Scale 1"=40'

SUBDIVISION CONTAINS:
AREAS: 334,540 SQ. FT., 7.68 AC.
AC. LOTS: 4
NO. BLOCKS: 1
DATE OF PRODUCTIONS: AUGUST 9, 2012
FOR SALE: C-1, MINIMUM 10 MINIMUM AT ONCE

LEGN20	COUNTRY LINE UTILITY EXCESSANT OVERLAND INMANCE EXCESSANT LAMPS OF THE ADDRESS ACCESS OPENING ROAD FRONT OF MET MOBILE SERVICE CO. /MP LINE ROOF PAUSE OF BEGINNING STREET ADDRESS
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OWNER:
LOT 3 AND 4, BLOCK 1
GARDEN RESTORATIONS, L.L.C.
901 OREGANUM LIMITED LIABILITY COMPANY
5170 SO. TULE AVE.
TULSA, OKLAHOMA 74133
PHONE: 918-533-0040
CONTACT: DANNY MITCHELL

OWNER:
LOT 1, BLOCK 1
ARKANSAS VALLEY PETROLEUM CO.
8338 E. 72ND ST., SUITE 100
TULSA, OKLAHOMA 74133-8904
PHONE: 918-253-0008

ENGINEER/SURVEYOR
LINES ENGINEERING, P.L.L.C.
6430 SO. 221ST E. AVE.
BROOKN ARBOR, OREGON 97014
PHONES 818-354-4889
FAX 503-354-4889
E-MAIL: ELIN@ELINLINES.COM
CONTRACT: BILL LINES

[illegible]

STATE OF OREGON } ss.
COUNTY OF TULSA }
I, _____, Judge of the _____
Court for the County and State
aforesaid, do hereby certify that
_____ is a true and correct copy
of the _____ as the same appears
on file in my office.

Witness my hand and the seal of the
Court at _____, Oregon, this _____ day of _____, 19____.

Judge

Tulsa County Clerk

19.3



Tina N. Soin
Direct Line: (918) 595-4870
tsoin@gablelaw.com

1100 ONEOK Plaza
100 West Fifth Street
Tulsa, Oklahoma 74103-4217
Telephone (918) 595-4800
Fax (918) 595-4990
www.gablelaw.com

May 17, 2013

VIA E-MAIL

Ms. Diane Fernandez
Senior Planner, Subdivision Administrator
INCOG
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Dear Ms. Fernandez:

Enclosed please find the Second Amendment to Declaration of Covenants of Blocks 4 and 5, Woodland Hills Mall, Blocks 2, 3, 4 and 5, and Addition to the City of Tulsa, Tulsa County, Oklahoma (the "Second Amendment") for execution by the Tulsa Metropolitan Area Planning Commission ("TMAPC") and the owners of property therein. This Second Amendment was prepared after the TMAPC approved PUD-186-A-1, which requested a Minor Amendment to the required 65-foot building setback line, at its Meeting No. 2648 on April 17, 2013.

Please review the Second Amendment and let me know if you have any comments. If you approve of the Second Amendment, please present it to the TMAPC for signature at the TMAPC's upcoming meeting on June 5, 2013.

Please do not hesitate to contact me if you have any questions.

Yours very truly,

A handwritten signature in blue ink that reads 'Tina Soin'.

Tina N. Soin
For the Firm

TNS/bg

Enclosure

{1132907;}

20.1

**SECOND AMENDMENT TO DECLARATION OF COVENANTS
OF BLOCKS 4 AND 5, WOODLAND HILLS MALL,
BLOCKS 2, 3, 4 AND 5, AN ADDITION TO THE CITY OF
TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

KNOW ALL BY THESE PRESENTS:

RECITALS:

A. UFS REAL ESTATE, LLC, an Oklahoma limited liability company ("UFS"), is the owner of the following described property (herein the "Property"), to wit:

Lot Three (3), Block Five (5), LESS AND EXCEPT the North Four (4) feet thereof, WOODLAND HILLS MALL, BLOCKS 2, 3, 4, and 5, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

B. The Property was processed as part of the Planned Unit Development No. 186 pursuant to Title 42, Tulsa Revised Ordinances, Section 1100, *et seq.* (Tulsa Zoning Code) and was approved by the City of Tulsa on April 20, 1976.

C. The then owner of the Property imposed covenants and restrictions on the Property in accord with the provisions of Planned Unit Development No. 186 by a *Declaration of Covenants* dated July 27, 1976 and recorded in the office of the County Clerk of Tulsa County, Oklahoma in Book 4269 at Page 1049.

D. Planned Unit Development No. 186 was amended with respect to the Property to add additional permitted uses by Planned Unit Development No. 186-A approved by the Tulsa Metropolitan Area Planning Commission on April 3, 2002 and by the City Council of the City of Tulsa on May 20, 2002 by Ordinance No. 20345.

E. The *Declaration of Covenants* described above was amended and additional covenants and restrictions were imposed on the Property in accord with the provisions of Planned Unit Development No. 186-A by the *First Amendment to Declaration of Covenants of Blocks 4 and 5, Woodland Hills Mall, Blocks 2, 3, 4 and 5, an addition to the City of Tulsa, Tulsa County, State of Oklahoma* dated August 20, 2002 and recorded in the office of the County Clerk of Tulsa County, Oklahoma in Book 6818 at Page 2675. The *First Amendment to Declaration of Covenants* is referred to herein collectively with the *Declaration of Covenants* as the "Amended Declaration."

E. Planned Unit Development No. 186 was further amended with respect to the Property, for the purpose of adjusting a building setback line pertaining to the building existing on the Property, by Planned Unit Development No. 186-A-1 approved by the Tulsa Metropolitan Area Planning Commission on April 17, 2013 as a Minor Amendment to PUD No. 186-A.

F. Pursuant to the Amended Declaration, the covenants and restrictions imposed on the Property in accordance with the provisions of Planned Unit Development No. 186 may be amended, modified, changed or canceled only by a written instrument executed and acknowledged by the Tulsa Metropolitan Area Planning Commission and by the owners of the lots and blocks within the subdivision.

G. UFS and the undersigned are the owners of all of the lots and blocks subject to the Amended Declaration (the "Restricted Property"), to-wit:

Lot One (1), Block Four (4), and Lots One (1), Two (2) and Three (3), Block Five (5), WOODLAND HILLS MALL, BLOCKS 2, 3, 4, and 5, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof.

H. The owners of all of the Restricted Property desire to amend the Amended Declaration in order to effectuate the purposes of Planned Unit Development Minor Amendment No. 186-A-1 as it modified the provisions of Planned Unit Development No. 186, as amended by Planned Unit Development No. 186-A.

NOW THEREFORE, UFS and the undersigned, being the owners of all of the Restricted Property, in order to effectuate the purposes of the provisions of Planned Unit Development No. 186, as amended by Planned Unit Development No. 186-A and Planned Unit Development No. 186-A-1, do hereby amend Subsection E.6. of the Amended Declaration to expressly permit the encroachment of the existing building presently situated upon Lot Three (3) a distance of 8.9 feet nearer to the street right-of-way than provided in the Development Standards of Planned Unit Development No. 186, as amended by Planned Unit Development No. 186-A.

Except as specifically amended by this Second Amendment to Declaration of Covenants, all other terms, conditions and provisions of the Amended Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, UFS and the other owners of the Restricted Property have executed this instrument as of the date of execution by each with an effective date as of the date of the last hereto to execute this Second Amendment to Declaration of Covenants.

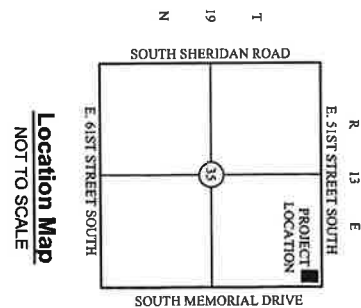
SIGNATURE PAGES FOLLOW THIS PAGE

Change of Access on Recorded Plat TMAPC June 5, 2013

Southwest corner of East 51st Street and South Memorial Drive

This application is made to allow a change of access to shift one access along East 51st Street South and to limit access along South Memorial Drive. The property is zoned CS (commercial shopping).

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.



21.2

SOUTHERN PLAZA
SECTION 35 T-19-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

LOT 1, BLOCK 13

CHANGE OF ACCESS EXHIBIT

APPROVED:

Donna Dool 5/15/13
for TRAFFIC ENGINEER
Doug Duke, P.E. - C.O.T.
QUANTITATIVE

EXHIBIT 'A'

Change of Access on Recorded Plat TMAPC June 5, 2013

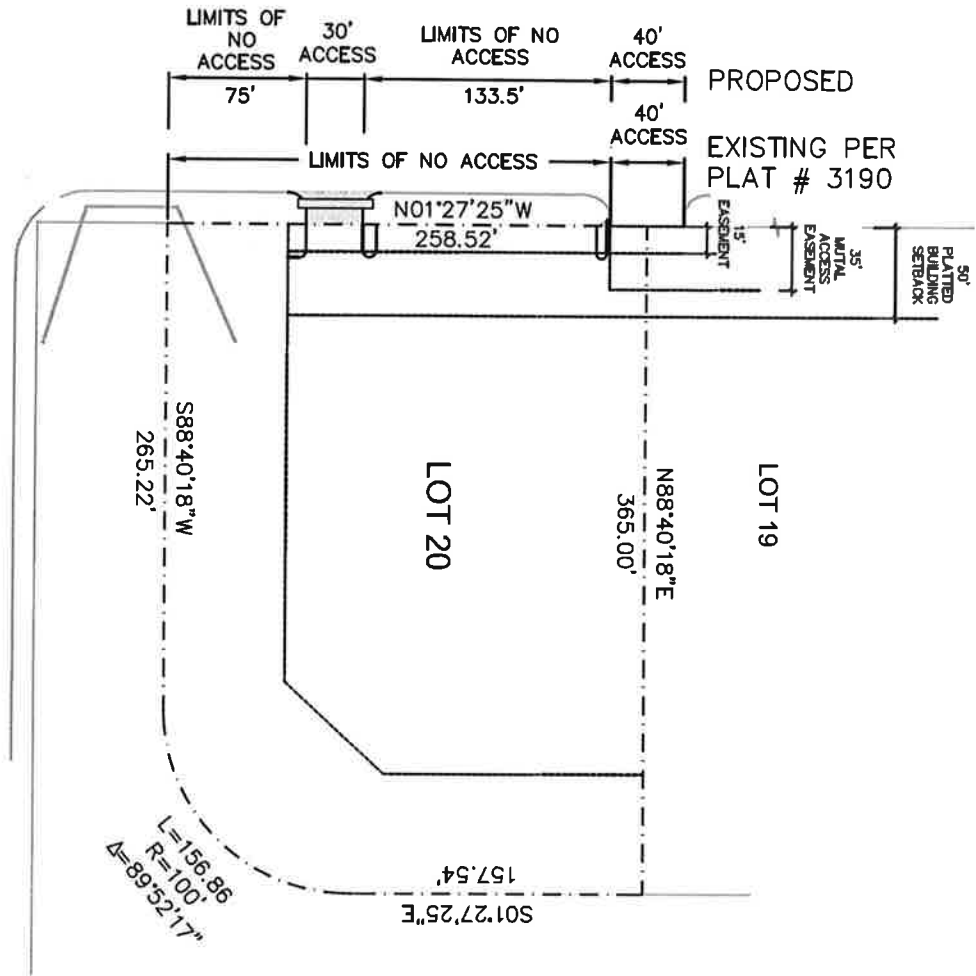
Northeast corner of East 58th Street and South Mingo Road

This application is made to allow a change of access to add one access along South Mingo Road. The property is zoned IL (industrial light).

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.

S MINGO ROAD

EAST 58TH STREET



APPROVED:

Doug Duke
for TRAFFIC ENGINEER
Doug Duke, PE-COT

EXHIBIT 'A'

REVISED CHANGE OF ACCESS EXHIBIT

FOR

LOT 20 IN BLOCK 9

OF

TULSA SOUTHEAST
INDUSTRIAL DISTRICT

SECTION 31, T-19-N, R-14-E

CITY OF TULSA, TULSA COUNTY, OKLAHOMA



AUTO PARTS

PROJECT:
RENOVATION O'REILLY AUTO PARTS STORE
5681 S. MINGO ROAD
TULSA, OK 74146

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

ANDERSON ENGINEERING, INC.

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON CO. E-137 • NEIL S. BRADY: 16221

REVISIONS:

EX-A

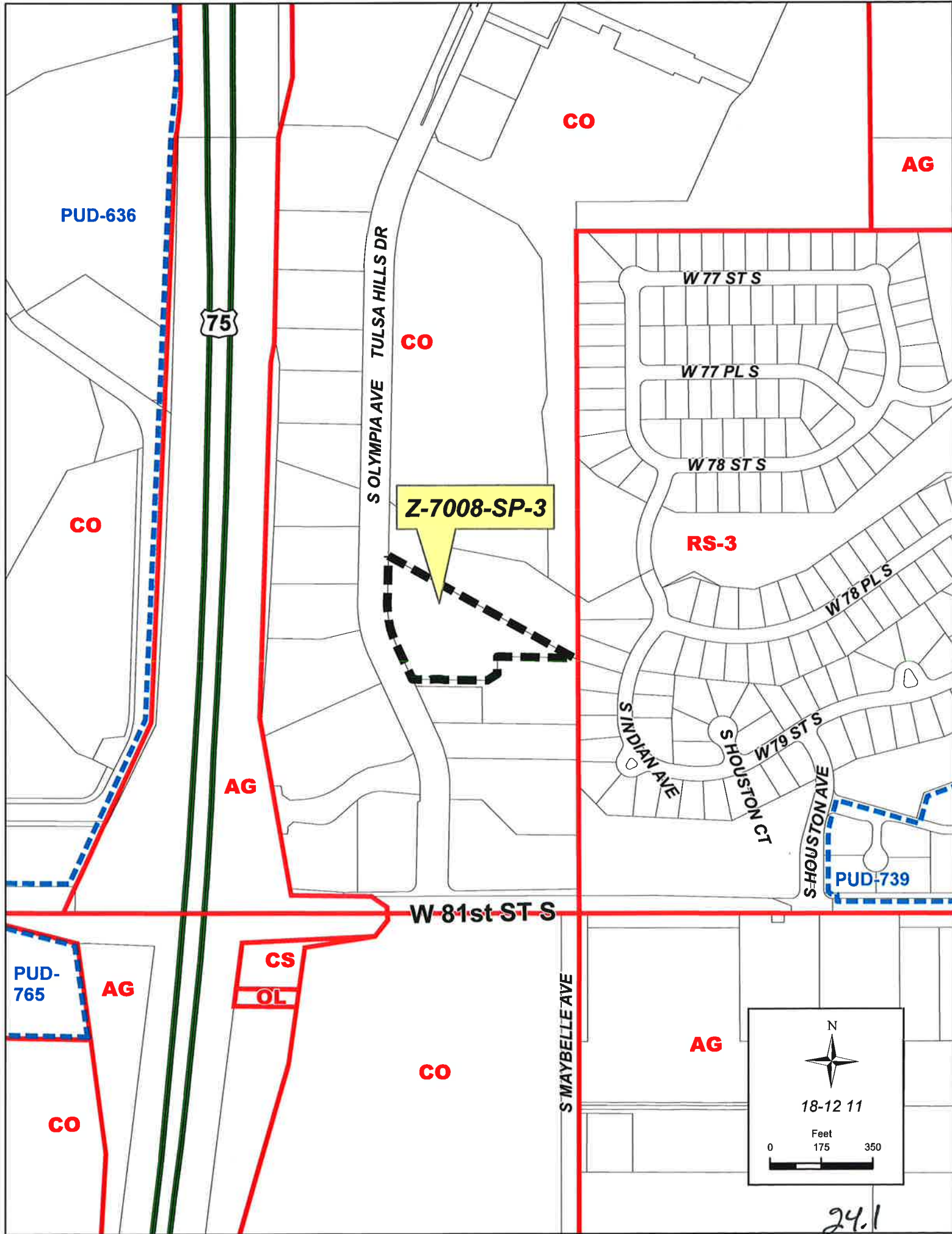
22.2

Change of Access on Recorded Plat TMAPC June 5, 2013

Lot 1, Block 1, Trade Winds Addition

This application is made to allow a change of access to create an access for a Quik Trip location where a LNA (limits of no access) exists on the old original plat. The property is zoned CO (corridor).

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.



75

S OLYMPIA AVE TULSA HILLS DR

Z-7008-SP-3

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

S INDIAN AVE

S HOUSTON CT

W 79 ST S

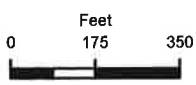
S HOUSTON AVE

W 81st ST S

S MAYBELLE AVE



18-12 11



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

24.2

June 05, 2013

STAFF RECOMMENDATION

Z-7008-SP-3: Detailed Site Plan – A 36,673 sq ft (1.23 acre) tract that is part of, Section 11, T-18-N, R-12-E, Part of Lot-2, Block-2, Tulsa Hills a subdivision in the City of Tulsa, located at the Northeast of East 81st Street South at South Olympia Avenue; CZM 51; Atlas NA;CD 2

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new furniture store in Tulsa Hills Shopping Center.

PERMITTED USES:

The following uses are permitted in Z-7008-SP-3:

Those uses permitted by right in use units 10, off street parking; 11, offices and studios, including drive-thru banking facilities; 12, Entertainment establishments and eating establishments and other than drive ins; 13, convenience goods and services; 14 shopping goods and services; 17' hotel/motel and recreational facilities (Hotel and Motel only; storm water drainage and detention facilities; and uses customarily accessory to permitted uses. CS excluding Adult Entertainment (Use Unit 12a)

Staff Comment: The proposed furniture store is use unit 14 and allowed by right.

DIMENSIONAL REQUIREMENTS:

The new building shown on the site plan is a 36,574 square foot single-story structure and is smaller than the 36,673 square foot structure allowed by Z-7008-SP-3. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Corridor Development Plan guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Corridor Development Plan and in the Zoning Code.

SIGNAGE:

The site plan does not illustrate ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving 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 and screening is consistent with the Corridor Plan requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code.

The trash screening enclosure meets the minimum screening standards defined in the Corridor Plan and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications, but it should be noted that the property adjacent to the east property is significantly below the finished floor elevation of the proposed building. It is important to consider terrain as part of future lighting plans.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Corridor Plan Z-7008-SP-3. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-7008-SP-3, and the stated purposes of the Corridor section of the Zoning Code.

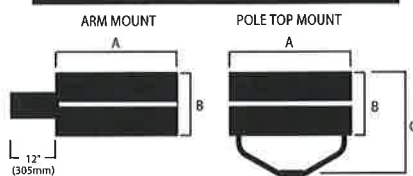
Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

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

WLS LIGHTING SYSTEMS



DIMENSIONS



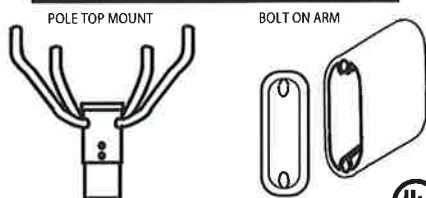
	A	B	C
FVM Arm Mount	21-5/8" (549mm)	12-3/4" (324mm)	—
FVMP Pole Top	21-5/8" (549mm)	12-3/4" (324mm)	21-15/16" (557mm)
FVR Arm Mount	21-5/8" (549mm)	16-1/8" (410mm)	—
FVRPT Pole Top	21-5/8" (549mm)	16-1/8" (410mm)	25" (635mm)

LUMINAIRE EPA CHART

FV SERIES Flat Lens	FVM SERIES 12" Bracket	FVR SERIES 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

MOUNTING BRACKETS



FV SERIES

VERTICAL LAMP / FLAT GLASS LENS

SPECIFICATIONS

HOUSING - The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET - A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS - Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES - Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS - The FV Series fixture is available in five reflector systems and distribution patterns, all with vertical burn lamps: Type II (2), Type III (3), Type V (5), Perimeter Forward Throw (FP) and Super Reflector (SR) for a minimum mounting height of 30 feet. Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES - Designed to operate with Pulse-Start Metal Halide, Natural White, Super Metal Halide, Metal Halide, Metal Halide Reduce Envelope or High Pressure Sodium.

SOCKETS - Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST - Pulse Start Metal Halide, Metal Halide, Super Metal Halide, and High Pressure Sodium feature a high-power factor CWA ballast, and are designed for -20°F operation.

BRACKETS - Arm Mount: 5 1/2" x 2 1/2" x 12" length shipped standard. (An 8" bracket is available for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.)

Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

DECAL STRIPING - WLS offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

Approved By: _____ Project Name: _____

Location: _____ Date: _____

1919 Windsor Place • Fort Worth, TX 76110 • 800.633.8711 • Fax: 817.735.4824 • www.wlsighting.com

Specifications subject to change without notice.

WLS LIGHTING SYSTEMS

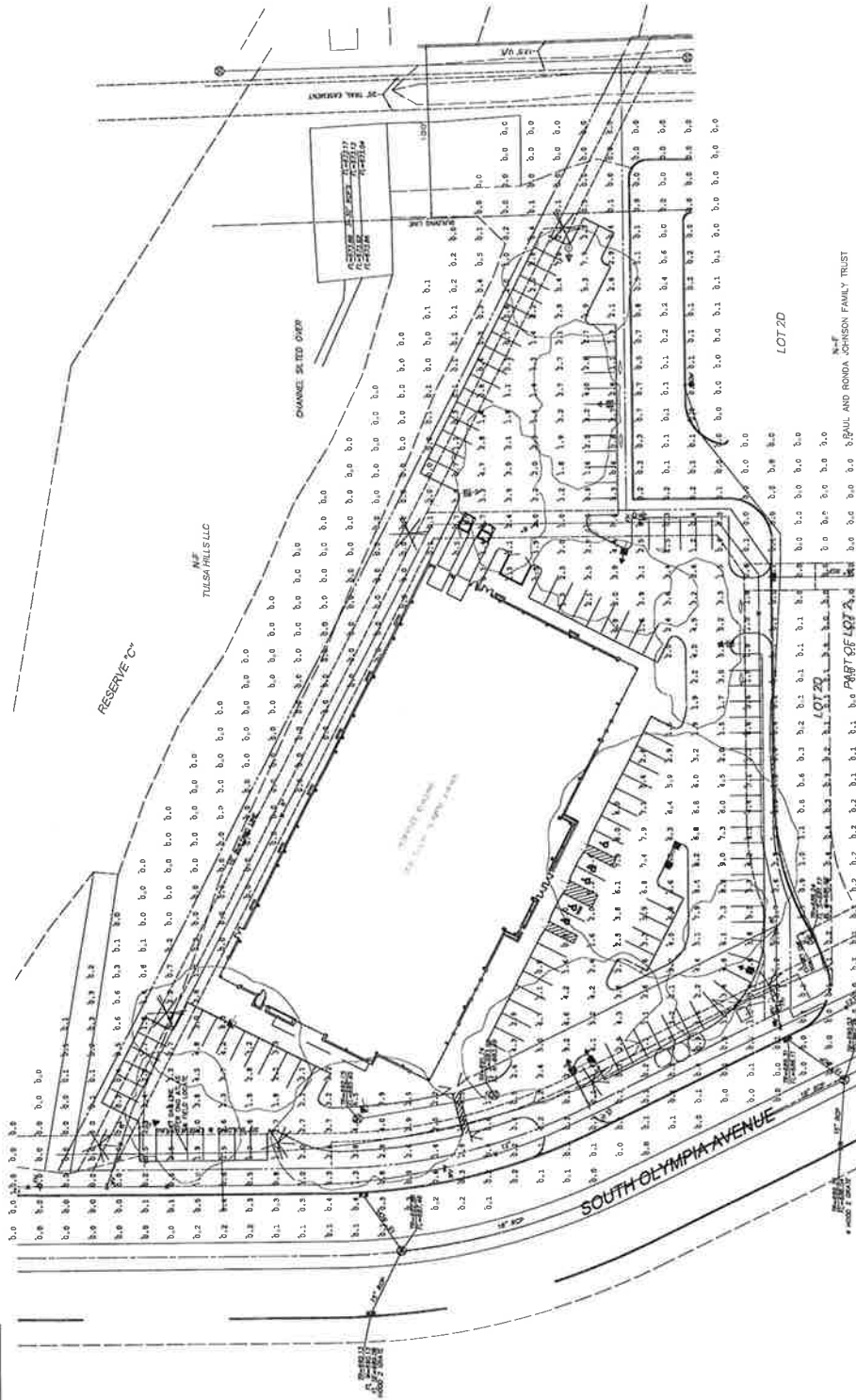
Consider the Impact!

24.5

01 Rev. 12/11

REVISIONS

REV #	DATE	BY:
1	5/28/13	J.P.



Calculation Summary					
Lot	Area	Area	Area	Area	Area
Overall	10,000	10,000	10,000	10,000	10,000

Calculation Summary					
Lot	Area	Area	Area	Area	Area
Overall	10,000	10,000	10,000	10,000	10,000

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS MUST BE DETERMINED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE CLIENT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. THE CLIENT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

24.6

WLS LIGHTING SYSTEMS Consider the Impact 1919 WINDSOR PLAZA FORT WORTH, TX 76110 WWW.WLSLIGHTING.COM

MATHIS BROTHERS TULSA, OK



Alternative Compliance Landscape Plan # 122



25.1

STAFF RECOMMENDATION

AC-122: Alternative Compliance Landscape Plan located at the southeast corner of South Mingo Road at East 91st Street South; TRS 18-14-19; CZM 58; Atlas (47); CD 7;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a new convenience store at 9111 South Mingo Road.

Staff Analysis:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code as noted below:

- 1) Several parking spaces near the front entrance of the proposed convenience store do not meet the requirement that all parking spaces must be within 50' of a green space with a tree.

Staff Recommendation:

The overall landscape concept includes significant additional green space with shrub planting between the property line and the back of the parking curb. The typical corporate image provided with this plan provides 430+ shrubs and large irrigated lawn areas as part of the alternative compliance landscape plan.

The applicant has provided a landscape plan that exceeds the minimum number of trees required plus they are providing a streetscape environment that provides a recognizable corporate image for this site.

All landscape areas will be irrigated with an automatic irrigation system.

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-122.

819



Alternative Compliance Landscape Plan # 123

26.1

June 05, 2013

STAFF RECOMMENDATION

AC-123/ Alternative Compliance Landscape Plan located at the northeast corner of South Mingo Road at East 101st Street South and part of Lot-1, Block 1, Plaza del Sol a subdivision in the City of Tulsa, North East Corner of East 101st Street South at South Mingo Road; CZM 58; Atlas 221; CD 7
PUD-364:

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a new convenience store at 10211 South Mingo Road.

Staff Analysis:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code as noted below:

- 1) Four parking spaces near the front entrance of the proposed convenience store do not meet the requirement that all parking spaces must be within 50' of a green space with a tree.

Staff Recommendation:

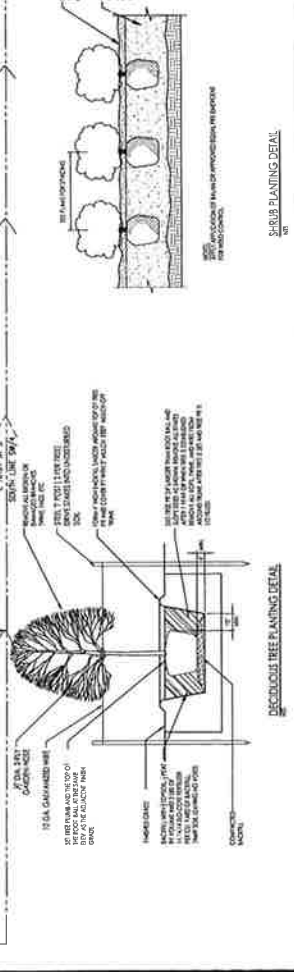
The overall landscape concept includes significant additional green space with shrub planting between the property line and the back of the parking curb. The typical corporate image provided with this plan provides 218 shrubs and large irrigated lawn areas as part of the alternative compliance landscape plan.

The applicant has also provided a landscape plan that adds 4 trees above the minimum number of trees required. The overall design of the streetscape environment provides a recognizable corporate image for this site.

All landscape areas will be irrigated with an automatic irrigation system.

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-123.

26.2



TREE CALCULATION			
STREET NAME	STREET WID	LANDSCAPE AREA	TREES REQUIRED
1000 S 1ST	30' x 21.5'	640.5 SF	3
1000 S 2ND	30' x 21.5'	640.5 SF	3
1000 S 3RD	30' x 21.5'	640.5 SF	3
1000 S 4TH	30' x 21.5'	640.5 SF	3
1000 S 5TH	30' x 21.5'	640.5 SF	3
1000 S 6TH	30' x 21.5'	640.5 SF	3
1000 S 7TH	30' x 21.5'	640.5 SF	3
1000 S 8TH	30' x 21.5'	640.5 SF	3
1000 S 9TH	30' x 21.5'	640.5 SF	3
1000 S 10TH	30' x 21.5'	640.5 SF	3
1000 S 11TH	30' x 21.5'	640.5 SF	3
1000 S 12TH	30' x 21.5'	640.5 SF	3
1000 S 13TH	30' x 21.5'	640.5 SF	3
1000 S 14TH	30' x 21.5'	640.5 SF	3
1000 S 15TH	30' x 21.5'	640.5 SF	3
1000 S 16TH	30' x 21.5'	640.5 SF	3
1000 S 17TH	30' x 21.5'	640.5 SF	3
1000 S 18TH	30' x 21.5'	640.5 SF	3
1000 S 19TH	30' x 21.5'	640.5 SF	3
1000 S 20TH	30' x 21.5'	640.5 SF	3
1000 S 21ST	30' x 21.5'	640.5 SF	3
1000 S 22ND	30' x 21.5'	640.5 SF	3
1000 S 23RD	30' x 21.5'	640.5 SF	3
1000 S 24TH	30' x 21.5'	640.5 SF	3
1000 S 25TH	30' x 21.5'	640.5 SF	3
1000 S 26TH	30' x 21.5'	640.5 SF	3
1000 S 27TH	30' x 21.5'	640.5 SF	3
1000 S 28TH	30' x 21.5'	640.5 SF	3
1000 S 29TH	30' x 21.5'	640.5 SF	3
1000 S 30TH	30' x 21.5'	640.5 SF	3
1000 S 31ST	30' x 21.5'	640.5 SF	3
1000 S 32ND	30' x 21.5'	640.5 SF	3
1000 S 33RD	30' x 21.5'	640.5 SF	3
1000 S 34TH	30' x 21.5'	640.5 SF	3
1000 S 35TH	30' x 21.5'	640.5 SF	3
1000 S 36TH	30' x 21.5'	640.5 SF	3
1000 S 37TH	30' x 21.5'	640.5 SF	3
1000 S 38TH	30' x 21.5'	640.5 SF	3
1000 S 39TH	30' x 21.5'	640.5 SF	3
1000 S 40TH	30' x 21.5'	640.5 SF	3
1000 S 41ST	30' x 21.5'	640.5 SF	3
1000 S 42ND	30' x 21.5'	640.5 SF	3
1000 S 43RD	30' x 21.5'	640.5 SF	3
1000 S 44TH	30' x 21.5'	640.5 SF	3
1000 S 45TH	30' x 21.5'	640.5 SF	3
1000 S 46TH	30' x 21.5'	640.5 SF	3
1000 S 47TH	30' x 21.5'	640.5 SF	3
1000 S 48TH	30' x 21.5'	640.5 SF	3
1000 S 49TH	30' x 21.5'	640.5 SF	3
1000 S 50TH	30' x 21.5'	640.5 SF	3
1000 S 51ST	30' x 21.5'	640.5 SF	3
1000 S 52ND	30' x 21.5'	640.5 SF	3
1000 S 53RD	30' x 21.5'	640.5 SF	3
1000 S 54TH	30' x 21.5'	640.5 SF	3
1000 S 55TH	30' x 21.5'	640.5 SF	3
1000 S 56TH	30' x 21.5'	640.5 SF	3
1000 S 57TH	30' x 21.5'	640.5 SF	3
1000 S 58TH	30' x 21.5'	640.5 SF	3
1000 S 59TH	30' x 21.5'	640.5 SF	3
1000 S 60TH	30' x 21.5'	640.5 SF	3
1000 S 61ST	30' x 21.5'	640.5 SF	3
1000 S 62ND	30' x 21.5'	640.5 SF	3
1000 S 63RD	30' x 21.5'	640.5 SF	3
1000 S 64TH	30' x 21.5'	640.5 SF	3
1000 S 65TH	30' x 21.5'	640.5 SF	3
1000 S 66TH	30' x 21.5'	640.5 SF	3
1000 S 67TH	30' x 21.5'	640.5 SF	3
1000 S 68TH	30' x 21.5'	640.5 SF	3
1000 S 69TH	30' x 21.5'	640.5 SF	3
1000 S 70TH	30' x 21.5'	640.5 SF	3
1000 S 71ST	30' x 21.5'	640.5 SF	3
1000 S 72ND	30' x 21.5'	640.5 SF	3
1000 S 73RD	30' x 21.5'	640.5 SF	3
1000 S 74TH	30' x 21.5'	640.5 SF	3
1000 S 75TH	30' x 21.5'	640.5 SF	3
1000 S 76TH	30' x 21.5'	640.5 SF	3
1000 S 77TH	30' x 21.5'	640.5 SF	3
1000 S 78TH	30' x 21.5'	640.5 SF	3
1000 S 79TH	30' x 21.5'	640.5 SF	3
1000 S 80TH	30' x 21.5'	640.5 SF	3
1000 S 81ST	30' x 21.5'	640.5 SF	3
1000 S 82ND	30' x 21.5'	640.5 SF	3
1000 S 83RD	30' x 21.5'	640.5 SF	3
1000 S 84TH	30' x 21.5'	640.5 SF	3
1000 S 85TH	30' x 21.5'	640.5 SF	3
1000 S 86TH	30' x 21.5'	640.5 SF	3
1000 S 87TH	30' x 21.5'	640.5 SF	3
1000 S 88TH	30' x 21.5'	640.5 SF	3
1000 S 89TH	30' x 21.5'	640.5 SF	3
1000 S 90TH	30' x 21.5'	640.5 SF	3
1000 S 91ST	30' x 21.5'	640.5 SF	3
1000 S 92ND	30' x 21.5'	640.5 SF	3
1000 S 93RD	30' x 21.5'	640.5 SF	3
1000 S 94TH	30' x 21.5'	640.5 SF	3
1000 S 95TH	30' x 21.5'	640.5 SF	3
1000 S 96TH	30' x 21.5'	640.5 SF	3
1000 S 97TH	30' x 21.5'	640.5 SF	3
1000 S 98TH	30' x 21.5'	640.5 SF	3
1000 S 99TH	30' x 21.5'	640.5 SF	3
1000 S 100TH	30' x 21.5'	640.5 SF	3
TOTAL			20

STREET NAME	STREET WID	LANDSCAPE AREA	TREES REQUIRED
2000 S 1ST	30' x 21.5'	640.5 SF	3
PARKING AREA	21 SPACES		3
TOTAL			20

