TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2691

February 04, 2015, 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:

Work Session Report: A work session will be held immediately following today’s meeting regarding nominations for and selection for the City of Tulsa’s next small area plan. A work session will be held on February 18, 11:00 a.m. in the 10th Floor South Conference Room to discuss the Zoning Code Update.

Director’s Report:

1. Minutes of January 7, 2015, Meeting No. 2689
2. Minutes of January 21, 2015, Meeting No. 2690

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.

3. **LS-20753** (Lot-Split) (CD-7) – Location: North of the northeast corner of East 61st Street South and South Garnett Road

4. **LS-20754** (Lot-Split) (CD-1) – Location: East of the northeast corner of East Independence Street and North Rockford Avenue (Related to LC-642)

5. **LC-642** (Lot-Combination) (CD-1) – Location: East of the northeast corner of East Independence Street and North Rockford Avenue (Related to LS-20754)

6. **Costco** – Final Plat, Location: South of southwest corner of South Memorial Drive and 101st Street South, (CD-8)

7. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: Southeast corner of West of 81st Street South and Olympia Avenue, requesting a Detail Site Plan for two new retail buildings in a Corridor District, **CO/Z-7164-SP-1**, (CD-2)
8. **PUD-684 – Russell McDarris.** Location: Southwest corner of East 83rd Street South and South Lewis Avenue, requesting a Detail Site Plan for a new multifamily development within the PUD, **CS/OM/RM-1/PUD-684,** (CD-2)

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

**PUBLIC HEARINGS:**

9. **LS-20733** (Lot-Split) (County) – Location: West of the southwest corner of East 161st Street South and South 161st East Avenue (continued from 11/19/14, 12/3/14, 12/17/2014 and 1/7/15)

**OTHER BUSINESS**

10. Commissioners' Comments

**ADJOURN**

CD = Council District

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

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

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Fernandez</td>
<td>Applicant: David Kochalka, Kimley-Horn</td>
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<tr>
<td></td>
<td>Property Owner: Costco Wholesale INC.</td>
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| Location Map:          | Applicant Proposal:               |
| (shown with City Council Districts) | Final Subdivision Plat Approval |
|                        | Tract Size: 18 acres               |
|                        | Location: South of Southwest corner of South Memorial Drive and 101st Street South |

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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</thead>
<tbody>
<tr>
<td>Existing Zoning: CS, AG</td>
<td>If the Development Services release letter is received before the planning commission meeting, then staff can recommend Approval.</td>
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<tr>
<td>Pending Zoning: CS, Planned Unit Development 815</td>
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<tr>
<th>City Council District: 8</th>
<th>County Commission District: 3</th>
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<tr>
<td>Councilor Name: Phil Lakin</td>
<td>Commissioner Name: Ron Peters</td>
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EXHIBITS: Subdivision Map
Costco Addition - (CD 8)
South of southwest corner of South Memorial Drive and 101st Street South

This plat consists of 2 Lots, 1 Block, on 18 acres.

Staff has received release letters for this plat with the exception of the Development Services release letter. If the Development Services release letter is received before the planning commission meeting, then staff can recommend Approval.
**Case Number:** Z-7164-SP-1  
**Detail Site Plan**

**Hearing Date:** February 4, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Cedar Creek Consulting – Jason Emmett

Property Owner: The Walk at Tulsa Hills, LLC – Bob Martin

**Location Map:**  
(Shown with City Council Districts)

**Applicant Proposal:**  
Detailed Site Plan:  
Plan represents details for two new retail buildings in a Corridor District.

Gross Land Area: 2.65 Acres

Location: Southeast Corner of West 81st Street South and Olympia Avenue

Lot 3, Block 1, The Walk at Tulsa Hills

**Zoning:**  
Existing Zoning: CO/Z-7164-SP-1  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Neighborhood Center  
Growth and Stability Map: Growth

**Staff Data:**  
TRS: 18-12-14  
CZM: 51  
Atlas: 887

**Staff Recommendation:**  
Staff recommends APPROVAL.

**City Council District:** 2  
**Councilor Name:** Jeannie Cue

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7164-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 2.65 Acre site in a Corridor District for new retail buildings including two, one story buildings.

