

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2474

March 21, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

1. Call to Order:

REPORTS

2. Chairman's Report:
3. Worksession Report:
4. Comprehensive Plan Report:
Report on the update of the Comprehensive Plan
5. Director's Report:
Review of TMAPC Receipts for the month of February 2007
6. Minutes of February 28, 2007, Meeting No. 2472

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.

- a. Riverview Park Estates – (8329)/Final Plat (PD-26) (CD-8)
South of the southeast corner of East 101st Street
South and Delaware Avenue
- b. West Skyline Estates – (9123)/Final Plat (County)
Northwest corner of Skyline Drive and 81st West
Avenue
- c. Lots 2, 3, Block 1, River Creek Village – (8320)/Change of Access (PD-18B) (CD-2)
South of 91st Street and East of South Delaware
- d. L-19992 – Jeff Schwickerath (9229)/Lot-Split (County)
5525 West 51st Street
- e. L-19993 – Jeff Schwickerath (9229) /Lot-Split (County)
North of northeast corner West 51st Street and 57th
West Avenue
- f. L-20057 – Sartin Boat & RV Storage (9310) /Lot-Split (PD-5) (CD-4)
5757 East 15th Street

- g. **L-20060** – White Surveying (9326) /**Lot-Split** (PD-18) (CD-5)
7632 East 46th Place
- h. **L-20062** – Peter Parker (7436) /**Lot-Split** (County)
18968 East Highway 64
- i. **L-20068** – QuikTrip (9407) /**Lot-Split** (PD-5) (CD-5)
10338 East 11th Street
- j. **L-20070** – Sack & Associates (8329) /**Lot-Split** (PD-26) (CD-2)
3220 East 101st Street
- k. **L-20071** – Rick Ellison (8334) /**Lot-Split** (PD-26) (CD-8)
5001 East 118th Place
- l. **L-20072** – William Buffington (0433) /**Lot-Split** (PD-16) (CD-6)
1351 North 145th East Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

8. PUBLIC HEARINGS

- a. **Z-7035 – Richard Gardner** **RS-3 to CS**
9707-9709 East 62nd Street, 6139 South Mingo (PD-18C) (CD-6)
(Applicant has requested a continuance to April 25th, 2007 in order to acquire additional property from the City of Tulsa.)
- b. **PUD-691-A – Breisch & Associates, Inc.** (PD-18) (CD-2)
South of southeast corner Riverside Parkway and East 71st Street South (Major Amendment to add a drive-thru bank, combine Development Areas A and B into one development area and clarify and amend signage standards to allow one wall sign and one ground sign facing Riverside Parkway frontage.)
- c. **Z-7052/PUD-738 – Charles E. Norman** **AG to RS-3/RM-0/CS/PUD**
Southwest corner West 71st Street and South Elwood Avenue (PUD proposes mixed use development.) (PD-8) (CD-2)
- d. **PUD-681-6 – Harry Jacobs** (PD-26) (CD-8)
11466 South Louisville Place (Minor Amendment to reduce the perimeter setback from 25 feet to 18 feet for construction of a residence.)

9. OTHER BUSINESS

- a. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

NOTICE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

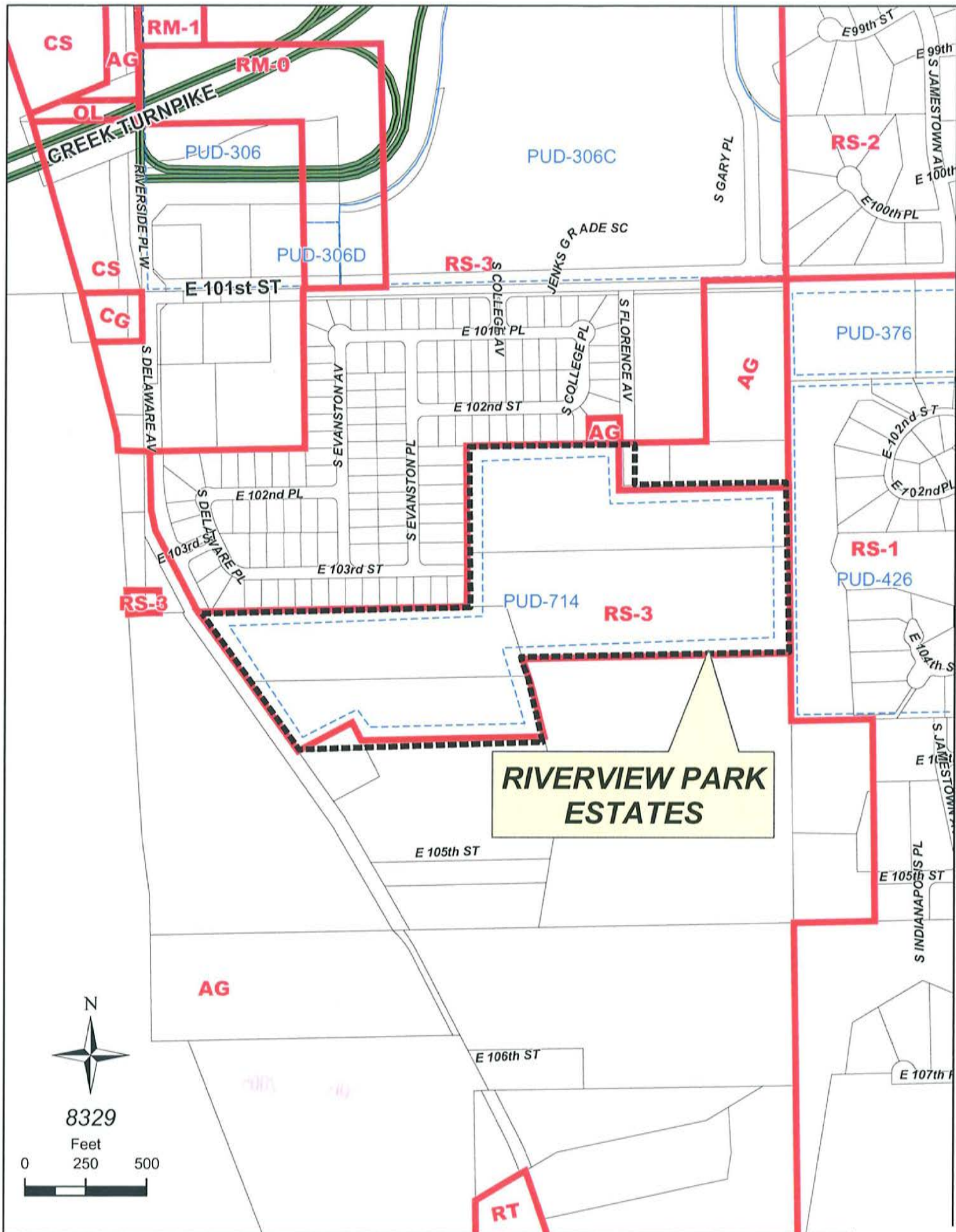
Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.

Ringling/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website @ www.tmapc.org

The mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide comprehensive planning, zoning and land division services for the City of Tulsa and Tulsa County through a joint city-county cooperative planning commission resulting in the orderly development of the Tulsa Metropolitan Area and enhancing and preserving the quality of life for the region's current and future residents.

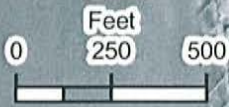
TMAPC Mission Statement





RIVERVIEW PARK ESTATES

8329



Final Subdivision Plat

Riverview Park Estates - (8329) (PD 26) (CD 8)

South of the southeast corner of East 101st Street South and Delaware Avenue

This plat (phase one) consists of 62 Lots in 3 Blocks on 15 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

PRELIMINARY PLAT

A SUBDIVISION OF PART OF THE
NE/4 OF SECTION 29, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 714

Curve Table[illegible][illegible][illegible]

Owner

NEWVIEW PARK ESTATES, LLC
ATTN: STEVE PEROUT

Engineering / Commerce

ELI GIBSON / SURVEYOR
SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1818
PHONE: (918) 582-4111
—MAIL: SACKSACKASSOCIATES.COM
P.O. Box 1783 (DP) JUNE 30, 2007

Legend

BUILDING LINE
FENCE EASEMENT
RIGHT-OF-WAY
UTILITY EASEMENT

Documentation

ALL CORNERS WERE SET USING A 3/8" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1129".

Index of Boards

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAN OF "CLAREMONT POINT", PLAT NUMBER 4973.

Subdivision Statistics

LABORATORY DIVISION CONTAINS 129 LBS IN 6 BLOODS
AND RESERVES A, B, C, AND D

Address:

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

[illegible]

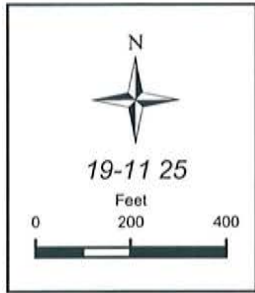
RECEIVED

10.50m

Time Invested: Approx. Planning: 10 minutes.

RIVERVIEW PARK ESTATES
SHEET 1 OF 1

14 JULY 28, 2005



West Skyline Estates

AG

AG

S 81st AV W

W SKYLINE DR

W 51st ST

AG

RS

S 83rd AV S 85th AV

AG

N

West Skyline Estates

19-11 25

Feet
0 200 400



Final Subdivision Plat

West Skyline Estates - (9125) (County)

Northwest corner of Skyline Drive and 81st West Avenue

This plat consists of 18 Lots in 3 Blocks on 18.65 acres.

Staff recommends **APPROVAL** of the Final Plat. All release letters have been received.

WEST SKYLINE ESTATES

AN ADDITION TO TULSA COUNTY BEING PART OF THE SOUTH 1320 FEET OF THE EAST 832.29 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 11 EAST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

16 LOTS
3 BLOCK
18.65 ACRES

CAVEAT/DISCLAIMER

THE ADDRESS SHOWN ON THIS PLAT HAS ACCURATE
LOCATIONS AND BEARINGS. THE ADDRESS AND BEARINGS
ARE SUBJECT TO CHANGE AND SHOULD NEVER BE
RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



BASIS OF BEARINGS

THE BEARINGS ARE BASED ON A BEARING OF THE EAST LINE
OF THE SE 1/4 OF SECTION 25, T-19-N, R-11-E = DUE NORTH

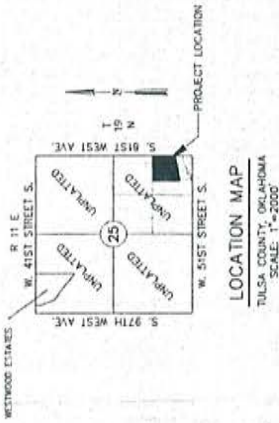
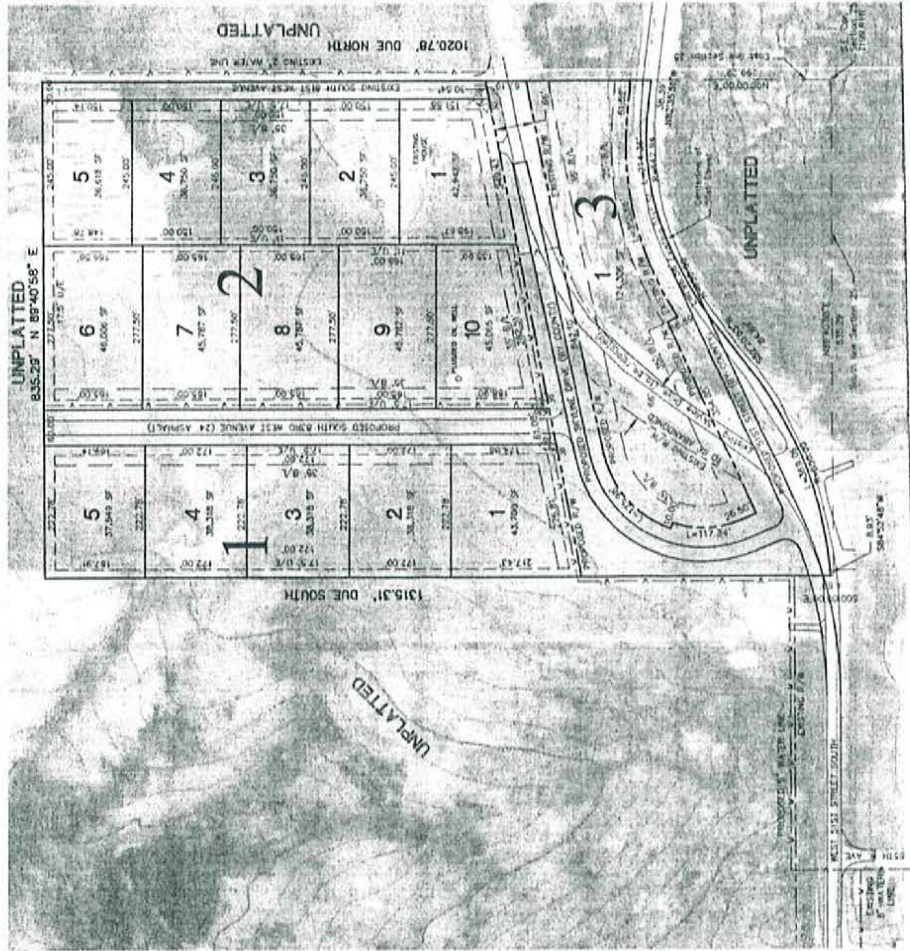


FLOOD INFORMATION

THIS PROPERTY IS LOCATED OUTSIDE OF
THE FLOODPLAIN AS DETERMINED ON FEMA
COMMUNITY PANEL 4504520479H.

