



# TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2480

May 16, 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 April 25, Meeting No. 2478

## 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. **L-20093** – Johnny Davis (1304)/**Lot-Split** (County)  
11804 North Yale
- b. **LC-47** – Cecil Currie (0235)/**Lot Combination** (PD 2) (CD 1)  
910 North Main
- c. **LC-48** – William Ragan (9010)/**Lot Combination** (County)  
East of northeast corner West 14<sup>th</sup> Street and 220<sup>th</sup> West Avenue
- d. **Ridgecrest** – (8418)/**Final Plat** (PD-18) (CD-7)  
South of the southwest corner of East 81<sup>st</sup> Street South and Garnett Road
- e. **CBOA-2261** – (4421)/**Plat Waiver** (County)  
East of northeast corner of East 86<sup>th</sup> Street North and 129<sup>th</sup> East Avenue
- f. **Riverfield Country Day School II** - (9234)/**Plat Reinstatement** (PD-8) (CD-2)  
2433 West 61<sup>st</sup> Street South
- g. **Lot 3, Block 1, Burning Hills Addition** - (8303)/**Change of Access** (PD-18B) (CD-7)  
6767 South Yale Avenue

h. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. **PUBLIC HEARINGS**

- a. **Shwiyat Estates – (9311)/Minor Subdivision Plat** (PD-5) (CD-5)  
1720 South Memorial Drive (**Applicant has requested a continuance to June 6, 2007 for subdivision redesign**)
- b. **FedEx Ground-Westmoreland – (0420)/Preliminary Plat** (PD-16) (CD-6)  
Northwest corner of East Apache Street and 129<sup>th</sup> East Avenue
- c. **FedEx Ground-Westmoreland – (0420)/Authorization for Accelerated Release of Building Permit** (PD-16) (CD-6)  
Northwest corner of East Apache Street and 129<sup>th</sup> East Avenue
- d. **Z-6503-SP-2 – Khoury Engineering, Inc.** (PD-18) (CD-8)  
East of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road (Corridor Site Plan for new commercial and office development.)
- e. **Z-7056 – Albert J. Tocci, Jr.** **RS-3 to IL**  
Southwest corner of East 36<sup>th</sup> Street North and North Sheridan Road (PD-16) (CD-3)
- f. **PUD-648-A/Z-6001-SP-2 – Roy Johnsen** (PD-8) (CD-2)  
Northeast corner of Highway 74 & 71<sup>st</sup> Street (Major Amendment/Corridor Plan) (**Applicant has requested a continuance to 5/23/07.**)
- g. **PUD-128-6 – Joe Wells** (PD-18) (CD-2)  
7324 South Wheeling (Minor Amendment to split Block 8 of the Kensington Addition into two tracts.)

**OTHER BUSINESS**

4. **TMAPC's Liaison to the RiverParks Authority Board of Trustees**

Currently Steve Bradshaw is serving as TMAPC's Liaison to the RiverParks Authority Board of Trustees. His three-year term has expired and he has expressed a willingness to serve an additional term of three years. This appointment requires approval of the City Council and Board of County Commissioners.

5. **LEAN Report for Land Development Services, INCOG**

6. **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**

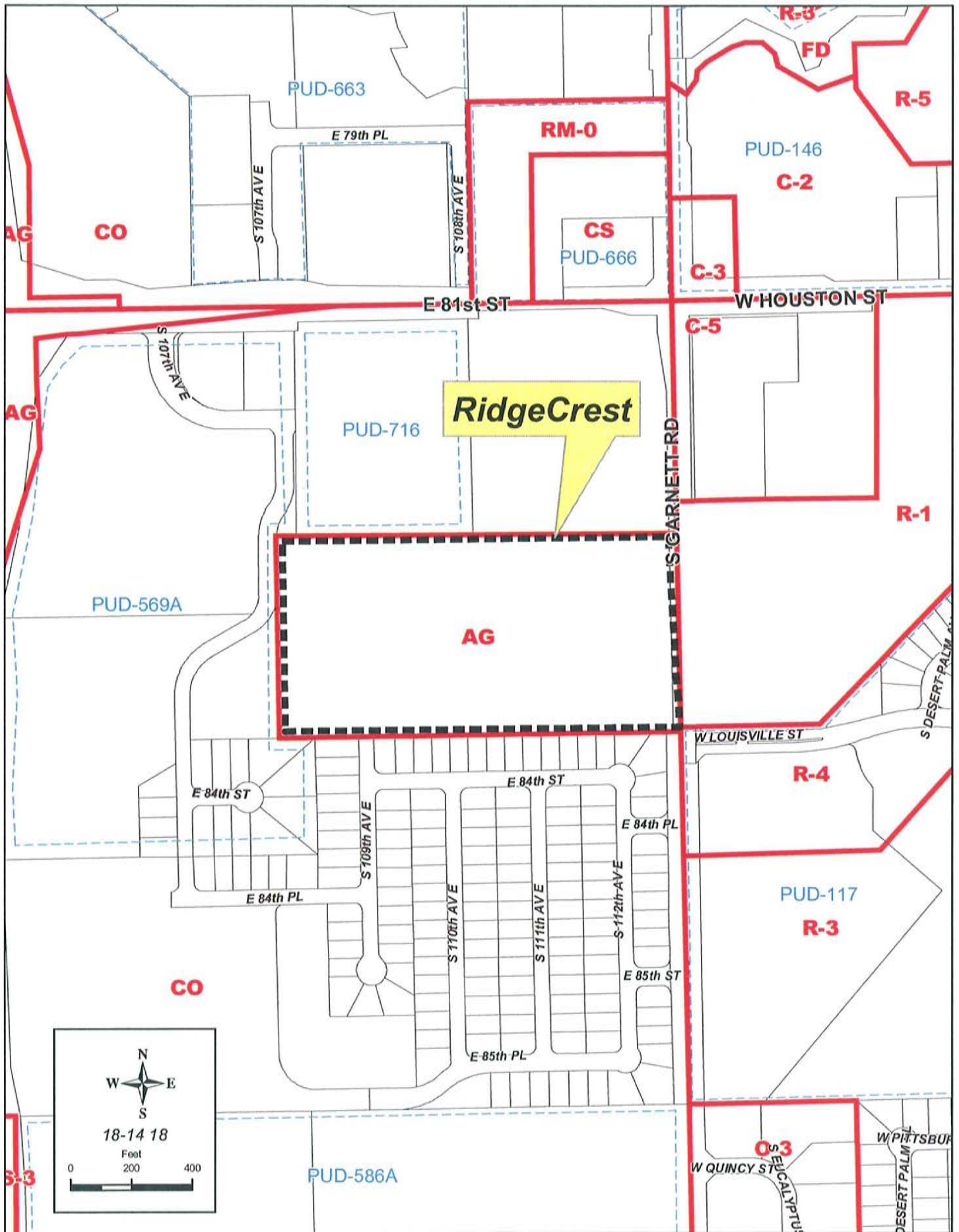
**Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG.**

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

Visit our website @ [www.tmapc.org](http://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**





N

**RidgeCrest**

18-14 18

Feet

0 200 400

## Final Subdivision Plat

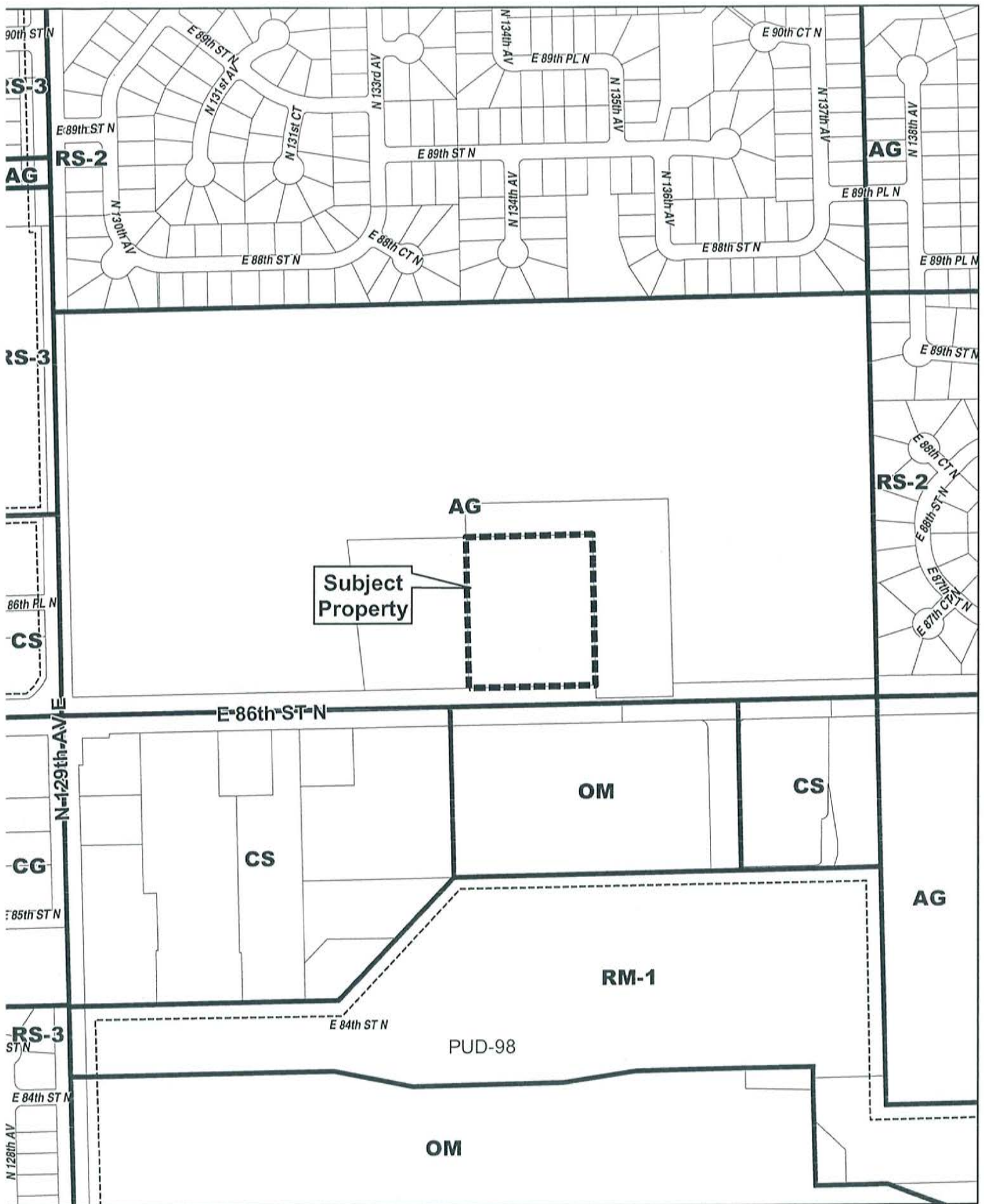
**Ridgecrest** - (8418) (PD 18) (CD 7)

South of the southwest corner of East 81<sup>st</sup> Street South and Garnett Road

This plat consists of 93 Lots in 3 Blocks on 20 acres.

