

ADDENDUM*
TULSA METROPOLITAN AREA
PLANNING COMMISSION
For Meeting No. 2475

March 28, 2007

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

1. Minutes of March 7, 2007, Meeting No. 2473

2. **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. **Home Center Amended – Final Plat** (8406) (PD 18) (CD 8)
6611 South 101st East Avenue
- b. **Change of Access-** (9425) (PD 17) (CD 6)
Lot 1, Block 1, Stone Creek Commercial Center
- c. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

2A. **COMPREHENSIVE PLAN PUBLIC HEARING**

1. ***Consider amending Comprehensive Plan for the Tulsa Metropolitan Area, by adopting the Manmade Hazard Mitigation Plan for the City of Tulsa – Non Secure Report and Resolution 2471:881.**

3. **PUBLIC HEARINGS**

- a. **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.) (Continued from March 21, 2007) (PD-8) (CD-2)
- b. **PUD-274-5 – Lou Reynolds** (PD-18) (CD-9)
5727 South Lewis Avenue (Minor Amendment for an increase in permitted wall signage to allow an additional wall sign.)

c. **PUD-221-F-2 – JLB Construction, Inc.**

(PD-17) (CD-6)

4409 South 135th East Avenue (Minor Amendment to reduce the rear setback from 20 feet to 15 feet for the construction of a residence.)

4. **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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

**Francis Campbell City Council Room
Plaza Level**

Wednesday, March 28, 2007– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Briefing on East Tulsa Plan, Phase 2 (Carr)
2. Briefing on the Sequoyah Neighborhood Plan (Carr)

Adjourn. www.tmapc.org

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

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

INCOG

**201 West 5th, Suite 550
5th Floor Conference Room**

**Wednesday, March 28, 2007
11:00 a.m.**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

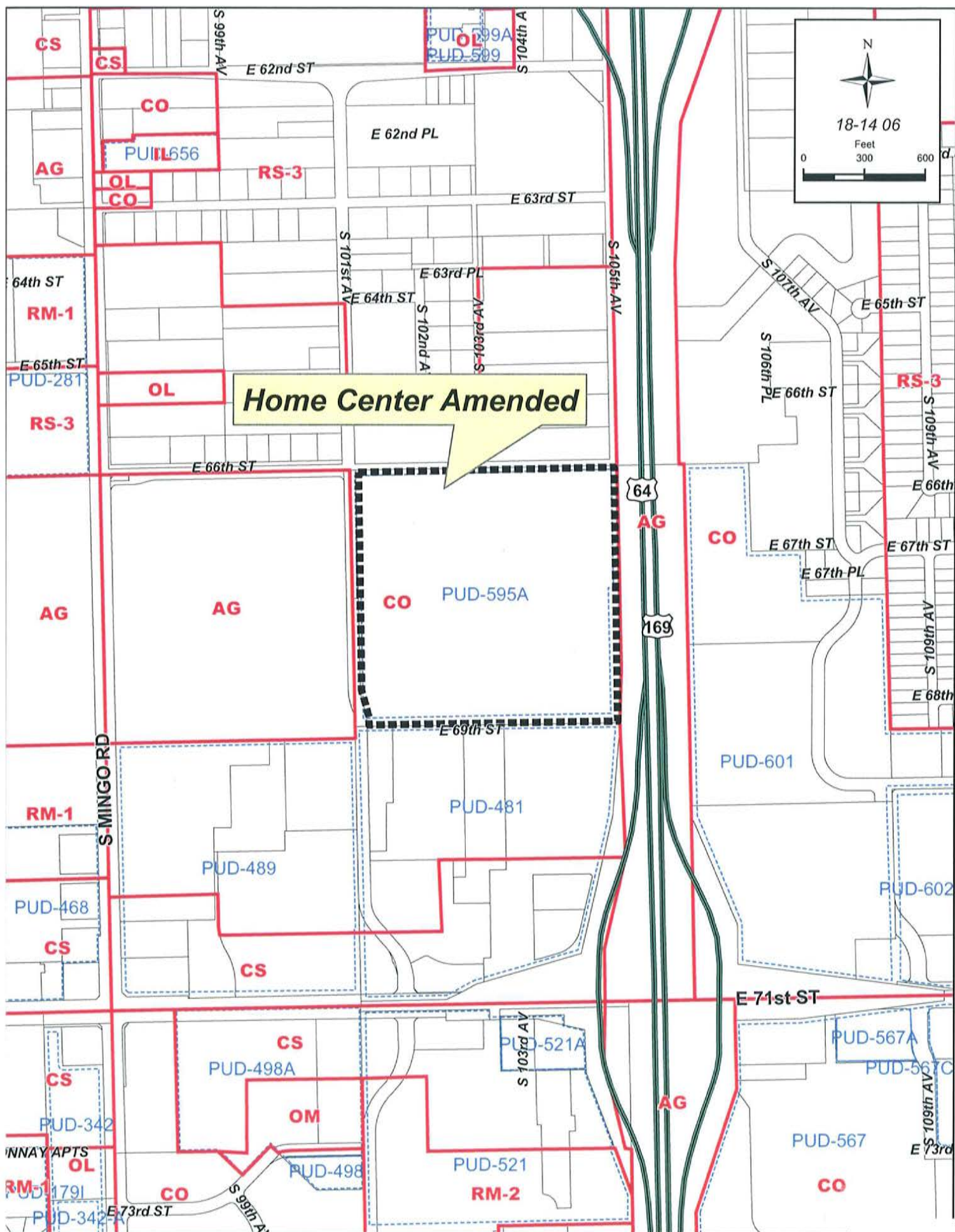
1. Introduction to Land Development Services Staff (Staff)
2. Review and discuss Policies and Procedures and Code of Ethics (Staff)
3. Review Planning Commissioner Committee Assignments

Adjourn.

Visit our website at 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



Final Subdivision Plat

Home Center Amended - (8406) (PD 18) (CD 8)
6611 South 101st East Avenue

This plat consists of 10 Lots in 1 Block on 37 acres.

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

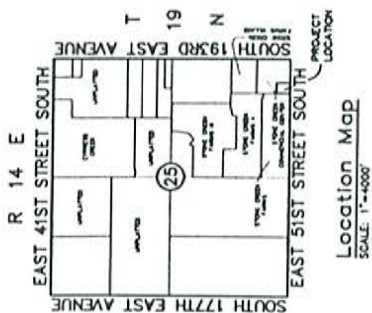
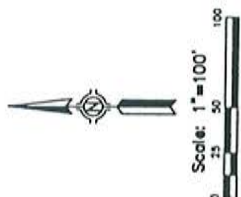
Change of Access on Recorded Plat TMAPC March 28, 2007

Lot 1, Block 1, Stone Creek Commercial Center – (9425) (PD 17) (CD 6)
Northwest corner of East 51st Street South and South 193rd East Avenue

This application is made to allow a change of access along East 51st Street South. The property is zoned under PUD 712.

