

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2692**

**February 18, 2015, 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:**

**Work Session Report:**

**Director's Report:**

Review TMAPC Receipts for the month of January 2015

1. Minutes of February 4, 2015, Meeting No. 2691

**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-20755** (Lot-Split) (County) – Location: South of the southeast corner of East 161<sup>st</sup> Street South and South Peoria Avenue
3. **LS-20756** (Lot-Split) (CD 7) – Location: East of the northeast corner of East 79<sup>th</sup> Street South and South Mingo Road
4. **LS-20757** (Lot-Split) (County) – Location: North and West of the northwest corner of East 96<sup>th</sup> Street North and North Mingo Road (Related to LC-643)
5. **LC-643** (Lot-Combination) (County) – Location: North and West of the northwest corner of East 96<sup>th</sup> Street North and North Mingo Road (Related to LS-20757)
6. **LS-20758** (Lot-Split) (CD 4) – Location: East of the southeast corner of East 11<sup>th</sup> Street South and South Atlanta Place (Related to LC-644)
7. **LC-644** (Lot-Combination) (CD 4) - East of the southeast corner of East 11<sup>th</sup> Street South and South Atlanta Place (Related to LS-20758)



8. **PUD-597-5 – Eller & Detrich/Lou Reynolds**, Location: West of the southwest corner of East 95<sup>th</sup> Court and South Mingo Road, requesting a PUD Minor Amendment to add Use Unit 5, Place of Worship to allowable uses, **OL/PUD-597**, (CD-7)
9. **PUD-815-2 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103<sup>rd</sup> Street and South Memorial Drive, requesting a PUD Minor Amendment to add Use Unit 4 to permitted uses, **CS/PUD-815**, (CD-8)
10. **PUD-802-1 – Eller & Detrich/Lou Reynolds**, Location: Northeast corner of East 41<sup>st</sup> Place South and South Peoria Avenue, requesting a PUD Minor Amendment to modify Development Standards regarding, metal fence post on north boundary, wall signs on south wall, shielded ground lights and parking, **CH/CS/RM-2/PUD-802**, (CD-9)
11. **PUD-221-F-3 – Shaw Homes**, Location: Northwest corner of East 129<sup>th</sup> East Avenue and East 43<sup>rd</sup> Street South, requesting a PUD Minor Amendment to increase allowable front yard coverage from 30% to 50%, **RD/RS-3/PUD-221-F**, (CD-6)
12. **PUD-678-4 – Green Country Outdoor Living**, Location: East of the southeast corner of South 74<sup>th</sup> East Avenue and East 97<sup>th</sup> Street South, requesting a PUD Minor Amendment to reduce the rear yard setback from 20 feet to 15 feet, **RS-3/PUD-678**, (CD-8)
13. **Z-5620-SP-14 – Eller & Detrich/Andrew A. Shank**, Location: Southeast corner of South Memorial Drive and East 91<sup>st</sup> Street, requesting a Corridor Detail Site Plan for a new retail building in a corridor district, **CO/Z-5620-SP-14**, (CD-7)
14. **PUD-817 – Khoury Engineering, Inc.**, Location: Southeast corner of East 4<sup>th</sup> Street and South Madison Avenue, requesting a PUD Detail Site Plan for a new micro-brewery to occupy an existing building within the PUD, **IL/PUD-817**, (CD-4)

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

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

15. **Open Arms Minor Subdivision Plat**, Location: North of the northeast corner of East 51<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue (Continued from December 17, 2014 to January 21, 2015, and to February 18, 2015) (CD 6) (**Applicant is requesting a continuance to March 18, 2015**)
16. **Luxe Cheer – Preliminary Plat**, Location: West of South 101<sup>st</sup> East Avenue, South of East 61<sup>st</sup> Street South, (CD 7)
17. **Z-7291-PUD 470 A**- Plat Waiver, Location: Northeast corner of East 68<sup>th</sup> Street South and South Memorial Drive, (CD 7)

## **OTHER BUSINESS**

**18. Adopt Resolution to select the next Small Area Plan for the City of Tulsa**

**19. 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 January 2015**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	13	\$375.00	\$375.00	\$750.00	82	\$2,400.00	\$2,400.00	\$4,800.00
Zoning	2	750.00	750.00	1,500.00	26	\$12,450.00	12,450.00	24,900.00
PUDs & Plan Reviews	31	2,840.00	2,840.00	5,680.00	231	\$25,500.00	25,500.00	51,000.00
Refunds		0.00	0.00	0.00	0	\$0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$3,965.00	\$3,965.00	\$7,930.00		\$40,350.00	\$40,350.00	\$80,700.00
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	5	\$1,630.00	\$1,630.00	\$3,260.00
Preliminary Plats	1	282.50	282.50	565.00	19	\$10,253.25	\$10,253.25	20,506.50
Final Plats	0	0.00	0.00	0.00	8	\$3,717.50	\$3,717.50	7,435.00
Plat Waivers	1	125.00	125.00	250.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	7	360.00	360.00	720.00	59	\$3,016.50	\$3,016.50	6,033.00
Lot Combinations	3	150.00	150.00	300.00	51	\$2,500.00	\$2,500.00	5,000.00
Access Changes	0	0.00	0.00	0.00	2	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	2	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
		\$917.50	\$917.50	\$1,835.00		\$22,017.25	\$22,017.25	\$44,034.50
BOARDS OF ADJUSTMENT								
Fees	12	\$4,650.00	\$300.00	\$4,950.00	106	\$41,850.00	\$5,650.00	\$47,500.00
Refunds		0.00	0.00	\$0.00	19	(\$400.00)	(\$300.00)	(700.00)
NSF Check		0.00	0.00	\$0.00	19	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
		\$4,650.00	\$300.00	\$4,950.00		\$41,450.00	\$5,350.00	\$46,800.00
TOTAL		\$9,532.50	\$5,182.50	\$14,715.00		\$103,817.25	\$67,717.25	\$171,534.50
LESS WAIVED FEES *		(\$402.28)		(\$402.28)		(\$676.56)		(\$676.56)
GRAND TOTALS		\$9,130.22	\$5,182.50	\$14,312.72		\$103,140.69	\$67,717.25	\$170,857.94

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.



**Case Number:** PUD-597-5  
**Minor Amendment**

**Hearing Date:** February 18, 2015

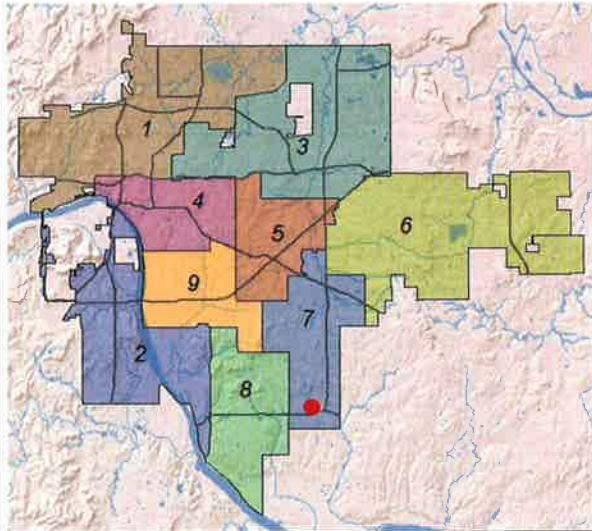
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Lou Reynolds

Property Owner: Expressway Properties,  
L.L.C. c/o Eller & Detrich, P.C.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment  
to add Use Unit 5 - Place of Worship to  
allowable uses.

Gross Land Area: 1.24 acres

Location: West of the SW/c of E. 95<sup>th</sup> Ct.  
and S. Mingo Rd.

Lot 4, Block 1, 9600 Mingo Office Park

**Zoning:**  
Existing Zoning: OL/PUD-597  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 18-13-24  
CZM: 57  
Atlas: 2082

**City Council District: 7**  
*Councilor Name:* Anna America

**County Commission District: 3**  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-597-5 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to add Use Unit 5 - Place of Worship to allowable uses.

The current permitted uses for PUD-597 are those that are allowed by right within an OL district. While Use Unit 5 is not allowed by right in an OL district, it is allowed by Special Exception. Within a PUD, uses permitted by Special Exception may be included in allowable uses.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

*"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties."*

Staff has reviewed the request and determined:

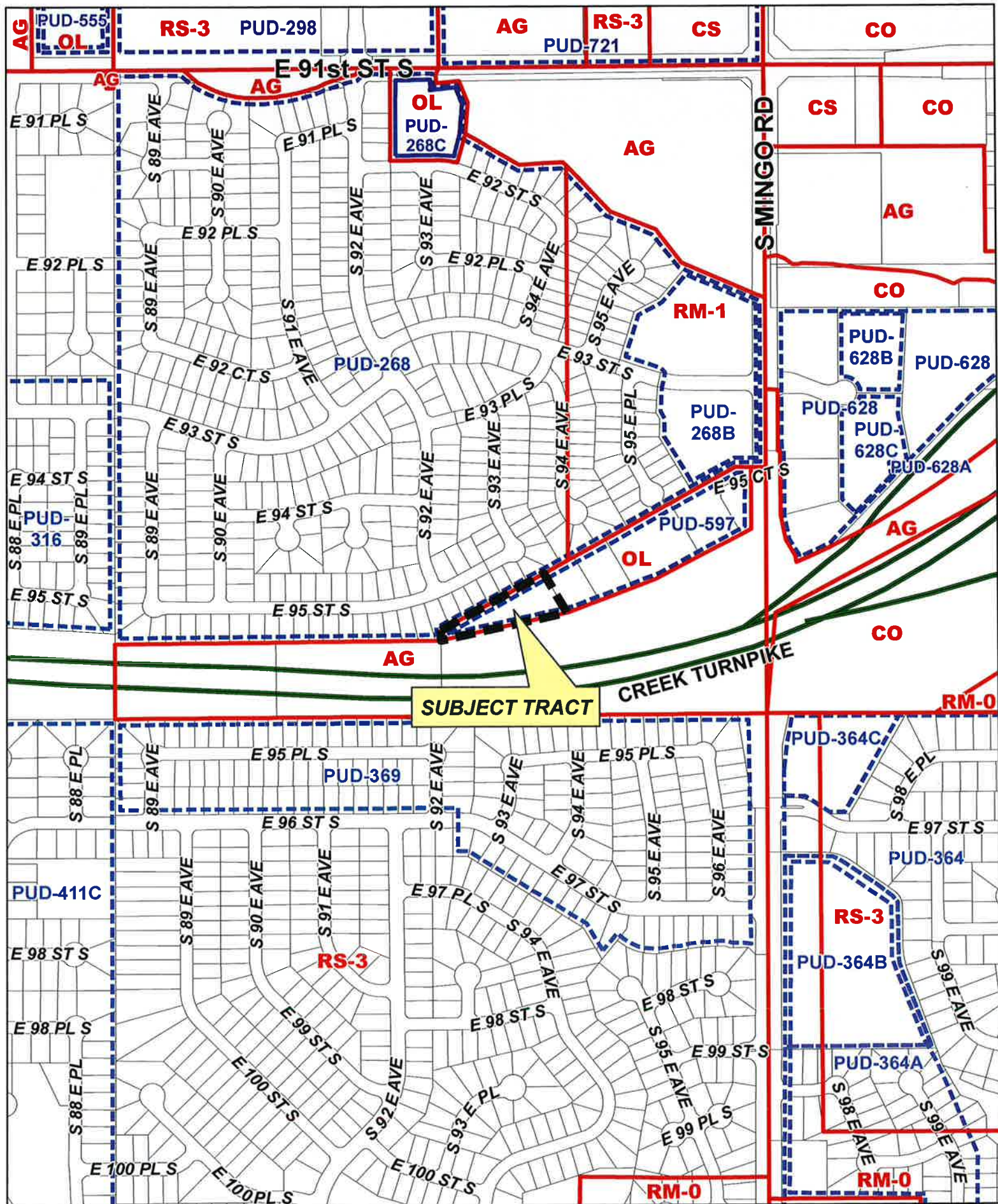
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-597 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Exhibit "A" – Nature of Amendment

With considerations listed above, staff recommends **approval** of the minor amendment request to add Use Unit 5 – Place of Worship to the permitted uses.





**PUD-597-5**

18-13 24

8.3







0 250 500  
Feet



Subject  
Tract

**PUD-597-5**

18-13 24

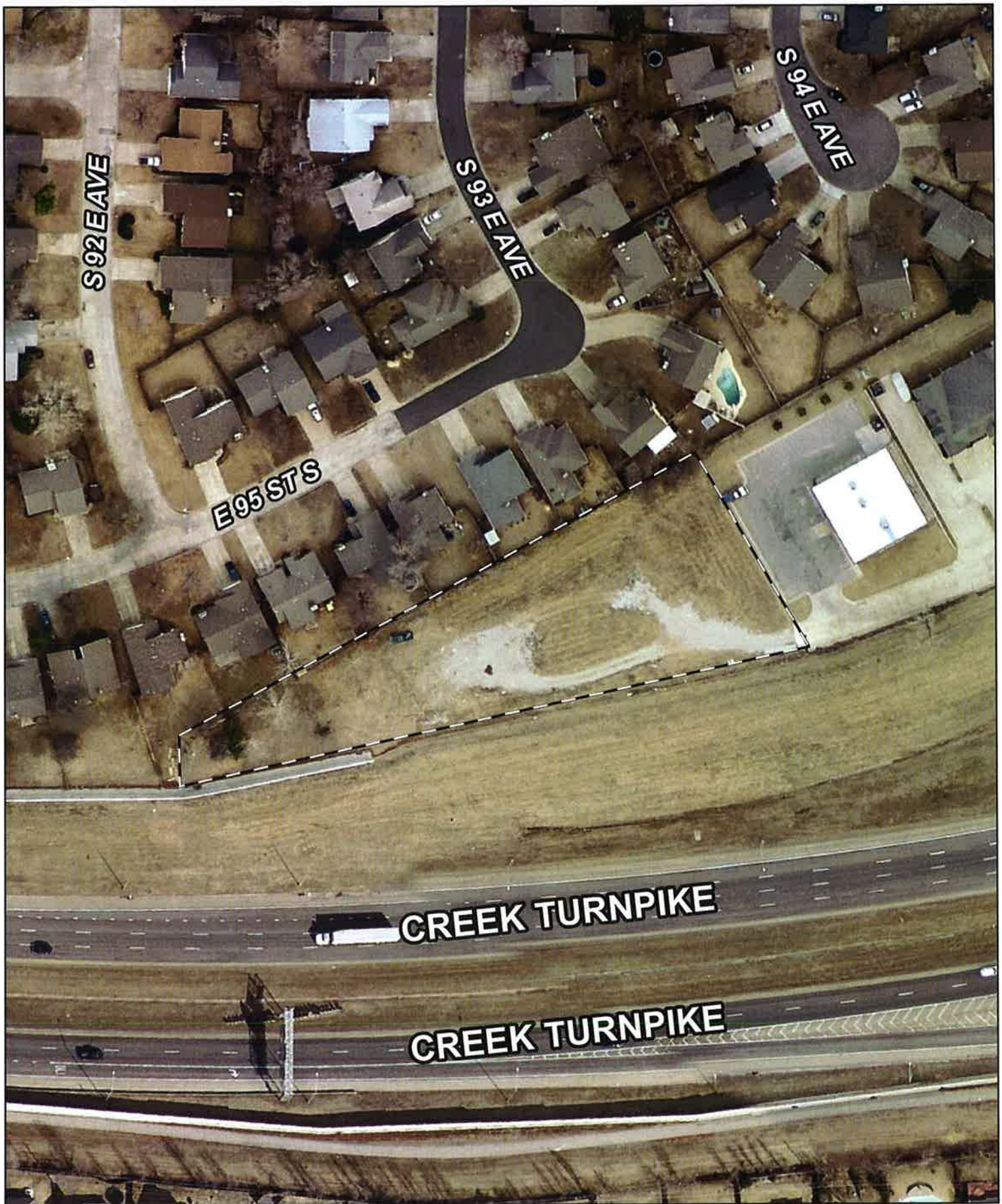
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



8.4





Feet  
0 50 100



Subject  
Tract

**PUD-597-5**

18-13 24

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

Aerial Photo Date: March 2014



8.5

**EXHIBIT "A"**

**NATURE OF AMENDMENT/DESCRIPTION OF PROPOSAL**

**PUD 597-5**

In addition to those uses permitted by right in the OL District, Minor Amendment PUD 597-5 requests that Use Unit 5, Place of Worship (i.e., a church) be approved as an additional Permitted Use in Lot 4, Block 1, 9600 MINGO OFFICE PARK.