TREE CALCULATION			
STREET NAME	STREET WID	LANDSCAPE AREA	TREES REQUIRED
1000 S 1ST	30' x 21.5'	640.5 SF	3
1000 S 2ND	30' x 21.5'	640.5 SF	3
1000 S 3RD	30' x 21.5'	640.5 SF	3
1000 S 4TH	30' x 21.5'	640.5 SF	3
1000 S 5TH	30' x 21.5'	640.5 SF	3
1000 S 6TH	30' x 21.5'	640.5 SF	3
1000 S 7TH	30' x 21.5'	640.5 SF	3
1000 S 8TH	30' x 21.5'	640.5 SF	3
1000 S 9TH	30' x 21.5'	640.5 SF	3
1000 S 10TH	30' x 21.5'	640.5 SF	3
1000 S 11TH	30' x 21.5'	640.5 SF	3
1000 S 12TH	30' x 21.5'	640.5 SF	3
1000 S 13TH	30' x 21.5'	640.5 SF	3
1000 S 14TH	30' x 21.5'	640.5 SF	3
1000 S 15TH	30' x 21.5'	640.5 SF	3
1000 S 16TH	30' x 21.5'	640.5 SF	3
1000 S 17TH	30' x 21.5'	640.5 SF	3
1000 S 18TH	30' x 21.5'	640.5 SF	3
1000 S 19TH	30' x 21.5'	640.5 SF	3
1000 S 20TH	30' x 21.5'	640.5 SF	3
1000 S 21ST	30' x 21.5'	640.5 SF	3
1000 S 22ND	30' x 21.5'	640.5 SF	3
1000 S 23RD	30' x 21.5'	640.5 SF	3
1000 S 24TH	30' x 21.5'	640.5 SF	3
1000 S 25TH	30' x 21.5'	640.5 SF	3
1000 S 26TH	30' x 21.5'	640.5 SF	3
1000 S 27TH	30' x 21.5'	640.5 SF	3
1000 S 28TH	30' x 21.5'	640.5 SF	3
1000 S 29TH	30' x 21.5'	640.5 SF	3
1000 S 30TH	30' x 21.5'	640.5 SF	3
1000 S 31ST	30' x 21.5'	640.5 SF	3
1000 S 32ND	30' x 21.5'	640.5 SF	3
1000 S 33RD	30' x 21.5'	640.5 SF	3
1000 S 34TH	30' x 21.5'	640.5 SF	3
1000 S 35TH	30' x 21.5'	640.5 SF	3
1000 S 36TH	30' x 21.5'	640.5 SF	3
1000 S 37TH	30' x 21.5'	640.5 SF	3
1000 S 38TH	30' x 21.5'	640.5 SF	3
1000 S 39TH	30' x 21.5'	640.5 SF	3
1000 S 40TH	30' x 21.5'	640.5 SF	3
1000 S 41ST	30' x 21.5'	640.5 SF	3
1000 S 42ND	30' x 21.5'	640.5 SF	3
1000 S 43RD	30' x 21.5'	640.5 SF	3
1000 S 44TH	30' x 21.5'	640.5 SF	3
1000 S 45TH	30' x 21.5'	640.5 SF	3
1000 S 46TH	30' x 21.5'	640.5 SF	3
1000 S 47TH	30' x 21.5'	640.5 SF	3
1000 S 48TH	30' x 21.5'	640.5 SF	3
1000 S 49TH	30' x 21.5'	640.5 SF	3
1000 S 50TH	30' x 21.5'	640.5 SF	3
1000 S 51ST	30' x 21.5'	640.5 SF	3
1000 S 52ND	30' x 21.5'	640.5 SF	3
1000 S 53RD	30' x 21.5'	640.5 SF	3
1000 S 54TH	30' x 21.5'	640.5 SF	3
1000 S 55TH	30' x 21.5'	640.5 SF	3
1000 S 56TH	30' x 21.5'	640.5 SF	3
1000 S 57TH	30' x 21.5'	640.5 SF	3
1000 S 58TH	30' x 21.5'	640.5 SF	3
1000 S 59TH	30' x 21.5'	640.5 SF	3
1000 S 60TH	30' x 21.5'	640.5 SF	3
1000 S 61ST	30' x 21.5'	640.5 SF	3
1000 S 62ND	30' x 21.5'	640.5 SF	3
1000 S 63RD	30' x 21.5'	640.5 SF	3
1000 S 64TH	30' x 21.5'	640.5 SF	3
1000 S 65TH	30' x 21.5'	640.5 SF	3
1000 S 66TH	30' x 21.5'	640.5 SF	3
1000 S 67TH	30' x 21.5'	640.5 SF	3
1000 S 68TH	30' x 21.5'	640.5 SF	3
1000 S 69TH	30' x 21.5'	640.5 SF	3
1000 S 70TH	30' x 21.5'	640.5 SF	3
1000 S 71ST	30' x 21.5'	640.5 SF	3
1000 S 72ND	30' x 21.5'	640.5 SF	3
1000 S 73RD	30' x 21.5'	640.5 SF	3
1000 S 74TH	30' x 21.5'	640.5 SF	3
1000 S 75TH	30' x 21.5'	640.5 SF	3
1000 S 76TH	30' x 21.5'	640.5 SF	3
1000 S 77TH	30' x 21.5'	640.5 SF	3
1000 S 78TH	30' x 21.5'	640.5 SF	3
1000 S 79TH	30' x 21.5'	640.5 SF	3
1000 S 80TH	30' x 21.5'	640.5 SF	3
1000 S 81ST	30' x 21.5'	640.5 SF	3
1000 S 82ND	30' x 21.5'	640.5 SF	3
1000 S 83RD	30' x 21.5'	640.5 SF	3
1000 S 84TH	30' x 21.5'	640.5 SF	3
1000 S 85TH	30' x 21.5'	640.5 SF	3
1000 S 86TH	30' x 21.5'	640.5 SF	3
1000 S 87TH	30' x 21.5'	640.5 SF	3
1000 S 88TH	30' x 21.5'	640.5 SF	3
1000 S 89TH	30' x 21.5'	640.5 SF	3
1000 S 90TH	30' x 21.5'	640.5 SF	3
1000 S 91ST	30' x 21.5'	640.5 SF	3
1000 S 92ND	30' x 21.5'	640.5 SF	3
1000 S 93RD	30' x 21.5'	640.5 SF	3
1000 S 94TH	30' x 21.5'	640.5 SF	3
1000 S 95TH	30' x 21.5'	640.5 SF	3
1000 S 96TH	30' x 21.5'	640.5 SF	3
1000 S 97TH	30' x 21.5'	640.5 SF	3
1000 S 98TH	30' x 21.5'	640.5 SF	3
1000 S 99TH	30' x 21.5'	640.5 SF	3
1000 S 100TH	30' x 21.5'	640.5 SF	3
TOTAL			20

TREE CALCULATION			
STREET NAME	STREET WID	LANDSCAPE AREA	TREES REQUIRED
1000 S 1ST	30' x 21.5'	640.5 SF	3
1000 S 2ND	30' x 21.5'	640.5 SF	3
1000 S 3RD	30' x 21.5'	640.5 SF	3
1000 S 4TH	30' x 21.5'	640.5 SF	3
1000 S 5TH	30' x 21.5'	640.5 SF	3
1000 S 6TH	30' x 21.5'	640.5 SF	3
1000 S 7TH	30' x 21.5'	640.5 SF	3
1000 S 8TH	30' x 21.5'	640.5 SF	3
1000 S 9TH	30' x 21.5'	640.5 SF	3
1000 S 10TH	30' x 21.5'	640.5 SF	3
1000 S 11TH	30' x 21.5'	640.5 SF	3
1000 S 12TH	30' x 21.5'	640.5 SF	3
1000 S 13TH	30' x 21.5'	640.5 SF	3
1000 S 14TH	30' x 21.5'	640.5 SF	3
1000 S 15TH	30' x 21.5'	640.5 SF	3
1000 S 16TH	30' x 21.5'	640.5 SF	3
1000 S 17TH	30' x 21.5'	640.5 SF	3
1000 S 18TH	30' x 21.5'	640.5 SF	3
1000 S 19TH	30' x 21.5'	640.5 SF	3
1000 S 20TH	30' x 21.5'	640.5 SF	3
1000 S 21ST	30' x 21.5'	640.5 SF	3
1000 S 22ND	30' x 21.5'	640.5 SF	3
1000 S 23RD	30' x 21.5'	640.5 SF	3
1000 S 24TH	30' x 21.5'	640.5 SF	3
1000 S 25TH	30' x 21.5'	640.5 SF	3
1000 S 26TH	30' x 21.5'	640.5 SF	3
1000 S 27TH	30' x 21.5'	640.5 SF	3
1000 S 28TH	30' x 21.5'	640.5 SF	3
1000 S 29TH	30' x 21.5'	640.5 SF	3
1000 S 30TH	30' x 21.5'	640.5 SF	3
1000 S 31ST	30' x 21.5'	640.5 SF	3
1000 S 32ND	30' x 21.5'	640.5	

[illegible][illegible][illegible]

STEEL EDGING DETAIL

HERB PLANTING DETAIL

DECIDUOUS TREE PLANTING DETAIL



PUD-307-C



18-13 06

0 Feet 250 500

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

PUD-307-C Detailed Site Plan
"Northern Development Area"

27.1

June 05, 2013

STAFF RECOMMENDATION

PUD-307-C (Northern Development Area)

Detailed Site Plan – The northern part of an 8.52 acre tract of that is part of, SE/4 of Section 06, T-18-N, R-13-E, Lot-1, Block 1, Camp Shalom Amended II a subdivision in the City of Tulsa, West of South Lewis Ave. and North of 71st Street South; CZM 52; Atlas 1007; CD 2

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a proposed town center building and a new dining/living area and associated site improvements for parking, sidewalks, generator and other support items.

PERMITTED USES:

The following uses are permitted in this development area: Elderly housing apartments, extended care facility, administrative office, dining facilities and accessory uses. All proposed uses are allowed within the approved Development Standards of the Planned Unit Development.

DIMENSIONAL REQUIREMENTS:

The new buildings shown conform to the conceptual plan identified in the PUD 307-C amendment. 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.

ARCHITECTURAL GUIDELINES:

There are no architectural style or material guidelines outlined in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code and in the PUD.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The maximum height of lighting is at or below the maximum allowed in the approved PUD. The photometric plan attached to this report shows zero foot candles at the property perimeter and is consistent with the lighting concept in the Planned Unit Development.

SIGNAGE:

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

Future wall sign locations are shown on the north and west wall faces. The PUD prohibits wall signs facing east and south. Wall signs are not proposed on those wall faces.

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 site plan matches the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the arterial street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 307-C. The 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 307-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.)

Town Center Building (South Elevation)
SCALE: 1" = 20'

Town Center Building (North Elevation)
SCALE: 1" = 20'

Town Center Building (East Elevation)
SCALE: 1" = 20'

Courtyard View of Town Center Building (West Elevation)

Legend

HCC = HEALTH CARE CENTER
JCC = JEWISH COMMUNITY CENTER
TC = TOWN CENTER

(TOWN CENTER BUILDING)
BUILDING ELEVATIONS

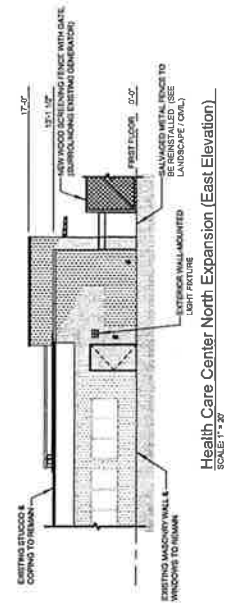
WORK ORDER: 16024 08
DRAWING DATE: 5-22-13
FILE NUMBER: 18112000

OWNER/DEVELOPER:
Tulsa Jewish Community Council And
Tulsa Jewish Community Retirement And
Health Care Center, Inc.
2025 E. 71st Street S.
OKLAHOMA 74106

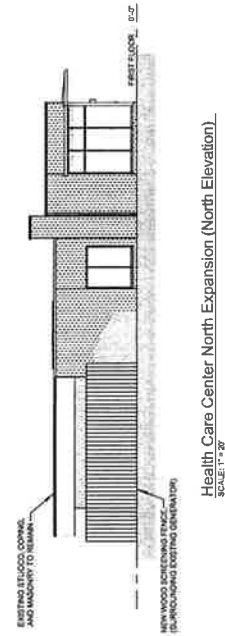
SCIENTER WEIZ & ASSOCIATES, INC.
180 EAST 20th PLACE
OKLAHOMA 74106
TEL: 581-590-1000
FAX: 581-590-3000
WWW.SW-OKLA.COM
E-MAIL: SW@SW-OKLA.COM

SCALE: 1" = 20'

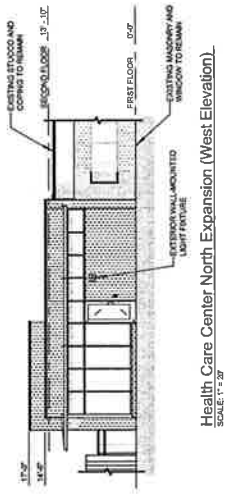




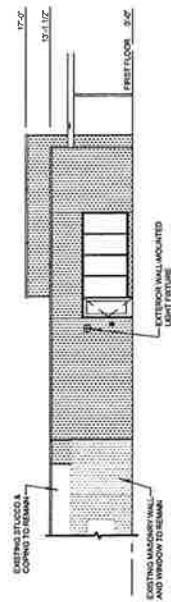
Health Care Center North Expansion (East Elevation)
SCALE: 1" = 2'-0"



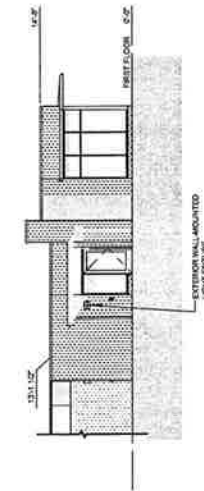
Health Care Center North Expansion (North Elevation)
SCALE: 1" = 2'-0"



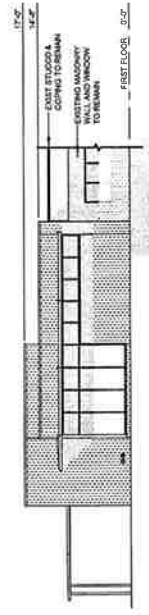
Health Care Center North Expansion (West Elevation)
SCALE: 1" = 2'-0"



Health Care Center South Expansion (West Elevation)
SCALE: 1" = 2'-0"



Health Care Center South Expansion (South Elevation)
SCALE: 1" = 2'-0"



Health Care Center South Expansion (East Elevation)
SCALE: 1" = 2'-0"

DSP-3
(HEALTH CARE CENTER BUILDING EXPANSIONS)
BUILDING ELEVATIONS
Tulsa Jewish Retirement & Health Care Center

FILE NUMBER: 193.0000 DRAWING DATE: 02-13

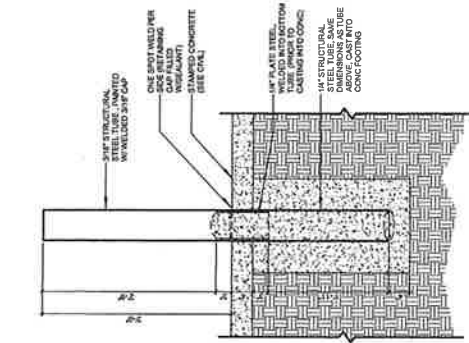
OWNER/DEVELOPER: Tulsa Jewish Community Council And Tulsa Jewish Retirement And Health Care Center, Inc.
2025 E. 7th Street S.
Tulsa, Oklahoma 74138

ARCHITECT: SJA Associates, Inc.
1000 N. 10th Street, Suite 200
Tulsa, Oklahoma 74103
PHONE: (918) 486-3000
FAX: (918) 486-3000
WWW.SJA-ARCH.COM

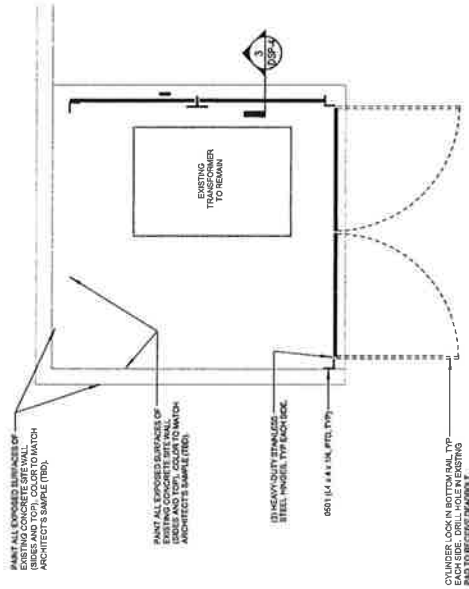
CIVIL ENGINEER: SJA Associates, Inc.
1000 N. 10th Street, Suite 200
Tulsa, Oklahoma 74103
PHONE: (918) 486-3000
FAX: (918) 486-3000
WWW.SJA-ARCH.COM

SCALE: 1" = 2'-0"

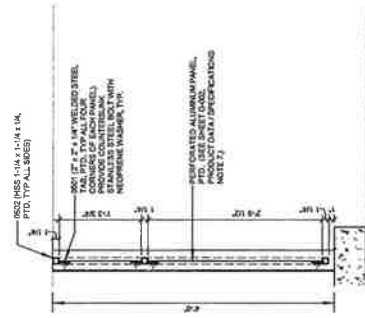
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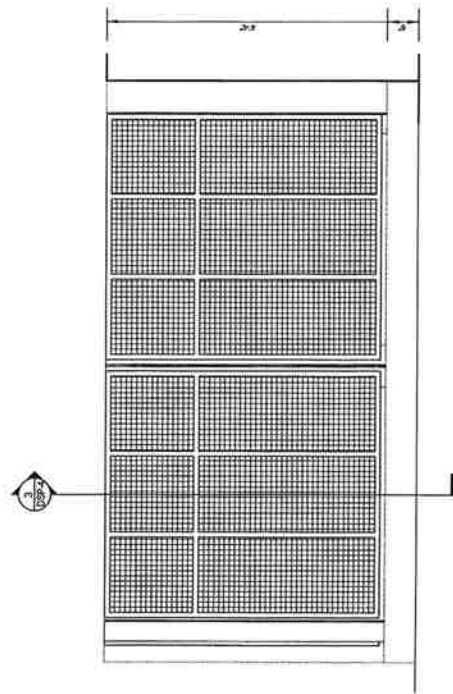
1 Bollard Detail (East of Town Center Bldg. Main Entry)
SCALE: 1" = 2'



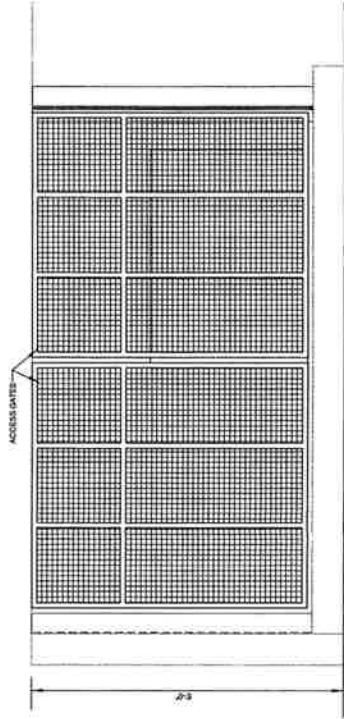
2 Screenwall Enlarged Plan (N.E. of Town Center)
SCALE: 1" = 2'



3 Screenwall Section (Northeast of Town Center Building)
SCALE: 1" = 2'



4 Screenwall Side Elevation (Northeast of Town Center Building)
SCALE: 1" = 2'



5 Screenwall Front Elevation (Northeast of Town Center Building)
SCALE: 1" = 2'

SITE DETAILS Tulsa Jewish Retirement & Health Care Center

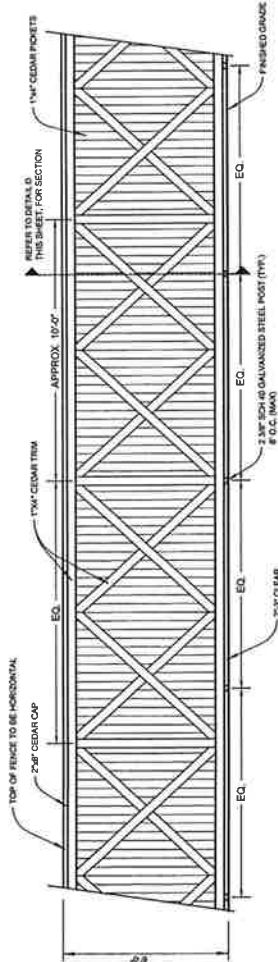
DSP-4

WORK ORDER: 180408
OWNER/DEVELOPER:
Tulsa Jewish Community Council And
Tulsa Jewish Retirement & Health Center
2025 E. 7th Street S.
Tulsa, Oklahoma 74106
DATE: 06/04/2018
SCALE: 1" = 2' SCALE: 1" = 4'

FILE NUMBER: 1811000
DRAWING DATE: 5/23/18

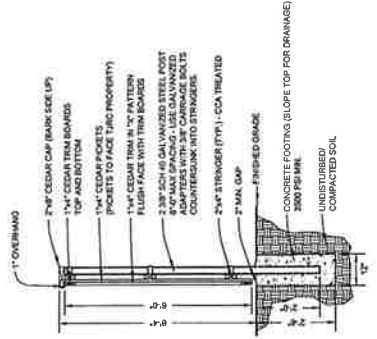
Sheenore Weitz & Associates, Inc.
1000 N. Lincoln
Tulsa, Oklahoma 74106
PHONE: 918-486-3000
FAX: 918-486-3000
WWW.SHEENOREWEITZ.COM





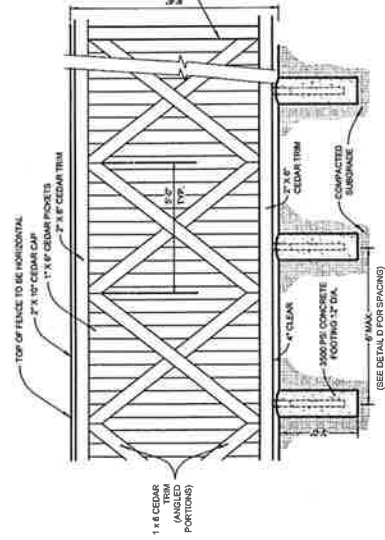
A EAST BOUNDARY PERIMETER WOOD FENCE - ELEVATION
SCALE: NONE

- PERIMETER WOOD FENCE NOTES:**
1. TOP OF FENCE SHALL BE HORIZONTAL.
 2. FENCE SHALL BE SET ON A 4" MIN. GRADE. STEPS SHALL BE PLACED WHERE VERTICAL TRIM BOARDS ARE LOCATED.
 3. SEE THIS SHEET FOR FLOORING DETAILS.
 4. ALL FENCING SHALL BE HOT-DIPPED GALVANIZED STEEL.
 5. ALL OTHER WOOD MEMBERS SHALL BE #1 GRADE CEDAR.
 6. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED STEEL.
 7. POINTED SIDE OF FENCE SHALL FACE TOWARD PROPERTY.

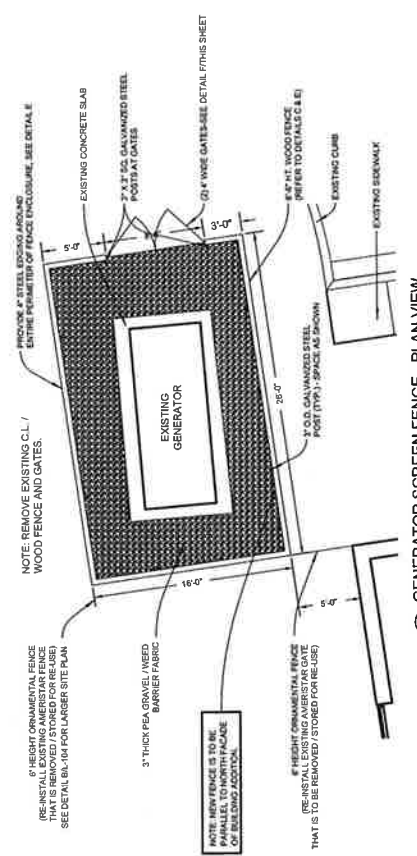


B EAST BOUNDARY PERIMETER WOOD FENCE - SECTION
SCALE: NONE

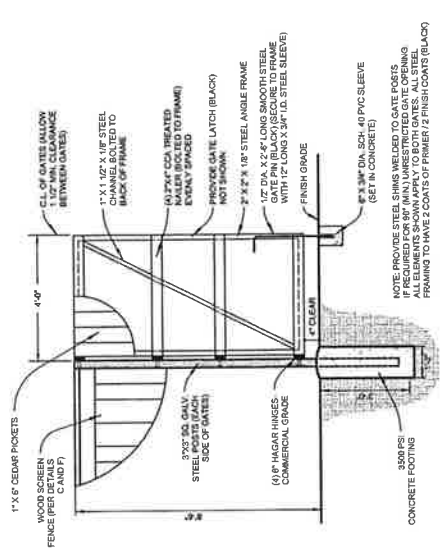
- GENERATOR SCREEN FENCE NOTES:**
1. STRINGERS SHALL BE CCA TREATED PINE.
 2. ALL OTHER WOOD MEMBERS SHALL BE NO. 1 GRADE CEDAR.
 3. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED.
 4. GATE TO HAVE HEAVY-DUTY COMMERCIAL HINGES / HARDWARE HINGES / LATCHES TO BE BLACK.
 5. PICKETS TO BE ON OUTSIDE FACE OF GENERATOR ENCLOSURE.
 6. TOP OF FENCE SHALL BE HORIZONTAL.



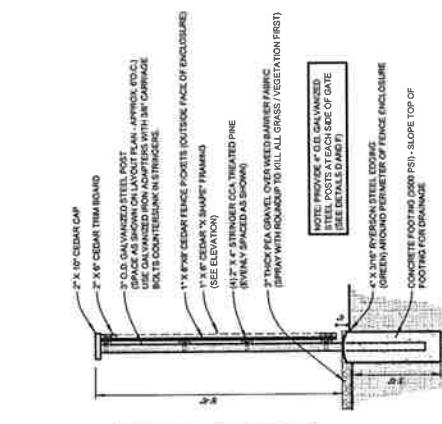
C GENERATOR SCREEN FENCE ELEVATION
SCALE: NONE



D GENERATOR SCREEN FENCE - PLAN VIEW
SCALE: 1"=10'-0"



E GENERATOR SCREEN FENCE DETAIL
SCALE: NONE

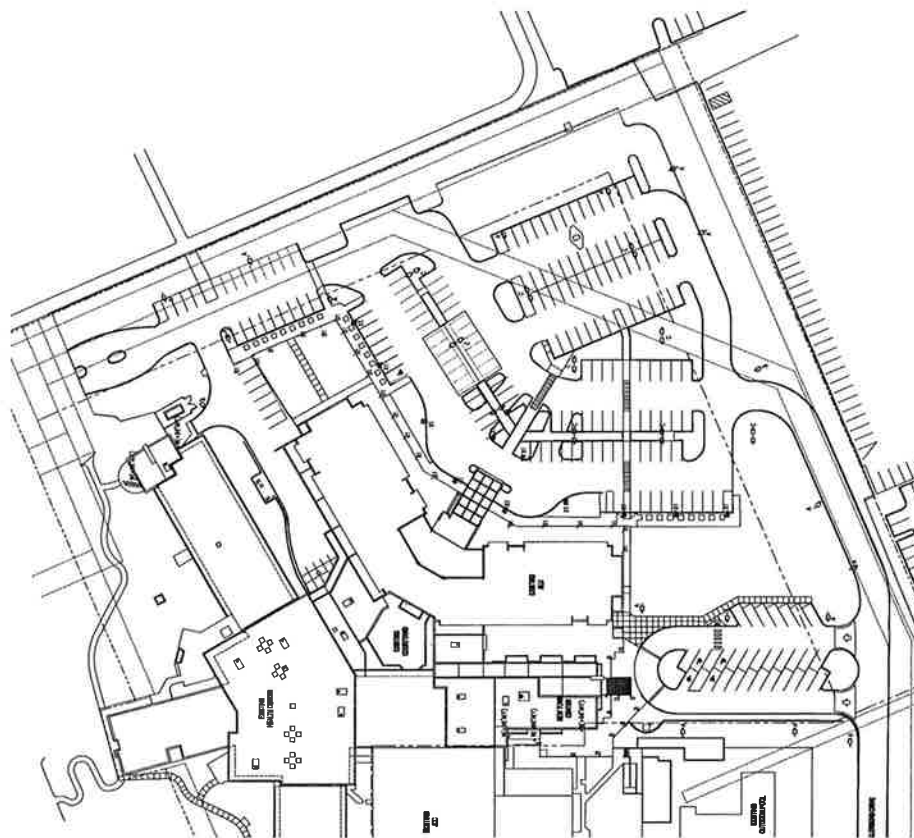


F GATE DETAIL - GENERATOR SCREEN FENCE
SCALE: NONE

DSP-5 FENCE DETAILS Tulsa Jewish Retirement & Health Care Center

OWNER/DEVELOPER:
Tulsa Jewish Community Center and
Tulsa Jewish Retirement and Health
Care Center, Inc.
2025 E. 7th Street, S.E.
Tulsa, Oklahoma 74108
OWNER/ARCHITECT:
Shannon Weitz & Associates, Inc.
6111 East 21st Place
Tulsa, Oklahoma 74108
FILE NUMBER: 1813.0000
DRAWING DATE: 5-22-13
WORKS CREDIT: 1804-00



[illegible]

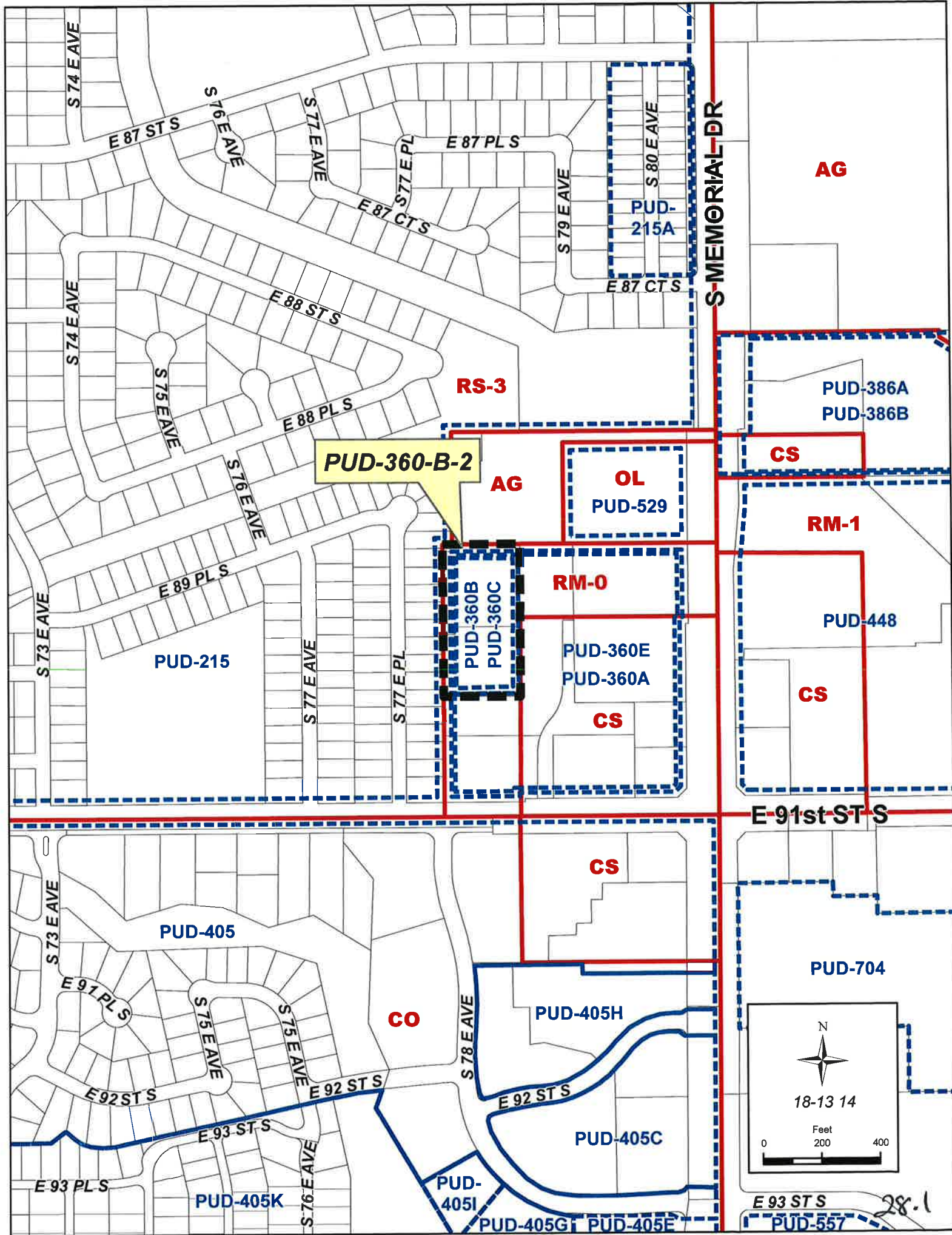
ELECTRICAL SITE PLAN



Perkins Eastman

ES-101.1

27.9





PUD-360-B-2

S MEMORIAL DR

E 91st ST S



18-13 14



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

28.2

June 5, 2013

STAFF RECOMMENDATION

PUD 360-B-2: PUD Minor Amendment to increase the allowable floor area of a Use Unit 5 (Children's Nursery) The PUD is in the Northwest corner of South Memorial Drive at East 91st Street South, part of Lot-2 Block-1 Homeland No. 0102 in the City of Tulsa, TRS 18-13-14; CZM 53; Atlas 1905; CD-8

Concept Statement:

The original PUD 360 - B was approved in February of 2003 allowing 3000 square feet of Children's Nursery. In addition to the size limitation several other items were restricted included hours of operations, building orientation, entrance location and prohibited exterior playground equipment.

This request does not change any of the previous restrictions except that it does request an additional 1300 square feet of space inside an existing building for the nursery.

Minor Amendment Summary:

1. Minor Amendment to modify the maximum floor area for Use Unit 5 (Children's Nursery) from 3000 square feet to 4300 square feet all to be placed inside an existing building.

Staff Recommendation:

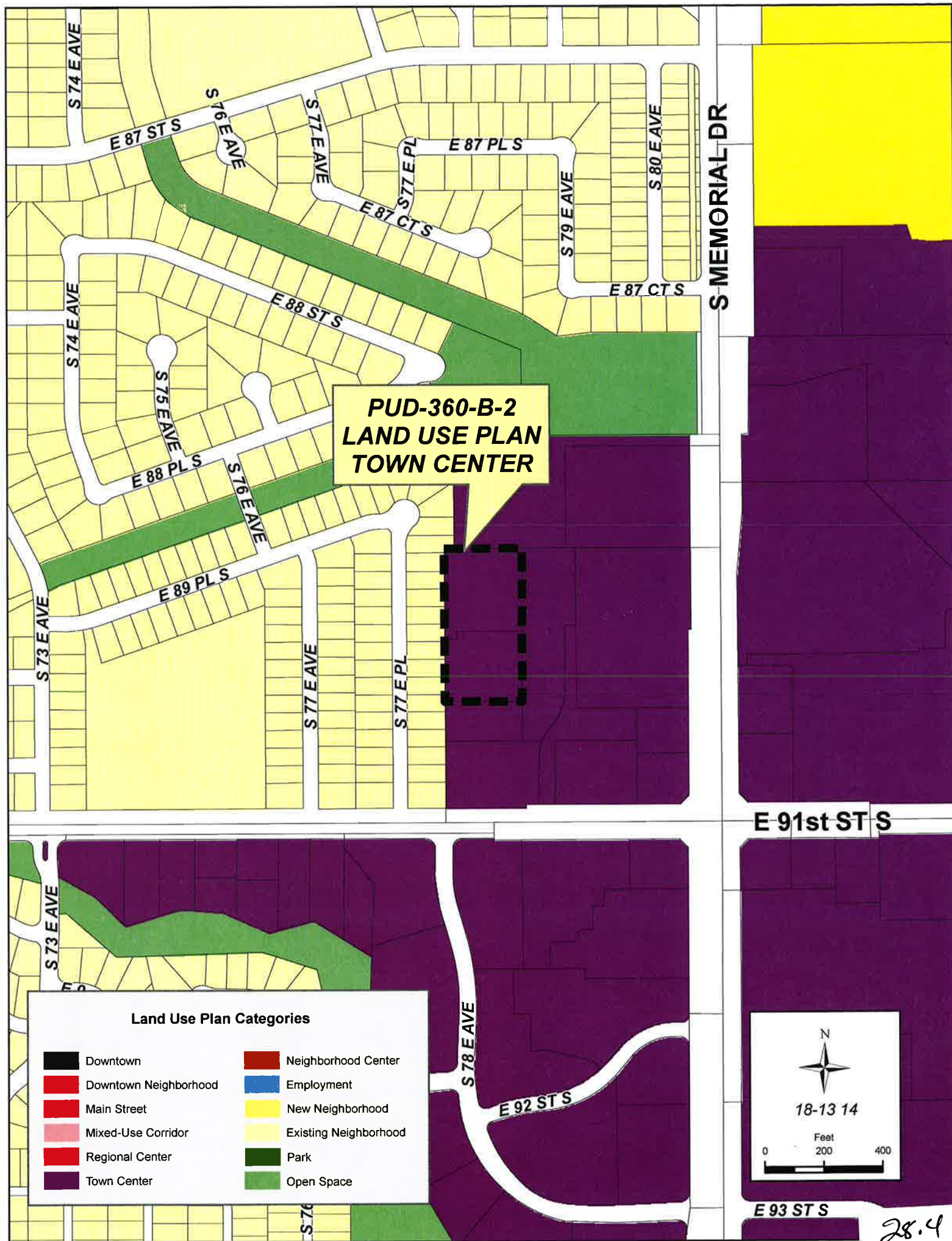
The amendment request to increase the floor area allowed inside an existing building is consistent with the provisions of a minor amendment defined in Section 1107.H. No additional building floor area is being proposed, only the Children's Nursery floor area is being adjusted.