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.

NEW ACCESS POINT

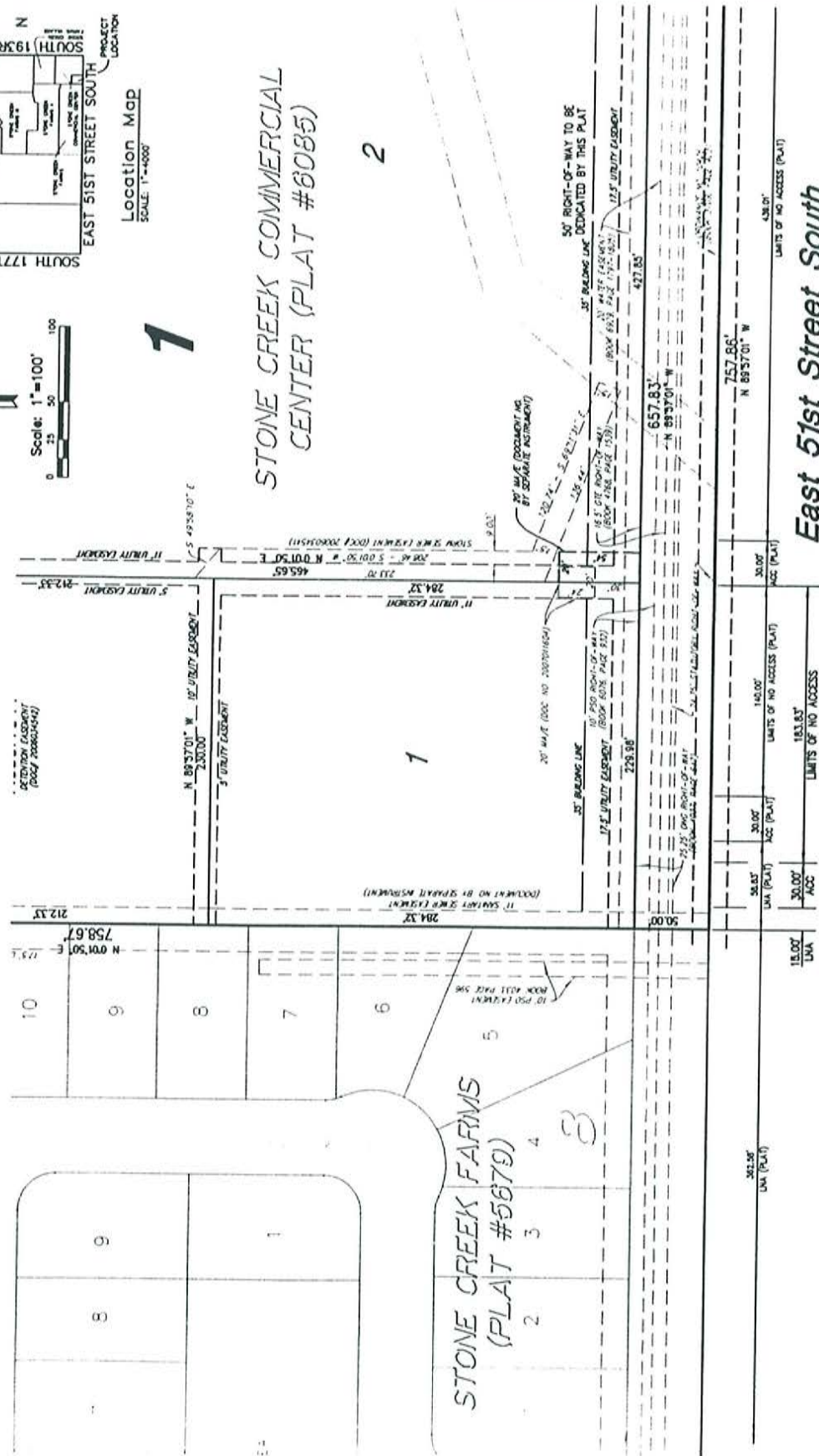


1

STONE CREEK COMMERCIAL
CENTER (PLAT #6085)

2

STONE CREEK FARMS
(PLAT #5679)