8.6



**Case Number:** PUD-815-2  
**Minor Amendment**

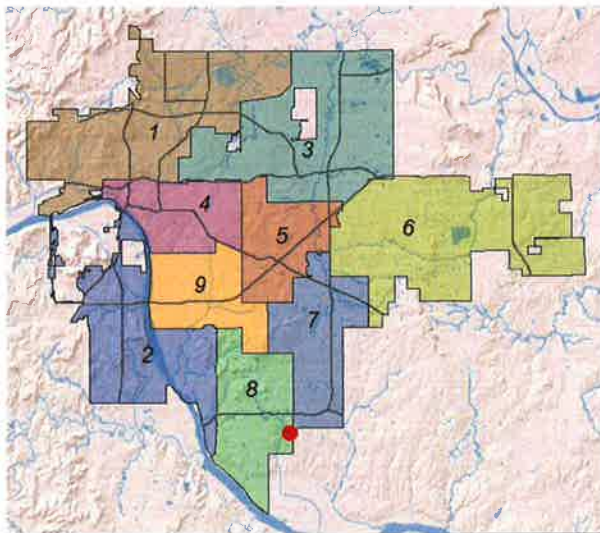
**Hearing Date:** February 18, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Costco Wholesale/ Michael Okuma

Property Owner: William E. Warren  
Foundation/ Thomas E. Cooper

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to add Use Unit 4 to permitted uses.

Gross Land Area: 18.18 acres

Location: Northwest corner of E. 103<sup>rd</sup> St. & S. Memorial Dr.

**Zoning:**  
Existing Zoning: CS/PUD-815  
Proposed Zoning: No Change

**Staff Recommendation:**  
Staff recommends **approval**.

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

**Staff Data:**  
TRS: 8326  
CZM: 57  
Atlas: 2468

**City Council District:** 8  
*Councilor Name:* Phil Lakin

**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-815-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to add Use Unit 4 - Public Protection and Utility Facilities to permitted uses.

A cell tower currently exists on site at this location. This minor amendment is required to bring that tower into conformity with the PUD standards.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

*"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility with the present and future use of the proximate properties."*

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-815 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Legal Description  
Proposed Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to add Use Unit 4 to the permitted uses.







0 200 400  
Feet



Subject  
Tract

**PUD-815-2**

18-13 26

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

Aerial Photo Date: March 2014





## LEGAL DESCRIPTION--COSTCO

A tract of land being a part of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 NE/4 NE/4) of Section Twenty-six (26), Township Eighteen (18) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described by metes and bounds as follows: COMMENCING at the Northeast Corner of the South Half of the Northeast Quarter of the Northeast Quarter of said Section 26; THENCE South 88°49'03" West, along the north line of said S/2 NE/4 NE/4, a distance of 120.00 feet to a point on the west right of way line of South Memorial Drive, said point being the POINT OF BEGINNING; THENCE South 01°00'34" East, parallel with the east line of said Section 26 and along said west right of way line of South Memorial Drive, a distance of 660.08 feet to a point on the south line of said S/2 NE/4 NE/4; THENCE South 88°48'36" West, along the south line of said S/2 NE/4 NE/4, a distance of 1199.75 feet to the southwest corner of said S/2 NE/4 NE/4; THENCE North 01°00'33" West, along the west line of said S/2 NE/4 NE/4, a distance of 660.24 feet to the northwest corner of said S/2 NE/4 NE/4; THENCE North 88°49'03" East, along the north line of said S/2 NE/4 NE/4, a distance of 1199.75 feet to the POINT OF BEGINNING. Said described tract contains a gross area of 792,044 square feet or 18.1828 acres, more or less.

**PUD-815-2**

**Minor Amendment**

Add Use Unit 4 – Public Protection and Utility Facilities to permitted uses.

**Case Number:** PUD-802-1  
**Minor Amendment**

**Hearing Date:** February 18, 2015

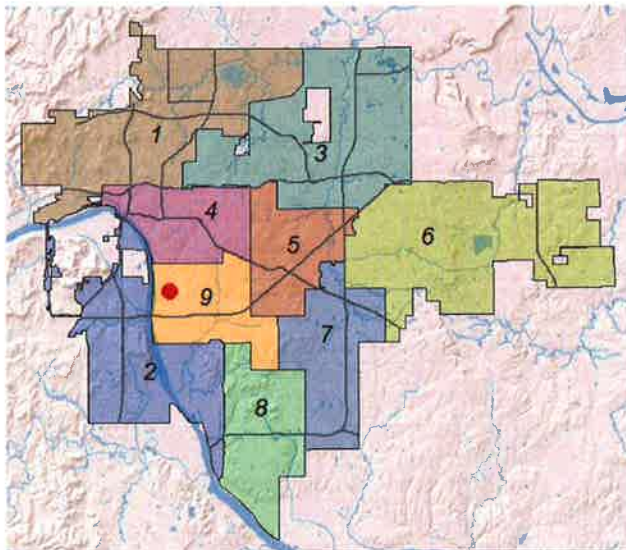
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Lou Reynolds

Property Owner: Arvest Bank c/o Eller & Detrich,  
P.C.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to modify Development Standards regarding: metal fence post on north boundary, wall signs on south wall, shielded ground lights and parking.

Gross Land Area: 0.74 Acres

Location: Northeast corner East 41<sup>st</sup> Pl. S. and S. Peoria Ave.

4117 South Peoria Avenue

**Zoning:**  
Existing Zoning: CH/CS/RM-2/PUD-802  
Proposed Zoning: No Change

**Comprehensive Plan:**  
Land Use Map: Mixed-Use Corridor  
Growth and Stability Map: Growth

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**Staff Data:**  
TRS: 19-13-30  
CZM: 47  
Atlas: 315

**City Council District:** 9  
*Councilor Name:* G.T. Bynum  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith

**SECTION I:** PUD-802-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: To modify Development Standards regarding: metal fence post on north boundary, wall signs on south wall, shielded ground lights and parking.

See Applicant's Exhibit "B" for specific proposed changes.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

*"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."*

*As well as Section 1107.H.12*

*"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."*

*and Section 1107.H.13*

*"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."*

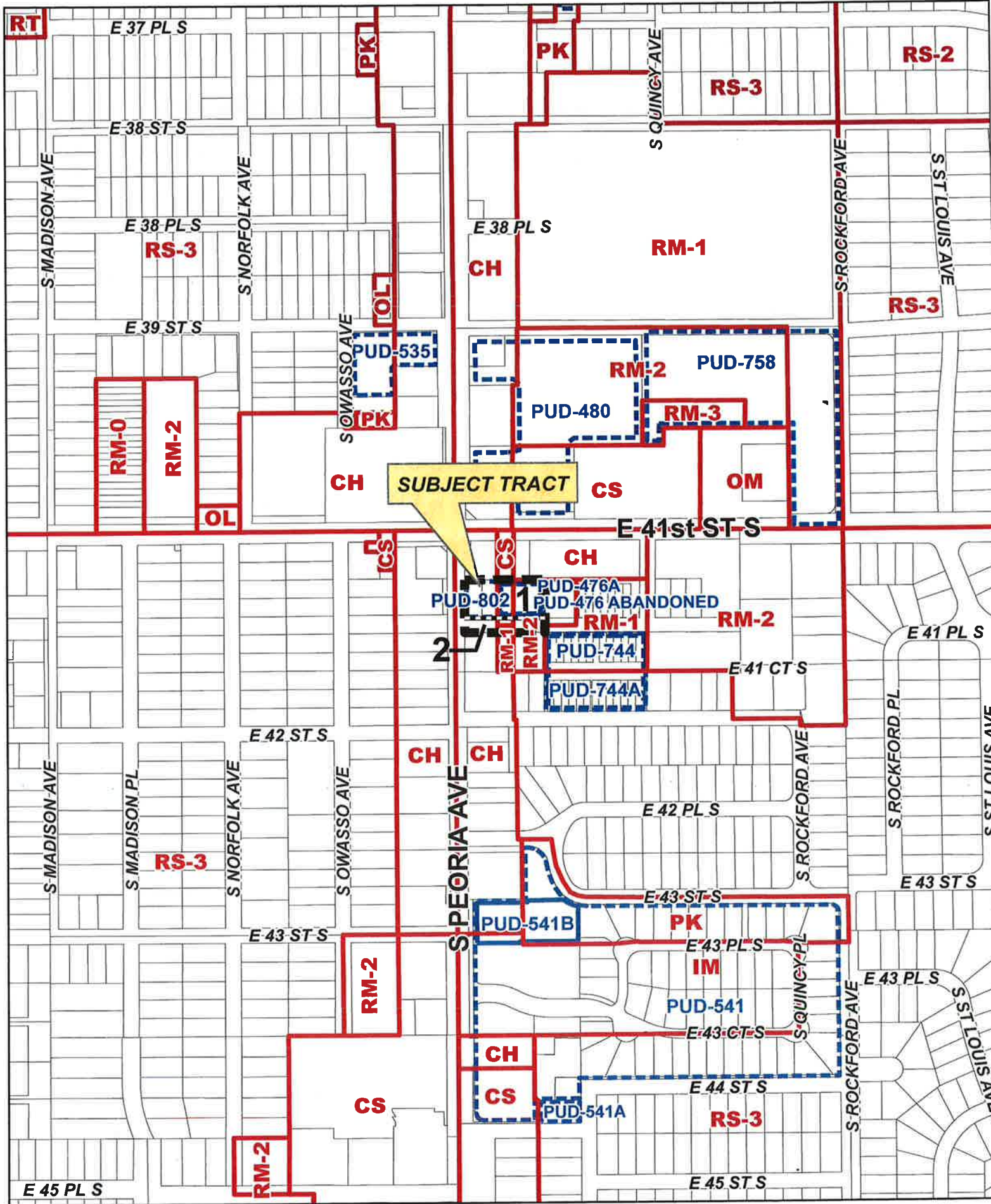
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-802 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Exhibit "A" Legal Description  
Applicant Exhibit "B" Minor Amendment Text

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards regarding: metal fence post on north boundary, wall signs on south wall, shielded ground lights and parking.



SUBJECT TRACT

PUD-802-1



19-13 30

10.3







0 200 400  
Feet



Subject  
Tract

**PUD-802-1**

19-13 30

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

Aerial Photo Date: March 2014



10.4





0 50 100  
Feet



Subject  
Tract

**PUD-802-1**

19-13 30

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

Aerial Photo Date: March 2014



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PUD 802-1**

**TRACT 1:**

Lots Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block One (1), JENNINGS-ROBARDS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 705.

**TRACT 2:**

All that part of East 41st Place South abutting and lying between Lots Eighteen (18) through Twenty-two (22), Block One (1 ), and Lots One (1) through Five (5), Block Four (4), JENNINGS-ROBARDS ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 705.

10.6



## **EXHIBIT "B"**

### **PUD 802-1**

The purpose of PUD 802-1 is to amend the Development Standards as follows:

1. Metal Fence Posts. The fence along the north boundary may be a decorative iron fence with metal posts and 8'-0" wood fence the length of the cell tower leased area.
2. Wall Signs – South Wall. Internally lit wall signage not to exceed 3 SF may be located on the south facing wall of the drive thru canopy.
3. Shielded Ground Lights. Shielded ground lights may be installed on the south and west sides of the main bank building (two (2) lights on the west side to light the front of the main bank building; one (1) light on the west side for the flag poles and one (1) light along the south wall of the main bank building).
4. Parking. Required off-street parking shall be provided as outlined by the applicable Use Unit of the Tulsa Zoning Code; however, the number of parking spaces that can comply as required off-street parking spaces shall not exceed the minimum required by more than 50%.



**Case Number:** PUD-221F-3  
**Minor Amendment**

**Hearing Date:** February 18, 2015

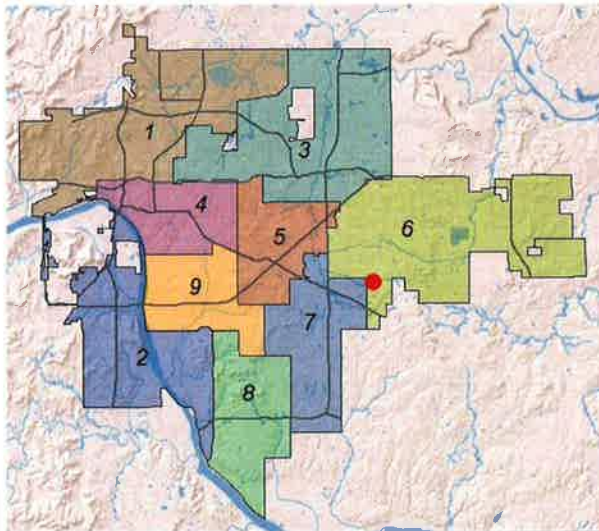
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Shaw Homes

Property Owner: Shaw Homes

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to increase allowable front yard coverage from 30% to 50%

Gross Land Area: 1 acre

Location: Northwest corner of E. 129<sup>th</sup> E. Ave. & E. 43<sup>rd</sup> St. S.

