

AMENDED*
TULSA METROPOLITAN AREA PLANNING
COMMISSION

Meeting No. 2659

October 2, 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: Proclamation on National Community Planning Month.

Work Session Report: Work session to be held on October 16, 2013.

Director's Report: Review TMAPC Receipts for the month of August 2013

1. Minutes of September 18, 2013, Meeting No. 2658

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-525** (Lot-Combination) (CD 1) – Location: Southwest corner of East 33rd Street North and North Delaware Avenue
3. **LS-20646** (Lot-Split) (County) – Location: North of the Northeast corner of West 121st Street South and South 33rd West Ave (Related to: LS-20647/LC-526/LC-527)
4. **LS-20647** (Lot-Split) (County) – Location: North of the Northeast corner of West 121st Street South and South 33rd West Ave (Related to: LS-20646/LC-526/LC-527)
5. **LC-526** (Lot-Combination) (County) – Location: North of the Northeast corner of West 121st Street South and South 33rd West Ave (Related to: LS-20646/LS-20647/LC-527)
6. **LC-527** (Lot-Combination) (County) – Location: North of the Northeast corner of West 121st Street South and South 33rd West Ave (Related to: LS-20646/LS-20647/LC-526)
7. **LC-528** (Lot-Combination) (CD 4) – Location: South of the Southwest corner of East 6th Street South and South Lansing Avenue

8. **LC-529** (Lot-Combination) (CD 7) – Location: Southeast corner of East 79th Street South and South Mingo Road
9. **LC-530** (Lot-Combination) (CD 2) – Location: Southwest corner of West 19th Street South and Southwest Boulevard
10. ***Z-7221-SP-1a – Joe Kim/QuikTrip** – Location: Northwest corner of East Skelly Drive and South Harvard Avenue (4950 South Harvard Avenue), requesting a Minor Amendment to increase the allowed height of a ground sign along East Skelly Drive from 50' to 60', (CD-9)
11. ***PUD-489/Z-6357-SP-1 – Sisemore Weisz & Assoc./Mark Capron/Zaxby's** – Location: North of the northeast corner of South Mingo Road and East 71st Street South (6995 South Mingo Road), requesting a Detail Site Plan for the construction of a new restaurant, (CD-7)
12. **Change of Access** – Lot 3, Block 1, 71 Mingo Center, (CD 7)
13. **Change of Access** – 4710 North Mingo Road East, Lot 1, Block 1, 4 M Vocational School Subdivision, (CD 3)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

14. **Unit Corporation-** Preliminary Subdivision Plat, Location: Southeast corner of West 81st Street South and South Union Avenue (8214) (CD 2)
15. **PUD-801 – Lou Reynolds/Crossbow Center,** Location: Northwest corner of South Garnett Road and East 41st Street, Requesting a PUD for redevelopment of Crossbow Center, (CD-6) (Continued from 9/18/13)

OTHER BUSINESS

16. *Consider initiation of rezoning for the Berryhill Annexation Area.
17. *Consider initiation of rezoning for portions of Buena Vista neighborhood, generally located northeast of the intersection of Riverside Drive at West 21st Street.
18. ***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 August 2013

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	7	\$35.00	\$35.00	\$70.00	27	\$135.00	\$135.00	\$270.00
Zoning	1	460.00	460.00	920.00	3	1,410.00	1,410.00	2,820.00
PUDs & Plan Reviews	16	1,475.00	1,475.00	2,950.00	47	4,886.25	4,886.25	9,772.50
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$1,970.00</u>	<u>\$1,970.00</u>	<u>\$3,940.00</u>		<u>\$6,431.25</u>	<u>\$6,431.25</u>	<u>\$12,862.50</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Preliminary Plats	1	436.15	436.15	872.30	5	1,986.90	1,986.90	3,973.80
Final Plats	0	0.00	0.00	0.00	3	1,245.00	1,245.00	2,490.00
Plat Waivers	0	0.00	0.00	0.00	2	250.00	250.00	500.00
Lot Splits	11	502.00	502.00	1,004.00	16	743.50	743.50	1,487.00
Lot Combinations	9	450.00	450.00	900.00	15	750.00	750.00	1,500.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0			
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00		(5.00)	(5.00)	(10.00)
		<u>\$1,388.15</u>	<u>\$1,388.15</u>	<u>\$2,776.30</u>		<u>\$4,975.40</u>	<u>\$4,975.40</u>	<u>\$9,950.80</u>
BOARDS OF ADJUSTMENT								
					0			
Fees	21	\$7,750.00	\$650.00	\$8,400.00	44	\$15,400.00	\$800.00	\$16,200.00
Refunds		(500.00)	0.00	(\$500.00)	0	(550.00)	0.00	(550.00)
NSF Check		0.00	0.00	\$0.00		0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$7,250.00</u>	<u>\$650.00</u>	<u>\$7,900.00</u>		<u>\$14,850.00</u>	<u>\$800.00</u>	<u>\$15,650.00</u>
TOTAL		\$10,608.15	\$4,008.15	\$14,616.30		\$26,256.65	\$12,206.65	\$38,463.30
LESS WAIVED FEES *				\$0.00		(\$65.14)		(\$65.14)
GRAND TOTALS								
		\$10,608.15	\$4,008.15	\$14,616.30		\$26,191.51	\$12,206.65	\$38,398.16

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

October 2, 2013

STAFF RECOMMENDATION

Z-7221-SP-1a:

Minor Amendment to increase the allowed height of a ground sign along East Skelly Drive from 50' to 60'. The site is located at the Northwest corner of East Skelly Drive and South Harvard Avenue, 4950 South Harvard Avenue. TRS 19-13-29; CZM 47; Atlas 470; CD-9

The applicant is requesting a Minor Amendment to increase the allowed height of a ground sign along East Skelly Drive from 50' to 60'. The proposal does not currently comply with the standards set forth in the Corridor Development Plan for a 50' tall sign with 360 square feet of display surface area.

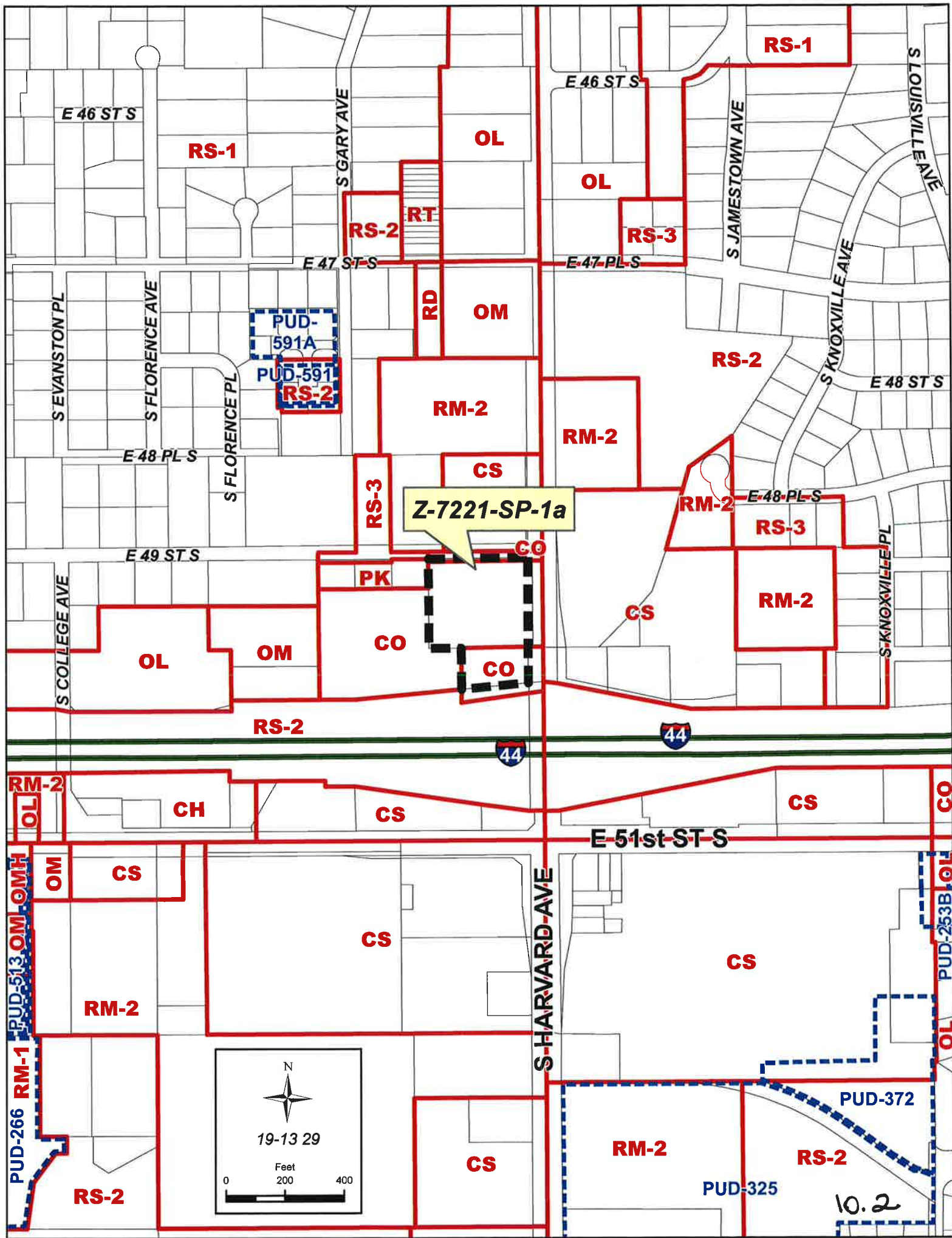
The proposed minor amendment would increase the overall height of the sign by 10' to help with the visibility of the proposed QuikTrip store from Highway 44 traveling both east and west bound. Staff does not believe that the increase in height will be a substantial departure from the original Corridor Development Plan. However, staff does believe with an increase in height that the overall display surface area should be altered to help control the impact of the sign in relationship to adjacent properties. The applicant is proposing to limit the amount of display surface area to 302 square feet in size.

All other standards allowed in Z-7221-SP-1 would still apply. Staff finds that the proposed increase in height is in character with the surrounding development and anticipated future development in the area and the stated purposes of the Corridor section of the Zoning Code.

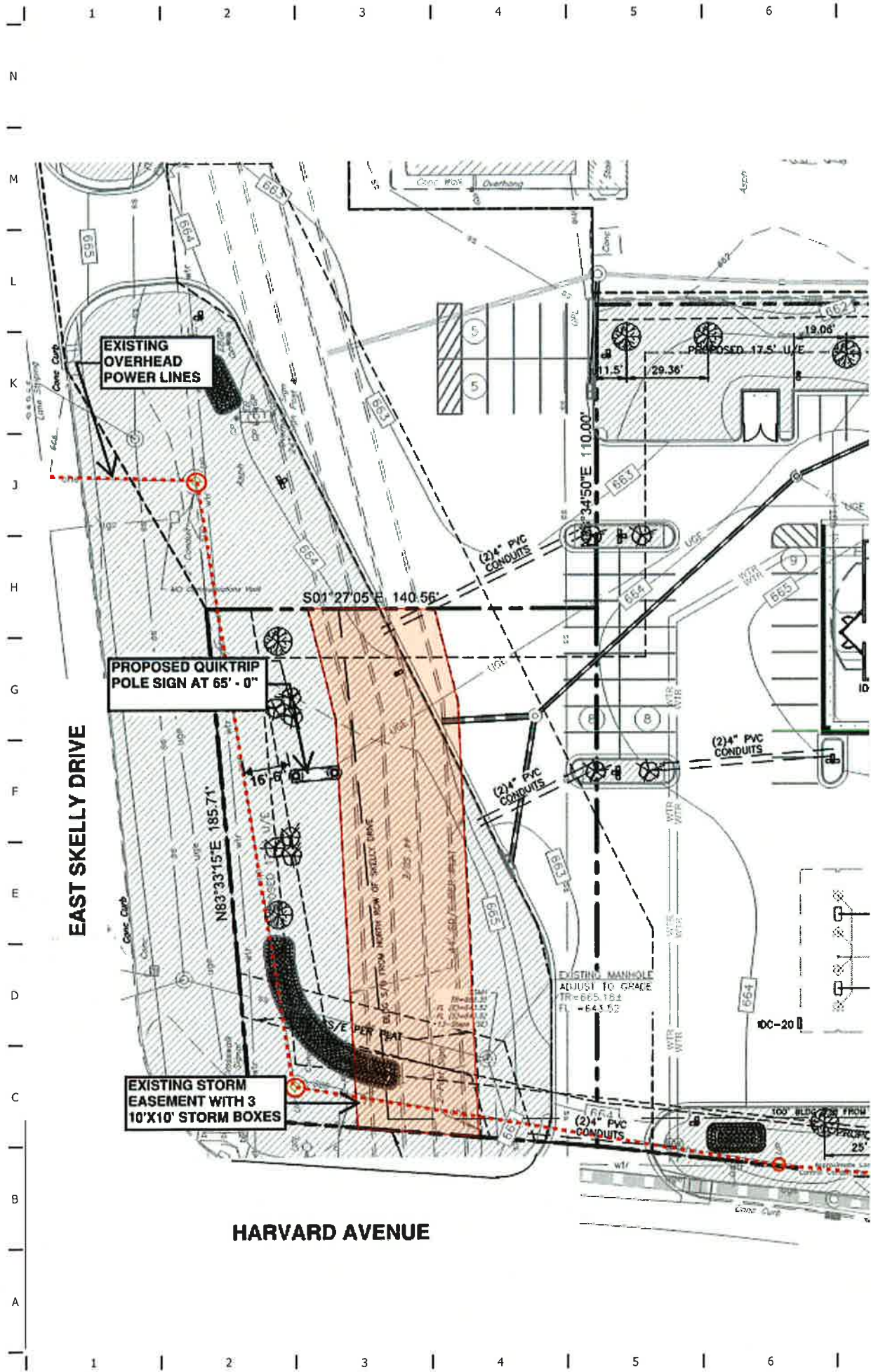
With the proposed increase in height and the limiting of the display surface area to 302 square feet staff believes that it will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment Z-7221-SP-1a.

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







QuikTrip.
© 1995, 2008 Q.T. Inc. All Rights Reserved.
 Q.T. Inc. 4405 - Tulsa, OK 74135-4905
 P.O. Box 4405 - Tulsa, OK 74135-4905



Pole Sign Enlarged Site Plan HR-17LP

NOTES
Note 60' Height
DRAWN BY BP
ISSUE DATE 08/27/13

SQUARE FOOTAGE
TYPEFACE 202
INSIDE CAN 340
ENTIRE SIGN 360

SCALE: NTS
SERIAL NUMBER: HR-17LP
STORE NUMBER: 0041

10.4

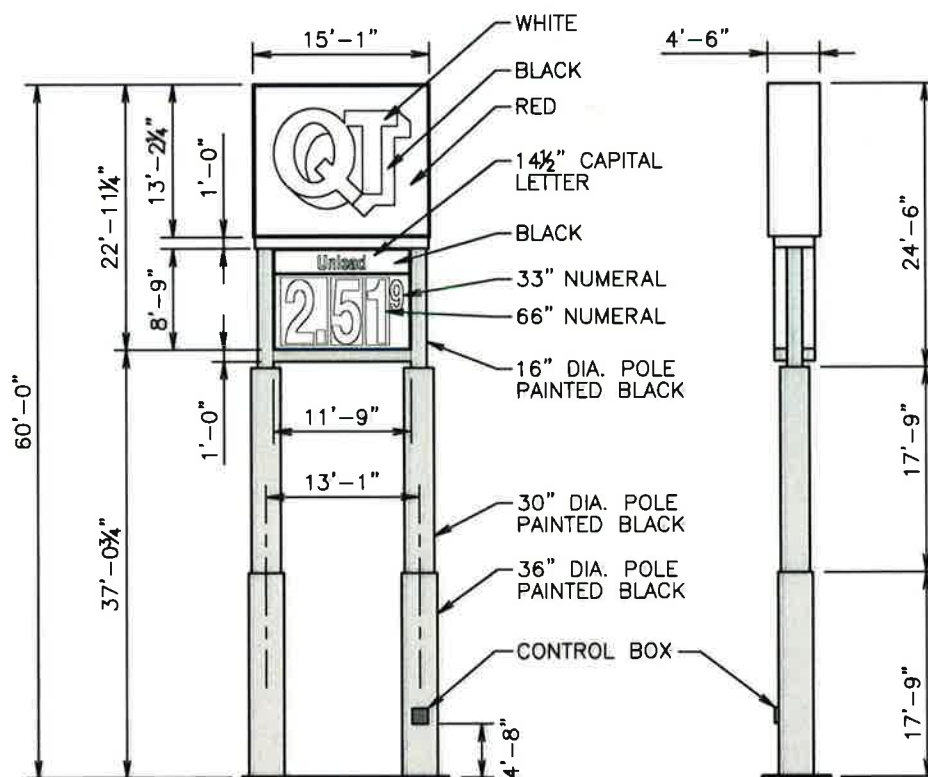


QuikTrip.