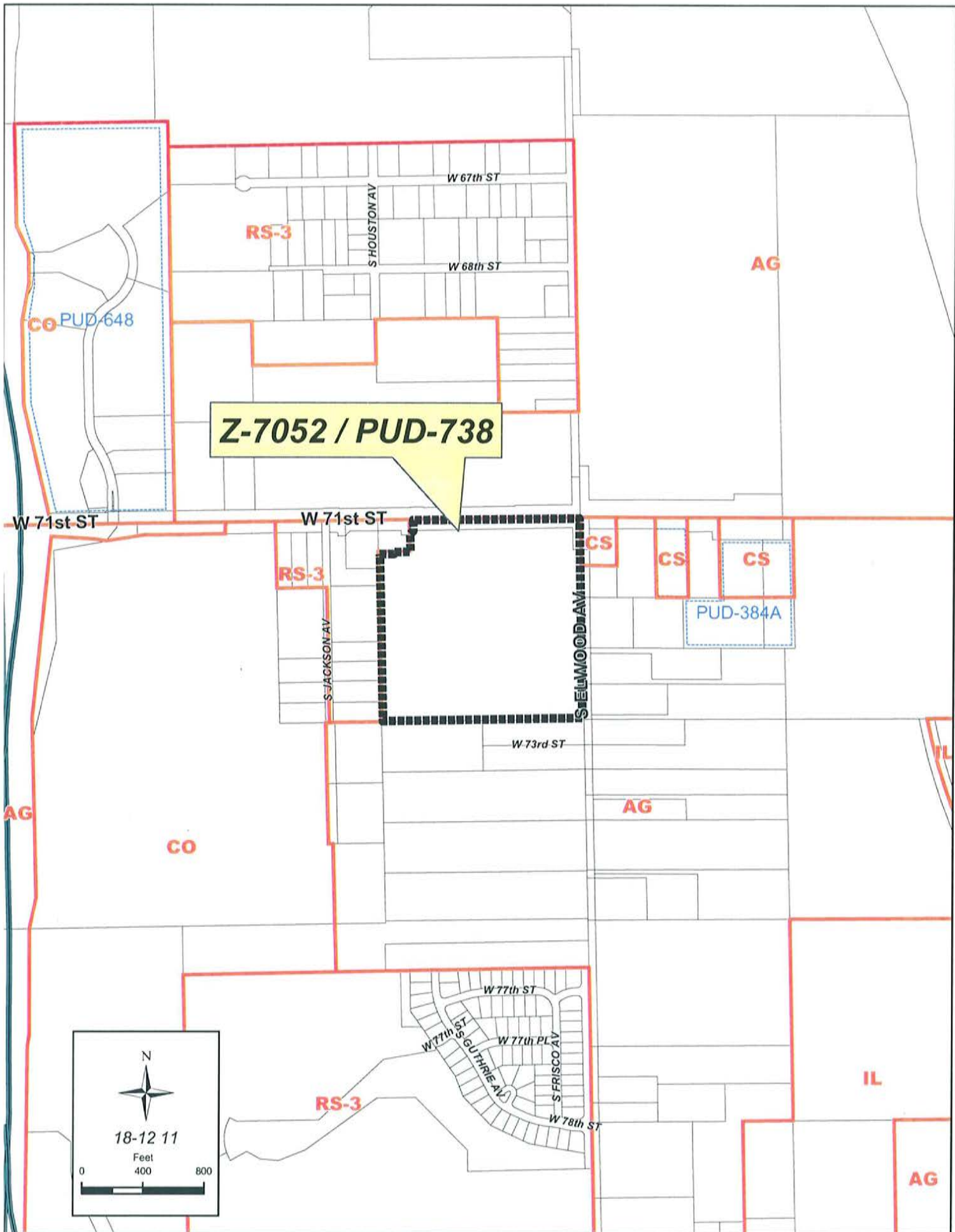
recommended westernmost access

East 51st Street South

HRA

THRAOK, INC.

913 WEST TACOMA - SUITE C VOICE: (918) 258-3554
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-3554
CA# 3643 EXP. DATE: 6-30-2007





Z-7052 / PUD-738

18-12 11

0 400 800
Feet

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7052

TRS 8211

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: March 28, 2007

(Continued from 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

and

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 RM-O and CS zoning **are** in accord with the Zoning Matrix for the Medium Intensity-No Specific land use; the RM-O and CS **may be found** in accord with the Zoning Matrix for the Medium Intensity-Linear Development Area; and the RM-O **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, RM-O and CS for Z-7052.

03/28/07

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-738

TRS 8211

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: March 28, 2007

(Continued from 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 know 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 US 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-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 will be done when the annual plan updates are processed.

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-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 RM-O and CS zoning **are** in accord with the Zoning Matrix for the Medium Intensity-No Specific land use; the RM-O and CS **may be found** in accord with the Zoning Matrix for the Medium Intensity-Linear Development Area; and the RM-O **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 71st 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. A 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 Street 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 Street or a panhandle ownership. Please delete the symbols shown on Exhibit "C" implying a "Traffic Signal" at two of the 71st Street 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: East 71st Street South, 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.

03/28/07

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.

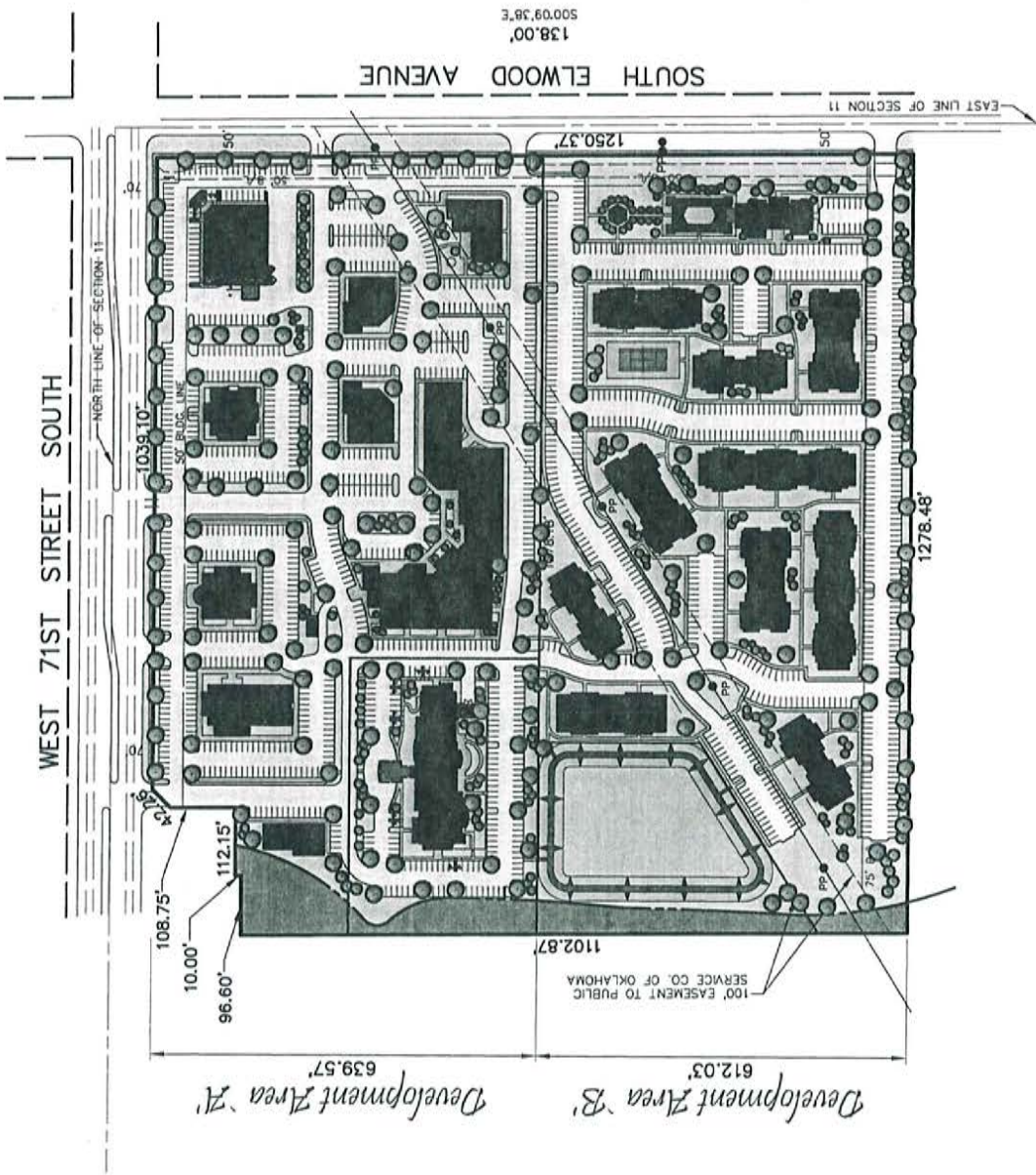
Sincerely,

Cynthia Staab
Assistant General Manager



EXHIBIT 'F'