LEGEND

- U/L UNPLATTED
- B/W RIGHT-OF-WAY
- B/A BUILDING LINE
- L/A LANDSCAPE EXISTENT



OWNER
WEST SKYLINE ESTATES, LLC
P.O. BOX 5
JEANES, OK 74037
(918) 282-4244

ENGINEER/LAND SURVEYOR
BREICH AND ASSOCIATES, INC.
16 SOUTH MAIN
SAND SPRINGS, OK 74063
PH (918) 245-8533
spartee@breichs.com
CA # 46 EXPRIS 06-90-089

PLAT NO.	
TITLE	WEST SKYLINE ESTATES
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of Oklahoma.	
DATE	11/11/10
SIGNATURE	[Signature]
NOTARY PUBLIC	
COMMISSION NO.	
EXPIRATION DATE	
COUNTY OF CITY ENGINEER	TULSA

WEST SKYLINE ESTATES
PRELIMINARY PLAT - SHEET 1 OF 2

DATE OF PREPARATION: AUGUST 31, 2006

Change of Access on Recorded Plat TMAPC March 21, 2007

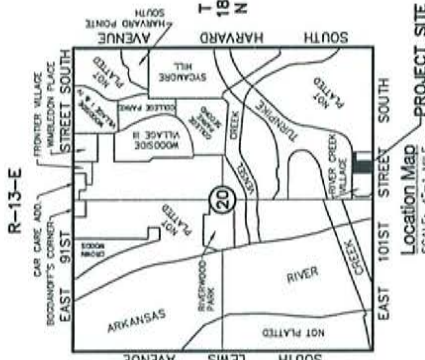
Lot 2,3, Block 1, River Creek Village – (8320) (PD 18 B) (CD 2)
South of 91st Street and East of South Delaware

This application is made to allow a change of access along East 101st Street. The property is zoned CS and PUD 306 D.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



EXISTING LIMITS OF ACCESS



CHANGE OF ACCESS
FOR
LOTS 2 AND 3 IN BLOCK 1
OF
'RIVER CREEK VILLAGE'
SECTION 20, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Legend

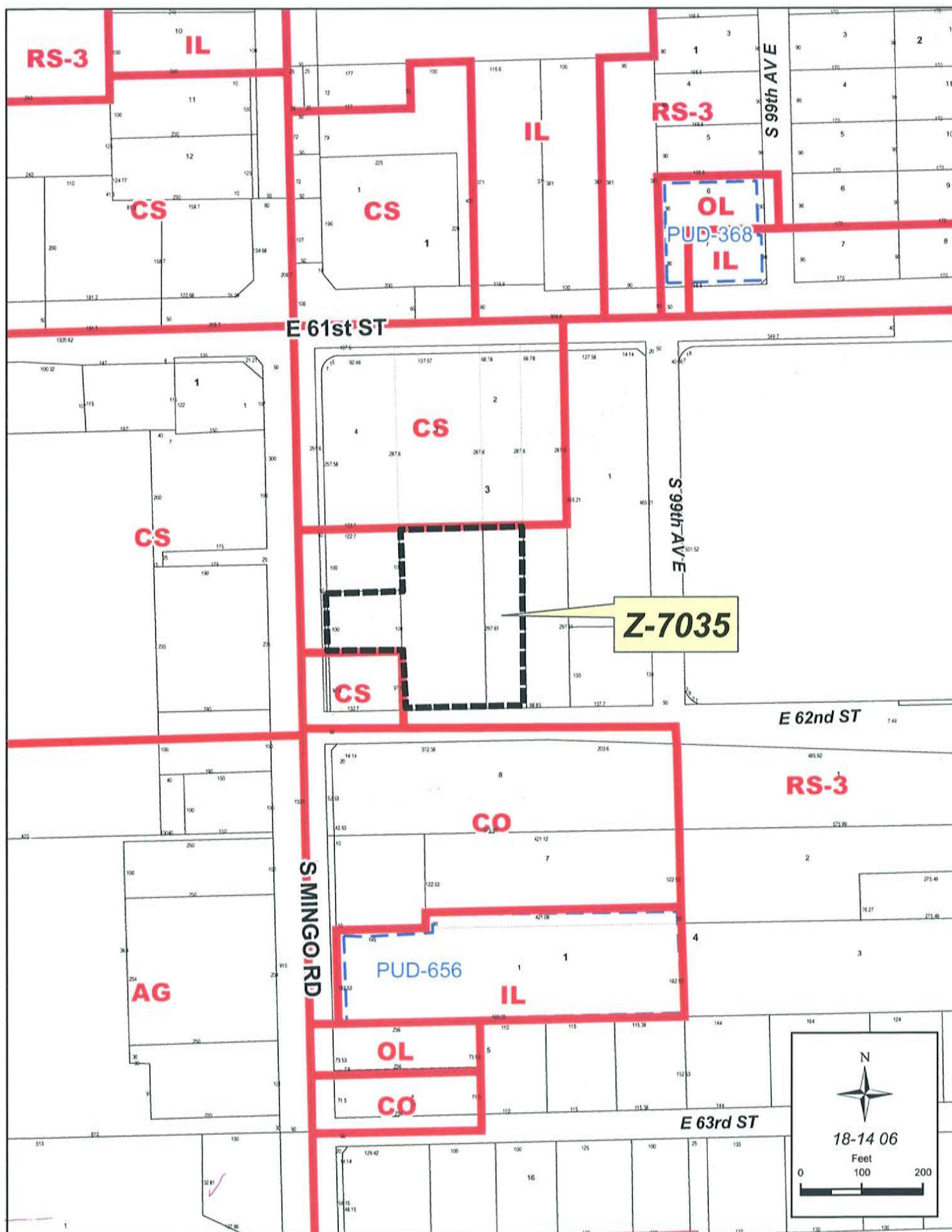
- ACC = ACCESS PERMITTED
- LNA = LIMITS OF NO ACCESS



SACK AND ASSOCIATES, INC.
 Santa Fe Depot, 111 South Dole Avenue, Tulsa, Oklahoma 74120-1816
 Phone: 918.592.4111 Fax: 918.592.4228 E-mail: info@sackandassociates.com
 CA Number: 1753 (P/C/S) and 1402 (A), Exp. June 30, 2007
 Project: RIVER CREEK VILLAGE-A
 Drawn: LWR
 Checked: JWB
 Date: 03 MAR 2007

EXHIBIT A

PREVIEW
JUNE 20, 1993
\$4.95



> ----- Original Message -----

> Subject: z 7035 - 2nd notice

> From: administrative <admin@velocitydg.com>

> Date: Mon, February 19, 2007 10:04 am

> To: Dane Matthews <dmatthews@incog.org>

>

> Dane,

>

> This is an update on velocity development project #7035. Your zoning
> issue #7035.

>

> We are still working with the city to acquire the 1/4 acre adjoining
> parcel. It would be best to move our zoning hearing out to April, the
> latter meeting in April. To allow the time for this process to get
> underway.

>

> We have a letter of authority, from the owners, to make these
> decisions, and a contract with them to develop this site for commercial purposes.

>

> If you need further advice on this matter, please contact Mr. Jim
> Lawrence at:

>

> jlawrence@velocitydg.com

>

> .

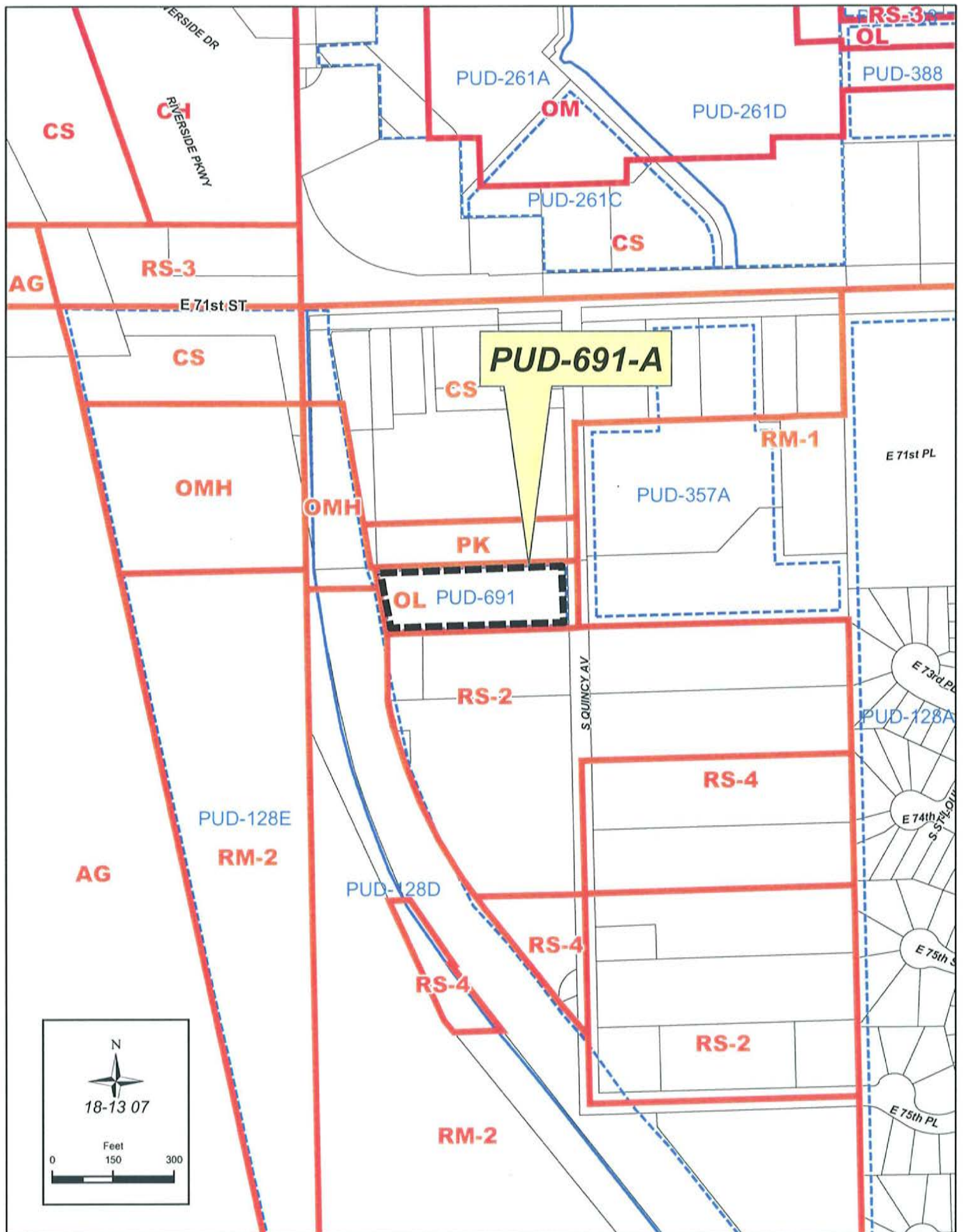
> .

> .


> Challamar Umholtz, administration

> J. Lawrence Associates, Inc.

> Velocity Development & Design Group, Inc.






PUD-691-A
18-13 07

Feet
0 150 300

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-691-A

TRS 8307

Atlas 1139

CZM 52

PD-18 CD-2

TMAPC Hearing Date: March 21, 2007

Applicant: Breisch & Associates, Inc.

Tract Size: 1.81± acres

ADDRESS/GENERAL LOCATION: South of southeast corner Riverside Parkway and East 71st Street South

EXISTING ZONING: OL/PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 20719 dated October 30, 2003, established zoning for the subject property.

PROPOSED ZONING: OL/PUD

PROPOSED USE: Drive-thru bank

RELEVANT ZONING HISTORY:

PUD-388-C March 2006: All concurred in approval of a Major Amendment to PUD on a .96+ acre tract of land to increase maximum floor area for building expansion for retail/restaurant use on property located on the northwest corner of East 71st Street South and South Trenton Avenue.

Z-6908/PUD-691 October 2003: All concurred in approval of a request to rezone a 1.81+ acre tract from RS-2 to OL and a Planned Unit Development for an office development on property located south of the southeast corner of 71st Street and South Riverside and the subject property.

Z-6389/PUD-388-B February 1993: A major amendment was filed to PUD-388-A to permit a mini-storage facility within Development Areas C and D. Approval was granted for the major amendment as well as the rezoning of the southern portion of the development area from OM to CS in order to increase the permitted floor area.

PUD-388-A May 1991: All concurred in approval of a major amendment to the PUD to allow for restaurant use within the southern end of the PUD, with retail and commercial development standards remaining on the northern half.

PUD-545-A May 1998: All concurred in approval for the abandonment of PUD-545 located south and east of the southeast corner of Riverside Drive and 71st Street South.

PUD-261-D October 1997: Approval was granted for a major amendment to allow a church and church uses on property located north and east of the northeast corner of East 71st Street and South Riverside Drive.