QTS & LTR Inc. - Tallahassee, FL 32309-1000
P.O. Box 100000 - Tallahassee, FL 32301-0000
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High Rise Pole Sign HR-15LP 60FT



SPECIFICATIONS:

LOGO

3M Translucent Vinyl Face, 3M Cardinal Red Translucent #3632-53, surface applied graphics.

PRICER

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, Scrolling Price Numerals, White Helvetica Condensed font, Unlead Product Panels, White text area, painted 2nd surface Akzo Nobel Opaque Black, Auto Diesel Product Panels, White text area, painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base

Aluminum Construction, Internally illuminated with A130 LED Lamp Fixture BXC9002, A130 Power Supplies BXC9003. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.

NOTES

DRAWN BY BP

ISSUE DATE 09/24/13

SQUARE FOOTAGE

TYPEFACE 172

INSIDE CAN 288

ENTIRE SIGN 302

SCALE:

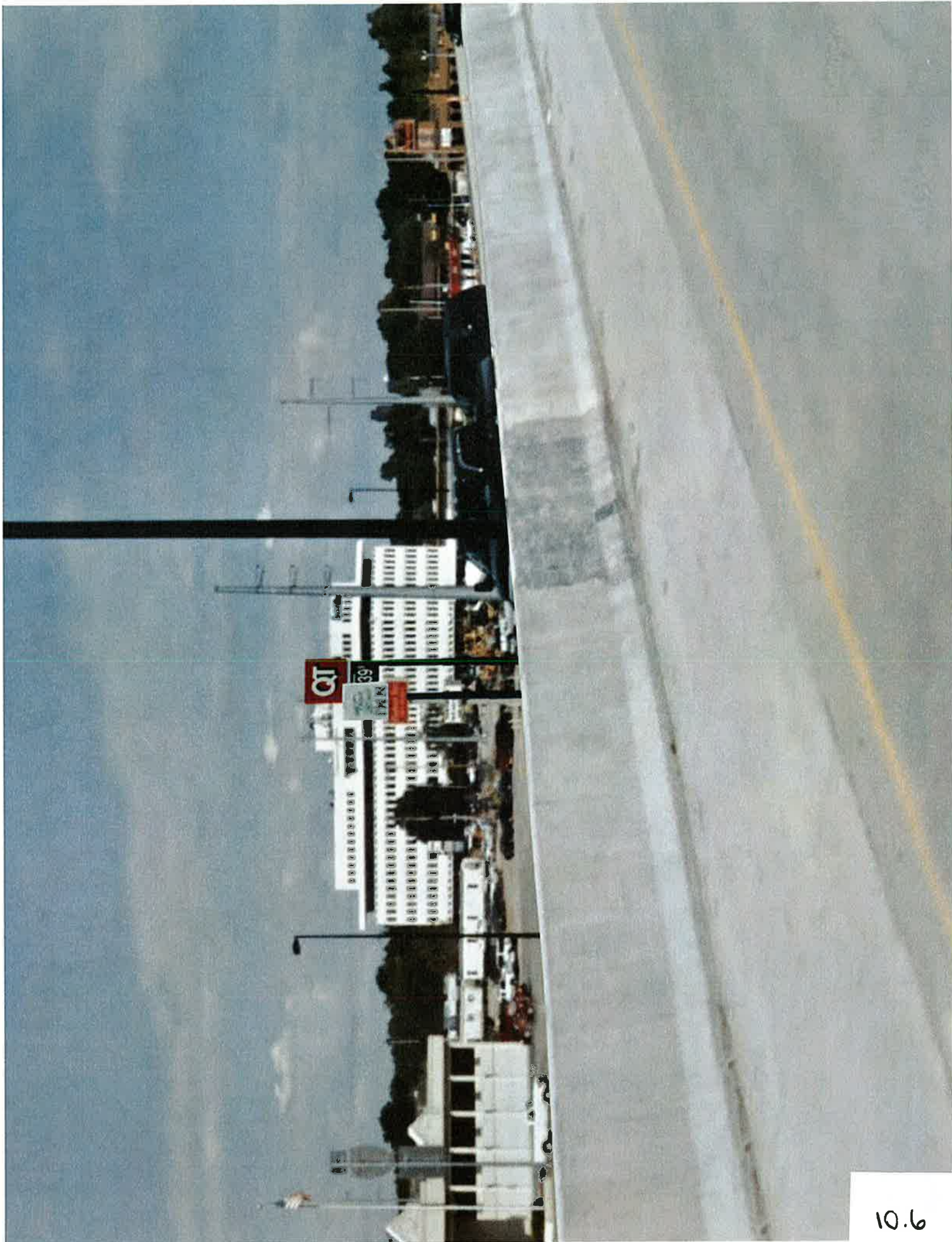
1/16" = 1'-0"

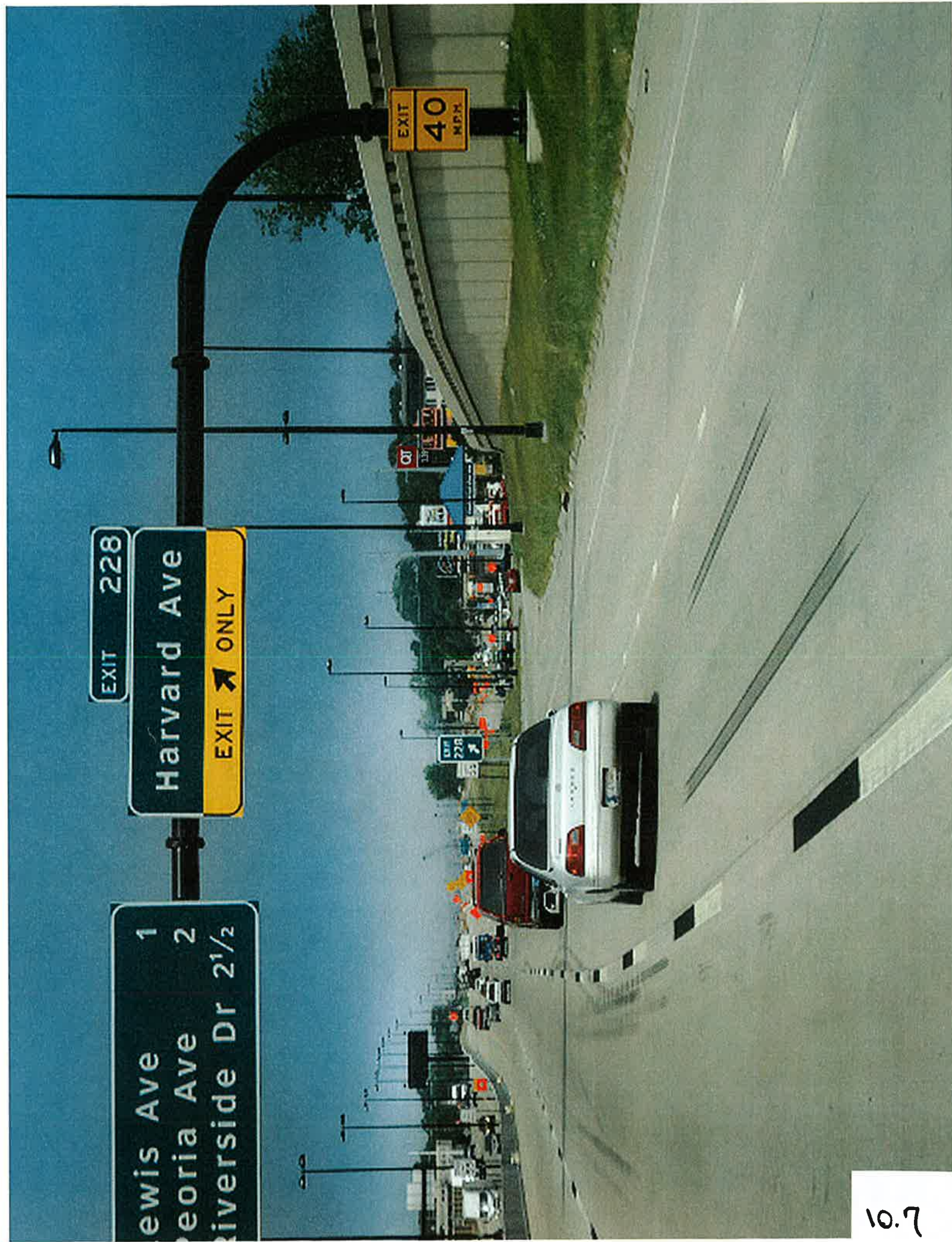
SERIAL NUMBER:

HR-15LP

STORE NUMBER:

0041





October 2, 2013

STAFF RECOMMENDATION

PUD-489/Z-6357-SP-1: **PUD Detailed Site Plan** – A 3.25-acre tract that is part of, Section 06, T-18-N, R-14-E, Part of Lot 3, Block 1, 71 Mingo Center a subdivision in the City of Tulsa, located at the North of the Northeast corner of South Mingo Road and East 71st Street South. CZM 54; Atlas 996; CD-7

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new Restaurant building. The proposed development is located in Development Area C of PUD-489. However, a minor amendment was done to reallocate floor area as a result of a lot-split through application number PUD-489-8, creating new development standards for what is referred to as Lot 3, Tract A.

PERMITTED USES:

Allowed uses are principal and accessory uses permitted under the existing Tulsa Zoning Code as a matter of right in a CS shopping center district (Section 701). Any additional uses that are not allowed within the CS district would require an amendment to the PUD to be allowed.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development. Access to South Mingo Road from the north of the subject property is being processed through a change of access and will need to be approved prior to construction. Additionally, a Mutual Access Easement needs to be dedicated along the north property line of the subject tract to facilitate access.

LIGHTING:

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

SIGNAGE:

The site plan does illustrate ground, monument or wall sign locations which require a separate permit. All signage will be required to be per the PUD Standards for Development Area C. 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 open space, landscape area and screening is consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code. All trash, mechanical and equipment areas shall be screened from public view. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

Additional sidewalk improvements are not needed along South Mingo Road. The plan displays pedestrian connectivity to already constructed sidewalks along South Mingo Road. Furthermore, the site plan displays adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

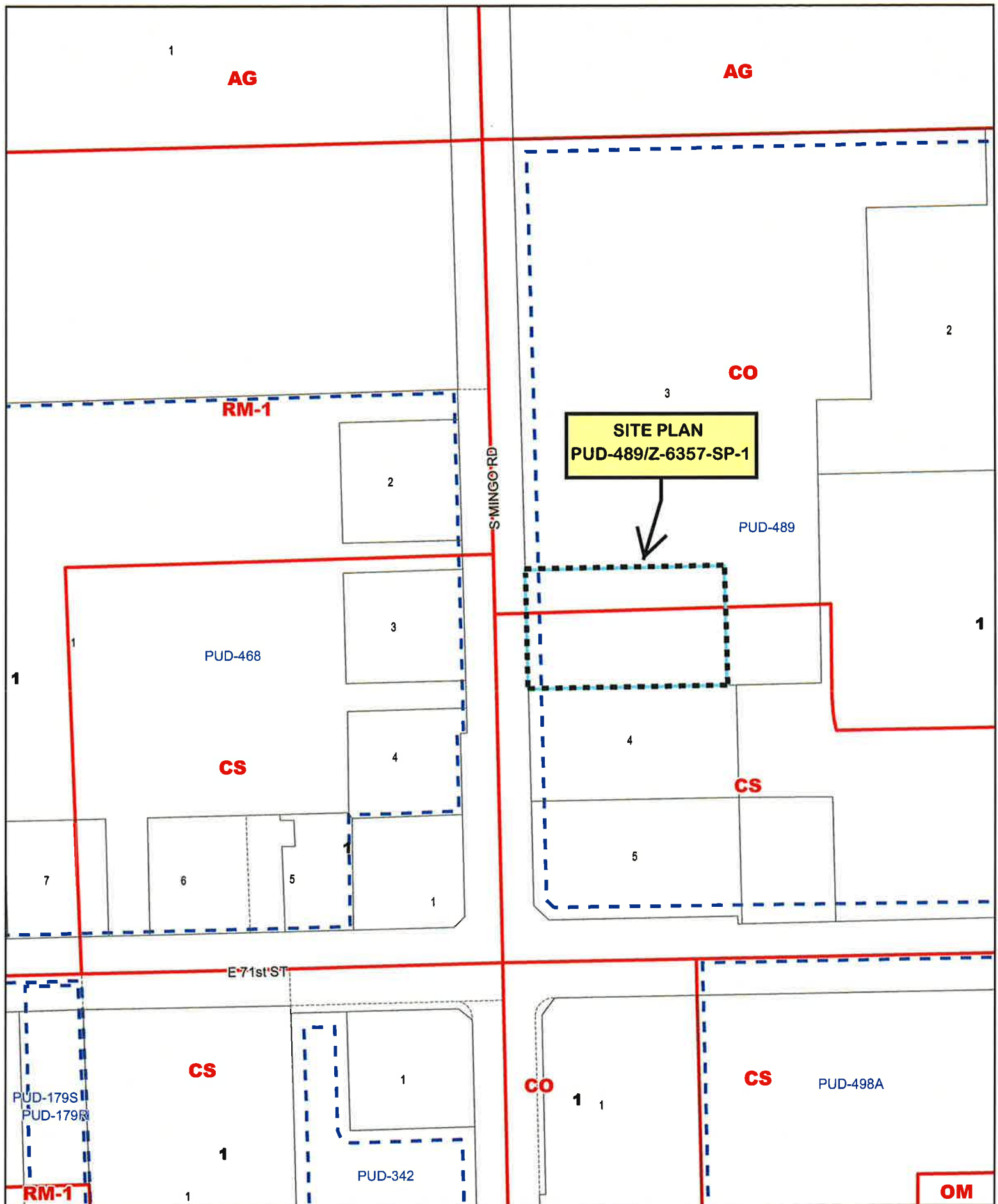
There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-489/Z-6357-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new Restaurant building.