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



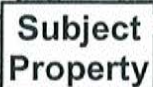


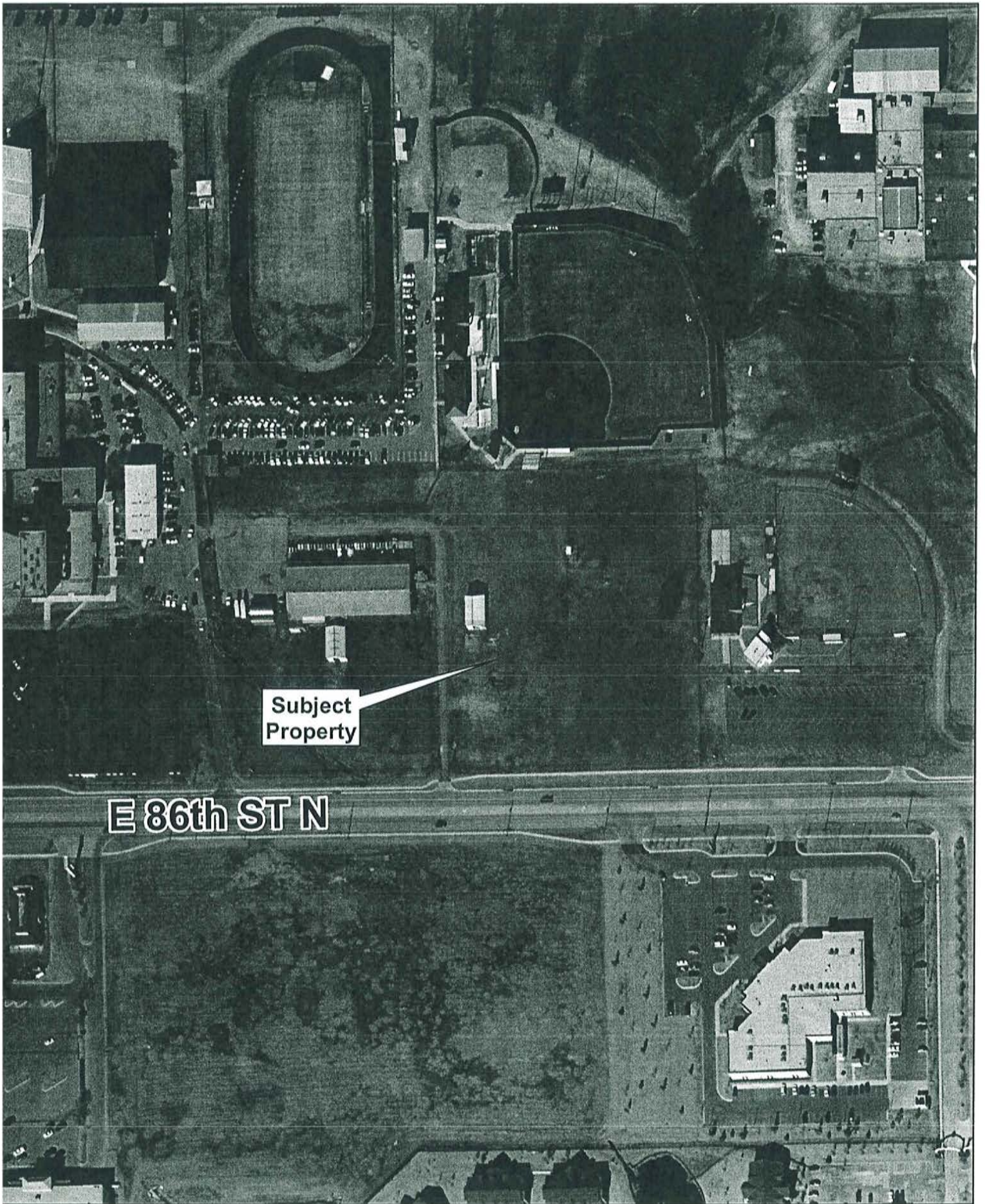
**CBOA-2261**

21-14 21









Subject  
Property

E 86th ST N

0 Feet 100 200

**CBOA-2261**

21-14 21



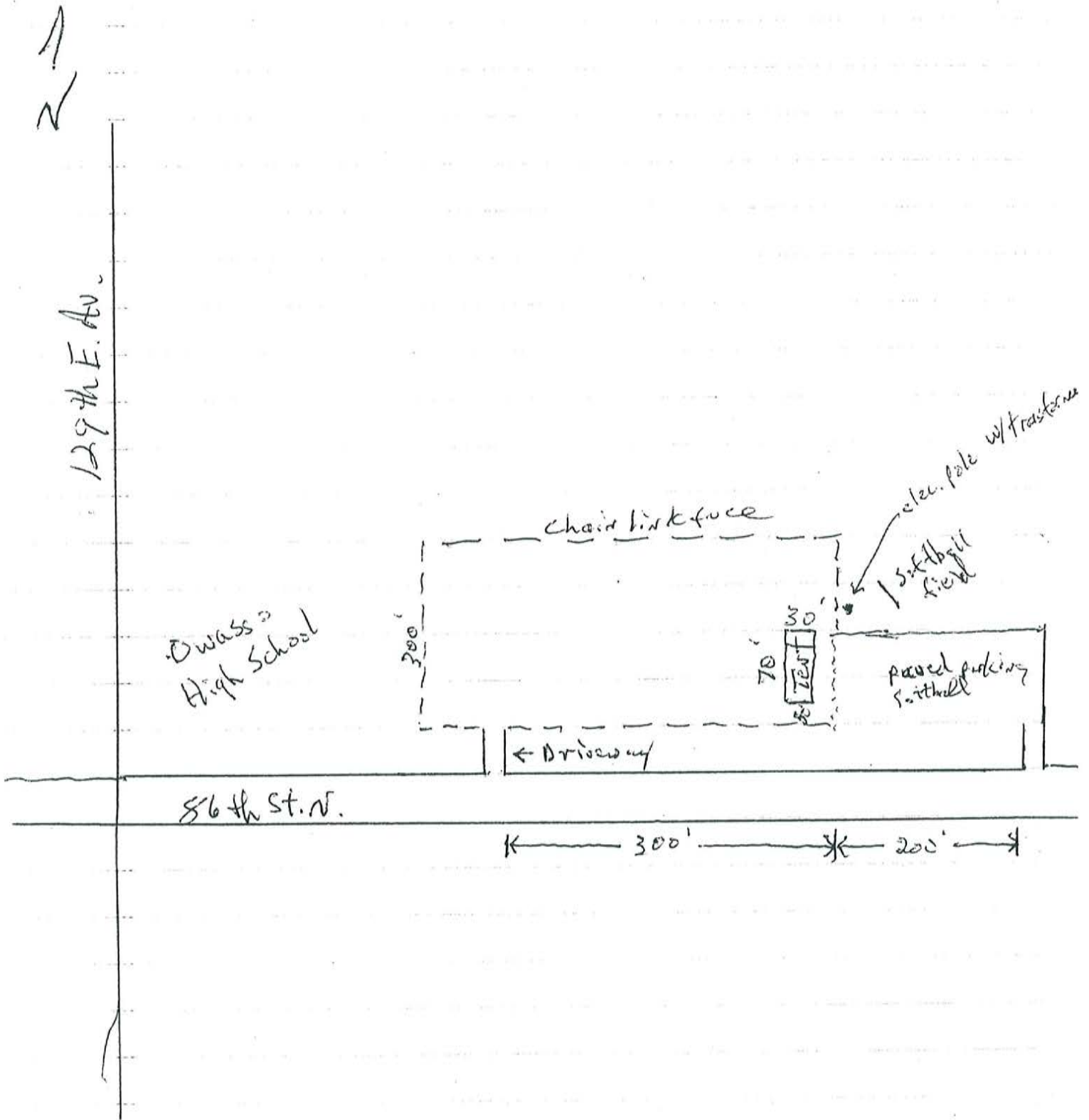
**CBOA-2261** (21-14-24)

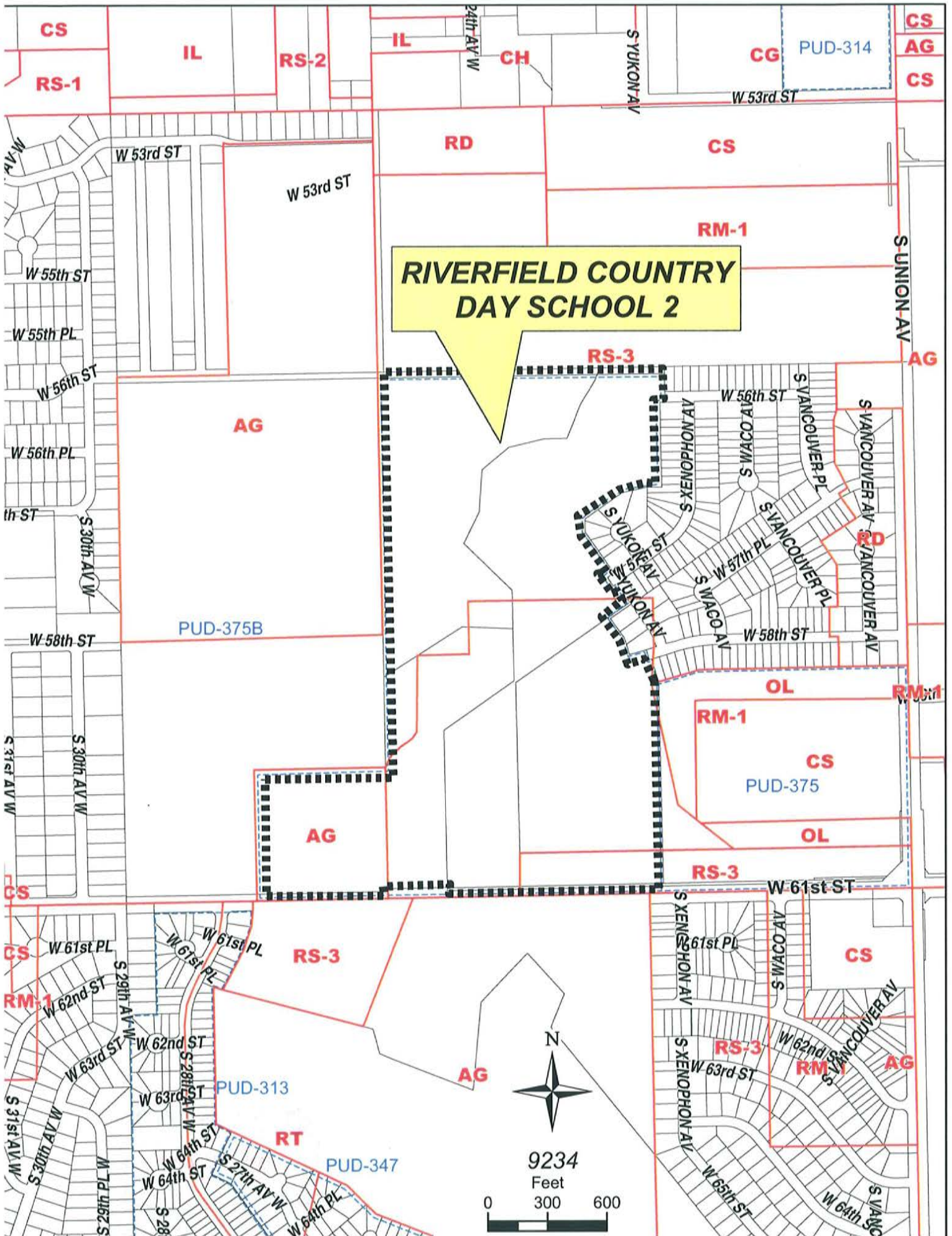
East of northeast corner of 86<sup>th</sup> Street North and 129<sup>th</sup> East Avenue

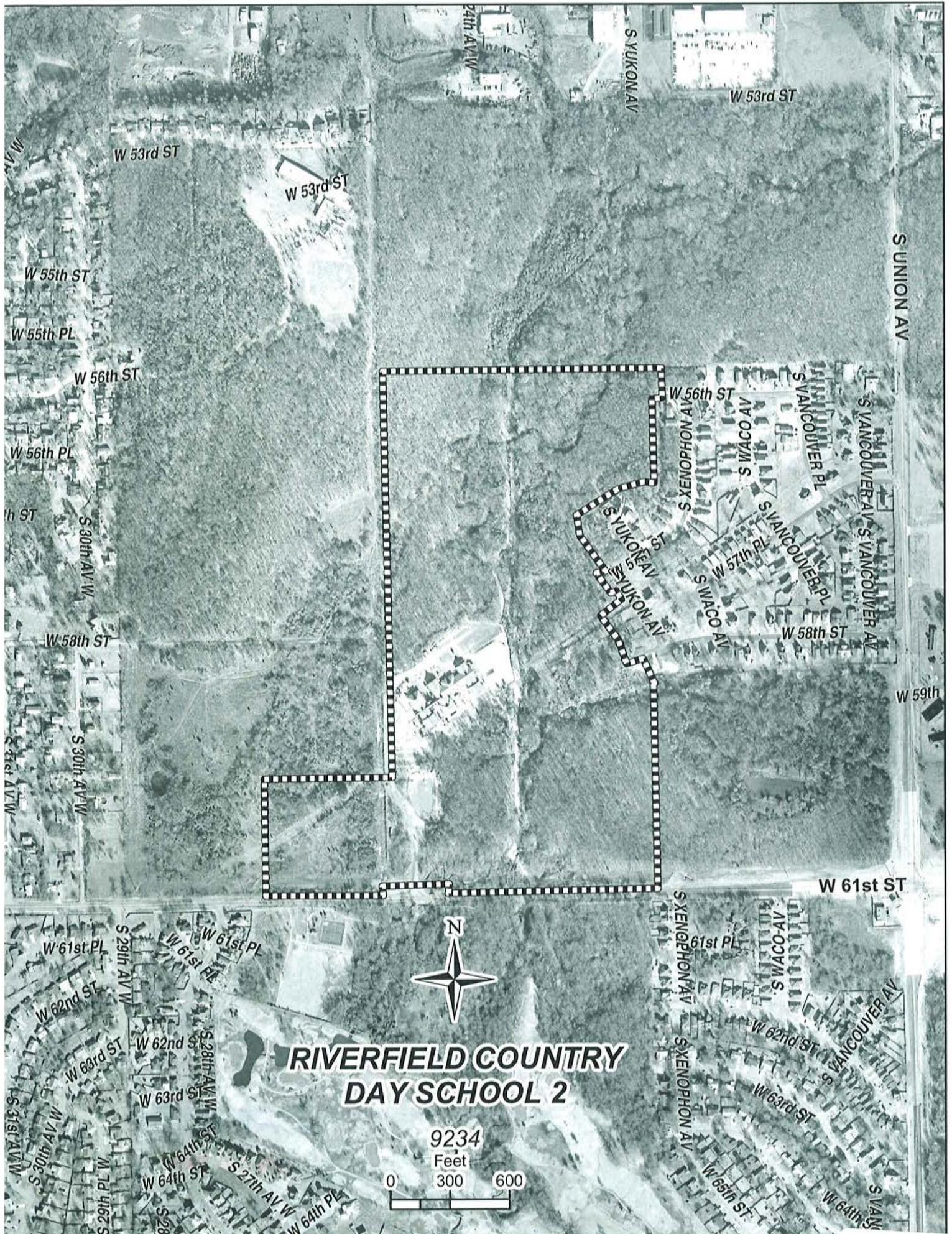
The platting requirement will be triggered by County Board of Adjustment case # 2101 to be heard on May 15, 2007. This is a request for a fireworks stand in an AG zoning district.

It is the policy of TMAPC to waive the platting requirement for open air activities (Use Unit 2. Subsection 1202.B) such as fireworks stands. Therefore, staff recommends **APPROVAL** of the requested plat waiver for CBOA-2261 per Board of Adjustment approval of the use.