PUD-128-E September 1987: All concurred in approval for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including

office and retail, office, multifamily with accessory commercial and open space. On a 96+ acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

PUD-357-A December 1984: All concurred in approval for a major amendment to PUD-357 to increase commercial density located southwest of the subject property and located east of the southeast corner of 71st and Quincy.

PUD-357 May 1984: The TMAPC and City Commission approved a proposal for a commercial/office complex on 8.5 acres located south and east of the southeast corner of East 71st Street and South Quincy Avenue. This PUD combines and thereby voids the earlier PUD-279 and PUD-305.

PUD-261-A December 1983: All concurred in approval for the development of 18 acres located on the northeast corner of East 71st Street and South Riverside drive for office and a retail Wal-mart store.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.81 acres in size and is located south of southeast corner Riverside Parkway and East 71st Street South. The property appears to be vacant, partially wooded and is zoned OL/PUD-691.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
Riverside Parkway	Parkway	150 feet	Six lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by vacant land and commercial uses zoned CS/RM-1/PUD 375-A; on the north by an office use (formerly Food Lion) zoned PK and CS; on the west by Riverside Parkway and Tulsa Parks zoned RM-2/PUD 128-D/E; and on the south by vacant land zoned RS-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low-Intensity/ Special District 5. According to the Zoning Matrix, the requested use **may be found** in accord with the Comprehensive Plan.

STAFF RECOMMENDATION:

PUD 691 was approved by TMAPC and City Council in 2003 with two development areas, each allowing signage and uses as permitted by right in OL districts. The purpose of the proposed amendment to PUD 691 is to add a drive-thru bank as a permitted use (*allowed by special exception in OL districts*), combine Development Areas A and B into one development area and clarify and amend signage standards to allow one wall sign and one ground sign facing and along the Riverside Parkway frontage.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD 691-A as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-691-A subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Net Land Area: 1.81 Acres 79,051 SF

Permitted Uses:

Drive-thru bank and those uses as permitted by right within an OL district.

Maximum Building Floor Area: 26,670 SF

Maximum Building Height: Two-story, not to exceed 35 FT

Minimum Building Setbacks:

From easterly right-of-way of Riverside Parkway	50 FT
From the centerline of Quincy Avenue	75 FT
From the north boundary of the PUD	10 FT
From the south boundary of the PUD	
One-story portion of buildings	20 FT
Two-story portions of buildings as required in an OM District.	

Minimum Parking Requirements:

As provided within the applicable use unit of the Tulsa Zoning Code.

Screening:

A screening wall or fence shall be installed along the south boundary of the PUD if the lot to the south continues to have a residential use.

Minimum Landscaped Area:

A minimum of 15% of the net land area shall be established and maintained as landscaped area. Landscaped areas, including streetyard and in parking, shall comply with the Landscape Chapter of the Zoning Code.

Vehicular Access:

Two access points shall be permitted, one to Riverside Parkway and one to South Quincy Avenue. A driveway between South Quincy Avenue and Riverside Parkway shall be constructed completely through for fire access and shall be north of any buildings. The access to South Quincy Avenue shall be limited to a location within the

north 75 feet of the PUD. Mutual access shall be provided to the tract to the south and shall be directed to Riverside Parkway. Access to the north, which would also be directed to Riverside Parkway, is encouraged. Access to and from Riverside Parkway shall be right turn only. All access must be approved by Public Works and the Fire Marshall.

Pedestrian Access:

Sidewalks shall be provided along Riverside Parkway and South Quincy Avenue. A protected pedestrian pathway shall be provided from the Riverside Parkway sidewalk through the parking lot to the building. The pathway may be paved, striped or otherwise designated to ensure unobstructed pedestrian passage.

Signage:

A maximum of two signs shall be permitted within the PUD, one ground and one wall sign. Such signage shall be limited to the Riverside Parkway frontage and the westernmost wall of the building (wall facing Riverside Parkway). The signs shall not exceed an aggregate display surface area of 66.29 square feet. However, signage as described by Section 225 of the zoning code shall be permitted.

Lighting:

No light standard or building-mounted light shall exceed 20 feet in height. All lights standards shall be hooded and directed downward. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in nearby residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been or will be installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. The Department of Public Works or a professional engineer registered in the State of

Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments from 3/1/07:

General: Predevelopment meeting was held 4-10-06.

Water: Water services may be obtained from an existing 8-inch water line along the west side of Quincy Ave.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Stormwater: The developer will be allowed to be pay fees-in-lieu of providing on-site detention. Stormwater runoff will not be allowed to drain onto Riverside Parkway.

Wastewater: Sanitary Sewer is available for service for a one lot, one block development.

Transportation: Subdivision Regulations require sidewalks, which are not shown on the site plan.

Traffic: The proposed access onto Riverside shall be Right-in/Right-out Only. Recommend the stubbed access as shown to the south (or within the front third). Extend the accompanying Mutual Access Easement to the north Property Line. Without obtaining the "Proposed" Access Easement on the adjacent property to the north the lack of left turn access could affect the appropriateness of a bank drive-in as a use under the PUD.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: Sidewalks should be constructed along Riverside Dr. and along Quincy per Subdivision Regulations, along with a pedestrian pathway plan to building from sidewalks.

LRTP: 71st St. S., between S. Lewis Ave and Riverside Drive, existing 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: No Comment.

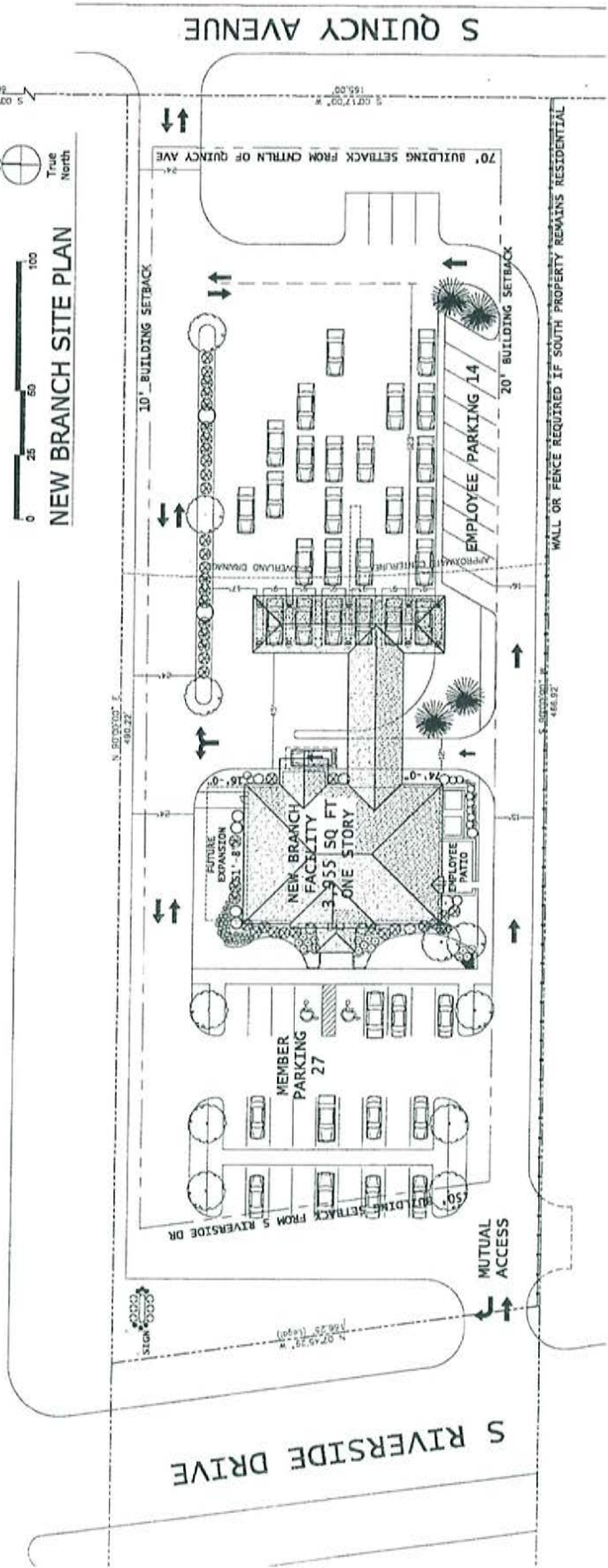
Transit: Currently, Tulsa Transit operates an existing route on 71st St. S. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

