

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2652**

**June 19, 2013, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review TMAPC Receipts for the month of May 2013

1. Minutes of June 5, 2013, Meeting No. 2651

**CONSENT AGENDA:**

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

2. **LS-20604** (Lot-Split) (County) – Location: West of the southwest corner of East 126<sup>th</sup> Street North and North Garnett Road (Related to: LC-489)
3. **LC-489** (Lot-Combination) (County) – Location: South and east of East 126<sup>th</sup> Street North and North Mingo Road (Related to: LS-20604)
4. **LS-20608** (Lot-Split) (CD-2) – Location: North of the northwest corner of East 71<sup>st</sup> Street South and South Olympia Avenue (Related to: PUD-648-A-6)
5. **LS-20613** (Lot-Split) (County) – Location: East of the northeast corner of 191<sup>st</sup> Street South and South 129<sup>th</sup> East Avenue
6. **LC-499** (Lot-Combination) (CD-5) – Location: Northwest corner of East 13<sup>th</sup> Street South and South Fulton Avenue
7. **LC-500** (Lot-Combination) (CD-5) – Location: Southwest corner of East 41<sup>st</sup> Street South and South Hudson Avenue



8. **LC-501** (Lot-Combination) (CD-9) – Location: Northeast corner of East 32<sup>nd</sup> Street South and South Harvard Avenue
9. **LS-20616** (Lot-Split) (CD-3) - Location: West of the southwest corner of East 46<sup>th</sup> Street North and North Mingo Road (Related to: LC-502)
10. **LC-502** (Lot-Combination) (CD-3) – Location: West of the northwest corner of East 44<sup>th</sup> Street North and North Mingo Road (Related to: LS-20616)
11. **LS-20617** (Lot-Split) (CD-2) – Location: West of the northwest corner of West 52<sup>nd</sup> Place South and South 37<sup>th</sup> West Avenue (Related to: LC-504)
12. **LC-504** (Lot-Combination) (CD-2) - Location: West of the northwest corner of West 52<sup>nd</sup> Place South and South 37<sup>th</sup> West Avenue (Related to: LS-20617)
13. **LS-20618** (Lot-Split) (County) – Location: West of the northwest corner of 211<sup>th</sup> Street South and South Harvard Avenue (Related to LC-503)
14. **LC-503** (Lot-Combination) (County) – Location: West of the northwest corner of 211<sup>th</sup> Street South and South Harvard Avenue (Related to LS-20618)
15. **PUD-648-A-6 – Roy D. Johnsen**, Location: West side of South Olympia Avenue, north of West 71<sup>st</sup> Street South, Requesting a **Minor Amendment** to allocate the floor area and reduce building setbacks, **CO/PUD-648-A**, (CD-2)
16. **PUD-432-D-7 – A-Max Sign Company, Inc./Lori Worthington**, Location: East side of South Utica Avenue and south of East 21<sup>st</sup> Street South, Requesting a **Minor Amendment** to increase the display surface area for wall signs, **RM-2/PUD-432-D**, (CD-4)
17. **Z-7008-SP-5a – Andrew A. Shank**, Location: East side of Highway 75 and on the north side of West 81<sup>st</sup> Street South, Requesting a **Minor Amendment** limited to ground sign standards in the west tract of Lot 12, Block 1, Tulsa Hills, **CO**, (CD-2)

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

##### **PUBLIC HEARINGS:**

18. **Dollar General Store 14207 – Preliminary Plat**, West of northwest corner of East 46<sup>th</sup> Street North and North Peoria Avenue (0212) (CD-1)
19. **SEG Real Estate Campus – Preliminary Plat**, North of northeast corner of East 91<sup>st</sup> Street and South Yale Avenue (8315) (CD-8)
20. **Crimson Steel Supply – Preliminary Plat**, North of the northwest corner of North 129<sup>th</sup> East Avenue and East Archer Street North (0432) (CD-3)

21. **PUD-559/Z-5888-SP-1 – Sack and Assoc., Inc/ Mark Capron**, Location: North of the northeast corner of South Mingo Road at East 91<sup>st</sup> Street South, Requesting a **Detail Landscape Plan** for a new apartment project, (CD-7) (Continued from 6/5/13)
22. **Z-7234 – Tulsa Airport Improvement Trust/Mike Kerr**, Location: South of southeast corner of North Memorial Drive and East Pine Street, Requesting rezoning from **AG TO CS**, (CD-3)

## **OTHER BUSINESS**

### **23. Commissioners' Comments**

## **ADJOURN**

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org)

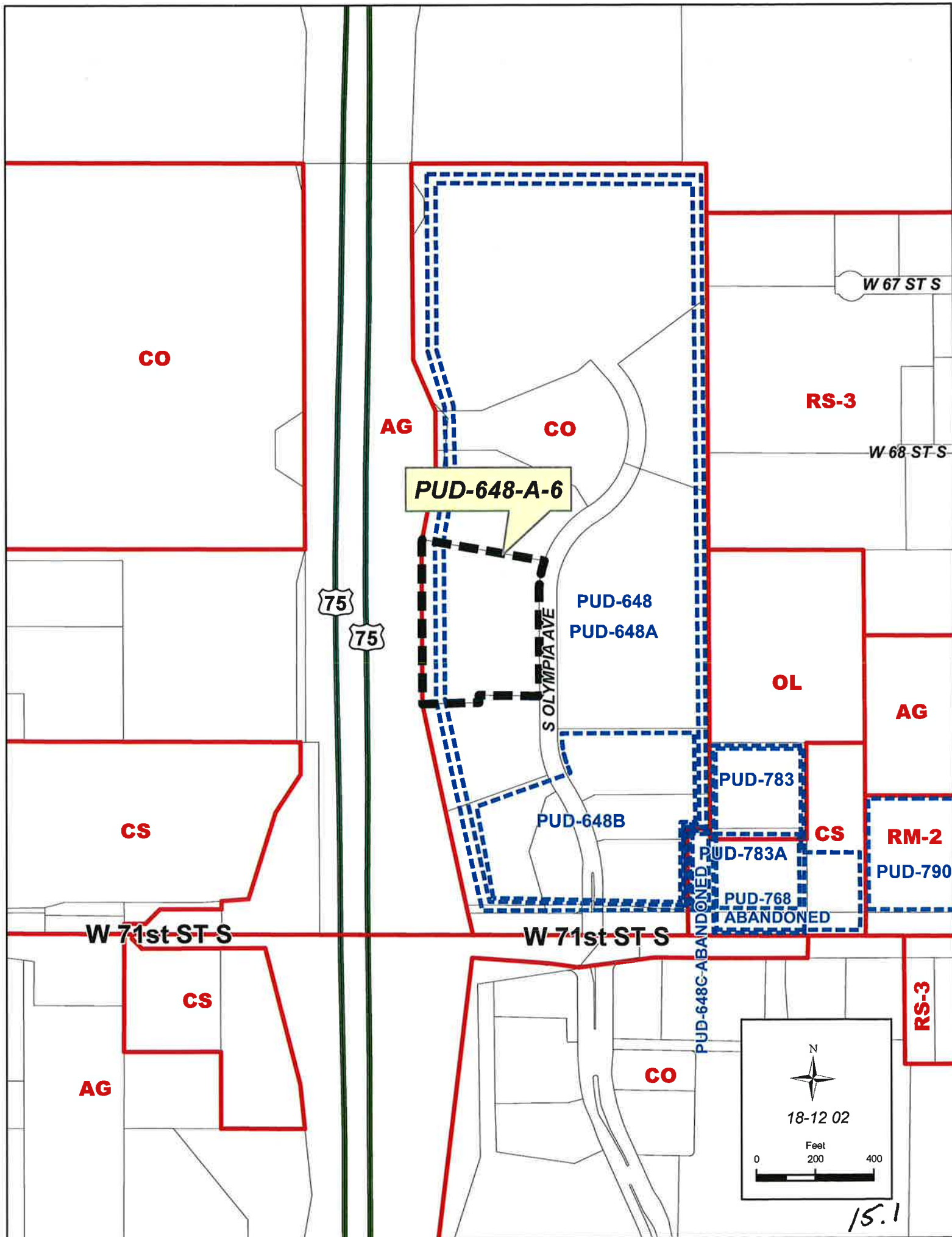
**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development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

**TMAPC RECEIPTS**  
**Month of May 2013**

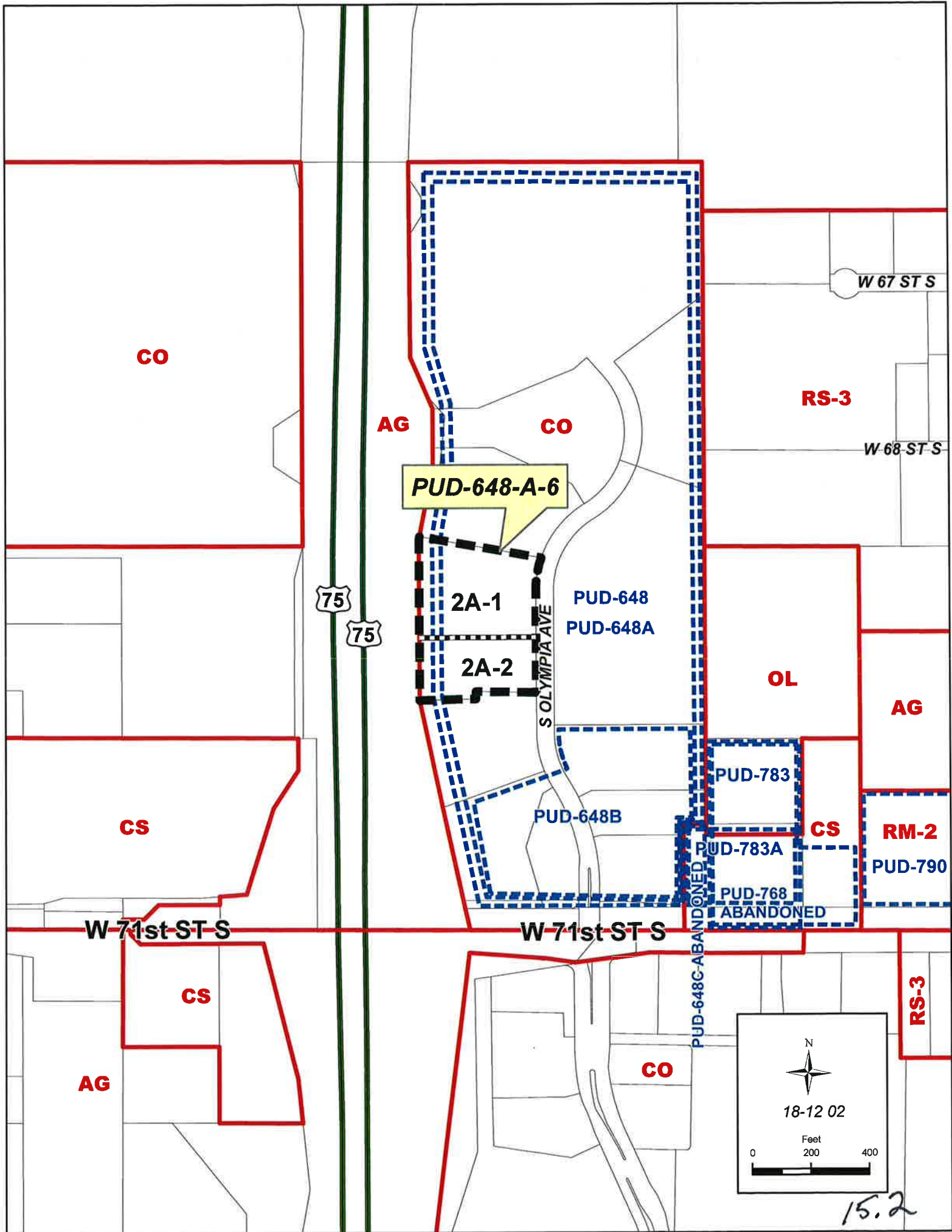
----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	15	\$75.00	\$75.00	\$150.00	113	\$575.00	\$575.00	\$1,150.00
Zoning	0	0.00	0.00	0.00	28	14,400.00	14,400.00	28,800.00
PUDs & Plan Reviews	34	2,562.50	2,562.50	5,125.00	341	28,567.50	28,567.50	57,135.00
Refunds		0.00	0.00	0.00	0	(200.00)	(200.00)	(400.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,637.50</u>	<u>\$2,637.50</u>	<u>\$5,275.00</u>		<u>\$43,342.50</u>	<u>\$43,342.50</u>	<u>\$86,685.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	11	\$2,275.00	\$2,275.00	\$4,550.00
Preliminary Plats	6	3,154.25	3,154.25	6,308.50	25	\$12,784.23	\$12,784.23	25,568.46
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	11	\$1,375.00	\$1,375.00	2,750.00
Lot Splits	16	892.50	892.50	1,785.00	86	\$4,508.00	\$4,508.00	9,016.00
Lot Combinations	17	850.00	850.00	1,700.00	92	\$4,600.00	\$4,600.00	9,200.00
Access Changes	3	75.00	75.00	150.00	4	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
NSF		(125.00)	(125.00)	(250.00)		(\$125.00)	(\$125.00)	(250.00)
Refunds			0.00	0.00	0	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		0.00	0.00	0.00	0	(286.65)	0.00	(286.65)
		<u>\$5,221.75</u>	<u>\$5,221.75</u>	<u>\$10,443.50</u>		<u>\$29,510.58</u>	<u>\$29,510.58</u>	<u>\$59,021.16</u>
BOARDS OF ADJUSTMENT								
Fees	18	\$8,850.00	\$2,650.00	\$11,500.00	164	\$60,000.00	\$16,200.00	\$76,200.00
Refunds		0.00	0.00	\$0.00	0	(\$1,750.00)	(\$550.00)	(2,300.00)
NSF Check		0.00	(500.00)	(\$500.00)	0	\$0.00	(\$500.00)	(500.00)
Fees Waived		0.00	0.00	0.00		(534.65)	0.00	(534.65)
		<u>\$8,850.00</u>	<u>\$2,150.00</u>	<u>\$11,000.00</u>		<u>\$58,250.00</u>	<u>\$15,150.00</u>	<u>\$73,400.00</u>
TOTAL		\$16,709.25	\$10,009.25	\$26,718.50		\$131,103.08	\$88,003.08	\$219,106.16
LESS WAIVED FEES *		(\$218.42)		(\$218.42)		(\$2,498.49)		(\$2,498.49)
GRAND TOTALS		\$16,490.83	\$10,009.25	\$26,500.08		\$128,604.59	\$88,003.08	\$216,607.67