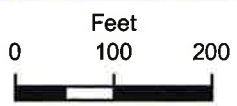
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



TRS

11.3





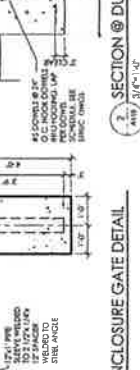
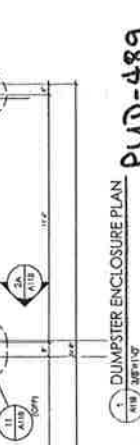
TRS

11.4





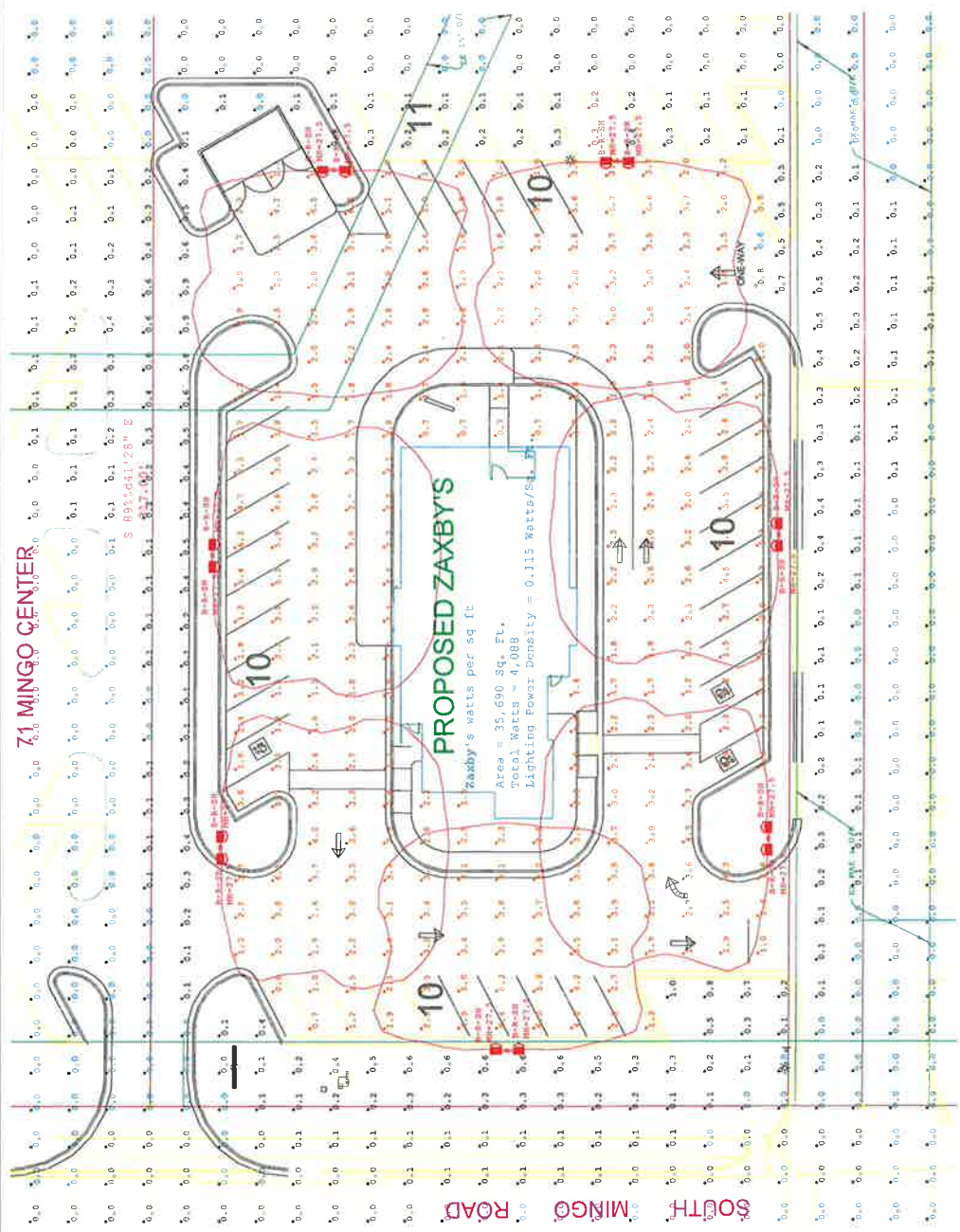
CONTACT PERSON & QUALITY CONTACT PERSON CONTACT @ 781-381-1881





Luminaire Schedule					
Qty	Label	Description	Lumens	LLF	Symbol
14	B-R-SH	AP2-250PS-QT-FT-SH	22000	0.750	

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking lot	2.69	6.8	0.6	4.48	11.33
Spill	0.05	1.0	0.0	N.A.	N.A.



This information is confidential and the sole property of Juno Lighting Group. It is not to be reproduced or distributed to others without the written permission of Juno Lighting Group.

The calculation and results thereof, shown in this report, are based on information provided by the client. Juno Lighting Group does not warrant the accuracy of the input data. Therefore design parameters such as room reflectances, size, mounting height, depreciation factors, orientation and tilt must be verified. Juno Lighting Group disclaims all implied warranties with regard to actual installed light levels as compared to those calculated based on inaccurate or incomplete data.

Scale: 1" = 10'-0"

Date: 2013-07-25

Project No: 13-206-ELC1 (3405)

Drawn by: LJ

Project: ZAXBY'S TULSA OK
PARKING LOT LIGHTING
MAINTAINED HORIZONTAL FC
SHOWN AT GRADE LEVEL

Client: 220 Chrysler Drive
Brampton, Ontario
L6S 6B6
Tel: (905) 792-7335
email: ljorge@junolightinggroup.com

EFFICIENCY 3 LTG
MICHELLE RILEY



PUD-489

Change of Access on Recorded Plat TMAPC October 2, 2013

Lot 3, Block 1, 71 Mingo Center

This application is made to allow a change of access to add one access along South Mingo Road. The property is zoned CO/PUD 486.

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.

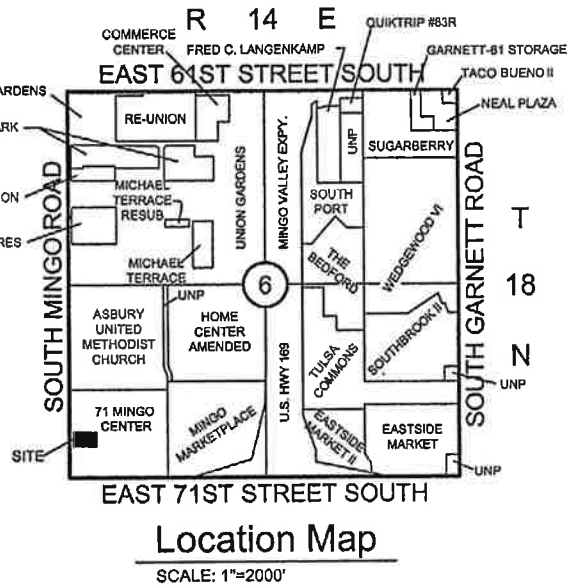
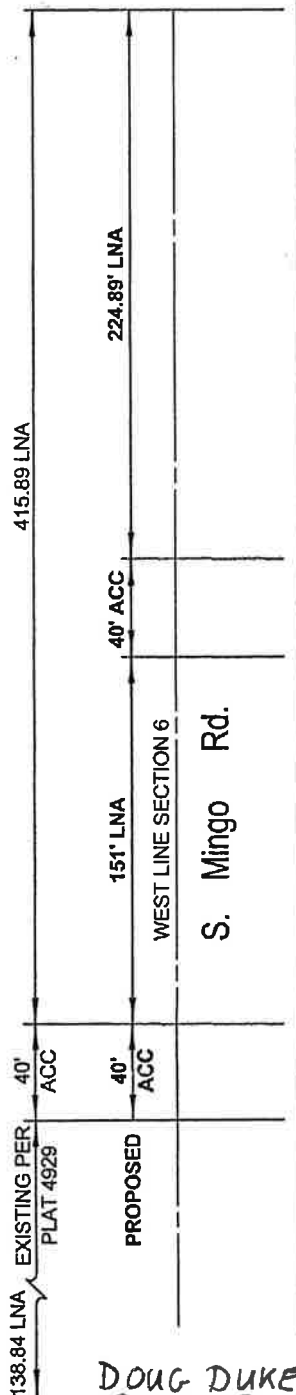
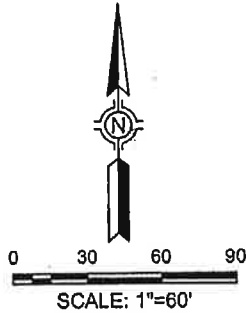
Exhibit "A"

Change of Access Exhibit

for

Lot 3, Block 1, 71 Mingo Center

SECTION 6, TOWNSHIP 18 NORTH, RANGE 14 EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



1₃ 71 Mingo Center

71 Mingo Center
1₃

1₄ 71 Mingo Center

Legend

ACC = ACCESS
LNA = LIMITS OF NO ACCESS

APPROVED: *Doug Duke*
DATE: 9/20/2013

DATE: 8/27/13 WO# 17209



Sisemore Weisz & Associates, Inc.

811 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA. NO. 2421

PHONE (918) 865-3900
FAX (918) 866-6668
EXP. DATE 8/30/16

Change of Access on Recorded Plat TMAPC October 2, 2013

4710 North Mingo Road East, Lot 1, Block 1, 4 M Vocational School Subdivision

This application is requesting a change of access to delete two access points and create only one access point along North 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.

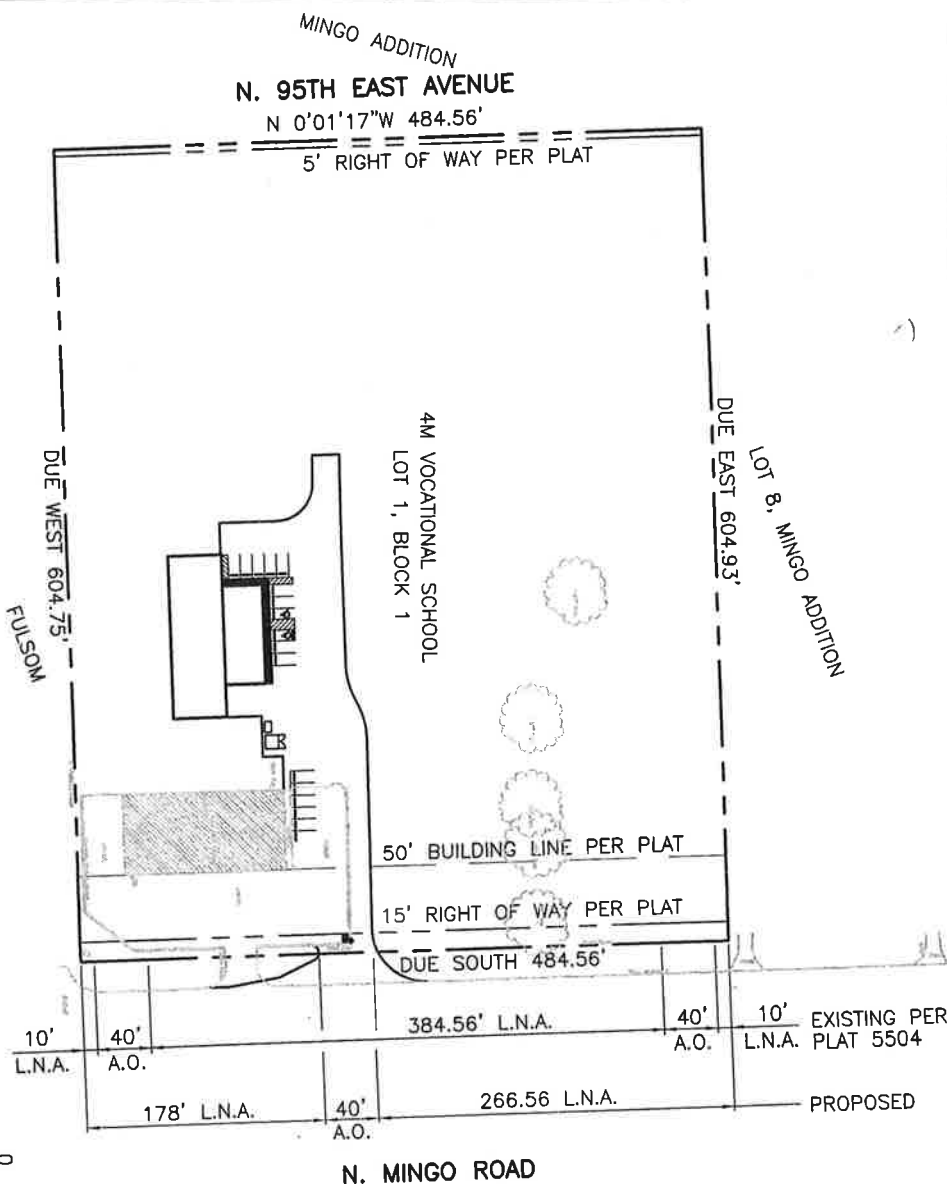


EXHIBIT 'A'
 REVISED CHANGE OF ACCESS EXHIBIT
 FOR
LOT 1 IN BLOCK 1
 OF
4M VOCATIONAL SCHOOL
 SECTION 12, T-20-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

APPROVED: *Doug Duke* 9/19/13
 TRAFFIC ENGINEER
 Doug Duke, PE
 C.O.T.

SEPTEMBER 16, 2013
 CASEMENT ENGINEERING, LLC
 CIVIL AND AGRICULTURAL SERVICES
 P.O. Box 688
 Owasso, OK 74055-0688
 MOBILE: 918.740.7650
 EMAIL: BCASEMENT54@YAHOO.COM
 CERTIFICATE OF AUTHORIZATION NO. 5433
 EXPIRES JUNE 30, 2014

13.2

PRELIMINARY SUBDIVISION PLAT

Unit Corporation - (8214) (CD 2)

Southeast corner of West 81st Street South, and South Union Avenue

This plat consists of 2 Lots, 2 Blocks, on 30.6 acres.

The following issues were discussed September 19, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Corridor (CO Z7236-SP 1/Z-7115-SP-2).
2. **Streets:** Provide right-of-way reference for entire length of property along 81st Street. Provide 30 foot radius at intersection of 81st Street and Union Avenue. Why does the property extend past the 20 foot right-of-way at the north end of the property along Union Avenue? Section I refers to right-of-way dedication but none is shown on face of plat. Section I.14 refers to mutual access easement but none are shown on face of plat. Clarify if the reserve areas are intended to be mutual access easements. Sidewalks should be provided along the private street/mutual access easements. Fifty feet is maximum allowable access break so change the 65 foot break shown on 81st Street.
3. **Sewer:** Due to the depth of the proposed sanitary sewer line along the eastern boundary, and between lots 1 & 2 of both blocks, we will need a wider easement than the 17.5 foot utility easement shown. Provide the usual 22 foot utility easement that is standard in back to back utility easements. All 8 inch and larger sanitary sewer lines, both public and private, must be approved through the Infrastructure Development Plan (IDP) process. If the proposed building will require an 8 inch service line, then you need to include it on your IDP submittal.
4. **Water:** Clarify whether the existing 12 inch waterline has a sufficient depth for the proposed drive of Reserve Area A and whether the existing waterline needs to be lowered. Clarify whether the fire hydrants have valves installed at the fire hydrant locations to allow for isolation and the type of material being used for the proposed 8 inch waterline.
5. **Storm Drainage:** In Section I.1.10 the term "The Owner" is used a number of times. Once all lots are sold who is the owner of Reserve B? Recommend maintenance be the responsibility of the Association. Section I.1.10 should be part of Section I.2.2. Use the standard language for detention in reserves. In Section I.1.12 remove the reference to City's enforcement of the roof drain requirements. With the proposed separation on the buildings, roof runoff is not an issue for the City.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO needs additional easements. **Airport:** An airspace study needs to be completed for the site. A release letter from the airport representative will be necessary.
7. **Other: Fire:** Fire hydrant must be within 100 feet of stand pipe connection.

8. **Other: GIS:** Complete location map. Show e-mail address for engineer and surveyor. Show full and proper legal description. Show existing storm drainage structures. Show addresses. Submit subdivision control data 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. See attached request for a fee in lieu of sidewalk waiver for a part of the project.

Special Conditions:

1. The concerns of the Development Services and Engineering 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.



kinslow, keith & todd, inc.
architecture | interiors | engineering

September 20, 2013

Diane Fernandez
INCOG
2 West Second Street
Suite 800
Tulsa, Oklahoma 74103

Re: Plate Waiver for Unit Corporation

Ms. Fernandez-

This letter is a request to allow for fee-in-lieu payment for a portion of sidewalks associated with the Unit Corporation project. The project consists of roughly 30.61 acres with 1,325.97 feet of frontage along South Union Avenue and 976.95 feet of frontage along West 81st Street. Per the Subdivision Regulations sidewalks are required along the entire length of the property bounded by a street. Two spots on the project do not lend themselves for construction of sidewalks at the moment and will be built at a later time when future projects will allow the construction of the sidewalks to be complete. On June 4th we met out at the site with City Staff Harold Tholen and Nahid Egan to discuss construction of these sidewalks. They agreed that at these two locations many constraints lend to the delayed construction of the sidewalks.

This proposal was part of the CO Corridor Development Plan Z-7236-SP-1/Z-7115-SP-2 that was approved by TMAPC on July 24th and City Council on August 15th. The exhibit that was included with the Development Plan reflecting this proposal is attached to this letter. Sidewalks are proposed to be built between the driveway off of W. 81st Street and the driveway off of S. Union Avenue.

Our proposal is to construct about 100' of sidewalk to the east of the driveway off of West 81st Street. At this location is where the concrete slope wall begins in the Right of Way not allowing the placement of the sidewalk per the subdivision regulations. At this point the slope of the road also steepens providing numerous design issues. Currently there is no space under the overpass along West 81st Street to allow pedestrian traffic access. ODOT is analyzing this underpass and is in agreement that this overpass needs to be widened. The sidewalks will be constructed when the U.S. 75 intersection is reconstructed.