03/21/07

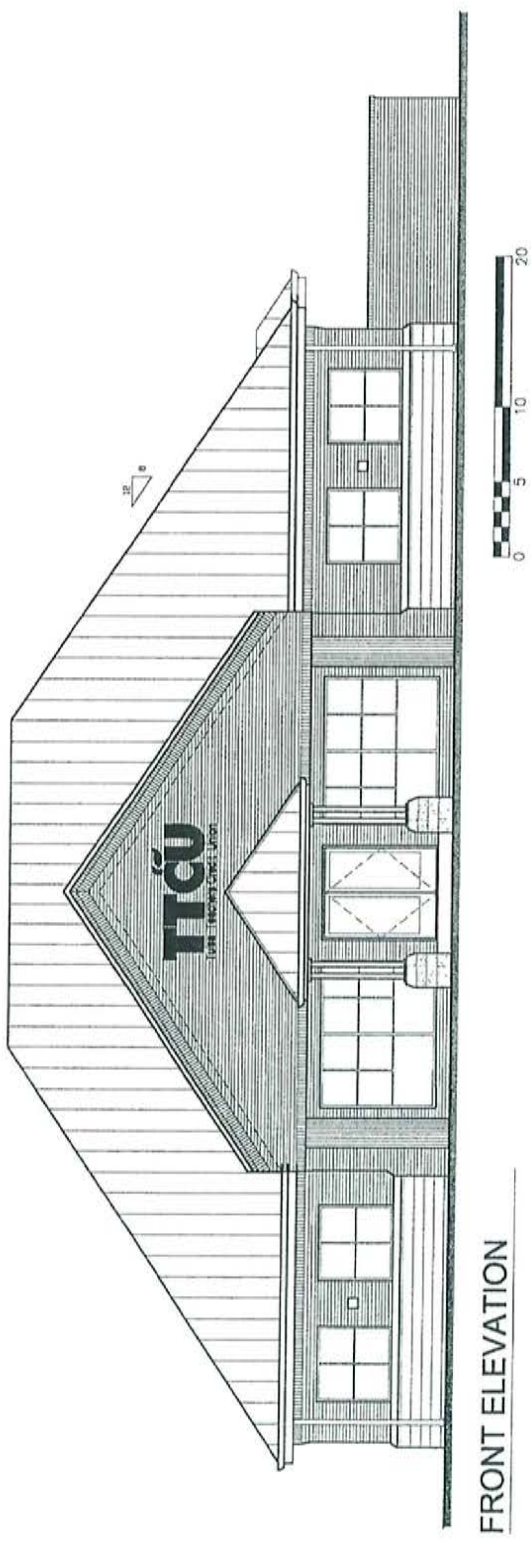
RIVERSIDE PROPERTY

E 71ST ST SOUTH

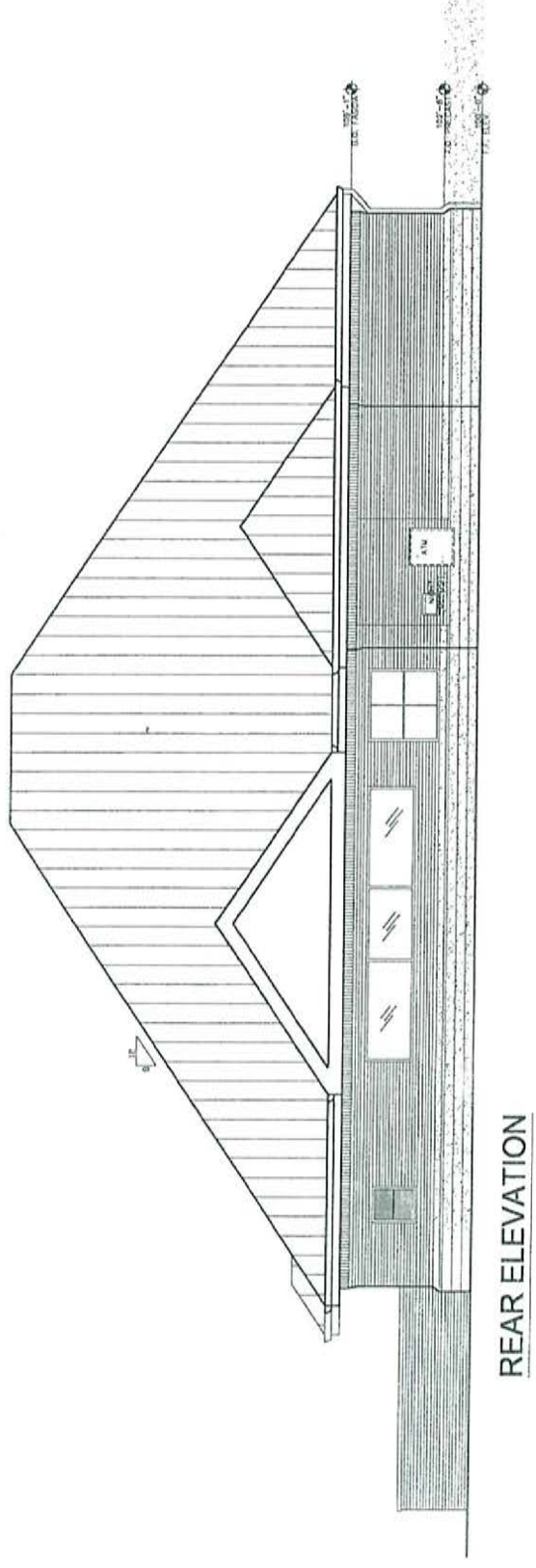
NEW BRANCH SITE PLAN



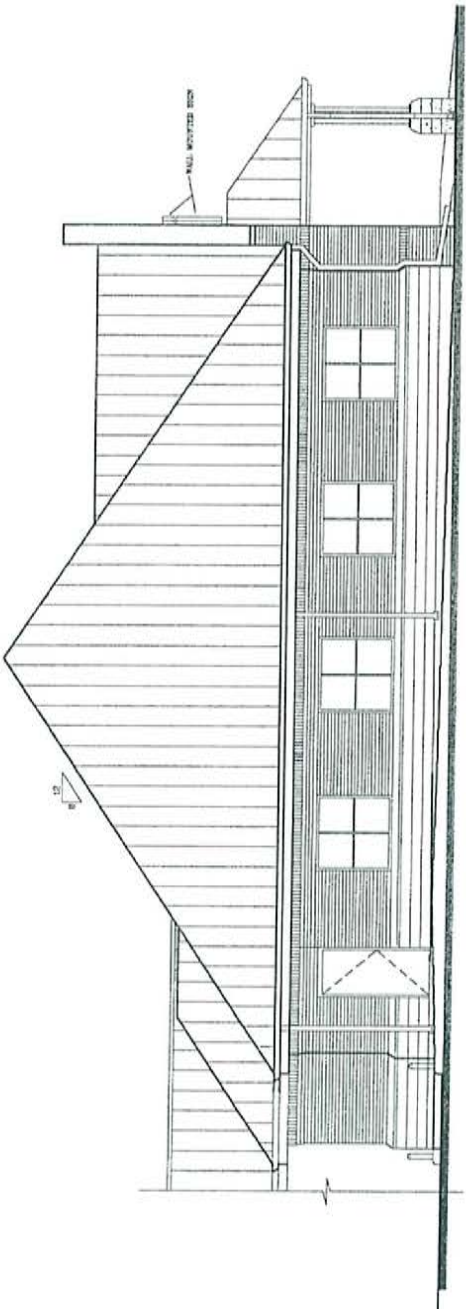
101	DATE: 12.21.06	JOB NO. 110525	SCHEMATIC SITE PLAN - MUTUAL ACCESS A TULSA TEACHERS CREDIT UNION 7126 S QUINCY AVENUE TULSA, OKLAHOMA	BCI Construction Management Design 229 E. Wisconsin Ave. Milwaukee, WI 53202 ph. 414.273.6676 fax. 414.273.1507
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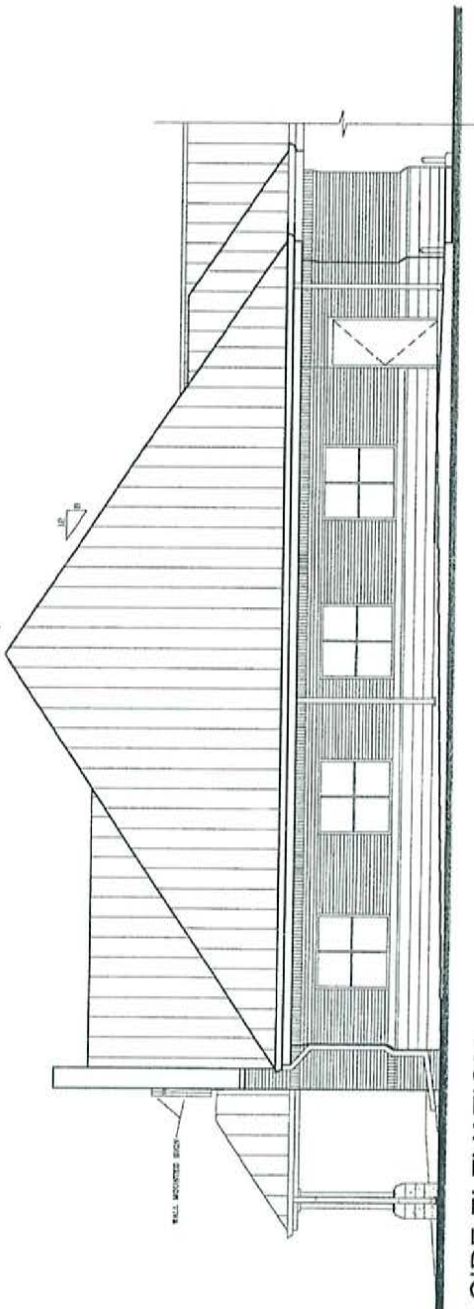
FRONT ELEVATION



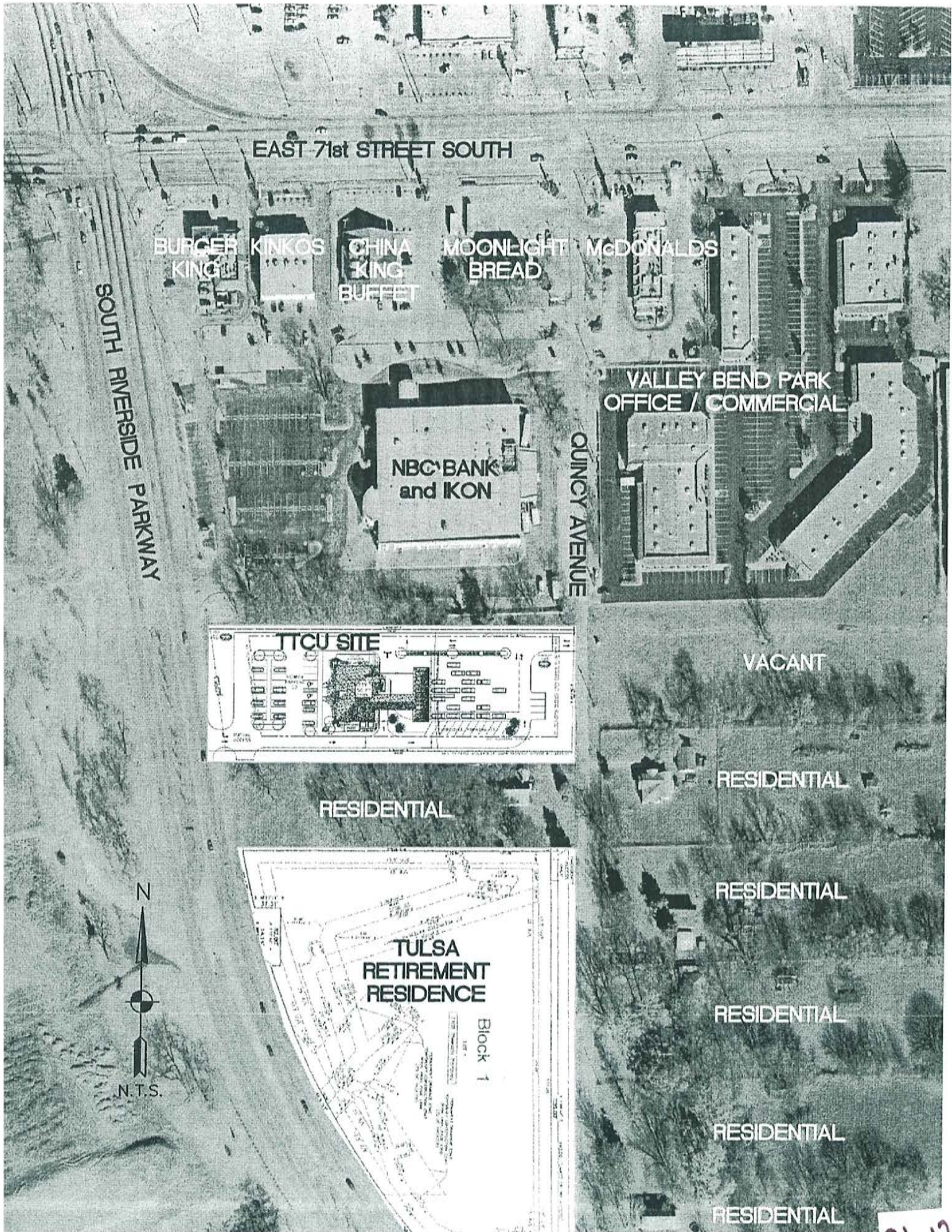
REAR ELEVATION



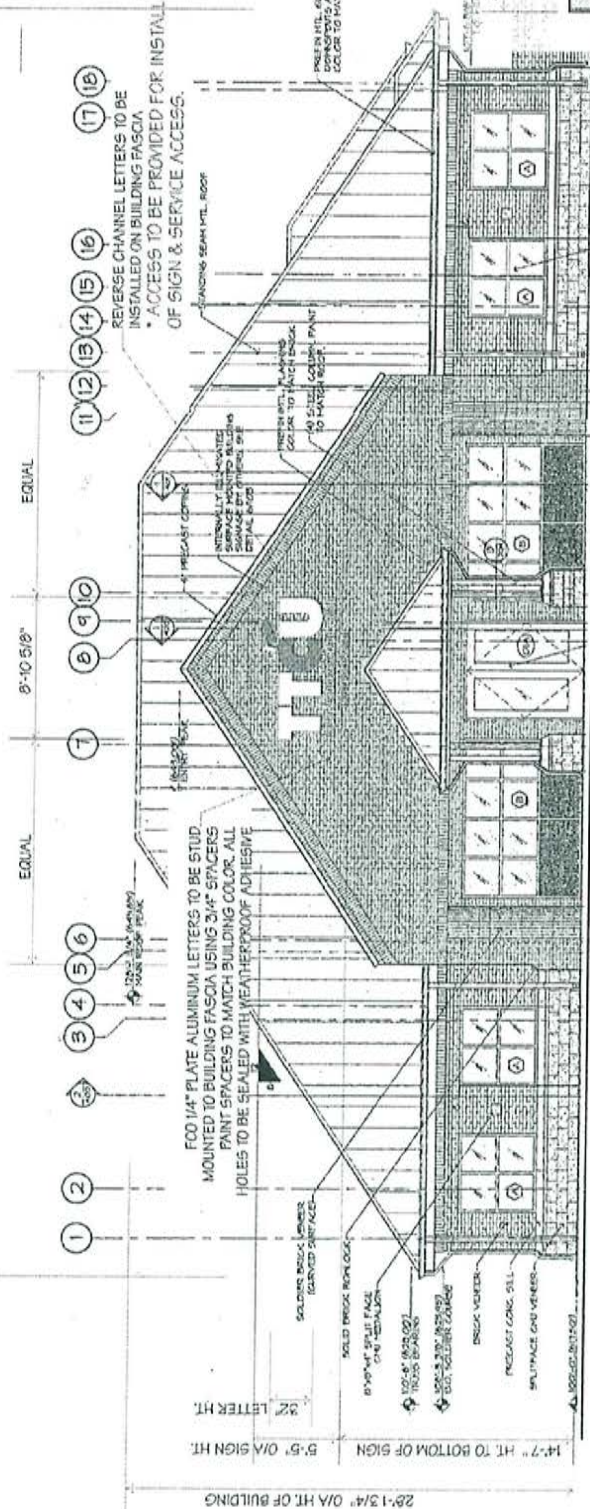
SIDE ELEVATION



SIDE ELEVATION



78'-6" O/A BUILDING LENGTH



REVERSE ORNL. LETTERS
TO BE INSTALLED ON
BUILDING FASCIA

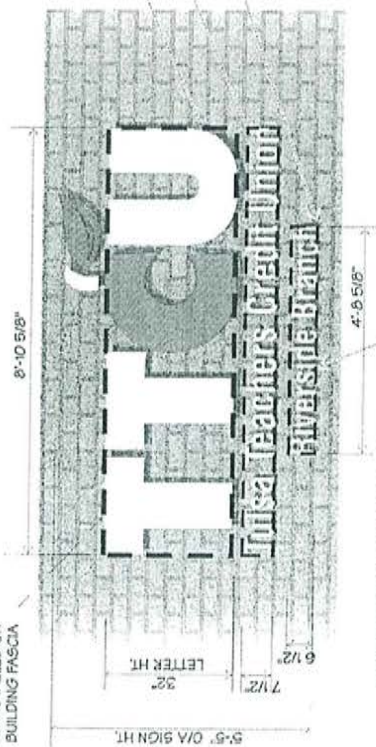
BUILDING SIGN - FRONT ELEVATION

SCALE: 1/8" = 1'-0"
-NEW HALO ILLUMINATED REVERSE CHANNEL LOGO
LETTERS WITH NON-ILLUMINATED FOO 250" PLATE
ALUMINUM LETTERS INSTALLED ON BUILDING FASCIA

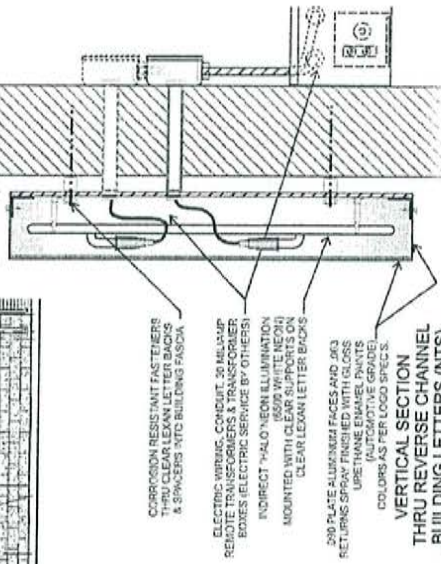
23.7 SQ. FT.
31.95 SQ. FT.
5.55 SQ. FT.
2.60 SQ. FT.