\* 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

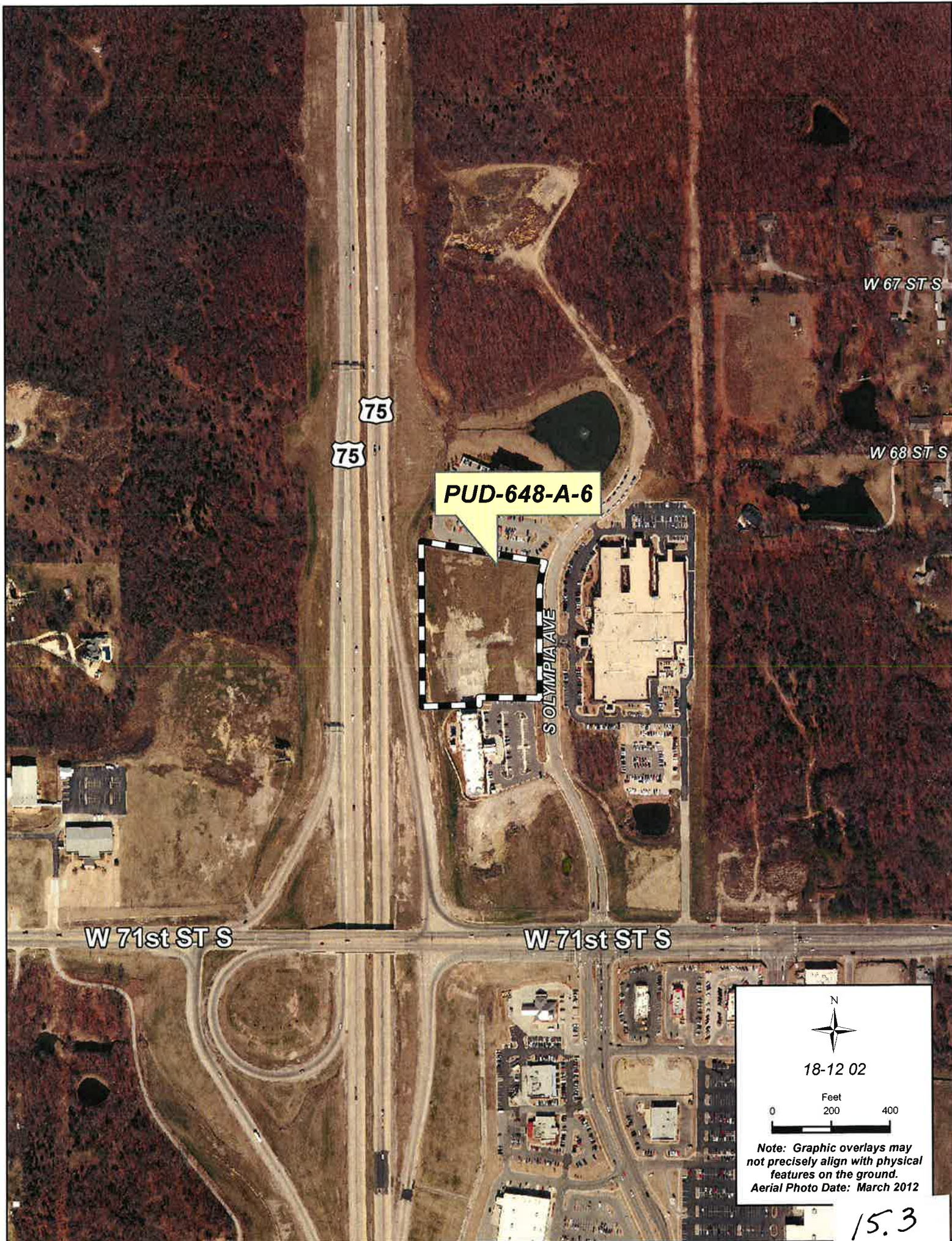




15.1







75  
75

W 67 ST S

W 68 ST S

PUD-648-A-6

S OLYMPIA AVE

W 71st ST S

W 71st ST S



18-12 02

Feet  
0 200 400

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

15.3



## STAFF RECOMMENDATION

### PUD 648-A-6

### Development Area D:

PUD Minor Amendment to allocate floor area and reduce building setbacks in part of Lot-2, Block-1 Olympia Medical Park II. The PUD amendment is limited to part of Development Area D on the west side of South Olympia Avenue north of West 71<sup>st</sup> Street South, TRS 18-12-02; CZM 51; Atlas 1012; CD-2

### Concept Statement:

Lot-2, Block-1 has previously been divided and informally called Lot 2A and Lot 2. The amendment application supports the division of Lot-2A into two parcels which are herein identified as Lot 2A-1 (2.903 acres) and Lot 2A-2 (1.83 acres). The minor amendment allocates the total floor area and modifies the interior building setback.

### Minor Amendment Summary:

1. Maximum Floor Area allocation (Lot 2-A floor area maximum is 124,000 square feet)
  - a. Lot 2A-1      69,000 square feet
  - b. Lot 2A-2      55,000 square feet
2. Interior Building Setback\*
  - a. Lot 2A-1      10 feet from north and south boundaries
  - b. Lot 2A-2      5 feet from the south boundaries of lot 2A-2

\*remaining building setbacks are defined in PUD-648-A.

### Staff Recommendation:

The amendment request to allocate the floor area defined in the PUD Chapter of the Zoning Code as related to lot-splits is allowed as minor amendment in Sections 1107.H.9 and 10 of the Tulsa Zoning Code.

The amendment request to modify building setbacks is permitted in the PUD Chapter of the Zoning Code as defined in Section 1107.H.9 "provided the approved PUD standards and the character of the development are not substantially altered".

Staff supports the allocation of the floor area calculated as a prorated share of the allowable floor area for the remaining lots.

Staff also supports the reduction of the building setbacks because it does not substantially alter the character of the development as defined in the original PUD.

Therefore staff recommends **APPROVAL** of the minor amendments outlined in the minor amendment summary above.

Lot 2A

**Exhibit "A.1"**  
**Part of Lot 2 Block 1**  
**Olympia Medical Park II**  
**Original Tract Description**

**Description**

A TRACT OF LAND THAT IS A PART OF LOT TWO (2), BLOCK ONE (1), "OLYMPIA MEDICAL PARK II", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6070), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 16°52'32" WEST AND ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 191.19 FEET; THENCE NORTH 16°23'19" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 193.11 FEET; THENCE NORTH 56°44'30" EAST AND CONTINUING ALONG THE EAST LINE, FOR A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 33°15'29" WEST, A RADIUS OF 350.00 FEET, WITH A CENTRAL ANGLE OF 32°00'48", A CHORD BEARING AND DISTANCE OF NORTH 17°15'05" WEST FOR 193.02 FEET, FOR AN ARC DISTANCE OF 195.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'41" WEST AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY, FOR A DISTANCE OF 139.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°41'57" WEST, FOR A DISTANCE OF 206.00 FEET; THENCE SOUTH 1°14'41" EAST, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°41'57" WEST, FOR A DISTANCE OF 191.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75; THENCE NORTH 1°13'13" WEST AND ALONG THE WEST LINE OF LOT 2, FOR A DISTANCE OF 550.00 FEET; THENCE NORTH 10°05'21" EAST AND CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 11.86 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 82°10'07" EAST AND ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 422.47 FEET TO THE NORTHEAST CORNER OF LOT 2, BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 19°11'01" WEST, A RADIUS OF 350.00 FEET, WITH A CENTRAL ANGLE OF 20°25'42", A CHORD BEARING AND DISTANCE OF SOUTH 08°58'10" WEST FOR 124.13 FEET, FOR AN ARC DISTANCE OF 124.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°14'41" EAST AND CONTINUING ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 347.44 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 206,515.20 SQUARE FEET, BEING 4.741 ACRES, MORE OR LESS.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**Real Property Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



A handwritten signature in dark ink, appearing to be "D. E. Tanner", written over a horizontal line.

DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/13

DATE

5.8.2013

15.5

Lot 2A



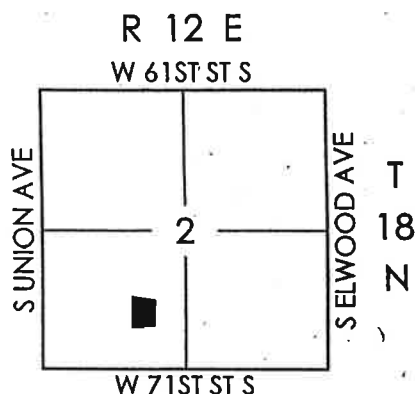
NORTH

# Exhibit "A.2"

Part of Lot 2 Block 1

Olympia Medical Park II

Original Tract Exhibit



Location Map

U.S. Highway 75

South Olympia Avenue

LOT 1, BLOCK 1

S 82°10'07" E

422.47'(PLAT)

422.45'(CALCULATED)

L=124.79'

R=350.00'

Δ=20°25'42"

ITB=S 19°11'01" W

CD=124.13'

CB=S 8°58'10" W

PART OF LOT 2, BLOCK 1

208,515.20 SF

4.741 Acres

POB

S 88°41'57" W

206.00'

Olympia Medical Park II

EXISTING HOTEL TRACT  
PART OF LOT 2, BLOCK 1

L=195.56'

R=350.00'

Δ=32°00'48"

ITB=N 33°15'29" W

CD=193.02'

CB=N 17°15'05" W

PART OF  
LOT 2, BLOCK 1

N 16°23'19" E

193.11'

40.00'

N 56°44'30" E

POC

SE CORNER

LOT 2, BLOCK 1

## LEGEND

CB	CHORD BEARING
CD	CHORD DISTANCE
ITB	INITIAL TANGENT BEARING
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

5/08/2013 13037EX\_LOTSPLIT

**Tanner Consulting, LLC**

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

15.6

**Exhibit "B.1"**  
**Part of Lot 2 Block 1**  
**Olympia Medical Park II**  
**Lot Split Tract Description**

PUD 648-A-6  
Tract 2A-2

**Description**

A TRACT OF LAND THAT IS A PART OF LOT TWO (2), BLOCK ONE (1), "OLYMPIA MEDICAL PARK II", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6070), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 16°52'32" WEST AND ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 191.19 FEET; THENCE NORTH 16°23'19" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 193.11 FEET; THENCE NORTH 56°44'30" EAST AND CONTINUING ALONG THE EAST LINE, FOR A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 33°15'29" WEST, A RADIUS OF 350.00 FEET, WITH A CENTRAL ANGLE OF 32°00'48", A CHORD BEARING AND DISTANCE OF NORTH 17°15'05" WEST FOR 193.02 FEET, FOR AN ARC DISTANCE OF 195.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'41" WEST AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY, FOR A DISTANCE OF 139.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°41'57" WEST, FOR A DISTANCE OF 206.00 FEET; THENCE SOUTH 1°14'41" EAST, FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 88°41'57" WEST, FOR A DISTANCE OF 191.72 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75; THENCE NORTH 1°13'13" WEST AND ALONG THE WEST LINE OF LOT 2, FOR A DISTANCE OF 214.25 FEET; THENCE NORTH 88°41'57" EAST, FOR A DISTANCE OF 397.63 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE SOUTH 1°14'41" EAST AND ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 189.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 80,051.66 SQUARE FEET, BEING 1.838 ACRES, MORE OR LESS.


**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**Real Property Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



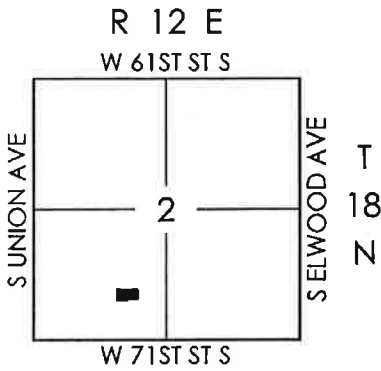
  
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/13

DATE

5.8.2013

15.7

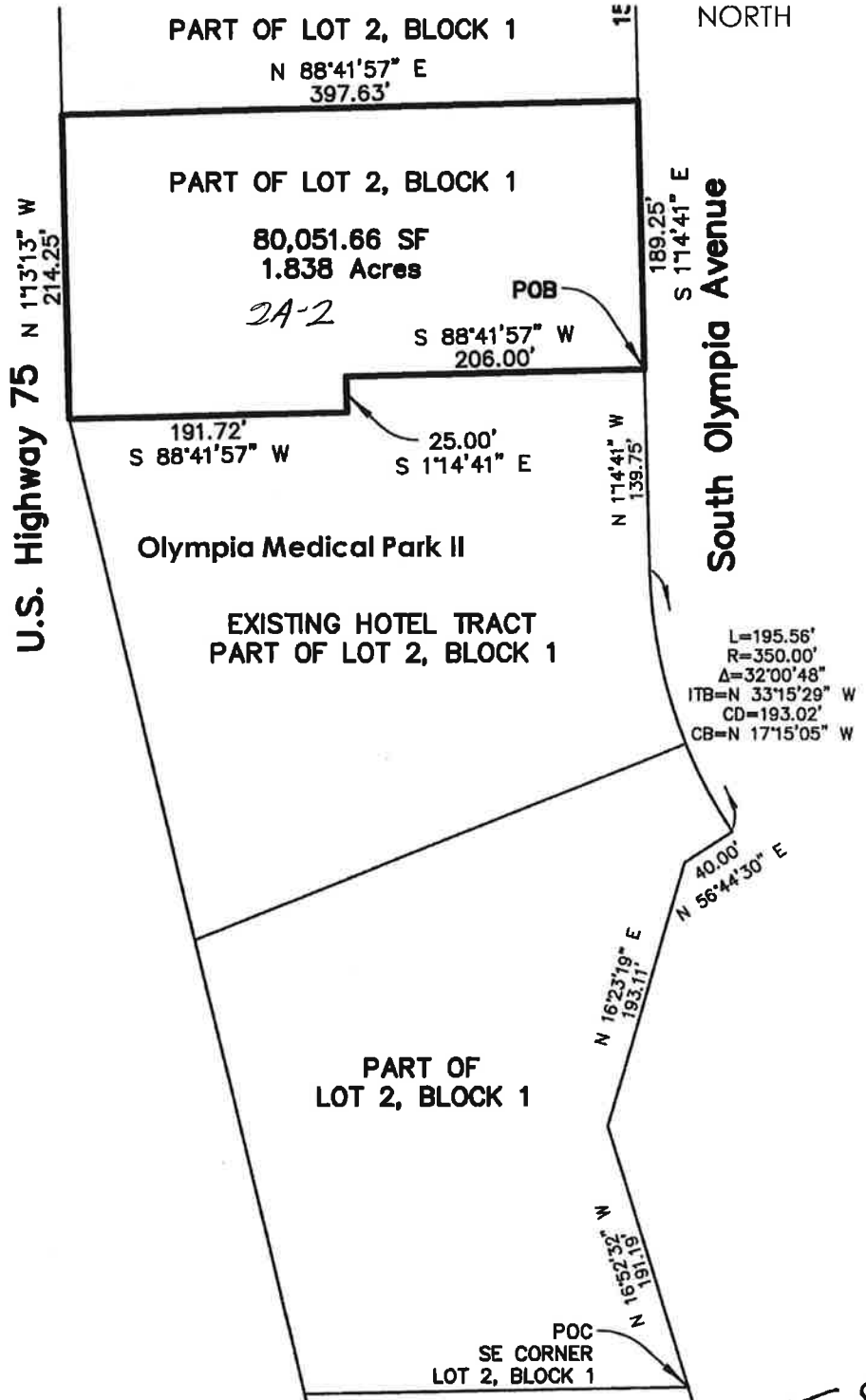
**Tanner Consulting, LLC**



Location Map

**Exhibit "B.2"**  
**Part of Lot 2 Block 1**  
**Olympia Medical Park II**  
**Lot Split Tract Exhibit**

PUD 648-A-6  
 Tract 2A-2



**LEGEND**

CB CHORD BEARING  
 CD CHORD DISTANCE  
 ITB INITIAL TANGENT BEARING  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT

15.8

**Tanner Consulting, LLC**

**Exhibit "C.1"**  
**Part of Lot 2 Block 1**  
**Olympia Medical Park II**  
**Remainder Tract Description**

PUD 64B-A-6  
Tract 2A-1

**Description**

A TRACT OF LAND THAT IS A PART OF LOT TWO (2), BLOCK ONE (1), "OLYMPIA MEDICAL PARK II", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6070), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 16°52'32" WEST AND ALONG THE EAST LINE OF SAID LOT 2, FOR A DISTANCE OF 191.19 FEET; THENCE NORTH 16°23'19" EAST AND CONTINUING ALONG SAID EAST LINE, FOR A DISTANCE OF 193.11 FEET; THENCE NORTH 56°44'30" EAST AND CONTINUING ALONG THE EAST LINE, FOR A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 33°15'29" WEST, A RADIUS OF 350.00 FEET, WITH A CENTRAL ANGLE OF 32°00'48", A CHORD BEARING AND DISTANCE OF NORTH 17°15'05" WEST FOR 193.02 FEET, FOR AN ARC DISTANCE OF 195.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 1°14'41" WEST AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY, FOR A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°41'57" WEST, FOR A DISTANCE OF 397.63 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 75; THENCE NORTH 1°13'13" WEST AND ALONG THE WEST LINE OF LOT 2, FOR A DISTANCE OF 335.75 FEET; THENCE NORTH 10°05'21" EAST AND CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 11.86 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE SOUTH 82°10'07" EAST AND ALONG THE NORTH LINE OF LOT 2, FOR A DISTANCE OF 422.47 FEET TO THE NORTHEAST CORNER OF LOT 2, BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OLYMPIA AVENUE; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 19°11'01" WEST, A RADIUS OF 350.00 FEET, WITH A CENTRAL ANGLE OF 20°25'42", A CHORD BEARING AND DISTANCE OF SOUTH 08°58'10" WEST FOR 124.13 FEET, FOR AN ARC DISTANCE OF 124.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 1°14'41" EAST AND CONTINUING ALONG SAID RIGHT-OF-WAY, FOR A DISTANCE OF 158.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 126,463.54 SQUARE FEET, BEING 2.903 ACRES, MORE OR LESS.