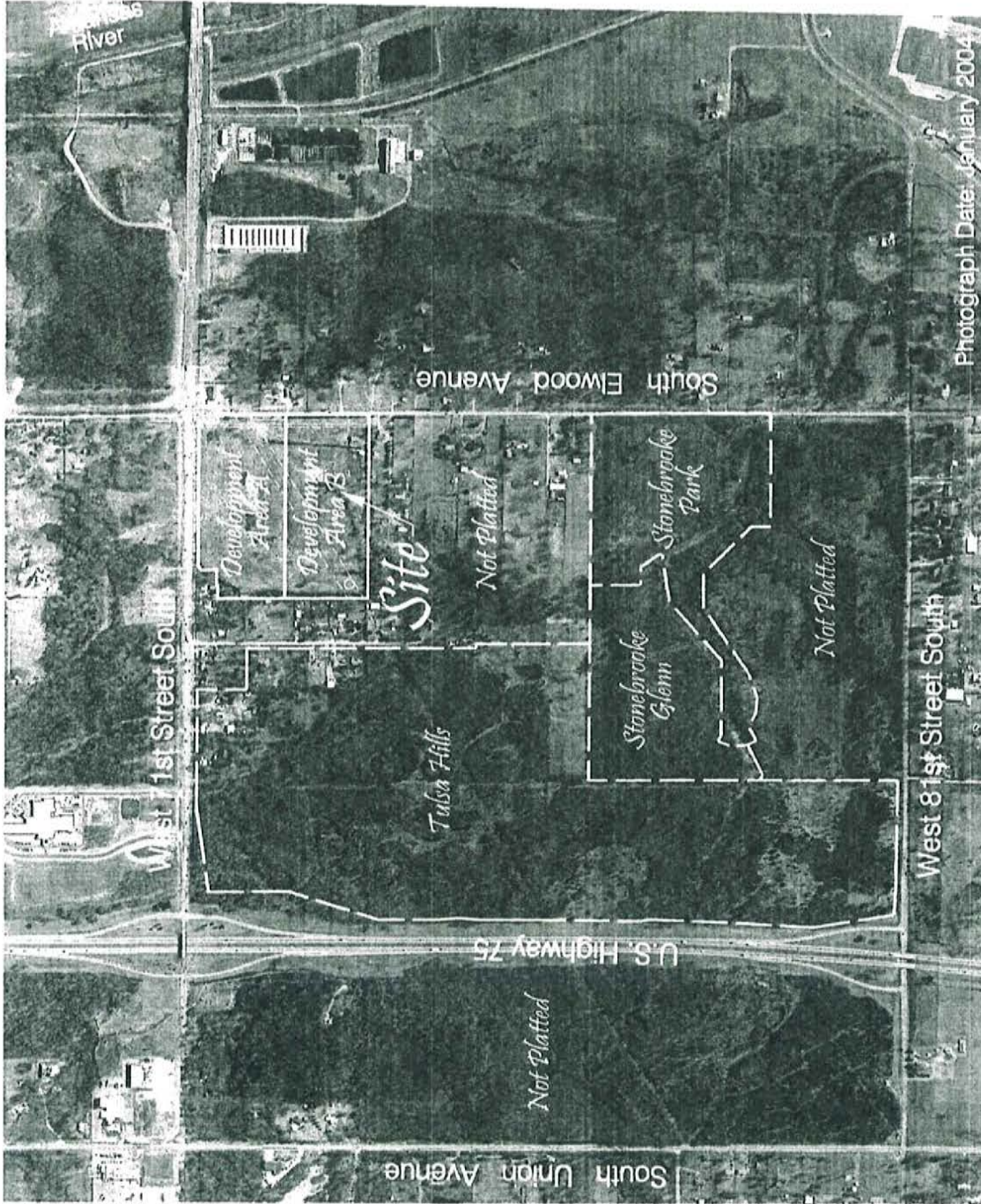
18



SACK AND ASSOCIATES, INC.
 10000 N. 11TH ST., SUITE 100
 OKLAHOMA CITY, OK 73121
 TEL: (405) 752-1111 FAX: (405) 752-1112
 WWW.SACKANDASSOCIATES.COM
 PROJECT: 7100 AND LUMINOUS
 DRAWN: GUY DATE: 1/20/03
 DRAWING: 102001A
 SHEET: 5-1117A 1-54-2
 FILE: 102111-00001 P&G
 PRINTED: 07 FEB 2003

7100 Elwood Center

Concept Illustration
EXHIBIT 'A'
 Planned Unit Development Number 738



SACK AND ASSOCIATES, INC.
 1515 North Lincoln Avenue, Suite 200
 Tulsa, Oklahoma 74103-1816
 Phone: (918) 437-1111 Fax: (918) 437-1220
 Email: info@sackandassociates.com
 CA Number: 1763 (C/P/L) and 1482 (L.A.) Exp. June 30, 2007
 Project: 7107 and 7108-A
 Drawing: P1002A
 Date: 10/12/11
 Project: 7107 and 7108-A
 Drawing: P1002A
 Date: 10/12/11
 Project: 7107 and 7108-A
 Drawing: P1002A
 Date: 10/12/11

