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 161st Street South and South Peoria Avenue

3. **LS-20756** (Lot-Split) (CD 7) – Location: East of the northeast corner of East 79th Street South and South Mingo Road

4. **LS-20757** (Lot-Split) (County) – Location: North and West of the northwest corner of East 96th 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 96th 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 11th Street South and South Atlanta Place (Related to LC-644)

7. **LC-644** (Lot-Combination) (CD 4) - East of the southeast corner of East 11th 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 95th 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 103rd 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 41st 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 129th East Avenue and East 43rd 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 74th East Avenue and East 97th 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 91st 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 4th 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 51st Street South and South 177th East Avenue (Continued from December 17, 2014 to January 21, 2015, and to February 18, 2015) (Applicant is requesting a continuance to March 18, 2015)

16. **Luxe Cheer – Preliminary Plat**, Location: West of South 101st East Avenue, South of East 61st Street South, (CD 7)

17. **Z-7291-PUD 470 A- Plat Waiver**, Location: Northeast corner of East 68th 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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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

## Month of January 2015

<table>
<thead>
<tr>
<th>ZONING</th>
<th>Current Period</th>
<th>Year To Date</th>
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<tbody>
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<td>Refunds</td>
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</tr>
<tr>
<td><strong>Total</strong></td>
<td>$3,965.00</td>
<td>$3,965.00</td>
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</tbody>
</table>

## LAND DIVISION

| Minor Subdivisions              | 0    | $0.00   | $0.00   | 5    | $1,630.00 | $1,630.00 | $3,260.00 |
| Preliminary Plats               | 1    | 282.50  | 282.50  | 19   | $10,253.25 | 10,253.25 | 20,506.50 |
| Final Plats                     | 0    | 0.00    | 0.00    | 8    | $3,717.50 | 3,717.50  | 7,435.00  |
| Plat Waivers                    | 1    | 125.00  | 125.00  | 6    | $750.00   | 750.00    | 1,500.00  |
| Lot Splits                      | 7    | 360.00  | 360.00  | 59   | $3,016.50 | 3,016.50  | 6,033.00  |
| Lot Combinations                | 3    | 150.00  | 150.00  | 51   | $2,500.00 | 2,500.00  | 5,000.00  |
| Access Changes                  | 0    | 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      |
| **Total**                       | $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 | 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       |
| **Total**                       | $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 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. 95th 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 Data:**
TRS: 18-13-24
CZM: 57
Atlas: 2082

**Staff Recommendation:**
Staff recommends approval.

**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.
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.
| **Case Number:** PUD-815-2  
**Minor Amendment** |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong> February 18, 2015</td>
</tr>
</tbody>
</table>

| **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)

![Location Map Image](image)

### 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. 103rd St. & S. Memorial Dr.

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

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

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

| **Staff Recommendation:**  
Staff recommends approval. |
|-----------------|

| **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.
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)

![Location Map](image)

**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 41st 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 Data:**

<table>
<thead>
<tr>
<th>TRS</th>
<th>CZM</th>
<th>Atlas</th>
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<tbody>
<tr>
<td>19-13-30</td>
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<td>315</td>
</tr>
</tbody>
</table>

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**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.
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.
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%.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>PUD-221F-3</th>
</tr>
</thead>
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<tr>
<td><strong>Minor Amendment</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>February 18, 2015</td>
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</table>

**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. 129th E. Ave. & E. 43rd 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%.
13402 E. 43RD ST. S.

39.76'

15' U/E

25' B/L

5' SIDEYARD

90.00'

5' SIDEYARD

145.00'

11' U/E

20' BACKYARD

SITE PLAN

Scale: 1'' = 20'
Lot 12 Block 3
Crystal Creek
City of Tulsa
Tulsa County, Oklahoma

9,040 SQ. FT. LOT
13410 East 43rd Street South

SITE PLAN
Scale: 1" = 20'
Lot 10 Block 3
Crystal Creek
City of Tulsa
Tulsa County, Oklahoma

6,211 SQ. FT. LOT

86.92'
5' U/E

5' SIDEYARD

71.72'
15' U/E

25' B/L

20' BACKYARD

11' U/E

73.50'

11.7
SITE PLAN
Scale: 1" = 20'
Lot 18 Block 2
Crystal Creek
City of Tulsa
Tulsa County, Oklahoma

8,065 SQ. FT. LOT

4102 S. 133rd E. Ave.
### Case Report

**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:**
(show 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 74th East Avenue and East 97th Street South
  - Lot 9, Block 1, Audubon Village
  - 7414 East 97th 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 Data:**
- **TRS:** 8323
- **CZM:** 57
- **Atlas:** 2084

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

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

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

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**Diagram:** Location map showing City Council Districts.
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.
REGISTERED LAND SURVEYOR'S INSPECTION
PLAT FOR MORTGAGE LOAN PURPOSES

INVOICE NO.: HOMER 07-38445
MORTGAGEE: GONZALEZ, JORGE A.