4-2-07 Owasso, OK







**RIVERFIELD COUNTRY  
DAY SCHOOL 2**

9234  
Feet  
0 300 600



# **SACK AND ASSOCIATES, INC.**

• ENGINEERING • SURVEYING • PLANNING •

111 South Elgin Avenue, Tulsa, OK 74120-1816

P.O. Box 50070, Tulsa, OK 74150-0070

Phone: 918.592.4111 Fax: 918.592.4229

E-mail: [sai@sackandassociates.com](mailto:sai@sackandassociates.com)

April 26, 2007

Ms. Diane Fernandez  
INCOG  
201 West 5th Street, Suite 600  
Tulsa, Oklahoma 74103

*Ref #  
215630*

**RE: RIVERFIELD COUNTRY DAY SCHOOL  
PRELIMINARY PLAT**

Dear Diane,

On behalf of the owner/developer, Riverfield Country Day School, we respectfully request that the Preliminary Plat for Riverfield Country Day School, located on the north side of West 61st Street South between 33rd West Avenue and Union Avenue, be reinstated. The Preliminary Plat was approved by TMAPC on February 4, 2004.

If you have any questions or need additional information, please contact us at your convenience.

Sincerely,  
**SACK AND ASSOCIATES, INC.**

Eric G. Sack, PE, PLS  
Vice President

*EGS:me*

*F390A (19)  
1912.34*



### **Riverfield Country Day School Preliminary Plat Reinstatement**

**Staff does not object to the reinstatement of the Preliminary Plat that was approved in February of 2004. Staff recommends that the plat be reinstated for a period of one year.**

# PRELIMINARY PLAT RIVERFIELD COUNTRY DAY SCHOOL II

A RESUBDIVISION OF  
'RIVERFIELD COUNTRY DAY SCHOOL'  
AND A SUBDIVISION OF THE  
SE/4 OF THE SE/4 OF THE SW/4 AND PART OF THE SE/4 OF SECTION 34, T-19-N, R-12-E  
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 375-B

## Owner

RIVERFIELD COUNTRY DAY SCHOOL  
2433 WEST 61ST STREET SOUTH  
TULSA, OKLAHOMA 74122  
PHONE: (918) 446-3553

## Engineer / Surveyor

SACK AND ASSOCIATES, INC.  
SANTA FE DEPOT  
101 SOUTH ELGIN AVENUE  
TULSA, OKLAHOMA 74104-1818  
PHONE: (918) 592-4111  
C.A. NO. 1783 (EXP. JUNE 30, 2005)

## Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK  
LOT 1 CONTAINS 87,606 ACRES

## Monumentation

ALL CORNERS WERE SET USING A 3/8" x 18" IRON PIN  
WITH A YELLOW CAP STAMPED 'SACK LS 1139'



JAN 15 2004  
CITY OF TULSA

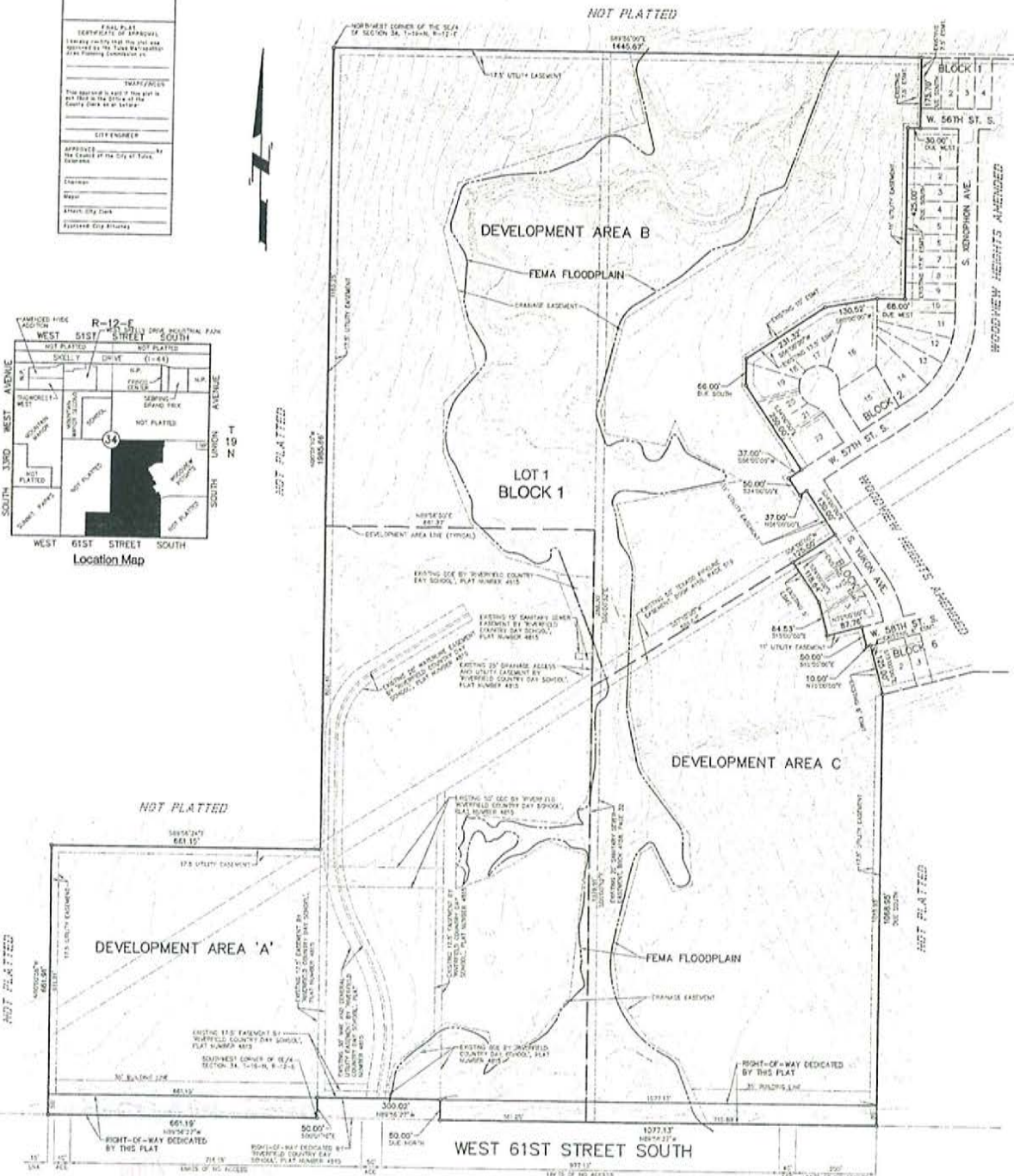
## Legend

ESMT = EASEMENT  
ODE = OVERLAND DRAINAGE EASEMENT  
MAE = MUTUAL ACCESS EASEMENT  
ACC = ACCESS PERMITTED  
LNA = LIMITS OF NO ACCESS

## Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE  
RECORDED PLAT OF 'RIVERFIELD COUNTRY DAY SCHOOL',  
PLAT NUMBER 4815.

PLAT No.
PLAT 4815
CERTIFICATE OF REPEAL
1. BEARING CERTIFICATE OF REPEAL
2. BEARING CERTIFICATE OF REPEAL
3. BEARING CERTIFICATE OF REPEAL
4. BEARING CERTIFICATE OF REPEAL
5. BEARING CERTIFICATE OF REPEAL
6. BEARING CERTIFICATE OF REPEAL
7. BEARING CERTIFICATE OF REPEAL
8. BEARING CERTIFICATE OF REPEAL
9. BEARING CERTIFICATE OF REPEAL
10. BEARING CERTIFICATE OF REPEAL
11. BEARING CERTIFICATE OF REPEAL
12. BEARING CERTIFICATE OF REPEAL
13. BEARING CERTIFICATE OF REPEAL
14. BEARING CERTIFICATE OF REPEAL
15. BEARING CERTIFICATE OF REPEAL
16. BEARING CERTIFICATE OF REPEAL
17. BEARING CERTIFICATE OF REPEAL
18. BEARING CERTIFICATE OF REPEAL
19. BEARING CERTIFICATE OF REPEAL
20. BEARING CERTIFICATE OF REPEAL
21. BEARING CERTIFICATE OF REPEAL
22. BEARING CERTIFICATE OF REPEAL
23. BEARING CERTIFICATE OF REPEAL
24. BEARING CERTIFICATE OF REPEAL
25. BEARING CERTIFICATE OF REPEAL
26. BEARING CERTIFICATE OF REPEAL
27. BEARING CERTIFICATE OF REPEAL
28. BEARING CERTIFICATE OF REPEAL
29. BEARING CERTIFICATE OF REPEAL
30. BEARING CERTIFICATE OF REPEAL
31. BEARING CERTIFICATE OF REPEAL
32. BEARING CERTIFICATE OF REPEAL
33. BEARING CERTIFICATE OF REPEAL
34. BEARING CERTIFICATE OF REPEAL
35. BEARING CERTIFICATE OF REPEAL
36. BEARING CERTIFICATE OF REPEAL
37. BEARING CERTIFICATE OF REPEAL
38. BEARING CERTIFICATE OF REPEAL
39. BEARING CERTIFICATE OF REPEAL
40. BEARING CERTIFICATE OF REPEAL
41. BEARING CERTIFICATE OF REPEAL
42. BEARING CERTIFICATE OF REPEAL
43. BEARING CERTIFICATE OF REPEAL
44. BEARING CERTIFICATE OF REPEAL
45. BEARING CERTIFICATE OF REPEAL
46. BEARING CERTIFICATE OF REPEAL
47. BEARING CERTIFICATE OF REPEAL
48. BEARING CERTIFICATE OF REPEAL
49. BEARING CERTIFICATE OF REPEAL
50. BEARING CERTIFICATE OF REPEAL
51. BEARING CERTIFICATE OF REPEAL
52. BEARING CERTIFICATE OF REPEAL
53. BEARING CERTIFICATE OF REPEAL
54. BEARING CERTIFICATE OF REPEAL
55. BEARING CERTIFICATE OF REPEAL
56. BEARING CERTIFICATE OF REPEAL
57. BEARING CERTIFICATE OF REPEAL
58. BEARING CERTIFICATE OF REPEAL
59. BEARING CERTIFICATE OF REPEAL
60. BEARING CERTIFICATE OF REPEAL
61. BEARING CERTIFICATE OF REPEAL
62. BEARING CERTIFICATE OF REPEAL
63. BEARING CERTIFICATE OF REPEAL
64. BEARING CERTIFICATE OF REPEAL
65. BEARING CERTIFICATE OF REPEAL
66. BEARING CERTIFICATE OF REPEAL
67. BEARING CERTIFICATE OF REPEAL
68. BEARING CERTIFICATE OF REPEAL
69. BEARING CERTIFICATE OF REPEAL
70. BEARING CERTIFICATE OF REPEAL
71. BEARING CERTIFICATE OF REPEAL
72. BEARING CERTIFICATE OF REPEAL
73. BEARING CERTIFICATE OF REPEAL
74. BEARING CERTIFICATE OF REPEAL
75. BEARING CERTIFICATE OF REPEAL
76. BEARING CERTIFICATE OF REPEAL
77. BEARING CERTIFICATE OF REPEAL
78. BEARING CERTIFICATE OF REPEAL
79. BEARING CERTIFICATE OF REPEAL
80. BEARING CERTIFICATE OF REPEAL
81. BEARING CERTIFICATE OF REPEAL
82. BEARING CERTIFICATE OF REPEAL
83. BEARING CERTIFICATE OF REPEAL
84. BEARING CERTIFICATE OF REPEAL
85. BEARING CERTIFICATE OF REPEAL
86. BEARING CERTIFICATE OF REPEAL
87. BEARING CERTIFICATE OF REPEAL
88. BEARING CERTIFICATE OF REPEAL
89. BEARING CERTIFICATE OF REPEAL
90. BEARING CERTIFICATE OF REPEAL
91. BEARING CERTIFICATE OF REPEAL
92. BEARING CERTIFICATE OF REPEAL
93. BEARING CERTIFICATE OF REPEAL
94. BEARING CERTIFICATE OF REPEAL
95. BEARING CERTIFICATE OF REPEAL
96. BEARING CERTIFICATE OF REPEAL
97. BEARING CERTIFICATE OF REPEAL
98. BEARING CERTIFICATE OF REPEAL
99. BEARING CERTIFICATE OF REPEAL
100. BEARING CERTIFICATE OF REPEAL



## **Change of Access on Recorded Plat TMAPC May 16, 2006**

**Lot 3, Block 1, Burning Hills Addition** – (8303) (PD 18B) (CD 7)  
6767 South Yale Avenue

This application is made to allow a change of access along Yale Avenue. The property is zoned OM.

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.

14 CHANGE AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT RECORDED ON JULY 1, 1997 IN BOOK 5830 AT PAGE 1932 IN THE OFFICE OF THE TULSA COUNTY CLERK.