Photograph Date: January 2004

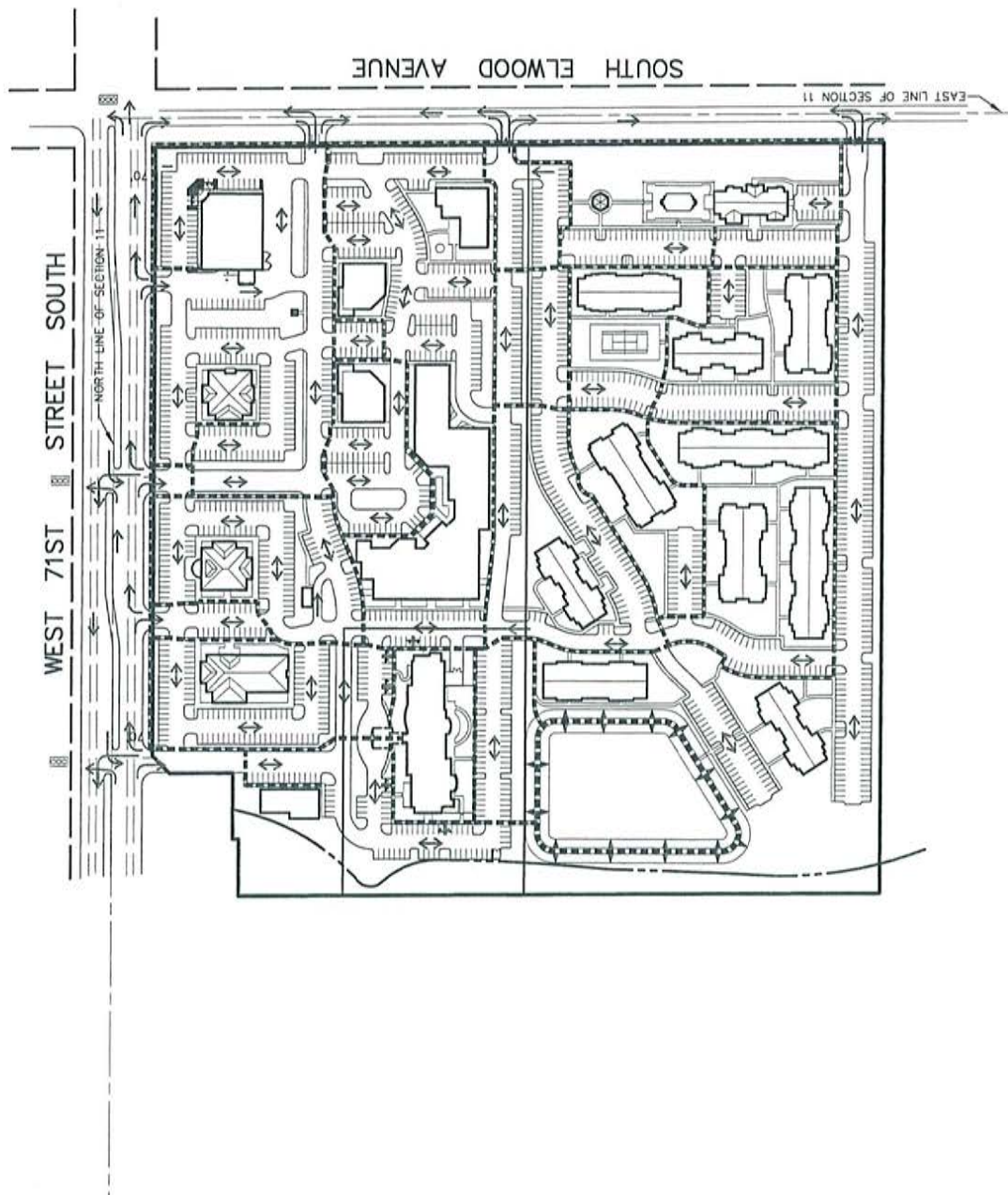


7100 Elwood Center

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.
10000 Elwood Center
Elwood, CA 94621
Tel: 925.352.4111 Fax: 925.352.4229 E-mail: info@sackandassociates.com
CA Number 1183 (P/E/S) and 1482 (S.A.) Exp. June 30, 2007
Drawing: 10000-A
Sheet: 002 - (Sheet 1/300)
Date: 08/11/07
Scale: 1/8" = 1'-0"