**Basis of Bearing**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

**Real Property Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



A handwritten signature in dark ink, appearing to be "D. E. Tanner", written over a horizontal line.

DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/13

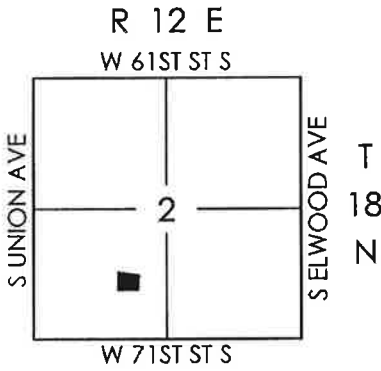
DATE

5.8.2013

15.9

**Tanner Consulting, LLC**

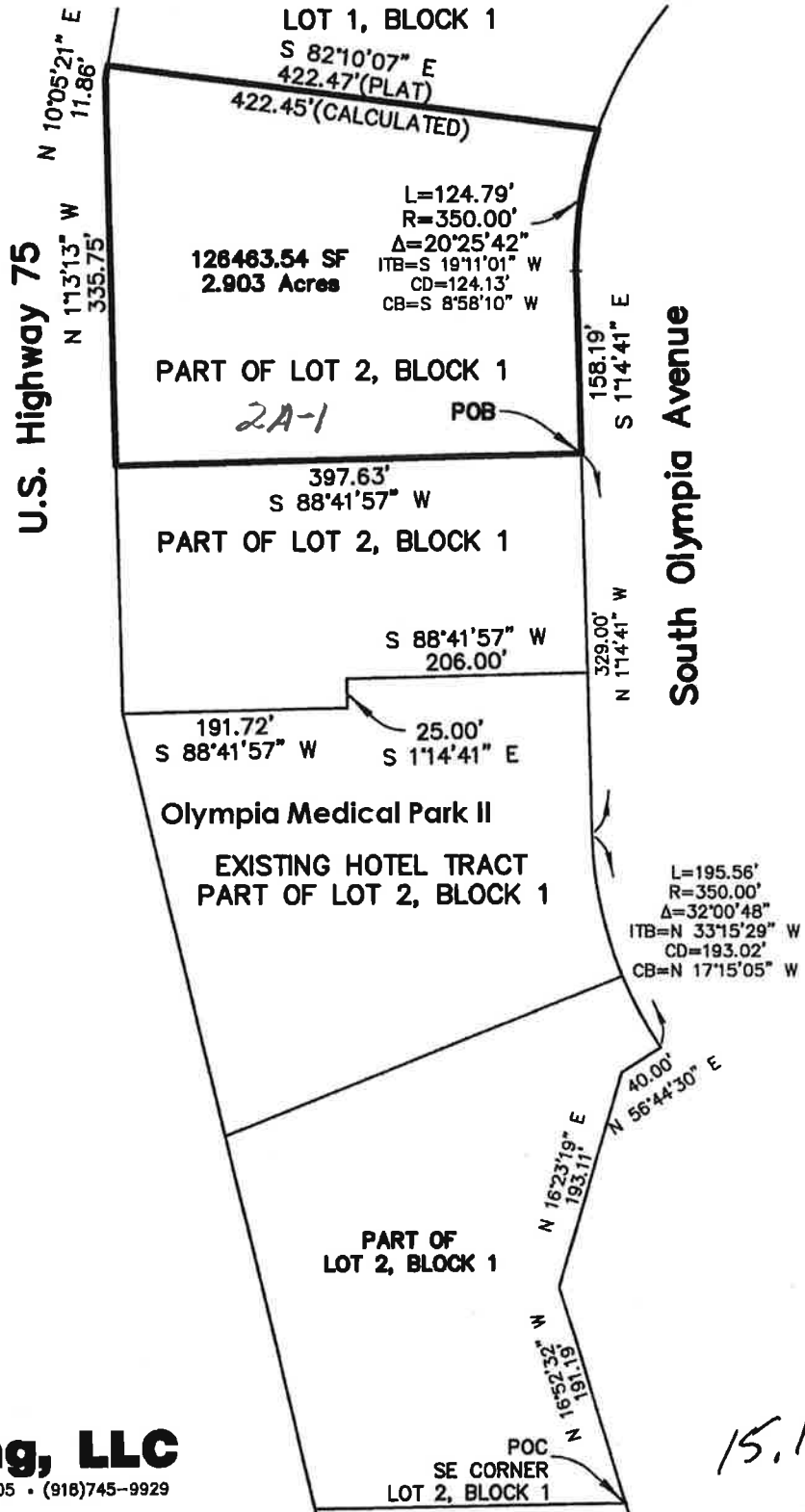
5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929



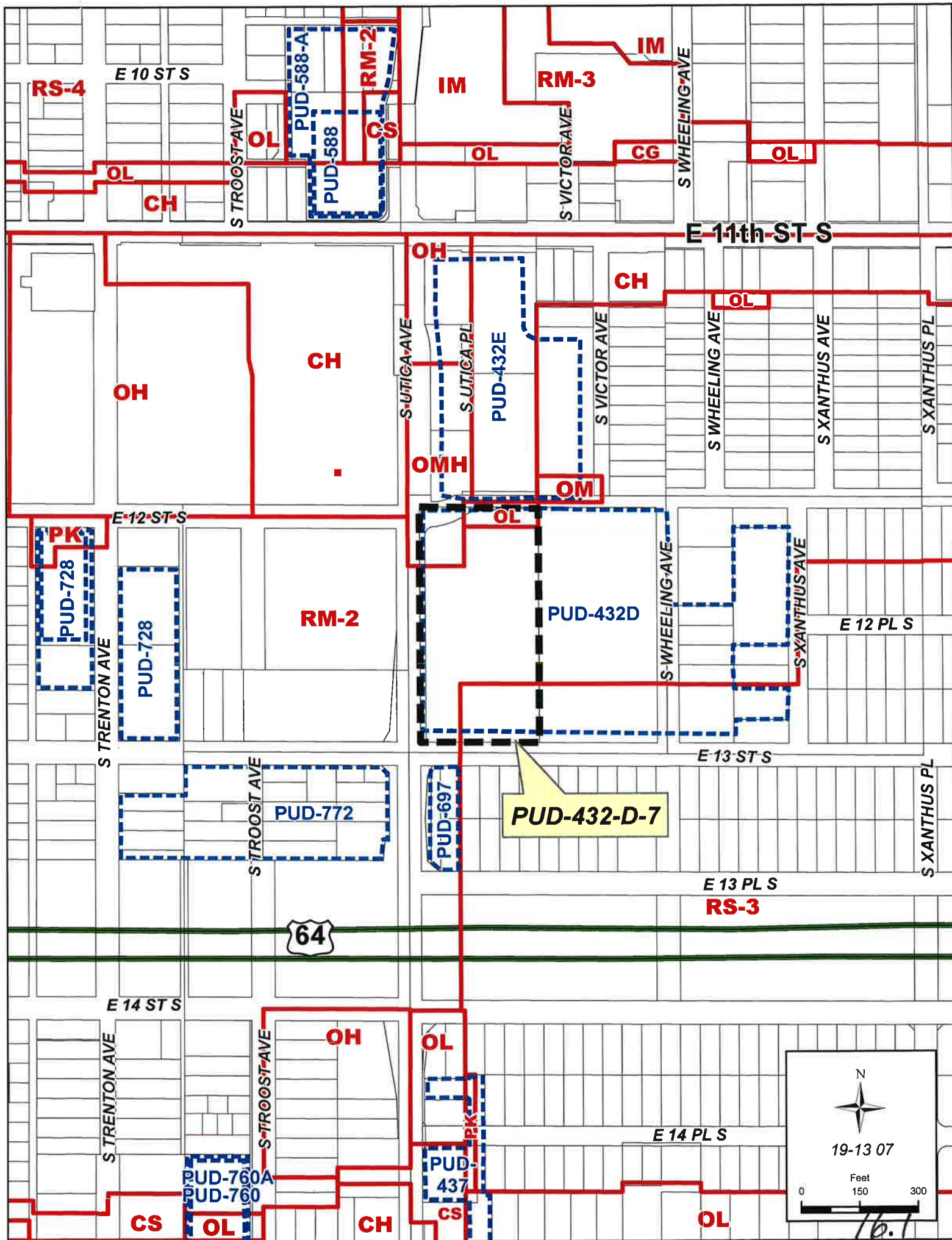
Location Map

**Exhibit "C.2"**  
Part of Lot 2 Block 1  
Olympia Medical Park II  
Remainder Tract Exhibit

PUD 648-A-6  
Tract 2A-1











E 10 ST S

S TROOST AVE

S VICTOR AVE

S WHEELING AVE

E 11th ST S

S UTICA AVE

S VICTOR AVE

S WHEELING AVE

S XANTHUS AVE

S XANTHUS PL

E 12 ST S

S TRENTON AVE

S WHEELING AVE

S XANTHUS AVE

E 12 PL S

S TROOST AVE

E 13 ST S

PUD-432-D-7

E 13 PL S

S XANTHUS PL

64

E 14 ST S

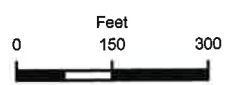
S TRENTON AVE

S TROOST AVE

E 14 PL S



19-13 07



Note: Graphic overlays may not be precise.  
Aerial Photo  
16.2 2



PUD-432-D-7

E 12 ST S

S UTICA AVE

E 13 ST S



19-13 07

Feet  
0 50 100

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Ph

16.3



June 19, 2013

## STAFF RECOMMENDATION

### PUD-432-D-7

#### Development Area A:

PUD Minor Amendment to increase the display surface area for wall signs in all of Block-2 Ridgedale Terrace Addition. This PUD amendment is limited wall signage on existing building on the east side of South Utica Avenue and south of East 21<sup>st</sup> Street South, TRS 19-12-07; CZM 37; Atlas 12; CD-4

#### Concept Statement:

The applicant is clarifying and amending to the allowed display surface area for wall signage on the north building in PUD-432-D-7

#### Minor Amendment Summary:

Modify wall signage from previous approvals as follows.

1. Increase display surface area from 40 square feet to 66.75 square feet on the north wall of the north building to be placed as shown in concept on the attached exhibit.
2. Eliminate the previously approved 71 square feet of display surface area on the west wall of the north building and add 66.75 feet to the south facing walls of the north building matching the concept shown on the attached exhibit.

#### Staff Summary:

Several previous minor amendments for signs have been granted for this area and are summarized below:

Original PUD-432-D only allowed two wall signs with 40 square feet of display surface area on wall signage in the entire PUD.

PUD-432-D-1 (55 square foot wall sign and 16 square foot logo on the west wall of the north building)

PUD-432-D-3 (102 square feet of display surface area on upper fascia facing west, south facing request was denied because of its relationship to the existing residential area across 13<sup>th</sup>.) (South Building)

PUD-432-D-6 (increasing allowed wall signage from 100 square feet to 180 square feet and decrease ground signs from 96 to 56 square feet each (East building/Bell Building #3))

16.4

Staff Recommendation:

The request to amend sign standards can be considered a minor amendment as defined in Section 1107.H.12 of the Tulsa Zoning Code provided the approved PUD standards and the character of the development are not substantially altered.

The sign standards have changed significantly in this area from the original PUD; however, the requested amendments are consistent with the scale and development concept of the PUD and surrounding area.

This particular building is in the core of the North Utica Small Area Plan, which is an ongoing planning effort but not yet adopted as part of the Comprehensive Plan. This minor amendment is not expected to be in conflict with that planning effort.

Therefore staff recommends **APPROVAL** of the minor amendments outlined in the minor amendment summary above.



**a.max**  
SIGN COMPANY, INC.

www.amaxsign.com

9520 E. 56th Place  
Tulsa, Oklahoma 74145  
ph (918)622-0651, fax (918)622-0659

QUALITY VALUE ASSURANCE

SCALE: AS NOTED

DATE: 1/26/12

FILE NAME: 24CHNL\_LTRS

SALES REP: BRIAN WARD

DRAWN BY: PW

PROJECT: UTICA PARK CLINIC

LOCATION: TULSA, OK

ADDRESS: 1245 S. UTICA



Sign will be built to meet UL specifications if required.

CLIENT APPROVAL / DATE:

LANDLORD APPROVAL / DATE:

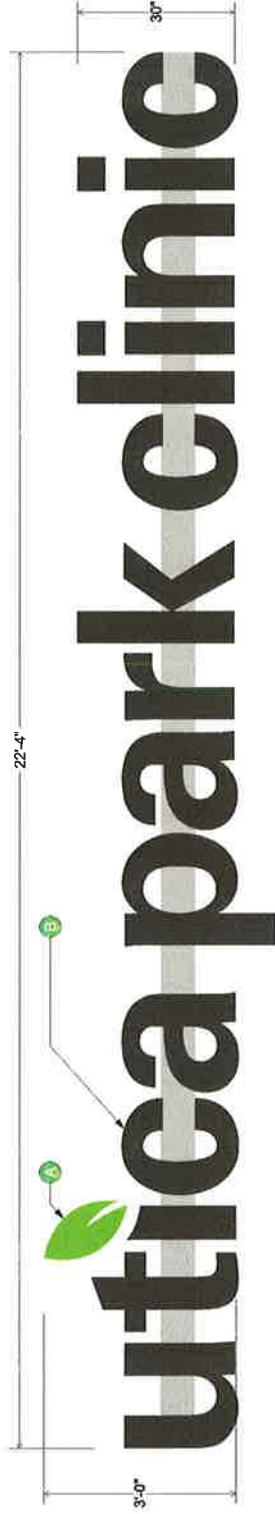
These drawings are the property of A-Max Sign Company and should not be copied, reproduced, or displayed in any manner other than for the purposes of this project. All rights are reserved. A-Max Sign Company is not responsible for any errors or omissions. A-Max Sign Company is not responsible for any damages or injuries resulting from the use of these drawings.

REVISIONS

1.  
2.  
3.  
4.  
5.  
6.

SHEET NUMBER

**DWG**  
**1 of 4**  
**012612-01**



**INTERNALLY ILLUMINATED  
CHANNEL LETTERS.**

SCALE: 1/2"=1'

Fabricated Aluminum Channel Logo,  
Black Returns and Trim-Cap.  
3/16" 2447 White Acrylic Face w/  
Vinyl Overlay Avery UC 900-734-T.  
Illuminated Using Green LEDs.

Fabricated Aluminum Channel Letters,  
Black Returns and Trim-Cap.  
3/16" 2447 White Acrylic Faces w/  
3M PMS 425c Dual Image Vinyl Overlays.  
Illuminated Using White LEDs.  
Raceway Painted to Match Building.