2200 south utica place
s u i t e 2 0 0
t u l s a , o k 7 4 1 1 4

t e l 9 1 8 . 7 4 4 . 4 2 7 0
f a x 9 1 8 . 7 4 4 . 7 8 4 9

www.kktarchitects.com

Standing at the proposed West 81st Street driveway. This picture shows the concrete slope wall in the Right of Way and the placement constraints. The City of Tulsa does not want sidewalks placed right beside the roadway.



Looking at the stretch of Roadway that fee-in-lieu is being requested for along West 81st Street.



South Union Avenue is an existing bar ditch road system with steep grades and steep back slopes. Our proposal is to not construct roughly 260 linear feet of sidewalk south of the proposed driveway due to the steepness of the existing back slope and placement of the bar ditch straddling the property line creating placement of the sidewalk difficult. The City of Tulsa will widen Union Avenue. During this project, the road will be widened and the bar ditch will be enclosed in an underground storm sewer. With these improvements, the sidewalk will be allowed to be built at the correct location with the correct grades and slopes.



Thank you for your time considering this item.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Nicole Watts". The signature is fluid and cursive, with the first name "A." and last name "Watts" clearly distinguishable.

A. Nicole Watts, P.E., CFM
Director of Civil Engineering



kinslow, keith & todd, inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulsa place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS (INCLUDING O.D. 2009 EDITION)



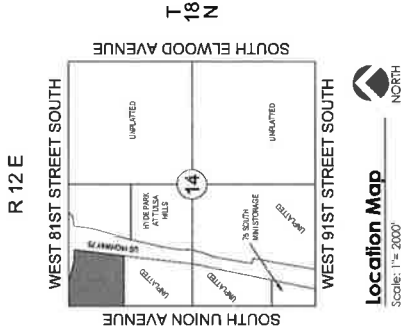
UNIT CORPORATION NEW HEADQUARTERS

1548 WEST 81st
STREET
TULSA,
OKLAHOMA

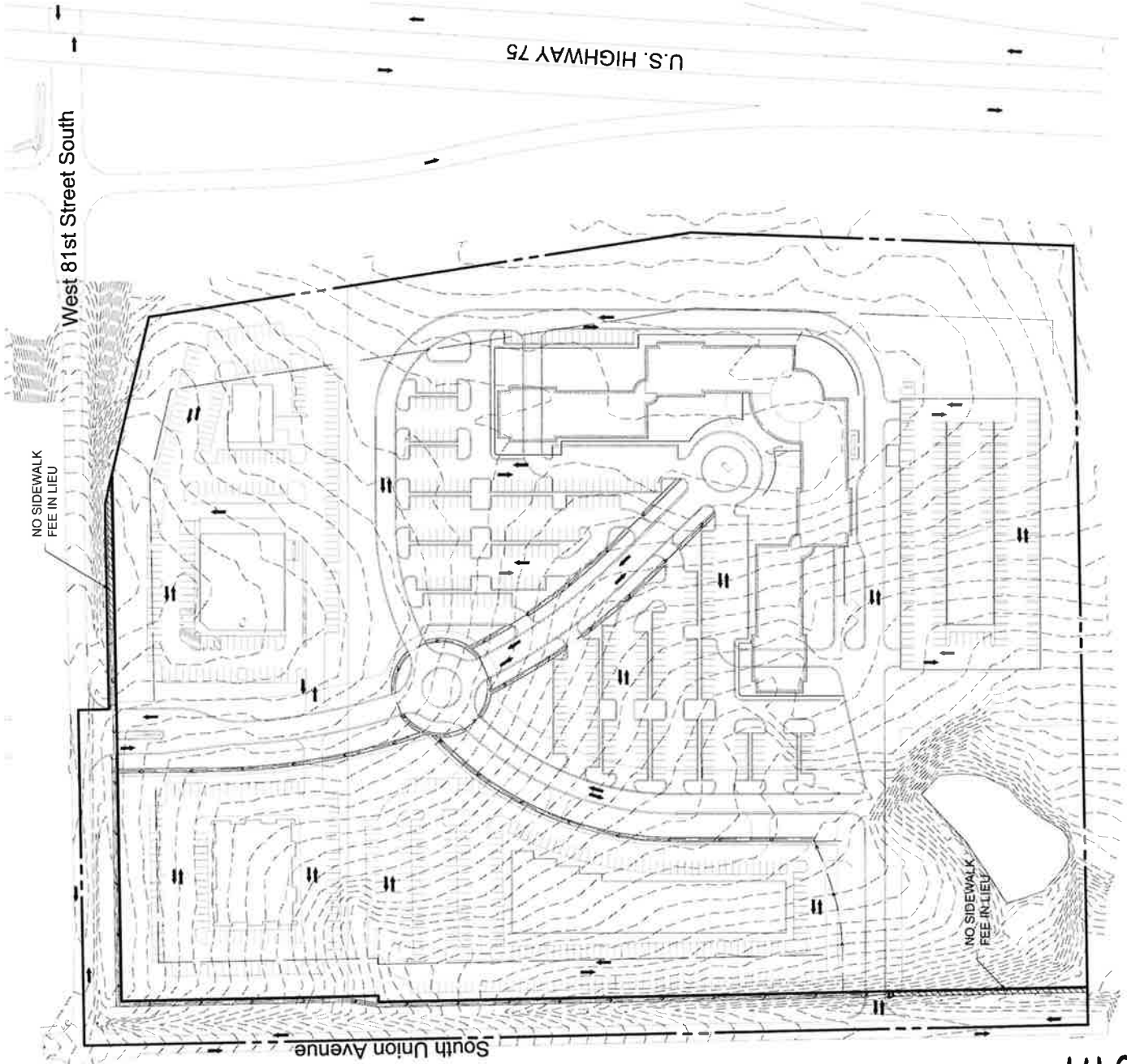
SCALE	1"=200'
IDF NO.	6407
ATLAS PAGE NO.	1576
MANAGER	ANW
DRAWN BY	ANW
DATE	9/20/2013

ACCESS &
CIRCULATION
PLAN

EXHIBIT D



NORTH
Scale: 1"= 200'



PEDESTRIAN TRAFFIC FLOW
AUTOMOBILE TRAFFIC FLOW

PRELIMINARY PLAT

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA,

I hereby certify that this plan was approved by the Tulsa Metropolitan Area Planning Commission on:

by _____

CITY ENGINEER

9

11

1

hazards verify all real estate taxes involved in the sale. If the taxes are not paid by the date the deed is given in order that this party be filed on record, 20 _____ taxes may exceed the amount of record. 20 _____ taxes may exceed the amount of record. 20 _____ taxes may exceed the amount of record.

Date: _____
 Name: _____

Deputy

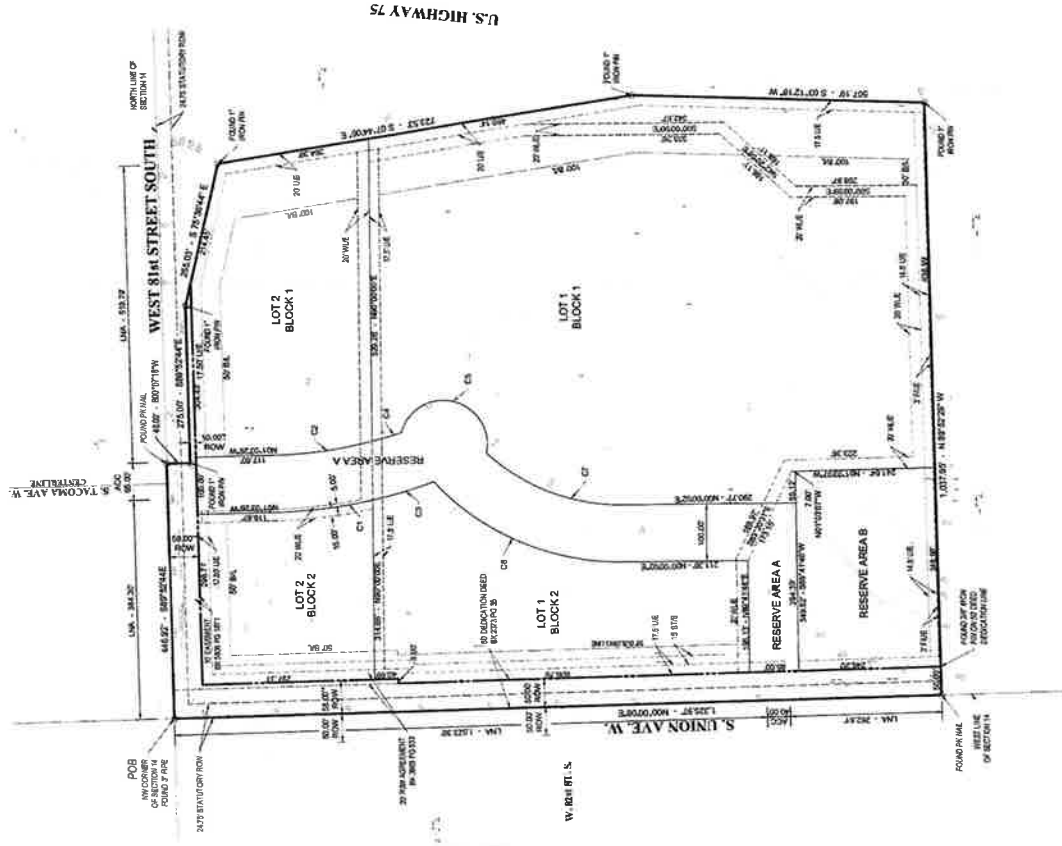
551 **WATERWORKS AND SEWERAGE**

COUNTY OF TULSA)

I, Pat Key, Tulsa County Clerk, in and for the County above named, do hereby certify that the foregoing is a true and correct copy of a live instrument now

Dated: _____
by: _____

Deputy

[illegible]

U.S. HIGHWAY 75

LOT AREA TABLE		
SOUTH COAST LOT 200 3 LOTS IN 3 BLOCKS		
LOT NUMBER	AREA (SQ FT)	AREA (ACRES)
100	11,101	0.254
200	11,101	0.254
300	11,101	0.254
400	11,101	0.254
500	11,101	0.254
600	11,101	0.254
700	11,101	0.254
800	11,101	0.254
900	11,101	0.254
1000	11,101	0.254
1100	11,101	0.254
1200	11,101	0.254
1300	11,101	0.254
1400	11,101	0.254
1500	11,101	0.254
1600	11,101	0.254
1700	11,101	0.254
1800	11,101	0.254
1900	11,101	0.254
2000	11,101	0.254
2100	11,101	0.254
2200	11,101	0.254
2300	11,101	0.254
2400	11,101	0.254
2500	11,101	0.254
2600	11,101	0.254
2700	11,101	0.254
2800	11,101	0.254
2900	11,101	0.254
3000	11,101	0.254
3100	11,101	0.254
3200	11,101	0.254
3300	11,101	0.254
3400	11,101	0.254
3500	11,101	0.254
3600	11,101	0.254
3700	11,101	0.254
3800	11,101	0.254
3900	11,101	0.254
4000	11,101	0.254
4100	11,101	0.254
4200	11,101	0.254
4300	11,101	0.254
4400	11,101	0.254
4500	11,101	0.254
4600	11,101	0.254
4700	11,101	0.254
4800	11,101	0.254
4900	11,101	0.254
5000	11,101	0.254
5100	11,101	0.254
5200	11,101	0.254
5300	11,101	0.254
5400	11,101	0.254
5500	11,101	0.254
5600	11,101	0.254
5700	11,101	0.254
5800	11,101	0.254
5900	11,101	0.254
6000	11,101	0.254
6100	11,101	0.254
6200	11,101	0.254
6300	11,101	0.254
6400	11,101	0.254
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6700	11,101	0.254
6800	11,101	0.254
6900	11,101	0.254
7000	11,101	0.254
7100	11,101	0.254
7200	11,101	0.254
7300	11,101	0.254
7400	11,101	0.254
7500	11,101	0.254
7600	11,101	0.254
7700	11,101	0.254
7800	11,101	0.254
7900	11,101	0.254
8000	11,101	0.254
8100	11,101	0.254
8200	11,101	0.254
8300	11,101	0.254
8400	11,101	0.254
8500	11,101	0.254
8600	11,101	0.254
8700	11,101	0.254
8800	11,101	0.254
8900	11,101	0.254
9000	11,101	0.254
9100	11,101	0.254
9200	11,101	0.254
9300	11,101	0.254
9400	11,101	0.254
9500	11,101	0.254
9600	11,101	0.254
9700	11,101	0.254
9800	11,101	0.254
9900	11,101	0.254
10000	11,101	0.254

NOTE

CURVE TABLE					
CURVE	LENGTH (ft)	RADIUS (ft)	DELTA (in)	CHORD DISTANCE	CHORD BEARING
C1	100.00	100.00	1.5714	100.00	90.00°
C2	100.00	100.00	1.5714	100.00	90.00°
C3	100.00	100.00	1.5714	100.00	90.00°
C4	100.00	100.00	1.5714	100.00	90.00°
C5	100.00	100.00	1.5714	100.00	90.00°
C6	100.00	100.00	1.5714	100.00	90.00°
C7	100.00	100.00	1.5714	100.00	90.00°
C8	100.00	100.00	1.5714	100.00	90.00°
C9	100.00	100.00	1.5714	100.00	90.00°
C10	100.00	100.00	1.5714	100.00	90.00°
C11	100.00	100.00	1.5714	100.00	90.00°
C12	100.00	100.00	1.5714	100.00	90.00°
C13	100.00	100.00	1.5714	100.00	90.00°
C14	100.00	100.00	1.5714	100.00	90.00°
C15	100.00	100.00	1.5714	100.00	90.00°
C16	100.00	100.00	1.5714	100.00	90.00°
C17	100.00	100.00	1.5714	100.00	90.00°
C18	100.00	100.00	1.5714	100.00	90.00°
C19	100.00	100.00	1.5714	100.00	90.00°
C20	100.00	100.00	1.5714	100.00	90.00°
C21	100.00	100.00	1.5714	100.00	90.00°
C22	100.00	100.00	1.5714	100.00	90.00°
C23	100.00	100.00	1.5714	100.00	90.00°
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C25	100.00	100.00	1.5714	100.00	90.00°
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C27	100.00	100.00	1.5714	100.00	90.00°
C28	100.00	100.00	1.5714	100.00	90.00°
C29	100.00	100.00	1.5714	100.00	90.00°
C30	100.00	100.00	1.5714	100.00	90.00°
C31	100.00	100.00	1.5714	100.00	90.00°
C32	100.00	100.00	1.5714	100.00	90.00°
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C36	100.00	100.00	1.5714	100.00	90.00°
C37	100.00	100.00	1.5714	100.00	90.00°
C38	100.00	100.00	1.5714	100.00	90.00°
C39	100.00	100.00	1.5714	100.00	90.00°
C40	100.00	100.00	1.5714	100.00	90.00°
C41	100.00	100.00	1.5714	100.00	90.00°
C42	100.00	100.00	1.5714	100.00	90.00°
C43	100.00	100.00	1.5714	100.00	90.00°
C44	100.00	100.00	1.5714	100.00	90.00°
C45	100.00	100.00	1.5714	100.00	90.00°
C46	100.00	100.00	1.5714	100.00	90.00°
C47	100.00	100.00	1.5714	100.00	90.00°
C48	100.00	100.00	1.5714	100.00	90.00°
C49	100.00	100.00	1.5714	100.00	90.00°
C50	100.00	100.00	1.5714	100.00	90.00°
C51	100.00	100.00	1.5714	100.00	90.00°
C52	100.00	100.00	1.5714	100.00	90.00°
C53	100.00	100.00	1.5714	100.00	90.00°
C54	100.00	100.00	1.5714	100.00	90.00°
C55	100.00	100.00	1.5714	100.00	90.00°
C56	100.00	100.00	1.5714	100.00	90.00°
C57	100.00	100.00	1.5714	100.00	90.00°
C58	100.00	100.00	1.5714	100.00	90.00°
C59	100.00	100.00	1.5714	100.00	90.00°
C60	100.00	100.00	1.5714	100.00	90.00°
C61	100.00	100.00	1.5714	100.00	90.00°
C62	100.00	100.00	1.5714	100.00	90.00°
C63	100.00	100.00	1.5714	100.00	90.00°
C64	100.00	100.00	1.5714	100.00	90.00°
C65	100.00	100.00	1.5714	100.00	90.00°
C66	100.00	100.00	1.5714	100.00	90.00°
C67	100.00	100.00	1.5714	100.00	90.00°
C68	100.00	100.00	1.5714	100.00	90.00°
C69	100.00	100.00	1.5714	100.00	90.00°
C70	100.00	100.00	1.5714	100.00	90.00°
C71	100.00	100.00	1.5714	100.00	90.00°
C72	100.00	100.00	1.5714	100.00	90.00°
C73	100.00	100.00	1.5714	100.00	90.00°
C74	100.00	100.00	1.5714	100.00	90.00°
C75	100.00	100.00	1.5714	100.00	90.00°
C76	100.00	100.00	1.5714	100.00	90.00°
C77	100.00	100.00	1.5714	100.00	90.00°
C78	100.00	100.00	1.5714	100.00	90.00°
C79	100.00	100.00	1.5714	100.00	90.00°
C80	100.00	100.00	1.5714	100.00	90.00°
C81	100.00	100.00	1.5714	100.00	90.00°
C82	100.00	100.00	1.5714	100.00	90.00°
C83	100.00	100.00	1.5714	100.00	90.00°
C84	100.00	100.00	1.5714	100.00	90.00°
C85	100.00	100.00	1.5714	100.00	90.00°
C86	100.00	100.00	1.5714	100.00	90.00°
C87	100.00	100.00	1.5714	100.00	90.00°
C88	100.00	100.00	1.5714	100.00	90.00°
C89	100.00	100.00	1.5714	100.00	90.00°
C90	100.00	100.00	1.5714	100.00	90.00°
C91	100.00	100.00	1.5714	100.00	90.00°
C92	100.00	100.00	1.5714	100.00	90.00°
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C94	100.00	100.00	1.5714	100.00	90.00°
C95	100.00	100.00	1.5714	100.00	90.00°
C96	100.00	100.00	1.5714	100.00	90.00°
C97	100.00	100.00	1.5714	100.00	90.00°
C98	100.00	100.00	1.5714	100.00	90.00°
C99	100.00	100.00	1.5714	100.00	90.00°
C100	100.00	100.00	1.5714	100.00	90.00°

MONUMENTATION

ALL COMMENTS TO BE MADE BY THE REVIEWER MUST BE MADE IN THIS COLUMN.