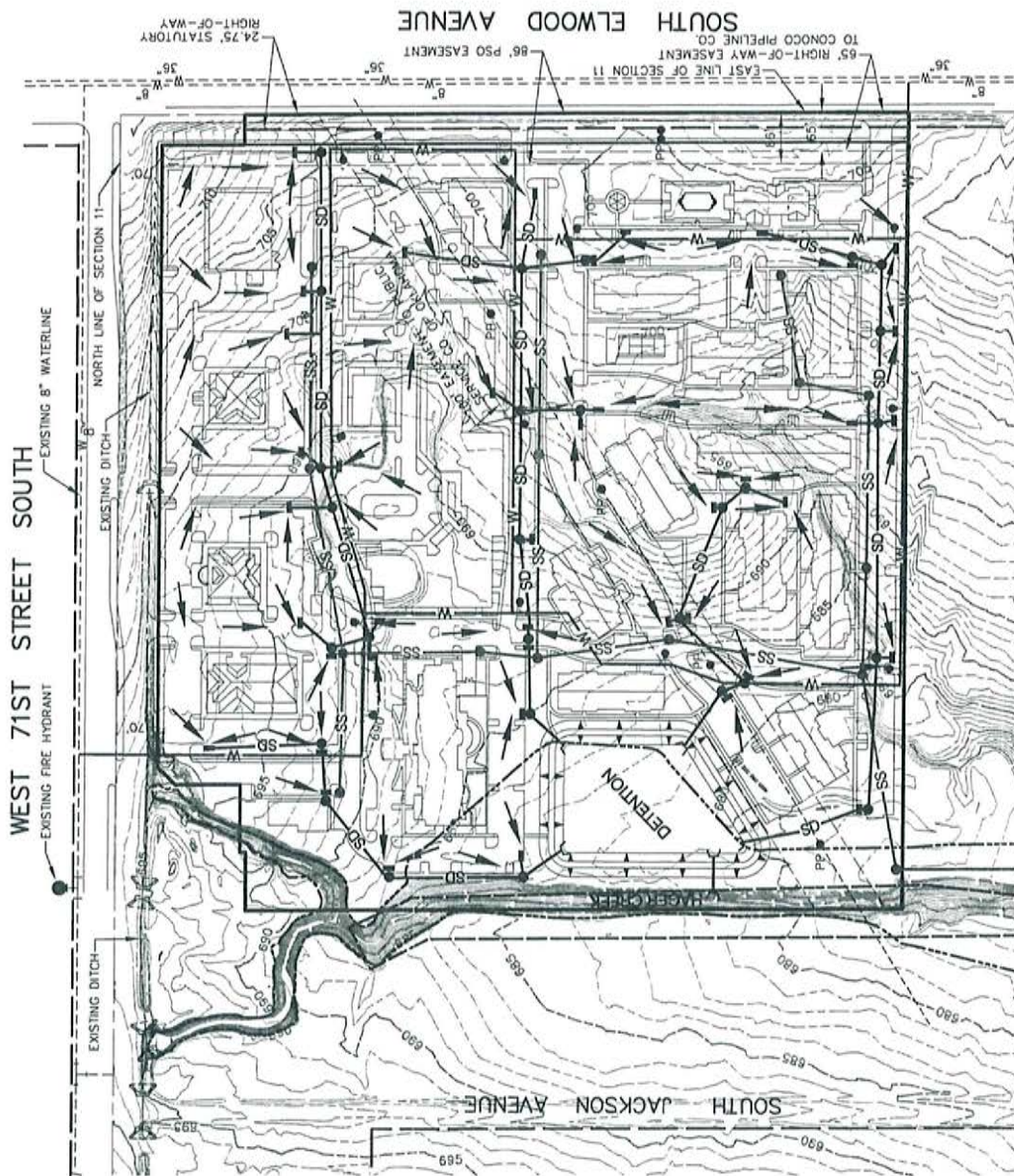
Legend

- 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

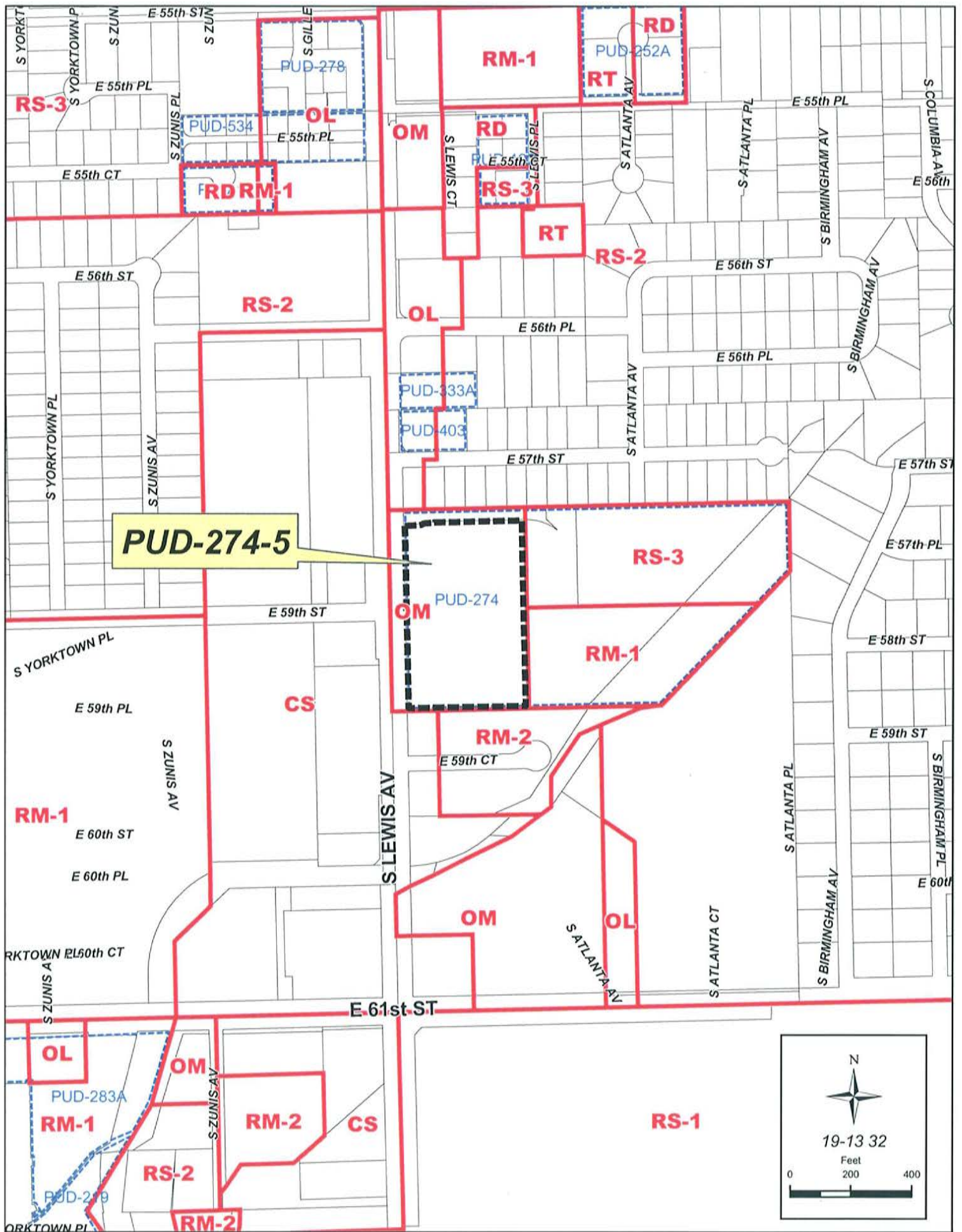
Site Map, Drainage Concept and
Existing and Proposed Utilities
EXHIBIT 'D'

Planned Unit Development Number 738



SACK AND ASSOCIATES, INC.
10000 N. 100th Ave., Suite 100
Tulsa, Oklahoma 74134
Phone: 918.432.4111 Fax: 918.432.4229 E-mail: info@sackandassociates.com
CA Number: 1783 (P/L/S) and 1482 (L/A) Exp. June 30, 2007

S&A
Project: 7100 ELWOOD-A
Drawn: CHADLER 1/2008
Date: 1/23/2008
File: 1803.11 Drawn: PLO
Sheet: 05 of 05
Copyright © 2007 S&A





N

PUD-274-5

19-13 32

Feet
0 200 400



N

PUD-274-5

19-13 32

Feet

0 100 200

March 28, 2007

STAFF RECOMMENDATION

PUD- 274-5

Minor Amendment – Bank of Oklahoma; 5727 South Lewis Avenue; Lot 1, Block 1, One Summit Plaza; Development Area B; OM/PUD 274; PD-18; CD-9

The applicant is requesting a minor amendment to PUD 274 for an increase in permitted wall signage to allow an additional wall sign. TMAPC denied a similar request, PUD 274-4, on November 15, 2006, finding that the signage not only exceeded PUD standards but also allowable signage based on underlying zoning. Subsequently, an application for a variance was filed with and approved by the City of Tulsa Board of Adjustment allowing the signage as proposed.

Development standards currently permit wall signs as follows:

Wall or canopy signs shall be limited to one sign for the multi-story office building, not exceeding a display surface area of 64 square feet, and one sign for each of the other office buildings within the project, not exceeding a display surface area of 32 square feet for each sign.

In addition, three ground signs with a maximum aggregate display surface area of 384 square feet are also permitted. (PUD 274 originally permitted two signs not to exceed 192 square feet of display surface area each. PUD 274-1 approved 4/23/86 distributed the display surface area among three ground signs.)

On January 23, 2007, the BOA approved an increase in wall signage as follows:

One wall sign with a display surface area of 260 square feet on the multi-story office building in addition to an existing, permitted 49 square foot of display surface area wall sign on the bank drive-thru canopy for an aggregate display surface area of 309 square feet.

BOA approved the variance finding that the requested signage was appropriate for a multi-story office building which is located within a medium intensity office district (OM) with frontage on a secondary arterial and which faces existing commercial development.