PERMITTED USES:
Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreational Facilities, Limited to Gymnasium, Motion Picture Theater (Enclosed) Health Club/Spa and Swimming Pool; 21, Limited to Private Streets, Service Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces. The retail buildings proposed for this project are allowed by right.

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 Corridor Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
The new building meets all applicable architectural guidelines in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:
Site lighting plans are provided. Site lighting, including building mounted shall not exceed 35 ft in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.

SIGNAGE:
The site plan illustrates ground sign location. The ground sign shown has previously been approved. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. 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 are consistent with the Corridor Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

February 4, 2015
PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays sidewalks along West 81st Street, Maybelle Avenue and Olympia Avenue as well as internal pedestrian paths from West 81st Street and Olympia Avenue to the proposed buildings and also adjacent to the proposed buildings.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.

SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Z-7164-SP-1. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:
- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Site Lighting Plan
- Applicant Trash Enclosure Details

Staff recommends APPROVAL of the detail site plan for the proposed new retail buildings.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Russell McDarris
Property Owner: Leinbach Company, LLC

**Location Map:**
(Shown with City Council Districts)

**Applicant Proposal:**
Detailed Site Plan:
Plan represents details for a new multifamily development within the PUD.

- Gross Land Area: 9.5 Acres
- Location: Southwest corner of East 83rd Street and South Lewis Avenue
- 8336 South Lewis Avenue
- Development Area G-1

**Zoning:**
- Existing Zoning: CS/OM/RM-1/PUD-684
- Proposed Zoning: No Change

**Comprehensive Plan:**
- Land Use Map: Regional Center
- Growth and Stability Map: Growth

**Staff Data:**
- TRS: 8318
- CZM: 52  Atlas: 1424

**Staff Recommendation:**
Staff recommends APPROVAL.

**City Council District:**
- 2

**Commissioner Name:**
- Jeannie Cue

**County Commission District:**
- 3

**Commissioner Name:**
- Ron Peters
SECTION I: PUD-684 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 9.5 Acre site in a Planned Unit Development for a multifamily development including one, one story building, six, two story buildings, two, three story buildings, and four, four story buildings.

PERMITTED USES:
Multifamily dwellings as set forth within Use Unit 8 and customary accessory uses. The multifamily development proposed for this project is allowed by right.

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 building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:
Site lighting plans are provided. Lighting shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be so designed as to prevent the light producing element of the light fixture from being visible to a person standing in an R district.

SIGNAGE:
The site plan illustrates wall and ground sign locations. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays sidewalks along South Lewis Avenue. Pedestrian paths adjacent to the proposed buildings and internal to the development are shown.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.
SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-684. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description
Applicant Site Plan
Applicant Site Details
Applicant Exterior Elevations
Applicant Site Lighting Plan

Staff recommends APPROVAL of the detail site plan for the proposed new multifamily development.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT ONE (1), BLOCK THREE (3), RIVERBEND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 3337); THENCE SOUTH 0°00'11" WEST ALONG THE EASTERLY LINE OF SAID LOT 1, FOR A DISTANCE OF 270.05 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY LINE ALONG A 450.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°53'53", FOR AN ARC DISTANCE OF 179.84 FEET TO A POINT ON THE EASTERLY LINE OF SAID NE/4; THENCE SOUTH 0°27'25" WEST ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 531.01 FEET TO A POINT; THENCE NORTH 84°13'58" WEST FOR A DISTANCE OF 443.37 FEET TO A POINT; THENCE NORTH 0°00'00" EAST FOR A DISTANCE OF 544.63 FEET TO A POINT OF CURVATURE; THENCE ALONG A 160.03 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°00'00", FOR AN ARC DISTANCE OF 178.76 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°00'00" WEST FOR A DISTANCE OF 11.25 FEET TO A POINT; THENCE NORTH 26°00'00" EAST FOR A DISTANCE OF 110.69 FEET TO A POINT ON THE CENTERLINE OF THE PRESENT EAST 83RD STREET SOUTH RIGHT-OF-WAY; THENCE SOUTH 64°00'00" EAST AND PERPENDICULAR TO SAID CENTERLINE, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE PRESENT SOUTHERLY LINE OF SAID RIGHT-OF-WAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING COURSES: NORTHEASTERLY ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF NORTH 26°00'00" EAST, A CENTRAL ANGLE OF 67°36'13", FOR AN ARC DISTANCE OF 15.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 50.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 135°09'36", FOR AN ARC DISTANCE OF 117.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A 13.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 15.80 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A 88.37 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°55'37", FOR AN ARC DISTANCE OF 95.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°59'49" EAST FOR A DISTANCE OF 305.14 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 415,931 SQUARE FEET, OR 9.548 ACRES.
Permit Set 11/20/14