Lots 70, 71 & 72, Block 3; Lot 18, Block 2; Lot 15 Block 3 Crystal Creek

**Zoning:**  
Existing Zoning: RD/RS-3/PUD-221F  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 9428  
CZM: 49  
Atlas: 1115

**City Council District: 6**  
Councilor Name: Connie Dodson

**County Commission District: 1**  
Commissioner Name: John Smaligo

**SECTION I:** PUD-221F-3 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to increase the allowable front yard coverage of the subject lots from 30% to 50%

The subject lots are currently restricted to 30% front yard coverage. The applicant is requesting the increase in allowable coverage to 50% due to the unusual shapes of the subject lots.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

*"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."*

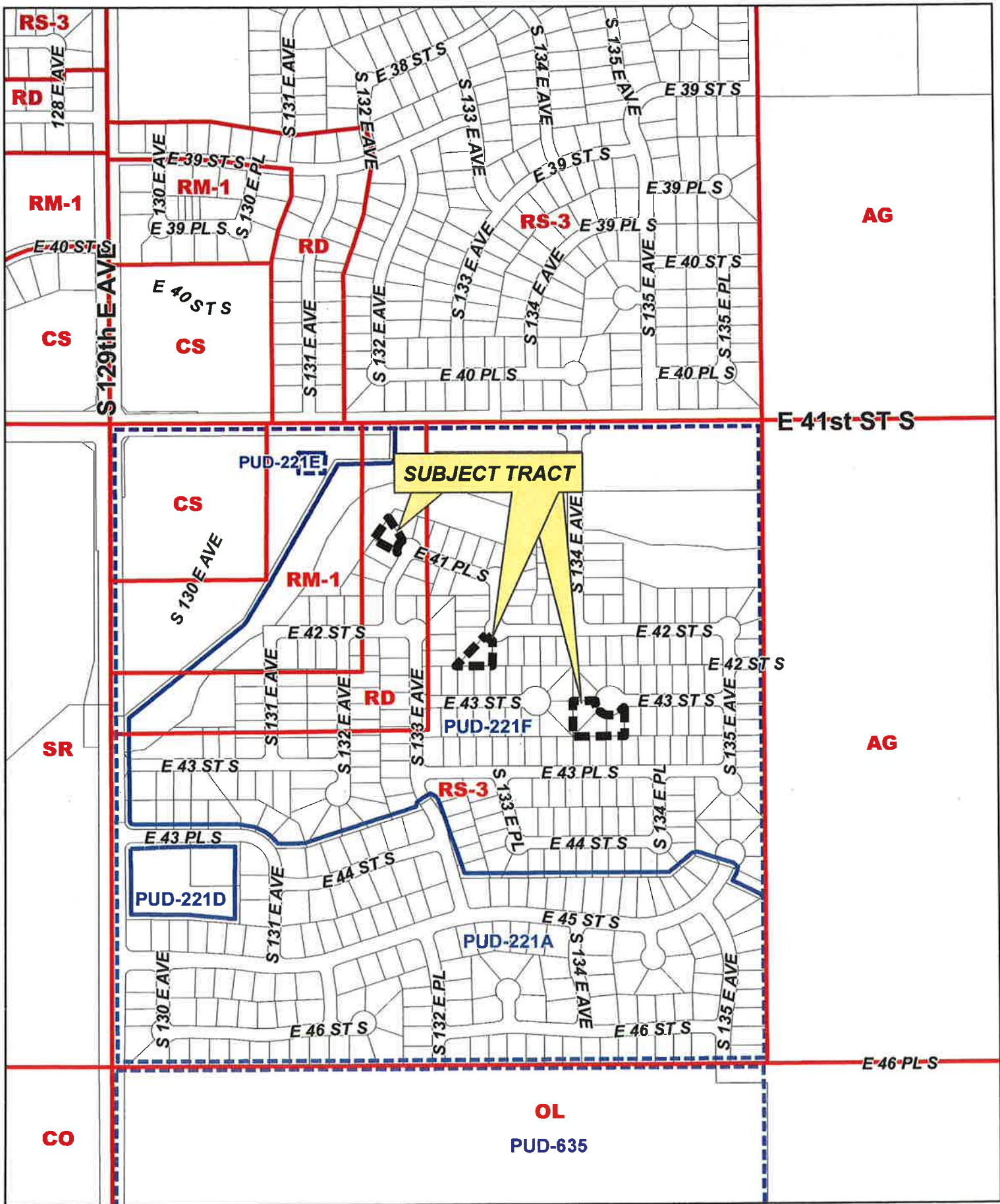
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-221F and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Example Site Plan  
Applicant plans of subject lots

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable front yard coverage of the subject lots from 30% to 50%.



**PUD-221F-3**

19-14 28

11.3



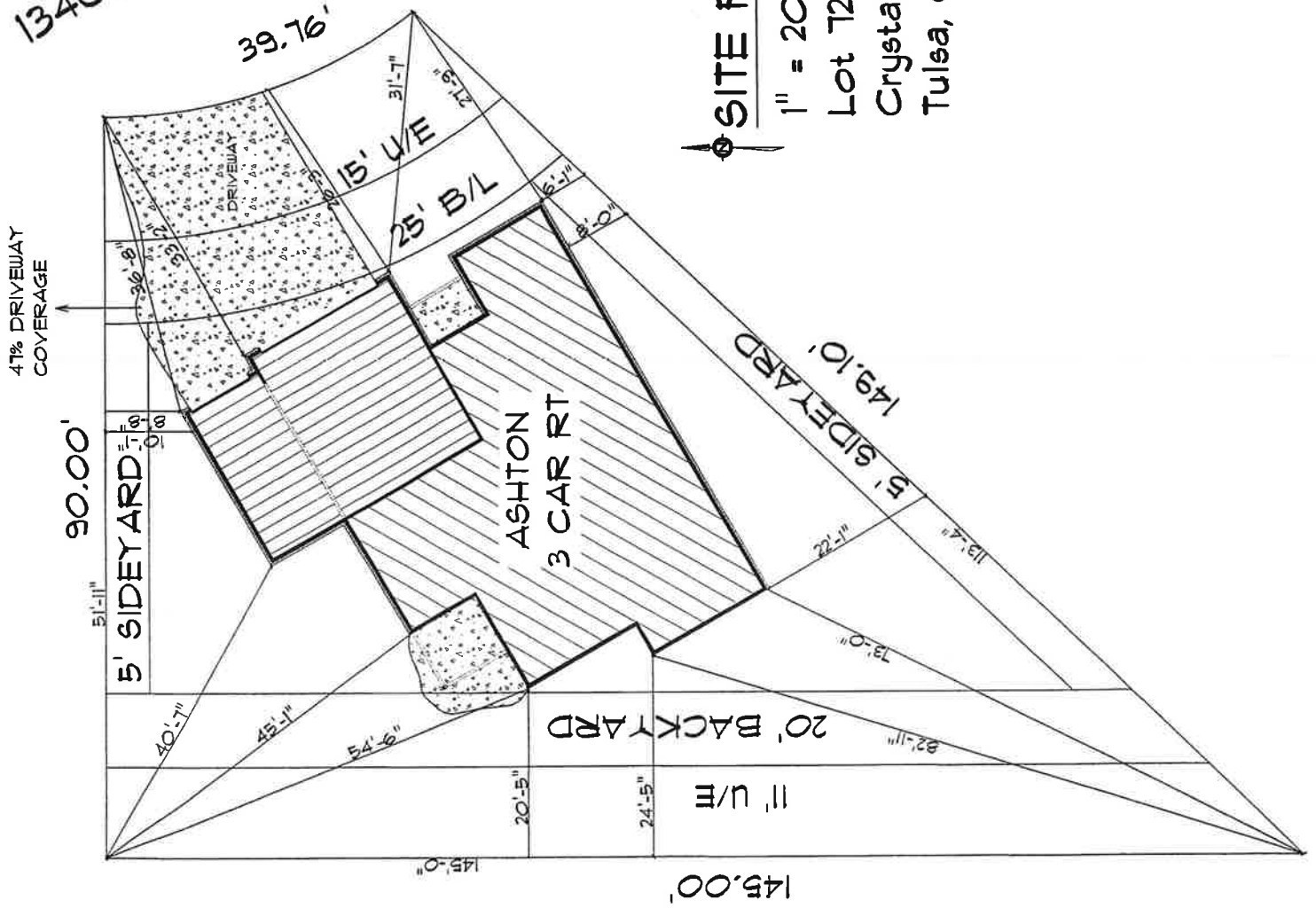


014  
11.4

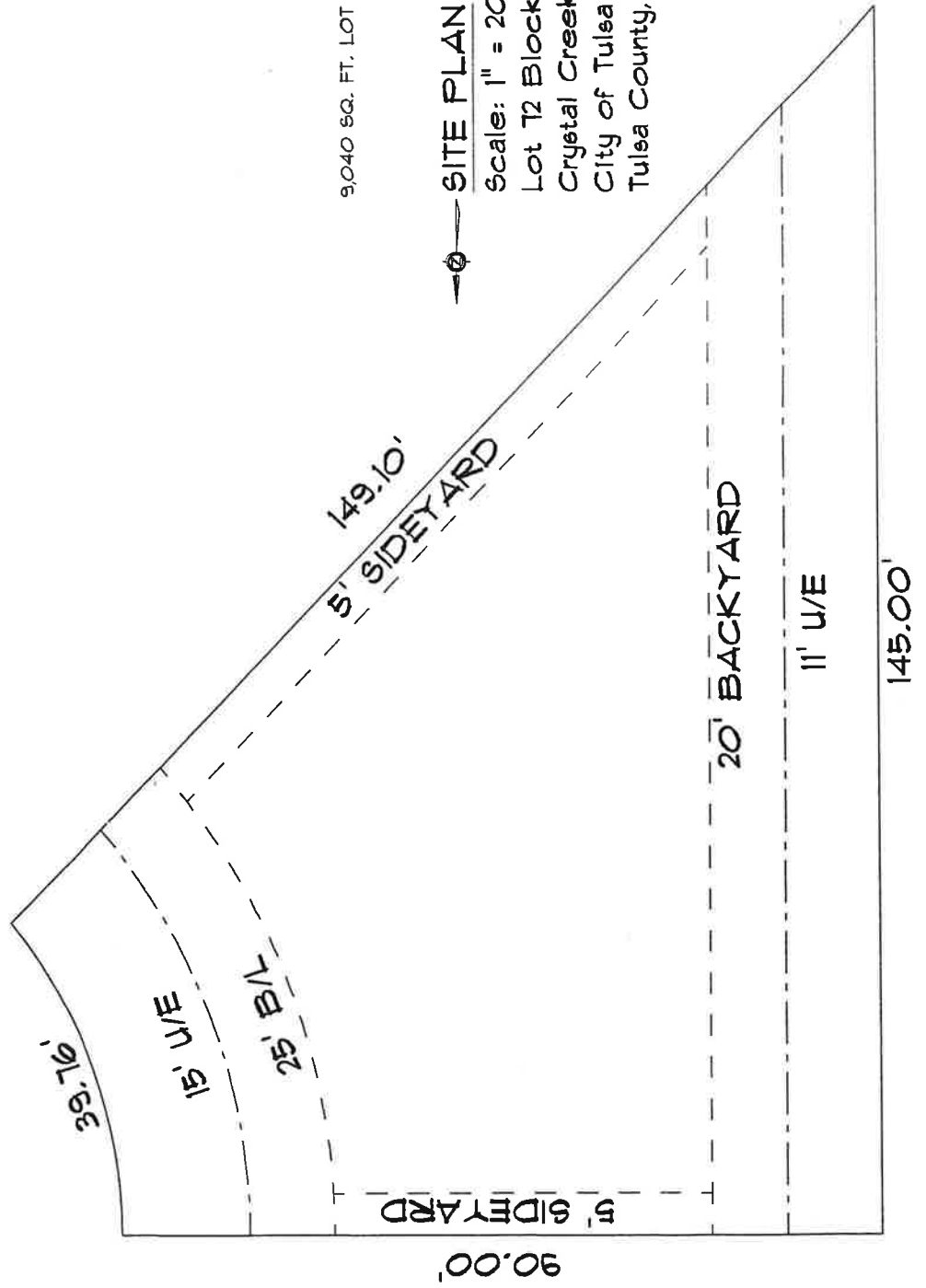


13402 S. 133rd E. Pl.

**SITE PLAN**  
 1" = 20'  
 Lot T2 Block 3  
 Crystal Creek  
 Tulsa, Oklahoma

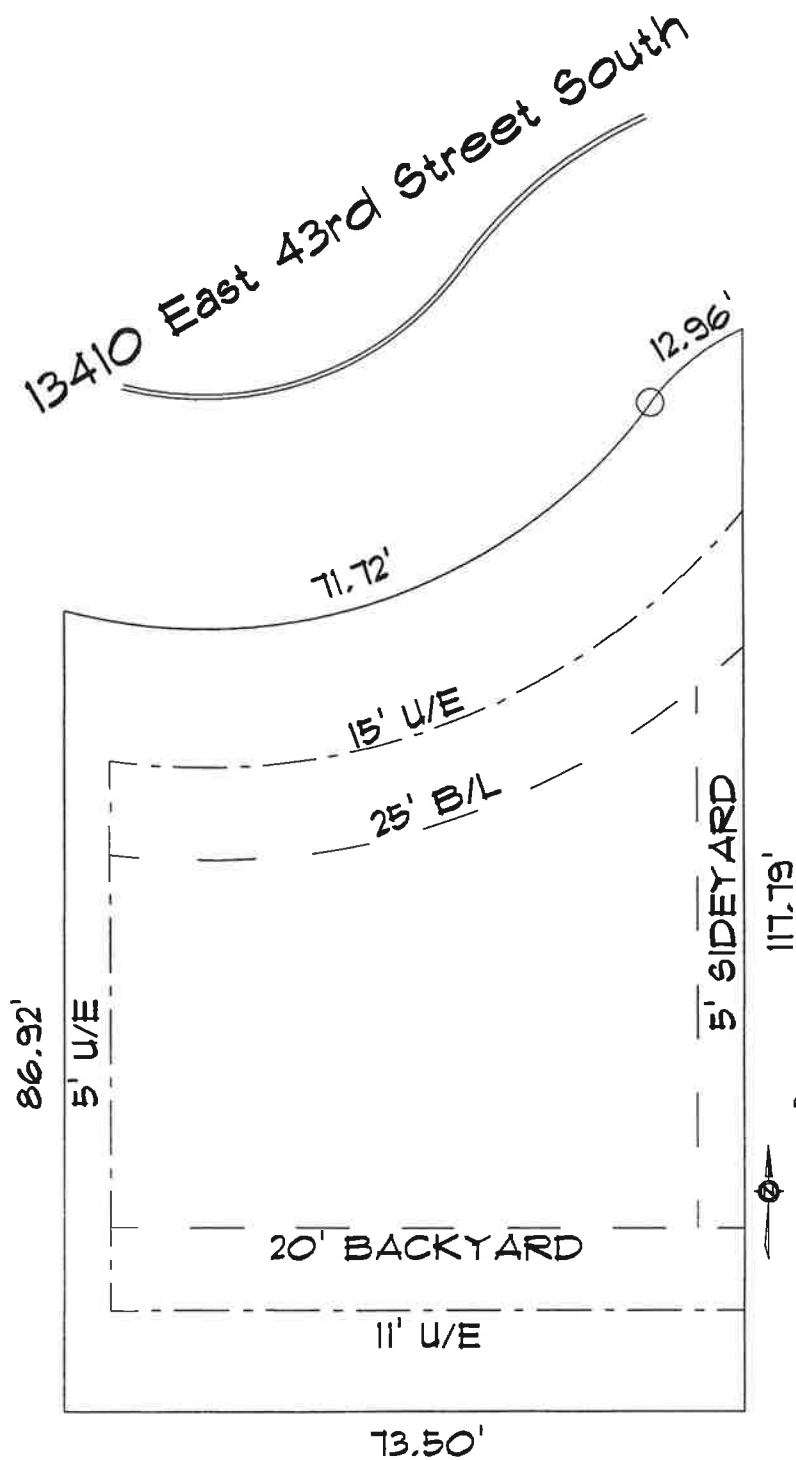


13402 E. 43RD ST. S.



11.6





6,911 SQ. FT. LOT



### SITE PLAN

Scale: 1" = 20'