BASIC OF DRAWINGS

THE BOARD OF DIRECTORS HAS REVIEWED AND APPROVED THIS REPORT.

[illegible]

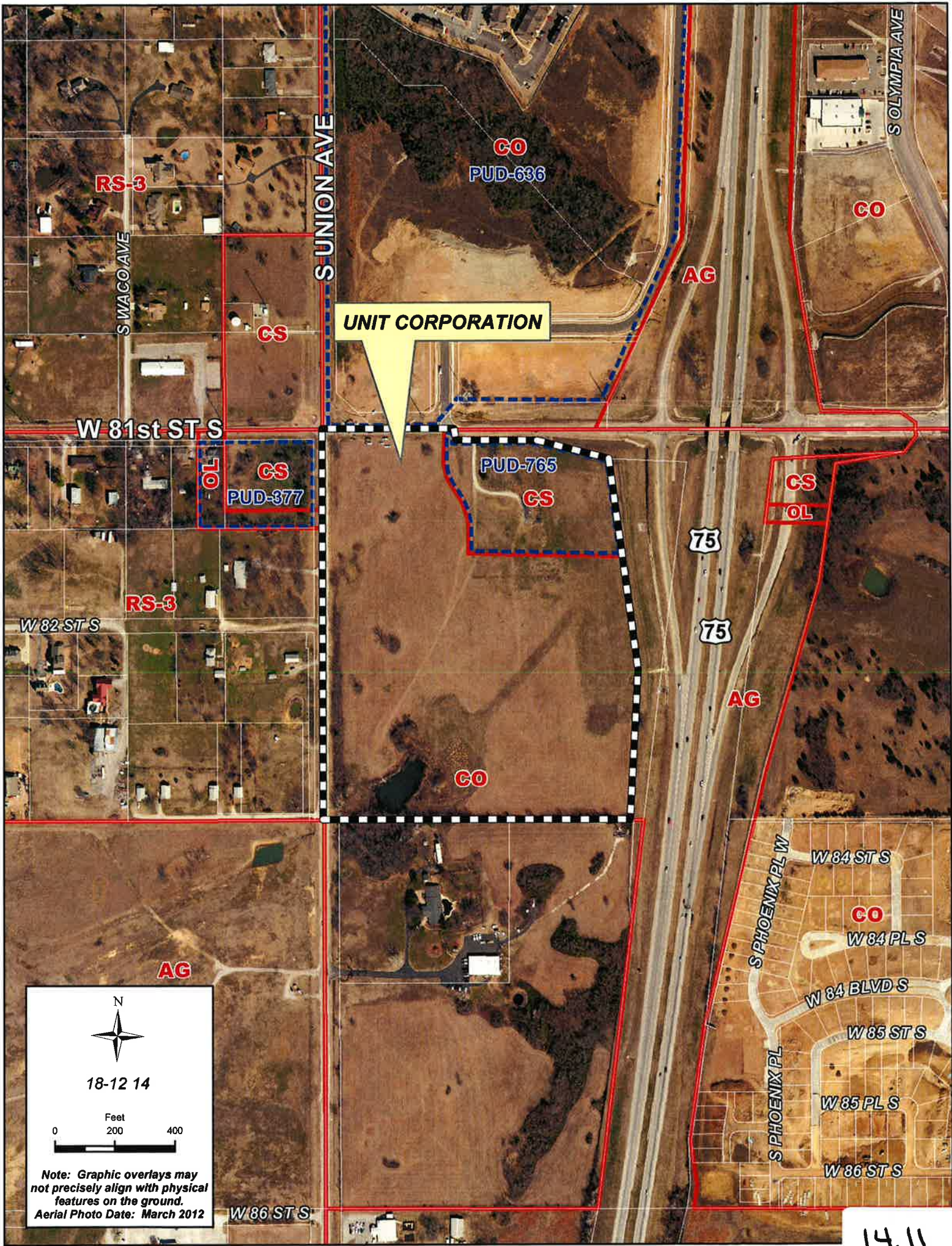
1. This plant is native to the Caucasus and the Middle East.

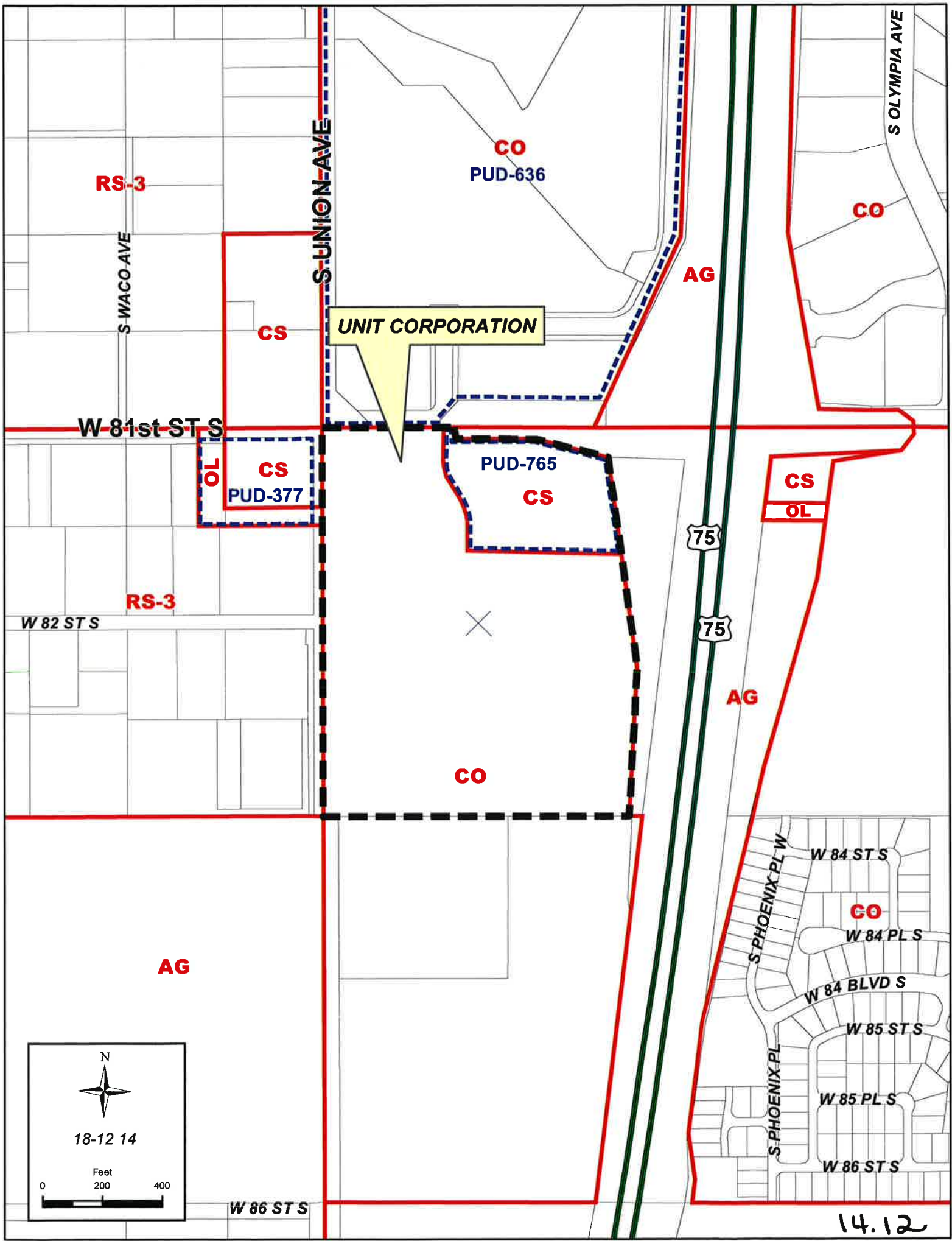
3. Agreement's provisions may vary and address the following:

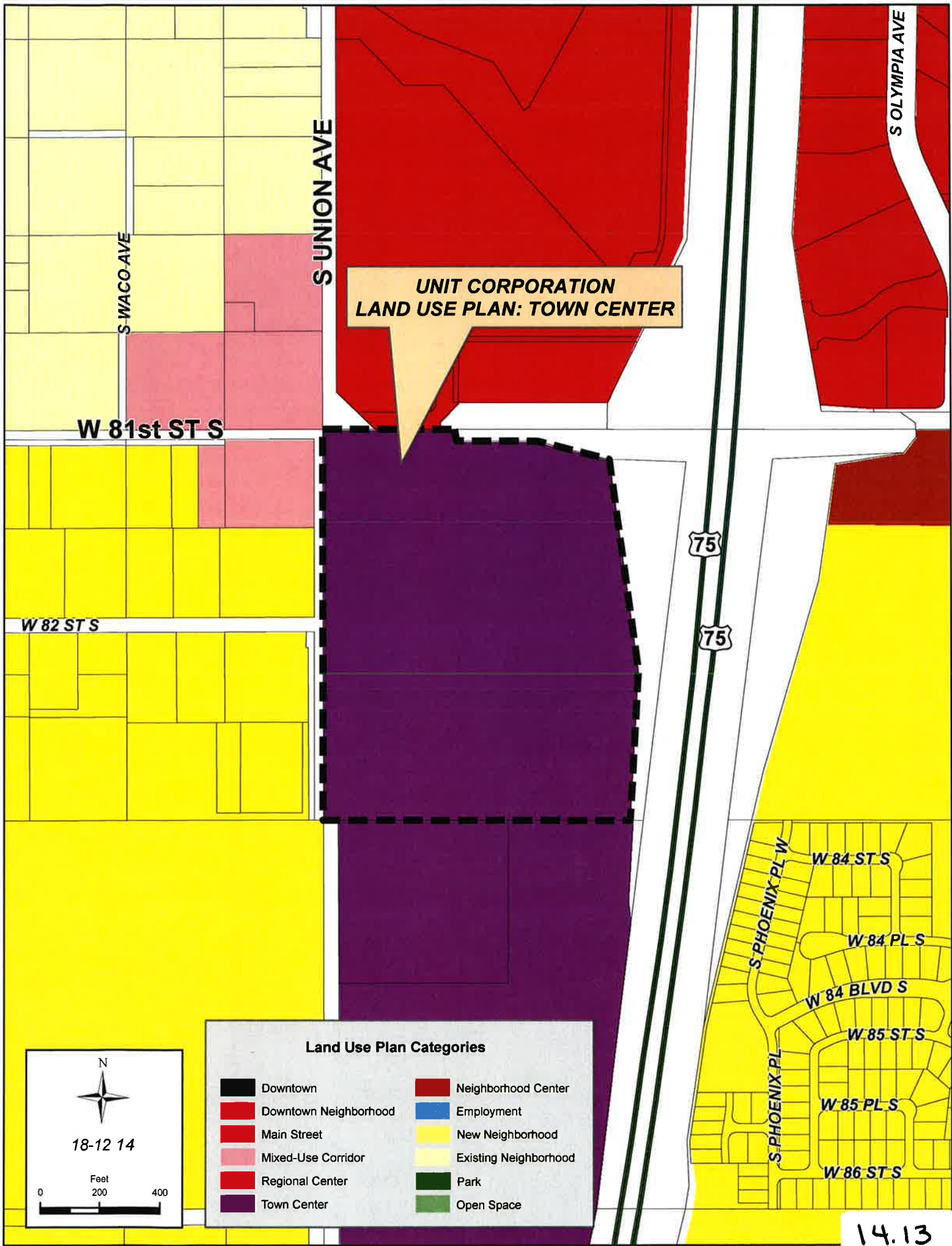
FLOOD ZONE NOTE

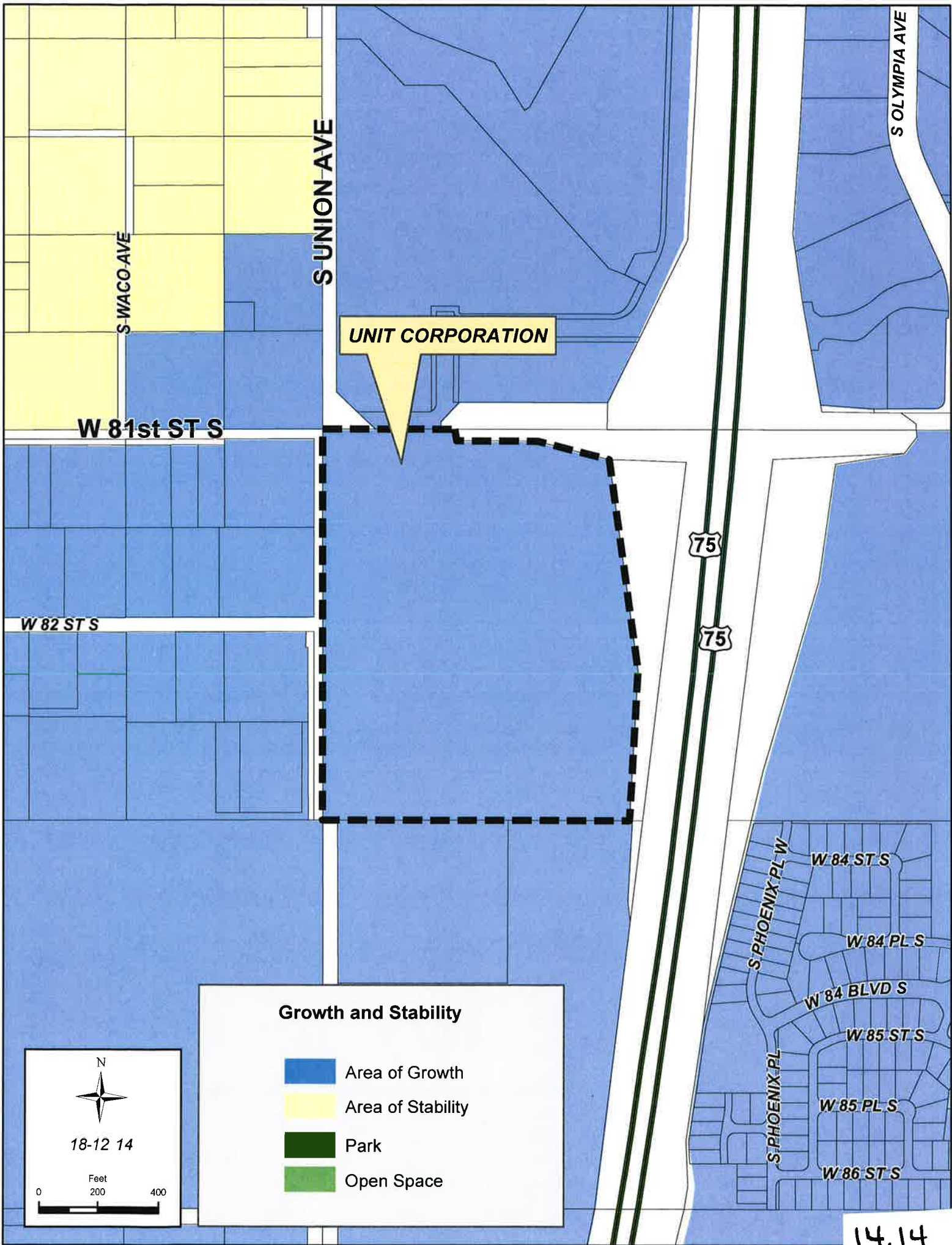
THESE RESULTS WOULD BE THE SAME IF YOU USED A DIFFERENT SET OF DATA.