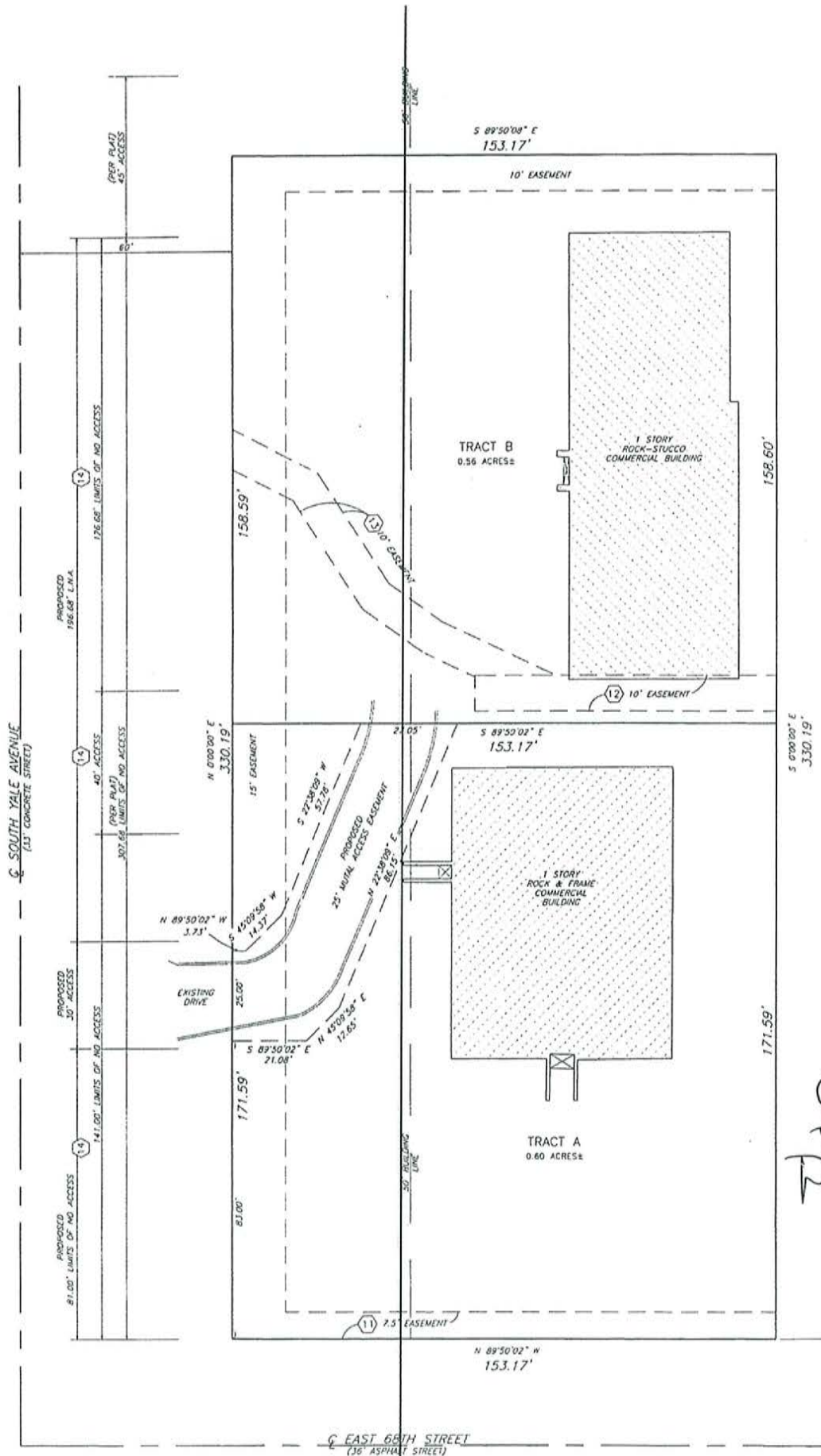
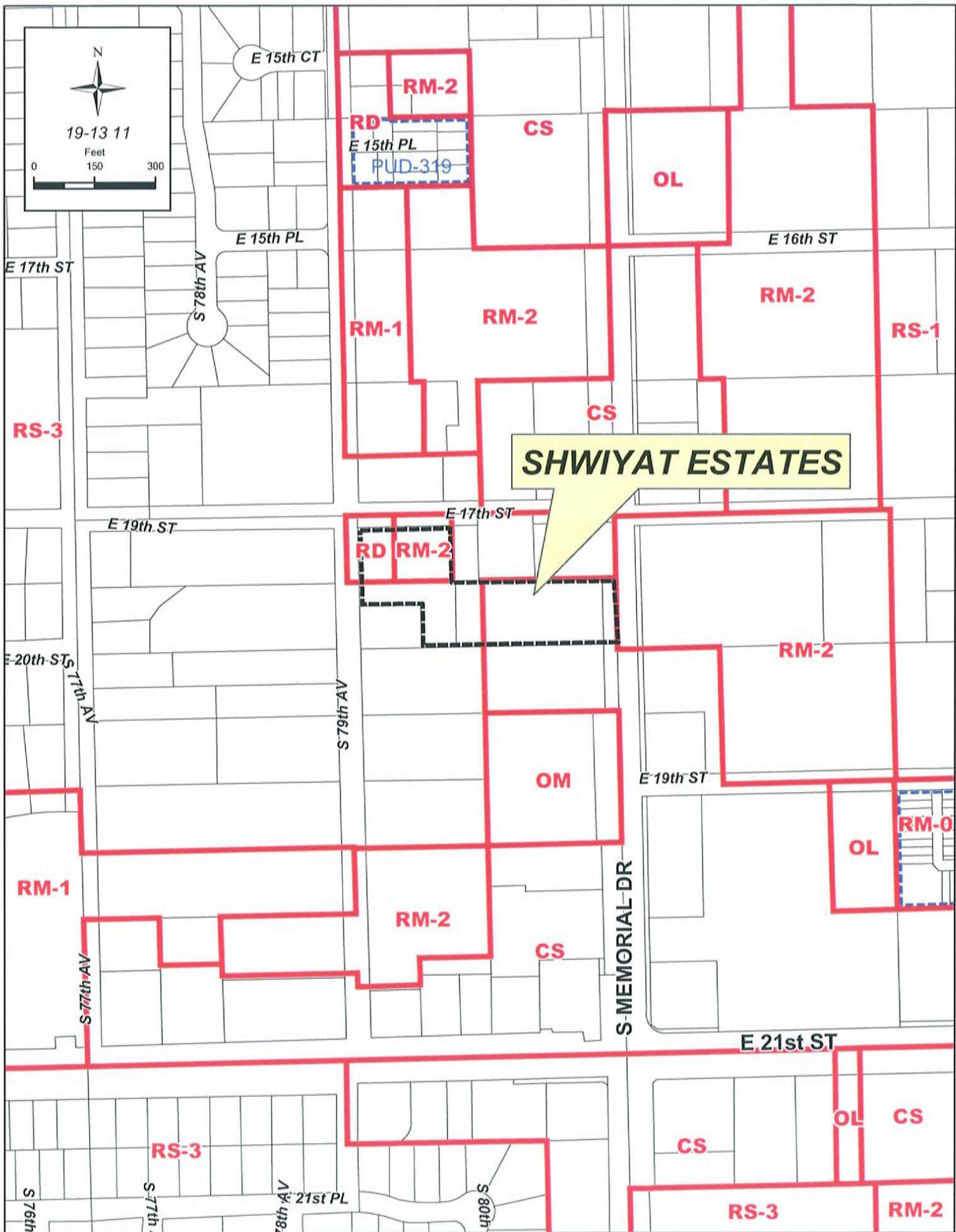


EXHIBIT "A"  
BURNING HILLS ADDITION  
PLAT NO. 3463





**SUBJECT  
TRACT**

**E 17th ST**

**S 79th AV**

**S MEMORIAL DR**

**E 19th ST**



**SHWIYAT ESTATES**

19-13 11

0 75 150  
Feet

## Fernandez, Diane

---

**From:** Gregory Carter [gcarter@breischcs.com]  
**Sent:** Tuesday, May 08, 2007 1:34 PM  
**To:** Fernandez, Diane  
**Subject:** RE: Schwiya Estates

Diane:

We would like to request another continuance to the June 6<sup>th</sup> TMAPC meeting. Thank you for the email.

Greg

---

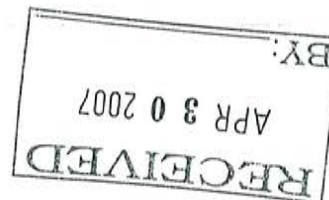
**From:** Fernandez, Diane [mailto:dfernandez@incog.org]  
**Sent:** Tuesday, May 08, 2007 11:07 AM  
**To:** Gregory Carter  
**Subject:** Schwiya Estates

Greg – the agenda for 5/16 goes out tomorrow. Is there any updated information on this one or will you request another continuance to 5/23 or 6/6?

Diane S. Fernandez  
Senior Planner  
INCOG  
201 West 5th Street  
Tulsa, Oklahoma 74103  
Telephone: 918-584-7526  
E-mail: [dfernandez@incog.org](mailto:dfernandez@incog.org)  
Facsimile: 579-9581

## Huntsinger, Barbara

**From:** Fernandez, Diane  
**Sent:** Monday, April 30, 2007 2:25 PM  
**To:** Alberty, Wayne; Huntsinger, Barbara; Matthews, Dane  
**Subject:** FW: Shwiyat Estates continuance  
**Importance:** High



FYI – for this Wednesday.

**From:** Gregory Carter [mailto:gcarter@breischcs.com]  
**Sent:** Monday, April 30, 2007 2:22 PM  
**To:** Fernandez, Diane  
**Cc:** htohlen@ci.tulsa.ok.us; Allen Bates  
**Subject:** Shwiyat Estates continuance  
**Importance:** High



Diane:

At this time we would like to ask the TMAPC for a continuance to the May 16<sup>th</sup> planning commission meeting so that we can resolve some development issues that came up at the April 19<sup>th</sup> TAC meeting.

If you have any questions or comments don't hesitate to contact Allen Bates or myself.

Thank you,

Gregory S. Carter  
Land Development Project Manager  
Breisch & Associates, Inc.  
501 East Alliance Boulevard  
Sand Springs, OK 74063  
918-245-9533 phone  
918-245-9563 fax  
gcarter@breischcs.com

## MINOR SUBDIVISION PLAT

**Shwiyat Estates –** (9311) (PD 5) (CD 5)  
1720 South Memorial Drive

This plat consists of two lots, one block, on 2.5 acres.

The following issues were discussed April 19, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RD, RM-2, CS, RS-3. Sidewalks are required.
2. **Streets:** Provide recording references and dimensions for existing right-of-way dedications on South Memorial and on East 17<sup>th</sup> Street and the other north-south residential street. Dedicate a 25-foot intersection radius on the northwest corner of Lot 2.
3. **Sewer:** Add a 15-foot easement, 7.5 feet each side of the lot line, between Lots 1 and 2, to allow for a future sanitary sewer mainline extension.
4. **Water:** Existing waterlines on two sides of property (Memorial Drive and 79<sup>th</sup> East Avenue). Suggest putting a fire hydrant at the south property line on the west side of Memorial Drive for better fire protection.
5. **Storm Drainage:** Stormwater detention must be provided for the subdivision. The City of Tulsa policy is for all stormwater detention required for a development to be provided at the developmental stage of the subdivision. Show the location and Reserve Area for this facility on the face of the plat. Remove the language in Section II.F and replace it with the standard language for stormwater detention in a Reserve. The existing contour lines are not labeled with their respective elevations, therefore it is not possible to determine from this plan if off-site drainage flows onto this site. Many of the proposed spot elevation call-outs are not readable, due to the size of the lettering and the quality of the print. This site will not be allowed to increase the volume or velocity of drainage runoff flowing to the adjacent properties.
6. **Utilities: Telephone, PSO, ONG, Cable:** Release letters were received.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet 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 Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 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. Delete the previous north/south lot split line in Lot 1 and also delete culverts shown on the face of plat. Property description under plat title needs correction. Site address on face of plat is incorrect. The 17.5-foot utility easement along south property boundary needs

additional dimensioning where the building would encroach. Topographic information, such as existing buildings and culverts, should not appear on the face of a Final plat. Recommend approval as a Preliminary Plat. Please provide standard language in the dedication to declare both the legal ownership and the subdivision name. Legal description needs to include "also being described as..." bearings and distances that match face of plat and tying to section corner.

**GIS:** Please show distance and bearing of dividing line between Lots 1 and 2. Include metes and bounds description with boundary distance for the boundary of the plat.