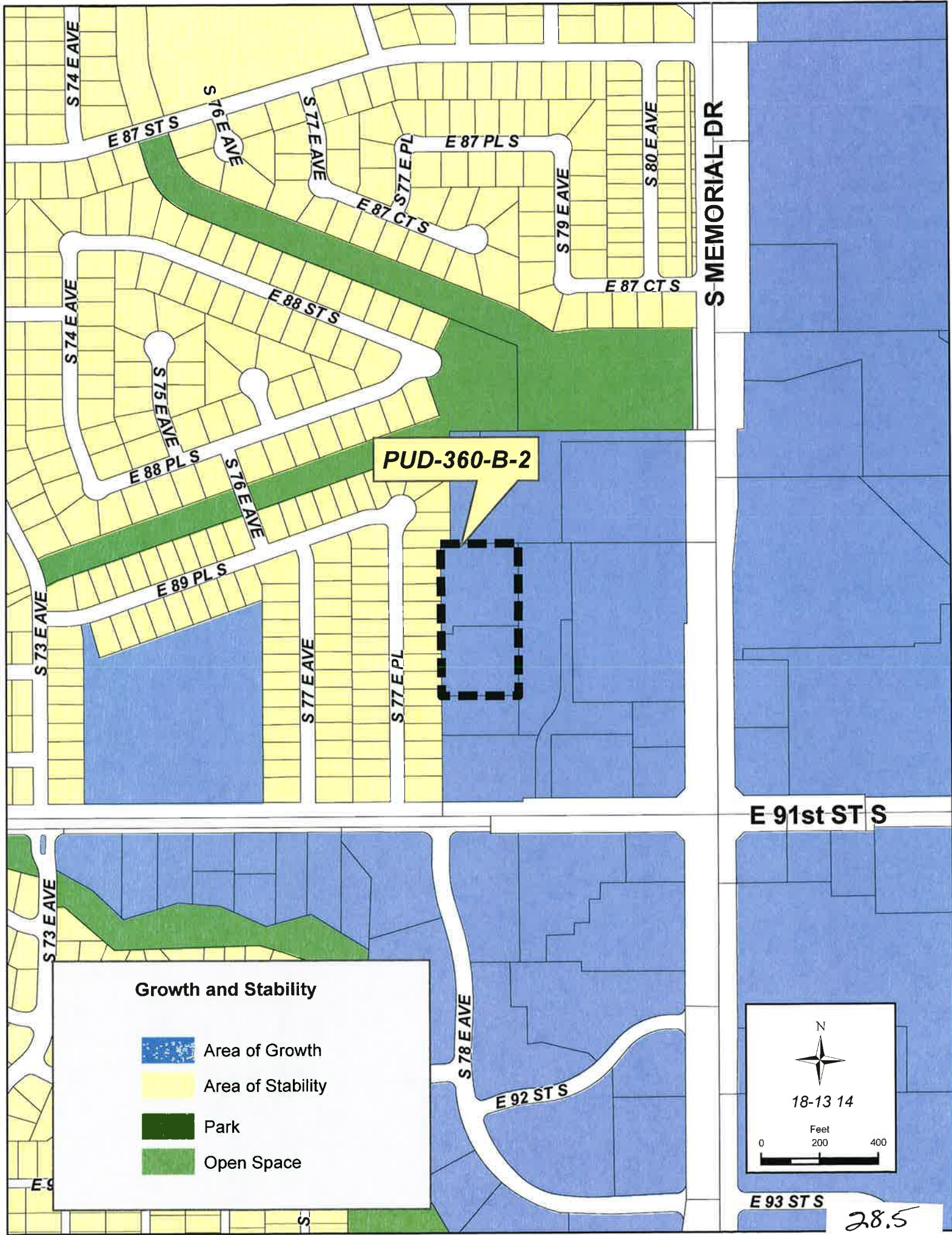
Among several primary purposes of a Planned Unit Development as defined in Section 1101.A is to "Permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties".

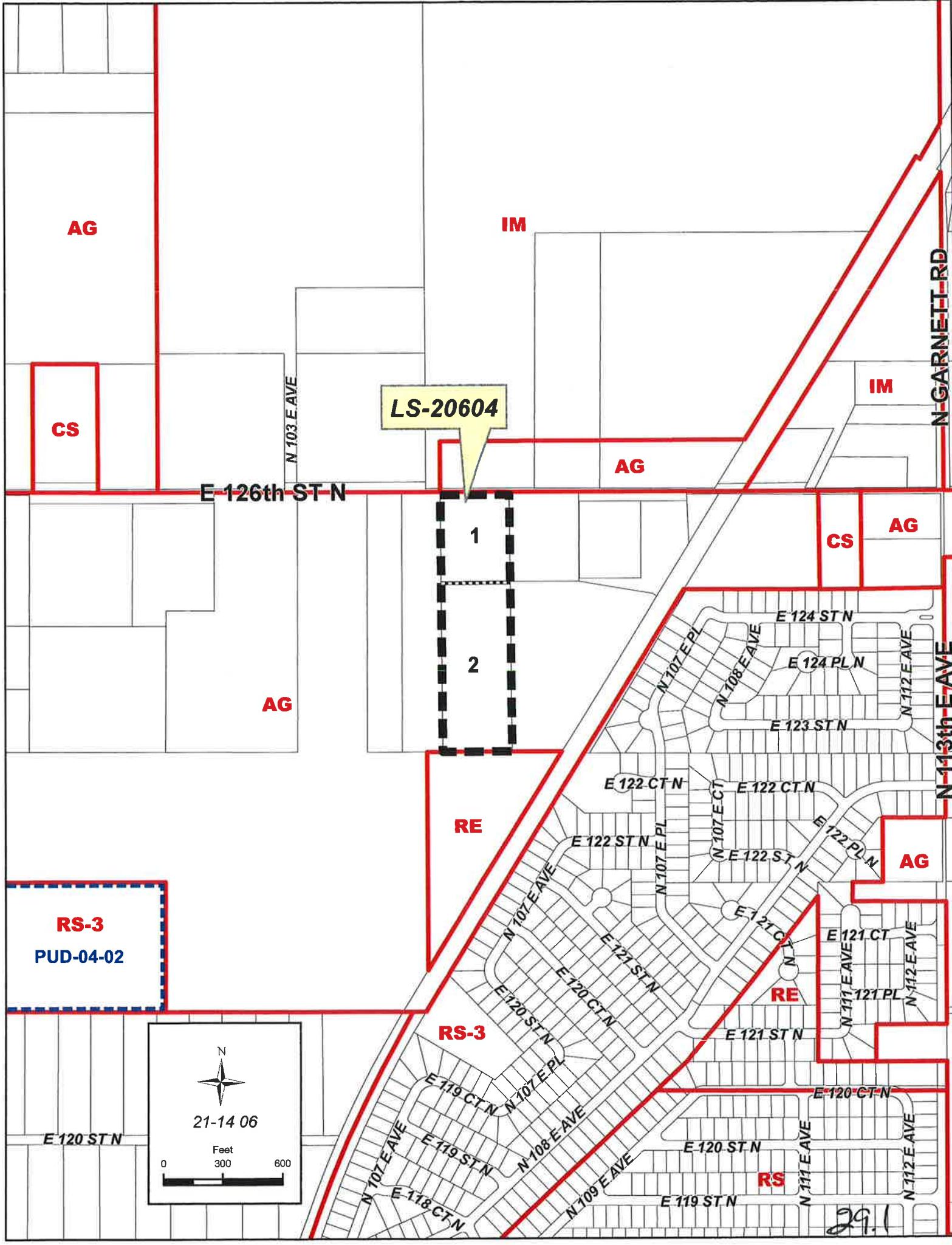
All provisions in the PUD affecting the adjoining properties are remaining as specified in the 2003 major amendment.

The amendment does not result in a significant departure of the original Planned Unit development and does not adversely affect surrounding properties.

Therefore **STAFF RECOMMENDS APPROVAL** of the minor amendments outlined above.







AG

IM

CS

LS-20604

AG

IM

E 126th ST N

CS

AG

AG

1

2

RE

RS-3

PUD-04-02

AG

RE

RS-3

RS

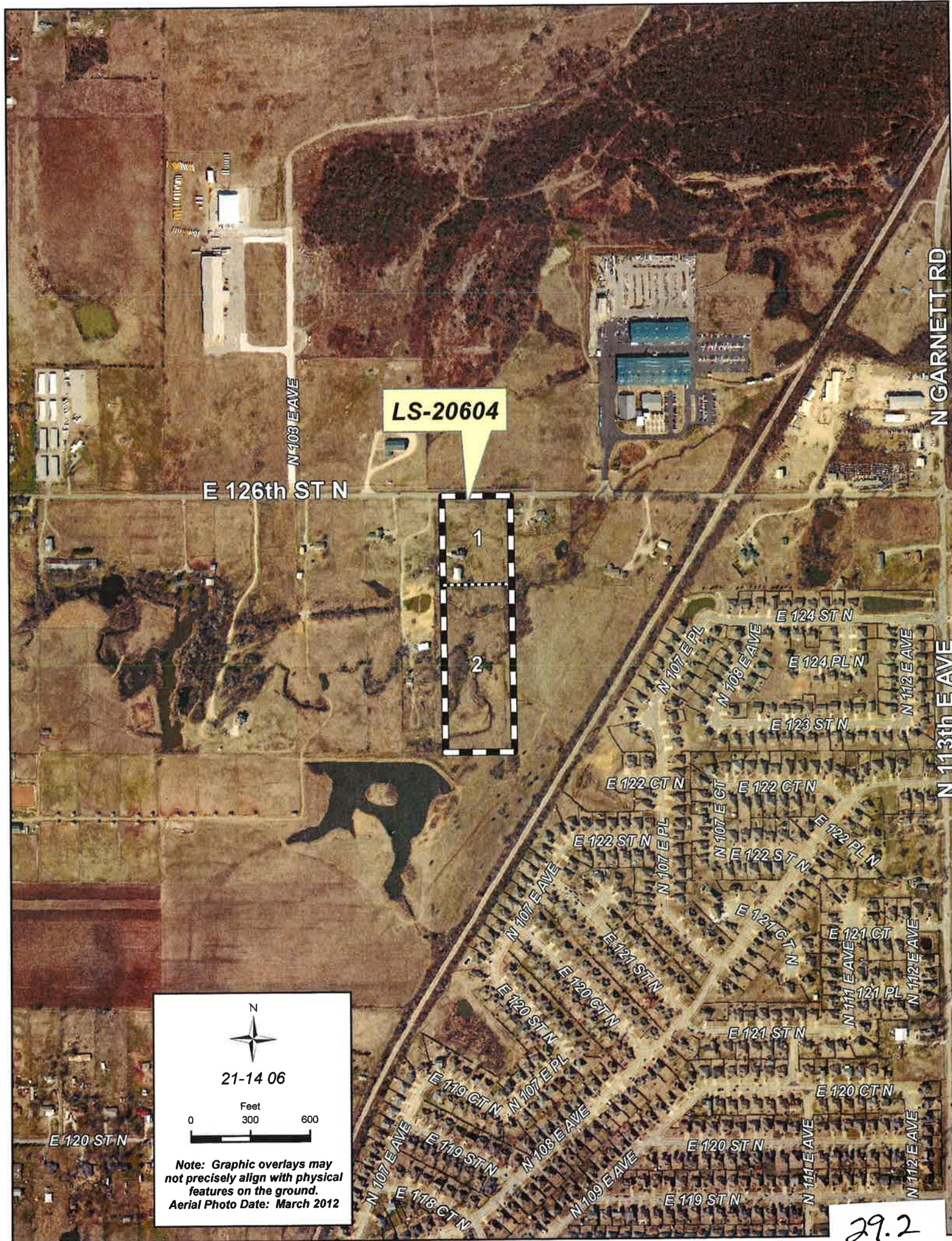


21-14 06

Feet

0 300 600

29.1



LS-20604

E 126th ST N

1

2

N

21-14 06

Feet

0 300 600

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

29.2

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

June 5, 2013

LS-20604

Rob and Renee Ogle, (1406) (AG) (County)

East of the Southeast corner of East 126th Street North and North Mingo Road

The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. The Southernmost tract will be combined with another AG tract per LC-489. If this tract were not combined it would not have sufficient access and would require County Board of Adjustment action. The resulting tract will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

The Applicant has requested a Waiver of the Right-of-Way Dedication requirement in accordance with the Major Street and Highway Plan. Tulsa County utilizes the Major Street and Highway Plan for future right of way. Both 126th Street North and North Mingo Road are secondary arterials, requiring 100 feet of right of way, 50 feet each side of the section line. The County Engineer has requested 50 feet of right of way on all frontages of both streets.

In some cases in the past, deeds have been restricted from being sold without certain conditions such as dedication of right-of-way.

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

White, Nikki

From: Tom Rains [trains@tulsacounty.org]
Sent: Thursday, May 16, 2013 4:21 PM
To: White, Nikki; Harry Creech
Subject: RE: Case maps

Regarding the below named lot split and lot combination; Tulsa County utilizes the Major Street and Highway map for future road right of way. Both 126th Street North and Mingo Road are secondary arterials, requiring 100 feet of right of way, 50 feet each side of the section line. We would request 50 feet right of way on all frontage on both of these streets.

Tom Rains
County Engineer
918-596-5736

From: White, Nikki [mailto:NWhite@incog.org]
Sent: Thursday, May 16, 2013 3:38 PM
To: Tom Rains; Harry Creech
Subject: Case maps

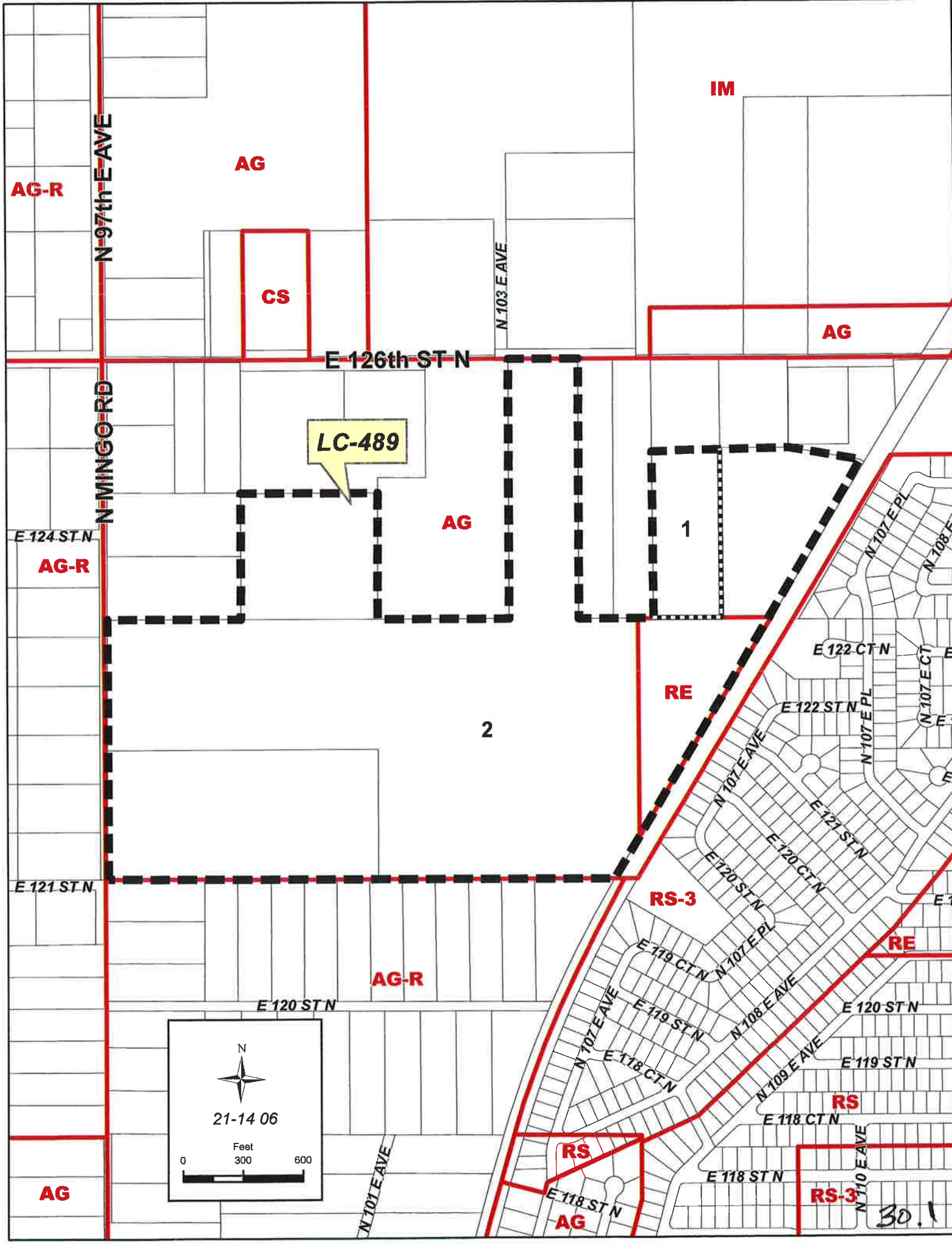
Per your request, attached are the case maps for LS-30604 & LC-489.

Nikki White

From: INCOG Scanner [mailto:canonscanner@incog.org]
Sent: Thursday, May 16, 2013 3:26 PM
To: White, Nikki
Subject: Attached Image

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this email are those of the author and are not endorsed by the author's employer.

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LC-489

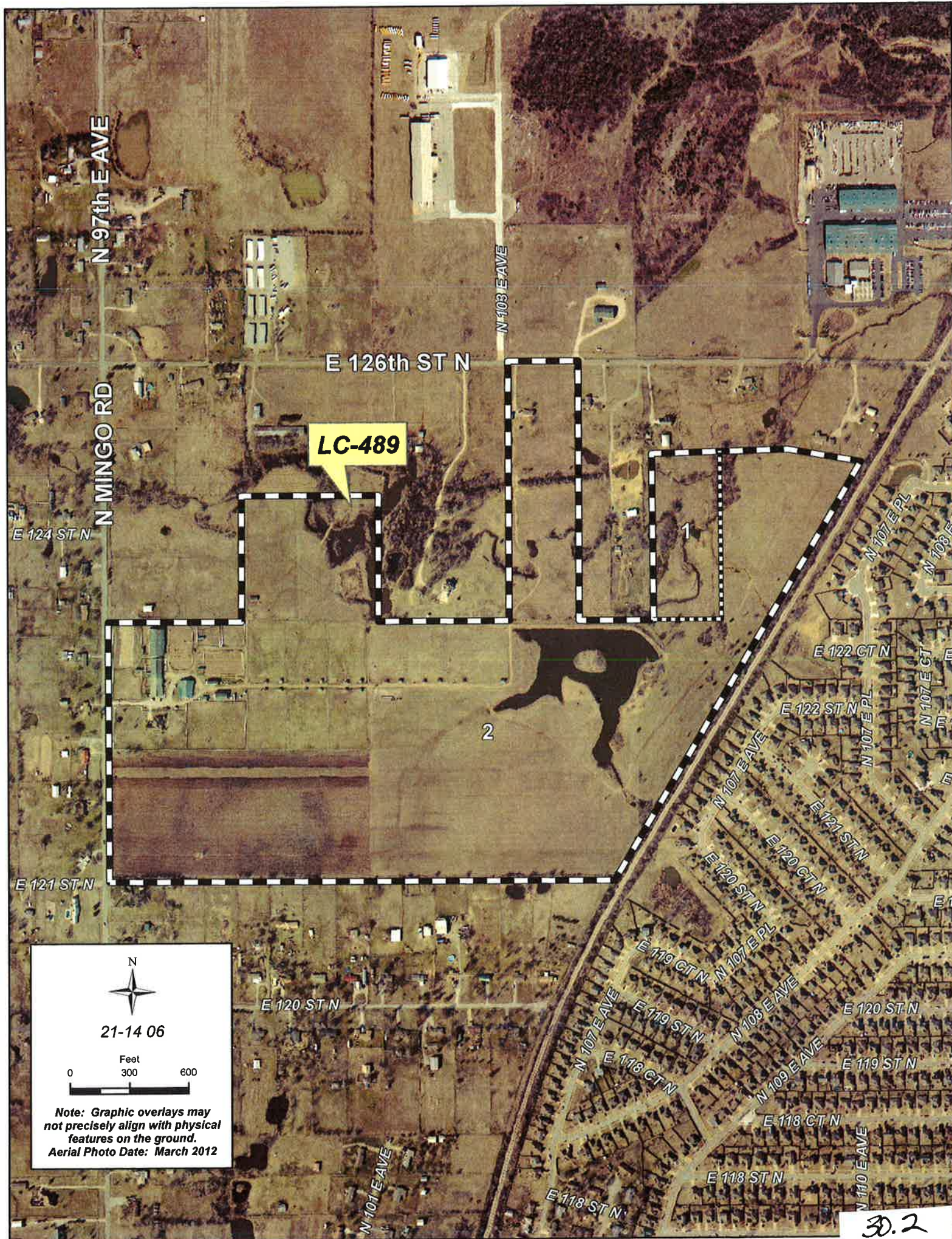


21-14 06

Feet

0 300 600

30.1



WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-COMBINATION

June 5, 2013

LC-489

John A. Dix, (1406) (AG) (County)

East of the Southeast corner of East 126th Street North and North Mingo Road

The Lot-Combination proposal is to combine an existing AG (Agriculture) tract with a tract created by LS-20604. If this tract were not combined it would not have sufficient access and would require County Board of Adjustment action. The resulting tract will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

The Applicant has requested a Waiver of the Right-of-Way Dedication requirement in accordance with the Major Street and Highway Plan. Tulsa County utilizes the Major Street and Highway Plan for future right of way. Both 126th Street North and North Mingo Road are secondary arterials, requiring 100 feet of right of way, 50 feet each side of the section line. The County Engineer has requested 50 feet of right of way on all frontages of both streets.

In some cases in the past, deeds have been restricted from being sold without certain conditions such as dedication of right-of-way.

The proposed Lot-Combination would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* and the lot-split.

White, Nikki

From: Tom Rains [trains@tulsacounty.org]
Sent: Thursday, May 16, 2013 4:21 PM
To: White, Nikki; Harry Creech
Subject: RE: Case maps

Regarding the below named lot split and lot combination; Tulsa County utilizes the Major Street and Highway map for future road right of way. Both 126th Street North and Mingo Road are secondary arterials, requiring 100 feet of right of way, 50 feet each side of the section line. We would request 50 feet right of way on all frontage on both of these streets.

Tom Rains
County Engineer
918-596-5736

From: White, Nikki [mailto:NWhite@incog.org]
Sent: Thursday, May 16, 2013 3:38 PM
To: Tom Rains; Harry Creech
Subject: Case maps

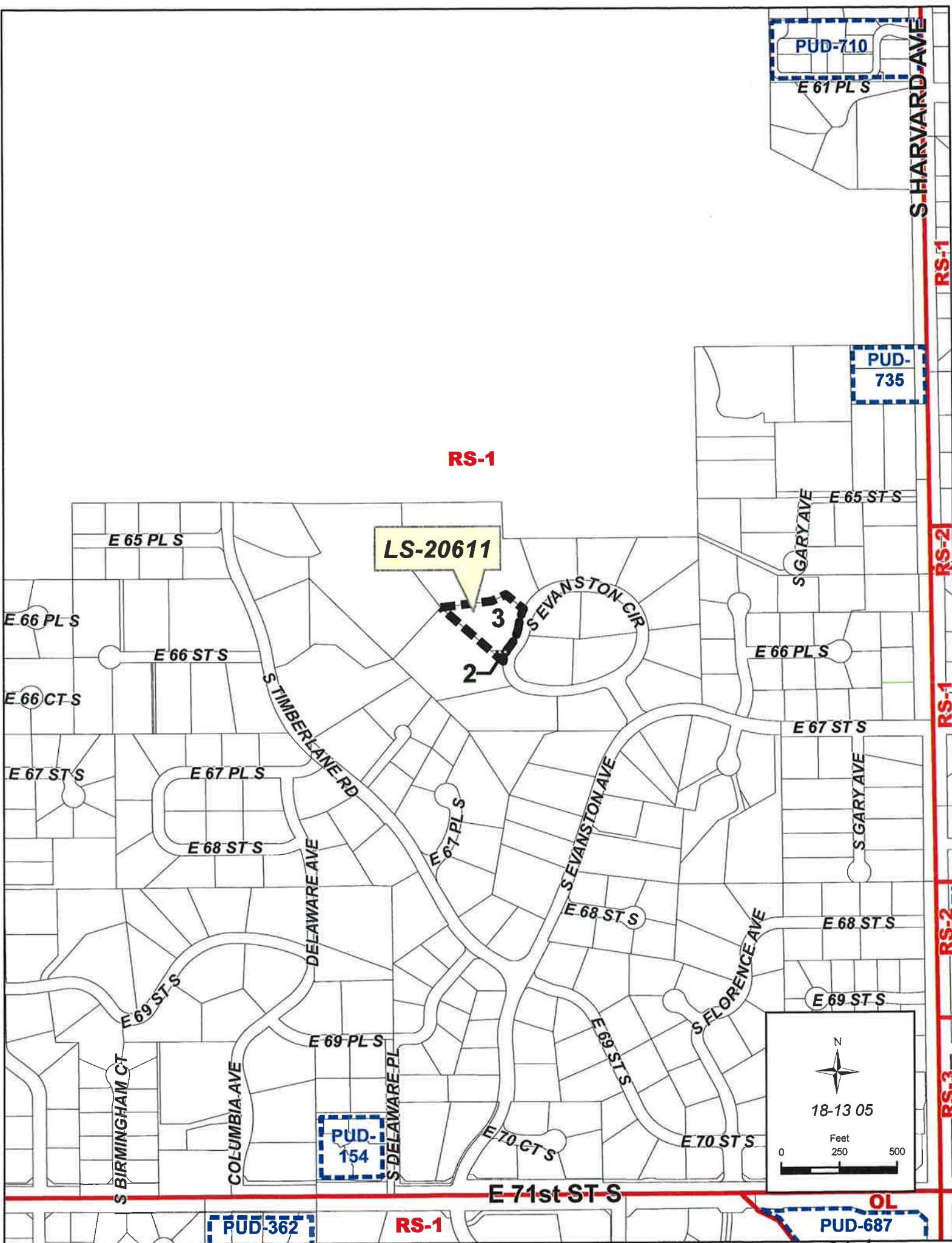
Per your request, attached are the case maps for LS-30604 & LC-489.

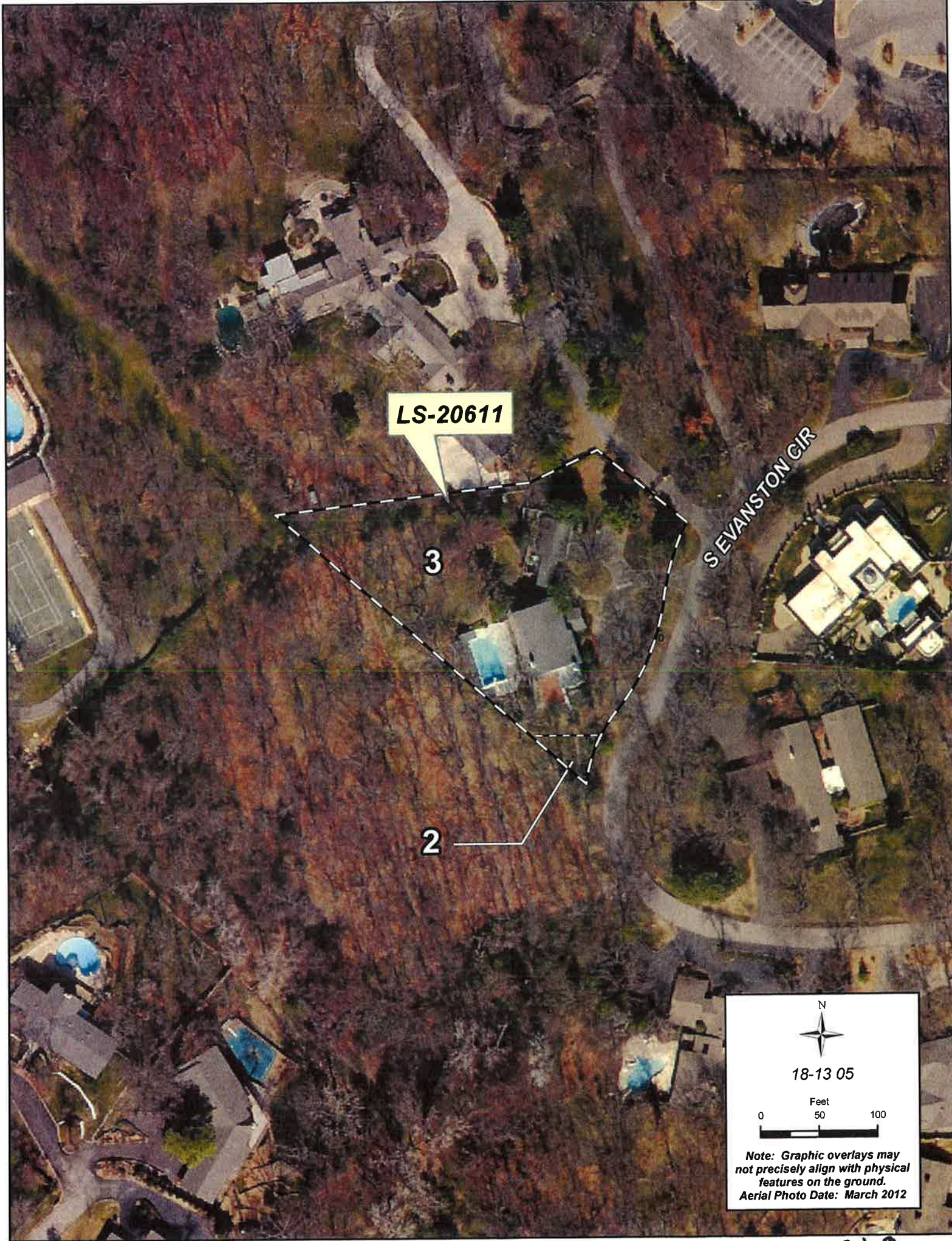
Nikki White

From: INCOG Scanner [mailto:canonscanner@incog.org]
Sent: Thursday, May 16, 2013 3:26 PM
To: White, Nikki
Subject: Attached Image

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this email are those of the author and are not endorsed by the author's employer.

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18-13 05

Feet
0 250 500

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

31.3

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

June 5, 2013

LS-20611

John E. Rooney Jr., (8305) (RS-1) (CD-2)

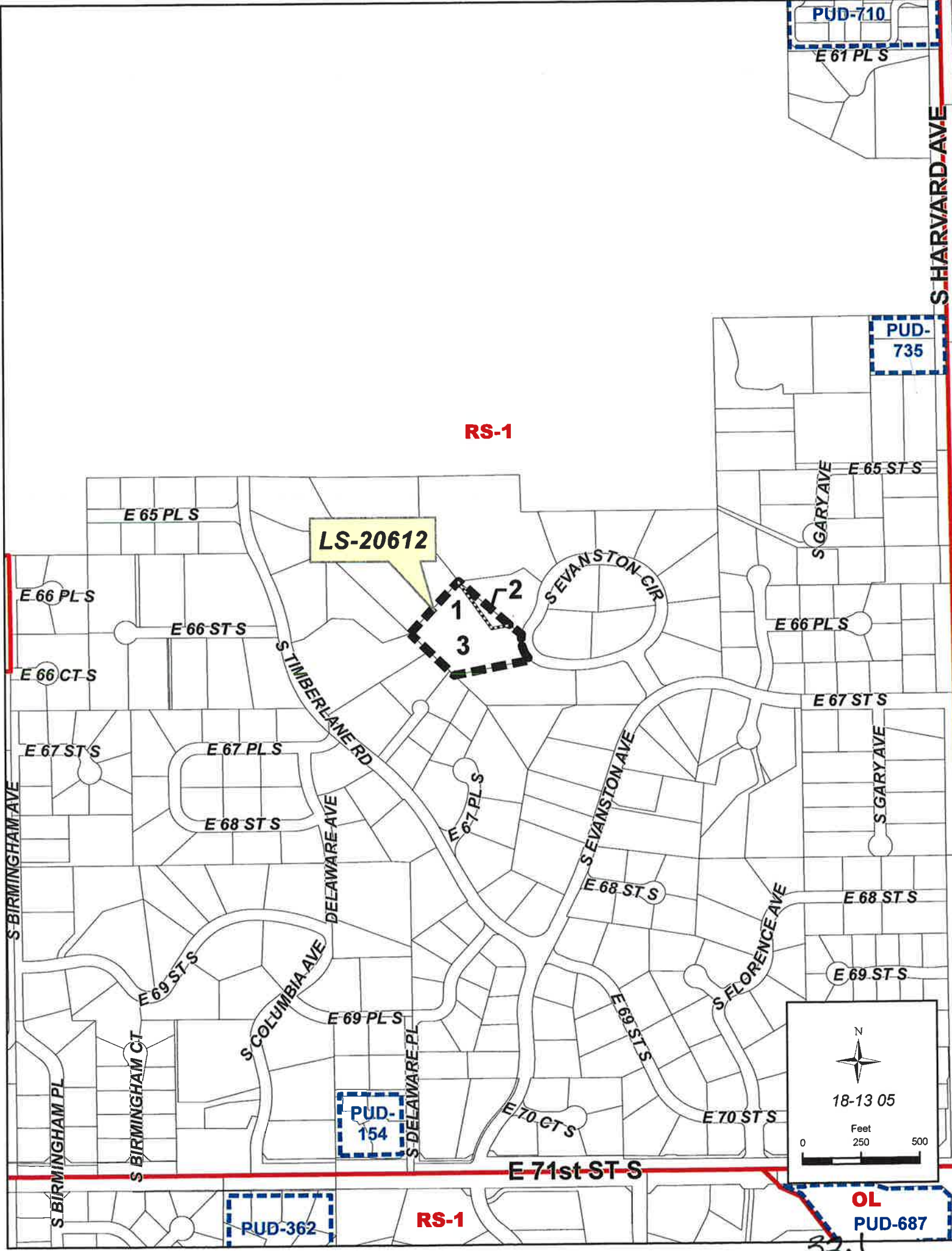
North of East 71st Street South and East of South Timberlane Road

The Lot-split proposal is to split an existing RS-1 (Residential Single-Family) tract into two tracts. The smaller of the two tracts will be combined with Lot 9 per LC-497 to increase the frontage of that tract. The resulting tract will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code.

The resulting tract 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.

The Technical Advisory Committee reviewed the Lot-Split information and had no comments.

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



PUD-710

E 61 PL S

S HARVARD AVE

PUD-735

RS-1

LS-20612

1
2
3

SEVANSTON CIR

E 65 ST S

S GARY AVE

E 66 PL S

E 67 ST S

S GARY AVE

E 68 ST S

E 69 ST S



18-13 05



OL

PUD-687

RS-1

32.1





LS-20612

SEVANSTON CIR

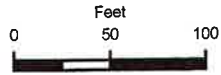
1

2

3



18-13 05



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

32.3

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

June 5, 2013

LS-20612

John E. Rooney Jr., (8305) (RS-1) (CD-2)

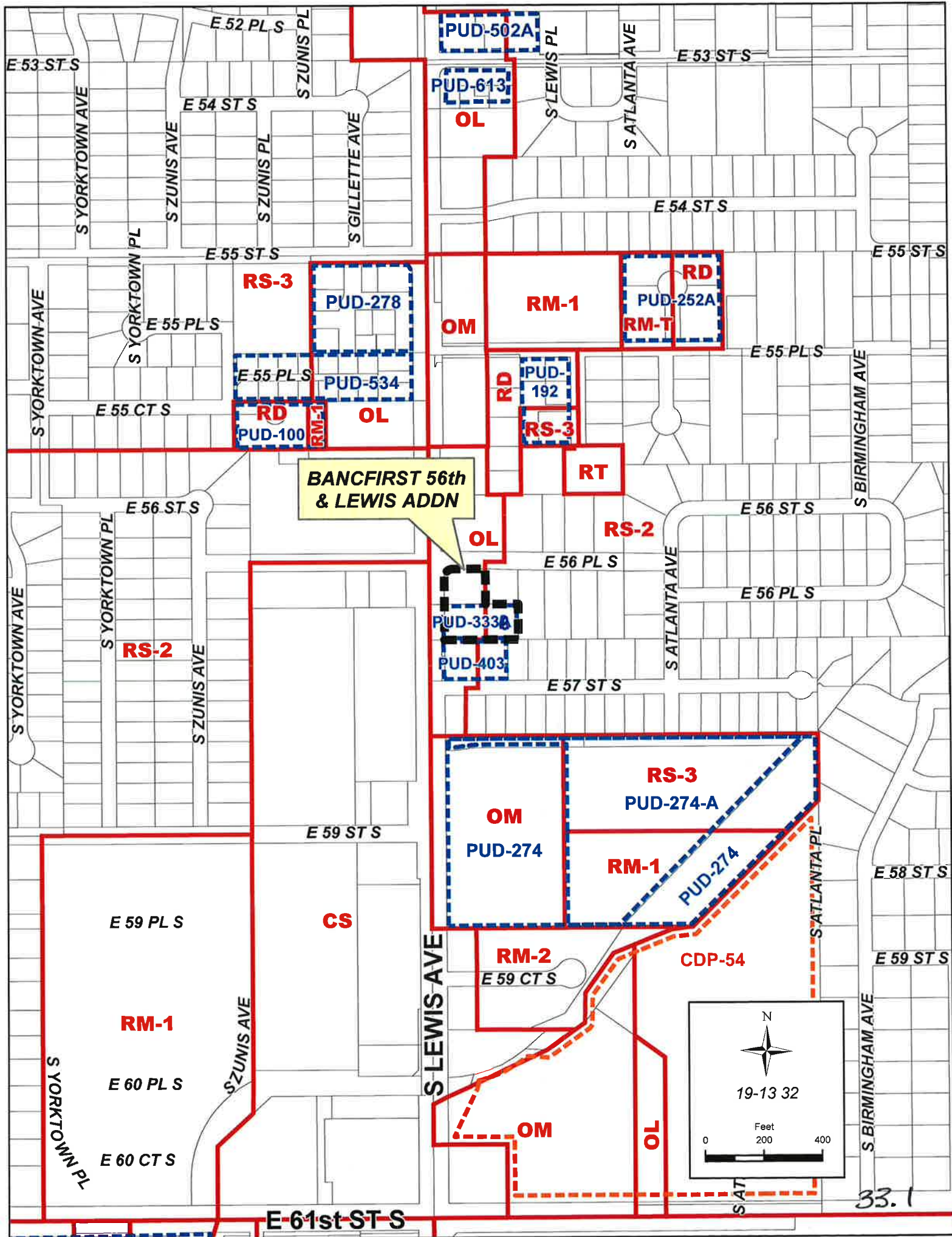
North of East 71st Street South and East of South Timberlane Road

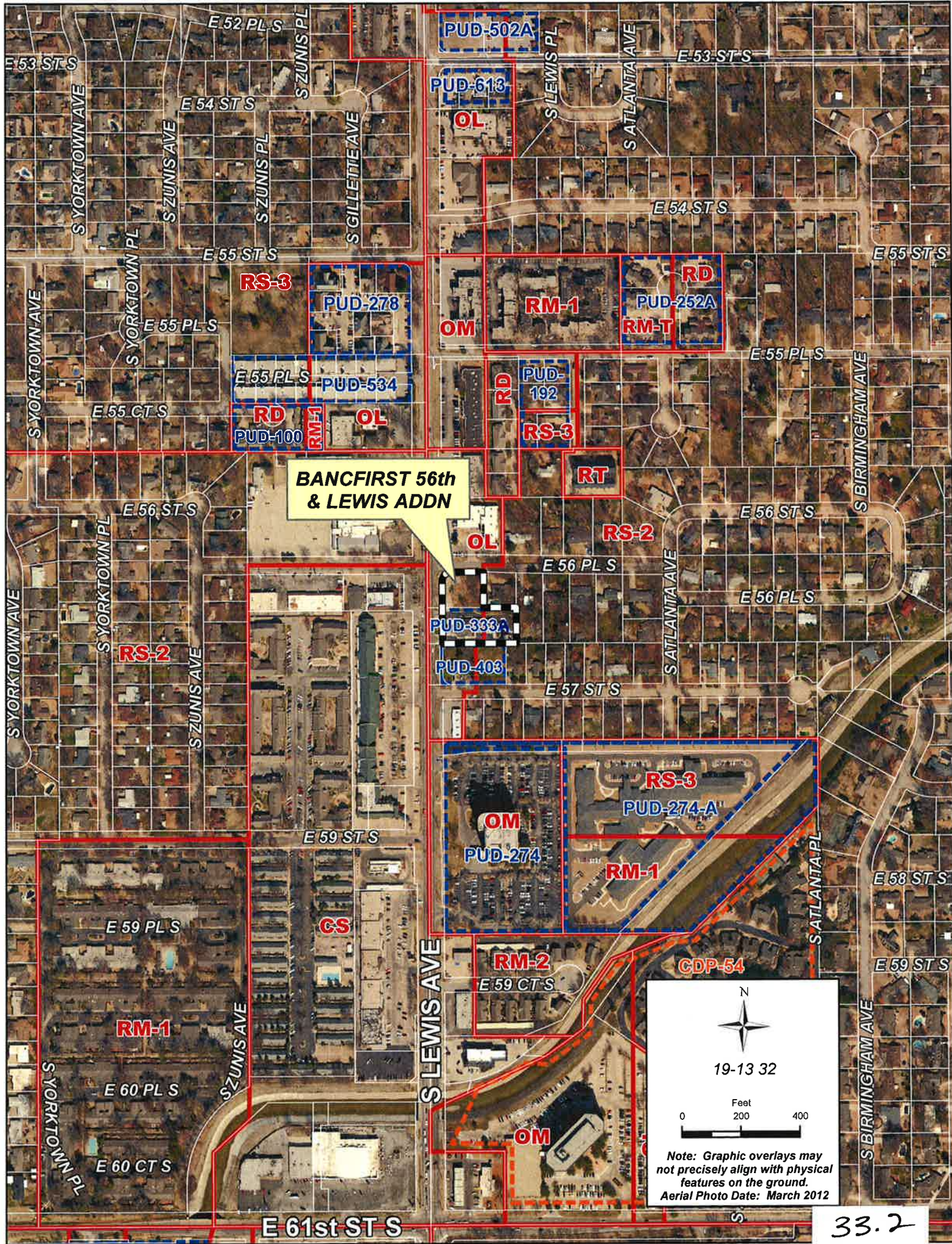
The Lot-split proposal is to split an existing RS-1 (Residential Single-Family) tract into two tracts. The smaller of the two tracts will be combined with Lot 8 per LC-496 to increase the rear yard of that tract. The resulting tract will exceed the Bulk and Area Requirements of the City of Tulsa Zoning Code.