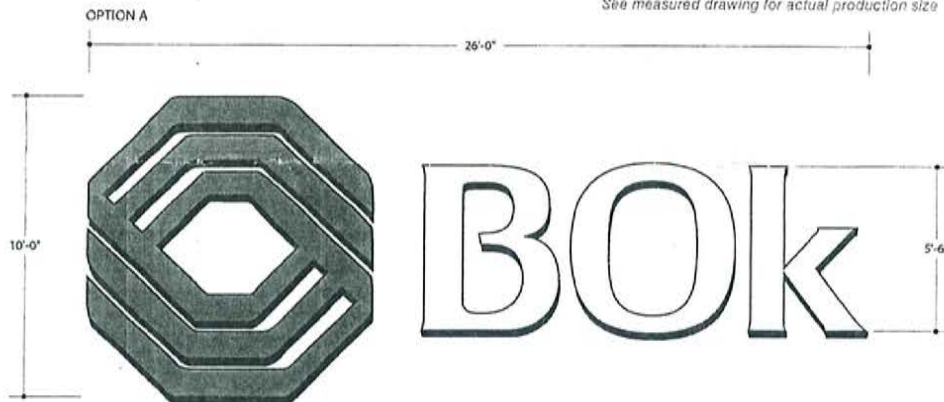
Therefore, staff recommends **APPROVAL** of PUD 274-5 subject to the following conditions:

A maximum of two wall signs shall be permitted as follows:

- (a) One wall sign on the multi-story office building with a maximum display surface area of 260 square feet and located at the cap of the western face of the existing building;
- (b) One wall sign on the west facing surface of the drive-in banking canopy not to exceed 49 square feet of display surface area.



Photo representation is for position only and is not to scale.
See measured drawing for actual production size




SCALE - 1/4" = 1'

CHANNEL LOGO & LETTERS

.063 P/F BLACK ALUMINUM 5" RETURNS
15mm 8500 WHITE NEON ILLUMINATION
3/16" RED ACRYLIC FOR LOGO & WHITE ACRYLIC LENS COVERS FOR LETTERS
1" BLACK TRIM CAP

MORE THAN 25 FOOT CANDLES @

 CLAUDE NEON FEDERAL SIGNS	533 South Rockford Tulsa, Oklahoma 74120 ph: 918.587.7171 fax: 918.587.7176	I hereby give my approval to proceed with fabrication of the signage depicted in this drawing in order to meet the project objectives in a timely fashion. It is understood that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in delays of the completion date, additional resource requirements or additional cost.		<input type="checkbox"/> Approved as Shown <input type="checkbox"/> Approved as Noted	ISSUES/REVISIONS: 08.29.06 REVIEW	SIGN TYPE: CHANNEL LETTERS	SHEET NO. G-1.0
		PROJECT/CLIENT NAME: BOK	LOCATION/ADDRESS: S. LEWIS	ACCOUNT EXECUTIVE: JAMES ADAIR	DRAWN BY: RINGO	DWG. #/FILE REFERENCE #: CNF5246	DATE- ORIGINAL DWG: 29.AUG.2006

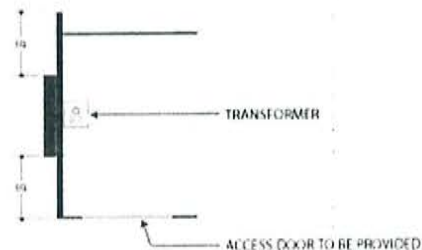


**BOK SUMMIT
WEST ELEVATION: ENLARGED**
SCALE: 1/4" = 1'

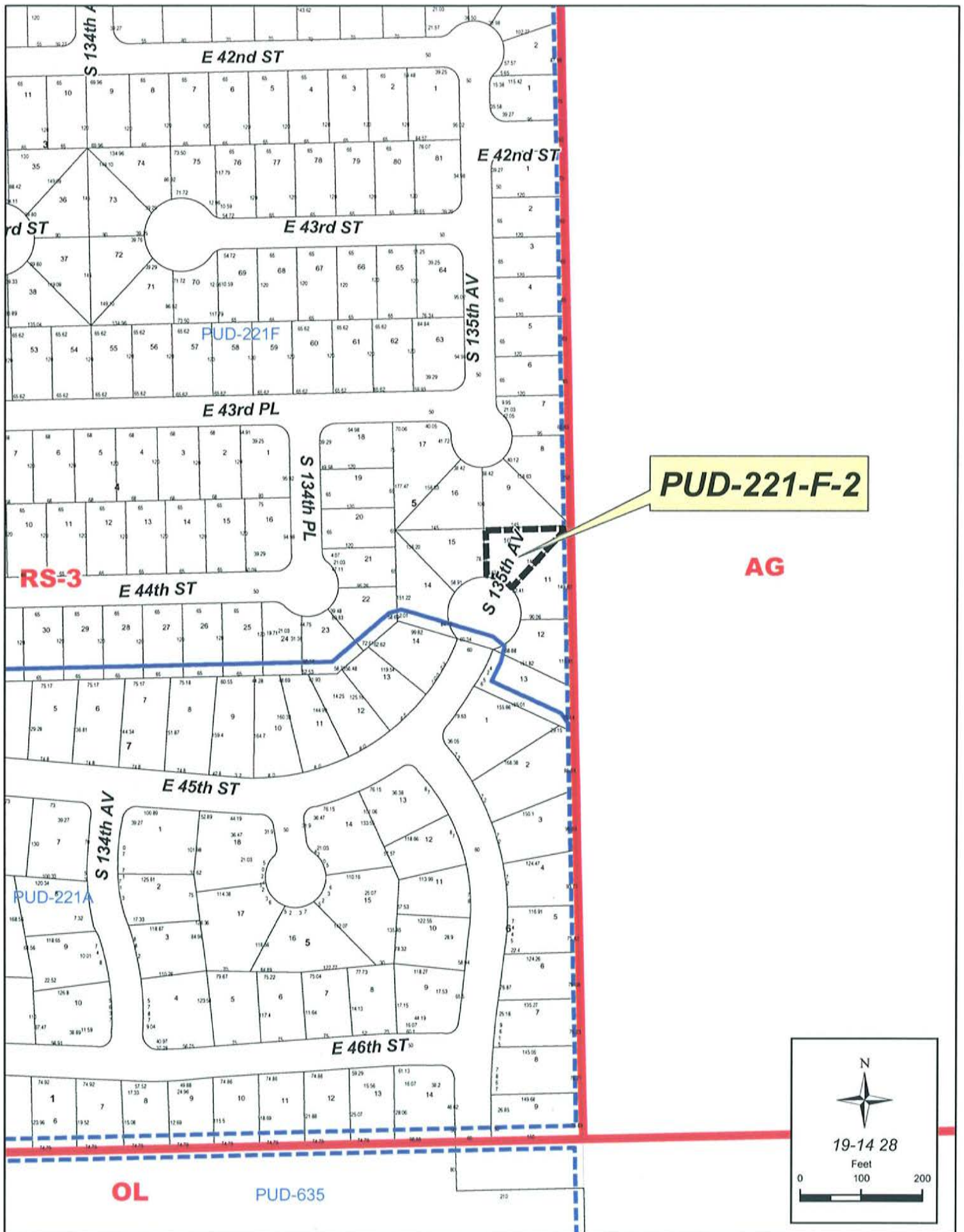


LOGO
 .040 P/T BLACK ALUMINUM 5" RETURNS
 CLEAR RED NEON ILLUMINATION
 30 MA REMOTE TRANSFORMERS
 3/16" RED PLEX.
 1" BLACK TRIMCAP