IDENTIFICATION SIGN - LETTER DETAILS

SCALE: 3/8" = 1'-0"
-NEON ILLUMINATED REVERSE CHANNEL LOGO LETTERS WITH
NON-ILLUMINATED FOO 250" PLATE ALUMINUM BRANCH
LOCATION LETTERS INSTALLED ON BUILDING FASCIA



FOO 1/4" PLATE ALUMINUM LETTERS TO BE STUD
MOUNTED TO BUILDING FASCIA USING 3/4" SPACERS
PAINT SPACERS TO MATCH BUILDING COLOR. ALL
HOLES TO BE SEALED WITH WEATHERPROOF ADHESIVE



1801 N. WILLOW BROKEN ARROW, OK. 74012
PHONE (918) 252-2258

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CLIENT: TULSA TEACHERS CREDIT UNION

APPROVED:

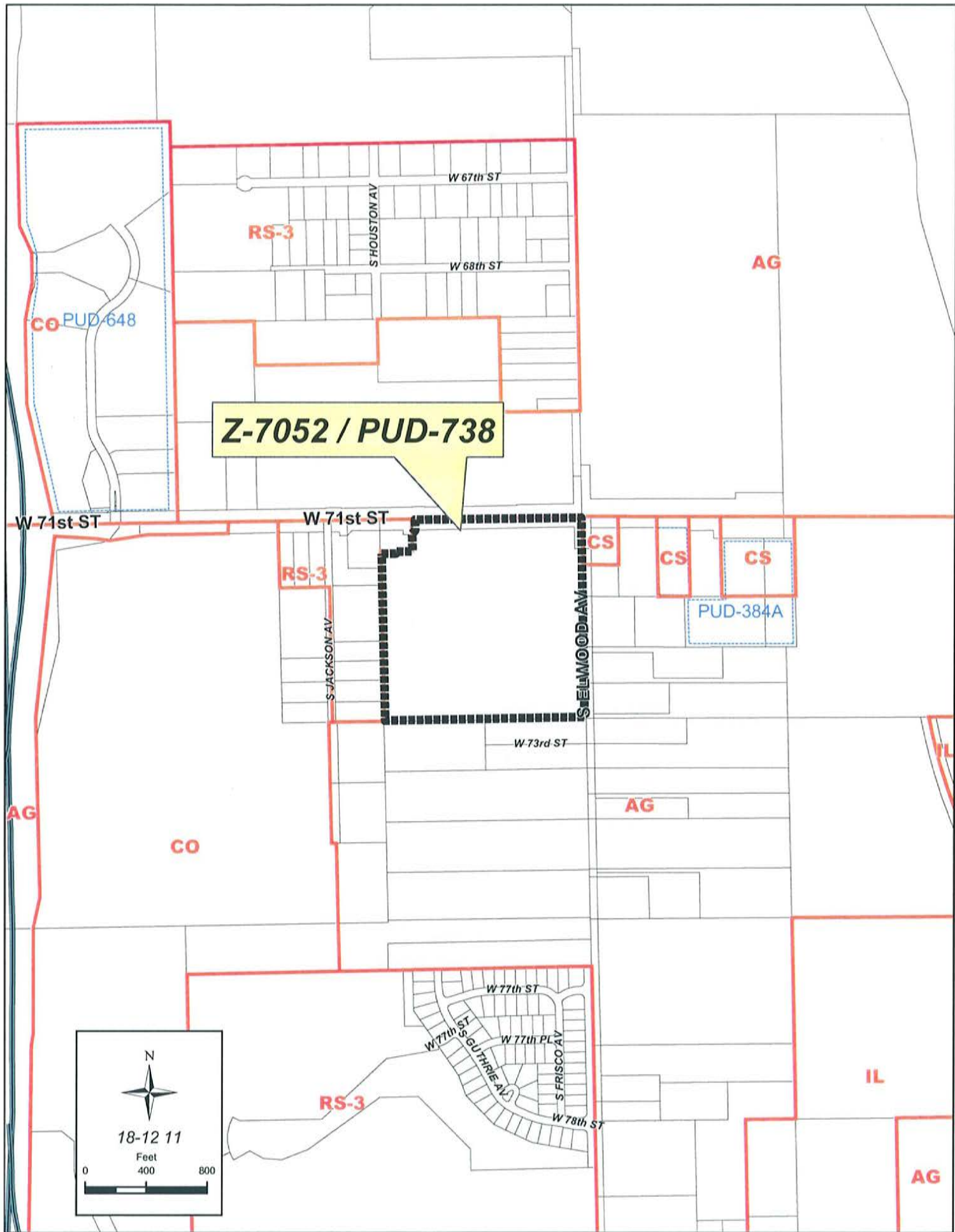
JOB LOCATION: RIVERSIDE BRANCH 7126 S. QUINCY AVE TULSA, OK.

REP: E. LYONS DWN: R. JOHNSON

FILE: TTCU-14

DWG NO: 112806-16 SCALE: NOTED

DATE: 11-28-2006





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Z-7052 / PUD-738

18-12 11

Feet

0 400 800

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7052

TRS 8211

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: March 21, 2007

Applicant: Charles E Norman

Tract Size: 39.19+ acres

ADDRESS/GENERAL LOCATION: Southwest corner West 71st Street and South Elwood Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11877 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3/RM-0/CS/PUD

PROPOSED USE: Multifamily, office, hotel, commercial

RELEVANT ZONING HISTORY:

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio on property located east of U.S. Highway 75 between West 71st and West 81st Streets and west of subject property.

Z-7008 March 2006: All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

Z-6967 February 2005: Approval was granted on a request to rezone the sixty-two acre tract located on the northeast corner of West 81st Street South and U. S. Highway 75 South, from AG to CO.

Z-6966 February 2005: Approval was granted on a request to rezone a seventy-two acre tract located on the southeast corner of West 71st Street South and U. S. Highway 75 South from AG to CO. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which has been done.

Z-6871 November 2002: All concurred in approval of a request to rezone a 141-acre tract located on the northwest corner of West 81st Street and South Elwood Avenue and south of subject property, from AG to RS-3 for residential development.

Z-6858/PUD-660 July 2002: All concurred in approval of a request to rezone a 2.2+ acre tract from AG to CS/PUD and a Planned Unit Development for commercial uses on property located east of the southeast corner of South Elwood Avenue and West 71st Street.

Z-6001-SP-1/PUD-648 May 2001: A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56-acre parcel located on the northeast corner of West 71st Street and U. S. High 75 South. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108-acre tract located on the northwest corner of West 81st Street South and South Highway 75 and west of the subject tract. The proposed uses include single-family and townhouse dwellings and commercial uses.

Z-6251 August 1989: All concurred in approval of a request to rezone three parcels containing one acre each and located south of the southwest corner of West 71st Street South and South Jackson Avenue, from RS-3 to AG.

PUD-384-A April 1987: The applicant requested a major amendment to PUD-384 to abandon previous uses that had originally been allowed and requested approval for Use Units 11, 14, 15 and 17. All concurred in approval of the request subject to conditions for the following uses, a mini-storage facility, a retail lawn and garden business with office and showroom. Use Unit 17 permitted the mini-storage facility only and all outdoor display for retail lawn and garden business would be only for seasonal merchandise. The property is located east of the southeast corner of South Elwood Avenue and West 71st Street.

Z-6017/PUD-384 May 1985: A request to develop a ten-acre tract located east of the southeast corner of South Elwood Avenue and West 71st Street for commercial use was approved with conditions for CS zoning on the north 550'. The requested IL zoning was denied.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 39.19 acres in size and is located southwest corner West 71st Street and South Elwood Avenue. The property appears to be vacant, semi-wooded and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 st Street	Primary arterial	120'	Four
South Elwood Avenue	Secondary arterial	100'	Two

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

SURROUNDING AREA: The subject tract is abutted on the east by large-lot single-family residential and vacant land, zoned AG and by small commercial uses, zoned CS ; on the north by vacant land, zoned AG; on the south by large-lot single-family residential uses, zoned AG; and on the west by large-lot single-family residential uses zoned RS-3. The Richard L. Jones Riverside Airport lies to the southeast of the subject site, and its operations may impact land uses on the subject property. Management at the Tulsa Airport Authority has been made aware of the proposal and any comments they submit will be transmitted to the TMAPC.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use (10 acres) at the corner, Medium Intensity-Linear Development Area/Commercial along West 71st Street to the west and Low Intensity-No Specific land use to the south. To the north across West 71st

Street is another ten-acre Medium Intensity node. According to the Zoning Matrix, the requested RS-3 rezoning **is** in accord with all three Plan Map designations; the OL and CS zoning **are** in accord with the Zoning Matrix for the Medium Intensity-No Specific land use; the OL and CS **may be found** in accord with the Zoning Matrix for the Medium Intensity-Linear Development Area; and the OL **may be found** to be in accord with the Zoning Matrix for the Low Intensity-No Specific land use. However, since this development is to be accompanied by a PUD (PUD-738), the underlying zoning pattern and required floor area ratio will determine the standards for the entire parcel.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan and surrounding existing and planned land uses, staff can support the requested rezoning for Z-7052, so long as the TMAPC deems the accompanying PUD-738 or some variation of it to be acceptable. Staff so recommends **APPROVAL** of RS-3, OL and CS for Z-7052.

03/21/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-738

TRS 8211

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: March 21, 2007

Applicant: Charles E Norman

Tract Size: 39.19± acres

ADDRESS/GENERAL LOCATION: Southwest corner West 71st Street and South Elwood Avenue

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EXISTING USE: Vacant

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PROPOSED USE: Multifamily, office, hotel, commercial

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AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 39.19 acres in size and is located southwest corner West 71st Street and South Elwood Avenue. The property appears to be vacant, semi-wooded and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 st Street	Primary arterial	120'	four
South Elwood Avenue	Secondary arterial	100'	two

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

SURROUNDING AREA: The subject tract is abutted on the east by large-lot single-family residential and vacant land, zoned AG and by small commercial uses, zoned CS ; on the north by vacant land, zoned AG; on the south by large-lot single-family residential uses, zoned AG; and on the west by large-lot single-family residential uses zoned RS-3. The Richard L. Jones Riverside Airport lies to the southeast of the subject site, and its operations may impact land uses on the subject property. Management at the Tulsa Airport Authority has been made aware of the proposal and any comments they submit will be transmitted to the TMAPC.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-No Specific land use (10 acres) at the corner, Medium Intensity-Linear Development Area/Commercial along West 71st Street to the

west and Low Intensity-No Specific land use to the south. To the north across West 71st Street is another ten-acre Medium Intensity node. According to the Zoning Matrix, the requested RS-3 rezoning **is** in accord with all three Plan Map designations; the OL and CS zoning **are** in accord with the Zoning Matrix for the Medium Intensity-No Specific land use; the OL and CS **may be found** in accord with the Zoning Matrix for the Medium Intensity-Linear Development Area; and the OL **may be found** to be in accord with the Zoning Matrix for the Low Intensity-No Specific land use.

STAFF RECOMMENDATION:

PUD 738 is proposed as a mixed use development comprising 39.19 acres at the southwest corner of West 71st Street South, a primary arterial, and South Elwood Avenue, a secondary arterial. An accompanying application for rezoning from the existing AG to CS, RM-0 and RS-3 is being considered per Z-7052. The District 8 Comprehensive Plan classifies the intersection of West 71st Street South and South Elwood Avenue eligible for ten acres of medium intensity zoning with frontage along West 71st Street to the west of the node being within Linear Development Area 1.

The subject tract slopes gently from the intersection of West 71st Street South and South Elwood Avenue to the southwest. Hager Creek is located along the western boundary of the property and areas proposed for development within the corresponding floodplain may require an amendment to the City of Tulsa Regulatory Floodplain map. A major overhead power line traverses the property from the southwest to the northeastern border of the site and similar electrical transmission lines are located on the eastern boundary of the property along with a petroleum products pipeline. The property is also located within Zone #6, Runway Protection Zone, for R. L. Jones Jr. Riverside Airport (avigation notice will be required) and is subject to an FAA Airspace Study.

PUD 738 development concept divides the property into Development Areas A and B with commercial and hotel uses proposed for Development Area A and offices and multifamily residences proposed for Development Area B. The forty-acre area immediately south of PUD 738 is presently in multiple ownerships, but future development for single-family residences is anticipated per the Comprehensive Plan.

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-738 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-738 subject to TMAPC approval of requested zoning per Z-7052 and the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Development Area A

LAND AREA:

Net Area:	18.07 AC	786,999 SF
Gross:	20.55 AC	895,202 SF

PERMITTED USES:

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 19, Hotel and Motel uses only; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 263,000 SF

MAXIMUM BUILDING HEIGHT:

Hotels and Offices	75 FT*
Other Permitted Uses	35 FT**

**Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

***Architectural elements may exceed maximum building height with Detail Site Plan approval.*

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code.