CLIENT: HOMECALL CLOSINGS, LLC - 2
BANK OF OKLAHOMA

THIS PROPERTY LIES IN ZONE "X-UNSHADDED" FLOOD HAZARD
AREA PER F.I.R.M. COMMUNITY PANEL NO. 405381 0520H, AS
LAST REVISED 9/22/99.

LEGAL DESCRIPTION AS PROVIDED:
LOT NINE (9), BLOCK ONE (1), AUDUBON VILLAGE, A SUBDIVISION IN THE CITY OF TULSA, TULSA
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS
7414 EAST 97TH STREET.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF
AUTHORIZATION NG1098 (RENEWAL DATE: JUNE 28, 2007), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE STRUCTURES
AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON
BY ANY PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED. THAT THE ABOVE INSPECTION PLAT SHOWS ALL ENCUMBERANCES AND OTHER
SUCH ENCUMBERANCES WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMPLIANCE FOR TITLE INSURANCE AND COPIED THERETO PROVIDED
TO US THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGE AND IS NOT A LAND SURVEY.

NO ENCUMBERANCES WERE SET, AND IS NOT TO BE USED AS BOUNDARY OR FOR THE ESTABLISHMENT OF FENCES. SUBORDINATE OTHER ENCUMBERANCES
THAT UNDERSTANDABLE ENCUMBERANCES WERE NOT SET LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT AND SPECIFICALLY
REQUESTED (BY THE CLIENT). THAT THIS INSPECTION PLAT IS PREPARED SPECIFICALLY FOR THE CLIENT UDDE HENCE INSURANCE, THIS MAY NOT BE
USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION, AND THAT NO RESPONSIBILITY IS ASSUMED FOR THE USE OF
HEREIN OR
HARDEN TO THE PRESENT OR FUTURE LANDOWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 9/17/02

TOM A. HAYNES

Copyright 2007 by White Surveying Company. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company.
**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. 91st 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 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 91st 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.)
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>PUD-817</th>
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</thead>
<tbody>
<tr>
<td><strong>Detail Site Plan</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>February 4, 2015</td>
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th>Jay Hoyt</th>
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<tr>
<td><strong>Owner and Applicant Information:</strong></td>
<td></td>
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<tr>
<td><strong>Applicant:</strong></td>
<td>Khoury Engineering, Inc.</td>
</tr>
<tr>
<td><strong>Property Owner:</strong></td>
<td>4th Street Brewery, LLC.</td>
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| **Location Map:** | (shown with City Council Districts) |

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

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
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<tbody>
<tr>
<td><strong>Land Use Map:</strong></td>
<td>Downtown Neighborhood</td>
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<td><strong>Growth and Stability Map:</strong></td>
<td>Growth</td>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td><strong>Detailed Site Plan:</strong></td>
<td></td>
</tr>
<tr>
<td>Plan represents details for a new micro-brewery to occupy an existing building within the PUD</td>
<td></td>
</tr>
<tr>
<td><strong>Gross Land Area:</strong></td>
<td>0.5 Acres</td>
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<tr>
<td><strong>Location:</strong></td>
<td>SE/c of E. 4th St. and S. Madison Ave.</td>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>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.</td>
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<tr>
<th><strong>Staff Data:</strong></th>
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<tbody>
<tr>
<td><strong>TRS:</strong></td>
<td>9201</td>
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<tr>
<td><strong>CZM:</strong></td>
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<td><strong>Atlas:</strong></td>
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<th><strong>City Council District:</strong></th>
<th>4</th>
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<tr>
<td><strong>Councilor Name:</strong></td>
<td>Blake Ewing</td>
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<tr>
<th><strong>County Commission District:</strong></th>
<th>2</th>
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<tbody>
<tr>
<td><strong>Commissioner Name:</strong></td>
<td>Karen Keith</td>
</tr>
</tbody>
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14.1
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 4th 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.)
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
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
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<tbody>
<tr>
<td>Diane Fernandez</td>
<td>Applicant: Russell Muzika</td>
</tr>
<tr>
<td></td>
<td>Owner: Kyong Chong</td>
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</table>

| Location Map:           | Applicant Proposal:             |
| (shown with City Council Districts) | Preliminary Plat Approval |

![Location Map Image]

- **Tract Size:** 2.3 ± acres
- **Location:** West of South 101st East Avenue, south of East 61st Street South