Staff recommends **APPROVAL** of a Preliminary Subdivision plat and not the Minor Subdivision Plat submitted due to the numerous requirements to be met for public works staff, subject to the TAC comments and the special and standard conditions below.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

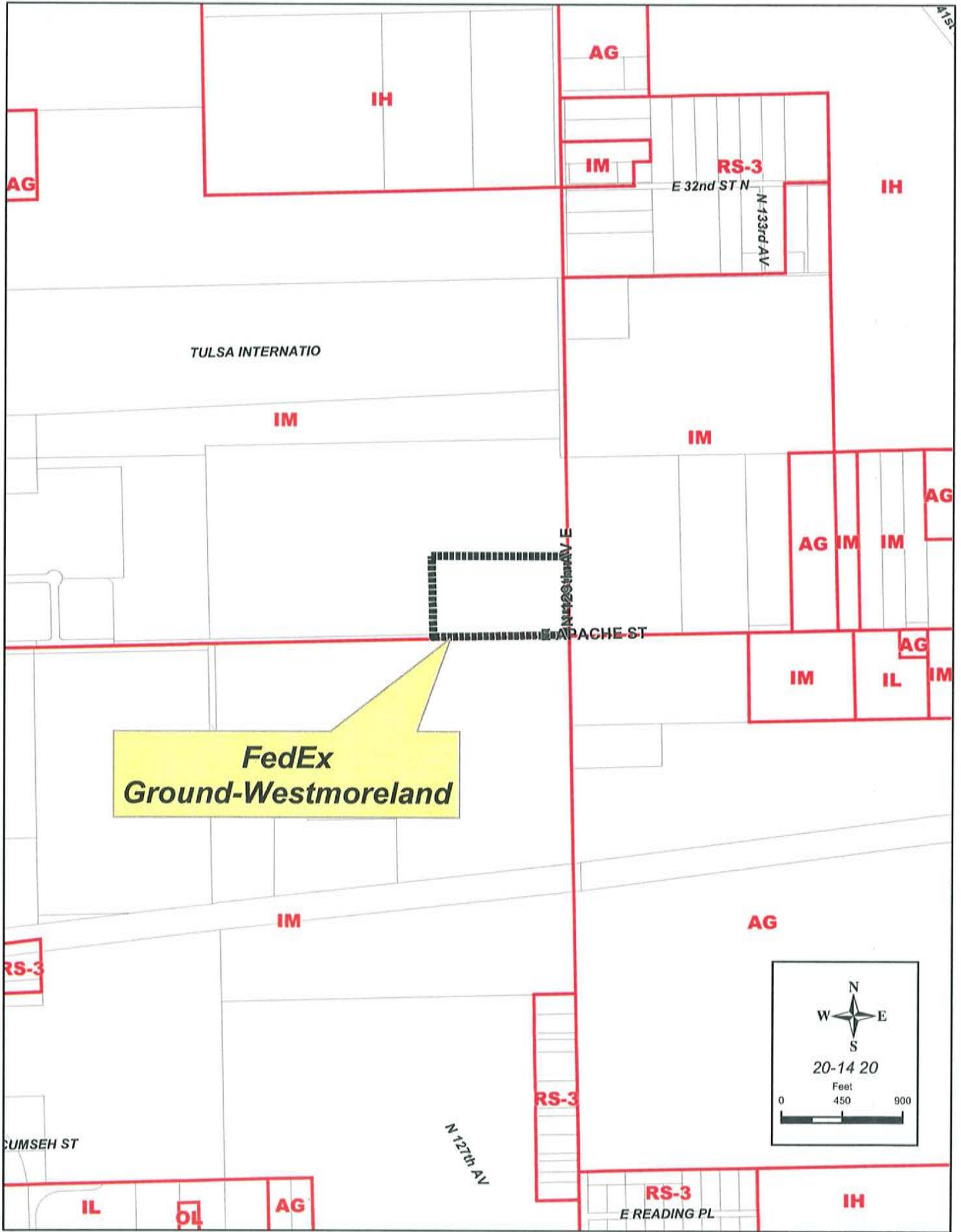
**Standard Conditions:**

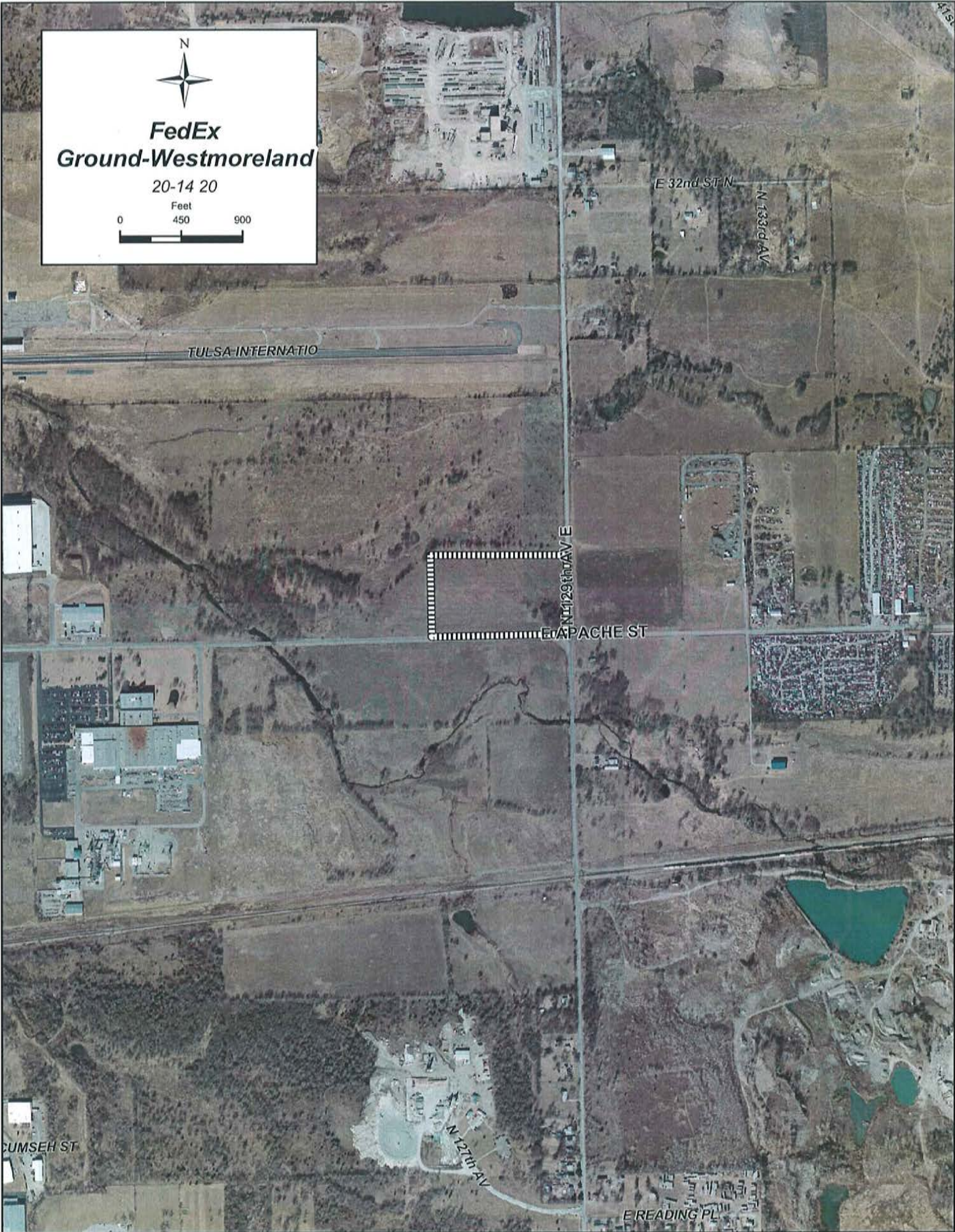
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.







## PRELIMINARY SUBDIVISION PLAT

**FedEx Ground Westmoreland – (0420) (PD 16) (CD 6)**

Northwest corner of East Apache Street and 129<sup>th</sup> East Avenue

This plat consists of one lot, one block, on 15.6 acres.

The following issues were discussed May 3, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IM.
2. **Streets:** Proposed right-of-way dedications meet Major Street and Highway Plan requirements. Sidewalks are shown as commented on at pre-development meeting. Recommend deleting accesses nearest the intersection on both Apache and 129<sup>th</sup> East Avenue. Include Limits of No Access along the diagonal corner of the intersection.
3. **Sewer:** An SSID project is underway to extend sanitary sewer service to this development.
4. **Water:** Water main extension will be required.
5. **Storm Drainage:** The developer has the option of paying fees in-lieu-of-detention. Overland drainage needs to be put in an easement.
6. **Utilities: Telephone, PSO, ONG, Cable:** No comment.
7. **Other: Fire:** No comment. **GIS:** The point of beginning on the face of plat does not match that in the legal description. The right-of-way area shown to be "dedicated by this plat" is not included in the legal description; the plat and/or legal description need correction. The legal description does not match face of plat.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

### Waivers of Subdivision Regulations:

1. None requested.

### Special Conditions:

1. The concerns of the Public Works Department staff must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

PLAT NO.

Location Map



**Owner:**  
The Westmoreland Company, Inc.  
An Alabama Corporation  
200 Randolph Avenue  
Huntsville, Alabama 35801  
Phone: (256) 539-5533  
Contact: Jada R. Lee, President

[illegible]

Inventory File  
FedEx Ground-Westmontland  
Sheet 1 of 2  
Date Prepared: April 11, 2027

STATE OF OKLAHOMA ) ss  
COUNTY OF TULSA )

I, Lawrence Thomas, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a document now on file in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Lawrence Thomas, Tulsa County Clerk

3 h 1.



## **AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT**

**FedEx Ground-Westmoreland - (0420) (PD 16) (CD 6)**  
Northwest corner of East Apache Street and 129<sup>th</sup> East Avenue

The property is zoned IM (industrial medium). Full permits are requested. A preliminary plat is on the TMAPC agenda for this request and must be approved before the accelerated release of building permit is approved.

Review of this application must focus on the extraordinary or exceptional circumstances that serve as a basis for the request and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

***The following information was provided by the Technical Advisory Committee in its meeting on May 3, 2007.***

### **ZONING:**

- *TMAPC Staff:* Full permits are requested.

### **STREETS:**

- *Public Works, Transportation:* No comments.
- *Public Works, Traffic:* No comments.

### **SEWER:**

- *Public Works, Waste Water:* Building permits will not be allowed over existing sanitary sewer lines before the lines have been abandoned by the City of Tulsa.

### **WATER:**

- *Public Works, Water:* No comments.

### **STORM DRAIN:**

- *Public Works, Storm Water:* Blocks 6 and 7 may require an approved drainage plan design of Stormwater Detention Facilities by PFPI, prior to the release of building permits.

### **FIRE:**

- *Public Works, Fire:* No comments.

### **UTILITIES:**

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.



Sisemore Weisz & Associates, Inc.

April 11, 2007

Ms. Diane Fernandez  
INCOG  
201 W. 5<sup>th</sup> Street  
Tulsa, OK 74103

RE: Accelerated Release of Building Permit  
FedEx Ground – Westmoreland

Dear Ms. Fernandez:

I am writing on behalf of The Westmoreland Company, Inc., the Developer, to request that accelerated releases be considered and approved at the appropriate times for the foundation and building permits for which applications are anticipated to be submitted prior to the filing of the final plat. The preliminary plat application is being submitted today, April 11, 2007 for this one lot plat of an industrial site to be developed as a FedEx Ground facility. Since the platting process generally takes about 5 months from the submittal of the preliminary plat application to the filing of the approved final plat, we request that accelerated releases be approved to allow the project to proceed prior to filing of the final plat.

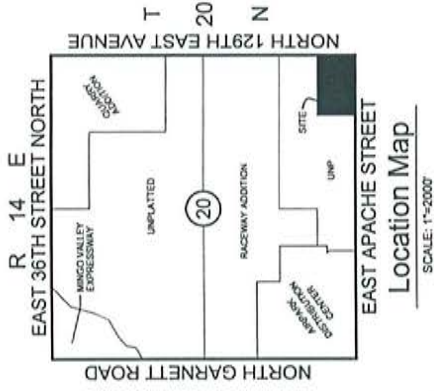
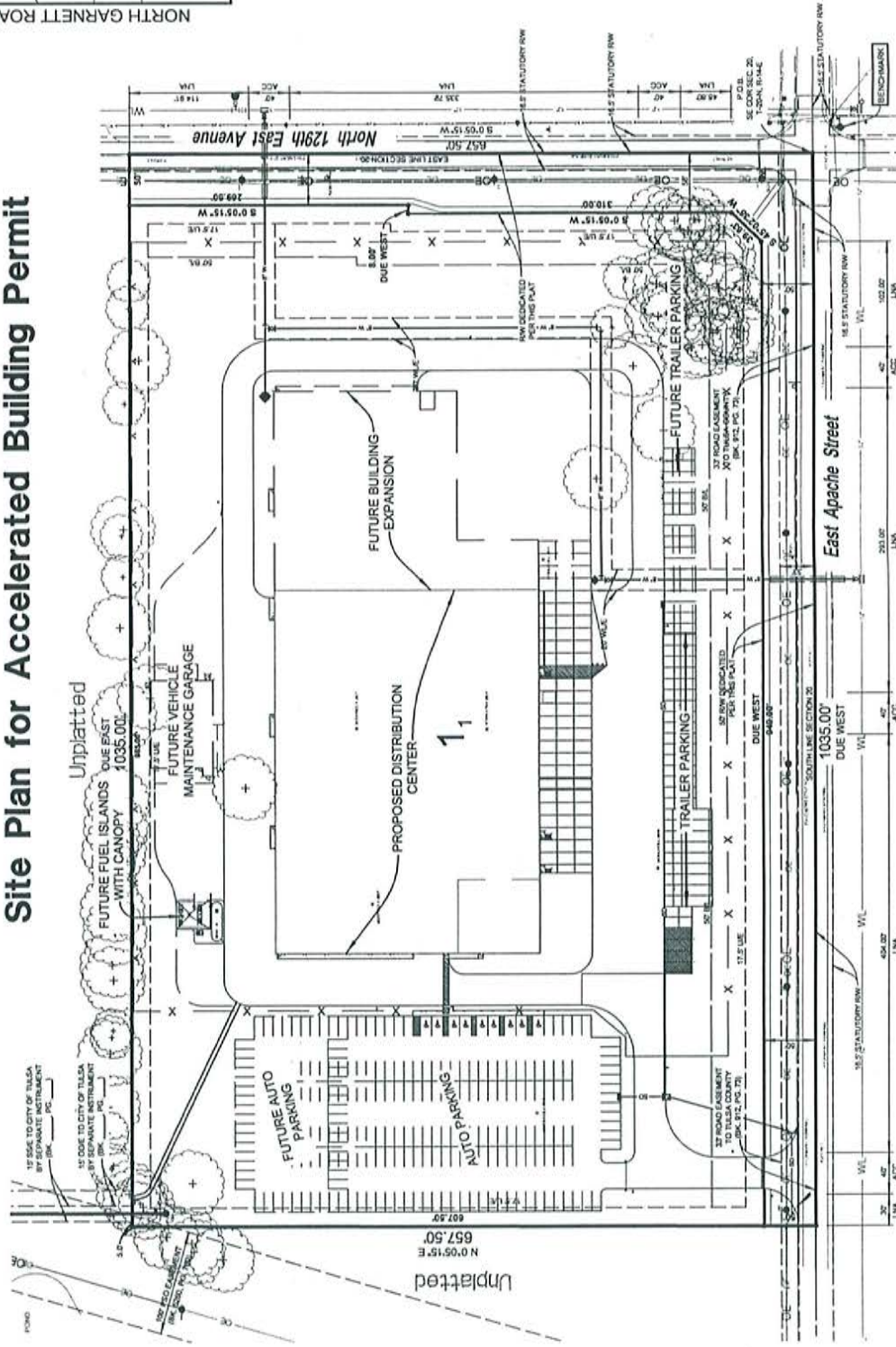
The project is for a single user, FedEx, which has selected a developer, The Westmoreland Company, which they have employed previously to develop other similar facilities across the United States. Therefore, they are familiar with each other and the developer is very familiar with the prototype facility to be constructed. Since only minor variations to the prototype facility are needed, Cyntergy, the A/E design firm on this project anticipates that they will be able to complete plans for permit submittals well in advance of the final plat being filed and we believe that it will be in the best interest of the City of Tulsa as well as in the best interests of FedEx and the contractor to expedite the development and open the facility as soon as reasonably possible. The owner, contractor and design team are committed to performing all work in accordance with City of Tulsa Standards and Specifications and we are committed to furnishing the plans and related documents for platting and the development of the site in a timely manner. Thank you for your consideration.