A.1



**SOUTH ELEVATION**  
SCALE: 1/16"=1'



**NORTH ELEVATION**  
SCALE: 1/16"=1'

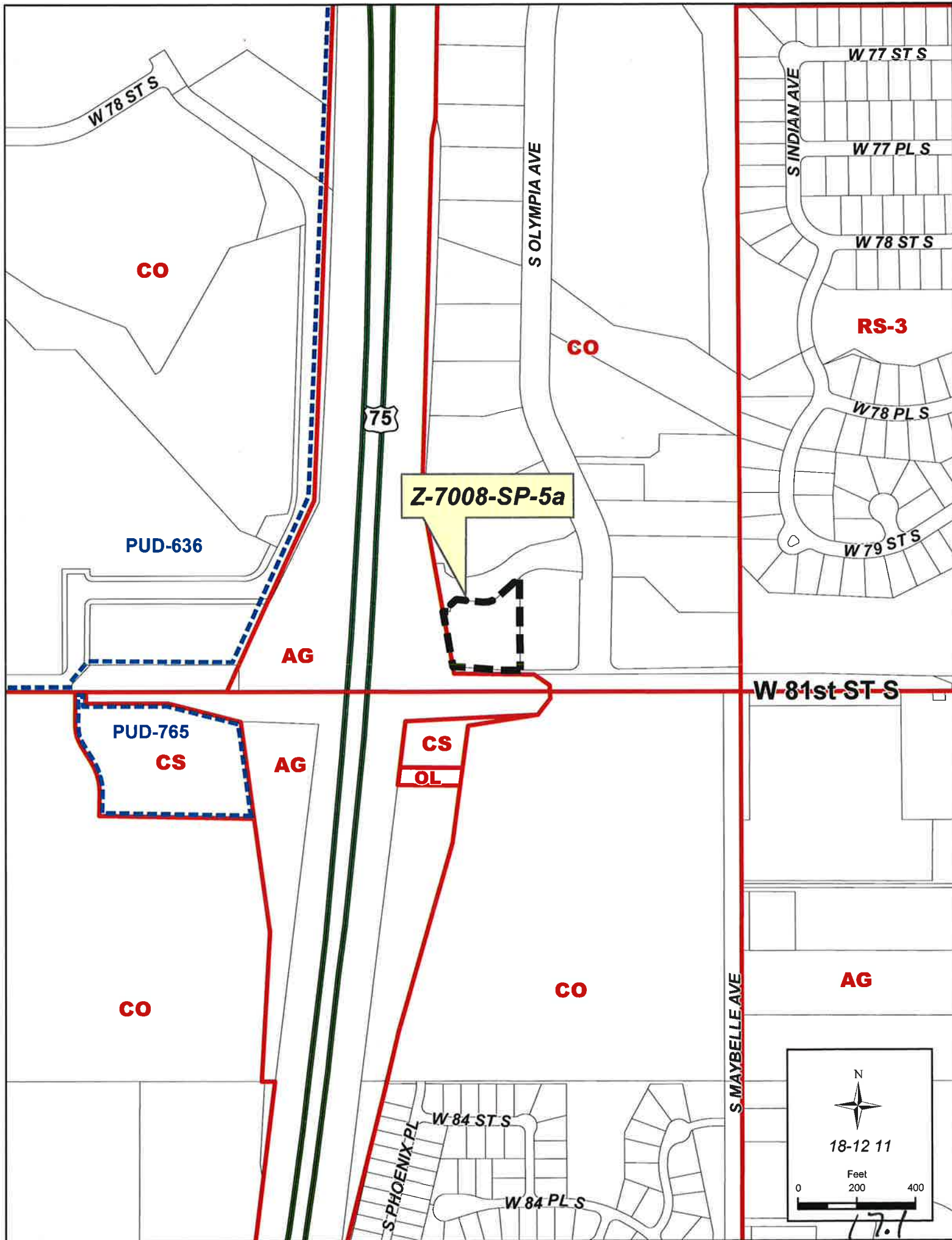
UTICA PARK CLINIC  
1245 S UTICA  
TULSA, OK



16.7











75

Z-7008-SP-5a

W 81st ST S

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

W 79 ST S

S INDIAN AVE

S MAYBELLE AVE

S PHOENIX PL

W 84 ST S

W 84 PL S



18-12 11

Feet  
0 200 400

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

17.2



75

Z-7008-SP-5a

S OLYMPIA AVE

W 81st ST S



18-12 11

Feet  
0 50 100

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

17.3

## STAFF RECOMMENDATION

### **Z-7008-SP-5a**

#### **Part of development area F:**

Corridor minor amendment limited to ground sign standards in the west tract of Lot-12, Block-1 Tulsa Hills. The property is on the east side of Highway 75 and on the north side of West 81<sup>st</sup> Street South, TRS 18-12-11; CZM 51; Atlas 421; CD-2

#### **Concept Statement:**

The corridor development plan for this area limits ground signs to 12' height and 80 square feet of display surface area. An existing sign has been constructed conforming to that standard; however, the poor sign visibility, proximate location to Highway 75 and 81<sup>st</sup> Street do not meet the standards of the normal Sonic business plan. The request for a revision of the standard is based on the concept elevation provided with a masonry base, digital display and corporate logo.

#### **Minor Amendment Summary:**

1. Maximum sign height shall be amended at this location from 12' to 14'
2. Maximum sign display surface area shall be amended at this location from 80 square feet to 108 square feet.

#### **Staff Recommendation:**

The request to amend sign standards can be modified as defined in the Corridor Chapter of the Zoning Code. Section 806.C authorizes the Planning Commission to make "minor changes in the proposed corridor development plan..., which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter".

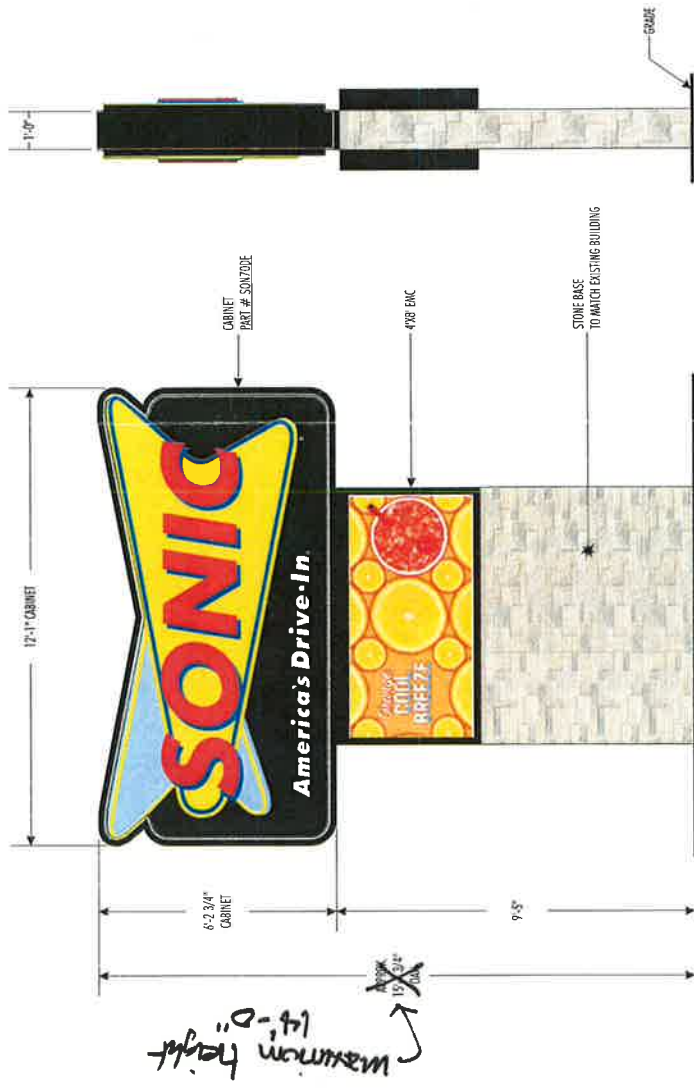
The modification of the restrictive covenants in the Plat, a minor revision to a detailed site plan, and a sign plan submittal shall also be processed as part of this amendment.

Staff also supports the additional height and display surface area at this location with the understanding that it does not substantially alter the character of the development as defined in the original development plan.

Therefore staff recommends **APPROVAL** of the minor amendment outlined in the Minor Amendment summary above.



OPTION #1



REVISION HISTORY			
NO.	DATE	BY	DESCRIPTION
1	05/07/13	SP	ADD ENC OPTIONS

PARTS LIST	
ITEM	DESCRIPTION
1	SONIC SIGN
2	STONE BASE
3	4'x8' ENC
4	SONIC SIGN
5	STONE BASE

THIS SIGN IS INTENDED TO BE INSTALLED ON AN EXISTING BUILDING. THE SIGN SHALL BE ANCHORED TO THE BUILDING STRUCTURE. THE SIGN SHALL BE MAINTAINED IN A SAFE AND SOUND CONDITION. THIS SIGN REQUIRES PERMIT, ENCLOSURES AND REMOVAL OF THE SIGN.

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
  - FINISHES -  $\pm 1/8"$  - FACE SIDE -  $\pm 1/4"$  - BACK SIDE
  - ALL CORNER UNITS MUST BE CORNERED
  - ALL CORNER UNITS MUST BE CORNERED
2. VIEWING DISTANCE 25 TO 30 UNLESS NOTED OTHERWISE
3. THIS SIGN SHALL BE MAINTAINED IN A SAFE AND SOUND CONDITION
4. ALL ELECTRICAL SHALL BE COMPLETED BY 10/1/14
5. ALL ELECTRICAL SHALL BE COMPLETED BY 10/1/14

SONIC  
RENDERING

PROJECT	SONIC
DESIGNER	S. PATTERSON
DATE	SONIC
LOCATION	TULSA, OK
DATE	10/12/12
PROJECT NO.	SON70DE
DATE	10/12/12

APPROVAL SIGNATURE DATE  
By signing, you are validating the dimensions and graphics provided to SignResource and/or you are handling your own installation.

17.5







N

20-12 12

Feet

0 200 400

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

18.1



**DOLLAR GENERAL  
STORE 14207**

**11**

**N PEORIA AVE**

**E 46th ST N**



**20-12 12**



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

**18.2**



## PRELIMINARY SUBDIVISION PLAT

### **Dollar General Store 14207 - (0212) (CD 1)**

West of Northwest corner of East 46<sup>th</sup> Street North and North Peoria Avenue

This plat consists of 1 Lot, 1 Block, on 1.71 acres.

The following issues were discussed June 6, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Provide book and page numbers for 46<sup>th</sup> Street right-of-way. Modify sidewalk Section I.H to reflect site conditions. There is only one lot with no abutting minor streets. Consider running the parking lot curb line to the west property line to accommodate cross-access to any future development of the lot to the west.
3. **Sewer:** The proposed 8 inch sanitary sewer line must be approved and installed before the old line can be discontinued. All sanitary sewer pipes installed under pavement are to be ductile iron pipe.
4. **Water:** No comment.
5. **Storm Drainage:** If the intent is to have parking lot detention, then it should be labeled as such, and the covenant language will need to be modified to reflect this. Off-site drainage appears to flow onto the site from the north and the west. This drainage will need to be collected and conveyed in an appropriate easement across the site to a public drainage system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide a fire hydrant within 400 feet of any portion of an unsprinkled building and within 600 feet of any portion of a sprinkled building per Section 507 of the International Fire Code. **GIS:** Correct location map. Show legal description correctly. Submit subdivision control data form.

Provide the lengths of all line segments. Make sure utility easements are clearly labeled.

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.

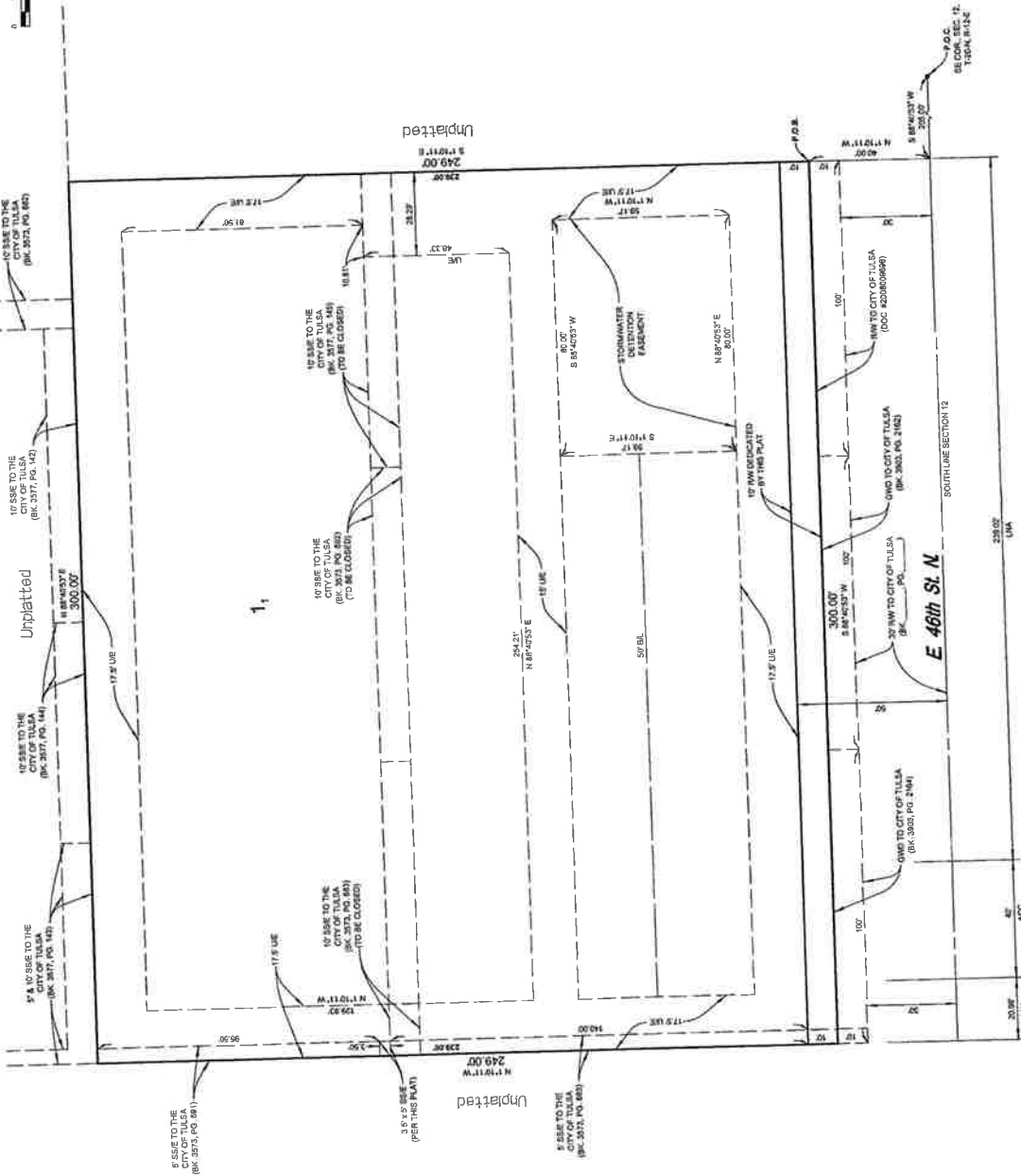
**Special Conditions:**

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.