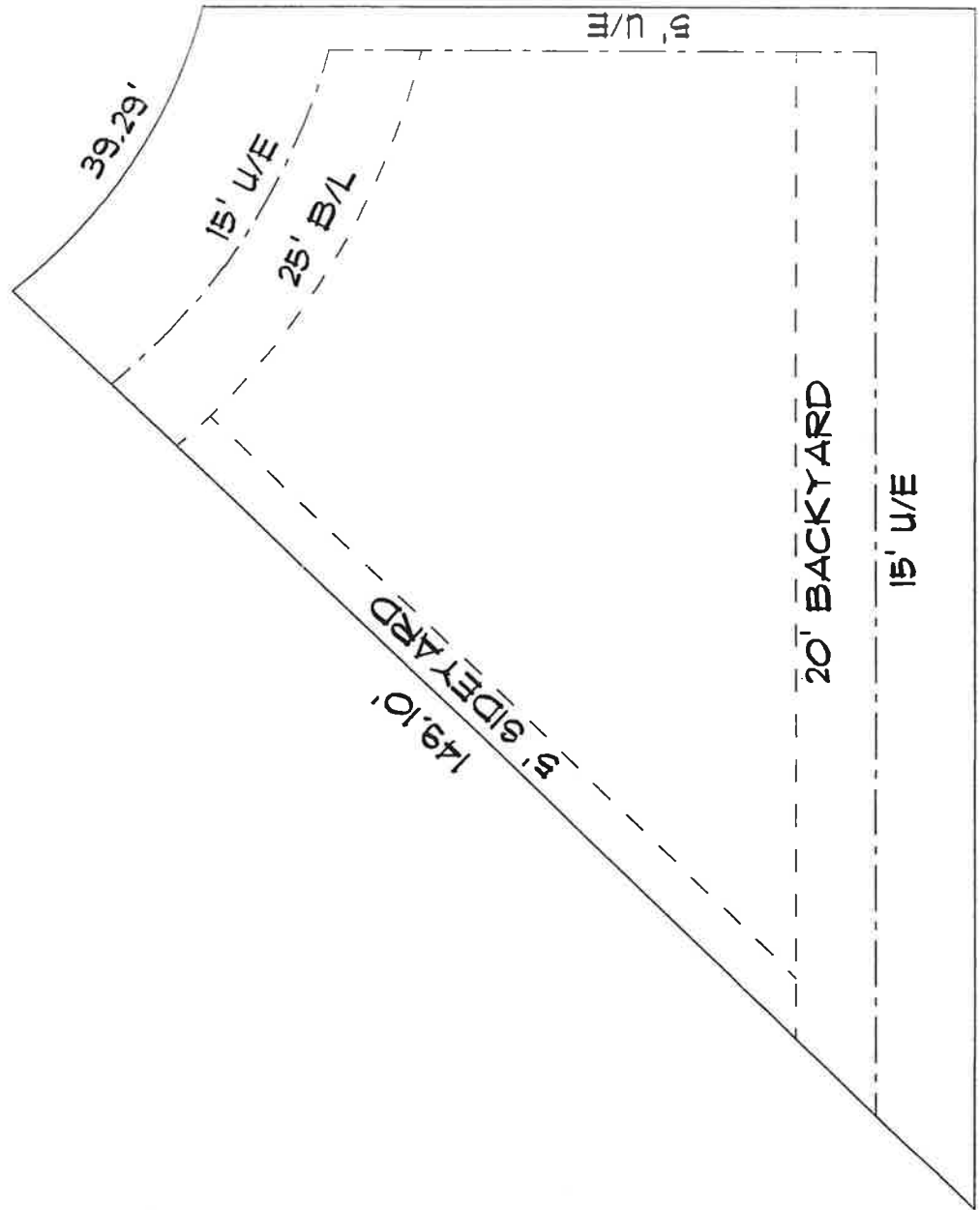
Lot 70 Block 3

Crystal Creek

City of Tulsa

Tulsa County, Oklahoma

13406 E. 43RD ST. S.



SITE PLAN

Scale: 1" = 20'

Lot 71 Block 3

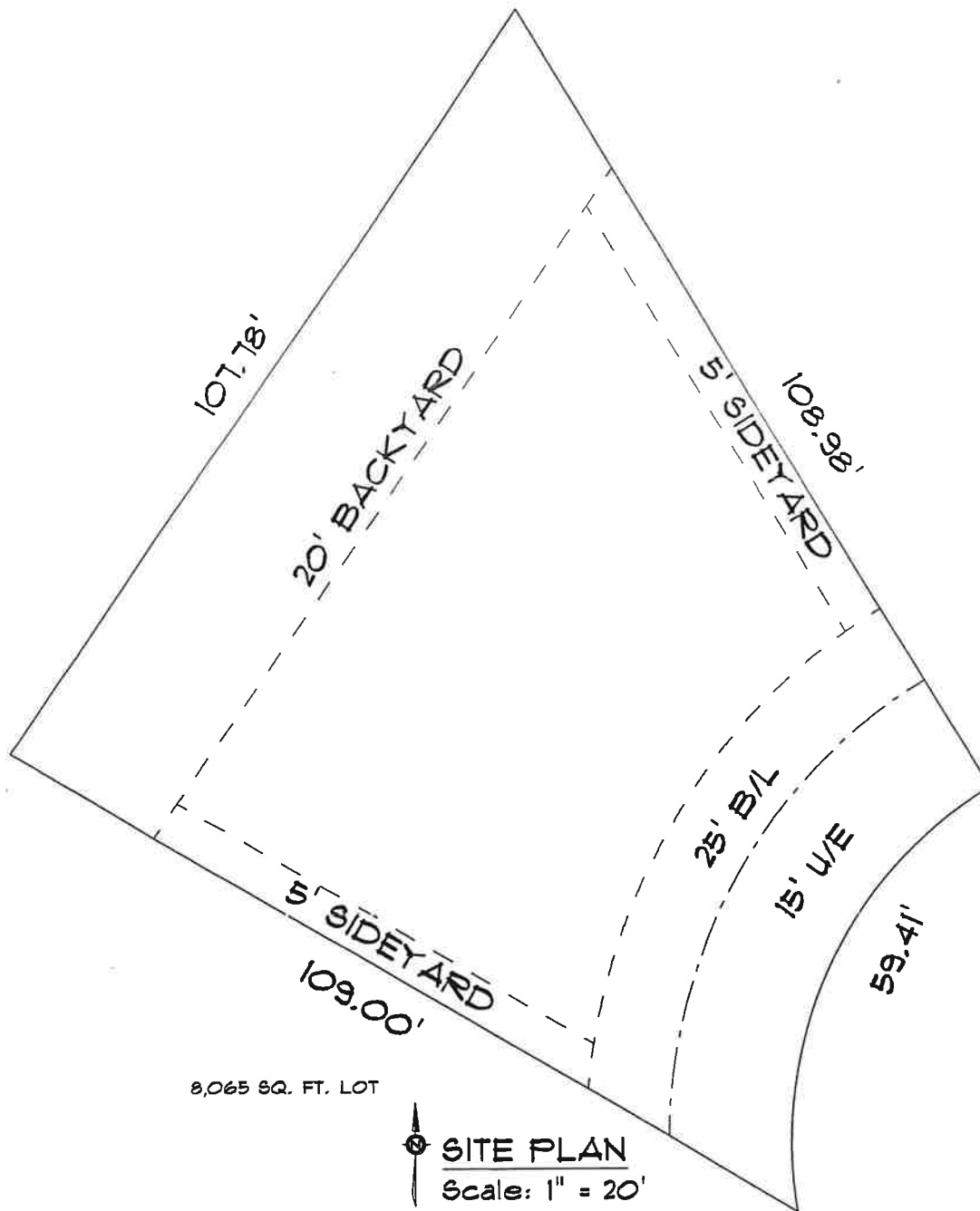
Crystal Creek

City of Tulsa

Tulsa County, Oklahoma

8,630 SQ. FT. LOT

11.8



8,065 SQ. FT. LOT



# SITE PLAN

Scale: 1" = 20'

Lot 18 Block 2

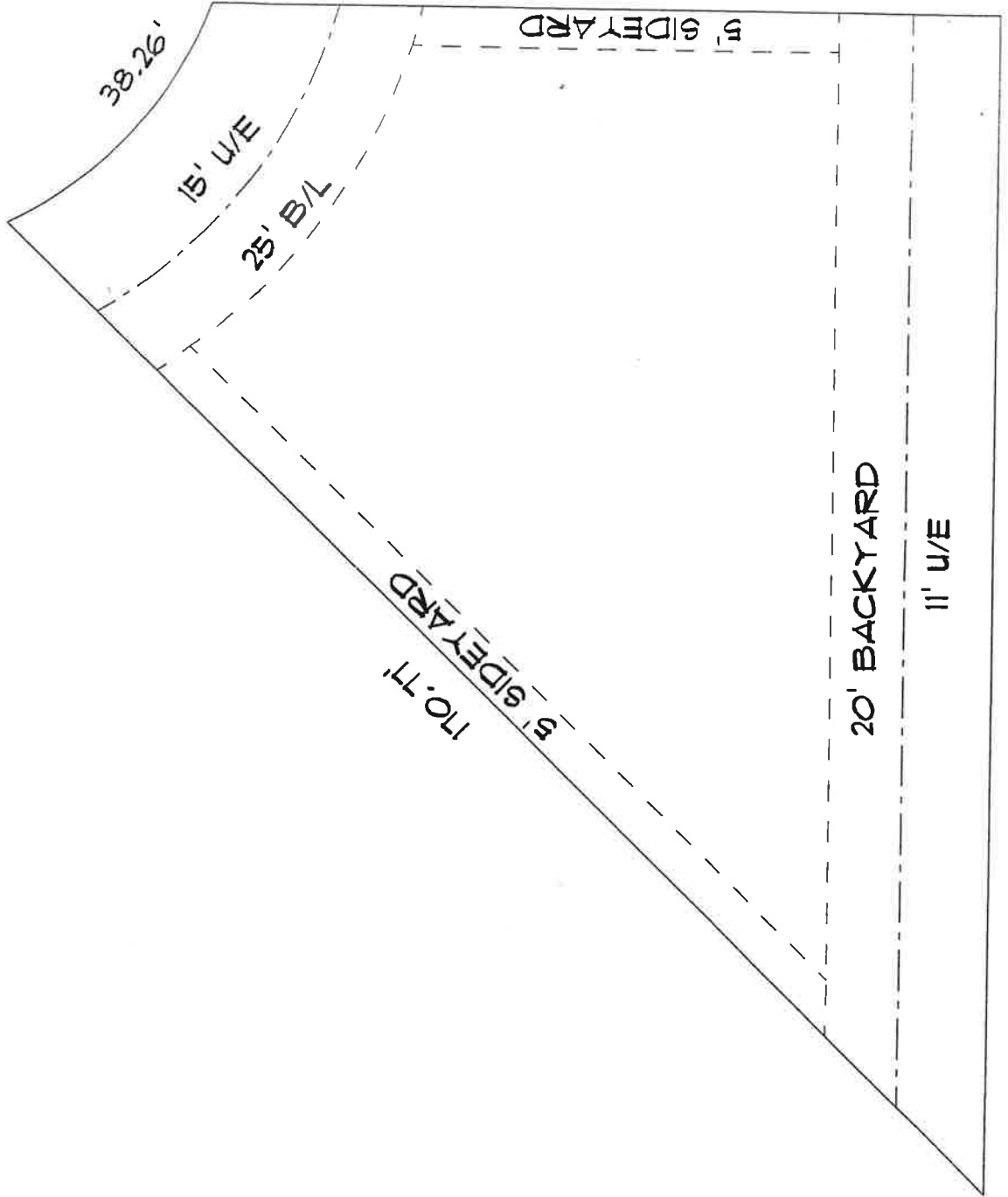
Crystal Creek

City of Tulsa

Tulsa County, Oklahoma

4102 S. 133rd E. Ave.

4206 S. 133<sup>rd</sup> E. Pl.



91.95'

10,273 SQ. FT. LOT

**SITE PLAN**

Scale: 1" = 20'

Lot 15 Block 3

Crystal Creek

City of Tulsa

Tulsa County, Oklahoma

11.10

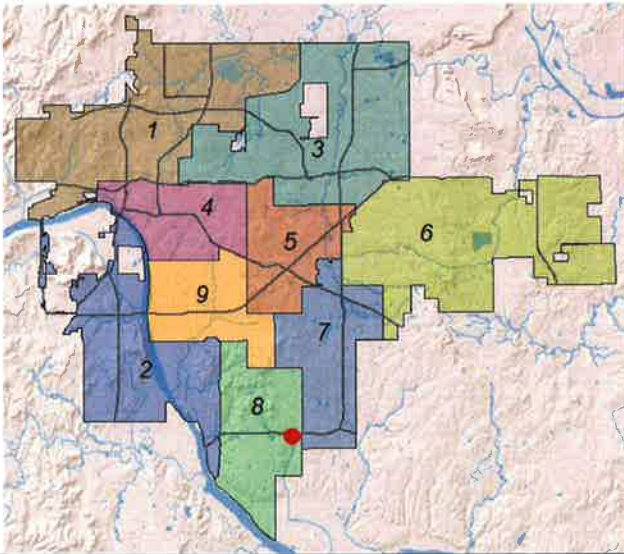
**Case Number:** PUD-678-4  
**Minor Amendment**

**Hearing Date:** February 18, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Green Country Outdoor Living  
Property Owner: George and Gloria Gonzalez

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the rear yard setback from 20 ft to 15 ft.

Gross Land Area: 0.2 Acres

Location: East of the Southeast Corner of South 74<sup>th</sup> East Avenue and East 97<sup>th</sup> Street South

Lot 9, Block 1, Audubon Village

7414 East 97<sup>th</sup> Street South

**Zoning:**  
Existing Zoning: RS-3/PUD-678  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**Staff Data:**  
TRS: 8323  
CZM: 57  
Atlas: 2084

**City Council District:** 8  
*Councilor Name:* Phil Lakin  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-678-4 Minor Amendment

**STAFF RECOMMENDATION**

**Amendment Request:** To reduce the required rear yard setback from 20 ft to 15 ft for Lot 9, Block 1 Audubon Village.

The applicant would like to construct a covered patio that would encroach 5 ft into the existing rear yard setback.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

*"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."*

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-678 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Floor Plan  
Applicant Plat Plan

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to reduce the rear yard setback from 20 ft to 15 ft.







0 250 500  
Feet



Subject  
Tract

**PUD-678-4**

18-13 23

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

Aerial Photo Date: March 2014



12.4





0 50 100  
Feet



Subject  
Tract

**PUD-678-4**

18-13 23

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

Aerial Photo Date: March 2014



125









**Case Number:** Z-5620-SP-14  
**Detail Site Plan**

**Hearing Date:** February 18, 2015

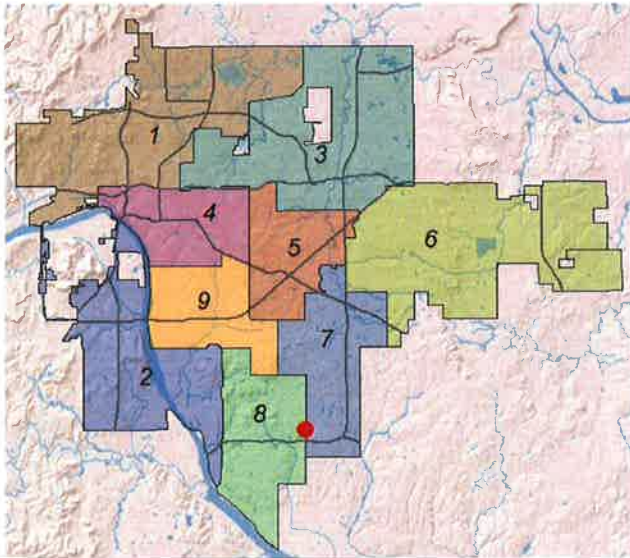
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Andrew A. Shank

Property Owner: CStore Investors, LLC c/o Eller & Detrich, P.C.

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



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for one new retail building in a Corridor District.

Gross Land Area: 0.69 Acres

Location: Southeast Corner of S. Memorial Dr. & E. 91<sup>st</sup> St.

Lot 1, Block 1, Star Center

**Zoning:**  
Existing Zoning: CO/Z-5620-SP-14  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**Staff Data:**  
TRS: 9324  
CZM: 57  
Atlas: 1904

**City Council District:** 7  
*Councilor Name:* Anna America  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**SECTION I: Z-5620-SP-14 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 0.69 Acre site in a Corridor District for a new retail building, including one, one story building.