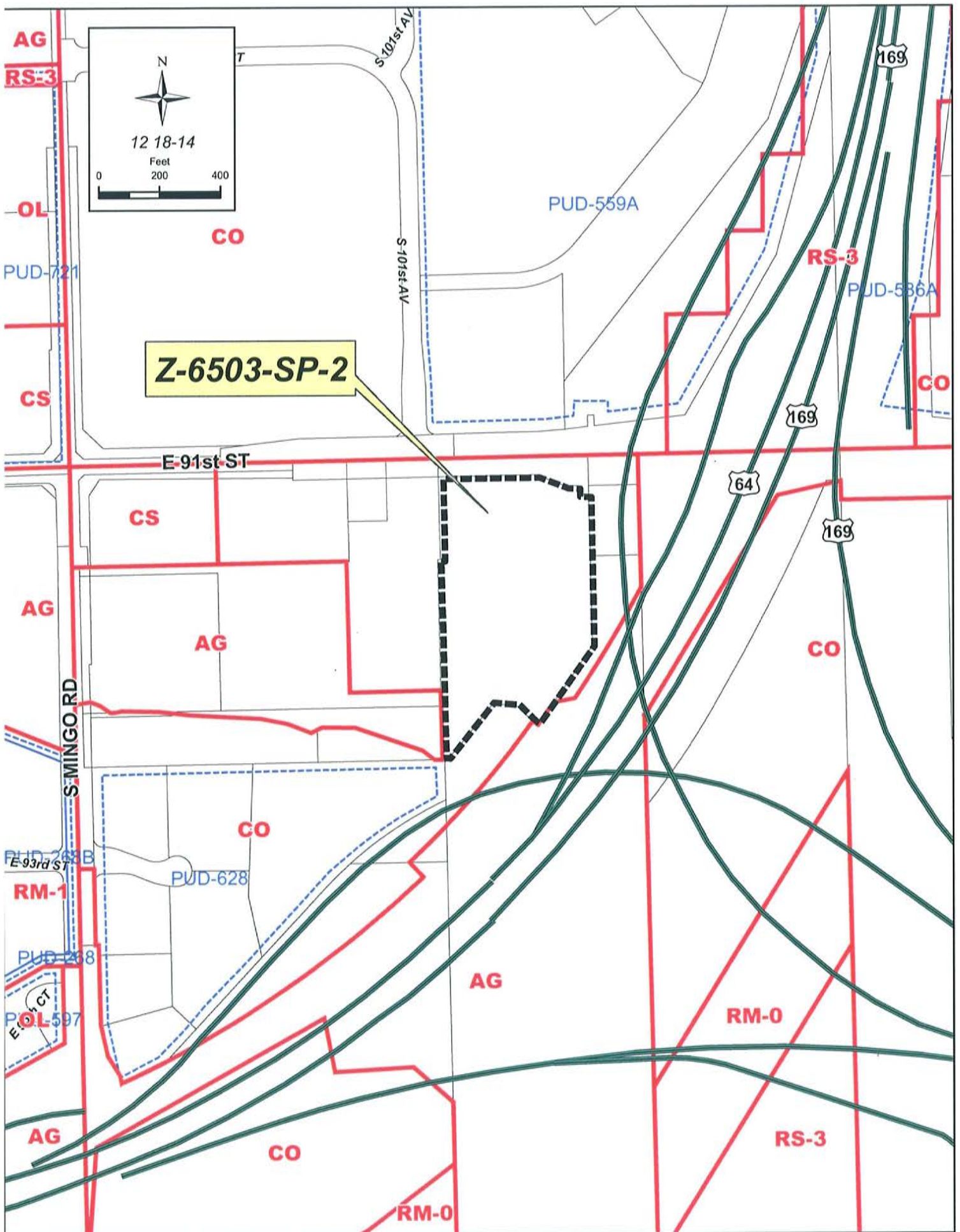
Sincerely,  
Sisemore Weisz & Associates, Inc.

Gregory T. Weisz, P.E.

cc: Mark Eberhard  
David Hale

# Site Plan for Accelerated Building Permit







N

**Z-6503-SP-2**

12 18-14

Feet  
0 200 400

169

64

169

169

S MINGO RD

E 88th ST

S 101st AV

S 101st AV

E 91st ST

E 93rd ST

E 95th CT

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-6503-SP-2**

**TRS 8419**

**Atlas 1902**

**CZM 57**

**PD-18 CD-8**

**TMAPC Hearing Date:** May 16, 2007

**Applicant:** Khoury Engineering, Inc.

**Tract Size:** 8.67± acres

**ADDRESS/GENERAL LOCATION:** East of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road

**EXISTING ZONING:** CO

**EXISTING USE:** Vacant

**ZONING ORDINANCE:** Ordinance number 18572 dated October 19, 1995, established zoning for the subject property.

**PROPOSED ZONING:** CO

**PROPOSED USE:** Commercial Development

**RELEVANT ZONING HISTORY:**

**Z-6910-AP-2 April 2006:** All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and abutting the subject property on the west.

**Z-6910-SP-1 December 2003:** All concurred in approval of a proposed Corridor Site Plan for a four-story medical office building on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and abutting the subject property on the west.

**Z-6910 November 2003:** All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and abutting the subject property on the west.

**BOA-19101 June 12, 2001:** The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located and abutting the subject property to the west.

**BOA-18760 June 13, 2000:** The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs on the subject property.

**PUD-628/Z-6467-SP-4 March 2000:** All concurred in approval of a proposed Planned Unit Development and a Corridor Site Plan on a 15.86± acre tract of land for medium density office park with assisted living facilities and elderly/retirement housing on property located on the northeast corner of Mingo Valley Expressway and South Mingo Road.

**Z-6503-SP-1a June 16, 1999:** All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement.

**PUD-559-A/Z-5888-SP-3 May 1999:** All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4+ acre tract of land for outdoor advertising sign on property located on the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway and abutting the subject property to the north.

**PUD-559 November 1997:** All concurred in approval of a proposed Planned Unit Development on a 60.9+ acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91<sup>st</sup> Street and South Mingo Valley Expressway and abutting the subject property to the north.

**Z-6538/Z-6538-SP-1 July 1996:** All concurred in approval of a request to rezone the property abutting the subject tract on the north from AG to CO and a Corridor Site Plan for an in-line hockey facility.

**Z-6523 March 1996:** All concurred in approval of a request for rezoning a .87+ acre tract of land from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and abutting east of the subject property.

**Z-6503-SP-1 March 1996:** All concurred in approval of a proposed Corridor Site Plan on a 10.6+ acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91<sup>st</sup> Street South and South Highway 169 and a part of the subject property.

**Z-6503 October 1995:** All concurred in approval of a request for rezoning a 10.6+ acre tract of land from AG to CO on property located east of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road and the subject property.

**Z-6467/Z-6467-SP-1 January 1995:** All concurred in approval of a request to rezone the subject property from AG and CO to CO. Approval was also granted for a Detail Corridor Site Plan to allow a golf center with driving range, practice and instruction facilities.

**Z-6194 July 1988:** All concurred in approval of a request to rezone a four-acre tract located east of the southeast corner of East 91<sup>st</sup> Street and South Mingo Road from CS to CO.

#### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 8.67 acres in size and is located on the south side of East 91<sup>st</sup> Street South immediately west and adjacent to Highway 169/ Creek Turnpike. The property is vacant, generally slopes from the north and west to the south and east and is zoned CO.

#### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
East 91 <sup>st</sup> Street South	Secondary Arterial	100'	four

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

**SURROUNDING AREA:** The subject tract is abutted on the east by U.S. Highway 169/ Creek Turnpike; on the north by East 91<sup>st</sup> Street South, adjacent to the north of which is a medical office building zoned CO/PUD; on the west by vacant property zoned CO for which a corridor site plan has been approved for an office park; and on the south by U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail, zoned CO and AG.

**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 Corridor/ Low-Intensity/ Development Sensitive. According to the Zoning Matrix, the requested Corridor Site Plan Uses are **in accord** with the District 18 Plan.

**STAFF RECOMMENDATION:**

The applicant is proposing a new commercial and office development (Crossroad Village) on approximately 8.67 acres located on the south side of East 91<sup>st</sup> Street South, with U.S. Highway 169/ Creek Turnpike and the Mingo Valley Trail along the east and south boundaries. Adjacent to the west is an approved corridor site plan (Z-6910 SP-2) for a multi-lot office development, South Medical Properties. An approved final plat corresponding to Z-6910 SP-2 has yet to be filed at the courthouse. The existing plat for South Medical Properties, plat # 5942, corresponds with the previous (now superseded) corridor site plan, Z-6910 SP-1, which anticipated an office tower on one lot, one block.

The proposed development has 511.0 feet of frontage and one proposed secondary access on East 91<sup>st</sup> Street South. Primary access will be obtained from connection to the signalized intersection at East 91<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue via access through the adjacent South Medical Properties. It is not known at this time when South Medical Properties will be developed or when the related access will be installed/ improved; however, connection from the proposed development (Crossroad Village) through South Medical Properties is ensured per either the existing South Medical Properties Plat, #5942, or through the new plat once it is filed. Access from East 91<sup>st</sup> Street South to the proposed collector within the corridor site plan (Crossroad Village) will be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91<sup>st</sup> Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

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 Z-6503-SP-2 to be: (1) consistent with Corridor Zoning; (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 Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** Z-6503-SP-2 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:

### PERMITTED USES:

Use Units 11, 12, 13, 14, 19 and 21 and those uses customary and accessory thereto

NET DEVELOPMENT AREA:	8.67 AC	377,782 SF
-----------------------	---------	------------

MINIMUM LOT AREA:	0.5 AC	21,780 SF
-------------------	--------	-----------

MAXIMUM LAND COVERAGE OF BUILDINGS:	30%
--	-----

MAXIMUM FLOOR AREA RATIO PER LOT:	65%
--------------------------------------	-----

### MINIMUM LOT FRONTAGE:

East 91 <sup>st</sup> Street South	150 FT
Collector Street	100 FT

### MINIMUM BUILDING SETBACK:

From East 91 <sup>st</sup> Street South R-O-W	50 FT
From South 102 <sup>nd</sup> East Avenue R-O-W	25 FT
From East 91 <sup>st</sup> Place South	25 FT
From South Boundary of Corridor Site Plan	10 FT
From West Boundary of Corridor Site Plan	10 FT
From East Boundary of Corridor Site Plan	50 FT

Internal Lot boundaries to be determined at detail site plan review.

MAXIMUM BUILDING HEIGHT:	None
--------------------------	------

### PARKING:

As required per the applicable use unit of the City of Tulsa Zoning Code.

MINIMUM NET LOT LANDSCAPED OPEN SPACE:	10 %
---	------

### LANDSCAPING REQUIREMENTS:

Landscaped areas shall be provided in accord with the Landscape Chapter of the City of Tulsa Zoning Code.

#### 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.

#### VEHICULAR AND PEDESTRIAN ACCESS:

A public collector street shall be provided with a stub to the west in anticipation of connection through South Medical Properties to the signalized intersection of East 91<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue. This collector is intended to provide primary access to the corridor development (Crossroad Village). One secondary access with a maximum width of 36 feet shall be provided on East 91<sup>st</sup> Street South in substantial conformance with the concept illustration, Exhibit 'A'. Access from East 91<sup>st</sup> Street South to the proposed collector within the corridor site plan (Crossroad Village) shall be provided through a blanket mutual access easement. However, specific location and configuration of such access between East 91<sup>st</sup> Street South and the collector, whether through a parking lot or by a drive, shall be subject to approval of the Traffic Engineer and TMAPC at detail site plan review so as to discourage making such access a "straight shot" and thus causing it to function as a street.