Engineer/Surveyor:  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2015  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweisiz@sw-assoc.com

FINAL PLAN CERTIFICATE OF APPROVAL  I hereby certify that the above described project has been approved by the Lake Michigan Regional Planning Commission on _____	TOWN ENGINEER  This approval is valid if the plan is not filed in the Office of the County Clerk or its Substitutes	CITY ENGINEER  APPROVED _____ by the Council of the City of Tulsa, Oklahoma  Chairman _____ Mayor _____  A TRUE COPY OF Approved City Attorney _____
--	---	---

STATE OF OKLAHOMA ) SS  
COUNTY OF TULSA )

I, Earlene 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\_\_\_\_  
Earlene Wilson, Tulsa County Clerk

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

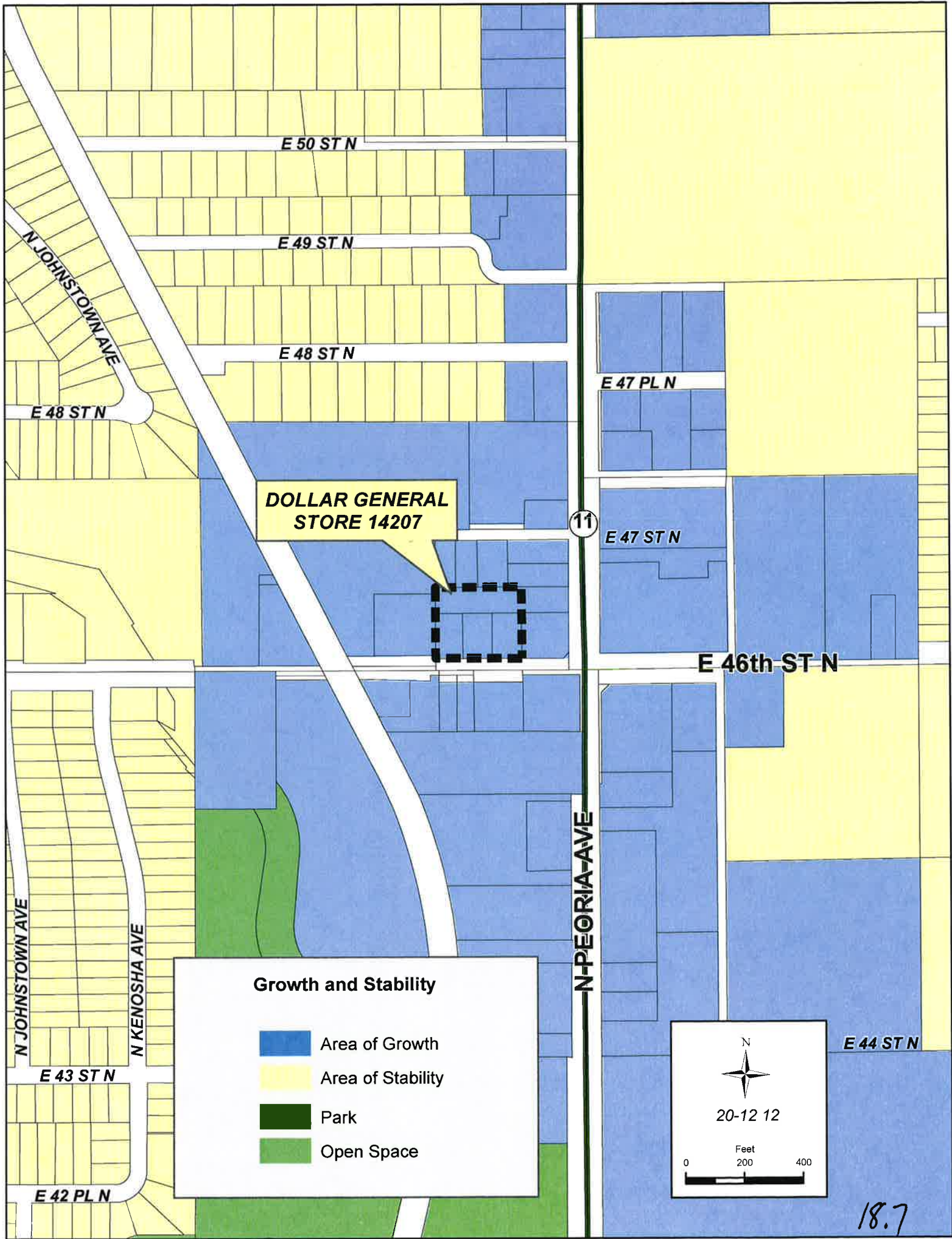
**FOR TECHNICAL ADVISORY  
COMMITTEE MEETING**

JUN 06 2013

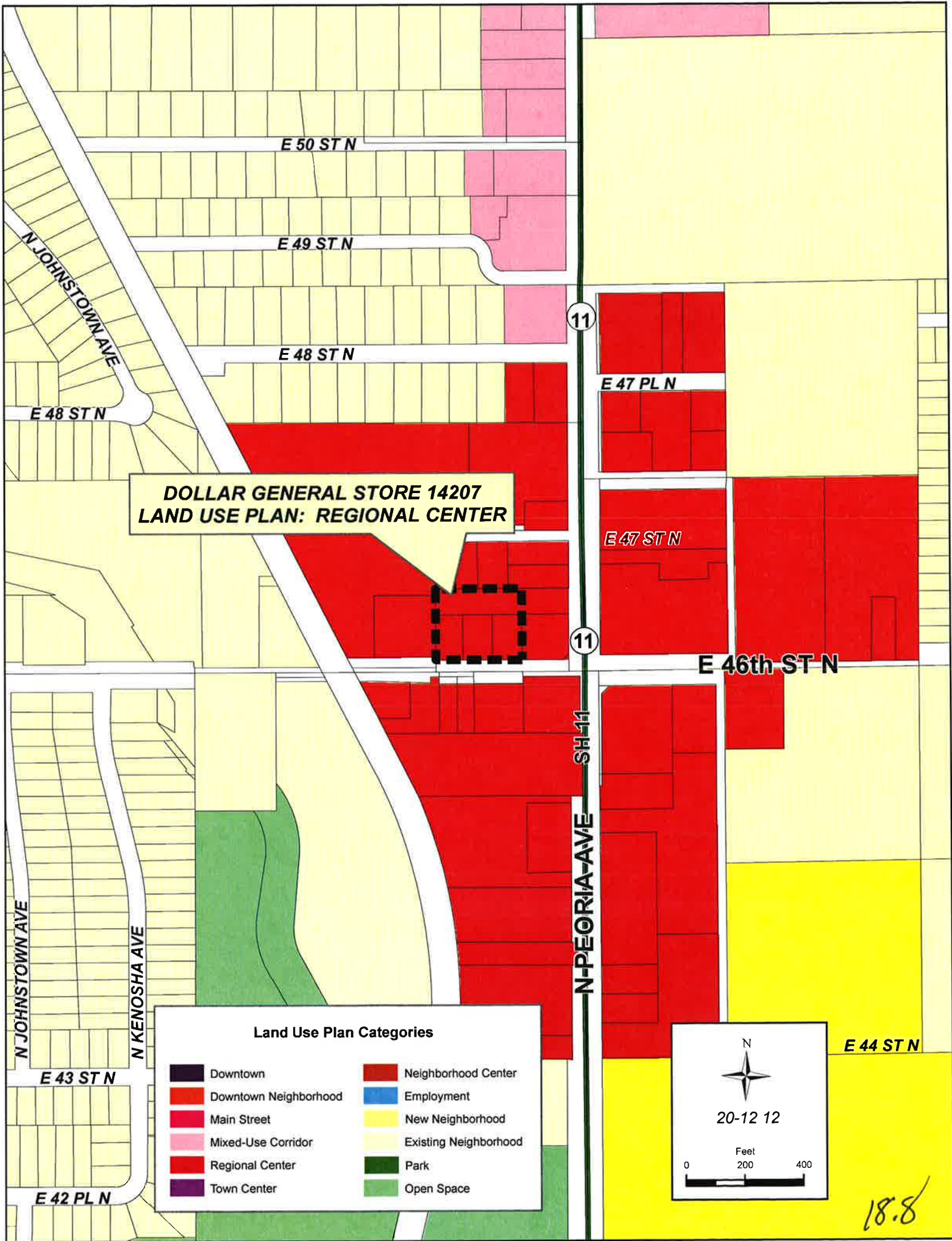
TULSA METROPOLITAN AREA  
PLANNING COMMISSION

RECEIVED  
MAY 16 2013  
Tulsa Metropolitan Area  
Planning Commission

18.4

















PUD-269-C



18-13 15

Feet

200

400

19.3



## PRELIMINARY SUBDIVISION PLAT

### **SEG Real Estate Campus - (8315) (CD 8)**

North of northeast corner of East 91<sup>st</sup> Street and South Yale Avenue

This plat consists of one lot, one block, on 11.16 acres.

The following issues were discussed June 6, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 269 C (pending). There is an existing plat on the property.
2. **Streets:** Modify sidewalk Section I.H to reflect site conditions. There is only one lot with no abutting minor streets. There must be at least 18 inches between sidewalk and property line. It appears that a part of the sidewalk may be closer than that. The platted access for the south drive should match the actual drive width (24 feet?). The north drive matches but the driveway as shown may not be acceptable as designed. Both drives should account for future widening of Yale. The median on the north drive needs to be shifted east or removed. Also the control and driver right-of-way for the internal intersection just to the east of the drive will be confusing. This should be reworked for the Infrastructure Development Plan (IDP) plans.
3. **Sewer:** Verify depth between the existing 24 inch storm sewer pipe and existing 8 inch sewer line pipe at the proposed storm sewer box.
4. **Water:** No comment.
5. **Storm Drainage:** Vacation of any existing overland drainage easements and stormwater detention easement must be accomplished prior to finalizing this plat. The stormwater detention easement proposed by this plat must be sized to detain the existing rainfall runoff storage required, and the additional rainfall runoff generated by this development. The proposed 20 foot storm water drainage easement (SD/E) located in the southwest quadrant of the site may conflict with the requirements of the existing sewer easement. The proposed easement cannot reduce or eliminate any existing restrictions. Recommend the ten-foot sewer easement be vacated. In addition, special approval will be required to construct the box so close to the existing sewer manhole (MH). Also in the southwest quadrant the existing Restrictive Drainageway should be vacated all the way to the western property line. In order to keep the existing channel in an easement, the closing of the Restrictive Drainageway should be stopped at the northern end of the proposed 20 foot SD/E (stormwater drainage easement). Section I.M. Storm Sewer Easement covenant should be modified for actual Storm Sewer Easement Maintenance, i.e., there are no valves. An improved channel is shown on a portion of the southwest Overland Drainage Easement, which is being vacated. This section of channel must be in an Overland Drainage Easement. Either the plat or the plan must be revised. The proposed boardwalk in the detention facility cannot conflict with the required concrete low flow channels.

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

7. **Other: Fire:** Provide a fire hydrant within 400 feet of any portion of an unsprinkled building or within 600 feet of any portion of a sprinkled building per Section 507 of the International Fire Code. Provide Aerial fire apparatus access per Section D105 of the International Fire Code. Provide fire department access to within 150 feet of any portion of an unsprinkled building or within 200 feet of any portion of a sprinkled building per Section 503.1 of the International Fire Code. Provide two access drives that are remote from each other per Section D104 of the International Fire Code. Provide Knox access through any gate systems.

**GIS:** Label the point of beginning on the face of the plat. Correct legal description. Submit subdivision control data form. Vacate underlying existing plat.

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:**

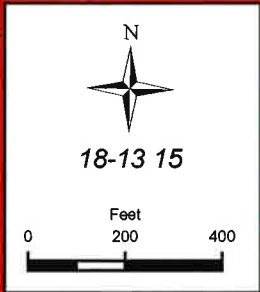
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

**SEG REAL ESTATE CORP CAMPUS  
LAND USE PLAN:  
NEIGHBORHOOD CENTER**

**E 91st ST S**



**Land Use Plan Categories**

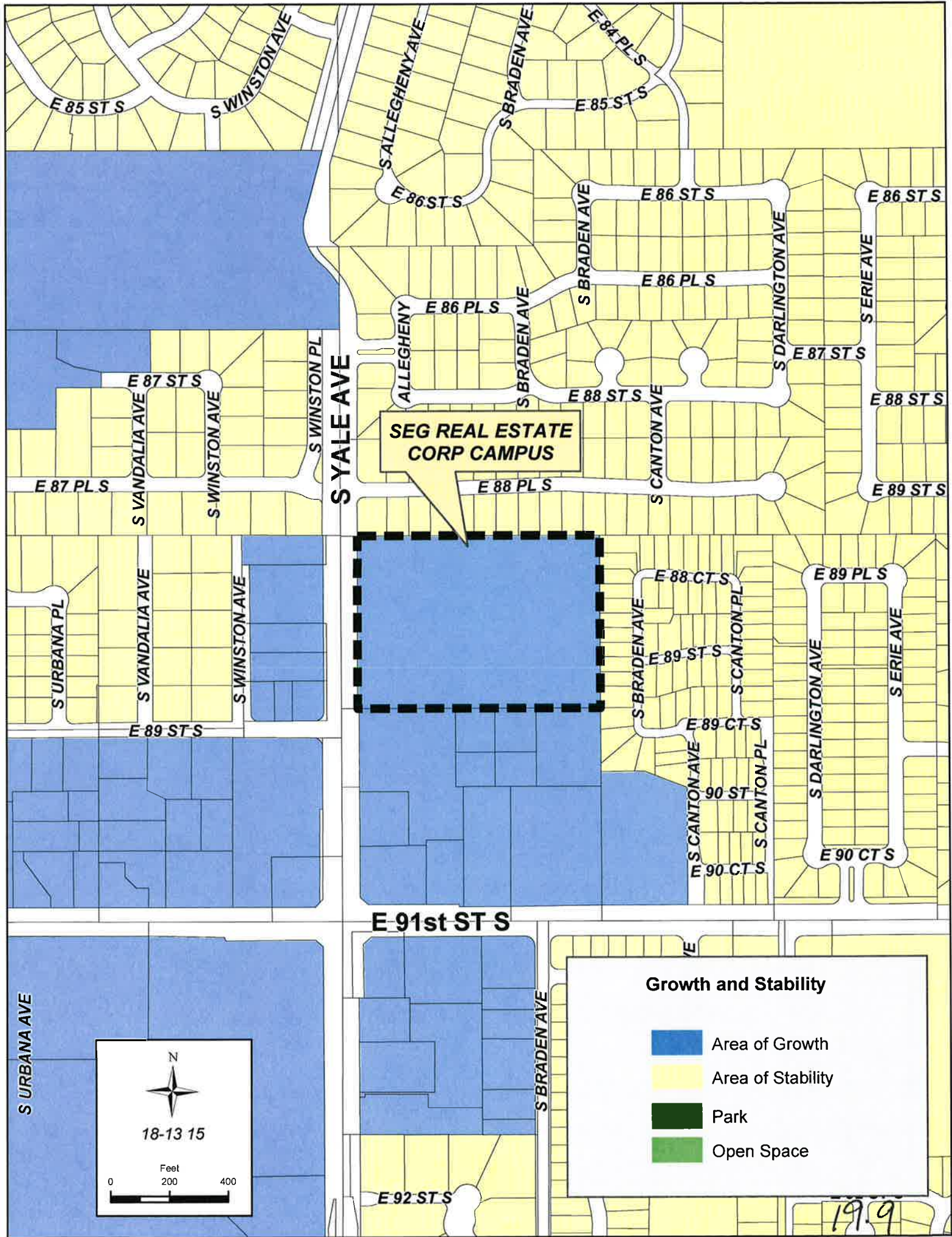
- |                       |                       |
|-----------------------|-----------------------|
| Downtown              | Neighborhood Center   |
| Downtown Neighborhood | Employment            |
| Main Street           | New Neighborhood      |
| Mixed-Use Corridor    | Existing Neighborhood |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

**E 92 ST S**

**E 92 ST S**

19.8

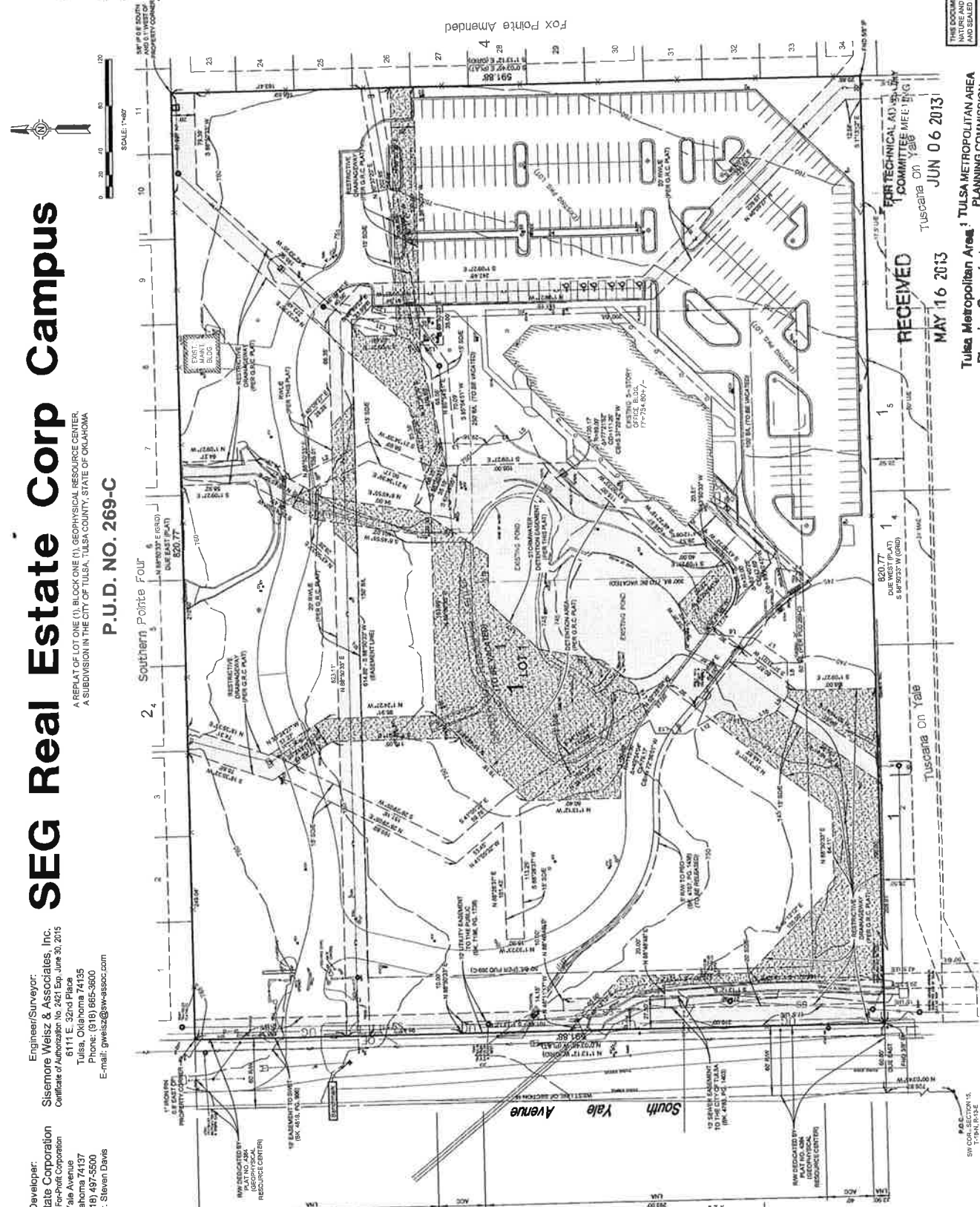




**Owner/Developer:**  
**SEG Real Estate Corporation**  
An Oklahoma Not-For-Profit Corporation  
8801 S. Yale Avenue  
Tulsa, Oklahoma 74137  
Phone: (918) 497-5500  
Contact: Mr. Steven Davis