LETTERS
 .040 P/T BLACK ALUMINUM 5" RETURNS
 8500 WHITE NEON ILLUMINATION
 30 MA REMOTE TRANSFORMERS
 3/16" WHITE PLEX.
 1" BLACK TRIMCAP



CNF CLAUDE NEON FEDERAL SIGNS 5333 South Rockford Tulsa, Oklahoma 74120 ph: 918.587.7171 fax: 918.587.7176	I/We hereby give my/our approval to proceed with fabrication of the signage depicted in this drawing in order to meet the general objectives of a timely installation. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, engineering design, or the specific features of this signage may result in damage to the completed sign, additional resource requirements or additional cost.		<input type="checkbox"/> Approved as Shown <input type="checkbox"/> Approved as Noted	ISSUES/REVISIONS: 09.28.06 REVIEW	SIGN TYPE: CHANNEL LETTERS	SHEET NO. G-1.0
	PROJECT/CLIENT NAME: BOK	LOCATION/ADDRESS: S. LEWIS	ACCOUNT EXECUTIVE: JAMES ADAIR	DRAWN BY: RINGO	DWG. & FILE REFERENCE #: CNF6176	DATE ORIGINAL DWG: 28. SEPT. 2005





N

PUD-221-F-2

19-14 28

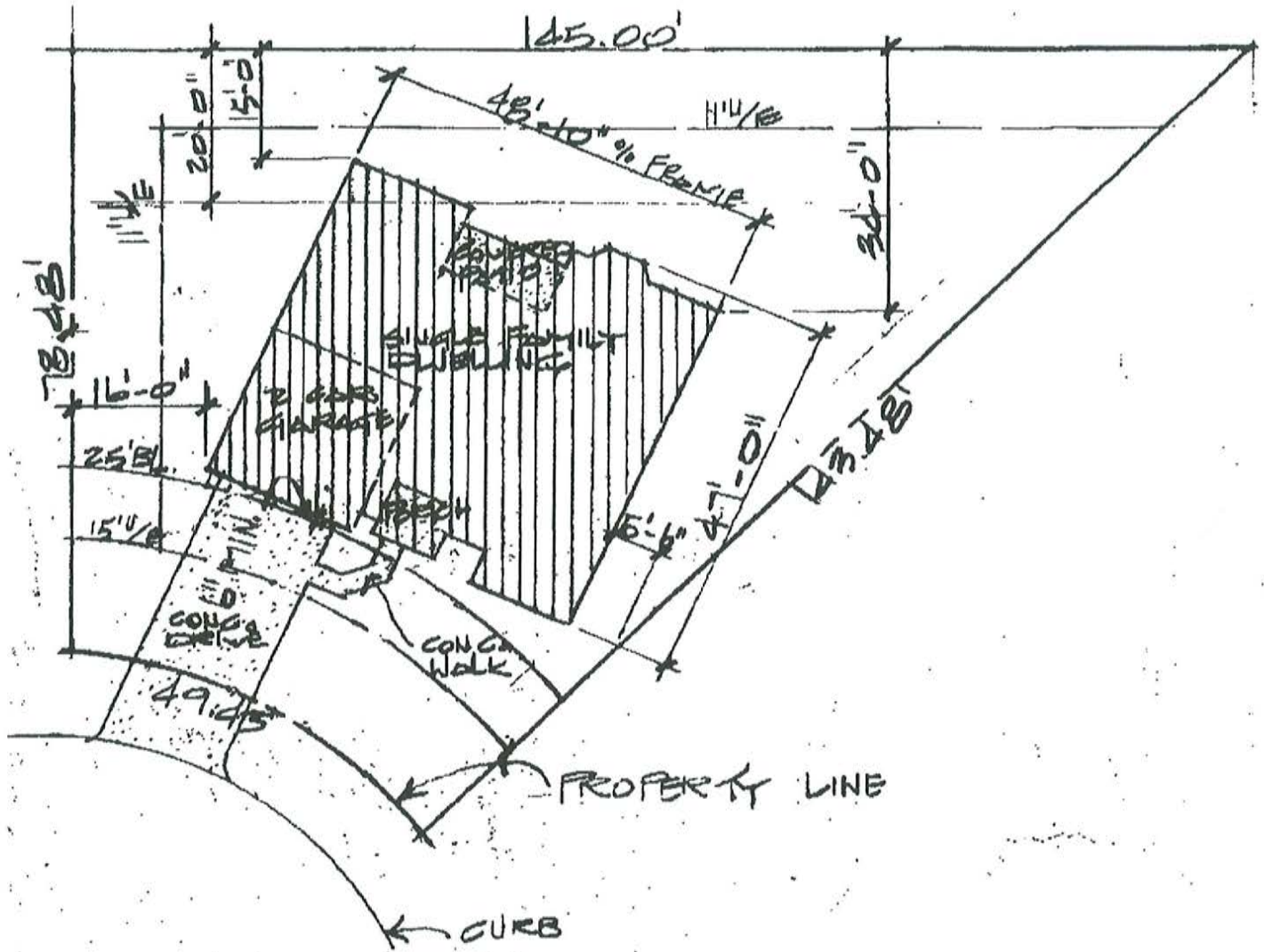
Feet
0 100 200

March 28, 2007

STAFF RECOMMENDATION

PUD-221-F-2: Minor Amendment – Residential Structure; 4409 135th East Avenue; Lot 10, Block 5, Crystal Creek; CS/RM-1/RD/RS-3/PUD; PD-17; CD-6

The applicant is requesting a minor amendment to PUD-221-F for the purpose of reducing the rear setback from 20 feet to 15 feet for the construction of a residence. No other amendments have been requested or granted to adjust setbacks in this PUD. (PUD-221-F-1 was approved by TMAPC on July 17, 2002 to consolidate development areas.) Staff is reluctant to set a precedent for this subdivision which is only partially developed and recommends the applicant reorient the house on the lot or use an alternative plan. Therefore, staff recommends **DENIAL** of PUD-221-F-2 as proposed.



LOT PLAN SCALE: 1"=20'

LEGAL DESCRIPTION

LOT 10, BLOCK 5, COTSYL CREEK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

ADDRESS:

4409 E. 45th ST. SO.

135th East Avenue