Sidewalks shall be maintained along East 91<sup>st</sup> Street South and shall be provided on both sides of the collector street.

Access from the southeast corner (future hotel site) of the corridor site plan to the Mingo Valley Trail shall be provided.

#### TRANSIT:

A bus pad shall be provided along East 91<sup>st</sup> Street South, west of the vehicular access point and east of the west property line.

#### SIGNAGE:

One ground sign not to exceed 160 square feet of display surface area and 25 feet in height shall be permitted per lot fronting East 91<sup>st</sup> Street South. Lots with frontage on East 91<sup>st</sup> Street South shall not be permitted ground signs along the collector street frontage.

In addition, one center identification/ tenant directory sign not to exceed 250 square feet of display surface area and 25 feet in height shall be permitted along the East 91<sup>st</sup> Street frontage.

One ground sign not to exceed 40 square feet of display surface area and eight feet in height shall be permitted per lot fronting the collector street (excluding those with frontage on East 91<sup>st</sup> Street South).

One outdoor advertising sign (existing) along the U.S. 169 Highway/ Creek Turnpike right-of-way shall be permitted.

Wall signs shall be permitted not to exceed an aggregate of two square feet of display surface area per lineal foot of building wall to which attached.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan 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 Corridor Site Plan 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 or will be installed within 30 days 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 Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan 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 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 Corridor Site Plan.

9. The collector street shall have a minimum right-of-way of 60' with minimum pavement width of 36 feet; in addition 12 feet of right-of-way shall be provided behind the curb of the "eyebrow". All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a collector street.
10. 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 Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. 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.
13. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. 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 Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

#### **TAC COMMENTS from 4-19-07:**

**General:** Coordination meeting was held on 4/9/07 with Development Services, owner and engineer of this project, and owner and engineer for the neighboring South Tulsa Medical Properties. Amendment of South Tulsa Medical Properties Amended Plat would be required, as well as a revision of that project's approved PFPI plans, to meet engineering needs arising from developers' interest in seeking compatibility of their projects' designs for mutual benefit. (Transportation)

**Water:** Existing 12" waterline on south side of East 91st Street. Provide waterline easement along east side of Lot 1.

**Fire:** No comments.

**Stormwater:** The Overland Drainage Easement for the Floodplain must be placed in a Reserve Area, and not on lots within the addition. See Exhibit B.

**Wastewater:** Sanitary sewer service must be provided to all lots. The mainline extension must tie in to the existing system with not less than a 12" line downstream.

**Transportation:** Drive area at easternmost access on 91<sup>st</sup> St. S. should include a Mutual Access Easement.

**Traffic:** Align 91<sup>st</sup> Place to the west with the existing or proposed, relocated stub in South Tulsa Medical Properties. Provide a min. 60 ft R/W for the Corridor Collector Street with 12ft R/W behind the curb of the "eyebrow". Any proposed bank drive-in shall be designed to provide adequate separation between its queue and the arterial driveway or any Mutual Access Easement. (i.e. relocating the drive-in aisles to the east side of the building.).

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**MSHP:** 91<sup>st</sup> St. S., designated secondary arterial. Sidewalks should be included in the development per subdivision regulations.

**LRTP:** 91<sup>st</sup> Street South, between South Mingo Road and South Garnett Rd., existing four lanes. US-169 and 91<sup>st</sup> Street South, existing six lanes. Creek Turnpike, between Mingo Road and US-169, planned six lanes. Sidewalks should be constructed if non-existing or maintained if existing.

**TMP:** Access to the Mingo Valley Trail should be provided to from the development on the East side of the property, adjacent to the hotel location.

**Transit:** Currently, Tulsa Transit operates an existing route at this location. According to MTTA future plans, this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development through provision of a Bus Pad west of the 91<sup>st</sup> Street South Street driveway and east of 101<sup>st</sup>.

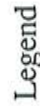
05/16/07

Proposed Use Units  
11, 12, 13, 14, 19 & 21

11, 12, 13, 14, 19 &amp; 21

CROSSROAD VILLAGE  
PART OF NW/4 NW/4, SEC. 19, T-18-N, R-14-E  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA

DATE: 03/22/07  
EXHIBIT  
A



-----	SUBDIVISION BOUNDARY
-----	LOT LINES
-----	EASEMENT LINE
-----	BUILDING SETBACK LINE

BEFORE  
YOU DIG CALL  
1-800-322-6343  
CALL OGE



### LOCATION MAP

**K**houry Engineering, Inc.  
Civil Engineering - Land Development  
1435 East 41st Street  
Tulsa, OK 74105  
CA #3751, Renewal 06/30/07  
Tel 918.712.0760  
Fax 918.712.1050

CROSSROAD VILLAGE  
PART OF NW¼ NW¼, SEC. 19, T-18-N, R-14-E  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA

DATE: 03/22/07  
EXHIBIT  
B



2 1 12

**Khoury Engineering, Inc.**  
Civil Engineering - Land Development  
1435 East 41st Street  
Tulsa, OK 74103  
OK 73751, Khourenv 06-30-07  
Tel 918 312 0766  
Fax 918 712 1069

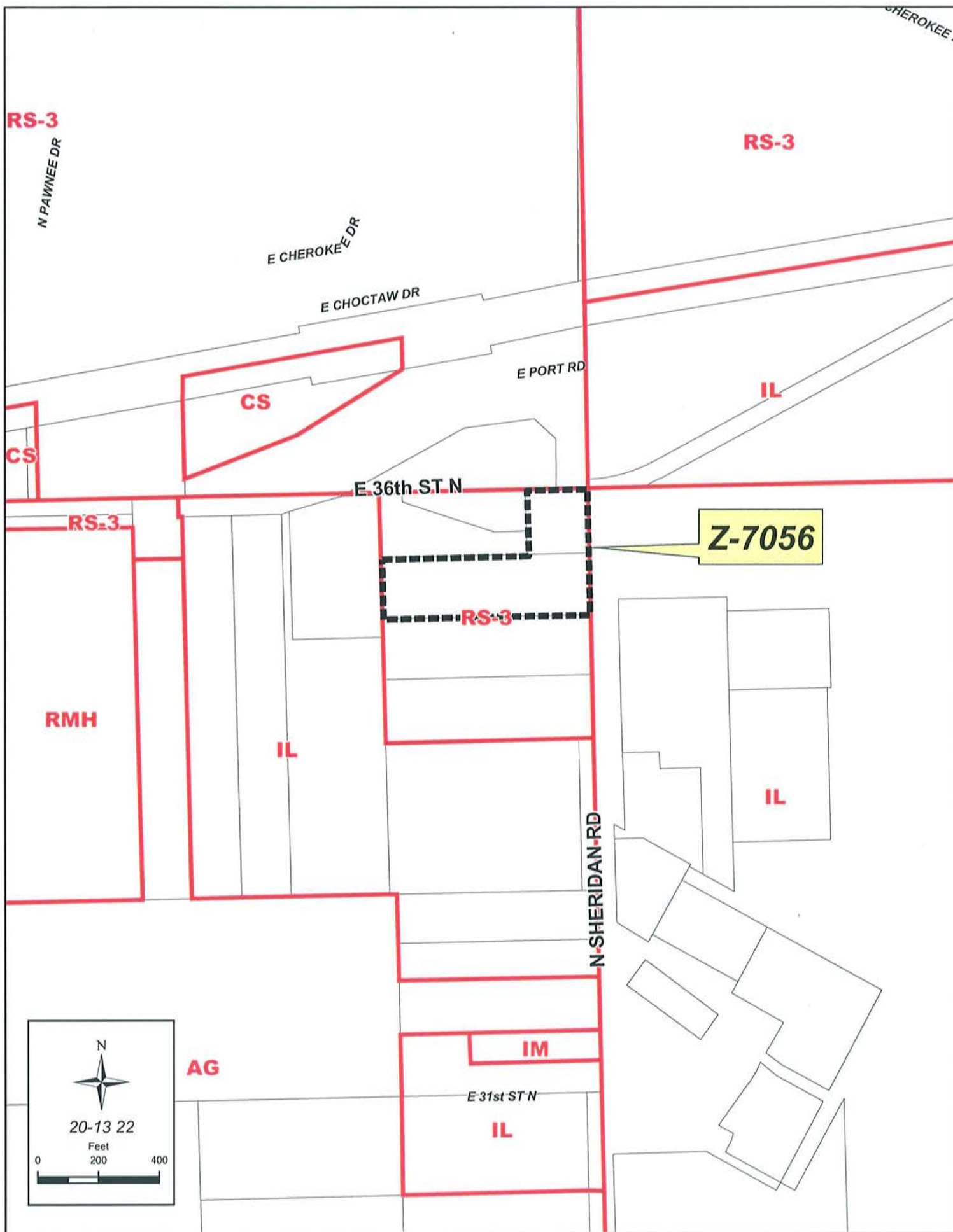
CROSSROAD VILLAGE  
PART OF NW/4 NW/4, SEC. 19, T-18-N, R-14-E  
CITY OF TULSA - TULSA COUNTY - OKLAHOMA

DATE: 03/22/07  
EXHIBIT  
C



ERPA.SS







N PAWNEE DR

E CHEROKEE DR

E CHOCTAW DR

E PORT RD

E 36th ST N

N SHERIDAN RD

E 31st ST N



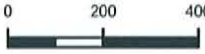
**Z-7056**

20-13 22

Feet

200

400



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: Z-7056**

**TRS 0322**

**Atlas 439**

**CZM 30**

**PD-16 CD-3**

**TMAPC Hearing Date: May 16, 2007**

**Applicant: Albert J. Tocci, Jr.**

**Tract Size: 4.13± acres**

**ADDRESS/GENERAL LOCATION:** Southwest corner of East 36<sup>th</sup> Street North and North Sheridan Road

**EXISTING ZONING: RS-3**

**EXISTING USE: Residential**

**ZONING ORDINANCE:** Ordinance number 11910 dated June 26, 1970, established zoning for the subject property.

**PROPOSED ZONING: IL**

**PROPOSED USE: Storage of antique semi-trucks**

**RELEVANT ZONING HISTORY:**

**Z-6283 May 1990:** All concurred in approval of a request for rezoning a 7.3± acre tract of land from AG to IL on property located south of southwest corner of North Sheridan Road and East 36<sup>th</sup> Street North for light industrial use.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately four acres in size, partially wooded and located at the southwest corner of East 36<sup>th</sup> Street North and North Sheridan Road. The property appears to be in single-family residential use and is zoned RS-3.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
North Sheridan Road	Secondary arterial	100'	2 (widens to 4 near intersection with East 36 <sup>th</sup> Street North)

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

**SURROUNDING AREA:** The subject tract is abutted on the east by airport and industrial uses zoned IL; on the north by vacant land, industrial and large-lot residential uses, zoned IL; on the south by vacant land and large-lot residential uses, zoned RS-3; and on the west by vacant land, zoned IL.

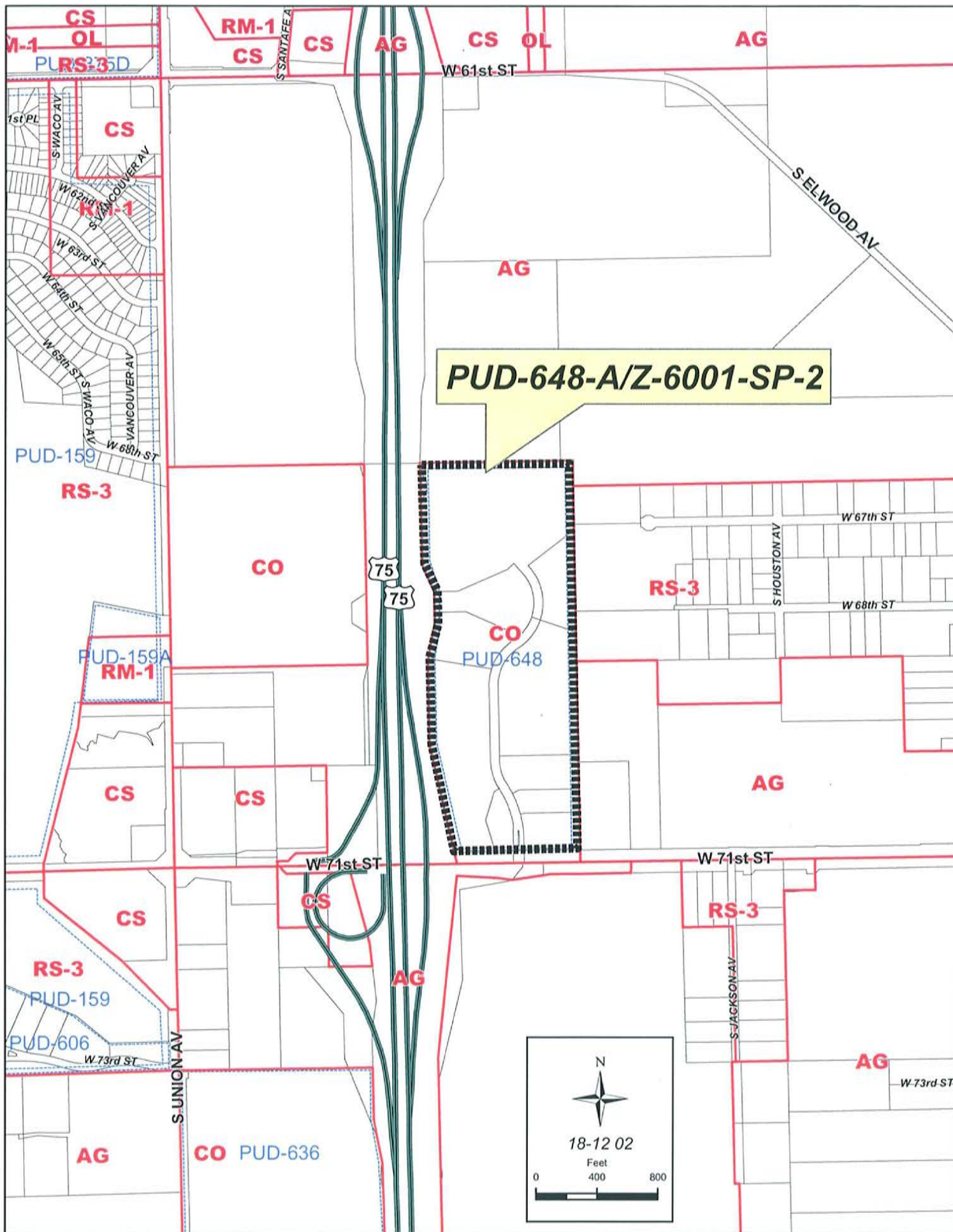
**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 16 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity-Industrial land use. According to the Zoning Matrix, the requested IL zoning **is** in accord with the Plan.