The resulting tract 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.

The Technical Advisory Committee reviewed the Lot-Split information and had no comments.

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





33.2

PRELIMINARY SUBDIVISION PLAT

BancFirst 56th & Lewis Addition - (9332) (CD 9)

North of Northeast corner of East 61st Street South and South Lewis Avenue,
PUD 333A/B

This plat consists of 2 Lots, 1 Block, on 1.2 acres.

The following issues were discussed May 16, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 333A/B.
2. **Streets:** If there are to be two lots then Mutual Access Easements for both lots to provide ingress and egress are needed. Lewis platted access should match actual width of driveway.
3. **Sewer:** Show existing book and page for east/west running sewer line along the south side of unplatted property or denote "sewer easement by separate instrument". Minimum sewer easement 11 feet along the south lot line of unplatted property.
4. **Water:** The 6 inch waterline along East 56th Place South, may need to be lowered, if it is in conflict with the proposed driveways.
5. **Storm Drainage:** Off-site drainage flowing onto Lot 2 from the east may need to be collected at the east property line, and thence be conveyed across the property in a public drainage system, located in the appropriate easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comments. **GIS:** Label all subdivisions within the mile section of the location map. Show degree descriptions appropriately. 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.

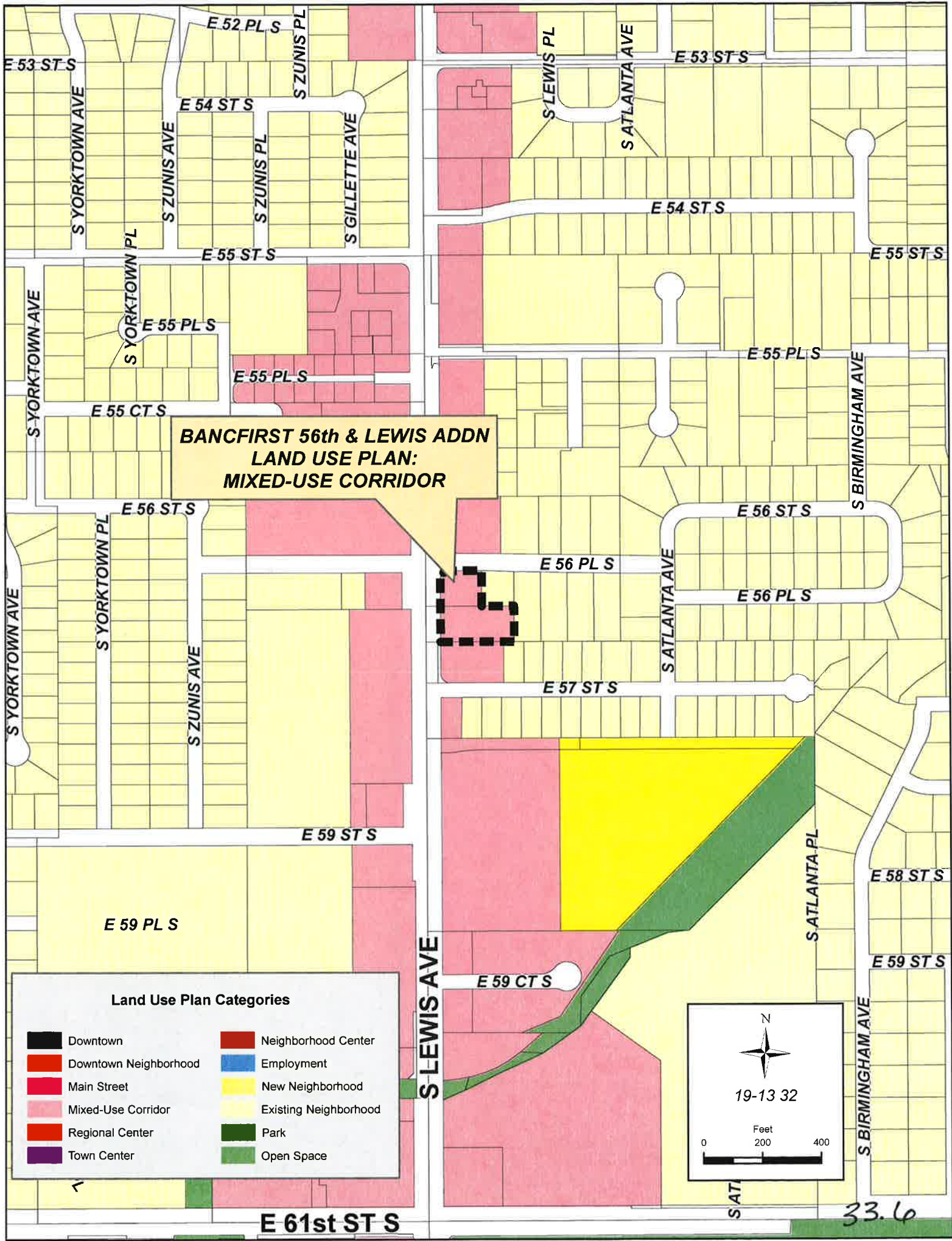
Special Conditions:

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.

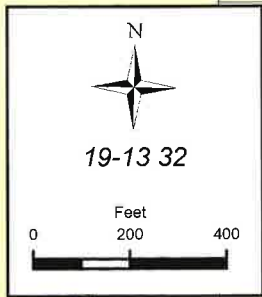
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or 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.



**BANCFIRST 56th & LEWIS ADDN
LAND USE PLAN:
MIXED-USE CORRIDOR**

Land Use Plan Categories

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



33.6



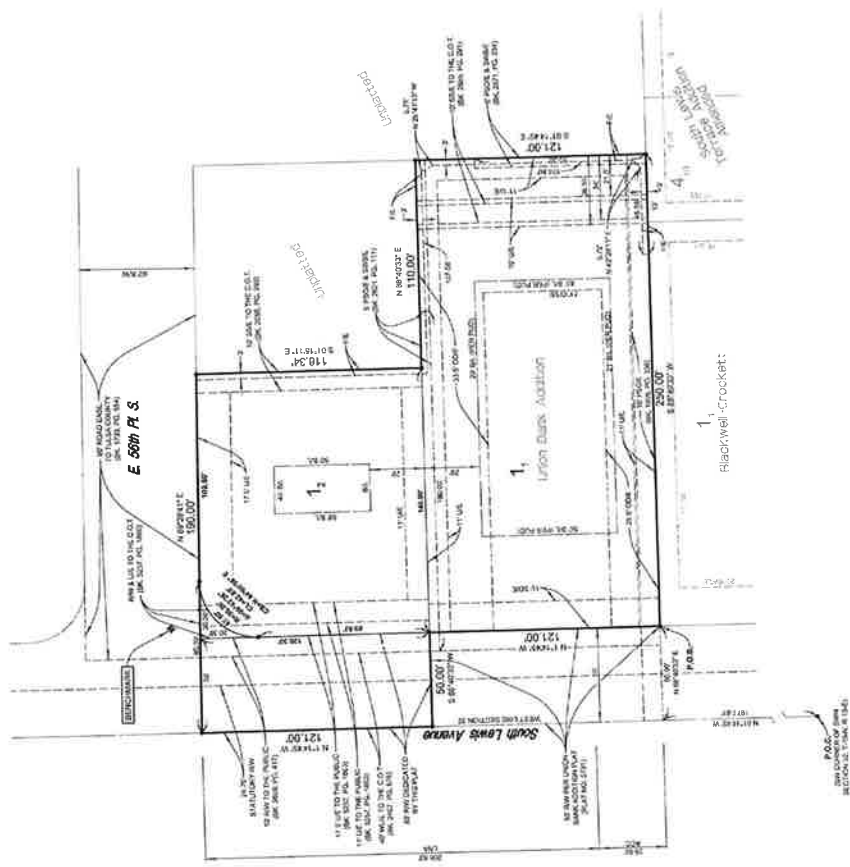
BancFirst 56th & Lewis Addition

P.U.D. NO. 333-B

Engineer/Surveyor:
Slisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2013
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com

P.U.D. NO. 333-B

Engineer/Surveyor:
Slisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2013
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com



Subdivision Statistics:

[illegible]

Monumentation:
3/4" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED

Base of Bearing:
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE RECORDED PLAT OF UNION BANK ADDITION AND TRANSLATED TO GRID BEARINGS BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM. WEST LINE OF SECTION 32 AS SOUTH 11° 14' 48" EAST

Benchmark:
CHISELED SQUARE ON CONCRETE CURB LOCATED APPROXIMATELY 25' NW
OF THE MOST NORTHERLY NW CORNER OF LOT 1, BLOCK 1, BANCFIRST
56TH & LEWIS ADDITION
ELEVATION=642.90
NAVD 1983 DA UMI
ELEVATION=642.90

Preliminary Plot
BancFirst 56th & Lewis Addition
Sheet 1 of 3
Date Plotted: April 28, 2011

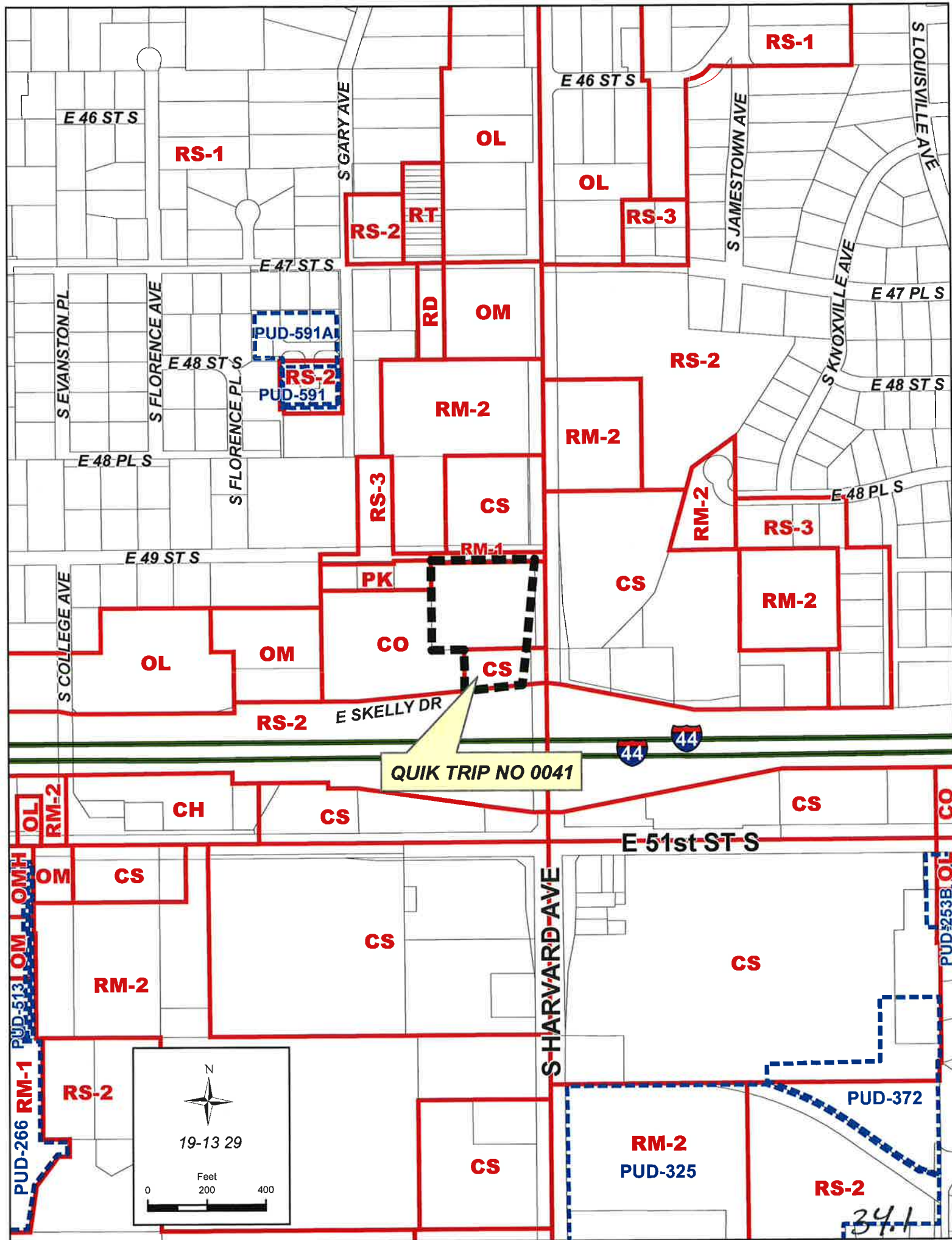
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

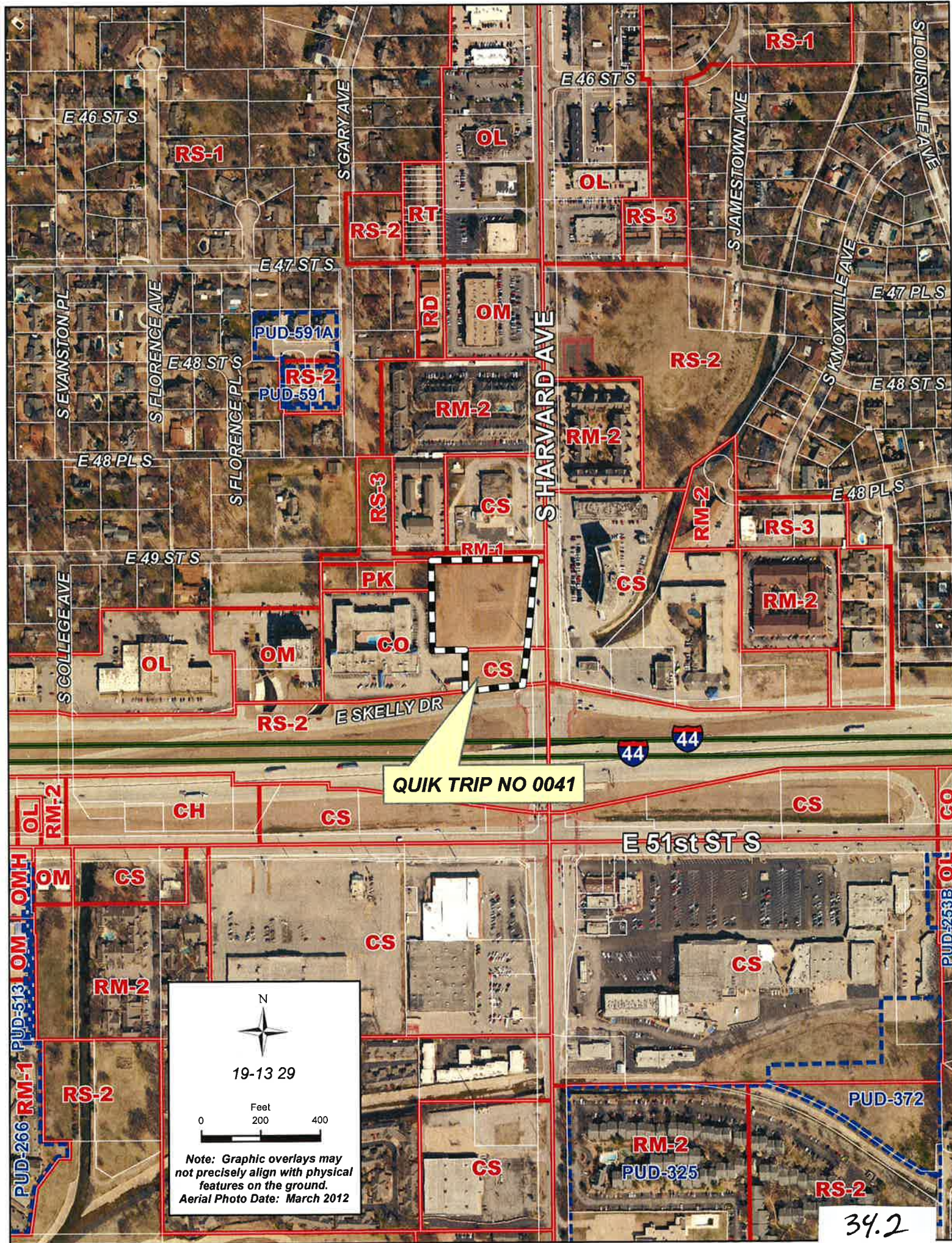
STATE OF OKLAHOMA } S9
COUNTY OF TULSA }

I, Barbara Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of the instrument now on file in my office.

Dated the ____ day of _____, 20____
Barbara Wilson, Tulsa County Clerk

33.8





QUICK TRIP NO 0041



19-13 29

0 200 400
Feet

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

39.2

PRELIMINARY SUBDIVISION PLAT

Quik Trip 0041 Addition - (9329) (CD 9)

Northwest corner of I-44/Skelly Drive and South Harvard Avenue

This plat consists of 1 Lot, 1 Block, on 2.8 acres.

The following issues were discussed May 16, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Corridor Z-7221-SP-1Z-7220 SP-1/Z-5412 - SP 3.
2. **Streets:** Provide 30 foot corner radius at the intersection of Harvard and Skelly Drive. Show sidewalks along Skelly Drive.
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** The entire site is within the City of Tulsa Regulatory Floodplain and must be placed in an overland drainage easement, with the exception of the portion that is removed from the floodplain by this project.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
7. **Other: Fire:** No comments. **GIS:** Submit a subdivision control data form. Separate instrument easements shown on the plat must be filed and their document numbers placed on the plat prior to finalizing the plat. Add standard language for street and utility easement dedication. Remove the 2nd paragraph from section IK.

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.

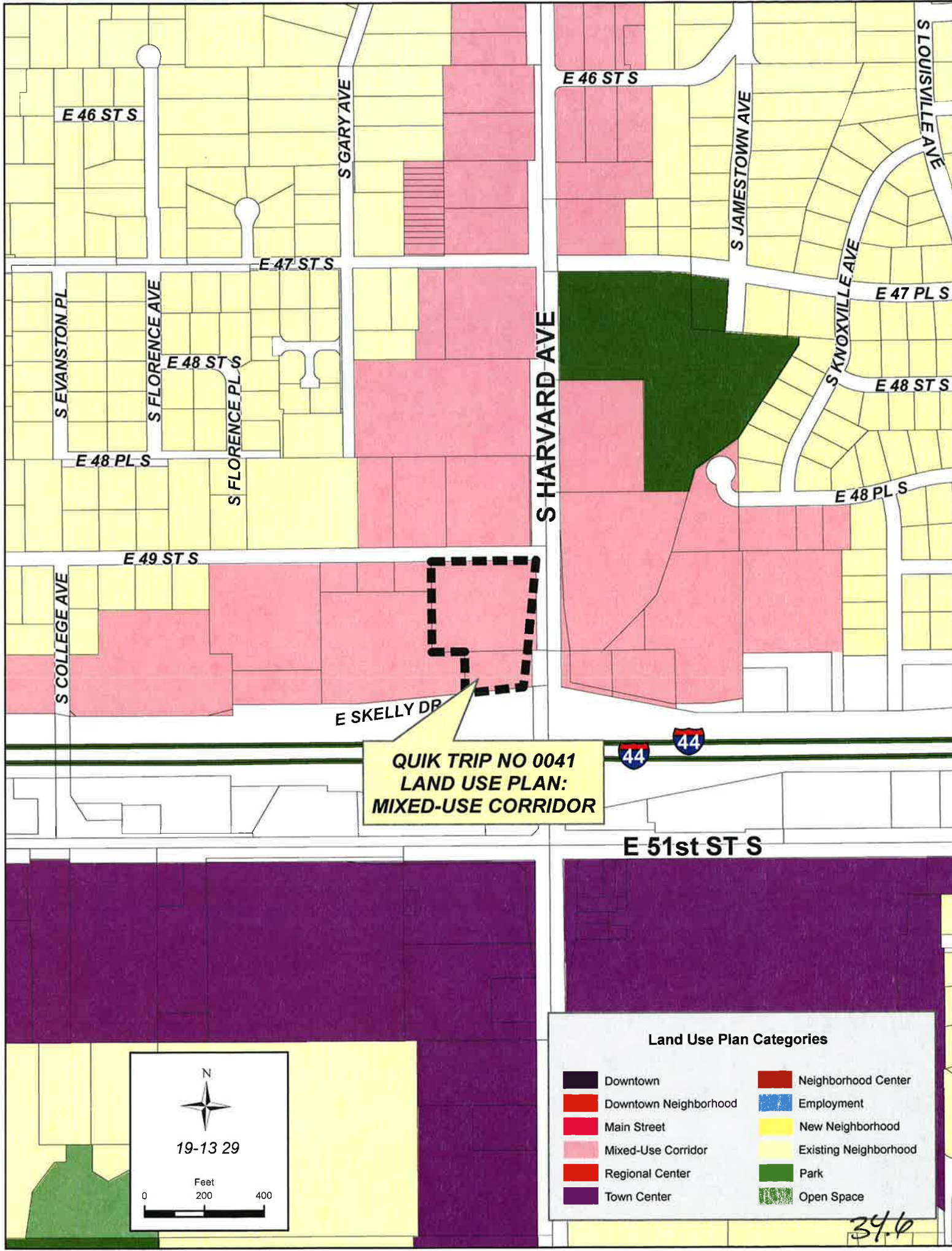
Special Conditions:

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.



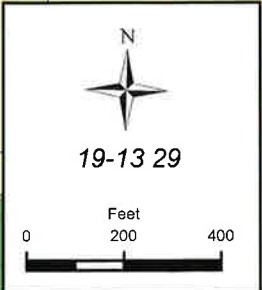
**QUICK TRIP NO 0041
LAND USE PLAN:
MIXED-USE CORRIDOR**



E 51st ST S

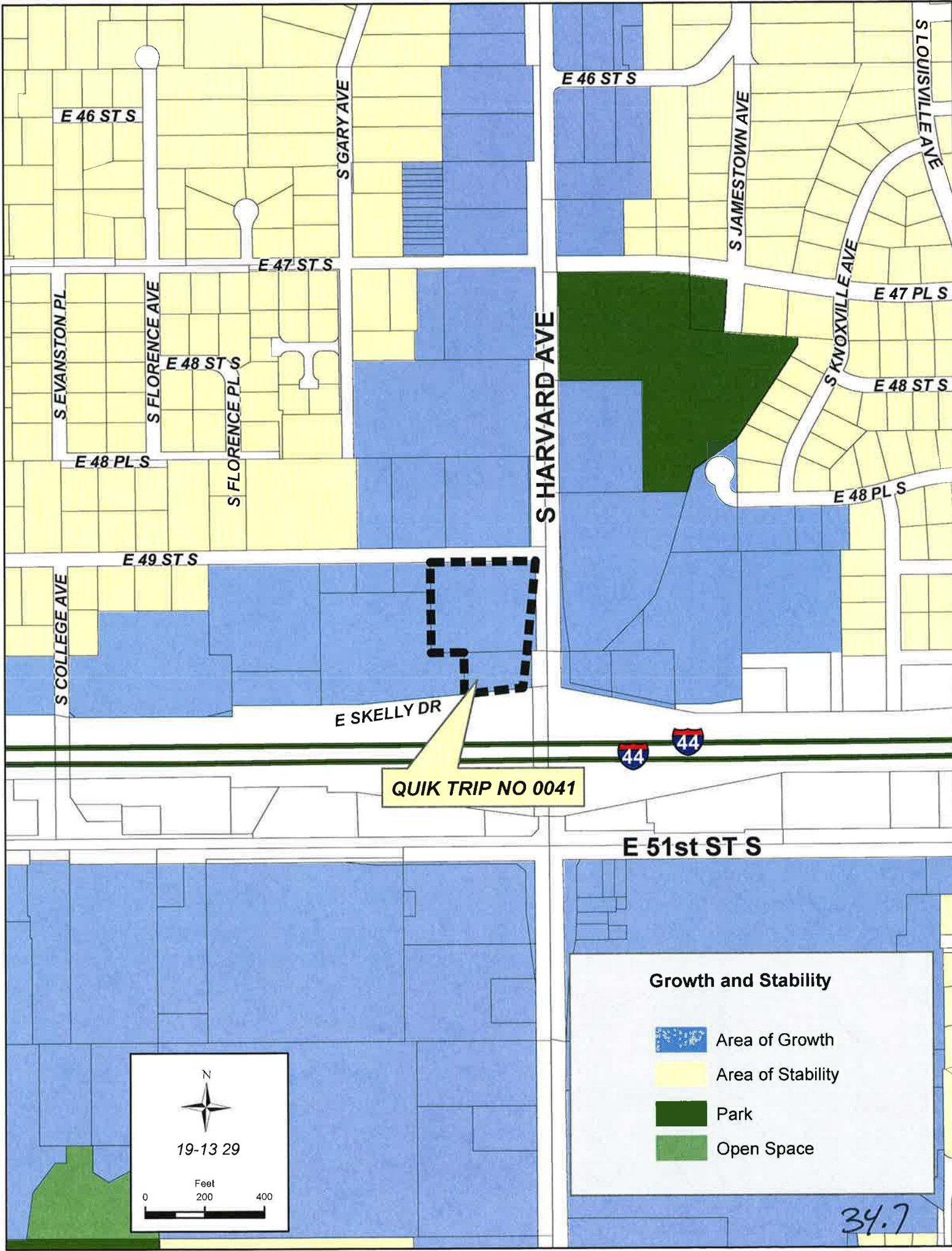
Land Use Plan Categories

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



19-13 29

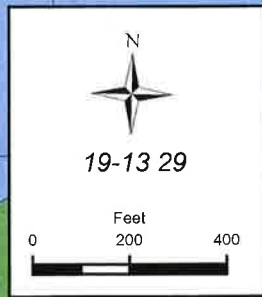
34.6



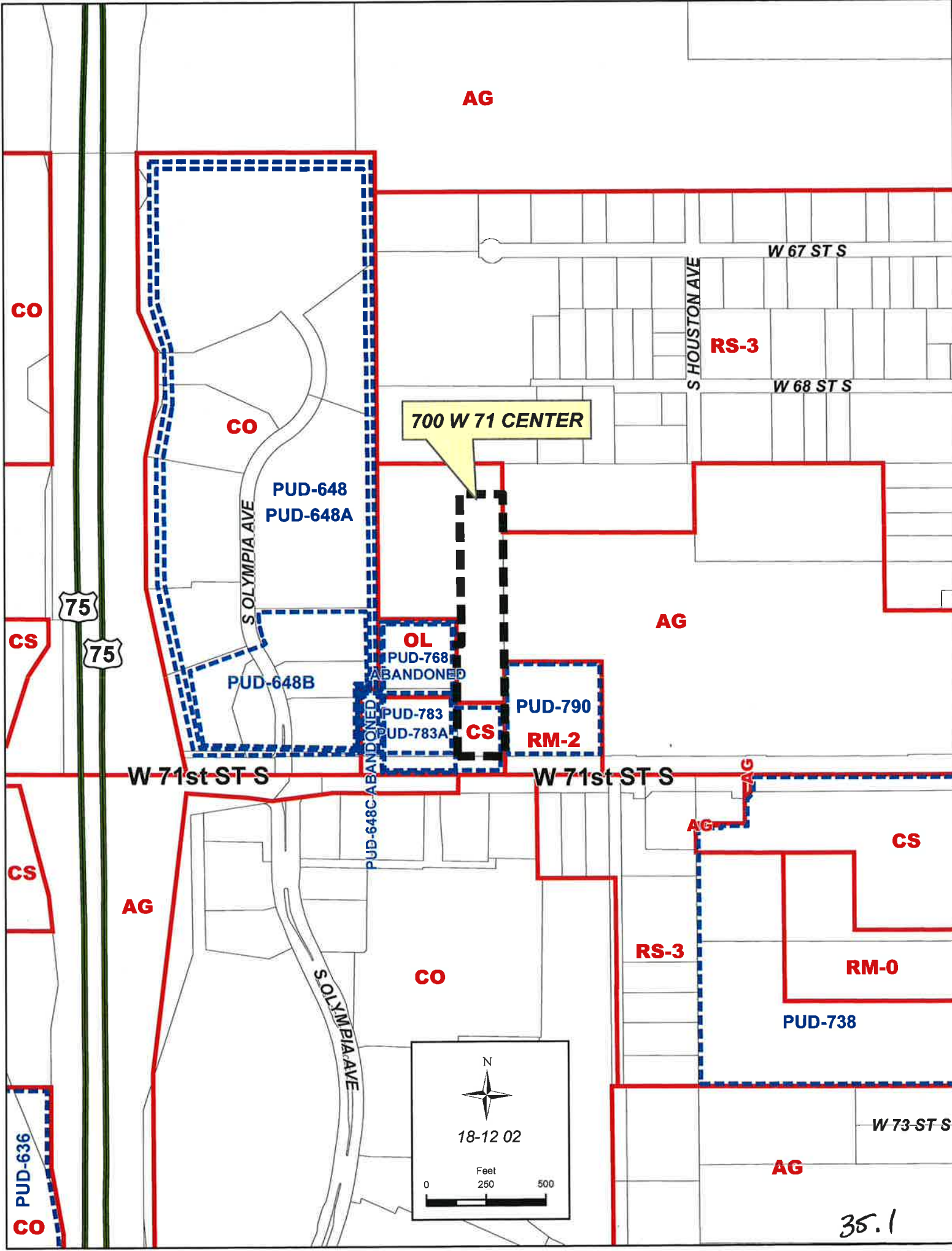
QUIK TRIP NO 0041

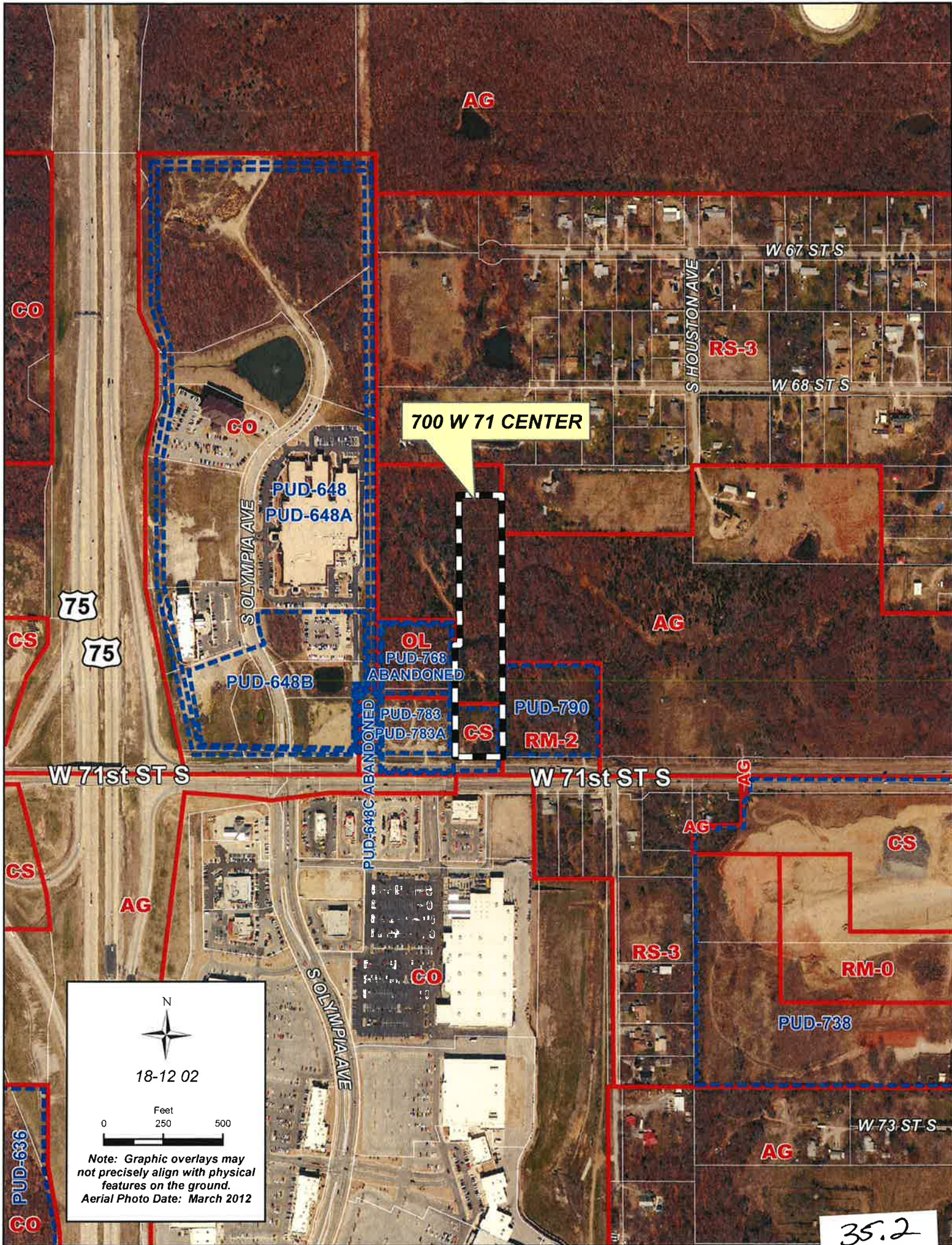
Growth and Stability

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



34.7





PRELIMINARY SUBDIVISION PLAT

700 West 71 Center - (8202) (CD 2)

West of the northwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 1 Lot, 1 Block, on 4.7 acres.

The following issues were discussed May 16, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping) and OL (office light).
2. **Streets:** Remove the 25 foot access onto 71st Street. In section IK include a sidewalk connection to north property line, for future development of north tract. Remove the driveway directly onto 71st Street. Show sidewalks per above. Any retaining walls in easements will need an easement agreement through Engineering services.
3. **Sewer:** The sewer easement overlaps the PSO easement; reduce the sewer easement to 15 feet along the PSO easement. Add bearings and distances to the proposed on site sewer line easement. Proposed sewer line under pavement required to be ductile iron pipe from manhole to manhole. The proposed service connection cannot be allowed to directly connect into the manhole; a service tap connection is required.
4. **Water:** Where the proposed plat is adjacent to an existing utility easement, an 11 foot perimeter utility easement will be allowed. Otherwise, a 17.5 foot perimeter utility easement is required. Show the adjacent existing easement from the Quik Trip 0107 plat. If there is no restricted water line easement then there is no need for the covenant language. It looks like a new waterline is being proposed along the west property line of Lot 1, where a 6 inch water line should have been previously constructed under IDP 5921. If you are planning to extend the existing waterline further north, then you will need to provide additional easement for the line.
5. **Storm Drainage:** Show and label Hager Creek Tulsa Regulatory floodplain. The limits of the floodplain must be shown by plotting the 100 year fully urbanized floodplain from the Hager Creek profiles in the southwest master drainage plan, after converting them to NAVD 1988 vertical datum. The floodplain, plus an additional 20 feet for access, must be placed in an

overland drainage easement. Storm sewer easements are required for the storm sewer outlet pipes from the stormwater detention facility if they extend beyond the property line. Add the standard language for overland drainage easement. Drainage from all new impervious areas on the site must be collected and piped to adjacent public drainage systems.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

7. **Other: Fire:** No comments. **GIS:** Fix location map errors. Submit subdivision control data sheet. Show lot sizes in square footages.