**PERMITTED USES:**

Uses permitted as a matter of right are Use Unit 14 – Shopping Goods and Services, Use Unit 21 – Business Signs and Outdoor Advertising, and uses of a nature customarily accessory thereto, include, without limitation, Use Unit 23 – Warehousing and Wholesaling, as an accessory use. The retail building 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 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 not provided. Site lighting shall comply with the requirements of the Tulsa Zoning Code.

**SIGNAGE:**

The site plan illustrates wall sign locations. 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.

**PEDESTRIAN ACCESS AND CIRCULATION:**

The plan displays sidewalks along East 91<sup>st</sup> Street and along South Memorial Drive, as well as internal pedestrian paths adjacent to the proposed building.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.



**SUMMARY:**

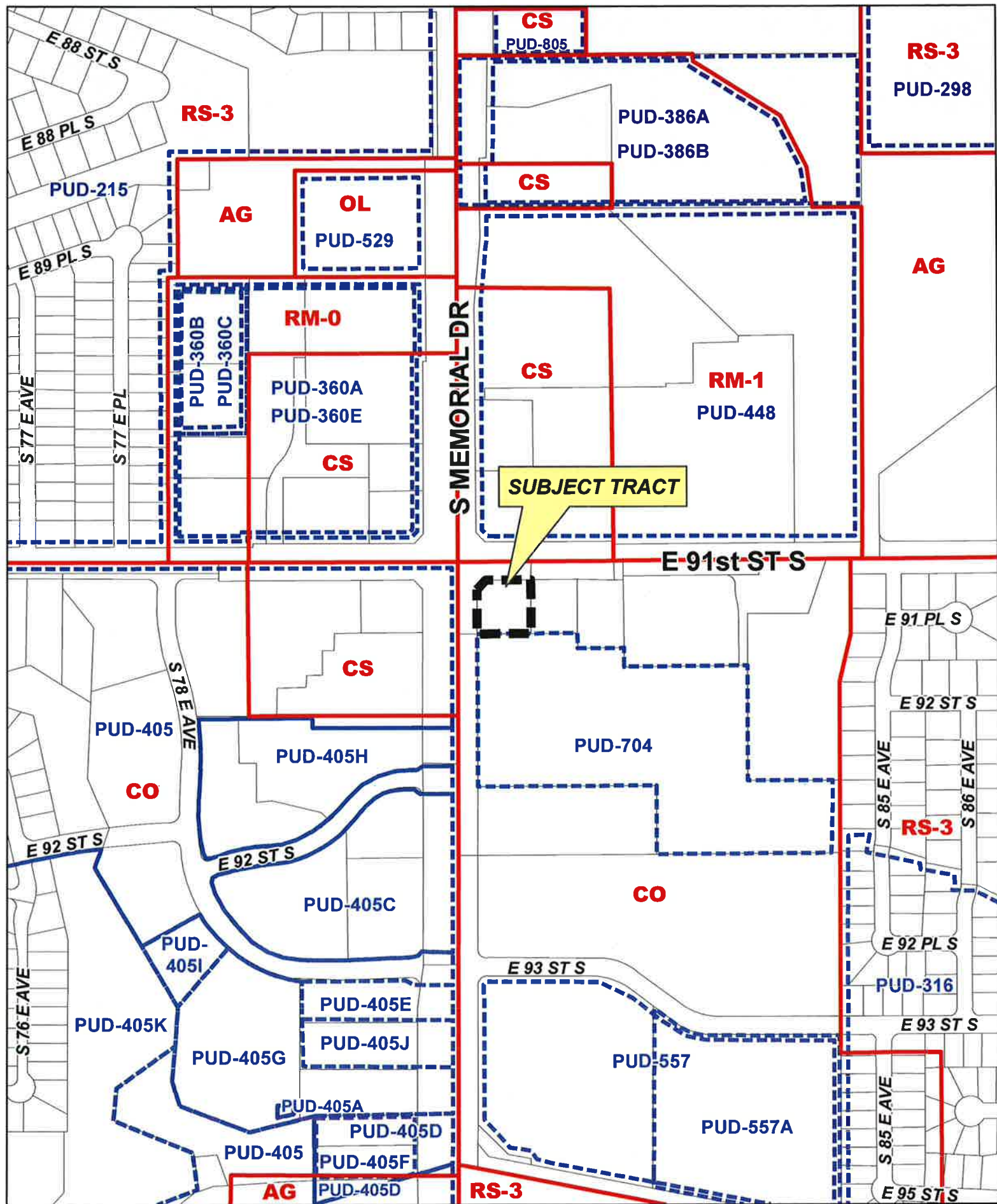
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-5620-SP-14**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with 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  
INCOG aerial photo enlarged  
Applicant Site Plan

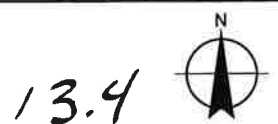
Staff recommends **APPROVAL** of the detail site plan for the proposed new retail building.

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



**Z-5620-SP-14**

18-13 24





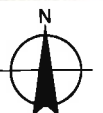


**Z-5620-SP-14**

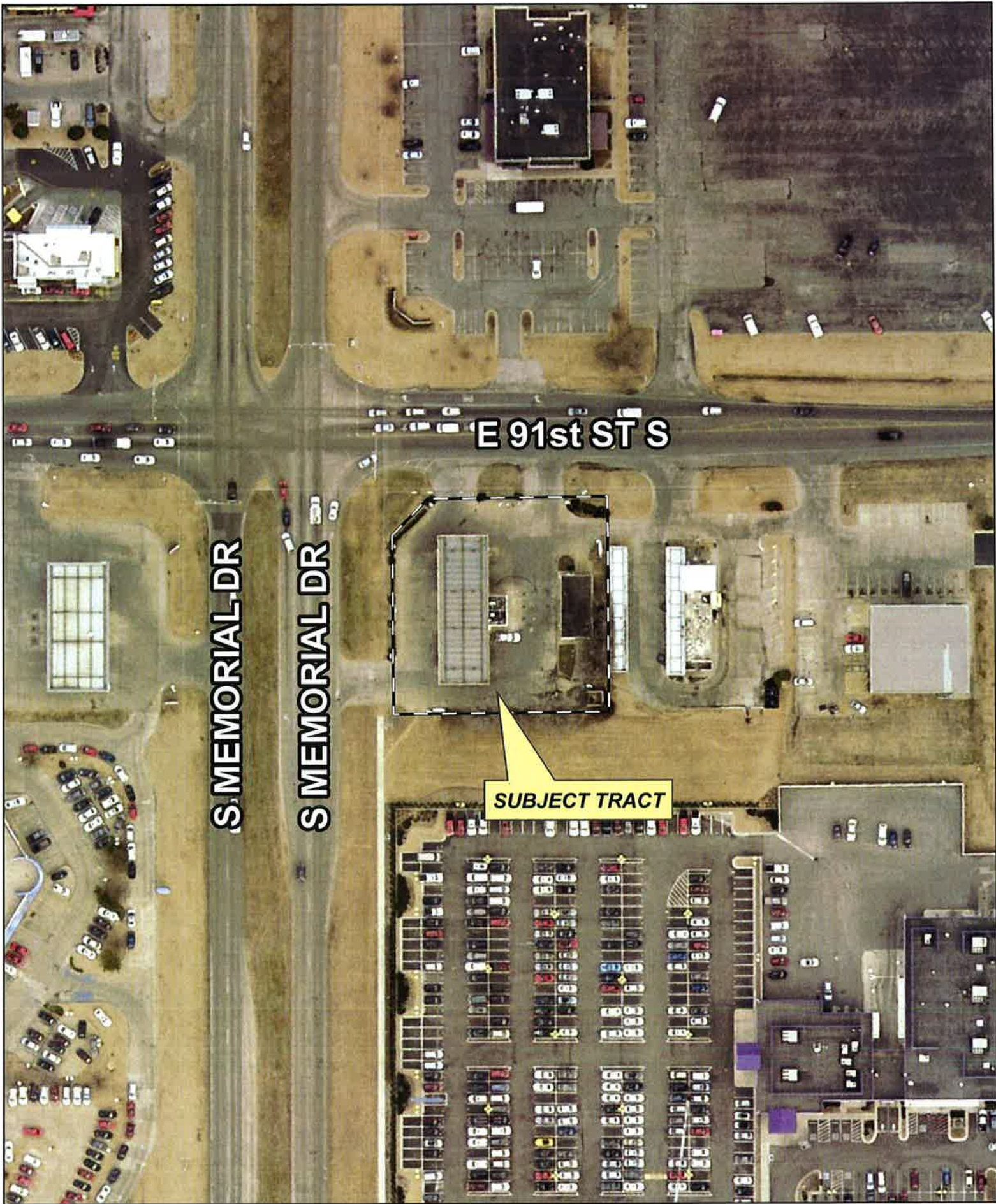
Aerial Photo Date: March 2014

18-13 24

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







Aerial Photo Date: March 2014

**Z-5620-SP-14**

18-13 24

13.4

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









**Case Number:** PUD-817  
**Detail Site Plan**

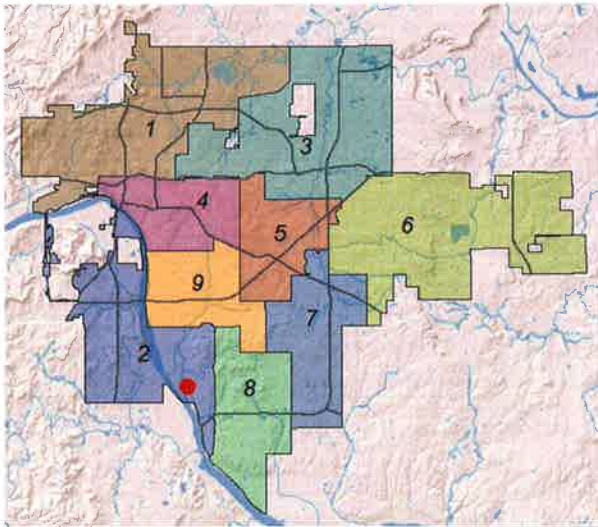
**Hearing Date:** February 4, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Khoury Engineering, Inc.

Property Owner: 4<sup>th</sup> Street Brewery, LLC.

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



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for a new micro-brewery to occupy an existing building within the PUD

Gross Land Area: 0.5 Acres

Location: SE/c of E. 4<sup>th</sup> St. and S. Madison Ave.

**Zoning:**  
Existing Zoning: IL/PUD-817  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **APPROVAL** with the understanding that the six-foot tall wood screening fence that is required by the PUD will replace the existing six-foot tall chain link fence along the entire length of the Southern property line.

**Staff Data:**  
TRS: 9201  
CZM: 36  
Atlas: 8

**City Council District:** 4  
Councilor Name: Blake Ewing

**County Commission District:** 2  
Commissioner Name: Karen Keith



## **SECTION I: PUD-817 Detailed Site Plan**

### **STAFF RECOMMENDATION**

#### **CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 0.5 Acre site in a Planned Unit Development for a new micro-brewery to be located in an existing one story building.

#### **PERMITTED USES:**

Permitted Uses and accessory uses customarily incident to a principal use: Use Unit 1 (Area-wide uses); Use Unit 4 (Public Protection and Utility Facilities); Use Unit 11 (Offices, studios, and Support Services); Use Unit 12 (Eating Establishments, Other than Drive-ins; Use Unit 13 (Convenience Goods and Services); Use Unit 14 (Shopping Goods and Services); Use Unit 15 (Other Trades and Services); Use Unit 21 Business Signs, Outdoor Advertising); Use Unit 26 but limited to a micro-brewery with a production of less than 5,000 beer barrels annually. No outside storage of any kind allowed. The micro-brewery 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 existing 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 not provided. Parking area light standards shall not exceed 20 feet in height and shall be equipped with deflectors directing the light downward and away from the south boundary of the property. Lighting shall be designed so that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way.

#### **SIGNAGE:**

The site plan does not illustrate wall or 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 and landscape area 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. The PUD requires the existing six-foot tall chain link fence to be replaced with a six-foot tall wood screening fence along the entire length of the South property line. This has not been shown on the site plan provided by will be required.

#### PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along East 4<sup>th</sup> Street South and South Madison Avenue. A pedestrian path is shown adjacent to a portion of the existing building.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

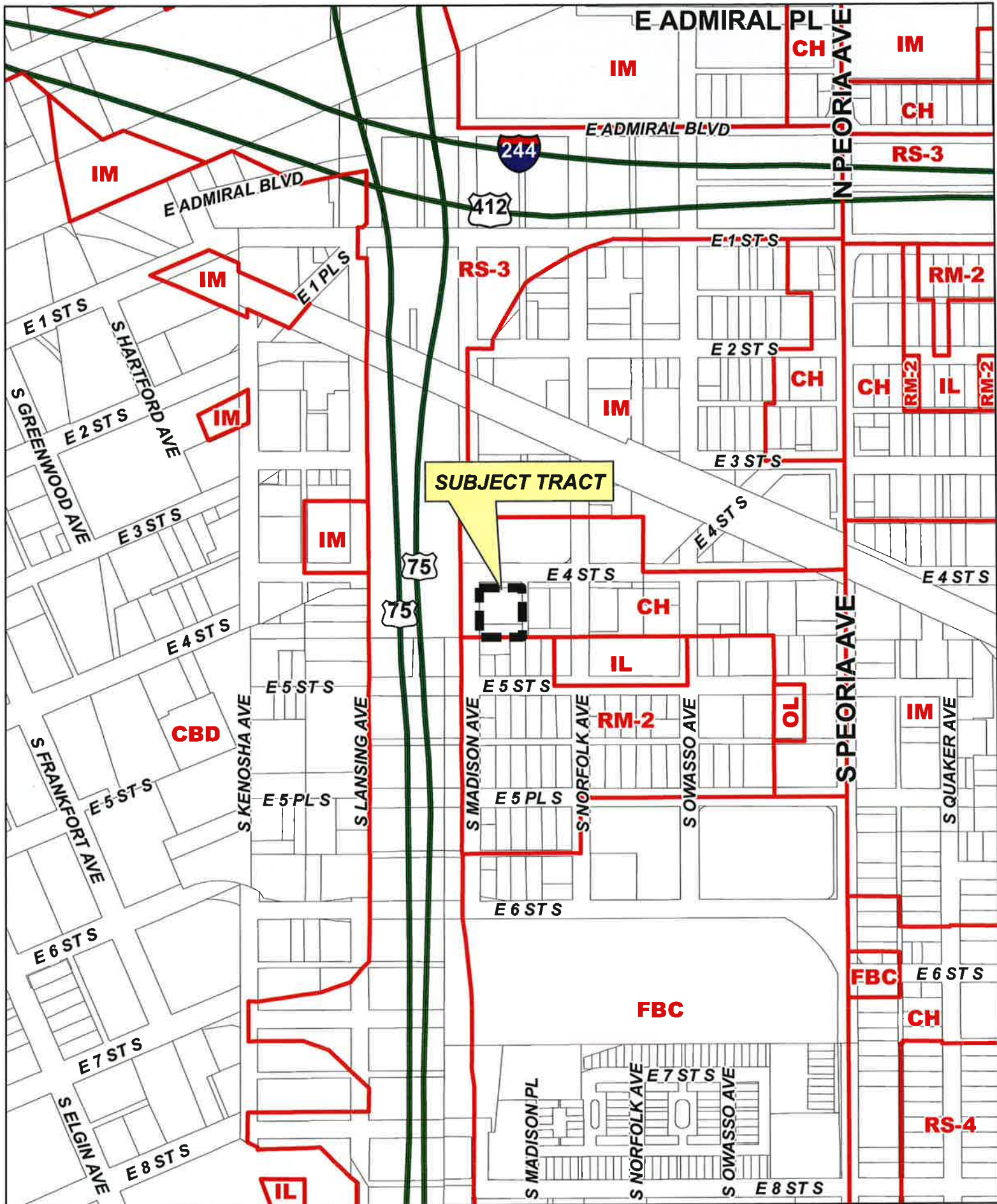
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-817**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development with the exception that a six-foot tall wood screening fence is required to replace the existing six-foot tall chain link fence along the entire length of the Southern property line. 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  
INCOG aerial photo enlarged  
Applicant Site Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed micro-brewery with the understanding that the six-foot tall wood screening fence will replace the existing six-foot tall chain link fence along the entire length of the Southern property line.