MINIMUM BUILDING SETBACKS:

From right-of-way of West 71 st Street South	50 FT
From the west boundary	50 FT#
From centerline of South Elwood Avenue	100 FT
From the south boundary	10 FT

Internal lot side yards to be established by Detail Site Plan.

#or greater subject to overland drainage easement associated with the City of Tulsa Regulatory Floodplain.

LANDSCAPING AND SCREENING:

A minimum of ten percent (10%) of the net land area of a lot shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code. This shall include those landscaped areas required for meeting street yard and parking area requirements per the Landscape Chapter of the Tulsa Zoning Code. A minimum six-foot high screening fence shall be required adjacent to the south 900 feet of the west boundary of Development Area A, east of the floodplain.

LIGHTING:

Exterior light standards for Development Area A shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

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

SIGNS:

- (a) One ground sign shall be permitted for each lot on the West 71st Street South frontage with a maximum of 150 square feet of display surface area and 20 feet in height.
- (b) One center/ tenant identification sign shall be permitted at the principal entrance from West 71st Street South with a maximum of 200 square feet of display surface area and 25 feet in height.
- (c) One hotel identification sign shall be permitted at the westernmost entrance from West 71st Street South with a maximum of 100 square feet of display surface area and fifteen (15) feet in height.
- (d) Ground signs must maintain a minimum separation of 100 feet as required per Section 1103.B.2.4 of the Tulsa Zoning Code.
- (e) Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

VEHICULAR ACCESS AND CIRCULATION:

All vehicular access to West 71st Street South and South Elwood Avenue shall be subject to the approval of Traffic Engineering. Traffic signals on West 71st Street South as indicated on Exhibit "C" shall not be permitted unless a Traffic Impact Study

reviewed by Traffic Engineering finds Federal Signal Warrants are met. No signals are anticipated as being necessary.

An internal street providing access to each internal lot (any lot not having frontage on a public street) within Development Area A and access to each lot within Development Area B shall be required.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks shall be provided along both sides of the internal street and along West 71st Street South and South Elwood Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from arterial and private street sidewalks to each building with frontage on that arterial or private street.

TRANSIT:

A bus pull-out lane shall be provided on West 71st Street South in accord with the recommendations of Tulsa Transit and Transportation Planning staff.

AVIGATION NOTICE:

There shall be placed on the face of the plat or plats of any portion of PUD 738 an Avigation Notice which shall state the following:

Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above and in the vicinity of this plat of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of this plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which result directly or indirectly from the operations of aircraft or the airport, now and in the future, including by not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operations may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.

Development Area B:

LAND AREA:

Net Area:	17.94 AC	781,554 SF
Gross:	18.64 AC	812,089 SF

PERMITTED USES:

Uses permitted as a matter of right in Use Units 5, Community Services and Similar Uses, Children's Nursery and Church only; 7a, Townhouse Dwellings; 8, Multi-family Dwellings and Similar Uses; 10, Off-Street Parking; 11, Offices and Studios; and uses customarily accessory to permitted principal uses.

MAXIMUM NUMBER OF DWELLING UNITS: 264

MAXIMUM BUILDING FLOOR AREA:

Offices	12,000 SF
Churches and Children's Nursery	3,305 SF

MAXIMUM BUILDING HEIGHT:

Multi-family Dwellings	48 FT [^]
Offices	35 FT ^{^^}
Churches and Children's Nursery	35 FT ^{^^}

[^]*Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

^{^^}*Architectural elements may exceed maximum building height with Detail Site Plan approval.*

MINIMUM BUILDING SETBACKS:

From the north boundary	10 FT
From the west boundary	50 FT+
From the east boundary/ centerline of South Elwood Avenue	100 FT
From the south boundary	
For buildings exceeding 35 feet in height	125 FT
For buildings 35 feet or less in height	75 FT

+or greater subject to overland drainage easement associated with the City of Tulsa Regulatory Floodplain.

MINIMUM SETBACK OF MULTI-FAMILY BUILDINGS FROM OVERHEAD
TRANSMISSION LINES AND POWER POLES: 75 FT

MINIMUM PARKING AREA AND ACCESS DRIVE SETBACK:
From the south boundary of Area B 25 FT

LIVABILITY SPACE:

A minimum of 600 square feet of livability space shall be provided for each multi-family dwelling unit.

LANDSCAPE AND SCREENING REQUIREMENTS:

A minimum of fifteen percent (15%) of the net land area of a lot for offices shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code. This shall include those landscaped areas required for meeting street yard and parking area requirements per the Landscape Chapter of the Tulsa Zoning Code.

A minimum six-foot high screening fence shall be required adjacent to the west boundary of Development Area, east of the floodplain. A minimum six foot high masonry screening wall and 25 foot landscaped buffer shall be required along the south boundary of Development Area B. This requirement may be modified by TMAPC detail site plan approval with regard to the southwest corner of Development Area B for accommodation of the floodplain.

SIGNS:

- (a) One ground sign shall be permitted for each lot developed for office use with a maximum display surface area each of 32 square feet and 12 feet in height.
- (b) One ground sign shall be permitted at the principal entrance from South Elwood Avenue to a multi-family development with a maximum of 32 square feet of display surface area and 12 feet in height.

LIGHTING:

Exterior light standards for Development Area B shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building

mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

VEHICULAR ACCESS AND CIRCULATION:

All vehicular access to South Elwood Avenue shall be subject to the approval of Traffic Engineering. An internal street providing access to each internal lot (any lot not having frontage on a public street) within Development Area A and access to each internal lot within Development Area B shall be required.

AVIGATION NOTICE:

There shall be placed on the face of the plat or plats of any portion of PUD 738 an Avigation Notice which shall state the following:

Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above and in the vicinity of this plat of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of this plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which result directly or indirectly from the operations of aircraft or the airport, now and in the future, including by not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operations may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FARs), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a

detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. An property owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
9. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
10. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

Comments from 3-1-07 TAC:

General: Predevelopment meeting was held 2-19-07.

Water: A looped water main extension will be required using two feeds.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

Cul-de-sacs shall have a turn-around radius of not less than thirty-eight (38) feet of paving, utilizing a rolled curb section wherever possible, and a radius of fifty (50') of right-of-way at the property line. Cul-de-sacs greater than two hundred and fifty (250) feet in length shall have a turn-around radius of not less than forty (40') feet of paving and a radius of fifty-two (52') feet of right-of-way at the property line. Alternative turn-arounds may be utilized with the approval of the Fire Marshall or his designee. Examples of these include utilization of acceptable hammerheads or "Y" 's or utilizations of approved residential sprinkler systems (National Fire Prevention Association - NFPA). To meet the needs of specific situations, this requirement may be changed by the Planning Commission, upon comment by the Technical Advisory Committee, when topography or other limiting factors make such changes necessary for securing the best overall design. A modification of these Regulations is not required. In the southwest corner of the project there are two parking lots that shall be provided with a means to turn a fire truck around.

Stormwater: The floodplain must be placed in a reserve/overland drainage easement. Any modifications to the floodplain that reduce storage volume will require compensatory storage easements. A City of Tulsa Regulatory Floodplain map amendment may be required.

Wastewater: Sanitary Sewer must be extended to provide service to all lots within the proposed subdivision. Provide adequate depth and diameter of pipe to allow service to the area west of the PUD area. If you connect to the existing main line along the North side of E 71st St, then Excess Capacity Fees will be assessed for the area draining to the North.

Transportation: Right-of-way dedication will be required on Elwood (a Secondary Arterial) and for a 30' radius or 28' leg triangle at the intersection. Right-of-way on 71st St. S. is 70 ft for full length of frontage, a portion of which exceeds minimum Major Street and Highway Plan requirements, but all of which the City desires to remain for future 71st St. improvements. Public or private street access to a hotel site from the arterial(s) would be supported. Sidewalks are shown, but wheelchair ramp at the major intersection is not shown and will be required.

Traffic: Relocate the driveway connection for the apartments to the center access aisle at least 100ft west and eliminate parking within the 100ft approach. The westernmost access on 71st St. and the center access on Elwood are recommended for widening to provide 2 out/1 in bound lanes for increased capacity in addition to those shown widened on Exhibit "A". Provide a Mutual Access Easement from the Hotel Lot to 71st St. or a panhandle ownership. Please delete the symbols shown on Exhibit "C" implying a "Traffic Signal" at two of the 71st

St. access points unless a Traffic Impact Study reviewed by this office finds Federal Signal Warrants are met. No signals are anticipated.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

MSHP: E. 71st St. S, Existing 2 lanes, Primary Arterial. Elwood, secondary arterial. Sidewalks should be constructed as shown in the site plan along 71st and along Elwood, per subdivision regulations. The internal pedestrian circulation plan should be executed as well.

LRTP: E. 71st St. S., between S. Elwood Ave. and S. Union Ave, planned 6 lanes. S. Elwood Ave, between E. 71st St. S. and E. 81st St. S., existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing.

TMP: No Comment.

Transit: Currently, Tulsa Transit operates an existing route on 71st St. S. According to MTTA future plans, this location will continue to be served by transit routes. 71st will likely see increased traffic with construction of Tulsa Hill Shopping center, and with the addition on Multi-family units in Development Area "B" and commercial facilities in Development area "A", transit use is likely to increase. Therefore, a transit cut-in along 71st is needed.

Tulsa Airport Authority: Subject tract located with Zone #6, Traffic Pattern Zone. Low density residential development permitted subject to inclusion of Avigation Notice on any residential plat. Proposed building heights subject to Federal Aviation Administration finding no impact to airport operations through review of an Airspace Study.

03/21/07

Tomlinson, Delise

From: Fox, Patrick
Sent: Monday, March 12, 2007 1:54 PM
To: Tomlinson, Delise
Subject: Bus Pullout Request



March 12, 2007

Chip Ard, Chairperson
TMAPC
201 West 5th Street, Ste 600
Tulsa, OK 74103

To Whom it May Concern:

I am writing on behalf of Tulsa Transit to support INCOG's request for a bus pull-out lane on West 71st Street for the PUD on the Southwest corner of West 71st St. & South Elwood Ave.

Tulsa Transit has a route # 471 – 71st Street which travels east and west on 71st Street in Tulsa. There is strong ridership on this route and we anticipate the ridership will continue growing. If more funding becomes available, Tulsa Transit may expand service on this route. We have no plans to reduce or eliminate service on this high-traffic route.

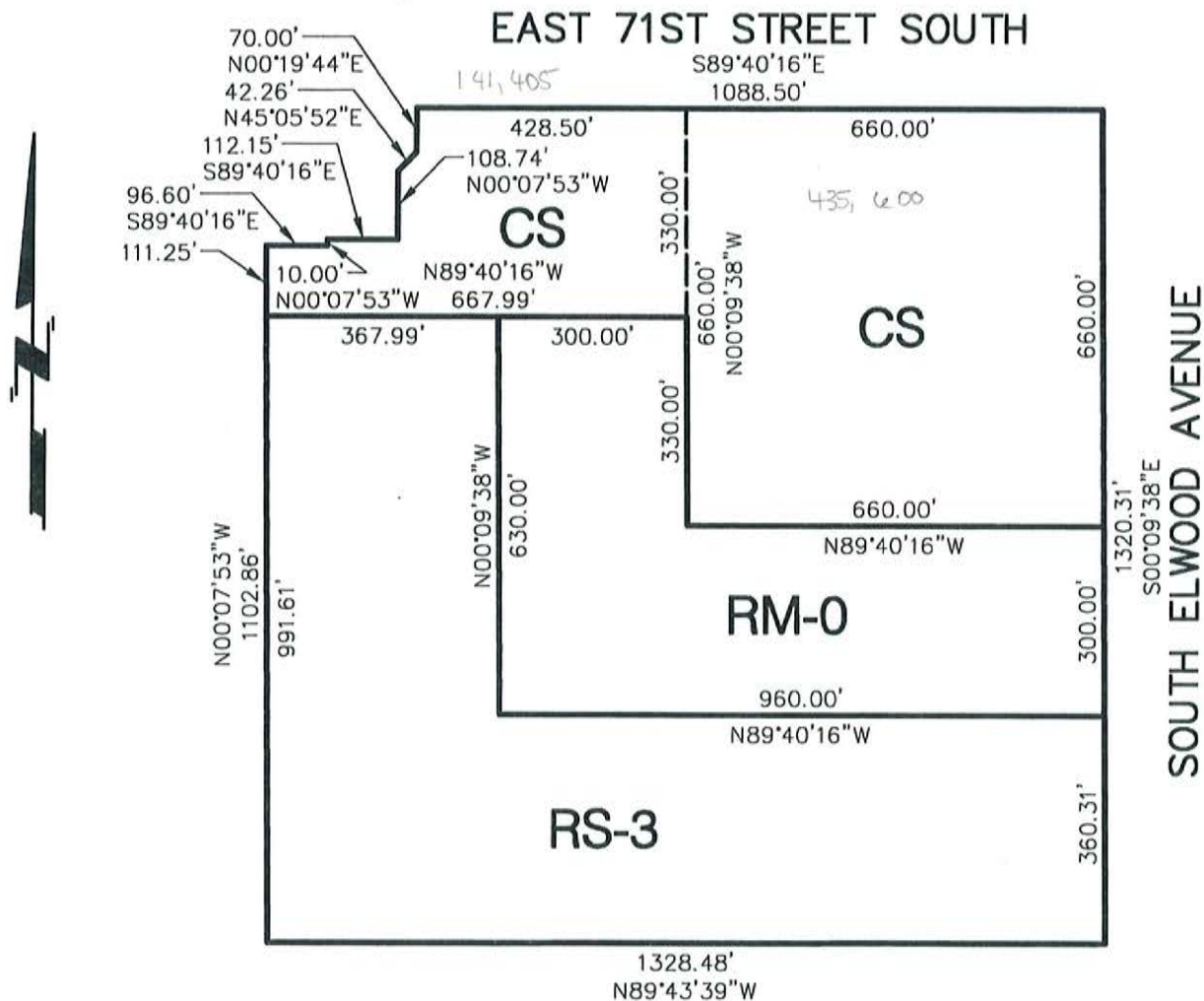
If you have any questions, please feel free to contact me at 699-0223.