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:

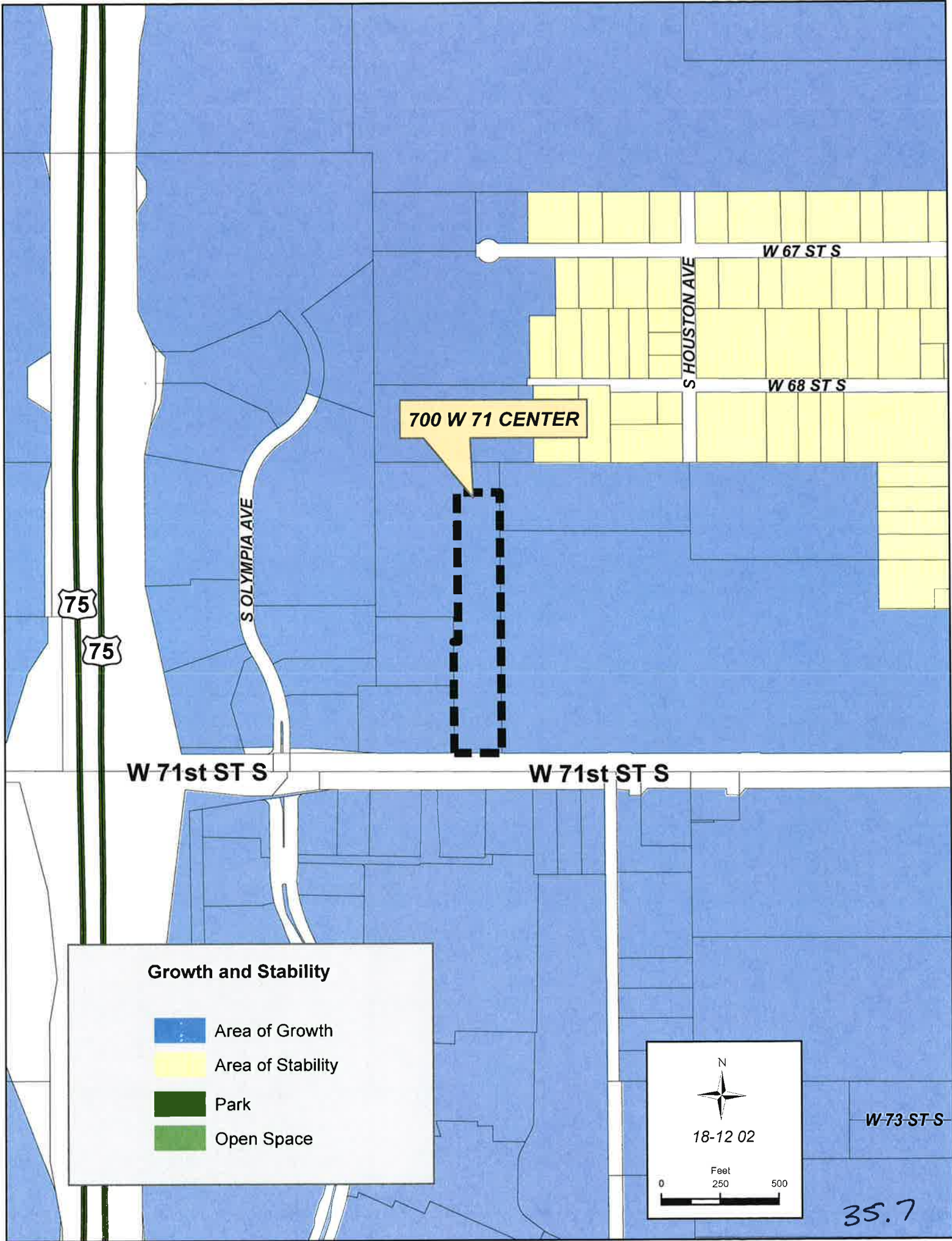
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

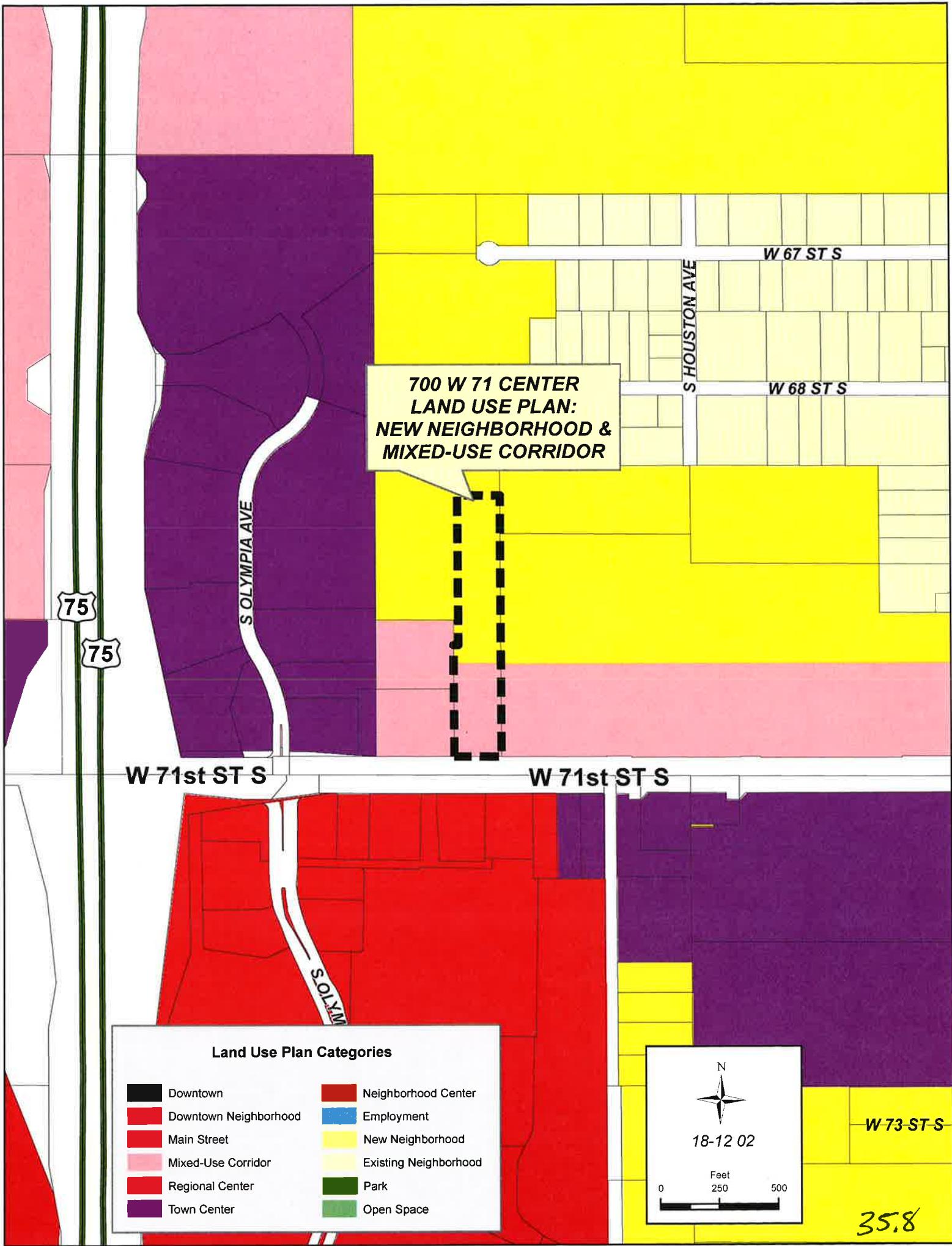
submitted to the Public Works Department.

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.







Scale: 1"=60'
Tanner Consulting

B/L = BUILDING LINE
B/P = BOOK & PAGE
DOC = DOCUMENT
ESMT = EASEMENT
MAE = MUTUAL ACCESS EASEMENT
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT

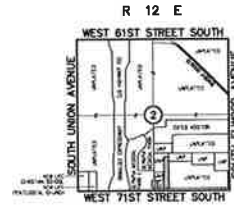
PRELIMINARY PLAT

700 West 71 Center

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION TWO (2)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP, STAMPED "TANNER RLS 3435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



Location Map
SCALE: 1"=300'

SUBDIVISION CONTAINS
ONE (1) LOT IN ONE (1) BLOCK
ONE (1) RESERVE
SUBDIVISION AREA: 4.70 ACRES

FINAL PLAT CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the Tulsa Section of the Tulsa Planning Commission on _____	
This approval is valid if the plat is not filed in the Office of the County Clerk on or before _____	
TAPR/2013	
APPROVED: _____ by the _____	
City Engineer	
City Clerk	
Approved: City Attorney	

SURVEYOR:

Tanner Consulting, LLC.

DAVE TANNER, PLS. NO. 1415
OKLA. NO. 2861, EXPIRES 6/30/2013
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

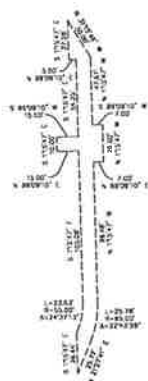
OWNER:

William K. Warren Foundation, Inc.

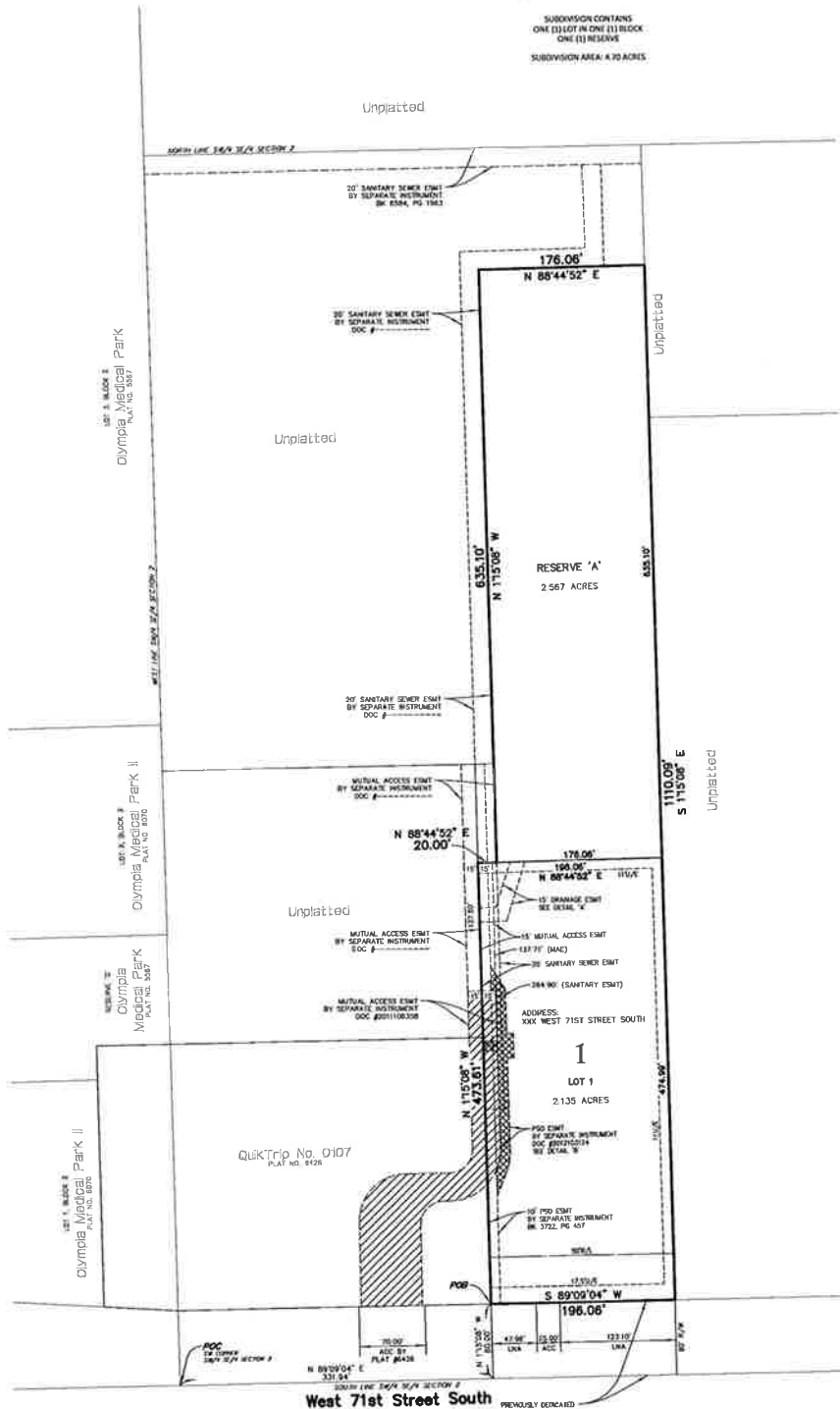
5585 South Yale Avenue
Tulsa, Oklahoma 74136
Phone: (918) 492-8100



A Drainage Easement Detail
Scale: NAD 83



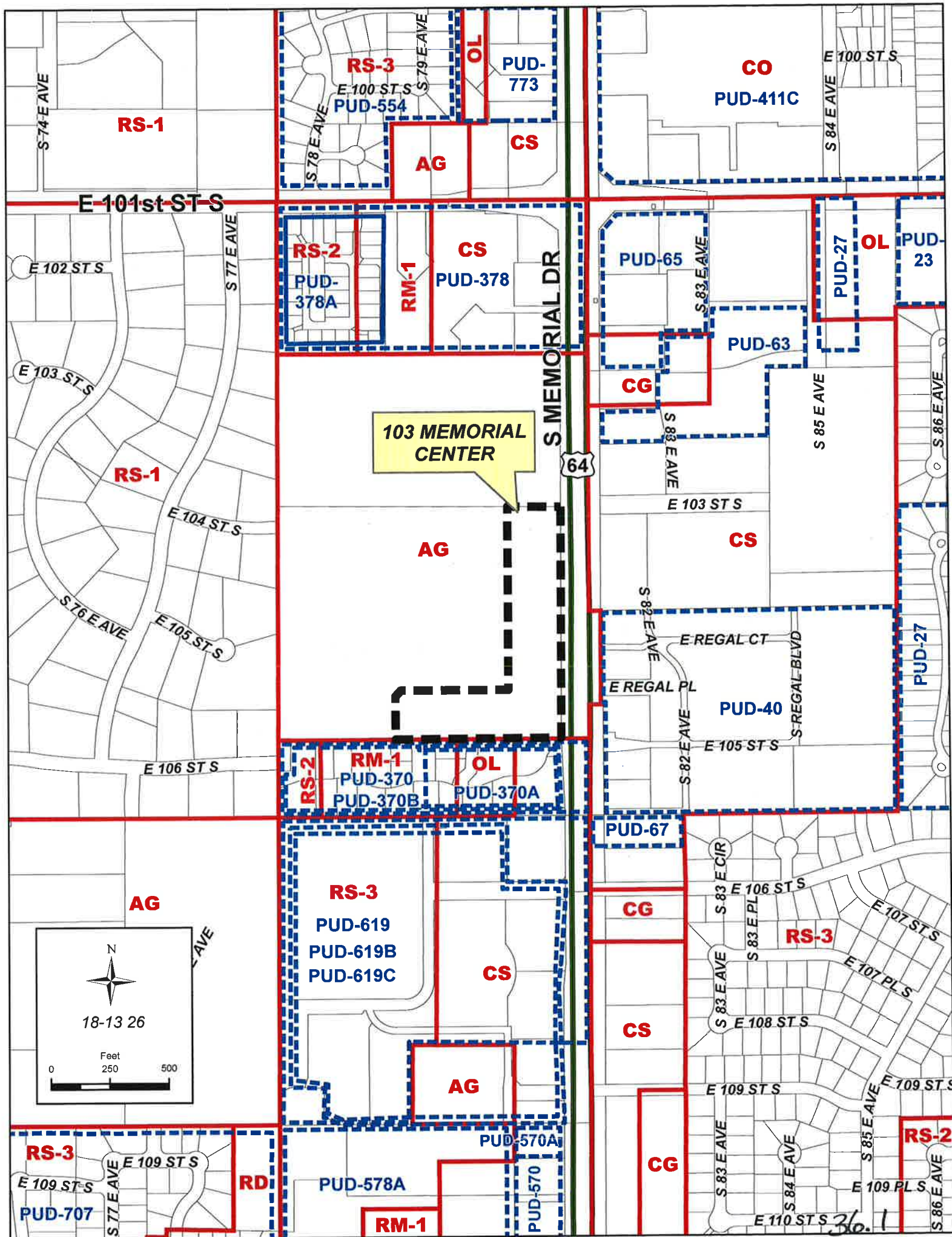
B PSO Easement Detail
Scale: NAD 83



DATE OF PREPARATION: APRIL 24, 2013

700 West 71 Center
SHEET 1 OF 2

35.9



PRELIMINARY SUBDIVISION PLAT

103 Memorial Center - (8320) (CD 8)

South of the southwest corner of 101st Street South and South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 7.38 acres.

The following issues were discussed May 16, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping) and AG (agricultural).
2. **Streets:** Sidewalks will be needed internal to the site, along with Memorial. Add east-west sidewalk to south of site, and north-south sidewalk.
3. **Sewer:** No comment.
4. **Water:** If a water line will be installed along the 30 foot ADU/E (mutual access, drainage and utility easement) a restricted waterline easement (RWE) will be required. Remove the line that runs diagonally across the lot. Waterline running along the east property line is probably not needed. A restricted waterline easement can only be used for water. Overlapping it with a utility and drainage easement is contrary to the RWE's intended use. ADU/E should be changed to mutual access easements, utility easements, and storm sewer.
5. **Storm Drainage:** If the storm sewer will be placed in a storm sewer easement, then the standard covenant language must be added. Conceptual plan needed. It is acceptable to place a storm sewer in a utility easement. Off-site drainage flowing onto the site must be collected at the property line and conveyed across the site in the appropriate public easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment. **GIS:** Fix the location map errors. Tie plat to the section corner by moving the point of commencement to the

northeast corner of the northeast quarter of section 26. The basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Submit a subdivision data control sheet.

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:

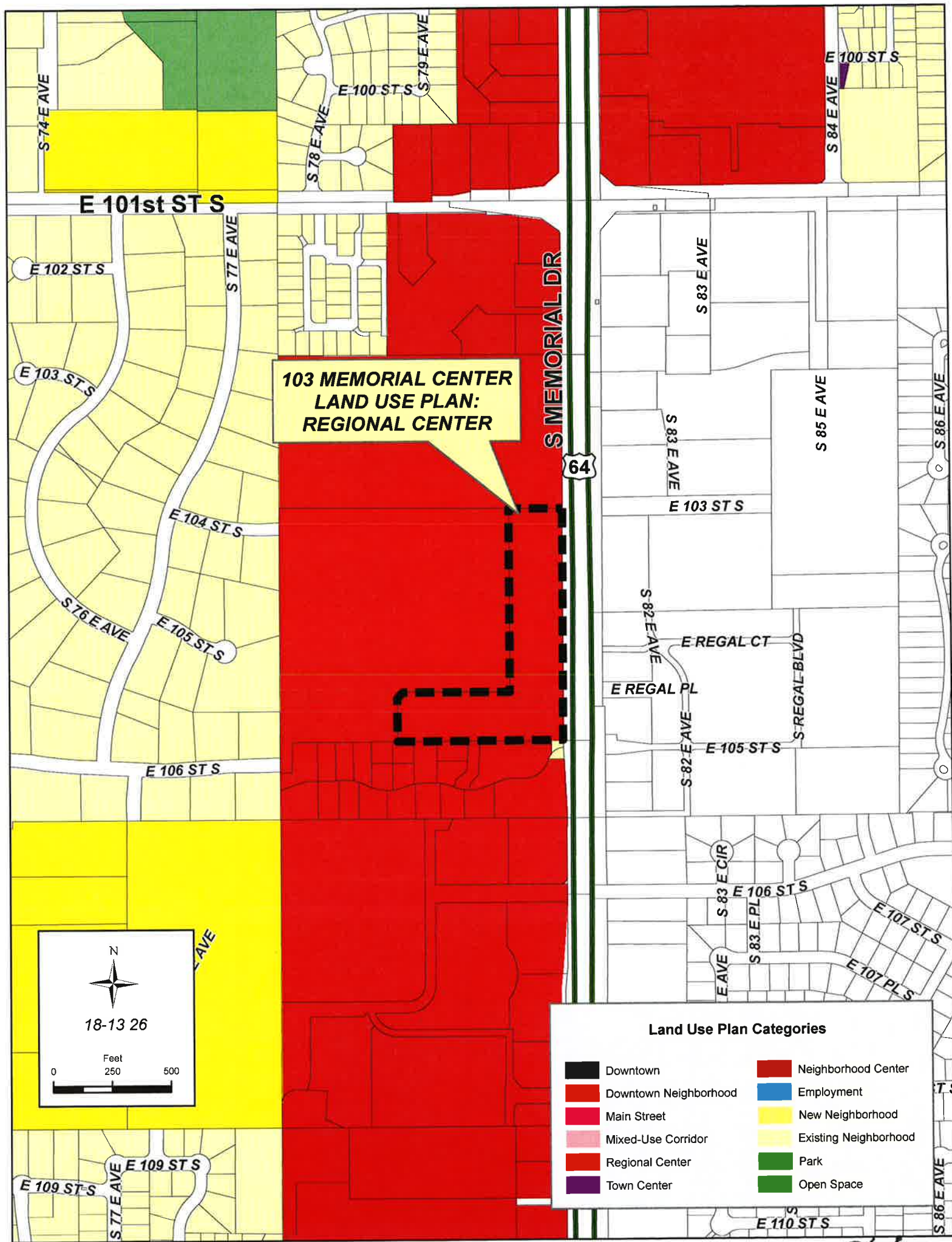
1. The concerns of the public works staff and development services staff must be taken care of to their satisfaction.

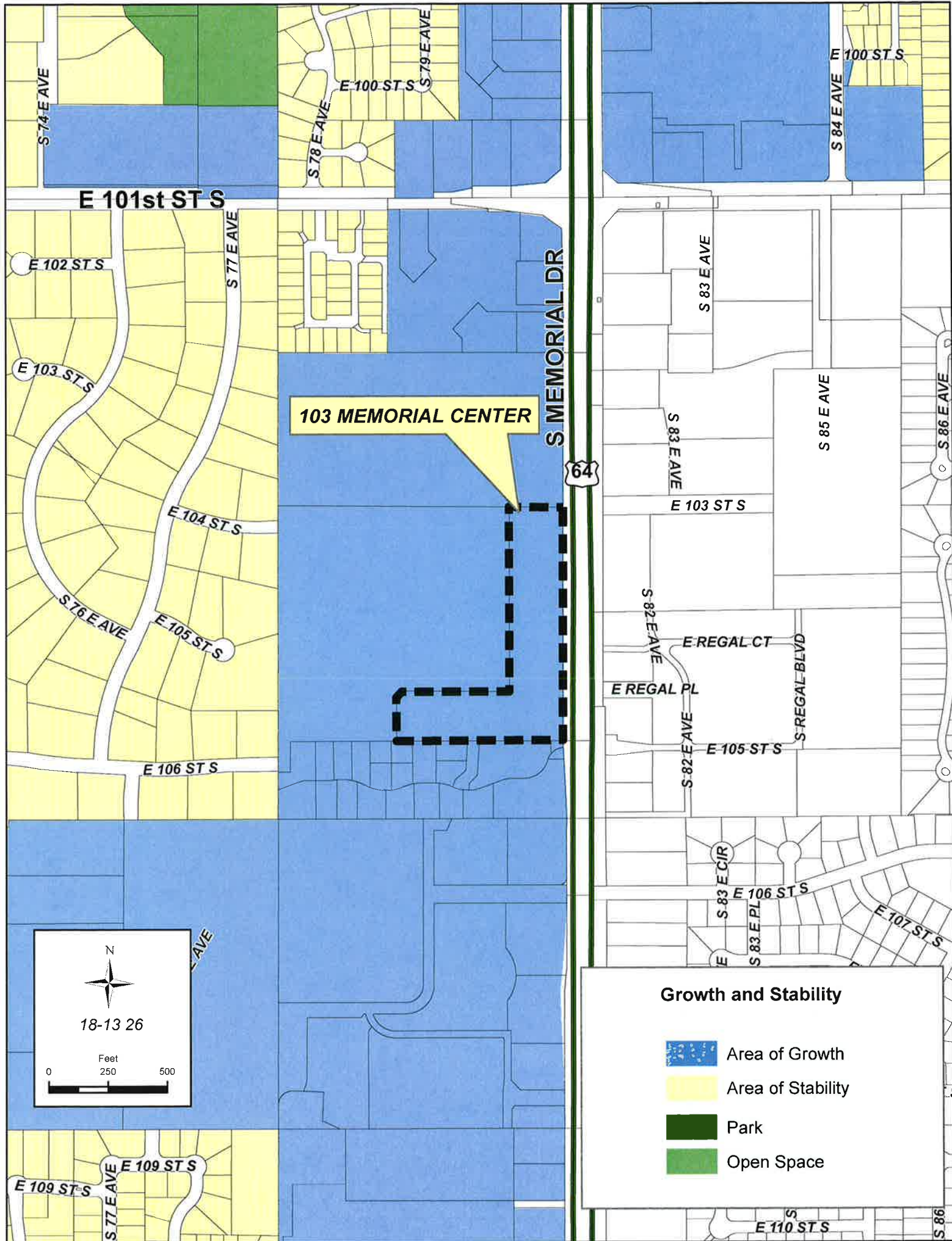
Standard Conditions:

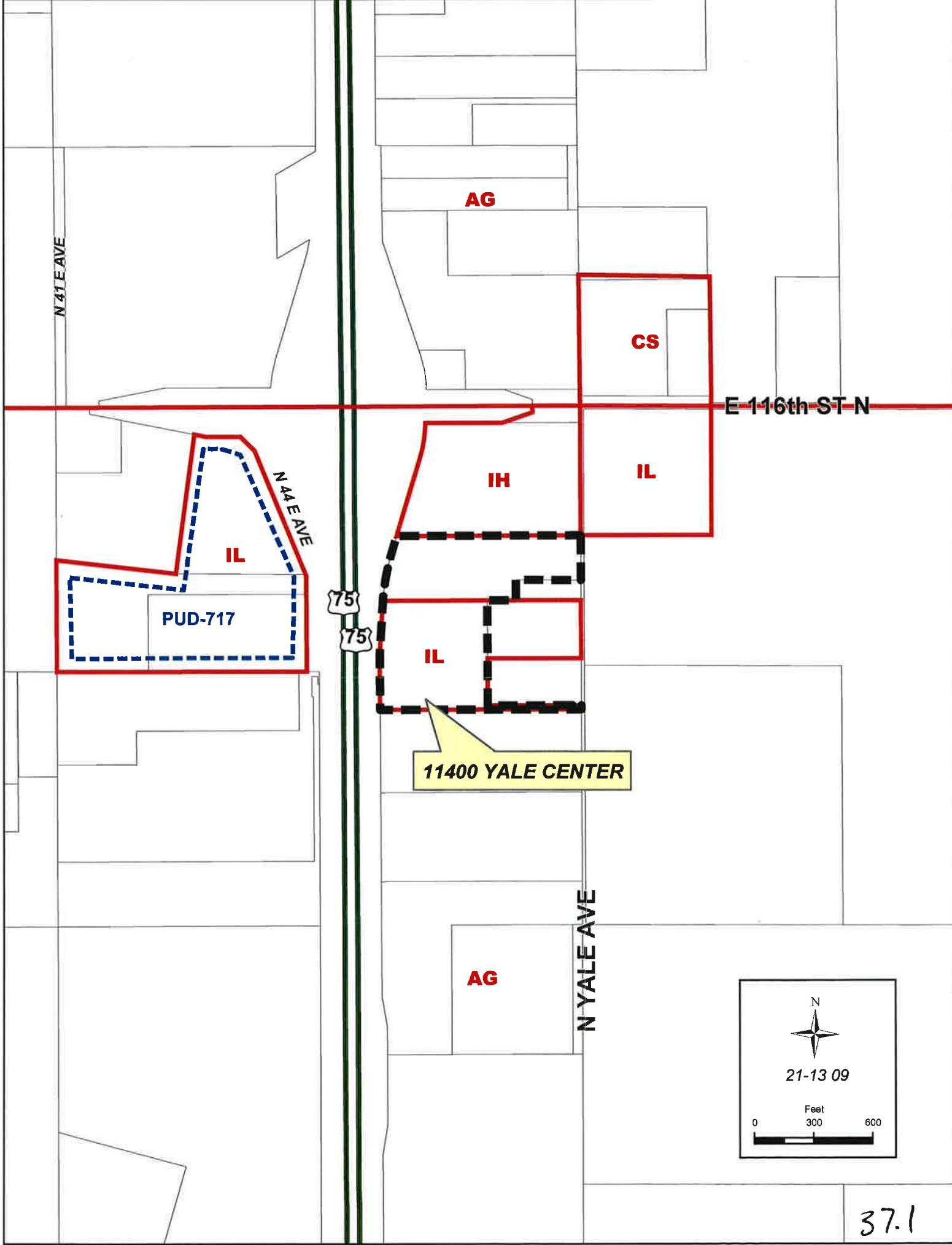
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

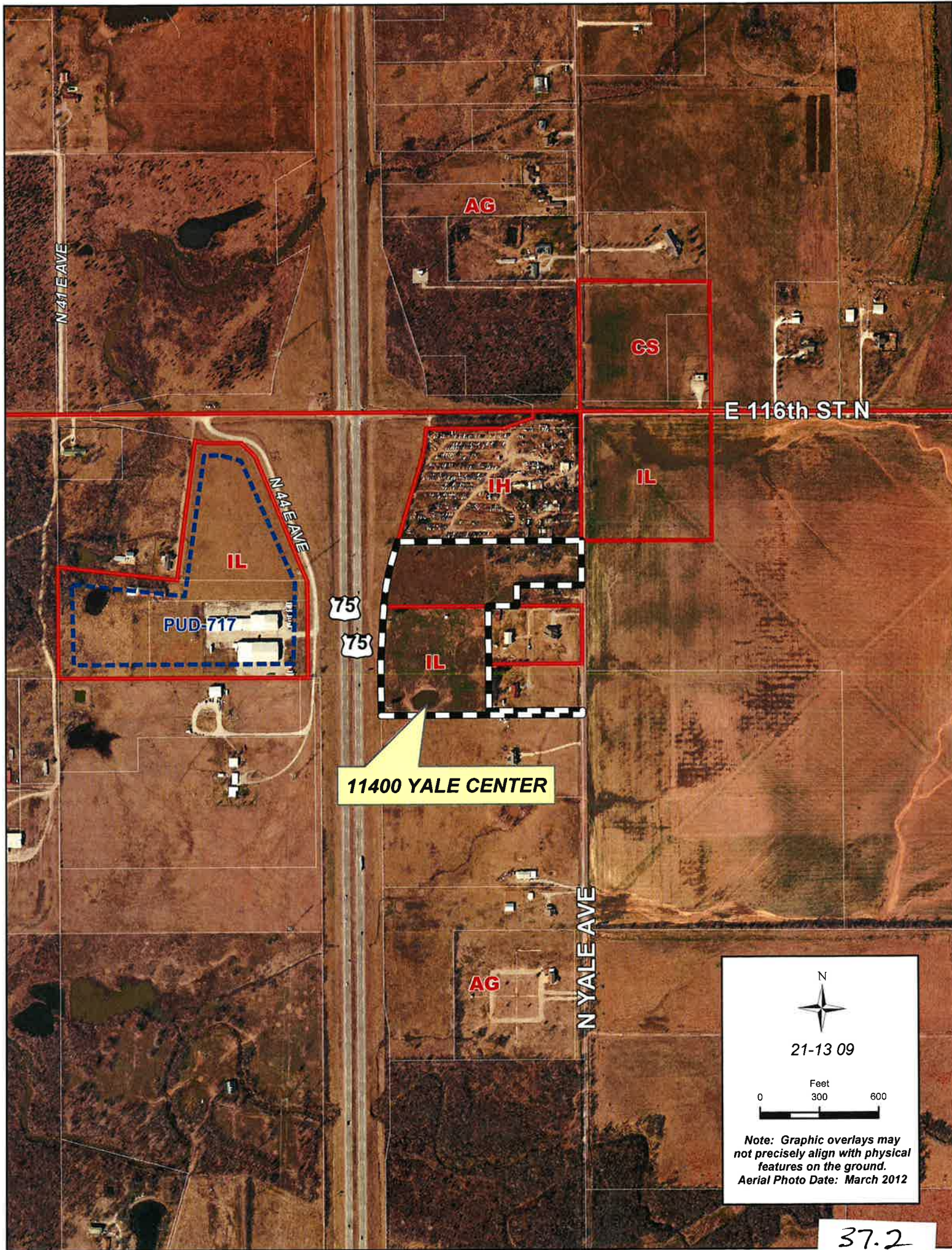
platted or other bearings as directed by the County Engineer.

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.









N 41st E AVE

AG

CS

E 116th ST. N

IL

PUD-717

75

75

IH

IL

IL

11400 YALE CENTER

AG

N YALE AVE



21-13 09

0 300 600
Feet

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

37.2

MINOR SUBDIVISION PLAT

11400 Yale Center - (2309) (County)

South of southwest corner of East 116th Street North and North Yale Avenue

This plat consists of 1 Lot, 1 Block, on 6.9 acres.

The following issues were discussed May 16, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Minimum width required for two way access is 24 feet (Is mutual access easement one way?) Remove reference to sidewalk along reserve and this is a one lot, one block subdivision.
3. **Sewer:** Private systems.
4. **Water:** Rural water district # 3 will serve site.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed. ONG service is over a mile away.
7. **Other: Fire:** A release letter is needed from the fire department servicing the site. **GIS:** State scale for location map. Show north arrow and label point of commencement. Show and label the point of beginning for lot 1, and the point of beginning for Reserve A on face of plat. **County Engineer:** There will be a private agreement for the two existing billboards in the Reserve Area.

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 to his 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.

PLAT WAIVER

June 5, 2013

**PUD-795, Southeast corner of West Easton place and North Xenophone Avenue,
(9203) (CD 4)**

The platting requirement is being triggered by a PUD for a school reuse.

Staff provides the following information from TAC for their May 16, 2013 meeting:

ZONING:

- TMAPC Staff: The lot is in an existing platted lot with existing infrastructure.

STREETS: Sidewalks must be provided along all streets per subdivision regulations.

SEWER:

- No comment.

WATER:

- No comments.

STORMWATER:

- No comments.

FIRE:

No comments.

UTILITIES:

- No comments.