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

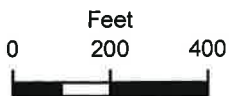


PUD-817

19-12 01

14.4





Aerial Photo Date: March 2014

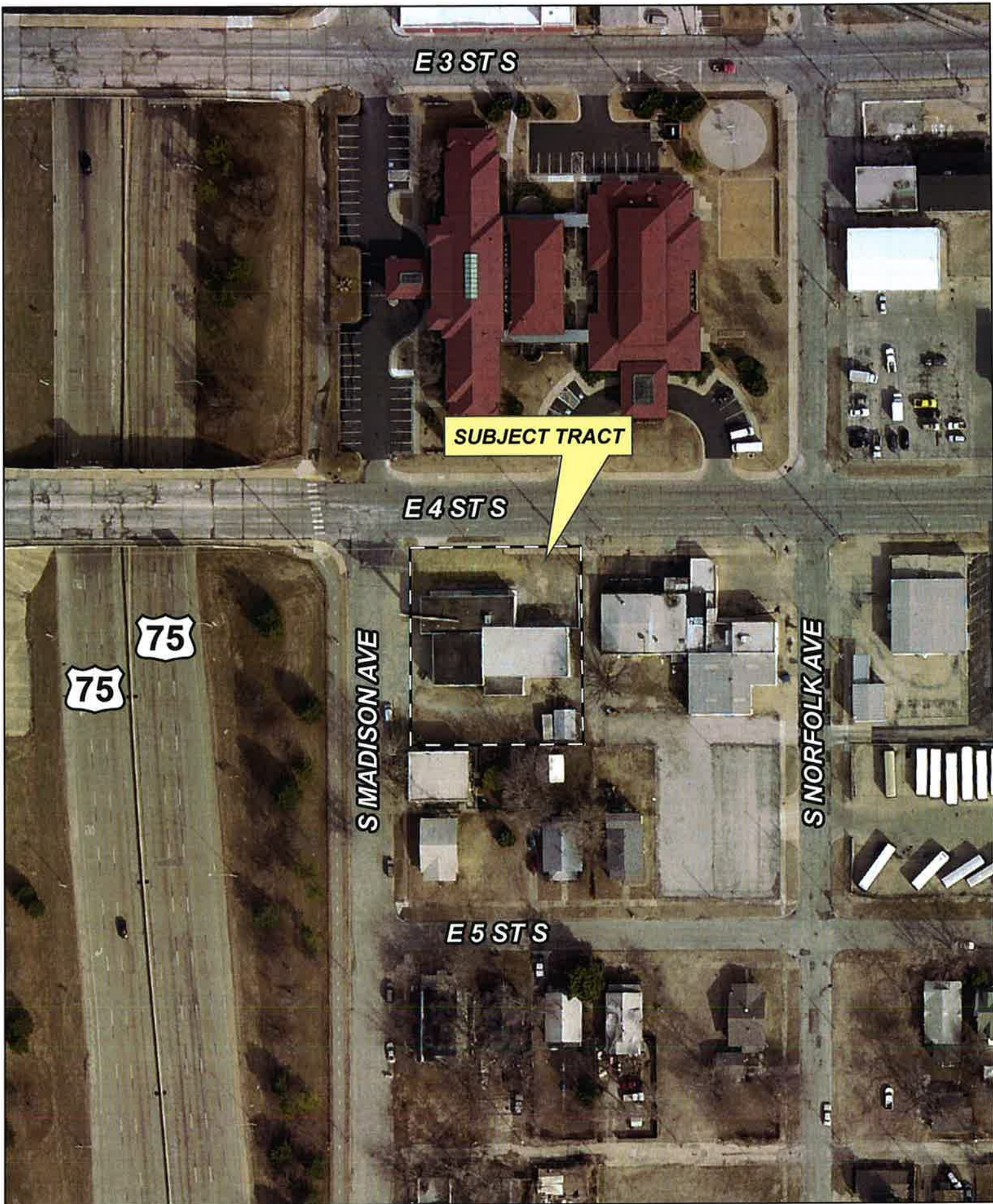
**PUD-817**

19-12 01

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







Aerial Photo Date: March 2014

**PUD-817**

19-12 01

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

14.6





**OWNER/DEVELOPER**  
4TH STREET BREWERY LLC  
Contact: MEL T. DALEY  
2205 S. MADISON AVENUE  
TULSA, OK 74114  
(918) 553-7337  
mel@4thstreetbrewery.com

**ENGINEER**  
KHOURY ENGINEERING, INC.  
1435 East 4th Street  
Tulsa, Oklahoma 74103  
(918) 712-8788  
t@khouryeng.com  
CA No. 3754 Renewal Date 3/31/2015

### LEGAL DESCRIPTION:

The South Half (S/2) of Lot Four (4), Block Fifteen (15), HOODE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, known as the "HOODE ADDITION" to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 288, 1st First (F1) and the South 30 feet of Lot Six (6), in Block Fifteen (15), in HOODE ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat No. 288.

### SITE DATA TABULATION

PUD NUMBER B17  
DEVELOPMENT AREA A  
NET LAND AREA: 21,601 S.F. (0.500 AC)  
PERMITTED USES: USE UNIT 1, 4, 11, 12, 13, 14, 15, 21 AND 26 BUT LIMITED TO A MICRO-BREWERY WITH A PRODUCTION OF LESS THAN 5,000 BEER BARRELS  
PROPOSED USES: MICRO-BREWERY  
MAXIMUM BLDG. FLOOR AREA RATIO PERMITTED: N/A  
MAXIMUM BLDG. FLOOR AREA: 165 (7,200 S.F.)  
MAXIMUM BLDG. HEIGHT PERMITTED: 35 FT  
MINIMUM BLDG. HEIGHT PROPOSED: N/A (30 FT)  
MINIMUM BLDG. SETBACKS REQUIRED:  
15 FEET FROM EXISTING STREET FRONTAGE  
0 FEET FROM THE EAST BOUNDARY  
OFF STREET PARKING: 9 REQUIRED, 10 PROVIDED  
TOTAL NUMBER OF SPACES: 9 REQUIRED, 10 PROVIDED  
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED:  
10.0% (2,160 S.F.) 10.0% CORRESPONDING LANDSCAPED AREA PROVIDED:  
20,406 (6,637.70 S.F.)  
UNDEVELOPED STREET YARD PER STREET FRONTAGE REQUIRED:  
EAST 4TH STREET SOUTH: 158' x (144.50' x 107') = 21,000 S.F.  
SOUTH MADISON AVENUE EAST: 138' x (144.50' x 107') = 21,645 S.F.  
UNDEVELOPED STREET YARD PER STREET FRONTAGE PROVIDED:  
SOUTH MADISON AVENUE EAST: 415.23 S.F.  
ADDITIONAL LANDSCAPE AREAS REQUIRED (IF ANY): N/A  
LIGHTING: LIGHT FOR PARKING AREAS  
MAXIMUM HEIGHT PERMITTED: 20 FT  
HEIGHT PROVIDED: N/A

### 2 SITE DATA

PARKING DATA		REQUIRED		PROVIDED	
REGULAR PARKING	1	1	1	1	1
ACCESSIBLE PARKING	1	1	1	1	1
L/PUD-B17					
SETBACK FROM LOT LINE					
BUILDING SETBACK	10'	0	10'	0	5'
SITE AREA (POST-DEVELOPMENT)					
BUILDING AREA	7,200.00	0.163	33.000		
PAVING & SIDEWALKS	7,767.30	0.178	35.606		
LANDSCAPE AREA	6,637.70	0.152	30.492		
TOTAL SITE AREA	21,605.00	0.500	100.00		
INCREASE IMPERVIOUS AREA	14,967.30	0.343	68.692		

### 3 KEYED NOTES

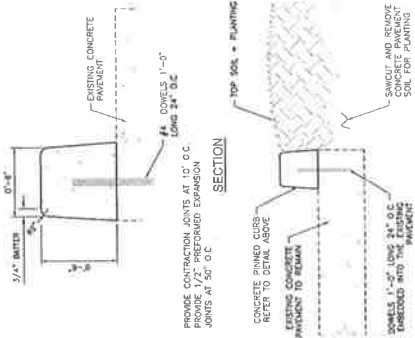
- ALL ITEMS ARE KEY CONSTRUCTION UNLESS NOTED OTHERWISE.
- C101 PARKING STRIPES PAINTED WITH (2) COATS TRAFFIC YELLOW IN SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.
- C102 4" WIDE PAINT STRIPES AT 2' O.C. USE 2 COATS YELLOW.
- C103 ACCESSIBLE PARKING SIGN ON POST.
- C104 PAINTED STANDARD ACCESSIBLE SYMBOL.
- C105 CONCRETE CURB WITH 1/2" RADIUS.
- C106 FINISHED CONCRETE CURBS RE DETAIL 5.

### 4 GENERAL NOTES

1. THE CONTRACTOR SHALL CALL THE UNDERGROUND UTILITY LOCATING SERVICE (TULSA) AND HAVE THEM MARK THE LOCATION OF EXISTING UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF WORK.
2. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF PAINT STRIPES AND/OR TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
5. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
6. THE HORIZONTAL DRIVE AND BENCHMARK ARE BASED ON AN ASSUMED BEARING OF 151° 15' 00" FROM THE LINE OF BLOCK 15 - HOODE ADDITION.
7. THE PROPERTY DESCRIBED HEREON IS IN CDDO ZONE 3C (UNSHARED) WHICH IS DEFINED AS AN AREA OF MANUAL FLOODING, AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 10004 E. 4TH STREET, TULSA, OKLA. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON OCTOBER 16, 2002.

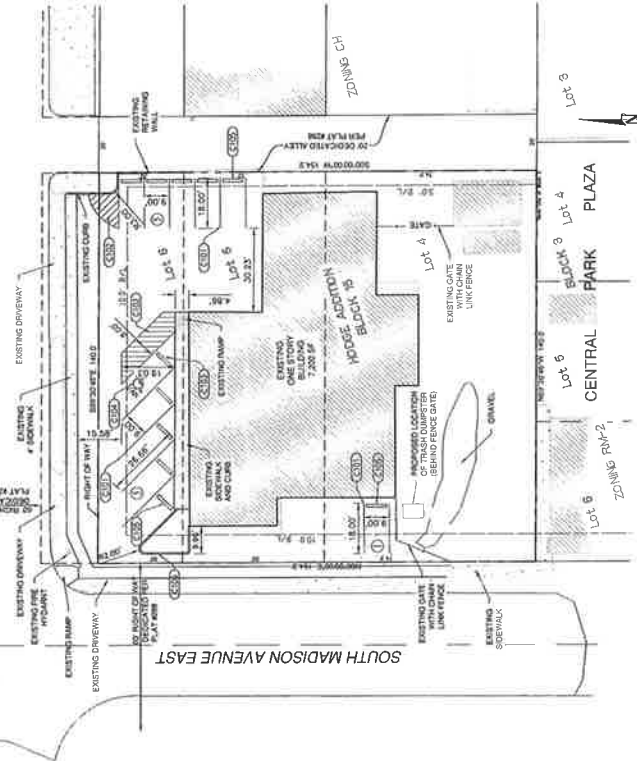
### 5 TYPICAL PINNED CURB DETAIL

NOT TO SCALE



### 1 SITE PLAN

SCALE 1"=20'



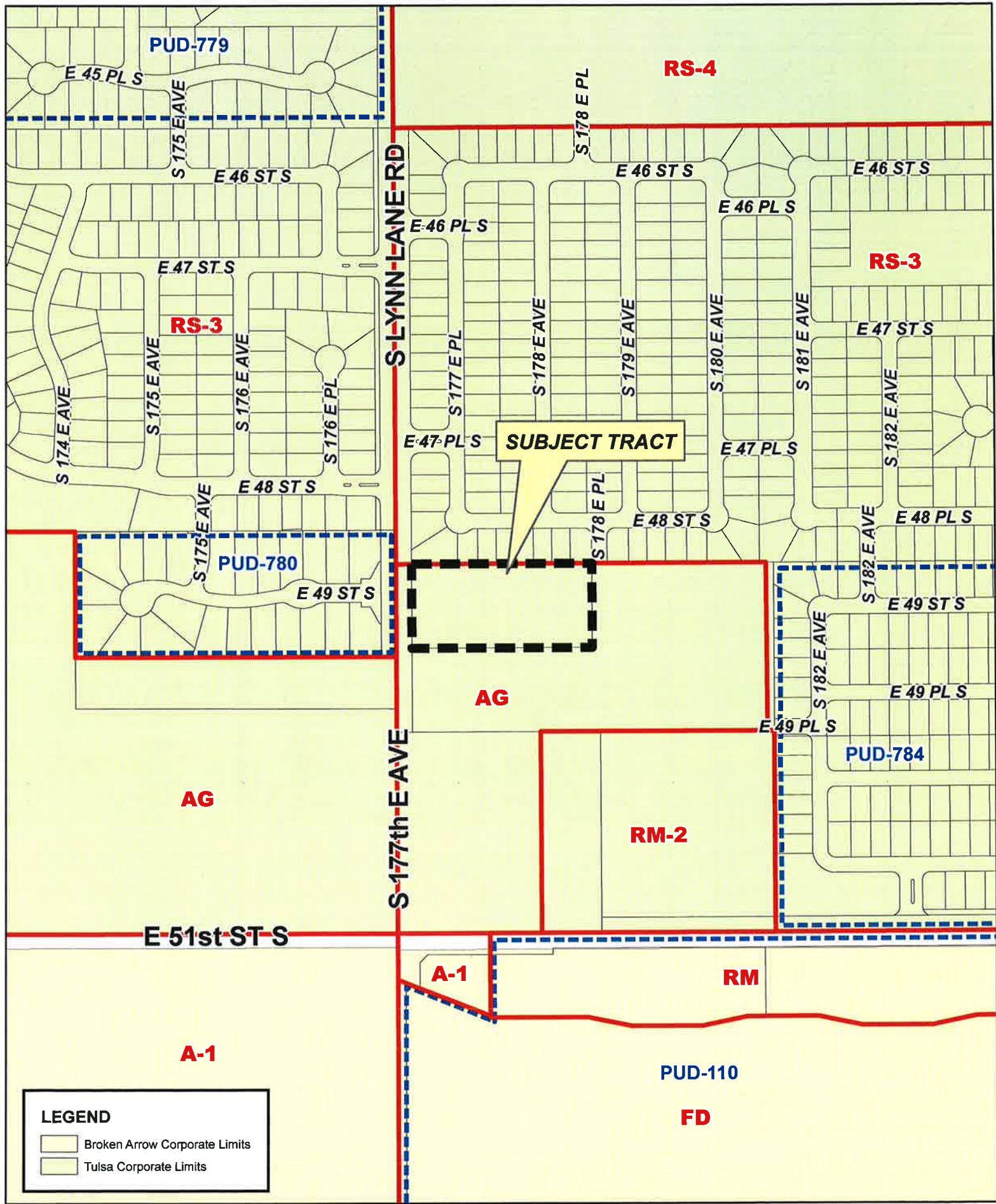
### LEGEND

- LEGEND - SYMBOLS**
- SCALES: 1\"/>

14.7







# OPEN ARMS CHILD DEVELOPMENT CEN'

19-14 25

15.1

## Huntsinger, Barbara

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**From:** Fernandez, Diane  
**Sent:** Wednesday, February 11, 2015 8:56 AM  
**To:** Huntsinger, Barbara; Miller, Susan  
**Subject:** FW: Open Arms Minor Subdivision Plat; Request for Continuance

---

**From:** Mark Capron [<mailto:mcapron@sw-assoc.com>]  
**Sent:** Wednesday, February 11, 2015 8:53 AM  
**To:** Fernandez, Diane  
**Subject:** Open Arms Minor Subdivision Plat; Request for Continuance

Diane,

We request a continuance to the March 18, 2015 TMAPC meeting.