**STAFF RECOMMENDATION:**

This area has long been designated for industrial uses and trends in the area confirm this. Proximity to the airport and its related land uses make this area especially conducive to industrial uses, and based on the Comprehensive Plan, uses in the area and surrounding zoning, staff recommends **APPROVAL** of IL zoning for Z-7056.

05/16/07



EPPERSON & JOHNSEN

ATTORNEYS AT LAW  
Suite 501  
201 West Fifth  
Tulsa, Oklahoma 74103-4277

(918) 585-5641  
FAX (918) 585-2758

J. BARRY EPPERSON  
ROY D. JOHNSEN  
JANINE H. VANVALKENBURGH



May 8, 2007

The Tulsa Metropolitan Area Planning Commission  
Attn: Delise Tomlinson  
Land Development Services  
201 West Fifth, Ste. 600  
Tulsa, Oklahoma 74103

Via: Hand Delivery

Re: Olympia Medical Park  
PUD - 648- A and Z-6001 - SP -2  
Request for continuance

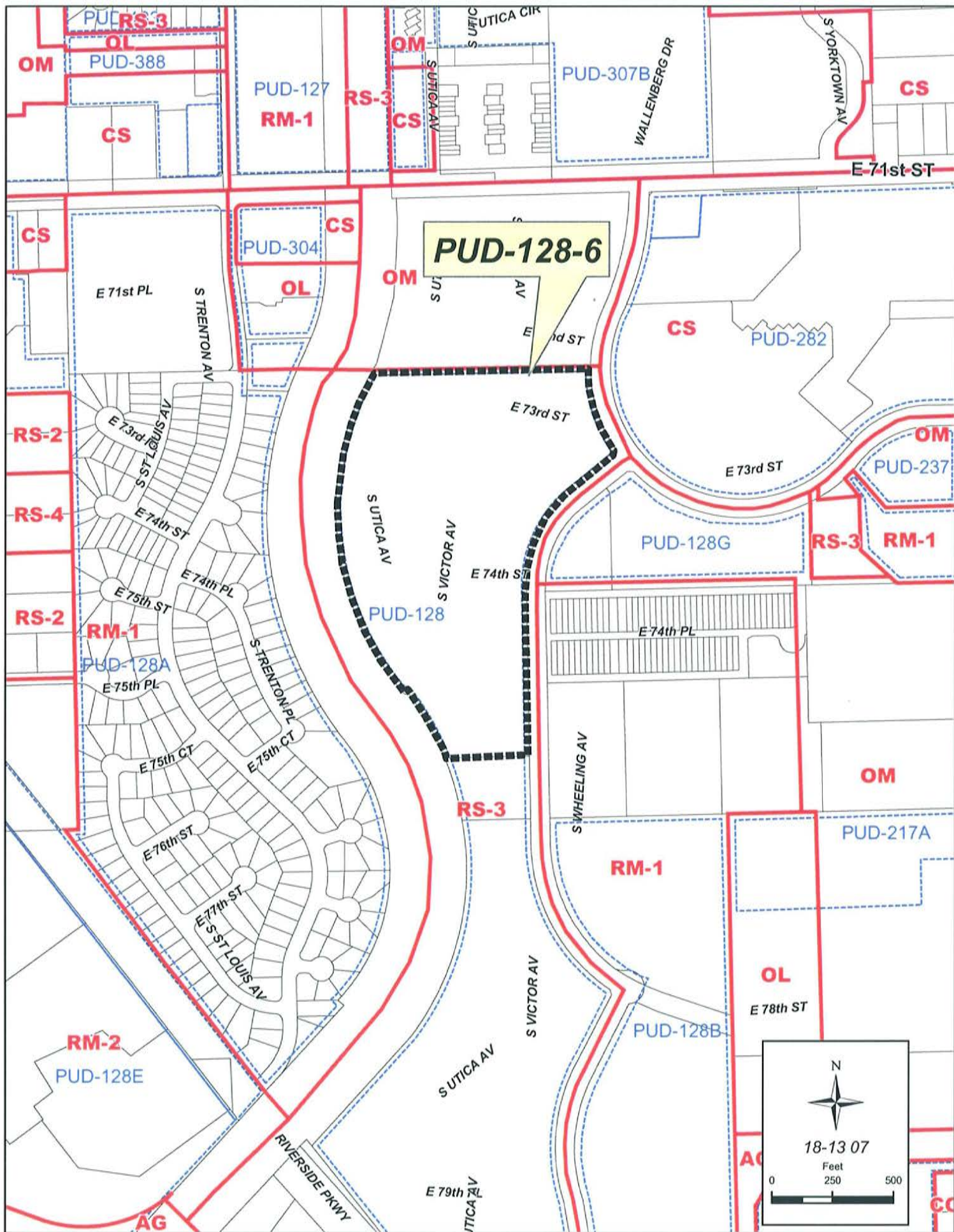
To the Members of the Commission:

It is requested that Commission consideration of the referenced matters be continued from May 16, 2007 continued until May 23, 2007, in order to permit further analysis of future street improvements.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Roy D. Johnsen".

Roy D. Johnsen  
Attorney for Applicant





N

**PUD-128-6**

18-13 07

Feet  
0 250 500

May 16, 2007

## STAFF RECOMMENDATION

### PUD- 128-6

Minor Amendment – 7324 South Wheeling; Block 8,  
Kensington; RS-3/PUD; PD-18; CD-2

The applicant is requesting a minor amendment to PUD 128 for the purpose of splitting Block 8 of the Kensington Addition into two tracts. Block 8 has been developed as a 440 unit multi-family complex. Development standards for Block 8 permit a maximum of 440 dwelling units with a minimum livability space of 264,000 square feet (6.06 acres) with setback, height restrictions, etc. per RM-1 requirements. Proposed Tract 2 would contain the multi-family units; proposed tract 1 would contain 5.06 acres of open/livability space with tennis courts at the north end.

The following conditions were approved per detail site plan of Block 8:

	Per PUD	Per Plat
<b>Land Area</b>	27.21 AC 1,185,267.6 SF	27.7282 AC 1,207,840.3 SF
<b>Less Covered Area</b>	<u>418,500.00 SF</u>	<u>418,500.00 SF</u>
<b>Block 8 Livability Space</b>	766,767.60 SF	789,340.30 SF

Sufficient livability space per PUD requirements would remain for proposed Tract 2 of Block 8 if the lot-split is permitted per the following calculations:

<b>Block 8 Livability Space</b>	766,767.60 SF	789,340.30 SF
<b>Less Proposed Tract 1</b>	<u>220,413.60 SF</u>	<u>220,413.60 SF</u>
<b>Remaining Livability Space for Proposed Tract 2</b>	546,354.00 SF	568,926.70 SF

As staff advised the applicant prior to submittal of the application, the maximum permitted dwelling units have been constructed on Block 8 and because underlying zoning is RS-3, no additional units are permitted for construction regardless if Block 8 remains as one tract or is split. Furthermore, future development of *any portion* of Block 8 will require higher density zoning and a major amendment, which may not be permissible or recommended per the Comprehensive Plan. In addition, the open space provided in the proposed Tract 1 may also be necessary to support densities in other locations of the PUD. Therefore, if the lot-split is approved, no use other than open space is or will be permitted on proposed Tract 1 (southern tract).

In keeping, staff recommends **APPROVAL** of PUD 128-6 subject to no further development being permitted on Tract 1 or Tract 2 of Block 8, with Tract 2 remaining as open space. Furthermore, future owners of Tract 1 Block 8 are hereby notified that no further development shall be permitted on Tract 1, Block 8 without TMAPC and City Council approval of a major amendment and rezoning, subject to such action being in conformance with the Comprehensive Plan.

2008 E. Main Street • Tulsa, OK 74106 • 800.762.5662 • 918.443.8804 • 918.666.8344, fax





May 3, 2007

717 South Houston  
Suite 510  
Tulsa, Oklahoma  
74127-9008

918-596-2001

Fax 596-2004

[www.riverparks.org](http://www.riverparks.org)

Mr. Chip Ard, Chairman  
Tulsa Metropolitan Area Planning Commission  
201 West 5<sup>th</sup> Street, Suite 600  
Tulsa, OK 74103

Dear Mr. Ard:

In 2004, the Tulsa Metropolitan Area Planning Commission appointed Steve Bradshaw to the River Parks Authority's Board of Trustees. Since that time, Mr. Bradshaw has been an active and important member of the Authority's Board. His initial three-year term ended in April and he is eligible to continue serving for an additional three-year appointment.

As you know, I certainly would like to see Mr. Bradshaw continue on our Board and he has the desire and willingness to serve another three-year term, should TMAPC wish to reappoint him. The Authority's Trust Indenture requires that TMAPC appointments to the River Parks Board be approved by the City Council and the County Commission.

Please contact me if you have any questions concerning Mr. Bradshaw's service as a Trustee or any other aspect of River Parks.

Sincerely,

Matt Meyer  
Executive Director

MM/blh

Board of Trustees

Robert E. Lorton, III  
Chairman

Darton Zink  
Vice Chairman

Edward A. Thomas, Jr.  
Treasurer

Steven G. Bradshaw

Becky J. Frank

Kenneth J. Levit

John-Kelly C. Warren

Matt Meyer  
Executive Director

## TMAPC ZONING PROCESS LEAN OFFICE STUDY RECOMMENDATIONS

1. Transmit TMAPC recommendation within one week from the public hearing of each application. This will require the application to be transmitted with a fact sheet before minutes are prepared. Currently re-zoning applications are transmitted to the City Council after preparation of draft minutes. This will require consultation with the City Council. *(This change in process could save anywhere from two to four weeks in the process.)*
2. Suggest that the City Council set applications for committee review upon receipt of transmittal. *(This policy has been adopted and should save time from past practice.)*
3. Suggest that City Attorneys Office prepare draft zoning ordinances upon receipt of transmittal of zoning applications. Currently the City Attorneys Office prepares the zoning ordinance only after the City Council approves the re-zoning application. This change in process will require concurrence by the City Attorneys Office and the City Council. *(This has been adopted and should save time in the process.)*
4. Study cut-off dates to determine if the process can be shortened by decreasing the time from application cut-off to public hearing date. This change can be made by staff with the approval of TMAPC. *(This could potentially reduce the process by one week.)*
5. Recommend the Zoning Code be amended to allow spacing verification for required uses to be accomplished administratively. This will require City Council approval as the Zoning Code is adopted by Ordinance by the City Council. *(This would eliminate a BOA application process and approximately one month time.)*
6. Create an electronic form for application filing and processing on-line. This will not necessarily reduce processing time for applications but will provide for more customer convenience.
7. Improve and increase information available on-line. TMAPC website will be enhanced.

**If all of the recommended changes identified are implemented it could reduce the elapsed time for approval of zoning changes in the City of Tulsa to be reduced by 5 to 11 weeks.**

## **INTERNAL LEAN RECOMMENDATIONS IMPLEMENTED OR IN PROCESS OF IMPLEMENTATION:**

1. Scanning meeting results and minutes and send/save them electronically to cut down on unnecessary paper filing and mailing.
2. Draft of frequently asked questions (FAQ) to be placed on the website.
3. Review of cut-off dates for possible changes to reduce review time and thus shorten time for processing applications.
4. Review of all internal procedures to increase efficiency and determine possible time-saving practices.
5. Color coding files for applications submitted by applicants.
6. Color coding files for blank applications in file drawer.
7. Blank applications now located in Customer Service Room as well as the Customer Service Counter
8. Better organization of personal work spaces, i.e. added shelving and labeling.
9. Communication through email to be more efficient.
10. Zoning maps on-line.
11. Cut-down on paper waste by eliminating unnecessary copies when information has been emailed or logged.
12. BOA Agenda log with color coding.
13. Cross-training of all positions to provide consistent and better customer service.
14. In addition staff is receiving computer training.