98
LOT-SPLIT

February 4, 2015

LS-20733 (continued from 11/19/14, 12/3/14, 12/17/2014 and 1/7/15)
Dennis Kelly, (7427) (AG) (County)
West of the southwest corner of East 161st Street South and South 161st
East Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into four tracts. Three of the resulting tracts will meet the Bulk and Area Requirements of the Tulsa County Zoning Code. The fourth tract will exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on November 6, 2014. The County Engineer stated the smaller three tracts were only two acres and should be 2.1 acres per the zoning code. The applicant made appropriate changes to increase the tract sizes.

There was significant discussion at the January 7, 2015 TMAPC meeting regarding water provision for this site. Staff received correspondence dated January 8, 2015, from the Public Works Director at the City of Bixby confirming the four water taps Mr. Kelly applied for in 2005 will be allowed. Additionally, the property will have fire protection from the Bixby Fire Department.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.
Sent from Dennis Kelly's iPhone

Begin forwarded message:

From: Bea Aamodt <BAamodt@BixbyOK.gov>
Date: January 8, 2015 at 2:07:23 PM CST
To: Dennis <dennistulsa@gmail.com>
Cc: Dolores Hewitt <DHewitt@BixbyOK.gov>
Subject: RE: Water taps

Dennis:

Provided that the conditions that were brought to Council for approval in 2005 have not changed, the approval of the water taps is still in effect.

Bea Aamodt
Public Works Director
City of Bixby

-----Original Message-----
From: Dennis [mailto:dennistulsa@gmail.com]
Sent: Wednesday, January 7, 2015 5:53 PM
To: Bea Aamodt
Cc: Nikki White
Subject: Water taps

Hello,

I appreciate your time today when I stopped in without an appointment and you confirmed the taps the City Council approved are still in effect. As they are part of the consideration of TMAPC to approve my pending lot split, could you please email me back something I could fwd to them to verify this?

Please call or email me if you have any questions I can help with.

Thank you very much for your assistance in this matter!

Sincerely,
Dennis Kelly
(918)855-7653
June 27, 2005

CITY OF BIXBY
P.O. Box 70
116 W. Needles Ave.
BIXBY, OK 74008
(918) 366-4430
(918) 366-6373 (fax)

Mr. Dennis Kelly
3919 South Toledo
Tulsa, OK 74135

RE: Water Tap
W/2, NW/4, NE/4 of Section 27, Township 17N, Range 14E

Dear Mr. Kelley:

On June 13, 2005 the City Council approved your request for four water taps at approximately 161st Street and 155th East Avenue. The service lines will be connected to the 6" main line, west of the Leonard School property line. The lines will each be a private connection and each will have its own meter. The City of Bixby only provides 1" meters, so the 2" meters will need to be purchased by you. Please contact the Utilities Supervisor for the City of Bixby, Mike Cahalen, before any digging is started.

Before you place the service lines on County easements, please make sure that you have obtained approval from the County; the City of Bixby will not be responsible for any conflicts that arise from your negotiations with the County. This letter only serves as an approval to tap into our water supply system.

The approximate fees for each water taps are as follows (please contact Lucy Christian for final fees):

- $942.00 for a 2" water tap outside City limits
- $50.00 deposit for each water meter

Your total for four taps will run at approximately $3,968.00.

If you have any questions, please contact us at 366-4430.

Sincerely,

Beatriz Aamodt, P.E.
Public Works Director

Copy: Ms. Lucy Christian, Jared Cottle, Mike Cahalen, file