<table>
<thead>
<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td><strong>Existing Zoning:</strong></td>
<td>Staff recommends APPROVAL.</td>
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<tr>
<td>Corridor Z-6078-SP-5/CS</td>
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<th>City Council District:</th>
<th>County Commission District:</th>
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<tr>
<td>7</td>
<td>1</td>
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<tr>
<td><strong>Councilor Name:</strong></td>
<td><strong>Commissioner Name:</strong></td>
</tr>
<tr>
<td>Anna America</td>
<td>John Smaligo</td>
</tr>
</tbody>
</table>

**EXHIBITS:**
- INCOG Aerials
- Subdivision Map
- INCOG Case Map
- Growth and Stability Map
- Land Use Map
PRELIMINARY SUBDIVISION PLAT

Luxe Cheer - (CD 7)
West of South 101st East Avenue, South of East 61st 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 101st 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.
PRELIMINARY PLAT

LUXE CHEER

An Addition to the City of Tulsa
A Replat of a part of Lots 4 & 5 of UNION GARDENS (Plat #971) being a Subdivision of the NW/4 of Section 5, T-18-N, R-14-E, Indian Meridian, Tulsa County, State of Oklahoma

Engineer
RODEBRECHT ENGINEERING & CONSULTING
8350 W INDUSTRIAL DRIVE
CUSHWA, OK 74106
918-795-7235
lopez@dered.com

Surveyor
GORDON & SONS
2800 E. MERCANTILE ST. STE 101
TULSA, OK 74140
918-621-5646
msales@gordon-3.com

Owner
HYDRO CON
1116 S MANDALSA ST
BROKEN ARROW, OK 74012
918-984-4124

CITY ATTORNEY

NOTE: CONTOURS AND FLOODPLAIN LIMITS ARE PROPOSED AND MAY NOT BE SHOWN ON APPROVED SITE PLANS

LOCATION MAP
SECTION 6, T-18N, R-14-E
EAST STREET NORTH

Benchmark
This SRTD NAD83 and survey
Located 0' 0" East of the Northeast
quarterly corner & 0' 0" North of East
edge of Unofficial St. 5' 12" E Ave
Elevation -79.327 NAVD 1988

Flood Zone
Subdivision within Flood Zone X (Excluded)
FEMA Flood Map Number 400-020206
Revised Date October 12, 2012
Subdivision outside the Regulatory Flood Zone
Zoning Map - R-2
Flood Plain Map Atlas Item #4 (535718)

Statutes
Subdivision Contains One (1) Lot in One (1) Block
Net Developed Area 120,789 Square Feet @ 2.037 Acres

Monumentation
Cemented Monument Post
#1 Redder with an Orange Plastic Cap
in a Sickle with Steel Holder, stamped "GEOSIDE CARSON"
Unmarked Monument 1st Order

Address
8405 S 119th E Ave, Tulsa, OK 74135
(All boundaries shown on plat are approximate as the topographic survey was not completed and construction has not yet started on site with actual lot markers)

Legal Description
The North of 40th St. and the East of 119th St., Lots 1-5, Block 6, UNION GARDENS, a Subdivision in Tulsa County, Oklahoma, according to the recorded Plat thereof.

Drawings shown are based on the East line of Lot 5, being an extended bearing of S 89°49'00" E.
Note: Graphic overlays may not precisely align with physical features on the ground.
**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)

![Location Map](image)

**Applicant Proposal:**  
**Plat Waiver**  
**Approval**  
**Tract Size:** 4.5 ± acres  
**Location:** Northeast corner of East 68th 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
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 68th 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:

1. Has Property previously been platted? Yes NO
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:

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
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. X

10. Is this a Major Amendment to a P.U.D.?
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? X

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.
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 31st 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.
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
ADOPTED on this 18th day of February, 2015, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its ex officio members.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

ATTESTATION AND CERTIFICATION
TULSA METROPOLITAN AREA PLANNING COMMISSION

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

I, Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 18th day of February, 2015 that the foregoing Resolution and boundary description attached to this Resolution are true and correct as adopted by the Tulsa Metropolitan Area Planning Commission.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

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

________________________________________
Notary Public

My Commission Expires: ____________________

Commission No.: ________________________
APPROVAL OF THE TULSA CITY COUNCIL

APPROVED by the City Council of the City of Tulsa, Oklahoma on this _____ day of ________________ 2015.

Phil Lakin, Chair of the City Council

APPROVED AS TO FORM:

Assistant City Attorney

ATTESTATION AND CERTIFICATION
CITY COUNCIL OF THE CITY OF TULSA

STATE OF OKLAHOMA )
 ) ss.
COUNTY OF TULSA )

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

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.

Phil Lakin, Chair of the City Council

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

Notary Public

My Commission Expires: ________________________
Commission No.: ________________________