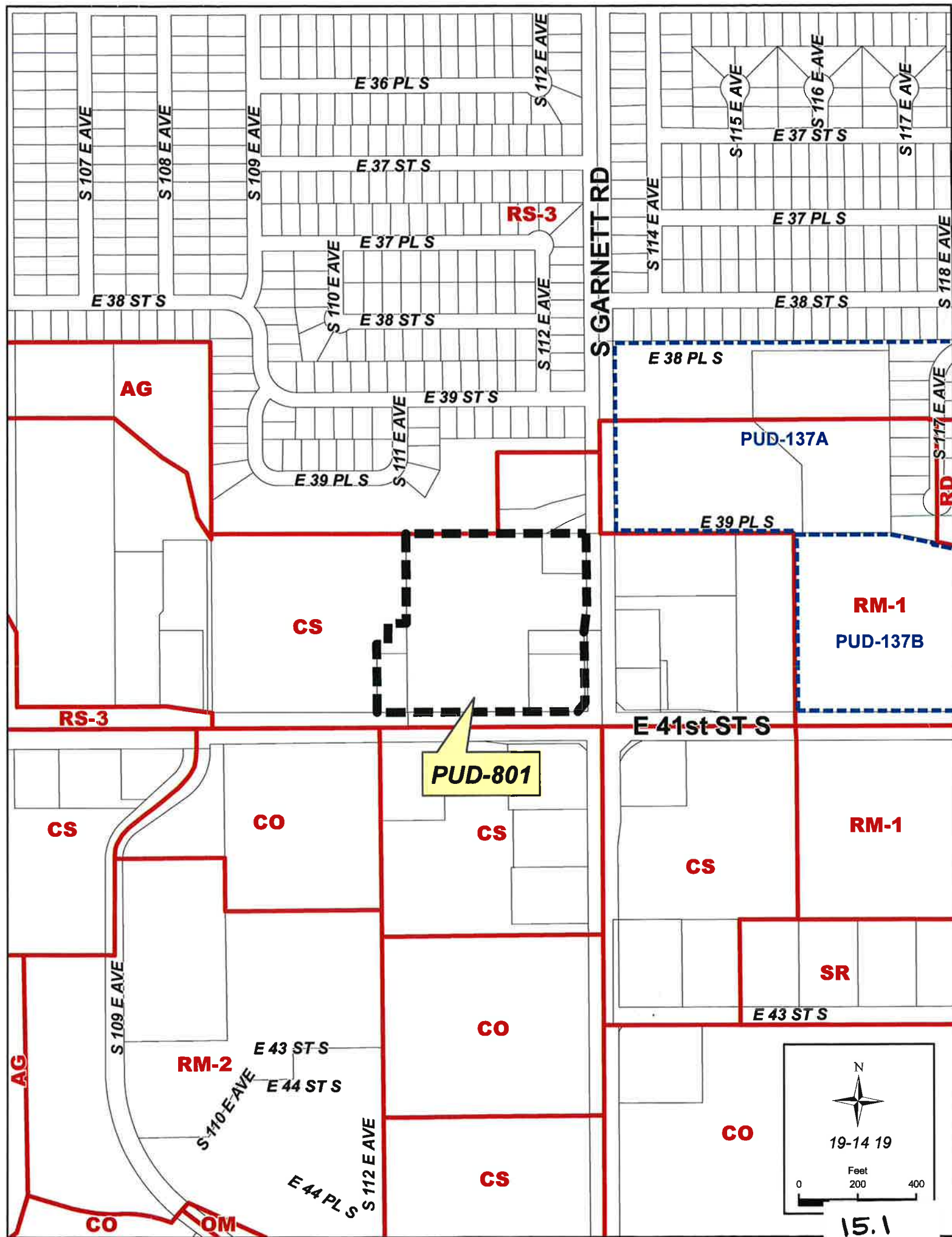
UNIT CORPORATION
SHEET 1 OF 2













N

19-14 19

Feet
0 200 400

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-801
(Applicant requested continuance from 9.18.2013)

TRS 9420

Atlas 751

CZM 49

CD-6

TMAPC Hearing Date: September 18, 2013

Applicant: Lou Reynolds

Tract Size: 9± acres

ADDRESS/GENERAL LOCATION: Northwest corner of S. Garnett Rd and E. 41st St.

EXISTING ZONING: CS

EXISTING USE: Crossbow Shopping center

PROPOSED ZONING: CS/ PUD-801

PROPOSED USE: Mixed use shopping center

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6776 July 2000: All concurred in approval of a request for rezoning a 15± acre tract of land from AG to CS on property located on the northeast corner of East 41st Street and the Mingo Valley Expressway, and west of subject property.

Z-6582 March 1997: All concurred in approval of a request to rezone a 10± acre tract of land from CO to CS for retail use, located on the southwest corner of South Garnett Road and East 41st Street, and abutting south, across E. 41st St., from subject property.

Z-5444-SP-2 October 1994: All concurred in approval of a request for a Corridor Development Plan on a 1± acre tract of land for dry cleaning use, on property located on the southeast corner of East 41st Street and South 109th East Avenue.

Z-5444-SP-1 1982: All concurred in approval of a request for a Corridor Development Plan on a 7± acre tract of land for hotel use, on property located west of the southwest corner of East 41st Street and South Garnett Road.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 9± acres in size and is located Northwest corner of South Garnett Road and East 41st Street. The property appears to be used commercially and is zoned CS.

SURROUNDING AREA: The subject tract is abutted on the east by South Garnett Road, across the street further east is a commercial corner, zoned CS; on the north by a significant drainage system and across the drainage green space is a single family residential subdivision, zoned RS-3; on the south by East 41st Street then further south is a commercial development, zoned CS; and on the west a large grocery store and commercial area also Zoned CS.

UTILITIES: The subject tract has municipal water and sewer available as defined in detail in the staff summary below.

TRANSPORTATION VISION:

The Comprehensive Plan designates East 41st Street South as a Multi-modal Street.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Staff Comment: The Planned Unit Development at this location encourages pedestrian connections that were never part of the original development of this site. The original project was developed prior too many of the current concepts identified in the Comprehensive Plan. There is nothing in this project that will complicate the ultimate transportation vision in this location. The pedestrian improvements will provide appropriate links throughout the project which will support the evolution of the transportation vision in this area.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100'	4+ turning lanes
East 41 st Street South	Secondary Arterial	100'	4+ turning lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

AREAS OF GROWTH

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 Summary: The proposed shopping center redevelopment is completely consistent with the Area of Growth concept designation in our Comprehensive Plan. The redevelopment of the property is being proposed to increase economic activity in the area for existing residents and business.

TOWN CENTER

PUD-801 is part of a larger Town Center Designation. The Town Center is defined as a 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 Summary: The redevelopment of this area is part of a larger Town Center Designation shown on the Land Use Map in the Comprehensive Plan. This area does not cover more than 25% of the Town Center Designation which extends from South Garnett to Highway 169 on both sides of East 41st Street South. The majority of this particular Planned Unit Development includes retail, dining, services and employment opportunities.

STAFF SUMMARY:

I. Applicant Development Concept

This Planned Unit Development ("PUD-801") is for the redevelopment of the Crossbow Center (the "Center").

The Center is comprised of approximately 8.9 acres of land north and west of the intersection of East 41st Street South and South Garnett Road.

An Aerial Photograph of the Center and surrounding area land uses is attached hereto as Exhibit "B".

The Center was originally developed in the early 1970's by local developers Robert Traband, Ken Tooman and their partners. When the Center was originally conceived, it was believed that what is now Woodland Hills Mall would be located near the southwest corner of East 41st Street and South Garnett Road. Like many commercial shopping center developments of that time it was intended to be open air with a lot of pedestrian activity similar to the Farm Shopping Center and the Southland Shopping Center. Original anchor tenants to occupy the Center were C.R. Anthony's, a clothing store, and Furr's Cafeteria, along with various small sole proprietor merchants, restaurants, an auto parts store, a laundromat and other service business.

Over time the nature of retail and consumer habits changed and the success of the larger anchor tenants in the Center began to decline. What had been one of the highest grossing C.R. Anthony's stores in Oklahoma began to falter shortly after that chain was acquired in a leveraged buyout. As shoppers headed to the malls, C.R. Anthony's new management failed to adapt. It closed roughly two years after the leveraged buyout. Several years later, Furr's Cafeteria failed, probably due in part to the lack of an anchor for the Center. These tenant departures left the Center with some rather large and difficult to lease storefronts.

The Center is in the vicinity of a mix of middle class neighborhoods, apartments and daytime office workers. The area's daytime population swells as these office workers and others enter the area for work. For the Center to be successful it needs to cater to both populations. Currently the property is configured primarily for the residential customer. The purpose of PUD No. 801 is to reconfigure the Center in a manner that will attract more of the daytime customers with tenants that will also be appealing to the residents of the area. The Center will continue to make storefronts available for the smaller service type tenants, a local grocery, and hopefully "junior box" retailers while cleaning up the corner and giving the area a more appealing look.

Attached hereto as Exhibit "A" is a Conceptual Site Illustration of the proposed plan for the redevelopment of the Center.

No zoning change is necessary to support PUD No. 801. The existing zoning is shown on the Area Zoning Map attached hereto as Exhibit "H".

II. Development Standards

A. Land Area:

GROSS:	468,911 SF	10.765 AC
NET:	397,425 SF	9.124 AC

B. Permitted Uses:

Uses permitted as a matter of right and special exception in the CS – Commercial Shopping District, except Use Unit 12a., Adult Entertainment Establishment, and uses of a nature customarily accessory thereto.

C. Maximum Building Floor Area: 175,000 SF

D. Maximum Building Height: 35 FT*

*Architectural elements (elements extending above building roofline) up to 50 FT for unoccupied architectural features shall be subject to Detailed Site Plan approval.

E. Off-Street Parking:

Pursuant to Section 1106., Off-Street Parking and Loading., of the Tulsa Zoning Code, off-street parking on the lots in the Center may be in common and when calculated in the aggregate will provide at least the minimum number of off-street parking spaces required by the applicable Use Units of the Tulsa Zoning Code for all of the lots in the Center. Provisions for the ownership and maintenance of any common off-street parking will be incorporated into the Subdivision Plat or other Restrictive Covenants in compliance with Section 1107.F, Planned Unit Development Subdivision Plat, of the Tulsa Zoning Code. Each site plan shall meet the minimum parking requirements on its individual parcel or provide a parking analysis of the total center identifying all uses.

F. Minimum Building Setbacks:

From the North boundary	30 FT
From the East boundary (S. Garnett Rd.)	50 FT
From the South boundary	50 FT
From the West boundary	10 FT
From internal lot lines	0 FT

G. Landscaped Area:

A minimum of fifteen percent (15%) of the total area of the Center will be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at Detailed Site Plan Review. The requirements of the Landscape Chapter of the Tulsa

Zoning Code for each lot in the Center may be altered by an Alternative Compliance Landscape Plan with Tulsa Metropolitan Area Planning Commission approval as a part of the Detailed Site Plan Review for the lot.

H. Signs:

1. Ground Signs:

One ground sign will be permitted on each lot with frontage abutting East 41st Street South and South Garnett Road rights of way with a maximum of two (2) SF of display surface area per linear foot of lot frontage and 25 FT in height.

The existing ground sign currently being used for Delta Café may exceed the 25 foot height. That sign may be used for the restaurant use and may be maintained and refaced. If at any time the sign is structurally modified, destroyed or demolished for any reason the replacement sign must be constructed meeting the standards outlined herein.

2. Monument Signs:

One monument sign at the common entry point in to the Center from East 41st Street South and one monument sign at the common entry point of the center from South Garnett Road identifying businesses within the Center with a maximum of 400 SF of display surface area for each sign and 30 FT in height.

3. Wall Signs:

Wall signs shall not to exceed 2 SF of display surface area per lineal foot of building wall to which attached. The length of the wall signs shall not exceed 75% of the frontage of the building.

I. Lighting:

All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Center. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in an adjacent residential area. Compliance with these standards shall be verified by application of the Kennebunkport Formula or other Illuminating Engineering Society of North America (IESNA) recommended practice which will verify compliance with the Tulsa Zoning Code Lighting Standards. Consideration of topography must be considered in these calculations.

J. Trash And Mechanical Equipment Areas:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by a person standing at ground level.

III. Landscape and Screening Concept

Landscape Standards: As is evident from the aerial photograph, the subject tract is far from meeting the current landscape requirement for the City of Tulsa as set forth in Chapter 10 of the zoning Code. When the center was originally constructed in the 1970's there was no landscape requirements associated with development. **The Planned Unit Development will provide 15% green space as calculated within the boundary of the entire PUD. Street right-of-way cannot be calculated as part of the green space requirement.**

Green space calculations shall also exclude green areas that may be north of the existing shopping center building. Individual lots may not meet 15% green space however meaningful open space will be provided adjacent to the main drive aisles and street frontage similar to the conceptual plan included in this application. The landscape and site plan for the shopping center shall provide appropriate calculations for each parcel to prove the green space calculation.

All lots or parcels will meet or exceed the minimum tree requirements as defined in the Landscape Chapter of the Zoning code and noted below:

- 1. No parking space will be further than 75 feet from any greenspace with a tree in each required green space. The green space shall be a minimum of 100 square feet.**
- 2. The trees size and species shall meet or exceed the minimum standards as defined in the Landscape Section of the Code.**
- 3. Trees required in the street yard shall meet or exceed the minimum standards defined in the Landscape Chapter of the Zoning Code.**

Screening Standards: Screening standards for this Planned Unit Development shall shall meet or exceed the CS standards outlined in the Tulsa Zoning Code.

IV. Access and Circulation

Currently, Crossbow Shopping Center has six access points exist along the 41st Street frontage and six along the Garnett frontage. There are an additional two access points along 41st Street for the abutting property to the west (containing Reasor's). During the platting process, the number of access points will be reduced to provide more efficient and safer access. There will one primary 'boulevard' type access drive that will serve the entire shopping center on both East 41st Street and South Garnett Road. Cross-access for all lots within the PUD and the abutting Reasor's property will be provided for. Final location of access points will be worked out with the Traffic Engineering Department of the City of Tulsa.

V. Environmental Analysis

A. Topography:

The subject tract is improved (paved and contains buildings) and is generally flat. The property does slope from a high elevation at the southeast corner of the development of 668.54' to a low elevation of 658.0 in the northwest corner. An approximate 1.25% slope from southeast to northwest is present across the site. There are no significant topographic considerations for re-development of this site.

B. Utilities:

1. Water

A City of Tulsa 48" major trunk waterline currently is located along the south side of the PUD (north side of E. 41st Street South). Additionally, an 8" waterline is located along the west side of South Garnett Road and along the north side of the property. There is more than adequate water service available to serve all proposed uses.

2. Sanitary Sewer:

A City of Tulsa 8" sanitary sewer line is located along the north side of the subject tract which runs through the tract to serve buildings along the Garnett frontage.

Other utilities, including electricity, gas, telephone and cable television are available for the site.

The Existing Utilities are shown on Exhibit "G".

C. Drainage:

1. Soils

The subject tract consists primarily (94%) *Okemah-Parsons-Pharoah complex, 0 to 1 percent slopes* and (6%) *Radley silt loam, 0 to 1 percent slopes, frequently flooded soils*. Both soils have "Very Limited" ratings due to Shrink-swell characteristics associated with them for commercial buildings. Prior to construction, a detailed geotechnical report will be performed to properly design building foundations and parking lot specifications. Significant restrictions to re-development because of soil limitations are not anticipated.