Sincerely,

Cynthia Staab
Assistant General Manager

0318

7100 Elwood Center



GROSS AREA

CS.....12.778	AC.....556,610	SF X 0.50 = 278,305	SF BUILDING FLOOR AREA
CS.....1.200	AC.....52,272	SF / 1200 = 43	UNITS
RM-0.....8.884	AC.....386,986	SF / 2800 = 138	UNITS
RS-3.....16.332	AC.....711,422	SF / 8400 = 84	UNITS
} 265 DWELLING UNITS			

EXHIBIT 'F'

Zoning Application and Analysis Z-7052 PUD 738



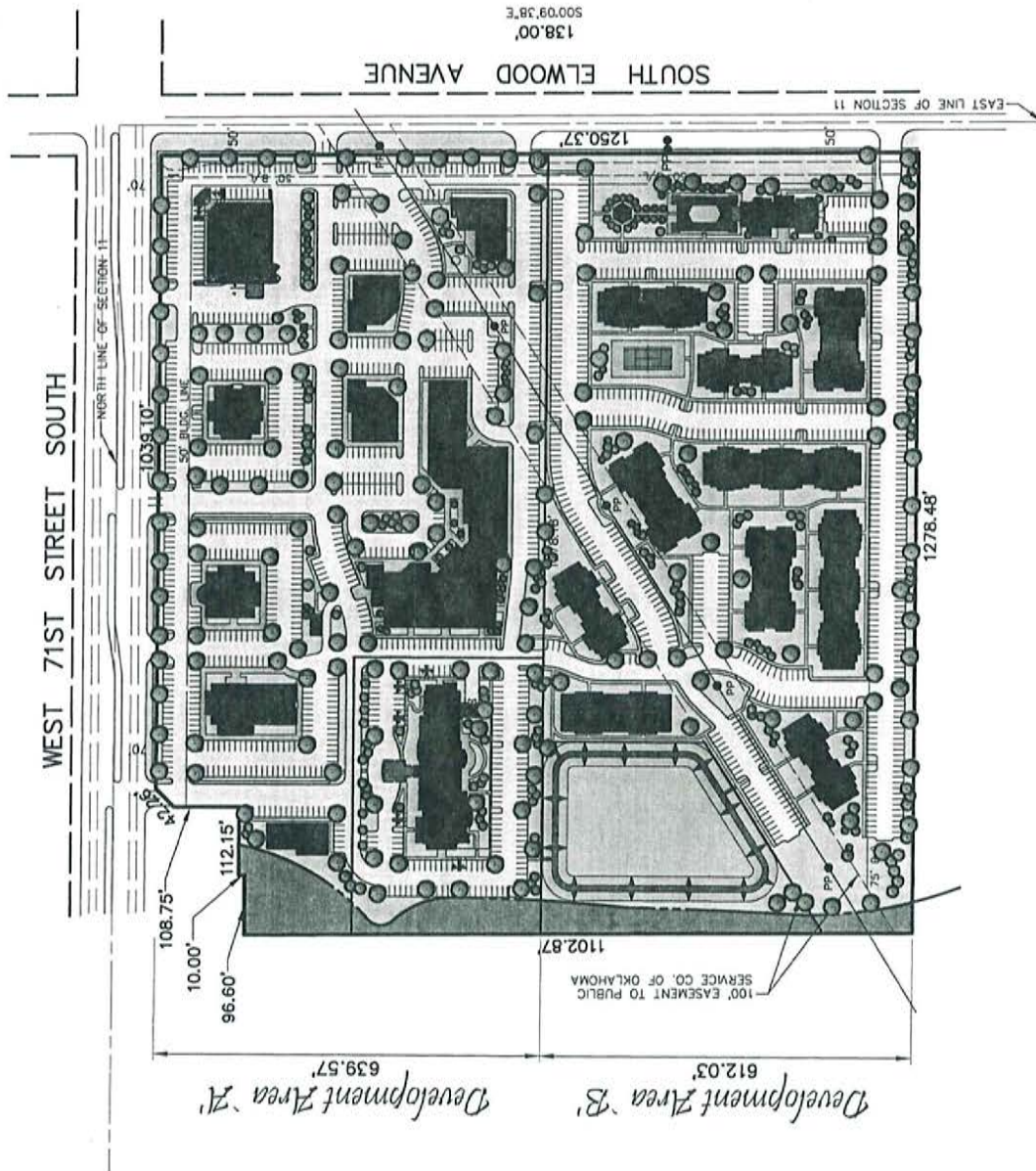
SACK AND ASSOCIATES, INC.

Santa Fe Depot, 111 South Elgin Avenue, Tulsa, Oklahoma 74120-1816
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS) and 1462 (LA), Exp. June 30, 2007

Project: 71ST AND ELWOOD-A
Drawn: KDD,GHJ Order: F366B

Drawing: EXHBT01C
File: 1812.11 Drower: C

XREFs: COPYRITE S-811X T-SAJ3
Plotted: 07 FEB 2007



SACK AND ASSOCIATES, INC.
 11111 S. 111th St., Suite 100, Oklahoma City, OK 73155
 Tel: 918.592.4111 Fax: 918.592.4228 E-mail: info@sackandassociates.com
 CA Number: 1583 (P/L) and 1462 (L.A.) Exp. June 30, 2007
 Project: 71ST AND ELWOOD
 Drawing: 021 - 02/01/2008 File: 181211 - 02/01/2008
 SHEET: COPYRIGHT © 11/17/07 1-5613
 Printed: 07/18/2007

7100 Elwood Center

Concept Illustration
EXHIBIT 'A'
 Planned Unit Development Number 738



SACK AND ASSOCIATES, INC.
 2701 Elwood Center
 Suite 200
 Phoenix, AZ 85028
 Phone: (602) 998-1111 Fax: (602) 998-1112
 Email: info@sackandassociates.com
 CA Number 1783 (PE/LS) and 1662 (LA) Exp. June 30, 2007
 WESTE. COPYRIGHT: S-11179, L-5043
 Drawing: P40004
 Date: 06/13/2007
 Project: 7101 AND ELWOOD CENTER
 Project: 7101 AND ELWOOD CENTER

Photograph Dates: January 2004



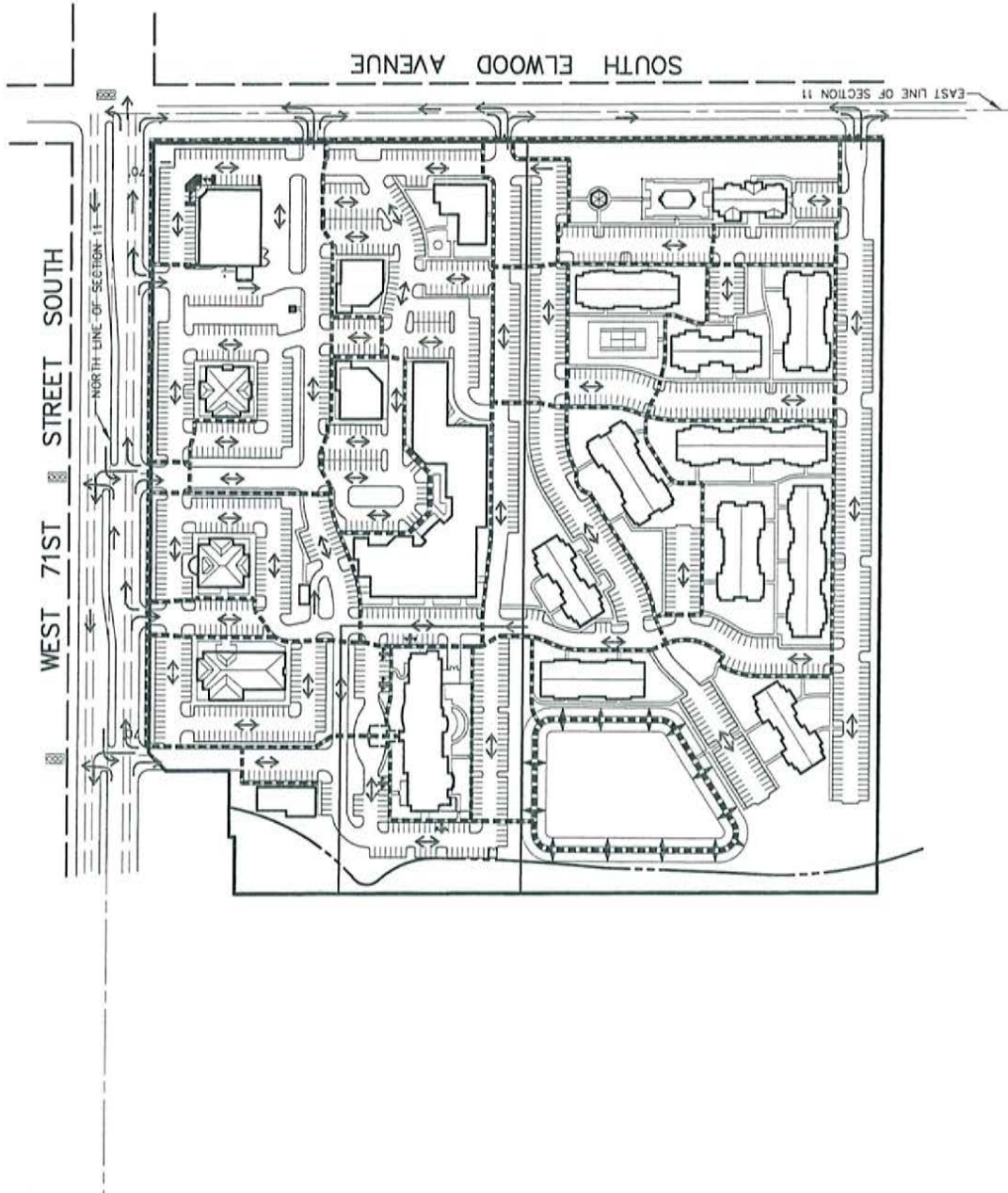
0 800 1600
 SCALE IN FEET

7100 Elwood Center

Aerial Photo, Adjacent Land Uses
 and Development Areas

EXHIBIT 'B'

Planned Unit Development Number 738



Legend:

- TRAFFIC SIGNAL
- VEHICULAR CIRCULATION
- PRIMARY PEDESTRIAN CIRCULATION

7100 Elwood Center

Access and Circulation Vehicular and Pedestrian EXHIBIT 'C'

Planned Unit Development Number 738

SACK AND ASSOCIATES, INC.
 111 South Elwood Avenue, Suite 100, Oklahoma City, Oklahoma 73120-1818
 Phone: (405) 232-4111 Fax: (405) 232-4229 E-mail: info@sackassociates.com
 Website: www.sackassociates.com
 Project: 7100 Elwood Center, PUD # 738, City of Oklahoma City
 Drawing: 7100 Elwood Center, PUD # 738, City of Oklahoma City
 Date: 08/10/2007
 Drawn: GJW
 Order: 73868
 File: 1812.11 - Section PUD
 Project: 7100 Elwood Center, PUD # 738, City of Oklahoma City
 Date: 08/10/2007