This is to allow the civil plan submitted, reviewed and approved by Development Services. The project design has not proceeded per the anticipated schedule.

Regards,  
Mark

**Mark B. Capron, LLA**  
**Sisemore Weisz & Associates, Inc.**  
6111 East 32nd Place, Tulsa, OK 74135  
918.665.3600





Tulsa Metropolitan Area  
Planning Commission

**Case :** Luxe Cheer Plat  
Preliminary Plat

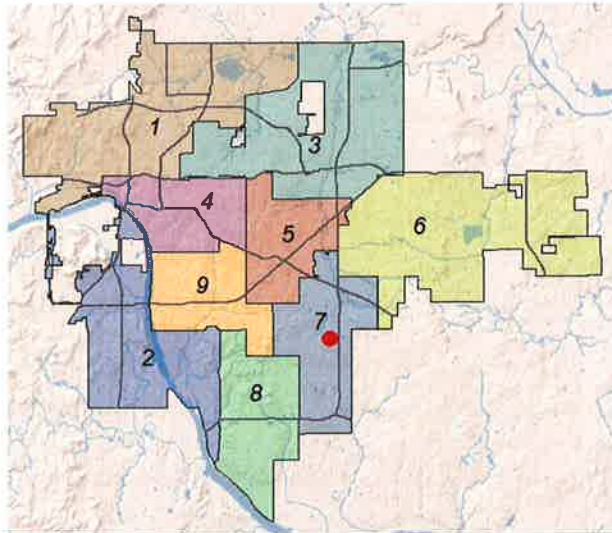
**Hearing Date:** February 18, 2015

**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**  
*Applicant:* Russell Muzika

*Owner:* Kyong Chong

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



**Applicant Proposal:**  
Preliminary Plat Approval

*Tract Size:* 2.3 ± acres

*Location:* West of South 101<sup>st</sup> East Avenue,  
south of East 61<sup>st</sup> Street South

**Zoning:**  
*Existing Zoning:* Corridor Z-6078-SP-5/CS

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**City Council District:** 7  
*Councilor Name:* Anna America  
**County Commission District:** 1  
*Commissioner Name:* John Smaligo

**EXHIBITS:**

INCOG Aerials  
Subdivision Map  
INCOG Case Map  
Growth and Stability Map  
Land Use Map

16.1

## PRELIMINARY SUBDIVISION PLAT

### Luxe Cheer - (CD 7)

West of South 101<sup>st</sup> East Avenue, South of East 61<sup>st</sup> Street South

This plat consists of 1 Lot, 1 Block, on 2.35 acres.

The following issues were discussed February 5, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Corridor Z-6078-SP-5.
2. **Streets:** Section I J refers to mutual access easement. Show these on plats if existing, Show sidewalk along 101<sup>st</sup> East Avenue.
3. **Sewer:** A sanitary sewer mainline extension is required to serve the platted area.
4. **Water:** A single service line in an 18 inch steel conduit is allowed across the roadway of a size that is able to handle fire sprinkler and domestic demands. All 6 inch and larger lines must be ductile iron pipe.
5. **Storm Drainage:** Change name of chart submitted to Storm Water Summary Chart and add 100 in/hour column per Development Services staff.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An additional fire hydrant will be needed to meet coverage.
8. **Other: GIS:** Identify subdivision as 71 Mingo Center in location map. Identify all unplatted areas in location map. Correct street names, location descriptions, show property pins properly, show scale properly.

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 Development Services and Engineering Services staffs must be taken care of to their satisfaction.

**Standard Conditions:**

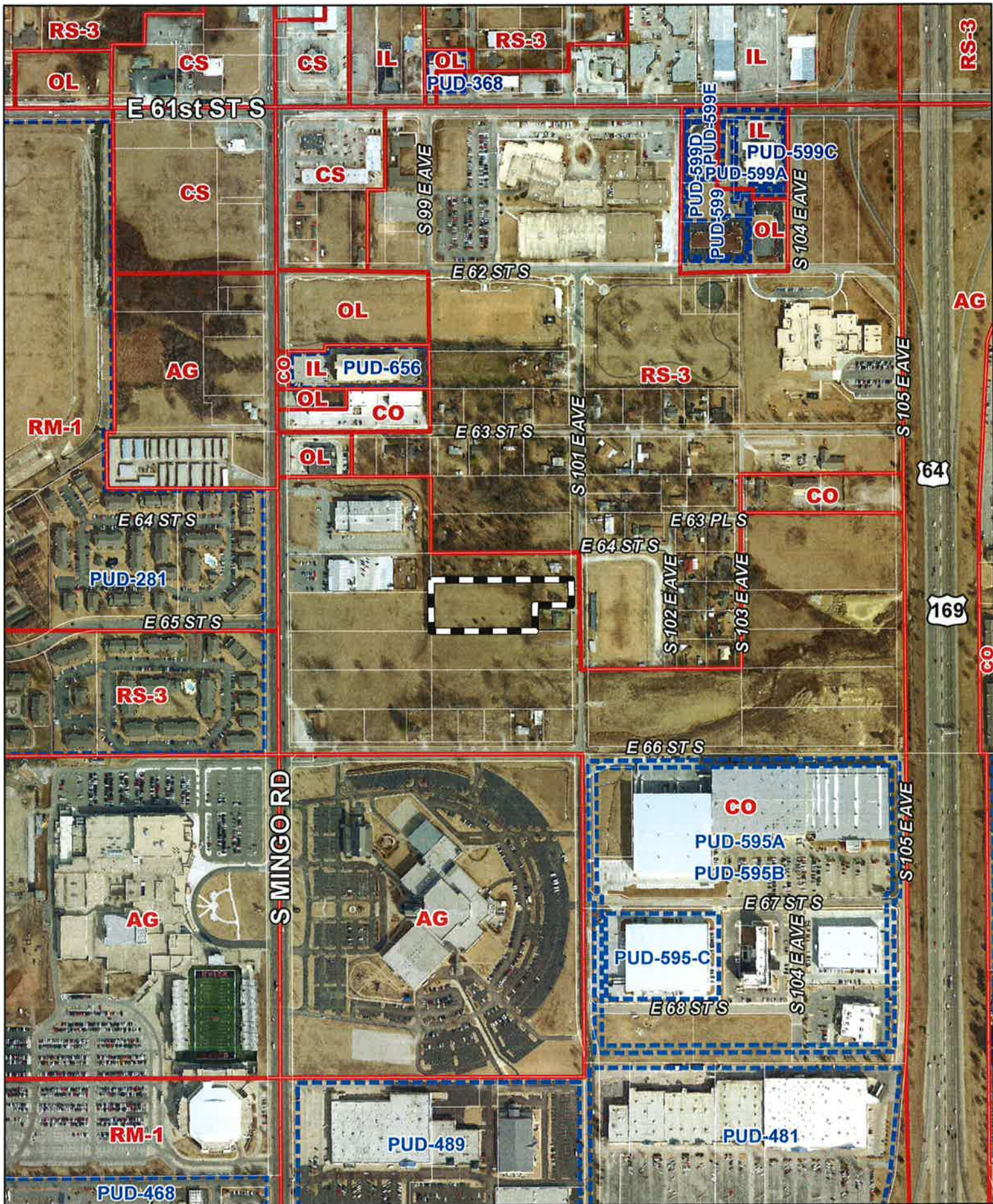
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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







Feet  
0 250 500



Subject  
Tract

**LUXE CHEER**

18-14 06

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

Aerial Photo ate: March 2014



16.6





E 64 ST S

S 101 E AVE

0 50 100  
Feet



Subject  
Tract

**LUXE CHEER**

18-14 06

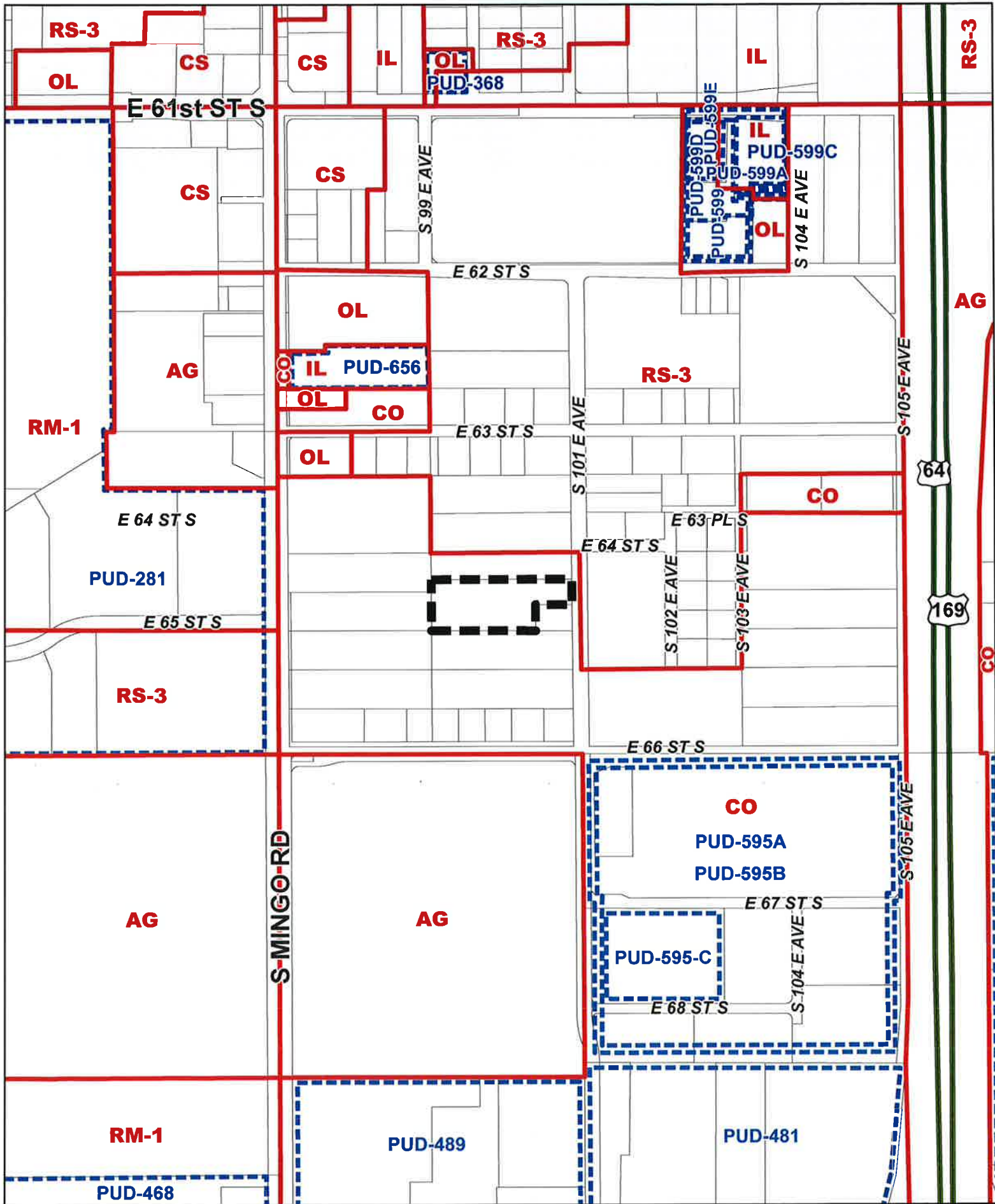
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo ate: March 2014