2. Flood Plain

According to FEMA Firm Panel 40143C0376L a small area of Zone AE floodplain exists on the north side of the subject. Current building finished floor elevations have been surveyed and have been identified as being above the floodplain elevation. Any new construction will meet both FEMA and City of Tulsa regulations in regards to floodplain.

VI. Area Zoning:

The Existing Comprehensive Plan Map is attached hereto as Exhibit "I" and the Area Zoning Map is attached hereto as Exhibit "H".

VII. Site Plan Review:

No Building Permits shall be issued for any building within the Center until a Planned Unit Development Detailed Site Plan and Detailed Landscape Plan for that lot or parcel have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development Standards.

VIII. Schedule of Development:

Redevelopment in the Center is scheduled to begin in early 2014 after approval of the Planned Unit Development, Detailed Site Plan approval, and the re-platting of the Center.

VIV. Applicant Exhibits:

- Exhibit "A" - Conceptual Site Illustration
- Exhibit "B" - Aerial Photograph
- Exhibit "C" - Landscape Concept
- Exhibit "D" - Access and Circulation
- Exhibit "E" - Soil Map
- Exhibit "F" - Floodplain Map
- Exhibit "G" - Existing Utilities
- Exhibit "H" - Current Zoning
- Exhibit "I" - Comprehensive Plan

STAFF RECOMMENDATION:

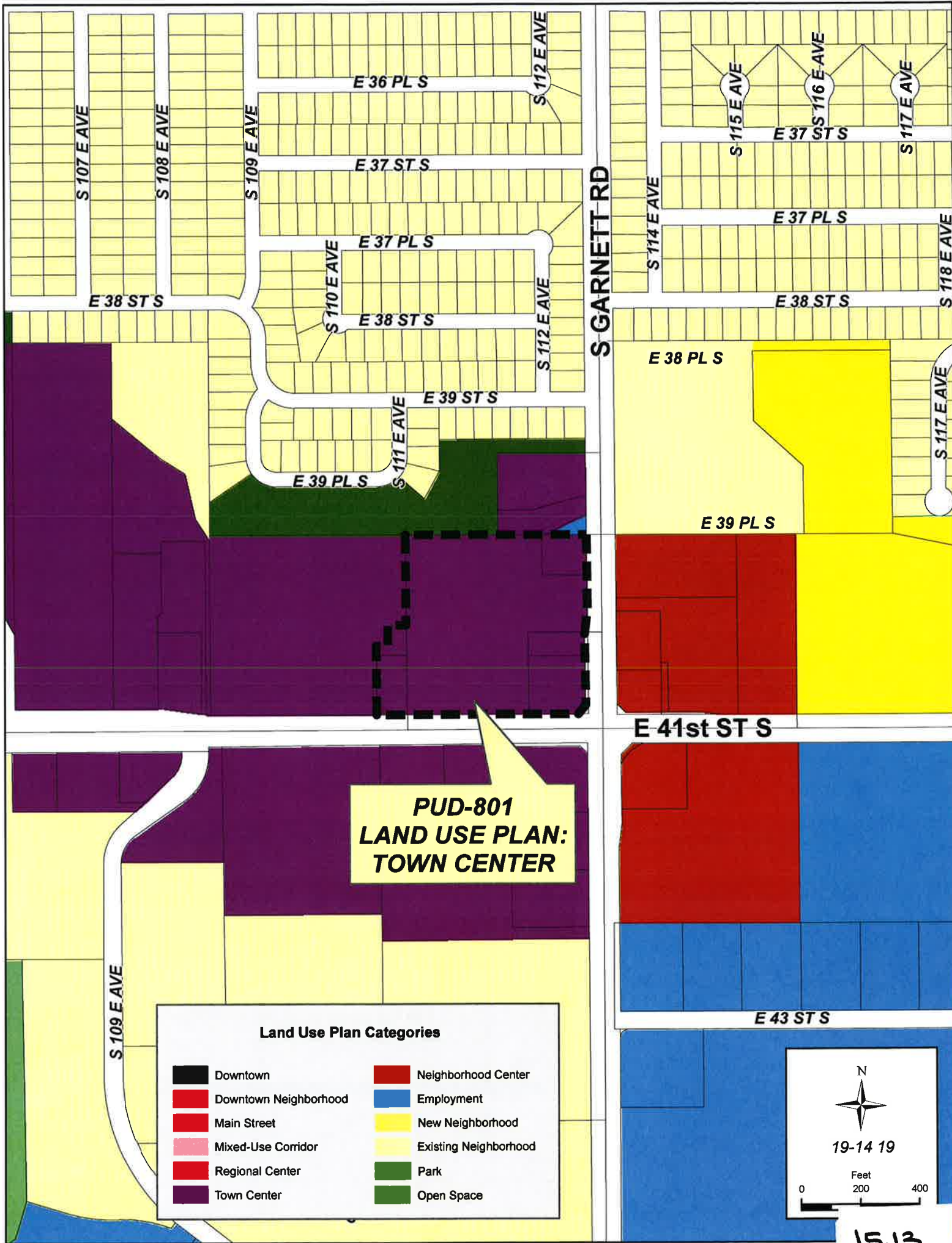
The proposed redevelopment for this shopping area as part of a larger Town Center is consistent with the vision in the Comprehensive Plan. The incremental improvements being proposed provide opportunities for future development that may be provided in a way that will encourage this area as part of a larger Town Center development area.

The proposed uses and limitations provided in the Planned Unit Development are consistent with the expected development pattern in the area.

The redevelopment of this project is consistent with the PUD chapter of the Zoning Code.

Therefore **staff recommends approval** of PUD 801 as defined in the Staff Summary and exhibits referenced above.

10.2.2013





PUD NO. # 801

CROSSBOW CENTER

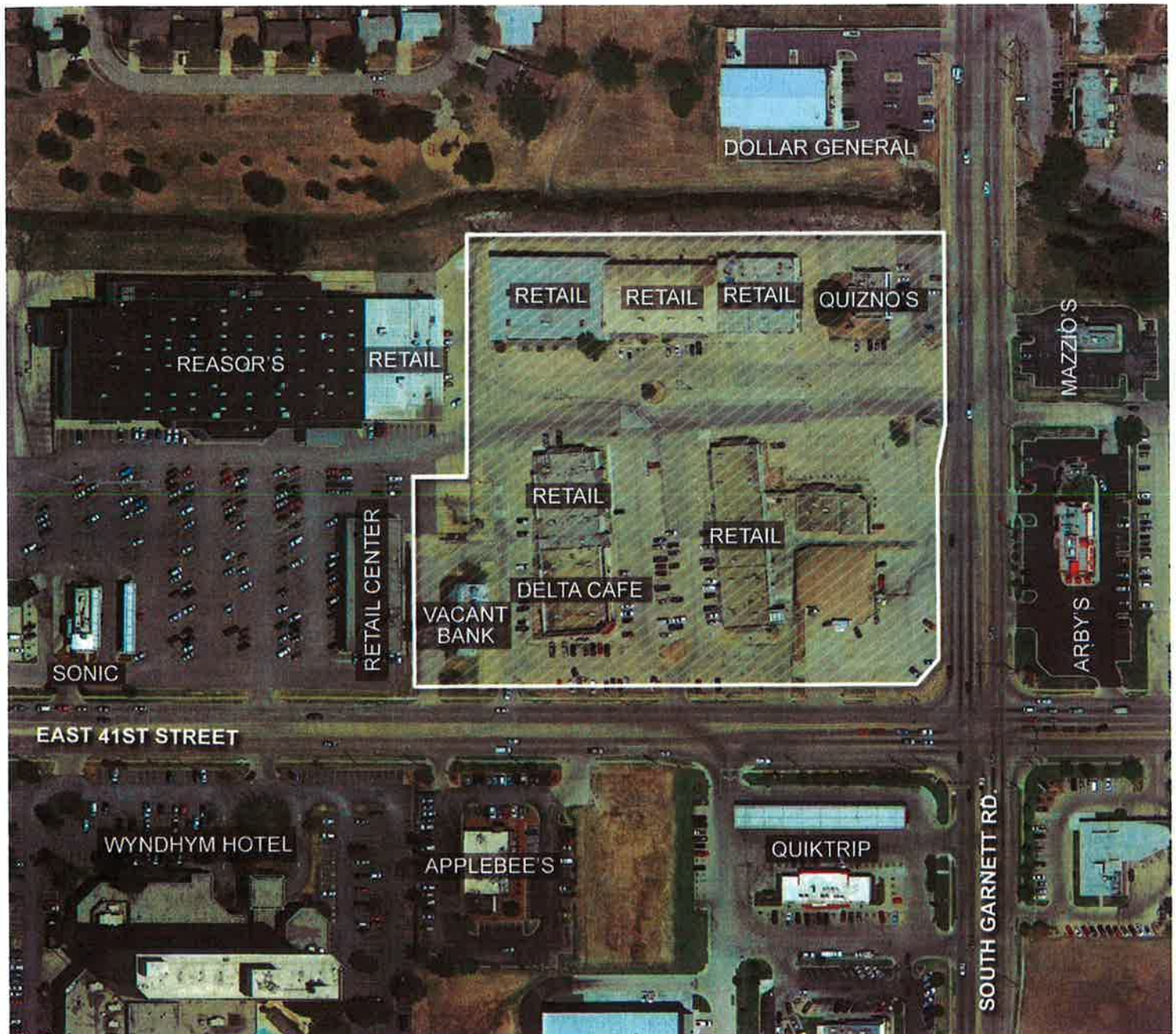
EXHIBIT A CONCEPTUAL SITE PLAN



CROSSBOW CENTER

EXHIBIT B

AERIAL PHOTOGRAPHY EXISTING CONDITIONS



PUD NO. # 801

CROSSBOW CENTER

EXHIBIT C

LANDSCAPING DIAGRAM
WITH STREET YARD SHADED



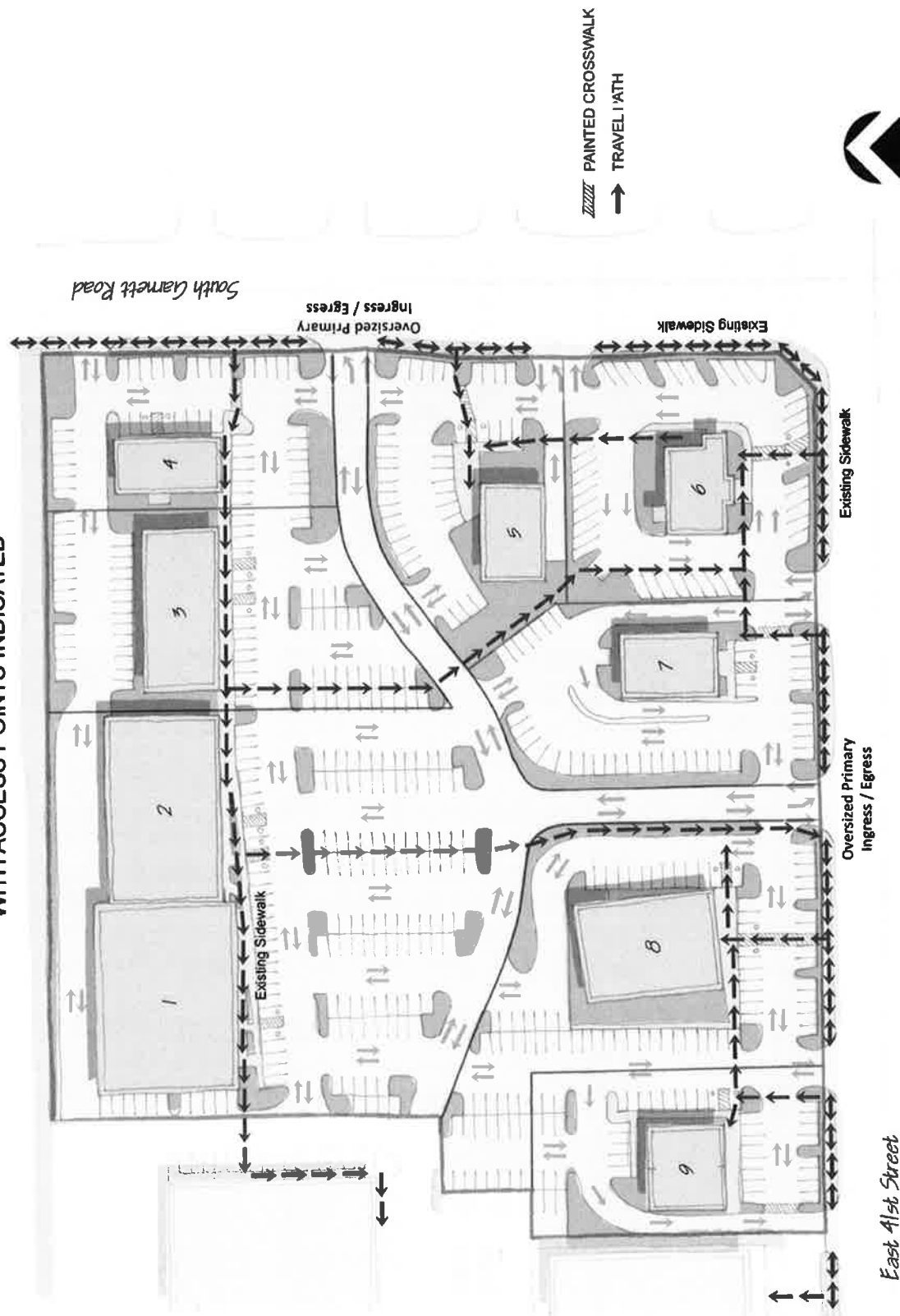
East 1st Street

PUD NO. # 801

CROSSBOW CENTER

EXHIBIT D

VEHICULAR & PEDESTRIAN CIRCULATION
WITH ACCESS POINTS INDICATED



09/06/2013

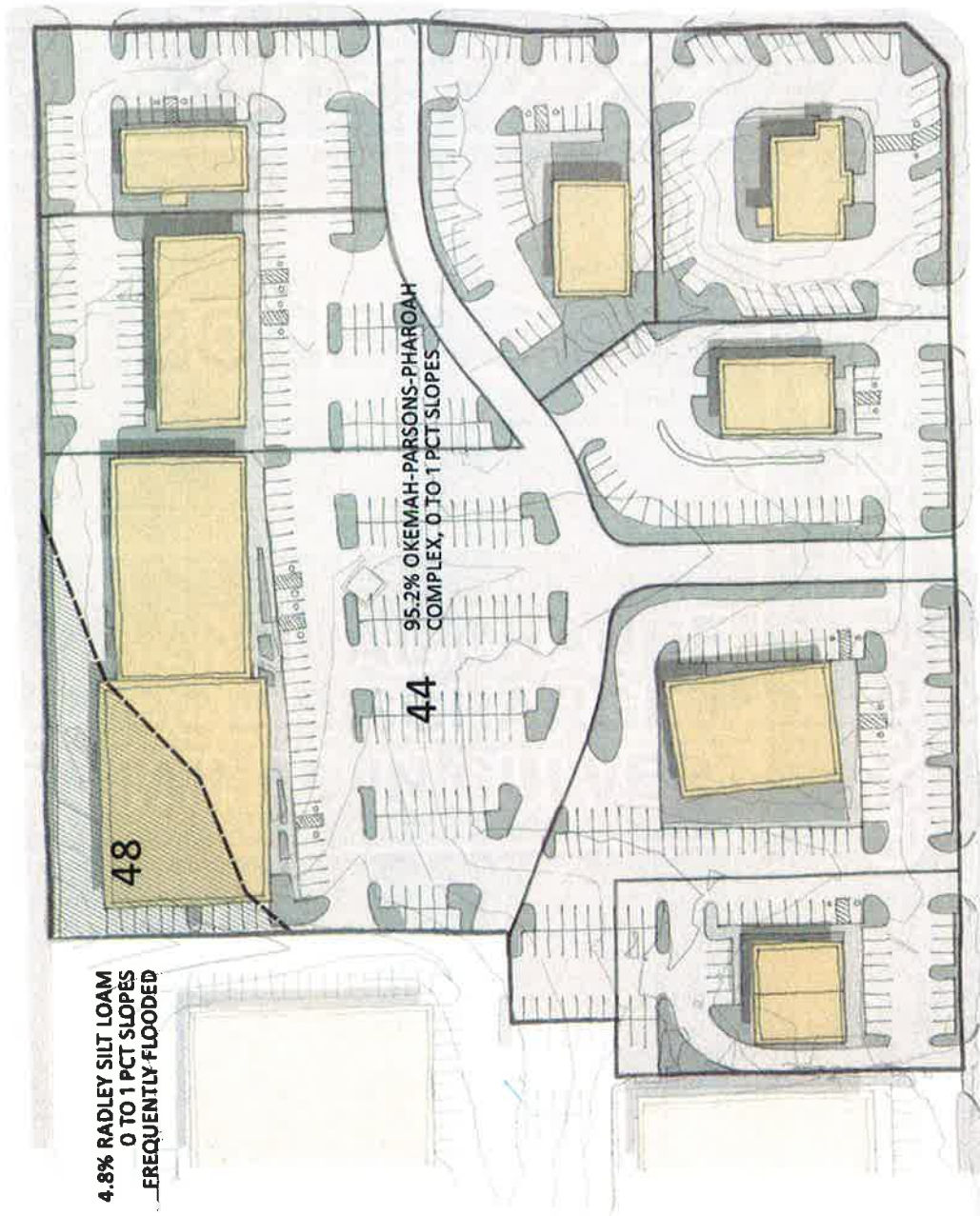
TANNER CONSULTING LLC, CERTIFICATE OF AUTHORIZATION NO. CA 2661
5323 S LEWIS AVE, TULSA, OK 74105 | 918.745.9929