**Engineer/Surveyor:**  
**Sisemore Weisz & Associates, Inc.**  
Certificate of Authorization No. 2421 Exp. June 30, 2015  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 865-3600  
E-mail: gweisz@sw-assoc.com

P.U.D. NO. 269-C



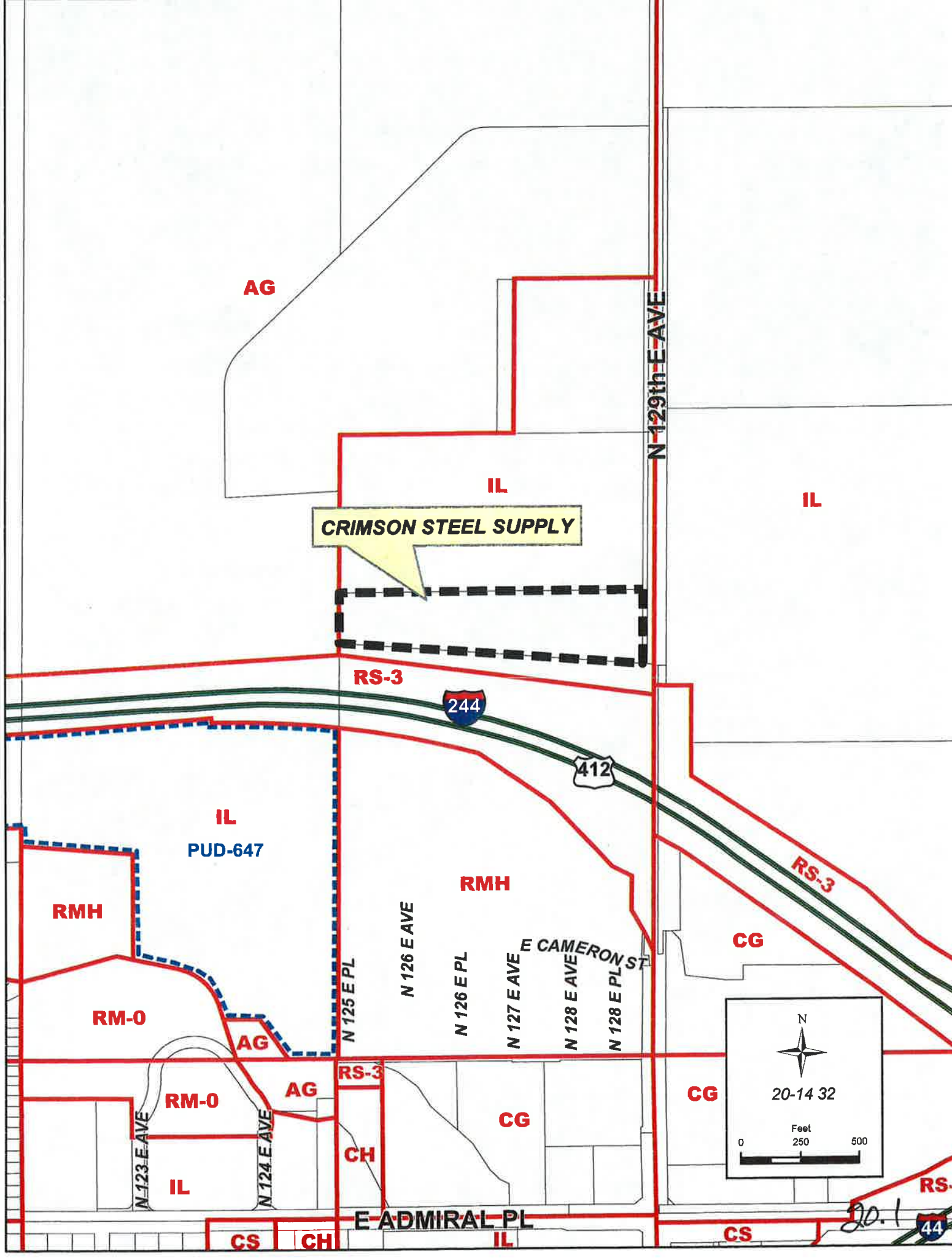
Line	Unit	Quantity	Unit Price	Amount
1	100	1.00	1.00	1.00
2	100	1.00	1.00	1.00
3	100	1.00	1.00	1.00
4	100	1.00	1.00	1.00
5	100	1.00	1.00	1.00
6	100	1.00	1.00	1.00
7	100	1.00	1.00	1.00
8	100	1.00	1.00	1.00
9	100	1.00	1.00	1.00
10	100	1.00	1.00	1.00
11	100	1.00	1.00	1.00
12	100	1.00	1.00	1.00
13	100	1.00	1.00	1.00
14	100	1.00	1.00	1.00
15	100	1.00	1.00	1.00
16	100	1.00	1.00	1.00
17	100	1.00	1.00	1.00
18	100	1.00	1.00	1.00
19	100	1.00	1.00	1.00
20	100	1.00	1.00	1.00
21	100	1.00	1.00	1.00
22	100	1.00	1.00	1.00
23	100	1.00	1.00	1.00
24	100	1.00	1.00	1.00
25	100	1.00	1.00	1.00
26	100	1.00	1.00	1.00
27	100	1.00	1.00	1.00
28	100	1.00	1.00	1.00
29	100	1.00	1.00	1.00
30	100	1.00	1.00	1.00
31	100	1.00	1.00	1.00
32	100	1.00	1.00	1.00
33	100	1.00	1.00	1.00
34	100	1.00	1.00	1.00
35	100	1.00	1.00	1.00
36	100	1.00	1.00	1.00
37	100	1.00	1.00	1.00
38	100	1.00	1.00	1.00
39	100	1.00	1.00	1.00
40	100	1.00	1.00	1.00
41	100	1.00	1.00	1.00
42	100	1.00	1.00	1.00
43	100	1.00	1.00	1.00
44	100	1.00	1.00	1.00
45	100	1.00	1.00	1.00
46	100	1.00	1.00	1.00
47	100	1.00	1.00	1.00
48	100	1.00	1.00	1.00
49	100	1.00	1.00	1.00
50	100	1.00	1.00	1.00
51	100	1.00	1.00	1.00
52	100	1.00	1.00	1.00
53	100	1.00	1.00	1.00
54	100	1.00	1.00	1.00
55	100	1.00	1.00	1.00
56	100	1.00	1.00	1.00
57	100	1.00	1.00	1.00
58	100	1.00	1.00	1.00
59	100	1.00	1.00	1.00
60	100	1.00	1.00	1.00
61	100	1.00	1.00	1.00
62	100	1.00	1.00	1.00
63	100	1.00	1.00	1.00
64	100	1.00	1.00	1.00
65	100	1.00	1.00	1.00
66	100	1.00	1.00	1.00
67	100	1.00	1.00	1.00
68	100	1.00	1.00	1.00
69	100	1.00	1.00	1.00
70	100	1.00	1.00	1.00
71	100	1.00	1.00	1.00
72	100	1.00	1.00	1.00
73	100	1.00	1.00	1.00
74	100	1.00	1.00	1.00
75	100	1.00	1.00	1.00

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

**Tulsa Metropolitan Area  
Planning Commission**

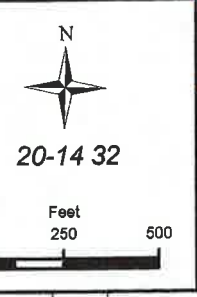
19.10





CRIMSON STEEL SUPPLY

IL  
PUD-647



20.1 44





20.2



## PRELIMINARY SUBDIVISION PLAT

### **Crimson Steel Supply - (0432) (CD 3)**

North of the northwest corner of North 129<sup>th</sup> East Avenue and East Archer Street  
North

This plat consists of one lot, one block, on 7.90 acres.

The following issues were discussed June 6, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Show Limits of No access and access locations along 129<sup>th</sup> East Avenue. Show full length of ODOT (Oklahoma Department of Transportation) right-of-way as limit on no access. Include section on Limits of No Access.
3. **Sewer:** Include easements for any proposed sewer line or septic system. Section 1.8 will require rewriting if a septic system is used. The closest sewer is to the east a ¼ mile at Church on The Move. Approval from ODEQ (Oklahoma Department of Environmental Quality) for a septic system will have to be obtained and the dedication of easement required for the system. The extension of a sewer main is also an option.
4. **Water:** Provide Restricted Waterline Easements for the proposed water line loop through the property. If the easement is adjacent to the proposed perimeter U/E (utility easement), then the water easement can be 15 feet wide. Where it is not adjacent to a U/E, the easement must be 20 foot wide. Do not locate the proposed waterline within the U/E.
5. **Storm Drainage:** Move the label for the southwest Stormwater Detention Easement inside boundaries of the easement. Offsite drainage from the north must be conveyed across the site in a public drainage system to the Oklahoma Department of Transportation's drainage system. The bounding lines of all easements must contain their bearings in their labels. If Overland Drainage Easements are required for the conveyance of public drainage across this site, then that standard covenant language must be added. Conceptual plan is needed for whole site.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide Knox access through any gate systems.

**GIS:** Label all subdivisions and expressways within the mile section of the location map. Submit a control data sheet.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

20.3

**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.

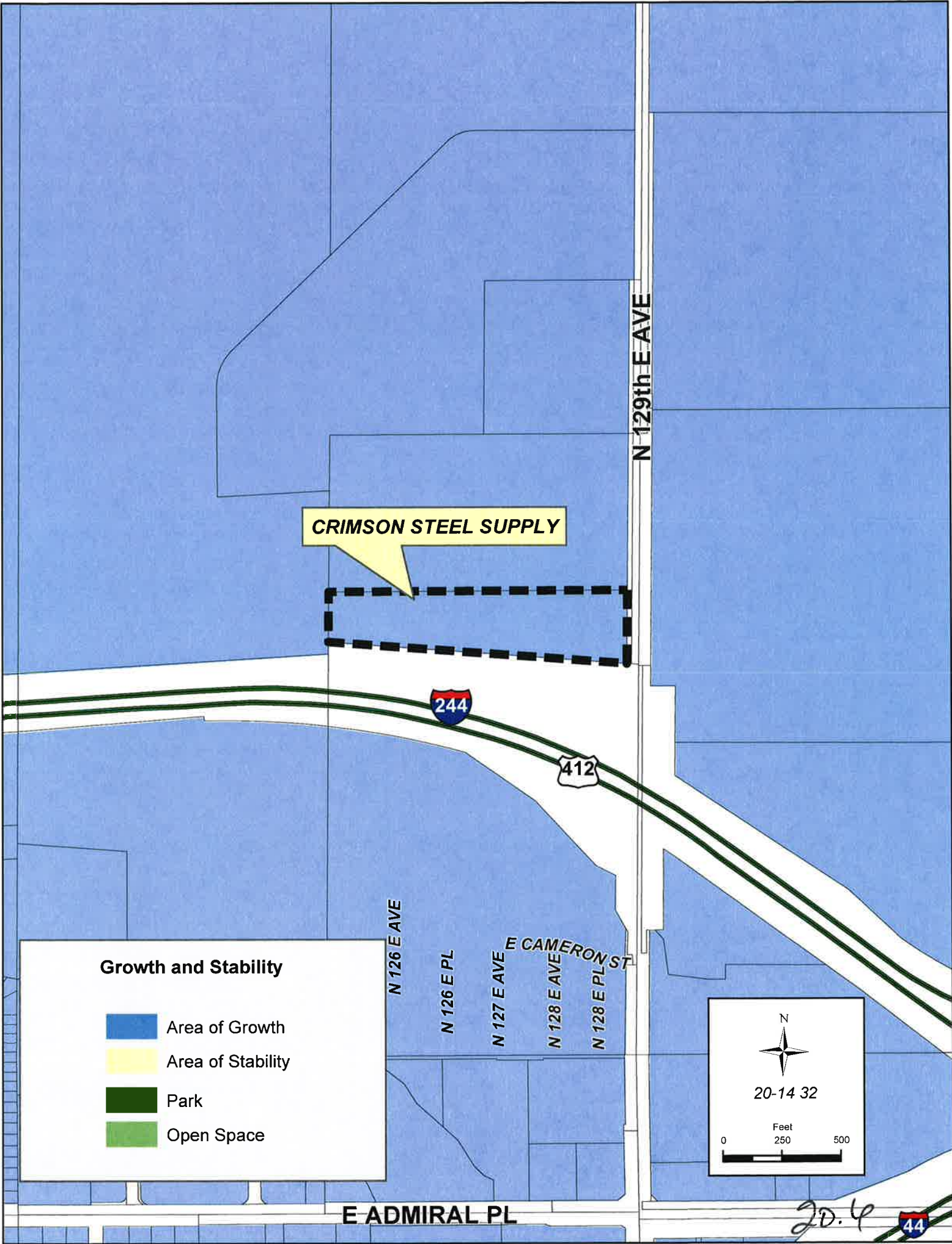
**Standard Conditions:**

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.