Staff recommends **APPROVAL** of the plat waiver for the platted property.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

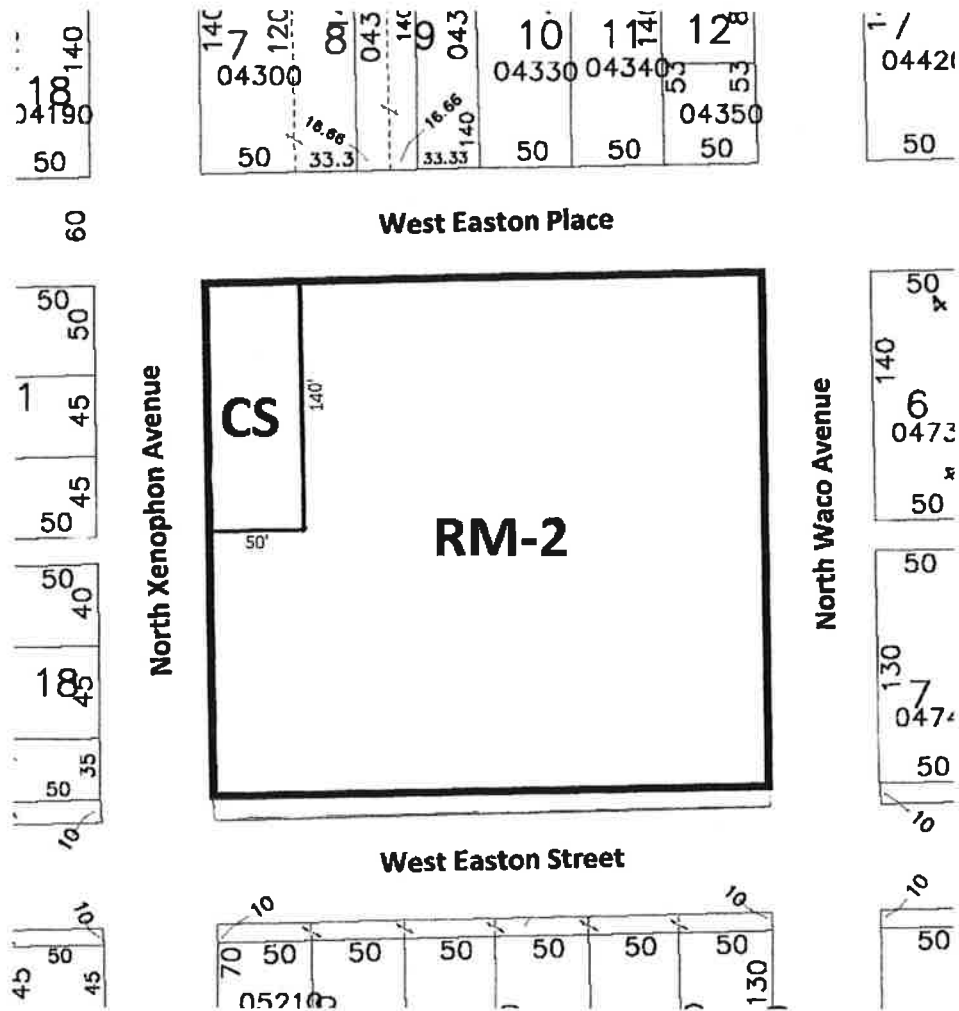
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

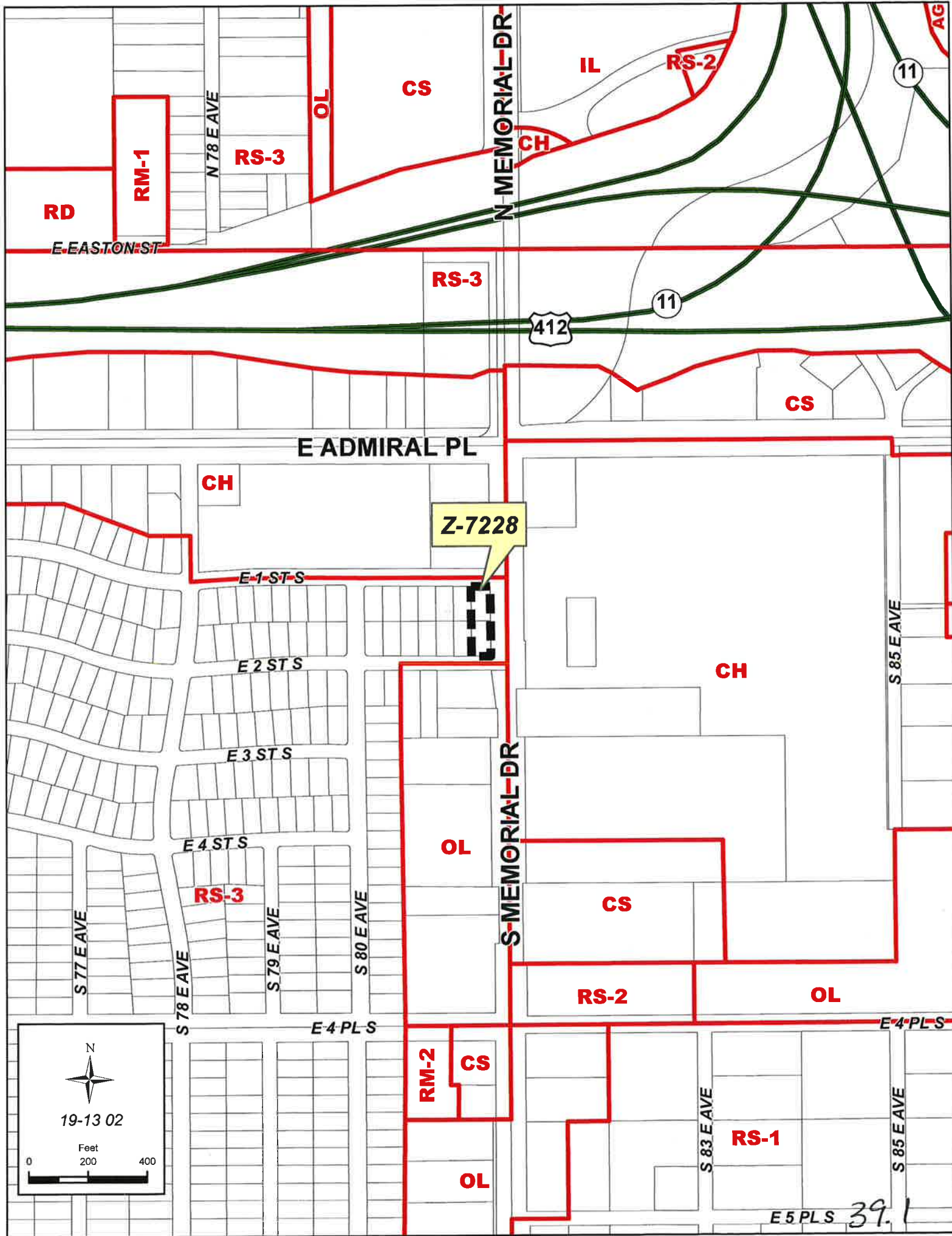
Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

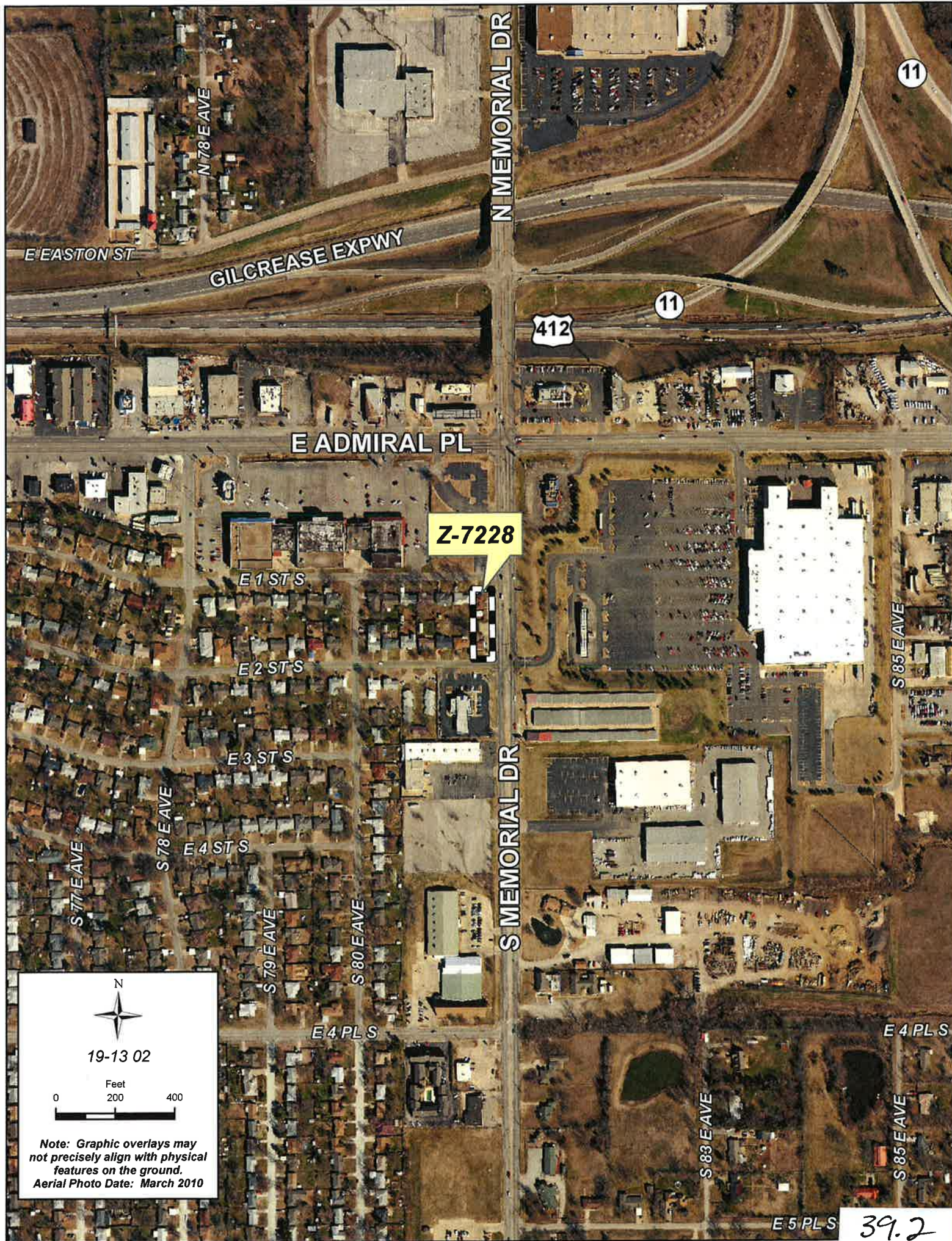
EXHIBIT F - LEGAL DESCRIPTION

ALL OF BLOCK 11, LESS THE SOUTH 10 FEET OF LOTS 7 THROUGH 12, BLOCK 11, IRVING PLACE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF

II. Rezoning Map







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

39.2



E 1 ST S

Z-7228

S MEMORIAL DR

E 2 ST S



19-13 02

0 Feet 50 100

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

39.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7228

TRS 9302

Atlas 369

CZM 38

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Teena Kilian

Tract Size: 16,553± square feet

ADDRESS/GENERAL LOCATION: West of South Memorial Drive between East 1st Street and East 2nd Street

EXISTING ZONING: RS-3

EXISTING USE: Residential

PROPOSED ZONING: OL

PROPOSED USE: Parking lot/ residence

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

BOA-15699 April 23, 1991: The Board of Adjustment **approved** a *Variance* to permit a small identification sign for an approved home occupation (musical instruments sales and repair; subject to the sign being located on Memorial Drive, with a maximum size of 2' by 3'; no automobile signs; finding that there are only two homes zoned residential along Memorial Drive in this mile, on property located at 110 South Memorial Drive and is a part of the subject property.

BOA-15605 December 6, 1990: The Board of Adjustment **approved** a *Special Exception* to permit music instrument and service as a home occupation; and **denied** a *Variance* to permit a small identification sign with the home occupation, subject to strict compliance with the Home Occupation Guidelines, with days and house of operation being Monday through Saturday, 10 a.m. to 6 p.m., on property located at the southwest corner East 1st Street and South Memorial Drive and is also a part of the subject property.

BOA-14712 January 21, 1988: The Board of Adjustment **approved** a *Special Exception/Use Variance* to permit to allow for a home occupation/ barber shop in an RS-3 district; per Home Occupation Guidelines; subject to 2 existing inside window signs and 2 existing decorative barber poles on the Memorial Drive frontage only; and days and hours of operation being Tuesday through Saturday, 9 a.m. to 6 p.m.; and no expansion of the existing structure or parking lot, on property located at 8033 East 2nd Street and is a part of the subject property.

Surrounding Property:

BOA-19252 December 11, 2001: The Board of Adjustment **approved** a *Special Exception* to permit a drive-thru bank facility, per plan, on condition that it is understood the plan is in error, that there can be no left turn lane onto Memorial because of the median at 2nd Street, on property located at the southwest corner of East 2nd Street and South Memorial Drive and abutting south of subject property.

Z-6407 July 1993: All concurred in **denial** of a request for rezoning a tract of land from OL to CG for auto sales, on property located on the southwest corner of East 2nd Street and South Memorial Drive and abutting south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .38± acres in size and is located West of South Memorial Drive between East 1st Street and East 2nd Street. The property appears to be -- and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by South Memorial Drive then further east by a large commercial area all zoned CH ; on the north by a commercial area at the intersection of East Admiral Place at South Memorial Drive also zoned CH; on the south by a bank zoned OL; and on the west by a single family residential subdivision zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Memorial Drive as a Primary Arterial Commuter Street.

Commuter Street:

The most widespread commercial street type is the strip commercial arterial, These arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial/ Commuter Street	120	5
East 1 st Street	Non Classified	50 feet	2
East 2 nd Street	Non Classified	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Areas of Stability:

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Staff Comment: Both lots reviewed by this zoning request are adjacent to South Memorial Drive and are on the extreme east edge of an existing single family residential neighborhood. Each lot is 67 wide. The OL zoning is not appropriate for this small of a parcel because of the bulk and area requirements imposed by that zoning classification. The minimum building setback from South Memorial in an OL district is 50'. The minimum building setback from the remaining residential property west of the requested site is 10', leaving a 7 foot strip in the middle of the lot that would allow any type of a structure.

A small infill project that establishes an OL buffer at this general location may be an appropriate concept within an Area of Stability however this narrow request would create unusable lots for office uses.

Existing Residential Neighborhoods:

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

STAFF RECOMMENDATION:

The request for re-zoning from RS-3 to OL is not consistent with the Comprehensive Plan vision of the area. The bulk and area requirements for OL zoning would severely restrict the re-development opportunities for this site and would not encourage rehabilitation, improvements or replacement of existing structures.

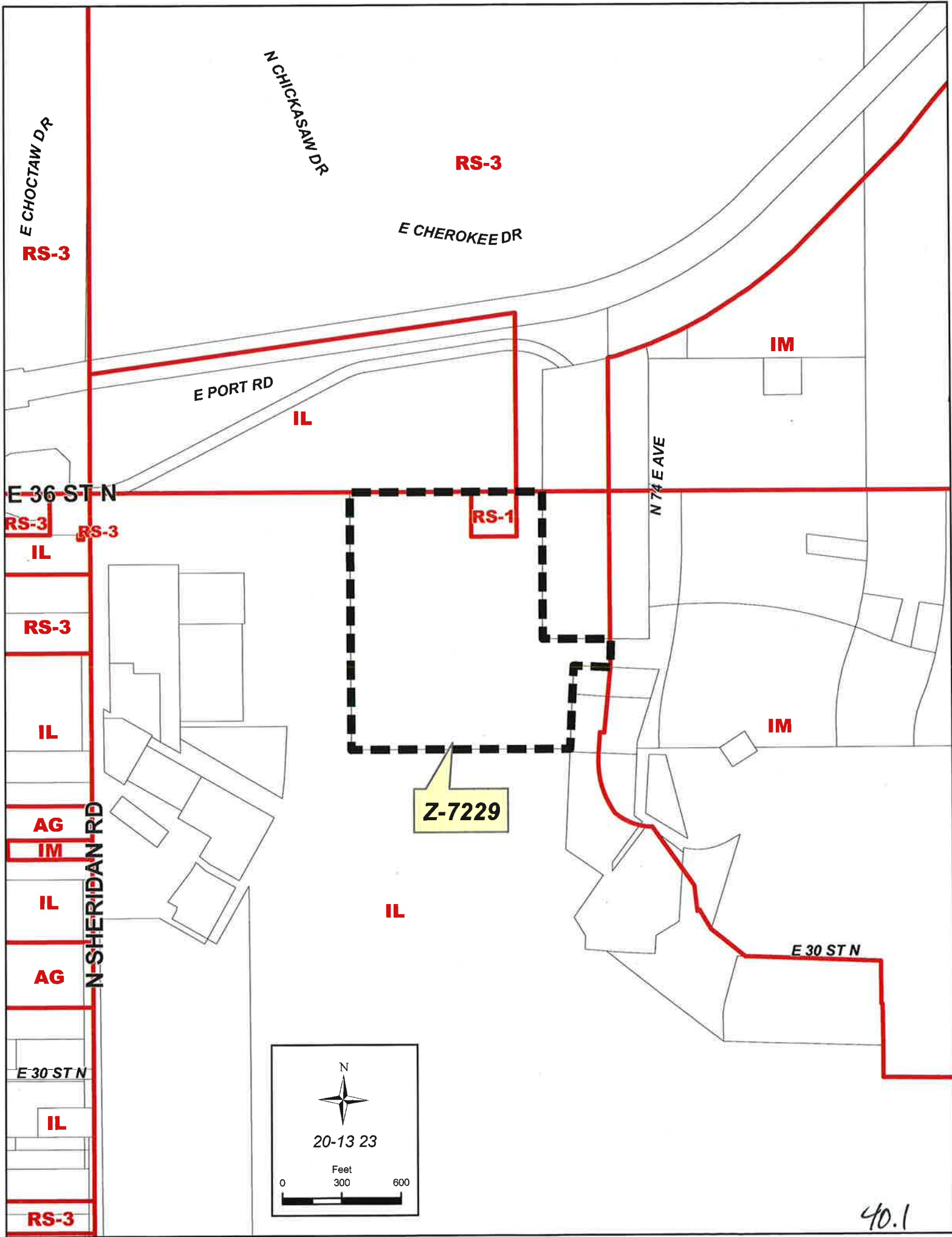
Previous actions by the Board of Adjustment have recognized that home occupations may be an allowable use at this location and staff agrees that an appropriate size parcel which could support an OL use could create a buffer between the rest of the neighborhood and South Memorial Drive.

In this request the small lot sizes will not provide a meaningful OL transition zone that has been created south of this site.

This particular request is not consistent with the existing or expected development pattern in the neighborhood. However, a larger light office (OL) project may be an acceptable use in this neighborhood if the offices were developed facing Memorial Drive.

Therefore **staff recommends Denial** of the request to rezone these parcels from RS-3 to OL.

06/05/13





E CHOCTAW DR

N CHICKASAW DR

E CHEROKEE DR

E PORT RD

E 36 ST N

N 74 E AVE

Z-7229

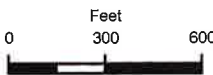
N SHERIDAN RD

E 30 ST N

E 30 ST N



20-13 23



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

40.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7229

TRS 0323

Atlas 446

CZM 30

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Tulsa Airport Improvement Trust
(TAIT)/ Mike Kerr

Tract Size: 32 ± acres

ADDRESS/GENERAL LOCATION: Southeast of southeast corner of East Port Road and
North Sheridan Road

EXISTING ZONING: RS-1/ IL

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Airport

ZONING ORDINANCE: Ordinance number 11910 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6901 September 2003: All concurred in approval of a request for rezoning a 362± acre tract of land from RS-1/ RS-3/ CS/ IL to IM for industrial use associated with aviation, on property located south of Port Road and west of North Memorial Drive and is east of subject property.

BOA-17523 September 24, 1996: The Board of Adjustment **approved** a *Special Exception* to allow a public airport in various zoning districts; a *Variance* of the 3 year time limit to utilize a Special Exception for future airport development on "Tract 6"; and a *Variance* to allow airport accessory uses on lots other than where principal uses are located; per plan submitted, on property located north of Gilcrease Expressway between 73rd East Avenue and North Mingo Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 32± acres in size and is located southeast of southeast corner of East Port Road and North Sheridan Road. The property is being used as the north end of a major north south runway at Tulsa International Airport. appears to be vacant and is zoned RS-1/ IL.

SURROUNDING AREA: The subject tract is surrounded by Tulsa Airport Authority property all industrial zoned property and used by the airport.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East Port Road as a Freight Corridor with future Rail Transit.

Freight Corridors are typically of great economic importance, designed to enhance freight movement while serving to improve domestic interstate and intrastate trade. These corridors usually serve as gateways to and from critical destination points, allowing for increased access. These areas typically are designed with wider street lanes and higher bridge clearances.

Rail Transit element of The Comprehensive Plan anticipates possible streetcar, light rail and commuter rail service. Of the possible types of rail it is most likely that Commuter Rail would be placed in this area. Commuter rail provides advantages over the automobile and as demand increases it can easily be expanded by adding cars to the trains or by increasing the frequency of service. Thus, rail can serve densely built areas such as downtown and spur urban densities in strategic corridors throughout Tulsa more efficiently than vehicles alone. Rail corridors also play a vital role in providing access to special events, sports and cultural facilities, and entertainment.

Staff Comment: The long term vision for the street in this area is years away from implementation. There is no foreseeable street improvement that would affect this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Port Road	Primary Arterial	120	4 + turn lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an area of 'Employment' and an 'Area of Growth'.

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterial or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: The IL request is consistent with the existing and anticipated development in the area. The site is currently being used as part of the Tulsa International Airports North-South runway. Any future development in this area is very unlikely. However, if new development did ever occur it would be of a similar nature to

those that already exist and would support the Tulsa Comprehensive Plans vision for an Employment Area.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Staff Comment: This re-zoning request will unify property owned by the Tulsa Airport Improvement Trust will allow for the already existing employment and will help to encourage future growth in this area.

STAFF RECOMMENDATION:

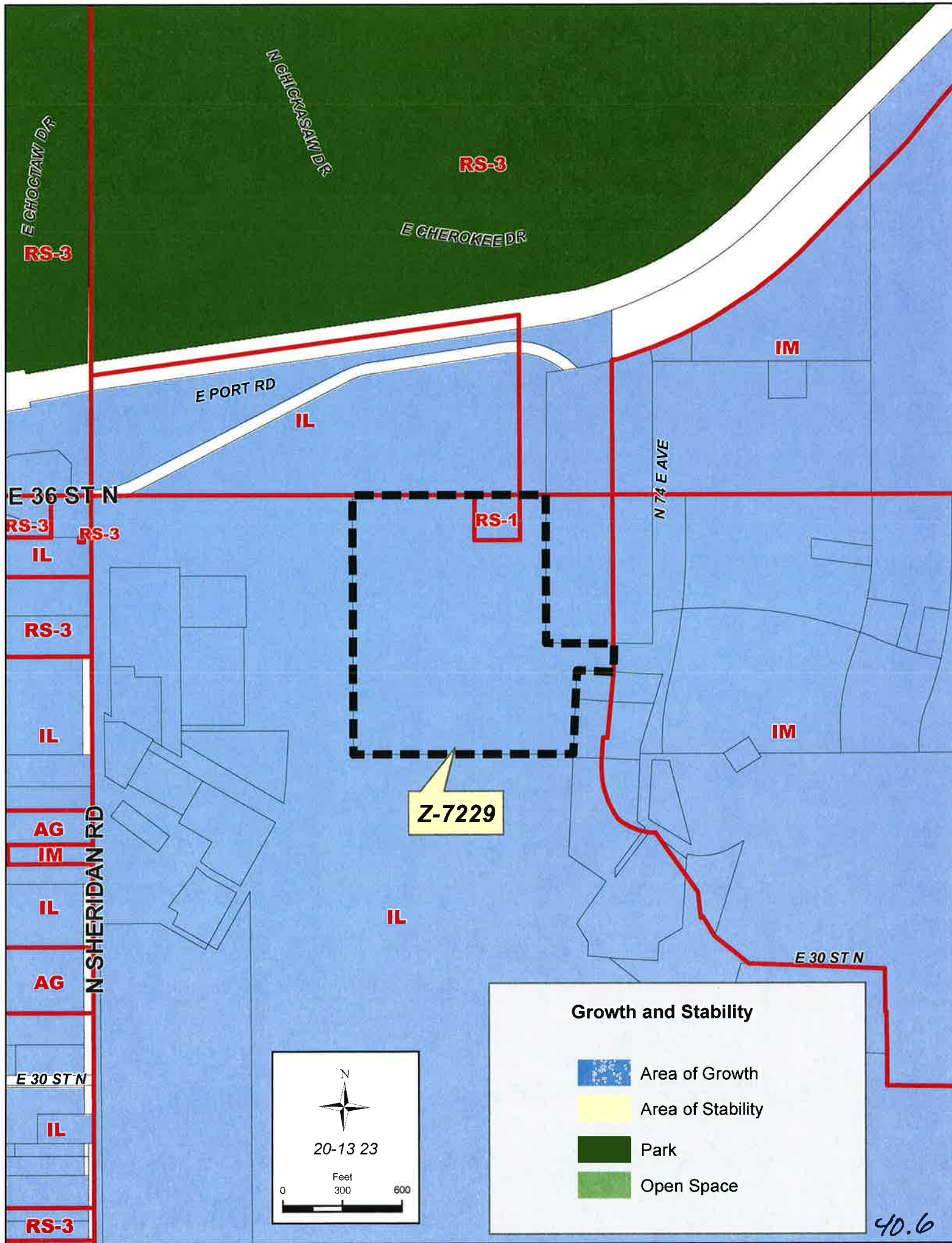
The proposed rezoning application is for a tract in excess of 32 acres that is currently being utilized as part of the main north/south runway at the Tulsa International Airport. This application is designed to rezone a smaller portion of the overall tract for the sake of creating a property with uniform zoning.

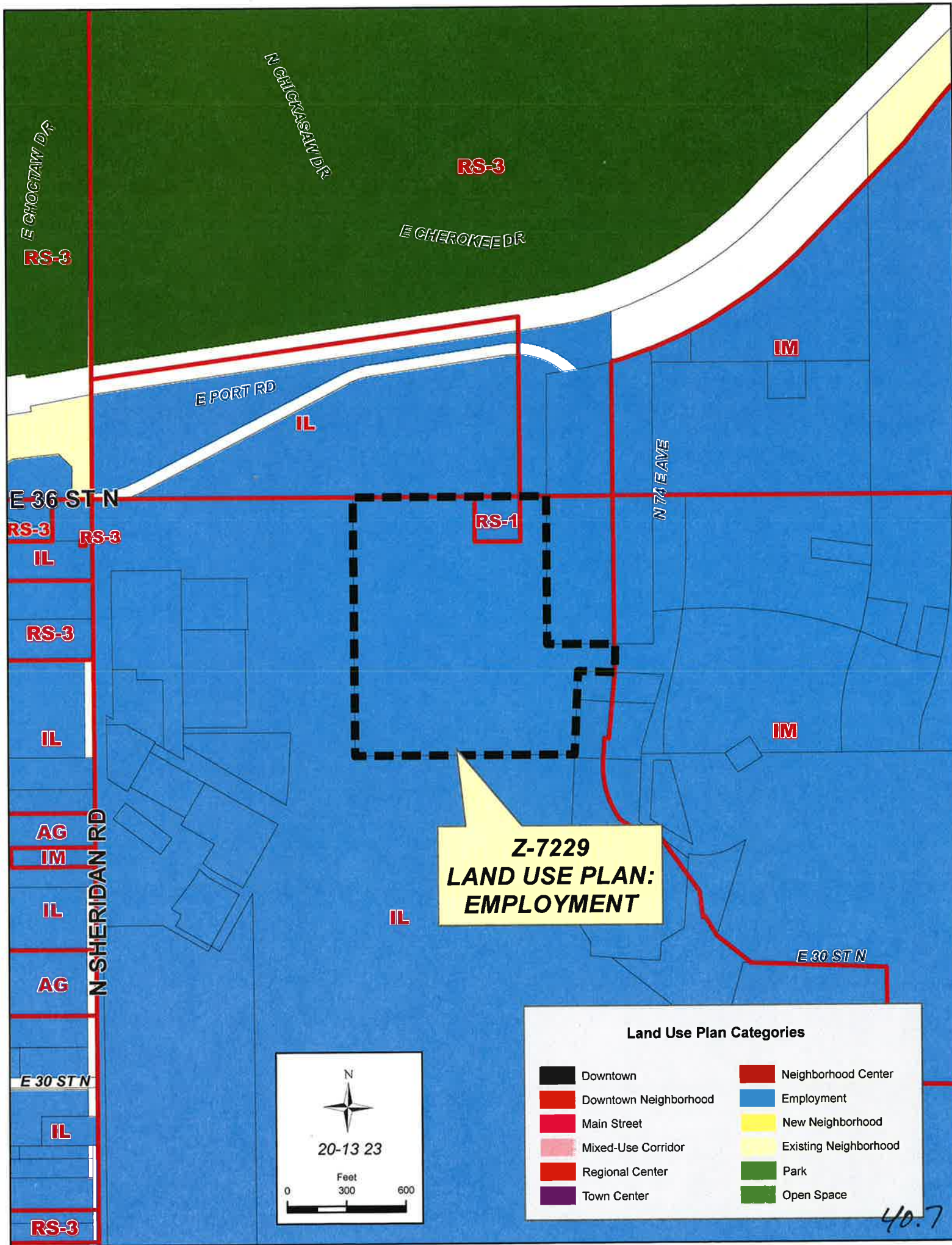
Staff finds the uses and intensities of the proposed rezoning request from RS-1/IL (Residential Single-Family/Industrial Light) to IL (Industrial Light) to be:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from RS-1/IL to IL:

06/05/13





40.7

N CHICKASAW DR

RS-3

IL

E CHEROKEE DR

Z-7230

IM

E PORT RD

IL

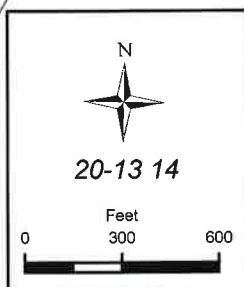
RS-1

N 74 E AVE

IM

N MEMORIAL DR

IL



E 30 ST N

41.1



N CHICKASAW DR

E CHEROKEE DR

Z-7230

E PORT RD

N 74 E AVE

N MEMORIAL DR



20-13 14

0 300 600
Feet

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

E 30 ST N

41.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7230

TRS 0314

Atlas 527

CZM 23

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Tulsa Airport Improvement Trust
(TAIT)/ Mike Kerr

Tract Size: 8 ± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East Port Road and North Sheridan Road

EXISTING ZONING: RS-3/ IM

EXISTING USE: Vacant

PROPOSED ZONING: IM

PROPOSED USE: Airport/ museum

ZONING ORDINANCE: Ordinance number 11603 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6901 September 2003: All concurred in approval of a request for rezoning a 362± acre tract of land from RS-1/ RS-3/ CS/ IL to IM for industrial use associated with aviation, on property located south of Port Road and west of North Memorial Drive and is east of subject property.

BOA-17523 September 24, 1996: The Board of Adjustment **approved** a *Special Exception* to allow a public airport in various zoning districts; a *Variance* of the 3 year time limit to utilize a Special Exception for future airport development on "Tract 6"; and a *Variance* to allow airport accessory uses on lots other than where principal uses are located; per plan submitted, on property located north of Gilcrease Expressway between 73rd East Avenue and North Mingo Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8± acres in size and is located east of southeast corner of East Port Road and North Sheridan Road. The property appears to be vacant and is zoned RS-3/ IM.

SURROUNDING AREA: The subject tract is abutted on the east by Tulsa Airport property, zoned IM; on the north by East Port Road then Mohawk Park, zoned RS-3; on the south by Tulsa Airport Authority property zoned IL/ IM; and on the west by the main North South Runway at Tulsa International Airport, zoned RS-3/ IL.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East Port Road as a Freight Corridor with future Rail Transit.

Freight Corridors are typically of great economic importance, designed to enhance freight movement while serving to improve domestic interstate and intrastate trade. These corridors usually serve as gateways to and from critical destination points, allowing for increased access. These areas typically are designed with wider street lanes and higher bridge clearances.

Rail Transit element of the new Comprehensive Plan anticipates possible streetcar, light rail and commuter rail service. Of the possible types of rail it is most likely that Commuter Rail would be placed in this area. Commuter rail provides advantages over the automobile and as demand increases it can easily be expanded by adding cars to the trains or by increasing the frequency of service. Thus, rail can serve densely built areas such as downtown and spur urban densities in strategic corridors throughout Tulsa more efficiently than vehicles alone. Rail corridors also play a vital role in providing access to special events, sports and cultural facilities, and entertainment.

Staff Comment: The long term vision for the street in this area is years away from implementation. There is no foreseeable street improvement that would affect this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Port Road	Primary Arterial	120	4 + turn lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an area of 'Employment' and an 'Area of Growth'.

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterial or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: The IM request is consistent with the existing and anticipated development in the area. If any new development did occur it would be of a similar nature to those that already exist and would support the Tulsa Comprehensive Plans vision for an Employment Area.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Staff Comment: This re-zoning request will unify property owned by the Tulsa Airport Improvement Trust will allow for the already existing employment and will help to encourage future growth in this area.

STAFF RECOMMENDATION:

The proposed rezoning application is for a tract in excess of 8 acres that is owned by the City of Tulsa/Tulsa Airport Improvement Trust and is utilized as the Airport Museum. This application is designed to provide consistent zoning around all of the property at the Airport Museum.

Staff finds the uses and intensities of the proposed rezoning request from RS-3/IM (Residential Single-Family/Industrial Moderate) to IM (Industrial Moderate) to be:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from RS-3/IM to IM:

06/05/13

41.5

N CHICKASAW DR

E CHEROKEE DR

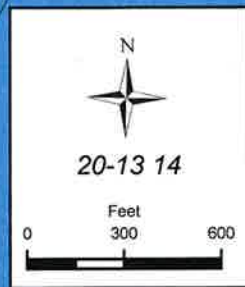
E PORT RD

N 74 E AVE

N MEMORIAL DR

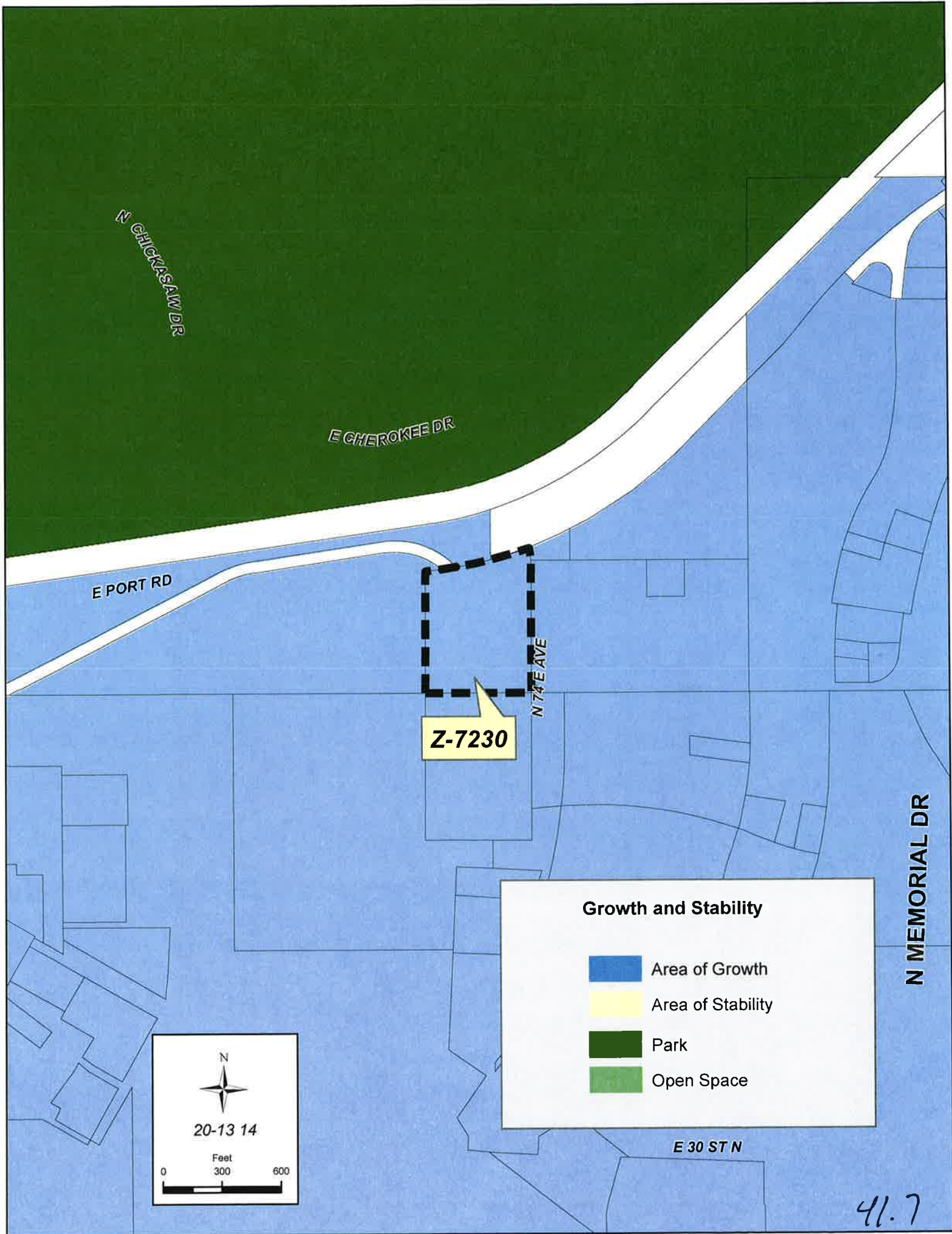
E 30 ST N

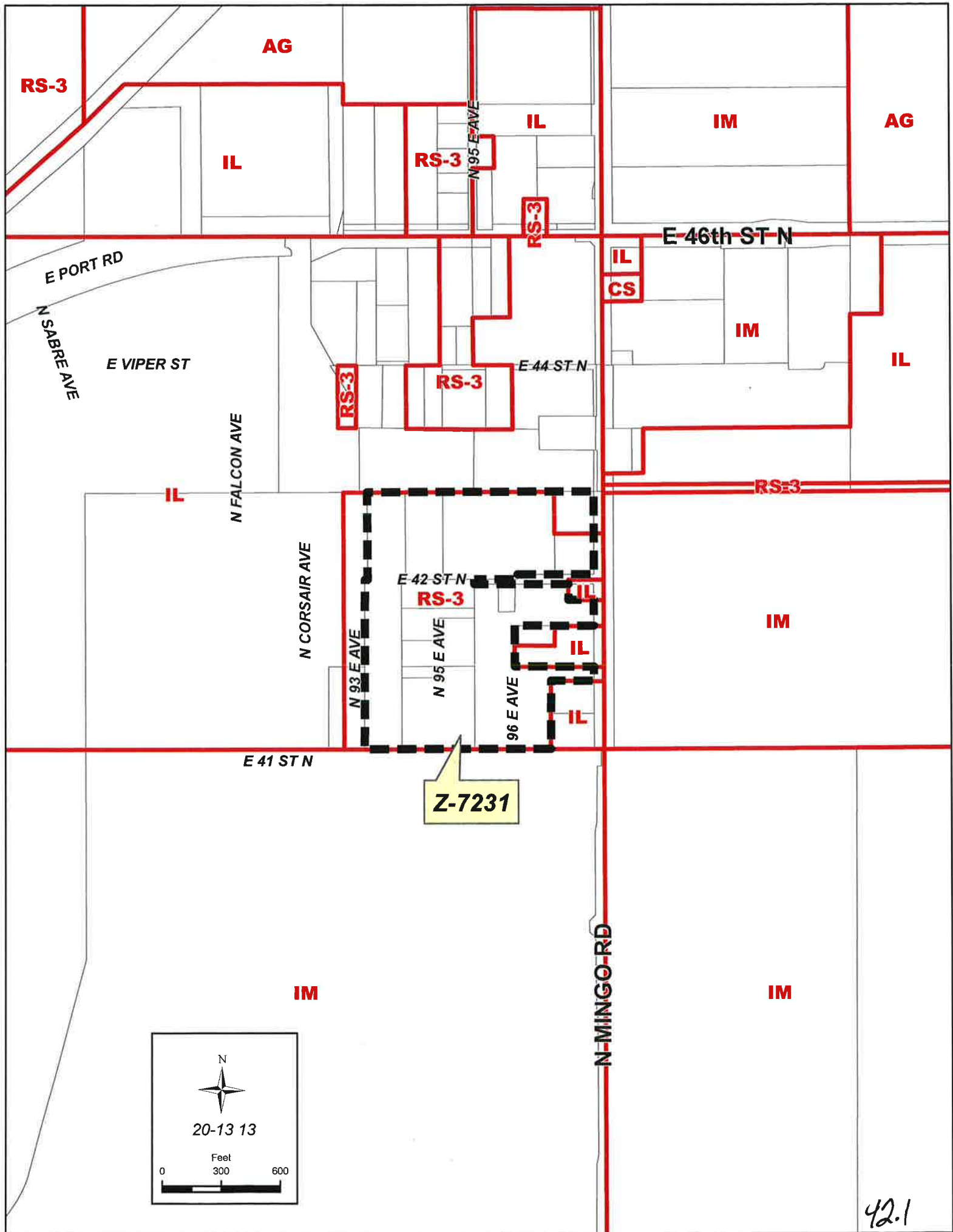
**Z-7230
LAND USE PLAN:
EMPLOYMENT**

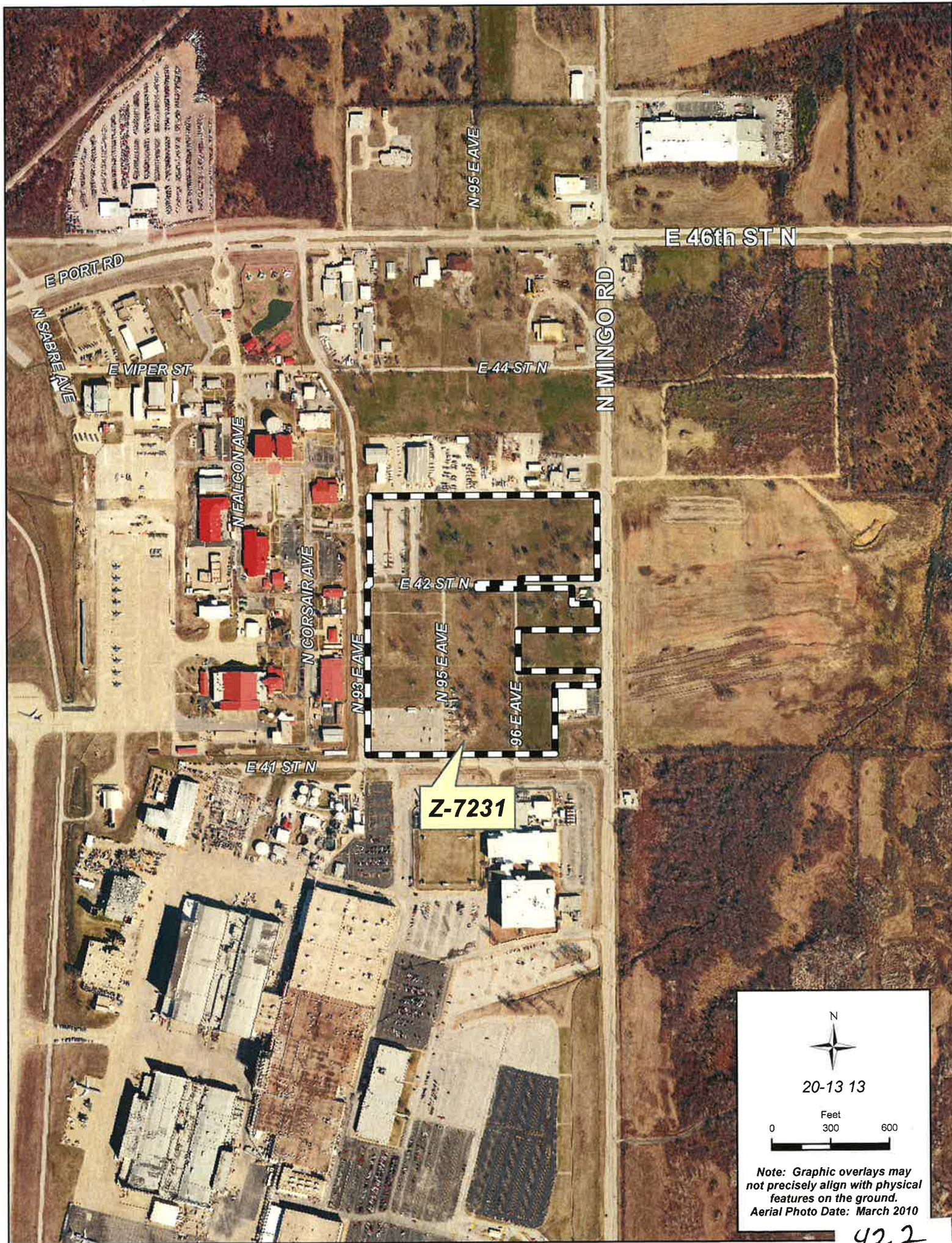


Land Use Plan Categories	
	Downtown
	Downtown Neighborhood
	Main Street
	Mixed-Use Corridor
	Regional Center
	Town Center
	Neighborhood Center
	Employment
	New Neighborhood
	Existing Neighborhood
	Park
	Open Space

41.6







Z-7231

20-13 13

Feet
0 300 600

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7231

TRS 0313

Atlas 625

CZM 23

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Tulsa Airport Improvement Trust
(TAIT)/ Mike Kerr

Tract Size: 30± acres

ADDRESS/GENERAL LOCATION: North and west of East 41st Street North and North Mingo Road

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Aviation

ZONING ORDINANCE: Ordinance number 11603 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7203 May 2012: All concurred in approval of a request for rezoning a 28± acre tract of land from AG/RMH to IM for aviation use, on property located South and east of the southeast corner of North Mingo Road and East 46th Street North

Z-7187 January 2012: All concurred in approval of a request for rezoning a .58± acre tract of land from RS-3/IL to IL for Use Unit 23 warehouse use, on property located northwest corner of North Mingo Road and East 46th Street North.

Z-6596 July 1997: All concurred in approval of a request for rezoning a 7.5± acre tract of land from RS-3 to IL for a bingo facility, on property located on the southwest corner of East 46th Street North and North Mingo Road.

Z-6375 December 1992: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located west of the northwest corner of North Mingo Road and East 46th Street North

Z-6142 March 1987: All concurred in approval of a request for rezoning a tract of land from RS-3 to IL on property located on the southwest corner of East 42nd Street and North Mingo Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 30± acres in size and is located North and west of East 41st Street North and North Mingo Road. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property and, zoned IM; on the north by a City of Tulsa Maintenance facility, zoned IL; on the south by the City of Tulsa/Tulsa Airport zoned IM; and on the west by City of Tulsa/Tulsa Airport, zoned IL.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates this portion of North Mingo Road as a Secondary Arterial with future Bus Rapid Transit.

A **Secondary Arterial** is considered a major thoroughfare that carries high volumes of traffic. There are typically 4 lane with occasional left turns, sometimes divided by medians, and designed to carry a variety of different sized motor vehicles. Additionally, they often have sidewalk's or bike lanes that allow for alternative modes of transportation.

Bus Rapid Transit is a relatively new technology that combines some aspects of rail transit with the flexibility of buses. It can operate on exclusive transit ways, high occupancy vehicle (HOV) lanes, expressways, or ordinary streets. Compared to typical diesel bus transit systems, a BRT system offers potential advantages by combining priority transit lanes, alternative fuel technology, cleaner and quieter operation, rapid and convenient fare collection, and integration with land-use policy.

Staff Comment: Bus Rapid Transit is a viable option that could easy be incorporated on a Secondary Arterial that has a Right-of-Way width of 100'. The City of Tulsa and the Tulsa Transit Authority have been working towards providing the citizens of Tulsa with more reliable transit options. This portion of North Mingo Road coupled with its location to the Tulsa International Airport would serve as an area that warrants the need for Bus Rapid Transit.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Mingo Road	Secondary Arterial	100'	4
East 41 st Street	N/A	N/A	2
North 93 rd East Avenue	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an area of 'Employment' and an 'Area of Growth'.

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterial or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: The IL request is consistent with the existing and anticipated development in the area. This request would allow for the few remaining RS (Residential Single-Family) properties to be changed to a more adequate and appropriate zoning designation. If any new development did occur it would be of a similar nature to those that already exist and would support the Tulsa Comprehensive Plans vision for an Employment Area.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Staff Comment: This re-zoning request will allow the property owned by the Tulsa Airport Improvement Trust to have a more marketable and compatible tract of land that will encourage future growth by allowing by right the development of similar businesses to those already existing.

STAFF RECOMMENDATION:

The proposed rezoning application is for a tract in excess of 30 acres that is owned by the City of Tulsa/Tulsa Airport Improvement Trust. A rezoning from RS-3 to IL would be compatible with the existing area and would allow for the development of future Aviation uses. This application is designed to rezone the entire tract to make it industrially zoned which is a zoning classification that is already in all directions surrounding the subject property.

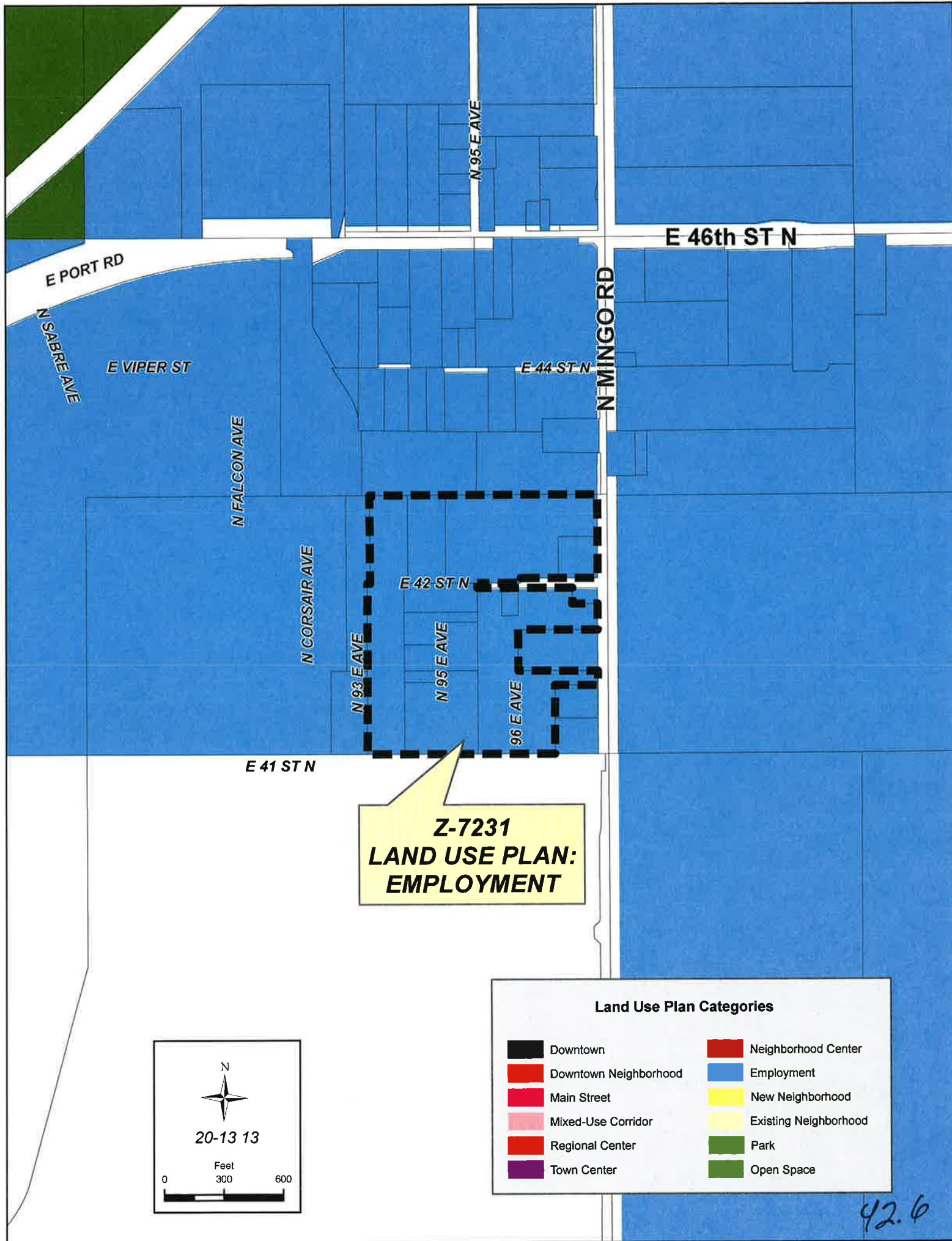
Staff finds the uses and intensities of the proposed rezoning request from RS-3 (Residential Single-Family) to IL (Industrial Light) to be:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

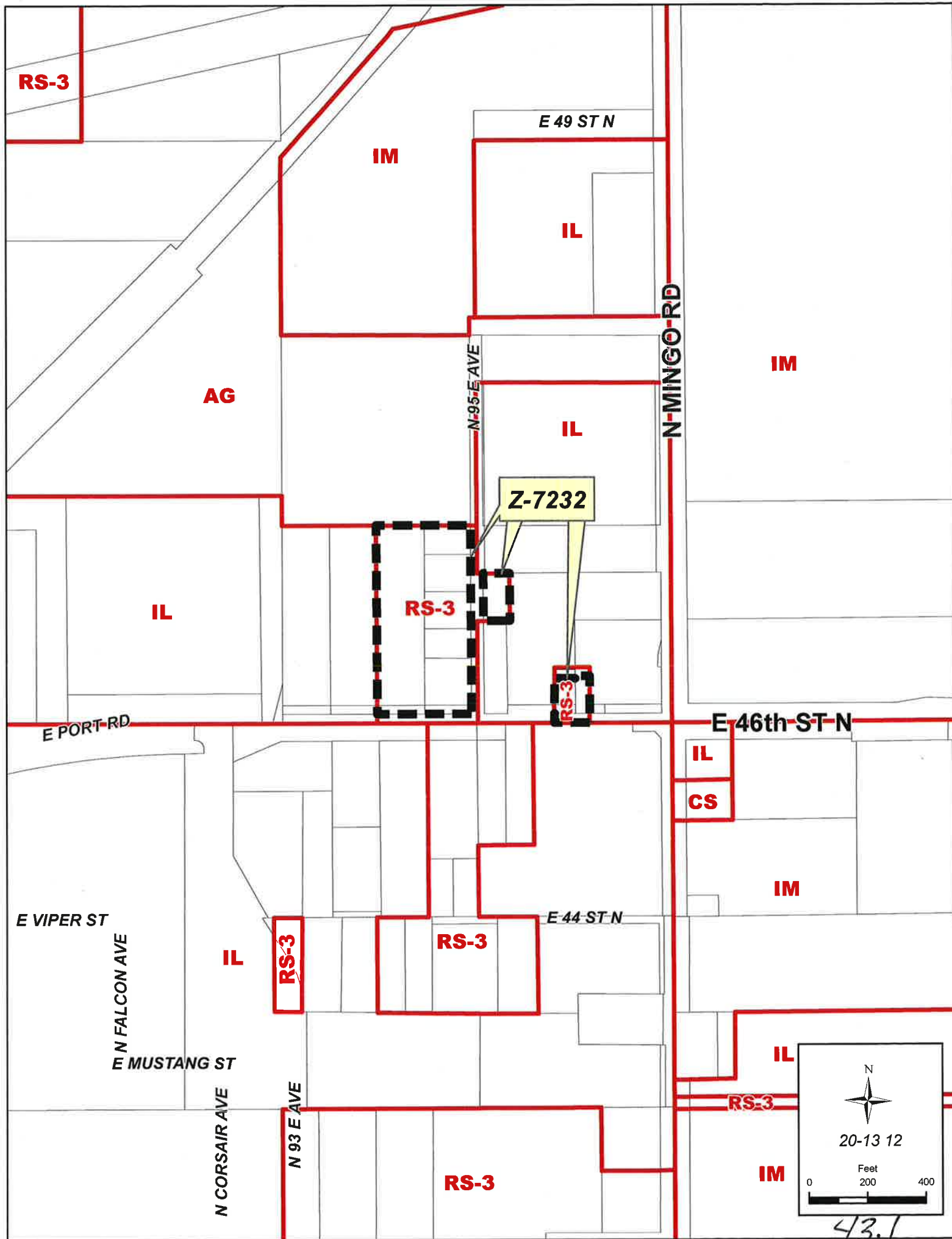
Therefore, staff recommends **APPROVAL** of the rezoning request from RS-3 to IL.

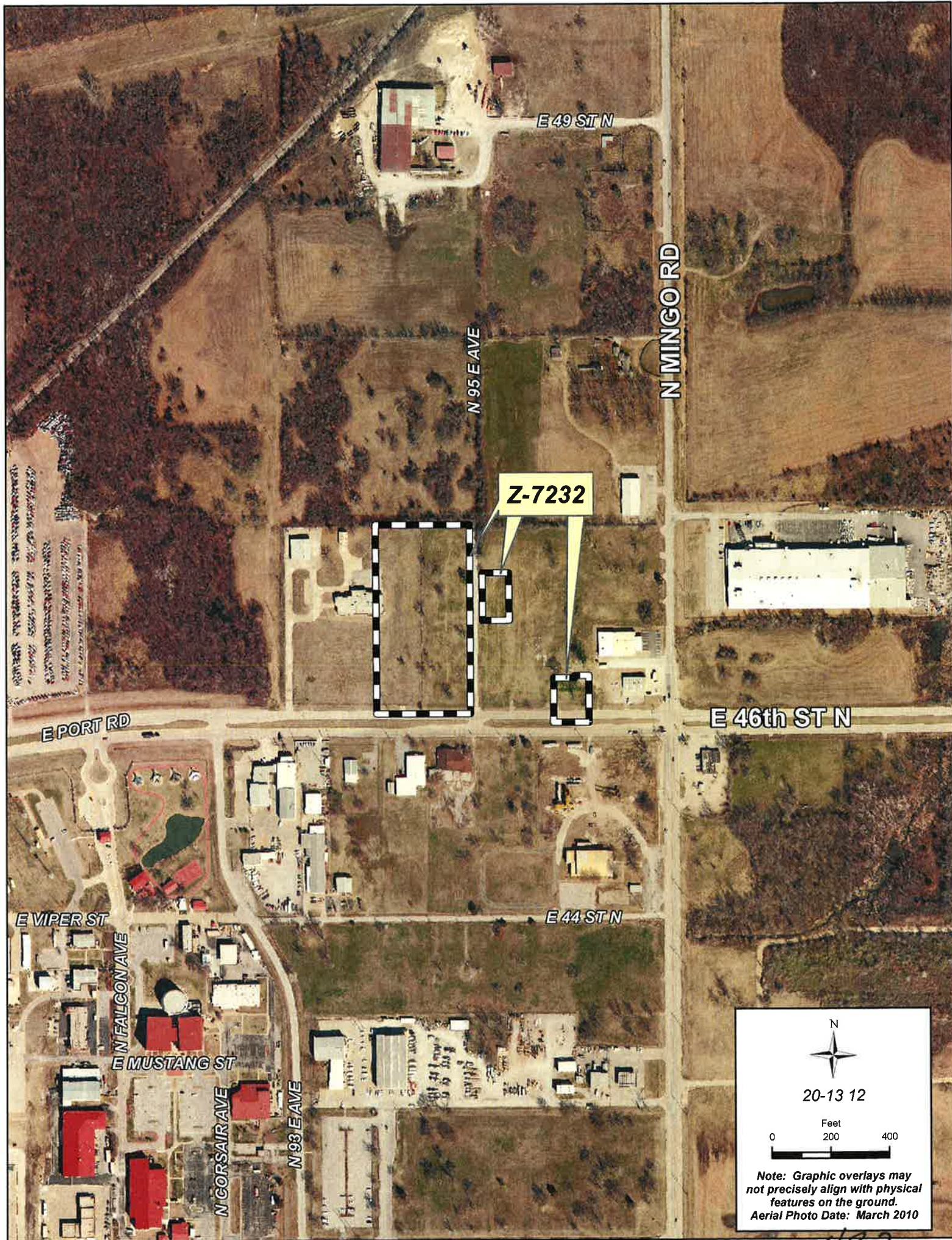
06/05/13

42.5









20-13 12

Feet
0 200 400

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

43.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7232

TRS 0313

Atlas 728

CZM 23

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Tulsa Airport Improvement Trust
(TAIT)/ Mike Kerr

Tract Size: 5± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of East 46th Street North and North Mingo Road

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Aviation

ZONING ORDINANCE: Ordinance number 11603 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7203 May 2012: All concurred in **approval** of a request for rezoning a 28± acre tract of land from AG/RMH to IM for aviation use, on property located South and east of the southeast corner of North Mingo Road and East 46th Street North

Z-7187 January 2012: All concurred in **approval** of a request for rezoning a .58± acre tract of land from RS-3/IL to IL for Use Unit 23 warehouse use, on property located northwest corner of North Mingo Road and East 46th Street North.

Z-6621 March 1998: All concurred in **approval** of a request for rezoning a 6.75± acre tract of land from AG to IL for a welding school, shop and dormitories for students, on property located south of southwest corner of East 49th Street North and North Mingo Road.

Z-6596 July 1997: All concurred in **approval** of a request for rezoning a 7.5± acre tract of land from RS-3 to IL for a bingo facility, on property located on the southwest corner of East 46th Street North and North Mingo Road.

BOA-17759 July 8, 1997: The Board of Adjustment **approved** a *Special Exception* to allow a Bingo facility (Use Unit 19), in an IL district; per plan submitted, on property located at 4588 North Mingo Road.

Z-6375 December 1992: All concurred in **approval** of a request for rezoning a tract of land from RS-3 to IL on property located west of the northwest corner of North Mingo Road and East 46th Street North

BOA-13456 February 21, 1985: The Board of Adjustment **approved** a *Special Exception* to allow school use in an RS-3 and IL district; and a *Variance* of the 75 ft. setback to 0 ft. to permit building across zoning boundary lines, on property located at 9513 East 46th Street North and abutting west of subject property.

BOA-4014 March 13, 1963: The Board of Adjustment approved a Special Exception to permit church use, on property located west of southwest corner of East 46th Street and North Mingo Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located West of northwest corner of East 46th Street North and North Mingo Road. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject properties are all surrounded by IL zoning except that the parcel on the west side of North 95th East Avenue is abutted on the north side by AG zoned land. All are a mix of vacant and light industrial businesses.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates this portion of East Port Road as a Freight Corridor with future Rail Transit.

Freight Corridors are typically of great economic importance, designed to enhance freight movement while serving to improve domestic interstate and intrastate trade. These corridors usually serve as gateways to and from critical destination points, allowing for increased access. These areas typically are designed with wider street lanes and higher bridge clearances.

Staff Comment: East Port Road is already being used as a Freight Corridor that links the Industrial businesses and airport with the Port of Catoosa. There is no foreseeable street improvement that would affect the future development of this land.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Port Road/East 46 th Street North	Primary Arterial	120	4 + turn lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an area of 'Employment' and an 'Area of Growth'.

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse

retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterial or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: The IL request is consistent with the existing and anticipated development in the area. This request would allow for the few remaining RS (Residential Single-Family) properties to be changed to a more adequate and appropriate zoning designation. If any new development did occur it would be of a similar nature to those that already exist and would support the Tulsa Comprehensive Plans vision for an Employment Area.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Staff Comment: This re-zoning request will allow the property owned by the Tulsa Airport Improvement Trust to have a more marketable and compatible tract of land that will encourage future growth by allowing by right the development of similar businesses to those already existing.

STAFF RECOMMENDATION:

The proposed rezoning application is for three parcels, the sum of all three parcels is in excess of 5 acres that is owned by the City of Tulsa/Tulsa Airport Improvement Trust. A rezoning from RS-3 to IL would be compatible with the existing area and would allow for the development of future Aviation uses. This application is designed to rezone the entire tract to make it industrially zoned which is a zoning classification that is found along East 46th St North on both the North and South sides.

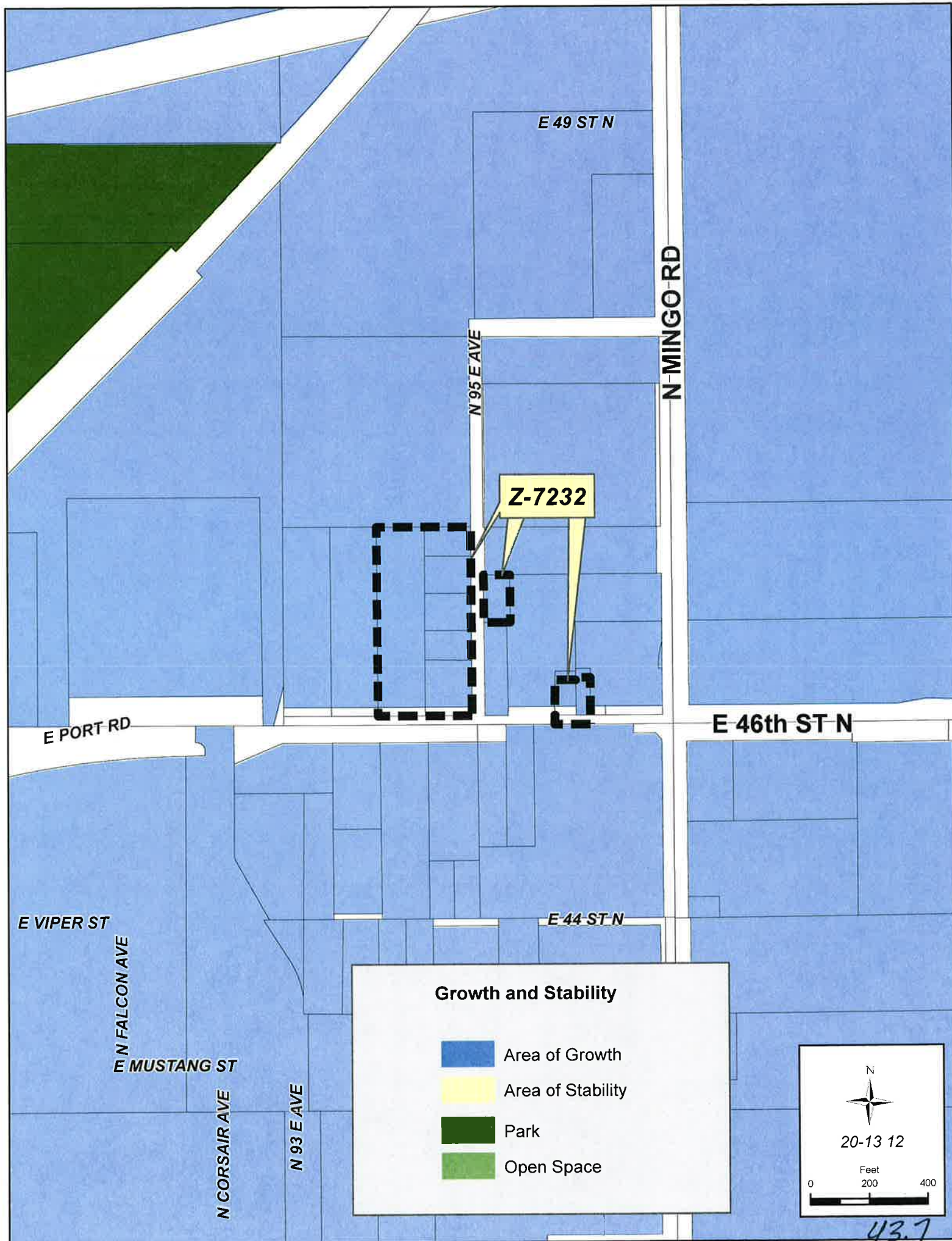
Staff finds the uses and intensities of the proposed rezoning request from RS-3 (Residential Single-Family) to IL (Industrial Light) to be:

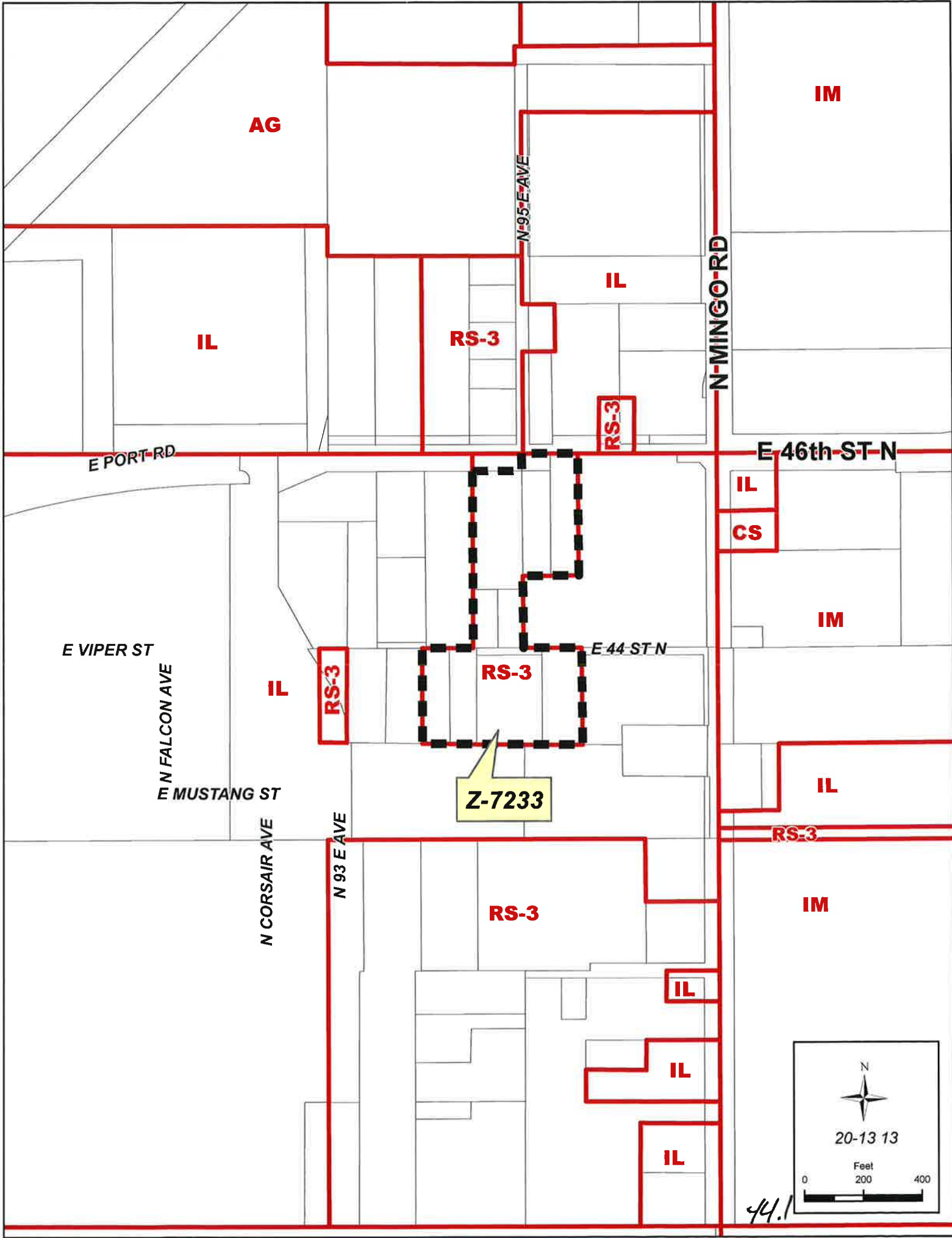
- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from RS-3 to IL.

06/05/13

43.5







N

20-13 13

Feet
0 200 400

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

44.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7233

TRS 0313

Atlas 728

CZM 23

CD-3

TMAPC Hearing Date: June 5, 2013

Applicant: Tulsa Airport Improvement Trust
(TAIT)/ Mike Kerr

Tract Size: 8± acres

ADDRESS/GENERAL LOCATION: West of southwest corner of East 46th Street North and
North Mingo Road

EXISTING ZONING: RS-3

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Aviation

ZONING ORDINANCE: Ordinance number 11603 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7203 May 2012: All concurred in **approval** of a request for rezoning a 28± acre tract of land from AG/RMH to IM for aviation use, on property located South and east of the southeast corner of North Mingo Road and East 46th Street North

Z-7187 January 2012: All concurred in **approval** of a request for rezoning a .58± acre tract of land from RS-3/IL to IL for Use Unit 23 warehouse use, on property located northwest corner of North Mingo Road and East 46th Street North.

Z-6621 March 1998: All concurred in **approval** of a request for rezoning a 6.75± acre tract of land from AG to IL for a welding school, shop and dormitories for students, on property located south of southwest corner of East 49th Street North and North Mingo Road.

Z-6596 July 1997: All concurred in **approval** of a request for rezoning a 7.5± acre tract of land from RS-3 to IL for a bingo facility, on property located on the southwest corner of East 46th Street North and North Mingo Road.

BOA-17759 July 8, 1997: The Board of Adjustment **approved** a *Special Exception* to allow a Bingo facility (Use Unit 19), in an IL district, per plan submitted, on property located at 4588 North Mingo Road and abutting east of subject property.

Z-6375 December 1992: All concurred in **approval** of a request for rezoning a tract of land from RS-3 to IL on property located west of the northwest corner of North Mingo Road and East 46th Street North

BOA-13456 February 21, 1985: The Board of Adjustment **approved** a *Special Exception* to allow school use in an RS-3 and IL district; and a *Variance* of the 75 ft. setback to 0 ft. to permit building across zoning boundary lines, on property located at 9513 East 46th Street North.

BOA-4014 March 13, 1963: The Board of Adjustment **approved** a *Special Exception* to permit church use, on property located west of southwest corner of East 46th Street and North Mingo Road and *also is the subject property*.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8± acres in size and is located West of southwest corner of East 46th Street North and North Mingo Road. The property appears to be vacant and is zoned RS-3.

SURROUNDING AREA: The subject tract is surrounded by IL zoning and a variety of light industrial businesses.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates this portion of East Port Road as a Freight Corridor with future Rail Transit.

Freight Corridors are typically of great economic importance, designed to enhance freight movement while serving to improve domestic interstate and intrastate trade. These corridors usually serve as gateways to and from critical destination points, allowing for increased access. These areas typically are designed with wider street lanes and higher bridge clearances.

Staff Comment: East Port Road/East 46th Street North is already being used as a Freight Corridor that links the Industrial businesses and airport with the Port of Catoosa. There is no foreseeable street improvement that would affect the future development of this land.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Port Road/East 46 th Street North	Primary Arterial	120	4 + turn lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an area of 'Employment' and an 'Area of Growth'.

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse

retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterial or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: The IL request is consistent with the existing and anticipated development in the area. This request would allow for the few remaining RS (Residential Single-Family) properties to be changed to a more adequate and appropriate zoning designation. If any new development did occur it would be of a similar nature to those that already exist and would support the Tulsa Comprehensive Plans vision for an Employment Area.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the City where general agreement exists that development or redevelopment is beneficial.

Staff Comment: This re-zoning request will allow the property owned by the Tulsa Airport Improvement Trust to have a more marketable and compatible tract of land that will encourage future growth by allowing by right the development of similar businesses to those already existing.

STAFF RECOMMENDATION:

The proposed rezoning application is for a tract in excess of 8 acres that is owned by the City of Tulsa/Tulsa Airport Improvement Trust. A rezoning from RS-3 to IL would be compatible with the existing area and would allow for the development of future Aviation uses. This application is designed to rezone the entire tract to make it industrially zoned which is a zoning classification that is found along East 46th St North on both the North and South sides.