PUD NO. # 801

CROSSBOW CENTER

EXHIBIT E

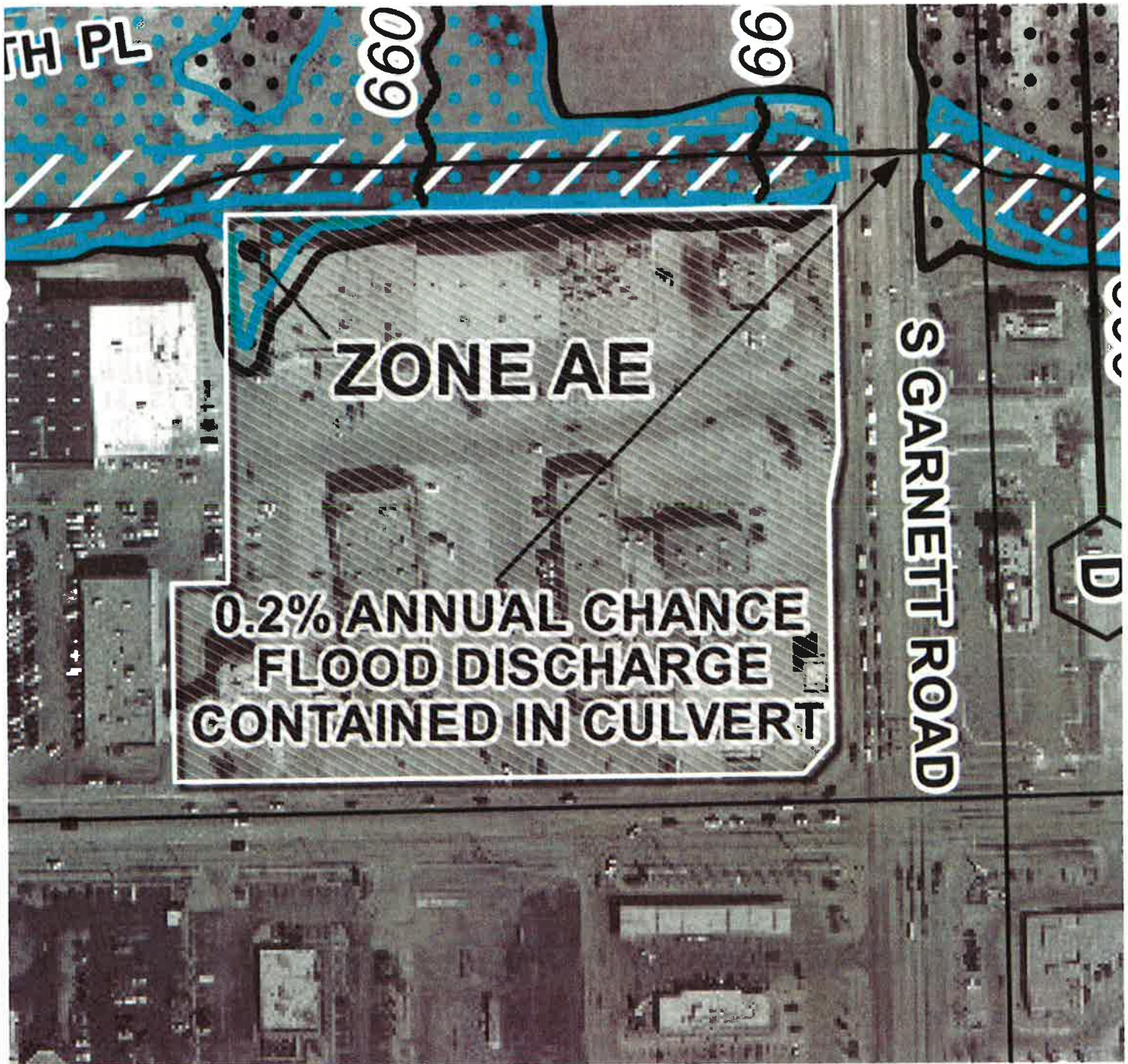
ENVIRONMENTAL ANALYSIS
USDA SURVEY & FIELD TOPOGRAPHY



CROSSBOW CENTER

EXHIBIT F

FLOODPLAIN MAPPING
FEMA FIRM PANEL 40143C076L

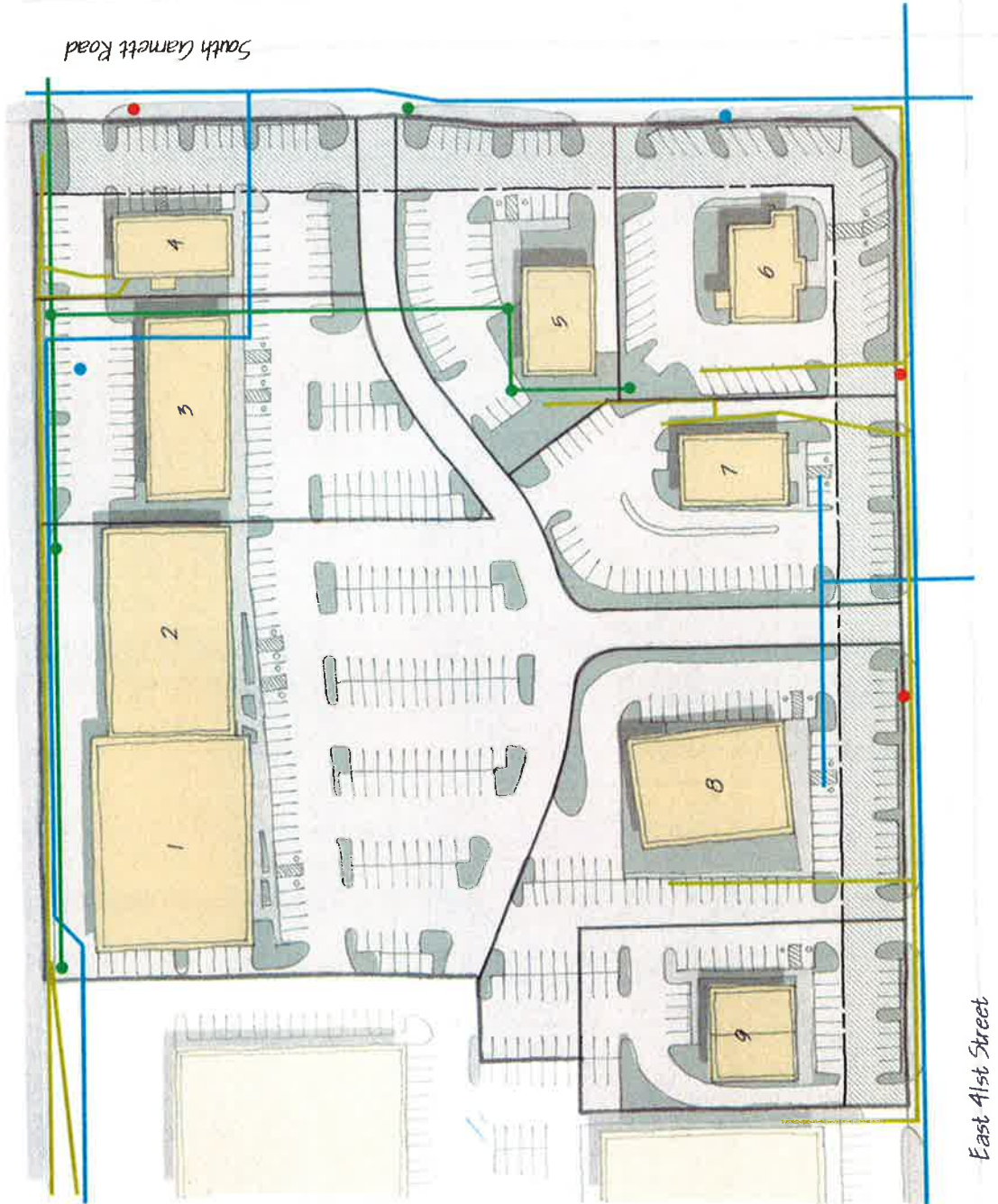


PUD NO. # 801

CROSSBOW CENTER

EXHIBIT G

EXISTING UTILITIES
2013 FIELD SURVEY OVER CSP



TMAPC

October 2, 2013

Berryhill Annexation Area Rezoning

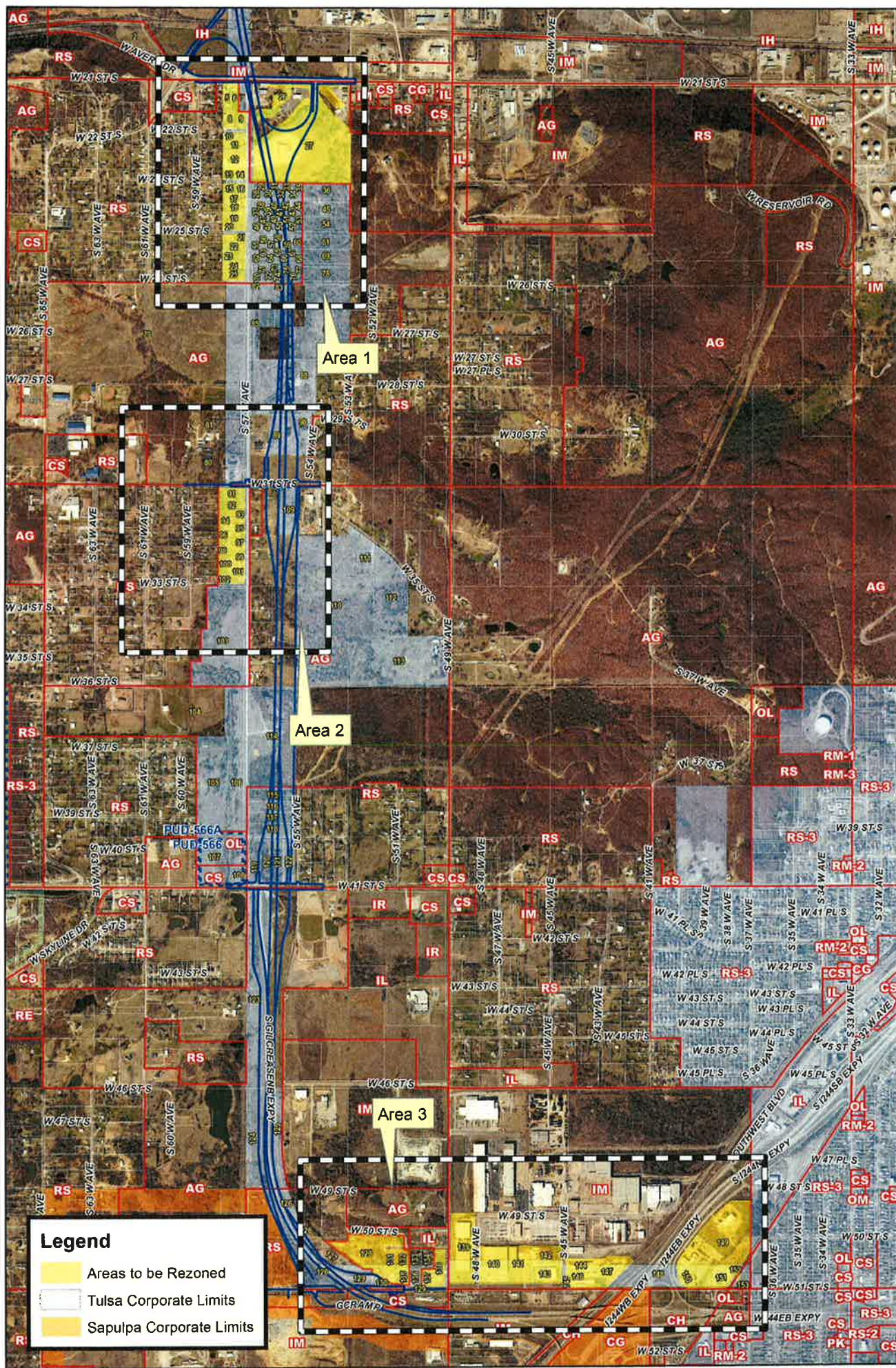
Item: Consider initiation of rezoning for the Berryhill Annexation Area

Background: The Tulsa City Council annexed properties along the Gilcrease Expressway alignment in 2011 along with a correction ordinance in August of 2012. All property that was annexed at that time was brought in to the City Limits with a zoning classification of AG (agricultural zoning) per the annexation ordinance and the City of Tulsa existing Zoning Code regulations.

The primary purpose of this rezoning effort is to correct nonconformities that exist as a result of the annexation and resulting AG zoning. Staff has identified three subareas in need of rezoning consideration.

Pursuant to Section 1703.B of the Zoning Code, zoning map amendments may be initiated by the Planning Commission. After the project has been initiated by the TMAPC, staff will hold meetings with property owners in the affected area and prepare for the rezoning process through the Planning Commission and City Council.

Recommendation: Staff recommends that the Planning Commission initiate zoning map amendments to rezone certain properties within the Berryhill Annexation area as illustrated on the attached exhibit.



TMAPC
October 2, 2013
Buena Vista Park Rezoning

Item: Consider initiation of rezoning from RM-2 to RS-4 for portions of the Buena Vista Historic District and located generally northeast of the intersection of Riverside Drive at West 21st Street.

Background: In 1970 this area was zoned RM-2 as part of the City wide zoning associated with the adoption of our current zoning code and policies. At that time a large portion of this neighborhood was already single family residential property. The area is not part of a Historic Preservation (HP) zoning overlay; however, it is part of the Buena Vista Historic District recognized by the Tulsa Preservation Commission and is on the National Register of Historic places.

The Comprehensive Plan recognizes this area as an existing Downtown Neighborhood and recognizes the importance of preserving downtown historic neighborhoods. The neighborhood association has made several attempts to include non-responsive property owners of four lots; however, they have never received any feedback of approval or denial from those property owners. With one exception every other single family residential property has agreed to the rezoning request. It is staff opinion that the four lots owned by the non-responsive property owners should be included in this zoning request. Should the Planning Commission initiate a zoning map amendment, the property owners of those lots will be approached again and will be invited to attend a public meeting as part of this process.

Staff has performed an analysis of the facts and circumstances of the property, surrounding uses and zoning districts, and the Comprehensive Plan to determine whether rezoning the property RS-4 would be advisable and has concluded that the facts are supportive of the zoning change. The property is abutted on the west by South Carson Avenue however further west across the street is multifamily residential development zoned RM-2 on the south by one lot that will remain RM-2. Further south is the 23rd Street interchange and bridge crossing the Arkansas River. Commercial and multifamily residential properties zoned RM-2, OM, OH, and CH abuts the property on the east. On the north the property is abutting an HP overlay for the Council Oak Tree area. The Comprehensive Plan designates the property "Downtown Neighborhood" which would be consistent with RS-4 zoning.

Pursuant to Section 1703.B. of the Zoning Code, zoning map amendments may be initiated by the Planning Commission. After the proposal has been initiated by the TMAPC, staff will hold meetings with property owners in the affected area and prepare for the rezoning process through the Planning Commission and City Council.

Recommendation: Staff Recommends that the Planning Commission initiate a zoning map amendment to rezone the properties illustrated on the attached exhibit.