0 200 400
SCALE IN FEET

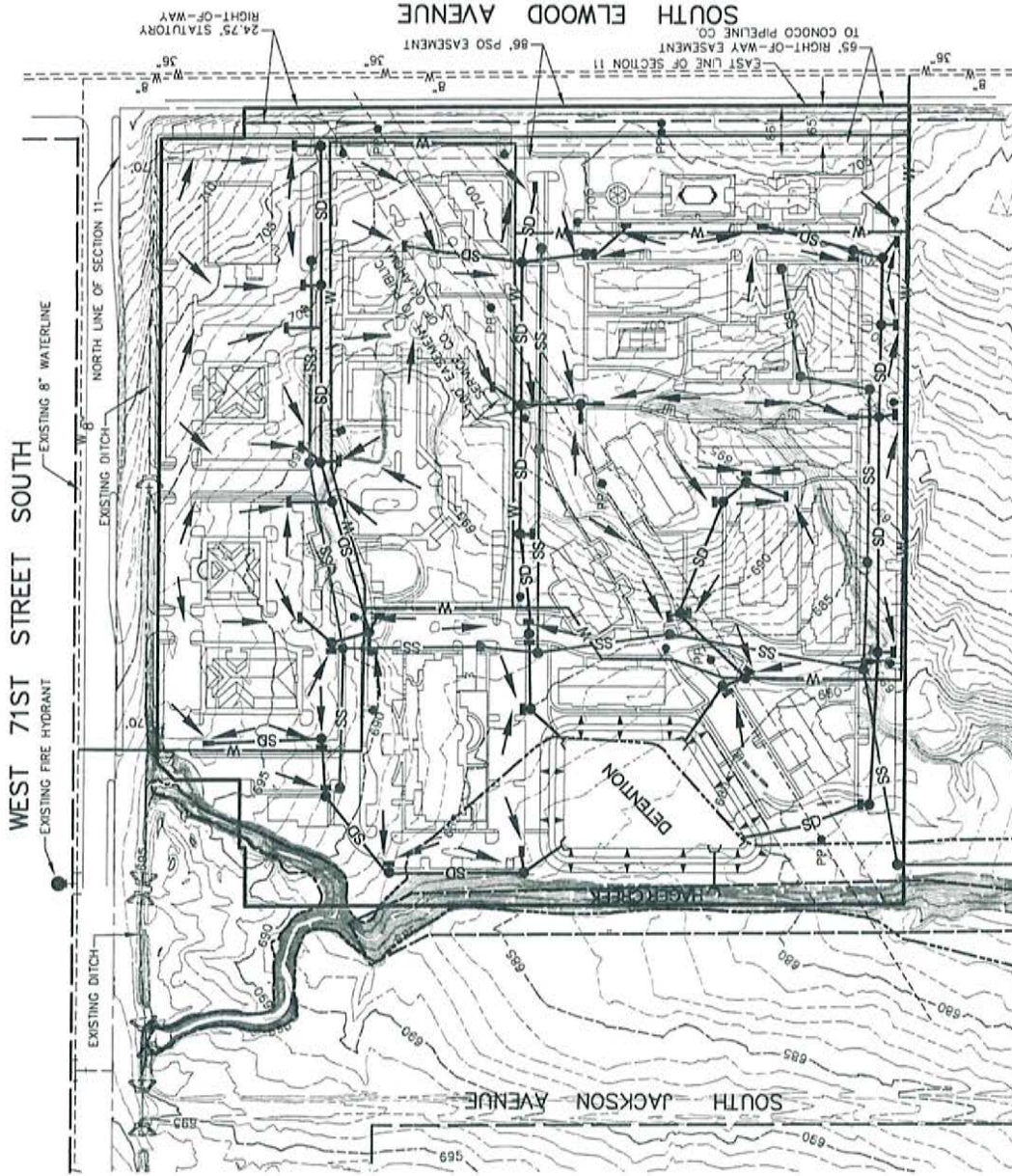
Legend

- W --- EXISTING WATERLINE
- SS --- EXISTING SANITARY SEWER LINE
- SD --- EXISTING STORM SEWER LINE
- W --- PROPOSED WATERLINE
- SS --- PROPOSED SANITARY SEWER
- SD --- PROPOSED STORM SEWER
- D --- DRAINAGE FLOW
- C --- CITY OF TULSA
- R --- REGULATORY FLOODPLAIN
- F --- FEMA FLOODPLAIN

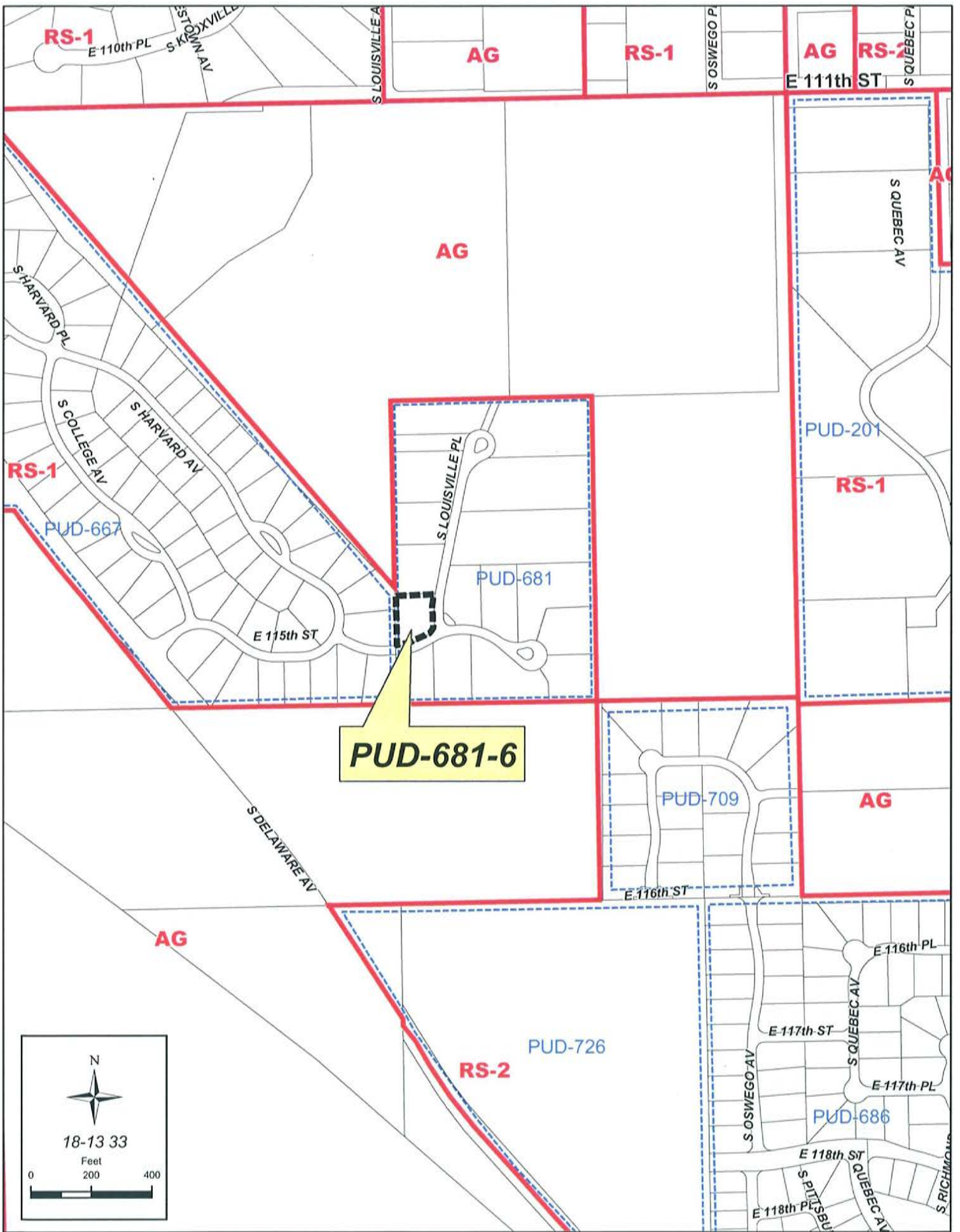
7100 Elwood Center

Site Map, Drainage Concept and
Existing and Proposed Utilities
EXHIBIT 'D'

Planned Unit Development Number 738



SACK AND ASSOCIATES, INC.
111 South Union Avenue, Suite 100
Tulsa, Oklahoma 74103
Phone: 918.592.4229 Fax: 918.592.4229 E-mail: info@sackandassociates.com
CA Number: 1383 (P.C.) and 1462 (L.A.) Exp. June 30, 2007
PROJECT: 7100 ELWOOD CENTER
SHEET: 1 OF 1
DATE: 05/18/2007





N

PUD-681-6

18-13 33

Feet

0 200 400



SUBJECT
TRACT

N

PUD-681-6

18-13 33

Feet

0 100 200

E 116th ST

March 21, 2007

STAFF RECOMMENDATION

PUD-681-6: Minor Amendment – 11466 South Louisville Place; Lot 1, Block 2, The Estates of Waterstone; RS-1/PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD-681 for the purpose of reducing the perimeter setback from 25 feet to 18 feet for construction of a residence. The subject property is located on a corner lot and otherwise meets all other setback requirements.

TMAPC reviewed a similar application in November of 2004 (PUD-681-3) to reduce the perimeter setback for the entire PUD from 25 feet to 17.5 feet "when the perimeter is used as a side yard, with the 25-foot setback remaining when the perimeter abuts the rear yard." Because the proposed reduction in setback involves the rear yard and would be inconsistent with previous recommendations, staff cannot support the requested amendment. Therefore, staff recommends **DENIAL** of PUD-681-6 as proposed.



March 5, 2007

Mr. Wayne Alberty
INCOG
201 West 5th Street
Suite 600
Tulsa, OK 74103

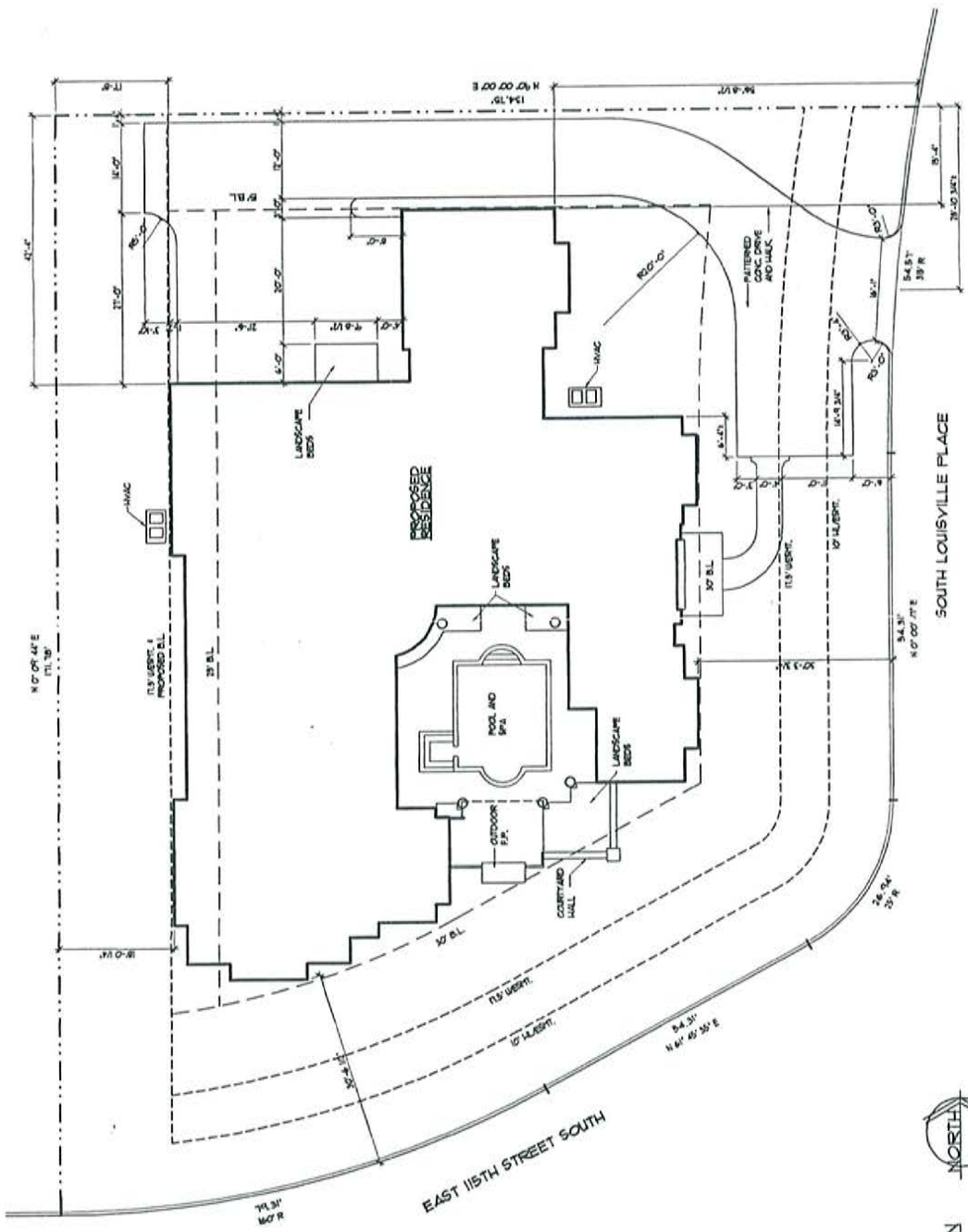
Dear Mr. Alberty,

I am writing to offer support to Mr. Harry Jacobs request for relief from the rear yard setback in The Estates of Waterstone, Lot 1 Block 2 (PUD681-6). As the developer of the neighborhood, President of the homeowners association and a resident I can attest to the fact that Mr. Jacobs design is within the conceptual parameters intended for construction in the neighborhood. In my capacity as the Architectural Review Committee, I have approved his plans for construction on the Lot.

If you have any questions please feel free to call me at 918-808-6792.

Sincerely,

Robert R. David



JACOBS ENTERPRISES, INC
 THE ESTATES OF WATERSTONE - LOT 1 / BLOCK 2
 TULSA, OKLAHOMA

D. A. CENTER & ASSOCIATES
 208 E. New Orleans • Broken Arrow, OK 74011-9217 • 918-451-4889