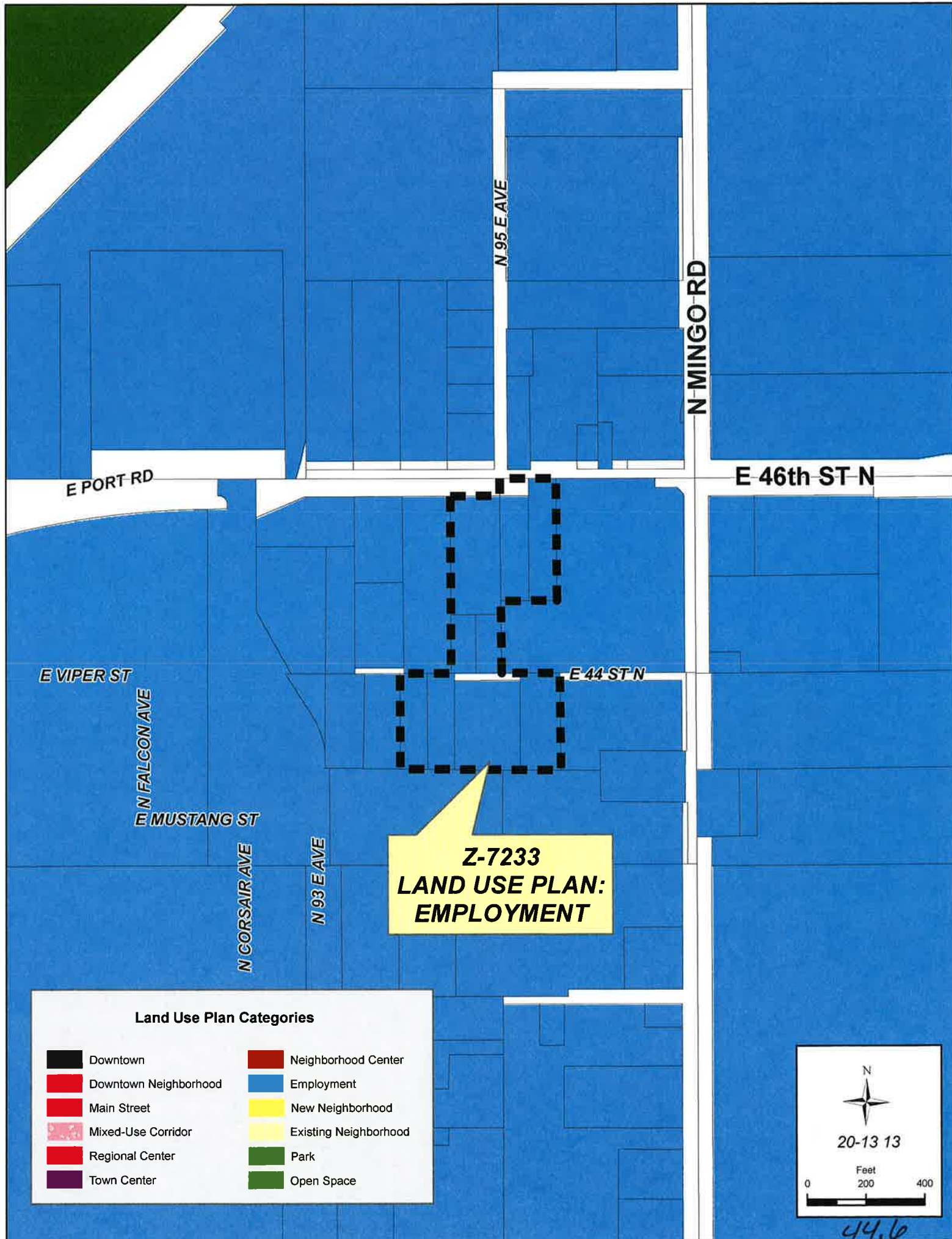
Staff finds the uses and intensities of the proposed rezoning request from RS-3 (Residential Single-Family) to IL (Industrial Light) to be:

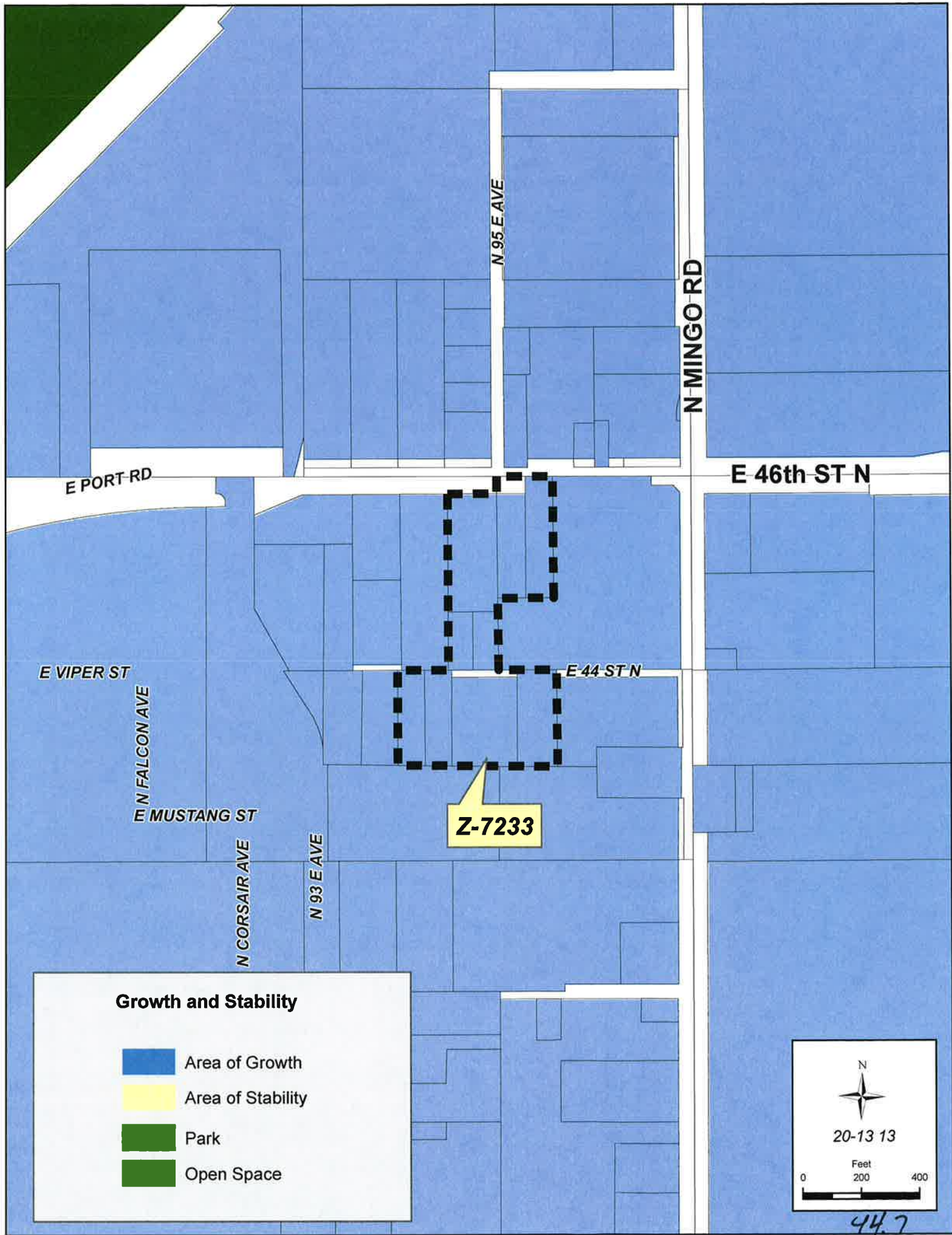
- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

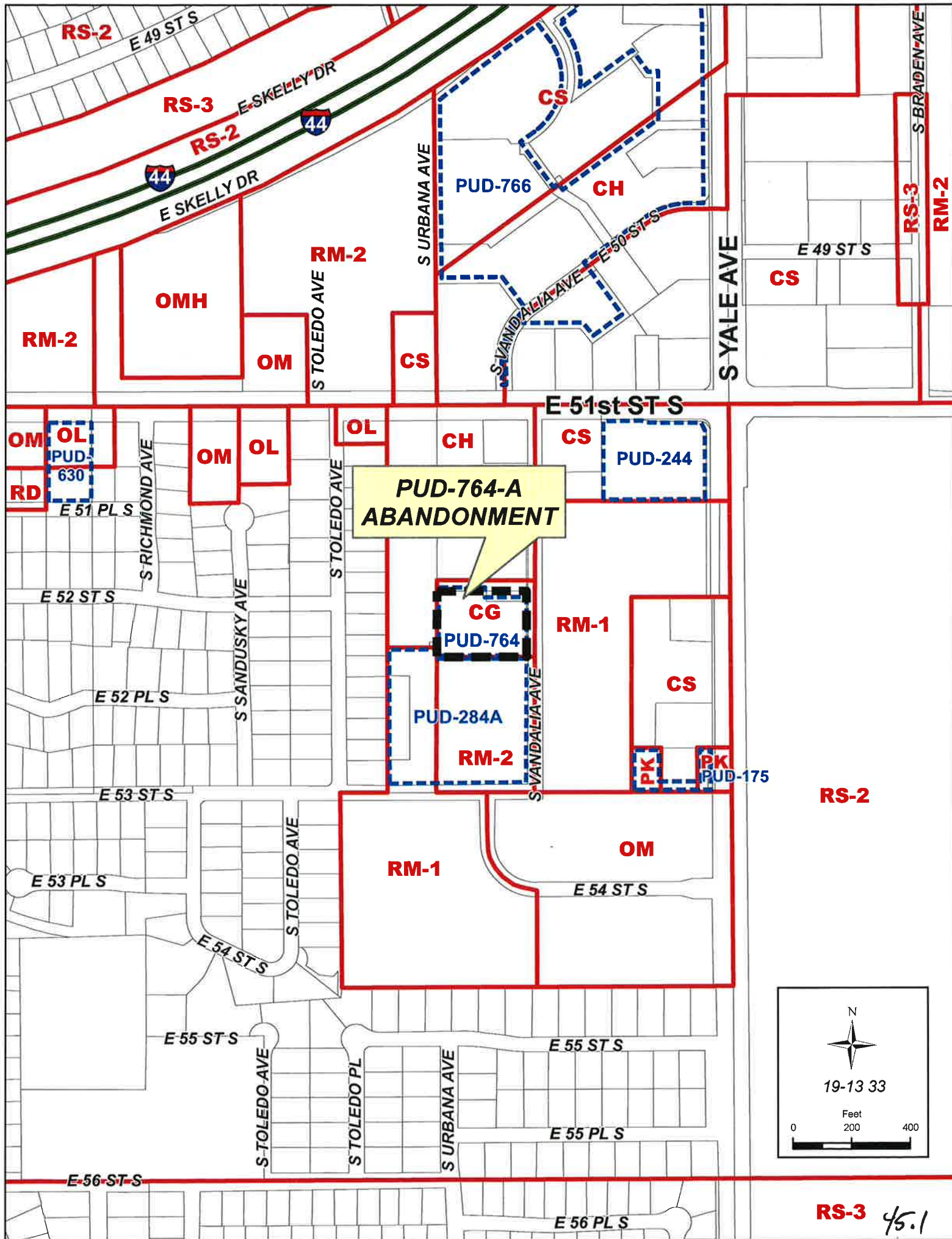
Therefore, staff recommends **APPROVAL** of the rezoning request from RS-3 to IL:

06/05/13

44.5









**PUD-764-A
ABANDONMENT**



19-13 33

0 Feet 200 400

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

45.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-764-A Abandonment

TRS 9333

Atlas 468/ 559

CZM 47

CD-9

TMAPC Hearing Date: June 5, 2013

Applicant: Roy D. Johnsen

Tract Size: 1.63± acres

ADDRESS/GENERAL LOCATION: South of southwest corner of East 51st Street and South Vandalia Avenue

EXISTING ZONING: CG/ PUD-764 EXISTING USE: Vacant

PROPOSED ZONING: CG (PUD-764-A) PROPOSED USE: Mini-storage

ZONING ORDINANCE: Ordinance number 21937 dated November 11, 2008, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-764 November 2008: All concurred in approval of a proposed Planned Unit Development on a 1.55± acre tract of land for a 46,260 square foot, 4-story hotel, on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and is the subject property.

Z-7099 November 2008: A request for rezoning a 1.7± acre tract of land from OM/RS-2 to CG was continued to be heard with the proposed PUD-764, for a hotel development, on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and is the subject property. All concurred in approval of the rezoning request with the PUD.

Z-6961 January 2005: All concurred in approval of a request for rezoning a 4± acre tract of land from RS-3 to OM on property located south of southwest corner of East 51st Street South and South Vandalia Avenue and is a part of the subject property.

PUD-284-A August 1992: A request for a major amendment to PUD-284 to increase the permitted number of dwelling units within the PUD from 168 to 176 was approved. The property is located on the northwest corner of East 53rd Street and South Urbana Avenue.

Z-5680/PUD-284 June 1982: Approval was granted to rezone a 1.5-acre tract located on the northwest corner of East 53rd Street and South Urbana Avenue and abutting the subject property on the south from RS-2 to RM-1 for the expansion of an existing nursing and retirement center.

45.3

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.63+ acres in size and is located south of southwest corner of East 51st Street and South Vandalia Avenue. The property appears to be vacant and is zoned CG/ PUD-764.

SURROUNDING AREA: The subject tract is abutted on the east by South Vandalia Avenue and then Lincoln Estates, a multifamily residential use, zoned RM-1; on the north by the unplatted remains of a former athletic facility, zoned CH; farther north by a bank, zoned CH; on the south by Urbana Heights Two Resub. L1 B1 Urbana Heights, a nursing/retirement facility, zoned RM-2/PUD-284-A; and on the west by an unplatted mini storage facility, zoned CH.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not provide a specific vision for South Vandalia Avenue however the abandonment of PUD 764 will not affect any of the existing street pattern in the area. All vehicular connections are remaining to East 51st, East 53rd Street South and ultimately to South Yale Avenue.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Vandalia Avenue	Residential Collector	50'	2 lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: The abandonment of this PUD increase development opportunities of this site. The underlying zoning is CG and will remain in place. CG zoning provides a large variety of economic growth opportunities.

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations

Staff Comment: The abandonment of this PUD will continue provide many opportunities for growth inside this Town Center area and supports the Town Center development vision.

STAFF RECOMMENDATION:

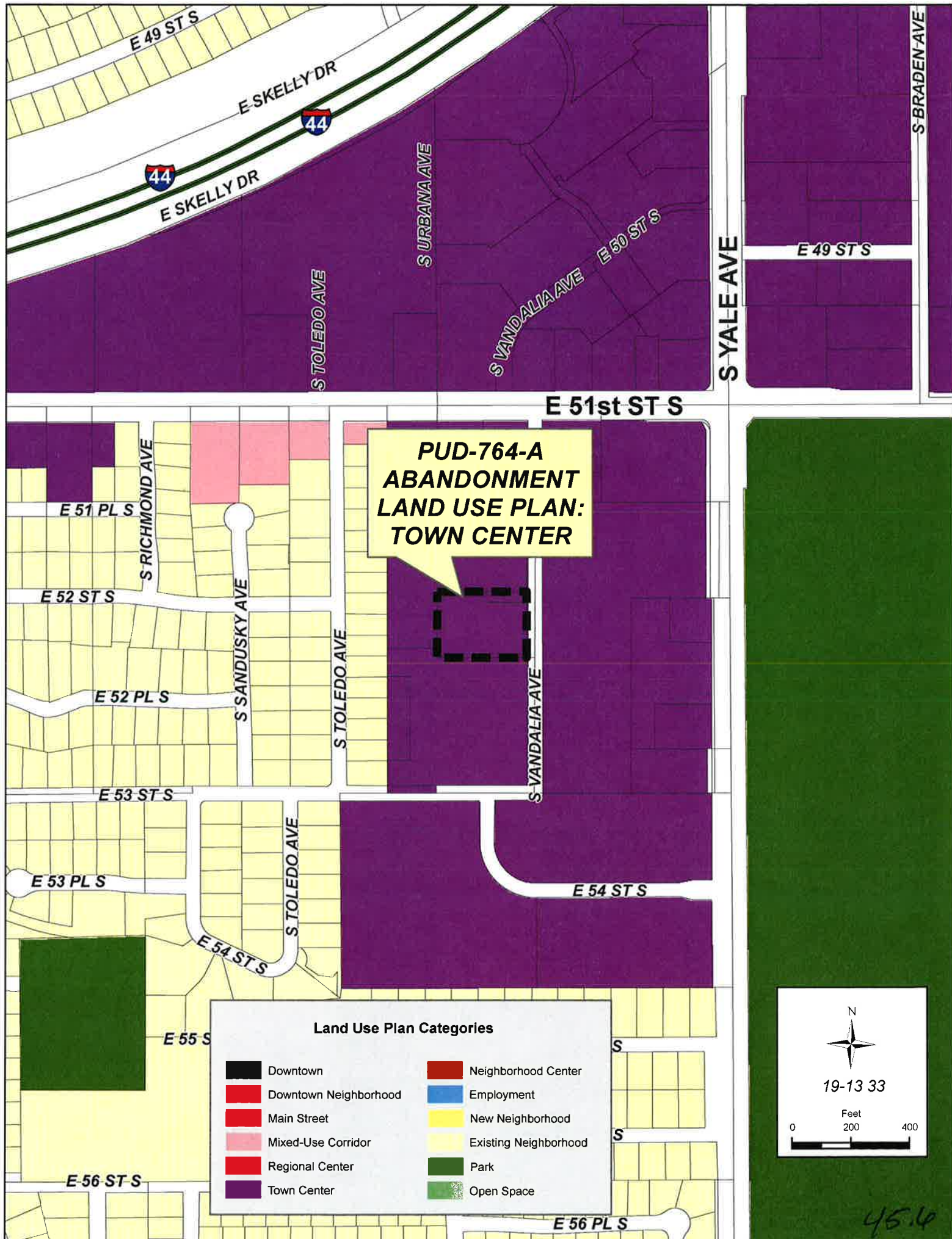
Staff finds that:

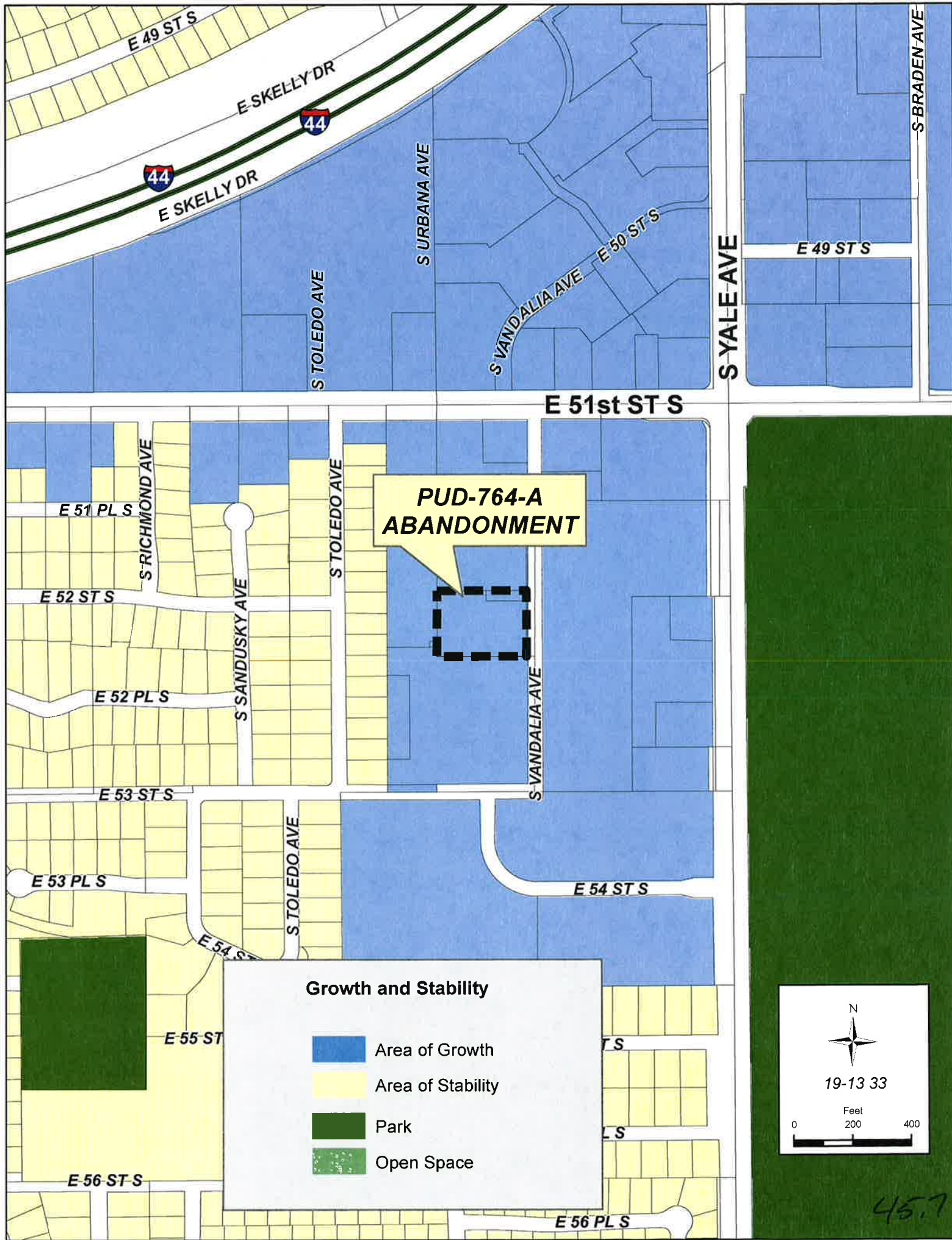
- 1) The abandonment request leaves the site with CG zoning which is consistent with the Town Center designation and the Growth designation defined by The Comprehensive Plan.
- 2) Bulk and Area requirements defined by the CG zoning designation will be in harmony with the existing and anticipated development pattern of the area.
- 3) The approval of PUD 764-A will abandon the provisions of PUD 764 which was prepared in response to a request for a 5 story Hotel proposal on the site. The underlying CG zoning was established on the site in conjunction with approval of the PUD.
- 4) The underlying rezoning required for this Planned Unit Development required a subdivision plat that never happened and is still required for this property.
- 5) Sidewalk construction in the Vandalia right of way will be required as part of the plat process.

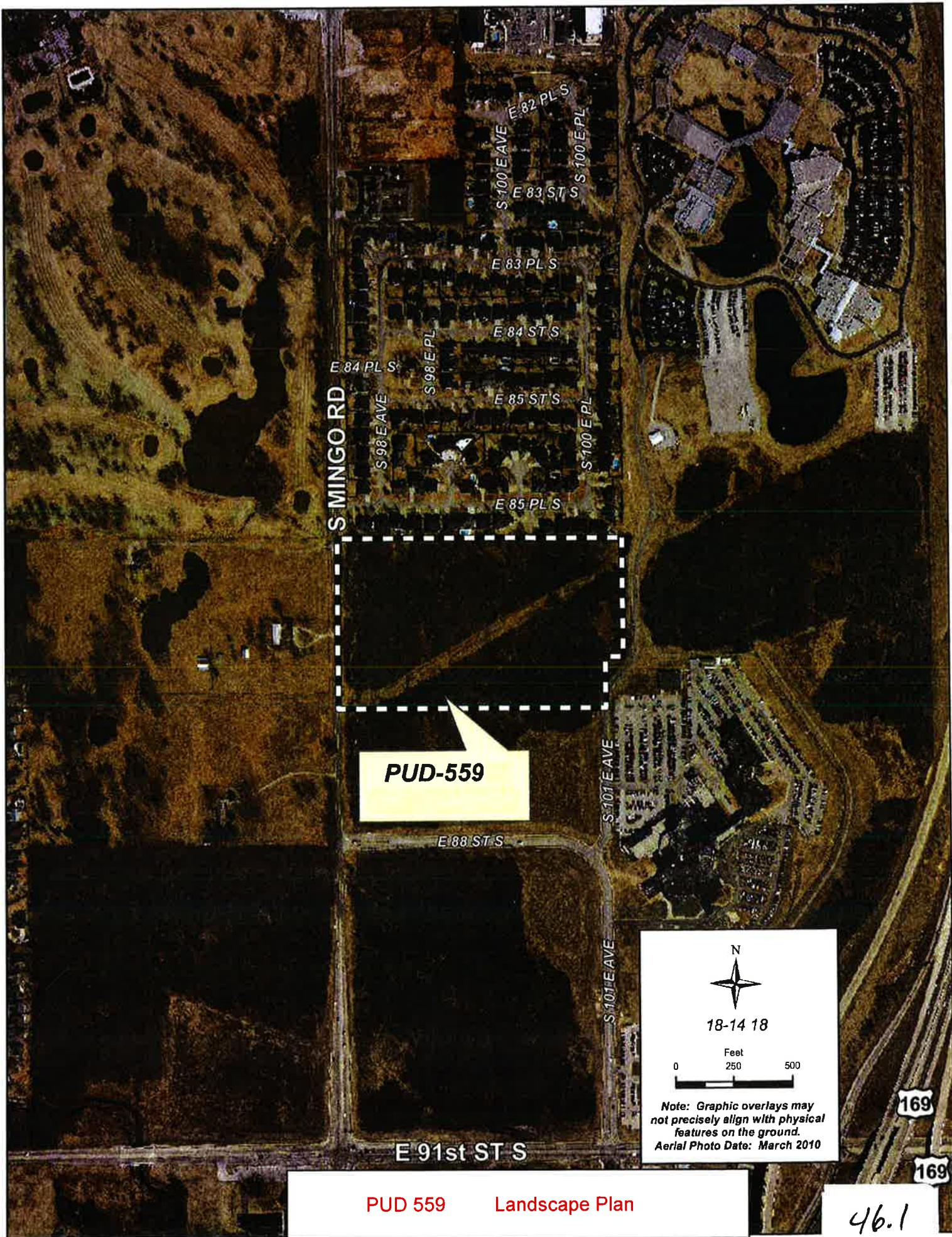
Therefore, **staff recommends approval of PUD 764-A** as noted above.

06/05/13

45.5







PUD 559

Landscape Plan

46.1

June 05, 2013

STAFF RECOMMENDATION

**PUD-
559/Landscape
Plan/Development
Area B:**

Landscape Plan located north of the northeast corner of South Mingo Road at East 91st Street South and part of the SW/4 of Section 18; Township 18 North; Range 14 East; CZM 54/112; Atlas 1731; CD 8

As part of the detailed site plan approval the Planning Commission, at the recommendation of staff, required a public hearing on the landscape plan for this site. The applicant is requesting TMAPC approval of a Landscape Plan for the proposed multi-family project as required during the July 11th, 2012 planning commission meeting.

Staff Analysis:

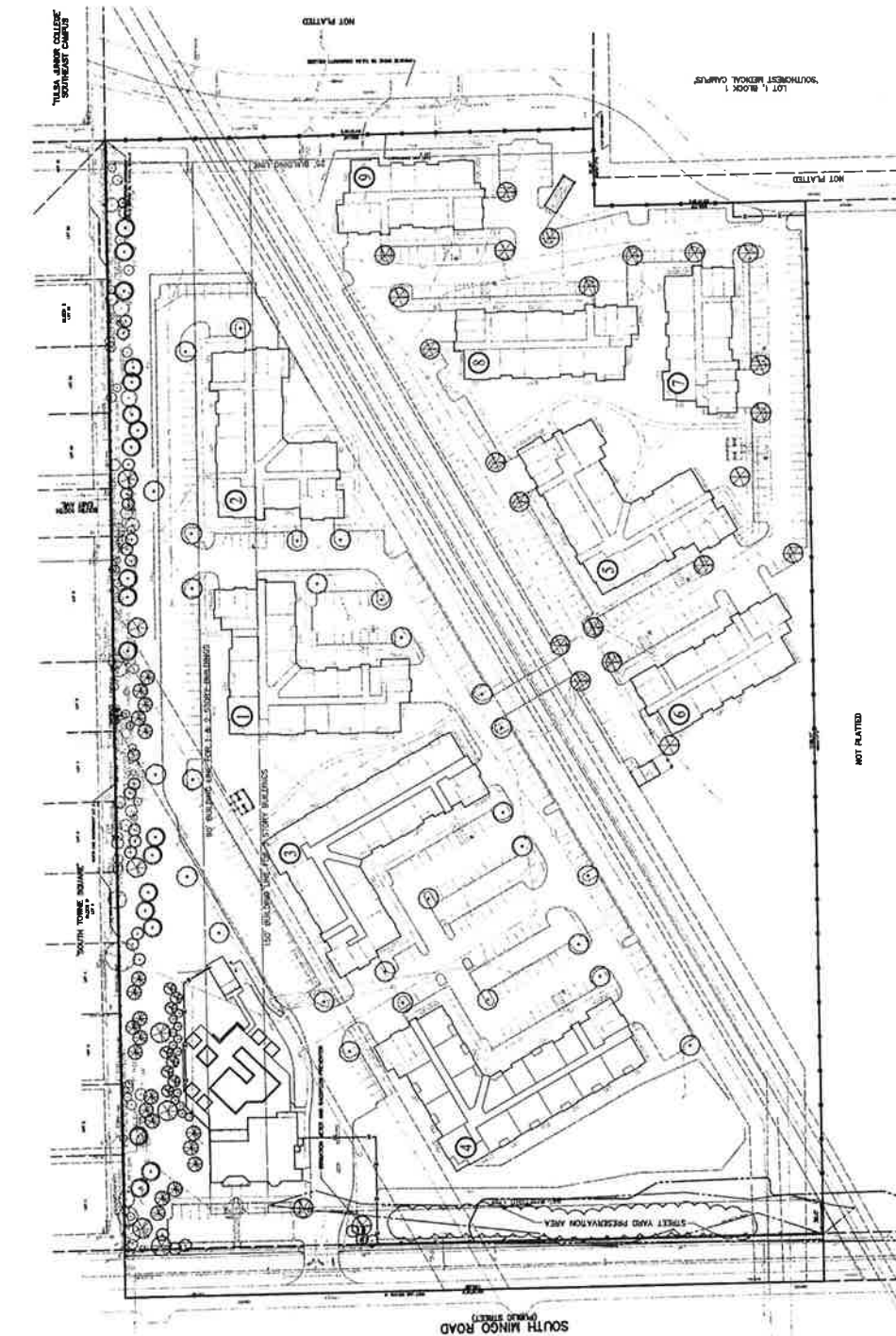
The landscape plan submitted meets or exceeds the following minimum standards:

- 1) Technical requirements of Chapter 10 of the Tulsa Zoning Code
- 2) Meets the intent of the landscape section of the Planned Unit Development.
- 3) A required landscape buffer on the north side of the site adjacent to South Towne Square. Part of the landscape buffer includes a small retaining wall that is shown on the landscape plan which adds additional screening between the drive and the residences. The pavement is below the top of the wall by less than four feet.
- 4) The Street Yard Tree Preservation area parallel to South Mingo is also a concept that was discussed as part of the detailed site plan approval and is outlined in the landscape plan.

Staff Recommendation:

The overall landscape concept exceeds the minimum standards of Chapter 10 of The Zoning Code and provides a plan that satisfies the additional screening concepts illustrated in the detailed site plan of PUD 559 therefore staff recommends **APPROVAL** of the landscape plan submitted.

46.2



FLUD 656) CORRIDOR DISTRICT SITE PLAN 2-5866-SP-1
 LANDSCAPED STREET YARD AREA: 25,581 SQ. FT.
 PROVIDED: 19,865 SQ. FT. (78%)
 REQUIRED: 3,637 SQ. FT. (15.0%)
 REQUIRED: 1 TREE PER 1,500 S.F. (18 TREES)
 EXISTING TO REMAIN: 10 TREES (5 EXISTING AT
 PROPOSED: 8 TREES
 TOTAL TREES PROVIDED: 18 TREES

PARKING AREA TREES:
NUMBER OF PROPOSED PARKING SPACES OUTSIDE STREET YARD: 539
REQUIRED: 1 TREE PER 12 PARKING SPACES OUTSIDE STREET YARD (45 TREES)
PROVIDED: 48 TREES

STREET YARD TREE PRESERVATION NOTE: AREA DESIGNATED AS STREET YARD TREE PRESERVATION AREA (30'X30') CONTAINS MORE THAN 5 EXISTING TREES WITHIN THE STREET YARD. TREES WITHIN THE STREET YARD TREE PRESERVATION AREA ARE DAMAGED OR DEAD TREES. TREES 10" CALIPER OR GREATER TREES REMAIN, WITH 10-14" CALIPER DEAD TREES WILL BE PLANTED IN SUBJECT AREA.

SACK AND ASSOCIATES INC.

[illegible]

STOCK	CITY	COUNTRY	COMMON NAME	COLT.	SPRING NAME
ORD 73	CHICAGO	INDIANA	ONONDA REBUD	2" CAL/19" HT.	BAB
INRS 12	LEX	U.S.	REX R. STEVENS HOLY	5" HT.	15 CAL
INRS 13	LEX	U.S.	REX R. STEVENS HOLY	5" HT.	BAB
PPV 8	AMSTERDAM	NETHERLANDS	WAGHOPHUR'S PRIDE	8" HT.	BAB
PPV 16	PARIS	FRANCE	PARIS TUDA	10" HT.	BAB
GA 6	CUSTIS	ARIZONA	SANMOTH OAK	2 1/2" CAL/12" HT.	MATCHED
TP 25	TACUMPO	DISTRICT	BALD OPRESS	1 1/2" CAL/10" HT.	BAB
UP 25	UNIVERS	PARVOLA	LAGABARR	1 1/2" CAL/8" HT.	MATCHED

ABBREVIATIONS: B&B: BALLED AND BURLAPED; CAL.: CALPER; GAL: GALLON; HT.: HEIGHT; L.F.: LINEAR FOOT; MATCHED: WITHIN 5% OF SIZE AND SHAPE; PYD: PYRAMIDAL; STK: STAKED; O.C.: ON CENTER (APPROXIMATE); S.F.: SQUARE FOOT; SP: SPREAD

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE CITY BY A ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR OWNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OKLAHOMA OR THE OWNER OF THE PROPERTY THAT THE INSTALLATION OF THE LANDSCAPING AND APPURTENANCES, STRUCTURES, AND DEVICES, ARE DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT, WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED FOR BUSINESS IN THE STATE OF OKLAHOMA, OR THE OWNER OF THE PROPERTY THAT THE LANDSCAPING AND APPURTENANCES, STRUCTURES, AND DEVICES, CONFORM TO THE LANDSCAPE PLAN SHALL BE SUBMITTED TO THE CITY.

BACK AND ASSOCIATES, INC. AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

PLANT MATERIAL AND SIZES DESIGNATED HEREON ARE REQUIRED TO MEET THE MINIMUM LANDSCAPE REQUIREMENTS AS SET FORTH IN THE CITY OF TULSA ZONING CODE FOR PERMITTING. THE OWNER/DEVELOPER RESERVES THE RIGHT TO INSTALL ADDITIONAL LANDSCAPE MATERIAL AND/OR LARGER SIZES AT HIS/HER DISCRETION. ANY DEVIATION FROM THIS PLAN REQUIRES THE APPROVAL OF THE OWNER/DEVELOPER AND LANDSCAPE ARCHITECT AND ULTIMATELY RE-SUBMITTAL TO THE CITY OF BIXBY FOR APPROVAL.

46.3



2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

Wednesday, June 5, 2013 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

1. West Highlands/Tulsa Hills Small Area Plan

Adjourn.

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

TMAPC Work Session

June 5, 2013

"West Highlands/Tulsa Hills Small Area Plan"

Item for discussion: "West Highlands/Tulsa Hills Small Area Plan"

Purpose. Small area plans are of a scale that allows the advantage of engaging issues and people at a more intimate scale – right in their own neighborhoods. The process is designed to be used in areas where significant change is expected, where the potential exists to extend public services and infrastructure to guide the expected development.

By Resolution #7903, dated April 25, 2012, the City Council identified this area in southwest Tulsa as "an area of growth, transitioning from primarily agricultural/rural to more urbanized development," and supported the development of a small area plan by the City of Tulsa Planning Division, Planning and Economic Development Department. The Planning Division conducted this work, starting in January, 2012, according to the process prescribed in the appendix of the Tulsa Comprehensive Plan.

West Highlands/Tulsa Hills Small Area Plan Boundary. This 6.1 square mile area is in the general vicinity of Highways 75, bordered by West 61st Street South on the north; West 91st Street South on the south; South Elwood Avenue on the east; and 33rd West Avenue/the Creek County line on the west.

Community Participation. This step included the engagement of a Citizens Advisory Team (CAT) consisting of 20 stakeholders (residents, business owners, and other), invited to serve by District 2 City Councilor Jeannie Cue. CAT members were asked to attend meetings, review materials and communicate plan issues to their respective constituents and neighbors and, likewise, convey the specific concerns and feedback of their constituents to the larger group.

A total of 6 CAT meetings, including the Vision Workshop, were attended by nearly 250 persons. Public engagement activities included: CAT meetings; presentation of an existing conditions report; a SWOT (strengths, weaknesses, opportunities and threats) exercise followed by analysis and discussion; a day-long Vision Workshop; development of Big Ideas generated from previous activities and posted within the plan area for review and comment; development of the community's Vision; and a review of plan recommendations.

Additionally, all materials proposed and generated through the public engagement process were posted online at www.planitulsa.org/smallareaplans, and supplemented through regular correspondence between staff and CAT members via group e-mails and phone calls with individuals as needed.

Vision. Through all of the above-referenced tasks, as detailed in the plan, West Highlands/Tulsa Hills area stakeholders aspired to continue to have a desirable area to live and invest; that the area develops in a manner respectful of the existing quasi-rural atmosphere, with convenient

recreational activities and retail services; and that West Highlands/Tulsa Hills remains well-connected to the city's multimodal transportation system.

Plan Recommendations. The plan's recommendations are framed in the context of balancing local goals with the City's overall goals as established in the Tulsa Comprehensive Plan. The recommendations take the aspirations of the vision to a more concrete level, with references to specific locations within the plan area, to reflect the community's vision in the context of where residents live, work and play, and to guide policy decisions associated with land-use activities. Through the implementation matrix, the plan identifies and prioritizes specific projects for funding. Completion of such projects will reflect a tangible realization of the community's vision.

TMAPC staff will provide a full analysis of the proposed West Highlands/Tulsa Hills Small Area Plan's consistency with Tulsa Comprehensive Plan in the July 10, 2013 Staff Report.