20.5





**CRIMSON STEEL SUPPLY  
LAND USE PLAN: EMPLOYMENT**

N 129th E AVE

244

412

N 126 E AVE

N 126 E PL

N 127 E AVE













N 128 E AVE

N 128 E PL

E CAMERON ST

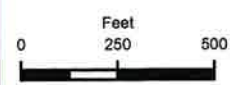
E ADMIRAL PL

**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            |



20-14 32



20.7

44

## PLAT NO.

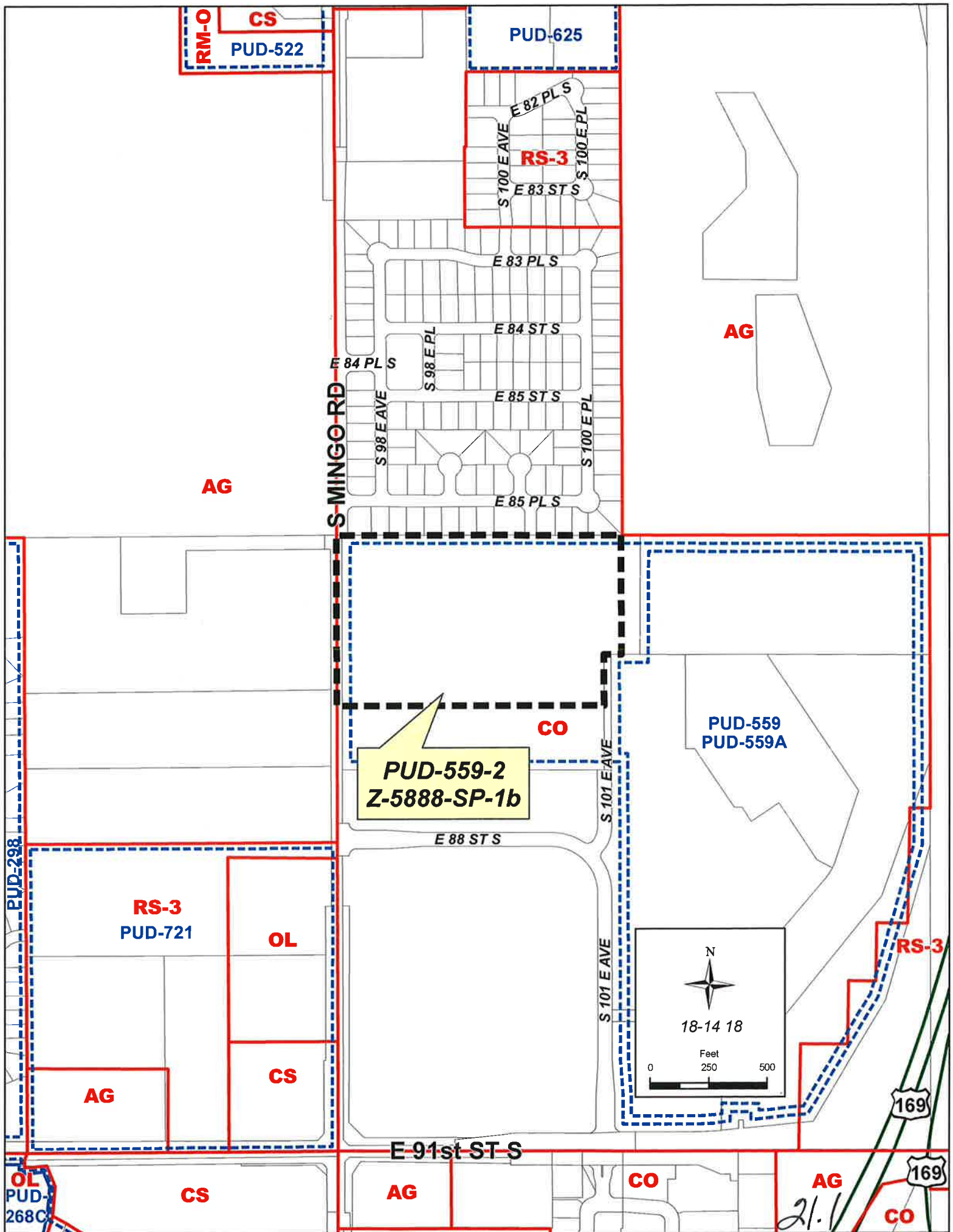
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on \_\_\_\_\_

This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_.

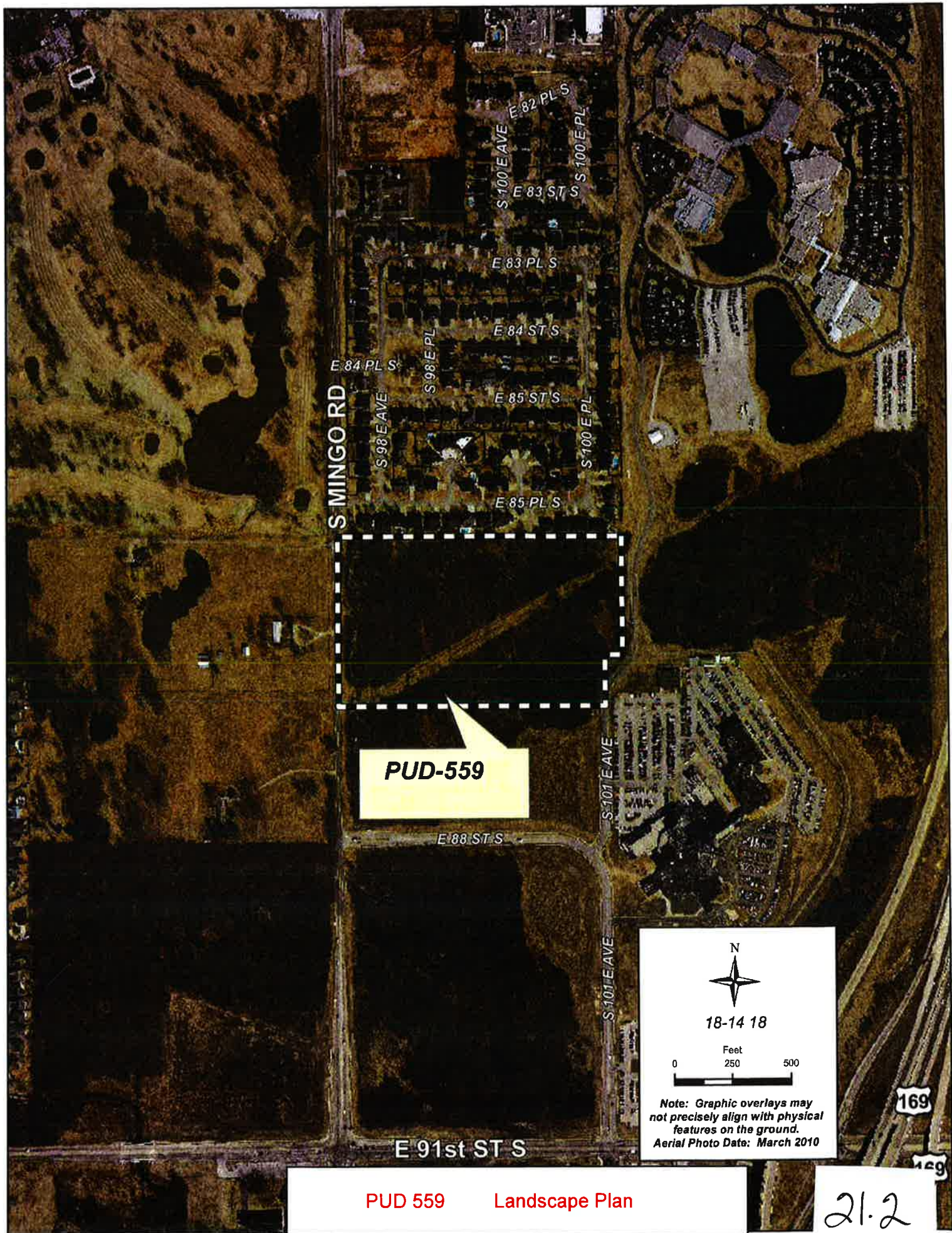
APPROVED \_\_\_\_\_ by the Council  
of the City of Tulsa, Oklahoma.

20.8









PUD 559 Landscape Plan

21.2



June 19, 2013

Continued from June 5, 2013

## STAFF RECOMMENDATION

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

Landscape Plan located north of the northeast corner of South Mingo Road at East 91<sup>st</sup> Street South and part of the SW/4 of Section 18; Township 18 North; Range 14 East; CZM 54/112; Atlas 1731; CD 7

---

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 multifamily project as required during the July 11<sup>th</sup>, 2012 Planning Commission meeting.

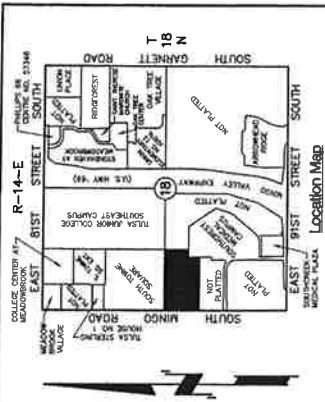
**Staff Analysis:**

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.



### Landscaping Summary

PUD 660 CORRIDOR DISTRICT SITE PLAN Z-5888-SP-1

LANDSCAPED STREET YARD AREA: 25,861 SQ. FT.

REQUIRED: 3,887 SQ. FT. (15.0%) PROVIDED: 19 TREES

REQUIRED: 1 TREE PER 1,500 SQ. FT. (19 TREES)

EXISTING TO REMAIN: 10 TREES (6 EXISTING AT 2 CREDITS EACH)

TOTAL TREES PROVIDED: 19 TREES

PARKING LOT TREES

REQUIRED: 1 TREE PER 12 PARKING SPACES OUTSIDE STREET YARD, 833

PROVIDED: 49 TREES

STREET YARD TREE PRESERVATION NOTE: AREA DESIGNATED AS STREET

YARD TREE PRESERVATION AREA (30'X200') CONTAINS MORE THAN 5 EXISTING

TREES OF 5' CALIPER OR GREATER. IF TREES WITHIN THE STREET YARD TREE

PRESERVATION AREA ARE DAMAGED OR REMOVED SO THAT LESS THAN 5' CALIPER

TREES REMAIN, THE PRESERVATION AREA SHALL BE RE-ESTABLISHED WITH TREES

TREES WILL BE PLANTED IN SUBJECT AREA.

DAVIS APARTMENTS  
8700 SOUTH MINGO ROAD

DETAIL LANDSCAPE PLAN

PUD 559/Z-5888-SP-1

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.

2000 1ST AVENUE, SUITE 100, TULSA, OK 74103



SCALE: 1" = 10'

DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

LOCATION: 8700 SOUTH MINGO ROAD

REVISION: 1

DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

LOCATION: 8700 SOUTH MINGO ROAD

REVISION: 1

DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

LOCATION: 8700 SOUTH MINGO ROAD

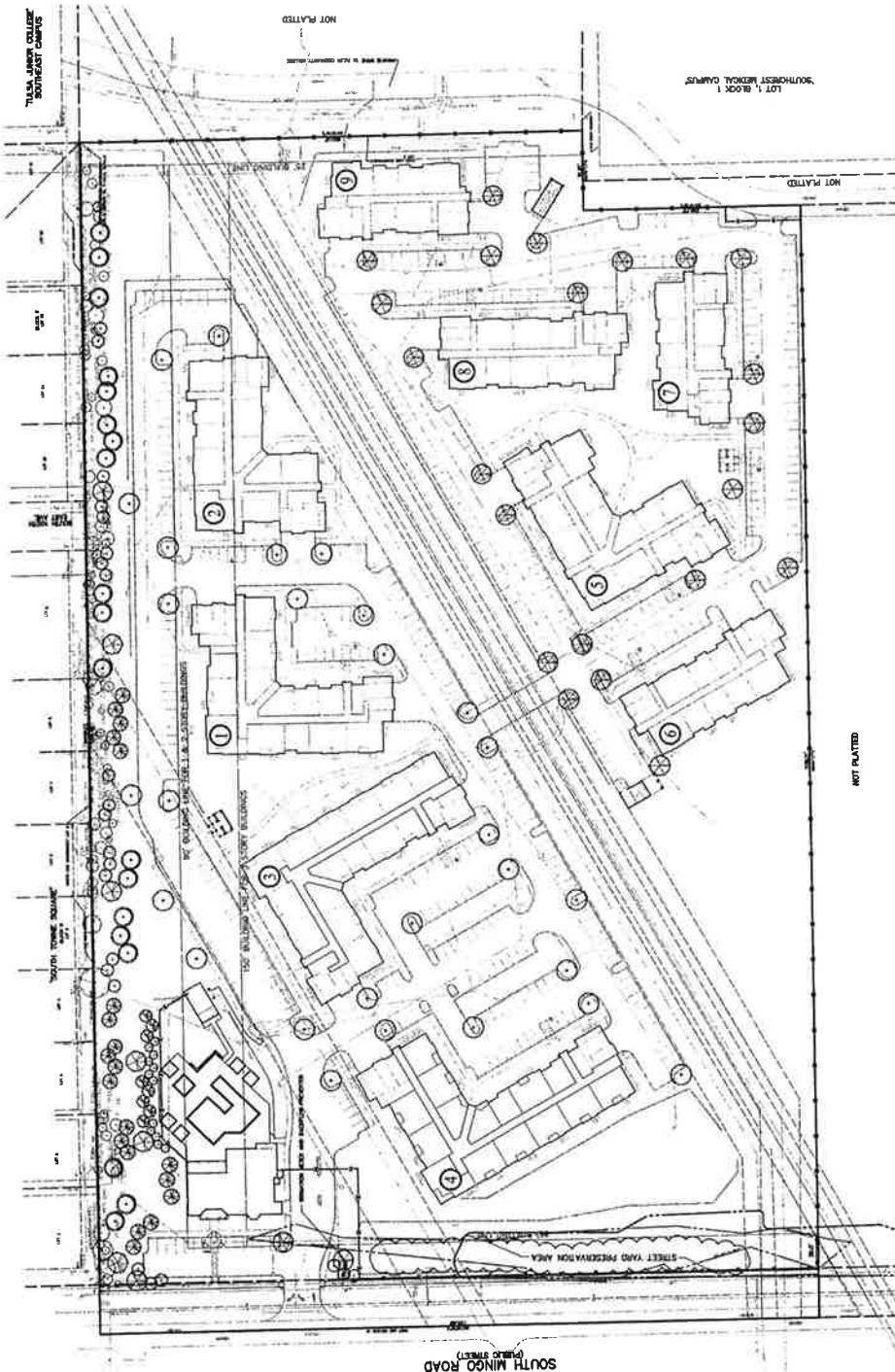
REVISION: 1

DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS



### Plant List

SYMBOL	KEY	QTY	CITY	INDICATED NAME	COMMON NAME	SIZE	CONT.	SPACING/REMARKS
○	CRD	23		OPUNTIA	OPUNTIA	2' CAL / 10' HT.	13 GAL	MATCHED
○	CRD	12		ALEX X NELLIE R. STEVENS	NELLIE R. STEVENS HOLLY	5' HT.	13 GAL	PULL TO GROUND
○	JAC	20		JUNIPERUS VIRGINIANA 'DAWDRY'	CANARY CEDAR	10' HT.	13 GAL	BAB
○	PT	14		PRUNUS FLORIDA 'VANDERWOU'	VANDERWOU'S PINE	8' HT.	13 GAL	BAB
○	PT	14		PRUNUS FLORIDA	LOBLOLLY PINE	10' HT.	13 GAL	BAB
○	CA	8		QUERCUS AGUTSIA	SANITOSH OAK	2 1/2' CAL / 12' HT.	13 GAL	MATCHED
○	TO	20		TAXODIUM DISTICHUM	BALD CYPRESS	1 1/2' CAL / 10' HT.	13 GAL	MATCHED
○	UP	20		ULMUS PARVIFOLIA	LACEBARK ELM	1 1/2' CAL / 10' HT.	13 GAL	MATCHED

ABBREVIATIONS: BAB: Balled and Burlaped, CAL: Caliper, GAL: Gallon, HT: Height, L.F.: Linear Foot, MATCHED: Matched to existing, PULL TO GROUND: Pull to ground, QTY: Quantity, SIZE: Size, SPACING: Spacing, REMARKS: Remarks.

### Certification of Installation

THIS PLAN TO THE NEARNESS OF THE RECORDS OF THE CITY OF TULSA, OKLAHOMA, IS HEREBY CERTIFIED TO BE TRUE AND CORRECT. I, THE UNDERSIGNED, A LICENSED LANDSCAPE ARCHITECT, ENGINEER, OR SURVEYOR, HAVE PREPARED THIS PLAN AND I CERTIFY THAT THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, I HAVE OBTAINED THE WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF OKLAHOMA, THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES SHALL BE SUBMITTED TO THE CITY.

### Landscape Certificate

THIS LANDSCAPE PLAN, INCLUDING THE CITY OF TULSA, OKLAHOMA, AND THE UNDERSIGNED, A LICENSED LANDSCAPE ARCHITECT, ENGINEER, OR SURVEYOR, HAVE PREPARED THIS PLAN AND I CERTIFY THAT THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, I HAVE OBTAINED THE WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF OKLAHOMA, THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES SHALL BE SUBMITTED TO THE CITY.

### Landscape Permit Notice

THIS LANDSCAPE PLAN, INCLUDING THE CITY OF TULSA, OKLAHOMA, AND THE UNDERSIGNED, A LICENSED LANDSCAPE ARCHITECT, ENGINEER, OR SURVEYOR, HAVE PREPARED THIS PLAN AND I CERTIFY THAT THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, EXCEPT TREES, ARE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. PRIOR TO THE INSTALLATION OF THE LANDSCAPING AND ADORNMENTS, I HAVE OBTAINED THE WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER AUTHORIZED TO PRACTICE IN THE STATE OF OKLAHOMA, THAT ALL TREES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES SHALL BE SUBMITTED TO THE CITY.



DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

LOCATION: 8700 SOUTH MINGO ROAD

REVISION: 1

DATE: 11/17/2011

BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

LOCATION: 8700 SOUTH MINGO ROAD

REVISION: 1

DATE: 11/17/2011

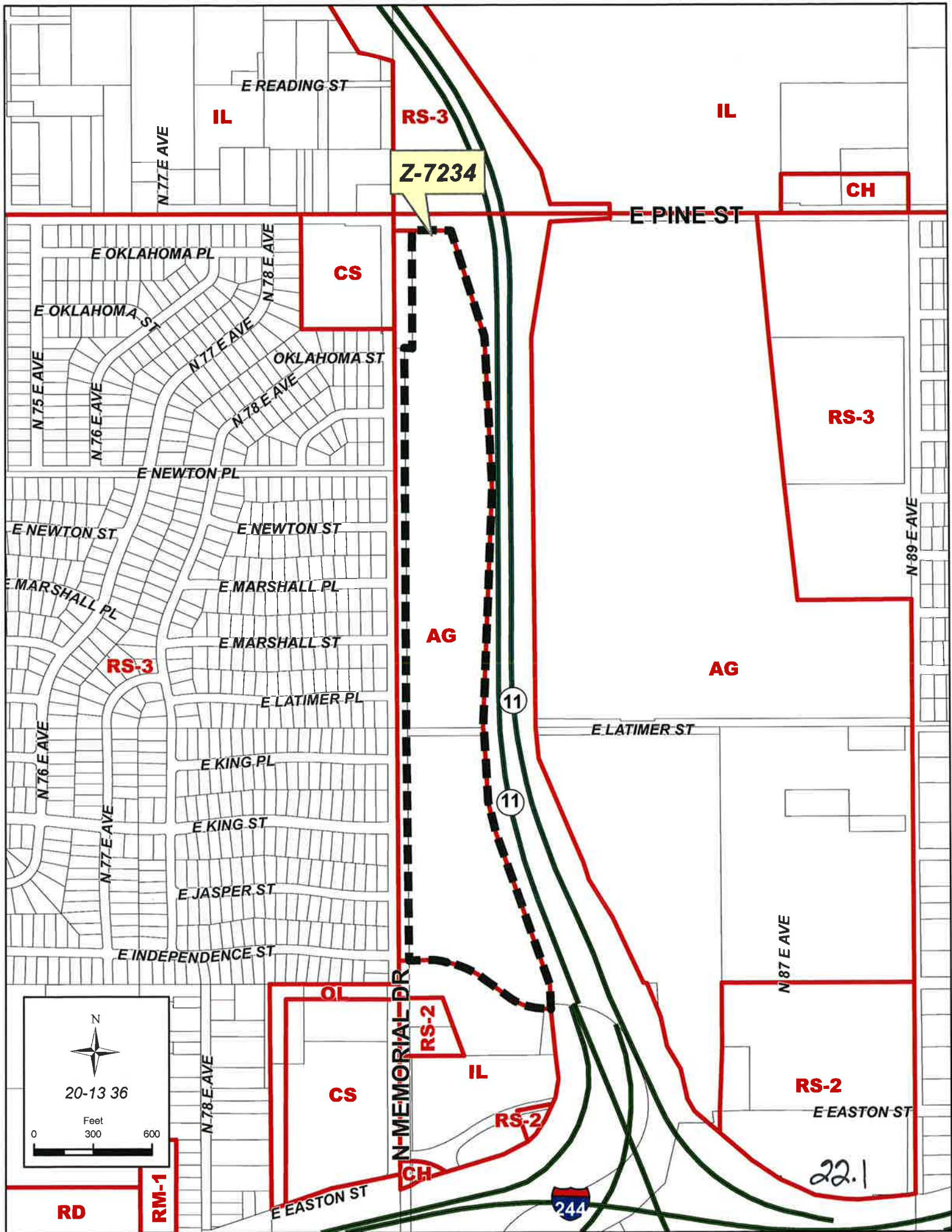
BY: [Signature]

DATE: 11/17/2011

PROJECT: DAVIS APARTMENTS

21.4









Z-7234

E PINE ST

E OKLAHOMA PL

E OKLAHOMA ST

OKLAHOMA ST

E NEWTON PL

E NEWTON ST

E MARSHALL PL

E MARSHALL ST

E LATIMER PL

E LATIMER ST

E KING PL

E KING ST

E JASPER ST

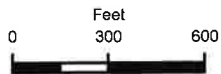
E INDEPENDENCE ST

N MEMORIAL DR

E EASTON ST



20-13 36



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

82.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7234**

**TRS 0336**

**Atlas 447/ 448/ 449**

**CZM 30**

**CD-3**

**TMAPC Hearing Date:** June 19, 2013

**Applicant:** Tulsa Airport Improvement Trust (TAIT) **Tract Size:** 38± acres

**ADDRESS/GENERAL LOCATION:** South of southeast corner of North Memorial Drive and East Pine Street. The property is between North Memorial Avenue and Highway 11.

**EXISTING ZONING:** AG

**EXISTING USE:** Vacant

**PROPOSED ZONING:** CS

**PROPOSED USE:** Use Unit 21

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

***RELEVANT ZONING HISTORY:***

**BOA-20141 November 22, 2005:** The Board of Adjustment **approved** a *Special Exception* for the Tulsa Airport Authority to extend a time limitation of 5 years for the use of a residence as model home and office during sound attenuation project (Use Unit 2) for another 5 years from November 22, 2005, on property located at 7887 East Independence Street, also known as the northwest corner of North Memorial Drive and East Independence Street.

**BOA-17586 December 10, 1996:** The Board of Adjustment **approved** a *Variance* to permit an outdoor advertising sign to be 58 ½ ft. in height (Section 1221.F.15); as requested; finding that the City of Tulsa issued a permit for a 60 ft. sign and the expressway is elevated 10 ft. or more above the grade, on property located at 585 North memorial Drive and abutting south of subject property.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 35± acres in size and is located south of southeast corner of North Memorial Drive and East Pine Street. The property appears to be vacant and is zoned AG.

**SURROUNDING AREA:** The subject tract is abutted on the east by Highway 11, zoned AG; on the north by vacant land across East Pine Street, zoned IL; on the south by developed industrial property, zoned IL; and on the west by a large single family residential subdivision, zoned RS-3.

22.3

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

**TRANSPORTATION VISION:**

The Comprehensive Plan designates North Memorial Drive as commuter corridor.

**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:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North Memorial Drive	Primary Arterial Commuter Corridor	120 feet	4+
East Pine Street	Primary Arterial	120 feet	4+

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Land use Designation and Growth and Stability Map both identify the site as Open Space:

This entire site is designated as Open Space in The City of Tulsa Comprehensive Plan and is not anticipated as a development area for future employment opportunities of any kind. The Comprehensive Plan includes this area as open space that should be saved for future enjoyment of the citizens of the City of Tulsa.

The Parks, Trails and Open Space chapter of the Comprehensive Plan identifies several priorities including Priority #3 to Increase Tulsa's Tree Canopy. The Comprehensive Plan provides strong support for "creating a healthy and diverse tree canopy, protection of open space, improve access and quality of parks and open space". Goal 6 of the open space chapter states "that a healthy and diverse tree canopy is protected and restored to enhance neighborhood livability, provide habitat for wildlife, and improve air quality".



*Staff Comment: The CS zoning designation will allow outdoor advertising along Highway 11 along with all the other normal uses in a Commercial Shopping Zoning classification. This parcel is narrow and long limiting the potential development to strip center development approximately 3700 feet in length along the east side of Memorial.*

*Abandonment of this open space area at this location will limit future open space opportunities for the existing neighborhood west of Highway 11.*

*The relationship of this request, which is across North Memorial Drive from the single family residential area is not consistent with the desirable development pattern in the area.*

### **STAFF RECOMMENDATION:**

The request for re-zoning from AG to CS is not consistent with the Comprehensive Plan vision of the area. The bulk and area requirements for CS zoning would encourage a long narrow commercial center between Memorial and Highway 11 which is directly across North Memorial Drive from a large single family residential area with side yards abutting Memorial.

The zoning request is not consistent with the existing development pattern of the surrounding area

This particular request is not consistent with the expected development pattern in the neighborhood as defined in the Comprehensive Plan.

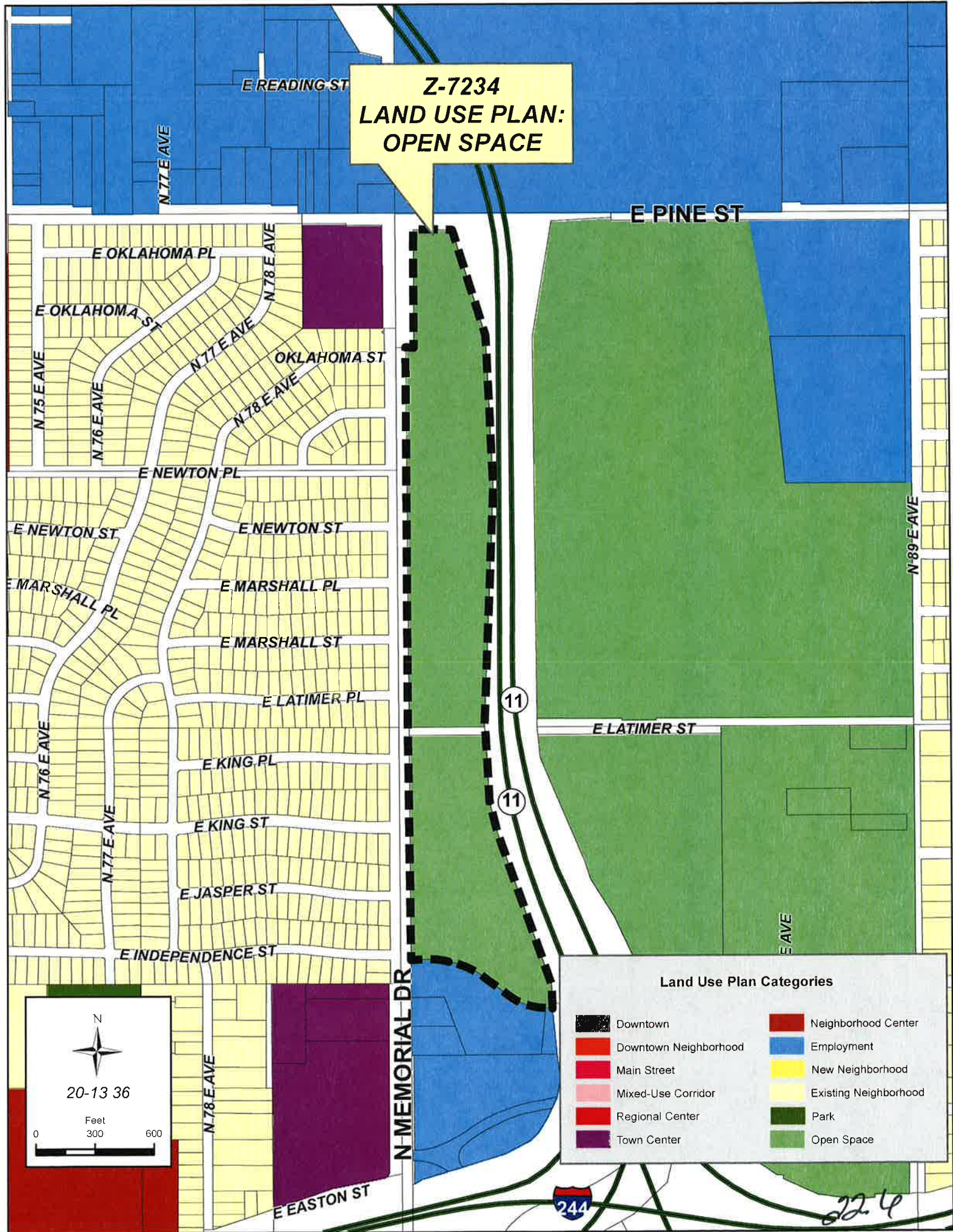
The Comprehensive Plan clearly identified this area as a significant open space/park opportunity for this part of Tulsa.

Therefore **staff recommends denial** of the request to rezone this parcel from AG to CS.

06/19/13

22.5

**Z-7234**  
**LAND USE PLAN:**  
**OPEN SPACE**



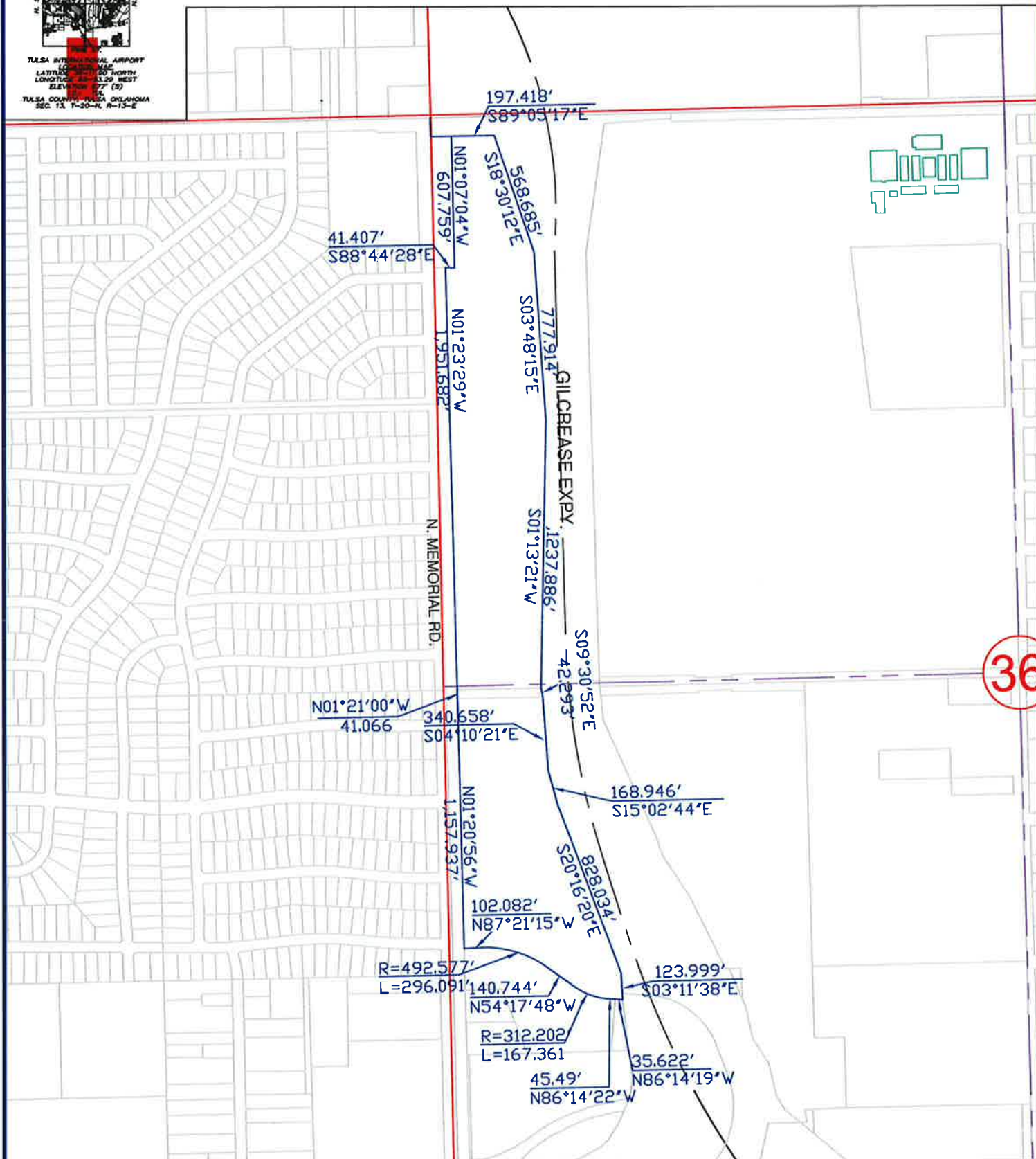






TULSA INTERNATIONAL AIRPORT  
LOCATION  
LATITUDE 36°13'29" NORTH  
LONGITUDE 95°53'29" WEST  
ELEVATION 877' (2)  
TULSA COUNTY, OKLAHOMA  
SEC. 13, T-20-N, R-13-E

# TULSA INTERNATIONAL AIRPORT REZONING Z-7234\_0001



36



TUL\_ALP.dwg msk  
ICS-GIS/CAD - 20130508

22.8

NOT TO SCALE  
FOR REFERENCE ONLY