16.7





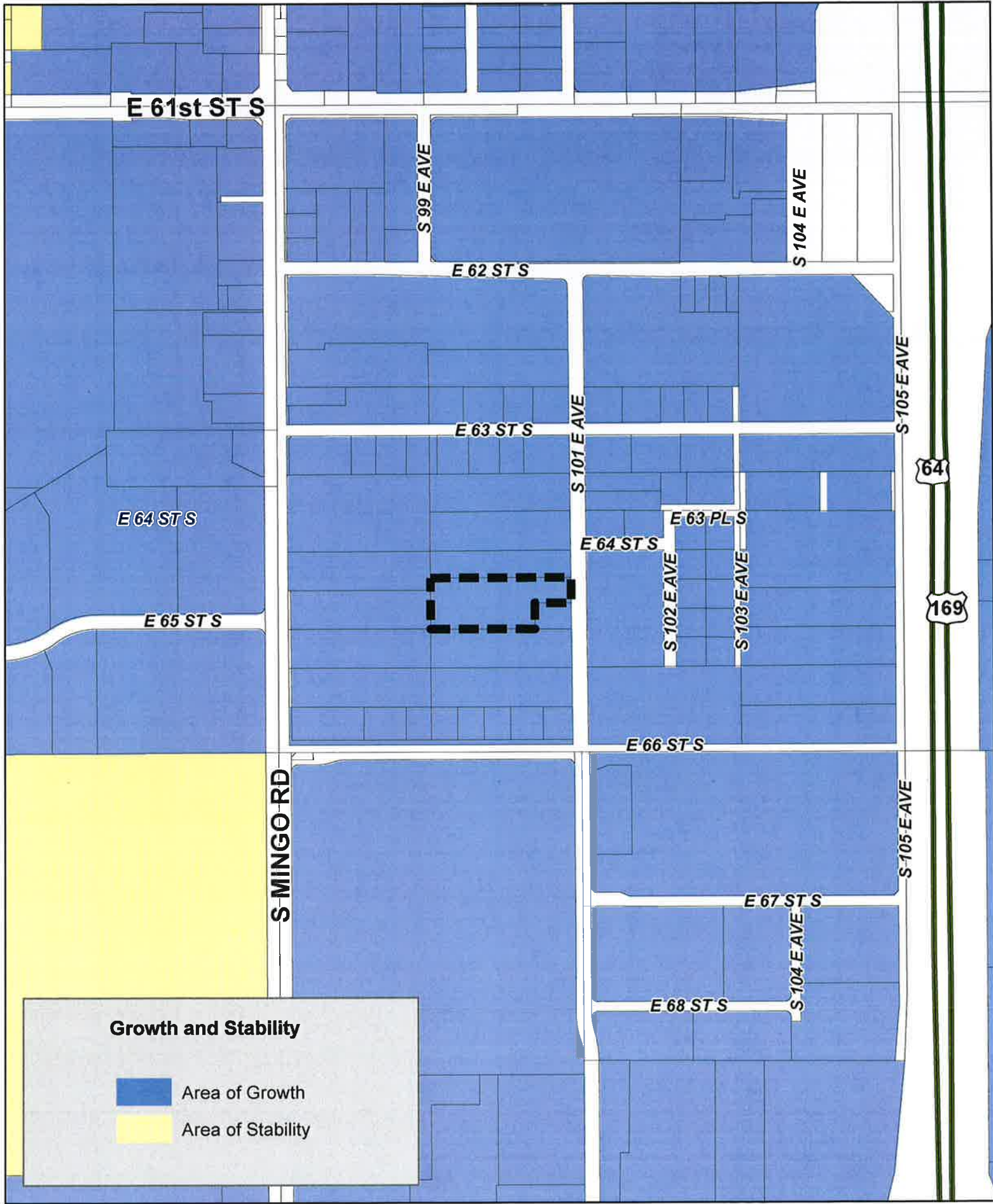
 Subject Tract

**LUXE CHEER**



18-14 06

16.8





**Growth and Stability**

-  Area of Growth
-  Area of Stability



 Subject Tract

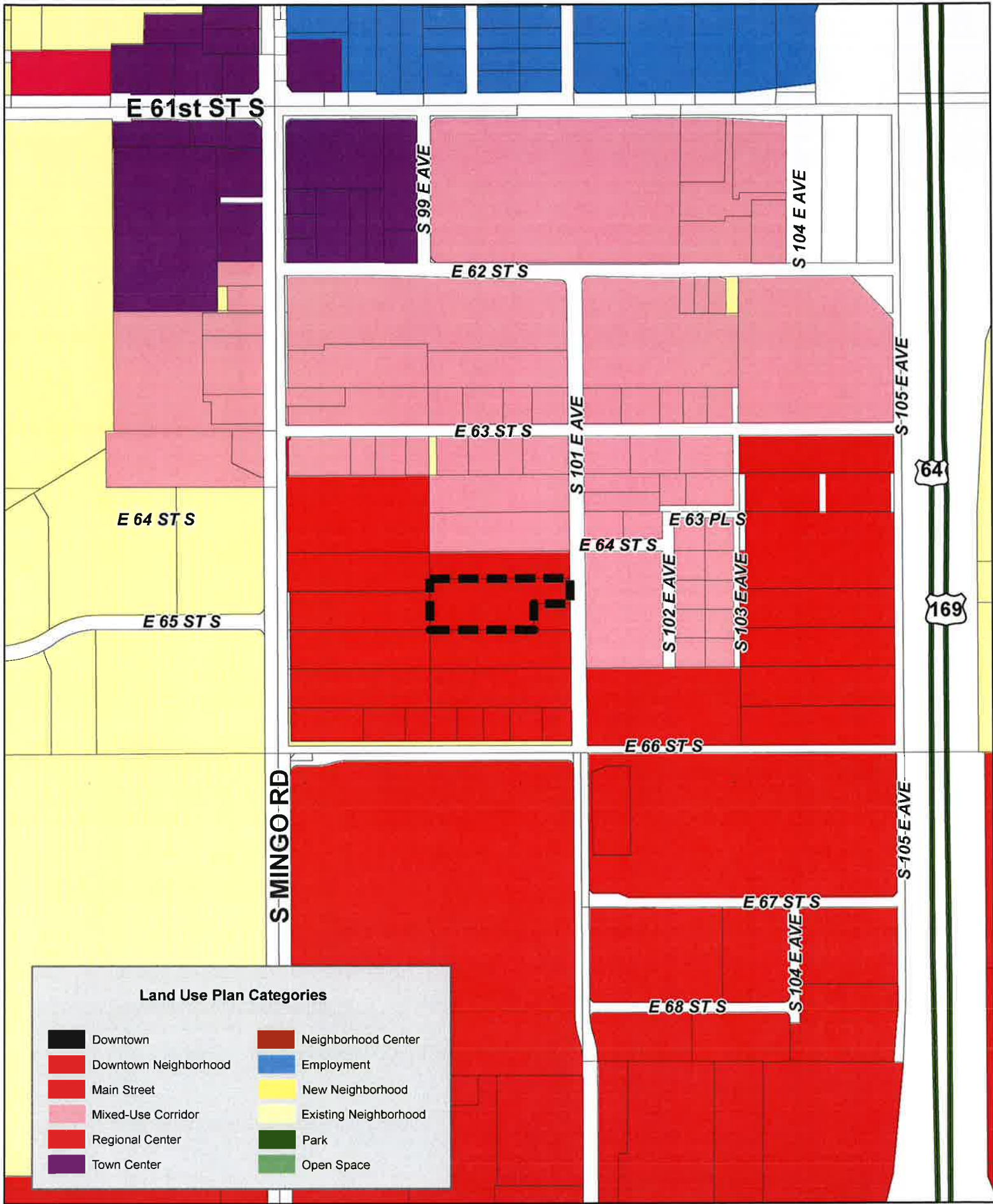
**LUXE CHEER**

18-14 06

16.9







**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            |



**LUXE CHEER**

18-14 06

**LAND USE PLAN  
REGIONAL CENTER**



16.10



Tulsa Metropolitan Area  
Planning Commission

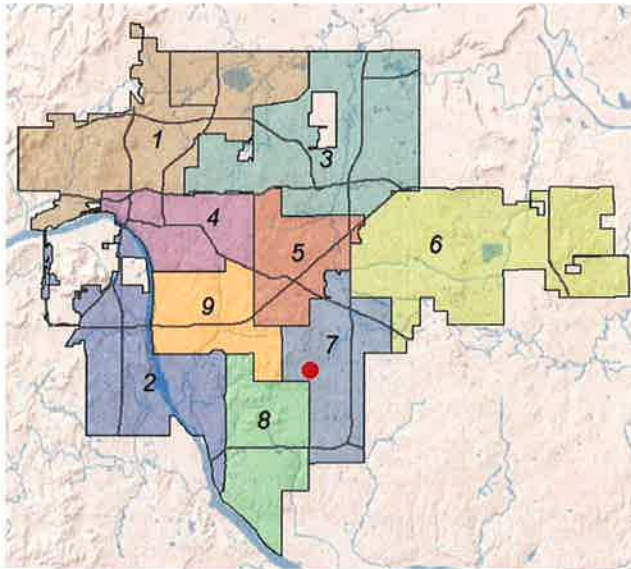
**Case :** Z-7291-PUD 470 A  
Plat Waiver

**Hearing Date:** February 18, 2015

**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**  
*Applicant:* Ricky Jones, Tanner Consulting  
  
*Owner:* LG Tulsa BOA, LLC

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



**Applicant Proposal:**  
Plat Waiver Approval

*Tract Size:* 4.5 ± acres

*Location:* Northeast corner of East 68<sup>th</sup>  
Street South and South Memorial Drive

**Zoning:**  
*Existing Zoning:* OL, with CS Pending in  
PUD 470A

**Staff Recommendation:**  
Staff recommends **approval**.

**City Council District:** 7  
*Councilor Name:* Anna America  
  
**County Commission District:** 3  
*Commissioner Name:* Ron Peters

**EXHIBITS:**

INCOG Aerial  
INCOG Case Map

## PLAT WAIVER

February 18, 2015

Z-7291 – /PUD 470 A (CD 7)

The platting requirement is being triggered by a rezoning from office to commercial use (OL to CS).

**Staff provides the following information from TAC for their February 5, 2015 meeting:**

**ZONING:** TMAPC Staff: The property has been previously platted in the Woodland Hills Mall addition.

**STREETS:** Sidewalks must be provided along Memorial and 68<sup>th</sup> Street. Mutual access easements and change of accesses would be required for lots split in the future.

**SEWER:** No comment.

**WATER:** No comment.

**STORMWATER:** Overland drainage easements may be required, Fees in lieu of detention will be allowed and will likely be needed.

**FIRE:** No comment.

**UTILITIES:** No comment.

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

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

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

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

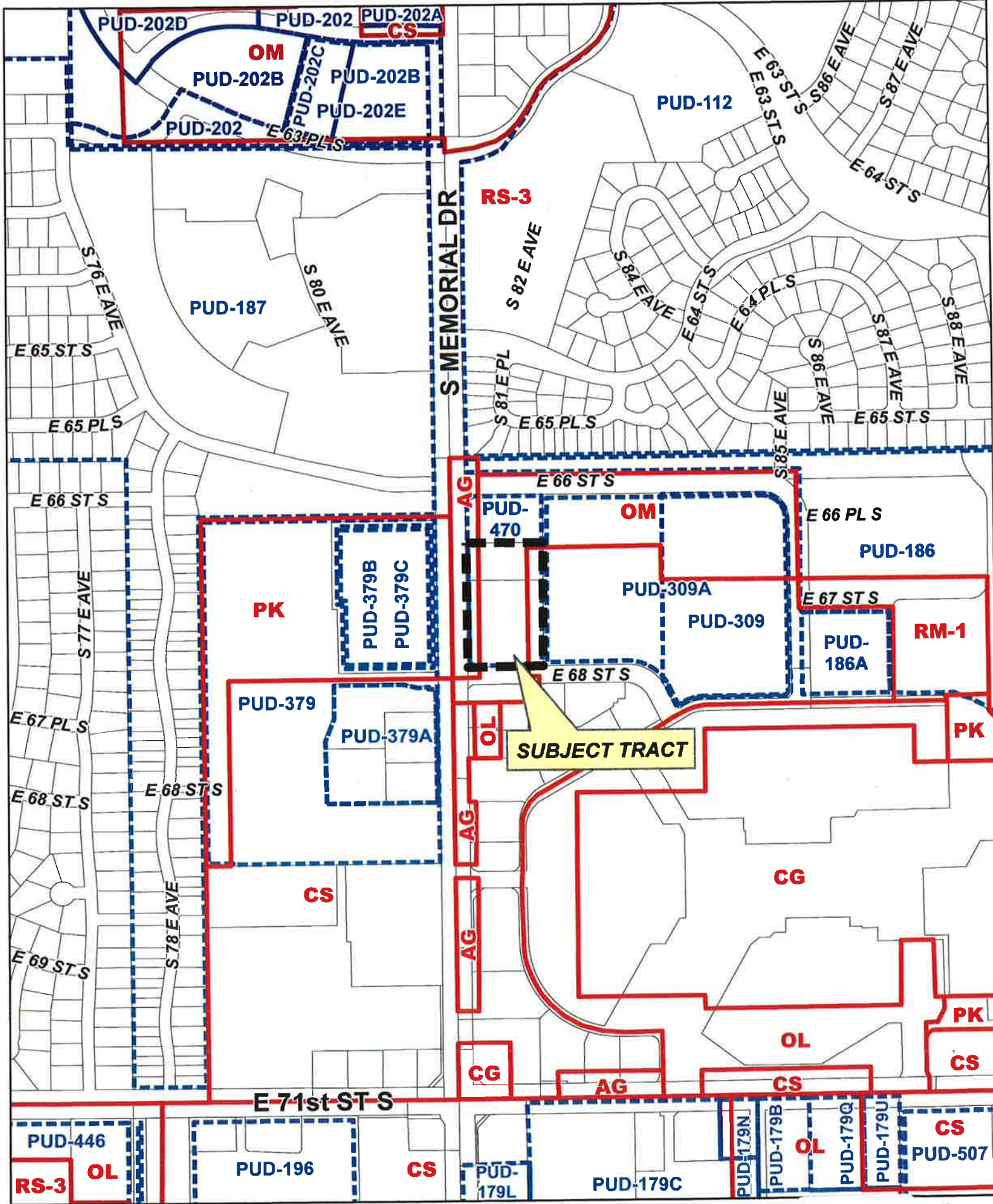
- |  | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? |     | X  |
| 5. Would restrictive covenants be required to be filed by separate                   |     | X  |



- instrument if the plat were waived?
6. Infrastructure requirements:
    - a) Water
      - i. Is a main line water extension required? X
      - ii. Is an internal system or fire line required? X
      - iii. Are additional easements required? X
    - b) Sanitary Sewer
      - i. Is a main line extension required? X
      - ii. Is an internal system required? X
      - iii. Are additional easements required? X
    - c) Storm Sewer
      - i. Is a P.F.P.I. required? X
      - ii. Is an Overland Drainage Easement required? X
      - iii. Is on site detention required? X
      - iv. Are additional easements required? X\*
  7. Floodplain
    - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
    - b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
  8. Change of Access
    - a) Are revisions to existing access locations necessary? X\*
  9. Is the property in a P.U.D.?
    - a) If yes, was plat recorded for the original P.U.D.
  10. Is this a Major Amendment to a P.U.D.? X
    - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?
  11. Are mutual access easements needed to assure adequate access to the site? X\*
  12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X

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

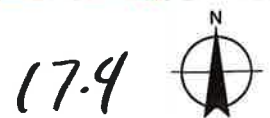
\*Of concern especially if lots are split in the future.



**Z-7291/PUD-470-A**



18-13 01





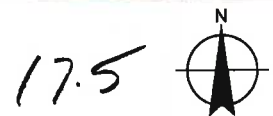


Aerial Photo Date: March 2014

18-13 01

**Z-7291/PUD-470-A**

Note: Graphic overlays m;  
align with physical feature







## **TMAPC**

**February 18, 2015**

### **2015 Small Area Plan Nominations and Selection Process**

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**Item:** Adopt Resolution to select the next Small Area Plan for the City of Tulsa

#### **Background**

Following completion of 4 small area plans – amendments to the 2010 Tulsa Comprehensive Plan (PLANiTULSA), the City of Tulsa initiated a process through which interested stakeholders could nominate areas for the next small area plan. The process incorporates objective criteria that define locations best suited for SAPs.

At a work session in July of 2014, City Planning staff briefed TMAPC on the status of the SAP program and introduced the selection process and criteria. On November 1, 2014, the information was released to the public (interested parties, business groups, neighborhood associations) through direct contact with City Council offices, e-mails and newsletters.

Nine (9) nominations were received by the December 31<sup>st</sup> deadline. Staff has evaluated the nominations and presented findings, analysis and general recommendations to the TMAPC at the Work Session on February 4, 2015.

Following the Comprehensive Plan criteria that supported the selection process, staff eliminated 7 of the 9 nominations, with nominations from Crosbie Heights and Council District 7 still under consideration. Staff recognizes, however, that the final selection rests with TMAPC.

TMAPC requested this item to be addressed at the February 18, 2015 Public Hearing. When TMAPC formally selects the area for the next small area plan, the City of Tulsa will begin the next planning process.

18.1



## RESOLUTION

### TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. -----

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7 SUPPORTING A PLANNING EFFORT TO DEVELOP A SMALL AREA PLAN FOR THE <NOMINATED AREA>C;

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, the adopted City of Tulsa Comprehensive Plan, as amended, recommends the development of a focused planning effort, known as a "Small Area Plan", as an implementation strategy to address localized planning and development issues in specific areas of the City of Tulsa; and

WHEREAS, according to the Comprehensive Plan, small area plans, upon adoption by the Tulsa Metropolitan Area Planning Commission and approval by the City Council, shall amend the Comprehensive Plan; and

WHEREAS, the City of Tulsa established a nomination process for citizen stakeholders to nominate areas suitable for small area planning based on criteria from the Comprehensive Plan; and

WHEREAS, nine (9) such nominations were submitted, evaluated and presented to the Tulsa Metropolitan Area Planning Commission, to determine where the City of Tulsa should devote planning resources to develop a new small area plan;

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the small area plan nomination submitted by the <NOMINATED AREA> most effectively addresses key criteria for small area planning

Michael Covey, Chairman  
Tulsa Metropolitan Area Planning Commission

18.9

APPROVED by the City Council of the City of Tulsa, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

APPROVED AS TO FORM:

Assistant City Attorney

STATE OF OKLAHOMA )  
 )  
COUNTY OF TULSA ) SS.

I, Phil Lakin, Chair of the City Council of the City of Tulsa, Oklahoma certify on this \_\_\_\_\_ day of \_\_\_\_\_ 2015 that the foregoing Resolution boundary description attached to this Resolution are true and correct as approved by the City Council of the City of Tulsa.

Subscribed and sworn to before me on this                      day of                      2015.

My Commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_



